



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

February 13, 2020

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LSDP – DODSON POINTE APARTMENTS

STAFF: ELIZABETH JOHNSON, PLANNER III
KRISTIFER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

PROJECT INFORMATION:

PROJECT NAME:	Dodson Pointe Apartments
PROJECT DESCRIPTION:	240 apartment units on 20.2 acres
ADDRESS/LOCATION:	6000 W Stoney Creek Drive
GROSS SITE AREA:	20.2 acres
RESIDENTIAL UNITS:	240 total units, 11.88 units per acre
REQUESTED WAIVERS:	Curb Cut Separation, Street Improvements, Connectivity
REQUESTED VARIANCES:	Setback Reduction
FEES-IN-LIEU:	Fee In-Lieu of Street Improvements along Dodson (TBD)

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	ESI
PROJECT OWNER/DEVELOPER:	Edward Rose Development Company, LLC
PROPERTY OWNER:	Trevor Aaron Yates
REQUEST:	Large-Scale Development Plan approval

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood
GROWTH DESIGNATION CHARACTER:	Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development.
ZONING DISTRICT:	RMF-12B (Residential Multifamily, 12 units per acre, rentals)
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

ENGINEERING REVIEW:

1. ACCESS MANAGEMENT: A **WAIVER** is requested from section 14-44 allowing intersections to be less than 250ft in separation. The applicant states that *"It is preferred that the entrance drives line up with adjacent street drives into subdivisions across Dodson Road to minimize the number of connections to the street, making for a safer overall street for both the vehicles utilizing it as well as the pedestrians in the area."*
2. STORMWATER MANAGEMENT: The applicant has proposed 2 retention ponds and a detention pond to meet Stormwater management requirements.
3. WATER QUALITY: The applicant has provided water quality methods within the retention ponds, including trash racks and aerators, and meets water quality requirements. These were provided in the Drainage Report with calculations.
4. FLOODPLAIN MANAGEMENT: No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).
5. MASTER STREET PLAN IMPROVEMENTS:
 - a) Street Pavement and Condition: The applicant requests a **WAIVER** from Sec 14-256 and requests a **FEE IN-LIEU** of street improvements expanding Dodson Rd to a major arterial. The applicant states *"With the Dodson Road Bond Project proposed for future development, a fee-in-lieu of improvements will allow consistent roadway planning once the bond project is initiated. Attached you will find an exhibit illustrating the site specific roadway expansion designs as well as an estimated cost of expansion that is to be paid as the fee-in-lieu of roadway expansion."*
 - b) Connectivity Standards:
 - c) Streetscape:
 - i. Right-of-Way:
 - 1) The applicant proposes a 50ft right-of-way dedication expanding the width of Dodson Road. This aligns with the Major Arterial requirement from the centerline of Dodson Road. The applicant agrees to work with the City Engineer to provide appropriate project coordination with the Dodson Road improvements.
 - 2) The applicant proposes a 51' right-of-way dedication for a public street along the north of the property for an east/west connectivity requirement.
 - 3) The applicant proposes a variable width right-of-way dedication on the west side of the property for a north/south connectivity requirement.
 - 4) The applicant requests a **WAIVER** from Sec. 14-604(c)(2) which would require an additional north/south right-of-way dedication requirement along the mid-point of this project. The applicant states *"At the time the right of way was being swapped from Street C to Street B (only the north-south portion). Because of this and the fact that Street C faces an existing business to the south, a waiver is once again requested for the required second north-south connectivity street stubout."*
 - ii. Sidewalks & Sidepaths:
 - 1) This requirement to be covered by the proposed fee in-lieu as previously requested along Dodson Road.
 - d) Trails: No trails are proposed nor required at this location.
 - e) Street Lights: This requirement to be covered by the proposed fee in-lieu as previously requested.
 - f) Street Trees: The applicant has proposed an appropriate line of street trees in the rights-of-way.
6. RECOMMENDATIONS:
 - a) **Approve WAIVER of Sec. 14-44** allowing intersections to be less than 250 feet in separation. This would allow alignment with Stoney Creek Drive to a new right-of-way to the west, and would allow the southern driveway entrance to align with Casey Drive. These alignments are preferred by Engineering Staff.

- b) **Approve WAIVER of Sec- 14-256** with a **FEE IN-LIEU** of Street Improvements for S Dodson Rd. This will allow consistent roadway planning once the bond project is initiated.
- c) **Approve WAIVER of Sec. 14-604(c)(2)** from additional North/South right-of-way along the mid-point of this project. The applicant's project is to the north of an existing business that is unlikely to be redeveloped in the future that includes a large security berm which prohibits future connectivity to the north of the southern neighbor.

STAFF SIGNATURES:



Kristifier Paxton, Development Compliance Manager
City of Rogers Engineering Division



Lance Jobe, City Engineer
City of Rogers Engineering Division

PLANNING REVIEW:

1. LAND USE:
 - a) Use Definition: Per Sec. 14-695, "Multifamily Residential" is defined as "Buildings that have three or more dwelling units that share common walls, floors, ceilings, or open space on a site."
 - b) Zoning Compliance: The proposed project is in compliance with all R-MF zoning standards.
 - c) CGM Compliance: The proposed project is in compliance with the purpose, character, and goals of the Neighborhood Growth Designation.
2. DEVELOPMENT STANDARDS: The proposed project conforms to all development standards required by Sec. 14-703 and Article III with the exception of any requested waivers and/or variances.
 - a) Building Disposition: The applicant requests a **VARIANCE** to reduce the setback around the garages and masonry dumpster enclosures located near the northern and western property lines. The proposed project has met all other building disposition requirements, as stated in Section 14-703.
 - b) Parking & Loading: The site plan has met all vehicle parking requirements stated in Section 14-703(i).
 - c) Screening & Transitions: The site plan has met all screening requirements, as stated in Section 14-703(k).
 - d) Landscaping: All landscaping requirements have been met.
3. REPORTS FROM OTHERS: The proposed project has been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities (see Tab 2 for RWU Conditional Approval Letter). All projects are made available for review by franchise utilities and Benton County 911 Administration.
4. RECOMMENDATIONS:
 - a) Consider with regard to land-use compatibility and the health, safety, and general welfare of the public.
 - b) **Approve project with the following action on the requested variance:**
 - i. **Approve variance to Sec. 14-703(f)(2) for a setback reduction around the north and west garages and masonry dumpster enclosures.** Setbacks are required at property lines, access easement lines, and right-of-way lines. The proposed buildings fall within the setback off of a proposed right-of-way required by our connectivity ordinance. This variance would not be necessary if we were not requiring the developer to run a public street through the northern portion of the lot. Therefore, staff supports the requested setback reduction.

STAFF SIGNATURES:



Elizabeth Johnson, Planner III
City of Rogers Planning Division



Ethan Hunter, City Planner
City of Rogers Planning Division

TOTAL REQUESTED WAIVERS & VARIANCES:

1. A variance to Sec. 14-703(f)(2) for a setback reduction around the north and west garages and masonry dumpster enclosures.
2. A waiver of Sec. 14-44 allowing intersections to be less than 250 feet in separation.
3. A waiver of Sec- 14-256 with a FEE IN-LIEU of Street Improvements for S Dodson Rd.
4. A waiver of Sec. 14-604(c)(2) from additional North/South right-of-way along the mid-point of this project.

SUGGESTED MOTIONS:

1. FOR APPROVE: "Move to approve the large-scale development for Dodson Pointe Apartments as presented."
2. FOR APPROVE WITH CONDITIONS: "Move to approve with conditions the large-scale development for Dodson Pointe Apartments subject to [conditions, contingencies, or other actions on requested waivers/variances]."
3. FOR DENY: "Move to deny the requested large-scale development."
4. FOR TABLE: "Move to table the requested large-scale development [indefinitely or date certain]."

