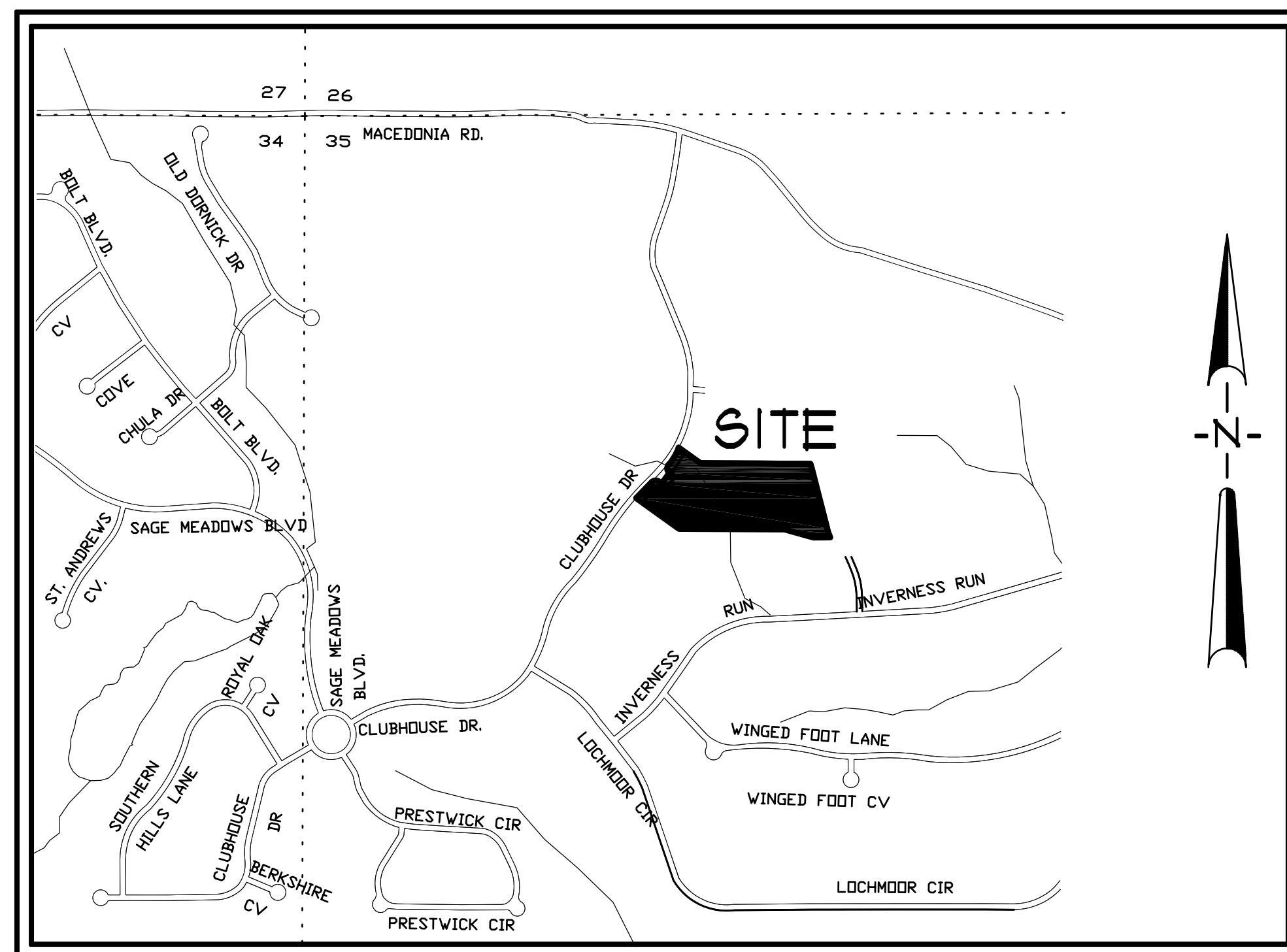


SUBDIVISION PLANS

THE VILLAS AT SAGE PHASE II

PREPARED FOR
TRI-STATE DEVELOPMENT, LLC.

JONESBORO, ARKANSAS
OCTOBER, 2007



VICINITY MAP
NOT TO SCALE

INDEX TO SHEETS

- 1 OF 10 INDEX SHEET
- 2 OF 10 GENERAL NOTES & AREA MAP
- 3 OF 10 TOPOGRAPHIC SURVEY
- 4 OF 10 RECORD PLAT
- 5 OF 10 SITE UTILITIES LAYOUT
- 6 OF 10 GRADING & DRAINAGE LAYOUT
- 7 OF 10 EROSION CONTROL LAYOUT
- 8 OF 10 ROADWAY PLAN & PROFILE
- 9 OF 10 DETAILS-STANDARD
- 10 OF 10 DETAILS-EROSION CONTROL



ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

PRELIMINARY SUBDIVISION PLANS
THE VILLAS AT SAGE - PHASE II
JONESBORO, ARKANSAS

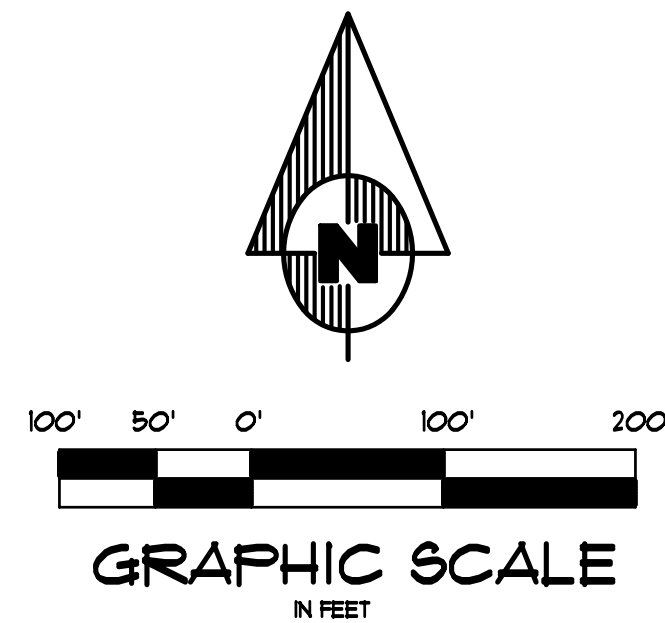
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			SCALE: 1" = 30'	CADD FILE: 07287-5180	DWG#: 043354-0023	1 OF 10

RESOURCE LIST

1. CITY OF JONESBORO - PLANNING AND ZONING
OTIS SPRIGGS, CITY PLANNER
100 FLINT STREET
JONESBORO, AR 72401
870-932-0406
2. CITY OF JONESBORO - PUBLIC WORKS
ERIC WOODRUFF
DIRECTOR OF PUBLIC WORKS
301 VINE AVENUE
JONESBORO, AR 72401
870-932-2438
3. CITY OF JONESBORO - ENGINEERING
KELLY PANICK, P.E.
CITY ENGINEER
301 VINE AVENUE
JONESBORO, AR 72401
870-932-2438
4. CODES DEPT FIRE MARSHALL
CRAIG DAVENPORT
3275 E. JOHNSON AVE.
JONESBORO, AR 72401
870-932-2428
5. CITY WATER AND LIGHT - ENGINEERING
RANDY SHIFFKINS - CHIEF ENGINEER
400 EAST MONROE, P.O. BOX 1288
JONESBORO, AR 72403
870-930-3320, FAX: 870-930-3303
6. CENTERPOINT ENERGY
KEITH CRAIG - SERVICE TECHNICIAN
3030 OLD FEEDHOUSE ROAD
JONESBORO, AR 72401
CELL: 870-891-3750
7. AT&T
123 CHURCH, ROOM B 21
JONESBORO, AR 72403
PHIL FARLEY - AREA MANAGER INSTALLATION & REPAIR
870-972-1811, FAX: 870-972-1610
TOMMY GRAY - AREA MANAGER ENGINEERING DESIGN
870-972-1581, FAX: 870-972-1533
8. SUDDEN LINK - CABLE TV
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
BOB PROCK - CONSTRUCTION MANAGER
870-933-8429 EXT. 212, FAX: 870-972-8141
DEANNA HORNBACK - MANAGER
JIMMY TANCY - FIELD MANAGER
CELL: 870-719-8583

GENERAL NOTES

1. SUBJECT PROPERTY IS NOT LOCATED WITHIN 'ZONE AE', 100 YR. FREQUENCY FLOOD ZONE, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD INSURANCE RATE MAP FOR CITY OF JONESBORO, COMMUNITY PANEL 050048080C, EFFECTIVE DATE - SEPTEMBER 21, 1991
2. SCREENING AND BUFFERING ARE AS SHOWN.
3. EASEMENTS ARE AS SHOWN.
4. COMMON OPEN SPACE AND AMENITIES ARE NOT APPLICABLE
5. THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON SUBJECT PROPERTY.
6. EXISTING FIRE HYDRANT LOCATED AT INTERSECTION OF VILLA DRIVE AND CLUBHOUSE DRIVE. (LOT 22, THE VILLAS AT SAGE)



BENCHMARK LIST

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO M.S.L. DATUM.
2. BENCHMARK IS A C.P.S. IN THE EAST SIDE OF 36" OAK TREE LOCATED NORTHEASTERLY OF LOT 22, THE VILLAS AT SAGE. ELEV. = 342.44

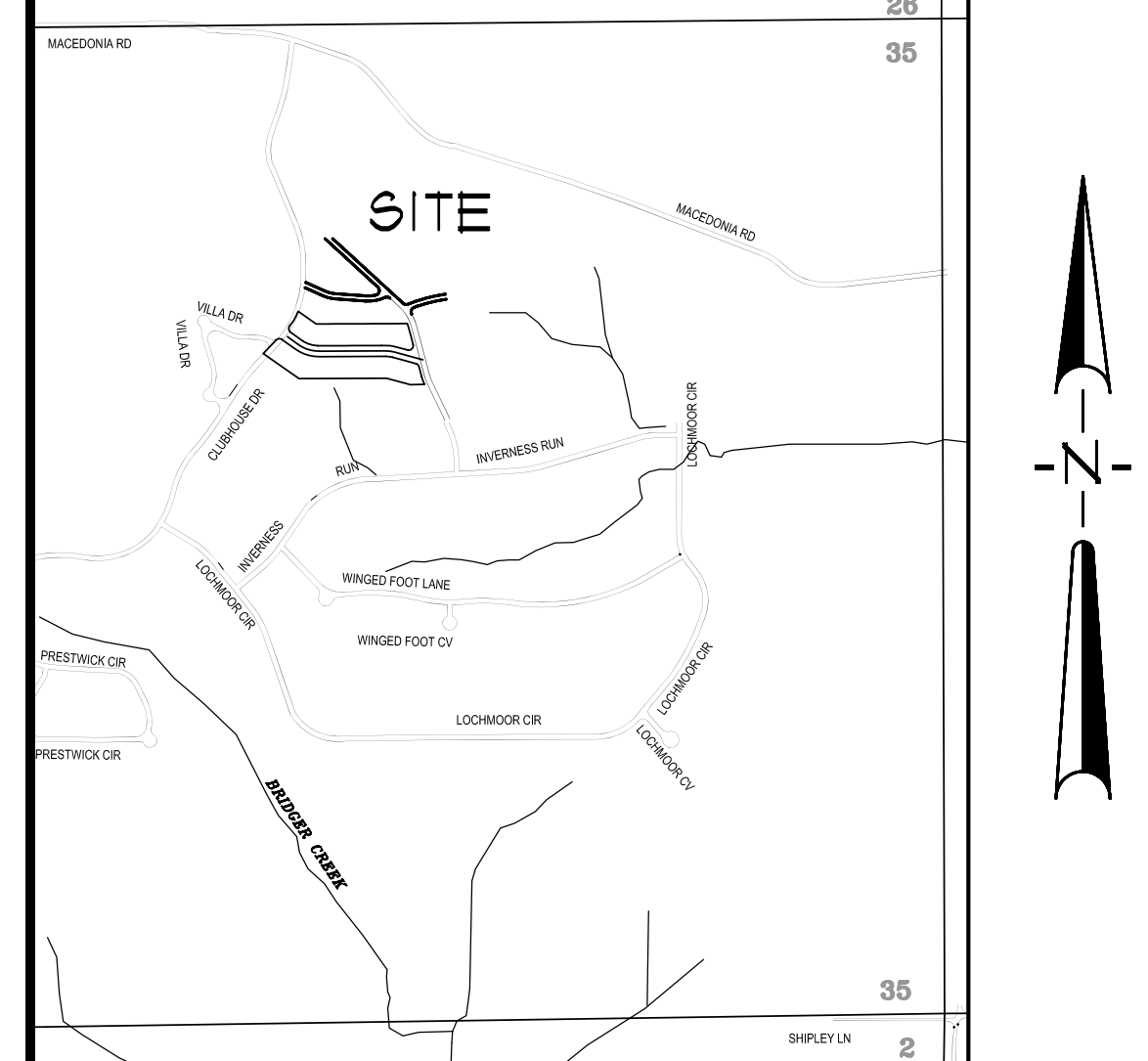
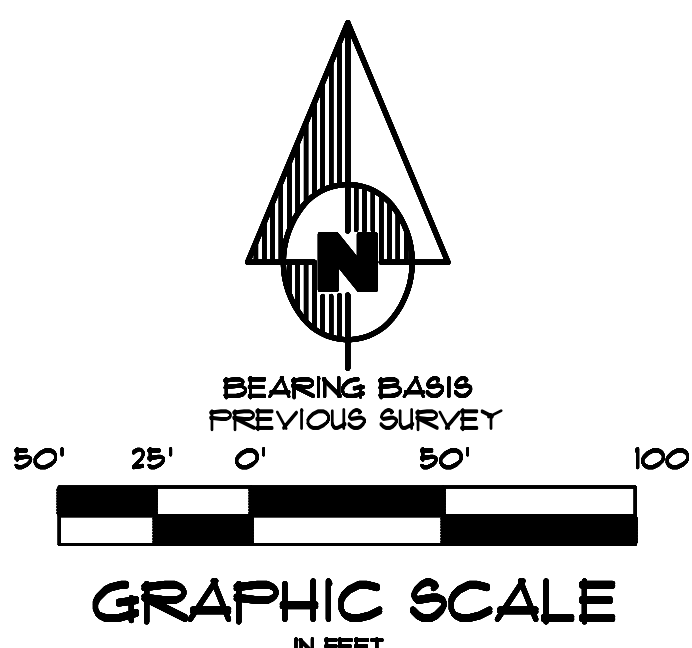
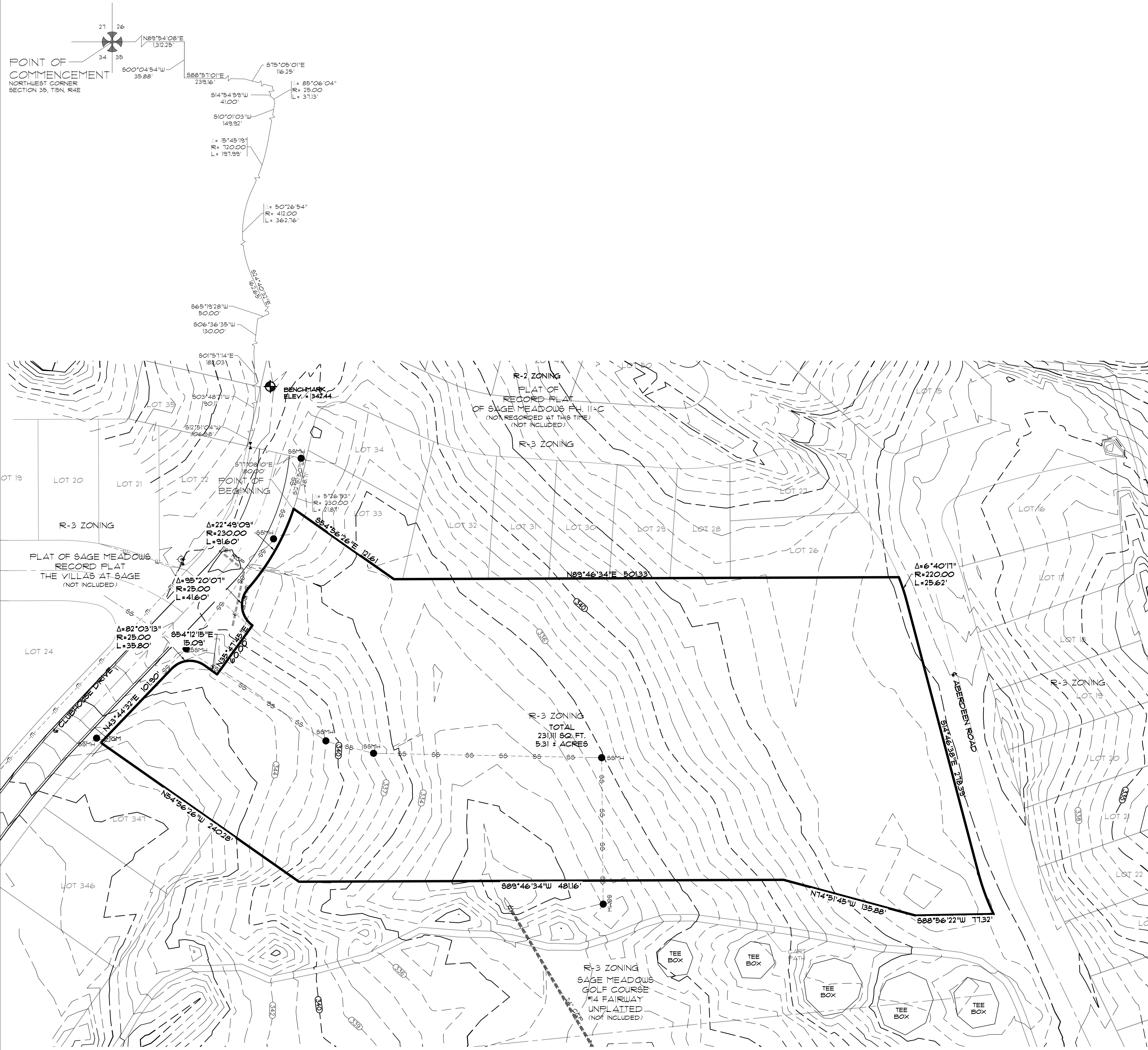
LEGEND

