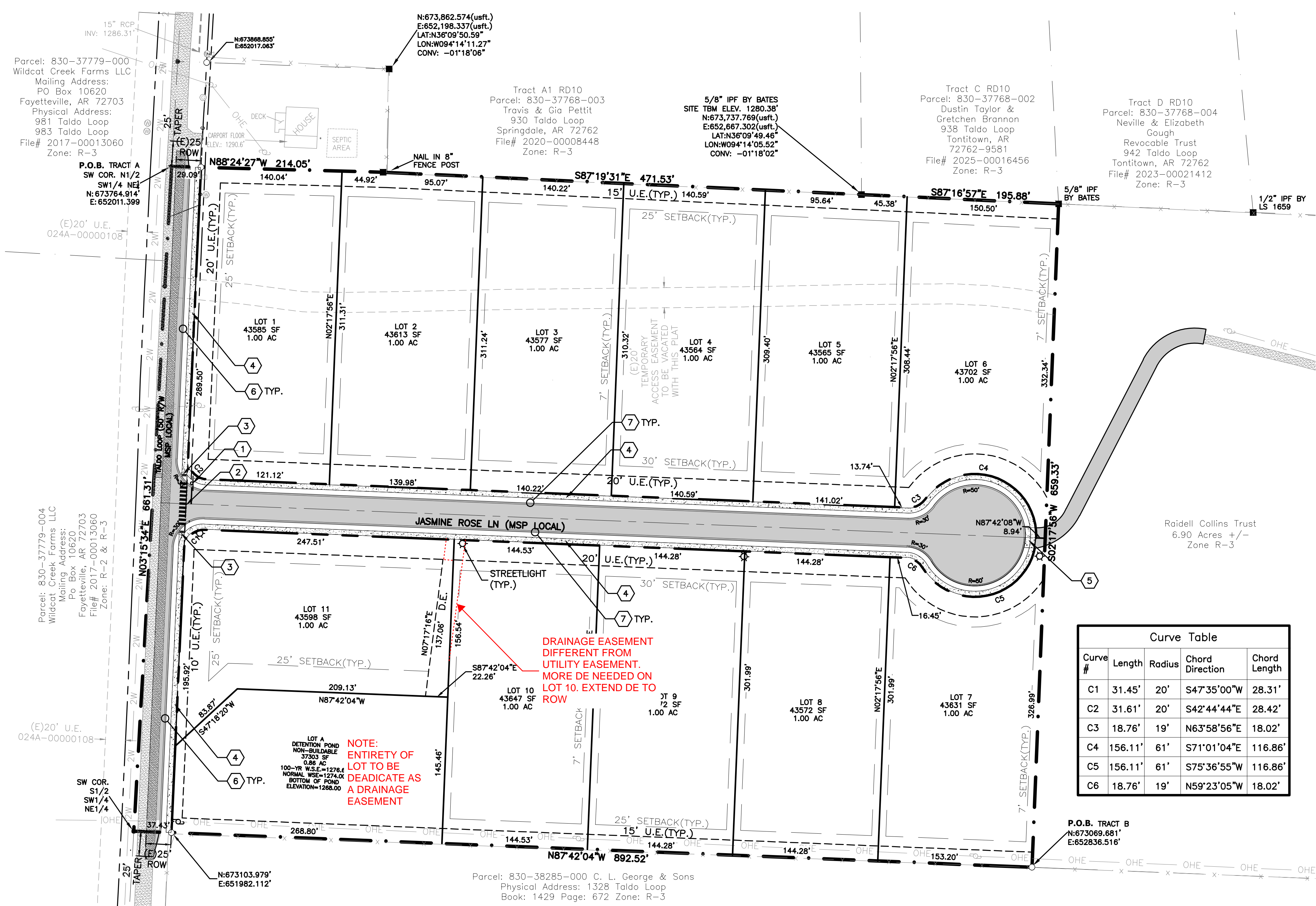
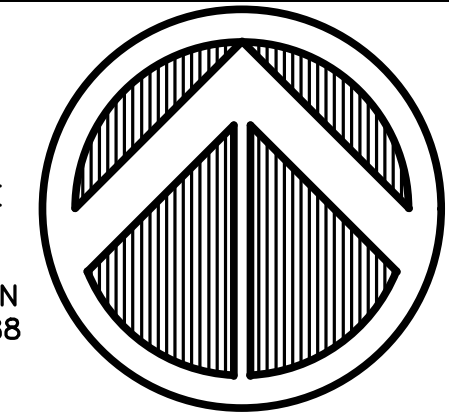


