

City Council Agenda Items
and
Contracts, Leases or Agreements

8/7/2012

City Council Meeting Date
Agenda Items Only

Jesse Fulcher

Submitted By

Planning

Division

Development Services

Department

Action Required:

VAC 12-4147: Vacation (510 W. 11TH ST. & 989 S. SCHOOL AVE./THE GROVE, 562): Submitted by MORRISON SHIPLEY ENGINEERS, INC. for property located at 510 WEST 11TH STREET AND 989 SOUTH SCHOOL AVENUE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 12.16 acres. The request is to vacate a portion of right-of-way.

Cost of this request	\$ -	Category / Project Budget	Program Category / Project Name
Account Number	\$ -	Funds Used to Date	Program / Project Category Name
Project Number	\$ -	Remaining Balance	Fund Name

Budgeted Item

Budget Adjustment Attached

[Signature] 07.18.2012
Department Director Date

Previous Ordinance or Resolution # _____

[Signature] 7-20-12
City Attorney Date

Original Contract Date: _____

Original Contract Number: _____

[Signature] 7-20-2012
Finance and Internal Services Director Date

Received in City Clerk's Office 7-20-12 A09:39
[Signature]

[Signature] 7-20-12
Chief of Staff Date

Received in Mayor's Office
ENTERED 7/20/12
[Signature]

[Signature] 7/20/12
Mayor Date

Comments:

CITY COUNCIL AGENDA MEMO

To: Mayor Jordan, City Council

Thru: Don Marr, Chief of Staff
Jeremy Pate, Development Services Director 

From: Jesse Fulcher, Current Planner

Date: July 19, 2012

Subject: VAC 12-4147 (510 W. 11TH ST. & 989 S. SCHOOL AVE./THE GROVE)

RECOMMENDATION

The Planning Commission and staff recommend approval of an ordinance to vacate a portion of right-of-way.

BACKGROUND

The subject property is located south of Martin Luther King Jr. Boulevard and west of South School and was formally used as the Washington County Sale Barn. The approximately 12.16-acre project boundary has frontage onto South School, 11th Street, Dunn Avenue, National Street, and Government Avenue. A Large Site Improvement Plan (LSIP) for a multi-family development was approved in 2011 and is under construction. All of the adjacent streets will be improved on the project side, including new curb and gutter, greenspace and sidewalks.

Request: The applicant's request is to vacate approximately 500 square feet of right-of-way within the right angle created by the two intersecting street right-of-ways. A small retaining wall is required to be constructed adjacent to the private sidewalk in this area, but isn't permitted within street right-of-way.

DISCUSSION

On July 9, 2012, the Planning Commission forwarded this item to the City Council with a recommendation of approval with a vote of 5-0-0.

BUDGET IMPACT

None.

ORDINANCE NO.

AN ORDINANCE APPROVING VAC 12-4147 SUBMITTED BY MORRISON SHIPLEY ENGINEERS, INC. FOR PROPERTY LOCATED AT 510 WEST 11TH STREET AND 989 SOUTH SCHOOL AVENUE TO VACATE A PORTION OF RIGHT-OF-WAY, A TOTAL OF 0.01 ACRES.

WHEREAS, the City Council has the authority under A.C.A. § 14-54-104 to vacate public grounds or portions thereof which are not required for corporate purposes; and

WHEREAS, the City Council has determined that the following described portion of the platted right-of-way is not required for corporate purposes;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby vacates and abandons the following described in Exhibit B (attached).

Section 2: That a copy of this Ordinance duly certified by the City Clerk along with the map attached and labeled Exhibit A shall be filed in the office of the Recorder of the County and recorded in the Deed Records of the County.

Section 3: That this vacation approval is subject to the Condition of Approval and shall not be in effect until the condition is met herein.

“The vacated right-of-way shall be retained as a utility easement.”

PASSED and **APPROVED** this day of , 2012.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
SONDRA E. SMITH, City Clerk/Treasurer

EXHIBIT "B"
VAC 12-4147

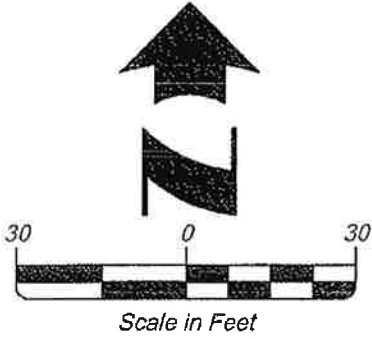
PROPERTY DESCRIPTION FOR ABANDONMENT

BEGINNING AT THE INTERSECTION OF THE EXISTING NORTH RIGHT-OF-WAY OF NATIONAL STREET AND EXISTING EAST RIGHT-OF-WAY OF DUNN AVENUE; THENCE S1°11'27"W, A DISTANCE OF 48.32 FEET, 77.36 FEET ALONG A 51.00 FOOT RADIUS NON-TANGENT CURVE LEFT, WHOSE CHORD BEARS N42°15'54"W, A DISTANCE OF 70.15 FEET; THENCE S85°43'14"E, A DISTANCE OF 48.32 FEET TO THE POINT OF BEGINNING. CONTAINING 491.72 SQUARE FEET MORE OR LESS.