DIRECTOR'S COMMENTS:

1. Agree with recommendations.

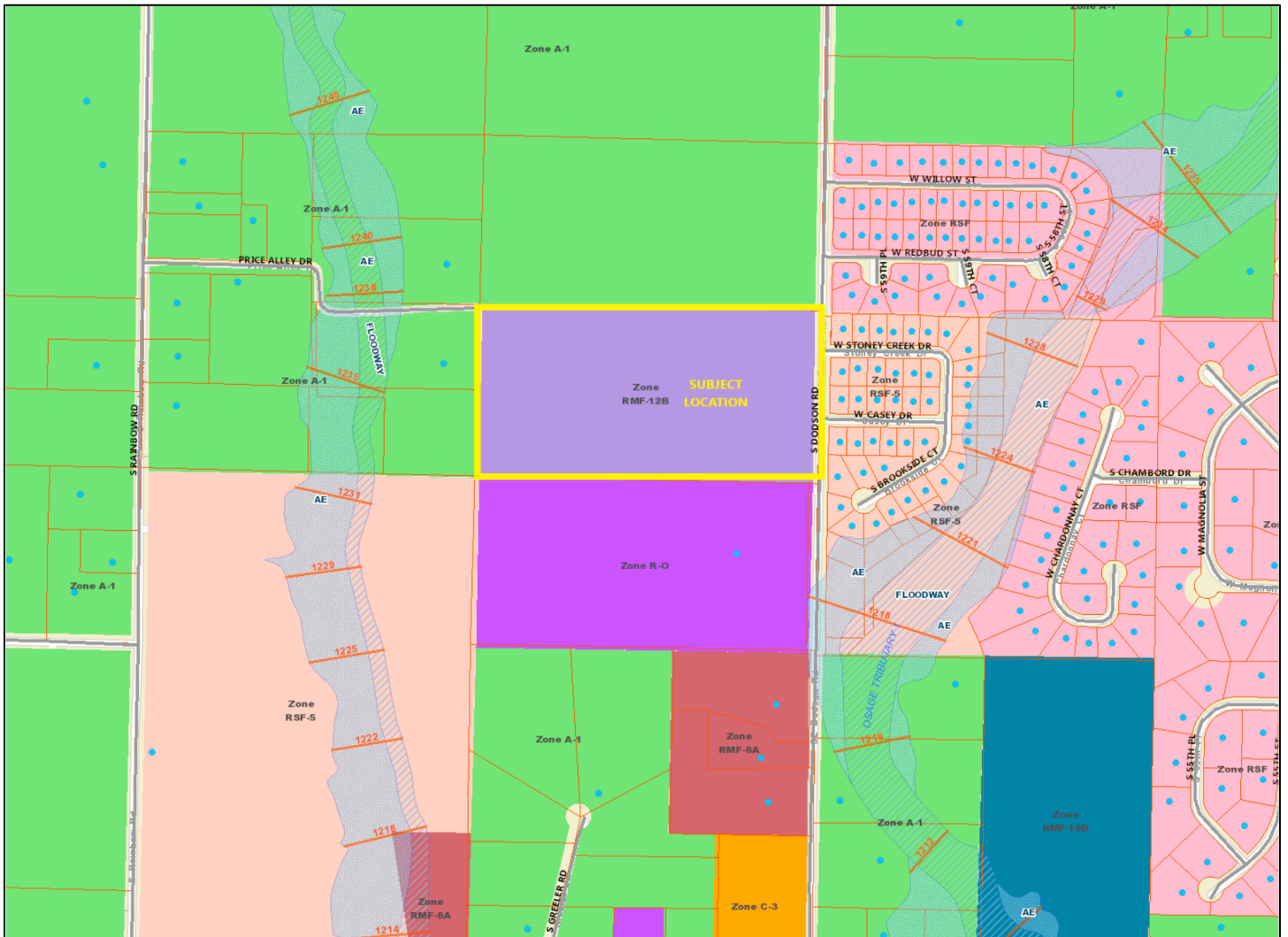


John McCurdy, Director
City of Rogers Community Development

TABS:

1. Vicinity Map
2. Waiver/Variance Letter
3. RWU Conditional Approval Letter
4. Site Plan

DODSON ROAD APARTMENTS VICINITY MAP:



January 21, 2020

Ms. Beth Johnson
Planner II
301 W. Chestnut St.
Rogers, AR 72756

RE: Large Scale Development
Dodson Pointe Apartments

Uploaded electronically to: CityView Portal

Dear Ms. Johnson

This letter is intended to serve as cover letter to accompany the Large Scale Development (LSD) resubmittal plans for Dodson Pointe Apartments.

Attached please find the following items:

- Large Scale Development Plans
- Responses to comments
- Waiver Requests
 - Roadway expansion exhibit
- Variance Request
- Drainage Report

Waiver Requests

Waiver of Sec. 14-604(c)(2): On 12-12-2018, a waiver was requested regarding the southern connectivity. At the time the right of way was being swapped from Street C to Street B (only the north-south portion). Because of this and the fact that Street C faces an existing business to the south, a waiver is once again requested for the required second north-south connectivity street stubout

Waiver of Sec. 14-44: A waiver was requested allowing intersections to be less than 250 ft in separation. It is preferred that the entrance drives line up with adjacent street drives into subdivisions across Dodson Road to minimize the number of connections to the street, making for a safer overall street for both the vehicles utilizing it as well as the pedestrians in the area.

Waiver of Sec. 14-256: It is requested that a fee-in-lieu of street improvements expanding Dodson Road to a major arterial be accepted. With the Dodson Road Bond Project proposed for future development, a fee-in-lieu of improvements will allow consistent roadway planning once the bond project is initiated. Attached you will find an exhibit illustrating the site specific roadway expansion designs as well as an estimated cost of expansion that is to be paid as the fee-in-lieu of roadway expansion.

Variance Request

A variance is requested to allow for a setback reduction in the areas of the enclosed garages along Street A and Street B as well as the masonry dumpster enclosures. During density review a setback reduction was discussed for the enclosed parking garages that are proposed along the public Street A and public Street B. We are formally requesting a variance for the setback reduction to allow for enclosed parking garages adjacent to the public street provided through the development for connectivity. The proposed setback reduction will allow for single story enclosed parking facilities where parking is currently proposed. Since the garages are of the same construction material as the proposed dumpster enclosures with the same distance from the center of the street, it is also requested that a setback reduction be granted in the area of the dumpster enclosures allowing for masonry dumpster enclosures providing continuity of building material throughout the entire site per owners request. Furthermore, neither setback reduction will pose any safety risk as the garages and dumpster enclosures are positioned further away from the right of way than parked cars will be.

If you have any questions, please let me know.



Blake Murray, PE, CFM
Project Engineer



December 19, 2019

Mr. Blake Murray, P.E.
Engineering Service, Inc.
P.O. Box 282
Springdale, AR 72765-0282

Re: Conditional Approval of Civil Plans
Dodson Pointe Apartments

Dear Mr. Murray:

We have reviewed the plans that were received for the referenced project and are approving them with the following condition:

1. Make the connection for the sanitary sewer service for Building #2 at Manhole 3 on Lateral 1 instead of at Manhole 2. There should be enough separation between the water main and sewer service to eliminate the need for sewer encasement.
2. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
 - E. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - F. Performance and payment bonds executed by the utility contractor.
 - G. Three copies of the approved plans submitted at the pre-construction meeting.

