

Application History

- 3/28/2024 08:57:0 am - Application started
- 3/28/2024 09:13:2 am - Status Update: SubmitStart
- 3/28/2024 09:13:3 am - Permit created in PDox
- 3/28/2024 09:13:3 am - Status Update: Complete
- 3/28/2024 09:13:2 am - Application submitted

Request Name: Twin Oaks Reserve



SUBDIVISION AND PLATS APPLICATION

CITY OF JONESBORO

300 S Church St Jonesboro, AR 72401

Step 1 - Project Information

COMPLETE

Did you have a pre-application meeting? * Yes No

Project Description *

Commercial Subdivision

Application Type *

Preliminary Plat

Contact Planning Office if unknown.

Proposed Use * Commercial Residential

Subdivision Name / Phase No *

Twin Oaks Reserve

Property Address / Location *

3703 S. Culberhouse Street

Property City *

Jonesboro

Property State *

Arkansas

Property Zip Code *

72404

Zoning Classification *

C-3 GENERAL COMMERCIAL DISTRICT

Select total acreage range *

- < 1 Acre
- > 1 and < 5 Acres
- > 5 and < 20 Acres
- > 20 and < 40 Acres
- > 40 Acres

Total Acres *

17.2

Total Number of Lots *

15

Have you filled out and signed the Stormwater Pollution Prevention Plan, and submitted it to ADEQ? *

Is the property located in a floodplain? *

- Yes
- No
- Yes
- No

Step 2: Applicant Information

COMPLETE

Select if the Applicant is the currently logged in user.

Applicant First Name *

Brandon

Applicant Last Name *

Wood

Applicant Address *

112 County Road 7625

Applicant Address Line 2

Applicant City *

Brookland

Applicant State *

Arkansas

Applicant Zip Code *

72417

Applicant Phone Number *

(870) 930-7504

Applicant Email Address *

bwood@woodengr.com

Step 3: Owner Information (optional) Select if the Owner is the same as the Applicant.**Owner First Name**

Chris

Owner Last Name

Futrell

Owner Address

3703 S. Culberhouse St

Owner Address Line 2**Owner City**

Jonesboro

Owner State

Arkansas

Owner Zip Code

72404

Owner Phone Number

(870) 588-5042

Owner Email Address

chrisfutrell09@icloud.com

Step 4: Submittal Requirements (optional)**Preliminary Plat Requirements**

The preliminary plat shall give the following information when possible:

1. A key map showing the tract and its relation to the subdivision area. Submission shall include overall vicinity map of nearest adjacent platted subdivisions at scale.
2. The proposed subdivision name and location, the bearings and distances of its boundaries, the name and address of the owner and the name of the designer.
3. The date, north arrow and the graphic scale.
4. The location of existing and platted property lines, streets, railroads, buildings, bridges, culverts, drain pipes, water mains, sewers, public utility easements, wooded areas, marshes and the zoning classification, of the proposed subdivision and of the adjacent area.
5. The proposed utility layouts, sewers, water, electricity, gas, etc., showing feasible connections to the existing or proposed utility systems. When such connections are not feasible, any individual water supply or sewage disposal system must meet the requirements of the state board of health.
6. Contour intervals of two feet or as required by the city planning commission and the city engineer.
7. The names, rights-of-way and surface widths, approximate grades and locations of all proposed streets and alleys. The location and dimensions and use of proposed easements, lots, parks, reservations and other open spaces.
8. The acreage of the land to be divided.
9. A draft or form of any protective covenants proposed by the subdivider.
10. Proposed profile of street grades.
11. Acreage of each lot in the subdivision.

- 12. Within 30 days after submission of the preliminary plat, the city planning commission shall indicate its approval, disapproval or approval with conditions. If disapproved, the reasons for disapproved shall be stated in writing. If approved with conditions, these conditions shall be stated in writing. In its review, the city planning commission shall submit the proposed plat to the city water and light plat for consideration and report and may further submit copies of the plat to the state health department or any other interested city, county, state or federal independent agency for consultation and advice.
- 13. Approval, conditional approval or disapproval of the preliminary plat by the planning commission shall be so noted, both on the preliminary plat and planning commission records.
- 14. Failure of the planning commission to act on the preliminary plat within thirty 30 days will be deemed approval of the preliminary plat.
- 15. The approval of the preliminary plat shall lapse unless a final plat based thereon is submitted within one year of such approval, unless an extension of time is applied for and granted by the planning commission.
- 16. A receipt from the city acknowledging payment of a filing fee. The city shall collect a fee per lot in the amount established by the city. The plat will not be reviewed until the fee has been collected.

Signature

INCOMPLETE



I hereby declare that I am the owner or the applicant acting on behalf of the owner with their permission to proceed forward with this application. I hereby declare that I have read and understood the above, and the information contained in this application, attached schedules, attached plans and specifications, and other documentation is true to the best of my knowledge.

Applicant: **Brandon Wood**

Signature date: **2024-03-28 09:13 AM**

Payment Details

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