Newport Industrial Park: Site 1 (76 acres)

CERTIFIED BY ENTERGY ARKANSAS

SELECT SITE

CERTIFIED BY Entergy Arkansas

Certified October 2018

Newport

Proud Past. Bright Future.

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General Information

Site Name:	Newport Airbase Industrial Park Site #1
Site Address:	Comet Street, Newport, AR 72112
Owner Contact Name:	Newport-Jackson County Industrial Development Bond Board
Economic Development Organization Contact Information:	Jon Chadwell, CEcD Executive Director Newport Economic Development Commission 201 Hazel Street Newport, AR 72112 Office Phone: 870-523-1009 Office Fax: 870-523-1055 Cell Phone: 870-503-0793 Email: director@newportaredc.org
Site Size:	76 acres
Site Control Document:	Site is under option by the Newport Economic Development Commission until May 13, 2023.
Aerial Site Location Map	See attachment G-1 for detail.

Entergy BUSINESS DEVELOPMENT ARKANSAS

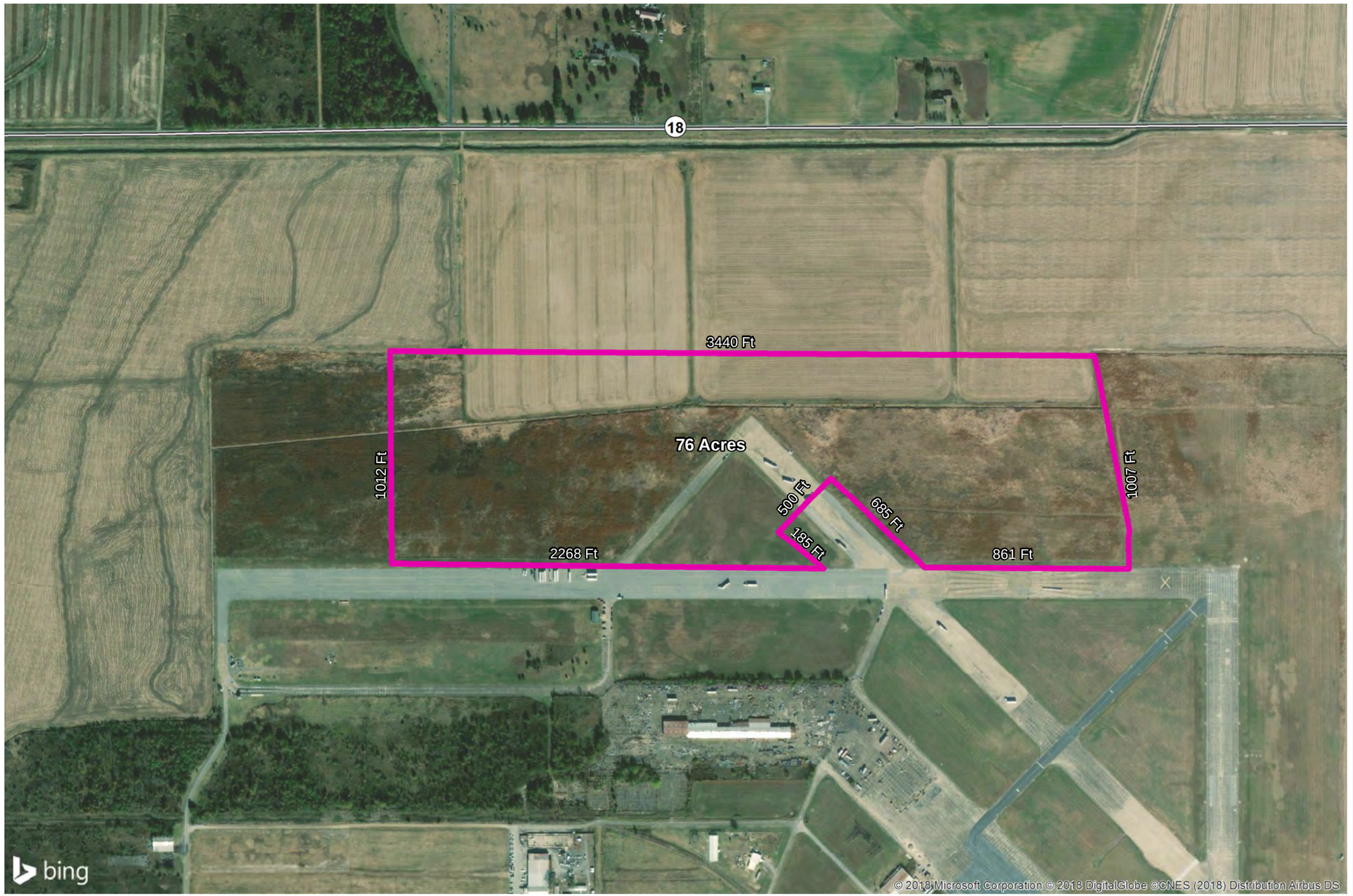
Newport Airbase Industrial Site #1

Aerial

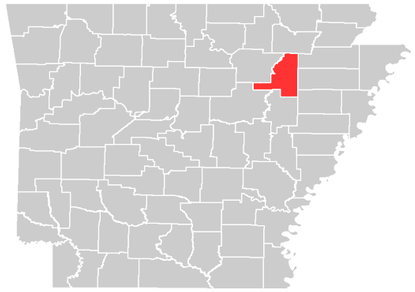
425 W Capital Ave Suite 2700
Little Rock, AR 72201

Phone: 1-888-301-5861

goentergy.com/ar



JACKSON COUNTY



VICINITY

LEGEND

Property

NOTE

These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries about any property to the listing broker for that property.

SOURCE

Roads: Census/TIGER database, 2014

N

Created by: RPG
Date: 8/2018

1:6,000

0 250 500 1,000 Feet

0 60 120 240 Meters

Site Characteristics

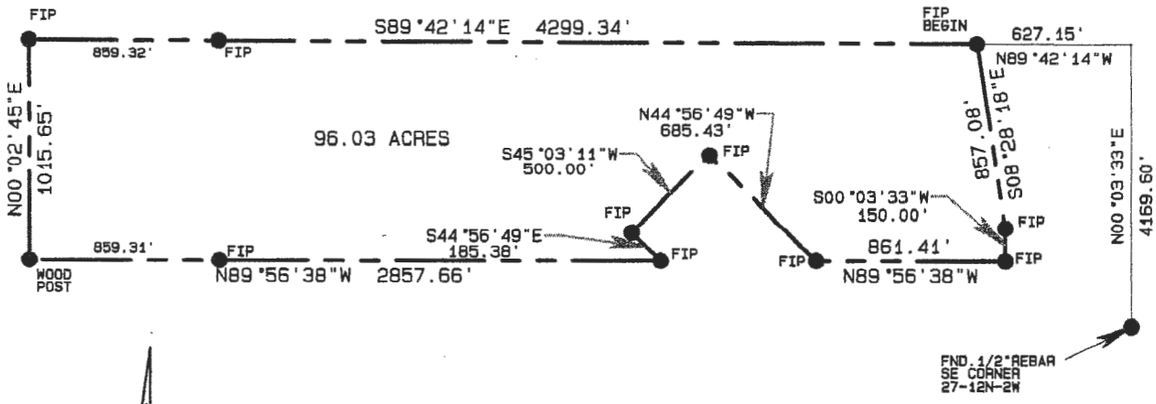
Acreage:	76 acres
Dimensions:	North Boundary: 4,299' East Boundary: 1,007' South Boundary: 4,497' West Boundary: 1,015'
Previous Use:	Agricultural
Fire Rating:	Class 3
Distance to Fire Station:	2.5 miles
Distance to Nearest Interstate:	Interstate 555: 39 miles east/northeast Future I-57: 1 mile northwest
Distance to Nearest 4-lane Hwy:	US Highway 67 (Future I-57): 1 mile northwest
Access Points to Hwy/Interstate:	US Highway 67 Exits 85 and 87
Road Frontage, Type and Weight Capacities:	The current entrance to the site is via Comet Street. Comet Street is built for commercial truck traffic and is used by ASU-Newport's Commercial Driver Training Program. Arkansas Highway 18 would be directly accessible by constructing an entrance to the site.
Distance to Nearest Rail:	Union Pacific: 2 miles west Abandoned City Rail spur 1,000 feet south
Distance to Nearest Commercial Airport:	Jonesboro Regional Airport: 45 miles north/northeast Memphis International Airport: 90 miles southeast Bill and Hillary Clinton National Airport: 91 miles southwest
Distance to Nearest Port Facility:	Port of Osceola: 75 miles northeast Port of Little Rock: 85 miles southwest Port of West Memphis: 85 miles southeast
Distance from Retail or Central Business District:	Newport Business District: 2.5 miles

SELECT SITE
CERTIFIED BY Entergy Arkansas

Site Type: Industrial Park

Site Survey: 2018 -- attached

LEGAL DESCRIPTION: PART OF SECTION 27,TOWNSHIP 12 NORTH, RANGE 2 WEST, JACKSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27-T12N-R2W; THEN RUN N00°03'33"E, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 4169.60 FEET; THEN RUN N89°42'14"W, 627.15 FEET TO THE **TRUE POINT OF BEGINNING**; THEN RUN S08°28'18"E, 857.08 FEET; THEN RUN S00°03'33"W, ALONG A LINE WHICH IS PARALLEL WITH AND 500 FEET FROM THE CENTERLINE OF RUNWAY, A DISTANCE OF 150.00 FEET; THEN RUN N89°56'38"W, ALONG A LINE WHICH IS PARALLEL WITH AND 125 FEET FROM THE CENTERLINE OF RUNWAY, A DISTANCE OF 861.41 FEET; THEN RUN N44°56'49"W, ALONG A LINE WHICH IS PARALLEL WITH AND 250 FEET FROM THE CENTERLINE OF RUNWAY, A DISTANCE OF 685.43 FEET; THEN RUN S45°03'11"W, 500.00 FEET; THEN RUN S44°56'49"E, ALONG A LINE WHICH IS PARALLEL WITH AND 250 FEET FROM THE CENTERLINE OF RUNWAY, A DISTANCE OF 185.38 FEET; THEN RUN N89°56'38"W, ALONG A LINE WHICH IS PARALLEL WITH AND 125 FEET FROM THE CENTERLINE OF RUNWAY, A DISTANCE OF 2857.66 FEET; THEN RUN N00°02'45"E, 1015.65 FEET; THEN RUN S89°42'14"E, 4299.34 FEET TO THE POINT OF BEGINNING, CONTAINING 96.03 ACRES, MORE OR LESS, AND SUBJECT TO ALL EXISTING RIGHT-OF-WAYS AND EASEMENTS.



LEGEND

PROPERTY LINE

SET MARKER

FOUND MARKER

I certify that this plat shows the results of a survey made on the ground under my supervision on 9-5-18. Monuments were found or set as shown hereon. No underground or utility surveys were made.

KENNY L. FLETCHER
RLS #1012

REGISTERED
STATE OF ARKANSAS
NO. 1012
SIGNATURE
KENNY L. FLETCHER
PROFESSIONAL LAND SURVEYOR

NOTES:
1. TYPE 'C' RURAL SURVEY.
2. ERROR OF CLOSURE 1: 10000.
3. BASIS OF BEARING: ASSUMED NORTH.
4. OTHER RESEARCH SOURCES: OWNERSHIP RECORDS & GLO PLATS.

FLETCHER LAND SURVEYING
212 THIRD STREET P.O. BOX 1298
NEWPORT, ARKANSAS 72112

SURVEY OF
PART N1/2 27-12N-2W

JACKSON COUNTY, AR
FOR: NJCIDC

JOB NO.	DATE	SCALE	DRAWN BY
18388	9-5-18	SHOWN	MB

STATE CODE	SHEET OF
500-12N-02W-0-27-401-34-1012	

Cost Estimates and Timing

Cost per Acre:	$10,000 negotiable (price based on investment and jobs)
Special Timing Considerations:	None
Clearing Cost:	None (Site is entirely cleared)
Grading Cost:	None (Site is flat with minimal slope)
Cut/Fill Cost:	$103,540 for 2’ of fill material for a hypothetical 100,000 square foot building
Utility Extension or Upgrade Costs:	See attachment C-1 for detail. The City of Newport has agreed to extend water and wastewater infrastructure to the site at a reduced cost or at no cost, based on the amount of investment and the number of jobs created. Entergy Arkansas may be able to reduce or waive the cost of extending electric utilities to the actual building site, based on the projected electrical use of the new customer. CenterPoint Energy will base the cost of extending their gas line to the site on the amount of usage projected by the new customer. The Newport Economic Development Commission has infrastructure funds available which can be used to cover any additional utility costs associated with the project.

Albert H. Miller, P.E., (1932-2001)

Miller-Newell Engineers, Inc.

510 THIRD STREET • POST OFFICE BOX 705
NEWPORT, ARKANSAS 72112
TELEPHONE (870) 523-6531 • FAX (870) 523-6533

January 17, 2006

Jon Chadwell
Newport Economic Development Commission
P.O. Box 766
Newport, AR 72112

Newport Economic Energy Site Selection
M-N# 06-002

Dear Jon:

We have reviewed the utilities required to serve the proposed building site and herewith provide cost estimates for each. In our review we discussed the gas line extension with a Centerpoint Energy representative. He indicated that the company would not consider running gas service on a speculative basis. They would review the cost benefit issues if a building to be occupied were constructed. Depending on the planned consumption the gas company will absorb some of the installation expense.

As Keith mentioned we are proposing a new access road to the site from Highway 18. This will prevent intermingling plant traffic with the truck driving school traffic and eliminate using ASU-N's property to the access site. The proposed route will provide a more direct access to US Highway 67 4-lane. Should this idea be abandoned, the Commission would need an easement from ASU-N in order to be assumed that they could always use the old runway pavement for access.

We are also enclosing a map of the area depicting where the various improvements will be located. If we can be of further service, please let us know.

Sincerely,

Robert W. Chatman, P. E.

RWC/smd

Newport

Economic Development Commission

Newport Economic Development
Newport Airbase Property (Tract B)
Utility Development
M – N #06-002
1-11-06

Note: The cost estimate herein considers developing utilities and access to the approximate western one-half of the available property. This should provide utilities for the initial proposed 100,000 S.F. building and potentially three (3) additional future site(s) depending upon building size and parking requirements. The utilities have been proposed in locations such that future property thus the initial cost is lowered. The utility development has been itemized into five categories including road access, sewer, gas, and water.

The estimates propose opening an access to the site from Highway 18 rather than current access roads/streets. The access to Highway will provide a more direct access to the new interchange on 4-lane Highway 67. In addition this allows closer access to the gas line along Highway 18. This will eliminate the need to commingle with the truck driving school and the use of school property for access.

201 Hazel Street
P.O. Box 766
Newport, Arkansas 72112

Phone 870-523-1009
Fax 870-523-1055
www.newportaredc.org

Newport

Economic Development Commission

Probable Cost Estimate
Newport Economic Development
Airbase Property-Tract B
M-N # 06-002
1-13-06

A) ROAD ACCESS (24' Paved to Building Only, No Parking)

Item	Quantity/Unit Cost	Total Estimated Cost
72" RCP @ HWY 18	LS/$15,000	$15,000
18" RCP (Field Crossing)	L.S./$4,000	$4,000
Base Gravel (10")	1638 C.Y./$40	$65,520
Asphalt (4")	910 tons/$65	$59,150
Signs/Striping	L.S./$1,500	$1,500
	Construction Sub-total	$145,170
	Contingency (10%)	$14,517
	Geotechnical/testing	$10,000
	Engineering	$15,969
	Inspection	$10,000
	ROW Acquisition	$15,000
	Total	$210,656

201 Hazel Street
P.O. Box 766
Newport, Arkansas 72112

Phone 870-523-1009
Fax 870-523-1055
www.newportaredc.org

Newport

Economic Development Commission

B) SANITARY SEWER SERVICE

Item	Quantity/Unit Cost	Total Estimated Cost
Pump Station	L.S./$50,000	$50,000
Manholes	10 ea./$1,300	$13,000
8" PVC Gravity Pipe w Bedding	3350 L.F./$8.50	$28,475
6" PVC Force Main	4350 L.F./$5.50	$23,925
Trenching	3350 L.F./$8.00	$26,800
Street Repair	L.S./$3,500	$3,500
Connect to Existing M.H.	L.S./$1,500	$1,500
Tracer Wire	4500 L.F./0.15	$675
	Construction Sub-total	$147,875
	Contingency	$14,788
	Engineering	$16,192
	Inspection	$12,000
	Health Dept. Fee	$500
	Total	$191,355

C) GAS SERVICE

Item	Quantity/Unit Cost	Total Estimated Cost
4" Gas Line	3400 L.F./$24.00	$81,600
HWY Bore (HWY 18)	L.S./$5,000	$5,000
	Construction Sub-total	$86,600
	Total	$86,600

201 Hazel Street
P.O. Box 766
Newport, Arkansas 72112

Phone 870-523-1009
Fax 870-523-1055
www.newportaredc.org

Newport

Economic Development Commission

D) WATER FIRE PROTECTION

Item	Quantity/Unit Cost	Total Estimated Cost
8" PVC CL 200 Pipe	4550 L.F./$10	$45,500
6" Fire Hydrant w/ Gate Valve	5 each/$2,500	$12,500
10" Tapping Sleeve and Gate Valve	1 each/$5,000	$5,000
Bore Railroad	L.S./$7,500	$7,500
Street Repair	L.S.%3,500	$3,500
Tracer Wire	5000 L.F./0.15	$750
	Construction Sub-total	$74,750
	Contingency	$7,710
	Engineering	$7,810
	Inspection	$4,500
	Health Dept. Fee	$500
	Total	$95,270

Utility Summary	Total Estimated Cost
A. Road Access	$210,656
B. Sanitary Sewer Service	$191,355
C. Gas Service	$86,600
D. Water/Fire Protection	$95,270
E. Fill at Building Site (2')	$103,540
Total Utility/Site Development Estimated Cost	$687,421

201 Hazel Street
P.O. Box 766
Newport, Arkansas 72112

Phone 870-523-1009
Fax 870-523-1055
www.newportaredc.org

Environmental

Wetlands Screening:	See attachment E-1 for detail.
Floodplain Delineation:	Site is located in Zone X which is outside of the 500 year floodplain. See attachment E-2 for detail. Also located behind Maps tab.
Historical Survey:	AHPP Tracking #101534 See attachment E-3 for detail.
Endangered Species Survey:	See attachment E-4 for detail.
Environmental Phase I (and Phase II if required):	See attachment E-5 for detail.
Stormwater Retention Plan:	Not Applicable.

Newport

Economic Development Commission

June 21, 2018

U.S. Army Corps of Engineers, Memphis District
Attention: CEMVM-CO-R
Clifford Davis Federal Building
Room B-202
Memphis, TN 38103-1984

Dear Sirs:

The Newport Economic Development Commission is interest in developing a section of property for industrial usage and would like to have a Jurisdictional Determination in regard to a site specific delineation of regulated wetlands or other waters of the US.

The site is highlighted on the attached aerial photo and is part of Section 27, Township 12 North, Range 2 West, Sections 26 and 27 Jackson County, Arkansas. The section is further highlighted on the attached topographical map and location map.

Response to this request can be sent to the following address:

Newport Economic Development Commission
Attn: Jon Chadwell, Executive Director
201 Hazel Street
Newport, AR 72112

Thank you for the help with this project. If you need further information feel free to call me at (870)523-1009.

Sincerely,

Jon Chadwell
Executive Director

201 Hazel Street
~~P.O. Box 766~~
Newport, Arkansas 72112

Phone 870-523-1009
Fax 870-523-1055
www.newportaredc.org

DEPARTMENT OF THE ARMY
MEMPHIS DISTRICT, CORPS OF ENGINEERS
167 NORTH MAIN STREET B-202
MEMPHIS, TENNESSEE 38103-1894

REPLY TO
ATTENTION OF:

Regulatory Branch

March 21, 2006

Mr. Jon Chadwell
Newport Economic Development Comission
P.O. Box 766
Newport, Arkansas 72112

Dear Mr. Chandwell:

This is in response to your request regarding permit requirements to develop property for industrial use. The project site is located in Township 12 North, Range 2 West, Sections 26 and 27 on the Tuckerman Northwest Quad Map in Jackson County, Arkansas as shown on the enclosed map.

A preliminary jurisdictional determination was made on the project site. The areas where deposition will occur to complete your project are appear to be prior converted cropland by the Natural Resources Conservation Service. Therefore, no permit will be required from the Corps of Engineers to complete the work.

This determination is valid for five years from the date of this letter unless new information warrants revision of the determination before the expiration date. If you wish to provide additional information, an approved jurisdictional determination may be requested.

Copies of this letter have been furnished to Wanda Boyd of EPA, (6WQ-EM) Region VI in Dallas Texas and the District Conservationist, Natural Resources Conservation Service in Newport, Arkansas.

If you have questions contact Judy O. DeLoach at (901) 544-0737, and refer to File No. MVM-2005-828(JOD).

Sincerely,

Timothy Davis
Lead Biologist
Regulatory Branch

Enclosure

Entergy BUSINESS DEVELOPMENT ARKANSAS

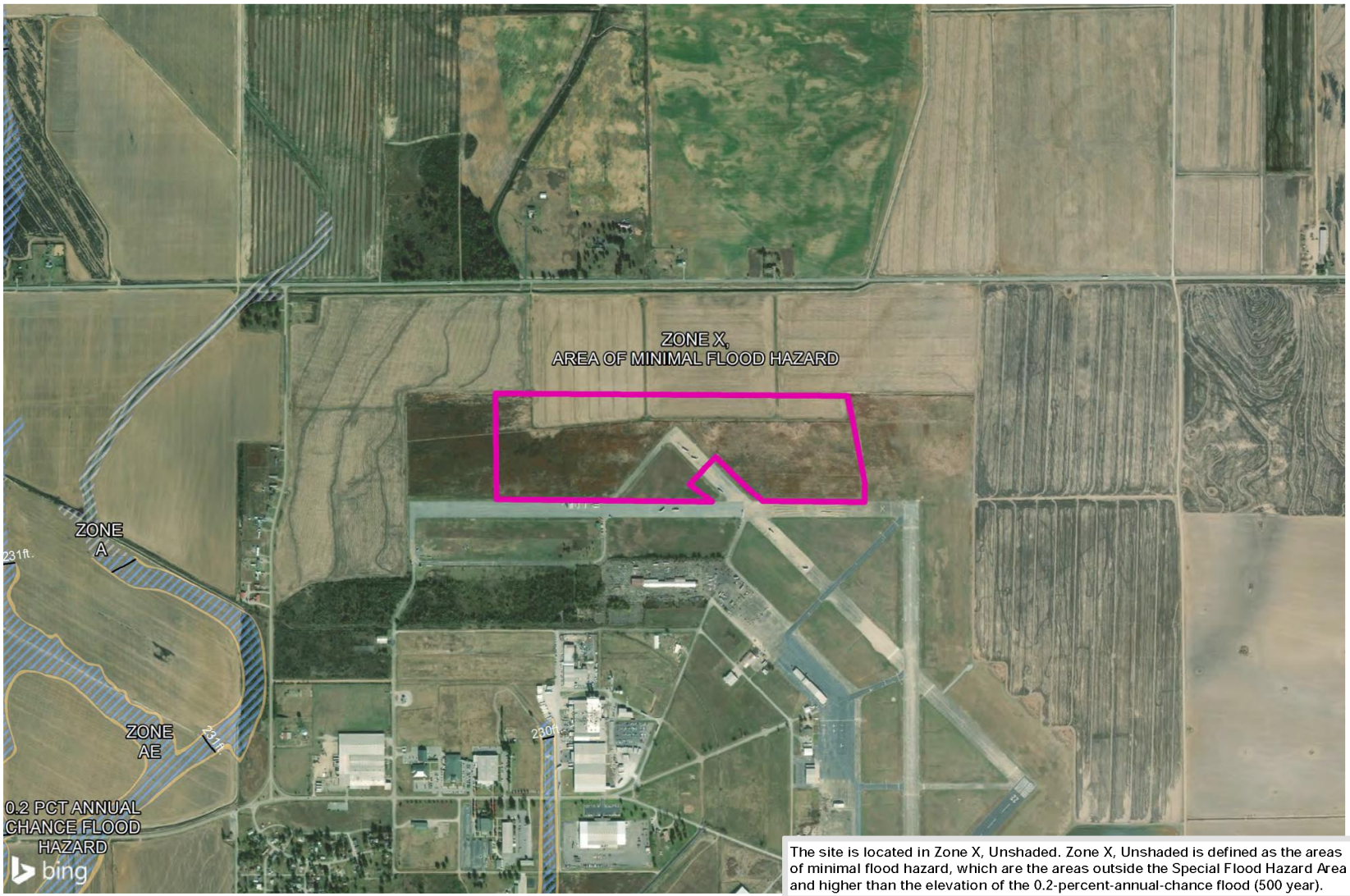
Newport Airbase Industrial Site #1

FEMA Flood Hazard Map

425 W Capital Ave Suite 2700
Little Rock, AR 72201

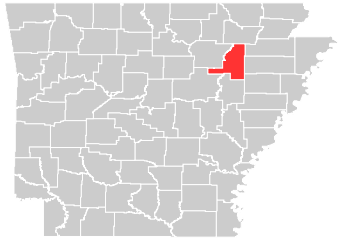
Phone: 1-888-301-5861

goentergy.com/ar

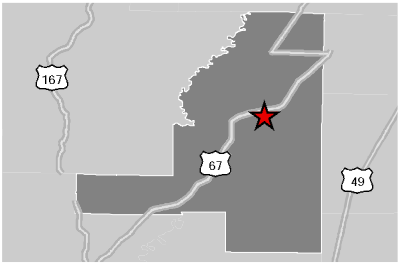


The site is located in Zone X, Unshaded. Zone X, Unshaded is defined as the areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance flood (500 year).

JACKSON COUNTY



VICINITY



LEGEND

- Property
- Base Flood Elevation

Flood Zone

- 0.2% ANNUAL CHANCE
- A
- AE
- X

NOTE

These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries about any property to the listing broker for that property.

SOURCE

- FEMA, 2018, National Geospatial Center of Excellence.

N

Created by: RPG
Date: 8/2018

1:12,000

0 500 1,000 2,000 Feet

0 120 240 480 Meters

THE DEPARTMENT OF ARKANSAS
HERITAGE

Asa Hutchinson
Governor

Stacy Hurst
Director

Arkansas Arts Council
•
Arkansas Natural Heritage Commission
•
Arkansas State Archives
•
Delta Cultural Center
•
Historic Arkansas Museum
•
Mosaic Templars Cultural Center
•
Old State House Museum

ARKANSAS HISTORIC PRESERVATION PROGRAM

1100 North Street
Little Rock, AR 72201

(501) 324-9880
fax: (501) 324-9184
tdd: 711

e-mail:
info@arkansaspreservation.org
website:
www.arkansaspreservation.com

An Equal Opportunity Employer

June 26, 2018

Mr. Jon Chadwell
Executive Director
Newport Economic Development Commission
201 Hazel Street
P.O. Box 766
Newport, Arkansas 72112

RE: Jackson – Newport
Section 106 Review – EDA
Proposed Undertaking – Developing Property for Industrial Project
AHPP Tracking Number 101534

Dear Mr. Chadwell:

This letter is in response to your inquiry regarding properties of archeological, historical, or architectural significance in the area of the proposed referenced project. The staff of the Arkansas Historic Preservation Program (AHPP) has reviewed records pertaining to the area in question.

Based on the submitted information, we find that the proposed undertaking will have no effect on historic properties and that no cultural resource surveys are required.

Tribes that have expressed an interest in the area include the Osage Nation (Dr. Andrea Hunter), the Quapaw Tribe of Oklahoma (Mr. Everett Bandy), and the Shawnee Tribe of Oklahoma (Ms. Kim Jumper). We recommend that they be consulted in accordance with 36 CFR § 800.2 (c) (2).

Thank you for the opportunity to review this undertaking. Please refer to the AHPP Tracking Number listed above in all correspondence. If you have any questions, please call Theresa Russell of my staff at 501-324-9357.

Sincerely,

Scott Kaufman
Director, AHPP

cc: Dr. Andrea Hunter, Osage Nation
Dr. Ann Early, Arkansas Archeological Survey

IPaC **U.S. Fish & Wildlife Service**

Species determinations

For listed species[1] not covered by determination keys, an impact analysis should be performed to reach a conclusion about how this project will impact the species. These conclusions will result in *determinations* for each species, which will be used in consultation with the U.S. Fish and Wildlife Service.

Mammals

Indiana Bat Myotis sodalis	None
Northern Long-eared Bat Myotis septentrionalis	None

Clams

Fat Pocketbook Potamilus capax	None
Pink Mucket (pearlymussel) Lampsilis abrupta	None
Rabbitsfoot Quadrula cylindrica cylindrica	None
Scaleshell Mussel Leptodea leptodon	None

Flowering Plants

Pondberry Lindera melissifolia	None

Critical habitats

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information.

IPaC **U.S. Fish & Wildlife Service**

Regulatory review

The IPaC regulatory review process helps evaluate the potential impacts of your project on resources managed by the U.S. Fish and Wildlife Service. It walks through regulations covering each protected resource, and offers suggestions and assistance in designing your project.