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

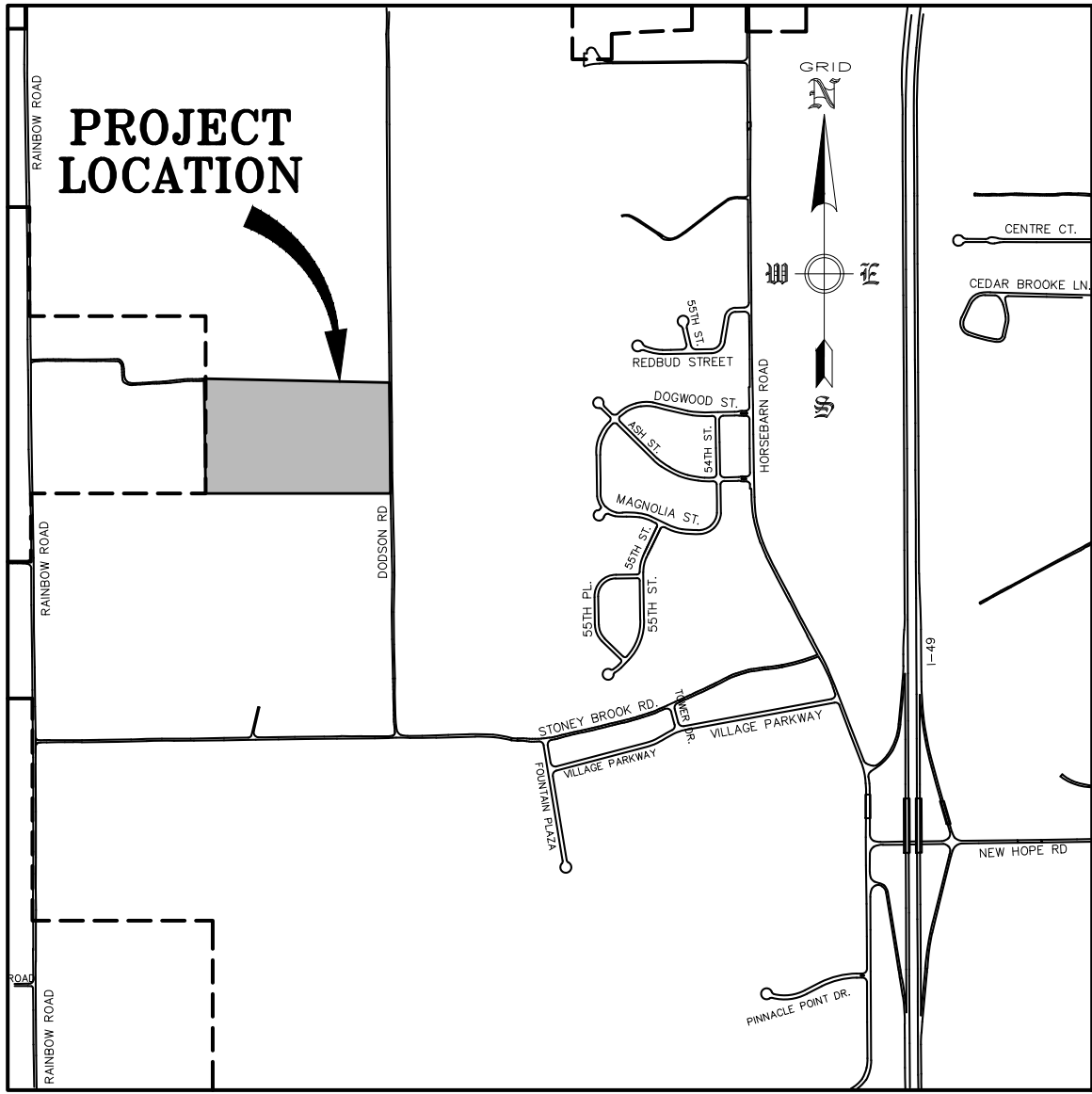
A handwritten signature in blue ink, appearing to read "Stephen T. Ponder", is written over a horizontal line.

Stephen T. Ponder, PE

SP:DG

Attachment(s): Special Contract for Facilities Extension

CONTACT LIST
SURVEYOR/ENGINEER ENGINEERING SERVICES, INC. 1207 SOUTH OLD MISSOURI RD. SPRINGDALE, AR 72764 bmurray@engineeringservices.com 479-751-8733
OWNER TREVOR AARON YATES 1024 DODSON RD ROGERS, AR 72758
DEVELOPER EDWARD ROSE DEVELOPMENT COMPANY, LLC. PO BOX 3015 KALAMAZOO, MI 49003 KRIMES@EDWARDROSE.COM 269-323-9484
ADMINISTRATION 479-621-1117
BUILDING INSPECTIONS 479-621-1100
FIRE DEPARTMENT 479-621-1179
ROGERS COMMUNITY DEVELOPMENT 479-621-1186
ROGERS STREET DEPARTMENT 479-621-1140
ROGERS WATER UTILITIES (Stephen Ponder) 479-621-1156
CARROLL ELECTRIC (Derek Thurman) 479-273-2421 *2690
AEP SWEPSCO (Mark Beasley) 479-986-1004
BLACK HILLS ENERGY (Kenneth Peters) 479-877-0430
CATV/ COX (Larry Alexander) 479-871-8806
PHONE/ AT&T (Anthony Williams) 479-422-3173



VICINITY MAP

CONSTRUCTION PLANS FOR DODSON POINTE APARTMENTS

LARGE SCALE DEVELOPMENT
6000 W STONEY CREEK DR. ROGERS, AR

#PL201900828

IN THE CITY OF
ROGERS, ARKANSAS

PROPOSED USE: MULTI- FAMILY
DEVELOPMENT

ZONING: RMF-12B (RESIDENTIAL
MULTI-FAMILY,
12 UNITS PER ACRE)

NET AREA: 20.2 ACRES±
DEVELOPMENT AREA: 18.86 ACRE – 93.3% OF NET AREA
OPEN SPACE AREA: 12.25 ACRE – 60.6% OF NET AREA
IMPERVIOUS AREA: 5.84 ACRE – 28.9% OF NET AREA
BUILDING COVERAGE: 2.11 ACRE – 10.4% OF NET AREA

DENSITY: 11.88 UNITS/ACRE

PROPOSED UNITS: 240 APARTMENT UNITS

BUILDING SETBACKS: FRONT – 30’
BACK – 30’
EXTERIOR SIDE – 30’
INTERIOR SIDE – 10’

BUILDING HEIGHT: ± 25’ – 30’

BUILDING AREA: 91,996 SQ. FT.

January 28, 2020
BY
ENGINEERING SERVICES INC.

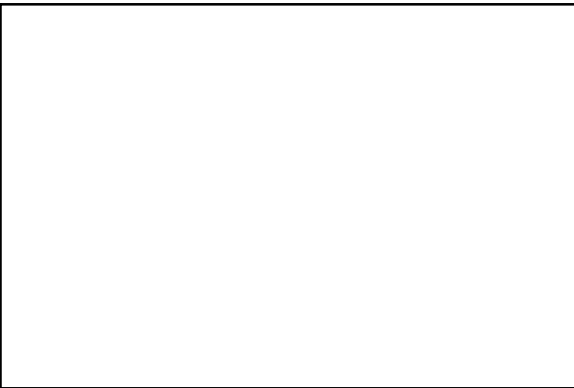


CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	BOUNDARY / DEMO PLAN
2	PRELIMINARY EASEMENT PLAT
3	PRELIMINARY ROW & SETBACK REDUCTION PLAT
4	LARGE SCALE DEVELOPMENT
5-6	STREET & STORM DRAINAGE PLAN
7	CLUBHOUSE LAYOUT
7-11	STREET PROFILES
12-15	STORM DRAINAGE PROFILES
16-18	DETENTION/ RETENTION POND PLAN
19-21	GARAGE GRADING DETAILS
22	UTILITY PLAN
23-26	SANITARY SEWER PLAN & PROFILES
27-32	WATER LINE PLAN & PROFILES
33-35	UTILITY DETAILS
36	PAVING PLAN
37	PAVING SECTIONS
38-40	TYPICAL DETAILS
41-42	STORM WATER POLLUTION PREVENTION PLAN
43-44	LANDSCAPE PLAN

TOTAL UNITS	240 APARTMENT UNITS
TOTAL BEDROOMS	332 BEDROOMS
TOTAL 1 BEDROOM UNITS	148 UNITS
TOTAL 2 BEDROOM UNITS	92 UNITS

FLOOD PLAIN ZONING:
THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05007C0255K, PANEL 255 OF 560, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012.



CITY APPROVAL STAMP

BLAKE A. MURRAY, P.E. No. 17178
ENGINEERING SERVICES, INC.

NOTES :

- ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF ROGERS, ARKANSAS.
- ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF ROGERS.
- IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SEC. 14-228(6).
- COVENANTS ARE REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ROGERS CODE SEC. 14-703(H).
- EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- ALL FIRE DEPARTMENT ACCESS ROADS WILL HAVE CURBS AND BINDER COURSE INSTALLED BEFORE COMBUSTIBLE MATERIALS ARE ALLOWED ON SITE.

