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# NEWPORT AIRBASE INDUSTRIAL PARK SITE #1

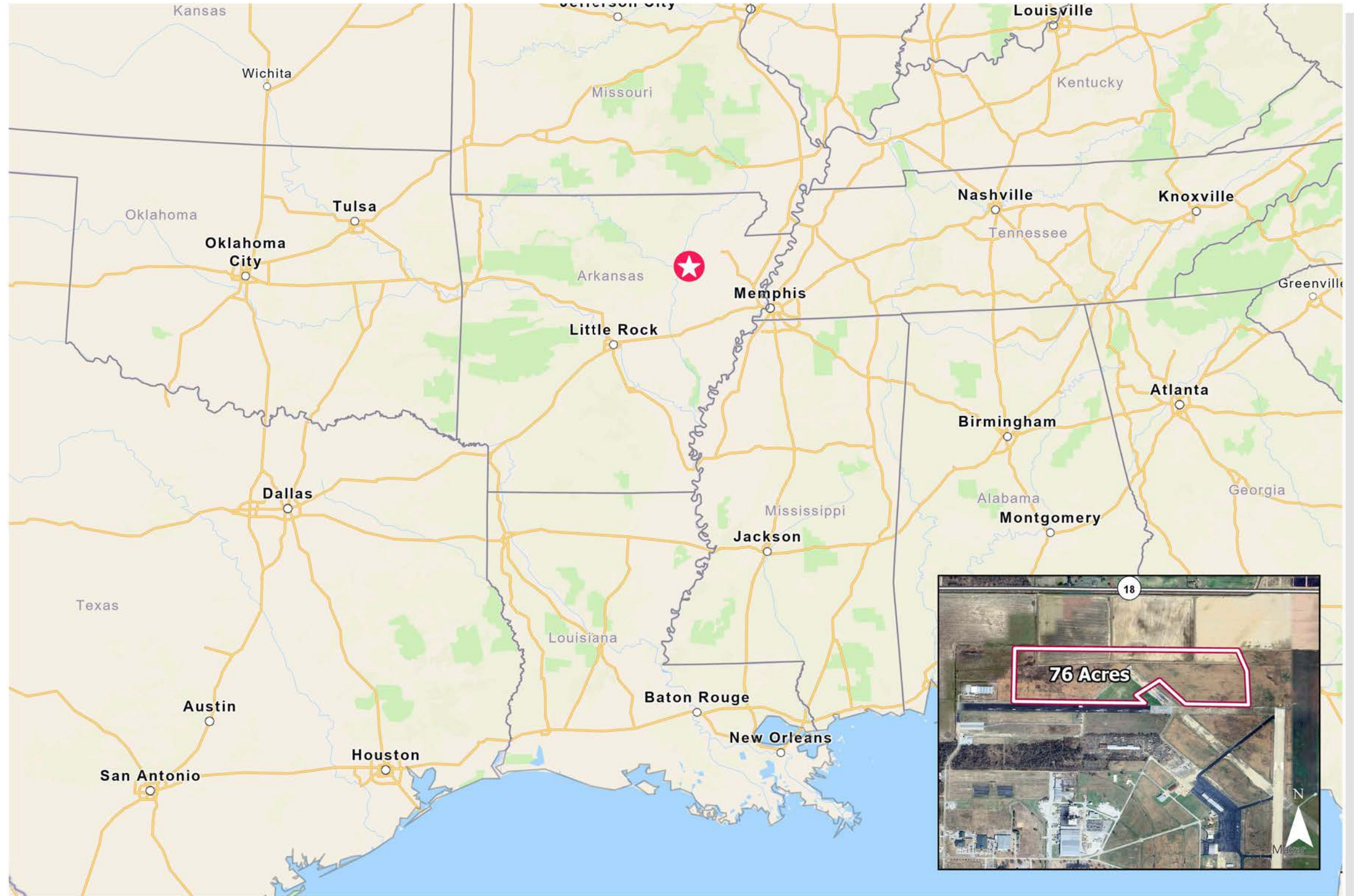
## SITE EVALUATION MAP BOOK

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**NEWPORT AIRBASE  
INDUSTRIAL PARK SITE #1**  
COORDINATES: -91.183064, 35.649059

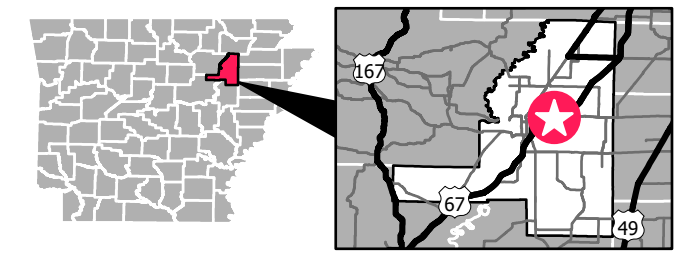
- TABLE OF CONTENTS**
- TRANSPORTATION, REGIONAL
- TRANSPORTATION, IMMEDIATE
- AERIAL
- PARCEL OWNERSHIP MAP
- TOPOGRAPHIC MAP
- ELEVATION CONTOURS
- FEMA FLOOD HAZARDS
- NATIONAL WETLANDS INVENTORY
- PIPELINE INFRASTRUCTURE
- ENTERGY'S ELECTRICAL INFRASTRUCTURE
- SURROUNDING USE



