

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: 5/22/2025

PREPARED FOR:

JAMEY SOUTH
515 N. REYNOLDS ROAD
BRYANT, AR 72222

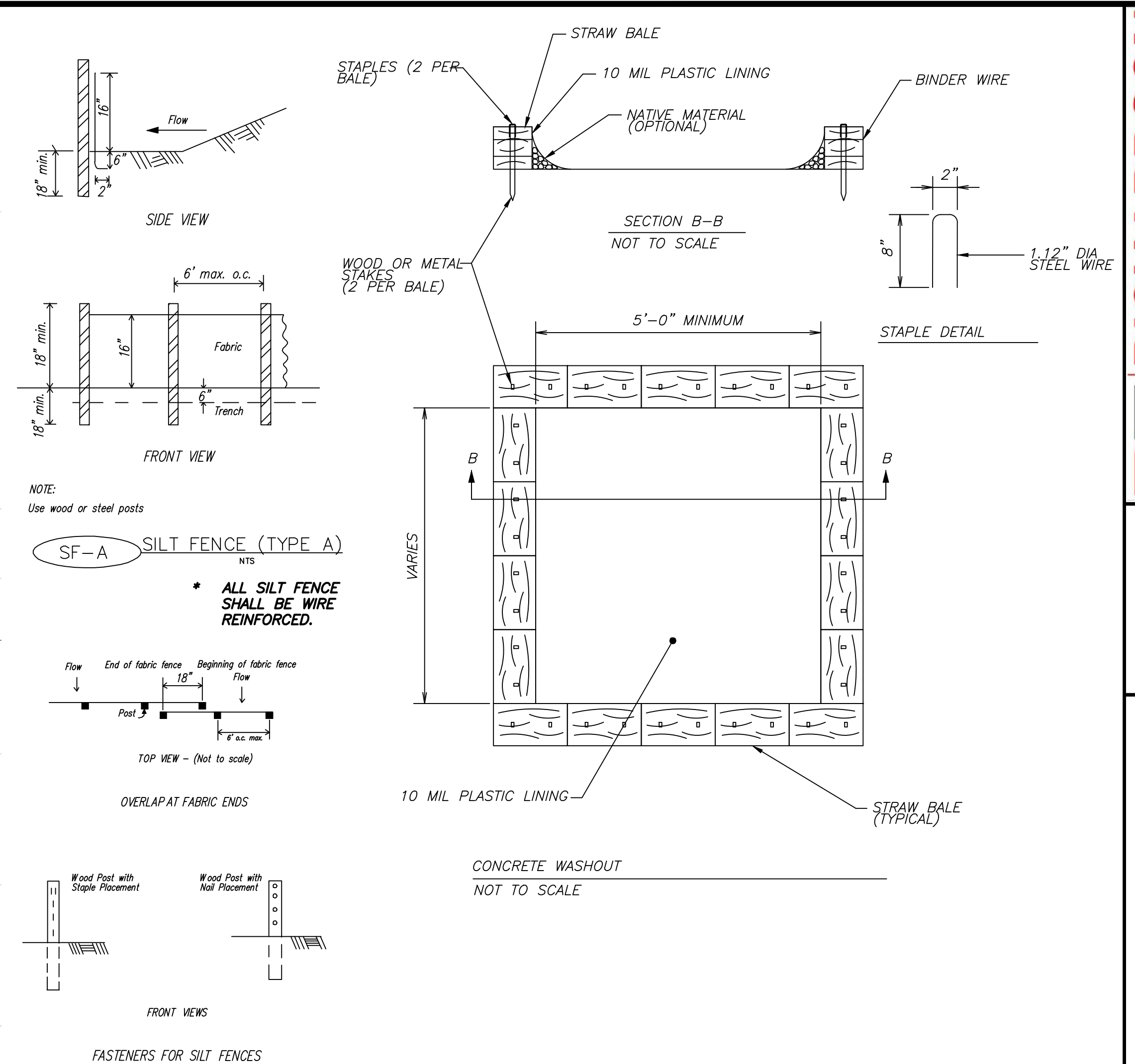


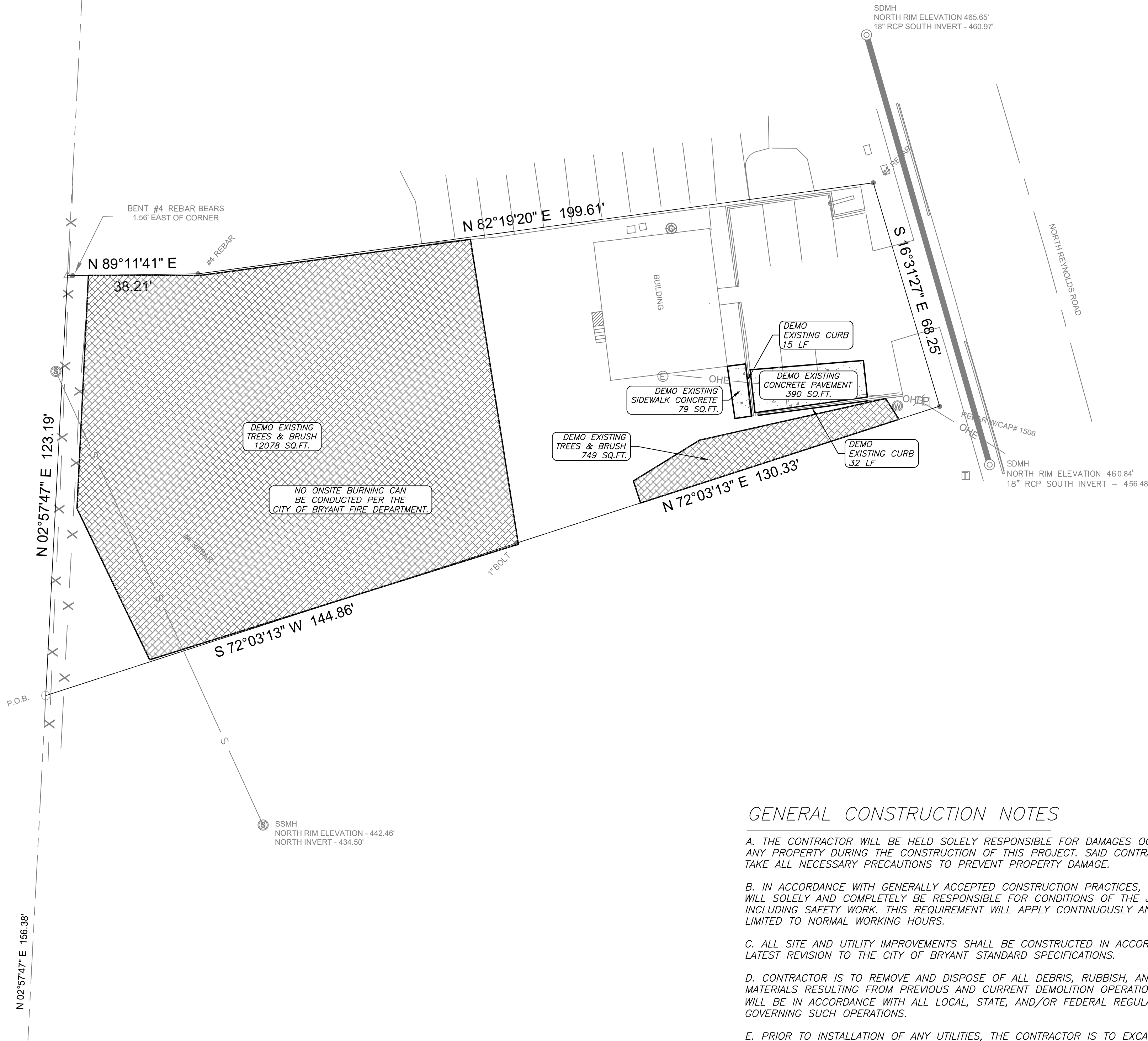
Prepared By:



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

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DEMO NOTES:
1) QUANTITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES.

GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

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

C. ALL SITE AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF BRYANT STANDARD SPECIFICATIONS.

D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

E. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM ANY IMPACTED UTILITY OWNERS OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

F. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY CITY OF BRYANT. CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL FROM BRYANT. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.

G. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES AT TO NEAR THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.

H. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

I. ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF MATERIALS, UTILITIES OR GROUND EXCAVATION SHALL BE IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN.

J. 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.

K. CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS, INCLUDING EXCAVATION & TRENCH SAFETY.

L. 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.

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

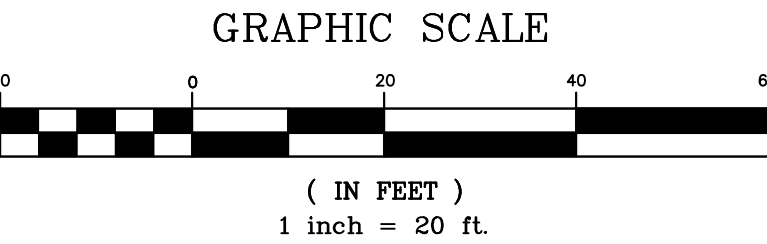
UTILITIES:

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

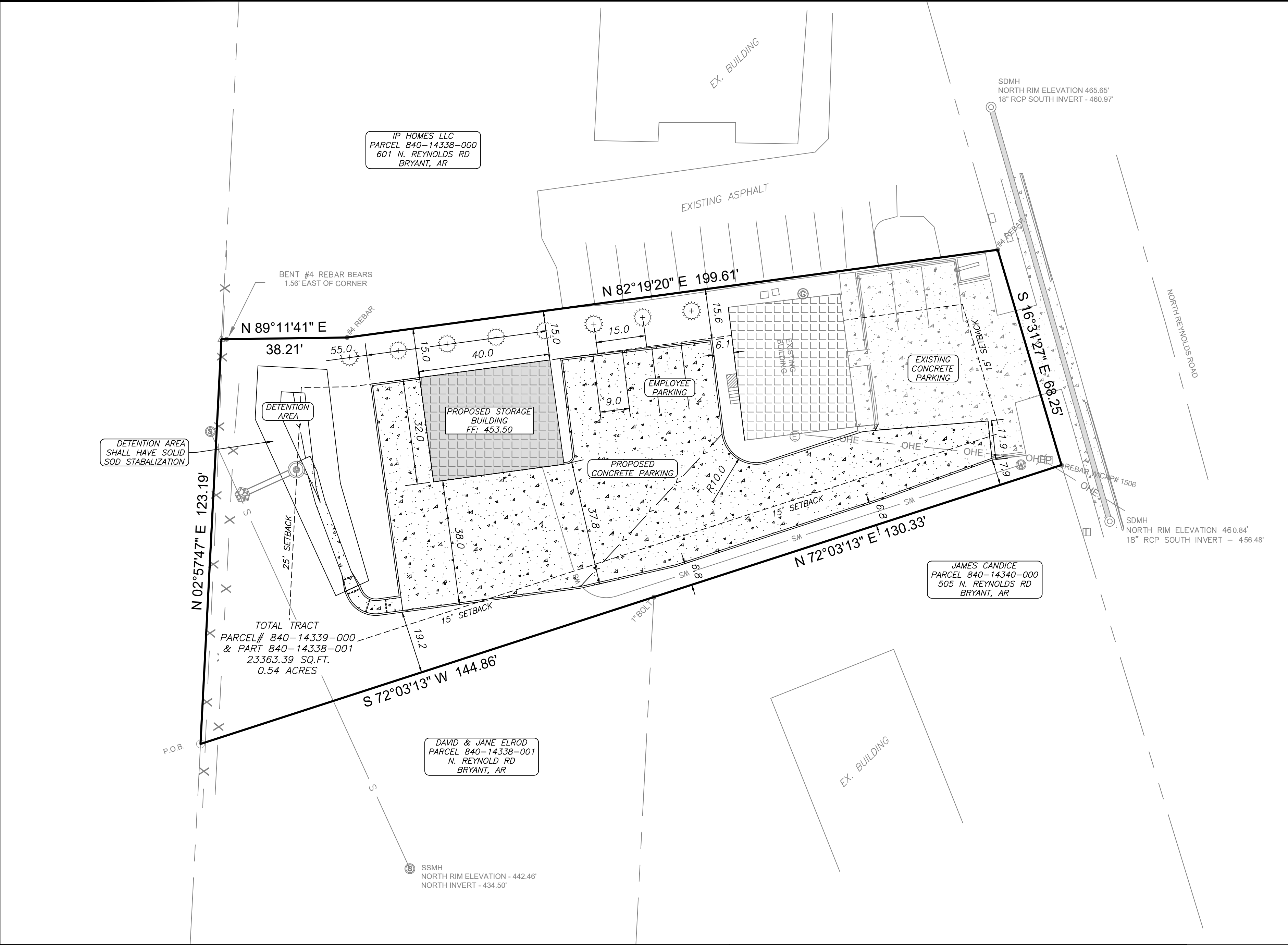
NATURAL GAS:
SUMMIT UTILITIES
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS
888-498-0409



Legend

—	Property Boundary
- - -	Surveyed lines
— RW —	Road Right of Way
— T —	Telephone
— 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 —	Underground Electric
— OHE —	Overhead Powerline
— G —	Gas Main
— GS —	Gas Service
— SF —	Silt Fence

Ⓜ Existing Water Meter Box	○ Computed Corner
Ⓢ Existing Sewer Mnahole	● Found Monument (Labeled)
Ⓟ Existing Storm Box	⊙ Utility Pole
⊘ Existing Fire Hydrant	Ⓢ Gas Meter
— Guy Wire	Ⓢ Sewer Stubup



GENERAL NOTES:

- 1.) SURVEYING PROVIDED BY RASBURY SURVEYING LLC.
- 2.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
- 3.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- 4.) CONSTRUCTION SITE SHALL ADHERE TO BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
- 5.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.).
- 6.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 7.) 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.

SITE NOTES

- 1.) PROJECT SITE AREA 0.54 ACRES (23363.39 SQUARE FEET).
- 2.) PROJECT PROVIDES 5 PARKING SPACES.
- 3.) CURRENT ZONING: C-2
- 4.) PROPOSED USE: PROPOSED STORAGE BUILDING
- 5.) BUILDING LINES TO BE NOTED ON SITE PLAN.
- 6.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND BENTON ROAD DEPT. SPECS.
- 7.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL ENGINEERS SPECS.
- 8.) CONTRACTOR TO INCLUDE IN BID THE COST OF MATERIAL AND INSTALLATION OF STREET SIGNS, TRAFFIC CONTROL SIGNS.
- 9.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 10.) THIS PROPERTY (AS SHOWN) IS NOT IN THE 100 YEAR FLOOD HAZARD AREA. REFERENCE FIRM MAP 05125C0380E EFFECTIVE 6/5/2020
- 11.) REFER TO LANDSCAPE PLAN FOR REQUIREMENTS/LIGHTING PLAN TO BE VERIFIED W/OWNER. REVISIONS TO PLAN TO BE SUBMITTED TO CITY.
- 12.) IRRIGATION SYSTEMS TO BE DESIGNED BY OTHERS.
- 13.) THERE ARE NO EROSION PROBLEMS ON THE SITE OR KNOWN EROSION PROBLEMS WITHIN 300' DOWNSTREAM.
- 14.) THERE IS NO SURFACE EVIDENCE OF EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.
- 15.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS. CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL SPECS.
- 16.) ALL SITE LIGHTING IS TO BE LOW LEVEL AND DIRECTIONAL, SHIELDED DOWNWARD AND INTO THE SITE, DESIGNED BY OTHER AS PER CITY OF BRYANT REQUIREMENTS.