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BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



NORTH
SCALE 1"=60'

LEGEND

- FOUND IRON PIN
SET IRON PIN
PROPERTY LINE
EXISTING BARBED WIRE FENCE
EXISTING POWER POLE
EXISTING OVERHEAD POWER
EXISTING ASPHALT
EXISTING CONCRETE
EXISTING CENTERLINE OF ROAD
EXISTING EASEMENT
EXISTING RIGHT-OF-WAY
PROPOSED ASPHALT
PROPOSED SIGN
EXISTING FIRE HYDRANT
EXISTING TELEPHONE PEDESTAL
EXISTING GAS METER
EXISTING 5/8" WATER METER
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED EASEMENT
PROPOSED BUILDING SETBACK
UTILITY EASEMENT
PROPOSED RIGHT OF WAY

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0065G WITH AN EFFECTIVE DATE OF JANUARY 25, 2024. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

DEVELOPER:

RLP INVESTMENTS, LLC
1111 N. WALTON BLVD.
BENTONVILLE, AR 72712
(479) 233-2652

ZONING:

R-3 (MEDIUM DENSITY RESIDENTIAL)

GENERAL NOTES:

- 1. TO OUR KNOWLEDGE, WETLANDS ARE NOT SHOWN ON THE USFWS WETLANDS INVENTORY MAPPER.
2. STREET SHALL BE CONSTRUCTED OF 3-INCH HMA OVER 6-INCH SB-7 BASE.
3. SUBDIVISION CONSISTS OF 11 TOTAL LOTS.

Curve Table with columns: Curve #, Length, Radius, Chord Direction, Chord Length. Rows C1 through C6.

SURVEY DESCRIPTION:

A PART OF THE S1/2 OF THE SW1/4 OF THE NE1/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 31 WEST, 5TH PRINCIPAL MERIDIAN, CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS BEING SURVEYED AND DESCRIBED AS FOLLOWS: COMMENCING AT A 3/8" IRON PIN FOUND AT THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE THEREOF, NORTH 87°42'04" WEST, 449.35 FEET TO A 5/8" IRON PIN SET WITH PLS #1519 CAP AT THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 87°42'04" WEST, 855.09 FEET TO A 5/8" IRON PIN SET WITH PLS #1519 CAP ON THE EAST RIGHT-OF-WAY LINE OF TALDO LOOP; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 87°42'04" WEST, 37.43 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF, NORTH 03°15'34" EAST, 661.31 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE THEREOF THE FOLLOWING 4 COURSES:

KEYNOTES:

- 1 STOP SIGN PER DETAIL 5/C7.0
2 CROSSWALK STRIPING PER DETAIL 6/C7.0
3 ACCESSIBLE RAMP PER DETAIL 7/C7.0
4 5' SIDEWALK PER DETAIL 8/C7.0
5 6" THICK CONCRETE DRIVE APRON
6 18" CURB AND GUTTER PER DETAIL 9/C7.0
7 MOUNTABLE CURB AND GUTTER PER DETAIL 10/C7.0

