



Special Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: <https://www.youtube.com/c/bryantarkansas>

Date: March 24, 2025 - **Time:** 6:00 PM

Call to Order

Announcements

DRC Report

1. Hawkins Valley Phase 1 - Preliminary Plat

GarNat Engineering - Requesting Recommendation for Preliminary Plat Approval - RECOMMENDED APPROVAL

2. 505, 509, and 513 Boswell Road - Sidewalk Waiver

Carla Baggett - Requesting Recommendation for Approval of Sidewalk Waiver - RECOMMENDED

3. The Hills Ph 3 - Lot 20 - 1120 Hillsboro Rd - Replat

Chad Taylor - Requesting Recommendation for Approval of Replat - RECOMMENDED APPROVAL, Contingent upon updated plat showing the existing sewer easement.

4. Dunlap Commercial Plaza - Dell Drive

Hope Consulting - Requesting Approval for Commercial Subdivision Plat and Waiver on Half-Street Improvements - RECOMMENDED APPROVAL, Contingent upon updated plat showing sewer easement that connects to the lot East of subdivision.

Old Business

New Business

5. Hawkins Valley Phase 1 - Preliminary Plat

GarNat Engineering - Requesting Preliminary Plat Approval

- [0941-OWS-01.pdf](#)
- [0941-PLN-02.pdf](#)
- [0941-RSPCO-01.pdf](#)
- [0941-DRN-02.pdf](#)
- [0941-PLN-01.pdf](#)
- [0941-RSP-01.pdf](#)
- [0941-DRN-03.pdf](#)

6. 505, 509, and 513 Boswell Road - Sidewalk Waiver

Carla Baggett - Requesting Recommendation for Approval of Sidewalk Waiver

- [0945-WVR-01.pdf](#)

7. The Hills Ph 3 - Lot 20 - 1120 Hillsboro Rd - Replat

Chad Taylor - Requesting Approval for Replat

- [0943-PLT-02.pdf](#)
- [0943-PLT-01.pdf](#)

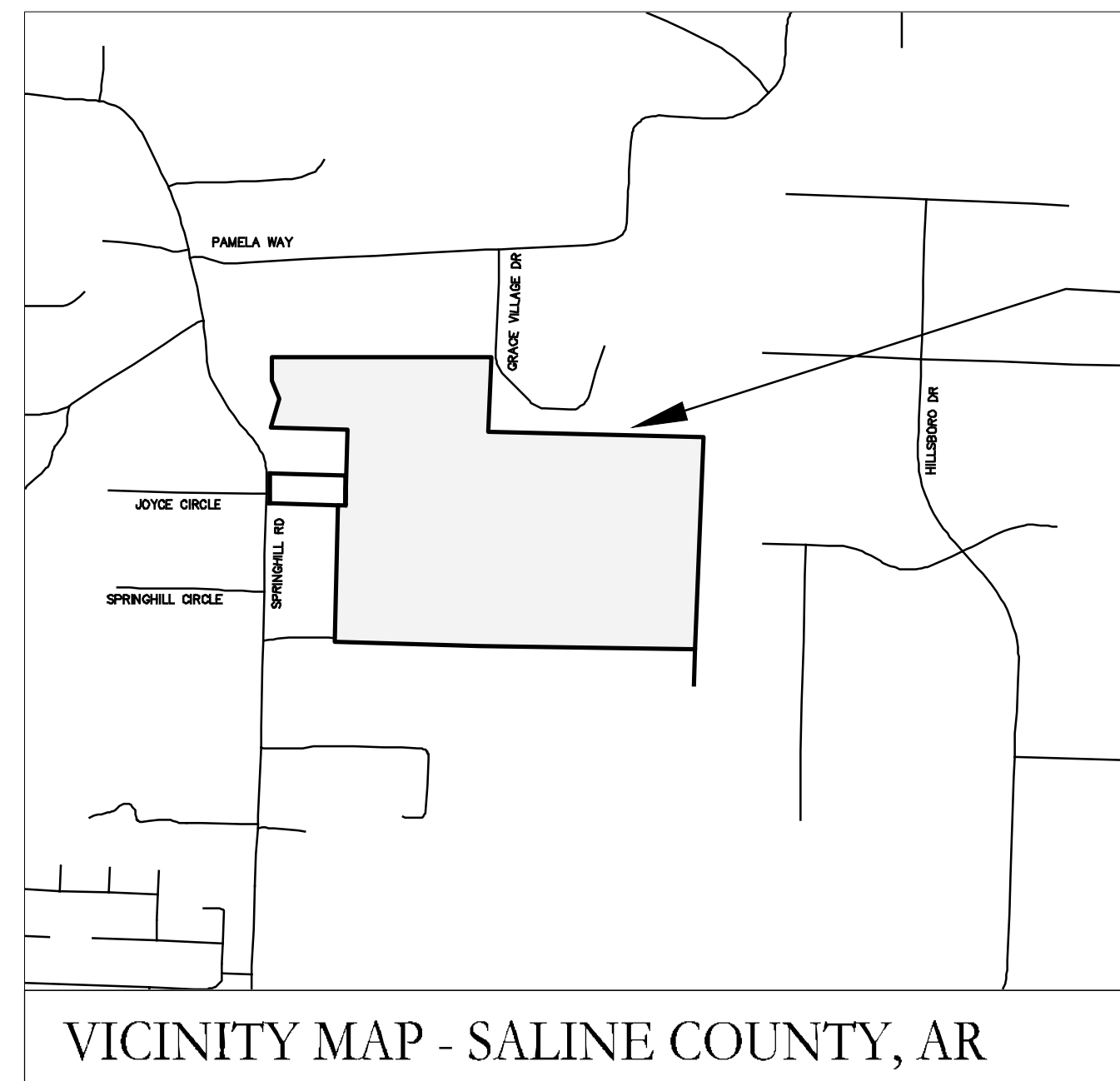
8. Dunlap Commercial Plaza - Dell Drive

Hope Consulting - Requesting Approval for Commercial Subdivision Plat and Waiver on Half-Street Improvements

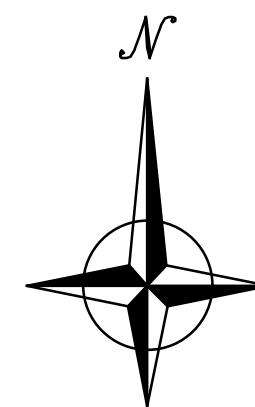
- [0942-PLT-03.pdf](#)
- [0942-PLT-02.pdf](#)
- [0942-WVR-01.pdf](#)
- [0942-LTR-01.pdf](#)

Adjournments

HAWKINS VALLEY OVERALL WATER & SEWER FOR THOMAS D.B. COLLINS, LTD. CITY OF BRYANT, SALINE COUNTY, ARKANSAS



PROJECT
LOCATION



VICINITY MAP - SALINE COUNTY, AR

Prepared by:

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road
Bryant, AR 72022
www.garnatengineering.com

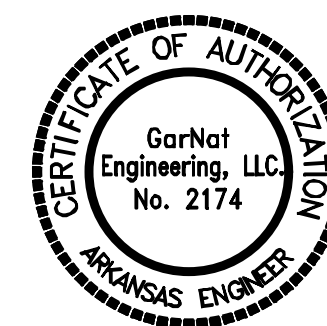
Designing our client's success



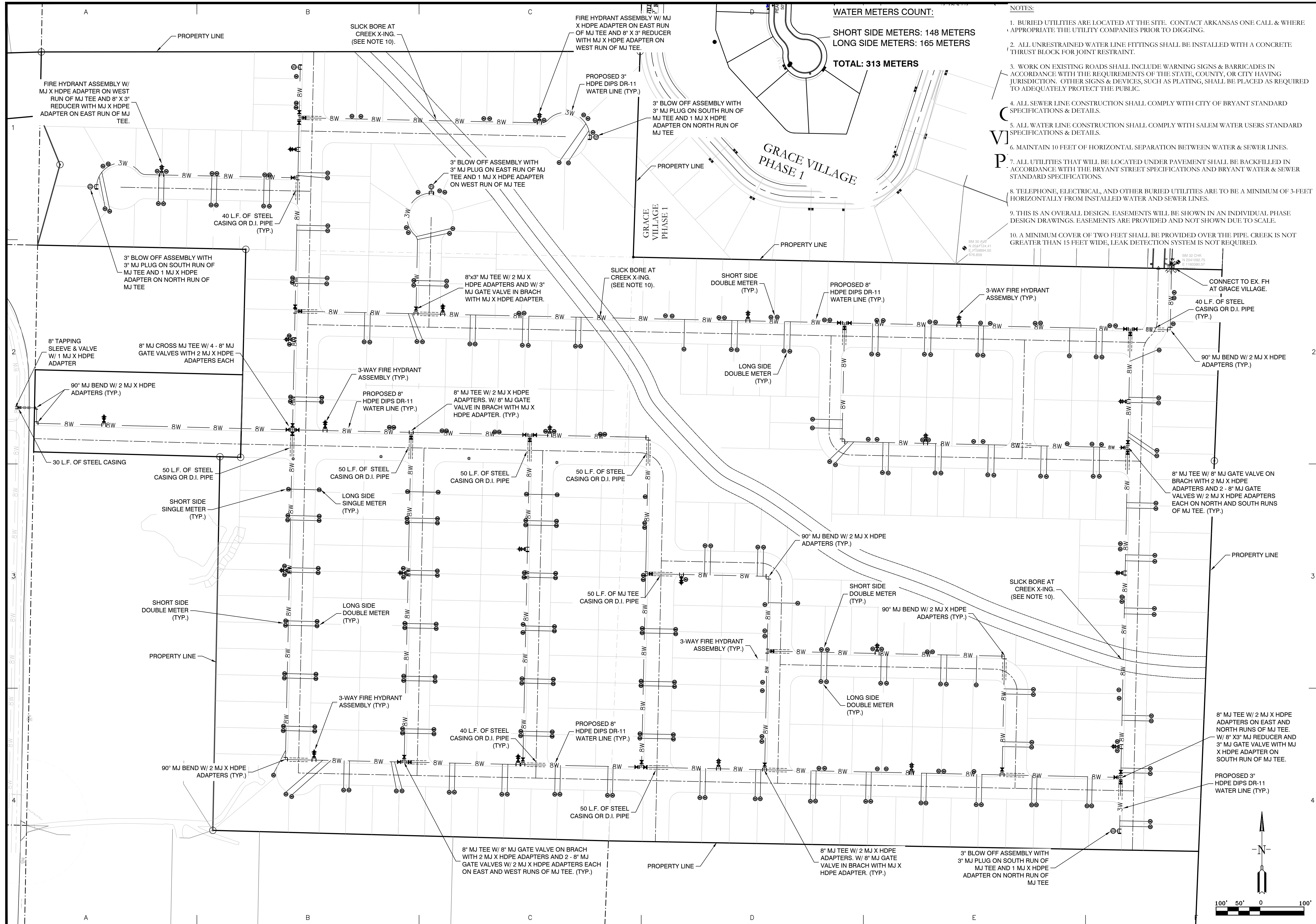
ARKANSAS



01-23-2025



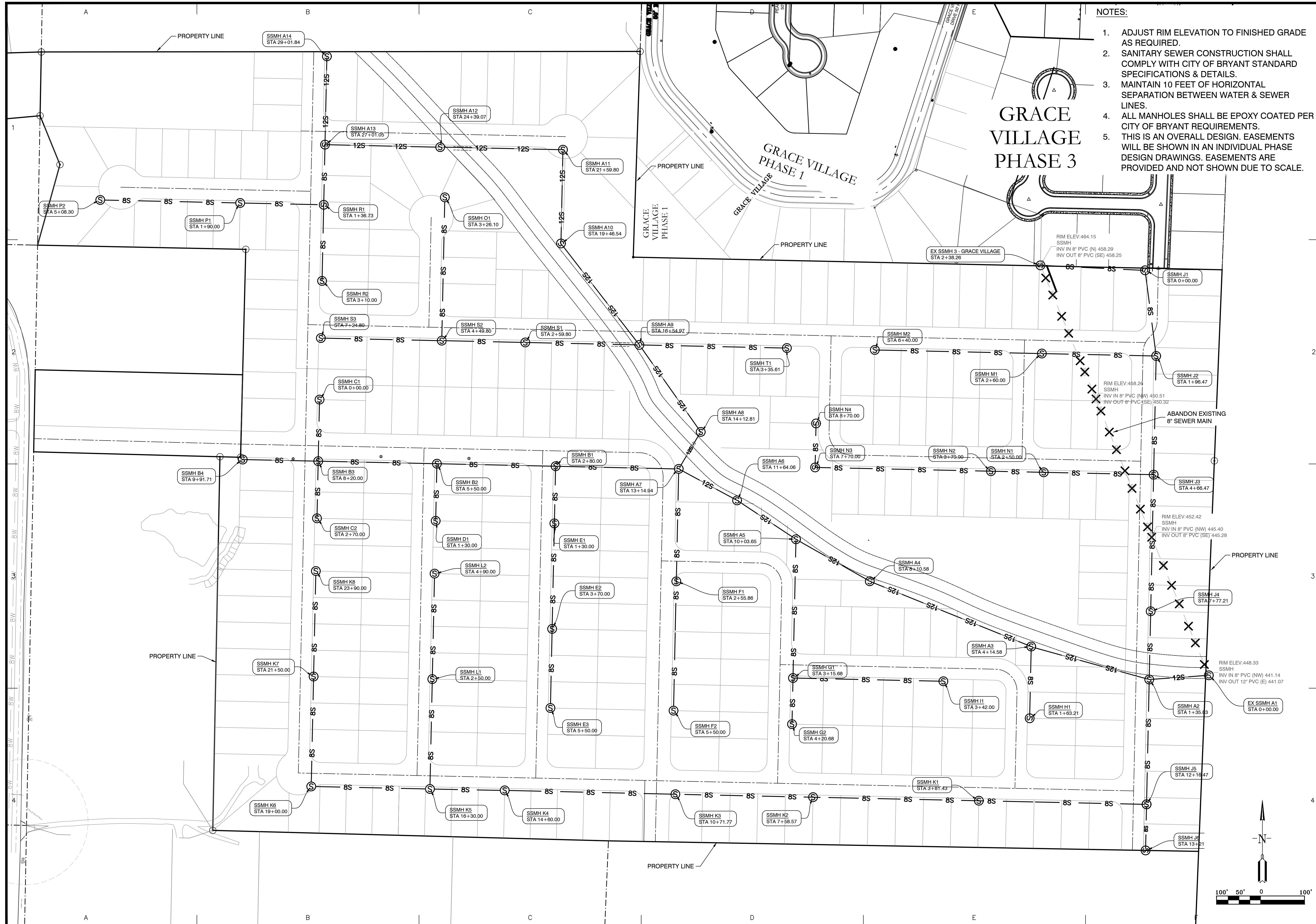
- 1 OVERALL WATER PLAN
- 2 OVERALL SANITARY SEWER PLAN
- 3 SANITARY SEWER PLAN & PROFILE
MAIN "A" STA. 0+00 - 11+65
- 4 SANITARY SEWER PLAN & PROFILE
MAIN "A" STA. 11+63 - 21+60
- 5 SANITARY SEWER PLAN & PROFILE
MAIN "A" STA. 21+59 - 29+02
MAIN "P" STA. 0+00 - 5+09
- 6 SANITARY SEWER PLAN & PROFILE
MAIN "B" STA. 0+00 - 10+00
- 7 SANITARY SEWER PLAN & PROFILE
MAIN "C" STA. 0+00 - 2+70
- 8 SANITARY SEWER PLAN & PROFILE
MAIN "D" STA. 0+00 - 1+30
- 9 SANITARY SEWER PLAN & PROFILE
MAIN "E" STA. 0+00 - 5+50
- 10 SANITARY SEWER PLAN & PROFILE
MAIN "D" STA. 0+00 - 5+50
- 11 SANITARY SEWER PLAN & PROFILE
MAIN "G" STA. 0+00 - 4+21
- 12 SANITARY SEWER PLAN & PROFILE
MAIN "I" STA. 0+00 - 3+42
MAIN "H" STA. 0+00 - 1+64
- 13 SANITARY SEWER PLAN & PROFILE
MAIN "J" STA. 0+00 - 13+22
- 14 SANITARY SEWER PLAN & PROFILE
MAIN "K" STA. 0+00 - 10+72
- 15 SANITARY SEWER PLAN & PROFILE
MAIN "K" STA. 10+71 - 19+00
- 16 SANITARY SEWER PLAN & PROFILE
MAIN "K" STA. 19+00 - 23+90
MAIN "L" STA. 0+00 - 4+90
- 17 SANITARY SEWER PLAN & PROFILE
MAIN "M" STA. 0+00 - 6+40
MAIN "Q" STA. 0+00 - 2+39
- 18 SANITARY SEWER PLAN & PROFILE
MAIN "I" STA. 0+00 - 3+36
- 19 SANITARY SEWER PLAN & PROFILE
MAIN "N" STA. 0+00 - 8+70
- 20 SANITARY SEWER PLAN & PROFILE
MAIN "R" STA. 0+00 - 3+10
- 21 SANITARY SEWER PLAN & PROFILE
MAIN "S" STA. 0+00 - 7+25
MAIN "O" STA. 0+00 - 3+26



WATER METERS COUNT:
 SHORT SIDE METERS: 148 METERS
 LONG SIDE METERS: 165 METERS
TOTAL: 313 METERS

- NOTES:**
- BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
 - ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
 - WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
 - ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 - ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH SALEM WATER USERS STANDARD SPECIFICATIONS & DETAILS.
 - MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
 - ALL UTILITIES THAT WILL BE LOCATED UNDER PAVEMENT SHALL BE BACKFILLED IN ACCORDANCE WITH THE BRYANT STREET SPECIFICATIONS AND BRYANT WATER & SEWER STANDARD SPECIFICATIONS.
 - TELEPHONE, ELECTRICAL, AND OTHER BURIED UTILITIES ARE TO BE A MINIMUM OF 3-FEET HORIZONTALLY FROM INSTALLED WATER AND SEWER LINES.
 - THIS IS AN OVERALL DESIGN. EASEMENTS WILL BE SHOWN IN AN INDIVIDUAL PHASE DESIGN DRAWINGS. EASEMENTS ARE PROVIDED AND NOT SHOWN DUE TO SCALE.
 - A MINIMUM COVER OF TWO FEET SHALL BE PROVIDED OVER THE PIPE. CREEK IS NOT GREATER THAN 15 FEET WIDE, LEAK DETECTION SYSTEM IS NOT REQUIRED.

| | |
|--|---------------|
| BY | |
| REVISION | |
| DATE | |
| <p>GN Designing our client's success GarNat Engineering, LLC 3825 Mt Carmel Rd Bryant, AR 72022 gamatengineering@gmail.com</p> | |
| <p>HAWKINS VALLEY OVERALL WATER & SEWER FOR: THOMAS DB COLLINS, LTD, LLC CITY OF BRYANT, SALINE COUNTY, ARKANSAS</p> | |
| | |
| <p>01-23-2025</p> | |
| <p>OVERALL WATER PLAN</p> | |
| PROJECT NO: | 24076 |
| DATE: | DECEMBER 2024 |
| SHEET NO: | 1 |



- NOTES:
1. ADJUST RIM ELEVATION TO FINISHED GRADE AS REQUIRED.
 2. SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 3. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
 4. ALL MANHOLES SHALL BE EPOXY COATED PER CITY OF BRYANT REQUIREMENTS.
 5. THIS IS AN OVERALL DESIGN. EASEMENTS WILL BE SHOWN IN AN INDIVIDUAL PHASE DESIGN DRAWINGS. EASEMENTS ARE PROVIDED AND NOT SHOWN DUE TO SCALE.

| BY | REVISION | DATE |
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 Ph (501) 408-4650
 gamatengineering@gmail.com



01-23-2025

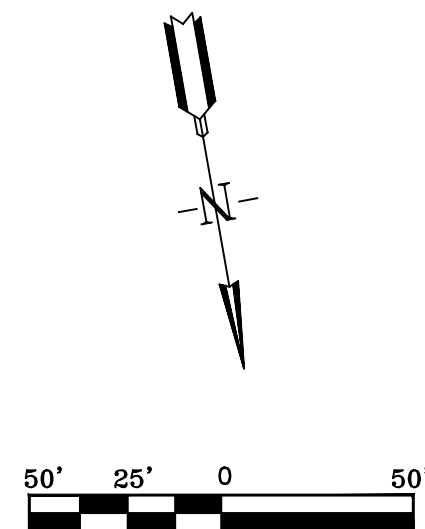
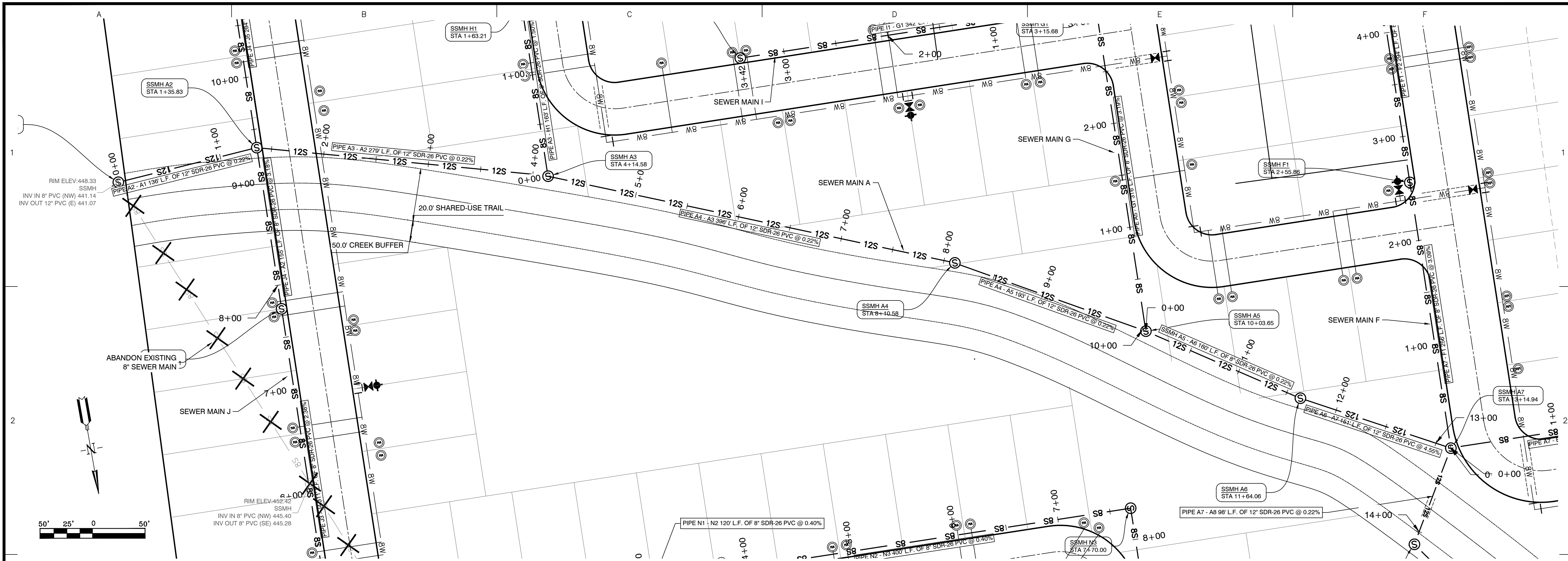
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PROJECT NO:
24076

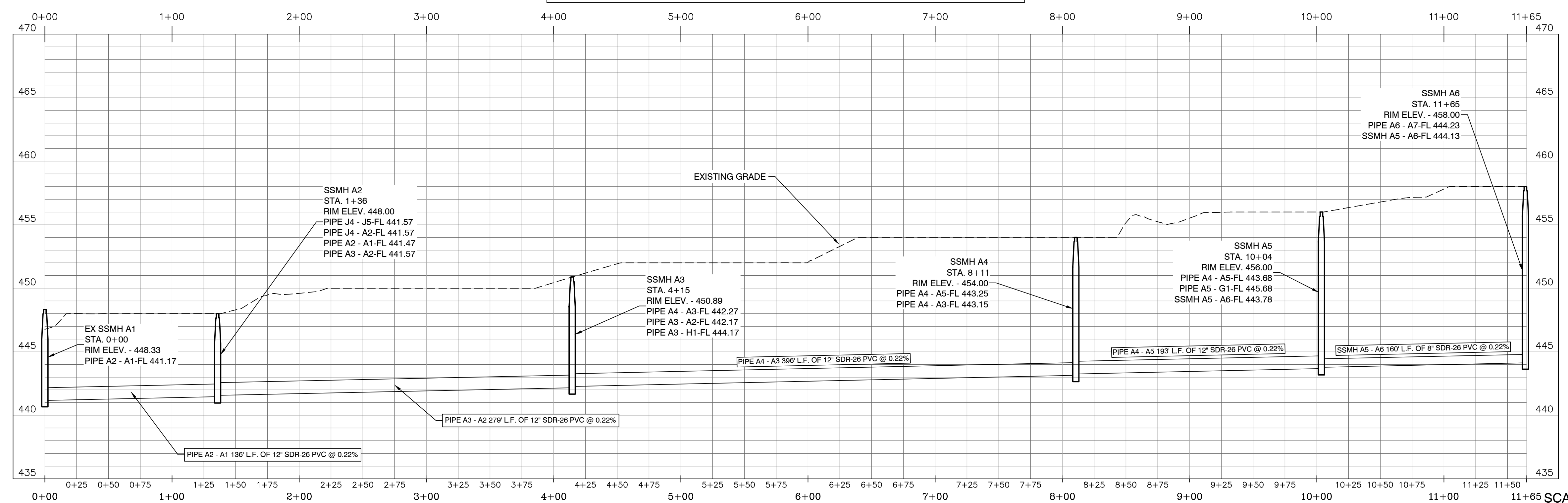
DATE:
DECEMBER 2024

SHEET NO:
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 Project: 24076 - Overall Sanitary Sewer Plan
 Date: 12/23/2024
 Author: KJW
 Title: Registered Professional Engineer
 No. 9551
 State: Arkansas

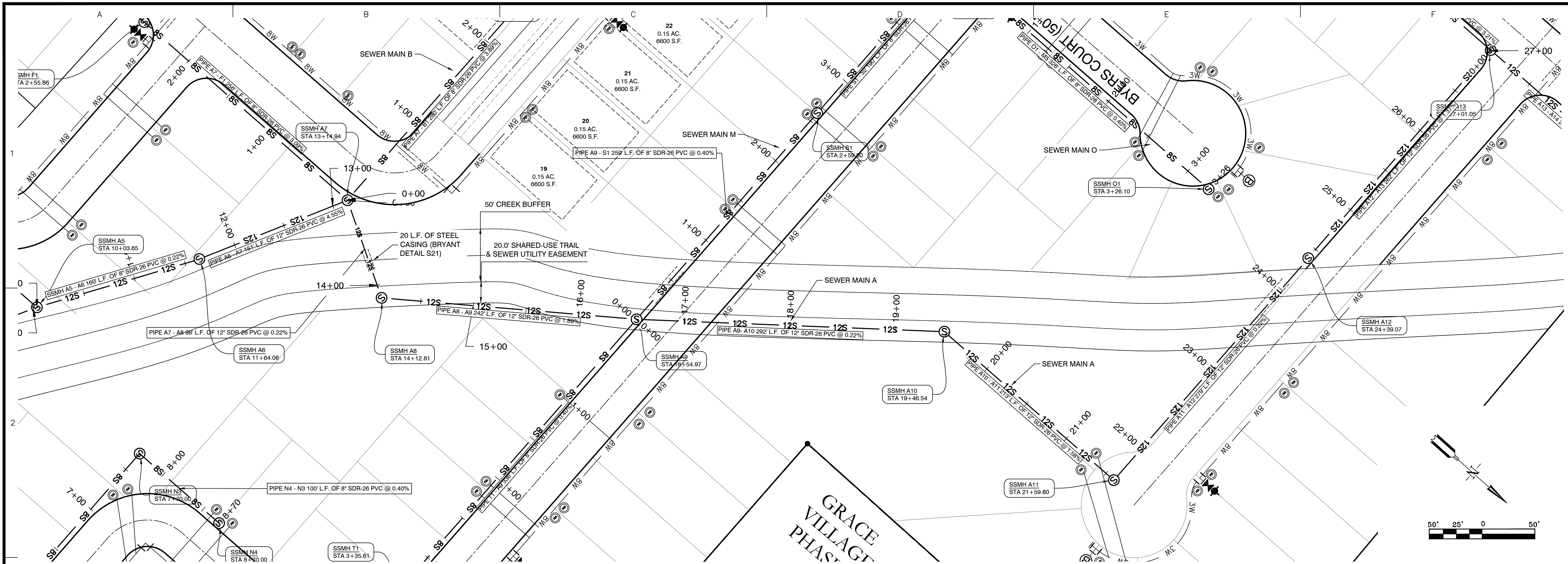


SEWER MAIN A STA. 0+00 - 11+65

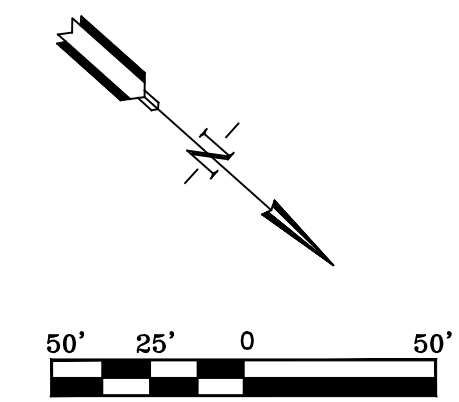
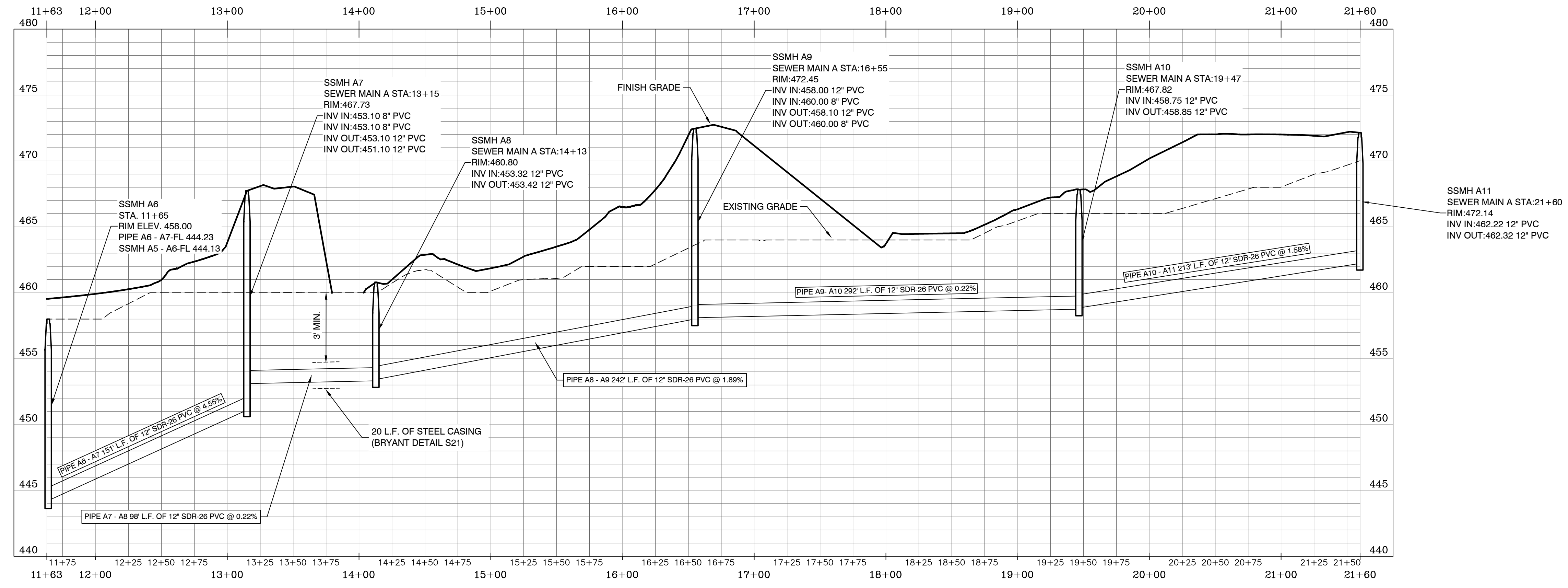


SCALE: H 1" = 50'
V 1" = 5'

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|---|------------------------|
| <p>BY: _____</p> <p>DATE: _____</p> | <p>REVISION: _____</p> |
| <p>Designing our client's success</p> <p>GarNat Engineering, LLC</p> <p>3825 Mt Carmel Rd Bryant, AR 72022 gamatengineering@gmail.com</p> | |
| <p>FOR: THOMAS DB COLLINS, LTD, LLC</p> <p>CITY OF BRYANT,</p> <p>SALINE COUNTY, ARKANSAS</p> | |
| | |
| <p>01-23-2025</p> | |
| <p>CONTENTS:</p> <p>SANITARY SEWER PLAN & PROFILE MAIN "A" STA. 0+00 - 11+65</p> | |
| <p>PROJECT NO: 24076</p> | |
| <p>DATE: DECEMBER 2024</p> | |
| <p>SHEET NO: 3</p> | |

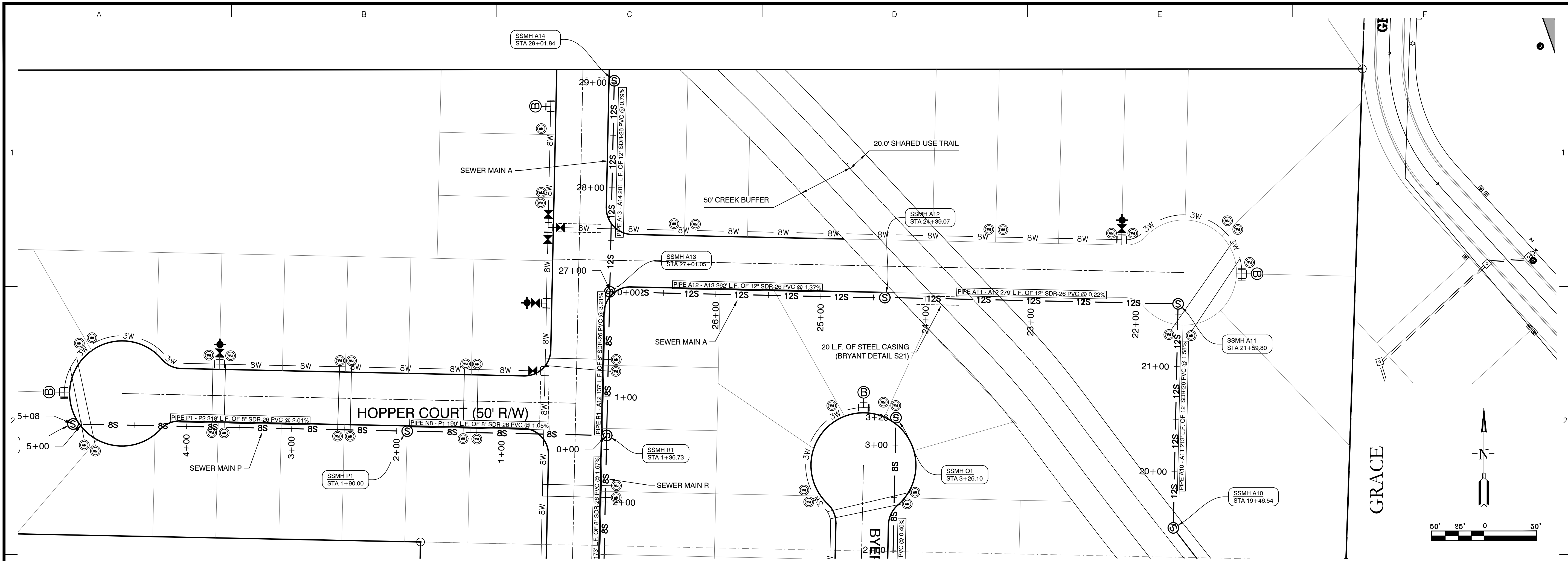


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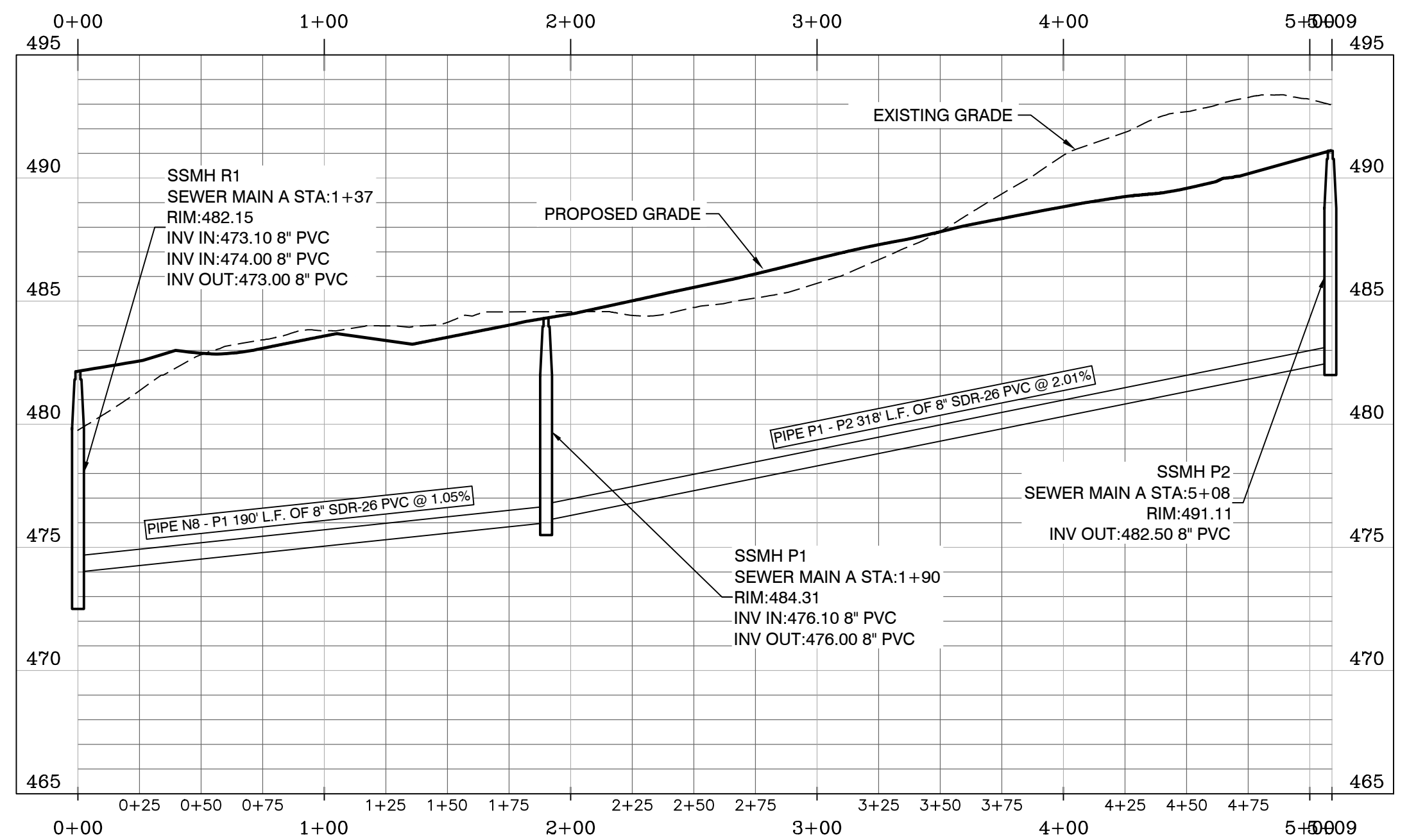
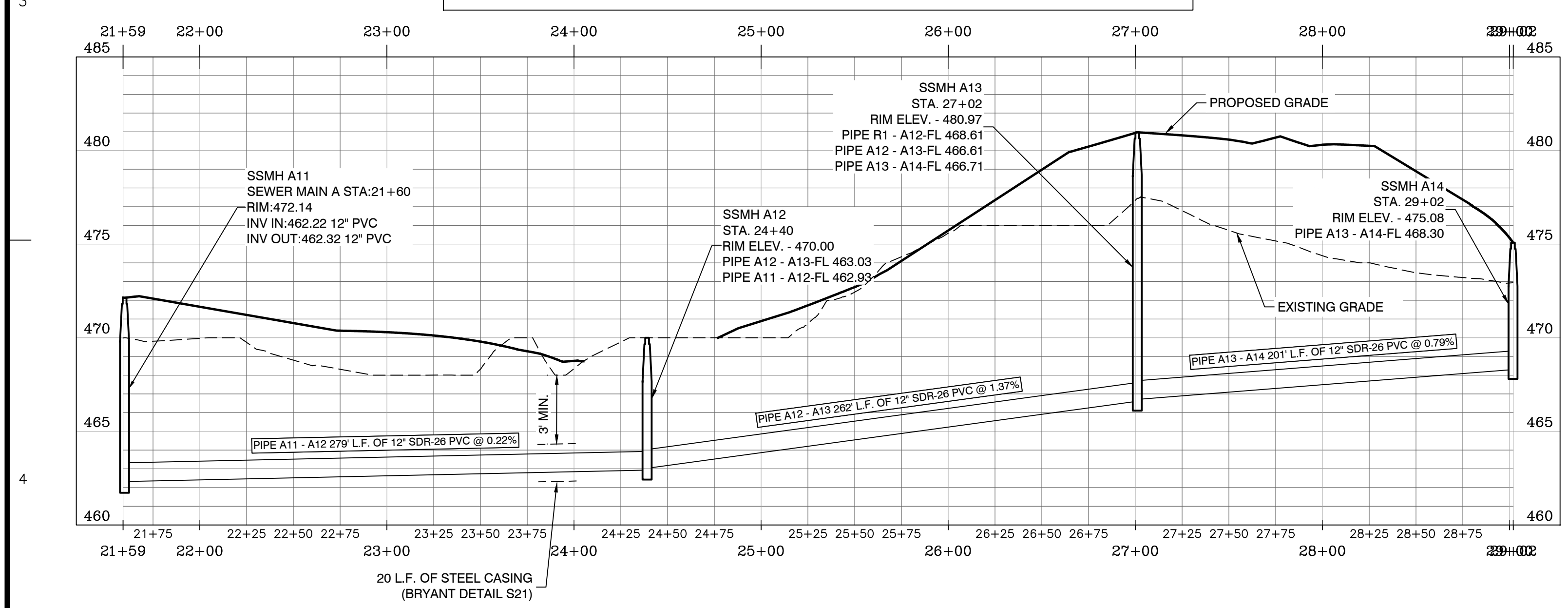
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| BY | |
| REVISION | |
| DATE | |
| <p>GN Designing our client's success</p> <p>GarNat Engineering, LLC 3825 Mt Carmel Rd Bryant, AR 72022 garnatengineering@gmail.com</p> | |
| <p>HAWKINS VALLEY OVERALL WATER & SEWER FOR: THOMAS DB COLLINS, LTD, LLC CITY OF BRYANT, SALINE COUNTY, ARKANSAS</p> | |
| <p>STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER KERNON J. WILLIAMS NO. 9551</p> | |
| <p>01-23-2025</p> | |
| <p>CONTENTS:</p> <p>SANITARY SEWER PLAN & PROFILE MAIN "A" STA. 11+63 - 21+60</p> | |
| PROJECT NO: | 24076 |
| DATE: | DECEMBER 2024 |
| SHEET NO: | 4 |

SCALE: H 1" = 50'
V 1" = 5'



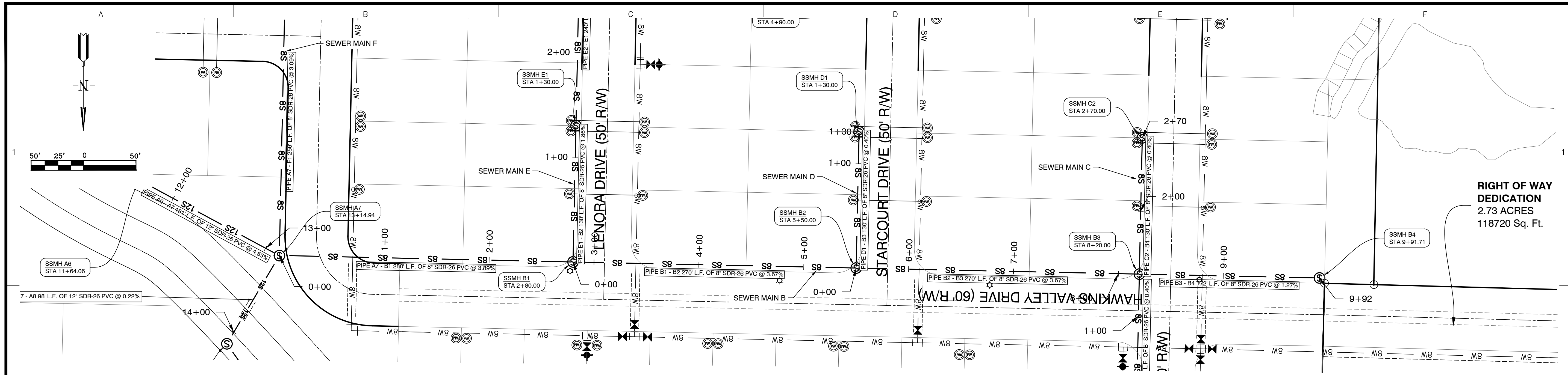
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SEWER MAIN P STA. 0+00 - 5+09

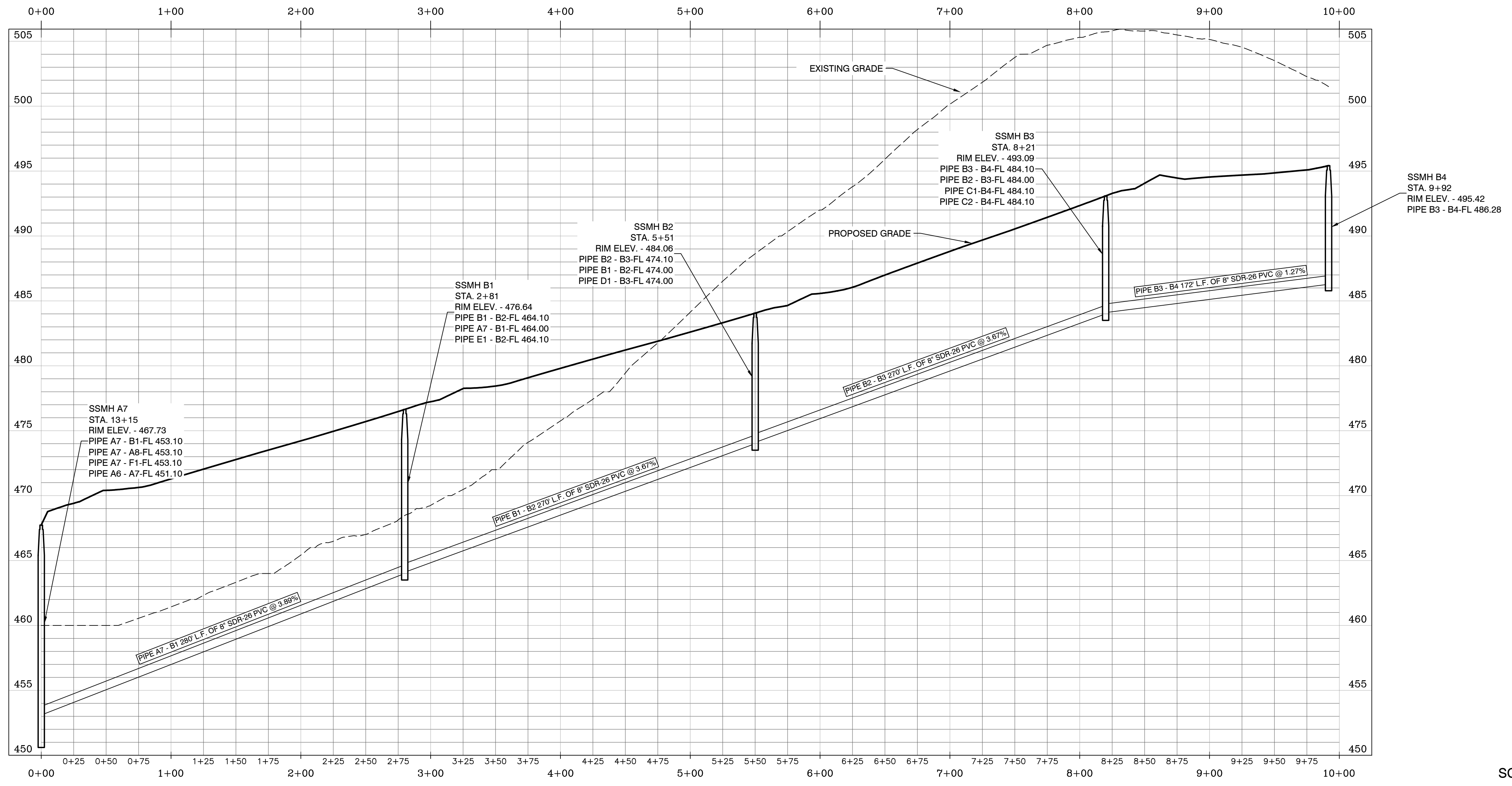


SCALE: H 1" = 50'
V 1" = 5'

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| GarNat Engineering, LLC Designing our client's success 3825 Mt. Carmel Rd. Bryant, AR 72022 gamatengineering@gmail.com Ph: (501) 408-4650 | |
| HAWKINS VALLEY OVERALL WATER & SEWER FOR: THOMAS DB COLLINS, LTD, LLC CITY OF BRYANT, SALINE COUNTY, ARKANSAS | |
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| 01-23-2025 | |
| CONTENTS: SANITARY SEWER PLAN & PROFILE MAIN "A" STA. 21+59 - 29+02 MAIN "P" STA. 0+00 - 5+09 | |
| PROJECT NO: 24076 | |
| DATE: DECEMBER 2024 | |
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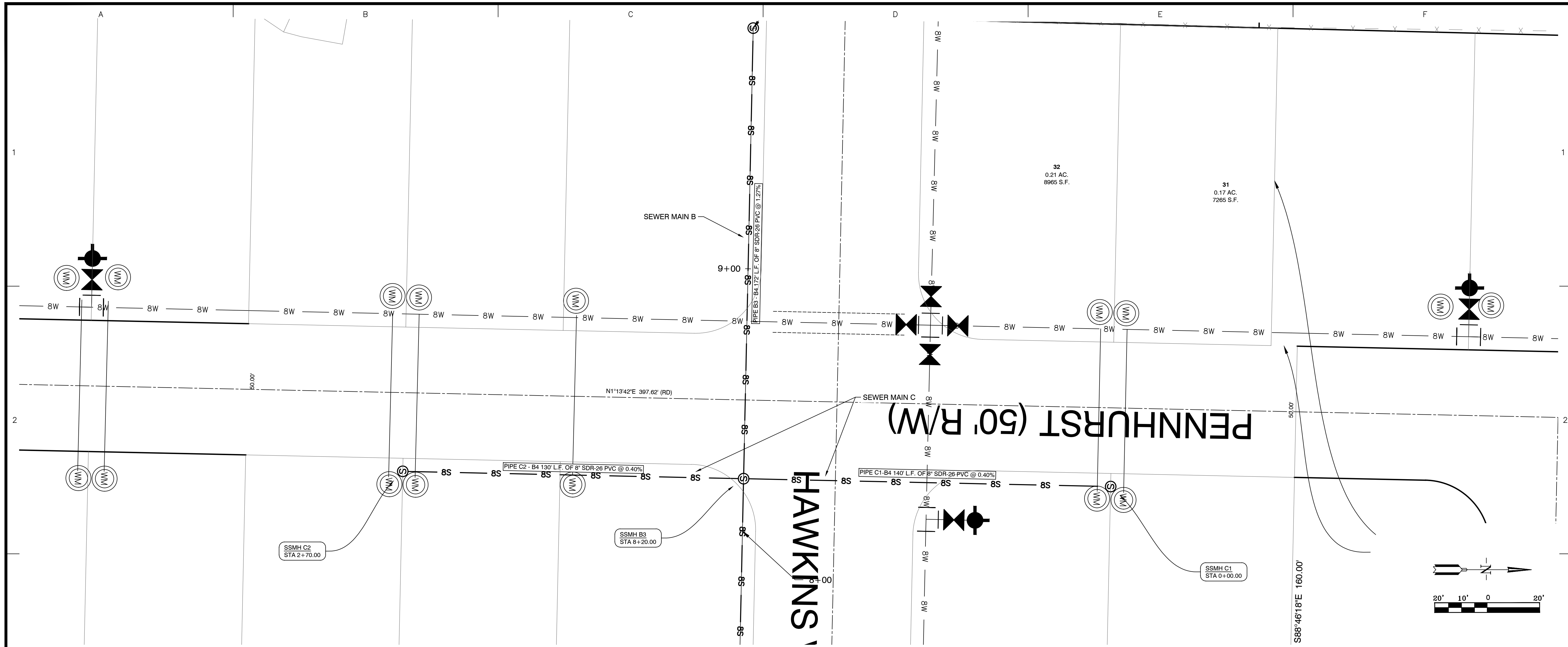


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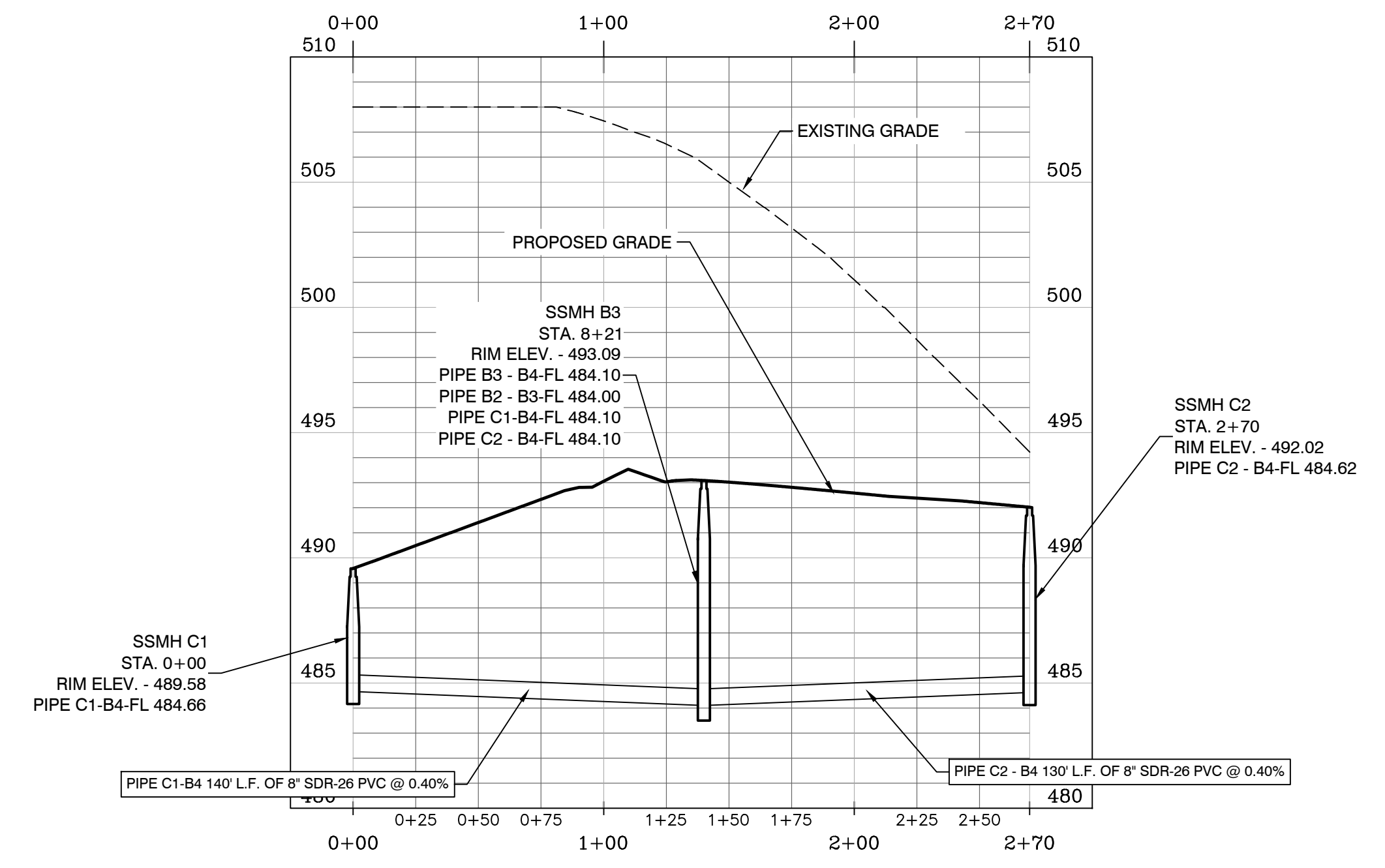


SCALE: H 1" = 50'
V 1" = 5'

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| BY | | REVISION | | DATE | |
| GarNat Engineering, LLC Designing our client's success 3825 Mt Carmel Rd Bryant, AR 72022 gamatengineering@gmail.com P.O. Box 116 Benton, AR 72018 Ph (501) 408-4650 | | | | | |
| HAWKINS VALLEY OVERALL WATER & SEWER FOR: THOMAS DB COLLINS, LTD, LLC CITY OF BRYANT, SALINE COUNTY, ARKANSAS | | | | | |
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| 01-23-2025 | | | | | |
| CONTENTS: SANITARY SEWER PLAN & PROFILE MAIN "B" STA. 0+00 - 10+00 | | | | | |
| PROJECT NO: 24076 | | | | | |
| DATE: DECEMBER 2024 | | | | | |
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SEWER MAIN C STA. 0+00 - 2+70



SCALE: H 1" = 50'
V 1" = 5'

| BY | REVISION | DATE |
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 3825 Mt Carmel Rd
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 gnatengineering@gmail.com

HAWKINS VALLEY
OVERALL WATER & SEWER
FOR: THOMAS DB COLLINS, LTD, LLC
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS



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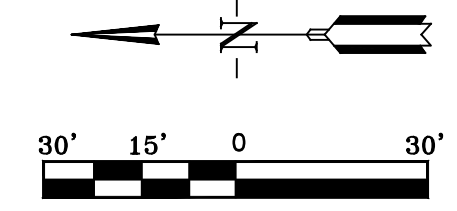
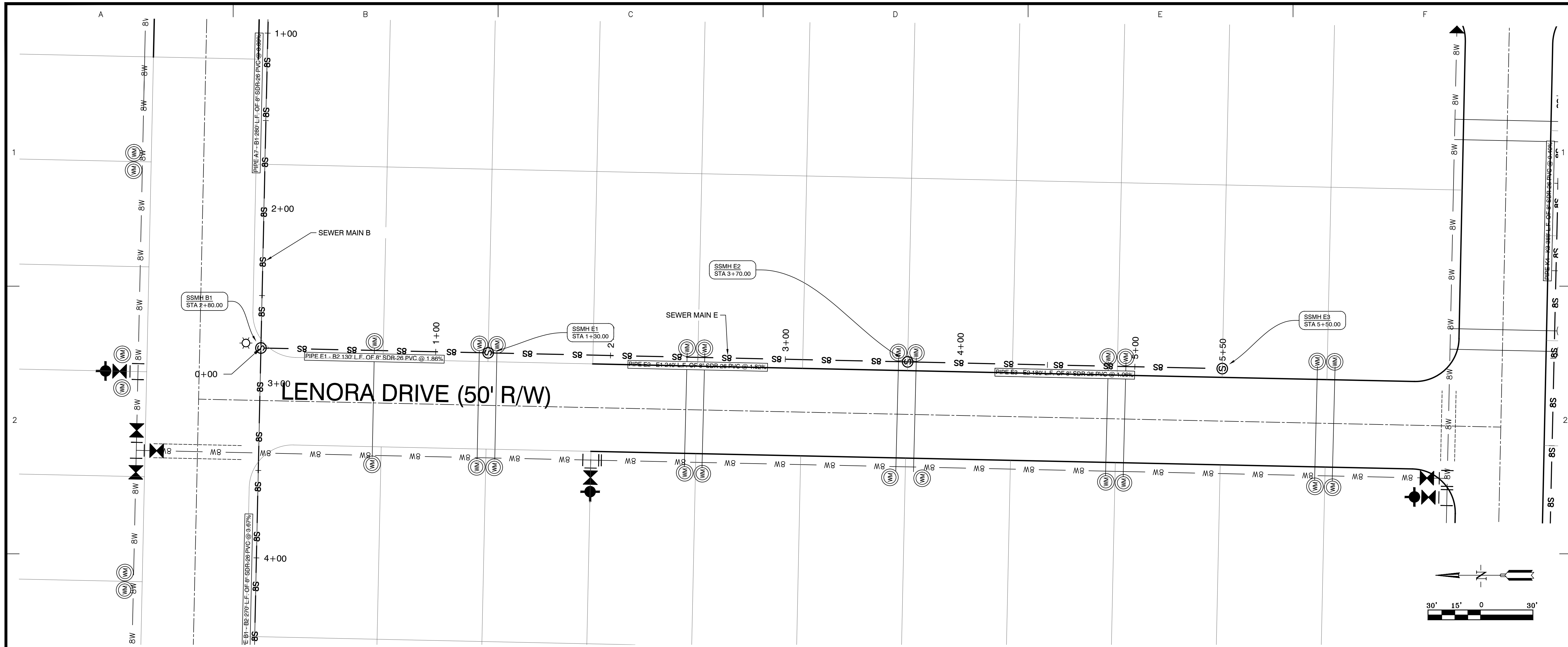
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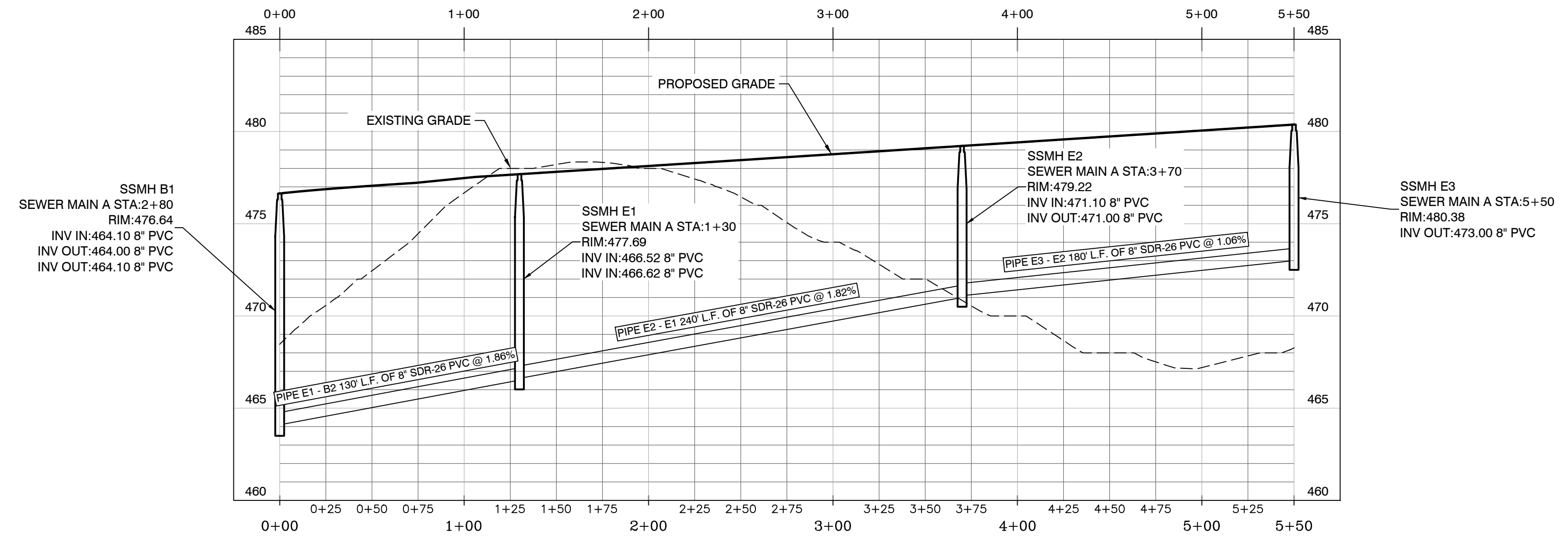
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SEWER MAIN E STA. 0+00 - 5+50



SCALE: H 1" = 50'
V 1" = 5'

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HAWKINS VALLEY
OVERALL WATER & SEWER
FOR: THOMAS DB COLLINS, LTD, LLC
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STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 KERNON J. WILLIAMS
 NO. 9551

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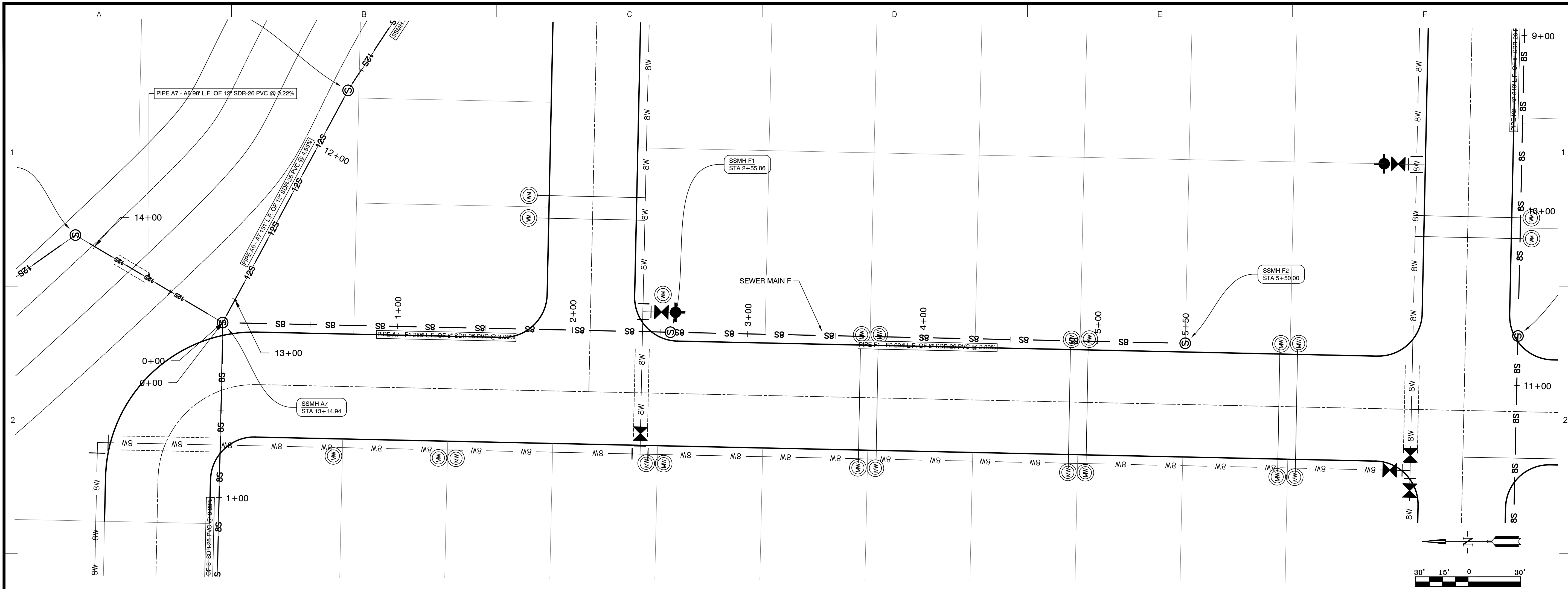
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 STA. 0+00 - 5+50

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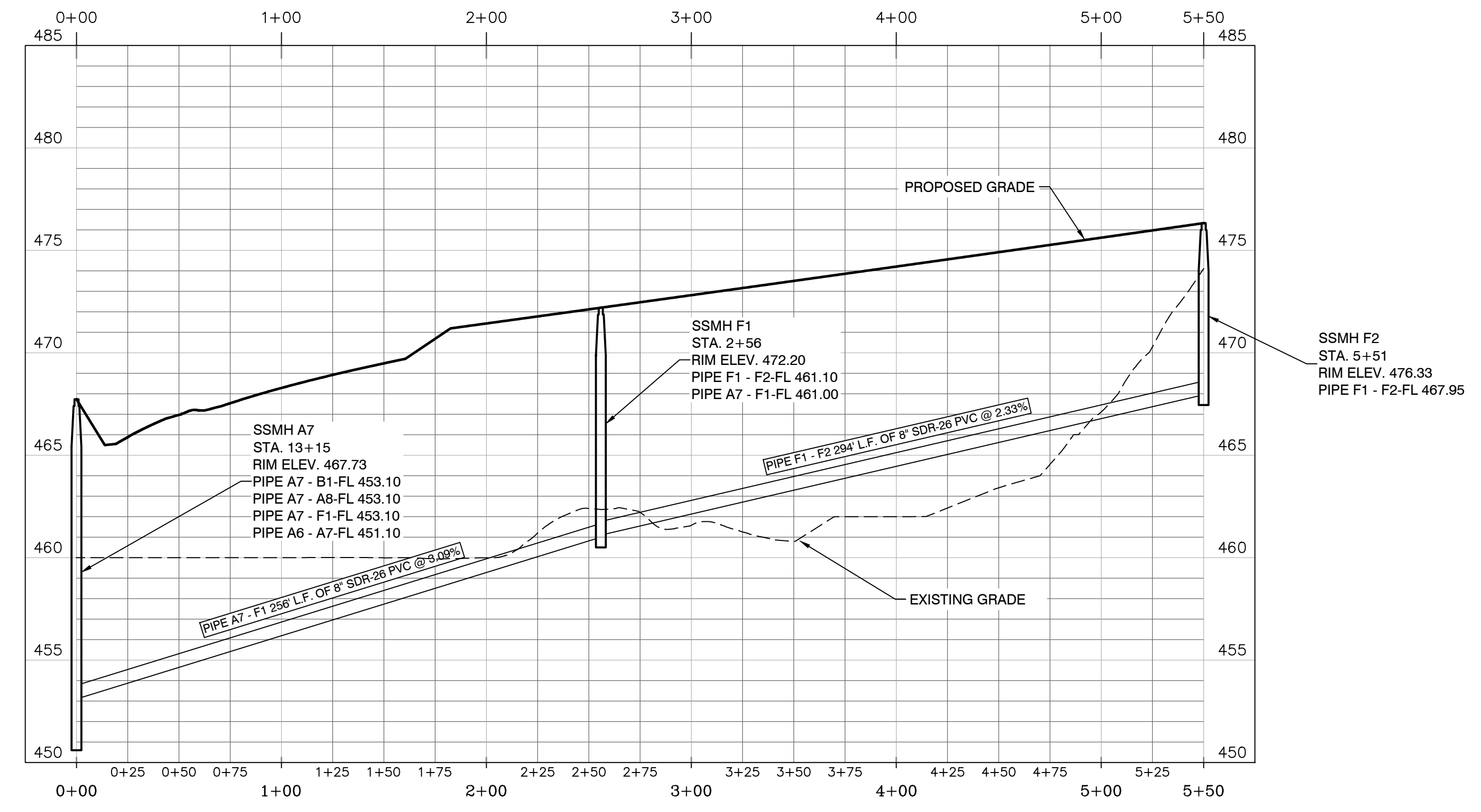
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 DECEMBER 2024

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SEWER MAIN F STA. 0+00 - 5+50



SCALE: H 1" = 50'
V 1" = 5'

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HAWKINS VALLEY
OVERALL WATER & SEWER
FOR: THOMAS DB COLLINS, LTD, LLC
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS



01-23-2025

CONTENTS:
 SANITARY
 SEWER PLAN &
 PROFILE
 MAIN "F"
 STA. 0+00 - 5+50

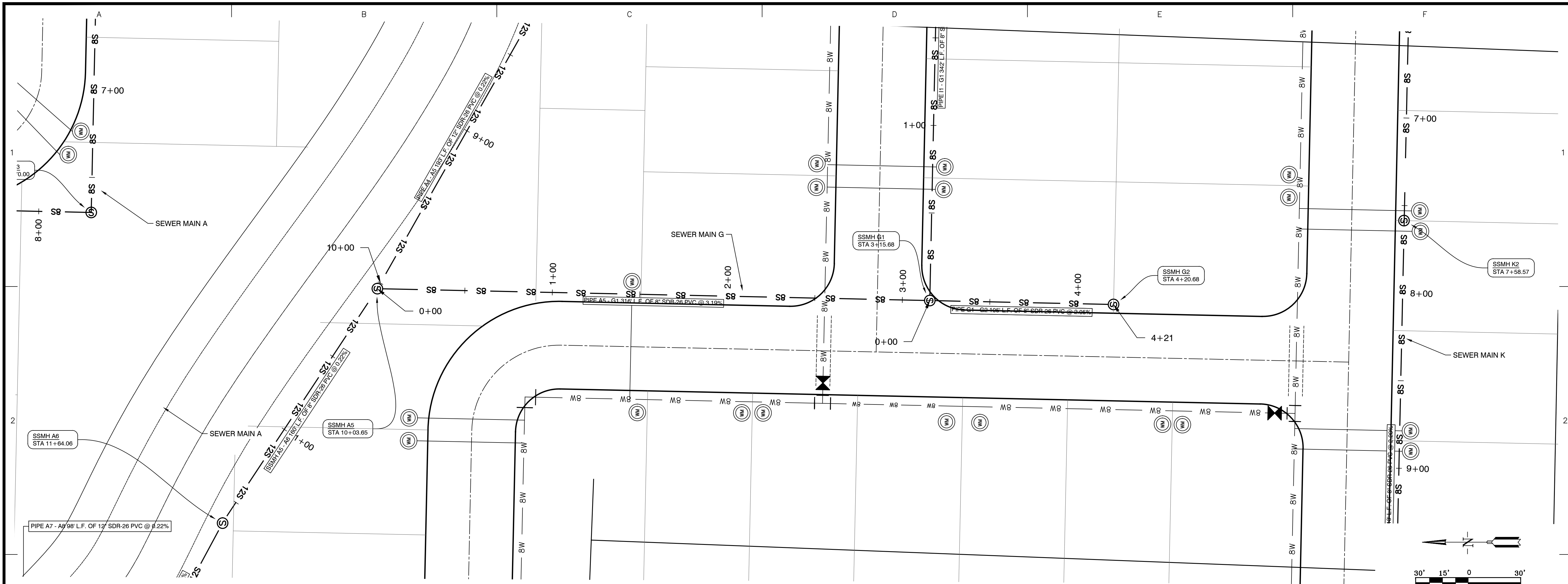
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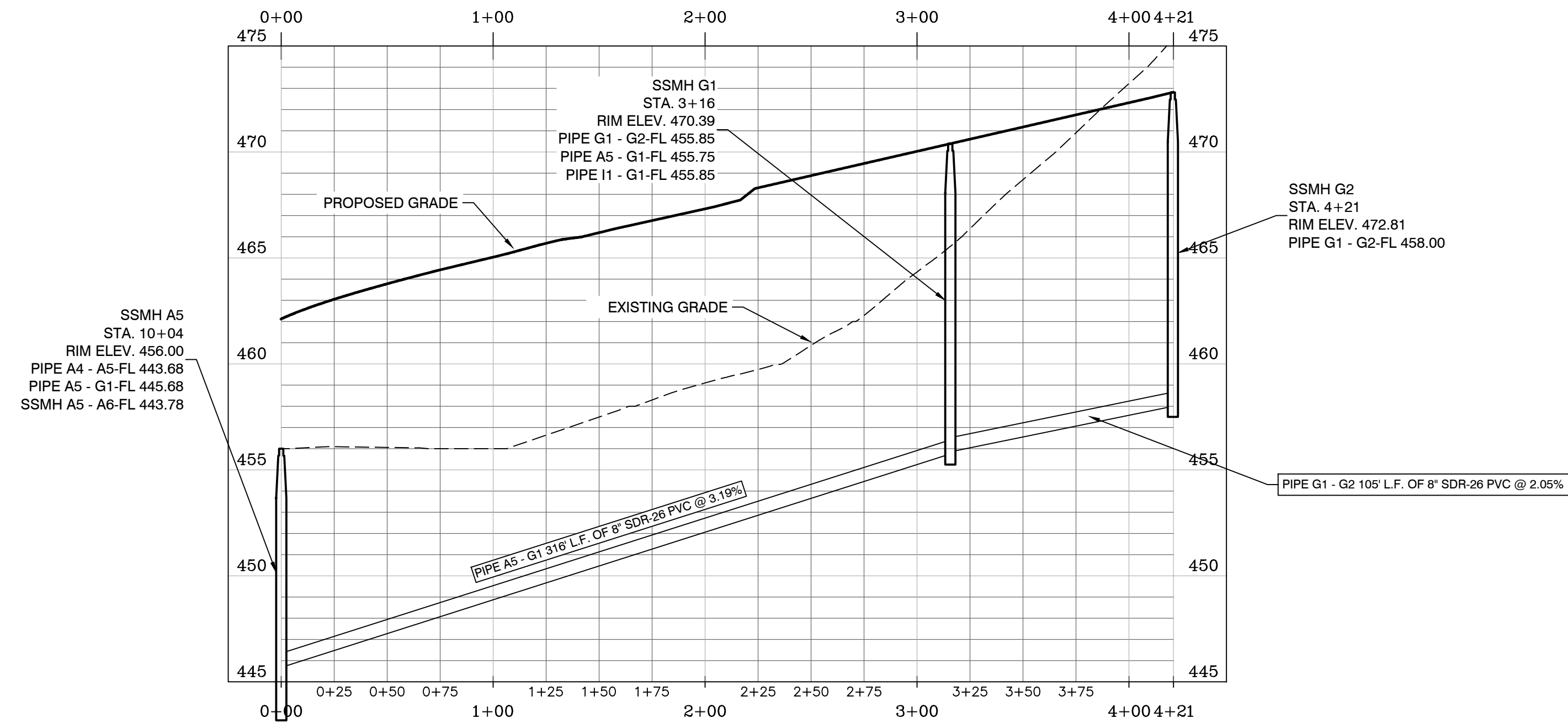
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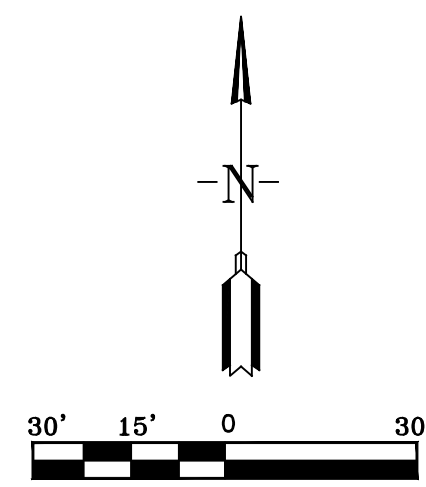
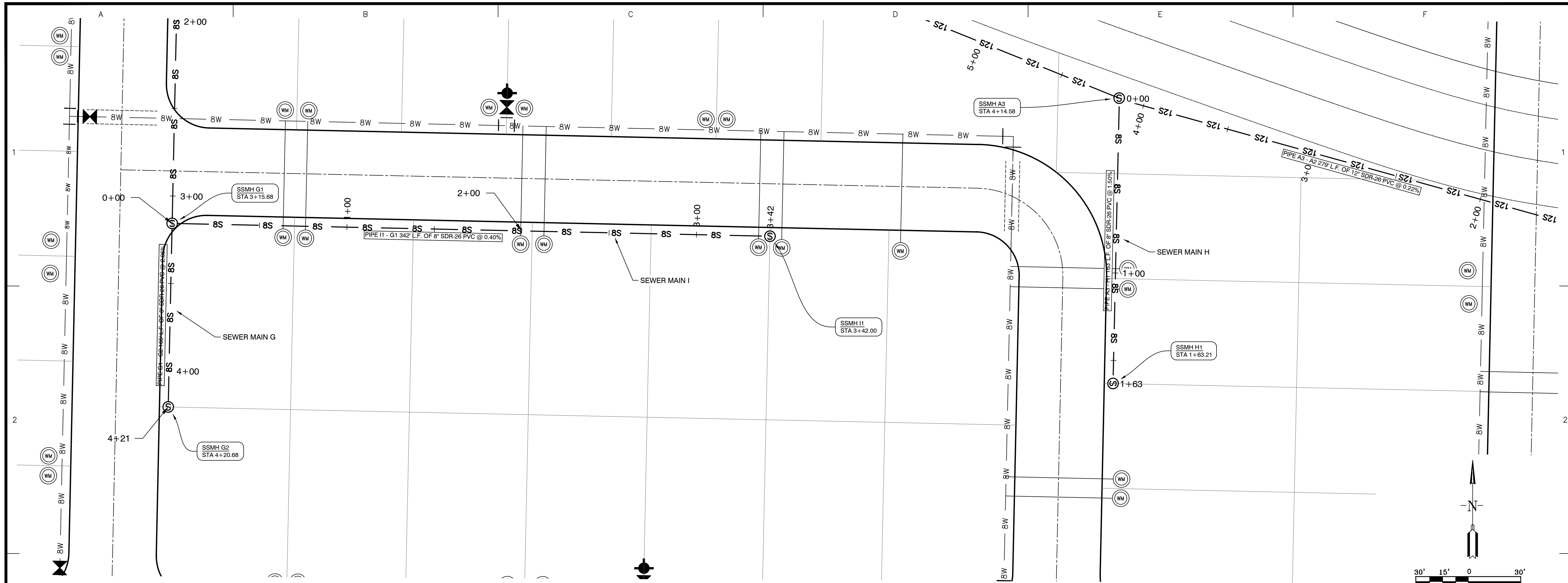


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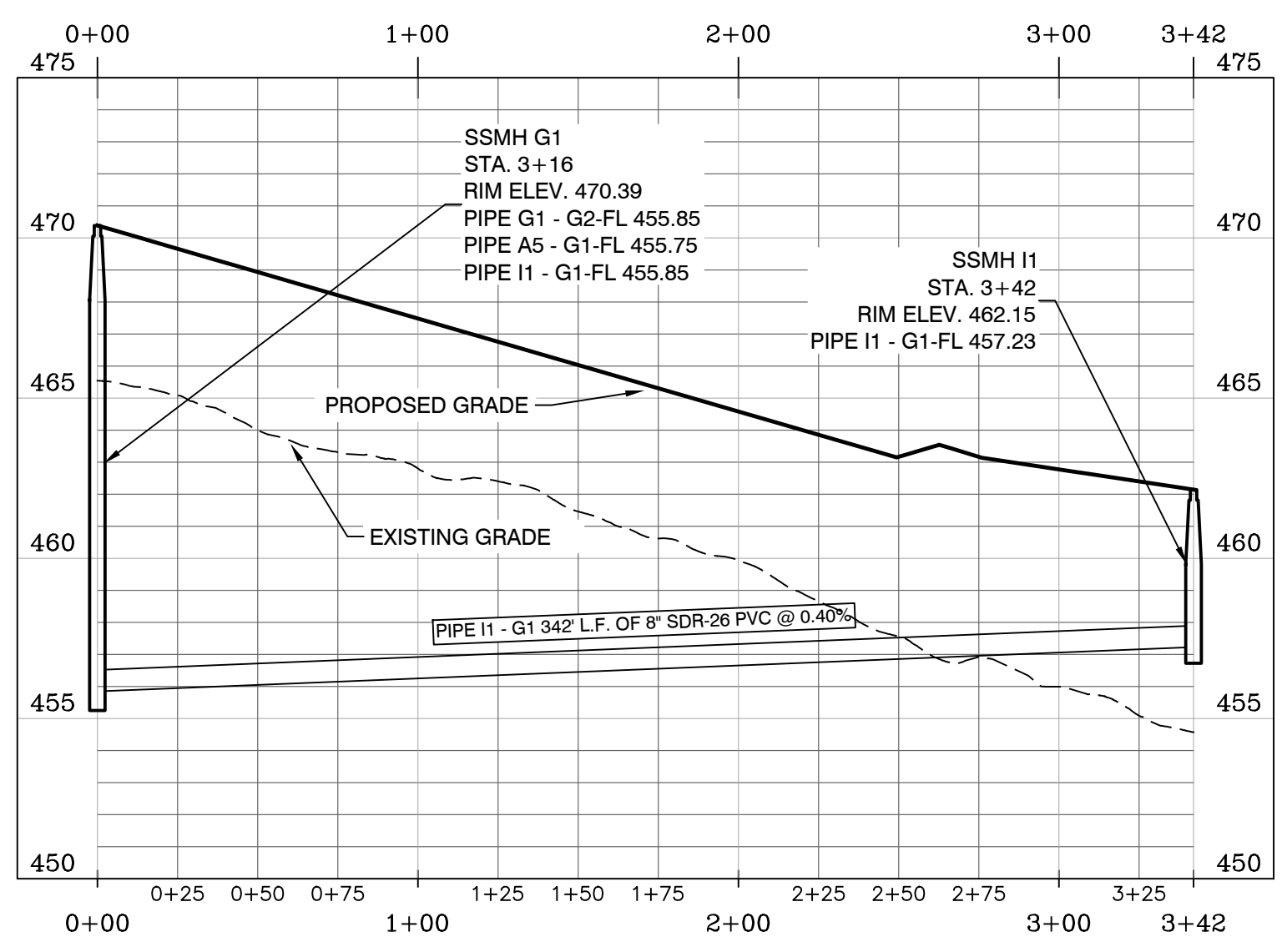


