

DETAILED PLANS:
STATE FARM – JAMEY SOUTH
PROPOSED PARKING LOT

515 N. REYNOLDS ROAD
BRYANT, ARKANSAS

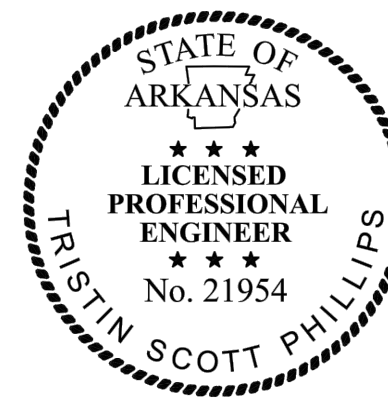
PRE-CONSTRUCTION COPY –

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

4/22/2025 REV: 8/13/2025

PREPARED FOR:

JAMEY SOUTH
515 N. REYNOLDS ROAD
BRYANT, AR 72222

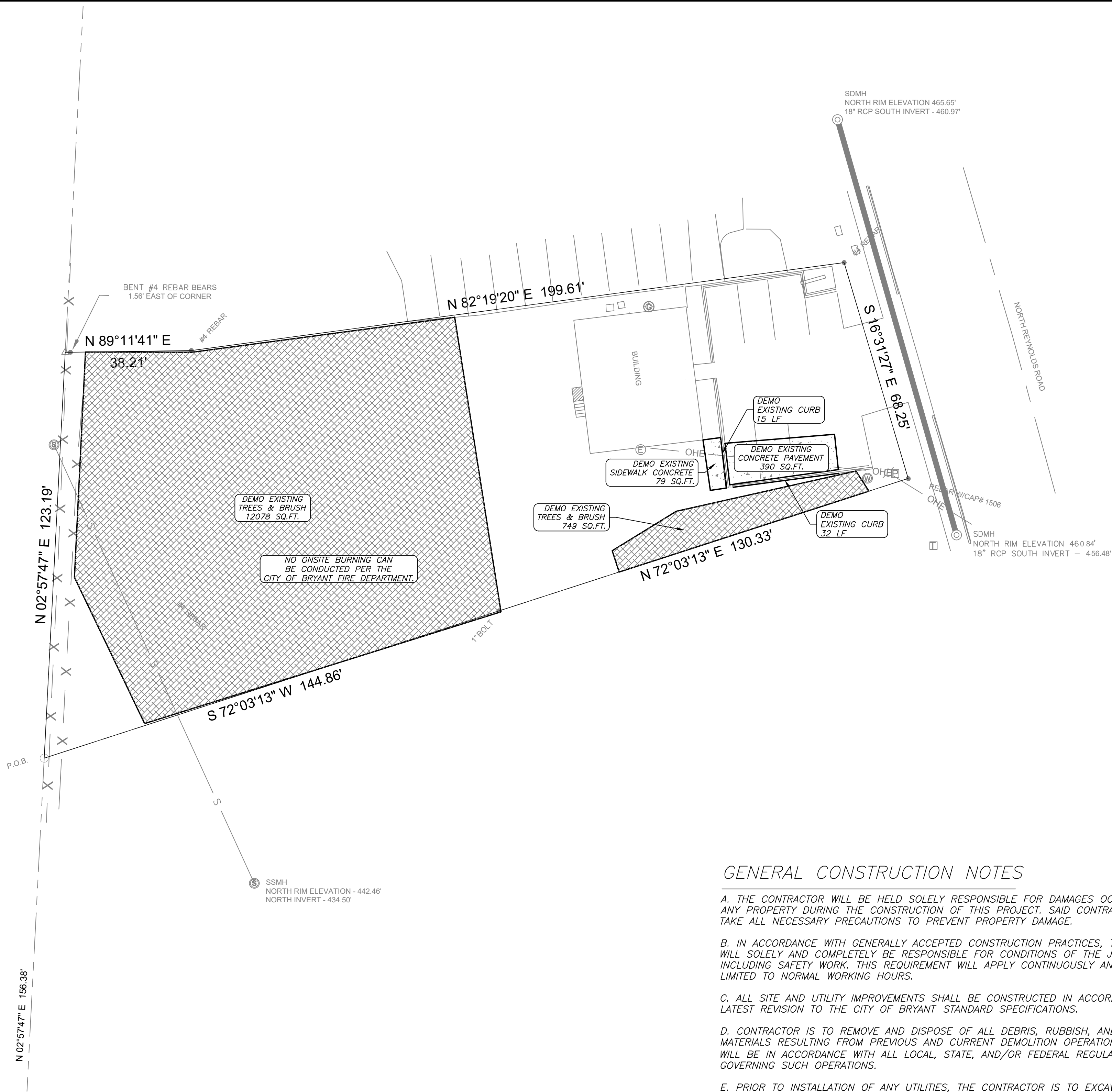


Prepared By:



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.

