



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-2b.pdf](#)
- [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.

10/20/2025

PREPARED FOR:

JON MARTIN



PRE-CONSTRUCTION COPY -

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

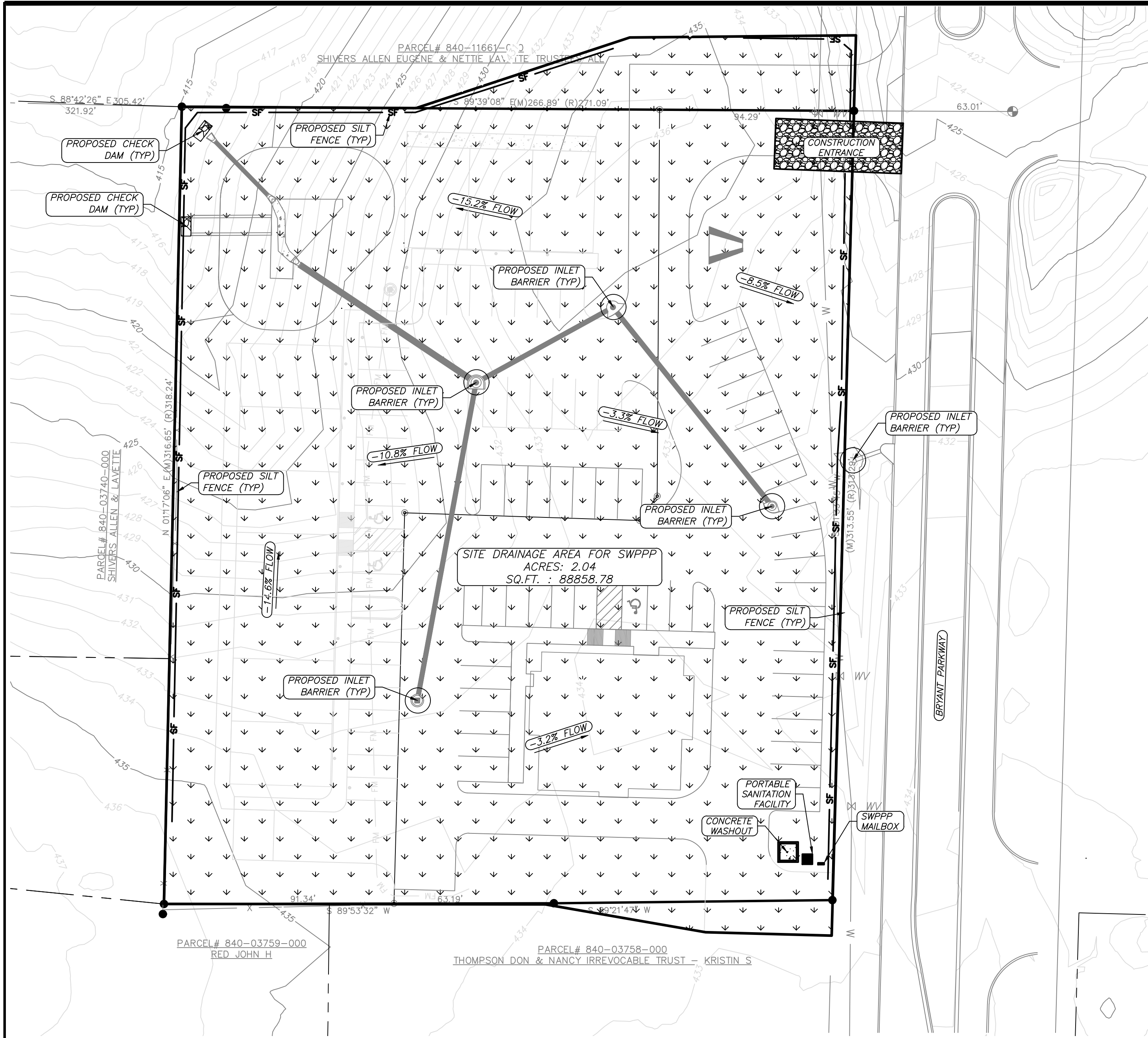
INDEX OF SHEETS

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SITE PLAN	4
SITE DIMENSION PLAN	5
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UTILITY PLANS	8-9
DETAILS	10-12
LANDSCAPE PLAN	13
PHASE PLAN	14

Prepared By:



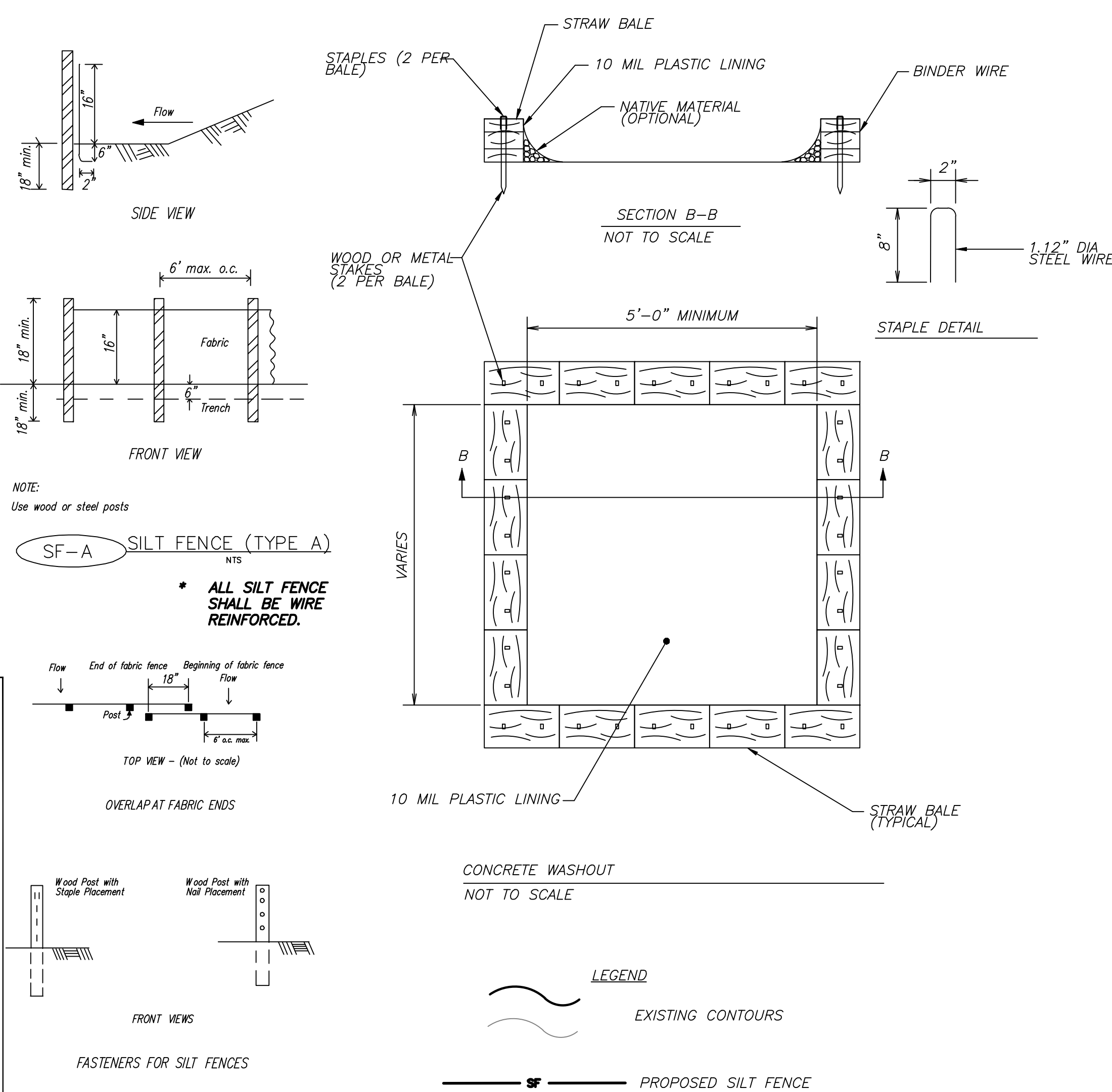
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225



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" (BMPs) 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.

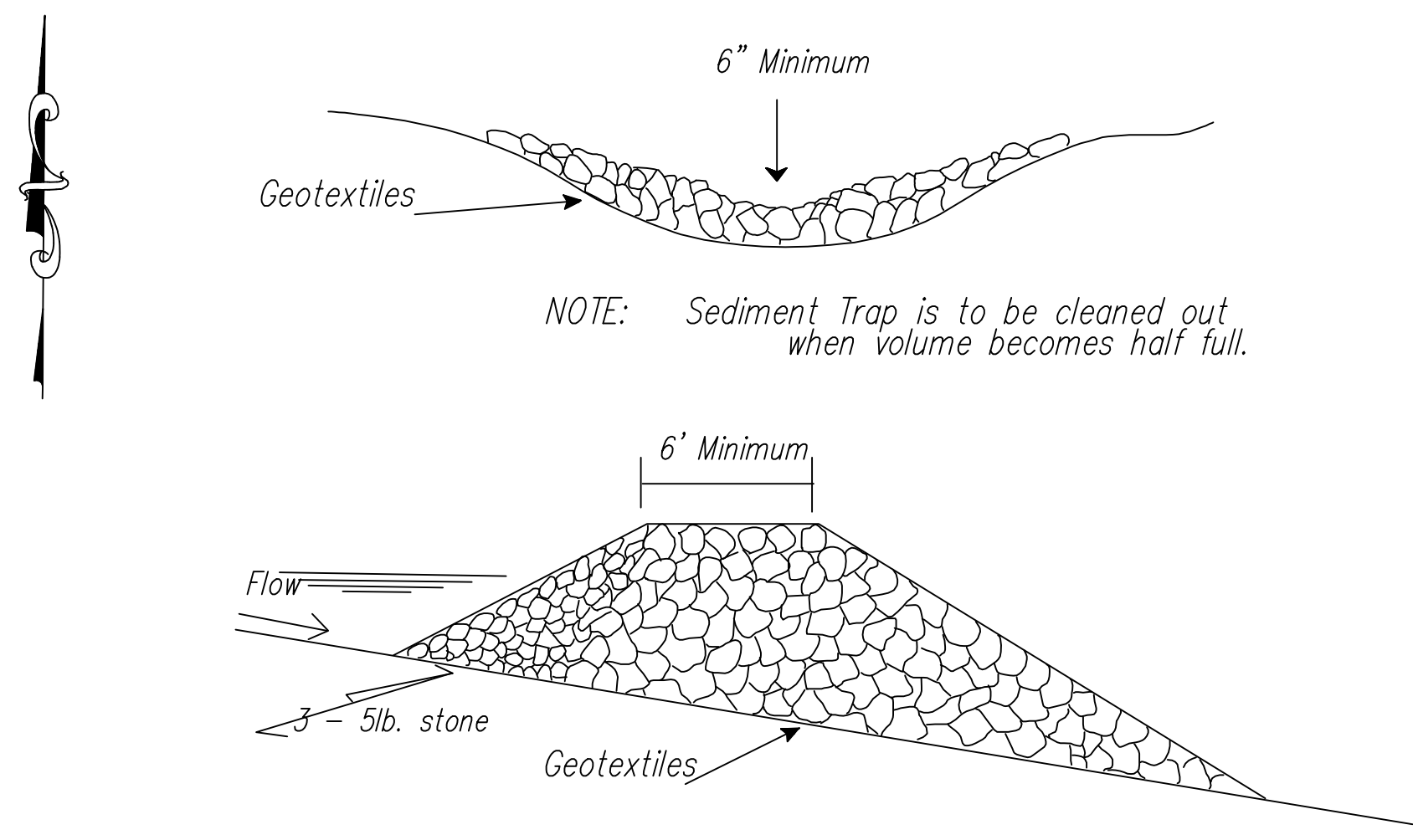
Legend	
---	Property Boundary
---	Surveyed lines
---	Road Right of Way
T	Telephone
FO	Fiber Optic Line
---	Road Center line
X	Wire / Chainlink Fence
S	Sanitary Sewer Main
SS	Sanitary Sewer Service
WS	Water Service Line
W	Water Main
UES	Underground Electric Service
UGE	Underground Electric Primary
OHE	Overhead Electric Primary
G	Gas Main
FM	Force Sewer line
SF	Silt Fence
⊙	Water Meter Box
⊙	Sanitary Sewer Manhole
⊙	Storm Drainage Manhole
⊠	Telephone Pedestal
⬮	Guy Wire
○	Computed Corner
●	Found Monument (Labeled)
⊕	Utility Pole
⊗	Gas Meter
⊙	Sewer Service Cleanout



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 MINIMUM
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.

GENERAL EROSION CONTROL NOTES

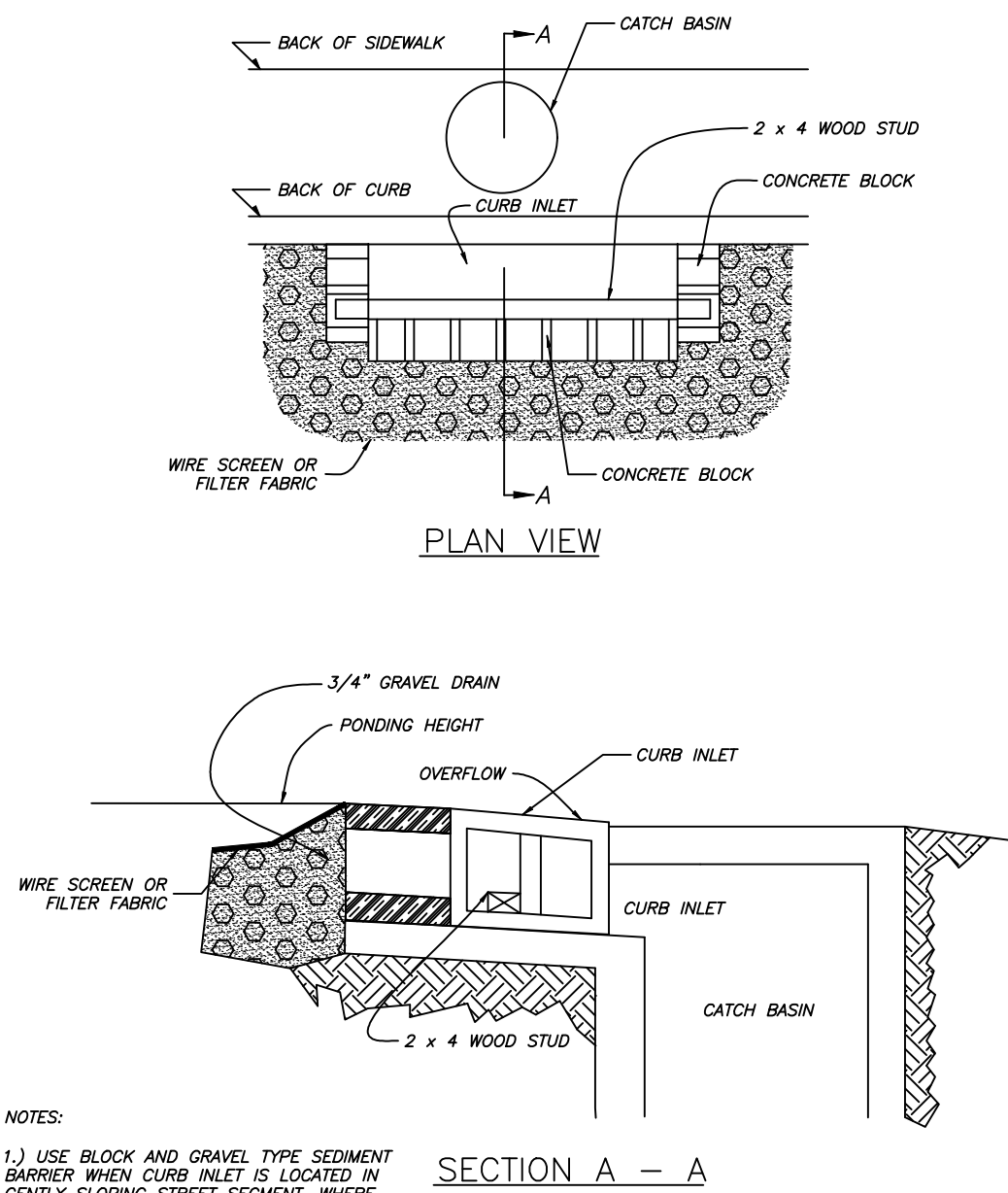
1. THE LOCATION OF KNOWN SURFACE & SUBSURFACE STRUCTURES, PIPE, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING THEMSELVES AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY 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

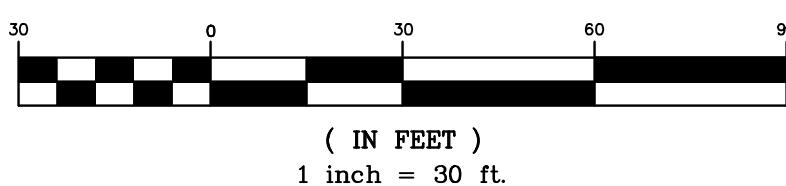
ROCK DAM

NOT TO SCALE



- 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.

GRAPHIC SCALE



CONSTRUCTION EXIT

NOT TO SCALE

RICHARDSON
ENGINEERING

Planning • Engineering • Development Consulting

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

SEAL

Professional Engineer
Richardson
Engineering
No. 2519
Arkansas

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

Prepared For:
JON MARTIN

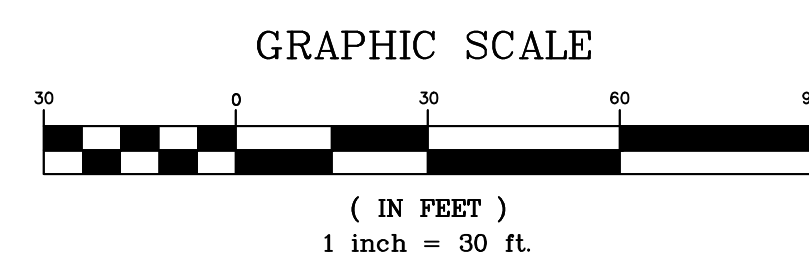
Revisions

PROJECT #: 025-029

Scale: 1" = 30'

Date: 10/20/2025

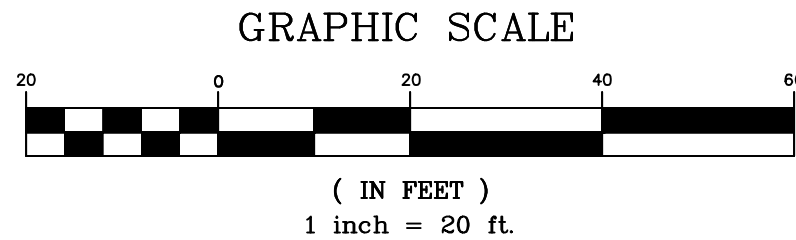
Sheet: 2 of 14



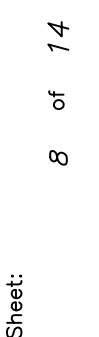
811
Know what's **below.**
Call before you dig.

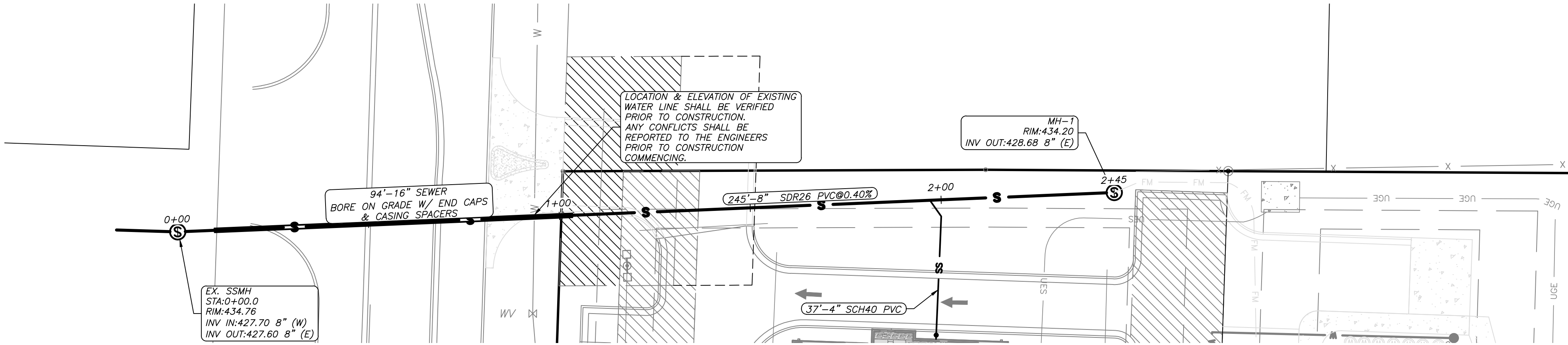
 Water Meter Box	 Computed Corner
 Sanitary Sewer Manhole	 Found Monument (Labeled)
 Storm Drainage Manhole	 Utility Pole
 Telephone Pedestal	 Gas Meter
 Guy Wire	 Sewer Service Cleanout

	Property Boundary
---	Surveyed lines
_____ RW _____	Road Right of Way
_____ T _____	Telephone
_____ FO _____ FO _____ FO _____	Fiber Optic Line
_____ G _____	Gas Line
_____ X _____	Wire / Chainlink Fence
_____ S _____	Sanitary Sewer
_____ W _____	Water Line
_____ OHE _____	Overhead Electric
_____ UGE _____ UGE _____	Underground Powerline
⊙ Water Meter Box	 PROPOSED CONCRETE
⊙ Sanitary Sewer Manhole	 PROPOSED HEAVY DUTY ASPHALT, TYPE B
⊙ Storm Drainage Manhole	 PROPOSED LIGHT DUTY ASPHALT, TYPE A
⊙ Telephone Pedestal	
● Guy Wire	
○ Computed Corner	 Gas Meter
● Found Monument (Labeled)	* APPROVED ADA SIDEWALK RAMP. REFER TO NOTES.
⊙ Utility Pole	



⊙	Water Meter Box	○ 422.00 TC	TOP OF CURB ELEVATION
⊙	Sanitary Sewer Manhole	○ 422.00 GU	CURB GUTTER ELEVATION
⊙	Storm Drainage Manhole	○ 422.00 TP	TOP OF PAVEMENT ELEVATION
7	Telephone Pedestal	○ 422.00 SW	TOP OF SIDEWALK
●	Guy Wire	○ 422.00 TW	TOP OF WALL
○	Computed Corner	○ 422.00 BW	BOTTOM OF WALL
●	Found Monument (Labeled)		PROPOSED CONTOUR
○	Utility Pole		EXISTING CONTOUR





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

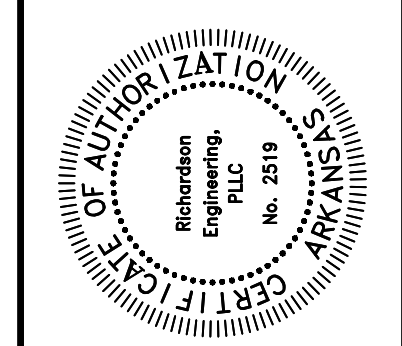
NATURAL GAS:
SUMMIT
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS
888-498-0409

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



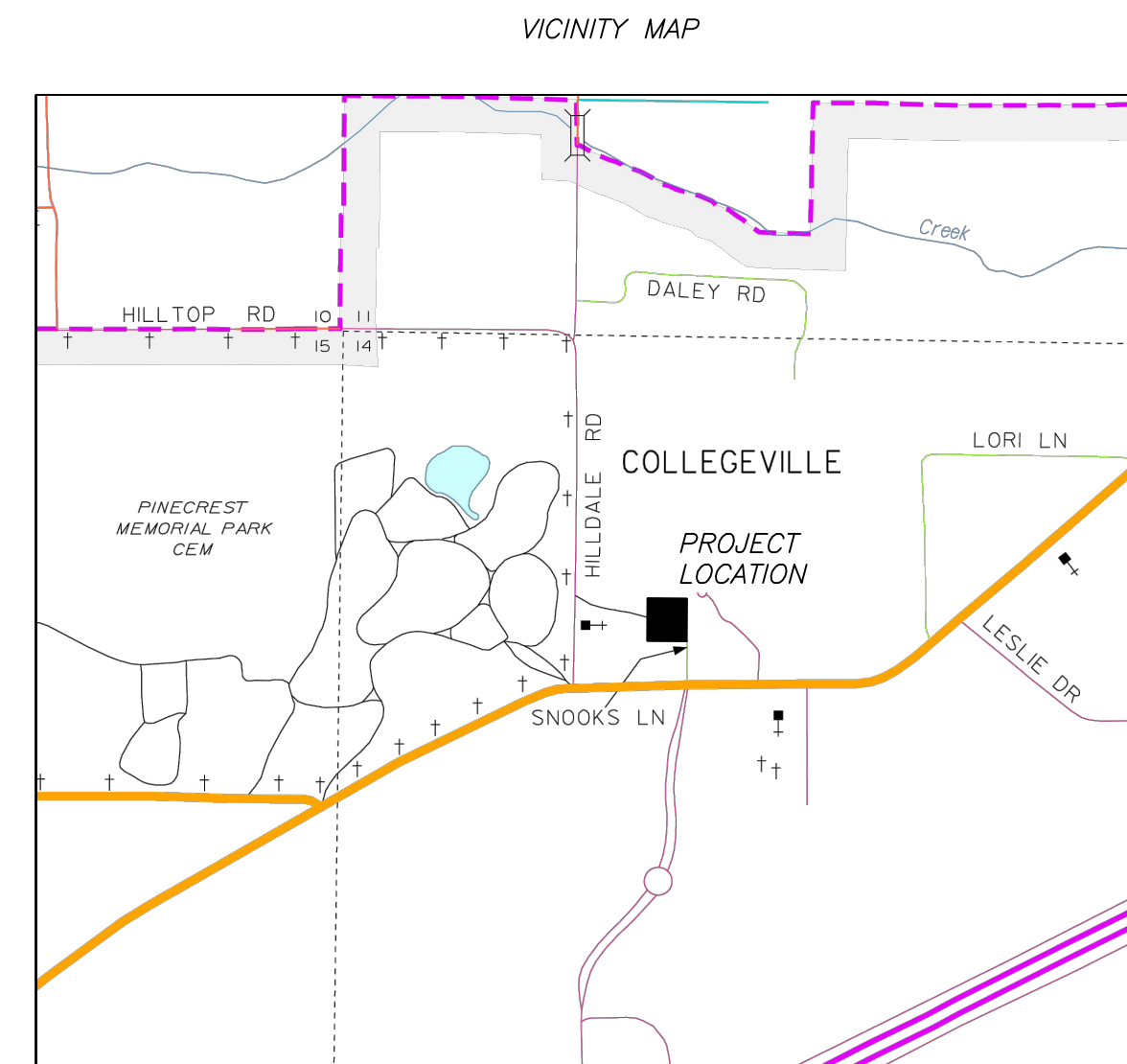
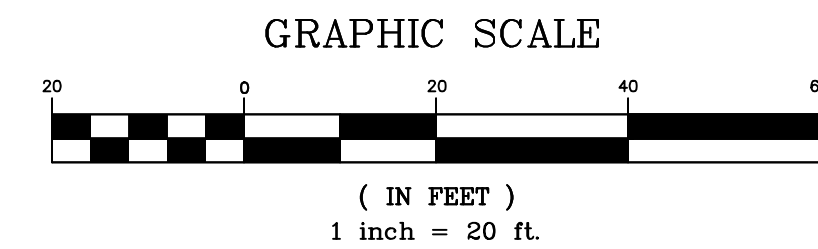
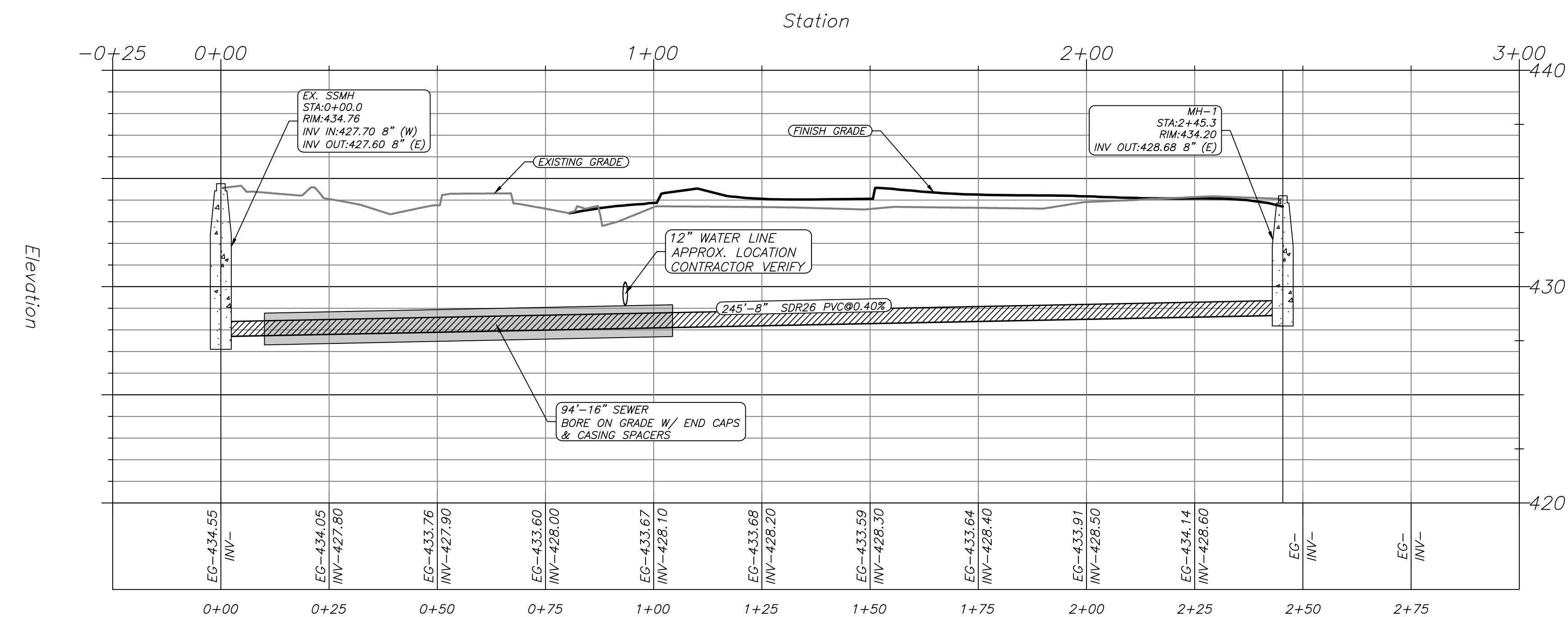
SEWER MAIN PLAN/PROFILE
SHOPPES AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

Prepared For:
JON MARTIN

Date	
Revisions	
No.	

PROJECT #: 025-029	DATE: 10/20/2025	9 of 14
SHEET: 1" = 20'		

SEWER MAIN 1 PROFILE



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

Use Edge here

4" 2"

2"Radius

1/2"

2"Radius

UPRIGHT CLASS 3

12"

6" 18"

6"

1.5" for normal crown section, dimension may vary from 1" to 1.5"

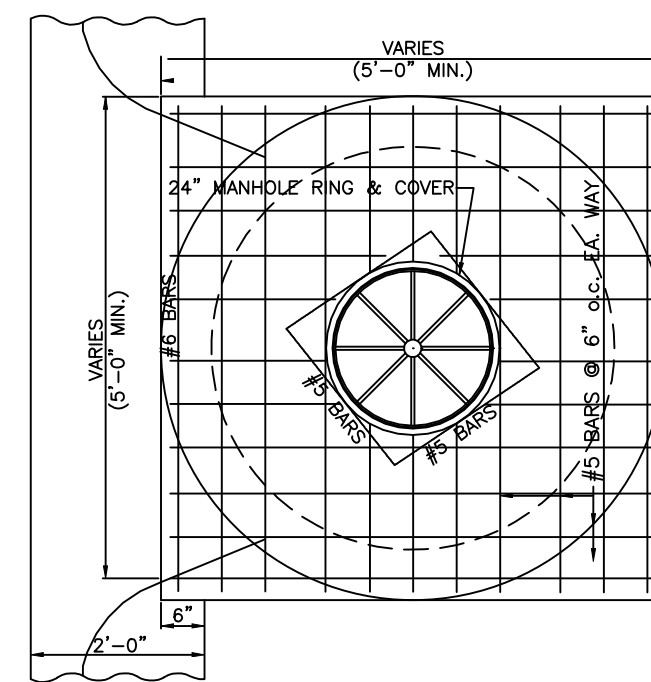


Diagram illustrating the cross-section of a trench. The total width at the top is 8'. The width at the bottom is 6'. The depth is 12". The bottom width is 6". The bottom is labeled "EL. = 424.00". The right side is labeled "EL. = 425.00". The bottom is labeled "6X6-10-10 WELDED WIRE MESH". The bottom is labeled "COMPACTED SUBGRADE".

Diagram illustrating the cross-section of a street base structure. The structure consists of a top layer labeled "HMAC OR CONCRETE" and a middle layer labeled "STREET BASE (CLASS 7)". Below the street base, there is a layer of "COMPACTED CLASS 7 BASE MATERIAL 95 % OF MODIFIED PROCTOR". Four "PVC DUCTS (4\"

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 MUTUAL AND CITY OF BRYANT REQUIREMENTS.
- 3.) PAYMENT 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 SUCH 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.) SIDEWALKS TO MEET ADA REQUIREMENTS.
- 9.) * - INDICATES ADA APPROVED HANDICAP RAMP.
- 10.) DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT STORMWATER REQUIREMENTS.
- 11.) THE APPROPRIATE 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 LOCATION OF ALL SUBSURFACE UTILITIES. UTILITIES SHOWN AND NOT SHOWN, ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE UTILITY OR OWNER OF THE STRUCTURE. THE CITY OF BRYANT SHALL NOT BE RESPONSIBLE FOR THE RELOCATION OF THE CONTRACTOR.

For Reinforcement see PW-1

Face of Adjacent curb.

REFER TO CURB DIMENSION

EDGE OF PAVEMENT

REFER TO CURB

4" Dia

6"

Stool

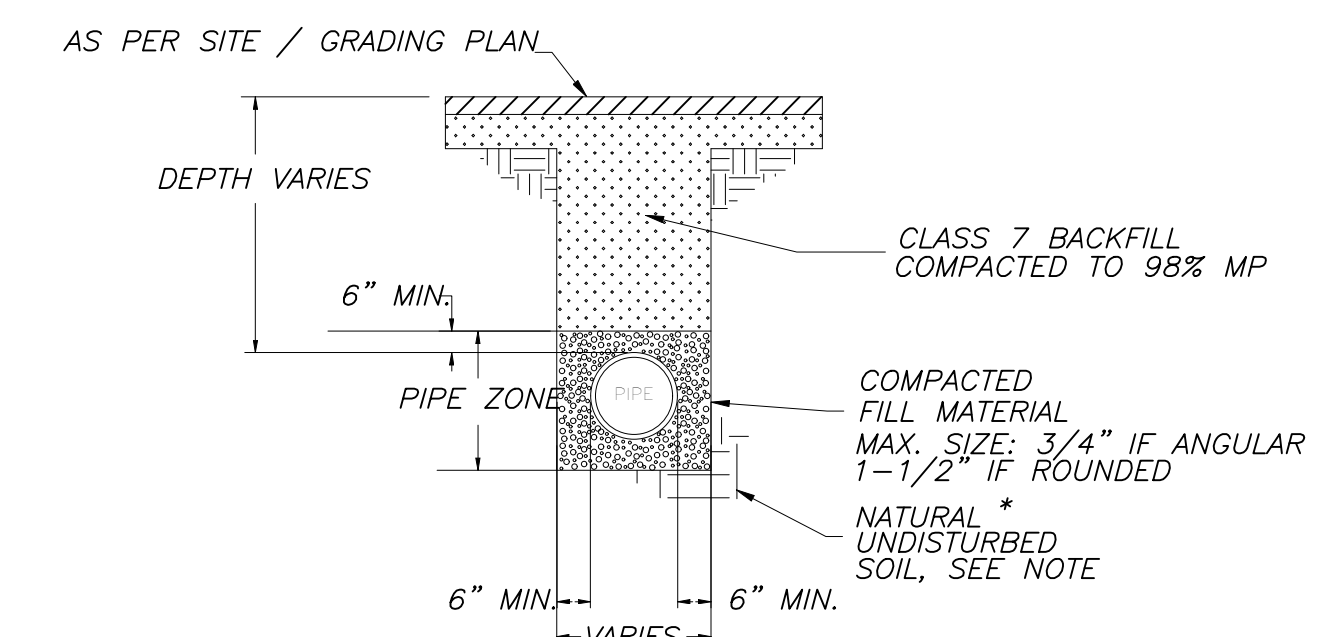
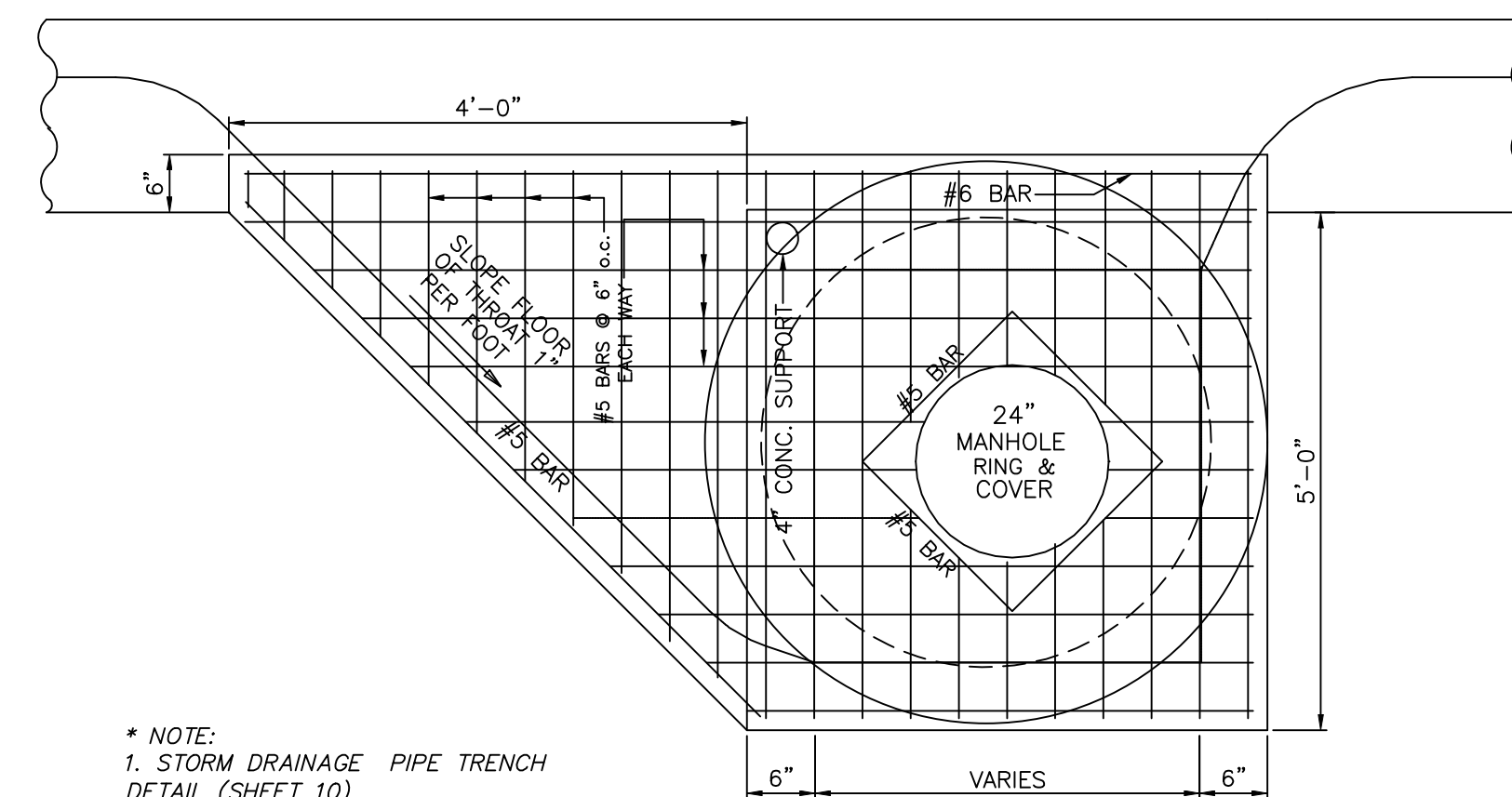
6" (min)

2" gutter depression

STOOLS AT CENTERLINE OF INLET. ADDITIONAL STOOLS EQUAL DISTANCE FROM CENTERLINE NOT TO EXCEED 4'.

