AGENDA ITEM HISTORY SHEET

ITEM TITLE	**AGENDA NO.** 14
ARDOT Right of Way Offer	**AGENDA DATE:** 9/30/2025

FUNDING CERTIFICATION (Finance Director) (Signature, if applicable)

MANAGEMENT STAFF REVIEW (Signature)

MAYOR (Signature)

ITEM HISTORY (Previous Council reviews, action related to this item, and other pertinent history)

ARDOT is aquiring ROW for the Highway 5 Widening Project

ITEM COMMENTARY (Background discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

A small portion of land at LS 25 is required by ARDOT for right-of-way purposes as part of the Highway 5 project. After review and consultation with Volkert, Garnat Engineering, and City staff, it has been determined that the acquisition will not impact our operations.

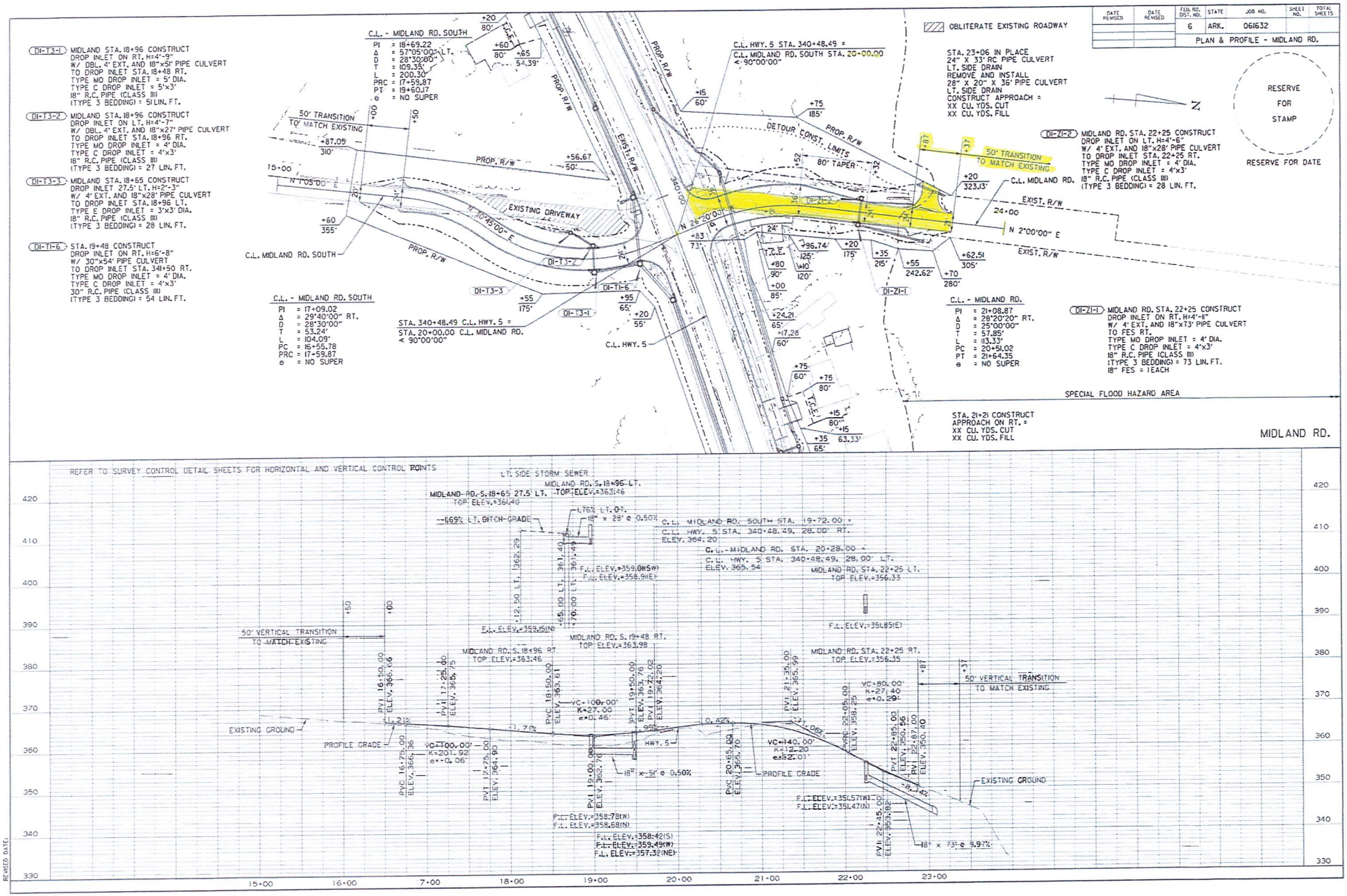
ARDOT has presented a total offer of $3,825.00, which includes:
- $1,325.00 – Land value
- $2,500.00 – Chain link fence and paved driveway with drain tying into Midland Road

