Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: October 30, 2025 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Shoppes at Dogwood Springs - Phase 1 - 4707 Bryant Parkway

Richardson Engineering - Requesting Site Plan Approval

- 0998-PLN-01.pdf
- 0998-DRN-01.pdf

2. Midtown Bryant - 12 Paisley Park and Block 2 - Minor Modifications from Midtown Code

HD Homes - Requesting Minor Modifications from Midtown Code for sidewalk location at 12 Paisley Park and change to frontage type at Block 2 for A Street

- 0999-PLN-01b.pdf
- 0999-PLN-01a.jpg

3. 4014 Robinwood Cir - Conditional Use Permit - Accessory Structure

David Moulin - Requesting Recommendation for Approval of CUP for Additional Squarefootage for Accessory Structure

- 1000-APP-01.pdf

4. Gassy's - Phillips 66 - 6101 HWY 5 - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval

- 94247-SGNAPP-02.pdf

Staff Approved

5. Therapeds - 2208 N Reynolds Rd - Sign Permit

Ace Sign Company - Requesting Sign Permit Approval - STAFF APPROVED

- 94275-SGNAPP-01.pdf

Permit Report

Adjournments

DETAILED PLANS:

SHOPPES AT DOGWOOD SPRINGS

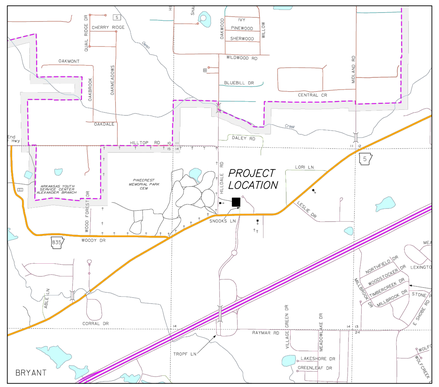
PHASE 1

BRYANT PARKWAY
BRYANT, ARKANSAS

LEGAL DESCRIPTION

LOT 1 AND 2 OF THE SHOPPES AT DOGWOOD SPRINGS, A REPLAT OF ALL OF BLOCK 4, THE EAST HALF BLOCK 5, LOT 1 OF BLOCK 8, AND LOTS 1 AND 2 OF BLOCK 9, TOGETHER WITH A PORTION OF NORTHERN AVENUE, NORTH STREET, AND LIBERTY STREET ABANDONED RIGHT OF WAYS ADJACENT TO SAID BLOCKS, AS SHOWN ON THE PLAT OF THE TOWN OF COLLEGEVILLE, DATED JUNE 21, 1838.

VICINITY MAP



Prepared By:

RICHARDSON ENGINEERING
Planning ▪ Engineering ▪ Development Consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

10/20/2025

PREPARED FOR:

JON MARTIN

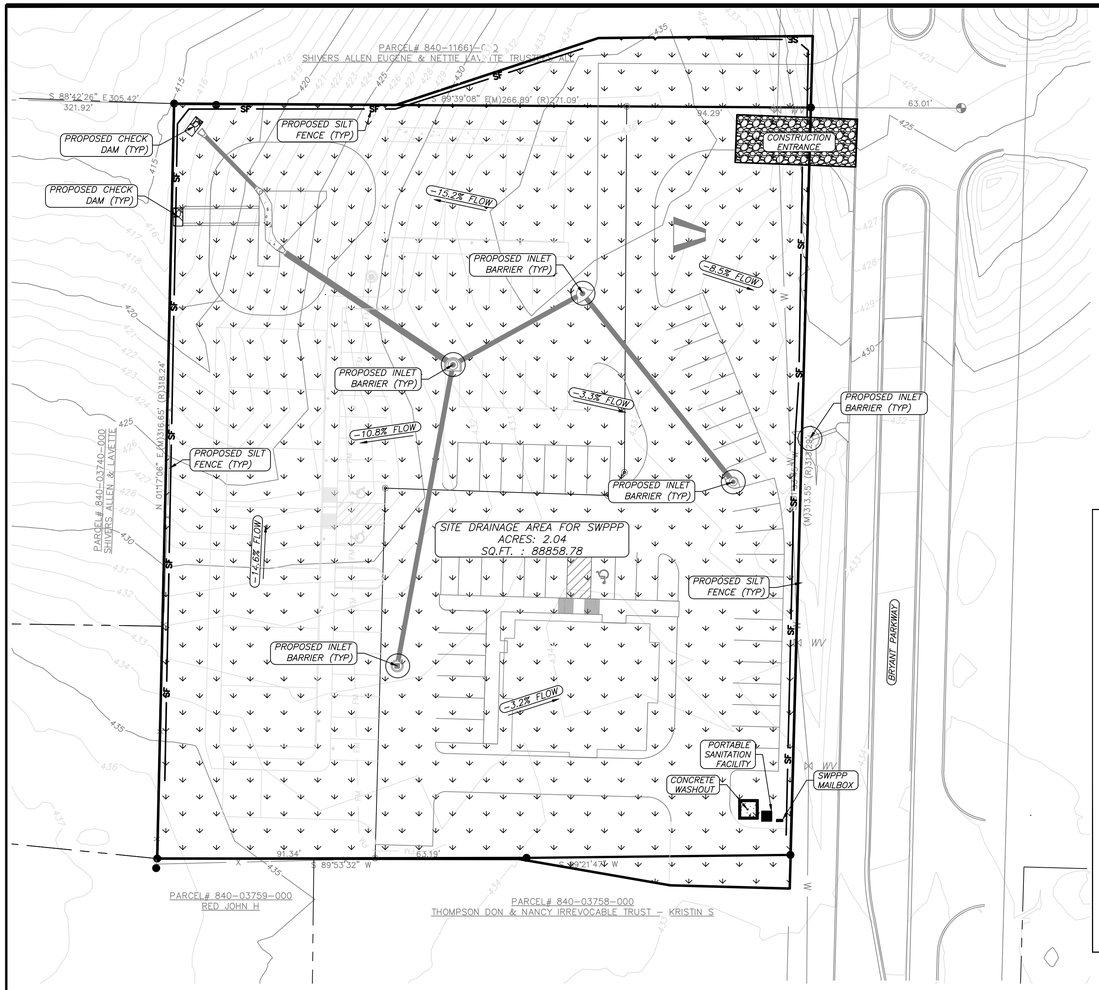
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21954
TRISTIN SCOTT PHILLIPS

PRE-CONSTRUCTION COPY -

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

	Revisions	Date

INDEX OF SHEETS

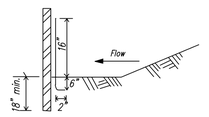


SWPPP NOTES:

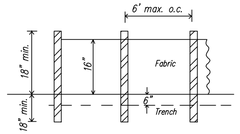
1.) *DEVELOPMENT SHALL ADHERE TO BRYANT AND ADEQ STORMWATER REQUIREMENTS.*
2.) *SEDIMENT BARRIERS SHAL BE CONSTRUCTED AT EACH INLET UNTIL GRADING IS COMPLETE AND TOP SOIL IS STABILIZED.*
3.) *A SILT FENCE AND STRAW BALE DIKE SHALL BE PLACED AT POTENTIAL LOCATIONS OF HEAVY EROSION.*
4.) *TEMPORARY STRAW 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.*
12.) *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.*

Legend

- Property Boundary
- Surveyed lines
- RW — Road Right of Way
- T — Telephone
- 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
- UES — Underground Electric Service
- UGE — Underground Electric Primary
- OHE — Overhead Electric Primary
- G — Gas Main
- FM — FM — Force Sewer line
- SF — Silt Fence
- Water Meter Box
- Sanitary Sewer Manhole
- Storm Drainage Manhole
- Telephone Pedistal
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Utility Pole
- Gas Meter
- Sewer Service Cleanout



SIDE VIEW

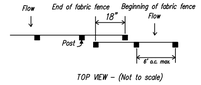


FRONT VIEW

NOTE:
Use wood or steel posts

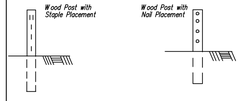
SF-A SILT FENCE (TYPE A)
NTS

*** ALL SILT FENCE SHALL BE WIRE REINFORCED.**



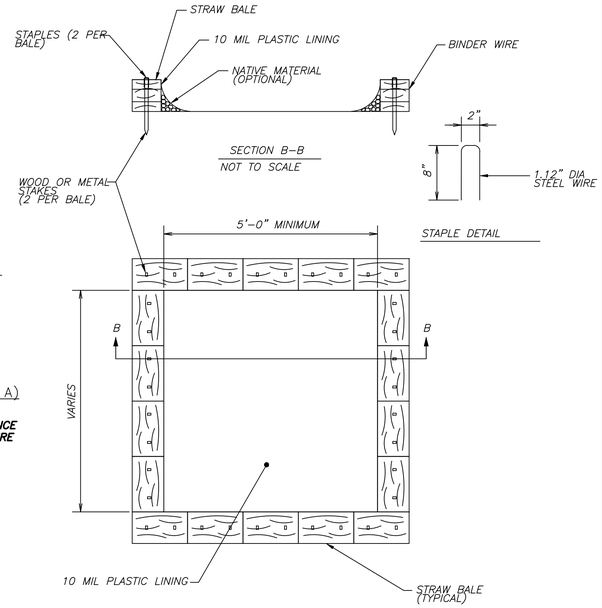
TOP VIEW - (Not to scale)

OVERLAP AT FABRIC ENDS



FRONT VIEWS

FASTENERS FOR SILT FENCES



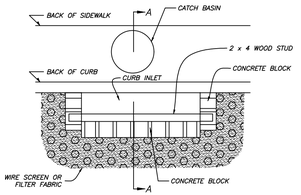
CONCRETE WASHOUT
NOT TO SCALE

LEGEND

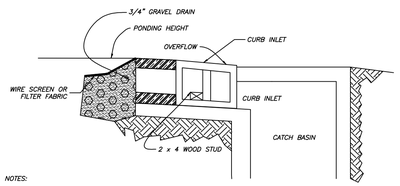
EXISTING CONTOURS

SF PROPOSED SILT FENCE

1. LOCATE STONE STABILIZED PAD AT ANY POINT WHERE VEHICULAR TRAFFIC WILL BE LEAVING THE CONSTRUCTION SITE ONTO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA OR ANY OTHER AREA WHERE THERE IS A TRANSITION FROM BARE SOIL TO A PAVED AREA.
2. WIDTH - 20'-0 MINIMUM BUT NOT LESS THAN FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS. LENGTH - 50'-0 MINUMUM
3. MAINTAIN THE EXIT TO PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS- OF-WAY. PROVIDE PERIODIC TOP DRESSING WITH 1.5 - 3.5" STONE, AS CONDITIONS DEMAND. IMMEDIATELY REMOVE ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAINS. CLEAN WHEELS AND TIRES TO REMOVE MUD PRIOR TO ENTRANCE ON TO PUBLIC RIGHTS-OF-WAY.
4. WHEN WASHING IS REQUIRED, DO SO ON AREAS STABILIZED WITH CRUSHED STONE DRAINING INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



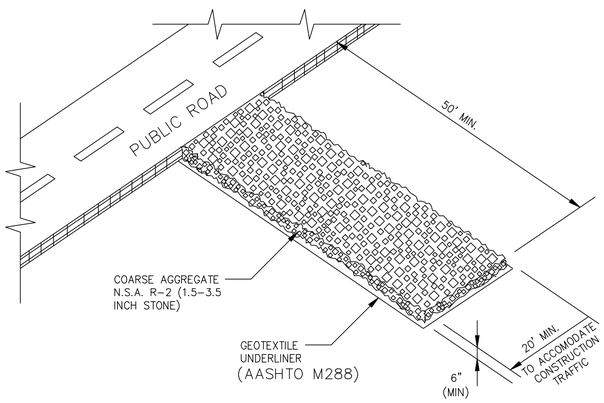
PLAN VIEW



NOTES:
1.) USE BLOCK AND GRAVEL TYPE SEDIMENT BARRIER WHEN CURB INLET IS LOCATED IN GENTLY SLOPING STREET SEGMENT, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2.) BARRIER SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.
3.) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

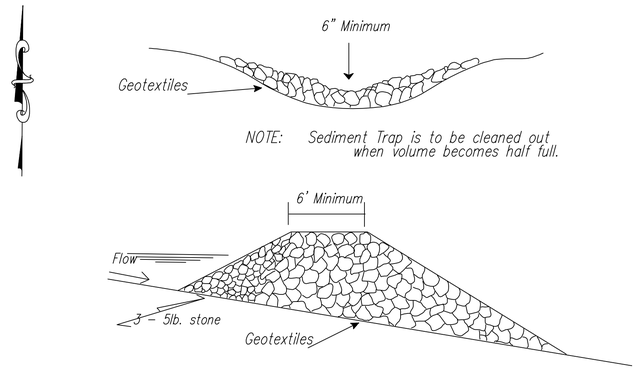
SECTION A - A

CURB INLET SEDIMENT BARRIER



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 AFOREMENTIONED 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

ROCK DAM
NOT TO SCALE

GRAPHIC SCALE

30 0 30 60 90

(IN FEET)
1 inch = 30 ft.

CONSTRUCTION EXIT
NOT TO SCALE

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

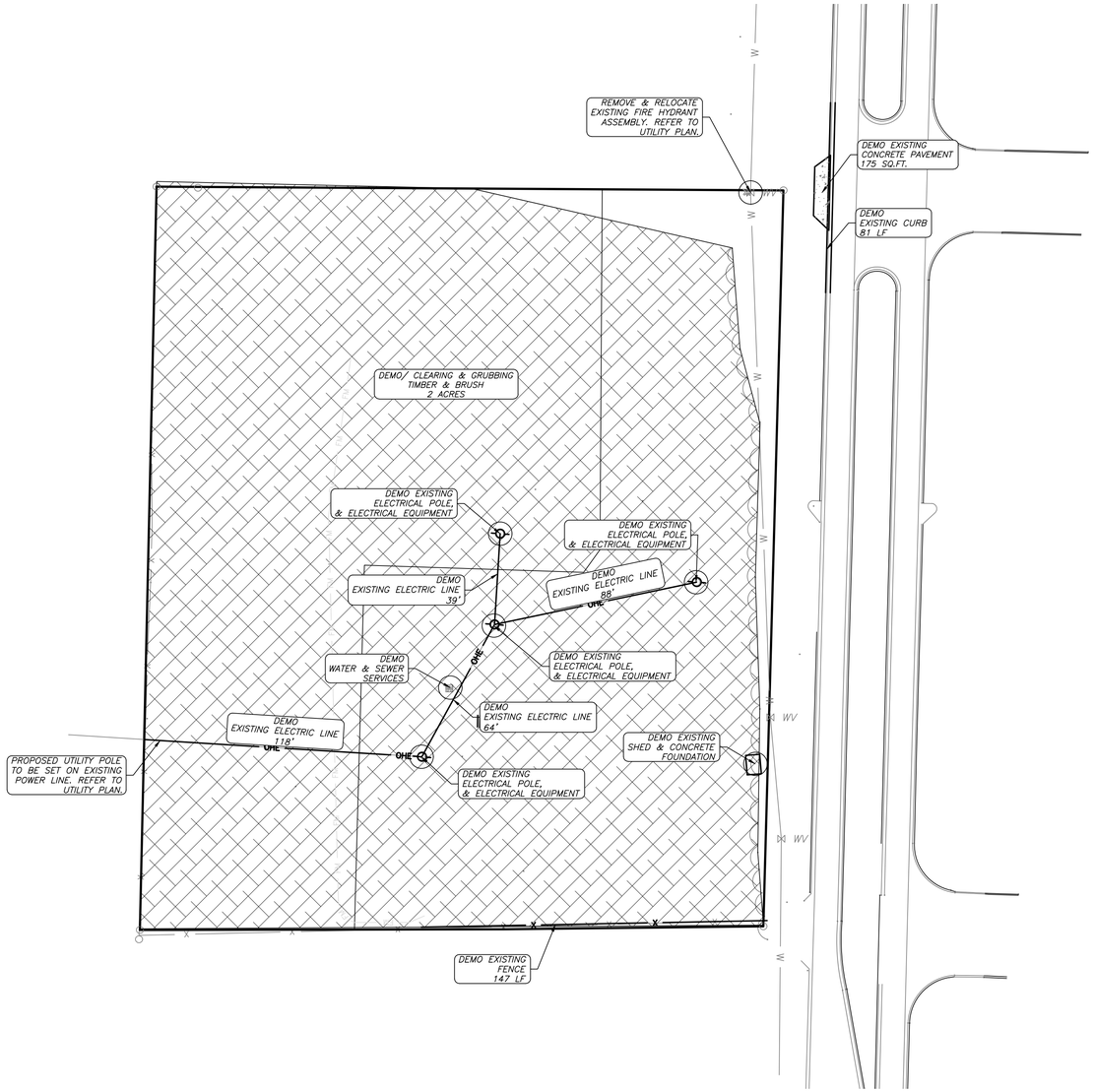
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

SWPPP PLAN
SHOPPES AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

Prepared For: JON MARTIN

No.	Revisions	Date

PROJECT #: 025-029
Date: 10/20/2025
Scale: 1" = 30'
Sheet: 2 of 14



GRAPHIC SCALE

30 0 30 60 90

(IN FEET)
1 inch = 30 ft.

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 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 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.

811
Know what's **below.**
Call before you dig.

DEMO NOTES:
1) QUANTITATIVE AREAS ARE APPROXIMATE, TO BE VERIFIED BY THE DEMOLITION CONTRACTOR.

UTILITIES:

SANITARY SEWER:
BRYANT
WASTEWATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943–0999

WATER:
BRYANT
WATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943–0999

ELECTRIC:
ENTERGY
SIMMONS TOWER
425 W. CAPITOL AVE.
LITTLE ROCK, AR 72201
1(800) 368–3749

NATURAL GAS:
SUMMIT
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
UES	Underground Electric Service
UGE	Underground Electric Primary
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G	Gas Main
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Sanitary Sewer Manhole	Found Monument (Labeled)
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DEMOLITION PLAN
SHOPPES AT DOGWOOD SPRINGS
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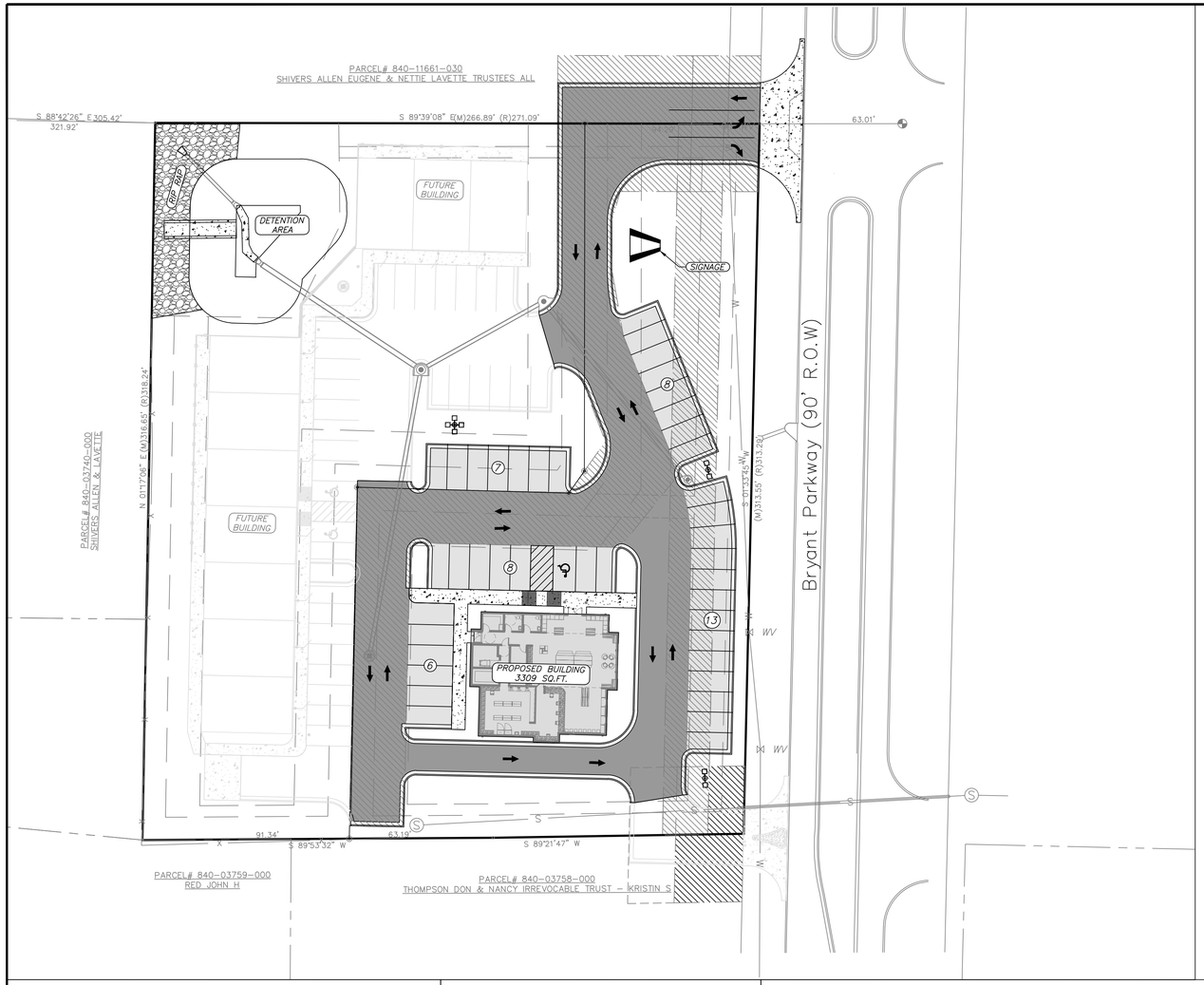


GENERAL NOTES:

1.) SURVEYING PROVIDED BY SOUTHPOINT 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 1.925 ACRES (83,899 SQUARE FEET)
2.) PROJECT PROVIDES 42 PARKING SPACES.
3.) CURRENT ZONING: C2
4.) PROPOSED USE: PHARMACY
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 BRYANT 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.) NO PORTION OF THIS PROPERTY (AS SHOWN) IS IN THE 100 YEAR FLOOD HAZARD AREA. REFERENCE FIRM MAP 05125C024CE EFFECTIVE 6/5/2020
11.) REFER TO LANDSCAPING 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.

PROPERTY DESCRIPTION AS SURVEYED

LOT 1 AND 2 OF THE SHOPPES AT DOGWOOD SPRINGS, A REPLAT OF ALL OF BLOCK 4, THE EAST HALF BLOCK 5, LOT 1 OF BLOCK 8, AND LOTS 1 AND 2 OF BLOCK 9, TOGETHER WITH A PORTION OF NORTHERN AVENUE, NORTH STREET, AND LIBERTY STREET ABANDONED RIGHT OF WAYS ADJACENT TO SAID BLOCKS, AS SHOWN ON THE PLAT OF THE TOWN OF COLLEGEVILLE, DATED JUNE 21, 1838.

UTILITIES:

SANITARY SEWER:
BRYANT
WASTEWATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0999

WATER:
BRYANT
WATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0999

ELECTRIC:
ENTERGY
SIMMONS TOWER
425 W. CAPITOL AVE.
LITTLE ROCK, AR 72201
1(800) 368-3749

NATURAL GAS:
SUMMIT
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
SOUTHPOINT SURVEYING
P.O. BOX 400
SHERIDAN, AR 72150
(501)285-5958

DEVELOPERS
JON MARTIN

GRAPHIC SCALE
30 0 30 60 90
(IN FEET)
1 inch = 30 ft.

VICINITY MAP

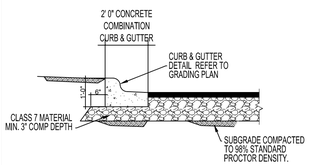
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
TRISTIN SCOTT PHILLIPS
No. 21954

PAVEMENT SECTION

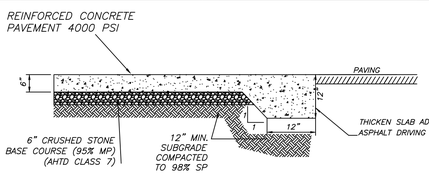
LIGHT DUTY SECTION TYPE "A" ASPHALT
- 3 INCHES SURFACE COURSE
- 8 INCHES CRUSHED STONE BASE COURSE (98% MP) (AHTD CLASS 7)
- 12" MIN SUBGRADE COMPACTED TO 98% STANDARD DENSITY (SUBGRADE MATERIAL AND THICKNESS SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS)

HEAVY DUTY SECTION TYPE "B" ASPHALT
- 1.5 INCHES HMAC SURFACE COURSE
- 2.5 INCHES BINDER COURSE
- 8 INCHES CRUSHED STONE BASE COURSE (98% MP) (AHTD CLASS 7)
- 12" MIN SUBGRADE COMPACTED TO 98% STANDARD DENSITY (SUBGRADE MATERIAL AND THICKNESS SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS)

* PAVEMENT SECTION SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



TYPICAL CURB & GUTTER DETAIL
N.T.S.

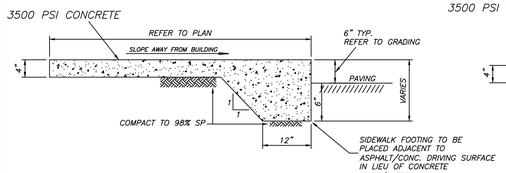


DUMPSTER CONCRETE SECTION
NTS

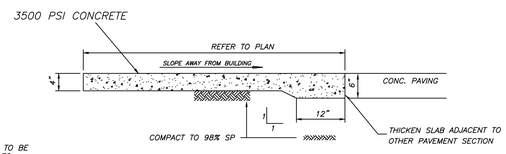
* PAVEMENT SECTION & REINFORCEMENT AS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

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% (¼" 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 ¾" 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.

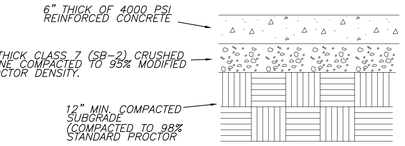


CONC. SIDEWALK - TYPE 'A'
NTS



CONC. SIDEWALK - TYPE 'B'
NTS

* NOTES:
1. PORTLAND CEMENT CONCRETE 3500 PSI. MIN. MIX AS PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
2. USE W1.4 X W1.4 (6" X 6") WWF SHEET REINFORCEMENT. CUT ½ 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.



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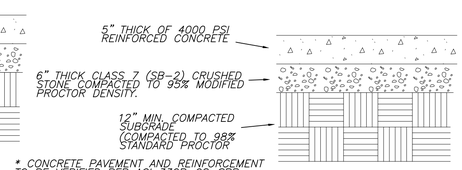
HEAVY DUTY CONCRETE PAVEMENT SECTION (OPTIONAL)
NTS



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LIGHT DUTY CONCRETE PAVEMENT SECTION (OPTIONAL)
NTS

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- [T] Telephone Pedistal
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Utility Pole
- PROPOSED CONCRETE
- PROPOSED HEAVEY DUTY ASPHALT, TYPE B
- PROPOSED LIGHT DUTY ASPHALT, TYPE A
- [G] Gas Meter
- * APPROVED ADA SIDEWALK RAMP. REFER TO NOTES.

RICHARDSON ENGINEERING
Planning • Engineering • Development consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

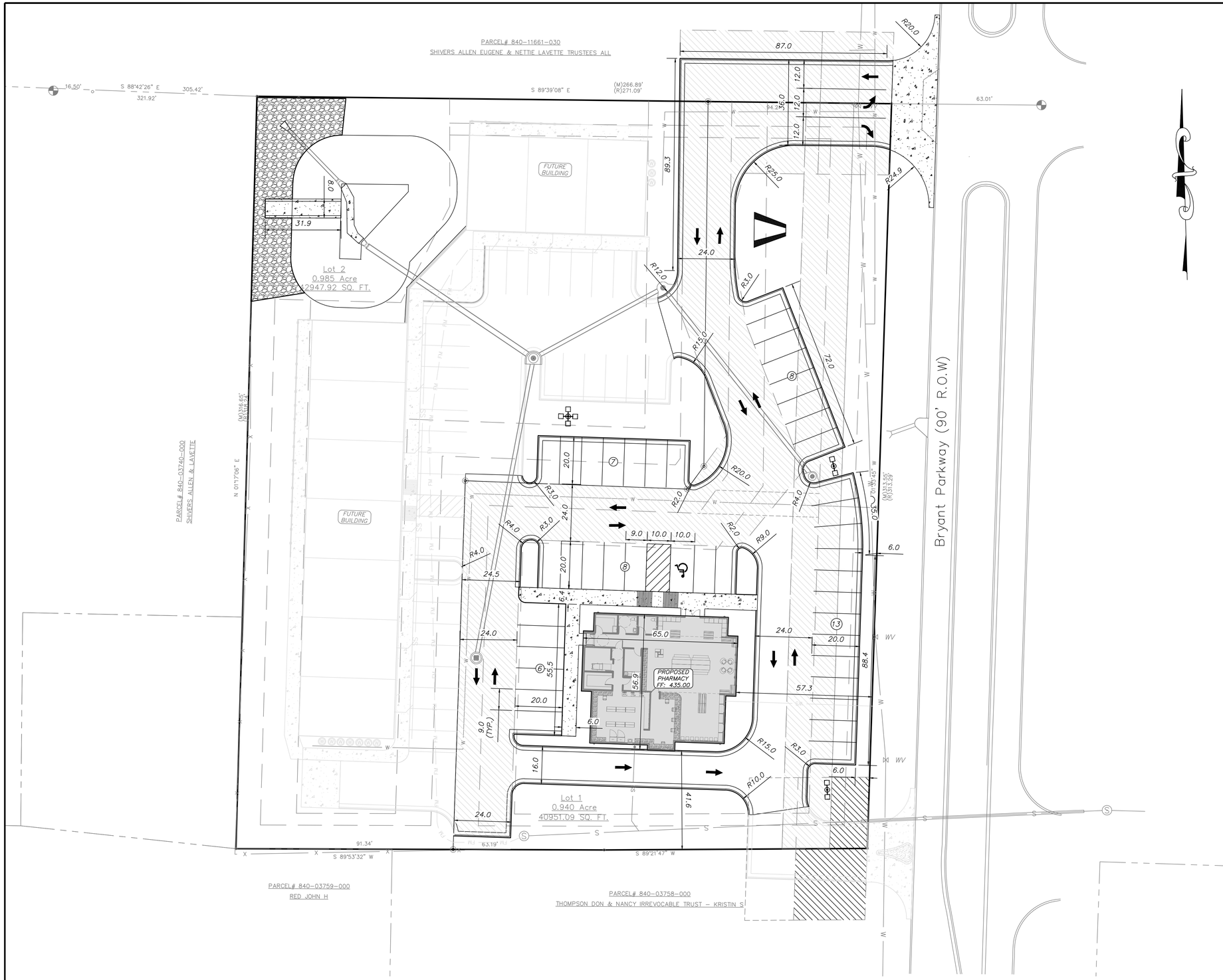
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

OVERALL SITE PLAN
SHOPPES AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

Prepared For: JON MARTIN

No.	Revisions	Date

PROJECT #: 025-029
Date: 10/20/2025
Scale: 1" = 30'
Sheet: 4 of 14



GRAPHIC SCALE

20 0 20 40 60

(IN FEET)
1 inch = 20 ft.

SITE NOTES

1.) PROJECT SITE AREA 1.925 ACRES (83,899 SQUARE FEET)
2.) PROJECT PROVIDES 42 PARKING SPACES.
3.) CURRENT ZONING: C2
4.) PROPOSED USE: PHARMACY
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 BRYANT 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.) NO PORTION OF THIS PROPERTY (AS SHOWN) IS IN THE 100 YEAR FLOOD HAZARD AREA. REFERENCE FIRM MAP 05125C0240E EFFECTIVE 6/5/2020
11.) REFER TO LANDSCAPING 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
WASTEWATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0999

WATER:
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WATER DEPARTMENT
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SOUTHPOINT SURVEYING
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(501)285-5958

DEVELOPERS
JON MARTIN

OWNER OF RECORD
PROSPER PROPERTIES LLC
612 W. COMMERCE ST, STE 2
BRYANT, AR 72022
SOURCE OF TITLE: 2020-020202

GENERAL NOTES:

1.) SURVEYING PROVIDED BY SOUTHPOINT 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.

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- * APPROVED ADA SIDEWALK RAMP. REFER TO NOTES.

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SITE DIMENSION PLAN
SHOPPES AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

Prepared For: JON MARTIN

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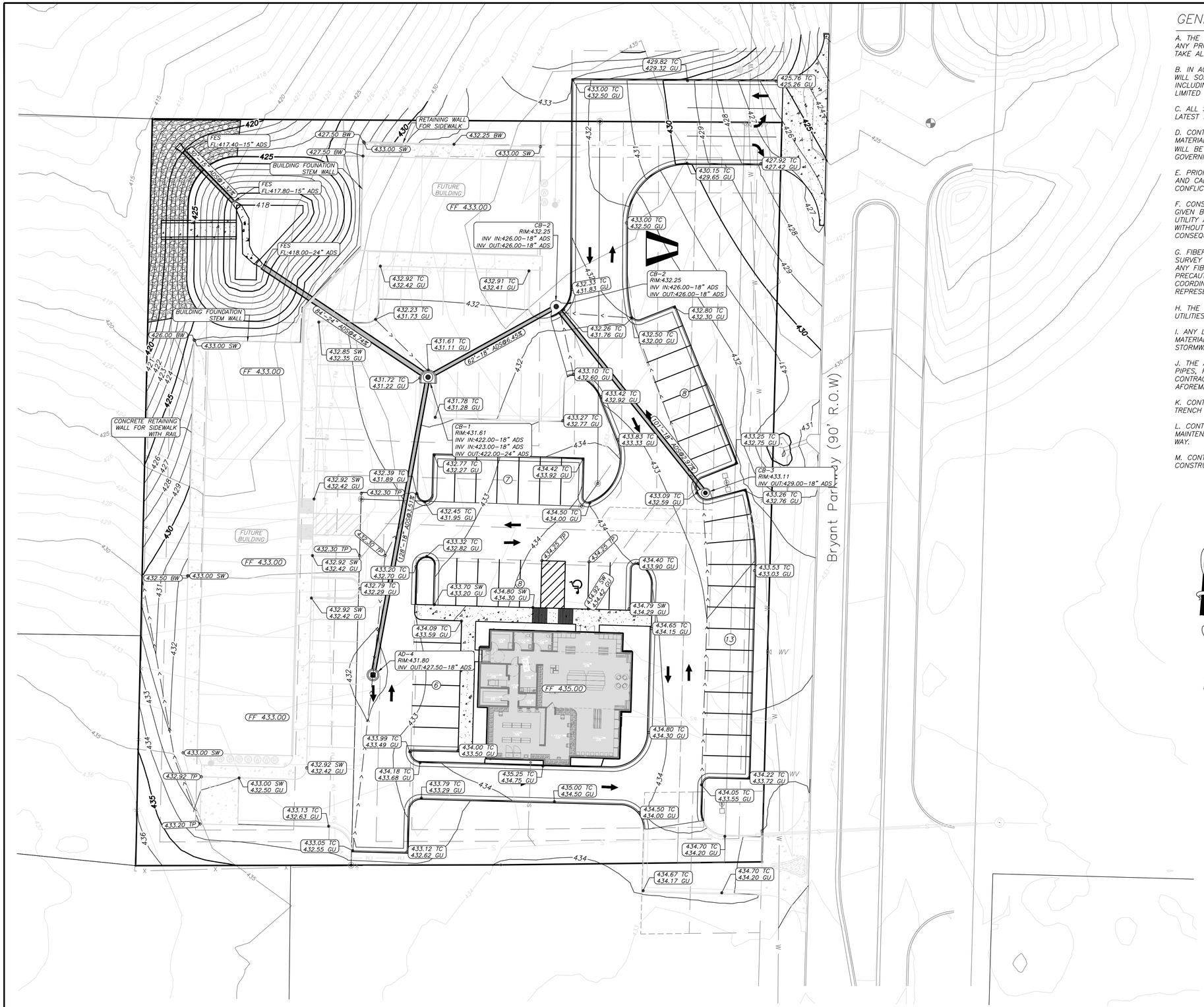

GENERAL CONSTRUCTION NOTES

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 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 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.

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GRADING PLAN OVERALL
SHOPPES AT DOGWOOD SPRINGS
PHASE 1
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Prepared For: JON MARTIN

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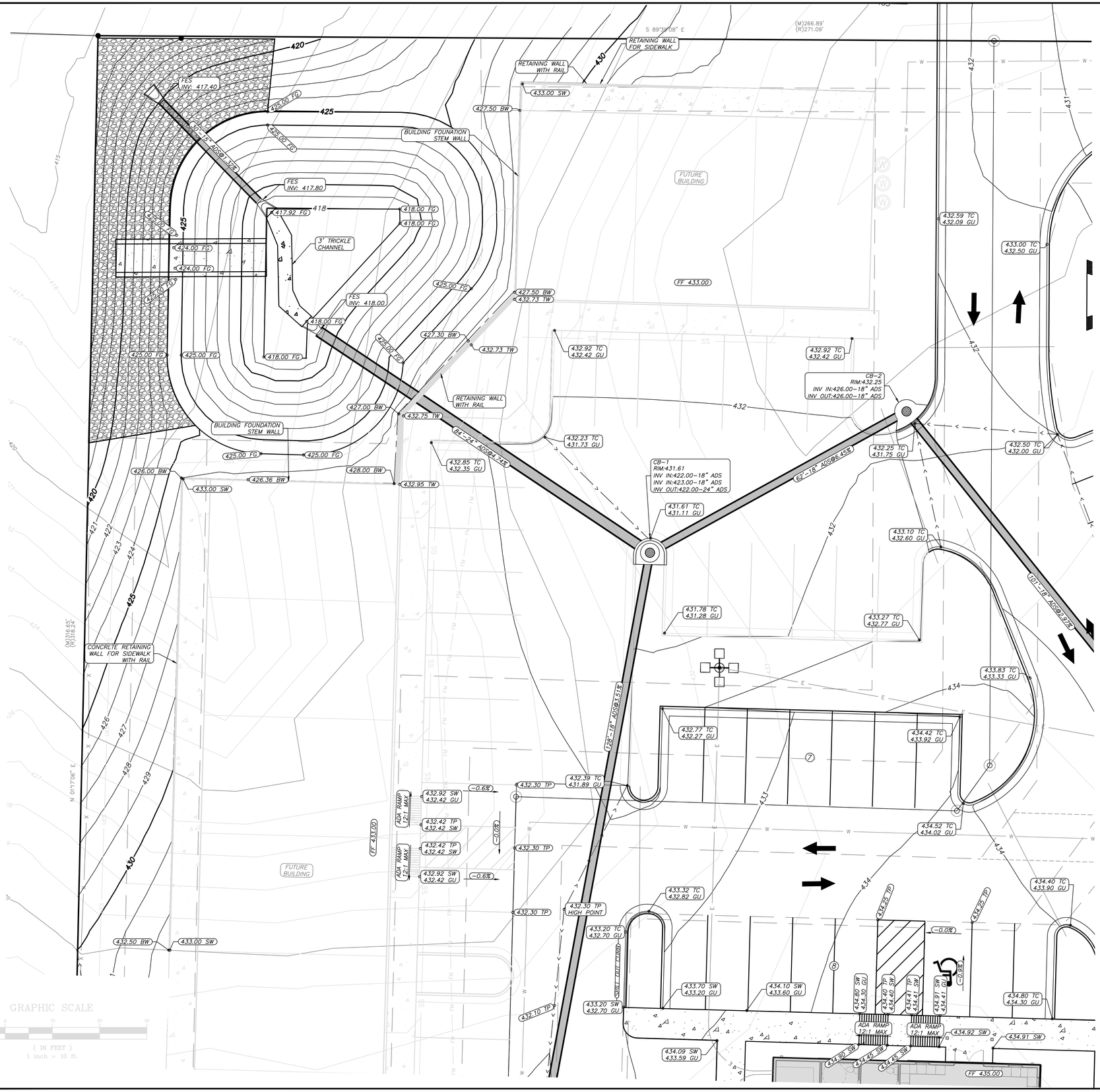

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DETENTION GRADING PLAN
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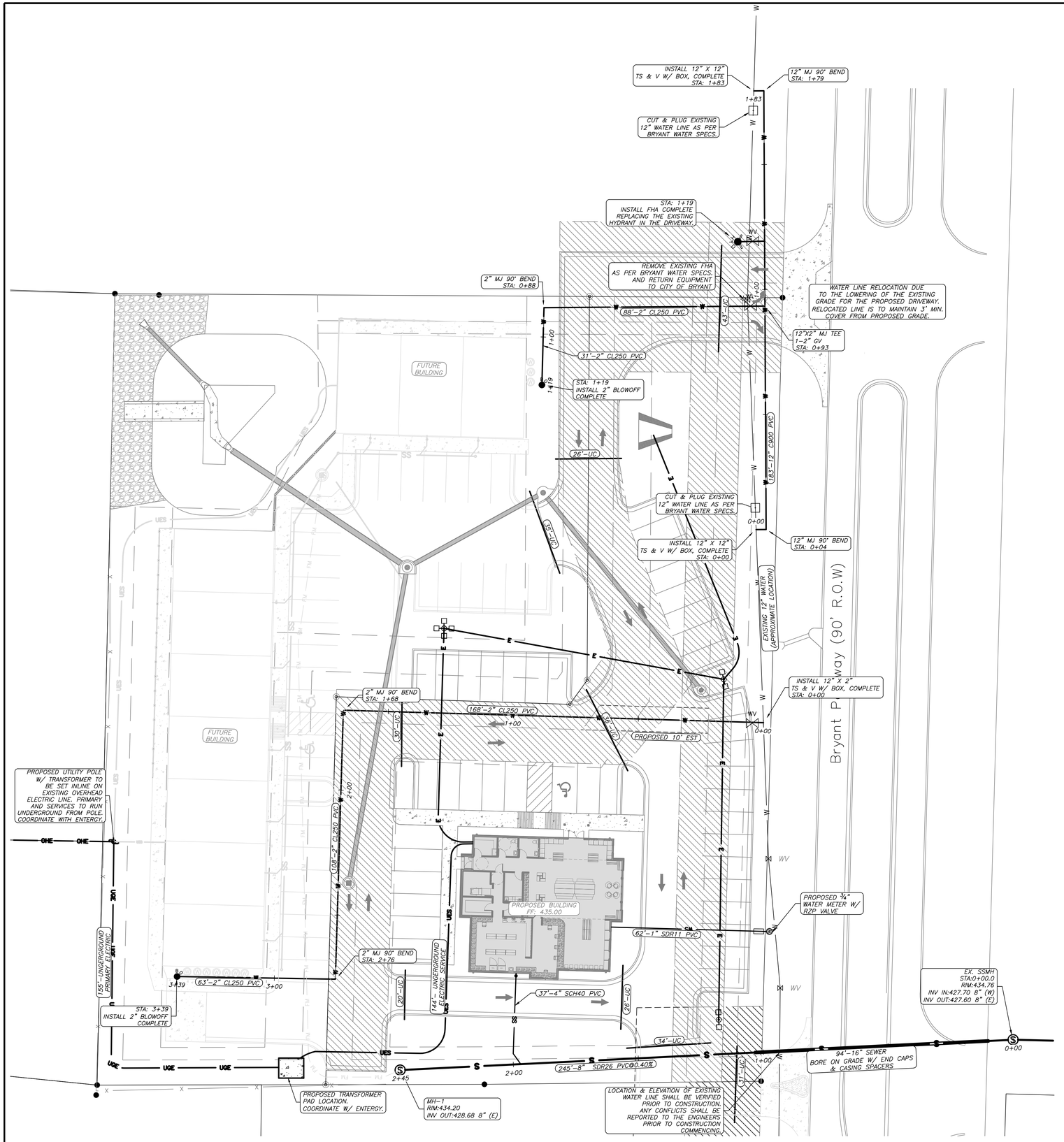

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ENTERGY
SIMMONS TOWER
425 W. CAPITOL AVE.
LITTLE ROCK, AR 72201
1(800) 368-3749

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

GAS SERVICE NOTE:
GAS SERVICE FOR THIS PROJECT IS TO BE COORDINATED AND DESIGNED BY SUMMIT UTILITIES

CONDUIT NOTE - UC
4-4" PVC GENERAL CONDUITS

GRAPHIC SCALE
20 0 20 40 60
(IN FEET)
1 inch = 20 ft.

GENERAL NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT SPECIFICATIONS.
2.) ALL SEWER GRAVITY MAINS SHALL BE SDR-26 PVC, UNLESS OTHERWISE SHOWN ON PLAN.
3.) ALL WATER MAINS SHALL BE SDR21 PVC PIPE UNLESS OTHERWISE SHOWN ON PLAN.
4.) ATTENTION IS CALLED TO WATER, SEWER, AND STREET LAYOUT FOR ADDITIONAL INFORMATION.
5.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
6.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
7.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 10'.
8.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 18" (WATER ON TOP).
9.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
10.) BACKFILL MATERIAL FOR STREET CROSSINGS SHALL BE ACCORDING TO CITY OF BRYANT STREET DEPT SPECS AND COMPACTED TO 98% M.P. UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER AND UTILITY OWNER.
11.) 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.
12) CITY OF BRYANT MASTER SPECIFICATIONS APPLY.
13) 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.
14) CONTRACTOR SHALL CONTACT CITY OF BRYANT PRIOR TO COMMENCEMENT OF UTILITY CONSTRUCTION OR TIE-INS.

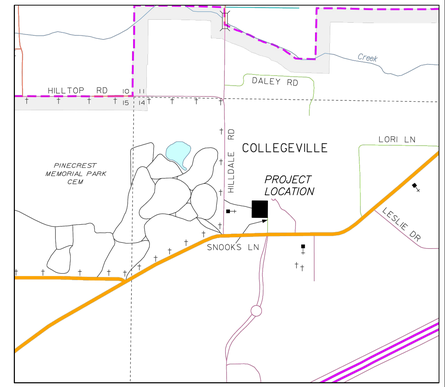
SEWER NOTES:

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. DIRECTIONALY, 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.) ALL FITTINGS SHALL BE DUCTILE IRON M.J. (WHERE AVAILABLE).
5.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
6.) MINIMUM SEPARATION BETWEEN WATERLINES & SEWERLINES SHALL BE 10'
7.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINE & SEWERLINE CROSSINGS SHALL BE 18" (WATER ON TOP).
8.) CONTRACTOR SHALL ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
9.) STREET CROSSINGS TO MEET CITY OF BRYANT STREET DEPT SPECIFICATIONS.
10.) CONTRACTOR TO ADHERE TO AWWA SPECS FOR BLOCKING AND ANCHORING.
11.) ON-SITE FIRE HYDRANTS SHALL BE PER CITY OF BRYANT SPECIFICATIONS.