SQUARE REINFORCED BOX REQUIRED

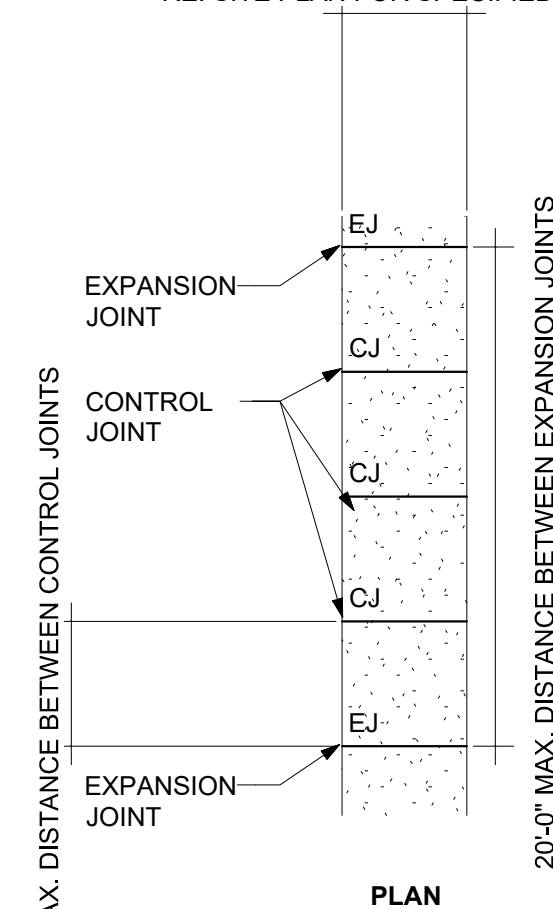
NOTE: This detail is not to be used for inlets in curb radius.
See PW-10 for detail of inlet top in curb radius.



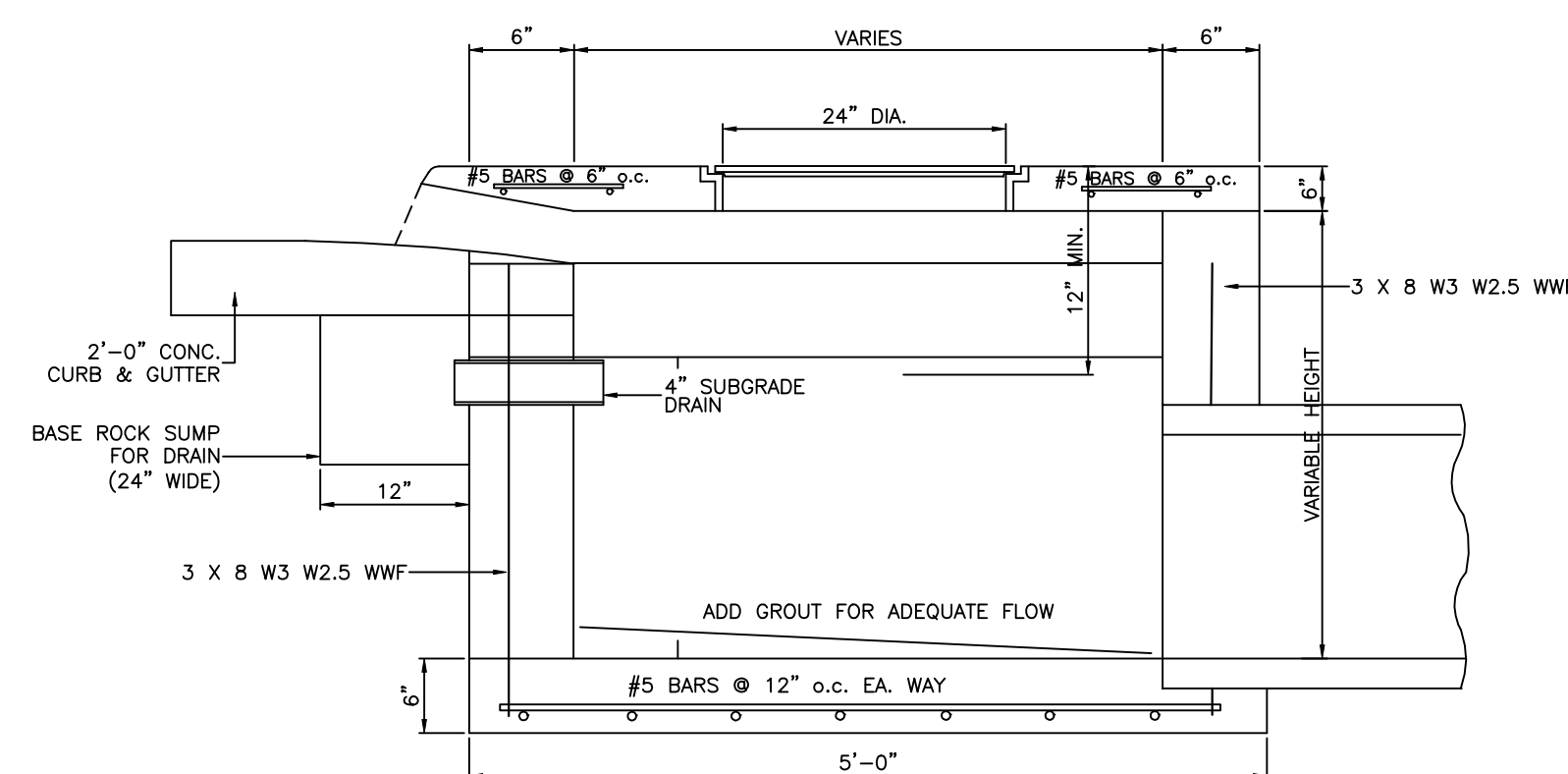
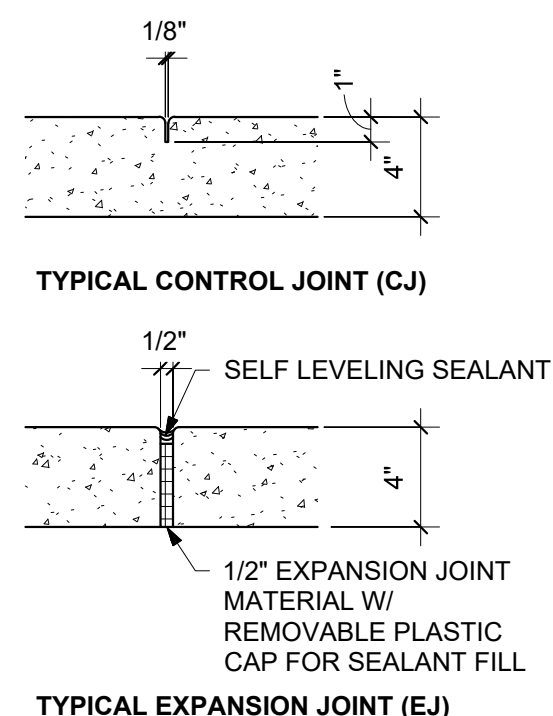
NOTE:
FOR UNSTABLE TRENCH BOTTOM
OR EXCAVATION IN ROCK, REFER TO
SPECIFICATIONS FOR APPROPRIATE
PIPE BEDDING.

NOT TO SCALE

RE: SITE PLAN FOR SPECIFIED WIDTH



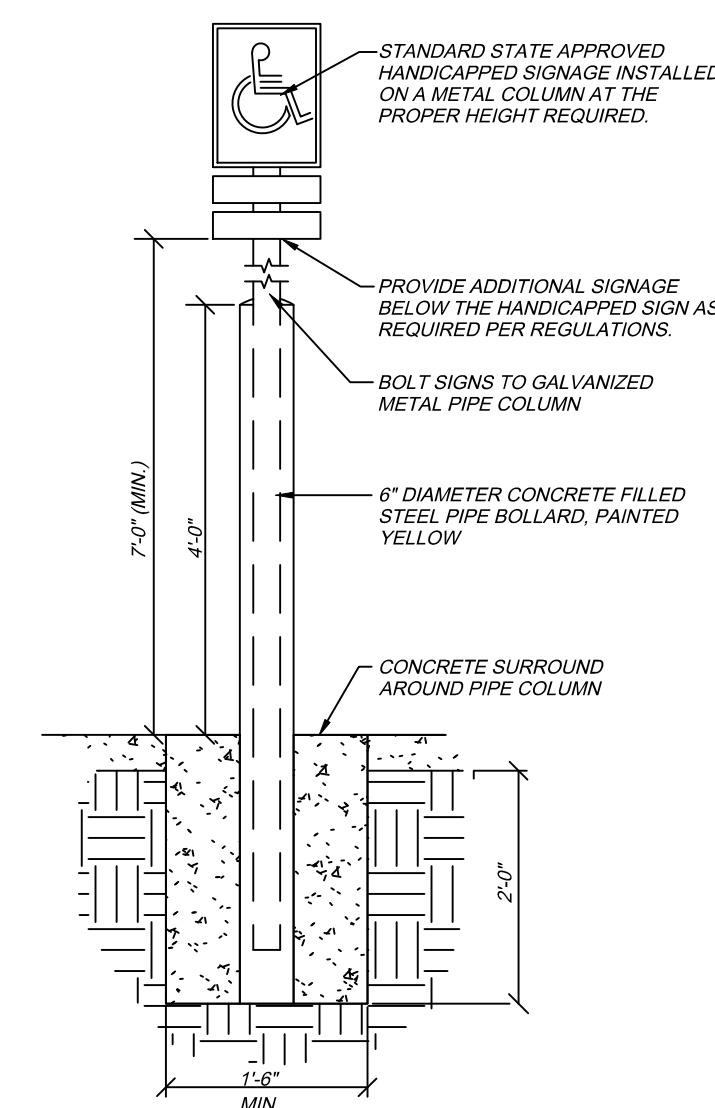
NOTE:
PROVIDE 1/2" EXPANSION JOINT
AND SEALANT AS NOTED AND
WHERE SIDEWALK ABUTS
STRUCTURES OR OTHER
SIDEWALKS.



NTS

* NOTES:

1. PORTLAND CEMENT CONCRETE 3000 PSI. MIN.
2. USE W1.4 X W1.4 (6" X 6") WWF SHEET REINFORCEMENT.
CUT $\frac{1}{2}$ THE WIRES AT CONTROL JOINTS.
3. CONCRETE TO CONTAIN 3-5% AIR ENTRAINMENT.
4. FINISH TO BE LIGHT BROOM FINISH.
5. DETECTABLE WARNING DEVICES TO BE INSTALLED AT
RAMPS PER ADA REQUIREMENTS.
6. MAX CROSS SLOPE 2%. MAX LONGITUDINAL SLOPE 1:12.
7. CONTROL JOINTS PER CONC. WALK CONTROL JOINT DETAIL.



4" TOPSOIL

TURF ALL DISTURBED AREAS BY SEEDING

DEPTH VARIES

EXISTING GROUND

6" MIN.

PIPE ZONE

PIPE

CAREFULLY COMPACTED BACKFILL

COMPACTED FILL MATERIAL
MAX. SIZE: 3/4" IF ANGULAR
1-1/2" IF ROUNDED

NATURAL *
UNDISTURBED SOIL, SEE NOTE

6" MIN.

VARIES

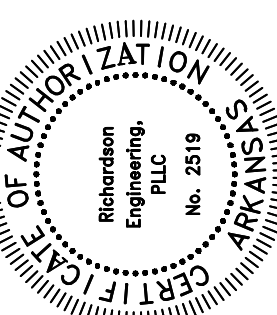
NOTE:

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

RICHARDSON
ENGINEERING
Planning • Engineering • Development Consulting

RE

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



SHOPS AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

JON MARTIN

[illegible]

Scale:	Date: 10/20/2025
--------	------------------

07/07/2019

10 of 14

MANHOLE INFORMATION TABLE



S4



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.

S3



S10



S11

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 SOH 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. ADDITIONAL INFORMATION REGARDING THE PROJECT SHALL BE OBTAINED FROM THE CLIENT'S DESIGN REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 5) BACKFILL FOR ALL DISTURBED (EXCAVATED) AREAS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYANT STANDARD SPECS.
- 6) A 2'-WAY CLEANOUT WITH BACKFLOW PREVENTER SHALL BE INSTALLED WITHIN 5 FEET OF THE BUILDING. DIRECTIONAL CLEANOUT MUST SWEEP AWAY FROM THE VALVE TO PREVENT DAMAGE TO THE BACKFLOW PREVENTER.



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)

S1

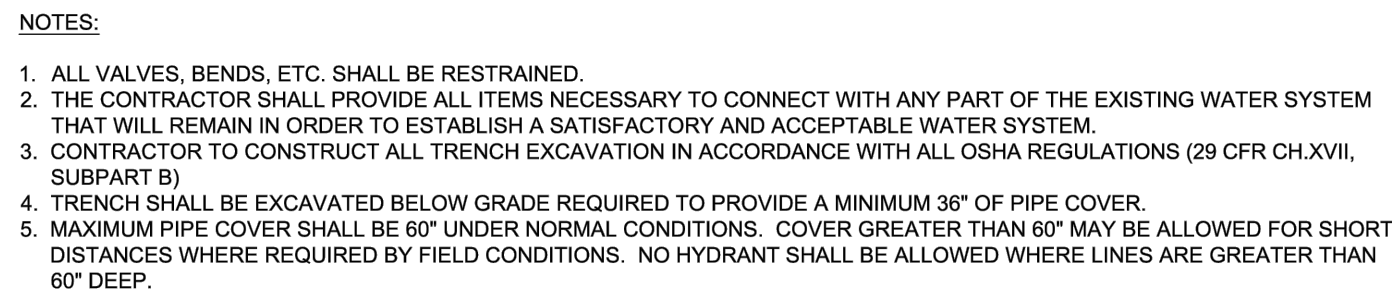
SEWER TRENCH

(UNDER CONCRETE)

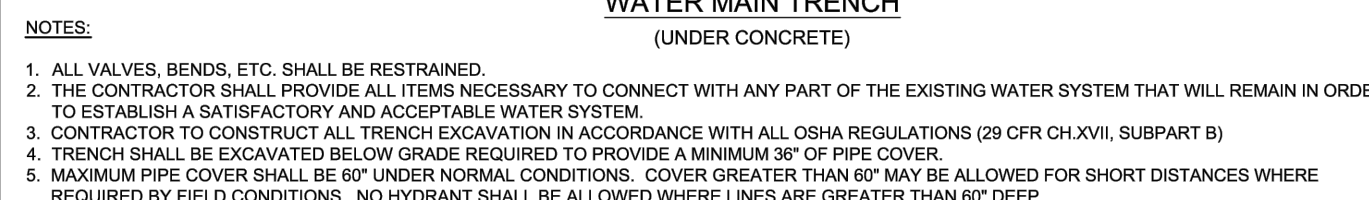
NOTES:

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.

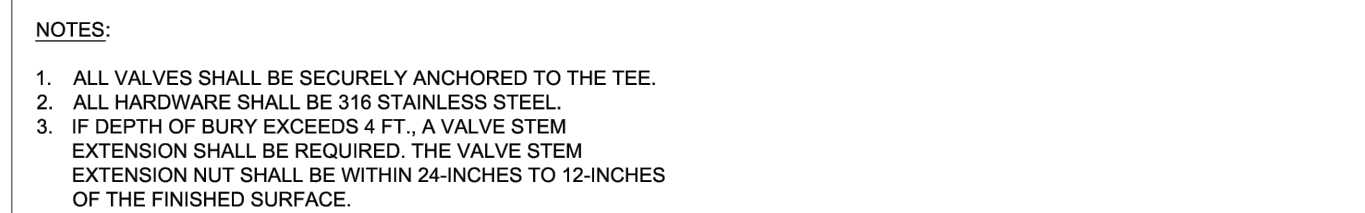
S2



CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0458	TITLE: WATER DETAILS			DATE: APRIL 2015	SHEET:
	DESCRIPTION: WATER MAIN TRENCH (NON-PAVED AREA)			REVISED	
	DRAWN BY:			00-00-00	
	CHECKED BY:			00-00-00	
	FILE: W1-Water Trench (Non-Paved Area).dwg			00-00-00	

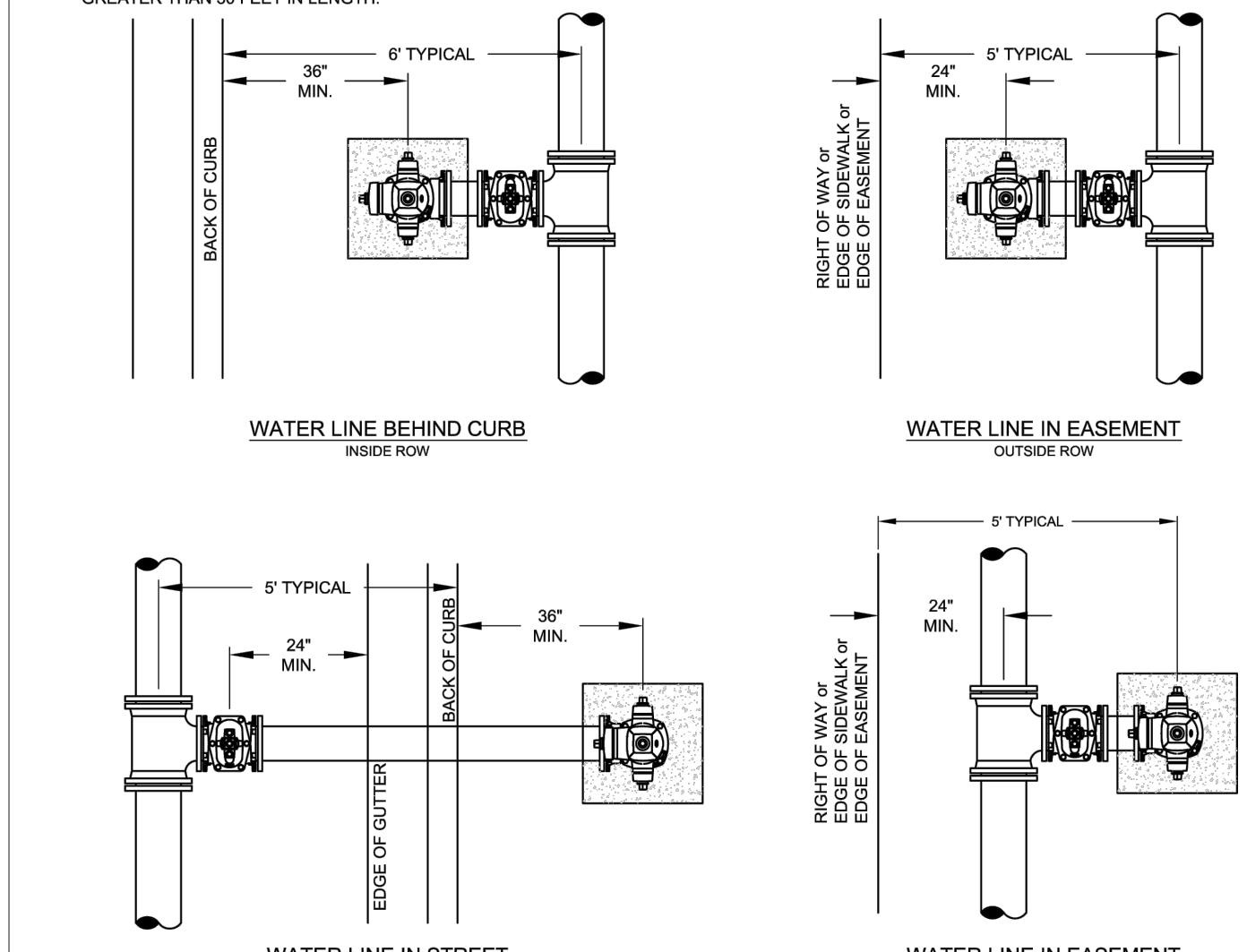


CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 783-3333	TITLE:	WATER DETAILS	DATE:	APRIL 2018	SHEET:	
	DESCRIPTION:	WATER MAIN TRENCH (UNDER PAVEMENT)		REVISED		

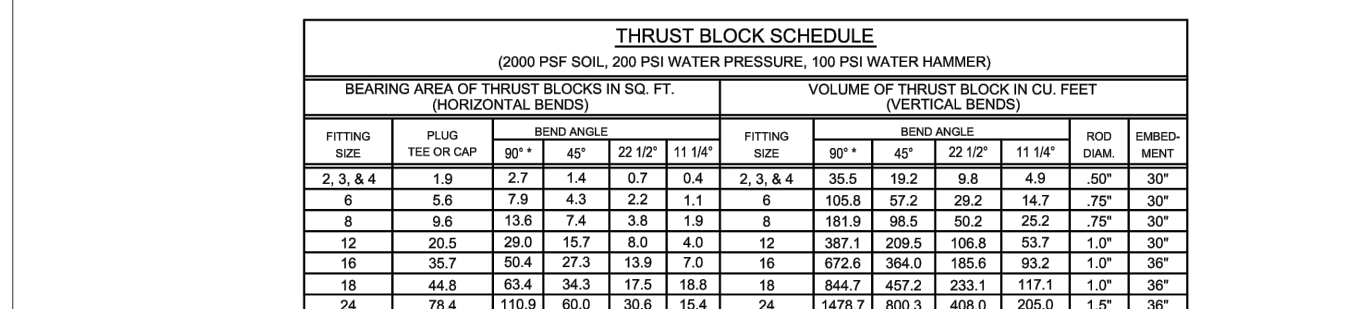
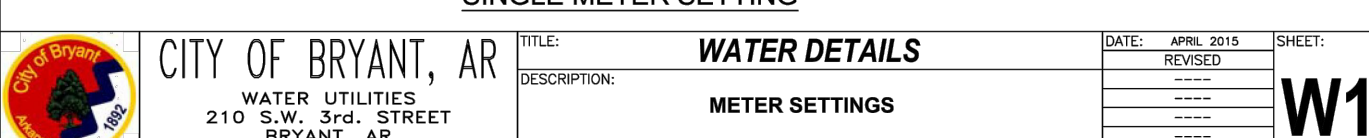


	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd, STREET BRYANT, AR PHONE: (501) 814-0408	TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
		DESCRIPTION:	GATE VALVE	REVISED	
		DRAWING BY: JCH707EN CHECKED BY: WJL FILE C: \\W-City - Utility.dwg			

- 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) EXPOSED SURFACES TO BE COATED TO PREVENT CORROSION FROM ALL WATERLINES (SEANS & 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 SEPARATION BETWEEN WATERLINES & SEWERLINES 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 ANNUAL SPECS FOR EXCAVATION AND BACKFILLING.
- 11) ON-SITE FIRE HYDRANTS SHALL BE PER CITY OF BRYANT SPECIFICATIONS.



	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR	TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
		DESCRIPTION:	FIRE HYDRANT PLACEMENT	REVISED	



	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR	TITLE: WATER DETAILS	DATE: APRIL 2015 REVISED	SHEET:
		DESCRIPTION: THRUST BLOCKING		

FACTORY APPLIED PAINT WHITE WITH REFLECTIVE GLASS BEADS

WORD "WATER" ON COVER

COIL MIN. 12" OF TRACER WIRE INSIDE TOP OF BOX

PROVIDE 18" DIA. CONC. COLLAR AROUND ALL VALVE BOXES

EJWV 8550 SERIES or TYLER UNION 6850 SERIES VALVE BOX

CONTINUOUS TRACER WIRE 12 GAUGE SOLID COATED COPPER (BLUE JACKET) 6" ABOVE PIPE

HDPE VALVE BOX ALIGNMENT DEVICE

THRUST BLOCK

WATER MAIN

MJ x SWIVEL TEE or MJ x MJ TEE w/ FOSTER ADAPTER

SUPPORT PIPE AND VALVE WITH MIN. 6" CRUSHED STONE

FIRE HYDRANT ASSEMBLY, WATEROUS PACER W667-250, MUELLER SUPER CENTURION 250, or M&M VALVE COMPANY - STYLE 129 STANDARD 48-INCH BURY

BREAKABLE FLANGE w/ INTERNAL BREAKABLE STEM COUPLING

18" MIN. 24" MAX.

NON-PAVED AREA CONCRETE COLLAR 2'x2'x1' REINFORCED w/ TWO LAYERS #5's

8 MIL. POLY WRAP

6 CUBIC FOOT #67 GRAVEL DRAIN BED

THRUST BLOCK

4" THICK CONCRETE LEVELING BLOCK

SWIVEL x SOLID ADAPTER w/ SWIVEL GLAND (13", 18", 24", 36" or 48" LENGTH)

BURY DEPTH 48-INCHES

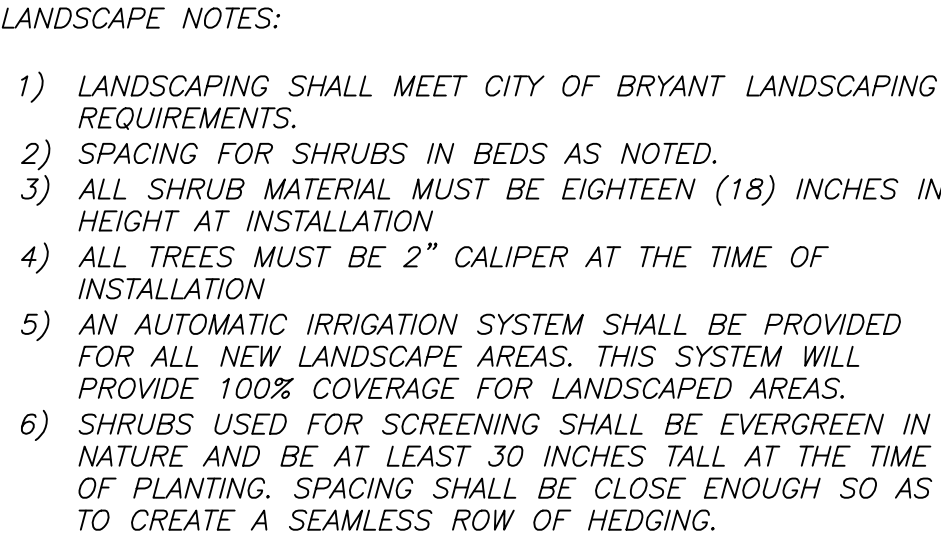
	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR	TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET: W8
		DESCRIPTION: FIRE HYDRANT AND VALVE CONNECTION	REVISED	

BLOCKING SCHEDULE					
PIPE SIZE		BENDS			ROD DIA.
		45°	22 1/2°	11 1/4°	
8"	VOLUME REQ'D (CU. FT.)	98.5	5.00	25.2	
	A (F.T.)	4.00	4.00	3.75	
	B (F.T.)	4.00	3.00	2.80	3/4 IN.
	C (F.T.)	5.00	4.00	3.00	
	MIN. CLAMP (2 EA.)	3/8 IN. x 2 IN.			
12"	VOLUME REQ'D (CU. FT.)	209.5	106.8	53.7	
	A (F.T.)	6.00	5.00	4.00	
	B (F.T.)	6.00	4.25	3.50	3/4 IN.
	C (F.T.)	6.00	5.00	4.00	
	MIN. CLAMP (2 EA.)	1/2 IN. x 2 IN.			
18"	VOLUME REQ'D (CU. FT.)	457.2	233.1	117.1	
	A (F.T.)	8.00	6.50	5.00	
	B (F.T.)	7.25	5.50	4.75	1 IN.
	C (F.T.)	8.00	6.50	5.00	
	MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			
24"	VOLUME REQ'D (CU. FT.)	800.3	408.0	205.0	
	A (F.T.)	9.50	7.50	6.00	
	B (F.T.)	9.00	7.25	5.75	1 1/4 IN.
	C (F.T.)	9.50	7.50	6.00	
	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.

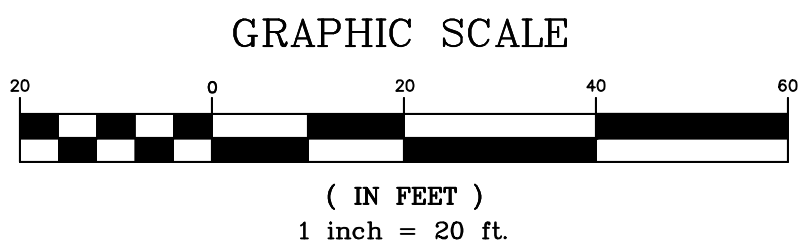
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	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET	TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:
		DESCRIPTION: VERTICAL TIE-DOWN BLOCKING	REVISED	W1



- 
- 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*



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:
ENERGY
SIMMONS TOWER
125 W. CAPITOL AVE.
LITTLE ROCK, AR 72201
(800) 368-3749

NATURAL GAS:
SUMMIT
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS
388-498-0409

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
JOHN MARTIN

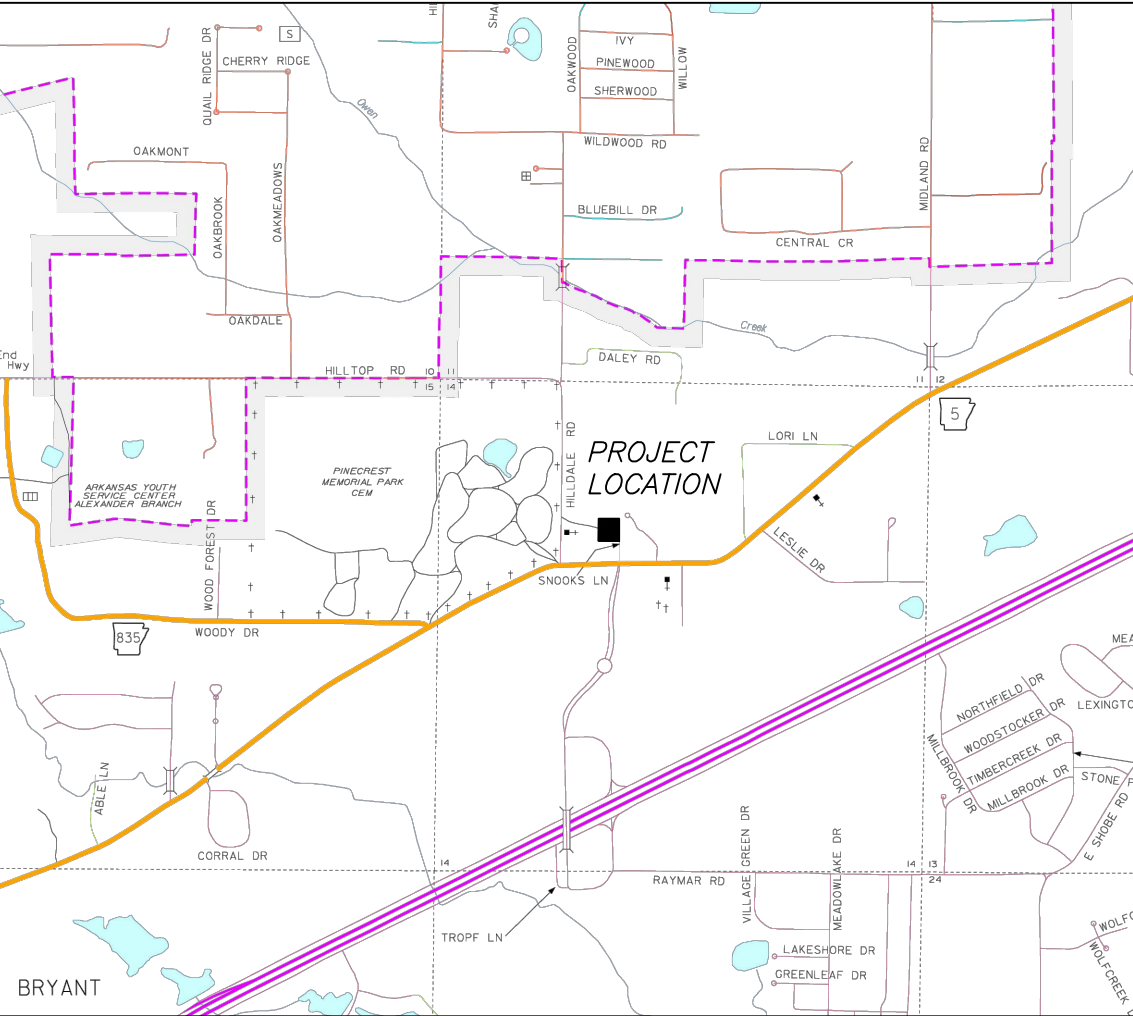
OWNER OF RECORD
PROSPER PROPERTIES LLC
512 W. COMMERCE ST, STE 2
BRYANT, AR 72022
SOURCE OF TITLE: 2020-020202

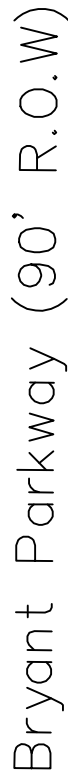
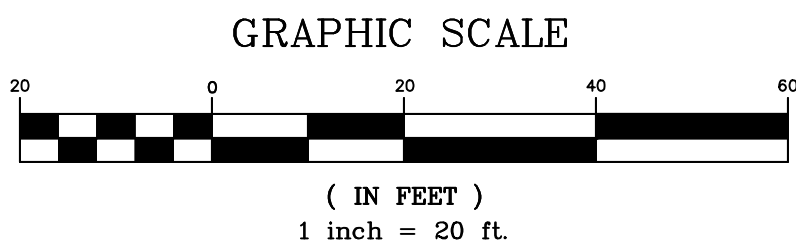
GENERAL NOTES:

- 1.) SURVEYING PROVIDED BY SPOINTNEUR SURVEYING LLC.
2.) PAYMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN
3.) BASED ON GEOTECHNICAL ANALYSIS. CONDITIONS
4.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
5.) CONSTRUCTION SITE SHALL ADHERE TO BRYANT STORMWATER REQUIREMENTS, AND
6.) SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
7.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
8.) SHALL ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION &
9.) TRENCH SAFETY.
10.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES,
11.) PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE
12.) EXACT LOCATION OF THE REMAINING UTILITIES SHALL BE THE EXACT LOCATION OF
13.) THE FOREMENTIONED 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. SPEC.
- (7) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL ENGINEER'S SPECS.
- (8) CONTRACTOR SHALL 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) A PORTION OF THIS PROPERTY (AS SHOWN) IS IN THE 100 YEAR FLOOD HAZARD AREA. REFERENCE CITY MAP 0512SC0240E 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 50' OF DOWNSTREAM.
- (14) THERE IS NO SURFACE EVIDENCE OF EXISTING OR ABANDONED WATER WELLS, SUNKS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.
- (15) PAYMENT SHALL BE CONSIDERED IN ACCORDANCE WITH AHD 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 ENGINEER'S SPECS.
- (16) ALL LIGHTING IS TO BE LOW LEVEL AND DIRECTIONAL, SHIELDED DOWNWARD AND INTO THE SITE. DESIGNED BY OTHER AS PER CITY OF BRYANT REQUIREMENTS.

VICINITY MAP

[illegible]

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**

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<i>100 Year Design Storm</i>	16
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Jon Martin
5501 Lombard Road
Alexander, AR 72002

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



3

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

(1/2)

PROJECT 025-029 DRAINAGE ANALYSIS

DATE 09/04/2025

PRE-DEVELOPMENT

DRAINAGE AREA : 1.92 AC

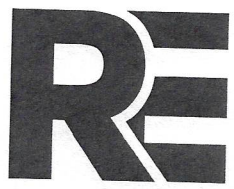
CLAY SOIL

50% - 2%-7% C = 0.50

50% - > 7% C = 0.62

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

$$= 0.56$$



(2/2)

PROJECT 025-029 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

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

BASIN "C"

AREA = 0.25 AC (11,088 SF)

PERVIOUS : 6,792 SF

C = 0.51

IMPERVIOUS : 4,296 SF

C = 0.95

$$C = \frac{(6792)(0.51) + (4296)(0.95)}{11088} = \underline{0.68}$$

NRCS Soil Report

Soil Map—Saline County, Arkansas



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.