SCALE: H 1" = 50'
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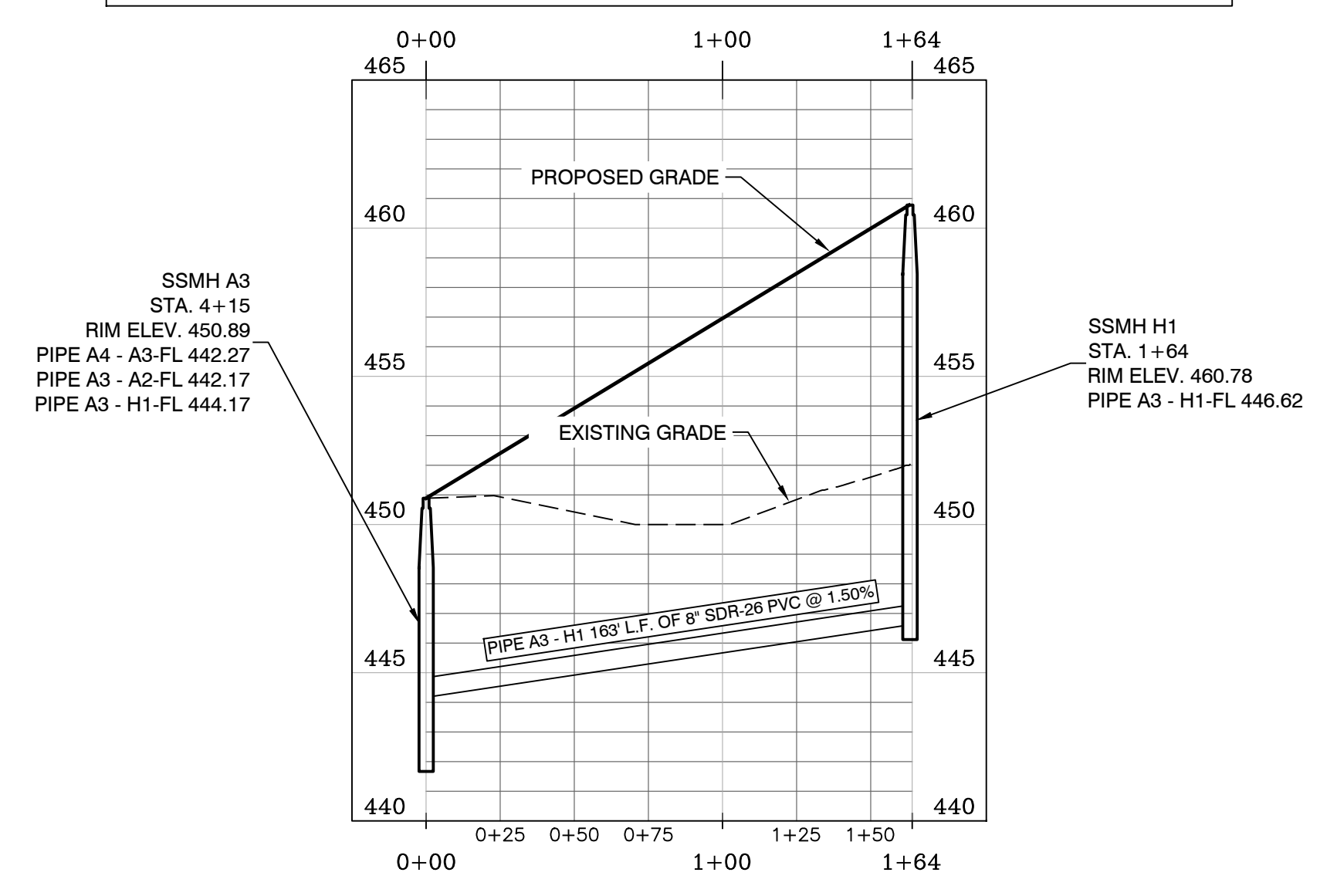
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|  GarNat Engineering, LLC Designing our client's success 3825 Mt Carmel Rd Bryant, AR 72022 gamnatengineering@gmail.com Ph: (501) 408-4650 | |
| HAWKINS VALLEY OVERALL WATER & SEWER FOR: THOMAS DB COLLINS, LTD, LLC CITY OF BRYANT, SALINE COUNTY, ARKANSAS | |
|  | |
| 01-23-2025 | |
| CONTENTS: SANITARY SEWER PLAN & PROFILE MAIN "G" STA. 0+00 - 4+21 | |
| PROJECT NO: | 24076 |
| DATE: | DECEMBER 2024 |
| SHEET NO: | 11 |



SEWER MAIN I STA. 0+00 - 3+42



SEWER MAIN H STA. 0+00 - 1+64



SCALE: H 1" = 50'
V 1" = 5'

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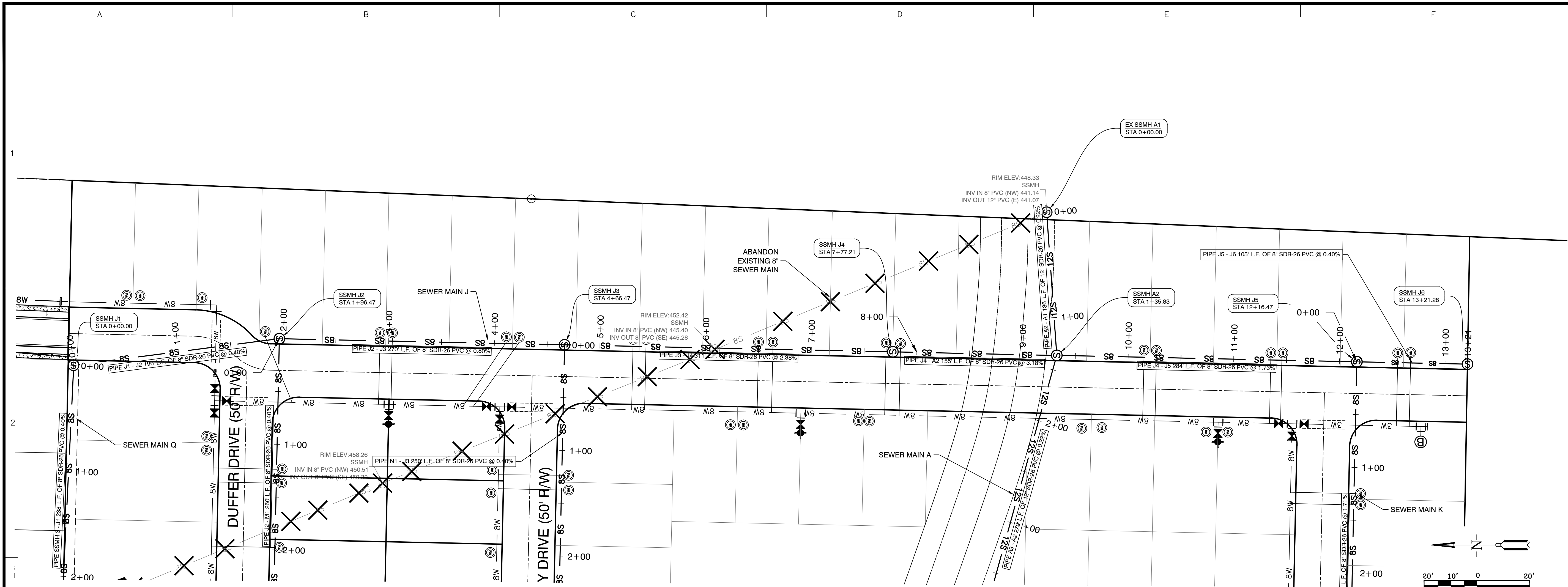
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 SANITARY SEWER
 PLAN & PROFILE
 MAIN "I"
 STA. 0+00 - 3+42
 MAIN "H"
 STA. 0+00 - 1+64

PROJECT NO:
 24076

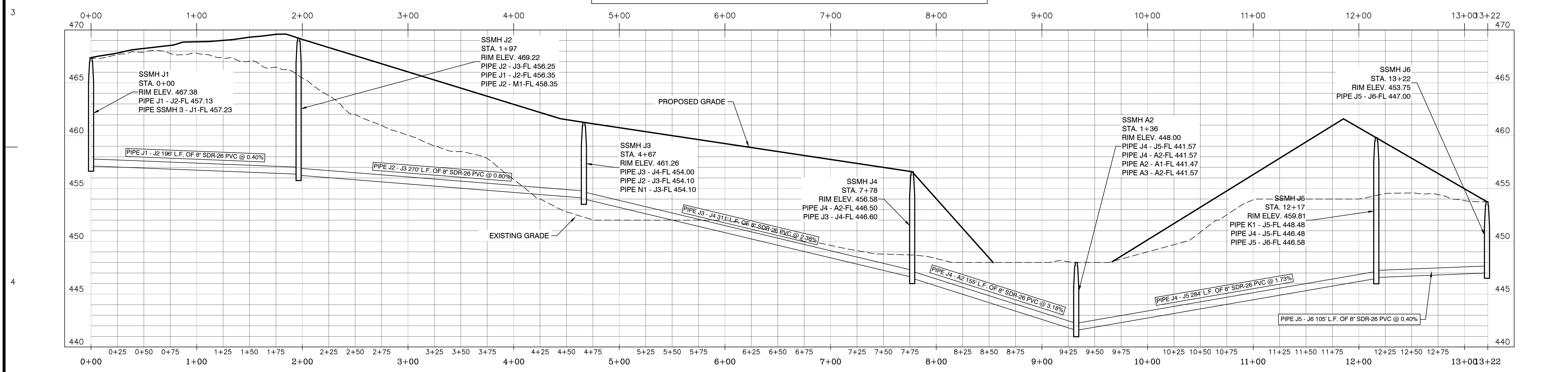
DATE:
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SHEET NO:

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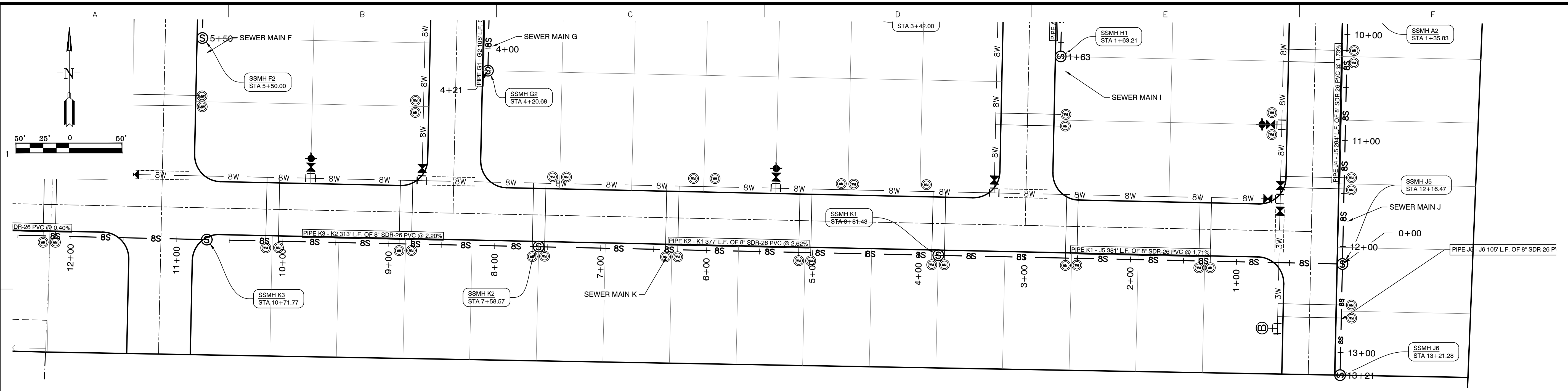


SEWER MAIN J STA. 0+00 - 13+22

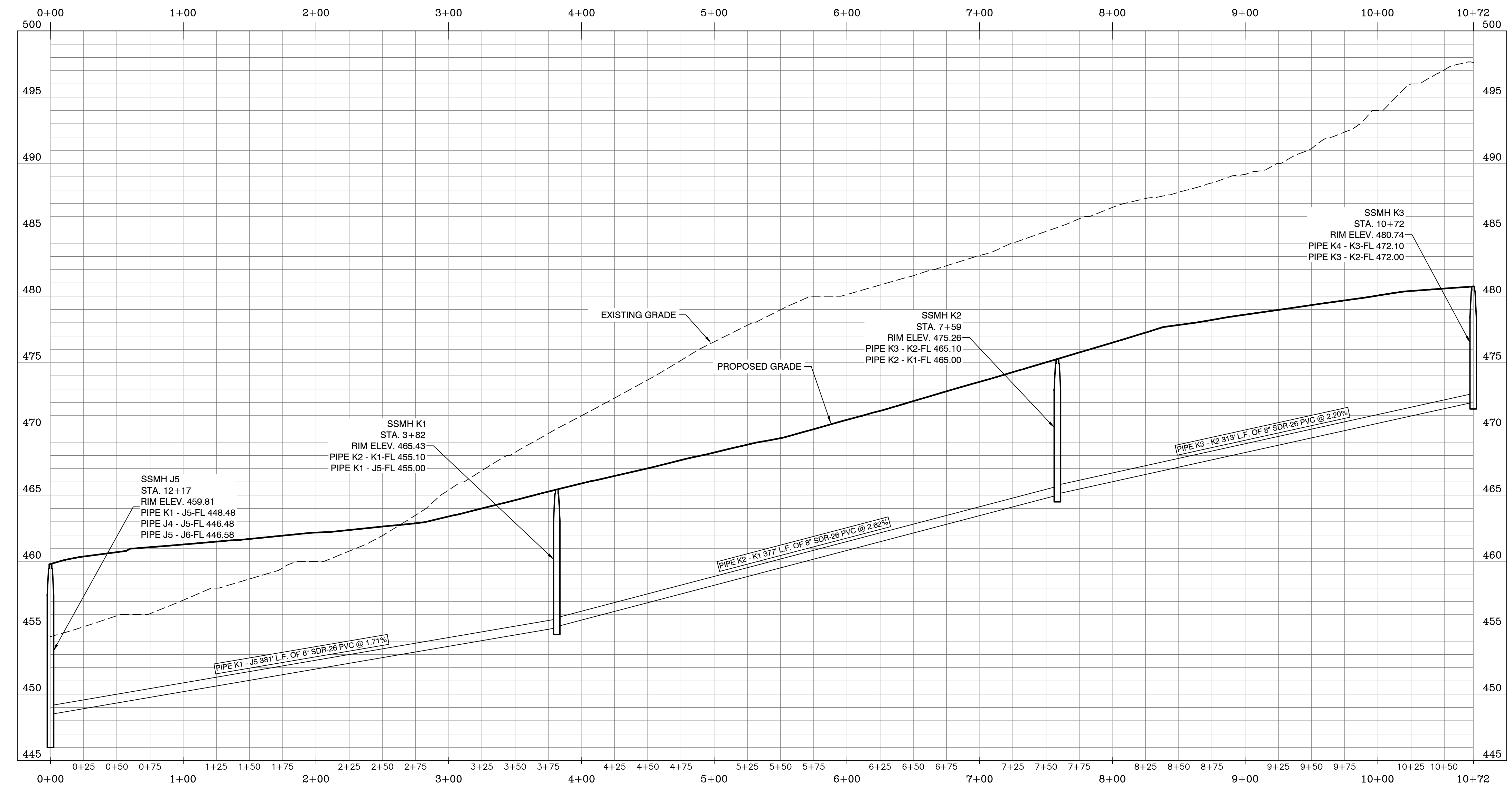


SCALE: H 1" = 50'
V 1" = 5'

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| DATE | |
| <p>Designing our client's success</p> <p>GarNat Engineering, LLC 3825 Mt Carmel Rd Bryant, AR 72022 garnatengineering@gmail.com</p> | |
| <p>HAWKINS VALLEY OVERALL WATER & SEWER FOR: THOMAS DB COLLINS, LTD, LLC CITY OF BRYANT, SALINE COUNTY, ARKANSAS</p> | |
| <p>STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER KERNON J. WILLIAMS NO. 9551</p> | |
| <p>01-23-2025</p> | |
| <p>CONTENTS: SANITARY SEWER PLAN & PROFILE MAIN "J" STA. 0+00 - 13+22</p> | |
| <p>PROJECT NO: 24076</p> | |
| <p>DATE: DECEMBER 2024</p> | |
| <p>SHEET NO: 13</p> | |



SEWER MAIN K STA. 0+00 - 10+72



SCALE: H 1" = 50'
V 1" = 5'

| BY | REVISION | DATE |
|----|----------|------|
| | | |
| | | |

Designing our client's success
GarNat Engineering, LLC
 3825 Mt Carmel Rd
 Bryant, AR 72022
 gamatengineering@gmail.com
 P.O. Box 116
 Benton, AR 72018
 Ph (501) 408-4650

HAWKINS VALLEY
OVERALL WATER & SEWER
FOR: THOMAS DB COLLINS, LTD, LLC
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS



01-23-2025

CONTENTS:
 SANITARY
 SEWER PLAN &
 PROFILE
 MAIN "K"
 STA. 0+00 - 10+72

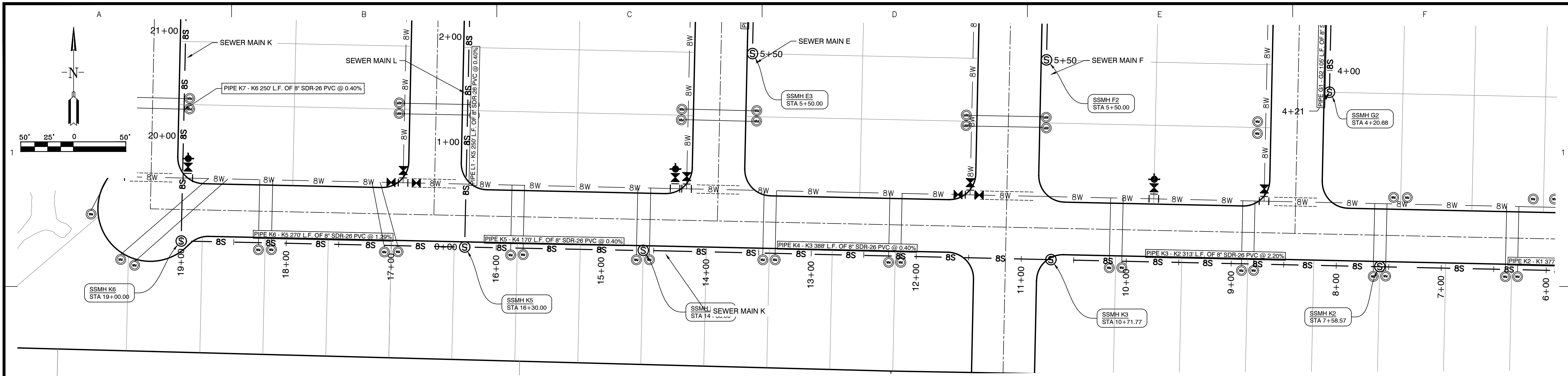
PROJECT NO:
 24076

DATE:
 DECEMBER 2024

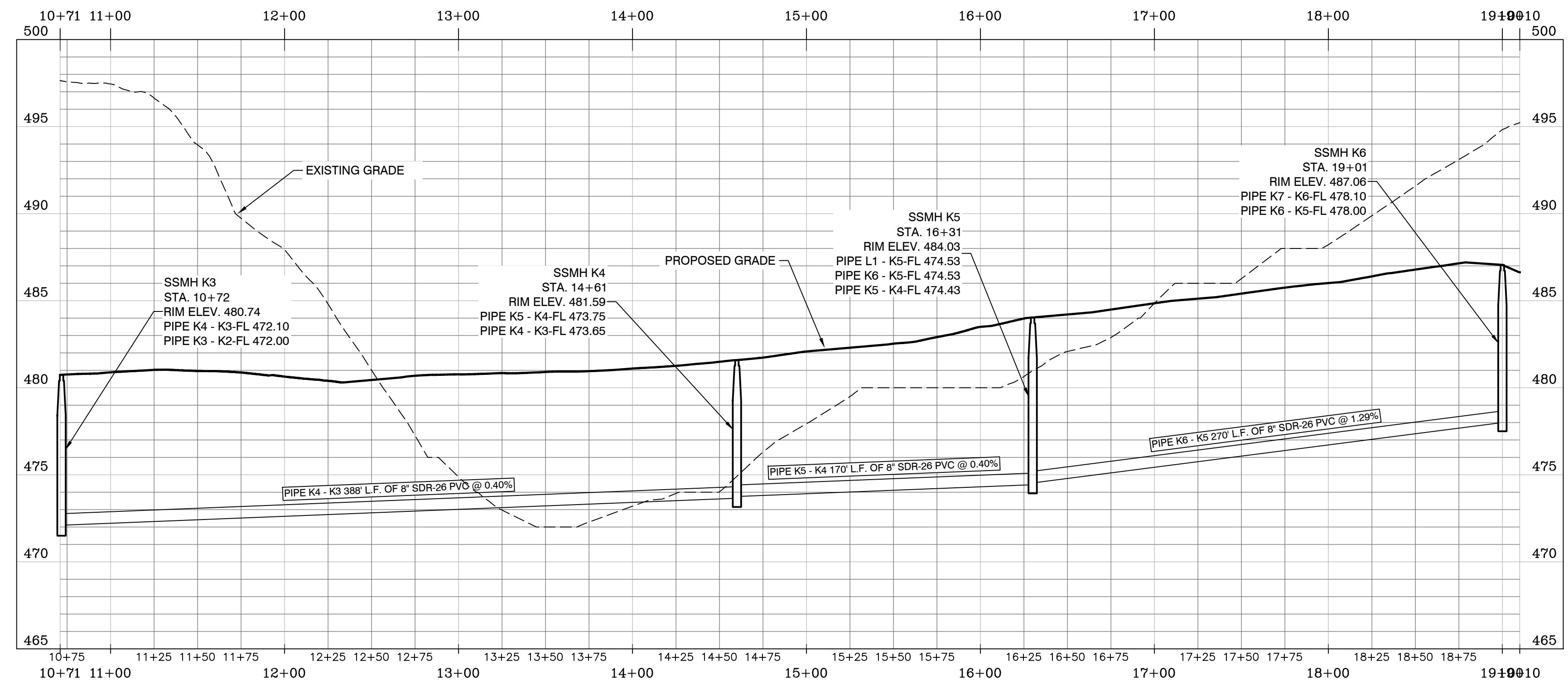
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SEWER MAIN K STA. 10+71 - 19+00



SCALE: H 1" = 50'
V 1" = 5'

| DATE | REVISION | BY |
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| | | |

Designing our client's success
GarNat Engineering, LLC
 3825 Mt Carmel Rd
 Bryant, AR 72022
 Ph: (501) 408-4650
 gamatengineering@gmail.com

**HAWKINS VALLEY
 OVERALL WATER & SEWER
 FOR: THOMAS DB COLLINS, LTD, LLC
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS**



01-23-2025

CONTENTS:
 SANITARY
 SEWER PLAN &
 PROFILE
 MAIN "K"
 STA. 10+71 - 19+00

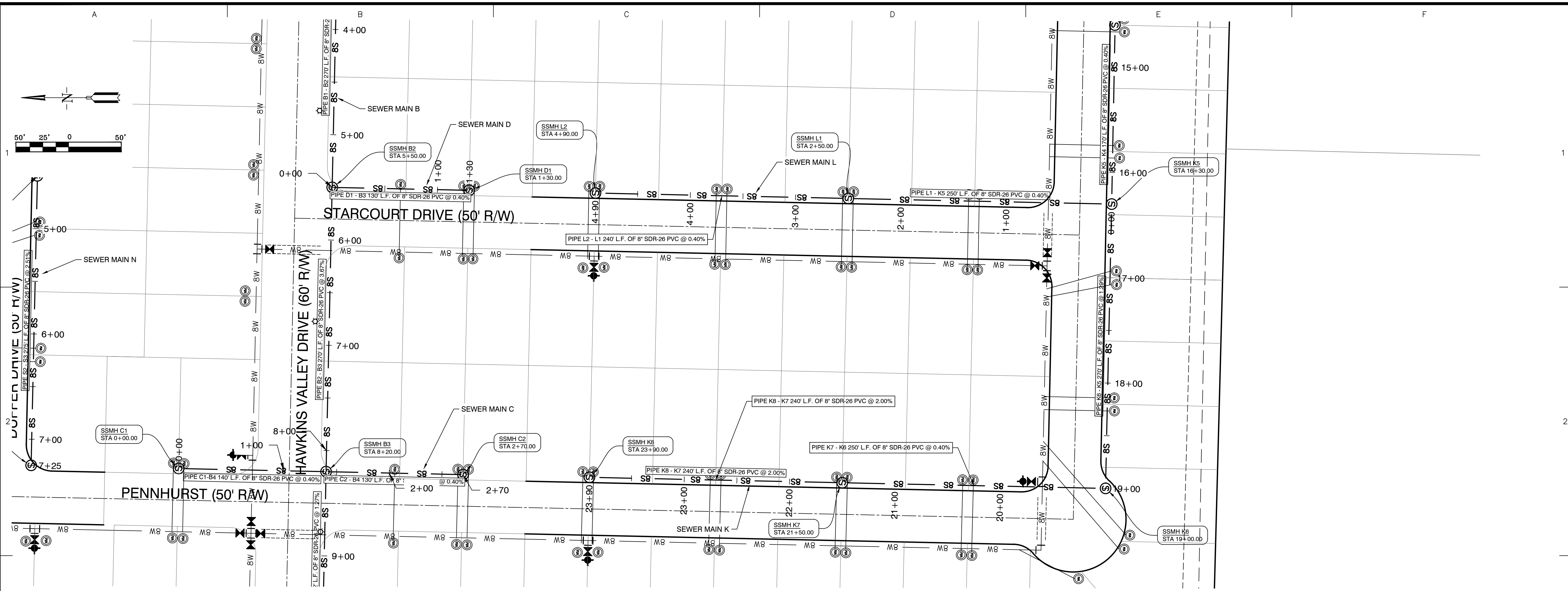
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 24076

DATE:
 DECEMBER 2024

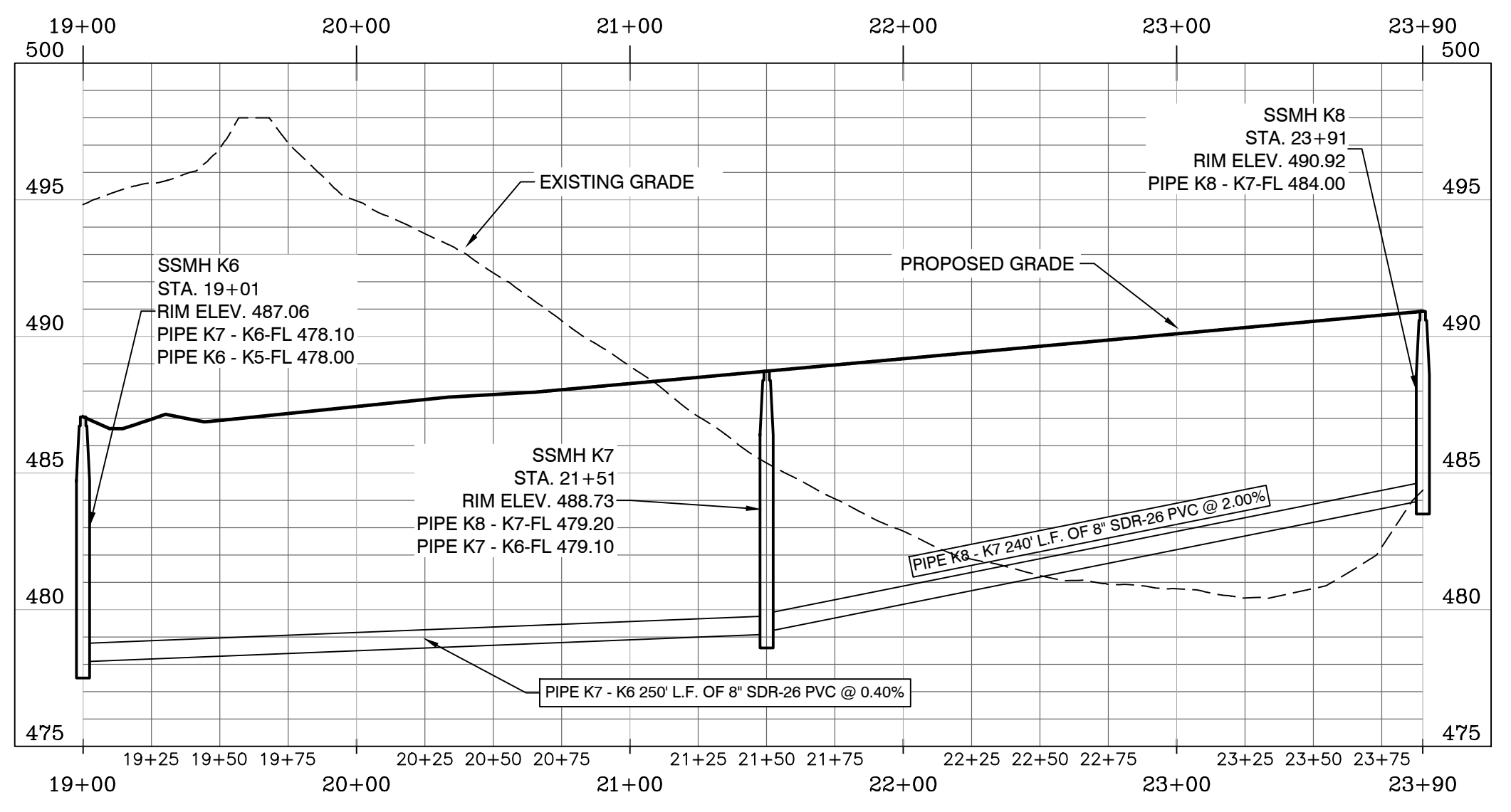
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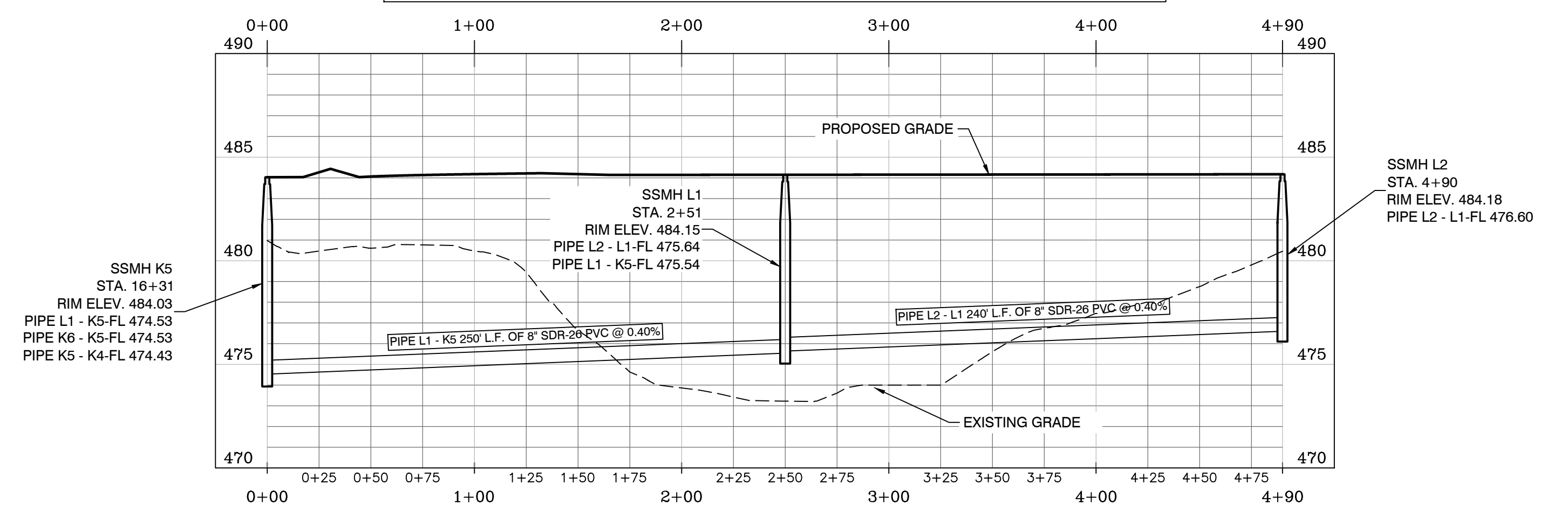
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SEWER MAIN K STA. 19+00 - 23+90

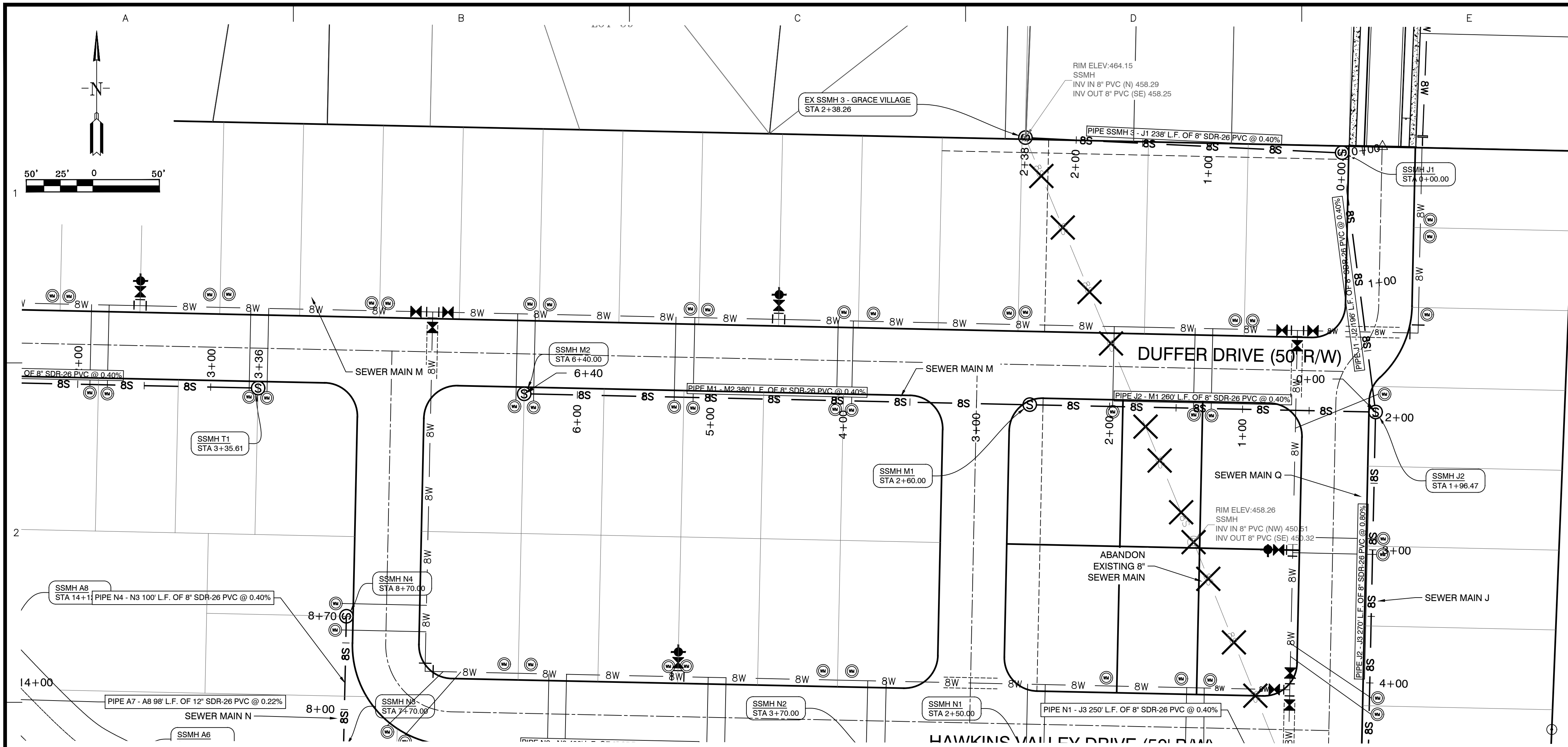


SEWER MAIN L STA. 0+00 - 4+90

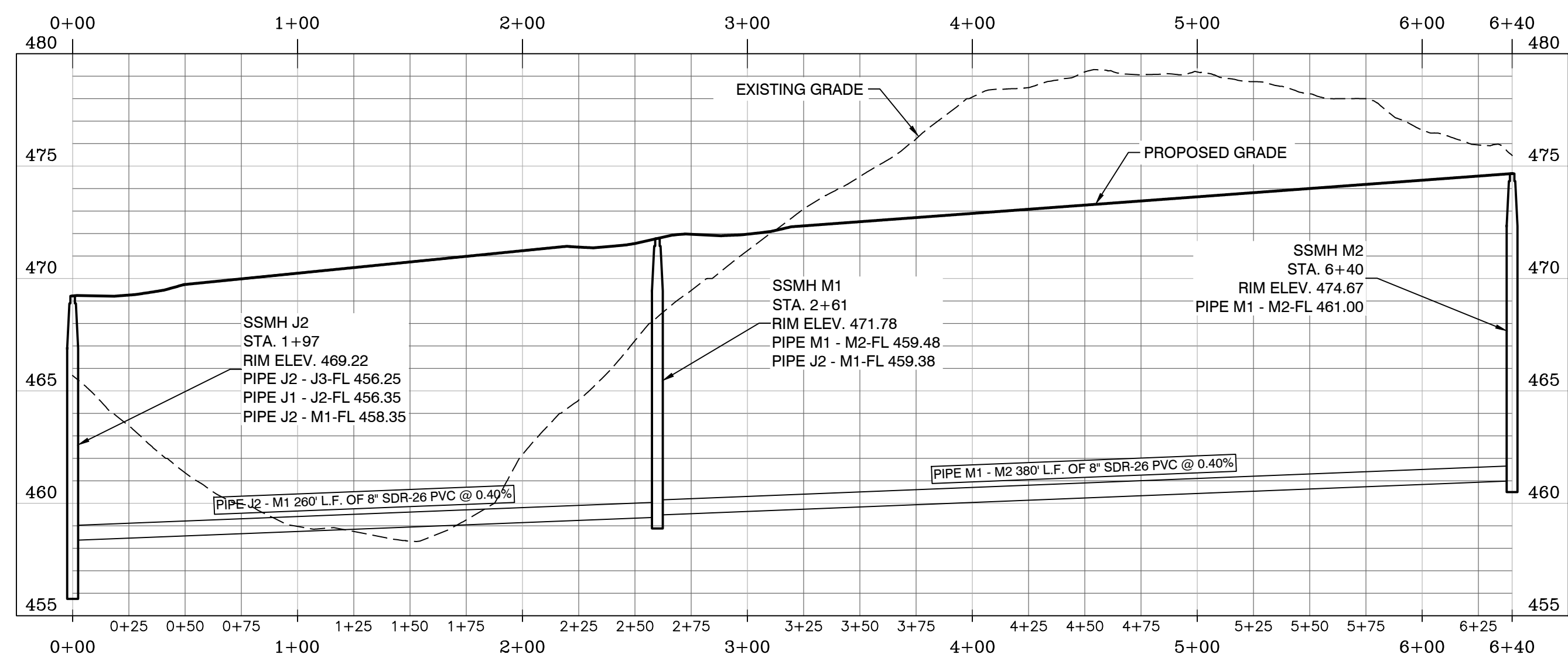


SCALE: H 1" = 50'
V 1" = 5'

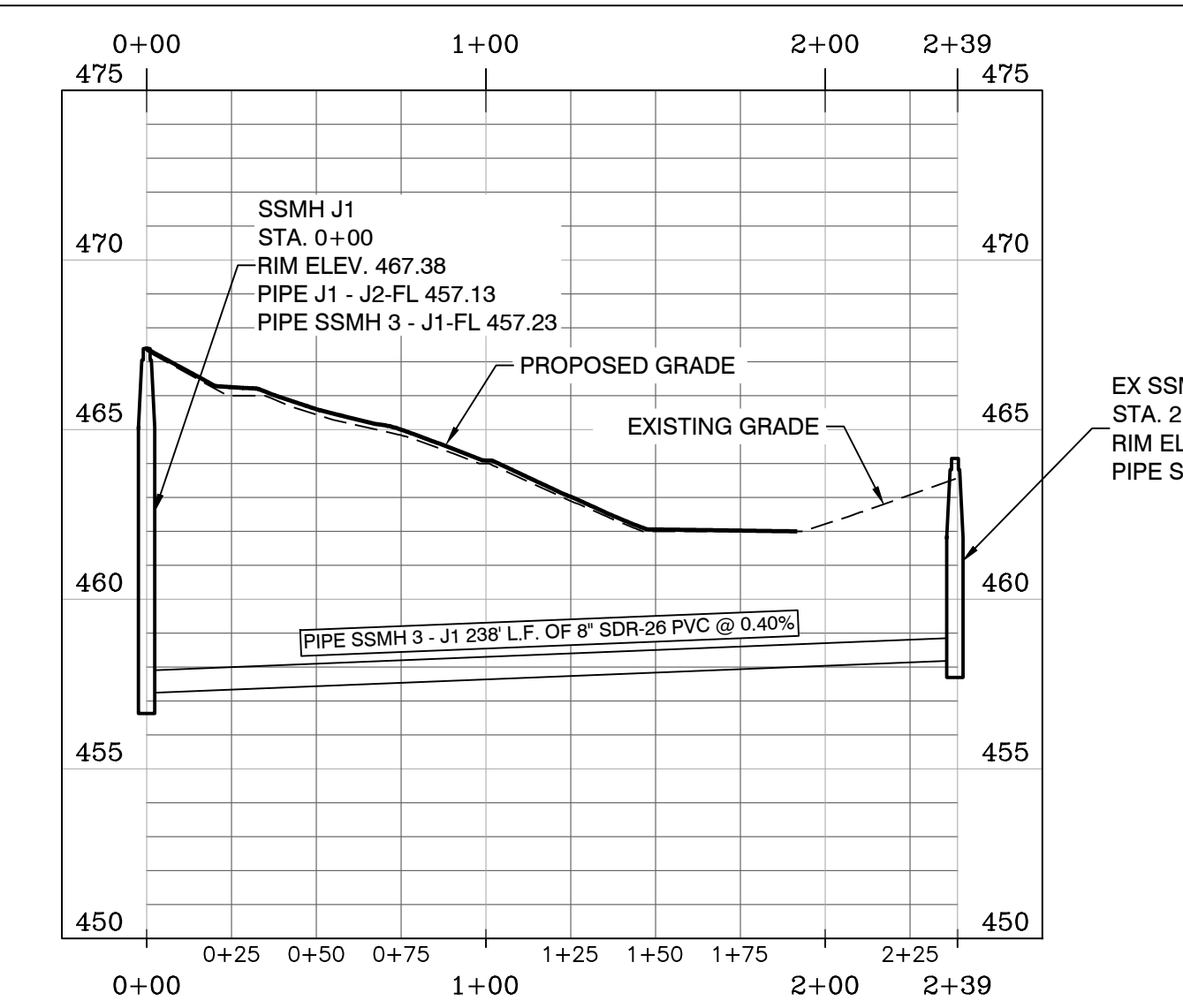
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| BY | | REVISION | | DATE | |
| GarNat Engineering, LLC Designing our client's success 3825 Mt Carmel Rd Bryant, AR 72022 gamatengineering@gmail.com Ph: (501) 408-4650 | | | | | |
| HAWKINS VALLEY OVERALL WATER & SEWER FOR: THOMAS DB COLLINS, LTD, LLC CITY OF BRYANT, SALINE COUNTY, ARKANSAS | | | | | |
| | | | | | |
| 01-23-2025 CONTENTS: SANITARY SEWER PLAN & PROFILE MAIN "K" STA. 19+00 - 23+90 MAIN "L" STA. 0+00 - 4+90 | | | | | |
| PROJECT NO: 24076 | | | | | |
| DATE: DECEMBER 2024 | | | | | |
| SHEET NO: <div style="font-size: 2em; font-weight: bold; display: inline-block;">16</div> | | | | | |



SEWER MAIN M STA. 0+00 - 6+40



SEWER MAIN Q STA. 0+00 - 2+39

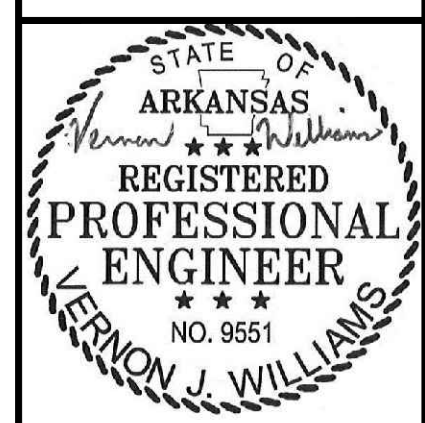


SCALE: H 1" = 50'
V 1" = 5'

| REVISION | DATE | BY |
|----------|------|----|
| | | |

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GarNat Engineering, LLC
 3825 Mt Carmel Rd
 Bryant, AR 72022
 P.O. Box 116
 Benton, AR 72018
 Ph: (501) 408-4650
 gnatengineering@gmail.com

HAWKINS VALLEY OVERALL WATER & SEWER FOR: THOMAS DB COLLINS, LTD, LLC CITY OF BRYANT, SALINE COUNTY, ARKANSAS



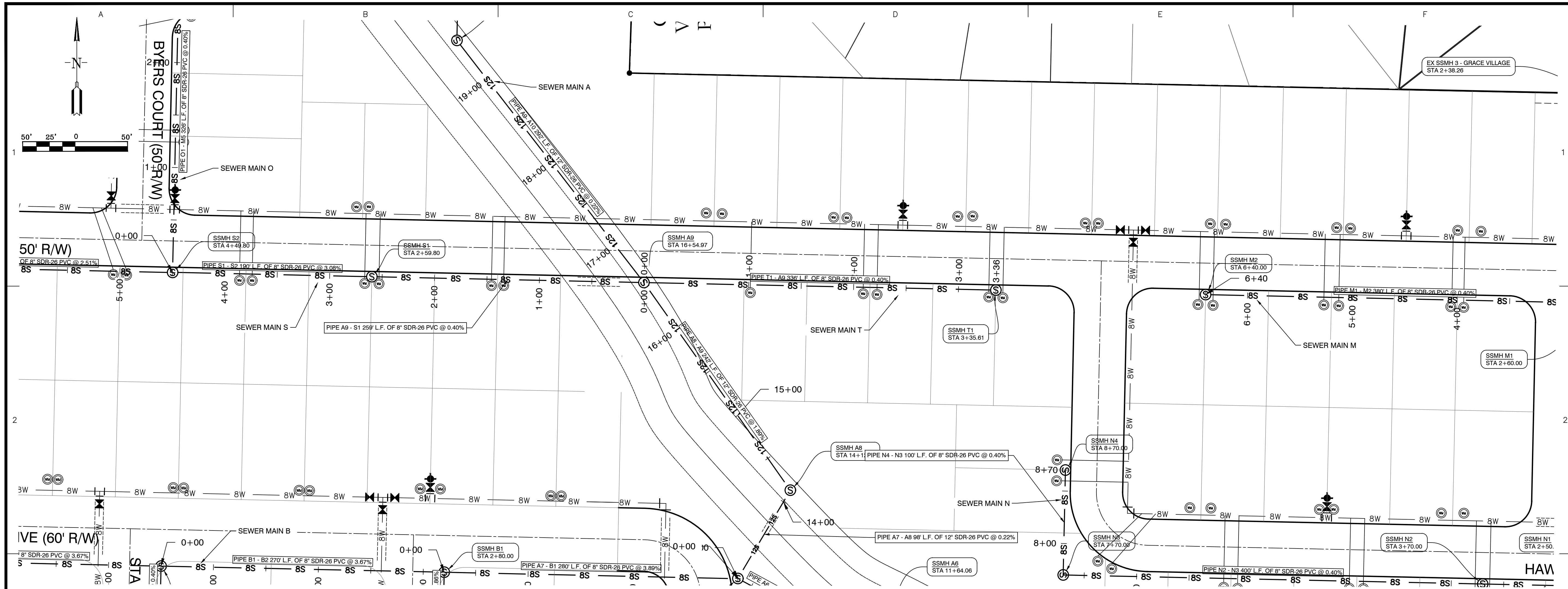
01-23-2025

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 STA. 0+00 - 6+40
 MAIN "Q"
 STA. 0+00 - 2+39

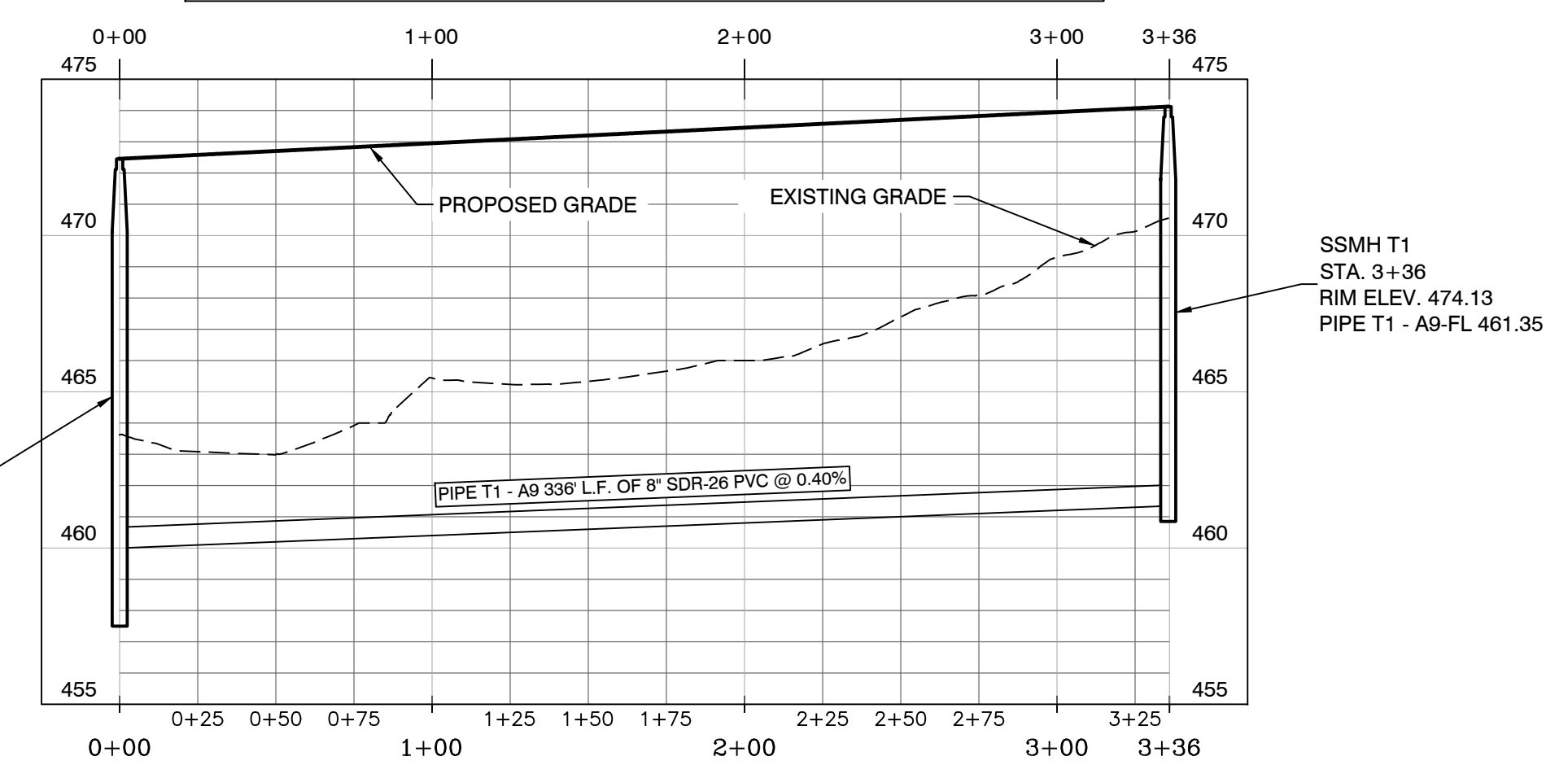
PROJECT NO:
 24076

DATE:
 DECEMBER 2024

SHEET NO:

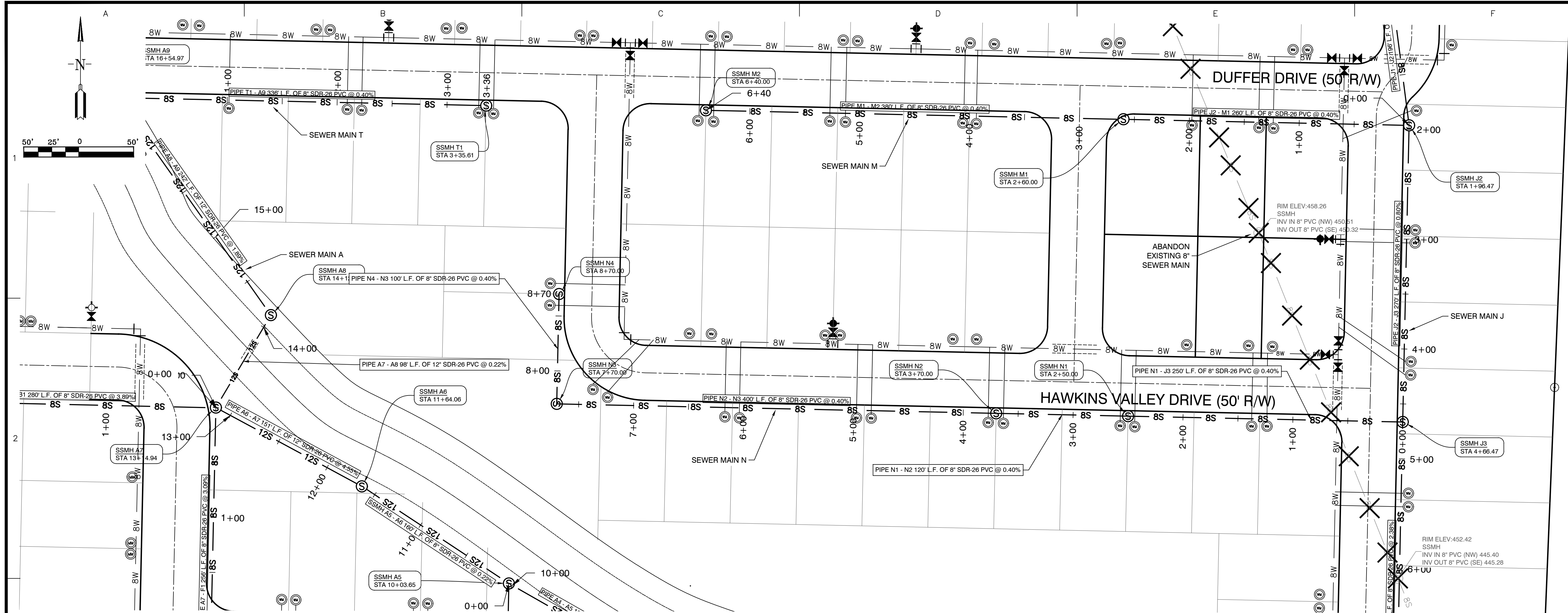


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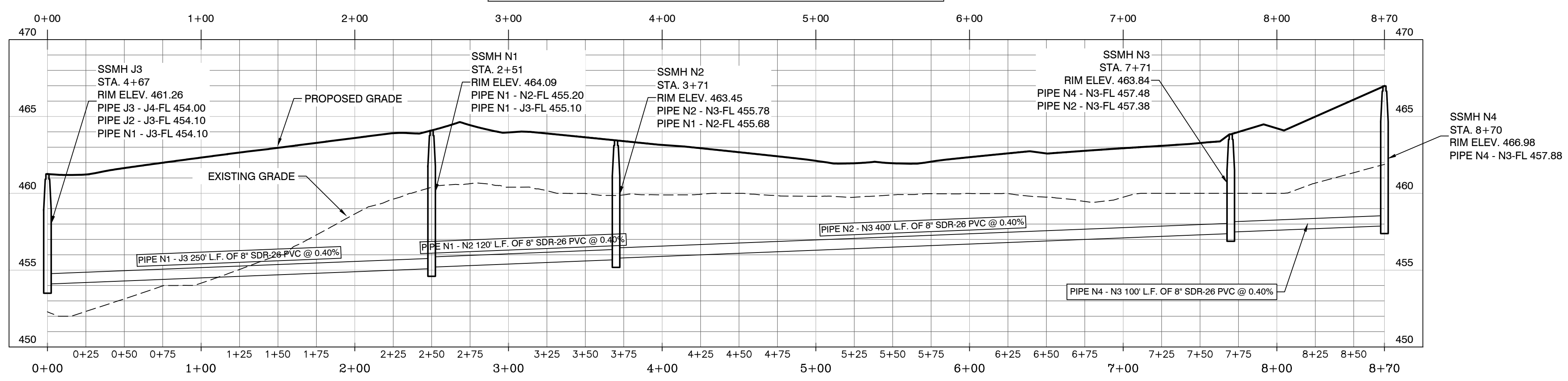


SCALE: H 1" = 50'
V 1" = 5'

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| REVISION | |
| DATE | |
| <p>Designing our client's success</p> <p>GarNat Engineering, LLC 3825 Mt Carmel Rd Bryant, AR 72022 garnatengineering@gmail.com</p> | |
| <p>FOR: THOMAS DB COLLINS, LTD, LLC CITY OF BRYANT, SALINE COUNTY, ARKANSAS</p> | |
| <p>STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER KERNON J. WILLIAMS NO. 9551</p> | |
| <p>01-23-2025</p> | |
| <p>CONTENTS: SANITARY SEWER PLAN & PROFILE MAIN "T" STA. 0+00 - 3+36</p> | |
| <p>PROJECT NO: 24076</p> | |
| <p>DATE: DECEMBER 2024</p> | |
| <p>SHEET NO: 18</p> | |

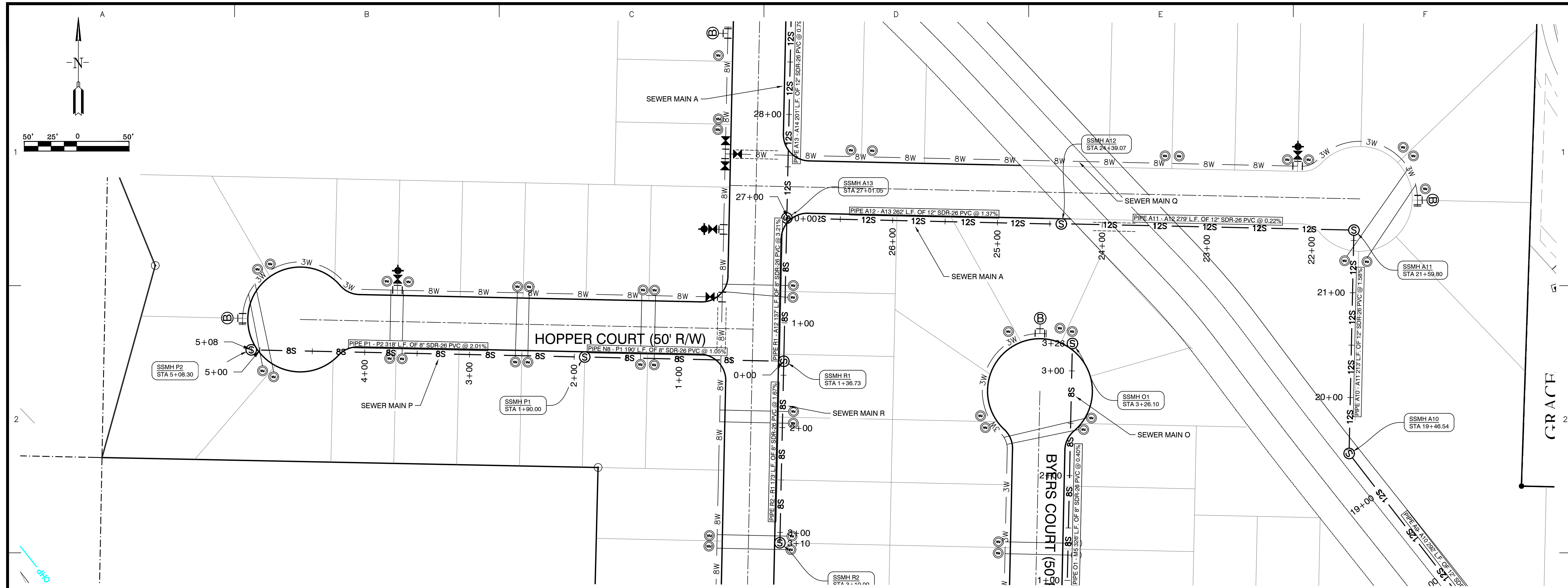


SEWER MAIN N STA. 0+00 - 8+70

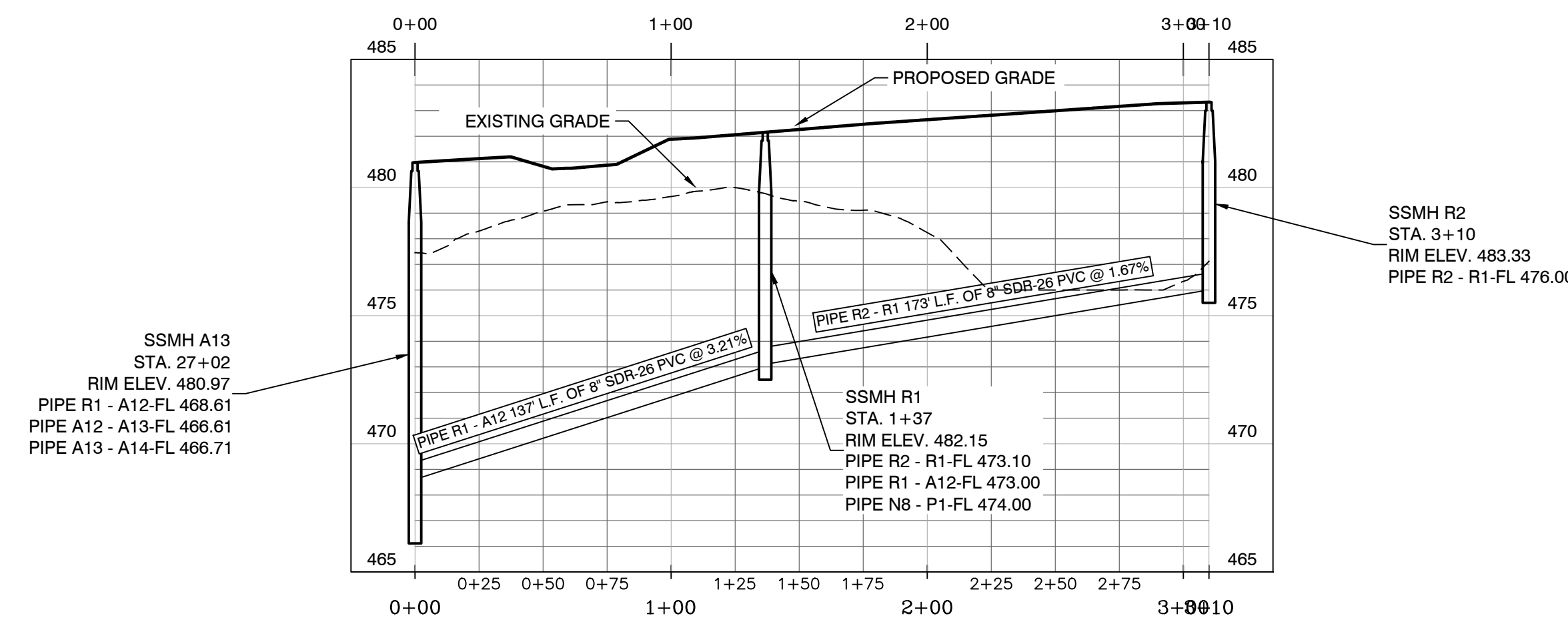


SCALE: H 1" = 50'
V 1" = 5'

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|---|---------------|
| BY | |
| REVISION | |
| DATE | |
| <p>Designing our client's success</p> <p>GarNat Engineering, LLC</p> <p>P.O. Box 116 Bryant, AR 72022 gamatengineering@gmail.com</p> | |
| <p>HAWKINS VALLEY</p> <p>OVERALL WATER & SEWER</p> <p>FOR: THOMAS DB COLLINS, LTD, LLC</p> <p>CITY OF BRYANT,</p> <p>SALINE COUNTY, ARKANSAS</p> | |
| | |
| <p>01-23-2025</p> | |
| <p>CONTENTS:</p> <p>SANITARY SEWER PLAN & PROFILE MAIN "N" STA. 0+00 - 8+70</p> | |
| PROJECT NO: | 24076 |
| DATE: | DECEMBER 2024 |
| SHEET NO: | 19 |



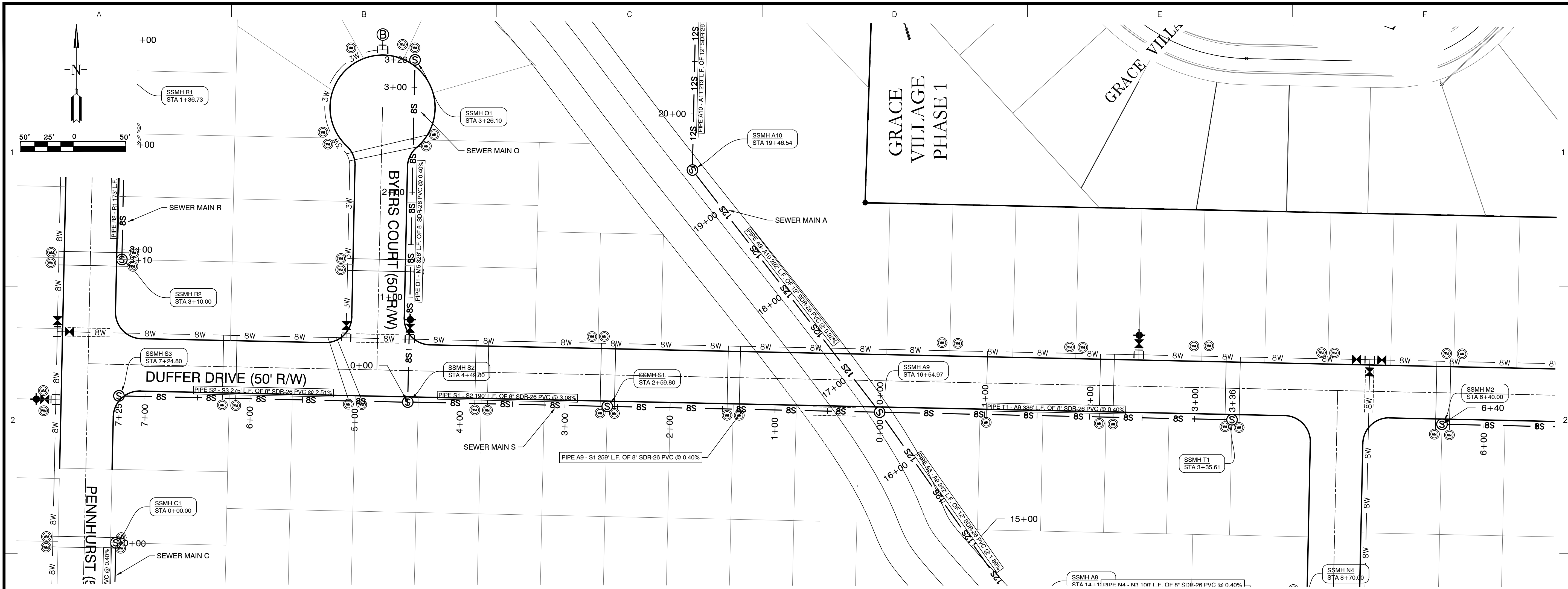
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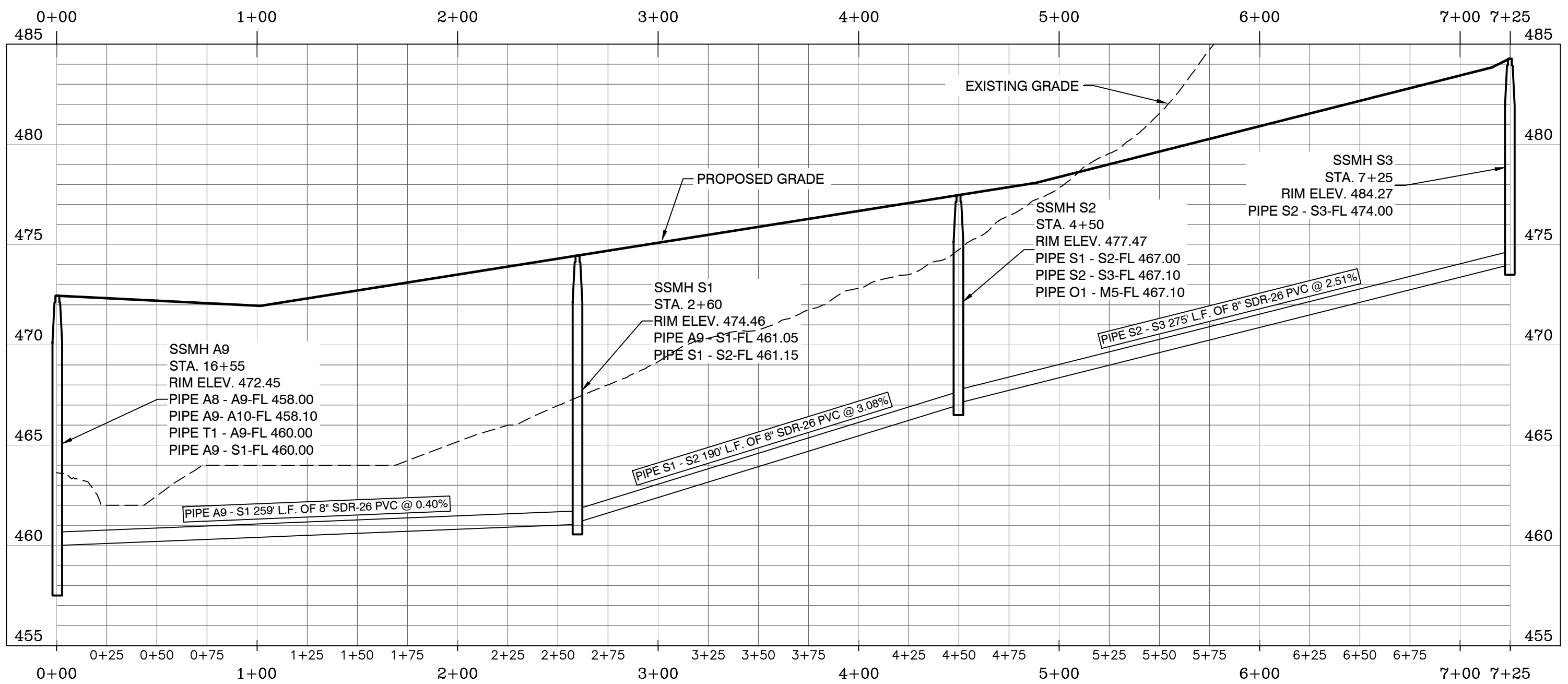
SCALE: H 1" = 50'
V 1" = 5'

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| BY | |
| REVISION | |
| DATE | |
| <p>Designing our client's success</p> <p>GarNat Engineering, LLC 3825 Mt Carmel Rd Bryant, AR 72022 garnatengineering@gmail.com</p> | |
| <p>HAWKINS VALLEY OVERALL WATER & SEWER FOR: THOMAS DB COLLINS, LTD, LLC CITY OF BRYANT, SALINE COUNTY, ARKANSAS</p> | |
| <p>STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER KERNON J. WILLIAMS NO. 9551</p> | |
| <p>01-23-2025</p> | |
| <p>CONTENTS: SANITARY SEWER PLAN & PROFILE MAIN "R" STA. 0+00 - 3+10</p> | |
| <p>PROJECT NO: 24076</p> | |
| <p>DATE: DECEMBER 2024</p> | |
| <p>SHEET NO: 20</p> | |

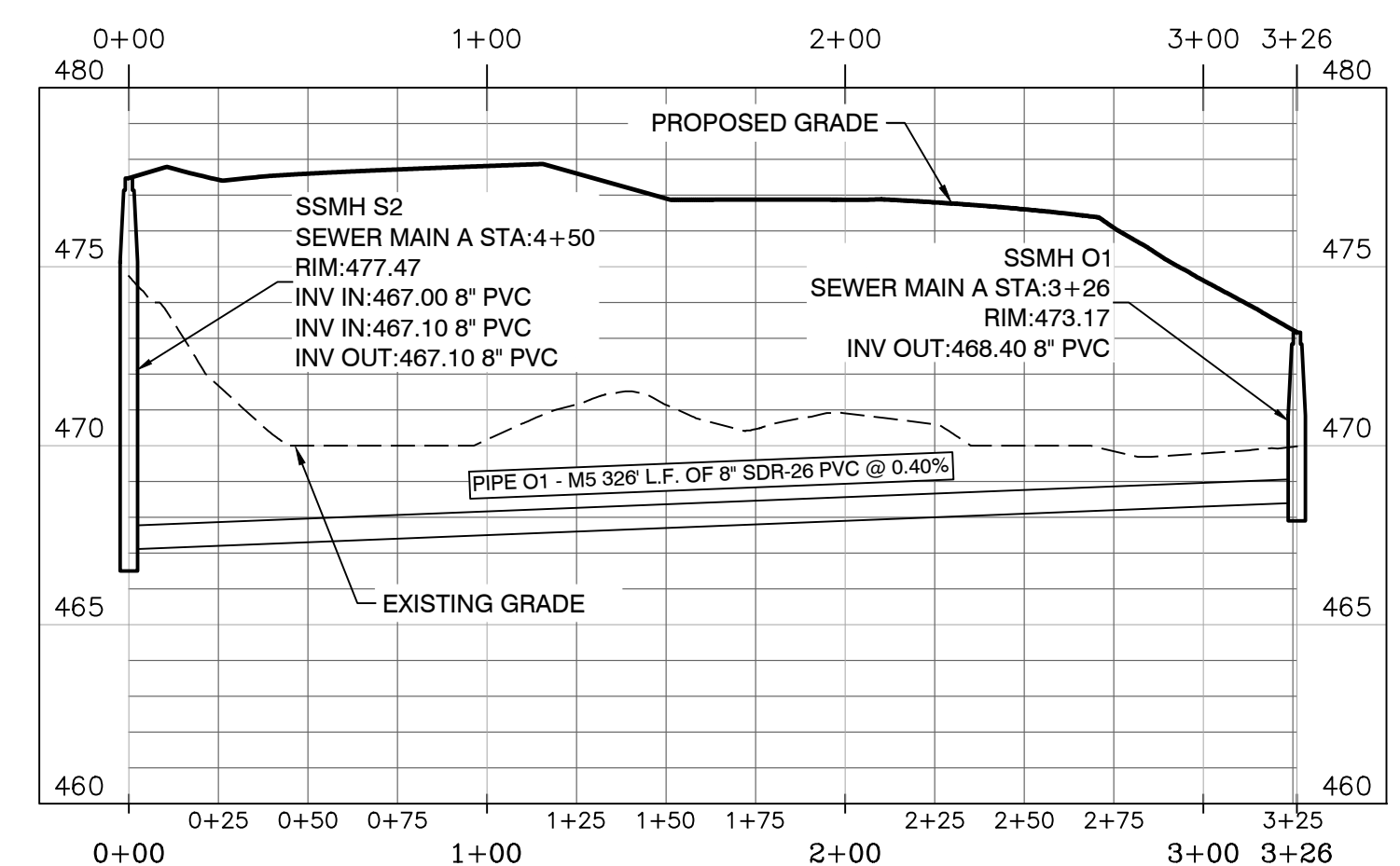
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SEWER MAIN S STA. 0+00 - 7+25



SEWER MAIN O STA. 0+00 - 3+26



SCALE: H 1" = 50'
V 1" = 5'

| BY | REVISION | DATE |
|----|----------|------|
| | | |
| | | |

GN Designing our client's success
GarNat Engineering, LLC
 3825 Mt Carmel Rd
 Bryant, AR 72022
 gamatengineering@gmail.com

HAWKINS VALLEY
OVERALL WATER & SEWER
FOR: THOMAS DB COLLINS, LTD, LLC
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS



01-23-2025

CONTENTS:
 SANITARY SEWER
 PLAN & PROFILE
 MAIN "S"
 STA. 0+00 - 7+25
 MAIN "O"
 STA. 0+00 - 3+26

PROJECT NO:
 24076

DATE:
 DECEMBER 2024

SHEET NO:

HAWKINS VALLEY PHASE 1 FOR THOMAS D.B. COLLINS, LTD. CITY OF BRYANT, SALINE COUNTY, ARKANSAS

Prepared by:

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road
Bryant, AR 72022
www.garnatengineering.com

Designing our client's success

DRAWING INDEX:

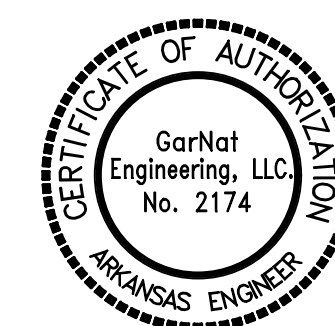
| | |
|------|---------------------------------|
| V1.0 | PRELIMINARY PLAT |
| C2.0 | WATER AND SEWER PLAN |
| C2.1 | SEWER PLAN & PROFILE MAIN A |
| C2.2 | SEWER PLAN & PROFILE MAIN B |
| C2.3 | SEWER PLAN & PROFILE MAIN C |
| C2.4 | SEWER PLAN & PROFILE MAIN D & E |
| C3.0 | STREET & DRAINAGE PLAN |
| C3.1 | ROAD PROFILES |
| C3.2 | OUTLET STRUCTURE DETAILS |

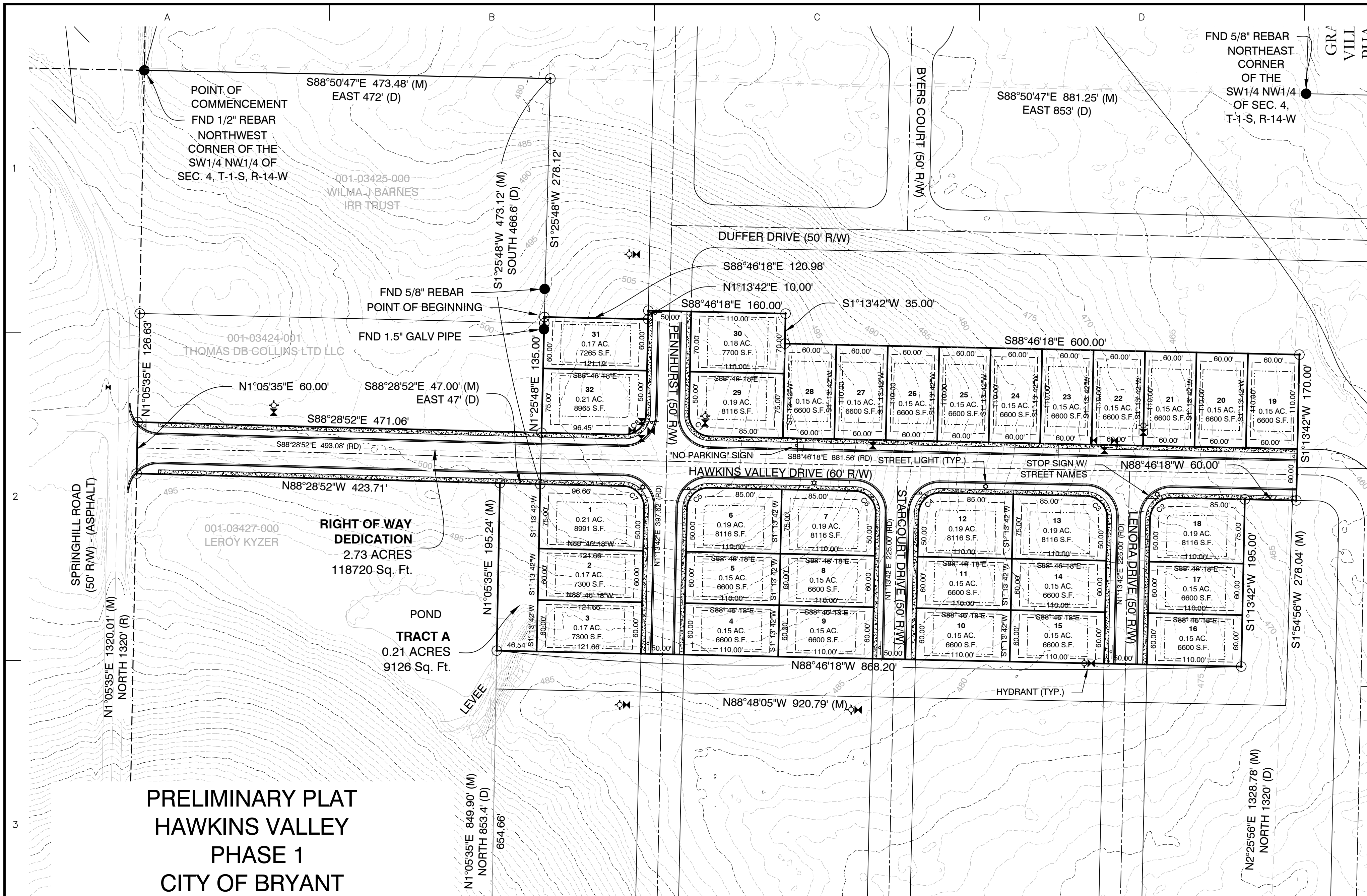


ARKANSAS



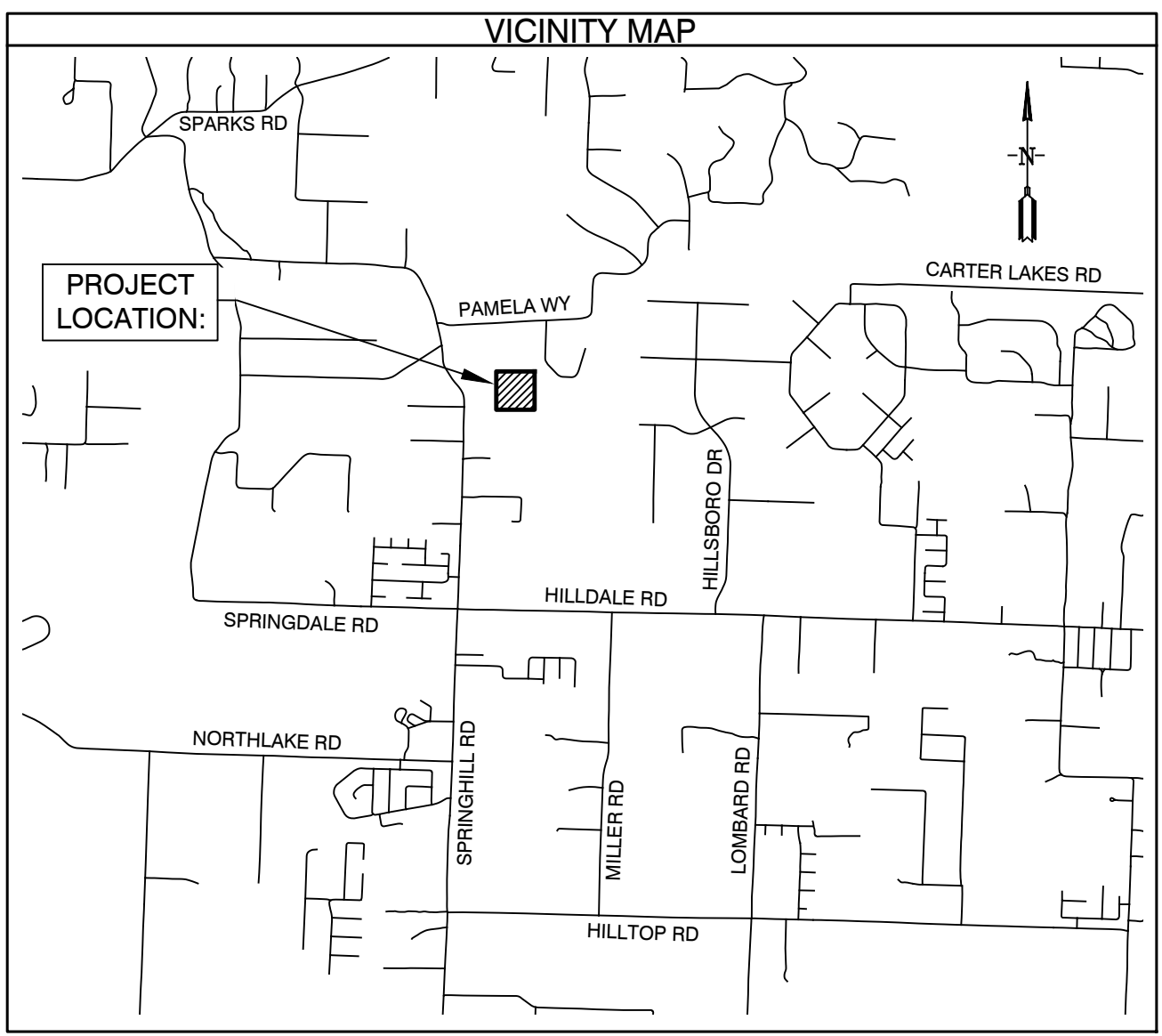
02-03-2025





SURVEY LEGEND

- △ - Computed point
- - Found monument
- - Set #4 RB/Plas. Cap
- (M) - Measured
- (R) - Record
- (P) - Platted



Curve Table

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|--------|-----------|-----------------|--------------|
| C1 | 39.27 | 25.00 | 90°00'00" | N43° 46' 18" W | 35.36' |
| C2 | 39.27 | 25.00 | 90°00'00" | N46° 13' 42" E | 35.36' |
| C3 | 39.27 | 25.00 | 90°00'00" | N43° 46' 18" W | 35.36' |
| C4 | 39.27 | 25.00 | 90°00'00" | S46° 13' 42" W | 35.36' |
| C5 | 39.27 | 25.00 | 90°00'00" | N46° 13' 42" E | 35.36' |
| C6 | 39.27 | 25.00 | 90°00'00" | S43° 46' 18" E | 35.36' |
| C8 | 39.27 | 25.00 | 90°00'00" | S46° 13' 42" W | 35.36' |

- GENERAL NOTES:**
- ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 - ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9.
 - NO FENCES CAN BE CONSTRUCTED IN DRAINAGE EASEMENTS WHERE OPEN DITCHES EXIST.
 - ROADS WILL BE MAINTAINED, INSPECTED, & ACCEPTED BY SALINE COUNTY.
 - NO FENCES SHALL BE BUILT WITHIN THIS DRAINAGE EASEMENT.
 - NO POOLS OR PERMANENT STRUCTURES SHALL BE BUILT IN EASEMENTS.
 - NO FENCES SHALL BE BUILT IN ROAD RIGHT-OF-WAY OR ACCESS EASEMENTS.
 - THE NUMBER OF HOUSES IS LIMITED TO THIRTY, UNTIL SECONDARY FIRE ACCESS ROAD MEETING CITY OF BRYANT REQUIREMENTS IS CONSTRUCTED.