<ul style="list-style-type: none"> BOUNDARY LINE LOT LINES FOUND IRON PIPE FOUND COTTON-PICKER SPINDLE FOUND REBAR FOUND IRON PIPE W/ PL6 *XXX CAP CITY OF JONESBORO G.P.S. MONUMENT BENCH MARK R/W MONUMENT SET 1 1/4" IRON PIPE W/ PL6 *B49 CAP EXISTING SANITARY SEWER LINE PROPOSED SANITARY SEWER LINE EXISTING SANITARY SEWER MANHOLE PROPOSED SANITARY SEWER MANHOLE EXISTING SANITARY SEWER CLEANOUT PROPOSED SANITARY SEWER CLEANOUT PROPOSED SANITARY SEWER SERVICE LINE EXISTING WATER LINE PROPOSED WATER LINE EXISTING WATER METER PROPOSED WATER METER WATER VALVE 	<ul style="list-style-type: none"> FIRE HYDRANT VALVE BOX FIRE PROTECTION EXISTING OVER-HEAD ELECTRICAL LINE EXISTING UNDERGROUND ELECTRICAL LINE ELECTRIC TRANSFORMER/ELECTRIC METER POWER POLE POWER JUNCTION, COMM. BOX SIGN LIGHTS/FLOOR LIGHTS LIGHT POLE (SINGLE) LIGHT POLE (BACK-BACK) LIGHT POLE (3 * 90') TRAFFIC SIGN TRAFFIC SIGNAL TRAFFIC LIGHT CONTROL TRAFFIC SIGNAL W/ POLE EXISTING OVER-HEAD COMMUNICATION LINE EXISTING UNDERGROUND COMMUNICATION LINE TELEPHONE PEDESTAL EXISTING GAS LINE GAS METER EXISTING STORM WATER MANHOLE 	<ul style="list-style-type: none"> GRATED INLET DOWNSPOUT SPRINKLER CONTROL MAILBOX TRASH COMPACTOR COLUMN BOLLARD HANDICAP SIGN EXISTING BARBED WIRE FENCE LINE EXISTING CHAINLINK FENCE LINE EXISTING WOOD FENCE LINE EXISTING GROUND CONTOUR FINISHED GROUND CONTOUR EXISTING TREE/SHRUB BASIN BOUNDARY DRAINAGE FLOW GENERAL DRAINAGE FLOW EXISTING UNDERGROUND COMMUNICATION LINE SUALE FLOW DIRECTION DITCH FLOW ROCK CHECK DAM RIP RAP AREA
--	--	--

ASSOCIATED ENGINEERING AND TESTING, LLC
 CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
 PH: 870-932-3594 FAX: 870-935-1263

**GENERAL NOTES & AREA MAP
 THE VILLAS AT SAGE-PHASE II
 JONESBORO, ARKANSAS**

DRAWN: CADD	CHECKED: JME	DATE: 10/30/07	SHEET
SCALE: AS SHOWN	CADD FILE: 07287-3180	DWG#: 043354-0029	2 OF 10



**UTILITY SERVICE PROVIDERS
IN JONESBORO, AR**

- A.) WATER, SEWER AND ELECTRICITY:
CITY WATER & LIGHT, 400 EAST MONROE, P.O. BOX 1289
JONESBORO, AR 72403, PHONE: 810-935-5581 FAX: 810-930-3303
RON BOULEN, PE, MANAGER
RANDY SIMPKINS, PE, ENGINEERING SVC. DIR. 810-930-3320
- B.) NATURAL GAS:
CENTERPOINT ENERGY
3013 OLD FEEDHOUSE RD.
JONESBORO, AR 72403
KEITH CRAIGG, SVC. TECH. CELL: 810-891-3780
- C.) TELEPHONE:
ATTN
723 CHURCH ROOM B 27
JONESBORO, AR 72403
PHIL FARLEY, AREA MANAGER INSTALLATION AND REPAIR
810-912-1821 FAX: 810-912-1610
TOMMY GRAY, AREA MANAGER ENGINEERING DESIGN
810-912-1581 FAX: 810-912-1533
- D.) CABLE TELEVISION
SUDDEN LINK
1520 SOUTH GARAJWAY ROAD
JONESBORO, AR 72401
DEANNA HORNBACK, MANAGER
BOB PROCK, CONSTRUCTION MANAGER
810-933-8428 (EXT.212) FAX: 810-912-8411
JIMMY YANCY, FIELD MANAGER
CELL: 810-219-8883

DESCRIPTION

PART OF THE NORTHWEST QUARTER TOGETHER WITH PART OF THE NORTHEAST QUARTER ALL BEING IN SECTION 35, TOWNSHIP 15 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°54'08" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, AFORSAID, 13125 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 00°04'34" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, AFORSAID, 13125 FEET TO THE CENTERLINE OF MACEDONIA ROAD; THENCE ALONG SAID CENTERLINE AS FOLLOWS: SOUTH 88°51'01" EAST 239.16 FEET; THENCE SOUTH 15°09'01" EAST 166.25 FEET; THENCE ALONG THE WEST LINE OF SAGE MEADOWS PHASE II-C AS FOLLOWS: SOUTH 14°54'58" WEST DEPARTING SAID CENTERLINE 41.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 14°54'58" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°06'04", A DISTANCE OF 313.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 10°01'03" WEST 149.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°45'19", A DISTANCE OF 191.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 412.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°53'44", A DISTANCE OF 43.74 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°56'22" WEST 113.32 FEET; THENCE NORTH 14°51'45" WEST 155.88 FEET; THENCE SOUTH 89°46'34" WEST 481.16 FEET; THENCE NORTH 54°56'26" WEST 240.28 FEET; THENCE NORTH 43°44'32" EAST 101.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°03'13", A DISTANCE OF 39.80 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°12'15" EAST 15.09 FEET; THENCE NORTH 54°12'15" EAST 15.09 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 35°41'45" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 98°22'07", A DISTANCE OF 416.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 230.0 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°49'09", A DISTANCE OF 916.60 FEET TO THE POINT OF BEGINNING.

LEGEND

- B.M. — BOUNDARY LINE
- B.M. — BENCH MARK
- S.S. — EXISTING SANITARY SEWER LINE
- S.S. — EXISTING SANITARY SEWER MANHOLE
- W. — EXISTING WATER LINE
- W. — EXISTING WATER METER
- W. — WATER VALVE
- W. — FIRE HYDRANT
- W. — GAS METER
- G.C. — EXISTING GROUND CONTOUR

SURVEYOR'S NOTES

- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF TRI STATE DEVELOPMENT, LLC, AND IS NOT ASSIGNABLE.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- BENCHMARK IS A C.P.B. IN THE EAST SIDE OF 36" OAK TREE LOCATED NORTHEASTERLY OF LOT 22. ELEV. = 347.44
- EASEMENTS ARE AS SHOWN.
- ALL UTILITY LOCATIONS WERE PROVIDED BY ARKANSAS ONE-CALL SYSTEM, INC. AND/OR BY VISIBLE OBSERVATION. CONTRACTOR SHOULD VERIFY LOCATIONS BEFORE ANY EXCAVATION.
- THE BUILDING SETBACK FOR R-3 ZONING ARE:
FRONT = 20'
SIDE = 15'
REAR = 20'
- SUBJECT PROPERTY IS NOT LOCATED WITHIN "ZONE AE", 100 YR. FREQUENCY FLOOD ZONE, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD INSURANCE RATE MAP FOR CITY OF JONESBORO, COMMUNITY PANEL 0500480100C, EFFECTIVE DATE - SEPTEMBER 21, 1991

CONTAINING IN ALL 23.11 SQ. FT. OR 5.31 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS SURVEYING STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF TOPOGRAPHIC SURVEY: 03/13/2007

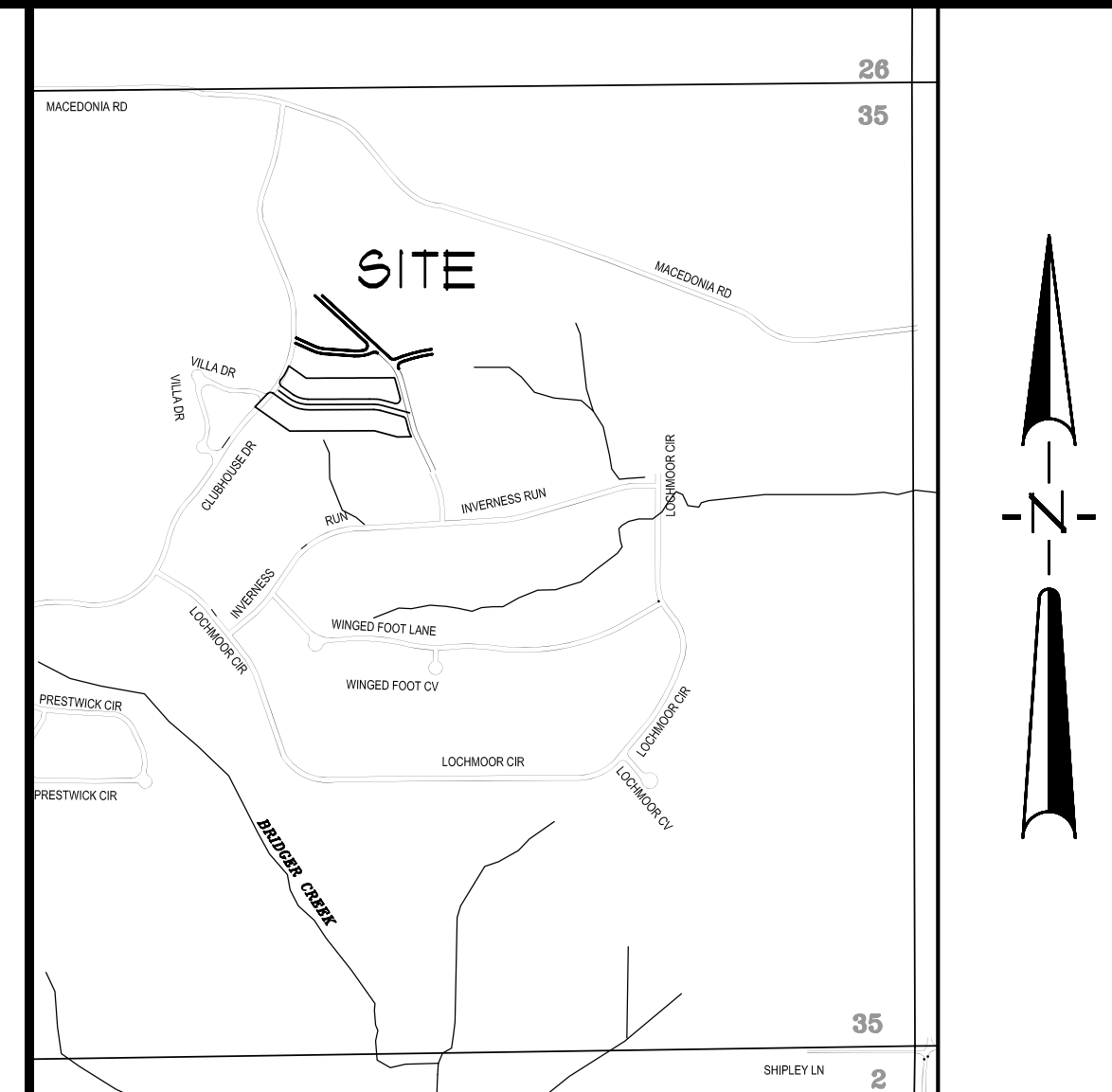
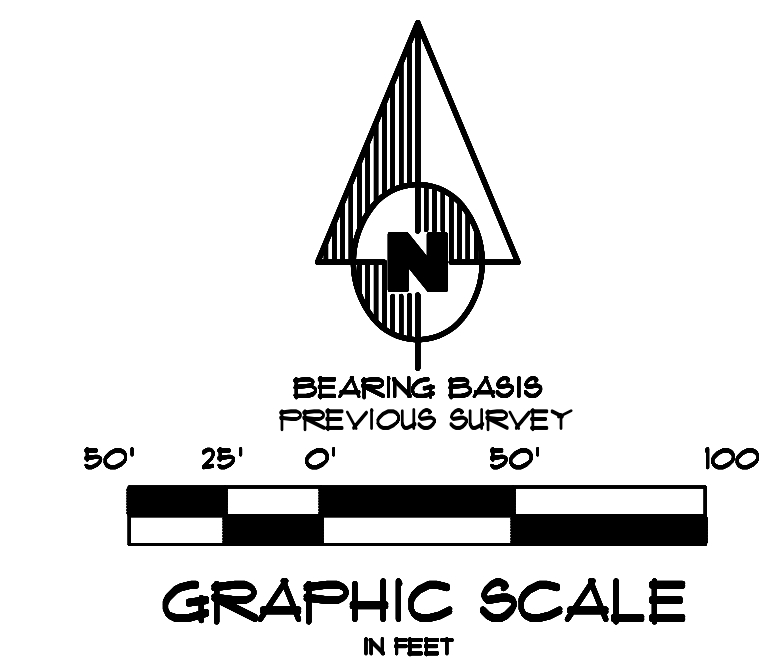
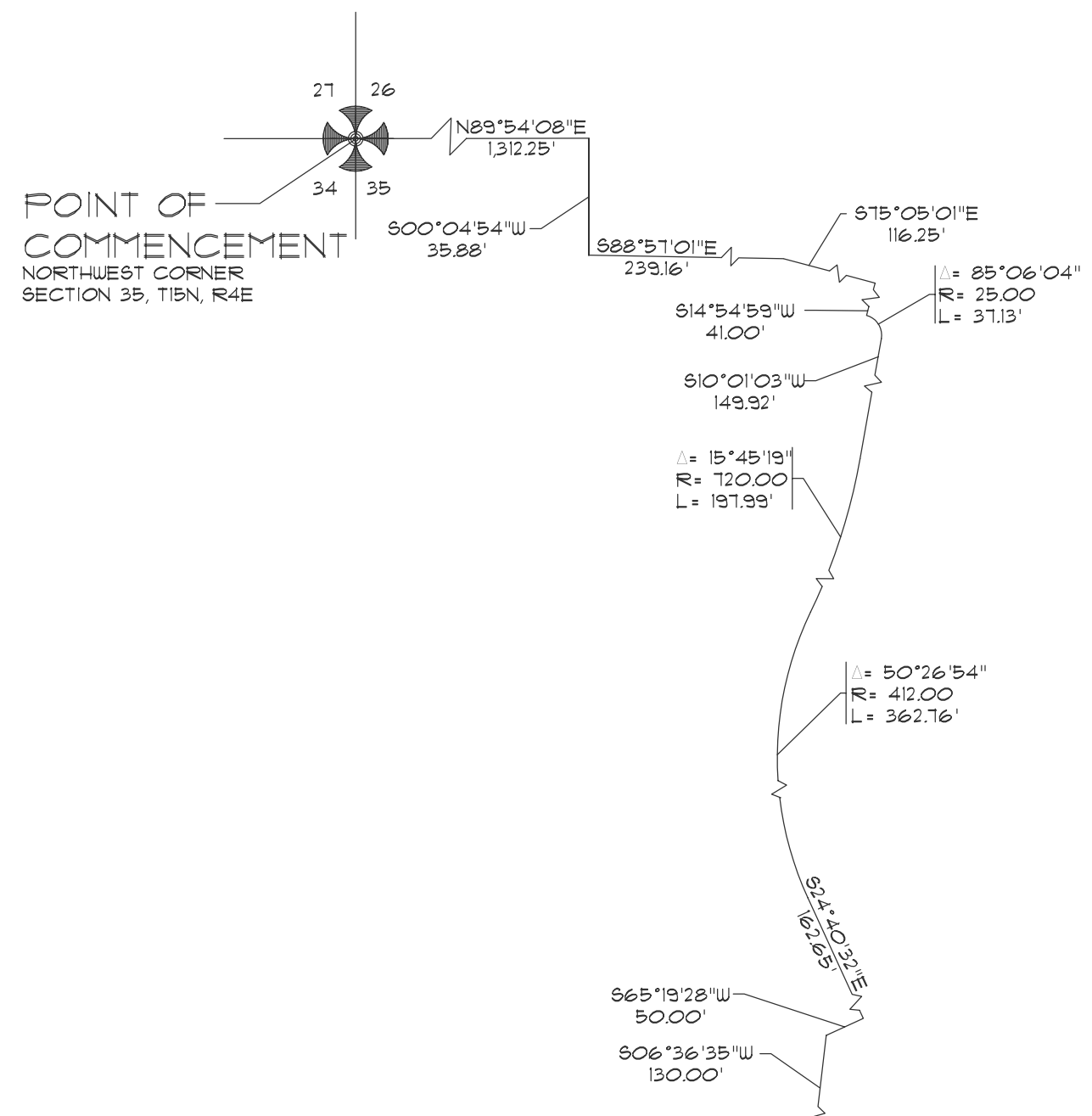
PATRICK W. LEMLEY
PROFESSIONAL SURVEYOR
ARKANSAS CERTIFICATE NO. 1549