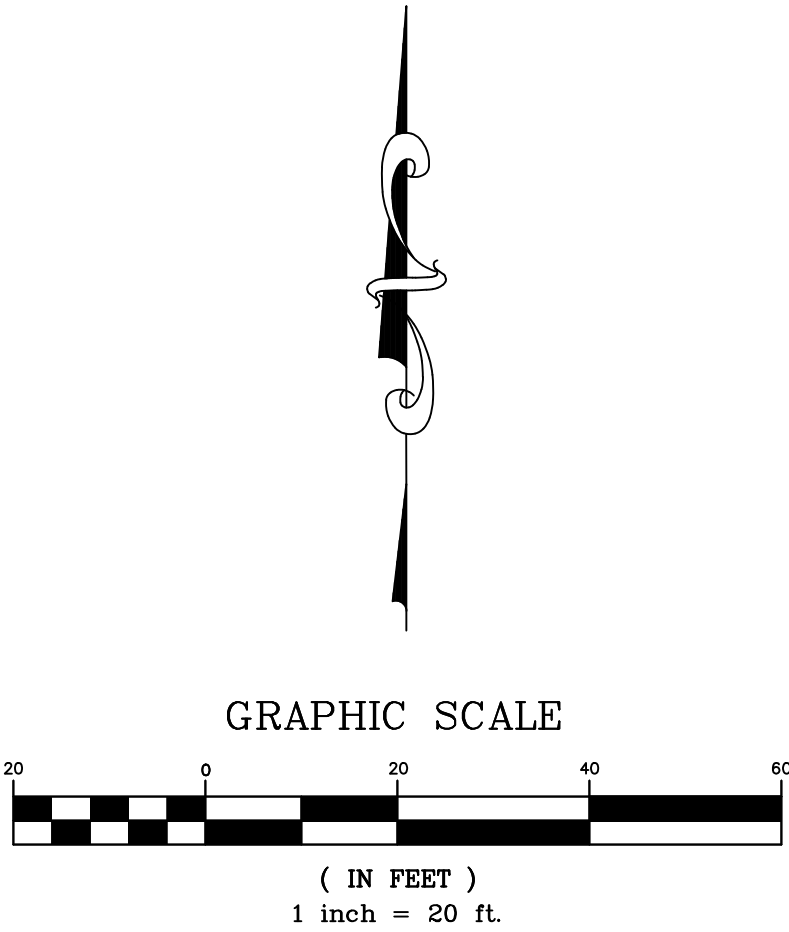
Date(s) aerial images were photographed: May 1, 2022—May 29, 2022

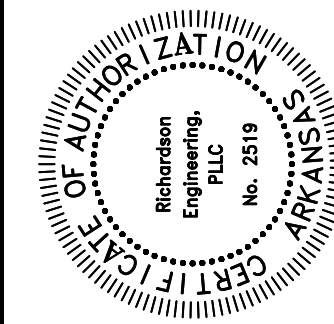
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

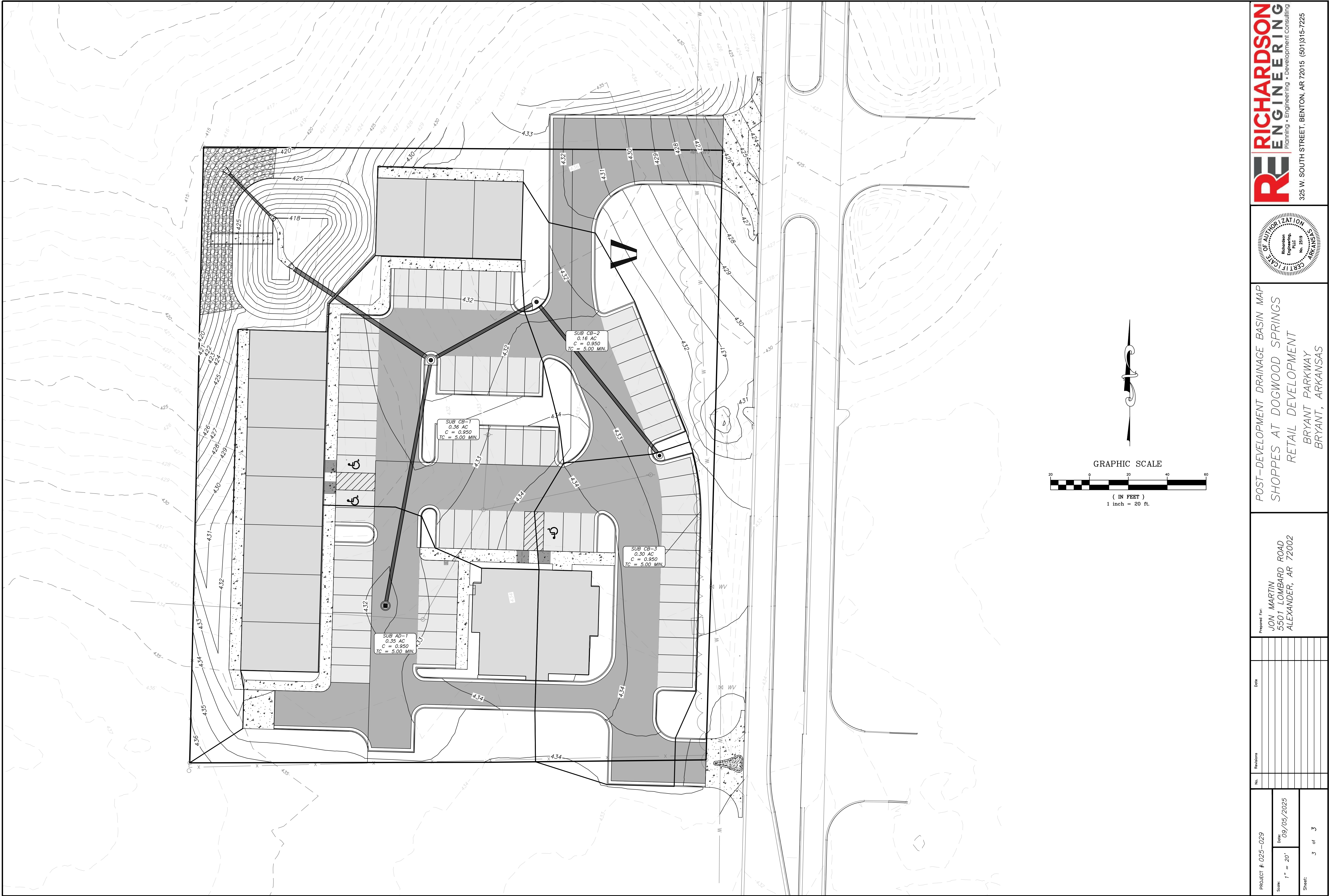
Map Unit Legend

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



PROJECT # 025-029		No.		Revisions		Date	
Scale: 1" = 20'		Date: 09/05/2025					
Sheet: 1 of 3							
PRE-DEVELOPMENT DRAINAGE BASIN MAP SHOPPES AT DOGWOOD SPRINGS RETAIL DEVELOPMENT BRYANT PARKWAY BRYANT, ARKANSAS				Prepared For: JON MARTIN 5501 LOMBARD ROAD ALEXANDER, AR 72002			
 RICHARDSON ENGINEERING Planning • Engineering • Development Consulting							
				325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225			



PROJECT # 025-029

Scale: 1" = 20'

Date: 09/05/2025

No. 3 of 3

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

RE

RICHARDSON

ENGINEERING

Planning • Engineering • Development Consulting

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

Richardson
Engineering
No. 2519

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
<i>Junctions</i>	0
<i>Outfalls</i>	1
<i>Flow Diversions</i>	0
<i>Inlets</i>	4
<i>Storage Nodes</i>	0
Links.....	5
<i>Channels</i>	0
<i>Pipes</i>	5
<i>Pumps</i>	0
<i>Orifices</i>	0
<i>Weirs</i>	0
<i>Outlets</i>	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period..... 2 year(s)

Subbasin Summary

SN	Subbasin ID	Area	Weighted Runoff Coefficient	Total Rainfall	Total Runoff	Total Runoff Volume	Peak Runoff	Time of Concentration
		(ac)		(in)	(in)	(ac-in)	(cfs)	(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	Ground/Rim (Max) Elevation	Initial Water Elevation	Surcharge Elevation	Ponded Area	Peak Inflow	Max HGL Elevation Attained	Max Surcharge Depth Attained
			(ft)	(ft)	(ft)	(ft)	(ft²)	(cfs)	(ft)	(ft)
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	Max (Rim) Elevation	Initial Water Elevation	Ponded Area	Peak Flow	Peak Flow Intercepted	Peak Flow Bypassing Inlet	Inlet Efficiency during Peak Flow	Allowable Spread	Max Gutter Spread during Peak Flow	Max Gutter Water Elev. during Peak Flow
				(ft)	(ft)	(ft)	(ft²)	(cfs)	(cfs)	(cfs)	(%)	(ft)	(ft)	(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	Inlet Invert Elevation	Inlet Invert Offset	Outlet Invert Elevation	Outlet Invert Offset	Total Drop	Average Slope	Pipe Shape	Pipe Diameter or Height	Pipe Width	Man Rough
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(%)		(in)	(in)	
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)	0.07	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 (ft²)	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	Peak Lateral Inflow	Peak Flow Intercepted by Inlet	Peak Flow Bypassing Inlet	Inlet Efficiency during Peak Flow	Max Gutter Spread during Peak Flow	Max Gutter Water Elev. during Peak Flow	Max Gutter Water Depth during Peak Flow	1 Max Occu
		(cfs)	(cfs)	(cfs)	(cfs)	(%)	(ft)	(ft)	(ft)	(days t
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
<i>Junctions</i>	0
<i>Outfalls</i>	1
<i>Flow Diversions</i>	0
<i>Inlets</i>	4
<i>Storage Nodes</i>	0
Links.....	5
<i>Channels</i>	0
<i>Pipes</i>	5
<i>Pumps</i>	0
<i>Orifices</i>	0
<i>Weirs</i>	0
<i>Outlets</i>	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period..... 10 year(s)

Subbasin Summary

SN	Subbasin ID	Area	Weighted Runoff Coefficient	Total Rainfall	Total Runoff	Total Runoff Volume	Peak Runoff	Time of Concentration
		(ac)		(in)	(in)	(ac-in)	(cfs)	(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	Ground/Rim (Max) Elevation	Initial Water Elevation	Surcharge Elevation	Ponded Area	Peak Inflow	Max HGL Elevation Attained	Max Surcharge Depth Attained
			(ft)	(ft)	(ft)	(ft)	(ft²)	(cfs)	(ft)	(ft)
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	Max (Rim) Elevation	Initial Water Elevation	Ponded Area	Peak Flow	Peak Flow Intercepted	Peak Flow Bypassing Inlet	Inlet Efficiency during Peak Flow	Allowable Spread	Max Gutter Spread during Peak Flow	Max Gutter Water Elev. during Peak Flow
				(ft)	(ft)	(ft)	(ft²)	(cfs)	(cfs)	(cfs)	(%)	(ft)	(ft)	(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	Inlet Invert Elevation	Inlet Invert Offset	Outlet Invert Elevation	Outlet Invert Offset	Total Drop	Average Slope	Pipe Shape	Pipe Diameter or Height	Pipe Width	Man Rough
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(%)		(in)	(in)	
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)	0.24	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 (ft²)	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	Peak Lateral Inflow	Peak Flow Intercepted by Inlet	Peak Flow Bypassing Inlet	Inlet Efficiency during Peak Flow	Max Gutter Spread during Peak Flow	Max Gutter Water Elev. during Peak Flow	Max Gutter Water Depth during Peak Flow	1 Max Occu
		(cfs)	(cfs)	(cfs)	(cfs)	(%)	(ft)	(ft)	(ft)	(days t
1	AD-4	2.70	2.70	N/A	N/A	N/A	10.40	432.21	0.41	(
2	CB-1	2.80	2.80	N/A	N/A	N/A	6.07	432.04	0.43	(
3	CB-2	1.46	1.22	N/A	N/A	N/A	3.92	432.62	0.37	(
4	CB-3	2.37	2.37	2.14	0.23	90.23	6.73	433.30	0.19	(

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
<i>Junctions</i>	0
<i>Outfalls</i>	1
<i>Flow Diversions</i>	0
<i>Inlets</i>	4
<i>Storage Nodes</i>	0
Links.....	5
<i>Channels</i>	0
<i>Pipes</i>	5
<i>Pumps</i>	0
<i>Orifices</i>	0
<i>Weirs</i>	0
<i>Outlets</i>	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period..... 25 year(s)

Subbasin Summary

SN	Subbasin ID	Area	Weighted Runoff Coefficient	Total Rainfall	Total Runoff	Total Runoff Volume	Peak Runoff	Time of Concentration
		(ac)		(in)	(in)	(ac-in)	(cfs)	(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	Ground/Rim (Max) Elevation	Initial Water Elevation	Surcharge Elevation	Ponded Area	Peak Inflow	Max HGL Elevation Attained	Max Surcharge Depth Attained
			(ft)	(ft)	(ft)	(ft)	(ft²)	(cfs)	(ft)	(ft)
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	Max (Rim) Elevation	Initial Water Elevation	Ponded Area	Peak Flow	Peak Flow Intercepted	Peak Flow Bypassing Inlet	Inlet Efficiency during Peak Flow	Allowable Spread	Max Gutter Spread during Peak Flow	Max Gutter Water Elev. during Peak Flow
				(ft)	(ft)	(ft)	(ft²)	(cfs)	(cfs)	(cfs)	(%)	(ft)	(ft)	(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	Inlet Invert Elevation	Inlet Invert Offset	Outlet Invert Elevation	Outlet Invert Offset	Total Drop	Average Slope	Pipe Shape	Pipe Diameter or Height	Pipe Width	Man Rough
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(%)		(in)	(in)	
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	Total Surcl
	(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 (ft²)	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	Peak Lateral Inflow	Peak Flow Intercepted by Inlet	Peak Flow Bypassing Inlet	Inlet Efficiency during Peak Flow	Max Gutter Spread during Peak Flow	Max Gutter Water Elev. during Peak Flow	Max Gutter Water Depth during Peak Flow	1 Max Occu
		(cfs)	(cfs)	(cfs)	(cfs)	(%)	(ft)	(ft)	(ft)	(days t
1	AD-4	3.10	3.10	N/A	N/A	N/A	11.31	432.24	0.44	(
2	CB-1	3.22	3.22	N/A	N/A	N/A	6.66	432.06	0.45	(
3	CB-2	1.77	1.40	N/A	N/A	N/A	4.47	432.64	0.38	(
4	CB-3	2.72	2.72	2.36	0.37	86.54	7.08	433.31	0.20	(

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
<i>Junctions</i>	0
<i>Outfalls</i>	1
<i>Flow Diversions</i>	0
<i>Inlets</i>	4
<i>Storage Nodes</i>	0
Links.....	5
<i>Channels</i>	0
<i>Pipes</i>	5
<i>Pumps</i>	0
<i>Orifices</i>	0
<i>Weirs</i>	0
<i>Outlets</i>	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period..... 50 year(s)

Subbasin Summary

SN	Subbasin ID	Area	Weighted Runoff Coefficient	Total Rainfall	Total Runoff	Total Runoff Volume	Peak Runoff	Time of Concentration
		(ac)		(in)	(in)	(ac-in)	(cfs)	(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	Ground/Rim (Max) Elevation	Initial Water Elevation	Surcharge Elevation	Ponded Area	Peak Inflow	Max HGL Elevation Attained	Max Surcharge Depth Attained
			(ft)	(ft)	(ft)	(ft)	(ft²)	(cfs)	(ft)	(ft)
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	Max (Rim) Elevation	Initial Water Elevation	Ponded Area	Peak Flow	Peak Flow Intercepted	Peak Flow Bypassing Inlet	Inlet Efficiency during Peak Flow	Allowable Spread	Max Gutter Spread during Peak Flow	Max Gutter Water Elev. during Peak Flow
				(ft)	(ft)	(ft)	(ft²)	(cfs)	(cfs)	(cfs)	(%)	(ft)	(ft)	(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	Inlet Invert Elevation	Inlet Invert Offset	Outlet Invert Elevation	Outlet Invert Offset	Total Drop	Average Slope	Pipe Shape	Pipe Diameter or Height	Pipe Width	Man Rough
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(%)		(in)	(in)	
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	Totl 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 (ft²)	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	Peak Lateral Inflow	Peak Flow Intercepted by Inlet	Peak Flow Bypassing Inlet	Inlet Efficiency during Peak Flow	Max Gutter Spread during Peak Flow	Max Gutter Water Elev. during Peak Flow	Max Gutter Water Depth during Peak Flow	1 Max Occu
		(cfs)	(cfs)	(cfs)	(cfs)	(%)	(ft)	(ft)	(ft)	(days t
1	AD-4	3.38	3.38	N/A	N/A	N/A	11.93	432.26	0.46	(
2	CB-1	3.51	3.51	N/A	N/A	N/A	7.06	432.07	0.46	(
3	CB-2	2.01	1.53	N/A	N/A	N/A	4.86	432.65	0.40	(
4	CB-3	2.98	2.98	2.50	0.47	84.09	7.31	433.31	0.20	(

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
<i>Junctions</i>	0
<i>Outfalls</i>	1
<i>Flow Diversions</i>	0
<i>Inlets</i>	4
<i>Storage Nodes</i>	0
Links.....	5
<i>Channels</i>	0
<i>Pipes</i>	5
<i>Pumps</i>	0
<i>Orifices</i>	0
<i>Weirs</i>	0
<i>Outlets</i>	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period..... 100 year(s)

Subbasin Summary

SN	Subbasin ID	Area	Weighted Runoff Coefficient	Total Rainfall	Total Runoff	Total Runoff Volume	Peak Runoff	Time of Concentration
		(ac)		(in)	(in)	(ac-in)	(cfs)	(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	Ground/Rim (Max) Elevation	Initial Water Elevation	Surcharge Elevation	Ponded Area	Peak Inflow	Max HGL Elevation Attained	Max Surcharge Depth Attained
			(ft)	(ft)	(ft)	(ft)	(ft²)	(cfs)	(ft)	(ft)
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	Max (Rim) Elevation	Initial Water Elevation	Ponded Area	Peak Flow	Peak Flow Intercepted	Peak Flow Bypassing Inlet	Inlet Efficiency during Peak Flow	Allowable Spread	Max Gutter Spread during Peak Flow	Max Gutter Water Elev. during Peak Flow
				(ft)	(ft)	(ft)	(ft²)	(cfs)	(cfs)	(cfs)	(%)	(ft)	(ft)	(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	Inlet Invert Elevation	Inlet Invert Offset	Outlet Invert Elevation	Outlet Invert Offset	Total Drop	Average Slope	Pipe Shape	Pipe Diameter or Height	Pipe Width	Man Rough
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(%)		(in)	(in)	
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	Total Surcharge
	(cfs)	(days hh:mm)	(cfs)		(ft/sec)	(min)	(ft)		
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 (ft²)	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	Peak Lateral Inflow	Peak Flow Intercepted by Inlet	Peak Flow Bypassing Inlet	Inlet Efficiency during Peak Flow	Max Gutter Spread during Peak Flow	Max Gutter Water Elev. during Peak Flow	Max Gutter Water Depth during Peak Flow	1 Max Occu
		(cfs)	(cfs)	(cfs)	(cfs)	(%)	(ft)	(ft)	(ft)	(days t
1	AD-4	3.68	3.68	N/A	N/A	N/A	12.56	432.28	0.48	(
2	CB-1	3.82	3.82	N/A	N/A	N/A	7.47	432.08	0.47	(
3	CB-2	2.26	1.67	N/A	N/A	N/A	5.26	432.66	0.41	(
4	CB-3	3.24	3.24	2.64	0.59	81.70	7.54	433.32	0.21	(

Pre and Post Development Hydrographs (Hydrology Studio)

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Project Name: Bryant Pharmacy

Hydrology Studio v 3.0.0.27

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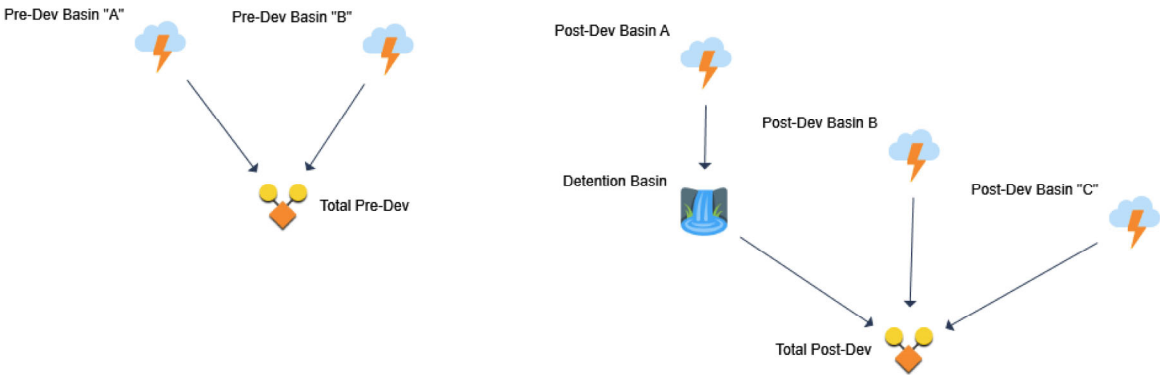
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Basin Model

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Hydrograph by Return Period

Project Name: Bryant Pharmacy

Hydrology Studio v 3.0.0.27

09-05-2025

[illegible]

Hydrograph 2-yr Summary

Project Name: Bryant Pharmacy

Hydrology Studio v 3.0.0.27

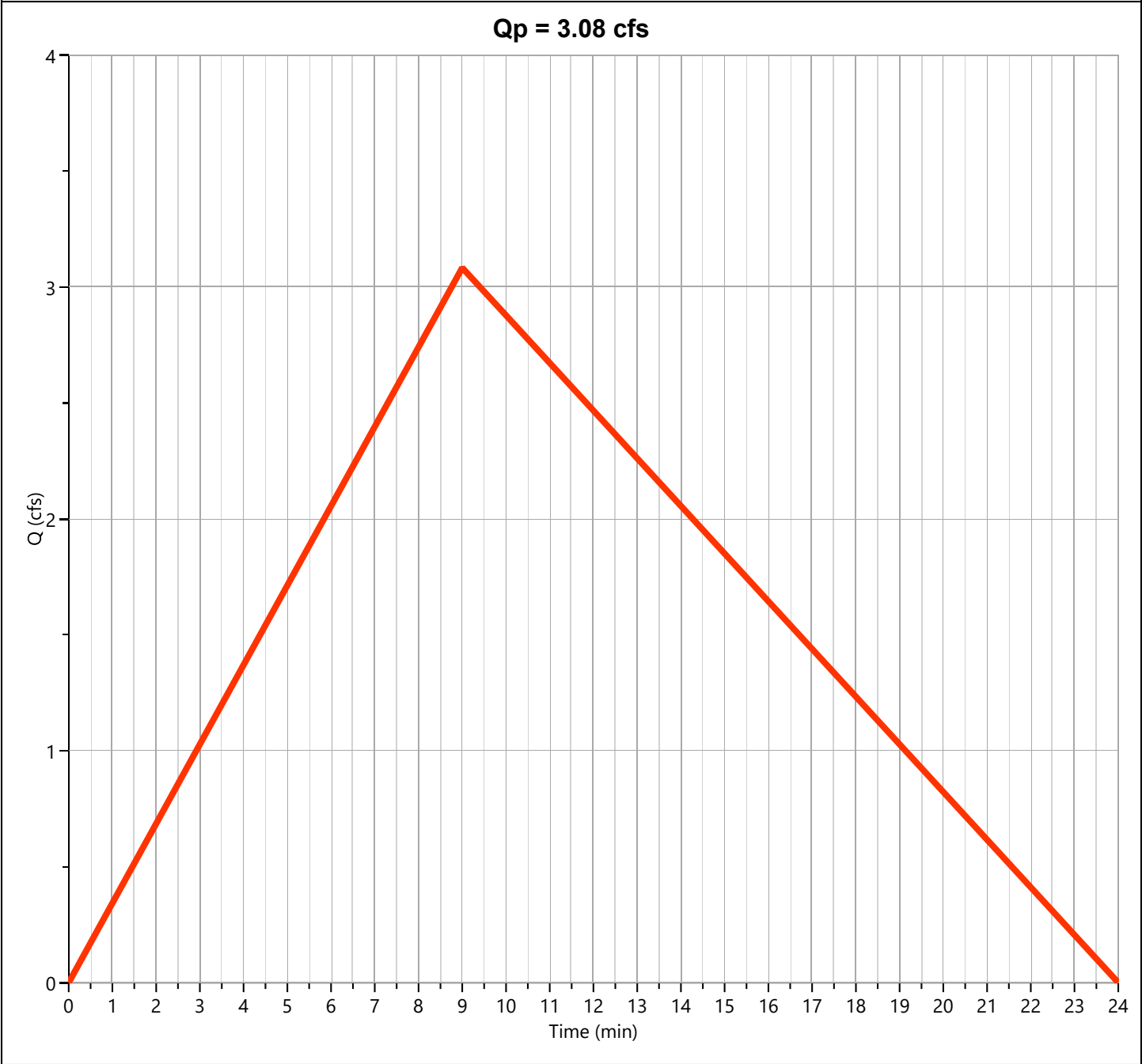
09-05-2025

[illegible]

Pre-Dev Basin "A"

Hyd. No. 1

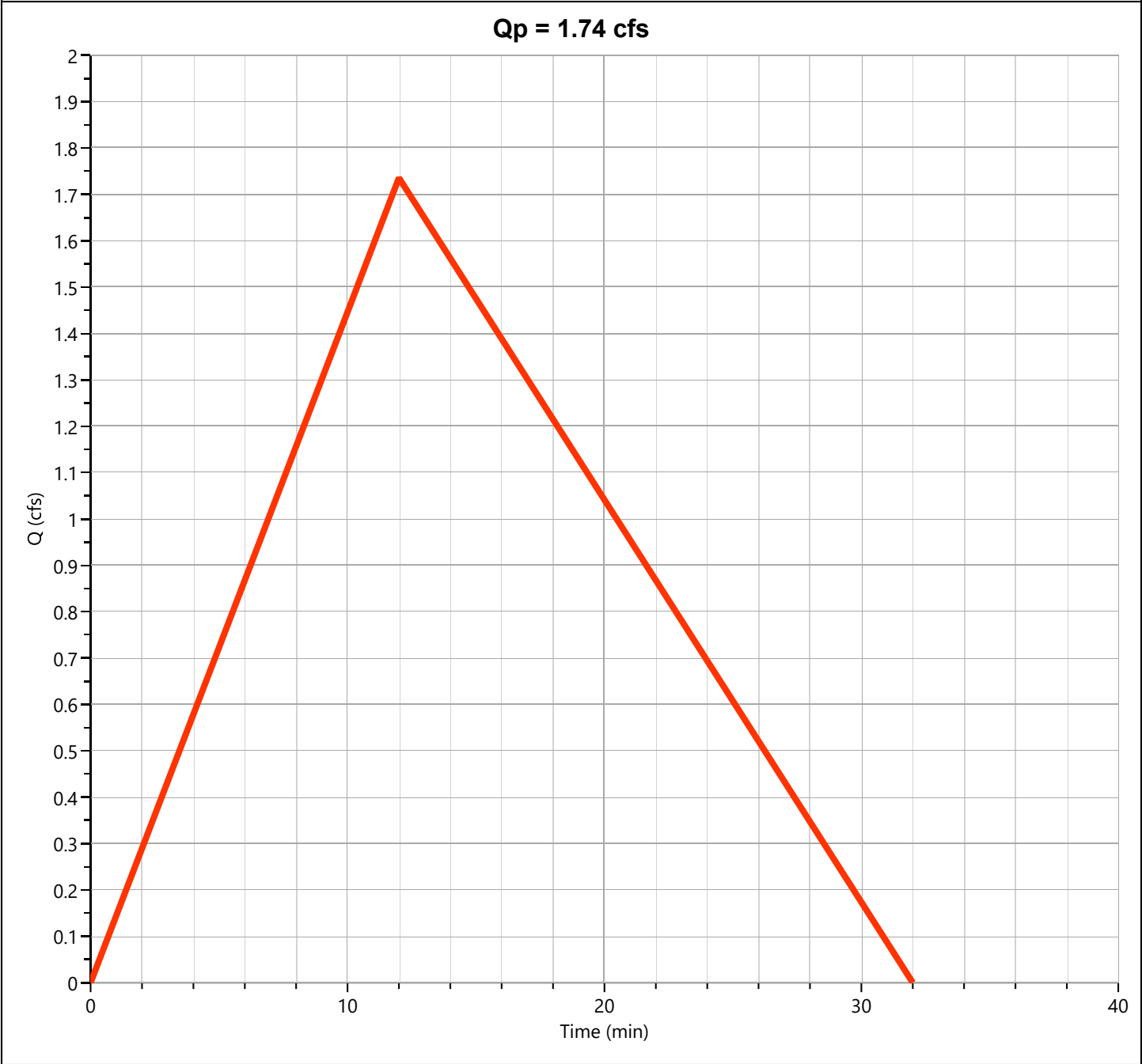
Hydrograph Type	= Rational	Peak Flow	= 3.084 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.15 hrs
Time Interval	= 1 min	Runoff Volume	= 2,223 cuft
Drainage Area	= 1.17 ac	Runoff Coeff.	= 0.56
Tc Method	= TR55	Time of Conc. (Tc)	= 9.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 4.71 in/hr
Freq.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



Pre-Dev Basin "B"

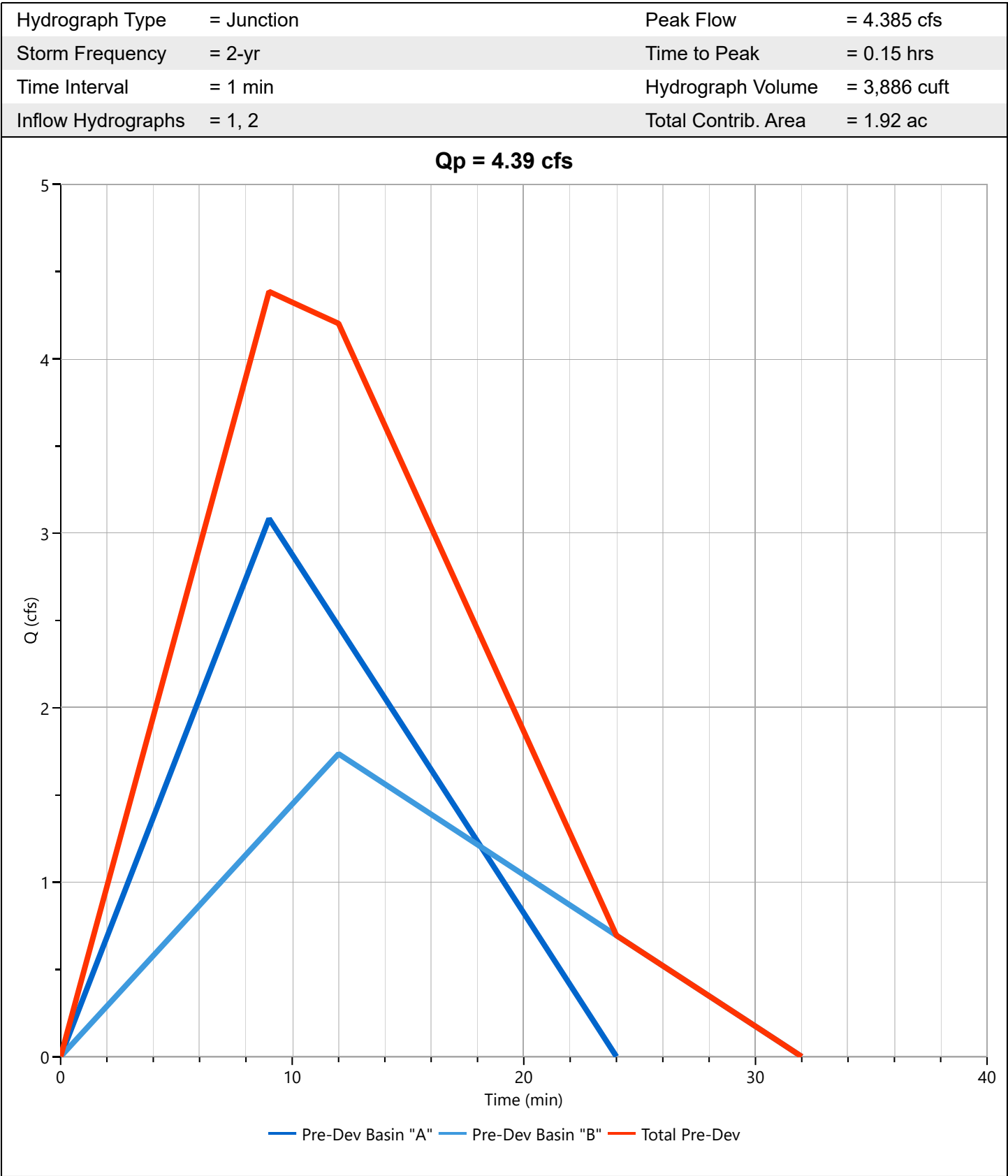
Hyd. No. 2

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



Total Pre-Dev

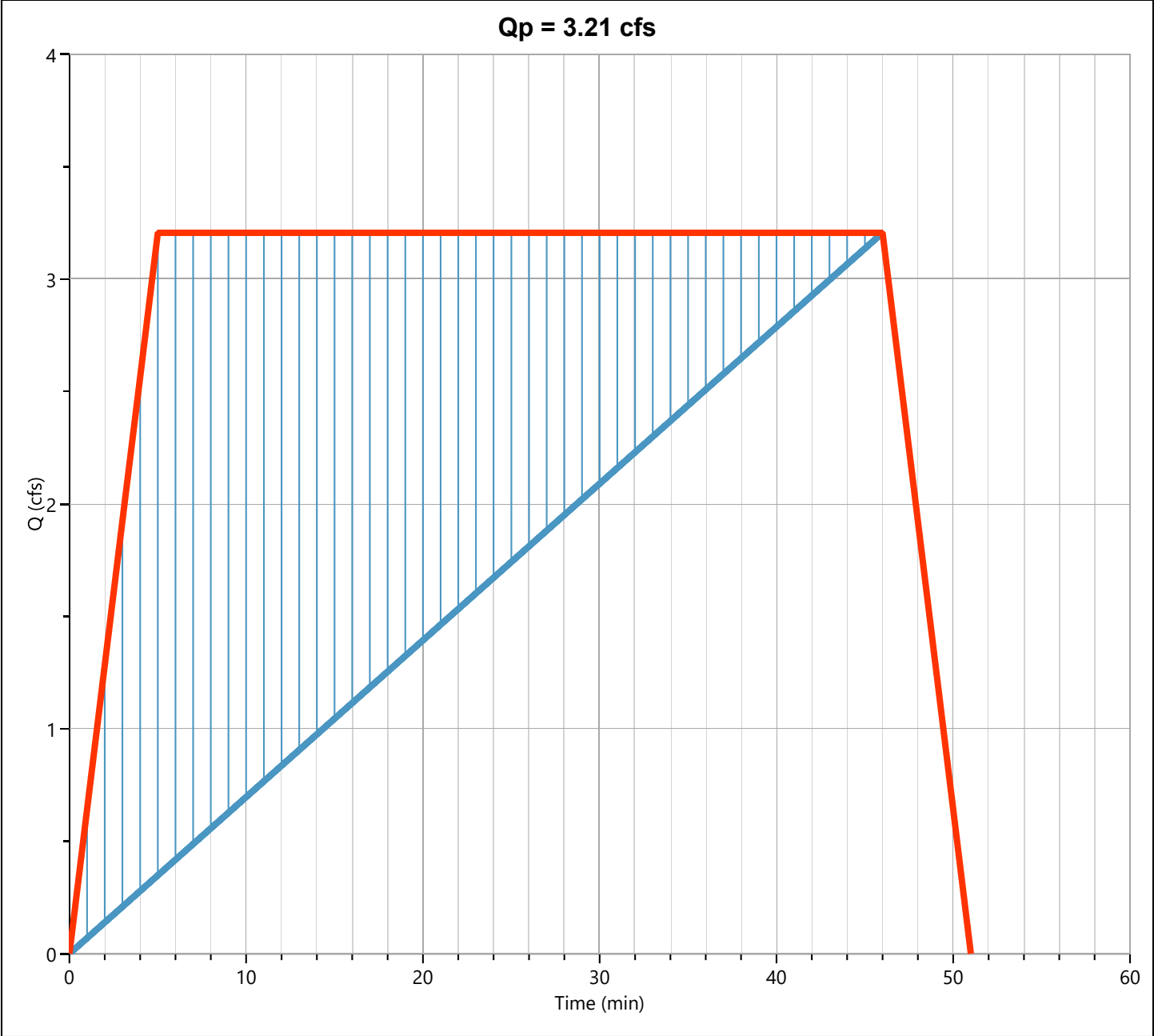
Hyd. No. 3



Post-Dev Basin A

Hyd. No. 4

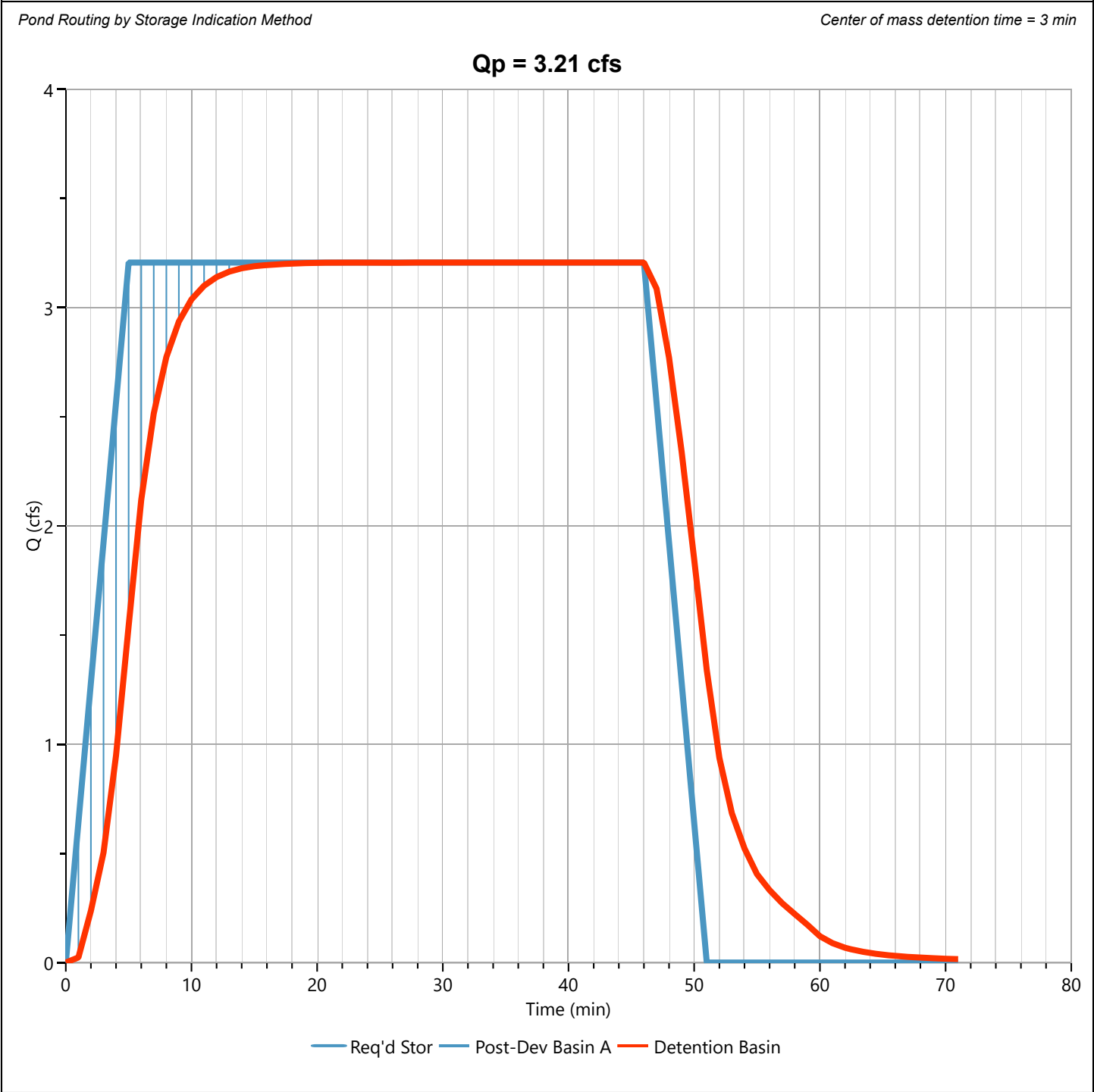
Hydrograph Type	= Mod Rational	Peak Flow	= 3.206 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.08 hrs
Time Interval	= 1 min	Runoff Volume	= 8,946 cuft
Drainage Area	= 1.5 ac	Runoff Coeff.	= 0.95
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 2.25 in/hr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



