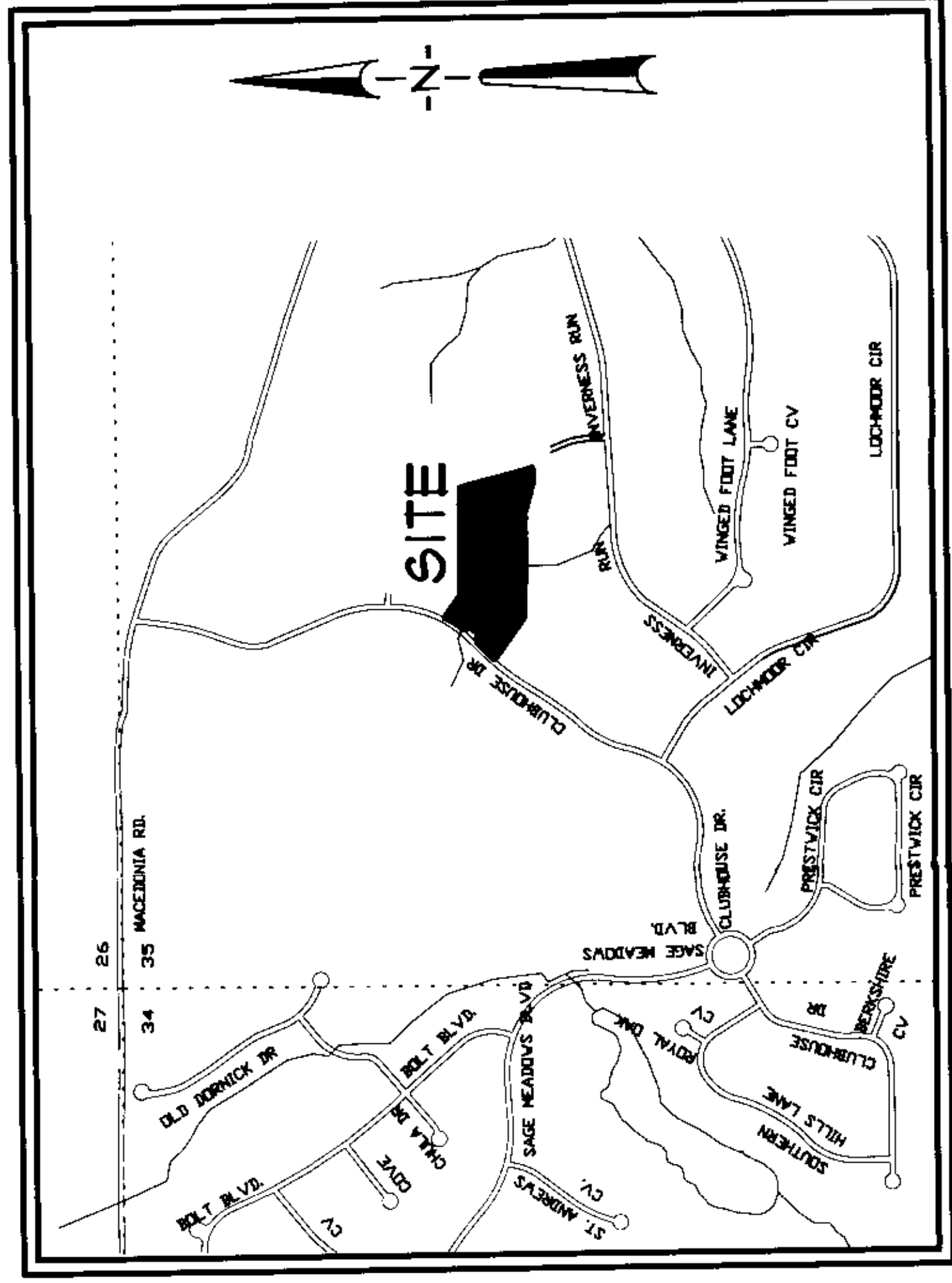


SUBDIVISION PLANS

THE VILLAS AT SAGE PHASE II

PREPARED FOR
TRI-STATE DEVELOPMENT, LLC.

JONESBORO, ARKANSAS
OCTOBER, 2007

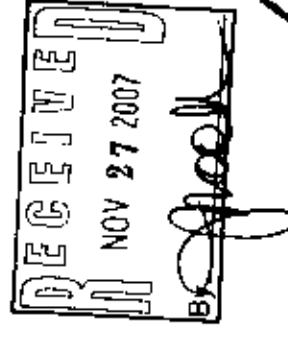


VICINITY MAP

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 FLAT |
| 5 | OF 10 | SITE UTILITIES LAYOUT |
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| 7 | OF 10 | EROSION CONTROL LAYOUT |
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| 10 | OF 10 | EROSION CONTROL DETAILS |



CITY OF JONESBORO
Jonesboro, AR

PRELIMINARY
 FINAL

AS NOTED
 SITE PLAN

PLANNING ENGINEERING DATE
11-27-07

FP-01-06

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3694 FAX: 870-932-3694

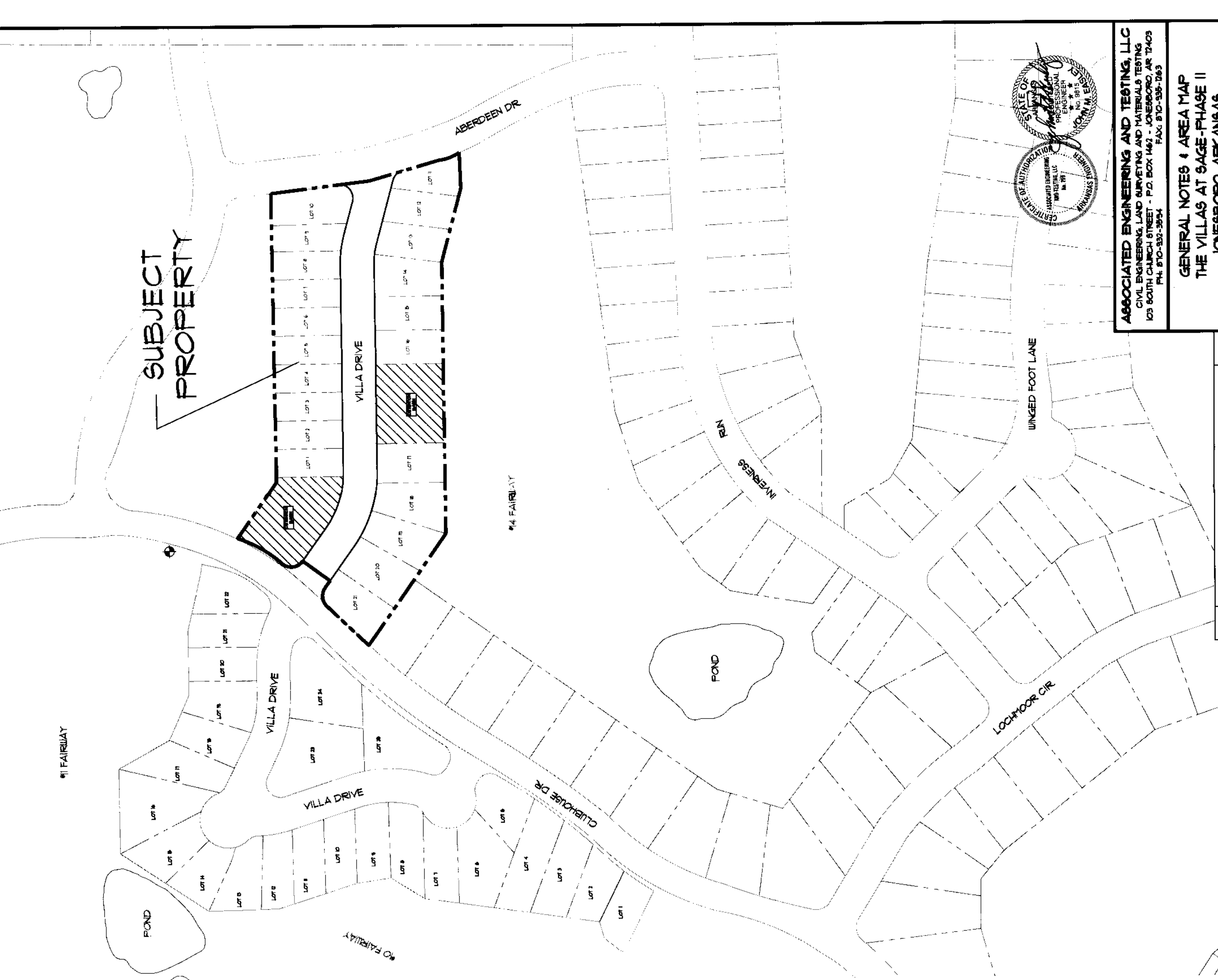
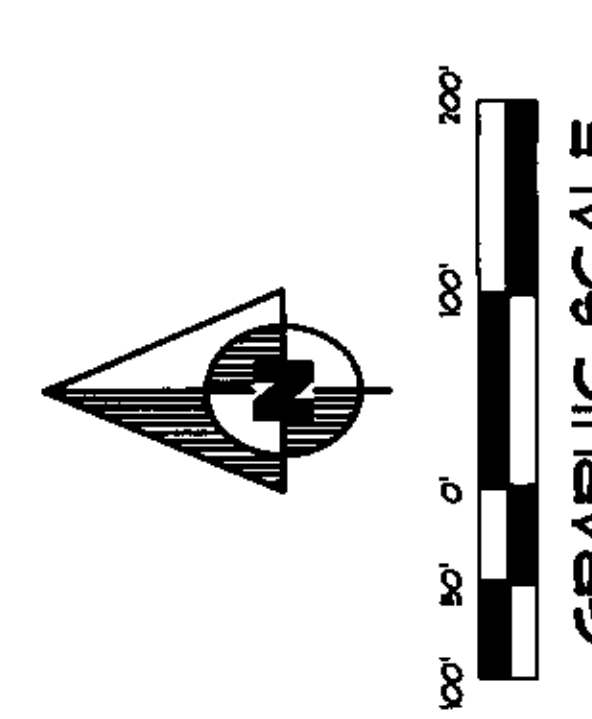
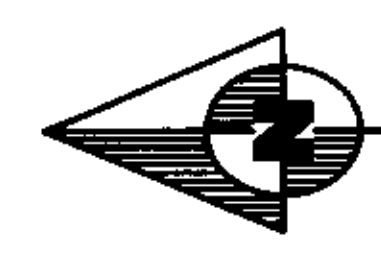
SUBDIVISION PLANS
THE VILLAS AT SAGE - PHASE II
JONESBORO, ARKANSAS

RESOURCE LIST

- 1. CITY OF JONESBORO - PLANNING AND ZONING DEPARTMENT
111 EAST MAIN STREET
JONESBORO, AR 72401
P: 501-933-2406
- 2. CITY OF JONESBORO - PUBLIC WORKS DEPARTMENT
111 EAST MAIN STREET
JONESBORO, AR 72401
P: 501-933-2406
- 3. CITY OF JONESBORO - ENGINEERING DEPARTMENT
111 EAST MAIN STREET
JONESBORO, AR 72401
P: 501-933-2406
- 4. JONESBORO FIRE DEPARTMENT
111 EAST MAIN STREET
JONESBORO, AR 72401
P: 501-933-2406
- 5. JONESBORO POLICE DEPARTMENT
111 EAST MAIN STREET
JONESBORO, AR 72401
P: 501-933-2406
- 6. JONESBORO WATER AND WASTE ENGINEERS
111 EAST MAIN STREET
JONESBORO, AR 72401
P: 501-933-2406
- 7. JONESBORO UTILITY DEPARTMENT
111 EAST MAIN STREET
JONESBORO, AR 72401
P: 501-933-2406
- 8. JONESBORO PUBLIC UTILITIES BOARD
111 EAST MAIN STREET
JONESBORO, AR 72401
P: 501-933-2406
- 9. JONESBORO PUBLIC UTILITIES BOARD
111 EAST MAIN STREET
JONESBORO, AR 72401
P: 501-933-2406
- 10. JONESBORO PUBLIC UTILITIES BOARD
111 EAST MAIN STREET
JONESBORO, AR 72401
P: 501-933-2406

GENERAL NOTES

1. SUBJECT PROPERTY IS NOT LOCATED WITHIN AN AR 100 VULNERABILITY FLOOD ZONE AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD INSURANCE RATE MAP FOR CITY OF JONESBORO, COMMUNITY PANEL 080000000, EFFECTIVE DATE - SEPTEMBER 21, 1991.
2. SCREENING AND BUFFERING ARE AS SHOWN.
3. EASEMENTS ARE AS SHOWN.
4. COMMON OPEN SPACE AND ADJACENTS 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 2), THE VILLAS AT SAGE.

