

City Council Agenda Items  
and  
Contracts, Leases or Agreements

11/20/2012

City Council Meeting Date  
Agenda Items Only

Andrew Garner

Submitted By

Planning

Division

Development Services

Department

Action Required:

VAC 12-4219: Vacation (2514 NEW SCHOOL PL./THE NEW SCHOOL, 290): Submitted by JORGENSEN AND ASSOCIATES for property located at 2514 NEW SCHOOL PLACE. The property is zoned R-O, RESIDENTIAL OFFICE AND C-2, THOROUGHFARE COMMERCIAL, and contains 19.23 acres. The request is to vacate a portion of existing easements and 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] Department Director 11-02-2012 Date Previous Ordinance or Resolution # \_\_\_\_\_

Original Contract Date: \_\_\_\_\_

[Signature] City Attorney 11-5-2012 Date Original Contract Number: \_\_\_\_\_

Paul A. Bisher Finance and Internal Services Director 11-5-2012 Date

Received in City Clerk's Office 1-02-12 P01:53 RCVD  
[Signature]

[Signature] Chief of Staff 11-6-12 Date

Received in Mayor's Office  
ENTERED 11/5/12  
[Signature]

[Signature] Mayor 11/8/12 Date

Comments:

## CITY COUNCIL AGENDA MEMO

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**To:** Mayor Jordan, City Council

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

**From:** Andrew Garner, Senior Planner

**Date:** October 23, 2012

**Subject:** VAC 12-4219 (New School)

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### RECOMMENDATION

The Planning Commission and staff recommend approval of an ordinance to vacate existing utility easements and right-of-way.

### BACKGROUND

The subject property is the New School campus on the south side of Sunbridge Drive. The New School is a private school for preschool students through 7<sup>th</sup> grade. The overall site contains approximately 19.23 acres and is zoned R-O, Residential Office and C-2, Thoroughfare Commercial.

The applicant recently received large scale development approval on September 24, 2012 (LSD 12-4217) to construct a new preschool/auditorium building of 46,905 square feet along with new parking lots. The applicant's request is to vacate street right-of-way for the cul-de-sac at the end of New School Place and utility easements within the site, as indicated on the attached exhibits. New School Place dead-ends into the school campus and is being reconfigured with the new development and the new building is proposed over the existing utility easements. Prior to construction of the new building and reconfigured parking access the easements and right-of-way must be vacated.

### DISCUSSION

On October 22, 2012, the Planning Commission forwarded this item to the City Council with a recommendation of approval with a vote of 7-0-1 (Commissioner Cabe recused).

### BUDGET IMPACT

None.

**ORDINANCE NO.**

AN ORDINANCE APPROVING VAC 12-4219 SUBMITTED BY JORGENSEN AND ASSOCIATES FOR PROPERTY LOCATED AT 2514 NEW SCHOOL PLACE TO VACATE PORTIONS OF EXISTING EASEMENTS AND RIGHT-OF-WAY

**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 existing easements and right-of-way are 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 easements and right-of-way as shown 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 following the Conditions of Approval and shall not be in effect until the conditions are met.

1. AEP/SWEPCO shall be reimbursed by the owner/developer for relocating the streetlight in the old street right-of-way that is being vacated. This shall be completed prior to building permit for LSD 12-4217.
2. The owner/developer shall connect the relocated water line to the six-inch water line on Hiram Davis Place. Sewer extensions along Sunbridge Drive shall be evaluated in lieu of multi-bend sewer reroute. The owner/developer shall follow the City's Water and Sewer Department's directions for all necessary sewer extensions and connection. This shall be completed prior to issuance of construction permits for LSD 12-4217.
3. New easements shall be dedicated by easement plat or separate document prior to issuance of a building permit for LSD 12-4217.
4. Relocation or damage to existing utilities shall be at the owner/developer's expense.

