

# MANA HEALTH OFFICES

## 3730 S. PINNACLE HILLS PARKWAY, ROGERS, AR

### GENERAL NOTES TO CONTRACTOR

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8' INCHES.
- CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF ROGERS'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
- ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS INSTALL MUTCD CLASS 3 BARRICADE WITH 'FUTURE STREET EXTENSION' SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEWALKS END, INCLUDE 'SIDEWALK ENDS' SIGN.
- PUBLIC STREETS SHALL HAVE 20 FT OF DRIVEABLE SURFACE FOR TWO-WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
- ACCORDING TO CITY CODE, IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250 PER DAY THAT SAID VIOLATION EXISTS.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2 WEEKS(14 DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.

### STANDARD CITY COMMENTS

- DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES & ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
- THE DEVELOPER MUST OBTAIN AN OFF-SITE DRAINAGE EASEMENT FOR ALL AREAS OF DISCHARGE PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
- THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
- PROVIDE THE CITY PLANNER WITH A COPY OF THE APPROVAL FROM AHJO TO DISCHARGE STORM WATER INTO THEIR SYSTEM PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
- THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
- 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 (11' X 17") WILL BE REQUIRED.
- THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
- 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.
- IF MORE THAN SEVEN (7) SIGNIFICANT TREES ARE TO BE REMOVED, THE DEVELOPER MUST SUBMIT A TREE PROTECTION OR REPLACEMENT PLAN. THE REPLACEMENT PLAN MUST SHOW 1 TREE FOR EVERY 5 TREES REMOVED IN THE DISTURBED AREA. TREES FROM A NON-CONSTRUCTION AREA MUST BE REPLACED AT 1 TREES FOR EVERY 1 TREE REMOVED.
- A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25' WITH A MAXIMUM WIDTH OF 40'.
- PROVIDE A SOIL REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
- PROVIDE THE BUILDING OWNER WITH COMPACTION TESTS FOR ALL PONDS AND FILL AREAS.
- THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
- 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" B & B, AND FOR ORNAMENTAL TREES IT IS 1 1/2" B & B.
- IT IS THE OWNERS RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
- TREES ARE REQUIRED IN THE FRONT LANDSCAPE BUFFER NOT LESS THAN 20 FEET APART.
- SIDEWALKS MUST BE 5 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHJO 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 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
- ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
- THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
- 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.
- ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
- A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE ENTIRE DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE ROGERS OVERLAY DISTRICT.
- ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
- 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.
- ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- ACCORDING TO CITY CODE, IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250 PER DAY THAT SAID VIOLATION EXISTS.
- PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM AND FORMATTED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE DEVELOPMENT PLAN APPROVAL LAPSES AND HAS NO FURTHER EFFECT IF GRADING OR CONSTRUCTION PERMITS ARE NOT OBTAINED AND WORK AUTHORIZED BY SUCH PERMITS HAS NOT COMMENCED WITHIN ONE YEAR OF THE DATE OF APPROVAL.
- APPROVED PUBLIC IMPROVEMENT PLANS SHALL LAPSE ONE YEAR FROM THE DATE OF APPROVAL UNLESS PERMITS HAVE BEEN ISSUED AND WORK HAS COMMENCED AND BEEN DILIGENTLY PURSUED.



**BASIS OF BEARING:**  
GPS OBSERVATION - AR NORTH ZONE  
NAD83(2011) HORIZONTAL DATUM

**VICINITY MAP**  
N.T.S.

**BASIS OF ELEVATION:**  
ON-SITE NETWORK GPS OBSERVATION  
NAVD88 VERTICAL DATUM

## LARGE SCALE DEVELOPMENT

**SURVEY DESCRIPTION:**  
LOTS 3A AND 4 OF PINNACLE HILLS OFFICE PARK SUBDIVISION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS AS SHOWN PER PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 451 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE N03°03'09"E 304.52', THENCE S86°56'52"E 53.80', THENCE S83°30'51"E 100.18', THENCE S86°56'52"E 148.03' TO THE WEST RIGHT-OF-WAY PINNACLE HILLS PARKWAY, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 557.79' FOR A CHORD BEARING AND DISTANCE OF S23°31'11"E 169.36', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00' FOR A CHORD BEARING AND DISTANCE OF S10°41'13"W 20.41' TO THE WESTERLY RIGHT-OF-WAY OF SOUTH CHAMPIONS DRIVE, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 235.75' FOR A CHORD BEARING AND DISTANCE OF S32°37'54"W 143.03', THENCE LEAVING SAID RIGHT-OF-WAY N87°24'15"W 304.28' TO THE POINT OF BEGINNING, CONTAINING 2.31 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

- REFERENCE DOCUMENTS:**
- FINAL PLAT OF PINNACLE HILLS OFFICE PARK FILED IN BOOK 2014 AT PAGE 422
  - PLAT OF SURVEY FILED IN BOOK 2014 AT PAGE 664
  - PLAT OF SURVEY FILED IN BOOK 2016 AT PAGE 142
  - PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 451
  - PLAT OF SURVEY FILED IN BOOK L2018 AT PAGE 01168
  - PLAT OF SURVEY FILED IN BOOK L2018 AT PAGE 23391

### CITY OF ROGERS CONTACT INFORMATION

<b>CITY:</b>	CITY OF ROGERS DEPARTMENT OF COMMUNITY DEVELOPMENT LORI ERICSON PHONE: (479) 621-1186	<b>SEWER/ WATER</b>	ROGERS WATER UTILITIES 601 S 2ND ST P.O. BOX 338 ROGERS, AR 72756 479-621-1142
<b>FIRE:</b>	ROGERS FIRE DEPARTMENT, 201 N 1ST ST ROGERS, AR 72956 PHONE: (479) 621-1179	<b>SOLID WASTE</b>	INLAND SERVICES 3511 N. ARKANSAS ST ROGERS, AR 72756 (479) 878-1384
<b>GAS:</b>	SOURCE GAS 655 E. MILLSAP DRIVE FAYETTEVILLE, AR 72703 PHONE: (800) 563-0012	<b>ELECTRIC:</b>	CARROLL ELECTRIC 707 SE WALTON BLVD P.O. BOX 329 BENTONVILLE, AR 72712-0329 PHONE: (479) 273-2421 FAX: (479) 273-1231
<b>CABLE:</b>	COX COMMUNICATIONS 115 N. DIXIELAND STE. 3 ROGERS, AR 72756 PHONE: (479) 273-5644	<b>TELEPHONE:</b>	SOUTHWESTERN BELL 1-800-464-7928

### INDEX OF DRAWINGS

C01	COVER SHEET
SU1-SU2	BOUNDARY SURVEY
SP1	SITE PLAN
GP1-GP2	GRADING PLAN
EC1	EROSION CONTROL
DT1-DT5	SITE DETAILS
A2.1	ELEVATIONS

**CITY PROJECT NUMBER:** SDP25-0660  
**PARCEL NUMBERS:** 02-22772-000 & 02-22773-000  
**PROJECT SITE ADDRESS:** 3730 S. PINNACLE HILLS PARKWAY  
ROGERS, AR 72758  
**ZONING CLASSIFICATION:** T5.2 - TOWN CENTER MEDIUM  
**PROPOSED USE:** PROFESSIONAL OFFICES - BUILDING ADDITION  
**TOTAL SITE AREA:** 2.31 ACRES +/-  
**OWNER:** PHX LLC  
1701 CENTERVIEW DR. SUITE 102  
LITTLE ROCK, AR 72211-4311  
**DEVELOPER:** MANA HEALTH  
3660 CEDARCREST ROAD  
ACWORTH, GEORGIA 30101  
**ENGINEER/SURVEYOR:** BATES & ASSOCIATES, INC.  
7230 PLEASANT RIDGE DR.  
FAYETTEVILLE, AR 72704  
PHONE: (479) 442-9350  
FAX: (479) 521-9350

**ZONE STANDARDS PER T5.2 ZONING**  
MAX BUILDING COVERAGE: 100%  
MAX IMPERVIOUS SURFACE: 100%  
MIN EXTERIOR YARD: 0  
MAX EXTERIOR YARD: 10  
MIN OCCUPANCY: 80%  
MIN INTERIOR YARD: 0  
MAX INTERIOR YARD(ALLEYSIDE): 0  
MAX BUILDING HEIGHT(STORIES): 6

**AREA CALCULATIONS**  
TOTAL AREA: 100,623.67 FT<sup>2</sup> (2.31 AC±)  
EXISTING IMPERVIOUS AREA: 65,145.80 FT<sup>2</sup> (1.50 AC±)  
PROPOSED IMPERVIOUS AREA: 70,700.43 FT<sup>2</sup> (1.62 AC±)  
TOTAL IMPERVIOUS % = 70.3% OF TOTAL AREA

**ADDED IMPERVIOUS AREA**  
OUTSIDE OF RW & BUILDING FOOTPRINTS: 4030.20 FT<sup>2</sup>

**BUILDING HEIGHT ABOVE GRADE**  
BUILDING HEIGHT: 26'-9 9/16" TO HIGHEST POINT  
HEIGHT IN STORIES: 1 STORY

**PARKING TABLE:**

EXISTING BUILDING AREA: 14,304 FT<sup>2</sup>  
EXISTING STANDARD PARKING ON-SITE: 90 SPACES  
EXISTING ADA SPACES ON SITE: 4 SPACES  
DEMOED SPACES PER THIS DEVELOPMENT: 8 STANDARD SPACES  
TOTAL SPACES AFTER DEMO: 86 TOTAL SPACES  
PROPOSED BUILDING ADDITION AREA: 4300 FT<sup>2</sup>  
PROPOSED PARKING SPACES: 8 SPACES  
TOTAL PARKING POST DEVELOPMENT: 94 SPACES

### SURVEYOR NOTES:

- ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF PINNACLE HILLS PARKWAY ADDITION ARE SHOWN HEREON.
- THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
- ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE. CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.

**WETLANDS**  
THERE ARE NO EXISTING WETLANDS ON THIS SITE.

**FLOOD CERTIFICATION:**  
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0265K. DATED JUNE 5, 2012)

### OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES & ASSOCIATES, INC.

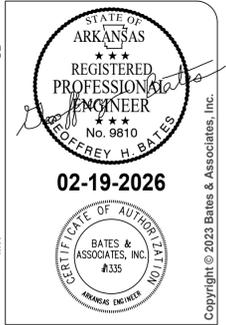
### SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.

### ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.



DATE	REVISIONS
11/06/25	SKETCH PLAN FOR REVIEW
11/26/25	1ST SUBMITTAL
01/14/26	2ND SUBMITTAL
01/28/26	3RD SUBMITTAL
02/05/26	ADDED ROOF DRAIN
02/05/26	PLOTTED CONSTRUCTION PLAN
02/18/26	UPDATES TO TITLE BLOCK
02/19/26	ADDED NOTE REGARDING IRRIGATION

**MANA HEALTH BUILDING ADDITION**  
**SDP / PIP**  
**COVER SHEET**  
**ROGERS, ARKANSAS**



**DRAWING NO.**  
**C01**

ENGINEER: JB  
DRAWN BY: MW  
PROJECT NO: 16-260

STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
JEFFREY H. BATES  
No. 9810  
02-19-2026  
BATES & ASSOCIATES, INC.  
#335  
Arkansas Engineer  
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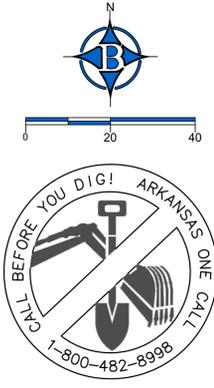
ENGINEER: GB  
DRAWN BY: MW

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ADDED NOTE REGARDING IRRIGATION	02/19/26

**MANA HEALTH BUILDING ADDITION**  
**SDP / PIP**  
**EXISTING SITE & DEMO PLAN - OVERALL**  
**ROGERS, ARKANSAS**

**BATES**  
**Engineers - Surveyors**  
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704  
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 16-260  
DRAWING NO. **SU1**



**REFERENCE DOCUMENTS:**  
1) FINAL PLAT OF PINNACLE HILLS OFFICE PARK FILED IN BOOK 2014 AT PAGE 422  
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5) PLAT OF SURVEY FILED IN BOOK L2018 AT PAGE 01168  
6) PLAT OF SURVEY FILED IN BOOK L2018 AT PAGE 23991

**FLOOD CERTIFICATION:**  
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #80070206K, DATED 06/02/2012)

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**BASIS OF BEARING:**  
GPS OBSERVATION - AR NORTH ZONE NAD83(2011) HORIZONTAL DATUM  
**BASIS OF ELEVATION:**  
ON-SITE NETWORK GPS OBSERVATION NAVD83 VERTICAL DATUM

**PROPERTY ZONED:**  
T5.2 (TOWN CENTER MEDIUM)

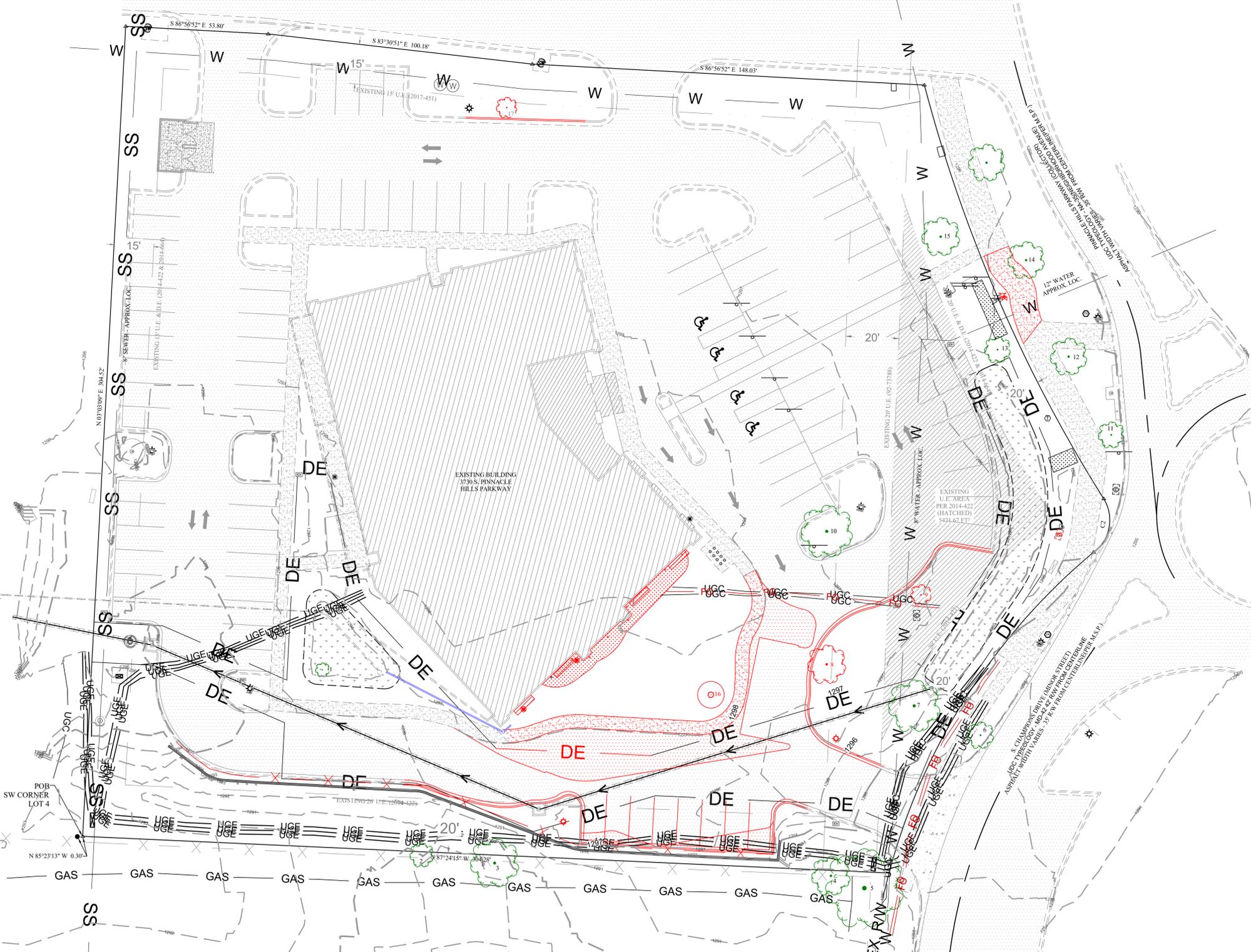
**BUILDING SETBACKS:**  
MIN. EXTERIOR YARD 00R  
MAX. EXTERIOR YARD 10R  
MIN. INTERIOR YARD 00R  
MIN. INTERIOR YARD, ALLEY SIDE 00R

**MAX. BUILDING COVERAGE (% OF LOT):** 100  
**MAX. IMPERVIOUS SURFACE (% OF LOT):** 100  
**MAX. BUILDING HEIGHT (STORIES):** 8

**TREE LIST:**  
1) 2" BLACK CHERRY - 5' CANOPY  
2) 3" PECAN - 10' CANOPY  
3) 4" ELM - 20' CANOPY  
4) 3" ELM - 15' CANOPY  
5) 3" ELM - 15' CANOPY  
6) 4" SMOKETREE - 10' CANOPY  
7) 6" BALD CYPRESS - 20' CANOPY  
8) 5" BALD CYPRESS - 15' CANOPY REMOVED  
9) 6" MAPLE - 20' CANOPY REMOVED  
10) 6" MAPLE - 20' CANOPY  
11) 5" OAK - 10' CANOPY  
12) 4" OAK - 15' CANOPY  
13) 5" BALD CYPRESS - 10' CANOPY  
14) 4" OAK - 15' CANOPY  
15) 5" BALD CYPRESS - 15' CANOPY  
16) 4" MAPLE - 10' CANOPY REMOVED  
17) 6" MAPLE - 15' CANOPY REMOVED

**LEGEND**

PROPOSED	EXISTING	DESCRIPTION
AE AE		ACCESS EASEMENT
		ASPHALT
		BUILDING
		CANOPY
		CENTERLINE
		CONCRETE
1318	1320	CONTOURS (EX)
1318	1320	CONTOURS (INT)
		CURB & GUTTER
		DRAINAGE EASEMENT
		EASEMENT (UTILITY)
		ELECTRIC (UNDERGROUND)
		ELECTRIC (OVERHEAD)
		FENCE
		FIBER OPTIC
		FIRE STRIPING
		FLOWLINE
		FORCEMAIN
		GAS MAIN
		GRAVEL
		GREENSPACE
		LANDSCAPE BUFFER
		LIGHT
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
		RIGHT OF WAY
		SANITARY SEWER MH
		SERVICE - SEWER
		SERVICE - WATER
		SEWER
		SIDEWALK
		SILT FENCE
		STORM BOX
		STORM PIPE
		TRUNCATED DOME
		WATER
		WETLANDS



PROJECT NO. 16-260

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
---	---	ACCESS EASEMENT
---	---	ASPHALT
---	---	BUILDING
---	---	CANOPY
---	---	CENTERLINE
---	---	CONCRETE
---	---	CONTOURS (D)
---	---	CONTOURS (INT)
---	---	CURB & GUTTER
---	---	DRAINAGE EASEMENT
---	---	EASEMENT (UTILITY)
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---	---	FENCE
---	---	FIBER OPTIC
---	---	FIRE STRING
---	---	FLOWLINE
---	---	FORCE MAIN
---	---	GAS MAIN
---	---	GRAVEL
---	---	GREENSPACE
---	---	LANDSCAPE BUFFER
---	---	LIGHT
---	---	POWER POLE
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---	---	SERVICE - WATER
---	---	SEWER
---	---	SIDEWALK
---	---	SIGN
---	---	SILT FENCE
---	---	STORM BOX
---	---	STORM PIPE
---	---	TRUNCATED DOME
---	---	WATER
---	---	WETLANDS

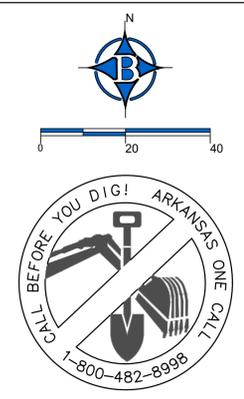
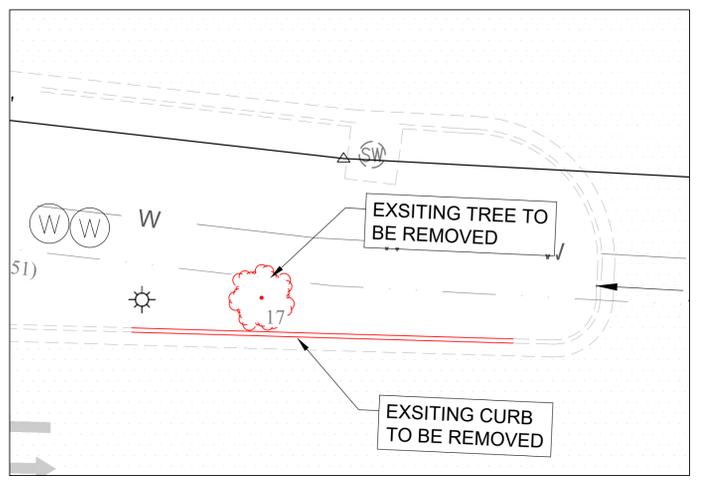
**REFERENCE DOCUMENTS:**  
 1) FINAL PLAT OF PINNACLE HILLS OFFICE PARK FILED IN BOOK 2014 AT PAGE 422  
 2) PLAT OF SURVEY FILED IN BOOK 2014 AT PAGE 664  
 3) PLAT OF SURVEY FILED IN BOOK 2016 AT PAGE 142  
 4) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 451  
 5) PLAT OF SURVEY FILED IN BOOK L2018 AT PAGE 01168  
 6) PLAT OF SURVEY FILED IN BOOK L2018 AT PAGE 23391

**FLOOD CERTIFICATION:**  
 NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0265K, DATED 06/05/2012)

**SURVEY DESCRIPTION:**  
 LOTS 3A AND 4 OF PINNACLE HILLS OFFICE PARK SUBDIVISION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS AS SHOWN PER PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 451 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE N03°03'09"E 304.52', THENCE S86°56'52"E 53.80', THENCE S83°30'51"E 100.18', THENCE S86°56'52"E 148.03' TO THE WEST RIGHT-OF-WAY PINNACLE HILLS PARKWAY, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 557.79' FOR A CHORD BEARING AND DISTANCE OF S23°31'11"E 169.36', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00' FOR A CHORD BEARING AND DISTANCE OF S10°41'13"W 20.41' TO THE WESTLY RIGHT-OF-WAY PF SOUTH CHAMPIONS DRIVE, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 235.75' FOR A CHORD BEARING AND DISTANCE OF S32°37'54"W 143.03', THENCE LEAVING SAID RIGHT-OF-WAY N87°24'15"W 304.28' TO THE POINT OF BEGINNING, CONTAINING 2.31 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

- TREE LIST:**
- 1) 2" BLACK CHERRY - 5' CANOPY
  - 2) 3" PECAN - 10' CANOPY
  - 3) 4" ELM - 20' CANOPY
  - 4) 3" ELM - 15' CANOPY
  - 5) 3" ELM - 15' CANOPY
  - 6) 4" SMOKETREE - 10' CANOPY
  - 7) 6" BALD CYPRESS - 20' CANOPY
  - 8) 5" BALD CYPRESS - 15' CANOPY REMOVED
  - 9) 6" MAPLE - 20' CANOPY REMOVED
  - 10) 6" MAPLE - 20' CANOPY
  - 11) 5" OAK - 10' CANOPY
  - 12) 4" OAK - 15' CANOPY
  - 13) 5" BALD CYPRESS - 10' CANOPY
  - 14) 4" OAK - 15' CANOPY
  - 15) 5" BALD CYPRESS - 15' CANOPY
  - 16) 4" MAPLE - 10' CANOPY REMOVED
  - 17) 6" MAPLE - 15' CANOPY REMOVED

**IRRIGATION NOTE:**  
 PROTECT EXISTING IRRIGATION DURING CONSTRUCTION. REMOVE AND CAP COMPONENTS AS NECESSARY. FULLY RESTORE, RECONNECT, AND TEST THE SYSTEM UPON COMPLETION.