This offer is acknowledged as acceptable. We respectfully request the Council's approval to move forward with this acquisition and allow the Highway 5 project to continue as planned.

(This section to be completed by the Mayor)

ACTION PROPOSED (Motion for Consideration)


135
RES.: 2.77 AC. +/-
EXIST
3291
+20
323.13'
N22°10'36"E 57.36'
S2°11'23"W
54.00'
N87°15'38"W
142.16'
PL
N87°48'18"W
765
9.61'
10.00'
30.00'
Image © 2025 Airbus



JDBradley 8/13/2025 10:31:41 AM
W:\PROJECTS_AND_WORK\2020\2020976.1 - ARDOT 061632 Hwy 163 Pulaski Co Line\Drawings\SHEET\2020-08-13 TR 135 Exhibit\061632.PP_MID_AND_REL_01.dgn
REVISED DATE:

DATE REVISED	DATE REVISED	FED. RD. DIST. NO.	STATE	JOB NO.	SHEET NO.	TOTAL SHEETS
		6	ARK.	061632		
		PLAN & PROFILE - MIDLAND RD.				

RESERVE FOR STAMP

RESERVE FOR DATE

DI-T3-1 MIDLAND STA. 18+96 CONSTRUCT DROP INLET ON RT. H=4'-9" W/ DBL. 4' EXT. AND 18"x51' PIPE CULVERT TO DROP INLET STA. 18+48 RT. TYPE MO DROP INLET = 5' DIA. TYPE C DROP INLET = 5'x3' 18" R.C. PIPE (CLASS III) (TYPE 3 BEDDING) = 51 LIN. FT.

DI-T3-2 MIDLAND STA. 18+96 CONSTRUCT DROP INLET ON LT. H=4'-7" W/ DBL. 4' EXT. AND 18"x27' PIPE CULVERT TO DROP INLET STA. 18+96 RT. TYPE MO DROP INLET = 4' DIA. TYPE C DROP INLET = 4'x3' 18" R.C. PIPE (CLASS III) (TYPE 3 BEDDING) = 27 LIN. FT.

DI-T3-3 MIDLAND STA. 18+65 CONSTRUCT DROP INLET 27.5' LT. H=2'-3" W/ 4' EXT. AND 18"x28' PIPE CULVERT TO DROP INLET STA. 18+96 LT. TYPE E DROP INLET = 3'x3' DIA. 18" R.C. PIPE (CLASS III) (TYPE 3 BEDDING) = 28 LIN. FT.

DI-T1-6 STA. 19+48 CONSTRUCT DROP INLET ON RT. H=6'-8" W/ 30"x54' PIPE CULVERT TO DROP INLET STA. 341+50 RT. TYPE MO DROP INLET = 4' DIA. TYPE C DROP INLET = 4'x3' 30" R.C. PIPE (CLASS III) (TYPE 3 BEDDING) = 54 LIN. FT.

C.L. - MIDLAND RD. SOUTH
PI = 18+69.22
Δ = 57°05'00" LT.
D = 28°30'00"
T = 109.35'
L = 200.30'
PRC = 17+59.87
PT = 19+60.17
e = NO SUPER

C.L. - MIDLAND RD. SOUTH
PI = 17+09.02
Δ = 29°40'00" RT.
D = 28°30'00"
T = 53.24'
L = 104.09'
PC = 16+55.78
PRC = 17+59.87
e = NO SUPER

STA. 340+48.49 C.L. HWY. 5 = STA. 20+00.00 C.L. MIDLAND RD. < 90°00'00"