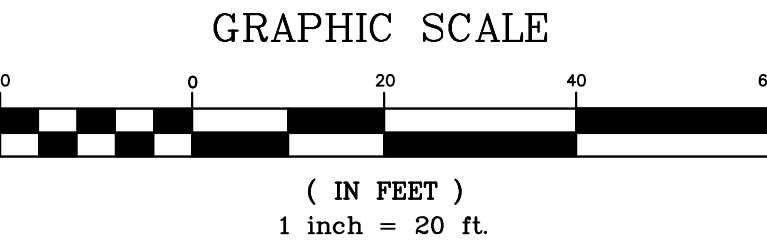
UTILITIES:

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

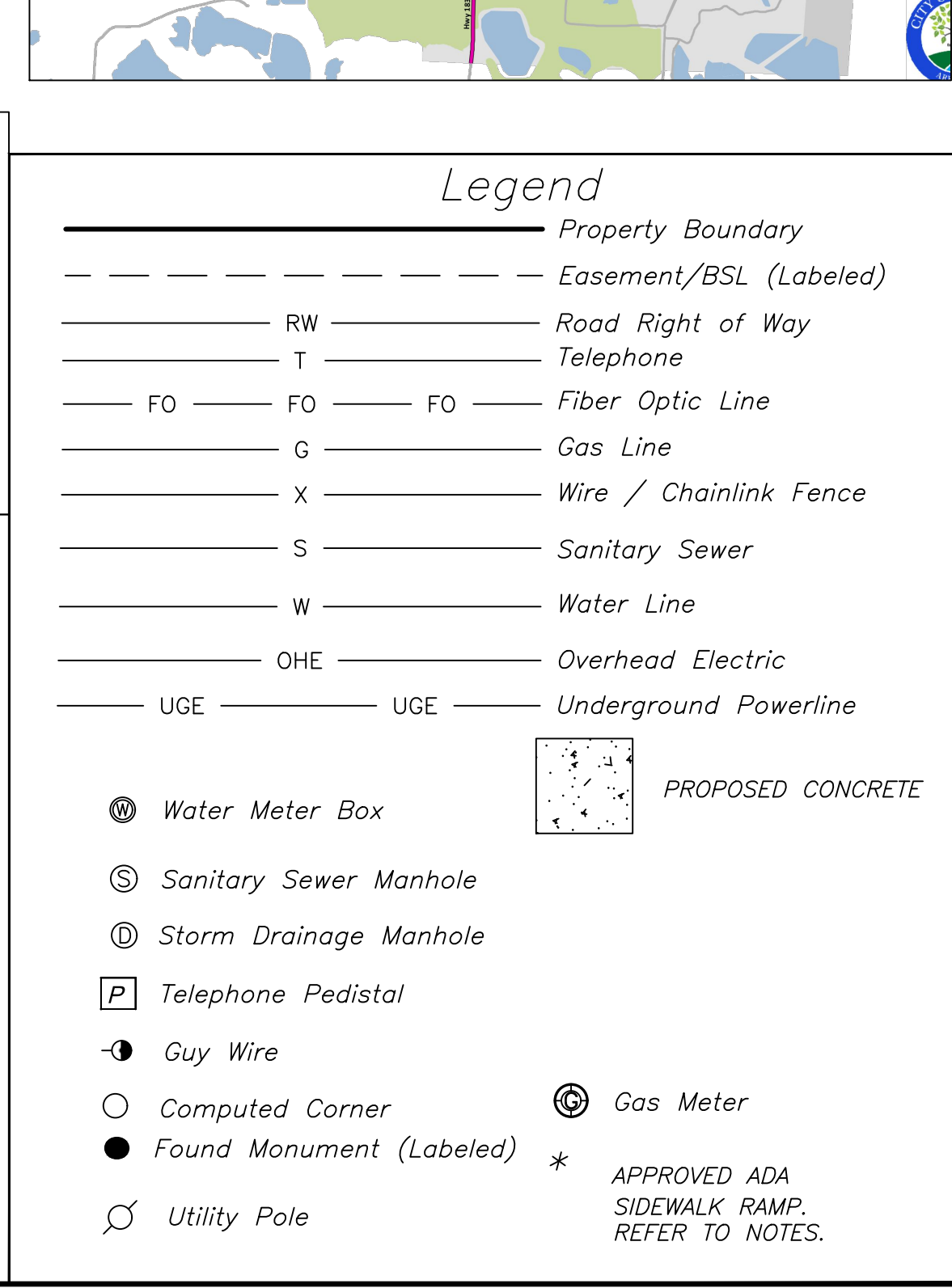