ENGINEER: GB  
 DRAWN BY: MW

STATE OF ARKANSAS  
 REGISTERED PROFESSIONAL ENGINEER  
 BATES & ASSOCIATES, INC.  
 No. 9810  
 REGFREY H. BATES

02-19-2026

CERTIFICATE OF AUTHORITY  
 BATES & ASSOCIATES, INC.  
 #335  
 ARKANSAS ENGINEER

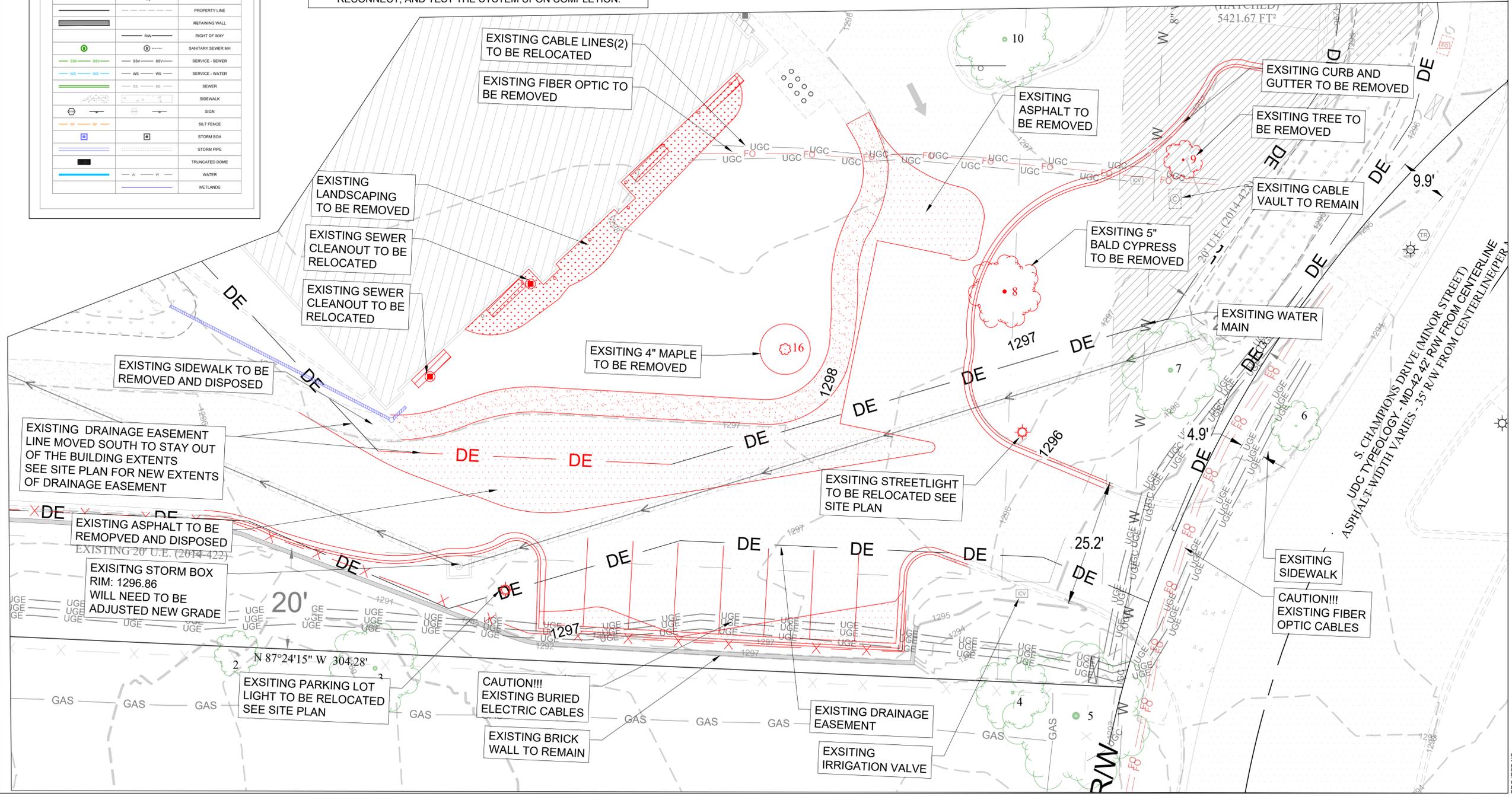
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DATE	REVISIONS
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11/26/25	1ST SUBMITTAL
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02/05/26	PLOTTED CONSTRUCTION PLAN
02/18/26	UPDATES TO TITLE BLOCK
02/19/26	ADDED NOTE REGARDING IRRIGATION

**MANA HEALTH BUILDING ADDITION**  
 SDP / PIP  
**EXISTING SITE & DEMO PLAN - DEV. AREA**  
 ROGERS, ARKANSAS

**BATES**  
 Engineers - Surveyors  
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704  
 PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 16-260  
 DRAWING NO. **SU2**



**ZONE STANDARDS PER T5.2 ZONING**  
 MAX BUILDING COVERAGE: 100%  
 MAX IMPERVIOUS SURFACE: 100%  
 MIN EXTERIOR YARD: 0  
 MAX EXTERIOR YARD: 10  
 MIN OCCUPANCY: 80%  
 MIN INTERIOR YARD: 0  
 MAX INTERIOR YARD (ALLEYSIDE): 0  
 MAX BUILDING HEIGHT (STORIES): 6

**AREA CALCULATIONS**  
 TOTAL AREA: 100,623.67 FT<sup>2</sup> (2.31 AC±)  
 EXISTING IMPERVIOUS AREA: 65,145.80 FT<sup>2</sup> (1.50 AC±)  
 PROPOSED IMPERVIOUS AREA: 70,700.43 FT<sup>2</sup> (1.62 AC±)  
 TOTAL IMPERVIOUS % = 70.3% OF TOTAL AREA

**ADDED IMPERVIOUS AREA**  
 OUTSIDE OF R/W & BUILDING FOOTPRINTS: 4030.20 FT<sup>2</sup>

**BUILDING HEIGHT ABOVE GRADE**  
 BUILDING HEIGHT: 26'-9 9/16" TO HIGHEST POINT  
 HEIGHT IN STORIES: 1 STORY

**PARKING TABLE:**

EXISTING BUILDING AREA: 14,304 FT<sup>2</sup>

EXISTING STANDARD PARKING ON-SITE: 90 SPACES  
 EXISTING ADA SPACES ON SITE: 4 SPACES  
 DEMO'ED SPACES PER THIS DEVELOPMENT: 8 STANDARD SPACES

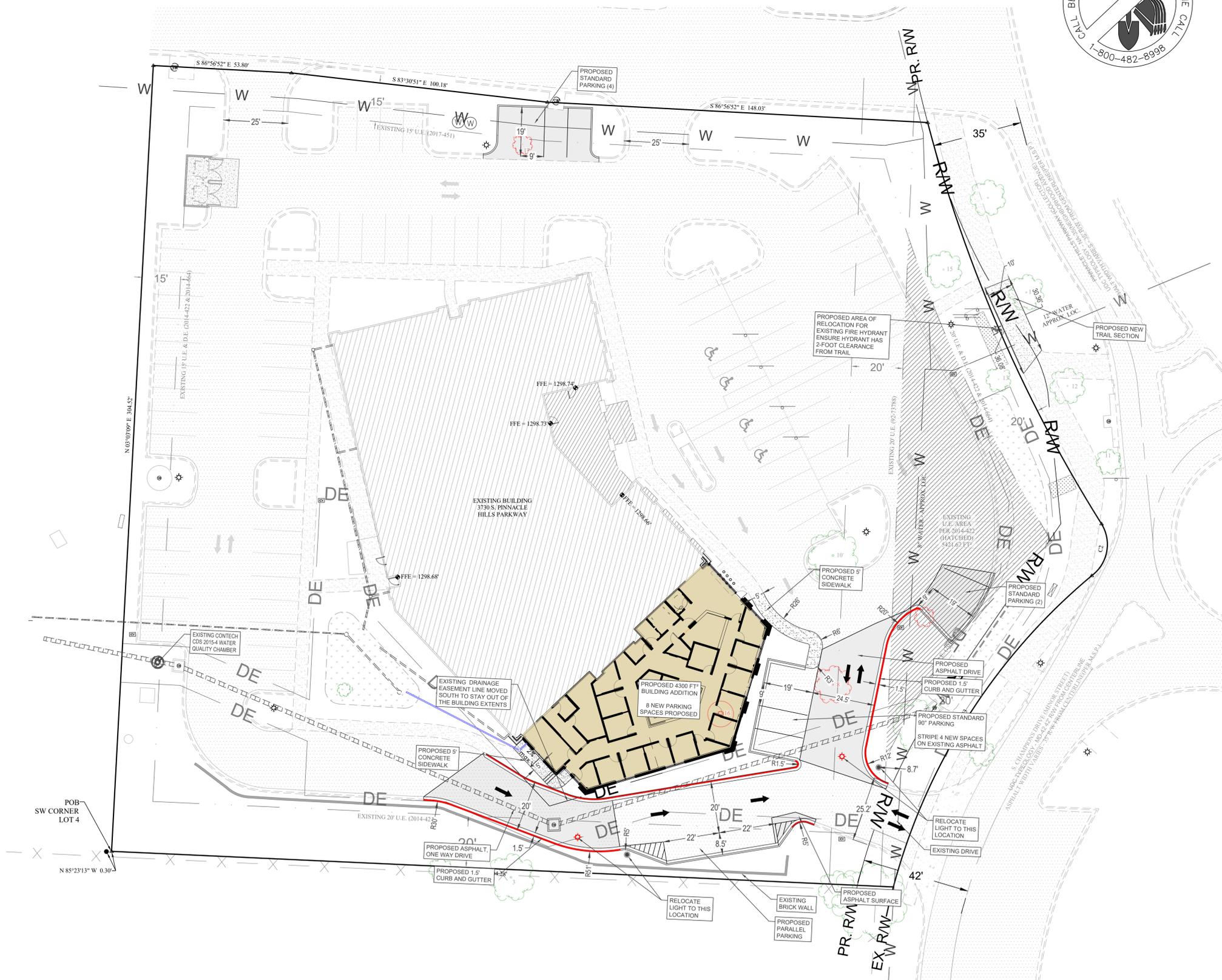
TOTAL SPACES AFTER DEMO: 86 TOTAL SPACES

PROPOSED BUILDING ADDITION AREA: 4300 FT<sup>2</sup>

PROPOSED PARKING SPACES: 8 SPACES

TOTAL PARKING POST DEVELOPMENT: 94 SPACES

PROPOSED	EXISTING	DESCRIPTION
---	---	ACCESS EASEMENT
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---	---	BUILDING
---	---	CANOPY
---	---	CENTERLINE
---	---	CONCRETE
---	---	CONTOURS (DK)
---	---	CONTOURS (INT)
---	---	CURB & GUTTER
---	---	DRAINAGE EASEMENT
---	---	EASEMENT (UTILITY)
---	---	ELECTRIC (UNDERGROUND)
---	---	ELECTRIC (OVERHEAD)
---	---	FENCE
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---	---	FIRE STRIPING
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---	---	WATER
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**IRRIGATION NOTE:**  
 PROTECT EXISTING IRRIGATION DURING CONSTRUCTION. REMOVE AND CAP COMPONENTS AS NECESSARY. FULLY RESTORE, RECONNECT, AND TEST THE SYSTEM UPON COMPLETION.