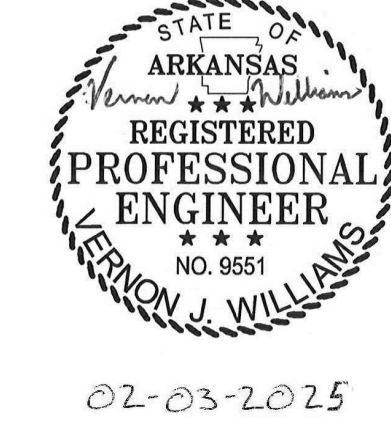
PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1S
 MIN. LOT SIZE: 6,600 S.F.
 NUMBER OF LOTS: 32
 SOURCE OF WATER: SALINE WATER
 SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
 FRONT - 20' OR AS SHOWN
 REAR - 20' OR AS SHOWN
 SIDE - 8' OR AS SHOWN

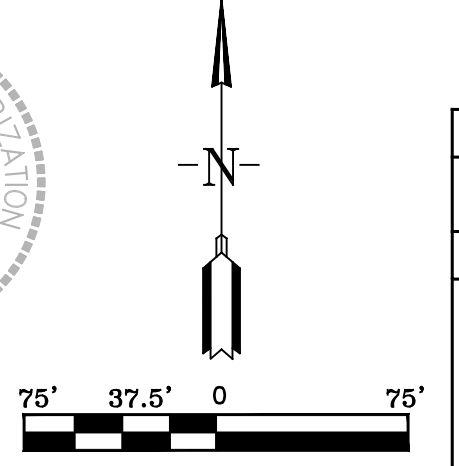
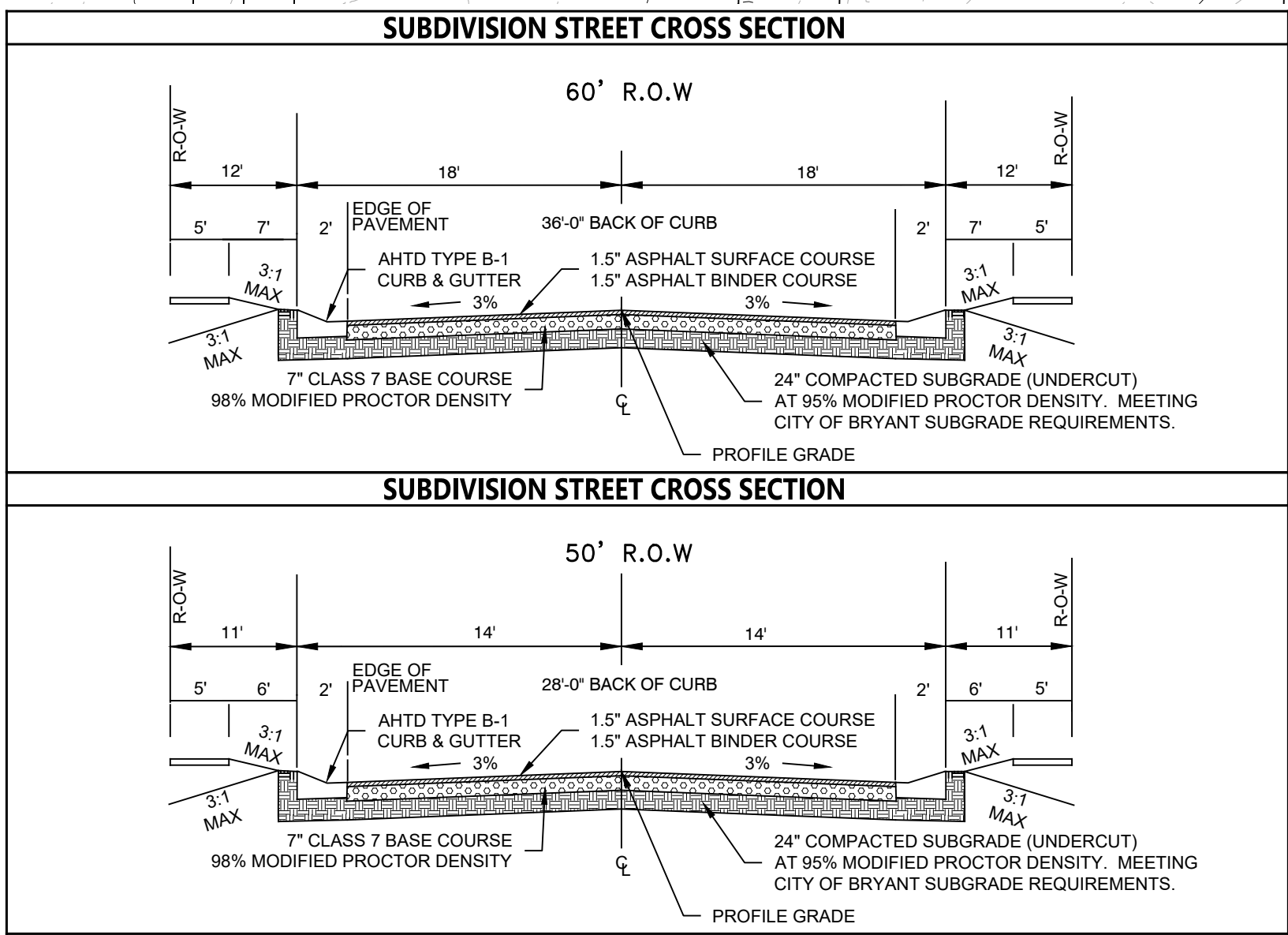
EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
 FRONT - 10' OR AS SHOWN
 REAR - 10' OR AS SHOWN
 SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAY: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP



PROPERTY DESCRIPTION:

PHASE 1 SUBDIVISION DESCRIPTION
 PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 14 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR FOR THE NORTHWEST CORNER OF THE SAID SW1/4 NW1/4; THENCE S88°50'47"E, ALONG THE NORTH LINE THEREOF, FOR A DISTANCE OF 473.48 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S1°25'48"W, LEAVING SAID NORTH LINE, FOR A DISTANCE OF 278.12 FEET TO A SET 1/2" REBAR WITH CAP #1573 FOR THE POINT OF BEGINNING; THENCE S88°46'18"E FOR A DISTANCE OF 120.98 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST RIGHT OF WAY OF PENNHURST; THENCE N1°13'42"E, ALONG SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE S88°46'18"E, LEAVING SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 160.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S1°13'42"W FOR A DISTANCE OF 35.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S88°46'18"E FOR A DISTANCE OF 600.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S1°13'42"W FOR A DISTANCE OF 170.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S1°13'42"W FOR A DISTANCE OF 170.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N88°46'18"W FOR A DISTANCE OF 60.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N88°46'18"W FOR A DISTANCE OF 60.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N1°05'35"E FOR A DISTANCE OF 195.24 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE SOUTH RIGHT OF WAY OF HAWKINS VALLEY DRIVE; THENCE N88°28'52"W, ALONG SAID SOUTH RIGHT OF WAY, FOR A DISTANCE OF 423.71 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF SPRINGHILL ROAD; THENCE N1°05'35"E, ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 60.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE NORTH RIGHT OF WAY OF HAWKINS VALLEY DRIVE; THENCE S88°28'52"E, LEAVING SAID SPRINGHILL ROAD EAST RIGHT OF WAY AND ALONG NORTH RIGHT OF WAY OF HAWKINS VALLEY DRIVE, FOR A DISTANCE OF 471.06 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N1°25'48"E, LEAVING SAID NORTH RIGHT OF WAY, FOR A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.17 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF SPRINGHILL ROAD AND ANY EXISTING EASEMENTS.



SURVEY PLAT CODE:
 500-01S-14W-0-04-430-62-1573

BASIS OF BEARINGS:
 NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

CERTIFICATIONS:
 By affixing my seal and signature, I George P. Wooden, PLS No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision dated June 22, 2024.
 According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225E dated 9/5/2020, no portion of the property described hereon does lie within the 100 year flood hazard boundary.

PLAT CERTIFICATES:

OWNER:
 Name: Phillip Pengelly
 Address: 9360 Gilbert Road, Benton, Arkansas 72019

DEVELOPER:
 Name: Lee Pengelly
 Address: 9360 Gilbert Road, Benton, Arkansas 72019

CERTIFICATE OF OWNER:
 We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.
 Date: _____ Signed: _____
 Name: Phillip Pengelly
 Address: 9360 Gilbert Road, Benton, Arkansas 72019

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:
 I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.
 Date: _____ Signed: _____
 George P. Wooden
 Registered Land Surveyor
 No. 1573, Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:
 I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.
 Date: _____ Signed: _____
 Vernon J. Williams
 Registered Professional Engineer
 No. 9551, Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
 All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.
 Date: _____ Signed: _____
 Lance Penfield, Chairman
 Bryant Planning Commission

BY _____

REVISION _____

DATE _____

GNE Designing our client's success

GarNat Engineering, LLC
 3825 Mt Carmel Road
 Bryant, AR 72022
 garnatengineering@gmail.com

P.O. Box 116
 Benton, AR 72018
 PH (501) 408-4650

HAWKINS VALLEY PHASE 1 CITY OF BRYANT, ARKANSAS SALINE COUNTY, ARKANSAS

2-3-25

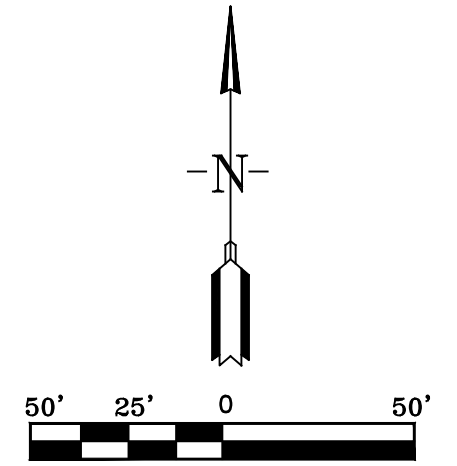
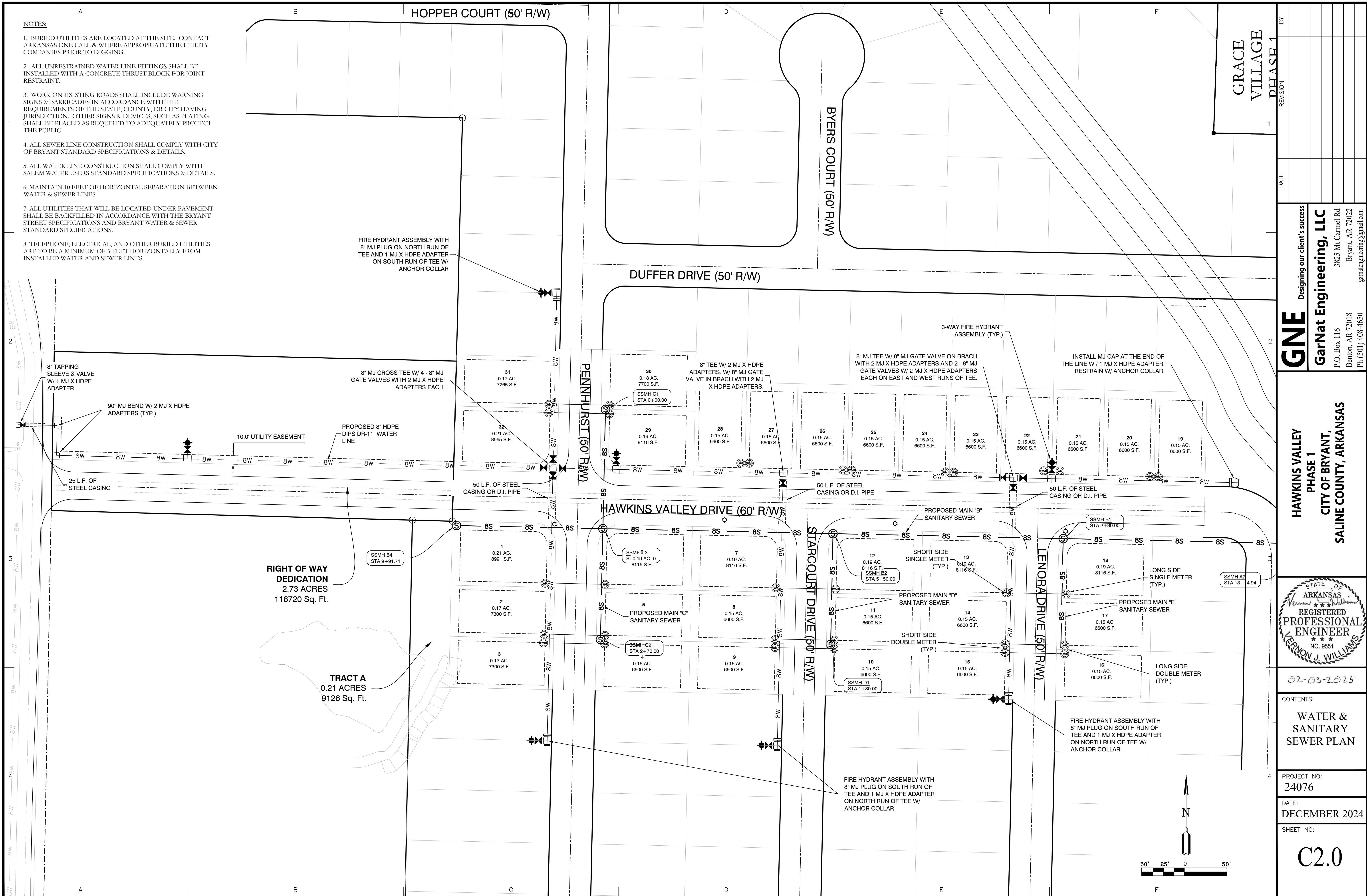
CONTENTS:
PRELIMINARY PLAT

PROJECT NO: 24076
 DATE: DEC. 17, 2024
 SHEET NO: **V1.0**

J:\Projects\2024 Projects\24076 Hawkins Valley Phase 1 Preliminary Plat\1-31-2025.dwg

NOTES:

- BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
- ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
- WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
- ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
- ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH SALEM WATER USERS STANDARD SPECIFICATIONS & DETAILS.
- MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
- ALL UTILITIES THAT WILL BE LOCATED UNDER PAVEMENT SHALL BE BACKFILLED IN ACCORDANCE WITH THE BRYANT STREET SPECIFICATIONS AND BRYANT WATER & SEWER STANDARD SPECIFICATIONS.
- TELEPHONE, ELECTRICAL, AND OTHER BURIED UTILITIES ARE TO BE A MINIMUM OF 3-FEET HORIZONTALLY FROM INSTALLED WATER AND SEWER LINES.



| REVISION | DATE | BY |
|----------|------|----|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

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 Benton, AR 72018
 Ph: (501) 408-4650
 3825 Mt. Carmel Rd
 Bryant, AR 72022
 gamnatengineering@gmail.com

HAWKINS VALLEY PHASE 1
CITY OF BRYANT, ARKANSAS
SALINE COUNTY, ARKANSAS



02-03-2025

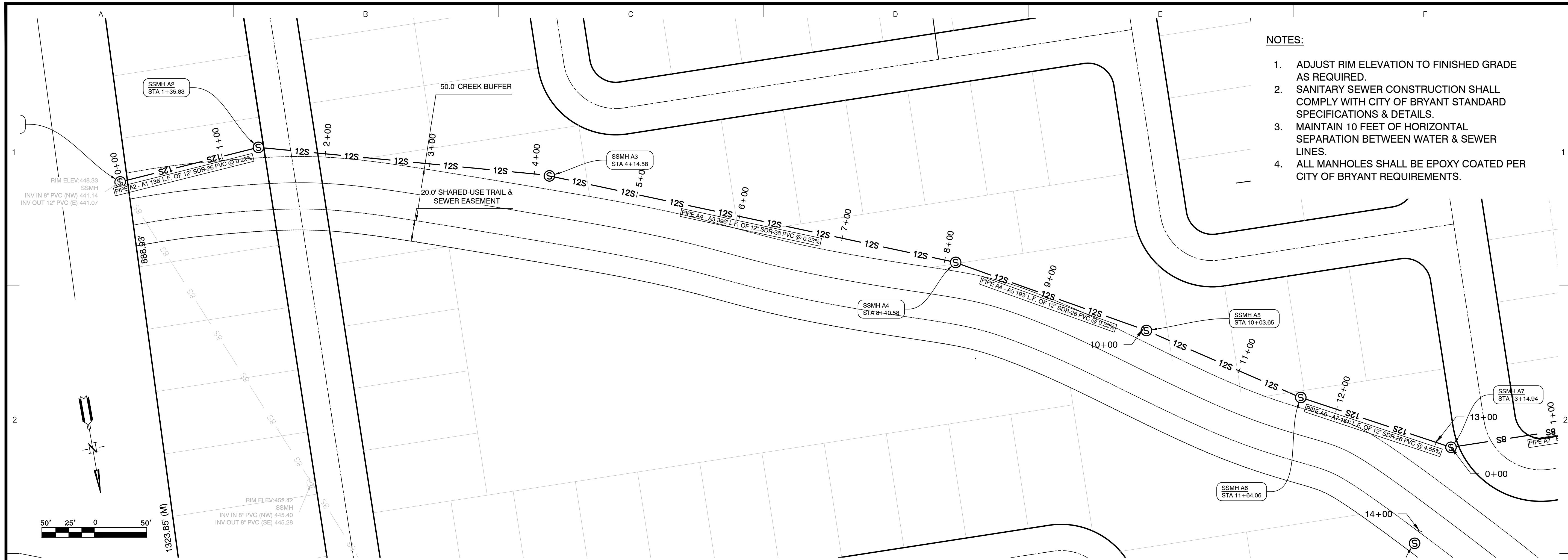
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WATER & SANITARY SEWER PLAN

PROJECT NO:
24076

DATE:
DECEMBER 2024

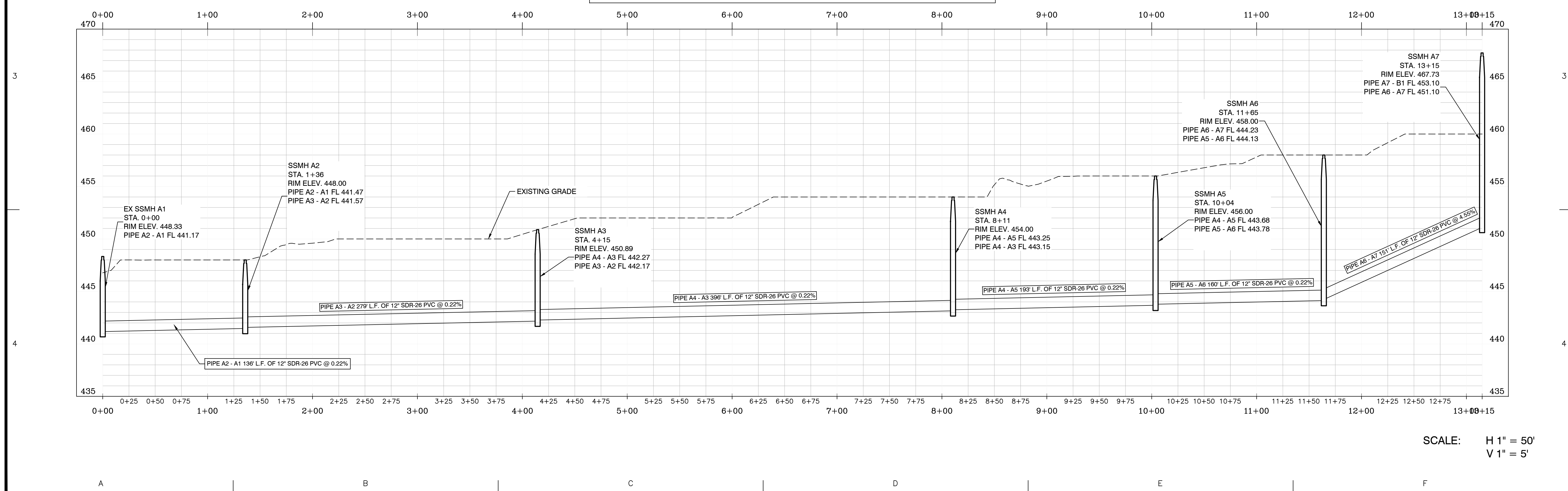
SHEET NO:
C2.0

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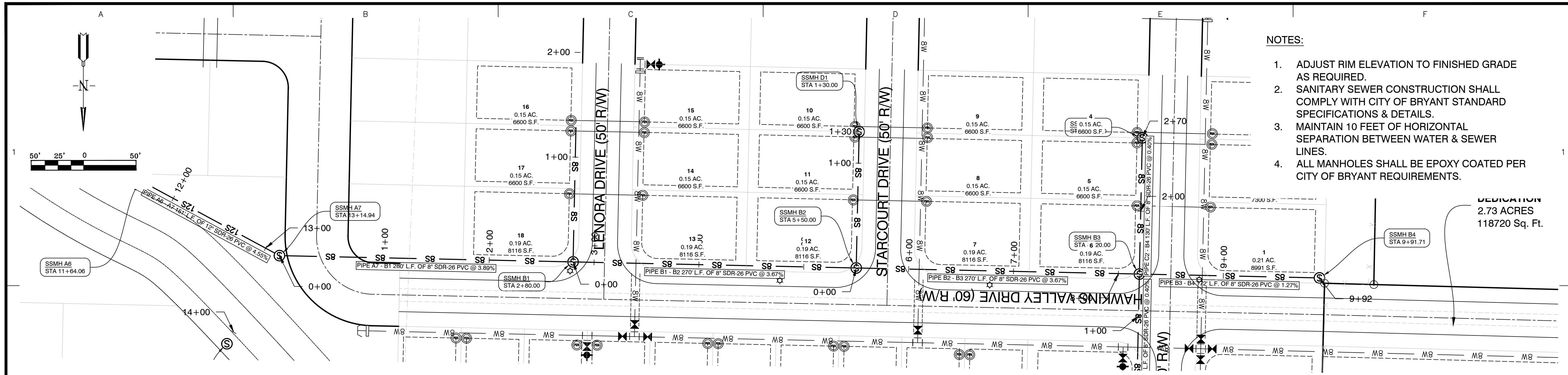
- NOTES:**
1. ADJUST RIM ELEVATION TO FINISHED GRADE AS REQUIRED.
 2. SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 3. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
 4. ALL MANHOLES SHALL BE EPOXY COATED PER CITY OF BRYANT REQUIREMENTS.

SEWER MAIN A STA. 0+00 - 13+15



SCALE: H 1" = 50'
V 1" = 5'

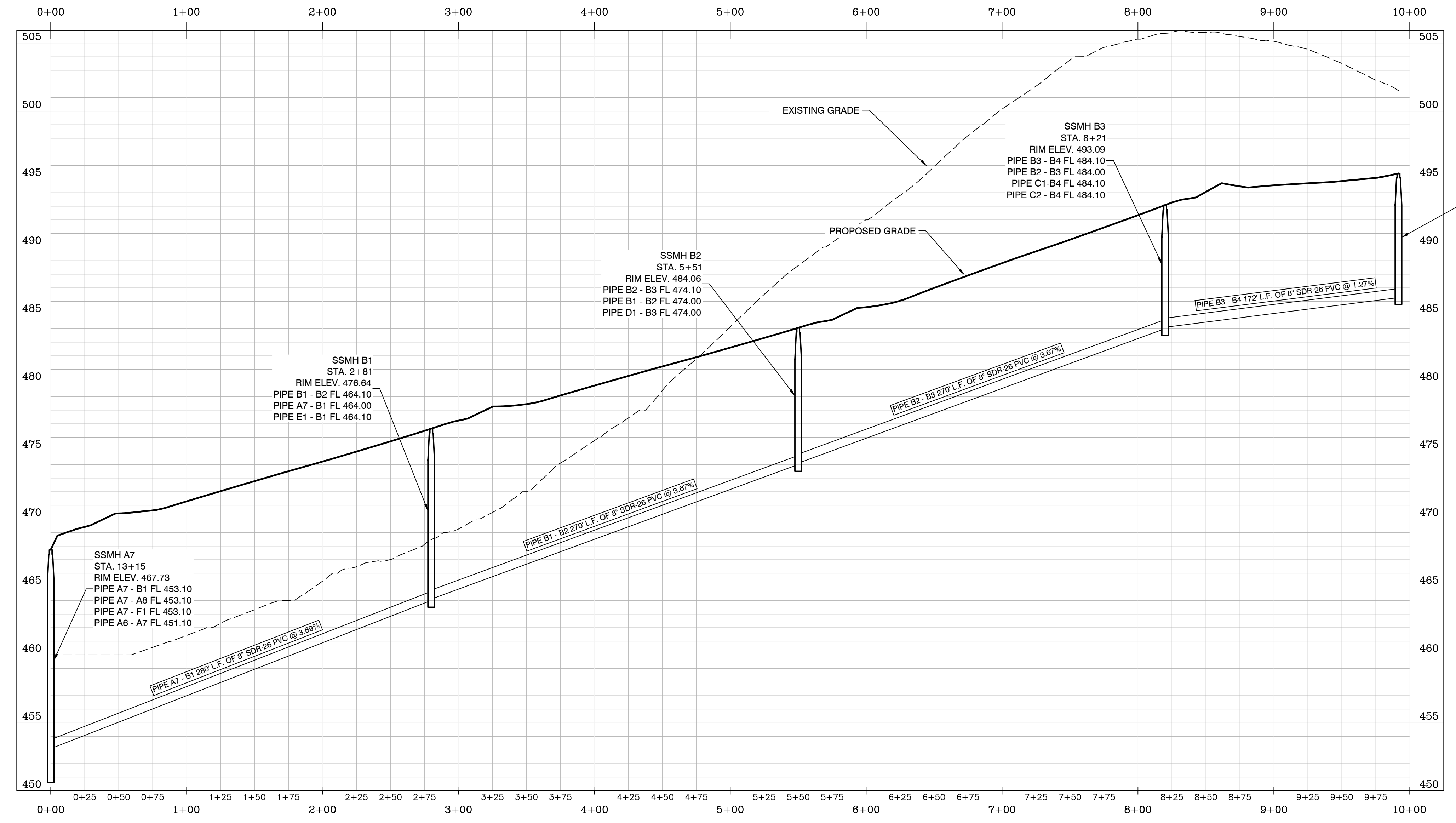
| | |
|---|--|
| BY | |
| REVISION | |
| DATE | |
| <p>Designing our client's success GarNat Engineering, LLC 3825 Mt. Carmel Rd Bryant, AR 72022 gamatengineering@gmail.com</p> | |
| <p>ONE P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650</p> | |
| <p>HAWKINS VALLEY PHASE 1 CITY OF BRYANT, SALINE COUNTY, ARKANSAS</p> | |
| <p>STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER KERNON J. WILLIAMS NO. 9551</p> | |
| <p>02-03-2025</p> | |
| <p>CONTENTS: SANITARY SEWER PLAN & PROFILE MAIN "A" STA. 0+00 - 13+15</p> | |
| <p>PROJECT NO: 24076</p> | |
| <p>DATE: DECEMBER 2024</p> | |
| <p>SHEET NO: C2.1</p> | |



- NOTES:**
- ADJUST RIM ELEVATION TO FINISHED GRADE AS REQUIRED.
 - SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 - MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
 - ALL MANHOLES SHALL BE EPOXY COATED PER CITY OF BRYANT REQUIREMENTS.

DEDICATION
2.73 ACRES
118720 Sq. Ft.

SEWER MAIN B STA. 0+00 - 9+92



SCALE: H 1" = 50'
V 1" = 5'

| BY | REVISION | DATE |
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GNE Designing our client's success
GarNat Engineering, LLC
 3825 Mt Carmel Rd
 Bryant, AR 72022
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 Benton, AR 72018
 Ph: (501) 408-4650
 gamatengineering@gmail.com

**HAWKINS VALLEY
 PHASE 1
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS**



02-03-2025

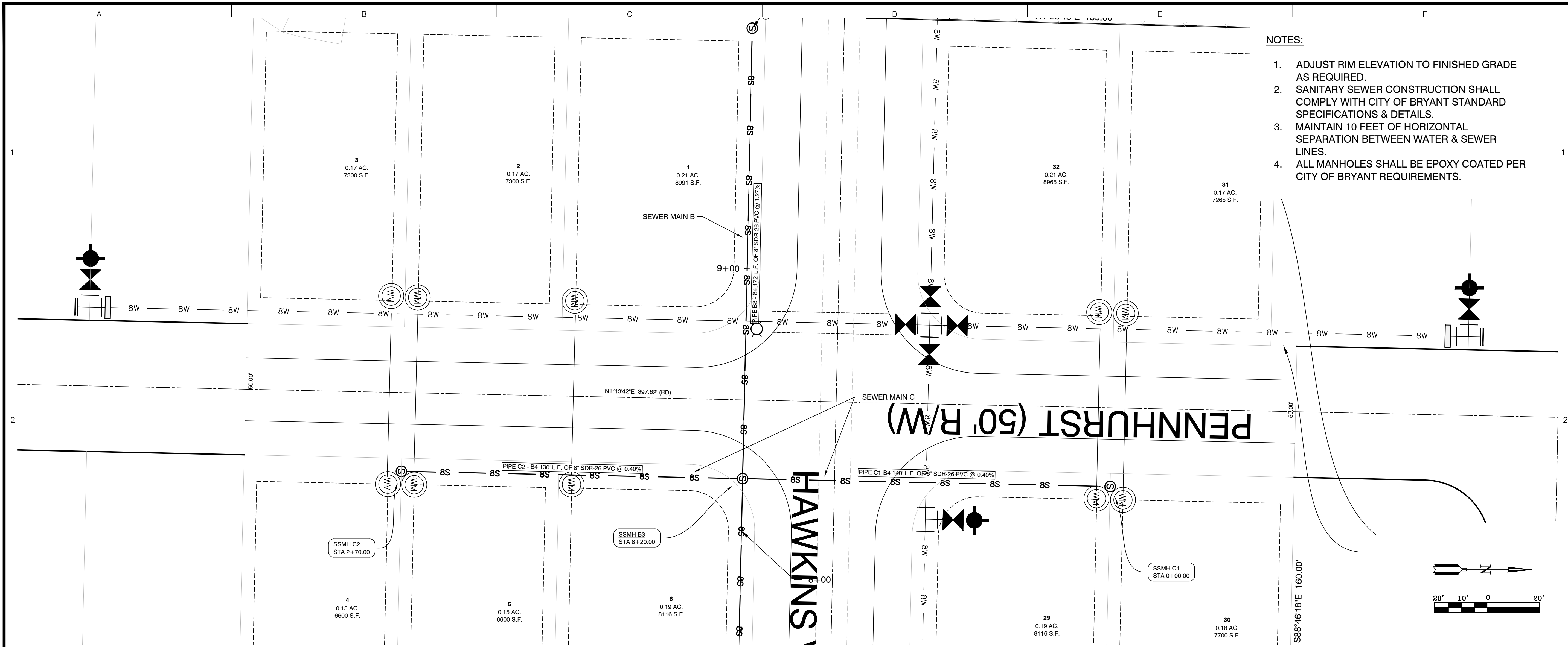
CONTENTS:
 SANITARY SEWER
 PLAN & PROFILE
 MAIN "B"
 STA. 0+00 - 9+92

PROJECT NO:
 24076

DATE:
 DECEMBER 2024

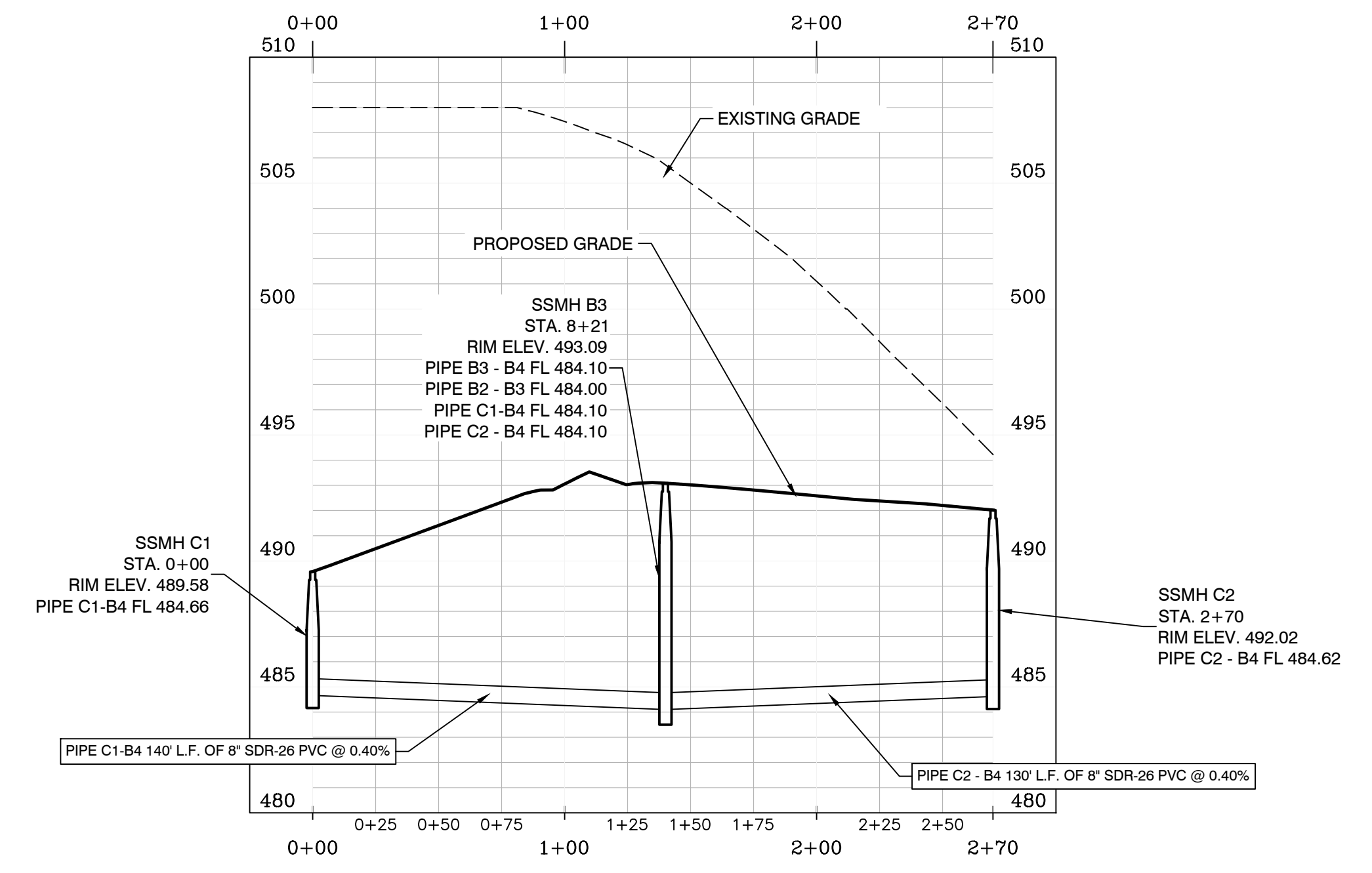
SHEET NO:

C2.2



- NOTES:
1. ADJUST RIM ELEVATION TO FINISHED GRADE AS REQUIRED.
 2. SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 3. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
 4. ALL MANHOLES SHALL BE EPOXY COATED PER CITY OF BRYANT REQUIREMENTS.

SEWER MAIN C STA. 0+00 - 2+70



SCALE: H 1" = 50'
V 1" = 5'

| BY | REVISION | DATE |
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Designing our client's success
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 Bryant, AR 72022
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 Benton, AR 72018
 Ph (501) 408-4650
 gnatengineering@gmail.com

**HAWKINS VALLEY
 PHASE 1
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS**



02-03-2025

CONTENTS:
 SANITARY SEWER
 PLAN & PROFILE
 MAIN "C"
 STA. 0+00 - 2+70

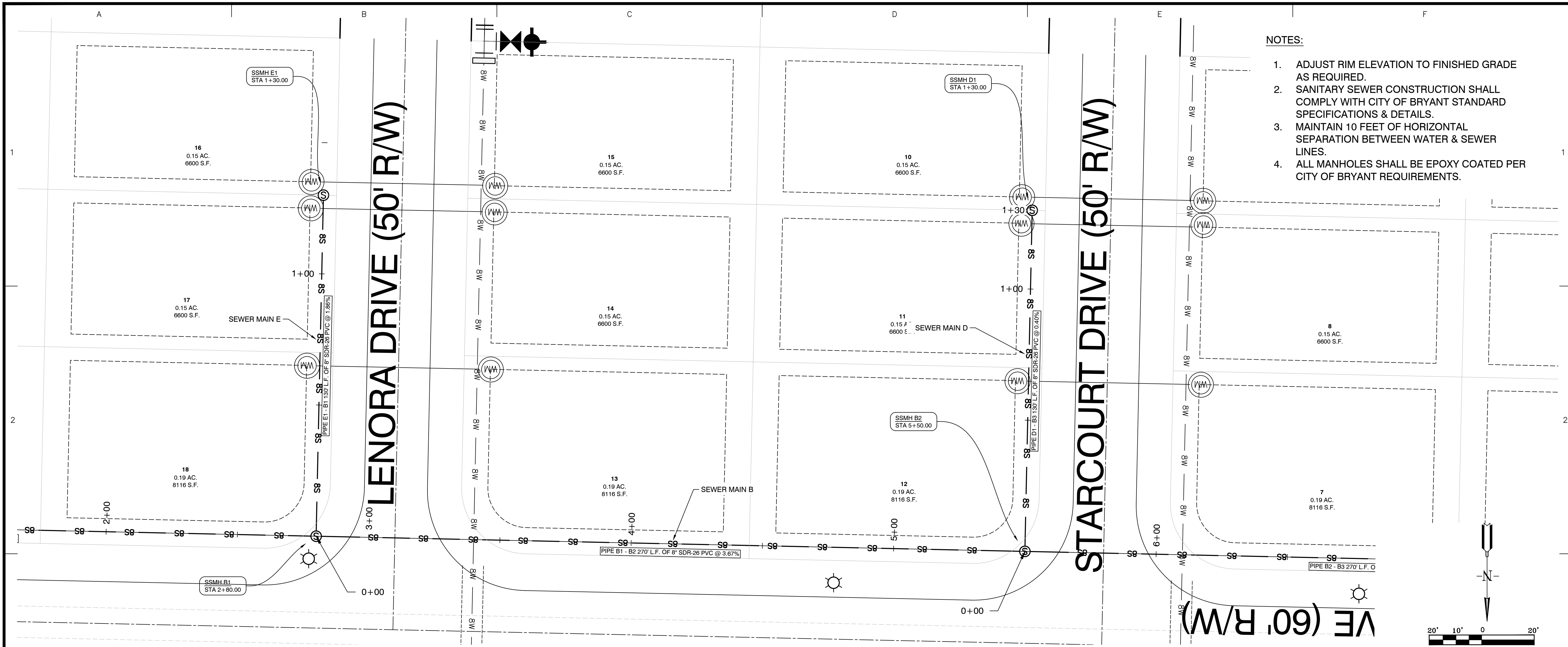
PROJECT NO:
 24076

DATE:
 DECEMBER 2024

SHEET NO:

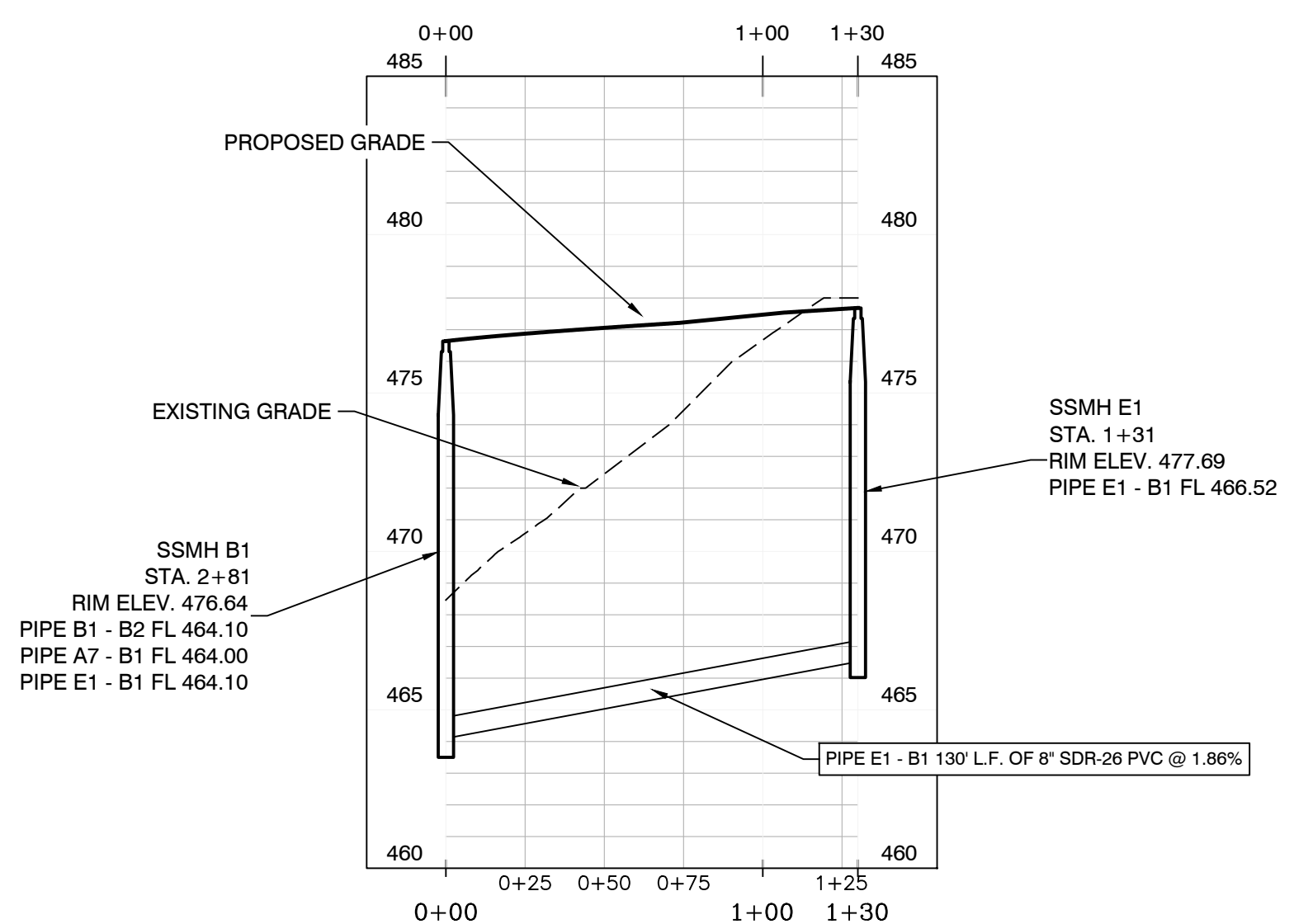
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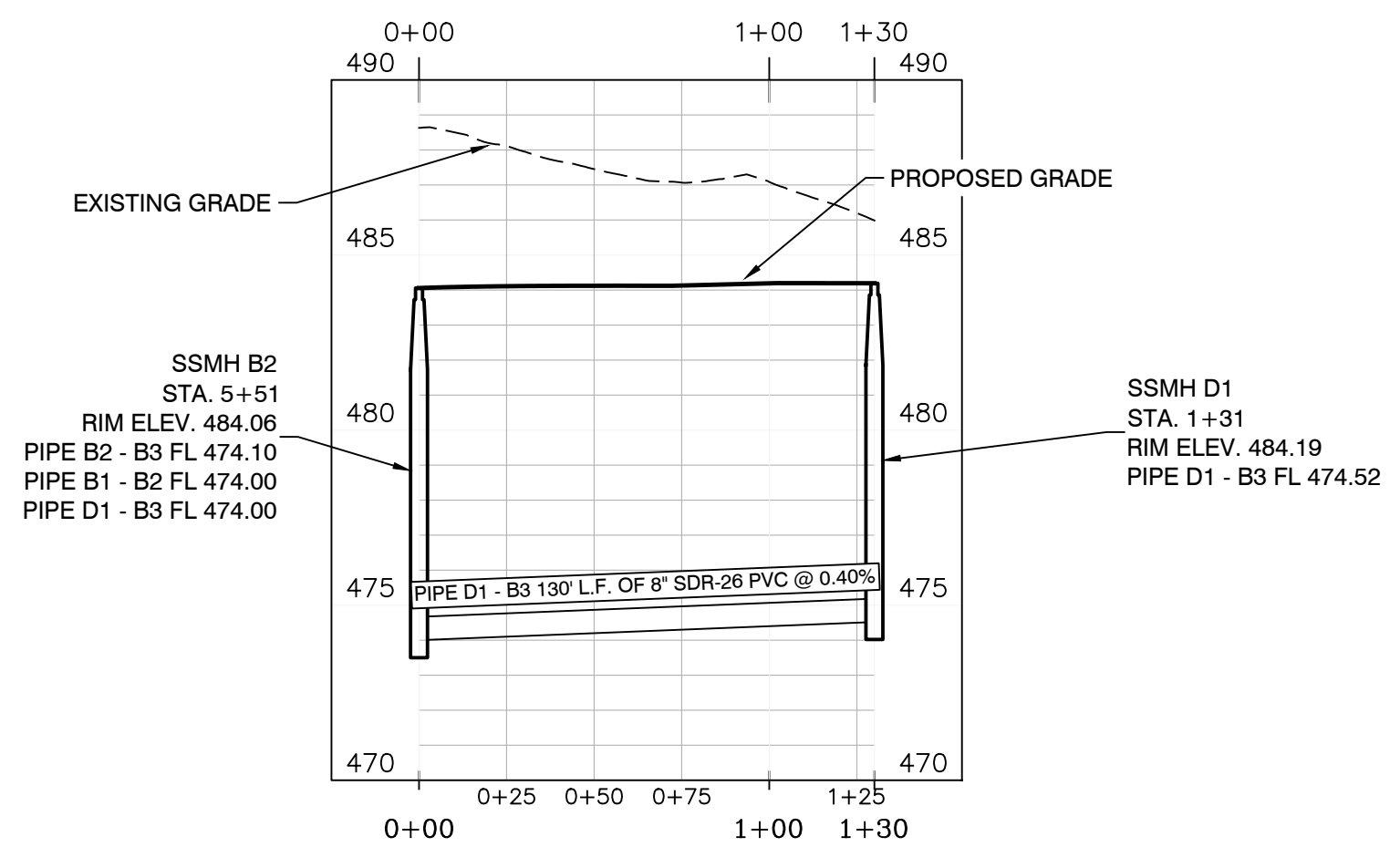


- NOTES:**
1. ADJUST RIM ELEVATION TO FINISHED GRADE AS REQUIRED.
 2. SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 3. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
 4. ALL MANHOLES SHALL BE EPOXY COATED PER CITY OF BRYANT REQUIREMENTS.

SEWER MAIN E STA. 0+00 - 1+30



SEWER MAIN D STA. 0+00 - 1+30



SCALE: H 1" = 50'
V 1" = 5'

| BY | REVISION | DATE |
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 3825 Mt. Carmel Rd
 Bryant, AR 72022
 garmatengineering@gmail.com

**HAWKINS VALLEY
 PHASE 1
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS**



02-03-2025

CONTENTS:
**SANITARY
 SEWER PLAN &
 PROFILE
 MAIN "D" &
 MAIN "E"
 STA. 0+00 - 1+30**

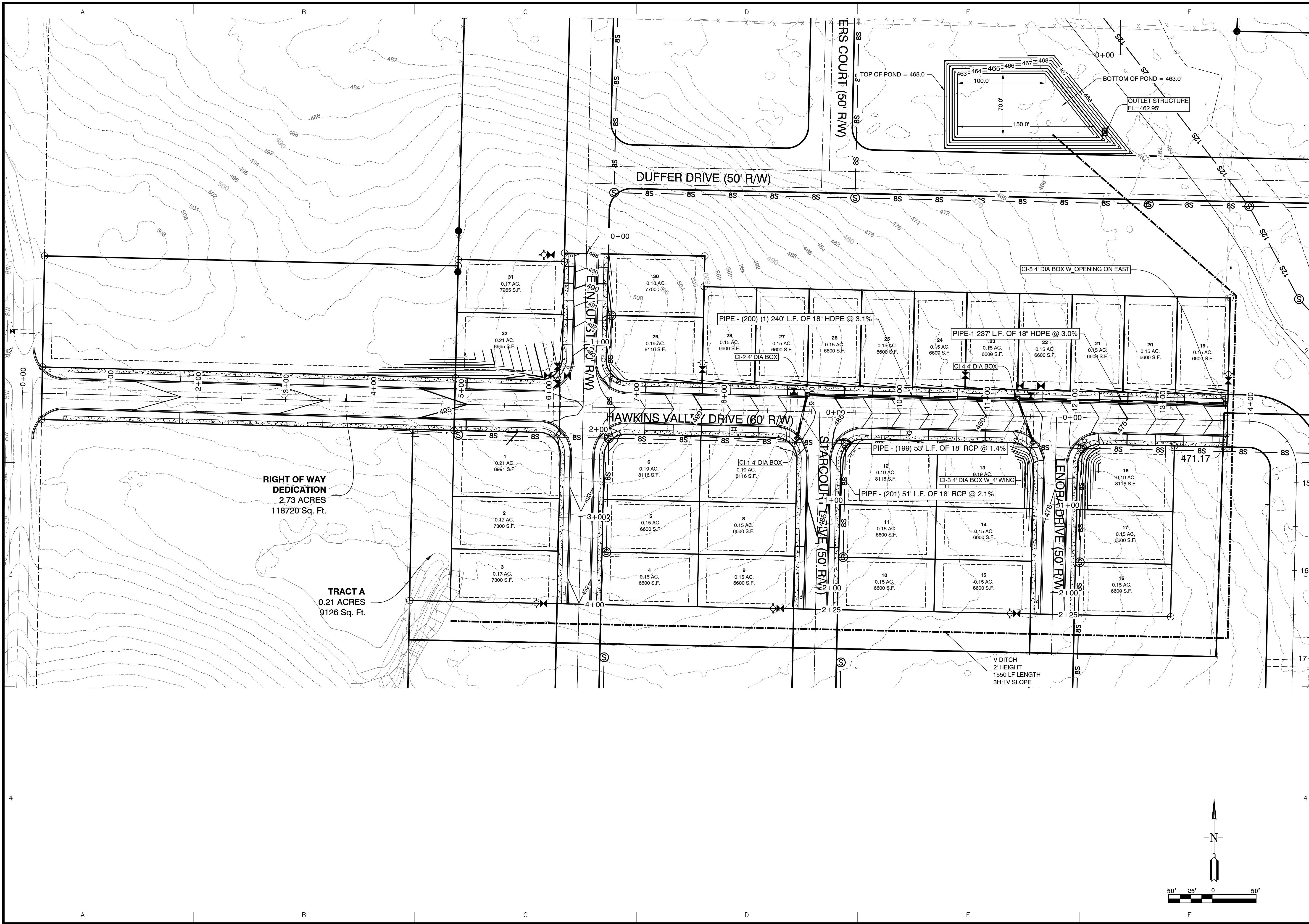
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24076

DATE:
DECEMBER 2024

SHEET NO:

C2.4

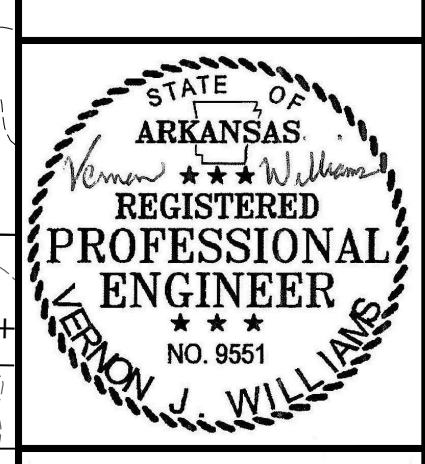
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| NO. | DATE | REVISION |
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GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116
 Benton, AR 72018
 Ph (501) 408-4650
 garnatengineering@gmail.com

FOR: THOMAS DB COLINS, LTD, LLC
HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS



1-06-2025

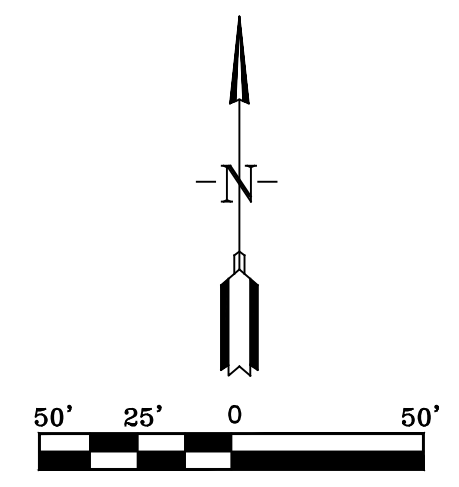
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STREET & DRAINAGE PLAN

PROJECT NO:
24076

DATE:
JAN 2025

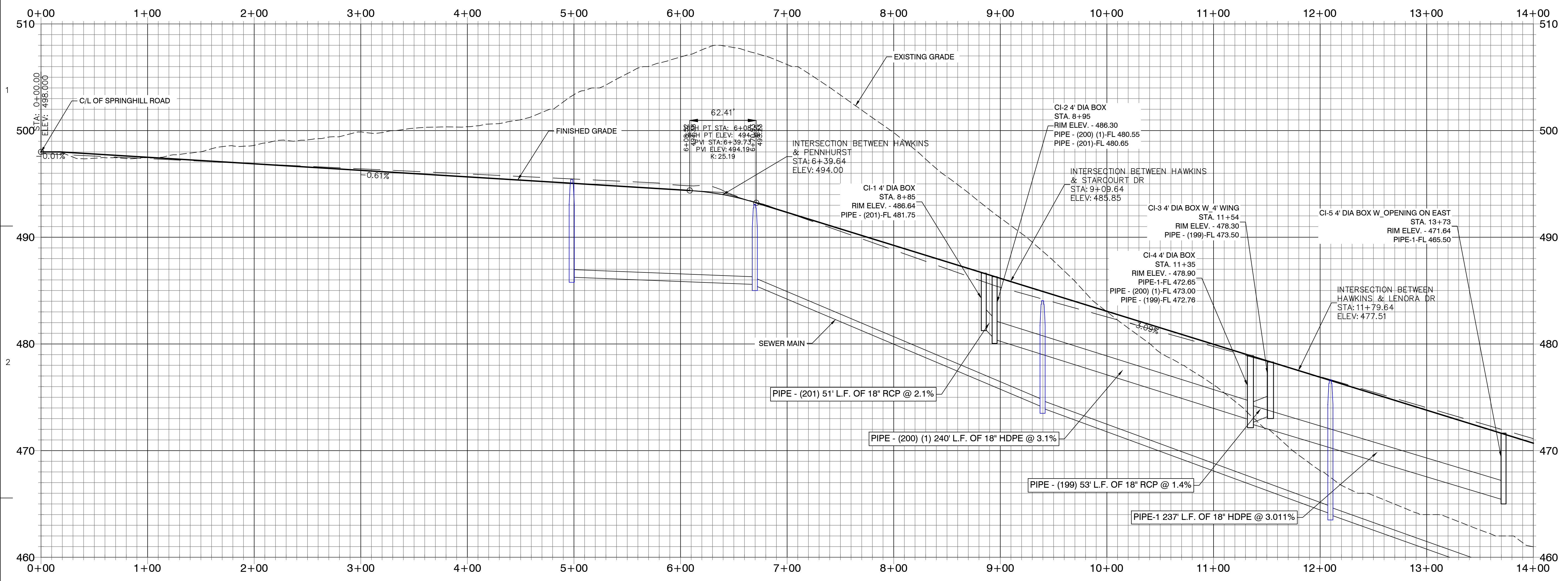
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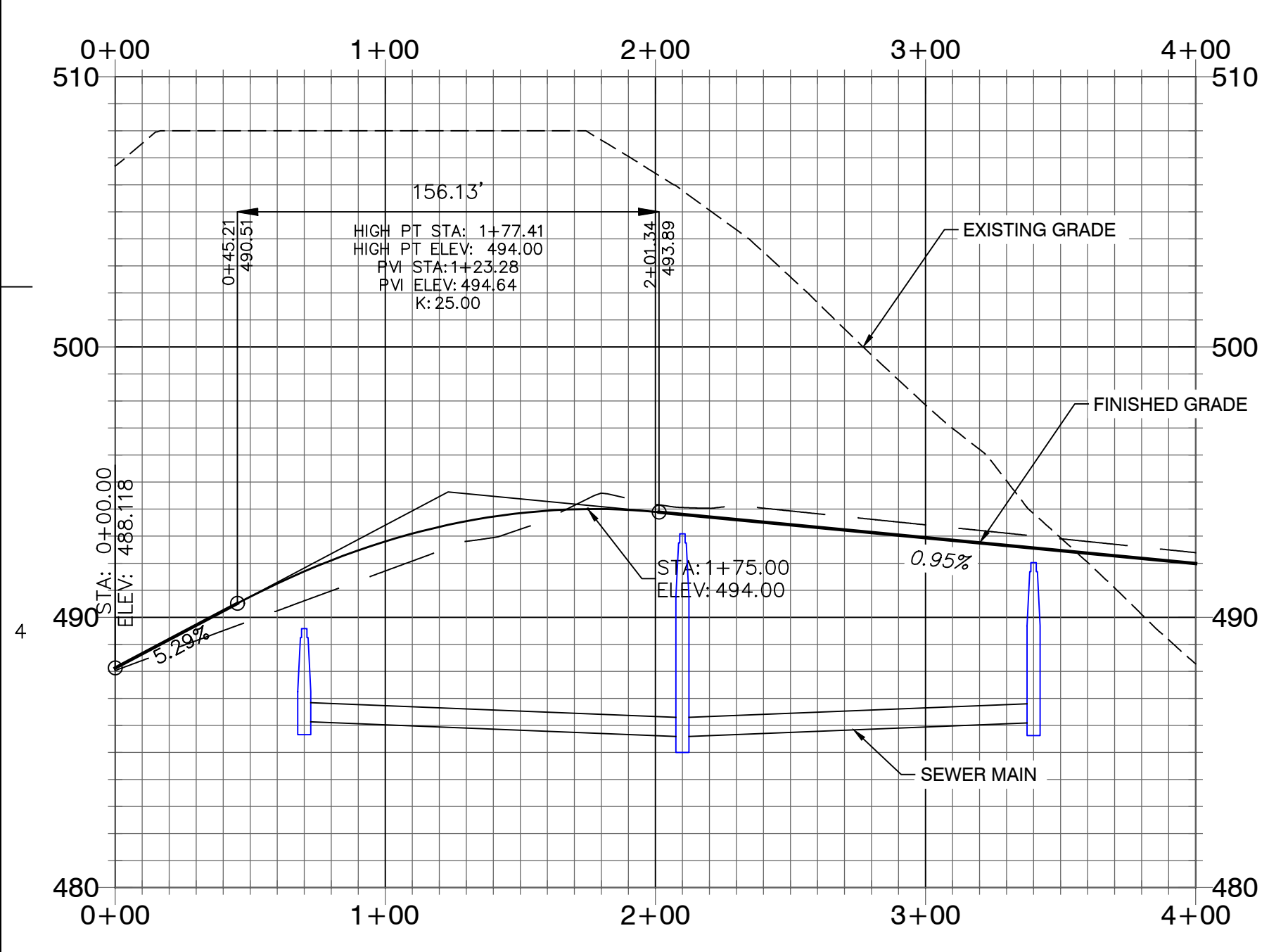


\\102.108.0.105\Projects\2024\Project\24076\Hawkins Valley\Springhill Road\Stairway\Lot 1a.dwg
 Leron J. Williams
 No. 9551
 State of Arkansas
 Registered Professional Engineer

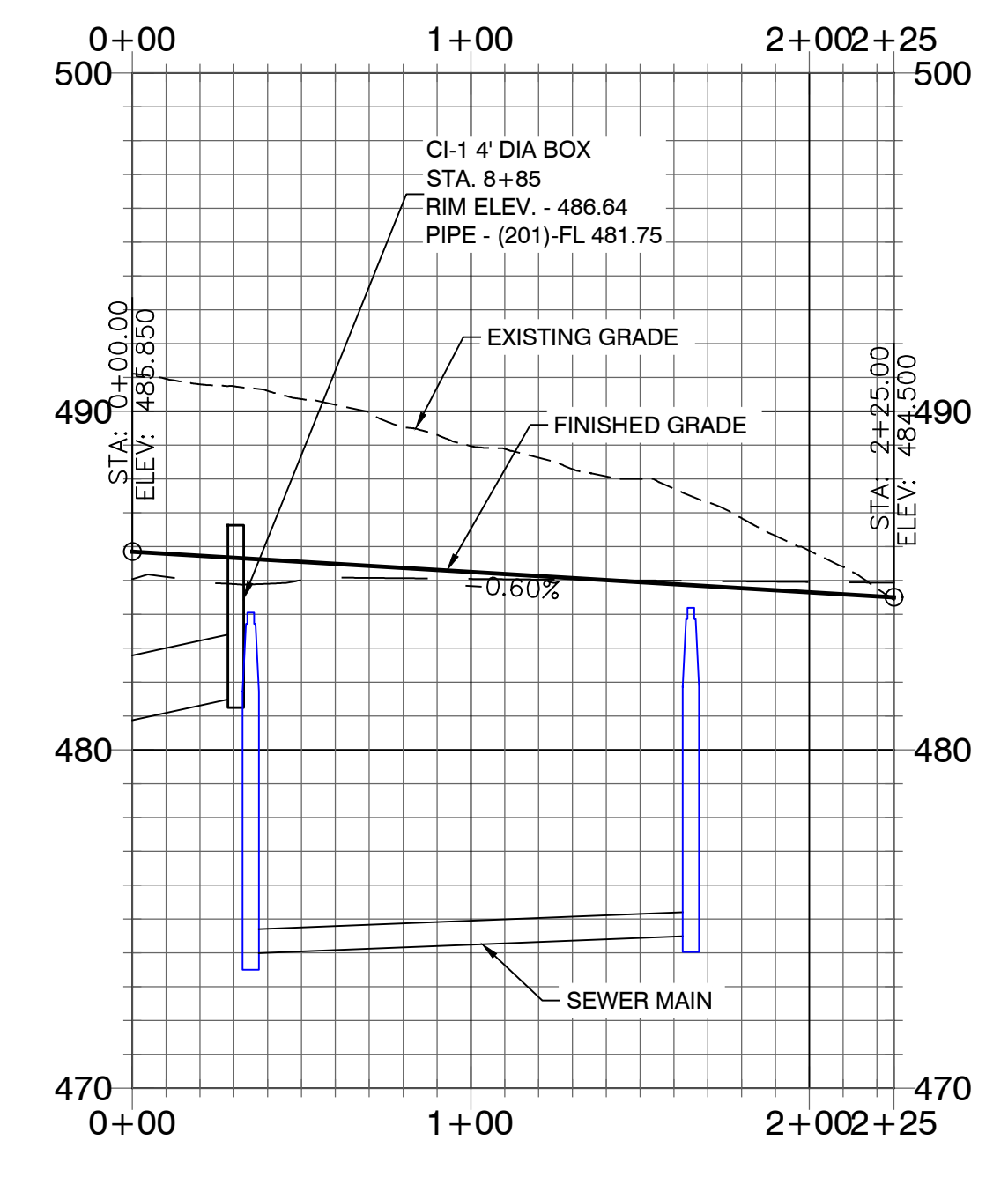
HAWKINS VALLEY DRIVE PROFILE



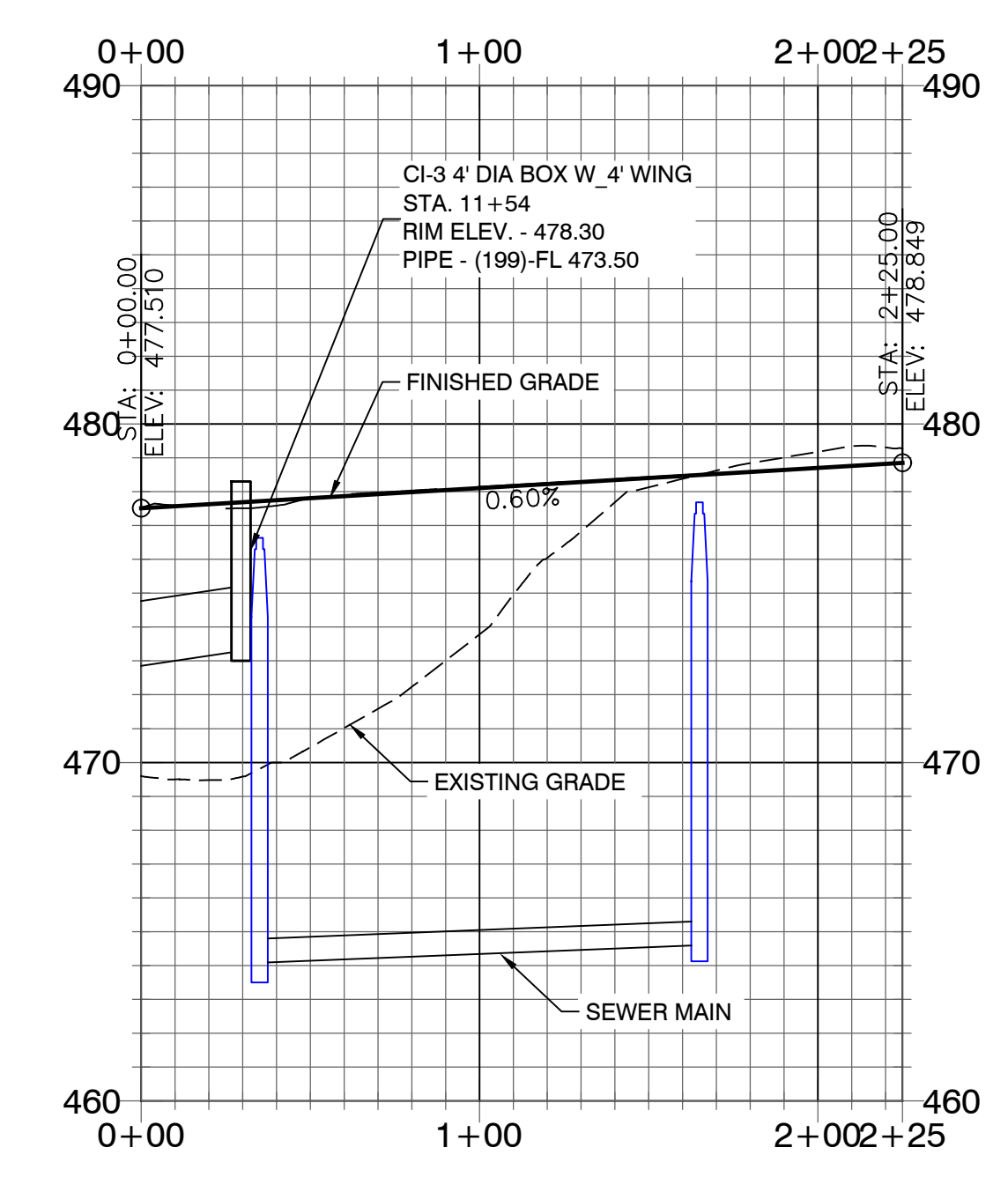
PENNHURST ROAD PROFILE



STARCOURT DRIVE PROFILE



LENORA DRIVE PROFILE



SCALE: H 1" = 50'
V 1" = 5'

| BY | REVISION | DATE |
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 Bryant, AR 72022
 gamatengineering@gmail.com
 P.O. Box 116
 Benton, AR 72018
 Ph. (501) 408-4650

FOR: THOMAS DB COLLINS, LTD, LLC
HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS



1-06-2025

CONTENTS:
ROAD PROFILES

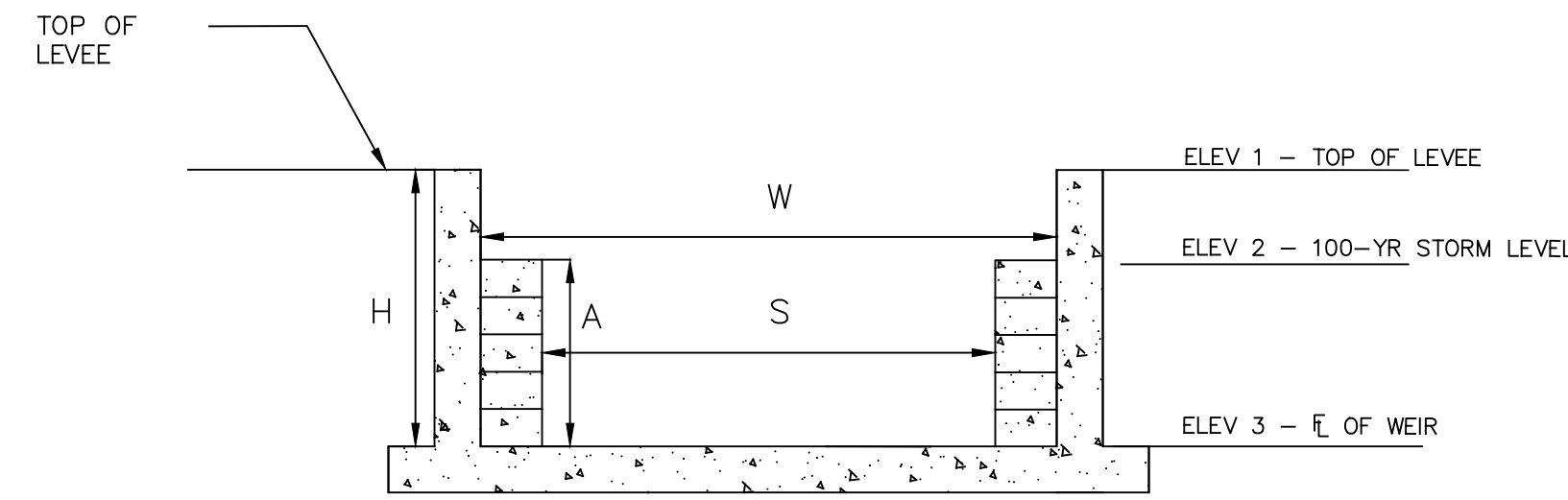
PROJECT NO:
24076

DATE:
JAN 2025

SHEET NO:

C3.1

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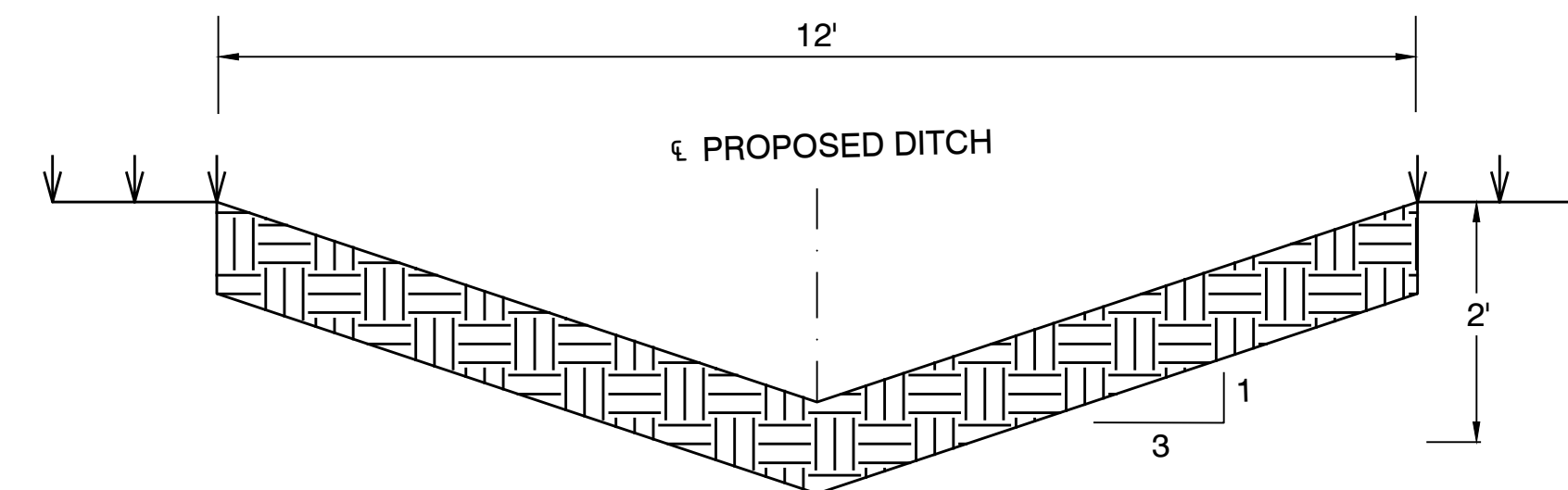


**DETENTION OUTLET
SECTION**
NOT TO SCALE

| CONTROL STRUCTURE | | | | | | | | |
|-------------------|-------|-------|-------|--------|--------|--------|-------|-------|
| OUTLET STRUCTURE | L | W | H | ELEV 1 | ELEV 2 | ELEV 3 | S | A |
| 1 | 5'-0" | 7'-8" | 5'-1" | 468.00 | 467.00 | 462.95 | 5'-9" | 4'-0" |

DETENTION OUTLET NOTES:

1. ALL CONCRETE WALLS SHALL BE A MINIMUM OF 6" THICK & REINFORCED WITH #4S @ 12" O.C. BOTH WAYS.
2. BOTTOM SLAB SHALL BE 12" THICK & REINFORCED WITH #4S @ 12" O.C. BOTH WAYS.



TYPICAL DITCH CROSS SECTION
(N.T.S)

| REVISION | DATE | BY |
|----------|------|----|
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GNE Designing our client's success
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 3825 Mt Carmel Rd
 Bryant, AR 72022
 gamatengineering@gmail.com
 P.O. Box 116
 Benton, AR 72018
 Ph: (501) 408-4650

FOR: THOMAS DB COLLINS, LTD, LLC
HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS



1-06-2025

CONTENTS:
 OUTLET STRUCTURE DETAILS

PROJECT NO:
 24076

DATE:
 JAN 2025

SHEET NO:

C3.2

HAWKINS VALLEY PHASE 1 FOR THOMAS D.B. COLLINS, LTD. CITY OF BRYANT, SALINE COUNTY, ARKANSAS

GNE response to comments drawn in red

Prepared by:

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road
Bryant, AR 72022
www.garnatengineering.com

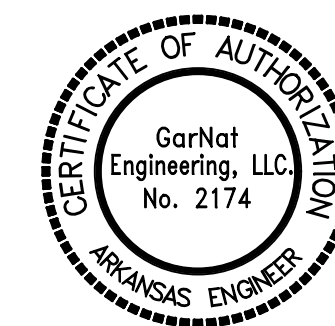
Designing our client's success

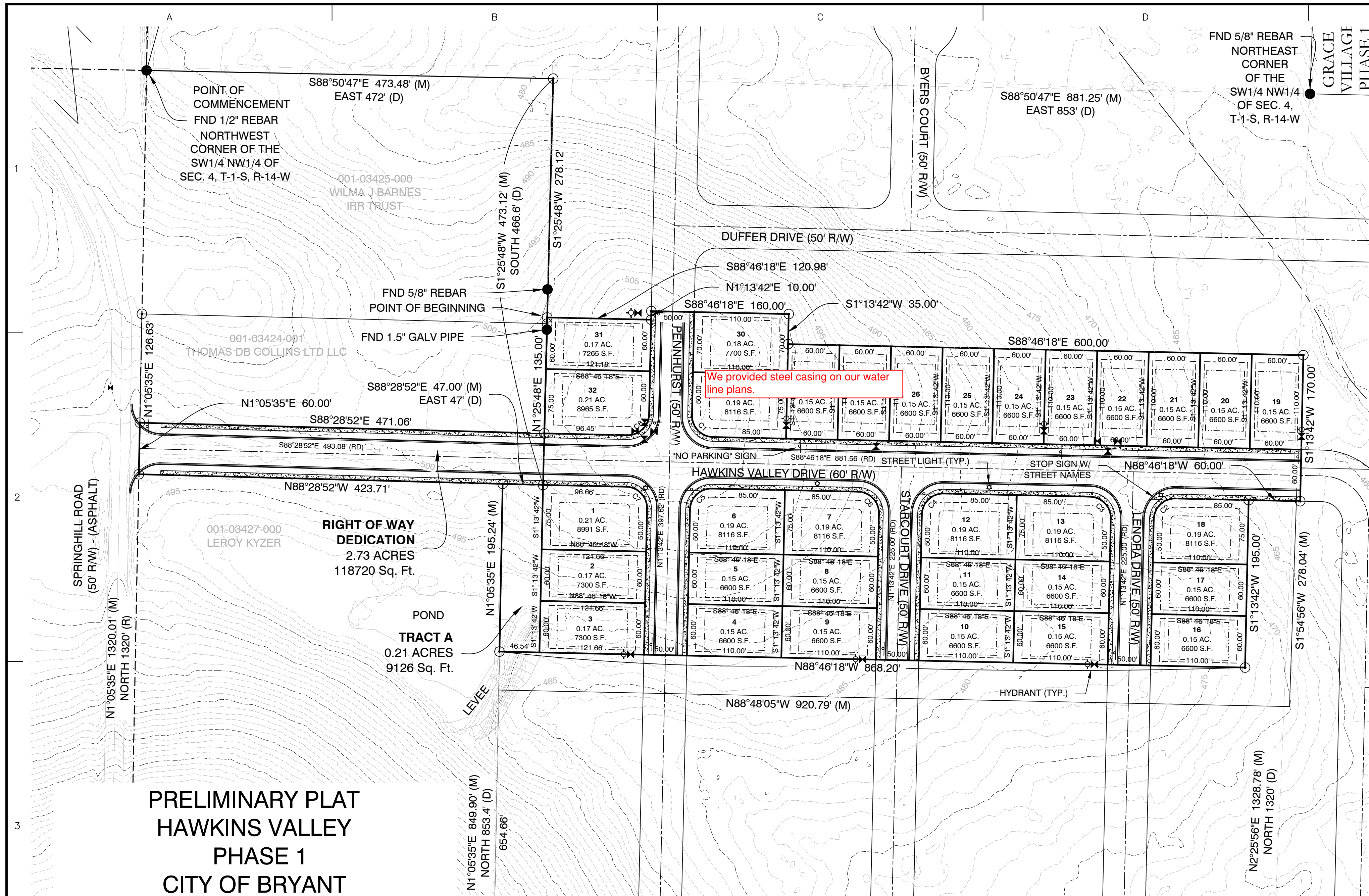
DRAWING INDEX:

| | |
|------|---------------------------------|
| V1.0 | PRELIMINARY PLAT |
| C2.0 | OVERALL WATER AND SEWER PLAN |
| C2.1 | SEWER PLAN & PROFILE MAIN A |
| C2.2 | SEWER PLAN & PROFILE MAIN B |
| C2.3 | SEWER PLAN & PROFILE MAIN C |
| C2.4 | SEWER PLAN & PROFILE MAIN D & E |
| C3.0 | STREET & DRAINAGE PLAN |
| C3.1 | ROAD PROFILES |
| C3.2 | OUTLET STRUCTURE DETAILS |



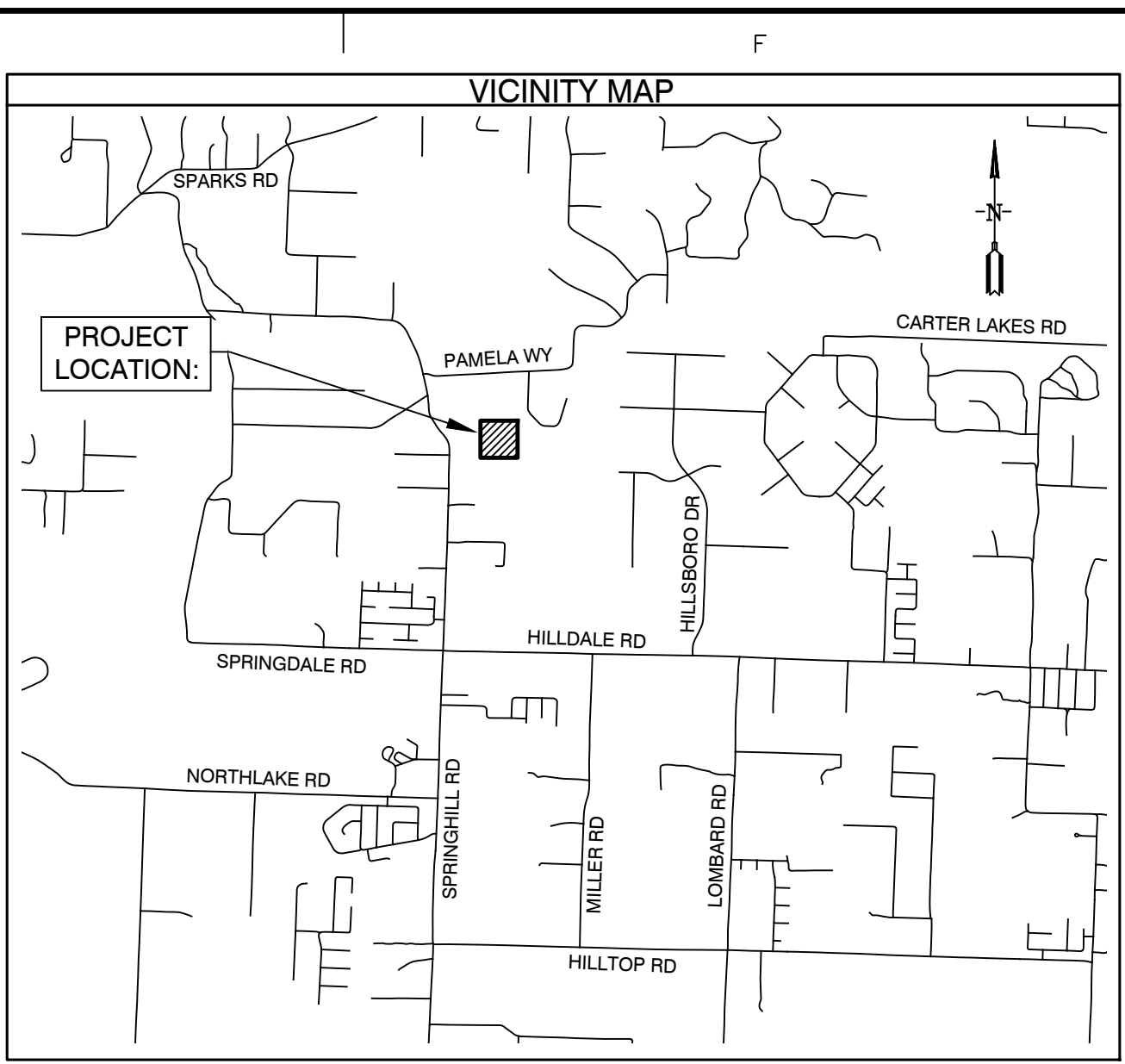
ARKANSAS





SURVEY LEGEND

- △ - Computed point
- - Found monument
- - Set #4 RB/Plas. Cap
- (M) - Measured
- (R) - Record
- (P) - Platted



Curve Table

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|--------|-----------|-----------------|--------------|
| C1 | 39.27 | 25.00 | 90°00'00" | N43° 46' 18"W | 35.36' |
| C2 | 39.27 | 25.00 | 90°00'00" | N46° 13' 42"E | 35.36' |
| C3 | 39.27 | 25.00 | 90°00'00" | N43° 46' 18"W | 35.36' |
| C4 | 39.27 | 25.00 | 90°00'00" | S46° 13' 42"W | 35.36' |
| C5 | 39.27 | 25.00 | 90°00'00" | N46° 13' 42"E | 35.36' |
| C6 | 39.27 | 25.00 | 90°00'00" | S43° 46' 18"E | 35.36' |
| C8 | 39.27 | 25.00 | 90°00'00" | S46° 13' 42"W | 35.36' |

- GENERAL NOTES:**
- ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 - ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9.
 - NO FENCES CAN BE CONSTRUCTED IN DRAINAGE EASEMENTS WHERE OPEN DITCHES EXIST.
 - ROADS WILL BE MAINTAINED, INSPECTED, & ACCEPTED BY SALINE COUNTY.
 - NO FENCES SHALL BE BUILT WITHIN THIS DRAINAGE EASEMENT.
 - NO POOLS OR PERMANENT STRUCTURES SHALL BE BUILT IN EASEMENTS.
 - NO FENCES SHALL BE BUILT IN ROAD RIGHT-OF-WAY OR ACCESS EASEMENTS.

