

DETAILED PLANS:

STATE FARM – JAMEY SOUTH

PROPOSED STORAGE BUILDING

515 N. REYNOLDS ROAD
BRYANT, ARKANSAS

PRE-CONSTRUCTION COPY -

PLANS FOR BIDDING PURPOSES.
QUANTITIES TO BE VERIFIED PRIOR
TO CONSTRUCTION. CONTRACTOR
TO VERIFY GRADES WITH ENGINEER
PRIOR TO CONSTRUCTION.

4/22/2025 REV: 5/6/2025

PREPARED FOR:

JAMEY SOUTH
515 N. REYNOLDS ROAD
BRYANT, AR 7222

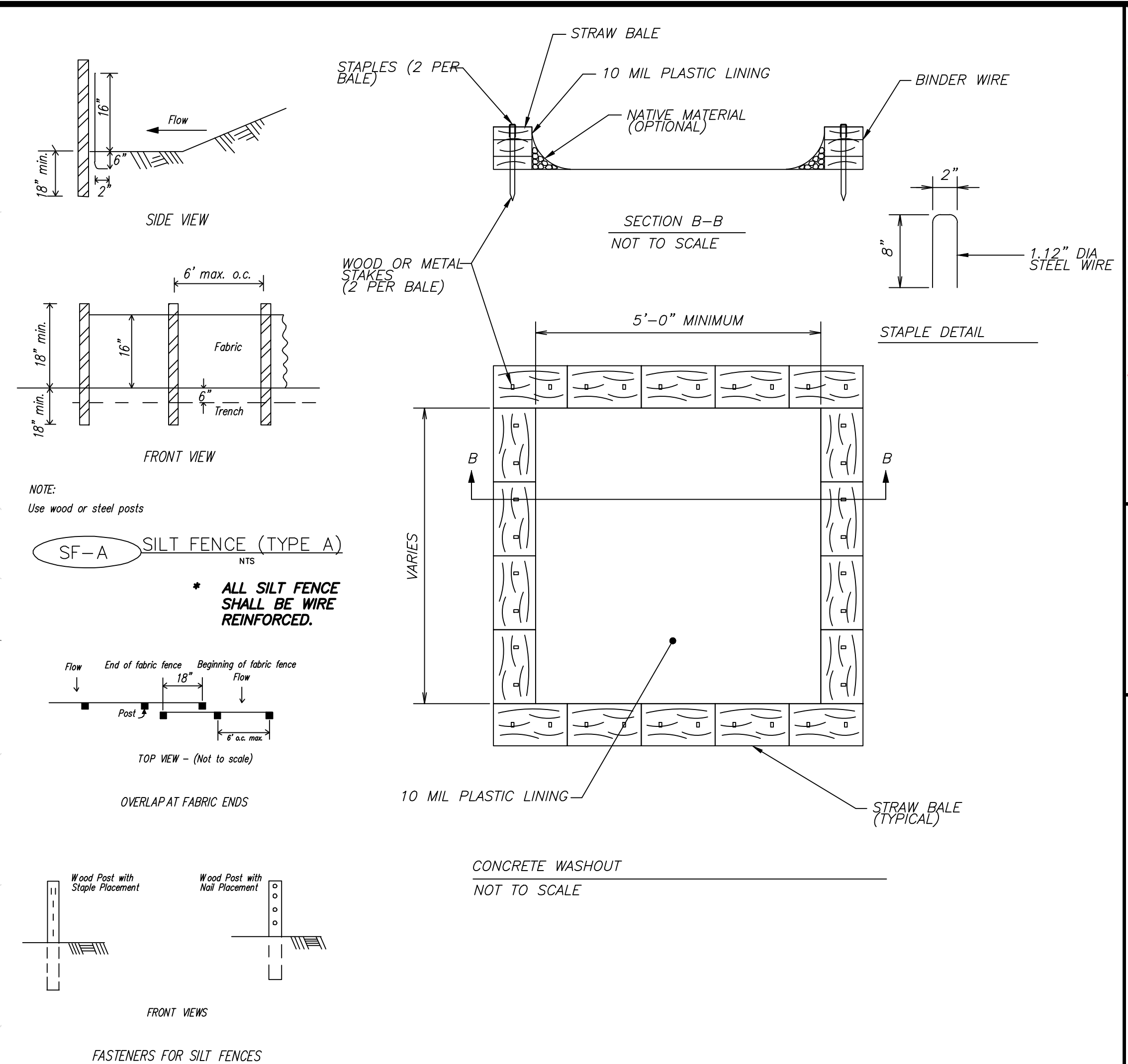
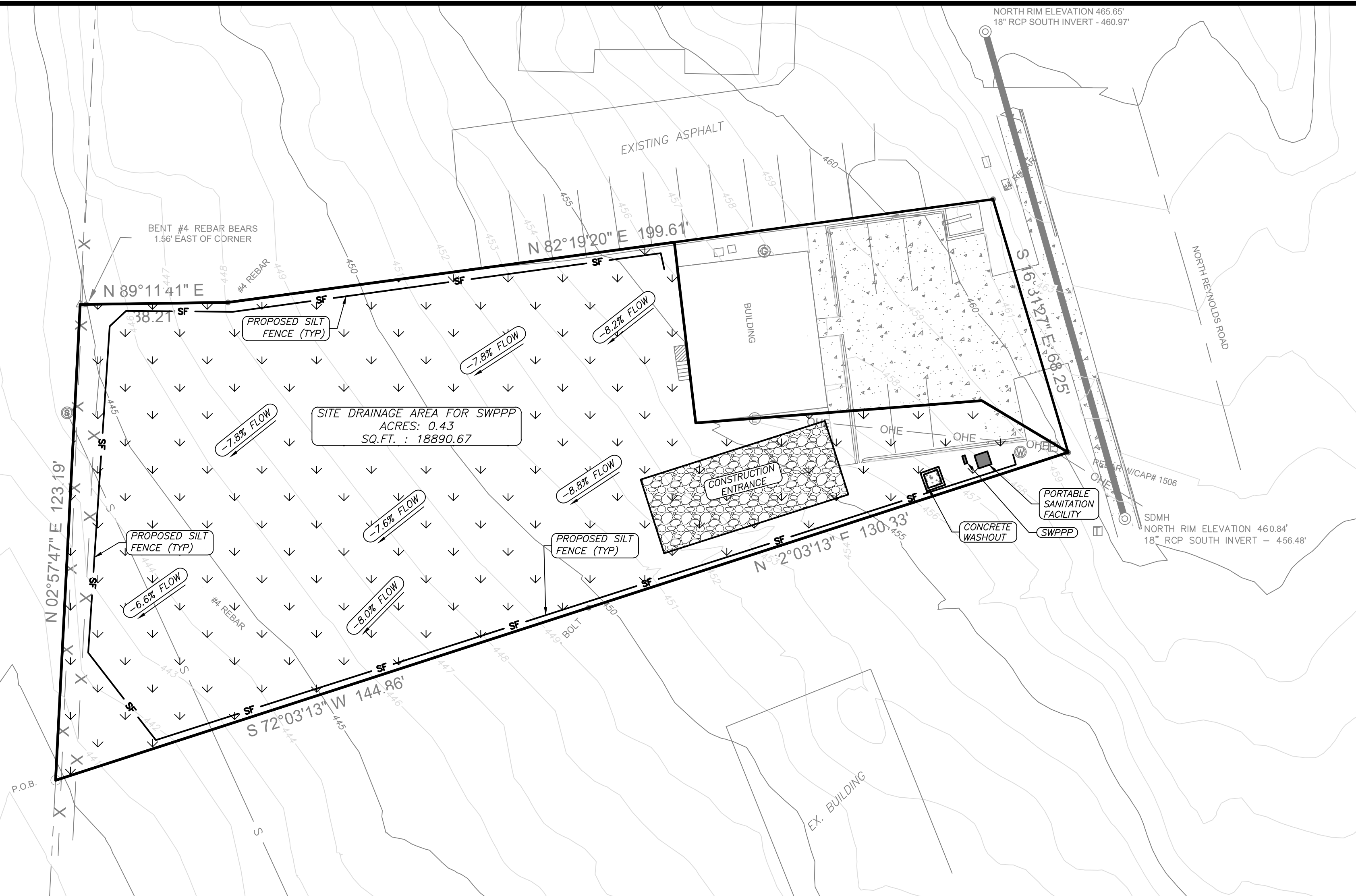