CERTIFICATE OF OWNERSHIP

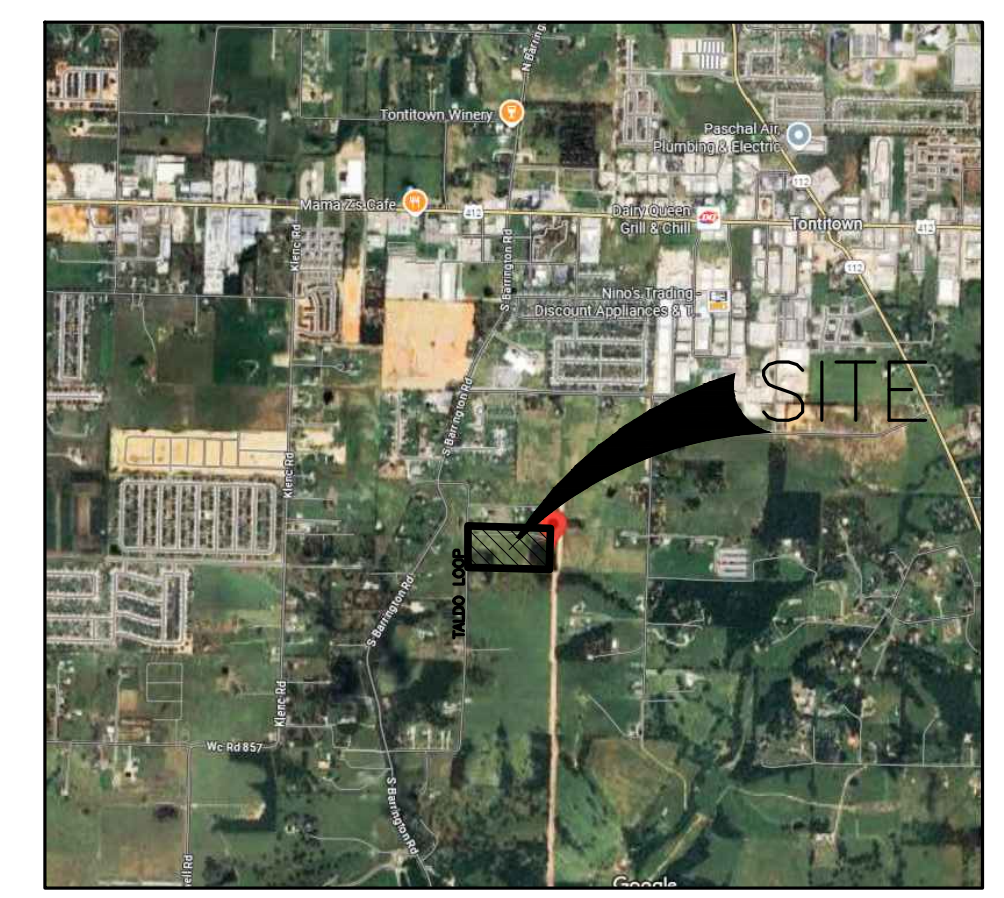
WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, AND EASEMENTS AS SHOWN ON SAID PLAT.

CERTIFICATE OF RECORDING

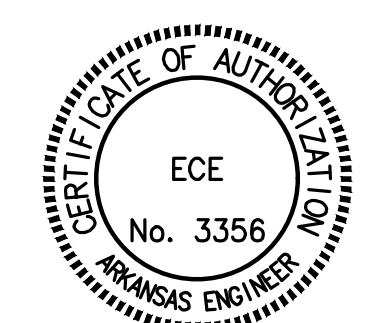
THIS DOCUMENT FILED FOR RECORD THIS DAY OF _____ IN FILE _____ SIGNED: _____ WASHINGTON COUNTY CIRCUIT CLERK

CERTIFICATE OF SURVEYING ACCURACY

I, MICHAEL D. MILLION, P.L.S. NO.1519, ARKANSAS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.