C.L. HWY. 5 STA. 340+48.49 = C.L. MIDLAND RD. SOUTH STA. 20+00.00 < 90°00'00"

OBLITERATE EXISTING ROADWAY

STA. 23+06 IN PLACE
24" X 33' RC PIPE CULVERT
LT. SIDE DRAIN
REMOVE AND INSTALL
28" X 20" X 36' PIPE CULVERT
LT. SIDE DRAIN
CONSTRUCT APPROACH =
XX CU. YDS. CUT
XX CU. YDS. FILL

DI-Z1-2 MIDLAND RD. STA. 22+25 CONSTRUCT DROP INLET ON LT. H=4'-6" W/ 4' EXT. AND 18"x28' PIPE CULVERT TO DROP INLET STA. 22+25 RT. TYPE MO DROP INLET = 4' DIA. TYPE C DROP INLET = 4'x3' 18" R.C. PIPE (CLASS III) (TYPE 3 BEDDING) = 28 LIN. FT.

C.L. - MIDLAND RD.
PI = 21+08.87
Δ = 28°20'20" RT.
D = 25°00'00"
T = 57.85'
L = 113.33'
PC = 20+51.02
PT = 21+64.35
e = NO SUPER

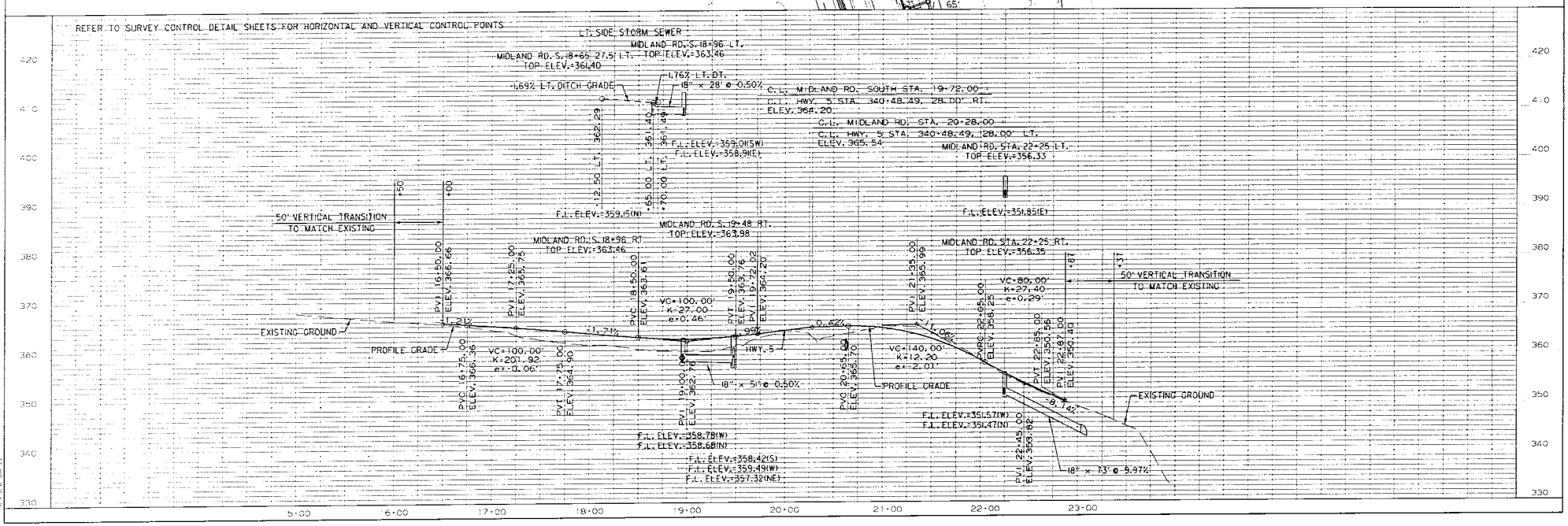
DI-Z1-1 MIDLAND RD. STA. 22+25 CONSTRUCT DROP INLET ON RT. H=4'-11" W/ 4' EXT. AND 18"x73' PIPE CULVERT TO FES RT. TYPE MO DROP INLET = 4' DIA. TYPE C DROP INLET = 4'x3' 18" R.C. PIPE (CLASS III) (TYPE 3 BEDDING) = 73 LIN. FT. 18" FES = 1EACH

STA. 21+21 CONSTRUCT APPROACH ON RT. = XX CU. YDS. CUT XX CU. YDS. FILL

SPECIAL FLOOD HAZARD AREA

MIDLAND RD.

