AVENUE OF THE SAINTS DEVELOPMENT PARK
CHARLES CITY, IOWA - MASTER DEVELOPMENT PLAN
(75.34 ACRES)

Legend*

- Water Main (City of Charles City)
- Sanitary Main (City of Charles City)
- Natural Gas Transmission Line (Northern Natural Gas)
- Natural Gas Distribution Line (MidAmerican Energy)
- 69 kV Electric Transmission Line (MidAmerican Energy)
- 12.5 kV Electric Distribution Line (MidAmerican Energy)
- Telecommunications (WIN Technology)
- Road Access Points (Proposed)

Wetland Delineation
(Terracon Consultants, Inc., June 2019)

- Jurisdictional Wetland (J)
- Non-Jurisdictional Wetland (NJ)

Total Developable: 65.09 Acres

* All dashed lines indicate proposed Utility routes

Lot C
16.2 Acres

Lot 1
16.2 Acres

0.3 Acre Wetland (NJ)

Natural Gas Transmission Line (with 75' Easement)

69 kV Electric Transmission Line (with 30' Easement)

Proposed 10 gb Fiber Line

Proposed 4" Natural Gas Line (50 psi) to run through existing 20' utility easement

8" Sewer Main

66' Utility Easement

30 - 40' Utility Easement

60' Utility Easement

10' Utility Easement

12" Water Main

12.5 kV Electric Distribution Line, concurrent with 69 kV Transmission Line

10' Utility Easement

Electric Substation

Proposed 10 gb Fiber Line

Proposed Pad 250,000 SF

DOT/County/City Roads Maintenance

MAP PREPARED: JANUARY 2020

1,000 Feet