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1S

MIN. LOT SIZE: 6,600 S.F.

NUMBER OF LOTS: 32

SOURCE OF WATER: SALEM WATER

SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:

FRONT - 20' OR AS SHOWN

REAR - 20' OR AS SHOWN

SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)

FRONT - 10' OR AS SHOWN

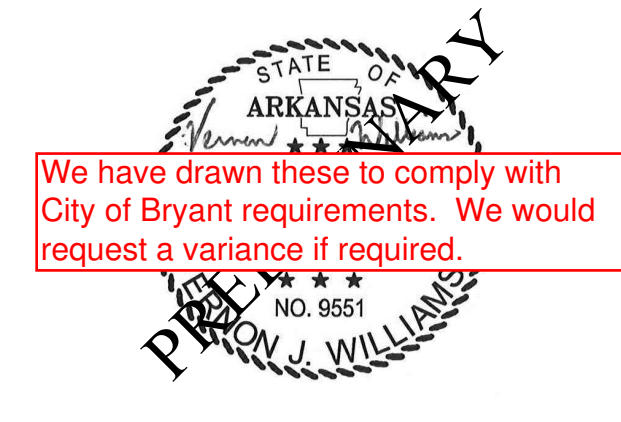
REAR - 10' OR AS SHOWN

SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAY: 50' OR AS SHOWN

STREET WIDTH: 28' BOC TO BOC

LOT CORNERS: SET #4 REBAR WITH CAP

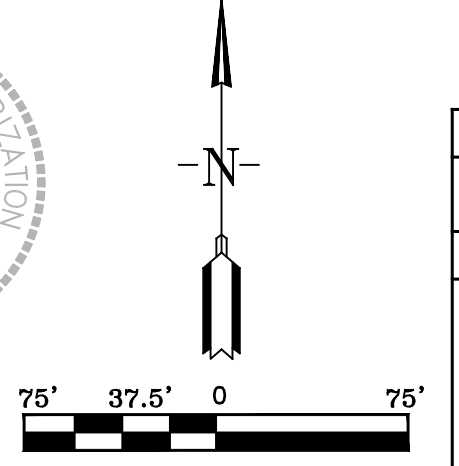
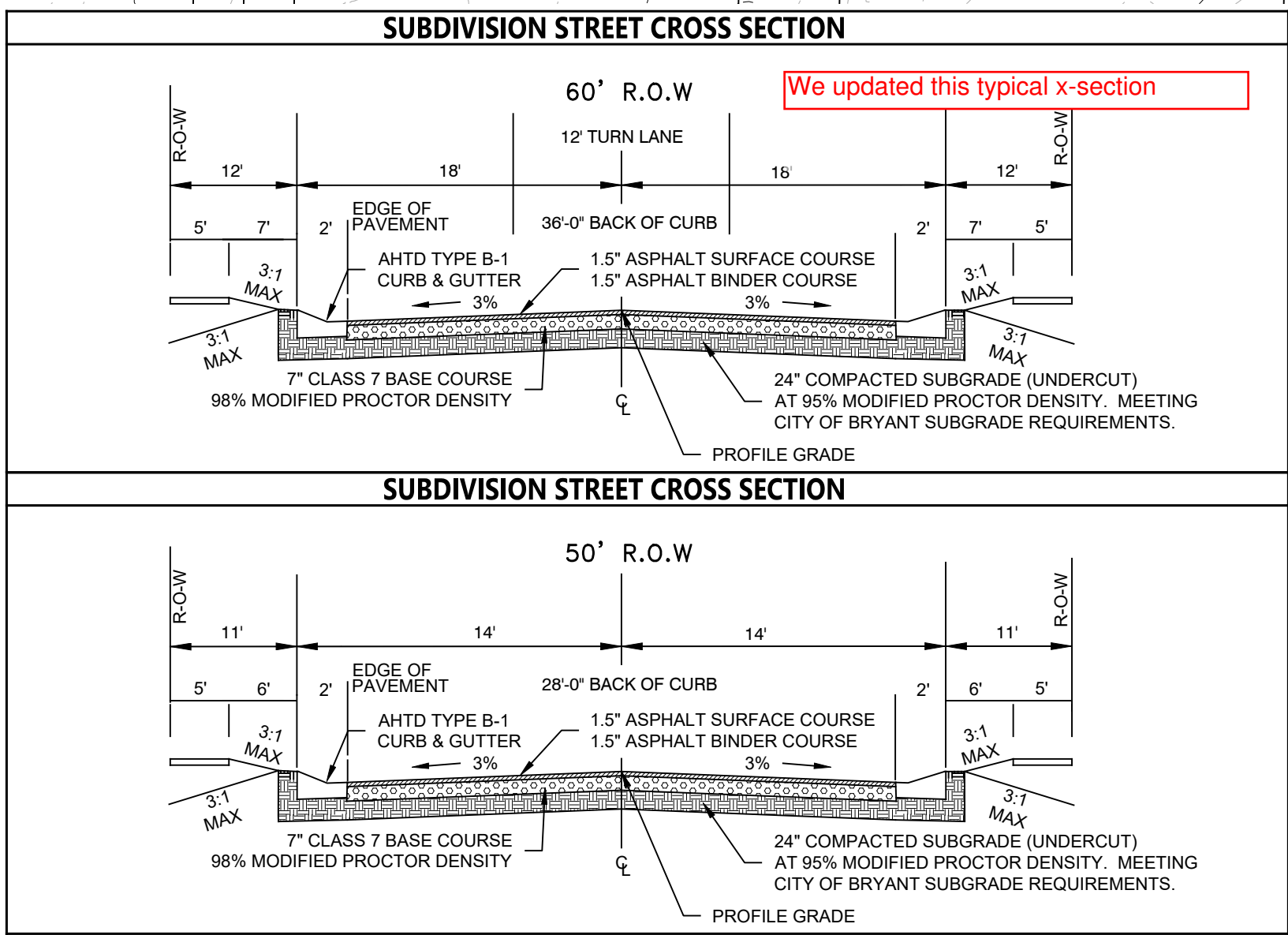


We have drawn these to comply with City of Bryant requirements. We would request a variance if required.

PROPERTY DESCRIPTION:

PHASE 1 SUBDIVISION DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 14 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR FOR THE NORTHWEST CORNER OF THE SAID SW1/4 NW1/4; THENCE S88°50'47"E, ALONG THE NORTH LINE THEREOF, FOR A DISTANCE OF 473.48 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S1°25'48"W, LEAVING SAID NORTH LINE, FOR A DISTANCE OF 278.12 FEET TO A SET 1/2" REBAR WITH CAP #1573 FOR THE POINT OF BEGINNING; THENCE S88°46'18"E FOR A DISTANCE OF 120.98 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST RIGHT OF WAY OF PENNHURST; THENCE N1°13'42"E, ALONG SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE S88°46'18"E, LEAVING SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 160.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S1°13'42"W FOR A DISTANCE OF 35.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S88°46'18"E FOR A DISTANCE OF 600.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S1°13'42"W FOR A DISTANCE OF 170.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S1°13'42"W FOR A DISTANCE OF 195.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N88°46'18"W FOR A DISTANCE OF 868.20 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N1°05'35"E FOR A DISTANCE OF 195.24 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE SOUTH RIGHT OF WAY OF HAWKINS VALLEY DRIVE; THENCE N88°28'52"W, ALONG SAID SOUTH RIGHT OF WAY, FOR A DISTANCE OF 423.71 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF SPRINGHILL ROAD; THENCE N1°05'35"E, ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 60.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE NORTH RIGHT OF WAY OF HAWKINS VALLEY DRIVE; THENCE S88°28'52"E, LEAVING SAID SPRINGHILL ROAD EAST RIGHT OF WAY AND ALONG NORTH RIGHT OF WAY OF HAWKINS VALLEY DRIVE, FOR A DISTANCE OF 471.06 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N1°25'48"E, LEAVING SAID NORTH RIGHT OF WAY, FOR A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.17 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF SPRINGHILL ROAD AND ANY EXISTING EASEMENTS.



SURVEY PLAT CODE:
500-01S-14W-0-04-430-62-1573

BASIS OF BEARINGS:
NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

CERTIFICATIONS:

By affixing my seal and signature, I George P. Wooden, PLS No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision dated June 22, 2024.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225E dated 9/5/2020, no portion of the property described hereon does lie within the 100 year flood hazard boundary.

PLAT CERTIFICATES:

OWNER:
Name: Phillip Pengelly
Address: 9360 Gilbert Road, Benton, Arkansas 72019

DEVELOPER:
Name: Lee Pengelly
Address: 9360 Gilbert Road, Benton, Arkansas 72019

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date: _____ Signed: _____
Name: Phillip Pengelly
Address: 9360 Gilbert Road, Benton, Arkansas 72019

Source of Title Saline County: Deed Book 2024, Page 013856

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____
Name: Vernon J. Williams
Address: _____

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____
Name: George P. Wooden
Address: _____

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

Date: _____ Signed: _____
Name: Lance Penfield, Chairman
Address: _____

BY _____

REVISION _____

DATE _____

GNE Designing our client's success

GarNat Engineering, LLC
3825 Mt Carmel Road
Bryant, AR 72022
garnatengineering@gmail.com

HAWKINS VALLEY PHASE 1 CITY OF BRYANT, ARKANSAS

PRELIMINARY PLAT

PROJECT NO: 24076

DATE: DEC. 17, 2024

SHEET NO: **V1.0**

NOTES:

- BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
- ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
- WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
- ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
- ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH SALEM WATER USERS STANDARD SPECIFICATIONS & DETAILS.
- MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
- ALL UTILITIES THAT WILL BE LOCATED UNDER PAVEMENT SHALL BE BACKFILLED IN ACCORDANCE WITH THE BRYANT STREET SPECIFICATIONS AND BRYANT WATER & SEWER STANDARD SPECIFICATIONS.
- TELEPHONE, ELECTRICAL, AND OTHER BURIED UTILITIES ARE TO BE A MINIMUM OF 3-FEET HORIZONTALLY FROM INSTALLED WATER AND SEWER LINES.

001-03425-000
WILMA J BARNES
IRR TRUST

001-03424-001
THOMAS DB COLLINS LTD LLC

001-03427-000
LEROY KYZER

RIGHT OF WAY
DEDICATION
2.73 ACRES
118720 Sq. Ft.

POND
TRACT A
0.21 ACRES
9126 Sq. Ft.

FIRE HYDRANT ASSEMBLY WITH
8" MJ PLUG ON NORTH RUN OF
TEE AND 1 MJ X HDPE ADAPTER
ON SOUTH RUN OF TEE

8" MJ CROSS TEE W/ 4 - 8" MJ
GATE VALVES WITH 2 MJ X HDPE
ADAPTERS EACH

8" TEE W/ 2 MJ X HDPE
ADAPTERS. W/ 8" MJ GATE
VALVE IN BRANCH WITH 2 MJ
X HDPE ADAPTERS.

8" MJ TEE W/ 8" MJ GATE VALVE ON BRANCH
WITH 2 MJ X HDPE ADAPTERS AND 2 - 8" MJ
GATE VALVES W/ 2 MJ X HDPE ADAPTERS
EACH ON EAST AND WEST RUNS OF TEE.

FIRE HYDRANT ASSEMBLY
WITH 8" MJ PLUG ON EAST RUN
OF TEE AND 1 MJ X HDPE
ADAPTER ON WEST RUN OF TEE

SPRINGHILL ROAD
(50' R/W) - (ASPHALT)

DUFFER DRIVE (50' R/W)

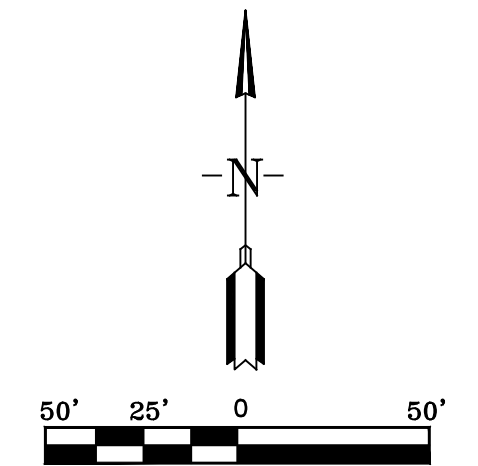
PENNHURST (50' R/W)

HAWKINS VALLEY DRIVE (60' R/W)

STARCOURT DRIVE (60' R/W)

LENORA DRIVE (50' R/W)

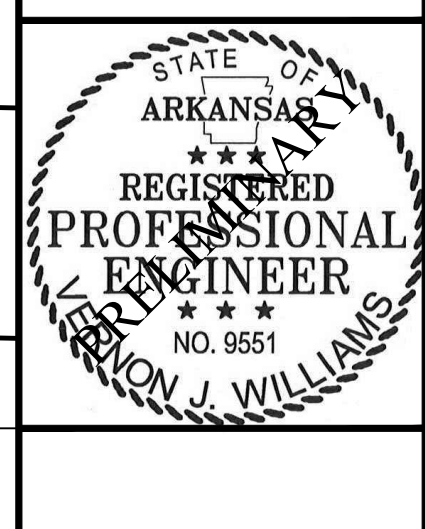
FIRE HYDRANT ASSEMBLY WITH
8" MJ PLUG ON SOUTH RUN OF
TEE AND 1 MJ X HDPE ADAPTER
ON NORTH RUN OF TEE



| BY | REVISION | DATE |
|----|----------|------|
| | | |

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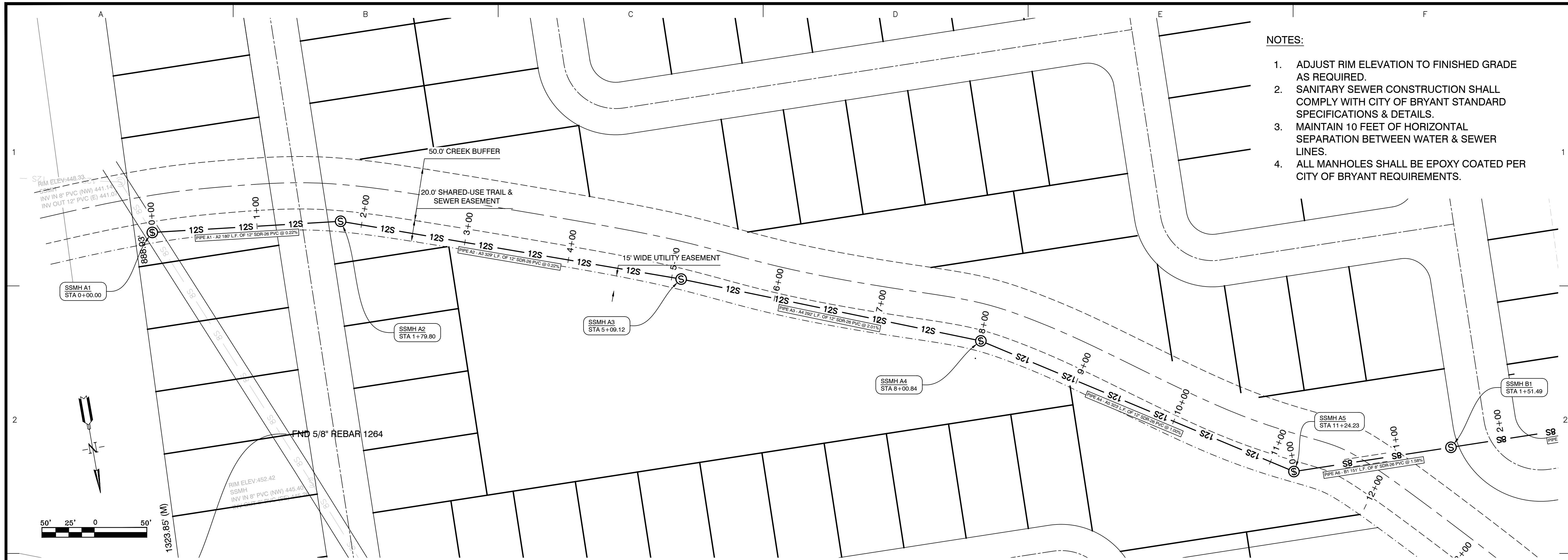
FOR: **THOMAS DB COLLINS, LTD, LLC**
HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS



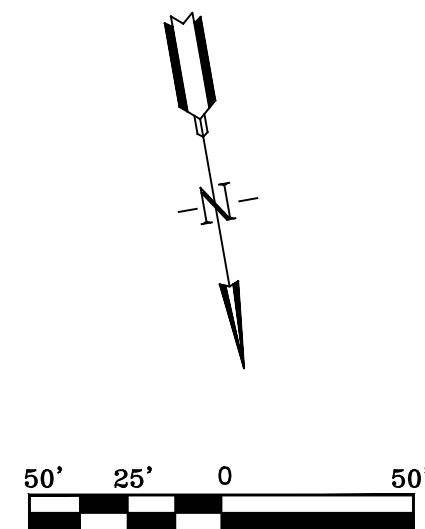
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OVERALL WATER & SANITARY SEWER PLAN
 PROJECT NO:
24076
 DATE:
DECEMBER 2024
 SHEET NO:

C2.0

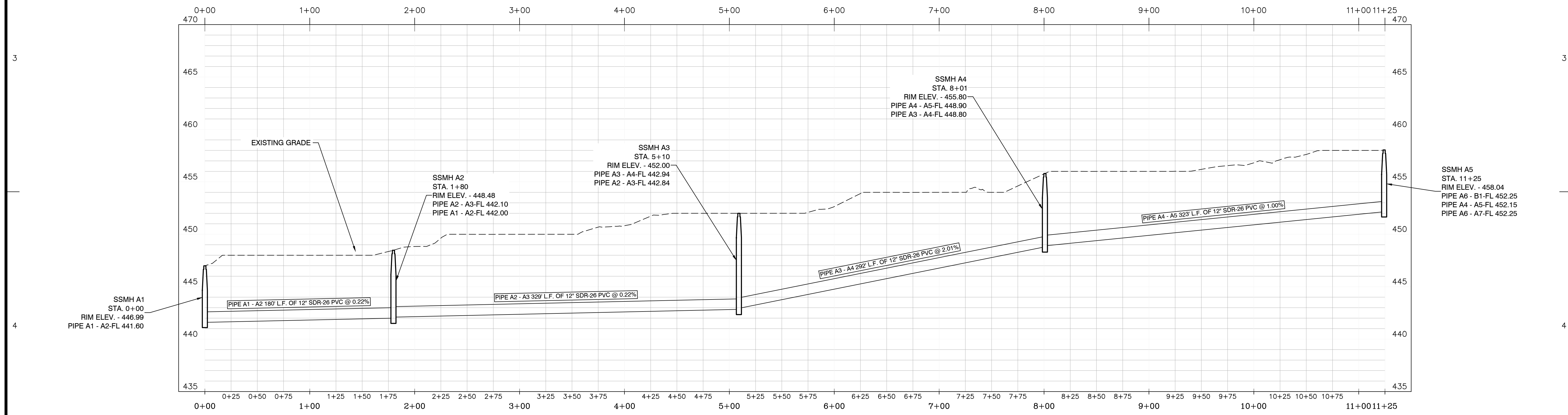
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- NOTES:**
1. ADJUST RIM ELEVATION TO FINISHED GRADE AS REQUIRED.
 2. SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 3. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
 4. ALL MANHOLES SHALL BE EPOXY COATED PER CITY OF BRYANT REQUIREMENTS.



SEWER MAIN A STA. 0+00 - 11+25



SCALE: H 1" = 50'
V 1" = 5'

| BY | REVISION | DATE |
|----|----------|------|
| | | |
| | | |

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FOR: THOMAS DB COLINS, LTD, LLC
HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS



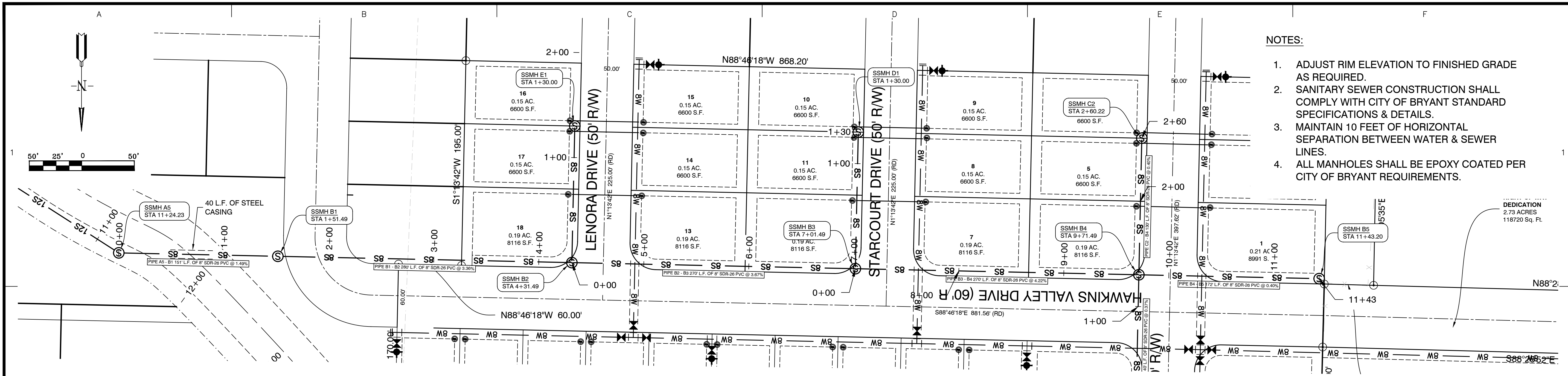
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 SANITARY SEWER
 PLAN & PROFILE
 MAIN "A"
 STA. 0+00 - 11+25

PROJECT NO:
 24076

DATE:
 DECEMBER 2024

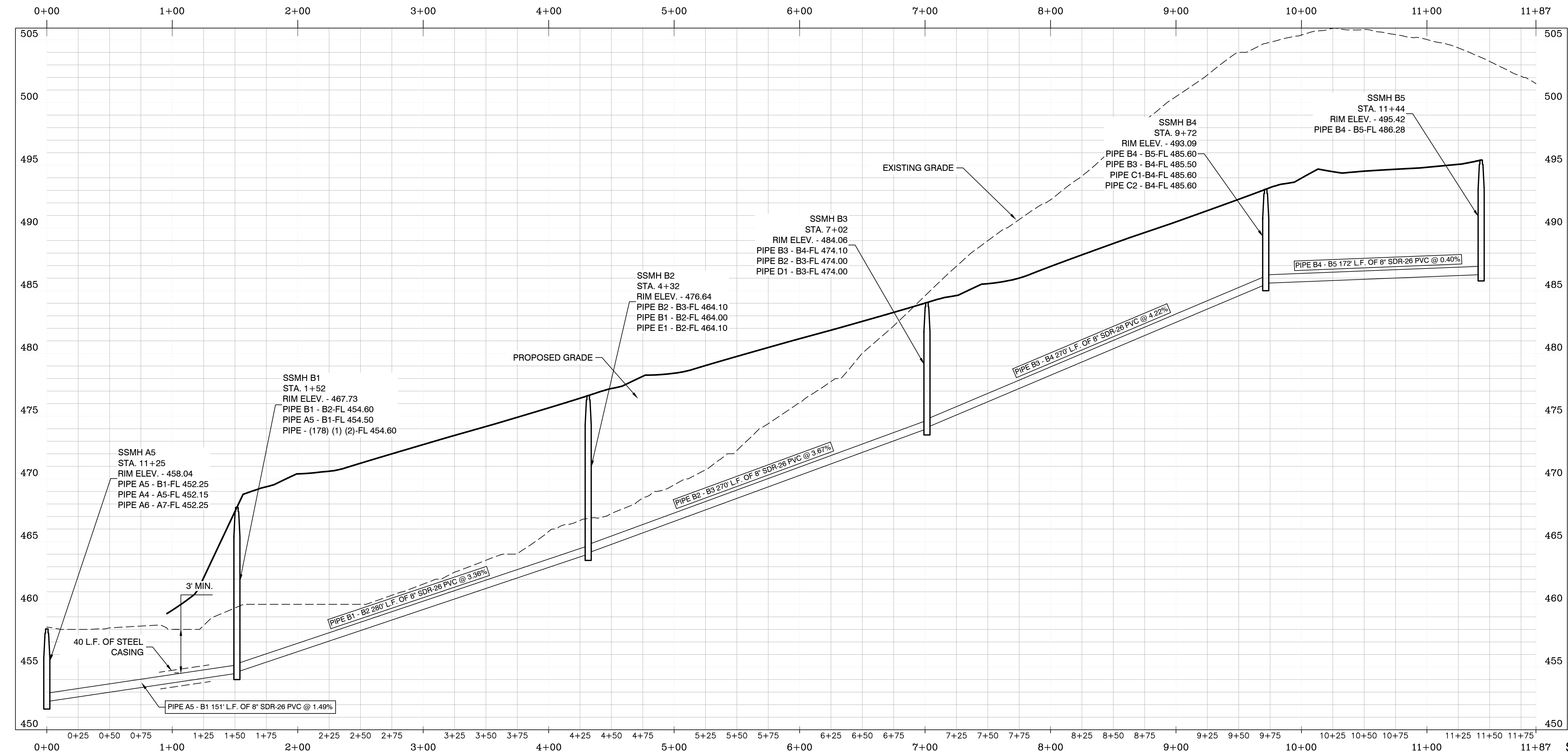
SHEET NO:

C2.1



- NOTES:
1. ADJUST RIM ELEVATION TO FINISHED GRADE AS REQUIRED.
 2. SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 3. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
 4. ALL MANHOLES SHALL BE EPOXY COATED PER CITY OF BRYANT REQUIREMENTS.

SEWER MAIN B STA. 0+00 - 11+87



SCALE: H 1" = 50'
V 1" = 5'

| BY | REVISION | DATE |
|----|----------|------|
| | | |

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 Bryant, AR 72022
 gamatengineering@gmail.com

FOR: **THOMAS DB COLLINS, LTD, LLC**
HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS



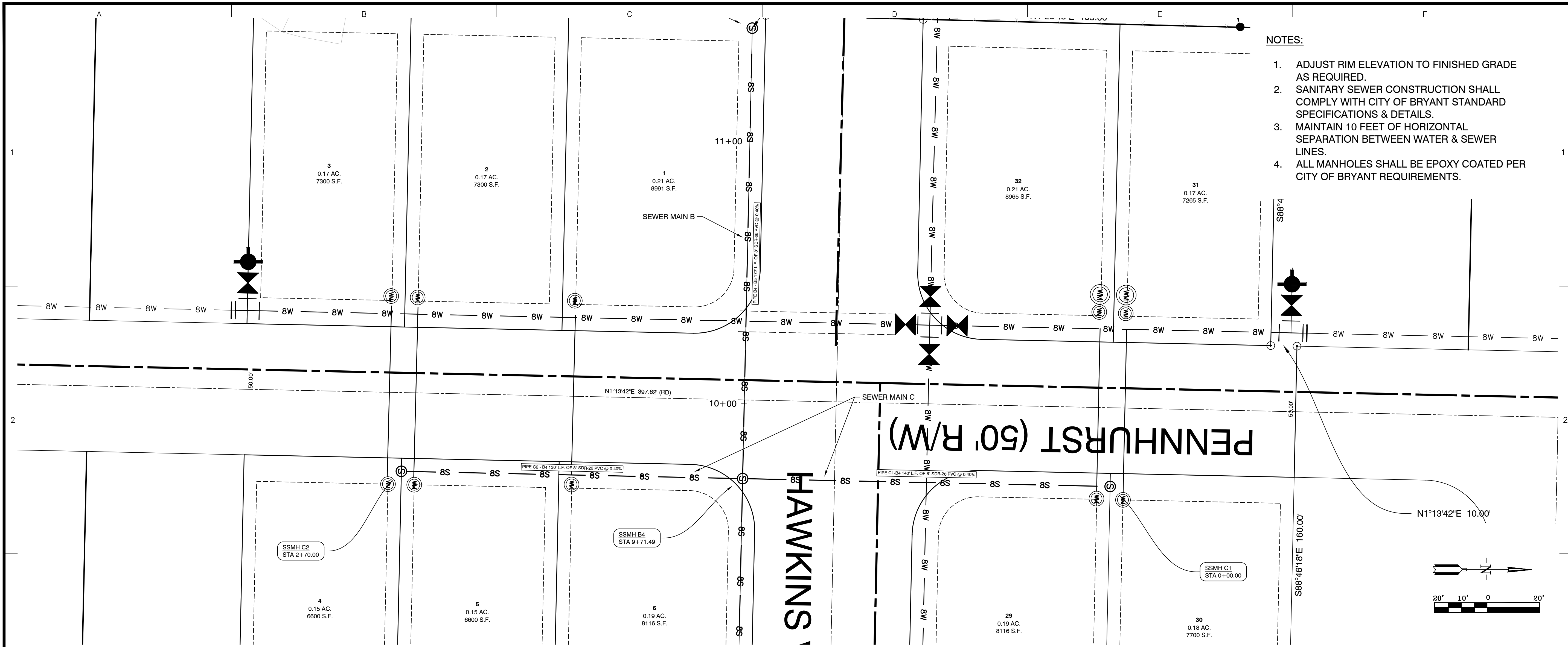
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 SANITARY SEWER
 PLAN & PROFILE
 MAIN "B"
 STA. 0+00 - 11+87

PROJECT NO:
 24076

DATE:
 DECEMBER 2024

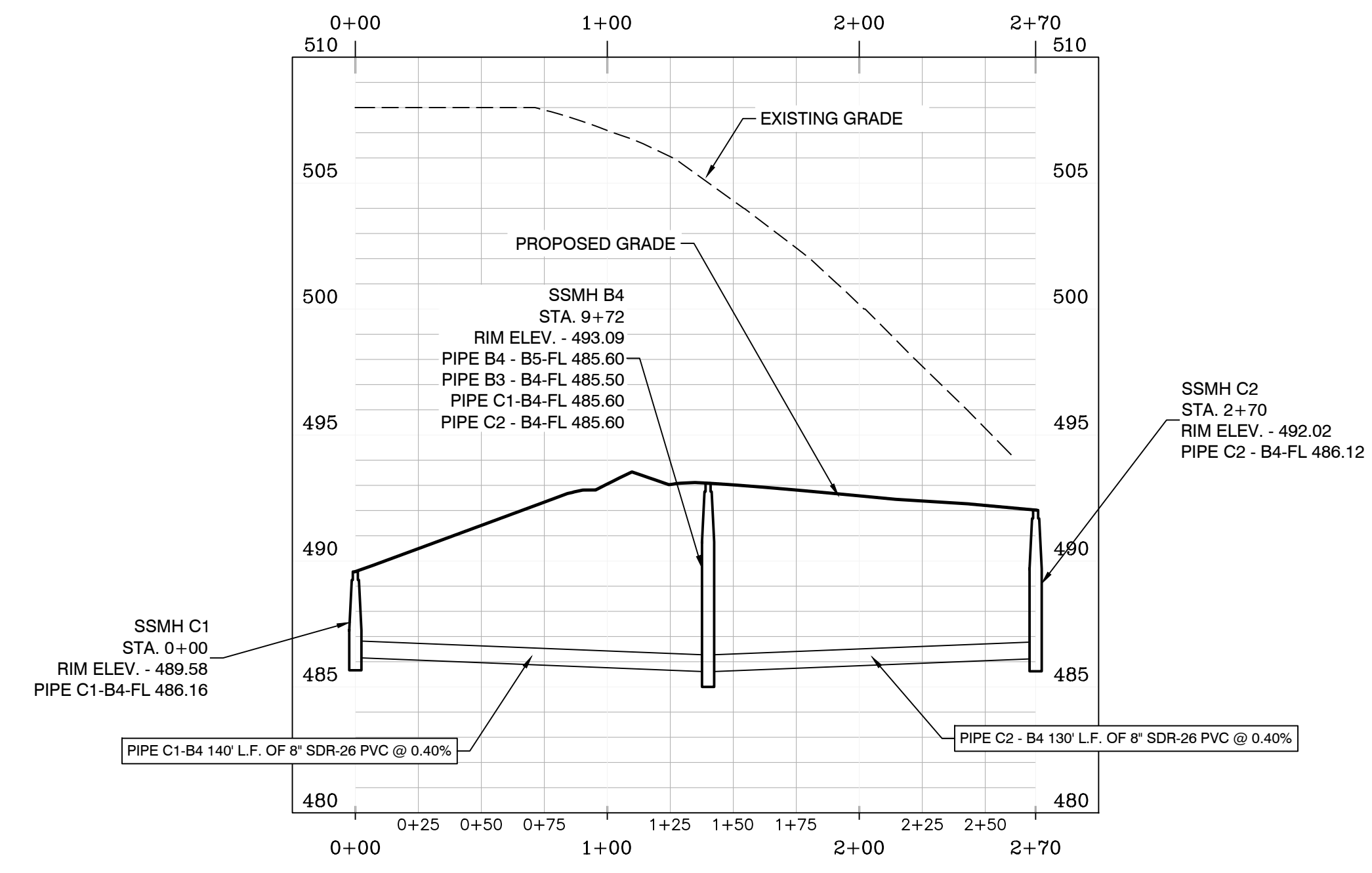
SHEET NO:

C2.2



- NOTES:
1. ADJUST RIM ELEVATION TO FINISHED GRADE AS REQUIRED.
 2. SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 3. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
 4. ALL MANHOLES SHALL BE EPOXY COATED PER CITY OF BRYANT REQUIREMENTS.

SEWER MAIN C STA. 0+00 - 2+70



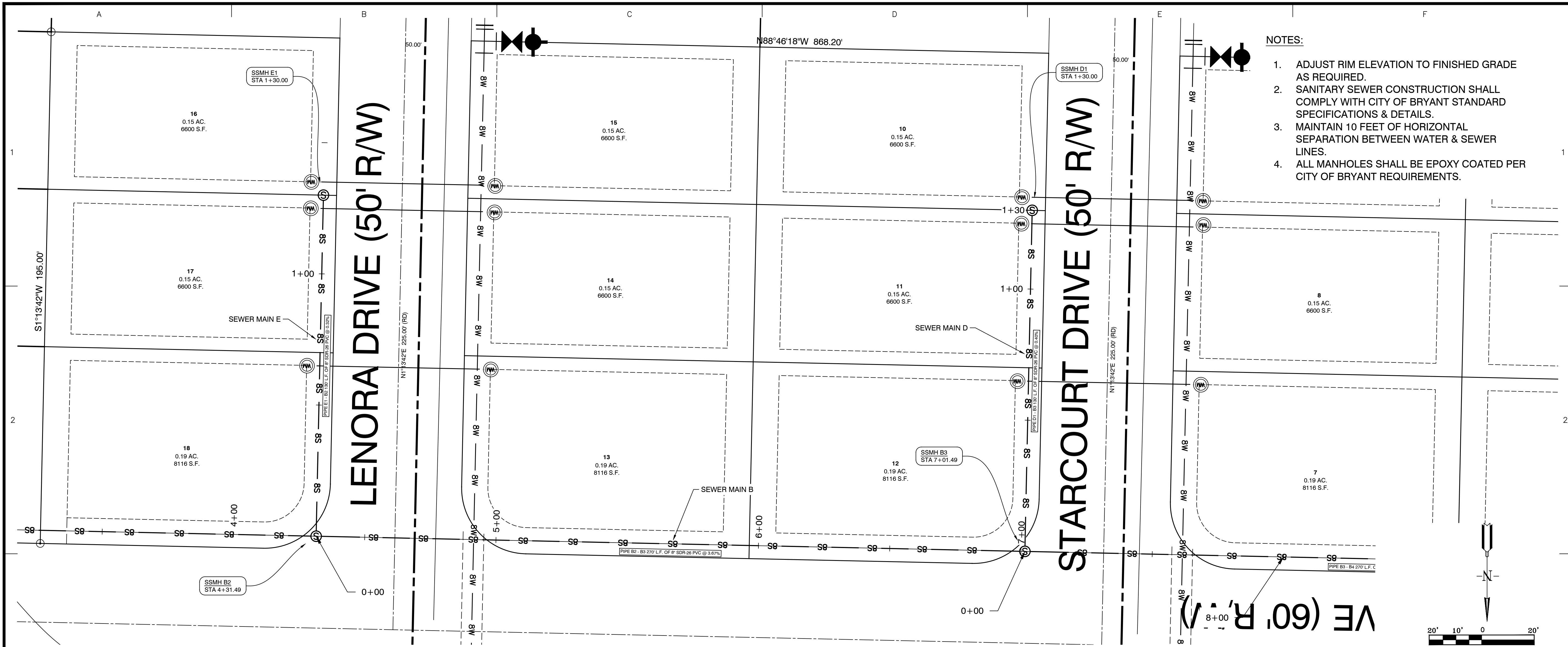
SCALE: H 1" = 50'
V 1" = 5'

| | |
|---|--|
| BY | |
| REVISION | |
| DATE | |
| <p>FOR: THOMAS DB COLLINS, LTD, LLC HAWKINS VALLEY PHASE 1 SALINE COUNTY, ARKANSAS</p> | |
| <p>REGISTERED PROFESSIONAL ENGINEER NO. 9551 KEVIN J. WILLIAMS</p> | |
| <p>CONTENTS: SANITARY SEWER PLAN & PROFILE MAIN "C" STA. 0+00 - 2+70</p> | |
| <p>PROJECT NO: 24076</p> | |
| <p>DATE: DECEMBER 2024</p> | |
| <p>SHEET NO: C2.3</p> | |

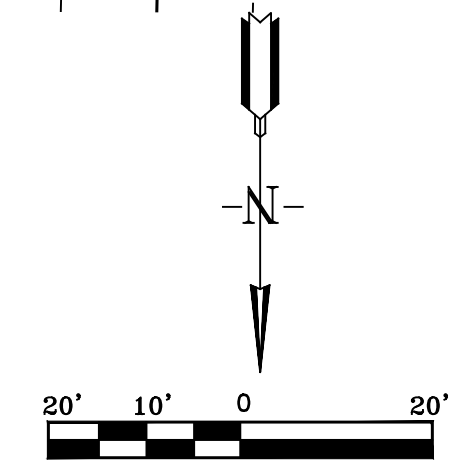
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 gamatengineering@gmail.com



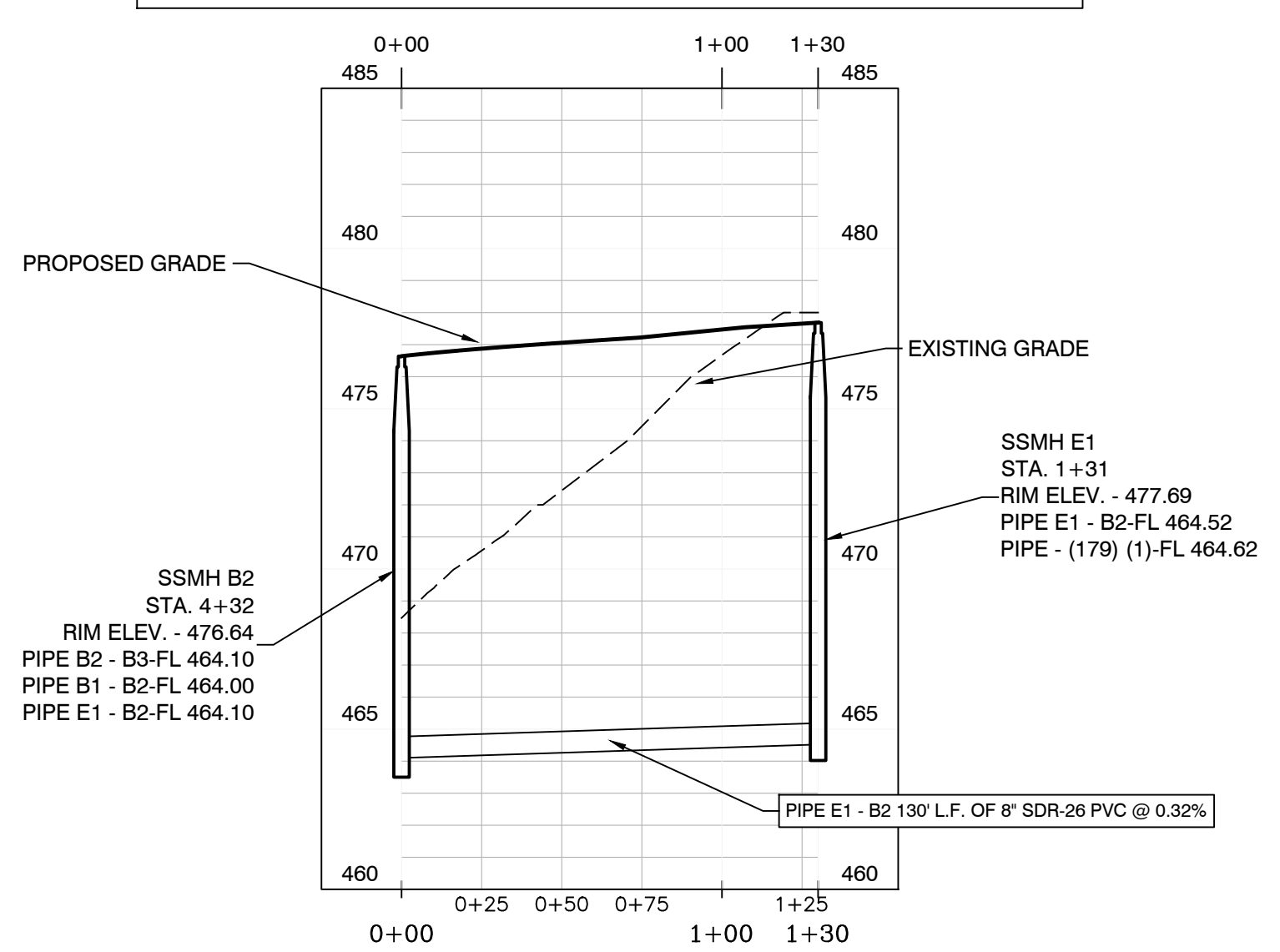
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 Date: 12-13-24
 User: R1



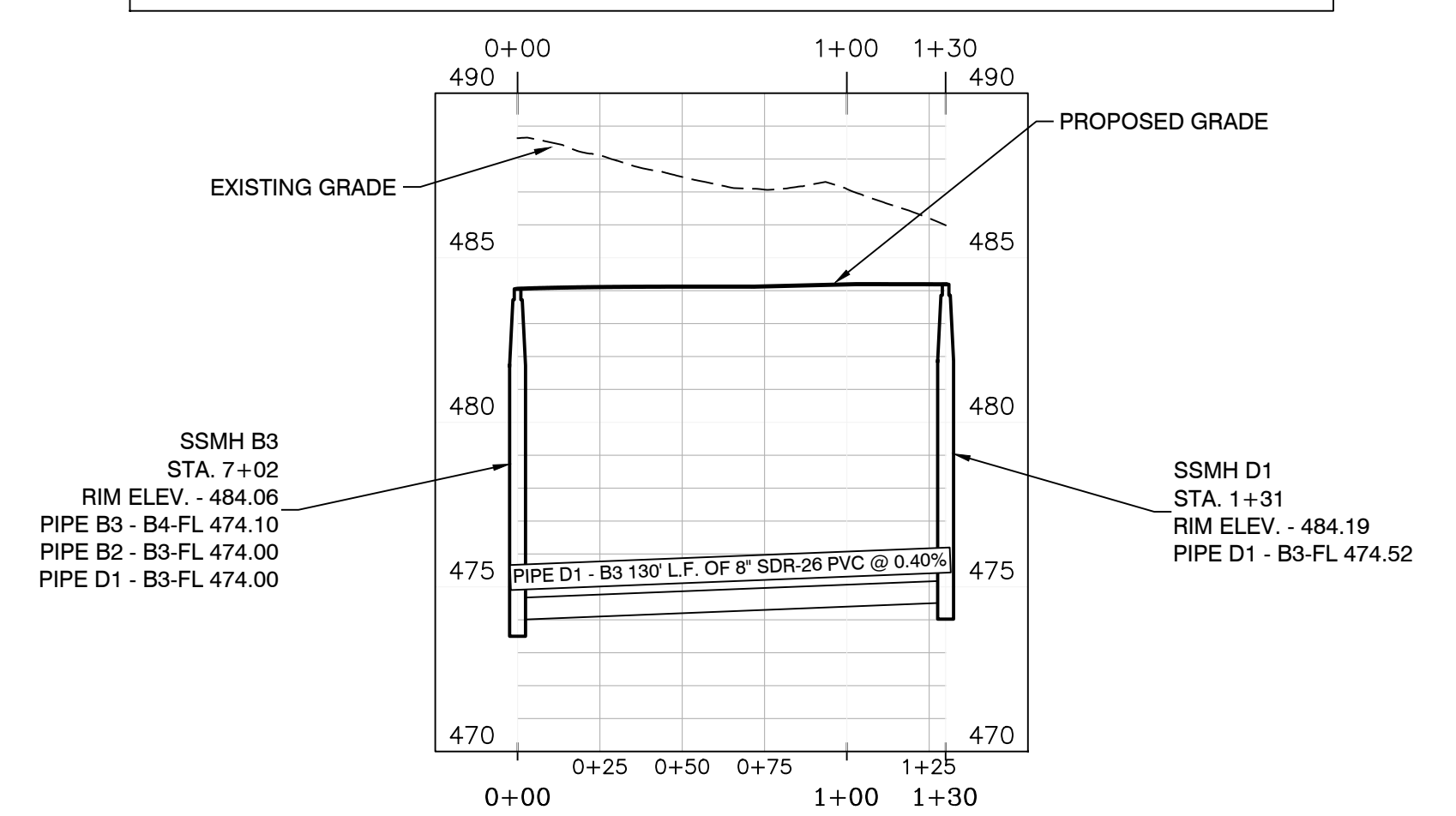
- NOTES:
1. ADJUST RIM ELEVATION TO FINISHED GRADE AS REQUIRED.
 2. SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
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 4. ALL MANHOLES SHALL BE EPOXY COATED PER CITY OF BRYANT REQUIREMENTS.



SEWER MAIN E STA. 0+00 - 1+30

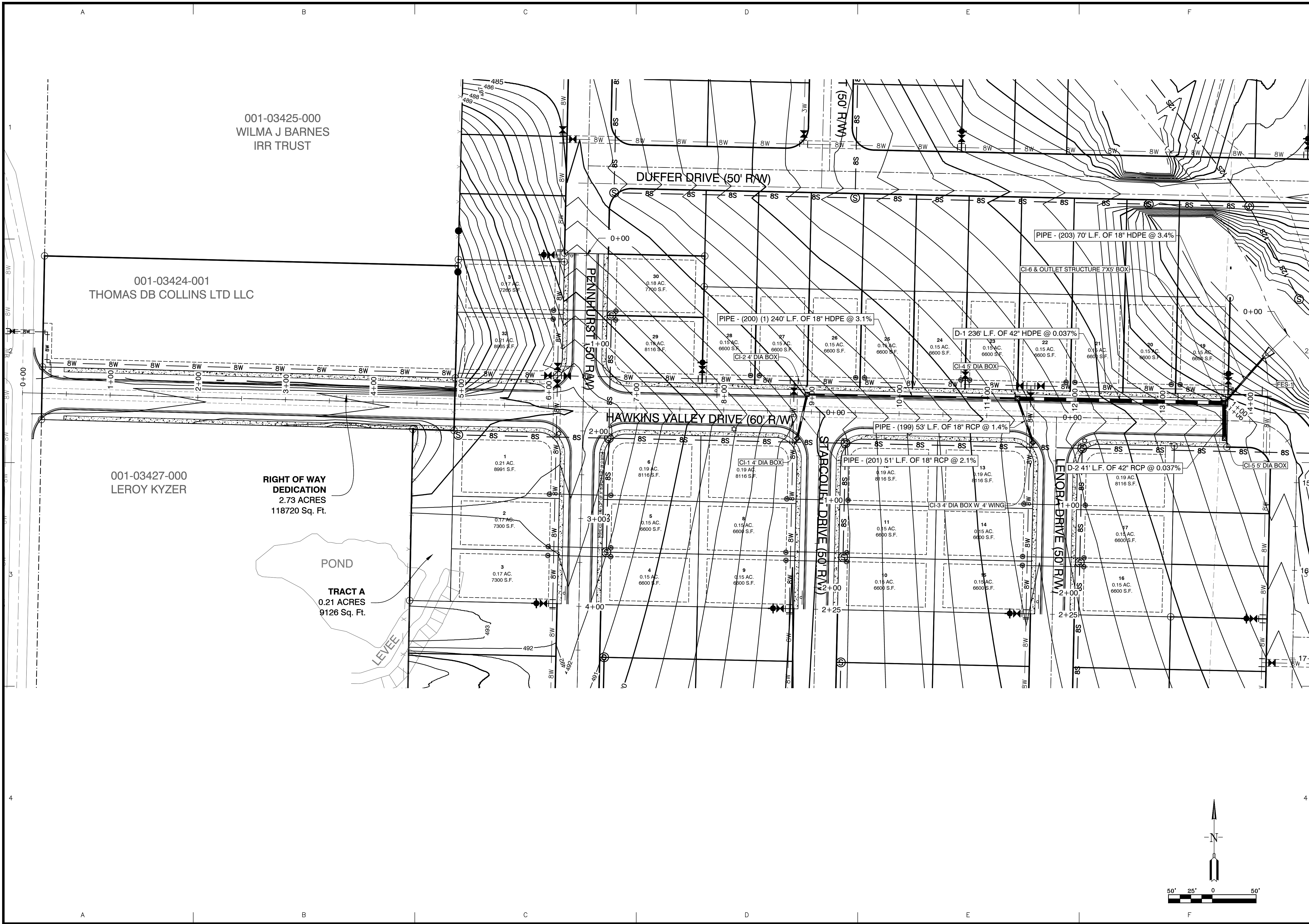


SEWER MAIN D STA. 0+00 - 1+30



SCALE: H 1" = 50'
V 1" = 5'

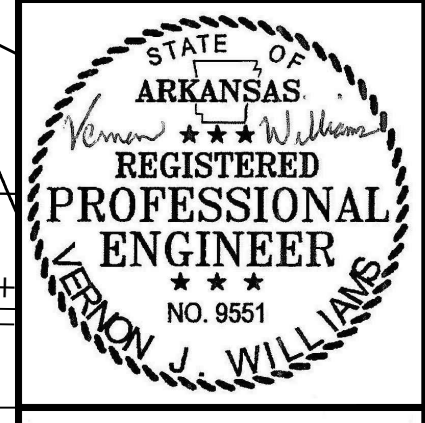
| | |
|---|--|
| BY | |
| REVISION | |
| DATE | |
| <p>FOR: THOMAS DB COLLINS, LTD, LLC HAWKINS VALLEY PHASE 1 SALINE COUNTY, ARKANSAS</p> | |
| <p>GarNat Engineering, LLC P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650 gamatengineering@gmail.com</p> | |
| <p>Designing our client's success</p> | |
| <p>STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 9551 KEVIN J. WILLIAMS</p> | |
| <p>CONTENTS: SANITARY SEWER PLAN & PROFILE MAIN "D" & MAIN "E" STA. 0+00 - 1+30</p> | |
| <p>PROJECT NO: 24076</p> | |
| <p>DATE: DECEMBER 2024</p> | |
| <p>SHEET NO: C2.4</p> | |



| REVISION | DATE | BY |
|----------|------|----|
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HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS

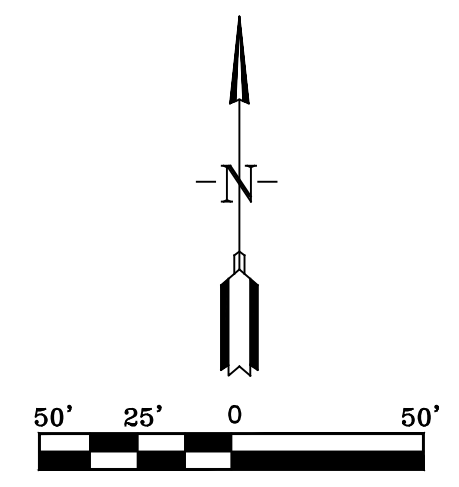


1-06-2025

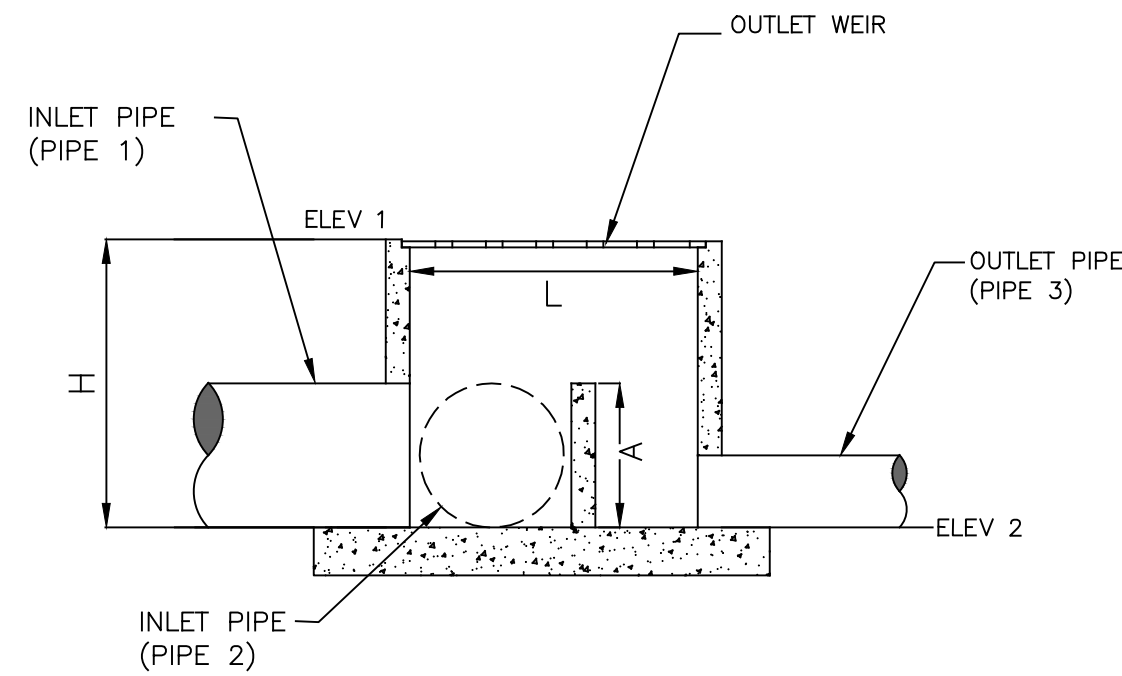
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PROJECT NO:
24076
 DATE:
JAN 2025
 SHEET NO:

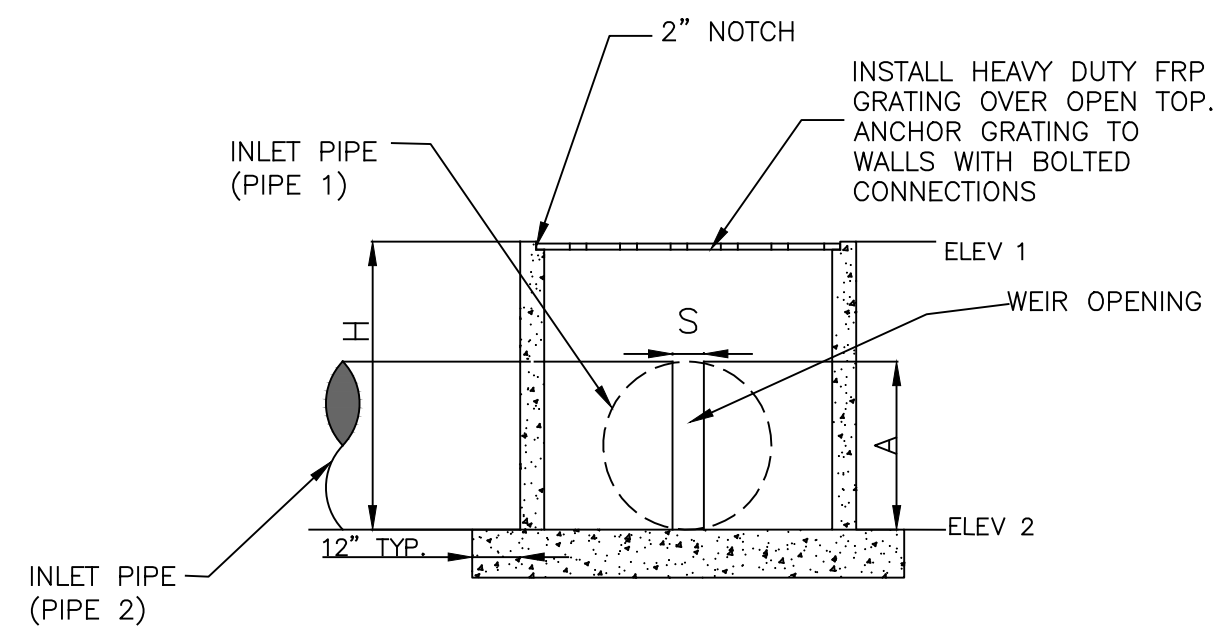
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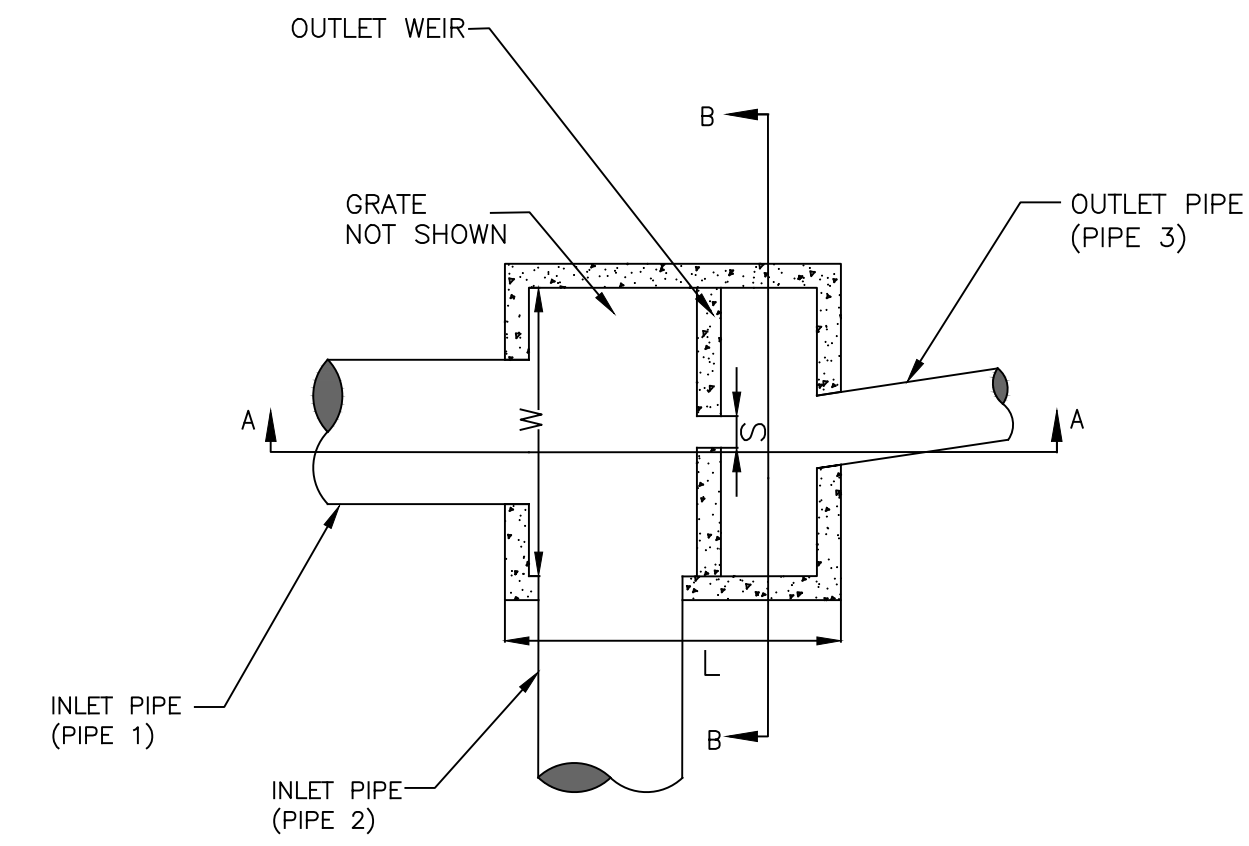
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**DETENTION OUTLET
SECTION A-A**
NOT TO SCALE



**DETENTION OUTLET
SECTION B-B**
NOT TO SCALE



**DETENTION OUTLET
PLAN VIEW**
NOT TO SCALE

| CONTROL STRUCTURE | | | | | | | | | | |
|-------------------|-------|-------|-------|--------|--------|---------|------------|------------|------------|-------|
| OUTLET STRUCTURE | L | W | H | ELEV 1 | ELEV 2 | S | PIPE 1 DIA | PIPE 2 DIA | PIPE 3 DIA | A |
| 1 | 7'-0" | 5'-0" | 6'-3" | 471.65 | 465.40 | 0'-7.5" | 42" | 42" | 18" | 3'-6" |

DETENTION OUTLET NOTES:

1. ALL CONCRETE WALLS SHALL BE A MINIMUM OF 6" THICK & REINFORCED WITH #4S @ 12" O.C. BOTH WAYS.
2. BOTTOM SLAB SHALL BE 12" THICK & REINFORCED WITH #4S @ 12" O.C. BOTH WAYS.

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FOR: THOMAS DB COLLINS, LTD, LLC
HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS



1-06-2025

CONTENTS:
 OUTLET STRUCTURE DETAILS

PROJECT NO:
 24076

DATE:
 JAN 2025

SHEET NO:

C3.2

\\102.188.0.145\Projects\2024\Project\24076\Hawkins Valley\Springhill Road\Structure\Drawn\24076-01-Outlet-Structure-Details.dwg

HAWKINS VALLEY
DRAINAGE CALCULATIONS – SUMMARY
1/29/2025

DESCRIPTION OF PROJECT

Hawkins Valley subdivision is an approximately 9.35 Acre development located in the Saline County, Arkansas east of Springhill Road. There is a large drainage basin on the site. Detention pond is located on the northeast corner of the site and discharged on the existing creek.

Stormwater Calculations were prepared with the intent to comply with the City of Bryant's Drainage Code. The primary intent of this analysis is to produce a drainage system adequately sized to convey post development runoff while attenuating post development discharge levels equal to or less than pre development flows.

Hydraulic calculations were made using the Rational Method. Design frequencies were analyzed for 2, 5, 10, 25, 50, and 100-year return periods.

These calculations are divided into the following sections:

Summary of Drainage Basins

Summary of Inlets

Summary of Pipes

Pipe Network Storage Summary

Appendices

Exhibit A – Pre-Development Drainage Basins

Exhibit B – Post-Development Drainage Basins

HAWKINS VALLEY
DRAINAGE CALCULATIONS – SUMMARY
1/29/2025

SUMMARY OF DRAINAGE BASINS

PRE-DEVELOPMENT CONDITIONS

The entire area for pre-existing drainage area of the site drains to a creek to the east. There is a drainage basin in the site that flows onto the creek. Discharge will be captured and detained.

POST-DEVELOPMENT CONDITIONS

As previously described, this site is being developed into a residential subdivision. Slopes range from 1% to 10%. Runoff drains from the developed areas to detention pond on the northeast corner of the site. 100-year storm event is considered for detention. A concrete control structure is used to release the water without the loss of life or major property damage.

SUMMARY OF INLETS

On the drainage plan you will see labels for all of the inlets for these calculations. The flows shown are for the 25-year return storm. The distance from the back of the curb to the center of the street is 18 feet. One lane of traffic remains unobstructed by storm sewer discharges during a 25-year storm event.

SUMMARY OF PIPES

All pipes used in this project are HDPE and RCP. Therefore, a manning's of 0.012 was used on all pipes in the analysis.

POND SUMMARY

The pond in these calculations detains flows from all of the runoff of the site. The pond is located on the northeast corner of the site. Water collected in the storm water system is discharged into the pond via a pipe culvert and a ditch. A concrete control structure is constructed on the eastern edge of the pond. This control structure uses a slotted weir to limit the discharge through the structure to that of the pre-development flow. The Pond volume is designed to hold the 100-year storm event and a factor of safety of 25% is added on detention volumes.

Stormwater Calcs - Hawkins Valley
Using Rational Method

Pre-development

Calculated Tc values - Drainage Basin 1

| | | | Shallow Concentrated Flow | | | Shallow Concentrated Flow | | | Shallow Concentrated Flow | | | Open Channel | | | | | | | | | | | | | | |
|--|--|--|---|--|--|---|--|--|---|--|--|---|--|--|--|--|--|--------------------------------|--|--|---------|--|--|-----------------------------|--|--|
| Tc = $\frac{0.83 * L^{.467} * n^{.467}}{S^{.5}}$ minutes | | | Tsc = $\frac{L}{60V}$ minutes | | | Tsc = $\frac{L}{60V}$ minutes | | | Tsc = $\frac{L}{60V}$ minutes | | | Tsc = $\frac{L}{60V}$ minutes | | | | | | | | | | | | | | |
| L1 = 150 feet | | | L1 = 400 feet | | | L1 = 50 feet | | | L1 = 570 feet | | | L1 = 50 feet | | | L1 = 1480 feet | | | | | | | | | | | |
| n1 = 0.6 | | | n = 0.070 | | | n = 0.013 | | | n = 0.016 | | | n = 0.013 | | | n = 0.022 | | | | | | | | | | | |
| S1 = 0.053 ft/ft | | | S1 = 0.070 ft/ft | | | S1 = 0.010 ft/ft | | | S1 = 0.016 ft/ft | | | S1 = 0.010 ft/ft | | | S1 = 0.026 ft/ft | | | | | | | | | | | |
| V _{calculated} = 4.27 ft/sec | | | V _{calculated} = 7.22 ft/sec | | | V _{calculated} = 2.03 ft/sec | | | V _{calculated} = 7.22 ft/sec | | | V _{calculated} = 4.16 ft/sec | | | V _{calculated} = 4.16 ft/sec | | | | | | | | | | | |
| TC _{calculated} = 16.35 minutes | | | TC _{calculated} = 1.56 minutes | | | TC _{calculated} = 0.12 minutes | | | TC _{calculated} = 4.69 minutes | | | TC _{calculated} = 0.12 minutes | | | TC _{calculated} = 5.93 minutes | | | | | | | | | | | |
| Tc = 28.76 minutes | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Use Tc = 29.0 minutes | | | I ₁₀₀ = 5.6 Inches/hr | | | I ₁₀ = 3.9 Inches/hr | | | I ₅₀ = 5.1 Inches/hr | | | I ₅ = 3.5 Inches/hr | | | I ₂₅ = 4.6 Inches/hr | | | I ₂ = 2.8 Inches/hr | | | | | | | | |
| | | | | | | | | | | | | | | | i from Exhibit 400-1 of Bryant Drainage Manual | | | | | | | | | | | |
| | | | | | | | | | | | | | | | Unpaved | | | Unpaved | | | Unpaved | | | Open Channel | | |
| | | | | | | | | | | | | | | | Deciduous Timber | | | | | | | | | (V-Ditch 2' ht., 3:1 Slope) | | |
| | | | | | | | | | | | | | | | earth with short grass, few weeds | | | | | | | | | | | |

Stormwater Calcs - Hawkins Valley
Using Rational Method

Pre-development

Calculated Tc values - Drainage Basin 1

| | | | | | | | | | | |
|--|-----------------------------------|--------------------------|---|-----------|-----------------------------------|---------------|---|-----------|---|-----------------------------|
| $T_c = \frac{0.83 * L^{0.467} * n^{0.467}}{S^{0.5}}$ minutes | $T_{sc} = \frac{L}{60V}$ minutes | Shallow Cc | $T_{sc} = \frac{L}{60V}$ minutes | Pipe Flow | $T_{sc} = \frac{L}{60V}$ minutes | Shallow Concr | $T_{sc} = \frac{L}{60V}$ minutes | Pipe Flow | $T_{sc} = \frac{L}{60V}$ minutes | Open Channel |
| | $V = 16.1345 * S^{0.5}$ ft/sec | Unpaved | $V = \frac{1.49 * (D/4)^{2/3} * S^{0.5}}{n}$ ft/sec | | $V = 16.1345 * S^{0.5}$ ft/sec | Unpaved | $V = \frac{1.49 * (D/4)^{2/3} * S^{0.5}}{n}$ ft/sec | | $V = \frac{1.49 * (R)^{2/3} * S^{0.5}}{n}$ ft/sec | Open Channel |
| L1 = 150 feet | L1 = 400 feet | | L1 = 50 feet | | L1 = 570 feet | | L1 = 50 feet | | L1 = 1480 feet | |
| n1 = 0.6 Deciduous Timber | | | D = 2 feet | | | | D = 2 feet | | R = 0.95 feet | (V-Ditch 2' ht., 3:1 Slope) |
| S1 = 0.053 ft/ft | S1 = 0.070 ft/ft | | S1 = 0.010 ft/ft | | S1 = 0.016 ft/ft | | S1 = 0.010 ft/ft | | S1 = 0.026 ft/ft | |
| | $V_{calculated} = 4.27$ ft/sec | | n = 0.013 | | $V_{calculated} = 2.03$ ft/sec | | n = 0.013 | | n = 0.022 | earth with short grass, few |
| | | | $V_{calculated} = 7.22$ ft/sec | | | | $V_{calculated} = 7.22$ ft/sec | | $V_{calculated} = 4.16$ ft/sec | |
| $T_{c_{calculated}}$ 16.35 minutes | $T_{c_{calculated}}$ 1.56 minutes | | $T_{c_{calculated}}$ 0.12 minutes | | $T_{c_{calculated}}$ 4.69 minutes | | $T_{c_{calculated}}$ 0.12 minutes | | $T_{c_{calculated}}$ 5.93 minutes | |
| Tc = 28.76 minutes | | | | | | | | | | |
| Use Tc = 29.0 minutes | $I_{100} = 5.6$ Inches/hr | $I_{10} = 3.9$ Inches/hr | | | | | | | | |
| | $I_{50} = 5.1$ Inches/hr | $I_5 = 3.5$ Inches/hr | | | | | | | | |
| | $I_{25} = 4.6$ Inches/hr | $I_2 = 2.8$ Inches/hr | | | | | | | | |

i from Exhibit 400-1 of Bryant Drainage Manual

Stormwater Calcs - Hawkins Valley
using Rational Method

Pre-development

Calculated C values - Drainage Basin 1

| | Area | C ₁₀₀ | C ₅₀ | C ₂₅ | C ₁₀ | C ₅ | C ₂ |
|---------------------|--------------|------------------|-----------------|-----------------|-----------------|----------------|----------------|
| Undeveloped | 44.03 | 0.47 | 0.43 | 0.4 | 0.36 | 0.34 | 0.31 |
| Total Area = | 44.03 | 0.47 | 0.43 | 0.40 | 0.36 | 0.34 | 0.31 |

(C values taken from Table 400-1 of City of Bryant Drainage Manual)

Woodlands, Average, 2-7%

Stormwater Calcs - Hawkins Valley
using Rational Method

Post-development

Calculated C values - Drainage Basin 1A

| | Area | C ₁₀₀ | C ₅₀ | C ₂₅ | C ₁₀ | C ₅ | C ₂ |
|---------------------|--------------|------------------|-----------------|-----------------|-----------------|----------------|----------------|
| Undeveloped | 34.68 | 0.47 | 0.43 | 0.4 | 0.36 | 0.34 | 0.31 |
| Single Family House | 9.35 | 0.70 | 0.65 | 0.60 | 0.50 | 0.45 | 0.40 |
| | | | | | | | |
| Total Area = | 44.03 | 0.52 | 0.48 | 0.44 | 0.39 | 0.36 | 0.33 |

(C values taken from Table 400-1 of City of Bryant Drainage Manual)

(C values taken from Page-50 of City of Bryant Drainage Manual)

Stormwater Calcs - Hawkins Valley
using Rational Method
Culvert Capacities

CI-1
Q₂₅ = 1.44 CFS
 c = 0.86 Road/Asphalt
 i= 8.4 in/hr
 A= 0.20 acres

CI-2
Q₂₅ = 1.37 CFS
 c = 0.86 Road/Asphalt
 i= 8.4 in/hr
 A= 0.19 acres

CI-3
Q₂₅ = 6.99 CFS
 c = 0.64 Road/Asphalt
 i= 8.4 in/hr
 A= 1.30 acres

CI-4
Q₂₅ = 1.23 CFS
 c = 0.86 Road/Asphalt
 i= 8.4 in/hr
 A= 0.17 acres

CI-5
Q₂₅ = 1.16 CFS
 c = 0.86 Road/Asphalt
 i= 8.4 in/hr
 A= 0.16 acres

| Pipe Name | From | To | Design Flow (cfs): | Slope (ft/ft): | Diameter (inches) | No. Pipes | Manning's | Area Full (sf) | Wetted Perimeter Full (ft) | Hydraulic Flow Capacity (cfs) | % Capacity |
|-----------|------|------|--------------------|----------------|-------------------|-----------|-----------|----------------|----------------------------|-------------------------------|------------|
| 18" RCP | CI-1 | CI-2 | 1.44 | 0.0210 | 18 | 1 | 0.012 | 1.77 | 4.712 | 0.375 | 16.49 9% |
| 18" HDPE | CI-2 | CI-4 | 2.82 | 0.0310 | 18 | 1 | 0.012 | 1.77 | 4.712 | 0.375 | 20.04 14% |
| 18" RCP | CI-3 | CI-4 | 9.81 | 0.0140 | 18 | 1 | 0.012 | 1.77 | 4.712 | 0.375 | 13.46 73% |
| 18" HDPE | CI-4 | CI-5 | 11.03 | 0.0310 | 18 | 1 | 0.012 | 1.77 | 4.712 | 0.375 | 20.04 55% |

Stormwater Calcs - Hawkins Valley
Using Rational Method

Mannings equation for ditch

n= 0.022 based on n for open channel earth with short grass, few weeds

Slope= 3 :1

| Depth (ft) | Bottom (ft) | Top (ft) | area (ft ²) | rH | slope (ft/ft) | Velocity (ft/s) | Q (cfs) | |
|---------------|----------------|-------------|----------------------------|----|------------------|--------------------|------------|-------|
| | 2 | 1 | 13 | 14 | 1.03 | 0.01 | 6.89 | 96.44 |

**Stormwater Calcs - Hawkins Valley
using Rational Method
Weir Sizing**

| Storm Event | Flow (cfs) |
|-------------|------------|
| Q2 - Pre | 38.22 |
| Q10 - Pre | 61.82 |
| Q25 - Pre | 81.02 |
| Q50 - Pre | 96.56 |
| Q100 - Pre | 115.89 |
| Q2 - Post | 40.57 |
| Q10 - Post | 66.92 |
| Q25 - Post | 89.62 |
| Q50 - Post | 107.05 |
| Q100 - Post | 127.93 |

Rectangular Weir

Q2

| Q (cfs) | CLH ^{1.5} |
|---------|--------------------|
| C | 2.5 |
| L | 5.75 |
| H | 1.9 |
| Q (cfs) | 37.65 |

5.75'

Q10

| Q (cfs) | CLH ^{1.5} |
|---------|--------------------|
| C | 2.5 |
| L | 5.75 |
| H | 2.6 |
| Q (cfs) | 60.27 |

5.75'

Q25

| Q (cfs) | CLH ^{1.5} |
|---------|--------------------|
| C | 2.5 |
| L | 5.75 |
| H | 3.15 |
| Q (cfs) | 80.37 |

5.75'

Q50

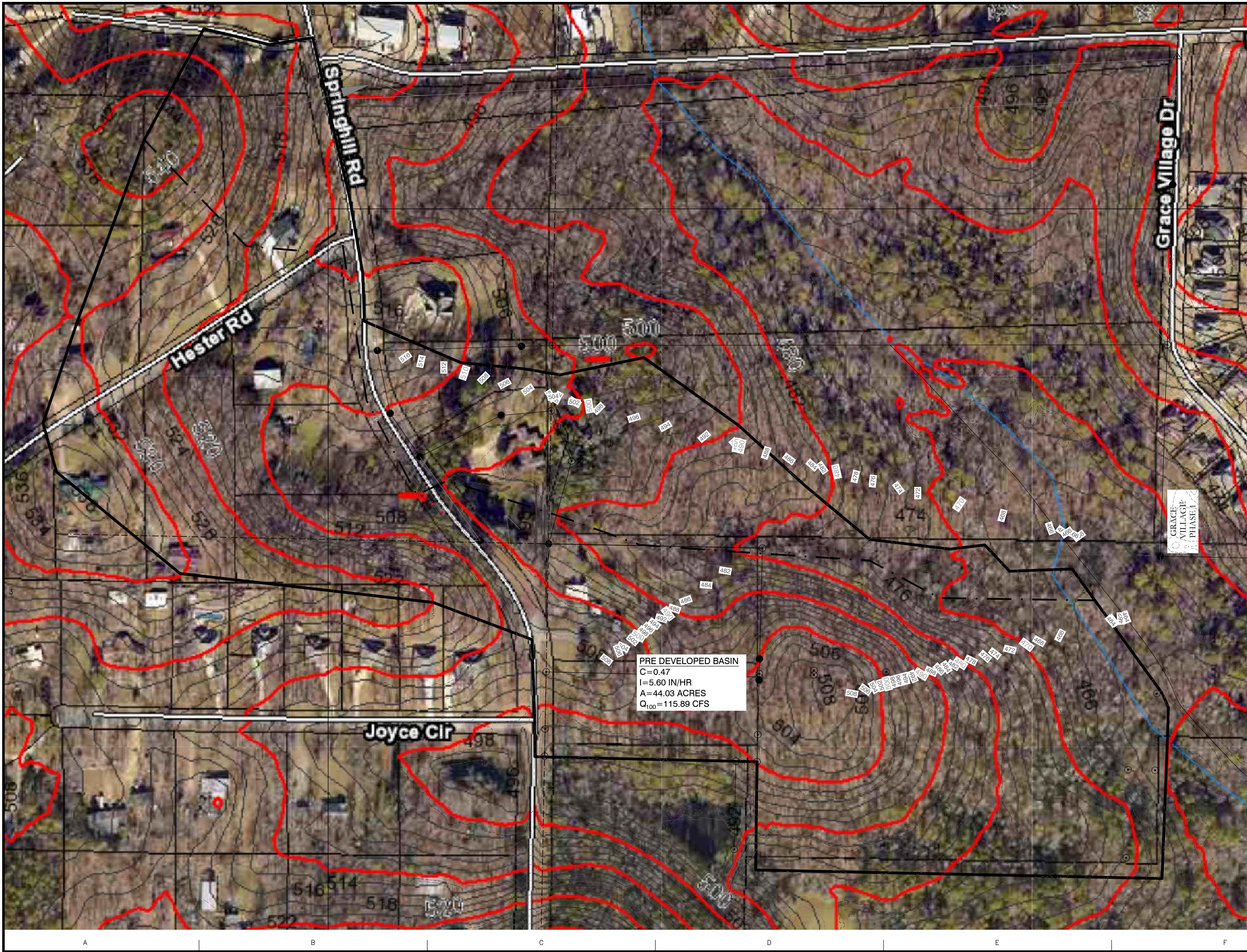
| Q (cfs) | CLH ^{1.5} |
|---------|--------------------|
| C | 2.5 |
| L | 5.75 |
| H | 3.55 |
| Q (cfs) | 96.15 |

5.75'

Q100

| Q (cfs) | CLH ^{1.5} |
|---------|--------------------|
| C | 2.5 |
| L | 5.75 |
| H | 4 |
| Q (cfs) | 115.00 |

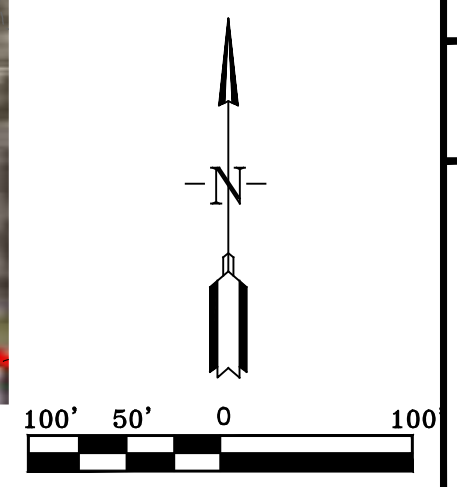
5.75'



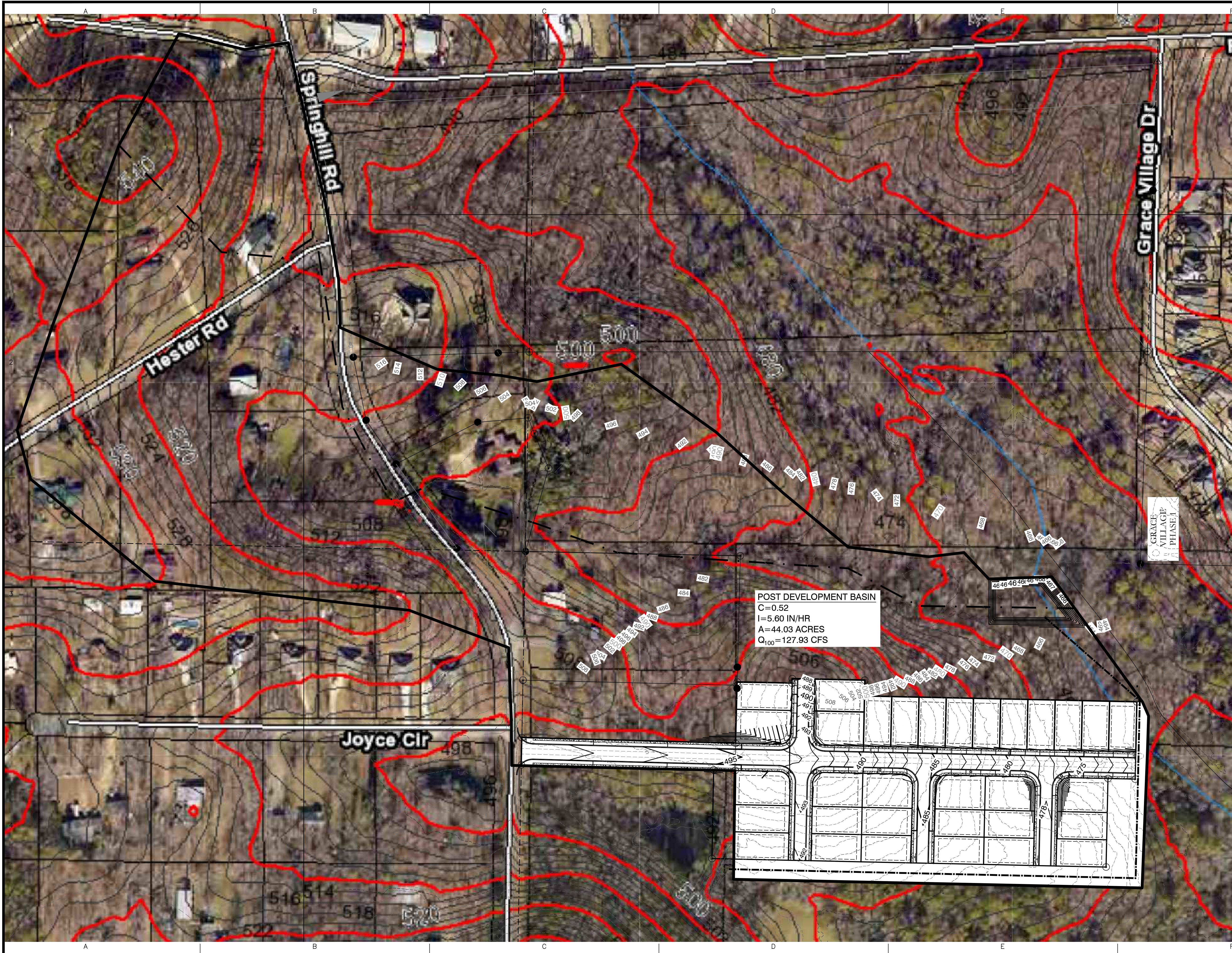
PRE DEVELOPED BASIN
 C=0.47
 I=5.60 IN/HR
 A=44.03 ACRES
 Q₁₀₀=115.89 CFS