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.
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1-800-368-3749

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

ENGINEER

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

SURVEYOR

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

DEVELOPERS

JAMEY SOUTH
515 N. REYNOLDS ROAD
BRYANT, AR 72022



LEGAL DESCRIPTION DOC. 2022-002110

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, AND DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER, RUN THENCE NORTH 87 DEG. 57 MIN. EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER, 137.0 FEET; THENCE NORTH 00 DEG. 41 MIN. WEST; 198.1 FEET TO THE POINT OF BEGINNING; THENCE NORTH 68 DEG. 45 MIN. EAST; 129.9 FEET TO THE WEST RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY #183; THENCE NORTH 21 DEG. 55 MIN. WEST, ALONG SAID RIGHT OF WAY LINE, 68.3 FEET; THENCE SOUTH 77 DEG. 14 MIN. 10 SEC. WEST, 198.19 FEET; THENCE SOUTH 00 DEG. 23 MIN. 30-SEC. WEST, 74.43 FEET; THENCE NORTH 87 DEG. 57 MIN. EAST, 100.0 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 02°57'47" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 156.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°57'47" EAST CONTINUING ALONG SAID WEST LINE A DISTANCE OF 123.19 FEET; THENCE NORTH 89°11'41" EAST LEAVING SAID WEST LINE A DISTANCE OF 38.21 FEET; THENCE SOUTH 05°05'25" WEST A DISTANCE OF 73.89 FEET; THENCE SOUTH 86°56'40" EAST A DISTANCE OF 99.94 FEET; THENCE SOUTH 72°03'13" WEST A DISTANCE OF 144.86 FEET TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES, MORE OR LESS.

LANDSCAPE NOTES:

- 1.) LANDSCAPING SHALL MEET CITY OF BRYANT LANDSCAPING REQUIREMENTS.
- 2.) SPACING FOR SHRUBS IN BEDS AS NOTED.
- 3.) ALL SHRUB MATERIAL MUST BE EIGHTEEN (18) INCHES IN HEIGHT AT INSTALLATION
- 4.) ALL TREES MUST BE 2" CALIPER AT THE TIME OF INSTALLATION
- 5.) AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL NEW LANDSCAPE AREAS. THIS SYSTEM WILL PROVIDE 100% COVERAGE FOR LANDSCAPED AREAS (DESIGNED BY OTHERS).
- 6.) SHRUBS USED FOR SCREENING SHALL BE EVERGREEN IN NATURE AND BE AT LEAST 30 INCHES TALL AT THE TIME OF PLANTING. SPACING SHALL BE CLOSE ENOUGH SO AS TO CREATE A SEAMLESS ROW OF HEDGING.

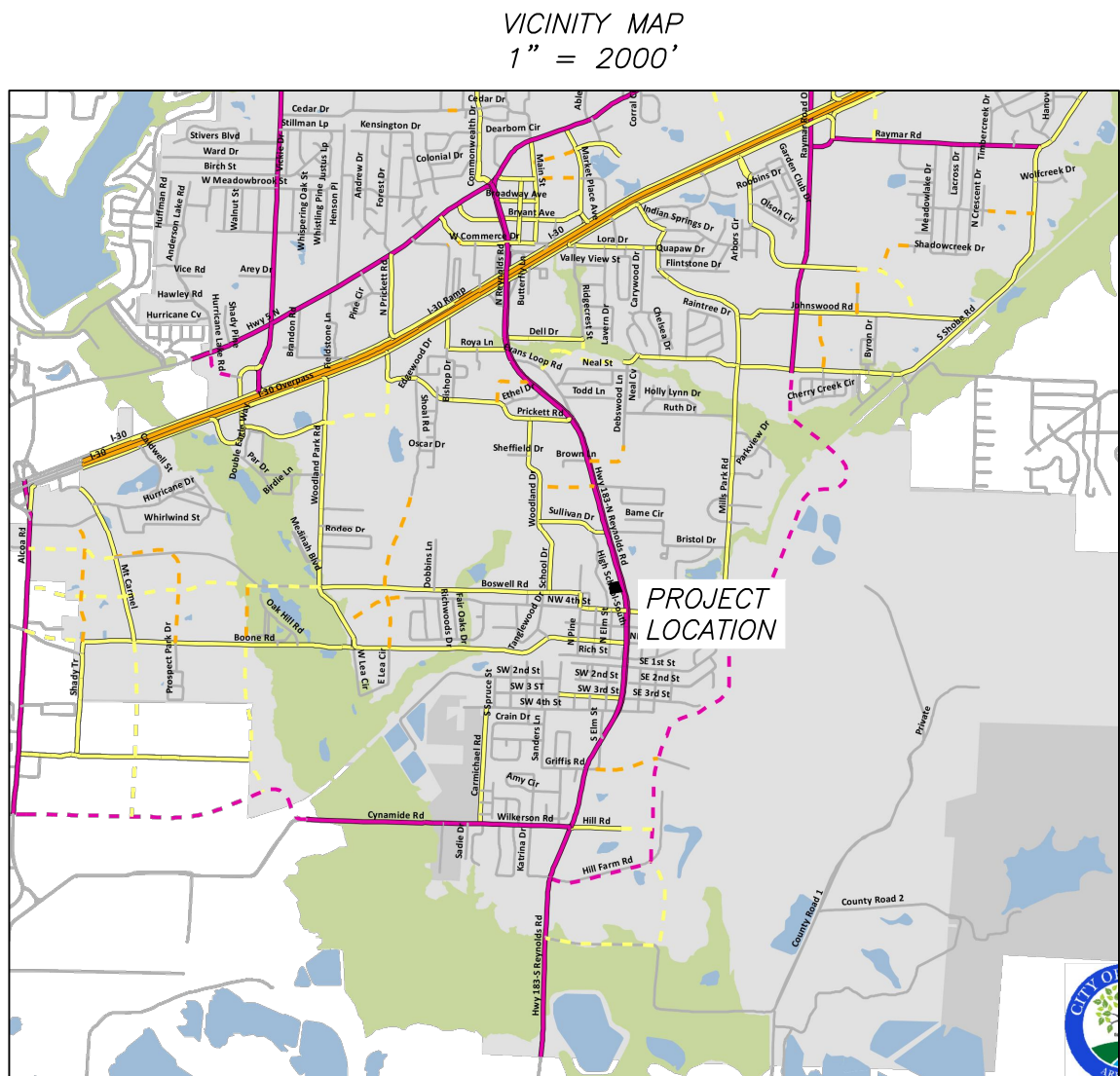
THUJA OCCIDENTALIS "EMERALD GREEN
ARBORVITAE" (OR APPROVED EQUIVALENT)