VICINITY MAP NOT TO SCALE



Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

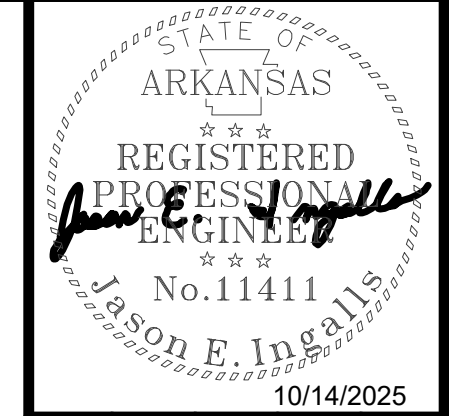


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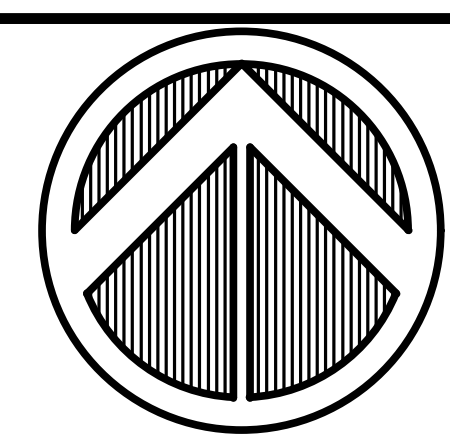
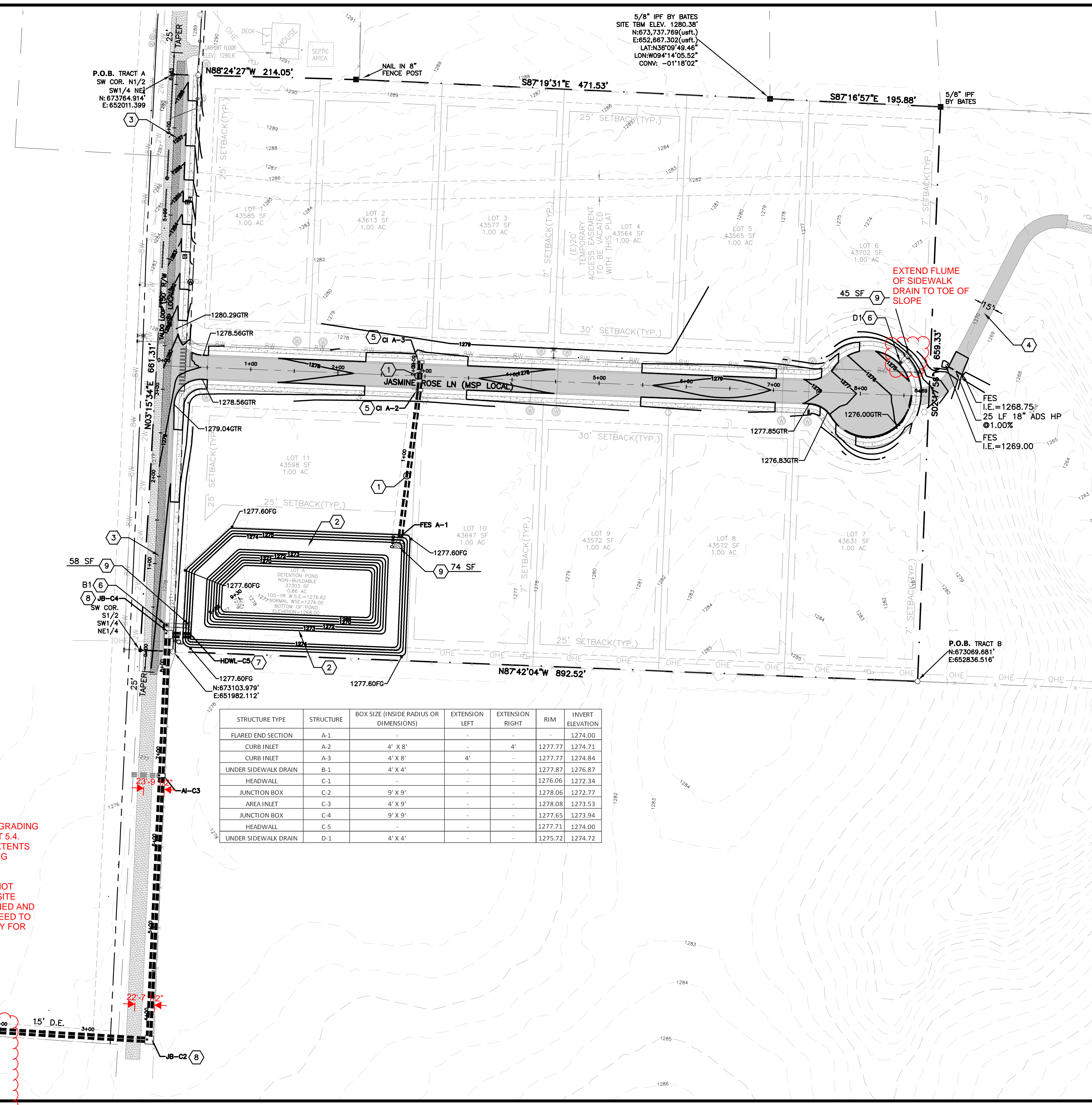
CHRISTINA ESTATES SUBDIVISION
1004 TALDO LOOP
TONTITOWN, AR
RLP INVESTMENTS, LLC
1111 N WALTON BLVD, BENTONVILLE, AR 72712