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 810-932-3584 FAX: 810-935-1263

TOPOGRAPHIC SURVEY
TRI STATE DEVELOPMENT, LLC
JONESBORO, ARKANSAS

DATE	REVISIONS	BY	DRAWN: KUG	CHECKED: FUL	DATE: 10/30/07	SHEET
			SCALE: 1" = 50'	CADD FILE: 07281-001	DWG#: 0415354-0003	3 OF 10



DESCRIPTION

PART OF THE NORTHWEST QUARTER TOGETHER WITH PART OF THE NORTHEAST QUARTER ALL BEING IN SECTION 35, TOWNSHIP 19 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- · - · - SETBACK LINE
- o LOT/4 BEARING BREAKS

APPROVAL STATEMENT

THIS SITE DEVELOPMENT, INCLUDING SUPPORTING PLANS AND DOCUMENTS, IS APPROVED BY THE CITY OF JONESBORO, ARKANSAS AS SIGNIFIED BY THE FOLLOWING SIGNATURES:

OTIS SPRIGGS, CITY PLANNER _____ KELLY PANNECK, CITY ENGINEER _____

DATE _____ DATE _____

CRAIG DAYENPORT, FIRE MARSHALL _____

DATE _____

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

DAVID ONSTAD
TRI STATE DEVELOPMENT, LLC

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF SURVEY: _____

PATRICK W. LEMLEY
PROFESSIONAL SURVEYOR
ARKANSAS CERTIFICATE NO. 1549

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

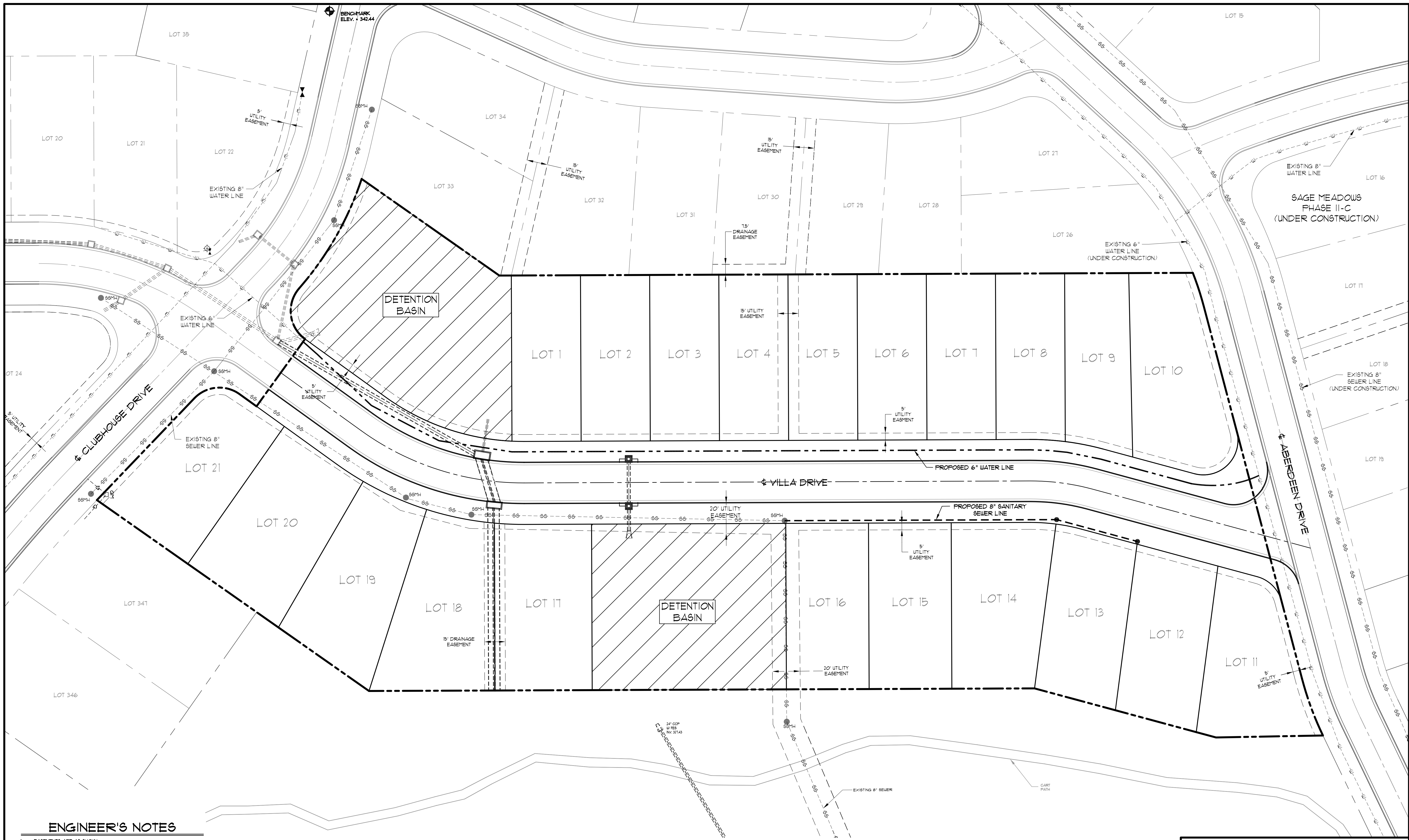
SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF TRI STATE DEVELOPMENT, LLC AND IS NOT ASSIGNABLE.

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

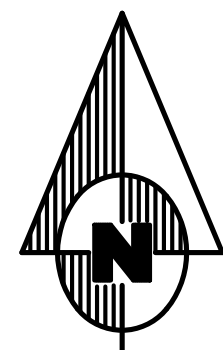
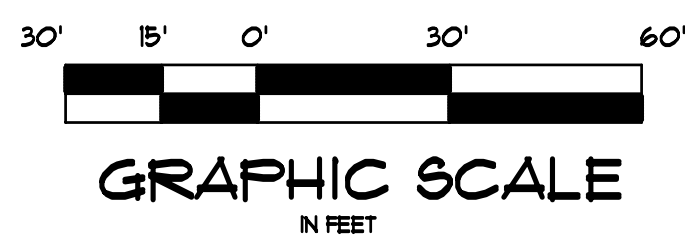
PRELIMINARY RECORD PLAT
THE VILLAS AT SAGE-PHASE II
JONESBORO, ARKANSAS

DRAWN: KUG	CHECKED: FUL	DATE: 10/30/07	SHEET
SCALE: 1" = 50'	CADD FILE: 07281-001	DWG#: 041534-0000	4 OF 10



ENGINEER'S NOTES

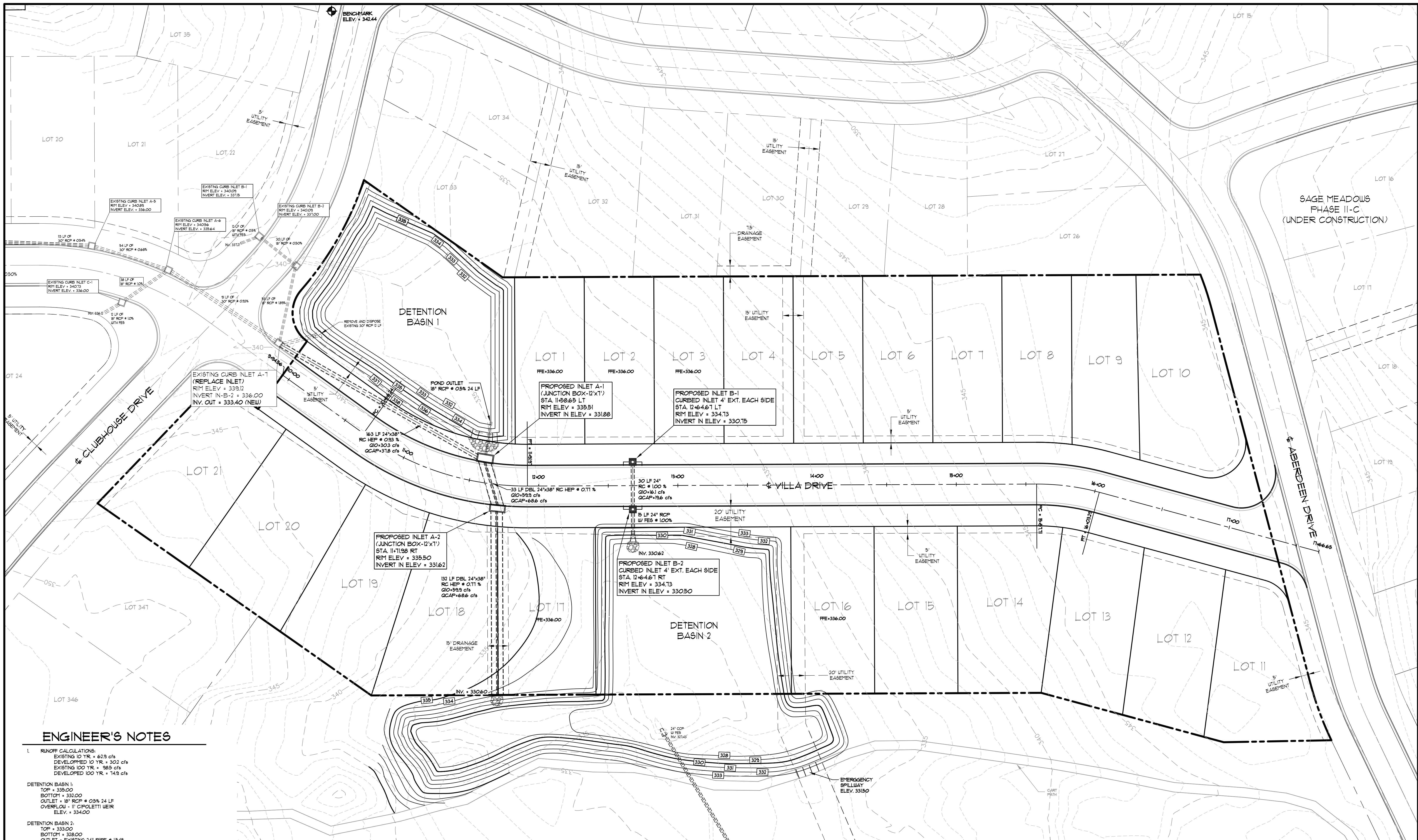
1. EASEMENTS ARE AS SHOWN.
2. LOCATION OF UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY. EXACT LOCATION SHALL BE DETERMINED IN THE FIELD.
3. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY SITE WORK.
4. EXISTING 6" WATER LINE ALONG VILLA DRIVE.
5. EXISTING 8" SANITARY SEWER LINE ALONG PROPOSED VILLA DRIVE.
6. FOR BENCHMARK LOCATION AND ELEVATION PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.



ASSOCIATED ENGINEERING AND TESTING, LLC
 CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
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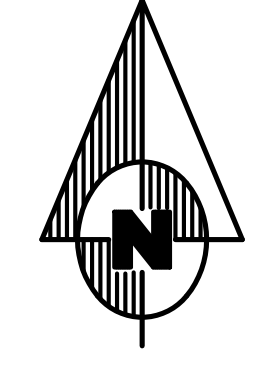
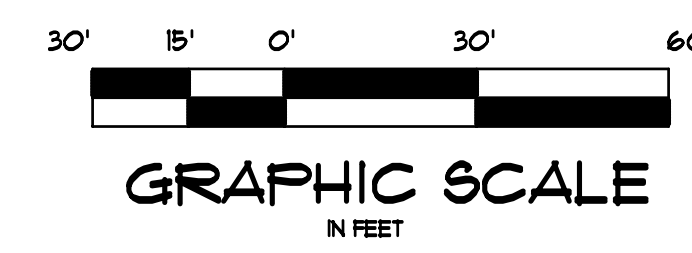
**PRELIMINARY SITE UTILITY LAYOUT
 THE VILLAS AT SAGE-PHASE II
 JONESBORO, ARKANSAS**

DATE	REVISIONS	BY	DRAWN: CLB/MLP	CHECKED: JME	DATE: 10/30/07	SHEET
			SCALE: 1" = 30'	CADD FILE: 07287-3180	DWG#: 04B354-0023	5 OF 10



ENGINEER'S NOTES

- RUNOFF CALCULATIONS:
 EXISTING 10 YR. = 629 cfs
 DEVELOPED 10 YR. = 302 cfs
 EXISTING 100 YR. = 985 cfs
 DEVELOPED 100 YR. = 749 cfs
- DETENTION BASIN 1:
 TOP = 335.00
 BOTTOM = 332.00
 OUTLET = 18" RCP @ 0.5% 24 LF
 OVERFLOW - 1" CIPOLETTI WEIR
 ELEV. = 334.00
- DETENTION BASIN 2:
 TOP = 333.00
 BOTTOM = 328.00
 OUTLET = EXISTING 24" PIPE @ 1.54%
 OVERFLOW = 8" CIPOLETTI WEIR
 ELEV. = 331.50
- REFER TO DRAINAGE REPORT FOR ADDITIONAL INFORMATION REGARDING DETENTION.
- PIPE SHALL BE R.C.P. FOR ALL ROAD CROSSINGS. ULTRA FLO STORM PIPES MAY BE USED IN OTHER APPLICATIONS WITH ENGINEER'S APPROVAL.
- A MINIMUM FINISHED FLOOR ELEVATION FOR LOTS 1-3 & LOTS 16 & 17 ARE AS SHOWN.
- SEE DETAIL SHEET 9 OF 10 FOR CIPOLETTI WEIR DETAILS.
- FOR BENCHMARK LOCATION AND ELEVATION PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.