STANDARD NOTES:

1. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.
2. A PERIMETER BUILT TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25FT WITH A MAXIMUM WIDTH OF 40FT. (WHERE POSSIBLE)
3. IT SHALL BE A VIOLATION OF CITY CODE FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENT MADE PURSUANT TO THE APPROVED LARGE SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY COULD RESULT IN A CITATION BEING ISSUED.
4. ALL DRIVEWAY APPROACHES MUST BE LESS THAN 10% IN GRADE ELEVATION UNLESS APPROVED BY THE CITY ENGINEER OR CITY PLANNER. ANY STREET WITH A SLOPE GREATER THAN 9% MUST BE HEAVY-DUTY CONCRETE WITH A ROUGH SURFACE.
5. ALL MECHANICAL, ELECTRICAL, AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
6. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
7. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
8. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
9. ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
10. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, WITH ALL DITCHES AND BASINS SOLID-SOODED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
12. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
13. LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS, FOR SHADE TREES IT IS 2 1/2 IN B & B, AND FOR ORNAMENTAL TREES IT IS 1 1/2 IN B & B.
14. THE SITE MUST COMPLY WITH ALL CITY OF ROGERS BUILDING AND FIRE CODES
15. MAINTAIN ACCESS FOR ADJACENT BUSINESSES AT ALL TIMES.

ADDRESSING NOTES:

- A) ALL ADDRESSES ARE AT 6000 W STONEY CREEK DR.
B) UNIT ADDRESSES ARE FORMATTED AS FOLLOWS:
6000 W STONEY CREEK DR. UNIT 3102
FIRST NUMBER (3) = BUILDING
SECOND NUMBER (1) = FLOOR
LAST TWO NUMBERS (02) = UNIT
C) COMMUNITY BUILDING ADDRESS IS 6000 W STONEY CREEK DR.

26. SIDEWALKS MUST BE 5/6 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHTD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA, INCLUDE TRUNCATED DOMES AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 5/6 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
17. THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
18. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
19. THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOL, A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
20. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
21. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
22. ALL STREET CLOSURES FOR CONSTRUCTION WORK MUST BE SUBMITTED AND APPROVED BY THE CITY OF ROGERS PLANNING DEPARTMENT BY 5 P.M., FIVE BUSINESS DAYS PRIOR TO THE START OF WORK.
23. A RECORDED COPY OF THE EASEMENT PLAT SHALL BE FILED WITH THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY/ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11IN X 17IN) WILL BE REQUIRED.
24. THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
25. CONSTRUCTION DEBRIS MUST BE CLEARED FROM ALL STORMWATER STRUCTURES AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
26. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
27. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
28. A 6" LEDGE IS TO BE PROVIDED ON ALL BACK AND SIDES OF APARTMENT BUILDINGS.
29. IF 202.02 3310.1 APPROVED VEHICLE ACCESS FOR THE FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
30. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

OWNER /DEVELOPER :

EDWARD ROSE DEVELOPMENT COMPANY, LLC.
PO BOX 3015.
KALAMAZOO, MI 49003
KRIMES@EDWARDROSE.COM
PHONE: (269)323-9484

ENGINEER/SURVEYOR :

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762
(479) 751- 8733
JAPPEL@ENGINEERINGSERVICES.COM

BENTON CO PARCEL NO.:

02-01671-522

ZONING :

RMF-12B (RESIDENTIAL MULTIFAMILY, 12 UNITS PER ACRE)

PROPOSED UNITS:

240 APARTMENT UNITS

PROPOSED BUILDING HEIGHT:

± 25' - 30'

NET AREA:

20.2 ACRES

DEVELOPMENT AREA:

18.86 ACRE - 93.3% OF NET AREA

IMPERVIOUS AREA:

5.84 ACRE - 28.9% OF NET AREA

OPEN SPACE AREA:

12.25 ACRE - 60.6% OF NET AREA

BUILDING COVERAGE

2.11 ACRE - 10.4% OF NET AREA

PARKING SPACES REQUIRED:

MULTIFAMILY DWELLING = 3 SPACES FOR 2 DWELLING UNITS
240 UNITS * 1.5 SPACES/UNIT = 360 PARKING SPACES (INCLUDING 8 A.D.A. ACCESSIBLE)
1 BIKE RACK = 1 PER 30 DWELLING UNITS
240 UNITS / 30 = 8 BICYCLE RACKS REQUIRED
421 PARKING SPACES (INCLUDING 16 A.D.A. ACCESSIBLE & 66 GARAGE)
24 BIKE RACKS PROVIDED IN 8 LOCATIONS

PARKING SPACES PROVIDED:

BUILDING	AREA (FT²)	BEDROOMS	SINGLE BED UNITS	DOUBLE BED UNITS
#1	10573	30	19	11
#2	12886	36	22	14
#3	10573	30	19	11
#4	12886	36	22	14
#5	12886	36	22	14
#6	12886	36	22	14
#7	12886	36	22	14
#8 (CLUB HOUSE)	6420			

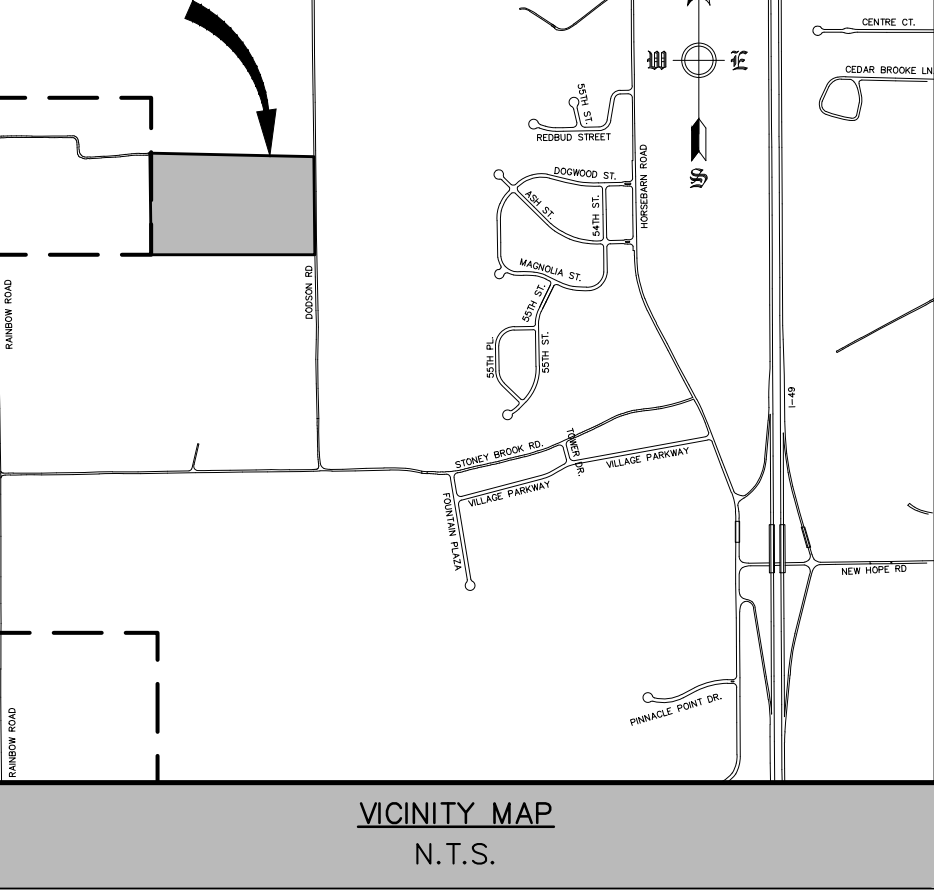
BUILDING SETBACKS	
FRONT	30'
REAR	30'
EXTERIOR SIDE	30'
INTERIOR SIDE	10'