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 Report

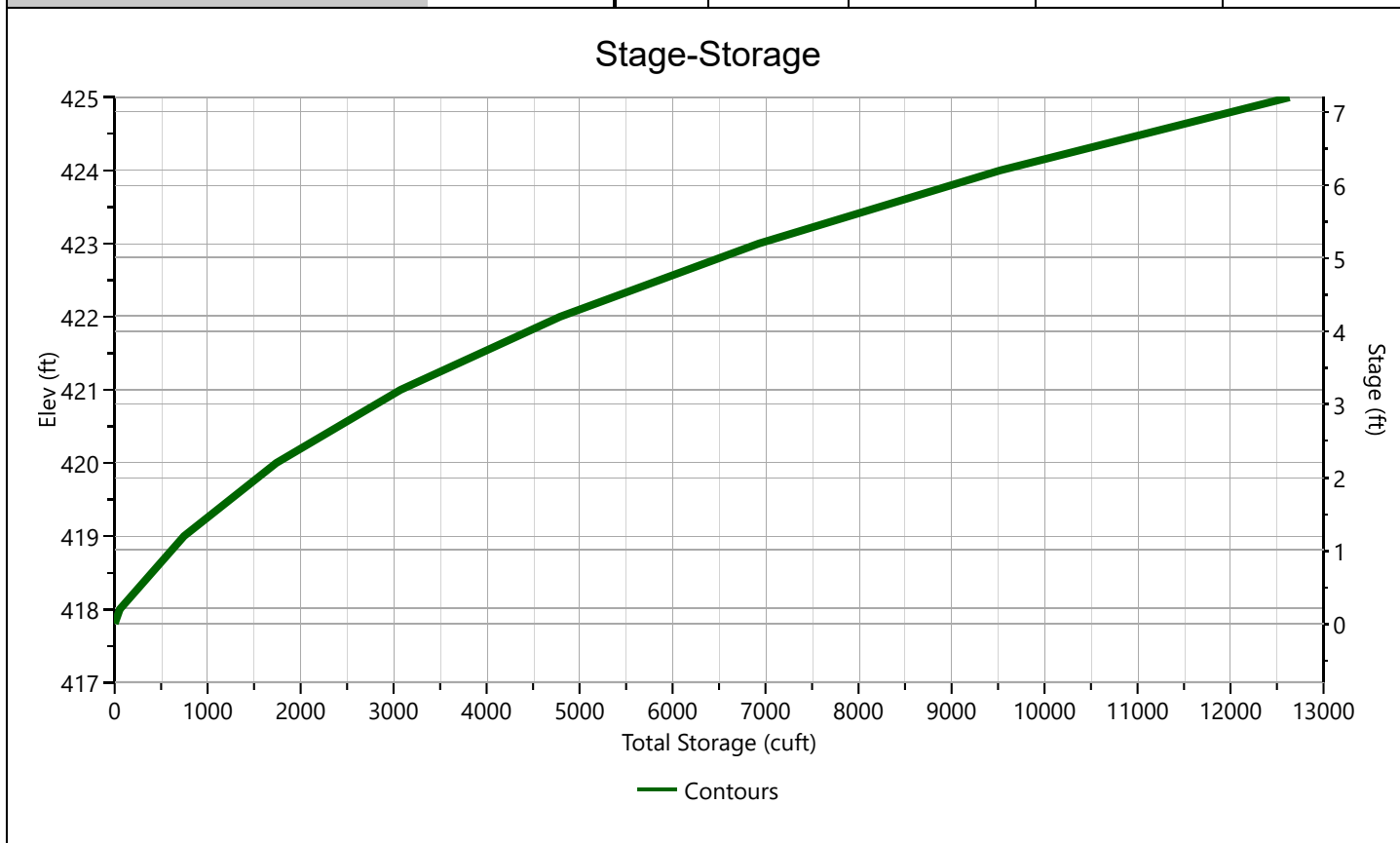
Project Name: Bryant Pharmacy

Hydrology Studio v 3.0.0.27

09-05-2025

Bryant Pharmacy Detention Pond

Stage-Storage

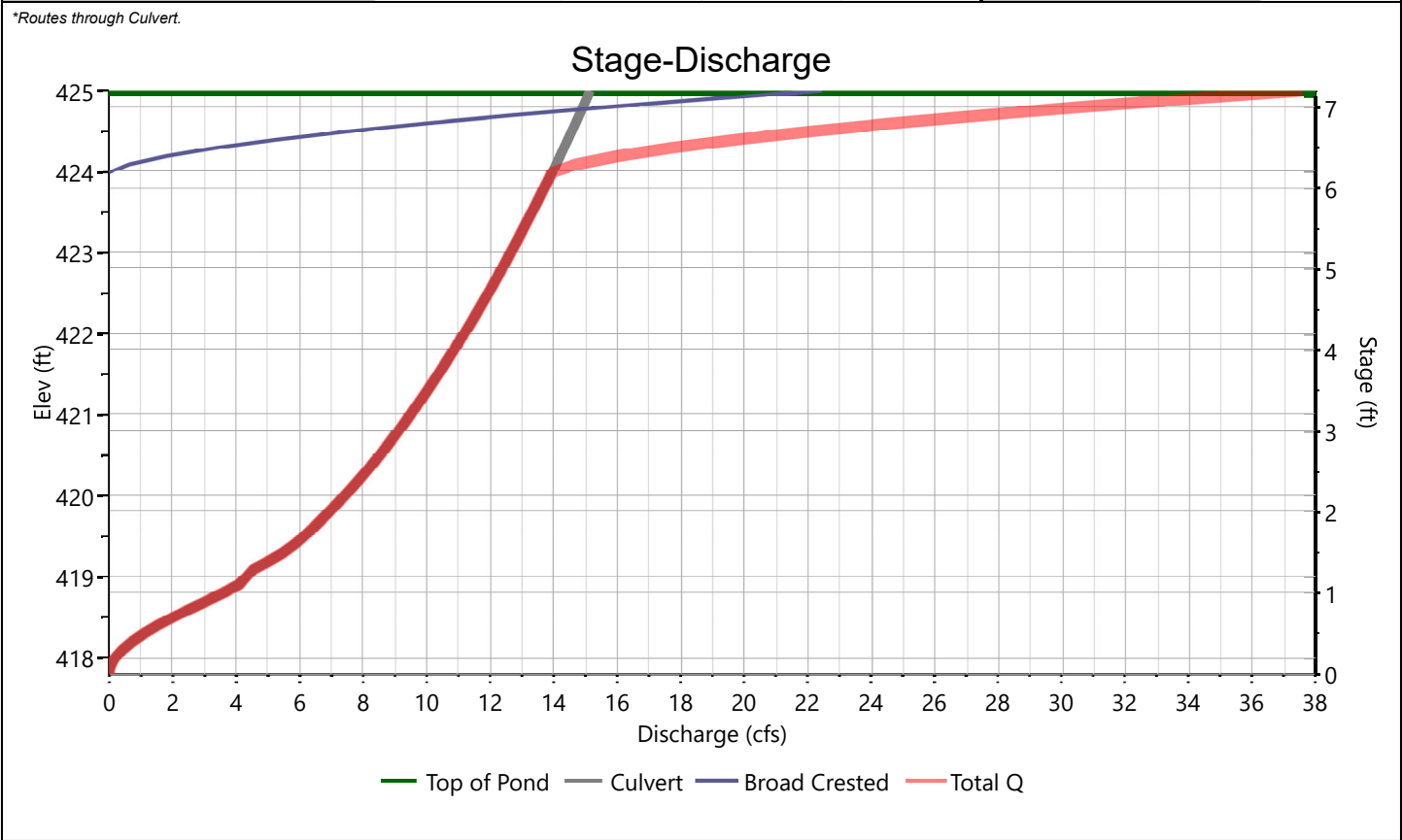
[illegible]

Bryant Pharmacy Detention Pond

Stage-Discharge

Culvert / Orifices	Culvert	Orifices			Perforated Riser
		1	2	3	
Rise, in	15				Hole Diameter, in
Span, in	15				No. holes
No. Barrels	1				Invert Elevation, ft
Invert Elevation, ft	417.80				Height, ft
Orifice Coefficient, Co	0.60				Orifice Coefficient, Co
Length, ft	30				
Barrel Slope, %	1.32				
N-Value, n	0.012				
Weirs	Riser*	Weirs			Ancillary
		1	2	3	
Shape / Type	Circular	Broad Crested			Exfiltration, in/hr
Crest Elevation, ft		424			
Crest Length, ft		6			
Angle, deg		45 (1:1)			
Weir Coefficient, Cw		3.3			

*Routes through Culvert.



Pond Report

Project Name: Bryant Pharmacy

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09-05-2025

Bryant Pharmacy Detention Pond

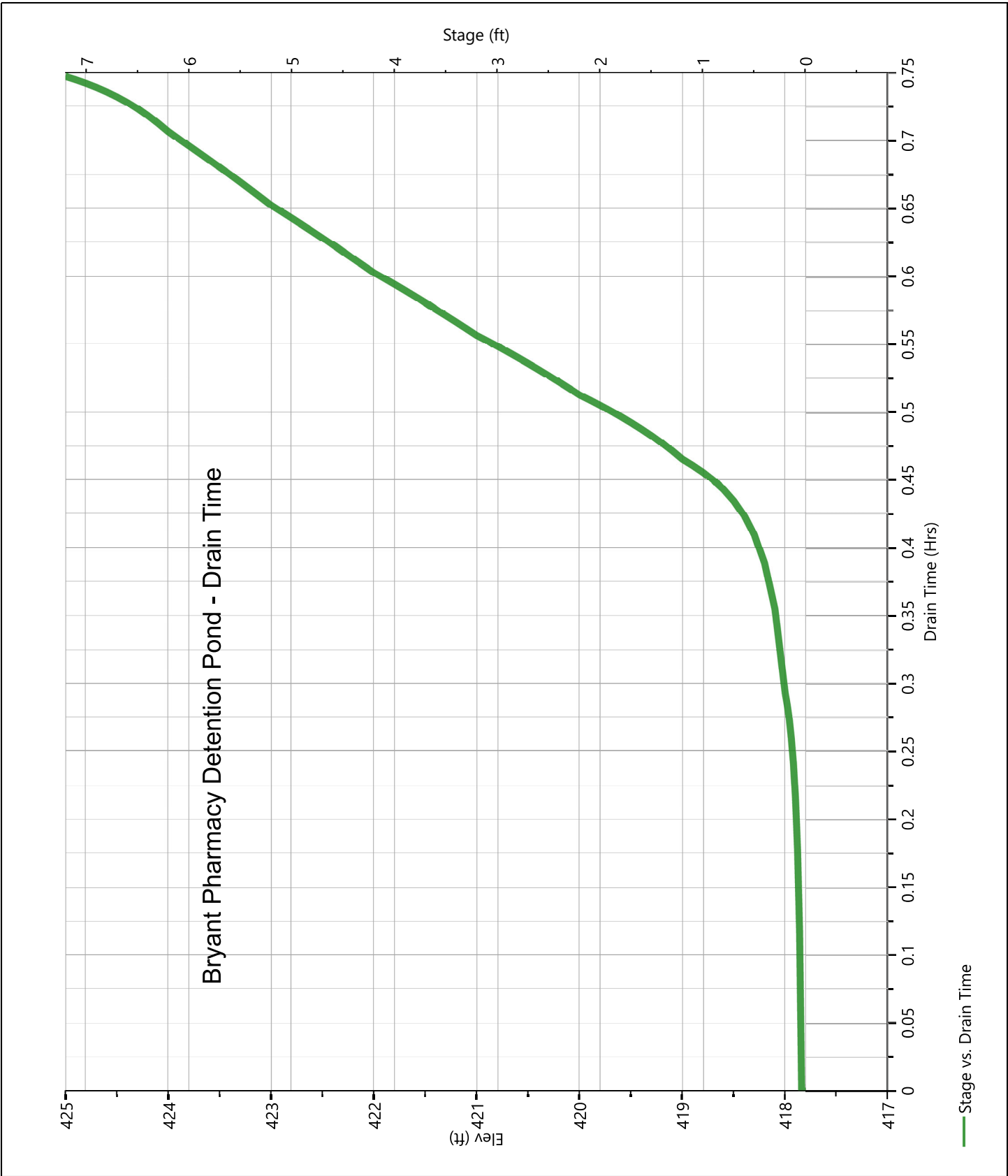
Stage-Storage-Discharge Summary

[illegible]

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

Bryant Pharmacy Detention Pond

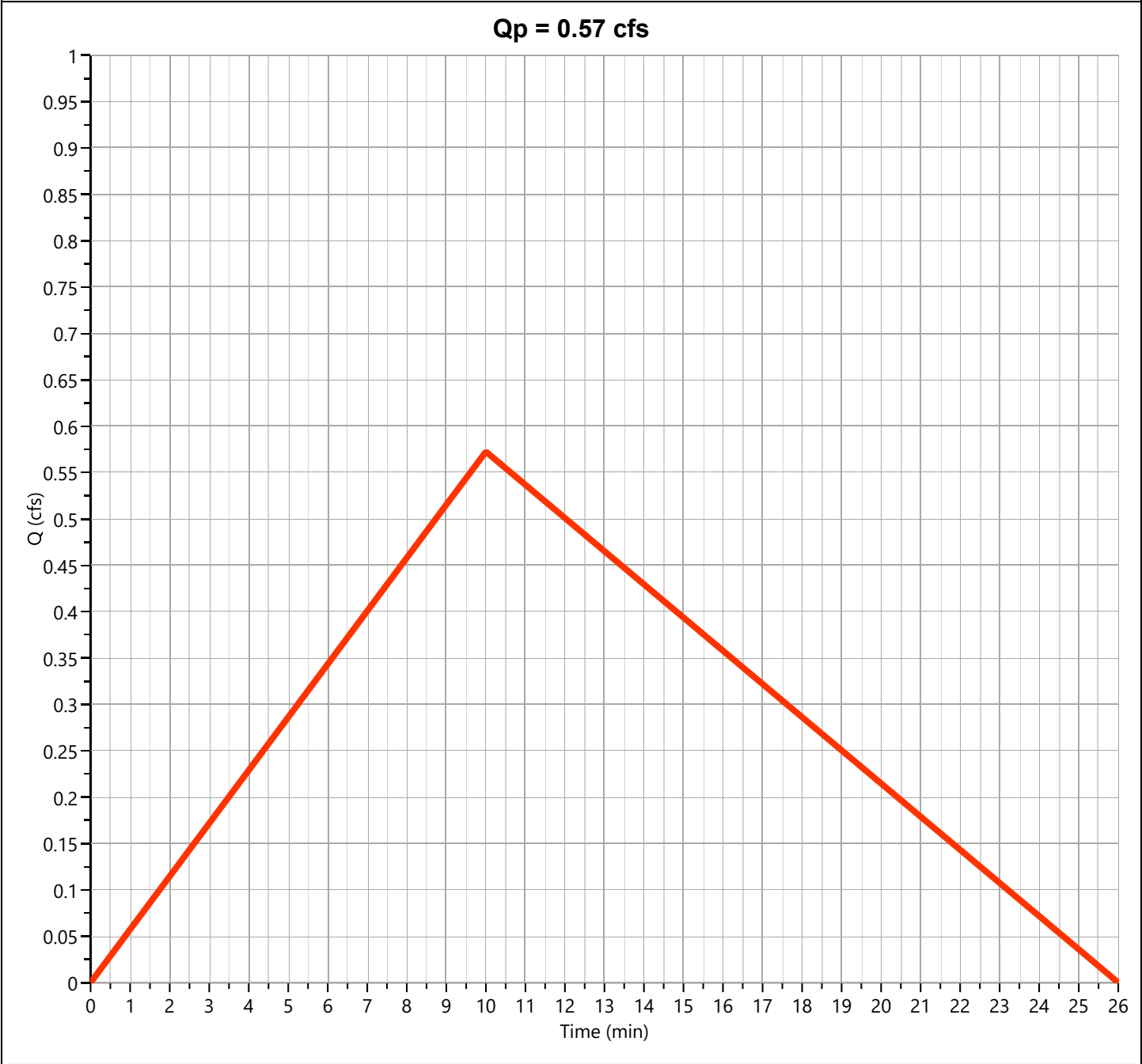
Pond Drawdown



Post-Dev Basin B

Hyd. No. 6

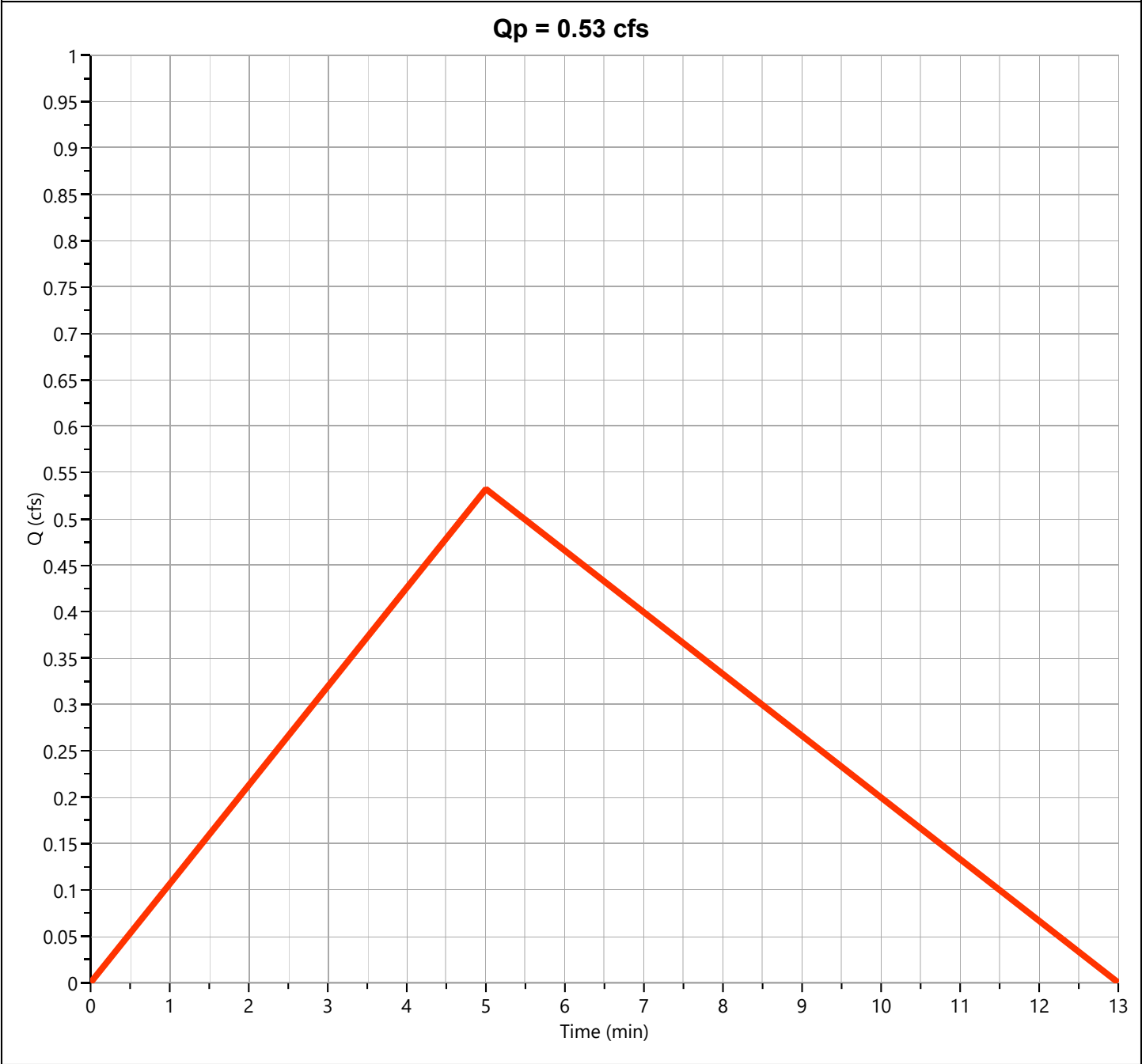
Hydrograph Type	= Rational	Peak Flow	= 0.573 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Runoff Volume	= 459 cuft
Drainage Area	= 0.22 ac	Runoff Coeff.	= 0.58
Tc Method	= TR55	Time of Conc. (Tc)	= 10.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 4.49 in/hr
Freq.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



Post-Dev Basin "C"

Hyd. No. 7

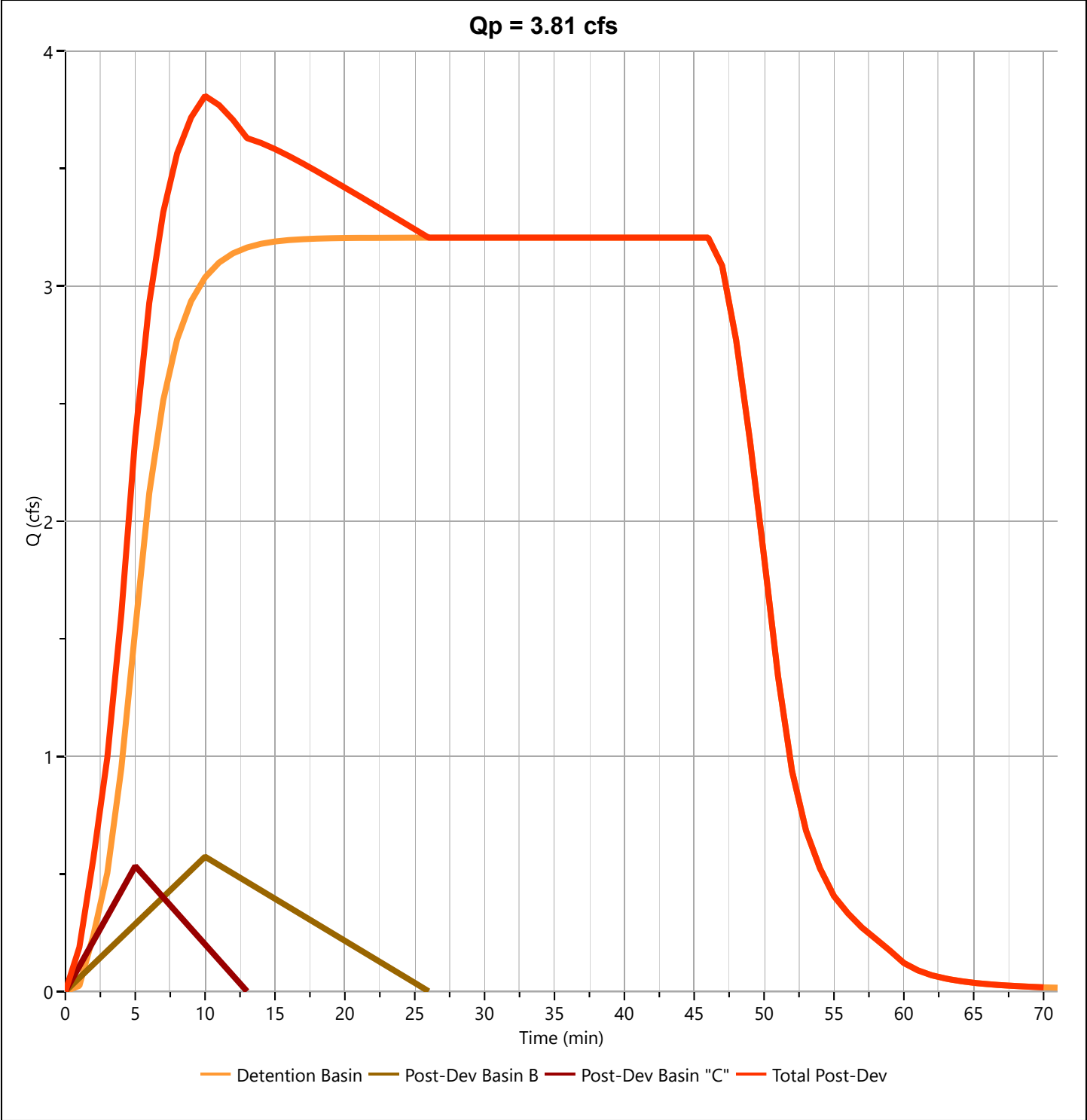
Hydrograph Type	= Rational	Peak Flow	= 0.532 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.08 hrs
Time Interval	= 1 min	Runoff Volume	= 213 cuft
Drainage Area	= 0.17 ac	Runoff Coeff.	= 0.51
Tc Method	= TR55	Time of Conc. (Tc)	= 5.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 6.14 in/hr
Freq.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

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09-05-2025

[illegible]

Hydrograph Report

Project Name: Bryant Pharmacy

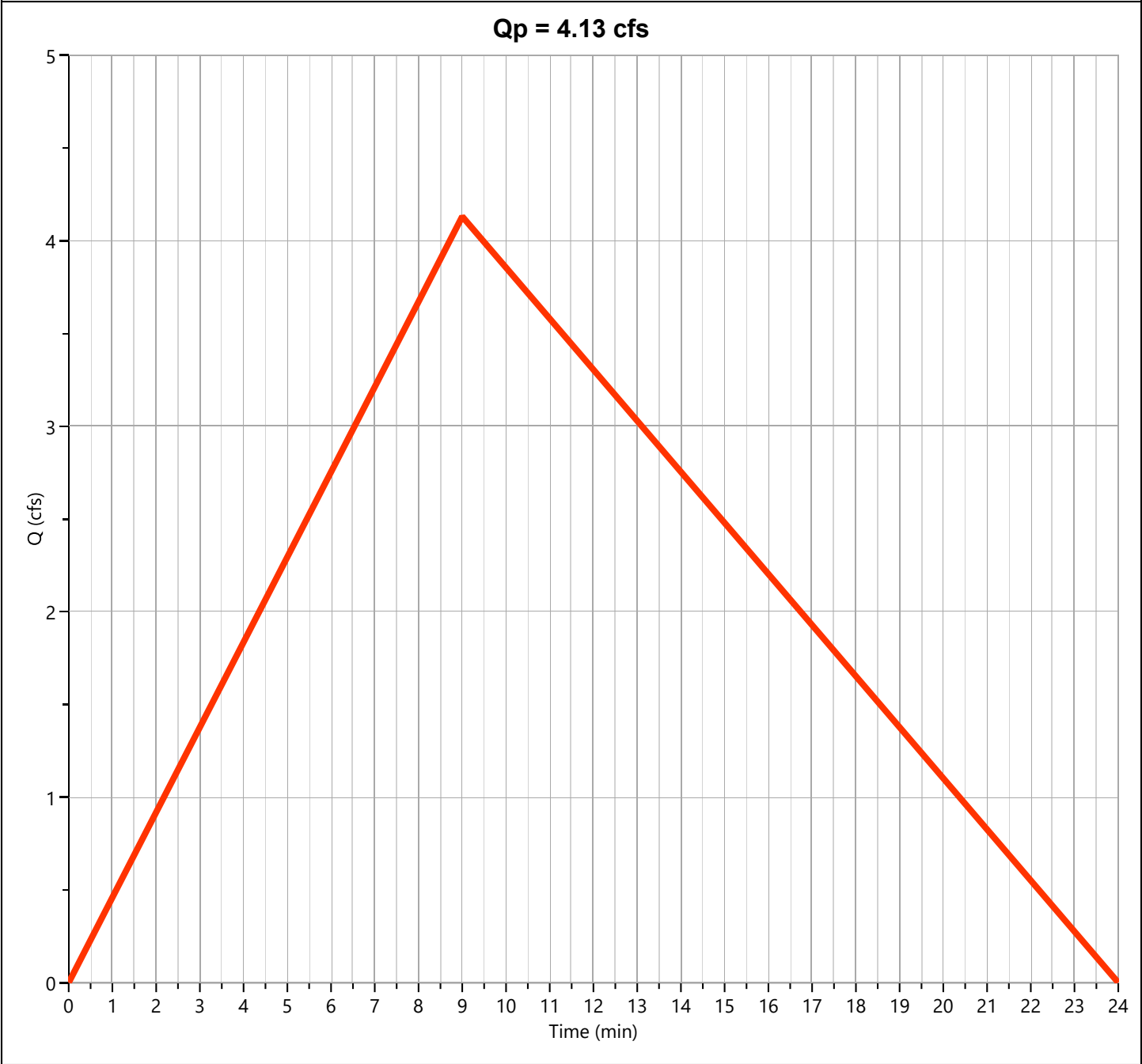
Hydrology Studio v 3.0.0.27

09-05-2025

Pre-Dev Basin "A"

Hyd. No. 1

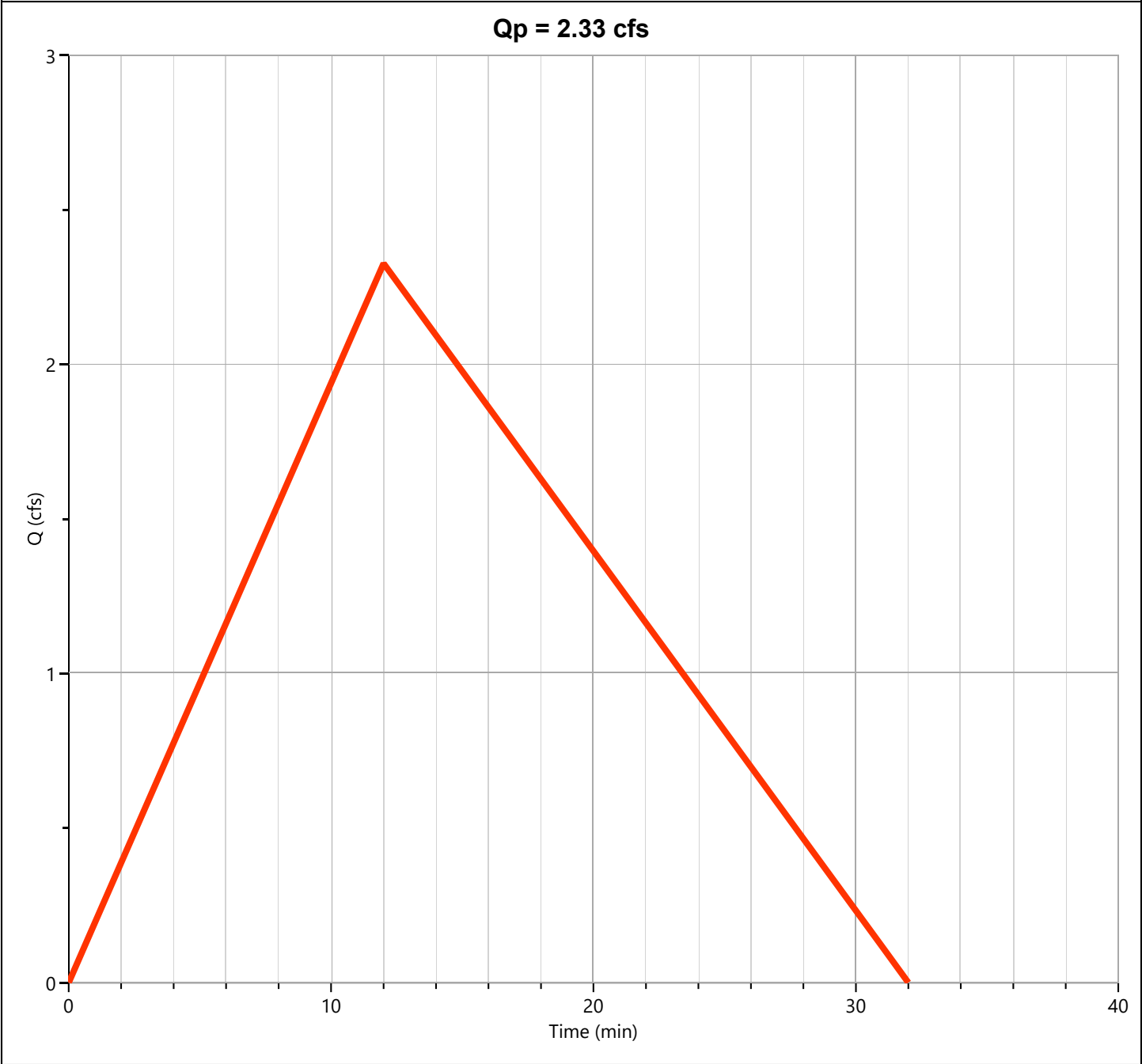
Hydrograph Type	= Rational	Peak Flow	= 4.131 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.15 hrs
Time Interval	= 1 min	Runoff Volume	= 2,978 cuft
Drainage Area	= 1.17 ac	Runoff Coeff.	= 0.56
Tc Method	= TR55	Time of Conc. (Tc)	= 9.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 6.30 in/hr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



Pre-Dev Basin "B"

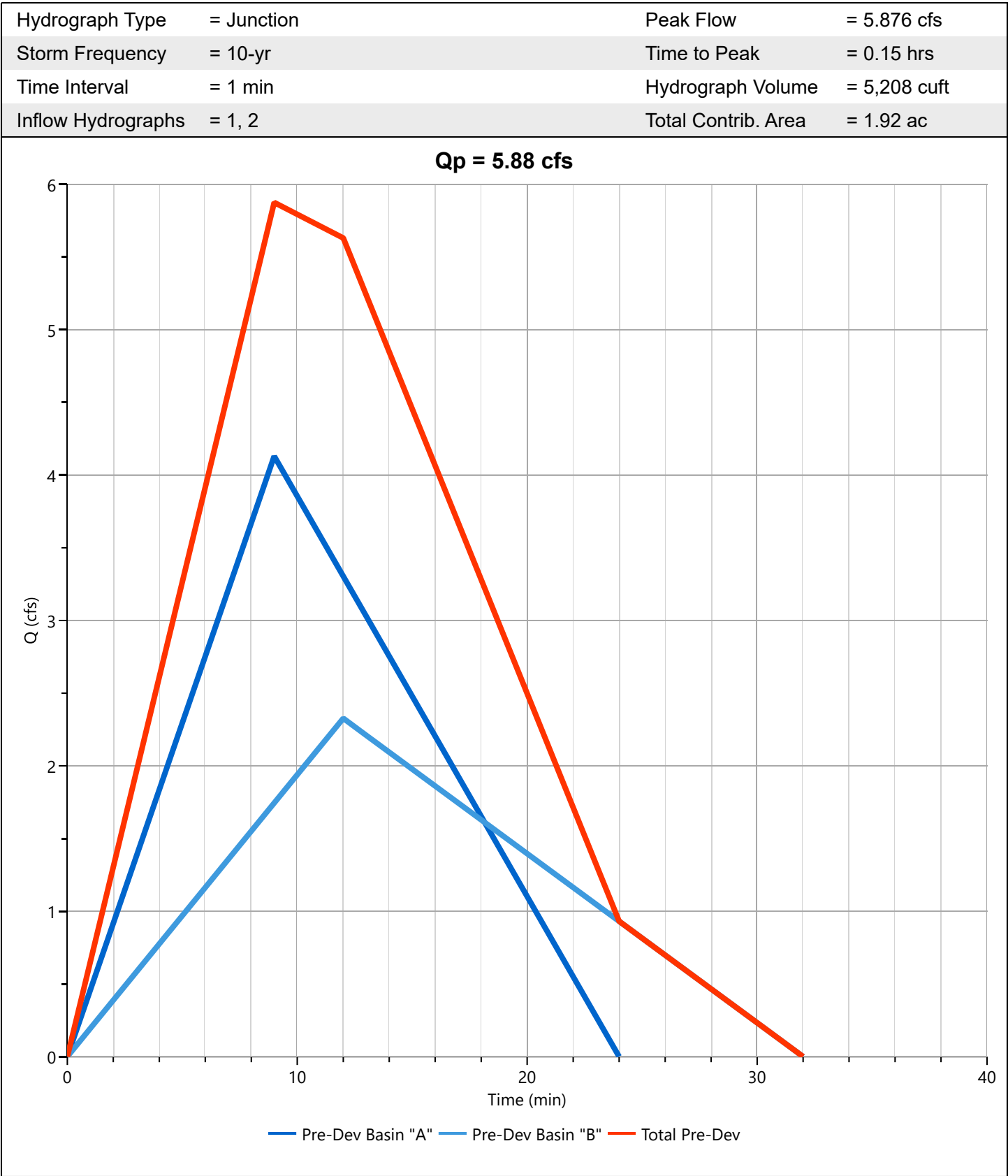
Hyd. No. 2

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

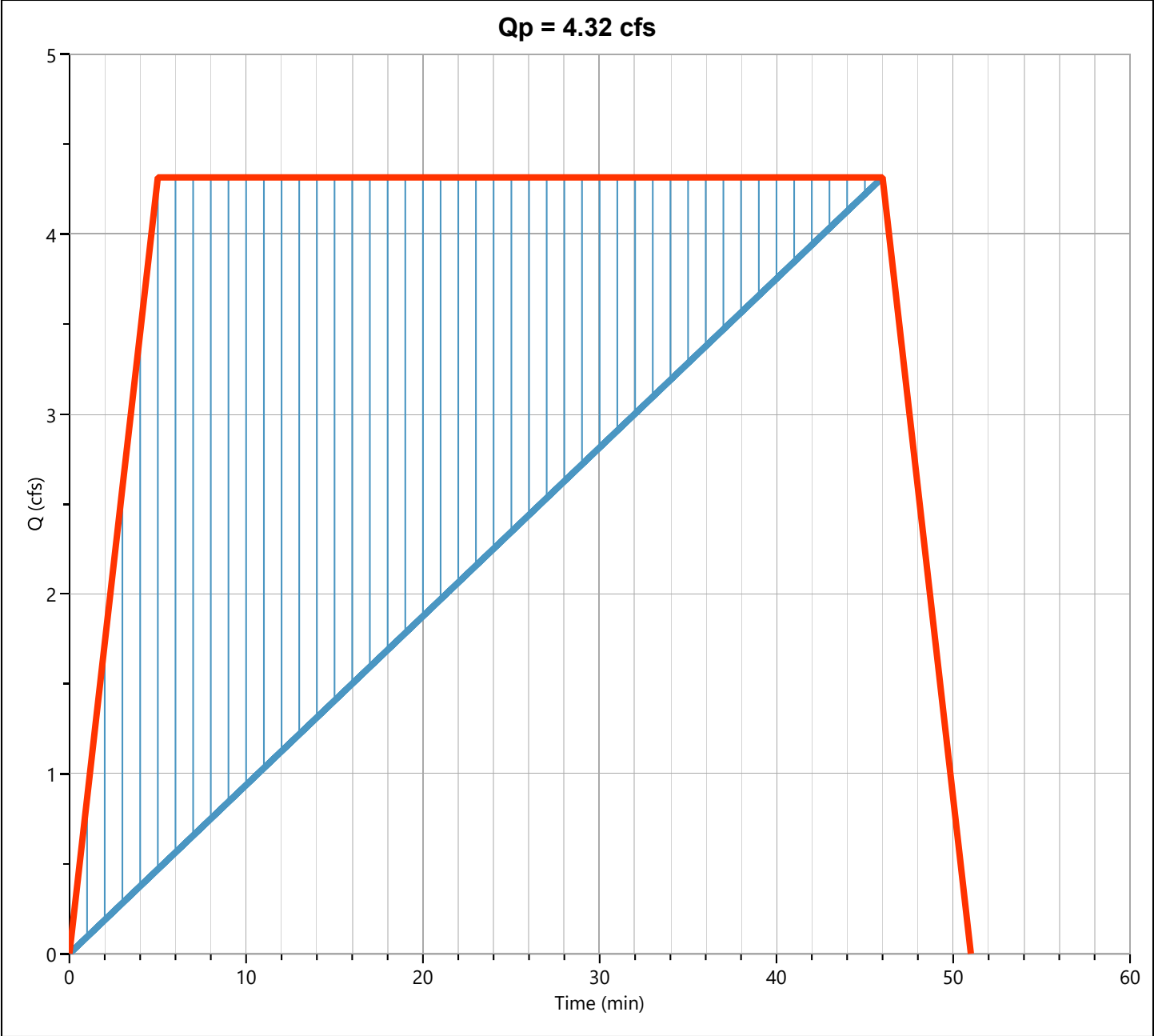
Hyd. No. 3



Post-Dev Basin A

Hyd. No. 4

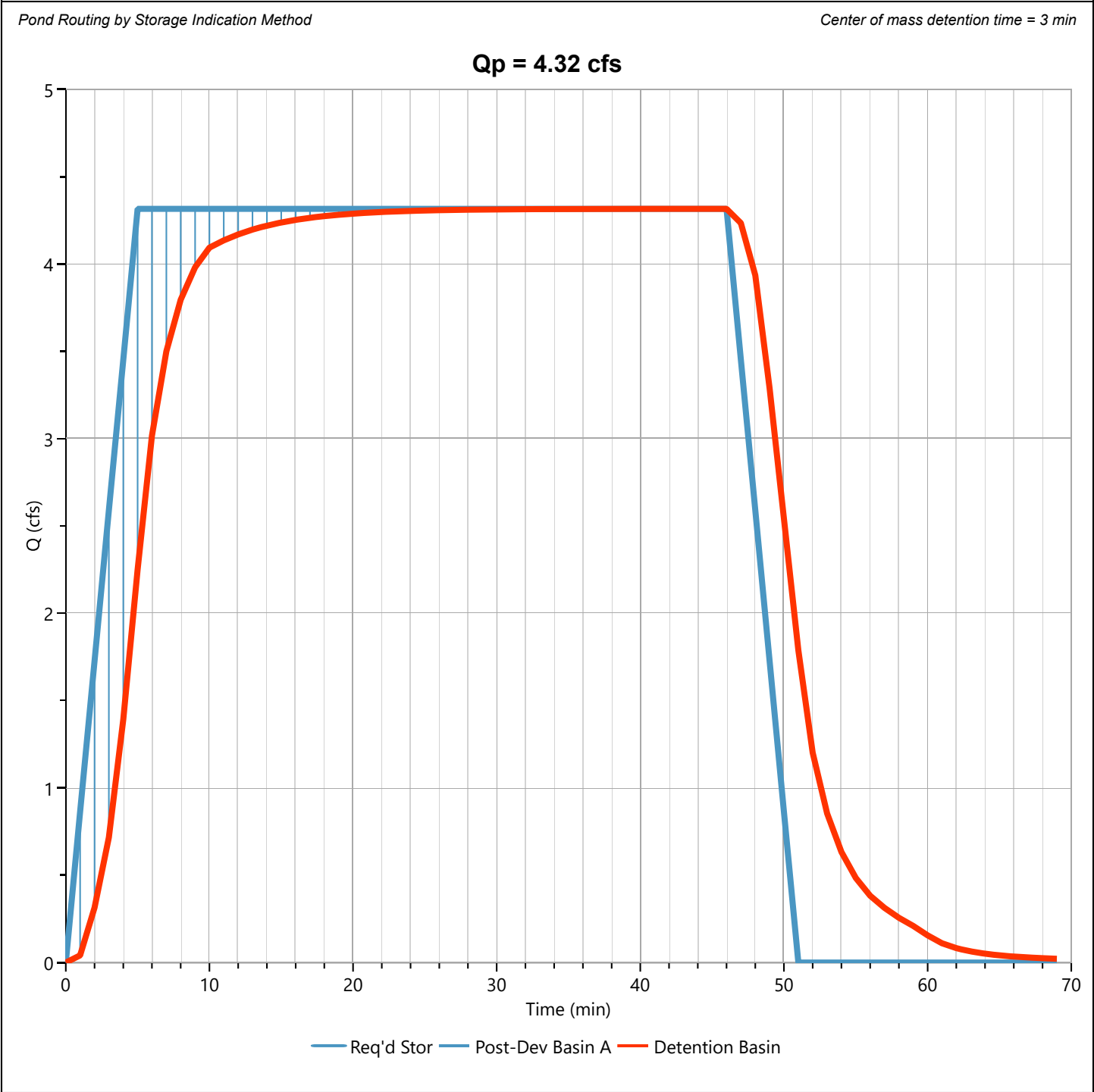
Hydrograph Type	= Mod Rational	Peak Flow	= 4.316 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.08 hrs
Time Interval	= 1 min	Runoff Volume	= 12,041 cuft
Drainage Area	= 1.5 ac	Runoff Coeff.	= 0.95
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 3.03 in/hr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