Endangered species

Endangered species are protected under the Endangered Species Act[1].

7 endangered species are known to occur or may be affected by activities in this location.

✔ Request an official species list

An official species list was generated about a minute ago (9/18/2018, 11:42:45 AM).

– Evaluate determination keys

There was one determination key available for this project. You have skipped it.

3 **Make effect determinations**

For each listed species in the project area, a determination must be made regarding the potential effects of this project. Species that are not covered by determination keys must be evaluated manually.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[3] and the Bald and Golden Eagle Protection Act[4].

THERE ARE NO MIGRATORY BIRDS OF CONSERVATION CONCERN EXPECTED TO OCCUR AT THIS LOCATION.

Facilities

U.S. Fish and Wildlife Service facilities are protected under the National Wildlife Refuge System Administration Act[8] and the National Fish Hatchery System[9].

THERE ARE NO U.S. FISH AND WILDLIFE SERVICE REFUGES OR FISH HATCHERIES AT THIS LOCATION.

Wetlands

Wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act[10], or other State/Federal statutes.

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

1. The Endangered Species Act (ESA) of 1973.
2. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information.
3. The Migratory Birds Treaty Act of 1918.
4. The Bald and Golden Eagle Protection Act of 1940.
5. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.
6. The National Wildlife Refuge System Administration Act of 1966.
7. The National Fish Hatchery System.
8. Section 404 of the Clean Water Act establishes a program to regulate the discharge of dredged and fill material into waters of the United States, including wetlands.

THE DEPARTMENT OF ARKANSAS
HERITAGE

Asa Hutchinson
Governor

Stacy Hurst
Director

Arkansas Arts Council
•
Arkansas Historic Preservation Program
•
Arkansas State Archives
•
Delta Cultural Center
•
Historic Arkansas Museum
•
Mosaic Templars Cultural Center
•
Old State House Museum

ARKANSAS NATURAL HERITAGE COMMISSION

1100 North Street
Little Rock, AR 72201

(501) 324-9619
fax: (501) 324-9618
tdd: 711

e-mail:
info@naturalheritage.com
website:
www.naturalheritage.com

An Equal Opportunity Employer

Date: July 11, 2018
Subject: Elements of Special Concern
Newport Industrial Development
Jackson County, Arkansas
ANHC No.: L-OTH.-18-005

Mr. Jon Chadwell
Newport Economic Development Commission
201 Hazel Street
Newport, AR 72112

Dear Mr. Chadwell:

Staff members of the Arkansas Natural Heritage Commission have reviewed our files for records indicating the occurrence of rare plants and animals, outstanding natural communities, natural or scenic rivers, or other elements of special concern within or near the following site:

Project Name	County	Quad. Name	Location
Industrial Project	Jackson	Tuckerman 7.5'	T12N/R2W/S26,27

We find no records at present time.

A Jackson County Element List is enclosed. Represented on this list are elements for which we have records in our database. The list has been annotated to indicate those elements known to occur within a one and a five mile radius of the project site. A legend is enclosed to help you interpret the codes used on this list.

Please keep in mind that the project area may contain important natural features of which we are unaware. Staff members of the Arkansas Natural Heritage Commission have not conducted a field survey of the study site. Our review is based on data available to the program at the time of the request. It should not be regarded as a final statement on the elements or areas under consideration. Because our files are updated constantly, you may want to check with us again at a later time.

Thank you for consulting us. It has been a pleasure to work with you on this study.

Sincerely,

Katie Shannon
for

Cindy Osborne
Data Manager/Environmental Review Coordinator

Enclosures: Legend
Jackson County Element List (annotated)

PHASE I

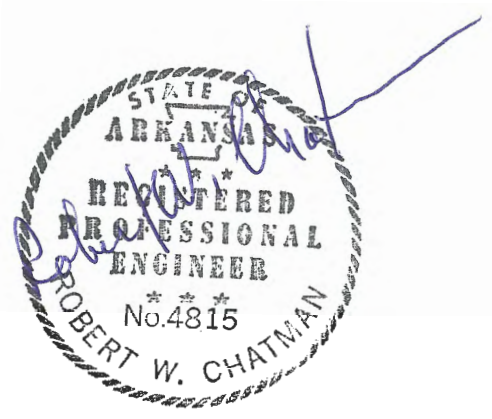
ENVIRONMENTAL ASSESSMENT

FOR

96 ACRE DEVELOPMENT SITE AT
INDUSTRIAL PARK

NEWPORT ECONOMIC DEVELOPMENT COMMISSION

September 2018



Prepared by:

MILLER-NEWELL ENGINEERS, INC.
P.O. Box 705
510 Third Street
Newport, AR 72112

Miller-Newell Engineers, Inc. has been commissioned by the Newport Economic Development Commission to perform this Phase I Environmental Site Assessment on a tract of land at the Newport Industrial Park. The purpose for the assessment is to prepare the 100 acre site as a certified industrial site. The land is held in the name of Newport Jackson County Industrial Development Board. The property is rectangle in shape with the south line running 125' north of the centerline of the east west runway at the Newport Airbase.

SITE DESCRIPTION

A part of Section 27, Township 12 North, Range 2 West, in Newport, Jackson County, Arkansas.

The property is located in the Newport Industrial Park. The property is in the corporate limits. The property was originally a part of the Army Airbase established in the 1940's during World War II as a training facility. The War Surplus Act reverted the property back to the City of Newport and some fringe properties back to the original owners. The land has been in agricultural use or grasslands for the last fifty years. The land is level with relief being less than two feet. The property is bounded on its north side by agricultural fields. There is a small ditch running east to west and located at about the northern third of the property. The property lays 125' north of the centerline of the east-west runway which is the most prominent geographical feature in the area.

SITE HISTORY

The site history for the property is traceable by researching the deeds on the property. A list of property owners for the past fifty years is provided in Figure 1. In order to confirm the use of the property fifty years ago, the 1957 aerial photo was reviewed. AS can be seen in Figure 2, the photo indicates agricultural or grass land use. The land has been in the same use until present day. There have been no residences on the property in the past fifty years.

SITE LEGAL DESCRIPTION

Part of Section 27, Township 12 North, Range 2 west, Jackson County, Arkansas, being more particularly described as follows:
Commencing at the Southeast corner of said Section 27- T12N-R2W; then run N00°03'33"E, along the East line of said Section 27, a distance of 4169.60 feet; then run N89°42'14"W, 627.15 feet to the **TRUE POINT OF BEGINNING**; then run S08°28'18"E. 857.08 feet; then run S00°03'33"W, along a line which is parallel with and 500 feet from the centerline of runway, a distance of 150.00 feet; then run N89°56'38"W, along a line which is parallel with and 125 feet from the centerline of runway, a distance of 861.41 feet; then run N44°56'49"W, along a line which is parallel with and 250 feet from the centerline of runway, a distance of 685.43 feet; then run S45°03'11"W, 500.00 feet; then run S44°56'49"E, along a line which is parallel with and 250 feet from the centerline of runway, a distance of 185.38 feet; then run N89°56'38"W,

along a line which is parallel with and 125 feet from centerline of runway, a distance of 2857.66 feet; then run N00°02'45"E, 1015.65 feet; then run S89°42'14"E, 4299.34 feet to the point of beginning, containing 96.03 acres, more or less, and subject to all existing rights-of-way and easements as well as those rights-of-way and easements reserved within this instrument.

OWNERSHIP HISTORY

Newport Jackson County Industrial Development Board	2004 –Present
Arkansas Department of Corrections	1996-2004
City of Newport	1946- 1996

FIGURE 1

From the historical view in Figure 1 it can be seen that the early ownership was vested in the City of Newport. Through the War Surplus Act the land was reverted back to the City of Newport. The City sold the land to the Department of Corrections who later sold to the Newport-Jackson County Industrial Development Board.

UTILITIES

A 3-phase power line runs parallel with and approximately 900' north of the northern boundary of the property adjacent to Highway 18. To the west property a 3-phase power line runs parallel with the west property line from south to north and at approximately 1100' to the west along Highway 18 Spur. A gas line runs along Highway 18 Spur and the gas line is approximately 2". A sewer pump station is located at the mid-point of the north-south reach of Highway 18 Spur. The subject property will require an additional pump station. The pump station discharges into a force main that flows south along the east right-of-way line of Highway 18 Spur to the existing collection system.

The property has access to water supply from two sources. The City of Newport has a 6" water line on the west side of Highway 18 Spur approximately 1270' from the west property line. The City of Grubbs has a 4" water line on the north side of Highway 18. Best flow and pressure would be realized from the Newport main.

Telephone cables were noted along Highway 18 Spur and Highway 18.

Attachment 1 shows the utility locations.

REGULATORY AGENCY REVIEW

The Arkansas Department of Environmental Quality (ADEQ) is the state arm of EPA. ADEQ has the enforcement and regulatory responsibility for the state concerning hazardous materials, leaking underground storage tanks, hazardous material generators, and among other duties to protect the environment. The ADEQ website was reviewed and the results of that search are provided herein.

The following is a list of active Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) sites in Newport, Arkansas:

Site Name	Location
Arkwood, Inc.	Omaha
Cedar Chemical Co.	Helena-West Helena
Gurley Oil Pit	Edmondson
Industrial Waste Control	Jenny Lind
Jacksonville (Graham Road) Municipal Landfill	Jacksonville
MacMillan Ring-Free Oil	Norphlet
Mid-South Wood Products	Mena
Monroe Auto Equipment Co.	Paragould
Mountain Pine Pressure Treating	Plainview

Site Name	Location
Old Midland Products	Ola
Quachita Nevada Wood Treater	Reader
Popile, Inc.	El Dorado
Rogers Road Municipal Landfill	Jacksonville
South 8th Street Landfill	West Memphis
Vertac, Inc.	Jacksonville

None were noted in Newport, Arkansas.

The following is a list of regulated underground storage tanks for the Newport Industrial Park Area:

Site Name	Location
Curtner Lumber Company, Inc.	8502 Curtner Drive
Arkansas State University	7648 Victory Boulevard
Newport Municipal Airport	8502 Victory Boulevard
Grimes Arkansas Department of Corrections	300 Corrections Drive

None were noted to have leaked or to be leaking. These are located within 1 mile of the study site.

The following is a list of Resource Conservation & Recover Act of 1976 (RCRA) hazardous waste generators for the Newport Industrial Park Area:

Site Name	Location
Arkansas State University Newport	7648 Victory Boulevard
T W H Enterprises	4010 North Operations Drive
General Cable Corporation	7301 Victory Boulevard
AR State Truck Driving Training	7648 Victory Boulevard
Delta Manufacturing	7900 Victory Boulevard
Taylor Made Ambulance	3710 Highway 67 North

Our review indicates no regulatory action against any property within one-half mile of the site.

SITE OBSERVATION

(9.2.3) The site visit was held August 20, 2018.The site inspection included transversing all boundaries cris-crossing the property. This provided an excellent overview of vegetation and conditions on the property.

(9.2.4) Access to the property is via Highway 980 which leads to the Newport Industrial Park from US 4-lane Highway 67. From Highway 980, which turns into Victory Boulevard, turn left on to Comet Drive to the southwest corner of the study site. The property being studied lays 125' north of the centerline of the east-west runway of the

Newport Airbase Complex. The property begins with the west end of this runway and is approximately 1000 feet north and south and 4370 feet east and west. The south line does divert away from the 125' parallel to the east-west alignment when it intersects the Runway 13-31. At this point the south line excludes a portion of Runway 13-31; then continues parallel to Runway 9-27. See enclosed property map. While the access to the property crosses the ASUN Truck Driving School property, ASUN has granted an easement. The final 75'to the property is grassland. A street will need to be constructed for final ingress and egress from the site.

(9.4.1.1-9.4.1.2) The current use of the property is grassland and crop production. The primary two crops are rice and soy beans. From all research the land has been used for these two purposes for in excess of fifty years. No signs of distressed vegetation was noted.

(9.4.1.3 -9.4.1.4) The adjacent property has various uses. To the east the land is used as a municipal airport. To the west is an agricultural field. To the north, is cropland. To the south is the east-west runway now used as a truck driving range.

(9.4.1.5) The site is in the city limits of Newport with the north line of the property being part of the city limits boundary. The south line of the property lays 125' north of the centerline of the abandoned Runway 9-27. The runway now serves as a truck driving range. A part of Runway 13-31 also protrudes into the property. See site Utility Map for layout.

(9.4.1.6) The geographical makeup of the region is composed of soils with varying deposits clays and silts. The surface is underlain by the quaternary aquifer. The terrain is flat. Runoff from the area flows to Village Creek by various drainage ditches. A part of the property is drained through subsurface drains originally installed when the airbase was developed in the early 1940's.

(9.4.1.7) There are currently no residences or other structures on the site. Aerial photography from 1970 shows no buildings.

(9.4.1.8) The only public transportation access to the site is Comet Street which runs north from the Highway 980. From Highway 980 one can go north on Highway 18 Spur to Highway 18 then left on 18 to the access to US Highway 67 4-lane toward Jonesboro or St Louis. Highway 980 also runs west to intersect US Highway 67 4-lane to run south to Little Rock and Dallas.

(9.4.1.9) Water is not available at the site. The City of Newport has a 6" looped line located south of the site and south of the railroad spur at Comet Street. This is approximately 1400 feet south of the site. A 6" main runs along Highway18 Spur some 1270 feet west of the west property line. A 4" main runs along Highway 18 which is parallel with the north line and 1100 feet north. No sewer exists at the site. A facility constructed on the south edge of Runway 9-27 is served by a grinder pump station that has a small force main running south to the City of Newport sewer.

(9.4.1.10) Sewer is also located on Highway 18 Spur. A pump station is located 1185 feet west of the southwest corner of the study property.

(9.4.2.1-9.4.2.3) The land has been in use for agricultural purposes since its clearing in the early 1900's. Prior to that time it was woodlands. For a short period the land was taken by the U.S. Government for use as an Army Air Field. This particular land was a grass area serving as a primary surface for Runway 9-27. The primary surface is a smooth safety area that is at or below the runway elevation.

(9.4.2.4) There are no storage tanks on the subject property. No evidence exists that there has been any storage tanks on the property.

(9.4.2.5) During the site visit no noxious odors were noted at the site.

(9.4.2.6) There were no pools of liquid nor sumps on the site.

(9.4.2.7- 9.4.2.9) During the site visit, a search was made for abandoned containers of contaminants. None were found.

(9.4.2.10) There are no power lines on the site. Three phase power currently runs on the westside of the Highway 18 Spur and on the south side of Highway 18 and along the railroad spur located 1300 feet south of the property.

(9.4.3.1) There were no structures on the site and as a result no HVAC units on the site.

(9.4.3.2) There was no staining of the soil nor was corrosion noted.

(9.4.3.3) There was no interior stain and no sumps on the site that might indicate contamination.

(9.4.4.1) There were no pits, ponds, or lagoons noted. There are several drainage inlets serving the subsurface drainage system. The grates have been removed by vandals for scrap iron. The openings are significantly large enough for a man to fall in.

(9.4.4.2) No stains were noted.

(9.4.4.3) No stressed vegetation was found during the site visit.

(9.4.4.4) There were no solid waste disposal sites noted on the property.

(9.4.4.5) Being no structures on the site, there is no wastewater generated on the site. The sanitary sewer pump station to the west of the site presently handles wastewater from the residences on the west side of Highway 18 Spur.

(9.4.4.6) There are no wells on the site.

(9.4.4.7) There are no septic systems or cesspools on the site.

CONSLUSIONS AND RECOMMENDATIONS

Based upon review of the historical records, interviews and the site visit, it is clear that the property has been in use in agricultural land for in excess of fifty years. For a short period in the 1940's, it was in grassland and used as a safety zone around the airport while the airport was used for military purposes. As agricultural land one would expect the use of fertilizers, pesticides, and herbicides. The applications are regulated by the State Plant Board in order to prevent excessive buildup and surpassing the threshold levels to become contaminants. No evidence was found to indicate excessive concentrations. A review was made of the National Wetlands Inventory website (copy of printout attached). No wetlands were indicated for the property.

Based upon the ASTM Protocol for a Phase I Environmental Assessment no evidence of concern was found. The site is cleared of environmental issues.

U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands

August 20, 2018

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

1957 AERIAL PHOTO

FIGURE 2


11 74.5
11 54.6
32 50.6
33 25.5
NHEL
34 47.1
18
pt. 3869
T-347?
2135
T-347
PC/NHEL
1 23.3
3939
T-3915
3205
T-3915
PC/NHEL
2
57.0
37
34.0
PC/NHEL
38
3.59
3205
T-3915
PC/NHEL
NCL
PC/NHEL
5 11.7
3932
T-3915
PC/NHEL
NCL
27
PC/NHEL
7 3.3
PC/NHEL
4 8.2
PC/NHEL
1 3.2
PC/NHEL
2 3.6
3205
T-3915
NHEL
13 2.5
PC/NHEL
10 12.1
3926
T-3915
3 1.6
PC/NHEL
27 3963
T-3915
PC/NHEL
17 16.4
PC/NHEL
PC/NHEL
PC/NHEL
PC/NHEL
2 19.1
PC/NHEL
20 3.3
26
NHEL

Geotechnical

Soils Report: See attachment GT-1 for detail.

Water Table Depth: 19’

Seismic Rating: Seismic Zone 3

PRELIMINARY GEOTECHNICAL INVESTIGATION

FOR

PROPOSED INDUSTRIAL PARK

NEWPORT, ARKANSAS

* * * * *

NEWPORT INDUSTRIAL DEVELOPMENT COMMISSION

OWNERS

201 HAZEL STREET

NEWPORT, ARKANSAS 72112

* * * * *

APRIL 7, 2006

JOB NO. 243906

ANDERSON ENGINEERING CONSULTANTS, INC.

3217 NEIL CIRCLE – JONESBORO, ARKANSAS 72401
PHONE (870) 932-3700 FAX (870) 932-3769

April 7, 2006

Job No. 243906

Mr. John Chadwell
Newport Industrial Development Commission
201 Hazel Street
Newport, Arkansas 72112

Re: Preliminary Geotechnical Investigation
Proposed Industrial Park
Newport, Arkansas

Dear Mr. Chadwell:

It is our pleasure to submit this preliminary report for the referenced property in Newport, Arkansas. The investigation consisted of field test borings, laboratory analyses, and general pavement and foundation recommendations.

The investigation indicated variable soil type with extensive areas of surficial expansive soils and poor to moderate near surface soil consistency. The site, however, will be suitable for development when proper design and construction techniques are employed. We recommend that our geotechnical services be continued when specific building and parking locations are determined for this is the most feasible means of assuring the owners, designers, and builders that the geotechnical design intent is being achieved. In the event other adverse geotechnical conditions are encountered in specific building locations, they can be identified and evaluated so that safe and economical structures may be designed.

We wish to express our appreciation for the opportunity of providing this preliminary soils investigation to you and your company. We are available for further assistance at any time during final design and construction and should you desire additional consultation please feel free to contact us.

CERTIFICATE OF AUTHORIZATION
ANDERSON ENGINEERING CONSULTANTS, INC.
No. 73
ARKANSAS - ENGINEER

Very truly yours,

ANDERSON ENGINEERING CONSULTANTS, INC.

Alexandra W. "Alex" Gangluff, P.E.
Geotechnical Engineer

Billy R. Alumbaugh, P.E.
Senior Geotechnical Engineer

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11241
ALEXANDRA W. GANGLUFF
4/7/06

AWG/BA/msk
243906.GEO

ANDERSON ENGINEERING CONSULTANTS, INC.
3217 NEIL CIRCLE, JONESBORO, ARKANSAS 72401

PRELIMINARY GEOTECHNICAL INVESTIGATION

FOR

PROPOSED INDUSTRIAL PARK

NEWPORT, ARKANSAS

* * * * *

NEWPORT INDUSTRIAL DEVELOPMENT COMMISSION

OWNERS

201 HAZEL STREET

NEWPORT, ARKANSAS 72112

* * * * *

BY

ANDERSON ENGINEERING CONSULTANTS, INC.

GEOTECHNICAL CONSULTANTS

3217 NEIL CIRCLE

JONESBORO, ARKANSAS 72403-1655

APRIL 7, 2006

JOB NO. 243906

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Important Information About Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

The following information is provided to help you manage your risks.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely on Your ASFE-Member Geotechnical Engineer for Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with you ASFE-member geotechnical engineer for more information.

ASFE
The Best People on Earth

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IIGER06045.0M

PURPOSE

The primary purposes of this geotechnical investigation were:

a. To determine the feasibility of construction at the proposed site with respect to physical and engineering properties of the soil within the proposed site.

b. To make general recommendations for the earthwork, pavements, and the type of foundation suited for the prevailing soil conditions within the overall site.

c. To evaluate and recommend the general design procedures for various common soil, pavement, and foundation items in accordance with current engineering practices.

SCOPE

The scope of this geotechnical investigation includes the following:

a. The geologic features of the site were found to consist essentially of alluvial deposits of clay, silt, and sand soils. A total of eleven auger borings were advanced to a maximum depth of 51.5 feet at general locations across the site.

b. Field testing consisted of Standard Penetration test samples taken in all of the borings. Soils were visually classified by a senior geotechnical engineer.

c. The soils analyses were based on N-values obtained from the Standard Penetration tests, Atterberg limits, mechanical grain size analyses, unconfined compression tests, swell tests, visual observations, and other routine inspection and classification methods. The soils were classified basically in accordance with the Unified Soil Classification System (ASTM D 2487); however, visual classifications are given on the logs.

d. The foundation recommendations were based on standard foundation design procedures, including the Standard Penetration N-values obtained during drilling and the results of the laboratory testing program.

e. The flexible and rigid pavement recommendations given this report are related to the subgrade material characteristics of the near surface site soils.

AUTHORITY

This geotechnical investigation was authorized on February 14, 2006, by Mr John Chadwell, the owner's representative for the project.

GEOTECHNICAL INVESTIGATION

On February 14 and 15, 2006, eleven geotechnical test borings were made at the proposed site east of the Newport, Arkansas. The site is located as shown on the Vicinity Map, Plate 1. The borings were placed on site as shown on the Plan of Borings, Plate 2. The logs of the borings are given on Plates 3 through 10. The Field Classification System for Soil Exploration and Key to the Soil Classifications and Symbols are given on Plates 11 and 12, respectively. These systems are provided to aid the reader in interpreting the various symbols used on the logs of borings. The Unified Soil Classification System is given on Plate 13. This system is used to determine the soil classification and to develop the terminology used on the logs of borings.

GENERAL SITE CONDITIONS

The proposed property consists of approximately 47.5 acres located south of Highway 18, east of Highway 18 Spur, and directly north of an abandoned runway at the Newport Municipal Airport located east of the City of Newport, Arkansas. At the time of the investigation, recent usage of the site had been limited to agricultural crop production. The site is relatively flat, however, exact grades were not provided. Overall site drainage is likely to ditches on the north and west property boundaries. However, water retention should be anticipated across the site during periods of wet or winter weather. A truck mounted drill rig was used to access the site.

GEOLOGY AND STRATIGRAPHY

The proposed site is located in the Mississippi Embayment Physiographic Region of northeastern Arkansas, and consists of terraced sediments deposited by the ancient Mississippi River and its tributaries during Quaternary times. These deposits generally consist of a complicated sequence of unconsolidated layers of gravels, sands, silts, and clays. The site soils were found to be consistent with the area geology. The site stratigraphy generally consists of 6.5 to 18.0 feet of soft to very stiff, fat clay (CH) and silty clay (CL) and loose to medium dense, clayey sand (SC). This strata is underlain by medium stiff to stiff, sandy silt (ML) and loose to dense, silty sand (SM) to depths of 35.0 to 44.5 feet. The basal stratum consisted of medium dense to very dense, sand (SP). It should be noted that the surficial soils are predominately fat clay (CH). However, in the vicinity of borings B3, B4, P3, P4, and to some extent B2, the near surface soils are a clayey sand (SC). This variation may be a result of natural processes or historic earthwork associated with the adjacent runway.

GROUNDWATER CONDITIONS

The groundwater was encountered at a depth of 27.5 to 29.5 feet during drilling and is consistent with previous experience in the Newport, Arkansas area. This water level, though, is seasonal in nature and will rise and fall with fluctuations in rainfall. Some perched water should also be expected in the near surface cohesive soils, especially during the winter or wet seasons of the year, and should be considered in design and construction of foundations, deep utilities, equipment pits or elevator shafts. This latent water condition is typically due to storage of recent rainfall or by a barrier to capillary evaporation and will be more prevalent in drainage swales, rubble fills, and in existing utility trenches. Perched water, if encountered, will most likely be brief in duration and

typically in low quantities. Where perched water is encountered it should be expected to excavate gravity drainage ditches to divert it away from the construction area. Additionally, soft, wet and pumpable soils can be expected that will require removal and replacement in structural areas.

SEISMICITY

Seismic analyses require the selection of appropriate site coefficients and other seismic values that can be established from subsurface conditions, guidelines set forth by local, state and federal codes, and historic seismic information. The structures and foundations should be designed using guidelines as set forth in either the 1999 Standard Building Code as required by **Arkansas Act 1100-1991** (and subsequent amendments) or the 2000 International Building Code.

The predominant soil types are interbedded sands, silts, and clays that vary from soft to very stiff and loose to very dense. Based upon the subsurface soil conditions and the seismic values for Arkansas published by the Arkansas State Building Services, the 1999 Standard Building Code and the 2000 International Building Code the following data are considered applicable to this project site:

Site Class	C*
Seismic Zone	3
Soil Profile Type	S_2
Site Coefficient	1.2
Peak Acceleration Coefficient (A_a)	0.20
Effective Peak Velocity-Related Acceleration Coefficient (A_v)	0.20

*Not verified by 100-foot boring as per IBC Code. Performing a 100-foot boring may improve your IBC site classification, and therefore, may be an economical means of controlling foundation costs.

LIQUEFACTION ANALYSES

Liquefaction is the sudden loss of all shear strength in a soil as a result of excess pore water pressure which is induced by vibration or shock waves resulting from an earthquake, explosion, or machinery. When soils experience liquefaction they lose strength to resist load and temporarily exist in a near liquid state. Liquefaction is primarily associated with saturated, loose to medium dense cohesionless soils, i.e. sands at high moisture contents or below the water table. At this site, the relatively low water table and dense consistency of the basal sand (SP) strata minimize the potential for liquefaction. However, in borings B1 and B2 a medium stiff to stiff, non-plastic sandy silt (ML) strata exists below the water table at a depth of approximately 30.0 to 40.0 feet that has a potential for liquefaction. Therefore, additional investigation and analysis should be preformed on the site soils to delineate and quantify zones of potential liquefaction at the site.

LABORATORY TESTING

Laboratory testing was performed on select samples to determine their physical properties, classification and, strength characteristics. Laboratory testing included Atterberg limits, mechanical grain size analyses, unconfined compression tests and swell tests. The following sections describe the results of these tests. Individual test results are shown in Appendix B.

Atterberg Limits

Atterberg limit tests were performed on selected samples to aid in classification and to determine the potential volume change of the soils. The results indicated that over half the samples tested were non-plastic (NP) with the remainder moderately to highly plastic clay (CL) and fat clay (CH). The liquid limit (LL) of the cohesive soils ranged from 32 to 81 with the plasticity index (PI) ranging from 14 to 55. The cohesive soils were generally located in the top three samples, with corresponding depths of up to 6.5 feet.

Mechanical Grain Size Analysis

Mechanical grain size analyses were performed on variable soil types from the proposed site. The results indicated no more than 0.2% gravel sized material, between 12.8% and 89.8% sand, and between 10.2% and 87.2% passing the No. 200 sieve. Thus, the samples tested may be classified as fat clay (CH), sandy silt (ML), and silty sand (SM).

Unconfined Compression Tests

Unconfined compression tests were performed on selected cohesive samples at the specimens natural moisture content. The samples investigated resulted in low to moderate strengths ranging from 1.3 to 2.2 ksf. The moisture content for these samples may be considered moderate to high and were found to range from 25.2% to 48.6%. The dry unit weights are generally low, ranging from 70.8 pcf to 92.2 pcf, however, they may be considered normal for more plastic clay soils.

Shrinkage/Swell Tests

Visual inspection and laboratory plasticity tests performed on selected samples suggest that the in-situ clays may be of a critical nature with respect to shrinkage and swell potential, and thus, they could cause some detrimental effects upon any proposed structures. Representative samples were tested to determine the potential swell if the materials become saturated. Table I, shown on the following page, summarizes the results of these tests. The results indicate moderate swell pressures may be encountered, especially if the soils are allowed to dry to a moisture content below their plastic limit. Additional testing should verify that the potential vertical rise (PVR) of these soils should not have a significant detrimental effect upon future improvements at the proposed site.

TABLE I

SUMMARY OF PVC SWELL/LINEAR SHRINKAGE TESTS

Sample Number	B1;P2	B2;P3
Depth (feet)	2.5 – 4.0	5.0 – 6.5
Classification	CH	CH
Liquid Limit, Plastic Limit	74, 26	77, 26
Plasticity Index	48	51
Water at Beginning of Swell (%)	19.0	36.1
Water at End of Swell (%)	28.1	40.2
Swell Pressure (psf)	2,495	1,040
Linear Shrinkage (%)	14.0	12.0

GENERAL EARTHWORK

The following sections are intended to provide the designer and contractor with guidelines for design and construction for future projects. They are not intended to be used as a specification for construction procedures or methods.

