

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

Prepared by:

GarNat Engineering, LLC

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Ph (501) 408-4650

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Bryant, AR 72022
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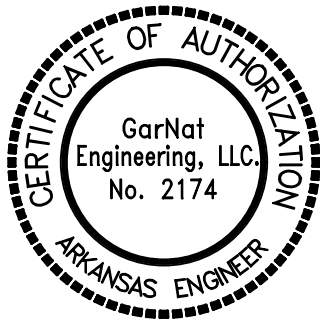
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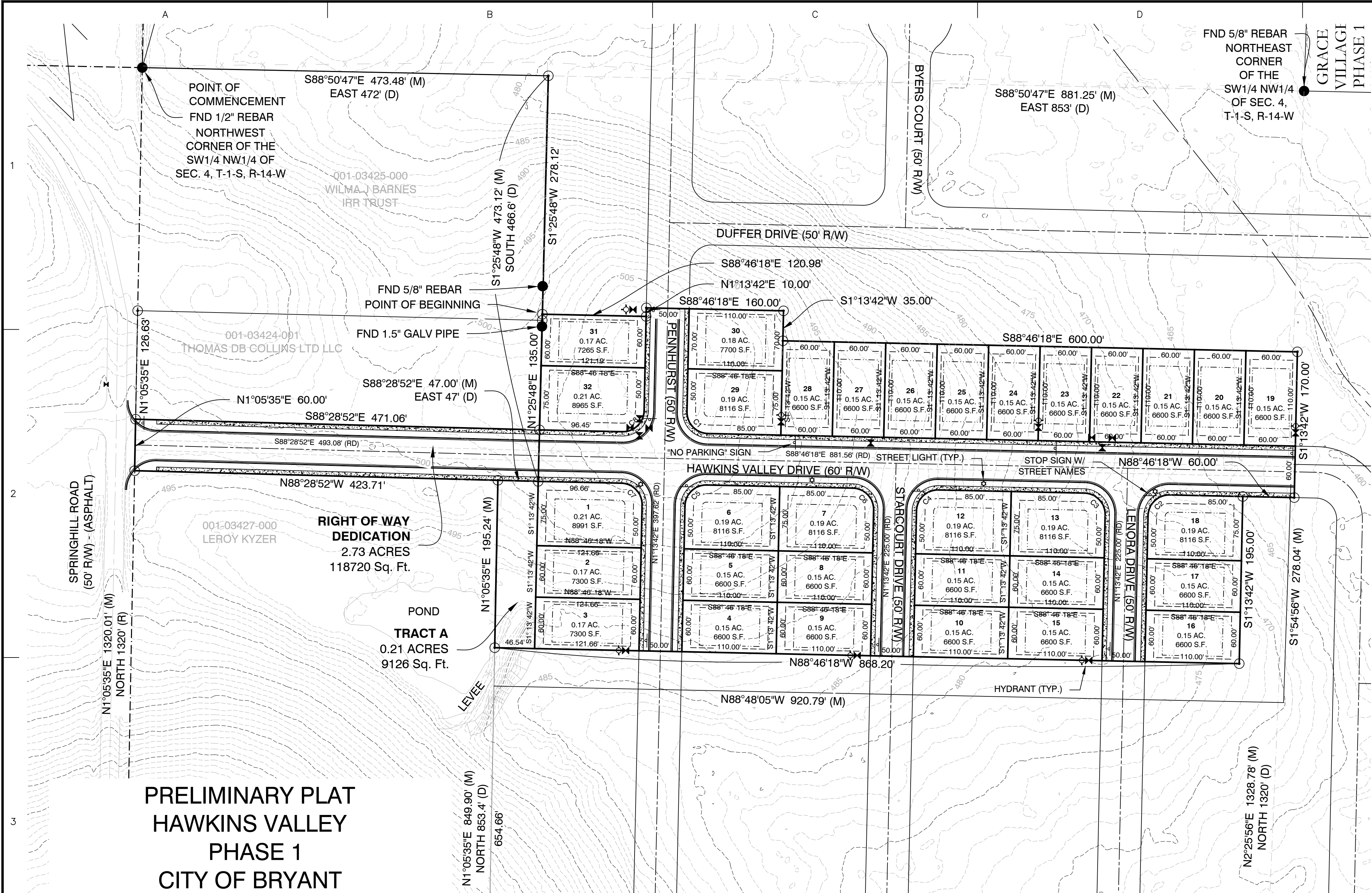
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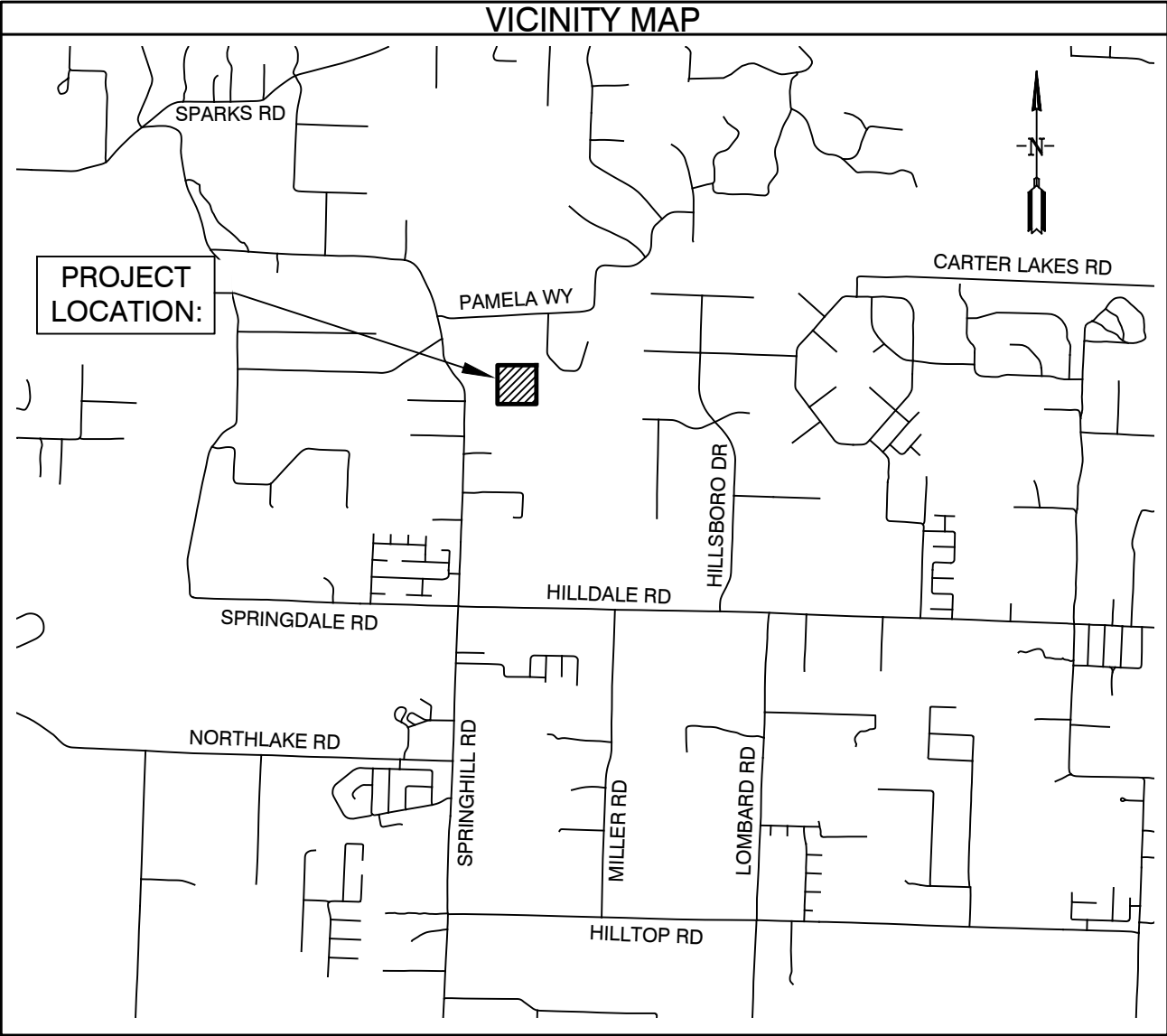
ARKANSAS