Detention Basin

Hyd. No. 5

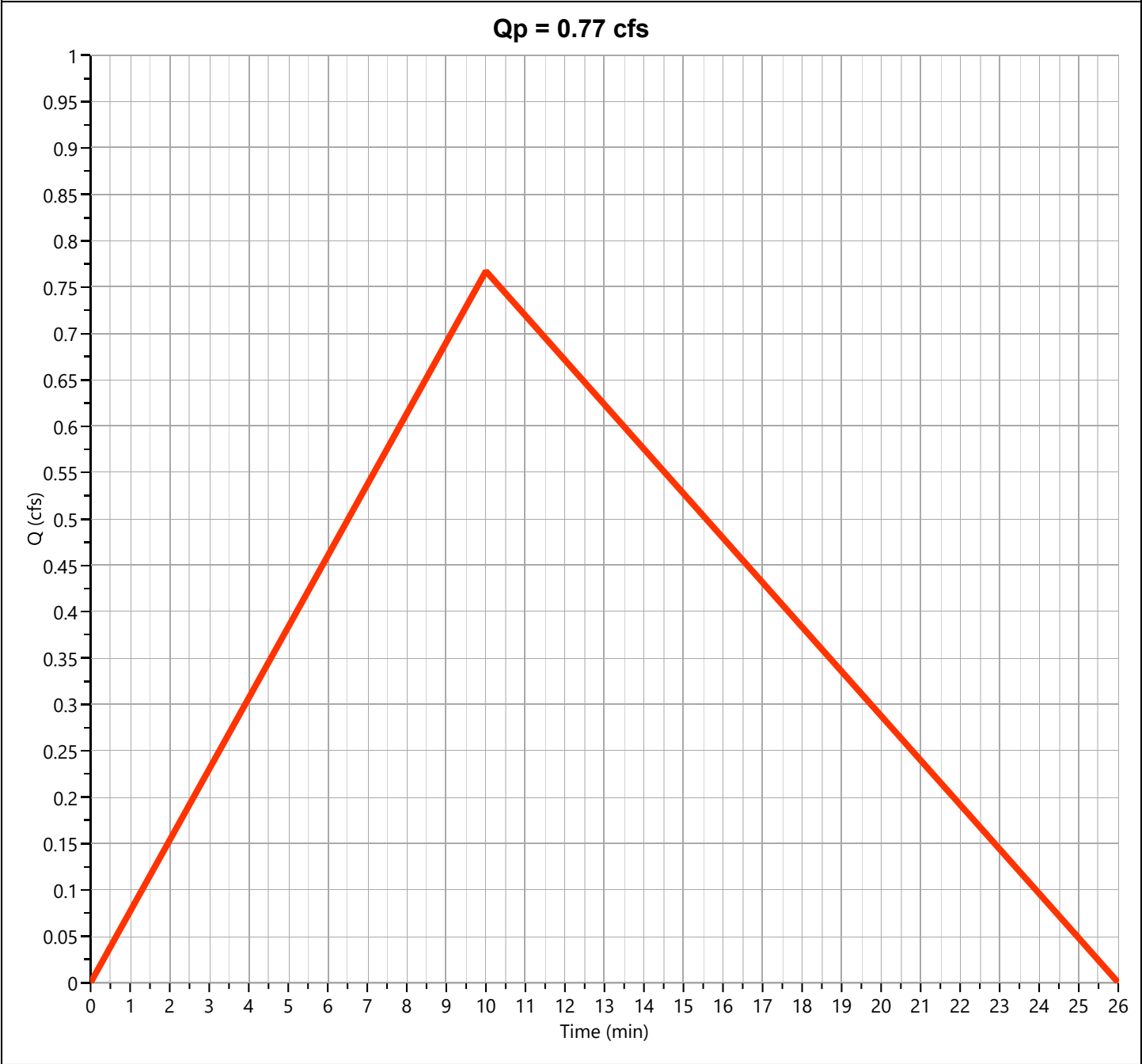
Hydrograph Type	= Pond Route	Peak Flow	= 4.316 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.77 hrs
Time Interval	= 1 min	Hydrograph Volume	= 11,909 cuft
Inflow Hydrograph	= 4 - Post-Dev Basin A	Max. Elevation	= 419.00 ft
Pond Name	= Bryant Pharmacy Detention Pond	Max. Storage	= 743 cuft



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

Project Name: Bryant Pharmacy

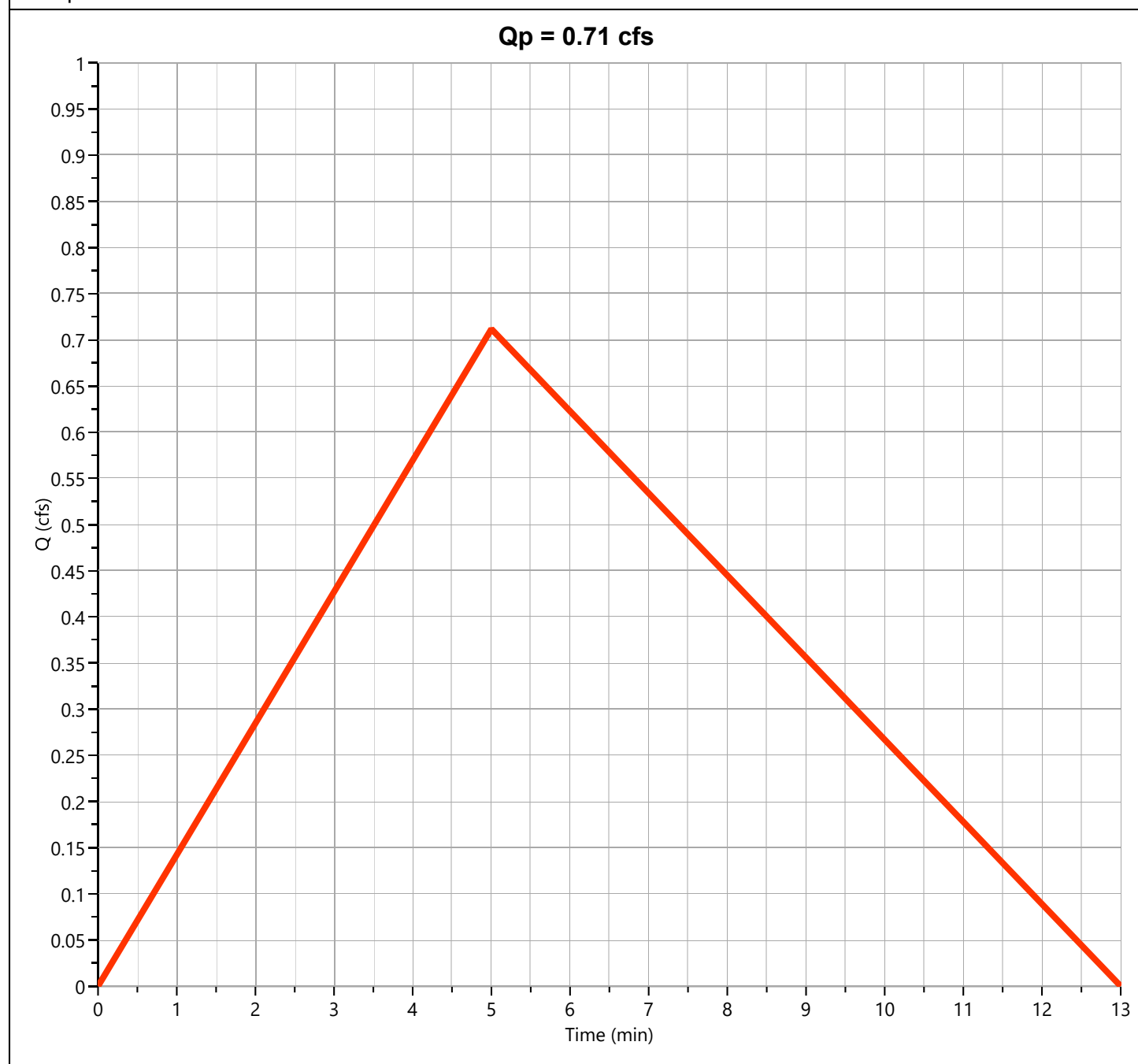
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Post-Dev Basin "C"

Hyd. No. 7

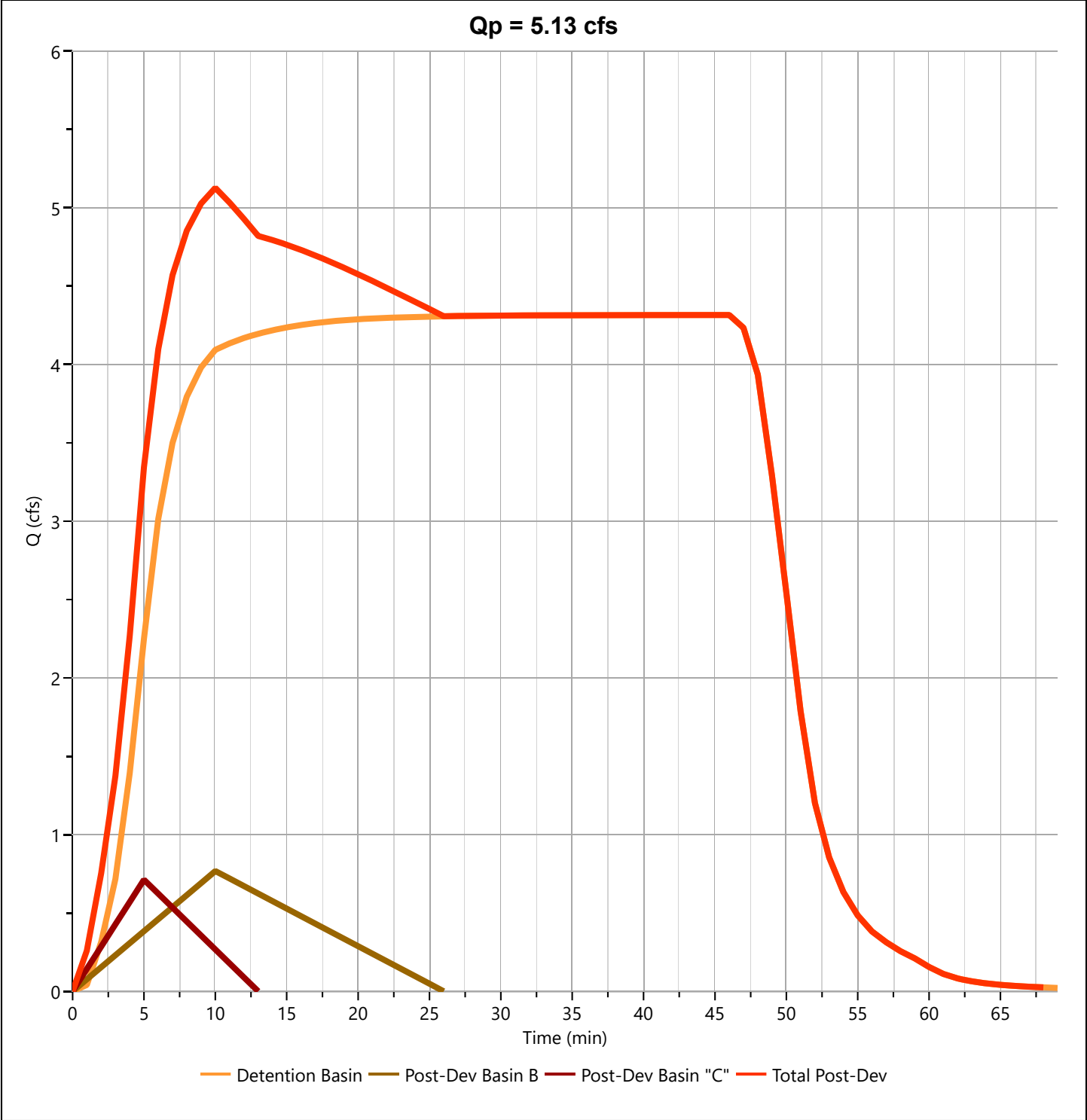
Hydrograph Type	= Rational	Peak Flow	= 0.712 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.08 hrs
Time Interval	= 1 min	Runoff Volume	= 285 cuft
Drainage Area	= 0.17 ac	Runoff Coeff.	= 0.51
Tc Method	= TR55	Time of Conc. (Tc)	= 5.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 8.21 in/hr
Freq.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

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09-05-2025

[illegible]

Hydrograph Report

Project Name: Bryant Pharmacy

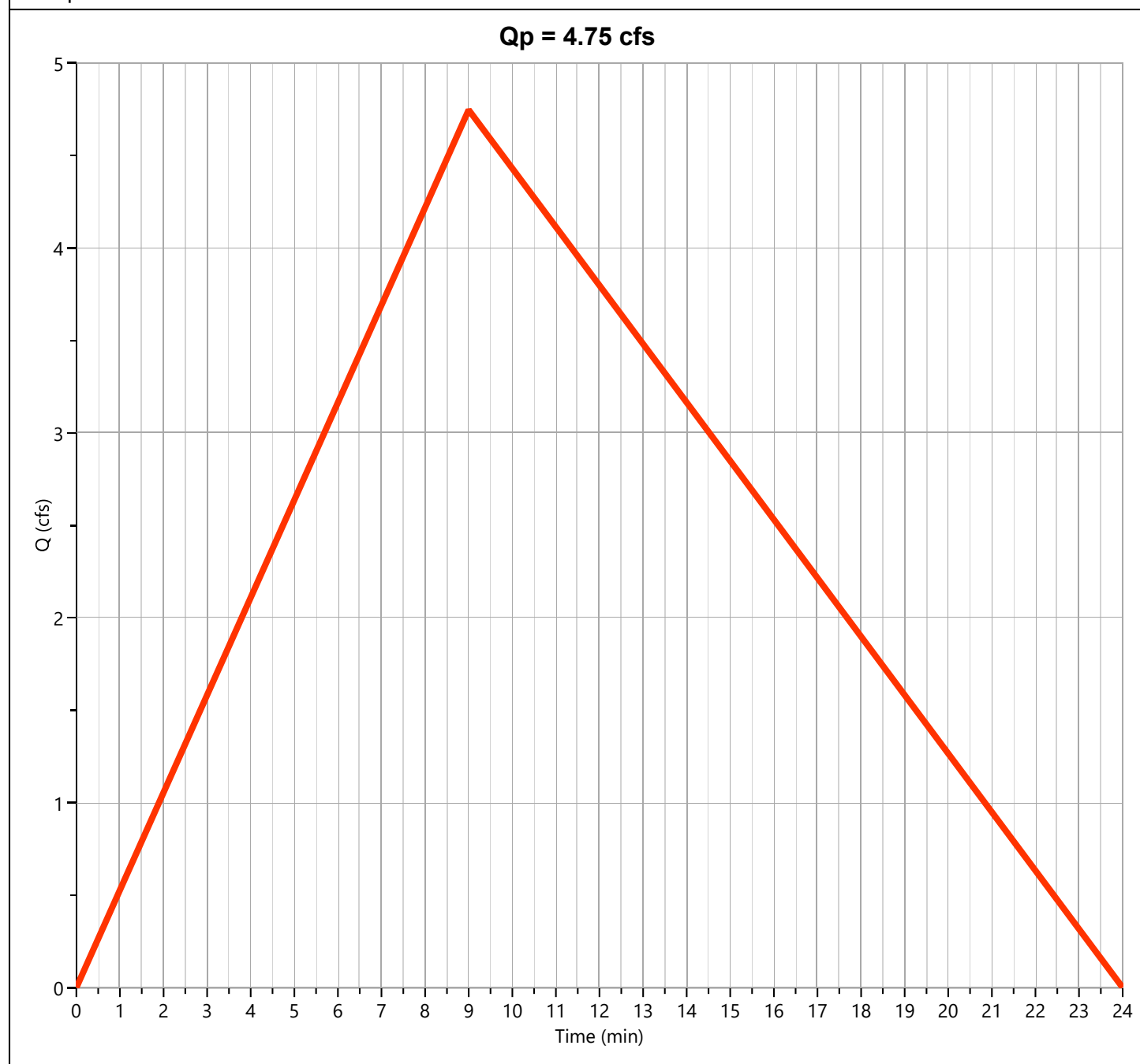
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09-05-2025

Pre-Dev Basin "A"

Hyd. No. 1

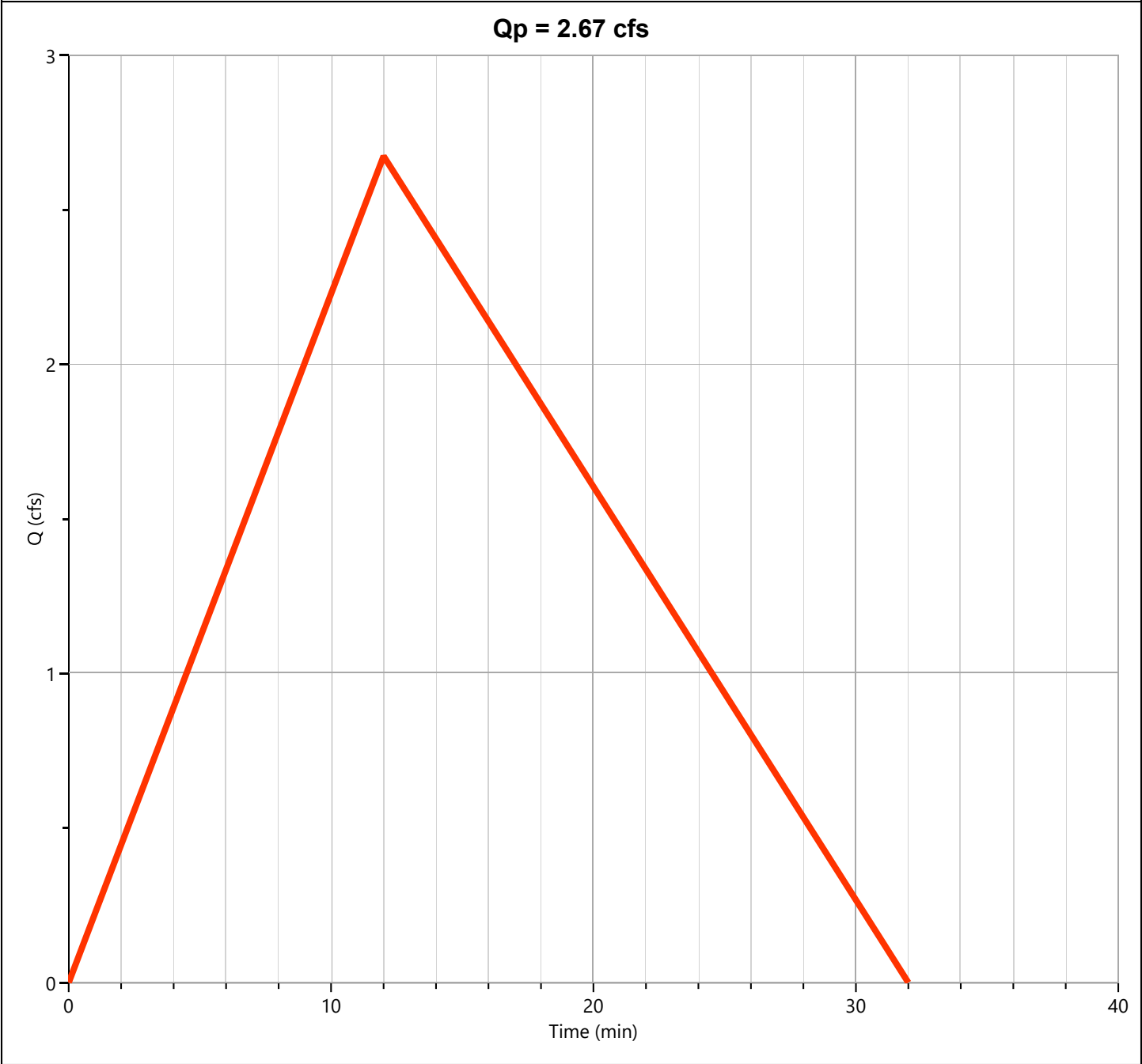
Hydrograph Type	= Rational	Peak Flow	= 4.746 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.15 hrs
Time Interval	= 1 min	Runoff Volume	= 3,421 cuft
Drainage Area	= 1.17 ac	Runoff Coeff.	= 0.56
Tc Method	= TR55	Time of Conc. (Tc)	= 9.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 7.24 in/hr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



Pre-Dev Basin "B"

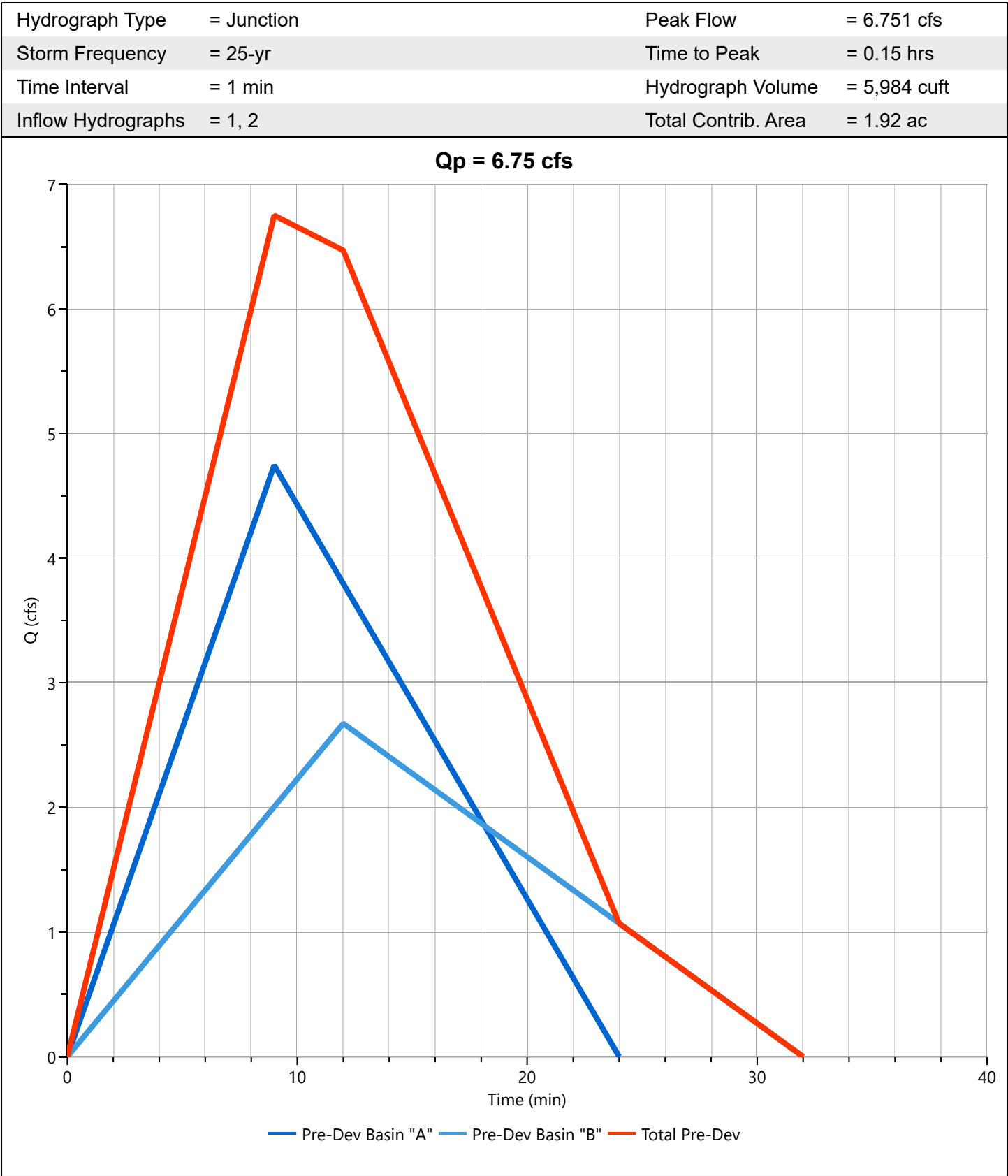
Hyd. No. 2

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

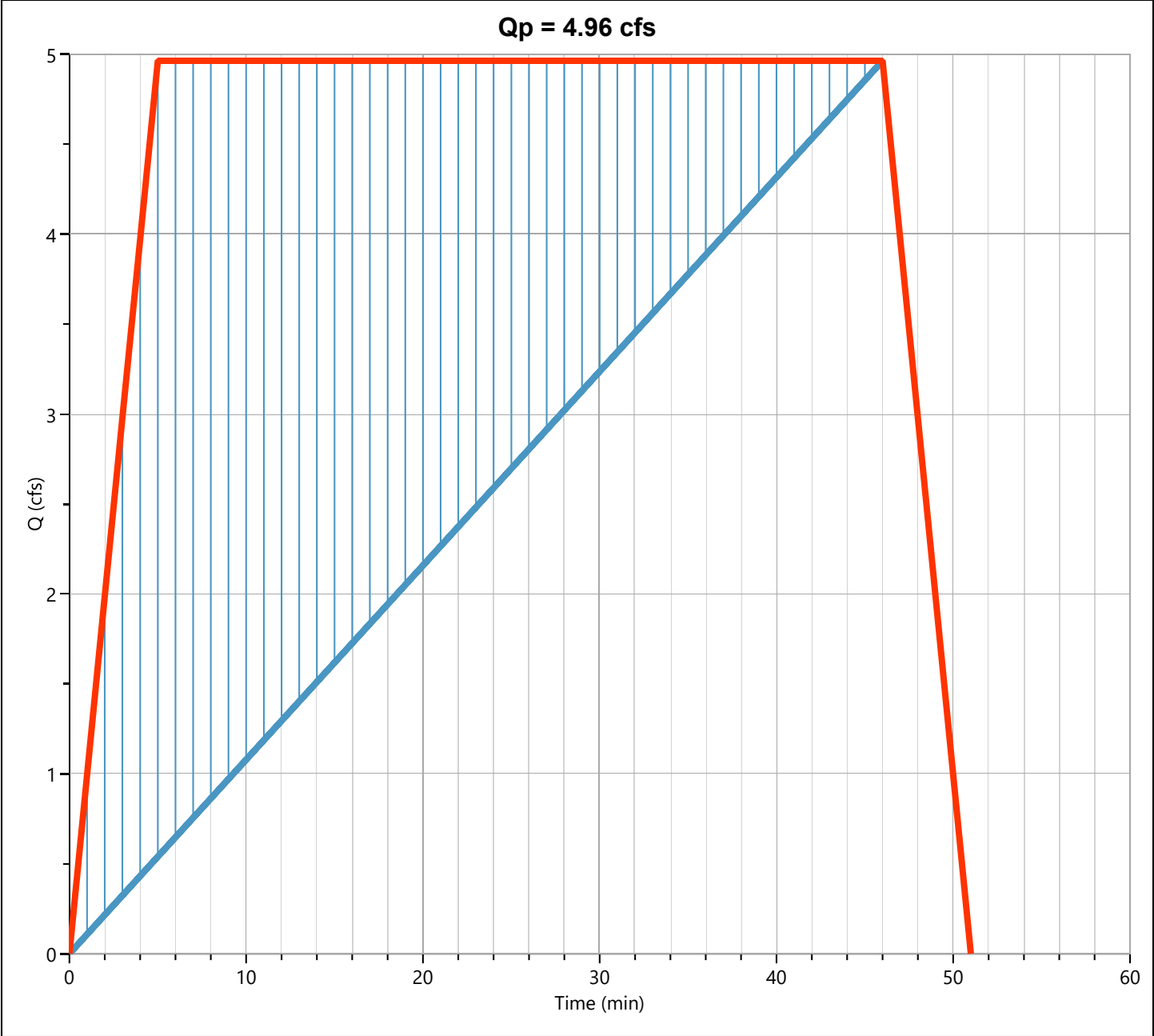
Hyd. No. 3



Post-Dev Basin A

Hyd. No. 4

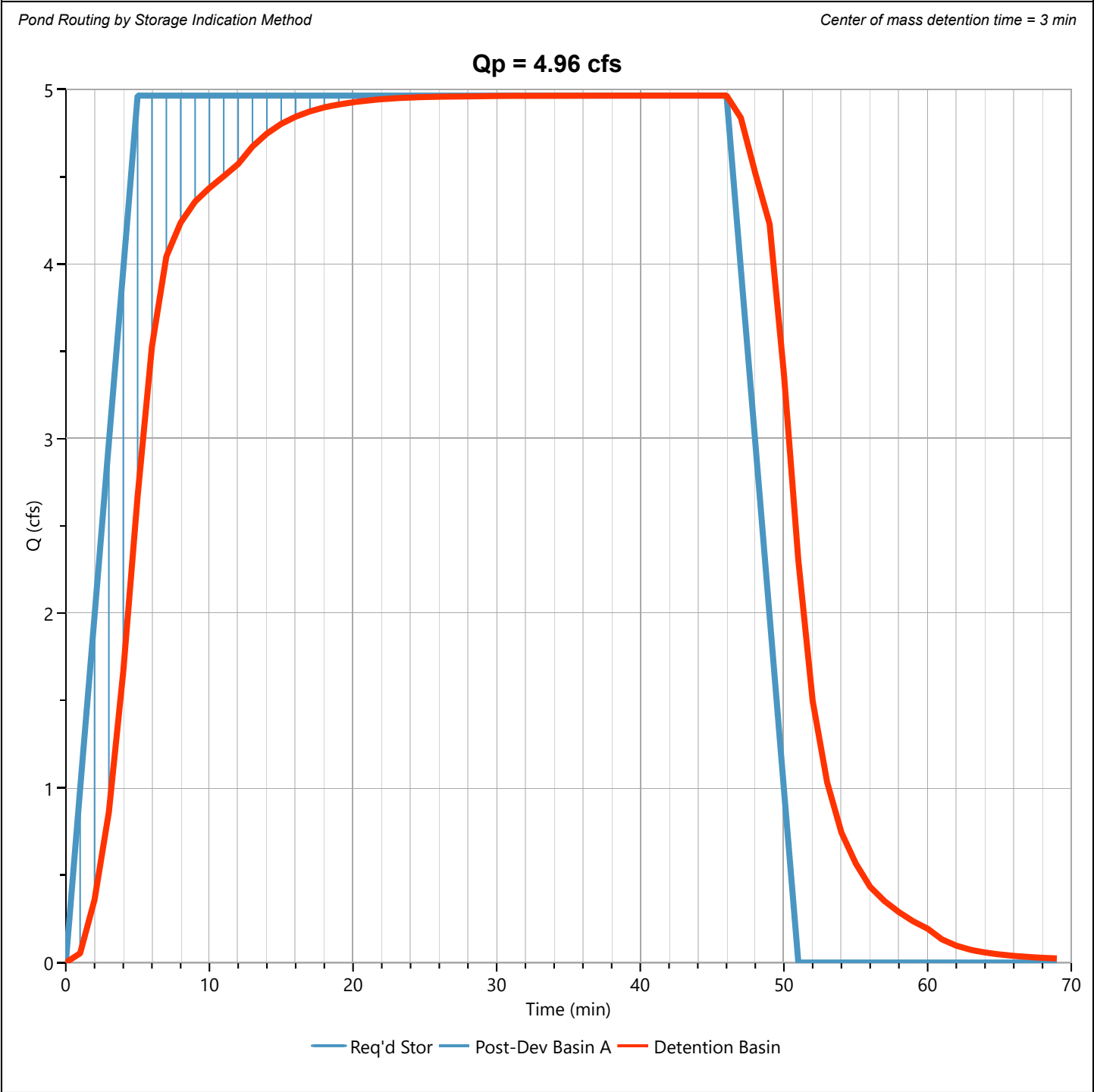
Hydrograph Type	= Mod Rational	Peak Flow	= 4.964 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.08 hrs
Time Interval	= 1 min	Runoff Volume	= 13,849 cuft
Drainage Area	= 1.5 ac	Runoff Coeff.	= 0.95
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 3.48 in/hr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



Detention Basin

Hyd. No. 5

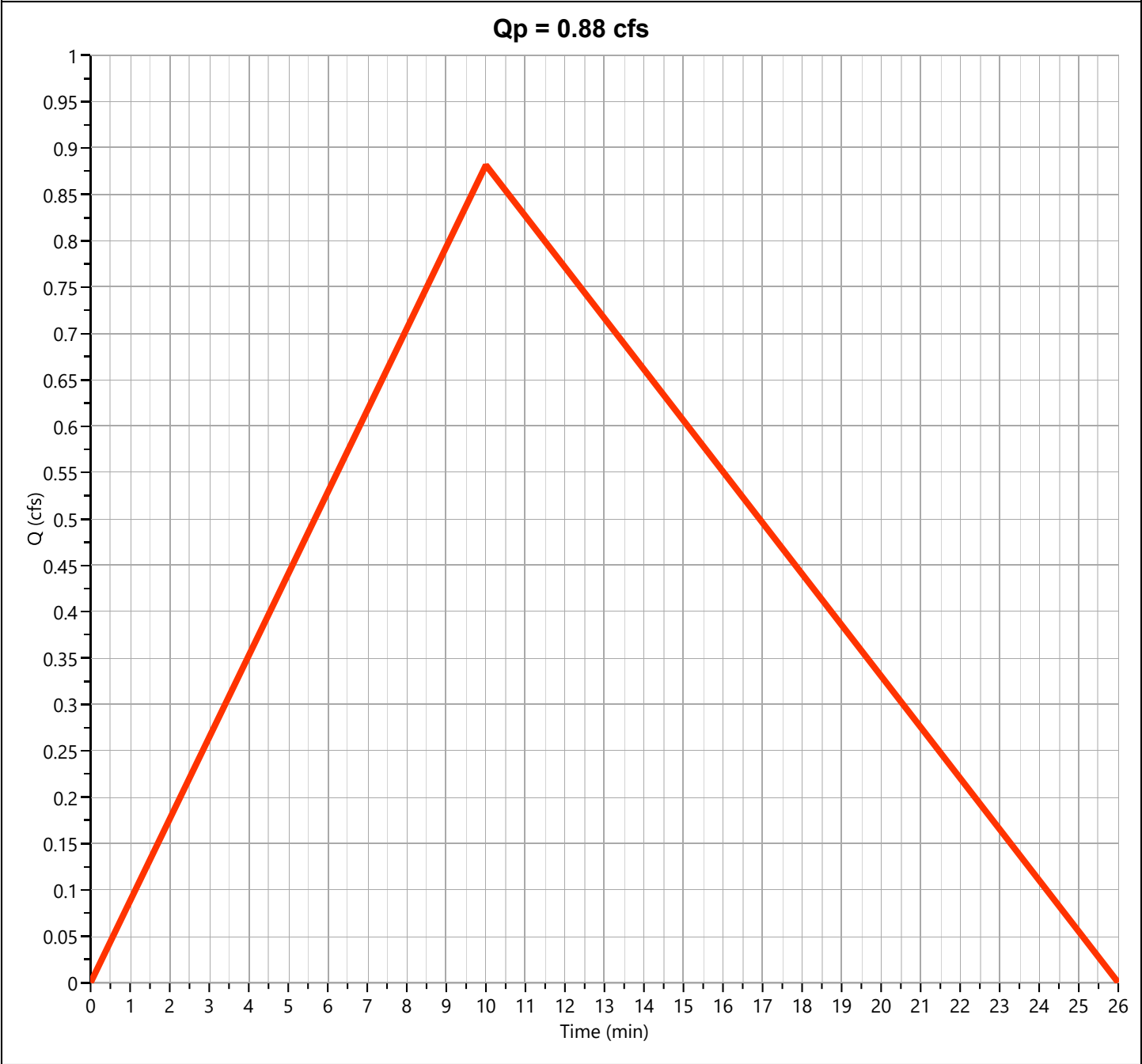
Hydrograph Type	= Pond Route	Peak Flow	= 4.964 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.77 hrs
Time Interval	= 1 min	Hydrograph Volume	= 13,698 cuft
Inflow Hydrograph	= 4 - Post-Dev Basin A	Max. Elevation	= 419.19 ft
Pond Name	= Bryant Pharmacy Detention Pond	Max. Storage	= 930 cuft



