
JEFFERSON INDUSTRIAL PARK - 44 ACRES

SITE EVALUATION MAP BOOK



**JEFFERSON INDUSTRIAL
PARK - 44 ACRES**

COORDINATES: -92.065966, 34.260989

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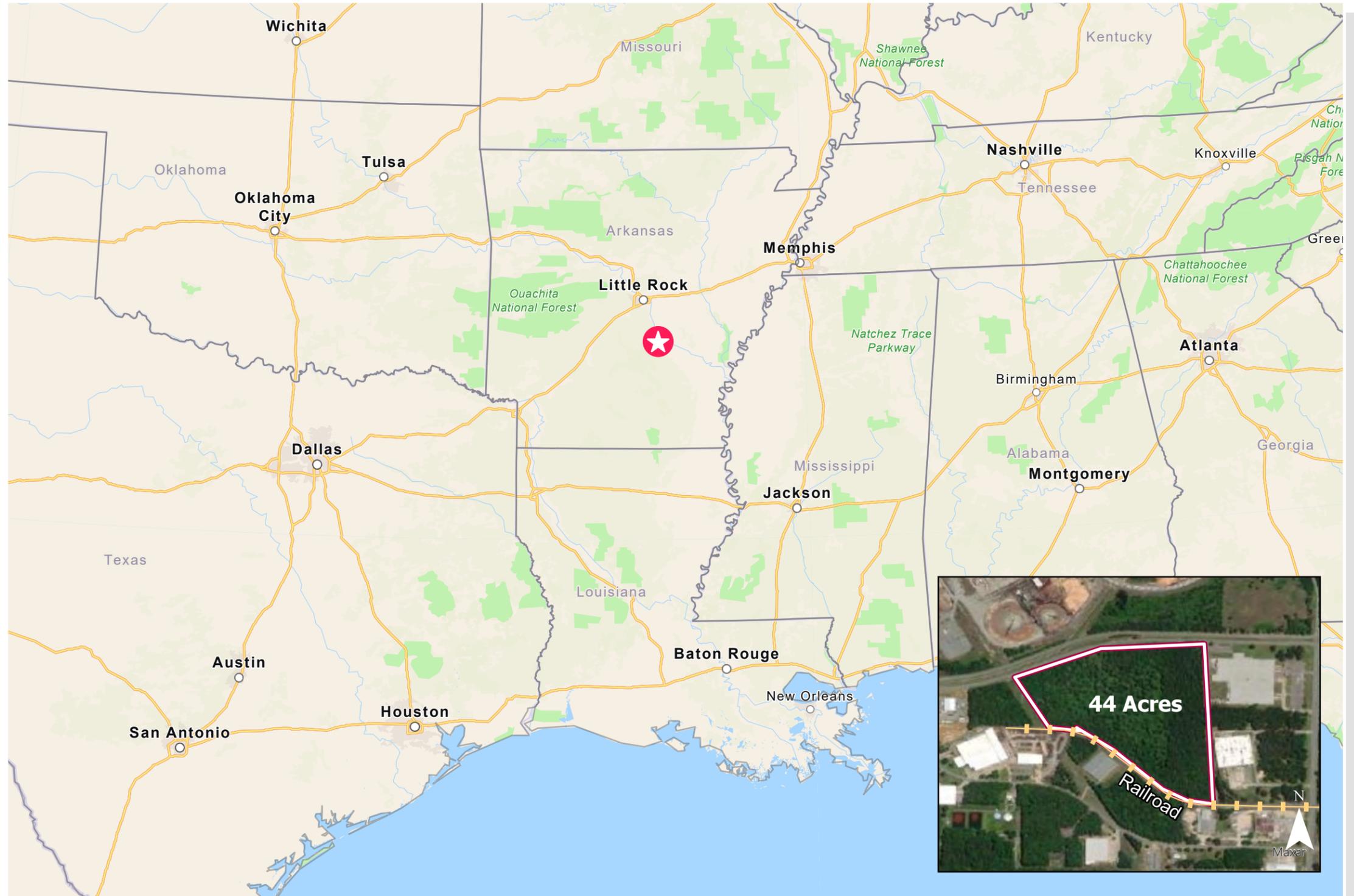
