

**City of Fayetteville Staff Review Form**

**2015-0248**

**Legistar File ID**

**6/2/2015**

**City Council Meeting Date - Agenda Item Only**  
N/A for Non-Agenda Item

Jeremy Pate

5/15/2015

City Planning /  
Development Services Department

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

VAC 15-5037: Vacation (HARBOR ISLE & ZION RDS./WOODBURY S/D, 137): Submitted by BLEW & ASSOCIATES for properties located at the INTERSECTION OF HARBOR ISLE & ZION ROADS. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.74 acres. The request is to vacate portions of multiple utility easements within the subdivision.

**Budget Impact:**

Account Number	Fund
Project Number	Project Title
<b>Budgeted Item?</b> <u>NA</u>	Current Budget        \$                    -
<b>Does item have a cost?</b> <u>No</u>	Funds Obligated        \$                    -
<b>Budget Adjustment Attached?</b> <u>NA</u>	Current Balance <b>\$</b> -
	Item Cost
	Budget Adjustment
	Remaining Budget <b>\$</b> -

V20140710

Previous Ordinance or Resolution # \_\_\_\_\_

Original Contract Number: \_\_\_\_\_

Approval Date: \_\_\_\_\_

Comments:



## CITY COUNCIL AGENDA MEMO

### MEETING OF JUNE 2, 2015

**TO:** Fayetteville City Council

**FROM:** Andrew Garner, City Planning Director

**DATE:** May 15, 2015

**SUBJECT:** **VAC 15-5037: Vacation (HARBOR ISLE & ZION RDS./WOODBURY S/D, 137):** Submitted by BLEW & ASSOCIATES for properties located at the INTERSECTION OF HARBOR ISLE & ZION ROADS. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.74 acres. The request is to vacate portions of multiple utility easements within the subdivision.

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### RECOMMENDATION:

Staff and the Planning Commission recommend approval of an ordinance to vacate portions of existing utility easements.

### BACKGROUND:

The subject property is located on the south side of Zion Road within the Woodbury neighborhood, across Zion Road from the Lakewood Village neighborhood. The Woodbury project was approved by City Council as a Planned Zoning District (PZD) in 2006. The PZD was a master planned development for 67 single family units, 45 multi-family units and a 1.12-acre common green with community pool in the center of the development. Easements were dedicated throughout the property and infrastructure for the project, 16 single family dwellings and the community pool were constructed several years ago. A majority of the site remains undeveloped with the exception of the infrastructure. The property was rezoned to NC, Neighborhood Conservation in 2011. On April 27, 2015 the Planning Commission approved a preliminary plat to create a 38-lot single family subdivision on the property. The applicant requests vacation of multiple easements throughout the property that were originally platted to serve the Woodbury PZD, but conflict with the larger lot subdivision currently approved. Easements proposed to be vacated are shown on the attached plans.

### DISCUSSION:

On May 11, 2015 the Planning Commission forwarded this item to the City Council with a recommendation for approval by a vote of 7-0-0 on the consent agenda.

### BUDGET/STAFF IMPACT:

N/A

### Attachments:

- CC Ordinance
- Exhibit A
- Exhibit B
- Planning Commission Staff Report



## PLANNING COMMISSION MEMO

**TO:** Fayetteville Planning Commission

**FROM:** Andrew Garner, City Planning Director

**MEETING DATE:** May 11, 2015 *Updated with Planning Commission results*

**SUBJECT:** **VAC 15-5037: Vacation (HARBOR ISLE & ZION RDS./WOODBURY S/D, 137):** Submitted by BLEW & ASSOCIATES for properties located at the INTERSECTION OF HARBOR ISLE & ZION ROADS. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.74 acres. The request is to vacate portions of multiple utility easements within the subdivision.

**RECOMMENDATION:**

Staff recommends forwarding **VAC 15-5037** to the City Council with a recommendation for approval.

