

POND SITE INFO



A DIVISION OF WHITETAIL
PROPERTIES REAL ESTATE, LLC

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Morning Carol!

Steve, Marty, Tom and myself met at your property last week to discuss the pond. I have copied correspondence and findings from Marty and Tom below. It is everyones opinion that we have not received enough runoff from rains to fill the pond. The main source for the pond to be filled is the wet weather creek from the East and the secondary source is the wet weather creek from the North. The North creek can be changed if you wish, as Tom mentions, to gain more run-off at a quicker pace and help capture run-off during low rainfall events. However, the calculations of the creek from the East is more than sufficient to fill the pond - we just need a few good rains. I have attached a couple images showing the pond and how it matches what we designed and also shows where we could add an additional pipe to capture more run-off from the North if you choose to do so. Also attached is a copy of the rain fall we have had since the pond was completed. You can find this information at: <https://www.wunderground.com/history/monthly/us/mo/springfield/KSGF/date/2022-3>

As you can see by the reports, rainfall has been way below average.

From Marty Harmon:

JJ I appreciate it the meeting today after looking at the pond it is my opinion that it is not received adequate runoff to raise the water level any due to the rainfall deficit that we are in right at this time .it never got the springs running into it to flow and raise the water level any . Hopefully we will get some spring rains heavy enough to put runoff water into the pond. At this time I do not feel that the pond has a leaking issue I think it has a runoff problem due to lack of rain. Thank you and feel free to call me with any other questions. Or concerns.

From Tom DeWitt:

I think we were all in agreement that things look good at the pond site and that the rainfall records document that we just have not had much runoff to fill the pond. I had only one suggestion for improvement of getting more runoff into the pond. The crossing on the north end of the pond is about 12 inches higher than the stream channels. Installation of a curtain drain, or French drain might help the delivery of runoff to the pond on the low rainfall events less than 2 inches per day.

Any photo documentation you can collect on the pond while it is filling may be helpful for us in management of the pond 5 to 10 years or more into the future.

All looks good to me. I would not worry about it. Be patient and let it fill. I'm not sure I would hold up the construction schedule on the new home and improvements but that is a landowner and builder decision.

So with all that information, we all feel confident that the pond will fill up with sufficient rain events. The wet weather creeks haven't been running yet as is evident by the lack of flattened grasses and sediment in the channels. The rains we have received are soaking up into the ground. Eventually the ground will be saturated and we will see more flow in the creeks. We all know that in a big rain event, the water is coming to your pond, we have seen it happen, it's just a matter of when that rain event will happen.

I do understand your hesitancy to start the build of your new home without knowing for certain that the pond will fill up. There is never a 100% guarantee with nature and how it reacts to improvements and climate change. All we can do is build a pond based upon the evidence and data provided by professionals such as Tom and Marty. I believe we have accomplished this goal. Now we just need some big rains.

We can monitor and provide reports and pictures as the pond fills up. Perhaps after the April rains we will see more water. In the meantime, how would you like to proceed?

JJ Hetherington
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By Design Properties, LLC

Suggested Curtain Drain

Curtain drain will help capture more surface runoff delivered to the pond for low rainfall events.
It will also help with mowing of area near the crossing.

100 feet of curtain drain with 2 inch rock to surface 3 feet wide

50 feet of 6 inch Schedule 40 solid pipe

Stream Channel Benchmark for Pool level

Cedargap

Legend

- Drop Inlet Structure 6 inches below Stream Channel Benchmark
- Feature 1
- Feature 2
- Path Measure
- Path Measure
- Path Measure
- Path Measure
- Path Measure
- Path Measure
- Path Measure
- Path Measure
- Path Measure
- Path Measure
- Polygon Measure





