

POINT OF COMMENCEMENT:  
NORTH 1/4  
CORNER, 36-19-30  
PLATS 29-104, 16-104

**LEGEND**

- FOUND IRON PIN OR AS NOTED
- SET IRON PIN
- FOUND PK NAIL
- RIGHT-OF-WAY
- CURB
- PROPERTY LINE
- SETBACK
- UTILITY EASEMENT
- LOT LINE
- CENTERLINE
- STREET LIGHT
- SIDEWALK
- STOP SIGN
- FINISHED FLOOR ELEVATION
- ASSIGNED PRE-ADDRESS
- 8" WATER
- 8" SEWER
- UTILITY EASEMENT
- DRAINAGE EASEMENT

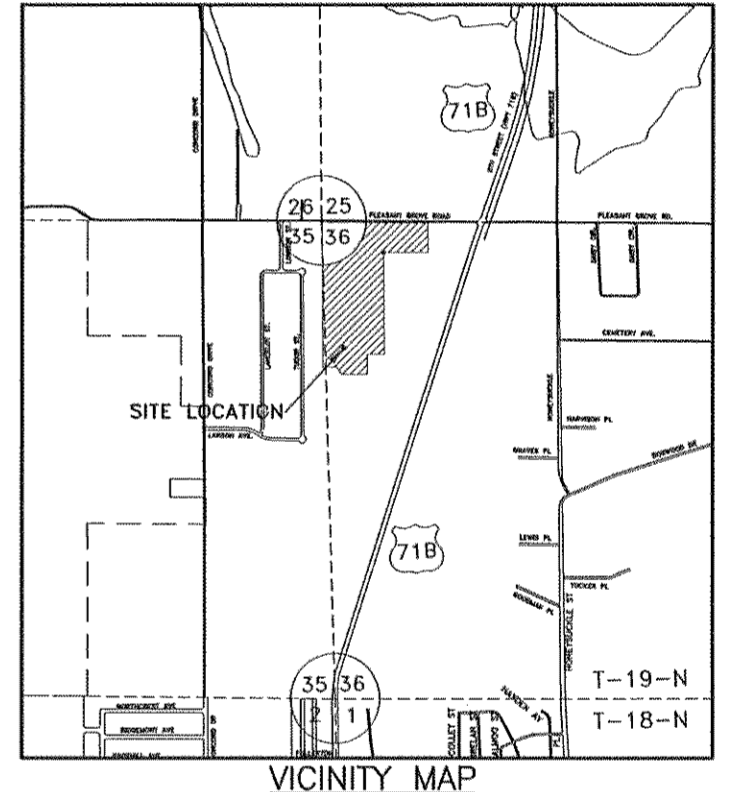
**USES BY RIGHT:**

- LOTS C-1 THRU C-4: HIGHWAY COMMERCIAL IN NATURE AND RETAIL WHICH WILL FOLLOW ALL OVERLAY DISTRICT CONDITIONS.
- LOTS 1-28, LOTS 83-114, AND LOTS 145-172: RESIDENTIAL DUPLEX

**NOTE:**  
CLOMR APPLICATION HAS BEEN APPROVED BY FEMA PER A LETTER DATED  
FEBRUARY 9TH 2006.

**PUD NOTES:**

- THIS PROJECT CONFORMS TO THE OVERLAY DISTRICT.
- LOTS C-1 THROUGH C-5 ARE TO BE USED FOR RETAIL DEVELOPMENT. LOTS 1 THROUGH 172 ARE TO BE DUPLEX RESIDENTIAL LOTS.
- NO PARKING NEAR TRAFFIC ISLANDS.
- ALL LOTS MUST ACCESS INTERIOR STREETS.
- BUILDING RESTRICTIONS MUST CONFORM TO PUD SITE PLAN.
- RESIDENTIAL BUILDINGS ARE REQUIRED TO COMPOSE OF 1200 SQ FEET PER DUPLEX UNIT, 2400 SQ FEET FOR ENTIRE DUPLEX BUILDING, NOT INCLUDING THE GARAGE. EACH UNIT IS REQUIRED TO HAVE A 2 CAR GARAGE, AND A DRIVEWAY THAT CAN ACCOMMODATE 2 PARKED CARS. EACH BUILDING MUST BE COMPOSED OF NOT LESS THAN 75% MASONRY.
- ALL PROPERTY USES ARE SUBJECT TO THE PARK CENTRAL COVENANTS AND RESTRICTIONS FILED AT THE COUNTY COURTHOUSE ON AT



**PLEASANT GROVE ROAD**



**CURVE TABLE**

CURVE	LENGTH	RADIUS
C1	23.37	15.00
C2	23.75	15.00
C3	4.43	110.00
C4	6.54	110.00
C5	6.58	110.00
C6	4.38	110.00
C7	8.97	90.00
C8	8.97	90.00
C9	25.17	40.00
C11	51.18	53.73
C12	8.81	53.73
C13	6.45	15.00
C14	17.24	40.00
C15	10.07	40.00
C16	42.56	53.43
C17	25.27	15.00
C18	23.56	15.00
C19	4.97	5.00
C20	49.69	50.00
C21	157.08	50.00
C22	49.99	50.00
C23	4.97	5.00
C24	23.56	15.00
C25	23.56	15.00
C26	23.56	15.00
C27	23.56	15.00