Ord. Pg 2

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

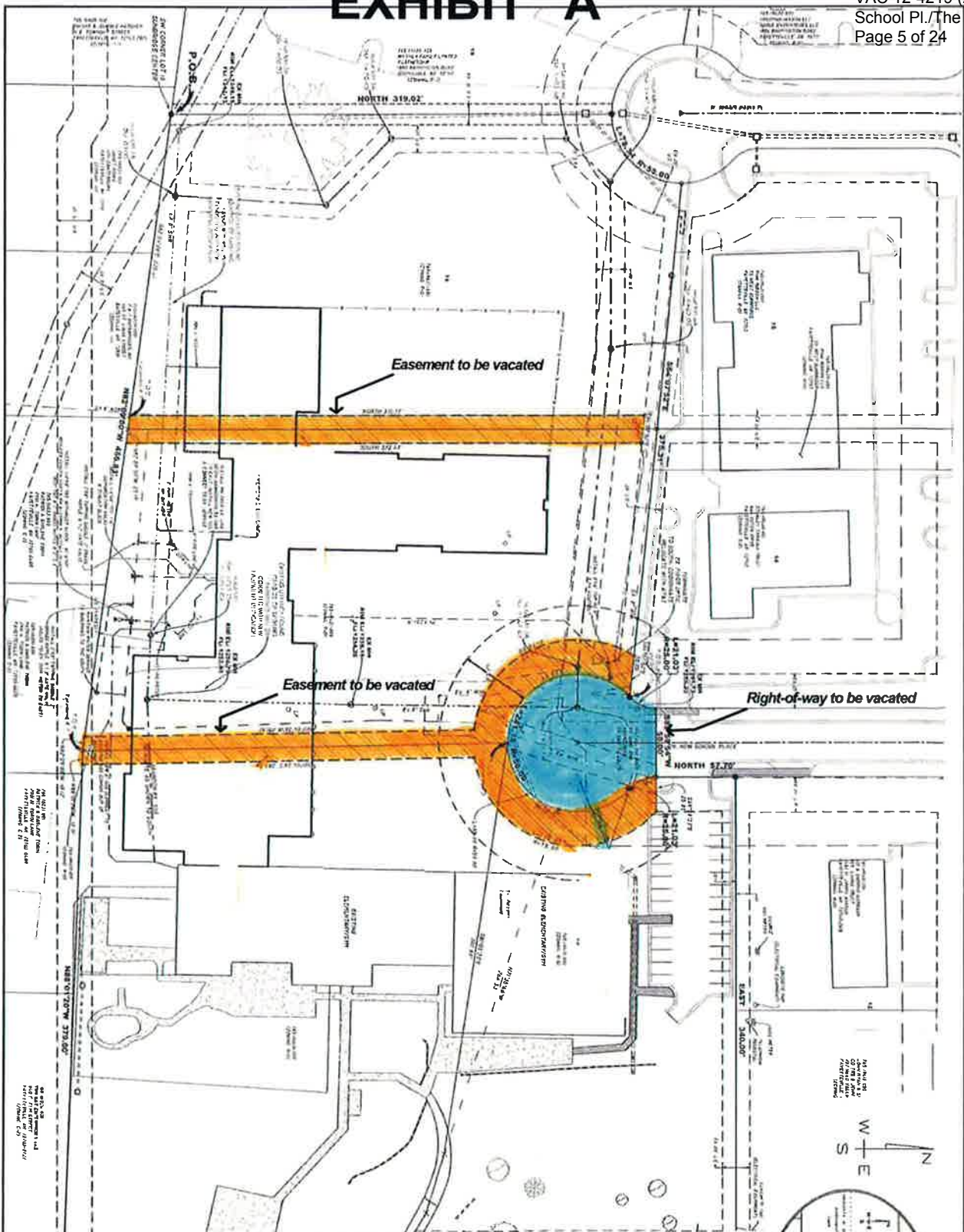
APPROVED:

ATTEST:

By: \_\_\_\_\_  
**LIONELD JORDAN**, Mayor

By: \_\_\_\_\_  
**SONDRA E. SMITH**, City Clerk/Treasurer

# EXHIBIT "A"



**LEGEND**

- Proposed building
- Proposed parking spaces
- Proposed street canopy
- Existing water utility
- Existing water utility
- Existing electrical
- Existing gas utility
- Existing sewer utility
- Existing fiber optic

THIS DOCUMENT IS THE PROPERTY OF JORGENSEN & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JORGENSEN & ASSOCIATES, INC. THE INFORMATION CONTAINED HEREIN IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED TO JORGENSEN & ASSOCIATES, INC. AND FOR THE RESULTS OF ANY INVESTIGATION OR ANALYSIS CONDUCTED BY JORGENSEN & ASSOCIATES, INC. BASED ON THE INFORMATION PROVIDED. JORGENSEN & ASSOCIATES, INC. DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED OR THE RESULTS OF ANY INVESTIGATION OR ANALYSIS CONDUCTED BY JORGENSEN & ASSOCIATES, INC. BASED ON THE INFORMATION PROVIDED. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED TO JORGENSEN & ASSOCIATES, INC. AND FOR THE RESULTS OF ANY INVESTIGATION OR ANALYSIS CONDUCTED BY JORGENSEN & ASSOCIATES, INC. BASED ON THE INFORMATION PROVIDED.

<b>JORGENSEN &amp; ASSOCIATES</b> CIVIL ENGINEERS • SURVEYORS		SCALE: 1/2" = 1'-0" DATE REVISED: 12/15/19 CHECKED BY: B.J. DRAWN BY: JLEP <b>EASEMENT VACATION PLAT FOR:</b> <b>THE NEW SCHOOL</b>	SHEET NO. 2 OF 6
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**EXHIBIT "B"**  
**VAC 12-4219**

LEGAL DESCRIPTION (RIGHT-OF-WAY):