GRACE VILLAGE
 PHASE 1

| | | | |
|--|--|--|--|
| BY | | REVISION | |
| DATE | | 1 | |
| FOR: THOMAS DB COLLINS, LTD, LLC HAWKINS VALLEY PHASE 1 SALINE COUNTY, ARKANSAS | | GNE Designing our client's success GarNat Engineering, LLC P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650 garnatengineering@gmail.com | |
| PRELIMINARY | | 2 | |
| CONTENTS: PRE DRAINAGE BASIN | | 3 | |
| PROJECT NO: 24076 | | 4 | |
| DATE: JAN 2025 | | | |
| SHEET NO: 1.0 | | | |

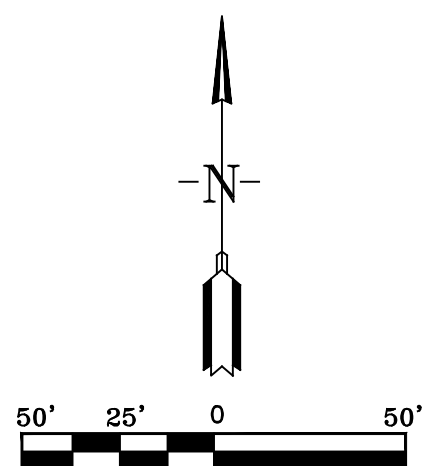


\\102.188.0.15\Projects\24076 - Hawkins Valley Springhill Road Stormwater Lines, Ltd. Project\Drawings\Phase 1\Phase 1 - Drainage - Road Drainage Map-Rev.dwg



POST DEVELOPMENT BASIN
 C=0.52
 I=5.60 IN/HR
 A=44.03 ACRES
 Q₁₀₀=127.93 CFS

GRACE VILLAGE PHASE 1



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| BY | | REVISION | |
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Stormwater Calcs - Hawkins Valley
Using Rational Method

Calculated Tc values - Drainage Basin CI-1

| | | | |
|---|------------------------|----------------------------------|--|
| $T_c = \frac{0.83 * L^{.467} * n^{.467}}{S^{.5}}$ minutes | Overland Flow | $T_{sc} = \frac{L}{60V}$ minutes | Shallow Concentrated Flow |
| | | $V = 20.3282 * S^{.5}$ ft/sec | Paved |
| L1 = 150 feet | | L1 = 115 feet | |
| n1 = 0.013 concrete | | | |
| S1 = 0.026 ft/ft | Z1=493.65 Z2=489.77 | S1 = 0.032 ft/ft | Z1=489.77 Z2=486.12 |
| $T_{c_{calculated}}$ | 3.39 minutes | $V_{calculated} = 3.62$ ft/sec | $T_{c_{calculated}} = 0.53$ minutes |
| Tc = 3.92 minutes | | | |
| Use Tc = 5.0 minutes | | $I_{100} = 10$ Inches/hr | i from Exhibit 400-1 of Bryant Drainage Manual |
| | | $I_{25} = 8.4$ Inches/hr | |
| | | $I_{10} = 7.6$ Inches/hr | |

Calculated Tc values - Drainage Basin CI-2

| | | | |
|---|------------------------|----------------------------------|--|
| $T_c = \frac{0.83 * L^{.467} * n^{.467}}{S^{.5}}$ minutes | Overland Flow | $T_{sc} = \frac{L}{60V}$ minutes | Shallow Concentrated Flow |
| | | $V = 20.3282 * S^{.5}$ ft/sec | Paved |
| L1 = 150 feet | | L1 = 120 feet | |
| n1 = 0.013 concrete | | | |
| S1 = 0.024 ft/ft | Z1=493.41 Z2=489.82 | S1 = 0.032 ft/ft | Z1=489.82 Z2=486.01 |
| $T_{c_{calculated}}$ | 3.47 minutes | $V_{calculated} = 3.62$ ft/sec | $T_{c_{calculated}} = 0.55$ minutes |
| Tc = 4.03 minutes | | | |
| Use Tc = 5.0 minutes | | $I_{100} = 10$ Inches/hr | i from Exhibit 400-1 of Bryant Drainage Manual |
| | | $I_{25} = 8.4$ Inches/hr | |
| | | $I_{10} = 7.6$ Inches/hr | |

Calculated Tc values - Drainage Basin CI-3

| | | | |
|---|------------------------|----------------------------------|--|
| $T_c = \frac{0.83 * L^{.467} * n^{.467}}{S^{.5}}$ minutes | Overland Flow | $T_{sc} = \frac{L}{60V}$ minutes | Shallow Concentrated Flow |
| | | $V = 20.3282 * S^{.5}$ ft/sec | Paved |
| L1 = 150 feet | | L1 = 125 feet | |
| n1 = 0.013 concrete | | | |
| S1 = 0.029 ft/ft | Z1=486.12 Z2=481.77 | S1 = 0.029 ft/ft | Z1=481.77 Z2=478.13 |
| $T_{c_{calculated}}$ | 3.28 minutes | $V_{calculated} = 3.47$ ft/sec | $T_{c_{calculated}} = 0.60$ minutes |
| Tc = 3.88 minutes | | | |
| Use Tc = 5.0 minutes | | $I_{100} = 10$ Inches/hr | i from Exhibit 400-1 of Bryant Drainage Manual |
| | | $I_{25} = 8.4$ Inches/hr | |
| | | $I_{10} = 7.6$ Inches/hr | |

Calculated Tc values - Drainage Basin CI-4

| | | | |
|---|------------------------|----------------------------------|--|
| $T_c = \frac{0.83 * L^{.467} * n^{.467}}{S^{.5}}$ minutes | Overland Flow | $T_{sc} = \frac{L}{60V}$ minutes | Shallow Concentrated Flow |
| | | $V = 20.3282 * S^{0.5}$ ft/sec | Paved |
| L1 = 150 feet | | L1 = 86 feet | |
| n1 = 0.013 concrete | | | |
| S1 = 0.031 ft/ft | Z1=486.01 Z2=481.34 | S1 = 0.042 ft/ft | Z1=481.34 Z2=478.57 |
| $T_{c_{calculated}}$ | 3.21 minutes | $V_{calculated} = 4.18$ ft/sec | $T_{c_{calculated}} = 0.34$ minutes |
| Tc = 3.55 minutes | | | |
| Use Tc = 5.0 minutes | | $I_{100} = 10$ Inches/hr | i from Exhibit 400-1 of Bryant Drainage Manual |
| | | $I_{25} = 8.4$ Inches/hr | |
| | | $I_{10} = 7.6$ Inches/hr | |

Calculated Tc values - Drainage Basin CI-5

| | | | |
|---|------------------------|----------------------------------|--|
| $T_c = \frac{0.83 * L^{.467} * n^{.467}}{S^{.5}}$ minutes | Overland Flow | $T_{sc} = \frac{L}{60V}$ minutes | Shallow Concentrated Flow |
| | | $V = 20.3282 * S^{0.5}$ ft/sec | Paved |
| L1 = 150 feet | | L1 = 85 feet | |
| n1 = 0.013 concrete | | | |
| S1 = 0.032 ft/ft | Z1=478.57 Z2=473.84 | S1 = 0.031 ft/ft | Z1=473.84 Z2=471.22 |
| $T_{c_{calculated}}$ | 3.20 minutes | $V_{calculated} = 3.57$ ft/sec | $T_{c_{calculated}} = 0.40$ minutes |
| Tc = 3.60 minutes | | | |
| Use Tc = 5.0 minutes | | $I_{100} = 10$ Inches/hr | i from Exhibit 400-1 of Bryant Drainage Manual |
| | | $I_{25} = 8.4$ Inches/hr | |
| | | $I_{10} = 7.6$ Inches/hr | |

Stormwater Calcs - Hawkins Valley
 using Rational Method
 POST-DEV C VALUES

| SDMH-C1 | | | | | |
|---------------------|-----------------|-----------------|------------------|---|--------------|
| Area | C ₁₀ | C ₂₅ | C ₁₀₀ | (C values taken from Table 400-2 of City of Bryant Drainage Manual) | |
| | 0.20 | 0.81 | 0.86 | 0.95 | Road/Asphalt |
| Total Area = | 0.20 | 0.81 | 0.86 | 0.95 | |

| SDMH-C2 | | | | | |
|---------------------|-----------------|-----------------|------------------|---|--------------|
| Area | C ₁₀ | C ₂₅ | C ₁₀₀ | (C values taken from Table 400-2 of City of Bryant Drainage Manual) | |
| | 0.19 | 0.81 | 0.86 | 0.95 | Road/Asphalt |
| Total Area = | 0.19 | 0.81 | 0.86 | 0.95 | |

| SDMH-C3 | | | | | |
|---------------------|-----------------|-----------------|------------------|---|---------------------|
| Area | C ₁₀ | C ₂₅ | C ₁₀₀ | (C values taken from Table 400-2 of City of Bryant Drainage Manual) | |
| | 0.20 | 0.81 | 0.86 | 0.95 | Road/Asphalt |
| | 1.10 | 0.5 | 0.6 | 0.7 | Single Family House |
| Total Area = | 1.30 | 0.55 | 0.64 | 0.74 | |

SDMH-C4

| Area | C₁₀ | C₂₅ | C₁₀₀ | (C values taken from Table 400-2 of City of Bryant Drainage Manual) |
|--------------------------|-----------------------|-----------------------|------------------------|---|
| 0.17 | 0.81 | 0.86 | 0.95 | Road/Asphalt |
| Total Area = 0.17 | 0.81 | 0.86 | 0.95 | |

SDMH-C5

| Area | C₁₀ | C₂₅ | C₁₀₀ | (C values taken from Table 400-2 of City of Bryant Drainage Manual) |
|--------------------------|-----------------------|-----------------------|------------------------|---|
| 0.16 | 0.81 | 0.86 | 0.95 | Road/Asphalt |
| Total Area = 0.16 | 0.81 | 0.86 | 0.95 | |

Stormwater Calcs - Hawkins Valley
using Rational Method
Post Development Flowrates

SDMH-C1

$Q_{10} = 1.21$ CFS
 $c = 0.81$
 $i = 7.60$ in/hr
 $A = 0.20$ acres

$Q_{25} = 1.43$ CFS
 $c = 0.86$
 $i = 8.40$ in/hr
 $A = 0.20$ acres

$Q_{100} = 1.87$ CFS
 $c = 0.95$
 $i = 10.00$ in/hr
 $A = 0.20$ acres

SDMH-C2

$Q_{10} = 1.19$ CFS
 $c = 0.81$
 $i = 7.60$ in/hr
 $A = 0.19$ acres

$Q_{25} = 1.40$ CFS
 $c = 0.86$
 $i = 8.40$ in/hr
 $A = 0.19$ acres

$Q_{100} = 1.84$ CFS
 $c = 0.95$
 $i = 10.00$ in/hr
 $A = 0.19$ acres

SDMH-C3

Q₁₀ = 5.43 CFS
c = 0.55
i = 7.60 in/hr
A = 1.30 acres

Q₂₅ = 7.00 CFS
c = 0.64
i = 8.40 in/hr
A = 1.30 acres

Q₁₀₀ = 9.62 CFS
c = 0.74
i = 10.00 in/hr
A = 1.30 acres

SDMH-C4

Q₁₀ = 1.02 CFS
c = 0.81
i = 7.60 in/hr
A = 0.17 acres

Q₂₅ = 1.19 CFS
c = 0.86
i = 8.40 in/hr
A = 0.17 acres

Q₁₀₀ = 1.57 CFS
c = 0.95
i = 10.00 in/hr
A = 0.17 acres

SDMH-C5

Q₁₀ = 1.01 CFS
c = 0.81
i = 7.60 in/hr
A = 0.16 acres

Q₂₅ = 1.18 CFS
c = 0.86
i = 8.40 in/hr
A = 0.16 acres

Q₁₀₀ = 1.55 CFS
c = 0.95
i = 10.00 in/hr
A = 0.16 acres

Hawkins Valley GUTTER SPREAD 25-YR STORM

SDMH-C1

$$T = \left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

| | |
|----------------|----------------|
| Q | 1.43 cfs |
| n | 0.012 |
| k _u | 0.56 |
| S _x | 0.028 |
| S _L | 0.031 |
| T | <u>4.87</u> ft |

Q= Flowrate(cfs)
n=manning's number
k=0.56
S_x= cross slope
S_L= longitudinal slope
T= Gutter Spread

SDMH-C2

$$T = \left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

| | |
|----------------|----------------|
| Q | 1.40 cfs |
| n | 0.012 |
| k _u | 0.56 |
| S _x | 0.03 |
| S _L | 0.017 |
| T | <u>5.18</u> ft |

SDMH-C3

$$T = \left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

| | |
|----------------|----------------|
| Q | 7.00 cfs |
| n | 0.012 |
| k _u | 0.56 |
| S _x | 0.028 |
| S _L | 0.03 |
| T | <u>9.01</u> ft |

SDMH-C4

$$T = \left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

| | |
|----------------|----------------|
| Q | 1.19 cfs |
| n | 0.012 |
| k _u | 0.56 |
| S _x | 0.03 |
| S _L | 0.03 |
| T | <u>4.44</u> ft |

SDMH-C5

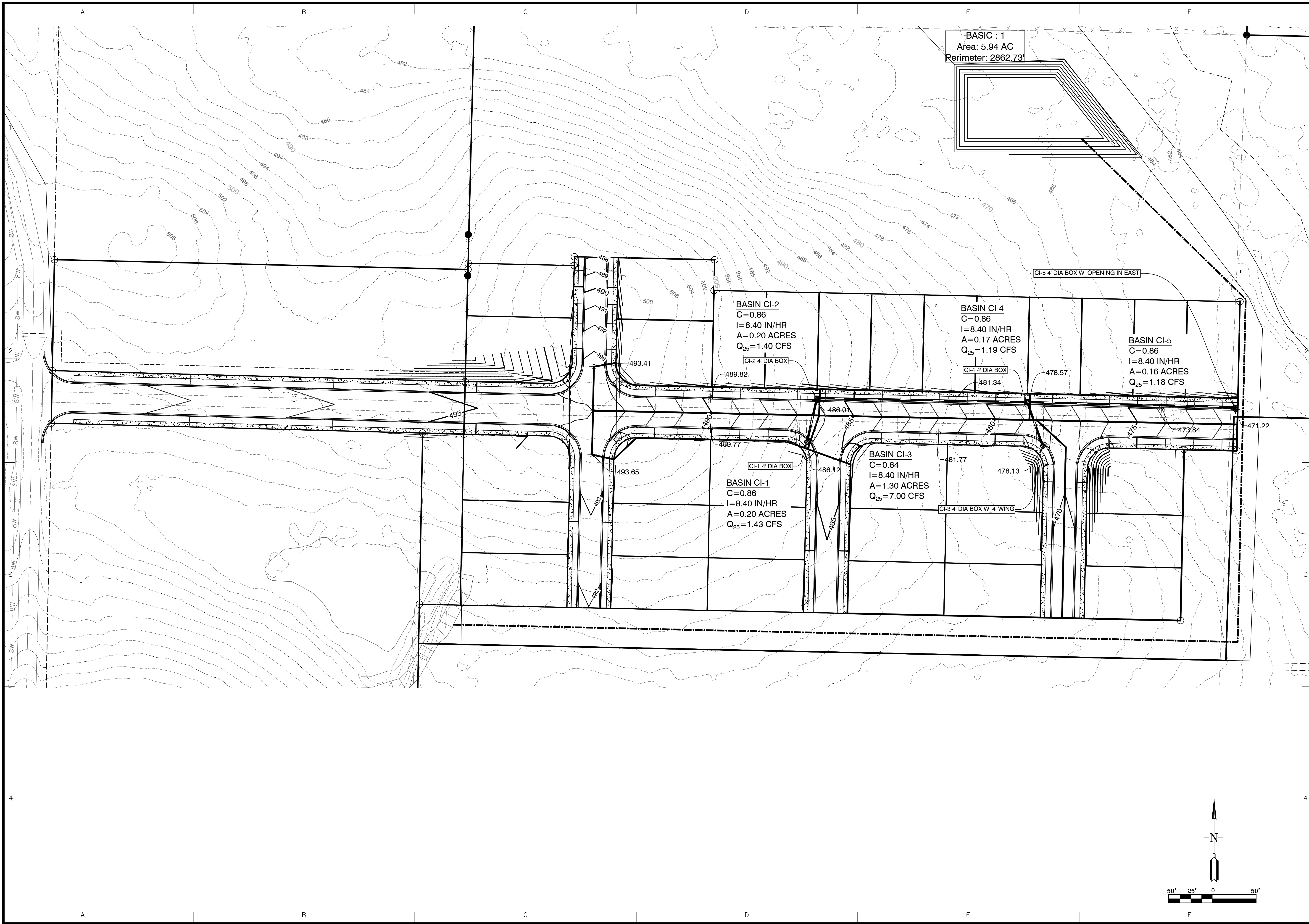
$$T = \left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

| | |
|----------------|----------------|
| Q | 1.18 cfs |
| n | 0.012 |
| k _u | 0.56 |
| S _x | 0.028 |
| S _L | 0.03 |
| T | <u>4.56</u> ft |

Hawkins Valley - CURB INLETS

25-YEAR STORM

| Area # | Area | I | C | Weir | | | Required L (ft) | Actual L (ft) | |
|---------|------|------|------|------------|-----------------------------------|--------|--------------------|------------------|---------------------|
| | | | | Q (cfs) | Q=3.0LY ^{1.5} Q (cfs) | Y (ft) | | | |
| SDMH-C1 | 0.20 | 8.40 | 0.86 | 1.43 | 1.43 | 0.49 | 1.39 | 4 | 4' box |
| SDMH-C2 | 0.19 | 8.40 | 0.86 | 1.40 | 1.40 | 0.49 | 1.36 | 4 | 4' box |
| SDMH-C3 | 1.30 | 8.40 | 0.64 | 7.00 | 7.00 | 0.49 | 6.81 | 4 | 4' box with 4' wing |
| SDMH-C4 | 0.17 | 8.40 | 0.86 | 1.19 | 1.19 | 0.49 | 1.16 | 4 | 4' box |
| SDMH-C5 | 0.16 | 8.40 | 0.86 | 1.18 | 1.18 | 0.49 | 1.15 | 4 | 4' box |



| | |
|--|----------|
| BY | |
| REVISION | |
| DATE | |
| <p>FOR: THOMAS DB COLINS, LTD, LLC HAWKINS VALLEY PHASE 1 SALINE COUNTY, ARKANSAS</p> | |
| <p>PRELIMINARY</p> | |
| <p>CONTENTS: INLET BASIN PLAN</p> | |
| PROJECT NO: | 24076 |
| DATE: | JAN 2025 |
| SHEET NO: | 3.0 |
| <p>GNE Designing our client's success GarNat Engineering, LLC P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650 garnatengineering@gmail.com</p> <p>3825 Mt Carmel Rd Bryant, AR 72022 garnatengineering@gmail.com</p> | |

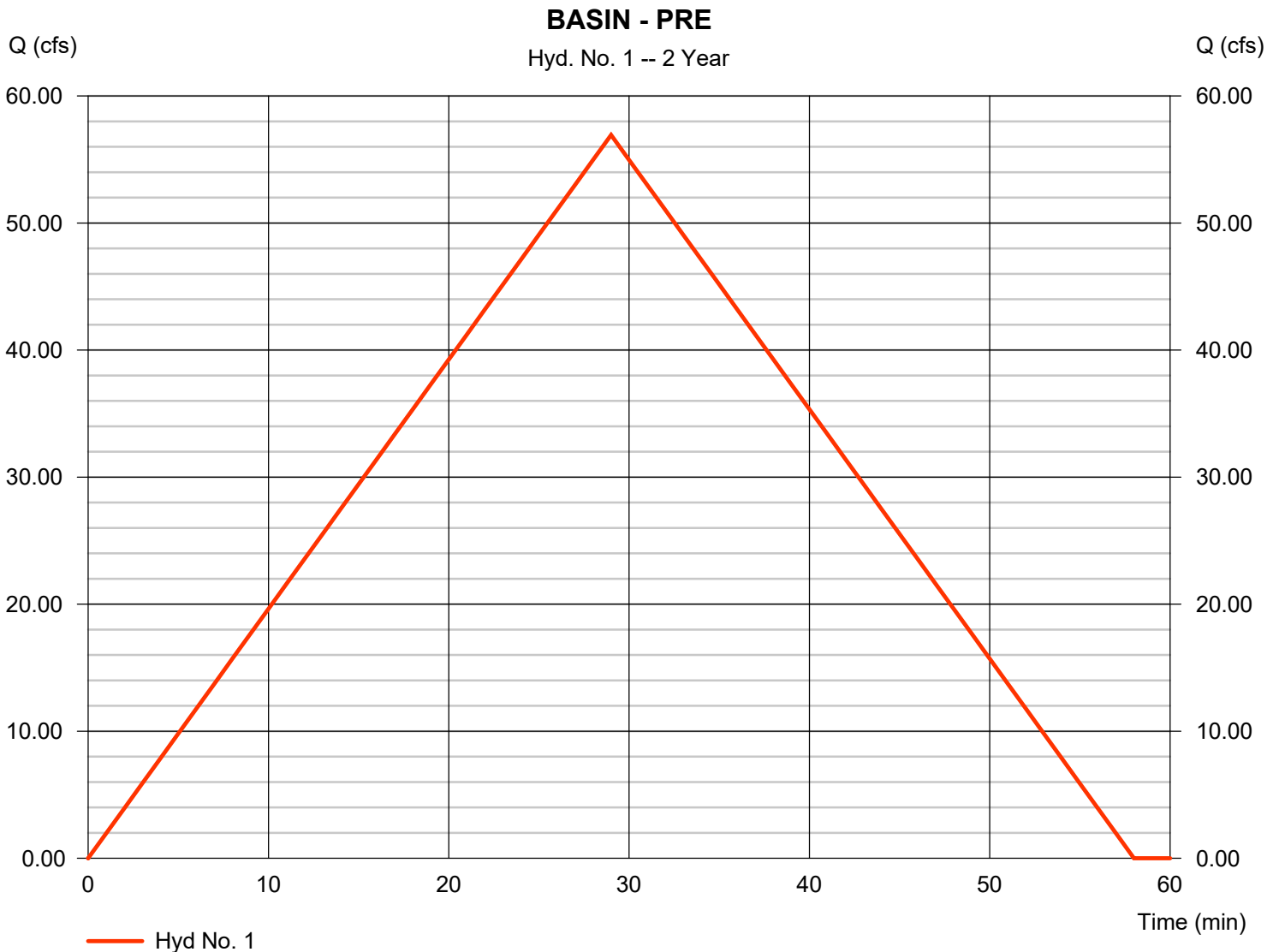
\\102.188.0.15\Projects\2024\Projects\24076_Hawkins_Valley_Sprigall_Road_Stormwater_Lines_Lin_Peapack\Drawings\DWG\Basin\Basin_01.dwg

Hydrograph Report

Hyd. No. 1

BASIN - PRE

| | | | |
|-----------------|------------------|-------------------|---------------|
| Hydrograph type | = Rational | Peak discharge | = 56.93 cfs |
| Storm frequency | = 2 yrs | Time to peak | = 29 min |
| Time interval | = 1 min | Hyd. volume | = 99,054 cuft |
| Drainage area | = 44.030 ac | Runoff coeff. | = 0.47 |
| Intensity | = 2.751 in/hr | Tc by User | = 29.00 min |
| IDF Curve | = BRYANT IDF.IDF | Asc/Rec limb fact | = 1/1 |



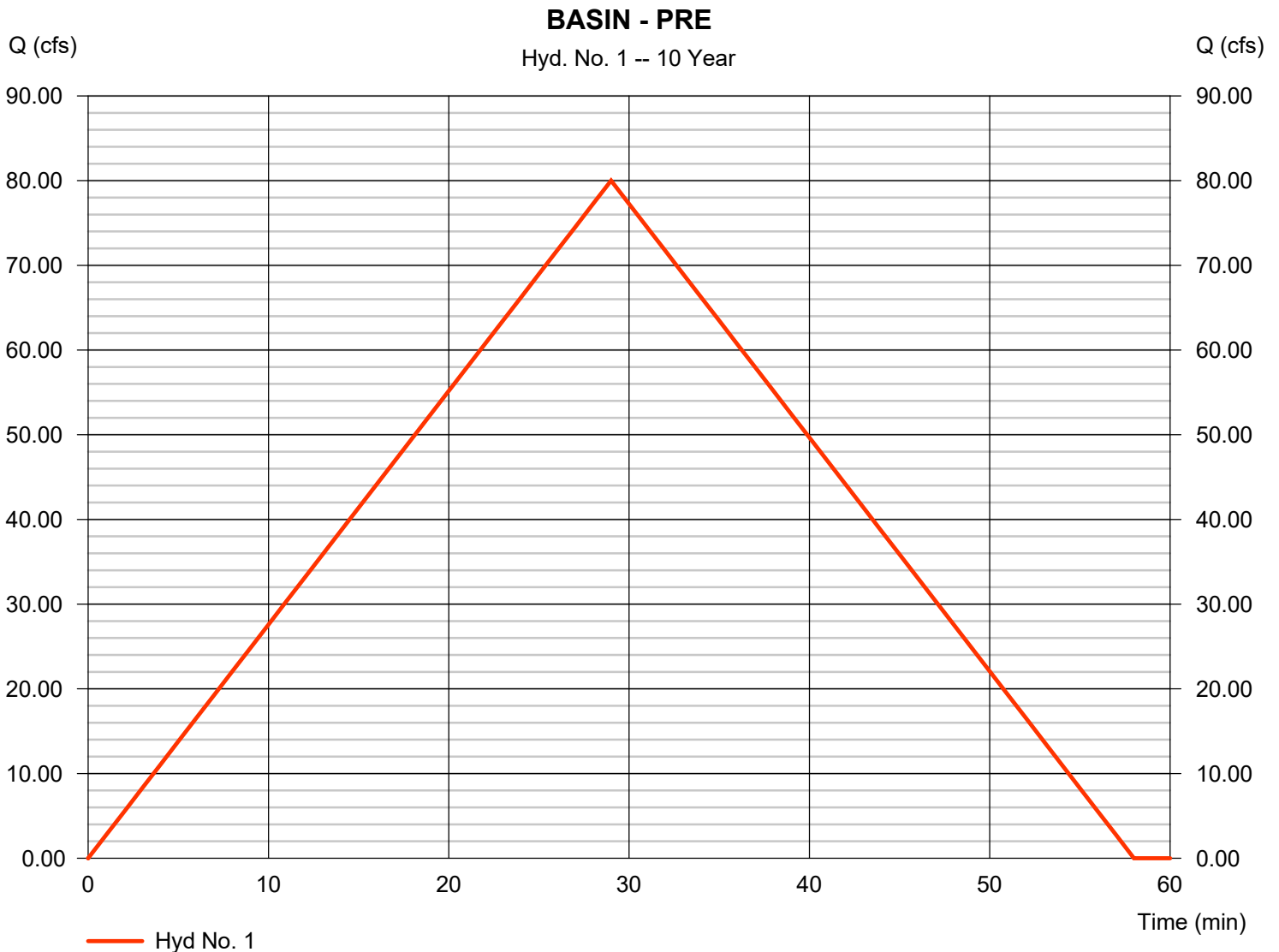
Hydrograph Report

Hyd. No. 1

BASIN - PRE

Hydrograph type = Rational
Storm frequency = 10 yrs
Time interval = 1 min
Drainage area = 44.030 ac
Intensity = 3.866 in/hr
IDF Curve = BRYANT IDF.IDF

Peak discharge = 80.01 cfs
Time to peak = 29 min
Hyd. volume = 139,223 cuft
Runoff coeff. = 0.47
Tc by User = 29.00 min
Asc/Rec limb fact = 1/1



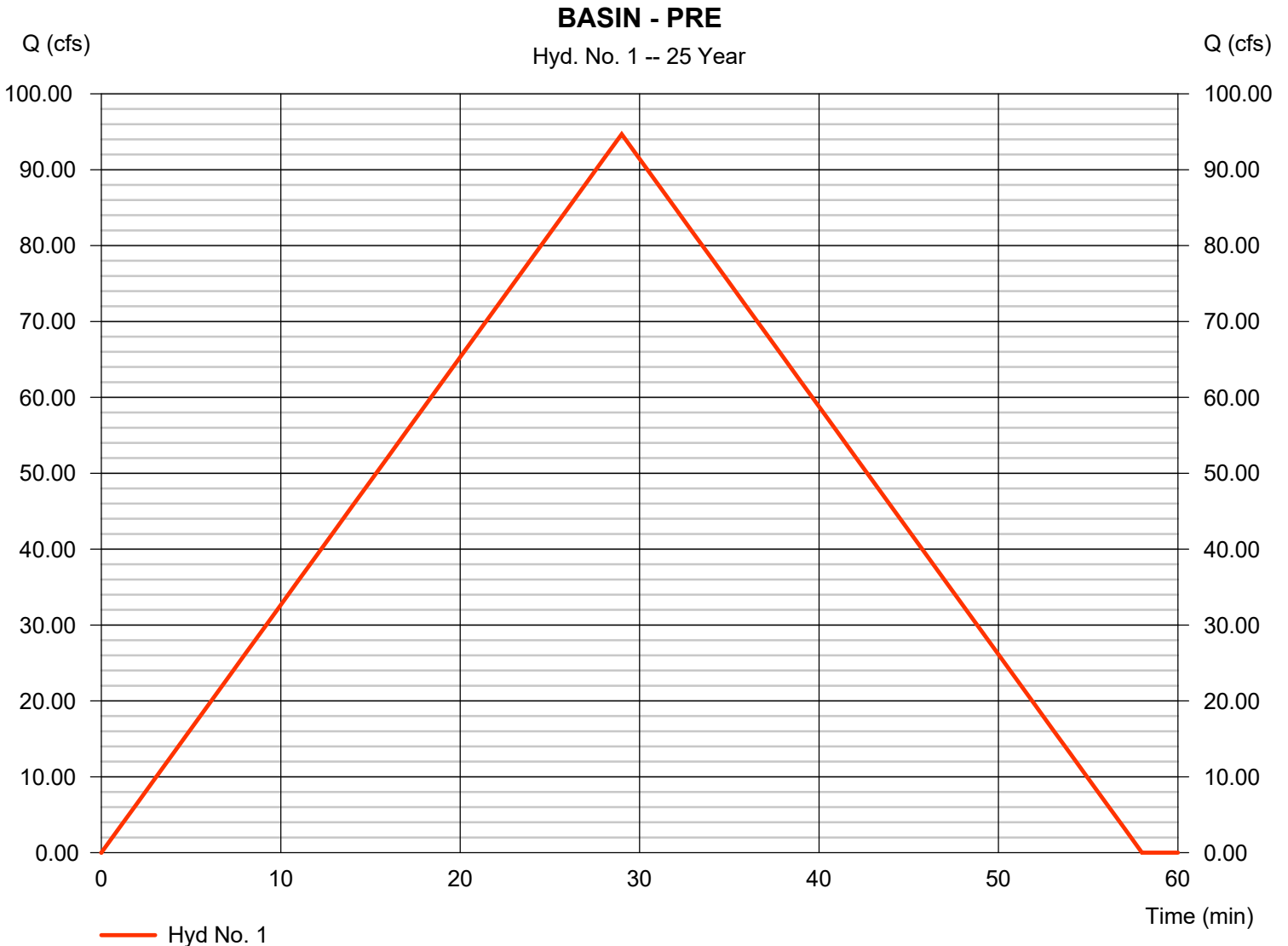
Hydrograph Report

Hyd. No. 1

BASIN - PRE

Hydrograph type = Rational
Storm frequency = 25 yrs
Time interval = 1 min
Drainage area = 44.030 ac
Intensity = 4.576 in/hr
IDF Curve = BRYANT IDF.IDF

Peak discharge = 94.69 cfs
Time to peak = 29 min
Hyd. volume = 164,756 cuft
Runoff coeff. = 0.47
Tc by User = 29.00 min
Asc/Rec limb fact = 1/1

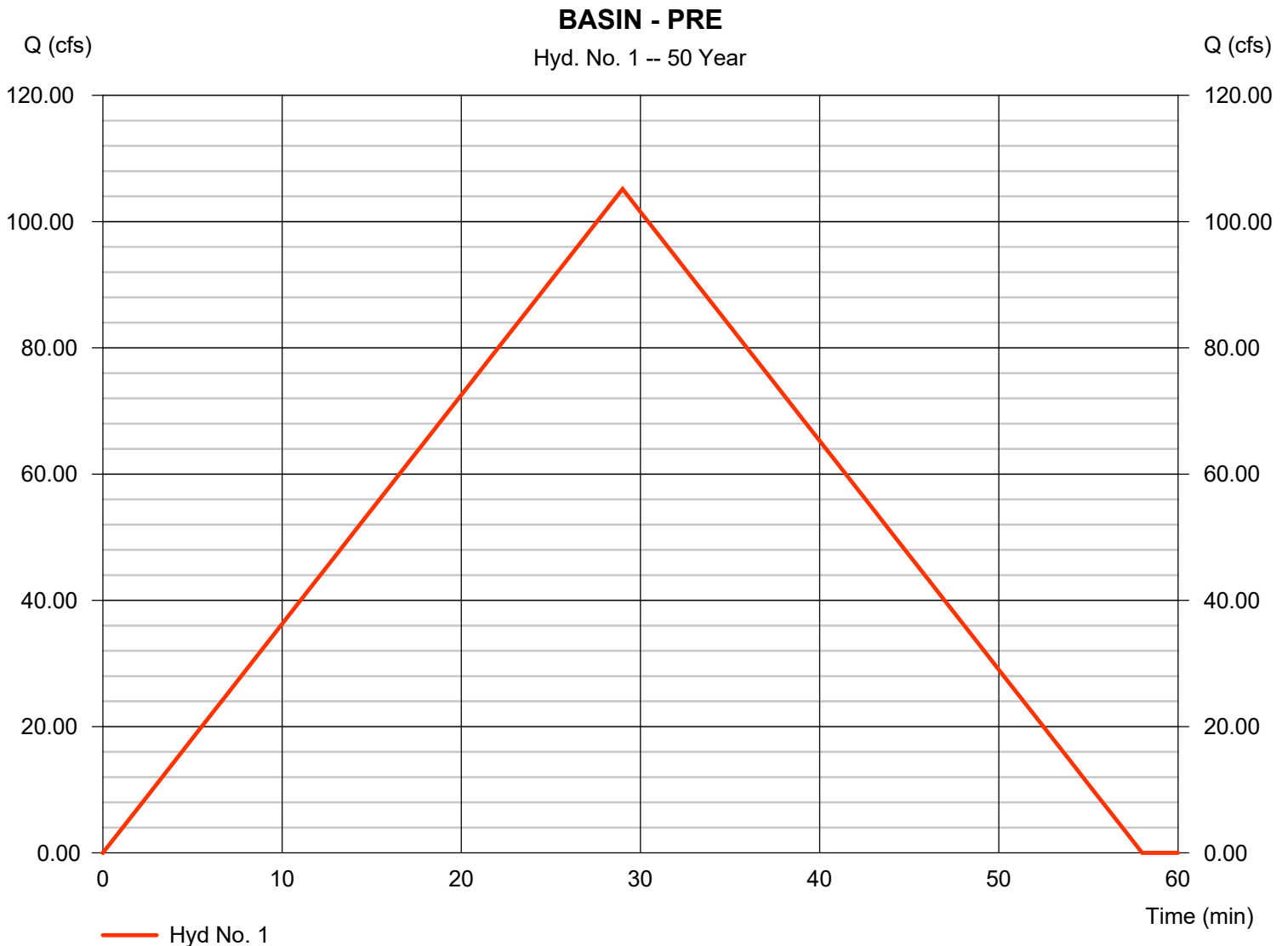


Hydrograph Report

Hyd. No. 1

BASIN - PRE

| | | | |
|-----------------|------------------|-------------------|----------------|
| Hydrograph type | = Rational | Peak discharge | = 105.16 cfs |
| Storm frequency | = 50 yrs | Time to peak | = 29 min |
| Time interval | = 1 min | Hyd. volume | = 182,986 cuft |
| Drainage area | = 44.030 ac | Runoff coeff. | = 0.47 |
| Intensity | = 5.082 in/hr | Tc by User | = 29.00 min |
| IDF Curve | = BRYANT IDF.IDF | Asc/Rec limb fact | = 1/1 |

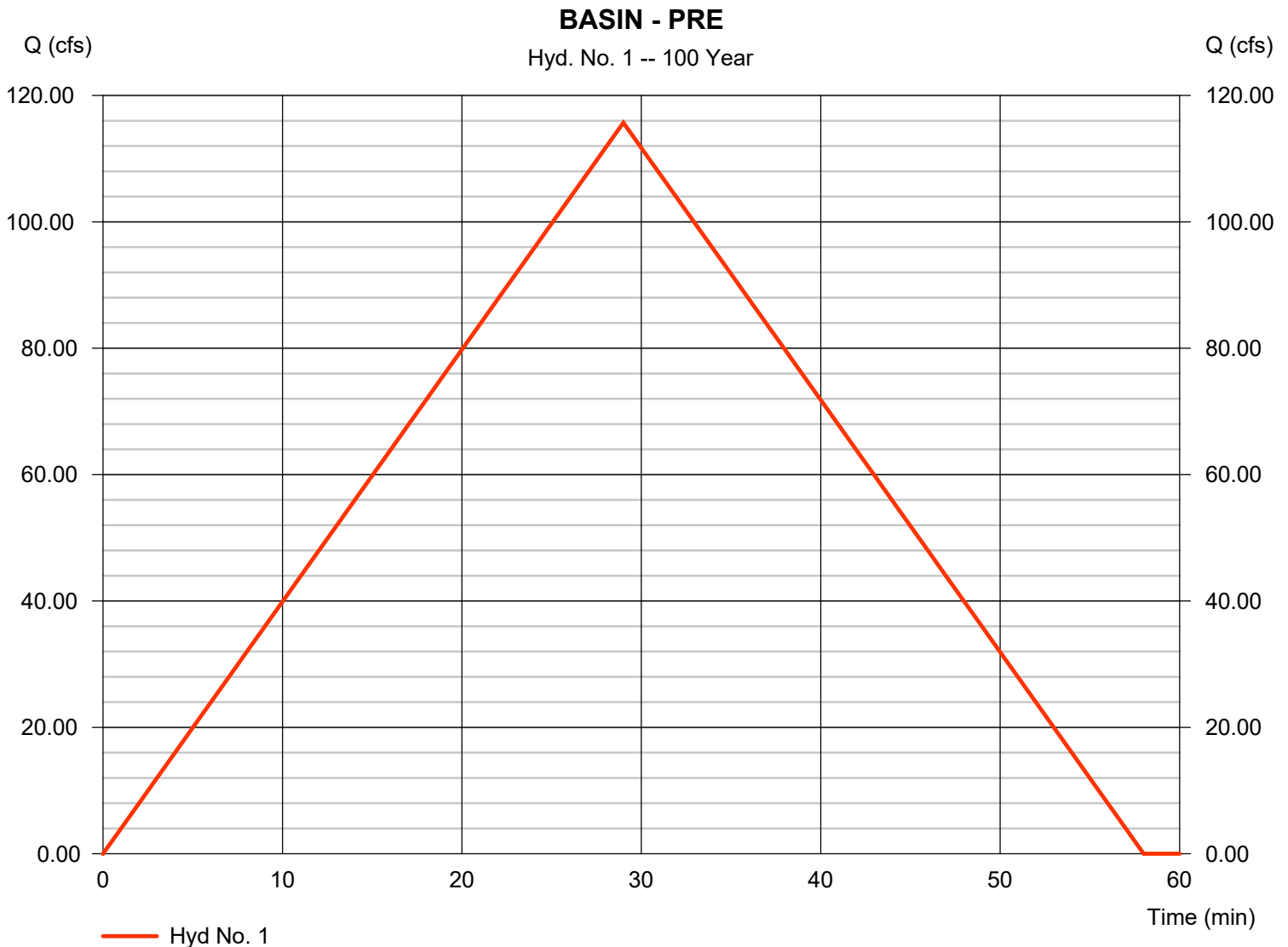


Hydrograph Report

Hyd. No. 1

BASIN - PRE

| | | | |
|-----------------|------------------|-------------------|----------------|
| Hydrograph type | = Rational | Peak discharge | = 115.69 cfs |
| Storm frequency | = 100 yrs | Time to peak | = 29 min |
| Time interval | = 1 min | Hyd. volume | = 201,307 cuft |
| Drainage area | = 44.030 ac | Runoff coeff. | = 0.47 |
| Intensity | = 5.591 in/hr | Tc by User | = 29.00 min |
| IDF Curve | = BRYANT IDF.IDF | Asc/Rec limb fact | = 1/1 |



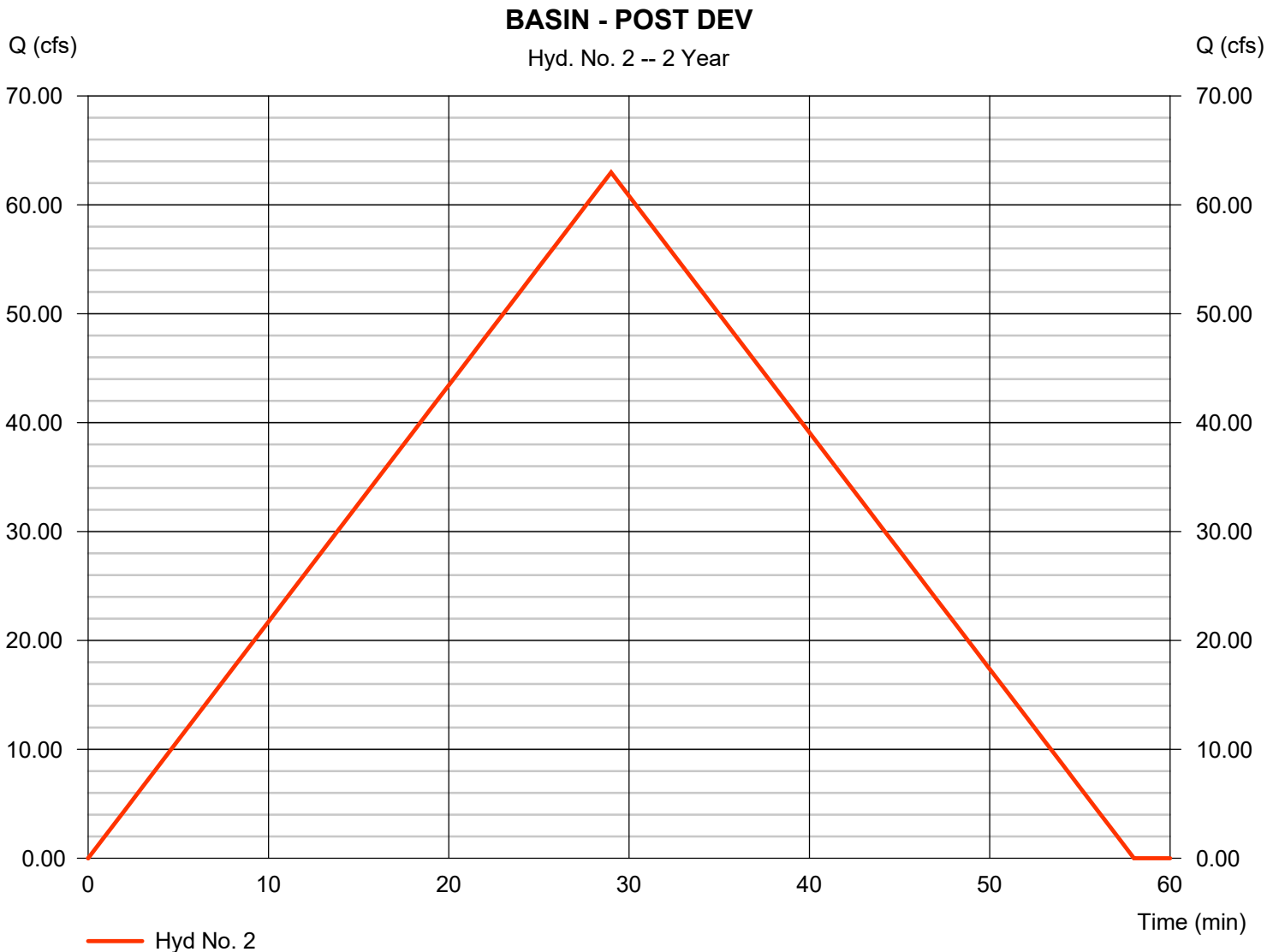
Hydrograph Report

Hyd. No. 2

BASIN - POST DEV

Hydrograph type = Rational
Storm frequency = 2 yrs
Time interval = 1 min
Drainage area = 44.030 ac
Intensity = 2.751 in/hr
IDF Curve = BRYANT IDF.IDF

Peak discharge = 62.98 cfs
Time to peak = 29 min
Hyd. volume = 109,592 cuft
Runoff coeff. = 0.52
Tc by User = 29.00 min
Asc/Rec limb fact = 1/1



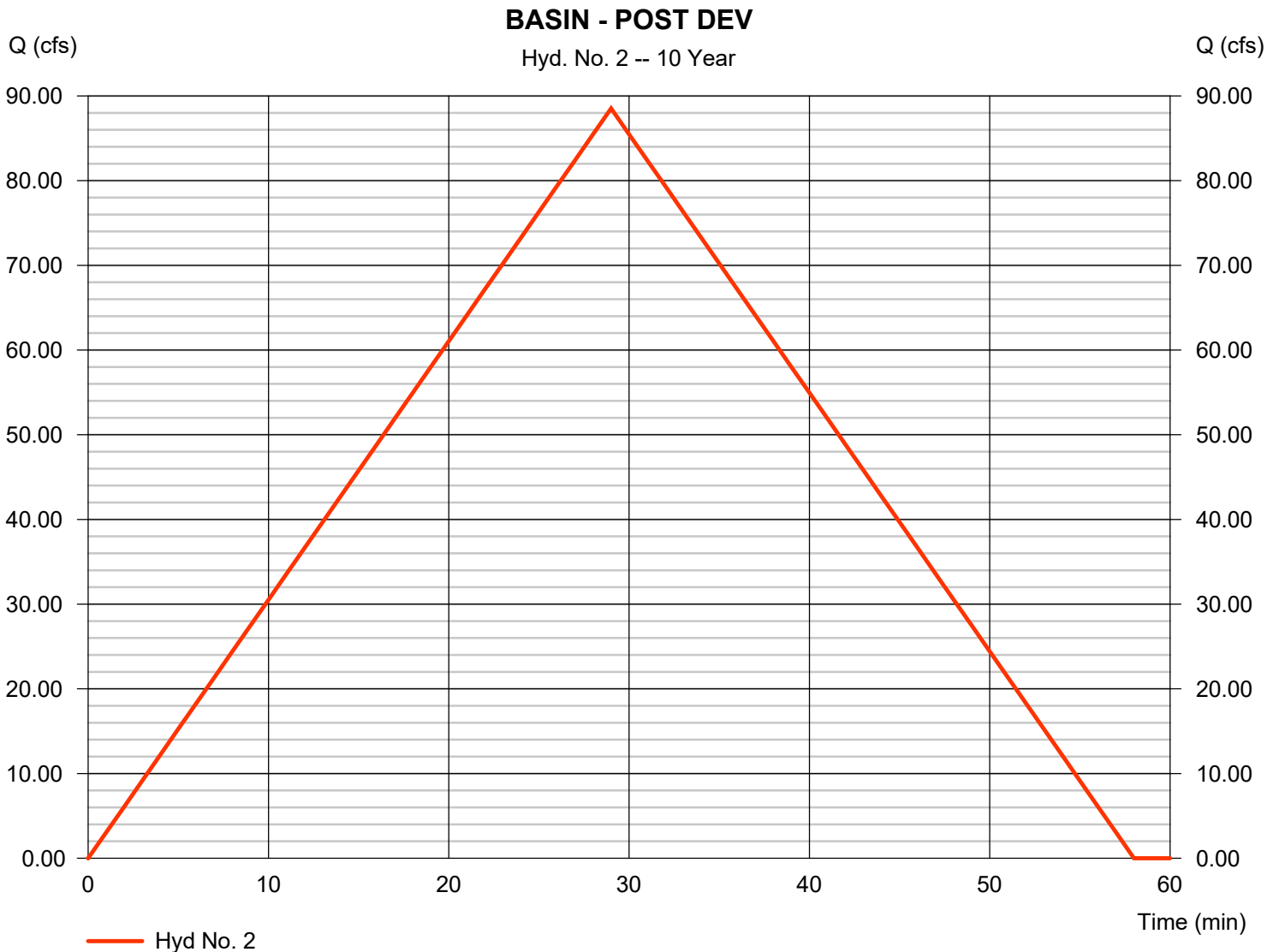
Hydrograph Report

Hyd. No. 2

BASIN - POST DEV

Hydrograph type = Rational
Storm frequency = 10 yrs
Time interval = 1 min
Drainage area = 44.030 ac
Intensity = 3.866 in/hr
IDF Curve = BRYANT IDF.IDF

Peak discharge = 88.53 cfs
Time to peak = 29 min
Hyd. volume = 154,034 cuft
Runoff coeff. = 0.52
Tc by User = 29.00 min
Asc/Rec limb fact = 1/1



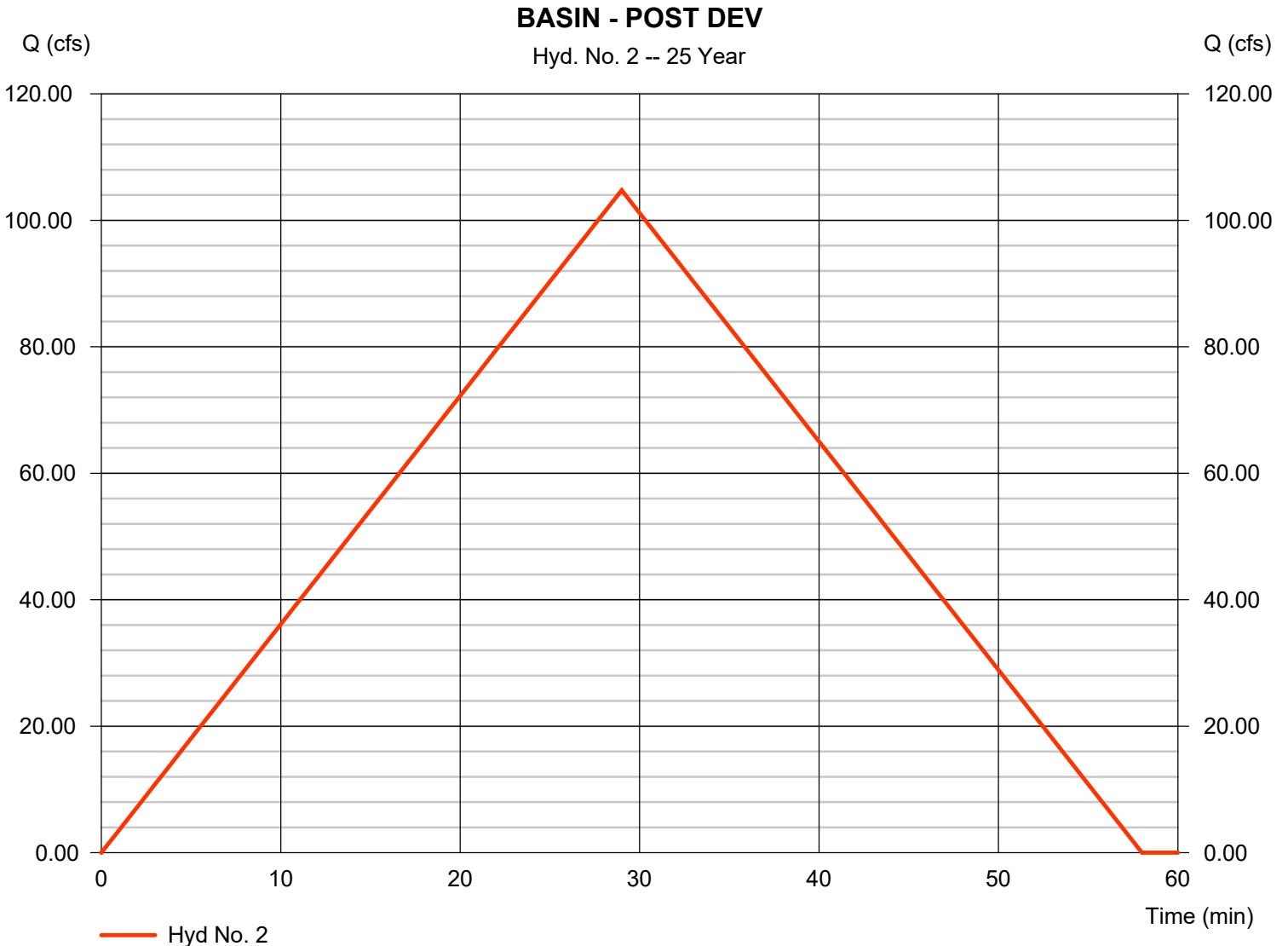
Hydrograph Report

Hyd. No. 2

BASIN - POST DEV

Hydrograph type = Rational
Storm frequency = 25 yrs
Time interval = 1 min
Drainage area = 44.030 ac
Intensity = 4.576 in/hr
IDF Curve = BRYANT IDF.IDF

Peak discharge = 104.76 cfs
Time to peak = 29 min
Hyd. volume = 182,283 cuft
Runoff coeff. = 0.52
Tc by User = 29.00 min
Asc/Rec limb fact = 1/1



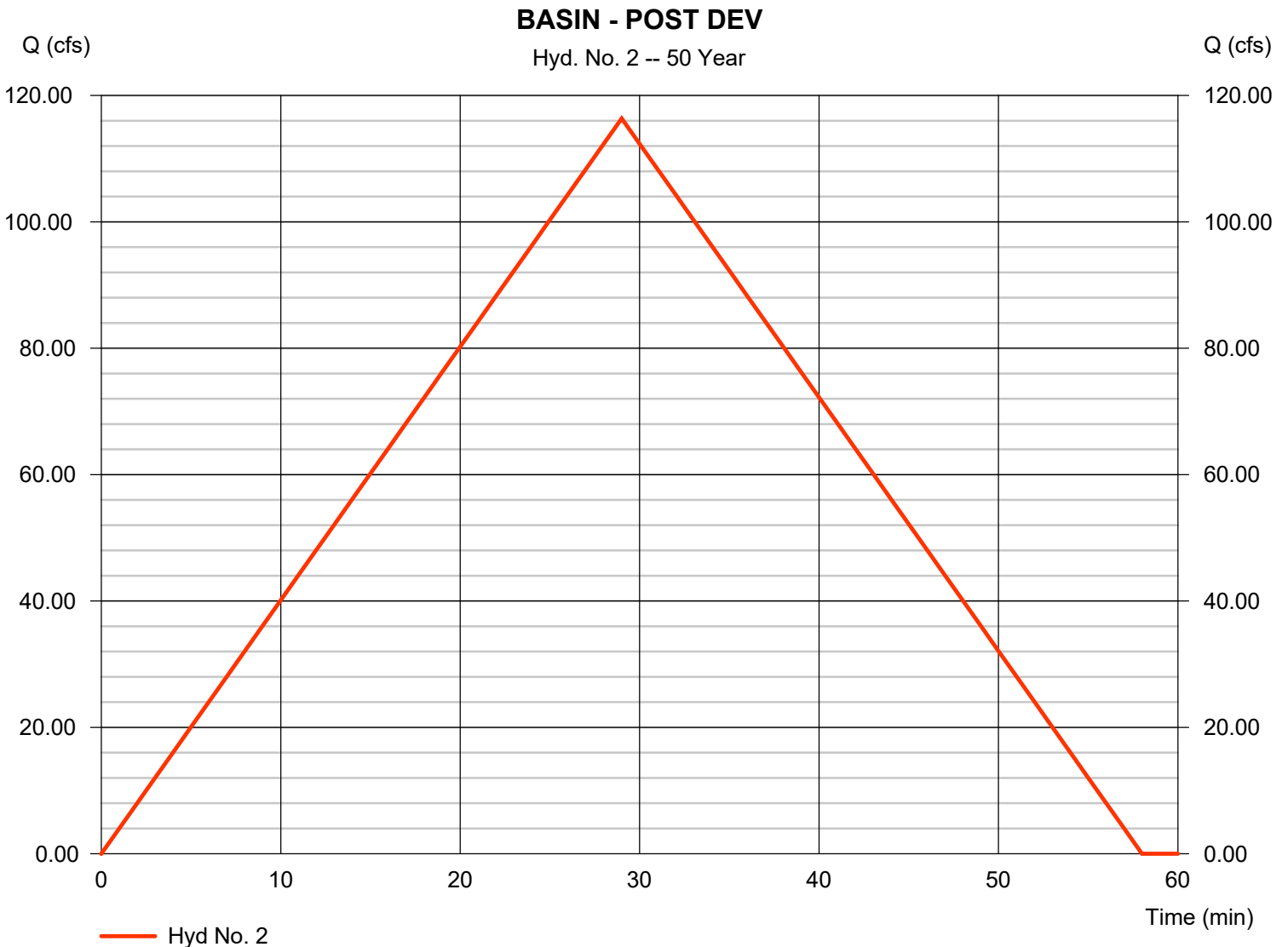
Hydrograph Report

Hyd. No. 2

BASIN - POST DEV

Hydrograph type = Rational
Storm frequency = 50 yrs
Time interval = 1 min
Drainage area = 44.030 ac
Intensity = 5.082 in/hr
IDF Curve = BRYANT IDF.IDF

Peak discharge = 116.35 cfs
Time to peak = 29 min
Hyd. volume = 202,453 cuft
Runoff coeff. = 0.52
Tc by User = 29.00 min
Asc/Rec limb fact = 1/1



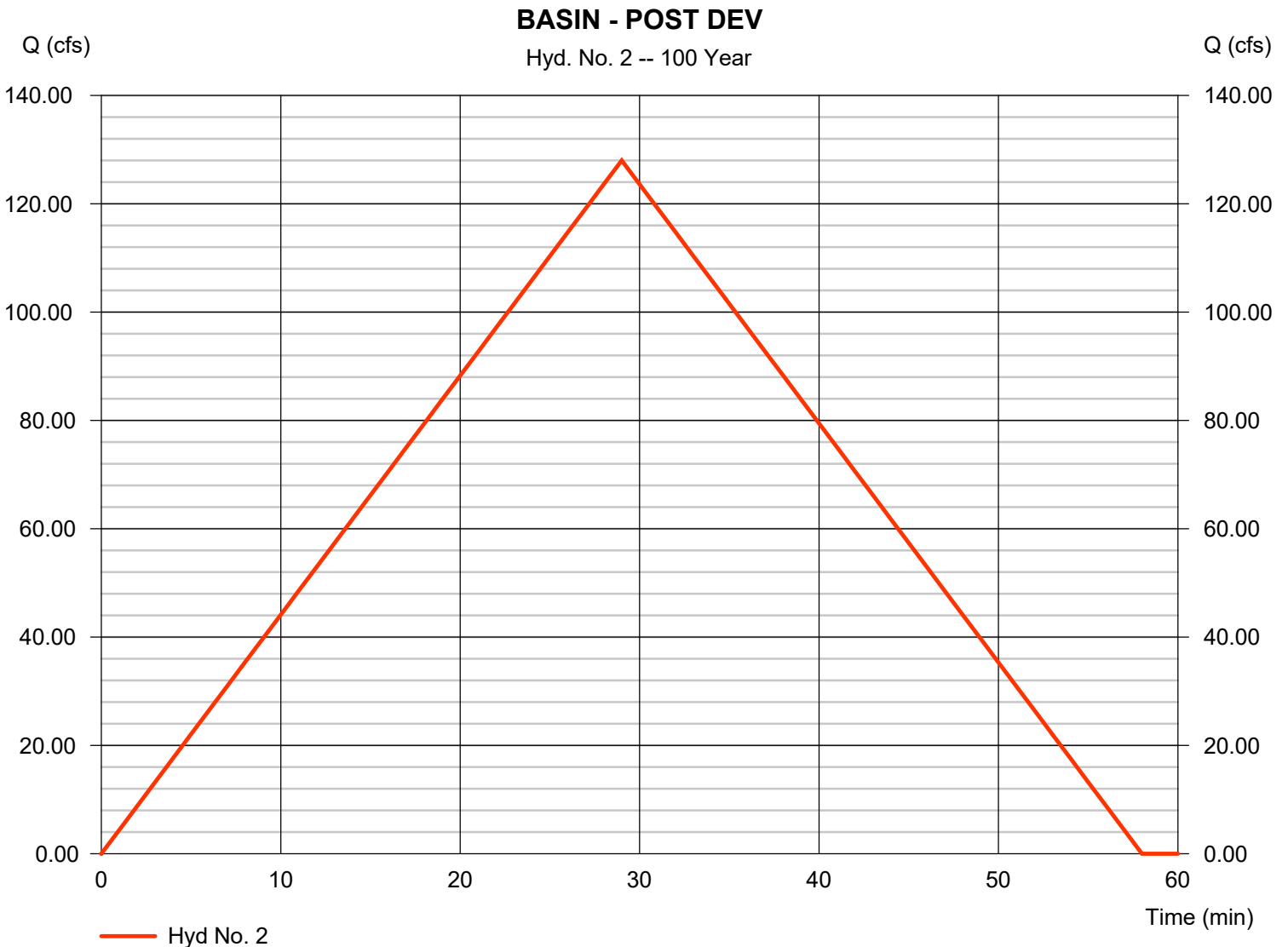
Hydrograph Report

Hyd. No. 2

BASIN - POST DEV

Hydrograph type = Rational
Storm frequency = 100 yrs
Time interval = 1 min
Drainage area = 44.030 ac
Intensity = 5.591 in/hr
IDF Curve = BRYANT IDF.IDF

Peak discharge = 128.00 cfs
Time to peak = 29 min
Hyd. volume = 222,723 cuft
Runoff coeff. = 0.52
Tc by User = 29.00 min
Asc/Rec limb fact = 1/1



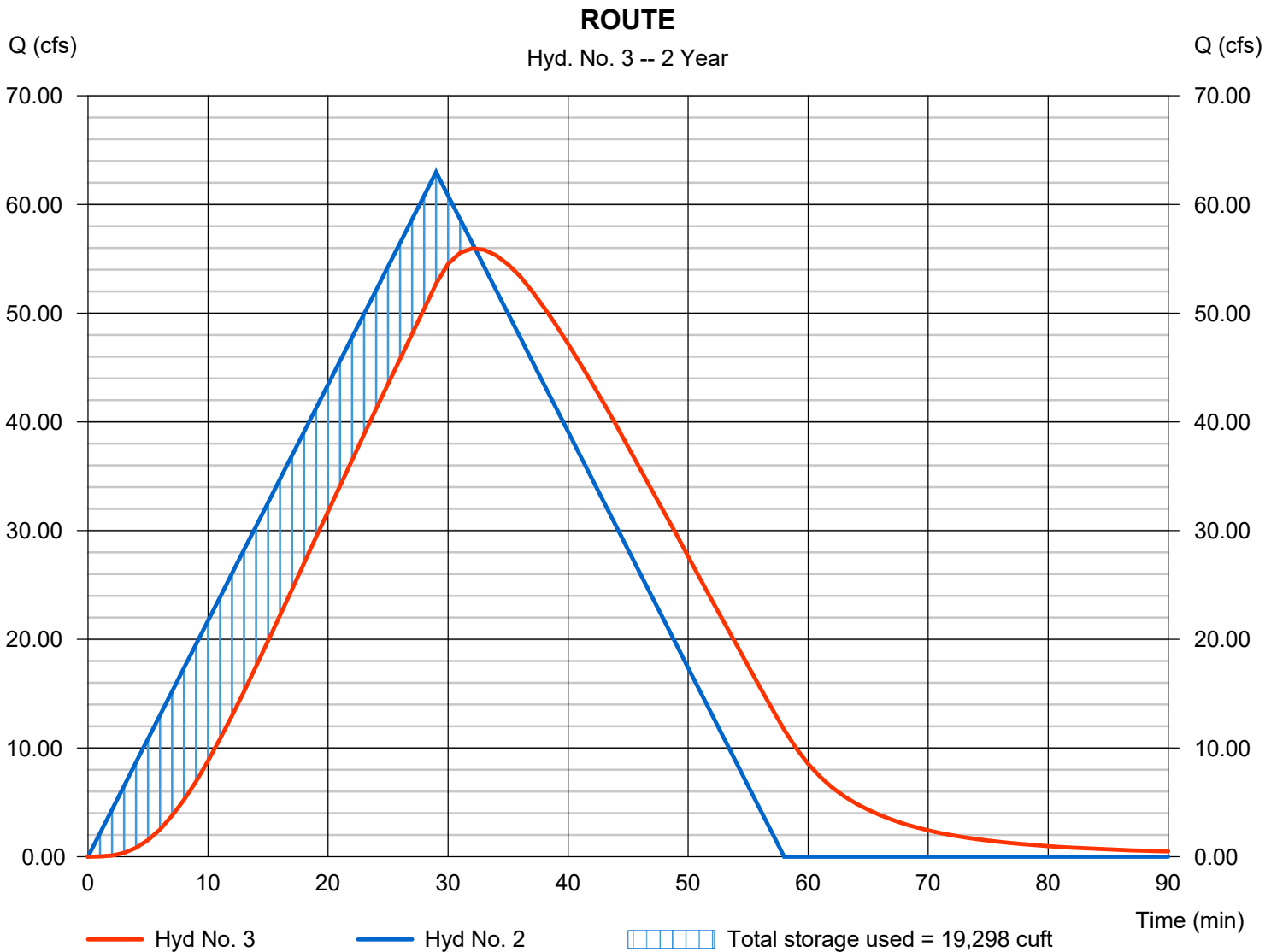
Hydrograph Report

Hyd. No. 3

ROUTE

| | | | |
|-----------------|------------------------|----------------|----------------|
| Hydrograph type | = Reservoir | Peak discharge | = 55.95 cfs |
| Storm frequency | = 2 yrs | Time to peak | = 32 min |
| Time interval | = 1 min | Hyd. volume | = 109,590 cuft |
| Inflow hyd. No. | = 2 - BASIN - POST DEV | Max. Elevation | = 465.47 ft |
| Reservoir name | = POND | Max. Storage | = 19,298 cuft |

Storage Indication method used.



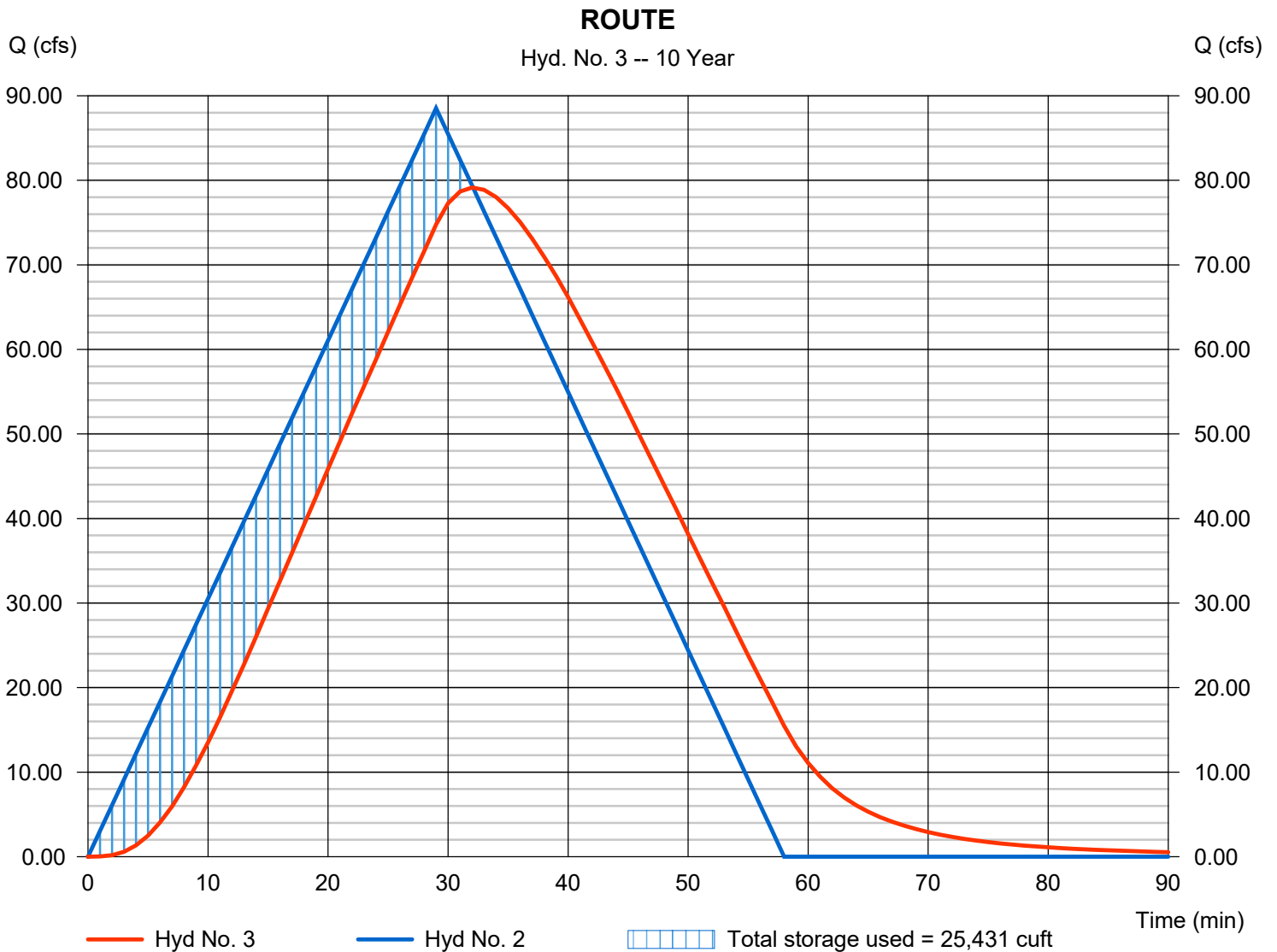
Hydrograph Report

Hyd. No. 3

ROUTE

| | | | |
|-----------------|------------------------|----------------|----------------|
| Hydrograph type | = Reservoir | Peak discharge | = 79.14 cfs |
| Storm frequency | = 10 yrs | Time to peak | = 32 min |
| Time interval | = 1 min | Hyd. volume | = 154,032 cuft |
| Inflow hyd. No. | = 2 - BASIN - POST DEV | Max. Elevation | = 466.12 ft |
| Reservoir name | = POND | Max. Storage | = 25,431 cuft |

Storage Indication method used.



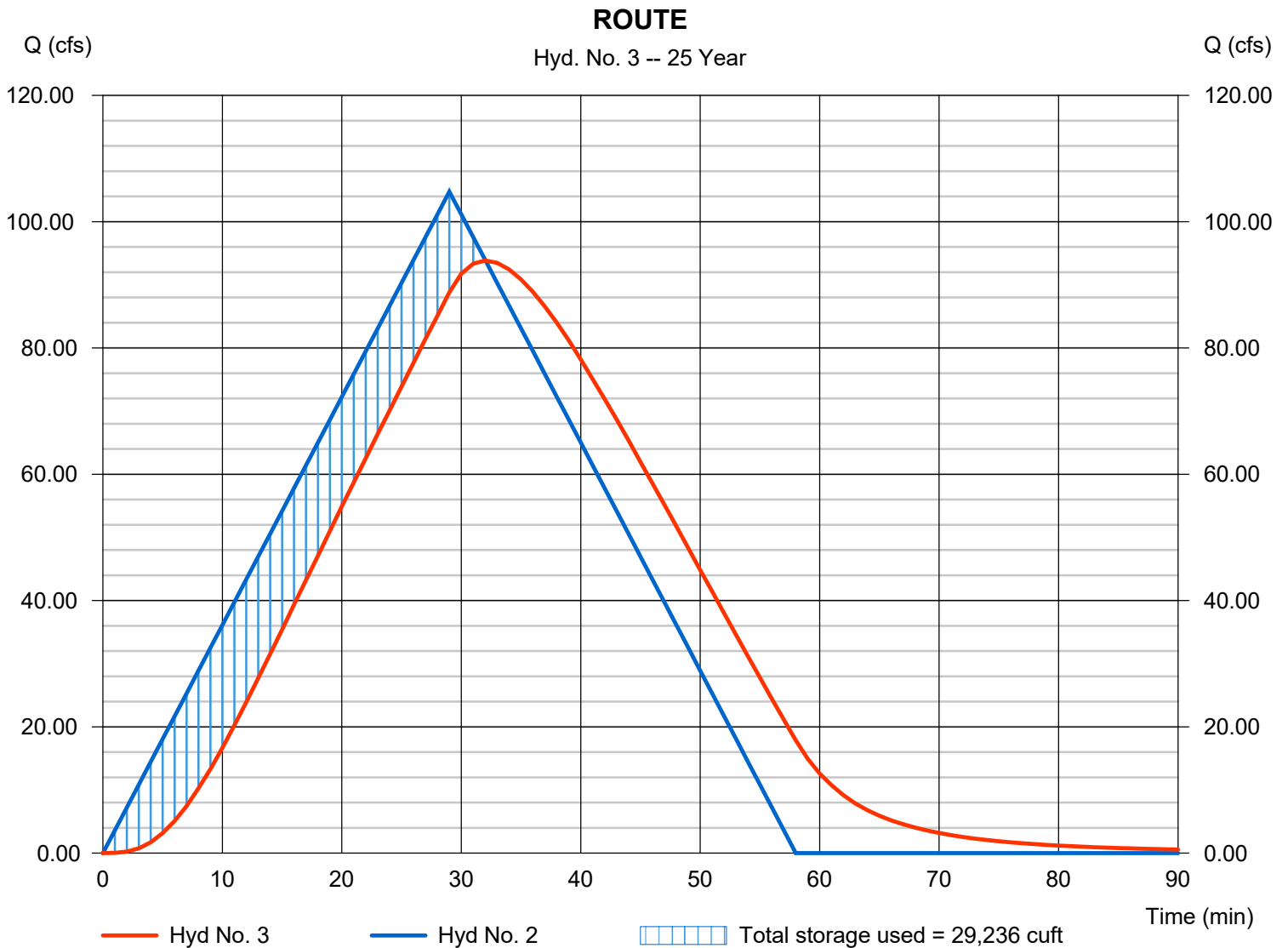
Hydrograph Report

Hyd. No. 3

ROUTE

| | | | |
|-----------------|------------------------|----------------|----------------|
| Hydrograph type | = Reservoir | Peak discharge | = 93.85 cfs |
| Storm frequency | = 25 yrs | Time to peak | = 32 min |
| Time interval | = 1 min | Hyd. volume | = 182,281 cuft |
| Inflow hyd. No. | = 2 - BASIN - POST DEV | Max. Elevation | = 466.49 ft |
| Reservoir name | = POND | Max. Storage | = 29,236 cuft |

Storage Indication method used.



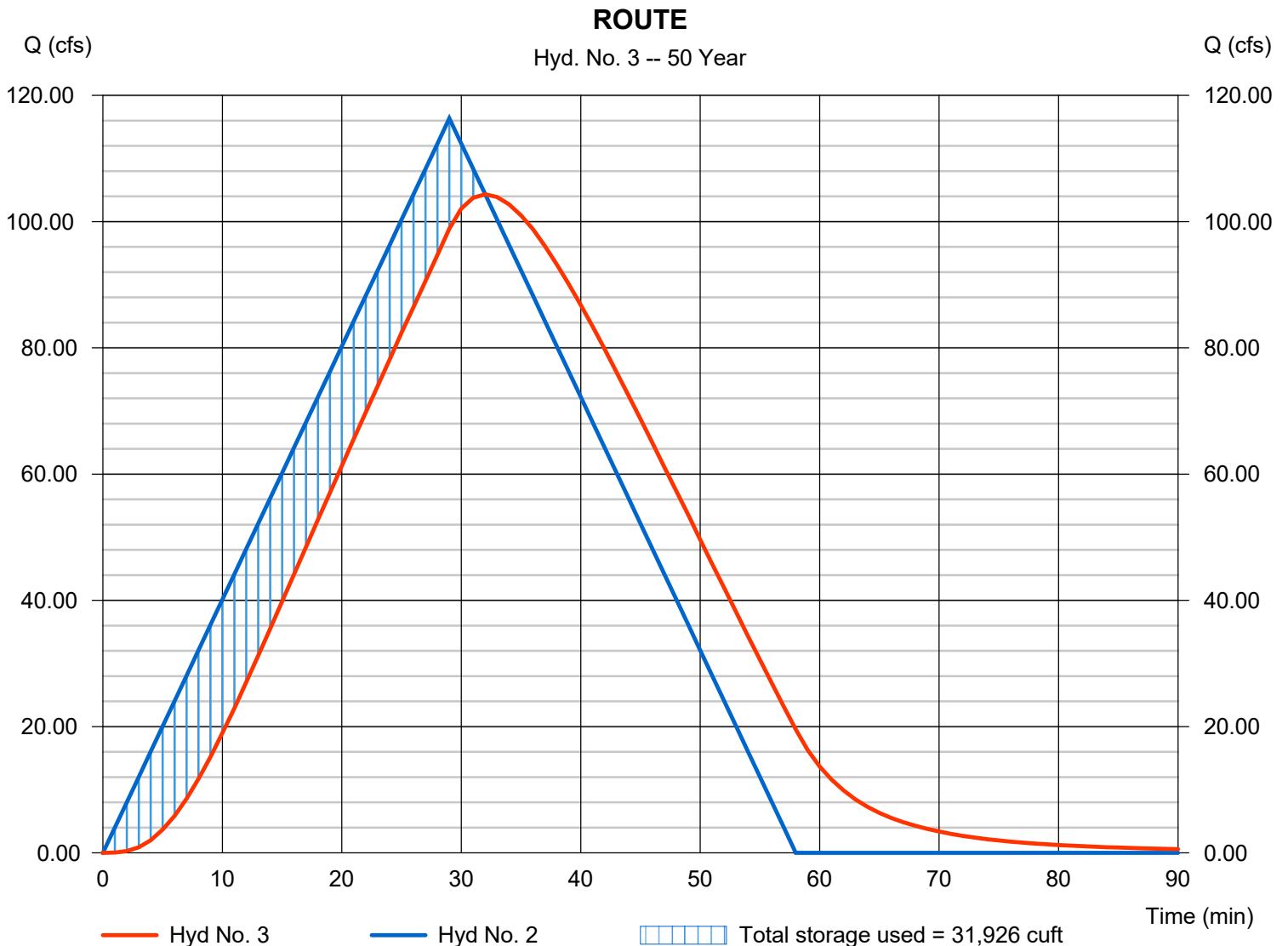
Hydrograph Report

Hyd. No. 3

ROUTE

| | | | |
|-----------------|------------------------|----------------|----------------|
| Hydrograph type | = Reservoir | Peak discharge | = 104.32 cfs |
| Storm frequency | = 50 yrs | Time to peak | = 32 min |
| Time interval | = 1 min | Hyd. volume | = 202,450 cuft |
| Inflow hyd. No. | = 2 - BASIN - POST DEV | Max. Elevation | = 466.75 ft |
| Reservoir name | = POND | Max. Storage | = 31,926 cuft |

Storage Indication method used.



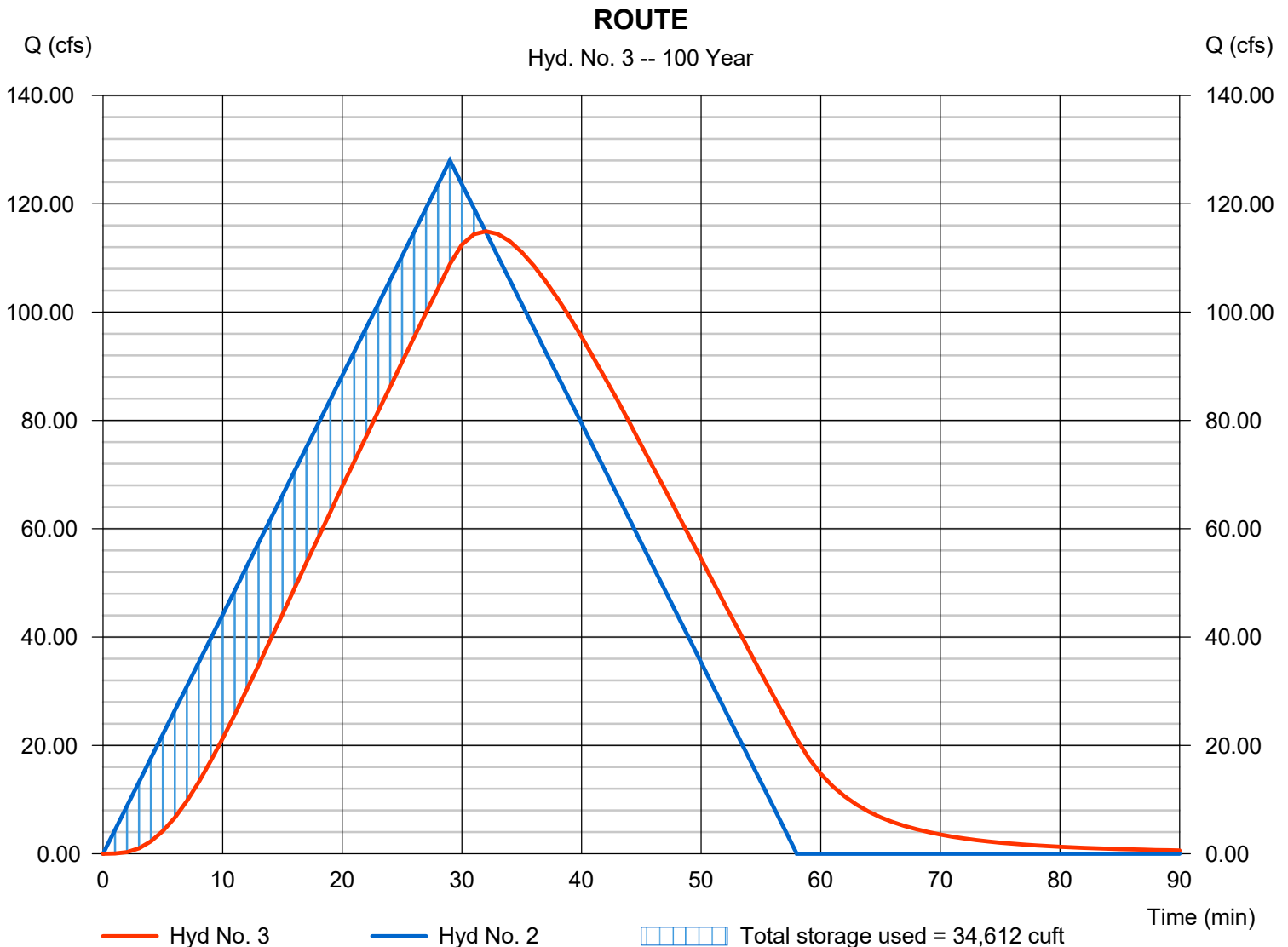
Hydrograph Report

Hyd. No. 3

ROUTE

| | | | |
|-----------------|------------------------|----------------|----------------|
| Hydrograph type | = Reservoir | Peak discharge | = 114.92 cfs |
| Storm frequency | = 100 yrs | Time to peak | = 32 min |
| Time interval | = 1 min | Hyd. volume | = 222,721 cuft |
| Inflow hyd. No. | = 2 - BASIN - POST DEV | Max. Elevation | = 467.00 ft |
| Reservoir name | = POND | Max. Storage | = 34,612 cuft |

Storage Indication method used.