**NEWPORT AIRBASE INDUSTRIAL PARK SITE #1 / TRANSPORTATION, REGIONAL**



**JACKSON COUNTY**

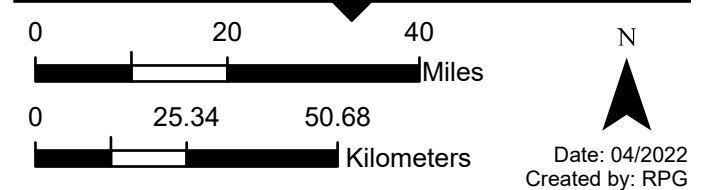


**LEGEND**

 Site Location

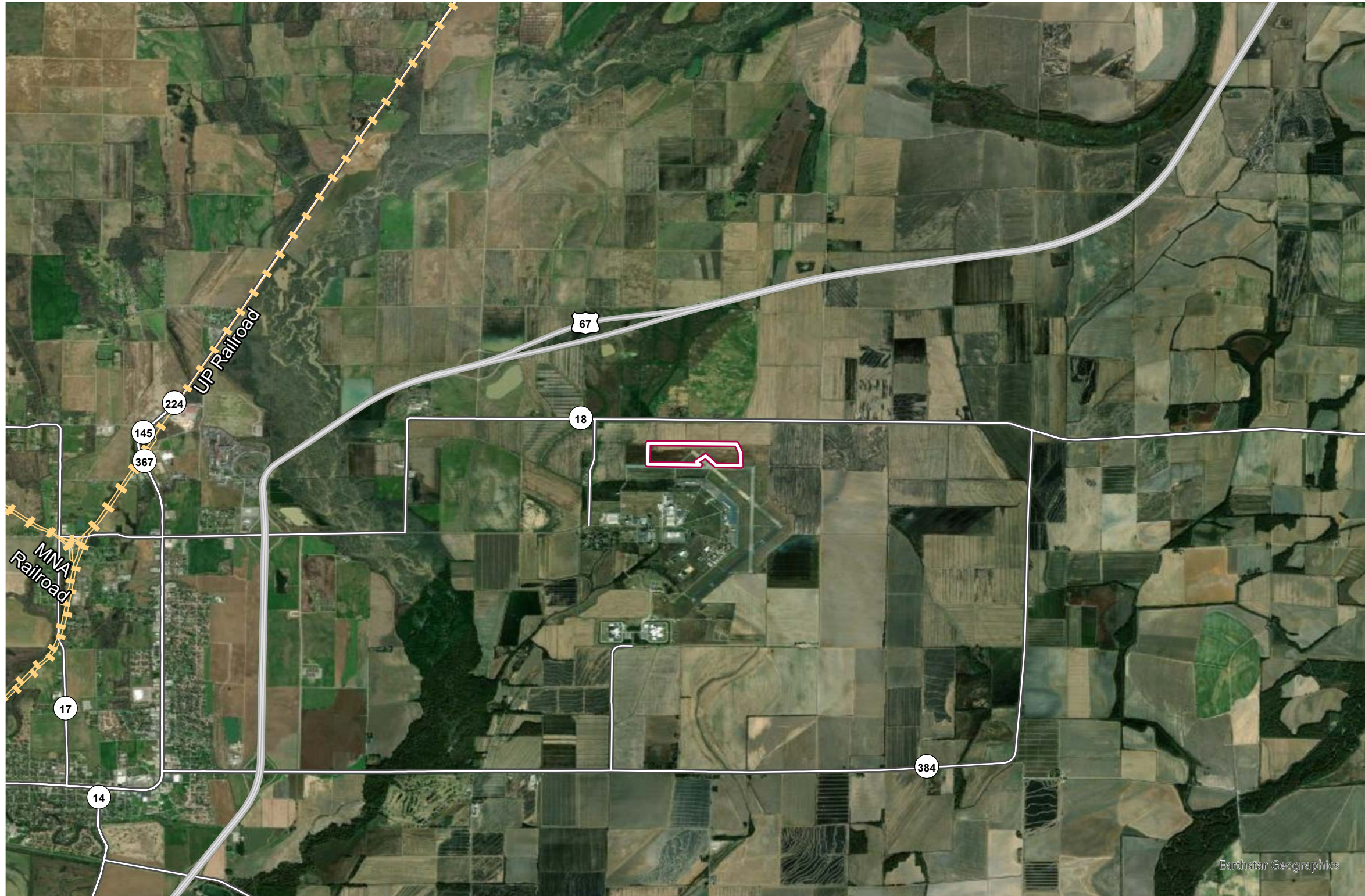
**SOURCE**

**SCALE**

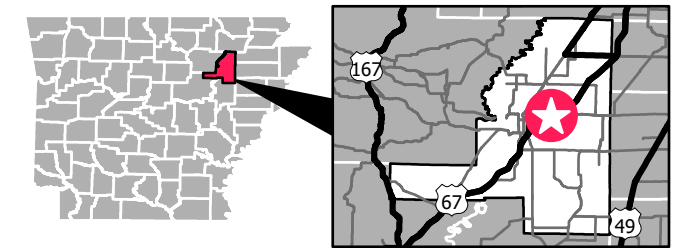


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**NEWPORT AIRBASE INDUSTRIAL PARK SITE #1 / TRANSPORTATION, IMMEDIATE**



**JACKSON COUNTY**



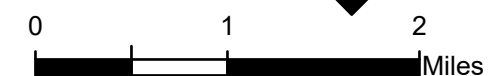
**LEGEND**

-  Property Boundary
-  Railroads
- Highways**
-  U.S. Highway
-  State Highway

**SOURCE**

Highways: Primary&Secondary Roadways, Tiger 2021  
Railroads: Federal Railroad Administration, Bureau of Transportation Statistics, ESRI, 2021