A PORTION OF PUBLIC STREET N. NEW SCHOOL PLACE OF FAYETTEVILLE, ARKANSAS, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF LOT 17 OF SUNBRIDGE CENTER SUBDIVISION IN FAYETTEVILLE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, THENCE ALONG A CURVE TO THE LEFT 241.18 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING S89°59'56"E 66.67 FEET, THENCE ALONG A CURVE TO THE RIGHT 21.03 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING N24°05'55"W 20.42 FEET, THENCE S89°59'54"W 50.00 FEET, THENCE ALONG A CURVE TO THE RIGHT 21.03 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING S24°05'39"W 20.41 FEET TO THE P.O.B., CONTAINING 0.19 ACRES MORE OR LESS

LEGAL DESCRIPTION (EASEMENT # 1):

A PORTION OF LOT 17 & 18 OF SUNBRIDGE CENTER SUBDIVISION IN FAYETTEVILLE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF LOT 18 THENCE S82°09'00"E 220.41 FEET TO THE P.O.B., THENCE NORTH 371.77 FEET, THENCE S84°07'52"E 20.11 FEET, THENCE SOUTH 372.47 FEET, THENCE N82°09'00"W 20.19 FEET TO THE P.O.B., CONTAINING 0.17 ACRES MORE OR LESS

LEGAL DESCRIPTION (EASEMENT # 2):

A PORTION OF LOT 17 & 13 OF SUNBRIDGE CENTER SUBDIVISION AND PART OF LOT 5 OF SUNBRIDGE EAST ALL IN FAYETTEVILLE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF LOT 17 THENCE N82°09'00"W 10.12 FEET, THENCE N01°04'38"W 281.41 FEET, THENCE ALONG A CURVE TO THE RIGHT 105.83 FEET, SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD BEARING N25°04'31"W 126.67 FEET, THENCE S84°07'52"E 30.05 FEET, THENCE ALONG A CURVE TO THE LEFT 241.18 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING S89°59'56"E 66.67 FEET, THENCE ALONG A CURVE TO THE RIGHT 21.03 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING N24°05'55"W 20.42 FEET, THENCE S89°59'33"E 25.00 FEET, THENCE ALONG A CURVE TO THE RIGHT 170.39 FEET, SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD BEARING S16°53'58"W 136.04 FEET, THENCE S01°04'38"E 283.26 FEET, THENCE N88°01'20"W 10.01 FEET TO THE P.O.B., CONTAINING 0.3 ACRES MORE OR LESS.

LEGAL DESCRIPTION (EASEMENT # 3):

A PORTION OF LOT 13 OF SUNBRIDGE CENTER SUBDIVISION IN FAYETTEVILLE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF LOT 17 THENCE S81°05'33"E 302.83 FEET, THENCE N71°35'46"W 264.53 FEET, THENCE ALONG A CURVE TO THE RIGHT 65.00 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING S52°45'28"W 60.52 FEET TO THE P.O.B., CONTAINING 0.14 ACRES MORE OR LESS.

LEGAL DESCRIPTION BOUNDARY (ORIGINAL):

A PART OF THE S1/2 OF THE SW1/4 OF SECTION 35, T17N, R30W AND LOTS 10, 11, 13, 17 AND 18 OF SUNBRIDGE CENTER AND LOT 5 OF SUNBRIDGE EAST ALL IN FAYETTEVILLE, ARKANSAS, AS PER PLAT RECORDED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 18 OF SUNBRIDGE CENTER THENCE NORTH 319.02 FEET, THENCE ALONG A CURVE TO THE LEFT 78.54 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF N45°00'14"E 70.71 FEET, THENCE S84°07'52"E 375.31 FEET, THENCE ALONG A CURVE TO THE LEFT 241.18 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S89°59'54"E 66.67 FEET, THENCE ALONG A CURVE TO THE RIGHT 21.03 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N24°05'55"W 20.42 FEET, THENCE NORTH 57.70 FEET, THENCE EAST 340.00 FEET, THENCE NORTH 171.44 FEET, THENCE EAST 592.49 FEET, THENCE S01°39'08"W 325.04 FEET, THENCE EAST 337.80 FEET, THENCE S01°38'58"W 345.42 FEET, THENCE N89°02'26"W 891.55 FEET, THENCE N88°01'20"W 379.00 FEET, THENCE N82°09'00"W 466.83 FEET TO THE P.O.B.; CONTAINING 19.23 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

LEGAL DESCRIPTION BOUNDARY (PROPOSED):

A PART OF THE S1/2 OF THE SW1/4 OF SECTION 35, T17N, R30W AND LOTS 10, 11, 13, 17 AND 18 OF SUNBRIDGE CENTER AND LOT 5 OF SUNBRIDGE EAST ALL IN FAYETTEVILLE, ARKANSAS, AS PER PLAT RECORDED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 18 OF SUNBRIDGE CENTER THENCE NORTH 319.02 FEET, THENCE ALONG A CURVE TO THE LEFT 78.54 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF N45°00'14"E 70.71 FEET, THENCE S84°07'52"E 375.31 FEET, ALONG A CURVE TO THE LEFT 21.03 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING N24°05'39"E 20.41 FEET, THENCE S89°59'54"W 50.00 FEET, THENCE NORTH 57.70 FEET, THENCE EAST 340.00 FEET, THENCE NORTH 171.44 FEET, THENCE EAST

592.49 FEET, THENCE S01°39'08"W 325.04 FEET, THENCE EAST 337.80 FEET, THENCE S01°38'58"W 345.42 FEET, THENCE N89°02'26"W 891.55 FEET, THENCE N88°01'20"W 379.00 FEET, THENCE N82°09'00"W 466.83 FEET TO THE P.O.B.; CONTAINING 19.42 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.