ASSOCIATED ENGINEERING AND TESTING, LLC
 CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
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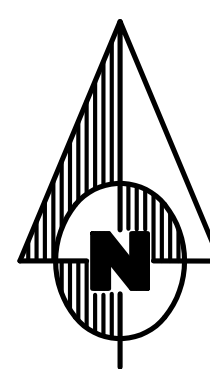
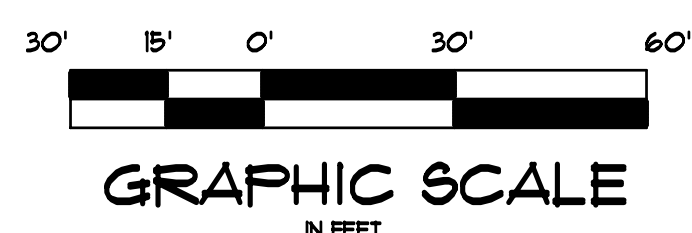
PRELIMINARY GRADING & DRAINAGE LAYOUT
THE VILLAS AT SAGE-PHASE II
JONESBORO, ARKANSAS

DATE	REVISIONS	BY	SCALE: 1" = 30'	CADD FILE: 07287-3181	DWG#: 04B354-0029	SHEET 6 OF 10



EROSION CONTROL MEASURES

- THE PURPOSE OF THIS PLAN IS TO ESTABLISH MINIMUM EROSION CONTROL MEASURES. THIS PLAN IS NOT INTENDED TO COVER ALL MEASURES, BUT TO SUPPLEMENT, EXPAND OR IMPLEMENT THE REQUIREMENTS OF THE STATE OF ARKANSAS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT).
- SILT FENCING SHALL BE PLACED ALONG THE LIMITS OF CONSTRUCTION AND AROUND EACH DRAINAGE STRUCTURE PRIOR TO CONSTRUCTION.
- GRAVEL CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT PROPOSED DRIVEWAY LOCATIONS TO PREVENT TRANSPORT OF SEDIMENT OFF SITE. WHEEL WASH FACILITIES MAY BE REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL EROSION CONTROL MEASURES AND FACILITIES IN GOOD WORKING CONDITION THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. ANY FAILURES IN THE MEASURES MUST BE IMMEDIATELY REPAIRED. EROSION CONTROL MEASURES AND FACILITIES SHALL BE FREQUENTLY INSPECTED FOR COMPLIANCE. FAILURE TO INSTALL OR MAINTAIN THESE FACILITIES MAY RESULT IN DENIAL OF BUILDING INSPECTIONS UNTIL ALL PROBLEMS ARE CORRECTED. CONTRACTORS SHALL BE HELD ACCOUNTABLE FOR CONSTRUCTION VEHICLES TRACKING DIRT AND MUD ONTO PUBLIC STREETS. CONTRACTORS SHALL PUT INTO PLACE APPROPRIATE FACILITIES TO CLEAN VEHICLES BEFORE THEY ENTER STREETS. THE CONTRACTOR SHALL FREQUENTLY SWEEP THE ACCESS STREETS.
- THE OWNER SHALL BE RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ).
- DUST SHALL BE KEPT TO A MINIMUM. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED LIQUIDS FOR DUST SUPPRESSION ARE PROHIBITED.
- ALL WORK ON THIS SITE PERTAINING TO EXCAVATION AND DRAINAGE SHALL BE IN ACCORDANCE WITH THIS PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF JONESBORO STORM WATER MANAGEMENT REGULATIONS.
- ADDITIONAL CONTROLS MAY BE REQUIRED BY THE CITY OF JONESBORO AND ADEQ DURING CONSTRUCTION. GUIDELINES ESTABLISHED BY THE SOIL CONSERVATION SERVICE MAY BE REQUIRED FOR SEEDING OPERATIONS IF DETERMINED NECESSARY.



ENGINEER'S NOTES

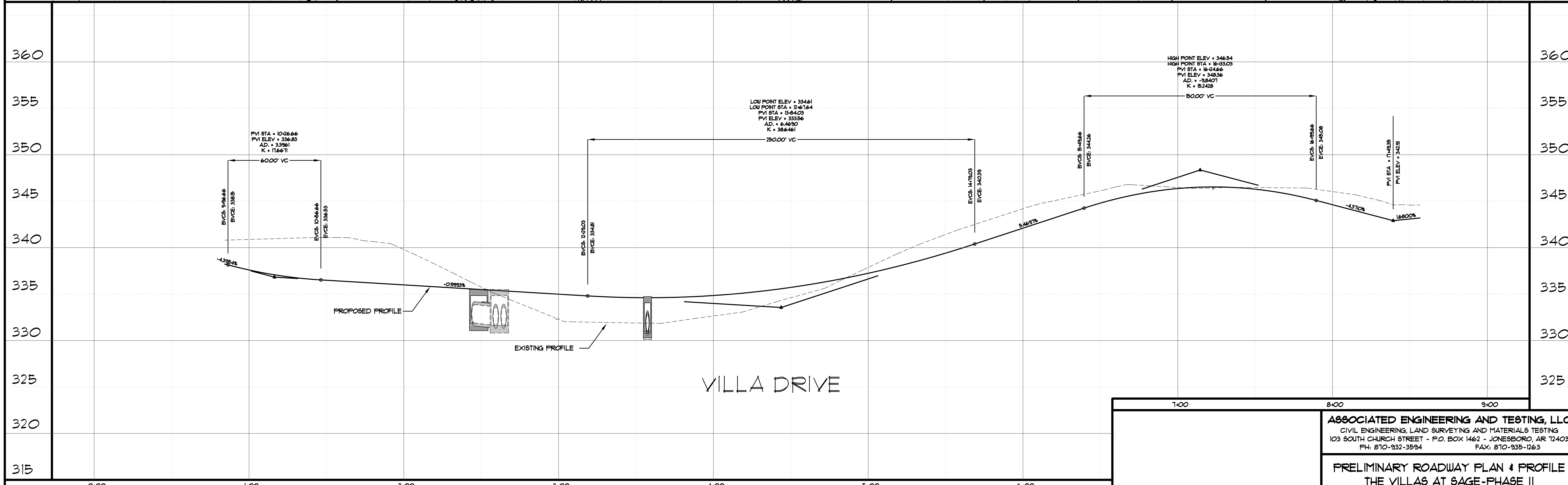
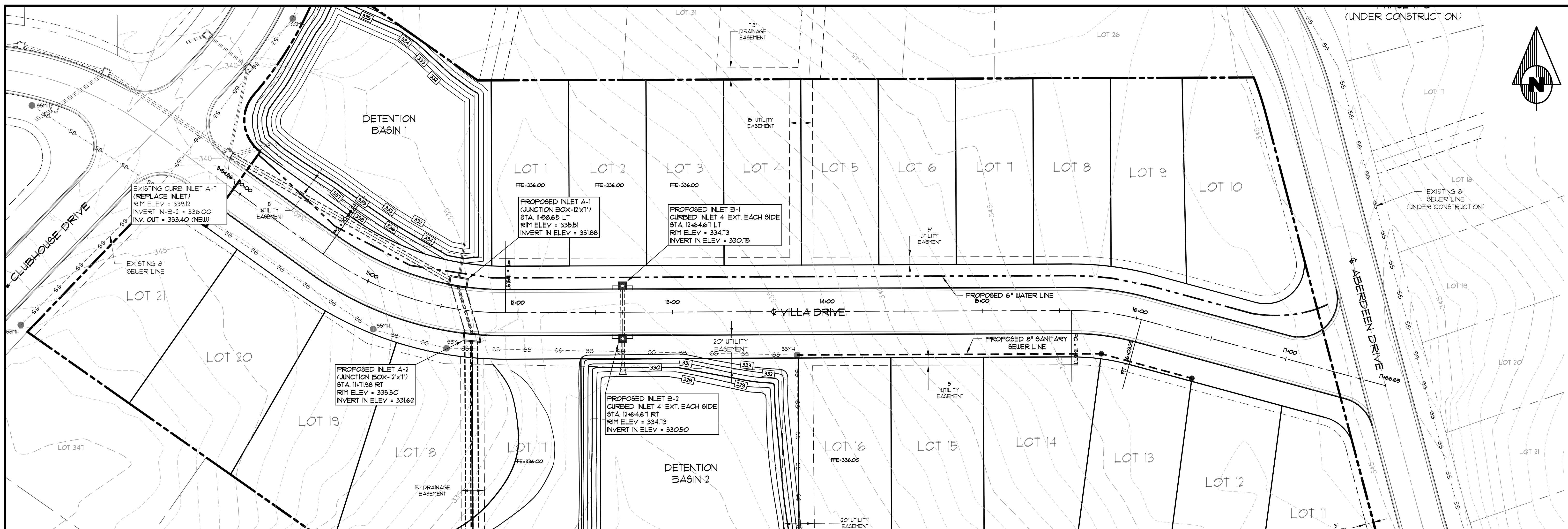
FOR BENCHMARK LOCATION AND ELEVATION PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.

DATE	REVISIONS	BY

ASSOCIATED ENGINEERING AND TESTING, LLC
 CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
 PH: 810-932-3934 FAX: 810-935-1263

**PRELIMINARY EROSION CONTROL LAYOUT
 THE VILLAS AT SAGE-PHASE II
 JONESBORO, ARKANSAS**

DRAWN	CHECKED	DATE	SHEET
CLB/MLP	JME	10/20/07	1 OF 10



ENGINEER'S NOTES

1. FOR BENCHMARK LOCATION AND ELEVATION PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.

2. PIPE DISTANCES SHOWN ARE TO CENTER OF STRUCTURES.

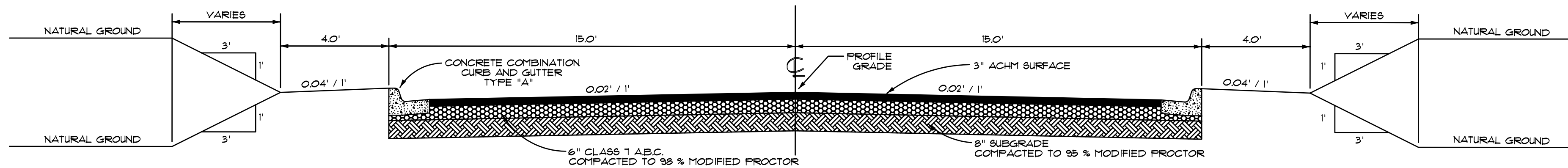
SCALE : HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 5'

DATE	REVISIONS	BY

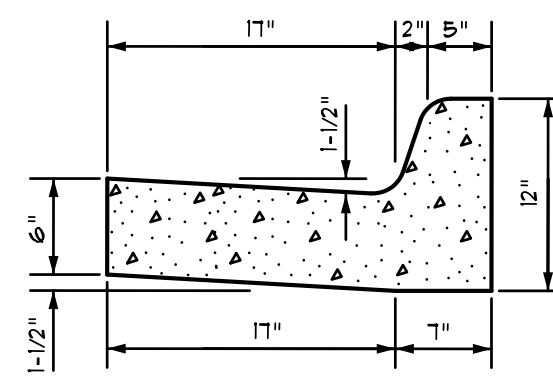
ASSOCIATED ENGINEERING AND TESTING, LLC
 CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
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PRELIMINARY ROADWAY PLAN & PROFILE
THE VILLAS AT SAGE-PHASE II
JONESBORO, ARKANSAS

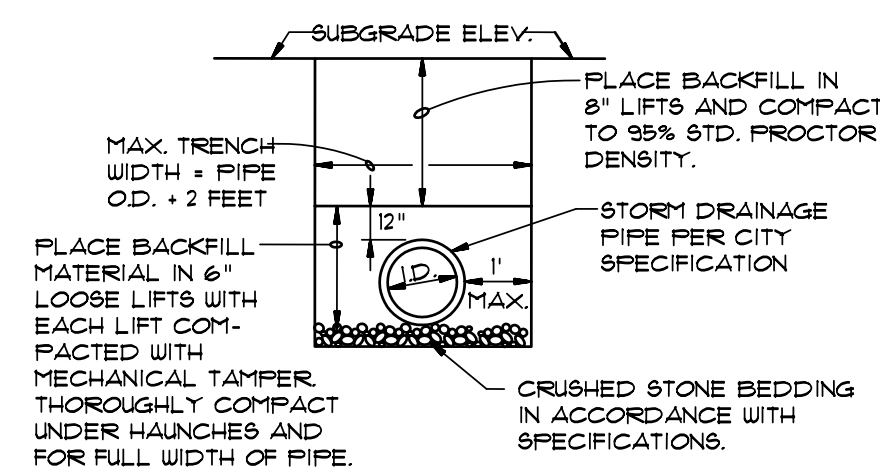
DRAWN: MLF/CLB CHECKED: JME DATE: 10/20/07 SHEET: 8 OF 10
 SCALE: 1" = 30' CADD FILE: 07287-SUB1 DWG#: 04B340203



TYPICAL DRIVEWAY SECTION
(NOT TO SCALE)

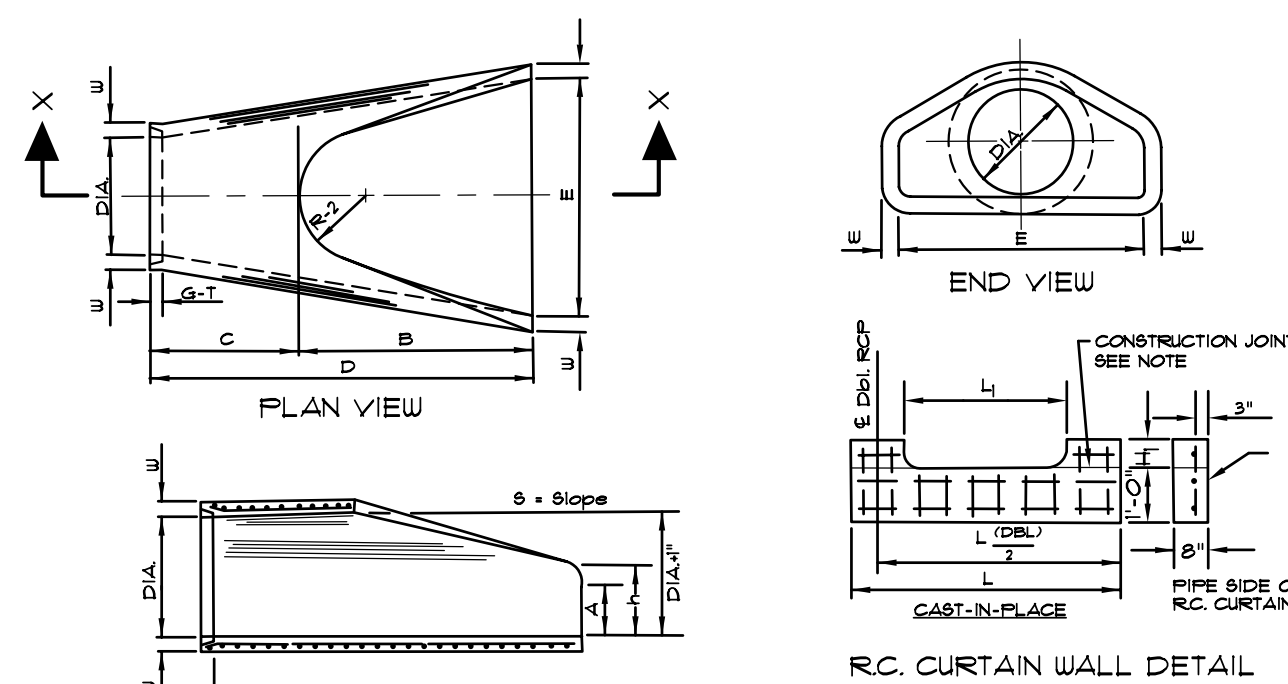


TYPICAL CURB & GUTTER TYPE "A"
(NOT TO SCALE)



DRAINAGE PIPE TRENCH DETAIL
(NOT TO SCALE)

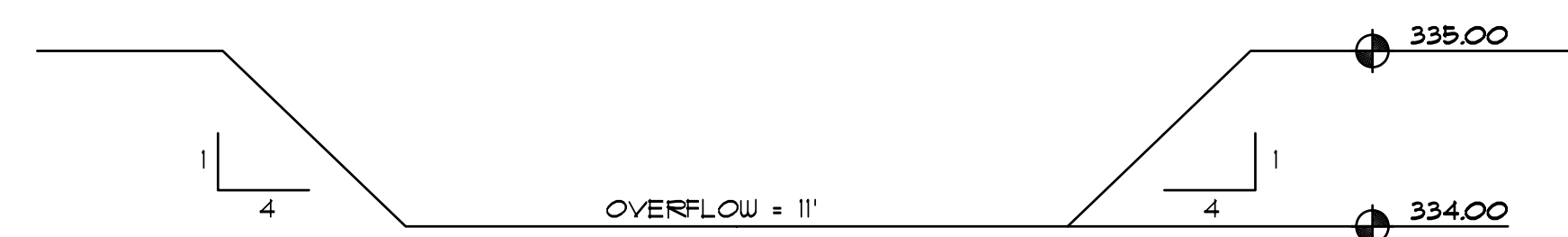
NOTE: TO BE USED WITH NEW STREET CONSTRUCTION. SEE DRAWING NO. FT-1 FOR EXISTING STREET CUTS.