VICINITY MAP



Legend

- 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
- UES — Underground Electric Service
- UGE — UGE — Underground Electric Primary
- OHE — Overhead Electric Primary
- G — Gas Main
- FM — FM — FM — Force Sewer line
- SF — Silt Fence
- Water Meter Box
- Sanitary Sewer Manhole
- Storm Drainage Manhole
- Telephone Pedistal
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Utility Pole
- Gas Meter
- Sewer Service Cleanout

RICHARDSON ENGINEERING
Planning • Engineering • Development consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

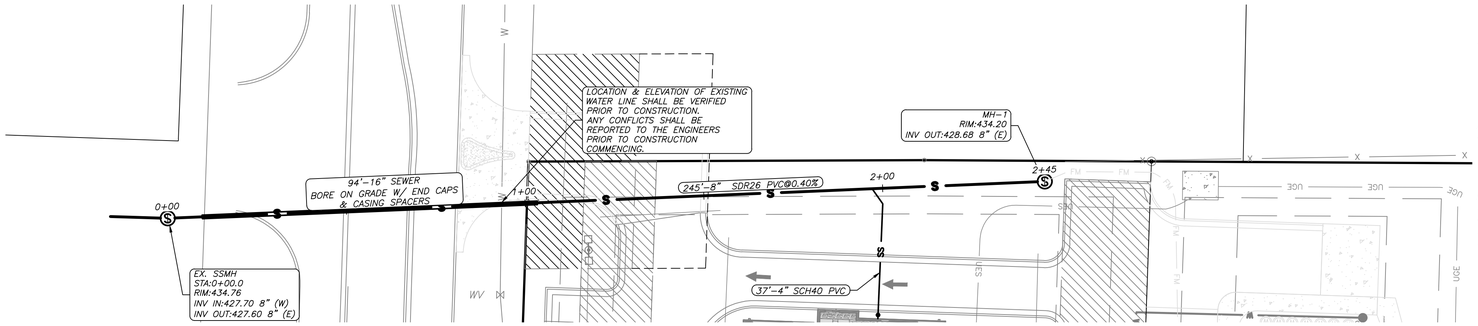
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

OVERALL UTILITY PLAN
SHOPPES AT DOGWOOD SPRINGS PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

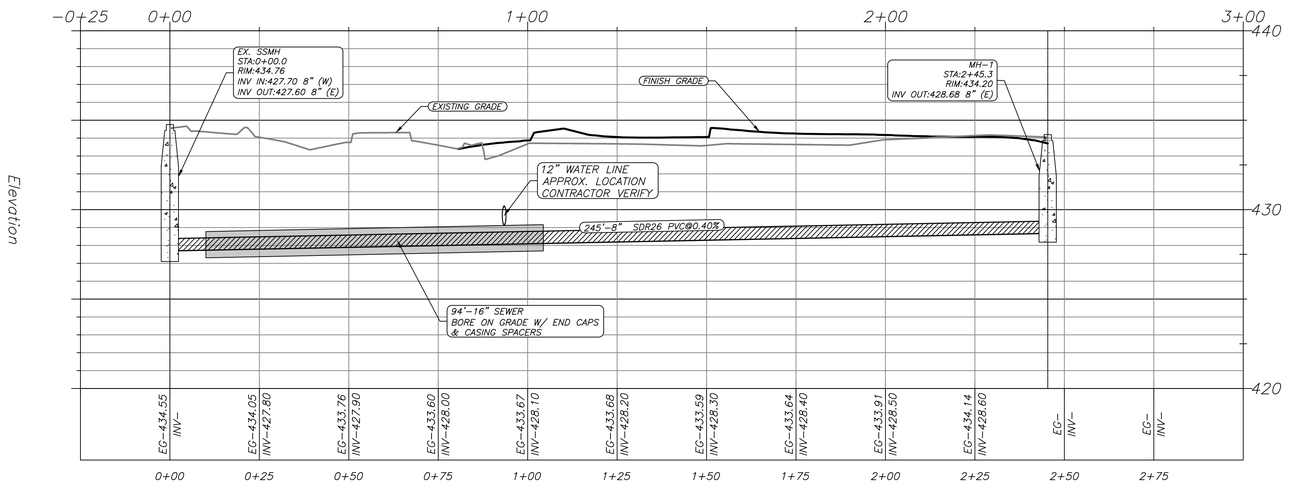
Prepared For: JON MARTIN

No.	Revisions	Date

PROJECT #: 025-029
Date: 10/20/2025
Scale: 1" = 20'
Sheet: 8 of 14



SEWER MAIN 1 PROFILE



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

SURVEYOR
SOUTHPOINT SURVEYING
P.O. BOX 400
SHERIDAN, AR 72150
(501)285-5958

DEVELOPERS
JON MARTIN

OWNER OF RECORD
PROSPER PROPERTIES LLC
612 W. COMMERCE ST, STE 2
BRYANT, AR 72022
SOURCE OF TITLE: 2020-020202

UTILITIES:

SANITARY SEWER:
BRYANT
WASTEWATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0999

WATER:
BRYANT
WATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0999

ELECTRIC:
ENTERGY
SIMMONS TOWER
425 W. CAPITOL AVE.
LITTLE ROCK, AR 72201
1(800) 368-3749

NATURAL GAS:
SUMMIT
400 WEST CAPITOL #600
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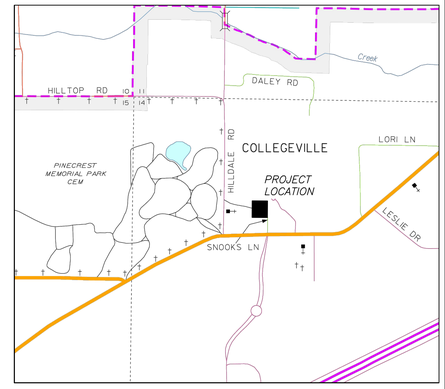
VICINITY MAP



GRAPHIC SCALE

20 0 20 40 60

(IN FEET)
1 inch = 20 ft.

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
- UES — Underground Electric Service
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- Water Meter Box
- Sanitary Sewer Manhole
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- Telephone Pedistal
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Utility Pole
- Gas Meter
- Sewer Service Cleanout

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Planning • Engineering • Development consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

CERTIFICATE OF AUTHORIZATION — Richardson Engineering, PLLC — No. 2519 — ARKANSAS

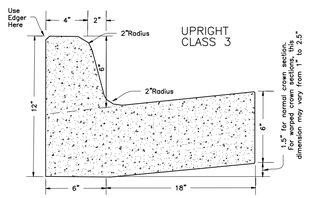
SEWER MAIN PLAN/PROFILE
SHOPPES AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

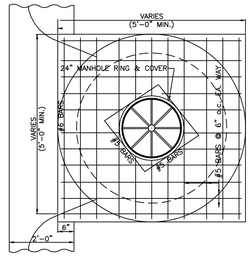
Prepared For: JON MARTIN

No.	Revisions	Date

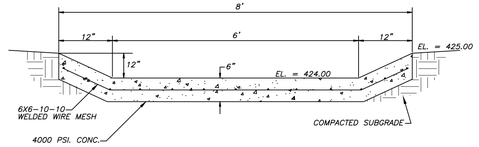
PROJECT #: 025-029
Date: 10/20/2025
Scale: 1" = 20'
Sheet: 9 of 14

TYPICAL STREET/PARKING CURB SECTION

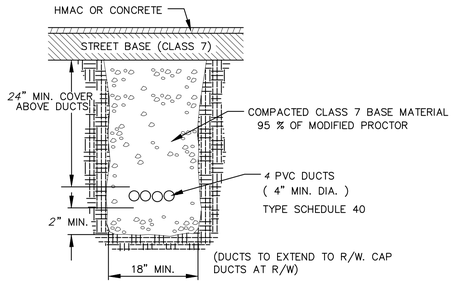




TYPICAL DROP INLET PLAN

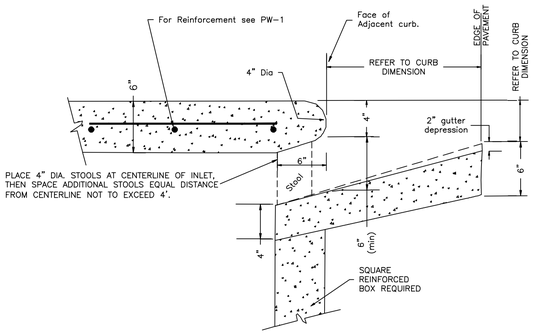


SPILLWAY DETAIL
N.T.S.



TYPICAL SECTION
4–4" UTILITY DUCTS

NOT TO SCALE

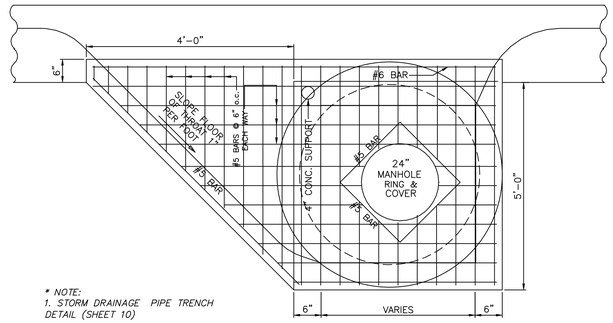


INLET THROAT BETWEEN STOOLS

NOTE: This detail is not to be used for inlets in curb radius. See PW-10 for detail of inlet top in curb radius.

THROAT OPENING (NOT IN RADIUS)

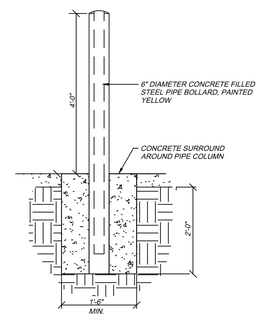
NOT TO SCALE

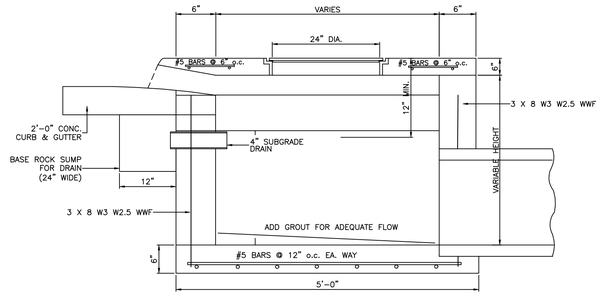


* NOTE:
1. STORM DRAINAGE PIPE TRENCH DETAIL (SHEET 10)

DETAIL – DROP INLET
WITH EXTENDED THROAT

BOLLARD DETAIL

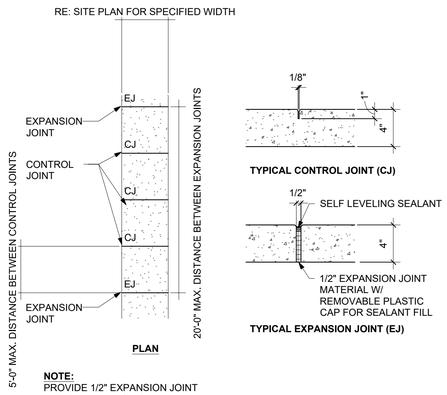




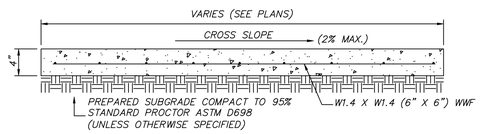
TYPICAL DROP INLET – POURED IN PLACE
ELEVATION

CONC. WALK/CONCRETE SWALE CONTROL JOINT DETAILS

NTS



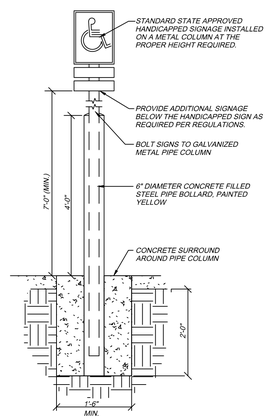
NOTE:
PROVIDE 1/2" EXPANSION JOINT AND SEALANT AS NOTED AND WHERE SIDEWALK ABUTS STRUCTURES OR OTHER SIDEWALKS.



CONCRETE SIDEWALK SPECIFICATIONS

NTS

* NOTES:
1. PORTLAND CEMENT CONCRETE 3000 PSI. MIN.
2. USE W1.4 X W1.4 (6" X 6") WWF SHEET REINFORCEMENT. CUT ½ 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 1:12.
7. CONTROL JOINTS PER CONC. WALK CONTROL JOINT DETAIL.

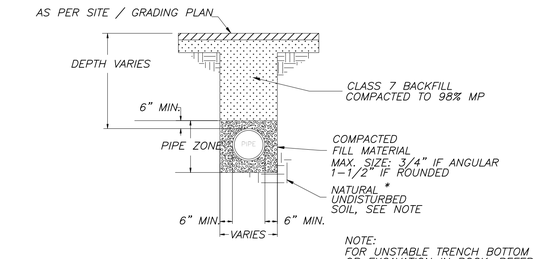


HANDICAP SIGN DETAIL

GENERAL NOTES

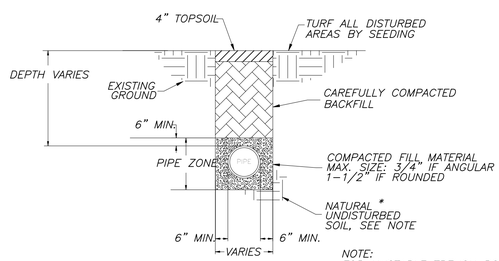
1.) ALL STOP SIGNS SHALL BE 30" X 30".
2.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND CITY OF BRYANT SPECS.
3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ENGINEER'S SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
4.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER CITY OF BRYANT STREET DEPARTMENT SPECIFICATIONS.
5.) CURB INLETS CONSTRUCTED SO THAT POOLING OF WATER DOES NOT OCCUR AT INTERSECTIONS.
6.) ALL STORM BOX LIDS SHALL BE PER CITY OF BRYANT SPECIFICATIONS.
7.) ALL SIDEWALKS AND CURB/GUTTER TO BE CONSTRUCTED PER CITY OF BRYANT SPECIFICATIONS.
8.) ALL SIDEWALKS TO MEET ADA REQUIREMENTS.
9.) * – INDICATES ADA APPROVED HANDICAP RAMP.
10.) DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT STORMWATER REQUIREMENTS.
11.) 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. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE UTILITY OR OWNER OF THE STRUCTURE. THE COST OF SAID REPAIRS OR RELOCATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

REFER TO CITY OF BRYANT, ARKANSAS PUBLIC WORKS STREET AND DRAINAGE STANDARD DETAILS FOR ADDITIONAL DETAILS AND INFORMATION.



NOTE:
FOR UNSTABLE TRENCH BOTTOM OR EXCAVATION IN ROCK, REFER TO SPECIFICATIONS FOR APPROPRIATE PIPE BEDDING.

STORM DRAINAGE PIPE TRENCH (UNDER ASPHALT)
NTS



NOTE:
FOR UNSTABLE TRENCH BOTTOM OR EXCAVATION IN ROCK, REFER TO SPECIFICATIONS FOR APPROPRIATE PIPE BEDDING.

STORM DRAINAGE PIPE TRENCH (UNPAVED AREA)
NTS

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SHOPPES AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

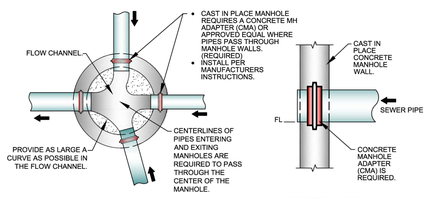
Prepared For: JON MARTIN

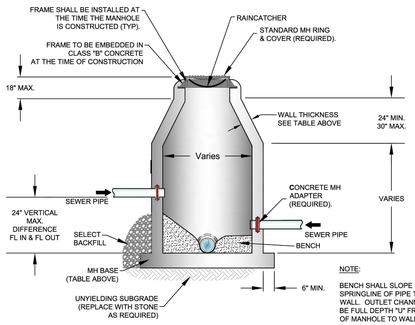
No.	Revisions	Date

PROJECT #: 025-029
Date: 10/20/2025
Scale:
Sheet: 10 of 14

Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	6"	6"	24" (< or Equal to 24" Pipes)
5' DIA	8"	8"	
6' DIA	8"	12"	36" (> 24" Pipes)

MANHOLE INFORMATION TABLE

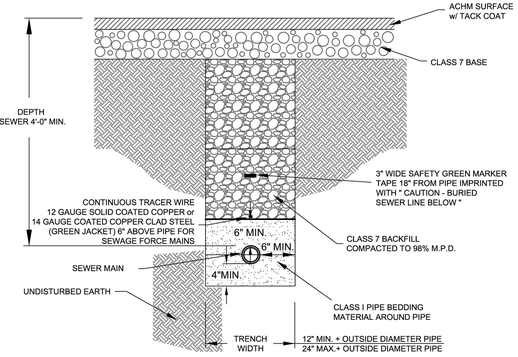




NOTE:
BENCH SHALL SLOPE FROM SPRINGLINE OF PIPE TO MANHOLE WALL. OUTLET CHANNEL SHALL BE FULL DEPTH "U" FROM CENTER OF MANHOLE TO WALL.

CAST-IN-PLACE MANHOLE

CITY OF BRYANT, AR	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	DESCRIPTION: CAST-IN-PLACE MANHOLE	REVISED ----- ----- ----- -----	S4
	DRAWN BY: CHECKED BY: FILE: S4-Cast In Place Manhole.dwg	-----	

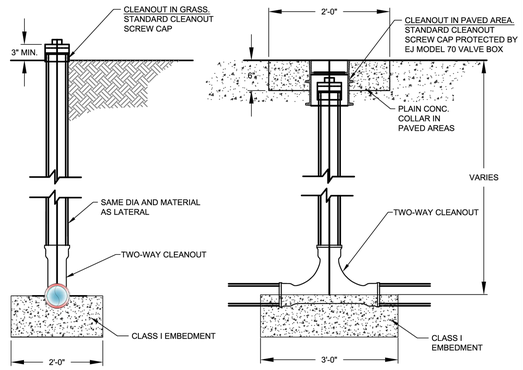


SEWER MAIN INSTALLATION
PRIOR TO ROADWAY CONSTRUCTION

NOTES:

1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.

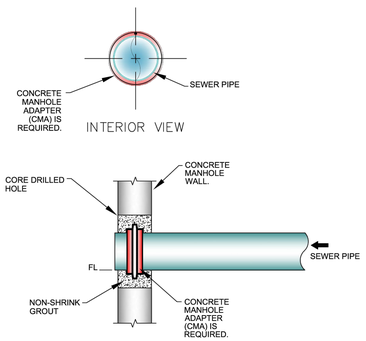
CITY OF BRYANT, AR	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	DESCRIPTION: SEWER MAIN INSTALLATION PRIOR TO ROADWAY CONSTRUCTION	REVISED ----- ----- ----- -----	S3
	DRAWN BY: CHECKED BY: FILE: S3-Sewer Main Installation Prior to Roadway Const.dwg	-----	



TYPICAL CLEANOUT

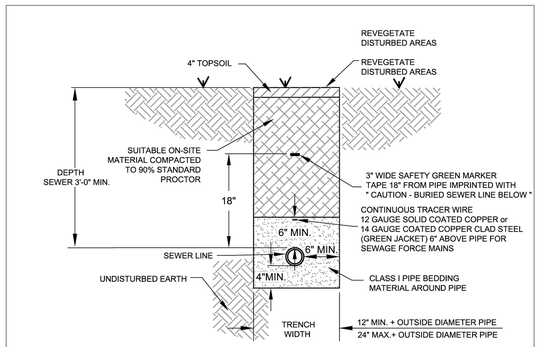
CITY OF BRYANT, AR	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	DESCRIPTION: SEWER SERVICE CLEANOUT	REVISED ----- ----- ----- -----	S16
	DRAWN BY: CHECKED BY: FILE: S16-Sewer Service Cleanout.dwg	-----	

THE INSTALLATION SHALL BE DYE TESTED FOR ACCEPTANCE.



MANHOLE CORING DETAILS

CITY OF BRYANT, AR	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	DESCRIPTION: MANHOLE CORING	REVISED ----- ----- ----- -----	S11
	DRAWN BY: CHECKED BY: FILE: S11-Manhole Coring.dwg	-----	

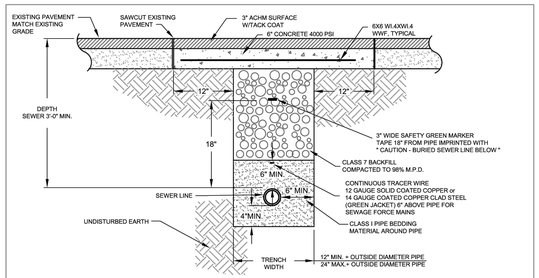


NOTES:

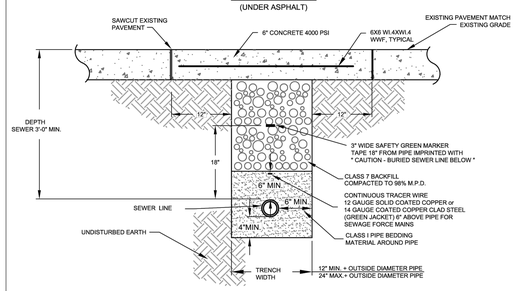
1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.

SEWER TRENCH
(NON-PAVED AREA)

CITY OF BRYANT, AR	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	DESCRIPTION: SEWER TRENCH (NON-PAVED AREA)	REVISED ----- ----- ----- -----	S1
	DRAWN BY: CHECKED BY: FILE: S1-Sewer Trench (Non-Paved Area).dwg	-----	



SEWER TRENCH
(UNDER ASPHALT)



SEWER TRENCH
(UNDER CONCRETE)

NOTES:

1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.

CITY OF BRYANT, AR	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	DESCRIPTION: SEWER TRENCH (UNDER PAVEMENT)	REVISED ----- ----- ----- -----	S2
	DRAWN BY: CHECKED BY: FILE: S2-Sewer Trench (Under Pavement).dwg	-----	

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. DIRECTIONALY, THE CLEANOUT MUST SWEEP AWAY FROM THE VALVE TO PREVENT DAMAGE TO THE BACKFLOW PREVENTER.

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

CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

MISC. DETAILS
SHOPPES AT DOGWOOD SPRINGS
BRYANT PARKWAY
BRYANT, ARKANSAS

Prepared For: JON MARTIN

No.	Revisions	Date
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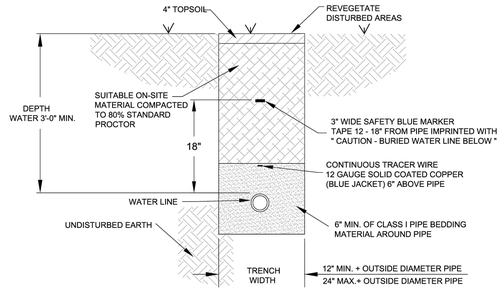
PROJECT #: 025-029
Date: 10/20/2025
Scale: N.T.S.
Sheet: 11 of 14



NOTES:

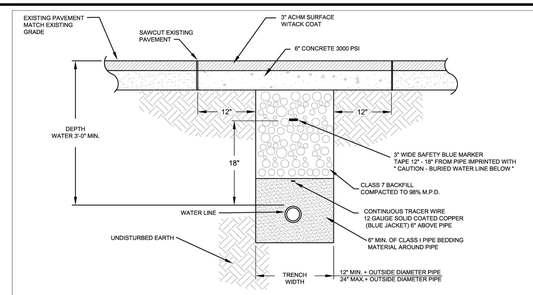
1. ALL VALVES, BENDS, ETC. SHALL BE RESTRAINED.
2. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING WATER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE WATER SYSTEM.
3. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
4. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.
5. MAXIMUM PIPE COVER SHALL BE 60" UNDER NORMAL CONDITIONS. COVER GREATER THAN 60" MAY BE ALLOWED FOR SHORT DISTANCES WHERE REQUIRED BY FIELD CONDITIONS. NO HYDRANT SHALL BE ALLOWED WHERE LINES ARE GREATER THAN 60" DEEP.

WATER MAIN TRENCH

(NON-PAVED AREA)

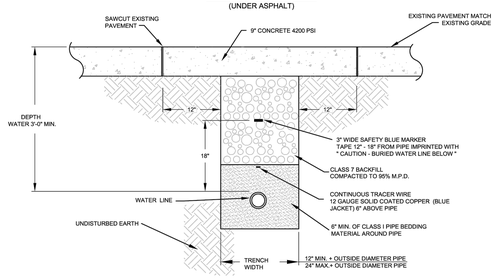
CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE: **WATER DETAILS** | DESCRIPTION: **WATER MAIN TRENCH (NON-PAVED AREA)** | DATE: APRIL 2015 | REVISED: ----- | DRAWN BY: | CHECKED BY: | FILE: W1-Water Trench (Non-Paved Area).dwg | SHEET: **W1**



WATER MAIN TRENCH

(UNDER ASPHALT)



WATER MAIN TRENCH

(UNDER CONCRETE)

NOTES:

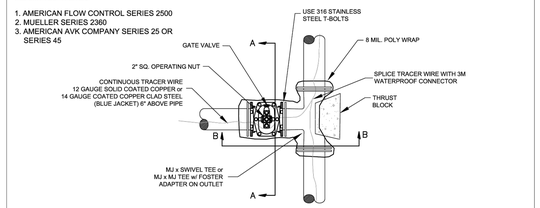
1. ALL VALVES, BENDS, ETC. SHALL BE RESTRAINED.
2. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING WATER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE WATER SYSTEM.
3. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
4. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.
5. MAXIMUM PIPE COVER SHALL BE 60" UNDER NORMAL CONDITIONS. COVER GREATER THAN 60" MAY BE ALLOWED FOR SHORT DISTANCES WHERE REQUIRED BY FIELD CONDITIONS. NO HYDRANT SHALL BE ALLOWED WHERE LINES ARE GREATER THAN 60" DEEP.

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

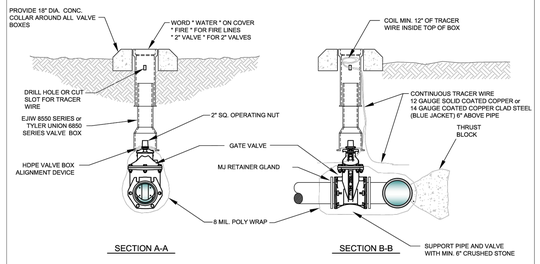
TITLE: **WATER DETAILS** | DESCRIPTION: **WATER MAIN TRENCH (UNDER PAVEMENT)** | DATE: APRIL 2015 | REVISED: ----- | DRAWN BY: | CHECKED BY: | FILE: W2-Water Trench (Under Pavement).dwg | SHEET: **W2**

PERMITTED VALVES

1. AMERICAN FLOW CONTROL SERIES 2500
2. MUELLER SERIES 2360
3. AMERICAN AVK COMPANY SERIES 25 OR SERIES 45



PLAN



NOTES:

1. ALL VALVES SHALL BE SECURELY ANCHORED TO THE TEE.
2. ALL HARDWARE SHALL BE 316 STAINLESS STEEL.
3. IF DEPTH OF BURY EXCEEDS 4 FT., A VALVE STEM EXTENSION SHALL BE REQUIRED. THE VALVE STEM EXTENSION NUT SHALL BE WITHIN 24-INCHES TO 12-INCHES OF THE FINISHED SURFACE.

GATE VALVE DETAIL

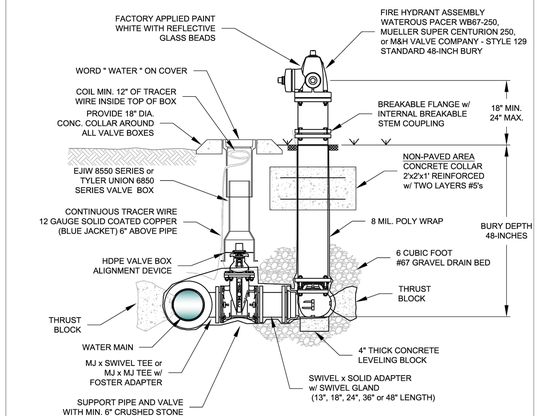
2" - 12"

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE: **WATER DETAILS** | DESCRIPTION: **GATE VALVE** | DATE: APRIL 2015 | REVISED: ----- | DRAWN BY: | CHECKED BY: | FILE: W4-Gate Valve.dwg | SHEET: **W4**

NOTES:

1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 48" BURY.
3. BURY LINE OF HYDRANT SHALL BE NO LESS THAN THE PROPOSED FINISHED ELEVATION OF BACK OF CURB, OR SIDEWALK, WHICHEVER IS GREATER.
4. EXTENSIONS SHALL BE WATEROUS K562 OR MUELLER A-320 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 2' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. VALVES SHALL BE INSTALLED 1' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB.
6. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
7. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
7. 6" DUCTILE IRON PIPE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 48-INCHES FROM THE MAIN VALVE.
8. AN ADDITIONAL GUARDIAN VALVE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 30 FEET IN LENGTH.



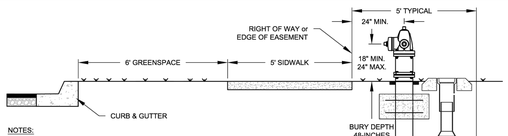
FIRE HYDRANT & VALVE CONNECTION

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE: **WATER DETAILS** | DESCRIPTION: **FIRE HYDRANT AND VALVE CONNECTION** | DATE: APRIL 2015 | REVISED: ----- | DRAWN BY: | CHECKED BY: | FILE: W8-Fire Hydrant and Valve.dwg | SHEET: **W8**

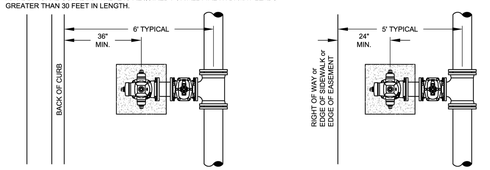
WATER NOTES:

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.) ALL FITTINGS SHALL BE DUCTILE IRON M.J. (WHERE AVAILABLE).
5.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
6.) MINIMUM SEPARATION BETWEEN WATERLINES & SEWERLINES SHALL BE 10'
7.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINE & SEWERLINE CROSSINGS SHALL BE 18" (WATER ON TOP).
8.) CONTRACTOR SHALL ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
9.) STREET CROSSINGS TO MEET CITY OF BRYANT STREET DEPT SPECIFICATIONS.
10.) CONTRACTOR TO ADHERE TO AWWA SPECS FOR BLOCKING AND ANCHORING.
11.) ON-SITE FIRE HYDRANTS SHALL BE PER CITY OF BRYANT SPECIFICATIONS.



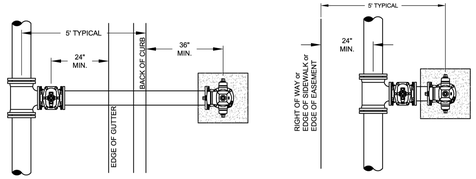
NOTES:

1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 48" BURY.
3. EXTENSIONS SHALL BE WATEROUS K562 OR MUELLER A-320 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 2' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. VALVES SHALL BE INSTALLED 1' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB.
6. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
7. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
7. 6" DUCTILE IRON PIPE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 48-INCHES FROM THE MAIN VALVE.
8. AN ADDITIONAL GUARDIAN VALVE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 30 FEET IN LENGTH.



WATER LINE BEHIND CURB — INSIDE ROW

WATER LINE IN EASEMENT — OUTSIDE ROW

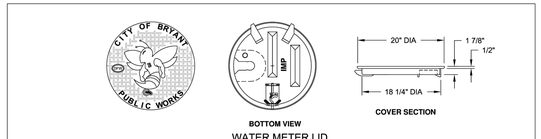


WATER LINE IN STREET — INSIDE ROW

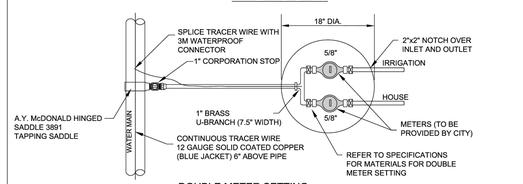
WATER LINE IN EASEMENT — OUTSIDE ROW

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE: **WATER DETAILS** | DESCRIPTION: **FIRE HYDRANT PLACEMENT** | DATE: APRIL 2015 | REVISED: ----- | DRAWN BY: | CHECKED BY: | FILE: W9-Fire Hydrant Placement.dwg | SHEET: **W9**

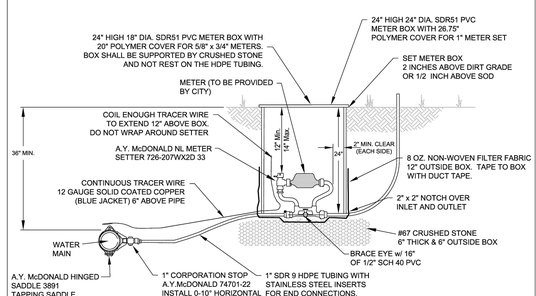


WATER METER LID



DOUBLE METER SETTING

ONLY FOR 1 LOT



SINGLE METER SETTING

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE: **WATER DETAILS** | DESCRIPTION: **METER SETTINGS** | DATE: APRIL 2015 | REVISED: ----- | DRAWN BY: | CHECKED BY: | FILE: W10-Water Settings.dwg | SHEET: **W10**

THRUST BLOCK SCHEDULE

(2000 PSF SOIL, 200 PSI WATER PRESSURE, 150 PSI WATER HAMMER)

FITTING SIZE	BEARING AREA OF THRUST BLOCKS IN SQ. FT. (HORIZONTAL BENDS) PLUG OR CAP	BEND ANGLE 90° *	45°	22 1/2°	11 1/4°	FITTING SIZE	VOLUME OF THRUST BLOCK IN CU. FEET (VERTICAL BENDS) BEND ANGLE 90° *	45°	22 1/2°	11 1/4°	ROD DIAM.	EMBED-MENT
2, 3, & 4	1.9	2.7	1.4	0.7	0.4	2, 3, & 4	35.5	19.2	9.8	4.9	.50"	30"
6	5.8	7.9	4.3	2.2	1.1	6	105.8	57.2	29.2	14.7	.75"	30"
8	9.6	13.6	7.4	3.8	1.9	8	181.9	98.5	50.2	25.2	.75"	30"
12	20.5	29.0	15.7	8.0	4.0	12	387.1	209.5	106.8	53.7	1.0"	30"
16	35.7	50.4	27.3	13.9	7.0	16	672.6	364.0	185.6	93.2	1.0"	36"
18	44.8	63.4	34.3	17.5	18.8	18	844.7	457.2	233.1	117.1	1.0"	36"
24	78.4	110.9	60.0	30.6	15.4	24	1478.7	800.3	408.0	205.0	1.5"	36"

* 90 DEGREE BENDS SHALL ONLY BE USED ON A BY-EXCEPTION BASIS, AND MUST EACH BE SPECIFICALLY APPROVED BY CITY.

THRUST BLOCK NOTES:

1. CONCRETE FOR THRUST BLOCKS - CLASS A CONCRETE SHALL DEVELOP NOT LESS THAN 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS AND BE PLACED AGAINST UNDISTURBED SOIL.
2. ALL BENDS, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED WITH CONCRETE. VERTICAL BENDS SHALL BE PLACED ON CONCRETE PADS WHERE BENDS TURN UP, OR LOADED WHERE BENDS TURN DOWN.
3. WRAP PIPE JOINTS IN 8 MIL "POLYETHLENE" BEFORE PLACING CONCRETE.
4. BEARING AREA SHOWN IN TABLE, IS BASED UPON A 2000 LB/SF. SOIL BEARING, AND UPON A PIPELINE PRESSURE OF 200 psi. PLUS 100 psi. WATER HAMMER. AREAS SHOWN SHALL BE ADJUSTED, SHOULD FIELD CONDITIONS VARY.
5. MJ RESTRAINTS ARE REQUIRED FOR ALL FITTINGS.
6. USE LONG-RADIUS FITTINGS WHEREVER POSSIBLE.
7. ALL BOLTS FOR FITTINGS SHALL BE 316 STAINLESS STEEL.
8. ALL DUCTILE IRON FITTINGS SHALL BE FUSION-BONDED EPOXY COATED INSIDE AND OUTSIDE IN ACCORDANCE WITH ANSI/AWWA C116/A21.16.
9. UNIT WEIGHT OF CONCRETE FOR VERTICAL THRUST BLOCKS IS 150 LBS/CU. FT.

THRUST BLOCKING

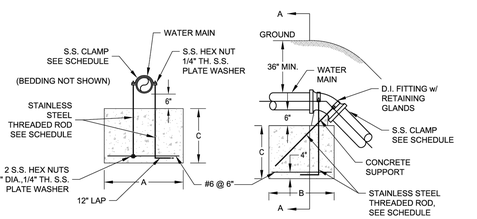
CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE: **WATER DETAILS** | DESCRIPTION: **THRUST BLOCKING** | DATE: APRIL 2015 | REVISED: ----- | DRAWN BY: | CHECKED BY: | FILE: W16-Thrust Blocking.dwg | SHEET: **W16**

PIPE SIZE	BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
VOLUME REQ'D (CU. FT.)	98.5	50.2	25.2	
8" A (FT.)	5.00'	4.00'	3.00'	3/4 IN.
8" B (FT.)	4.00'	3.20'	2.80'	
8" C (FT.)	5.00'	4.00'	3.00'	
8" MIN. CLAMP (2 EA.)	3/8 IN. x 2 IN.			
VOLUME REQ'D (CU. FT.)	209.5	106.8	53.7	
12" A (FT.)	6.00'	5.00'	4.00'	3/4 IN.
12" B (FT.)	6.00'	4.25'	3.50'	
12" C (FT.)	6.00'	5.00'	4.00'	
12" MIN. CLAMP (2 EA.)	1/2 IN. x 2 IN.			
VOLUME REQ'D (CU. FT.)	457.2	233.1	117.1	
18" A (FT.)	8.00'	6.50'	5.00'	1 IN.
18" B (FT.)	7.25'	5.50'	4.75'	
18" C (FT.)	8.00'	6.50'	5.00'	
18" MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			
VOLUME REQ'D (CU. FT.)	800.3	408.0	205.0	
24" A (FT.)	9.50'	7.50'	6.00'	1 1/4 IN.
24" B (FT.)	9.00'	7.25'	5.75'	
24" C (FT.)	9.50'	7.50'	6.00'	
24" MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			

VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 250 PSI, 50 PSI SURGE AND THE WEIGHT OF CONCRETE IS 150 POUNDS PER CU. FT.

ALL FITTINGS SHALL BE MECHANICAL JOINTS WITH RETAINING GLANDS.
BEDDING NOT SHOWN



VERTICAL TIE-DOWN BLOCKING

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE: **WATER DETAILS** | DESCRIPTION: **VERTICAL TIE-DOWN BLOCKING** | DATE: APRIL 2015 | REVISED: ----- | DRAWN BY: | CHECKED BY: | FILE: W17-Vertical Tie-Down Blocking.dwg | SHEET: **W17**

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CERTIFICATE OF AUTHORIZATION — Richardson Engineering, PLLC — No. 2519 — STATE OF ARKANSAS

MISC. DETAILS

SHOPPES AT DOGWOOD SPRINGS

BRYANT PARKWAY
BRYANT, ARKANSAS

Prepared For: JON MARTIN

No.	Revisions	Date
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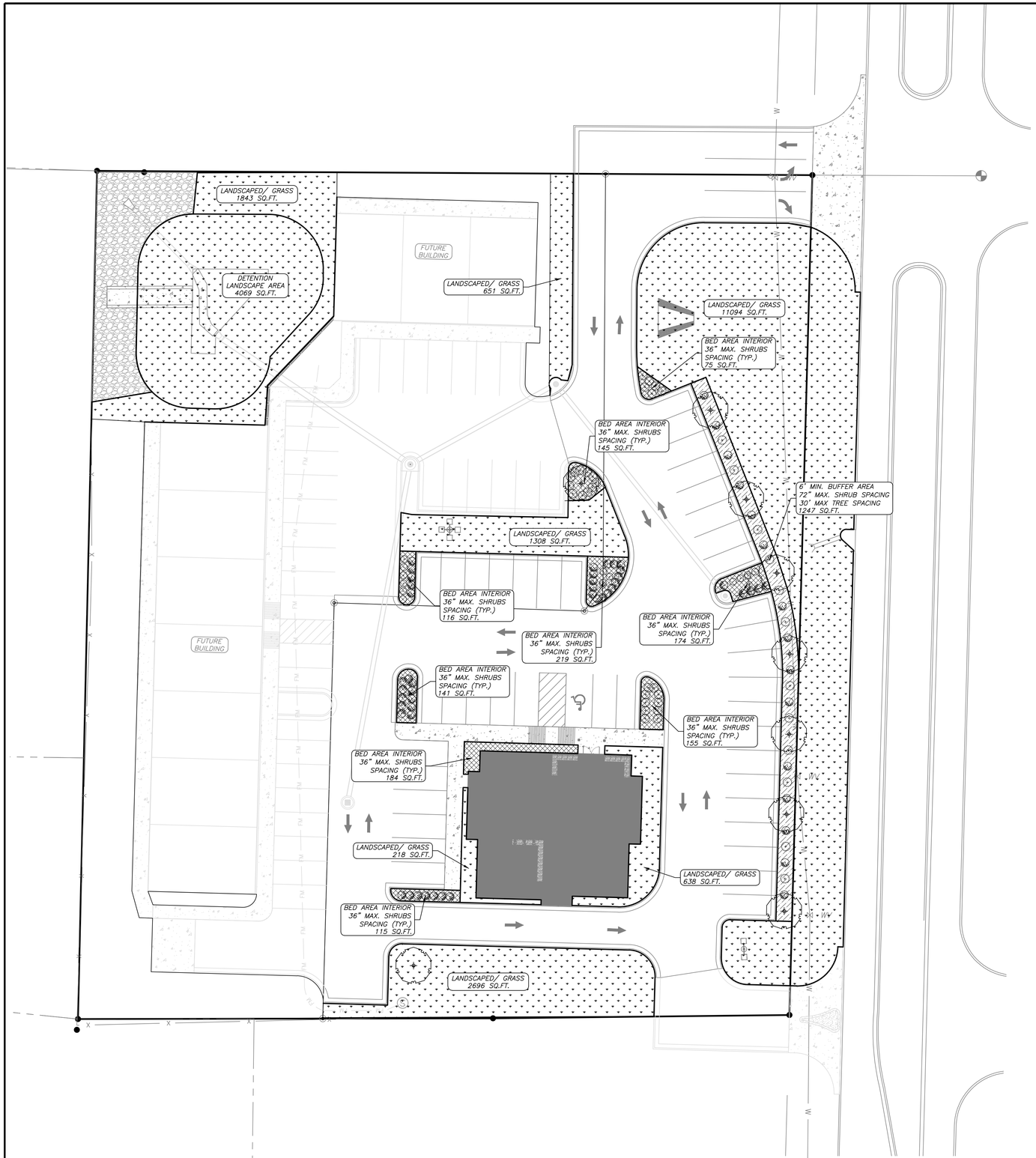
PROJECT #: 025-029

Date: 10/20/2025

Scale: N.T.S.

Sheet: 12 of 14



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.
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.

ACER PALMATUM– JAPANESE MAPLE (OR APPROVED EQUIVALENT)

ILEX CRENATA "COMPACTA" DWARF JAPANESE HOLLY (OR APPROVED EQUIVALENT)

ILEX CORNUTA "ROTUNDA" DWARF ROTUNDA HOLLY (OR APPROVED EQUIVALENT)

HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA (OR APPROVED EQUIVALENT)

ACER SACCHARINUM – SILVER MAPLE (OR APPROVED EQUIVALENT)

PROPOSED BERMUDA GRASS IN SOD AREA

PROPOSED MULCH/BED AREA / INTERIOR LANDSCAPING

PROPOSED BUFFER AREAS

GRAPHIC SCALE

20 0 20 40 60

(IN FEET)
1 inch = 20 ft.

UTILITIES:

SANITARY SEWER:
BRYANT
WASTEWATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0999

WATER:
BRYANT
WATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0999

ELECTRIC:
ENTERGY
SIMMONS TOWER
425 W. CAPITOL AVE.
LITTLE ROCK, AR 72201
1(800) 368-3749

NATURAL GAS:
SUMMIT
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
SOUTHPOINT SURVEYING
P.O. BOX 400
SHERIDAN, AR 72150
(501)285-5958

DEVELOPERS
JON MARTIN

OWNER OF RECORD
PROSPER PROPERTIES LLC
612 W. COMMERCE ST, STE 2
BRYANT, AR 72022
SOURCE OF TITLE: 2020-020202

GENERAL NOTES:

1.) SURVEYING PROVIDED BY SOUTHPOINT 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.
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SITE NOTES

1.) PROJECT SITE AREA 1.925 ACRES (83,899 SQUARE FEET)
2.) PROJECT PROVIDES 42 PARKING SPACES.
3.) CURRENT ZONING: C2
4.) PROPOSED USE: PHARMACY
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 BRYANT ROAD DEPT. SPECS.
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10.) NO PORTION OF THIS PROPERTY (AS SHOWN) IS IN THE 100 YEAR FLOOD HAZARD AREA. REFERENCE FIRM MAP 05125C0240E EFFECTIVE 6/5/2020
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12.) IRRIGATION SYSTEMS TO BE DESIGNED BY OTHERS.
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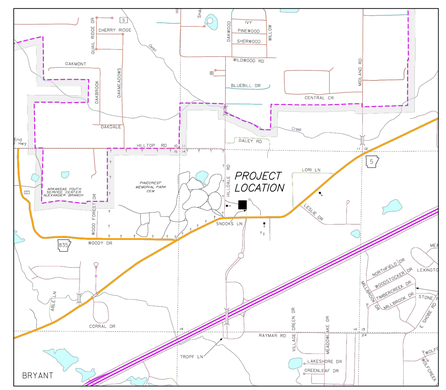
VICINITY MAP



RICHARDSON ENGINEERING
Planning • Engineering • Development consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

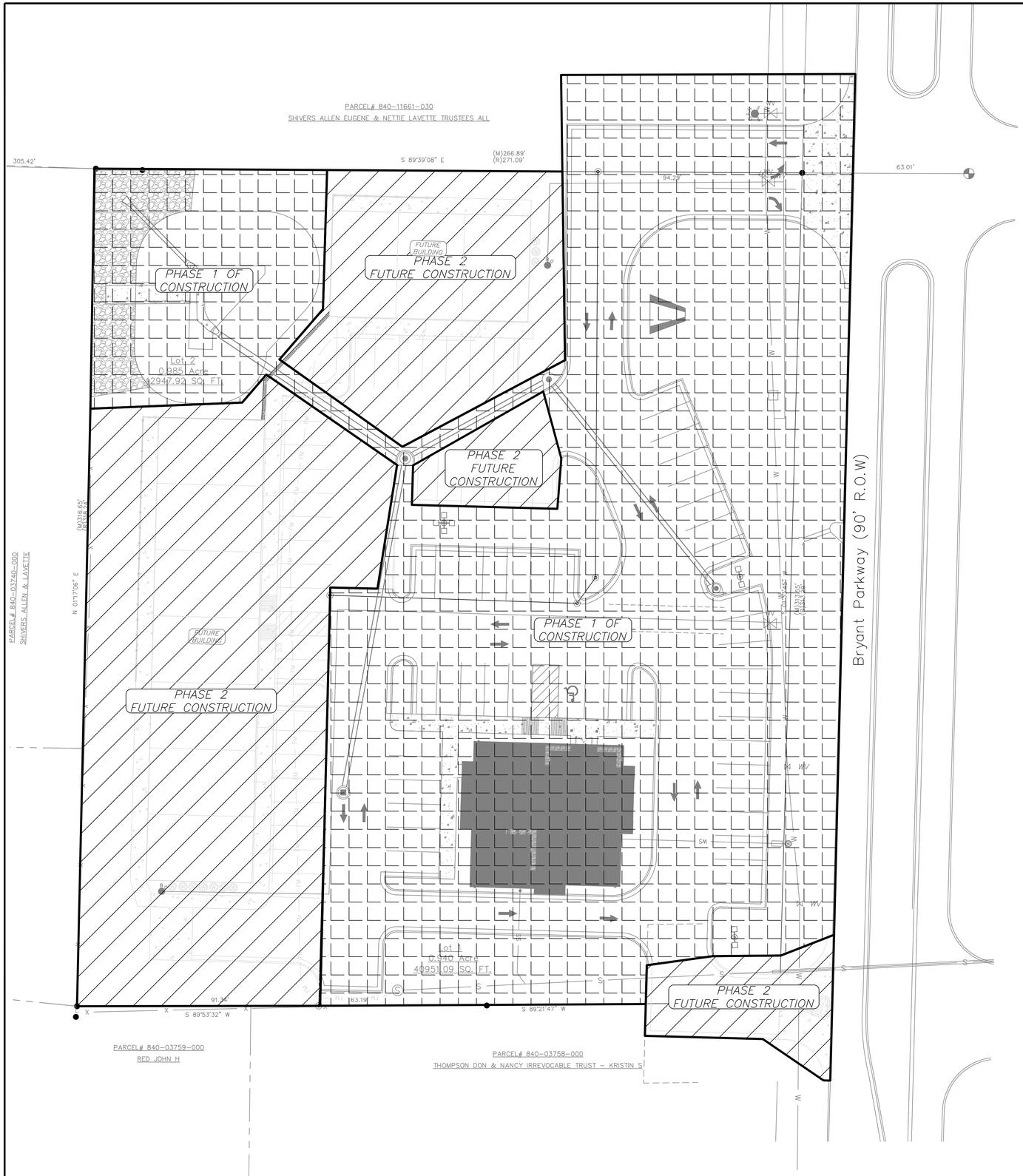
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

LANDSCAPE PLAN
SHOPPES AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

Prepared For:
JON MARTIN

No.	Revisions	Date

PROJECT #: 025-029
Date: 10/20/2025
Scale: 1" = 20'
Sheet: 13 of 14



PHASE 1 OF CONSTRUCTION

PHASE 2 FUTURE CONSTRUCTION

GRAPHIC SCALE

20 0 20 40 60

(IN FEET)
1 inch = 20 ft.