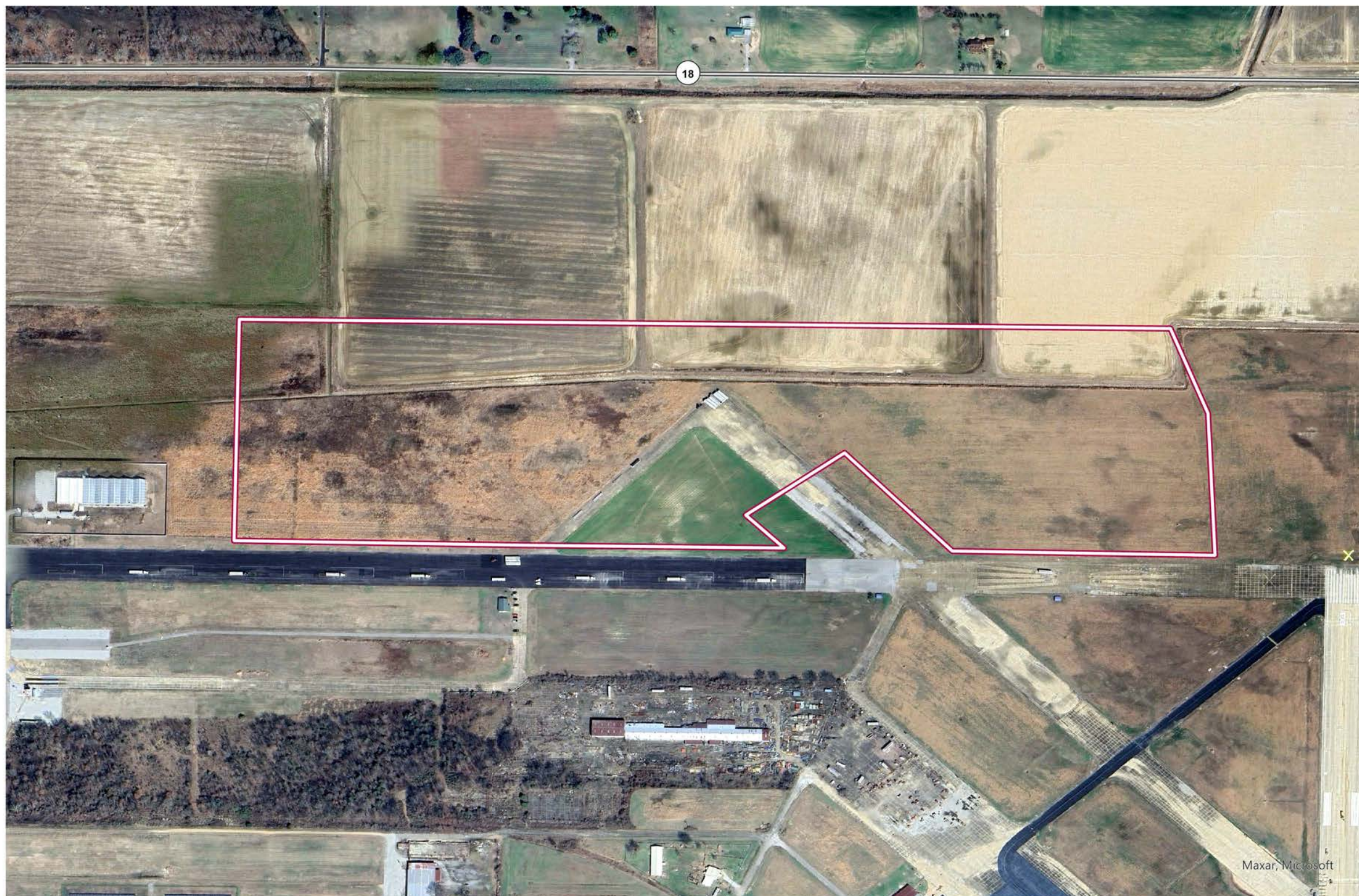
**SCALE**



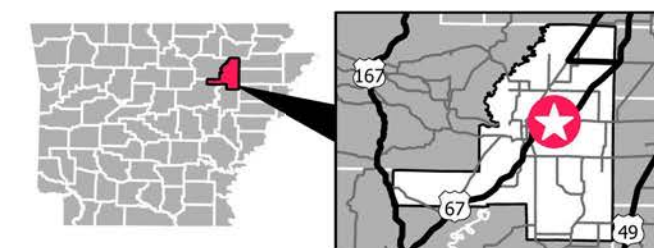
Date: 04/2022  
Created by: RPG

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# NEWPORT AIRBASE INDUSTRIAL PARK SITE #1 / AERIAL



## JACKSON COUNTY



### LEGEND

-  Property Boundary
- Highways**
-  State Highway

### SOURCE

Highways: Primary&Secondary Roadways, Tiger 2021  
Railroads: Federal Railroad Administration, Bureau of Transportation Statistics, ESRI, 2021

### SCALE

0 500 1,000 Feet

0 120 240 Meters

N

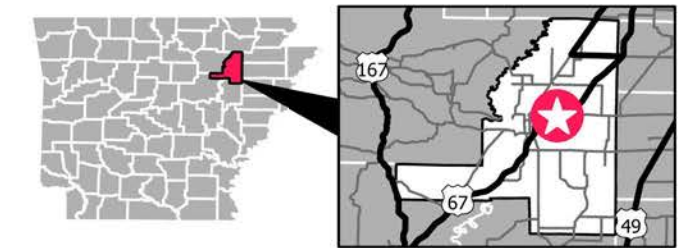
Date: 04/2024  
Created by: RPG

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# NEWPORT AIRBASE INDUSTRIAL PARK SITE #1 / PARCEL OWNERSHIP MAP



## JACKSON COUNTY



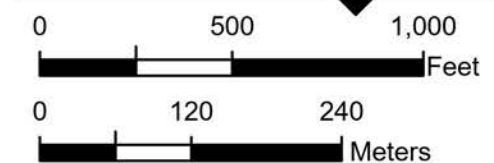
### LEGEND

-  Property Boundary
-  Parcel Boundaries
- Highways**
-  State Highway

### SOURCE

Highways: Primary&Secondary Roadways, Tiger 2021  
Railroads: Federal Railroad Administration, Bureau of Transportation Statistics, ESRI, 2021