EXHIBIT "A"

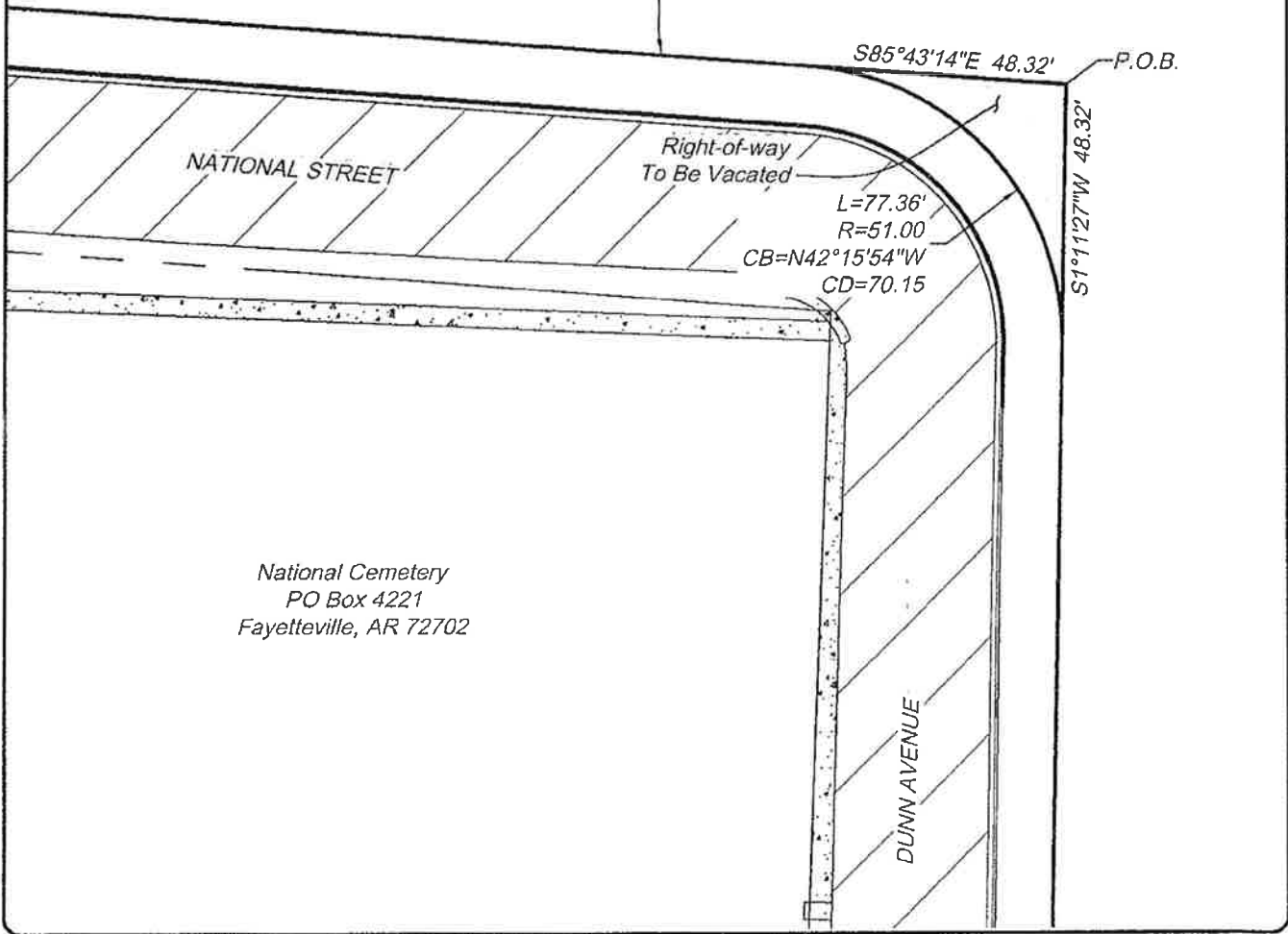
Right-of-way Vacation Description:

*Beginning At The Intersection Of The Existing North Right-of-way Of National Street
 And Existing East Right-of-way Of Dunn Avenue; Thence S1°11'27"W, A Distance Of
 48.32 Feet, 77.36 Feet Along A 51.00 Foot Radius Non-Tangent Curve Left, Whose
 Chord Bears N42°15'54"W, A Distance Of 70.15 Feet; Thence S85°43'14"E, A Distance
 Of 48.32 Feet To The Point Of Beginning. Containing 491.72 Square Feet More Or Less.*



Campus Crest Development
 2100 Rexford Road, Suite 414
 Charlotte, NC 28211

*Right-of-way Per Property Line
 Adjustment And Right-of-way Dedication
 File # 2001-00033075, Dated 11/30/2011*



Drawing Name: P:\2001-00033075\2001-00033075 ROW Exhibit.dwg Plot Date: May 14, 2012 4:15pm Plot Size: 11x17

MORRISON SHIPLEY
 ENGINEERS • SURVEYORS

2407 SE Cottonwood Street • Bentonville, AR 72712 • 479.273.2209 • morrisonshipley.com

RIGHT-OF-WAY VACATION EXHIBIT

Fayetteville, Washington County, Arkansas

Drawn By:	CLM
Date:	5-10-2012
Project No:	CCD-01
Drawing Name:	ROW Exhibit



PC Meeting of July 9, 2012

THE CITY OF FAYETTEVILLE, ARKANSAS

125 W. Mountain St.
Fayetteville, AR 72701
Telephone: (479) 575-8267

PLANNING DIVISION CORRESPONDENCE

TO: Fayetteville Planning Commission
FROM: Jesse Fulcher, Current Planner
THRU: Jeremy Pate, Development Services Director
DATE: July 3, 2012 Updated July 19, 2012

