




INTEROFFICE MEMORANDUM

October 11, 2024

TO: Master Files

FROM: Josh Seagraves, Division Head - Environmental 

SUBJECT: Job 040965
Sebastian County Area Headquarters (Greenwood) (S)
Sebastian County
Environmental Documentation for State Funded Projects

The purpose of the project is to purchase 18.85 acres of property along Highway 10 in Sebastian County in order to construct a new Area Headquarters. A project location map is attached.

After appropriate environmental review it has been determined that the subject job will not affect any natural resources. The project requires no federal funds or permits; therefore, it is not considered an undertaking under Section 106 of the National Historic Preservation Act. The job is exempt from the Farmland Protection Policy Act and Section 7 of the Endangered Species Act as there is no federal nexus for this project. Waters of the United States will not be impacted by this project; therefore, a Section 404 permit will not be required.

Attachments

c: Program Management
Right of Way
District 4

JS:JG:sw

Sturgeon Rd

Mount Zion Rd

Woods Rd

Country Aire Loop

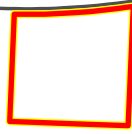


Charla Ln



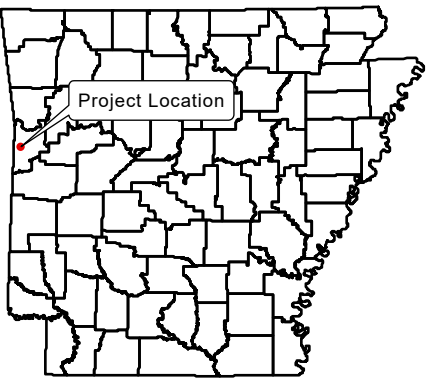
Sunshine Mine Rd

Elder Branch Rd



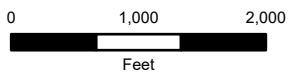
Pleasant Hill Rd

Reeves Rd



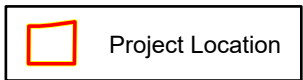
Reeves Ct

Boone Rd



ARDOT - Environmental GIS - Filares
September 11, 2024

Job 040965
Sebastian Co. Area Headquarters
(Greenwood)
Sebastian County

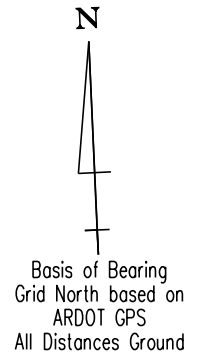
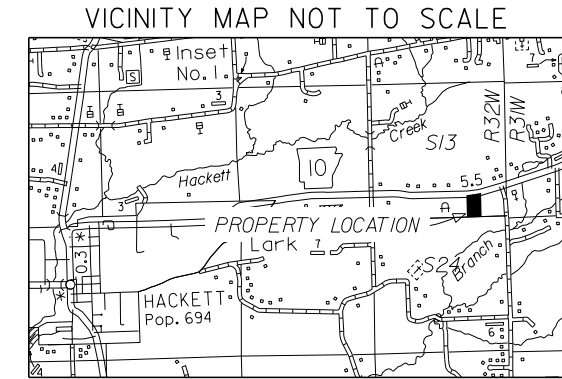


Parent Tract Description:

All that part of the West Half of the Southeast Quarter and the West Half of the West Half of the Southeast Quarter of the Southeast Quarter, Section 13, Township 6 North, Range 32 West, lying South of Highway #10, containing 30 acres, more or less.

Surveyed Property Description:

Being a part of the SW1/4 SE1/4 and the SE1/4 SE1/4 of Section 13, T6N, R32W, lying in Sebastian County, Arkansas, more particularly described as follows:
 Commencing at a 1/2" rebar with a yellow plastic cap stamped "PLS 1443" representing the Southwest Corner of said SW1/4 SE1/4; thence S87°28'04"E a distance of 730.69' along the South line of said SW1/4 SE1/4 to a set 5/8" rebar with a 2" aluminum cap stamped "Arkansas Hwy & Trans Dept Bndy PSI671", said point being the point of beginning; thence leaving said South line, N3°02'55"E a distance of 847.16' to a set 5/8" rebar with a 2" aluminum cap stamped "Arkansas Hwy & Trans Dept Bndy PSI671" on the Southern right of way line of Arkansas State Highway 10; thence along said right of way line along a curve to the left, having a radius of 5769.58', the chord of which bears N88°30'04"E a distance of 600.96' to a set 5/8" rebar with a 2" aluminum cap stamped "Arkansas Hwy & Trans Dept Bndy PSI671" at the intersection of said Southern right of way and the West line of said SE1/4 SE1/4; thence continue along said right of way along a curve to the left, having a radius of 5769.58', the chord of which bears N83°50'25"E a distance of 337.39' to a set 5/8" rebar with a 2" aluminum cap stamped "Arkansas Hwy & Trans Dept Bndy PSI671" at the intersection of said Southern right of way and the East line of the W1/2 W1/2 of said SE1/4 SE1/4; thence leaving said Southern right of way line and along said East line, S3°05'08"W a distance of 940.40' to a set 5/8" rebar with a 2" aluminum cap stamped "Arkansas Hwy & Trans Dept Bndy PSI671" at the Southeast corner of the W1/2 W1/2 of said SE1/4 SE1/4; thence leaving said East line and along the South line of said SE1/4 SE1/4, N87°28'04"W a distance of 322.44' to a set 5/8" rebar with a 2" aluminum cap stamped "Arkansas Hwy & Trans Dept Bndy PSI671" at the E1/16 corner between Sections 13 and 24; thence continue along said South line N87°28'04"W a distance of 599.09' to the point of beginning. Containing 18.85 acres more or less (11.87 +/- acres in the SW1/4 SE1/4 and 6.98 +/- acres in the SE1/4 SE1/4).



References (Primary surveys):

ARDOT
 1. Right of Way and Construction plans ARDOT Job #4211

State Surveyor's Website
 1. Survey Doc. #202109073674
 2. Survey Doc. #202106078296
 3. Survey Doc. #201504100025
 4. Survey Doc. #202010164975

Sebastian County Clerk's Office
 1. Deed Doc. #2014G-00272
 2. Deed Doc. #2012G-06564
 3. Deed Doc. #2016G-04680

Sebastian County Circuit Clerk's Office
 1. Power Line Easement Doc. in Bk. 340, Pg. 474-476

Satterfield Land Surveyors
 1. Survey Job #36719, dated 8-13-2009

T-6-N, R-32-W

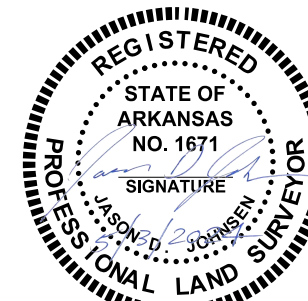
BASIS OF BEARING:
 STATE PLANE GRID 0301-NORTH ZONE
 DETERMINED FROM ARDOT VRS
 CONVERGENCE ANGLE: 01-22-32 LEFT AT
 PN: 1100 N: 321802.346 - E: 606131.994
 ALL DISTANCES ARE GROUND TO
 CONVERT BACK TO GRID MULTIPLY BY
 CAF = 0.9999371519
 CAF BASED ON JOB LOCATION FROM TBC
 PER PN: 1100

DATE: 2/2024 REVISIONS
 DRAWN BY: J. JOHNSEN REVIEWED: J. JOHNSEN

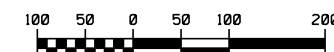
LEGEND

- PROPERTY LINE
- - - SECTION LINE
- SIXTEENTH LINE
- - - - QUARTER LINE
- - - - CENTERLINE HIGHWAY
- E— OVERHEAD ELECTRIC
- - - - RIGHT OF WAY
- △ CALCULATED CORNER
- ⊙ FOUND MONUMENT
- △ EXISTING ROW
- FENCE CORNER
- ▲ SET 5/8" RBR WITH 2" ALUM CAP PLS 1671
- YPC-YELLOW PLASTIC CAP
- OPC-ORANGE PLASTIC CAP
- (20.00) GLO DISTANCE