PC Meeting of October 22, 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: Andrew Garner, Senior Planner  
 THRU: Jeremy Pate, Development Services Director  
 DATE: ~~October 15, 2012~~ *Updated October 23, 2012*

**VAC 12-4219: Vacation (2514 NEW SCHOOL PL./THE NEW SCHOOL, 290):**  
 Submitted by JORGENSEN AND ASSOCIATES for property located at 2514 NEW SCHOOL PLACE. The property is zoned R-O, RESIDENTIAL OFFICE AND C-2, THOROUGHFARE COMMERCIAL and contains approximately 19.23 acres. The request is to vacate portions of existing easements and right-of-way.

Planner: Andrew Garner

**Findings:**

The subject property is the New School campus on the south side of Sunbridge Drive. The New School is a private school for preschool students through 7<sup>th</sup> grade. The overall site contains approximately 19.23 acres and is zoned R-O, Residential Office and C-2, Thoroughfare Commercial. Surrounding land use and zoning is depicted in *Table 1*.

**Table 1  
 Surrounding Land Use and Zoning**

Direction from Site	Land Use	Zoning
North and West	Office	R-O, Residential Office
South	Mixed commercial uses on Township Street	C-2, Thoroughfare Commercial
East	Undeveloped	C-2, Thoroughfare Commercial

*Request:* The applicant recently received large scale development approval on September 24, 2012 (LSD 12-4217) to construct a new preschool/auditorium building of 46,905 square feet along with new parking lots. The applicant's request is to vacate street right-of-way for the cul-de-sac at the end of New School Place and utility easements within the site, as indicated on the attached exhibits. New School Place dead-ends into the school campus and is being reconfigured with the new development and the new building is proposed over the existing utility easements. Prior to construction of the new building and reconfigured parking access the easements and right-of-way must be vacated.

The applicant has submitted the required easement vacation notification forms to the utility companies and to the City with the results 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

**Public Comment:** No public comment has been received.

**Recommendation:** Finding that adequate access and utility easements exist to serve the subject and surrounding property, staff recommends forwarding **VAC 12-4219** to the City Council with a recommendation for approval subject to the following conditions:

1. AEP/SWEPCO shall be reimbursed for relocating the streetlight in the old street right-of-way that is being vacated. This shall be completed prior to building permit for LSD 12-4217.
2. The relocated water line shall connect to the six-inch water line on Hiram Davis Place. Sewer extensions along Sunbridge Drive should be evaluated in lieu of multi-bend sewer reroute. This shall be completed prior to issuance of construction permits for LSD 12-4217.
3. New easements shall be dedicated by easement plat or separate document prior to issuance of a building permit for LSD 12-4217.
4. Relocation or damage to existing utilities shall be at the owner/developer's expense.

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**CITY COUNCIL ACTION: Required**

**PLANNING COMMISSION ACTION: Required**

**Planning Commission Action:**      Forwarded      Denied      Tabled

**Date: October 22, 2012**

**Motion: Cook**

**Second: Chesser**

**Vote: 7-0-1 (Cabe recused)**



# JORGENSEN & ASSOCIATES

## CIVIL ENGINEERS • SURVEYORS

124 WEST SUNBRIDGE, SUITE 5 • FAYETTEVILLE, ARKANSAS 72703 • (479) 442-9127 • FAX (479) 582-4807

DAVID L. JORGENSEN, P.E., P.L.S.  
JUSTIN L. JORGENSEN, P.E.  
BLAKE E. JORGENSEN, P.E.  
JARED S. INMAN, P.E.


City of Fayetteville  
113 W. Mountain Street  
Fayetteville, AR 72701

Attn: Planning Commission & City Council  
Re: The New School Vacation

As part of a Large Scale Development for an addition to the New School, existing easements and right-of-way need to be vacated. Currently the campus has a private drive at the northeast corner, this drive services the existing Arts/Annex and the Existing Middle School. The primary ingress is through 'New School Place', this Cul-de-sac street has two parking lots branching off of it and an existing asphalt drive loops to the west to 'Hiram Davis Place'. The proposed development will essentially re-create the same driving patterns; however, the plan is to convert the 'New School Place' Cul-de-sac into a through street to the west over to 'Hiram Davis Place'. The intention is to create a safer driving pattern at the main entrance to the facilities off of 'New School Place' and have a designated 'Access Easement' that will route traffic east and west. To remove the circulatory pattern of the existing cul-de-sac, a portion of the existing right-of-way will be vacated and the street will be re-configured as per the plans. Vacation of existing easements will be offset with the installation of new utilities and accompanying easements.