VAC 12-4147: Vacation (510 W. 11TH ST. & 989 S. SCHOOL AVE./THE GROVE, 562): Submitted by MORRISON SHIPLEY ENGINEERS, INC. for property located at 510 WEST 11TH STREET AND 989 SOUTH SCHOOL AVENUE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 12.16 acres. The request is to vacate a portion of right-of-way. Planner: Jesse Fulcher

Findings:

Property Description and Background: The subject property is located south of Martin Luther King Jr. Boulevard and west of South School and was formally used as the Washington County Sale Barn. The approximately 12.16-acre project boundary has frontage onto South School, 11th Street, Dunn Avenue, National Street, and Government Avenue. A Large Site Improvement Plan (LSIP) for a multi-family development was approved in 2011 and is under construction. All of the adjacent streets will be improved on the project side, including new curb and gutter, greenspace and sidewalks.

Request: The applicant's request is to vacate approximately 500 square feet of right-of-way within the right angle created by the two intersecting street right-of-ways. A small retaining wall is required to be constructed adjacent to the private sidewalk in this area, but isn't permitted within street right-of-way.

Right-of-way Vacation Approval: The applicant has submitted the required right-of-way vacation notification forms to the utility companies and to the City with the result summarized below.

UTILITIES

RESPONSE

Ozarks Electric	No Objections
Cox Communications	No Objections
Southwestern Electric Power Company	No Objections

Arkansas Western Gas No Objections

AT&T No Objections

CITY OF FAYETTEVILLE: **RESPONSE**

Water/Sewer No Objections

Transportation No Objections

Solid Waste No Objections

Engineering No Objections

Public Comment: No public comment has been received.

Recommendation: Staff recommends forwarding VAC 12-4147 to the City Council with a recommendation for approval subject to the following condition:

1. The vacated right-of-way shall be retained as a utility easement.

CITY COUNCIL ACTION: Required

PLANNING COMMISSION ACTION: Required

Planning Commission Action: Forwarded Denied Tabled

Date: July 9 2012

Motion: Chesser

Second: Hoskins

Vote: 5-0-0

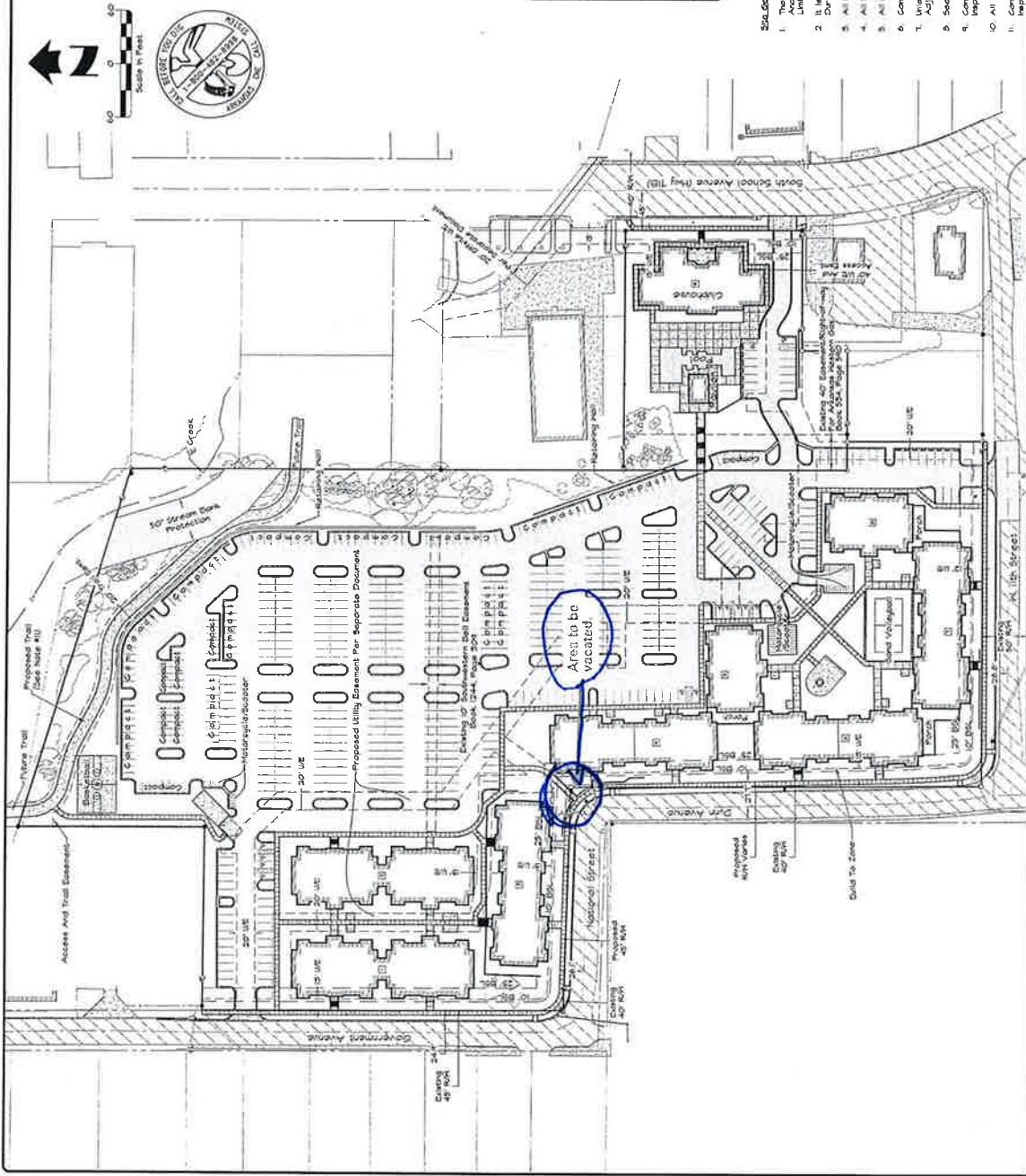
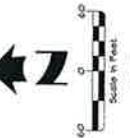
Notes: _____