**BACKGROUND:**

*Background:* The subject property is located on the south side of Zion Road within the Woodbury neighborhood, across Zion Road from the Lakewood Village neighborhood. The Woodbury project was approved by City Council as a Planned Zoning District (PZD) in 2006. The PZD was a master planned development for 67 single family units, 45 multi-family units and a 1.12-acre common green with community pool in the center of the development. Easements were dedicated throughout the property and infrastructure for the project, 16 single family dwellings and the community pool were constructed several years ago. A majority of the site remains undeveloped with the exception of the infrastructure. The property was rezoned to NC, Neighborhood Conservation in 2011. On April 27, 2015 the Planning Commission approved a preliminary plat to create a 38-lot single family subdivision on the property. Surrounding land use and zoning is depicted on *Table 1*.

**Table 1  
Surrounding Land Use and Zoning**

Direction from Site	Land Use	Zoning
North	Single-Family Residential (Lakewood Subdivision)	RPZD, Residential Planned Zoning District
South	Woodbury neighborhood	R-PZD; NC
East	Multi-Family Residential	RMF-24, Residential multi-Family, 24 units/acre
West	Single-Family Residential	RSF-4, Residential single-Family, 4 units/acre

*Proposal:* The applicant requests vacation of multiple easements throughout the property that were originally platted to serve the Woodbury PZD, but conflict with the larger lot subdivision currently approved. Easements proposed to be vacated are shown on the attached plans.

**DISCUSSION:**

*Vacation Approval:* The applicant has submitted the required vacation forms to the City utility departments and applicable franchise utilities, with the following responses:

**UTILITIES**

**RESPONSE**

Cox Communications

No objections with conditions

AEP/SWEPCO

No objections

Source Gas

No objections with conditions

AT&T

No objections with conditions

Ozarks Electric

No objections

**CITY OF FAYETTEVILLE**

**RESPONSE**

Water/Sewer

No objections with conditions

Trash & Recycling

No objections

Transportation

Not applicable

**Public Comment:**

No public comment has been received.

**Recommendation:**

Staff recommends forwarding **VAC 15-5037** to the City Council with a recommendation for approval subject to the following conditions:

**Conditions of Approval:**

1. Any relocation or damage to utilities and associated new easement dedication shall be at the owner/developer's expense.
2. Cox Communication requires that the owner/developer will need to pay relocation costs of their plant within the proposed vacation and new easement will need to be platted from Zion Road tying into the first Cox Communication pedestal location within the subdivision
- ~~3. The Area 1 vacation area shall remain as is for SourceGas use, and the SourceGas main located within the 20-foot utility easement between Area 6 and 7 to remain.~~
4. City water and sewer are located in some of the easements being vacated and must be killed out prior to vacation approval.

*After the Planning Commission meeting the applicant provided written documentation from SourceGas agreeing to vacate all of the easements (including Area 1) as proposed with the condition that utilities in the easements to be relocated at the owner/developer's expense.*

**PLANNING COMMISSION ACTION**

Forwarded     Denied     Tabled

**Date:** May 11, 2015

**Motion:** Cook

**Second:** Hoffman

**Vote:** 7-0-0

**Notes:**

Recommend approval; on consent agenda.

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**BUDGET/STAFF IMPACT:**

None

**Attachments:**

- Request Letter
- Petition to Vacate
- Utility Approvals
- Easement Vacation Exhibit
- One Mile Map
- Close Up Map

**BLEW & ASSOCIATES, PA**  
**CIVIL ENGINEERS & LAND SURVEYORS**

Charlie Zardin  
Blew & Associates, PA  
524 West Sycamore, Suite 4  
Fayetteville, Arkansas 72703

Planning Commission  
City of Fayetteville  
113 West Mountain Street  
Fayetteville, AR 72701

**SUBJECT: Woodbury Subdivision Easement Vacation**

March 12, 2015

To Whom It May Concern:

The property developer, Buffington Homes, is requesting the vacation of portions of multiple Utility Easements located within Woodbury Subdivision located at N. Harbor Isle and Zion Road. These easements currently contain utilities which were installed with the Phase 1 construction of Woodbury. This subdivision is now being re-designed to create 33 buildable Single-Family Residential Lots. The existing utilities located within these easements are to be removed or relocated. The vacation of these easements would then allow for the creation of these single family lots.

