

November 13, 2025

ITEM NO.: 10

FILE NO.: S-2007

NAME: Castle Valley – Phase 2 – Preliminary Plat

LOCATION: North Side of Castle Valley Road at Coulter Lake Road

DEVELOPER:

Hard Rock, LLC (Owner)  
8113 Springdale Road  
Alexander, AR 72002

OWNER/AUTHORIZED AGENT:

Hope Consulting, Incorporated (Agent)  
129 N. Main Street  
Benton, AR 72015

SURVEYOR/ENGINEER:

Hope Consulting, Incorporated  
129 N. Main Street  
Benton, AR 72015

AREA: 9.72 acres

NUMBER OF LOTS: 28

FT. NEW STREET: 1,031

WARD: 7

PLANNING DISTRICT: 15

CENSUS TRACT: 41.05

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to subdivide 9.72 acres into 28 lots for single-family residential development. The proposed subdivision will represent Phase 2 of the Castle Valley Subdivision.

B. EXISTING CONDITIONS:

The area of Phase 2 is currently undeveloped and wooded.

C. NEIGHBORHOOD COMMENTS:

All owners of property located adjacent to the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING):

1. Your driveways shall meet all City Standard Details and City Code Sec. 30-43. Noncompliance will be rejected unless a variance is given by the Board of Directors per code.
2. There is a ditch and a couple "ponds" on the east side of this project, how will those be handled and how will the current stream be redirected?
3. Road section does not match the accepted cross section please revise.
4. Boundary street improvements are required per master street plan. Boundary street improvements shall include, but are not limited to, reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA guidelines.
5. Any work involving one (1) or more acres of disturbed area require a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
6. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
7. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
8. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.

9. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or [Permits@littlerock.gov](mailto:Permits@littlerock.gov) to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
10. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, culverts, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
11. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a).  
Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
12. Provide ADA accessible route from the public right of way to the proposed development and internally for pedestrian travel. Show sidewalk.
13. A maintenance bond for 50% of total construction costs for all completed public street and drainage improvements within City right of way and as-built storm drainage infrastructure plans shall be provided to the Department of Planning and Development before the issuance of a final certificate of occupancy.
14. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.

15. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
16. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement. Exception to this requirement is described in City Code 29-100: "If an existing site with an existing coefficient of runoff of 1.0 (totally impervious) is developed, no on-site detention or in-lieu fee for detention is required. Also, if an existing site is developed whereby the coefficient of runoff is reduced to a lesser value, no on-site detention or in-lieu fee is required."
17. Per City Rev. Code 31-403 the Department requires street lighting plans to be submitted to the Department for review and approval before filing and recording of the final plat for the subdivision. The street lighting plans required shall include conduit and pull/junction box locations, street luminaire locations and mounting heights, wire sizes, current photometric data for the proposed fixtures, and subdivision street photometrics using the proposed fixtures that meet AASHTO Roadway Lighting Design Guide standards.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. The proposed curb in the street section does not conform with City of Little Rock standard details. Curb and gutter should be constructed per Detail PW-29.
2. City streets should be constructed with a 2% cross slope per Detail PW-22;
3. City streets should be constructed with a 7 inch base course compacted with a 100% modified proctor per Detail PW-22;
4. With site development, provide design of Castle Valley Rd conforming to the Master Street Plan. Construct one-half street improvement to Castle Valley Rd including 5-foot sidewalks with planned development;
5. Plans for all work in right-of-way shall be submitted for approval prior to start of work. Obtain barricade permit prior to doing any work in the right-of-way from Traffic Engineering at (501) 379-1813.
6. A grading permit in accordance with section 29-186 (c) & (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
7. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.
8. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.

9. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
10. Streetlights are required by Section 31-403 of the LR code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Traffic Engr 379-1813 for more info.
11. Street names and street naming conventions must be approved by Public Works. Contact Tom Hopkins at (501) 371-4537. Jacob Lane is approved.
12. All public drainage easements must be unobstructed, and access provided to the public right-of-way by constructed infrastructure and/or documented on the final plat.
13. All public drainage easements must contain drainage infrastructure approved by the City of Little Rock Public Works Department.
14. 100 year overflow swales must be constructed and placed within public drainage easements.
15. Show proposed location(s) of USPS cluster box units in conformance with USPS and City of Little Rock policy design standards.
16. Per Sec. 31-89(5), a storm drainage analysis showing drainage data should be provided for all watercourses entering and leaving the plat boundaries. The storm drainage analysis shall show in sufficient detail the proposed system's capability of accommodating storm events as required by Chap 29. and the Stormwater Management and Drainage Manual.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of the request for water service must be met.
2. Please submit plans for water facilities to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

3. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
4. Proposed water facilities will be sized to provide adequate pressure and fire protection.

Fire Department:

**Must Comply with Arkansas Fire Prevention Code 2021 edition**

**All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.**

**Maintain Access:**

**Fire Hydrants.**

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

**Grade**

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade.** **Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied, and the applicant must submit request to be reviewed by Fire Chief for Approval.**

**Loading**

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**Dead Ends.**

**Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends.** Dead-end fire apparatus access roads in excess of 150 feet shall be

provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

**Gates**

**Maintain fire apparatus access road gates as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:**

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Parks and Recreation: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No comments

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

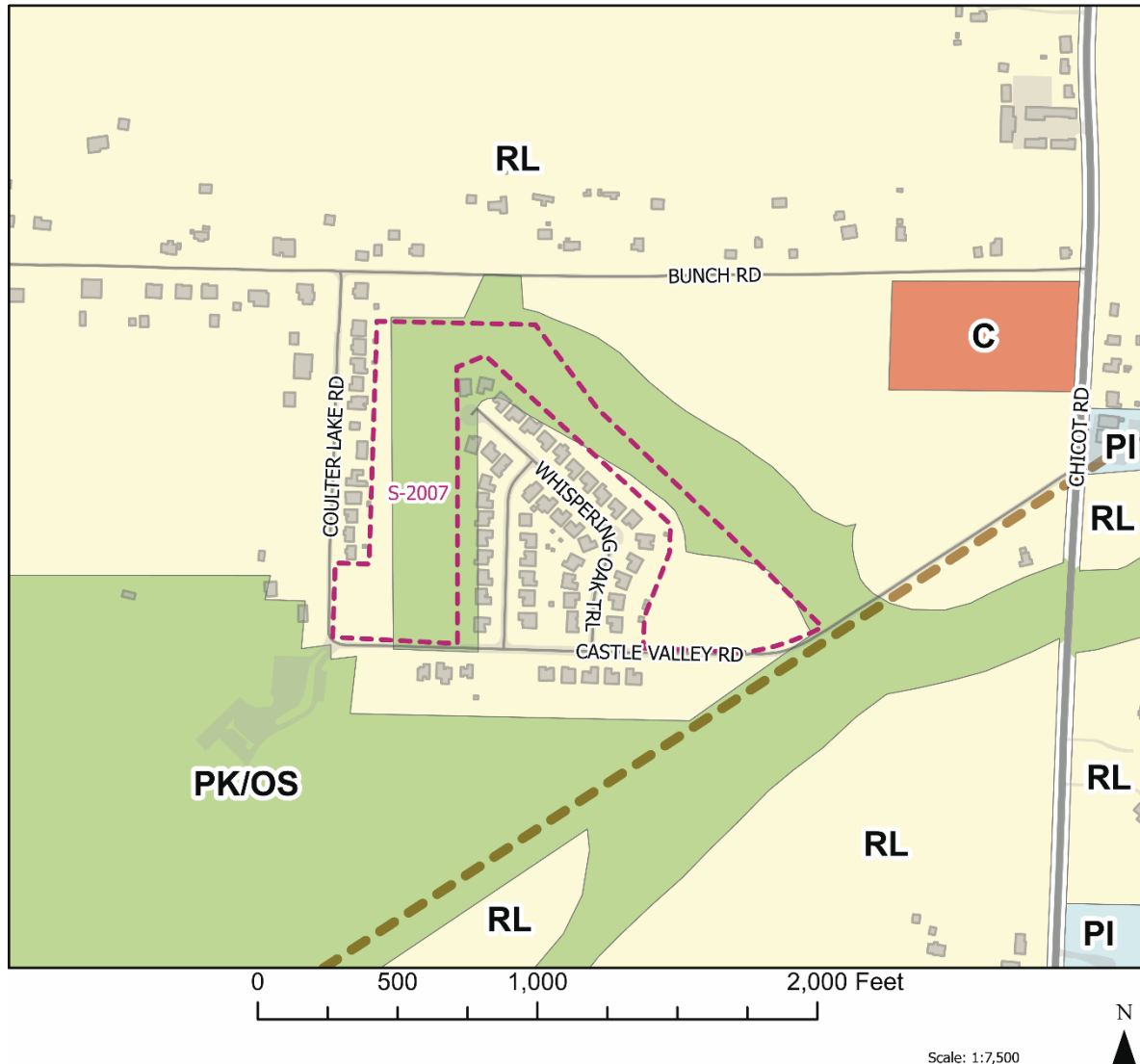
Land Use Plan:

The request is in Planning District 15, the Geyer Springs West Planning District. The development principles of the district, specifically for the southern section, include the use of the area primarily for low density residential use and the improvement of transportation and drainage infrastructure. The Land Use Plan shows Park/Open Space (PK/OS) use for the requested area. The PK/OS category includes all public parks, recreation facilities, greenbelts, flood plains, and other



designated open space and recreational land. The application is for a Preliminary Plat for a Residential Subdivision.

## Future Land Use Plan for S-2007



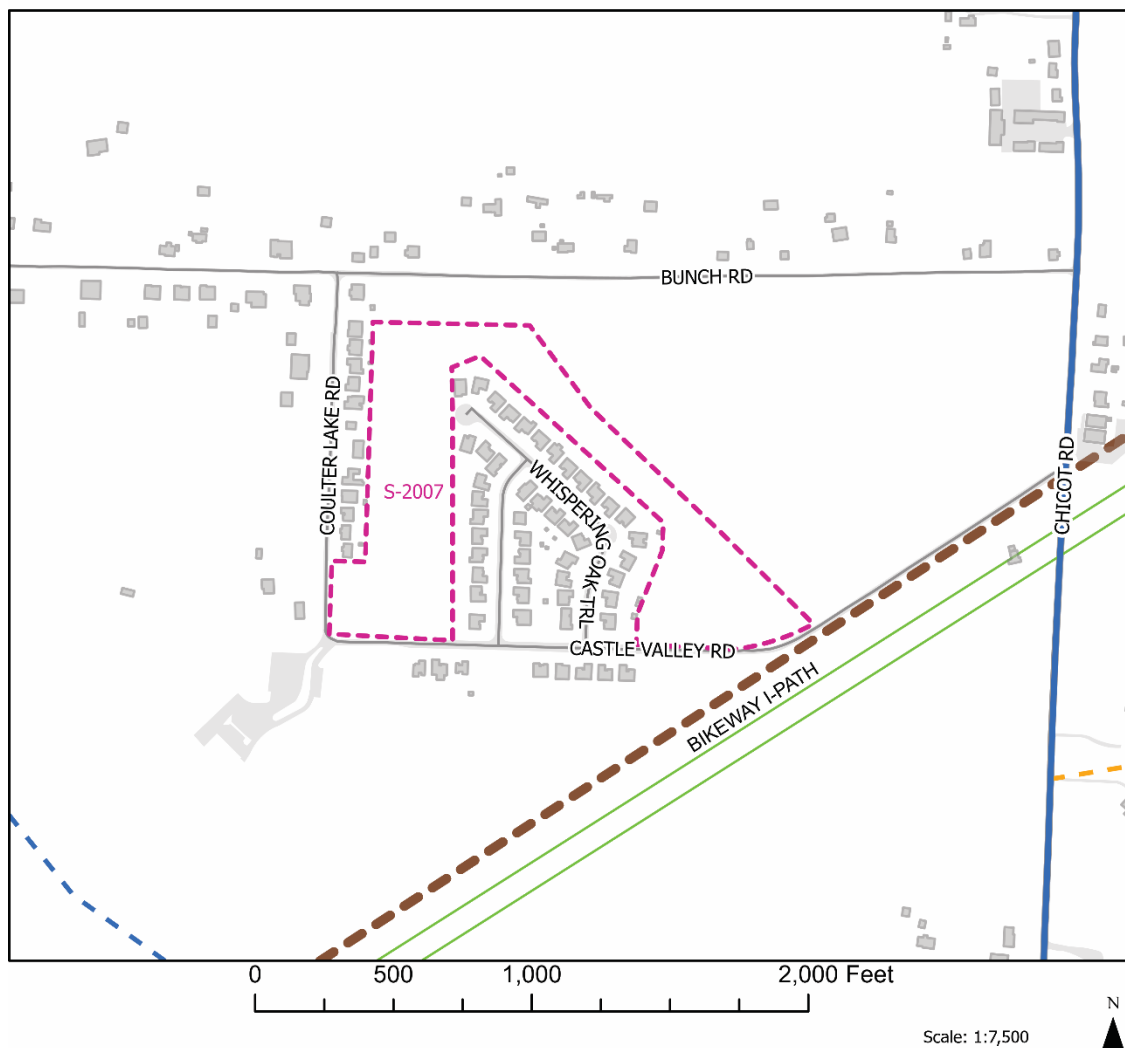
Surrounding the application to the north, south, east, and west is Residential Low Density (RL) uses and is characterized by single family homes in developed subdivisions. To the southeast and southwest is area designated for Park/Open Space (PK/OS) use characterized by open space and Coulter Lake.

This site is not located in an Overlay District.

Master Street Plan:

Castle Valley Rd. and Coulter Lake Rd. are Local Streets on the Master Street

## Master Street Plan for S-2007



Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Castle Valley Rd. and Coulter Lake Rd. are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

ANALYSIS:

The applicant proposes to subdivide 9.72 acres into 28 lots for single-family residential development. The proposed subdivision will represent Phase 2 of the Castle Valley Subdivision.