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-1-S

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

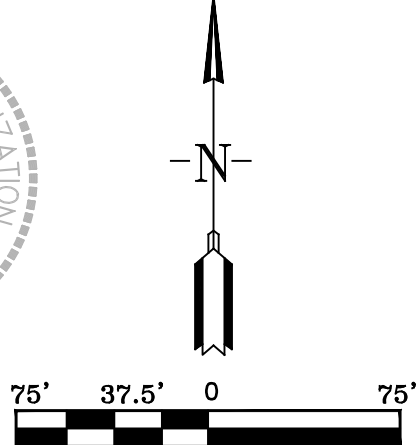
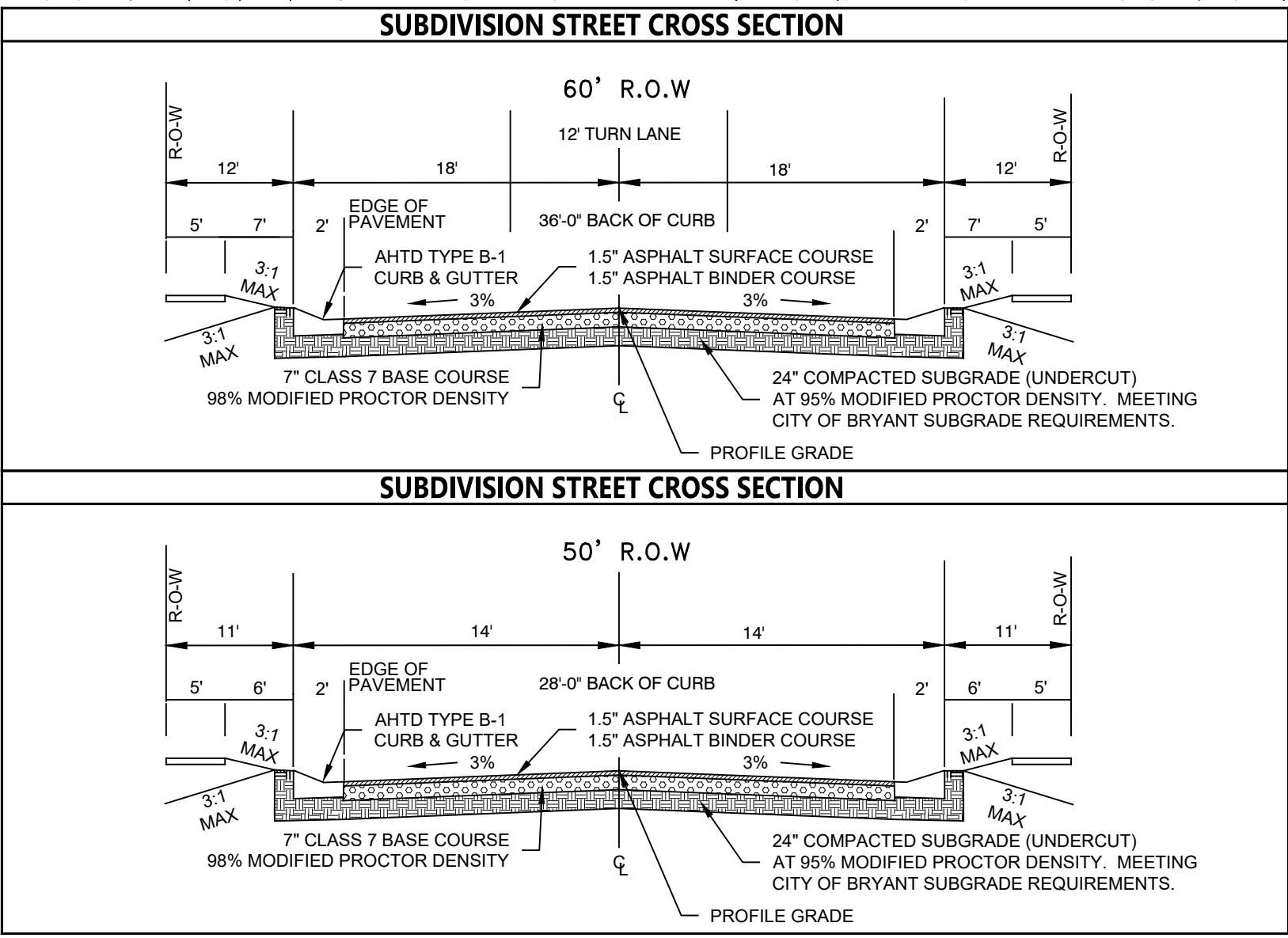
LOT CORNERS: SET #4 REBAR WITH CAP



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 LOCATED ON THE SOUTH RIGHT OF WAY OF HAWKINS VALLEY DRIVE; THENCE N88°46'18"W, ALONG SAID SOUTH RIGHT OF WAY, FOR A DISTANCE OF 60.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S1°13'42"W, LEAVING SAID SOUTH RIGHT OF WAY, FOR A DISTANCE OF 195.24 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; THENCE N1°05'35"E 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 6/5/2020, no portion of the property described hereon does lie within the 100 year flood hazard boundary.

PLAT CERTIFICATES:

OWNER: Name: Phillip Pengelly Thomas DB Collins LTD, LLC Address: 9360 Gilbert Road Benton, Arkansas 72019	DEVELOPER: Name: Lee Pengelly Thomas DB Collins LTD, LLC 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

1

2

3

4

PROJECT NO:
24076

DATE:
DEC. 17, 2024

SHEET NO:

V1.0

Designing our client's success

GarNat Engineering, LLC

3825 Mt Carmel Road
Bryant, AR 72022

P.O. Box 116
Benton, AR 72028

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

PRELIMINARY PLAT

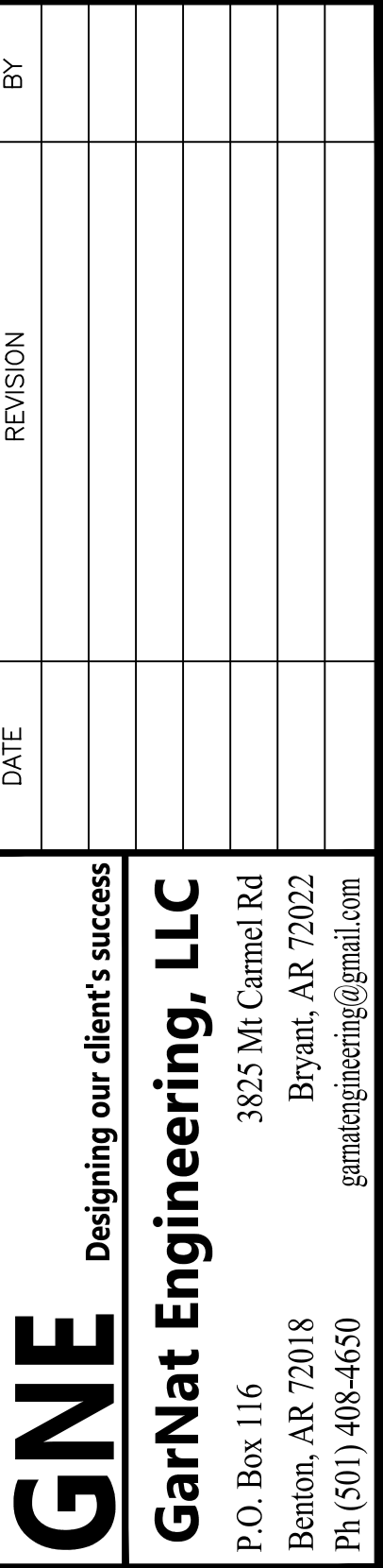
1. BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.