Sincerely,

Charlie Zardin  
Blew & Associates, PA

**BLEW & ASSOCIATES, PA**  
**CIVIL ENGINEERS & LAND SURVEYORS**

**PETITION**

**PETITION TO VACATE EASEMENTS LOCATED IN WOODBURY SUBDIVISION, CITY OF FAYETTEVILLE, ARKANSAS**

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 in Woodbury Subdivision, City of Fayetteville, Arkansas, a municipal corporation, petition to vacate easements which are described as follows:

EASEMENT VACATION 1 DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S86°23'57"E 653.49', N00°07'54"W 227.04', N00°06'41"W 420.56', N89°53'19"E 51.41' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE N31°02'38"W 80.56', THENCE N00°06'41"W 19.45', THENCE S31°02'38"E 101.20', THENCE S80°30'45"W 10.75' TO THE POINT OF BEGINNING. CONTAINING 909 SQUARE FEET, OR 0.02 ACRES, MORE OR LESS.

EASEMENT VACATION 2 DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S86°23'57"E 653.49', N00°07'54"W 227.04', S86°27'13"E 241.51', N03°32'47"E 79.51' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE N03°19'46"E 20.29', THENCE N83°41'18"E 45.49', THENCE S06°18'44"E 20.00', THENCE S83°41'16"W 48.89' TO THE POINT OF BEGINNING. CONTAINING 944 SQUARE FEET, OR 0.02 ACRES, MORE OR LESS.

EASEMENT VACATION 3 DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S86°23'57"E 653.49', N00°07'54"W 227.04', S86°27'13"E 297.49', S01°01'36"E 56.19', N88°58'24"E 47.93' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE N85°00'12"E 30.00', THENCE S04°59'48"E 148.81', THENCE N86°27'08"W 30.34', THENCE N04°59'48"W 144.30' TO THE POINT OF BEGINNING. CONTAINING 4397 SQUARE FEET, OR 0.10 ACRES, MORE OR LESS.

EASEMENT VACATION 4 DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S86°23'57"E 653.49', N00°07'54"W 227.04', S86°27'13"E 297.49', S01°01'36"E 225.60', S86°27'08"E 213.58', N03°32'52"E 30.00' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE N47°19'45"E 28.31', THENCE N10°50'49"W 125.83', THENCE N79°09'11"E 30.00', THENCE S10°50'49"E 137.81', THENCE S47°19'45"W 22.56', THENCE N86°27'08"W 36.01' TO THE POINT OF BEGINNING. CONTAINING 4616 SQUARE FEET, OR 0.11 ACRES, MORE OR LESS.

EASEMENT VACATION 5 DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S86°23'57"E 653.49', N00°07'54"W 227.04', S86°27'13"E 297.49', S01°01'36"E 225.60', S86°27'08"E 370.40', N01°36'59"E 317.66', N88°23'01"W 40.00' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE N89°02'57"W 103.89', THENCE N00°47'03"E 30.00', THENCE S89°12'57"E 104.30', THENCE S01°33'37"W 30.30' TO THE POINT OF BEGINNING. CONTAINING 3139 SQUARE FEET, OR 0.07 ACRES, MORE OR LESS.

EASEMENT VACATION 6 DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S86°23'57"E 653.49', N00°07'54"W 227.04', S86°27'13"E 297.49', S01°01'36"E

**BLEW & ASSOCIATES, PA**  
**CIVIL ENGINEERS & LAND SURVEYORS**

225.60', S86°27'08"E 370.40', N01°36'59"E 461.83', N88°23'01"W 40.00' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE N89°12'57"W 107.00', THENCE N00°47'03"E 6.76', THENCE S78°54'34"W 40.15', THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 971.82', HAVING A CHORD BEARING AND DISTANCE OF N06°05'02"W 1.41', THENCE N75°53'33"E 32.40', THENCE N89°06'26"E 115.37', THENCE S01°36'59"W 11.60' TO THE POINT OF BEGINNING, CONTAINING 1166 SQUARE FEET, OR 0.03 ACRES, MORE OR LESS.