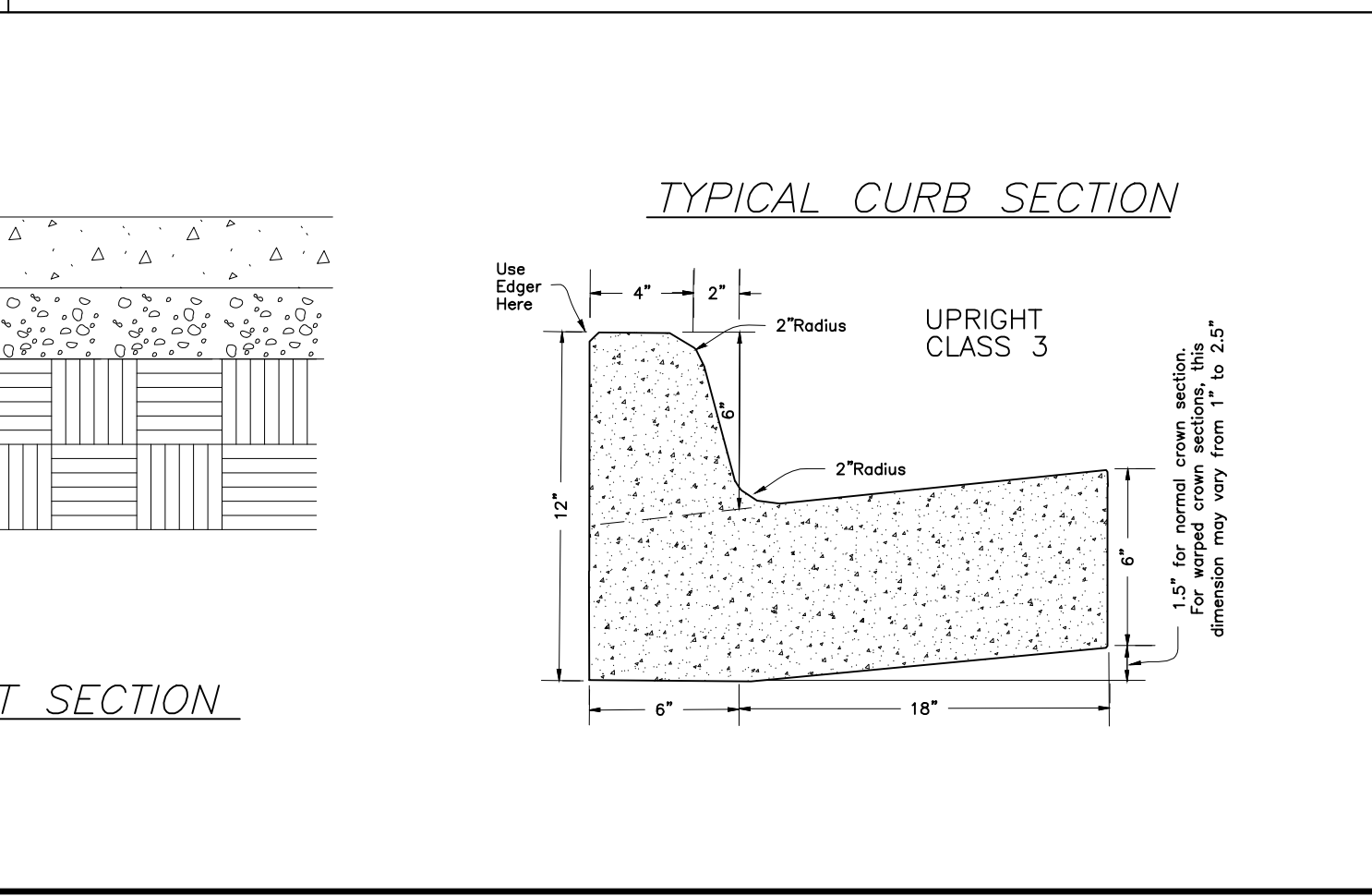
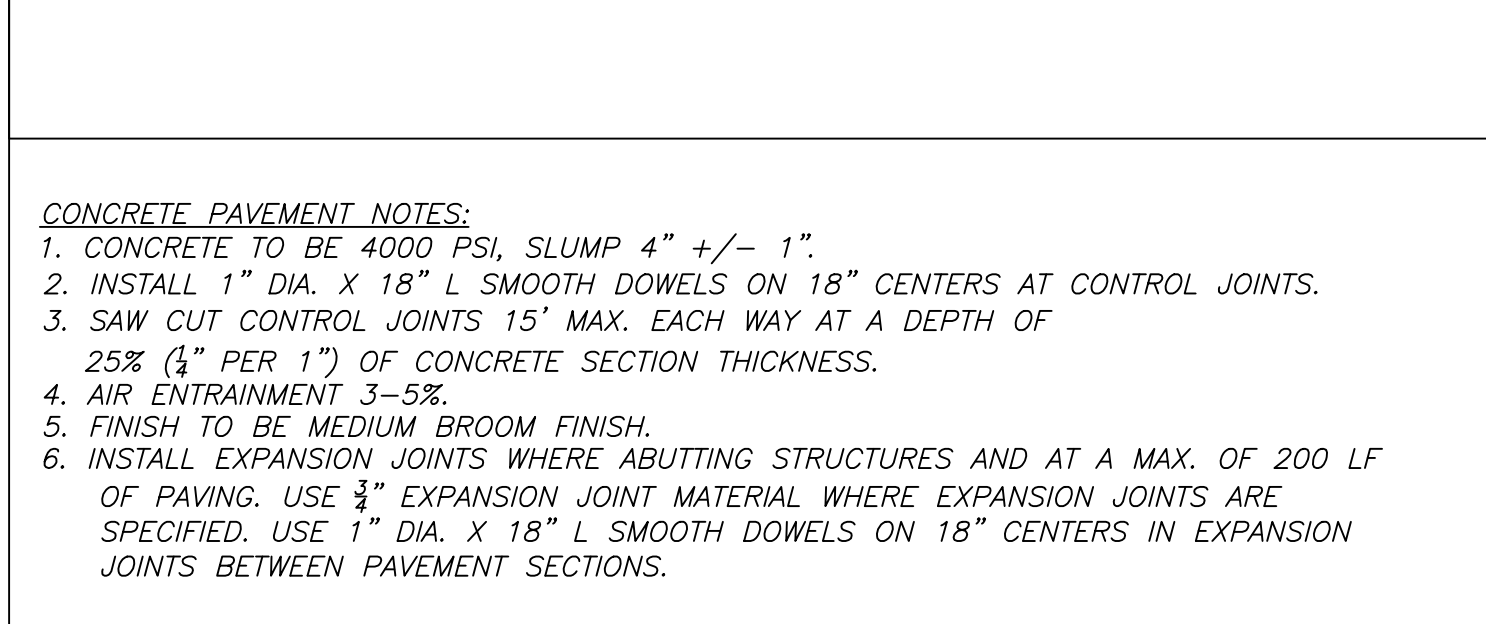