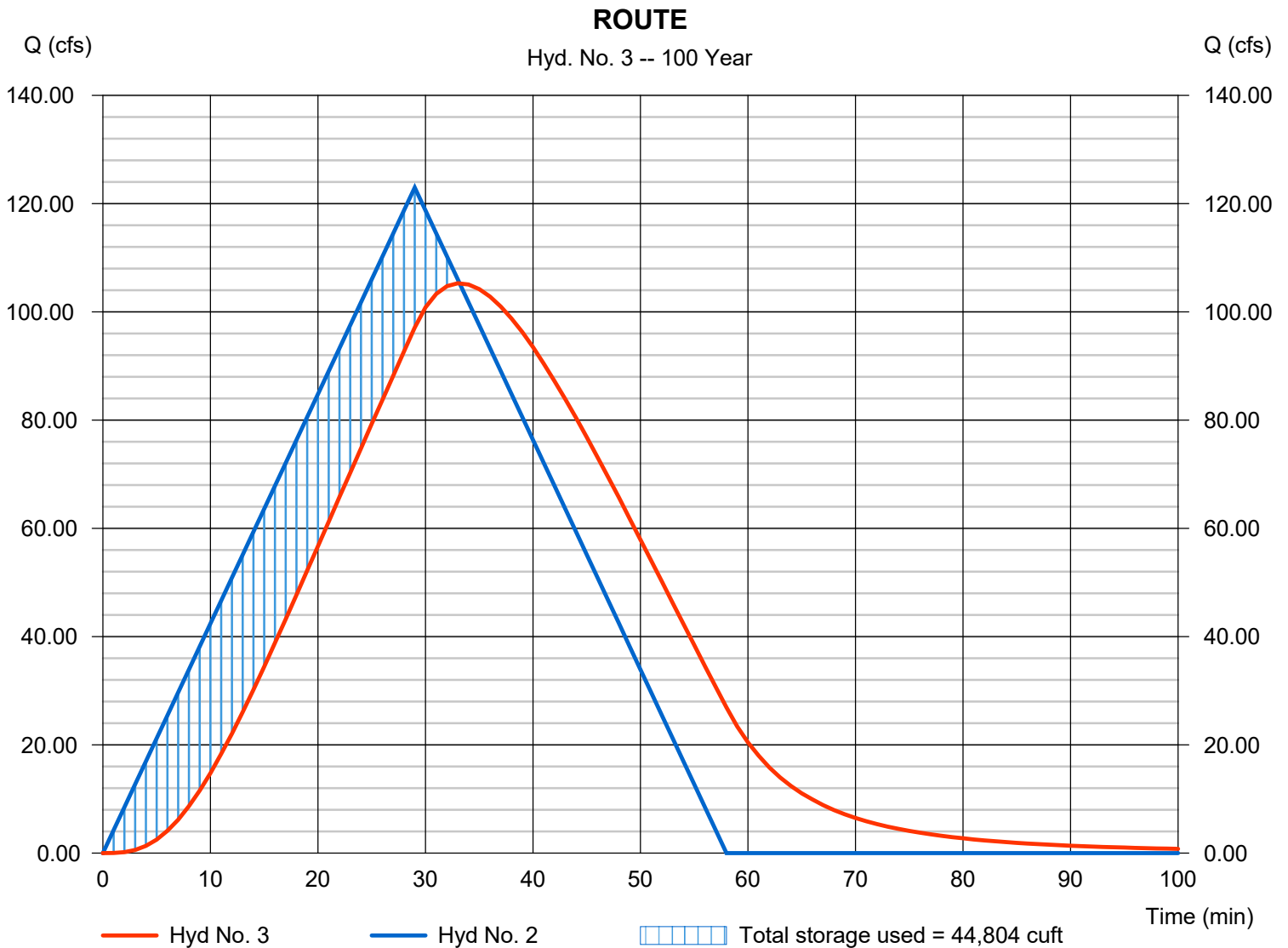
Hydrograph Report

Hyd. No. 3

ROUTE

| | | | |
|-----------------|------------------------|----------------|----------------|
| Hydrograph type | = Reservoir | Peak discharge | = 105.29 cfs |
| Storm frequency | = 100 yrs | Time to peak | = 33 min |
| Time interval | = 1 min | Hyd. volume | = 213,968 cuft |
| Inflow hyd. No. | = 2 - BASIN - POST DEV | Max. Elevation | = 466.86 ft |
| Reservoir name | = POND | Max. Storage | = 44,804 cuft |

Storage Indication method used.



Pond Report

Pond No. 1 - POND

Pond Data

Trapezoid -Bottom L x W = 130.0 x 70.0 ft, Side slope = 3.00:1, Bottom elev. = 463.00 ft, Depth = 4.00 ft

Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|------------|----------------|---------------------|----------------------|----------------------|
| 0.00 | 463.00 | 9,100 | 0 | 0 |
| 0.40 | 463.40 | 9,586 | 3,737 | 3,737 |
| 0.80 | 463.80 | 10,083 | 3,933 | 7,670 |
| 1.20 | 464.20 | 10,592 | 4,135 | 11,805 |
| 1.60 | 464.60 | 11,112 | 4,340 | 16,145 |
| 2.00 | 465.00 | 11,644 | 4,551 | 20,696 |
| 2.40 | 465.40 | 12,187 | 4,766 | 25,462 |
| 2.80 | 465.80 | 12,742 | 4,986 | 30,447 |
| 3.20 | 466.20 | 13,309 | 5,210 | 35,657 |
| 3.60 | 466.60 | 13,887 | 5,439 | 41,096 |
| 4.00 | 467.00 | 14,476 | 5,672 | 46,768 |

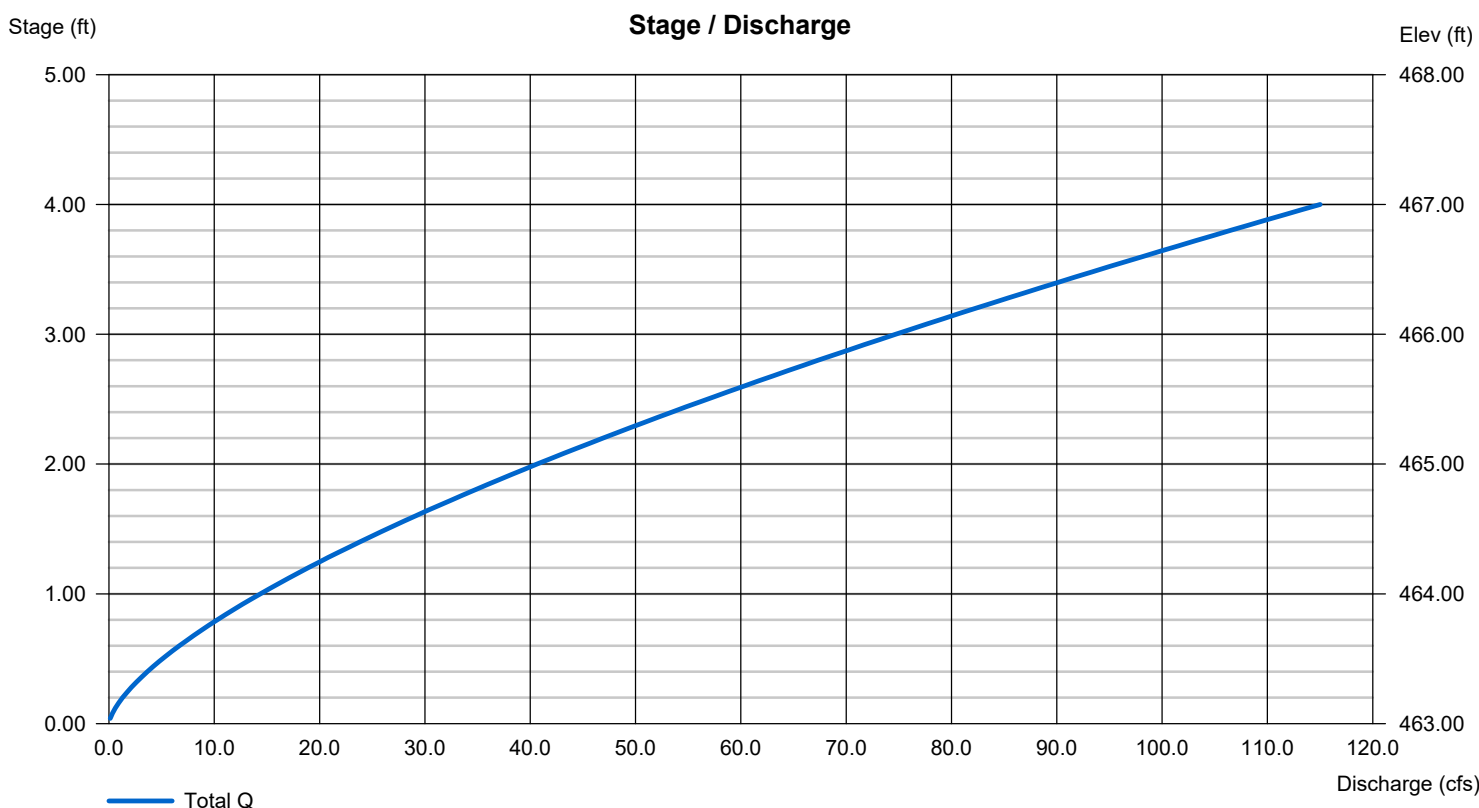
Culvert / Orifice Structures

| | [A] | [B] | [C] | [PrfRsr] |
|-----------------|--------|------|------|----------|
| Rise (in) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Span (in) | = 0.00 | 0.00 | 0.00 | 0.00 |
| No. Barrels | = 0 | 0 | 0 | 0 |
| Invert El. (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Length (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Slope (%) | = 0.00 | 0.00 | 0.00 | n/a |
| N-Value | = .013 | .013 | .013 | n/a |
| Orifice Coeff. | = 0.60 | 0.60 | 0.60 | 0.60 |
| Multi-Stage | = n/a | No | No | No |

Weir Structures

| | [A] | [B] | [C] | [D] |
|----------------|-----------------------|------|------|------|
| Crest Len (ft) | = 5.75 | 0.00 | 0.00 | 0.00 |
| Crest El. (ft) | = 463.00 | 0.00 | 0.00 | 0.00 |
| Weir Coeff. | = 2.50 | 3.33 | 3.33 | 3.33 |
| Weir Type | = Rect | --- | --- | --- |
| Multi-Stage | = No | No | No | No |
| Exfil.(in/hr) | = 0.000 (by Wet area) | | | |
| TW Elev. (ft) | = 0.00 | | | |

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Pond Report

Pond No. 1 - POND

Pond Data

Trapezoid -Bottom L x W = 130.0 x 70.0 ft, Side slope = 3.00:1, Bottom elev. = 463.00 ft, Depth = 4.00 ft

Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|------------|----------------|---------------------|----------------------|----------------------|
| 0.00 | 463.00 | 9,100 | 0 | 0 |
| 0.40 | 463.40 | 9,586 | 3,737 | 3,737 |
| 0.80 | 463.80 | 10,083 | 3,933 | 7,670 |
| 1.20 | 464.20 | 10,592 | 4,135 | 11,805 |
| 1.60 | 464.60 | 11,112 | 4,340 | 16,145 |
| 2.00 | 465.00 | 11,644 | 4,551 | 20,696 |
| 2.40 | 465.40 | 12,187 | 4,766 | 25,462 |
| 2.80 | 465.80 | 12,742 | 4,986 | 30,447 |
| 3.20 | 466.20 | 13,309 | 5,210 | 35,657 |
| 3.60 | 466.60 | 13,887 | 5,439 | 41,096 |
| 4.00 | 467.00 | 14,476 | 5,672 | 46,768 |

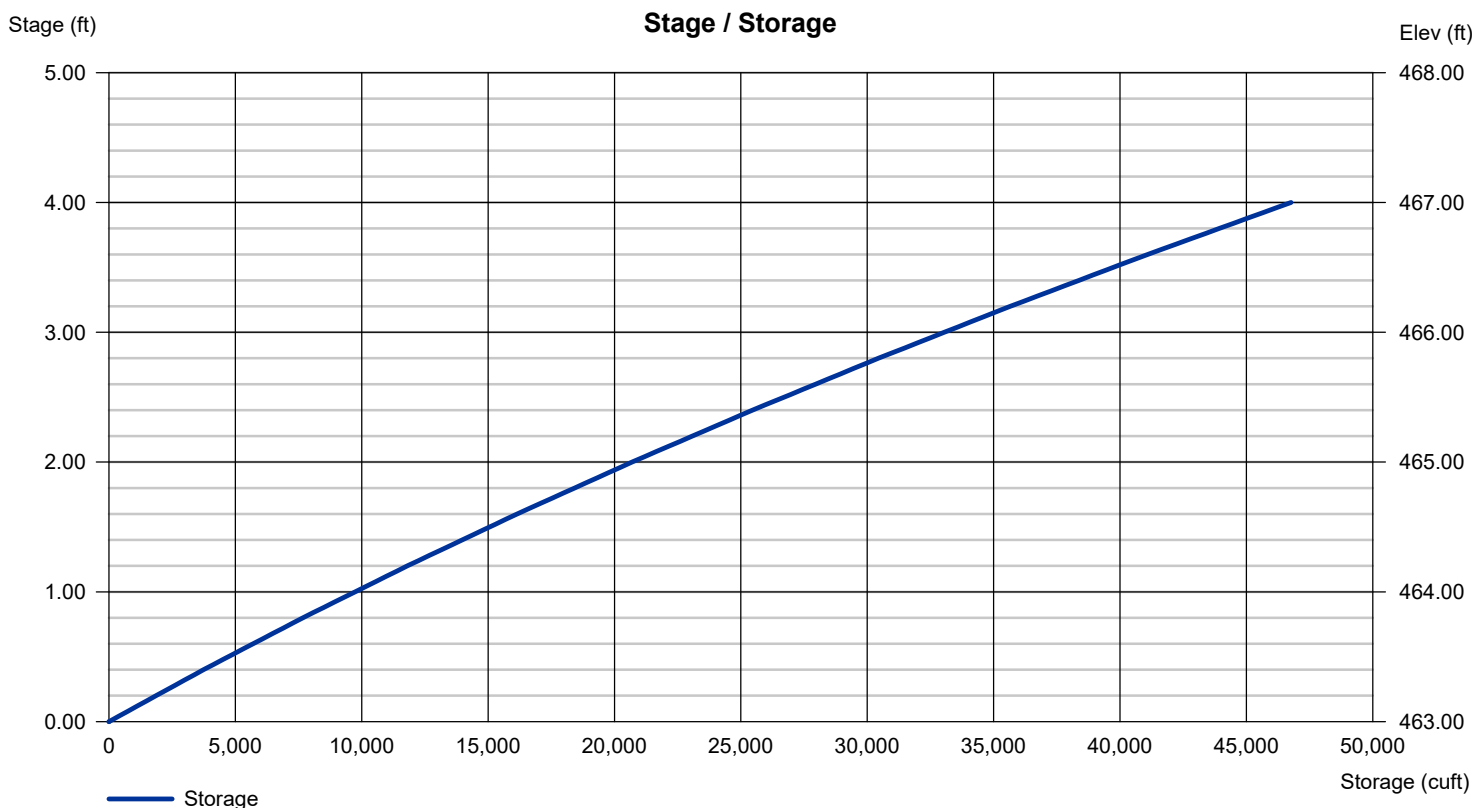
Culvert / Orifice Structures

| | [A] | [B] | [C] | [PrfRsr] |
|-----------------|--------|------|------|----------|
| Rise (in) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Span (in) | = 0.00 | 0.00 | 0.00 | 0.00 |
| No. Barrels | = 0 | 0 | 0 | 0 |
| Invert El. (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Length (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Slope (%) | = 0.00 | 0.00 | 0.00 | n/a |
| N-Value | = .013 | .013 | .013 | n/a |
| Orifice Coeff. | = 0.60 | 0.60 | 0.60 | 0.60 |
| Multi-Stage | = n/a | No | No | No |

Weir Structures

| | [A] | [B] | [C] | [D] |
|----------------|-----------------------|------|------|------|
| Crest Len (ft) | = 5.75 | 0.00 | 0.00 | 0.00 |
| Crest El. (ft) | = 463.00 | 0.00 | 0.00 | 0.00 |
| Weir Coeff. | = 2.50 | 3.33 | 3.33 | 3.33 |
| Weir Type | = Rect | --- | --- | --- |
| Multi-Stage | = No | No | No | No |
| Exfil.(in/hr) | = 0.000 (by Wet area) | | | |
| TW Elev. (ft) | = 0.00 | | | |

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Weir Report

Weir

Rectangular Weir

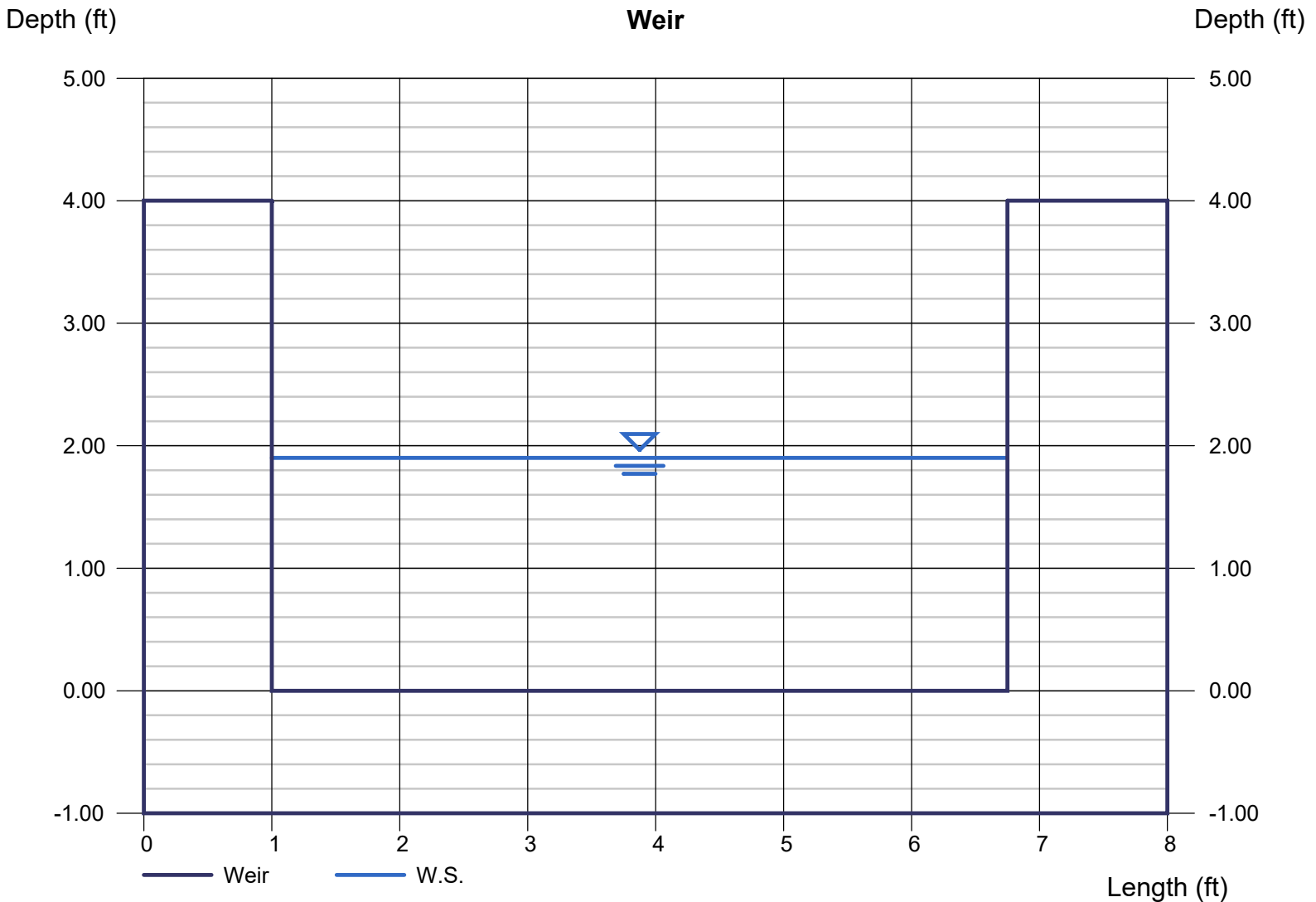
Crest = Broad
Bottom Length (ft) = 5.75
Total Depth (ft) = 4.00

Highlighted

Depth (ft) = 1.90
Q (cfs) = 37.65
Area (sqft) = 10.93
Velocity (ft/s) = 3.44
Top Width (ft) = 5.75

Calculations

Weir Coeff. C_w = 2.50
Compute by: Known Q
Known Q (cfs) = 37.65



Weir Report

Weir

Rectangular Weir

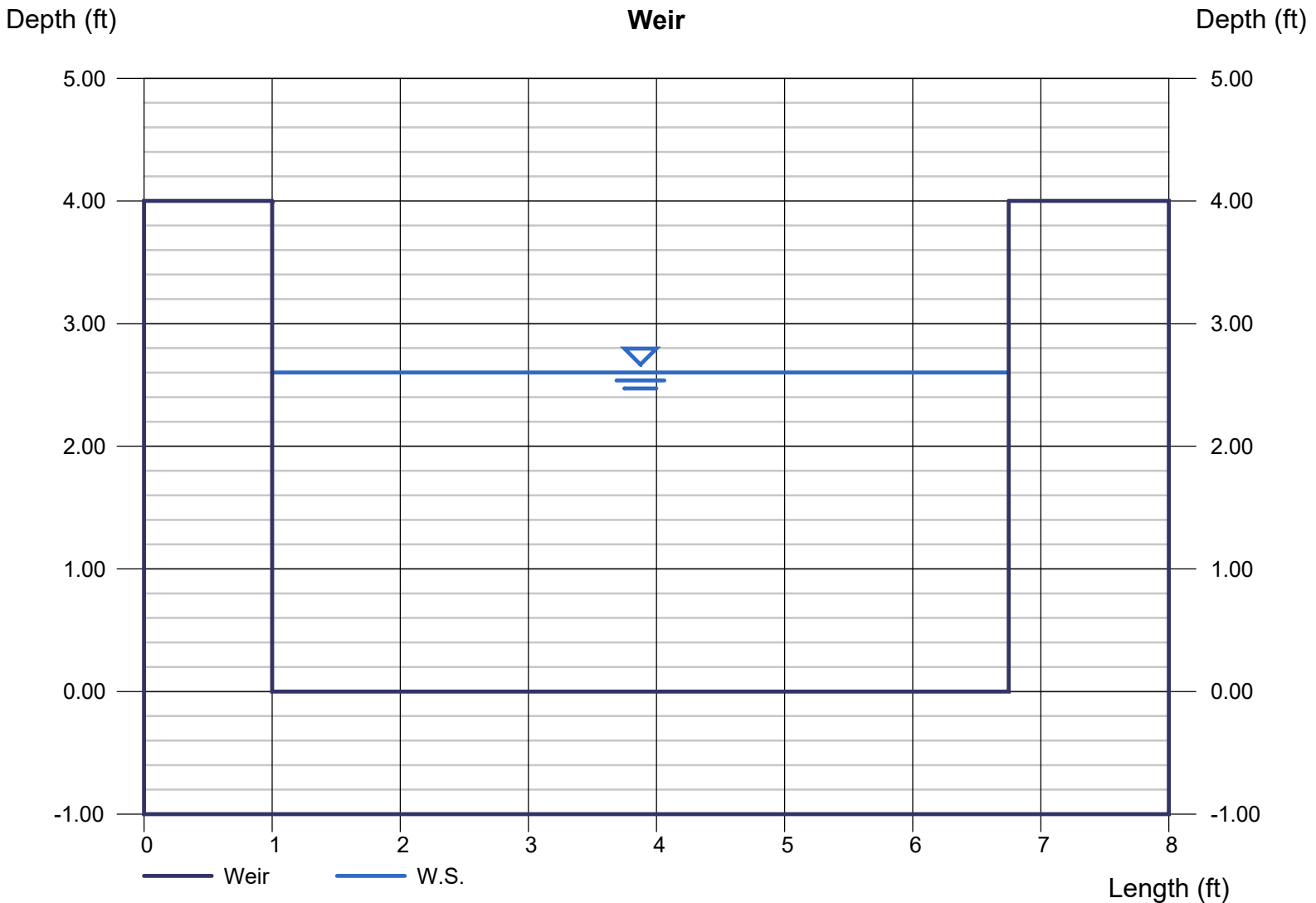
Crest = Broad
Bottom Length (ft) = 5.75
Total Depth (ft) = 4.00

Highlighted

Depth (ft) = 2.60
Q (cfs) = 60.27
Area (sqft) = 14.96
Velocity (ft/s) = 4.03
Top Width (ft) = 5.75

Calculations

Weir Coeff. Cw = 2.50
Compute by: Known Q
Known Q (cfs) = 60.27



Weir Report

Weir

Rectangular Weir

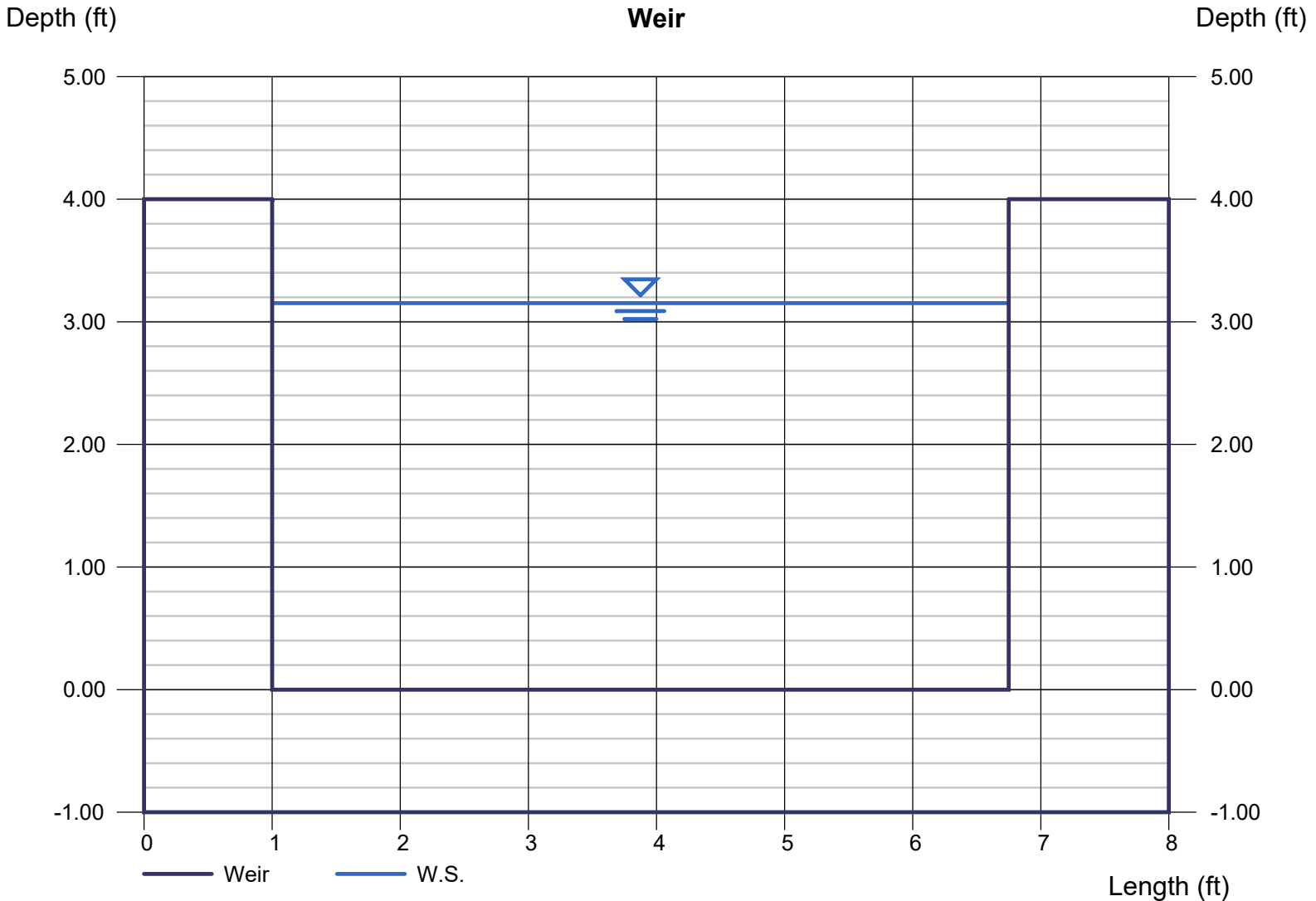
Crest = Broad
Bottom Length (ft) = 5.75
Total Depth (ft) = 4.00

Highlighted

Depth (ft) = 3.15
Q (cfs) = 80.37
Area (sqft) = 18.12
Velocity (ft/s) = 4.43
Top Width (ft) = 5.75

Calculations

Weir Coeff. Cw = 2.50
Compute by: Known Q
Known Q (cfs) = 80.37



Weir Report

Weir

Rectangular Weir

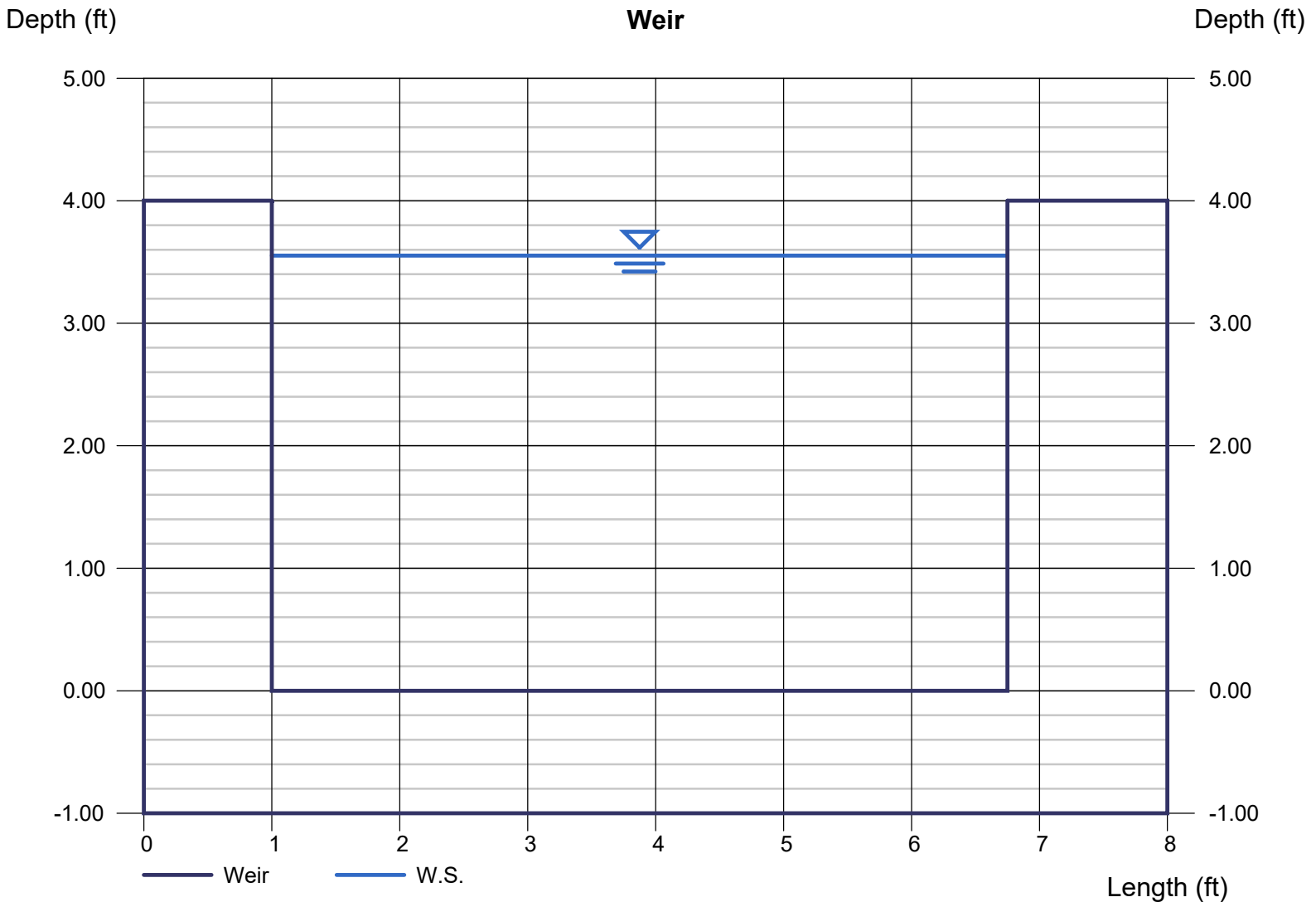
Crest = Broad
Bottom Length (ft) = 5.75
Total Depth (ft) = 4.00

Highlighted

Depth (ft) = 3.55
Q (cfs) = 96.15
Area (sqft) = 20.43
Velocity (ft/s) = 4.71
Top Width (ft) = 5.75

Calculations

Weir Coeff. Cw = 2.50
Compute by: Known Q
Known Q (cfs) = 96.15



Weir Report

Weir

Rectangular Weir

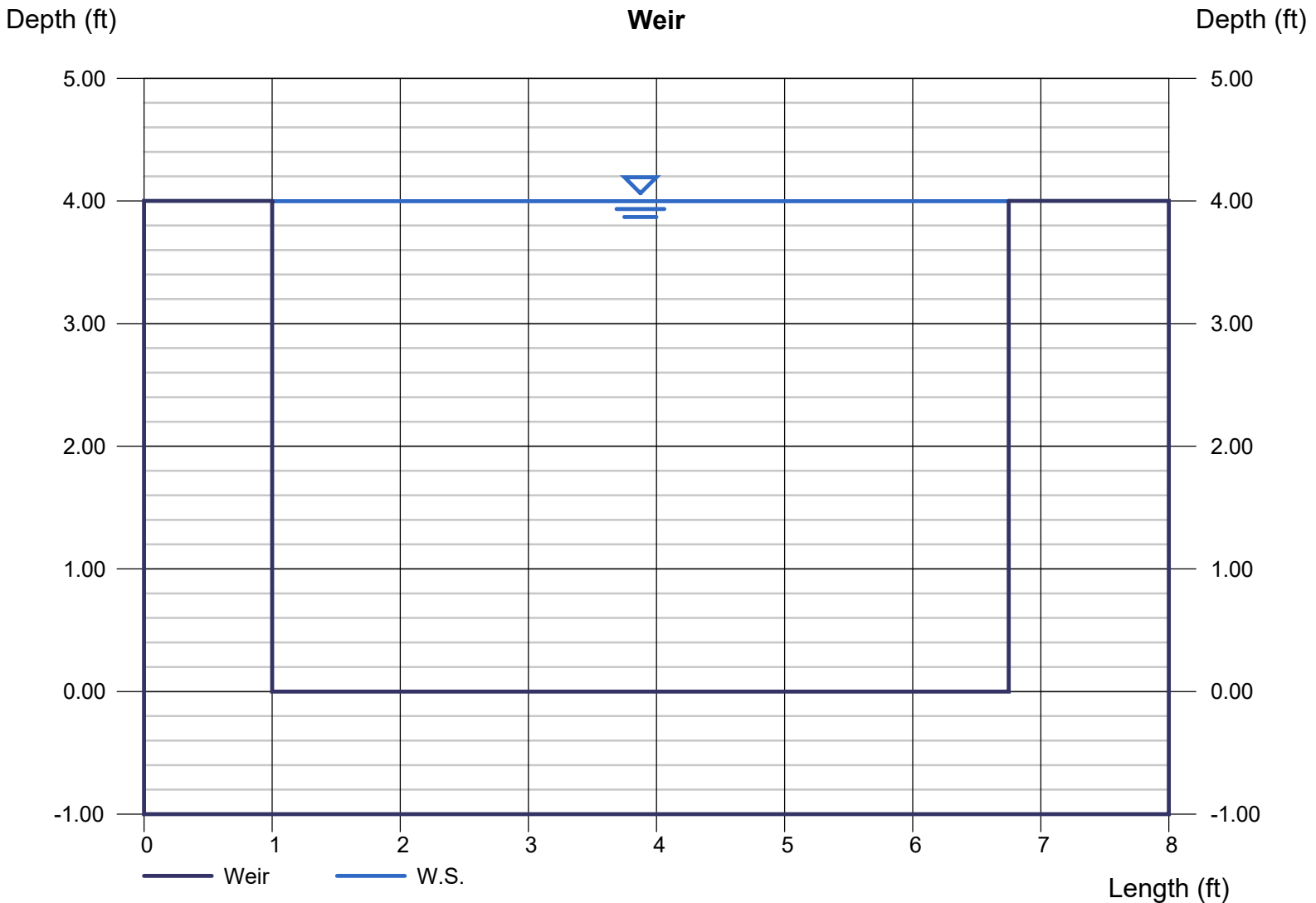
Crest = Broad
Bottom Length (ft) = 5.75
Total Depth (ft) = 4.00

Highlighted

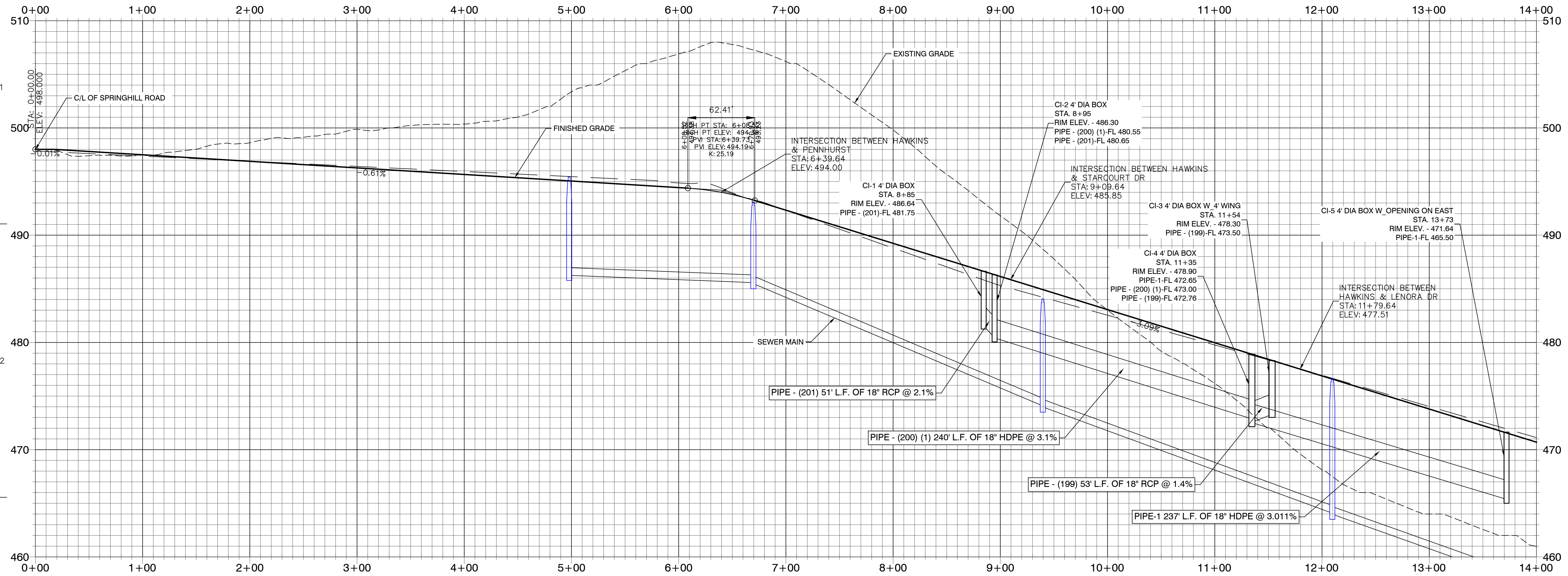
Depth (ft) = 4.00
Q (cfs) = 115.00
Area (sqft) = 22.99
Velocity (ft/s) = 5.00
Top Width (ft) = 5.75

Calculations

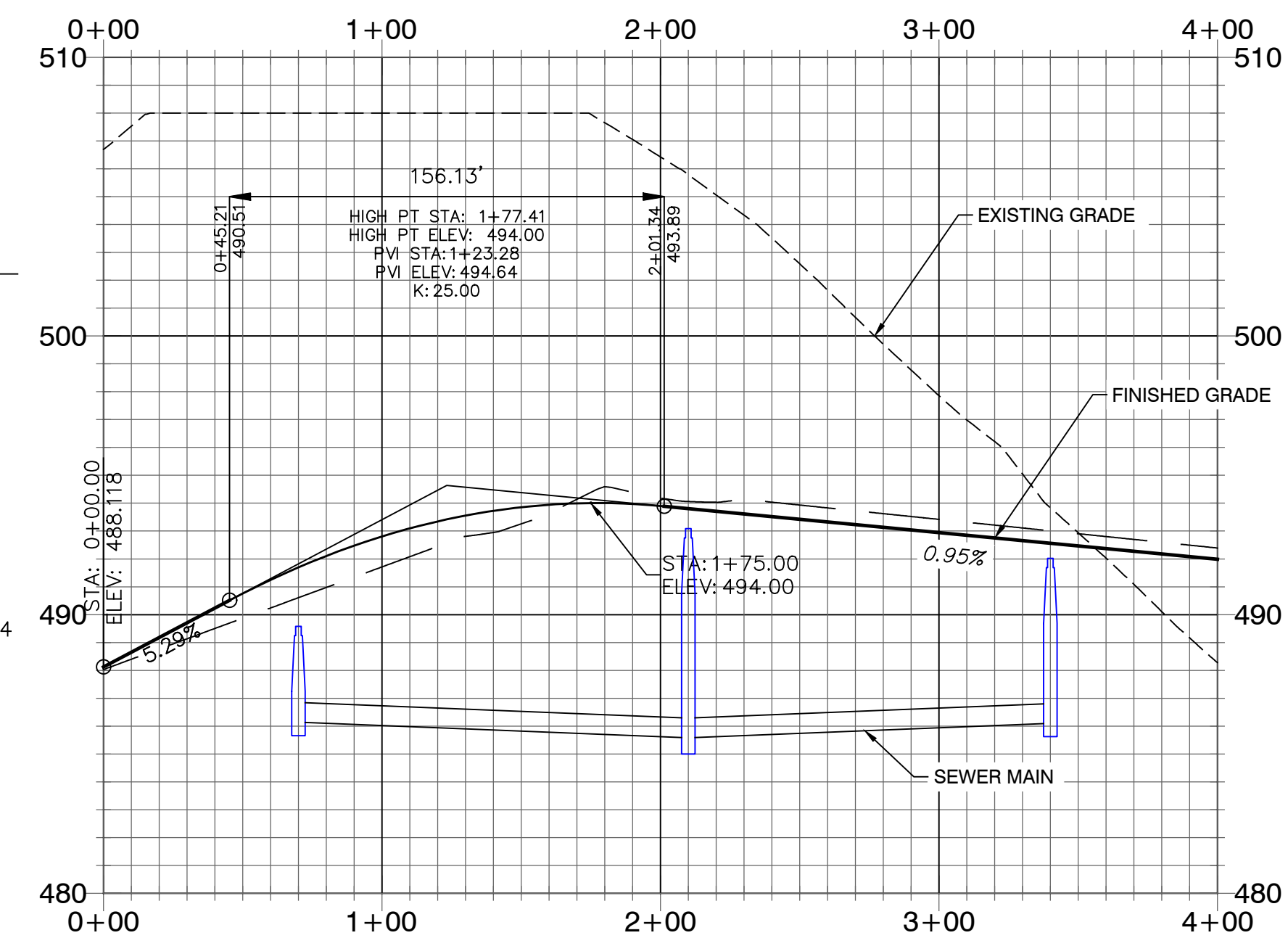
Weir Coeff. Cw = 2.50
Compute by: Known Q
Known Q (cfs) = 115.00



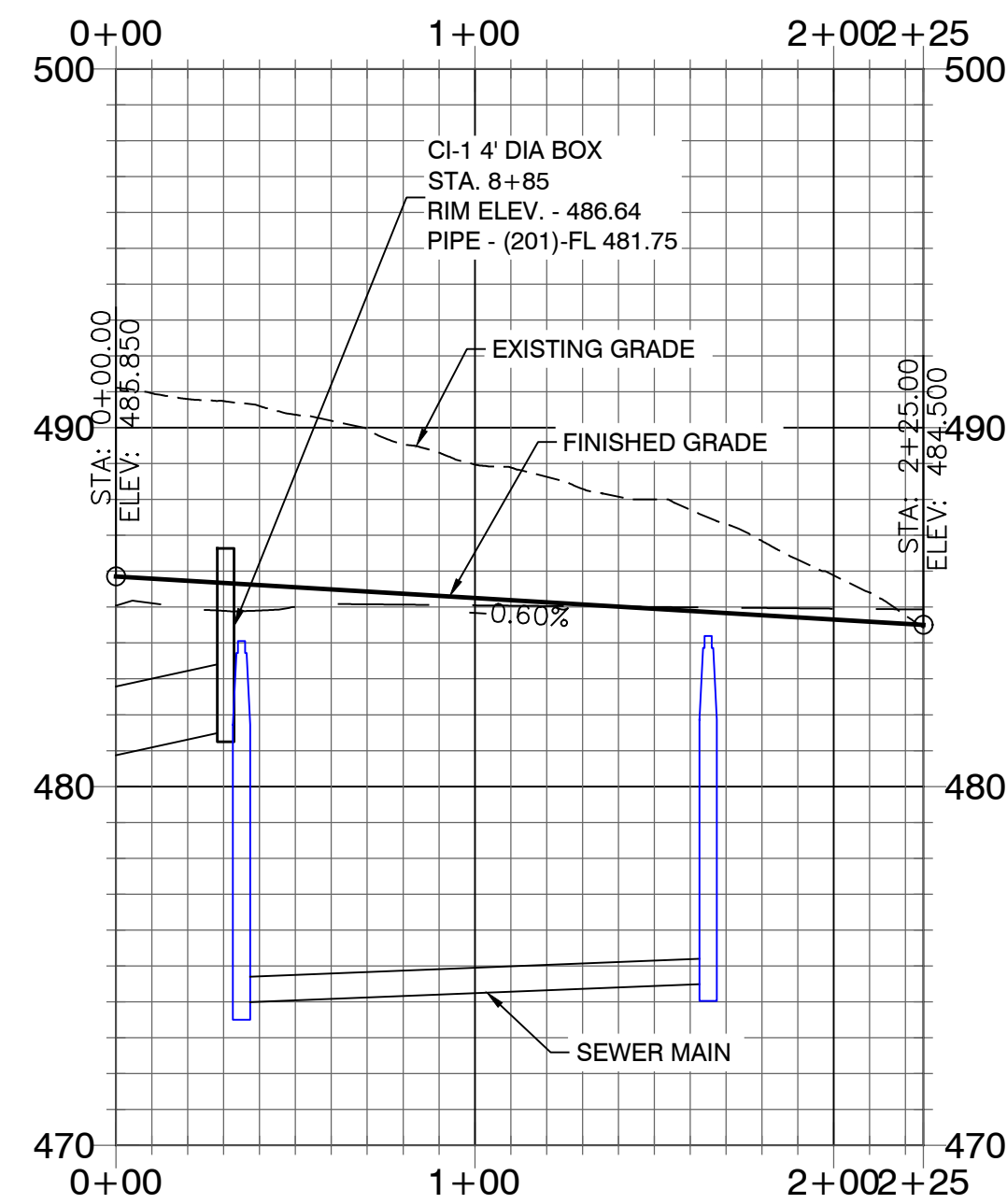
HAWKINS VALLEY DRIVE PROFILE



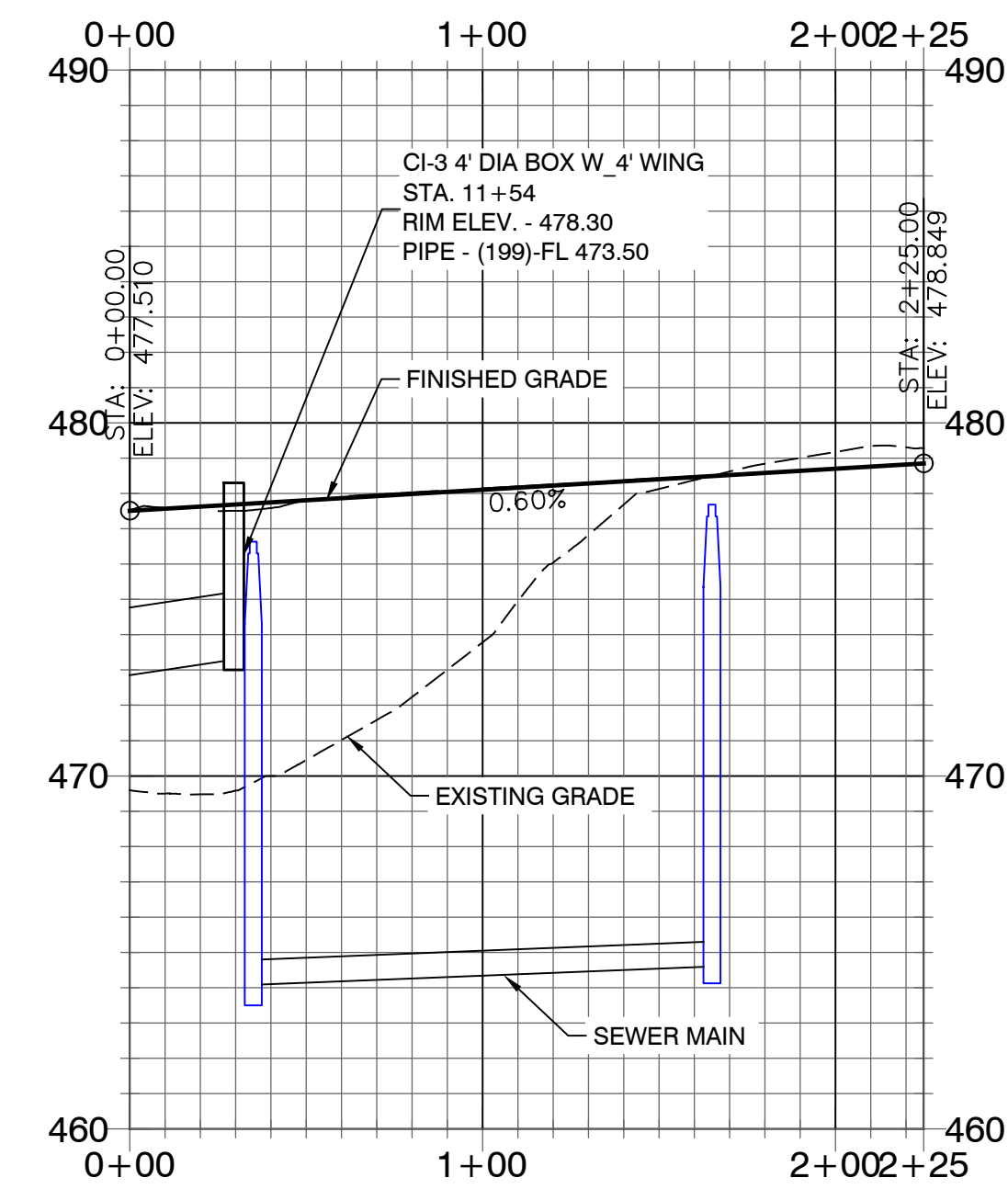
PENNHURST ROAD PROFILE



STARCOURT DRIVE PROFILE



LENORA DRIVE PROFILE



SCALE: H 1" = 50'
V 1" = 5'

| BY | REVISION | DATE |
|----|----------|------|
| | | |

GNE Designing our client's success
GarNat Engineering, LLC
 3825 Mt Carmel Rd
 Bryant, AR 72022
 gamatengineering@gmail.com
 P.O. Box 116
 Benton, AR 72018
 Ph: (501) 408-4650

FOR: THOMAS DB COLLINS, LTD, LLC
HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS



1-06-2025

CONTENTS:
ROAD PROFILES

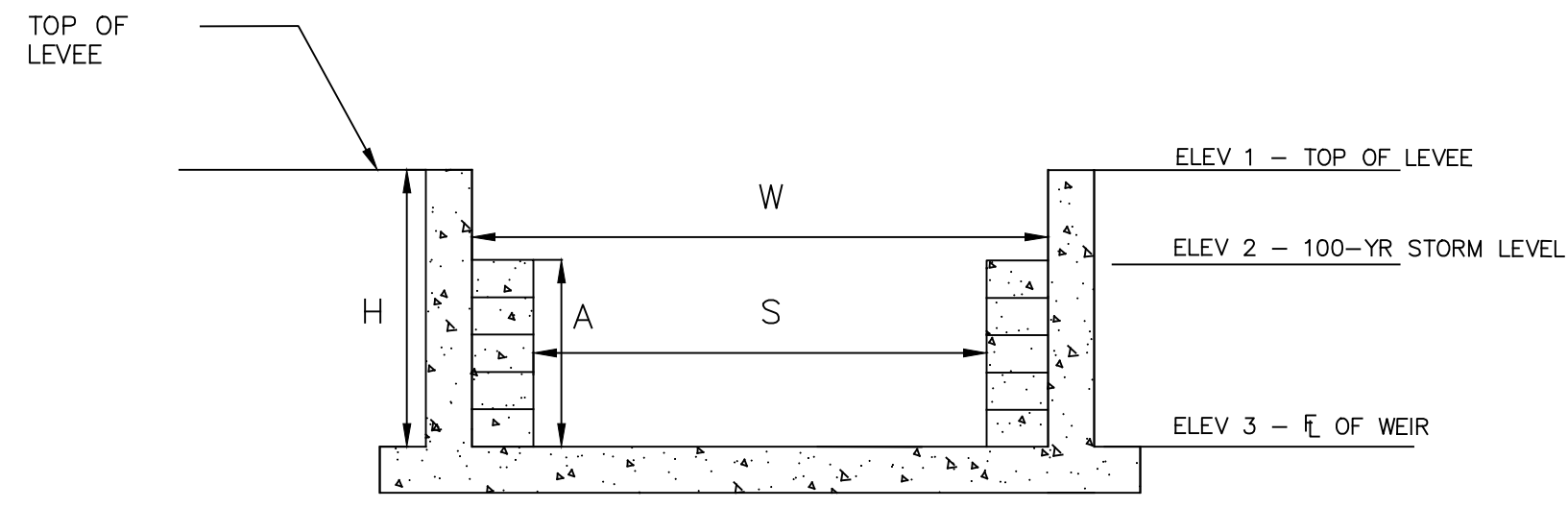
PROJECT NO:
24076

DATE:
JAN 2025

SHEET NO:

C3.1

\\102.188.245\Projects\2024\Project\24076\Hawkins Valley Springhill Road\Stewarty Lane, Ltd. Project\Drawings\DWG\0205-Hawkins Valley Springhill Road-Storage-Main-Profile.dwg



**DETENTION OUTLET
SECTION**
NOT TO SCALE

| CONTROL STRUCTURE | | | | | | | | |
|-------------------|-------|-------|-------|--------|--------|--------|-------|-------|
| OUTLET STRUCTURE | L | W | H | ELEV 1 | ELEV 2 | ELEV 3 | S | A |
| 1 | 5'-0" | 7'-8" | 5'-0" | 468.00 | 467.00 | 463.00 | 5'-9" | 4'-0" |

- DETENTION OUTLET NOTES:**
- ALL CONCRETE WALLS SHALL BE A MINIMUM OF 6" THICK & REINFORCED WITH #4'S @ 12" O.C. BOTH WAYS.
 - BOTTOM SLAB SHALL BE 12" THICK & REINFORCED WITH #4'S @ 12" O.C. BOTH WAYS.

| REVISION | DATE | BY |
|----------|------|----|
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| | | |

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HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS



1-06-2025

CONTENTS:
 OUTLET STRUCTURE DETAILS

PROJECT NO:
 24076

DATE:
 JAN 2025

SHEET NO:
C3.2

\\192.168.0.158\Projects\24076 - Project\24076 - Hawkins Valley - Highway Road - Structure - Road - Drainage - Main-Rev.dwg

Hawkins Valley Subdivision – Phase 1

Drainage Calculations – review comments

1. Page 3 – justification for roughness coefficients REFERENCE ADDED.
2. Page 4 – duplicate? NO, IT IS FOR POST DEVELOPMENT. IT WAS DESIGNED PER POST DEVELOPMENT FLOW. SEE PAGE 24 & 25
3. Page 9 – what basins is this based upon – see smaller basins / comments on page 22
4. Pages 11 & 12 – verify drainage basins SEE BELOW***
5. Page 13 – see comments on plan sheet PIPE SLOPES, SIZES, DITCH DETAILS, AND WEIR DETAILS ADDED. SEE PAGE 26 & 27.
6. Page 21 – Show enclosed storm pipe calculations for inside proposed phase PIPE SIZE CALCULATED BASED ON INLET BASIN.
7. Page 21 – Show ditch sizing calculations based upon actual contributing basins DITCH IS SIZED PER CONTRIBUTING BASIN.
8. Page 22 – see other basins not included in the calculations.
 - a. Show pond details and layout including control structure POND DETAILS AND WEIR DETAILS ADDED SEE PAGE 26 & 27.
 - b. Show pipe sizes, slopes etc PIPE SLOPES, SIZES ADDED. SEE PAGE 26
 - c. Label ditch, show details,, slope, lengths, DITCH DETAILS, SLOPE AND LENGHT ADDED AND LABELLED. SEE PAGE 26 & 27.
9. Page 33 - Somewhere show a summary of the results of the pond and weir calculations ADDED PAGE 2.
10. Page 39 – Show details on pond POND DIMENSION, DEPTH AND WEIR DETAILS ADDED. SEE PAGE 26 & 27.
11. Page 40 – is this a dup licate? NO, 1ST CURVE IS STAGE VS DISCHARGE AND 2ND CURVE IS STAGE VS STORAGE CURVE.
- 12.

*** WE AGREE WITH THE BASINS. HOWEVER, WE DIDN'T CHANGE THE BASIN TO MEET THE BRYANT DEADLINE. WE WOULD LIKE TO ADD OUR PROJECT TO THE FEBRUARY AGENDA. ALL FLOWS ARE RELEASED TO THE CREEK TO COMPLY WITH THE BRYANT DRAINAGE CODE.

HAWKINS VALLEY
DRAINAGE CALCULATIONS – SUMMARY
2/3/2025

DESCRIPTION OF PROJECT

Hawkins Valley subdivision is an approximately 9.35 Acre development located in the Saline County, Arkansas east of Springhill Road. There is a large drainage basin on the site. Detention pond is located on the northeast corner of the site and discharged on the existing creek.

Stormwater Calculations were prepared with the intent to comply with the City of Bryant’s Drainage Code. The primary intent of this analysis is to produce a drainage system adequately sized to convey post development runoff while attenuating post development discharge levels equal to or less than pre development flows.

Hydraulic calculations were made using the Rational Method. Design frequencies were analyzed for 2, 5, 10, 25, 50, and 100-year return periods.

These calculations are divided into the following sections:

Summary of Drainage Basins

Summary of Inlets

Summary of Pipes

Pipe Network Storage Summary

Appendices

Exhibit A – Pre-Development Drainage Basins

Exhibit B – Post-Development Drainage Basins

HAWKINS VALLEY
DRAINAGE CALCULATIONS – SUMMARY
2/3/2025

SUMMARY OF DRAINAGE BASINS

PRE-DEVELOPMENT CONDITIONS

The entire area for pre-existing drainage area of the site drains to a creek to the east. There is a drainage basin in the site that flows onto the creek. Discharge will be captured and detained. The amount of pre development flow is 115.89 cfs.

POST-DEVELOPMENT CONDITIONS

As previously described, this site is being developed into a residential subdivision. Slopes range from 1% to 10%. Runoff drains from the developed areas to detention pond on the northeast corner of the site. The amount of post development flow is 127.93 cfs. 100-year storm event is considered for detention. A concrete control structure is used to release the water without the loss of life or major property damage.

SUMMARY OF INLETS

On the drainage plan you will see labels for all of the inlets for these calculations. The flows shown are for the 25-year return storm. The distance from the back of the curb to the center of the street is 18 feet. One lane of traffic remains unobstructed by storm sewer discharges during a 25-year storm event.

SUMMARY OF PIPES

All pipes used in this project are HDPE and RCP. Therefore, a manning's of 0.012 was used on all pipes in the analysis.

POND SUMMARY

The pond in these calculations detains flows from all of the runoff of the site. The pond is located on the northeast corner of the site. Water collected in the storm water system is discharged into the pond via a pipe culvert and a ditch. The Pond volume is designed to hold the 100-year storm event and a factor of safety of 25% is added on detention volumes. The pond storage is 44,804 cft. A concrete control structure is constructed on the eastern edge of the pond. This control structure uses 5.75 feet wide slotted weir to limit the discharge through the structure to that of the 2, 10, 25, 50, and 100-year pre-development flow.

**Stormwater Calcs - Hawkins Valley
Using Rational Method**

Pre-development

Calculated Tc values - Drainage Basin 1

| Tc = $\frac{0.83 * L^{.467} * n^{.467}}{S^{.5}}$ minutes (Eqn 400-3) | | | Tsc = $\frac{L}{60V}$ minutes | | | Shallow Concentrated Flow (Eqn 400-4) Unpaved (Eqn 400-5) | | | Pipe Flow (Eqn 400-4) | | | Shallow Concentrated Flow (Eqn 400-4) Unpaved (Eqn 400-5) | | | Pipe Flow (Eqn 400-4) | | | Open Channel (Eqn 400-4) Open Channel | | | | | | | |
|--|------|-------|--|-----------------------------------|-------------|--|------|-----|--|-------|---------------------------|--|------|-----|-----------------------|-------|---------------------------|--|------|-----|-----------------------------|-------------|-------|---------------------------|--------------------------|
| L1 = | n1 = | S1 = | L1 = | V = | S1 = | V _{calculated} = | L1 = | D = | S1 = | n = | V _{calculated} = | Tc _{calculated} | L1 = | D = | S1 = | n = | V _{calculated} = | Tc _{calculated} | L1 = | D = | R = | S1 = | n = | V _{calculated} = | Tc _{calculated} |
| 150 | 0.6 | 0.053 | 400 | 16.1345 * S ^{0.5} ft/sec | 0.070 ft/ft | 4.27 ft/sec | 50 | 2 | 0.010 ft/ft | 0.013 | 7.22 ft/sec | 16.35 minutes | 50 | 2 | 0.010 ft/ft | 0.013 | 7.22 ft/sec | 4.69 minutes | 50 | 2 | 0.95 | 0.026 ft/ft | 0.022 | 4.16 ft/sec | 5.93 minutes |
| Deciduous Timber (n values taken from Table 400-3 of City of Bryant Drainage Manual) | | | | | | concrete pipe (n values from Table 600-3 of COB Drainage Manual) | | | | | | concrete pipe | | | | | | earth with short grass, few weeds (n values from Table 500-1 of COB Drainage Manual) | | | (V-Ditch 2' ht., 3:1 Slope) | | | | |
| Use Tc = 29.0 minutes | | | I ₁₀₀ = 5.6 Inches/hr I ₅₀ = 5.1 Inches/hr I ₂₅ = 4.6 Inches/hr | | | I ₁₀₀ = 3.9 Inches/hr I ₅₀ = 3.5 Inches/hr I ₂₅ = 2.8 Inches/hr | | | i from Exhibit 400-1 of Bryant Drainage Manual | | | | | | | | | | | | | | | | |

**Stormwater Calcs - Hawkins Valley
Using Rational Method**

Post-development

Calculated Tc values - Drainage Basin 1

| Tc = $\frac{0.83 * L^{.467} * n^{.467}}{S^{.5}}$ minutes (Eqn 400-3) | | | Tsc = $\frac{L}{60V}$ minutes | | | Shallow Concentrated Flow (Eqn 400-4) Unpaved (Eqn 400-5) | | | Pipe Flow (Eqn 400-4) | | | Shallow Concentrated Flow (Eqn 400-5) | | | Pipe Flow (Eqn 400-4) | | | Open Channel (Eqn 400-4) Open Channel | | | | |
|--|------|-------|--|-----------------------------------|--|--|------|-----|--|---------------------------|------|---|--|---------------------------|---|-----|---|--|------|------|--|---------------------------|
| L1 = | n1 = | S1 = | L1 = | V = | S1 = | V = | L1 = | D = | S1 = | V _{calculated} = | L1 = | D = | S1 = | V _{calculated} = | L1 = | D = | S1 = | V _{calculated} = | L1 = | R = | S1 = | V _{calculated} = |
| 150 | 0.6 | 0.053 | 400 | 16.1345 * S ^{0.5} ft/sec | 0.070 ft/ft V _{calculated} = 4.27 ft/sec | $\frac{1.49 * (D/4)^{2/3} * S^{0.5}}{n}$ ft/sec | 50 | 2 | 0.010 ft/ft n = 0.013 concrete pipe (n values from Table 600-3 of COB Drainage Manual) | 7.22 ft/sec | 570 | | 0.016 ft/ft V _{calculated} = 2.03 ft/sec | | 50 | 2 | 0.010 ft/ft n = 0.013 concrete pipe | 7.22 ft/sec | 1480 | 0.95 | 0.026 ft/ft n = 0.022 earth with short grass, few weeds (n values from Table 500-1 of COB Drainage Manual) | 4.16 ft/sec |
| Tc _{calculated} = 16.35 minutes | | | Tc _{calculated} = 1.56 minutes | | | Tc _{calculated} = 0.12 minutes | | | Tc _{calculated} = 4.69 minutes | | | Tc _{calculated} = 0.12 minutes | | | Tc _{calculated} = 5.93 minutes | | | | | | | |
| Tc = 28.76 minutes | | | | | | | | | | | | | | | | | | | | | | |
| Use Tc = 29.0 minutes | | | I ₁₀₀ = 5.6 Inches/hr I ₅₀ = 5.1 Inches/hr I ₂₅ = 4.6 Inches/hr | | | I ₁₀₀ = 3.9 Inches/hr I ₅₀ = 3.5 Inches/hr I ₂₅ = 2.8 Inches/hr | | | i from Exhibit 400-1 of Bryant Drainage Manual | | | | | | | | | | | | | |

Stormwater Calcs - Hawkins Valley
using Rational Method

Pre-development

Calculated C values - Drainage Basin 1

| | Area | C ₁₀₀ | C ₅₀ | C ₂₅ | C ₁₀ | C ₅ | C ₂ |
|---------------------|--------------|------------------|-----------------|-----------------|-----------------|----------------|----------------|
| Undeveloped | 44.03 | 0.47 | 0.43 | 0.4 | 0.36 | 0.34 | 0.31 |
| Total Area = | 44.03 | 0.47 | 0.43 | 0.40 | 0.36 | 0.34 | 0.31 |

(C values taken from Table 400-1 of City of Bryant Drainage Manual)

Woodlands, Average, 2-7%

Stormwater Calcs - Hawkins Valley
using Rational Method

Post-development

Calculated C values - Drainage Basin 1

| | Area | C ₁₀₀ | C ₅₀ | C ₂₅ | C ₁₀ | C ₅ | C ₂ |
|---------------------|--------------|------------------|-----------------|-----------------|-----------------|----------------|----------------|
| Undeveloped | 34.68 | 0.47 | 0.43 | 0.4 | 0.36 | 0.34 | 0.31 |
| Single Family House | 9.35 | 0.70 | 0.65 | 0.60 | 0.50 | 0.45 | 0.40 |
| | | | | | | | |
| Total Area = | 44.03 | 0.52 | 0.48 | 0.44 | 0.39 | 0.36 | 0.33 |

(C values taken from Table 400-1 of City of Bryant Drainage Manual)

(C values taken from Page-50 of City of Bryant Drainage Manual)

Stormwater Calcs - Hawkins Valley
Using Rational Method
Ditch Capacity

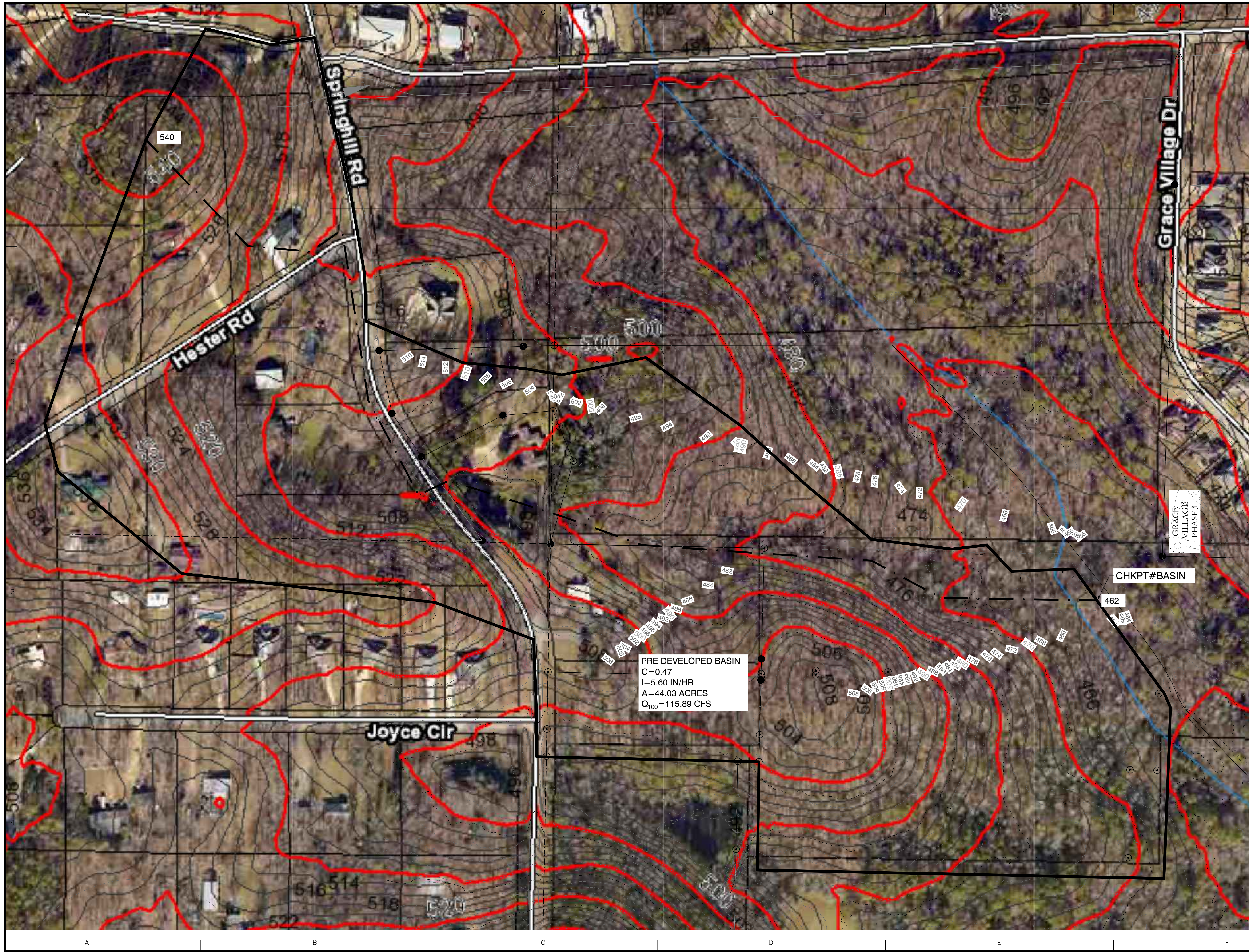
Mannings equation for ditch

n= 0.022 based on n for open channel earth with short grass, few weeds
 Slope= 3 :1

(n values from Table 500-1 of COB Drain

Design Q100= 63.75 cfs

| Depth (ft) | Bottom (ft) | Top (ft) | area (ft ²) | rH | slope (ft/ft) | Velocity (ft/s) | Q (cfs) |
|---------------|----------------|-------------|----------------------------|------|------------------|--------------------|------------|
| 2 | 0 | 12 | 12 | 0.95 | 0.01 | 6.54 | 78.47 |



PRE DEVELOPED BASIN
 C=0.47
 I=5.60 IN/HR
 A=44.03 ACRES
 Q₁₀₀=115.89 CFS

CHKPT#BASIN

GRACE VILLAGE PHASE 1

| | | | |
|--|--|--|--|
| BY | | REVISION | |
| DATE | | 1 | |
| FOR: THOMAS DB COLLINS, LTD, LLC HAWKINS VALLEY PHASE 1 SALINE COUNTY, ARKANSAS | | Designing our client's success GarNat Engineering, LLC 3825 Mt Carmel Rd Bryant, AR 72022 garnatengineering@gmail.com P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650 | |
| PRELIMINARY | | 2 | |
| CONTENTS: PRE DRAINAGE BASIN | | 3 | |
| PROJECT NO: 24076 | | 4 | |
| DATE: JAN 2025 | | | |
| SHEET NO: 1.0 | | | |

\\102.102.102.102\Projects\2024\Project\24076\Hawkins Valley\Springhill Road\Stemmeny Lane, Lot, Parcel\Drawings\DWG\24076-Springhill-Road-Drainage-Map-Rev.dwg

Stormwater Calcs - Hawkins Valley
Using Rational Method

Calculated Tc values - Drainage Basin CI-1

| | | | |
|---|------------------------|----------------------------------|--|
| $T_c = \frac{0.83 * L^{.467} * n^{.467}}{S^{.5}}$ minutes | Overland Flow | $T_{sc} = \frac{L}{60V}$ minutes | Shallow Concentrated Flow |
| | | $V = 20.3282 * S^{0.5}$ ft/sec | Paved |
| L1 = 150 feet | | L1 = 115 feet | |
| n1 = 0.013 concrete | | S1 = 0.032 ft/ft | Z1=489.77 |
| S1 = 0.026 ft/ft | Z1=493.65 Z2=489.77 | | Z2=486.12 |
| $T_{c_{calculated}}$ | 3.39 minutes | $V_{calculated} = 3.62$ ft/sec | $T_{c_{calculated}} = 0.53$ minutes |
| Tc = 3.92 minutes | | | |
| Use Tc = 5.0 minutes | | $I_{100} = 10$ Inches/hr | i from Exhibit 400-1 of Bryant Drainage Manual |
| | | $I_{25} = 8.4$ Inches/hr | |
| | | $I_{10} = 7.6$ Inches/hr | |

Calculated Tc values - Drainage Basin CI-2

| | | | |
|---|------------------------|----------------------------------|--|
| $T_c = \frac{0.83 * L^{.467} * n^{.467}}{S^{.5}}$ minutes | Overland Flow | $T_{sc} = \frac{L}{60V}$ minutes | Shallow Concentrated Flow |
| | | $V = 20.3282 * S^{0.5}$ ft/sec | Paved |
| L1 = 150 feet | | L1 = 120 feet | |
| n1 = 0.013 concrete | | S1 = 0.032 ft/ft | Z1=489.82 |
| S1 = 0.024 ft/ft | Z1=493.41 Z2=489.82 | | Z2=486.01 |
| $T_{c_{calculated}}$ | 3.47 minutes | $V_{calculated} = 3.62$ ft/sec | $T_{c_{calculated}} = 0.55$ minutes |
| Tc = 4.03 minutes | | | |
| Use Tc = 5.0 minutes | | $I_{100} = 10$ Inches/hr | i from Exhibit 400-1 of Bryant Drainage Manual |
| | | $I_{25} = 8.4$ Inches/hr | |
| | | $I_{10} = 7.6$ Inches/hr | |

Calculated Tc values - Drainage Basin CI-3

| | | | |
|---|------------------------|----------------------------------|--|
| $T_c = \frac{0.83 * L^{.467} * n^{.467}}{S^{.5}}$ minutes | Overland Flow | $T_{sc} = \frac{L}{60V}$ minutes | Shallow Concentrated Flow |
| | | $V = 20.3282 * S^{0.5}$ ft/sec | Paved |
| L1 = 150 feet | | L1 = 125 feet | |
| n1 = 0.013 concrete | | S1 = 0.029 ft/ft | Z1=481.77 |
| S1 = 0.029 ft/ft | Z1=486.12 Z2=481.77 | | Z2=478.13 |
| $T_{c_{calculated}}$ | 3.28 minutes | $V_{calculated} = 3.47$ ft/sec | $T_{c_{calculated}} = 0.60$ minutes |
| Tc = 3.88 minutes | | | |
| Use Tc = 5.0 minutes | | $I_{100} = 10$ Inches/hr | i from Exhibit 400-1 of Bryant Drainage Manual |
| | | $I_{25} = 8.4$ Inches/hr | |
| | | $I_{10} = 7.6$ Inches/hr | |

Calculated Tc values - Drainage Basin CI-4

| | | | |
|---|------------------------|----------------------------------|--|
| $T_c = \frac{0.83 * L^{.467} * n^{.467}}{S^{.5}}$ minutes | Overland Flow | $T_{sc} = \frac{L}{60V}$ minutes | Shallow Concentrated Flow |
| | | $V = 20.3282 * S^{0.5}$ ft/sec | Paved |
| L1 = 150 feet | | L1 = 86 feet | |
| n1 = 0.013 concrete | | | |
| S1 = 0.031 ft/ft | Z1=486.01 Z2=481.34 | S1 = 0.042 ft/ft | Z1=481.34 Z2=478.57 |
| $T_{c_{calculated}}$ | 3.21 minutes | $V_{calculated} = 4.18$ ft/sec | $T_{c_{calculated}} = 0.34$ minutes |
| $T_c = 3.55$ | minutes | | |
| Use $T_c = 5.0$ | minutes | $I_{100} = 10$ Inches/hr | i from Exhibit 400-1 of Bryant Drainage Manual |
| | | $I_{25} = 8.4$ Inches/hr | |
| | | $I_{10} = 7.6$ Inches/hr | |

Calculated Tc values - Drainage Basin CI-5

| | | | |
|---|------------------------|----------------------------------|--|
| $T_c = \frac{0.83 * L^{.467} * n^{.467}}{S^{.5}}$ minutes | Overland Flow | $T_{sc} = \frac{L}{60V}$ minutes | Shallow Concentrated Flow |
| | | $V = 20.3282 * S^{0.5}$ ft/sec | Paved |
| L1 = 150 feet | | L1 = 85 feet | |
| n1 = 0.013 concrete | | | |
| S1 = 0.032 ft/ft | Z1=478.57 Z2=473.84 | S1 = 0.031 ft/ft | Z1=473.84 Z2=471.22 |
| $T_{c_{calculated}}$ | 3.20 minutes | $V_{calculated} = 3.57$ ft/sec | $T_{c_{calculated}} = 0.40$ minutes |
| $T_c = 3.60$ | minutes | | |
| Use $T_c = 5.0$ | minutes | $I_{100} = 10$ Inches/hr | i from Exhibit 400-1 of Bryant Drainage Manual |
| | | $I_{25} = 8.4$ Inches/hr | |
| | | $I_{10} = 7.6$ Inches/hr | |

Calculated Tc values - Drainage Basin A1, A2, A3, A4, A5, A6, A7

| | | | |
|-----------------|---------|--------------------------|--|
| Use $T_c = 5.0$ | minutes | $I_{100} = 10$ Inches/hr | i from Exhibit 400-1 of Bryant Drainage Manual |
| | | $I_{25} = 8.4$ Inches/hr | |
| | | $I_{10} = 7.6$ Inches/hr | |

Stormwater Calcs - Hawkins Valley
 using Rational Method
 POST-DEV C VALUES

| SDMH-C1 | | | | | |
|---------------------|-----------------|-----------------|------------------|---|--------------|
| Area | C ₁₀ | C ₂₅ | C ₁₀₀ | (C values taken from Table 400-1 of City of Bryant Drainage Manual) | |
| | 0.20 | 0.81 | 0.86 | 0.95 | Road/Asphalt |
| Total Area = | 0.20 | 0.81 | 0.86 | 0.95 | |

| SDMH-C2 | | | | | |
|---------------------|-----------------|-----------------|------------------|---|--------------|
| Area | C ₁₀ | C ₂₅ | C ₁₀₀ | (C values taken from Table 400-1 of City of Bryant Drainage Manual) | |
| | 0.19 | 0.81 | 0.86 | 0.95 | Road/Asphalt |
| Total Area = | 0.19 | 0.81 | 0.86 | 0.95 | |

| SDMH-C3 | | | | | |
|---------------------|-----------------|-----------------|------------------|---|---|
| Area | C ₁₀ | C ₂₅ | C ₁₀₀ | (C values taken from Table 400-1 of City of Bryant Drainage Manual) | |
| | 0.20 | 0.81 | 0.86 | 0.95 | Road/Asphalt |
| | 1.10 | 0.5 | 0.6 | 0.7 | Single Family House (C values taken from Page-50 of City of Bryant Drainage Manual) |
| Total Area = | 1.30 | 0.55 | 0.64 | 0.74 | |

SDMH-C4

| | Area | C₁₀ | C₂₅ | C₁₀₀ | (C values taken from Table 400-1 of City of Bryant Drainage Manual) |
|---------------------|-------------|-----------------------|-----------------------|------------------------|---|
| | 0.17 | 0.81 | 0.86 | 0.95 | Road/Asphalt |
| Total Area = | 0.17 | 0.81 | 0.86 | 0.95 | |

SDMH-C5

| | Area | C₁₀ | C₂₅ | C₁₀₀ | (C values taken from Table 400-1 of City of Bryant Drainage Manual) |
|---------------------|-------------|-----------------------|-----------------------|------------------------|---|
| | 0.16 | 0.81 | 0.86 | 0.95 | Road/Asphalt |
| Total Area = | 0.16 | 0.81 | 0.86 | 0.95 | |

SDMH-A1

| | Area | C₁₀ | C₂₅ | C₁₀₀ | (C values taken from Table 400-1 of City of Bryant Drainage Manual) |
|---------------------|-------------|-----------------------|-----------------------|------------------------|---|
| | 0.51 | 0.36 | 0.42 | 0.49 | Pasture, Average 2-7% |
| | 0.53 | 0.81 | 0.86 | 0.95 | Road/Asphalt |
| Total Area = | 1.04 | 0.59 | 0.64 | 0.72 | |

SDMH-A2

| Area | C ₁₀ | C ₂₅ | C ₁₀₀ | (C values taken from Table 400-1 of City of Bryant Drainage Manual) | |
|---------------------|-----------------|-----------------|------------------|---|--------------|
| | 0.07 | 0.81 | 0.86 | 0.95 | Road/Asphalt |
| Total Area = | 0.07 | 0.81 | 0.86 | 0.95 | |

SDMH-A3

| Area | C ₁₀ | C ₂₅ | C ₁₀₀ | (C values taken from Table 400-1 of City of Bryant Drainage Manual) | |
|---------------------|-----------------|-----------------|------------------|---|---|
| | 0.81 | 0.36 | 0.42 | 0.49 | Pasture, Average 2-7% |
| | 1.48 | 0.5 | 0.6 | 0.7 | Single Family House (C values taken from Page-50 of City of Bryant Drainage Manual) |
| Total Area = | 2.29 | 0.45 | 0.54 | 0.63 | |

SDMH-A4

| Area | C ₁₀ | C ₂₅ | C ₁₀₀ | (C values taken from Page-50 of City of Bryant Drainage Manual) | |
|---------------------|-----------------|-----------------|------------------|---|---------------------|
| | 1.31 | 0.5 | 0.6 | 0.7 | Single Family House |
| Total Area = | 1.31 | 0.50 | 0.60 | 0.70 | |

SDMH-A5

| Area | C ₁₀ | C ₂₅ | C ₁₀₀ | (C values taken from Page-50 of City of Bryant Drainage Manual) | |
|---------------------|-----------------|-----------------|------------------|---|---------------------|
| | 1.14 | 0.5 | 0.6 | 0.7 | Single Family House |
| Total Area = | 1.14 | 0.50 | 0.60 | 0.70 | |

SDMH-A6

| | Area | C₁₀ | C₂₅ | C₁₀₀ | |
|---------------------|-------------|-----------------------|-----------------------|------------------------|---|
| | 0.75 | 0.5 | 0.6 | 0.7 | Single Family House (C values taken from Page-50 of City of Bryant Drainage Manual) |
| Total Area = | 0.75 | 0.50 | 0.60 | 0.70 | |

SDMH-A7

| | Area | C₁₀ | C₂₅ | C₁₀₀ | (C values taken from Table 400-1 of City of Bryant Drainage Manual) |
|---------------------|-------------|-----------------------|-----------------------|------------------------|---|
| | 0.53 | 0.35 | 0.39 | 0.46 | Good Condition, Average 2-7% |
| Total Area = | 0.53 | 0.35 | 0.39 | 0.46 | |

Stormwater Calcs - Hawkins Valley
using Rational Method
Post Development Flowrates

