

West Memphis I-40 Megasite Special Timing Considerations

There are no known factors that should cause project delays. The following were identified during the Environmental Screening as items to be addressed:

1. **Existing Structures** – There are two farm tenant houses on the site. These structures could be removed quickly upon acquisition of the property.
2. **Small Residential Dump Site** - The site was discovered at the confluence of Ditch 11 and Drain 4. The dump site area, approximately 30' x 40', contains glass bottles, tin cans, plastic containers and old farm equipment. No drums or chemical/fuel containers were observed. Plans are underway to clean up the site within the next 6 months
3. **Cultural Resource Survey** – Based on the Screening Level Cultural Resource Survey and site walk over, no historic properties, historic districts, churches or cemeteries are located on the 1,800-acre site. In addition, no known archeological sites are present on the property. Following the initial coordination request, the Arkansas Historical Preservation Program (AHPP) did recommend that a Cultural Resource Survey be conducted over the areas proposed for disturbance prior to development. Timing to complete the survey is less than 90 days.
4. **Wetlands** – Jurisdictional waters (wetlands and streams) were found to be present on the site. One wooded area of approximately 7 acres, located on the southeast corner of the site, was determined to be wetland. Given the remote location, excluding the 7 acres from site development is recommended thus there would be no need for permitting or mitigation.

Two ditches 10 and 11 on site were determined to be jurisdictional. Neither of these ditches are navigable waters of the United States, therefore, clearing and dredging of these ditches is permissible without a 404 or other special permit. Should either ditch relocation be required during development, this work would be done under nationwide 404 permit and not require a specific individual permit. Time for approval of the nationwide permit is less than 90 days.

5. **Floodplain** – according to the FEMA flood insurance rate maps, the entire site lies in Zone x (area of minimal flood hazard). Development would not require a CLOMA (conditional letter of map amendment). A floodplain development permit would not be required.

Phillip Sorrell, PE
Director, Economic Development
City of West Memphis, AR
psorrell@westmemphisar.gov

**West Memphis I-40 Megasite
Clearing Cost Estimate**

Ditch Clearing:

22,000 L.F of wooded ditches \$500/station

\$110,000

Clear Wooded Areas (12.3 acres):

Northwest Area – 2.3 acres

Southeast Area – 10 acres

(12.3 acres @ \$3,000/acre)

\$36,900

Total Clearing Cost

\$146,900

**West Memphis I-40 Megasite
Grading and Stormwater Detention Cost Estimate**

*Affected Area: 5,880' x 7,400' = 1,000 acres
Existing Site Slope – 0-1% (drain north to south)*

Scope of Work:

1. Re-routing existing drainage ditches
2. Site grading
3. Stormwater detention basin

Development cost based on the following assumptions:

1.	Building area	2,000,000 sq/ft
2.	Pavement/parking/roads	5,000,000 sq/ft
3.	Detention area required (average depth 3')	2,000,000 sq/ft
4.	Ditch rerouting	8,000 L.F.
5.	Excavated material from detention area will be used for grading and fill material across the site	

Cost estimate:

1.	Detention Excavation and Grading <i>(220,000 yd³ @ \$6/y³)</i>	\$1,320,000
2.	Ditch Rerouting <i>(8,000 L.F. @ \$20/L.F)</i>	\$160,000
	Total	<u>\$1,480,000</u>

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**West Memphis I-40 Megasite
Cut/Fill Cost Estimate**

Cut/Fill quantities are based on recommendation from geotechnical subsurface exploration report which recommended removing and replacing expansive materials as follows:

- 4' below foundation bearing level
- 3' below floor slab subgrade
- 2' below pavement subgrade

The following base assumptions were made to develop cut/fill quantities:

Building area	2,000,000 sq/ft
Pavement/parking/roads	5,000,000 sq/ft
Finished floor elevation	212.5' MSL

Excavation cost:

Building area(s)

<i>(2,000,000 sq/ft x 1' = 2,000,000 ft³ = 74,000 yd³ @ \$6 yd³</i>	\$444,000
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Pavement area(s)

<i>(5,000,000 sq/ft x 0.5' = 2,500,000 ft³ = 93,000 yd³ @ \$6 yd³</i>	\$558,000
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Total	\$1,002,000
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Fill Cost:

Building area(s)

<i>2,000,000 sq/ft x 3' = 6,000,000 ft³ = 220,000 yd³ @ \$12 yd³</i>	\$2,640,000
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Pavement area(s)

<i>5,000,000 sq/ft x 2' = 10,000,000 ft³ = 370,000 yd³ @ \$12 yd³</i>	\$4,440,000
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Total	\$7,080,000
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Total All	\$8,082,000
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