PROPERTY ZONED:  
 T5.2 (TOWN CENTER MEDIUM)

**BUILDING SETBACKS:**  
 MIN. EXTERIOR YARD 00ft  
 MAX. EXTERIOR YARD 10ft  
 MIN. INTERIOR YARD 00ft  
 MIN. INTERIOR YARD, ALLEY SIDE 00ft

MAX. BUILDING COVERAGE (% OF LOT) 100  
 MAX. IMPERVIOUS SURFACE (% OF LOT) 100  
 MAX. BUILDING HEIGHT (STORIES) 8



ENGINEER: GB  
 DRAWN BY: MW

STATE OF ARKANSAS  
 REGISTERED PROFESSIONAL ENGINEER  
 JEFFREY H. BATES  
 No. 9810  
 02-19-2026

CERTIFICATE OF AUTHORITY  
 BATES & ASSOCIATES, INC.  
 #335  
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**MANA HEALTH BUILDING ADDITION**  
 SDP / PIP  
**SITE PLAN - OVERALL**  
 ROGERS, ARKANSAS

**BATES**  
 Engineers - Surveyors  
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704  
 PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 16-260  
 DRAWING NO. **SP1**



**CONSTRUCTION NOTES:**

1. GRADING PERMIT TO BE POSTED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
2. ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
3. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 6" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
4. ALL GRADED AREAS SHALL HAVE SEED, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDING WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
6. ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
7. ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL IMMEDIATELY BE WASHED OR SWEEP AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR.
8. JOB TRAILERS MUST BE REMOVED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR AT THE EXPIRATION OF THE TEMPORARY TRAILER PERMIT.

**REVEGETATION NOTES:**

REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

1. **PERMANENT IMPROVEMENTS.** PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
2. **TOP SOIL.** TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
3. **EXISTING VEGETATION.** EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
4. **REVEGETATION.** REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS:
  - (A) ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
  - (B) 10% TO 15% GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND/OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.
  - (C) 15% TO 20% GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUND COVER AS SET FORTH IN (B) ABOVE.
  - (D) MORE THAN 20% GRADE: ANY FINISH GRADE OVER 20% SHALL BE STABILIZED WITH RETAINING WALLS, CRIBBING, TERRACES, LANDSCAPE FABRIC, OR VEGETATION.

**SEDIMENT & EROSION CONTROL NOTES:**

1. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY OF ROGERS REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
2. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
3. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL DEEMED SAFE TO REMOVE BY ENGINEER.
4. SOIL WHICH IS EXPOSED FOR MORE THAN FOURTEEN (14) DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEED, MULCHED, OR REVEGETATED.
5. CONCRETE WASHOUTS SHALL NOT BE PLACED WITHIN 50 FT OF ANY WATER BODY (INCLUDING STORM DRAINS, INLETS, OR OPEN DRAINAGE)
6. ANY PORTABLE TOILETS MUST BE AT LEAST 25 FEET AWAY FROM DRAINAGE FACILITIES.
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**ADA NOTES:**

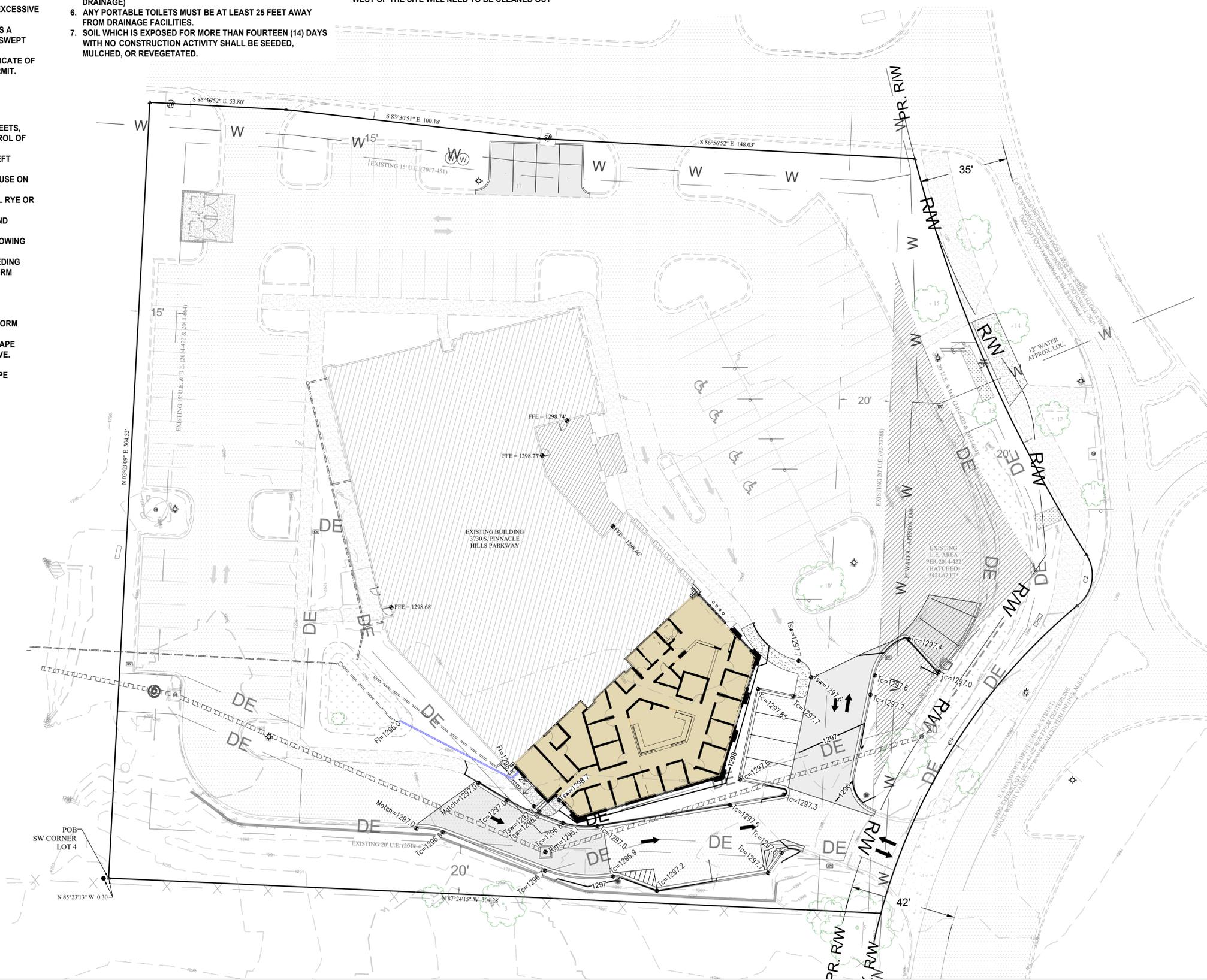
1. CONTACT CITY INSPECTOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL.
2. MAXIMUM SLOPE FOR ADA SPACE AND SIDEWALKS CROSSING DRIVE IS 2%
3. INLET TOPS SHALL MEET ADA REGULATIONS. IF NOT, TOP SHALL BE REPLACED AT OWNER'S EXPENSE

**WESTERN PLD FEATURE NOTE:**  
THE WESTERN PLD FEATURE SHALL BE DREDGED OUT AND THE MIXED MEDIA LAYER SHALL BE REPLACED

**REGIONAL DETENTION NOTE:**  
THE REGIONAL POND'S OUTLET STRUCTURE WILL NEED TO BE UNCLOGGED

**CONTECH HYDRODYNAMIC SEPARATOR NOTE:**  
THE CONTECH HYDRODYNAMIC SEPARATOR AT THE WEST OF THE SITE WILL NEED TO BE CLEANED OUT

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		ACCESS EASEMENT
		ASPHALT
		BUILDING
		CANOPY
		CENTERLINE
		CONCRETE
		CONTOURS (GX)
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		WETLANDS



ENGINEER: GB  
DRAWN BY: MW

STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 9810  
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**MANA HEALTH BUILDING ADDITION**  
SDP / PIP

**GRADING PLAN - OVERALL**

**ROGERS, ARKANSAS**

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PROJECT NO. 16-260  
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3. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 6" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
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4. **REVEGETATION.** REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS:
  - (A) ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
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  - (C) 15% TO 20% GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUND COVER AS SET FORTH IN (B) ABOVE.
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**SEDIMENT & EROSION CONTROL NOTES:**

1. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY OF ROGERS REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
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4. SOIL WHICH IS EXPOSED FOR MORE THAN FOURTEEN (14) DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEEDED, MULCHED, OR REVEGETATED.
5. CONCRETE WASHOUTS SHALL NOT BE PLACED WITHIN 50 FT OF ANY WATER BODY (INCLUDING STORM DRAINS, INLETS, OR OPEN DRAINAGE)
6. ANY PORTABLE TOILETS MUST BE AT LEAST 25 FEET AWAY FROM DRAINAGE FACILITIES.
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**ADA NOTES:**

1. CONTACT CITY INSPECTOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL.
2. MAXIMUM SLOPE FOR ADA SPACE AND SIDEWALKS CROSSING DRIVE IS 2%
3. INLET TOPS SHALL MEET ADA REGULATIONS. IF NOT, TOP SHALL BE REPLACED AT OWNER'S EXPENSE

**WESTERN PLD FEATURE NOTE:**

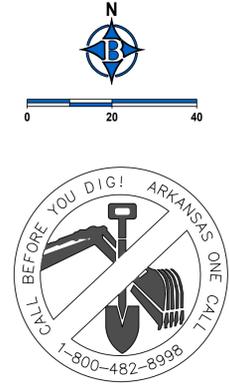
THE WESTERN PLD FEATURE SHALL BE DREGDED OUT AND THE MIXED MEDIA LAYER SHALL BE REPLACED

**REGIONAL DETENTION NOTE:**

THE REGIONAL POND'S OUTLET STRUCTURE WILL NEED TO BE UNBLOCKED

**CONTECH HYDRODYNAMIC SEPARATOR NOTE:**

THE CONTECH HYDRODYNAMIC SEPARATOR AT THE WEST OF THE SITE WILL NEED TO BE CLEANED OUT



ENGINEER: GB  
DRAWN BY: MW

STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
JEFFREY H. BATES  
No. 9810  
02-19-2026

CERTIFICATE OF AUTHORITY  
BATES & ASSOCIATES, INC.  
#335  
ARKANSAS ENGINEER

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REVISIONS	DATE
SKETCH PLAN FOR REVIEW	11/06/25
1ST SUBMITTAL	11/26/25
2ND SUBMITTAL	01/14/26
3RD SUBMITTAL	01/28/26
ADDED ROOF DRAIN	02/05/26
PLOTTED CONSTRUCTION PLAN	02/05/26
UPDATES TO TITLE BLOCK	02/18/26
ADDED NOTE REGARDING IRRIGATION	02/19/26

**MANA HEALTH BUILDING ADDITION**  
SDP / PIP

**GRADING PLAN - DEV AREA**

**ROGERS, ARKANSAS**

**BATES**  
Engineers - Surveyors  
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704  
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 16-260  
DRAWING NO. **GP2**

**LANDSCAPING CALCULATIONS**

**PATH TREES:**  
 PATH TREES REMOVED: 3  
 PATH TREES REPLACED: 3

**OPEN SPACE TREES:**  
 REQUIRED: 1 CANOPY OR SHADE TREE PER 1000 FT<sup>2</sup> OF ADDED IMPERVIOUS AREA AND 1 CANOPY OR SHADE TREE PER 2500 FT<sup>2</sup> OF ADDED BUILDING FLOOR AREA

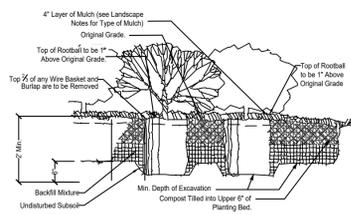
IMPERVIOUS AREA REMOVED: 2771.30 FT<sup>2</sup>  
 IMPERVIOUS AREA ADDED: 4030.20 FT<sup>2</sup>  
 TOTAL IMPERVIOUS AREA ADDED: 1258.90 FT<sup>2</sup>  
 TREES REQUIRED: 1.26 (2)

BUILDING FLOOR AREA ADDED: 4300  
 TREES REQUIRED: 1.72 (2)