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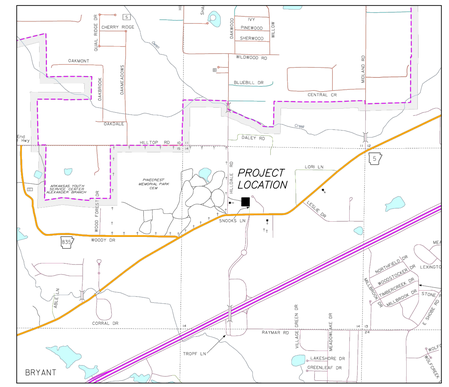

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Planning • Engineering • Development consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

PHASE MAP
SHOPPES AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

Prepared For:
JON MARTIN

No.	Revisions	Date

PROJECT #: 025-029
Scale: 1" = 20'
Date: 10/20/2025
Sheet: 14 of 14

Drainage Report

For

Bryant Pharmacy

Bryant, Saline County, Arkansas

September 5, 2025

Prepared by:

RICHARDSON ENGINEERING, PLLC

325 W. South St.
Benton, AR 72015
501-315-7225

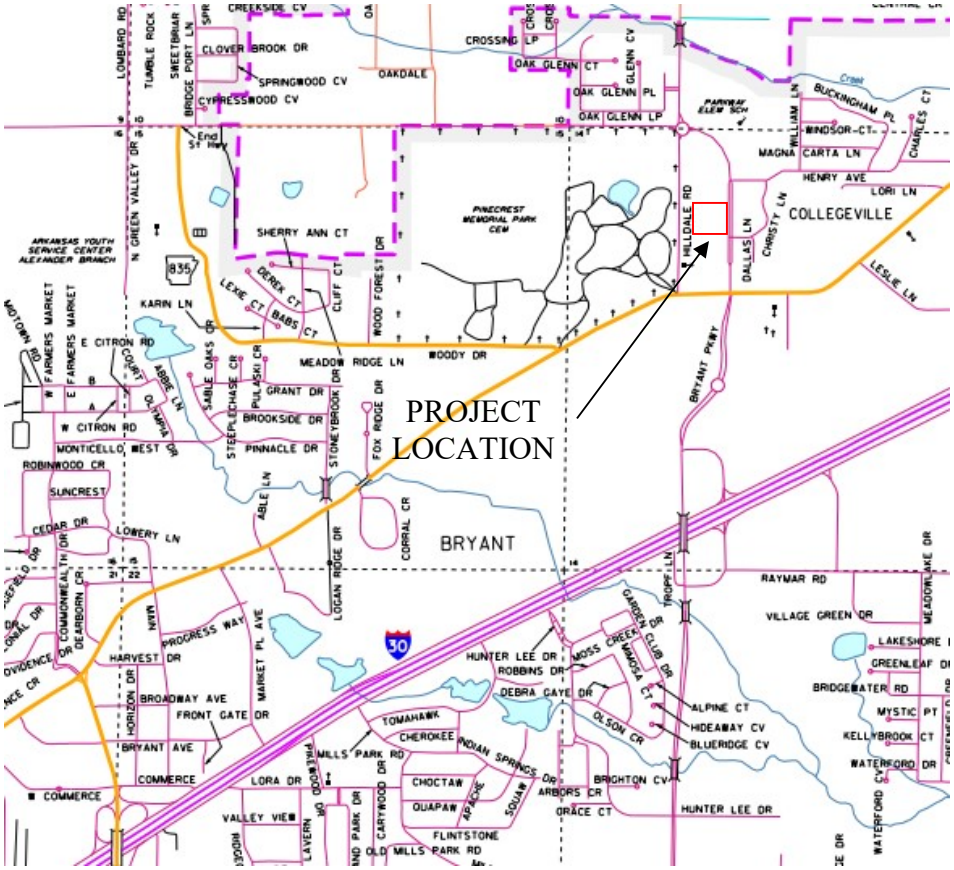
TABLE OF CONTENTS

Project Owner Information

Jon Martin
5501 Lombard Road
Alexander, AR 72002

Project Location and Description

The project is located on West side of the Bryant Parkway, part of the Southeast Quater of the Northwest Quarter, Section 14, Township 1-S, Range 14-W, Saline County, Arkansas.



Vicinity Map – N.T.S

This project is a proposed Commercial Development, located in the City of Bryant, Saline County.

Site Drainage

Pre-Development

The pre-developed runoff for the site flows to the East and West. The pre-development runoff condition is undeveloped/woods.

Post-Development

The site drainage starts on the South side of the project and flows to the North. The drainage is sheet flows across the proposed parking lot and intercepted by the proposed storm sewer system and is discharged into a proposed detention basin on the Northwest corner of the project. The proposed detention basin will utilize a culvert/weir discharge structure. Post-Development Basin A is the drainage basin that discharges water into the proposed detention basin and Post-Development Basin B and C are the grass tie back slopes from the proposed pavement to existing grade. These areas are not routed through the detention basin, so it was calculated by itself. The post-development runoff conditions changed from undeveloped/woods to commercial development.

Runoff Summary

Overall Basin Design Point
Development Drainage Study Area = 1.92 Ac
Post-Development Drainage Study Area = 1.97
Existing Condition runoff Coefficient: C = 0.56
Proposed runoff Coefficient: C = 0.95/0.58/0.51
Tc Undeveloped = 9/12 Minutes (TR55 Method)
Tc Developed = 5/10 Minutes
Detention Basin Required Volume: 7,811 CF
Detention Basin Volume: 12,635 CF
Maximum Storage: 1,163 CF
Discharge Structure: Culvert/Weir

Design Storm	Pre-Development Flow Rate (cfs)	Post-Development Flow Rate (cfs)	Post-Development w/ Detention Flow Rate (cfs)
2-yr	4.39	3.90	9.82
10-yr	5.87	5.25	13.13
25-yr	6.75	5.77	15.08
50-yr	7.38	6.26	16.47
100-yr	8.02	6.79	17.91

Pre- Development Basin “A” Design Point
Drainage Study Area = 1.17 Ac
Existing runoff Coefficient: C = 0.56
Tc Undeveloped = 9 Minutes

Design Storm	Post-Development Flow Rate (cfs)
2-yr	3.08
10-yr	4.13
25-yr	4.75
50-yr	5.19
100-yr	5.64

Pre- Development Basin “B” Design Point
Drainage Study Area = 0.75 Ac
Existing runoff Coefficient: C = 0.56
Tc Undeveloped = 12 Minutes

Design Storm	Post-Development Flow Rate (cfs)
2-yr	1.74
10-yr	2.33
25-yr	2.67
50-yr	2.92
100-yr	3.18

Post- Development Basin “A” Design Point
Drainage Study Area = 1.50 Ac
Proposed runoff Coefficient: C = 0.95
Tc Developed = 5 Minutes

Design Storm	Post-Development Flow Rate (cfs)
2-yr	8.75
10-yr	11.70
25-yr	13.44
50-yr	14.68
100-yr	15.96

Post- Development Basin “B” Design Point
Drainage Study Area = 0.22 Ac
Proposed runoff Coefficient: C = 0.58
Tc Developed = 10 Minutes

Design Storm	Post-Development Flow Rate (cfs)
2-yr	0.57
10-yr	0.77
25-yr	0.88
50-yr	0.96
100-yr	1.05

Post- Development Basin “C” Design Point
Development Drainage Study Area = 0.25 Ac
Proposed runoff Coefficient: C = 0.51
Tc Developed = 5 Minutes

Design Storm	Post-Development Flow Rate (cfs)
2-yr	0.78
10-yr	1.05
25-yr	1.20
50-yr	1.31
100-yr	1.43

Recommendations/Summary

The proposed drainage improvements include a storm sewer system and a detention basin on the Northwest corner of the project. The proposed detention basin releases the post development runoff at a lower rate than the pre-development condition.

Appendices

Runoff Coefficient Calculations
NRCS Soil Report
Site Drainage Map
Pond and Post Development Hydrographs (Hydrology Studio)

Runoff Coefficient Calculations

RICHARDSON ENGINEERING
Planning ▪ Engineering ▪ Development Consulting

325 West South Street
Benton, AR 72015
(501) 315-7225

(1/2)

PROJECT 025-029 DRAINAGE ANALYSIS DATE 09/04/2025

PRE-DEVELOPMENT

DRAINAGE AREA : 1.92 AC

CLAY SOIL

50% - 2%-7% C = 0.50

50% - >7% C = 0.62

$$C = \frac{(0.960)(0.5) + (0.960)(0.62)}{1.92}$$

$$= 0.56$$

RICHARDSON ENGINEERING
Planning ▪ Engineering ▪ Development Consulting

325 West South Street
Benton, AR 72015
(501) 315-7225

(2/2)

PROJECT 025-027 DRAINAGE ANALYSIS DATE 09/04/2025

POST - DEVELOPMENT

BASIN "A"

AREA = 1.5 AC

C = 0.75 ✓

BASIN "B"

AREA = 0.22 AC (9661 SF)

PERVIOUS: 8092 SF C = 0.51 (GRASS - GOOD CONDITION > 7%)
IMPERVIOUS: 1569 SF C = 0.95

$$C = \frac{(8092)(0.51) + (1569)(0.95)}{9661} = 0.58$$ ✓

BASIN "C"

AREA = 0.25 AC (11,088 SF)

PERVIOUS: 6,792 SF C = 0.51
IMPERVIOUS: 4,296 SF C = 0.95

$$C = \frac{(6792)(0.51) + (4296)(0.95)}{11082} = 0.68$$ ✓

NRCS Soil Report

Soil Map—Saline County, Arkansas

Map Scale: 1:748 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 10 20 40 60

Feet
0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Saline County, Arkansas
Survey Area Data: Version 21, Sep 10, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

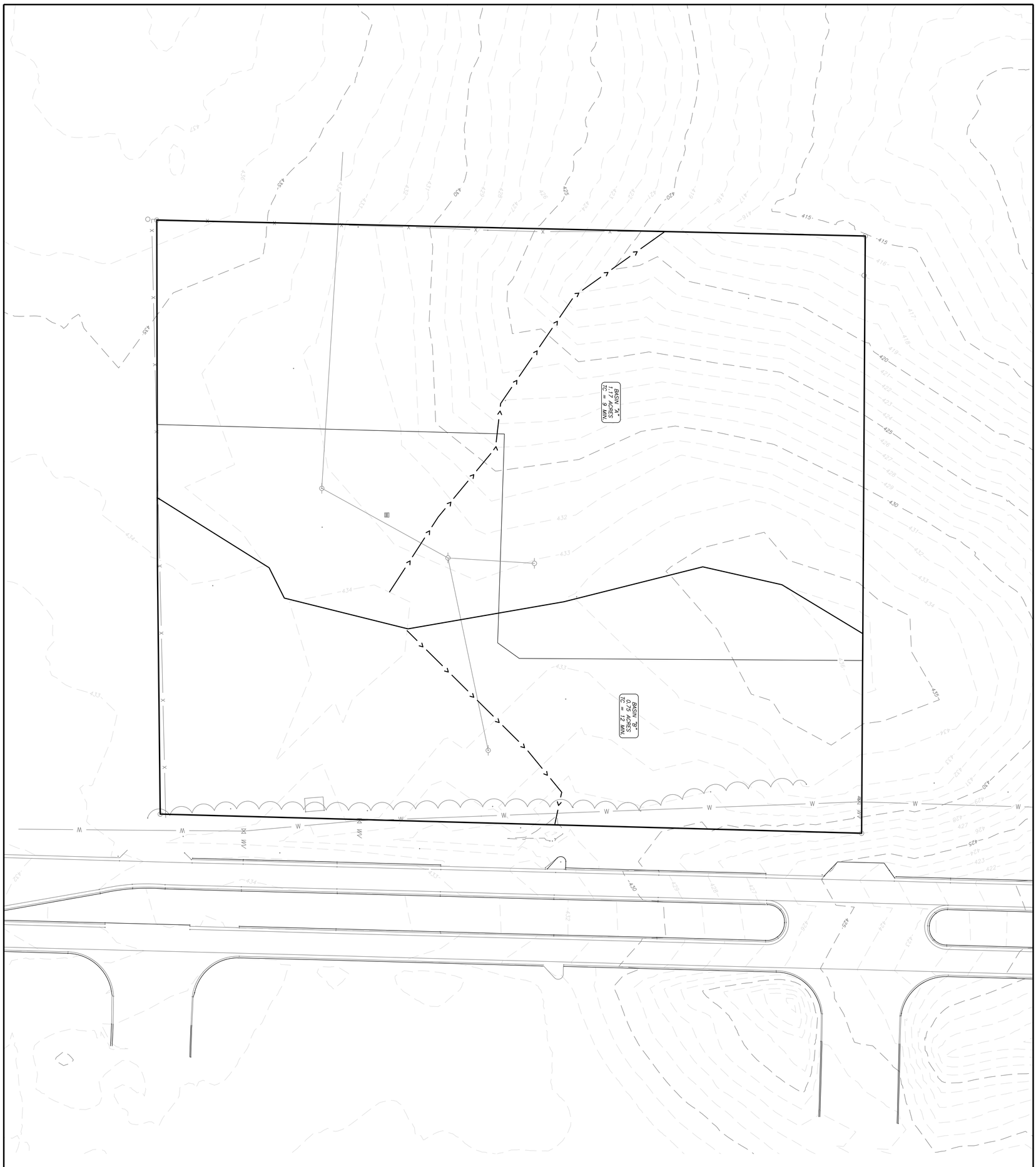
Date(s) aerial images were photographed: May 1, 2022—May 29, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
29	Tiak silt loam, 3 to 8 percent slopes	2.4	100.0%
Totals for Area of Interest		**2.4**	**100.0%**

Site Drainage Basin Maps



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

PROJECT #: 025-029	No.	Revisions	Date
Scale: 1" = 20'			
Date: 09/05/2025			
Sheet: 1 of 3			

Prepared For:
JON MARTIN
5501 LOMBARD ROAD
ALEXANDER, AR 72002

PRE-DEVELOPMENT DRAINAGE BASIN MAP
SHOPPES AT DOGWOOD SPRINGS
RETAIL DEVELOPMENT
BRYANT PARKWAY
BRYANT, ARKANSAS

CERTIFICATE OF AUTHORIZATION
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ARKANSAS

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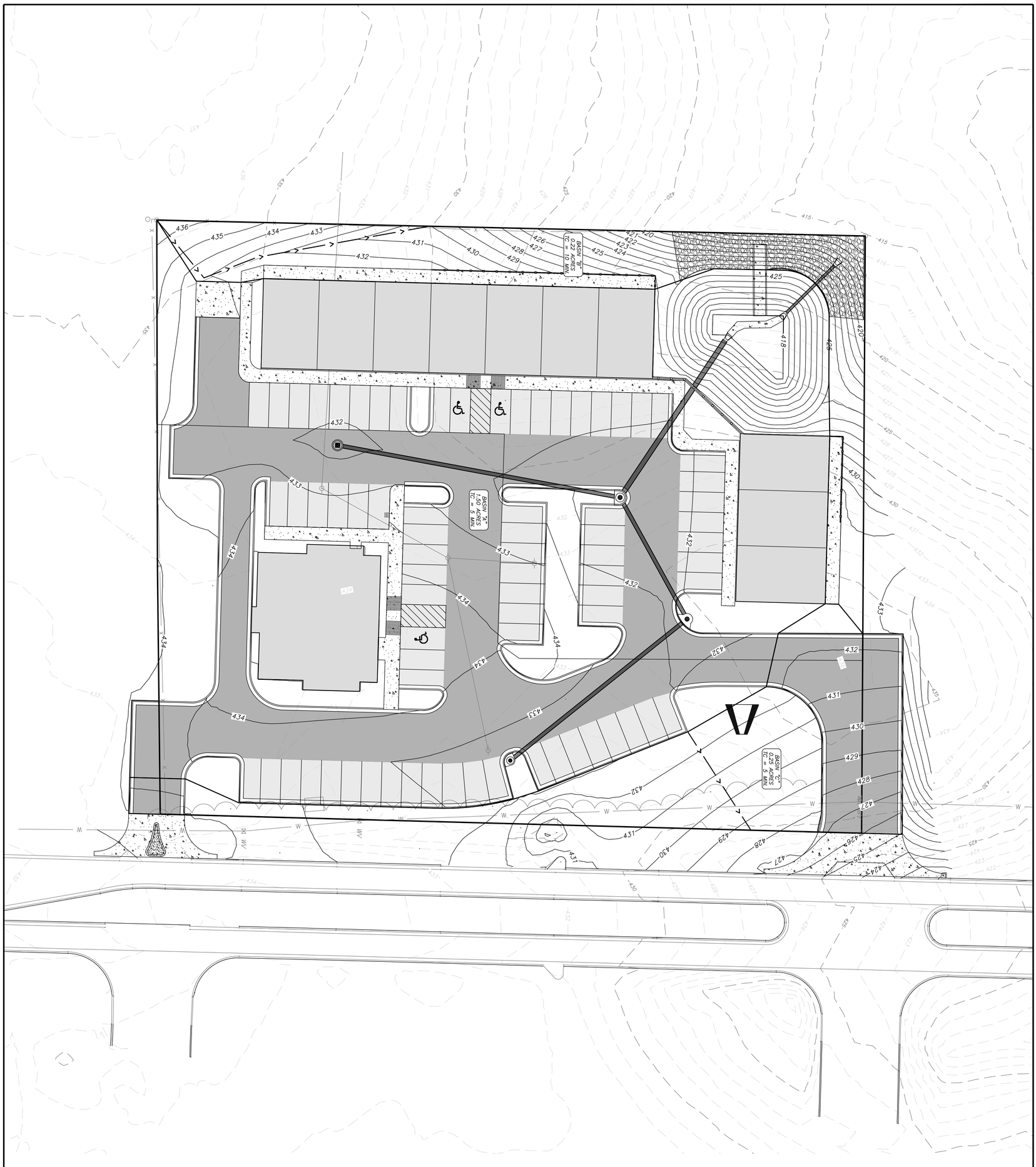

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

PROJECT #: 025-029	No. / Revisions / Date	Prepared For: JON MARTIN, 5501 LOMBARD ROAD, ALEXANDER, AR 72002	POST-DEVELOPMENT DRAINAGE BASIN MAP SHOPPES AT DOGWOOD SPRINGS RETAIL DEVELOPMENT BRYANT PARKWAY BRYANT, ARKANSAS
Scale: 1" = 20'	Date: 09/05/2025		
Sheet: 2 of 3			

CERTIFICATE OF AUTHORIZATION — Richardson Engineering, PLLC — No. 2519 — ARKANSAS

RICHARDSON ENGINEERING
Planning • Engineering • Development Consulting
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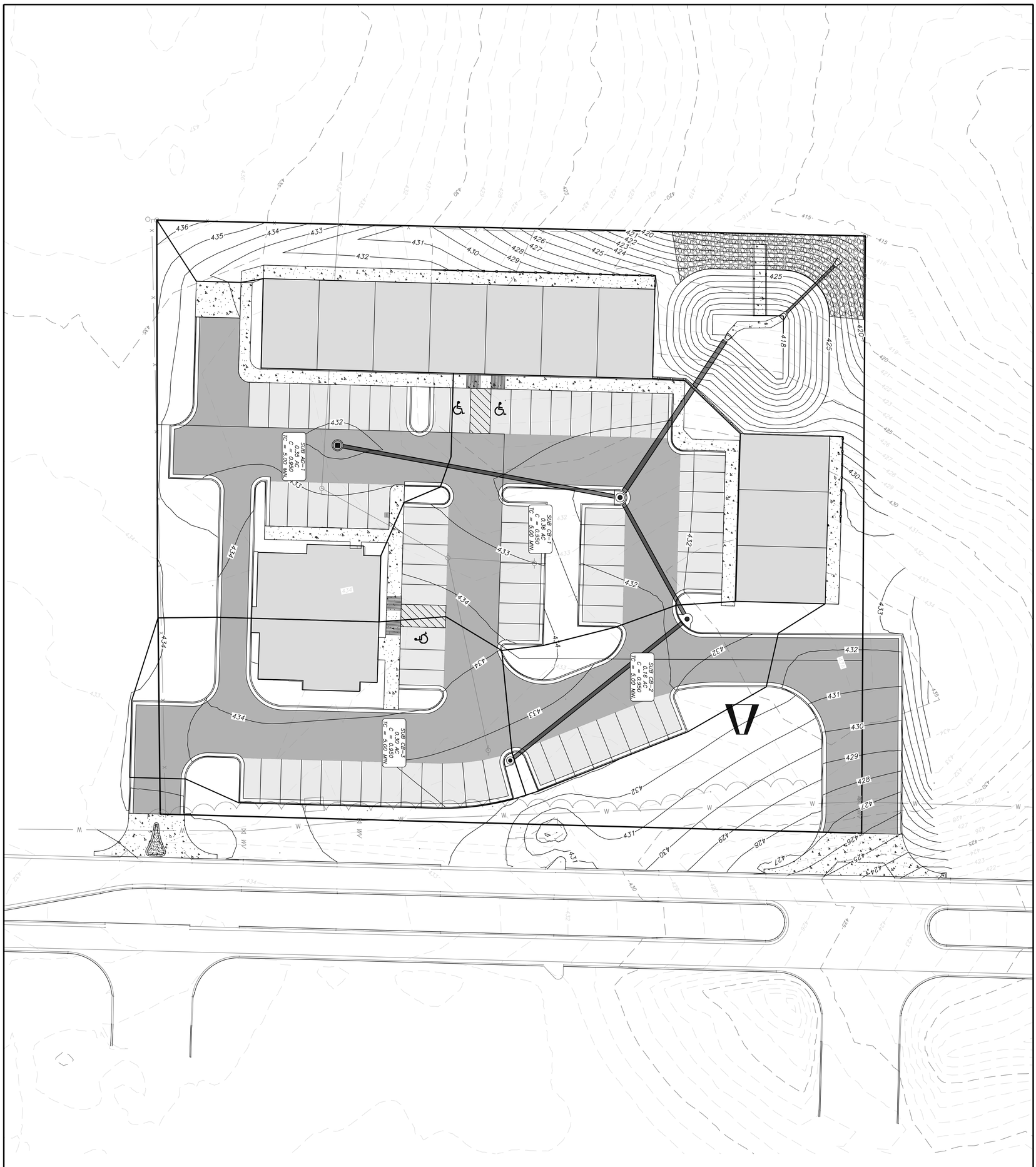

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325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

Storm System Design (SSA)

2 Year Design Storm

Project Description

File Name	Bryant Pharmacy Drainage Analysis 9-5-25.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	Rational
Time of Concentration (TOC) Method	User-Defined
Link Routing Method	Kinematic Wave
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	Sep 05, 2025	00:00:00
End Analysis On	Sep 06, 2025	00:00:00
Start Reporting On	Sep 05, 2025	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	4
Nodes	5
Junctions	0
Outfalls	1
Flow Diversions	0
Inlets	4
Storage Nodes	0
Links	5
Channels	0
Pipes	5
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period	2 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Sub-AD-4	0.35	0.9500	0.51	0.49	0.17	2.02	0 00:05:00
2	Sub-CB-1	0.36	0.9500	0.51	0.49	0.17	2.09	0 00:05:00
3	Sub-CB-2	0.16	0.9500	0.51	0.49	0.08	0.91	0 00:05:00
4	Sub-CB-3	0.30	0.9500	0.51	0.49	0.15	1.77	0 00:05:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	F
1	Out-1SL - (14)	Outfall	418.00					6.67	418.53		

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)
1	L-SL - (16)	Pipe	CB-3	CB-2	112.54	433.11	432.25	0.7600	0.000	0.0150	0.07	0.00	0.00	0.00	0.00
2	SL - (14)	Pipe	CB-1	Out-1SL - (14)	84.31	422.00	418.00	4.7400	18.000	0.0120	6.67	24.79	0.27	11.93	0.53
3	SL - (15)	Pipe	CB-2	CB-1	62.02	426.00	422.00	6.4500	18.000	0.0120	2.65	28.90	0.09	10.23	0.31
4	SL - (16)	Pipe	CB-3	CB-2	101.17	429.00	426.00	2.9700	18.000	0.0120	1.69	19.60	0.09	9.23	0.30
5	SL - (18)	Pipe	AD-4	CB-1	128.37	427.50	423.00	3.5100	18.000	0.0120	1.99	21.31	0.09	8.25	0.31

Inlet Summary

SN	Element ID	Inlet Location	Number of Inlets	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Initial Water Elevation (ft)	Ponded Area (ft^2)	Peak Flow (cfs)	Peak Flow Intercepted by Inlet (cfs)	Peak Flow Bypassing Inlet (cfs)	Inlet Efficiency during Peak Flow (%)	Allowable Spread (ft)	Max Gutter Spread during Peak Flow (ft)	Max Gutter Water Elev. during Peak Flow (ft)
1	AD-4	On Sag	1	427.50	431.80	427.50	10.00	2.02	N/A	N/A	N/A	10.00	8.74	432.16
2	CB-1	On Sag	1	422.00	431.61	422.00	10.00	2.09	N/A	N/A	N/A	10.00	5.00	432.01
3	CB-2	On Sag	1	426.00	432.25	426.00	10.00	0.98	N/A	N/A	N/A	10.00	3.01	432.59
4	CB-3	On Grade	1	429.00	433.11	429.00	N/A	1.77	1.72	0.06	96.77	10.00	6.06	433.28

Subbasin Hydrology

Subbasin : Sub-AD-4

Subbasin : Sub-CB-1

Subbasin : Sub-CB-2

Subbasin : Sub-CB-3

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manı Rougl
1	L-SL - (16)	112.54	433.11	4.11	432.25	6.25	0.86	0.7600	Dummy	0.000	0.000	0
2	SL - (14)	84.31	422.00	0.00	418.00	0.00	4.00	4.7400	CIRCULAR	18.000	18.000	0
3	SL - (15)	62.02	426.00	0.00	422.00	0.00	4.00	6.4500	CIRCULAR	18.000	18.000	0
4	SL - (16)	101.17	429.00	0.00	426.00	0.00	3.00	2.9700	CIRCULAR	18.000	18.000	0
5	SL - (18)	128.37	427.50	0.00	423.00	1.00	4.50	3.5100	CIRCULAR	18.000	18.000	0

No. of Barrels
1
1
1
1
1

Pipe Results

SN	Element ID	Peak Flow	Time of Peak Flow Occurrence	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Travel Time	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Tota Surch
		(cfs)	(days hh:mm)	(cfs)		(ft/sec)	(min)	(ft)		
1	L-SL - (16)	0.07	0 00:05	0.00	0.00	0.00		0.00	0.00	
2	SL - (14)	6.67	0 00:05	24.79	0.27	11.93	0.12	0.53	0.35	
3	SL - (15)	2.65	0 00:05	28.90	0.09	10.23	0.10	0.31	0.20	
4	SL - (16)	1.69	0 00:05	19.60	0.09	9.23	0.18	0.30	0.20	
5	SL - (18)	1.99	0 00:05	21.31	0.09	8.25	0.26	0.31	0.21	

Inlet Input

SN	Element ID	Inlet Location	Number of Inlets	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Inlet Depth (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)	Ponded Area (ft^2)	Grate Clogging Factor (%)
1	AD-4	On Sag	1	427.50	431.80	4.30	427.50	0.00	10.00	0.00
2	CB-1	On Sag	1	422.00	431.61	9.61	422.00	0.00	10.00	0.00
3	CB-2	On Sag	1	426.00	432.25	6.25	426.00	0.00	10.00	0.00
4	CB-3	On Grade	1	429.00	433.11	4.11	429.00	0.00	N/A	0.00

Roadway & Gutter Input

SN	Element ID	Roadway Longitudinal Slope (ft/ft)	Roadway Cross Slope (ft/ft)	Roadway Manning's Roughness	Gutter Cross Slope (ft/ft)	Gutter Width (ft)	Gutter Depression (in)	Allowable Spread (ft)
1	AD-4	N/A	0.0300	0.0150	0.0300	1.50	0.1312	10.00
2	CB-1	N/A	0.0300	0.0150	0.0200	1.50	0.1312	10.00
3	CB-2	N/A	0.0300	0.0150	0.0200	1.50	0.1312	10.00
4	CB-3	0.0200	0.0300	0.0150	0.0200	1.50	0.1312	10.00

Inlet Results

SN	Element ID	Peak Flow (cfs)	Peak Lateral Inflow (cfs)	Peak Flow Intercepted by Inlet (cfs)	Peak Flow Bypassing Inlet (cfs)	Inlet Efficiency during Peak Flow (%)	Max Gutter Spread during Peak Flow (ft)	Max Gutter Water Elev. during Peak Flow (ft)	Max Gutter Water Depth during Peak Flow (ft)	T Max Occu (days h
1	AD-4	2.02	2.02	N/A	N/A	N/A	8.74	432.16	0.36	(
2	CB-1	2.09	2.09	N/A	N/A	N/A	5.00	432.01	0.40	(
3	CB-2	0.98	0.91	N/A	N/A	N/A	3.01	432.59	0.34	(
4	CB-3	1.77	1.77	1.72	0.06	96.77	6.06	433.28	0.17	(

10 Year Design Storm

Project Description

File Name	Bryant Pharmacy Drainage Analysis 9-5-25.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	Rational
Time of Concentration (TOC) Method	User-Defined
Link Routing Method	Kinematic Wave
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	Sep 05, 2025	00:00:00
End Analysis On	Sep 06, 2025	00:00:00
Start Reporting On	Sep 05, 2025	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	4
Nodes	5
Junctions	0
Outfalls	1
Flow Diversions	0
Inlets	4
Storage Nodes	0
Links	5
Channels	0
Pipes	5
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period	10 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Sub-AD-4	0.35	0.9500	0.68	0.65	0.22	2.70	0 00:05:00
2	Sub-CB-1	0.36	0.9500	0.68	0.65	0.23	2.80	0 00:05:00
3	Sub-CB-2	0.16	0.9500	0.68	0.65	0.10	1.22	0 00:05:00
4	Sub-CB-3	0.30	0.9500	0.68	0.65	0.20	2.37	0 00:05:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	F
1	Out-1SL - (14)	Outfall	418.00					8.93	418.62		

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)
1	L-SL - (16)	Pipe	CB-3	CB-2	112.54	433.11	432.25	0.7600	0.000	0.0150	0.24	0.00	0.00	0.00	0.00
2	SL - (14)	Pipe	CB-1	Out-1SL - (14)	84.31	422.00	418.00	4.7400	18.000	0.0120	8.93	24.79	0.36	12.91	0.62
3	SL - (15)	Pipe	CB-2	CB-1	62.02	426.00	422.00	6.4500	18.000	0.0120	3.54	28.90	0.12	11.11	0.35
4	SL - (16)	Pipe	CB-3	CB-2	101.17	429.00	426.00	2.9700	18.000	0.0120	2.12	19.60	0.11	9.87	0.33
5	SL - (18)	Pipe	AD-4	CB-1	128.37	427.50	423.00	3.5100	18.000	0.0120	2.66	21.31	0.12	8.42	0.36

Inlet Summary

SN	Element ID	Inlet Location	Number of Inlets	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Initial Water Elevation (ft)	Ponded Area (ft^2)	Peak Flow (cfs)	Peak Flow Intercepted by Inlet (cfs)	Peak Flow Bypassing Inlet (cfs)	Inlet Efficiency during Peak Flow (%)	Allowable Spread (ft)	Max Gutter Spread during Peak Flow (ft)	Max Gutter Water Elev. during Peak Flow (ft)
1	AD-4	On Sag	1	427.50	431.80	427.50	10.00	2.70	N/A	N/A	N/A	10.00	10.40	432.21
2	CB-1	On Sag	1	422.00	431.61	422.00	10.00	2.80	N/A	N/A	N/A	10.00	6.07	432.04
3	CB-2	On Sag	1	426.00	432.25	426.00	10.00	1.46	N/A	N/A	N/A	10.00	3.92	432.62
4	CB-3	On Grade	1	429.00	433.11	429.00	N/A	2.37	2.14	0.23	90.23	10.00	6.73	433.30

Subbasin Hydrology

Subbasin : Sub-AD-4

Subbasin : Sub-CB-1

Subbasin : Sub-CB-2

Subbasin : Sub-CB-3

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manı Rougl
1	L-SL - (16)	112.54	433.11	4.11	432.25	6.25	0.86	0.7600	Dummy	0.000	0.000	0
2	SL - (14)	84.31	422.00	0.00	418.00	0.00	4.00	4.7400	CIRCULAR	18.000	18.000	0
3	SL - (15)	62.02	426.00	0.00	422.00	0.00	4.00	6.4500	CIRCULAR	18.000	18.000	0
4	SL - (16)	101.17	429.00	0.00	426.00	0.00	3.00	2.9700	CIRCULAR	18.000	18.000	0
5	SL - (18)	128.37	427.50	0.00	423.00	1.00	4.50	3.5100	CIRCULAR	18.000	18.000	0

No. of Barrels
1
1
1
1
1

Pipe Results

SN	Element ID	Peak Flow	Time of Peak Flow Occurrence	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Travel Time	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Tota Surch
		(cfs)	(days hh:mm)	(cfs)		(ft/sec)	(min)	(ft)		
1	L-SL - (16)	0.24	0 00:05	0.00	0.00	0.00		0.00	0.00	
2	SL - (14)	8.93	0 00:05	24.79	0.36	12.91	0.11	0.62	0.41	
3	SL - (15)	3.54	0 00:05	28.90	0.12	11.11	0.09	0.35	0.24	
4	SL - (16)	2.12	0 00:05	19.60	0.11	9.87	0.17	0.33	0.22	
5	SL - (18)	2.66	0 00:05	21.31	0.12	8.42	0.25	0.36	0.24	

Inlet Input

SN	Element ID	Inlet Location	Number of Inlets	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Inlet Depth (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)	Ponded Area (ft^2)	Grate Clogging Factor (%)
1	AD-4	On Sag	1	427.50	431.80	4.30	427.50	0.00	10.00	0.00
2	CB-1	On Sag	1	422.00	431.61	9.61	422.00	0.00	10.00	0.00
3	CB-2	On Sag	1	426.00	432.25	6.25	426.00	0.00	10.00	0.00
4	CB-3	On Grade	1	429.00	433.11	4.11	429.00	0.00	N/A	0.00

Roadway & Gutter Input

SN	Element ID	Roadway Longitudinal Slope (ft/ft)	Roadway Cross Slope (ft/ft)	Roadway Manning's Roughness	Gutter Cross Slope (ft/ft)	Gutter Width (ft)	Gutter Depression (in)	Allowable Spread (ft)
1	AD-4	N/A	0.0300	0.0150	0.0300	1.50	0.1312	10.00
2	CB-1	N/A	0.0300	0.0150	0.0200	1.50	0.1312	10.00
3	CB-2	N/A	0.0300	0.0150	0.0200	1.50	0.1312	10.00
4	CB-3	0.0200	0.0300	0.0150	0.0200	1.50	0.1312	10.00

Inlet Results

SN	Element ID	Peak Flow (cfs)	Peak Lateral Inflow (cfs)	Peak Flow Intercepted by Inlet (cfs)	Peak Flow Bypassing Inlet (cfs)	Inlet Efficiency during Peak Flow (%)	Max Gutter Spread during Peak Flow (ft)	Max Gutter Water Elev. during Peak Flow (ft)	Max Gutter Water Depth during Peak Flow (ft)	T Max Occu (days h
1	AD-4	2.70	2.70	N/A	N/A	N/A	10.40	432.21	0.41	0
2	CB-1	2.80	2.80	N/A	N/A	N/A	6.07	432.04	0.43	0
3	CB-2	1.46	1.22	N/A	N/A	N/A	3.92	432.62	0.37	0
4	CB-3	2.37	2.37	2.14	0.23	90.23	6.73	433.30	0.19	0

25 Year Design Storm

Project Description

File Name	Bryant Pharmacy Drainage Analysis 9-5-25.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	Rational
Time of Concentration (TOC) Method	User-Defined
Link Routing Method	Kinematic Wave
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	Sep 05, 2025	00:00:00
End Analysis On	Sep 06, 2025	00:00:00
Start Reporting On	Sep 05, 2025	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	4
Nodes	5
Junctions	0
Outfalls	1
Flow Diversions	0
Inlets	4
Storage Nodes	0
Links	5
Channels	0
Pipes	5
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period	25 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Sub-AD-4	0.35	0.9500	0.79	0.75	0.26	3.10	0 00:05:00
2	Sub-CB-1	0.36	0.9500	0.79	0.75	0.27	3.22	0 00:05:00
3	Sub-CB-2	0.16	0.9500	0.79	0.75	0.12	1.40	0 00:05:00
4	Sub-CB-3	0.30	0.9500	0.79	0.75	0.23	2.72	0 00:05:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	F
1	Out-1SL - (14)	Outfall	418.00					10.27	418.67		

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)
1	L-SL - (16)	Pipe	CB-3	CB-2	112.54	433.11	432.25	0.7600	0.000	0.0150	0.37	0.00	0.00	0.00	0.00
2	SL - (14)	Pipe	CB-1	Out-1SL - (14)	84.31	422.00	418.00	4.7400	18.000	0.0120	10.27	24.79	0.41	13.40	0.67
3	SL - (15)	Pipe	CB-2	CB-1	62.02	426.00	422.00	6.4500	18.000	0.0120	4.07	28.90	0.14	11.57	0.38
4	SL - (16)	Pipe	CB-3	CB-2	101.17	429.00	426.00	2.9700	18.000	0.0120	2.34	19.60	0.12	10.19	0.35
5	SL - (18)	Pipe	AD-4	CB-1	128.37	427.50	423.00	3.5100	18.000	0.0120	3.06	21.31	0.14	8.63	0.38

Inlet Summary

SN	Element ID	Inlet Location	Number of Inlets	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Initial Water Elevation (ft)	Ponded Area (ft^2)	Peak Flow (cfs)	Peak Flow Intercepted by Inlet (cfs)	Peak Flow Bypassing Inlet (cfs)	Inlet Efficiency during Peak Flow (%)	Allowable Spread (ft)	Max Gutter Spread during Peak Flow (ft)	Max Gutter Water Elev. during Peak Flow (ft)
1	AD-4	On Sag	1	427.50	431.80	427.50	10.00	3.10	N/A	N/A	N/A	10.00	11.31	432.24
2	CB-1	On Sag	1	422.00	431.61	422.00	10.00	3.22	N/A	N/A	N/A	10.00	6.66	432.06
3	CB-2	On Sag	1	426.00	432.25	426.00	10.00	1.77	N/A	N/A	N/A	10.00	4.47	432.64
4	CB-3	On Grade	1	429.00	433.11	429.00	N/A	2.72	2.36	0.37	86.54	10.00	7.08	433.31

Subbasin Hydrology

Subbasin : Sub-AD-4

Subbasin : Sub-CB-1

Subbasin : Sub-CB-2

Subbasin : Sub-CB-3

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manı Rougl
1	L-SL - (16)	112.54	433.11	4.11	432.25	6.25	0.86	0.7600	Dummy	0.000	0.000	0
2	SL - (14)	84.31	422.00	0.00	418.00	0.00	4.00	4.7400	CIRCULAR	18.000	18.000	0
3	SL - (15)	62.02	426.00	0.00	422.00	0.00	4.00	6.4500	CIRCULAR	18.000	18.000	0
4	SL - (16)	101.17	429.00	0.00	426.00	0.00	3.00	2.9700	CIRCULAR	18.000	18.000	0
5	SL - (18)	128.37	427.50	0.00	423.00	1.00	4.50	3.5100	CIRCULAR	18.000	18.000	0

No. of Barrels
1
1
1
1
1

Pipe Results

SN	Element ID	Peak Flow	Time of Peak Flow Occurrence	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Travel Time	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Tota Surc
		(cfs)	(days hh:mm)	(cfs)		(ft/sec)	(min)	(ft)		
1	L-SL - (16)	0.37	0 00:05	0.00	0.00	0.00		0.00	0.00	
2	SL - (14)	10.27	0 00:05	24.79	0.41	13.40	0.10	0.67	0.45	
3	SL - (15)	4.07	0 00:05	28.90	0.14	11.57	0.09	0.38	0.25	
4	SL - (16)	2.34	0 00:05	19.60	0.12	10.19	0.17	0.35	0.23	
5	SL - (18)	3.06	0 00:05	21.31	0.14	8.63	0.25	0.38	0.26	

Inlet Input

SN	Element ID	Inlet Location	Number of Inlets	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Inlet Depth (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)	Ponded Area (ft^2)	Grate Clogging Factor (%)
1	AD-4	On Sag	1	427.50	431.80	4.30	427.50	0.00	10.00	0.00
2	CB-1	On Sag	1	422.00	431.61	9.61	422.00	0.00	10.00	0.00
3	CB-2	On Sag	1	426.00	432.25	6.25	426.00	0.00	10.00	0.00
4	CB-3	On Grade	1	429.00	433.11	4.11	429.00	0.00	N/A	0.00

Roadway & Gutter Input

SN	Element ID	Roadway Longitudinal Slope (ft/ft)	Roadway Cross Slope (ft/ft)	Roadway Manning's Roughness	Gutter Cross Slope (ft/ft)	Gutter Width (ft)	Gutter Depression (in)	Allowable Spread (ft)
1	AD-4	N/A	0.0300	0.0150	0.0300	1.50	0.1312	10.00
2	CB-1	N/A	0.0300	0.0150	0.0200	1.50	0.1312	10.00
3	CB-2	N/A	0.0300	0.0150	0.0200	1.50	0.1312	10.00
4	CB-3	0.0200	0.0300	0.0150	0.0200	1.50	0.1312	10.00

Inlet Results

SN	Element ID	Peak Flow (cfs)	Peak Lateral Inflow (cfs)	Peak Flow Intercepted by Inlet (cfs)	Peak Flow Bypassing Inlet (cfs)	Inlet Efficiency during Peak Flow (%)	Max Gutter Spread during Peak Flow (ft)	Max Gutter Water Elev. during Peak Flow (ft)	Max Gutter Water Depth during Peak Flow (ft)	T Max Occu (days h
1	AD-4	3.10	3.10	N/A	N/A	N/A	11.31	432.24	0.44	0
2	CB-1	3.22	3.22	N/A	N/A	N/A	6.66	432.06	0.45	0
3	CB-2	1.77	1.40	N/A	N/A	N/A	4.47	432.64	0.38	0
4	CB-3	2.72	2.72	2.36	0.37	86.54	7.08	433.31	0.20	0

50 Year Design Storm

Project Description

File Name	Bryant Pharmacy Drainage Analysis 9-5-25.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	Rational
Time of Concentration (TOC) Method	User-Defined
Link Routing Method	Kinematic Wave
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	Sep 05, 2025	00:00:00
End Analysis On	Sep 06, 2025	00:00:00
Start Reporting On	Sep 05, 2025	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	4
Nodes	5
Junctions	0
Outfalls	1
Flow Diversions	0
Inlets	4
Storage Nodes	0
Links	5
Channels	0
Pipes	5
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period	50 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Sub-AD-4	0.35	0.9500	0.86	0.82	0.28	3.38	0 00:05:00
2	Sub-CB-1	0.36	0.9500	0.86	0.82	0.29	3.51	0 00:05:00
3	Sub-CB-2	0.16	0.9500	0.86	0.82	0.13	1.53	0 00:05:00
4	Sub-CB-3	0.30	0.9500	0.86	0.82	0.25	2.98	0 00:05:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	F
1	Out-1SL - (14)	Outfall	418.00					11.22	418.71		

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)
1	L-SL - (16)	Pipe	CB-3	CB-2	112.54	433.11	432.25	0.7600	0.000	0.0150	0.47	0.00	0.00	0.00	0.00
2	SL - (14)	Pipe	CB-1	Out-1SL - (14)	84.31	422.00	418.00	4.7400	18.000	0.0120	11.22	24.79	0.45	13.71	0.71
3	SL - (15)	Pipe	CB-2	CB-1	62.02	426.00	422.00	6.4500	18.000	0.0120	4.45	28.90	0.15	11.88	0.40
4	SL - (16)	Pipe	CB-3	CB-2	101.17	429.00	426.00	2.9700	18.000	0.0120	2.48	19.60	0.13	10.41	0.36
5	SL - (18)	Pipe	AD-4	CB-1	128.37	427.50	423.00	3.5100	18.000	0.0120	3.34	21.31	0.16	8.85	0.40

Inlet Summary

SN	Element ID	Inlet Location	Number of Inlets	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Initial Water Elevation (ft)	Ponded Area (ft^2)	Peak Flow (cfs)	Peak Flow Intercepted by Inlet (cfs)	Peak Flow Bypassing Inlet (cfs)	Inlet Efficiency during Peak Flow (%)	Allowable Spread (ft)	Max Gutter Spread during Peak Flow (ft)	Max Gutter Water Elev. during Peak Flow (ft)
1	AD-4	On Sag	1	427.50	431.80	427.50	10.00	3.38	N/A	N/A	N/A	10.00	11.93	432.26
2	CB-1	On Sag	1	422.00	431.61	422.00	10.00	3.51	N/A	N/A	N/A	10.00	7.06	432.07
3	CB-2	On Sag	1	426.00	432.25	426.00	10.00	2.01	N/A	N/A	N/A	10.00	4.86	432.65
4	CB-3	On Grade	1	429.00	433.11	429.00	N/A	2.98	2.50	0.47	84.09	10.00	7.31	433.31

Subbasin Hydrology

Subbasin : Sub-AD-4

Subbasin : Sub-CB-1

Subbasin : Sub-CB-2

Subbasin : Sub-CB-3

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manı Rougl
1	L-SL - (16)	112.54	433.11	4.11	432.25	6.25	0.86	0.7600	Dummy	0.000	0.000	0
2	SL - (14)	84.31	422.00	0.00	418.00	0.00	4.00	4.7400	CIRCULAR	18.000	18.000	0
3	SL - (15)	62.02	426.00	0.00	422.00	0.00	4.00	6.4500	CIRCULAR	18.000	18.000	0
4	SL - (16)	101.17	429.00	0.00	426.00	0.00	3.00	2.9700	CIRCULAR	18.000	18.000	0
5	SL - (18)	128.37	427.50	0.00	423.00	1.00	4.50	3.5100	CIRCULAR	18.000	18.000	0

No. of Barrels
1
1
1
1
1

Pipe Results

SN	Element ID	Peak Flow	Time of Peak Flow Occurrence	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Travel Time	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Tota Surcl
		(cfs)	(days hh:mm)	(cfs)		(ft/sec)	(min)	(ft)		
1	L-SL - (16)	0.47	0 00:05	0.00	0.00	0.00		0.00	0.00	
2	SL - (14)	11.22	0 00:05	24.79	0.45	13.71	0.10	0.71	0.47	
3	SL - (15)	4.45	0 00:05	28.90	0.15	11.88	0.09	0.40	0.27	
4	SL - (16)	2.48	0 00:05	19.60	0.13	10.41	0.16	0.36	0.24	
5	SL - (18)	3.34	0 00:05	21.31	0.16	8.85	0.24	0.40	0.27	

Inlet Input

SN	Element ID	Inlet Location	Number of Inlets	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Inlet Depth (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)	Ponded Area (ft^2)	Grate Clogging Factor (%)
1	AD-4	On Sag	1	427.50	431.80	4.30	427.50	0.00	10.00	0.00
2	CB-1	On Sag	1	422.00	431.61	9.61	422.00	0.00	10.00	0.00
3	CB-2	On Sag	1	426.00	432.25	6.25	426.00	0.00	10.00	0.00
4	CB-3	On Grade	1	429.00	433.11	4.11	429.00	0.00	N/A	0.00

Roadway & Gutter Input

SN	Element ID	Roadway Longitudinal Slope (ft/ft)	Roadway Cross Slope (ft/ft)	Roadway Manning's Roughness	Gutter Cross Slope (ft/ft)	Gutter Width (ft)	Gutter Depression (in)	Allowable Spread (ft)
1	AD-4	N/A	0.0300	0.0150	0.0300	1.50	0.1312	10.00
2	CB-1	N/A	0.0300	0.0150	0.0200	1.50	0.1312	10.00
3	CB-2	N/A	0.0300	0.0150	0.0200	1.50	0.1312	10.00
4	CB-3	0.0200	0.0300	0.0150	0.0200	1.50	0.1312	10.00

Inlet Results

SN	Element ID	Peak Flow (cfs)	Peak Lateral Inflow (cfs)	Peak Flow Intercepted by Inlet (cfs)	Peak Flow Bypassing Inlet (cfs)	Inlet Efficiency during Peak Flow (%)	Max Gutter Spread during Peak Flow (ft)	Max Gutter Water Elev. during Peak Flow (ft)	Max Gutter Water Depth during Peak Flow (ft)	T Max Occu (days h
1	AD-4	3.38	3.38	N/A	N/A	N/A	11.93	432.26	0.46	0
2	CB-1	3.51	3.51	N/A	N/A	N/A	7.06	432.07	0.46	0
3	CB-2	2.01	1.53	N/A	N/A	N/A	4.86	432.65	0.40	0
4	CB-3	2.98	2.98	2.50	0.47	84.09	7.31	433.31	0.20	0

100 Year Design Storm

Project Description

File Name	Bryant Pharmacy Drainage Analysis 9-5-25.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	Rational
Time of Concentration (TOC) Method	User-Defined
Link Routing Method	Kinematic Wave
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	Sep 05, 2025	00:00:00
End Analysis On	Sep 06, 2025	00:00:00
Start Reporting On	Sep 05, 2025	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	4
Nodes	5
Junctions	0
Outfalls	1
Flow Diversions	0
Inlets	4
Storage Nodes	0
Links	5
Channels	0
Pipes	5
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period	100 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Sub-AD-4	0.35	0.9500	0.93	0.89	0.31	3.68	0 00:05:00
2	Sub-CB-1	0.36	0.9500	0.93	0.89	0.32	3.82	0 00:05:00
3	Sub-CB-2	0.16	0.9500	0.93	0.89	0.14	1.67	0 00:05:00
4	Sub-CB-3	0.30	0.9500	0.93	0.89	0.27	3.24	0 00:05:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	F
1	Out-1SL - (14)	Outfall	418.00					12.20	418.74		

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)
1	L-SL - (16)	Pipe	CB-3	CB-2	112.54	433.11	432.25	0.7600	0.000	0.0150	0.60	0.00	0.00	0.00	0.00
2	SL - (14)	Pipe	CB-1	Out-1SL - (14)	84.31	422.00	418.00	4.7400	18.000	0.0120	12.20	24.79	0.49	14.00	0.74
3	SL - (15)	Pipe	CB-2	CB-1	62.02	426.00	422.00	6.4500	18.000	0.0120	4.84	28.90	0.17	12.16	0.41
4	SL - (16)	Pipe	CB-3	CB-2	101.17	429.00	426.00	2.9700	18.000	0.0120	2.62	19.60	0.13	10.61	0.37
5	SL - (18)	Pipe	AD-4	CB-1	128.37	427.50	423.00	3.5100	18.000	0.0120	3.64	21.31	0.17	9.06	0.42