3. 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.

5. ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH SALEM WATER USERS STANDARD SPECIFICATIONS & DETAILS.

7. ALL UTILITIES THAT WILL BE LOCATED UNDER PAVEMENT SHALL BE BACKFILLED IN ACCORDANCE WITH THE BRYANT STREET SPECIFICATIONS AND BRYANT WATER & SEWER STANDARD SPECIFICATIONS.

001-03425-000
WILMA J BARNES
IRR TRUST



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



CONTENTS:

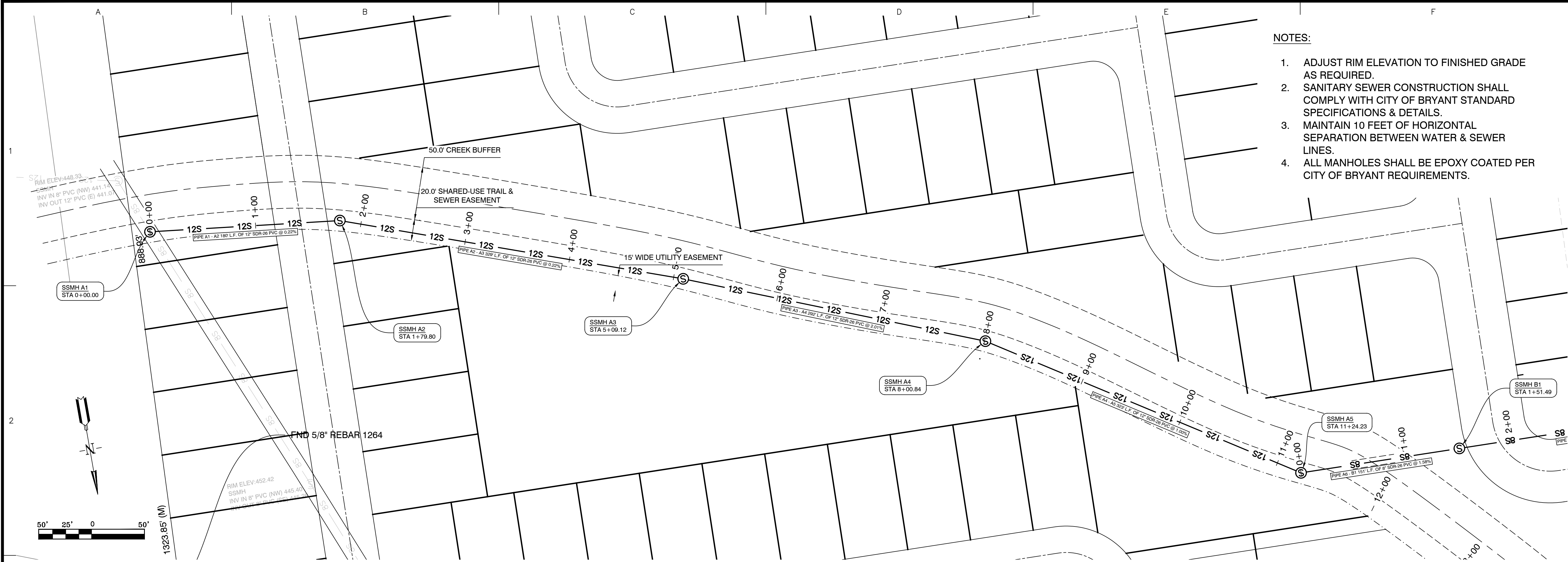
OVERALL
WATER &
SANITARY
SEWER PLAN

PROJECT NO:
24076

DATE: **DECEMBER 2024**

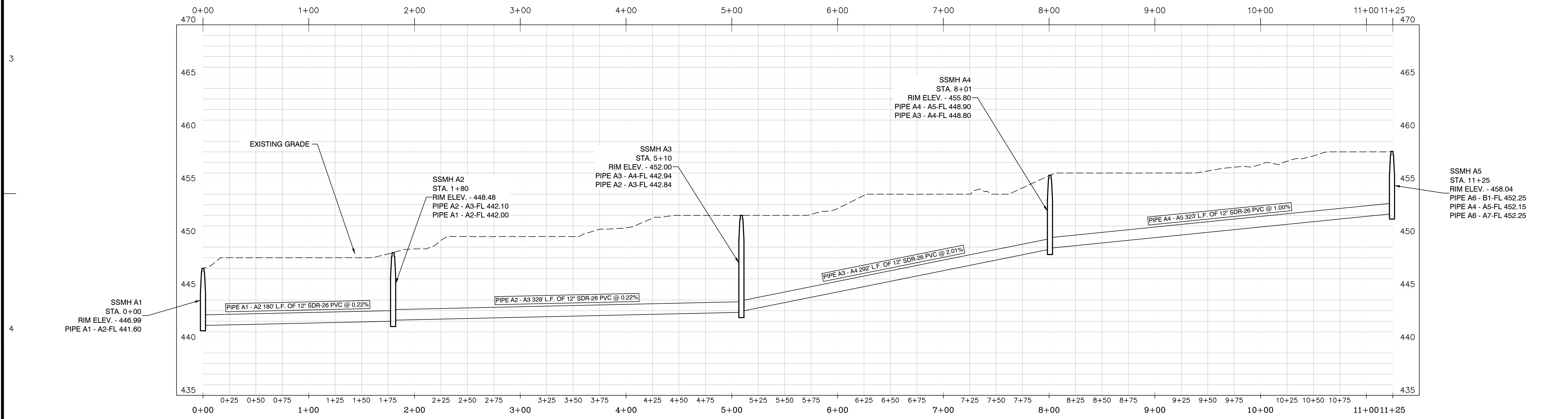
SHEET NO:

C2.0



- 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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GarNat Engineering, LLC

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Bryant, AR 72022
gamateengineering@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

STATE OF ARKANSAS

REGISTERED PROFESSIONAL ENGINEER

NO. 9551

KEVIN J. WILLIAMS

CONTENTS:

SANITARY SEWER PLAN & PROFILE

MAIN "A"

STA. 0+00 - 11+25

PROJECT NO:

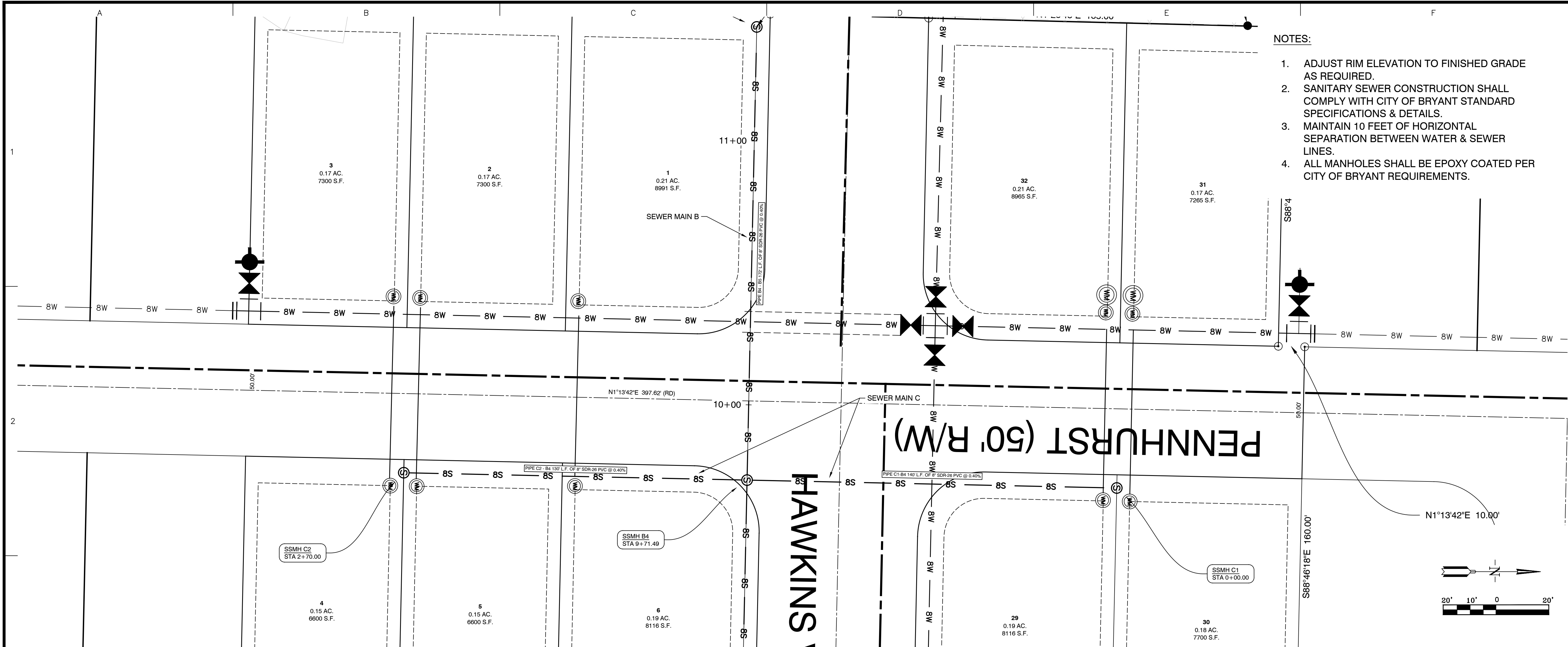
24076

DATE:

DECEMBER 2024

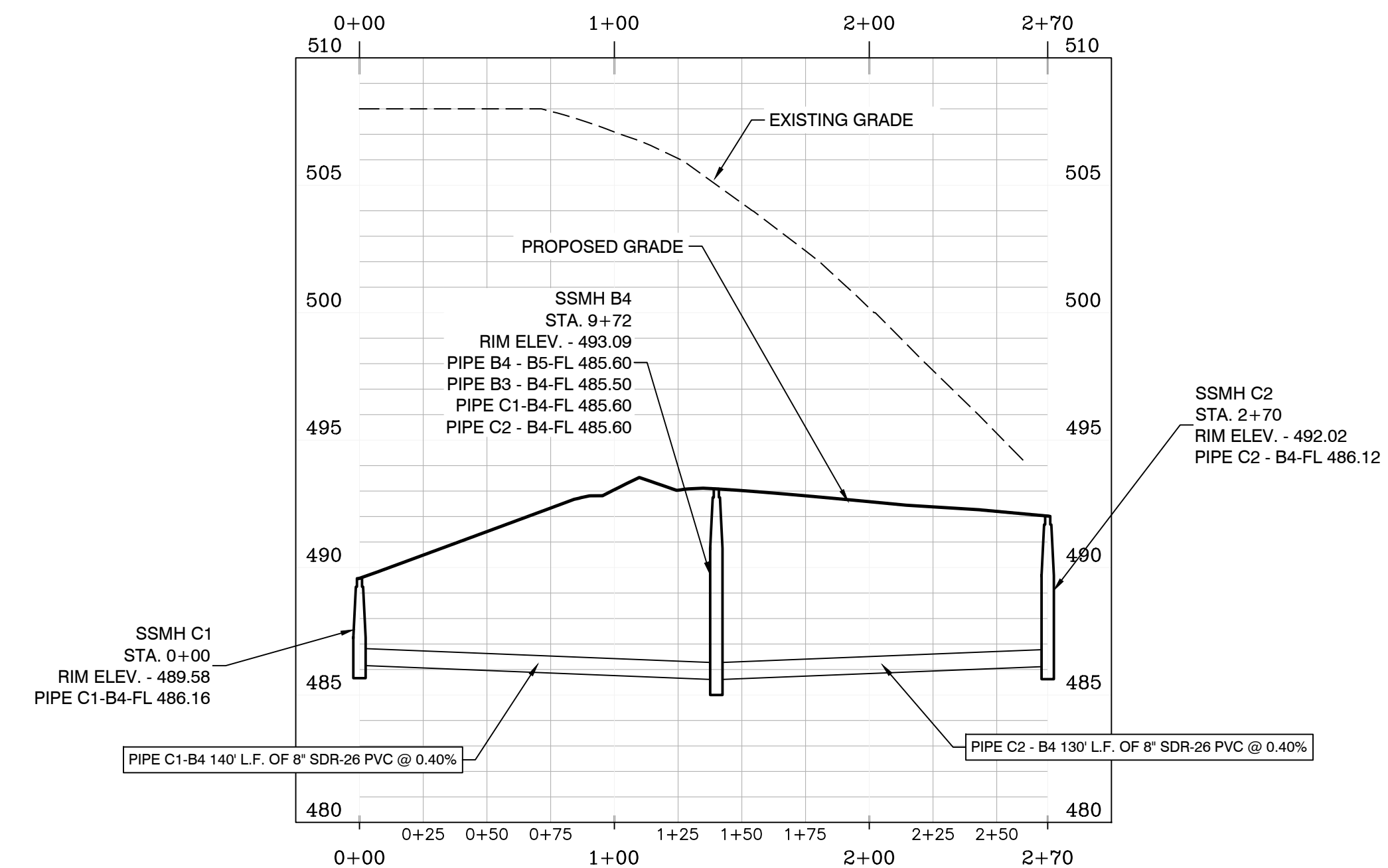
SHEET NO:

