

**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
---	---	ASPHALT
---	---	BUILDING
---	---	CANOPY
---	---	CENTERLINE
---	---	CONCRETE
---	---	CONTOURS (DK)
---	---	CONTOURS (INT)
---	---	CURB & GUTTER
---	---	DRAINAGE EASEMENT
---	---	EASEMENT (UTILITY)
---	---	ELECTRIC (UNDERGROUND)
---	---	ELECTRIC (OVERHEAD)
---	---	FENCE
---	---	FIBER OPTIC
---	---	FIRE STRIPING
---	---	FLOWLINE
---	---	FORCE MAIN
---	---	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
---	---	SIGN
---	---	SILT FENCE
---	---	STORM BOX
---	---	STORM PIPE
---	---	TRUNCATED DOME
---	---	WATER
---	---	WETLANDS

**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



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  
 SITE PLAN - OVERALL  
 ROGERS, ARKANSAS

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 DRAWING NO. SP1

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