800 S. SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028
(479) 364-0028
TX: (202) 755-5300
EMAIL: jason@ececivil.com



Table with columns: DRAWN BY, CHECKED BY, DATE, JOB NUMBER, SHEET NAME, PRELIMINARY PLAT, File No., C4.0

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SCALE 1"=60'

NORTH

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- PROPERTY LINE
- EXISTING BARBED WIRE FENCE
- EXISTING POWER POLE
- EXISTING OVERHEAD POWER
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CENTERLINE OF ROAD
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING CONTOUR
- PROPOSED ASPHALT
- PROPOSED SIGN
- EXISTING FIRE HYDRANT
- EXISTING TELEPHONE PEDESTAL
- EXISTING GAS METER
- EXISTING 5/8" WATER METER
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED EASEMENT
- PROPOSED BUILDING SETBACK
- PROPOSED CONTOUR
- PROPOSED TO OF GUTTER
- PROPOSED TOP OF CONCRETE/CURB
- PROPOSED TOP OF ASPHALT
- PROPOSED FINISHED GRADE

- GRADING NOTES:**
- A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.
 - B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
 - C. OFF-SITE FILL MATERIAL (SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.
 - D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
 - E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

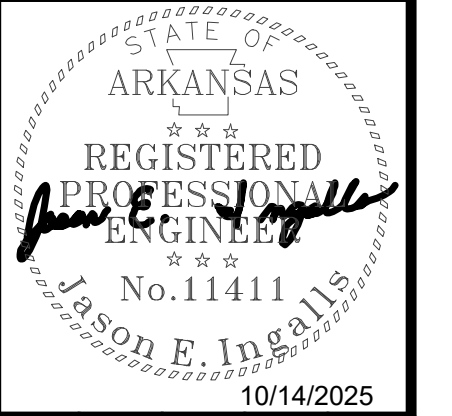
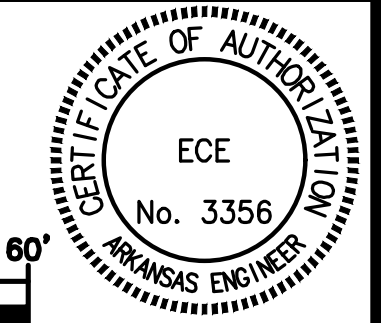
KEYNOTES:

- 1 EMBED STORM PIPE PER DETAIL 11/C7.0
- 2 MAXIMUM 3:1 GRADING
- 3 MILL AND OVERLAY TALDO LOOP MINIMUM OF 2" OF ASPHALT
- 4 2" ASPHALT OVER 4" BASE DRIVEWAY SECTION
- 5 CURB INLET WITH 4' EXTENSION EACH SIDE PER DETAIL 12/C8.0
- 6 4' UNDER SIDEWALK DRAIN PER DETAIL 13/C8.0
- 7 CONCRETE HEADWALL PER DETAIL 15/C8.0
- 8 JUNCTION BOX PER DETAIL FPC-9/C8.0
- 9 RIPRAP PAD PER DETAIL 14/C8.0
- 10 GRASS-LINED DITCH PER DETAIL 16/C8.0
- 11 AREA INLET PER DETAIL 17/C9.0

ADDITIONAL OFFSITE GRADING IS NEEDED PER SHEET 5.4. PLEASE SHOW THE EXTENTS OF REQUIRED GRADING OFFSITE.

CONSTRUCTION CANNOT BEGIN UNTIL ALL OFFSITE EASEMENTS ARE SIGNED AND FILED. EASEMENTS NEED TO BE SUBMITTED TO CITY FOR APPROVAL BEFORE ACQUISITION.