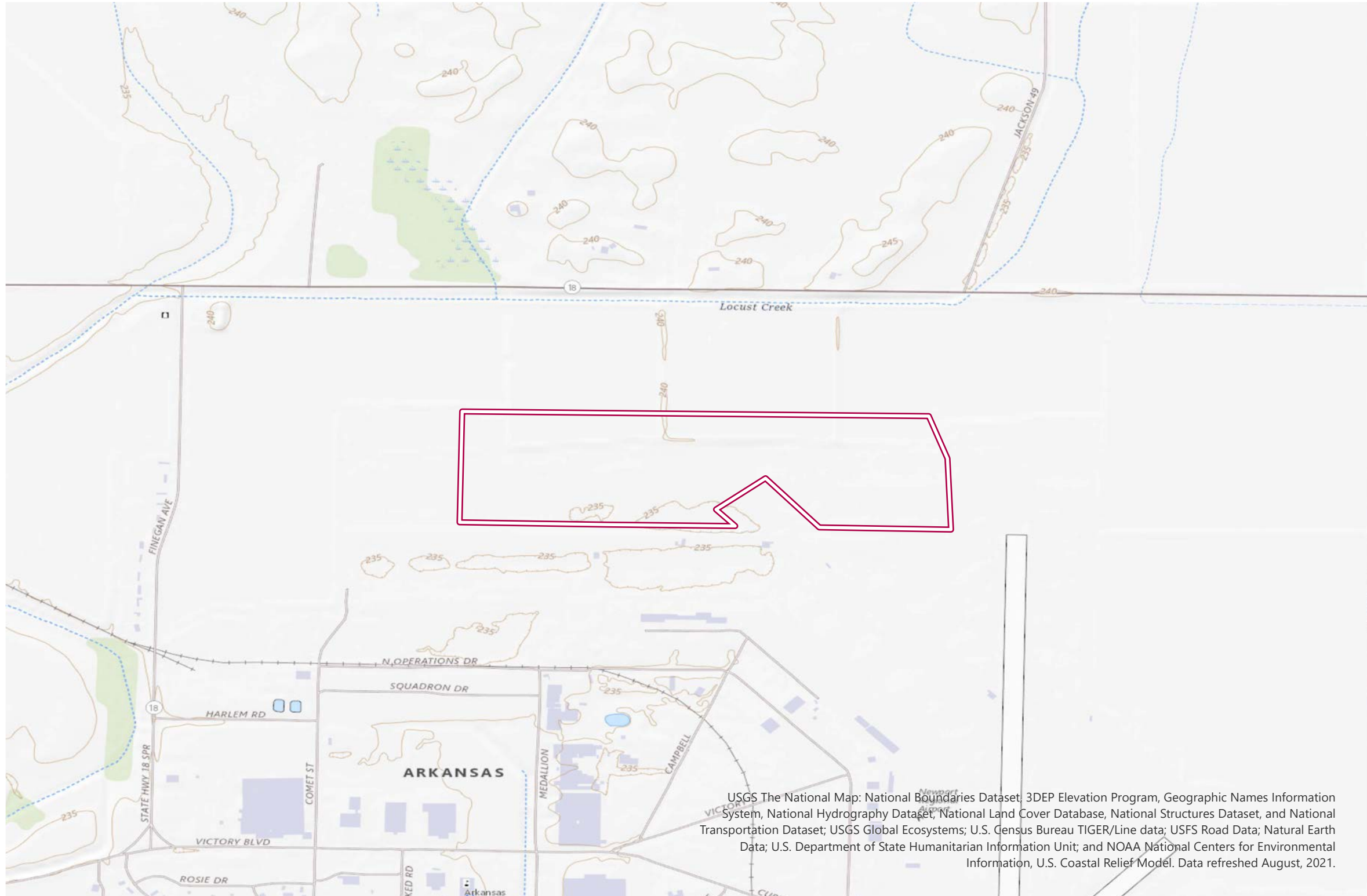
### SCALE



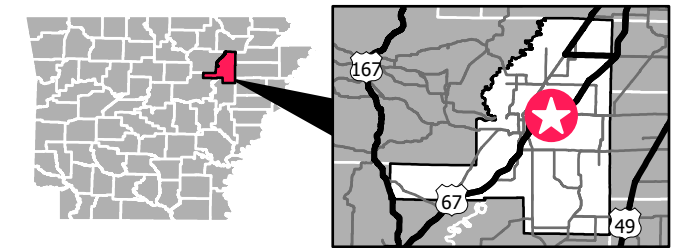
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Date: 04/2024  
Created by: RPG

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# NEWPORT AIRBASE INDUSTRIAL PARK SITE #1 / TOPOGRAPHIC MAP



## JACKSON COUNTY

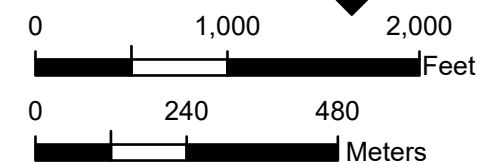


### LEGEND

 Property Boundary

### SOURCE

### SCALE



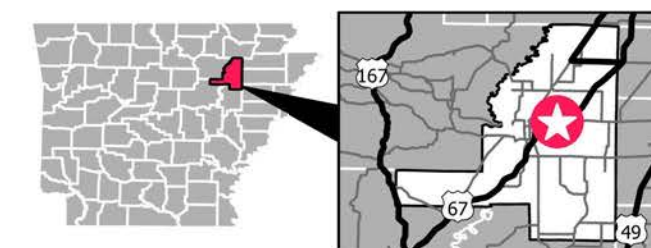
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Date: 04/2022  
Created by: RPG

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# NEWPORT AIRBASE INDUSTRIAL PARK SITE #1 / ELEVATION CONTOURS




## JACKSON COUNTY




### LEGEND

 Property Boundary

#### Elevation Contour (Ft.)

 230.1 - 235.0

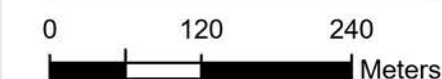
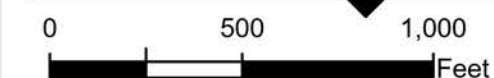
 235.1 - 240.0

 240.1 - 245.0

### SOURCE

Elevation Contours: Derived from ESRI Terrain Dataset, 05/2022

### SCALE



N

Date: 04/2024  
Created by: RPG

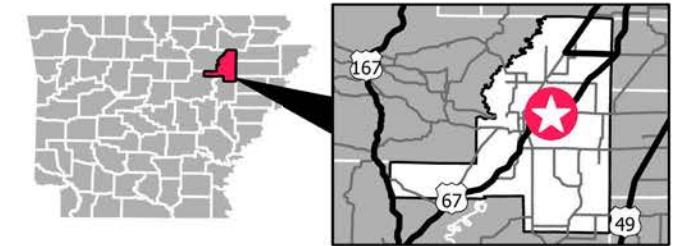
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# NEWPORT AIRBASE INDUSTRIAL PARK SITE #1 / FEMA FLOOD HAZARDS