REFER TO SURVEY CONTROL DETAIL SHEETS FOR HORIZONTAL AND VERTICAL CONTROL POINTS



COMPENSATION ESTIMATE

Job Number: 061632	County: Saline	Tract: 135
Location: Hwy. 183-Pulaski County Line (Widening) (Bryant) (S)		

Fee Owner: City of Bryant

Address: 210 SW 3rd St Bryant, AR 72022

Telephone: (501) 943-0999 **Email:**

Area Of The Whole:	121,200±sf	Permanent Easement(s):	N/A
Area Of The Remainder:	120,670±sf	Temporary Easement(s):	N/A
Area Of Acquisition:	530±sf		

ACQUISITION COMPENSATION:

Fee Title: 530±sf @ $2.50/sf	$ 1,325.00
Temporary Easement: None	$ 0.00
Permanent Easement: None	$ 0.00
Improvements Acquired: 6' Chain Link with 3 strand barbed wire (75 ft)	$ 1,500.00
Two 5' Gates	$ 1,000.00
Subtotal:	$ 3,825.00
Cost To Cure Items: None	$ 0.00
Estimate of Total Compensation	**$ 3,825.00**

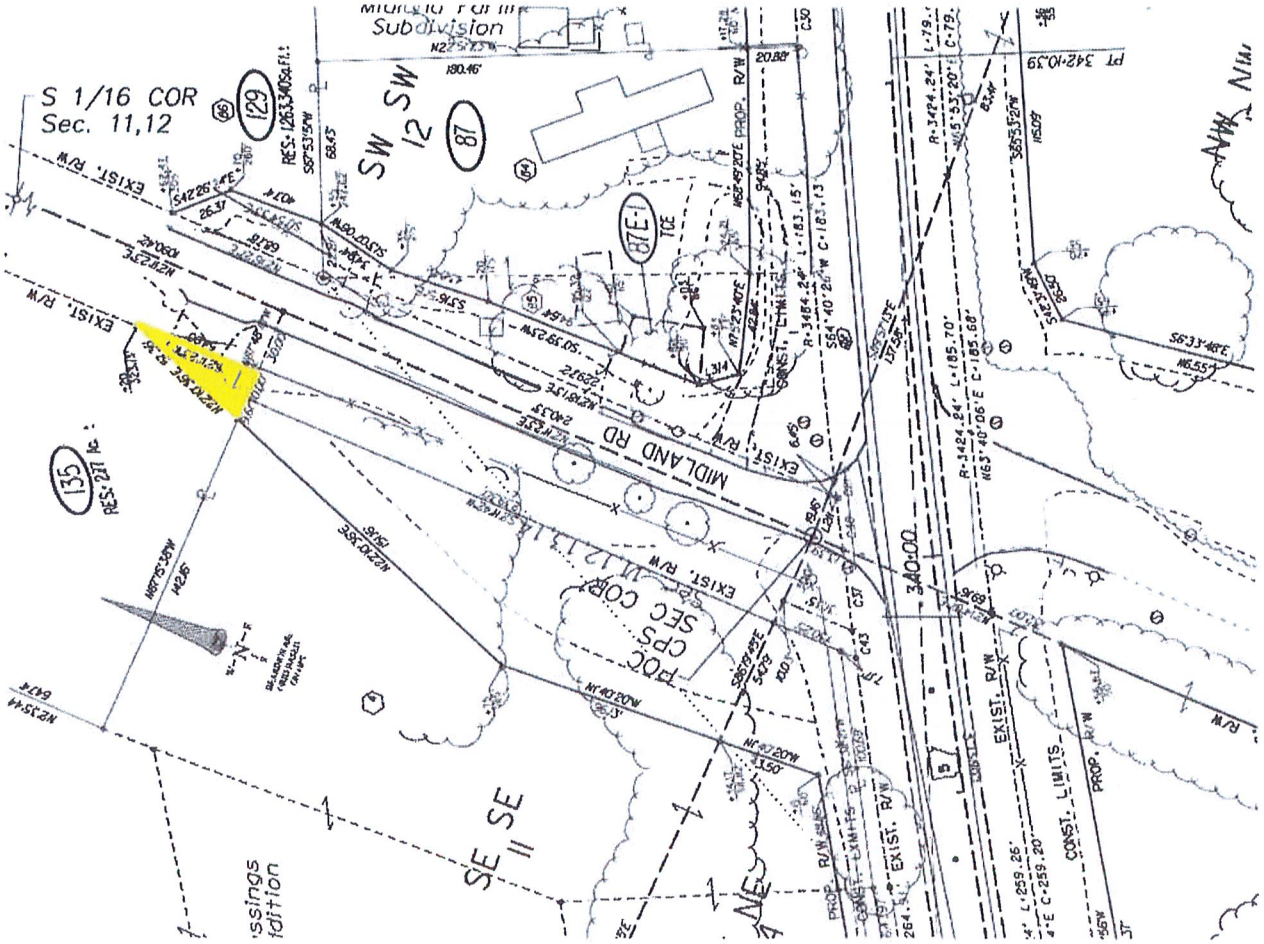
PREPARED BY: Scott Wroten
DATE 7/29/2025