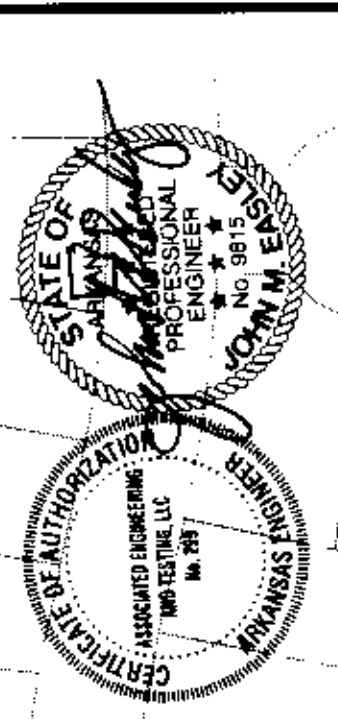


BENCHMARK LIST

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO THE DATUM.
2. BENCHMARK IS A CPB IN THE EAST SIDE OF 30' OAK TREE LOCATED NORTHEASTERLY OF LOT 2, THE VILLAS AT SAGE.
ELEV. = 342.44

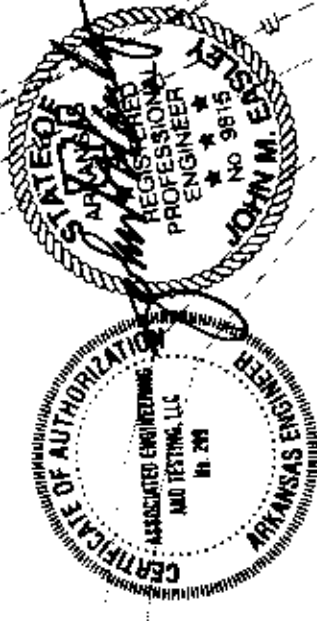
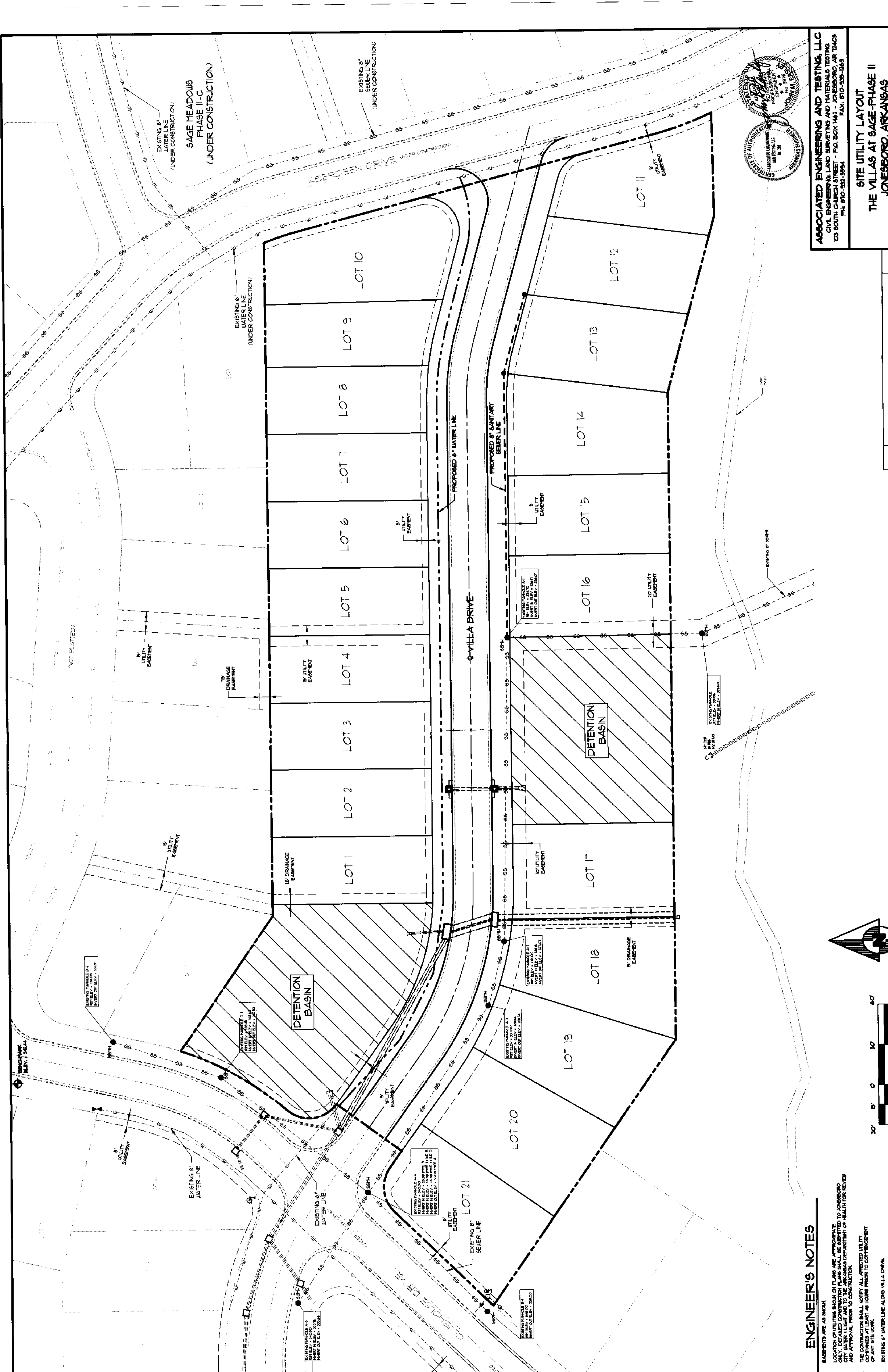
LEGEND

| | | |
|---|---|--|
| <ul style="list-style-type: none"> BOUNDARY LINE LOT LINE FOUND IRON PIPE FOUND COTTON-PODER SPINDLE FOUND REBAR FOUND IRON PIPE W/ FL 9000 CAP CITY OF JONESBORO G.P.S. MONUMENT BENCH MARK RAI MONUMENT SET 1/4" IRON PIPE W/ FL 9049 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 EXISTING WATER LINE PROPOSED WATER LINE EXISTING WATER METER | <ul style="list-style-type: none"> FIRE HYDRANT VALVE BOX FIRE PROTECTION EXISTING OVERHEAD ELECTRICAL LINE EXISTING UNDERGROUND ELECTRICAL LINE ELECTRIC TRANSFORMER/ELECTRIC METER POWER POLE POWER JUNCTION CONTROL BOX SEMI LIGHTS/FLOOR LIGHTS LIGHT POLE (ANGLE) LIGHT POLE (BACK-TO-BACK) LIGHT POLE (3" x 3") TRAFFIC SIGN TRAFFIC SIGNAL TRAFFIC LIGHT CONTROL TRAFFIC SIGNAL W/ POLE EXISTING OVERHEAD COMMUNICATION LINE EXISTING UNDERGROUND COMMUNICATION LINE TELEPHONE PREDISTAL EXISTING GAS LINE | <ul style="list-style-type: none"> GRADED INLET DOWNPOUT SPRINKLER CONTROL TRASH BOX TRASH COMPACTOR COLUPIN BOLLARD HANDICAP SIGN EXISTING BARBED WIRE FENCE LINE EXISTING CHAIN LINK FENCE LINE EXISTING WOOD FENCE LINE EXISTING GROUND CONTOUR FINISHED GROUND CONTOUR EXISTING TREES/SHRUB EXAM BOUNDARY DRAINAGE FLOW GENERAL DRAINAGE FLOW SWALE FLOW DIRECTION DITCH FLOW SILT FENCE |
|---|---|--|



ASSOCIATED ENGINEERING AND TESTING, LLC
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GENERAL NOTES & AREA MAP
THE VILLAS AT SAGE - PHASE II
JONESBORO, ARKANSAS



ASSOCIATED ENGINEERING AND TESTING, LLC
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 PH: 870-932-3594 FAX: 870-938-1263