Prepared By:



325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

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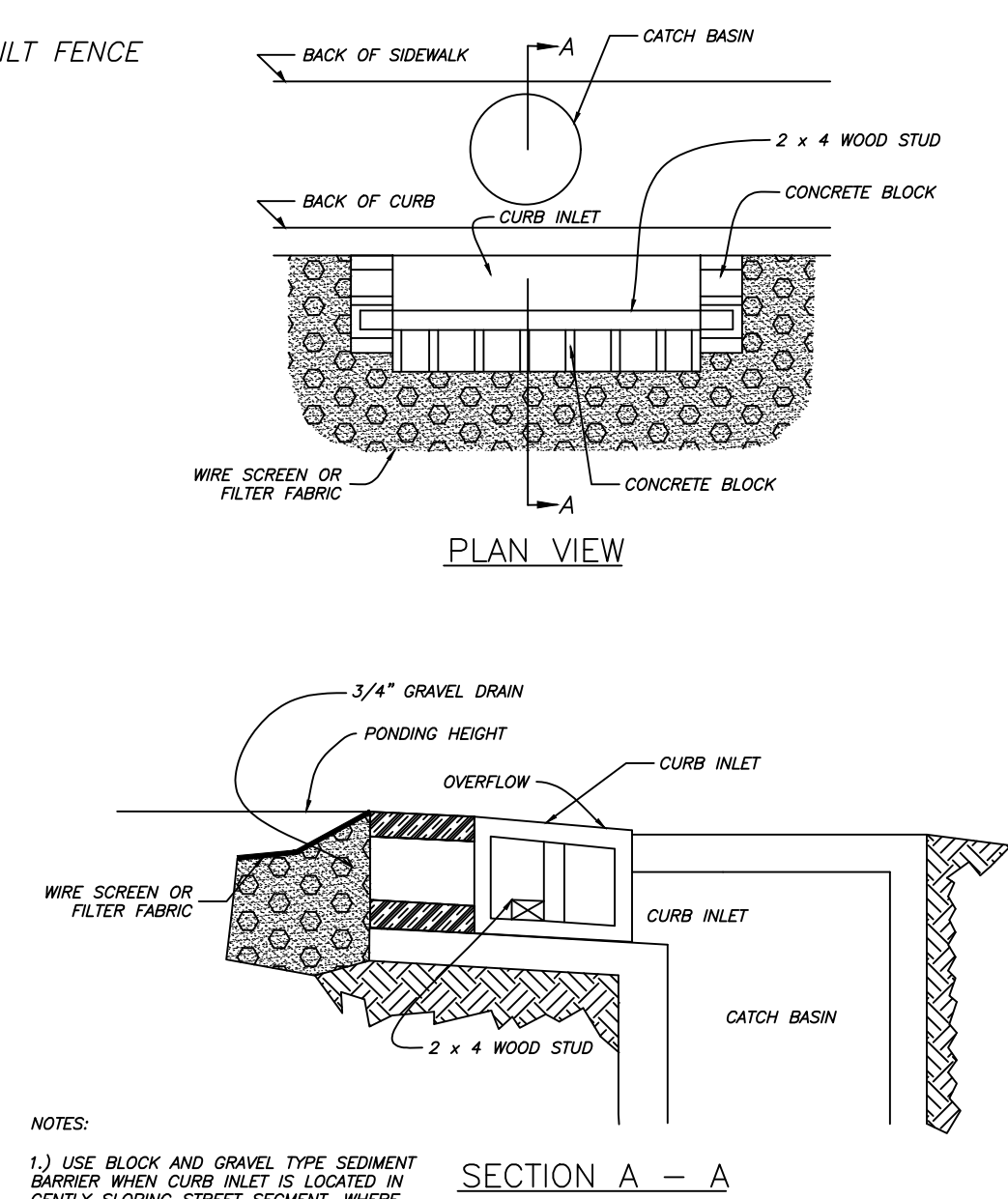
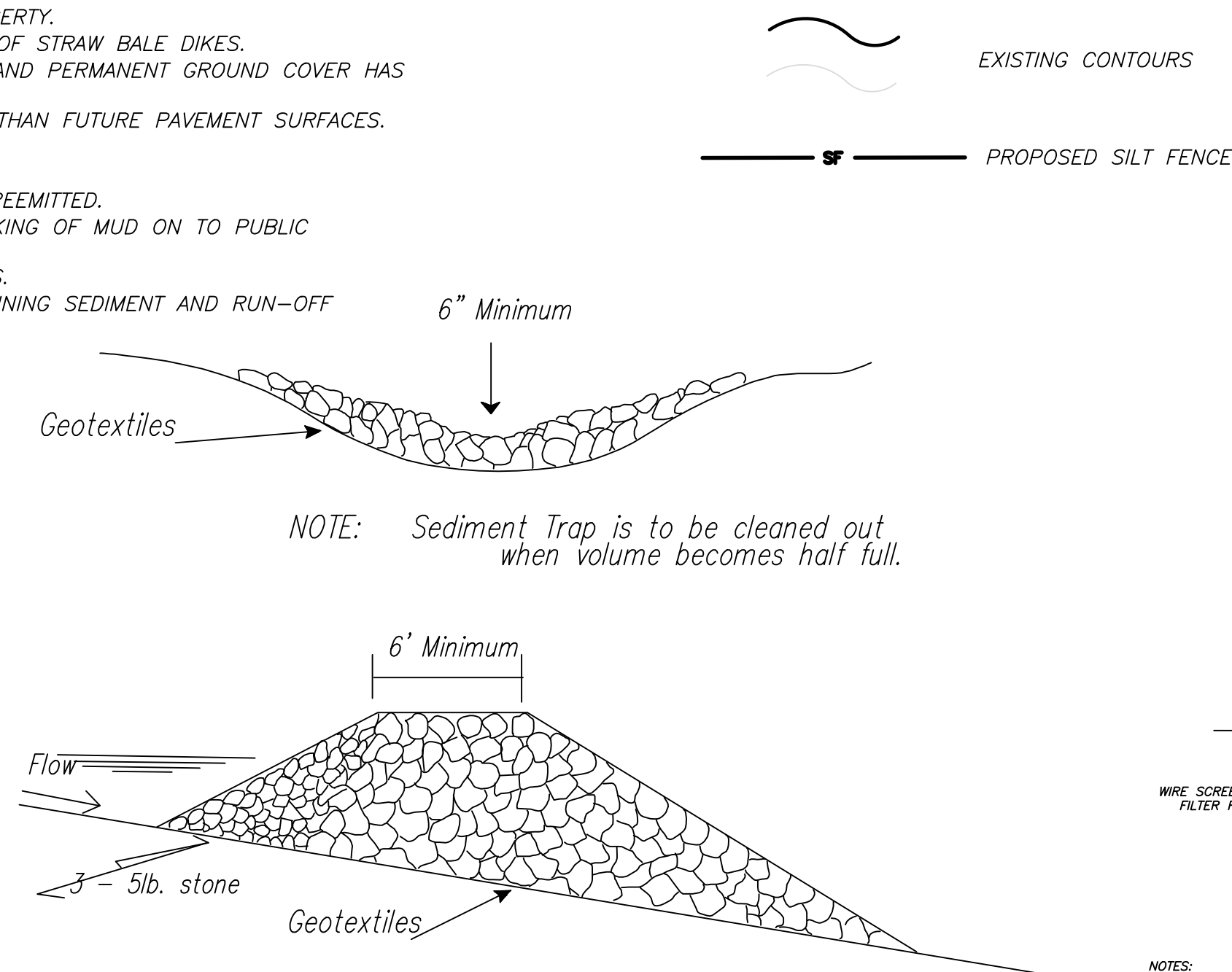
SWPPP NOTES:

- 1.) DEVELOPMENT SHALL ADHERE TO BRYANT AND ADEQ STORMWATER REQUIREMENTS.
- 2.) SEDIMENT BARRIERS SHALL BE CONSTRUCTED AT EACH INLET UNTIL GRADING IS COMPLETE AND TOP SOIL IS STABILIZED.
- 3.) A SILT FENCE AND STRAW BALE DIKE SHALL BE PLACED AT POTENTIAL LOCATIONS OF HEAVY EROSION.
- 4.) TEMPORARY STRAW BALE DIKES ARE TO BE CONSTRUCTED NOT TO POND WATER ON ADJACENT PROPERTY.
- 5.) ROCK DIKE CHECK DAMS TO BE CONSTRUCTED TO MEET ADEQ REQUIREMENTS WHEN USED IN LIEU OF STRAW BALE DIKES.
- 6.) ALL TEMPORARY EROSION CONTROLS SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE AND PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
- 7.) ONE OF THE FOLLOWING GROUND COVER METHODS SHALL BE USED AT AREAS OF CLEARING OTHER THAN FUTURE PAVEMENT SURFACES.

STRAW OR HAY-LOOSE	2.0 TONS/ACRE
STRAW OR HAY-TIED, ANCHORED, OR TACKED	1.5 TONS/ACRE
- 8.) SOIL EXPOSED FOR MORE THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEEDED OR REEMITTED.
- 9.) CONSTRUCTION ENTRANCES/EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD ON TO PUBLIC RIGHT-OF-WAY.
- 10.) ADDITIONAL EROSION CONTROL MEASURES TO BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.
- 11.) CONTRACTOR SHALL USE "BEST MANAGEMENT PRACTICES" (BMP'S) WHEN IMPLEMENTING AND MAINTAINING SEDIMENT AND RUN-OFF CONTROLS.

