SERGEANT BLUFF PARK (117.6 ACRES)
SERGEANT BLUFF, IOWA - MASTER DEVELOPMENT PLAN

Lot 1: 13.5 Acres (12.6 Acres Developable)
Lot 2: 8.1 Acres (7.3 Acres Developable)
Lot 3: 55.1 Acres (54.7 Acres Developable)
Lot 4: 40.9 Acres (37.8 Acres Developable)

Proposed Pad
750,000 SF

Legend*
- Water Main (City of Sergeant Bluff)
- Sanitary Main (City of Sergeant Bluff)
- Natural Gas Line (MidAmerican Energy)
- Electric Transmission Line (MidAmerican Energy)
- Electric Distribution Line (MidAmerican Energy)
- Fiber Lines
- Proposed Fiber (Long Lines Broadband)
- Proposed Gas Regulator Station
- 4" Gas Line (40 psi)
- 12" Water Main
- 20' Drainage Easement
- 12' Water Main
- 10" Sewer Main
- Drainage Ditch
- Lift Station
- Fiber Lines (Sprint & Fibercomm)
- 40' Transmission Line Easement
- 50' Natural Gas Pipeline Easement
- ROW Easement
- Proposed 4" Gas Line (40 psi)

*All dashed lines indicate proposed Utility routes

Total Developable: 112.46 Acres

Map Prepared: February 2018

Natural Gas Line (MidAmerican Energy)
- Electric Transmission Line (MidAmerican Energy)
- Electric Distribution Line (MidAmerican Energy)

Legend*
- Telecommunications (Provider as indicated)
- Road Access Points (Proposed)
- Existing Railroad
- Natural Gas Pipeline

Wetland Delineation
(Impact 7G, Aug. 2016 - no wetlands on site)

Sabre Industries

Proposed Gas Regulator Station

Proposed 4" Gas Line (40 psi)

Proposed Fiber (Long Lines Broadband)

220th St.
225th St.

12.5 kV MidAmerican Energy Distribution Line
131 kV MidAmerican Energy Transmission Line

Fiber Lines with 16.5' Easement (AT&T)

50' Natural Gas Pipeline Easement

ROW Easement

Proposed Pad
750,000 SF

Parking Area
Loading/Trailer Parking

Parking Area

Lot 1: 13.5 Acres
Lot 2: 8.1 Acres
Lot 3: 55.1 Acres
Lot 4: 40.9 Acres

750,000 SF
112.46 Acres

Map Prepared: February 2018

Legend*

- Water Main (City of Sergeant Bluff)
- Sanitary Main (City of Sergeant Bluff)
- Natural Gas Line (MidAmerican Energy)
- Electric Transmission Line (MidAmerican Energy)
- Electric Distribution Line (MidAmerican Energy)
- Fiber Lines
- Proposed Fiber (Long Lines Broadband)
- Proposed Gas Regulator Station
- 4" Gas Line (40 psi)
- 12" Water Main
- 20' Drainage Easement
- 12' Water Main
- 10" Sewer Main
- Drainage Ditch
- Lift Station
- Fiber Lines (Sprint & Fibercomm)
- 40' Transmission Line Easement
- 50' Natural Gas Pipeline Easement
- ROW Easement
- Proposed 4" Gas Line (40 psi)

*All dashed lines indicate proposed Utility routes

Total Developable: 112.46 Acres

Map Prepared: February 2018

Legend*

- Water Main (City of Sergeant Bluff)
- Sanitary Main (City of Sergeant Bluff)
- Natural Gas Line (MidAmerican Energy)
- Electric Transmission Line (MidAmerican Energy)
- Electric Distribution Line (MidAmerican Energy)
- Fiber Lines
- Proposed Fiber (Long Lines Broadband)
- Proposed Gas Regulator Station
- 4" Gas Line (40 psi)
- 12" Water Main
- 20' Drainage Easement
- 12' Water Main
- 10" Sewer Main
- Drainage Ditch
- Lift Station
- Fiber Lines (Sprint & Fibercomm)
- 40' Transmission Line Easement
- 50' Natural Gas Pipeline Easement
- ROW Easement
- Proposed 4" Gas Line (40 psi)

*All dashed lines indicate proposed Utility routes

Total Developable: 112.46 Acres

Map Prepared: February 2018