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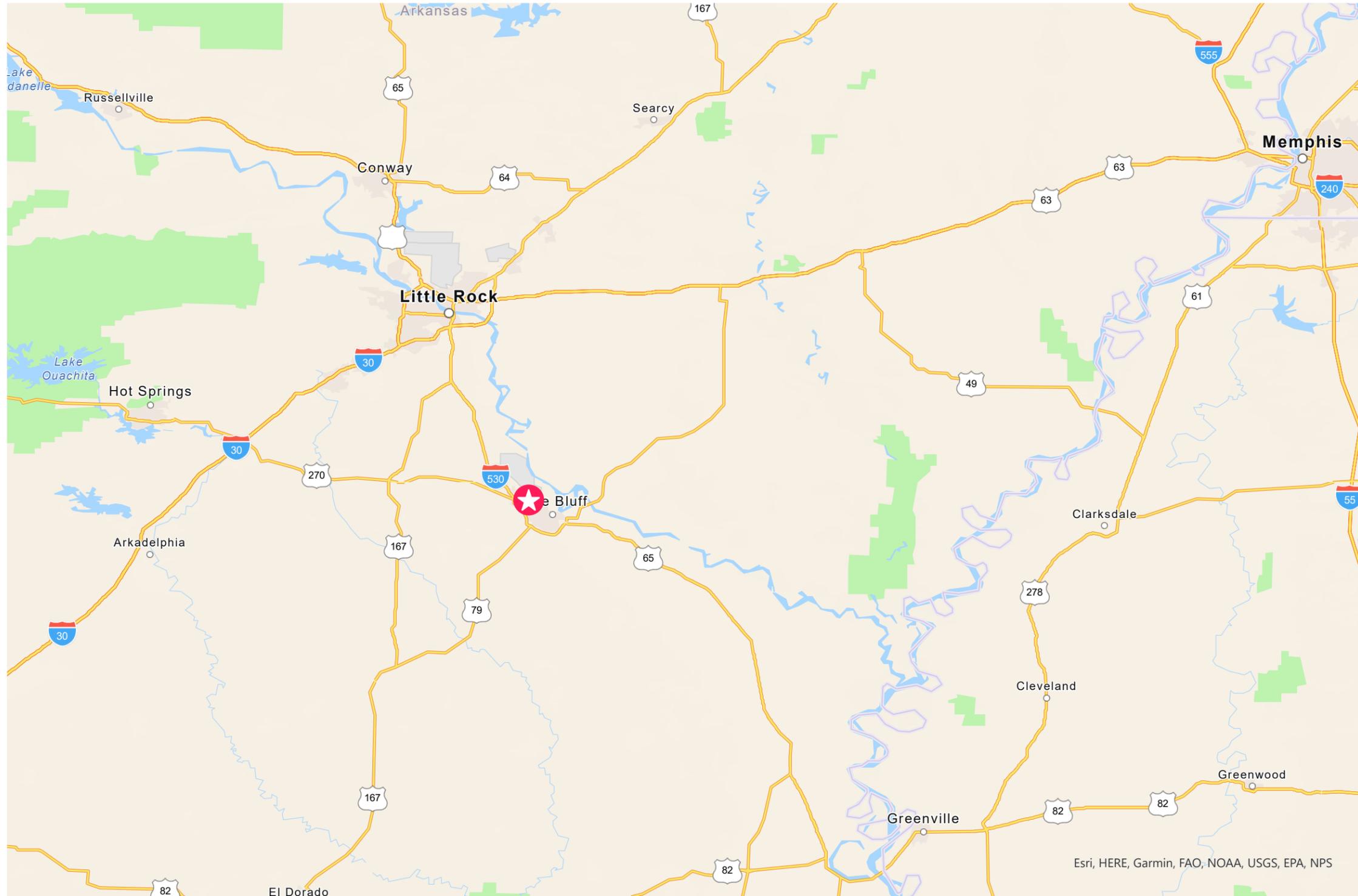
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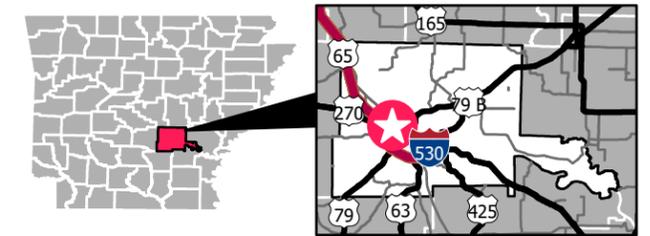
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JEFFERSON INDUSTRIAL PARK - 44 ACRES / TRANSPORTATION, REGIONAL



