



## Planning & Zoning Department

300 S. Church  
Jonesboro, AR 72401  
Ph# (870) 932-0406 / Fax# (870) 336-3036

**"Helping to Build A Better Community"**

### FINAL SUBDIVISION PLAT

#### GENERAL INFORMATION

Name of Subdivision: TWIN OAKS PHASE 2

Location: S. CULBERHOUSE - SOUTH OF SAVANNAH Zoning District: RS-7

Property Owner: CKF, LLC - CHRIS FUTRELL

Property owner address: 504 FARM CREEK, JONESBORO, AR. 72404

Surveyor: BRANDON WOOD Phone #: 870-930-7504

Surveyor's Address: 112 CR 7625, BROOKLAND, AR. Zip Code: 72417

Applicant's Signature *Carlos Wood* Date: 6-26-18

#### THE FOLLOWING INFORMATION MUST BE INCLUDED FOR AN APPLICATION TO BE CONSIDERED COMPLETE:

1. The names and lines of all streets and roads, alleys lines, lot lines, building setback lines, block and lot numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations. Location and names of the nearest streets and/or alignments should be altered to match existing streets. Submission shall include overall vicinity map of nearest adjacent platted subdivisions at scale. (*Revised: ORD-07:45, February 6, 2007*)
2. Sufficient data to determine readily and reproduce on the ground, the location, bearing and length of every street line, lot line, boundary line, block line and building line whether curved or straight and including true North point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets and curved property lines that are not the boundary of curved streets.
3. Profiles of all streets with natural and finished grades drawn to a scale of one (1") inch equals fifty (50') feet horizontal and one (1") inch equals ten (10') feet vertical or larger when required by the Planning Commission.

4. All dimensions to the nearest one-tenth (1/10) of a foot and angles to the nearest minute.
5. Location and description of monuments.
6. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
7. Date, title, name and location of subdivision, graphic scale and true North point.
8. Certificate of dedication by landowner.
9. The names and seal of the Registered Land Surveyor (in the state of Arkansas). Responsible for the survey and contour formation on the plat.
10. The plan shall provide for all proposed utility lines in accord with existing policies, rules or regulations of the utilities, the city or other applicable regulations, and approval of the City Water and Light as to proposed sanitary sewer, water and electric lines, shall accompany the final plan.
11. a. Adequate provisions for drainage of surface water shall be made by the subdivider and shown on the plan and he shall file with the City Planning Commission a description, specifications and drawings prepared by a registered civil engineer in the State of Arkansas, which shall be adequate to provide drainage for area subdivided and/or adjacent areas attached by drainage across or from such tract. The minimum size pipe used in the subdivision shall not be less than eighteen (18) inches inside diameter. (Ord. No. 1986, Sec. 3)  
  
b. If proposed subdivision is a portion of a tract, which is later to be subdivided in its entirety, then a tentative master plan of the entire subdivision should be submitted with the plat of the portion first to be subdivided.
12. A development permit where required in accordance with Section 5-18.2 as amended, before final approval of final plat.
13. A registered engineer, in the state of Arkansas, will check the final plat for correctness, and placing his seal on drawings, charging the cost to the subdivider. (Ord. Nos. 909, 1290, and 1630)
14. Fees (See Fee Schedule).

## Planning

### Single Family Residential Approvals - Planning Review

|   |       |
|---|-------|
| New Single Family Dwelling (per structure)                  | \$50  |
| New Multiple Family Dwellings (per plan submittal)          | \$100 |
| Additions to Residential Dwellings (increase in footprint)  | \$25  |
| Detached Buildings & Other Accessory or Temporary Structure | \$25  |
| Alterations or Repairs of Residential Dwelling              | \$25  |
| Swimming pools (above or below ground)                      | \$25  |
| Walls, fences, decks, antenna towers & satellite dishes     | \$50  |
| Multi-family Additions                                      | \$50  |
| Multi-family Accessory Structures                           | \$50  |
| Multi-family Dwellings 5 units and above                    | \$500 |

### Commercial Building Permits - Planning Review

|   |         |
|---|---------|
| 0 sq ft to 10,000 sq ft Commercial Building Area                    | \$500   |
| 10,001 sq ft or more Commercial Building Area                       | \$1,000 |
| Interior alterations/repairs of commercial or industrial structures | \$250   |
| Awnings and Canopies  | \$250   |
| Accessory buildings, walls, fences, decks                           | \$250   |
| Cellular towers/antenna & satellite (new)                           | \$100   |
| Cellular towers/antenna & satellite (existing)                      | \$100   |
| Parking Lots  | \$100   |
| Landfill and Extractions (land use only)                            | \$1,000 |
| Gravel Mining   | \$1,000 |
| Change of Use Certificate   | \$100   |
| Commercial Storage Tanks  | \$250   |
| Temporary Tents, Trailers & Structures                              | \$250   |