## JACKSON COUNTY



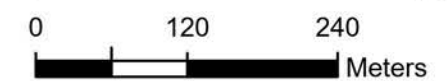
### LEGEND

-  Property Boundary
- Flood Zone, Sub Type**
-  X, AREA OF MINIMAL FLOOD HAZARD

### SOURCE

Flood: FEMA National Flood Hazard Layer, 04/2022

### SCALE

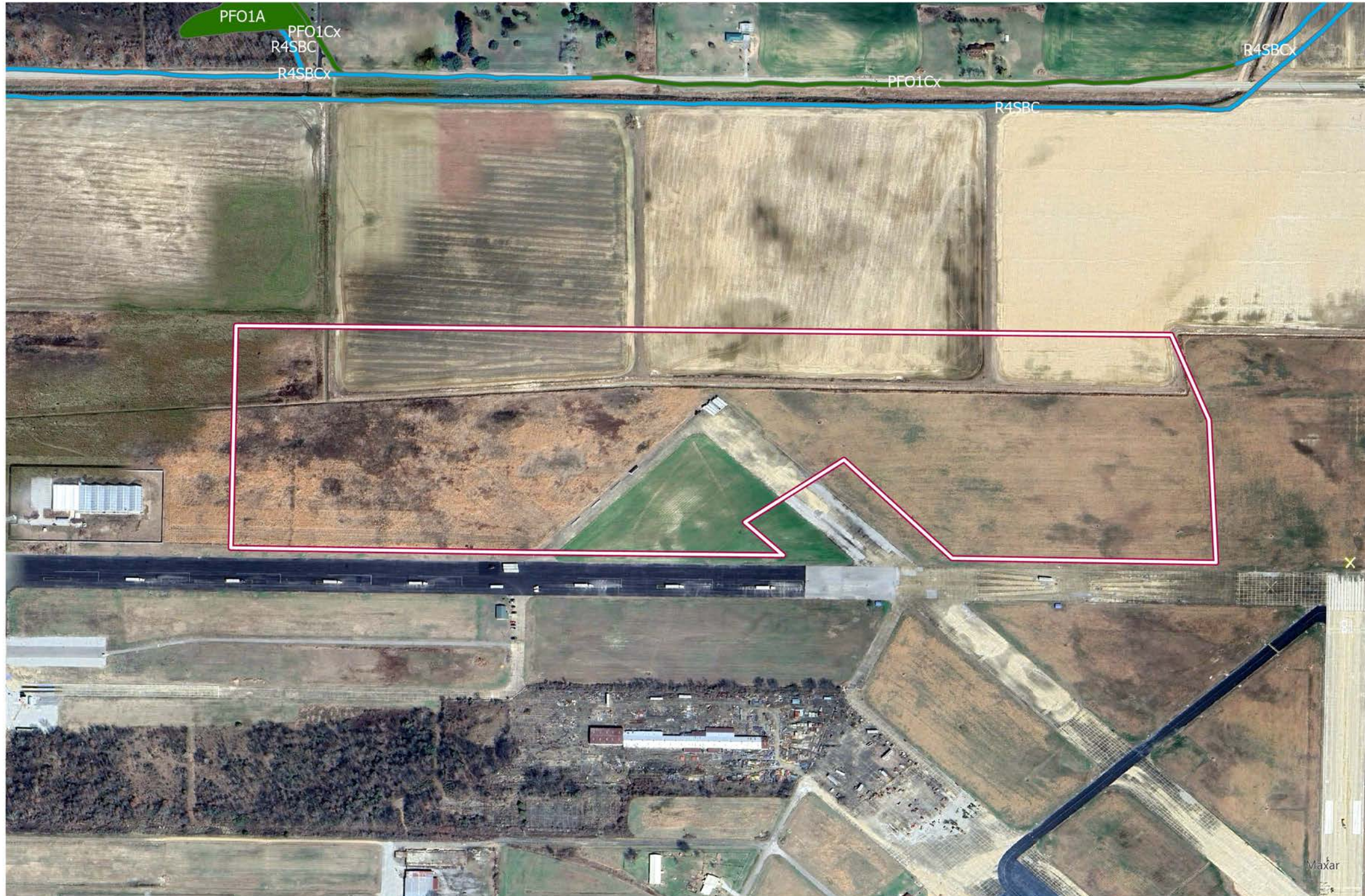


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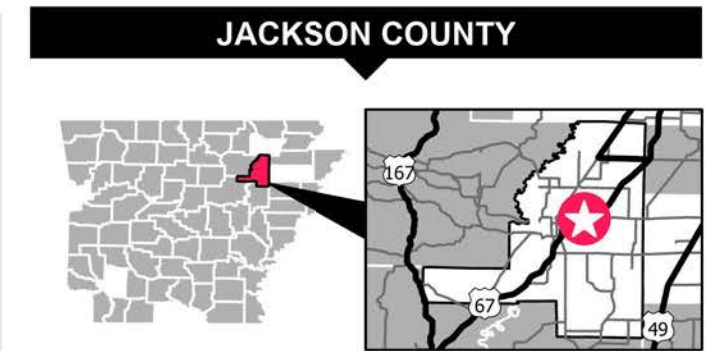
Date: 04/2024  
Created by: RPG

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# NEWPORT AIRBASE INDUSTRIAL PARK SITE #1 / NATIONAL WETLAND INVENTORY



Wetland classification codes <https://www.fws.gov/node/264828>.



## LEGEND

 Property Boundary

### Wetland Types

-  Freshwater Forested/Shrub Wetland
-  Riverine

The National Wetlands Inventory Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type, and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