C2.1



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



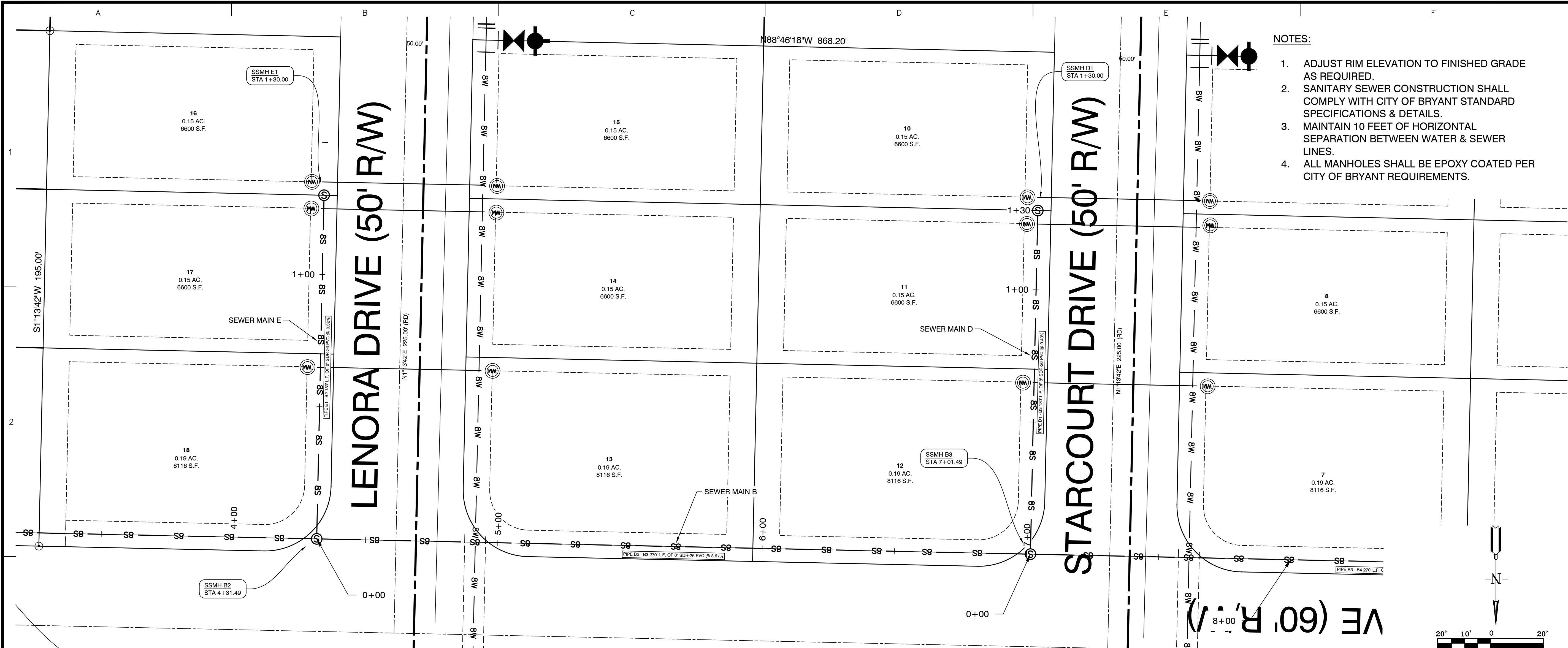
SCALE: H 1" = 50'
V 1" = 5'

BY									
	REVISION								
DATE									
FOR: THOMAS DB COLLINS, LTD, LLC HAWKINS VALLEY PHASE 1 SALINE COUNTY, ARKANSAS  CONTENTS: SANITARY SEWER PLAN & PROFILE MAIN "C" STA. 0+00 - 2+70 PROJECT NO: 24076 DATE: DECEMBER 2024 SHEET NO: C2.3									

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gamateengineering@gmail.com

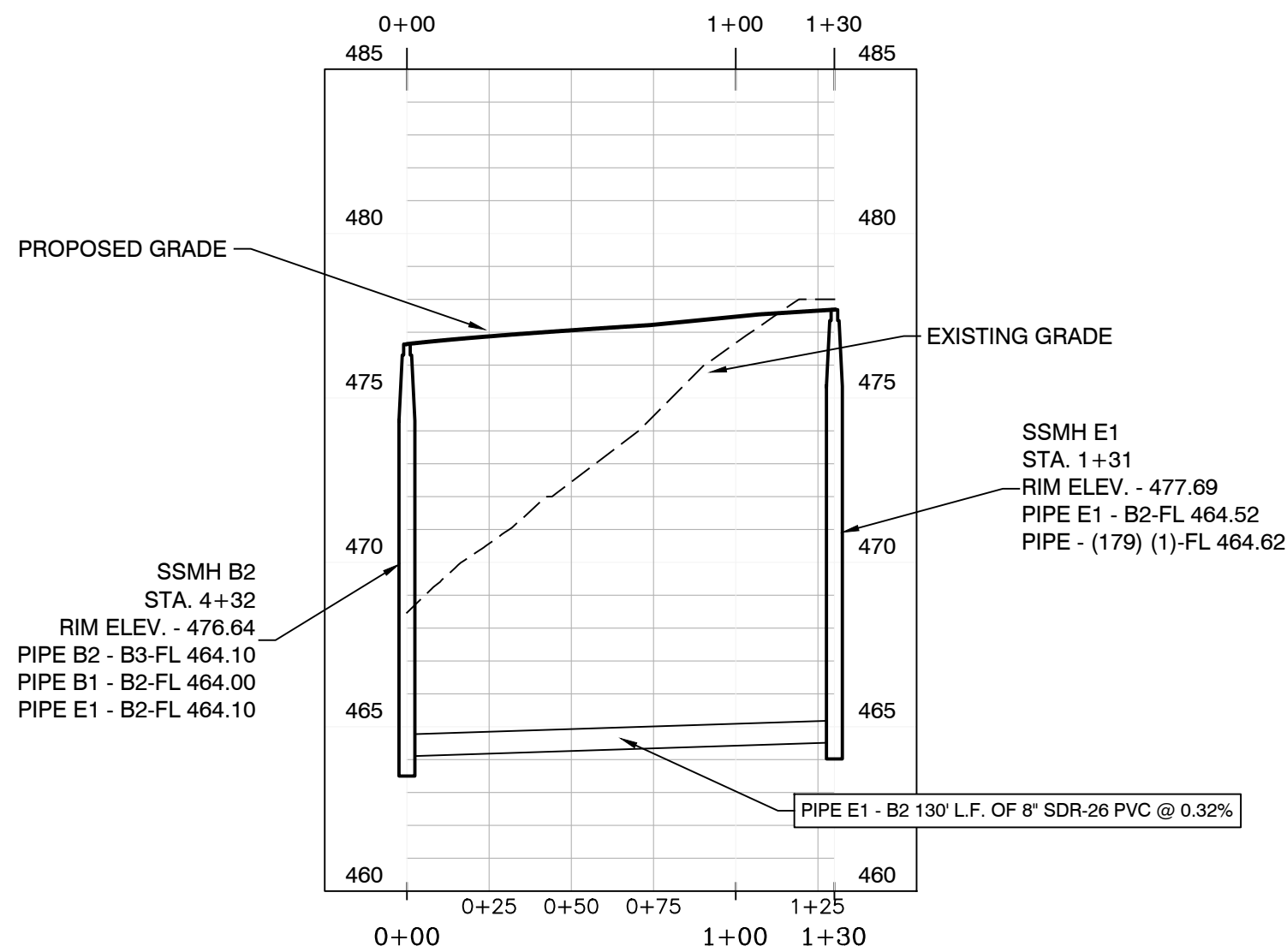
3825 Mt Carmel Rd
Bryant, AR 72022
gamateengineering@gmail.com

\\Project\2024\Projects\Hawkins Valley\Springhill Road\Sanitary Sewer\Drawings\DWG\24076_Hawkins_Valley_Water_and_Sewer_R11 - 12-15-24.dwg