ROW DIVISION APPROVAL
DATE ___/___/_____

Comments:. Scott Wroten inspected and photographed the subject property. Area sales were used to estimate the land value. Fencing costs were estimated referencing Marshall & Swift Cost Services. Staking was present during inspection. The existing drive will not be modified.

Improvements: Chain Link Fencing with 3 Strand Barbed Wire

This Compensation Estimate is prepared for the Acquiring Agency to establish just compensation for the real property. The Compensation Estimate is prepared as a waiver valuation utilizing the 49 CFR Part 24 criteria provided in 24.102 (c) (2) Basic acquisition policies.


S 1/16 COR
Sec. 11,12
Subdivision
SW SW 12
SE SE 11
MIDLAND RD
EXIST. R/W
PROP. R/W
CONST. LIMITS
EXIST. R/W
PROP. R/W
CONST. LIMITS
POC CPS SEC COR
RES: 227 Ac
RES: 1263.340 Ac
87
129
135
314
180.46'
264.31'
N2°20'35"E
2402.39'
N87°53'40"W
1426'
3A0:00

Photographs







ARKANSAS DEPARTMENT OF TRANSPORTATION

ARDOT.gov | Jared D. Wiley, P.E., Director

RIGHT OF WAY DIVISION
10324 Interstate 30 | P.O. Box 2261, Little Rock, AR 72203-2261
Phone: (501) 569-2311 | Fax: (501) 569-2018 | Toll Free: (877) 569-0120

August 20, 2025
Date

City of Bryant, Arkansas
210 SW 3rd St.
Bryant, AR 72022

Job 061632
Hwy. 183 - Pulaski Co. Line
(Widening)(Bryant)(S)
Saline County
Tract 135

Dear Property Owners:

An acquisition agent for the Arkansas State Highway Commission has presented to you a Contract to Sell offering to purchase the fee simple title to your property needed for highway purposes. A description of the property needed is attached. The acquisition agent will contact you within 10 business days for your response that should include all issues or concerns you may have regarding the offer. It is anticipated that negotiations should be concluded within 30 calendar days from the date of the initial contact.

The following buildings, structures, and other improvements, including fixtures located upon the lands needed are as follows: 6' Chain Link with 3 stranded barbed wire (75 ft) and two 5' gates

In the event you desire to retain any of the building, structures or other improvements, including fixtures listed above for salvage value of $-0-, you must do so prior to the date of closing of a Contract to Sell or eminent domain proceedings.

The offer of $3,825.00 is based on the opinion of a qualified real estate appraiser. The offered amount is based on the market value concept and is broken down as follows: $1,325.00 as just compensation for the land to be acquired and $2,500.00 for the improvements to be acquired.

Should you elect to accept this offer, the State will determine if you can convey a merchantable title, and if so, a proper deed conveying the land to the Arkansas State Highway Commission will be prepared and you will be paid the amount contained in the written offer.