## SOURCE

Wetlands: US Fish and Wildlife Services, National Wetland Inventory, 04/2022

## SCALE

0 500 1,000 Feet

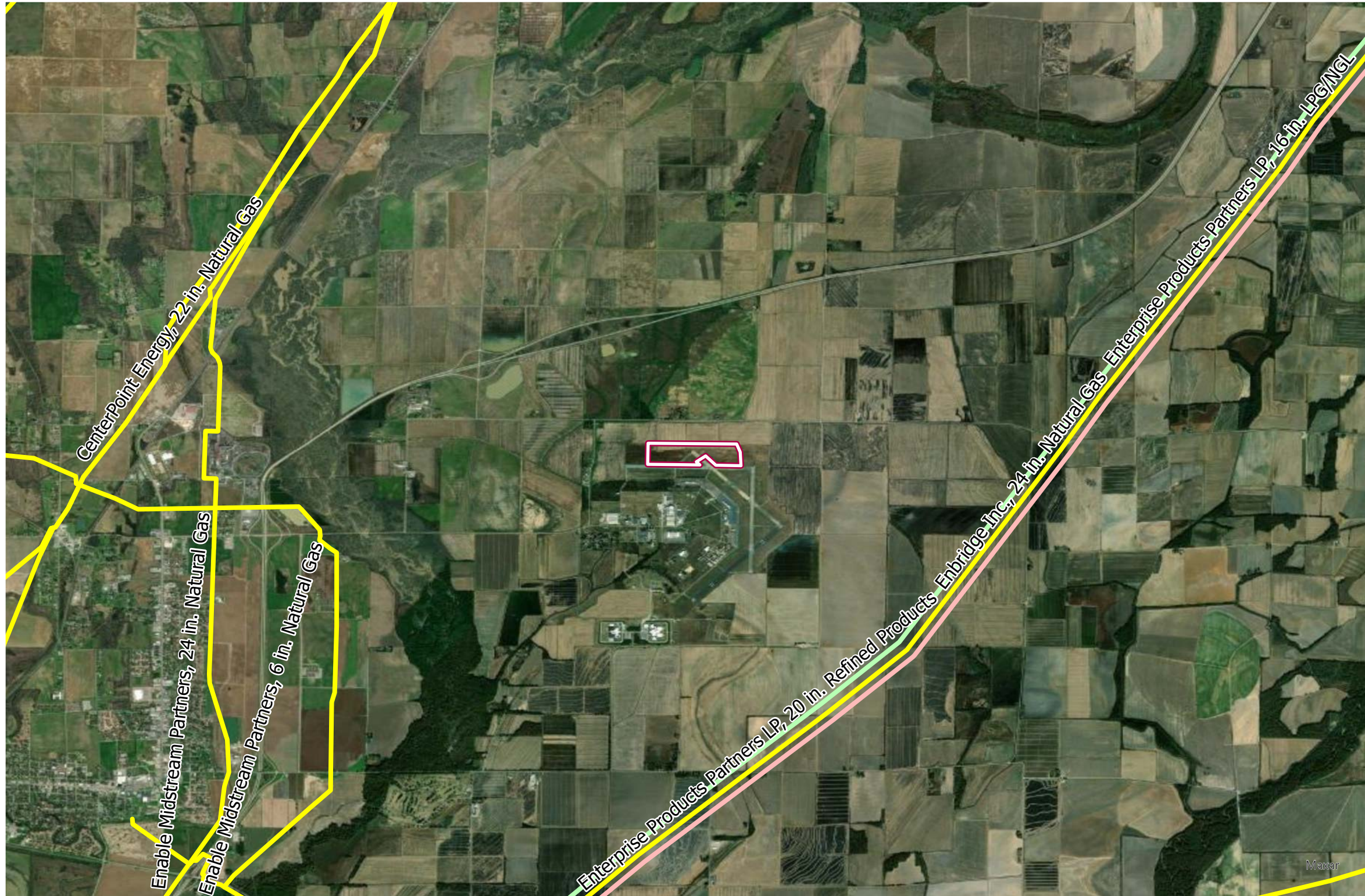
0 120 240 Meters

N

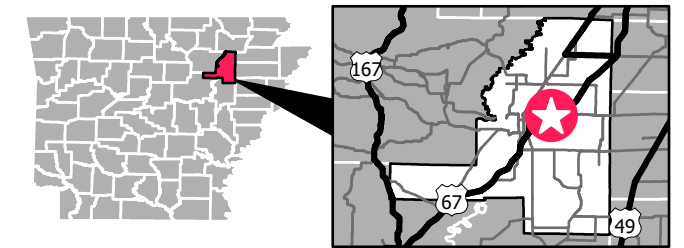
Date: 04/2024  
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

# NEWPORT AIRBASE INDUSTRIAL PARK SITE #1 / PIPELINE INFRASTRUCTURE



## JACKSON COUNTY



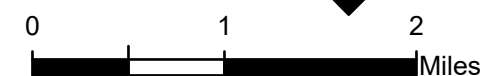
### LEGEND

-  Property Boundary
- Pipeline Commodity**
-  LPG/NGL,
-  Natural Gas,
-  Refined Products,