THE VILLAS AT SAGE-PHASE II
JONESBORO, ARKANSAS

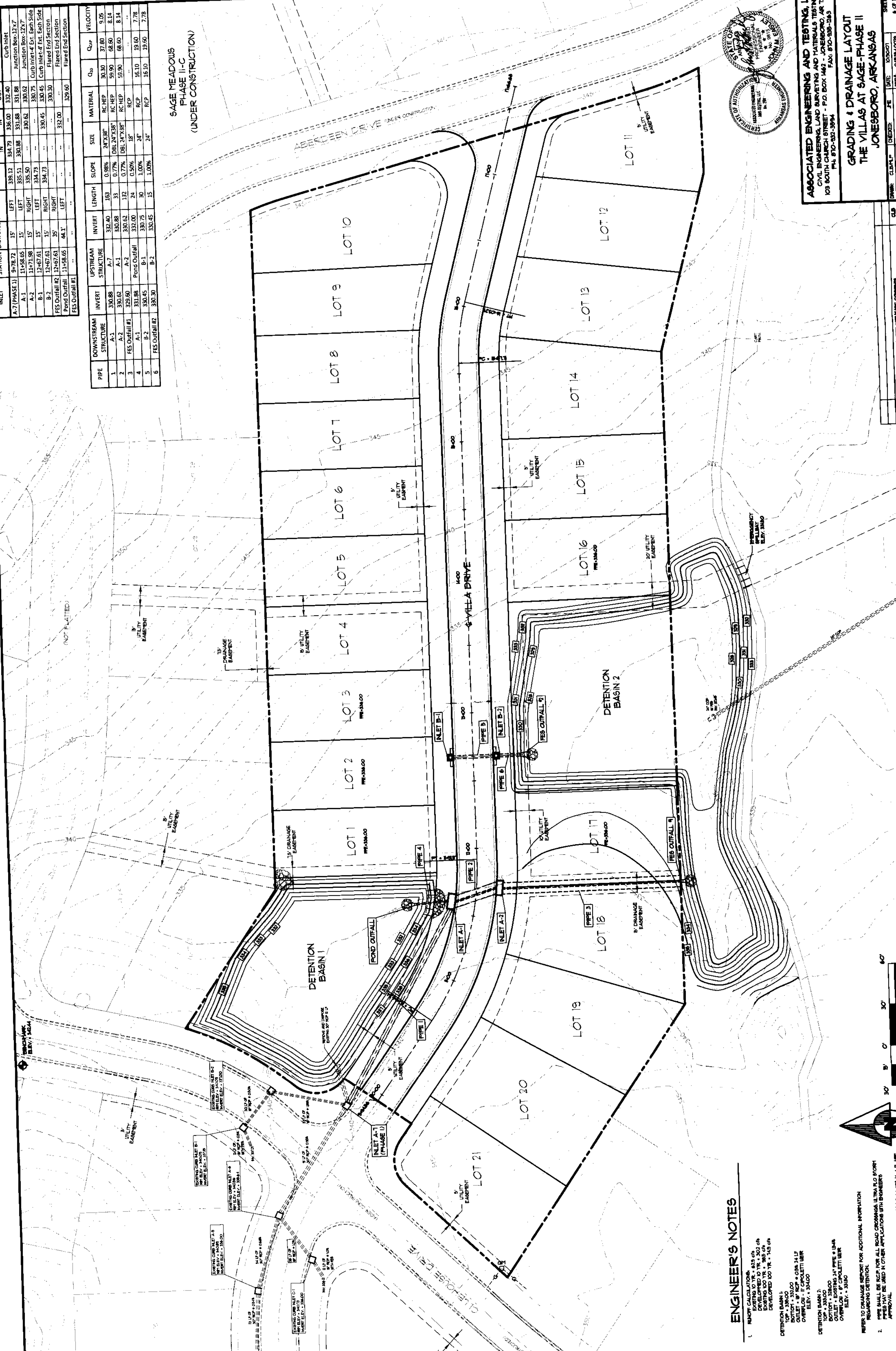
ENGINEER'S NOTES

EASEMENTS ARE AS SHOWN.
 LOCATION OF UTILITIES SHOWN ON PLANS ARE APPROXIMATE.
 ONLY THE DETAIL DRAWING SHALL BE USED FOR CONSTRUCTION.
 APPROVAL PRIOR TO CONSTRUCTION.
 THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY
 COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT
 OF ANY SITE WORK.
 EXISTING 6" WATER LINE ALONG VILLA DRIVE

| INLET | START | END | IN | OUT | VELOCITY |
|----------------|----------|------|--------|--------|----------|
| A-7 (PHASE 1) | 9+78.72 | 15 | 339.12 | 334.75 | 332.40 |
| A-1 | 11+58.65 | 15 | 335.51 | 330.88 | 331.68 |
| A-2 | 11+71.98 | 15 | 335.50 | 330.62 | 330.62 |
| B-1 | 12+67.61 | 15 | 334.75 | 330.45 | 330.45 |
| B-2 | 12+67.61 | 15 | 334.75 | 330.45 | 330.45 |
| FES Outfall #1 | 12+67.61 | 35 | 332.00 | 330.30 | 330.30 |
| FES Outfall #2 | 11+58.65 | 44.1 | 332.00 | 329.60 | 329.60 |

| PIPE | DOWNSTREAM STRUCTURE | INVERT | UPSTREAM STRUCTURE | INVERT | LENGTH | SLOPE | SIZE | MATERIAL | Q ₁₀ | Q ₅₀ | VELOCITY |
|------|----------------------|--------|--------------------|--------|--------|-------|---------------|----------|-----------------|-----------------|----------|
| 1 | A-1 | 330.88 | A-7 | 332.40 | 165 | 0.98% | 24" x 38" | RC HEP | 30.30 | 37.80 | 9.05 |
| 2 | A-2 | 330.62 | A-1 | 330.88 | 33 | 0.77% | DRL 24" x 38" | RC HEP | 59.90 | 68.60 | 8.14 |
| 3 | FES Outfall #1 | 329.60 | A-2 | 330.62 | 132 | 0.77% | DRL 24" x 38" | RC HEP | 59.90 | 68.60 | 8.14 |
| 4 | A-1 | 331.88 | Pond Outfall | 332.00 | 24 | 0.50% | 18" | RCP | 16.10 | 19.60 | 7.78 |
| 5 | B-1 | 330.45 | B-1 | 330.75 | 30 | 1.00% | 24" | RCP | 16.10 | 19.60 | 7.78 |
| 6 | FES Outfall #2 | 330.30 | B-2 | 330.45 | 15 | 1.00% | 24" | RCP | 16.10 | 19.60 | 7.78 |

SAGE MEADOWS
PHASE II-C
(UNDER CONSTRUCTION)



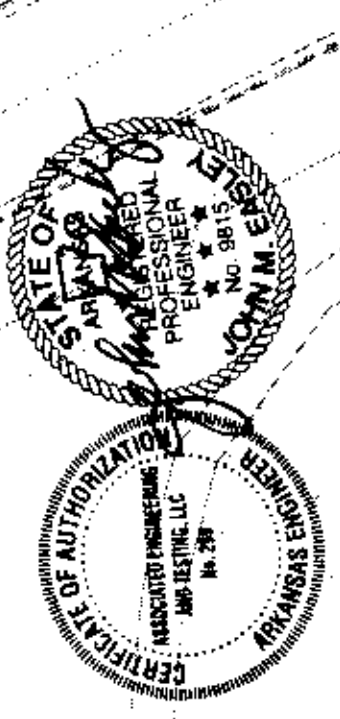
ENGINEER'S NOTES

- RANOFF CALCULATIONS 433 CH
 DEVELOPED TO TR. 1, 302 CH
 EXISTING DO TR. 1, 285 CH
 DEVELOPED DO TR. 1, 145 CH

DETENTION BASIN 1
 TOP = 330.00
 BOTTOM = 332.00
 OUTFLET = 330.00
 OVERFLOW = 334.00

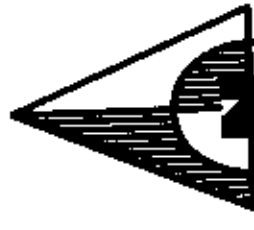
DETENTION BASIN 2
 TOP = 330.00
 BOTTOM = 332.00
 OUTFLET = 330.00
 OVERFLOW = 334.00
- REFER TO DRAINAGE REPORT FOR ADDITIONAL INFORMATION REGARDING DETENTION.

PIPE SHALL BE RCP FOR ALL ROAD CROSSINGS. 18" DIA. 8.0 FOOT PIPES THAT BE USED IN OTHER APPLICATIONS WITH BUREAU APPROVAL.



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 PH. 870-932-3994 FAX. 870-939-1263

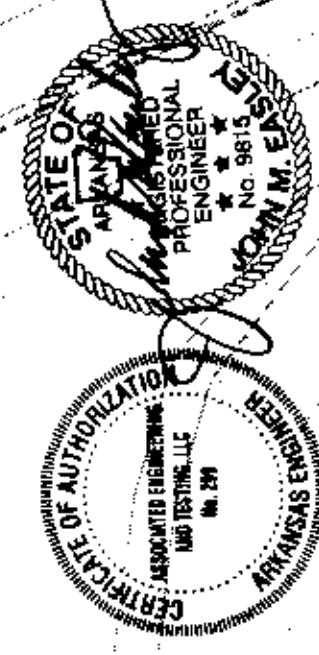
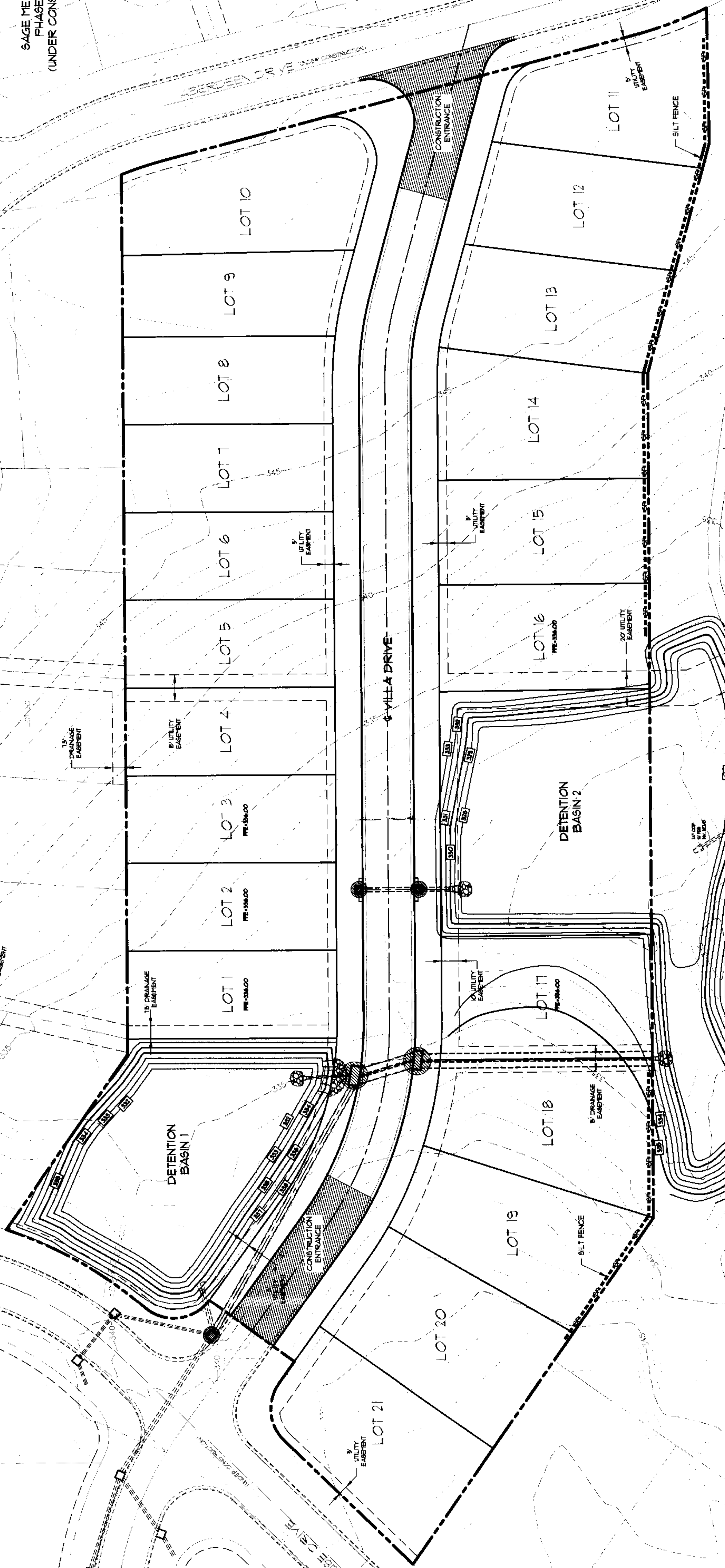
GRADING & DRAINAGE LAYOUT
THE VILLAS AT SAGE - PHASE II
JONESBORO, ARKANSAS