VARIANCE REQUEST:

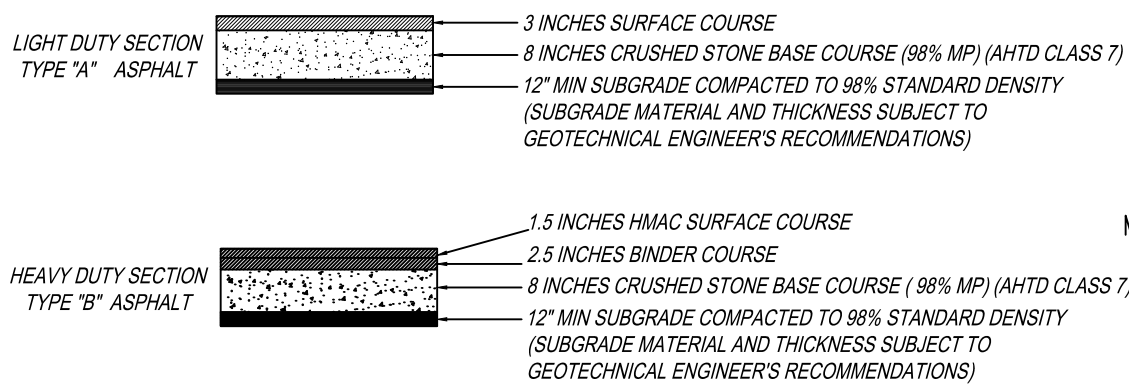
THE REAR SETBACK FROM RESIDENTIAL ZONING
BE 25' AS SHOWN ON THIS PLAN.

WAIVER REQUEST:

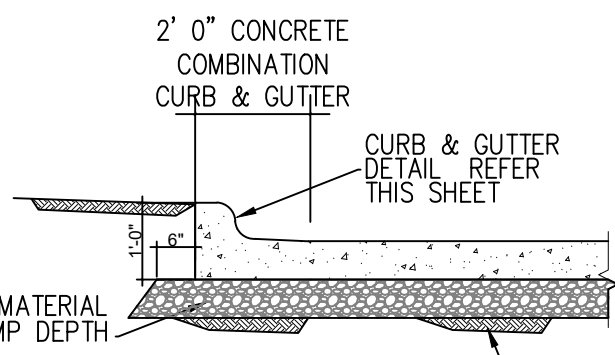
NON-STANDARD COMMERCIAL BUILDING FROM THE
COMMERCIAL DESIGN STANDARDS FOR EXPOSED
FASTENERS.



PAVEMENT SECTION

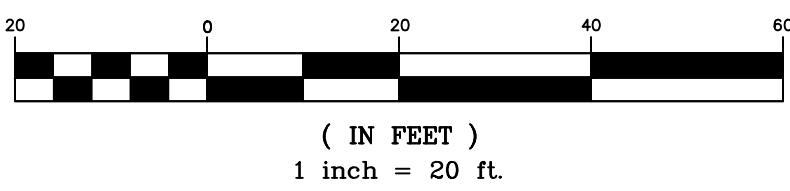


* PAVEMENT SECTION SUBJECT TO
GEOTECHNICAL ENGINEER'S RECOMMENDATIONS



TYPICAL CURB & GUTTER DETAIL
N.T.S.

GRAPHIC SCALE



CONCRETE PAVEMENT NOTES:

1. CONCRETE TO BE 4000 PSI, SLUMP 4" +/- 1".
2. INSTALL 1" DIA. X 18" L SMOOTH DOWELS ON 18" CENTERS AT CONTROL JOINTS.
3. SAW CUT CONTROL JOINTS 15' MAX. EACH WAY AT A DEPTH OF 25% (1/4" PER 1") OF CONCRETE SECTION THICKNESS.
4. AIR ENTRAINMENT 3-5%.
5. FINISH TO BE MEDIUM BROOM FINISH.
6. INSTALL EXPANSION JOINTS WHERE ABUTTING STRUCTURES AND AT A MAX. OF 200 LF OF PAVING. USE 3/4" EXPANSION JOINT MATERIAL WHERE EXPANSION JOINTS ARE SPECIFIED. USE 1" DIA. X 18" L SMOOTH DOWELS ON 18" CENTERS IN EXPANSION JOINTS BETWEEN PAVEMENT SECTIONS.