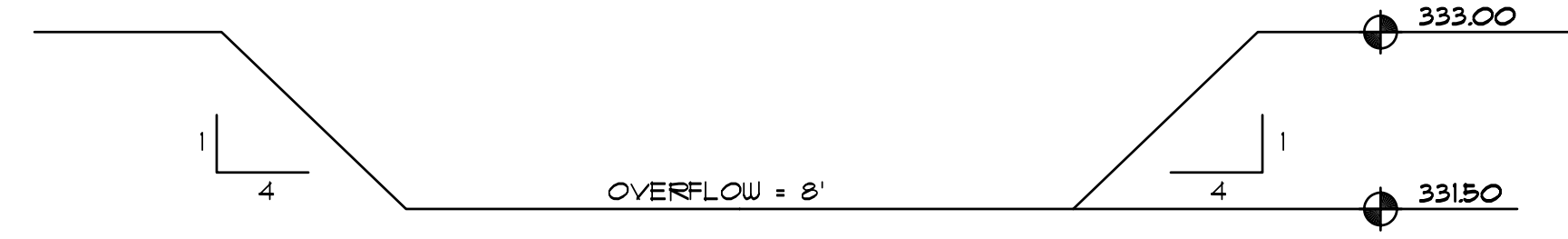
PIPE RAY LENGTH		TABLE OF DIMENSIONS										
DIA. WALL	A	B	C	D	E	S	DIA. 4"	R-1	R-2	G-1	WT	h
36"	3.12'	4.0'	3.00'	6.0'	3.00'	3.1'	36"	18"	36"	3'	1000	1-5.12'
42"	3.1'	3.95'	3.15'	5.48'	3.15'	3.1'	36"	18"	36"	3'	1000	1-5.12'
48"	3.12'	3.95'	3.15'	5.48'	3.15'	3.1'	36"	18"	36"	3'	1000	1-5.12'
54"	3.12'	3.95'	3.15'	5.48'	3.15'	3.1'	36"	18"	36"	3'	1000	1-5.12'
60"	3.12'	3.95'	3.15'	5.48'	3.15'	3.1'	36"	18"	36"	3'	1000	1-5.12'
66"	3.12'	3.95'	3.15'	5.48'	3.15'	3.1'	36"	18"	36"	3'	1000	1-5.12'
72"	3.12'	3.95'	3.15'	5.48'	3.15'	3.1'	36"	18"	36"	3'	1000	1-5.12'
78"	3.12'	3.95'	3.15'	5.48'	3.15'	3.1'	36"	18"	36"	3'	1000	1-5.12'
84"	3.12'	3.95'	3.15'	5.48'	3.15'	3.1'	36"	18"	36"	3'	1000	1-5.12'
90"	3.12'	3.95'	3.15'	5.48'	3.15'	3.1'	36"	18"	36"	3'	1000	1-5.12'
96"	3.12'	3.95'	3.15'	5.48'	3.15'	3.1'	36"	18"	36"	3'	1000	1-5.12'
102"	3.12'	3.95'	3.15'	5.48'	3.15'	3.1'	36"	18"	36"	3'	1000	1-5.12'

- NOTES:
- The portion of the R.C. Curtain Wall beneath the Flared End Section (Lower 1'-0") shall be placed monolithically. The Flared End Section shall then be set in place and the remaining portions of the R.C. Curtain Wall placed.
 - All reinforcing steel are #4 Bars at 6" O.C.
 - No separate payment will be made for the Curtain Walls. They shall be considered subsidiary to the Flared End Sections.
 - Tongue End On Upstream Section. Groove End On Downstream Section.

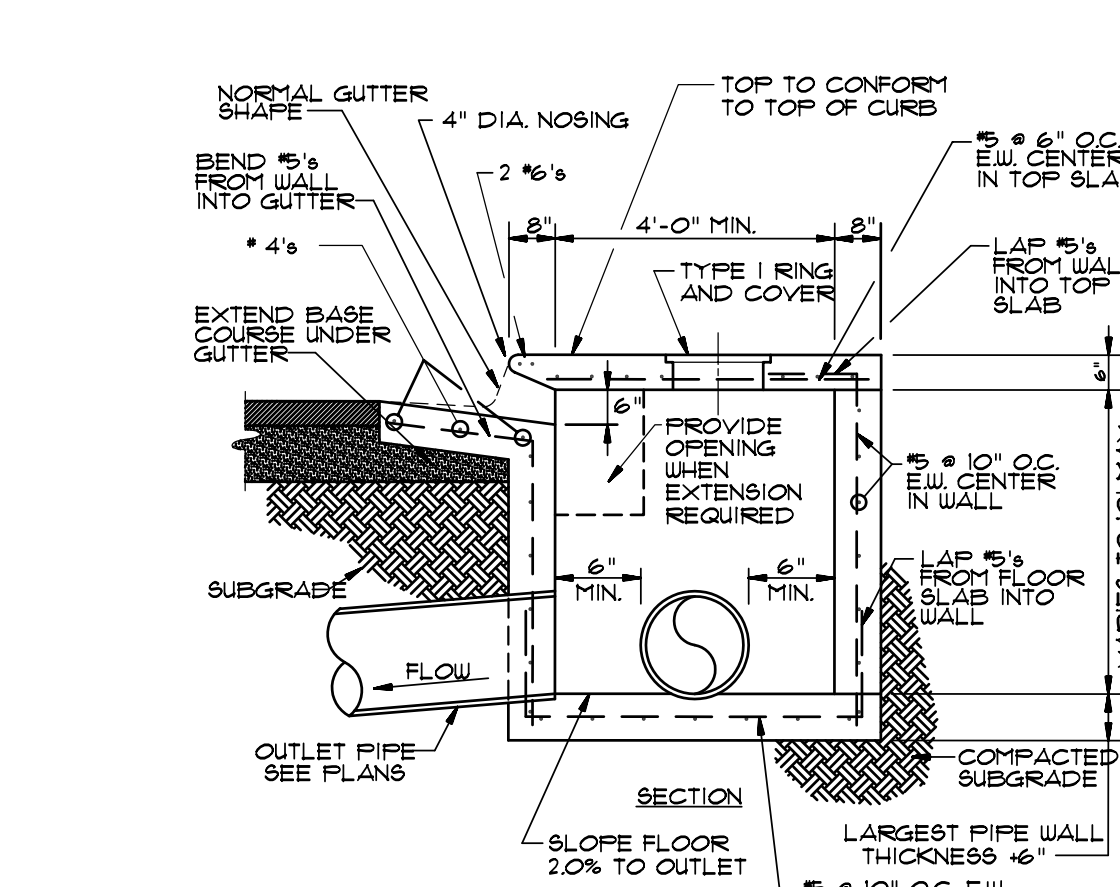
FLARED END SECTION DETAILS FOR REINFORCED CONCRETE PIPE CULVERT
N.T.S.



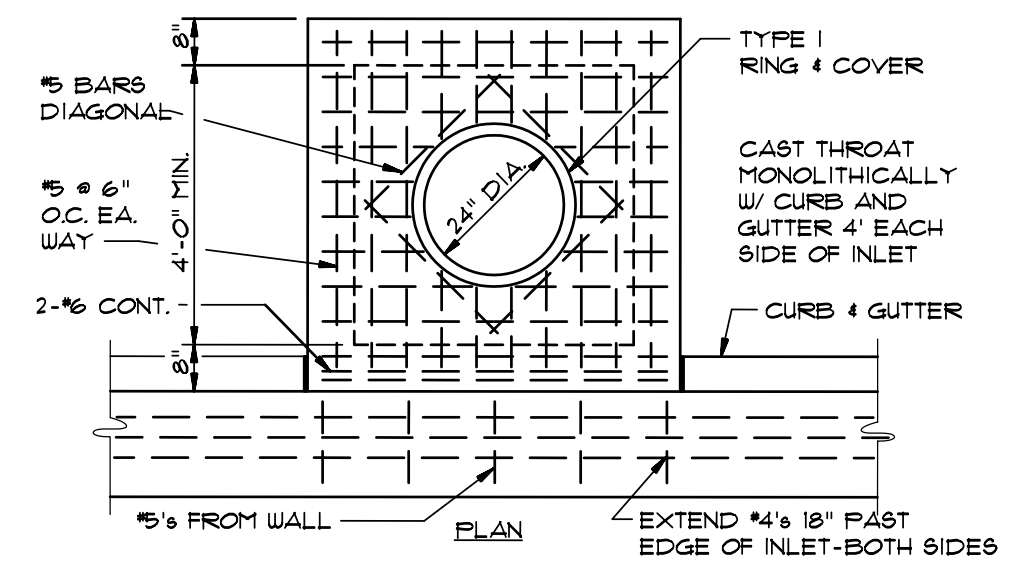
CIPOLETTI WEIR-BASIN 1
(NOT TO SCALE)



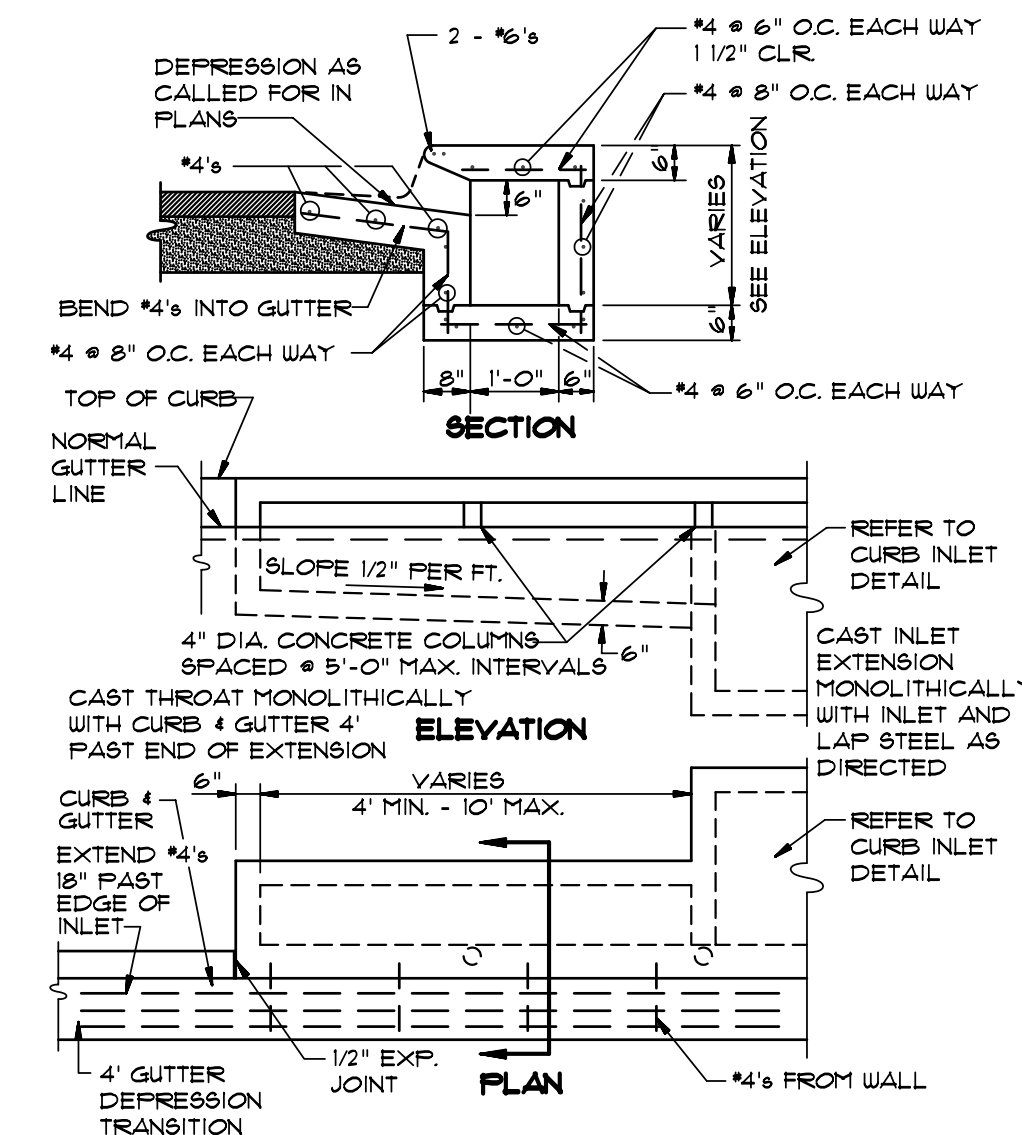
CIPOLETTI WEIR-BASIN 2
(NOT TO SCALE)