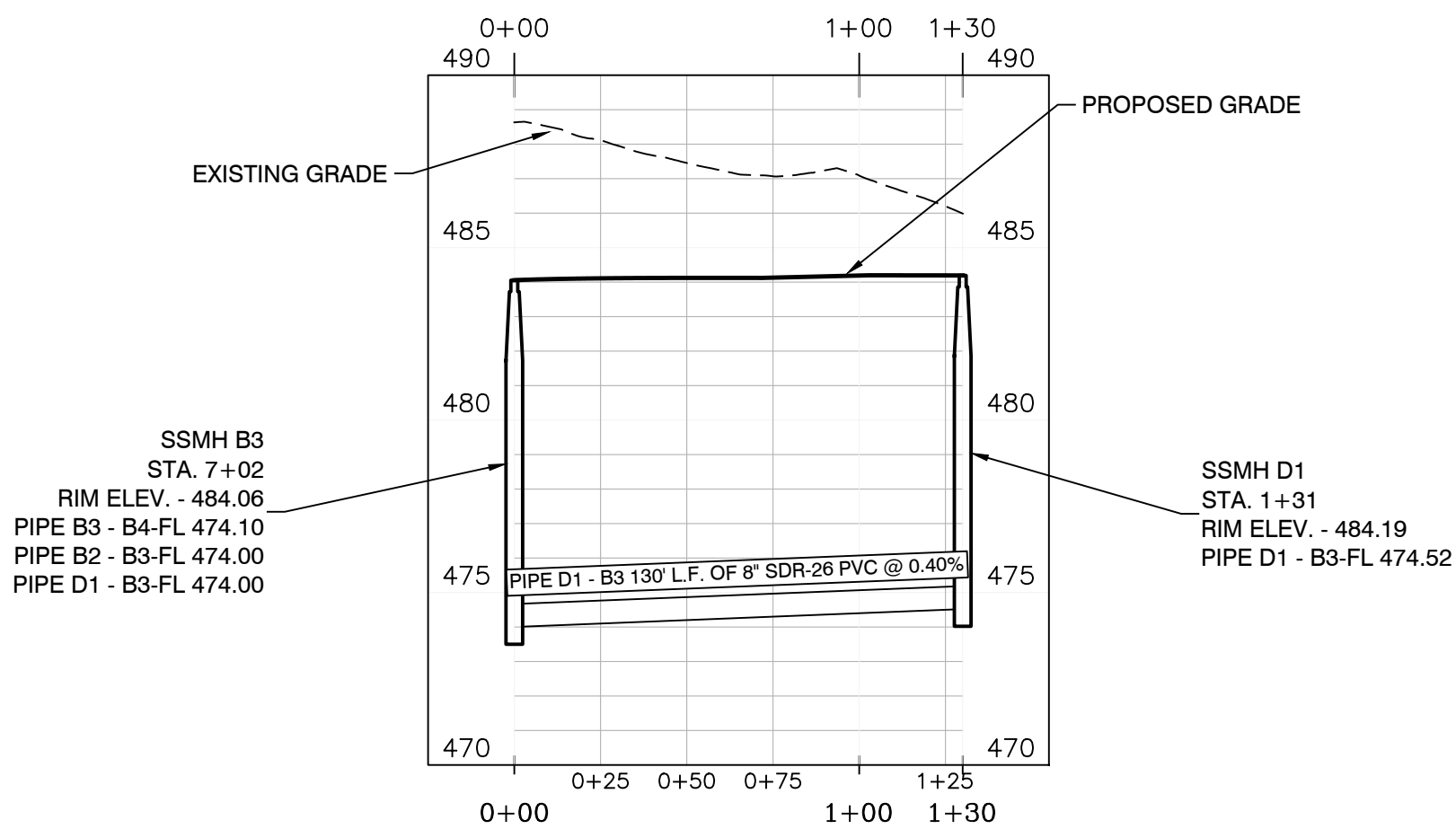


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 4. ALL MANHOLES SHALL BE EPOXY COATED PER CITY OF BRYANT REQUIREMENTS.