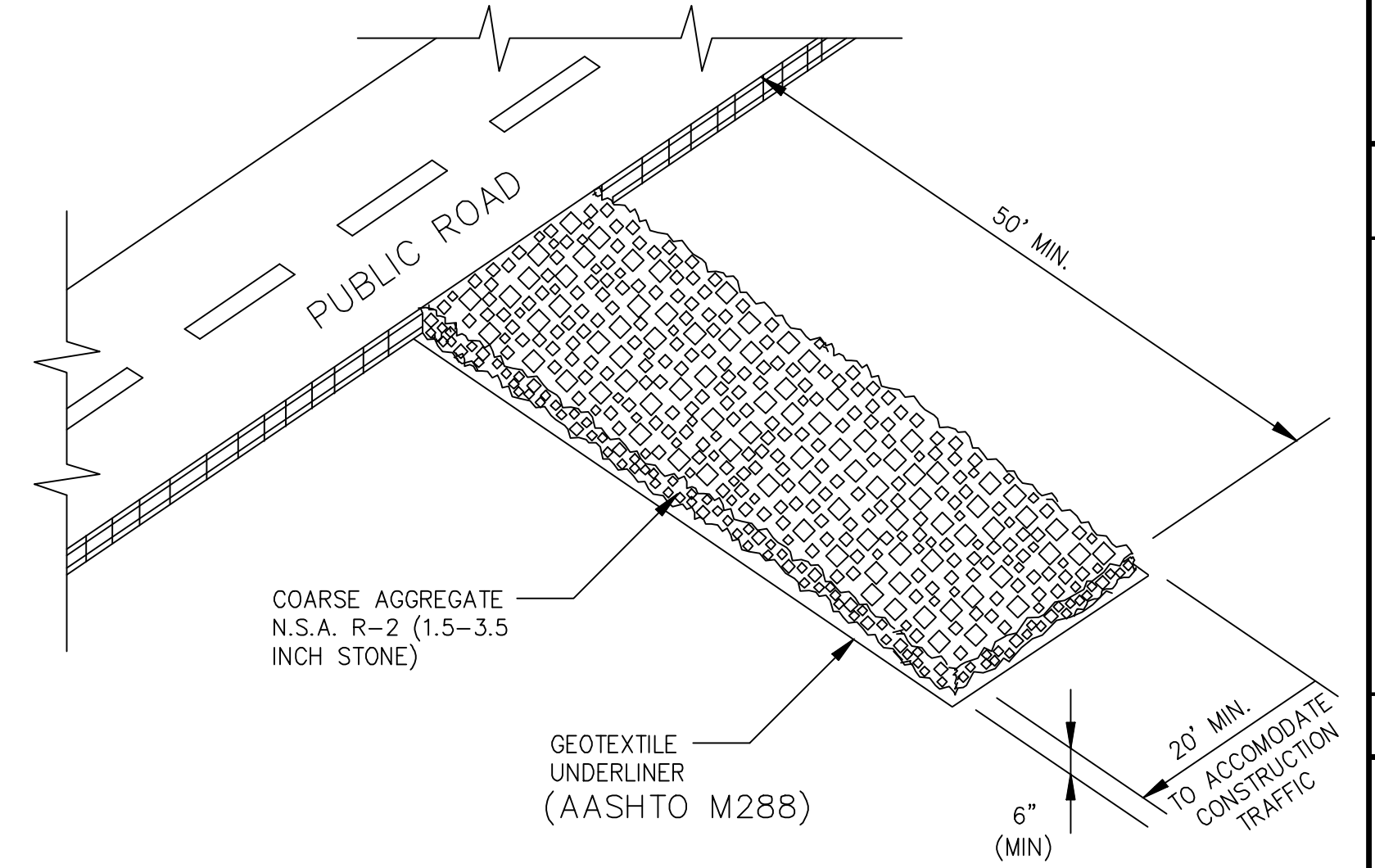
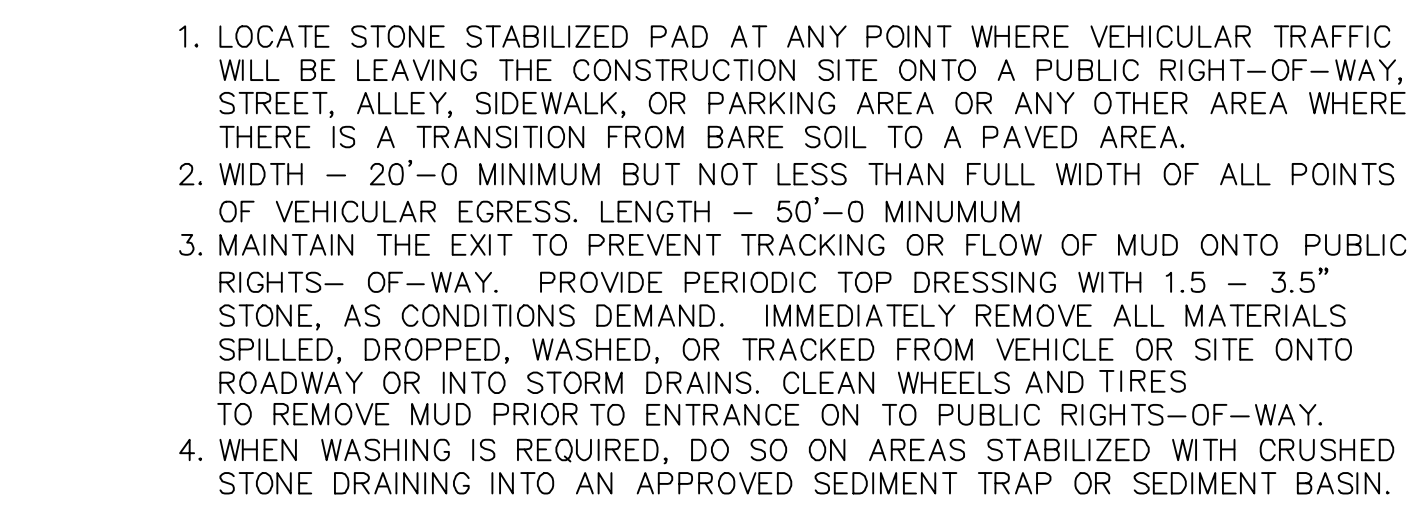
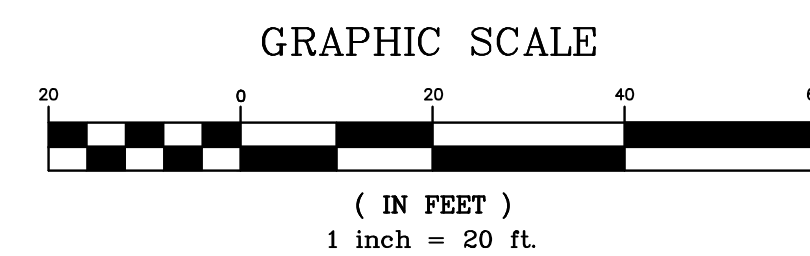
GENERAL EROSION CONTROL NOTES

1. THE LOCATION OF KNOWN SURFACE & SUBSURFACE STRUCTURES, PIPE, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING THEMSELVES AS TO THE LOCATION OF THE AFFECTED ITEMS. SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATIONS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
2. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED AS THE PROJECT PROGRESSES AND AREAS ARE DISTURBED.
4. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
5. ALL INLETS ON AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SEDIMENT.
6. STORM WATER CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY 7 DAYS.
7. ALL EROSION CONTROL DEVICES ARE TO BE MAINTAINED IN GOOD WORKING CONDITION THROUGHOUT THE DURATION OF THIS PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED. ALL SEDIMENT TRAPS ARE TO BE CLEANED AS REQUIRED.
8. ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHED.
9. REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.
10. DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT AND ADEQ STORM WATER REQUIREMENTS.
11. ADDITIONAL EROSION CONTROL MEASURES TO BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.
12. CONTRACTOR TO COMPLY WITH ALL OSHA SAFETY REQUIREMENTS.