Please contact us with any questions or comments. We look forward to your assistance.

Sincerely;

  
\_\_\_\_\_  
Blake E. Jorgensen, P.E.

**PETITION TO VACATE EASEMENTS & RIGHT-OF-WAY LOCATED IN THE CITY OF  
FAYETTEVILLE, ARKANSAS**

TO: The Fayetteville City Planning Commission and  
The Fayetteville City Council

We, the undersigned, being all the owners of the real estate abutting the easement, hereinafter sought to be abandoned and vacated, lying, City of Fayetteville, Arkansas, a municipal corporation, petition to vacate Right-of-Way & Easements which are described as follows:

LEGAL DESCRIPTION (RIGHT-OF-WAY):

A PORTION OF PUBLIC STREET N. NEW SCHOOL PLACE OF FAYETTEVILLE, ARKANSAS, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF LOT 17 OF SUNBRIDGE CENTER SUBDIVISION IN FAYETTEVILLE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, THENCE ALONG A CURVE TO THE LEFT 241.18 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING S89°59'56"E 66.67 FEET, THENCE ALONG A CURVE TO THE RIGHT 21.03 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING N24°05'55"W 20.42 FEET, THENCE S89°59'54"W 50.00 FEET, THENCE ALONG A CURVE TO THE RIGHT 21.03 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING S24°05'39"W 20.41 FEET TO THE P.O.B., CONTAINING 0.19 ACRES MORE OR LESS

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LEGAL DESCRIPTION (EASEMENT # 3):

A PORTION OF LOT 13 OF SUNBRIDGE CENTER SUBDIVISION IN FAYETTEVILLE ,ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND BEING DESCRIBED

MORE PARTICULARLY AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 17 THENCE S81°05'33"E 302.83 FEET, THENCE N71°35'46"W 264.53 FEET, THENCE ALONG A CURVE TO THE RIGHT 65.00 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING S52°45'28"W 60.52 FEET TO THE P.O.B., CONTAINING 0.14 ACRES MORE OR LESS.

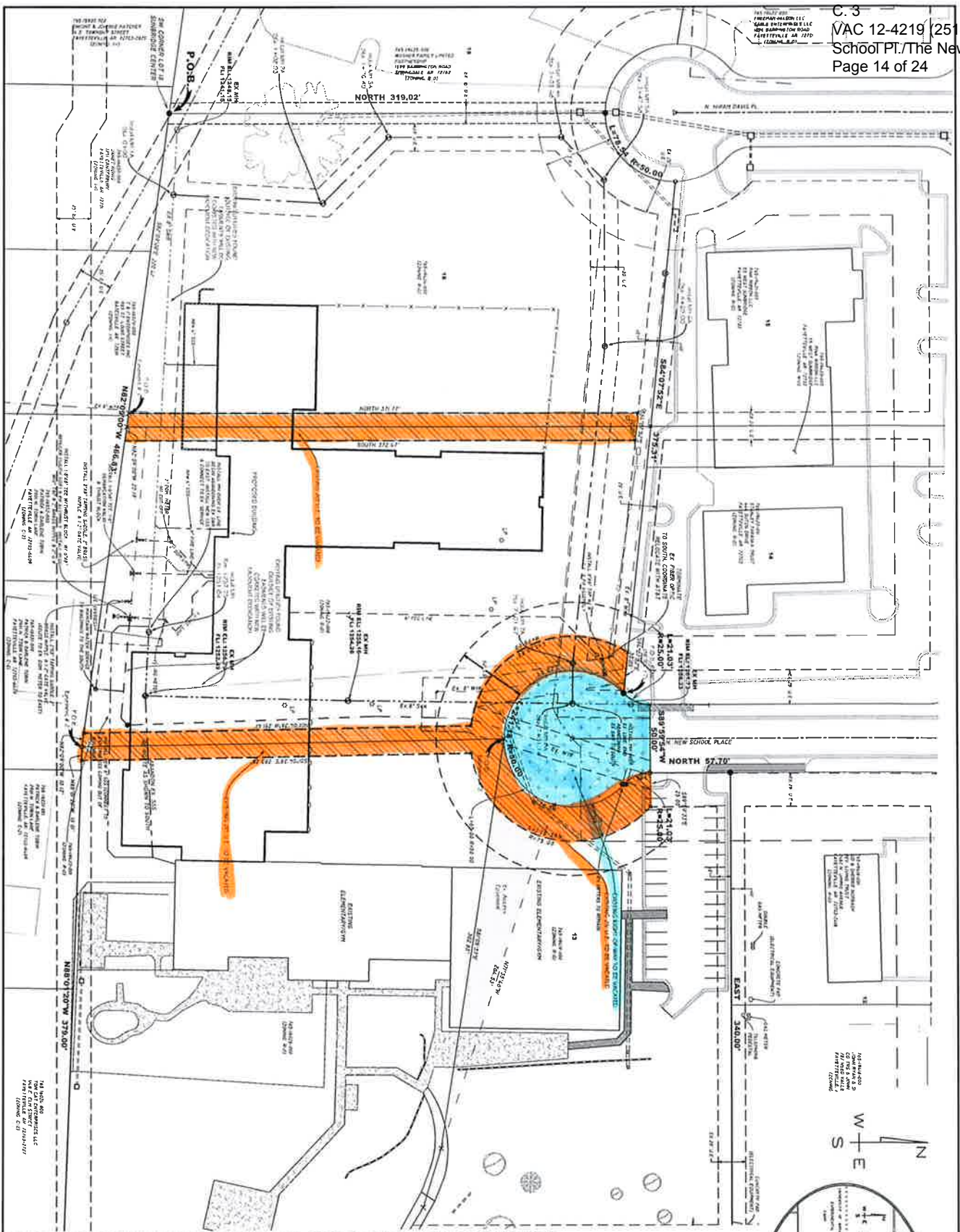
The petitioners pray that the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject, however, to the existing utility easements and sewer easements as required, and that the above described real estate be used for their respective benefit and purpose as now approved by law. The petitioners further pray that the above described real estate be vested in the abutting property owners as provided by law.