EASEMENT VACATION 7 DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S86°23'57"E 653.49', N00°07'54"W 227.04', S86°27'13"E 297.49', S01°01'36"E 225.60', S86°27'08"E 370.40', N01°36'59"E 493.45', N88°23'01"W 40.00' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE S89°06'26"W 118.57', THENCE S75°53'33"W 32.13', THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 971.82, HAVING A CHORD BEARING AND DISTANCE OF N07°22'18"W 1.94', THENCE N77°31'43"E 51.87', THENCE S89°12'57"E 99.38', THENCE S01°36'59"W 2.09' TO THE POINT OF BEGINNING, CONTAINING 458 SQUARE FEET, OR 0.01 ACRES, MORE OR LESS.

EASEMENT VACATION 8 DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S86°23'57"E 653.49', N00°07'54"W 227.04', S86°27'13"E 297.49', S01°01'36"E 225.60', S86°27'08"E 370.40', N01°36'59"E 595.86', N88°23'01"W 40.00' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE N88°04'00"W 141.00', THENCE N01°56'00"E 30.00', THENCE S88°04'00"E 141.17', THENCE S01°36'59"W 7.95', THENCE N88°59'21"W 63.85', THENCE S01°00'39"W 20.00', THENCE S88°59'21"W 63.64', THENCE S01°36'59"E 2.05' TO THE POINT OF BEGINNING. CONTAINING 2958 SQUARE FEET, OR 0.07 ACRES, MORE OR LESS.

EASEMENT VACATION 9 DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S86°23'57"E 653.49', N00°07'54"W 227.04', S86°27'13"E 297.49', S01°01'36"E 225.60', S86°27'08"E 370.40', N01°36'59"E 677.42', N88°23'01"W 130.00' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE N86°19'49"W 50.42', THENCE N84°20'13"W 19.81', THENCE N89°06'26"E 70.09', THENCE S00°29'39"W 6.27' TO THE POINT OF BEGINNING. CONTAINING 237 SQUARE FEET, OR 0.01 ACRES, MORE OR LESS.

That the abutting real estate affected by said abandonment of the easements are Parcel #765-28348-100 & 765-28347-000 within the City of Fayetteville used by the public for a period of many years, and that the public interest and welfare would not be adversely affected by the abandonment of the portion of the above described easements.

The petitioners pray that the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, 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.

Dated this 18 day of MARCH, 20 15.

Chris Eukins - Simmons Bank  
Printed Name

  
Signature



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

DATE: 03/18/2015

UTILITY COMPANY: AT&T

APPLICANT NAME: Blew & Associates, PA APPLICANT PHONE: 479-443-4506

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** Woodbury Subdivision located at N. Harbor Isle and Zion Road

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


UTILITY COMPANY COMMENTS:

No objections to the vacation(s) described above, and no comments.

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:

IF ANY AT&T FACILITIES ARE DAMAGED OR ARE REQUIRED TO BE RELOCATED  
WILL BE THE RESPONSIBILITY OF THE DEVELOPER/ BUILDER

  
Signature of Utility Company Representative

OSP MGR PLNG & ENGRG DESIGN

Title

UTILITY APPROVAL FORM

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

DATE: 3-18-15

UTILITY COMPANY: OZARKS ELECTRIC

APPLICANT NAME: Blew & Associates, PA APPLICANT PHONE: 479-443-4506

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 Woodbury Subdivision located at N. Harbor Isle and Zion Road

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

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- 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:

Mike Phipps  
Signature of Utility Company Representative

System Staking Tech  
Title

UTILITY APPROVAL FORM

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

DATE: 3/19/15

UTILITY COMPANY: AEP- SWEPCO

APPLICANT NAME: Blew & Associates, PA APPLICANT PHONE: 479-443-4506

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 Woodbury Subdivision located at N. Harbor Isle and Zion Road

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

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- 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 Bayn  
Signature of Utility Company Representative

Distribution Engineer  
Title

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

DATE: 3/31/2015

UTILITY COMPANY: Cox Communications

APPLICANT NAME: Blew & Associates, PA APPLICANT PHONE: 479-443-4506

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 Woodbury Subdivision located at N. Harbor Isle and Zion Road

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

UTILITY COMPANY COMMENTS:

No objections to the vacation(s) described above, and no comments.

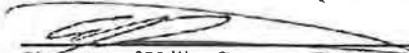
No objections to the vacation(s) described above, provided following described easements are retained  
(State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:

Developer/Owner will need to pay relocation costs of our plant within the proposed vacation.

Will need new easement platted from Zion road tying into our first pedestal location within subdivision.

Relocation cost must be paid and cable moved before this easement can be vacated.

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

CONSTRUCTION MANAGER  
\_\_\_\_\_  
Title

UTILITY APPROVAL FORM

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

DATE: 5/13/2015

UTILITY COMPANY: SourceGas

APPLICANT NAME: Blew & Associates, PA APPLICANT PHONE: 479-443-4506

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 Woodbury Subdivision located at N. Harbor Isle and Zion Road

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

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- 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:  
Provided that existing gas main is relocated to proposed  
utility easement.

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

Fayetteville Division Manager  
\_\_\_\_\_  
Title

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

DATE: 3/18/15

UTILITY COMPANY: C o F - Solid Waste

APPLICANT NAME: Blew & Associates, PA APPLICANT PHONE: 479-443-4506

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 Woodbury Subdivision located at N. Harbor Isle and Zion Road

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

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- 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

Commercial Sales Rep

Title

**UTILITY APPROVAL FORM**

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

DATE: 3-18-2015

UTILITY COMPANY: City of Fayetteville Transportation Division

APPLICANT NAME: Blew & Associates, PA APPLICANT PHONE: 479-443-4506

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 Woodbury Subdivision located at N. Harbor Isle and Zion Road

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

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- 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:

Keith Shreve Keith Shreve  
Signature of Utility Company Representative

Assistant Transportation Manager  
Title

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

DATE: 8 APR 2015

UTILITY COMPANY: CITY OF FAYETTEVILLE

APPLICANT NAME: Blew & Associates, PA APPLICANT PHONE: 479-443-4506

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** Woodbury Subdivision located at N. Harbor Isle and Zion Road

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

UTILITY COMPANY COMMENTS:

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

<sup>IS</sup> No objections provided the following conditions are met:  
THERE ARE WATER & SEWER LOCATED IN SOME OF THESE EASEMENTS  
BEING VACATED. THESE MUST BE KILLED OUT PRIOR TO VACATION