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

Project Name: Bryant Pharmacy

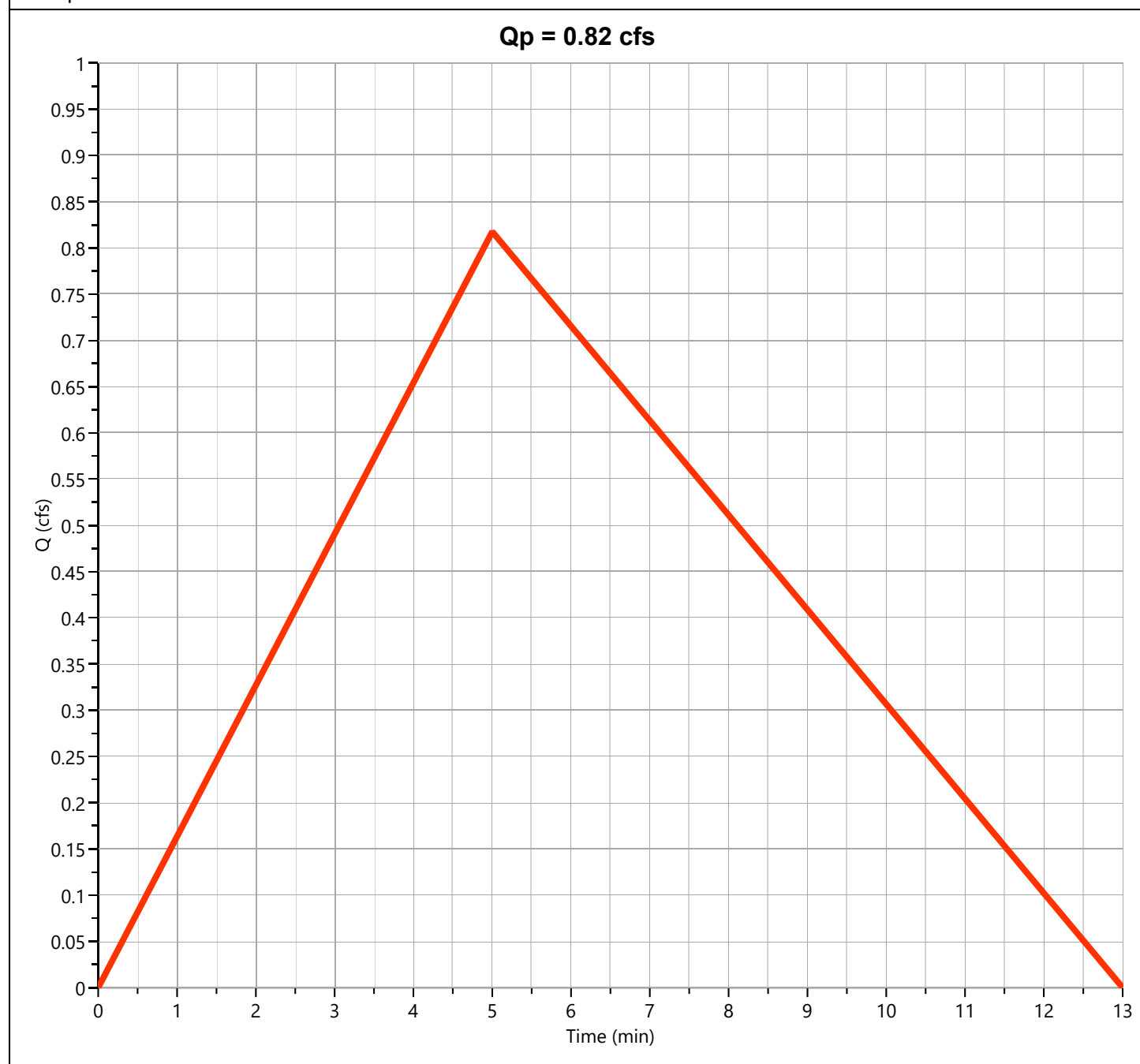
Hydrology Studio v 3.0.0.27

09-05-2025

Post-Dev Basin "C"

Hyd. No. 7

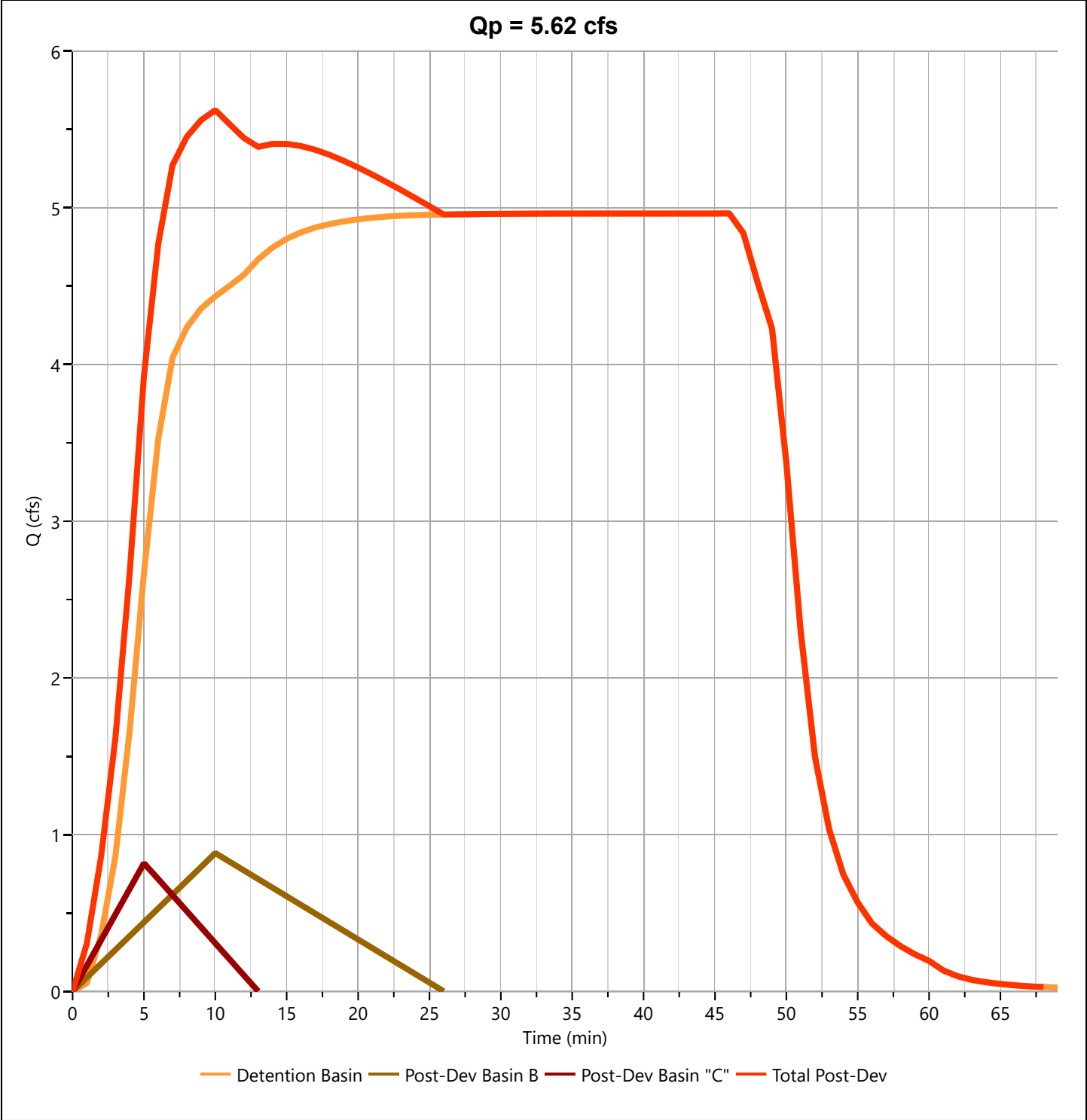
Hydrograph Type	= Rational	Peak Flow	= 0.818 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.08 hrs
Time Interval	= 1 min	Runoff Volume	= 327 cuft
Drainage Area	= 0.17 ac	Runoff Coeff.	= 0.51
Tc Method	= TR55	Time of Conc. (Tc)	= 5.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 9.43 in/hr
Freq.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

Hydrology Studio v 3.0.0.27

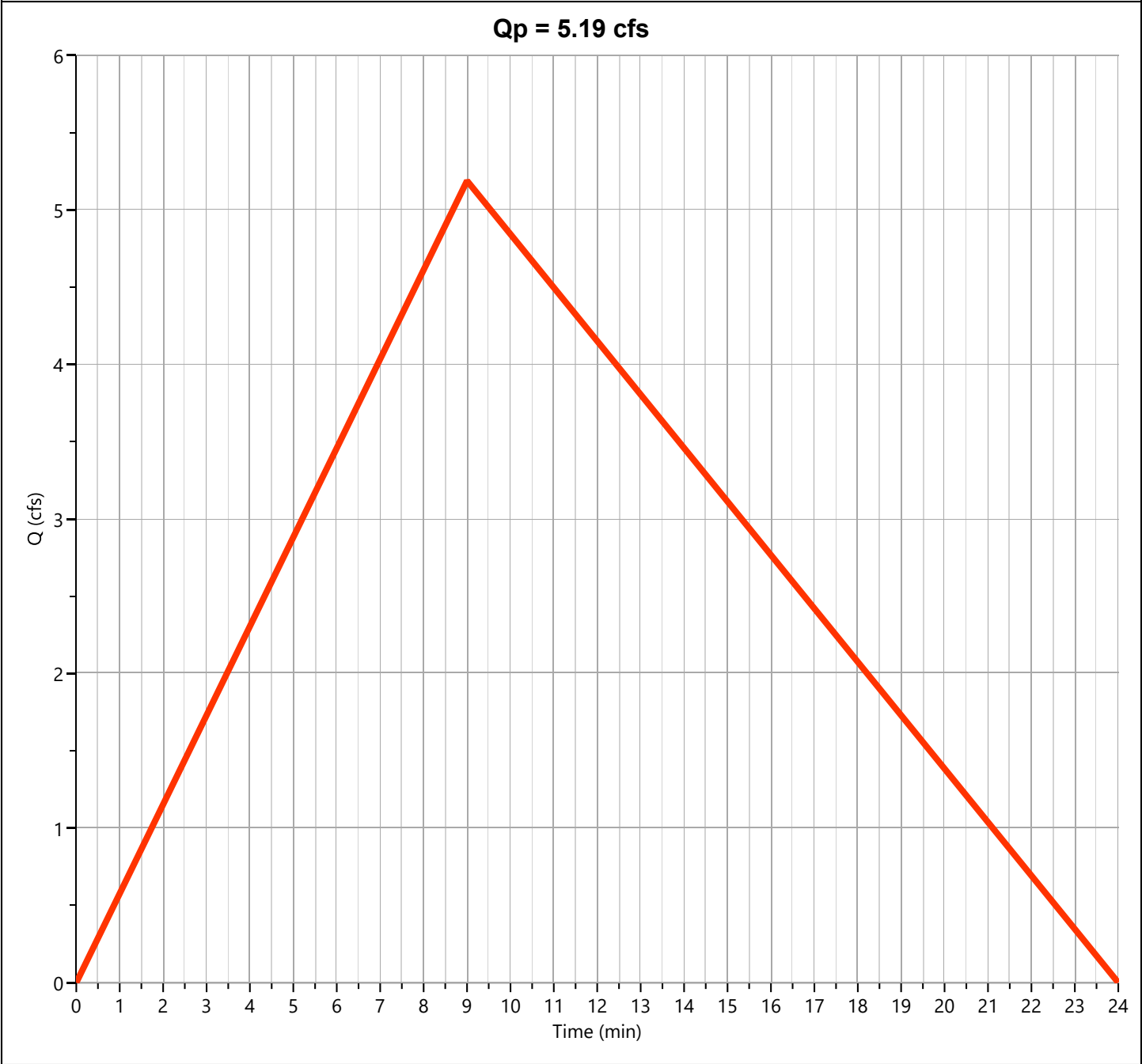
09-05-2025

[illegible]

Pre-Dev Basin "A"

Hyd. No. 1

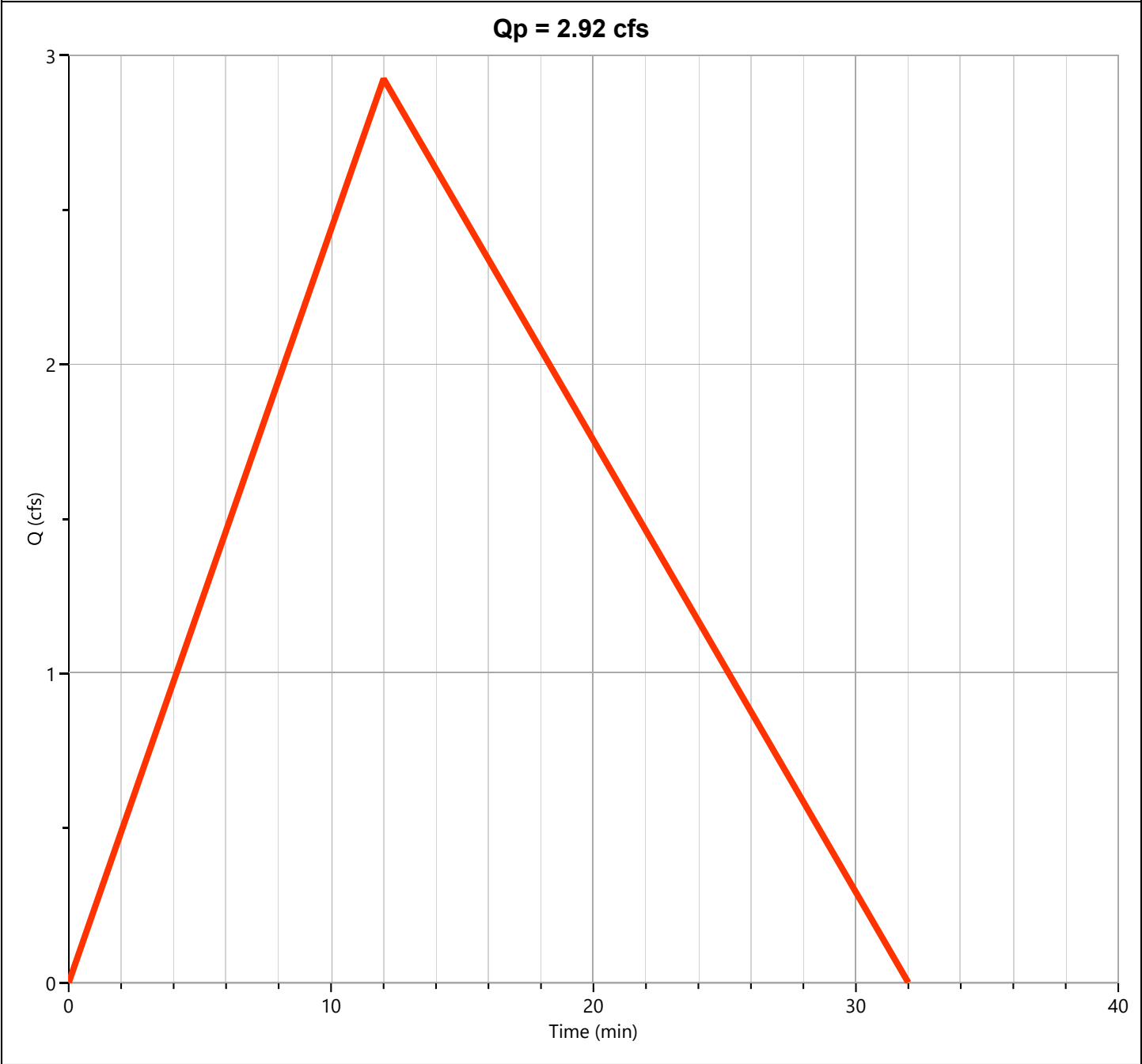
Hydrograph Type	= Rational	Peak Flow	= 5.188 cfs
Storm Frequency	= 50-yr	Time to Peak	= 0.15 hrs
Time Interval	= 1 min	Runoff Volume	= 3,740 cuft
Drainage Area	= 1.17 ac	Runoff Coeff.	= 0.56
Tc Method	= TR55	Time of Conc. (Tc)	= 9.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 7.92 in/hr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



Pre-Dev Basin "B"

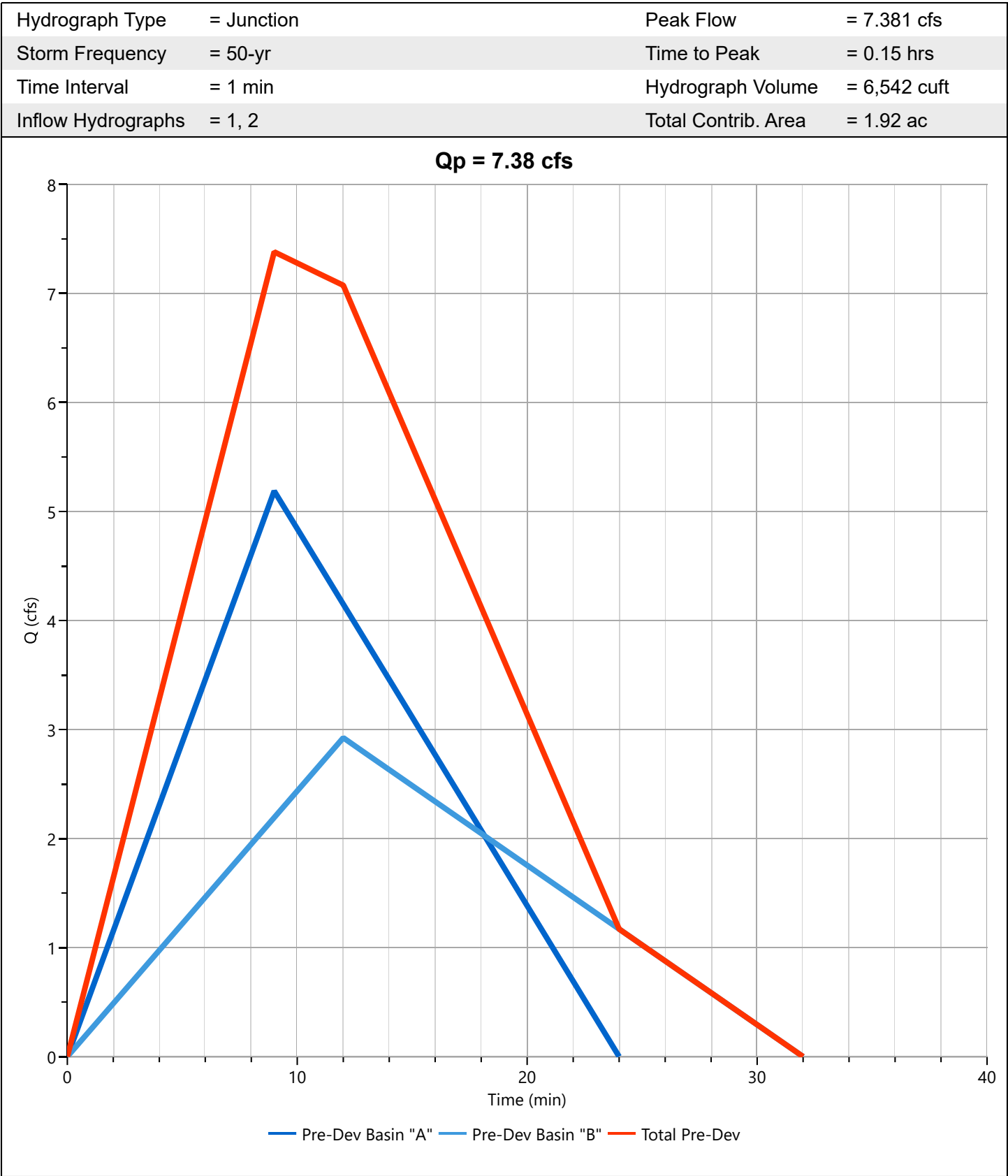
Hyd. No. 2

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

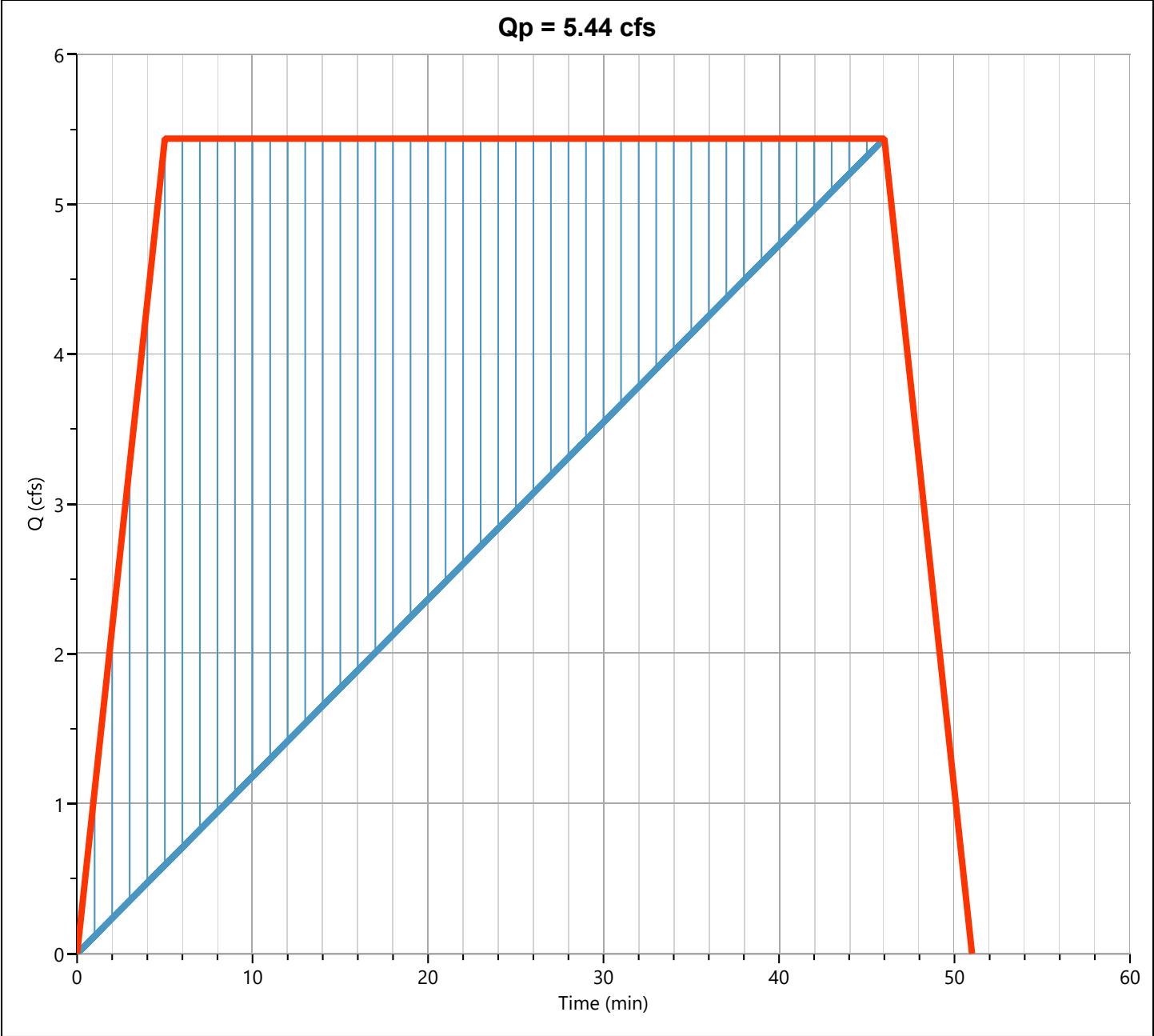
Hyd. No. 3



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



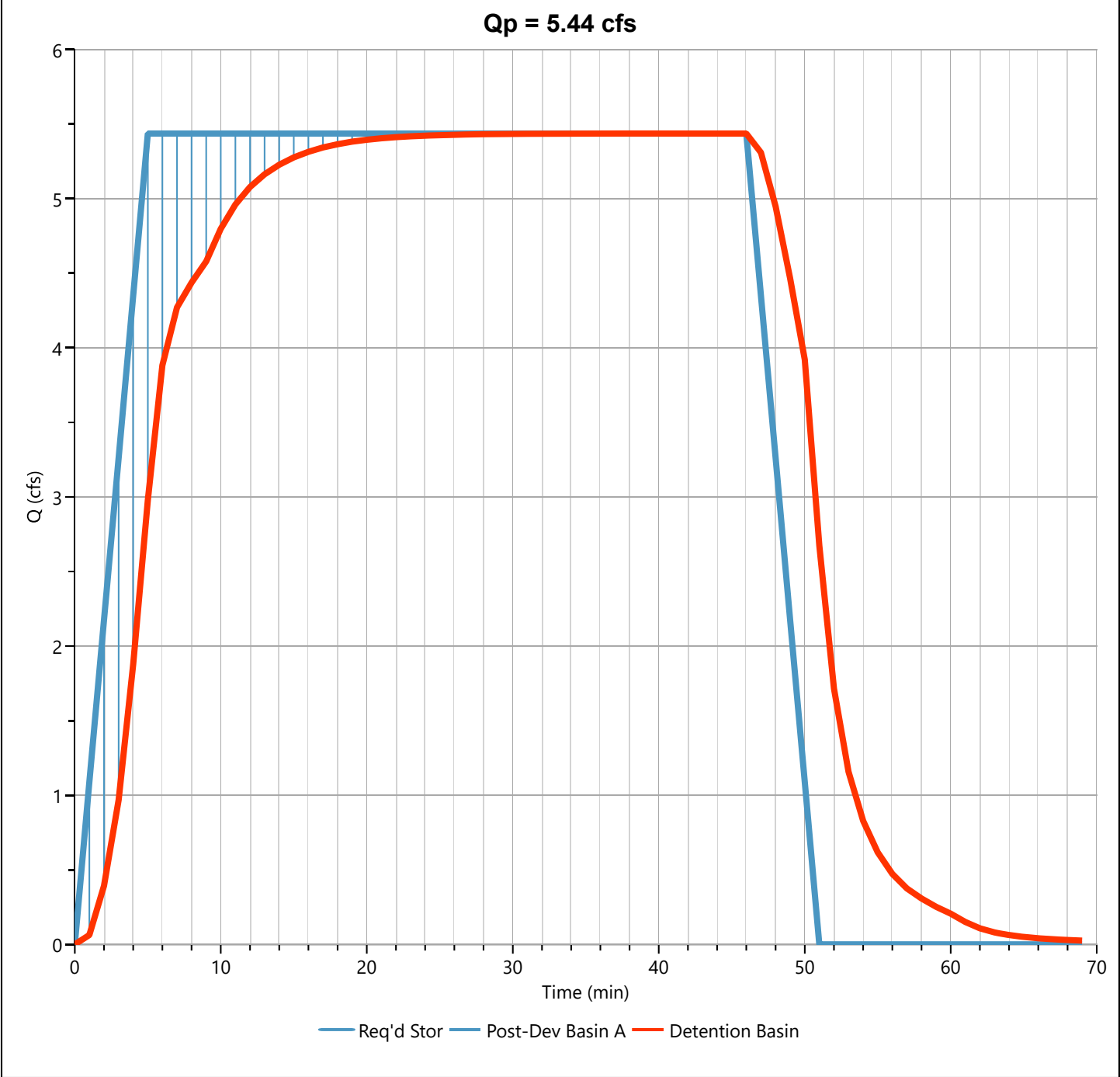
Detention Basin

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

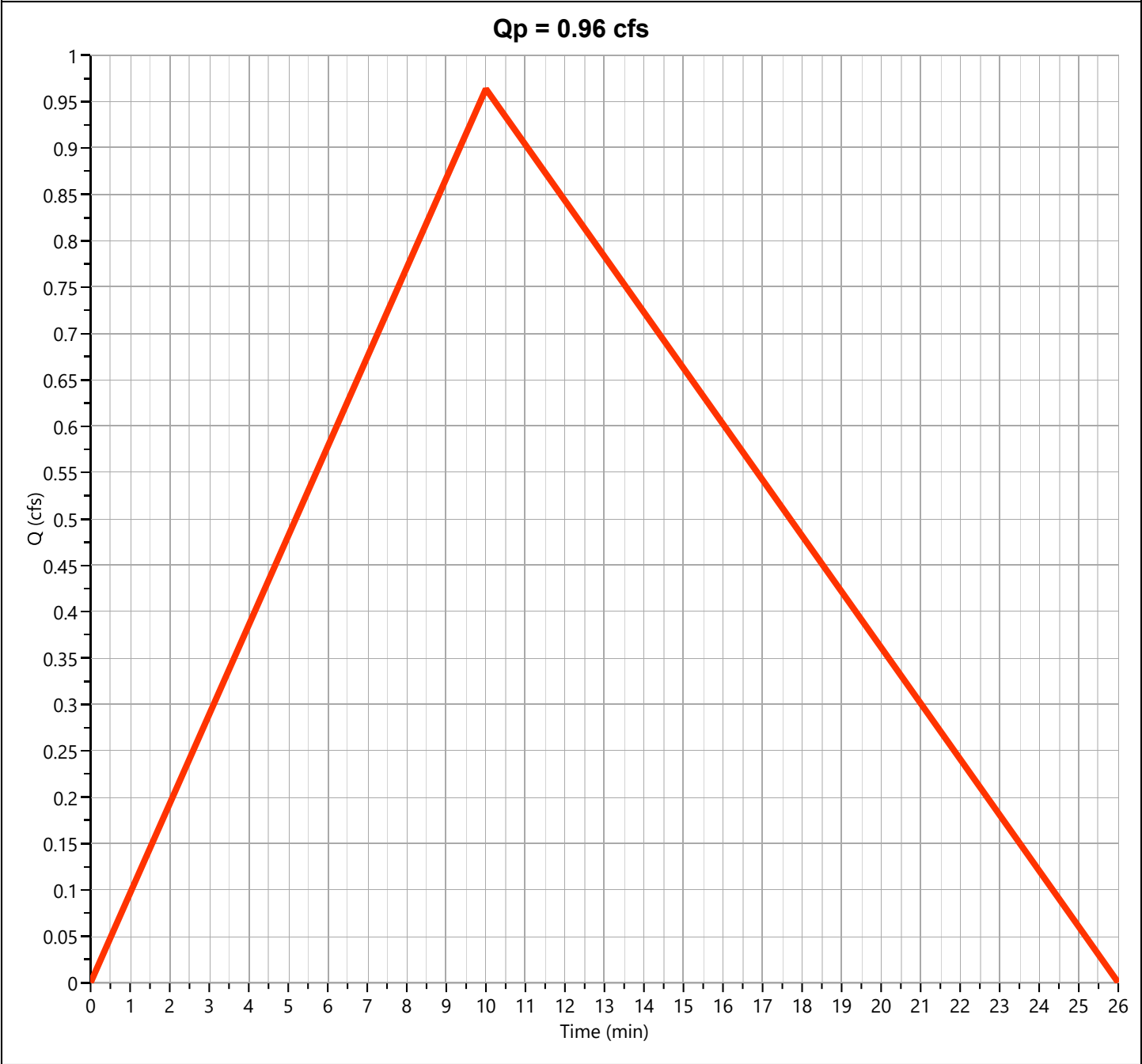
Center of mass detention time = 3 min



Post-Dev Basin B

Hyd. No. 6

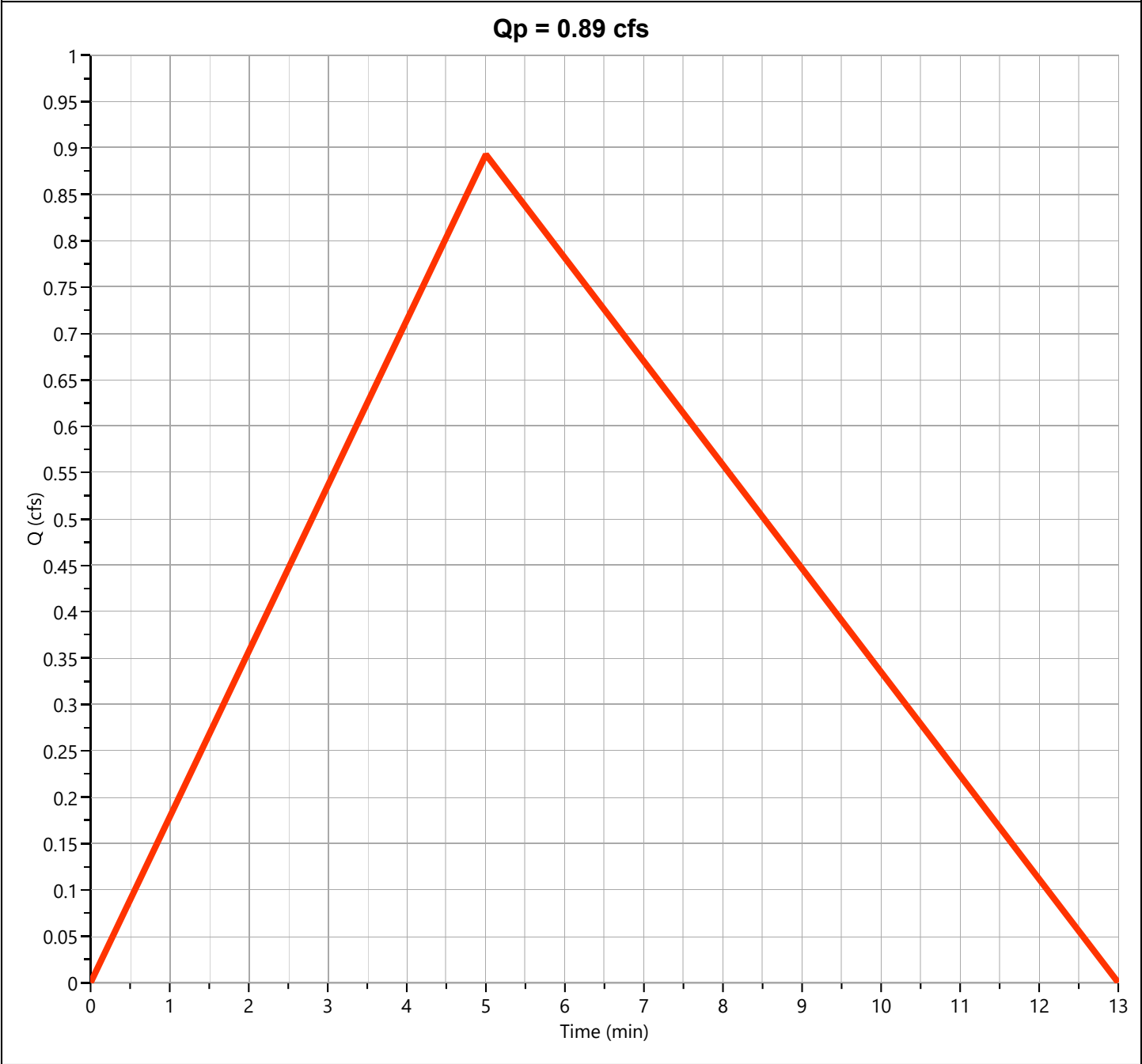
Hydrograph Type	= Rational	Peak Flow	= 0.964 cfs
Storm Frequency	= 50-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Runoff Volume	= 772 cuft
Drainage Area	= 0.22 ac	Runoff Coeff.	= 0.58
Tc Method	= TR55	Time of Conc. (Tc)	= 10.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 7.55 in/hr
Freq.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



Post-Dev Basin "C"

Hyd. No. 7

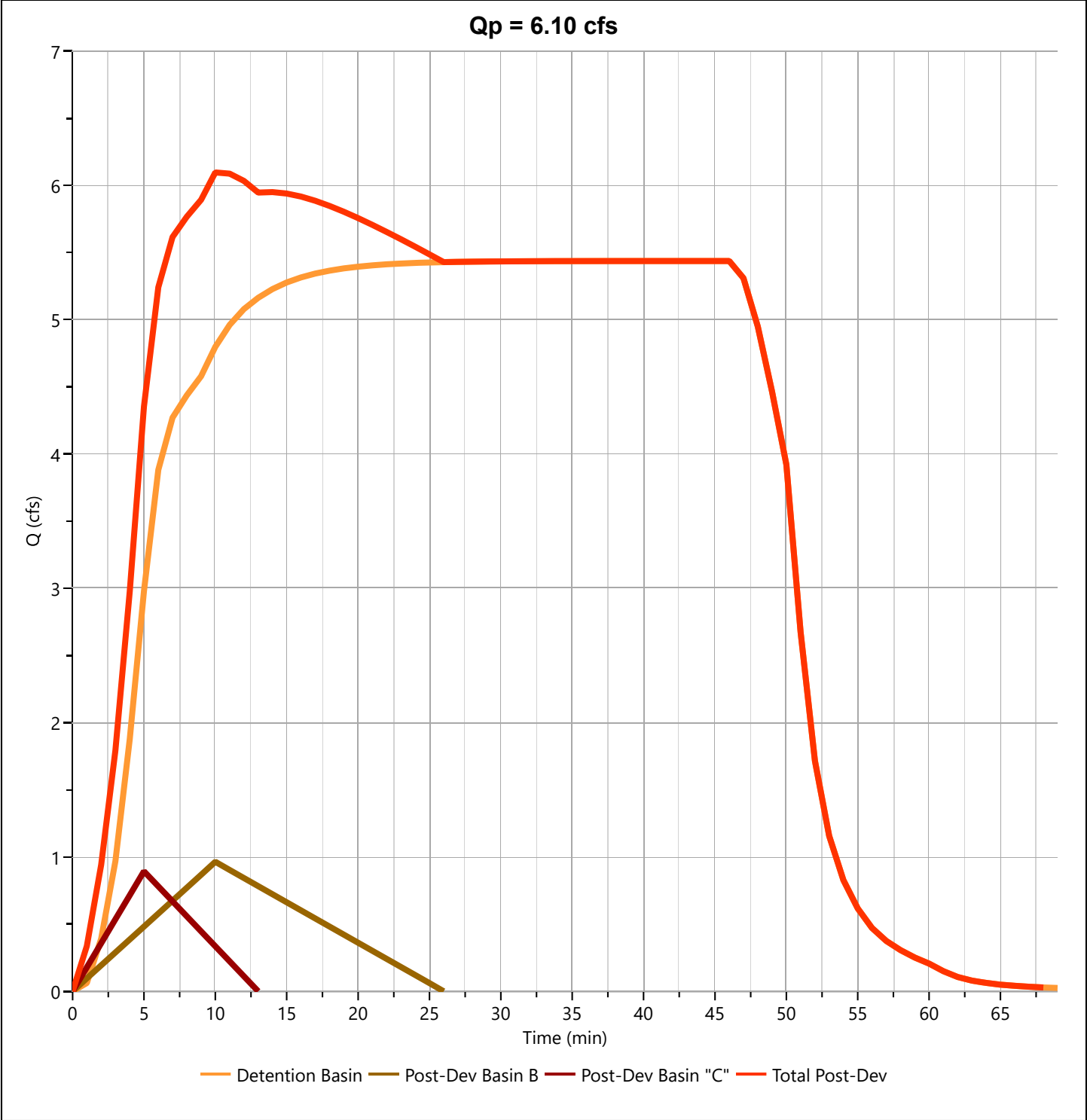
Hydrograph Type	= Rational	Peak Flow	= 0.893 cfs
Storm Frequency	= 50-yr	Time to Peak	= 0.08 hrs
Time Interval	= 1 min	Runoff Volume	= 358 cuft
Drainage Area	= 0.17 ac	Runoff Coeff.	= 0.51
Tc Method	= TR55	Time of Conc. (Tc)	= 5.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 10.30 in/hr
Freq.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