STRUCTURE TYPE	STRUCTURE	BOX SIZE (INSIDE RADIUS OR DIMENSIONS)	EXTENSION LEFT	EXTENSION RIGHT	RIM	INVERT ELEVATION
FLARED END SECTION	A-1	-	-	-	-	1274.00
CURB INLET	A-2	4' X 8'	-	4'	1277.77	1274.71
CURB INLET	A-3	4' X 8'	4'	-	1277.77	1274.84
UNDER SIDEWALK DRAIN	B-1	4' X 4'	-	-	1277.87	1276.87
HEADWALL	C-1	-	-	-	1276.06	1272.34
JUNCTION BOX	C-2	9' X 9'	-	-	1278.06	1272.77
AREA INLET	C-3	4' X 9'	-	-	1278.08	1273.53
JUNCTION BOX	C-4	9' X 9'	-	-	1277.65	1273.94
HEADWALL	C-5	-	-	-	1277.71	1274.00
UNDER SIDEWALK DRAIN	D-1	4' X 4'	-	-	1275.72	1274.72



Date	Comments	Rev
10/14/2025	PER CITY COMMENTS	1

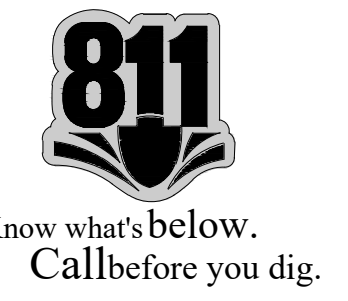
NOT FOR CONSTRUCTION

CHRISTINA ESTATES SUBDIVISION
 1004 TALDO LOOP
 TONTITOWN, AR
 RLP INVESTMENTS, LLC
 1111 N WALTON BLVD, BENTONVILLE, AR 72712

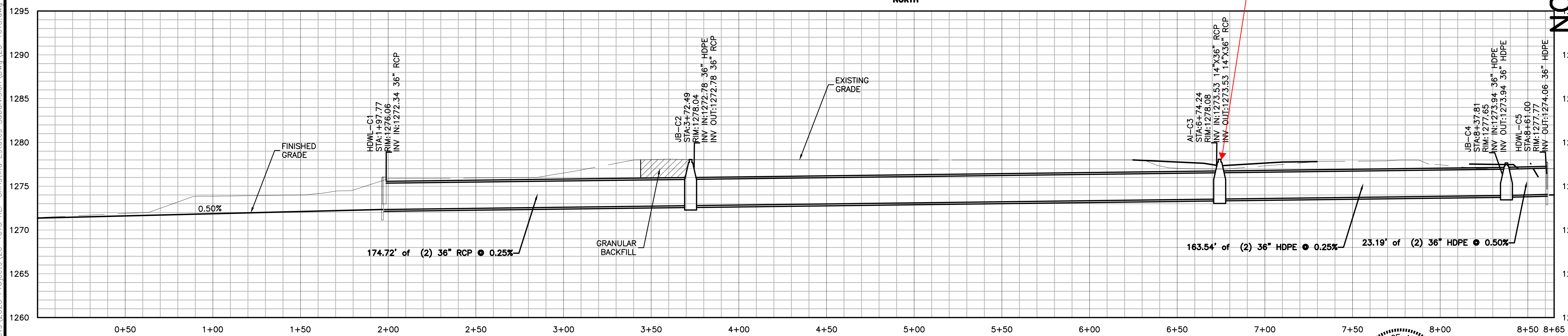
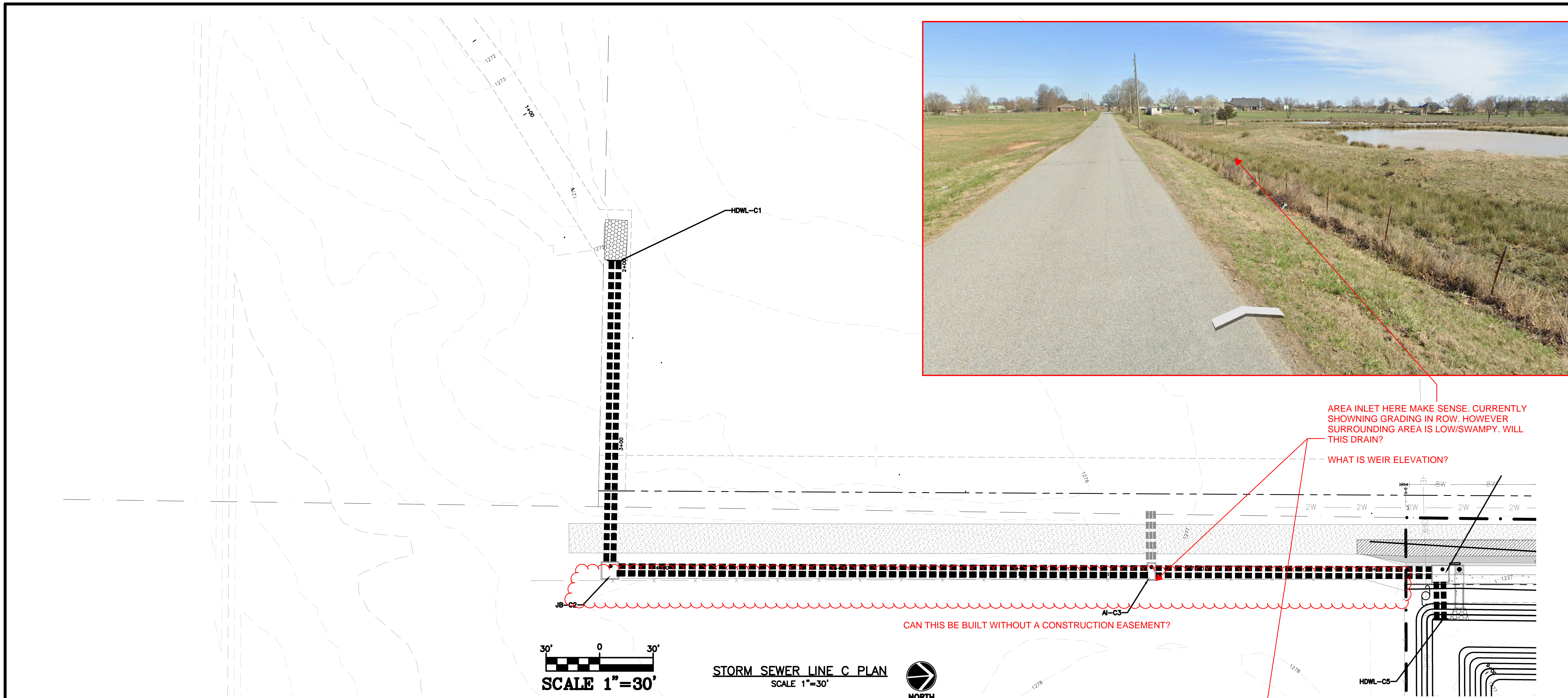
810 S. STATE ST. STE. B
 TONTITOWN, AR 72712
 P: (479) 384-0028
 F: (479) 384-0028
 TX: (505) 752-5300
 EMAIL: jason@eie-ar.com