ZONING: COMMUNITY SERVICES (CS)

Max. Height - 4 stories or 50' Tall Which Ever Is Less
 Min. Building Street Frontage 65% of Lot Width

MINIMUM SETBACKS

Front - The Precinct Portions Of The Building Shall Be Built Within A Building Zone That Is Located Between 10' Side And A Line 20' From The Front Property Line Side And Rear Adjacent To Residential - R'



STREET FRONTAGE SUMMARY

Street Frontage	1845 LF
Building Within Built To Zone	1024 LF
Required	65%
Provided	65%

* 65% Approved By Board of Adjustment On 10/23/18

BUILDING SUMMARY

Building Number	No. Stories	Height*	Use	Unusable Bldg	Building Volume
1, 2	4	44'-0"	1,2,4,4	52	40
3, 6	4	44'-0"	3,3,3,3	6	40
3, 4, 6, 7	4	50'-11"	10,10	52	80
8	3	43'-4"	2,2,4,5	8	24
Total Number of Units					232
Total Number of Bedrooms					632

* Height Of Structure

BUILDING ELEVATION SUMMARY

Building Number	Building Elevation (feet)	Building Height (feet)	Building Height (feet)
1	125-4	126-0	44'
2	125-5	126-0	44'
3	126-0	126-7	50'-11"
4 North	126-6	126-6	50'-11"
4 South	126-4	126-4	50'-11"
5	126-4	126-4	44'
6 North	126-0	126-4	50'-11"
6 South	125-7	126-0	50'-11"
7	125-6	126-0	50'-11"
8	125-0	126-0	44'
9	125-6	126-7	45'-7"

PARKING SUMMARY

Description	Requirement	Spaces Required	Spaces Provided
Commercial Drive Area - 1250 sq. ft.	1 Space Per 500 sq. ft.	5	5
Apartment (622 Bedrooms)	1 Per Bedroom	622	622
Total Parking Spaces		627	627
NO Accessible Spaces	2% of Total Spaces	12	12
Vehicle Spaces	9' to 25' x 20' Spaces	62	62
Compact Spaces	1 Space Per 25 Spaces	25	25
Motorcycle/Bus/Trailer Spaces	2 Space Per 20-250 Spaces + Additional 1 Space Per Additional 100 Spaces	4	4
Bicycle Racks		0	40

- Site General Notes:**
- The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Personnel And Property During All Phases Of Construction Of The Site. The Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
 - The Contractor Shall Be Responsible For Obtaining All Permits Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
 - All Phases Of Construction Shall Meet Or Exceed The Site Work Specifications.
 - All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb Face Of Building Or Centerline Of Street.
 - All Easements Shall Be 9' Or Unless Otherwise Noted.
 - Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs Therefor. All Utility Lines Shall Be Located Prior To Construction And Shall Be Marked "X" Curb And Outer And All Curb And Outer Adjacent To Construction Along Both Sides Of Curb And Outer.
 - Site Architectural Plans For Existing Building Dimensions And Layout.
 - Contractor Shall Contact Davis County, City Of Fayetteville, ADA Administrator, At (479) 578-2021 And Request An Inspection Prior To Posting Any ADA Accessible Parking/Loading Sign And Submittal/Change.
 - All Outdoor Lighting Shall Comply With Chapter 16 Of The City Of Fayetteville's City Code.
 - Contractor Shall Contact Matt Hester, City Of Fayetteville, Tree Administrator, At (479) 444-3416 And Request An Inspection Prior To Constructing The Final Portion Of The Driveway. Supervision Signs Should Be On The 12' Trail.