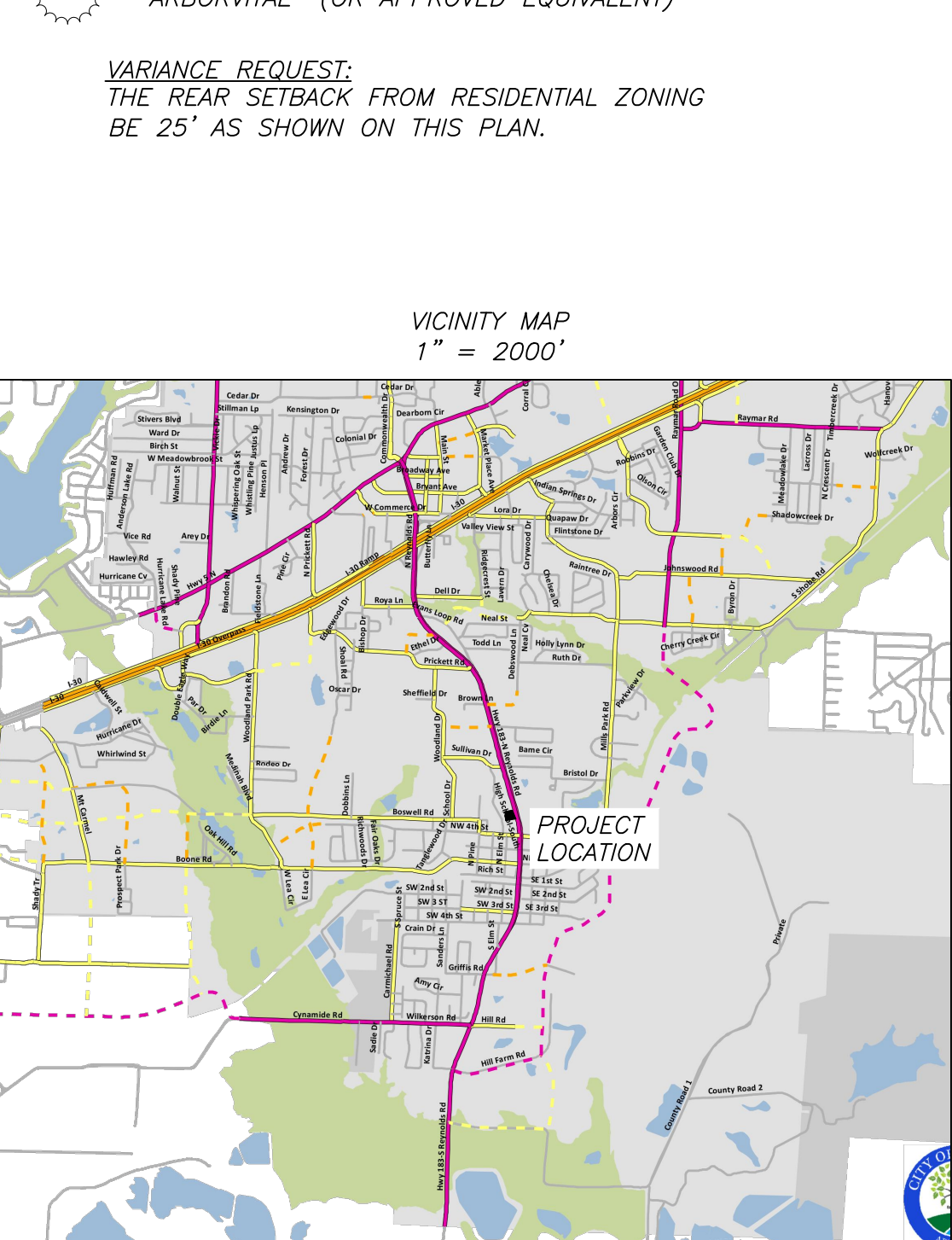
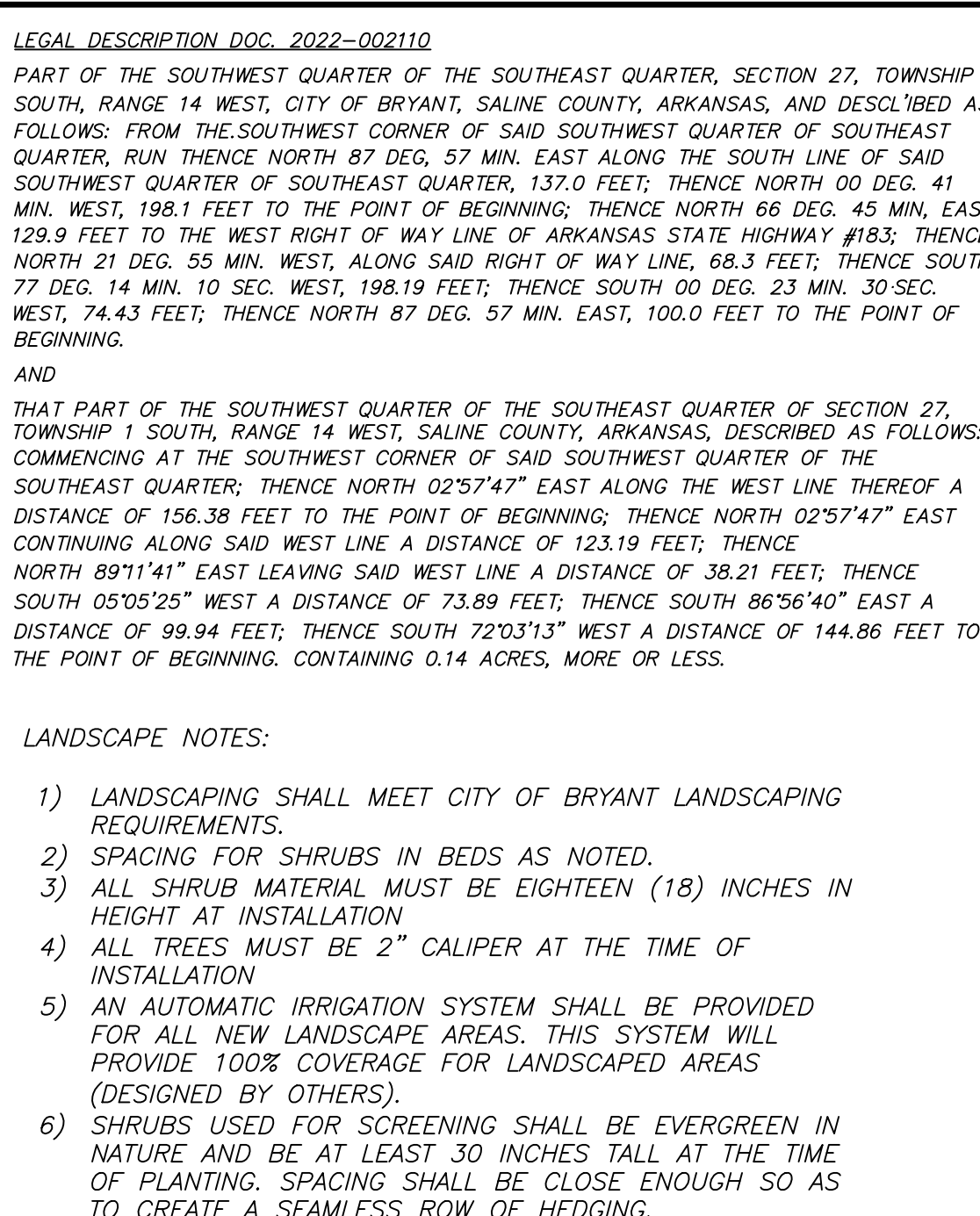