WHEREFORE, the undersigned petitioners respectfully pray that the governing body of the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject to said utility and sewer easements, and that title to said real estate sought to be abandoned be vested in the abutting property owners as provided by law, and as to that particular land the owners be free from the easements of the public for the use of said alley.

Dated this 2nd day of October 2012

Printed Name: Sara Stephenson

Signature: Sara Stephenson



**LEGEND**

- PROPOSED DRIVE PAVEMENT
- EXISTING DRIVE PAVEMENT
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING DRIVE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING DRIVE
- EXISTING DRIVE

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**JORGENSEN & ASSOCIATES**  
 CIVIL ENGINEERS • SURVEYORS

DATE	BY	REVISION
12-12-19	JG	ISSUED FOR PERMIT
12-12-19	JG	REVISED PER COMMENTS

SCALE: 1"=30' DATE REVISION CHECKED BY DRAWN BY  
 12-12-19 12-12-19 JG JG

EASEMENT VACATION PLAT FOR: **2**  
 THE NEW SCHOOL **6**



**UTILITY APPROVAL FORM**

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

DATE: 9/5/12

UTILITY COMPANY: AEP/SWEPCO

APPLICANT NAME: Jorgensen & Associates APPLICANT PHONE: 442-9127  
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\*\*)

\*\*

*(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:

We will need reimbursement for relocating the streetlight in  
the old street right of way.

John Bayne  
Signature of Utility Company Representative

Distribution Engineer  
Title



**UTILITY APPROVAL FORM**

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

DATE: 8-20-12

UTILITY COMPANY: City of Fayetteville (Solid Waste)

APPLICANT NAME: Jorgensen & Associates APPLICANT PHONE: 442-9127

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\*\*)

\*\* 2514 New School Place

(**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 Pugh  
Signature of Utility Company Representative

Waste Reduction Coordinator  
Title

## UTILITY APPROVAL FORM

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

DATE: 09/06/2012

UTILITY COMPANY: City of Fayetteville (Water & Sewer)

APPLICANT NAME: Jorgensen & Associates APPLICANT PHONE: 442-9127  
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\*\*)

\*\*

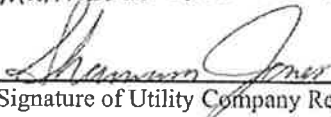
*(ATTACH legal description and graphic representation of what is being vacated-SURVEY)*

#### 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:

The rerouted water line needs to connect to the Birch water line on  
Hiram Davis Place. Sewer extensions along Sunbridge should be evaluated in lieu of  
multi bend sewer reroute.



Signature of Utility Company Representative

Utilities Engineer

Title

## UTILITY APPROVAL FORM

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

DATE: 9/5/2012

UTILITY COMPANY: Cox Communications

APPLICANT NAME: Jorgensen & Associates APPLICANT PHONE: 442-9127  
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\*\*)

\*\*

*(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.)

Will need new easement around perimeter of this project to relocate existing fiber line.

- No objections provided the following conditions are met:

Existing fiber line that is within this easement will have to be relocated at the developers expense.

  
\_\_\_\_\_  
Signature of Utility Company Representative

Construction Planner II NWA  
\_\_\_\_\_  
Title

## UTILITY APPROVAL FORM

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

DATE: \_\_\_\_\_

UTILITY COMPANY: Source Gas Co.

APPLICANT NAME: Jorgensen & Associates APPLICANT PHONE: 442-9127  
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\*\*)

\*\* 2514 New School Place Fay. Ar. 72703

(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:

A new UE will be provided according to Source Gas Co. standards. Any relocation damage will be at the Owner/Developer's expense.