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

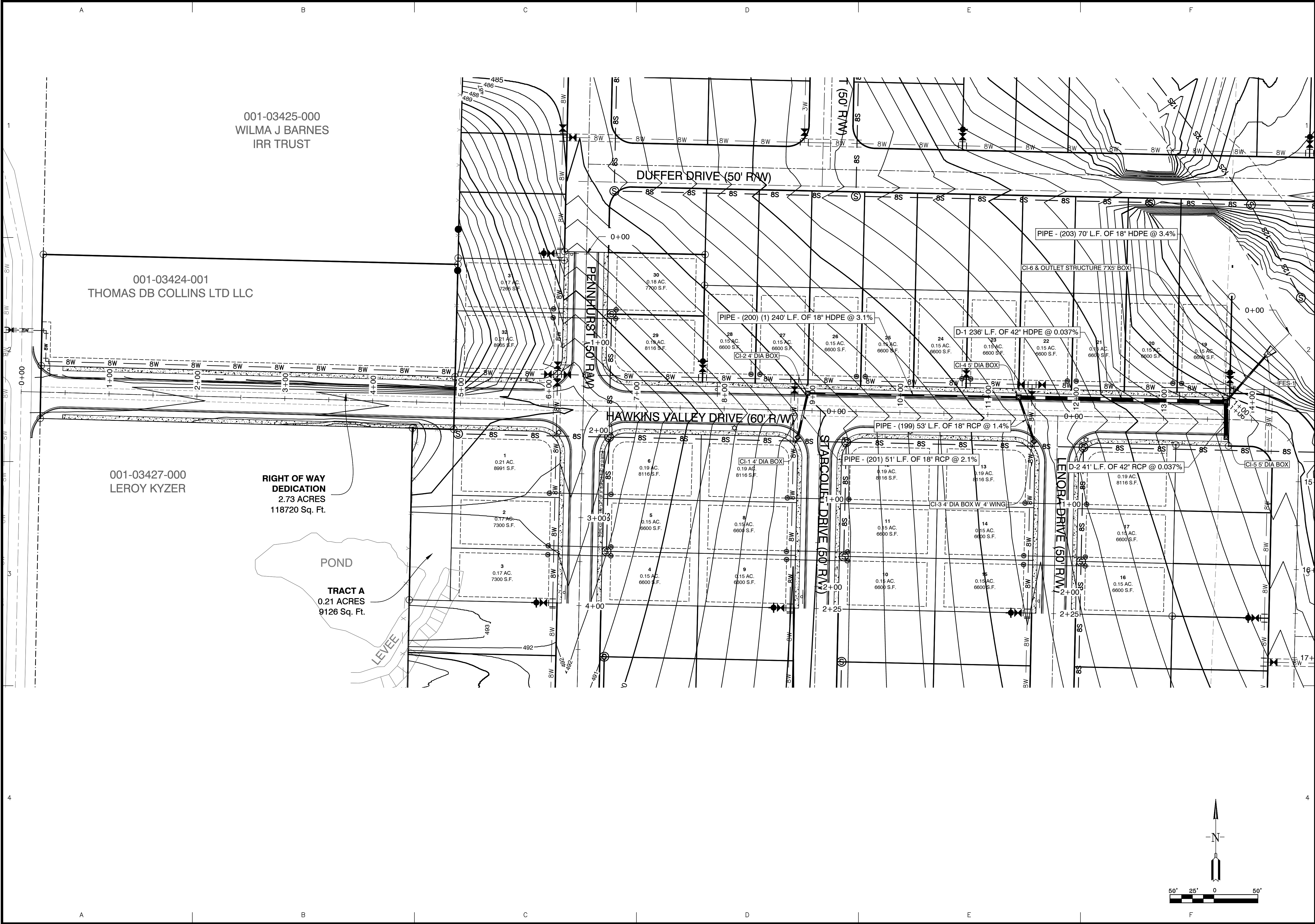


SEWER MAIN D STA. 0+00 - 1+30



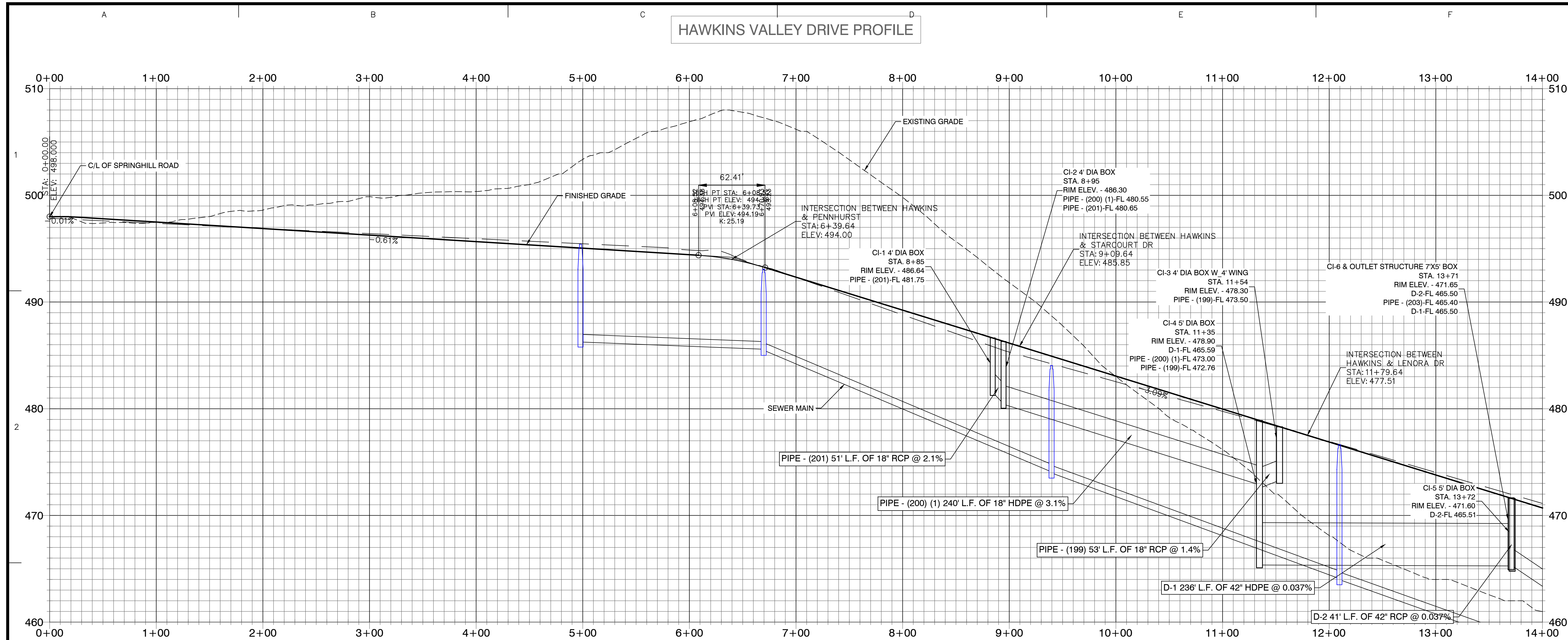
SCALE: H 1" = 50'
V 1" = 5'

BY									
	REVISION								
DATE									
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 gamateengineering@gmail.com STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 9551 KEVIN J. WILLIAMS CONTENTS: SANITARY SEWER PLAN & PROFILE MAIN "D" & MAIN "E" STA. 0+00 - 1+30 PROJECT NO: 24076 DATE: DECEMBER 2024 SHEET NO: C2.4									



BY		REVISION	DATE
Designing our client's success			
GarNat Engineering, LLC			
3825 Mt Carmel Rd Bryant, AR 72022 gamateengineering@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:			
STREET & DRAINAGE PLAN			
PROJECT NO: 24076			
DATE: JAN 2025			
SHEET NO: 3.0			

\\192.168.0.25\\Project\\24076 Project\\24076 Hawkins Valley Springhill Road Strawberry Lane Lee Purgill\\Drawings\\Plan\\24076 Springhill Road Strawberry Lane\\Map-RE.dwg



PENNHURST ROAD PROFILE

The profile view displays the road's elevation from station 0+00 to 4+00. The vertical axis shows elevations from 480 to 510 feet. The existing grade is shown as a dashed line, and the finished grade is shown as a solid line. A sewer main is indicated by a blue line at the bottom of the profile.

Vertical Curve Data:

- Station 0+00.00, Elevation: 486.118
- Station 1+18.63, Elevation: 492.56
- Station 2+32.27, Elevation: 494.32
- Station 1+77.97, Elevation: 494.78
- Station 2+52.56, Elevation: 494.19
- Station 1+72.62, Elevation: 494.00

Grades and Slopes:

- Grade 1: 5.15%
- Grade 2: 118.69'

Labels:

- EXISTING GRADE
- FINISHED GRADE
- SEWER MAIN

STARCOURT DRIVE PROFILE

0+00 1+00 2+00+25

500

490

480

470

STA: 0+00.00
ELEV: 483.850

STA: 2+25.00
ELEV: 484.500

CI-1 4' DIA BOX
STA. 8+85
RIM ELEV. - 486.64
PIPE - (201)-FL 481.75

EXISTING GRADE

FINISHED GRADE

+0.60%

SEWER MAIN

Profile view of the sewer main. The horizontal axis shows stationing from 0+00 to 2+002+25. The vertical axis shows elevation from 460 to 490 feet. The profile includes the existing ground (dashed line), the finished grade (solid line), and the sewer main profile (solid line). A manhole structure is shown at station 0+00. The sewer main is labeled with a 0.60% slope. The existing ground is labeled with a 0.60% slope. The sewer main is labeled with a 0.60% slope. The manhole structure is labeled with a 0.60% slope.

0+00 1+00 2+002+25

490 480 470 460

STA: 0+00.00
ELEV: 477.510

CI-3 4' DIA BOX W/ 4' WING
STA. 11+54
RIM ELEV. - 478.30
PIPE - (199)-FL 473.50

FINISHED GRADE

EXISTING GRADE

SEWER MAIN

0.60%

STA: 2+002.25
ELEV: 478.549

0+00 1+006 480

CI-6 & OUTLET STRUCTURE 7X5' BOX
STA. 13+71
RIM ELEV. - 471.65
D-2-FL 465.50
PIPE - (203)-FL 465.40
D-1-FL 465.50

470 FINISHED GRADE 470

PIPE (203) 70' L.F. OF 18" HDPE @ 3.4%

460 FES-1
FL=463.0' 460

EXISTING GRADE

450 0+00 1+006 450

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

1-06-2025

CONTENTS:

ROAD PROFILES

PROJECT NO:
24076

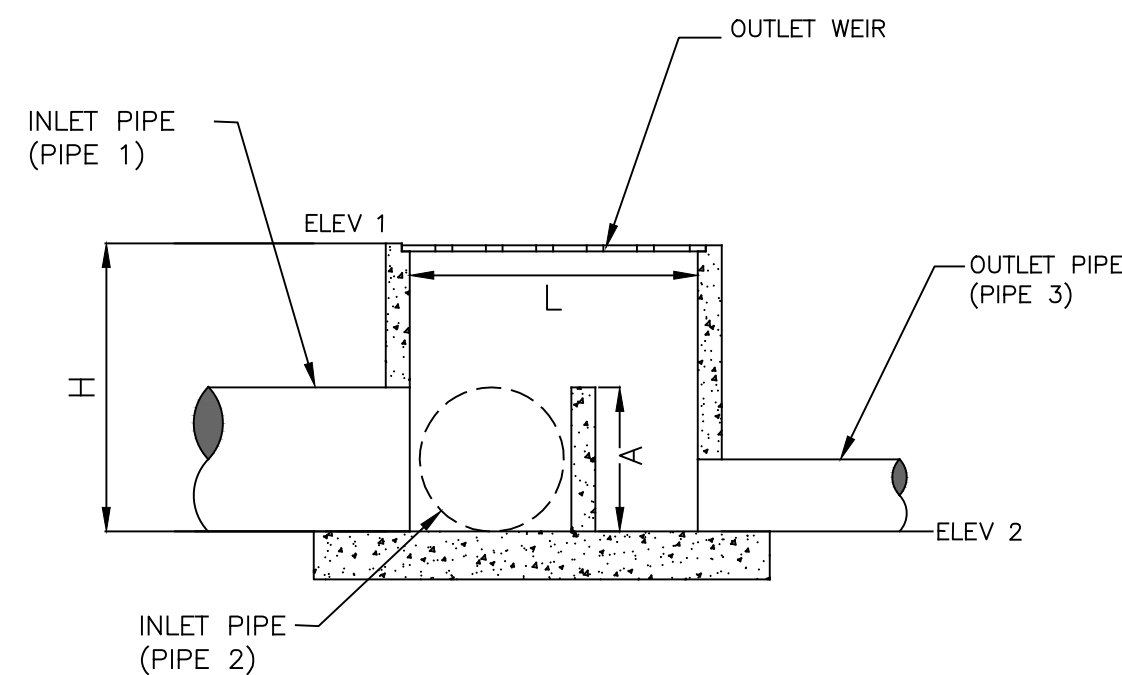
DATE: JAN 2025

SHEET NO: _____

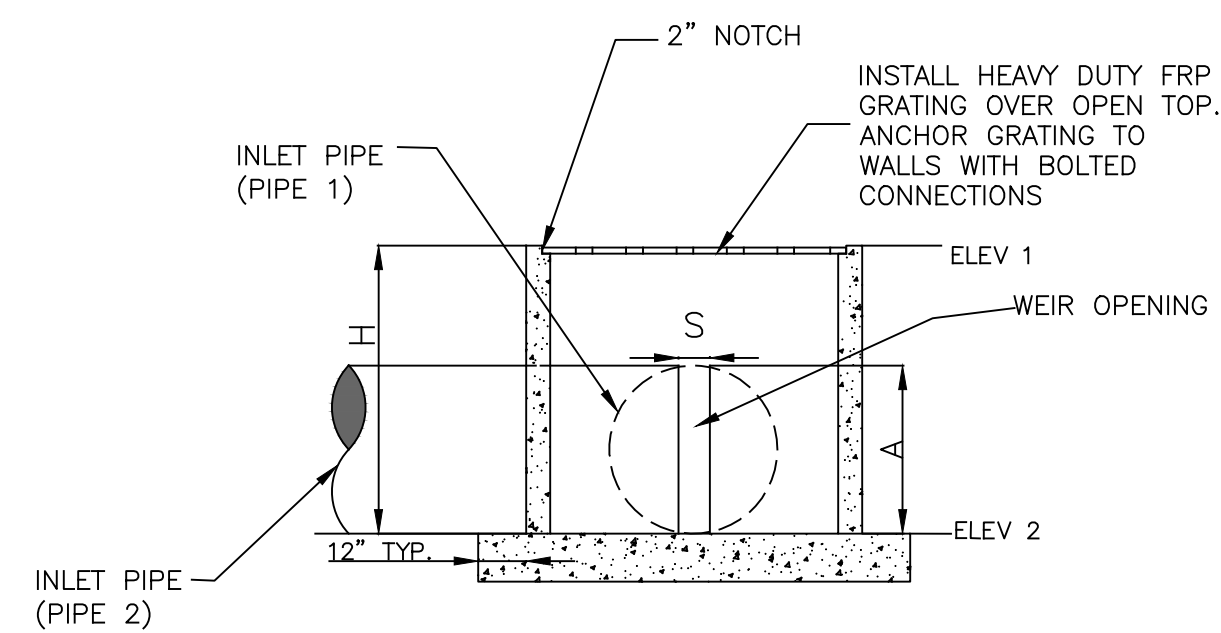
C3.1

H 1" = 50'

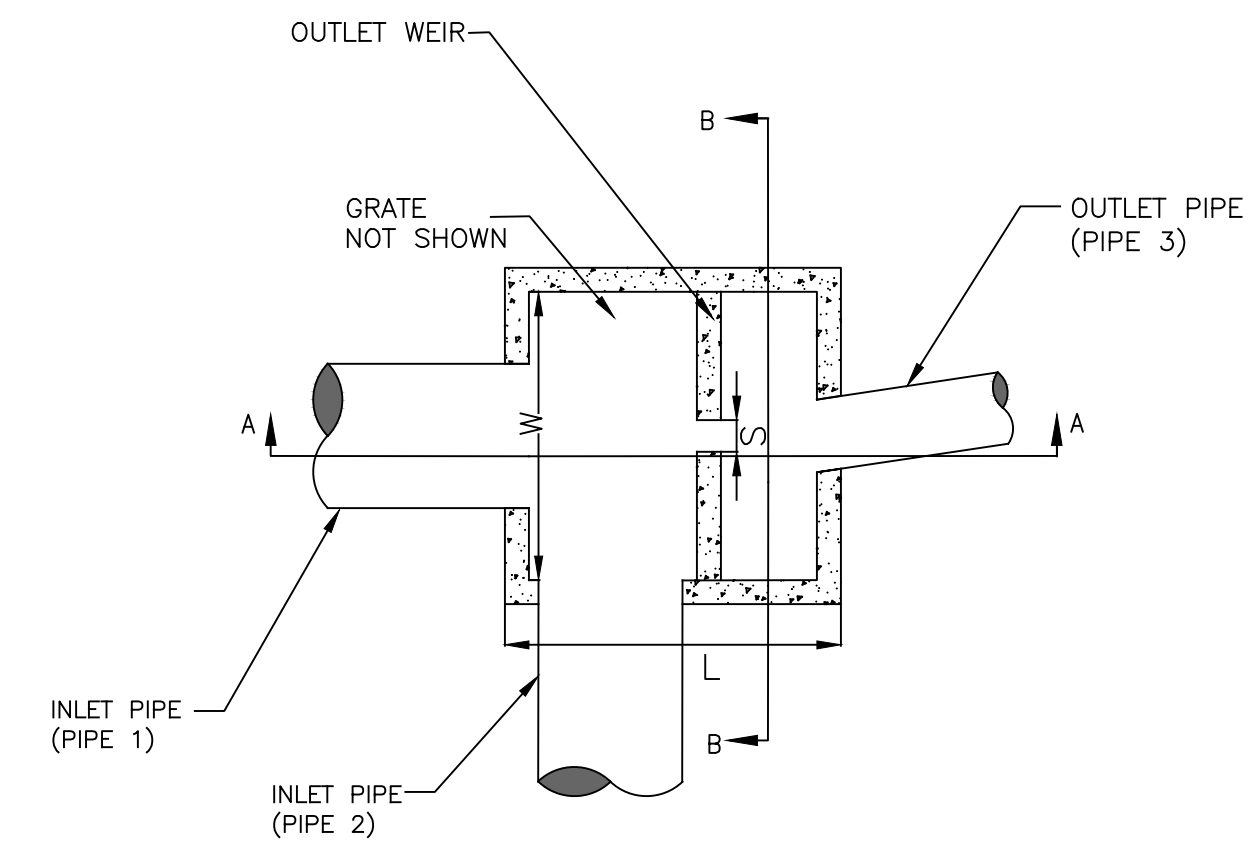
V 1" = 5'



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 #4'S @ 12" O.C. BOTH WAYS.
2. BOTTOM SLAB SHALL BE 12" THICK & REINFORCED WITH #4'S @ 12" O.C. BOTH WAYS.

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



- 06-2025

CONTENTS:

OUTLET STRUCTURE DETAILS

PROJECT NO:
24076

DATE:
JAN 2025

SHEET NO:

C3.2

\\\\192.168.0.58\\Projects\\2024 Projects\\24075 Hawkins Valley Springhill Road Strawberry Lane Lee Pengelly\\Drawings\\DWGs\\Design\\24075-Springhill-Road-Drainage Map-R6.dwg