1. 25300 I-30 - CUP for Self Storage

Public Works

1. Discuss Stormwater Design (Stormwater Design shall be in accordance with Ordinance 2019-32 & 2019-31.

We understand the concern shared at DRC regarding downstream flooding to the east of this property. If the Conditional Use Permit is approved we agree to follow Stormwater Ordinance.

2. Site will require a Stormwater Detention Maintenance Plan.

If the Conditional Use Permit is approved we agree to complete a Stormwater Detention Maintenance Plan.

3. Developer will be required to submit signed and notarized Stormwater Infrastructure Warranty Bond SOP per Ordinance 2019-32.

If the Conditional Use Permit is approved we agree to complete a Stormwater Infrastructure Maintenance Plan.

We agree to provide a
Site will require basin study in accordance with parameters set by the City Engineer. We understand the concern shared at DRC regarding dowstream flooding to the east of this property. If the Conditional Use Permit is approved we agree to complete basin study of this area.

Discuss proximity of four buildings in proximity to detention/retention pond . Our layout is very preliminary and we have not completed civil drawings of this site. These buildings may prove to be too close to the future detention pond location. If the Conditional Use Permit is approved we agree to take all comments regarding the proximity of the buildings into consideration with respect to the detention pond.

4. Site will be required to submit wetlands study to ensure the existing pond is not a federally protected wetland. If the Conditional Use Permit is approved we agree to complete Jurisdictional Determination of the are in proximity to the existing detention pond.

Engineering

1. Water main Easement with Access will be required for final design.

Sanitary Sewer Easement with Access will be required for final design. We understand the concern shared at DRC regarding downstream existing sewer force main along the west side of this property. If the Conditional Use Permit is approved we agree to protect this sewer force main in an sewer and ingress/egress easement.

2. Discuss Storm water Design.

We understand the concern shared at DRC regarding downstream flooding to the east of this property. If the Conditional Use Permit is approved we agree to follow Stormwater Ordinance.

3. Setback violations on the North West corner Corrected
4. Discuss plat division. Will follow Subdivision Requirements if CUP is Approved
5. Discuss access locations. We agree to incorporate input from ArDOT and Bryant Fire Department if the CUP is Approved

Planning

1. Building Setbacks for C-3 Zoning are 50' min. Front, 25' Side, and 25' Rear. Where it abuts residentially zoned property the setback is 3X. Updated Drawing
2. More detailed Development Plan is needed: Show proposed lighting; landscape and screening; Location, size, and arrangement of driveways and parking and loading areas as well as any vehicular maneuvering areas Lighting and landscaping have been added. This project has an existing driveway on frontage road.
3. Property needs to be posted with signs and public hearing notice in paper by March 26th. Signs and notices will be conducted.

Fire

1. Buildings 12,000 sqft or > shall be sprinkled with 5" Storz FDC connection We have revised our building sizes and. Building sq footage has been added.
2. Knox Box required for facility We agree to the required Knox Box as mentioned if the CUP is approved
3. Fire hydrant shall be within 100' of FDC. We agree with comment if CUP is Approved.
4. Need road dimensions to determine Fire Dept. Access Roads. Dimensions between buildings have been added.