SOUTHBRIDGE - 27 FLAGS INDUSTRIAL SITE  
SIoux City, Iowa - Master Development Plan  
(119.6 Acres)

Legend:
- Water Main (City of Sioux City)
- Sanitary Main (City of Sioux City)
- Natural Gas Line (MidAmerican Energy)
- 69 kV Electric Transmission Line (Northwest Iowa Power Cooperative)
- 12.5 kV Electric Distribution Line (Woodbury County REC)
- Non-Jurisdictional Wetland
- Total Developable: 119.6 Acres
- All dashed lines indicate proposed Utility routes

Note: 2.5 acres of wetlands were delineated on and around the site, all non-jurisdictional. This reflects the site’s previous use as a golf course.

Map Prepared: May 2019