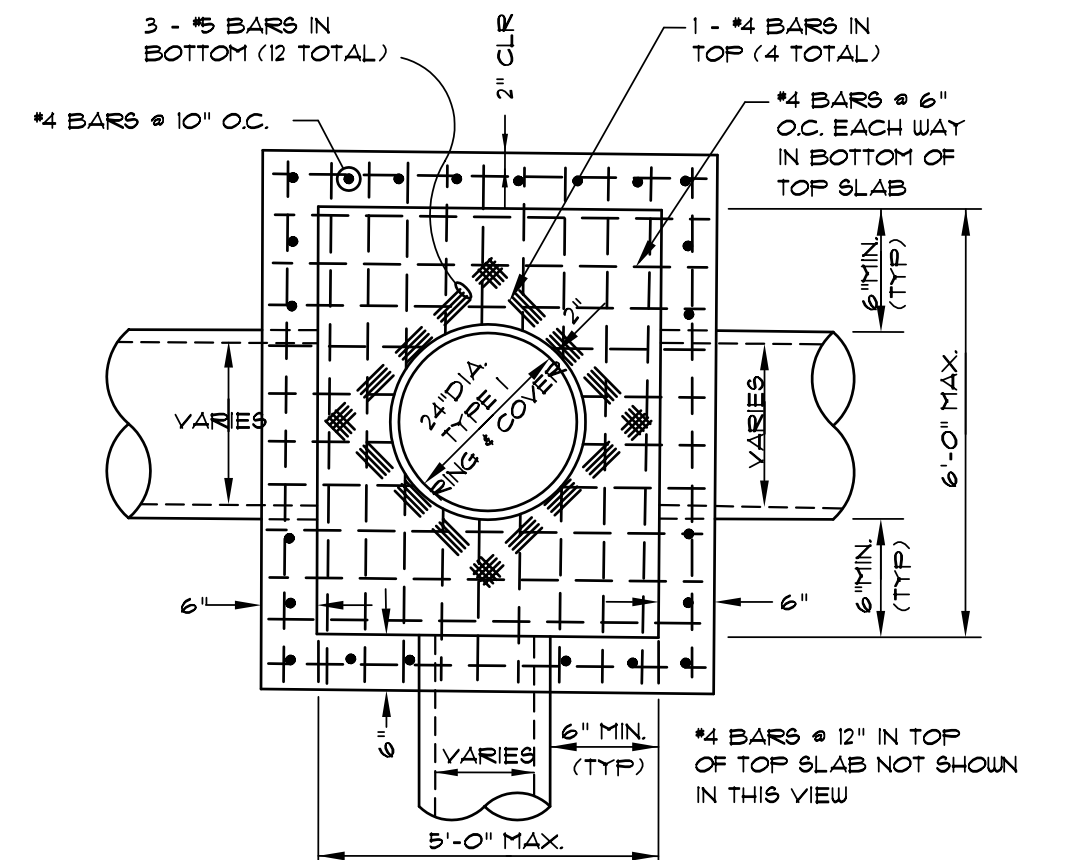
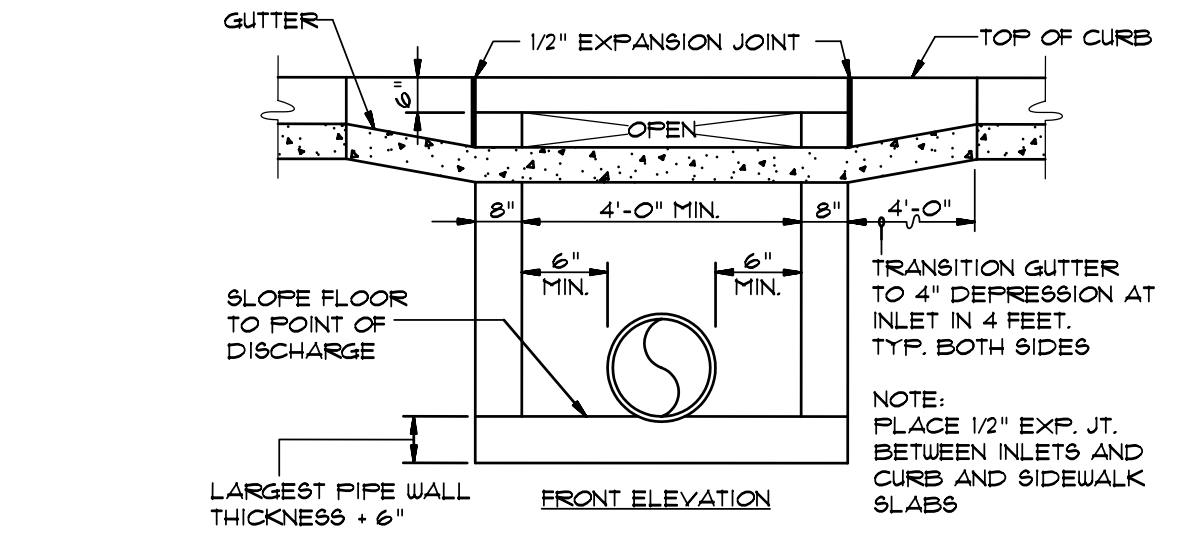
SECTION - TYPICAL CURB INLET - TYPE "A"
(NOT TO SCALE)



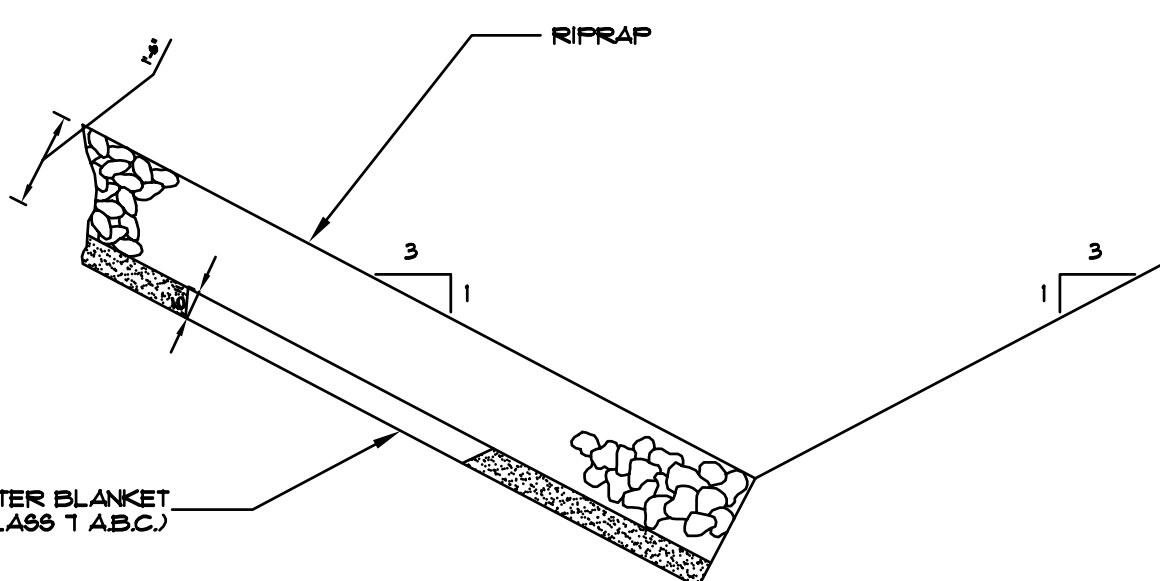
CURB INLET - TYPE "A"
(NOT TO SCALE)



CURB INLET EXTENSION
(NOT TO SCALE)

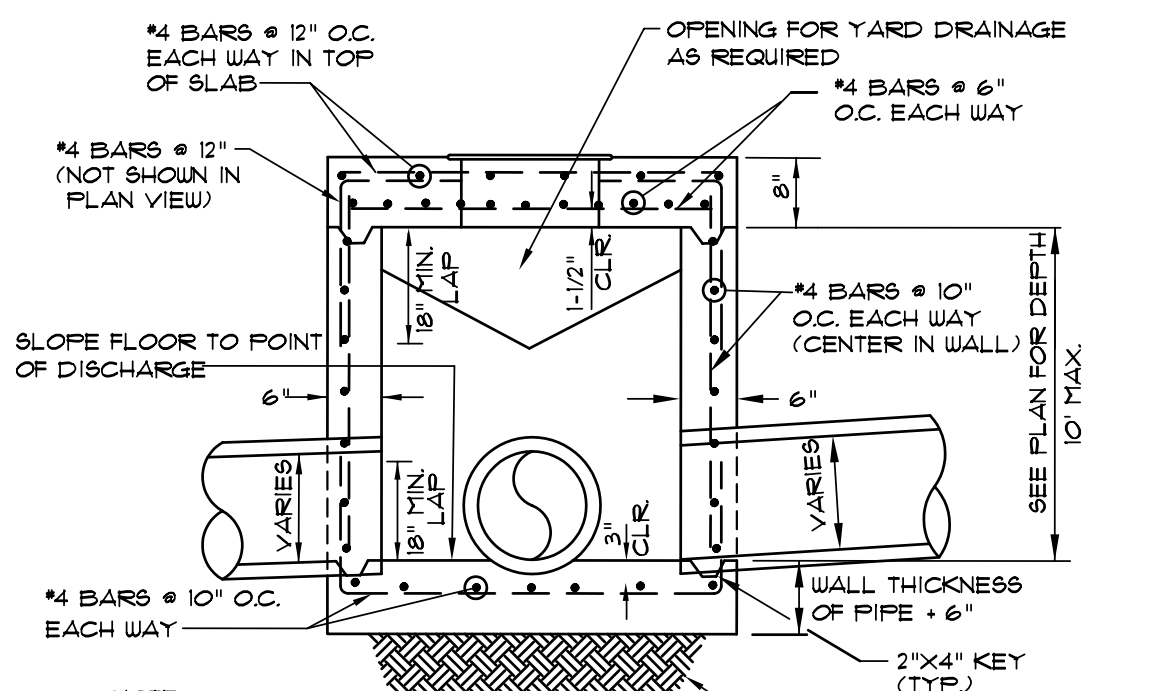


PLAN - JUNCTION BOX - LIGHT
(NOT TO SCALE)



NOTE: IN LIEU OF AN AGGREGATE FILTER BLANKET, A SYNTHETIC FIBER GEOTEXTILE FABRIC MEETING THE REQUIREMENTS OF AASHTO M288 MAY BE USED. IN LIEU OF RIPRAP, AN EROSION CONTROL MAT MAY BE USED.

SECTION - DUMPED RIPRAP
TOE EXCAVATION IN SOIL



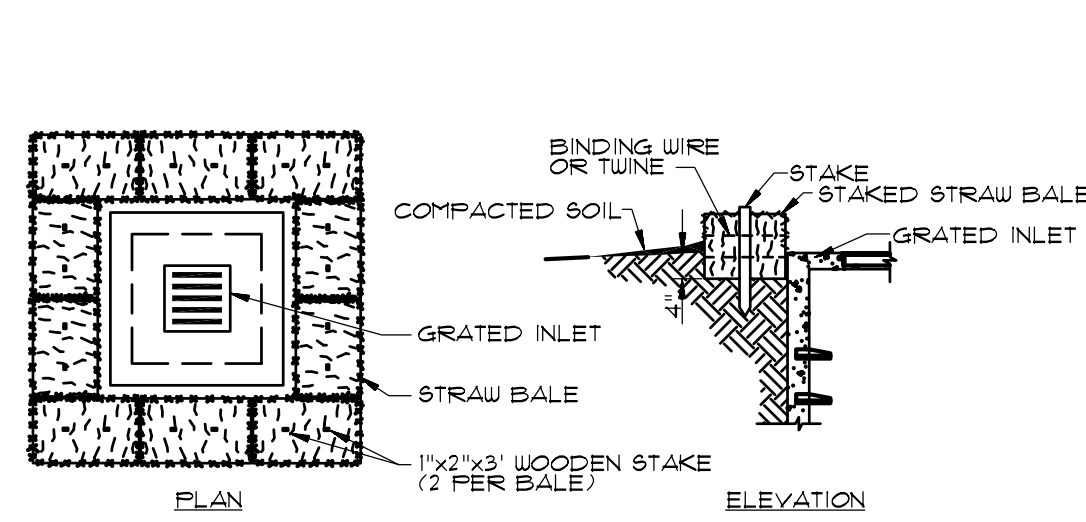
NOTE: DO NOT USE UNDER VEHICULAR TRAFFIC.

SECTION - JUNCTION BOX - LIGHT
(NOT TO SCALE)

- NOTES:
- JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 15" O.C.
 - SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.

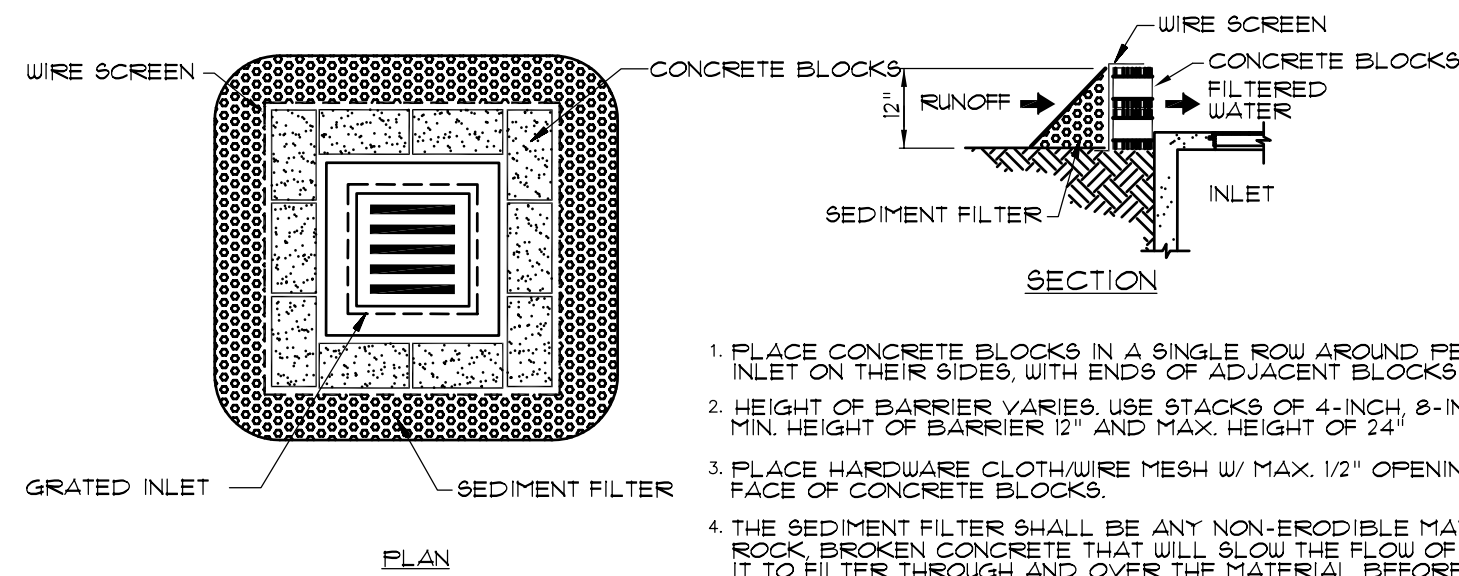
ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
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DETAILS-STANDARD
THE VILLAS AT SAGE-PHASE II
JONESBORO, ARKANSAS



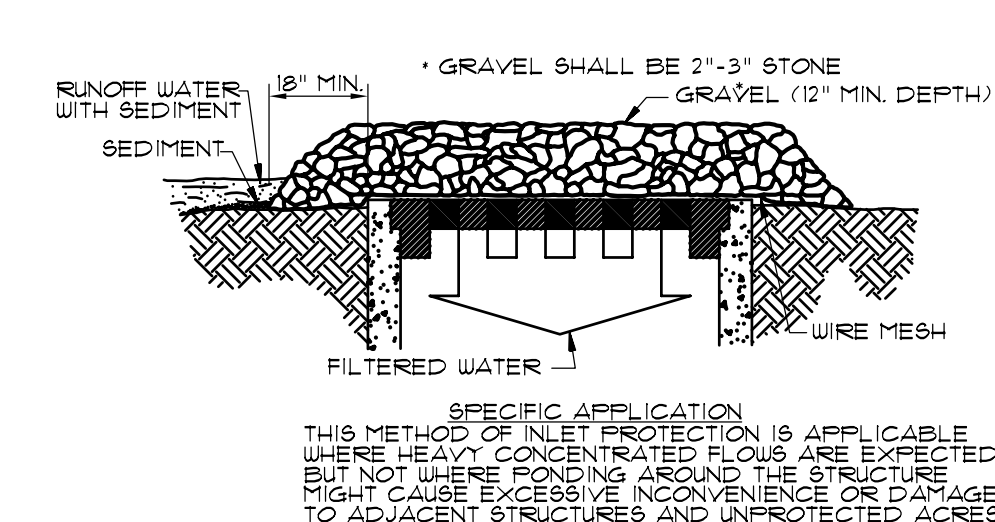
- GENERAL NOTES:**
1. BALES SHALL BE EITHER WIRE-BOUND OR STRUNG-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
 2. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET WITH ENDS OF ADJACENT BALES PRESSED TOGETHER.
 3. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
 4. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
 5. LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