### SOURCE

Pipelines : Endeavor MAPSearch , 2021

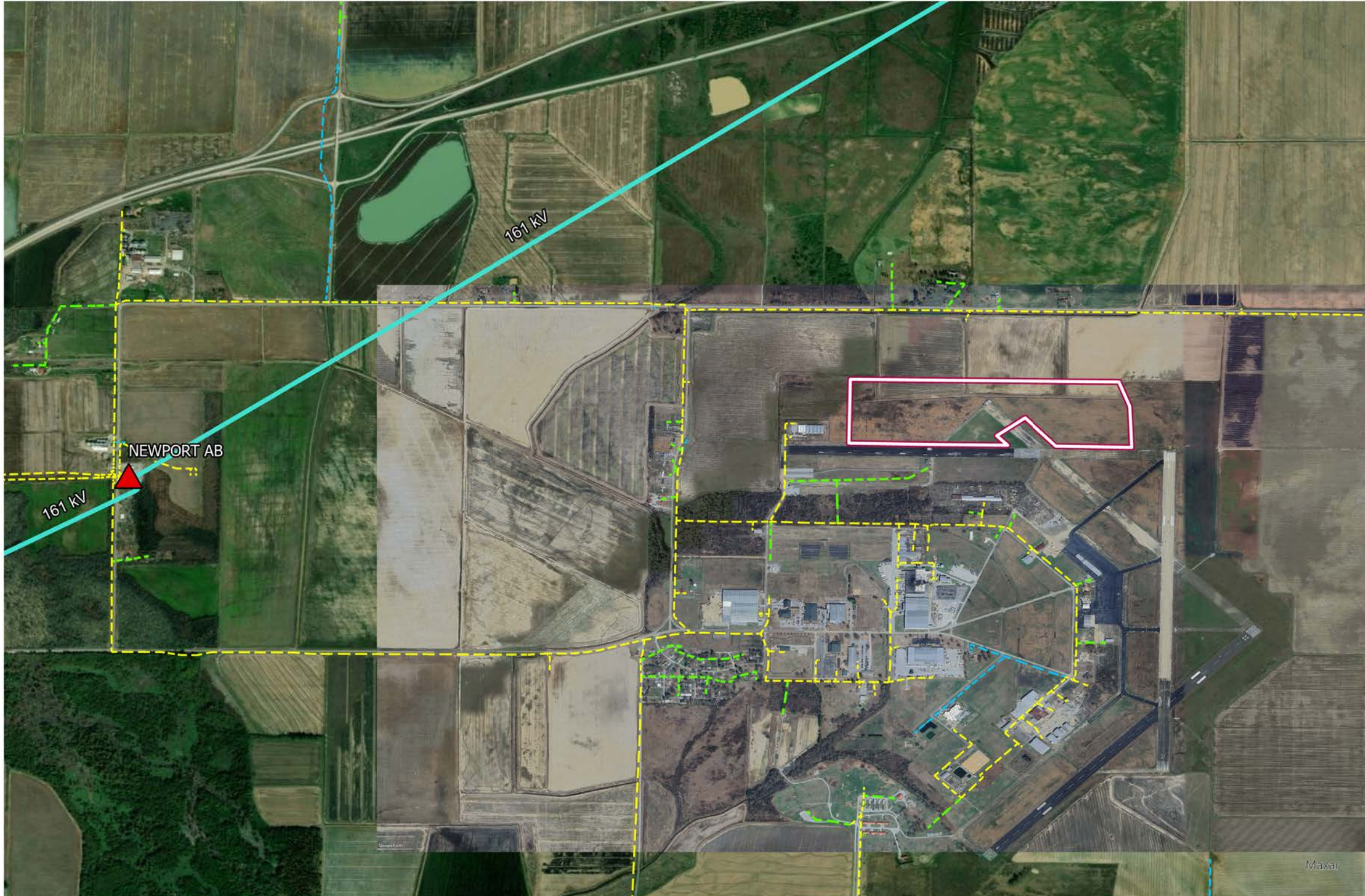
### SCALE



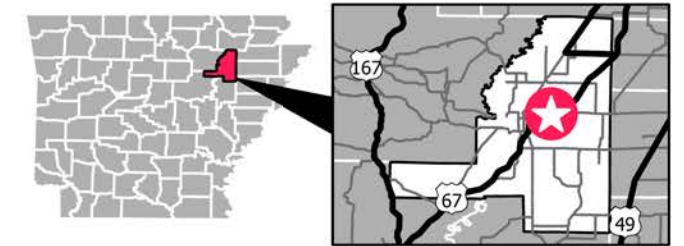
Date: 04/2022  
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# NEWPORT AIRBASE INDUSTRIAL PARK SITE #1 / ELECTRICAL INFRASTRUCTURE



## JACKSON COUNTY



### LEGEND

-  Property Boundary
-  Electrical Substations
- Electrical Transmission**
  -  161 kV
- Electrical Distribution**
  -  13.8 kV, Single Phase
  -  13.8 kV, Two Phase
  -  13.8 kV, Three Phase

### SOURCE

Electrical: Entergy 2024

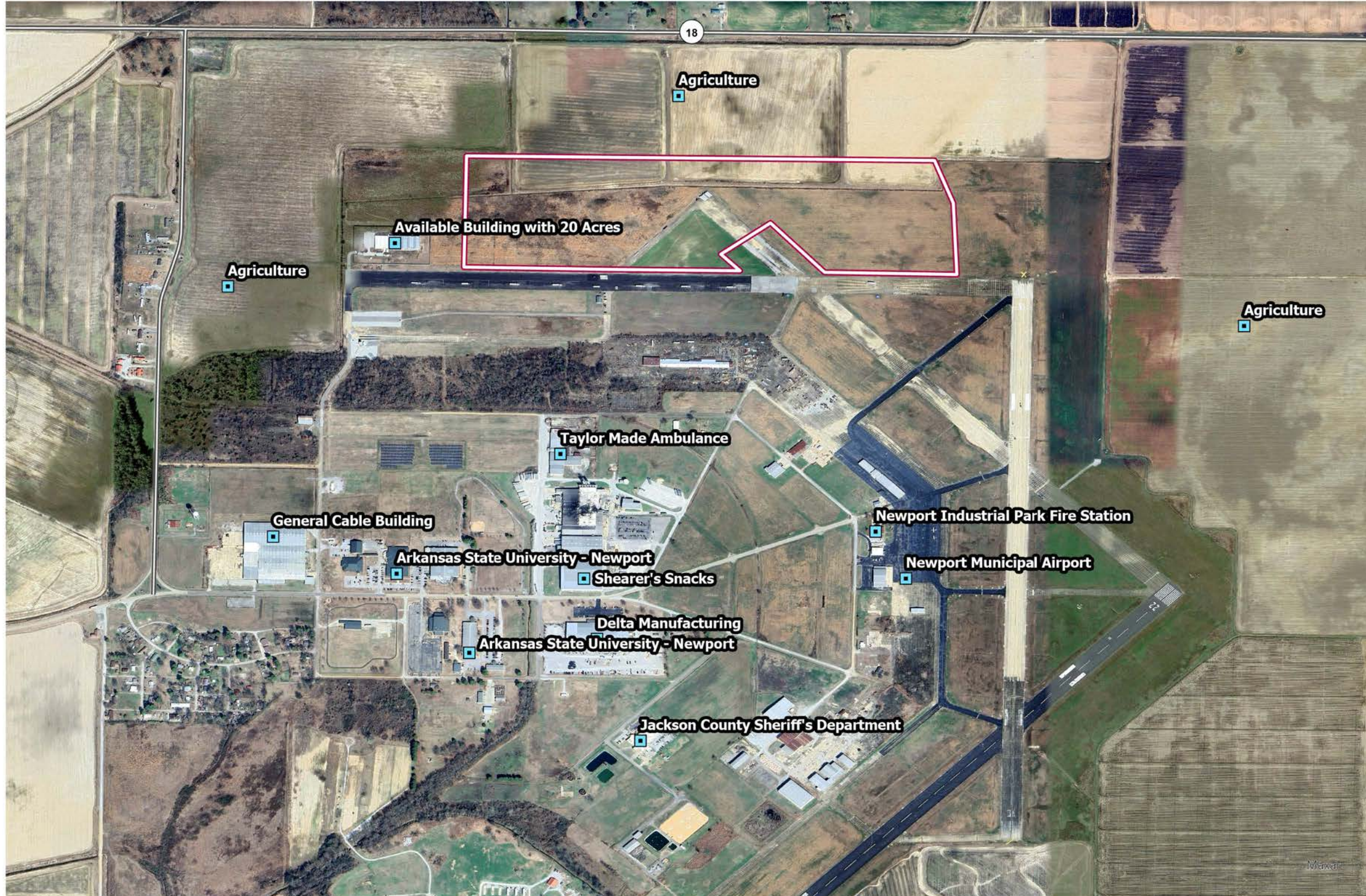
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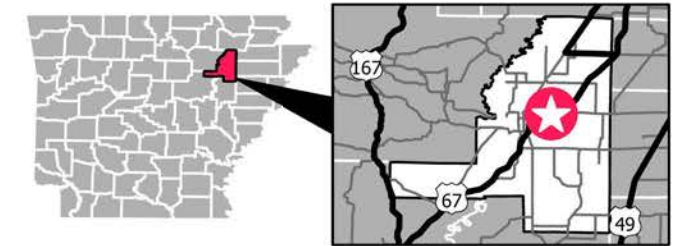
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# NEWPORT AIRBASE INDUSTRIAL PARK SITE #1 / SURROUNDING USE