TOTAL TREES PLACED ON SITE: 7

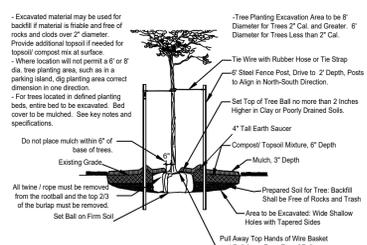
- TREE LIST:**
- 1) 2" BLACK CHERRY - 5' CANOPY
  - 2) 3" PECAN - 10' CANOPY
  - 3) 4" ELM - 20' CANOPY
  - 4) 3" ELM - 15' CANOPY
  - 5) 3" ELM - 15' CANOPY
  - 6) 4" SMOKETREE - 10' CANOPY
  - 7) 6" BALD CYPRESS - 20' CANOPY
  - 8) 5" BALD CYPRESS - 15' CANOPY REMOVED
  - 9) 6" MAPLE - 20' CANOPY REMOVED
  - 10) 6" MAPLE - 20' CANOPY
  - 11) 5" OAK - 10' CANOPY
  - 12) 4" OAK - 15' CANOPY
  - 13) 5" BALD CYPRESS - 10' CANOPY
  - 14) 4" OAK - 15' CANOPY
  - 15) 5" BALD CYPRESS - 15' CANOPY
  - 16) 4" MAPLE - 10' CANOPY REMOVED
  - 17) 6" MAPLE - 15' CANOPY REMOVED

**PLANT WARRANTY**  
 LANDSCAPE MUST BE GUARANTEED FOR TWO YEARS



**SHRUB PLANTING DETAIL**

- TREES**
1. EXCAVATION FOR TREE PITS SHALL BE 8" IN DIAMETER. CIRCLE TO BE CENTERED ON TREE AND TRUE IN FORM.
  2. STAKE ALL TREES BY USING THREE METAL FENCE POST STAKES AND THREE TIES. DRIVE STAKES APPROXIMATELY 6" OUTSIDE OF TREE ROOTBALL AND AN EQUAL DISTANCE FROM TREE TRUNK.
  3. ALL PRESERVED MATURE TREES ON THE SITE SHALL HAVE A MULCH RING ADDED AROUND THE TRUNK.
  4. ALL PLANTING HOLES FOR TREES AND SHRUBS SHALL BE BACKFILLED WITH AMENDED SOIL FREE OF SOD.
  5. ALL LANDSCAPE TREES PLANTED TO MEET STREET TREE, MITIGATION TREE OR OTHER LANDSCAPE CODE REQUIREMENTS MUST BE SINGLE STEM, MINIMUM 2" CALIPER TREES. NO DOUBLE OR TRIPLE STEM TREES WILL BE COUNTED TOWARDS MEETING REQUIREMENTS.
  6. IF PLANTING MATERIAL IS TO BE BAB THEN THE BAB MUST BE NATURAL FIBERS AND NOT SYNTHETIC.



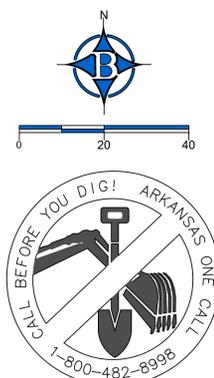
**TREE PLANTING DETAIL**

- LANDSCAPING**
1. PREPARE TOPSOIL FOR SHRUB AND GROUND COVER BEDS BY TILLING A 2 INCH LAYER (65 CF PER 1000 SQ. FT.) OF COMPOST INTO THE UPPER 6 INCHES OF SOIL.
  2. ALL PLANTING BEDS THAT ADJUT LAWN AREAS TO BE BORDERED BY STEEL EDGING.
  3. SOLID SLAB SOD BERMUDA GRASS OR BERMUDA SEED TO BE PLANTED IN ALL TURF AREAS.
  4. TOPSOIL DEPTH SHALL BE MINIMUM 18" IN ALL SHRUB AND GROUND COVER BEDS.
  5. APPLY 3" OF ORGANIC MULCH TO ALL SHRUB AND GROUND COVER BEDS.
  6. APPLY 1/2 POUND OSMOCOTE 8-8-12 EVENLY OVER CULTIVATED AREA AROUND EACH TREE AND 1 POUND PER 100 SQUARE FEET TO SHRUB AND GROUND COVER PLANTINGS.
  7. IRRIGATION SHALL BE EITHER UNDERGROUND AUTOMATIC SYSTEM.
  8. TREAT ALL LANDSCAPE AREAS TO CONTROL WEED GROWTH PRIOR TO STARTING CONSTRUCTION.
  9. ALL LANDSCAPE BEDS SHALL BE FREE OF SOD AND MULCH SHALL COVER THE BARE SOIL TO EASE MAINTENANCE.
  10. DIG DOWN THE EDGE OF ALL BEDS WHERE THEY ARE ADJACENT TO WALLS, WALKWAYS OR CURBS, SO THAT THE WALL, WALKWAY, OR CURB WILL WORK AS A BED EDGE TO CONTAIN THE MULCH OR GRAVEL.
  11. PLANTING BEDS SHALL HAVE AMENDED SOIL TO INSURE THE HEALTH OF THE PLANT MATERIALS.

**PLANT LIST**

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
3	SM	LITTLE GEM MAGNOLIA Magnolia Grandiflora "LITTLE GEM"	B&B	2.5" CAL. 6' TALL	PATH TREE REPLACED LARGE CANOPY
4	RO	SOUTHERN RED OAK Quercus falcata	B&B	2.5" CAL. 6' TALL	OPEN SPACE TREES LARGE CANOPY

**IRRIGATION NOTE:**  
 PROTECT EXISTING IRRIGATION DURING CONSTRUCTION. REMOVE AND CAP COMPONENTS AS NECESSARY. FULLY RESTORE, RECONNECT, AND TEST THE SYSTEM UPON COMPLETION.



ENGINEER: GB  
 DRAWN BY: MW

STATE OF ARKANSAS  
 REGISTERED PROFESSIONAL ENGINEER  
 REG. NO. 9810  
 REG. EXPIRES 12/31/2026

02-19-2026

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 ARKANSAS ENGINEER  
 No. 3335

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**REVISIONS**

DATE	REVISIONS
11/06/25	SKETCH PLAN FOR REVIEW
11/26/25	1ST SUBMITTAL
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02/19/26	ADDED NOTE REGARDING IRRIGATION

**MANA HEALTH BUILDING ADDITION**  
 SDP / PIP

**LANDSCAPE PLAN - OVERALL**

**ROGERS, ARKANSAS**

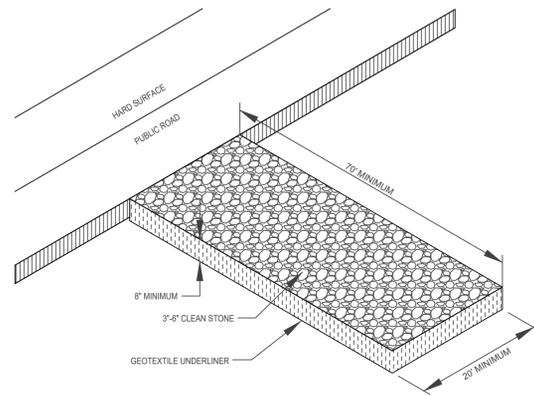
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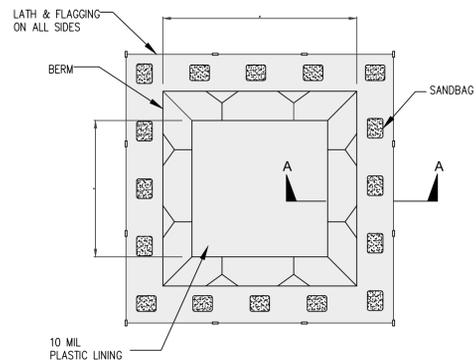
PROJECT NO. 16-260

DRAWING NO. LP1

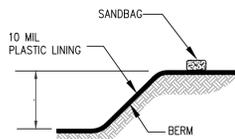


- CONSTRUCTION EXIT NOTES**
1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS.
  2. CLEAN STREETS DAILY WITH BROOM AND SHOVEL. THE USE OF WATER IS PROHIBITED.
  3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.

CONSTRUCTION EXIT  
N.T.S.

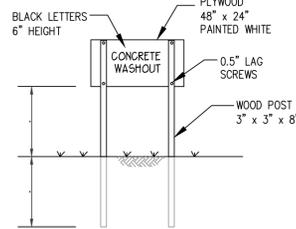


CONCRETE WASHOUT  
TYPE "BELOW GRADE"



SECTION A-A

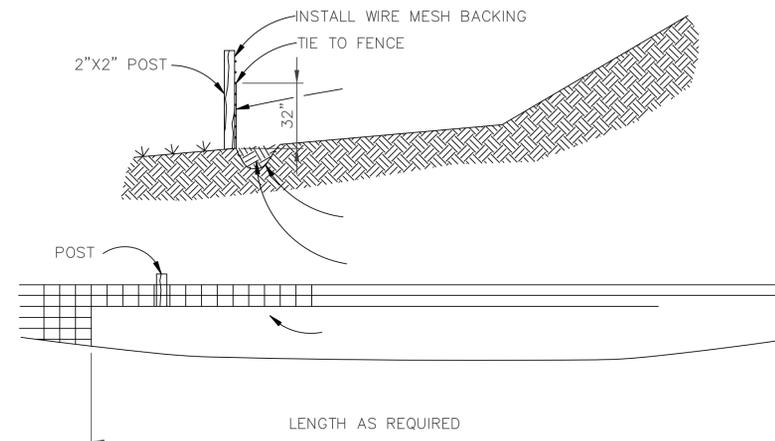
- NOTES**
1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
  2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
  3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
  4. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
  5. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
  6. WASHOUT FACILITIES WILL BE CLEANED OUT ONCE THE WASHOUT IS 75% FULL.
  7. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
  8. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.



SIGN DETAIL

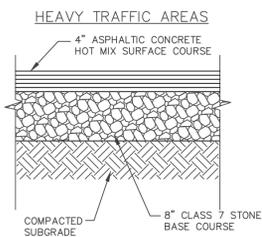
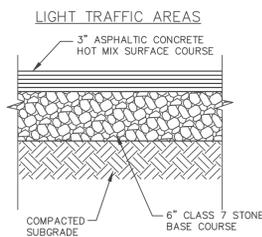
**CONCRETE WASTE MANAGEMENT DETAIL**

N.T.S.



- NOTES:**
- THE EMBEDDED SILT FENCE SHALL BE PLACED ON A CONTOUR AND DESIGNED TO HOLD RUNOFF FROM THE 10 YEAR STORM FROM AN AREA OF 100 SQ. FT. FOR EACH FOOT OF FENCE. THE MAXIMUM DEPTH OF RETAINED WATER ON THE UPSTREAM SIDE OF THE FENCE SHALL BE TWO (2) FEET. THE MAXIMUM SLOPE LENGTH ABOVE THE FENCE SHALL BE NO MORE THAN ONE HUNDRED (100) FEET. THE MAXIMUM SLOPE ABOVE THE FENCE IS 3:1.
  - THE FABRIC SHALL BE BURIED IN A TRENCH THAT IS AT LEAST EIGHT INCH DEEP AND EIGHT INCHES WIDE. THE FABRIC SHALL BE PLACED ON THE UPSTREAM SIDE OF THE POSTS.
  - POST SHALL BE MADE OF METAL (1-POST) OR WOOD (2X2) AND PLACED NO MORE THAN SIX FEET APART.
  - ALL EMBEDDED SILT FENCE SHALL BE WIRE-BACKED EXCEPT WHEN USED AS INLET PROTECTION.
  - THE EMBEDDED SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER ONE-HALF (1/2) INCH OR GREATER RAINFALLS FOR PROPER INSTALLATION, DEFECTIVE FENCING, EROSION ON THE ENDS, AND EXCESSIVE SEDIMENT BUILDUP BEHIND THE FENCE (HALF THE FENCE HEIGHT). ANY SEDIMENT ACCUMULATED BEHIND THEM MUST BE REMOVED AND DISPOSED OF PROPERLY. ANY DEFECTIVE MEASURES SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS.

