

18.1 Acre Site Maxwell Industrial Park

Site Plan, Topography, and Aerial Map

The following figures detail the characteristics of this site. These are as follows:

- Figure 1 – Site Plan with Aerial Map (1994 photography), and
- Figure 2 - USGS Quadrangle Map.

Zoning

The site is located in Texarkana, Arkansas and is zoned for manufacturing (M-2 zone under City guidelines). Environmental, construction, safety and health regulations will be administered by the City of Texarkana, Arkansas in conformance with state laws.

Ownership and Site Size

The Texarkana Chamber of Commerce owns the 18.1 acre tract. The site has timber but is ready for development. The site is rectangular in shape.

Geology

At this time no soils data is available. In this area, the general geology is a stratum of silty sand and clays. These materials have good construction qualities with high foundation capabilities and low shrink swell potentials. Seams of sand or gravel can be found in varying thickness. Perched water can be encountered, but aquifers capable of producing water are not typically found until depths of two to three hundred feet below the ground surface.

Drainage System

Drainage for this area is into tributaries of Nix Creek that are adjacent to the site. Stormwater discharge is allowed to these tributaries.

Transportation and Site Access

Access to the site is directly off US Hwy 71/Loop 245 (future Interstate 49) from the interchange at East 19th Street. US Hwy 71 is a limited access four-lane road constructed to full interstate standards. To the north the highway connects directly to Interstate 30. To the south the highway is under construction to the Louisiana state line with a planned completion within five years and is under study with a direct extension to Shreveport and connection to both Interstate 20 and Interstate 49. In Texarkana, a connection to US Hwy 59 (Houston) is available.

The capacity of the interchange and access into the site is full interstate standards for truck types, weights and capacities. Both East 19th Street and Old Post Road are constructed to accommodate truck traffic.

The site is located within close proximity to the Texarkana Regional Airport.

Earthquake Zone

The USGS has mapped the country and has indicated specific zones of seismic probability and hazard. There are seven zones varying from very low probability to very high probability of seismic activity. The proposed site is located in the next to lowest level of potential hazard and is not subject to any special construction or insurance requirements.

Contamination

The site appears to have been used for both timber and grazing. It does not appear that the site has been used for fill or commercial activity. A Phase I environmental audit is required to quantify all past uses.

There is no known contamination at the site.

Regulations/Approvals

The State of Arkansas is the legal control for the site as relates to air, water and soil discharges from the site. Air permitting is through the state and Texarkana is not in any impacted zones for air quality. Wastewater discharge for each site is to the Texarkana Water Utility sewer system. Permits will be required for construction for all site work as relates to drainage and stormwater runoff.

The site is subject to construction permitting through the City of Texarkana, Arkansas. No other permits are anticipated or required.

Utilities

All utilities are available to the site. Specific utility information follows:

- Wastewater discharge is provided by the Texarkana Water Utility, and a gravity main is available to the site although specific development may require a lift station/force main.
- Potable water is provided by the Texarkana Water Utility, and water in sufficient quantity for both industrial use and fire protection is available to the site.
- Natural gas is available to the site from Centerpoint Energy.
- Electric capacity is available to the site from American Electric Power.
- Telecommunications are available to the site by both Valor and Cableone.