30' 0' 30' 60'

DATE: 10/10/2000
 SHEET: 4 OF 10

SAGE MEADOWS
PHASE II-C
(UNDER CONSTRUCTION)

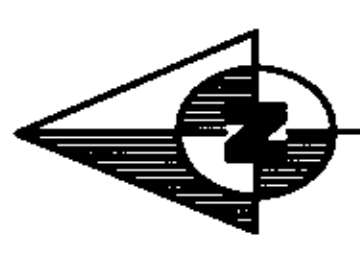


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 CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
 103 SOUTH CHURCH STREET, P.O. BOX 1462 - JONESBORO, AR 72403
 PH: 870-937-3954 FAX: 870-937-1963

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

ENGINEER'S NOTES

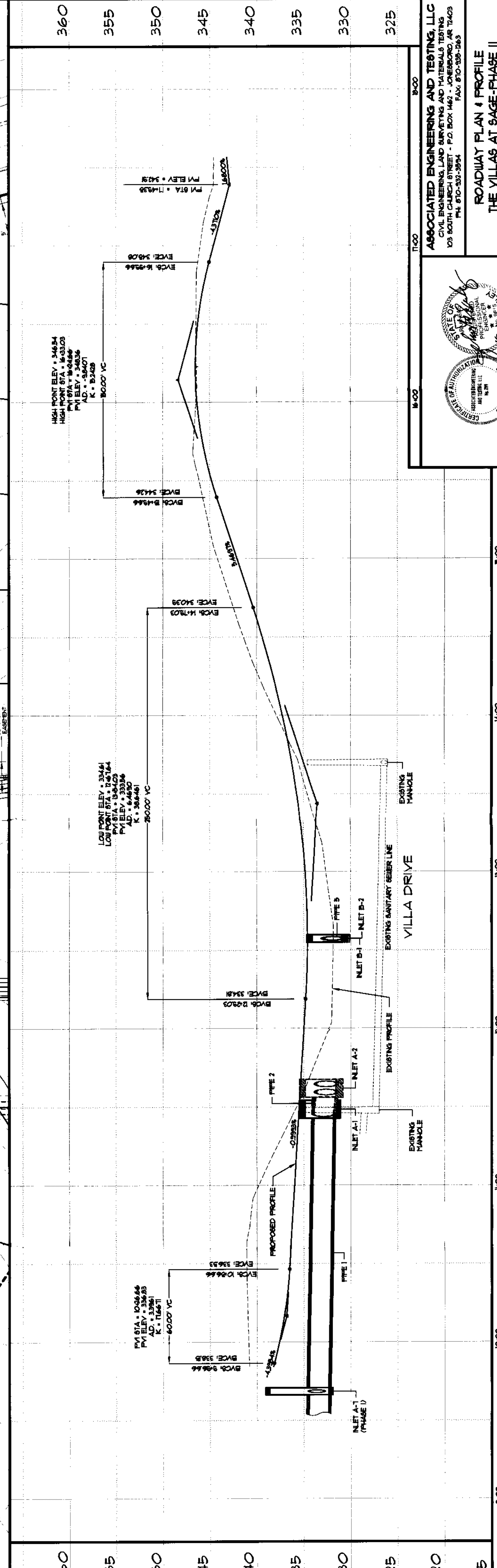
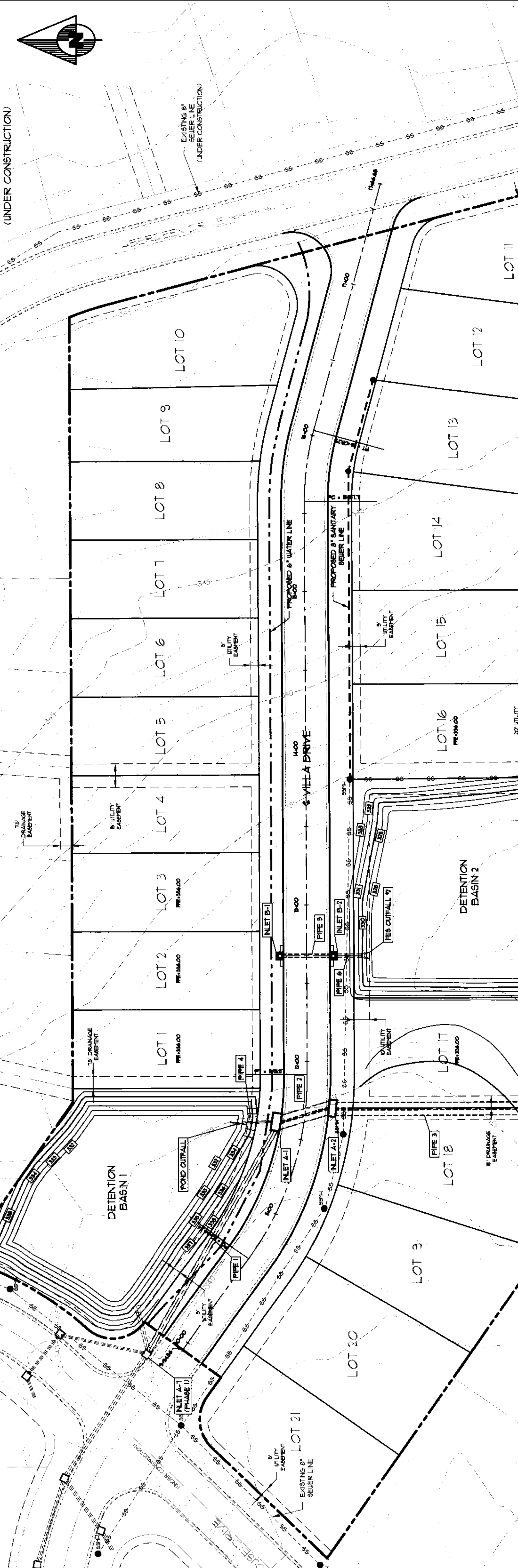
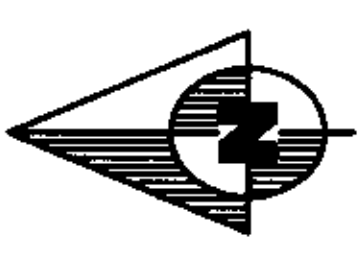
FOR BENCHMARK LOCATIONS AND ELEVATION PLEASE REFER TO BENCHMARK LISTING ON SHEET 7 OF THESE PLANS.



EROSION CONTROL MEASURES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL EROSION CONTROL MEASURES AND FACILITIES IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) REGULATIONS AND THE ARKANSAS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (ANDES) PERMIT (NPDES PERMIT).
- SILT FENCES SHALL BE USED ALONG THE LIMITS OF CONSTRUCTION AND AROUND EACH PHASE STRUCTURE PRIOR TO CONSTRUCTION.
- GRAVEL CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT PROPOSED DRIVEWAY LOCATIONS TO PREVENT TRANSPORT OF SEDIMENT OFF SITE. SUELF BUSH FACILITIES THAT BE REQUIRED.
- 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 REMAINING TO BE COMPLETED SHALL BE IN ACCORDANCE WITH THE 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 SEDIMENT OPERATIONS IF DETERMINED NECESSARY.

(UNDER CONSTRUCTION)



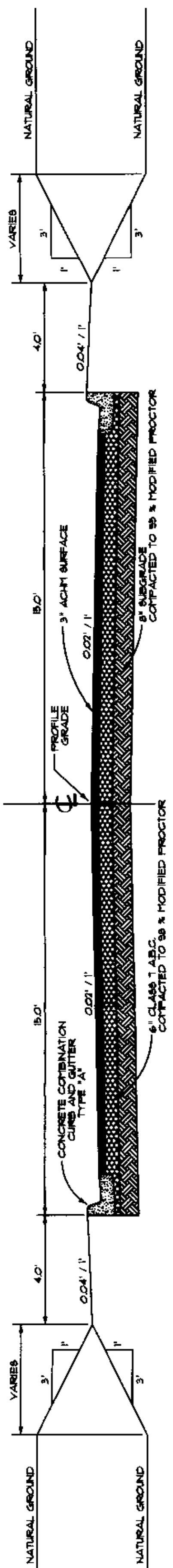
ASSOCIATED ENGINEERING AND TESTING, LLC
 CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
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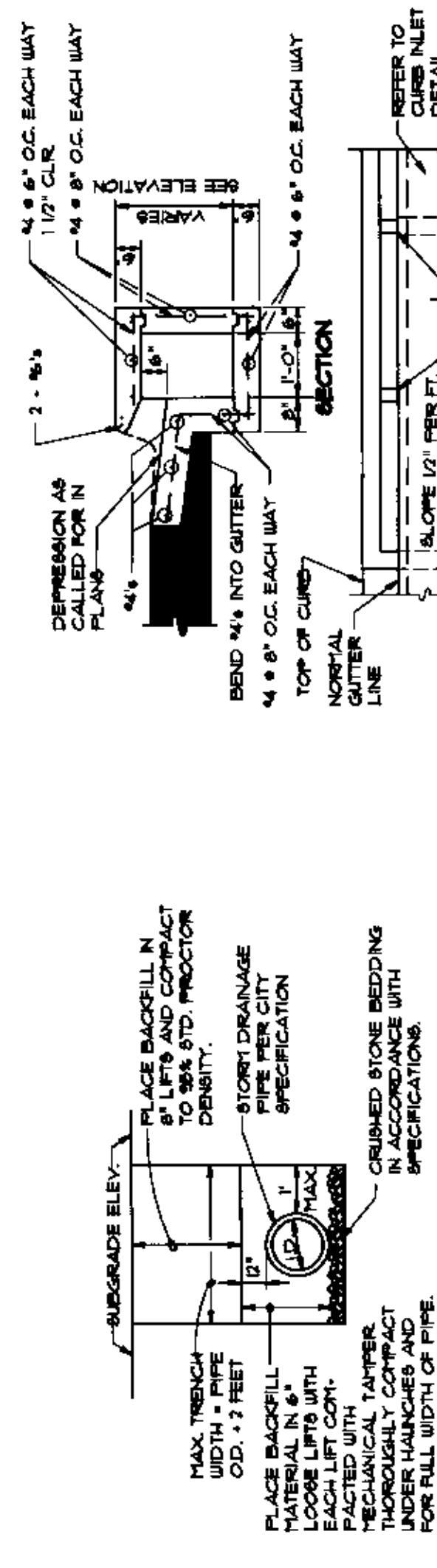
ROADWAY PLAN & PROFILE
THE VILLAS AT SAGE-PHASE II
 JONESBORO, ARKANSAS

ENGINEER'S NOTES

GRAPHIC SCALE



TYPICAL DRIVEWAY SECTION
(NOT TO SCALE)



DRAINAGE PIPE TRENCH DETAIL
(NOT TO SCALE)