**FILTER FABRIC BARRIER (SILT FENCE)**



**PAVEMENT SECTIONS**

ENGINEER: GB  
DRAWN BY: MW

STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 9810  
REGFREY H. BATES  
02-19-2026

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#335  
ARKANSAS ENGINEER  
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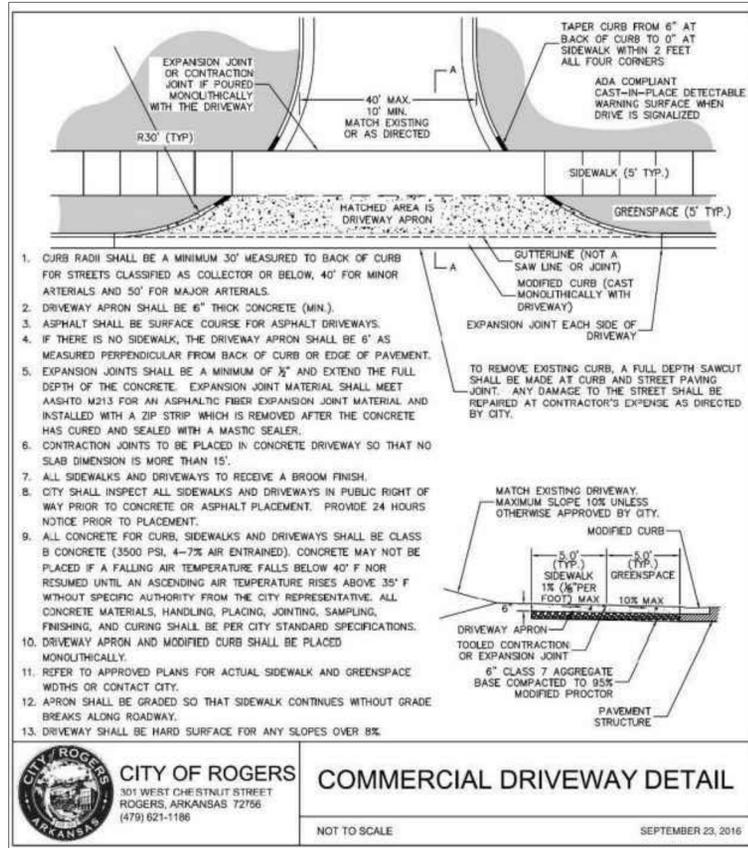
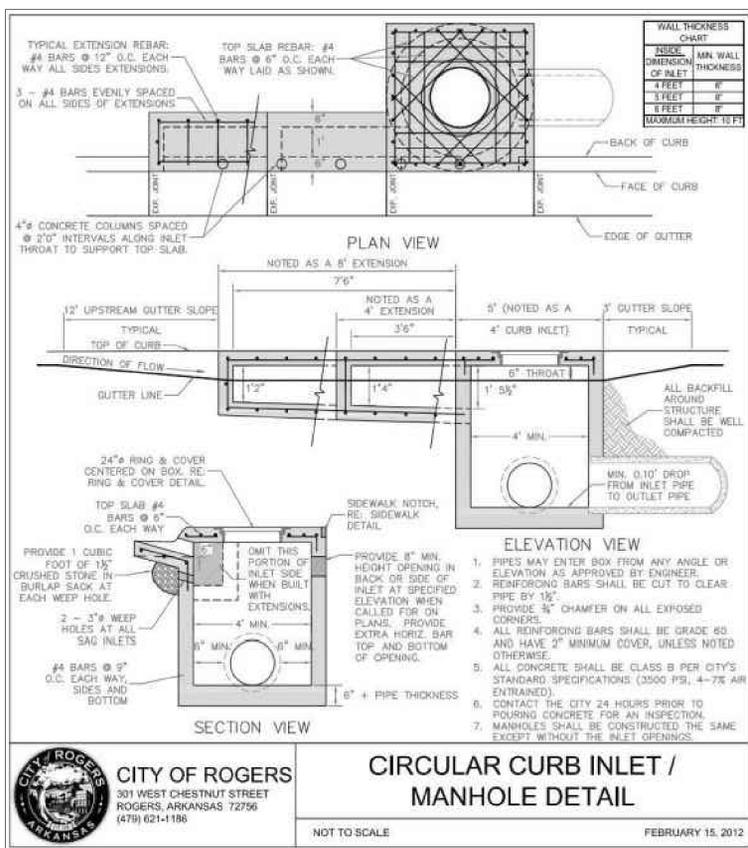
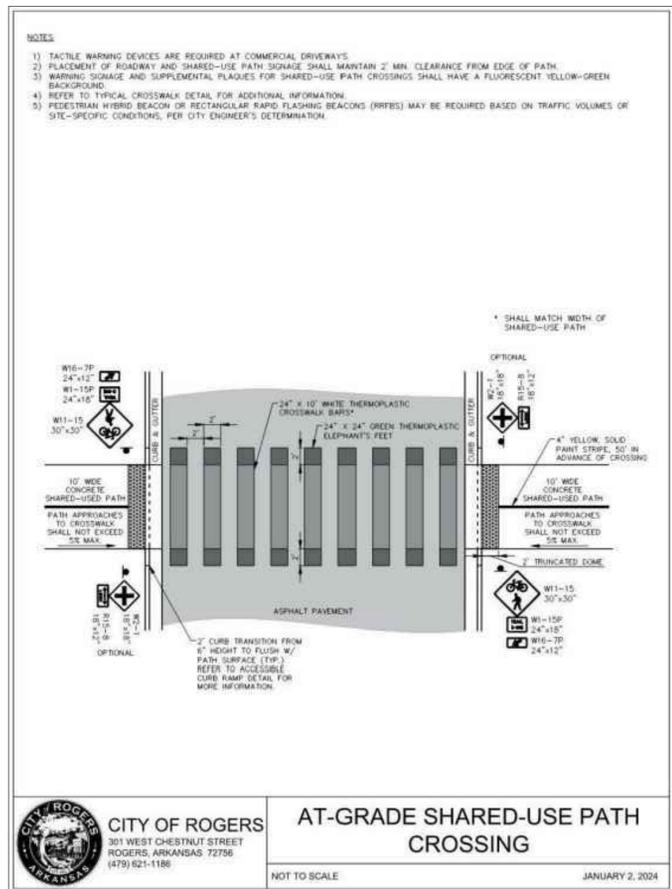
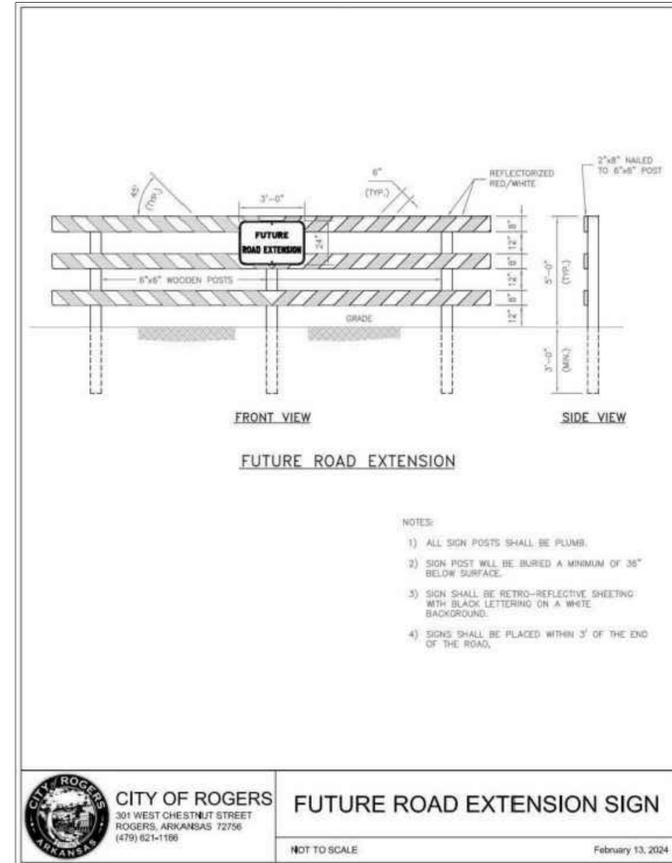
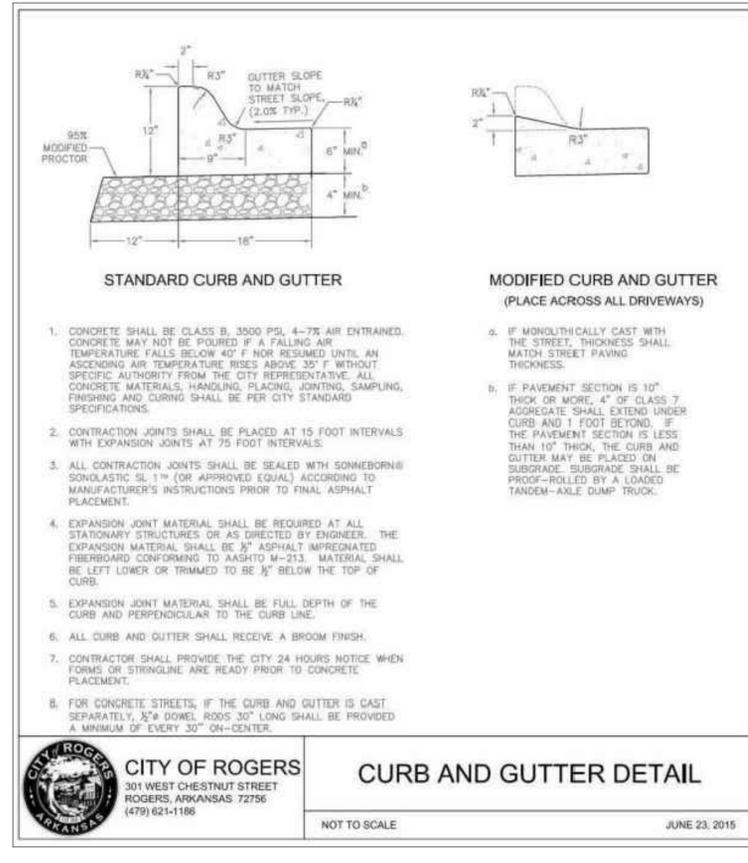
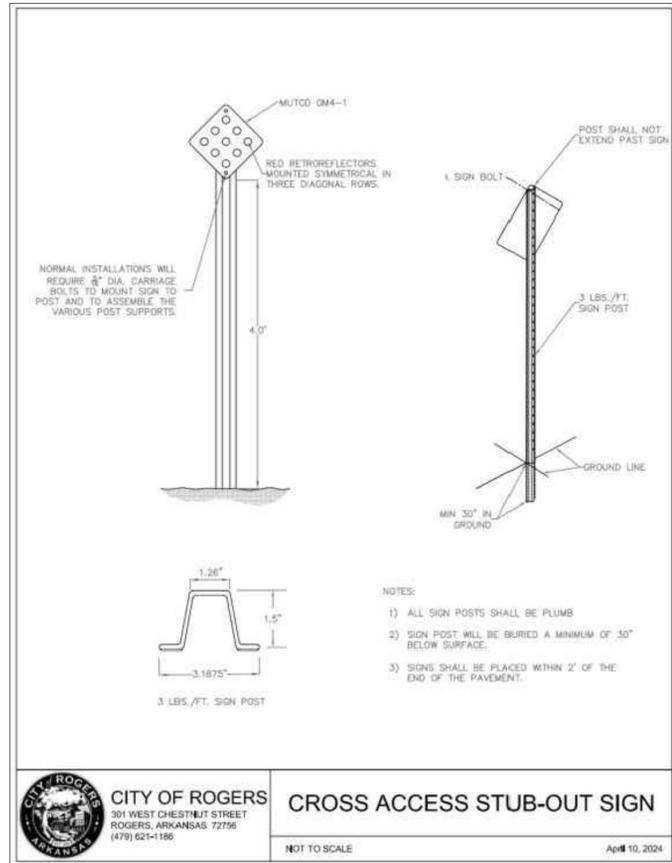
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**MANA HEALTH BUILDING ADDITION**  
SDP / PIP  
**SITE DETAILS**  
**ROGERS, ARKANSAS**

**BATES**  
Engineers - Surveyors  
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704  
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PROJECT NO. 16-260  
DRAWING NO. **DT1**