Signature of Utility Company Representative

UTILITIES DIRECTOR

Title

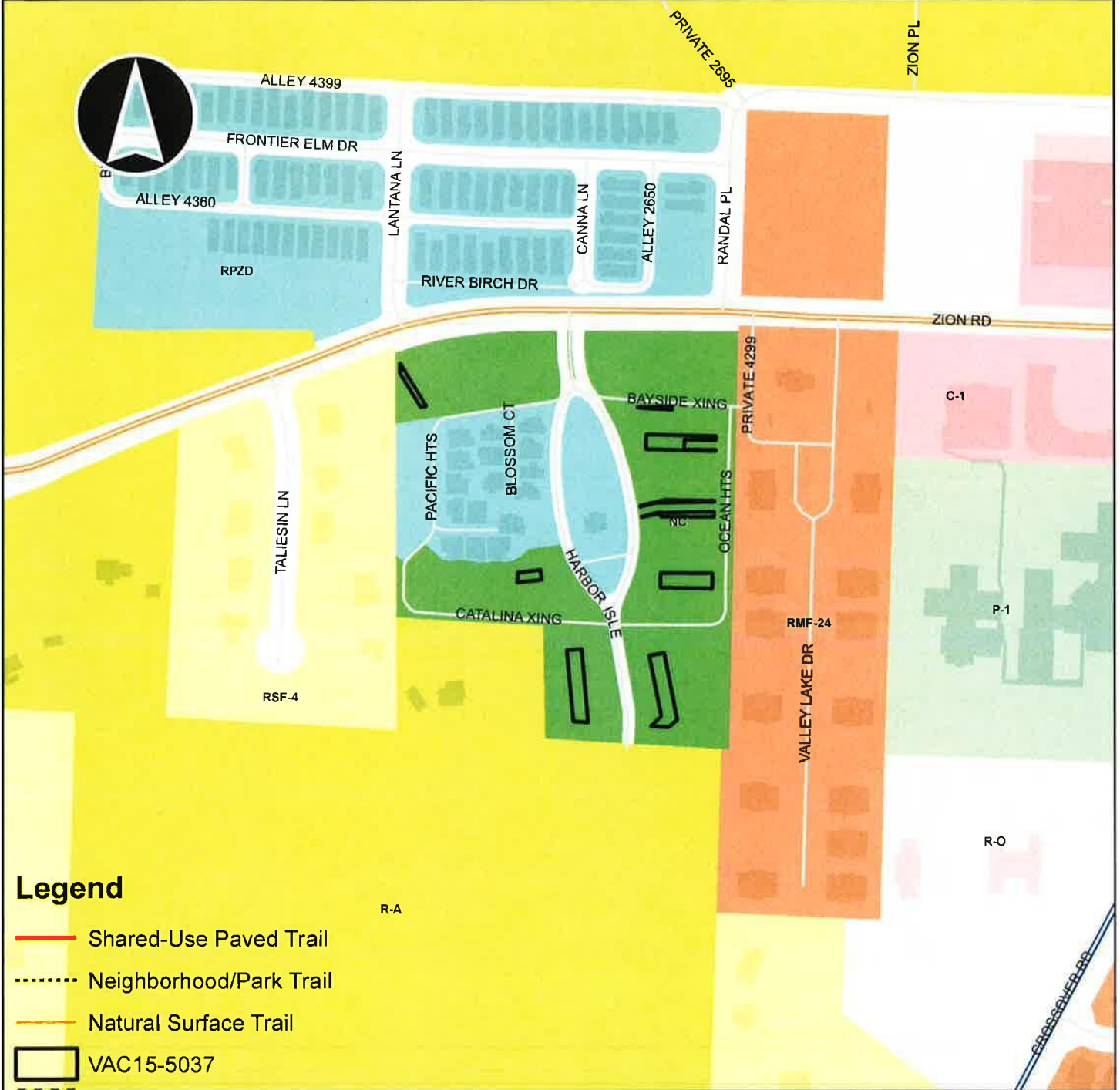




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# WOODBURY S/D

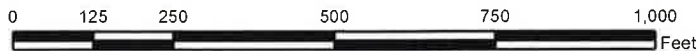
Close Up View



## Legend

- Shared-Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail
- VAC15-5037

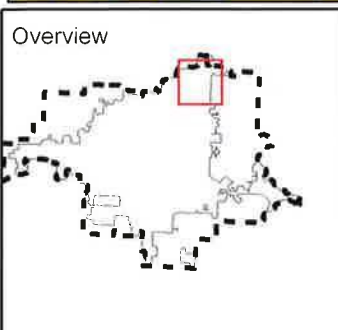
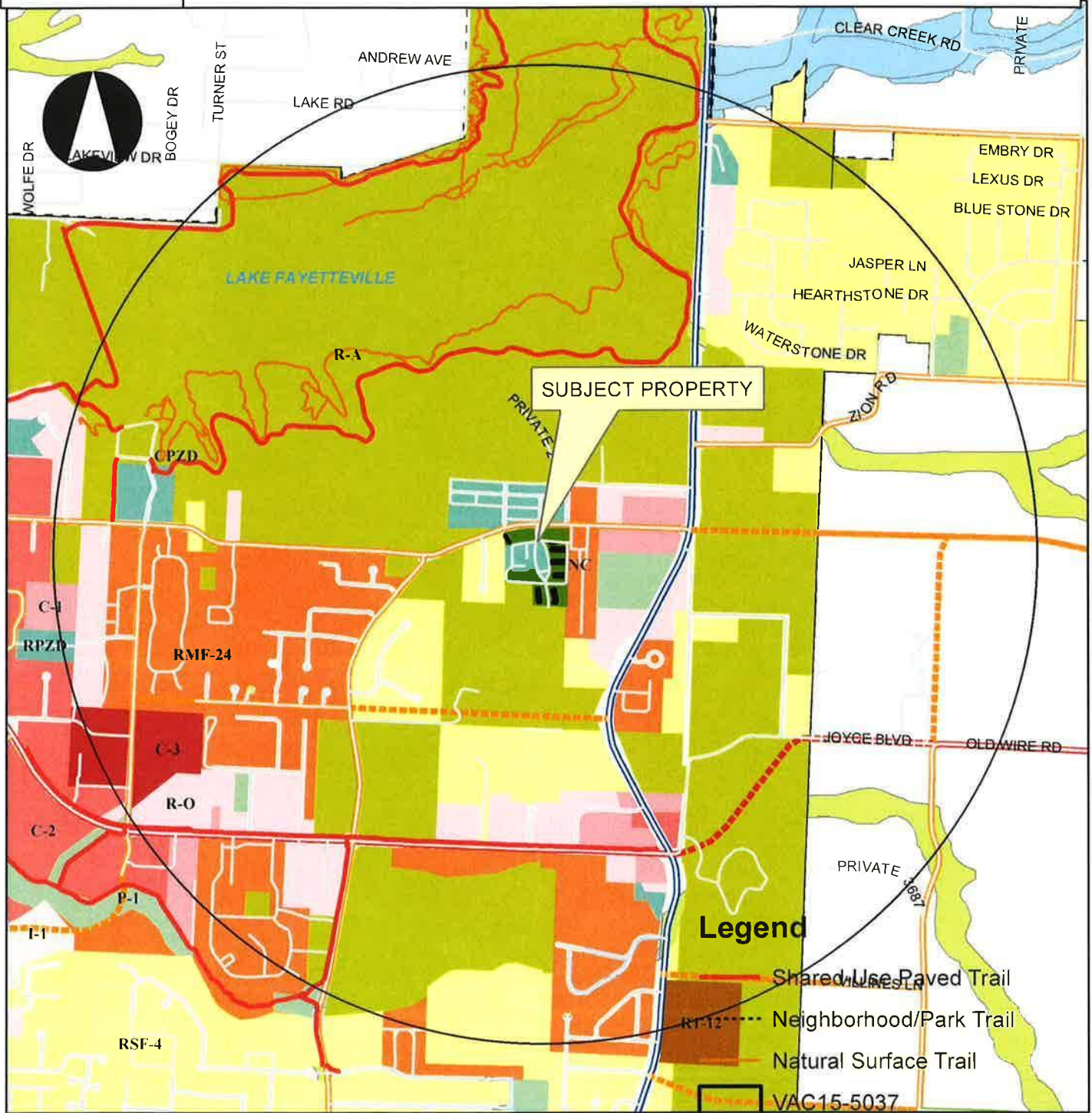
- Overview**
- Fayetteville City Limits
  - Footprints 2010
  - Hillside-Hilltop Overlay District
  - Design Overlay District
  - Design Overlay District
  - Planning Area



VAC15-5037

# WOODBURY S/D

One Mile View



**Legend**

- Subject Property
- Boundary
- 0 0.25 0.5 1 Miles
- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area
- Fayetteville
- Shared Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail
- VAC15-5037