## JACKSON COUNTY



### LEGEND

-  Property Boundary
  -  Surrounding Use
- Highways**
-  State Highway

### SOURCE

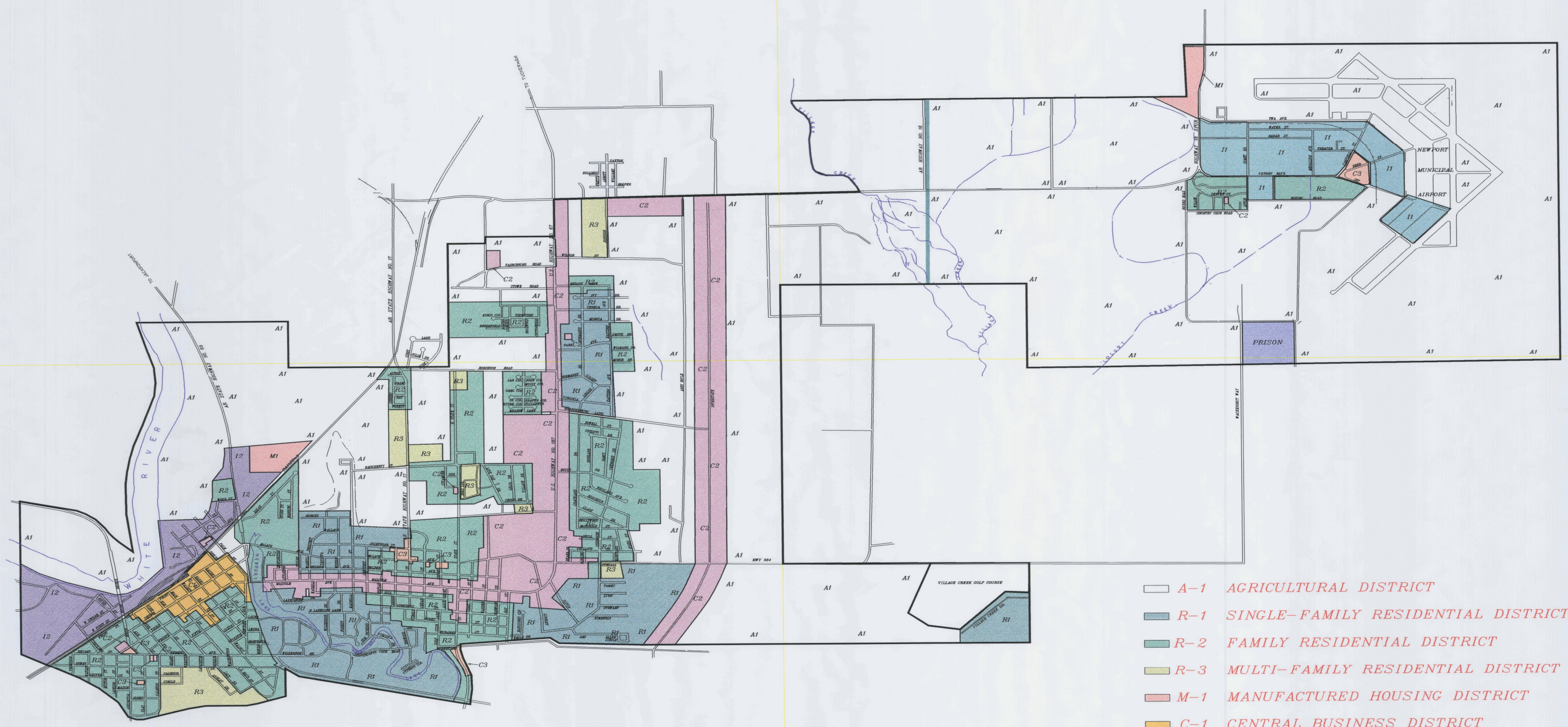
Highways: Primary&Secondary Roadways, Tiger 2021  
Railroads: Federal Railroad Administration, Bureau of Transportation Statistics, ESRI, 2021

### SCALE



N  
Date: 04/2024  
Created by: RPG

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CITY OF NEWPORT  
OFFICIAL ZONING MAP

- A-1 AGRICULTURAL DISTRICT
- R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
- R-2 FAMILY RESIDENTIAL DISTRICT
- R-3 MULTI-FAMILY RESIDENTIAL DISTRICT
- M-1 MANUFACTURED HOUSING DISTRICT
- C-1 CENTRAL BUSINESS DISTRICT
- C-2 COMMERCIAL COMMUNITY DISTRICT
- C-3 COMMERCIAL NEIGHBORHOOD DISTRICT
- I-1 LIGHT INDUSTRIAL DISTRICT
- I-2 GENERAL INDUSTRIAL DISTRICT



2-19-2024

**Miller Newell Engineers Inc.**  
 510 THIRD STREET NEWPORT, AR 72112  
 PHONE: (870) 523-6531 FAX: (870) 523-6533  
 Miller - Newell EMAIL: MILNEWENGR@AOL.COM

**SITE UTILITY MAP - 96 ACRE INDUSTRIAL SITE**  
 NEWPORT ECONOMIC DEVELOPMENT COMMISSION  
 NEWPORT, ARKANSAS

PROJECT NUMBER: 24-010  
 DRAWN BY: DHD  
 CHECKED BY: W.Menley  
 DATE: FEB 2024  
 REVISIONS:  
 1.  
 2.  
 3.

SHEET NUMBER:  
**1** of 1  
 DRAWER NUMBER:

**LEGEND**

- SS — = PROPOSED SANITARY SEWER
- SS - - - = EXISTING SANITARY SEWER
- OHP — = EXISTING 3Ø OVERHEAD POWER
- W — = PROPOSED WATER LINE
- W - - - = EXISTING WATER LINE
- = EXISTING MANHOLE
- = PROPOSED MANHOLE
- PL — = PROPERTY LINE



SCALE: 1" = 200'



V:\192.168.1.254\Miller-Newell\Drawings\2024\24-010\Newport NEDC Industrial Site Recertification Info 2024\Site anal.dwg, 2/19/2024 3:03:32 PM, DWG To PDF.pc3