Site Preparation

Because the site has been in agricultural use the near surface soils have been tilled and processed. The organic layer of this material may be as deep as 12.0 inches across the site. Prior to cut and placement of any fill on the site, a minimum of 6.0 inches of topsoil and vegetation should be removed. After stripping, proof rolling with a loaded truck or scraper is recommended across the entire site to locate potential soft areas in the subgrade and/or natural ground before any fill is placed and in the cut areas after excavation to the planned elevation. Any soft areas in the natural ground detected by proof rolling should be removed and replaced with compacted stable soil. After stripping and any required undercut, the top 6.0 inches of exposed subgrade should be scarified and recompacted prior to fill placement.

Fill Soils

It is assumed that the on-site soils will be utilized to their fullest extent, however, the test data indicates that the upper surface cohesionless soils are not suitable for use as fill as they are predominately high plastic fat clay (CH). Thus, offsite fill will be required and consideration should also be given to the use of locally available select fills. Generally, select fill should be composed of granular, non-expansive soils such as clay gravel or clay sand. Modified compaction has been given primary consideration as optimum is typically 3.0% to 7.0% less than Standard. Modified is thus recommended as it will also yield higher CBR and allowable bearing capacities for conventional footing foundations.

Utilities

New utilities are anticipated for any proposed facilities. Utility excavations should be easily made with standard excavating equipment. All utility excavations can be backfilled with on-site materials and should be placed and compacted to ASTM D 1557. The on-site soils are considered as clayey and thus, some sloughing or caving can be expected. The contractor should strictly adhere to OSHA excavation standards in utility construction.

Landscaping

Due to the shallow fat clay (CH), care must be exercised to not dry out the subgrade soils after construction which will result in excessive settlement due to drying shrinkage of the more plastic soils. Large moisture demanding trees or vegetation should not be planted near or adjacent to buildings, as drying of the subgrade and foundation supporting soils could result in excessive settlements from soil shrinkage. When this occurs, severe distress can be noted in masonry walls and floor slabs.

The preferred landscaping method is to utilize planters having drainage systems that control and route water away for the building so that saturation of the foundation soils will not occur with swelling or loss of the allowable bearing capacity. As a general rule, the drip line of any existing or future full grown tree should not fall within the building area. Moisture control will also be aided by having sidewalks, paving, or sloping ground surfaces for at least 5.0 feet outside the structure. The sidewalks or paving must have a positive slope away from the building and all joints must be sealed to prevent water infiltration. Implementation of these points will reduce the changes in moisture content of any more plastic soils and movements of the foundation and slabs.

Adverse Conditions

Site grading and earthwork operations will be more difficult in wet or winter weather. The on-site clayey soils will absorb significant quantities of water which will require significant aeration and working to dry during the winter or wet weather. As an alternate, the contractor may elect to dry the soils using lime or fly ash worked into the wet soils. The amount of drying can be required by maintaining the site in a well drained condition during construction including not allowing water to stand or pond on areas of the exposed earthwork. In addition, during wet weather the upper limit on the moisture content should be raised to five percentage points over optimum moisture content, provided the fill meets the specified compaction and is firm and stable.

FOUNDATIONS

Conventional shallow footings would be feasible for use with lightly loaded single and two story structures. The foundations should be made rigid in an effort to minimize potential differential movements resulting from non-uniform settlement due to consolidation of variable thickness of native and/or fill soils. Column and wall footings should be designed in accordance with the various applicable codes. Due to the relatively soft and potentially expansive nature of the near surface soil, conventional shallow footings should bear on 3.0 feet of select compacted fill. An allowable bearing capacity of 2000 psf may be used for footing bearing at a depth of 2.0 feet below the finished floor elevation on 3.0 feet of select fill. The finished floor elevation may be raised above the existing grade to minimize the undercut required. A corresponding settlement value should be with in normal settlement tolerances. The calculations and curves showing the bearing capacity analyses are provided on Plates 14 and 15. An explanation of the bearing capacity calculations is provided on Plates 16. For heavy loading conditions, auger cast piling bearing in the lower sand (SP) soils should be given primary consideration. However, geo-piers bearing at an intermediate depth may also prove economical.

FLOOR SLABS

Differential movement of the floor slab may be caused by a difference in the allowable gross bearing capacity, differing heave conditions, and/or variable thicknesses of compressible soils below the floors. The stiffness effect of a well compacted select fill subgrade and/or engineered fill should greatly diminish the differential floor slab movements to tolerable limits. A conventional slab-on-grade may be utilized provided the slab bears on select compacted fill. The use of an impermeable vapor barrier underlain with free draining material is generally recommended beneath all floor slabs to provide an all-weather pad.

DRIVING AND PARKING AREAS

Either flexible or rigid pavement structures should serve adequately on the proposed property with the design based on numerous reasonable assumptions concerning the pavement use, site conditions, and maintenance. The site soils in their natural condition will likely require undercut and backfill replacement to properly support the required pavement sections. However, flexible pavements will probably require higher maintenance than a comparable rigid pavement structure.

Flexible Pavement

Flexible pavement typically consists of asphalt cement hot mix (ACHM) as specified by Section 407 of the Standard Specifications for Highway Construction (Edition of 2003) as published by the Arkansas State Highway and Transportation Department. The design requirements for ACHM surface course; 12.5 mm (Type II) and 9.5 mm (Type III) are provided in Tables 407-1 and 407-2, respectively. ACHM is most commonly used for light to moderate traffic areas including straight drives and parking areas for light vehicles. It should not be used in traffic lanes where trucks turn, backup, or pick up trash dumpsters.

Rigid Pavement Non-Reinforced

Rigid pavements or Portland Cement Concrete (PCC) pavements consists of concrete materials and construction procedures as specified by Section 501 of the Standard Specifications for Highway Construction (Edition of 2003) as published by the Arkansas State Highway and Transportation Department. The material type and design requirements including admixtures, reinforcing, dowels, jointing, curing, and finish are provided therein. Rigid (PCC) pavements are commonly used for both light and heavy duty traffic applications. Minimally, approach slabs, truck turning areas, docks, and dumpster pads should be PCC.

CONSTRUCTION QUALITY CONTROL

Quality control testing should be utilized in all phases of the construction. To verify that the proper performance of the proposed structure, all fill required should be compacted as required and verified by ASTM D 2922. The foundation excavations should be evaluated to verify that the recommended bearing capacity has not been reduced by disturbance to excavation or massive imperfections in the bearing strata. Our recommendations are based upon adequate quality control being utilized and further evaluations and reviews during the construction phase of the project.

CONCLUSIONS AND RECOMMENDATIONS

As a result of this preliminary geotechnical investigation, the following recommendations are offered for consideration:

1. Additional geotechnical investigation and recommendations should be sought upon determination of a specific building site on the property.
2. The site can be made suitable for construction with proper design and/or construction techniques.

3. Soils and other geologic materials from both on and off the site can be satisfactorily used in the construction of the earthwork with proper handling, design, and construction techniques as previously discussed.

4. The investigation revealed the existence of soft and potentially expansive near surface soils. However, this condition should not have a significant detrimental effect upon future improvements at the proposed site. This is not to say that others do not exist, a complete determination in this regard is beyond the scope of this investigation as authorized by the owner's representative.

5. As previously discussed conventional footings founded on compacted fill should serve satisfactorily for future lightly loaded structures. It is concluded that this will be an economical type of foundation and should be designed in accordance with the necessary structural and/or architectural requirements determined by the designers with the developer's ultimate approval.

6. Modified Proctor density as per ASTM D 1557 should be used in all earthwork including backfill of undercut areas and for building and pavement areas.

7. The use of flexible or rigid pavements should be a function of the anticipated traffic use as determined by the designer. As a minimum PCC pavements should be used for truck and bus lanes as well as dumpster pads.

8. As an additional measure, perimeter surface and subsurface drainage should be directed away from the exterior of the buildings. Other measures should be undertaken to intercept and drain surface runoff, roof drainage, condensate drip water, or seepage water from the near surface and foundation support soils. It would also be a prudent measure to slope backfill soils away from foundation walls.

9. Quality control testing should be utilized in the construction of the foundation, fill placement, and floor slab construction with adequate testing to verify that the design requirements have been achieved. Additionally, observation during initial earthwork is recommended to further evaluate the fill existing at the site.

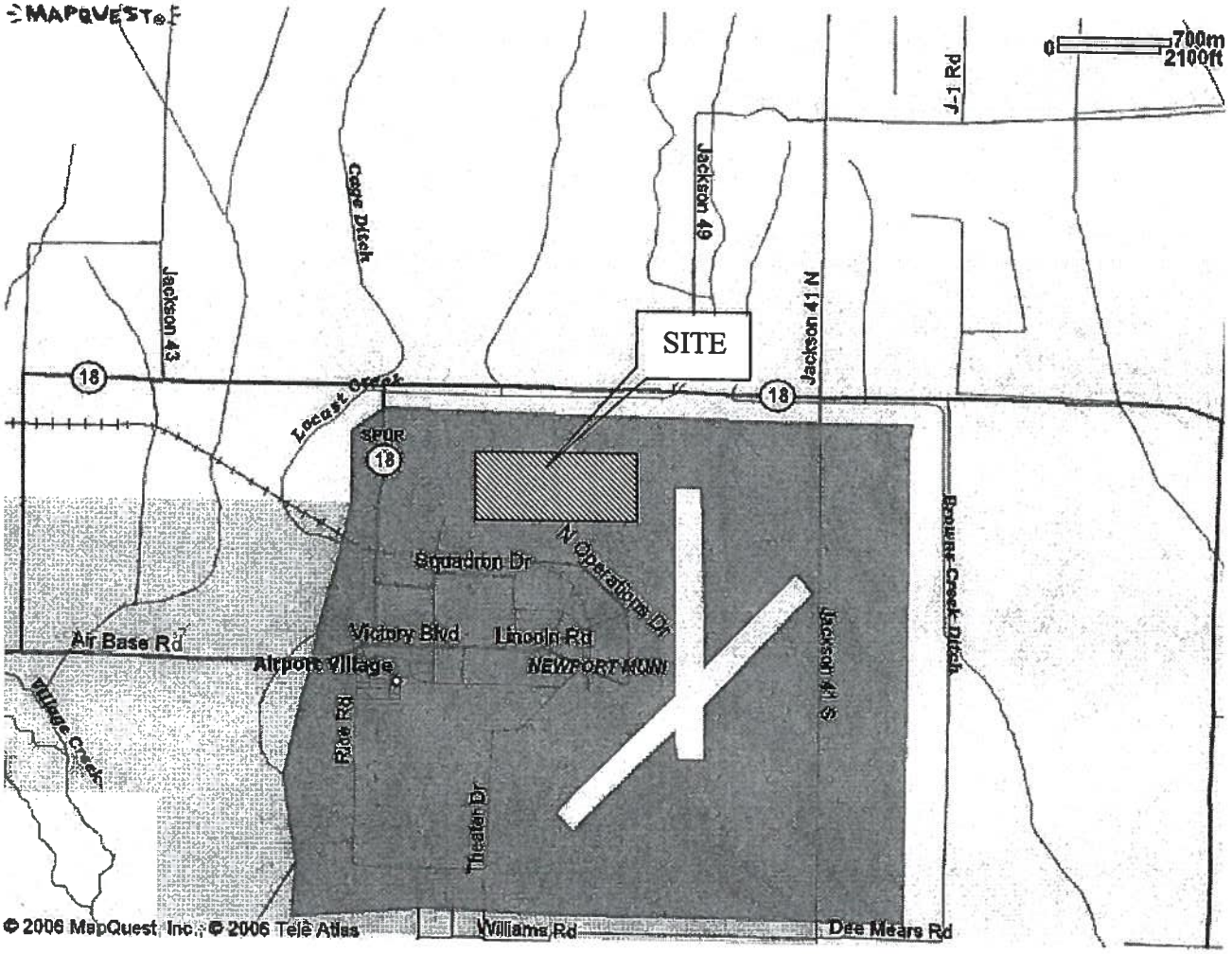
10. Geotechnical engineering services by this firm are recommended during the foundation construction phase so that adequate compensation can be made for conditions that may occur which differ significantly from those assumed as a result of this investigation.

11. Other recommendations are given throughout the text of this report.

* * * * *

APPENDIX A

PLATES

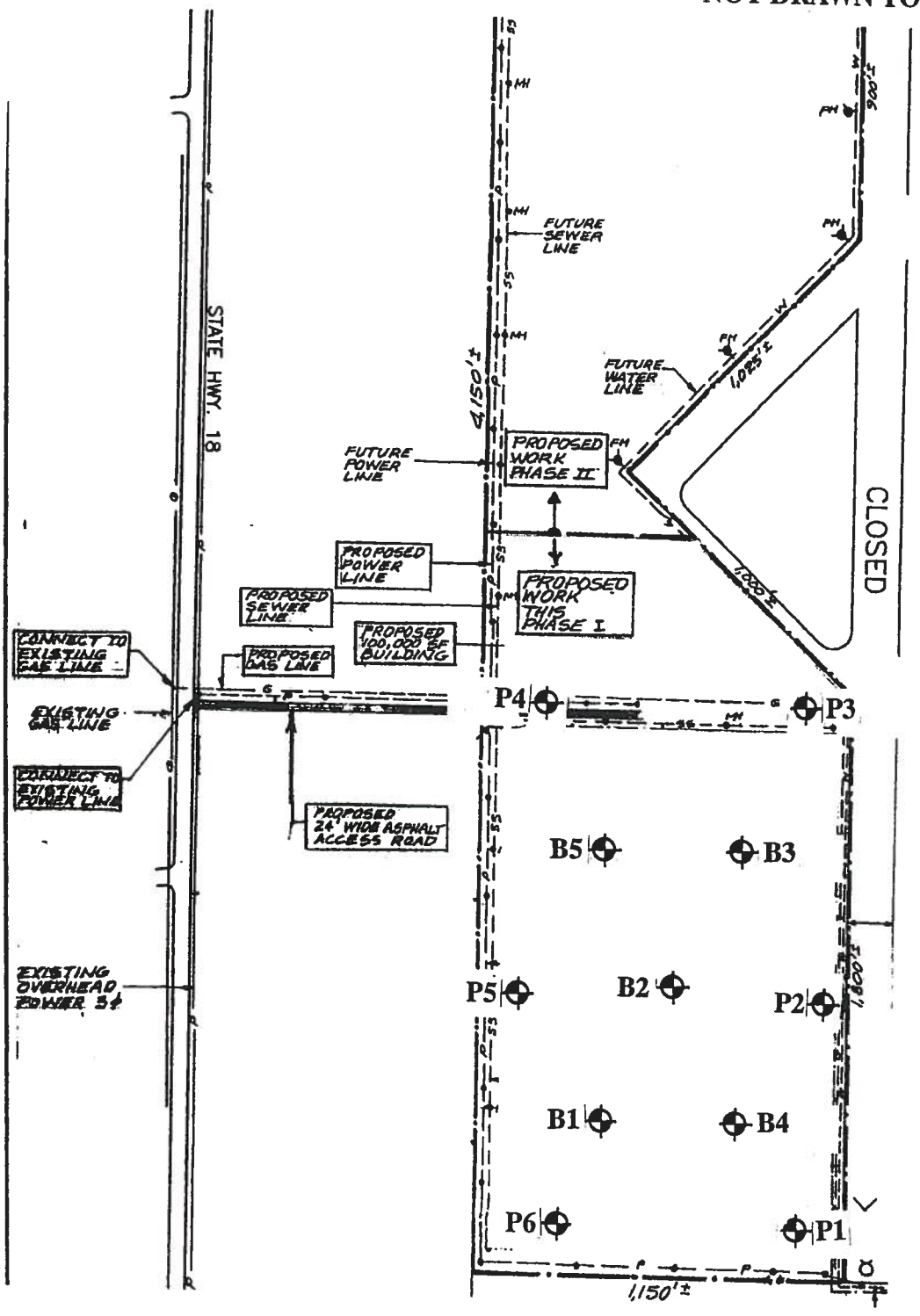


VICINITY MAP

NEWPORT, ARKANSAS

ANDERSON ENGINEERING CONSULTANTS, INC.
3217 NEIL CIRCLE, JONESBORO, ARKANSAS 72401

NOT DRAWN TO SCALE.



PLAN OF BORINGS

NORTH

ANDERSON ENGINEERING CONSULTANTS, INC.
3217 NEIL CIRCLE, JONESBORO, ARKANSAS 72401

LOG OF BORING

PROJECT: PROPOSED NEWPORT INDUSTRIAL PARK
NEWPORT, ARKANSAS
FOR: NEWPORT ECONOMIC DEVELOPMENT COMMISSION
DATE: 02/14/06
JOB NO: 243906
DRILLER: BRADBURY
SIMCO 2400
GEOTECHNICIAN: BRADBURY
BORING NO: B1
LOCATION: SEE PLAN OF BORINGS
BORING TYPE: AUGER W/SPT
GROUND ELEVATION: NOT FURNISHED

LEGEND

S Shelby Tube | NX Diamond Core | P Penetration Test
Core | Standard Penetration | J-Jar
Static Water Table | Hydrostatic Water Table | No Recovery

Depth In Feet	Sample Type & No.	N-Blows Per Foot	Graphic Symbol	VISUAL DESCRIPTION OF STRATUM
0	P1	5		MEDIUM STIFF MOIST GRAY FAT CLAY (CH) PP = 0.50 TSF
	P2	9		STIFF MOIST GRAY FAT CLAY (CH) PP = 1.00 TSF
5	P3	11		STIFF MOIST LIGHT GRAY AND LIGHT BROWN FAT CLAY (CH) PP = 1.25 TSF
	P4	15		MEDIUM DENSE MOIST LIGHT GRAY AND LIGHT BROWN SILTY SAND (SM)
10	P5	11		MEDIUM DENSE MOIST LIGHT GRAY AND LIGHT BROWN SILTY SAND (SM)
15	P6	14		MEDIUM DENSE MOIST LIGHT GRAY AND LIGHT BROWN SILTY SAND (SM)
20	P7	9		STIFF MOIST DARK GRAY SANDY SILT (ML) PP = 1.00 TSF
25	P8	7		MEDIUM STIFF MOIST DARK GRAY SANDY SILT (ML) PP = 0.75 TSF
30	P9	5		MEDIUM STIFF WET DARK GRAY SANDY SILT (ML) PP = 0.50 TSF
35	P10	7		MEDIUM STIFF WET DARK GRAY SANDY SILT (ML) PP = 0.75 TSF
40	P11	9		STIFF WET DARK GRAY SANDY SILT (ML) PP = 1.00 TSF
45	P12	24		MEDIUM DENSE WET GRAY FINE SAND (SP)
50	P13	22		MEDIUM DENSE WET GRAY FINE SAND (SP)
55				BOTTOM OF HOLE AT 51.5 FEET. BORING CAVED AT 29.5 FEET. WATER WAS ENCOUNTERED AT 29.5 FEET DURING DRILLING. WATER LEVEL AT 28.0 FEET UPON COMPLETION OF DRILLING.

ANDERSON ENGINEERING CONSULTANTS, INC.
3217 NEIL CIRCLE, JONESBORO, ARKANSAS 72401

LOG OF BORING

PROJECT: PROPOSED NEWPORT INDUSTRIAL PARK
NEWPORT, ARKANSAS

BORING NO: B2

FOR: NEWPORT ECONOMIC DEVELOPMENT COMMISSION

LOCATION: SEE PLAN OF BORINGS

DATE: 02/15/06

JOB NO: 243906

BORING TYPE: AUGER W/SPT

DRILLER: BRADBURY
SIMCO 2400

GEOTECHNICIAN: BRADBURY

GROUND ELEVATION: NOT FURNISHED

LEGEND

S Shelby Tube | NX Diamond Core | P Penetration Test
Core | Standard Penetration | J-Jar
Static Water Table | Hydrostatic Water Table | No Recovery

Depth In Feet	Sample Type & No.	N-Blows Per Foot	Graphic Symbol	VISUAL DESCRIPTION OF STRATUM
0	P1	8		LOOSE MOIST DARK BROWN CLAYEY SAND (SC)
	P2	9		STIFF MOIST LIGHT GRAY FAT CLAY (CH) PP = 1.00 TSF
5	P3	9		STIFF MOIST LIGHT GRAY FAT CLAY (CH) PP = 1.00 TSF
	P4	25		VERY STIFF MOIST LIGHT GRAY AND BROWN FAT CLAY (CH) PP = 2.50 TSF
10	P5	17		VERY STIFF MOIST LIGHT GRAY AND BROWN FAT CLAY (CH) PP = 1.75 TSF
15	P6	7		MEDIUM STIFF MOIST LIGHT GRAY AND BROWN SILTY CLAY (CL) PP = 0.75 TSF
20	P7	7		MEDIUM STIFF MOIST DARK GRAY CLAYEY SILT (ML) PP = 0.75 TSF
25	P8	7		MEDIUM STIFF MOIST DARK GRAY CLAYEY SILT (ML) PP = 0.75 TSF
30	P9	11		STIFF WET GRAY CLAYEY SANDY SILT (ML) PP = 1.25 TSF
35	P10	14		STIFF WET GRAY SANDY SILT (ML) PP = 1.50 TSF
40	P11	39		DENSE WET GRAY FINE SAND (SP)
45	P12	44		DENSE WET GRAY FINE SAND (SP)
50	P13	29		MEDIUM DENSE WET GRAY FINE SAND (SP)
55				BOTTOM OF HOLE AT 51.5 FEET. BORING CAVED AT 29.5 FEET. WATER WAS ENCOUNTERED AT 29.5 FEET DURING DRILLING. WATER LEVEL AT 27.5 FEET UPON COMPLETION OF DRILLING.

ANDERSON ENGINEERING CONSULTANTS, INC.
3217 NEIL CIRCLE, JONESBORO, ARKANSAS 72401

LOG OF BORING

PROJECT: PROPOSED NEWPORT INDUSTRIAL PARK
NEWPORT, ARKANSAS

BORING NO: B3

FOR: NEWPORT ECONOMIC DEVELOPMENT COMMISSION

LOCATION: SEE PLAN OF BORINGS

DATE: 02/15/06

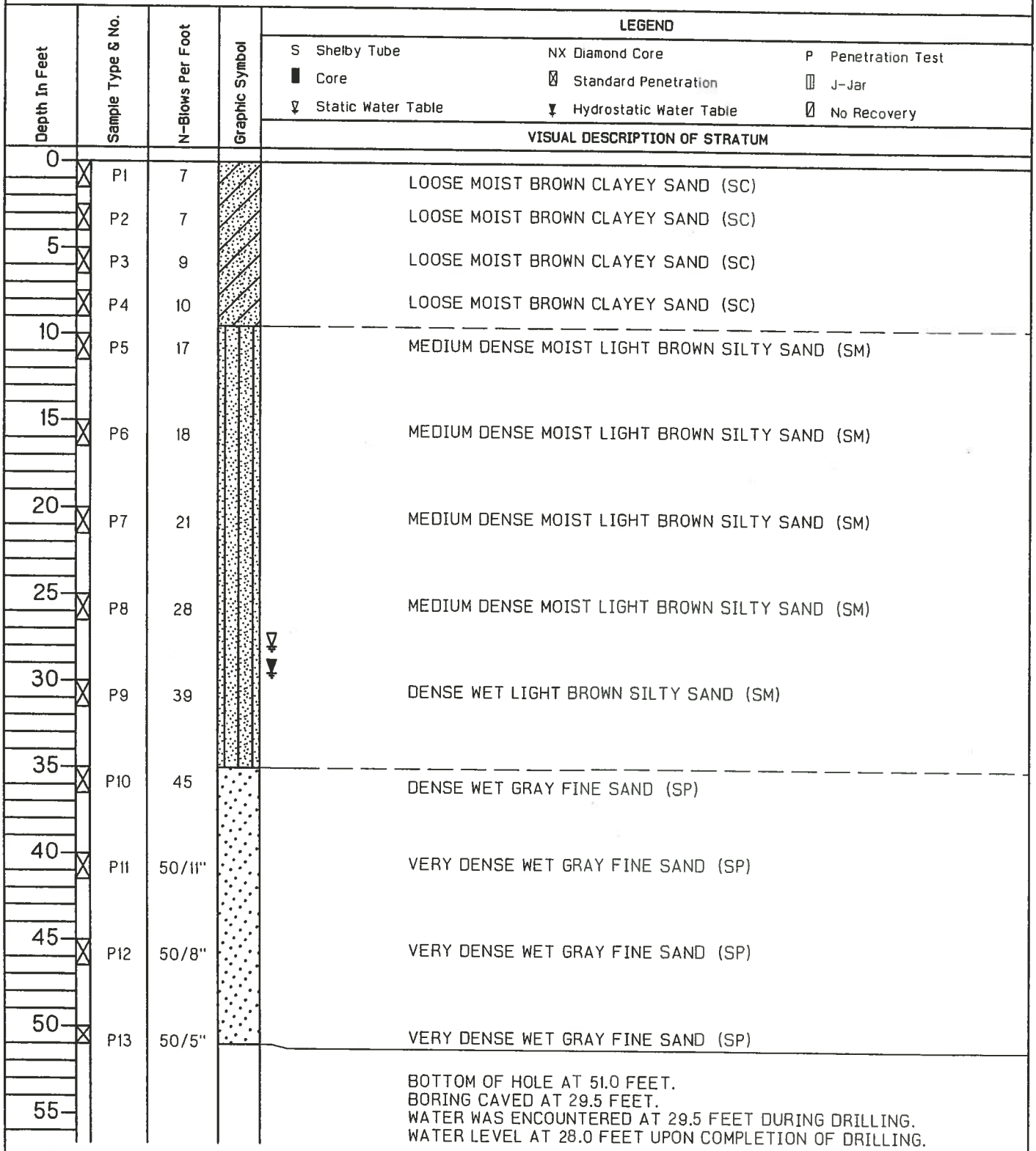
JOB NO: 243906

BORING TYPE: AUGER W/SPT

DRILLER: BRADBURY
SIMCO 2400

GEOTECHNICIAN: BRADBURY

GROUND ELEVATION: NOT FURNISHED



ANDERSON ENGINEERING CONSULTANTS, INC.
3217 NEIL CIRCLE, JONESBORO, ARKANSAS 72401

LOG OF BORING

PROJECT: PROPOSED NEWPORT INDUSTRIAL PARK
NEWPORT, ARKANSAS

FOR: NEWPORT ECONOMIC DEVELOPMENT COMMISSION

BORING NO: B4

LOCATION: SEE PLAN OF BORINGS

DATE: 02/14/06

JOB NO: 243906

BORING TYPE: AUGER W/SPT

DRILLER: BRADBURY
SIMCO 2400

GEOTECHNICIAN: BRADBURY

GROUND ELEVATION: NOT FURNISHED

LEGEND

S Shelby Tube | NX Diamond Core | P Penetration Test
Core | Standard Penetration | J-Jar
Static Water Table | Hydrostatic Water Table | No Recovery

Depth In Feet	Sample Type & No.	N-Blows Per Foot	Graphic Symbol	VISUAL DESCRIPTION OF STRATUM
0	P1	16		MEDIUM DENSE MOIST BROWN CLAYEY SAND (SC)
	P2	11		MEDIUM DENSE MOIST BROWN CLAYEY SAND (SC)
5	P3	9		LOOSE MOIST LIGHT BROWN CLAYEY SAND (SC)
	P4	11		MEDIUM DENSE MOIST LIGHT BROWN SILTY SAND (SM)
10	P5	17		MEDIUM DENSE MOIST LIGHT BROWN SILTY SAND (SM)
15	P6	7		LOOSE MOIST LIGHT BROWN SILTY SAND (SM)
20	P7	11		MEDIUM DENSE MOIST LIGHT BROWN SILTY SAND (SM)
25				BOTTOM OF HOLE AT 21.5 FEET. BORING REMAINED OPEN. NO WATER WAS ENCOUNTERED IN THIS BORING.

ANDERSON ENGINEERING CONSULTANTS, INC.
3217 NEIL CIRCLE, JONESBORO, ARKANSAS 72401

LOG OF BORING

PROJECT: PROPOSED NEWPORT INDUSTRIAL PARK
NEWPORT, ARKANSAS

FOR: NEWPORT ECONOMIC DEVELOPMENT COMMISSION

BORING NO: B5

LOCATION: SEE PLAN OF BORINGS

DATE: 02/14/06

JOB NO: 243906

BORING TYPE: AUGER W/SPT

DRILLER: BRADBURY
SIMCO 2400

GEOTECHNICIAN: BRADBURY

GROUND ELEVATION: NOT FURNISHED

LEGEND

S Shelby Tube | NX Diamond Core | P Penetration Test
Core | Standard Penetration | J-Jar
Static Water Table | Hydrostatic Water Table | No Recovery

Depth In Feet	Sample Type & No.	N-Blows Per Foot	Graphic Symbol	VISUAL DESCRIPTION OF STRATUM
0	P1	3		SOFT MOIST GRAY FAT CLAY (CH) PP = 0.50 TSF
	P2	8		MEDIUM STIFF MOIST GRAY FAT CLAY (CH) PP = 1.00 TSF
5	P3	18		VERY STIFF MOIST LIGHT GRAY AND BROWN FAT CLAY (CH) PP = 2.00 TSF
	P4	25		MEDIUM DENSE MOIST BROWN SILTY SAND (SM)
10	P5	29		MEDIUM DENSE MOIST BROWN SILTY SAND (SM)
15	P6	9		LOOSE MOIST BROWN SILTY SAND (SM)
20	P7	10		LOOSE MOIST DARK GRAY SILTY SAND (SM)
25				BOTTOM OF HOLE AT 21.5 FEET. BORING REMAINED OPEN. NO WATER WAS ENCOUNTERED IN THIS BORING.