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

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

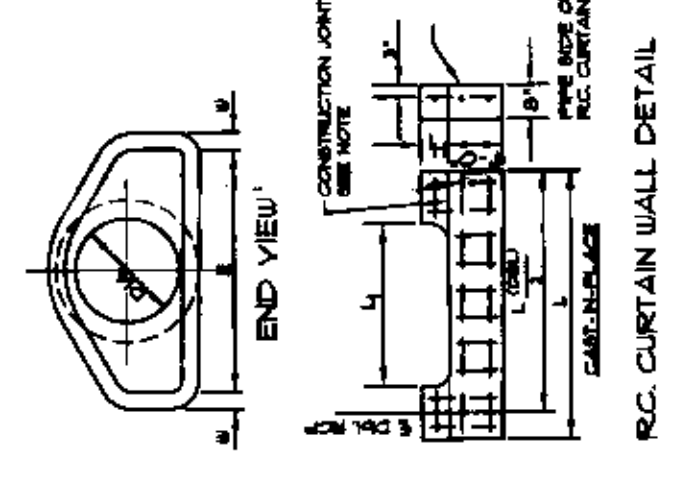
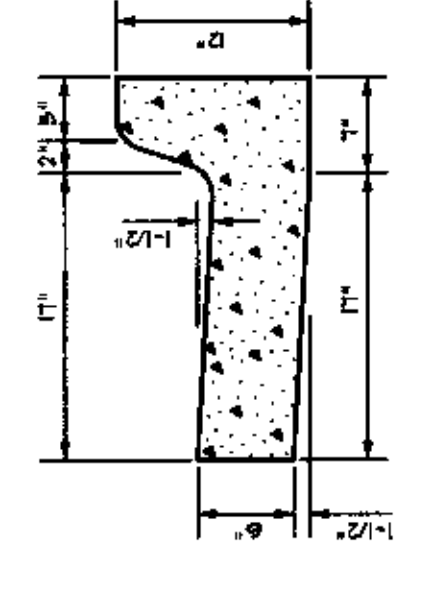
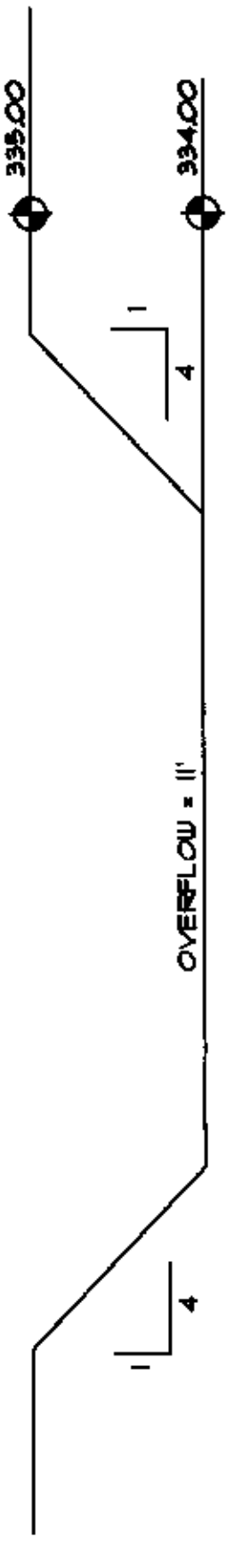


TABLE OF DIMENSIONS

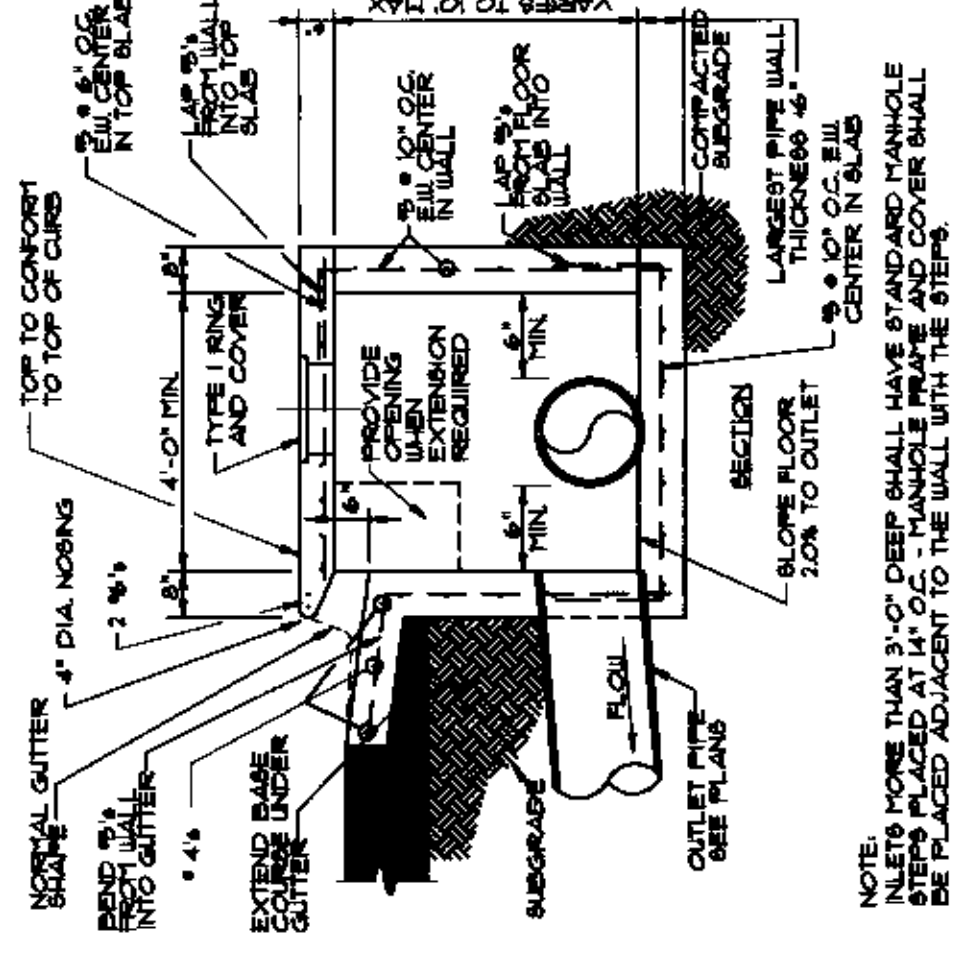
| PIPE DIA. (INCH) | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X | Y | Z | |
|------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" |
| 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" | 15" |
| 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" |
| 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" | 21" |
| 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" |
| 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" | 27" |
| 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" |
| 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" |
| 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" |
| 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" |
| 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" | 54" |
| 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" | 60" |

- 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 placement will be made for the Curtain Walls. They shall be considered monolithic to the Flared End Section.
 - Tongue End On Upstream Section, Groove End On Downstream Section.

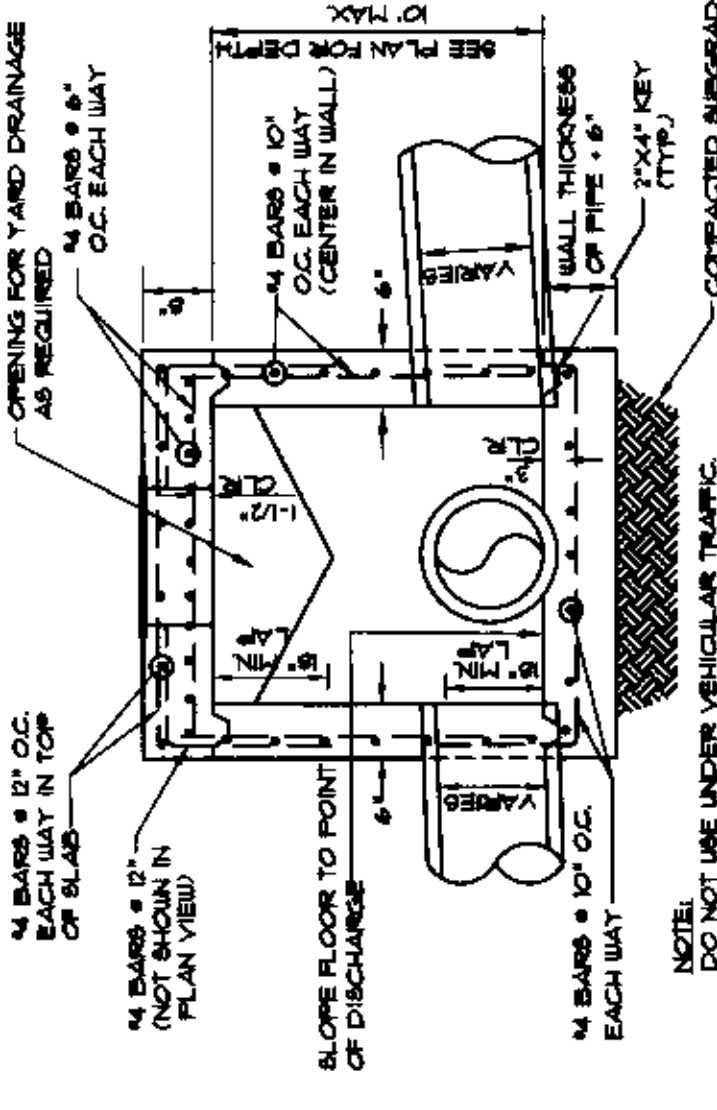
FLARED END SECTION DETAILS FOR REINFORCED CONCRETE PIPE CULVERT



CIPOLETTI WEIR-BASIN 1
(NOT TO SCALE)

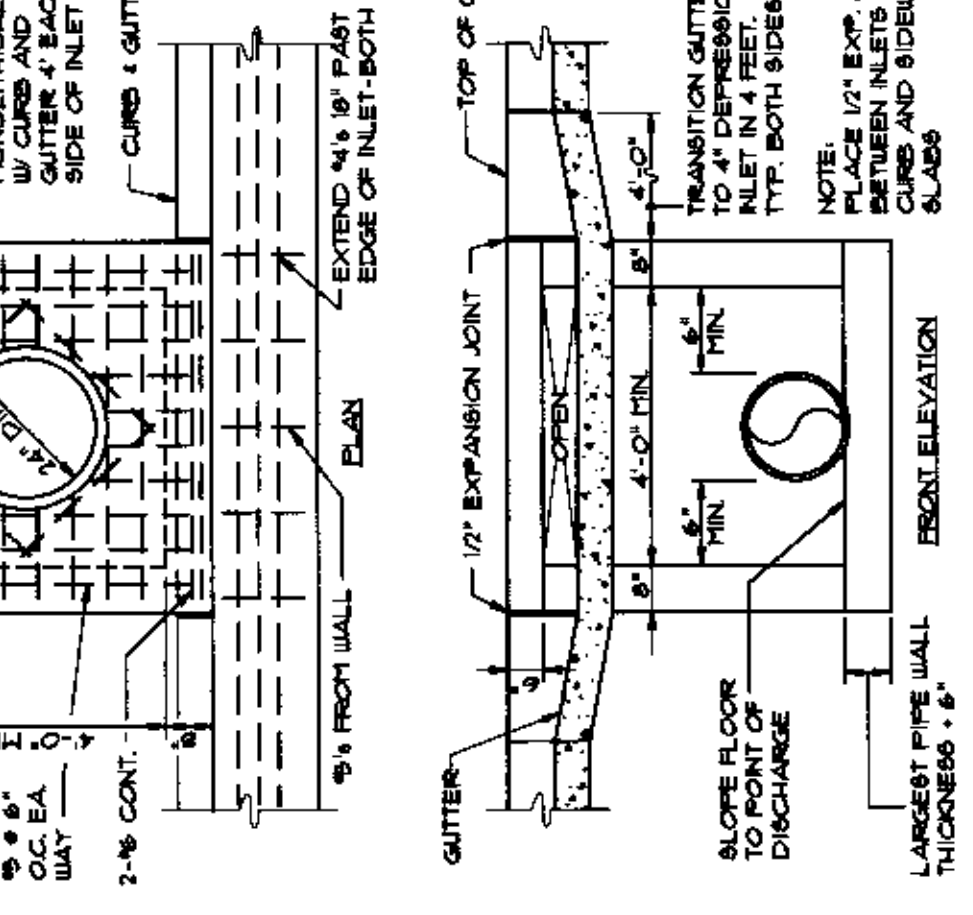


SECTION - TYPICAL CURB INLET - TYPE "A" (NOT TO SCALE)