SDMH-C1

$Q_{10} = 1.21$ CFS
 $c = 0.81$
 $i = 7.60$ in/hr
 $A = 0.20$ acres

$Q_{25} = 1.43$ CFS
 $c = 0.86$
 $i = 8.40$ in/hr
 $A = 0.20$ acres

$Q_{100} = 1.87$ CFS
 $c = 0.95$
 $i = 10.00$ in/hr
 $A = 0.20$ acres

SDMH-C2

$Q_{10} = 1.19$ CFS
 $c = 0.81$
 $i = 7.60$ in/hr
 $A = 0.19$ acres

$Q_{25} = 1.40$ CFS
 $c = 0.86$
 $i = 8.40$ in/hr
 $A = 0.19$ acres

$Q_{100} = 1.84$ CFS
 $c = 0.95$
 $i = 10.00$ in/hr
 $A = 0.19$ acres

SDMH-C3

$Q_{10} = 5.43$ CFS
 $c = 0.55$
 $i = 7.60$ in/hr
 $A = 1.30$ acres

$Q_{25} = 7.00$ CFS
 $c = 0.64$
 $i = 8.40$ in/hr
 $A = 1.30$ acres

$Q_{100} = 9.62$ CFS
 $c = 0.74$
 $i = 10.00$ in/hr
 $A = 1.30$ acres

SDMH-C4

$Q_{10} = 1.02$ CFS
 $c = 0.81$
 $i = 7.60$ in/hr
 $A = 0.17$ acres

$Q_{25} = 1.19$ CFS
 $c = 0.86$
 $i = 8.40$ in/hr
 $A = 0.17$ acres

$Q_{100} = 1.57$ CFS
 $c = 0.95$
 $i = 10.00$ in/hr
 $A = 0.17$ acres

SDMH-C5

$Q_{10} = 1.01$ CFS
 $c = 0.81$
 $i = 7.60$ in/hr
 $A = 0.16$ acres

$Q_{25} = 1.18$ CFS
 $c = 0.86$
 $i = 8.40$ in/hr
 $A = 0.16$ acres

$Q_{100} = 1.55$ CFS
 $c = 0.95$
 $i = 10.00$ in/hr
 $A = 0.16$ acres

SDMH-A1

$Q_{10} = 4.64$ CFS
 $c = 0.59$
 $i = 7.60$ in/hr
 $A = 1.04$ acres

$Q_{25} = 5.61$ CFS
 $c = 0.64$
 $i = 8.40$ in/hr
 $A = 1.04$ acres

$Q_{100} = 7.51$ CFS
 $c = 0.72$
 $i = 10.00$ in/hr
 $A = 1.04$ acres

SDMH-A2

$Q_{10} = 0.43$ CFS
 $c = 0.81$
 $i = 7.60$ in/hr
 $A = 0.07$ acres

$Q_{25} = 0.50$ CFS
 $c = 0.86$
 $i = 8.40$ in/hr
 $A = 0.07$ acres

$Q_{100} = 0.66$ CFS
 $c = 0.95$
 $i = 10.00$ in/hr
 $A = 0.07$ acres

SDMH-A3

$Q_{10} = 7.83$ CFS
 $c = 0.45$
 $i = 7.60$ in/hr
 $A = 2.29$ acres

$Q_{25} = 10.30$ CFS
 $c = 0.54$
 $i = 8.40$ in/hr
 $A = 2.29$ acres

$Q_{100} = 14.30$ CFS
 $c = 0.63$
 $i = 10.00$ in/hr
 $A = 2.29$ acres

SDMH-A4

$Q_{10} = 4.96$ CFS
 $c = 0.50$
 $i = 7.60$ in/hr
 $A = 1.31$ acres

$Q_{25} = 6.58$ CFS
 $c = 0.60$
 $i = 8.40$ in/hr
 $A = 1.31$ acres

$Q_{100} = 9.14$ CFS
 $c = 0.70$
 $i = 10.00$ in/hr
 $A = 1.31$ acres

SDMH-A5

$Q_{10} = 4.34$ CFS
 $c = 0.50$
 $i = 7.60$ in/hr
 $A = 1.14$ acres

$Q_{25} = 5.75$ CFS
 $c = 0.60$
 $i = 8.40$ in/hr
 $A = 1.14$ acres

$Q_{100} = 7.99$ CFS
 $c = 0.70$
 $i = 10.00$ in/hr
 $A = 1.14$ acres

SDMH-A6

$Q_{10} = 2.85$ CFS
 $c = 0.50$
 $i = 7.60$ in/hr
 $A = 0.75$ acres

$Q_{25} = 3.78$ CFS
 $c = 0.60$
 $i = 8.40$ in/hr
 $A = 0.75$ acres

$Q_{100} = 5.25$ CFS
 $c = 0.70$
 $i = 10.00$ in/hr
 $A = 0.75$ acres

SDMH-A7

$Q_{10} = 1.41$ CFS
 $c = 0.35$
 $i = 7.60$ in/hr
 $A = 0.53$ acres

$Q_{25} = 1.74$ CFS
 $c = 0.39$
 $i = 8.40$ in/hr
 $A = 0.53$ acres

$Q_{100} = 2.44$ CFS
 $c = 0.46$
 $i = 10.00$ in/hr
 $A = 0.53$ acres

TOTAL

$Q_{10} = 36.31$ CFS

$Q_{25} = 46.46$ CFS

$Q_{100} = 63.75$ CFS

Hawkins Valley GUTTER SPREAD 25-YR STORM

SDMH-C1

$$T = \left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

| | |
|----------------|----------------|
| Q | 1.43 cfs |
| n | 0.012 |
| k _u | 0.56 |
| S _x | 0.028 |
| S _L | 0.031 |
| T | <u>4.87</u> ft |

Q= Flowrate(cfs)
n=manning's number
k=0.56
S_x= cross slope
S_L= longitudinal slope
T= Gutter Spread

SDMH-C2

$$T = \left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

| | |
|----------------|----------------|
| Q | 1.40 cfs |
| n | 0.012 |
| k _u | 0.56 |
| S _x | 0.03 |
| S _L | 0.017 |
| T | <u>5.18</u> ft |

SDMH-C3

$$T = \left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

| | |
|----------------|----------------|
| Q | 7.00 cfs |
| n | 0.012 |
| k _u | 0.56 |
| S _x | 0.028 |
| S _L | 0.03 |
| T | <u>9.01</u> ft |

SDMH-C4

$$T = \left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

| | |
|----------------|----------------|
| Q | 1.19 cfs |
| n | 0.012 |
| k _u | 0.56 |
| S _x | 0.03 |
| S _L | 0.03 |
| T | <u>4.44</u> ft |

SDMH-C5

$$T = \left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

| | |
|----------------|----------------|
| Q | 1.18 cfs |
| n | 0.012 |
| k _u | 0.56 |
| S _x | 0.028 |
| S _L | 0.03 |
| T | <u>4.56</u> ft |

Hawkins Valley - CURB INLETS

25-YEAR STORM

| Area # | Area | I | C | Weir | | | Required L (ft) | Actual L (ft) | |
|---------|------|------|------|------------|-----------------------------------|--------|--------------------|------------------|---------------------|
| | | | | Q (cfs) | Q=3.0LY ^{1.5} Q (cfs) | Y (ft) | | | |
| SDMH-C1 | 0.20 | 8.40 | 0.86 | 1.43 | 1.43 | 0.49 | 1.39 | 4 | 4' box |
| SDMH-C2 | 0.19 | 8.40 | 0.86 | 1.40 | 1.40 | 0.49 | 1.36 | 4 | 4' box |
| SDMH-C3 | 1.30 | 8.40 | 0.64 | 7.00 | 7.00 | 0.49 | 6.81 | 4 | 4' box with 4' wing |
| SDMH-C4 | 0.17 | 8.40 | 0.86 | 1.19 | 1.19 | 0.49 | 1.16 | 4 | 4' box |
| SDMH-C5 | 0.16 | 8.40 | 0.86 | 1.18 | 1.18 | 0.49 | 1.15 | 4 | 4' box |

Stormwater Calcs - Hawkins Valley
using Rational Method
Culvert Capacities

CI-1
Q₂₅ = 1.44 CFS
 c = 0.86 Road/Asphalt
 i= 8.4 in/hr
 A= 0.20 acres

CI-2
Q₂₅ = 1.37 CFS
 c = 0.86 Road/Asphalt
 i= 8.4 in/hr
 A= 0.19 acres

CI-3
Q₂₅ = 6.99 CFS
 c = 0.64 Road/Asphalt
 i= 8.4 in/hr
 A= 1.30 acres

CI-4
Q₂₅ = 1.23 CFS
 c = 0.86 Road/Asphalt
 i= 8.4 in/hr
 A= 0.17 acres

CI-5
Q₂₅ = 1.16 CFS
 c = 0.86 Road/Asphalt
 i= 8.4 in/hr
 A= 0.16 acres

| Pipe Name | From | To | Design Flow (cfs): | Slope (ft/ft): | Diameter (inches) | No. Pipes | Manning's | Area Full (sf) | Wetted Perimeter Full (ft) | Hydraulic Flow Capacity (cfs) | % Capacity |
|-----------|------|------|--------------------|----------------|-------------------|-----------|-----------|----------------|----------------------------|-------------------------------|------------|
| 18" RCP | CI-1 | CI-2 | 1.44 | 0.0210 | 18 | 1 | 0.012 | 1.77 | 4.712 | 0.375 | 16.49 9% |
| 18" HDPE | CI-2 | CI-4 | 2.82 | 0.0310 | 18 | 1 | 0.012 | 1.77 | 4.712 | 0.375 | 20.04 14% |
| 18" RCP | CI-3 | CI-4 | 9.81 | 0.0140 | 18 | 1 | 0.012 | 1.77 | 4.712 | 0.375 | 13.46 73% |
| 18" HDPE | CI-4 | CI-5 | 11.03 | 0.0310 | 18 | 1 | 0.012 | 1.77 | 4.712 | 0.375 | 20.04 55% |

Stormwater Calcs - Hawkins Valley
Using Rational Method
Ditch Capacity

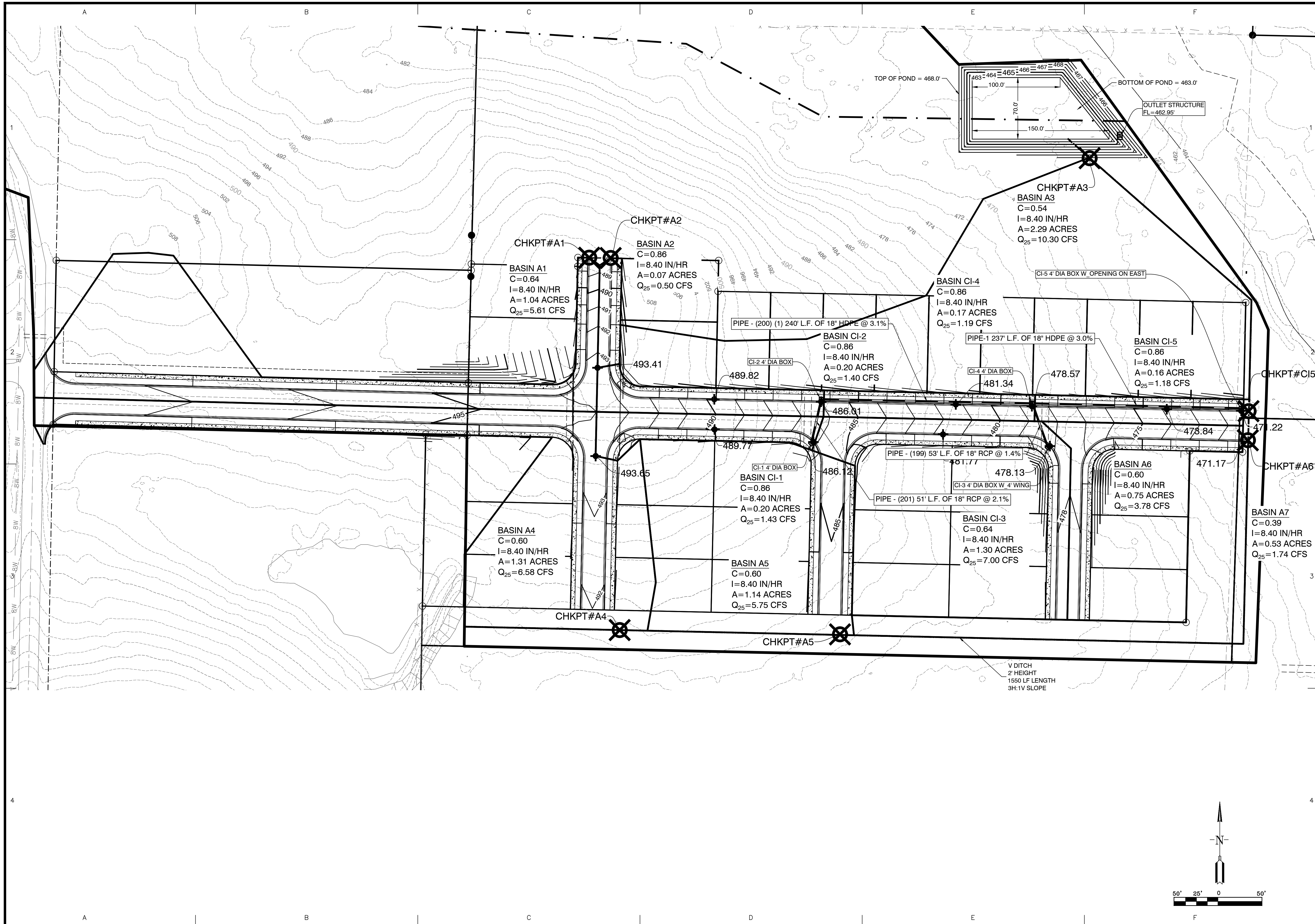
Mannings equation for ditch

n= 0.022 based on n for open channel earth with short grass, few weeds
Slope= 3 :1

(n values from Table 500-1 of COB Drainage Manual)

Design Q₁₀₀= 63.75 cfs

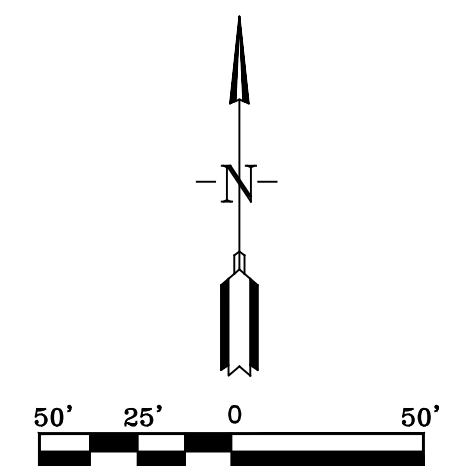
| Depth (ft) | Bottom (ft) | Top (ft) | area (ft ²) | rH | slope (ft/ft) | Velocity (ft/s) | Q (cfs) |
|---------------|----------------|-------------|----------------------------|------|------------------|--------------------|------------|
| 2 | 0 | 12 | 12 | 0.95 | 0.01 | 6.54 | 78.47 |

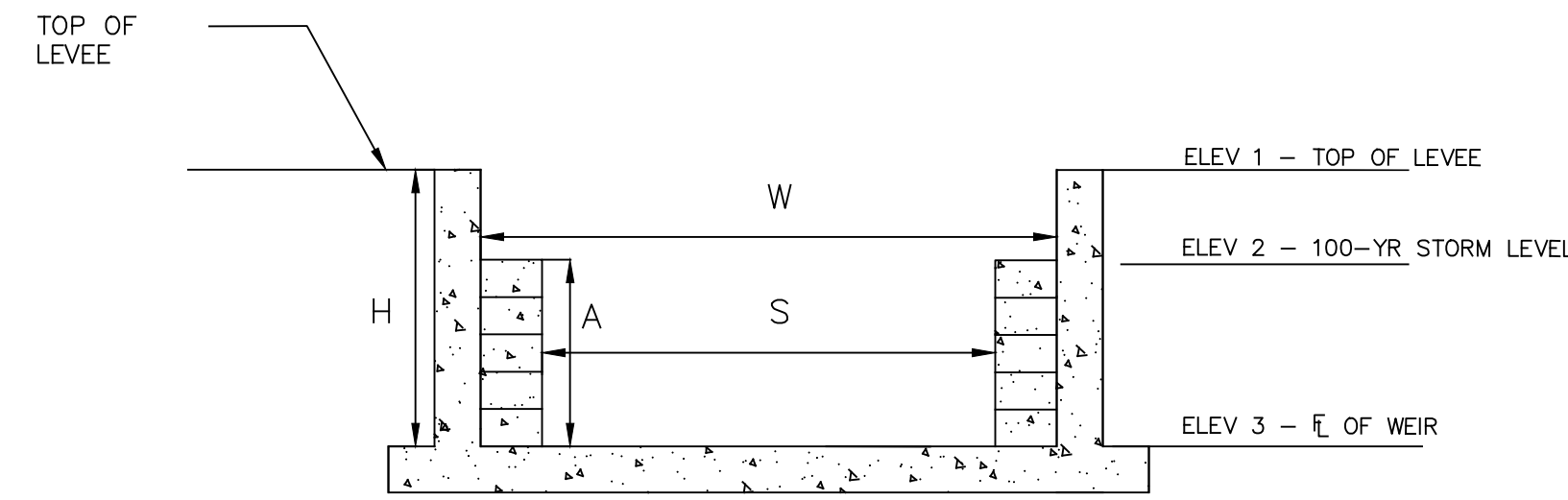


| | |
|--|----------|
| BY | |
| REVISION | |
| DATE | |
| <p>FOR: THOMAS DB COLINS, LTD, LLC HAWKINS VALLEY PHASE 1 SALINE COUNTY, ARKANSAS</p> | |
| <p>PRELIMINARY</p> | |
| <p>CONTENTS: INLET BASIN PLAN</p> | |
| PROJECT NO: | 24076 |
| DATE: | JAN 2025 |
| SHEET NO: | 3.0 |

GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116
 Benton, AR 72018
 Ph (501) 408-4650

3825 Mt Carmel Rd
 Bryant, AR 72022
 garnatengineering@gmail.com



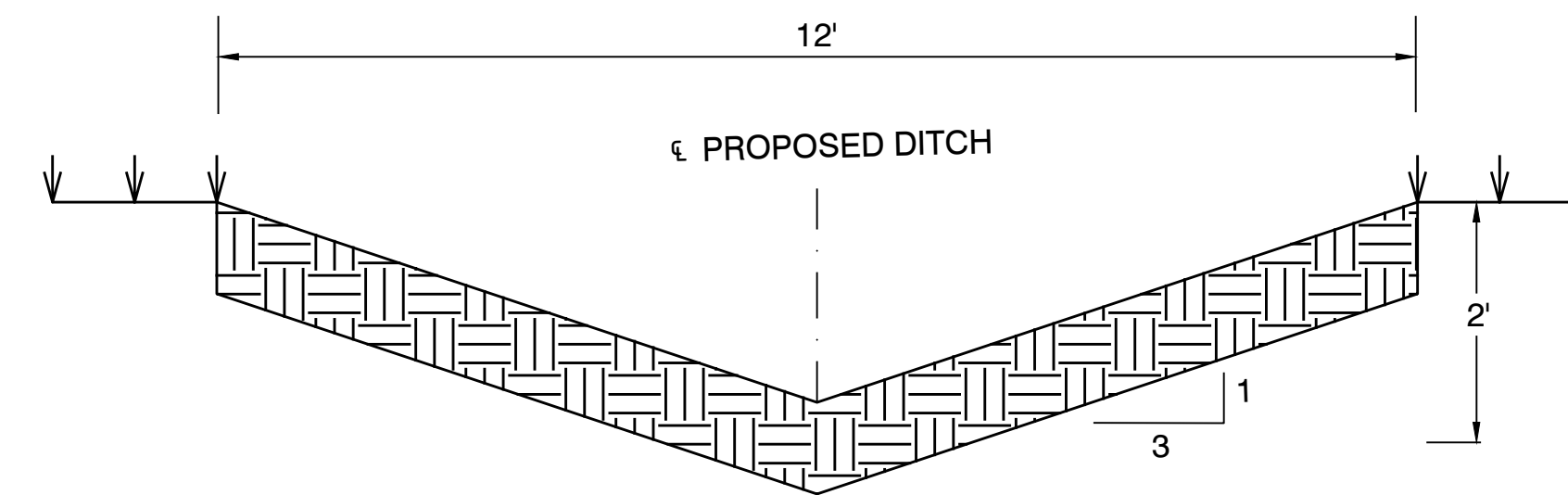


**DETENTION OUTLET
SECTION**
NOT TO SCALE

| CONTROL STRUCTURE | | | | | | | | |
|-------------------|-------|-------|-------|--------|--------|--------|-------|-------|
| OUTLET STRUCTURE | L | W | H | ELEV 1 | ELEV 2 | ELEV 3 | S | A |
| 1 | 5'-0" | 7'-8" | 5'-1" | 468.00 | 467.00 | 462.95 | 5'-9" | 4'-0" |

DETENTION OUTLET NOTES:

1. ALL CONCRETE WALLS SHALL BE A MINIMUM OF 6" THICK & REINFORCED WITH #4S @ 12" O.C. BOTH WAYS.
2. BOTTOM SLAB SHALL BE 12" THICK & REINFORCED WITH #4S @ 12" O.C. BOTH WAYS.



TYPICAL DITCH CROSS SECTION
(N.T.S)

| REVISION | DATE | BY |
|----------|------|----|
| | | |
| | | |
| | | |
| | | |
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| | | |

GNE Designing our client's success
GarNat Engineering, LLC
 3825 Mt Carmel Rd
 Bryant, AR 72022
 P.O. Box 116
 Benton, AR 72018
 Ph: (501) 408-4650
 gnatengineering@gmail.com

FOR: THOMAS DB COLLINS, LTD, LLC
HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS



1-06-2025

CONTENTS:
 OUTLET STRUCTURE DETAILS

PROJECT NO:
 24076

DATE:
 JAN 2025

SHEET NO:

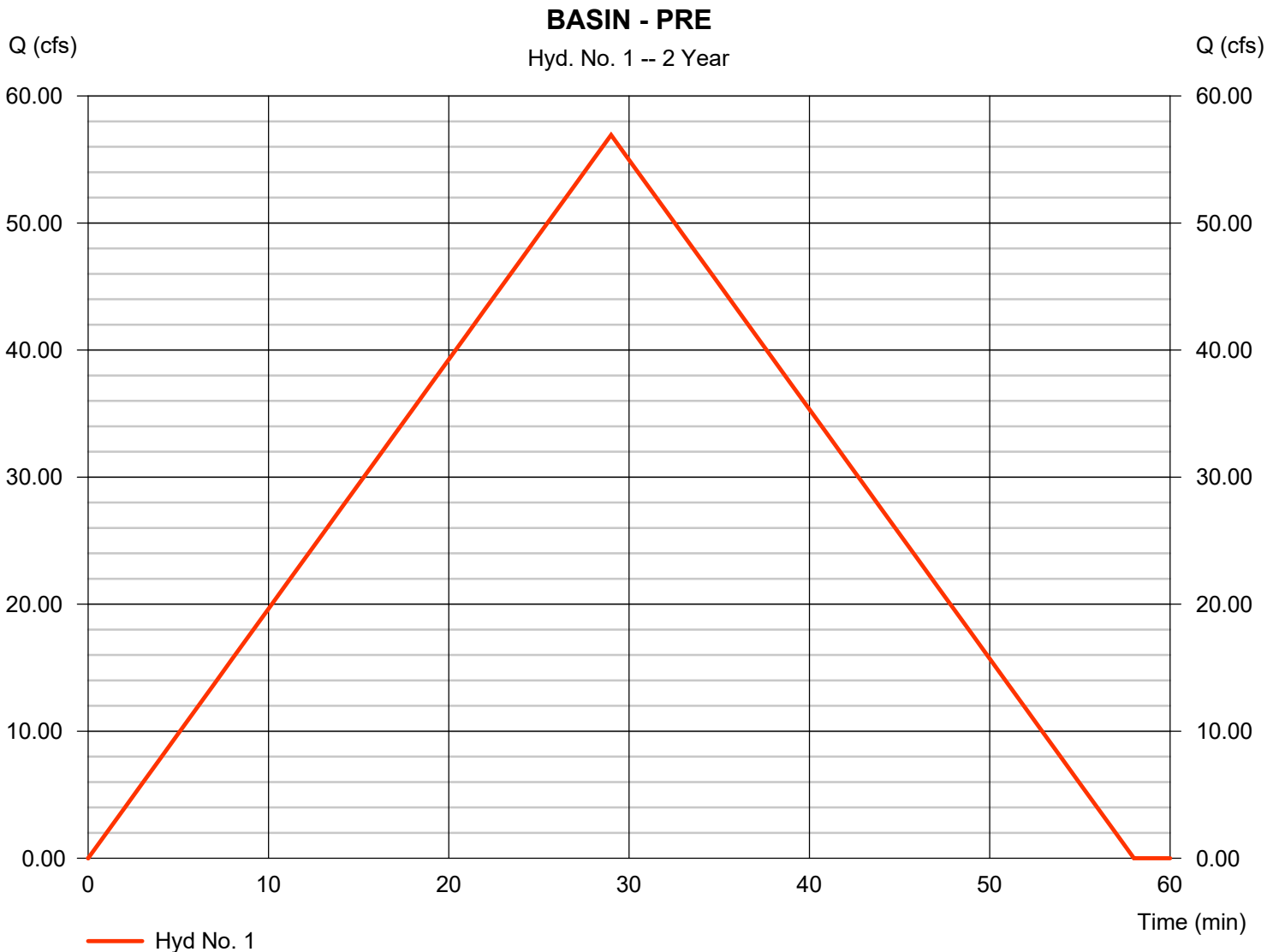
C3.2

Hydrograph Report

Hyd. No. 1

BASIN - PRE

| | | | |
|-----------------|------------------|-------------------|---------------|
| Hydrograph type | = Rational | Peak discharge | = 56.93 cfs |
| Storm frequency | = 2 yrs | Time to peak | = 29 min |
| Time interval | = 1 min | Hyd. volume | = 99,054 cuft |
| Drainage area | = 44.030 ac | Runoff coeff. | = 0.47 |
| Intensity | = 2.751 in/hr | Tc by User | = 29.00 min |
| IDF Curve | = BRYANT IDF.IDF | Asc/Rec limb fact | = 1/1 |



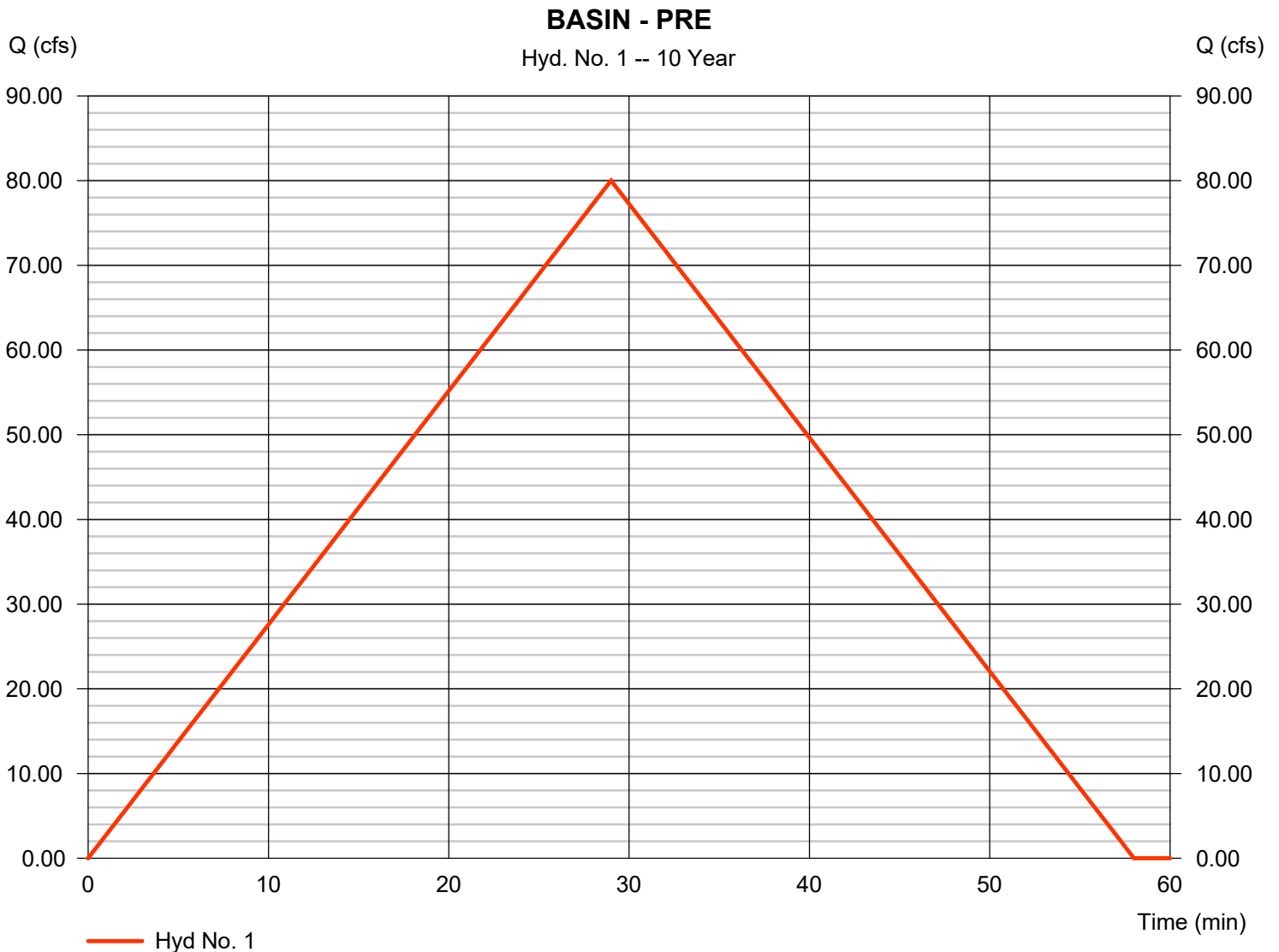
Hydrograph Report

Hyd. No. 1

BASIN - PRE

Hydrograph type = Rational
Storm frequency = 10 yrs
Time interval = 1 min
Drainage area = 44.030 ac
Intensity = 3.866 in/hr
IDF Curve = BRYANT IDF.IDF

Peak discharge = 80.01 cfs
Time to peak = 29 min
Hyd. volume = 139,223 cuft
Runoff coeff. = 0.47
Tc by User = 29.00 min
Asc/Rec limb fact = 1/1



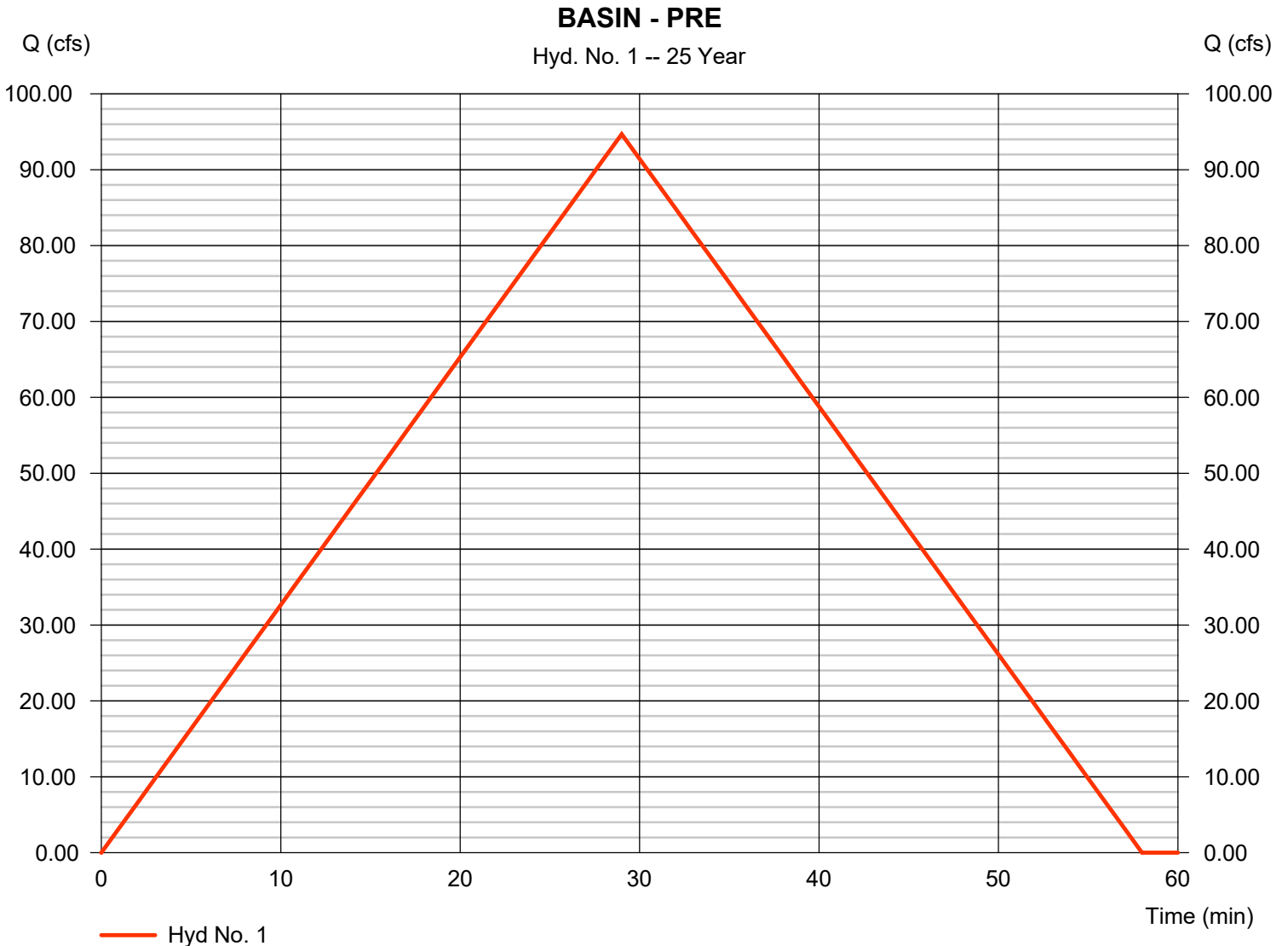
Hydrograph Report

Hyd. No. 1

BASIN - PRE

Hydrograph type = Rational
Storm frequency = 25 yrs
Time interval = 1 min
Drainage area = 44.030 ac
Intensity = 4.576 in/hr
IDF Curve = BRYANT IDF.IDF

Peak discharge = 94.69 cfs
Time to peak = 29 min
Hyd. volume = 164,756 cuft
Runoff coeff. = 0.47
Tc by User = 29.00 min
Asc/Rec limb fact = 1/1

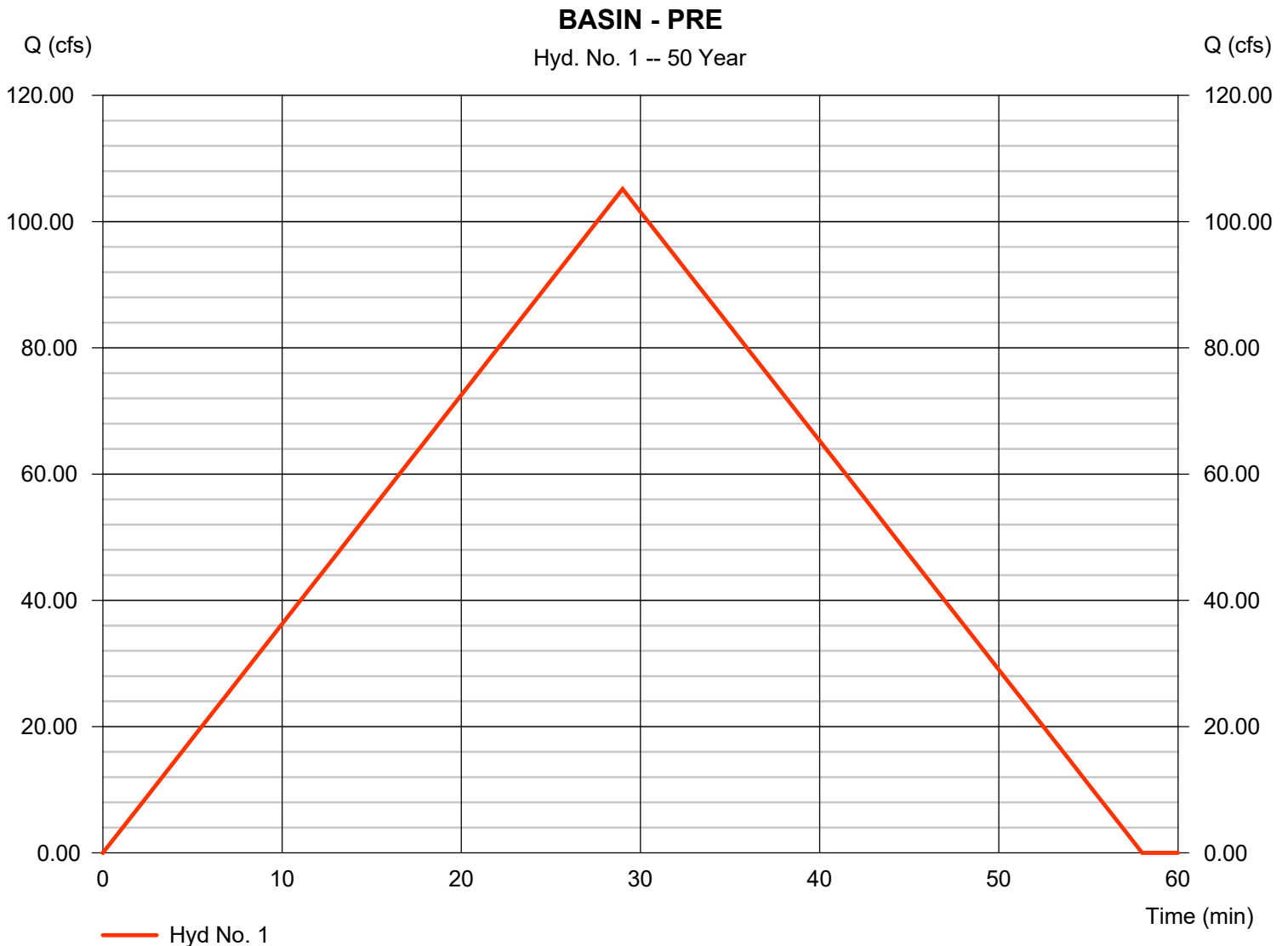


Hydrograph Report

Hyd. No. 1

BASIN - PRE

| | | | |
|-----------------|------------------|-------------------|----------------|
| Hydrograph type | = Rational | Peak discharge | = 105.16 cfs |
| Storm frequency | = 50 yrs | Time to peak | = 29 min |
| Time interval | = 1 min | Hyd. volume | = 182,986 cuft |
| Drainage area | = 44.030 ac | Runoff coeff. | = 0.47 |
| Intensity | = 5.082 in/hr | Tc by User | = 29.00 min |
| IDF Curve | = BRYANT IDF.IDF | Asc/Rec limb fact | = 1/1 |

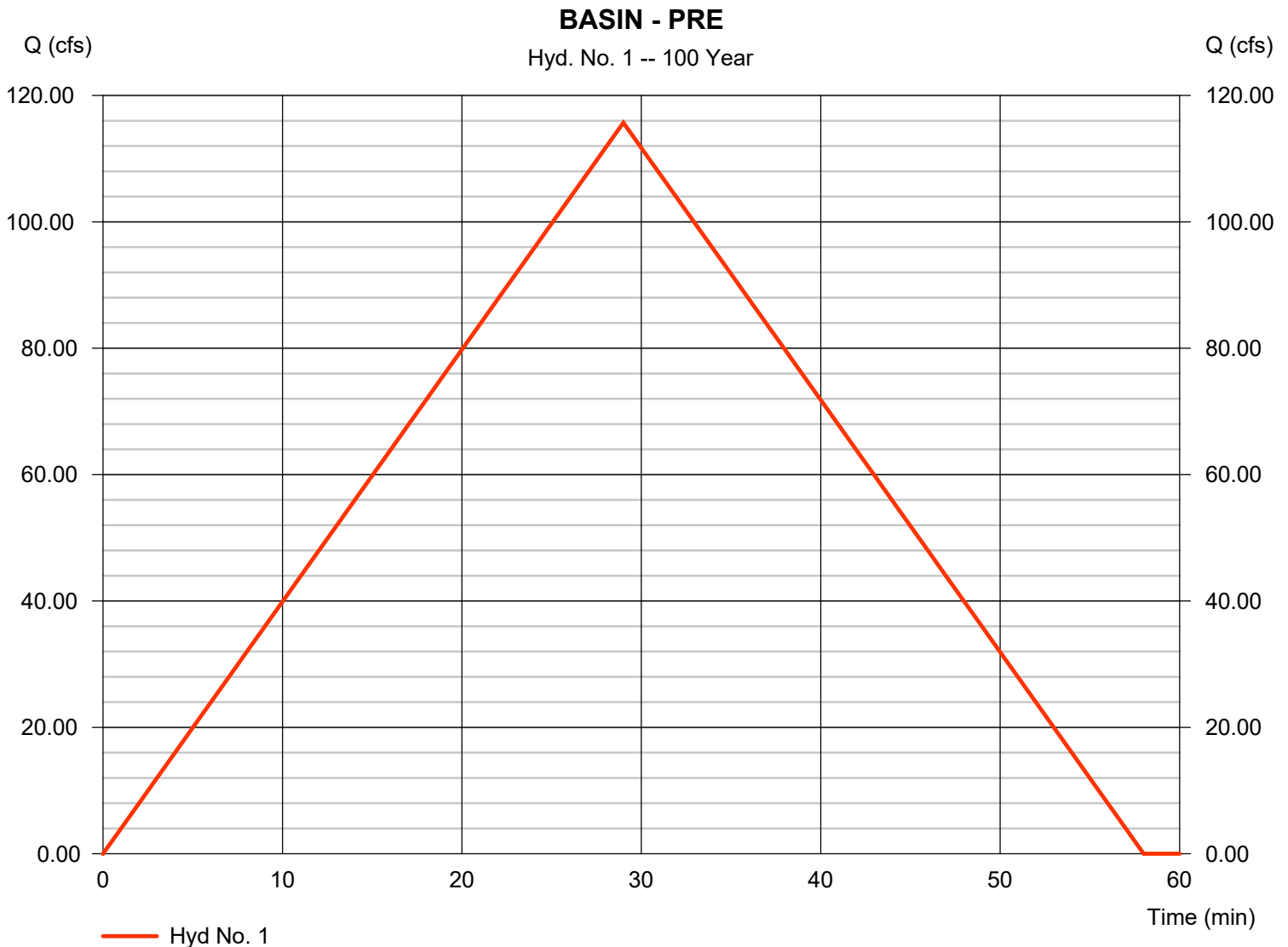


Hydrograph Report

Hyd. No. 1

BASIN - PRE

| | | | |
|-----------------|------------------|-------------------|----------------|
| Hydrograph type | = Rational | Peak discharge | = 115.69 cfs |
| Storm frequency | = 100 yrs | Time to peak | = 29 min |
| Time interval | = 1 min | Hyd. volume | = 201,307 cuft |
| Drainage area | = 44.030 ac | Runoff coeff. | = 0.47 |
| Intensity | = 5.591 in/hr | Tc by User | = 29.00 min |
| IDF Curve | = BRYANT IDF.IDF | Asc/Rec limb fact | = 1/1 |



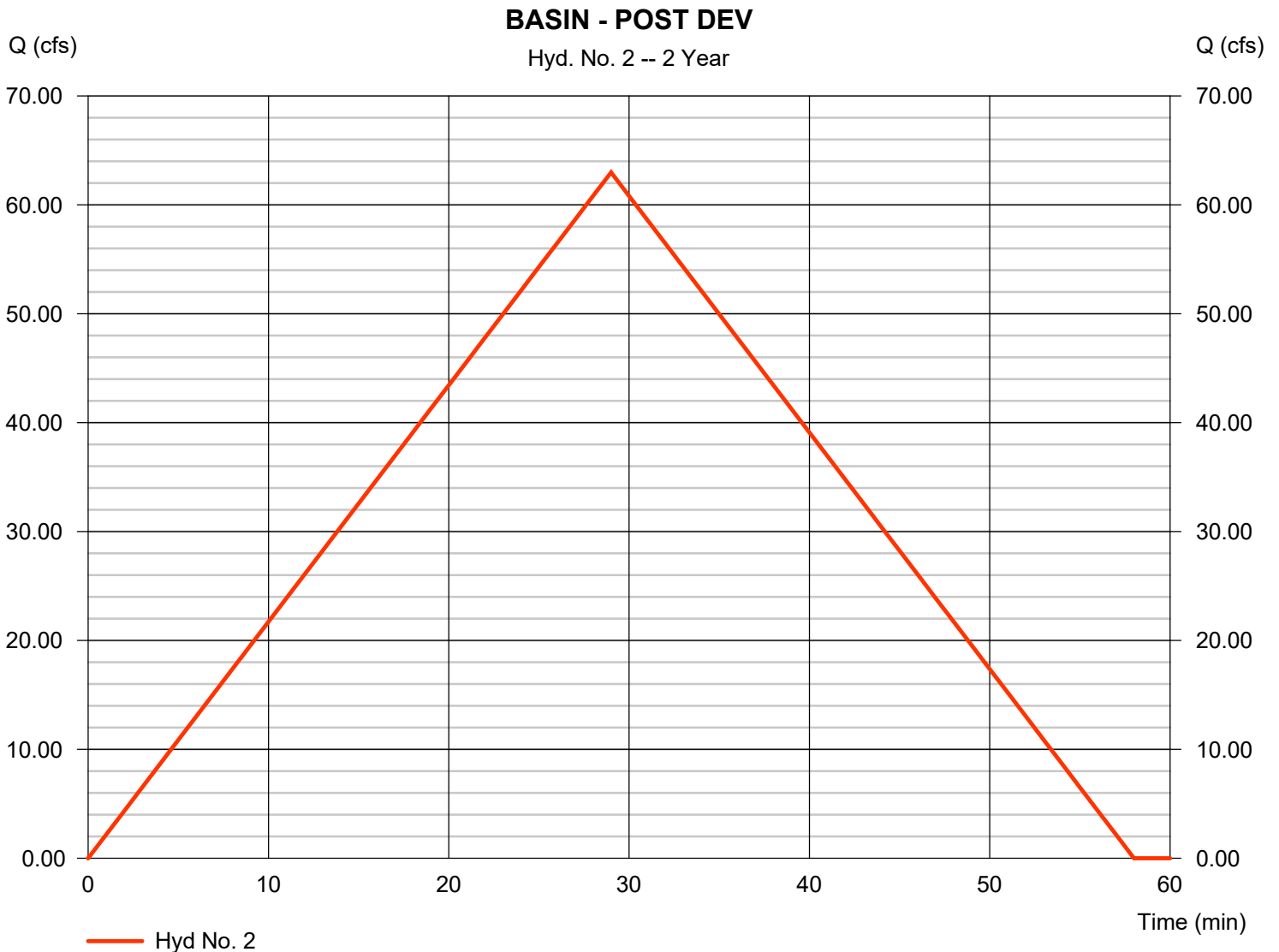
Hydrograph Report

Hyd. No. 2

BASIN - POST DEV

Hydrograph type = Rational
Storm frequency = 2 yrs
Time interval = 1 min
Drainage area = 44.030 ac
Intensity = 2.751 in/hr
IDF Curve = BRYANT IDF.IDF

Peak discharge = 62.98 cfs
Time to peak = 29 min
Hyd. volume = 109,592 cuft
Runoff coeff. = 0.52
Tc by User = 29.00 min
Asc/Rec limb fact = 1/1



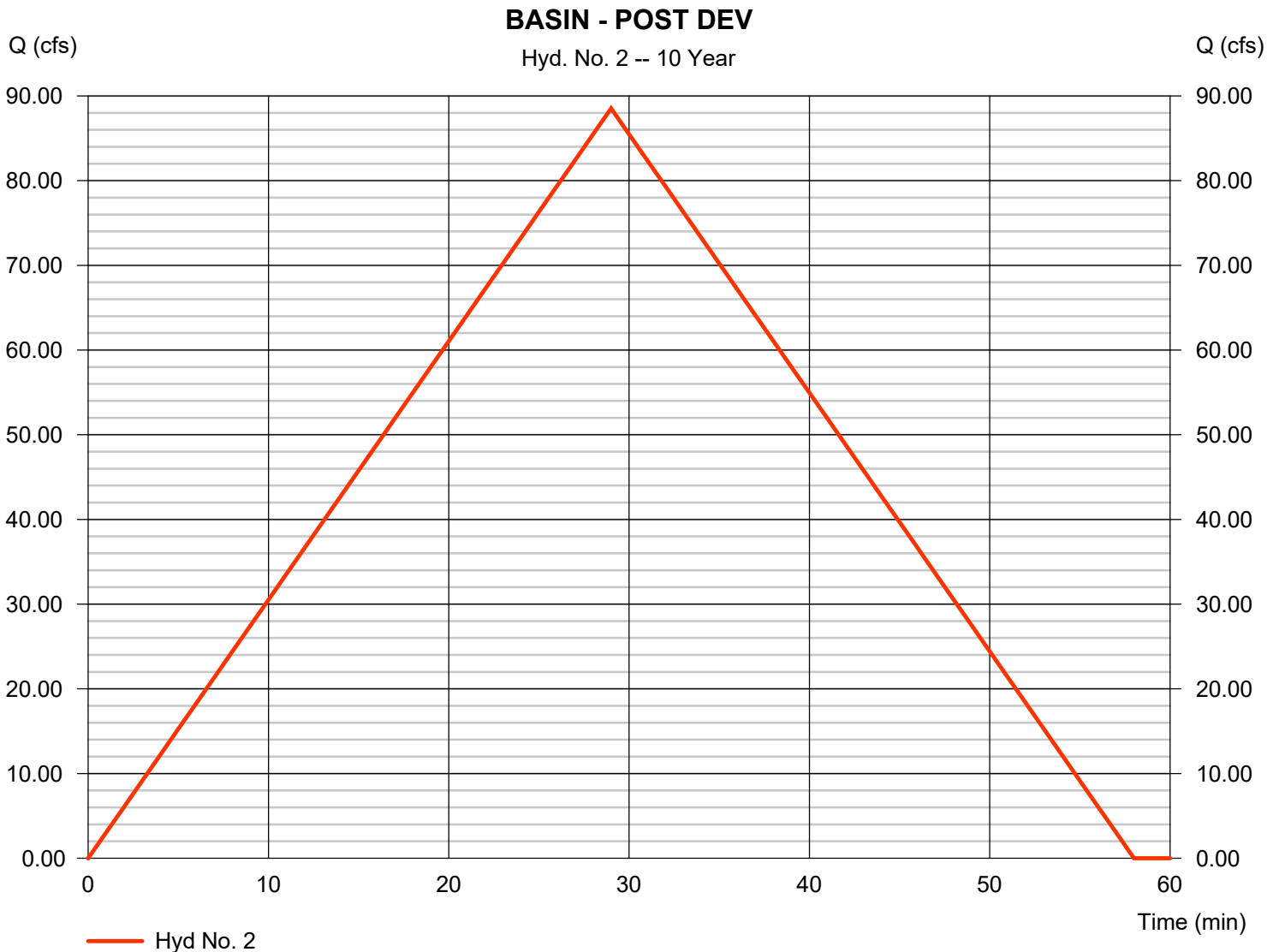
Hydrograph Report

Hyd. No. 2

BASIN - POST DEV

Hydrograph type = Rational
Storm frequency = 10 yrs
Time interval = 1 min
Drainage area = 44.030 ac
Intensity = 3.866 in/hr
IDF Curve = BRYANT IDF.IDF

Peak discharge = 88.53 cfs
Time to peak = 29 min
Hyd. volume = 154,034 cuft
Runoff coeff. = 0.52
Tc by User = 29.00 min
Asc/Rec limb fact = 1/1



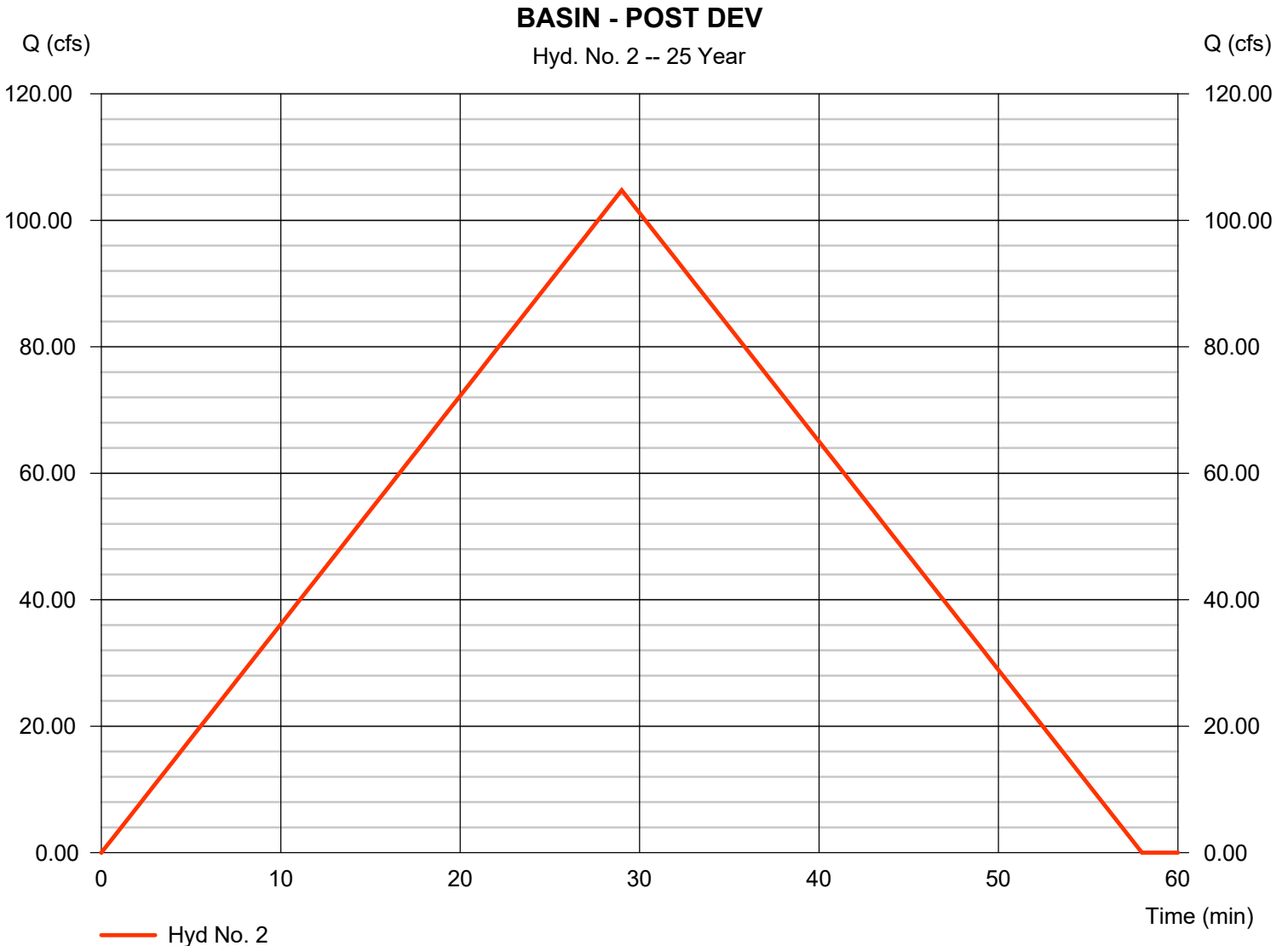
Hydrograph Report

Hyd. No. 2

BASIN - POST DEV

Hydrograph type = Rational
Storm frequency = 25 yrs
Time interval = 1 min
Drainage area = 44.030 ac
Intensity = 4.576 in/hr
IDF Curve = BRYANT IDF.IDF

Peak discharge = 104.76 cfs
Time to peak = 29 min
Hyd. volume = 182,283 cuft
Runoff coeff. = 0.52
Tc by User = 29.00 min
Asc/Rec limb fact = 1/1



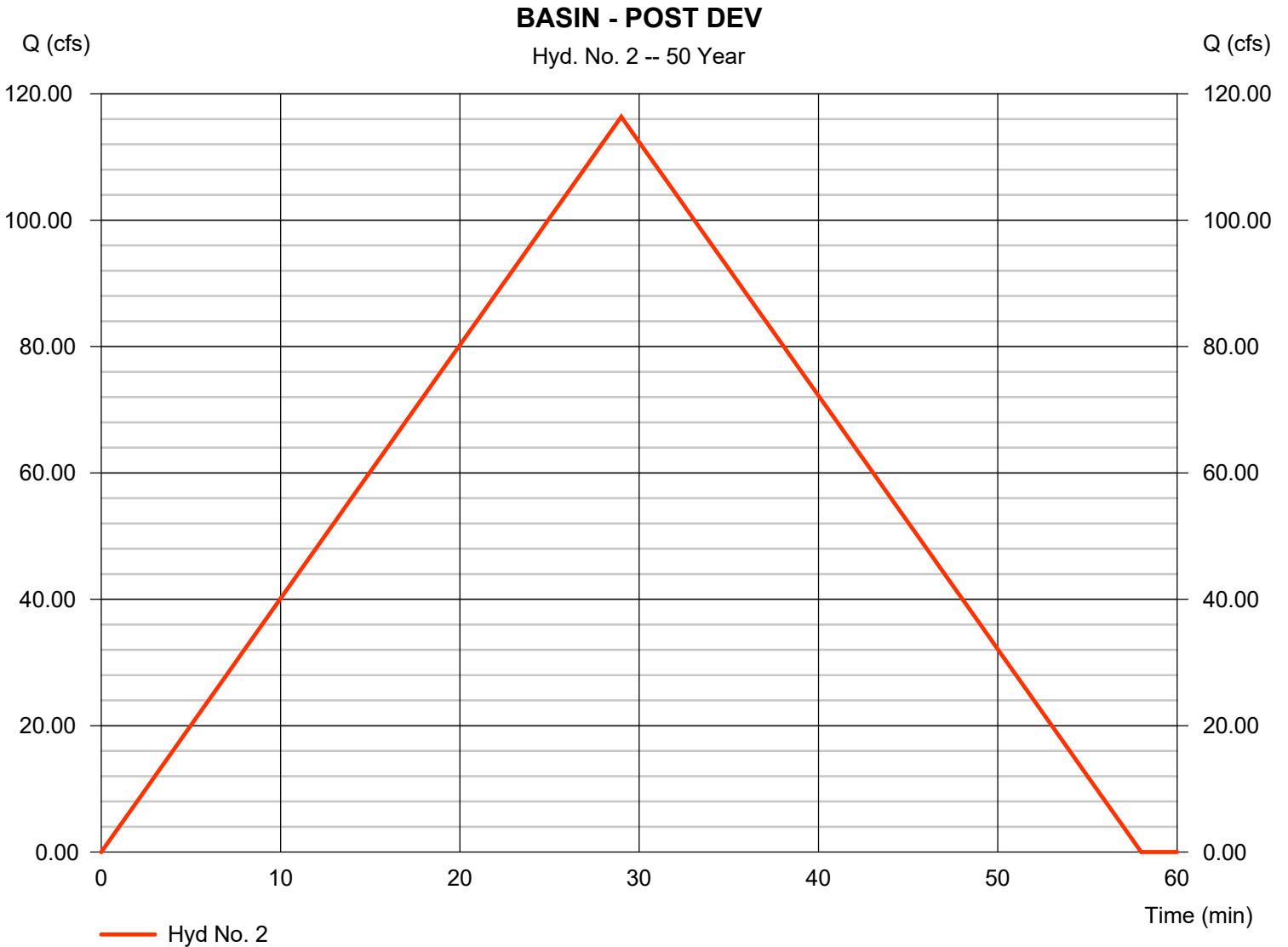
Hydrograph Report

Hyd. No. 2

BASIN - POST DEV

Hydrograph type = Rational
Storm frequency = 50 yrs
Time interval = 1 min
Drainage area = 44.030 ac
Intensity = 5.082 in/hr
IDF Curve = BRYANT IDF.IDF

Peak discharge = 116.35 cfs
Time to peak = 29 min
Hyd. volume = 202,453 cuft
Runoff coeff. = 0.52
Tc by User = 29.00 min
Asc/Rec limb fact = 1/1



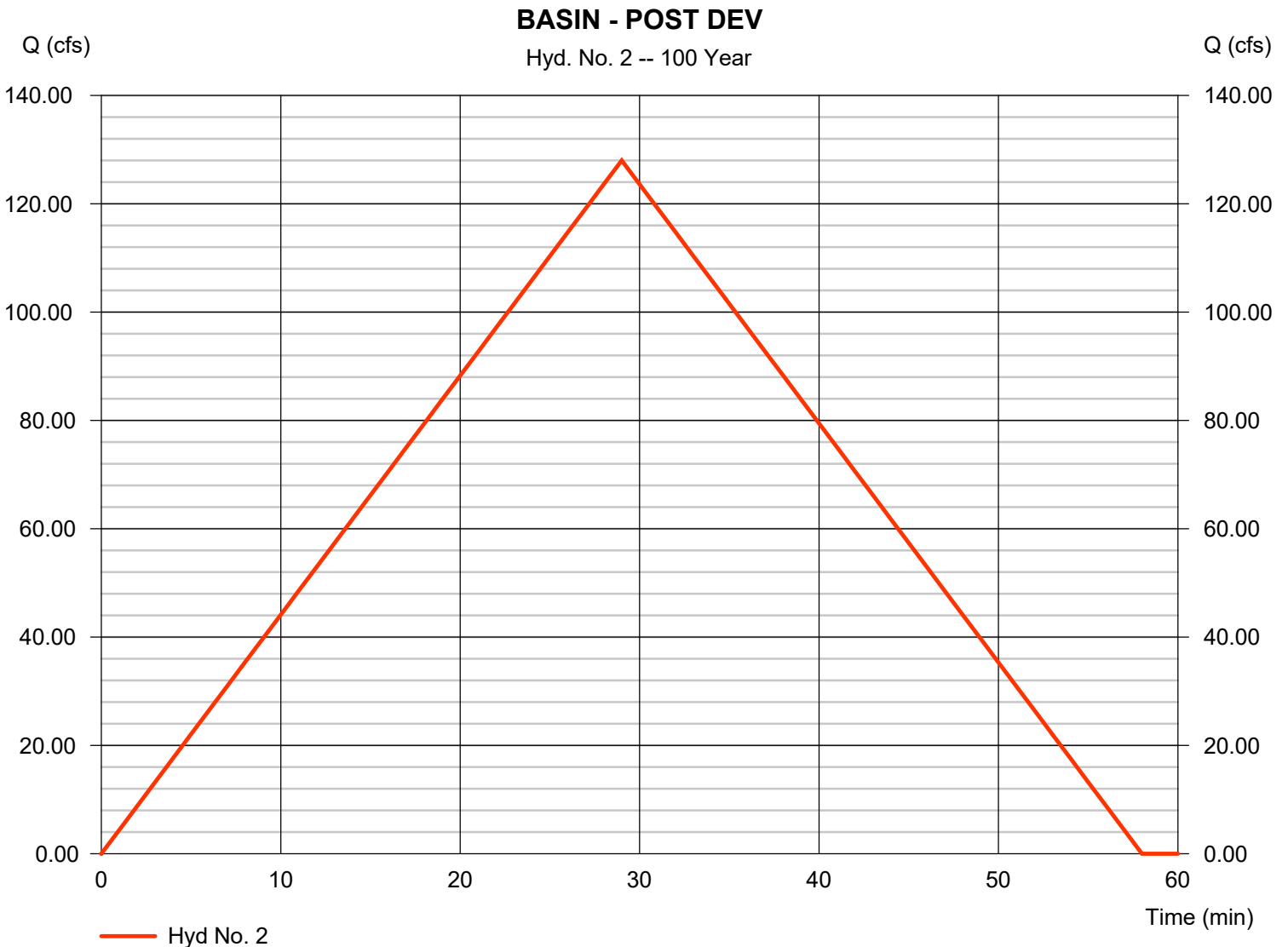
Hydrograph Report

Hyd. No. 2

BASIN - POST DEV

Hydrograph type = Rational
Storm frequency = 100 yrs
Time interval = 1 min
Drainage area = 44.030 ac
Intensity = 5.591 in/hr
IDF Curve = BRYANT IDF.IDF

Peak discharge = 128.00 cfs
Time to peak = 29 min
Hyd. volume = 222,723 cuft
Runoff coeff. = 0.52
Tc by User = 29.00 min
Asc/Rec limb fact = 1/1



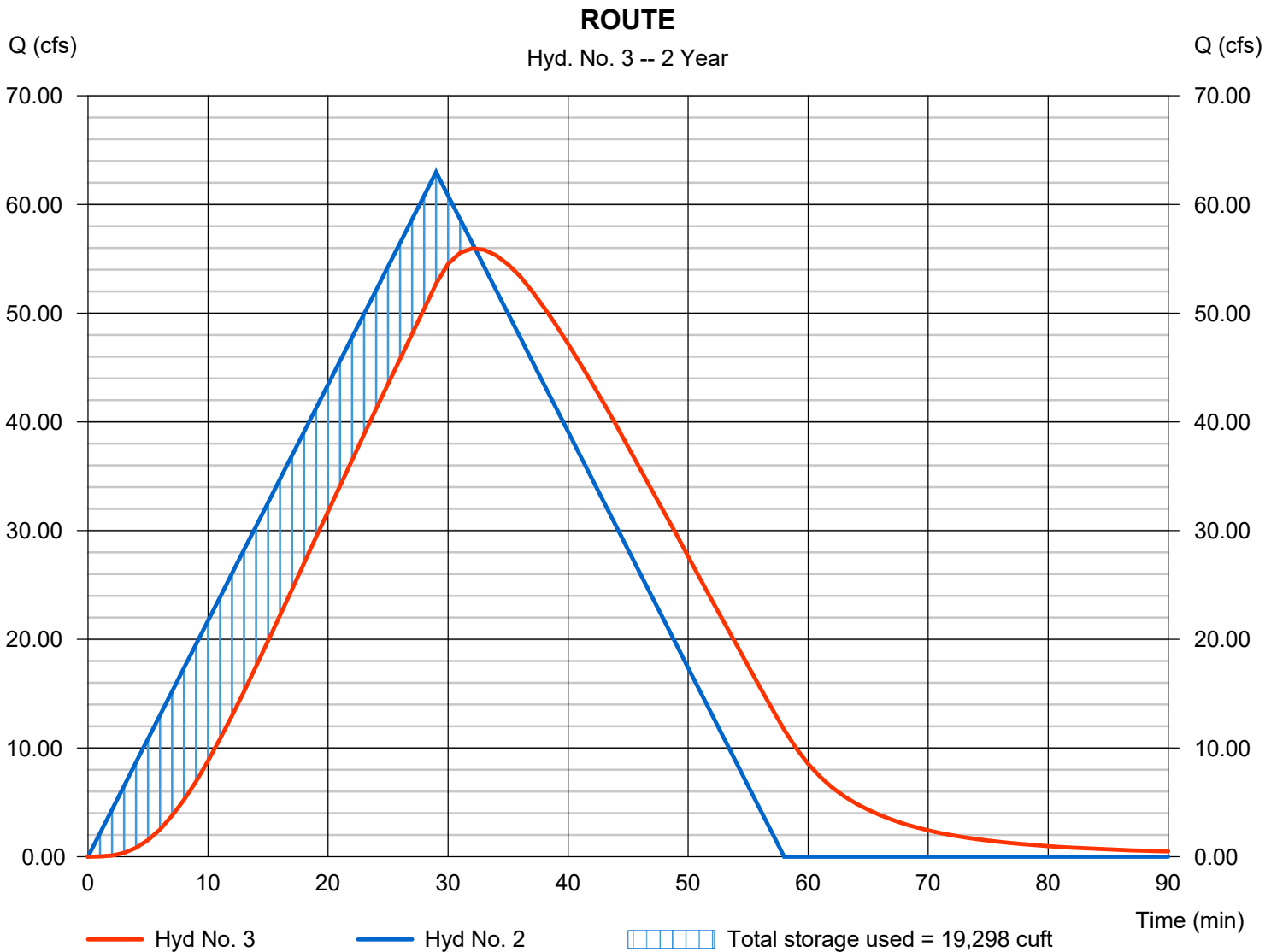
Hydrograph Report

Hyd. No. 3

ROUTE

| | | | |
|-----------------|------------------------|----------------|----------------|
| Hydrograph type | = Reservoir | Peak discharge | = 55.95 cfs |
| Storm frequency | = 2 yrs | Time to peak | = 32 min |
| Time interval | = 1 min | Hyd. volume | = 109,590 cuft |
| Inflow hyd. No. | = 2 - BASIN - POST DEV | Max. Elevation | = 465.47 ft |
| Reservoir name | = POND | Max. Storage | = 19,298 cuft |

Storage Indication method used.



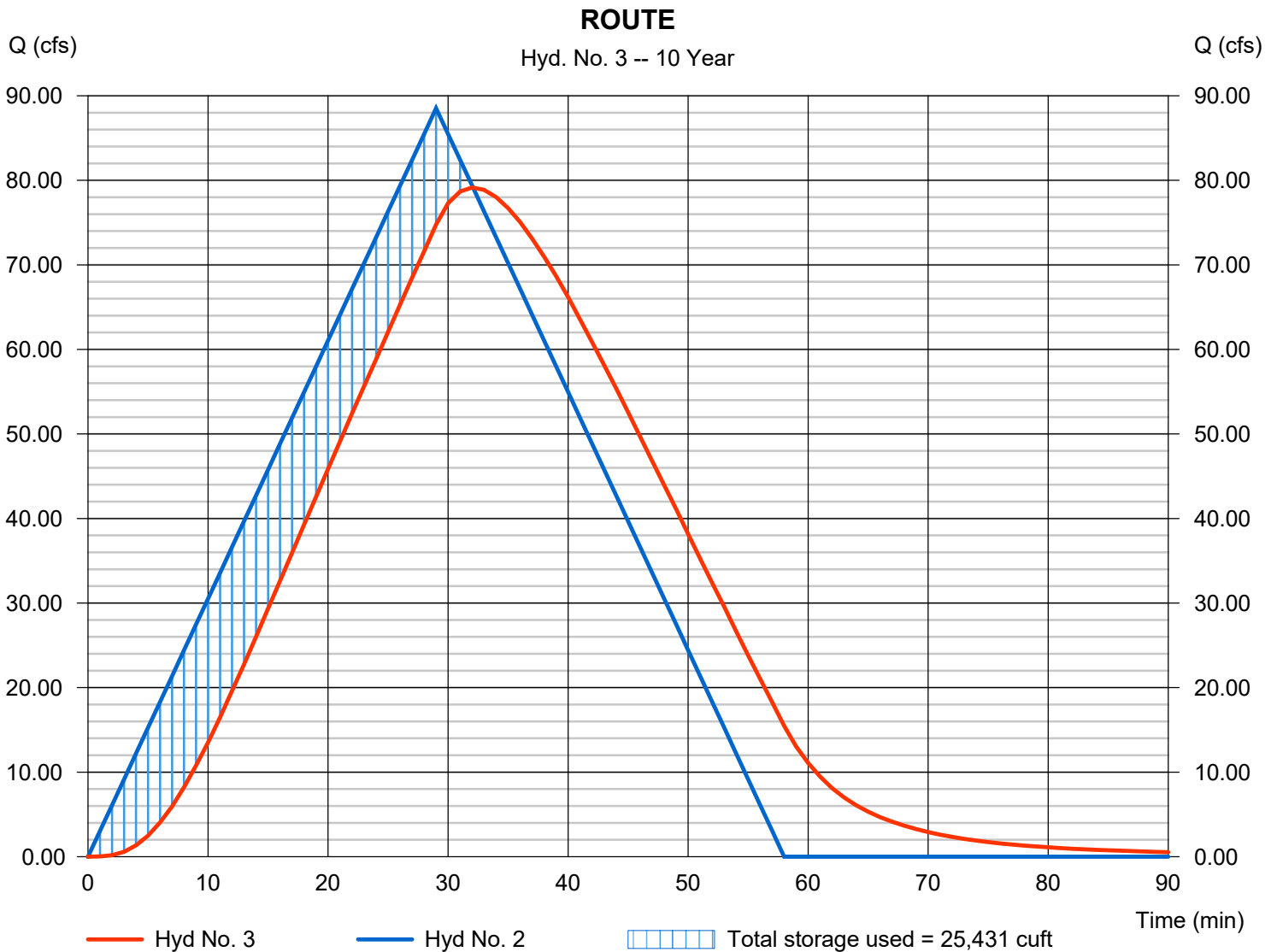
Hydrograph Report

Hyd. No. 3

ROUTE

| | | | |
|-----------------|------------------------|----------------|----------------|
| Hydrograph type | = Reservoir | Peak discharge | = 79.14 cfs |
| Storm frequency | = 10 yrs | Time to peak | = 32 min |
| Time interval | = 1 min | Hyd. volume | = 154,032 cuft |
| Inflow hyd. No. | = 2 - BASIN - POST DEV | Max. Elevation | = 466.12 ft |
| Reservoir name | = POND | Max. Storage | = 25,431 cuft |

Storage Indication method used.



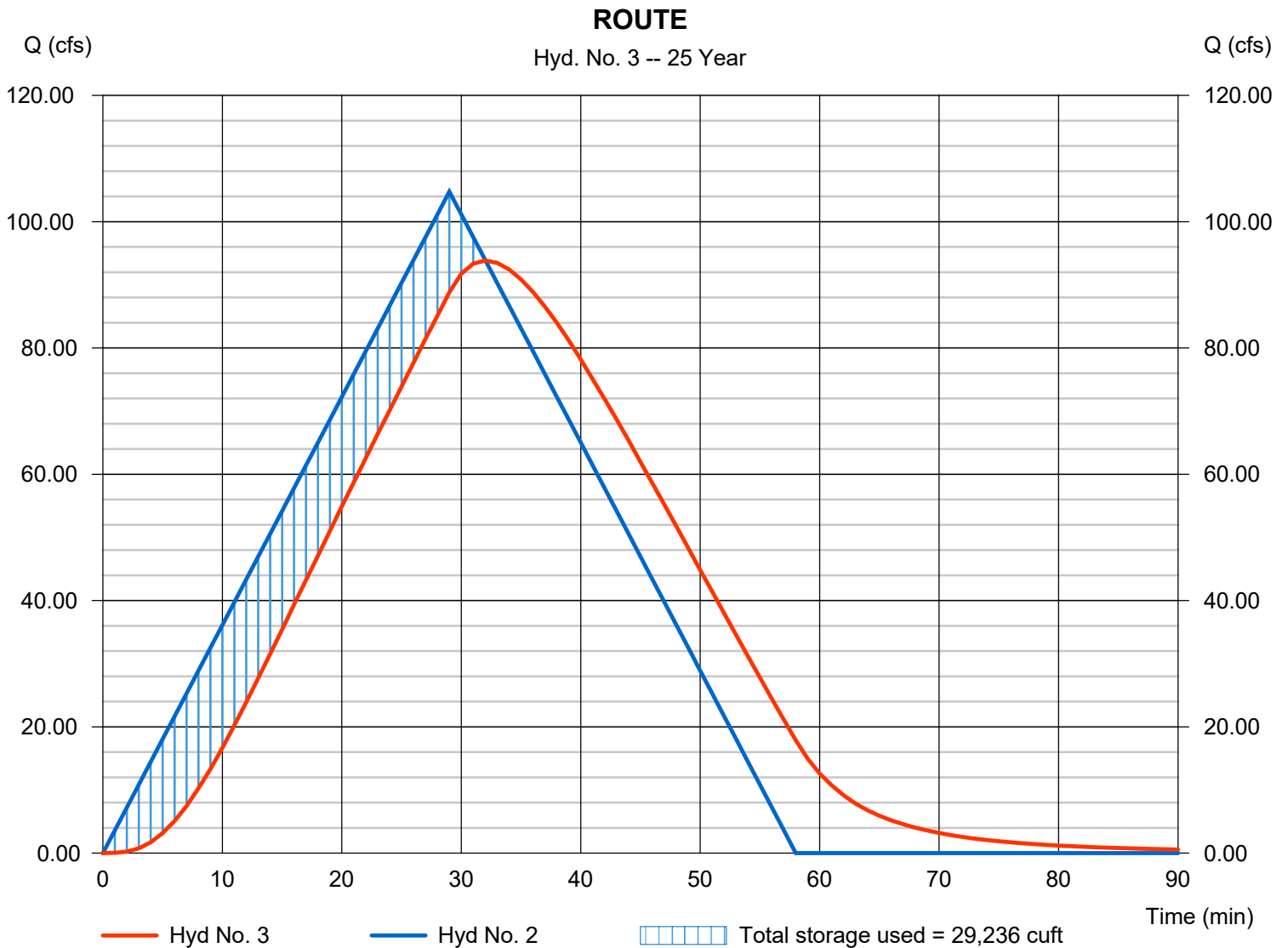
Hydrograph Report

Hyd. No. 3

ROUTE

| | | | |
|-----------------|------------------------|----------------|----------------|
| Hydrograph type | = Reservoir | Peak discharge | = 93.85 cfs |
| Storm frequency | = 25 yrs | Time to peak | = 32 min |
| Time interval | = 1 min | Hyd. volume | = 182,281 cuft |
| Inflow hyd. No. | = 2 - BASIN - POST DEV | Max. Elevation | = 466.49 ft |
| Reservoir name | = POND | Max. Storage | = 29,236 cuft |

Storage Indication method used.



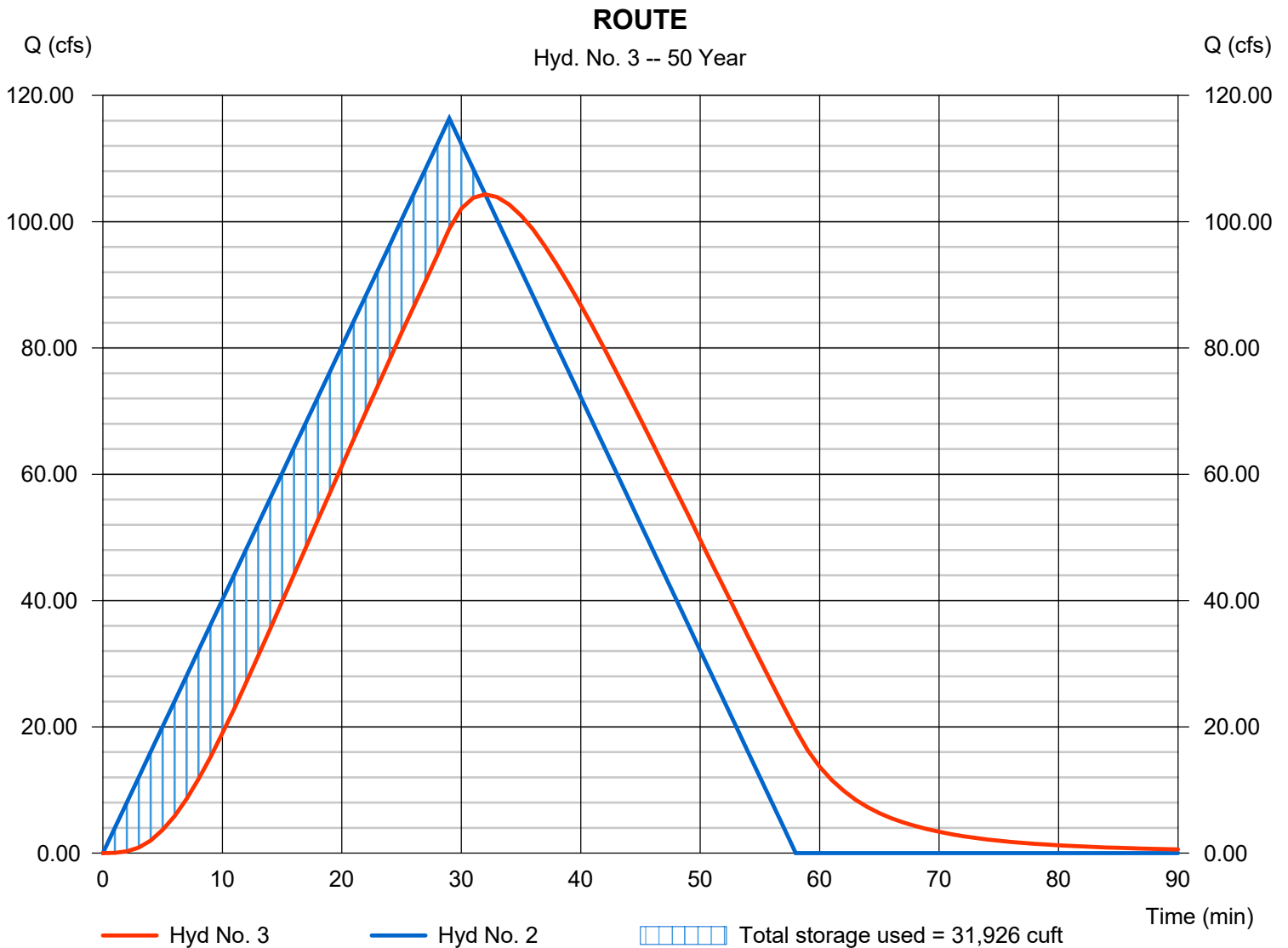
Hydrograph Report

Hyd. No. 3

ROUTE

| | | | |
|-----------------|------------------------|----------------|----------------|
| Hydrograph type | = Reservoir | Peak discharge | = 104.32 cfs |
| Storm frequency | = 50 yrs | Time to peak | = 32 min |
| Time interval | = 1 min | Hyd. volume | = 202,450 cuft |
| Inflow hyd. No. | = 2 - BASIN - POST DEV | Max. Elevation | = 466.75 ft |
| Reservoir name | = POND | Max. Storage | = 31,926 cuft |

Storage Indication method used.