ANDERSON ENGINEERING CONSULTANTS, INC.
3217 NEIL CIRCLE, JONESBORO, ARKANSAS 72401

LOG OF BORING

PROJECT: PROPOSED NEWPORT INDUSTRIAL PARK
NEWPORT, ARKANSAS
BORING NO: P1

FOR: NEWPORT ECONOMIC DEVELOPMENT COMMISSION
LOCATION: SEE PLAN OF BORINGS

DATE: 02/14/06
JOB NO.: 243906
BORING TYPE: AUGER W/SPT

DRILLER: BRADBURY
SIMCO 2400
GEOTECHNICIAN: BRADBURY
GROUND ELEVATION: NOT FURNISHED

LEGEND

S Shelby Tube | NX Diamond Core | P Penetration Test
Core | Standard Penetration | J-Jar
Static Water Table | Hydrostatic Water Table | No Recovery

Depth In Feet	Sample Type & No.	N-Blows Per Foot	Graphic Symbol	VISUAL DESCRIPTION OF STRATUM
0	P1	5		MEDIUM STIFF MOIST GRAY AND BROWN FAT CLAY (CH) PP = 0.50 TSF
	P2	9		STIFF MOIST GRAY AND BROWN FAT CLAY (CH) PP = 1.00 TSF
5	P3	14		STIFF MOIST LIGHT GRAY AND BROWN FAT CLAY (CH) PP = 1.50 TSF
10				BOTTOM OF HOLE AT 6.5 FEET. BORING REMAINED OPEN. NO WATER WAS ENCOUNTERED IN THIS BORING.

LOG OF BORING

PROJECT: PROPOSED NEWPORT INDUSTRIAL PARK
NEWPORT, ARKANSAS
BORING NO: P2

FOR: NEWPORT ECONOMIC DEVELOPMENT COMMISSION
LOCATION: SEE PLAN OF BORINGS

DATE: 02/14/06
JOB NO.: 243906
BORING TYPE: AUGER W/SPT

DRILLER: BRADBURY
SIMCO 2400
GEOTECHNICIAN: BRADBURY
GROUND ELEVATION: NOT FURNISHED

Depth In Feet	Sample Type & No.	N-Blows Per Foot	Graphic Symbol	VISUAL DESCRIPTION OF STRATUM
0	P1	4		SOFT MOIST GRAY AND BROWN FAT CLAY (CH) PP = 0.50 TSF
	P2	7		MEDIUM STIFF MOIST GRAY AND BROWN FAT CLAY (CH) PP = 0.75 TSF
5	P3	30		VERY STIFF MOIST LIGHT GRAY AND BROWN FAT CLAY (CH) PP = 3.00 TSF
10				BOTTOM OF HOLE AT 6.5 FEET. BORING REMAINED OPEN. NO WATER WAS ENCOUNTERED IN THIS BORING.

ANDERSON ENGINEERING CONSULTANTS, INC.
3217 NEIL CIRCLE, JONESBORO, ARKANSAS 72401

LOG OF BORING

PROJECT: PROPOSED NEWPORT INDUSTRIAL PARK
NEWPORT, ARKANSAS
BORING NO: P3

FOR: NEWPORT ECONOMIC DEVELOPMENT COMMISSION
LOCATION: SEE PLAN OF BORINGS

DATE: 02/14/06
JOB NO.: 243906
BORING TYPE: AUGER W/SPT

DRILLER: BRADBURY
SIMCO 2400
GEOTECHNICIAN: BRADBURY
GROUND ELEVATION: NOT FURNISHED

LEGEND

S Shelby Tube | NX Diamond Core | P Penetration Test
Core | Standard Penetration | J-Jar
Static Water Table | Hydrostatic Water Table | No Recovery

Depth In Feet	Sample Type & No.	N-Blows Per Foot	Graphic Symbol	VISUAL DESCRIPTION OF STRATUM
0	P1	6		LOOSE MOIST BROWN CLAYEY SAND (SC)
	P2	10		LOOSE MOIST BROWN CLAYEY SAND (SC)
5	P3	9		LOOSE MOIST BROWN CLAYEY SAND (SC)
10				BOTTOM OF HOLE AT 6.5 FEET. BORING REMAINED OPEN. NO WATER WAS ENCOUNTERED IN THIS BORING.

LOG OF BORING

PROJECT: PROPOSED NEWPORT INDUSTRIAL PARK
NEWPORT, ARKANSAS
BORING NO: P4

FOR: NEWPORT ECONOMIC DEVELOPMENT COMMISSION
LOCATION: SEE PLAN OF BORINGS

DATE: 02/14/06
JOB NO.: 243906
BORING TYPE: AUGER W/SPT

DRILLER: BRADBURY
SIMCO 2400
GEOTECHNICIAN: BRADBURY
GROUND ELEVATION: NOT FURNISHED

Depth In Feet	Sample Type & No.	N-Blows Per Foot	Graphic Symbol	VISUAL DESCRIPTION OF STRATUM
0	P1	10		LOOSE MOIST BROWN CLAYEY SAND (SC)
	P2	16		MEDIUM DENSE MOIST BROWN CLAYEY SAND (SC)
5	P3	12		MEDIUM DENSE MOIST BROWN CLAYEY SAND (SC)
10				BOTTOM OF HOLE AT 6.5 FEET. BORING REMAINED OPEN. NO WATER WAS ENCOUNTERED IN THIS BORING.

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LOG OF BORING

PROJECT: PROPOSED NEWPORT INDUSTRIAL PARK
NEWPORT, ARKANSAS
BORING NO: P5

FOR: NEWPORT ECONOMIC DEVELOPMENT COMMISSION
LOCATION: SEE PLAN OF BORINGS

DATE: 02/14/06
JOB NO.: 243906
BORING TYPE: AUGER W/SPT

DRILLER: BRADBURY
SIMCO 2400
GEOTECHNICIAN: BRADBURY
GROUND ELEVATION: NOT FURNISHED

Depth In Feet	Sample Type & No.	N-Blows Per Foot	Graphic Symbol	VISUAL DESCRIPTION OF STRATUM
0	P1	9		STIFF MOIST BROWN FAT CLAY (CH) PP = 1.00 TSF
	P2	7		MEDIUM STIFF MOIST BROWN FAT CLAY (CH) PP = 0.75 TSF
5	P3	11		STIFF MOIST BROWN FAT CLAY (CH) PP = 1.25 TSF
10				BOTTOM OF HOLE AT 6.5 FEET. BORING REMAINED OPEN. NO WATER WAS ENCOUNTERED IN THIS BORING.

LEGEND

S Shelby Tube | NX Diamond Core | P Penetration Test
Core | Standard Penetration | J-Jar
Static Water Table | Hydrostatic Water Table | No Recovery

LOG OF BORING

PROJECT: PROPOSED NEWPORT INDUSTRIAL PARK
NEWPORT, ARKANSAS
BORING NO: P6

FOR: NEWPORT ECONOMIC DEVELOPMENT COMMISSION
LOCATION: SEE PLAN OF BORINGS

DATE: 02/14/06
JOB NO.: 243906
BORING TYPE: AUGER W/SPT

DRILLER: BRADBURY
SIMCO 2400
GEOTECHNICIAN: BRADBURY
GROUND ELEVATION: NOT FURNISHED

0	P1	3		SOFT MOIST BROWN FAT CLAY (CH) PP = 0.50 TSF
	P2	7		MEDIUM STIFF MOIST BROWN FAT CLAY (CH) PP = 0.75 TSF
5	P3	9		STIFF MOIST BROWN FAT CLAY (CH) PP = 1.00 TSF
10				BOTTOM OF HOLE AT 6.5 FEET. BORING REMAINED OPEN. NO WATER WAS ENCOUNTERED IN THIS BORING.

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FIELD CLASSIFICATION SYSTEM
FOR SOIL EXPLORATION

NON COHESIVE SOILS

(Silt, Sand, Gravel and Combinations)

Density

Very Loose	- 0 - 4 blows/ft.
Loose	- 4 to 10 blows/ft.
Medium Dense	- 10 to 30 blows/ft.
Dense	- 30 to 50 blows/ft.
Very Dense	- over 50

Relative Proportions

Descriptive Term	Percent
Trace	1 - 10
Little	11 - 20
Some	21 - 35
And	36 - 50

Particle Size Identification

Boulders		- 8-inch diameter or more
Cobbles		- 3 to 8-inch diameter
Gravel	- Coarse	- 1 to 3-inch
	Medium	- ½ to 1-inch
	Fine	- ¼ to ½-inch
Sand	- Coarse	- 0.6 mm to ¼-inch (dia. of pencil lead)
	Medium	- 0.2 mm to 0.6 mm (dia. of broom straw)
	Fine	- 0.05 mm to 0.2 mm (dia. of human hair)
Silt		- 0.06 mm to 0.002 mm (Cannot see particles)

COHESIVE SOILS

(Clay, Silt and Combinations)

Consistency

Very Soft	- <2 blows/ft.
Soft	- 2 to 4 blows/ft.
Medium Stiff	- 4 to 8 blows/ft.
Stiff	- 8 to 15 blows/ft.
Very Stiff	- 15 to 30 blows/ft.
Hard	- over 30

Plasticity

Degree of Plasticity	Plasticity Index
None to slight	0 - 4
Slight	5 - 7
Medium	8 - 22
High to Very High	over 22

NOTES

Classification on logs are made by visual inspection.

Standard Penetration Test - Driving a 2.0-inch O.D., 1⅜-inch I.D., sampler a distance of 1.0 foot into undisturbed soil with a 140-pound hammer free falling a distance of 30.0 inches. It is customary for AECI to drive the spoon 6.0 inches to seat into undisturbed soil, then perform the test. The number of hammer blows for seating the spoon and making the tests are recorded for each 6.0 inches of penetration on the drill log (Example: 6/8/9). The standard penetration test results can be obtained by adding the last two figures (i.e., 8 + 9 = 17 blows/ft.).

Strata Changes - In the column "Soil Descriptions" on the drill log the horizontal lines represent strata changes. A solid line (------) represents an actually observed change, a dashed line (- - - -) represents an estimated change.

Groundwater observations were made at the times indicated. Porosity of soil strata, weather conditions, site topography, etc., may cause changes in the water levels indicated on the logs.

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KEY TO SOIL CLASSIFICATIONS AND SYMBOLS

UNIFIED SOIL CLASSIFICATION SYSTEM(1)

Major Divisions		Letter	Symbol: Hatching	Symbol: Color	Name
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	GW		RED	Well-graded gravels or gravel-sand mixtures, little or no fines
		GP			Poorly-graded gravels or gravel-sand mixtures, little or no fines
		GM		YELLOW	Silty gravels, gravel-sand-silt mixtures
		GC			Clayey gravels, gravel-sand-clay mixtures
	SAND AND SANDY SOILS	SW		RED	Well-graded sands or gravelly sands, little or no fines
		SP			Poorly-graded sands or gravelly sands, little or no fines
		SM		YELLOW	Silty sands, sand-silt mixtures
		SC			Clayey sands, sand-clay mixtures
FINE GRAINED SOILS	SILTS AND CLAYS LL<50	ML		GREEN	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
		CL			Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
		OL			Organic silts and organic silt-clays of low plasticity
	SILTS AND CLAYS LL>50	MH		BLUE	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
		CH			Inorganic clays of high plasticity, fat clays
		OH			Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS		Pt		ORANGE	Peat and other highly organic soils

TERMS CHARACTERIZING SOIL STRUCTURE(2)

SLICKENSIDED - having inclined planes of weakness that are slick and glossy in appearance.

FISSURED - containing shrinkage cracks, frequently filled with fine sand or silt; usually more or less vertical.

LAMINATED (VARVED) - composed of thin layers of varying color and texture, usually grading from sand or silt at the bottom to clay at the top.

CRUMBLY - cohesive soils which break into small blocks or crumbs on drying.

CALCAREOUS - containing appreciable quantities of calcium carbonate, generally nodular.

WELL GRADED - having wide range in grain sizes and substantial amounts of all intermediate particle sizes.

POORLY GRADED - predominantly of one grain size (uniformly graded) or having a range of sizes with some intermediate size missing (gap or skip graded).

SYMBOLS FOR TEST DATA

M/C = 15 - Natural moisture content in percent.
γ = 95 - Dry unit weight in pounds/cubic foot.
Qu = 1.23 - Unconfined compression strength in tons/square foot.
Qc = 1.68 (21 psi) - Confined compression strength at indicated lateral pressure.
51-21-30 - Liquid limit, Plastic limit, and Plasticity index.
30% FINER - Percent finer than No. 200 mesh sieve.
30 B/F - Blows per foot, Standard Penetration test.
▼ - Hydrostatic water table.
▽ - Static water table.

TERMS DESCRIBING CONSISTENCY OF SOILS(2)

COARSE GRAINED SOILS		FINE GRAINED SOILS		
DESCRIPTIVE TERM	NO. BLOWS/FOOT STANDARD PEN. TEST	DESCRIPTIVE TERM	NO. BLOWS/FOOT STANDARD PEN. TEST	UNCONFINED COMPRESSION TONS PER SQ. FT.
Very Loose	0 - 4	Very Soft	<2	<0.25
Loose	4 - 10	Soft	2 - 4	0.25 - 0.50
Firm (medium dense)	10 - 30	Plastic (medium stiff)	4 - 8	0.50 - 1.00
Dense	30 - 50	Stiff	8 - 15	1.00 - 2.00
Very Dense	over 50	Very Stiff	15 - 30	2.00 - 4.00
		Hard	over 30	over 4.00

Field classification for "Consistency" is determined with a 0.25-inch diameter penetrometer.

(1) - From Waterways Experiment Station Technical Memorandum No. 3-357

(2) - From "Soil Mechanics in Engineering Practice" by Terzaghi and Peck

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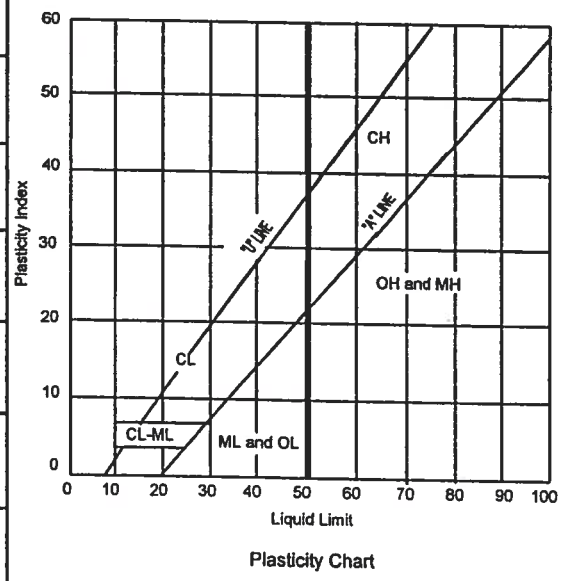
UNIFIED SOIL CLASSIFICATION SYSTEM

(ASTM D 2487)

Major divisions			Group Symbols		Typical Names	Laboratory Classifications Criteria	
Coarse-grained soils (More than half of material is larger than No. 200 sieve size)	Gravels (more than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW		Well-graded gravels, gravel-sand mixtures, little or no fines	Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows: Less than 5 percent .....GW, GP, SW, SP; More than 12 percent .....GM, GC, SM, SC; 5 to 12 percent .....Borderline cases requiring dual symbols **	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3
			GP		Poorly graded gravels, gravel-sand mixtures, little or no fines		Not meeting all gradation requirements for GW
		Gravels with fines (Appreciable amount of fines)	GM*	d	Silty gravels, gravel-sand-silt mixtures		Atterberg limits below "A" line or P.I. less than 4 → Above "A" line with P.I. Between 4 and 7 are borderline cases requiring use of dual symbols
				u			Atterberg limits above "A" line with P.I. greater than 7 → Above "A" line with P.I. Between 4 and 7 are borderline cases requiring use of dual symbols
			GC		Clayey gravels, gravel-sand-clay mixtures		
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW		Well-graded sands, gravelly sands, little or no fines		$C_u = \frac{D_{60}}{D_{10}}$ greater than 6; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3
			SP		Poorly graded sands, gravelly sands, little or no fines		Not meeting all gradation requirements for SW
		Sands with fines (Appreciable amount of fines)	SM*	d	Silty sands, sand-silt mixtures		Atterberg limits below "A" line or P.I. less than 4 → Limits plotting in hatched zone with P.I. between 4 and 7 are borderline cases requiring use of dual symbols
				u			Atterberg limits above "A" line with P.I. greater than 7 → Limits plotting in hatched zone with P.I. between 4 and 7 are borderline cases requiring use of dual symbols
			SC		Clayey sands, sand-clay mixtures		
Fine-grained soils (More than half of material is smaller than No. 200 sieve)	Silts and clays (Liquid limit less than 50)		ML		Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity		
			CL		Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays		
			OL		Organic silts and organic silty clays of low plasticity		
	Silts and clays (Liquid limit greater than 50)		MH		Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts		
			CH		Inorganic clays of high plasticity, fat clays		
			OH		Organic clays of medium to high plasticity, organic silts		
	Highly Organic soils		Pt		Peat and other highly organic soils		

Plasticity Chart

*Division of GM and SM groups into subdivisions of d and u are for roads and airfield only. Subdivision is based on Atterberg limits; suffix d used when L.L. is 28 or less and the P.I. is 6 or less; u used when L.L. is greater than 24.
**Borderline classifications, used for soils possessing characteristics of two groups, are designated by combinations of group symbols. For example GW-GC, well-graded gravel-sand mixture with clay binder.

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Design Calculations for Conventional Footings

PROJECT: Proposed Industrial Park
PROJECT NO.: 243906 DATE: 04/06/06
BORING NO.: AVG N TESTED BY: AECI SAFETY FACTOR: 2.00

Df ft	Depth from	- ft. to	STRATA H - ft	N B/F	Qu KSF	Qu/2 KSF	1.25Qu KSF	.125Df KSF	Qa KSF
1.5	0.0	1.5	1.5	7	1.9	0.9	2.3	0.188	1.3
4.0	1.5	4.0	2.5	9	2.4	1.2	3.0	0.500	1.7
6.5	4.0	6.5	2.5	13	3.4	1.7	4.3	0.813	2.6
9.0	6.5	9.0	2.5	17	4.5	2.2	5.6	1.125	3.4
11.5	9.0	11.5	2.5	18	4.7	2.4	5.9	1.438	3.7
16.5	11.5	16.5	5.0	11	2.9	1.5	3.6	2.063	2.9
21.5	16.5	21.5	5.0	12	3.2	1.6	4.0	2.688	3.3
26.5	21.5	26.5	5.0	14	3.7	1.8	4.6	3.313	4.0
31.5	26.5	31.5	5.0	18	4.7	2.4	5.9	3.938	4.8
36.5	31.5	36.5	5.0	22	5.8	2.9	7.3	4.563	5.6
41.5	36.5	41.5	5.0	32	8.8	4.4	11.0	5.188	7.7
46.5	41.5	46.5	5.0	39	11.2	5.6	14.0	5.813	9.3
51.5	46.5	51.5	5.0	33	9.1	4.6	11.4	6.438	8.2

WATER TABLE LEVEL: 27.5 ft.

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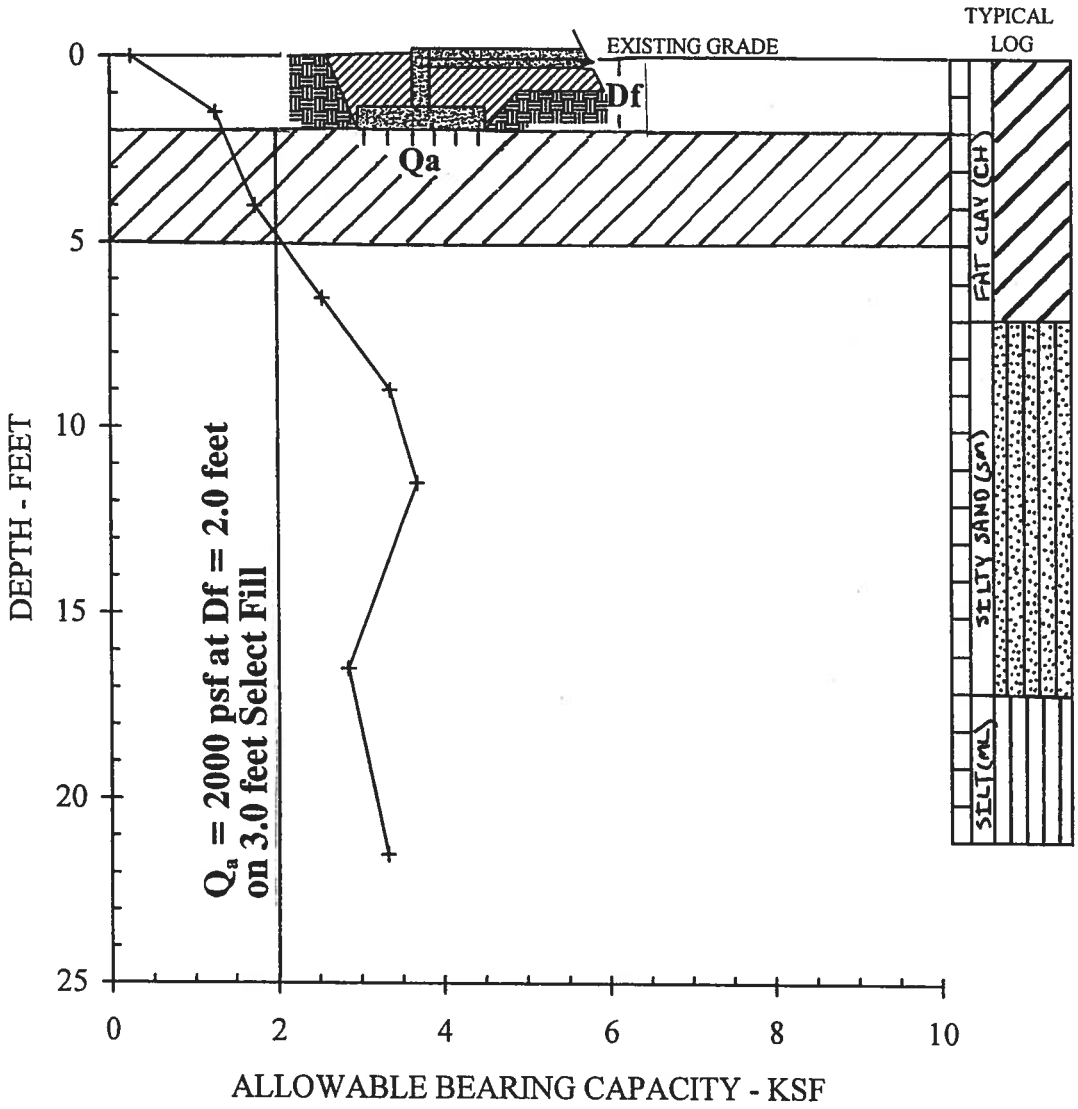
CONVENTIONAL FOOTINGS

PROJECT: **Proposed Industrial Park**
Newport, Arkansas

BORING NO.: **AVG N**

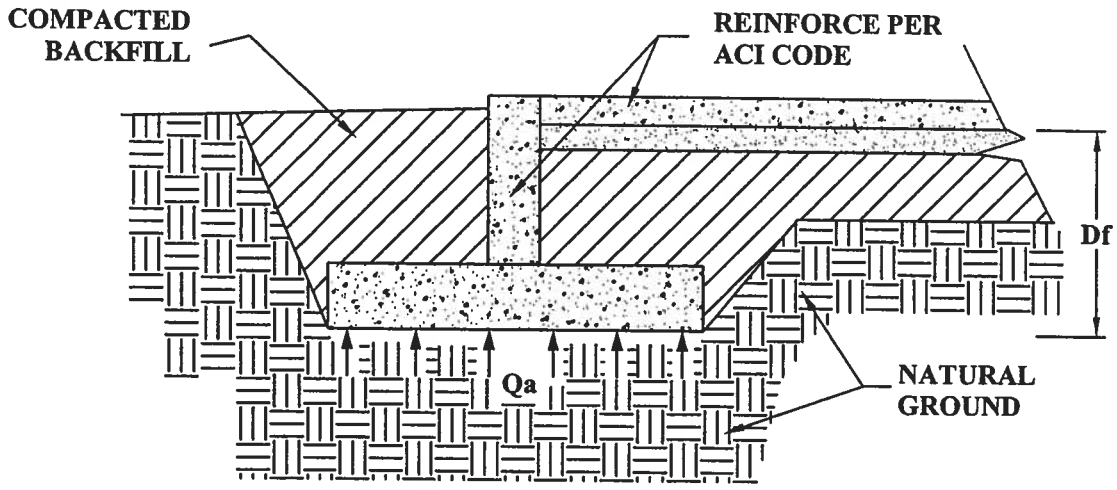
PROJECT NO.: **243906** WATER TABLE: **27.5 ft.**

SAFETY FACTOR: **2.00**



DEPTH - BEARING CAPACITY CURVE

CONVENTIONAL FOOTINGS



Explanation of Calculations Shown in Tables

D_f = Depth from ground surface to bottom of footing (feet)

Depth = Depth from top to bottom of soil strata (feet)

Strata H = Thickness of soil strata (feet)

N = Standard penetration N-value (blows per foot)

Q_u = Ultimate soil strength (ksf)

1.25 Q_u = Soil Strength parameter (ksf)

0.125 D_f = Depth factor (ksf)

Q_a = Allowable bearing capacity = (1.25 Q_u + 0.125 D_f) ÷ Safety Factor (ksf)

EXPLANATION OF BEARING CAPACITY CALCULATIONS

APPENDIX B

SUPPORTING LABORATORY DATA

ANDERSON ENGINEERING CONSULTANTS, INC.
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ATTERBERG LIMIT DETERMINATION
ASTM D 4318

Project: PROPOSED INDUSTRIAL PARK **Date:** 02/22/06
Location: NEWPORT, ARKANSAS **Job No.:** 243906

LIQUID LIMIT

Sample Number	B1;P2	B1;P3	B1;P7	B2;P3	B3;P2	B3;P5
Tare Number	16	46		81		
Number of Blows	25	24	NON - PLASTIC	24	NON - PLASTIC	NON - PLASTIC
Tare + Wet Soil (g)	24.70	41.73		25.94		
Tare + Dry Soil (g)	20.08	37.70		20.94		
Tare (g)	13.86	31.02		14.45		
Water (g)	4.62	4.03		5.00		
Dry Soil (g)	6.22	6.68		6.49		
Water Content (%)	74.28	60.33		77.04		
Liquid Limit	74	60	NP	77	NP	NP

PLASTIC LIMIT

Sample Number	B1;P2	B1;P3	B1;P7	B2;P3	B3;P2	B3;P5
Tare Number	9	28		4		
Tare + Wet Soil (g)	14.82	32.66		21.50		
Tare + Dry Soil (g)	14.55	32.45	NON - PLASTIC	21.26	NON - PLASTIC	NON - PLASTIC
Tare (g)	13.53	31.62		20.34		
Water (g)	0.27	0.21		0.24		
Dry Soil (g)	1.02	0.83		0.92		
Water Content (%)	26.47	25.30		26.09		
Plastic Limit	26	25		26		
Plasticity Index	**48**	**35**		**51**		
Classification (#40)	CH	CH	NP	CH	NP	NP

LIQUID LIMIT

Sample Number	B3;P10	B4;P3	B4;P6	B5;P2	B5;P3
Tare Number				11	37
Number of Blows	NON - PLASTIC	NON - PLASTIC	NON - PLASTIC	25	25
Tare + Wet Soil (g)				41.39	45.51
Tare + Dry Soil (g)				36.60	41.94
Tare (g)				30.69	30.90
Water (g)				4.79	3.57
Dry Soil (g)				5.91	11.04
Water Content (%)				81.05	32.34
Liquid Limit	NP	NP	NP	81	32

PLASTIC LIMIT

Sample Number	B3;P10	B4;P3	B4;P6	B5;P2	B5;P3
Tare Number				45	31
Tare + Wet Soil (g)				32.56	33.03
Tare + Dry Soil (g)	NON - PLASTIC	NON - PLASTIC	NON - PLASTIC	32.20	32.74
Tare (g)				30.81	31.14
Water (g)				0.36	0.29
Dry Soil (g)				1.39	1.60
Water Content (%)				25.90	18.12
Plastic Limit				26	18
Plasticity Index				**55**	**14**
Classification (#40)	NP	NP	NP	CH	CL

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MECHANICAL GRAIN SIZE ANALYSES
ASTM D 422

Project: PROPOSED INDUSTRIAL PARK
Location: NEWPORT, ARKANSAS
Sample No.: B1;P7
Soil Description: SANDY SILT

Project No.: 243906
Date: 02/23/06
Sample Depth: 20.0-21.5

Sieve or Screen	Weight Retained (grams)	Cumulative Weight Retained (grams)	Percent Retained	Percent Passing
3"	0.0	0.0	0.0	100.0
3/4"	0.0	0.0	0.0	100.0
#4	0.0	0.0	0.0	100.0
#10	0.0	0.0	0.0	100.0
#40	0.1	0.1	0.0	100.0
#200	23.8	23.8	12.8	87.2
PAN	162.2	186.0	100.0	0.0

Percent Sample Gravel: 0.0
Percent Sample Sand: 12.8
Percent Sample Silt/Clay: 87.2

Sample Weight: 186.0g
Washing Loss: 162.2g

Project: PROPOSED INDUSTRIAL PARK
Location: NEWPORT, ARKANSAS
Sample No.: B3;P2
Soil Description: SILTY SAND

Project No.: 243906
Date: 02/23/06
Sample Depth: 5.0-6.5

Sieve or Screen	Weight Retained (grams)	Cumulative Weight Retained (grams)	Percent Retained	Percent Passing
3"	0.0	0.0	0.0	100.0
3/4"	0.0	0.0	0.0	100.0
#4	0.0	0.0	0.0	100.0
#10	0.0	0.0	0.0	100.0
#40	0.1	0.1	0.0	100.0
#200	206.9	207.0	71.9	28.1
PAN	81.0	288.0	100.0	0.0

Percent Sample Gravel: 0.0
Percent Sample Sand: 71.9
Percent Sample Silt/Clay: 28.1

Sample Weight: 288
Washing Loss: 81.0g

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MECHANICAL GRAIN SIZE ANALYSES
ASTM D 422

Project: Proposed Industrial Park
Location: Newport, Arkansas
Sample No.: B3;P5
Soil Description: Silty Sand

Project No.: 243906
Date: 02/23/06
Sample Depth: 10-11.5 ft.