MORRISON SHIPLEY
 ENGINEERS & SURVEYORS
 3407 SE Greenwood Street • Fayetteville, AR 72713 • 479-232-2206 • morrisonshipley.com

grove CAMPUS CREST
 Fayetteville, Washington County, Arkansas

Drawn By: [Name]
 Checked By: [Name]
 Date: 11/13/2021
 Project No: 124147
 CD - 10'

Vehicle Spaces: 627
 Motorcycles: 42
 Primary Street: 1
 Drawing Name: Overall Site Plan
 Page: 8 of 20

OVERALL SITE PLAN
 Issued for Review



May 25, 2012

City of Fayetteville
Planning Division
125 W. Mountain St.
Fayetteville, AR 72701

**Re: Right-of-Way Vacation Request
The Grove at Fayetteville**

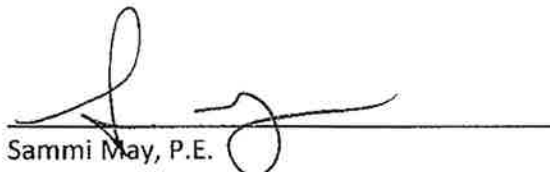
Dear Commissioners and Councilmen,

Campus Crest Development is constructing a student housing development located on the old Sale Barn Property in South Fayetteville. Construction plans include a two foot tall retaining wall at the corner of National Street and Dunn Avenue which parallels the back of sidewalk but encroaches in the existing street right-of-way. Although the street right of way makes a 90 degree angle, the curb and sidewalk are curved. Since the City does not allow retaining walls within their right-of-way, we are respectfully requesting to vacate this corner of right-of-way.

Exhibits along with legal descriptions have been attached for your review.

If you have any questions or need additional information, please do not hesitate to contact me at (479)273-2209.

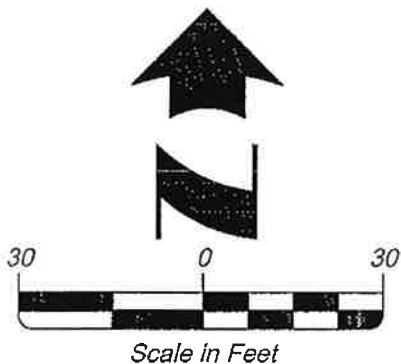
Sincerely,
Morrison-Shipley Engineers, Inc.



Sammi May, P.E.
Project Manager

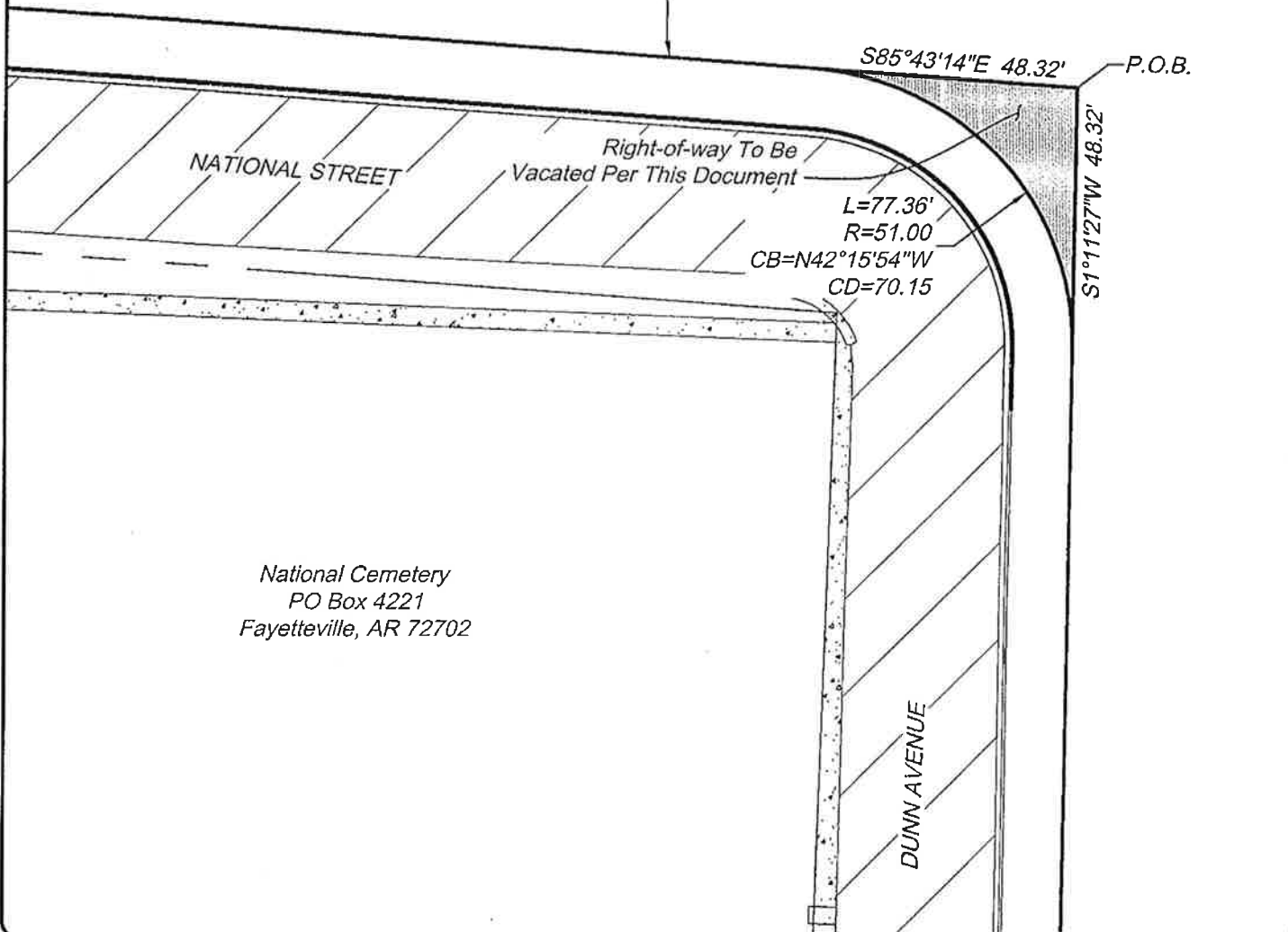
Right-of-way Vacation Description:

Beginning At The Intersection Of The Existing North Right-of-way Of National Street
And Existing East Right-of-way Of Dunn Avenue; Thence $S1^{\circ}11'27''W$, A Distance Of
48.32 Feet, 77.36 Feet Along A 51.00 Foot Radius Non-Tangent Curve Left, Whose
Chord Bears $N42^{\circ}15'54''W$, A Distance Of 70.15 Feet; Thence $S85^{\circ}43'14''E$, A Distance
Of 48.32 Feet To The Point Of Beginning. Containing 491.72 Square Feet More Or Less.



Campus Crest Development
2100 Rexford Road, Suite 414
Charlotte, NC 28211

Right-of-way Per Property Line
Adjustment And Right-of-way Dedication
File # 2001-00033075, Dated 11/30/2011



Drawing Name: P:\000-01\000-01\Right of Way Exhibiting\Work Modified: May 14, 2012 - 2:03pm Plotted on: May 14, 2012 - 2:04pm by Cheryl

MORRISON SHIPLEY
ENGINEERS ■ SURVEYORS

2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2209 ■ morrisonshipleys.com

RIGHT-OF-WAY VACATION EXHIBIT

Fayetteville, Washington County, Arkansas

Drawn By:	GLM
Date:	5-10-2012
Project No:	CCD-01
Drawing Name:	ROW Exhibit

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: May __, 2012

UTILITY COMPANY: OZARKS Electric
APPLICANT NAME: Campus Crest APPLICANT PHONE: 704-496-2500
REQUESTED VACATION (*applicant must check all that apply*):

- ~ Utility Easement
- ~ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- ~ Alley
- ~ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address (referring to attached document- must be completed**)

**Portion of street right-of-way located at the corner of National Street and Dunn Avenue.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

- No objections provided the following conditions are met:

[Signature]
Signature of Utility Company Representative

Lead staking Tech
Title

UTILITY APPROVAL FORM
FOR RIGHT-OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: May 17, 2012

UTILITY COMPANY: Cox Communications

APPLICANT NAME: Campus Crest APPLICANT PHONE: 704-496-2500
REQUESTED VACATION (*applicant must check all that apply*):

- ~ Utility Easement
- ~ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- ~ Alley
- ~ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address (referring to attached document- must be completed**)

**Portion of street right-of-way located at the corner of National Street and Dunn Avenue.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

- No objections provided the following conditions are met:

Any damage to or relocations of our existing facilities will be at the owners/developers expense.

Chad L. W.
Signature of Utility Company Representative

Construction Planner NWA
Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: May 18, 2012

UTILITY COMPANY: AEP-SWEPCO

APPLICANT NAME: Campus Crest APPLICANT PHONE: 704-496-2500

REQUESTED VACATION (*applicant must check all that apply*):

- ~ Utility Easement
- ~ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- ~ Alley
- ~ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address (referring to attached document- must be completed**)

****Portion of street right-of-way located at the corner of National Street and Dunn Avenue.**

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

- No objections provided the following conditions are met:

John Bayne
Signature of Utility Company Representative

Dist. Engineer
Title

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: May 22, 2012

UTILITY COMPANY: ATT

APPLICANT NAME: Campus Crest APPLICANT PHONE: 704-496-2500

REQUESTED VACATION (*applicant must check all that apply*):

- ~ Utility Easement
- ~ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- ~ Alley
- ~ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address (referring to attached document- must be completed**)

**Portion of street right-of-way located at the corner of National Street and Dunn Avenue.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

- No objections provided the following conditions are met:

DAMAGE TO OR RELOCATION OF ANY EXISTING ATT
FACILITIES WILL BE @ THE OWNER DEVELOPER'S

Susan A. Clouser
Signature of Utility Company Representative

OSP DESIGN ENGINEER
Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: May 24 2012

UTILITY COMPANY: Source Gas
APPLICANT NAME: Campus Crest APPLICANT PHONE: 704-496-2500
REQUESTED VACATION (*applicant must check all that apply*):

- ~ Utility Easement
- ~ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- ~ Alley
- ~ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address (referring to attached document- must be completed)**)

**Portion of street right-of-way located at the corner of National Street and Dunn Avenue.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

- No objections provided the following conditions are met:

Any damage or relocation will be at the owners expense.