JEFFERSON COUNTY

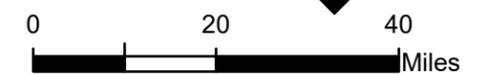


LEGEND

 Site Location

SOURCE

SCALE

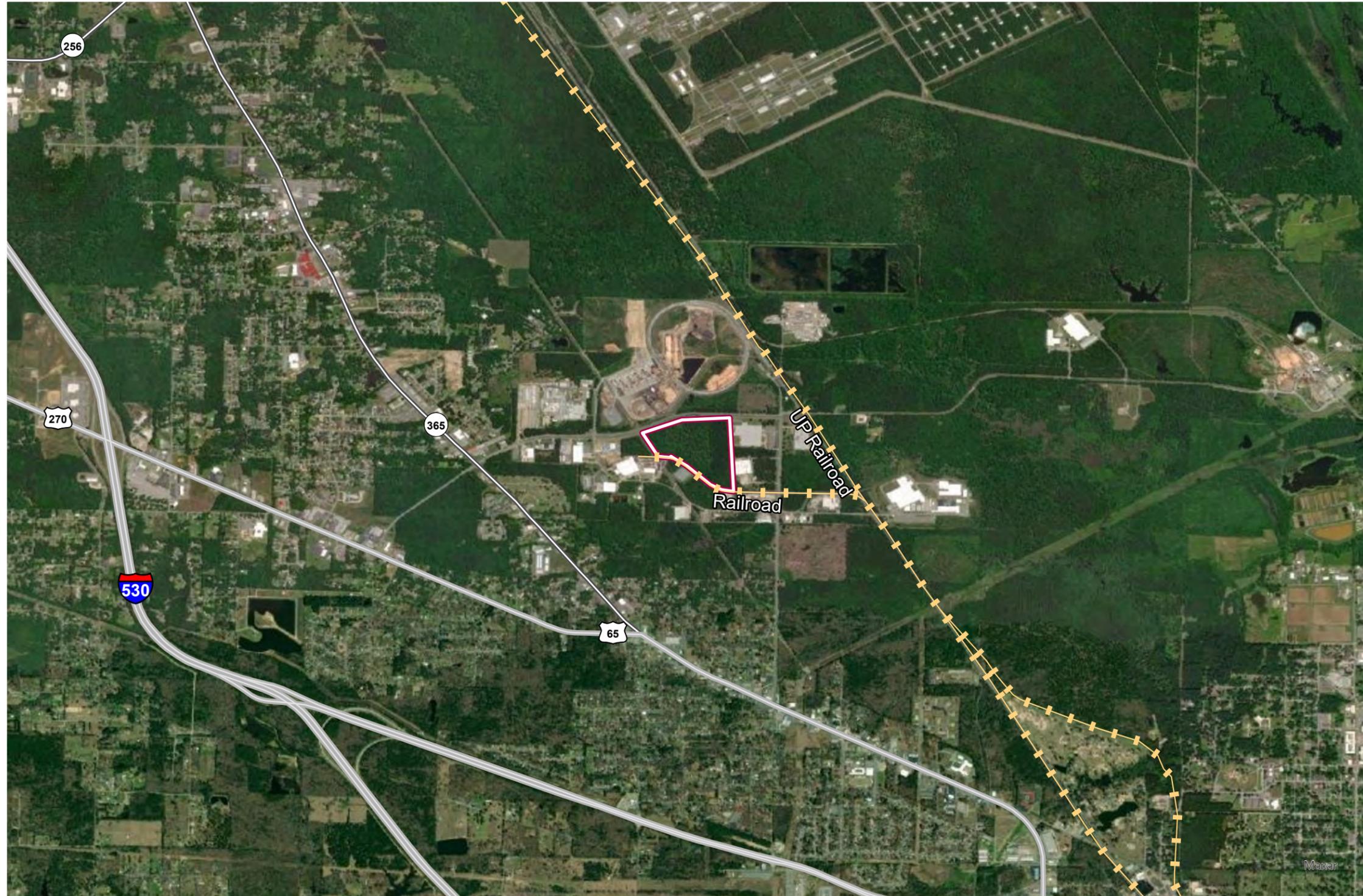


Date: 04/2022
Created by: RPG

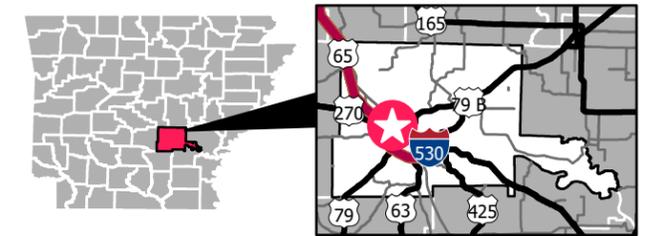
Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS

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JEFFERSON INDUSTRIAL PARK - 44 ACRES / TRANSPORTATION, IMMEDIATE



JEFFERSON COUNTY



LEGEND

 Property Boundary

 Railroads

Highways

 Interstate Highway

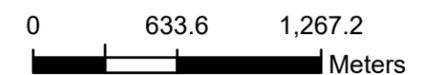
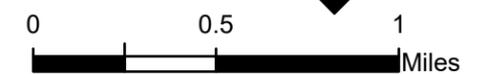
 U.S. Highway

 State Highway

SOURCE

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

SCALE



N

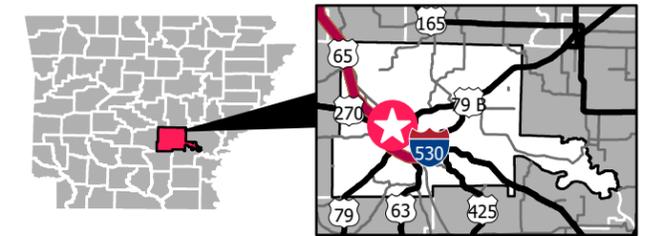
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JEFFERSON INDUSTRIAL PARK - 44 ACRES / AERIAL