LEGEND

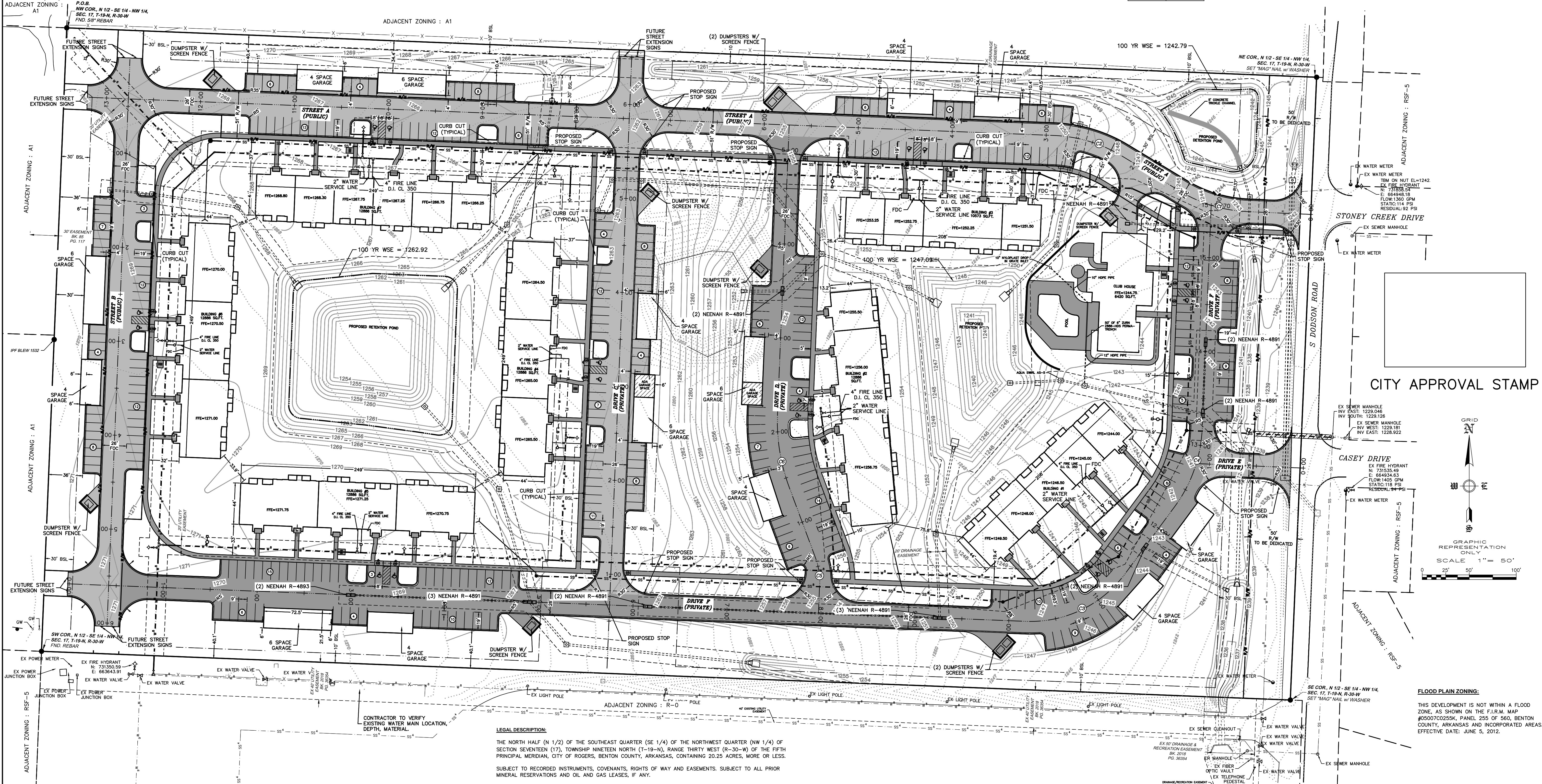
●	IRON PIN FOUND
—	PROPERTY LINE
---	EX RIGHT-OF-WAY
---	EASEMENT LINE
---	EX. ROAD CENTERLINE
---	EX. CONTOUR
---	PROPOSED CONTOUR
---	EX. FENCE LINE
---	EX. OVERHEAD POWER AND CABLE LINE
---	EX. OVERHEAD POWER AND TEL. LINE
---	EX. 8" SEWER LINE
---	EX. STORM DRAIN LINE
---	EX. WATER LINE
---	EX. FIRE HYDRANT
---	EX. SEWER MANHOLE
---	EX. POWER POLE
---	EX. GAS METER
---	EX. LIGHT POLE
---	PROP. FIRE HYDRANT ASSEMBLY
---	PROP. SEWER SERVICE
---	PROP. DOUBLE WATER METER
---	PROP. MANHOLE
---	PROP. SEWER MAIN
---	PROP. WATER MAIN
---	PROP. STORM STRUCTURE
---	PROP. STORM PIPE
---	PROP. STORM PIPE

GROSS BUILDING AREA (FT²)	
MULTIFAMILY APTS	85576
COMMUNITY CLUB HOUSE	6420

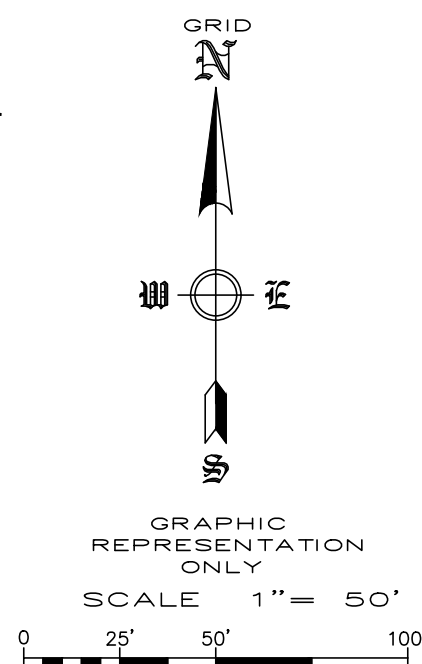
PROJECT LOCATION



VICINITY MAP
N.T.S.



CITY APPROVAL STAMP



FLOOD PLAIN ZONING:

THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05007C0255K, PANEL 255 OF 560, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012.

LARGE SCALE DEVELOPMENT
DODSON POINTE APARTMENTS
ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION
A	1-30-20	PLANS REVISED PER CITY COMMENTS

UTILITY PLAN
DODSON POINTE APARTMENTS
ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION
1	1-3-20	PLANS REVISED PER CITY COMMENTS