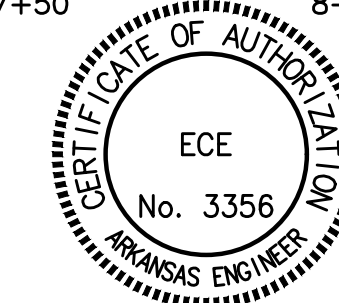
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CHECKED BY:	JEI
DATE	10/15/2025
JOB NUMBER	25-1015
SHEET NAME	GRADING PLAN
File No.	25-1015.dwg
	C5.0



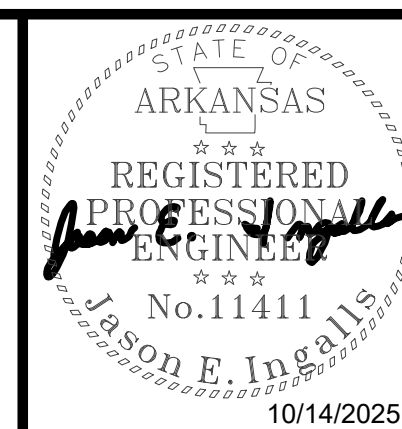
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STORM SEWER LINE C PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'



NOT FOR CONSTRUCTION



Rev	Comments	Date
1	PER CITY COMMENTS	10/14/2025

CHRISTINA ESTATES SUBDIVISION
 1004 TALDO LOOP
 TONTITOWN, AR
RLP INVESTMENTS, LLC
 1111 N WALTON BLVD, BENTONVILLE, AR 72712

REG. NO. 3356 STATE OF ARKANSAS
 REG. NO. 11411 STATE OF ARKANSAS
 O. 07/29/2008
 M. 02/09/2025
 EMAIL: jason@eece.com



DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	10/15/2025
JOB NUMBER	25-1015
SHEET NAME	STORM SEWER LINE C PLAN & PROFILE
File No.	25-1015.dwg
	C5.4