**PUD COMMENTS:**

- NorthStar Request for Park Central PUD**
- Allow frontage of lots to be less than 100' in width in residential
  - Allow rear yard setbacks to be 25' instead of the 35' req.
  - Allow Zero lot lines for duplex housing
  - Non-monument sign for entire development (on lot C-7)
  - Any lots to have less restrictions on Overlay Building Quality

**NorthStar Tradeoffs for Allowances**

- 3 Landscape Islands in roadway
- Park area
- Covenants and Restrictions

**PUD Comments to NorthStar**

- 60% of commercial lots are to be used for retail-tax generating lots
- Grant cross access easements for commercial lots as approved by the City Planner. Show restrictions on lot access from 71B and Pleasant Grove Road (list by note on plat).
- Grant 5% of total project site to Park area
- Provide covenants for a Property Owners Association
- Grant a 60' ROW to the City of Rogers for Pleasant Grove Road
- Identify the areas that the POA will maintain for residential
- Extend Commercial lots to be all along Pleasant Grove road
- Provide 'Welcome to Lowell' sign to match existing sign at intersection of Hwy 540 and 284.
- All signs shall match 'Welcome to Lowell' sign architecture

**SURVEY DESCRIPTION:**

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF LOWELL, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A 5/8" REBAR FOR THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE ALONG THE SOUTH LINE THEREOF NORTH 86°37'34" WEST 2635.63 FEET TO A FOUND PK NAIL ALONG THE CENTERLINE OF PLEASANT GROVE ROAD; THENCE SOUTH 02°47'34" WEST 60.00 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING; THENCE SOUTH 88°37'27" EAST 1053.67 FEET; THENCE SOUTH 02°41'28" WEST 287.18 FEET; THENCE NORTH 87°21'05" WEST 442.35 FEET; THENCE SOUTH 02°38'55" WEST 1015.00 FEET; THENCE NORTH 87°21'05" WEST 170.00 FEET; THENCE SOUTH 02°38'55" WEST 200.00 FEET; THENCE NORTH 87°21'05" WEST 251.99 FEET; THENCE NORTH 33°05'55" WEST 90.74 FEET; THENCE NORTH 87°21'05" WEST 138.62 FEET; THENCE NORTH 02°28'36"E 188.02 FEET; THENCE NORTH 02°47'34" EAST 1255.90 FEET TO THE POINT OF BEGINNING, CONTAINING 23.14 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

**SURVEY NOTES:**

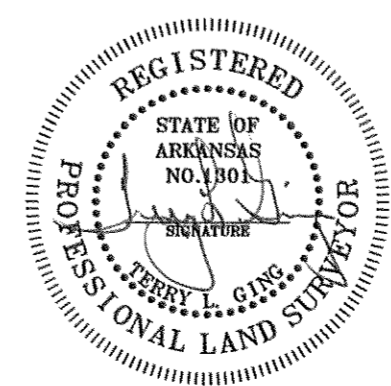
RIGHT-OF-WAY WIDTHS FOR PLEASANT GROVE ROAD TAKEN FROM DIMENSIONS SHOWN ON PLAT RECORD 6 AT PAGE 16, AND EXISTING MONUMENTS.

EASEMENTS RECORDED IN BOOK 389 AT PAGE 245 AND BOOK 608 AT PAGE 852 WERE PLOTTED HEREON PER COURSES AND DISTANCES OF RECORD. THE ACTUAL EASEMENT MAY BE SUBJECT TO THE CENTERLINE OF THE 24" WATERLINE AS BUILT.

FLOOD ZONE NOTE: PORTIONS OF THIS PROPERTY ARE SHOWN AS LOCATED IN ZONES 'A' AND 'AE' BEING INSIDE THE 100 YEAR FLOOD ZONE, AS GRAPHICALLY SCALED FROM F.I.R.M. MAP NUMBER 05007C0162-F DATED DECEMBER 20, 2000.

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED AND AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF LOWELL

TERRY L. GINN, AR L.S. 1301  
500-19N-30W-0-23-330-04-1301



**NORTHSTAR ENGINEERING CONSULTANTS, INC.**  
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Geological Services  
Land Surveying  
Planning  
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Bentonville, Arkansas 72712  
(479) 271-8144 Fax

**PARK CENTRAL PUD PHASE 1 PLEASANT GROVE ROAD LOWELL, ARKANSAS**

**FINAL PLAT**

CHECKED: JEI 01/25/06  
DRAWN: OMM 01/25/06  
FILE NAME: 326-04FP  
PROJECT No.: 326-01  
PLOT DATE/REV.: 3/15/06 / 1  
**SHEET 1 of 2**

3"x6" LIMESTONE SW CORNER NW/4, NW/4 36-19-30 PLATS 21'1"-11, 19-287