All of Phase 2 will be final platted at the same time and include twenty-eight (28) single-family lots. There will be 1,031 linear feet of new streets. The proposed development does not meet the thirty (30) lot threshold to require secondary emergency access.

The preliminary plat shows a 1.5 acre detention area near the intersection of Castle Valley Road and Coulter Lake Road.

Phase 2 will take access from a fifty (50) foot wide right-of-way from Castle Valley Road and terminate north into a sixty-two (62) foot radius cul-de-sac.

The preliminary plat shows twenty-five (25) foot front and rear building setbacks for all lots.

All lots comply with Section 36-255 for lot width, depth and area.

The applicant is not requesting a sign at this time. All signs must comply with Section 36-551(a)(4) of the City's Zoning Ordinance (signs permitted in residential one- and two-family zones).

The development must comply with USPS regulations regarding the location of any proposed mail kiosk for the proposed subdivision.

Staff is supportive of the proposed preliminary plat. There are no outstanding issues associated with the proposed development. The applicant provided adequate responses regarding concerns raised during the staff review of this application. Subject property is surrounded by residential zoning and uses in all directions. The applicant is not requesting any variances with the proposed preliminary plat.

November 13, 2025

ITEM NO.: 10 (Cont.)

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STAFF RECOMMENDATION:

Staff recommends approval of the proposed preliminary plat, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.