### Rezoning Fees

|            |       |
|------------|-------|
| Base Fee + | \$500 |
|------------|-------|

### Special District Applications

|  |       |
|--|-------|
| Village Residential Overlay                        | \$500 |
| JMA-O Jonesboro Municipal Airport Overlay District | \$500 |
| Planned Development District                       |       |
| Fee per stage (Preliminary, Final, Modifications)  | \$500 |

### Board of Zoning Appeals Fees

|  |       |
|--|-------|
| Residential Appeal - Compatible Non-Conforming Use (BZA) | \$200 |
| Commercial Appeal - Compatible Non-Conforming Use (BZA)  | \$400 |
| Conditional Use (MAPC)                                   | \$400 |

### Subdivision Fees

#### Minor Plats & Replats (Administrative Approvals)

|          |       |
|----------|-------|
| Base Fee | \$400 |
|----------|-------|

#### Reviews requiring MAPC Approval

##### Subdivisions: 0 to 20 acres

|                                   |         |
|-----------------------------------|---------|
| Base Fee                          | \$500   |
| Per Lot Fee                       | \$4     |
| Subdivisions: Over 20 to 40 acres | \$1,000 |
| Subdivisions: Over 40 acres       | \$1,500 |

### On/Off Premise Sign Permits

|                                  |         |
|----------------------------------|---------|
| Bill Board Base Fee              | \$1,000 |
| Construction Base Fee            | \$100   |
| Ground Sign New Base Fee         | \$100   |
| Wall & Awning Signs Base Fee     | \$100   |
| Pole Sign Base Fee               | \$100   |
| Marquee Sign Base Fee            | \$100   |
| Monument Sign Base Fee           | \$100   |
| Promotional Event Signs Base Fee | \$100   |
| Banners                          | \$50    |

### Mapping Services

|                        |       |
|------------------------|-------|
| Zoning Research Letter | \$500 |
| Zoning Letter (simple) | \$50  |

### Additional Fees Not being Charged

|  |         |
|--|---------|
| Multi-Family Dwelling Review (3rd submittal) | \$1,000 |
| Commercial/Industrial Review (3rd submittal) | \$1,000 |

# INSPECTIONS & PLANNING

## FEES

## THE CITY OF JONESBORO



### INSPECTIONS

300 S. Church St.  
Jonesboro, AR 72401  
870-933-4602

### PLANNING

300 S. Church St.  
Jonesboro, AR 72401  
870-932-0406

[www.jonesboro.org](http://www.jonesboro.org)