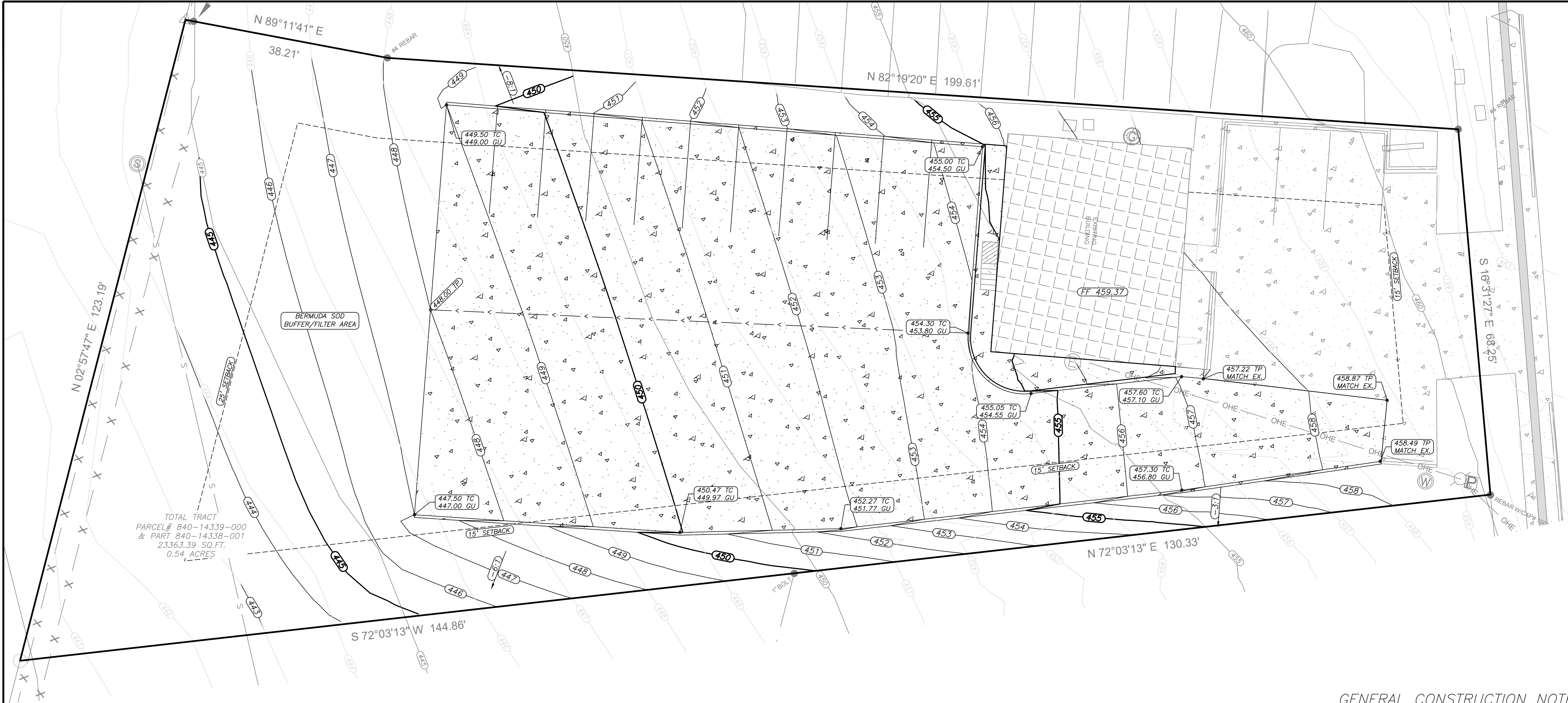
Legend

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

No.	Revisions	Date
1	BRYANT DRG COMMENTS	5/6/2025
2	REMOVED BUILDING	7/20/2025
3	REMOVED DETENTION BASIN	8/13/2025





UTILITIES:

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

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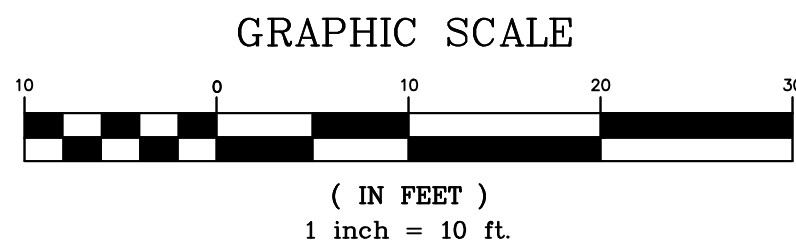
NATURAL GAS:
SUMMIT UTILITIES
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS
888-498-0409

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

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



Legend

- | | |
|--|------------------------|
| | Property Boundary |
| | Center line |
| | Road Right of Way |
| | Telephone |
| | Fiber Optic Line |
| | Gas Line |
| | Wire / Chainlink Fence |
| | Sanitary Sewer |
| | Water Line |
| | Overhead Electric |
| | Underground Powerline |

- | | | | |
|--|--------------------------|--|---------------------------|