JEFFERSON COUNTY



LEGEND

-  Property Boundary
-  Railroads

SOURCE

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

SCALE

0 400 800 Feet

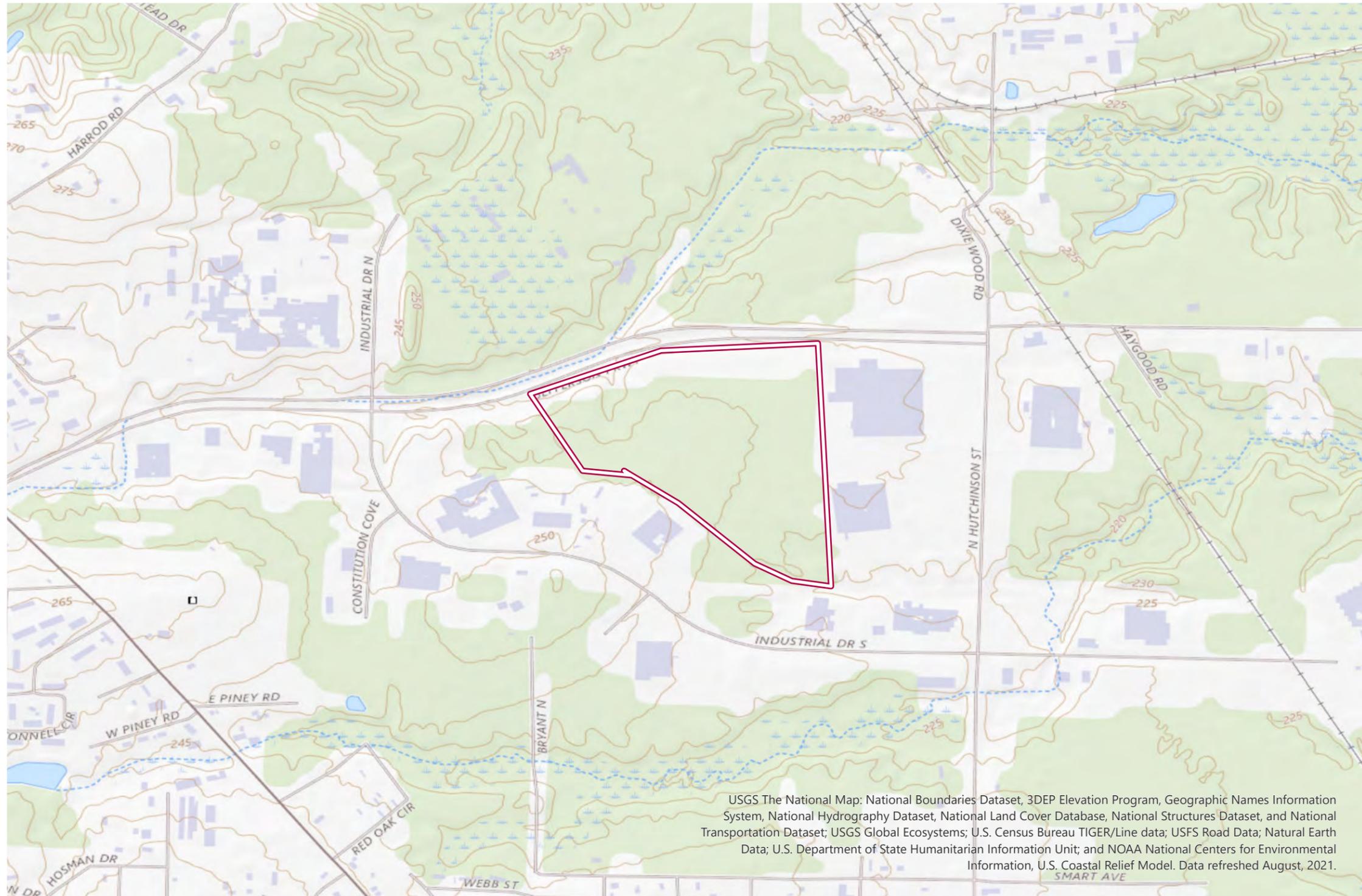
0 96 192 Meters



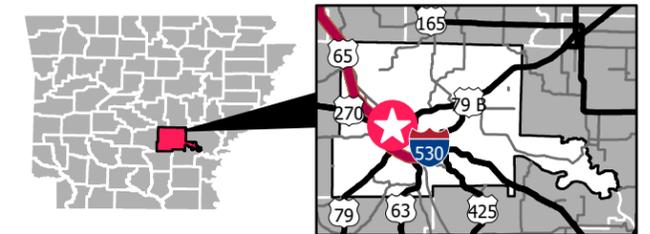
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JEFFERSON INDUSTRIAL PARK - 44 ACRES / TOPOGRAPHIC MAP



JEFFERSON COUNTY



LEGEND

 Property Boundary

SOURCE

SCALE

0 800 1,600 Feet

0 192 384 Meters



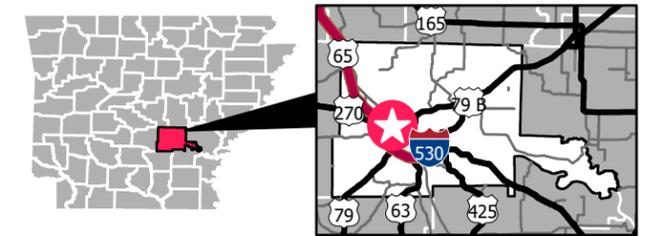
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JEFFERSON INDUSTRIAL PARK - 44 ACRES / ELEVATION CONTOURS



JEFFERSON COUNTY



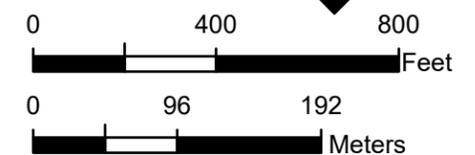
LEGEND

-  Property Boundary
- Elevation Contour (Ft.)**
-  215.1 - 230.0
-  230.1 - 245.0
-  245.1 - 255.0