ENGINEER: GB  
DRAWN BY: MW

STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 9810  
JEFFREY H. BATES

02-19-2026

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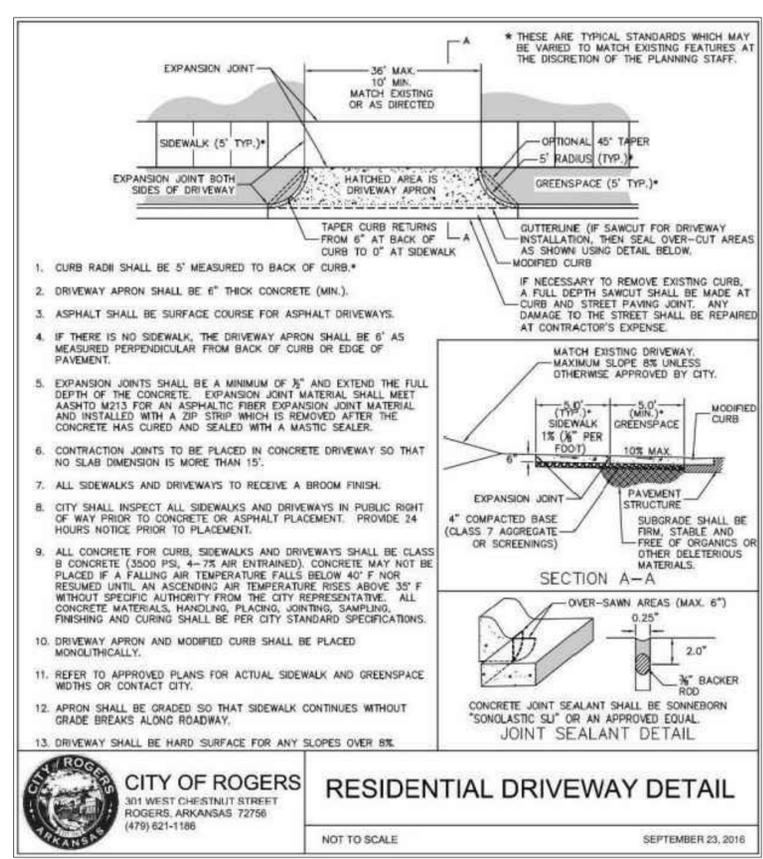
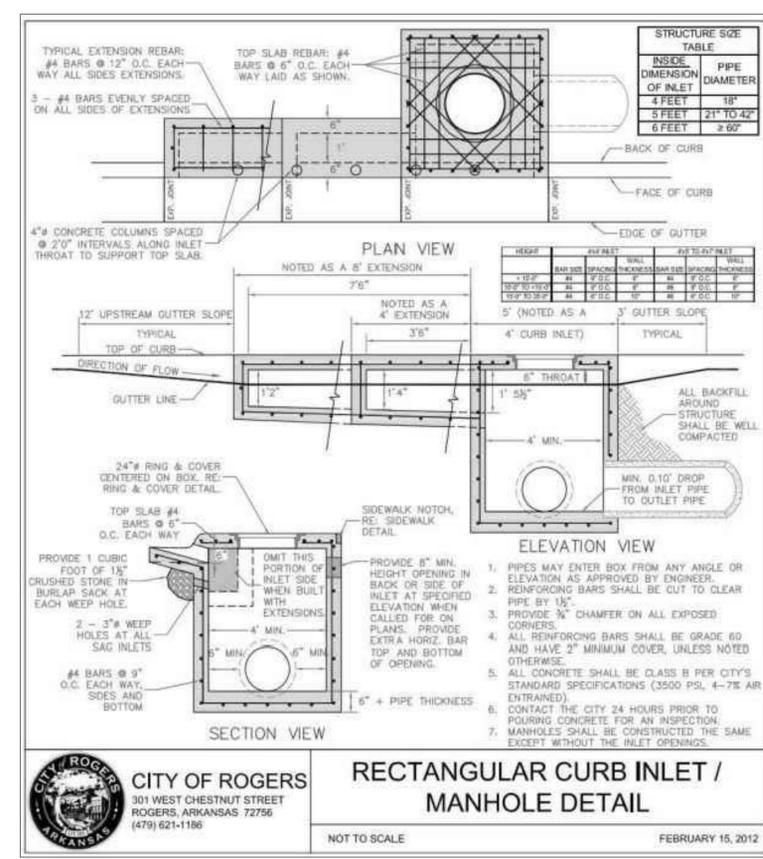
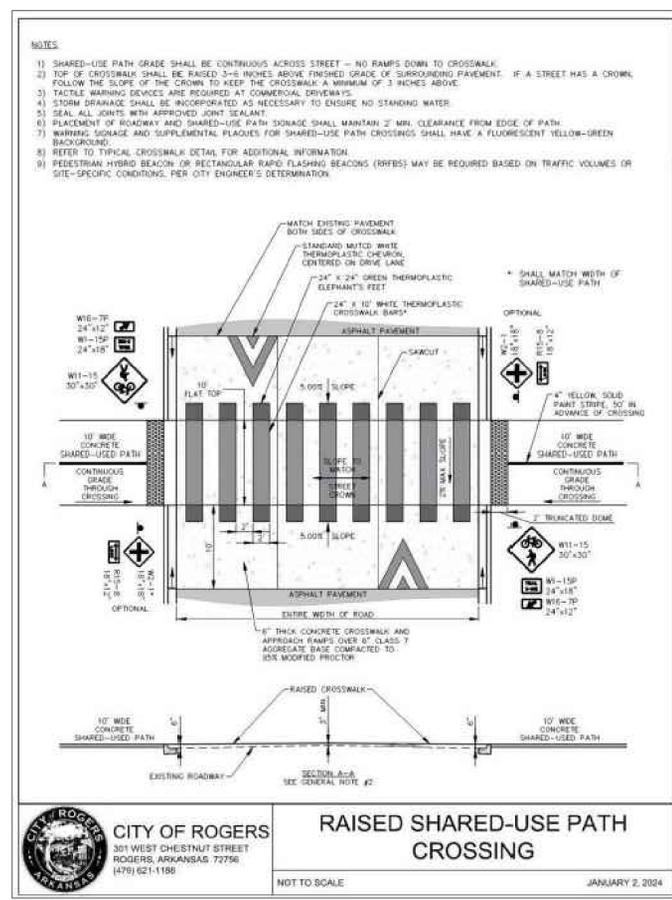
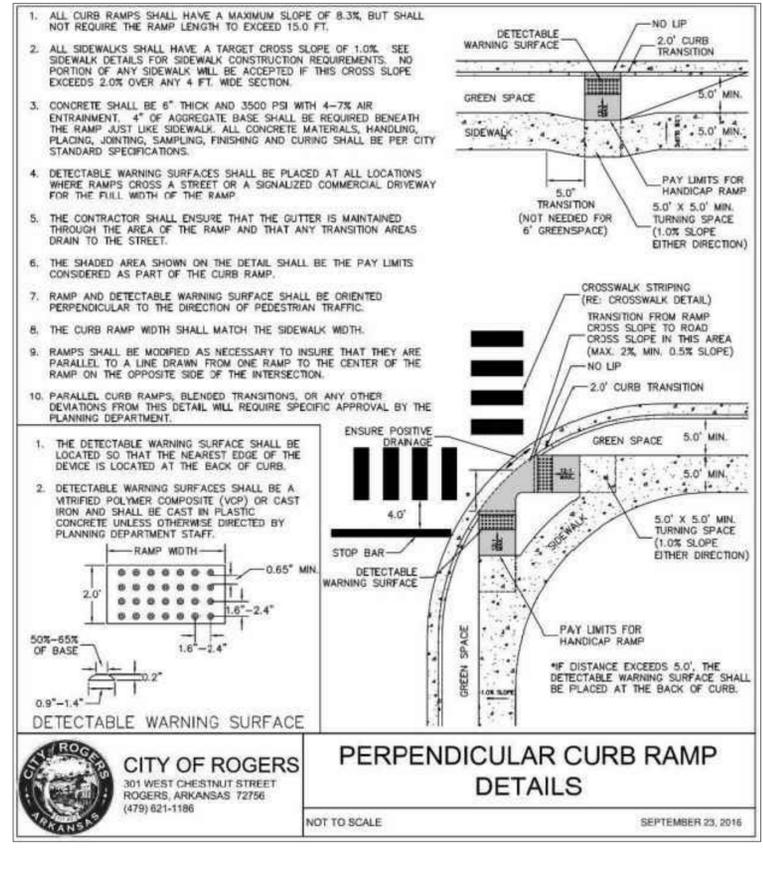
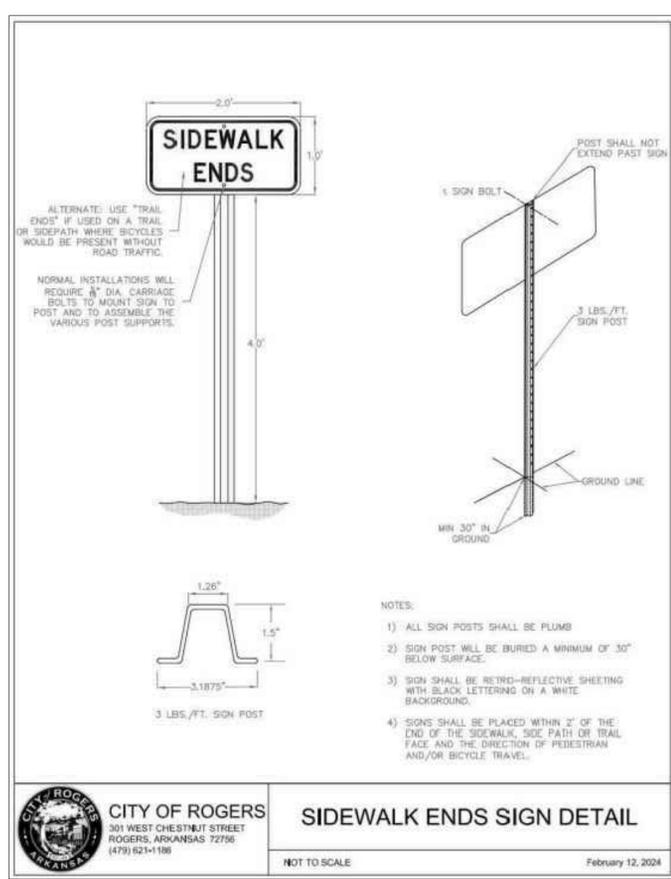
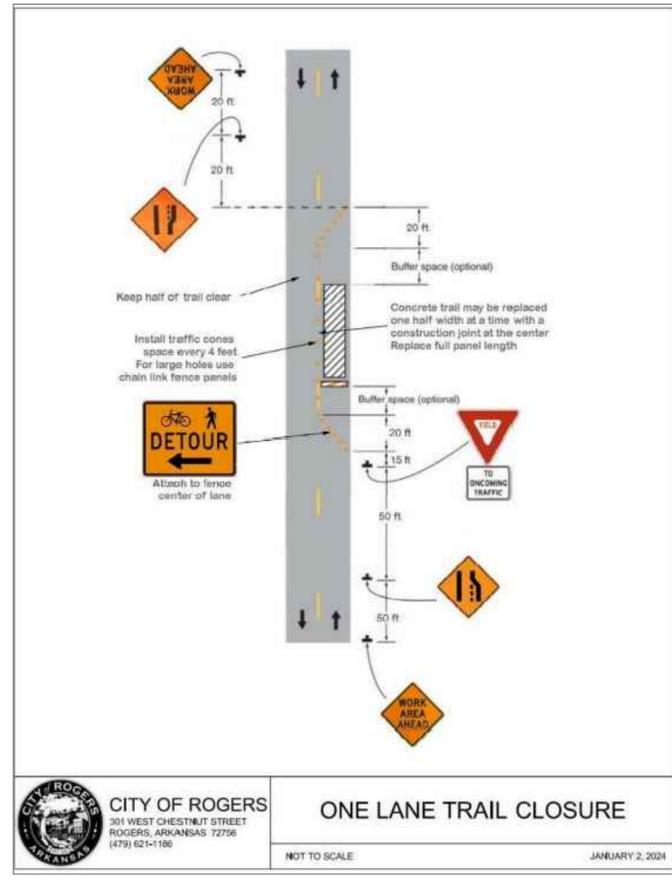
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**MANA HEALTH BUILDING ADDITION**  
SDP / PIP  
SITE DETAILS  
ROGERS, ARKANSAS