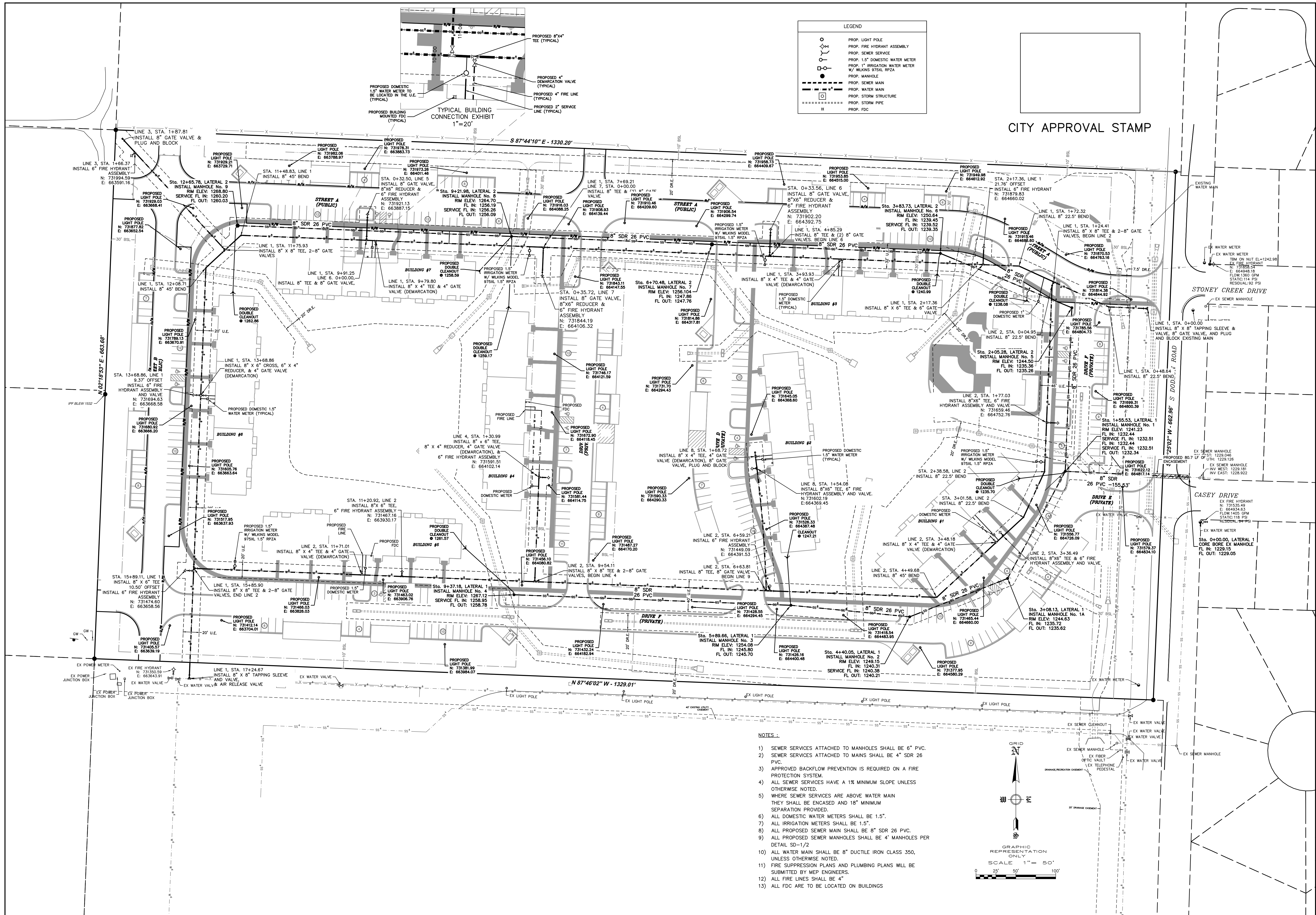
SCALE: 1"=50'

DATE: Jan 28, 2020

ENGINEER: BAW

DRAWN BY: BJR

W.O. #: 18940



INDEX OF TREES									
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTING	QTY	TYPE	MAINTENANCE			
TAR	RED MAPLE	Acer rubrum	2.5" Cal 8" min. H x W	12	S	80/200 H x W			
TAS	SUGAR MAPLE	Acer saccharum	2.5" Cal 8" min. H x W	15	S	80/200 H x W			
TOT	THORNLESS HONEYLOCUST	Gleditsia thornless (var. nana)	2.5" Cal 8" min. H x W	5	S	40/200 H x W			
TBN	RIVER BIRCH	Betula nigra	8" min. 8" min. H x W	7	S	80/200 H x W			
TBN	WATER OAK	Quercus nigra	2.5" Cal 8" min. H x W	7	S	80/200 H x W			
TOR	NORTHERN RED OAK	Quercus rubra	2.5" Cal 8" min. H x W	15	S	80/200 H x W			
TZS	JAPANESE ZELKOVA	Zelkova serrata	2.5" Cal 8" min. H x W	18	E	80/200 H x W			
EPS	WHITE PINE	Pinus strobus	8" min. 8" min. H x W	18	E	80/200 H x W			
EPA	NORWAY SPRUCE	Picea abies	8" min. 8" min. H x W	21	E	80/200 H x W			
OPP	BLUE COLORADO SPRUCE	Picea pungens (var. Glauca)	8" min. 8" min. H x W	15	E	80/200 H x W			
EDD	RED BUD	Cercis canadensis	2" Cal 8" min. H x W	5	O	25/200 H x W			
OCW	HAWTHORN	Crataegus "Winter King"	2" Cal 8" min. H x W	7	O	25/200 H x W			
OAC	SERVICEBERRY	Amelanchier canadensis	2" Cal 8" min. H x W	5	O	25/200 H x W			
ODF	FLOWERING DOGWOOD	Comus florida	2" Cal 8" min. H x W	3	O	25/200 H x W			
OMS	WHITE FLOWERING CHAMPAE	Morus "Snow Drift"	2" Cal 8" min. H x W	12	O	25/200 H x W			
OMC	RED FLOWERING CHAMPAE	Morus celturion	2" Cal 8" min. H x W	9	O	25/200 H x W			

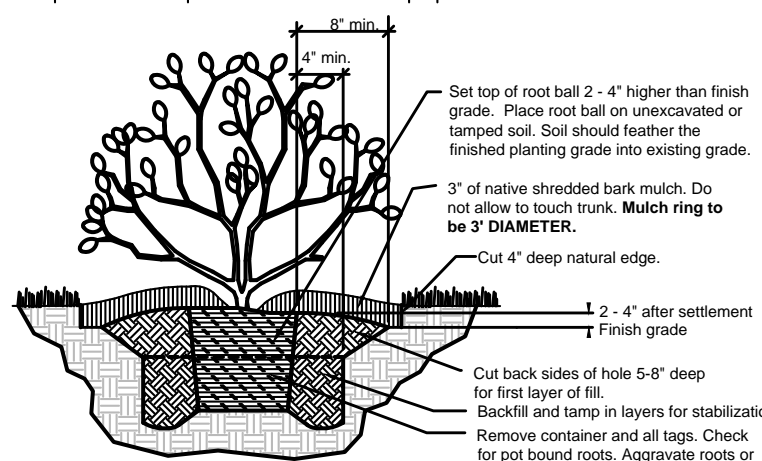
Note: All Deciduous trees must be minimum 6" height at time of planting.
Note: Final selection of trees will be determined at time of work from the plant list above and/or available local nursery stock as approved by the Department of Community Development.

INDEX OF STREET TREES									
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTING	QTY	TYPE	MAINTENANCE			
TOR	NORTHERN RED OAK	Quercus rubra	2.5" Cal 8" min. H x W	4	S	80/200 H x W			
TZS	JAPANESE ZELKOVA	Zelkova serrata	2.5" Cal 8" min. H x W	2	S	80/200 H x W			
DAM	AMUR MAPLE	Acer ginnato	2" Cal 8" min. H x W	3	O	25/200 H x W			
OMS	WHITE FLOWERING CHAMPAE	Morus "Snow Drift"	2" Cal 8" min. H x W	7	O	25/200 H x W			