| | Water Meter Box | | TOP OF CURB ELEVATION |
| | Sanitary Sewer Manhole | | CURB GUTTER ELEVATION |
| | Storm Drainage Manhole | | TOP OF PAVEMENT ELEVATION |
| | Telephone Pedestal | | TOP OF SIDEWALK |
| | Guy Wire | | |
| | Computed Corner | | |
| | Found Monument (Labeled) | | |
| | Utility Pole | | PROPOSED CONTOUR |
| | | | EXISTING CONTOUR |

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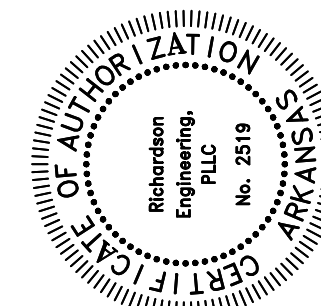
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GRADING PLAN
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PROPOSED PARKING LOT
515 N. REYNOLDS ROAD
BRYANT, ARKANSAS

Prepared For:

JAMEY SOUTH

515 N. REYNOLDS ROAD

BRYANT, AR 72022

No.	Revisions	Date
1	BRYANT DRC COMMENTS	5/6/2025
2	REMOVED BUILDING	2/20/2025
3	REMOVED DETENTION BASIN	8/13/2025

PROJECT #: 025-007

Date: 4/22/2025

REV: 8/13/2025

Scale: 1" = 10'

Sheet: 5 of 5