**BATES**  
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16-260  
DRAWING NO.  
**DT3**



STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 9810  
JEFFREY H. BATES

02-19-2026

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#335  
ARKANSAS ENGINEER

ENGINEER: GB  
DRAWN BY: MW

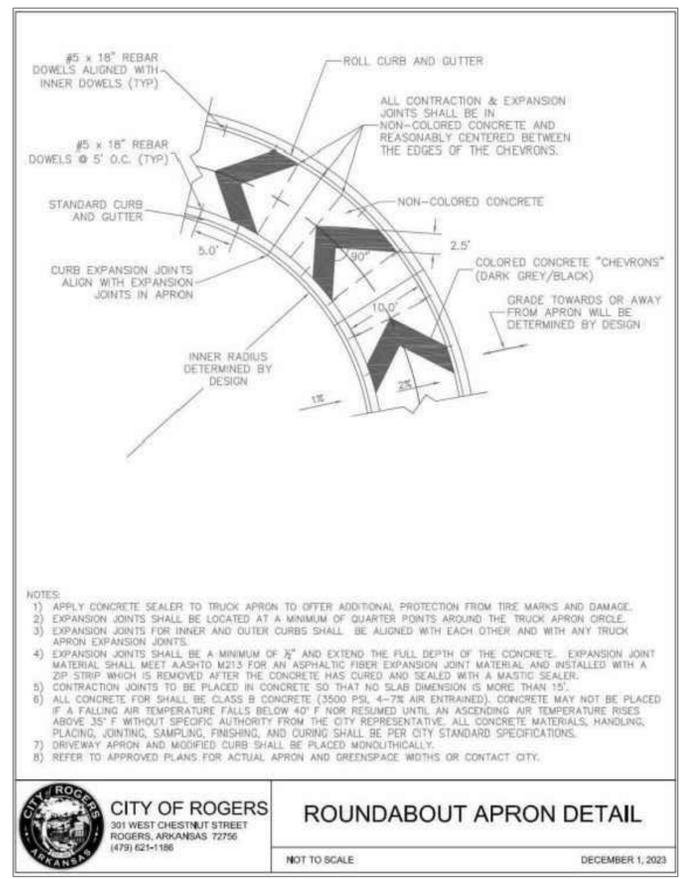
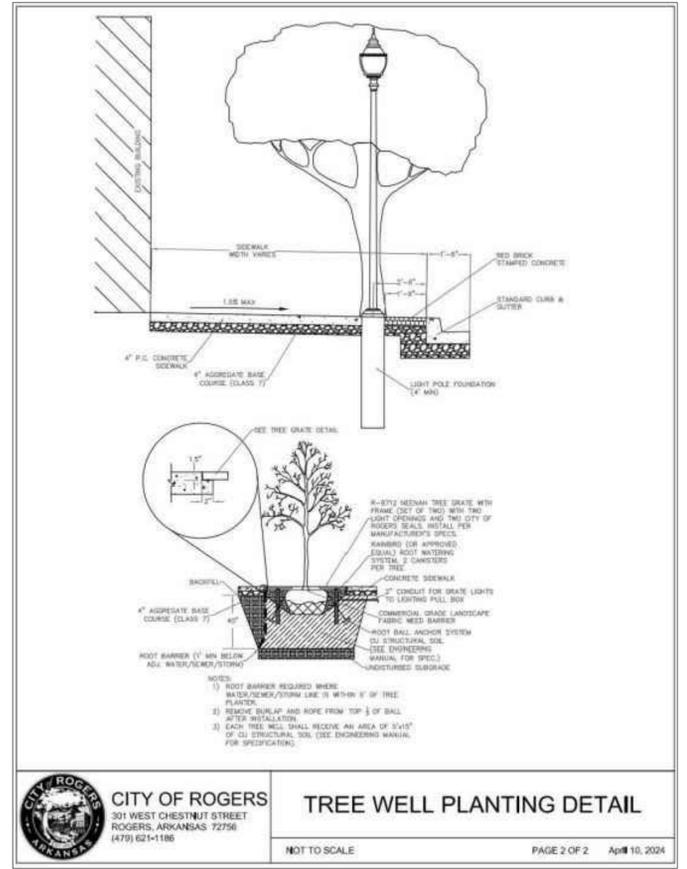
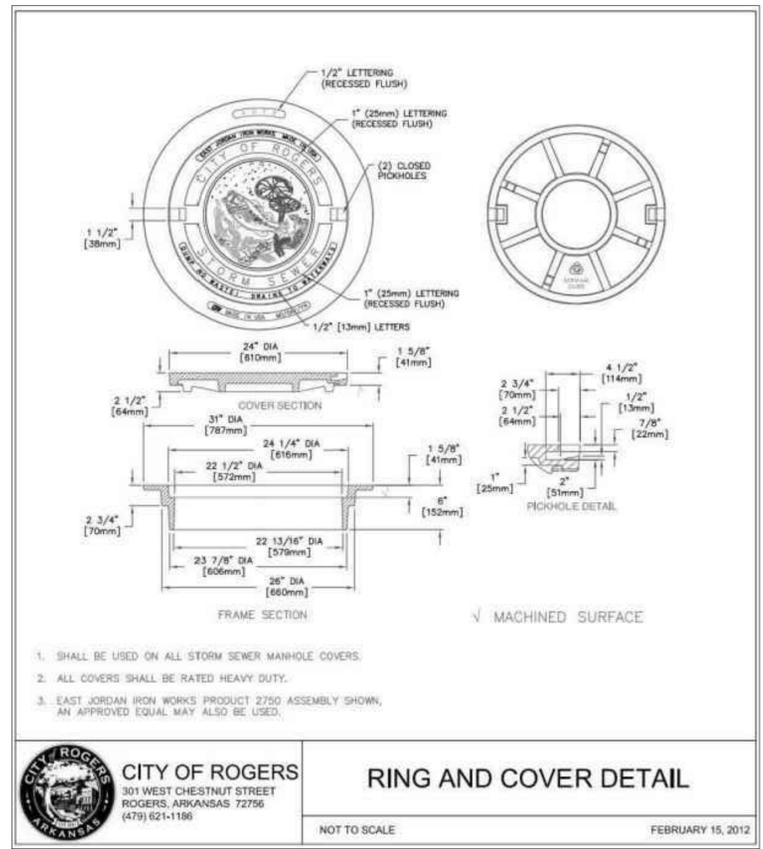
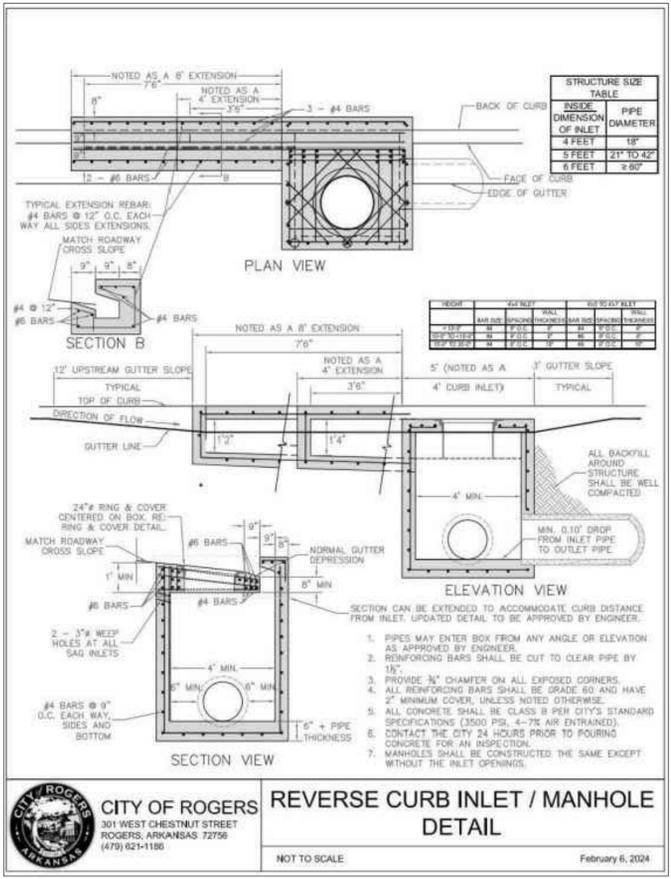
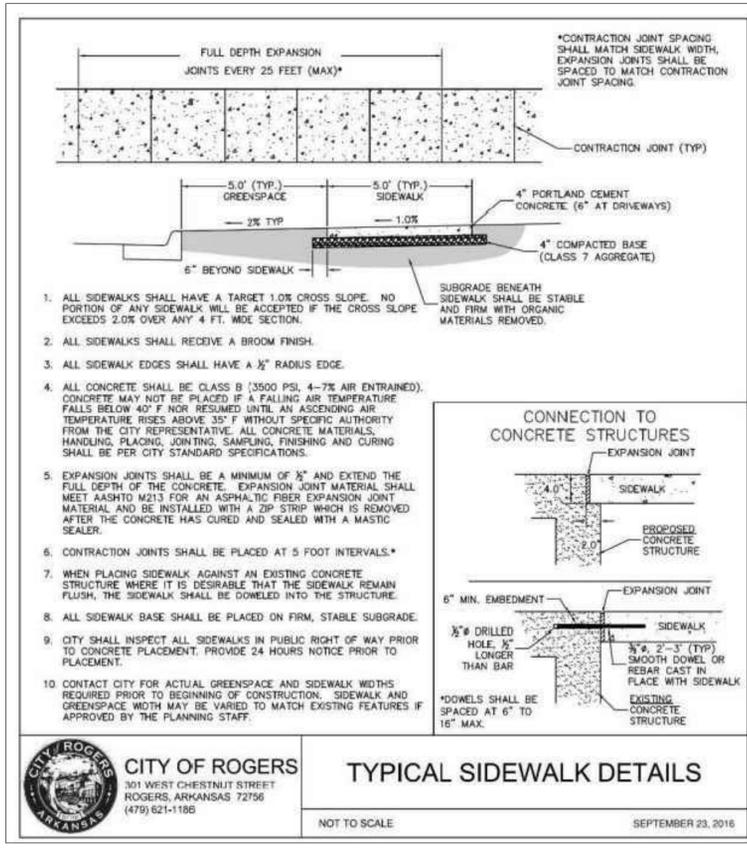
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MANA HEALTH BUILDING ADDITION  
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16-260

DRAWING NO.  
**DT4**



ENGINEER: GB  
DRAWN BY: MW

STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 9810  
JEFFREY H. BATES

02-19-2026

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ARKANSAS ENGINEER

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MANA HEALTH BUILDING ADDITION  
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ROGERS, ARKANSAS

16-260

PROJECT NO.

**BATES**  
Engineers - Surveyors  
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DRAWING NO.  
**DT5**



④ WEST ELEVATION  
 SCALE = 1/8" = 1'-0"



③ SOUTH ELEVATION  
 SCALE = 1/8" = 1'-0"



② SOUTHEAST ELEVATION  
 SCALE = 1/8" = 1'-0"



① EAST ELEVATION  
 SCALE = 1/8" = 1'-0"

S:\2438 MANA - Pinnacle Pediatrics Addition\manana.peds Pinnacle Hills.rvt 11/18/2025 10:24:13 AM 1/8" = 1'-0"

SEAL



**KEY ARCHITECTURE INC.**

P.O. BOX 748 FAYETTEVILLE, ARKANSAS 72702  
 PH: 479.444.6066 FAX: 479.444.1445

Project Status

Revision Schedule	Description
Rev. #	Date

Project name  
 3730 S PINNACLE HILLS PKWY #3  
 ROGERS, AR 72758

Owner's Name or Company  
 Owners Street Address  
 Owner's City, State, Zip

DATE 08/06/25	DRAWN BY Designer
PROJECT # Project Number	CHECKED BY Checker

SHEET  
**A2.1**  
 ELEVATIONS

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