STRAW BALE INLET SEDIMENT FILTER
(NOT TO SCALE)



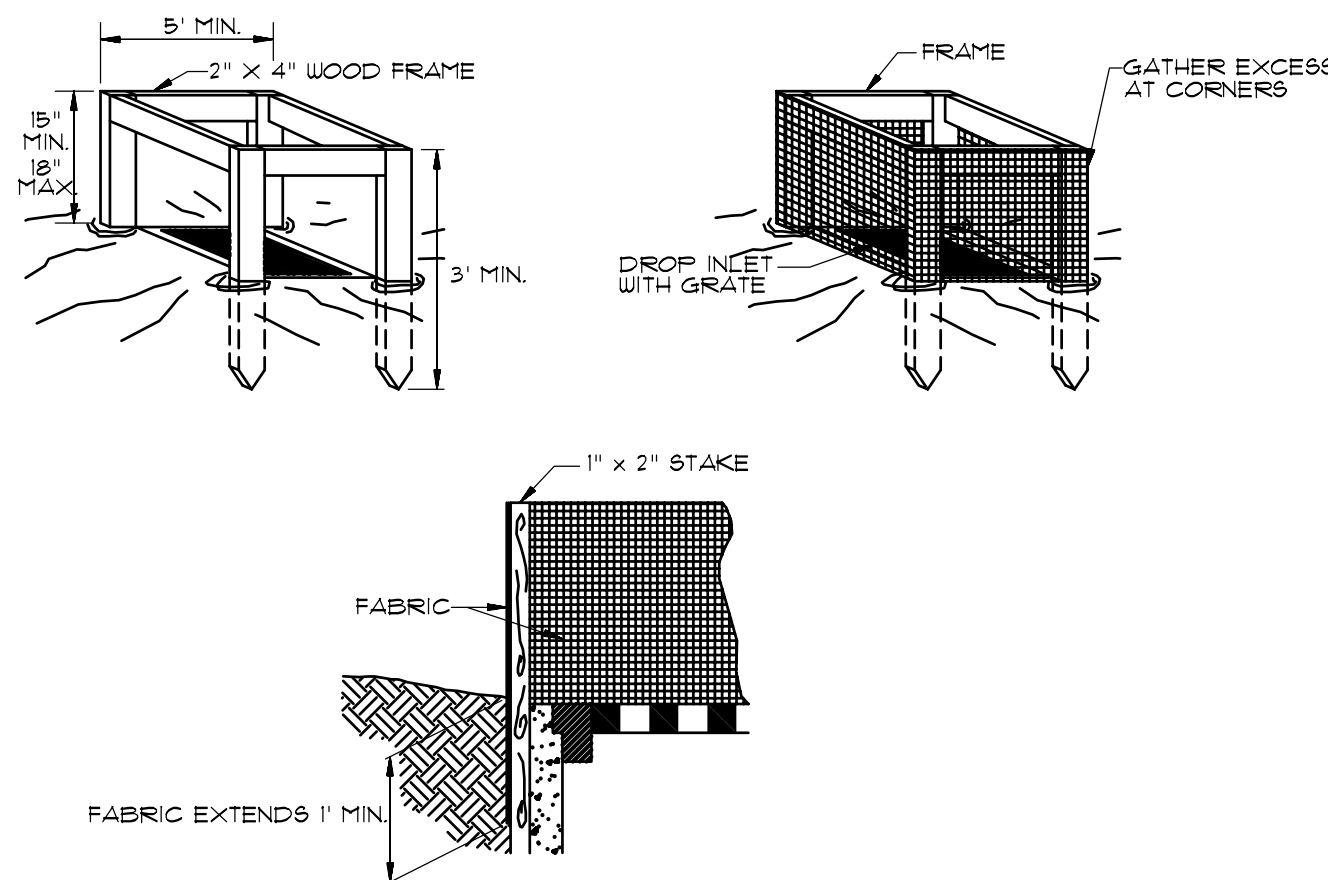
1. PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES USE STACKS OF 4-INCH, 8-INCH, OR 12" BLOCKS. MIN. HEIGHT OF BARRIER 12" AND MAX. HEIGHT OF 24".
3. PLACE HARDWARE CLOTH/WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE SEDIMENT FILTER SHALL BE ANY NON-ERODIBLE MATERIAL SUCH AS LOOSE BOOK-BROKEN CONCRETE THAT WILL SLOW THE FLOW OF THE WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.

BLOCK AND AGGREGATE INLET SEDIMENT FILTER
(NOT TO SCALE)

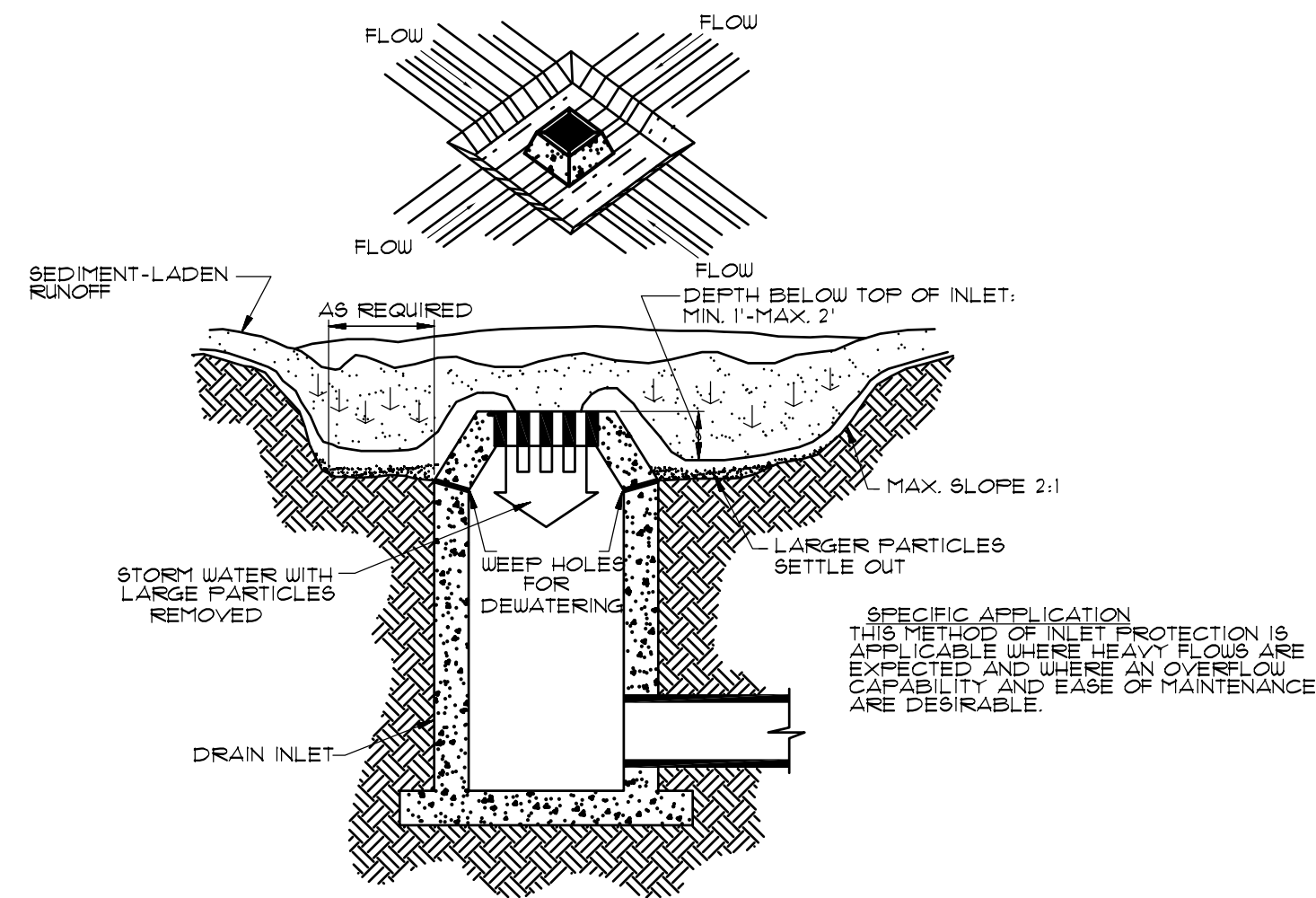


- SPECIFIC APPLICATION:**
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE FLOODING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED ACRES.

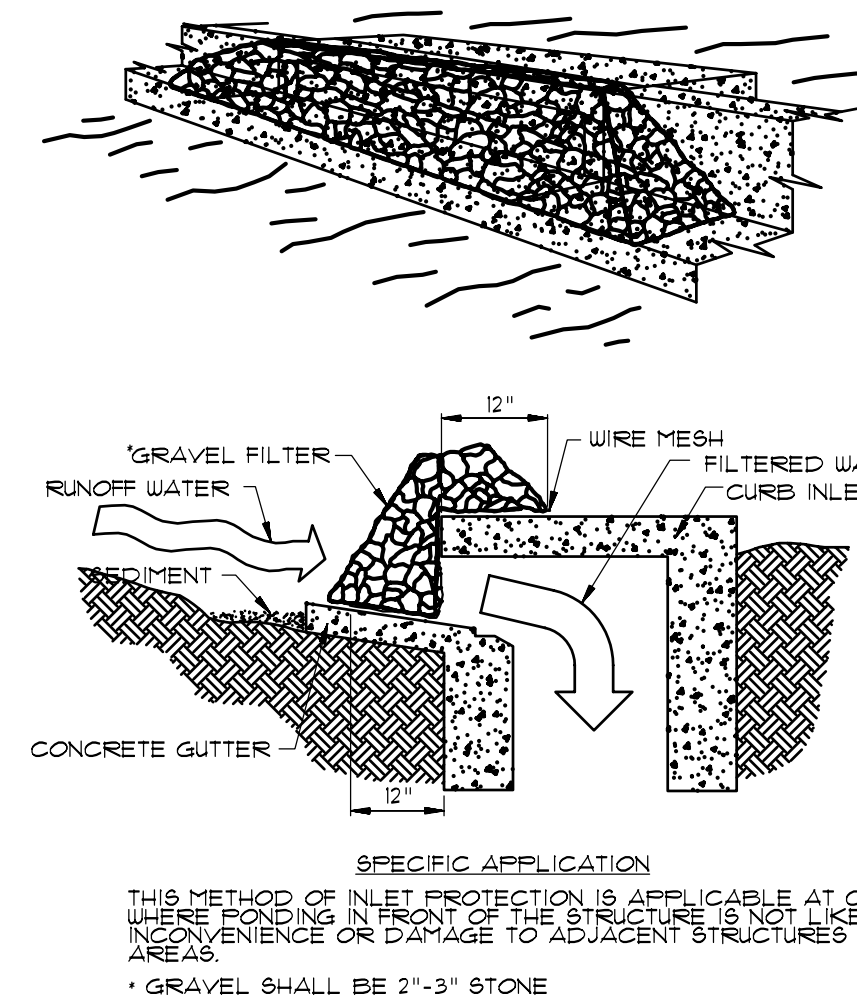
GRAVEL AND WIRE MESH INLET SEDIMENT FILTER
(NOT TO SCALE)



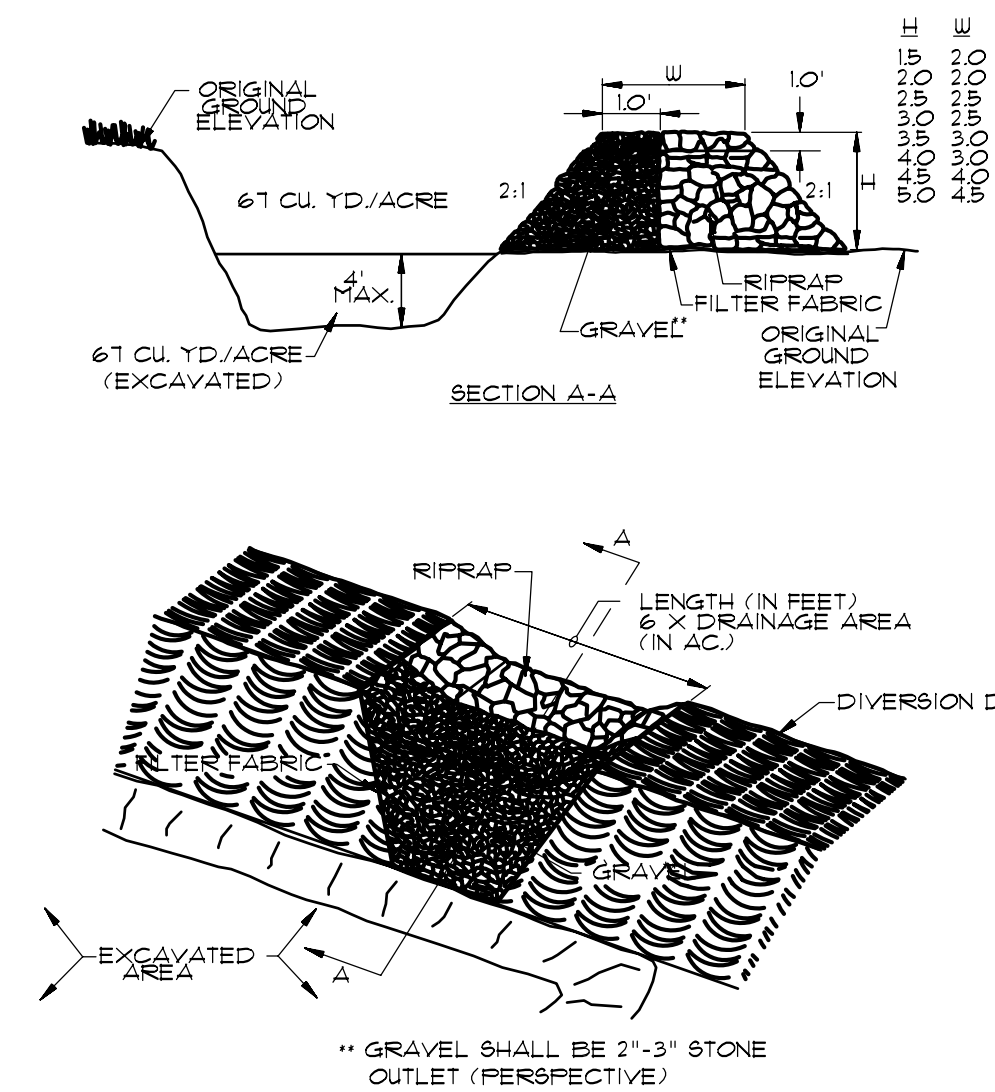
SILT FENCE INLET PROTECTION
(NOT TO SCALE)