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

Hydrology Studio v 3.0.0.27

09-05-2025

[illegible]

Hydrograph Report

Project Name: Bryant Pharmacy

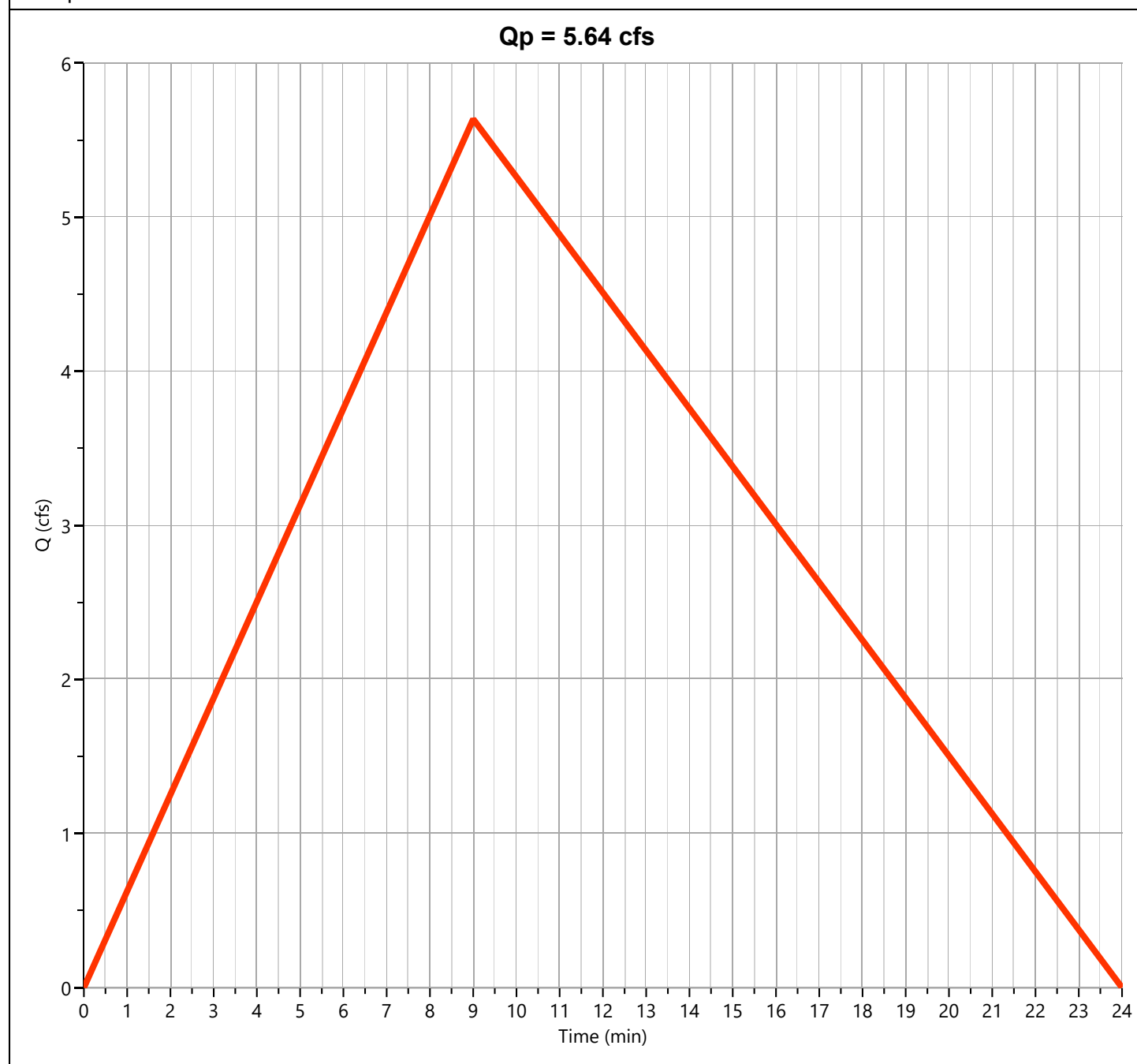
Hydrology Studio v 3.0.0.27

09-05-2025

Pre-Dev Basin "A"

Hyd. No. 1

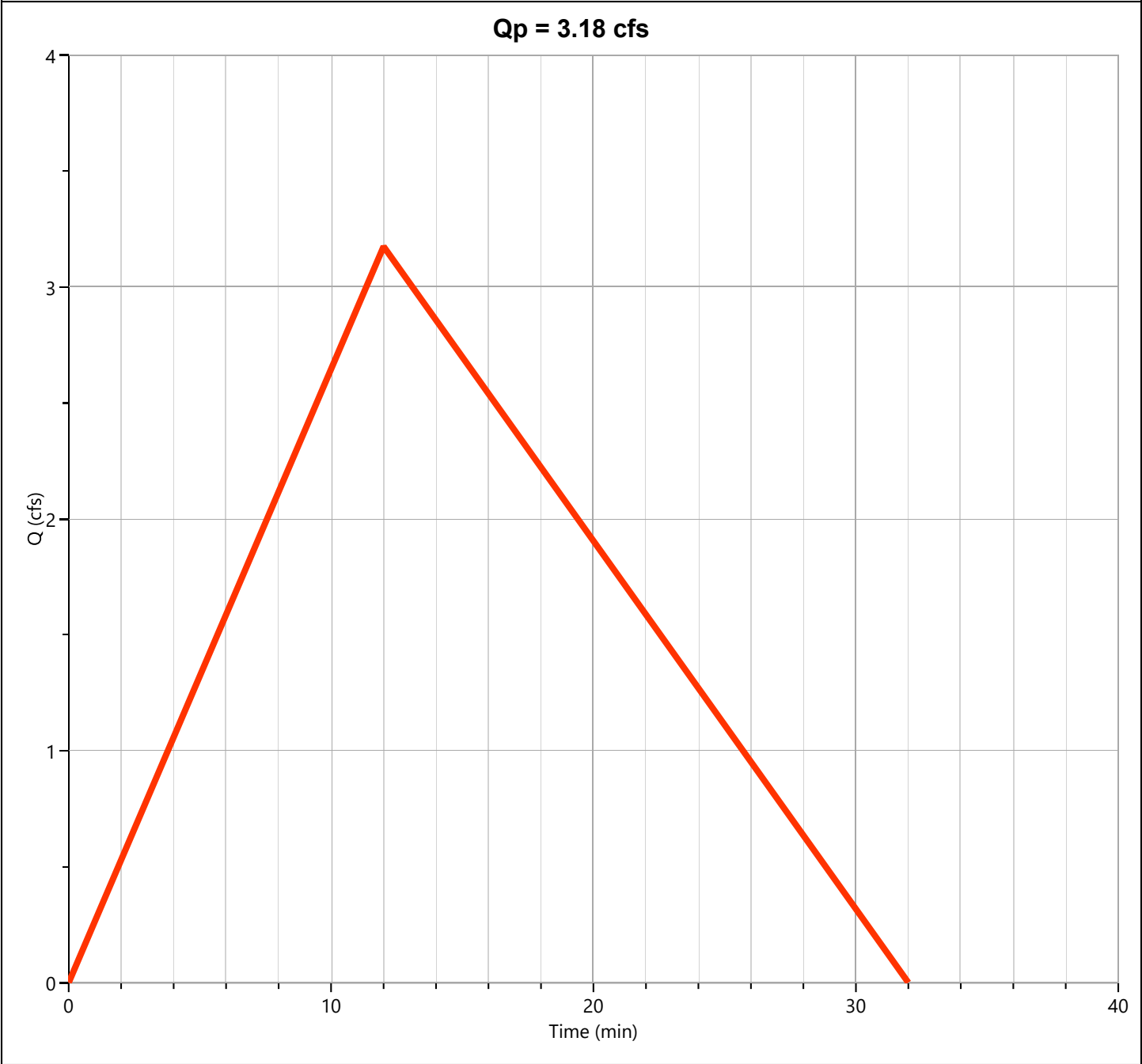
Hydrograph Type	= Rational	Peak Flow	= 5.636 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.15 hrs
Time Interval	= 1 min	Runoff Volume	= 4,063 cuft
Drainage Area	= 1.17 ac	Runoff Coeff.	= 0.56
Tc Method	= TR55	Time of Conc. (Tc)	= 9.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 8.60 in/hr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



Pre-Dev Basin "B"

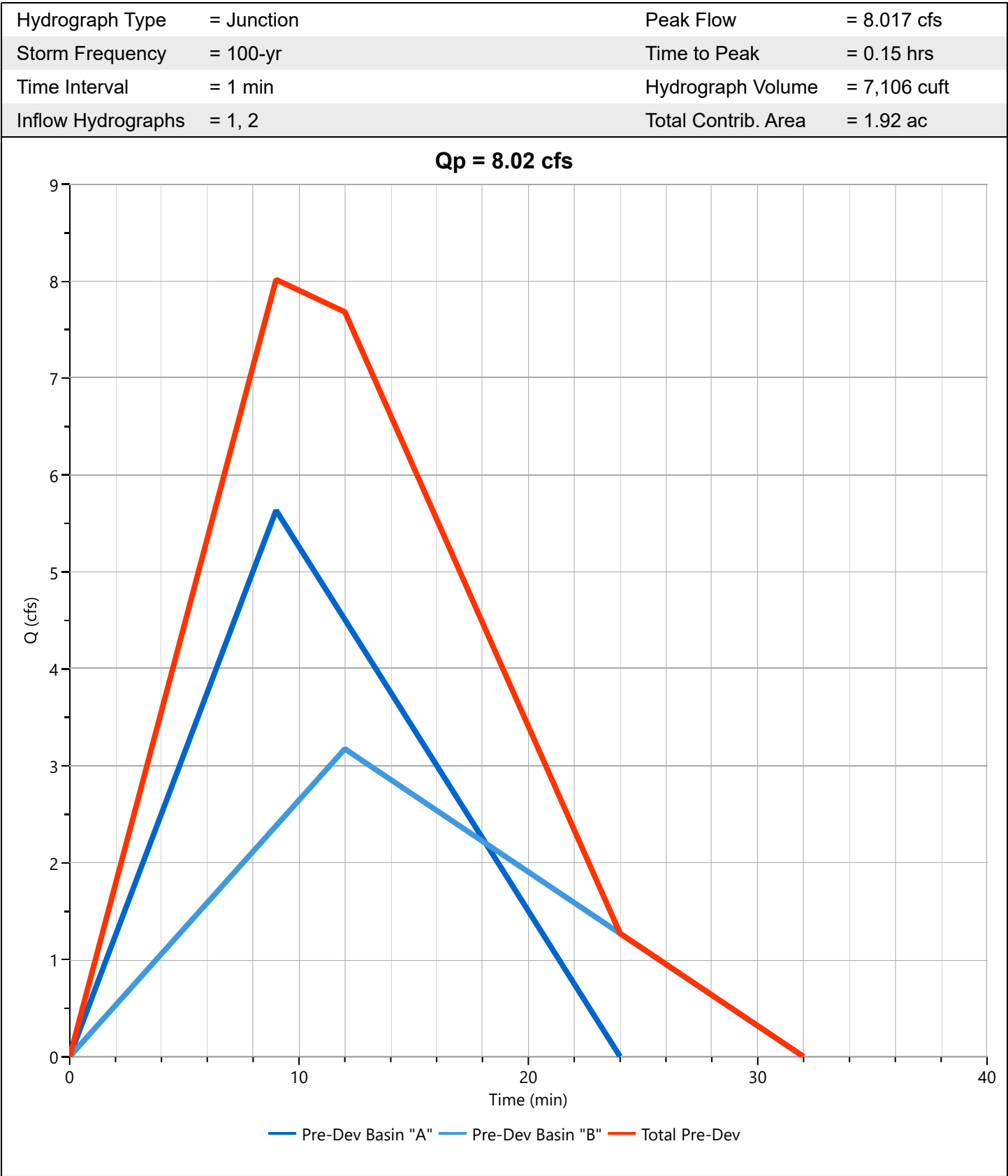
Hyd. No. 2

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



Total Pre-Dev

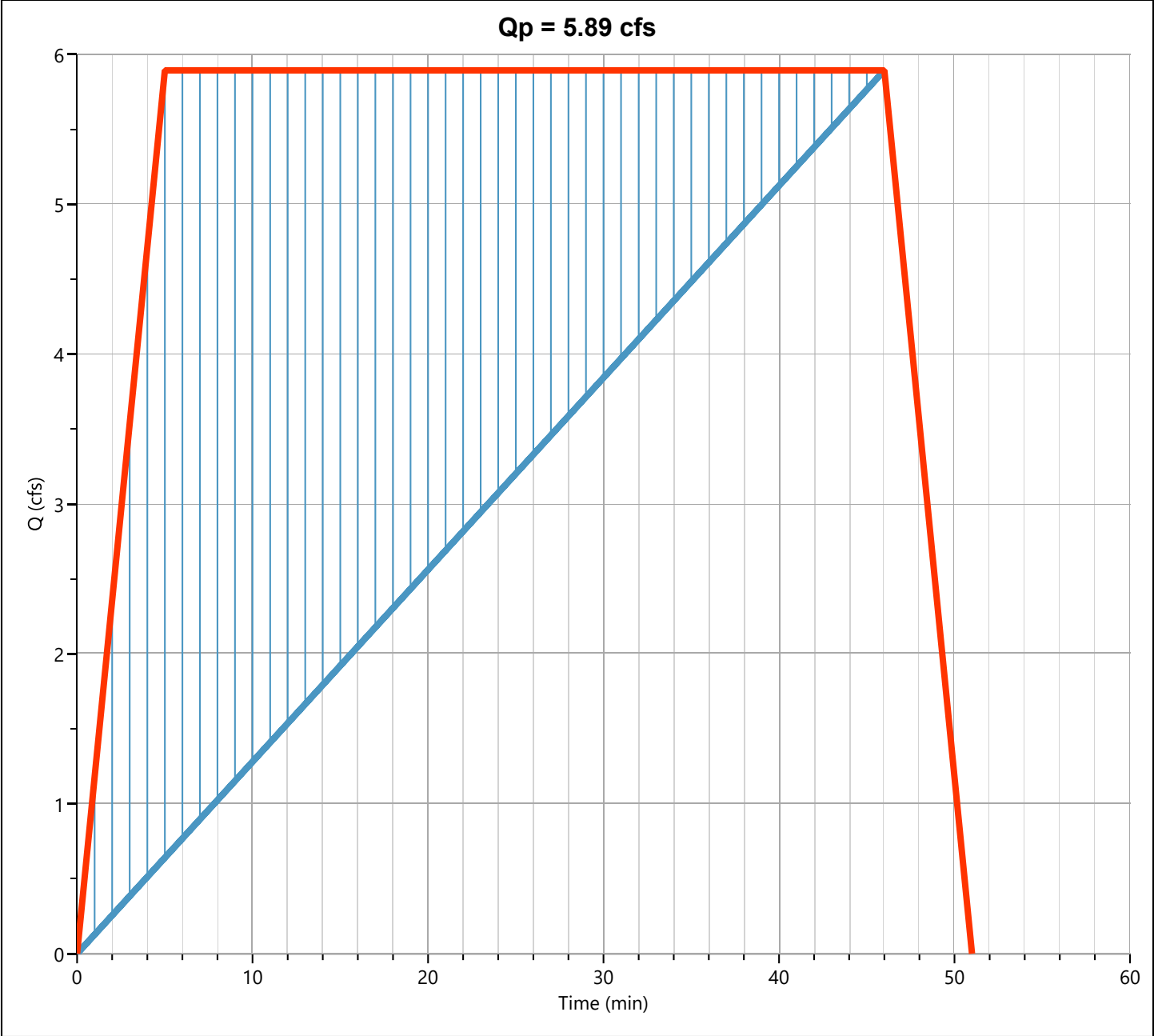
Hyd. No. 3



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



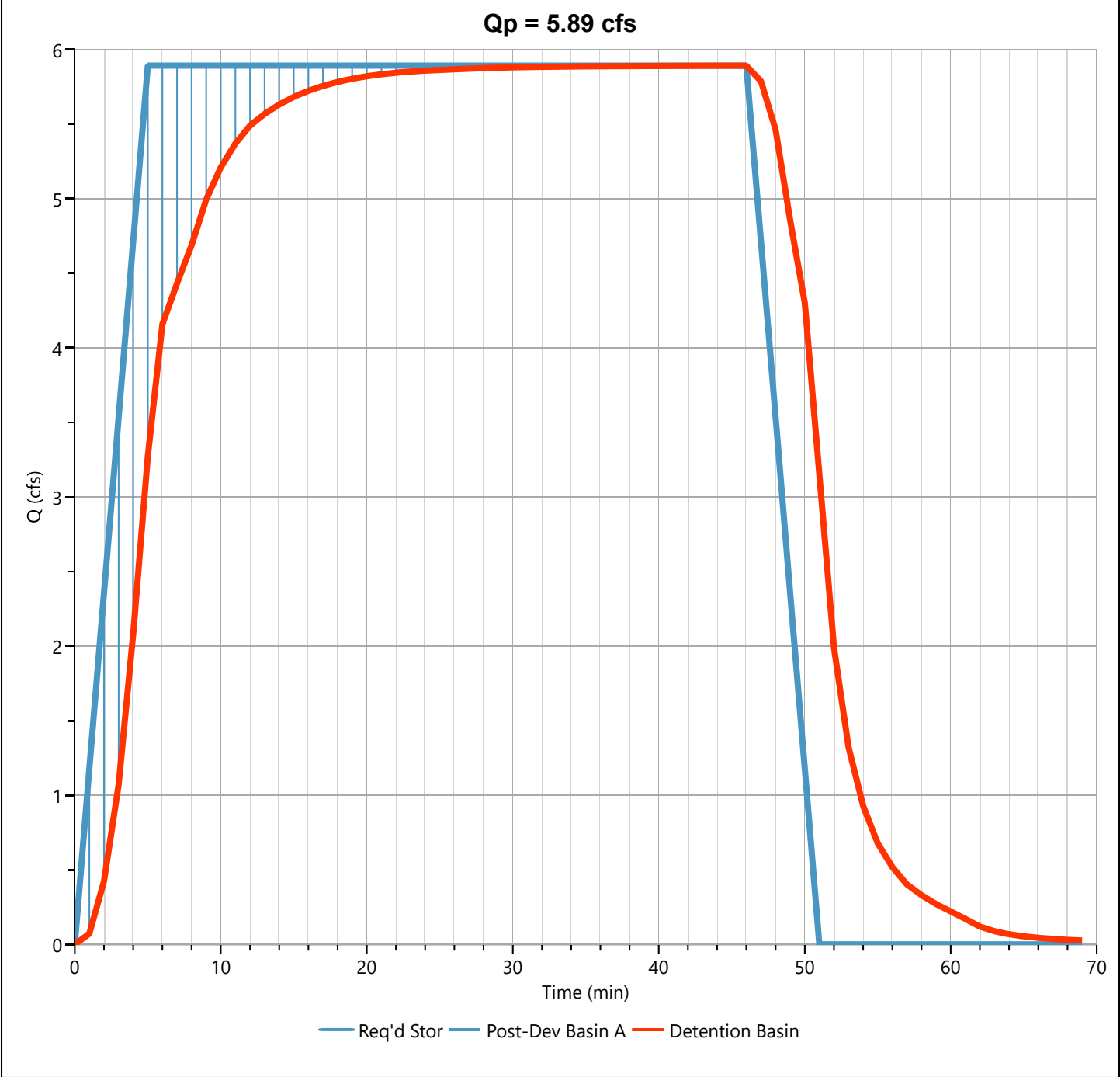
Detention Basin

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

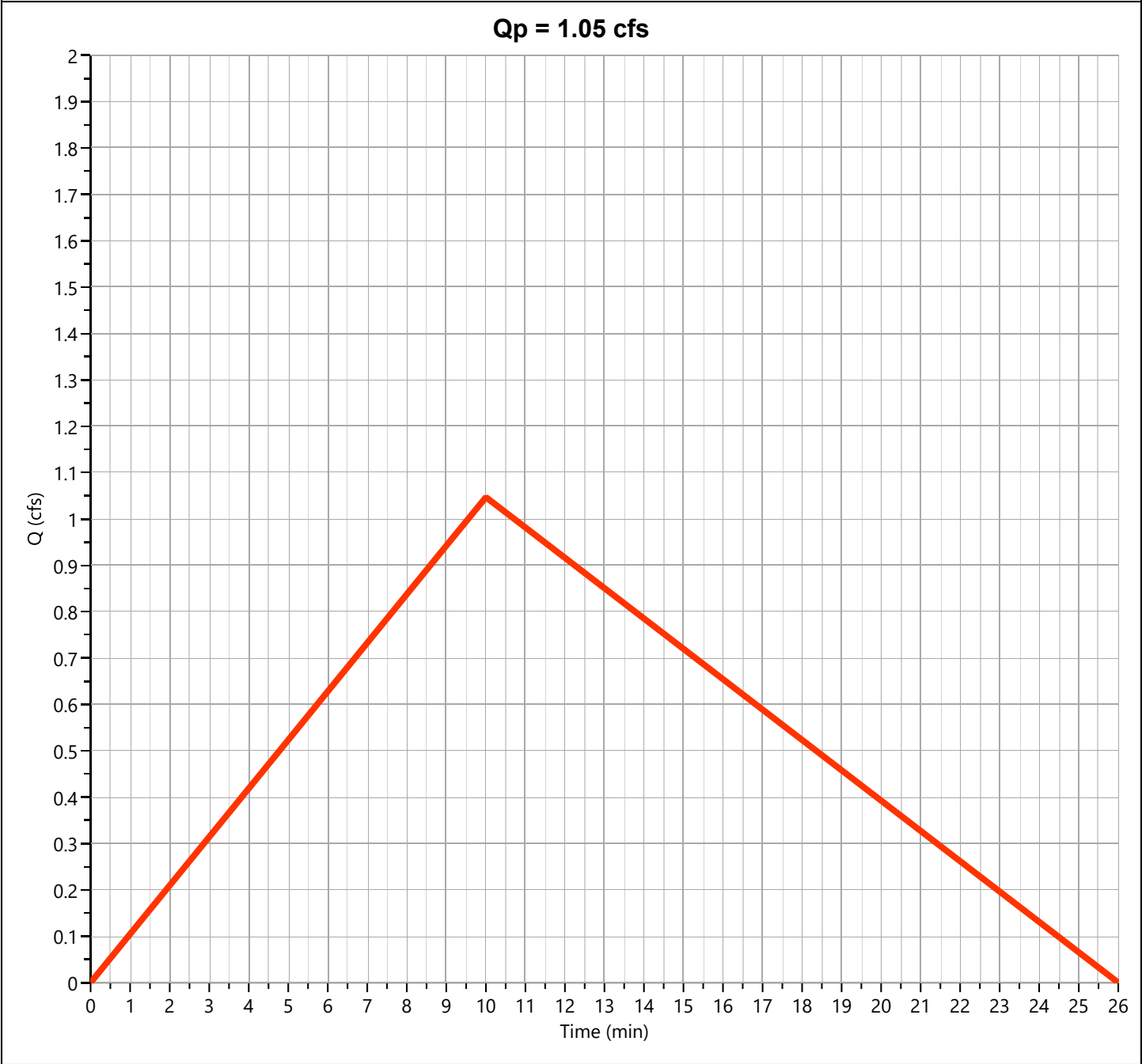
Center of mass detention time = 3 min



Post-Dev Basin B

Hyd. No. 6

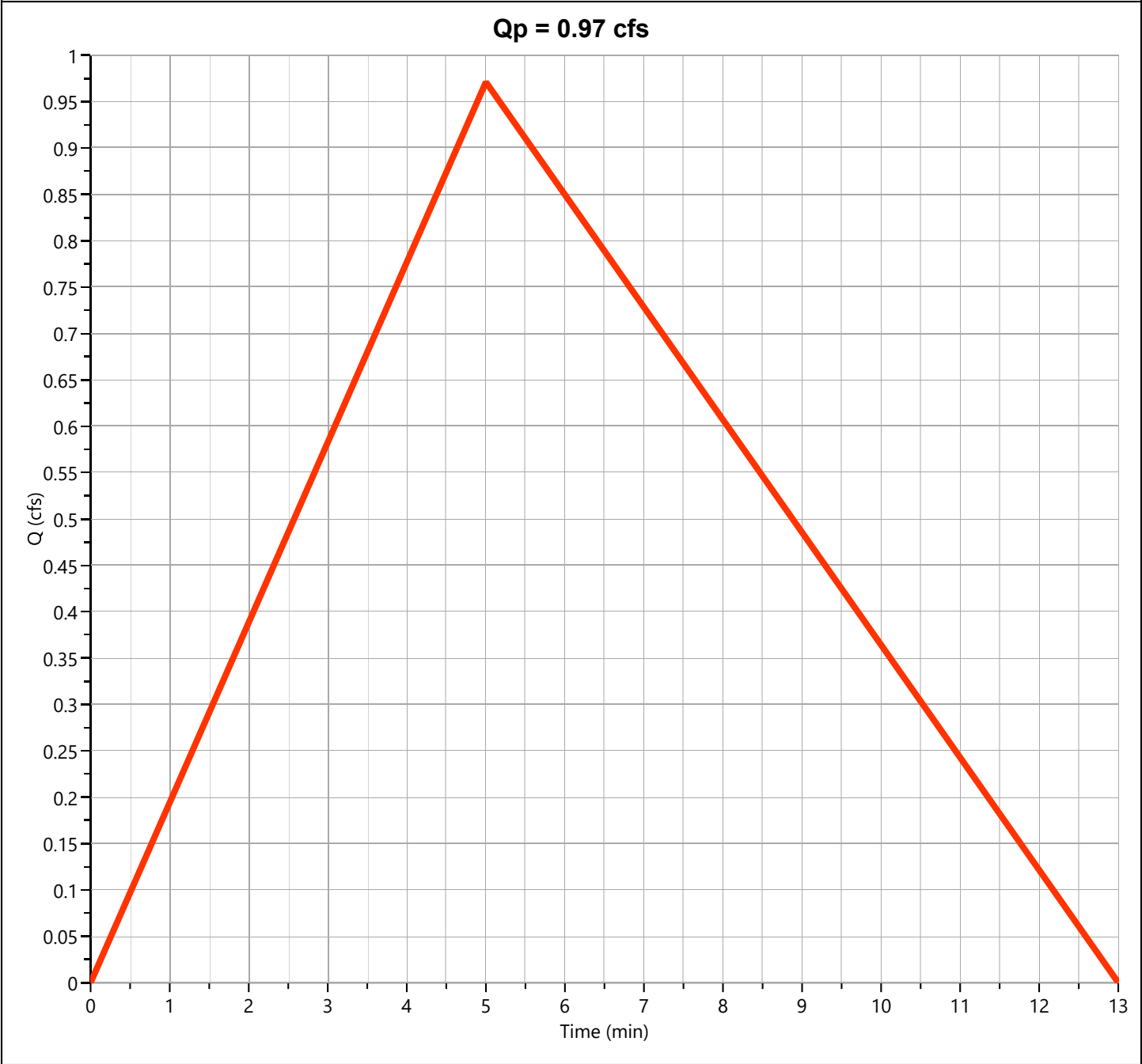
Hydrograph Type	= Rational	Peak Flow	= 1.047 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Runoff Volume	= 839 cuft
Drainage Area	= 0.22 ac	Runoff Coeff.	= 0.58
Tc Method	= TR55	Time of Conc. (Tc)	= 10.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 8.20 in/hr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



Post-Dev Basin "C"

Hyd. No. 7

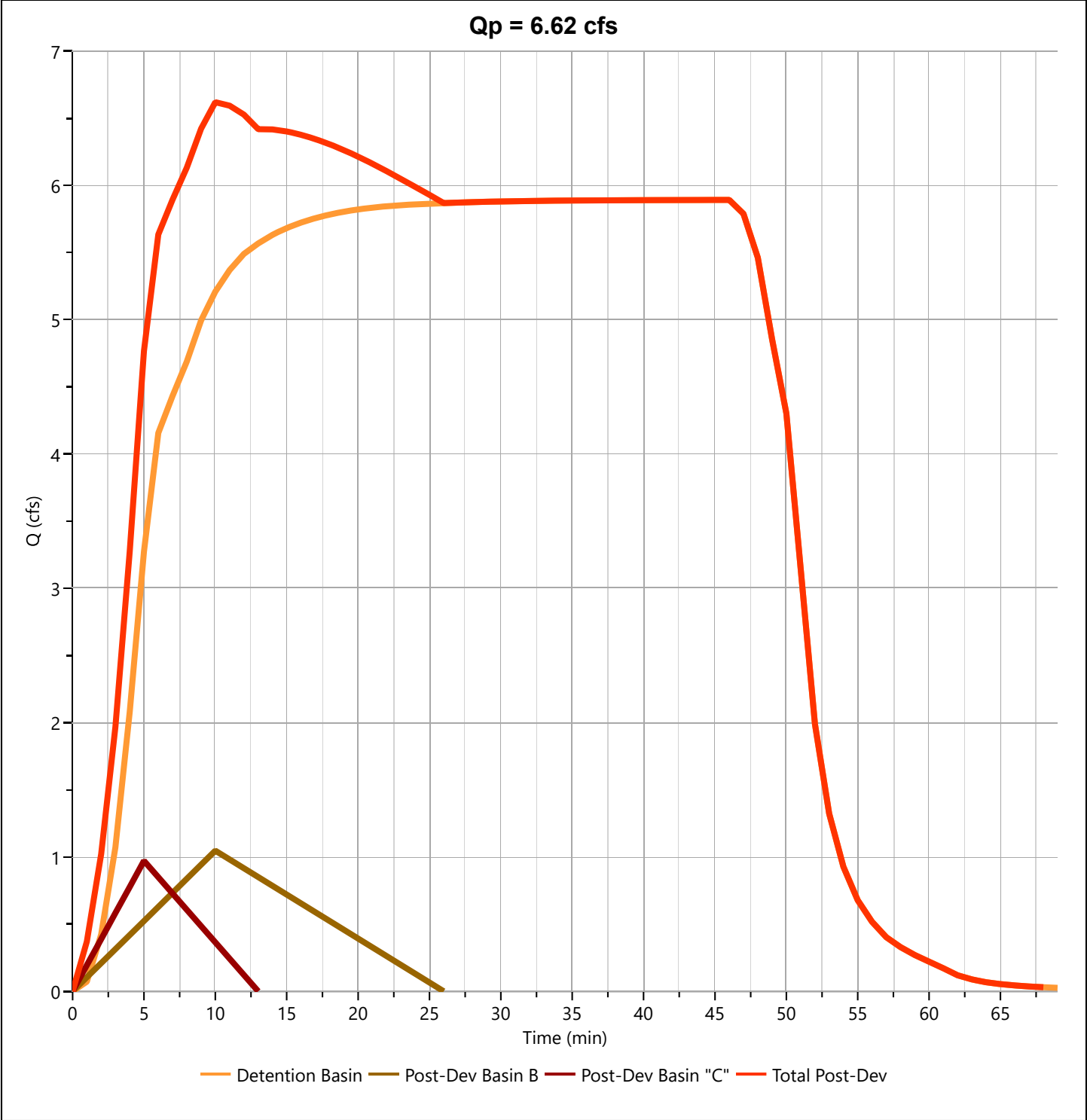
Hydrograph Type	= Rational	Peak Flow	= 0.971 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.08 hrs
Time Interval	= 1 min	Runoff Volume	= 389 cuft
Drainage Area	= 0.17 ac	Runoff Coeff.	= 0.51
Tc Method	= TR55	Time of Conc. (Tc)	= 5.0 min
IDF Curve	= City of Bryant IDF Curve.idf	Intensity	= 11.20 in/hr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



Total Post-Dev

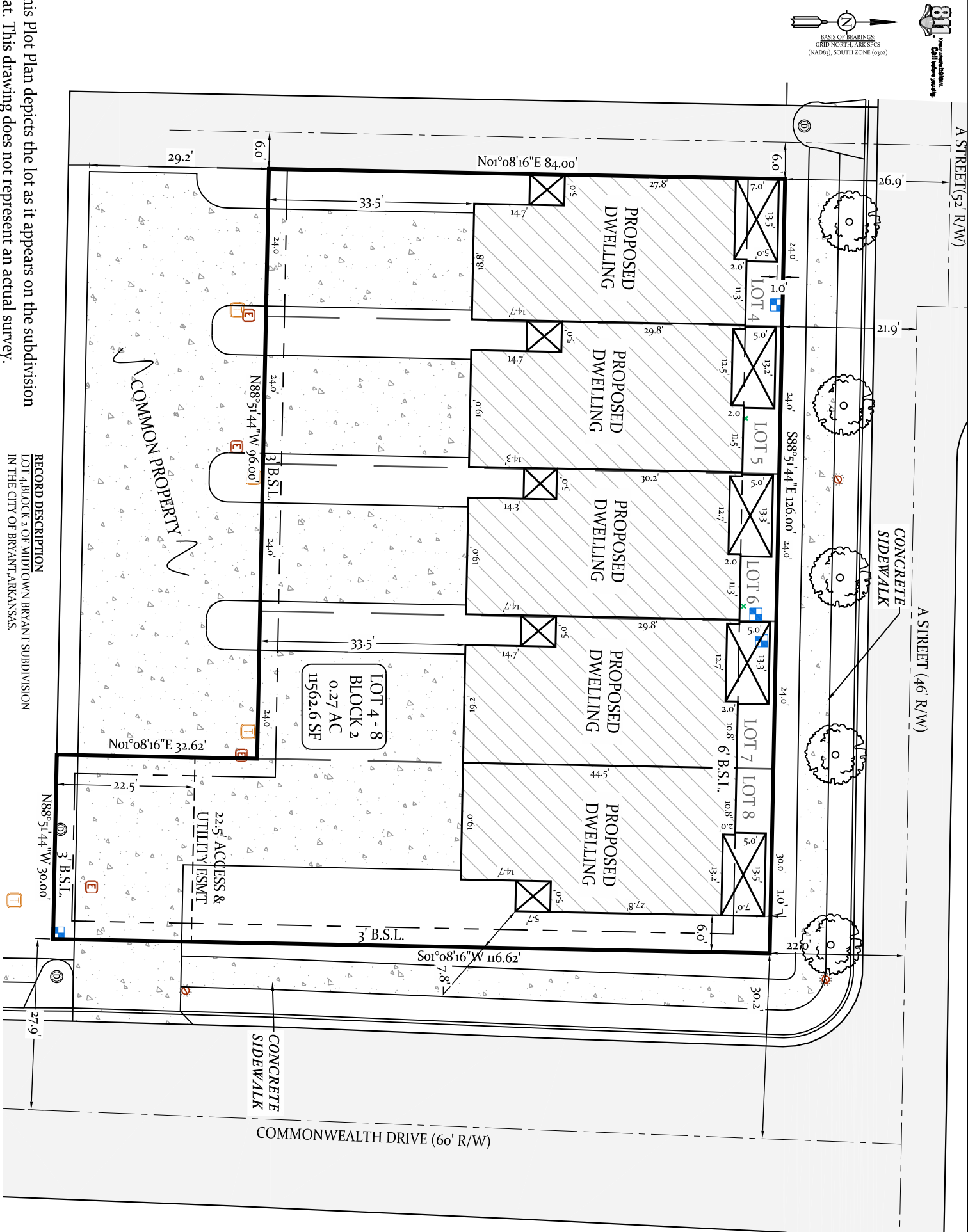
Hyd. No. 8

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



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

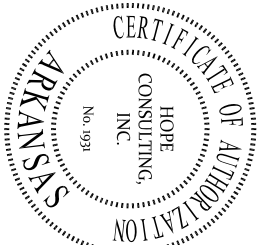
Address 112 "A" Street
Bryant, Arkansas, 72022 Date 08/12/2025

500 01S 14W 0 16 210 62 1664

LEGEND

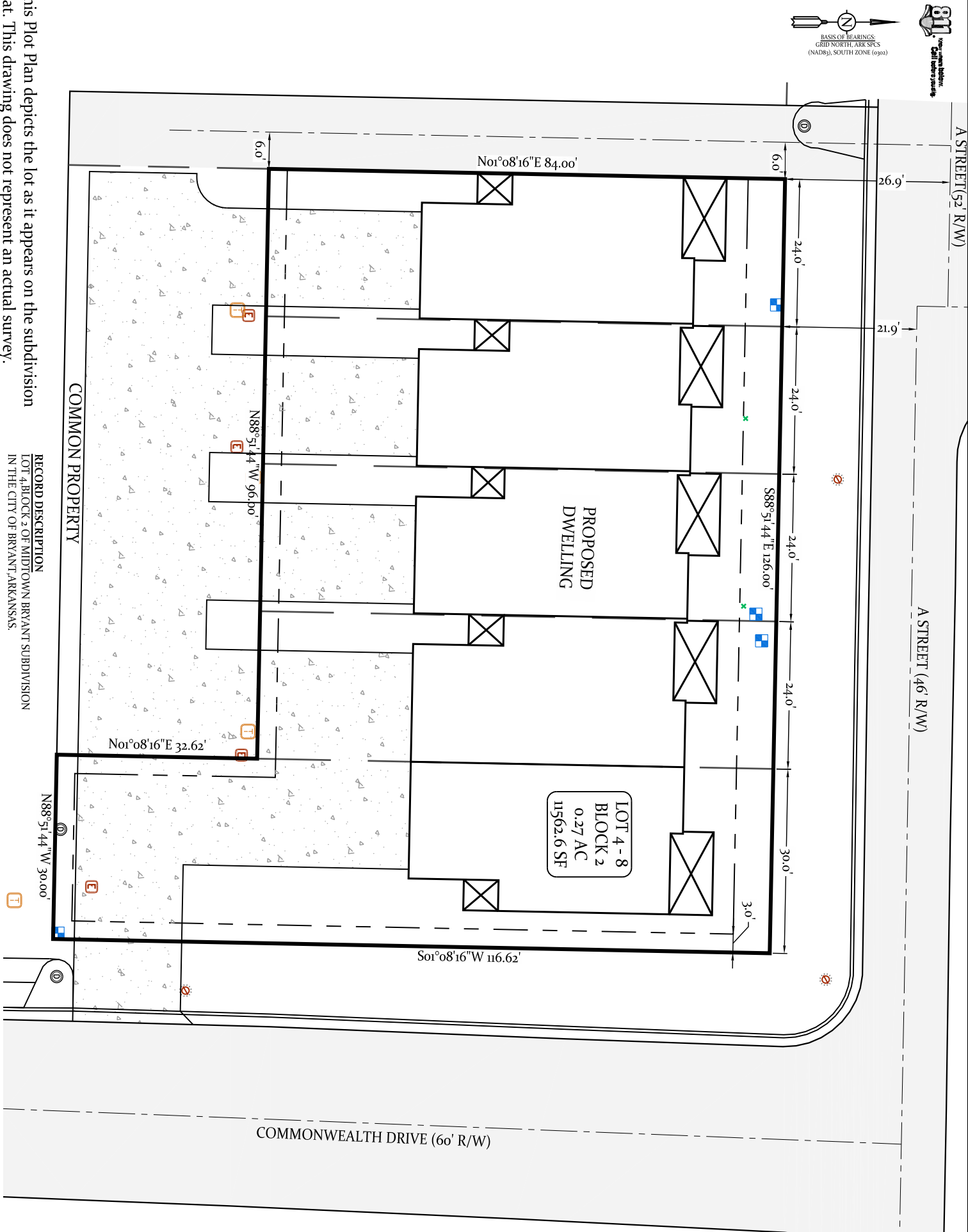
- Found Monument
- Set 1/2" Rebar #1664
- Computed Point Location Measured by Surveyor
- (R/D/P) Record/Deed/Plat Measurements
- B.S.L. Building Setback Line Restriction
- U.E./D.E. Utility/Drainage Easement
- Property Boundary Line
- Fence Lines
- Centerlines
- Parcel Lines/Misc Lines

Drawn By OV
Checked By WCS



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.