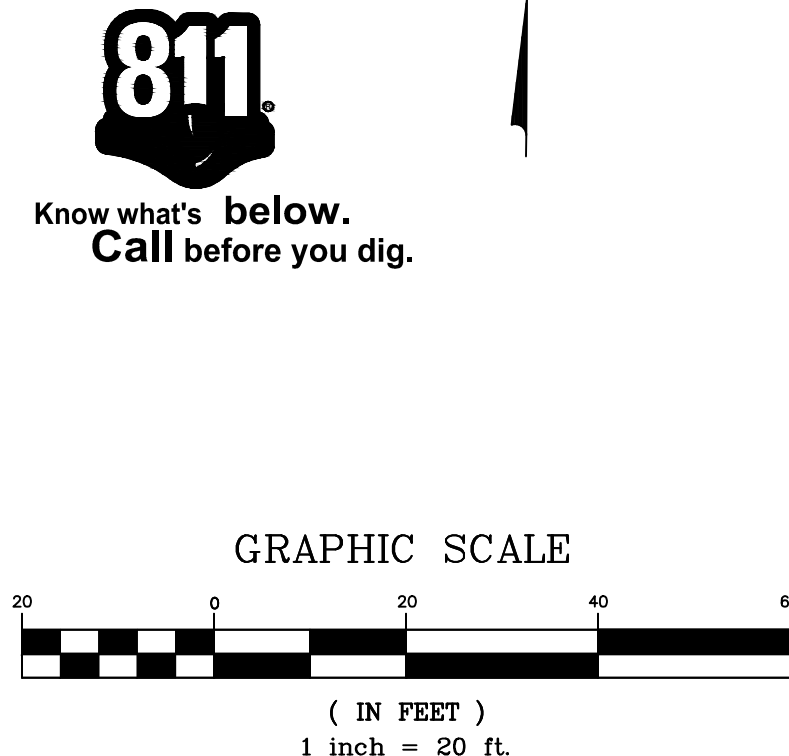


NOTES:

1. FOR USE IN SMALL CHANNELS WITH DRAINAGE AREAS OF 50 ACRES OR LESS.
2. MUST BE USED IN CONJUNCTION WITH OTHER APPROPRIATE SEDIMENT CONTROL MEASURES.
3. USE BELOW CULVERT INSTALLATIONS, DAM CONSTRUCTION, OR ANY PROJECT THAT MAY INVOLVE GRADING ACTIVITY DIRECTLY IN A STREAM.
4. NOT INTENDED TO SUBSTANTIALLY IMPOUND WATER.
5. USE AT THE UPSTREAM END OF PONDS OR LAKES.
6. EDGES SHOULD NOT BE HIGHER THAN THE CHANNEL BANKS.
7. CENTER SHOULD BE AT LEAST 6 INCHES LOWER THAN THE OUTER EDGES OF THE DAM AT THE CHANNEL BANKS.
8. HEIGHT SHOULD NOT EXCEED ELEVATION OF UPSTREAM PROPERTY LINE.
9. SIDE SLOPES SHOULD BE 2:1 OR FLATTER.
10. TOP WIDTH SHOULD BE GREATER THAN 6 FEET.
11. EXTEND COMPLETELY ACROSS THE CHANNEL AND SECURELY TIE INTO BOTH CHANNEL BANKS
12. REQUIRES PERIODIC INSPECTION AND MAINTENANCE.
13. SEDIMENT REMOVED WHEN IT REACHES ONE-HALF OF THE ORIGINAL DAM HEIGHT



NOT TO SCALE













M. CONTRACTOR SHALL CONTACT CITY OF BRYANT PRIOR TO COMMENCEMENT OF UTILITY CONSTRUCTION OR TIE-INS.

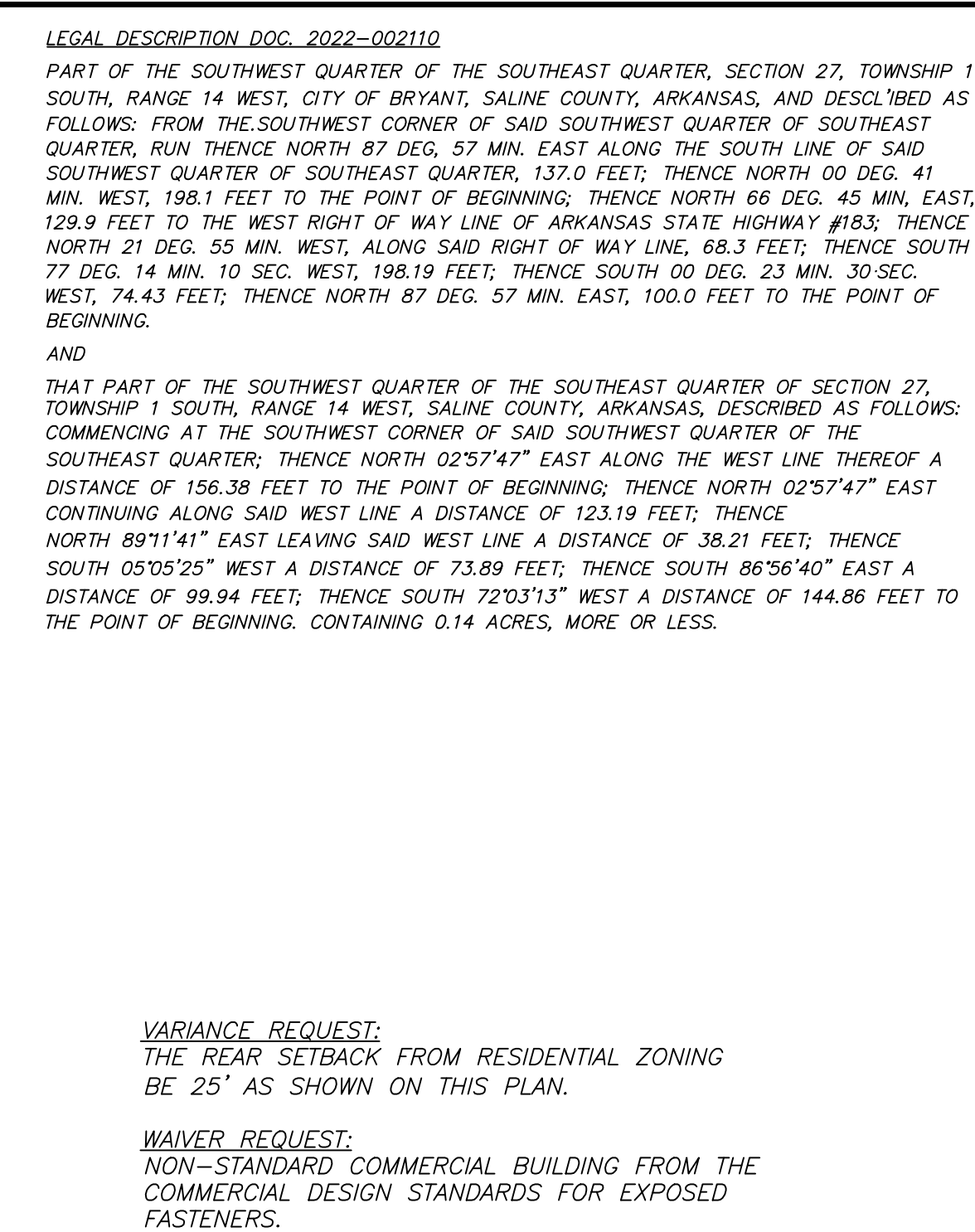
NATURAL GAS:
SUMMIT UTILITIES
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS
888-498-0409