SOURCE

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

SCALE



N

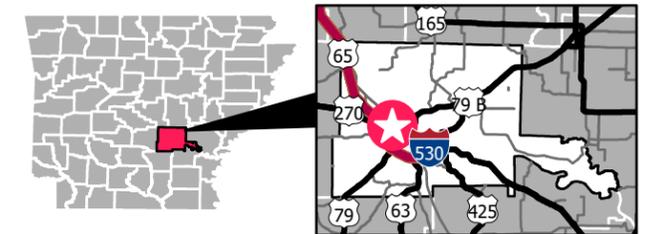
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JEFFERSON INDUSTRIAL PARK - 44 ACRES / FEMA FLOOD HAZARDS



JEFFERSON COUNTY



LEGEND

-  Property Boundary
-  Base Flood Elevation
- Flood Zone, Sub Type**
-  A
-  AE
-  AE, FLOODWAY
-  X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  X, AREA OF MINIMAL FLOOD HAZARD

SOURCE

Flood: FEMA National Flood Hazard Layer, 04/2022

SCALE



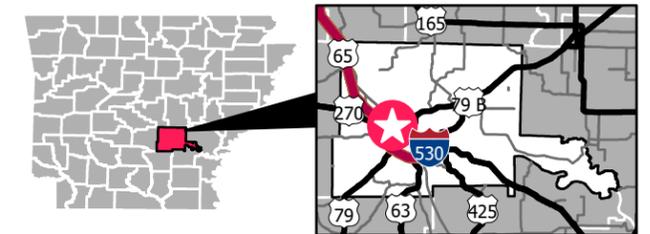
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JEFFERSON INDUSTRIAL PARK - 44 ACRES / NATIONAL WETLAND INVENTORY



JEFFERSON COUNTY



LEGEND

 Property Boundary

Wetland Types

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Riverine

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

SOURCE

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

SCALE

0 400 800 Feet

0 96 192 Meters

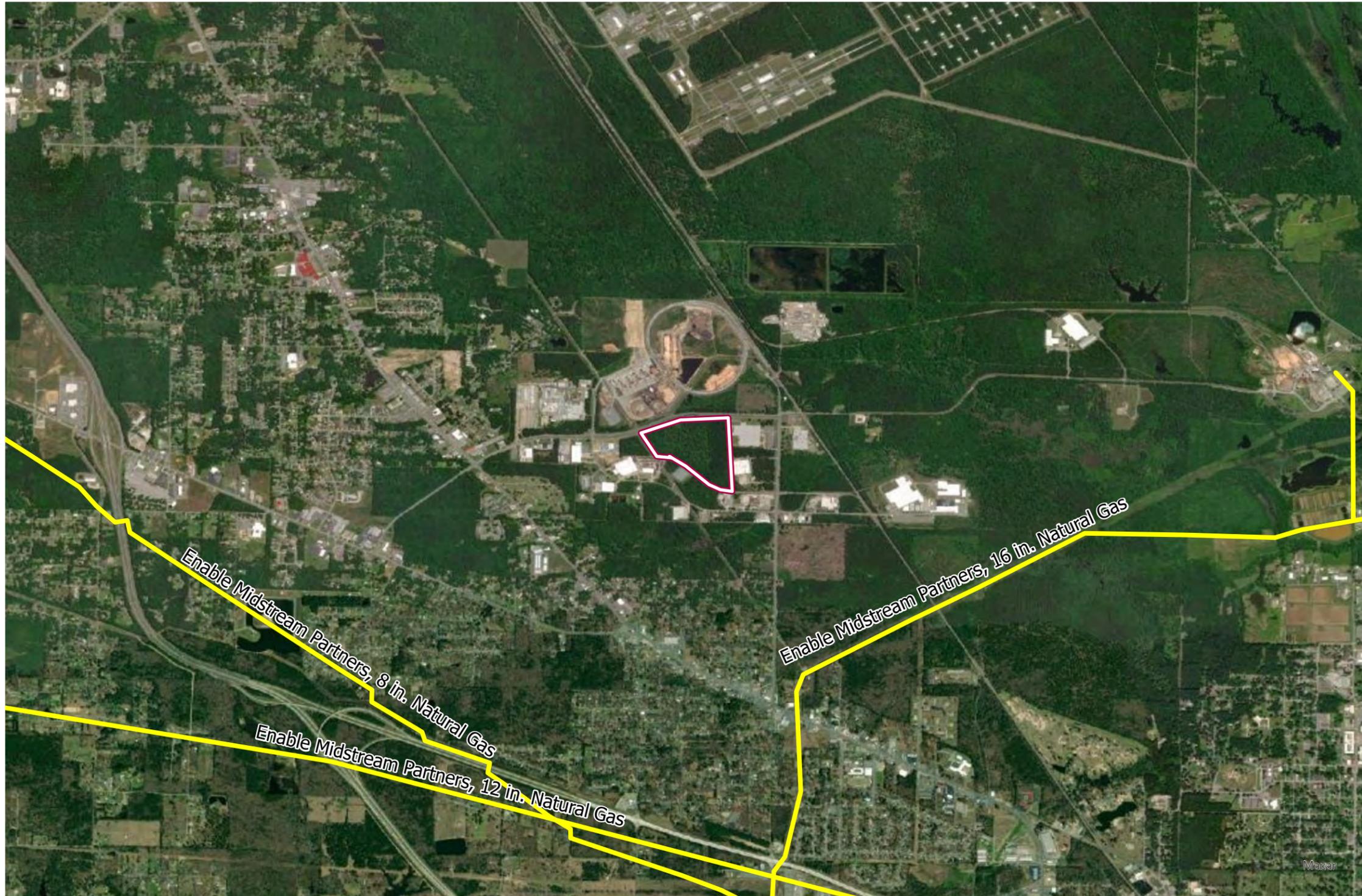
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Date: 04/2022
Created by: RPG