BASIS OF BEARINGS:
GRID NORTH, ARK SPCS
(NAD83), SOUTH ZONE (4932)

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

20' 10' 0 20'

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

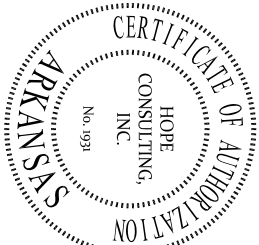
500 01S 14W 0 16 210 62 1664

LEGEND

- Found Monument
- Set 1/2" Rebar #1664
- Computed Point Location 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





COURT STREET

(50' R/W)

8W — 8W — 8W — 8W

N88°51'44"W 69.21'

6' MIN. SETBACK LINE

50.8'

18' MAX. SETBACK

PROPOSED DWELLING

18' MAX. SETBACK

28.3'

13.7'

18.5'

14.0'

11.0'

7.0'

23.7'

27.0'

27.3'

LOT 12,
BLOCK 18

18' MAX. SETBACK

9' MIN. S.B.L.

19.8'

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 E. AENEISE MOULIN
Address 4015 RORDINWOOD CIRCLE
BRYANT, AR. 72022
Phone 501-951-2732
Email: DMOULIN@YAHOO.COM

Project Location:

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

Property Owner (If different from Applicant):

Name _____
Phone _____
Address _____
Email Address _____

SAME

Additional Information:

Subdivision Lot and Block Number or Legal Description (Attach Legal Description to Application)

WESTPODITE 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. Martin, 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. MOULIN (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.



Change Photos

Browse The Best...

Paragon 5

Form Simply

MOULIN DAVID..

Compare



aircountydata.com



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:

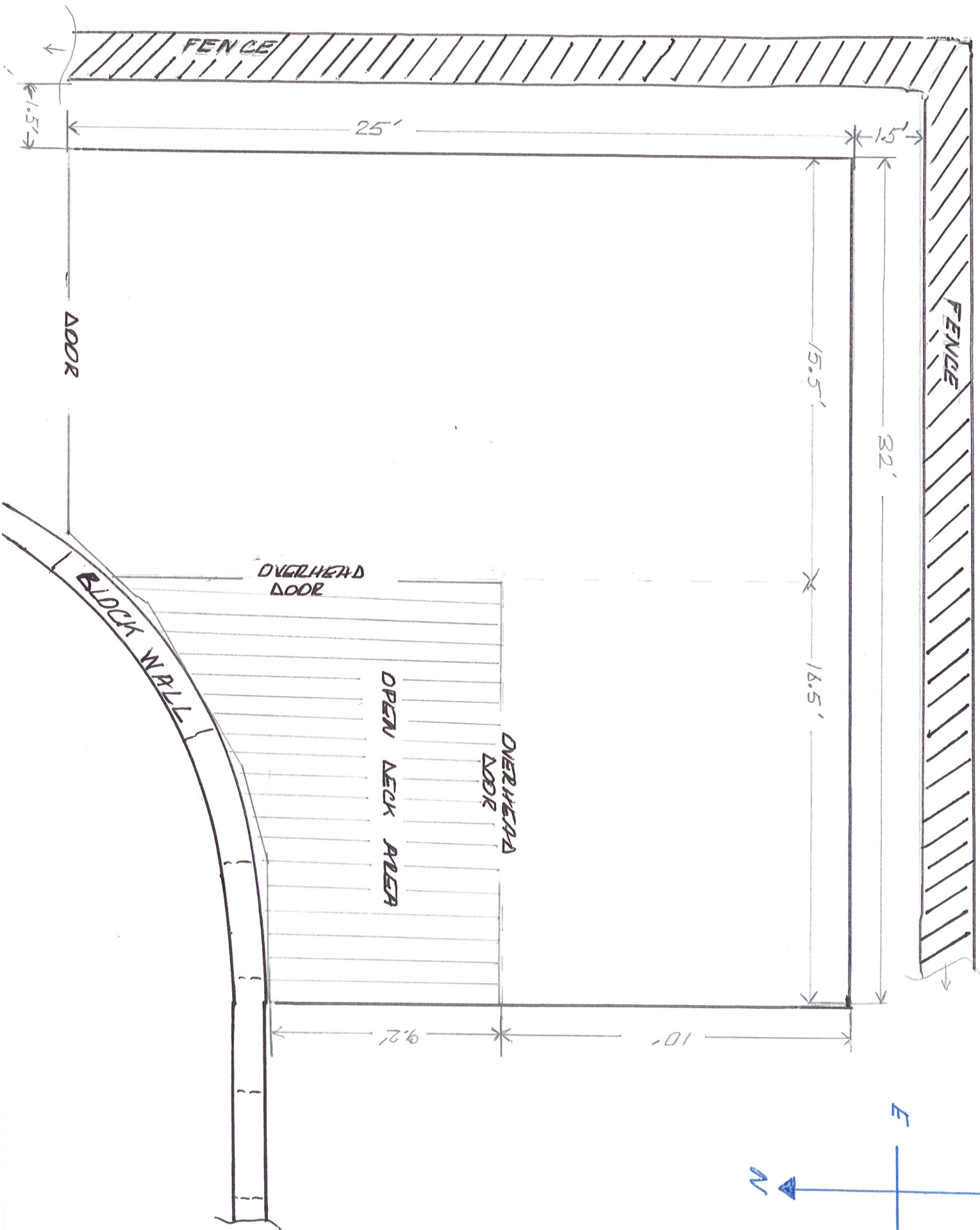
Taxable

Over 65?

No

Need a report for your business?

Subscribe to accounts can print sales, land usage, parcel details, parcel history, valuations, mailing labels and mailing address reports online. \$19.99









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.

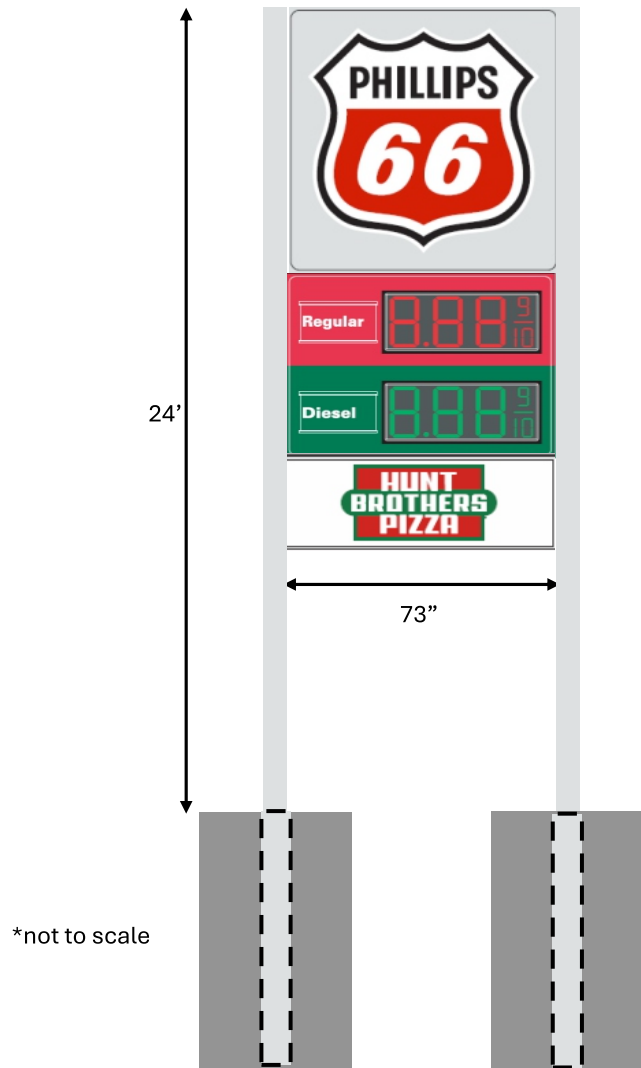
READ CAREFULLY BEFORE SIGNING

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						



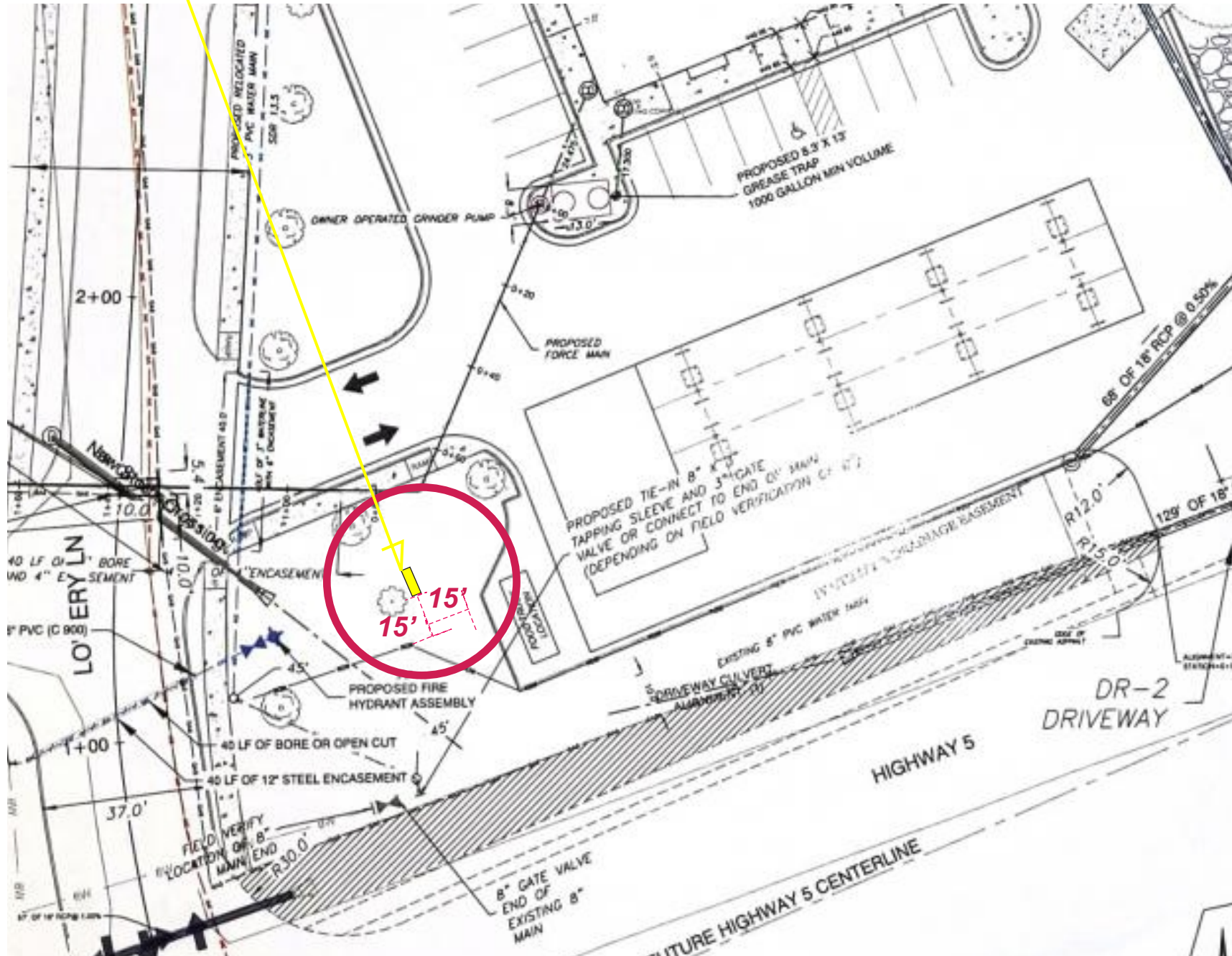
6x6 Dual Pole Mount Rivet ID
 2-Product LED Price Sign (Regular, Diesel)
 Paint Poles Titanium Gray
 Poles = 8" x 8" – DIRECT BURY
 24' above grade

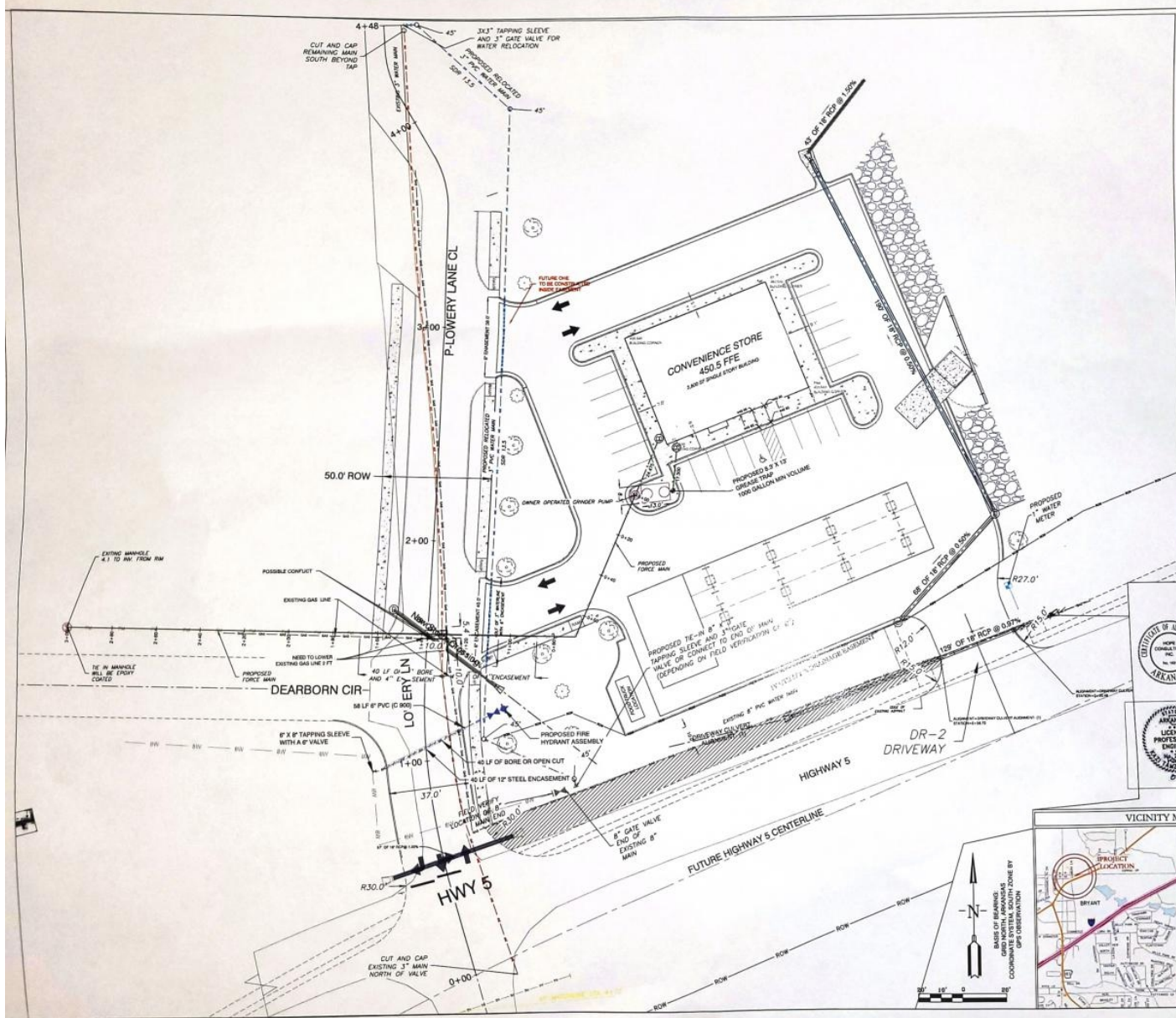
Gassy's #2
 ST#922842
 6101 Highway 5
 Bryant, AR 72022



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

proposed pylon sign





SEWER LEGEND

- (S) SANITARY SEWER MANHOLE PROP.*
- (S) SANITARY SEWER MANHOLE EXIST.
- (CO) 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

- 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'.
- CONSTRUCT 3" SDR-13.5 ALONG LOWERY LANE.
- 6" STEEL ENCASMENT UNDER DRIVEWAYS ON 3" MAIN
- CASING SPACERS SHALL BE STAINLESS STEEL.

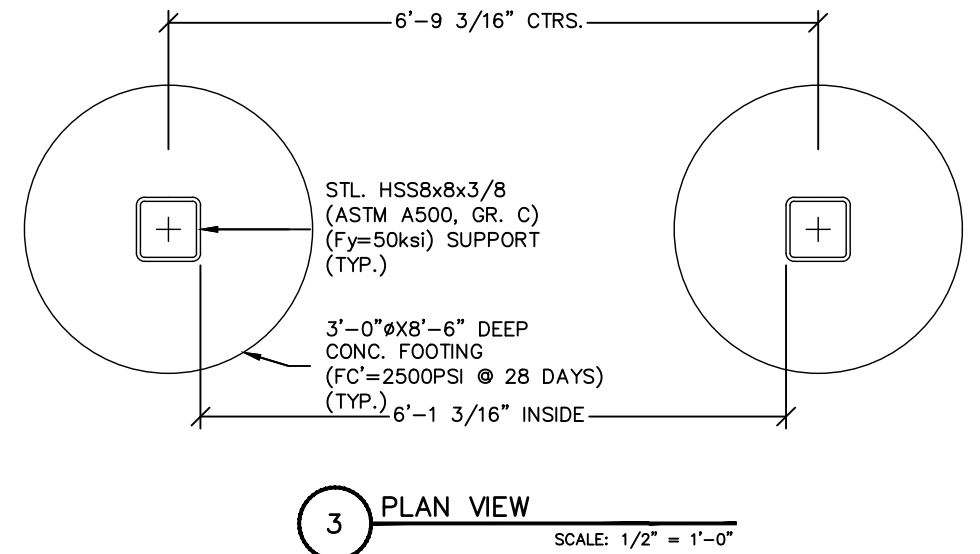
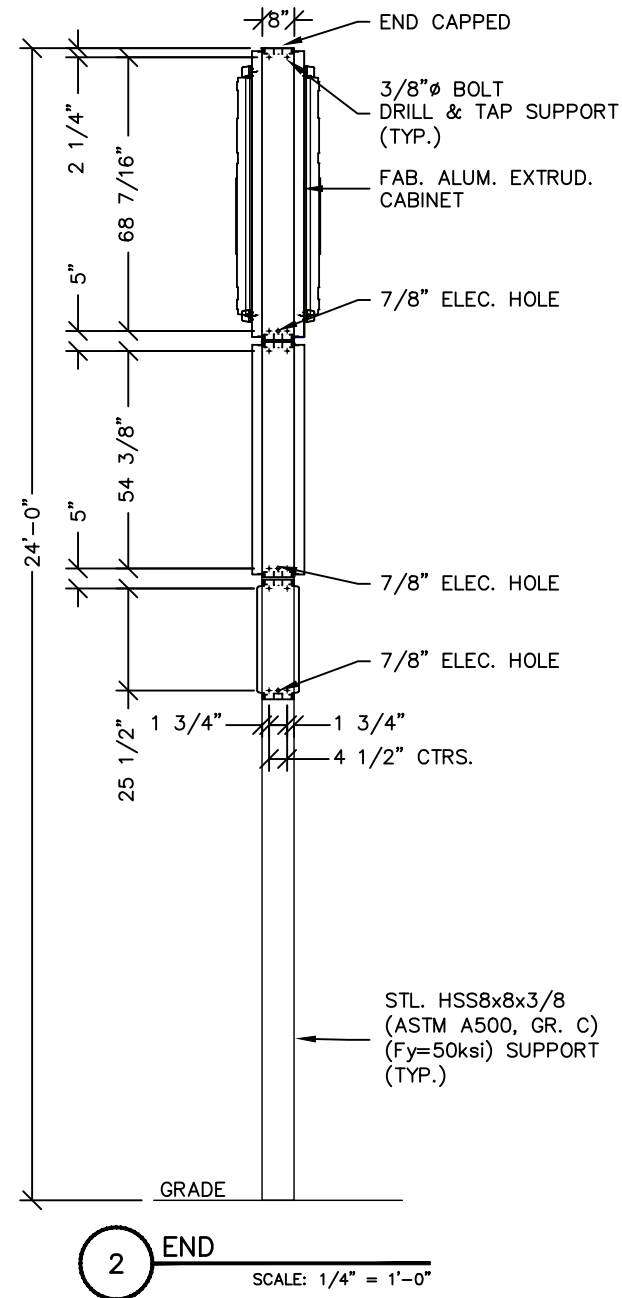
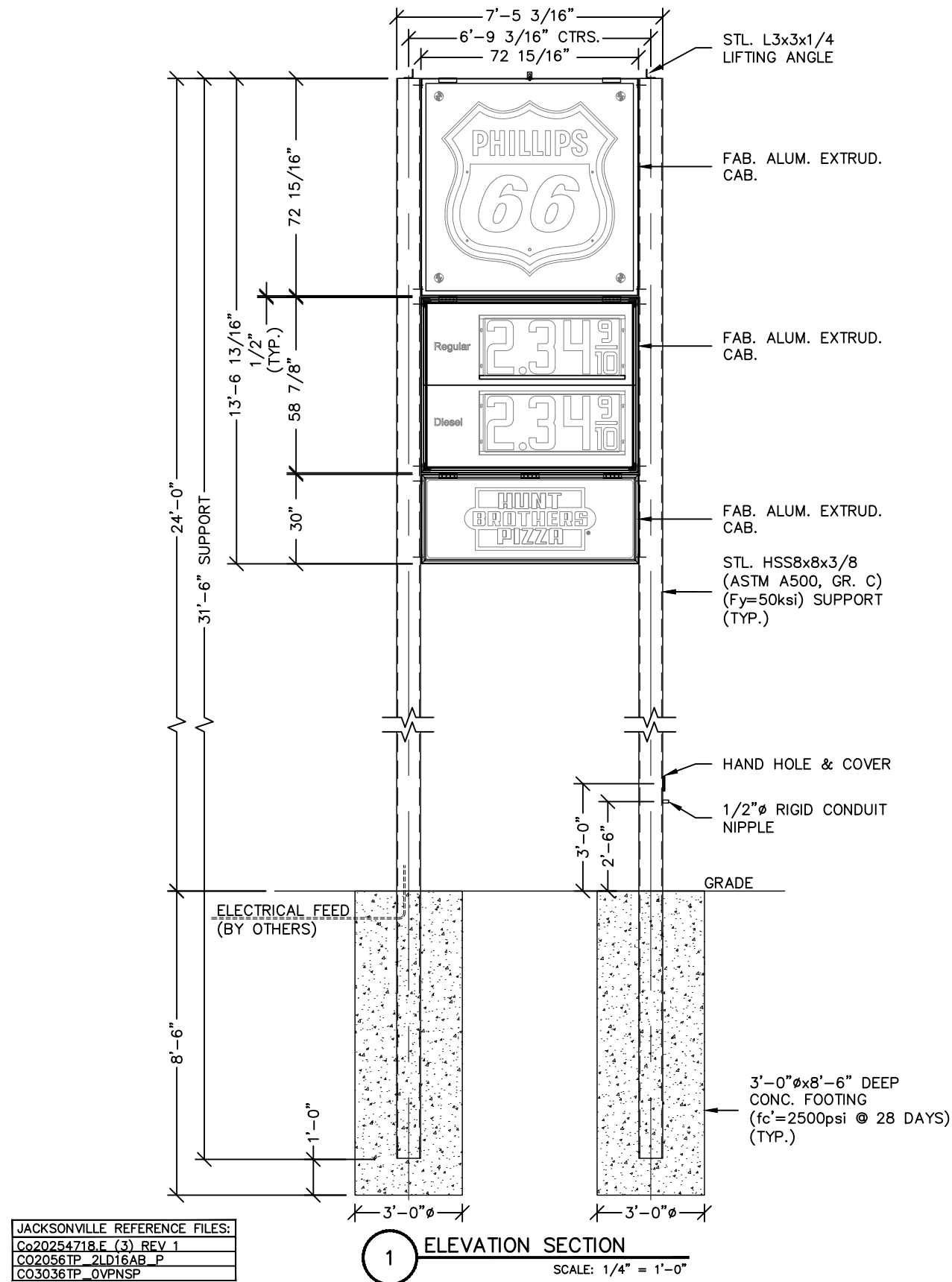
ELECTRIC/TELECOMMUNICATION NOTES

- 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		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: 6-20-2023	C.A.D. BY: 3/27/2024	CHECKED BY: 3/27/2024	DRAWING NUMBER: 21-0275
SHEET: C-10	SCALE: 1"=40'	300 015 14W 0 15/22 304 62 1762	



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.

JACKSONVILLE REFERENCE FILES:
Co20254718.F (3) REV 1
CO2056TP_2LD16AB_P
CO3036TP_OVPNSP



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

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ART DESIGN REFERENCE #22-79098-20-R1

NO.	REVISIONS	DATE	BY
1		-	-
2		-	-
3		-	-
4		-	-
5		-	-
6		-	-
7		-	-



6101 AR-5
BRYANT, AR 72002

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

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



TheraPeds

Pediatric Therapy Clinic



PROPERTY BRAND/EXTENSION:
TheraPeds

PROPERTY LOCATION:
2208 N Reynolds Rd Bryant, AR 72022

PROPERTY CODE:
TBD

DATE:
09/30/2025

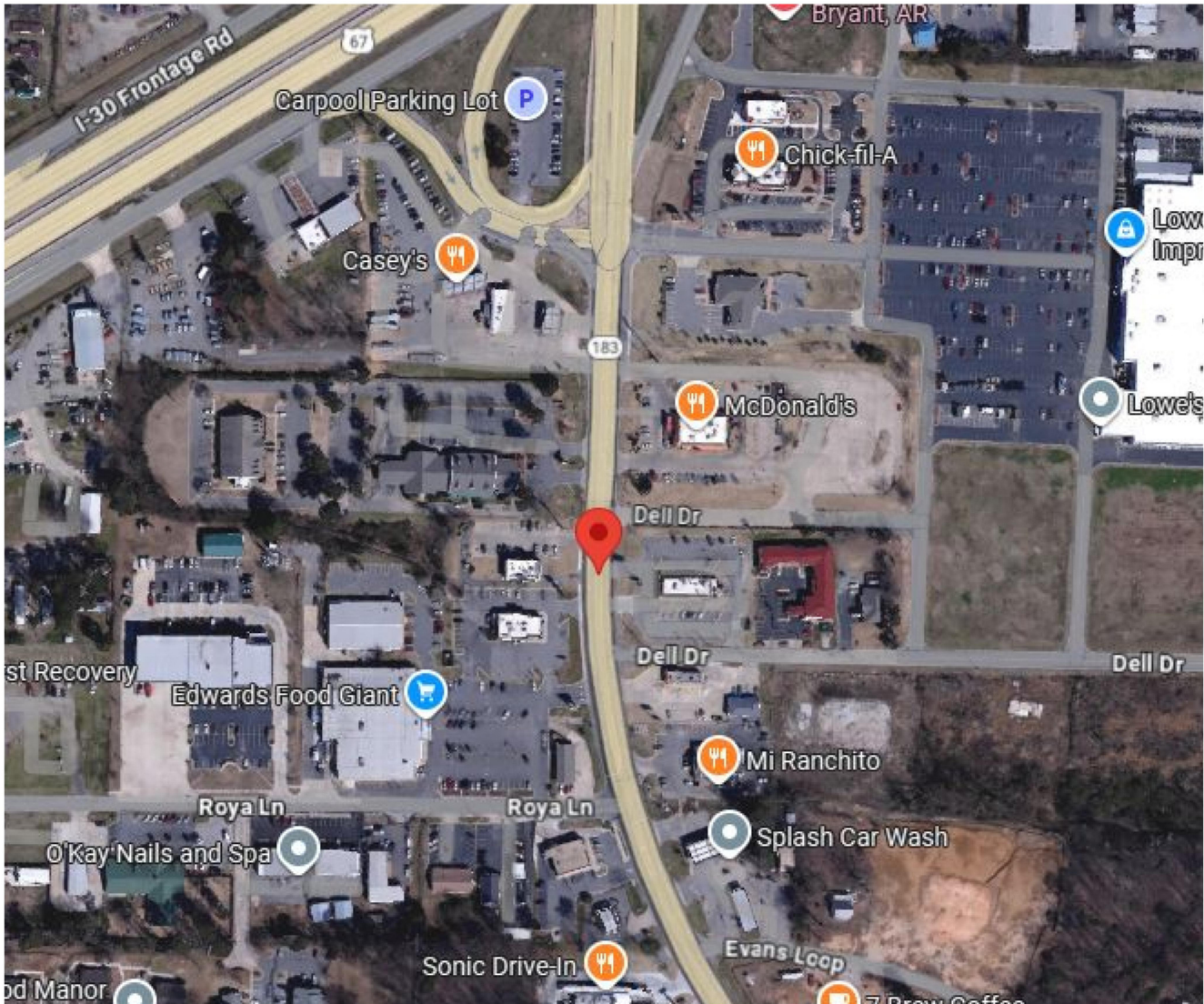
SALES REP:
Jason McDonald

PREPARED BY:
Victoria Phan

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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: _____
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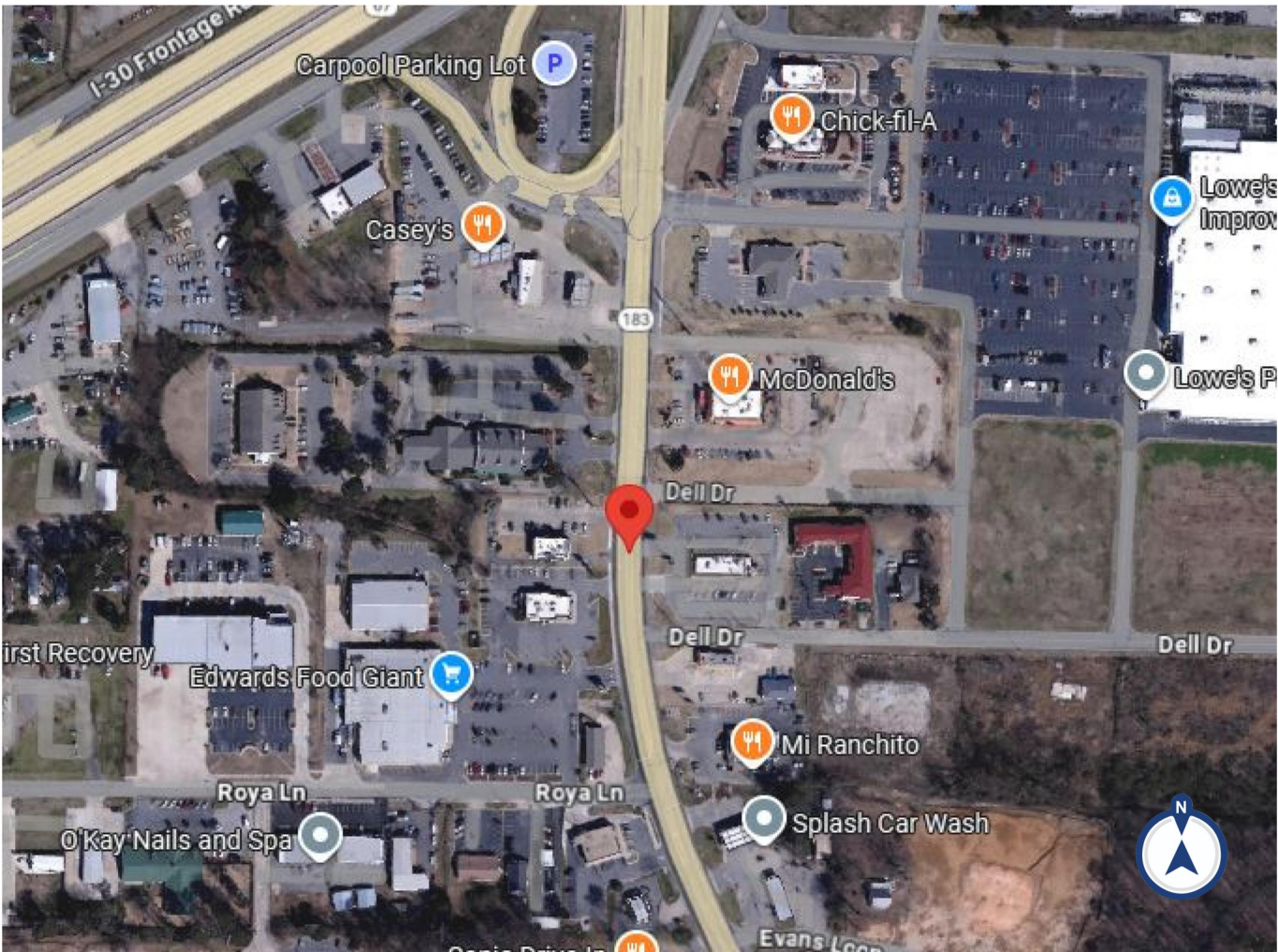
SITE PLAN

PROPOSED SIGNS:

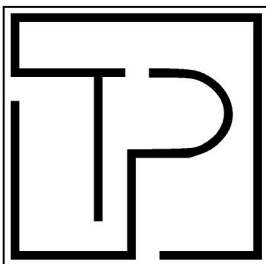
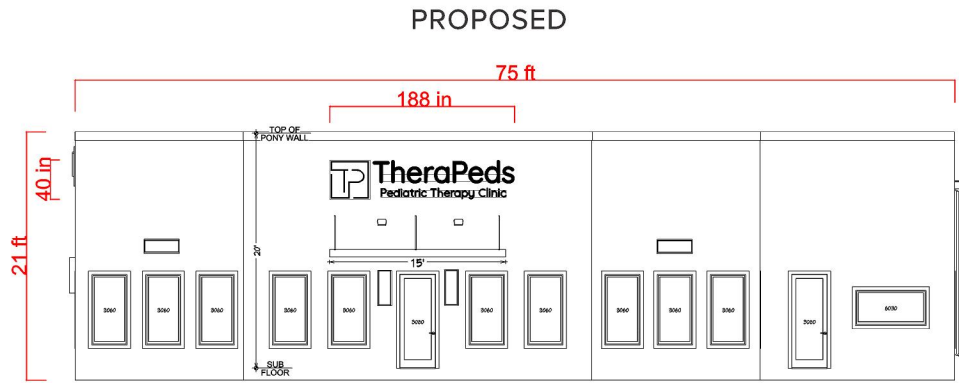
- 1 CHANNEL LETTERS
- 2 CHANNEL LETTERS

EXISTING SIGNS:

- 1 NO SIGN
- 2 NO SIGN



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	
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				INITIALS: _____	



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:
TheraPeds

PROPERTY LOCATION:
2208 N Reynolds Rd Bryant, AR 72022

PROPERTY CODE:
TBD

DATE:
09/30/2025

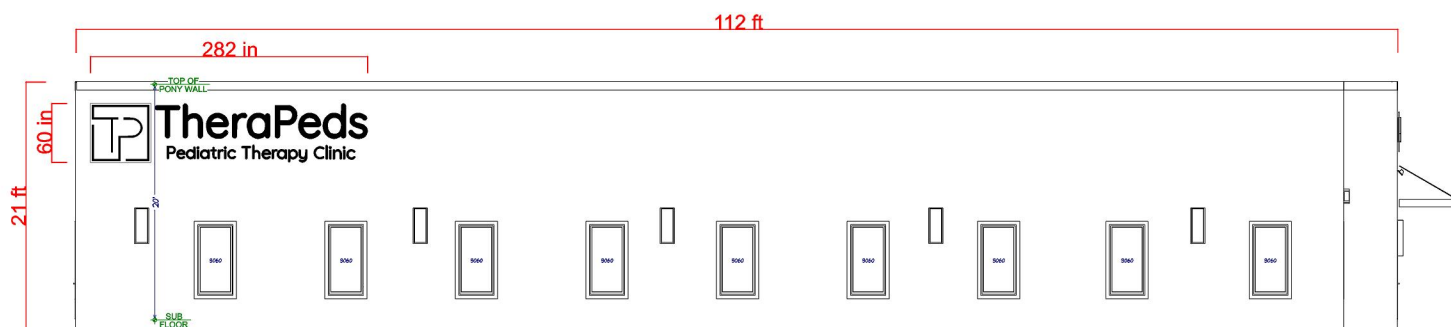
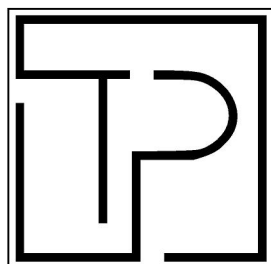
SALES REP:
Jason McDonald

PREPARED BY:
Victoria Phan

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INITIALS: _____

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:
TheraPedsPROPERTY LOCATION:
2208 N Reynolds Rd Bryant, AR 72022PROPERTY CODE:
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