Legend

- Property Boundary
- Easement/BSL (Labeled)
- Road Right of Way
- Telephone
- Fiber Optic Line
- Gas Line
- Wire / Chainlink Fence
- Sanitary Sewer
- Water Line
- Overhead Electric
- Underground Powerline

Water Meter Box

Sanitary Sewer Manhole

Storm Drainage Manhole

Telephone Pedestal

Guy Wire

Computed Corner

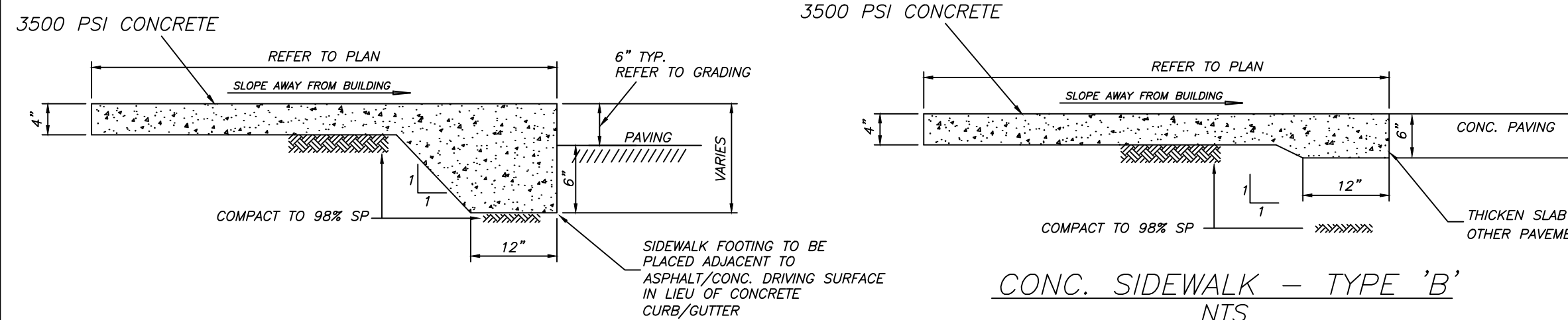
Found Monument (Labeled)

Utility Pole

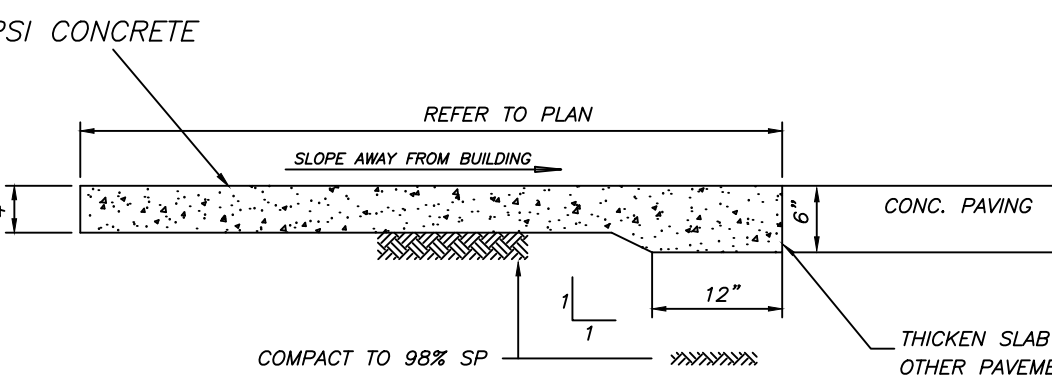
PROPOSED CONCRETE

Gas Meter

* APPROVED ADA
SIDEWALK RAMP.
REFER TO NOTES.



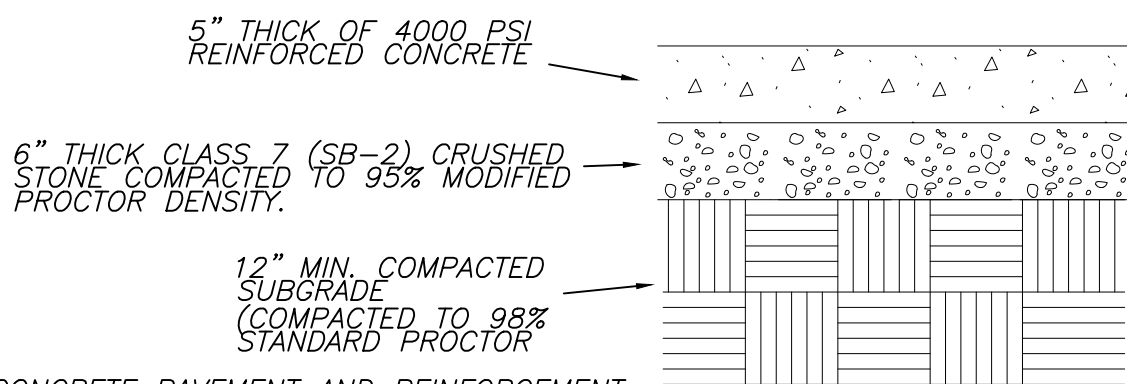
CONC. SIDEWALK - TYPE 'A'
N.T.S.



CONC. SIDEWALK - TYPE 'B'
N.T.S.