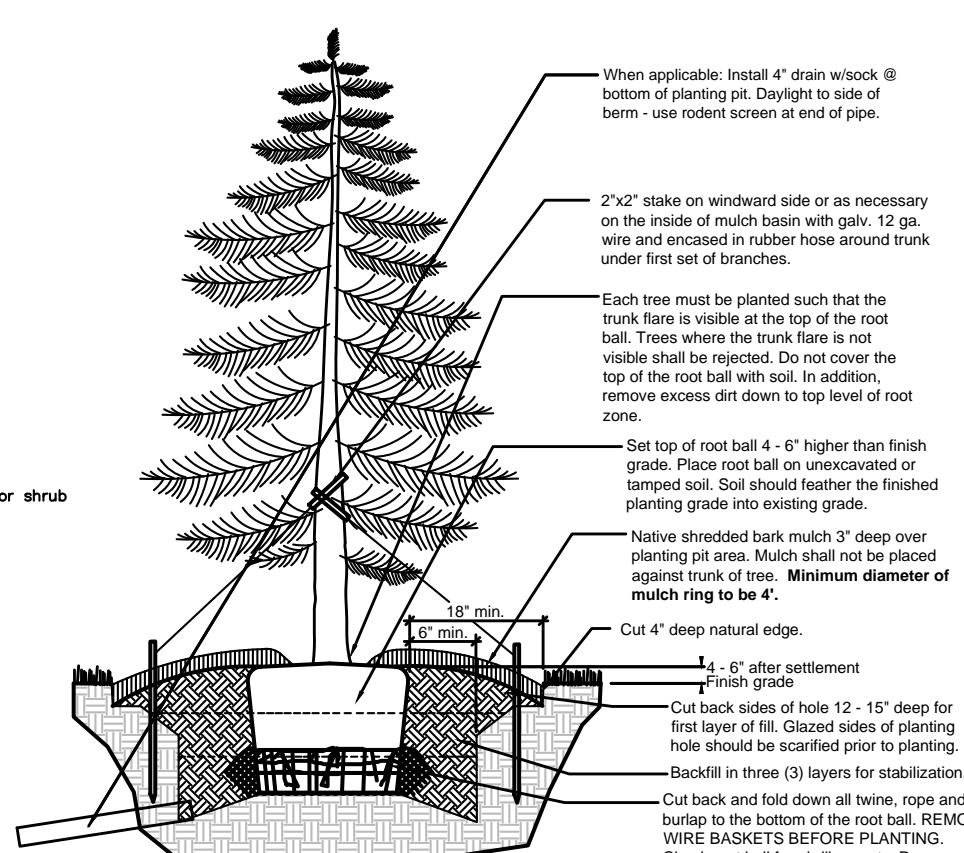
607 LF OF FRONTAGE - 16 STREET TREES REQUIRED
Note: Final selection of trees will be determined at time of work from the plant list above and/or available local nursery stock as approved by the Department of Community Development.

INDEX OF SHRUBS									
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	SIZE					
1	INKBERRY HOLLY	Ilex glabra	41	12 GAL					
2	VIRGINIA SWEETSPIRE	Ilex virginica	35	5 GAL					
3	WINTERBERRY	Ilex verticillata	6	5 GAL					
4	DRIFT ROSE	Rosa rodriguez "Drift"	36	5 GAL					
5	CREPE MYRTLE	Loganstraeia indica	21	5 GAL					
6	BURFORD HOLLY	Ilex cornuta "Dwarf Burford"	18	5 GAL					
7	JAPANESE SPIREA	Spiraea japonica	48	5 GAL					
8	BIG LEAF HYDRANGEA	Hydrangea macrophylla	13	5 GAL					
9	ENGLISH BOXWOOD	Buxus sempervirens	21	5 GAL					
10	JAPANESE BARBERY	Berberis thunbergii "Rose Glow"	36	5 GAL					

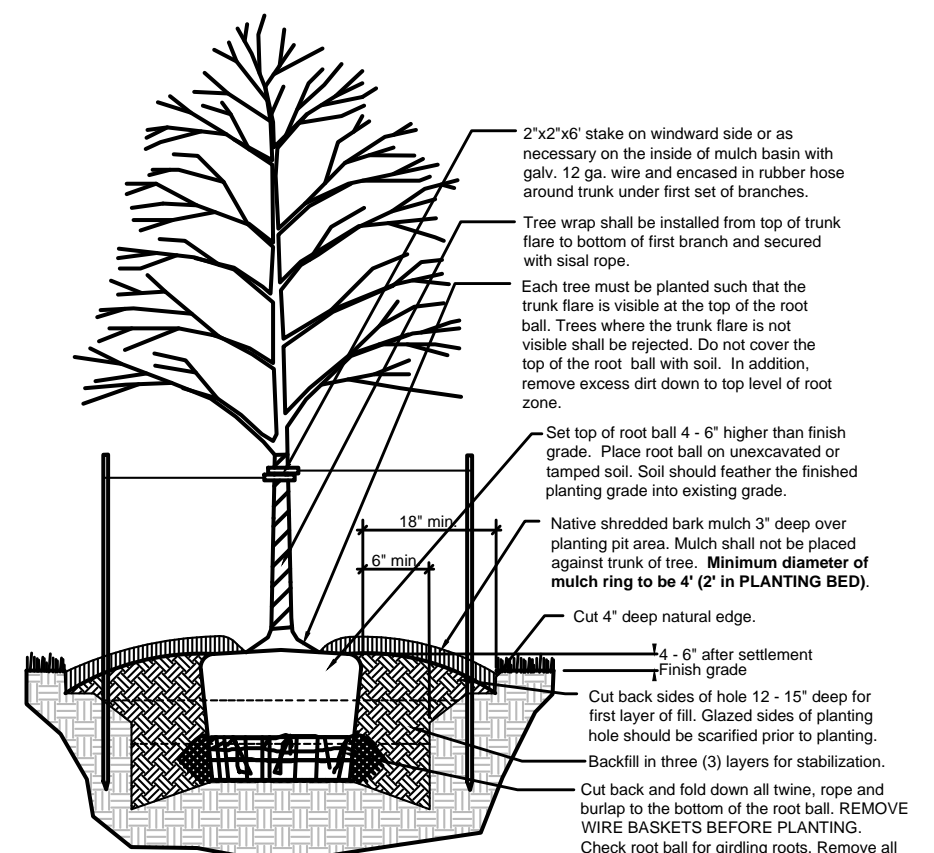
Note: Final selection of shrubs will be determined at time of work from the plant list above and/or available local nursery stock as approved by the Department of Community Development.
Note: See SHEET #86 for Shrub Layout at Buildings.
Note: Perennials to be counted at a 20:1 ratio where specified within the plans. - (20) 6" pots to equal 1 tree or shrub
No perennials are specified within the landscape plans at this time.