Sieve or Screen	Weight Retained (grams)	Cumulative Weight Retained (grams)	Percent Retained	Percent Passing
3"	0.0	0.0	0.0	100.0
3/4"	0.0	0.0	0.0	100.0
#4	0.4	0.4	0.2	99.8
#10	0.4	0.8	0.4	99.6
#40	- 0.7	0.1	0.0	100.0
#200	185.0	185.1	86.5	13.5
PAN	28.9	214.0	100.0	0.0

Percent Sample Gravel: 0.2
Percent Sample Sand: 86.3
Percent Sample Silt/Clay: 13.5

Sample Weight: 214.0g
Washing Loss: 28.9g

Project: Proposed Industrial Park
Location: Newport, Arkansas
Sample No.: B4;P6
Soil Description: Silty Sand

Project No.: 243906
Date: 02/23/06
Sample Depth: 15-16.5 ft.

Sieve or Screen	Weight Retained (grams)	Cumulative Weight Retained (grams)	Percent Retained	Percent Passing
3"	0.0	0.0	0.0	100.0
3/4"	0.0	0.0	0.0	100.0
#4	0.0	0.0	0.0	100.0
#10	0.0	0.0	0.0	100.0
#40	0.2	0.2	0.1	99.9
#200	188.4	188.6	89.8	10.2
PAN	21.4	210.0	100.0	0.0

Percent Sample Gravel: 0.0
Percent Sample Sand: 89.8
Percent Sample Silt/Clay: 10.2

Sample Weight: 210.0g
Washing Loss: 21.4g

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MECHANICAL GRAIN SIZE ANALYSES
ASTM D 422

Project: PROPOSED INDUSTRIAL PARK
Location: NEWPORT, ARKANSAS
Sample No.: B5;P2
Soil Description: LIGHT BROWN FAT CLAY

Project No.: 243906
Date: 02/23/06
Sample Depth: 2.5-4.0

Sieve or Screen	Weight Retained (grams)	Cumulative Weight Retained (grams)	Percent Retained	Percent Passing
3"	0.0	0.0	0.0	100.0
3/4"	0.0	0.0	0.0	100.0
#4	0.0	0.0	0.0	100.0
#10	0.0	0.0	0.0	100.0
#40	0.4	0.4	0.2	99.8
#200	52.7	53.1	22.4	77.6
PAN	183.9	237.0	100.0	0.0

Percent Sample Gravel: 0.0
Percent Sample Sand: 22.4
Percent Sample Silt/Clay: 77.6

Sample Weight: 237.0g
Washing Loss: 183.9g

ANDERSON ENGINEERING CONSULTANTS, INC.
3217 NEIL CIRCLE, JONESBORO, ARKANSAS 72401

UNCONFINED COMPRESSION TEST
ASTM D 2166

Project:	PROPOSED INDUSTRIAL PARK	**Project No.:**	243906
Location:	NEWPORT, ARKANSAS	**Date:**	02/14/06
Sample No.:	B1;P3	**Sample Depth:**	5.0-6.5 FT
Soil Description:	GRAY FAT CLAY	**K PRC:**	2.0

Tare Number.....	19	Height.....	2.800 in
Tare + Wet Soil.....	156.1 g	Avg. Diameter.....	1.400 in
Tare + Dry Soil	123.2 g	Gs (Estimated).....	2.67
Tare.....	31.2 g	Trimmed Sample Total Weight....	124.91 g
Water.....	32.9 g	Initial Area.....	9.931 sq.cm
Wet Soil.....	124.9 g	Void Ratio = (Vo-Vs)/Vs.....	1.051
Dry Soil	91.9 g	Saturation = GsWo/Eo.....	91.1 %
Water Content.....	**35.8 %**	**Dry Density = 62.4(Ws/Vo).....**	**81.2 pcf**
		Wet Density = 62.4(W/Vo).....	**110.4 pcf**

Deflection Dial Reading (10^{-3}in)	Proving Ring Dial Reading (10^{-4}in)	Axial Load (lbs)	Axial Strain $\epsilon = \Delta H/Ho$	$A_{corr} = Ao/(1-\epsilon)$ (sq.cm)	Compressive Strength $0.93(P/A_{corr})$ (ksf)
10	5.0	10.0	0.0034	9.965	0.9
20	1.0	2.0	0.0071	10.003	0.2
30	1.0	2.0	0.0107	10.039	0.2
40	1.5	3.0	0.0142	10.075	0.3
50	2.0	4.0	0.0178	10.111	0.4
60	2.5	5.0	0.0213	10.148	0.5
70	3.0	6.0	0.0249	10.185	0.5
80	4.0	8.0	0.0284	10.222	0.7
90	5.0	10.0	0.0320	10.259	0.9
100	6.0	12.0	0.0355	10.297	1.1
110	7.0	14.0	0.0390	10.335	1.3
120	8.0	16.0	0.0426	10.373	1.4
130	8.0	16.0	0.0461	10.412	1.4
140	8.0	16.0	0.0497	10.451	1.4
150	7.5	15.0	0.0533	10.491	1.3
160	7.5	15.0	0.0569	10.530	1.3

QuMax = 1.4 ksf at Strain = 4% ±
P.P.= 1.25 ksf

Type of Failure: **BULGE**

BULGE

ANDERSON ENGINEERING CONSULTANTS, INC.
3217 NEIL CIRCLE, JONESBORO, ARKANSAS 72401

UNCONFINED COMPRESSION TEST
ASTM D 2166

Project:	PROPOSED INDUSTRIAL PARK	**Project No.:**	243906
Location:	NEWPORT, ARKANSAS	**Date:**	02/14/06
Sample No.:	B2;P2	**Sample Depth:**	2.5-4.0 FT
Soil Description:	GRAY FAT CLAY	**K PRC:**	2.0

Tare Number.....	45	Height.....	2.800 in
Tare + Wet Soil.....	149.7 g	Avg. Diameter.....	1.400 in
Tare + Dry Soil	110.8 g	Gs (Estimated).....	2.72
Tare.....	30.8 g	Trimmed Sample Total Weight....	119.08 g
Water.....	38.9 g	Initial Area.....	9.931 sq.cm
Wet Soil.....	118.9 g	Void Ratio = (Vo-Vs)/Vs.....	1.398
Dry Soil	80.0 g	Saturation = GsWo/Eo.....	94.6 %
Water Content.....	**48.6 %**	**Dry Density = 62.4(Ws/Vo).....**	**70.8 pcf**
		Wet Density = 62.4(W/Vo).....	**105.2 pcf**

Deflection Dial Reading (10^{-3}in)	Proving Ring Dial Reading (10^{-4}in)	Axial Load (lbs)	Axial Strain $\epsilon = \Delta H/Ho$	$A_{corr} = Ao/(1-\epsilon)$ (sq.cm)	Compressive Strength $0.93(P/A_{corr})$ (ksf)
10	1.0	2.0	0.0035	9.967	0.2
20	2.0	4.0	0.0071	10.002	0.4
30	3.0	6.0	0.0106	10.038	0.6
40	3.0	6.0	0.0142	10.074	0.6
50	4.0	8.0	0.0177	10.111	0.7
60	5.0	10.0	0.0213	10.147	0.9
70	5.0	10.0	0.0248	10.184	0.9
80	6.0	12.0	0.0284	10.221	1.1
90	6.0	12.0	0.0319	10.259	1.1
100	6.0	12.0	0.0355	10.297	1.1
110	7.0	14.0	0.0390	10.335	1.3
120	7.0	14.0	0.0426	10.373	1.3
130	7.0	14.0	0.0462	10.412	1.3
140	7.0	14.0	0.0498	10.451	1.2
150	7.0	14.0	0.0533	10.491	1.2
160	6.5	13.0	0.0569	10.531	1.1

QuMax = 1.3 ksf at Strain = 3.9 Type of Failure: **BULGE**

P.P.= 1.00 ksf

BULGE

ANDERSON ENGINEERING CONSULTANTS, INC.
3217 NEIL CIRCLE, JONESBORO, ARKANSAS 72401

UNCONFINED COMPRESSION TEST
ASTM D 2166

Project:	PROPOSED INDUSTRIAL PARK	**Project No.:**	243906
Location:	NEWPORT, ARKANSAS	**Date:**	02/14/06
Sample No.:	B4;P2	**Sample Depth:**	2.5-4.0 FT
Soil Description:	GRAY SANDY CLAY	**K PRC:**	2.0

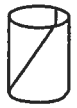
Tare Number.....	47	Height.....	2.870 in
Tare + Wet Soil.....	165.2 g	Avg. Diameter.....	1.400 in
Tare + Dry Soil	138.3 g	Gs (Estimated).....	2.68
Tare.....	31.4 g	Trimmed Sample Total Weight....	133.91 g
Water.....	27.0 g	Initial Area.....	9.931 sq.cm
Wet Soil.....	133.8 g	Void Ratio = (Vo-Vs)/Vs.....	0.815
Dry Soil	106.8 g	Saturation = GsWo/Eo.....	83.0 %
Water Content.....	**25.2 %**	**Dry Density = 62.4(Ws/Vo).....**	**92.2 pcf**
		Wet Density = 62.4(W/Vo).....	**115.4 pcf**

Deflection Dial Reading (10^{-3}in)	Proving Ring Dial Reading (10^{-4}in)	Axial Load (lbs)	Axial Strain $\epsilon = \Delta H/Ho$	$A_{corr} = Ao/(1-\epsilon)$ (sq.cm)	Compressive Strength $0.93(P/A_{corr})$ (ksf)
10	1.5	3.0	0.0034	9.966	0.3
20	2.5	5.0	0.0069	10.000	0.5
30	4.0	8.0	0.0103	10.035	0.7
40	5.5	11.0	0.0137	10.070	1.0
50	8.0	16.0	0.0171	10.105	1.5
60	8.5	17.0	0.0206	10.140	1.6
70	9.5	19.0	0.0241	10.176	1.7
80	10.0	20.0	0.0275	10.213	1.8
90	10.5	21.0	0.0310	10.249	1.9
100	11.0	22.0	0.0345	10.286	2.0
110	11.5	23.0	0.0379	10.323	2.1
120	12.0	24.0	0.0414	10.360	2.2
130	12.0	24.0	0.0449	10.398	2.1

QuMax = 2.2 ksf at Strain = 4% ±

P.P.= 2.00 ksf

Type of Failure: **70 DEGREE SHEAR**



SHEAR

ANDERSON ENGINEERING CONSULTANTS, INC.
3217 NEIL CIRCLE, JONESBORO, ARKANSAS 72401

UNCONFINED COMPRESSION TEST
ASTM D 2166

Project:	PROPOSED INDUSTRIAL PARK	**Project No.:**	243906
Location:	NEWPORT, ARKANSAS	**Date:**	02/14/06
Sample No.:	B5;P3	**Sample Depth:**	5.0-6.5 FT
Soil Description:	SANDY CLAY	**K PRC:**	2.0

Tare Number.....	12	Height.....	2.800 in
Tare + Wet Soil.....	159.6 g	Avg. Diameter.....	1.400 in
Tare + Dry Soil	128.4 g	Gs (Estimated).....	2.67
Tare.....	30.9 g	Trimmed Sample Total Weight....	128.96 g
Water.....	31.2 g	Initial Area.....	9.931 sq.cm
Wet Soil.....	128.7 g	Void Ratio = (Vo-Vs)/Vs.....	0.930
Dry Soil	97.5 g	Saturation = GsWo/Eo.....	91.9 %
Water Content.....	**32.0 %**	**Dry Density = 62.4(Ws/Vo).....**	**86.3 pcf**
		Wet Density = 62.4(W/Vo).....	**113.9 pcf**

Deflection Dial Reading (10^{-3}in)	Proving Ring Dial Reading (10^{-4}in)	Axial Load (lbs)	Axial Strain $\epsilon = \Delta H/Ho$	$A_{corr} = Ao/(1-\epsilon)$ (sq.cm)	Compressive Strength $0.93(P/A_{corr})$ (ksf)
10	2.5	5.0	0.0035	9.966	0.5
20	4.5	9.0	0.0070	10.001	0.8
30	8.0	16.0	0.0104	10.036	1.5
40	8.5	17.0	0.0140	10.072	1.6
50	10.0	20.0	0.0175	10.108	1.8
60	10.5	21.0	0.0211	10.145	1.9
70	11.0	22.0	0.0246	10.182	2.0
80	11.5	23.0	0.0282	10.219	2.1
90	12.0	24.0	0.0317	10.257	2.2
100	12.0	24.0	0.0353	10.295	2.2
110	12.0	24.0	0.0389	10.333	2.2
120	12.0	24.0	0.0424	10.372	2.2
130	11.5	23.0	0.0460	10.411	2.1
140	11.5	23.0	0.0496	10.450	2.0
150	11.0	22.0	0.0532	10.489	2.0
160	11.0	22.0	0.0568	10.529	1.9

QuMax = 2.2 ksf at Strain = 3.2 Type of Failure: **BULGE**

P.P.= 2.25 ksf

BULGE

ANDERSON ENGINEERING CONSULTANTS, INC.
3217 NEIL CIRCLE, JONESBORO, ARKANSAS 72401

SHRINKAGE / SWELL INDEX TESTS

Project:	Proposed Industrial Park	**Project No.:**	243906
Location:	Newport, Arkansas	**Date:**	02/26/06
Sample No.:	B1;P2	**Sample Depth:**	2.5-4.0 ft
Soil Description:	Dark Gray Fat Clay	**K PRC:**	2.0

Liquid Limit:	74	**Est. Specific Gravity:**	2.67
Plastic Limit:	26	**No. of Layers:**	4
Plasticity Index:	48	**No. Blows/Layer:**	7

WATER CONTENT

	Before Test		After Test
Tare Number	47	Tare Number	38
Tare + Wet Soil	40.7 g	Tare + Wet Soil	174.0 g
Tare + Dry Soil	39.2 g	Tare + Dry Soil	147.3 g
Tare	31.4 g	Tare	52.4 g
Water Content	19.0 %	Water Content	28.1 %
Saturation	73.1 %	Saturation	100.0 %
Dry Density	98.3 pcf	Dry Density	97.8 pcf

VOID RATIO DETERMINATION

Vo	60.801 ccm	Vf	60.976 ccm
Wt of Soil + Ring	356.7 g	Wt of Soil + Ring	365.1 g
Wt of Ring	242.6 g	Wt of Ring	242.6 g
Moist Wt of Soil	114.1 g	Moist Wt of Soil	122.5 g
Vs	35.898 ccm	Vs	35.898 ccm
Eo	0.6937	Ef	0.6986

SWELL DATA

Time	Dial (* 0.0001)	Pressure	Void Ratio
16.00	0.00	0.0	0.6937
31.00	15.00	2079.0	0.6978
41.00	18.00	2494.8	0.6986

Final Dial Reading: 18.00 Swell Pressure: **2,495 PSF**

Heave = 0.288 % = 0.0346 inches/foot

SHRINKAGE DATA

Linear Shrinkage (Bar Method):

Linear Shrinkage: **14.0 %**

Volumetric Shrinkage: **36.4 %**

ANDERSON ENGINEERING CONSULTANTS, INC.
3217 NEIL CIRCLE, JONESBORO, ARKANSAS 72401

SHRINKAGE / SWELL INDEX TESTS

Project:	Proposed Industrial Park	**Project No.:**	243906
Location:	Newport, Arkansas	**Date:**	02/26/06
Sample No.:	B2;P3	**Sample Depth:**	5.0-6.5 ft
Soil Description:	Light Gray Fat Clay	**K PRC:**	2.0

Liquid Limit:	77	**Est. Specific Gravity:**	2.71
Plastic Limit:	26	**No. of Layers:**	4
Plasticity Index:	51	**No. Blows/Layer:**	7

WATER CONTENT

	Before Test		After Test
Tare Number	8	Tare Number	1
Tare + Wet Soil	57.3 g	Tare + Wet Soil	323.3 g
Tare + Dry Soil	50.4 g	Tare + Dry Soil	292.1 g
Tare	31.4 g	Tare	214.6 g
Water Content	36.1 %	Water Content	40.2 %
Saturation	93.0 %	Saturation	100.0 %
Dry Density	82.4 pcf	Dry Density	81.3 pcf

VOID RATIO DETERMINATION

Vo	60.801 ccm	Vf	60.874 ccm
Wt of Soil + Ring	351.8 g	Wt of Soil + Ring	353.7 g
Wt of Ring	242.5 g	Wt of Ring	242.5 g
Moist Wt of Soil	109.3 g	Moist Wt of Soil	111.2 g
Vs	29.647 ccm	Vs	29.647 ccm
Eo	1.0509	Ef	1.0533

SWELL DATA

Time	Dial (* 0.0001)	Pressure	Void Ratio
16.30	0.00	0.0	1.0509
19.00	4.00	554.4	1.0522
31.00	7.00	970.2	1.0532
33.30	7.50	1039.5	1.0533

Final Dial Reading: 7.50
Heave = 0.120 % = 0.0144 inches/foot

Swell Pressure: **1,040 PSF**

SHRINKAGE DATA

Linear Shrinkage (Bar Method):

Linear Shrinkage: **12.0 %**
Volumetric Shrinkage: **31.9 %**

Copy of Restrictive Covenants:	There are no restrictive covenants at this time.
Current Classification and Proposed Zoning (if different) to Conform with Intended Use:	Current: Agricultural Proposed: Industrial
Copy of Zoning Ordinance:	See attachment Z-1 for detail.
Explanation of Process to Change Zoning:	Applicant presents a letter of the proposed zoning change to the Planning Commission. The public is notified about the upcoming public hearing. The Commission holds a public hearing 30 days after the letter is presented. The Planning Commission can approve the zoning change at the same meeting as the public hearing. The City Council approves the Planning Commission's recommendation at the following City Council meeting, typically around 14 days later. The new zoning classification is valid upon City Council approval.

ZONING CODE

NEWPORT, ARKANSAS

William D. Young, Mayor
Elwanda S. Templeton, City Clerk/Treasurer
Henry H. Boyce, City Attorney
Cloys Cameron, Code Enforcement Officer

City Council

Lynn Pinkett, Assistant Mayor
John Pennington
Robert Martin
Harry Benish
Jan Bratcher
Larry Tolerson
Scott Foushee
Bill Connelly

Planning Commission

Penn Stafford, Chairman
J.D.,Collier
DeWitt Haynes
Carlon James
Jessie Davis
Byrum Ahart
RonDelcase
Ginger Carlyle
Robbie **Hindman**

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SECTION I

Title

This Code shall be known, cited and referred to as:

The City of Newport Zoning Code

SECTION iii

DEFINITIONS

For the purpose of this Code, the definitions contained in this Section shall be observed and applied. Words herein not defmed shall be interpreted in accordance with definitions contained in the Webster's Dictionary.

I. CLARITY OF INTERPRETATION

The following word use shall apply in order to provide clarity of interpretation:

A. Words used in the present tense shall include the future and past, and words used in the singular number shall include the plural number, and the plural, the singular.

B. The word "shall" is mandatory and not discretionary.

C. The word "may" is permissive.

D. The word "lot" shall include the words "lot" and "parcel". The word "building" includes all other structures of every kind regardless of similarity to buildings; and the phrase "used for" shall include the phrases "arranged for," "designed for," "intended for," "maintained for," and "occupied for".

II. DEFINITIONS

Accessory Structure. An "accessory structure" is one which:

A. is subordinate to and serves a principal building or principal use;

B. is subordinate in area, extent or purpose to the principal building or principal use served;

C. contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served; and

D. is located on the same zoning lot as the principal building or prmcipal use served with the single exception of such accessory off-street parking facilities as are permitted to be located elsewhere than on the same zoning lot with the building or use served.

Alley. A public way, not in excess of 20 feet of right-of-way, used as a secondary means for vehicular access to the rear or side of properties otherwise abutting on a street and not intended for general traffic circulation.

Alteration. Any change, addition, or removal of or affecting the structural or supporting members of a building such as bearing walls, columns, beams, girders, and joists.

Apartment. A room or suite of rooms in a multiple-family dwelling, which is arranged, designed, used or intended to be used as a single housekeeping unit. Complete private kitchen and private bath facilities, permanently installed, must always be included for each apartment.

Area. The amount of land surface in a lot or parcel of land.

Automobile Repair. Major. Engine rebuilding or major reconditioning of worn or damaged motor vehicles or trailers; collision services, including body, frame or fender straightening or repair and painting of vehicles.,

Automobile Service Station. An establishment, the business of which is the operation of a motor fuel dispensing station, where repair work is limited to lubricating and washing of motor vehicles, changing and minor repairs of tires, and where no body work or major chassis or motor repairs are made, except incidental repairs, replacement of minor parts and motor service to automobiles, but not including and operation specified under "automobile repair, major."

Basement. A portion of a building or structure partly underground designed for human occupancy.

Billboard. See Sign.

Block. A tract of land bounded by streets or, in lieu or a street or streets, by public parks, cemeteries, railroad rights-of-way, bulkhead lines or shore lines of waterways or corporate boundary lines of municipalities.

Boarding House. A building other than a hotel or restaurant where meals, a sleeping room and one off-street parking space per guest have been provided for compenSation to not more than three (3) guests who are not members of the keeper's family.

Building. Any structure having a roof supported by columns or walls for the sheltering or enclosure of persons, animals, chattelS or property of any kind. Any structure with interior areas not normally accessible for human use, such as gas holders, oil tanks, water tanks, grain elevators, coal bunkers, oil cracking towers and other similar strucnires are not considered as buildings.

Country Club. A chartered, non-profit membership club catering primarily to its membership, providing one or more of the following recreational and social activities: golf, swimming, riding, outdoor recreation, club house, locker room., pro shop.

"Drive-In" Type Uses. Sales or service uses which offer goods or services to customers waiting in parked vehicles, such as, but not limited to drive-in restaurants, drive-in banks and automated car washes. Such uses create numerous vehicular conflict points thereby increasing potential traffic hazards. This Code specifically defined such uses with the intent of limiting their location to areas with adequate road accessibility and with a minimum of traffic conflict.

Driveway. An accessway to a required off-street parking facility.

Dwelling. A building or portions thereof designed or used exclusively for residential occupancy, including one-family dwelling units, two-family dwelling units and multiple-family units, which structures are approved under the adopted building codes of the City of Newport (but not including hotels, motels and boarding houses).

Dwelling. Attached. A dwelling which is joined to another dwelling at one or more sides by a party wall or walls.

Dwelling. Detached. A dwelling which is entirely surrounded by open space on the same lot.

Dwelling. Multiple-Family. A building or portions thereof designed or altered to provide dwelling units for occupancy by three (3) or more families living independently of each other, each with its own kitchen and bath facilities.

Dwelling. One-Family. A dwelling unit designed exclusively for use and occupancy by one family.

Dwelling. Townhouse. Three or more dwelling units attached at the side or sides, each unit of which has a separate outdoor entrance, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls.

Dwelling. Two-Family. A building designed or altered to provide dwelling units for occupancy by two families living independently of each other, each with its own kitchen and bath facilities.

Dwelling Unit. One or more rooms which are arranged) designed or used as living quarters for one family only. Complete single kitchen facilities, bathroom facilities and sleeping facilities shall always be mcluded for each dwelling unit.

Easement. A grant by the property owner of the use by the public, a corporation or person(s)

Junk Yard. 'Any open space or area where motor vehicle (not in running condition), motor vehicle parts, paper, rage or similarly used but salvageable materials are bought, sold, exchanged, stored, baled, packed, disassembled or otherwise handled.

Kennel. Commercial. Any lot or premises or portion thereof, on which more than four (4) dogs, cats and other household domestic animals, over four (4) months of age, are kept, or on compensation or kept for sale.

Loading and Unloading Space or Berth. Off-Street. An obstructed; hard-surfaced area of land other than a street or a public way, the principal use of which is for the standing, loading and unloading of motor vehicles, tractors and trailers, to avoid undue interference with public streets and alleys. Such space shall not be less than ten (10) feet in width, thirty-five (35) feet in length and fourteen (14) feet in height, exclusive of access aisles and maneuvering space.

Lodging House. A building or premises other than a hotel, motel, inn or auto court, where lodging is provided for compensation for three (3) or more persons but not exceeding twenty (20) persons.

Lodging Room. A room rented as sleeping and living quarters, but without cooking facilities and with or without an individual bathroom. In a suite or rooms without cooking facilities, each room which provides sleeping accommodations shall be counted as a "lodging room."

Lot. A parcel of land occupied or intended to be occupied by a building and its accessory building or by a dwelling or group of dwellings and their accessory buildings, together with such open spaces as are required under the provisions of this Code.

Lot. Comer. A lot abutting upon two or more streets at their intersection.

Lot. Double Frontage or Through Lot. A lot which is an interior lot extending from one street to another and abutting a street on two ends.

Lot Lines. The lines bounding a lot as defined herein.

Lot Line. Front. In the case of an interior lot, the line separating said lot from that street which is designated as the front street in the request for a building permit.

Lot Line. 'Rear. The lot boundary opposite and most distant from the front lot line. ' In the case of a pointed or irregular lot, it shall be an imaginary line parallel to and farthest from the front lot.line.

Lot Line. Side. Any lot line other than a front or rear lot line as defined herein.

Lot Width. The width of a lot measured at the building setback line.

Open Sales Area. Any open land or area used or occupied for the purpose of storing and selling new or second hand passenger cars or trucks, farm machinery, construction machinery, motor scooters or motorcycles, boats, trailers, aircraft and monuments and similar apparatus. No repair work is done in such an area except for minor incidental repair of items to be displayed and sold on the premises.

Parking Lot. An off-street facility including parking spaces and drives and aisles for maneuvering, and providing access and for entrance and exit, developed in a way to accommodate the parking of automobiles.

Party Wall. Acommon shared wall between two separate structures, buildings, or dwelling units.

Principal Use. The main use of land or builds as distinguished from a subordinate or accessory use.

Professional Offices. A professional office to be located in a residential district as herein permitted shall include doctor, dentist, lawyer, engineer, real estate and other professional offices.

Public and Community Service Uses. For the purpose of this Code the term "Public and Community Services Uses" shall include the following: police stations or sub-stations, fire stations or sub-stations; public utility stations or sub-stations, postal stations or sub-stations, sewage pumping stations, public library branch facilities and other similar uses.

Public Open Space. Any publicly-owned open area, including but not limited to the following: parks, playgrounds, forest preserves, beaches, waterways, parkways and streets..

Public Utility. Any persons, firm, corporation or municipal department, duly authorized to furnish under public regulation to the public, electricity, gas, steam, telephone, communications, transportation or water.

Recreational Vehicle. See travel trailer or mobile home.

Rehabilitative Home. Dwellings established for rehabilitative and/or educational purposes for temporary inhabitants.

Restrictive Covenant. A restriction on the use of land usually set forth in the dee(L The restrictive covenant usually runs with the land and is binding upon subsequent owners of the property.

Retirement Home. A group of dwelling units designed specifically for the elderly and operated as a nonprofit organization.

Travel Trailer. Motor Home. or Recreational vehicle. A vehicular, portable structure, built on a chassis, with or without complete kitchen, toilet, bath and shower facilities designed to be used for temporary human habitation for travel, recreational and vacation uses. A "travel trailer" used as a permanent dwelling unit is expressly prohibited by this Code.

Variance. Permission to depart from the literal requirements of the zoning code.

Variance Hardship. A departure from the provisions of the zoning code relating to setbacks, side yards, frontage requirements, and lot size, but not involving the actual use or structure.