[Signature]  
Signature of Utility Company Representative

Division Manager  
Title

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

DATE: 9-10-2012

UTILITY COMPANY: AT&T

APPLICANT NAME: Jorgensen & Associates APPLICANT PHONE: 442-9127  
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\*\*)

**\*\* NEW SCHOOL ADDITION**

(*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:

ALL EXISTING AT&T/SWBT TELEPHONE FACILITIES LOCATED  
WITHIN EASEMENT TO BE VACATED WILL NEED TO BE RELOCATED  
AT THE OWNER/DEVELOPERS EXPENSE BEFORE VACATION

Susan K. Clouder  
Signature of Utility Company Representative

ENGINEER OSP DESIGN  
Title

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

DATE: 9/4/12

UTILITY COMPANY: City of Fayetteville (Transportation)

APPLICANT NAME: Jorgensen & Associates APPLICANT PHONE: 442-9127  
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\*\*)

\*\*

*(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.)

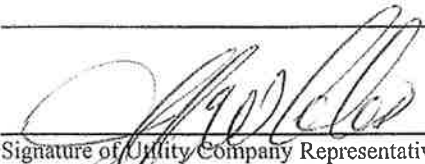
\_\_\_\_\_

\_\_\_\_\_

- No objections provided the following conditions are met:

\_\_\_\_\_

\_\_\_\_\_

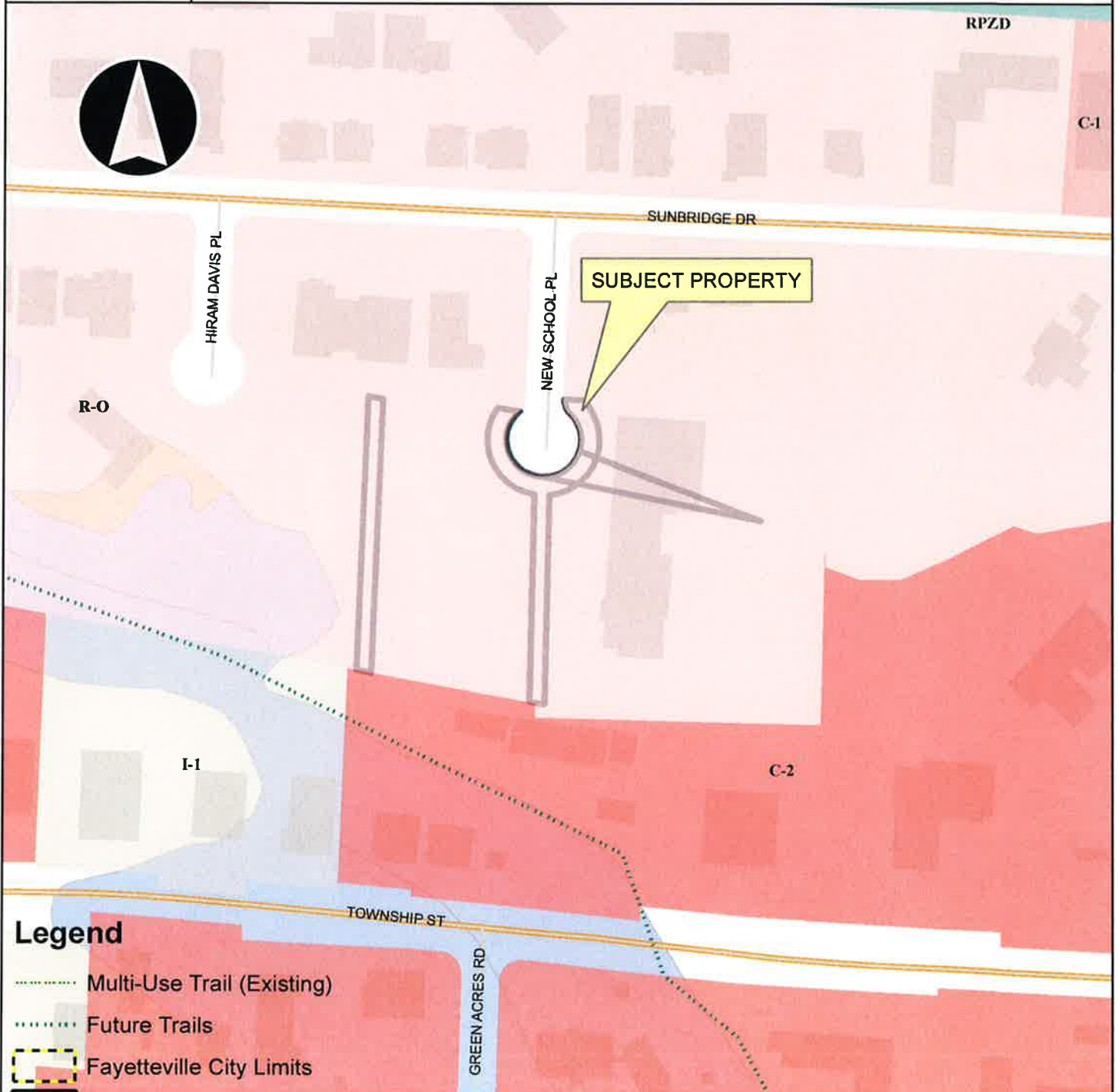
  
\_\_\_\_\_  
Signature of Utility Company Representative

ASSISTANT TRANSPORTATION MANAGER  
\_\_\_\_\_  
Title

VAC12-4219

# THE NEW SCHOOL

Close Up View



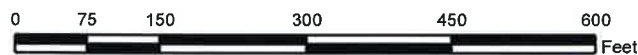
## Legend

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

### Overview

VAC12-4219

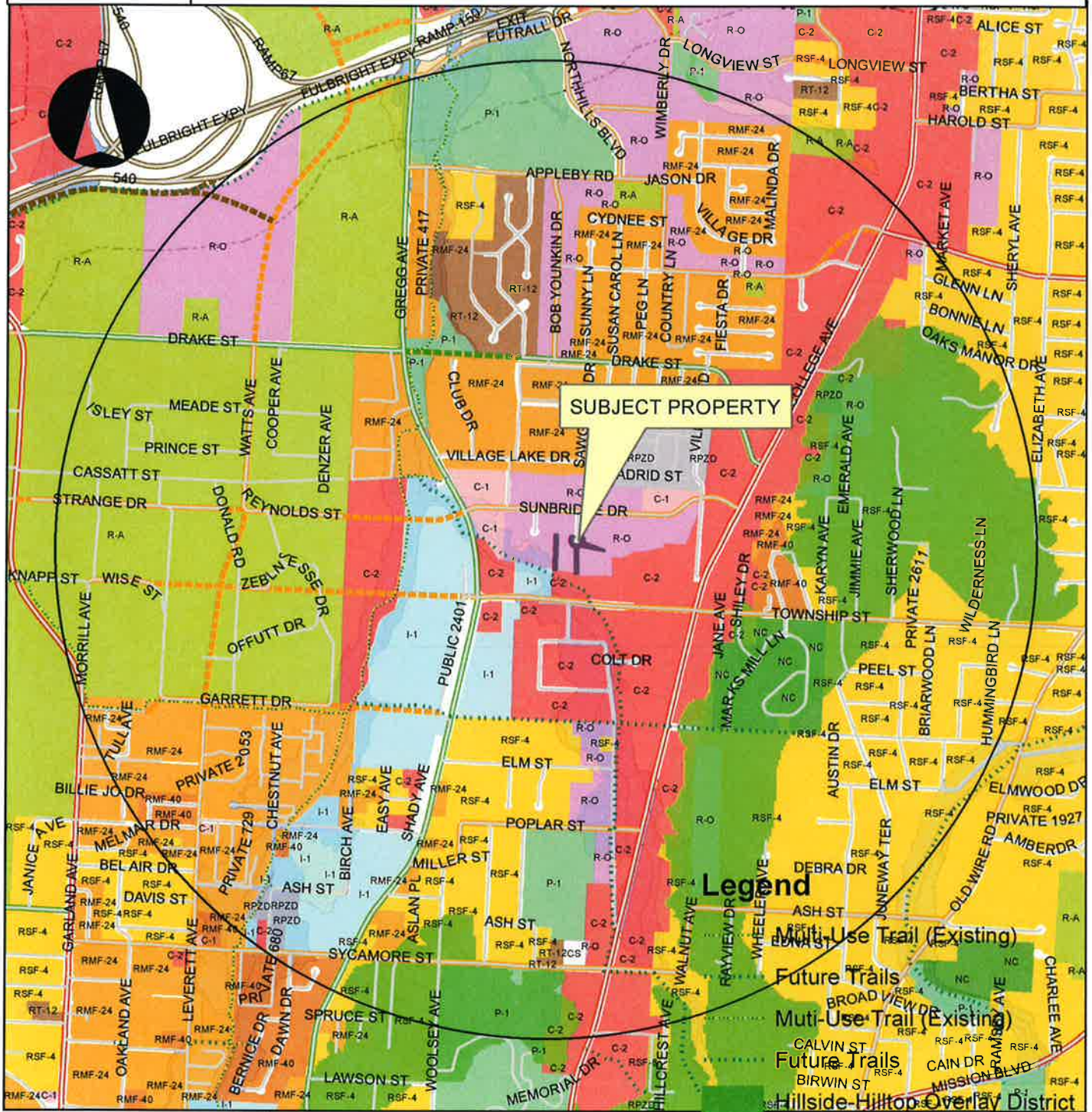
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area



VAC12-4219

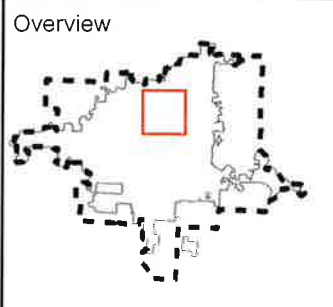
# THE NEW SCHOOL

One Mile View



**Legend**

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



**Legend**

- Subject Property
- VAC12-4219
- Boundary
- VAC12-4219
- Design Overlay District
- Planning Area
- Fayetteville

0      0.25      0.5      1  
 Miles