HELGERSON FLATS INDUSTRIAL CENTER
OTTUMWA, IOWA - MASTER DEVELOPMENT PLAN

(85.05 ACRES)

Map Prepared: May 2019

**Legend**

- Water Main (Ottumwa Water Works)
- Sanitary Main (City of Ottumwa)
- Natural Gas Line (MidAmerican Energy)
- 13.2 kV Electric Distribution Line (Alliant Energy)
- Telecommunications (Mediacom)
- Non-Developable Land
- Non-Jurisdictional Wetland (NJ)
- Jurisdictional Wetland (J)
- Drainage Stream

- Proposed Road
- Existing Railroad
- 2" Natural Gas Lines (60 psi)

- 2" Natural Gas Line (540 psi)
- 4" Natural Gas Line (600 psi)
- 8" Natural Gas Line (540 psi)

- Parallel Gas Lines - 8" (540 psi) and 4" (600 psi)
- 12" Water Main
- 10" Sewer Main
- 10 gb Fiber Line

- 16.5' Fiber Optic Easement
- 0.1 Acre Wetland (NJ)
- 1.0 Acre Wetland (J)
- 300,000 SF Proposed Pad

- 12.4 acres reserved for substation
- 1.2 acres Non-Developable

- Lift Station
- Canadian Pacific
- 4" Natural Gas Line (600 psi)

- 8" Natural Gas Line (540 psi)
- 16.5' Fiber Optic Easement

- Tree areas, wildlife habitat

- 0.1 Acre Wetland (NJ)

- 30’ Water Line Easement
- 2" Natural Gas Line (60 psi)

- 2" Natural Gas Lines (60 psi)
- 2" Force Main
- 4" Force Main

- Wetland Delineation
  Impact7G, Inc., Oct. 2017
  Total Developable: 78.07 Acres

* All dashed lines indicate proposed Utility routes

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