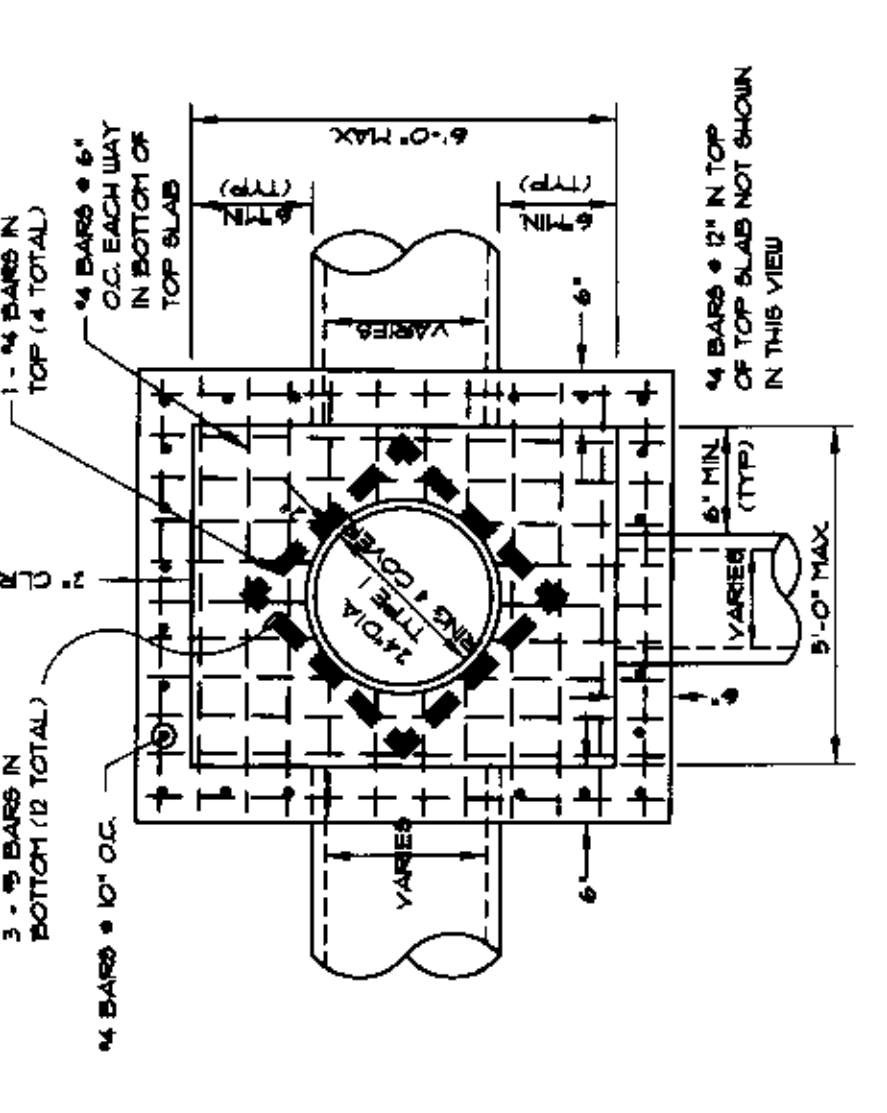


SECTION - JUNCTION BOX - LIGHT (NOT TO SCALE)

- NOTES:
- JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 8" O.C.
 - SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.



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



PLAN - JUNCTION BOX - LIGHT (NOT TO SCALE)

- NOTE:
- DO NOT USE UNDER VEHICULAR TRAFFIC.

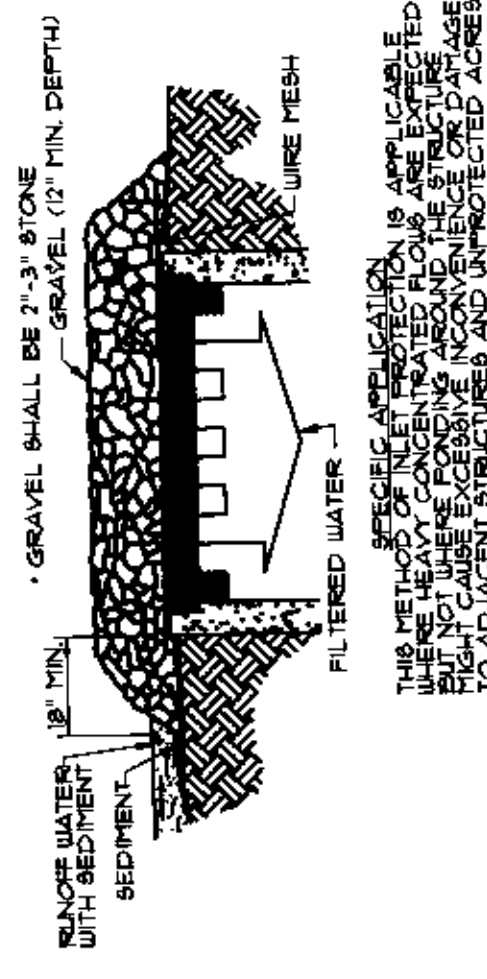


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CIPOLETTI WEIR-BASIN 2
(NOT TO SCALE)

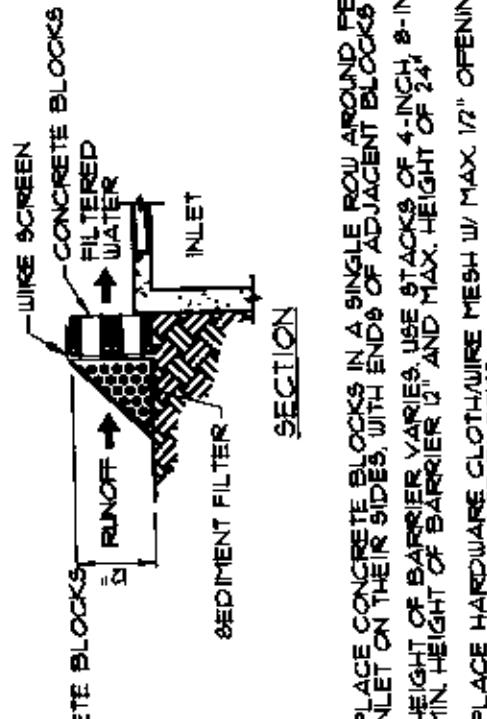
(NOT TO SCALE)

STANDARD DETAILS
THE VILLAS AT SAGE-PHASE II
JONESBORO, ARKANSAS



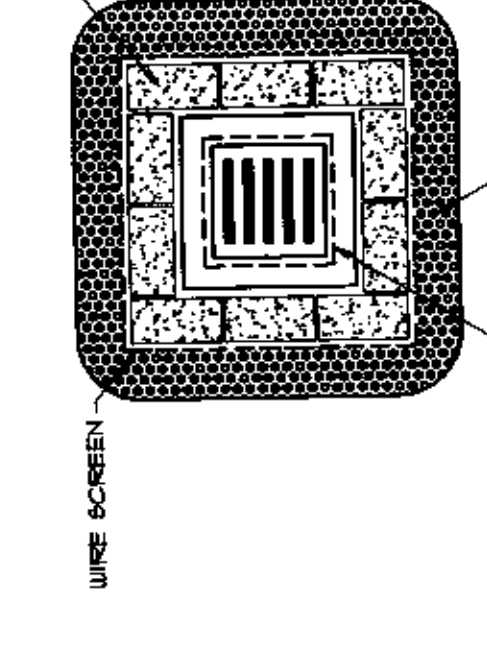
SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE BUT NOT NECESSARILY RECOMMENDED FOR SITUATIONS WHERE HIGH FLOW VELOCITIES AND UNPROTECTED ALLEYS TO ADJACENT STRUCTURES AND UNPROTECTED ALLEYS.

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



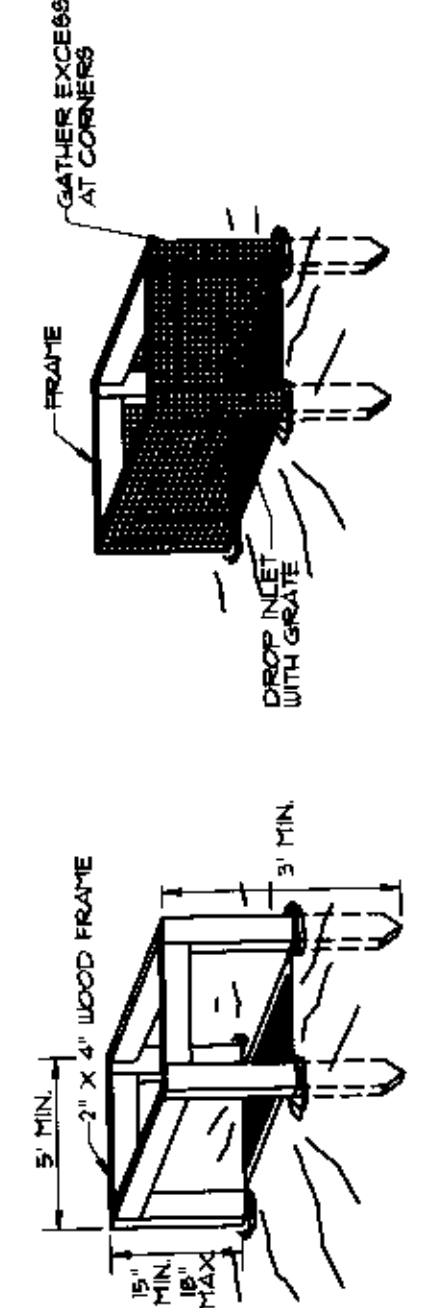
1. PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET.
2. MIN. HEIGHT OF BARRIER SHALL BE 4 INCHES, 8 INCH OR 12 INCH.
3. PLACE HARDWARE CLOTH/WIRE MESH WITH MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE SEDIMENT FILTER SHALL BE ANY NON-REMOVABLE MATERIAL SUCH AS LOGS OR ROCKS TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.