Warehousing. The process of storing in structures merchandise, household goods and/or agricultural products.

Wholesaling. Those operations that are engaged in the business of selling to retailers or jobbers rather than customers.

Yard or Setback. An open space on the same zoning lot with a principal building or group of buildings which is unoccupied and unobstructed from its lowest level upward, except as otherwise permitted in this Code, and which extends along a lot line and at right angles thereto to a depth or width specified in the yard regulations for the district in which the zoning lot is located.

Yard or Setback,- Front.- Any yard adjoining a street shall be considered a front yard and shall meet all of the requirements for front yards in the respective districts throughout this Code, except as provided for in Section Xll, VI.

Yard or Setback. Rear. The area extending along the full length of the rear lot line between the side lot lines. In all instances, including cover and irregular lots, the rear of the lot shall be that area opposite the front.

Yard or Seiback. Side. The area extending along a side lot line from the front yard to the rear yard.

Zero Lot Line. The location of a building on a lot in such a manner that one or more of the building sides rest directly on a lot line.

Zoning Lot. As used in the City of Newport Zoning Code, the term "Zoning Lot" shall mean the same as a "lot of record," the definition of which is as follows: a parcel of land shown as a separate lot on a subdivision, the map 'Or plat of which has been recorded in the office of the Recorder of Deeds of Jackson County, Arkansas, or a parcel of land, the deed to which has been recorded in the office of the Recorder or Deeds of Jackson County, Arkansas.

Zoning Map. The map incorporated into this Code as part hereof, designating zoning districts.

SECTION IV

GENERAL PROVISIONS

1. DISTRICTS

For the purpose and provisions of this Code, the City of Newport, Arkansas is hereby organized into the following districts:

A-1 Agricultural District

R-1 Single-Family Residential District
R-2 Family Residential District
R-3 Multi-Family Residential
M-1 Manufactured Housing District
C-1 Central Business District
C-2 Commercial Community District
C-3 Commercial Neighborhood District

1-1 Light Industrial District
1-2 General Industrial District

II. ZONING MAP

The City is hereby divided into zoning districts as shown on the Official Zoning Map which, together with explanatory information thereon, is hereby adopted by reference and declared to be part of these regulations.

The Official Zoning Map shall be identified by the signature of the Mayor attested by the City Clerk, and bearing the seal of the City.

III. DISTRICT BOUNDARIES

When uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

District boundary lines are either the center lines of railroads, highways, streets, alleys or easements or the boundary lines of sections, quarter sections, divisions of sections, tracts or lots or such lines extended otherwise indicated.

In areas not subdivided into iots and blocks, wherever a district is indicated as a strip

the City Council, with reasons for such recommendations stated in writing.

5. The City Council, by majority vote, may by ordinance adopt the recommended amendment submitted by the Planning Commission or may return the proposed change in zoning classification to the Planning Commission for further study and report. After resubmission of the recommendation, the City Council may, by majority vote, accept, reject, or modify the recommendation pertaining to the proposed change in zoning classification.

V. COMPLETION OF EXISTING BUILDINGS

Nothing herein contained shall require any change in the plans, construction or designated use of a building actually under construction at the time of the adoption of these regulations.

Nothing herein contained shall require any change in the plans, construction or designated use of a building for which a building permit has been issued within thirty (30) days prior to the adoption of these regulations, provided construction is begun within ninety (90) days of such effective date of these regulations and diligently pursued to completion.

VI. AREAS NOT TO BE DIMINISHED

No part of a yard, or other open space or off-street parking or loading space required in connection with any building or use shall, by virtue of change of ownership, or for any other reason, be used to satisfy yard, court, other open space or minimum lot area requirements for any other building.

VII. PRINCIPAL STRUCTURE ON LOT

A. In residential districts only one principal structure and its customary accessory structures may hereafter be erected on any lot unless otherwise provided in this Code.

B. The equipment of an accessory structure with sink, cook stove or other kitchen facilities for the independent occupancy thereof other than by servants or guests shall be considered evidence that such structure is not an accessory structure but a separate dwelling and must meet all minimum lot area and yard requirements of the district in which it is located.

VIII. VISION CLEARANCE REQUIREMENTS

A. No lot facing an intersecting street (corner lot) shall be occupied by fences,

SECTION V

AGRICULTURAL **DISTRICT**

I. A-1 AGRICULTURAL DISTRICT

This district provides a location for the land situated within the city limits and on the fringe of the area that is used for agricultural purposes, but wi1llikely be undergoing urbanization in the future. Most of these areas are in close proximity to residential and commercial uses. Therefore, the agricultural activities conducted in this district should not be detrimental to urban land uses. The types of uses, land area, and intensity of use of land which are authorized in this district are designed to encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made.

A. Permitted Uses

Unless otherwise provided in this Code, no building or land shall be used and no building shall be erected, converted, enlarged or structurally altered in the A-1 District except for one or more of the following uses:

1. Agricultural crops.
2. Detached one-family dwelling.

B. Conditional Uses

The following may be allowed by conditional use permit in accordance with the Provisions of Section XV.

1. Lodge hall, veteran's organization, service organization.
2. Airport or landing field.
3. Cemetery.
4. Kennel.
5. Radio and television station and transmission tower.
6. Stable, public.
7. Child care center, not part of a church.
9. Churches, including places of worship, religious, education buildings and meeting halls; day care center operated by churches permitted.
10. Public school or school offering general educational courses the same as ordinarily given in the public schools and having no rooms regularly used for housing or sleeping.

2. Side Yard.

a. For dwellings, the side yard on each side of the main building shall be not less than fifteen (15) feet.

b. For unattached accessory buildings, the side yard setback shall be ten feet.

c. Churches and main and accessory buildings other than dwellings and buildings accessory to dwellings shall set back from all exterior and interior side lot lines a distance of not less than thirty-five (35) feet.

3. Rear Yard. There shall be a rear yard for the main building of not less than twenty (20) feet or twenty percent (20%) of the depth of the lot, whichever is smaller. Unattached buildings of accessory use may be located in the rear yard of a main building.

4. Lot Width. For dwellings, there shall be a minimum lot width of one hundred twenty (120) feet at the front building line, and such lot shall abut on a street for a distance of not less than one hundred (100) feet.

5. Intensity of Use.

a. For each dwelling and buildings accessory thereto there shall be a lot area of not less than three (3) acres.

b. Where a lot has less area than herein required and all of the boundary lines of that lot touch lands under other ownership at the effective date on which the Zoning Code is adopted by ordinance, that lot may be used for one single-family dwelling unit or for the uses set forth in subsection B above, but not for the raising of animals.

c. For churches and main and accessory buildings other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking areas required in Section XllI.

SECTION XI

INDUSTRIAL DISTRICTS

I. 1-1 UGHT INDUSTRIAL DISTRICT

The 1-1 Light Industrial District is intended to accommodate light industrial, wholesale and research establishments including light manufacturing and machinery operations that are so conducted that noise, odor and flare of each operation is confmed completely within an enclosed structure. The industrial districts specifically exclude residential dwelling units on the theory that the mixture of residential uses and industrial uses is contrary to the purposes of these regulations.

A. Required Conditions

1. All production, processing, servicing, testing, repair or storage of materials, goods, equipment or products shall take place within completely enclosed buildings.
2. No production of toxic or hazardous materials.

B. Permitted Uses

Unless otherwise provided in this Code, no buildings or land shall be used or no building shall be erected, converted, enlarged or structurally altered in the 1-1" Light Industrial District except for one or more of the following uses:

1. Any production, processing, servicing, testing, repair or storage of materials, goods, equipment or products and the sale of all such products assembled, manufactured or produced on the property but not including any of the uses listed as permitted in the 1-2 General Industrial District in Section XI, n, B, 2, 3.4, 5, 6 and 7.
2. Wholesaling and warehousing, local cartage and express facilities.
3. Agricultural crops.
4. Accessory uses, including off-street parking and loading as permitted or required in Section XIll.
5. Temporary buildings for construction purposes for a period not to exceed the duration of such construction.
6. Signs, as regulated by the City Ordinance of Newport, Arkansas.

II. 1-2 GENERAL INDUSTRIAL DISTRICT

The 1-2 General Industrial District is intended to accommodate those industrial uses which may not or cannot meet standards of the I-I District.

A. Required Conditions

All production, processing, servicing, testing, repair or storage of materials or goods, equipment or products shall take place within completely enclosed buildings. All outside storage shall be screened by a site obscuring fence or shrub.

B. Permitted Uses

Unless otherwise provided in this Code, no building or land may be used and no building may be erected, converted, enlarged or structurally altered in the 1-2 General Industrial District except for one or more of the following uses:

1. All uses permitted in the I-I Light Industrial District.
2. Salvage yard.
3. Bulk plants.
4. Feed mills.
5. Compressor stations.
6. Production of toxic or hazardous materials.
7. Agricultural crops.

C. Lot Size

Every principal permitted use hereafter erected or located in the 1-2 General Industrial District shall have a lot area of not less than ten thousand (10,000) square feet, with a minimum width at the established building line of eighty (80) feet.

D. Yard Areas

No building shall be erected or enlarged unless the following yards are provided and maintained in connection with such building, structure or enlargement:

1. Front Yard. Thirty (30) feet from the property line or fifty-five (55) feet from center line of existing right-of-way, whichever is greater. (Any yard adjoining a street shall be considered a front yard.)
2. Side Yard. A side yard on each side of the zoning lot of not less than ten (10) feet.

SECTIONXll

NONCONFORMING USES AND STRUCTURES

I. STATEMENT OF INTENT

Within the districts established by this Code, or amendments that may later be adopted, there exist lots, structures, uses of land and structures and characteristics of use which are lawful before the Code was passed or amended but which would be prohibited, regulated or restricted under the terms of this Code or future amendments. It is the intent of this Code to permit these nonconformities to continue until they are removed but not to encourage their survival.

To avoid hardship, nothing in this section shall be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Code and upon which actual building constl11ction has been carried on diligently.

II. CONTINUANCE OF USE

A. Any lawfully established use of a structure or land, on the effective date of this Code, or of amendments hereto, that does not conform to the use regulations for the district in which it is located, shall be deemed to be a legal nonconforming use and may be continued except as otherwise provided herein.

B. Any legal nonconforming structure may be continued in use, provided there is no physical change other than necessary maintenance and repair, except as otherwise permitted herein.

C. All outdoor advertising stl11ctures, signs and business signs existing on or prior to the effective date of the adoption of this Code or amendments hereto, or the effective date of a change in land use classification which may occur hereafter, which does not conform to the provisions of this Code relating to the district in which such outdoor advertising stl11ctures, signs and business signs are located shall be considered non conforming and may be continued except as otherwise provided herein.

D. Any structure for which a permit has been lawfully granted prior to the effective date of this Code, or of amendments hereto, may be completed in accordance with the approval plans; provided construction is started within sixty (60) days and diligently prosecuted to completion within two (2) years from the date of

more area than was in use on the effective date of this Code.

B. If said nonconforming use of any portion thereof is discontinued for a period of four (4) months, or changed, any future use of such-land, or change in use, shall be in conformity with the provisions of the district in which said land is located.

VI. NONCONFORMING LOTS

A. Any single lot or parcel of land held in one ownership, which was on record at the time of adoption of this Code that does not meet the requirements of minimum lot width or area specified for the zoning district in which it is located may be utilized for a permitted use if all other requirements, such as yard setbacks, can be met.

B. In a residential district, on a comer lot, the yard setbacks shall be:

1. Front Yard. (Determined by owner) Thirty (30) feet from the front property line or fifty-five (55) feet from center line of existing right-of-way, whichever is greater.
2. Side Yard. (Street side) Thirty (30) feet from property line.
3. Side Yard. Seven (7) feet (interior lot line) from property line.
4. Rear Yard. Ten (10) feet from rear property line.

VII. DETERMINATION AS TO USES NOT LISTED

In order to insure that the, Zoning Code will permit all similar uses in each district, the Planning Commission, upon its own initiative or upon any written application shall determine whether a use not specifically listed as a permitted use or a conditional use in commercial, residential or industrial districts shall be deemed a permitted use or a conditional use in one or more districts on the basis of similarity to uses specifically listed.

A. A request for determination that a specific use should be included as a permitted use or a conditional use in commercial, residential or industrial districts shall be made in writing to the Planning Commission and shall include a detailed description of the proposed use and such information as may be appropriate to assist the Commission arrive at a determination. Within sixty (60) days of filing, the application shall be scheduled for consideration by the Board at a public meeting.

B. The Planning Commission shall make an investigation as deemed necessary to compare the nature and characteristics of the proposed use with those of the uses specifically listed in the Code and to make a determination of its classification.

SECTION XV

ADMINISTRATION

I. BOARD OF ZONING ADJUSTMENT

A. Organization

1. The Board of Zoning Adjustment shall consist of the entire membership of the Newport Planning Commission with the Chairman of the Planning Commission as the Chairman of the Board of Zoning Adjustment.

B. Meetings

1. The Board of Zoning Adjustment shall establish regular meeting dates, adopt rules for the conduct of its business, establish a quorum and procedures and keep a public record of all findings and decisions. (Ark. Statutes 19-2829 par. b(2).)
2. Each session of the Board shall be a public meeting with public notice of said meeting and business to be carried on published in a newspaper of general circulation in the City at least one (1) time seven (7) days prior to the meeting. (Ark. Statutes 19-2829 par. b(2).)

C. Appeals from Decision of Enforcement Officer

1. The Board of Zoning Adjustment may hear appeals from the decisions of the administrative officer in respect to the enforcement and application of this Code; and may affirm or reverse, in whole or part, said decision of the administrative officer. (Ark. Statues 19-2829 par. b(l).)

D. Variances

1. The Board of Zoning Adjustment may hear requests for variances from the literal provisions of the Zoning Code in instances where strict enforcement of the Zoning Code would cause undue hardship due to circumstances unique to the individual property under consideration.
2. The Board may grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the Zoning Code.
3. The Board shall not permit as a variance any use in a zone that is not

located near it.

c. The proposed use is in compliance with the provisions of "Conditional Uses" as set out in this Code.

d. The proposed use is in conformance with all applicable provisions stated in this Code for the district in which the use is to be located. The use shall facilitate public convenience at that location.

e. The proposed Conditional Use is in conformance with all off-street parking and loading requirements of this Code and ingress and egress and pedestrian ways are adequate.

f. Safeguards limiting noxious or offensive emissions, including lighting, noise, glare, dust and odor have been addressed in the proposed use application.

g. Landscaping and screening of the proposed use shall be in accordance with these Code regulations.

h. Proposed use signs shall be in accordance with any provisions of this Code.

i. Open space located on the proposed use will be maintained by the owner/developer.

j. The size and shape of the site, including size, shape and arrangement of proposed structures is in keeping with the intent of this Code.

k. Violation of any condition imposed shall constitute grounds for revocation by the Board of Zoning Adjustment of the Conditional Use Permit.

k. All amendments or changes to a Conciitional Use. No building permit shall be issued except in conformance with provision of this Section.

7. Applications shall be accompanied by a filing fee of fifty dollars ($50.00). The applicants shall be required to pay the costs of public notices.

F. Appeals from Decisions of the Board of Zoning Adjustment

1. Appeals from the decisions of the Board shall be to a court of record within thirty (30) days from the decision of the Board.

6. If the Planning Commission disapproves a proposed change in zoning classification, notice of disapproval with the reasons for such disapproval shall be given in writing to the applicant within fifteen (15) days from the date of the decision.

7. Following disapproval of a proposed change in zoning classification by the Planning CommissIon, the applicant may appeal such disapproval to the City Council, provided that the applicant states specifically in writing to the City Clerk why he considers the Planning Commission's findings and decisions to be in error. Such appeal shall be filed with the City clerk within fifteen (15) days of receipt of notice of the Planning Commission action.

B. Resubmission of Application

1. No application for changing of zoning for a given property may be resubmitted within twelve (12) months from date of action by the Planning Commission, unless the Planning Commission fmds that a substantial reason exists from waiving this limitation.

C. Fee

Applications for a change in zoning shall be accompanied by a filing fee of fifty dollars ($50.00) to assist in defraying general expenses in connection with the application.

m. AMENDMENT TO TEXT OF REGULATIONS

A. The City Council may recommend to the Planning Commission amendments to the text of these regulations, or the Planning Commission may on its own motion initiate amendments.

B. Proposed amendments to the text shall be advertised in a paper of general circulation at least fifteen (15) days in advance of a public hearing to be conducted by the Planning Commission. After the public hearing, the Planning Commission shall make a report and recommendation to the City Council pertaining to the proposed amendment to the text. The City Council action on the report and recommendation shall be final. If not approved, the City Council will submit in writing to the Planning Commission the reason(s) for such disapproval.

Utilities

Electric Utility:

Name of Utility:	Entergy Arkansas
Contact Person(s):	Joe Bailey or Chris Murphy
Address:	425 West Capitol Ave., Suite 2700
City, State, Zip:	Little Rock, AR 72201
Phone:	501-377-4089 or 501-377-4467
Fax:	501-377-4448
Email:	jbail12@entergy.com or cmurph4@entergy.com
Service and Proximity to Site:	The site is served by a 13.8 kV distribution line and a 161 kV transmission line is located approximately 1 mile northeast of the site. The Newport Air Base Substation is located approximately 1.5 miles from the site.

Natural Gas Utility:

Name of Utility:	CenterPoint
Contact Person(s):	Chauncey Taylor
Address:	P.O. Box 751
City, State, Zip:	Little Rock, AR 72203
Phone:	501-377-4557
Fax:	501-377-4630
Email:	chauncey.taylor@centerpointenergy.com
Service and Proximity to Site:	A 4-inch main with 42 psi is 1,600' from the site. A high pressure 8-inch main is just over 3,000' from the site.

Water Utility:

Name of Utility:	Newport Municipal Water
Contact Person(s):	Wendale Comer
Address:	P.O. Box 519
City, State, Zip:	Newport, AR 72112
Phone:	870-523-5847
Fax:	870-523-2117
Email:	wendale.comer@gmail.com
Service and Proximity to Site:	A 6-inch main with 54 psi is 1,600' from the site.

Utilities

Sewer:

Name of Utility:	Newport Municipal Wastewater
Contact Person(s):	Martin Steward
Address:	615 Third Street
City, State, Zip:	Newport, AR 72112
Phone:	870-523-8121
Fax:	870-523-8121
Email:	
Service and Proximity to Site:	An 8-inch main is 1,250’ from the site.

Telecommunications:

Name of Utility:	A T & T
Contact Person(s):	Rhonda Cline
Address:	P.O. Box 5077
City, State, Zip:	Jonesboro, AR 72403
Phone:	870-972-7857
Fax:	870-972-9678
Email:	rk.cline@att.com
Service and Proximity to Site:	Phone and internet service is 400’ from the site.

Rail:

Name of Utility:	Union Pacific
Contact Person(s):	Aaron K. Brown
Address:	1212 Corporate Drive, Suite 300
City, State, Zip:	Irving, TX 75038
Phone:	469-262-7059
Fax:	402-233-3413
Email:	akbrown@up.com
Service and Proximity to Site:	UP Main Line is 2 miles west of the site. City of Newport abandoned rail spur is 1,000’ south of the site.

Taxes

Local Sales Tax Rates:	Total Sales and Use Tax rate is 10.25% with 3.75% being local taxes and the remainder being state taxes.
Property Tax Rates (Real, Personal) and Methods of Assessment:	The market value of real property in the county is determined by an outside appraisal firm once every five years. The assessed for tax purposes is 20% of the market value. The assessed value is then multiplied by the millage rate to determine the tax. The millage rate for this site is 51 mills (.051). The calculation is the same for personal property, however, the value is calculated based on the book value of the personal property.
State Taxation Summary:	See attachment T-1 for detail.

as of August 2018

State of Arkansas Taxation Summary

Corporate Income Tax

Taxable income is apportioned according to a three-factor formula (property (25%), payrolls (25%) and sales (50%) attributed to Arkansas with a double-weighted sales factor. Corporate income tax is levied statewide only; not on the local level.

Taxable Income	Tax Rate
First $3,000	1%
Next $3,000	2%
Next $5,000	3%
Next $14,000	5%
Next $75,000	6%
Over $100,000	6.5%

Personal Income Tax

2018 (Personal income tax is levied statewide only; not on the local level)

For Incomes less than $21,000 per year

Taxable Income	Tax Rate
$0 - $4,299	0.9%
$4,300 – $8,399	2.4%
$8,400 - $ 12,599	3.4%
$12,600 - $20,999	4.4%

For incomes between $21,000 and $75,000

Taxable Income	Tax Rate
$0 - $4,299	0.9%
$4,300 - $8,399	2.5%

$8,400 - $12,599	3.5%
$12,600 - $20,999	4.5%
$21,000 - $35,099	5.0%
$35,100 - $75,000	6.0%

For incomes more than $75,000

Taxable Income	Tax Rate
$0 - $4,299	0.9%
$4,300 - $8,399	2.5%
$8,400 - $12,599	3.5%
$12,600 - $20,999	4.5%
$21,000 - $35,099	5.0%
$35,100 - $75,000	6.0%
$35,100 and above	6.9%

Incomes between $75,000 and $80,000 shall reduce the amount of income tax due by deducting bracket adjustment as set forth below

Taxable Income	Tax Rate
$75,001 - $76,000	$440
$76,001 - $77,000	$340
$77,001 - $78,000	$240
$78,001 - $79,000	$140
$79,001 - $80,000	$ 40
$80,001and above	$ 0

Federal Insurance Contributions Act (FICA)

The Federal Insurance Contributions Act (FICA) tax includes two separate taxes. One is social security tax and the other is Medicare tax. Different rates apply for each of these taxes.

The current tax rate for social security is 6.2% for the employer and 6.2% for the employee, or 12.4% total. The current rate for Medicare is 1.45% for the employer and 1.45% for the employee, or 2.9% total.

Only the social security tax has a wage base limit. The wage base limit is the maximum wage that is subject to the tax for that year. For earnings in 2018, this base is $128,400. There is no wage base limit for Medicare tax. All covered wages are subject to Medicare tax.

Additional Medicare Tax are applied to an individual's Medicare wages that exceed a threshold amount based on the taxpayer's filing status. Employers are responsible for withholding the 0.9% Additional Medicare Tax on an individual's wages paid in excess of $200,000 in a calendar year, without regard to filing status. An employer is required to begin withholding Additional Medicare Tax in the pay period in which it pays wages in excess of $200,000 to an employee and continue to withhold it each pay period until the end of the calendar year. There is no employer match for Additional Medicare Tax.

Corporate Franchise Tax

The chart below lists the franchise tax rates for various entities under Arkansas Code 26-54-104.

Franchise Tax Type	Current Rate
Corporation/Bank with Stock	0.3% of the outstanding capital stock; $150 minimum
Corporation/Bank without Stock	$300
Limited Liability Company	$150
Insurance Corporation Legal Reserve Mutual, Assets Less Than $100 million	$300
Insurance Corporation Legal Reserve Mutual, Assets Greater Than $100 million	$400
Insurance Company Outstanding Capital Stock Less Than $500,000	$300
Insurance Company Outstanding Capital Stock Greater Than $500,000	$400
Mortgage Loan Corporation	0.3% of the outstanding capital stock; $300 minimum
Mutual Assessment Insurance Corporation	$300

Sales Tax

The Arkansas sales tax is 6.5% of the gross receipts from the sales of tangible personal property and certain selected services. “Sale” includes the lease or rental of tangible personal property. In addition to the state sales and use tax, local sales and use taxes may be levied by each city or county. However, businesses may apply to the Arkansas Department of Finance and Administration for a refund of local taxes. “Single transaction” means any sale of tangible personal property or taxable service reflected in a single invoice, receipt or statement for which an aggregate sales or use tax amount has been reported or remitted to the state for a single, local taxing jurisdiction. These taxes are collected by the state and distributed to the cities and counties each month.

Sales Tax Exemptions – Sales Tax Savings

Exemptions from sales and use taxes for manufacturers are as follows:

- Property which becomes a recognizable, integral part of property manufactured, compounded, processed, or assembled for resale.
- Machinery and equipment used directly in manufacturing which are purchased for a new or expanding manufacturing facility or to replace existing machinery or equipment
- Machinery and equipment required by Arkansas law to be purchased for air or water pollution control

The value of this statutory exemption depends on the amount of eligible expenditures as determined by the Arkansas Department of Finance and Administration.

Sales and Use Tax Reduction on Electricity and Natural Gas

The State of Arkansas has a reduced 0.625% on electricity and natural gas used directly in the manufacturing process. For purposes of determining what utility usage is subject to this reduced rate, the manufacturing process includes processes beginning at the point where raw materials are first moved from raw material storage to the beginning of manufacturing or processing of those raw materials into items of tangible personal property and ends when the finished manufactured goods are packaged and ready for shipment or storage.

Sales and Use Tax Refund – Replacement and Repair

Effective July 1, 2014, state sales and use taxes relating to the partial replacement and repair of machinery and equipment used directly in manufacturing process may be refunded. Manufacturers may utilize one of two of the options presented below:

Option One:

- Provides a refund of one percent (1%) of the total sales and use taxes (5.875* percent) levied for the purchase and installation of machinery and equipment to modify, replace or repair, either in whole or part, existing machinery or equipment used directly in the manufacturing process.

Effective Date	Option 1 Percentage
July 1, 2014	1%
July 1, 2018	2%
July 1, 2019	3%
July 1, 2020	4%
July 1, 2021	5%
July 1, 2022	Full exemption of state sales and use taxes

Option Two:

- Provides for an increased refund of the total sales and use taxes (5.875* percent) levied. It is discretionary and may be offered by the Executive Director of AEDC to those manufacturers who have a major maintenance and improvement project totaling at least $3 million to purchase and install machinery or equipment used directly in the manufacturing process. The project is subject to approval and the Company must enter into a financial incentive agreement with AEDC for the project prior to incurring project expenditures.

*The excise tax of one-eighth of one percent (1/8 of 1%) levied in Arkansas Constitution, Amendment 75, and the temporary excise tax of one-half percent (0.5%) levied in Arkansas Constitution Amendment 91, are not subject to refund under this section.

Unemployment Insurance Tax

New Businesses

A business with no previous employment record in Arkansas is taxed at 3.2% on the first $10,000 of each employee's earnings until an employment record is established, usually within three years.

Existing Arkansas Businesses

2018 Experience-Based Rate range between 0.4% - 14.3% and averages 3.1%. Each business' employment record is determined primarily by its taxable payroll and history of employee voluntary termination. The tax is determined by past experience and the amount of the reserve-ratio. The reserve-ratio is the excess of contributions paid over benefits charged as related to payroll. The higher the reserve-ratio, the lower the tax rate. Currently, the maximum weekly benefit in Arkansas is $451.

Federal Unemployment Tax (FUTA)

Aside from state unemployment insurance taxes, employers pay a federal unemployment or FUTA tax. The FUTA tax rate is 6.0% with a taxable wage base of $7,000. However, if states operate their unemployment insurance programs in compliance with federal law then the FUTA tax is reduced (credit) by 5.4% to 0.6%.

Property Tax

The State of Arkansas does not have a property tax; however, Arkansas cities and counties do collect a property tax, which is the principal source of revenue for funding local public schools.

The tax is calculated based on 20 percent of the true market value of real and to the usual selling price of personal property (vehicles, boats, etc.) and the average annual value of merchants' stocks and/or manufacturers' inventories based on millage rates in individual school districts. Business firms and individuals are subject to annual property tax on all real and personal property.

Local county tax assessors and collectors calculate and collect all personal and real property taxes. Revenue derived from personal property taxes supports your local government agencies. Personal property must be assessed each year before May 31. Any personal property taxes assessed after the deadline will include a monetary penalty determined by the respective county. These taxes are due on or before October 15 of the following year.

Real Property Option (Using Arkansas Average Millage Rate as an Example):

Total Market Value		*Assessment Level*		*Assessed Value*
$4,000,000	x	20%	=	$800,000

Assessed Value		*Millage Rate*		*Annual Property Tax Due*
$800,000	x	.04748	=	$37,984

Please note: Corporate personal property taxes (equipment, office furniture, etc.) follow a depreciation schedule for each type of property. The schedule below (with exceptions dependent on the area) is issued by each County Assessor's Office in Arkansas.

COMMERCIAL PERSONAL PROPERTY
Depreciation Schedule

Remaining Life Percent

Schedule Age	3	5	6	8	10	12	16	20	25	30	Schedule Age
1	.55	.73	.78	.87	.89	.91	.93	.94	.96	.96	**1**
2	.30	.53	.60	.71	.82	.85	.88	.88	.91	.93	**2**
3	.10	.39	.48	.59	.75	.79	.84	.85	.87	.89	**3**
4		.24	.35	.50	.68	.73	.79	.81	.84	.87	**4**
5		.10	.23	.42	.61	.67	.75	.78	.81	.84	**5**
6			.10	.33	.53	.61	.70	.74	.79	.82	**6**
7				.24	.46	.55	.66	.71	.76	.80	**7**
8				.15	.39	.49	.61	.67	.73	.77	**8**
9					.32	.43	.57	.64	.70	.75	**9**
10					.25	.37	.52	.60	.67	.73	**10**
11						.31	.48	.57	.64	.70	**11**
12						.25	.43	.53	.62	.68	**12**
13							.39	.50	.59	.65	**13**
14							.34	.46	.56	.63	**14**
15							.30	.43	.53	.61	**15**
16							.25	.39	.50	.58	**16**
17								.36	.48	.56	**17**
18								.32	.45	.53	**18**
19								.29	.42	.51	**19**
20								.25	.39	.49	**20**
21									.36	.46	**21**
22									.33	.44	**22**
23									.31	.42	**23**
24									.28	.39	**24**
25									.25	.37	**25**
26										.34	**26**
27										.32	**27**
28										.30	**28**
29										.27	**29**
30										.25	**30**

Industrial revenue bond financing is available to a company in Arkansas for land acquisition, building acquisition, construction and equipment. Bonds can be issued either taxable or tax exempt, depending on certain IRS qualifications and restrictions.