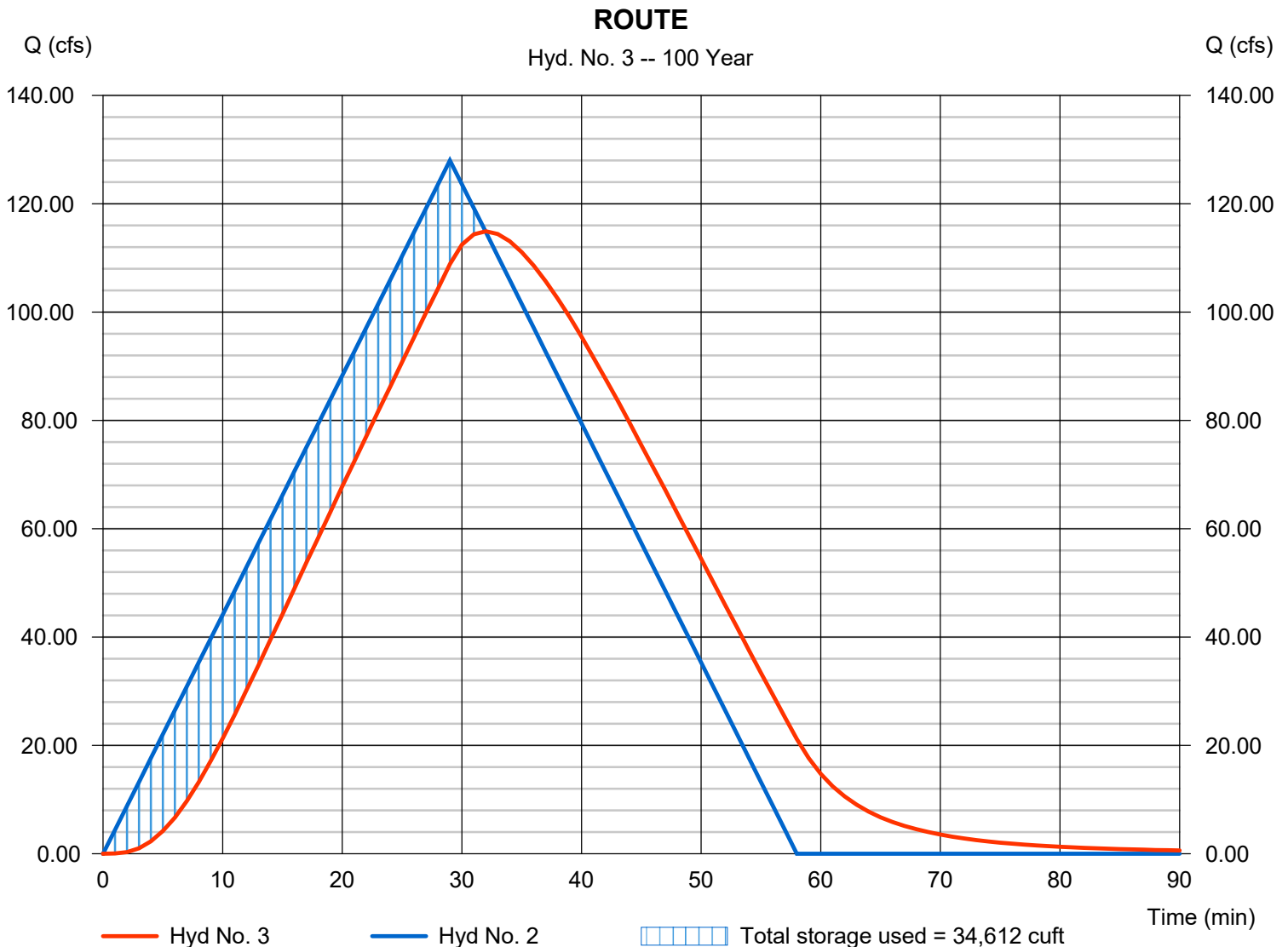
Hydrograph Report

Hyd. No. 3

ROUTE

| | | | |
|-----------------|------------------------|----------------|----------------|
| Hydrograph type | = Reservoir | Peak discharge | = 114.92 cfs |
| Storm frequency | = 100 yrs | Time to peak | = 32 min |
| Time interval | = 1 min | Hyd. volume | = 222,721 cuft |
| Inflow hyd. No. | = 2 - BASIN - POST DEV | Max. Elevation | = 467.00 ft |
| Reservoir name | = POND | Max. Storage | = 34,612 cuft |

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

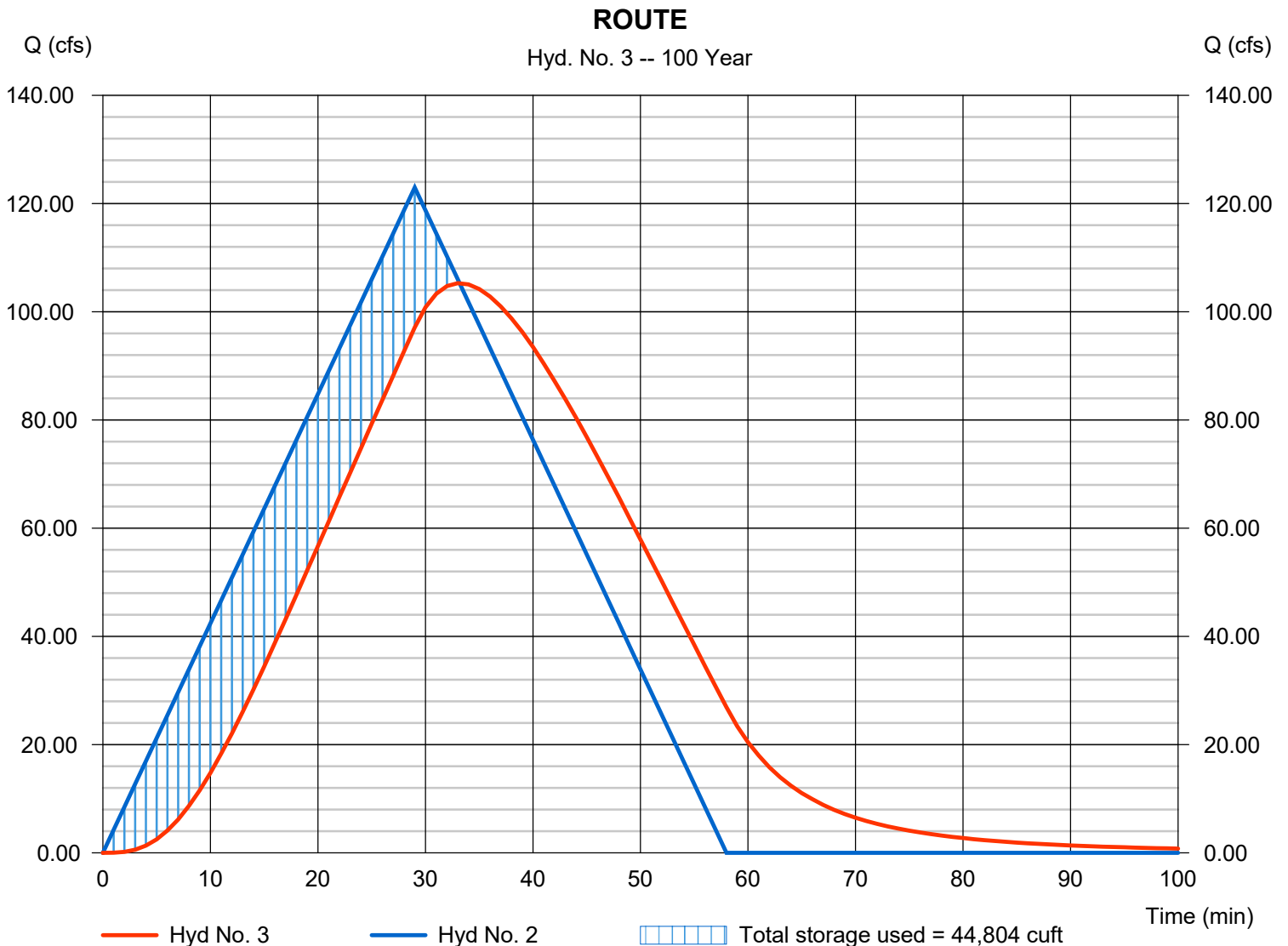
Tuesday, 01 / 28 / 2025

Hyd. No. 3

ROUTE

| | | | |
|-----------------|------------------------|----------------|----------------|
| Hydrograph type | = Reservoir | Peak discharge | = 105.29 cfs |
| Storm frequency | = 100 yrs | Time to peak | = 33 min |
| Time interval | = 1 min | Hyd. volume | = 213,968 cuft |
| Inflow hyd. No. | = 2 - BASIN - POST DEV | Max. Elevation | = 466.86 ft |
| Reservoir name | = POND | Max. Storage | = 44,804 cuft |

Storage Indication method used.



Pond Report

Pond No. 1 - POND

Pond Data

Trapezoid -Bottom L x W = 130.0 x 70.0 ft, Side slope = 3.00:1, Bottom elev. = 463.00 ft, Depth = 4.00 ft

Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|------------|----------------|---------------------|----------------------|----------------------|
| 0.00 | 463.00 | 9,100 | 0 | 0 |
| 0.40 | 463.40 | 9,586 | 3,737 | 3,737 |
| 0.80 | 463.80 | 10,083 | 3,933 | 7,670 |
| 1.20 | 464.20 | 10,592 | 4,135 | 11,805 |
| 1.60 | 464.60 | 11,112 | 4,340 | 16,145 |
| 2.00 | 465.00 | 11,644 | 4,551 | 20,696 |
| 2.40 | 465.40 | 12,187 | 4,766 | 25,462 |
| 2.80 | 465.80 | 12,742 | 4,986 | 30,447 |
| 3.20 | 466.20 | 13,309 | 5,210 | 35,657 |
| 3.60 | 466.60 | 13,887 | 5,439 | 41,096 |
| 4.00 | 467.00 | 14,476 | 5,672 | 46,768 |

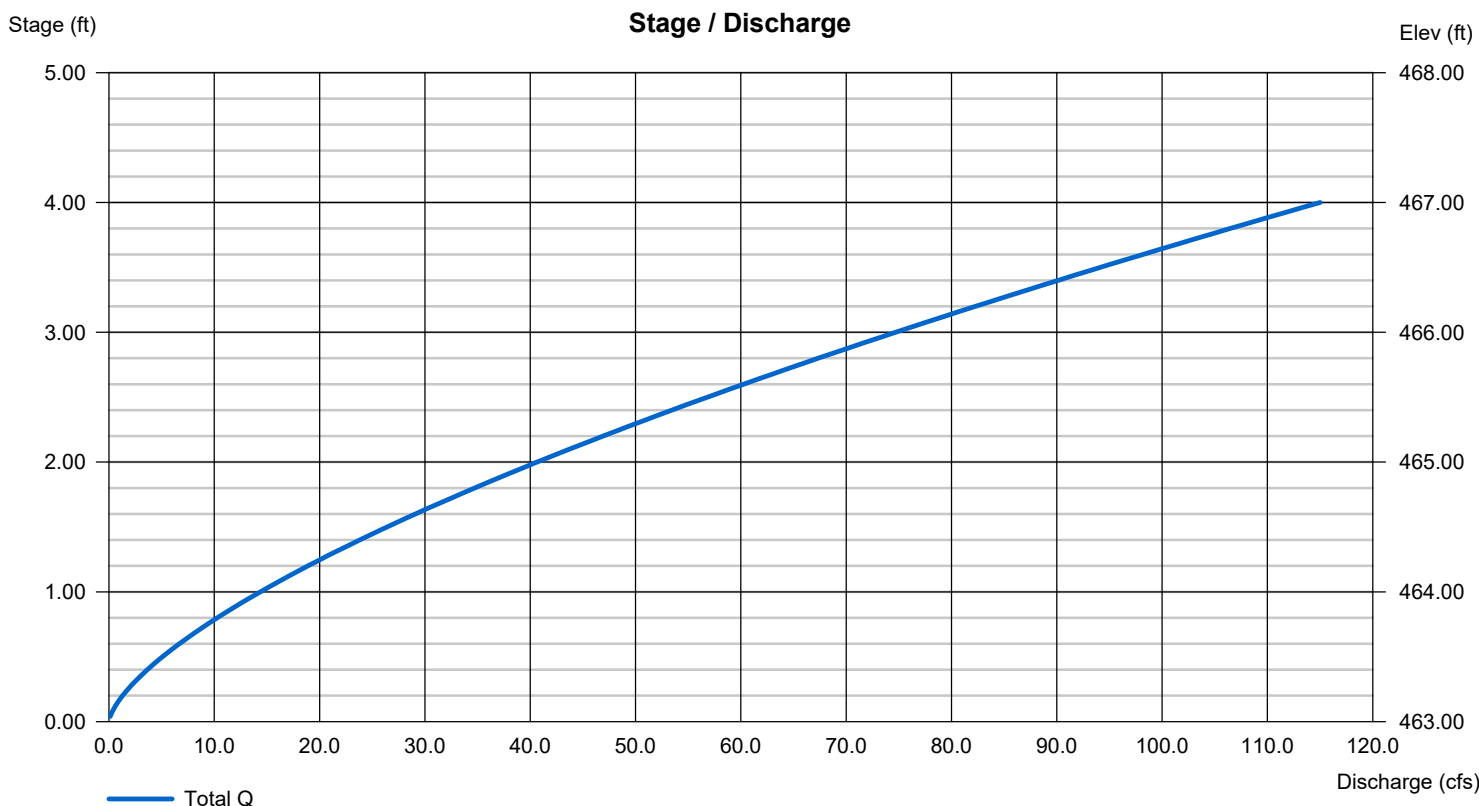
Culvert / Orifice Structures

| | [A] | [B] | [C] | [PrfRsr] |
|-----------------|--------|------|------|----------|
| Rise (in) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Span (in) | = 0.00 | 0.00 | 0.00 | 0.00 |
| No. Barrels | = 0 | 0 | 0 | 0 |
| Invert El. (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Length (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Slope (%) | = 0.00 | 0.00 | 0.00 | n/a |
| N-Value | = .013 | .013 | .013 | n/a |
| Orifice Coeff. | = 0.60 | 0.60 | 0.60 | 0.60 |
| Multi-Stage | = n/a | No | No | No |

Weir Structures

| | [A] | [B] | [C] | [D] |
|----------------|-----------------------|------|------|------|
| Crest Len (ft) | = 5.75 | 0.00 | 0.00 | 0.00 |
| Crest El. (ft) | = 463.00 | 0.00 | 0.00 | 0.00 |
| Weir Coeff. | = 2.50 | 3.33 | 3.33 | 3.33 |
| Weir Type | = Rect | --- | --- | --- |
| Multi-Stage | = No | No | No | No |
| Exfil.(in/hr) | = 0.000 (by Wet area) | | | |
| TW Elev. (ft) | = 0.00 | | | |

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Pond Report

Pond No. 1 - POND

Pond Data

Trapezoid -Bottom L x W = 130.0 x 70.0 ft, Side slope = 3.00:1, Bottom elev. = 463.00 ft, Depth = 4.00 ft

Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|------------|----------------|---------------------|----------------------|----------------------|
| 0.00 | 463.00 | 9,100 | 0 | 0 |
| 0.40 | 463.40 | 9,586 | 3,737 | 3,737 |
| 0.80 | 463.80 | 10,083 | 3,933 | 7,670 |
| 1.20 | 464.20 | 10,592 | 4,135 | 11,805 |
| 1.60 | 464.60 | 11,112 | 4,340 | 16,145 |
| 2.00 | 465.00 | 11,644 | 4,551 | 20,696 |
| 2.40 | 465.40 | 12,187 | 4,766 | 25,462 |
| 2.80 | 465.80 | 12,742 | 4,986 | 30,447 |
| 3.20 | 466.20 | 13,309 | 5,210 | 35,657 |
| 3.60 | 466.60 | 13,887 | 5,439 | 41,096 |
| 4.00 | 467.00 | 14,476 | 5,672 | 46,768 |

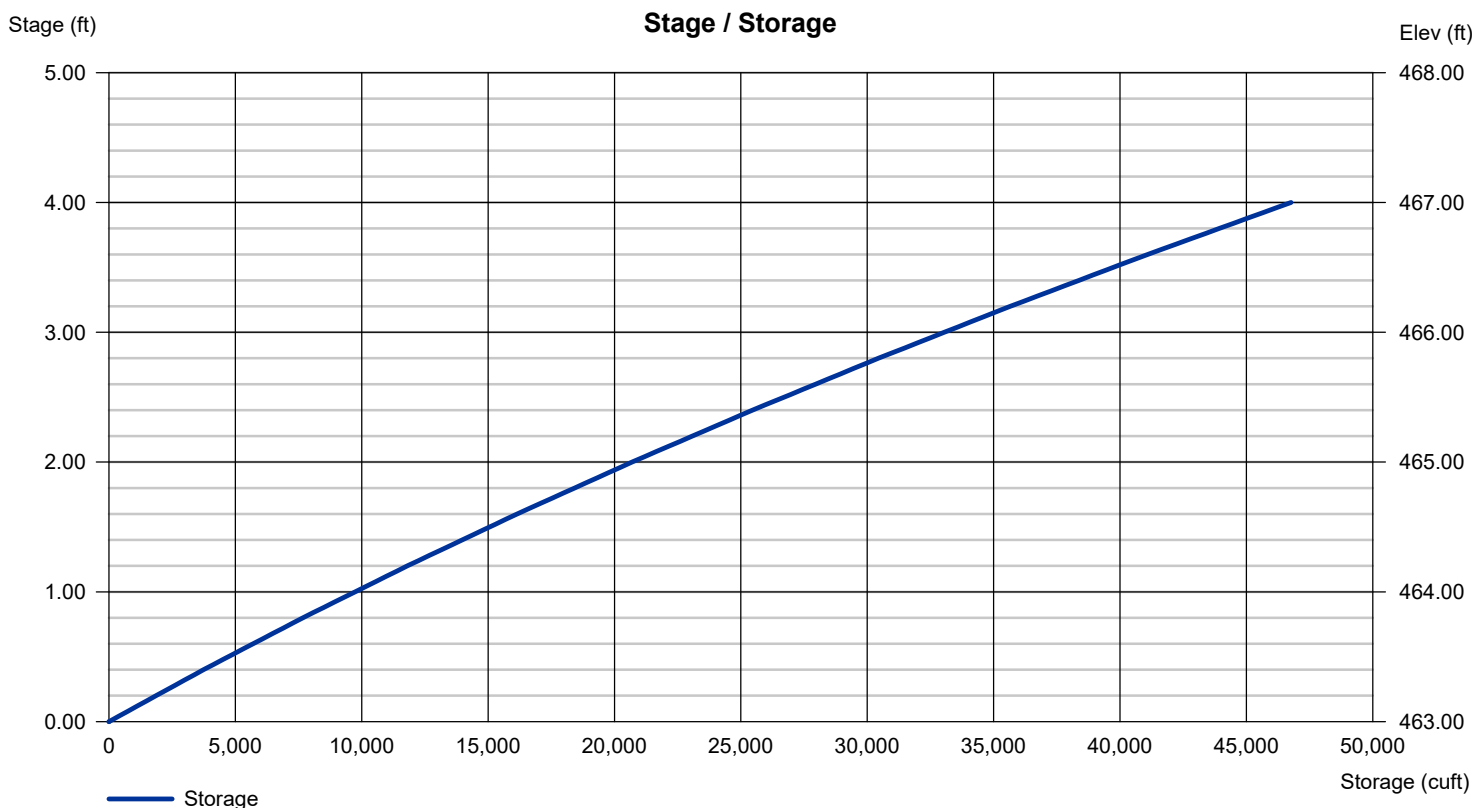
Culvert / Orifice Structures

| | [A] | [B] | [C] | [PrfRsr] |
|-----------------|--------|------|------|----------|
| Rise (in) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Span (in) | = 0.00 | 0.00 | 0.00 | 0.00 |
| No. Barrels | = 0 | 0 | 0 | 0 |
| Invert El. (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Length (ft) | = 0.00 | 0.00 | 0.00 | 0.00 |
| Slope (%) | = 0.00 | 0.00 | 0.00 | n/a |
| N-Value | = .013 | .013 | .013 | n/a |
| Orifice Coeff. | = 0.60 | 0.60 | 0.60 | 0.60 |
| Multi-Stage | = n/a | No | No | No |

Weir Structures

| | [A] | [B] | [C] | [D] |
|----------------|-----------------------|------|------|------|
| Crest Len (ft) | = 5.75 | 0.00 | 0.00 | 0.00 |
| Crest El. (ft) | = 463.00 | 0.00 | 0.00 | 0.00 |
| Weir Coeff. | = 2.50 | 3.33 | 3.33 | 3.33 |
| Weir Type | = Rect | --- | --- | --- |
| Multi-Stage | = No | No | No | No |
| Exfil.(in/hr) | = 0.000 (by Wet area) | | | |
| TW Elev. (ft) | = 0.00 | | | |

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Weir Report

Weir

Rectangular Weir

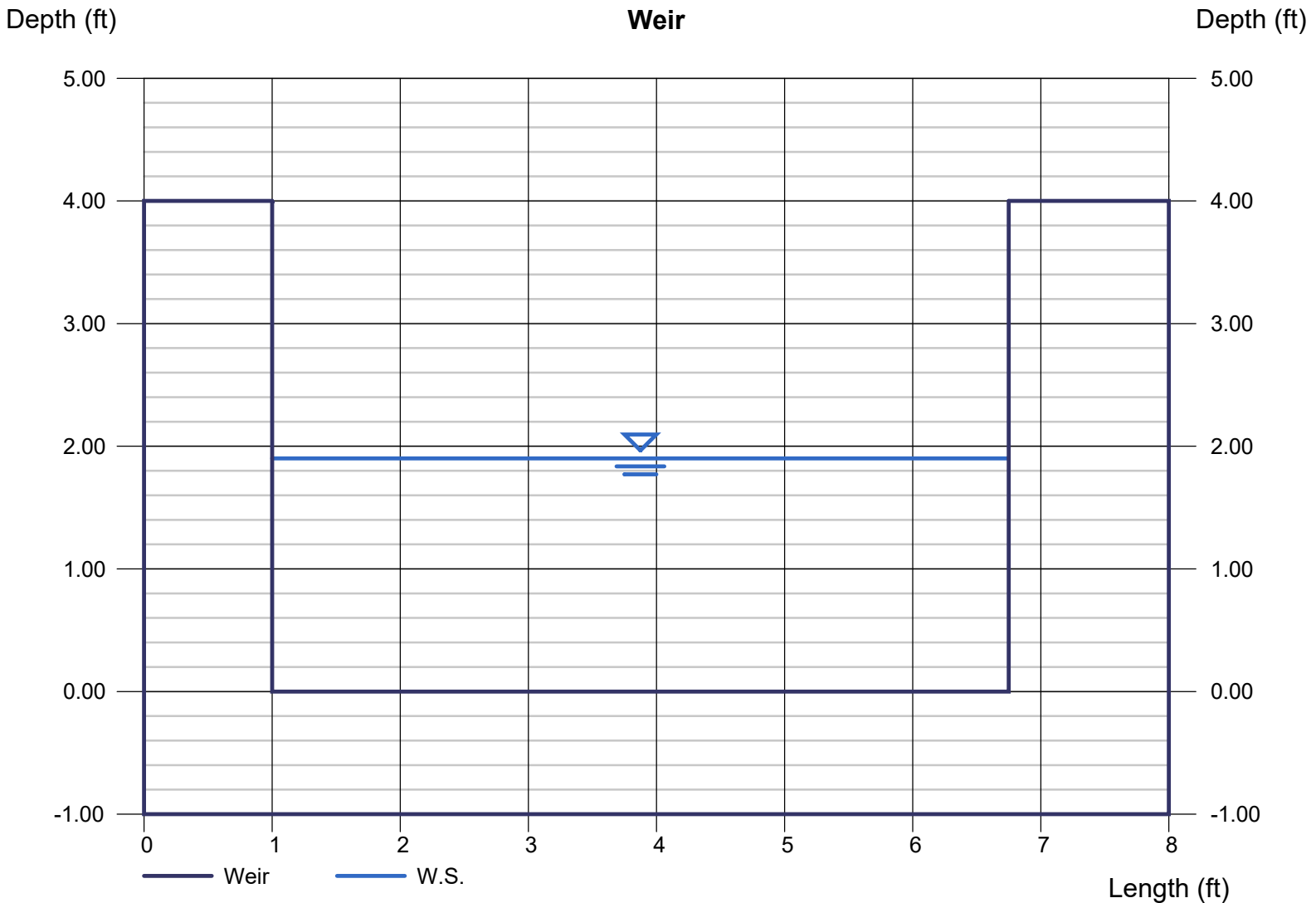
Crest = Broad
Bottom Length (ft) = 5.75
Total Depth (ft) = 4.00

Highlighted

Depth (ft) = 1.90
Q (cfs) = 37.65
Area (sqft) = 10.93
Velocity (ft/s) = 3.44
Top Width (ft) = 5.75

Calculations

Weir Coeff. C_w = 2.50
Compute by: Known Q
Known Q (cfs) = 37.65



Weir Report

Weir

Rectangular Weir

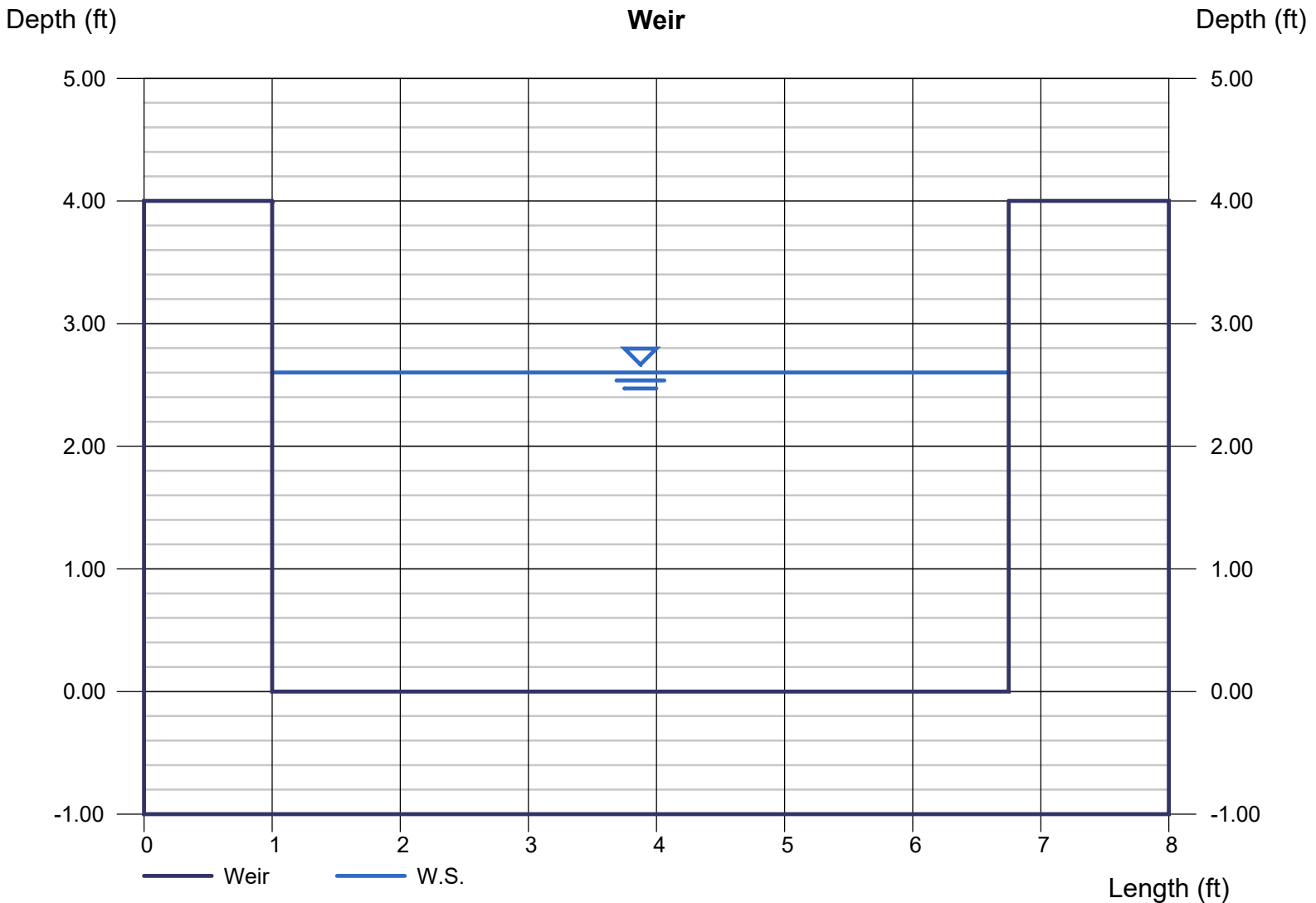
Crest = Broad
Bottom Length (ft) = 5.75
Total Depth (ft) = 4.00

Highlighted

Depth (ft) = 2.60
Q (cfs) = 60.27
Area (sqft) = 14.96
Velocity (ft/s) = 4.03
Top Width (ft) = 5.75

Calculations

Weir Coeff. Cw = 2.50
Compute by: Known Q
Known Q (cfs) = 60.27



Weir Report

Weir

Rectangular Weir

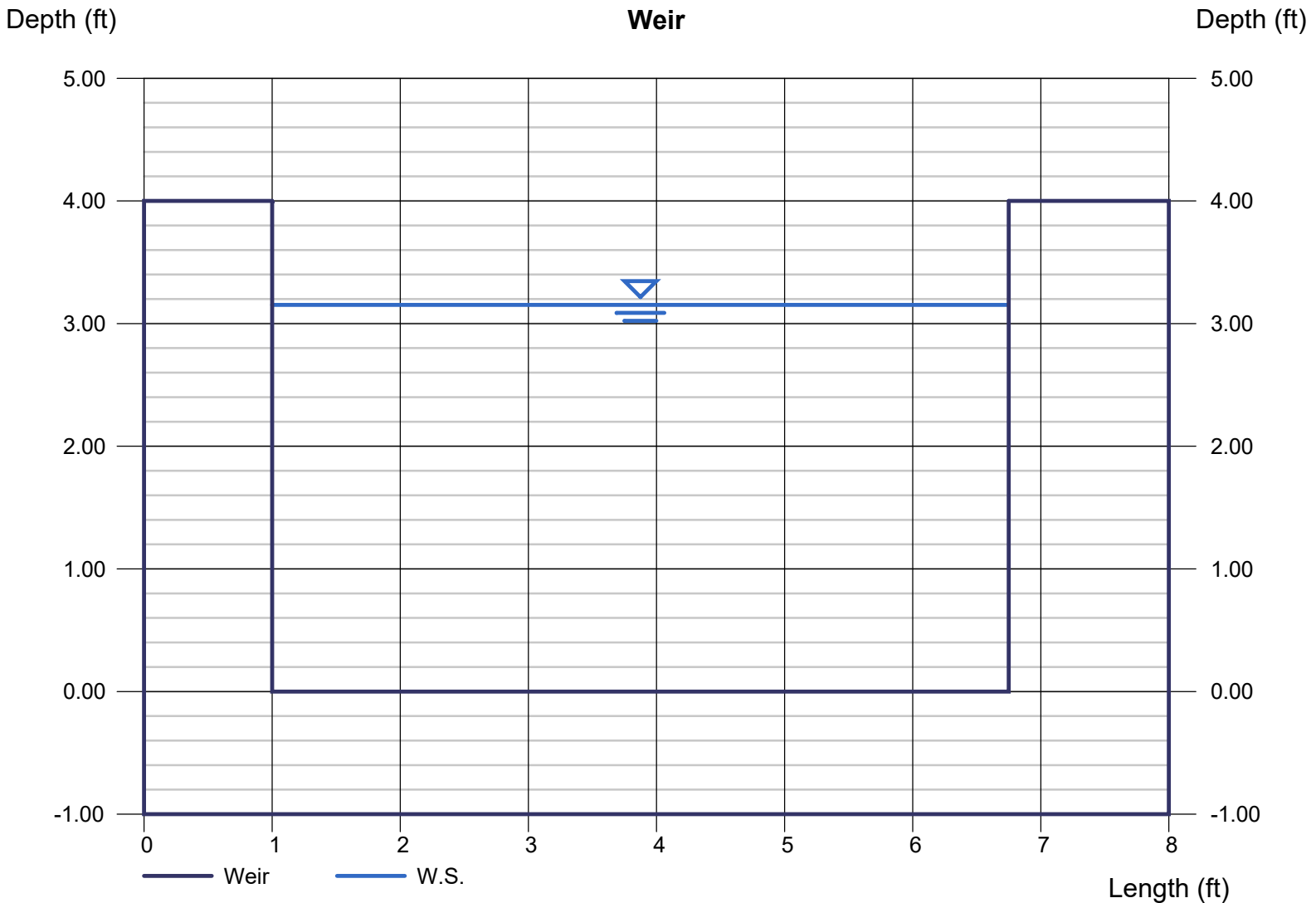
Crest = Broad
Bottom Length (ft) = 5.75
Total Depth (ft) = 4.00

Highlighted

Depth (ft) = 3.15
Q (cfs) = 80.37
Area (sqft) = 18.12
Velocity (ft/s) = 4.43
Top Width (ft) = 5.75

Calculations

Weir Coeff. Cw = 2.50
Compute by: Known Q
Known Q (cfs) = 80.37



Weir Report

Weir

Rectangular Weir

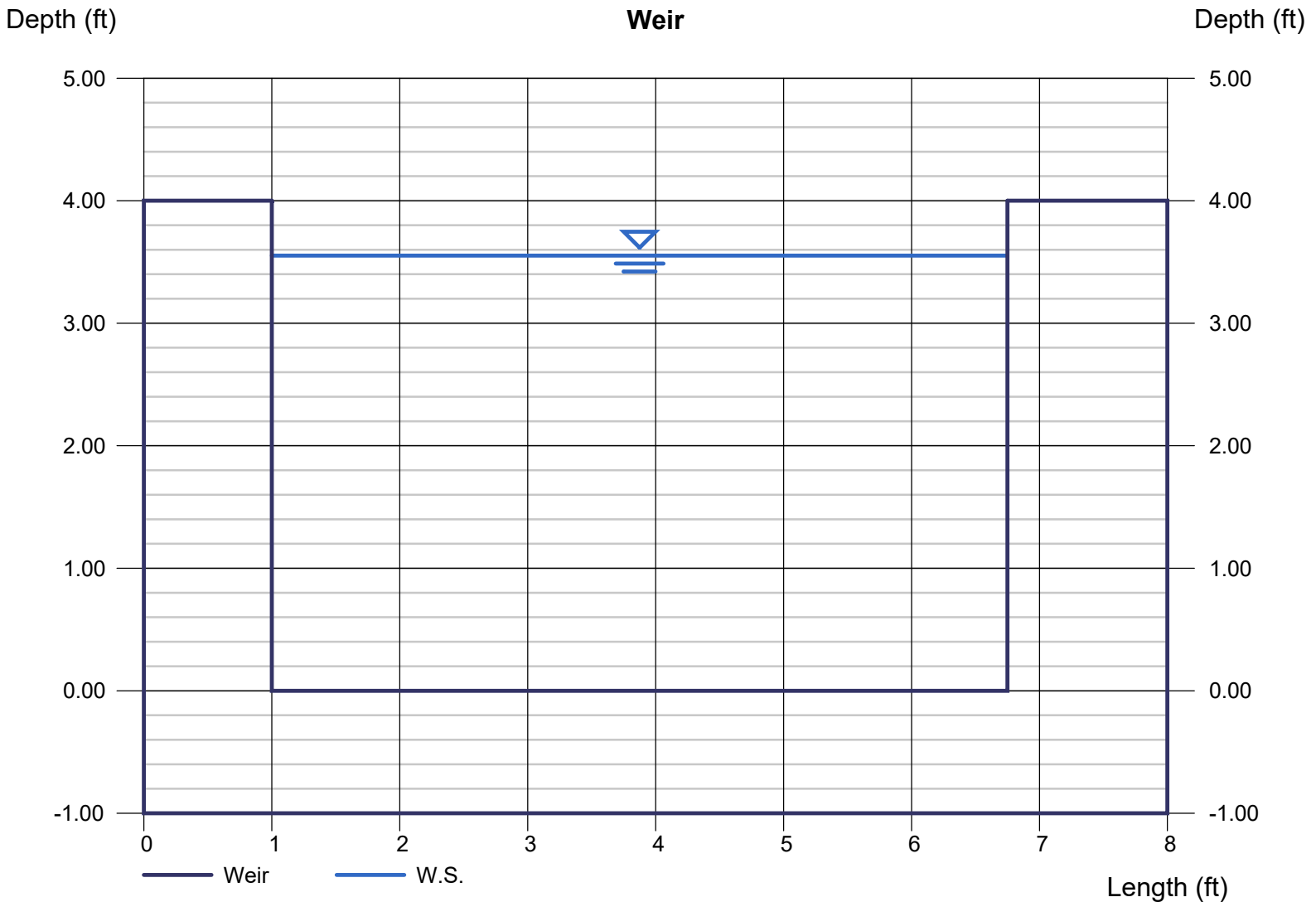
Crest = Broad
Bottom Length (ft) = 5.75
Total Depth (ft) = 4.00

Highlighted

Depth (ft) = 3.55
Q (cfs) = 96.15
Area (sqft) = 20.43
Velocity (ft/s) = 4.71
Top Width (ft) = 5.75

Calculations

Weir Coeff. Cw = 2.50
Compute by: Known Q
Known Q (cfs) = 96.15



Weir Report

Weir

Rectangular Weir

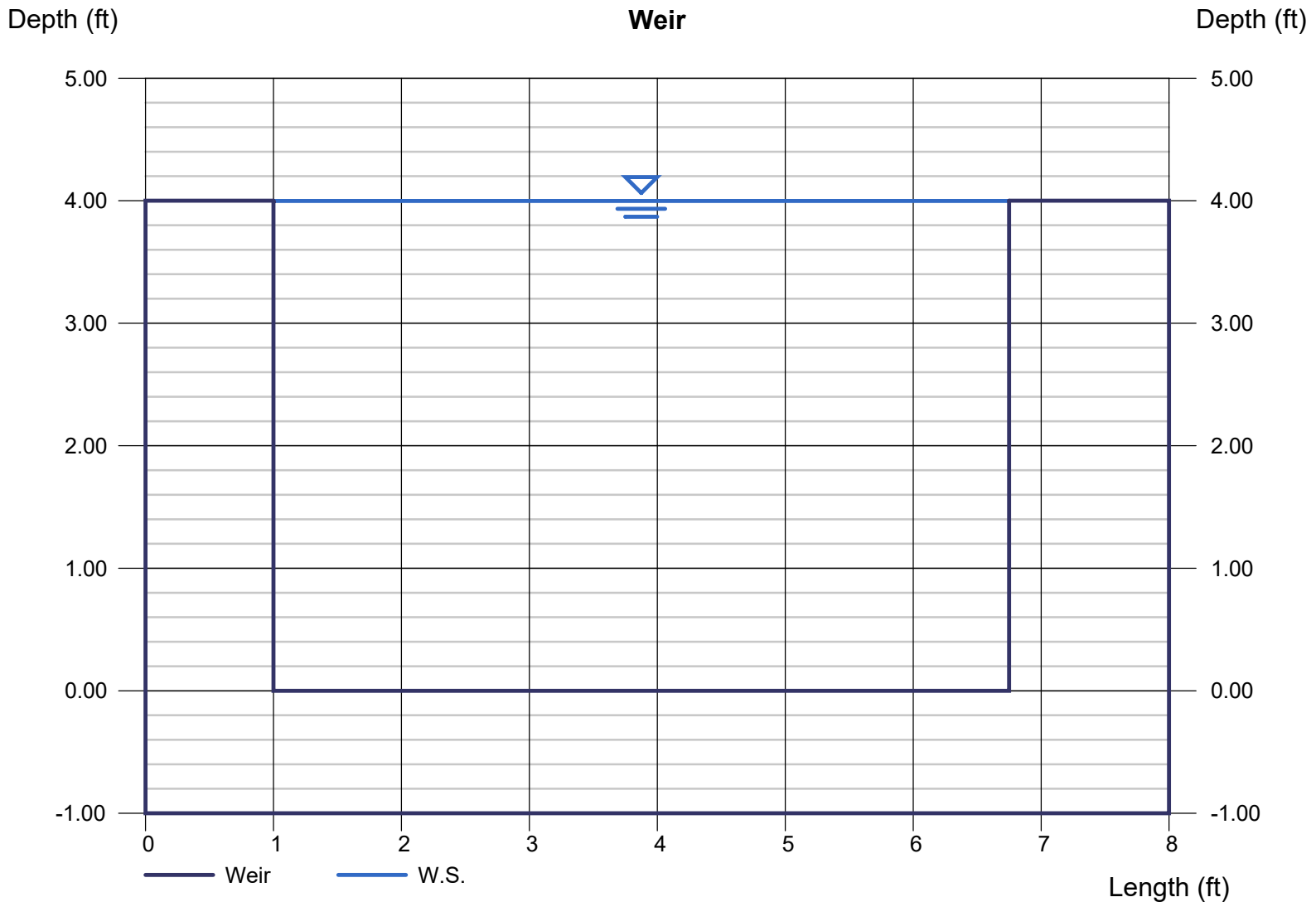
Crest = Broad
Bottom Length (ft) = 5.75
Total Depth (ft) = 4.00

Calculations

Weir Coeff. Cw = 2.50
Compute by: Known Q
Known Q (cfs) = 115.00

Highlighted

Depth (ft) = 4.00
Q (cfs) = 115.00
Area (sqft) = 22.99
Velocity (ft/s) = 5.00
Top Width (ft) = 5.75





Colton Leonard <cleonard@cityofbryant.com>

Boswell Road Sidewalk waver

Carla Baggett <carlasbaggett@gmail.com>

Thu, Mar 13, 2025 at 1:19 PM

To: Butch <butch4bryant@gmail.com>

Cc: Colton Leonard <cleonard@cityofbryant.com>, Ted Taylor <ttaylor@cityofbryant.com>, Chris Treat <ctreat@cityofbryant.com>

Dear Mr. Leonard and Mr. Taylor,

For our properties at 505, 509 and 513 Boswell Rd, we would like a sidewalk waiver. This is due to the street set backs, the location of the ditch and the existing utilities on the ground. This would create a hardship because the sidewalk would be placed in the center of the yard and the pedestrians would have to come down the driveway to get onto the sidewalks. There are also sidewalks present across the street. Please consider our waiver and request!

Thank you so much, Kirby and Carla Baggett

[Quoted text hidden]

BRET AND STELLA PRATHER
PARCEL NO. 343-01021-000

HILLSBORO DRIVE (60' R/W)

N89°06'26"E 644.69' 15' UTILITY ESMT.

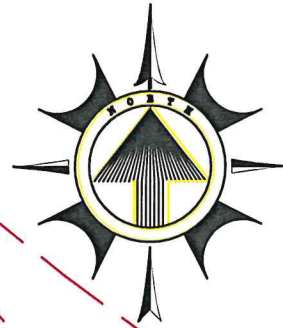
FOUND 1/2" REBAR

FOUND 1/2" REBAR

N00°02'14"W 454.61'

50' BLDG. LINE

LOT 20R
7.15 ACRES±



BASIS OF BEARING:
NAD-83 GRID NORTH
ARSP SOUTH ZONE.



SCALE: 1" = 80' FT.

S00°02'14"E 486.58'

PHILLIP AND SUE EDMONSON
PARCEL NO. 343-01019-000

N45°09'35"W

CH=39.38'

39.38'

25.00'

30' BLDG. LINE

THE PURPOSE OF THIS
RE-PLAT IS TO ADJUST
THE BUILDING LINE FROM
50' TO 30' ALONG
HILLSBORO CIRCLE

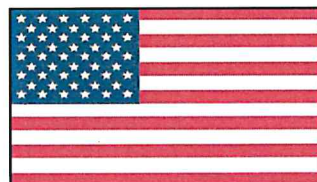
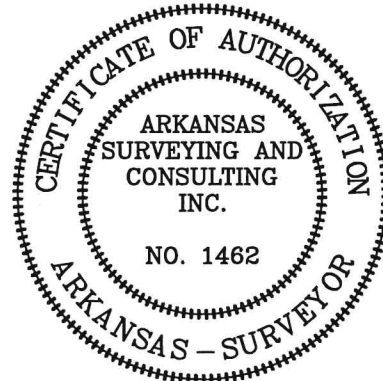
FOUND 1/2" REBAR

N89°43'05"E 564.12' 15' UTILITY ESMT.

FOUND 1/2" REBAR

HILLSBORO CIRCLE (50' R/W)

PLAT OF LOT 20R
BEING A RE-PLAT OF LOT 20
OF THE HILLS PHASE 3
SALINE COUNTY, ARKANSAS



DATE: 02-12-2025
SCALE: 1" = 80'
DRAWN BY: MSF
CHECKED BY: MSF
FILE NAME: LOT 20



ARKANSAS SURVEYING & CONSULTING

1926 SALEM ROAD
BENTON, ARKANSAS 72019
TELE. OFFICE (501) 794-4500
CLARENDON ARKANSAS, 72029
WEB SITE: ascsurveyors.com
TELE OFFICE (870) 747-1761

JIM AND TAMI DRAPER
1122 HILLSBORO CIRCLE
SALINE COUNTY, AR
RE-PLAT LOT 20

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE LAID OFF, PLATTED AND SUBDIVIDED, AND TO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

DATE OF EXECUTION _____ SIGNED _____

SOURCE OF TITLE: INSTRUMENT 200617607

CERTIFICATE OF FINAL PLAT APPROVAL

PURSUANT TO THE SALINE COUNTY SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

SIGNED _____

DATE OF EXECUTION _____

CHAIRMAN, SALINE COUNTY
PLANNING BOARD

CERTIFICATE OF SURVEYING ACCURACY

I, MARION SCOTT FOSTER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL INTERIOR LOT LINES ARE ACCURATELY DESCRIBED IN TERMS OF LENGTH AND DIRECTION OF THE PROPERTY SIDES.

2.12.25

DATE OF EXECUTION

MARION SCOTT FOSTER P.S.
1926 SALEM ROAD
BENTON, ARKANSAS 72019

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____ IS FILED FOR RECORD ON THIS
DAY OF _____ 2023 AT _____ AM/PM, IN
PLAT OR DEED BOOK _____ PAGE _____

SIGNED _____

TITLE _____

FOR BILL OF ASSURANCE. SEE DEED RECORD BOOK _____ PAGE _____

NOTES

- (1) WATER SERVICE: CENTRAL ARKANSAS WATER
- (2) ELECTRIC SERVICE: FIRST ELECTRIC COOPERATIVE
- (3) TELEPHONE SERVICE: HERITAGE
- (4) GAS SERVICE: SUMMIT ENERGY
- (5) SEWER SERVICE: NONE (PRIVATE SEPTIC SYSTEM)
- (6) 1/2" REBAR SET AT ALL LOT CORNERS, UNLESS OTHERWISE SHOWN.

NOTES

SURVEY BEARINGS ARE BASED ON GRID NORTH AR STATE PLANE SOUTH ZONE AS DETERMINED BY GPS.

THE BEARINGS SHOWN ON THIS PLAT ARE ASSUMED AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLES AT INTERSECTION OF PROPERTY AND LAND LINES.

TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO STATEMENT IS MADE AS TO THE EXISTENCE OR LOCATION, EXCEPT WHERE SHOWN OF ANY PROPERTY CORNER MONUMENTS.

NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS PRIOR TO BEGINNING CONSTRUCTION. (IF APPLICABLE).

SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN RED PRESENT ON IT.

UTILITIES NOT FIELD VERIFIED. NO OTHER STATEMENT IS MADE AS TO UTILITY EXISTENCE OR LOCATION.

I CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, CORNER MONUMENTS HAVE BEEN ESTABLISHED IN ACCORDANCE WITH EXISTING MONUMENTATION IN THE AREA AND IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.

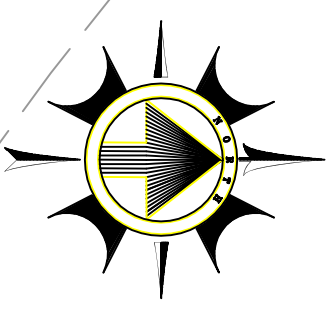
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

© COPYRIGHT 2024 ARKANSAS SURVEYING AND CONSULTING, INC. ALL RIGHTS RESERVED. THIS DOCUMENT CANNOT BE REPRODUCED AND OR ALTERED IN ANY WAY WITHOUT THE WRITTEN AUTHORIZATION OF ARKANSAS SURVEYING AND CONSULTING, INC.

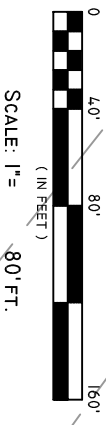
BRET AND STELLA PRATHER
PARCEL NO. 343-01021-000

N00°02'14"W 454.61'
FOUND 1/2" REBAR
N89°06'26"E 644.69' 15' UTILITY ESMT.
FOUND 1/2" REBAR

LOT 20R 7.15 ACRES ±



BASIS OF BEARING:
NAD-83 GRID NORTH
ARSP SOUTH ZONE.



SCALE: 1" = 80'. FT.

S00°02'14"E 486.58'
FOUND 1/2" REBAR

N45°09'35"W
CH=39.38'

39.38'
25.00'

30' BLDG. LINE

THE PURPOSE OF THIS RE-PLAT IS TO ADJUST THE BUILDING LINE FROM 50' TO 30' ALONG HILLSBORO CIRCLE

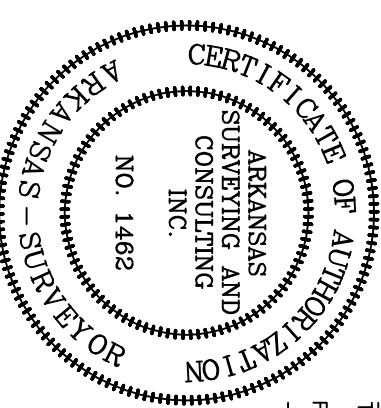
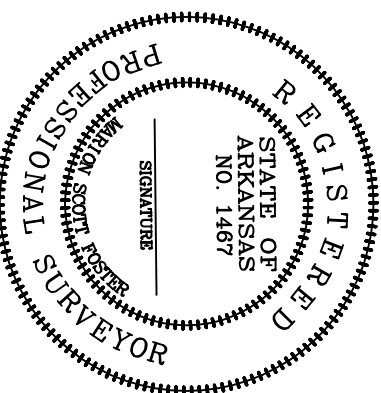
JND 1/2" REBAR

FOUND 1/2" REBAR

N89°43'05"E 564.12' 15' UTILITY ESMT.
FOUND 1/2" REBAR

HILLSBORO CIRCLE (50' R/W)

PLAT OF LOT 20R BEING A RE-PLAT OF LOT 20 OF THE HILLS PHASE 3 SALINE COUNTY, ARKANSAS



CERTIFICATE OF OWNER
WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE LAID OFF, PLATTED AND SUBDIVIDED, AND TO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

DATE OF EXECUTION _____ SIGNED _____
SOURCE OF TITLE: INSTRUMENT 200617607

CERTIFICATE OF FINAL PLAT APPROVAL
PURSUANT TO THE SALINE COUNTY SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

SIGNED _____
DATE OF EXECUTION _____
CHAIRMAN, SALINE COUNTY PLANNING BOARD

PHILIP AND SUF EDMONSON
000-61019-000
PARCEL NO. 343-01021-000

CERTIFICATE OF SURVEYING ACCURACY
I, MARION SCOTT FOSTER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL INTERIOR LOT LINES ARE ACCURATELY DESCRIBED IN TERMS OF LENGTH AND DIRECTION OF THE PROPERTY SIDES.

DATE OF EXECUTION _____
MARION SCOTT FOSTER P.S.
1926 SALEM ROAD
BENTON, ARKANSAS 72019

CERTIFICATE OF RECORDING
THIS DOCUMENT, NUMBER _____ IS FILED FOR RECORD ON THIS DAY OF _____ 2023 AT _____ AM/PM, IN PLAT OR DEED BOOK _____ PAGE _____

SIGNED _____

TITLE _____
FOR BILL OF ASSURANCE. SEE DEED RECORD BOOK _____ PAGE _____

NOTES

- (1) WATER SERVICE: CENTRAL ARKANSAS WATER
- (2) ELECTRIC SERVICE: FIRST ELECTRIC COOPERATIVE
- (3) TELEPHONE SERVICE: HERITAGE
- (4) GAS SERVICE: SUMMIT ENERGY
- (5) SEWER SERVICE: NONE (PRIVATE SEPTIC SYSTEM)
- (6) 1/2" REBAR SET AT ALL LOT CORNERS, UNLESS OTHERWISE SHOWN.

NOTES
SURVEY BEARINGS ARE BASED ON GRID NORTH AR STATE PLANE SOUTH ZONE AS DETERMINED BY GPS.

THE BEARINGS SHOWN ON THIS PLAT ARE ASSUMED AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLES AT INTERSECTION OF PROPERTY AND LAND LINES.
TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

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NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS.

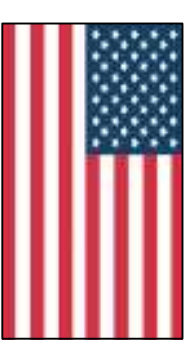
CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS PRIOR TO BEGINNING CONSTRUCTION. (IF APPLICABLE).

SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN RED PRESENT ON IT.

UTILITIES NOT FIELD VERIFIED. NO OTHER STATEMENT IS MADE AS TO UTILITY EXISTENCE OR LOCATION.

I CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED. CORNER MONUMENTS HAVE BEEN ESTABLISHED IN ACCORDANCE WITH EXISTING MONUMENTATION IN THE AREA AND IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
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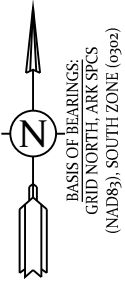


DATE: 02-12-2025
SCALE: 1" = 80'
DRAWN BY: MSF
CHECKED BY: MSF
FILE NAME: LOT 20



ARKANSAS SURVEYING & CONSULTING
1926 SALEM ROAD
BENTON, ARKANSAS 72019
TELE. OFFICE (501) 794-4500
CLARENDON ARKANSAS, 72029
TELE OFFICE (870) 747-1761
WEB SITE: ascsurveyors.com

JIM AND TAMI DRAPER
1122 HILLSBORO CIRCLE
SALINE COUNTY, AR
RE-PLAT LOT 20



CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

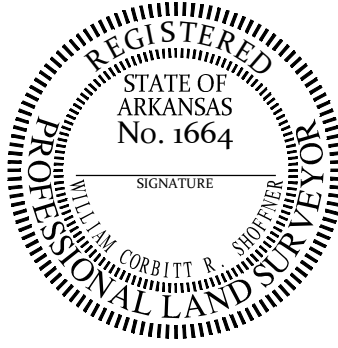
Date of Execution: _____ Name: _____

Source of Title: SALINE COUNTY DEED #2018-024633

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, William Corbitt R. Shoffner, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides.

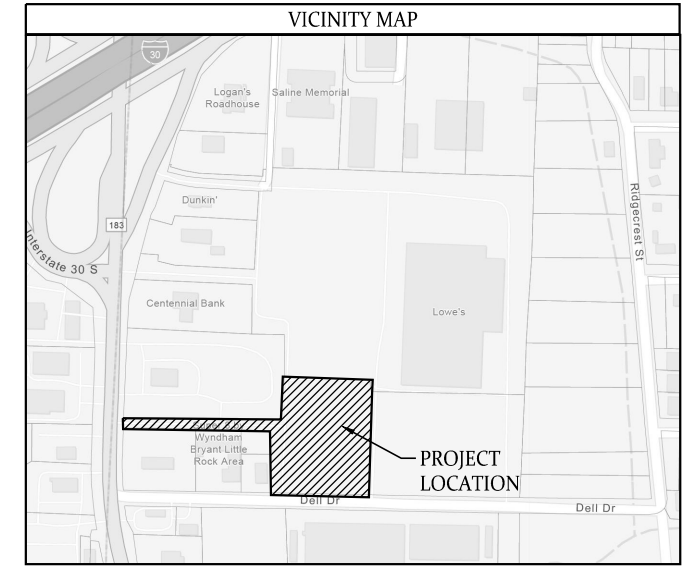
Date of Execution _____
William Corbitt R. Shoffner
Registered Professional
Land Surveyor No. 1664 Arkansas



CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20____. All Documents are hereby accepted, and this certificate is hereby executed under the authority of said rules and regulations.

Date of Execution _____
Lance Penfield
Bryant Planning Commission Chairperson



PROPERTY DESCRIPTION OF RECORD
SALINE COUNTY DEED 2018-024633

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN ARKANSAS GEOLOGICAL MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 02 DEGREES 32 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE THEREOF, 501.52 FEET; TO A POINT; THENCE SOUTH 88 DEGREES 33 MINUTES 53 SECONDS EAST, CROSSING REYNOLDS ROAD (ALSO KNOWN AS ARKANSAS STATE HIGHWAY NUMBER 183) FOR 62.85 FEET TO THE EAST RIGHT OF WAY LINE OF REYNOLDS ROAD AND THE SOUTHWEST CORNER OF DELL DRIVE; THENCE NORTH 02 DEGREES 31 MINUTES 30 SECONDS EAST, ALONG SAID REYNOLDS ROAD R-O-W, 26.58 FEET TO THE NORTHWEST CORNER OF DELL DRIVE; THENCE SOUTH 88 DEGREES 32 MINUTES 07 SECONDS EAST, ALONG DELL DRIVE R-O-W, 460.41 FEET TO A TWO INCH PIPE; THENCE NORTH 00 DEGREES 46 MINUTES 50 SECONDS WEST, 4.42 FEET TO A 5/8 INCH REBAR AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 46 MINUTES 50 SECONDS WEST, 193.64 FEET TO A 5/8 INCH REBAR; THENCE NORTH 88 DEGREES 33 MINUTES 43 SECONDS WEST, 459.80 FEET TO A 5/8 INCH REBAR IN THE EAST RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY NO. 183; THENCE NORTH 02 DEGREES 34 MINUTES 12 SECONDS EAST, ALONG SAID HIGHWAY R-O-W, 60.18 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 88 DEGREES 34 MINUTES 10 SECONDS EAST, LEAVING SAID HIGHWAY, 502.98 FEET TO A 5/8 INCH REBAR; THENCE NORTH 01 DEGREES 38 MINUTES 53 SECONDS EAST, 118.02 FEET TO A 5/8 INCH REBAR AND THE SOUTHWEST CORNER OF LAND OF LOWES; THENCE SOUTH 87 DEGREES 05 MINUTES 10 SECONDS EAST, ALONG A LINE COMMON WITH THE LAND OF LOWES, 305.54 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 02 DEGREES 54 MINUTES 50 SECONDS WEST, ALONG A LINE COMMON WITH THE LAND OF LOWES, 8.84 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 87 DEGREES 05 MINUTES 10 SECONDS EAST, ALONG A LINE COMMON WITH THE LAND OF LOWES, 477.06 FEET TO A 5/8 INCH REBAR AND THE SOUTHWEST CORNER OF SAID LAND OF LOWES; THENCE SOUTH 02 DEGREES 34 MINUTES 53 SECONDS WEST, ALONG A LINE COMMON WITH THE WEST LINE OF PIKEWOOD SUBDIVISION NUMBER 2, AS FILED IN DEED BOOK 109 AT PAGE 314 FOR 342.19 FEET TO A 5/8 INCH REBAR, SAID REBAR IS LOCATED NORTH 02 DEGREES 34 MINUTES 48 SECONDS EAST, 4.12 FEET FROM A 1/2 INCH REBAR WITH A BEN KITTLE, JR. CAP, MARKING THE NORTHEAST CORNER OF RAYMOND EVANS LAND AS SHOWN IN DEED BOOK 189, PAGE 22; THENCE NORTH 88 DEGREES 36 MINUTES 25 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF DELL DRIVE, 812.58 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTIONS FROM SURVEY - LOT 1

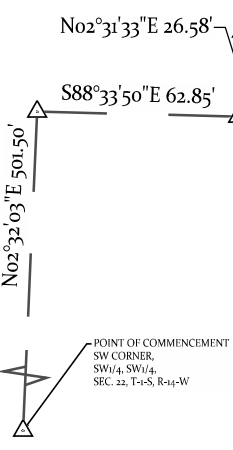
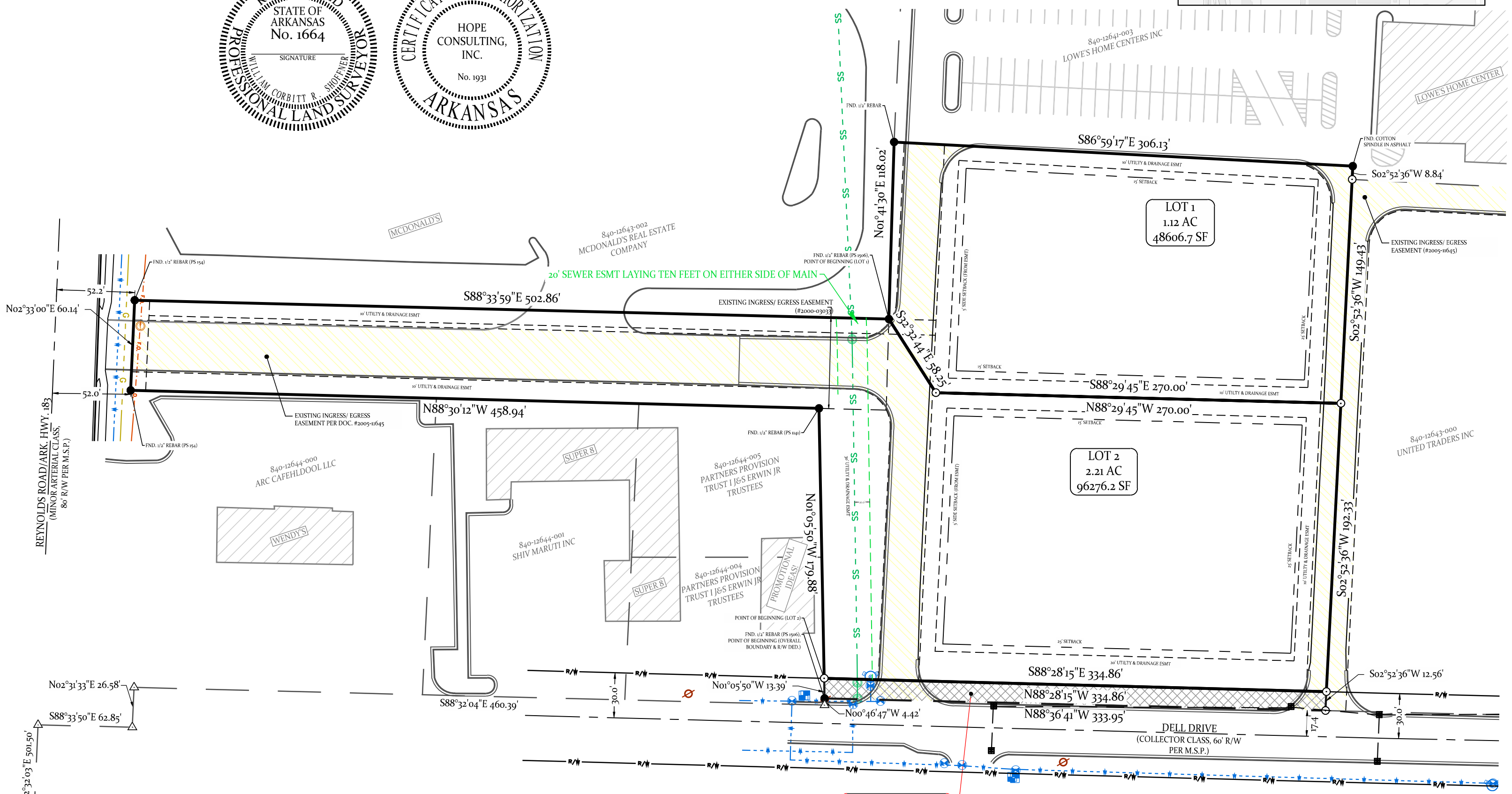
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PROPERTY DESCRIPTION FROM SURVEY - LOT 2

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SW1/4, SW1/4 OF SECTION 22; THENCE NORTH 02°32'03" EAST A DISTANCE OF 501.50 FEET TO A POINT; THENCE SOUTH 88°33'50" EAST, CROSSING REYNOLDS ROAD (ALSO KNOWN AS ARKANSAS STATE HIGHWAY NUMBER 183) A DISTANCE OF 62.85 FEET TO A POINT ON THE FORMER EAST RIGHT-OF-WAY OF SAID REYNOLDS ROAD; THENCE NORTH 02°31'33" EAST A DISTANCE OF 26.58 FEET TO A POINT; THENCE SOUTH 88°32'04" EAST A DISTANCE OF 460.39 FEET TO A POINT; THENCE NORTH 00°46'47" WEST A DISTANCE OF 4.42 FEET TO A FND. 5/8" REBAR & CAP (PS 1506); THENCE NORTH 01°05'50" WEST A DISTANCE OF 13.39 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE CURRENT NORTHERLY RIGHT-OF-WAY OF DELL DRIVE (SAID R/W BEING 30 FEET, MORE OR LESS, TO THE CENTERLINE THEREOF) AND THE POINT OF BEGINNING; THENCE NORTH 01°05'50" WEST A DISTANCE OF 179.88 FEET TO A FND. 1/2" REBAR & CAP (PS 1141); THENCE NORTH 88°30'12" WEST A DISTANCE OF 458.94 FEET TO A FND. 1/2" REBAR & CAP (PS 164); THENCE NORTH 02°33'00" EAST A DISTANCE OF 60.14 FEET TO A FND. 1/2" REBAR & CAP (PS 164); THENCE SOUTH 88°33'59" EAST A DISTANCE OF 502.86 FEET TO A FND. 5/8" REBAR & CAP (PS 1506); THENCE SOUTH 32°32'44" EAST A DISTANCE OF 58.25 FEET TO A 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 88°29'45" EAST A DISTANCE OF 270.00 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT; THENCE SOUTH 02°52'36" WEST A DISTANCE OF 192.33 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT ON SAID NORTHERLY RIGHT-OF-WAY OF DELL DRIVE; THENCE NORTH 88°28'15" WEST A DISTANCE OF 334.86 FEET TO THE POINT OF BEGINNING; CONTAINING 96,276.22 SQUARE FEET, OR 2.21 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION FROM SURVEY - ROW DEDICATION

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SW1/4, SW1/4 OF SECTION 22; THENCE NORTH 02°32'03" EAST A DISTANCE OF 501.50 FEET TO A POINT; THENCE SOUTH 88°33'50" EAST, CROSSING REYNOLDS ROAD (ALSO KNOWN AS ARKANSAS STATE HIGHWAY NUMBER 183) A DISTANCE OF 62.85 FEET TO A POINT ON THE FORMER EAST RIGHT-OF-WAY OF SAID REYNOLDS ROAD; THENCE NORTH 02°31'33" EAST A DISTANCE OF 26.58 FEET TO A POINT; THENCE SOUTH 88°32'04" EAST A DISTANCE OF 460.39 FEET TO A POINT; THENCE NORTH 00°46'47" WEST A DISTANCE OF 4.42 FEET TO A FND. 5/8" REBAR & CAP (PS 1506) AND THE POINT OF BEGINNING; THENCE NORTH 01°05'50" WEST A DISTANCE OF 13.39 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 88°28'15" EAST A DISTANCE OF 334.86 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT; THENCE SOUTH 02°52'36" WEST A DISTANCE OF 12.56 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT; THENCE NORTH 88°36'41" WEST A DISTANCE OF 333.95 FEET TO THE POINT OF BEGINNING; CONTAINING 4,335.26 SQUARE FEET, OR 0.10 ACRES, MORE OR LESS.



EXISTING ENCUMBRANCES OF RECORD*:

- 1. MISC. BOOK 59, PAGE 299, TELEPHONE UTILITY EASEMENT, DATED 7/24/1979 (SHOWN ON PLAT BY SHAMBARGER)
- 2. DOC. #2000-09033, INGRESS AND EGRESS EASEMENT TO MCDONALD'S CORP. (SHOWN ON PLAT BY SHAMBARGER)
- 3. DOC. #2005-116451, EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS
- 4. DOC. #2007-019196, FIRST AMENDMENT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS
- 5. DOC. #2008-019986, NOTICE OF DEED RESTRICTION (MITIGATION EASEMENT)

- *THIS SURVEY IS BASED ON PUBLIC RECORDS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, RESTRICTIONS, OR OTHER ENCUMBRANCES OR INTERESTS ARE MADE BY THIS SURVEY PLAT.
- REFERENCE PLATS & MAPS**
RECORDED SURVEY PLATS BY:
1. NEAL WAGNER (PS 154), FOR PILOT CORPORATION, AND DATED 6/19/99
2. DOUG SHAMBARGER (PS 1388), FOR REYNOLDS ROAD DEVELOPMENT, AND DATED 1/14/2004
3. DOUG SHAMBARGER (PS 1388), FOR REYNOLDS ROAD DEVELOPMENT, AND DATED 11/26/2004
4. BEN KITTLE, JR. (PS 568), FOR REYNOLDS ROAD DEVELOPMENT, AND DATED 3/29/2006

CURRENT ZONING DETAILS
ZONING: C-2 HIGHWAY COMMERCIAL DISTRICT

BUILDING SETBACK RESTRICTIONS PER THIS PLAT
FRONT YARD: 15 FEET
SIDE YARD: 15 SHOWN
REAR YARD: 25 FEET

SURVEY DETAILS AND NOTES

OWNER OF RECORD: UNITED TRADERS INC
PHYSICAL ADDRESS: DELL DRIVE, BRYANT, ARKANSAS
COUNTY PARCEL TAX ID: 840-12643-000

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

LEGEND

- PLSS Aliquot Corner
- Fnd. Corner Monument
- Set 1/2" Rebar/Cap (1664)
- Computed Point
- M - As Measured
- P - Per Deed or Plat Records
- ESMT - Easement
- B.S.L. - Building Setback Lines
- Clean Out
- Water Meter
- Power Pole
- Power Manhole
- Light Pole
- Telephone Pedestal
- Drainage Manhole
- Gas Meter
- Fence
- Overhead Power
- Sewer Line
- Water Line
- Telephone Line
- Electric Line
- Gas Line
- Existing Access Agreement
- Public Right-of-Way Dedication

R/W DEDICATION PER THIS PLAT
0.10 AC
4335.26 SF

FLOOD ZONE INFORMATION
NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW:
PANEL # 05125C0380E, DATED: 06/05/2020

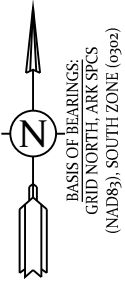
HOPE CONSULTING ENGINEERS-SURVEYORS
129 North Main Street
Benton, Arkansas 72015
Office: (501) 315-2626 | Fax: (501) 315-0024
www.HopeConsulting.com

PLAT OF
LOTS 1 & 2 OF DUNLAP COMMERCIAL DEVELOPMENT, A COMMERCIAL SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC
FIRST NATIONAL TITLE COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

| | | |
|--------------------|-----------------|-----------------|
| DATE: 1/15/2025 | CAD BY: OV | PROJECT NUMBER: |
| REVISED: 3/24/2025 | CHECKED BY: WCS | |
| SHEET: 1 OF 1 | SCALE: 1" = 60' | 24-1351 |

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 22 - 330 - 62 - 1664



CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

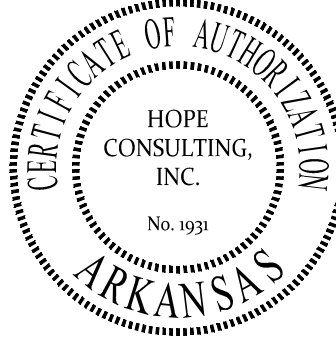
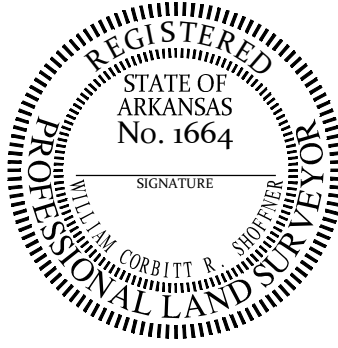
Date of Execution: _____ Name: _____

Source of Title: SALINE COUNTY DEED #2018-024633

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I, William Corbitt R. Shoffner, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides.

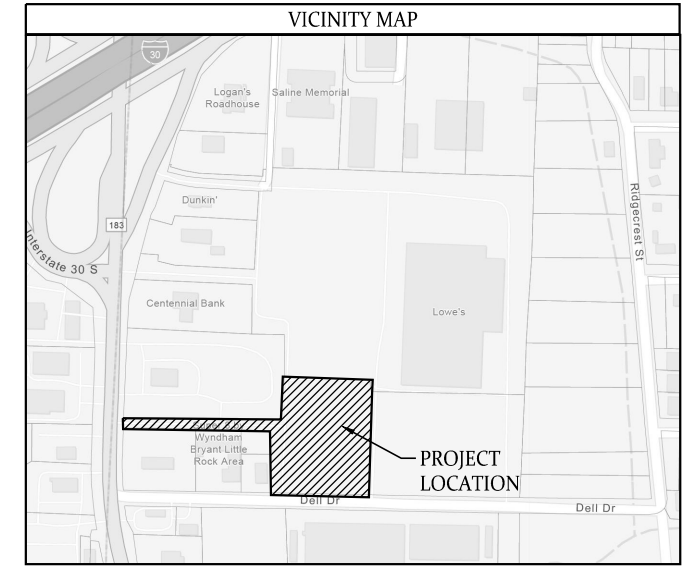
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William Corbitt R. Shoffner
Registered Professional
Land Surveyor No. 1664 Arkansas



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Lance Penfield
Bryant Planning Commission Chairperson



PROPERTY DESCRIPTION OF RECORD
SALINE COUNTY DEED 2018-024633

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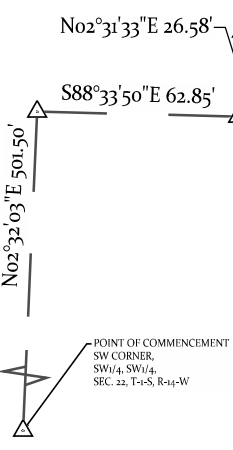
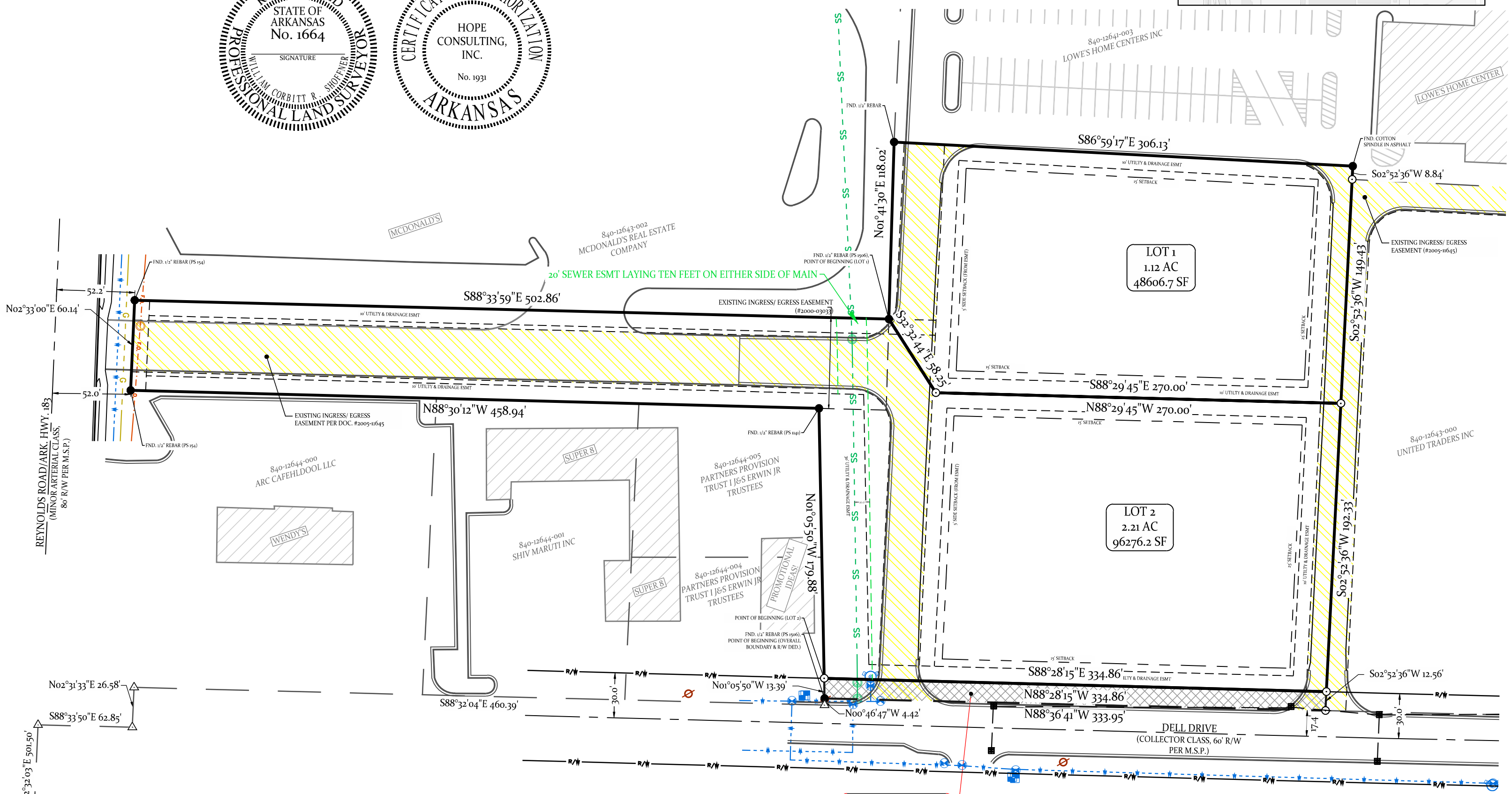
A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SW1/4, SW1/4 OF SECTION 22; THENCE NORTH 02°32'03" EAST A DISTANCE OF 501.50 FEET TO A POINT; THENCE SOUTH 88°33'50" EAST, CROSSING REYNOLDS ROAD (ALSO KNOWN AS ARKANSAS STATE HIGHWAY NUMBER 183) A DISTANCE OF 62.85 FEET TO A POINT ON THE FORMER EAST RIGHT-OF-WAY OF SAID REYNOLDS ROAD; THENCE NORTH 02°31'33" EAST A DISTANCE OF 26.58 FEET TO A POINT; THENCE SOUTH 88°32'04" EAST A DISTANCE OF 460.39 FEET TO A POINT; THENCE NORTH 00°46'47" WEST A DISTANCE OF 4.42 FEET TO A FND. 5/8" REBAR & CAP (PS 1506); THENCE NORTH 01°05'50" WEST A DISTANCE OF 13.39 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE CURRENT NORTHERLY RIGHT-OF-WAY OF DELL DRIVE (SAID R/W BEING 30 FEET, MORE OR LESS, TO THE CENTERLINE THEREOF); THENCE NORTH 01°05'50" WEST A DISTANCE OF 179.88 FEET TO A FND. 1/2" REBAR & CAP (PS 1141); THENCE NORTH 88°30'12" WEST A DISTANCE OF 458.94 FEET TO A FND. 1/2" REBAR & CAP (PS 164); THENCE NORTH 02°33'00" EAST A DISTANCE OF 60.14 FEET TO A FND. 1/2" REBAR & CAP (PS 164); THENCE SOUTH 88°33'59" EAST A DISTANCE OF 502.86 FEET TO A FND. 5/8" REBAR & CAP (PS 1506) AND THE POINT OF BEGINNING; THENCE NORTH 01°41'30" EAST A DISTANCE OF 118.02 FEET TO A 1/2" REBAR; THENCE SOUTH 86°59'17" EAST A DISTANCE OF 306.13 FEET TO A FND. COTTON SPINDLE IN ASPHALT; THENCE SOUTH 02°52'36" WEST A DISTANCE OF 8.84 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT; THENCE CONTINUE SOUTH 02°52'36" WEST A DISTANCE OF 149.43 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT; THENCE NORTH 88°29'45" WEST A DISTANCE OF 270.00 FEET TO A POINT; THENCE NORTH 32°32'44" WEST A DISTANCE OF 58.25 FEET TO THE POINT OF BEGINNING; CONTAINING 48,606.71 SQUARE FEET, OR 1.12 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION FROM SURVEY - LOT 2

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SW1/4, SW1/4 OF SECTION 22; THENCE NORTH 02°32'03" EAST A DISTANCE OF 501.50 FEET TO A POINT; THENCE SOUTH 88°33'50" EAST, CROSSING REYNOLDS ROAD (ALSO KNOWN AS ARKANSAS STATE HIGHWAY NUMBER 183) A DISTANCE OF 62.85 FEET TO A POINT ON THE FORMER EAST RIGHT-OF-WAY OF SAID REYNOLDS ROAD; THENCE NORTH 02°31'33" EAST A DISTANCE OF 26.58 FEET TO A POINT; THENCE SOUTH 88°32'04" EAST A DISTANCE OF 460.39 FEET TO A POINT; THENCE NORTH 00°46'47" WEST A DISTANCE OF 4.42 FEET TO A FND. 5/8" REBAR & CAP (PS 1506); THENCE NORTH 01°05'50" WEST A DISTANCE OF 13.39 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE CURRENT NORTHERLY RIGHT-OF-WAY OF DELL DRIVE (SAID R/W BEING 30 FEET, MORE OR LESS, TO THE CENTERLINE THEREOF) AND THE POINT OF BEGINNING; THENCE NORTH 01°05'50" WEST A DISTANCE OF 179.88 FEET TO A FND. 1/2" REBAR & CAP (PS 1141); THENCE NORTH 88°30'12" WEST A DISTANCE OF 458.94 FEET TO A FND. 1/2" REBAR & CAP (PS 164); THENCE NORTH 02°33'00" EAST A DISTANCE OF 60.14 FEET TO A FND. 1/2" REBAR & CAP (PS 164); THENCE SOUTH 88°33'59" EAST A DISTANCE OF 502.86 FEET TO A FND. 5/8" REBAR & CAP (PS 1506); THENCE SOUTH 32°32'44" EAST A DISTANCE OF 58.25 FEET TO A 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 88°29'45" EAST A DISTANCE OF 270.00 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT; THENCE SOUTH 02°52'36" WEST A DISTANCE OF 192.33 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT ON SAID NORTHERLY RIGHT-OF-WAY OF DELL DRIVE; THENCE NORTH 88°28'15" WEST A DISTANCE OF 334.86 FEET TO THE POINT OF BEGINNING; CONTAINING 96,276.22 SQUARE FEET, OR 2.21 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION FROM SURVEY - ROW DEDICATION

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SW1/4, SW1/4 OF SECTION 22; THENCE NORTH 02°32'03" EAST A DISTANCE OF 501.50 FEET TO A POINT; THENCE SOUTH 88°33'50" EAST, CROSSING REYNOLDS ROAD (ALSO KNOWN AS ARKANSAS STATE HIGHWAY NUMBER 183) A DISTANCE OF 62.85 FEET TO A POINT ON THE FORMER EAST RIGHT-OF-WAY OF SAID REYNOLDS ROAD; THENCE NORTH 02°31'33" EAST A DISTANCE OF 26.58 FEET TO A POINT; THENCE SOUTH 88°32'04" EAST A DISTANCE OF 460.39 FEET TO A POINT; THENCE NORTH 00°46'47" WEST A DISTANCE OF 4.42 FEET TO A FND. 5/8" REBAR & CAP (PS 1506) AND THE POINT OF BEGINNING; THENCE NORTH 01°05'50" WEST A DISTANCE OF 13.39 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 88°28'15" EAST A DISTANCE OF 334.86 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT; THENCE SOUTH 02°52'36" WEST A DISTANCE OF 12.56 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT; THENCE NORTH 88°36'41" WEST A DISTANCE OF 333.95 FEET TO THE POINT OF BEGINNING; CONTAINING 4,335.26 SQUARE FEET, OR 0.10 ACRES, MORE OR LESS.



EXISTING ENCUMBRANCES OF RECORD*:

- 1. MISC. BOOK 59, PAGE 299, TELEPHONE UTILITY EASEMENT, DATED 7/24/1979 (SHOWN ON PLAT BY SHAMBARGER)
- 2. DOC. #2000-093033, INGRESS AND EGRESS EASEMENT TO MCDONALD'S CORP. (SHOWN ON PLAT BY SHAMBARGER)
- 3. DOC. #2005-116451, EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS
- 4. DOC. #2007-019196, FIRST AMENDMENT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS
- 5. DOC. #2008-019986, NOTICE OF DEED RESTRICTION (MITIGATION EASEMENT)

REFERENCE PLATS & MAPS

- RECORDED SURVEY PLATS BY:
- 1. NEAL WAGNER (PS 154), FOR PILOT CORPORATION, AND DATED 6/19/99
 - 2. DOUG SHAMBARGER (PS 1388), FOR REYNOLDS ROAD DEVELOPMENT, AND DATED 1/14/2004
 - 3. DOUG SHAMBARGER (PS 1388), FOR REYNOLDS ROAD DEVELOPMENT, AND DATED 11/26/2004
 - 4. BEN KITTLER, JR. (PS 568), FOR REYNOLDS ROAD DEVELOPMENT, AND DATED 3/29/2006

CURRENT ZONING DETAILS

ZONING: C-2 HIGHWAY COMMERCIAL DISTRICT

BUILDING SETBACK RESTRICTIONS PER THIS PLAT
FRONT YARD: 15 FEET
SIDE YARD: 15 SHOWN
REAR YARD: 25 FEET

SURVEY DETAILS AND NOTES

OWNER OF RECORD: UNITED TRADERS INC
PHYSICAL ADDRESS: DELL DRIVE, BRYANT, ARKANSAS
COUNTY PARCEL TAX ID: 840-12643-000

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

LEGEND

| | | |
|---------------------------------|------------------------|--------------------------|
| ● - PLS Aliquot Corner | □ - Clean Out | — x — x — - Fence |
| ● - Fnd. Corner Monument | □ - Water Meter | - - - - - Overhead Power |
| ○ - Set 1/2" Rebar/Cap (1664) | ⊗ - Power Pole | - - - - - Sewer Line |
| △ - Computed Point | ⊕ - Sewer Manhole | - - - - - Water Line |
| (M) - As Measured | ⊙ - Light Pole | - - - - - Telephone Line |
| (P) - Per Deed or Plat Records | ⊕ - Telephone Pedestal | - - - - - Electric Line |
| ESMT - Easement | ⊕ - Drainage Manhole | - - - - - Gas Line |
| B.S.L. - Building Setback Lines | ⊕ - Gas Meter | |

Existing Access Agreement (Yellow Hatched Box)
Public Right-of-Way Dedication (Cross-hatched Box)

R/W DEDICATION PER THIS PLAT
0.10 AC
4335.3 SF

FLOOD ZONE INFORMATION

NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW:
PANEL # 05125C0380E, DATED: 06/05/2020

HOPE CONSULTING ENGINEERS-SURVEYORS
129 North Main Street
Benton, Arkansas 72015
Office: (501) 315-2626 | Fax: (501) 315-0024
www.HopeConsulting.com

PLAT OF
LOTS 1 & 2 OF DUNLAP COMMERCIAL DEVELOPMENT, A COMMERCIAL SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC
FIRST NATIONAL TITLE COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

| | | |
|-----------------|-----------------|-----------------|
| DATE: 1/15/2025 | CAD BY: OV | PROJECT NUMBER: |
| REVISED: | CHECKED BY: WCS | |
| SHEET: 1 OF 1 | SCALE: 1" = 60' | 24-1351 |

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 22 - 330 - 62 - 1664

AR State Land Survey Filing Code: 500 - 01S - 14W - 0 - 22 - 330 - 62 - 1664

January 2, 2025

Colton Leonard
City of Bryant
Planning Department
210 SW 3rd St.
Bryant, AR 72022

RE: Waiver from Master Transportation Plan: Dell Drive Commercial (Hope Job #24-1351)

Dear Colton,

Dell Drive is shown as a proposed Collector on Master Transportation Plan. The development to the south received a waiver for this construction recently. We are requesting this waiver as well.

We thank you for your review and look forward to addressing any comments.

Sincerely,

Jonathan Hope

January 2, 2025

Colton Leonard
City of Bryant
Planning Department
210 SW 3rd St.
Bryant, AR 72022

RE: Site Plan Dell Drive, Bryant, AR (Hope Job #24-1351)

Dear Colton,

I represent Rye General Contractors, in the above-captioned development. Phillip Rye is requesting the City of Bryant start the review process for the Site Plan and Civil Construction Drawing of this property on Dell Drive, Bryant.

We would like to be included on the March 10th Planning Commission Meeting. Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

We thank you for your review and look forward to addressing any comments.

Sincerely,

Jonathan Hope