

STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
JEFFREY H. BATES  
No. 9810  
02-19-2026  
BATES & ASSOCIATES, INC.  
#335  
Arkansas Engineer  
Copyright © 2023 Bates & Associates, Inc.

ENGINEER: GB  
DRAWN BY: MW

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  
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  
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 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)

**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 S83°30'51" E 100.18', THENCE S88°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 597.79' FOR A CHORD BEARING AND DISTANCE OF S03°31'11" E 169.98', 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 S1°04'13" 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 238.76' FOR A CHORD BEARING AND DISTANCE OF S32°37'54" W 143.03', THENCE LEAVING SAID RIGHT-OF-WAY N67°24'15" W 30.25' TO THE POINT OF BEGINNING, CONTAINING 2.31 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

**BASIS OF ELEVATION:**  
ON-SITE NETWORK GPS OBSERVATION NAVD83 VERTICAL DATUM

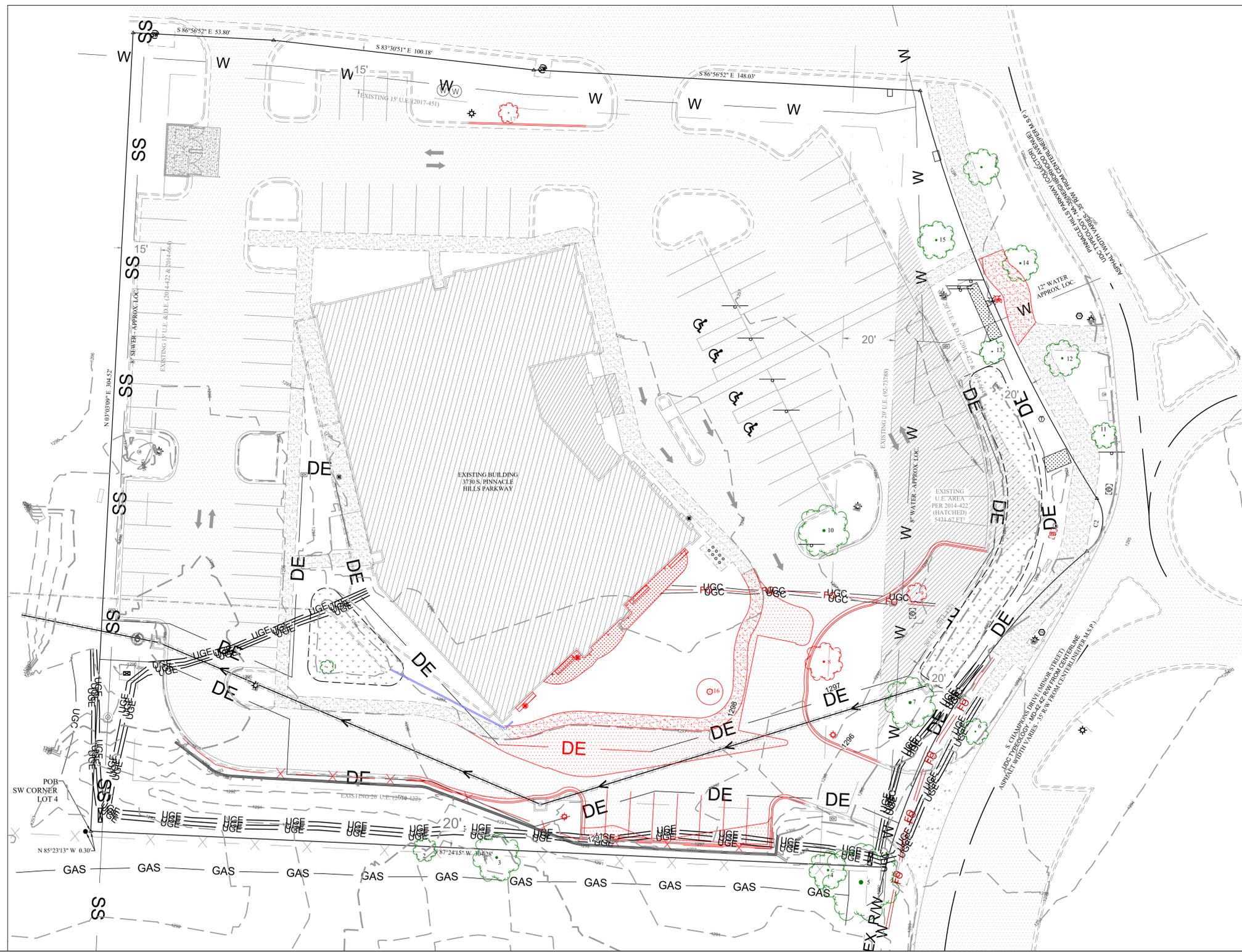
**PROPERTY ZONED:**  
T5.2 (TOWN CENTER MEDIUM)

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