SHRUB OUTER YARD PLANTING DETAIL
NO SCALE



EVERGREEN TREE OUTER YARD PLANTING DETAIL
NO SCALE

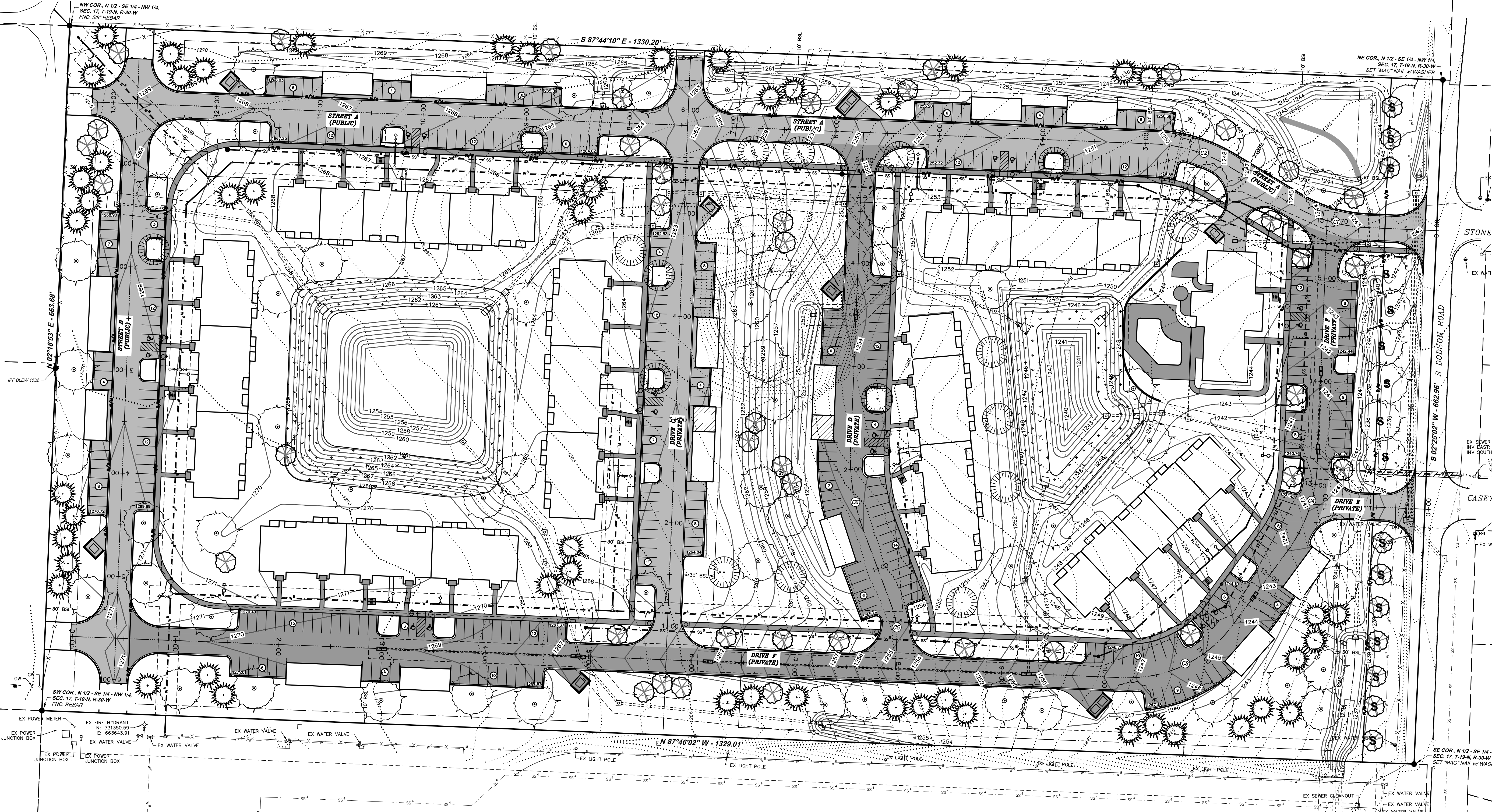
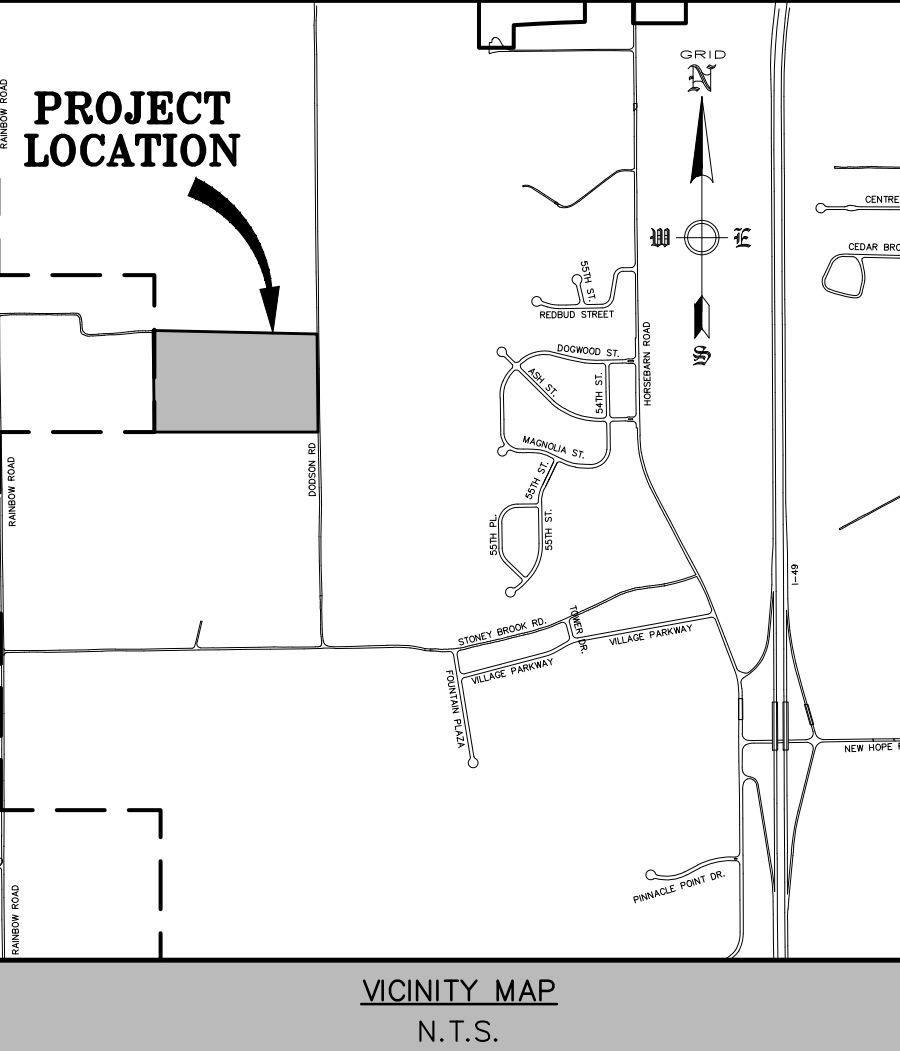


DECIDUOUS TREE OUTER YARD PLANTING DETAIL
NO SCALE

TOTAL SITE AREA: 881,933 SF TOTAL AREA.
55% DEVELOPED: 485,063 AREA.
REQUIRED LANDSCAPING: 1 PLANT PER 2,000 SQ FT. OF AREA
REQUIRED LANDSCAPE AMOUNT: 441 PLANTS: 25% - TREES, 10% - EVERGREEN
MIN. REQUIRED: 111 TREES (12 EVERGREEN) 182 SHRUBS
LANDSCAPE PROVIDED: 446 TOTAL: 171 TREES (76 SHADE TREES, 53 EVERGREEN, AND 42 ORNAMENTALS) 275 SHRUBS
GREENSPACE CALCULATIONS: 20.25 ACRES TOTAL - 10.35 ACRES GREENSPACE (51%), 9.90 ACRES IMPERVIOUS/DEVELOPED (49%)

OWNER: EDWARD ROSE PROPERTIES, INC.
6101 NEWPORT ROAD
PO BOX 3015
KALAMAZOO, MI 49003-3015
ENGINEER/SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762
(479) 751 - 8733
BMURRAY@ENGINEERSERVICES.COM
02-01671-522
ZONING: RMF-12B (RESIDENTIAL MULTIFAMILY, 12 UNITS PER ACRE)
± 25' - 30'
20.2 ACRES±
1.02 ACRES (44,559 SF)±
360 (8 ADA)
457 (INCLUDING 16 A.D.A. ACCESSIBLE)
PROPOSED BUILDING HEIGHT: ± 25' - 30'
NET AREA: 20.2 ACRES±
SITE AREA (WITHIN ROW): 1.02 ACRES (44,559 SF)±
PARKING SPACES REQUIRED: 360 (8 ADA)
PARKING SPACES PROVIDED: 457 (INCLUDING 16 A.D.A. ACCESSIBLE)

LANDSCAPING REGULATIONS



- NOTES:
- HOSE BIBS OR AN IRRIGATION SYSTEM SHALL BE PROVIDED FOR LANDSCAPED AREAS.
 - SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION.
 - ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
 - ORGANIC MULCH SHALL BE PLACED AROUND ALL TREES AND WITHIN ALL LANDSCAPE BEDS AS SHOWN ON PLANS.
 - ALL PLANTING BEDS SHALL BE CONTAINED BY VINYL EDGING MATERIAL.
 - WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
 - ALL PLANTING BEDS SHALL RECEIVE 3"-4" OF ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO THE TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
 - SHADE TREES SHALL HAVE A MIN. CALIPER OF 2.5" AND ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 2" BOTH SHALL HAVE A MIN. HEIGHT OF 6'.
 - EVERGREEN PLANT MATERIAL WILL HAVE A MIN. HEIGHT OF 8' B&B.
 - DETENTION POND BASIN, SLOPES, AND SWALE SHALL BE SODDED PER ROGERS SPECIFICATIONS.
 - ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED PROMPTLY.
 - TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
 - HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PRUNING ACCORDING TO ANSI A300 "STANDARDS FOR TREE CARE" WILL BE UTILIZED FOR MAINTENANCE PURPOSES.
 - IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
 - TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
 - TREES SHALL BE AT LEAST 5 FEET FROM ANY UTILITY MAIN LINES.
 - OWNER OR DEVELOPER TO PROVIDE A LETTER GUARANTEEING TO MAINTAIN OR REPLACE ALL PLANT MATERIAL FOR A PERIOD OF THREE (3) YEARS STARTING FROM THE DATE OF COMPLETED INSTALLATION.
 - PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.