Inlet Summary

SN	Element ID	Inlet Location	Number of Inlets	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Initial Water Elevation (ft)	Ponded Area (ft^2)	Peak Flow (cfs)	Peak Flow Intercepted by Inlet (cfs)	Peak Flow Bypassing Inlet (cfs)	Inlet Efficiency during Peak Flow (%)	Allowable Spread (ft)	Max Gutter Spread during Peak Flow (ft)	Max Gutter Water Elev. during Peak Flow (ft)
1	AD-4	On Sag	1	427.50	431.80	427.50	10.00	3.68	N/A	N/A	N/A	10.00	12.56	432.28
2	CB-1	On Sag	1	422.00	431.61	422.00	10.00	3.82	N/A	N/A	N/A	10.00	7.47	432.08
3	CB-2	On Sag	1	426.00	432.25	426.00	10.00	2.26	N/A	N/A	N/A	10.00	5.26	432.66
4	CB-3	On Grade	1	429.00	433.11	429.00	N/A	3.24	2.64	0.59	81.70	10.00	7.54	433.32

Subbasin Hydrology

Subbasin : Sub-AD-4

Subbasin : Sub-CB-1

Subbasin : Sub-CB-2

Subbasin : Sub-CB-3

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manı Rougl
1	L-SL - (16)	112.54	433.11	4.11	432.25	6.25	0.86	0.7600	Dummy	0.000	0.000	0
2	SL - (14)	84.31	422.00	0.00	418.00	0.00	4.00	4.7400	CIRCULAR	18.000	18.000	0
3	SL - (15)	62.02	426.00	0.00	422.00	0.00	4.00	6.4500	CIRCULAR	18.000	18.000	0
4	SL - (16)	101.17	429.00	0.00	426.00	0.00	3.00	2.9700	CIRCULAR	18.000	18.000	0
5	SL - (18)	128.37	427.50	0.00	423.00	1.00	4.50	3.5100	CIRCULAR	18.000	18.000	0

No. of Barrels
1
1
1
1
1

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Tota Surc
1	L-SL - (16)	0.60	0 00:05	0.00	0.00	0.00		0.00	0.00	
2	SL - (14)	12.20	0 00:05	24.79	0.49	14.00	0.10	0.74	0.50	
3	SL - (15)	4.84	0 00:05	28.90	0.17	12.16	0.09	0.41	0.28	
4	SL - (16)	2.62	0 00:05	19.60	0.13	10.61	0.16	0.37	0.25	
5	SL - (18)	3.64	0 00:05	21.31	0.17	9.06	0.24	0.42	0.28	

Inlet Input

SN	Element ID	Inlet Location	Number of Inlets	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Inlet Depth (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)	Ponded Area (ft^2)	Grate Clogging Factor (%)
1	AD-4	On Sag	1	427.50	431.80	4.30	427.50	0.00	10.00	0.00
2	CB-1	On Sag	1	422.00	431.61	9.61	422.00	0.00	10.00	0.00
3	CB-2	On Sag	1	426.00	432.25	6.25	426.00	0.00	10.00	0.00
4	CB-3	On Grade	1	429.00	433.11	4.11	429.00	0.00	N/A	0.00

Roadway & Gutter Input

SN	Element ID	Roadway Longitudinal Slope (ft/ft)	Roadway Cross Slope (ft/ft)	Roadway Manning's Roughness	Gutter Cross Slope (ft/ft)	Gutter Width (ft)	Gutter Depression (in)	Allowable Spread (ft)
1	AD-4	N/A	0.0300	0.0150	0.0300	1.50	0.1312	10.00
2	CB-1	N/A	0.0300	0.0150	0.0200	1.50	0.1312	10.00
3	CB-2	N/A	0.0300	0.0150	0.0200	1.50	0.1312	10.00
4	CB-3	0.0200	0.0300	0.0150	0.0200	1.50	0.1312	10.00

Inlet Results

SN	Element ID	Peak Flow (cfs)	Peak Lateral Inflow (cfs)	Peak Flow Intercepted by Inlet (cfs)	Peak Flow Bypassing Inlet (cfs)	Inlet Efficiency during Peak Flow (%)	Max Gutter Spread during Peak Flow (ft)	Max Gutter Water Elev. during Peak Flow (ft)	Max Gutter Water Depth during Peak Flow (ft)	T Max Occu (days h
1	AD-4	3.68	3.68	N/A	N/A	N/A	12.56	432.28	0.48	0
2	CB-1	3.82	3.82	N/A	N/A	N/A	7.47	432.08	0.47	0
3	CB-2	2.26	1.67	N/A	N/A	N/A	5.26	432.66	0.41	0
4	CB-3	3.24	3.24	2.64	0.59	81.70	7.54	433.32	0.21	0

Pre and Post Development Hydrographs (Hydrology Studio)

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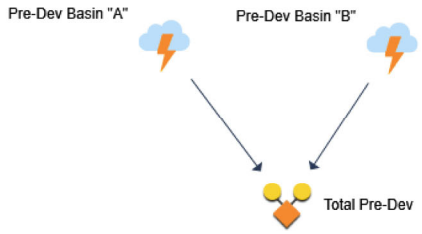
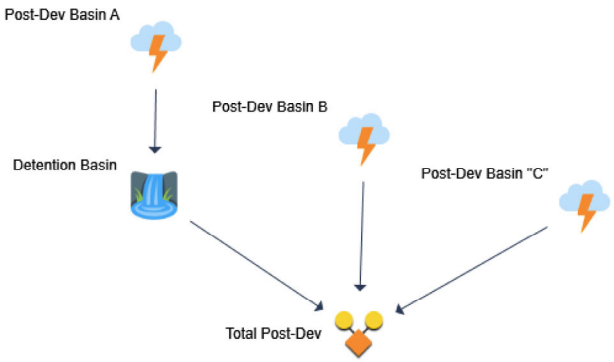
Basin Model

Hydrology Studio v 3.0.0.27

Project Name: Bryant Pharmacy

09-05-2025





Hydrograph by Return Period

Project Name: Bryant Pharmacy

09-05-2025

Hydrology Studio v 3.0.0.27

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Outflow (cfs)							
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
1	Rational	Pre-Dev Basin "A"		3.084			4.131	4.746	5.188	5.636
2	Rational	Pre-Dev Basin "B"		1.736			2.327	2.674	2.924	3.175
3	Junction	Total Pre-Dev		4.385			5.876	6.751	7.381	8.017
4	Mod Rational	Post-Dev Basin A		3.206			4.316	4.964	5.437	5.893
5	Pond Route	Detention Basin		3.206			4.316	4.964	5.437	5.892
6	Rational	Post-Dev Basin B		0.573			0.767	0.882	0.964	1.047
7	Rational	Post-Dev Basin "C"		0.532			0.712	0.818	0.893	0.971
8	Junction	Total Post-Dev		3.810			5.127	5.623	6.097	6.620

Hydrograph 2-yr Summary

Project Name: Bryant Pharmacy

09-05-2025

Hydrology Studio v 3.0.0.27

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre-Dev Basin "A"	3.084	0.15	2,223	----		
2	Rational	Pre-Dev Basin "B"	1.736	0.20	1,668	----		
3	Junction	Total Pre-Dev	4.385	0.15	3,886	1, 2		
4	Mod Rational	Post-Dev Basin A	3.206	0.08	8,946	----		
5	Pond Route	Detention Basin	3.206	0.63	8,847	4	418.73	558
6	Rational	Post-Dev Basin B	0.573	0.17	459	----		
7	Rational	Post-Dev Basin "C"	0.532	0.08	213	----		
8	Junction	Total Post-Dev	3.810	0.17	9,501	5, 6, 7		

Hydrograph Report

Project Name: Bryant Pharmacy

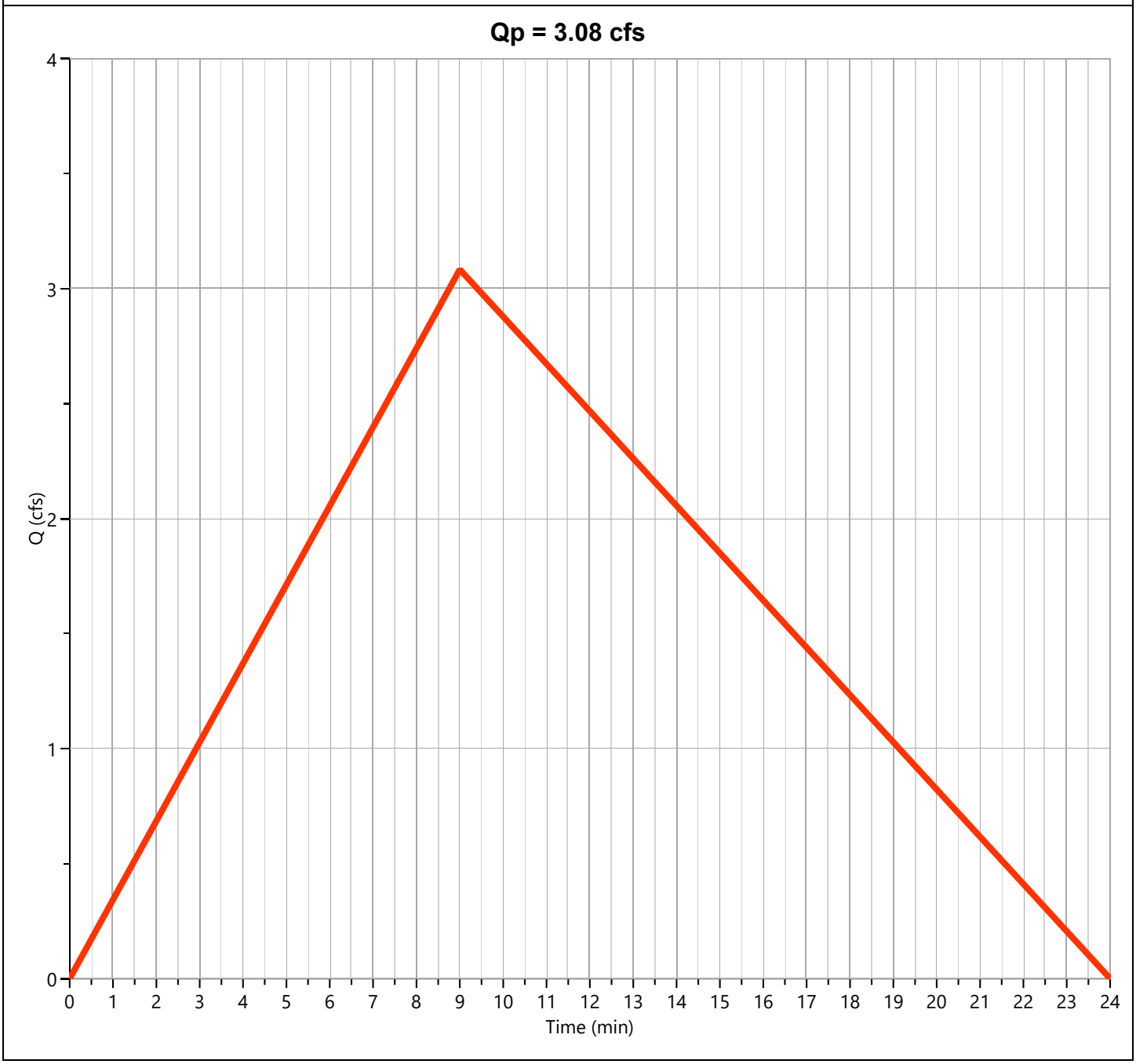
Hydrology Studio v 3.0.0.27

09-05-2025

Pre-Dev Basin "A"

Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 3.084 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.15 hrs
Time Interval	= 1 min	Runoff Volume	= 2,223 cuft
Drainage Area	= 1.17 ac	Runoff Coeff.	= 0.56
Tc Method	= TR55	Time of Conc. (Tc)	= 9.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 4.71 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67



Hydrograph Report

Project Name: Bryant Pharmacy

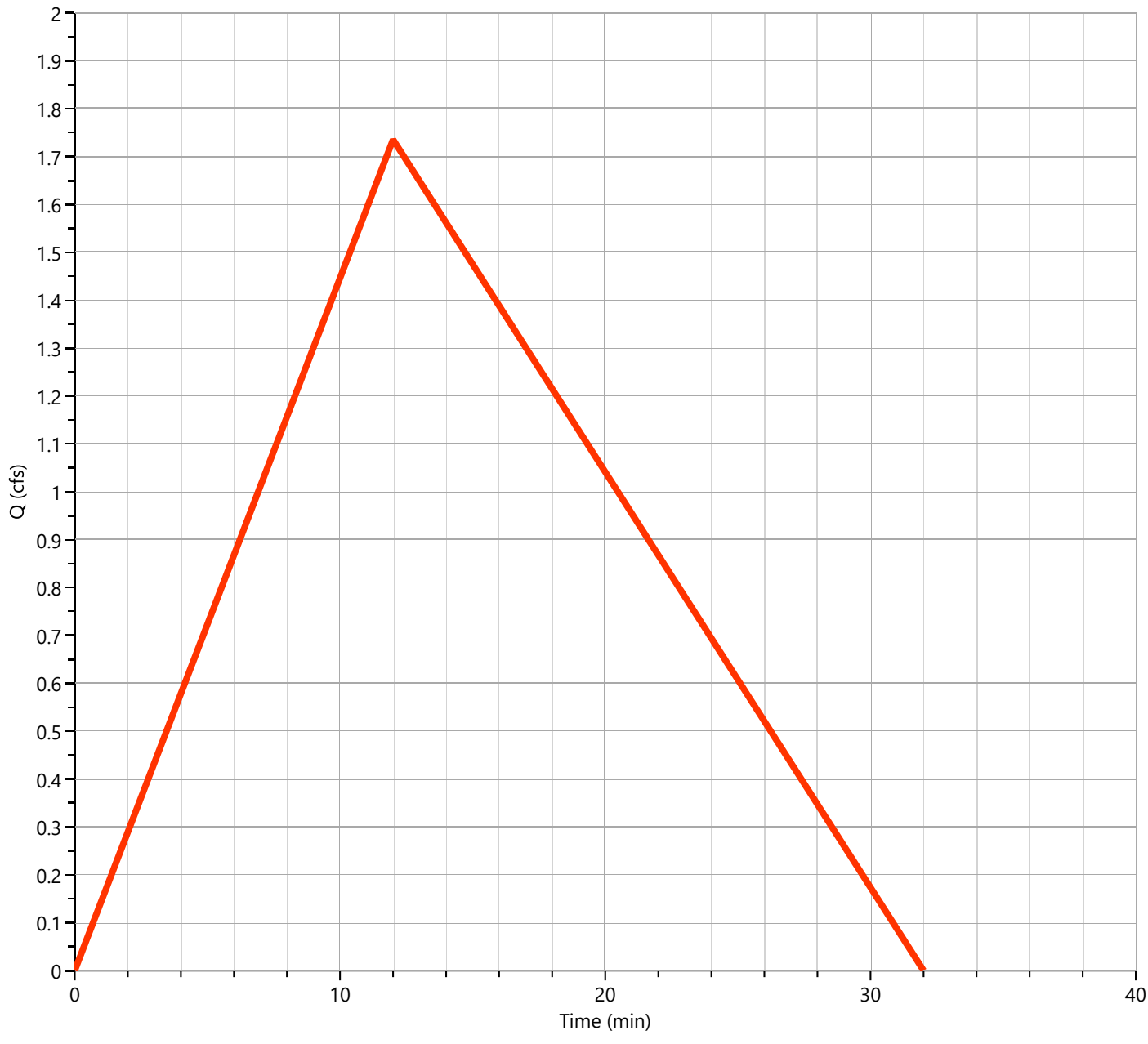
Hydrology Studio v 3.0.0.27

09-05-2025

Pre-Dev Basin "B"

Hyd. No. 2

Hydrograph Type	= Rational	Peak Flow	= 1.736 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.20 hrs
Time Interval	= 1 min	Runoff Volume	= 1,668 cuft
Drainage Area	= 0.75 ac	Runoff Coeff.	= 0.56
Tc Method	= TR55	Time of Conc. (Tc)	= 12.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 4.13 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67

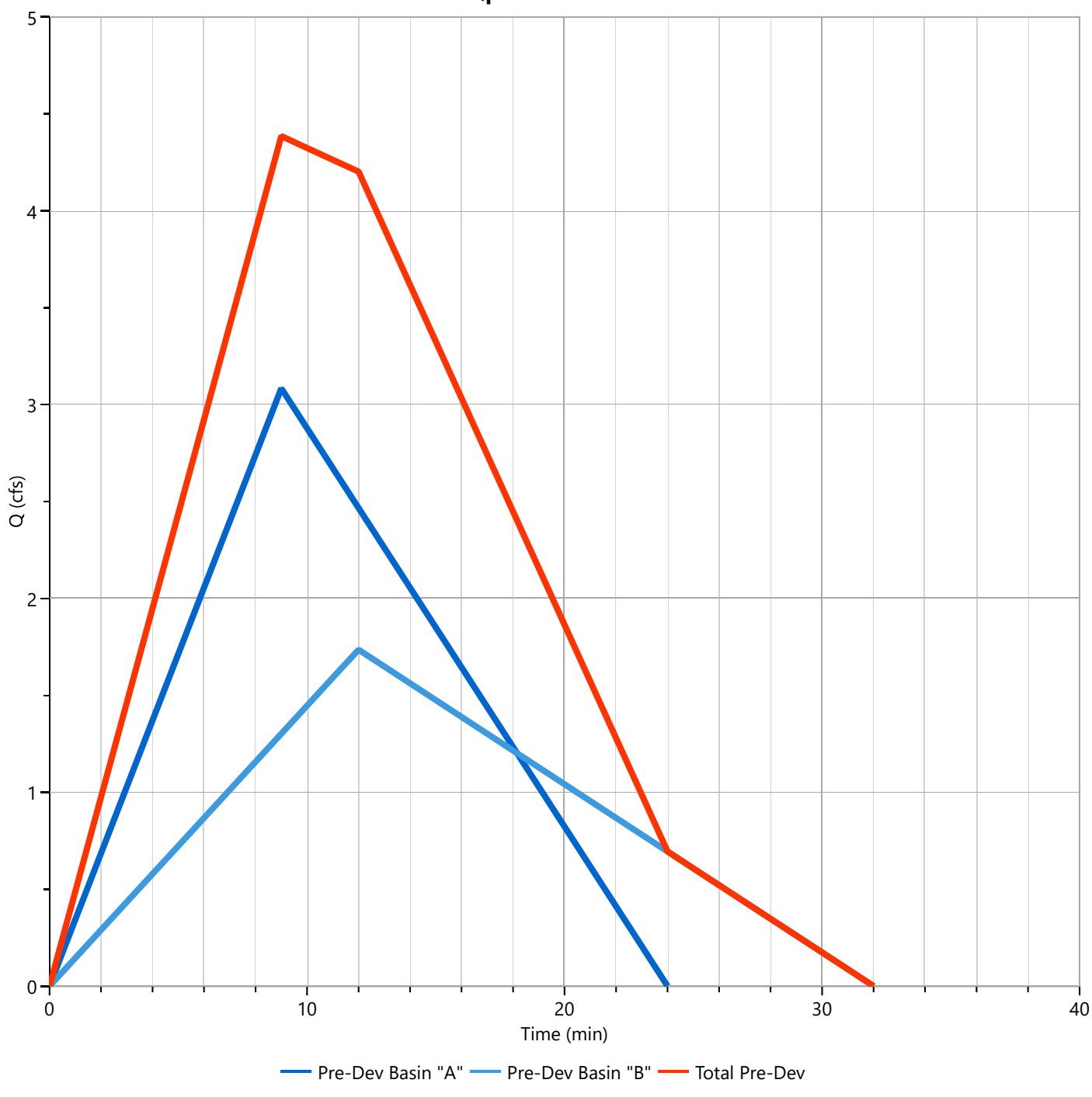


Hydrograph Report

Total Pre-Dev

Hyd. No. 3

Hydrograph Type	= Junction	Peak Flow	= 4.385 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.15 hrs
Time Interval	= 1 min	Hydrograph Volume	= 3,886 cuft
Inflow Hydrographs	= 1, 2	Total Contrib. Area	= 1.92 ac



Hydrograph Report

Project Name: Bryant Pharmacy

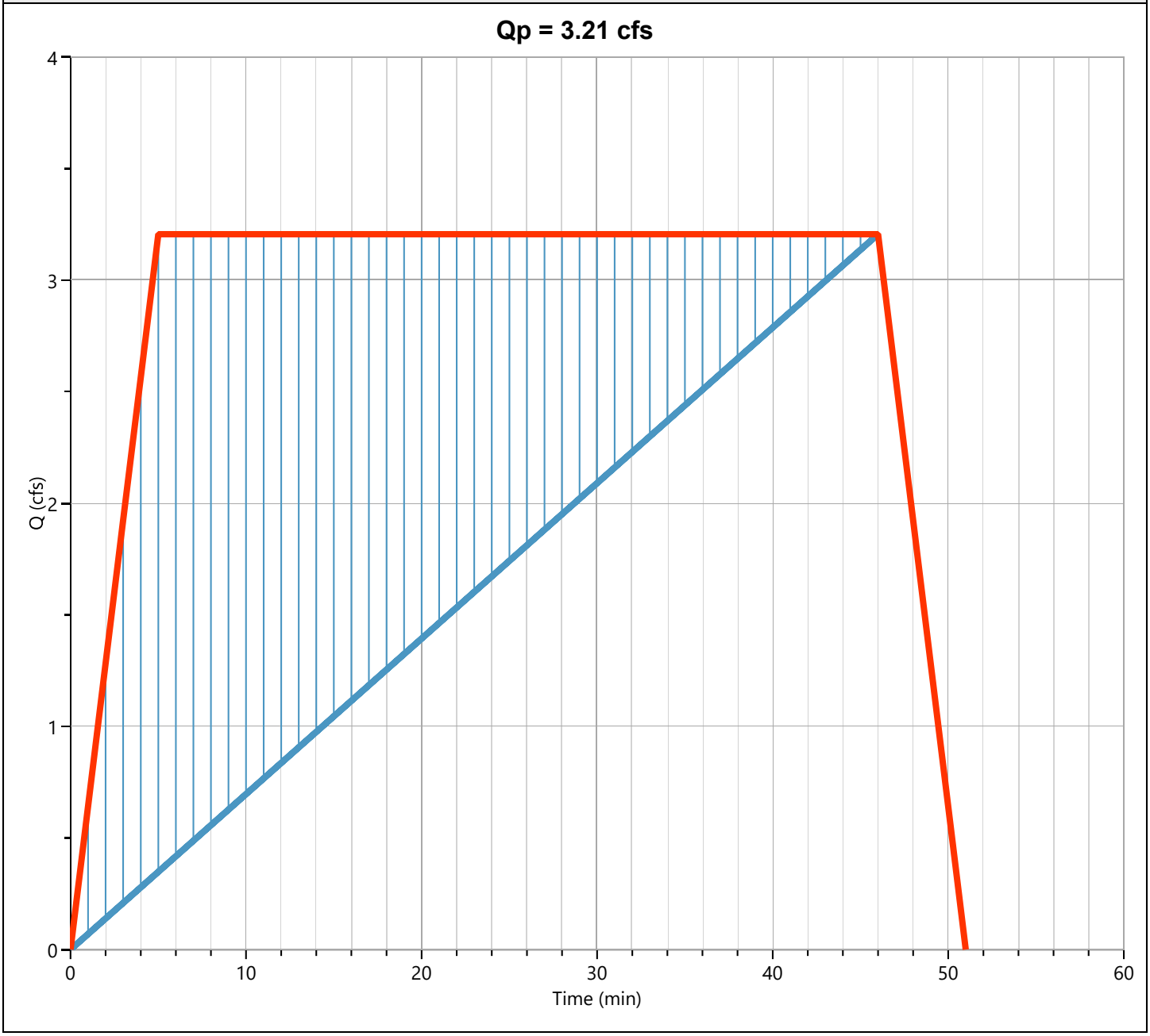
Hydrology Studio v 3.0.0.27

09-05-2025

Post-Dev Basin A

Hyd. No. 4

Hydrograph Type	= Mod Rational	Peak Flow	= 3.206 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.08 hrs
Time Interval	= 1 min	Runoff Volume	= 8,946 cuft
Drainage Area	= 1.5 ac	Runoff Coeff.	= 0.95
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 2.25 in/hr
Freq. Corr. Factor	= 1.00	Storm Duration	= 9.3 x Tc
Target Q	= 3.080 cfs	Required Storage	= 4,233 cuft



Hydrograph Report

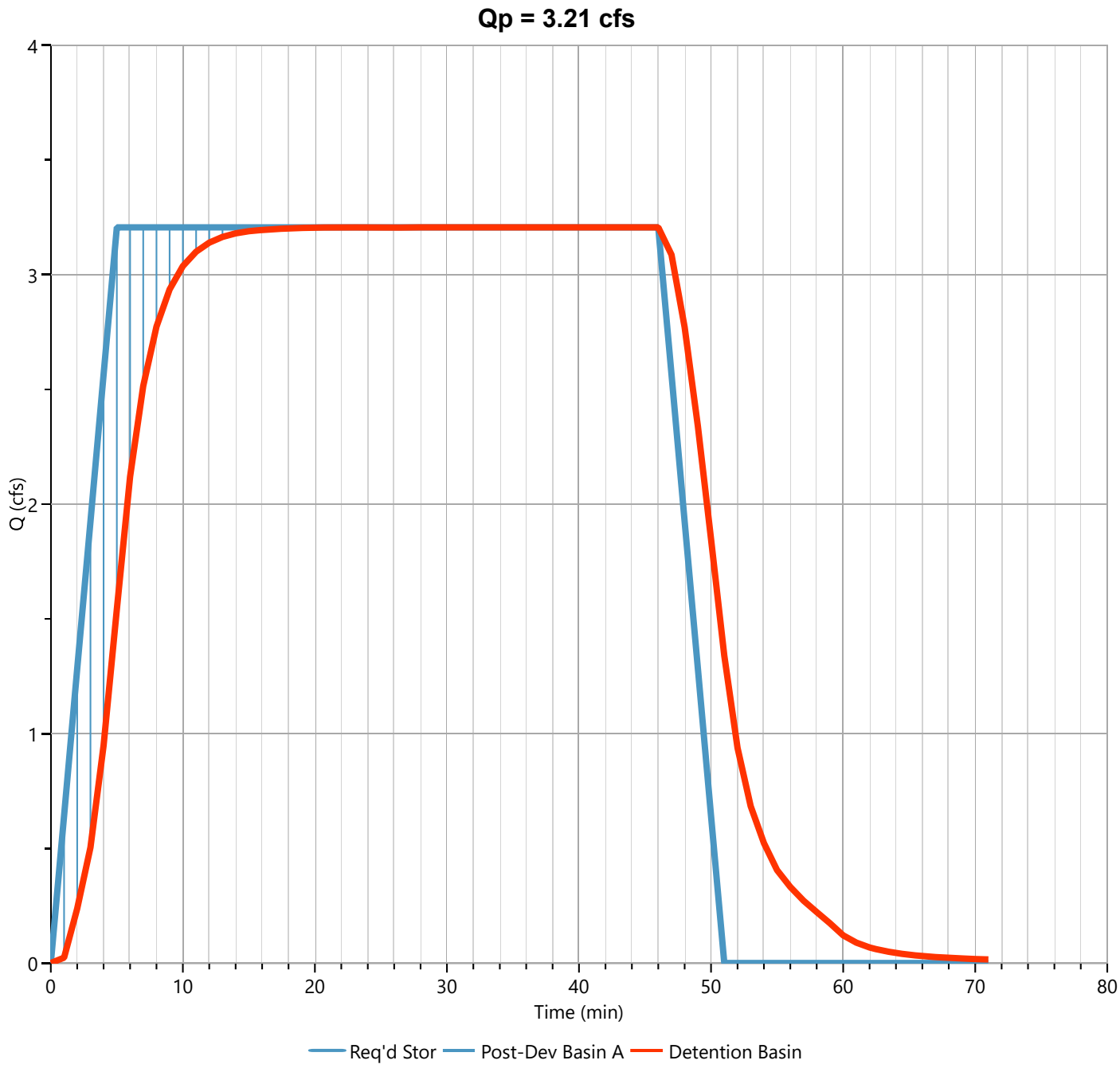
Detention Basin

Hyd. No. 5

Hydrograph Type	= Pond Route	Peak Flow	= 3.206 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.63 hrs
Time Interval	= 1 min	Hydrograph Volume	= 8,847 cuft
Inflow Hydrograph	= 4 - Post-Dev Basin A	Max. Elevation	= 418.73 ft
Pond Name	= Bryant Pharmacy Detention Pond	Max. Storage	= 558 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 3 min



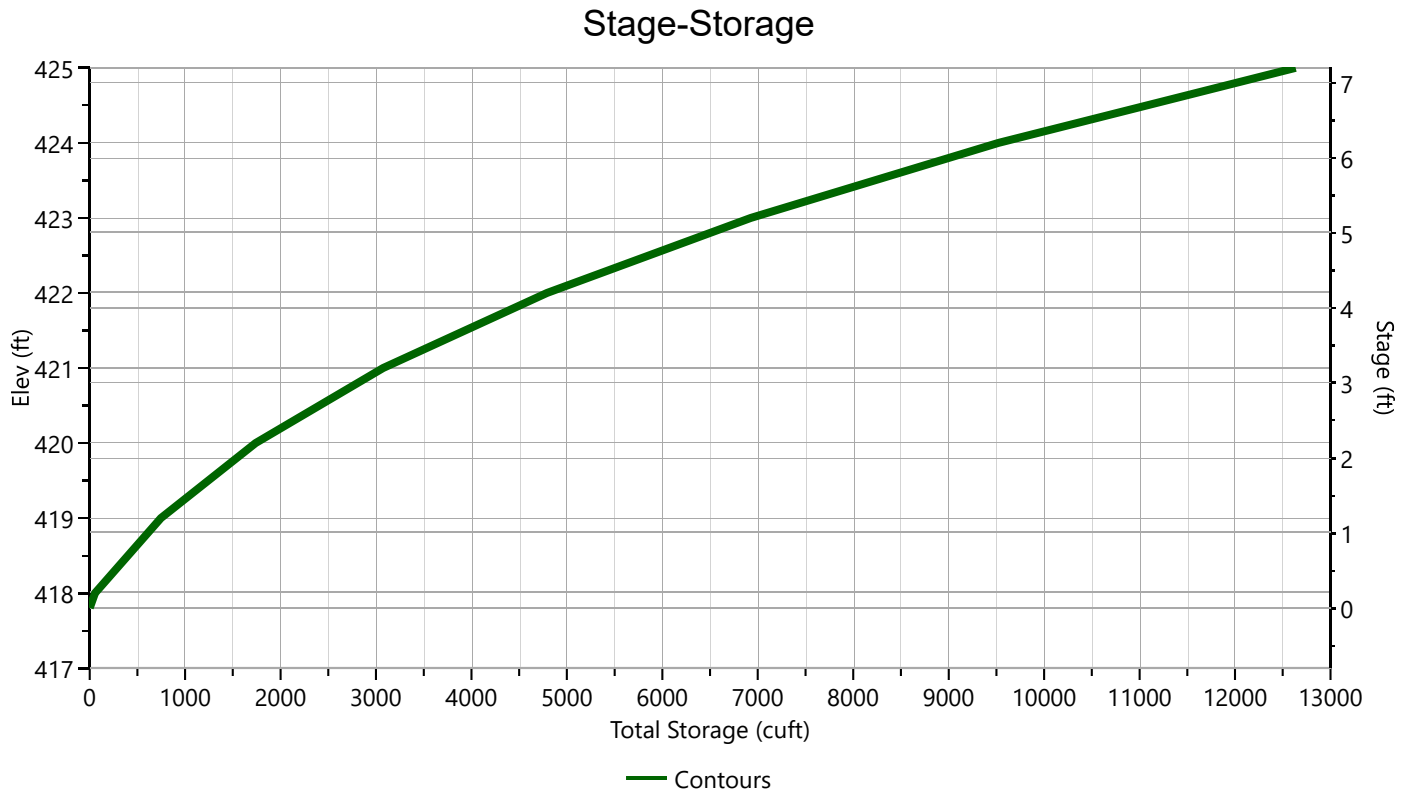
Bryant Pharmacy Detention Pond

Stage-Storage

User Defined Contours	
Description	**Input**
Bottom Elevation, ft	417.80
Voids (%)	100.00
Volume Calc	Ave End Area

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour Area (sqft)	Incr. Storage (cuft)	Total Storage (cuft)
0.00	417.80	4	0.000	0.000
0.20	418.00	548	55.2	55.2
1.20	419.00	833	691	746
2.20	420.00	1,155	994	1,740
3.20	421.00	1,516	1,336	3,075
4.20	422.00	1,916	1,716	4,791
5.20	423.00	2,356	2,136	6,927
6.20	424.00	2,835	2,596	9,523
7.20	425.00	3,390	3,113	12,635



Bryant Pharmacy Detention Pond

Stage-Discharge

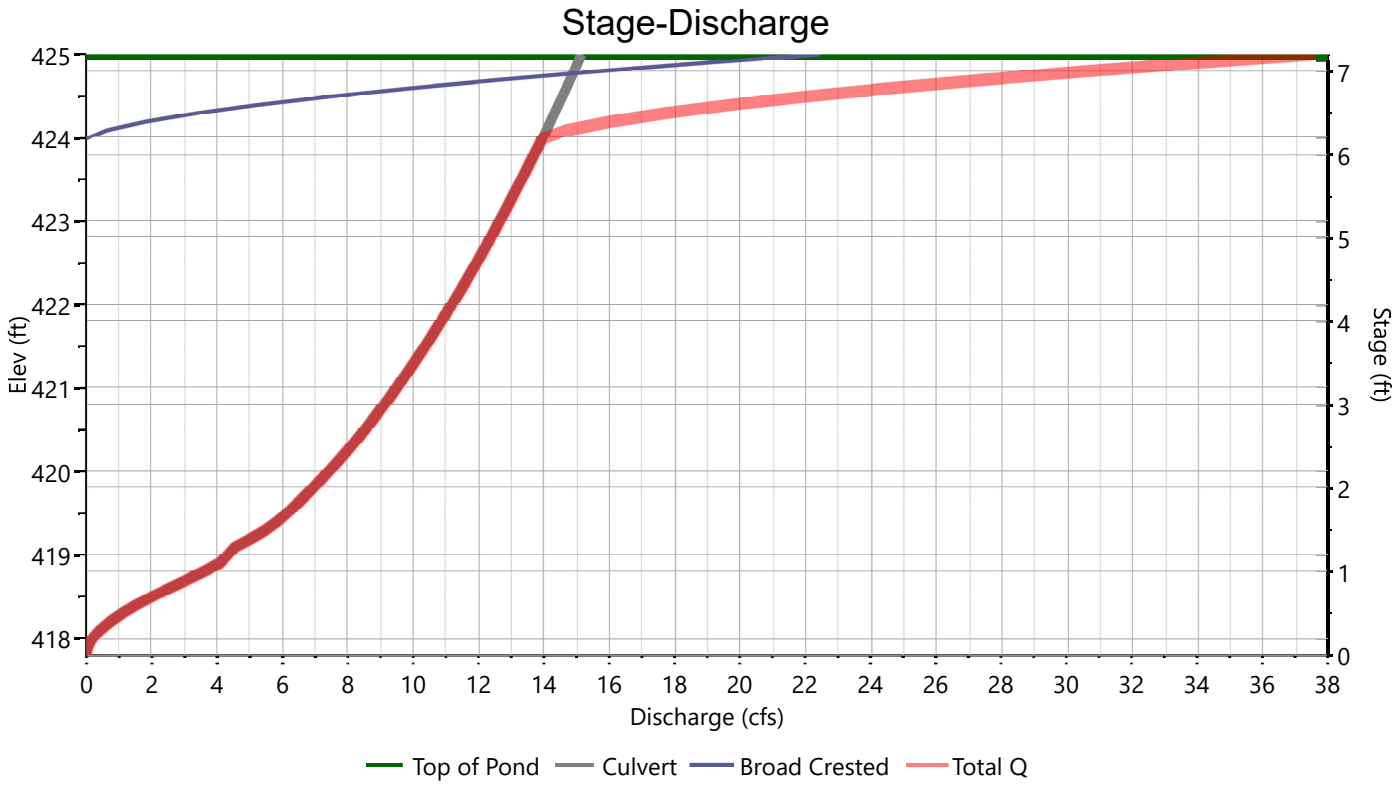
Culvert / Orifices	Culvert	Orifices		
		1	2	3
Rise, in	15			
Span, in	15			
No. Barrels	1			
Invert Elevation, ft	417.80			
Orifice Coefficient, Co	0.60			
Length, ft	30			
Barrel Slope, %	1.32			
N-Value, n	0.012			

Perforated Riser	
Hole Diameter, in	
No. holes	
Invert Elevation, ft	
Height, ft	
Orifice Coefficient, Co	

Weirs	Riser*	Weirs		
		1	2	3
Shape / Type	Circular	Broad Crested		
Crest Elevation, ft		424		
Crest Length, ft		6		
Angle, deg		45 (1:1)		
Weir Coefficient, Cw		3.3		

Ancillary	
Exfiltration, in/hr	

**Routes through Culvert.*



Bryant Pharmacy Detention Pond

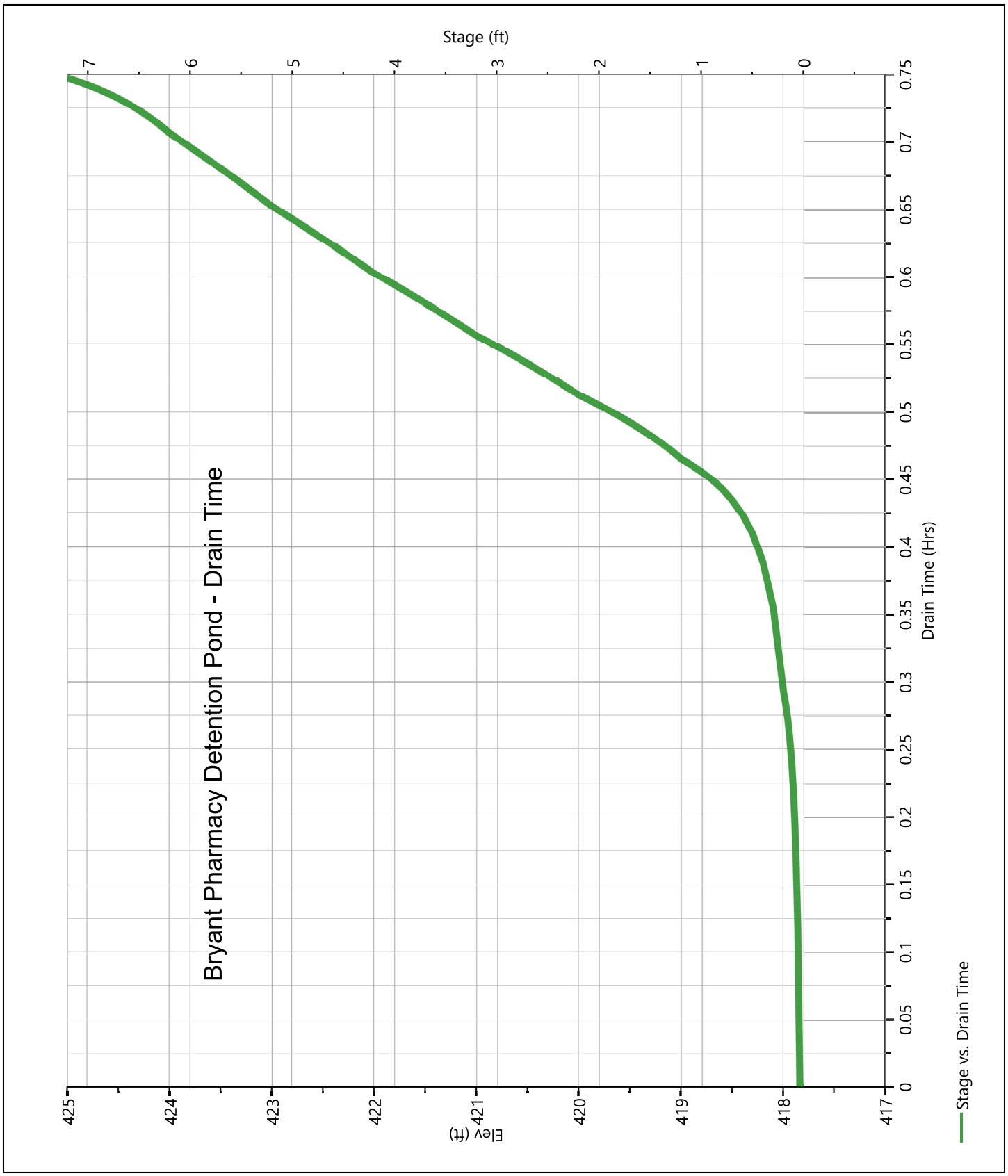
Stage-Storage-Discharge Summary

Stage (ft)	Elev. (ft)	Storage (cuft)	Culvert (cfs)	Orifices, cfs			Riser (cfs)	Weirs, cfs			Pf Riser (cfs)	Exfil (cfs)	User (cfs)	Total (cfs)
				1	2	3		1	2	3				
0.00	417.80	0.000	0.000					0.000						0.000
0.20	418.00	55.2	0.193 ic					0.000						0.193
1.20	419.00	746	4.324 oc					0.000						4.324
2.20	420.00	1,740	7.415 ic					0.000						7.415
3.20	421.00	3,075	9.481 ic					0.000						9.481
4.20	422.00	4,791	11.17 ic					0.000						11.17
5.20	423.00	6,927	12.64 ic					0.000						12.64
6.20	424.00	9,523	13.95 ic					0.000						13.95
7.20	425.00	12,635	15.15 ic					22.44						37.59

Suffix key: ic = inlet control, oc = outlet control, s = submerged weir

Bryant Pharmacy Detention Pond

Pond Drawdown

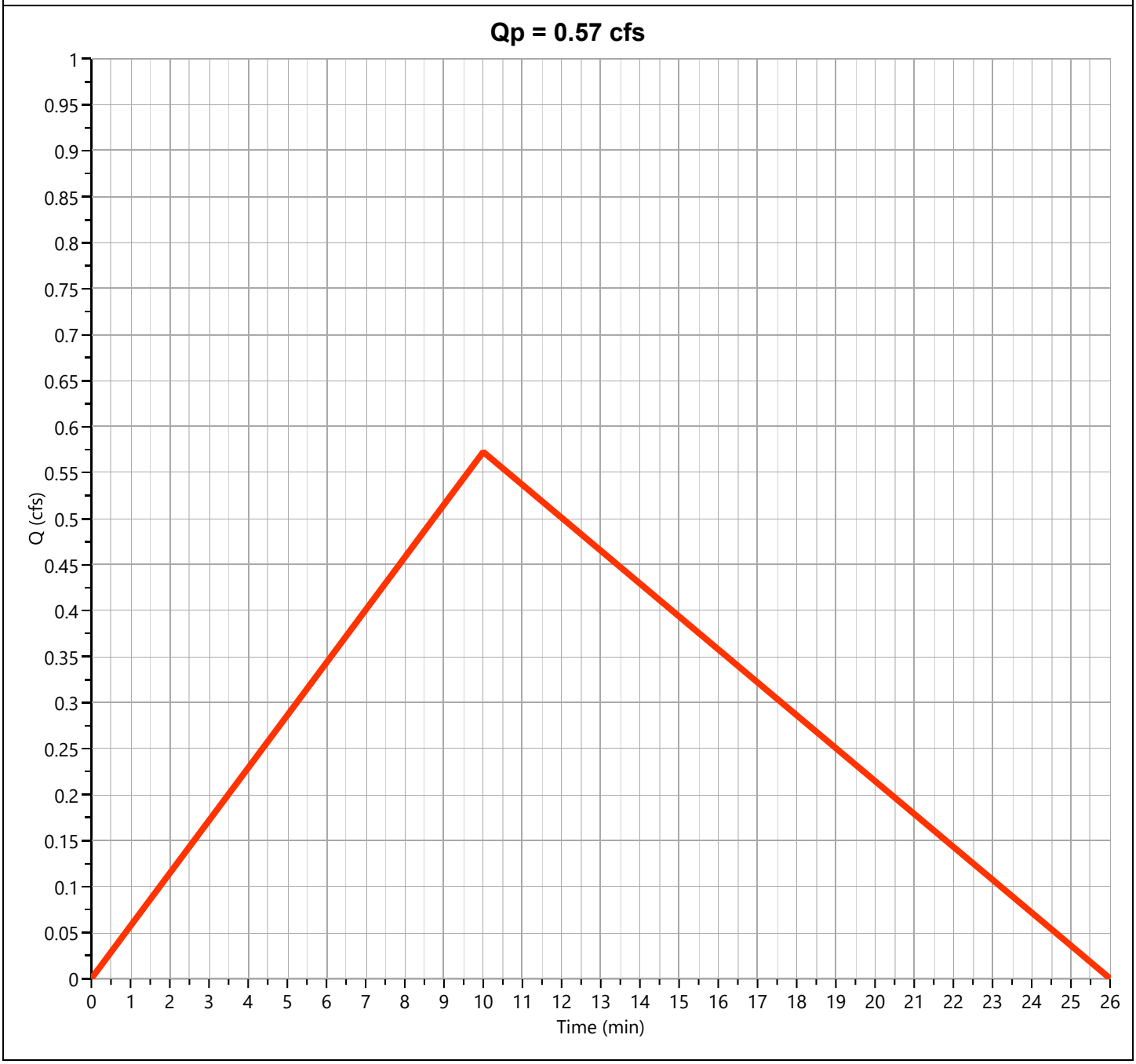


Hydrograph Report

Post-Dev Basin B

Hyd. No. 6

Hydrograph Type	= Rational	Peak Flow	= 0.573 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Runoff Volume	= 459 cuft
Drainage Area	= 0.22 ac	Runoff Coeff.	= 0.58
Tc Method	= TR55	Time of Conc. (Tc)	= 10.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 4.49 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67

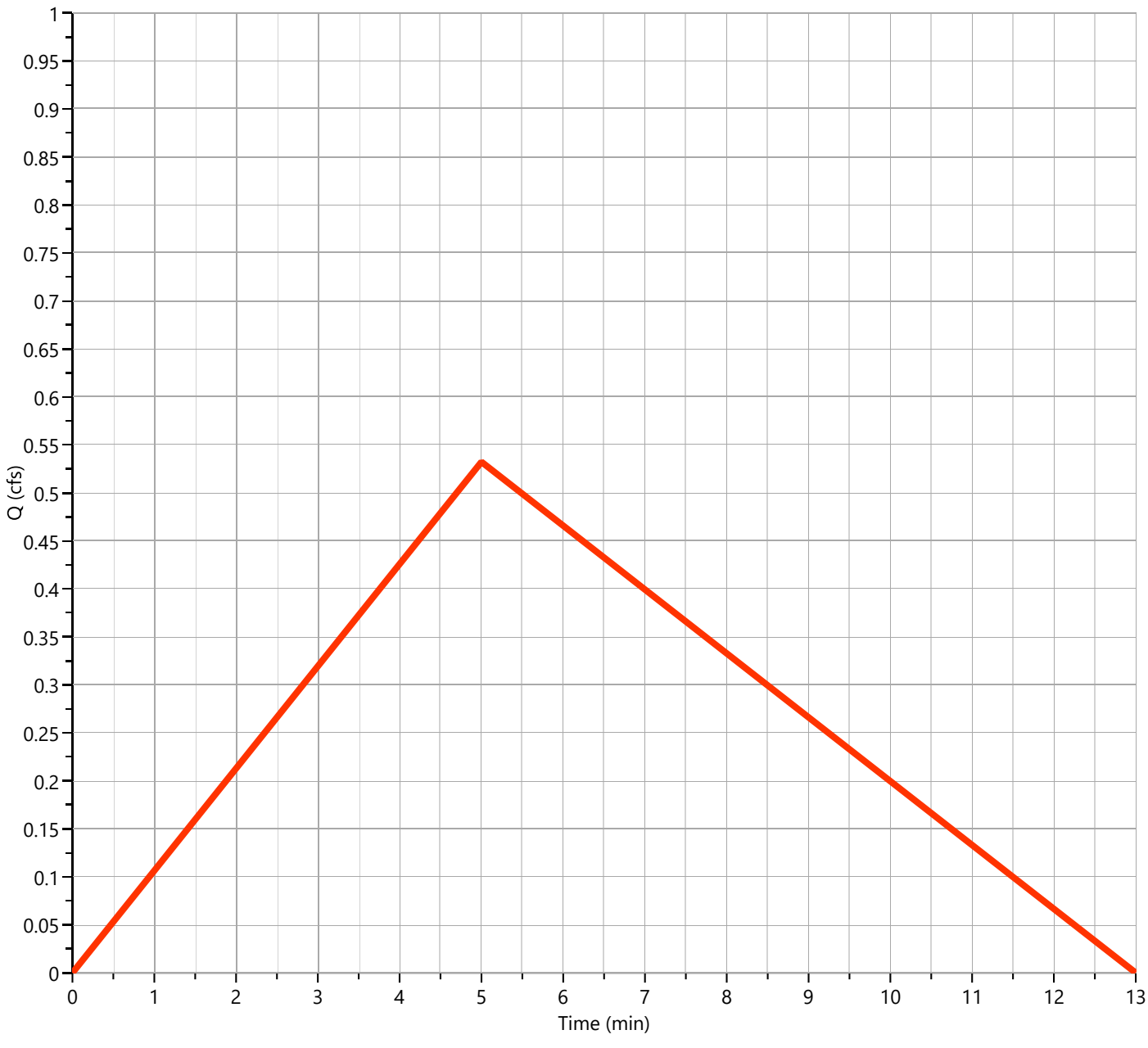


Hydrograph Report

Post-Dev Basin "C"

