OSAGE, IOWA - MASTER DEVELOPMENT PLAN

Legend*

- Water Main (City of Osage)
- Sanitary Main (City of Osage)
- Natural Gas Line (Northern Natural Gas)
- 7.2 kV Electric Distribution Line (Heartland Power Cooperative)
- 12.5 kV Electric Distribution Line (Heartland Power Cooperative)
- Telecommunications (Osage Municipal Utilities)
- Road Access Points (Proposed)
- Wetland Delineation (Short Elliott Hendrickson Inc. (SHE), Jan. 2016)

Total Developable: 72.17 Acres

* All dashed lines indicate proposed Utility routes

Proposed Pad 250,000 SF

Parking Area

Existing Natural Gas Pipeline - 2.3 miles west

Proposed 12" Water Main

Proposed 6" Sewer Force Main

Proposed 3" Natural Gas Line

Proposed Lift Station

0.79 Acre Wetland

0.37 Acre Wetland

0.13 Acre Wetland

0.77 Acre Wetland

0.4 Acre Wetland

0.12 Acre Wetland

0.16 Acre Wetland

0.69 Acre Wetland

0.34 Acre Wetland

0.34 Acre Wetland

12.5 kV extension would replace existing 7.2 kV along this section

March Ave.

Orchard Rd.

Map Prepared: March 2018

Map of South Mitchell County Industrial Site, Osage, Iowa. The site includes a proposed pad of 250,000 square feet, parking area, and various utility lines and infrastructure. The map also highlights wetland delineation and road access points.