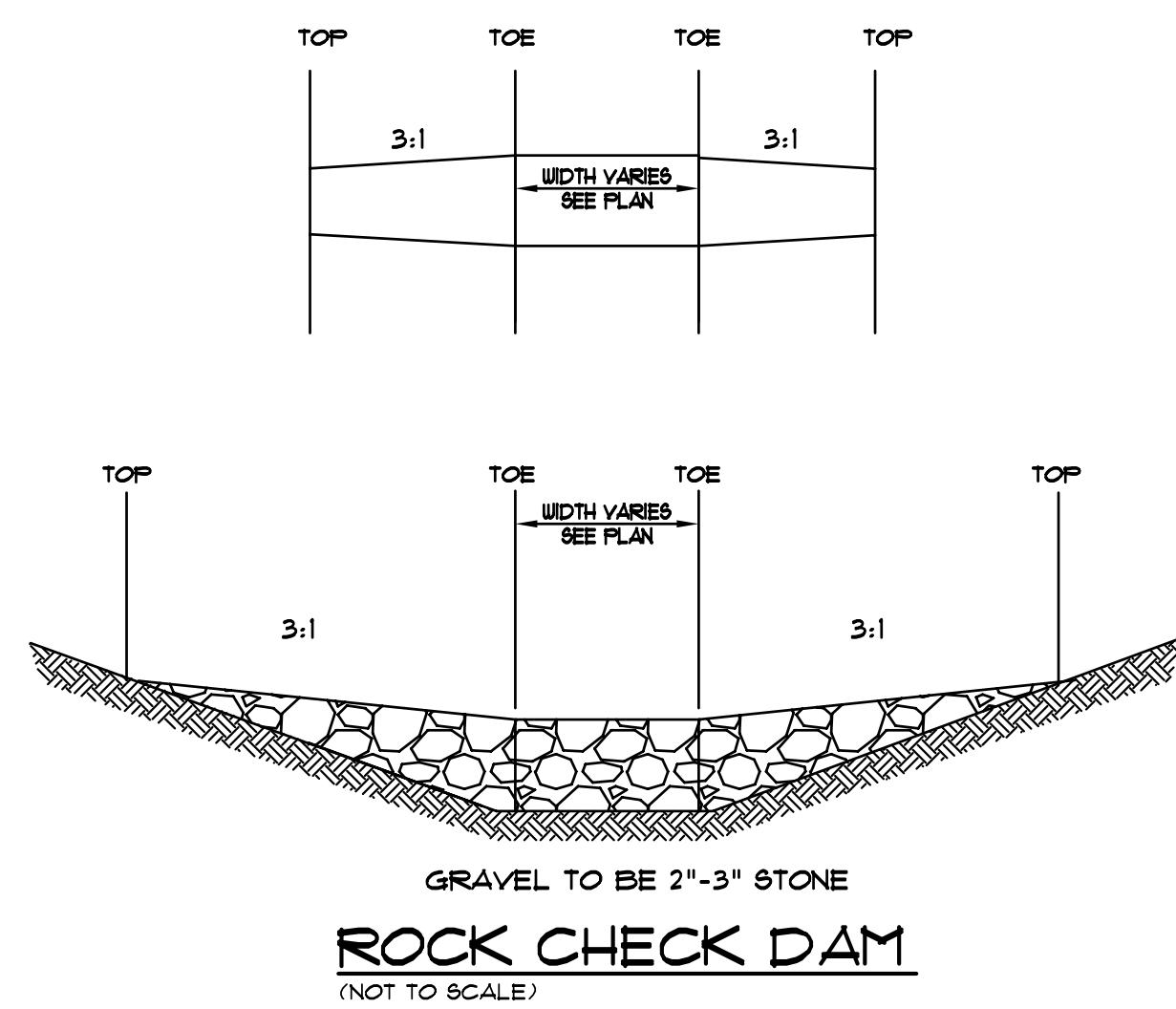
EXCAVATED INLET SEDIMENT TRAP
(NOT TO SCALE)



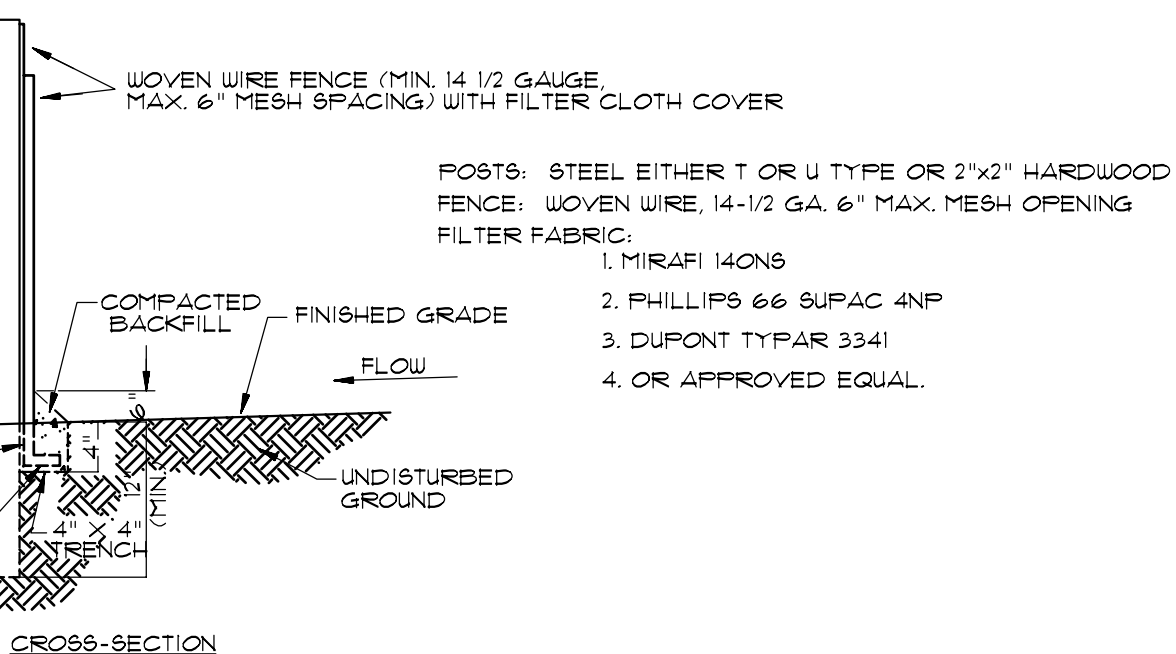
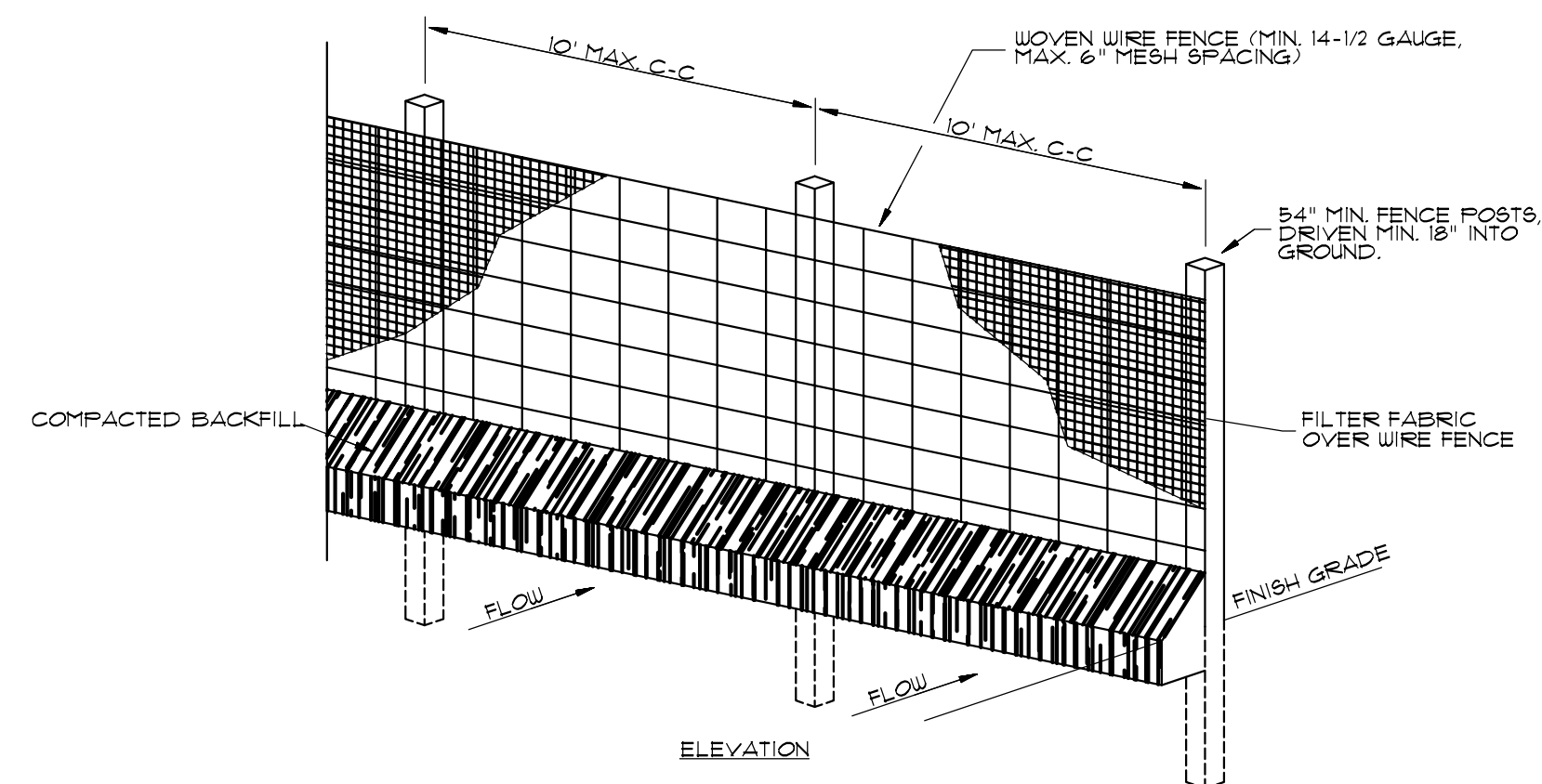
GRAVEL CURB INLET SEDIMENT FILTER
(NOT TO SCALE)



TEMPORARY SEDIMENT TRAP
(NOT TO SCALE)

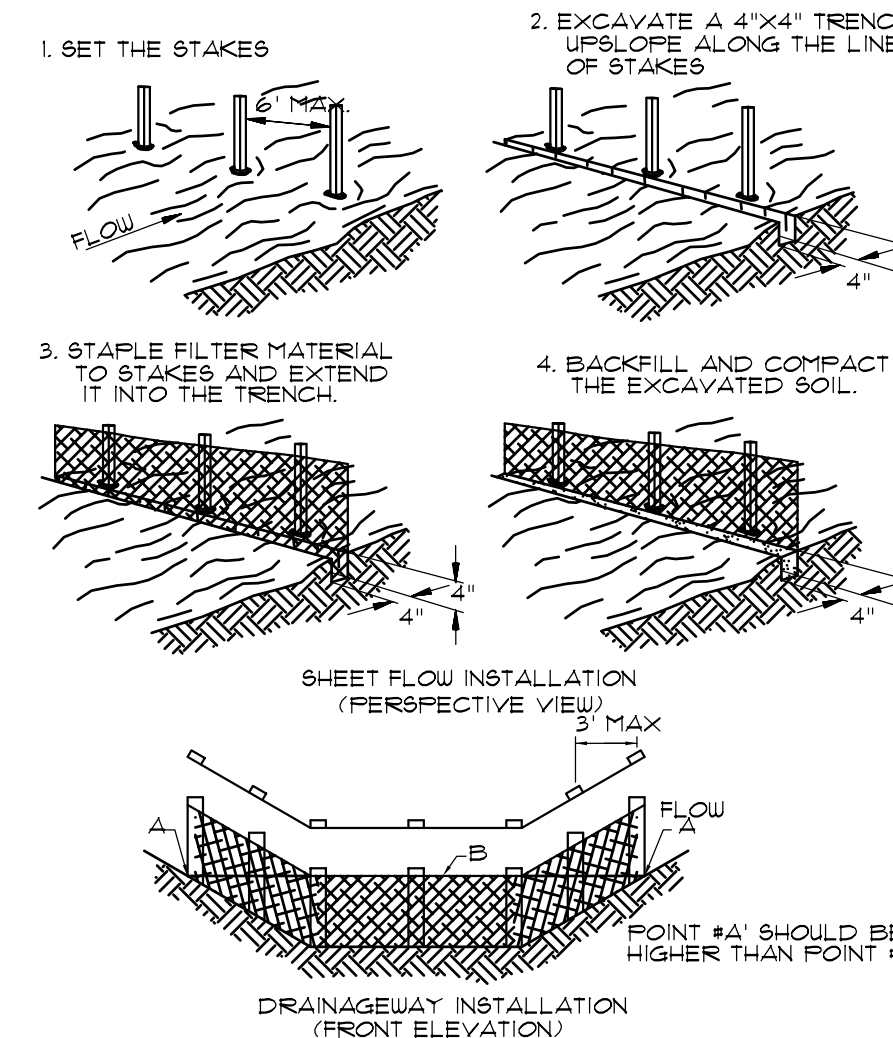


ROCK CHECK DAM
(NOT TO SCALE)

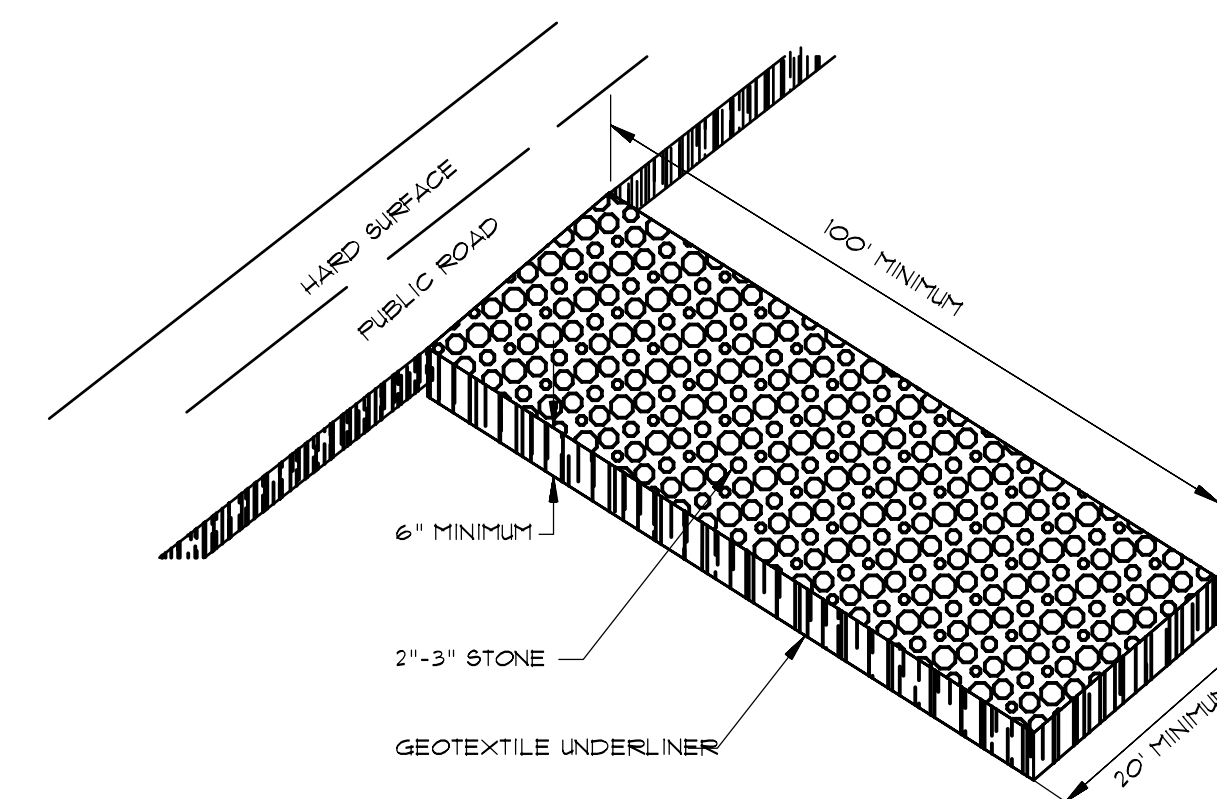


1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24\"/>

SEDIMENTATION/SILT FENCE
(NOT TO SCALE)



FILTER BARRIER
(NOT TO SCALE)



CONSTRUCTION ENTRANCE
(NOT TO SCALE)

DATE	REVISIONS	BY

ASSOCIATED ENGINEERING AND TESTING, LLC
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DETAILS-EROSION CONTROL
THE VILLAS AT SAGE-PHASE II
JONESBORO, ARKANSAS

DRAWN:	CADD:	CHECKED:	JME	DATE:	10/20/07	SHEET
SCALE:	AS SHOWN	CADD FILE:	07287-1580	DWG#:	045354-0029	10 OF 10