Hyd. No. 7

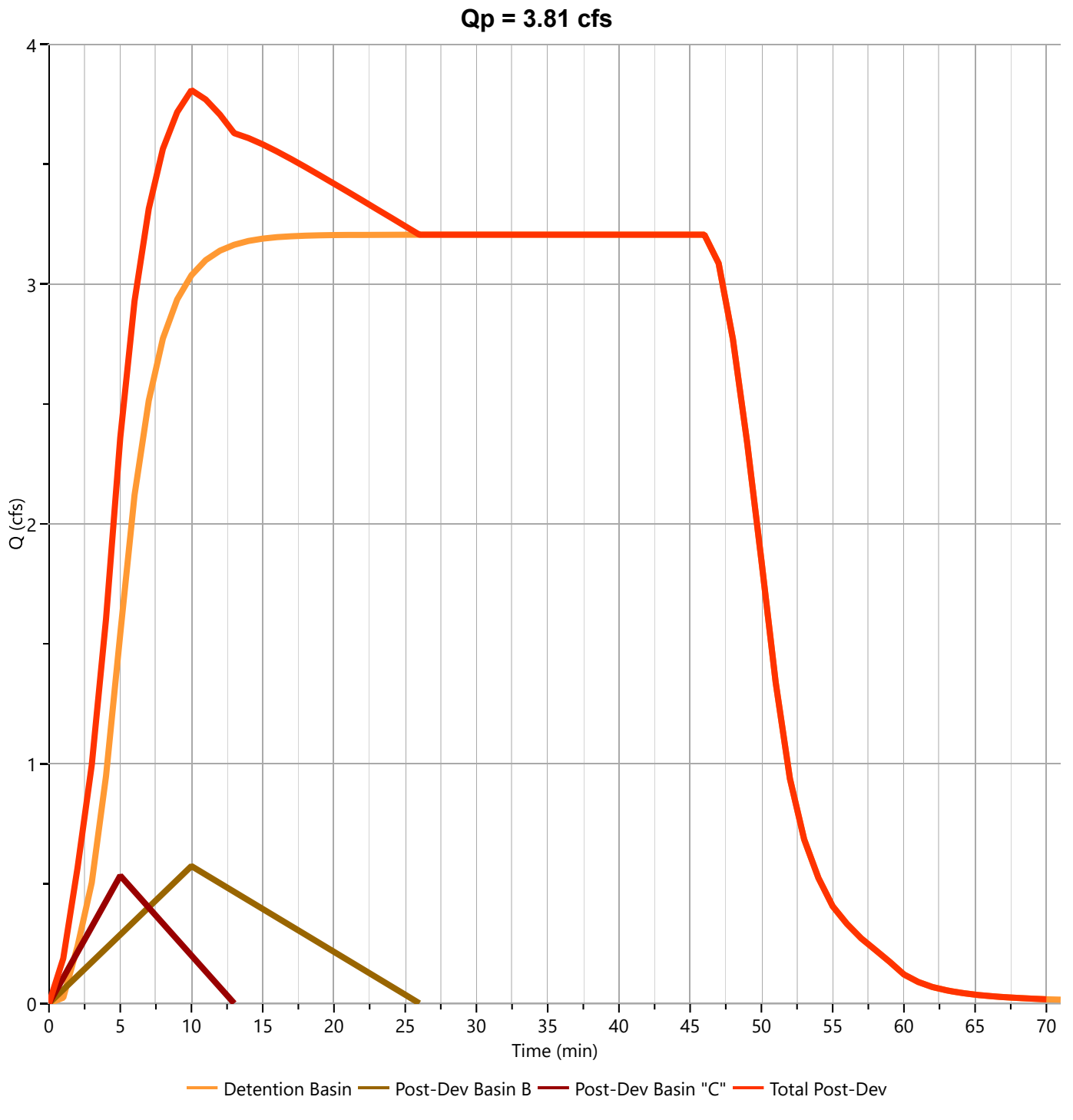
Hydrograph Type	= Rational	Peak Flow	= 0.532 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.08 hrs
Time Interval	= 1 min	Runoff Volume	= 213 cuft
Drainage Area	= 0.17 ac	Runoff Coeff.	= 0.51
Tc Method	= TR55	Time of Conc. (Tc)	= 5.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 6.14 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67



Total Post-Dev

Hyd. No. 8

Hydrograph Type	= Junction	Peak Flow	= 3.810 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Hydrograph Volume	= 9,501 cuft
Inflow Hydrographs	= 5, 6, 7	Total Contrib. Area	= 0.39 ac



Hydrograph 10-yr Summary

Project Name: Bryant Pharmacy

09-05-2025

Hydrology Studio v 3.0.0.27

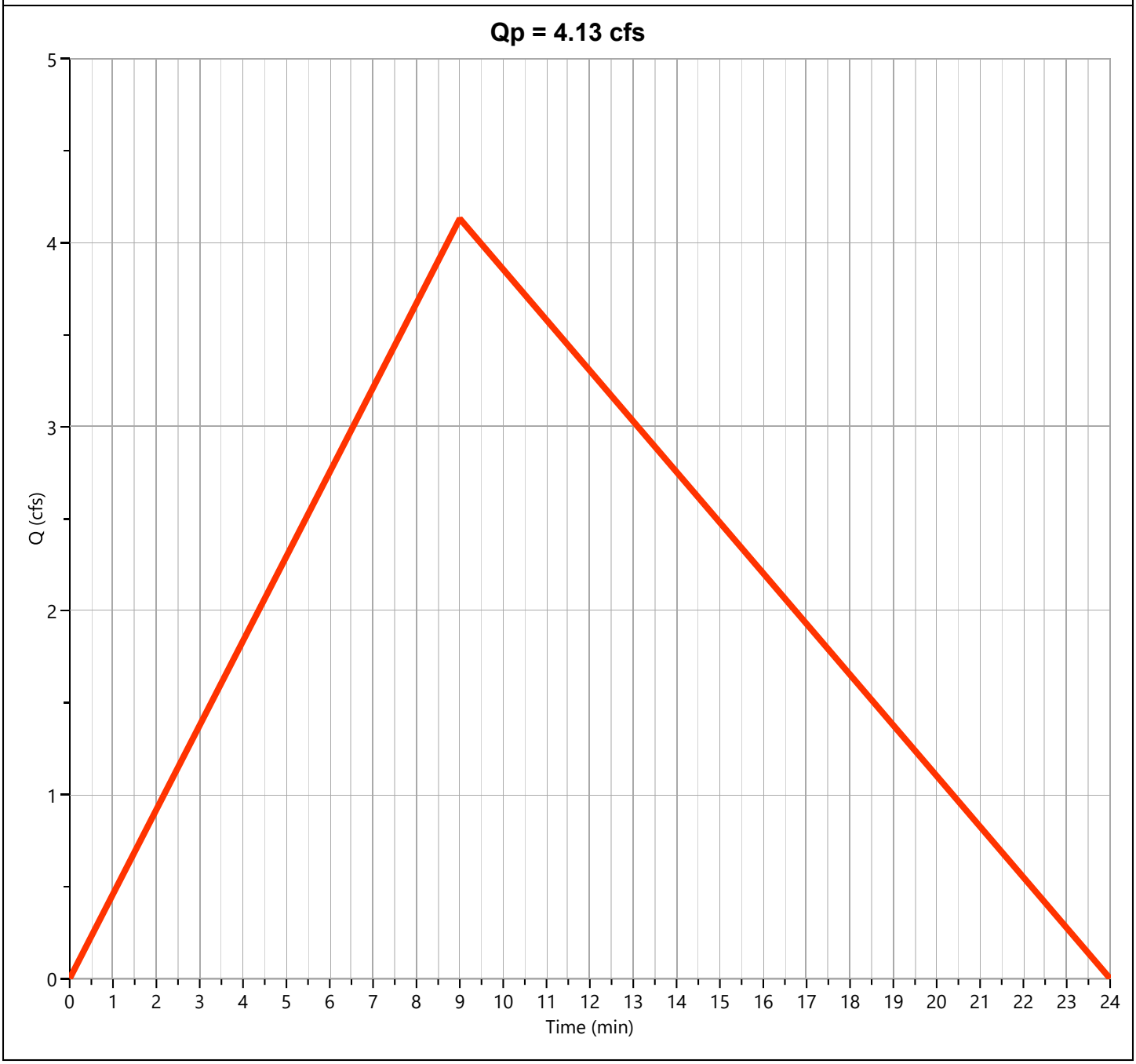
Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre-Dev Basin "A"	4.131	0.15	2,978	----		
2	Rational	Pre-Dev Basin "B"	2.327	0.20	2,236	----		
3	Junction	Total Pre-Dev	5.876	0.15	5,208	1, 2		
4	Mod Rational	Post-Dev Basin A	4.316	0.08	12,041	----		
5	Pond Route	Detention Basin	4.316	0.77	11,909	4	419.00	743
6	Rational	Post-Dev Basin B	0.767	0.17	615	----		
7	Rational	Post-Dev Basin "C"	0.712	0.08	285	----		
8	Junction	Total Post-Dev	5.127	0.17	12,785	5, 6, 7		

Hydrograph Report

Pre-Dev Basin "A"

Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 4.131 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.15 hrs
Time Interval	= 1 min	Runoff Volume	= 2,978 cuft
Drainage Area	= 1.17 ac	Runoff Coeff.	= 0.56
Tc Method	= TR55	Time of Conc. (Tc)	= 9.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 6.30 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67



Hydrograph Report

Project Name: Bryant Pharmacy

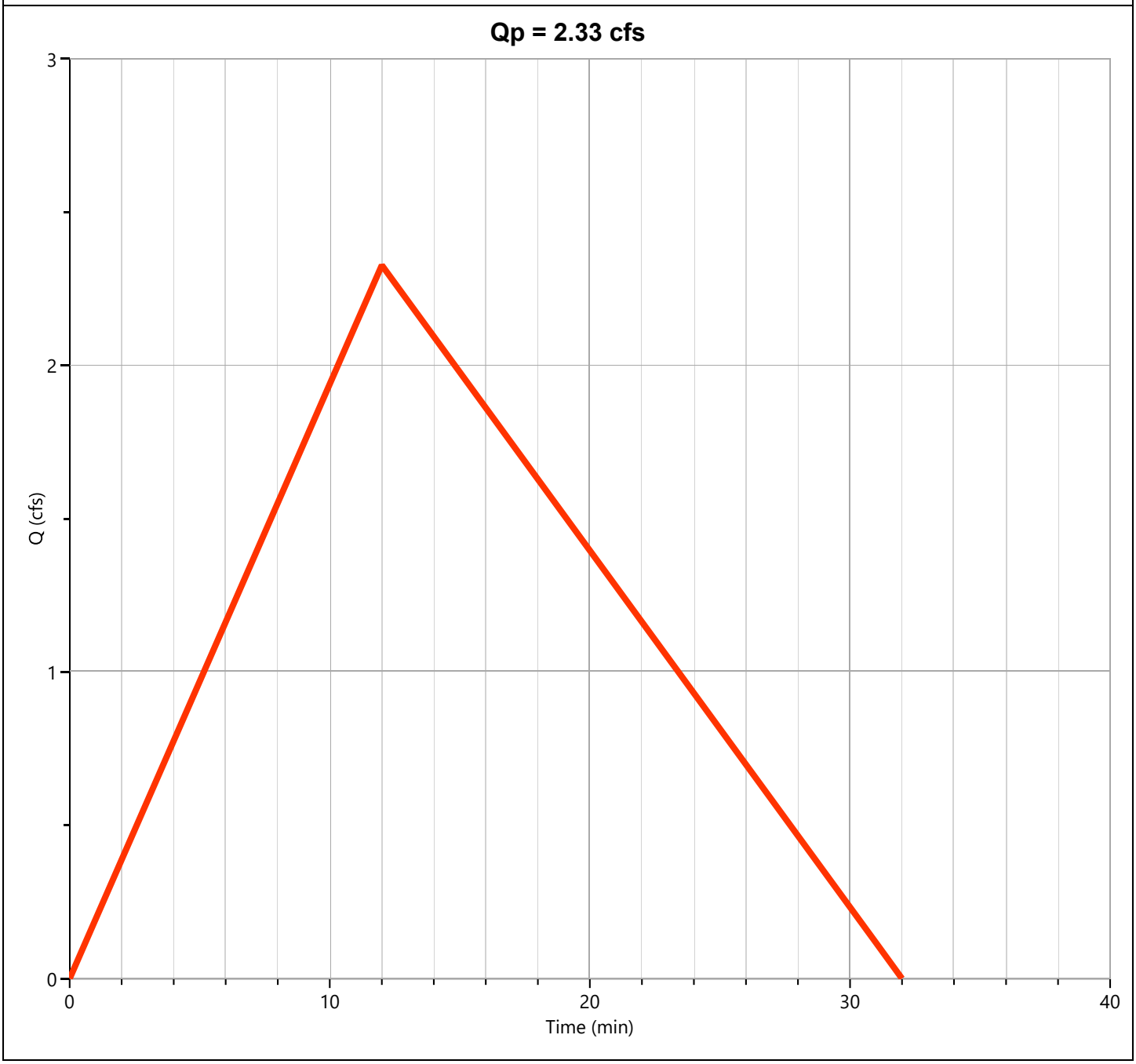
Hydrology Studio v 3.0.0.27

09-05-2025

Pre-Dev Basin "B"

Hyd. No. 2

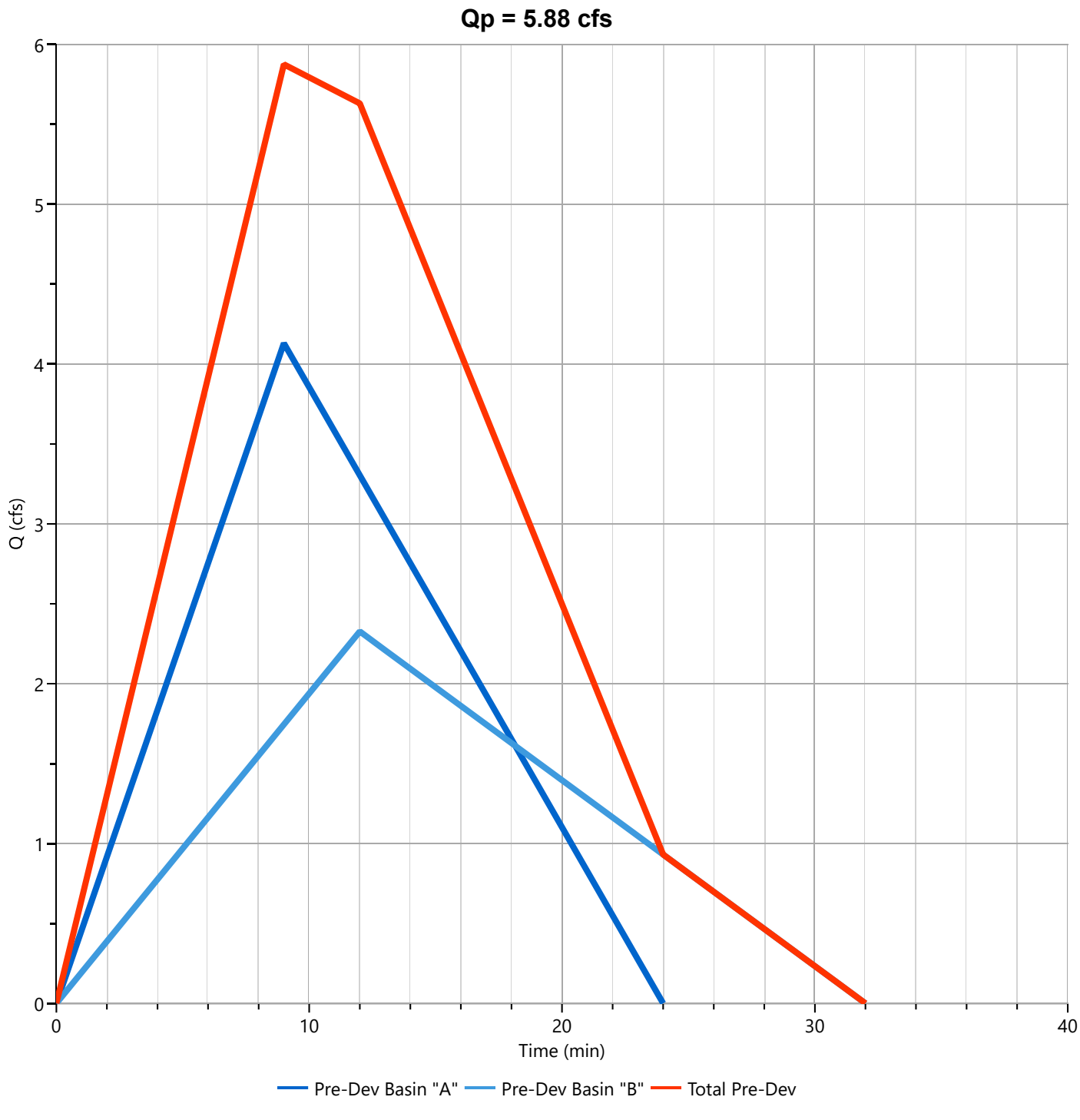
Hydrograph Type	= Rational	Peak Flow	= 2.327 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.20 hrs
Time Interval	= 1 min	Runoff Volume	= 2,236 cuft
Drainage Area	= 0.75 ac	Runoff Coeff.	= 0.56
Tc Method	= TR55	Time of Conc. (Tc)	= 12.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 5.54 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67



Total Pre-Dev

Hyd. No. 3

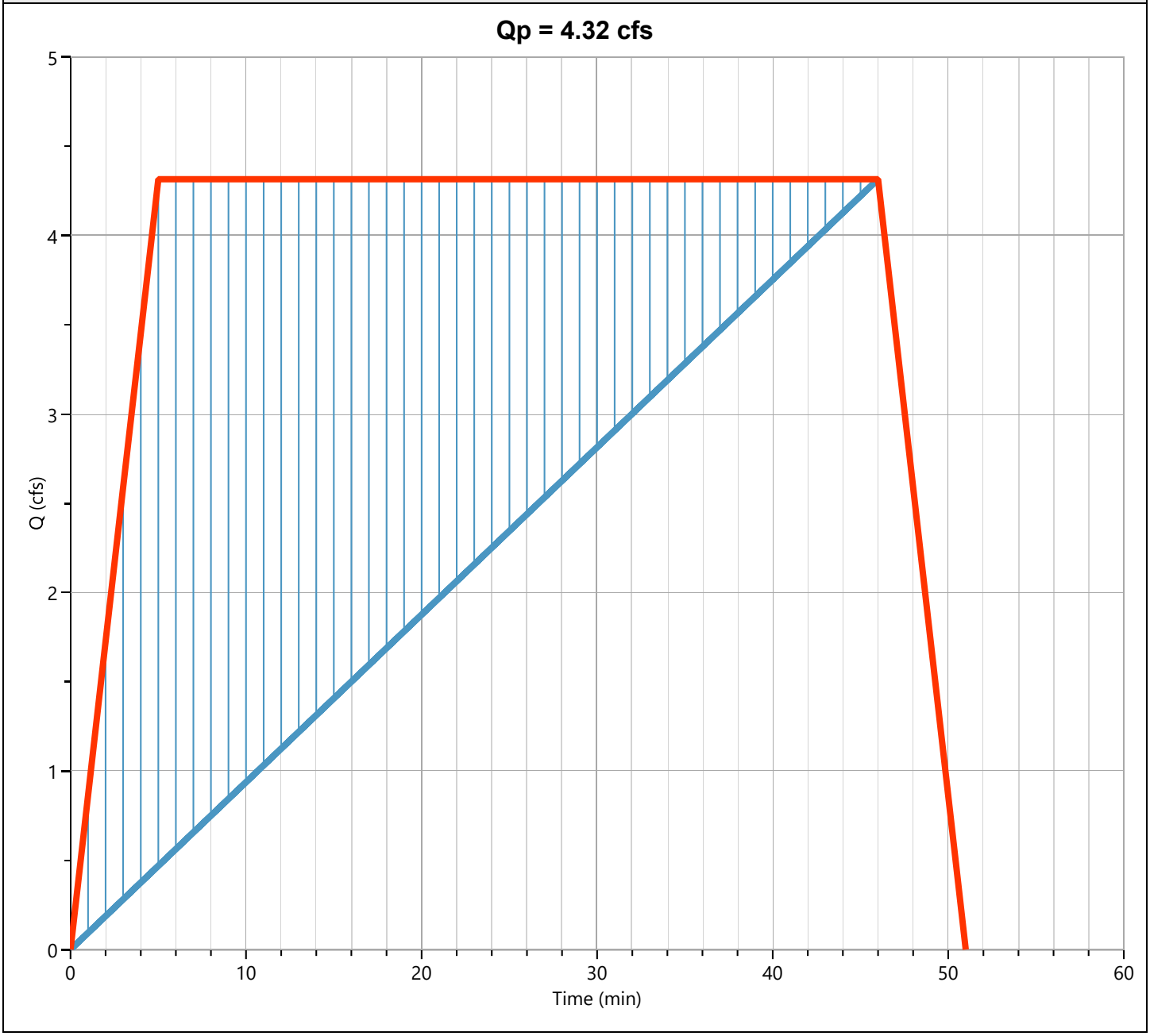
Hydrograph Type	= Junction	Peak Flow	= 5.876 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.15 hrs
Time Interval	= 1 min	Hydrograph Volume	= 5,208 cuft
Inflow Hydrographs	= 1, 2	Total Contrib. Area	= 1.92 ac



Post-Dev Basin A

Hyd. No. 4

Hydrograph Type	= Mod Rational	Peak Flow	= 4.316 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.08 hrs
Time Interval	= 1 min	Runoff Volume	= 12,041 cuft
Drainage Area	= 1.5 ac	Runoff Coeff.	= 0.95
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 3.03 in/hr
Freq. Corr. Factor	= 1.00	Storm Duration	= 9.3 x Tc
Target Q	= 4.130 cfs	Required Storage	= 5,722 cuft



Hydrograph Report

Hydrology Studio v 3.0.0.27

09-05-2025

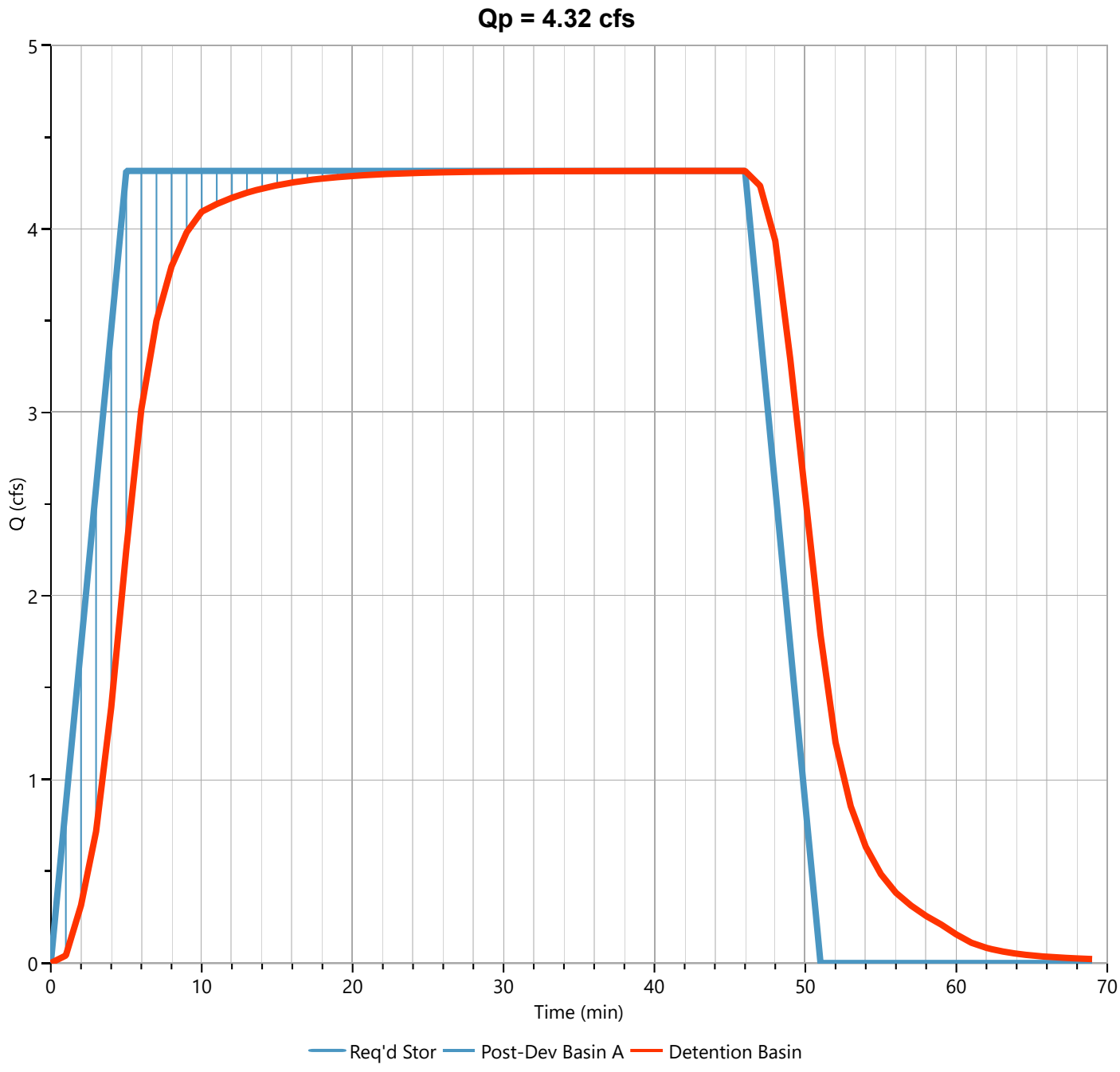
Detention Basin

Hyd. No. 5

Hydrograph Type	= Pond Route	Peak Flow	= 4.316 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.77 hrs
Time Interval	= 1 min	Hydrograph Volume	= 11,909 cuft
Inflow Hydrograph	= 4 - Post-Dev Basin A	Max. Elevation	= 419.00 ft
Pond Name	= Bryant Pharmacy Detention Pond	Max. Storage	= 743 cuft

Pond Routing by Storage Indication Method

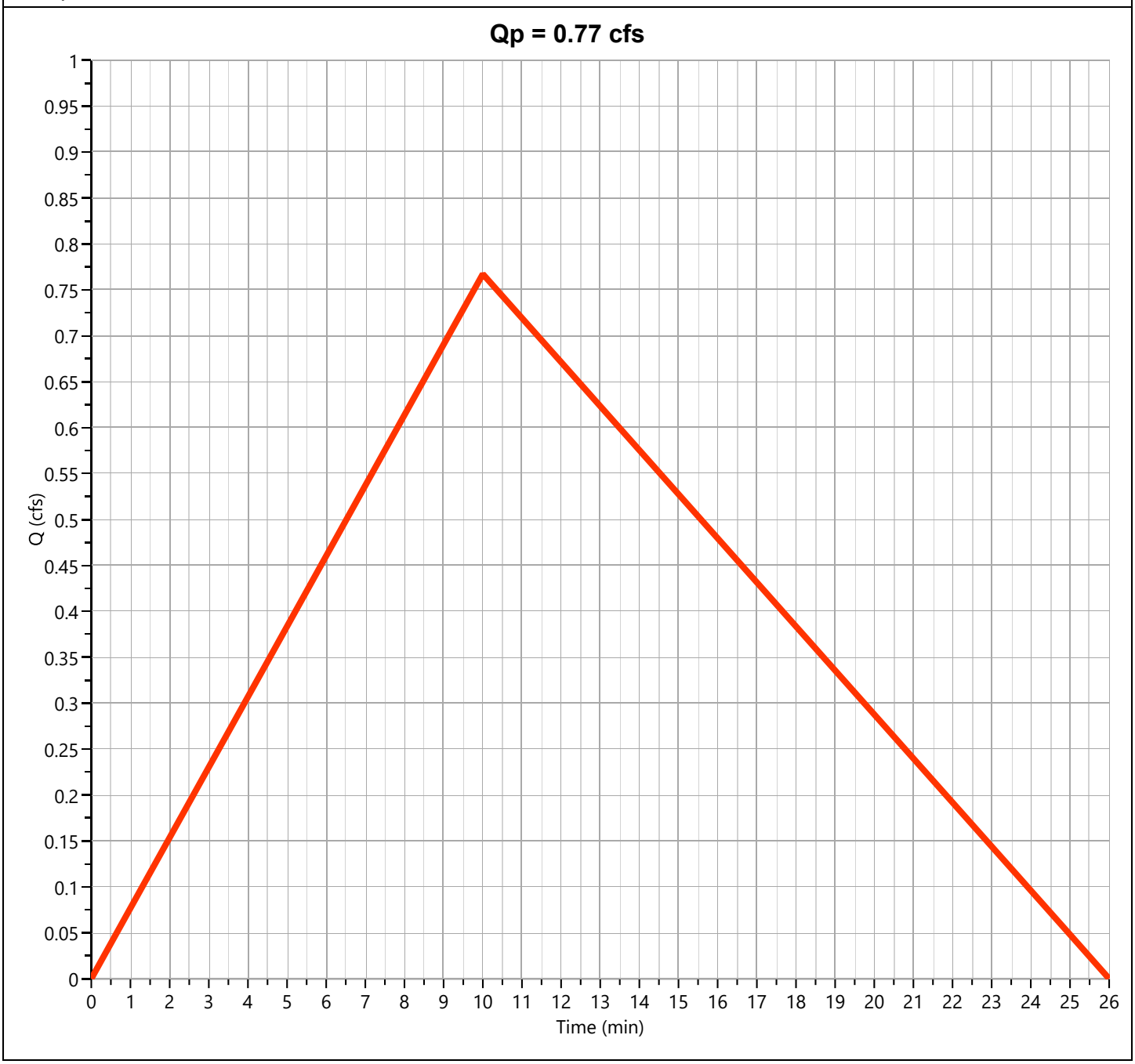
Center of mass detention time = 3 min



Post-Dev Basin B

Hyd. No. 6

Hydrograph Type	= Rational	Peak Flow	= 0.767 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Runoff Volume	= 615 cuft
Drainage Area	= 0.22 ac	Runoff Coeff.	= 0.58
Tc Method	= TR55	Time of Conc. (Tc)	= 10.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 6.01 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67

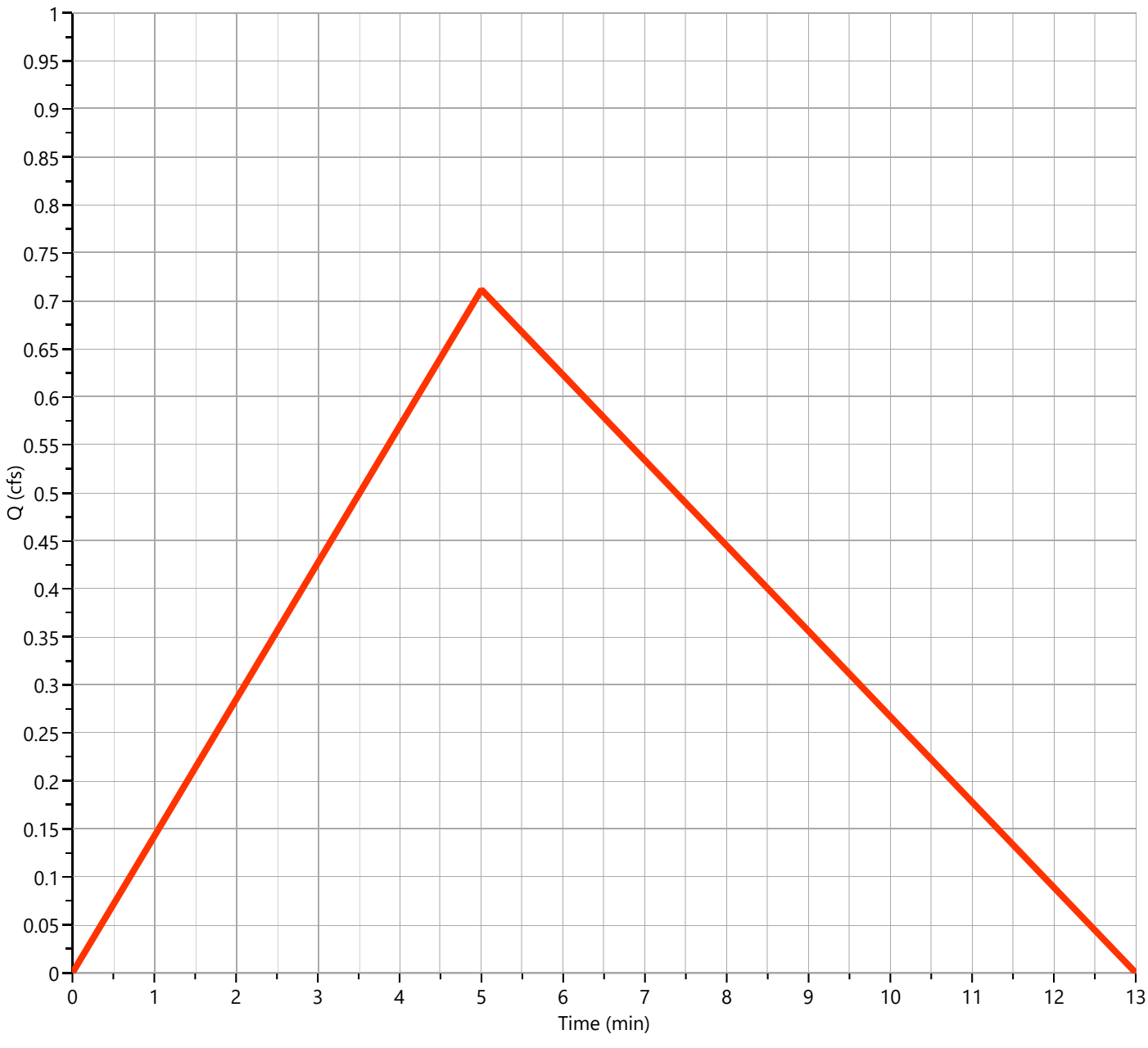


Hydrograph Report

Post-Dev Basin "C"

Hyd. No. 7

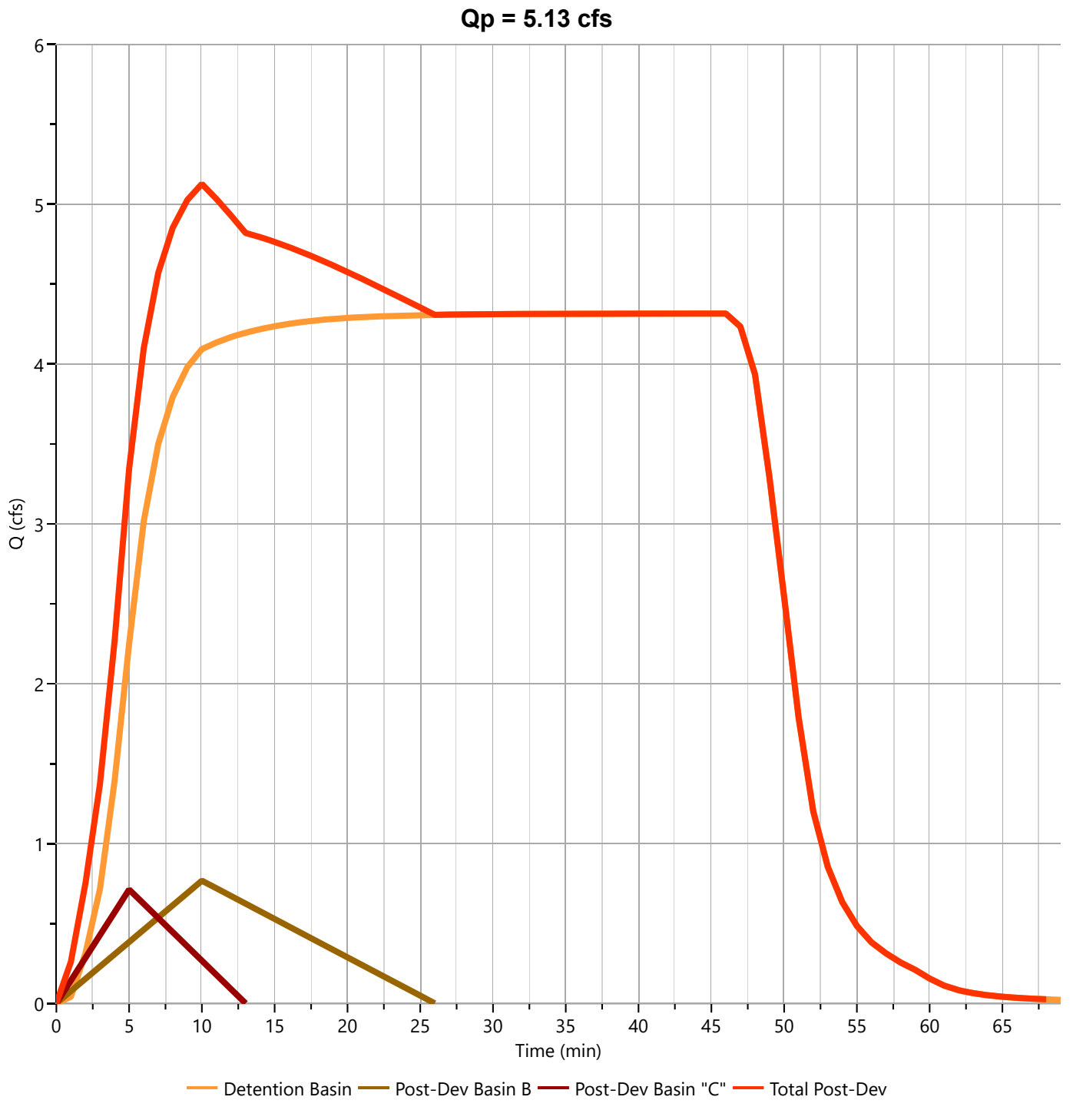
Hydrograph Type	= Rational	Peak Flow	= 0.712 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.08 hrs
Time Interval	= 1 min	Runoff Volume	= 285 cuft
Drainage Area	= 0.17 ac	Runoff Coeff.	= 0.51
Tc Method	= TR55	Time of Conc. (Tc)	= 5.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 8.21 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67



Total Post-Dev

Hyd. No. 8

Hydrograph Type	= Junction	Peak Flow	= 5.127 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Hydrograph Volume	= 12,785 cuft
Inflow Hydrographs	= 5, 6, 7	Total Contrib. Area	= 0.39 ac



Hydrograph 25-yr Summary

Project Name: Bryant Pharmacy

09-05-2025

Hydrology Studio v 3.0.0.27

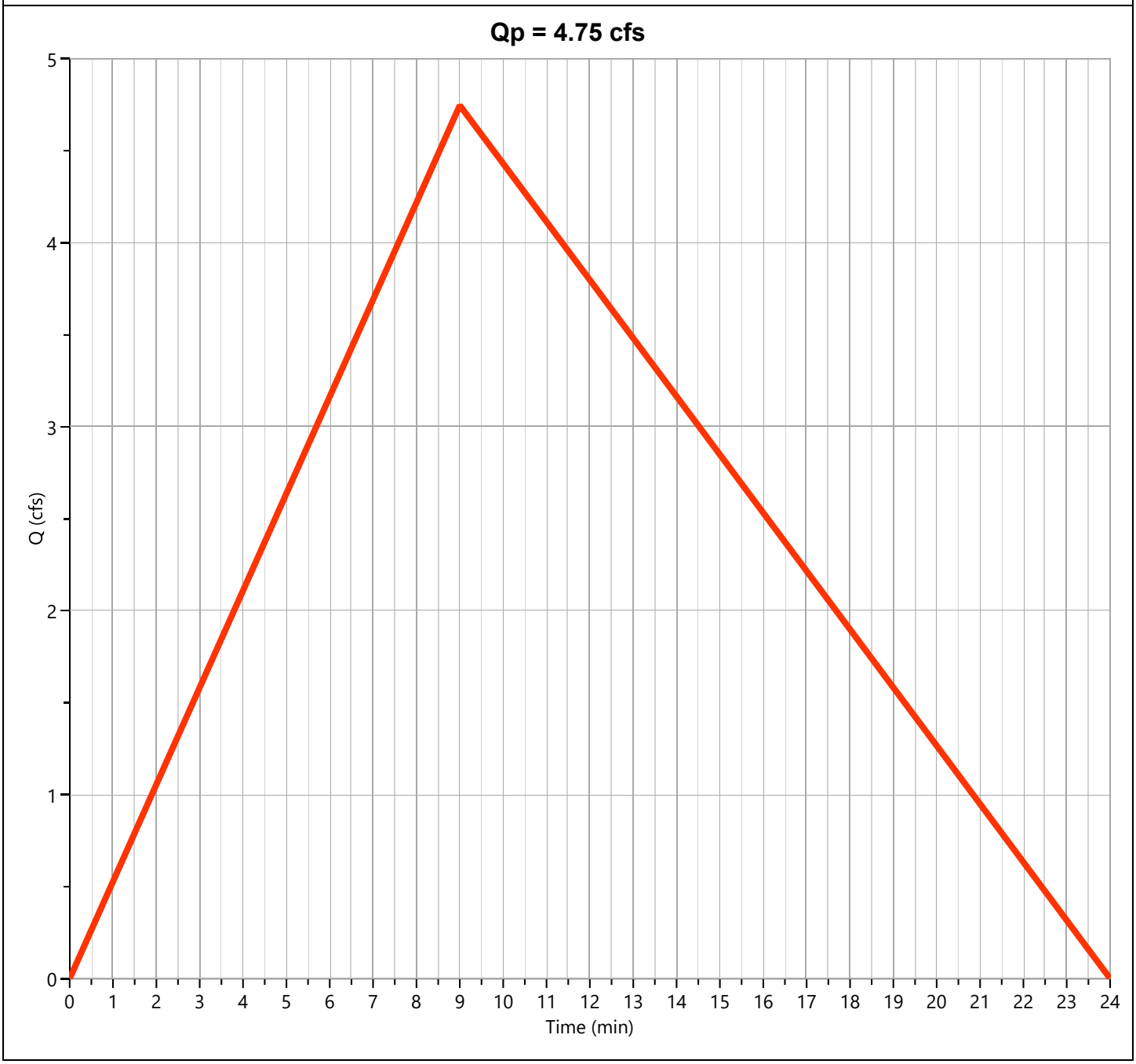
Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre-Dev Basin "A"	4.746	0.15	3,421	----		
2	Rational	Pre-Dev Basin "B"	2.674	0.20	2,570	----		
3	Junction	Total Pre-Dev	6.751	0.15	5,984	1, 2		
4	Mod Rational	Post-Dev Basin A	4.964	0.08	13,849	----		
5	Pond Route	Detention Basin	4.964	0.77	13,698	4	419.19	930
6	Rational	Post-Dev Basin B	0.882	0.17	706	----		
7	Rational	Post-Dev Basin "C"	0.818	0.08	327	----		
8	Junction	Total Post-Dev	5.623	0.17	14,704	5, 6, 7		

Hydrograph Report

Pre-Dev Basin "A"

Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 4.746 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.15 hrs
Time Interval	= 1 min	Runoff Volume	= 3,421 cuft
Drainage Area	= 1.17 ac	Runoff Coeff.	= 0.56
Tc Method	= TR55	Time of Conc. (Tc)	= 9.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 7.24 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67



Hydrograph Report

Project Name: Bryant Pharmacy

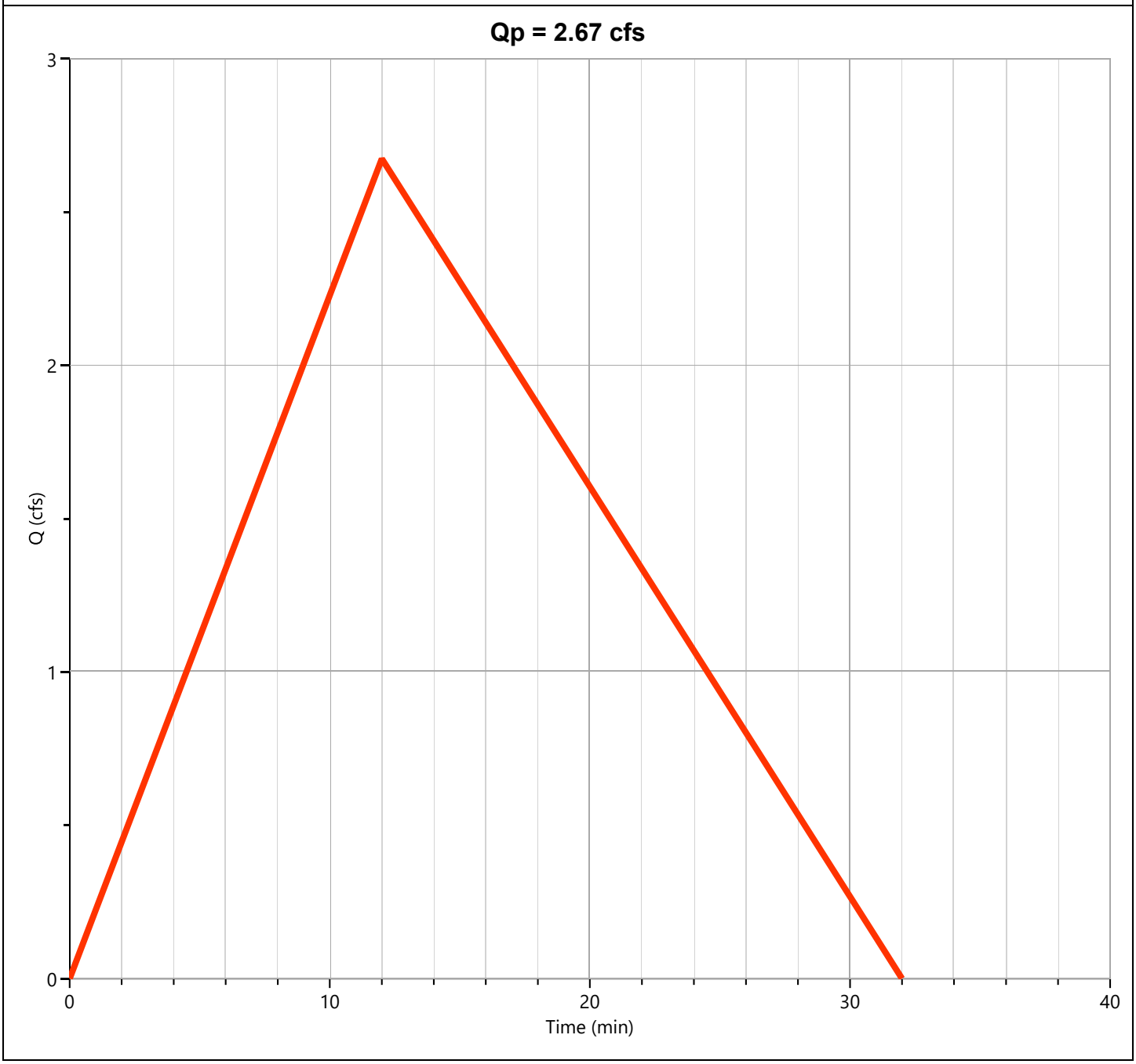
Hydrology Studio v 3.0.0.27

09-05-2025

Pre-Dev Basin "B"

Hyd. No. 2

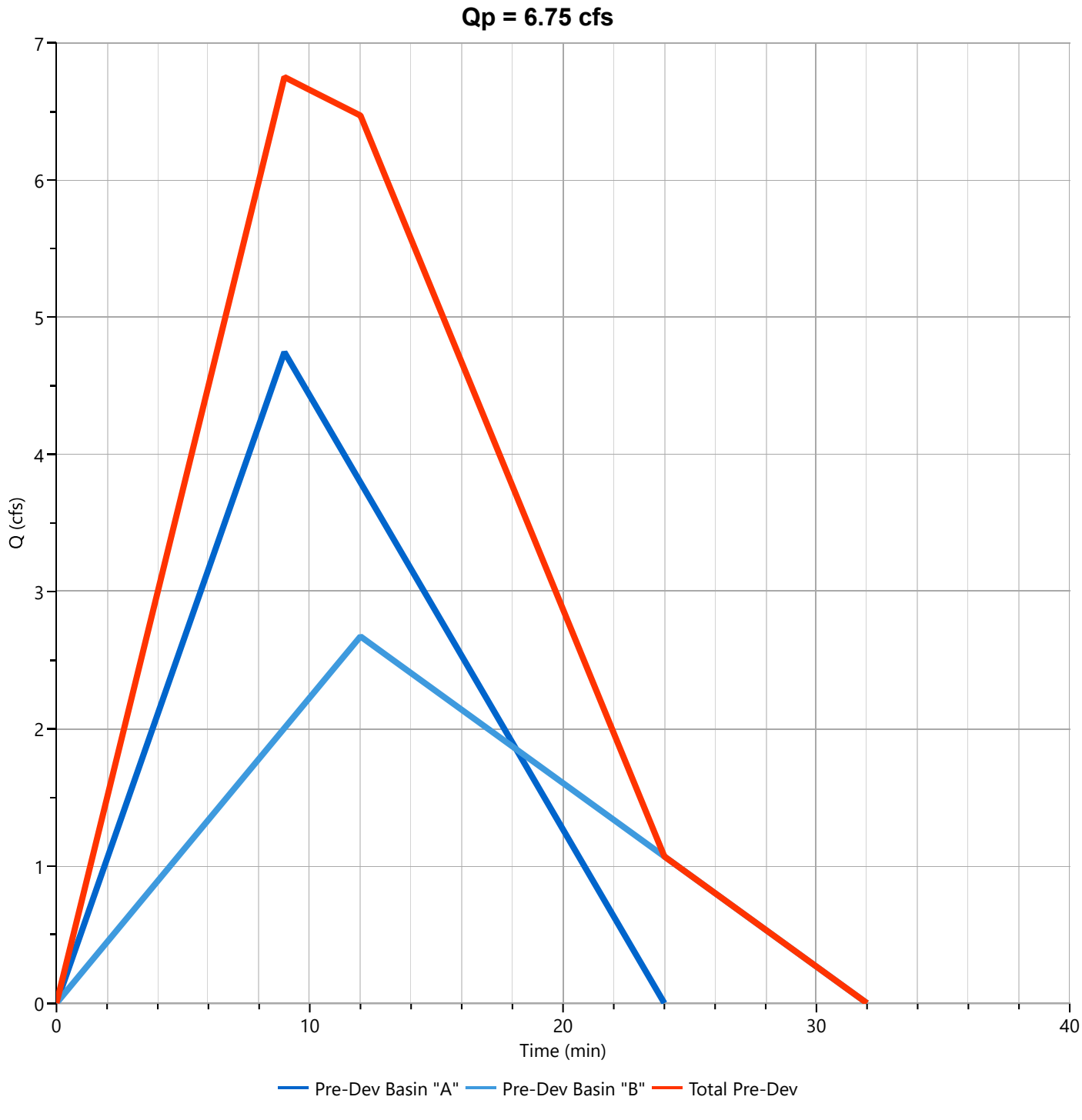
Hydrograph Type	= Rational	Peak Flow	= 2.674 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.20 hrs
Time Interval	= 1 min	Runoff Volume	= 2,570 cuft
Drainage Area	= 0.75 ac	Runoff Coeff.	= 0.56
Tc Method	= TR55	Time of Conc. (Tc)	= 12.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 6.37 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67