[Signature]
Signature of Utility Company Representative

Division Manager
Title

UTILITY APPROVAL FORM

**FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS**

DATE: May 15, 2012

UTILITY COMPANY: _____
APPLICANT NAME: Campus Crest APPLICANT PHONE: 704-496-2500
REQUESTED VACATION (*applicant must check all that apply*):

- ~ Utility Easement
- ~ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- ~ Alley
- ~ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address (referring to attached document- must be completed**)

**Portion of street right-of-way located at the corner of National Street and Dunn Avenue.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

- No objections provided the following conditions are met:

Brian Peck
Signature of Utility Company Representative

Waste Reduction Coordinator
Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: May 11, 2012

UTILITY COMPANY: CITY OF FAYETTEVILLE - TRANSPORTATION DIVISION

APPLICANT NAME: Campus Crest APPLICANT PHONE: 704-496-2500

REQUESTED VACATION (*applicant must check all that apply*):

- ~ Utility Easement
- ~ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- ~ Alley
- ~ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address (referring to attached document- must be completed**)

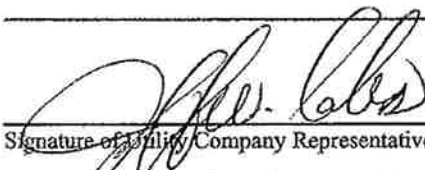
**Portion of street right-of-way located at the corner of National Street and Dunn Avenue.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

- No objections provided the following conditions are met:


Signature of Utility Company Representative

ASSISTANT TRANSPORTATION MANAGER
Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: May 16, 2012

UTILITY COMPANY: City of Fayetteville Water/B sewer
APPLICANT NAME: Campus Crest APPLICANT PHONE: 704-496-2500
REQUESTED VACATION (*applicant must check all that apply*):

- ~ Utility Easement
- ~ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- ~ Alley
- ~ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address (referring to attached document- must be completed**)

**Portion of street right-of-way located at the corner of National Street and Dunn Avenue.


(ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

All easements for the vacated ROW shall be retained

- No objections provided the following conditions are met:

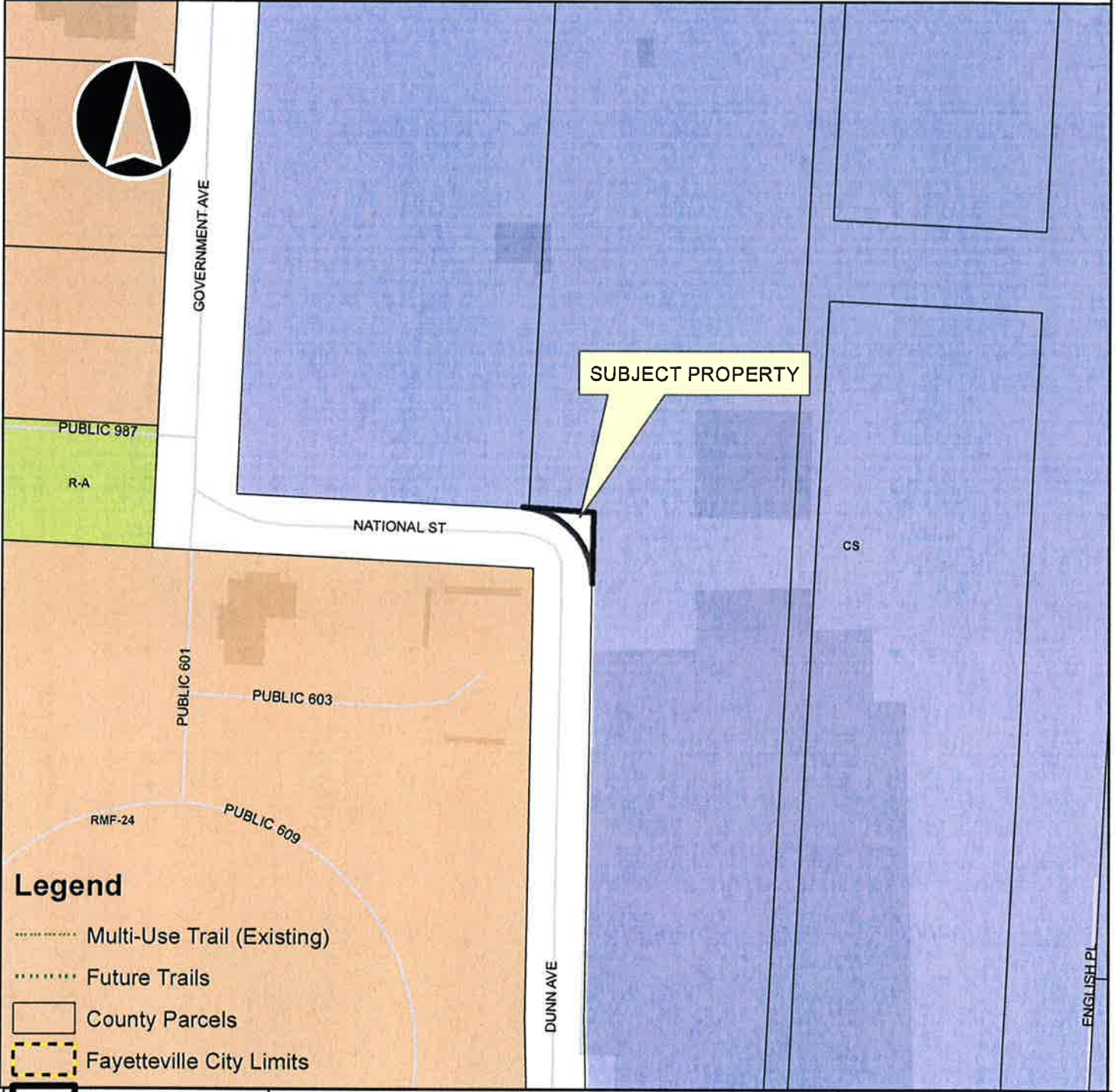

Signature of Utility Company Representative

Utilities Engineer
Title

VAC12-4147

THE GROVE

Close Up View

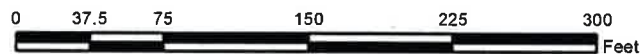


Legend

- Multi-Use Trail (Existing)
- Future Trails
- County Parcels
- Fayetteville City Limits