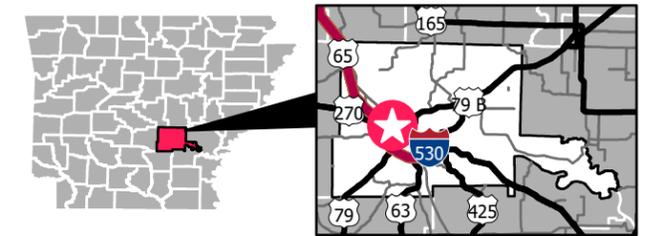
Wetland classification codes <https://www.fws.gov/node/264828>.

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JEFFERSON INDUSTRIAL PARK - 44 ACRES / PIPELINE INFRASTRUCTURE



JEFFERSON COUNTY



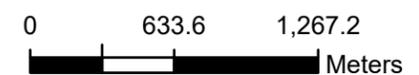
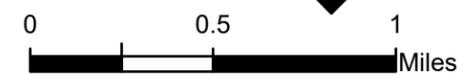
LEGEND

-  Property Boundary
- Pipeline Commodity**
-  Natural Gas,

SOURCE

Pipelines : Endeavor MAPSearch , 2021

SCALE

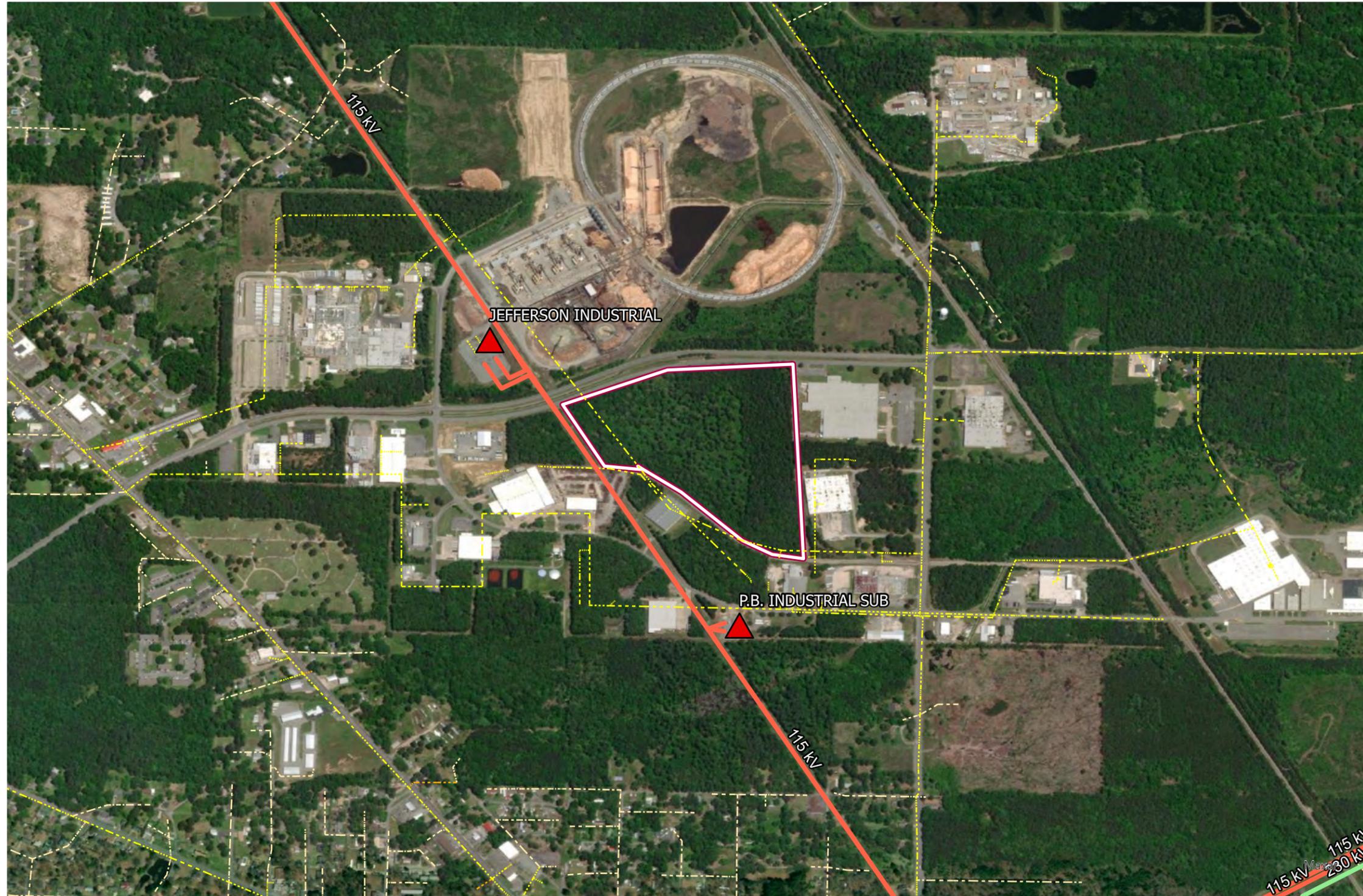


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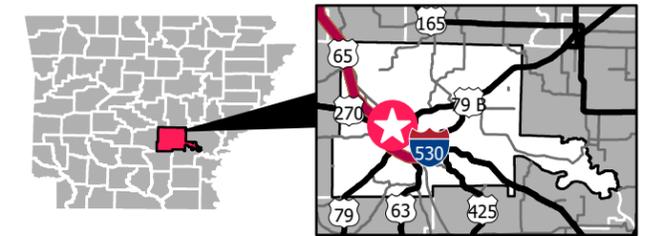
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JEFFERSON INDUSTRIAL PARK - 44 ACRES / ELECTRICAL INFRASTRUCTURE



JEFFERSON COUNTY



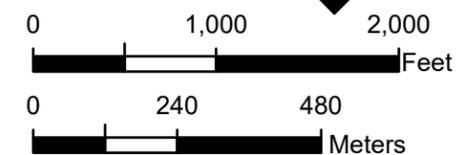
LEGEND

-  Property Boundary
-  Electrical Substations
- Electrical Transmission (kV)**
-  230
-  115
- Electrical Distribution**
- Voltage, Phase**
-  13.8 kV, Single Phase
-  13.8 kV, Two Phase
-  13.8 kV, Three Phase

SOURCE

Electrical: Entergy 2022

SCALE



N

Date: 04/2022
Created by: RPG

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