Total Pre-Dev

Hyd. No. 3

Hydrograph Type	= Junction	Peak Flow	= 6.751 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.15 hrs
Time Interval	= 1 min	Hydrograph Volume	= 5,984 cuft
Inflow Hydrographs	= 1, 2	Total Contrib. Area	= 1.92 ac



Hydrograph Report

Project Name: Bryant Pharmacy

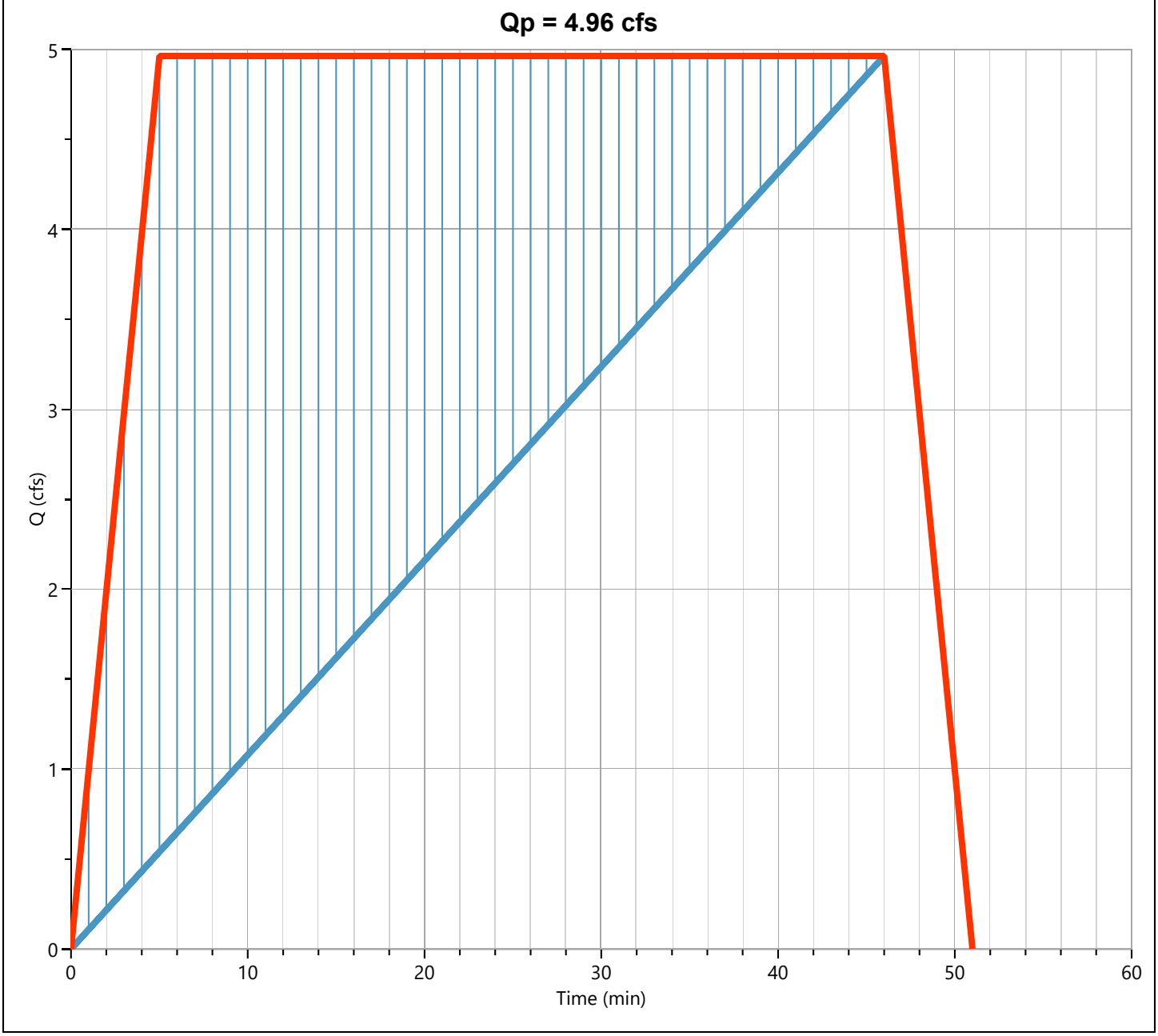
Hydrology Studio v 3.0.0.27

09-05-2025

Post-Dev Basin A

Hyd. No. 4

Hydrograph Type	= Mod Rational	Peak Flow	= 4.964 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.08 hrs
Time Interval	= 1 min	Runoff Volume	= 13,849 cuft
Drainage Area	= 1.5 ac	Runoff Coeff.	= 0.95
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 3.48 in/hr
Freq. Corr. Factor	= 1.00	Storm Duration	= 9.3 x Tc
Target Q	= 4.750 cfs	Required Storage	= 6,582 cuft



Hydrograph Report

Hydrology Studio v 3.0.0.27

09-05-2025

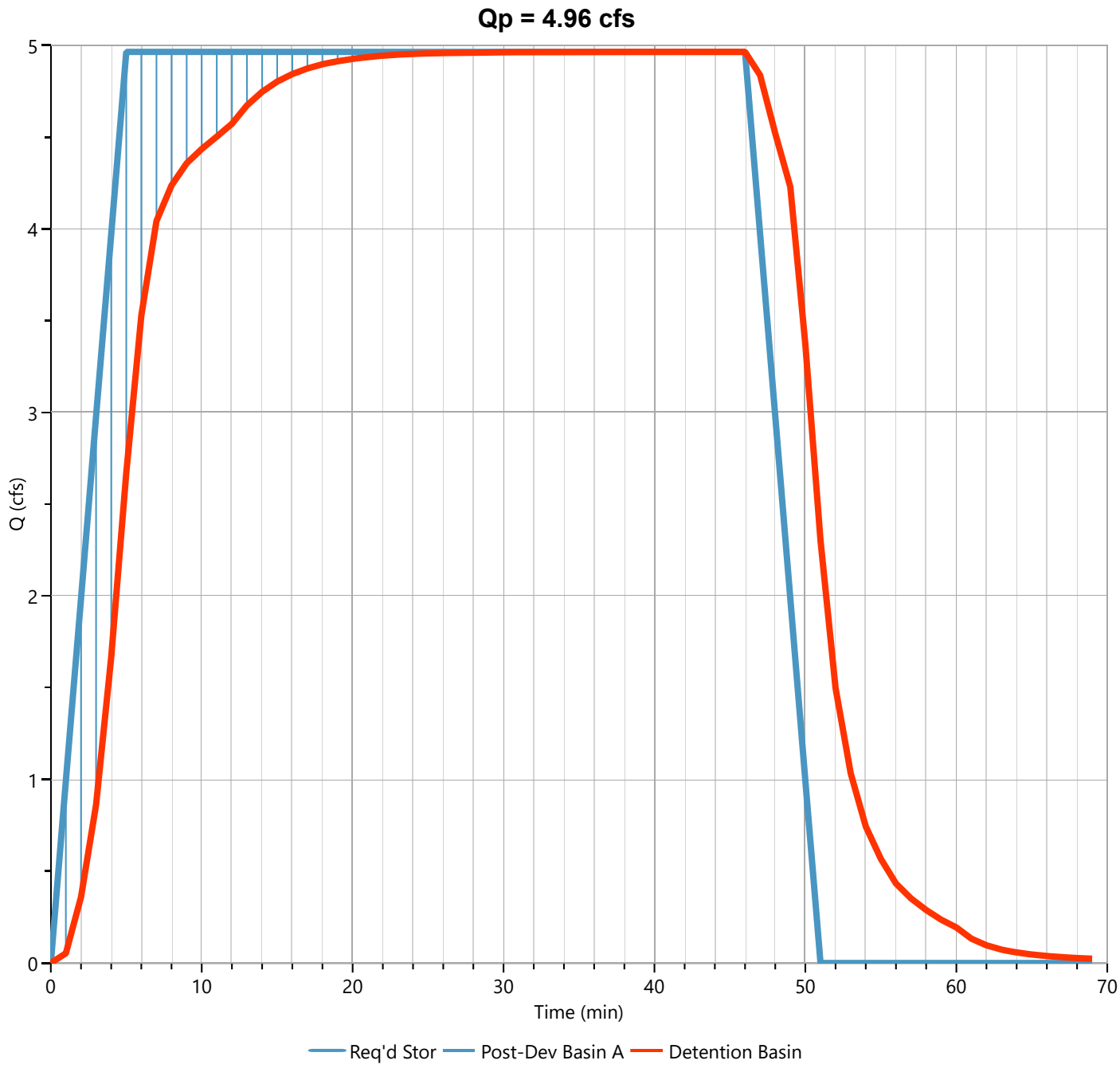
Detention Basin

Hyd. No. 5

Hydrograph Type	= Pond Route	Peak Flow	= 4.964 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.77 hrs
Time Interval	= 1 min	Hydrograph Volume	= 13,698 cuft
Inflow Hydrograph	= 4 - Post-Dev Basin A	Max. Elevation	= 419.19 ft
Pond Name	= Bryant Pharmacy Detention Pond	Max. Storage	= 930 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 3 min

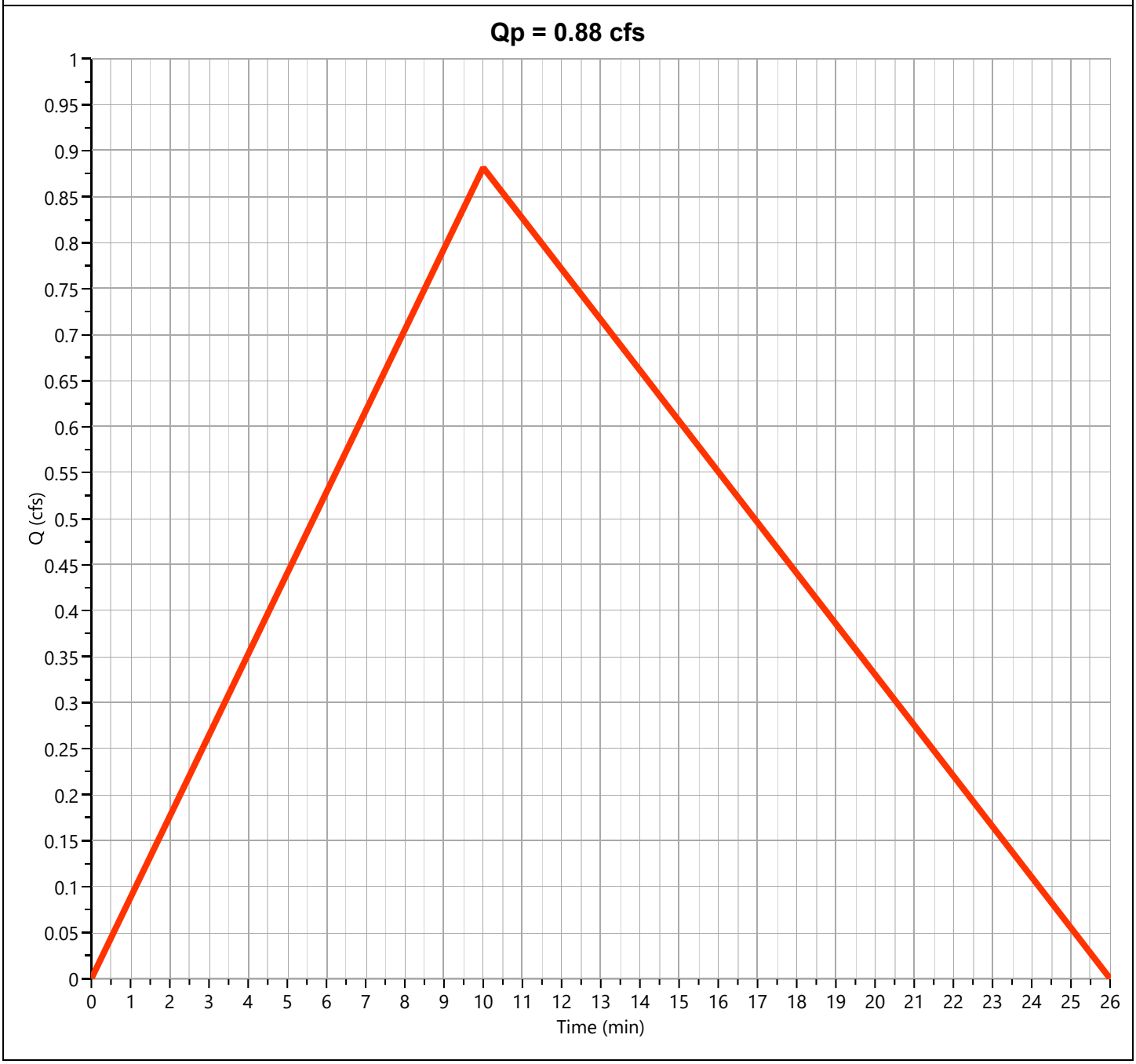


Hydrograph Report

Post-Dev Basin B

Hyd. No. 6

Hydrograph Type	= Rational	Peak Flow	= 0.882 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Runoff Volume	= 706 cuft
Drainage Area	= 0.22 ac	Runoff Coeff.	= 0.58
Tc Method	= TR55	Time of Conc. (Tc)	= 10.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 6.91 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67



Hydrograph Report

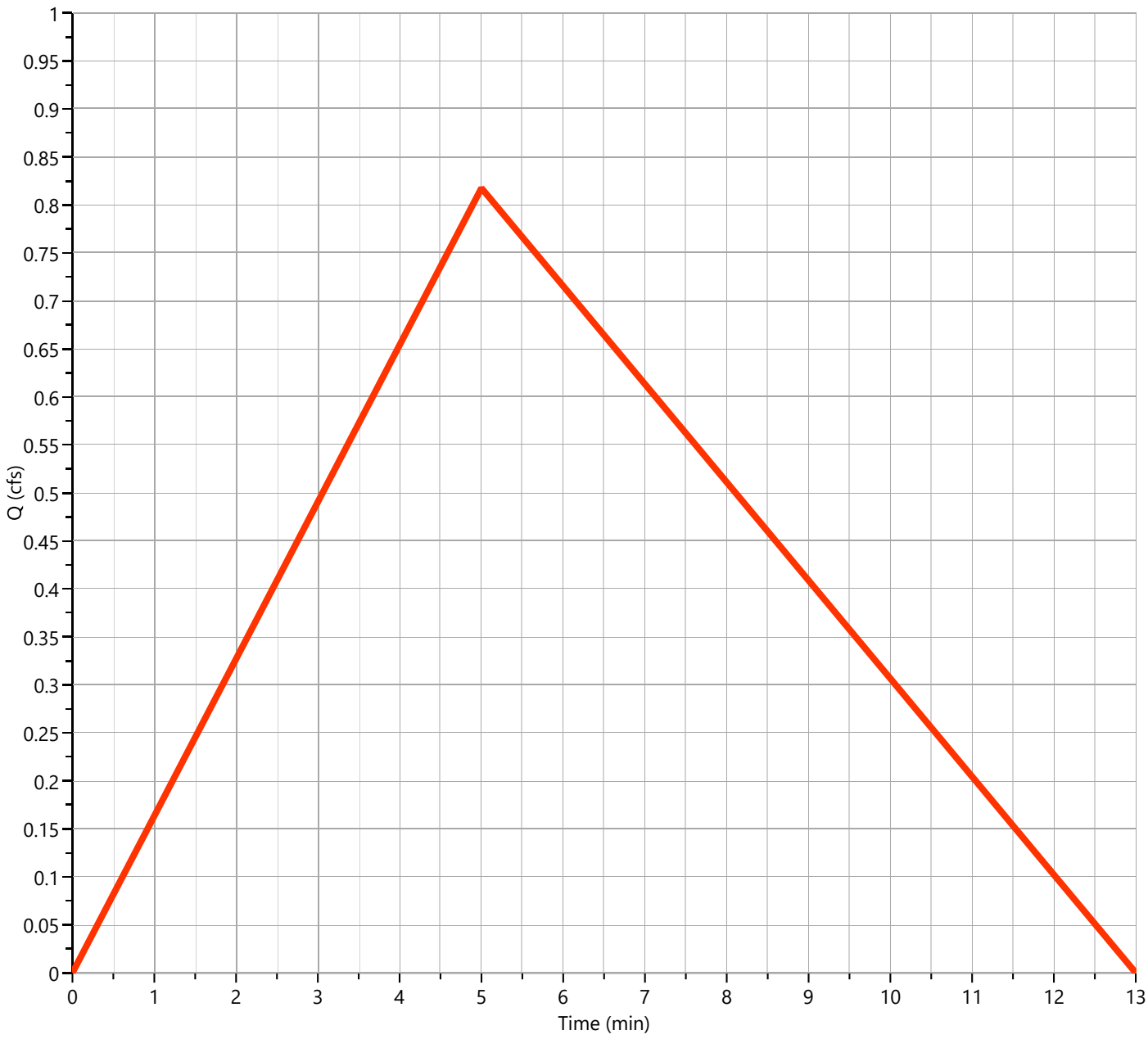
Hydrology Studio v 3.0.0.27

09-05-2025

Post-Dev Basin "C"

Hyd. No. 7

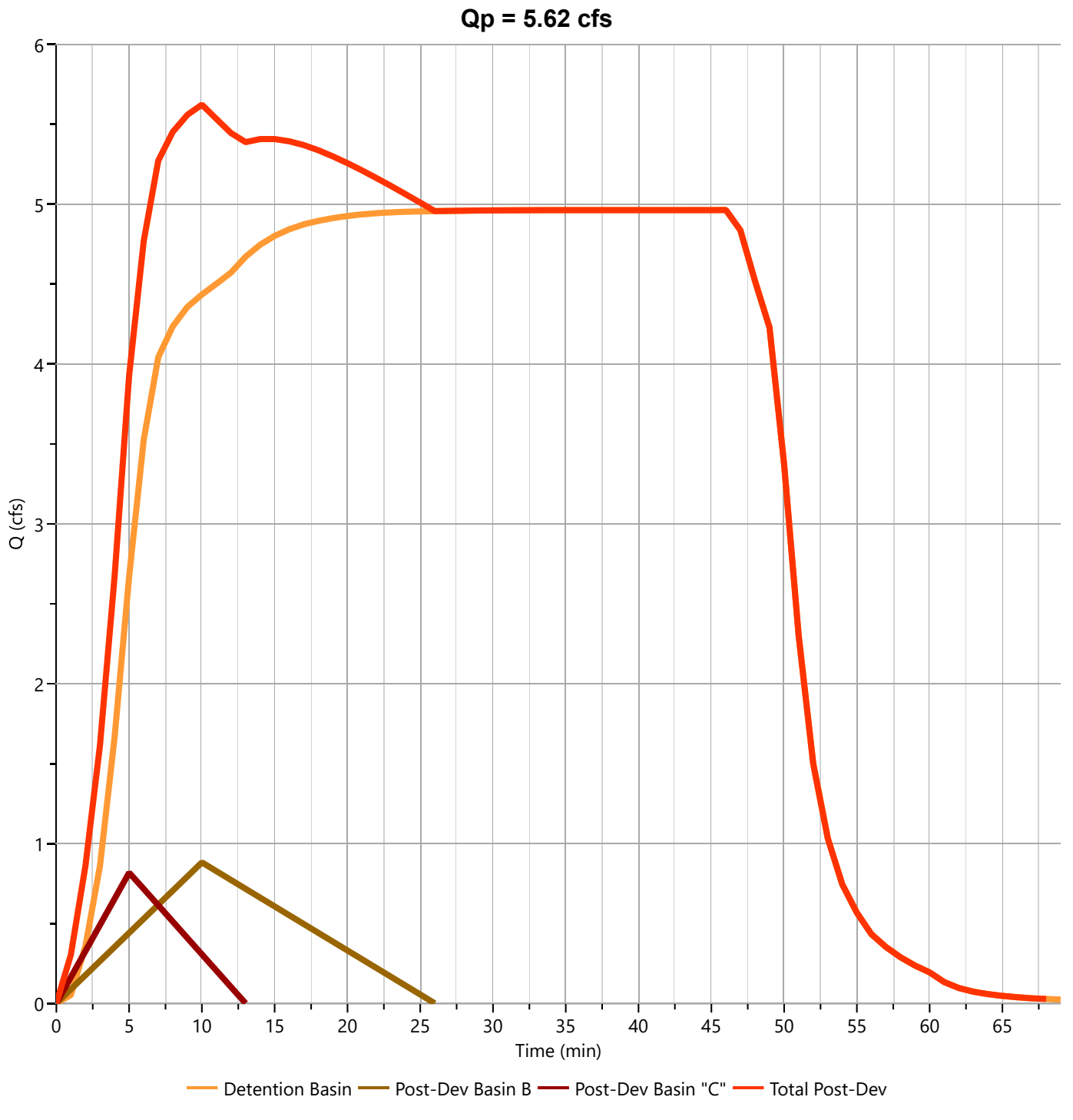
Hydrograph Type	= Rational	Peak Flow	= 0.818 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.08 hrs
Time Interval	= 1 min	Runoff Volume	= 327 cuft
Drainage Area	= 0.17 ac	Runoff Coeff.	= 0.51
Tc Method	= TR55	Time of Conc. (Tc)	= 5.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 9.43 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67



Total Post-Dev

Hyd. No. 8

Hydrograph Type	= Junction	Peak Flow	= 5.623 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Hydrograph Volume	= 14,704 cuft
Inflow Hydrographs	= 5, 6, 7	Total Contrib. Area	= 0.39 ac



Hydrograph 50-yr Summary

Project Name: Bryant Pharmacy

09-05-2025

Hydrology Studio v 3.0.0.27

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre-Dev Basin "A"	5.188	0.15	3,740	----		
2	Rational	Pre-Dev Basin "B"	2.924	0.20	2,810	----		
3	Junction	Total Pre-Dev	7.381	0.15	6,542	1, 2		
4	Mod Rational	Post-Dev Basin A	5.437	0.08	15,170	----		
5	Pond Route	Detention Basin	5.437	0.77	15,005	4	419.29	1,035
6	Rational	Post-Dev Basin B	0.964	0.17	772	----		
7	Rational	Post-Dev Basin "C"	0.893	0.08	358	----		
8	Junction	Total Post-Dev	6.097	0.17	16,105	5, 6, 7		

Hydrograph Report

Project Name: Bryant Pharmacy

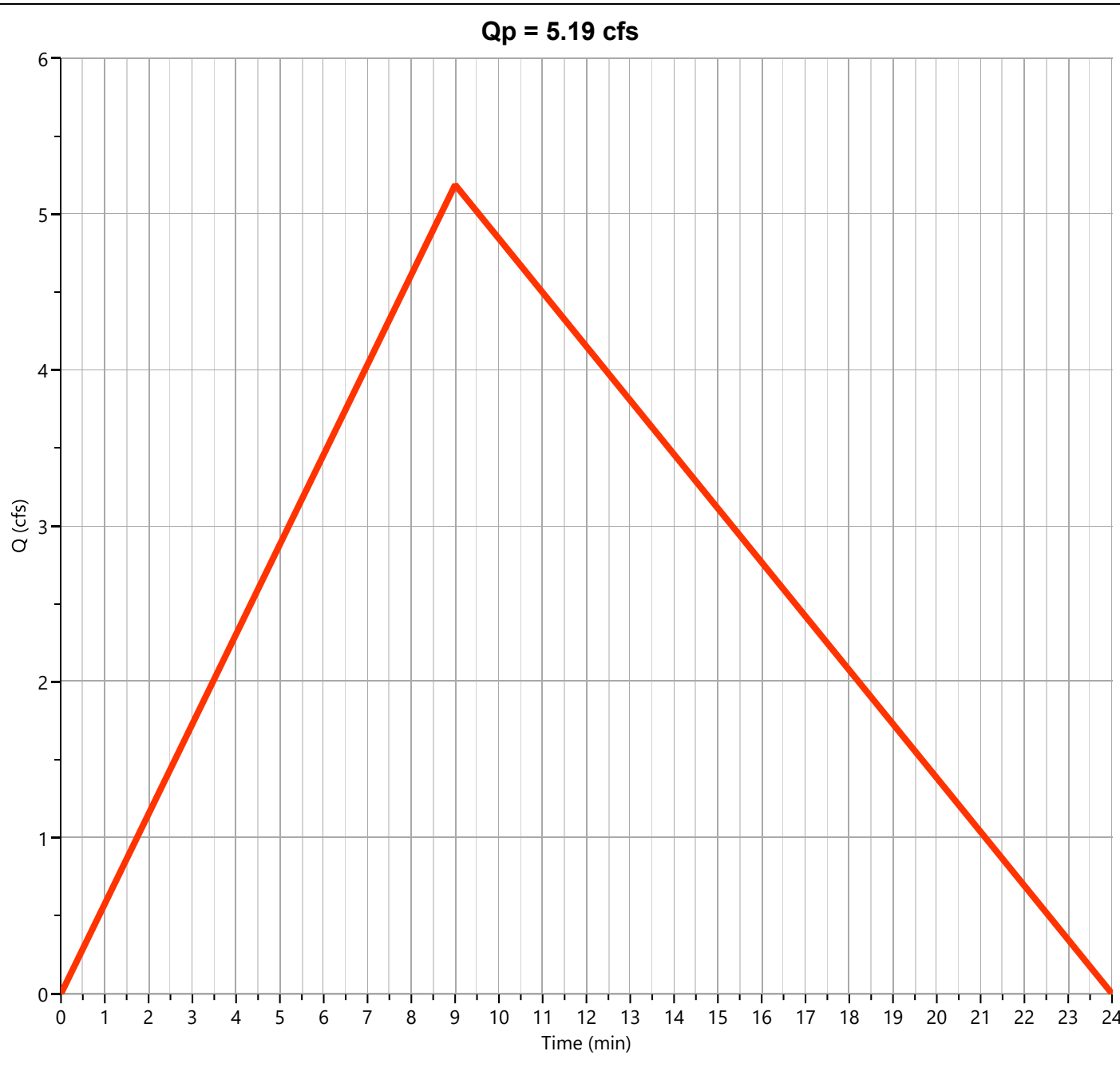
Hydrology Studio v 3.0.0.27

09-05-2025

Pre-Dev Basin "A"

Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 5.188 cfs
Storm Frequency	= 50-yr	Time to Peak	= 0.15 hrs
Time Interval	= 1 min	Runoff Volume	= 3,740 cuft
Drainage Area	= 1.17 ac	Runoff Coeff.	= 0.56
Tc Method	= TR55	Time of Conc. (Tc)	= 9.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 7.92 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67



Hydrograph Report

Project Name: Bryant Pharmacy

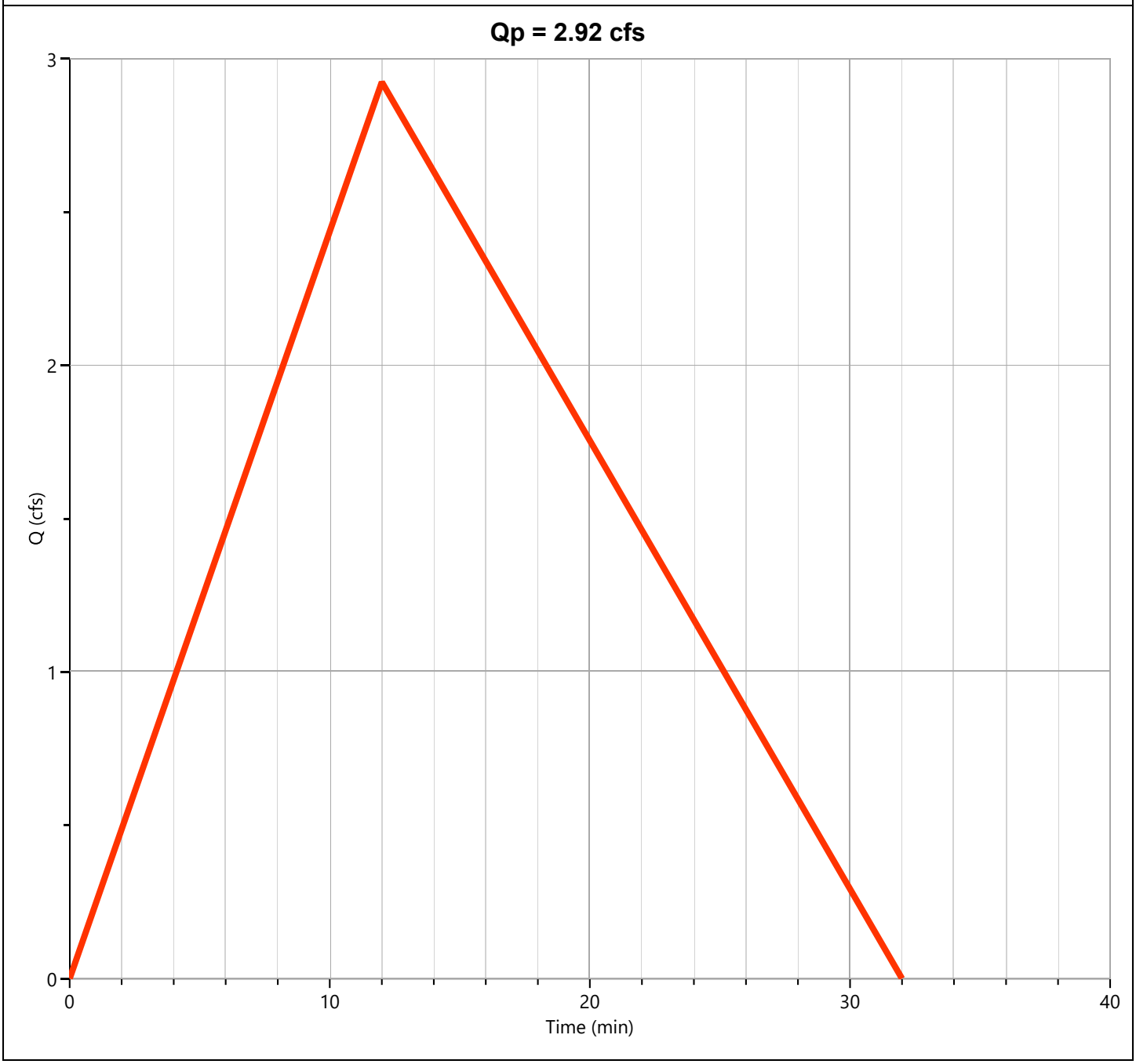
Hydrology Studio v 3.0.0.27

09-05-2025

Pre-Dev Basin "B"

Hyd. No. 2

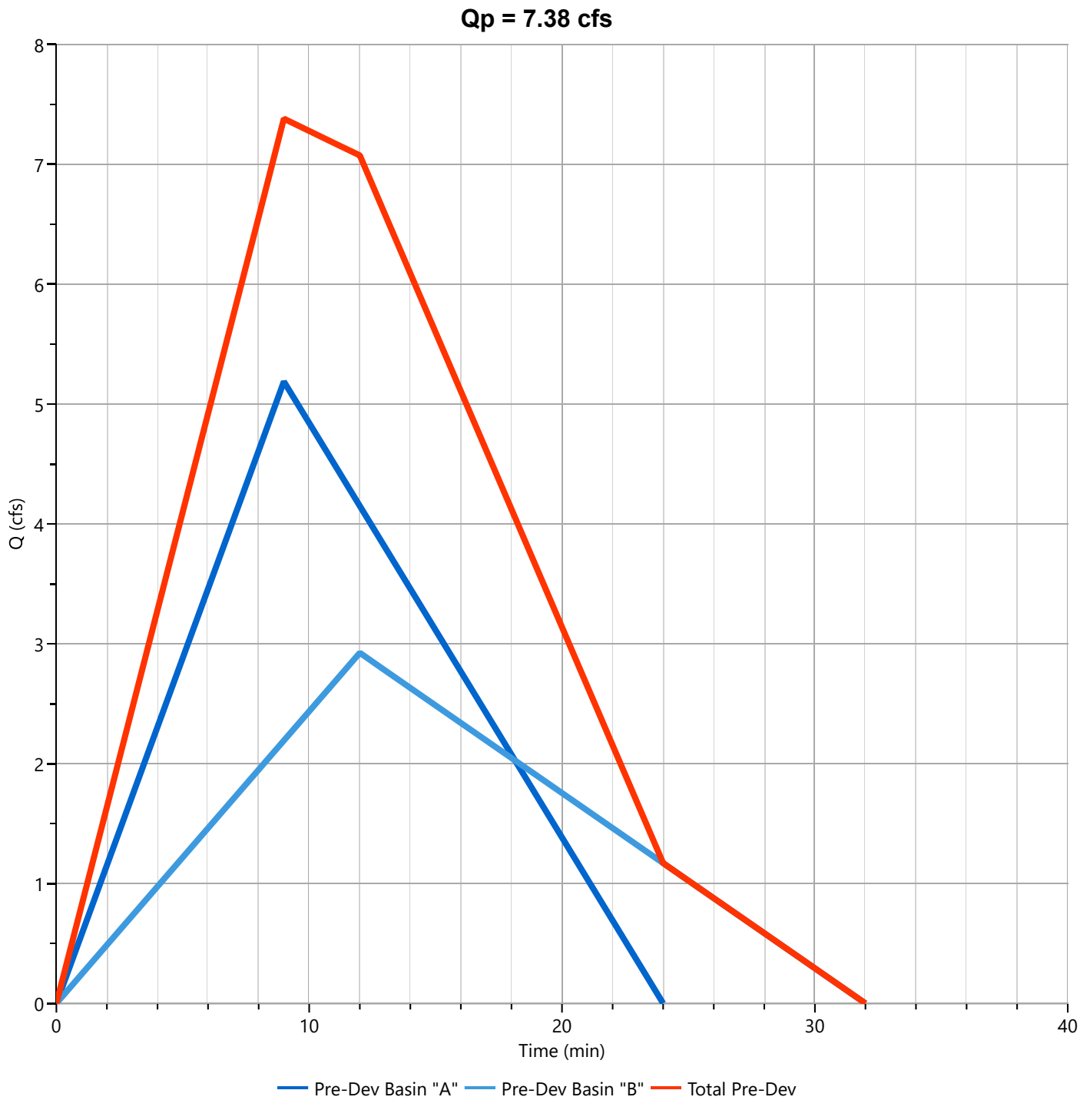
Hydrograph Type	= Rational	Peak Flow	= 2.924 cfs
Storm Frequency	= 50-yr	Time to Peak	= 0.20 hrs
Time Interval	= 1 min	Runoff Volume	= 2,810 cuft
Drainage Area	= 0.75 ac	Runoff Coeff.	= 0.56
Tc Method	= TR55	Time of Conc. (Tc)	= 12.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 6.96 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67



Total Pre-Dev

Hyd. No. 3

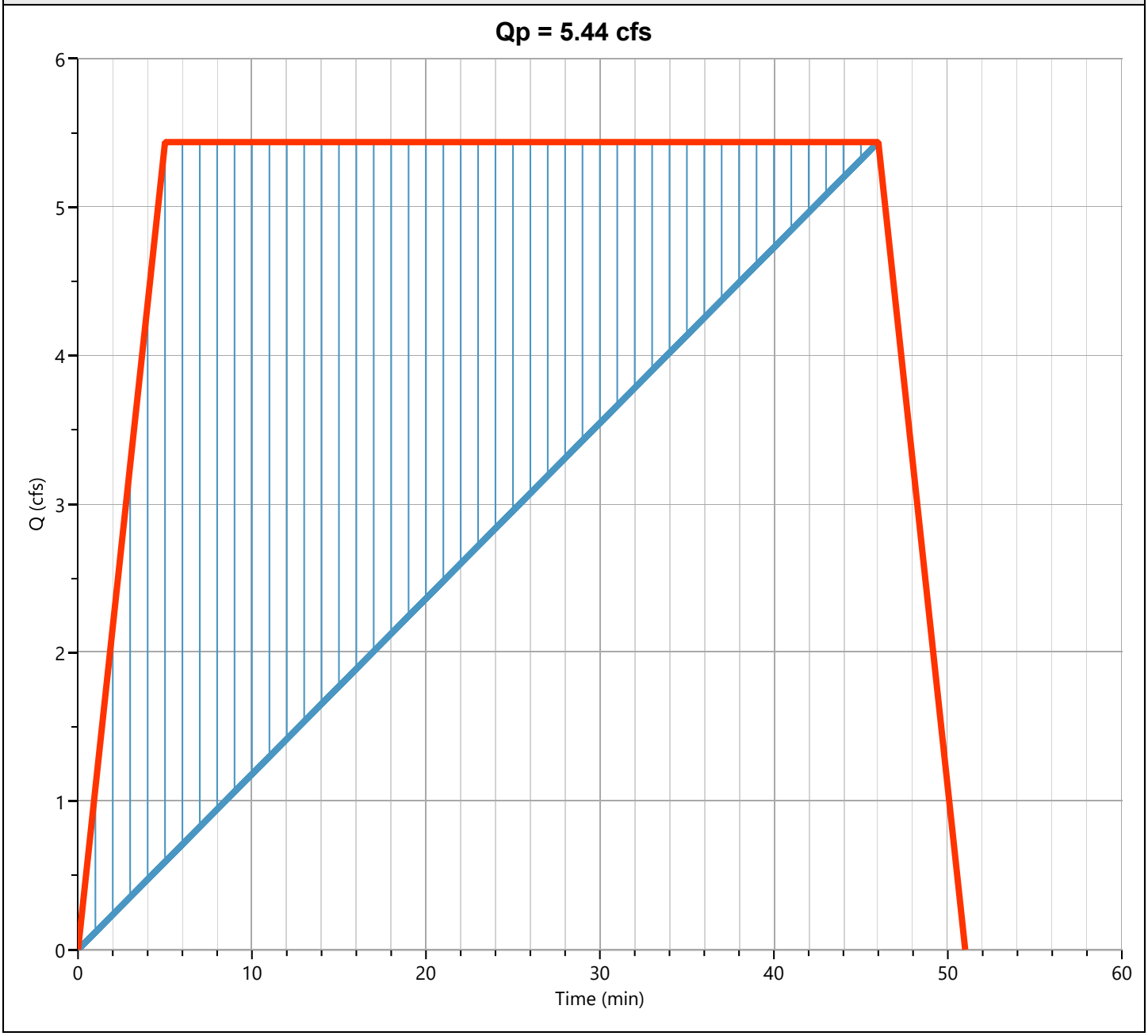
Hydrograph Type	= Junction	Peak Flow	= 7.381 cfs
Storm Frequency	= 50-yr	Time to Peak	= 0.15 hrs
Time Interval	= 1 min	Hydrograph Volume	= 6,542 cuft
Inflow Hydrographs	= 1, 2	Total Contrib. Area	= 1.92 ac



Post-Dev Basin A

Hyd. No. 4

Hydrograph Type	= Mod Rational	Peak Flow	= 5.437 cfs
Storm Frequency	= 50-yr	Time to Peak	= 0.08 hrs
Time Interval	= 1 min	Runoff Volume	= 15,170 cuft
Drainage Area	= 1.5 ac	Runoff Coeff.	= 0.95
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 3.82 in/hr
Freq. Corr. Factor	= 1.00	Storm Duration	= 9.3 x Tc
Target Q	= 5.190 cfs	Required Storage	= 7,230 cuft



Hydrograph Report

Hydrology Studio v 3.0.0.27

09-05-2025

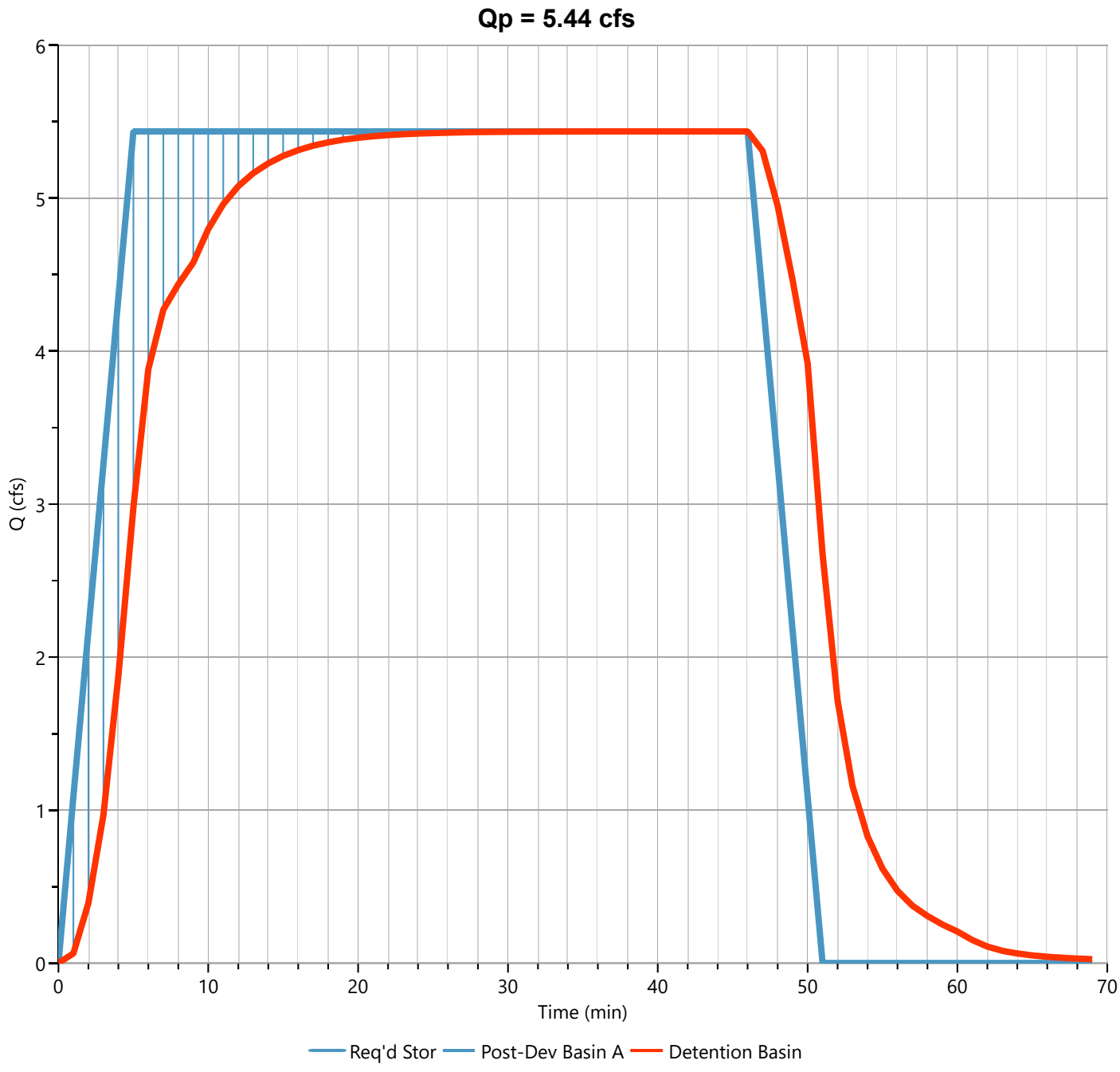
Detention Basin

Hyd. No. 5

Hydrograph Type	= Pond Route	Peak Flow	= 5.437 cfs
Storm Frequency	= 50-yr	Time to Peak	= 0.77 hrs
Time Interval	= 1 min	Hydrograph Volume	= 15,005 cuft
Inflow Hydrograph	= 4 - Post-Dev Basin A	Max. Elevation	= 419.29 ft
Pond Name	= Bryant Pharmacy Detention Pond	Max. Storage	= 1,035 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 3 min

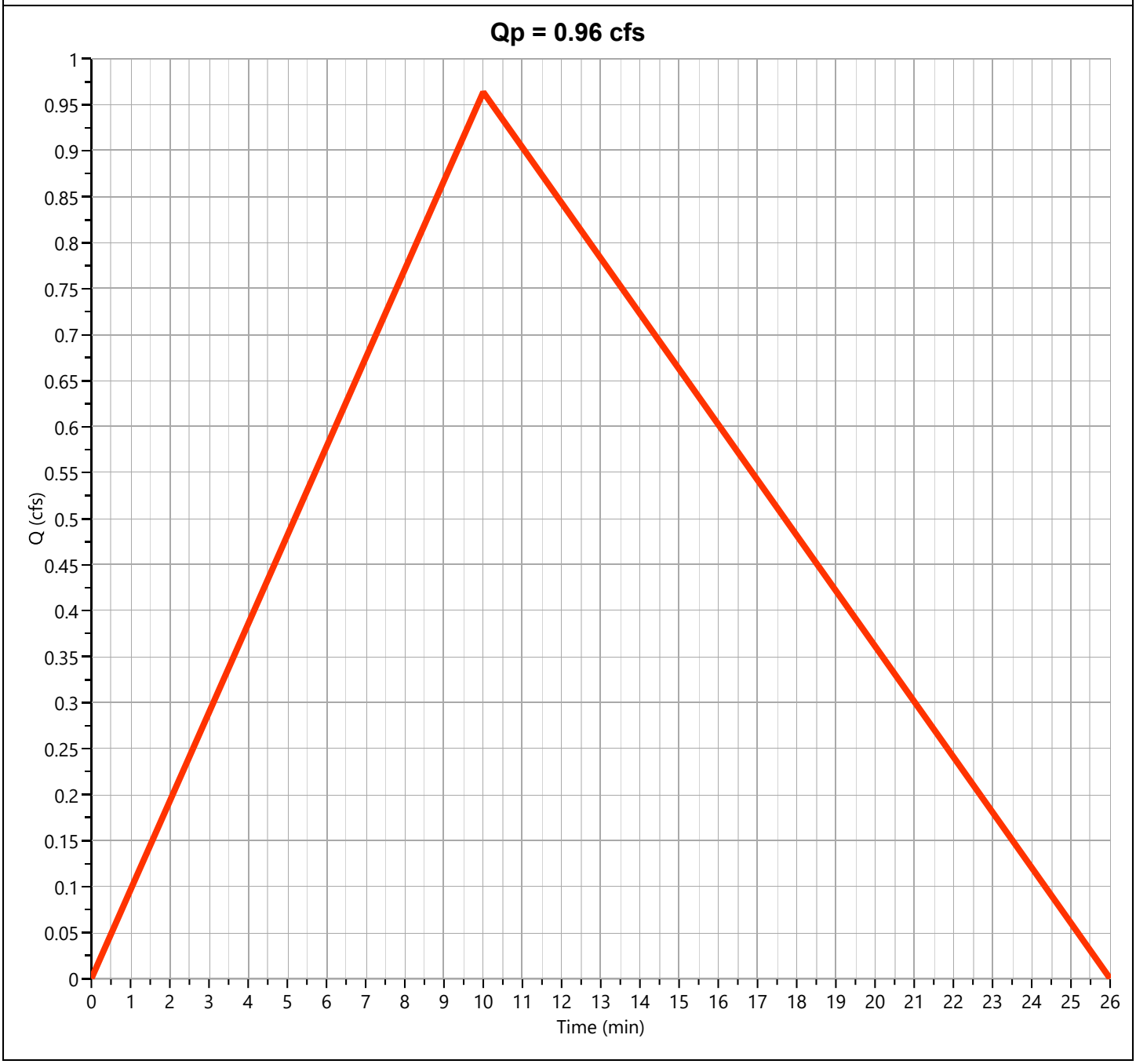


Hydrograph Report

Post-Dev Basin B

Hyd. No. 6

Hydrograph Type	= Rational	Peak Flow	= 0.964 cfs
Storm Frequency	= 50-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Runoff Volume	= 772 cuft
Drainage Area	= 0.22 ac	Runoff Coeff.	= 0.58
Tc Method	= TR55	Time of Conc. (Tc)	= 10.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 7.55 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67