The Arkansas Economic Development Commission Bond Guaranty Program was created to provide long-term, tax exempt and taxable financing for businesses expanding or locating in Arkansas. Although the city or county may issue the revenue bond, the company is still responsible for paying the principal and interest.

Under this program, the Commission can guarantee timely payment of principal and interest, up to $5,000,000 principal per bond issue, to the bondholders. This guaranty gives the bonds a better rating, thereby making the bond more attractive to investors and reducing the company's cost to borrow money.

An additional benefit of bond financing is:

Cities and counties are authorized to enter into a Payment in Lieu of Tax (PILOT) Agreement with industrial projects resulting in a reduction of property taxes that would otherwise be due. Industrial Revenue Bonds are issued by the city or county on behalf of the project. Under PILOT agreements, title to the property is held in name only by the public issuer for the term of the bond issue. At the end of the bond term, title will transfer to the company. The amount of the payment in lieu of taxes must not be not less than 35% of what normal taxes would have been. The PILOT Agreement may not last longer than the term of the bond.

Inventory Tax

All real estate and tangible personal property (inventory) shall be assessed for taxation in the taxing district in which the property is located and kept in use.

If destination of a company's tangible personal property (inventory) is within the state, taxes will be assessed at its prior year's value only in the county/city of its destination.

Freeport Law

If destination of a company's tangible personal property (inventory) is out of state, the following statement applies:

Arkansas' Freeport Law exempts from property tax those finished goods and raw materials in transit or awaiting shipment to out-of-state customers.

Workers' Compensation Rate for the Manufacturing Sector

2018

Type of Rate	Rate per $100 payroll
Assigned Risk	$2.06
Advisory Loss Cost	$1.02

Source: NCCI July 2018 Arkansas Manufacturing Rates

The assigned risk rate is based on the inability for companies to obtain their own insurance, while the loss cost is for companies which are self-insured.

Maps

The following maps are provided:

- Transportation, Regional
- Transportation, Immediate
- Aerial
- Topographic
- Elevation Contours
- FEMA Flood Hazard
- National Wetlands Inventory
- Pipeline Infrastructure
- Electrical Infrastructure
- Surrounding Uses
- Zoning

BUSINESS DEVELOPMENT
ARKANSAS

Newport Airbase Industrial Site #1

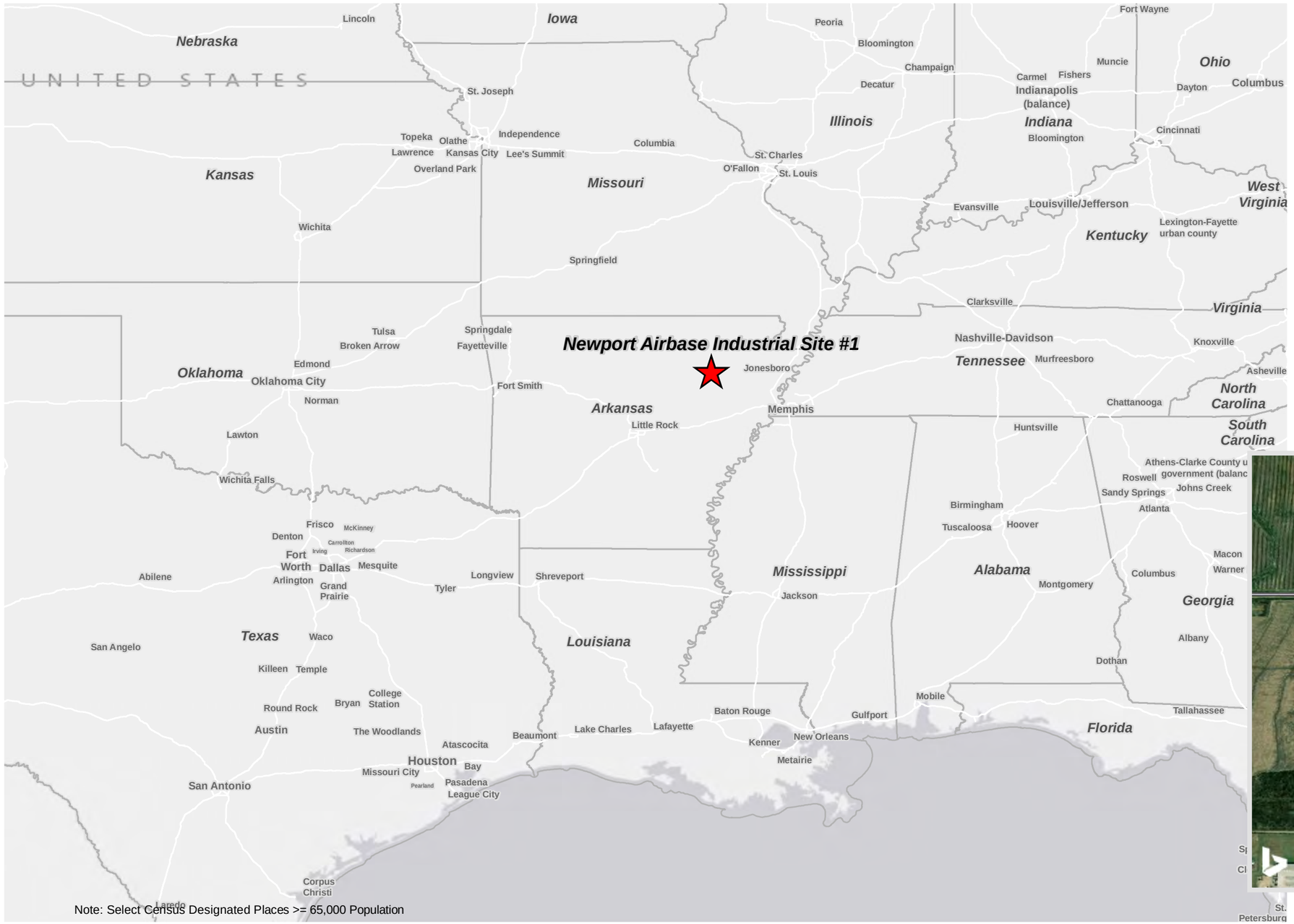
Newport, AR

425 W Capital Ave Suite 2700
Little Rock, AR 72201

Phone: 1-888-301-5861

goentergy.com/ar

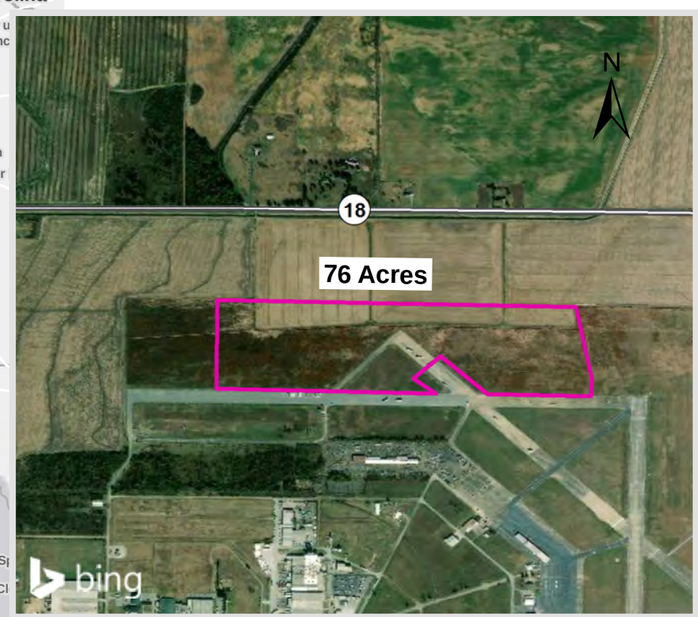
Coordinates: -91.184536, 35.649087



Note: Select Census Designated Places >= 65,000 Population

Contents

Transportation, Regional
Transportation, Immediate
Aerial
Topographic Map
Elevation Contours
FEMA Flood Hazard
National Wetlands Inventory
Pipeline Infrastructure
Electrical Infrastructure
Surrounding Use Map



Entergy BUSINESS DEVELOPMENT ARKANSAS

Newport Airbase Industrial Site #1

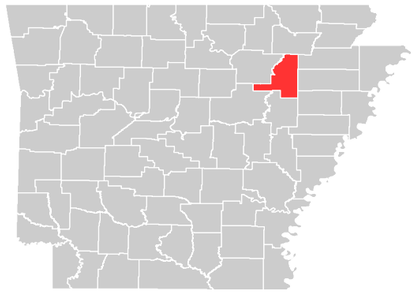
Transportation - Regional

425 W Capital Ave Suite 2700
Little Rock, AR 72201

Phone: 1-888-301-5861

goentergy.com/ar

JACKSON COUNTY



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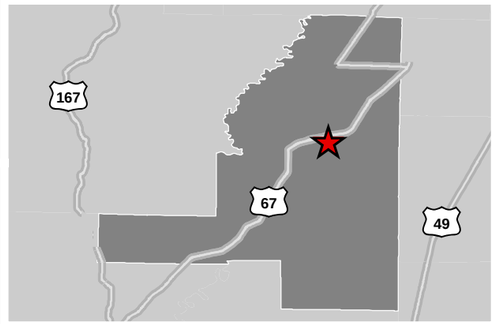

LEGEND

- Site Location
- Airports
- Port
- Railroads
- Interstate
- U.S.

NOTE

SOURCE

Roads: Census/TIGER database, 2014
Railroads: Federal Railroad Administration, Bureau of Transportation Statistics, ESRI, 2014
ESRI Basemaps; ESRI Datamaps 10.2

N

Created by: RPG
Date: 8/2018

1:1,267,000

0 10 20 40 Miles

0 12.67 25.34 50.68 Kilometers

Entergy BUSINESS DEVELOPMENT ARKANSAS

Newport Airbase Industrial Site #1

Transportation - Immediate

425 W Capital Ave Suite 2700
Little Rock, AR 72201

Phone: 1-888-301-5861

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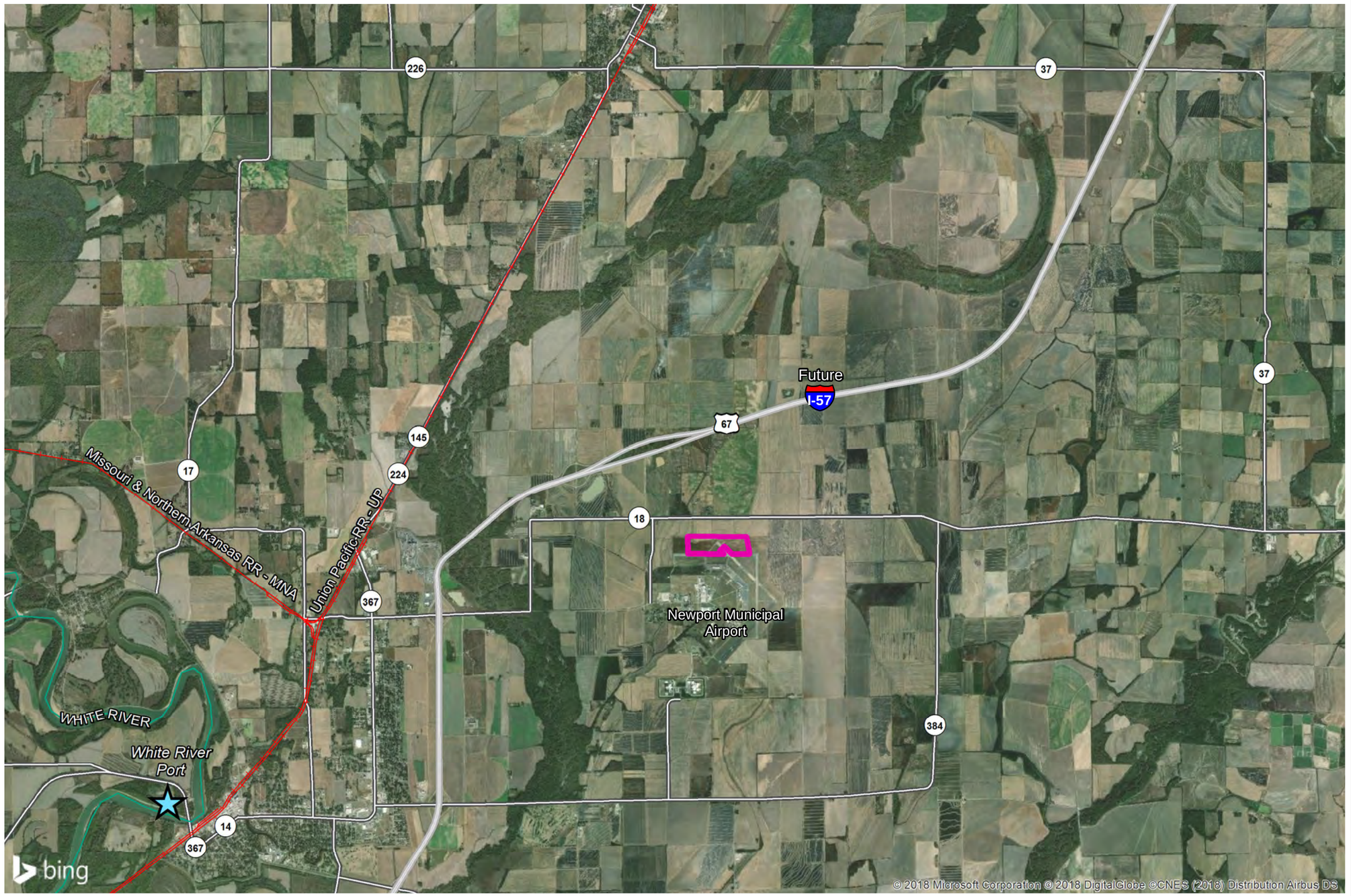
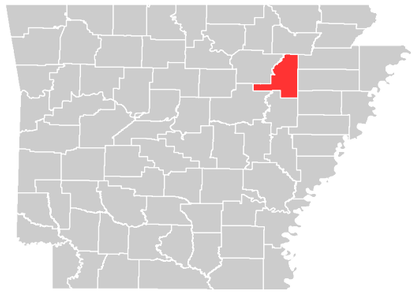


JACKSON COUNTY



VICINITY

LEGEND

Property

Rail

Highways

U.S.

State recognized

White River Port

NOTE

These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries about any property to the listing broker for that property.

SOURCE

Roads: Census/TIGER database, 2014
Railroads: Federal Railroad Administration, Bureau of Transportation Statistics, ESRI, 2014

N

Created by: RPG
Date: 8/2018

1:72,000

0 3,000 6,000 12,000 Feet

0 720 1,440 2,880 Meters

Entergy BUSINESS DEVELOPMENT ARKANSAS

Newport Airbase Industrial Site #1

Aerial

425 W Capital Ave Suite 2700
Little Rock, AR 72201

Phone: 1-888-301-5861

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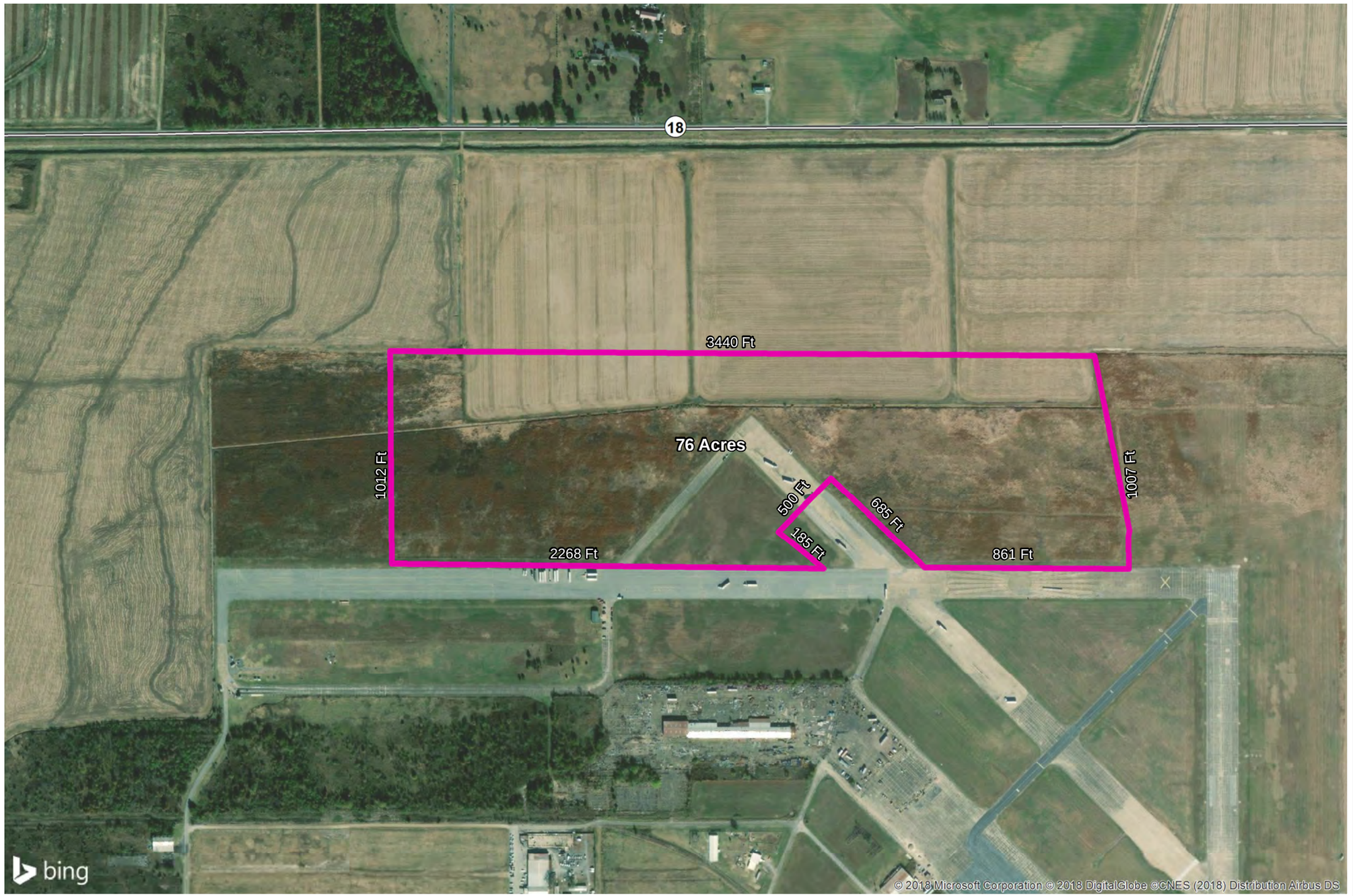
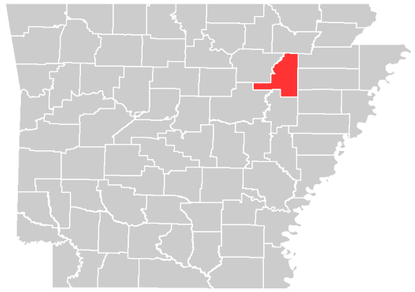


JACKSON COUNTY



VICINITY

LEGEND

Property

NOTE

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SOURCE

Roads: Census/TIGER database, 2014

N

Created by: RPG
Date: 8/2018

1:6,000

0 250 500 1,000 Feet

0 60 120 240 Meters

BUSINESS DEVELOPMENT
ARKANSAS

Newport Airbase Industrial Site #1

Topographic Map

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Little Rock, AR 72201

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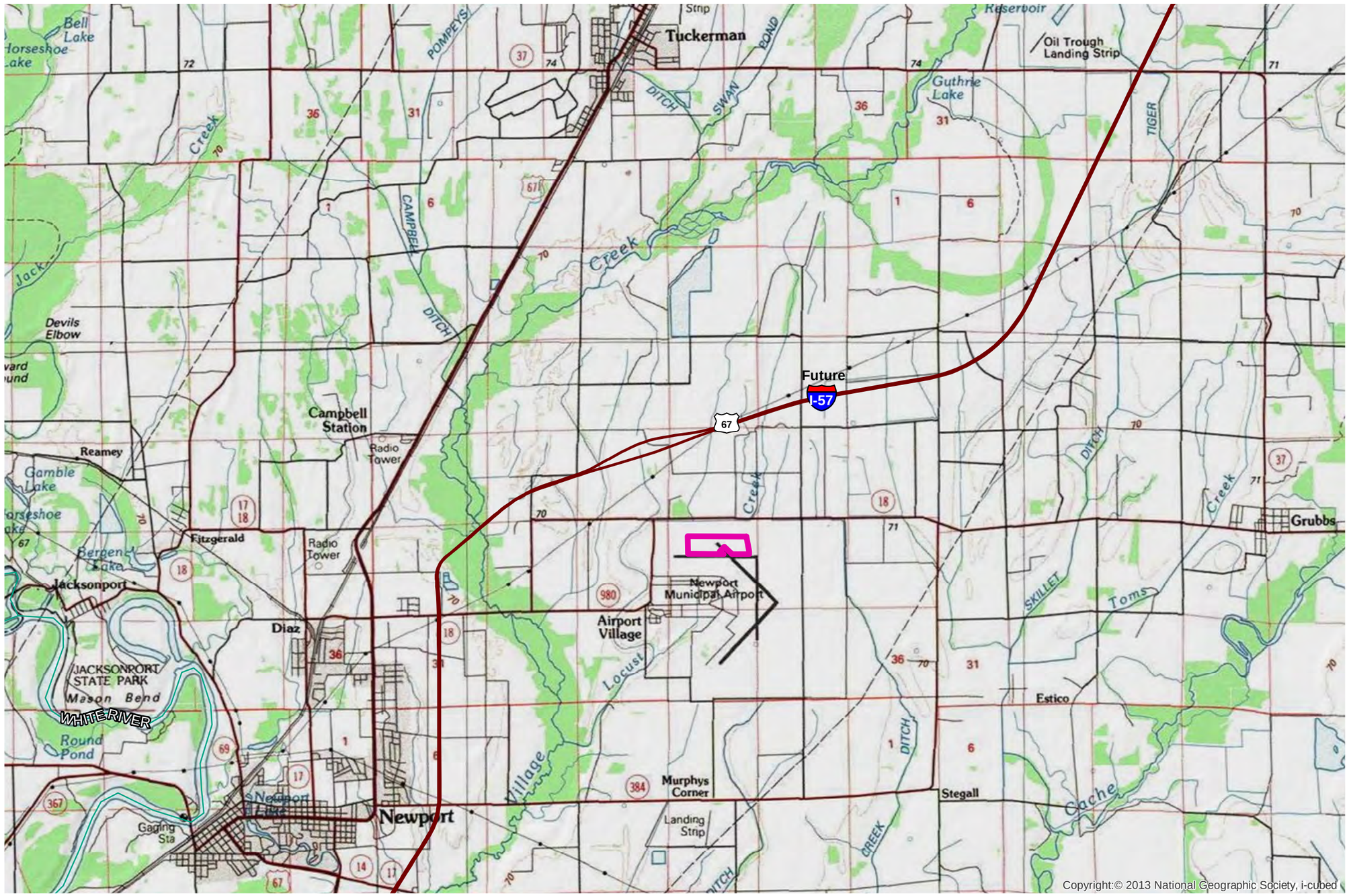
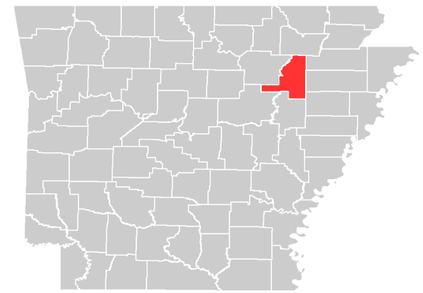


JACKSON COUNTY



VICINITY

LEGEND

Property

NOTE

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SOURCE

N

Created by: RPG
Date: 8/2018

1:72,000

0 3,000 6,000 12,000 Feet

0 720 1,440 2,880 Meters

BUSINESS DEVELOPMENT
ARKANSAS

Newport Airbase Industrial Site #1

Elevation Contours

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Little Rock, AR 72201

Phone: 1-888-301-5861

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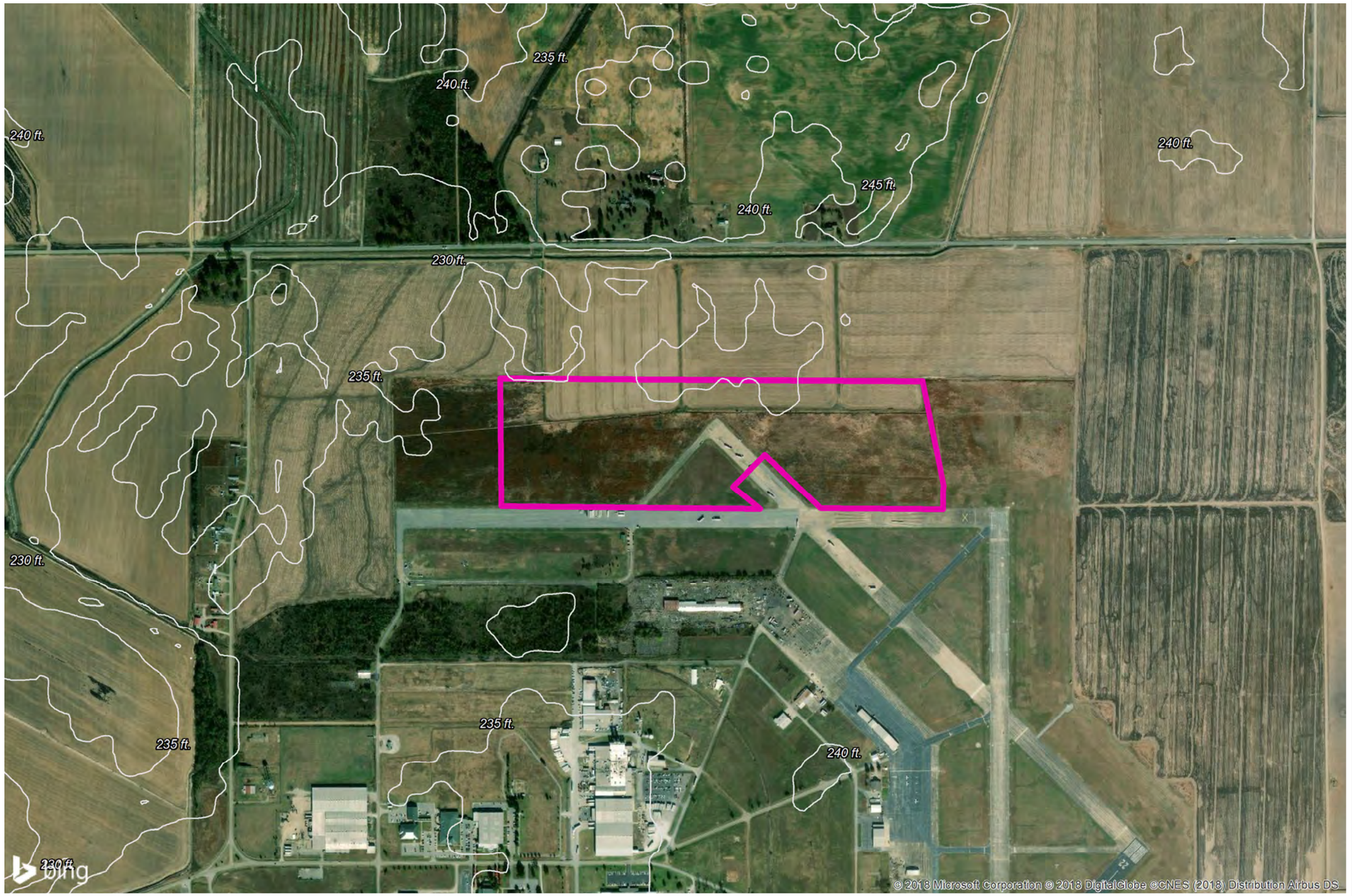
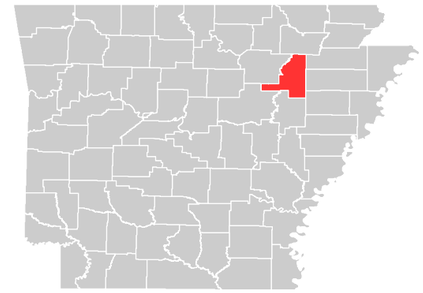