Overview VAC12-4147

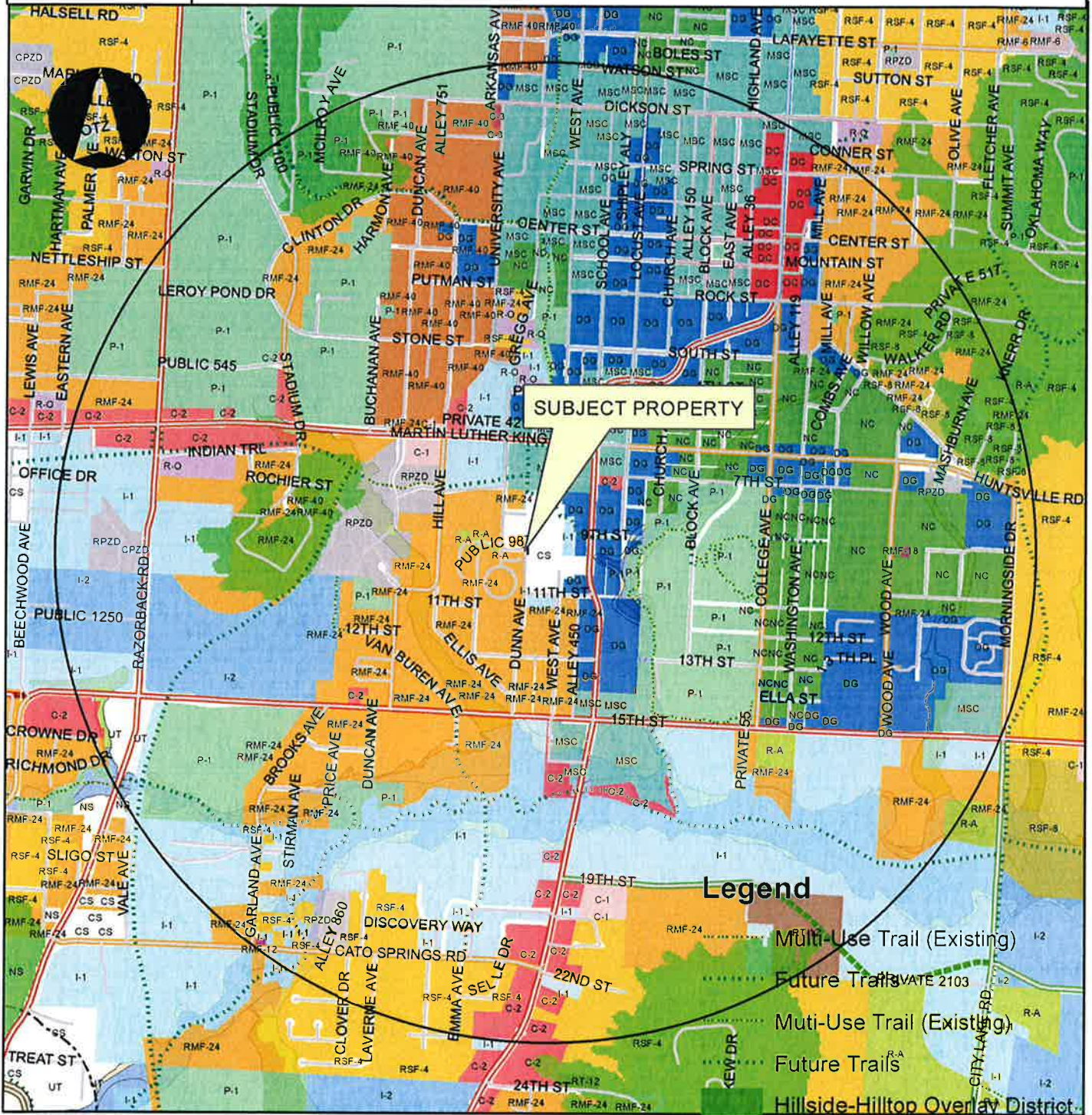
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area



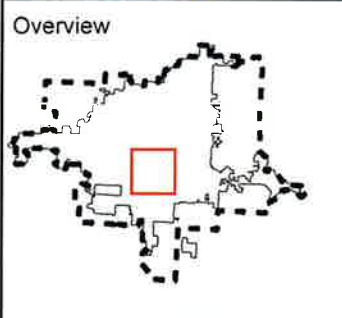
VAC12-4147

THE GROVE

One Mile View



- Legend**
- Multi-Use Trail (Existing)
 - Future Trails
 - Multi-Use Trail (Existing)
 - Future Trails
 - Hillside-Hilltop Overlay District



Legend

- Subject Property
- VAC12-4147
- Boundary
- Design Overlay District
- Planning Area
- Fayetteville

0 0.25 0.5 1
 Miles