Hydrograph Report

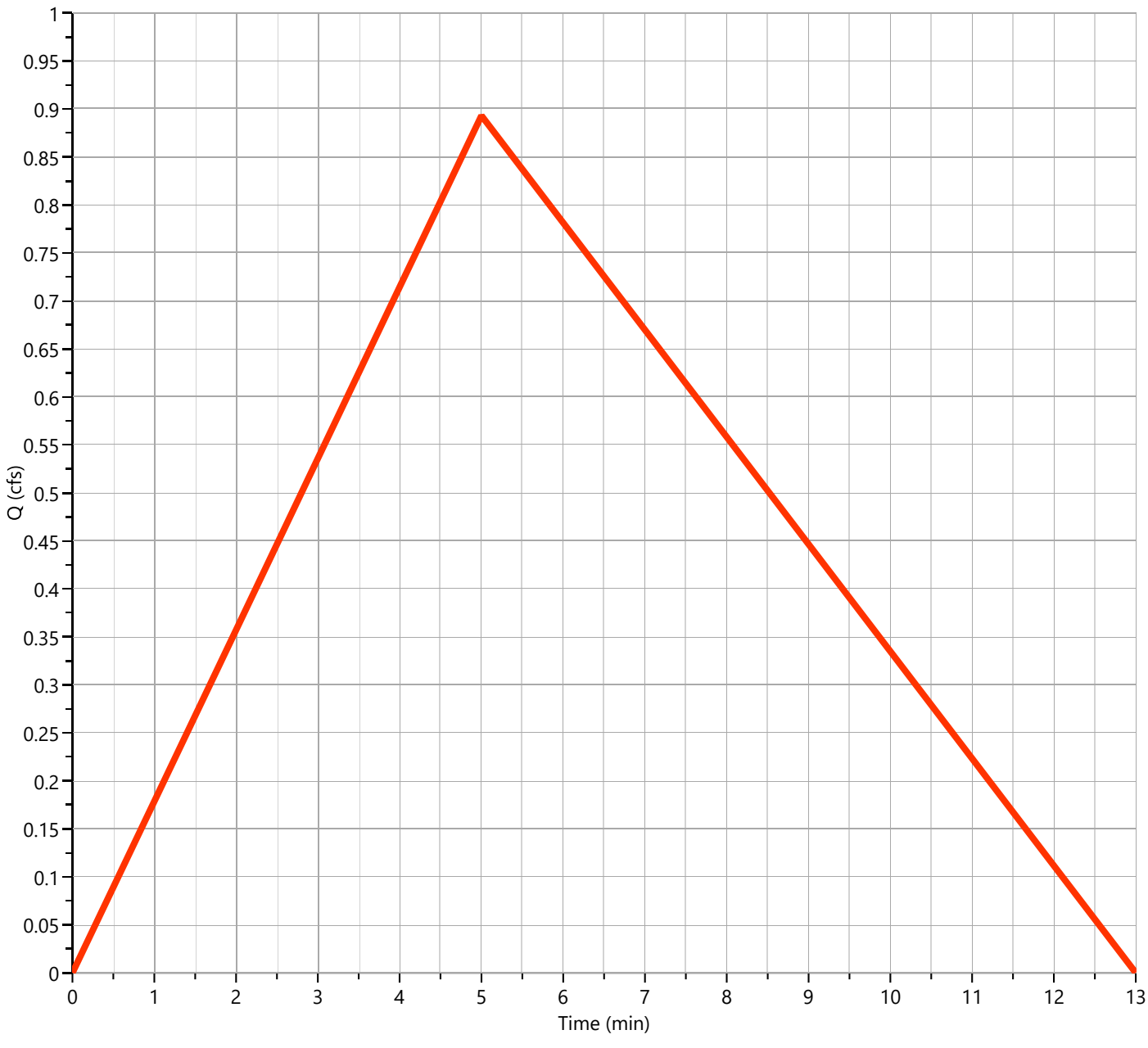
Hydrology Studio v 3.0.0.27

09-05-2025

Post-Dev Basin "C"

Hyd. No. 7

Hydrograph Type	= Rational	Peak Flow	= 0.893 cfs
Storm Frequency	= 50-yr	Time to Peak	= 0.08 hrs
Time Interval	= 1 min	Runoff Volume	= 358 cuft
Drainage Area	= 0.17 ac	Runoff Coeff.	= 0.51
Tc Method	= TR55	Time of Conc. (Tc)	= 5.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 10.30 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67

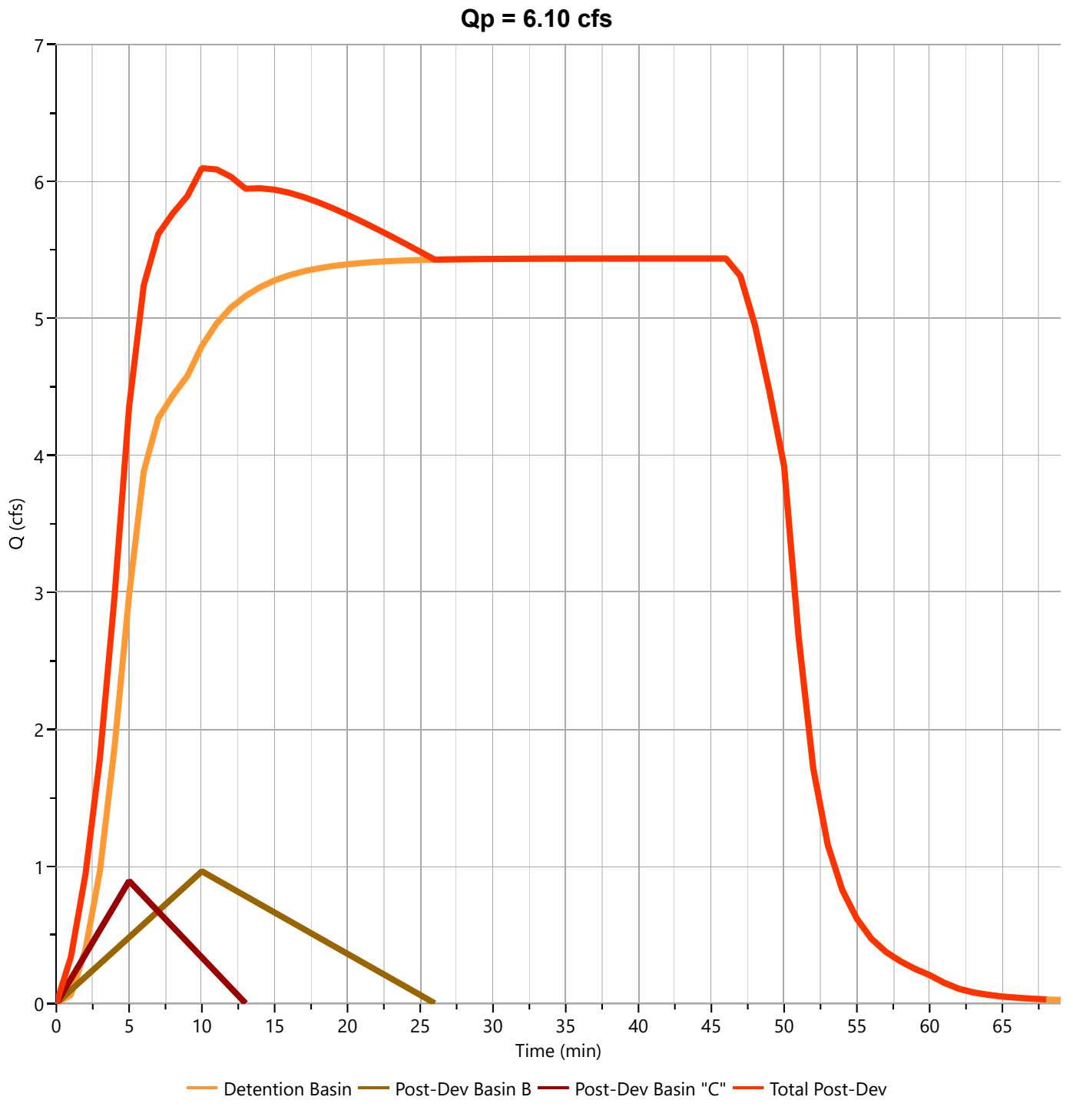


Hydrograph Report

Total Post-Dev

Hyd. No. 8

Hydrograph Type	= Junction	Peak Flow	= 6.097 cfs
Storm Frequency	= 50-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Hydrograph Volume	= 16,105 cuft
Inflow Hydrographs	= 5, 6, 7	Total Contrib. Area	= 0.39 ac



Hydrograph 100-yr Summary

Project Name: Bryant Pharmacy

09-05-2025

Hydrology Studio v 3.0.0.27

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre-Dev Basin "A"	5.636	0.15	4,063	----		
2	Rational	Pre-Dev Basin "B"	3.175	0.20	3,052	----		
3	Junction	Total Pre-Dev	8.017	0.15	7,106	1, 2		
4	Mod Rational	Post-Dev Basin A	5.893	0.08	16,440	----		
5	Pond Route	Detention Basin	5.892	0.77	16,261	4	419.42	1,163
6	Rational	Post-Dev Basin B	1.047	0.17	839	----		
7	Rational	Post-Dev Basin "C"	0.971	0.08	389	----		
8	Junction	Total Post-Dev	6.620	0.17	17,456	5, 6, 7		

Hydrograph Report

Project Name: Bryant Pharmacy

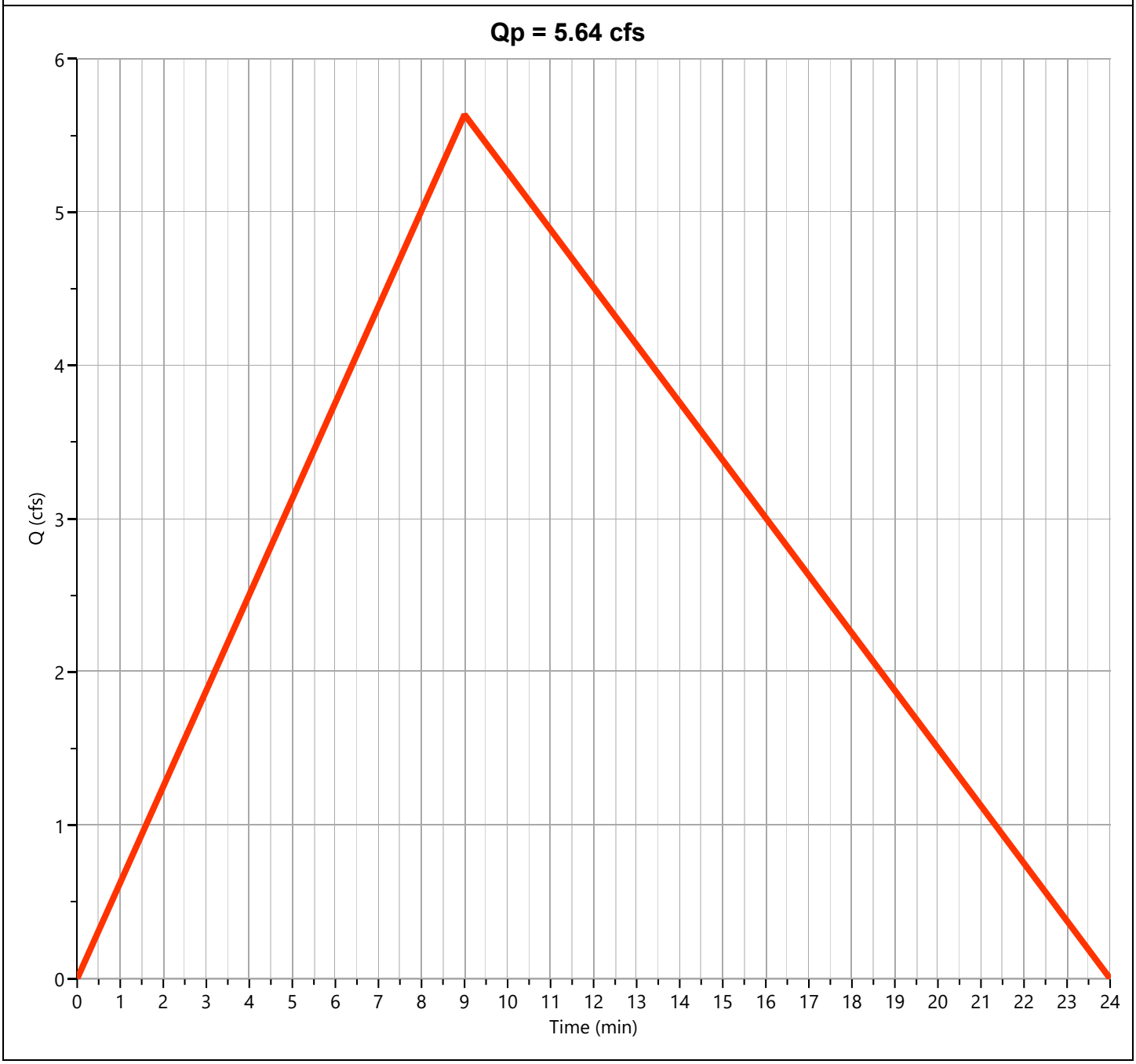
Hydrology Studio v 3.0.0.27

09-05-2025

Pre-Dev Basin "A"

Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 5.636 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.15 hrs
Time Interval	= 1 min	Runoff Volume	= 4,063 cuft
Drainage Area	= 1.17 ac	Runoff Coeff.	= 0.56
Tc Method	= TR55	Time of Conc. (Tc)	= 9.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 8.60 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67



Hydrograph Report

Project Name: Bryant Pharmacy

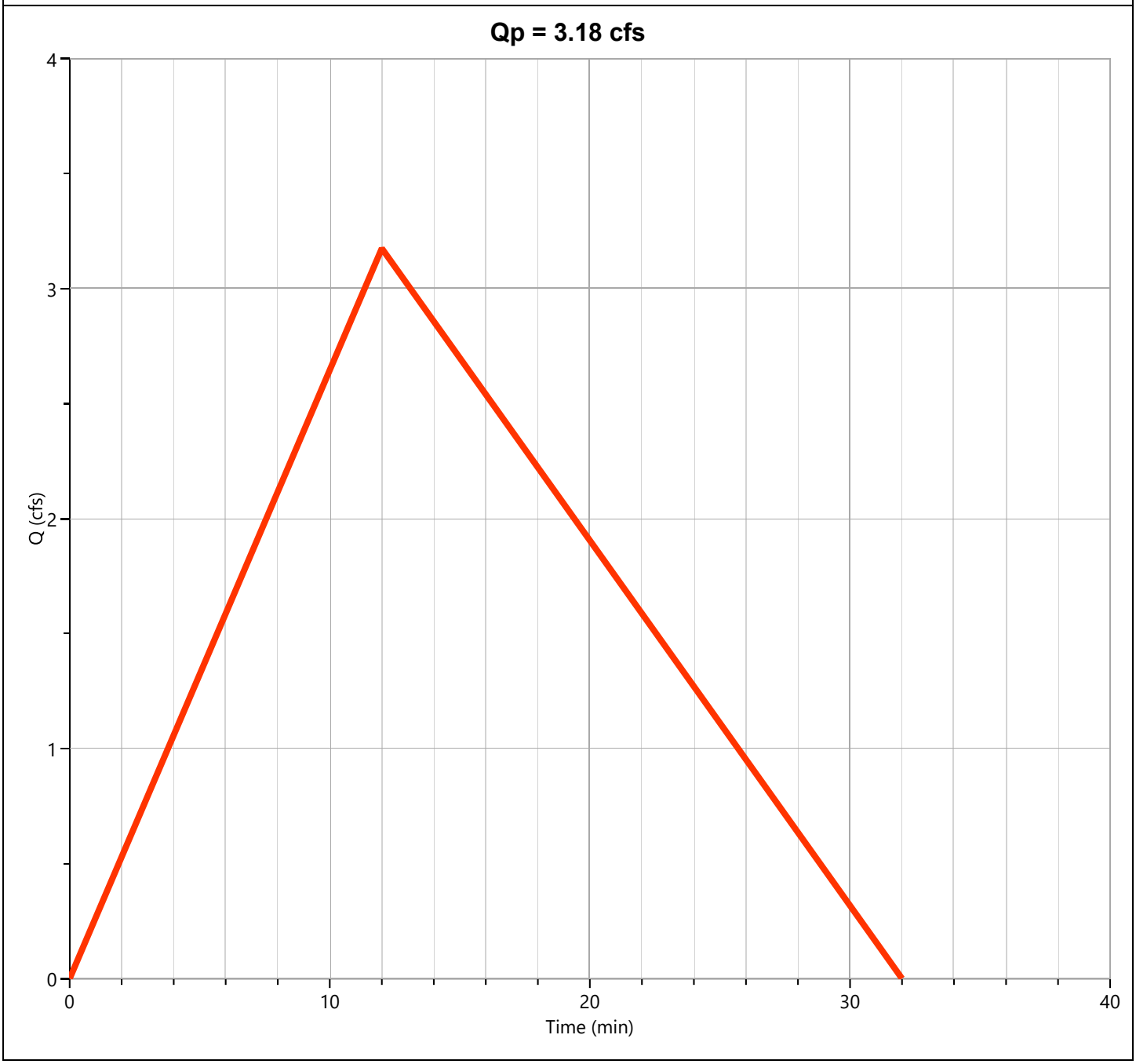
Hydrology Studio v 3.0.0.27

09-05-2025

Pre-Dev Basin "B"

Hyd. No. 2

Hydrograph Type	= Rational	Peak Flow	= 3.175 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.20 hrs
Time Interval	= 1 min	Runoff Volume	= 3,052 cuft
Drainage Area	= 0.75 ac	Runoff Coeff.	= 0.56
Tc Method	= TR55	Time of Conc. (Tc)	= 12.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 7.56 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67

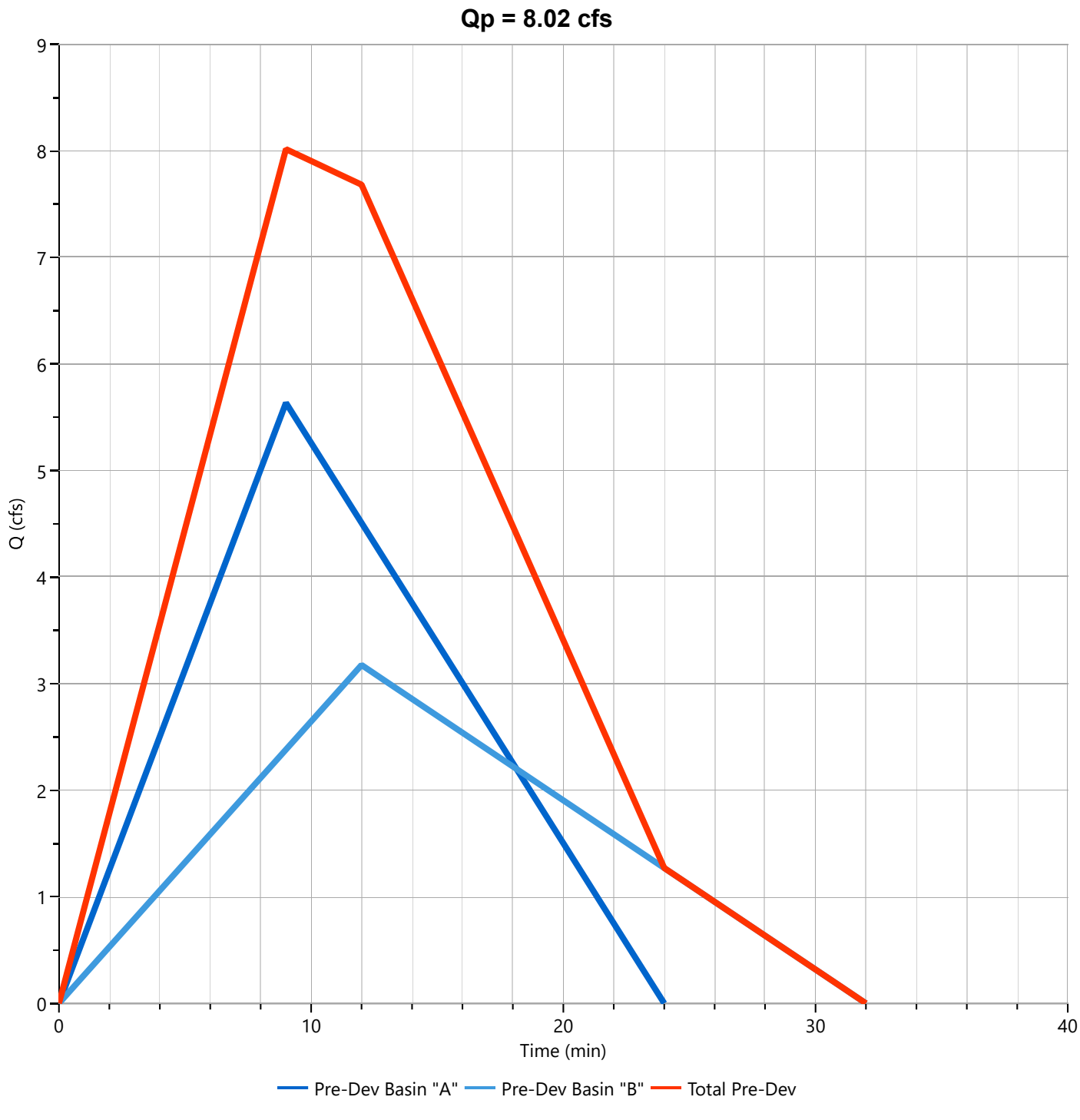


Hydrograph Report

Total Pre-Dev

Hyd. No. 3

Hydrograph Type	= Junction	Peak Flow	= 8.017 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.15 hrs
Time Interval	= 1 min	Hydrograph Volume	= 7,106 cuft
Inflow Hydrographs	= 1, 2	Total Contrib. Area	= 1.92 ac



Hydrograph Report

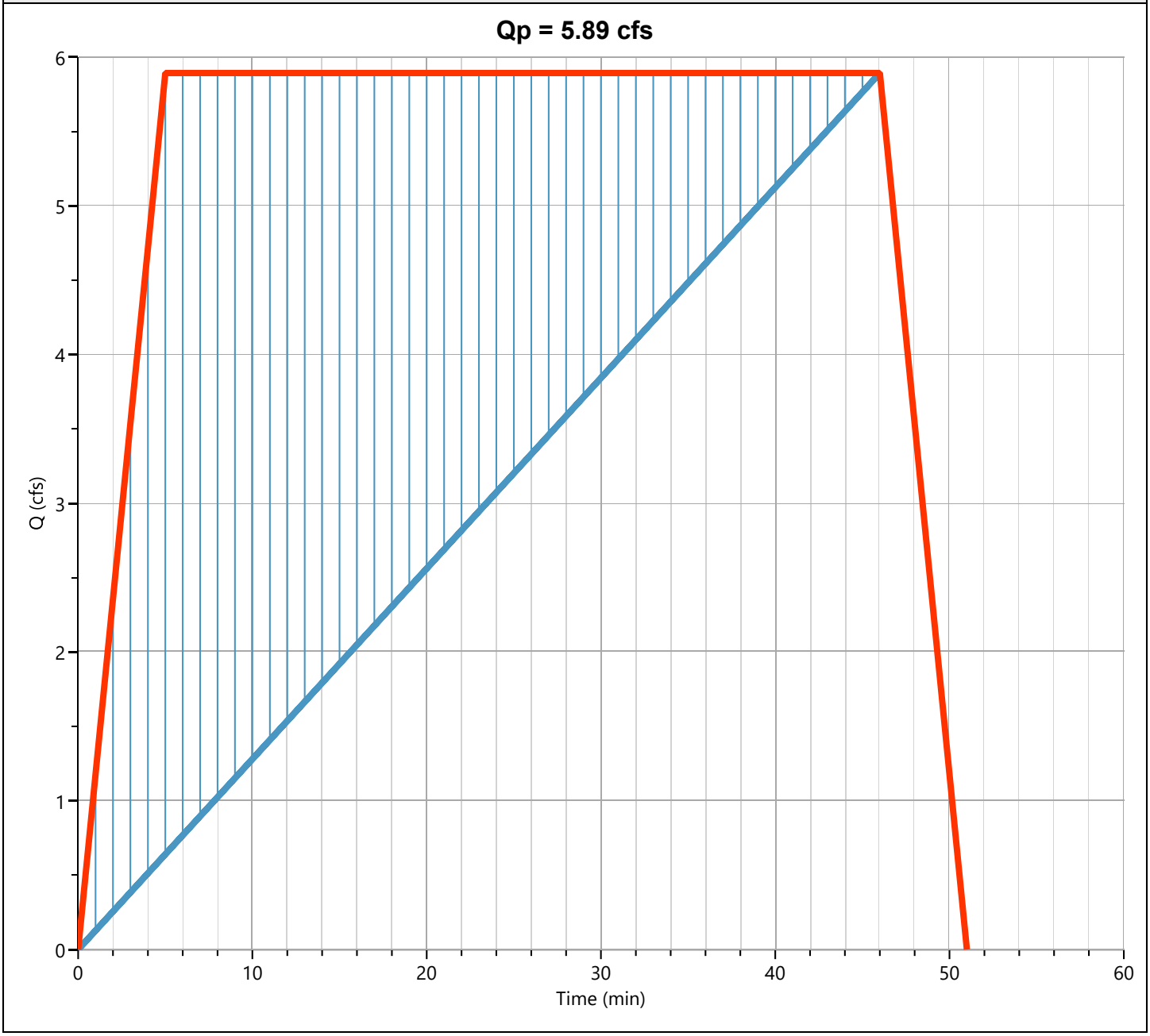
Hydrology Studio v 3.0.0.27

09-05-2025

Post-Dev Basin A

Hyd. No. 4

Hydrograph Type	= Mod Rational	Peak Flow	= 5.893 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.08 hrs
Time Interval	= 1 min	Runoff Volume	= 16,440 cuft
Drainage Area	= 1.5 ac	Runoff Coeff.	= 0.95
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 4.14 in/hr
Freq. Corr. Factor	= 1.00	Storm Duration	= 9.3 x Tc
Target Q	= 5.640 cfs	Required Storage	= 7,811 cuft



Hydrograph Report

Hydrology Studio v 3.0.0.27

09-05-2025

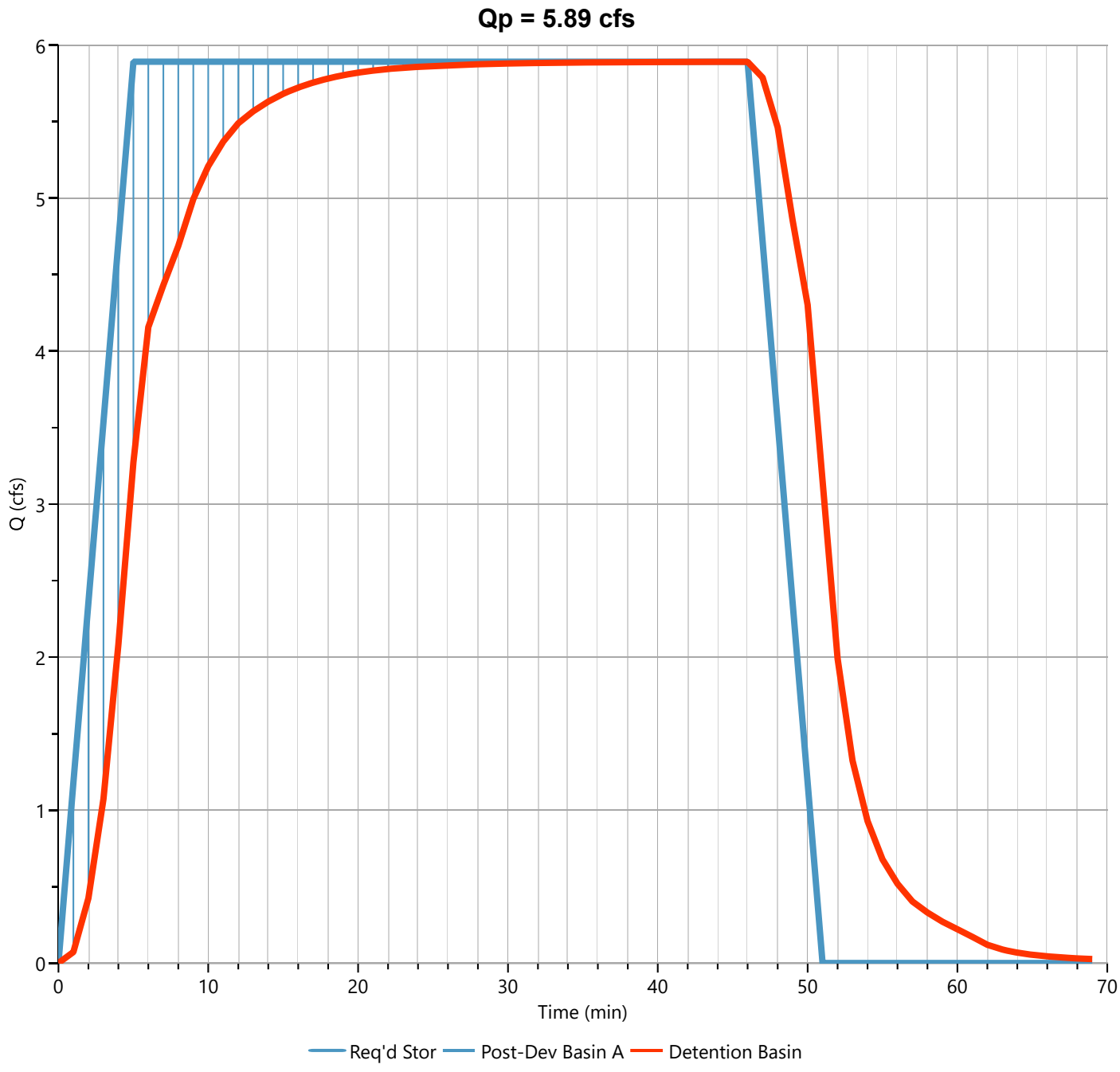
Detention Basin

Hyd. No. 5

Hydrograph Type	= Pond Route	Peak Flow	= 5.892 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.77 hrs
Time Interval	= 1 min	Hydrograph Volume	= 16,261 cuft
Inflow Hydrograph	= 4 - Post-Dev Basin A	Max. Elevation	= 419.42 ft
Pond Name	= Bryant Pharmacy Detention Pond	Max. Storage	= 1,163 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 3 min



Hydrograph Report

Project Name: Bryant Pharmacy

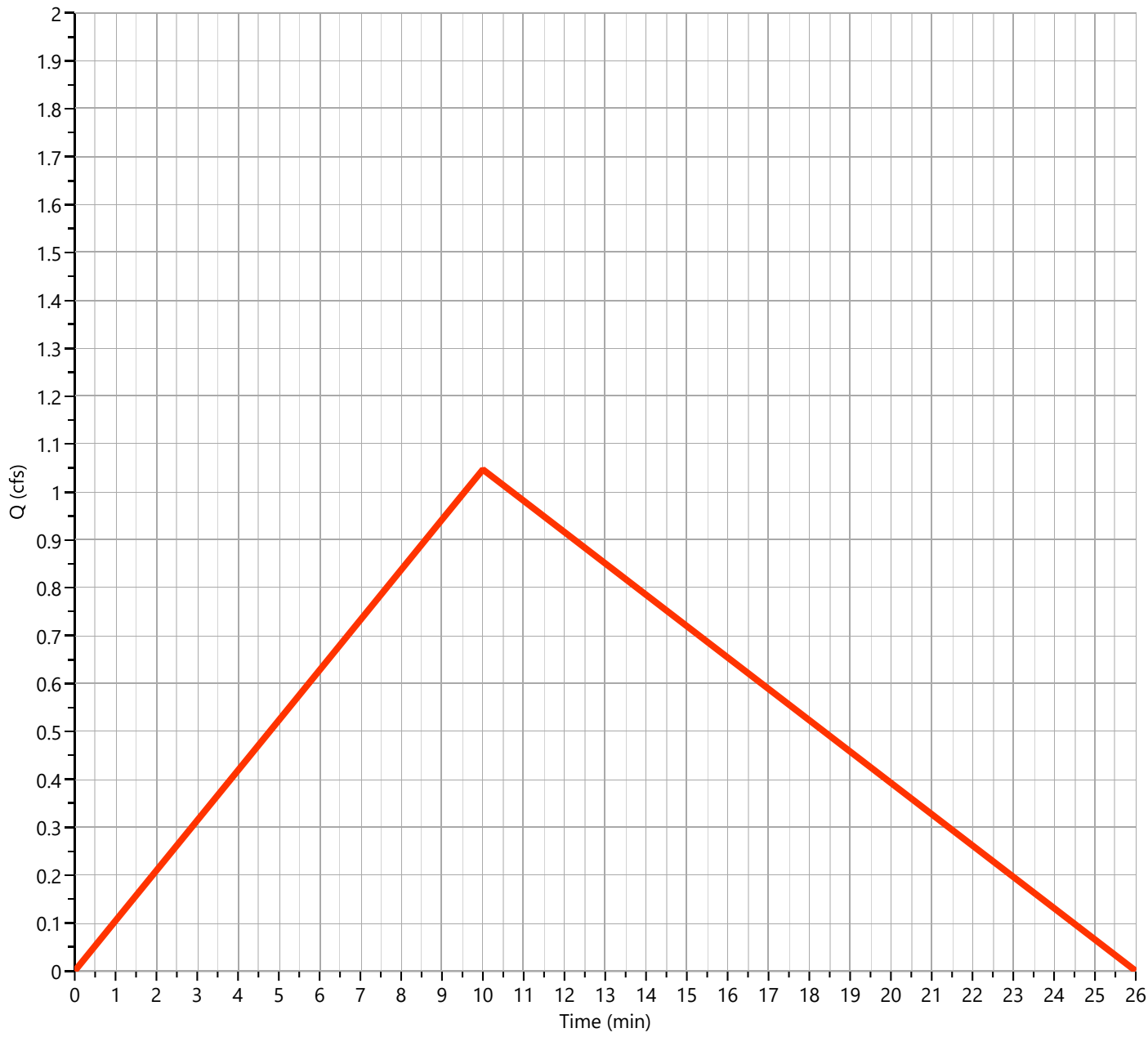
Hydrology Studio v 3.0.0.27

09-05-2025

Post-Dev Basin B

Hyd. No. 6

Hydrograph Type	= Rational	Peak Flow	= 1.047 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Runoff Volume	= 839 cuft
Drainage Area	= 0.22 ac	Runoff Coeff.	= 0.58
Tc Method	= TR55	Time of Conc. (Tc)	= 10.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 8.20 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67

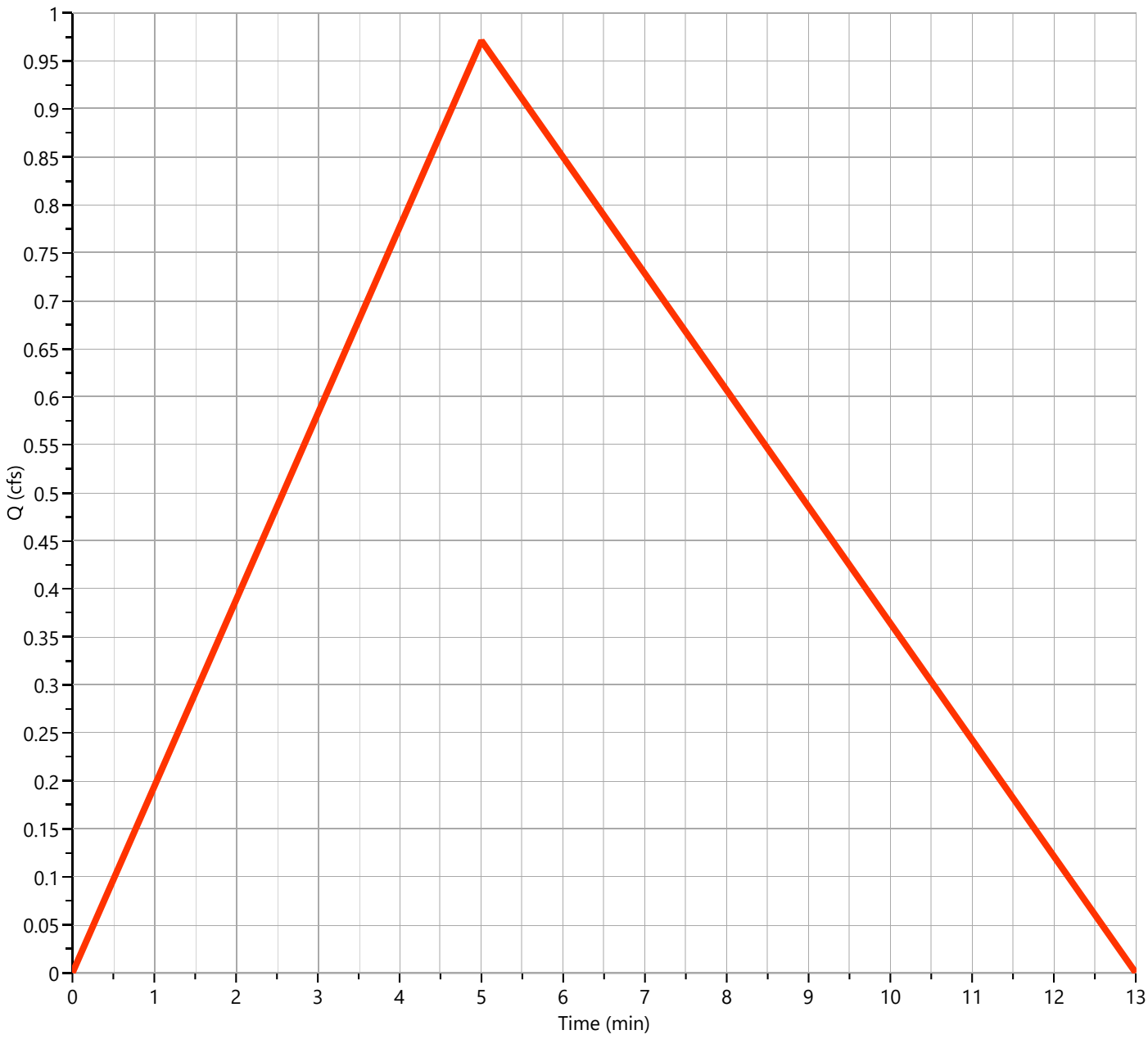


Hydrograph Report

Post-Dev Basin "C"

Hyd. No. 7

Hydrograph Type	= Rational	Peak Flow	= 0.971 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.08 hrs
Time Interval	= 1 min	Runoff Volume	= 389 cuft
Drainage Area	= 0.17 ac	Runoff Coeff.	= 0.51
Tc Method	= TR55	Time of Conc. (Tc)	= 5.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 11.20 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1.67

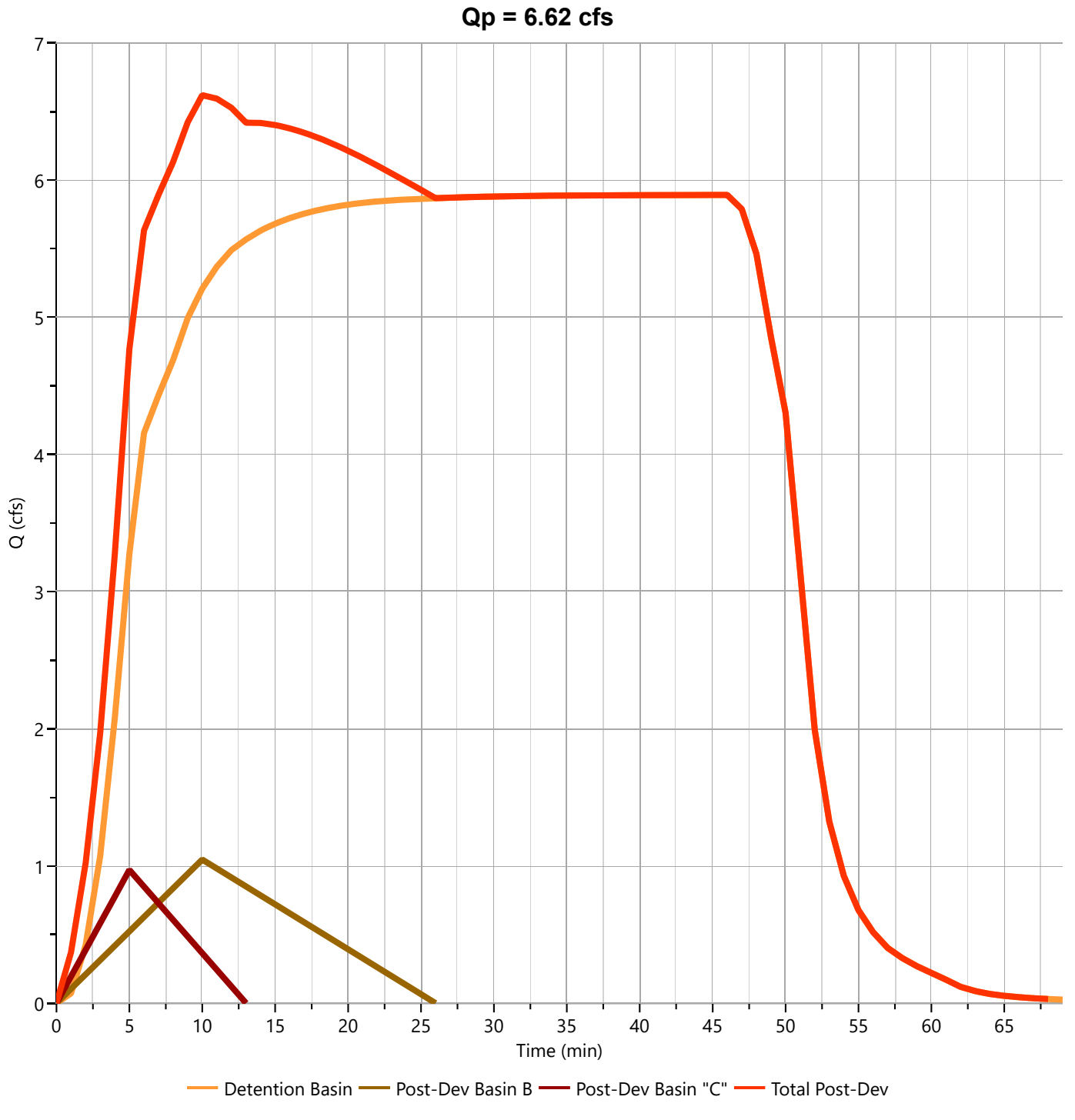


Hydrograph Report

Total Post-Dev

Hyd. No. 8

Hydrograph Type	= Junction	Peak Flow	= 6.620 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Hydrograph Volume	= 17,456 cuft
Inflow Hydrographs	= 5, 6, 7	Total Contrib. Area	= 0.39 ac



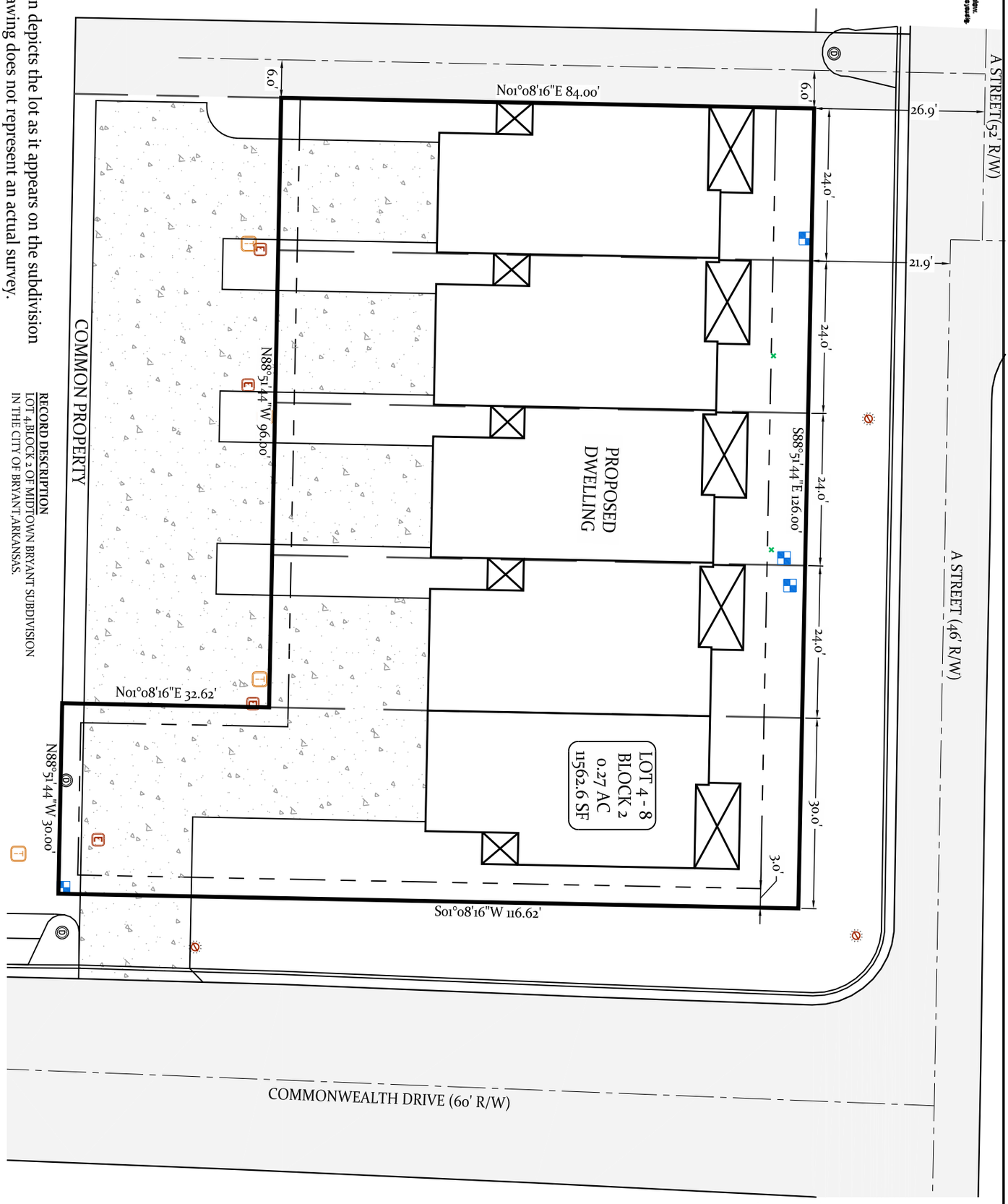
HOPE CONSULTING
ENGINEERS • SURVEYORS

129 North Main Street
Benton, Arkansas 72015
office: (501) 315-2626
fax: (501) 315-0024
www.HopeConsulting.com

25-0998
Drawing No.

This Plot Plan depicts the lot as it appears on the subdivision plat. This drawing does not represent an actual survey.

RECORD DESCRIPTION
LOT 4, BLOCK 2 OF MIDTOWN BRYANT SUBDIVISION IN THE CITY OF BRYANT, ARKANSAS.



PLOT PLAN

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map,
panel # 05125C0225E , dated: 06/05/2020.