Know what's **below**.
Call before you dig.

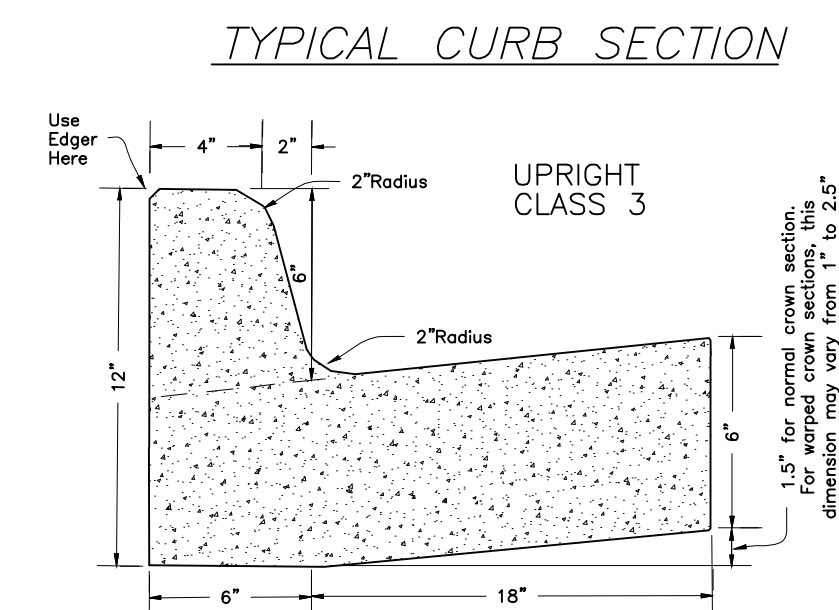
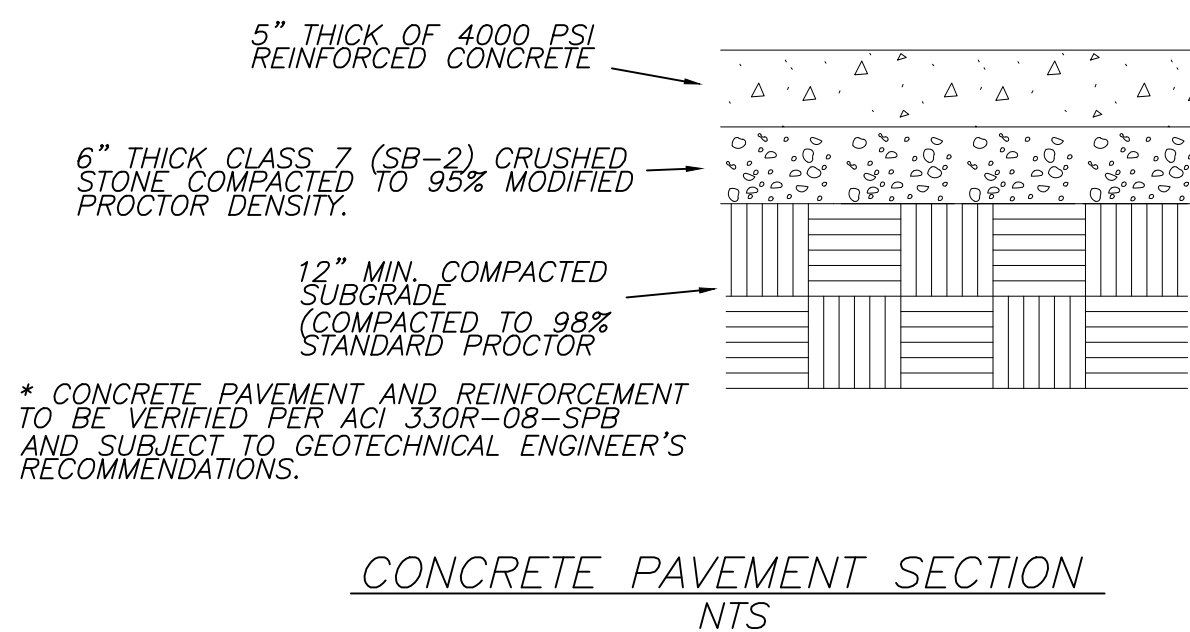
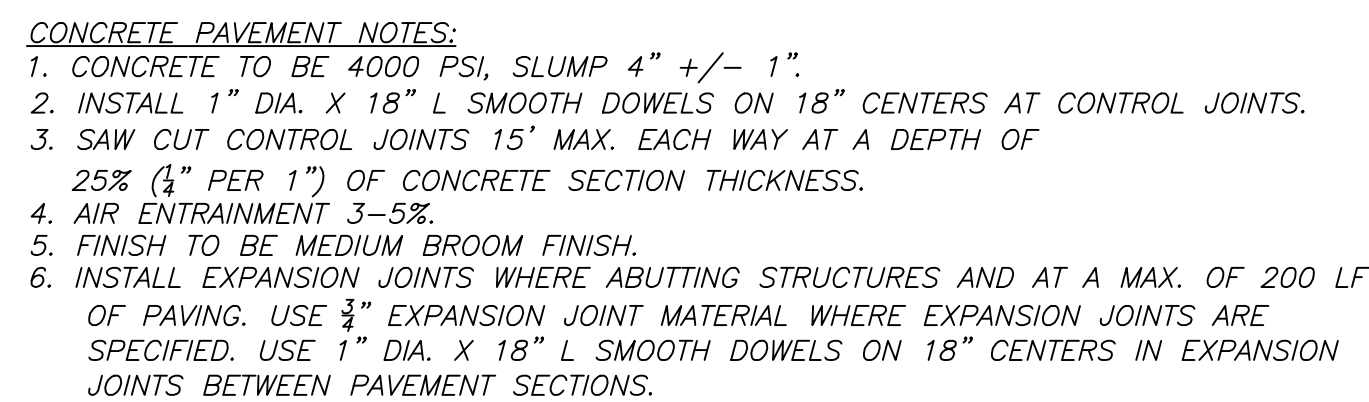
(IN FEET)
1 inch = 20 ft