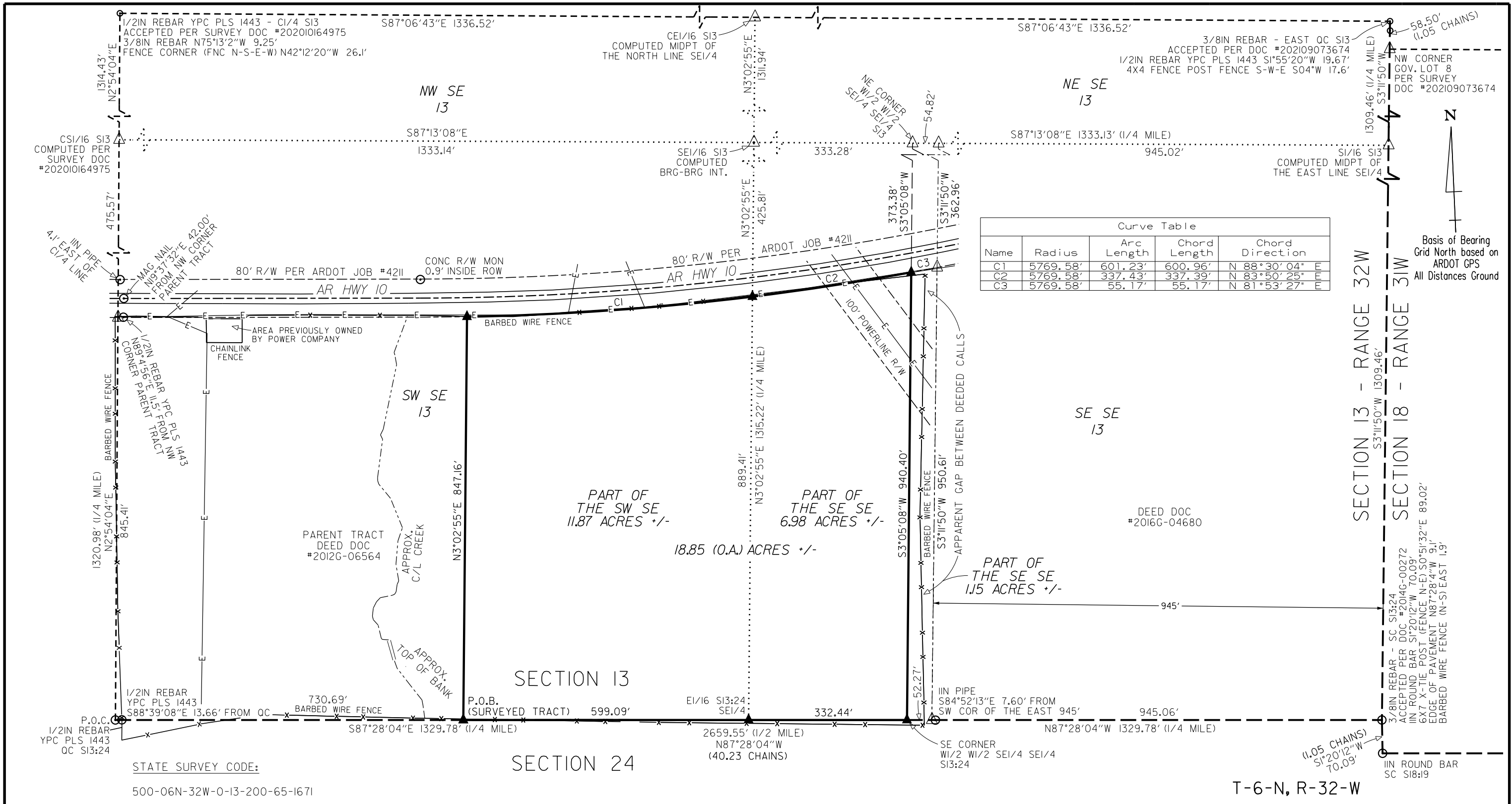
SURVEYS PERFORMED BY
Michael Baker
INTERNATIONAL
 101 SOUTH SPRING STREET
 SUITE 100
 LITTLE ROCK, AR. 72201
 OFFICE (501) 907-6223
 jason.johnsen@mbakerintl.com