JACKSON COUNTY



VICINITY

LEGEND

Property

Elevation 5ft Contours

NOTE

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SOURCE

Elevation Contours: Derived from DEM, USDA/NRCS

N

Created by: RPG
Date: 8/2018

1:10,000

0 500 1,000 2,000 Feet

0 120 240 480 Meters

Entergy BUSINESS DEVELOPMENT ARKANSAS

Newport Airbase Industrial Site #1

FEMA Flood Hazard Map

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Phone: 1-888-301-5861

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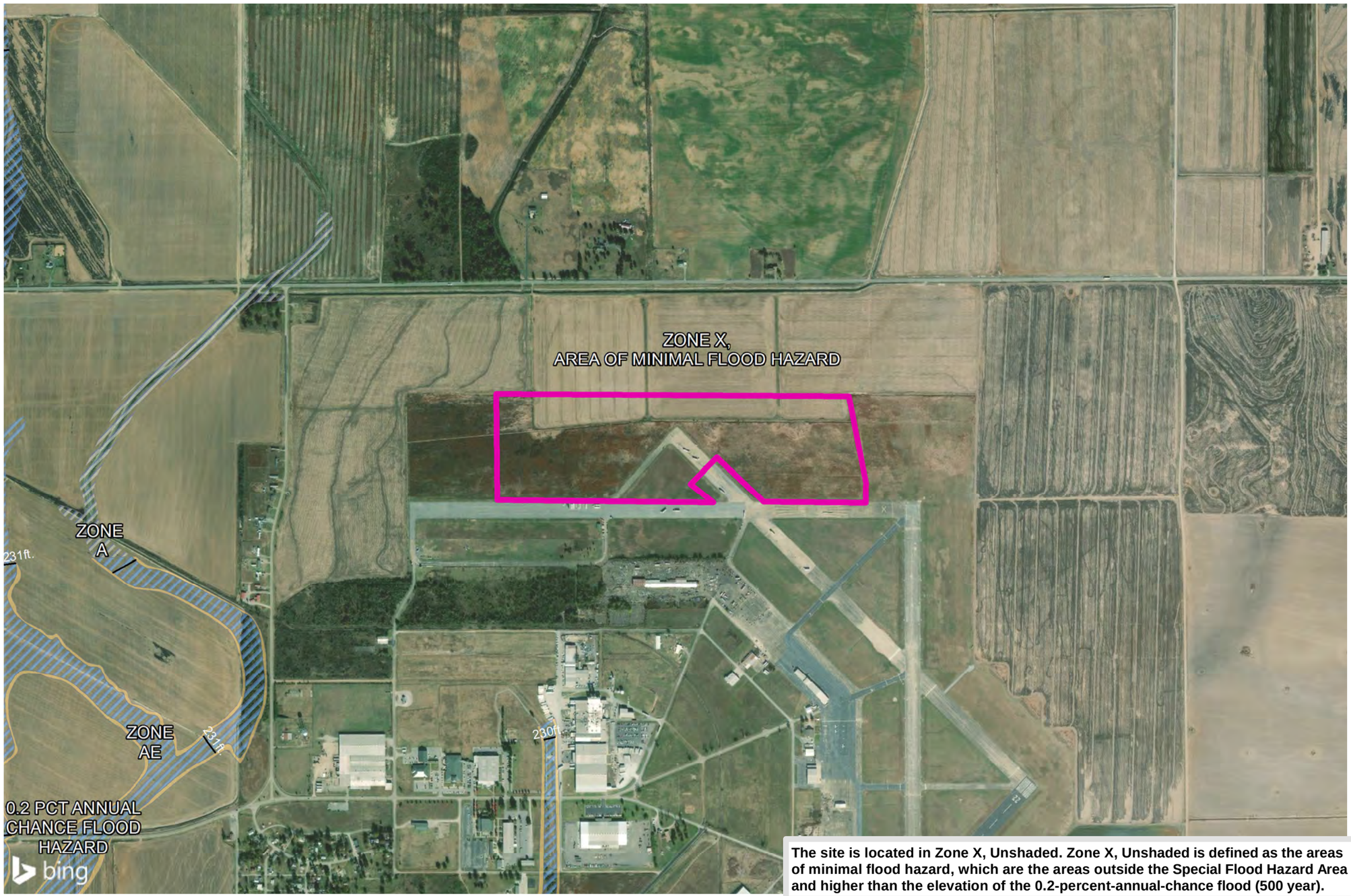
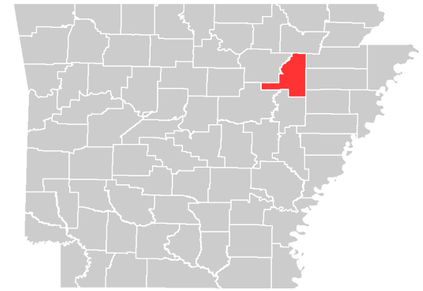


The site is located in Zone X, Unshaded. Zone X, Unshaded is defined as the areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance flood (500 year).

JACKSON COUNTY



VICINITY

LEGEND

- Property
- Base Flood Elevation

Flood Zone

- 0.2% ANNUAL CHANCE
- A
- AE
- X

NOTE

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SOURCE

- FEMA, 2018, National Geospatial Center of Excellence.

N

Created by: RPG
Date: 8/2018

1:12,000

0 500 1,000 2,000 Feet

0 120 240 480 Meters

Entergy BUSINESS DEVELOPMENT ARKANSAS

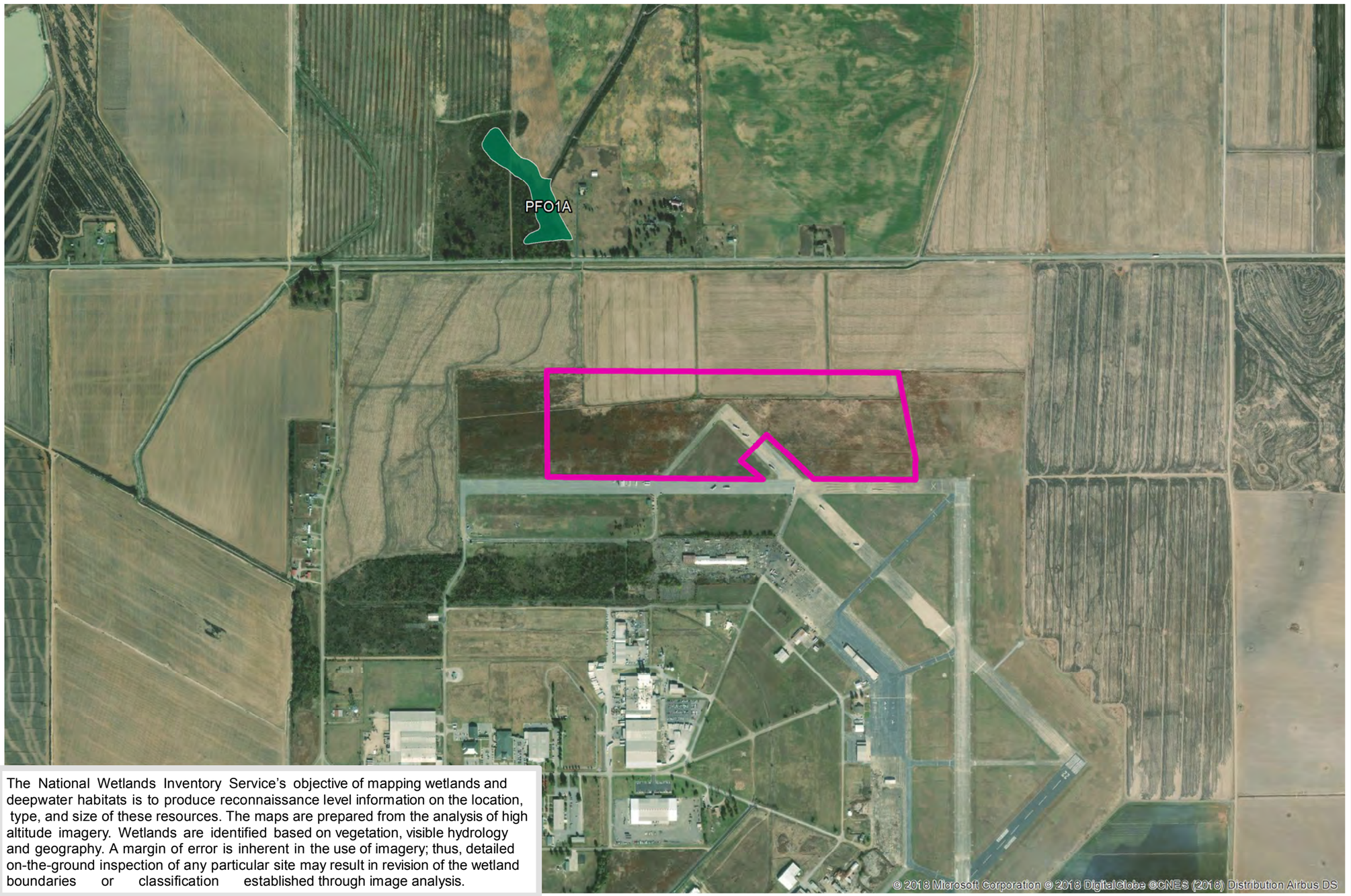
Newport Airbase Industrial Site #1

National Wetlands Inventory

425 W Capital Ave Suite 2700
Little Rock, AR 72201

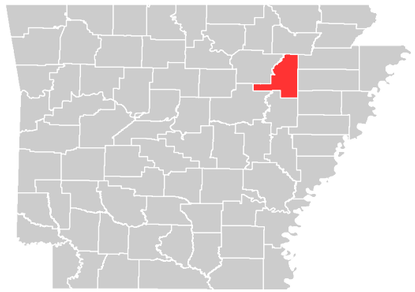
Phone: 1-888-301-5861

goentergy.com/ar



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.

JACKSON COUNTY



VICINITY

LEGEND

Property

Wetlands

Freshwater Forested/Shrub Wetland

NOTE

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SOURCE

National Wetlands Inventory, U.S. Fish and Wildlife Service, 8/2018.

N

Created by: RPG
Date: 8/2018

1:12,000

0 500 1,000 2,000 Feet

0 120 240 480 Meters

Entergy BUSINESS DEVELOPMENT ARKANSAS

Newport Airbase Industrial Site #1

Pipeline Infrastructure

425 W Capital Ave Suite 2700
Little Rock, AR 72201

Phone: 1-888-301-5861

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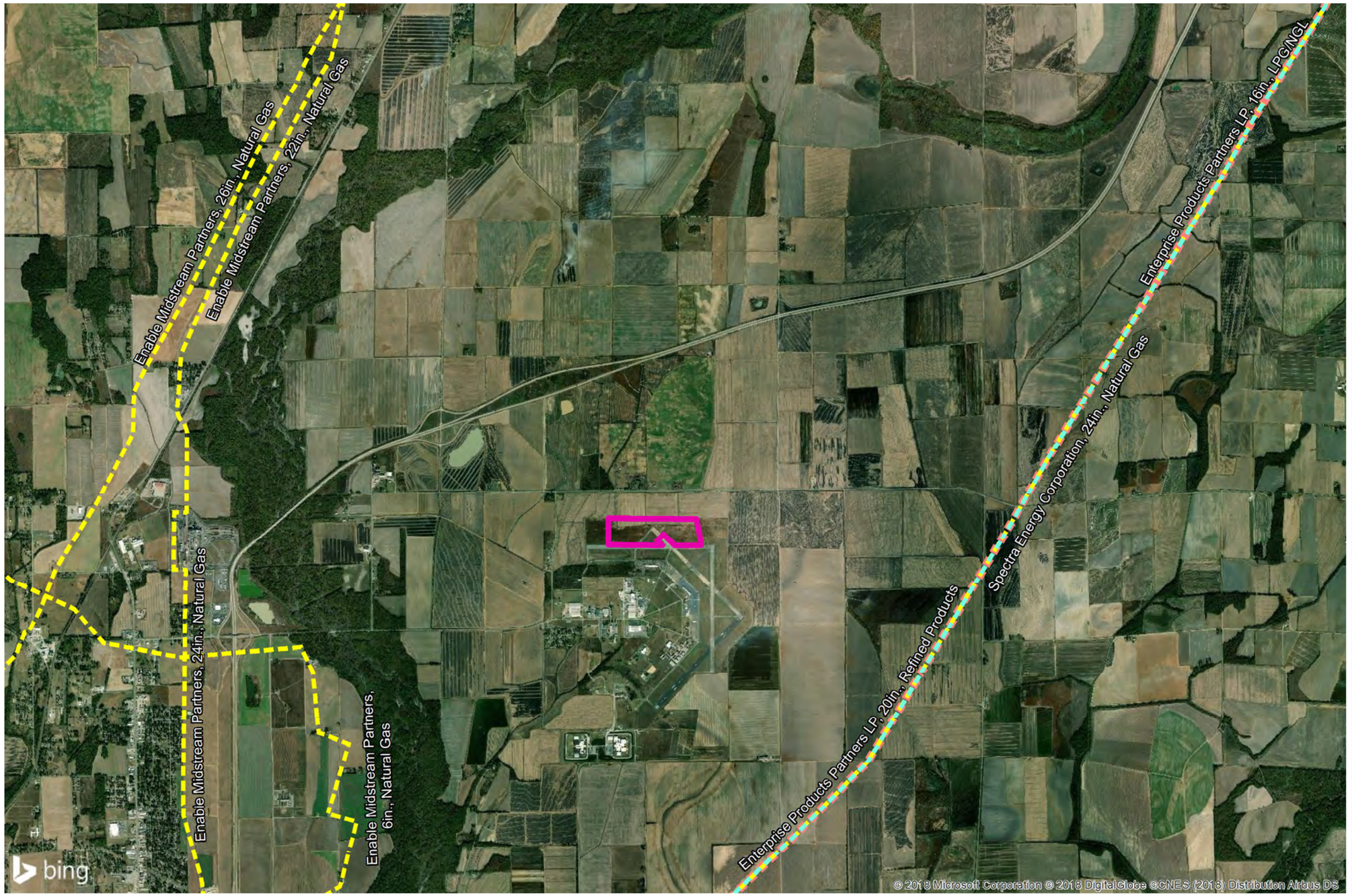

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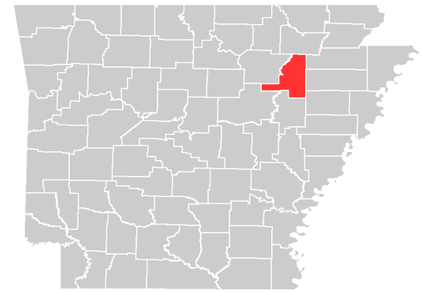

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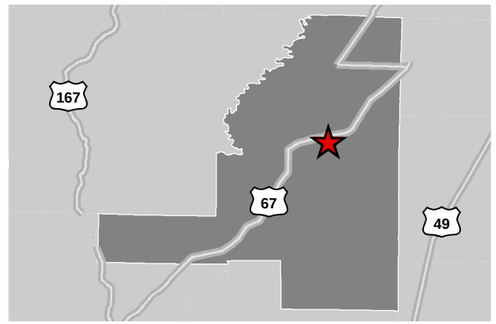

LEGEND

Property

Pipeline Commodity

- LPG/NGL
- Natural Gas
- Refined Products

NOTE

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SOURCE

Pennwell Map Pipeline Data: download date 10/2017

N

Created by: RPG
Date: 8/2018

1:48,000

0 2,000 4,000 8,000 Feet

0 480 960 1,920 Meters

Entergy BUSINESS DEVELOPMENT ARKANSAS

Newport Airbase Industrial Site #1

Entergy's Electrical Infrastructure

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Little Rock, AR 72201

Phone: 1-888-301-5861

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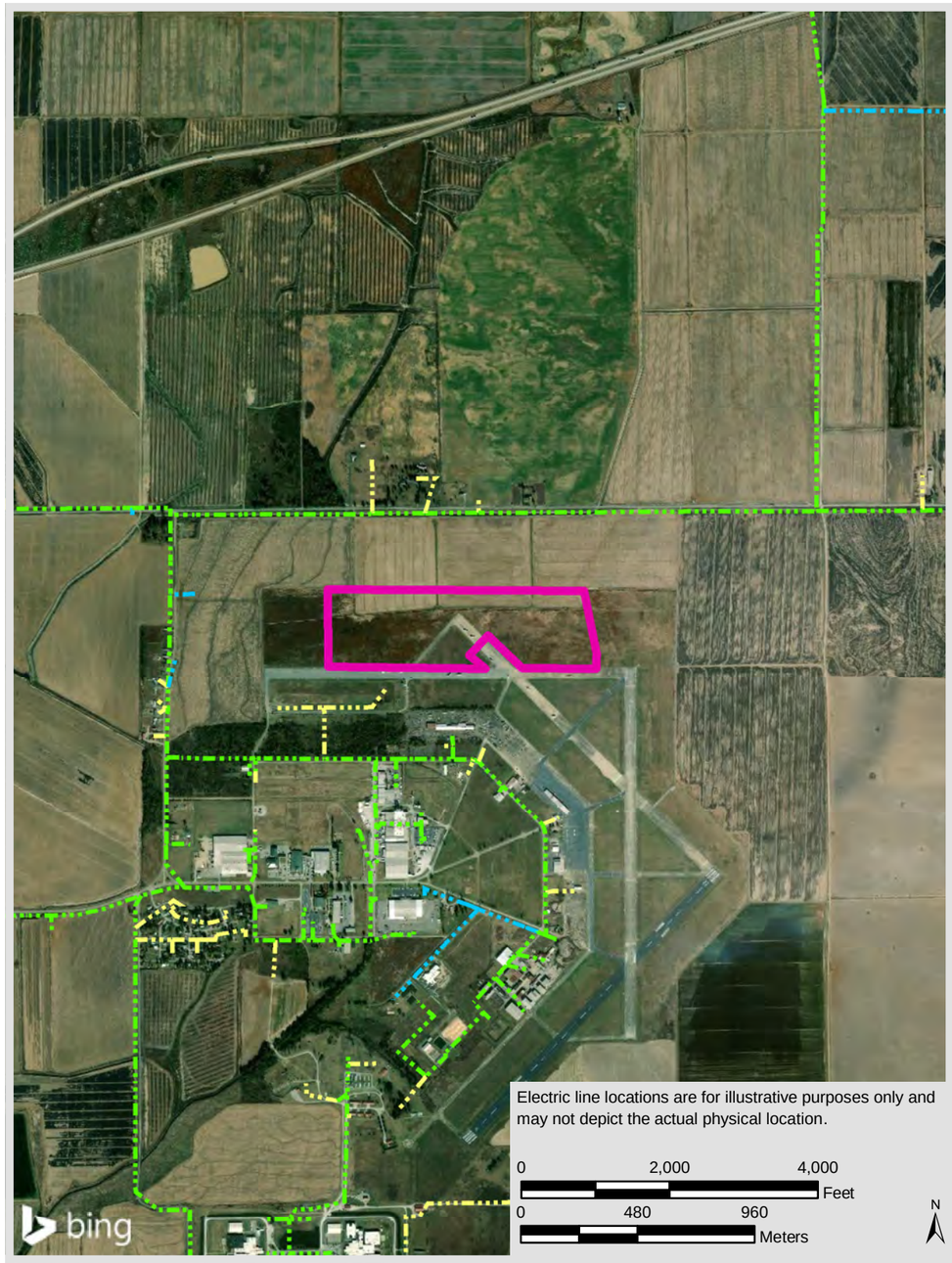
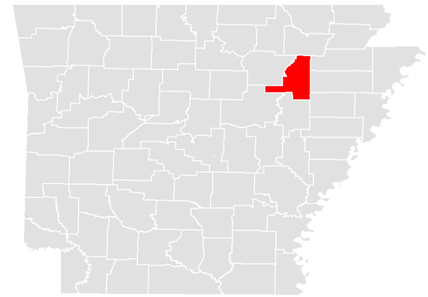
TRANSMISSION

DISTRIBUTION



JACKSON COUNTY



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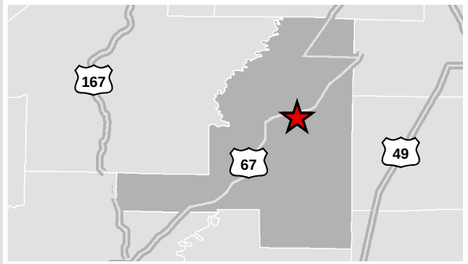

LEGEND

- Property

Transmission

- Substations
- 500 kV
- 161 kV

Distribution

- Three Phase, 13.8 kV
- Two Phase, 13.8 kV
- Single Phase, 13.8 kV

NOTE

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SOURCE

Service Layer Credits: © 2018 Microsoft Corporation © 2018 DigitalGlobe ©CNES (2018) Distribution Airbus DS

Source: Transmission-Entergy, Distribution-Entergy, 2018

Created by: RPG
Date: 08/2018

Entergy BUSINESS DEVELOPMENT ARKANSAS

Newport Airbase Industrial Site #1

Surrounding Use Map

425 W Capital Ave Suite 2700
Little Rock, AR 72201

Phone: 1-888-301-5861

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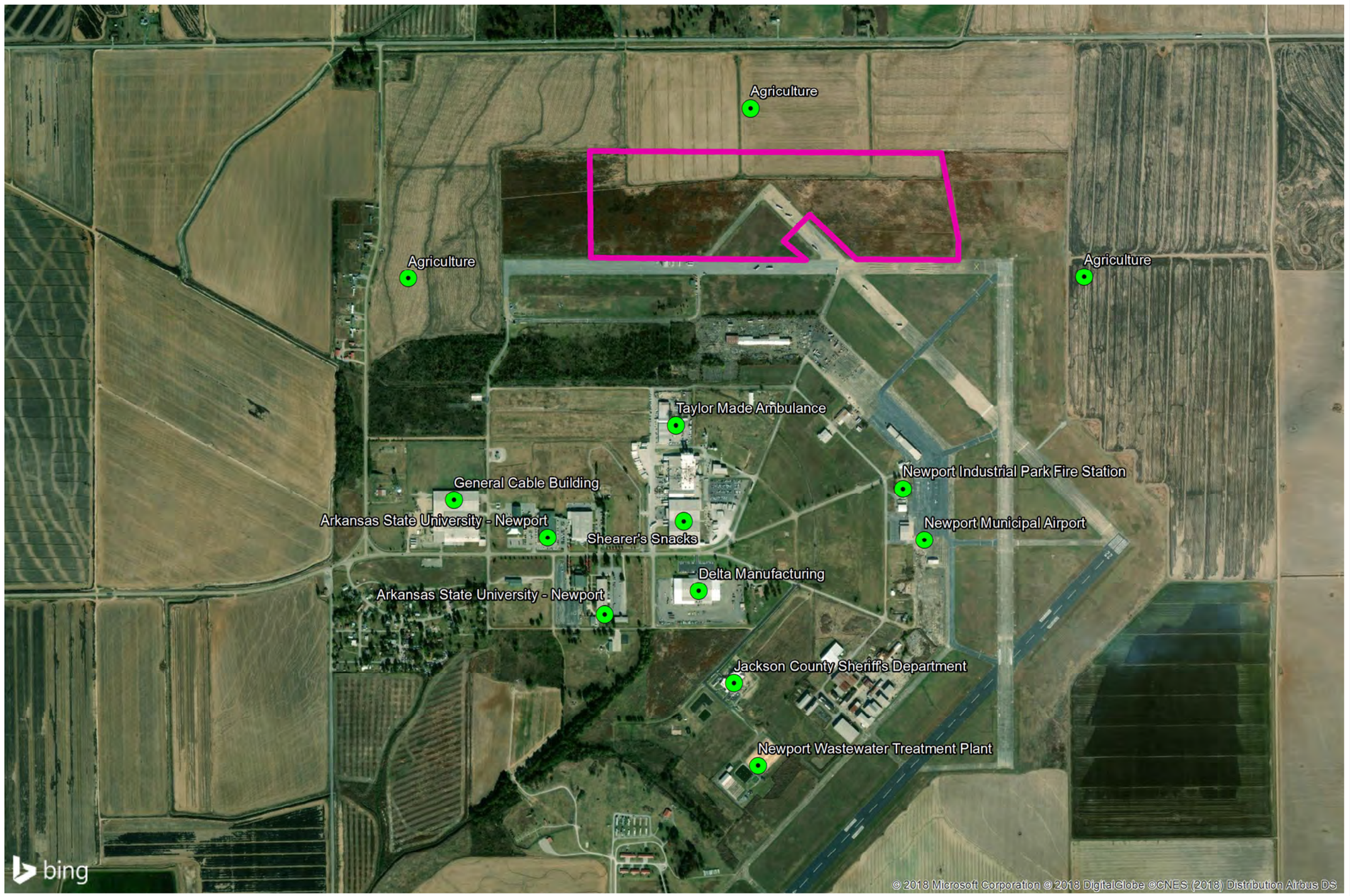
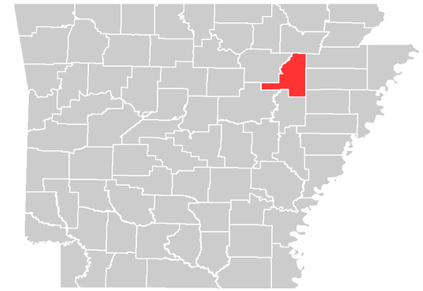


JACKSON COUNTY



VICINITY

LEGEND

Property

Surrounding Uses

NOTE

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SOURCE

N

Created by: RPG
Date: 8/2018

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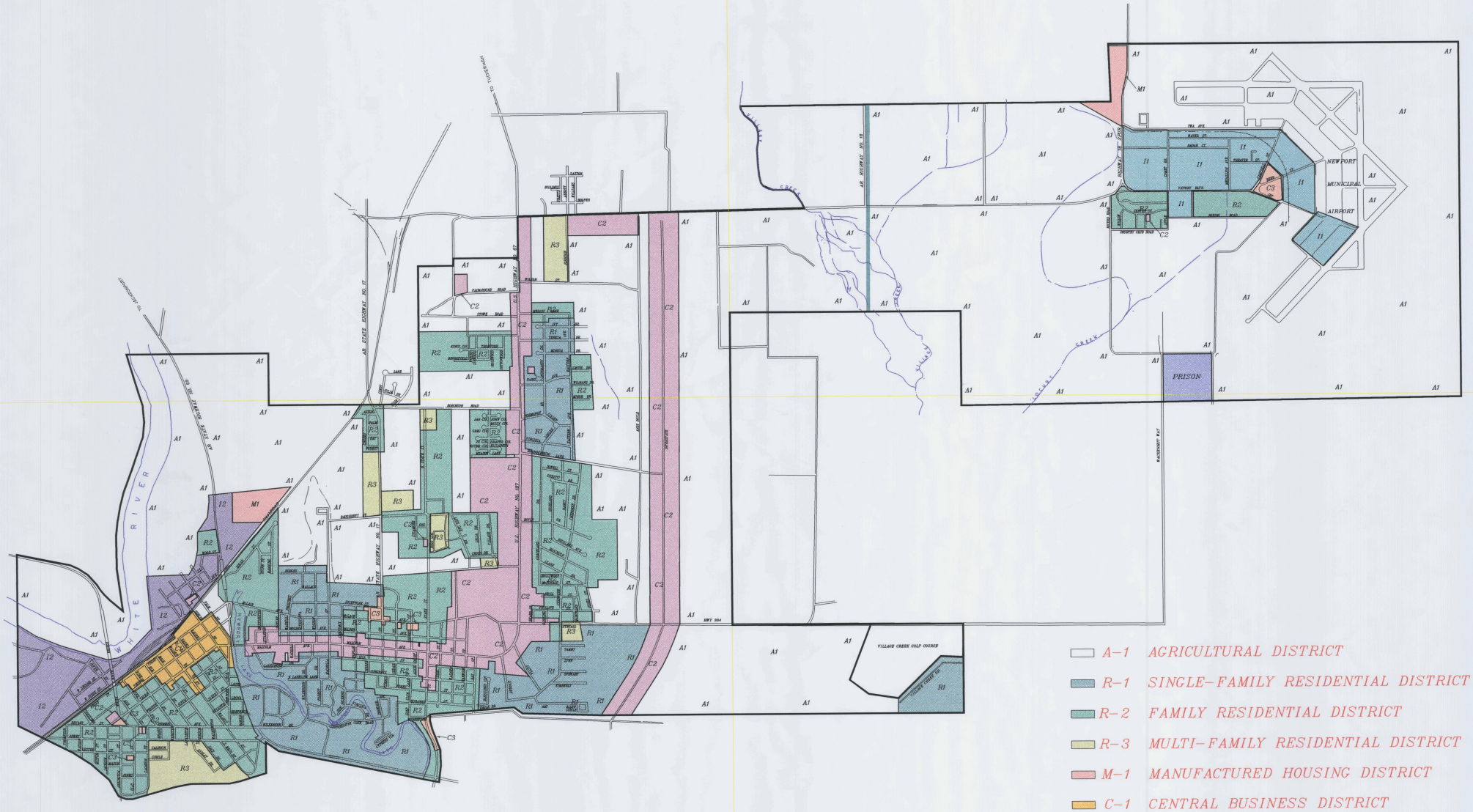
0 500 1,000 2,000 Feet

0 120 240 480 Meters



CITY OF NEWPORT
OFFICIAL ZONING MAP

DISCLAIMER

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Recipients of these materials must perform their own investigation and due diligence concerning all aspects of the site and/or improvements, financial, tax, and business matters associated therewith so as to enable them to evaluate the merits and risks of the site and to make any informed decision with respect thereto.