			Property Boundary
			Surveyed lines
	RW		Road Right of Way
	T		Telephone
FO	FO	FO	Fiber Optic Line
			Road Center line
	X		Wire / Chainlink Fence
	S		Sanitary Sewer Main
	SS		Sanitary Sewer Service
	WS		Water Service Line
	W		Water Main
UGE		UGE	Underground Electric
	OHE		Overhead Powerline
	G		Gas Main
	GS		Gas Service
	SF		Silt Fence

-  Existing Water Meter Box  Computed Corner
 Existing Sewer Manhole  Found Monument (Labeled)
 Existing Storm Box  Utility Pole
 Existing Fire Hydrant  Gas Meter
 Guy Wire  Sewer Stubup



Prepared For: JAMEY SOUTH
515 N. REYNOLDS ROAD
BRYANT, AR 72022



Legend

_____	Property Boundary
-----	Easement/BSL (Labeled)
_____	Road Right of Way
_____ T _____	Telephone
_____ FO _____ FO _____ FO _____	Fiber Optic Line
_____ G _____	Gas Line
_____ X _____	Wire / Chainlink Fence
_____ S _____	Sanitary Sewer
_____ W _____	Water Line
_____ OHE _____	Overhead Electric
_____ UGE _____ UGE _____	Underground Powerline

Water Meter Box

Sanitary Sewer Manhole

Storm Drainage Manhole

Telephone Pedestal

Guy Wire

Computed Corner

Found Monument (Labeled)

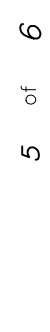
Utility Pole

PROPOSED CONCRETE

Gas Meter

* APPROVED ADA
SIDEWALK RAMP.
REFER TO NOTES.

Prepared For	Date	Revisions	No.	Date	REV.	Sheet
JAMES	5/6/2025	BRYANT DRC COMMENTS	1	4/22/2025	REV: 5/6/2025	4 of 6





GENERAL NOTES:

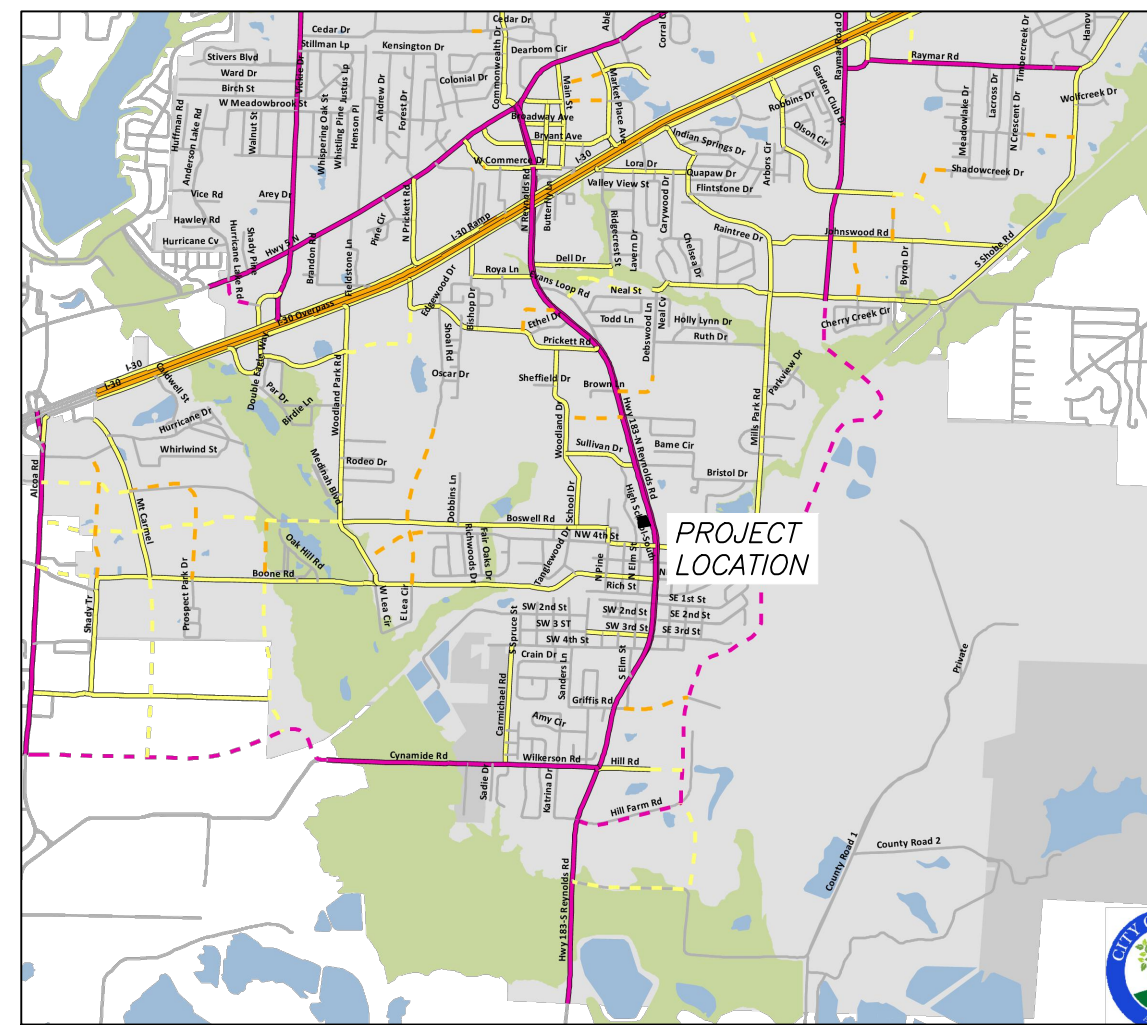
- 1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT SPECIFICATIONS.
- 2.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
- 3.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 10'.
- 4.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 18" (WATER ON TOP).
- 5.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 6.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.
- 7.) CITY OF BRYANT MASTER SPECIFICATIONS APPLY.
- 8.) CONTRACTOR SHALL CONTACT CITY OF BRYANT PRIOR TO COMMENCEMENT OF UTILITY CONSTRUCTION OR TIE-INS.
- 9.) CONTRACTOR SHALL CONTACT THE CITY OF BRYANT STREET DEPARTMENT IN REGARD TO MAINTENANCE OF TRAFFIC PRIOR TO COMMENCEMENT OF WORK WITHIN STREET RIGHT OF WAY.

