

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.
7. SOIL WHICH IS EXPOSED FOR MORE THAN FOURTEEN (14) DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEED, MULCHED, OR REVEGETATED.

ADA NOTES:

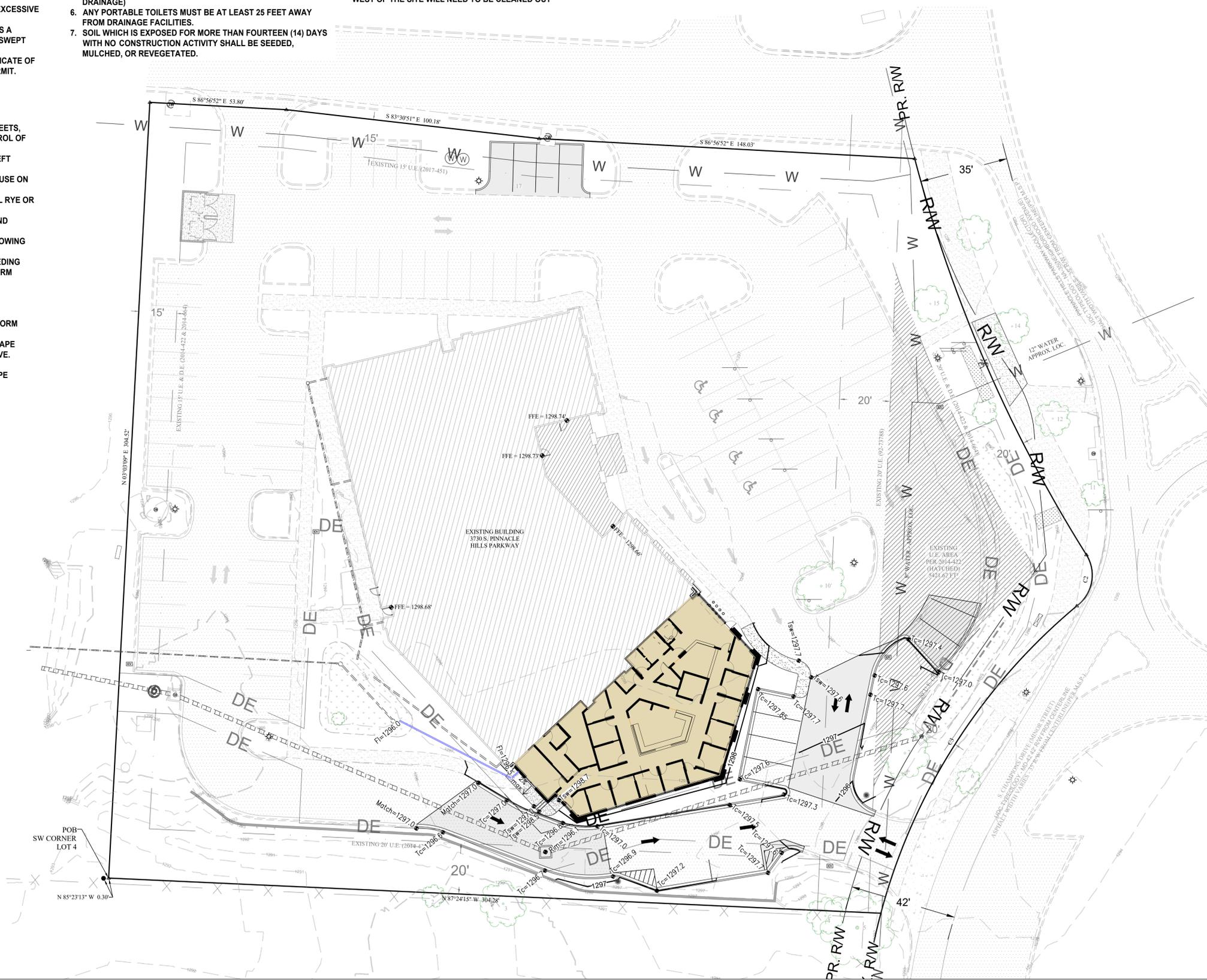
1. CONTACT CITY INSPECTOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL.
2. MAXIMUM SLOPE FOR ADA SPACE AND SIDEWALKS CROSSING DRIVE IS 2%
3. INLET TOPS SHALL MEET ADA REGULATIONS. IF NOT, TOP SHALL BE REPLACED AT OWNER'S EXPENSE

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)
		CONTOURS (NT)
		CURB & GUTTER
		DRAINAGE EASEMENT
		EASEMENT (UTILITY)
		ELECTRIC (UNDERGROUND)
		ELECTRIC (OVERHEAD)
		FENCE
		FIBER OPTIC
		FIRE STRIPING
		FLOWLINE
		FORCEMAN
		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



ENGINEER: GB
DRAWN BY: MW

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

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	02/18/26
UPDATES TO TITLE BLOCK	02/18/26
ADDED NOTE REGARDING IRRIGATION	02/19/26

MANA HEALTH BUILDING ADDITION
SDP / PIP

GRADING PLAN - OVERALL

ROGERS, ARKANSAS

BATES
Engineers - Surveyors

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PROJECT NO. 16-260
DRAWING NO. **GP1**