BLOCK AND AGGREGATE INLET SEDIMENT FILTER (NOT TO SCALE)

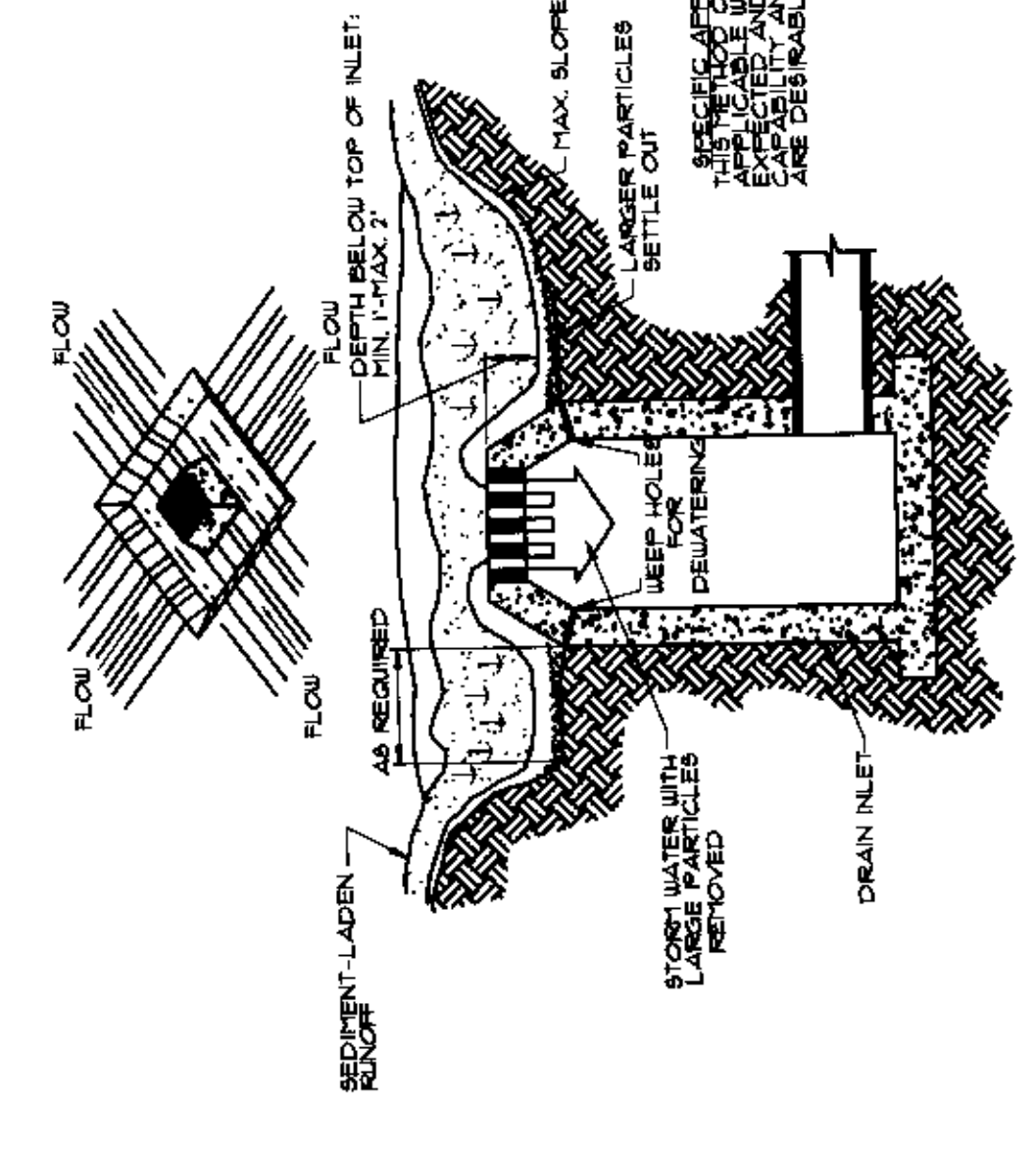


- GENERAL NOTES**
1. BALES SHALL BE EITHER WIRE TIED OR STAPLED TOGETHER TO FORM A SINGLE UNIT.
 2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND PERIMETER OF INLET WITH ENDS OF ADJACENT BALES PRESSED TOGETHER.
 3. THE BALE BARRIERS SHALL BE A MINIMUM OF 4 INCHES HIGH AND 4 INCHES WIDE.
 4. EACH BALE AND THE LOGS TO BE BY AT LEAST TWO STAPLES OR WIRE TIES DRIVEN THROUGH THE BALE.
 5. SEDIMENT SHALL BE REMOVED FROM ENTERING BETWEEN BALES.

STRAW BALE INLET SEDIMENT FILTER (NOT TO SCALE)

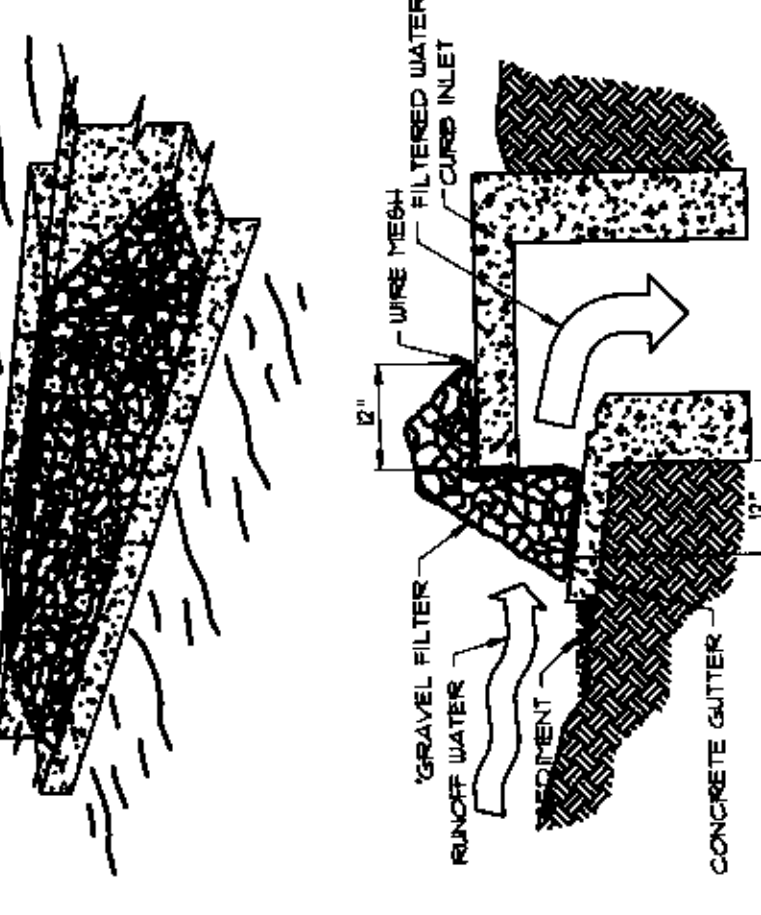


SILT FENCE INLET PROTECTION (NOT TO SCALE)



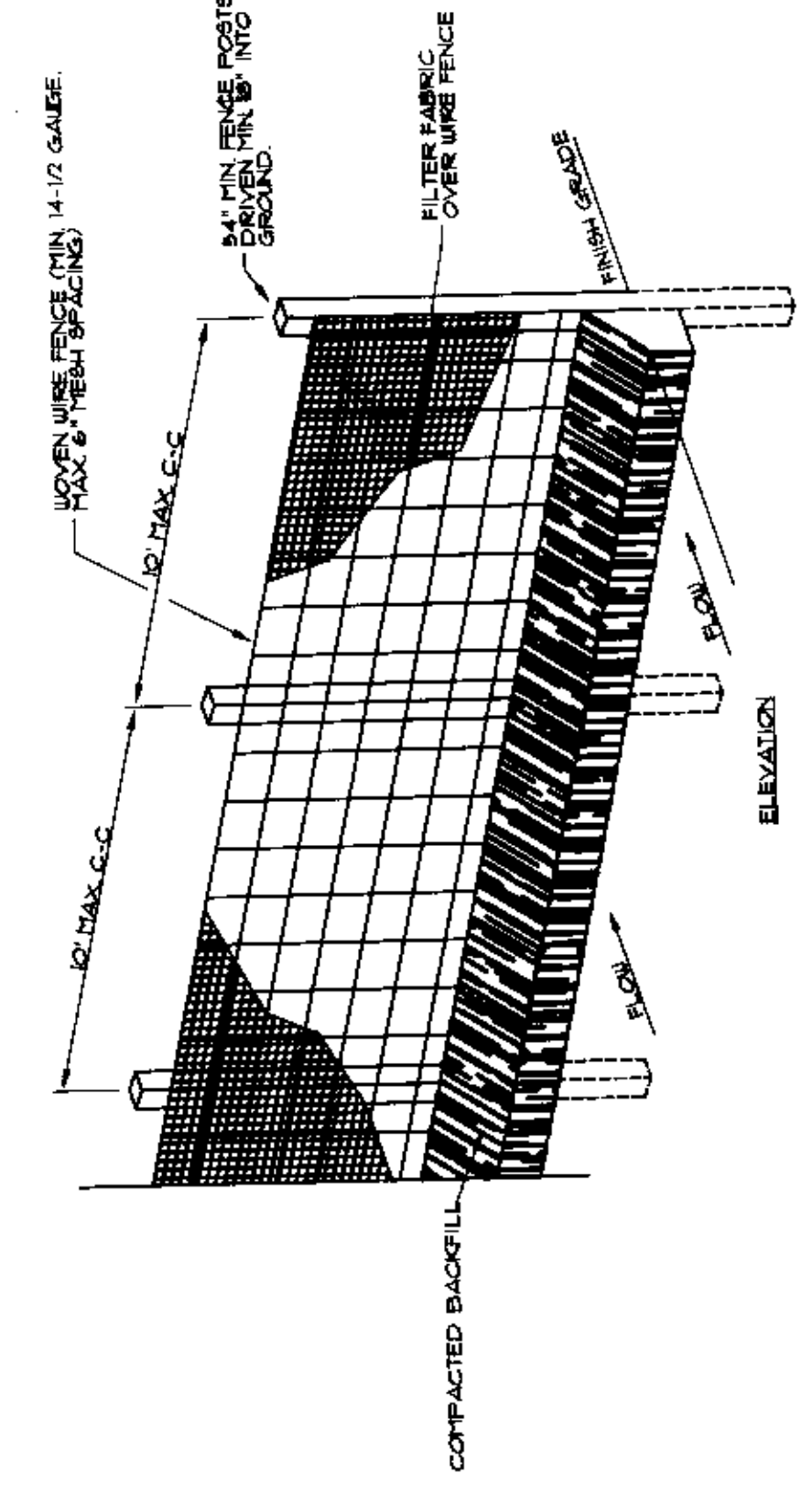
SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE THERE IS A CHANGE IN GRADE AND THE BASE OF MAINTENANCE CAN BE MAINTAINED.