* NOTES:

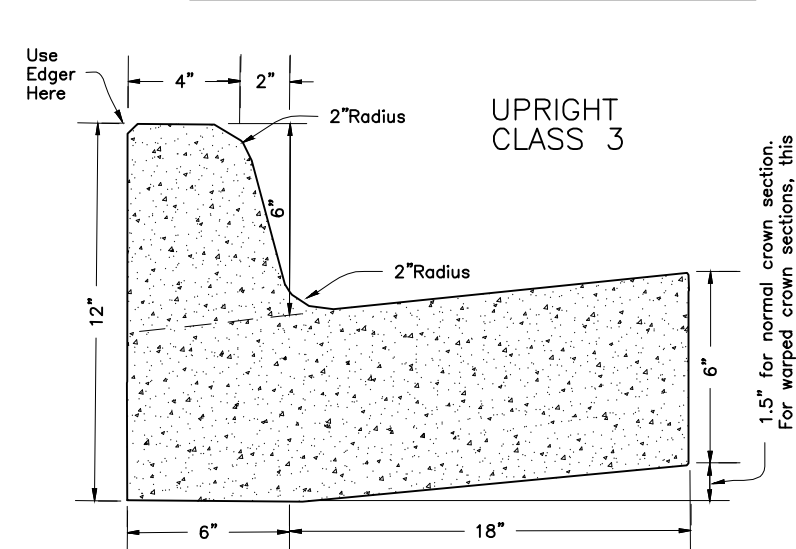
1. PORTLAND CEMENT CONCRETE 3500 PSI, MIN. MIX AS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
2. USE W1.4 X W1.4 (6" X 6") WWF SHEET REINFORCEMENT. CUT 1/2 THE WIRES AT CONTROL JOINTS.
3. CONCRETE TO CONTAIN 3-5% AIR ENTRAINMENT.
4. FINISH TO BE LIGHT BROOM FINISH.
5. DETECTABLE WARNING DEVICES TO BE INSTALLED AT RAMPS PER ADA REQUIREMENTS.
6. MAX CROSS SLOPE 2%. MAX LONGITUDINAL SLOPE ON RAMPS 1:12. MAX. LONGITUDINAL SLOPE 5% ON SIDEWALKS.
7. CONTROL JOINTS PER CONC. WALK CONTROL JOINT DETAIL.



* CONCRETE PAVEMENT AND REINFORCEMENT
TO BE VERIFIED PER ACT 330R-08-SPB
RECOMMENDATIONS.

CONCRETE PAVEMENT SECTION
N.T.S.

TYPICAL CURB SECTION





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

SURVEYOR
KASBURY 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

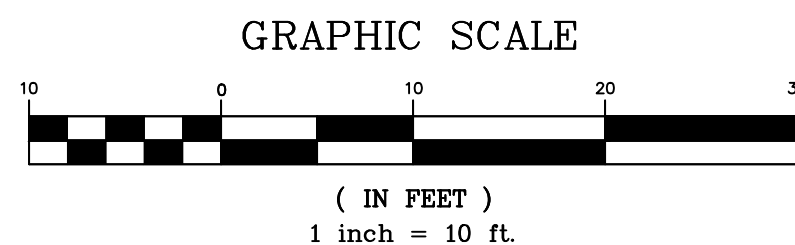
UTILITIES:

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

WATER:
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210 S.W. 3RD ST.
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ELECTRIC:
ENTERGY
425 W. CAPITAL AVE.
LITTLE ROCK, AR 72201
1-800-368-3749