SEWER NOTES:

- 1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT SPECIFICATIONS.
- 2.) ALL SERVICE LINES SHALL BE 4" SDR-21 OR SCH 40 PVC OR AS SPECIFIED ON THE DESIGN DRAWINGS.
- 3.) CONTRACTOR TO VERIFY METHOD OF CONNECTION WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION.
- 4.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- 5.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 6.) BACKFILL FOR ALL DISTURBED (EXCAVATED) AREAS SHALL BE IN ACCORDANCE WITH CITY OF BRYANT STANDARD SPECS.
- 7.) A 2-WAY CLEANOUT WITH BACKFLOW PREVENTER SHALL BE INSTALLED WITHIN 5 FEET OF THE BUILDING. DIRECTIONALLY, THE CLEANOUT MUST SWEEP AWAY FROM THE VALVE TO PREVENT DAMAGE TO THE BACKFLOW PREVENTER.

WATER NOTES:

- 1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT SPECIFICATIONS.
- 2.) ALL SERVICE LINES AND METER SETTINGS SHALL BE AS PER CITY OF BRYANT SPECS.
- 3.) 12ga BLUE COATED COPPER TRACING WIRE TO BE INSTALLED WITH ALL WATERLINES (MAINS & SERVICES).
- 4.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- 5.) MINIMUM SEPARATION BETWEEN WATERLINES & SEWERLINES SHALL BE 10'.
- 6.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINE & SEWERLINE CROSSINGS SHALL BE 18" (WATER ON TOP).
- 7.) CONTRACTOR SHALL ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 8.) CONTRACTOR TO ADHERE TO AWWA SPECS FOR BLOCKING AND ANCHORING.



ENGINEER
RICHARDSON ENGINEERING, PLLC
ADDRESS: 325 W. SOUTH ST.
BENTON, AR. 72015
PHONE NO. (501) 315-7225
PROJECT REPRESENTATIVE:
TRISTIN PHILLIPS, P.E.

SURVEYOR
RASBERRY SURVEYING LLC
308 W. SOUTH STREET
BENTON, AR 72015
(501)860-6893

DEVELOPERS
JAMEY SOUTH
515 N. REYNOLDS ROAD
BRYANT, AR 72022

OWNER OF RECORD
LM SOUTH INVESTMENTS LLC
515 N. REYNOLDS ROAD
BRYANT AR 72022
SOURCE OF TITLE: 2022-002110

UTILITIES:

SANITARY SEWER:
BRYANT SEWER DEPARTMENT
1019 S.W. 2ND ST.
BRYANT, AR 72022
501-943-0469

WATER:
BRYANT WATER DEPARTMENT
210 S.W. 3RD ST.
BRYANT, AR 72022
501-943-0441

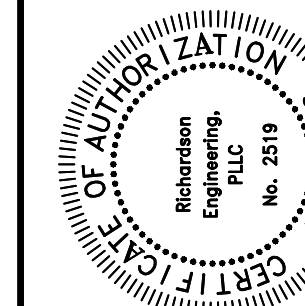
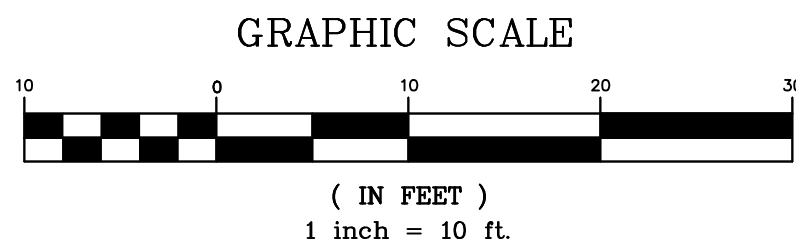
ELECTRIC:
ENERGY
425 W. CAPITAL AVE.
LITTLE ROCK, AR 72201
1-800-368-3749

NATURAL GAS:
SUMMIT UTILITIES
400 WEST CAPITAL #600
LITTLE ROCK, ARKANSAS
888-498-0409

Legend

---	Property Boundary
---	Surveyed lines
---	Road Right of Way
---	Telephone
---	Fiber Optic Line
---	Road Center line
X	Wire / Chainlink Fence
S	Sanitary Sewer Main
SS	Sanitary Sewer Service
WS	Water Service Line
W	Water Main
UES	Underground Electric Service
UGE	Underground Electric Primary
OHE	Overhead Electric Primary
G	Gas Main
GS	Gas Service
SF	Silt Fence

⊗	Water Meter Box	⊗	Utility Pole
⊙	Sanitary Sewer Manhole	⊗	Gas Meter
⊙	Storm Drainage Manhole	⊙	Sewer Service Cleanout
P	Telephone Pedestal		
⚡	Guy Wire		



UTILITY PLAN
STATE FARM – JAMEY SOUTH
PROPOSED STORAGE BUILDING
515 N. REYNOLDS ROAD
BRYANT, ARKANSAS

Prepared For:
JAMEY SOUTH
515 N. REYNOLDS ROAD
BRYANT, AR 72022

No.	Date	Revisions
1	5/6/2025	BRYANT DRG COMMENTS

PROJECT #: 025-007		Date: 4/22/2025 REV: 5/6/2025	Sheet: 6 of 6
Scale:	1" = 10'		