EXCAVATED INLET SEDIMENT TRAP (NOT TO SCALE)

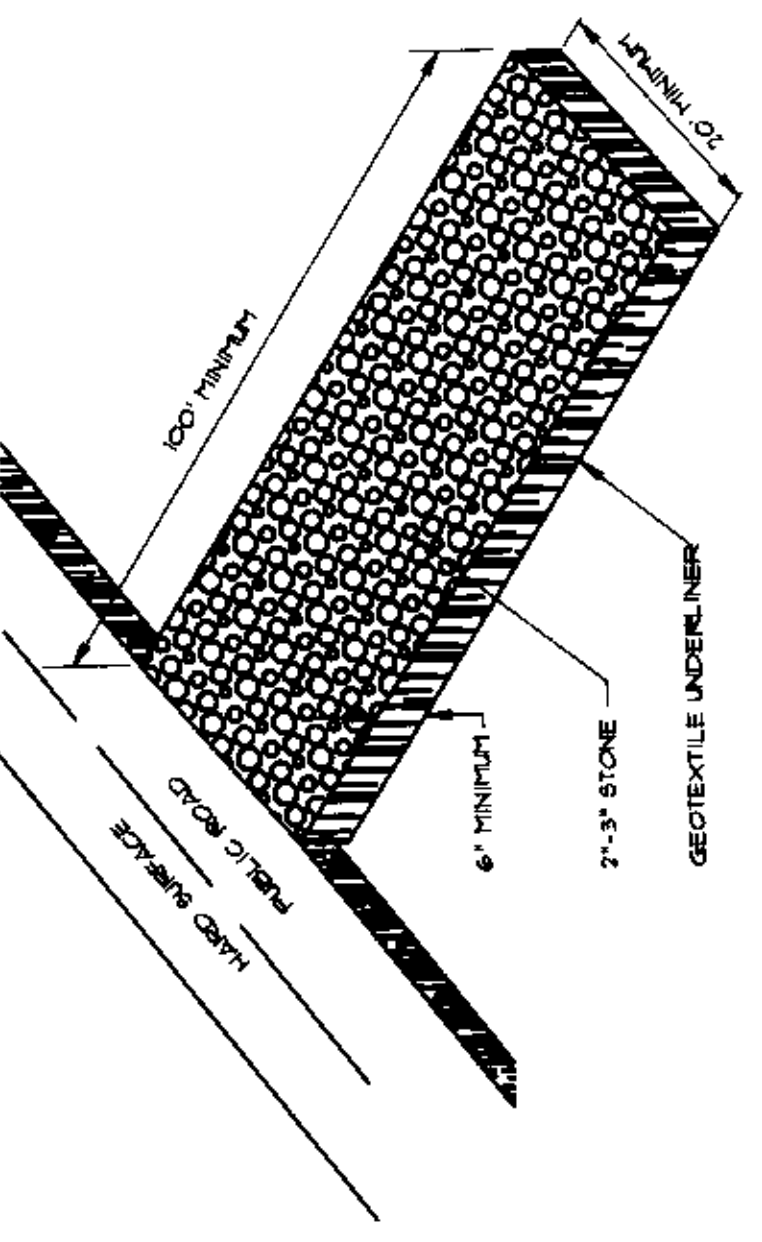


SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE THERE IS A CHANGE IN GRADE AND THE BASE OF MAINTENANCE CAN BE MAINTAINED.

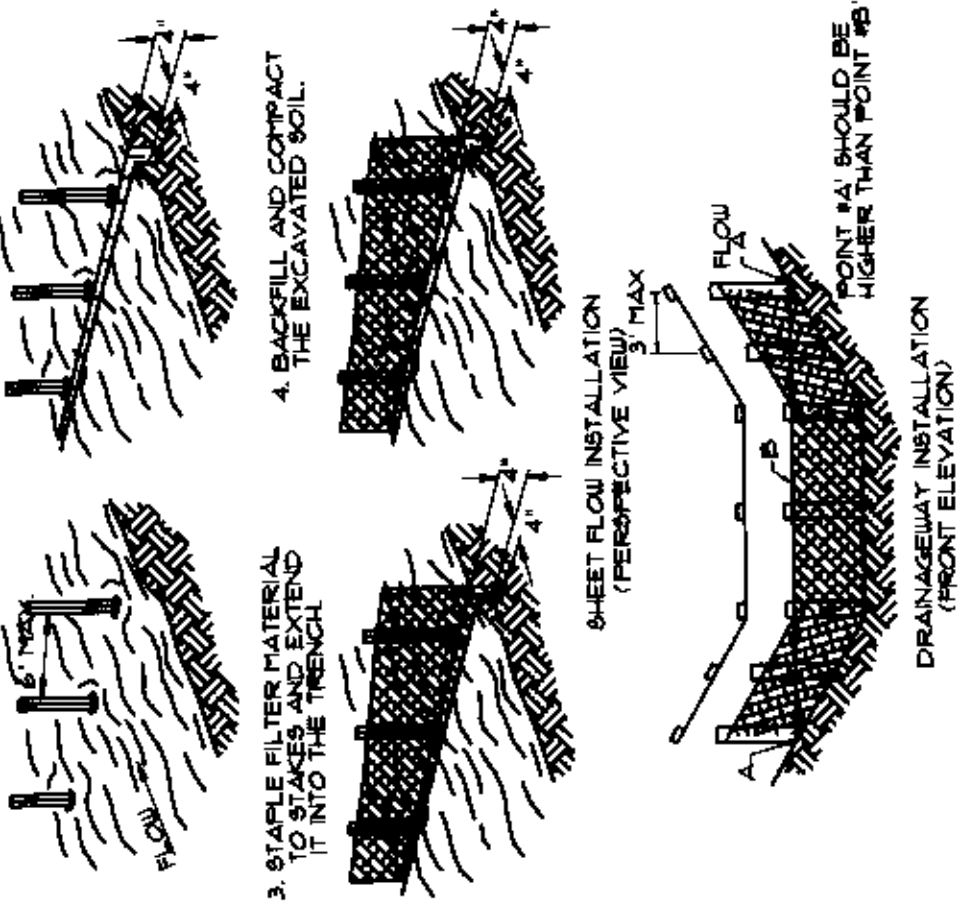
GRAVEL CURB INLET SEDIMENT FILTER (NOT TO SCALE)



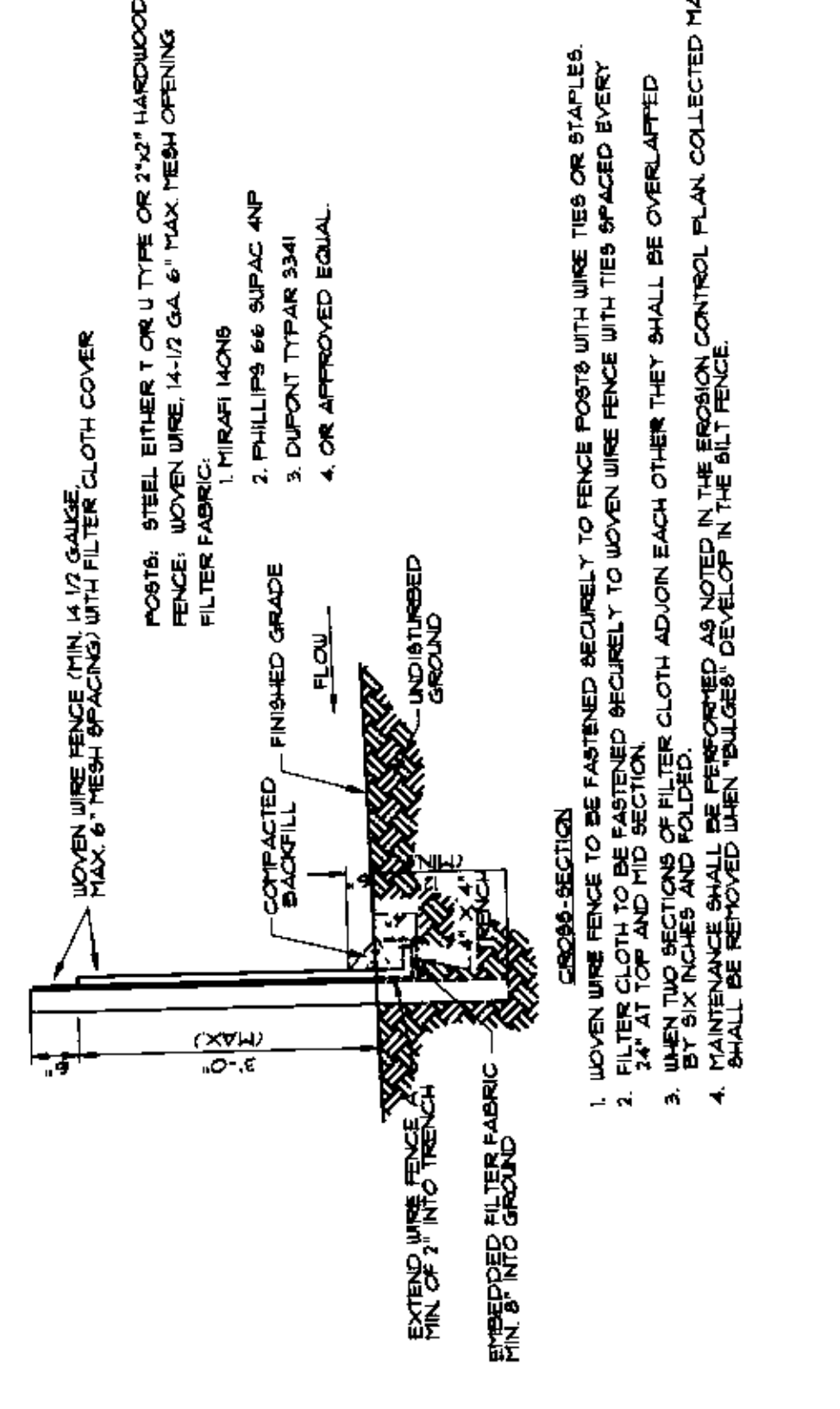
ROCK CHECK DAM (NOT TO SCALE)



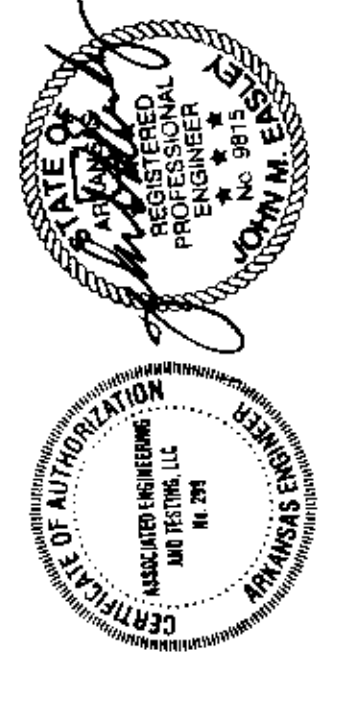
TEMPORARY SEDIMENT TRAP (NOT TO SCALE)



CONSTRUCTION ENTRANCE (NOT TO SCALE)



FILTER BARRIER (NOT TO SCALE)



ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
123 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-937-3994 FAX: 870-937-1285

EROSION CONTROL DETAILS
THE VILLAS AT SAGE-PHASE II
JONESBORO, ARKANSAS

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| DATE | DESCRIPTION |
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SEDIMENTATION/SILT FENCE (NOT TO SCALE)

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