NATURAL GAS:
SUMMIT UTILITIES
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS
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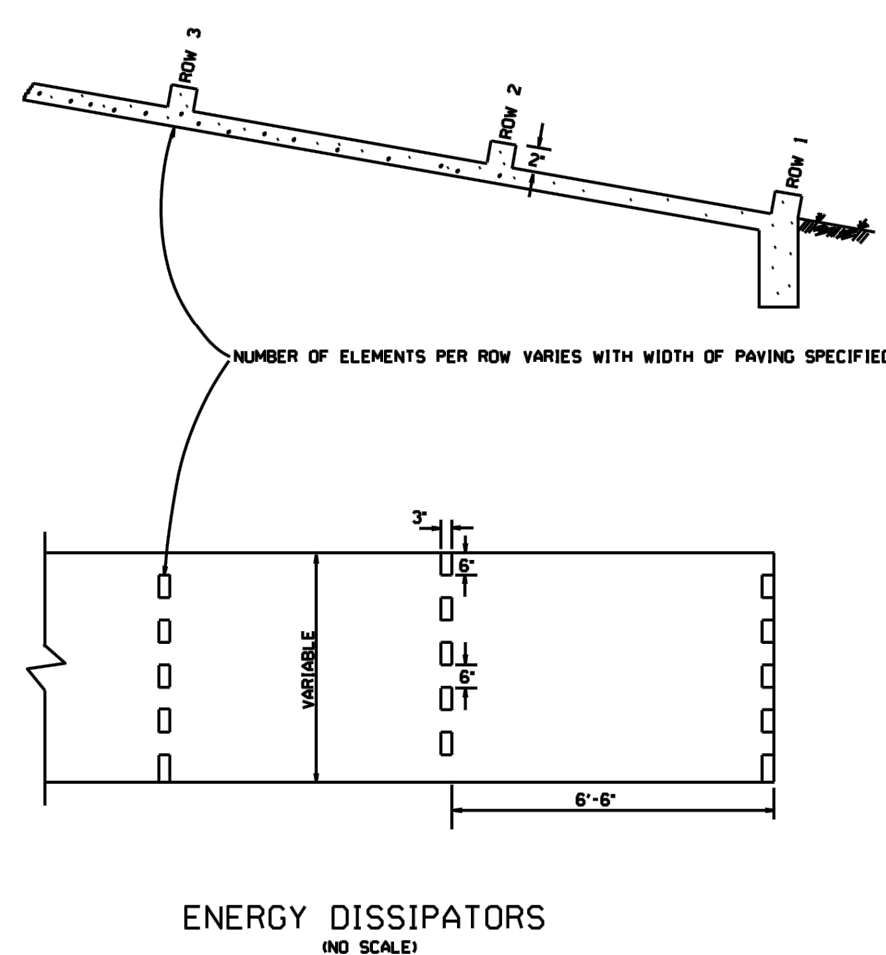
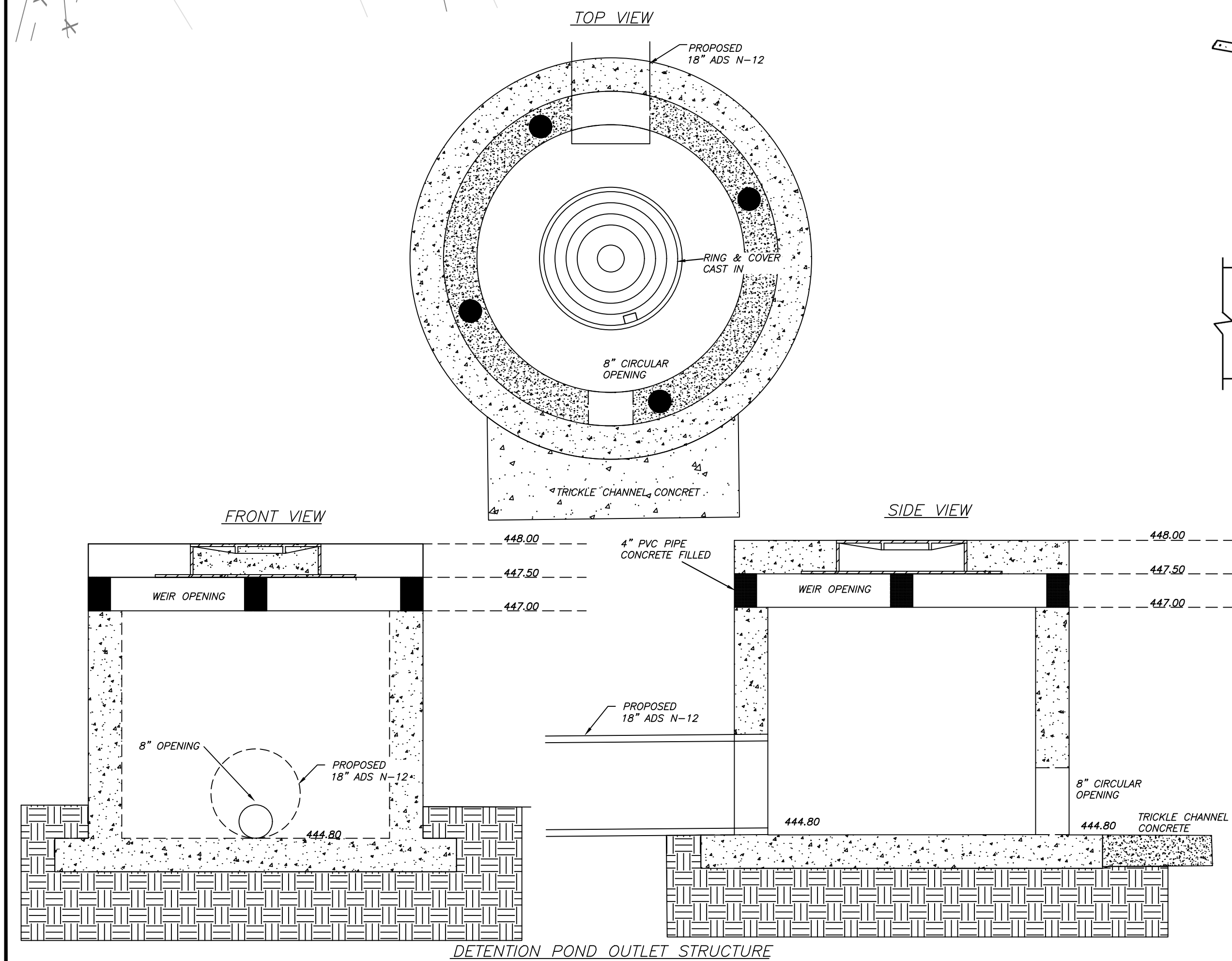
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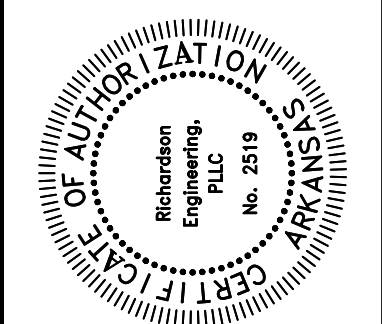
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⊙	Computed Corner
●	Found Monument (Labeled)
⊙	Utility Pole
○	TOP OF CURB ELEVATION
○	CURB GUTTER ELEVATION
○	TOP OF PAVEMENT ELEVATION
○	TOP OF SIDEWALK
---	PROPOSED CONTOUR
---	EXISTING CONTOUR

RICHARDSON
ENGINEERING
Planning • Engineering • Development Consulting
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GRADING PLAN
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PROPOSED STORAGE BUILDING
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Prepared For:
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BRYANT, AR 72022

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

PROJECT #:	025-007
Scale:	1" = 10'
Sheet:	5 of 6