Planning: RES-17-091  
Inspections: RES-17-092

# Inspections

|   |                            |                                     |                          |  |   |
|---|----------------------------|-------------------------------------|--------------------------|--|---|
| Swimming Pool Elec Bond .....                   | \$50                       | RElectrical Reconnect .....         | \$50                     | Commercial Sewer Connection & Street Cut ..... | \$100                                     |
| Street Cut Permit .....                         | \$40                       | Plumbing Changeout .....            | \$40                     | Commercial Plumbing .....                      | .07 sq ft                                 |
| Storm Shelter .....                             | \$50                       | Multi-family Building Permit .....  | Project Cost             | Commercial HVACR .....                         | .07 sq ft                                 |
| Residential Water Meter Permit .....            | \$40                       | Multi Family Plumbing .....         | .06 sq ft                | Commercial Gas Test .....                      | \$50                                      |
| Residential Swimming Pool .....                 | Project Cost               | Multi Family HVAC .....             | .06 sq ft                | Commercial Electric - Site Trailer .....       | \$100                                     |
| Residential Storage .....                       | Project Cost               | Multi Family Electric .....         | .06 sq ft                | Commercial Electric Reconnect .....            | \$55                                      |
| Residential Sprinkler Permit .....              | \$60                       | Mobile Vending Permit .....         | \$40                     | Commercial Electric Alteration .....           | \$55                                      |
| Residential Single Family .....                 | Project Cost               | HVAC C/O VentAHood .....            | \$40 C/a \$55 C/O & Duct | Commercial Electric .....                      | .07 sq ft                                 |
| Residential Sewer Stubout Permit .....          | \$40                       | Grading Permit .....                | Engineering Fee          | Commercial Building Permit .....               | Project Cost                              |
| Residential Sewer Permit .....                  | \$40                       | Fire Sprinkler Permit .....         | \$50 - Fire Dept.        | Commercial Alterations .....                   | Project Cost                              |
| Residential Sewer Connection & Street Cut ..... | \$80                       | Fire Alarm .....                    | \$50 - Fire Dept.        | Commercial Additions .....                     | Project Cost                              |
| Reinspection Fee.....                           | R - \$40 C - \$100         | Fence Permit .....                  | Planning Fee             | Canopy Permit .....                            | \$50                                      |
| Residential Plumbing .....                      | .05 sq ft                  | Existing Structure CO .....         | \$50                     | Backflow Permit .....                          | C - \$50 R - \$40                         |
| Residential HVAC .....                          | .05 sq ft                  | Driveway Permit .....               | Engineering Fee          | Temp Pole .....                                | \$55                                      |
| Residential Gas Test.....                       | \$40                       | Demolition Permit .....             | R - \$100 C - \$250      | Low Voltage .....                              | R - \$50 C - \$100                        |
| Residential Electrical .....                    | .05 sq ft                  | Communication Tower .....           | Project Cost             | Temp Co .....                                  | R - \$50 C - \$500                        |
| Residential Electric Alteration .....           | \$50                       | Commercial Water Meter Permit ..... | \$50                     | Foundation & Footing .....                     | .040,000 sq ft \$50 10,001+ sq ft \$1,000 |
| Residential Building - Duplex .....             | Project Cost               | Commercial Temp Power .....         | \$55                     | Tent Permit .....                              | \$50                                      |
| Residential Alterations .....                   | \$100 min.                 | Commercial Storage .....            | Project Cost             | Moving Permit .....                            | \$50                                      |
| Residential Additions .....                     | Project Cost               | Commercial Sprinkler Permit .....   | \$85                     | HVAC Duct Only .....                           | \$40                                      |
| Re-Roofing Permit .....                         | R - \$100 C - Project Cost | Commercial Signs .....              | Project Cost             |  |   |
|   |                            | Commercial Sewer/Stubout .....      | \$50                     |  |   |

**ENGINEERING & STREET  
DEPARTMENTS**

**FEES**

**THE CITY OF  
JONESBORO**



[www.jonesboro.org](http://www.jonesboro.org)

Engineering Dept. RES-17-089

Street Dept. RES-17-088

**Engineering Fees**

|  |                               |
|--|-------------------------------|
| Driveway Permit ( <i>per driveway</i> ).....                                   | \$50                          |
| <i>(includes one form inspection &amp; one final inspection)</i>               |                               |
| Driveway Re-Inspection Fee .....   | \$30                          |
| Lane/Traffic Closure Permit:   |                               |
| One Traffic Lane Closure Permit .....  | \$25                          |
| Street Closure (Collector) .....   | \$100                         |
| Street Closure (Arterial) .....  | \$200                         |
| Floodplain Development Permit .....  | \$100 per acre (\$25 min.)    |
| Drainage Alteration/Modification Permit .....                                  | \$25                          |
| <i>(plus \$0.10 per linear ft. of drainage system modification/alteration)</i> |                               |
| Grading Permit .....   | \$100 per acre (\$50 minimum) |
| Stormwater Management Plan Permit:   |                               |
| for subdivision .....  | \$1,000 minimum               |
| <i>additional lots over 10</i> .....   | \$100 per lot                 |
| for commercial site .....  | \$350 minimum                 |
| <i>additional acres over 3.5 acres</i> .....                                   | \$100 per acre                |
| Stormwater Appeal Fee .....  | \$200                         |
| Encroachment Permit .....  | \$50                          |
| Residential Site Permit .....  | \$25                          |

**Street Fees**

|   |         |
|---|---------|
| Street Plate - 1st plate delivered ( <i>up to 60 days</i> ) .....           | \$45    |
| <i>(includes one form inspection &amp; one final inspection)</i>            |         |
| Each additional street plate delivered ( <i>up to 60 days</i> ).....        | \$15    |
| Street Repair .....   | \$200   |
| Base Asphalt .....  | \$30    |
| Barricades (contractors - street cuts and repairs) .....                    | \$75/ea |
| Barricades (block parties, etc.) .....                                      | \$10/ea |
| Cones .....   | \$5/ea  |
| Replacement of Regulatory Sign & Post - <i>accidents, etc.</i> .....        | \$150   |
| Replacement of Street Identifier Sign & Post - <i>accidents, etc.</i> ..... | \$150   |
| New Regulatory Sign & Post for Subdivisions.....                            | \$150   |
| New Street Identifier Sign & Post for Subdivisions.....                     | \$250   |
| Replacement for Damaged Sign Post - <i>accidents, etc.</i> .....            | \$50    |