For the Exclusive Use and Benefit of:
HD Homes

Address 112 "A" Street
Bryant, Arkansas, 72022 Date 08/12/2025

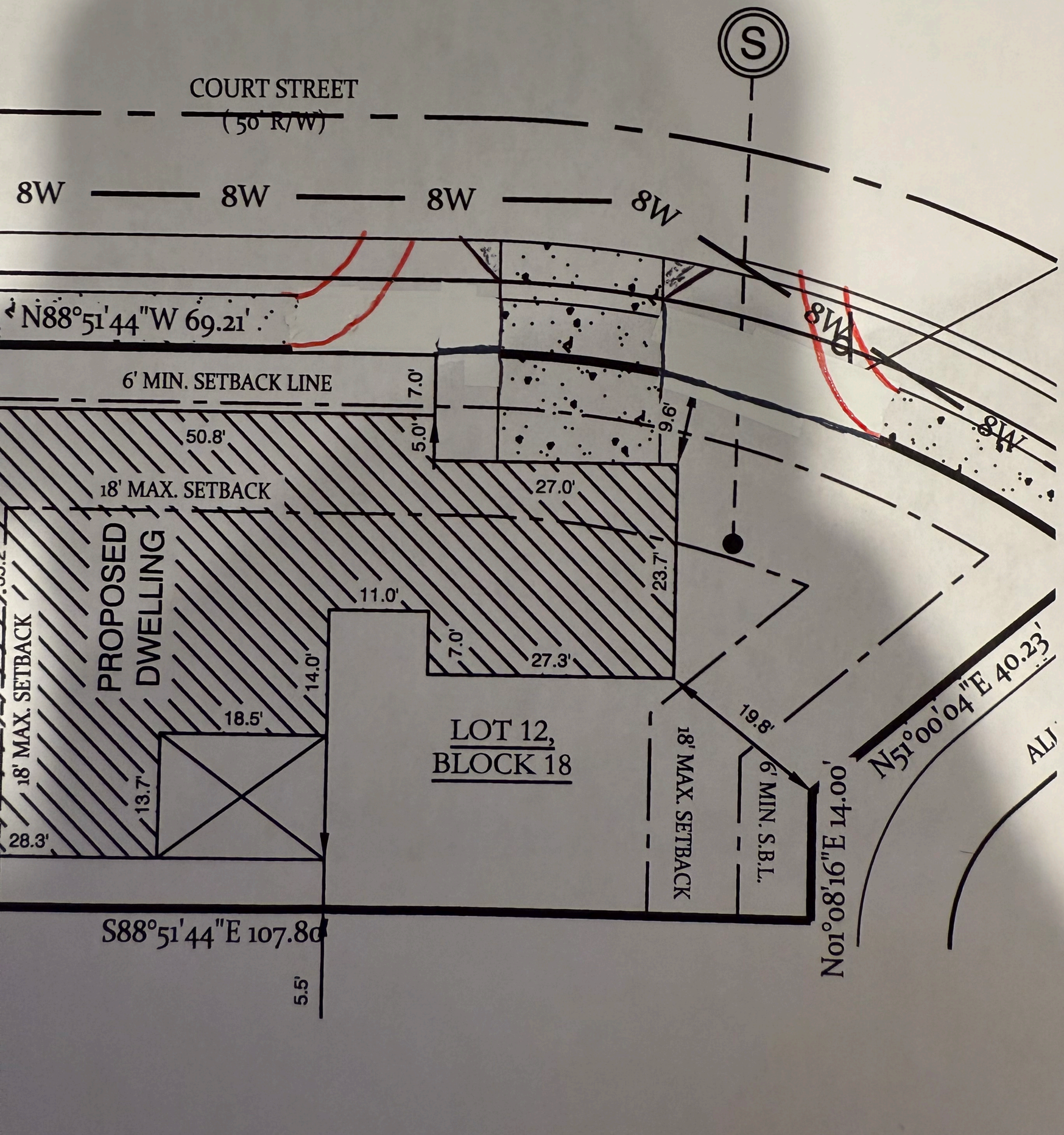
500	01S	14W	0	16	210	62	1664

CERTIFICATE OF AUTHORIZATION
ARKANSAS
HOPE CONSULTING, INC.
No. 931

LEGEND

●	Found Monument
⊙	Set 1/2" Rebar #1664
△	Computed Point Location
(M)	Measured by Surveyor
(R/D/P)	Record/Deed/Plat Measurements
B.S.L.	Building Setback Line Restriction
U.E./D.E.	Utility/Drainage Easement
	Property Boundary Line
	Fence Lines
	Centerlines
	Parcel Lines/Misc Lines

Drawn By OV
Checked By WCS


S
COURT STREET
(50' R/W)
8W
8W
8W
8W
8W
8W
N88°51'44"W 69.21'
6' MIN. SETBACK LINE
7.0'
5.0'
9.6'
50.8'
18' MAX. SETBACK
27.0'
PROPOSED DWELLING
23.7'
11.0'
7.0'
27.3'
14.0'
18.5'
18' MAX. SETBACK
13.7'
28.3'
LOT 12,
BLOCK 18
18' MAX. SETBACK
19.8'
6' MIN. S.B.L.
N01°08'16"E 14.00'
N51°00'04"E 40.23'
S88°51'44"E 107.80'
5.5'

City of Bryant, Arkansas
Planning and Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 10-03-2025

Applicant or Designee:

Name DAVID & NENEISE MOULIN
Address 4015 RORDWOOD CIRCLE
BRYANT, AR. 72022
Phone 501-951-2732
Email: NMOULIN@YAHOO.COM

Project Location:

Property Address 4015 RORDWOOD CIRCLE
BRYANT, AR. 72022
Parcel Number 840-11500-092
Zoning Classification RESIDENTIAL

Property Owner (If different from Applicant):

Name
Phone
Address SAME
Email Address

Additional Information:

Subdivision Lot and Block Number or Legal Description (Attach Legal Description to Application)
WESTPOINTE NORTH PH II 92/ 2012-90103

Current Use of Property PRIMARY RESIDENCE

Description of Conditional Use Request / Proposed Use of Property (Attach any necessary drawings or images)
REPLACEMENT OF COVERED BUILDING FOR USE AS A POOL HOUSE.

Application Checklist

Requirements for Submission

- ☑ Letter stating request of Conditional Use and reasoning for request
- ☑ Completed Conditional Use Permit Application
- ☑ Submit Conditional Use Permit Application Fee ($125)
- ☑ Submit Copy of completed Public Notice [Attachment 1]
- ☑ Submit one (1) copy of the Development Plan (Site Plan) showing:
  - Location, size, and use of buildings/signs/land or improvements
  - Location, size, and arrangement of driveways and parking. Ingress/Egress
  - Existing topography and proposed grading
  - Proposed and existing lighting
  - Proposed landscaping and screening
  - Use of adjacent properties
  - Scale, North Arrow, Vicinity Map
  - Additional information that may be requested by the administrative official due to unique conditions of the site.

- ☐ Public Notice Requirements: **NOTE: Failure to provide notice in the following manners shall require delay of the public hearing until notice has been properly made.**

  - Publication: Public Notice shall be published at least one (1) time **fifteen (15) days prior to the public hearing** at which the variance will be heard. A copy of the public notice is provided on last page of application. [Attachment 1] Once published, the proof of publication must be provided to the Planning and Development office.

  - Posting of Property: The city shall provide a sign to post on the property involved for the **fifteen (15) consecutive days leading up to the public hearing.** One (1) sign is required for every two hundred (200) feet of street frontage.

Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.

READ CAREFULLY BEFORE SIGNING

I David L Hawkins, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes and that it is my responsibility to obtain all necessary permits required.

David and Deneise Moulin
4015 Robinwood Circle
Bryant, Arkansas 72022

September 30, 2025

City of Bryant, Arkansas
Planning and Development
210 SW 3rd Street
Bryant, Arkansas 72022

RE: Conditional Use Permit Application

Good Day,

We are respectfully requesting approval of a Conditional Use Permit for a replacement covered building on our primary residence property. The previous covered deck has been completely removed, and the replacement structure for the most part, is in place. We have approximately $23k in purchased building materials, an additional $5k in roof structure that was built off site, and $1800 in specialized labor (plumbing rough-in). I genuinely believed that replacing an existing structure would not be an issue...however, I am now painfully aware that a permit was needed.

The intended use will be as a pool house, and the location is contained within a fenced corner area of our backyard. There is no egress into any of the neighboring properties and access into our backyard is through a lockable front gate. There was an existing covered deck in the same location. This project started out being a repair to the existing structure by replacing rotten boards. Then this turned into a rebuild due to deterioration of the wood structure. The frame is 2" x 8" treated lumber on 6" x 6" treated posted cemented into ground at original post locations. The roof will be metal and match the house color for aesthetics. The walls will be non-structural in nature and would be installed between the 6" x 6" posts, outside painted to match house. This request includes provisions for a small half bathroom and electrical. There is existing electrical service to the building.

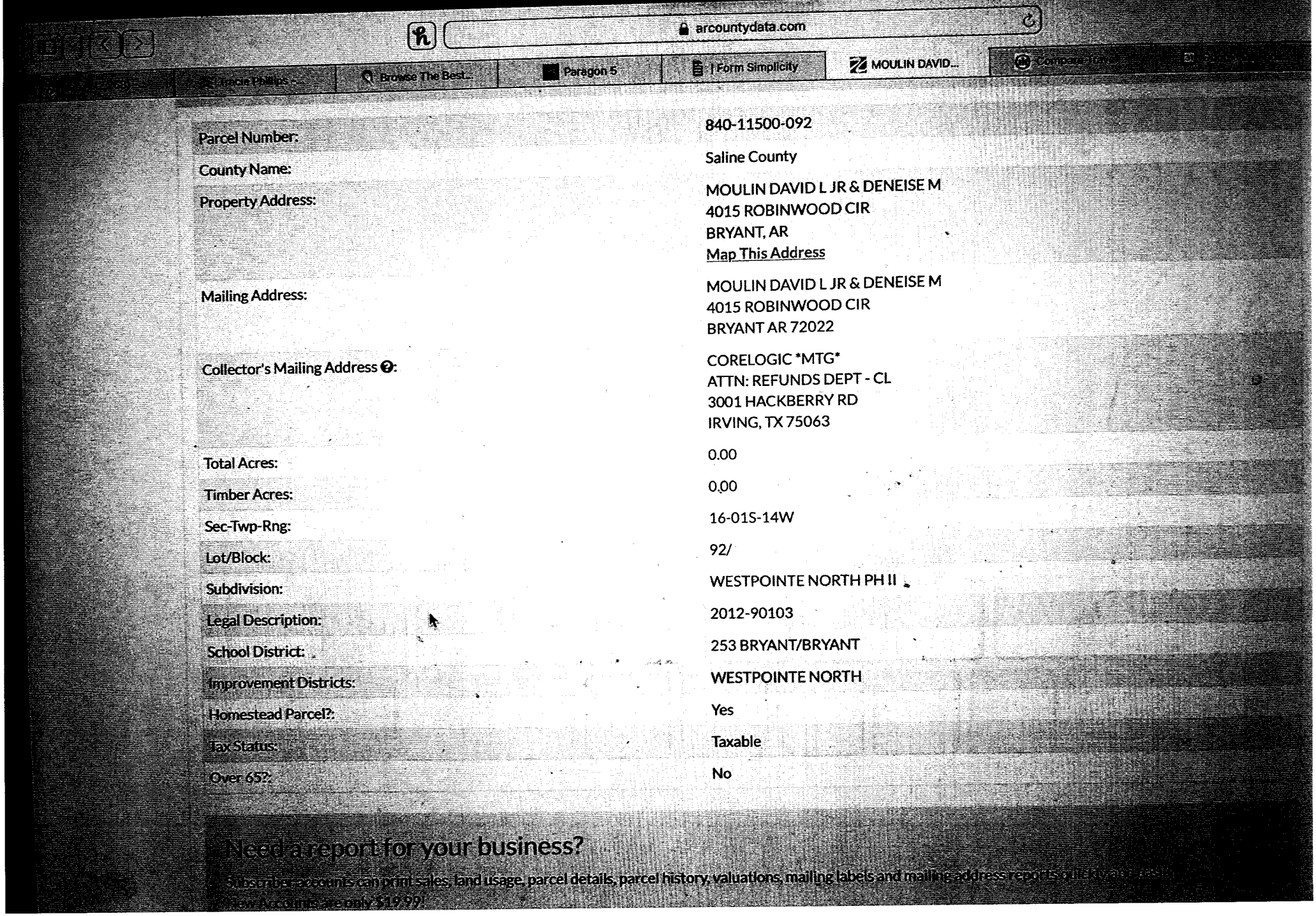
Thank You in Advance,

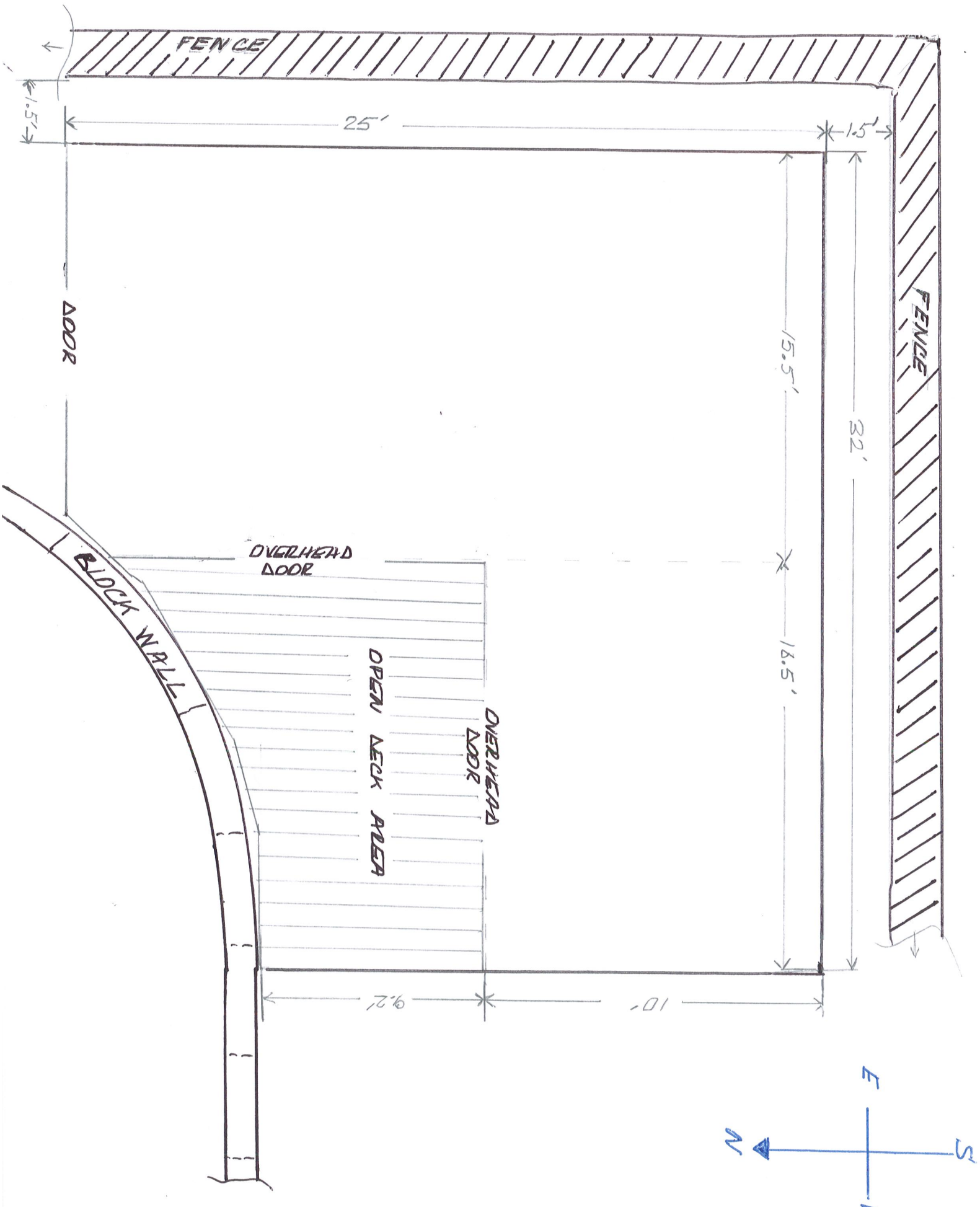
David L. Moulin

[Attachment 1]
SAMPLE NEWSPAPER NOTICE - This notice is to be run in the legal notices section of the Saline Courier no less than fifteen (15) days prior to the public hearing.

NOTICE OF PUBLIC HEARING

A public hearing will be held by the City of Bryant, AR Planning Commission on Monday, _____ at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, for the purpose of public comment on the application for DAVID L. MOULTON (your name) to obtain a Conditional Use for the purpose of COMPLETION OF A POOL HOUSE IN BACKYARD - CORNER OF PROPERTY (SE) (use requested) within a _____(current zoning) zone at the site of 4015 ROBINWOOD CIRCLE BRYANT, ARKANSAS 72022 (address). A legal description of this property can be obtained by contacting the Bryant Planning and Development Department at 501-943-0488.


arcountydata.com
Tracie Phillips -...
Browse The Best...
Paragon 5
| Form Simplicity
MOULIN DAVID...
Compass Travel
Parcel Number:
840-11500-092
County Name:
Saline County
Property Address:
MOULIN DAVID L JR & DENEISE M
4015 ROBINWOOD CIR
BRYANT, AR
Map This Address
Mailing Address:
MOULIN DAVID L JR & DENEISE M
4015 ROBINWOOD CIR
BRYANT AR 72022
Collector's Mailing Address:
CORELOGIC *MTG*
ATTN: REFUNDS DEPT - CL
3001 HACKBERRY RD
IRVING, TX 75063
Total Acres:
0.00
Timber Acres:
0.00
Sec-Twp-Rng:
16-01S-14W
Lot/Block:
92/
Subdivision:
WESTPOINTE NORTH PH II
Legal Description:
2012-90103
School District:
253 BRYANT/BRYANT
Improvement Districts:
WESTPOINTE NORTH
Homestead Parcel?:
Yes
Tax Status:
Taxable
Over 65?:
No
Need a report for your business?
Subscriber accounts can print sales, land usage, parcel details, parcel history, valuations, mailing labels and mailing address reports quickly and easily.
New Accounts are only $19.99!


FENCE
1.5'
25'
1.5'
FENCE
32'
15.5'
18.5'
DOOR
OVERHEAD DOOR
BLOCK WALL
OPEN DECK AREA
OVERHEAD DOOR
9.2'
10'
E
N
S
W

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 09/19/2025

Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON
Address 8525 DISTRIBUTION DR
City, State, Zip LITTLE ROCK AR 72209
Phone 501.562.3942
Email Address lora@arkansassign.com

Property Owner

Name GASSY'S PHILLIPS 66
Address 6101 HWY 5
City, State, Zip BRYANT AR 72022
Phone 501-399-9910
Email Address BRYANTONESTOPLLC@GMAIL.COM

GENERAL INFORMATION

Name of Business GASSY'S PHILLIPS 66
Address/Location of sign 6101 HWY 5
Zoning Classification _____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted**. Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

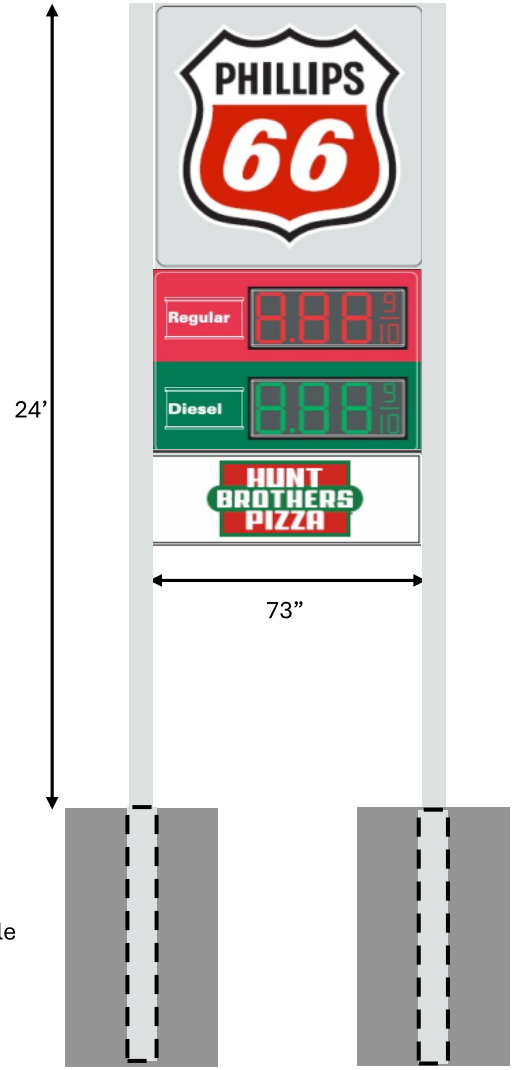
READ CAREFULLY BEFORE SIGNING

I Lora A. Rand, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	POLE	7' X 9'	63	24'	15'	
B						
C						
E						
F						
G						



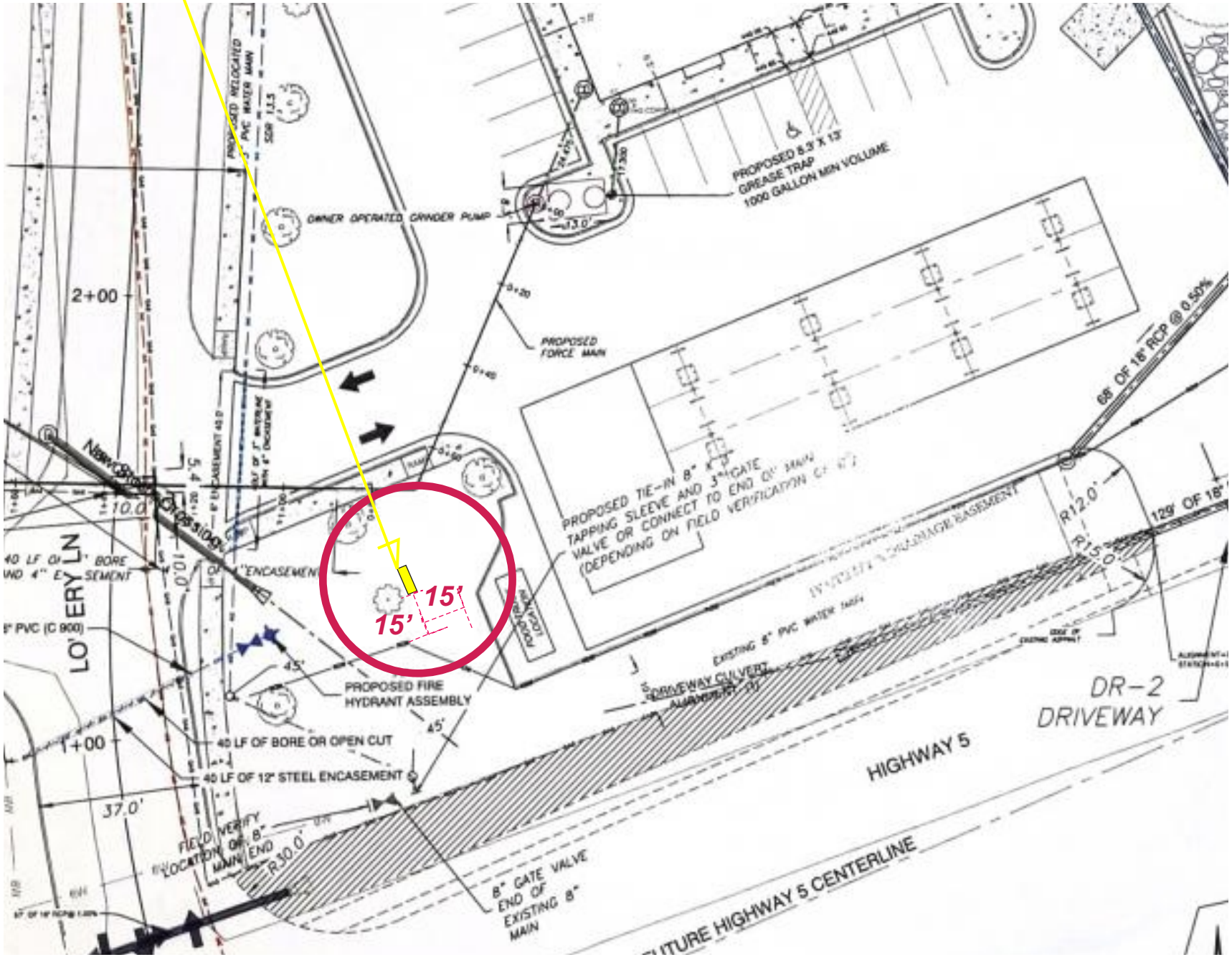
*not to scale

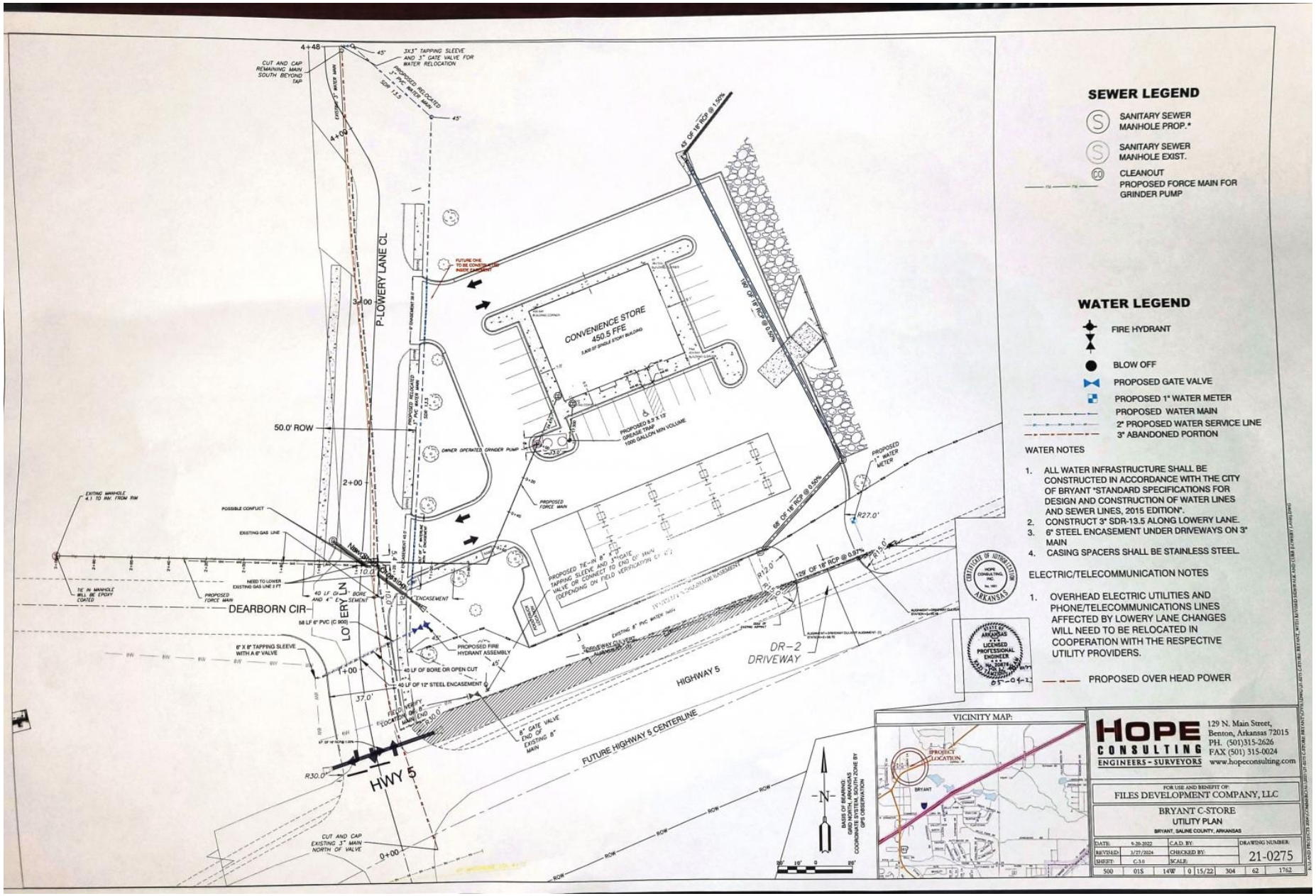
6x6 Dual Pole Mount Rivet ID
2-Product LED Price Sign (Regular, Diesel)
Paint Poles Titanium Gray
Poles = 8” x 8” – DIRECT BURY
24’ above grade

Gassy’s #2
ST#922842
6101 Highway 5
Bryant, AR 72022

IMAGE BUILDERS
PO Box 1602 – Owasso, OK 74055
918-371-0887 – imagebuildersok@gmail.com

proposed pylon sign





SEWER LEGEND

- SANITARY SEWER MANHOLE PROP.*
- SANITARY SEWER MANHOLE EXIST.
- CLEANOUT
- PROPOSED FORCE MAIN FOR GRINDER PUMP

WATER LEGEND

- FIRE HYDRANT
- BLOW OFF
- PROPOSED GATE VALVE
- PROPOSED 1" WATER METER
- PROPOSED WATER MAIN
- 2" PROPOSED WATER SERVICE LINE
- 3" ABANDONED PORTION

WATER NOTES

1. ALL WATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
2. CONSTRUCT 3" SDR-13.5 ALONG LOWERY LANE.
3. 6" STEEL ENCASEMENT UNDER DRIVEWAYS ON 3" MAIN
4. CASING SPACERS SHALL BE STAINLESS STEEL.

ELECTRIC/TELECOMMUNICATION NOTES

1. OVERHEAD ELECTRIC UTILITIES AND PHONE/TELECOMMUNICATIONS LINES AFFECTED BY LOWERY LANE CHANGES WILL NEED TO BE RELOCATED IN COOPERATION WITH THE RESPECTIVE UTILITY PROVIDERS.

PROPOSED OVER HEAD POWER

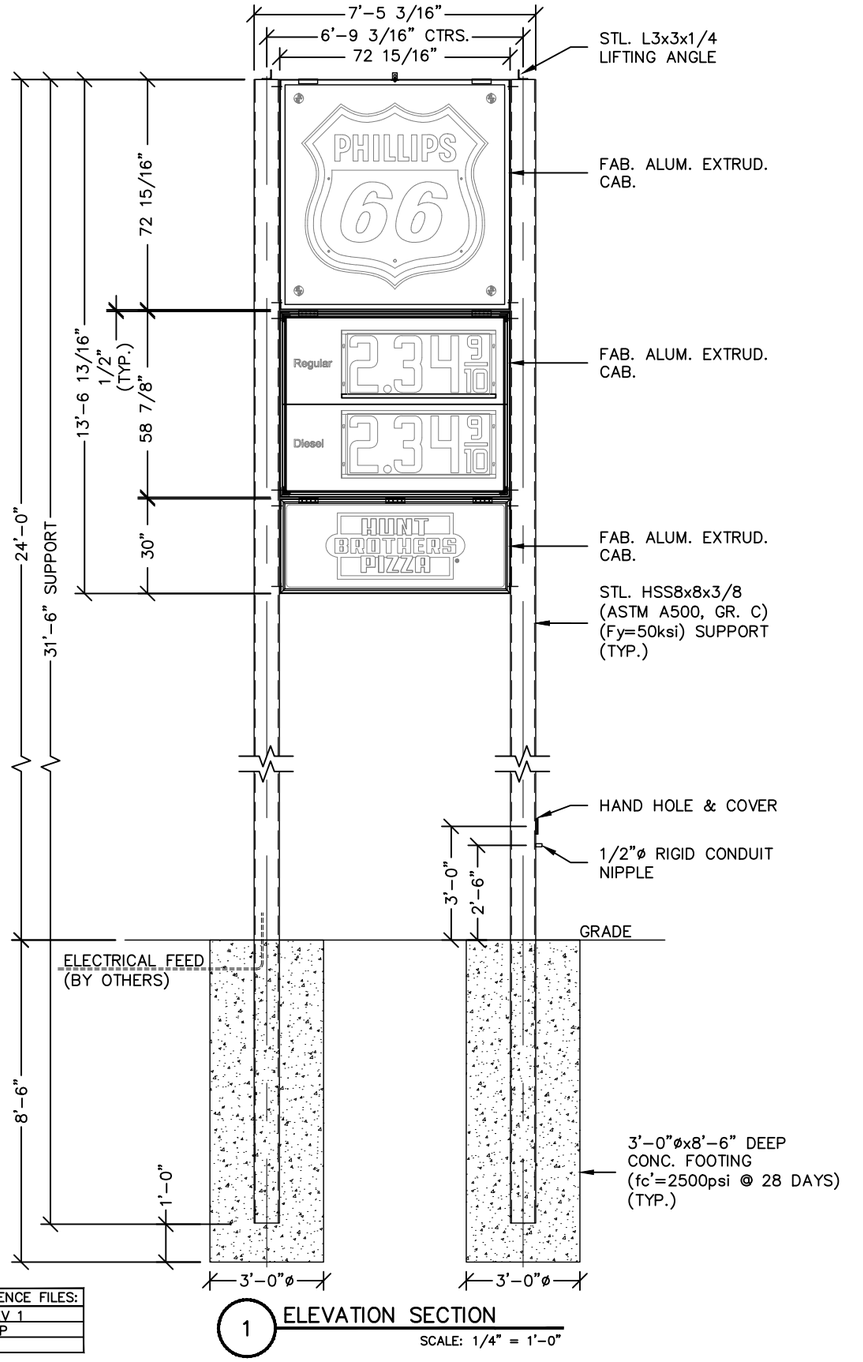
HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
FILES DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
UTILITY PLAN
BRYANT, SALINE COUNTY, ARKANSAS

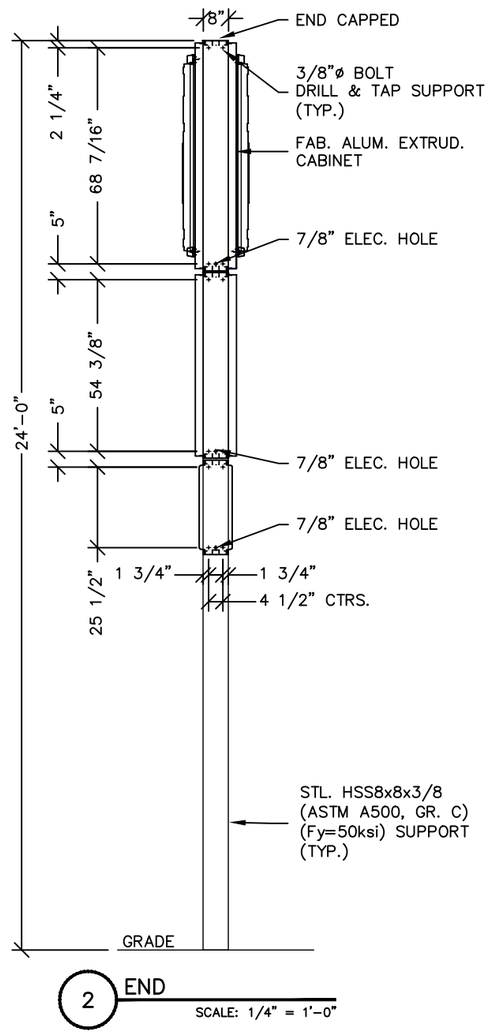
DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	3/27/2024	CHECKED BY:	21-0275
SHEET:	C-1.0	SCALE:	

500	01S	14W	0	15/22	304	62	1762



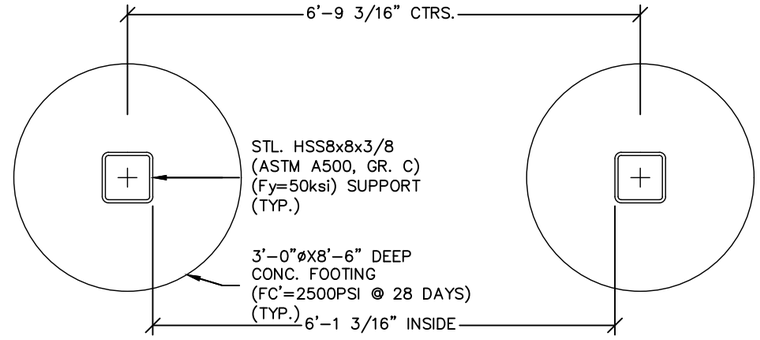
1 ELEVATION SECTION

SCALE: 1/4" = 1'-0"



2 END

SCALE: 1/4" = 1'-0"



3 PLAN VIEW

SCALE: 1/2" = 1'-0"

JACKSONVILLE REFERENCE FILES:
Co20254718.E (3) REV 1
CO2056TP_2LD16AB_P
CO3036TP_0VPNSP

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON JOB SITE.
2. STRUCTURAL STEEL RECTANGULAR AND ROUND TUBE SHALL CONFORM TO ASTM A500, GR. C.
3. STRUCTURAL STEEL ANGLE SHALL CONFORM TO ASTM A36.
4. STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A36.
5. WELDING SHALL CONFORM TO AWS D 1.1 & AISC SPECS.
6. ALL WELDING TO BE PERFORMED BY CERTIFIED WELDER.
7. ISOLATE ALUMINUM FROM STEEL.
8. ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
9. ALL ELECTRICAL WORK TO CONFORM TO THE REQUIREMENTS OF UL48 AND SECTION 600 OF NEC.
10. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 OF THE NEC.
11. UL AND DATA LABELS REQUIRED.
12. SIGNS TO BE 6-FT HORIZONTAL & 12-FT VERTICAL FROM HIGH VOLTAGE WIRES.
13. CONCRETE TO HAVE f'c=2500 PSI MIN. @ 28 DAYS.
14. DESIGN IS BASED ON 105 MPH WIND, 3-SEC GUST, EXPOSURE C, ASCE 7-16.
15. FOUNDATION DESIGN IS BASED ON PRESUMPTIVE SOIL BEARING CAPACITY PER IBC TABLE 1806-2 ASSUMING SOIL TYPE CLASS 4. IF FIELD CONDITIONS ARE DIFFERENT, PLEASE CONTACT THE ENGINEER FOR GUIDANCE.

FEDERAL HEATH
SIGN COMPANY
WWW.FEDERALHEATH.COM
1845 PRECINCT LINE ROAD, SUITE 100, HURST, TEXAS 76054
T:817.685.9075 F:817.685.9103

ART DESIGN REFERENCE #22-79098-20-R1

NO.	REVISIONS	DATE	BY
A	-	-	-
B	-	-	-
C	-	-	-
D	-	-	-
E	-	-	-
F	-	-	-
G	-	-	-

PHILLIPS 66

6101 AR-5
BRYANT, AR 72002

DESIGN NO: S-1001825	PROJECT MGR.: D. SAMMONS
DRAWN BY: PAT HODGKINS	DATE: 15OCT25
JOB NO: 22-79098-20	

SHEET NO: S-1
OF: 1

PHILLIPS 66 BRYANT, AK #22-79098-20.dwg

TheraPeds

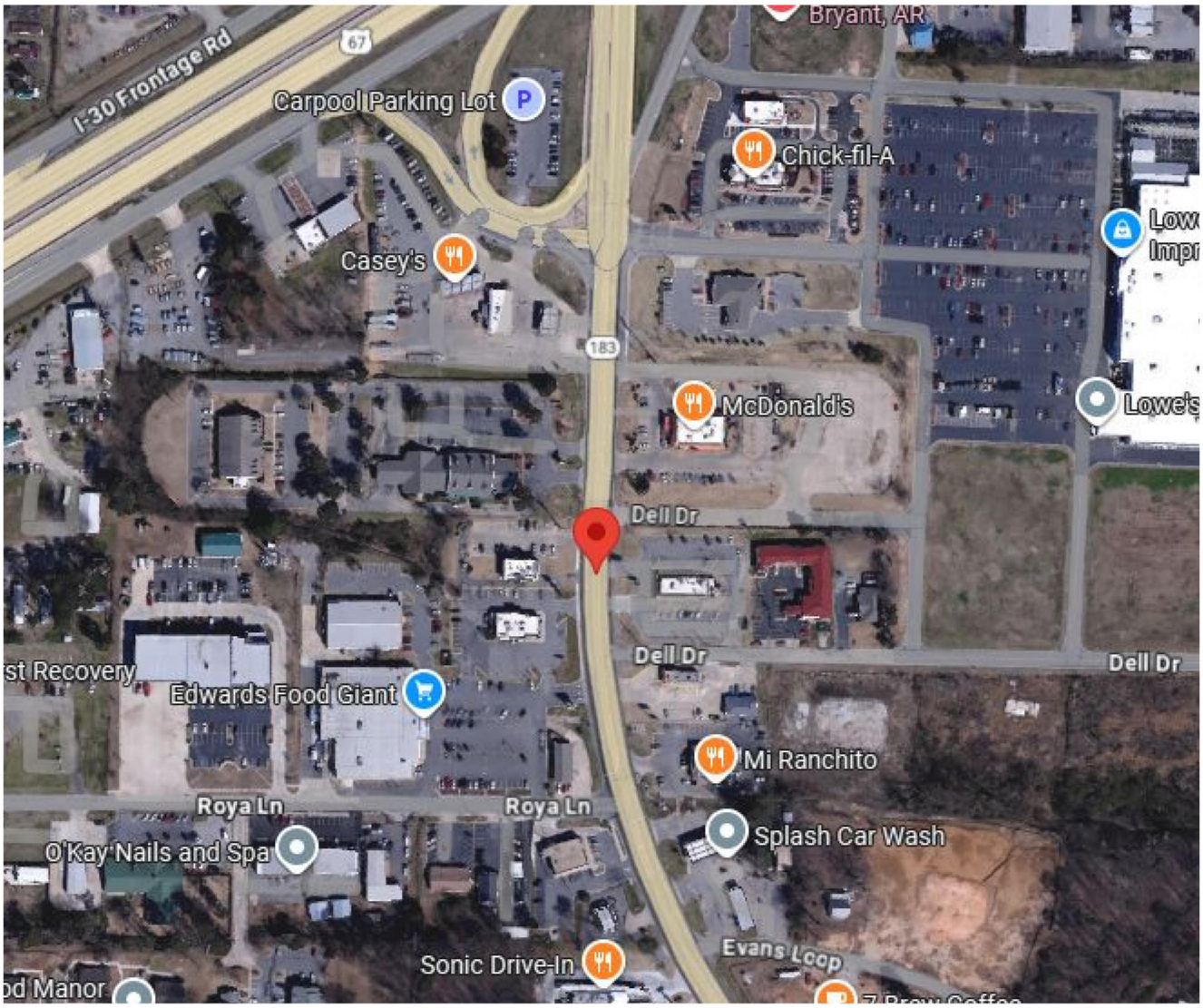
Pediatric Therapy Clinic

PROPERTY BRAND/EXTENSION:	PROPERTY LOCATION:	PROPERTY CODE:
TheraPeds	2208 N Reynolds Rd Bryant, AR 72022	TBD

DATE:	SALES REP:	PREPARED BY:
09/30/2025	Jason McDonald	Victoria Phan

INITIALS: _____

LOCATION MAP



PROPERTY BRAND/EXTENSION: TheraPeds	**PROPERTY LOCATION:** 2208 N Reynolds Rd Bryant, AR 72022	**PROPERTY CODE:** TBD
DATE: 09/30/2025	**SALES REP:** Jason McDonald	**PREPARED BY:** Victoria Phan

INITIALS: _____

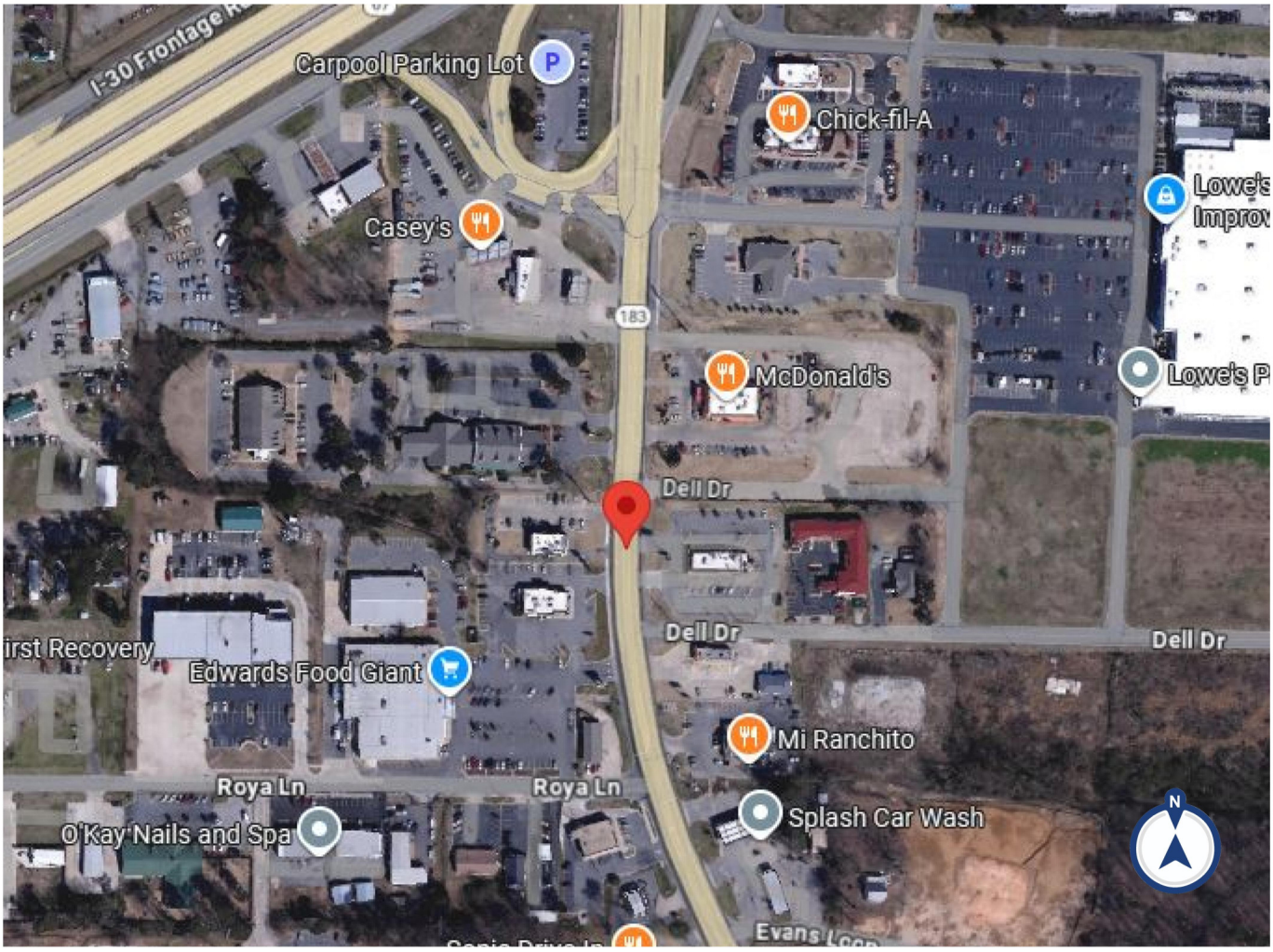
SITE PLAN

PROPOSED SIGNS:

1. CHANNEL LETTERS
2. CHANNEL LETTERS

EXISTING SIGNS:

1. NO SIGN
2. NO SIGN



ACE SIGNS

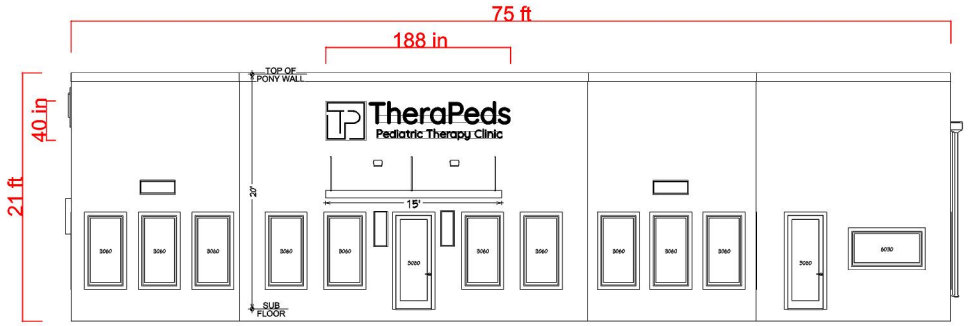
PROPERTY BRAND/EXTENSION:	PROPERTY LOCATION:	PROPERTY CODE:
TheraPeds	2208 N Reynolds Rd Bryant, AR 72022	TBD

DATE:	SALES REP:	PREPARED BY:
09/30/2025	Jason McDonald	Victoria Phan

INITIALS: _____

1 CHANNEL LETTERS

PROPOSED



FRONT ELEVATION
RENDERINGS NOT TO SCALE

TheraPeds
Pediatric Therapy Clinic

H40" Logo cabinet
H24" x 12' THERAPEDS Channel letter set on raceway
H12" x W10'-7" PEDIATRIC THERAPY CENTER Channel letter set on raceway
Overall Dimension: H40" x W15'-8"
Dual color day/night vinyl on letters

PANTONE WHITE
PANTONE BLACK

ACE SIGNS

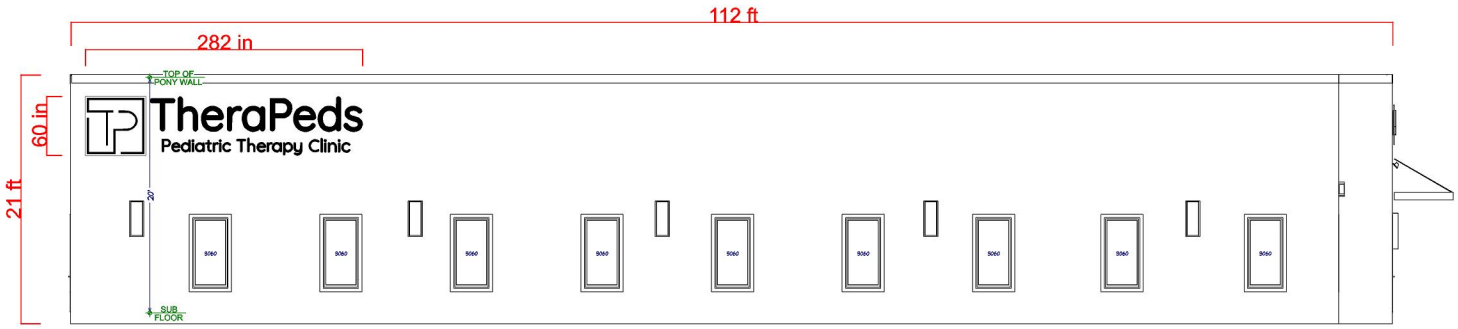
PROPERTY BRAND/EXTENSION:	PROPERTY LOCATION:	PROPERTY CODE:
TheraPeds	2208 N Reynolds Rd Bryant, AR 72022	TBD

DATE:	SALES REP:	PREPARED BY:
09/30/2025	Jason McDonald	Victoria Phan

INITIALS: _____

2 CHANNEL LETTERS

PROPOSED



LEFT ELEVATION
RENDERINGS NOT TO SCALE

TheraPeds
Pediatric Therapy Clinic

H5' Logo cabinet
H36" x 18' THERAPEDS Channel letter set
H18" x W16' PEDIATRIC THERAPY CENTER Channel letter set
Overall Dimension: H5' x W23'-6"
Dual color day/night vinyl on letters

○ PANTONE WHITE
● PANTONE BLACK

ACE SIGNS

PROPERTY BRAND/EXTENSION:	PROPERTY LOCATION:	PROPERTY CODE:
TheraPeds	2208 N Reynolds Rd Bryant, AR 72022	TBD
DATE: 09/30/2025	**SALES REP:** Jason McDonald	**PREPARED BY:** Victoria Phan

INITIALS: _____