**SURVEY OF SEBASTIAN CO.
 MAINTENANCE YARD PROPERTY
 FOR: ARDOT SURVEYS DIVISION
 GENERAL SURVEY NOTES
 JOB 040861 SEBASTIAN COUNTY**



SCALE: 1" = 200'



Curve Table				
Name	Radius	Arc Length	Chord Length	Chord Direction
C1	5769.58'	601.23'	600.96'	N 88°30'04" E
C2	5769.58'	337.43'	337.39'	N 83°50'25" E
C3	5769.58'	55.17'	55.17'	N 81°53'27" E

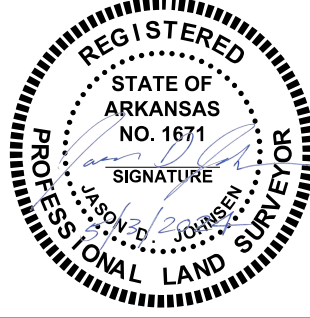
BASIS OF BEARING:
 STATE PLANE GRID 0301-NORTH ZONE
 DETERMINED FROM ARDOT VRS
 CONVERGENCE ANGLE: 01-22-32 LEFT AT
 PN: 1100 N: 321802.346 - E: 606131.994
 ALL DISTANCES ARE GROUND TO
 CONVERT BACK TO GRID MULTIPLY BY
 CAF = 0.9999371519
 CAF BASED ON JOB LOCATION FROM TBC
 PER PN: 1100

DATE: 2/2024 REVISIONS
 DRAWN BY: J. JOHNSEN REVIEWED: J. JOHNSEN

LEGEND

—	PROPERTY LINE	⊙	FOUND MONUMENT
- - -	SECTION LINE	△	EXISTING ROW
⋯	SIXTEENTH LINE	○	FENCE CORNER
- · - · -	QUARTER LINE	▲	SET 5/8IN RBR WITH 2" ALUM CAP PLS 1671
- - - - -	CENTERLINE HIGHWAY	○	YPC-YELLOW PLASTIC CAP
—E—	OVERHEAD ELECTRIC	○	OPC-ORANGE PLASTIC CAP
- - - - -	RIGHT OF WAY	(20.00)	GLO DISTANCE
△	CALCULATED CORNER		

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**SURVEY OF SEBASTIAN CO.
 MAINTENANCE YARD PROPERTY
 FOR: ARDOT SURVEYS DIVISION
 BOUNDARY SURVEY**

JOB 040861 SEBASTIAN COUNTY

SCALE: 1" = 200'

T-6-N, R-32-W

**ARDOT ENVIRONMENTAL VERIFICATION CHECKLIST
FOR CONSIDERATION OF POTENTIAL IMPACTS**

ARDOT Job 040965 FAP N/A

Job Title Sebastian County Area Headquarters (Greenwood) (S)

Environmental Resource	None	Minimal	Major	Comments
Air Quality	X			No MSAT impacts anticipated
Cultural Resources	X			Section 106 not required
Economic	X			No adverse impacts
Endangered Species	X			N/A
Environmental Justice/Title VI	X			No protected populations in project area
Fish and Wildlife	X			No impacts anticipated
Floodplains	X			None within the project area
Forest Service Property	X			None in project area
Hazardous Materials/Landfills	X			No impacts anticipated
Land Use		X		18.85 acres will be impacted by purchase
Migratory Birds	X			No impacts from the project
Navigation/Coast Guard	X			None in the project area
Noise Levels	X			N/A
Important Farmland	X			Exempt from FPPA
Protected Waters	X			None in the project area
Public Recreation Lands	X			None in the project area
Public Water Supply/WHPA	X			None in the project area
Relocates	X			No relocations
Section 4(f)/6(f)	X			N/A
Social	X			No impacts to the social environment
Underground Storage Tanks	X			No USTs in project area
Visual	X			No changes to visual environment
Streams	X			None in the project area
Water Quality		X		Temporary impacts during construction
Wetlands	X			None in the project area
Wildlife Refuges	X			None in the project area

Section 401 Water Quality Certification Required? No
 Short-term Activity Authorization Required? No
 Section 404 Permit Required? No Type N/A

Remarks: _____

Signature of Evaluator  Date 9/24/2024