## Planning Charge Sheet

**Residential Approvals – Planning Review (select all that apply) 01-0731:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Single Family Dwelling   | <input type="checkbox"/> Multiple Family Dwelling  | <input type="checkbox"/> Detached/Accessory Bldg     |
| <input type="checkbox"/> Single Family Additions  | <input type="checkbox"/> Single Family Alterations | <input type="checkbox"/> Swimming Pools              |
| <input type="checkbox"/> Walls, Fences, Decks Etc | <input type="checkbox"/> Multi Family Additions    | <input type="checkbox"/> Multi Family Accessory Bldg |

**Commercial Approvals – Planning Review (select all that apply) 01-0732:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Building _____ Sqft.              | <input type="checkbox"/> Interior Alterations/Repairs | <input type="checkbox"/> Awnings/Canopies        |
| <input type="checkbox"/> Accessory Bldgs, etc.             | <input type="checkbox"/> Parking Lots                 | <input type="checkbox"/> Landfill and Extraction |
| <input type="checkbox"/> Gravel Mining                     | <input type="checkbox"/> Change of Use                | <input type="checkbox"/> Storage Tanks           |
| <input type="checkbox"/> Temp Tents, Trailers & Structures |   |  |

**Residential Zoning Districts : (Zoning Map Amendments) 01-0516:**

- Single Family Districts \_\_\_\_\_ Acres
- Multi Family Districts \_\_\_\_\_ Acres

**Non-Residential Zoning Districts : (Zoning Map Amendments) 01-0516:**

- Zoning Map Amendments \_\_\_\_\_ Acres

**Special District Applications 01-0516:**

- Village Residential Overlay
- JMA-O, Jonesboro Municipal Overlay District
- Planned Development District \_\_\_\_\_ phase (preliminary, final, modification)

**Board of Zoning Appeals Fee 01-0516:**

- Residential       Commercial       Conditional Use       Compatible Non-Conforming Use

**Subdivision Planning Fees 01-0733:**

- Minor Plats & Replats       Reviews MAPC Approval: \_\_\_\_\_ Lots      \_\_\_\_\_ Acres

**On/Off-Premise Signage Permits – Planning Review 01-0734:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Billboards   | <input type="checkbox"/> High Rise Interstate _____ faces | <input type="checkbox"/> Bulletin Board _____ Sqft |
| <input type="checkbox"/> Construction Sign  | <input type="checkbox"/> Ground Sign _____ Sqft           | <input type="checkbox"/> Wall & Awning _____ Sqft  |
| <input type="checkbox"/> Directional Sign _____ Sqft                                | <input type="checkbox"/> Pole Sign _____ Sqft             | <input type="checkbox"/> Marquee Sign _____ Sqft   |
| <input type="checkbox"/> Promo Event  | <input type="checkbox"/> Special Event Sign               | <input type="checkbox"/> Grand Opening Sign        |
| <input type="checkbox"/> Corner or Interior Parcel Sign _____ Sqft      Faces _____ |   |  |

**Zoning Sign Deposit 01-0155:**  \_\_\_\_\_ Number of Signs

**Mapping and Duplicating Services Per Page 01-0735:**

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> 8 ½" x 11" BW Copies           | <input type="checkbox"/> 8 ½" x 11" Color Map | <input type="checkbox"/> Over Size Page              | <input type="checkbox"/> Zoning Resolution |
| <input type="checkbox"/> Zoning Map 36"x50"             | <input type="checkbox"/> Land Use (36"x44")   | <input type="checkbox"/> 11"x17" Map                 |  |
| <input type="checkbox"/> Property Owner Search/Plat Map |   | <input type="checkbox"/> Zoning Certification Letter |  |

Total Pages \_\_\_\_\_

Description: \_\_\_\_\_ Total Amount Due: \_\_\_\_\_

Site: Address: \_\_\_\_\_ Tracking No.: \_\_\_\_\_

Customer \_\_\_\_\_

Customer # \_\_\_\_\_

City Official \_\_\_\_\_

Date \_\_\_\_\_