



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 3

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 *Brandon 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

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

Inspections

Swimming Pool Elec Bond	\$50
Street Cut Permit	\$40
Storm Shelter	\$50
Residential Water Meter Permit	\$40
Residential Swimming Pool	Project Cost
Residential Storage	Project Cost
Residential Sprinkler Permit	\$60
Residential Single Family	Project Cost
Residential Sewer Stubout Permit	\$40
Residential Sewer Permit	\$40
Residential Sewer Connection & Street Cut	\$80
Reinspection Fee.....	R - \$40 C - \$100
Residential Plumbing .....	.05 sq ft
Residential HVAC .....	.05 sq ft
Residential Gas Test.....	\$40
Residential Electrical .....	.05 sq ft
Residential Electric Alteration	\$50
Residential Building - Duplex	Project Cost
Residential Alterations	\$100 min.
Residential Additions	Project Cost
Re-Roofing Permit	R - \$100 C - Project Cost

RElectrical Reconnect	\$50
Plumbing Changeout	\$40
Multi-family Building Permit	Project Cost
Multi Family Plumbing .....	.06 sq ft
Multi Family HVAC .....	.06 sq ft
Multi Family Electric .....	.06 sq ft
Mobile Vending Permit	\$40
HVAC C/O VentAHood	\$40 C/a \$55 C/O & Duct
Grading Permit	Engineering Fee
Fire Sprinkler Permit	\$50 - Fire Dept.
Fire Alarm	\$50 - Fire Dept.
Fence Permit	Planning Fee
Existing Structure CO	\$50
Driveway Permit	Engineering Fee
Demolition Permit	R - \$100 C - \$250
Communication Tower	Project Cost
Commercial Water Meter Permit	\$50
Commercial Temp Power	\$55
Commercial Storage	Project Cost
Commercial Sprinkler Permit	\$85
Commercial Signs	Project Cost
Commercial Sewer/Stubout	\$50

Commercial Sewer Connection & Street Cut	\$100
Commercial Plumbing .....	.07 sq ft
Commercial HVACR .....	.07 sq ft
Commercial Gas Test	\$50
Commercial Electric - Site Trailer	\$100
Commercial Electric Reconnect	\$55
Commercial Electric Alteration	\$55
Commercial Electric .....	.07 sq ft
Commercial Building Permit	Project Cost
Commercial Alterations	Project Cost
Commercial Additions	Project Cost
Canopy Permit	\$50
Backflow Permit	C - \$50 R - \$40
Temp Pole	\$55
Low Voltage	R - \$50 C - \$100
Temp Co	R - \$50 C - \$500
Foundation & Footing .....	.040,000 sq ft \$50 10,001-+ sq ft \$1,000
Tent Permit	\$50
Moving Permit	\$50
HVAC Duct Only	\$40

ENGINEERING & STREET DEPARTMENTS

FEES

THE CITY OF JONESBORO



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 & 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 & 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:

- | |
|--|
| <input type="checkbox"/> Single Family Districts _____ Acres |
| <input type="checkbox"/> Multi Family Districts _____ Acres |

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

- | |
|--|
| <input type="checkbox"/> Zoning Map Amendments _____ Acres |
|--|

Special District Applications 01-0516:

- | | |
|---|--|
| <input type="checkbox"/> Village Residential Overlay | <input type="checkbox"/> JMA-O, Jonesboro Municipal Overlay District |
| <input type="checkbox"/> Planned Development District _____ | phase (preliminary, final, modification) |

Board of Zoning Appeals Fee 01-0516:

- | | | | |
|--------------------------------------|-------------------------------------|--|--|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Commercial | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Compatible Non-Conforming Use |
|--------------------------------------|-------------------------------------|--|--|

Subdivision Planning Fees 01-0733:

- | | |
|--|--|
| <input type="checkbox"/> Minor Plats & Replats | <input type="checkbox"/> 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