

SOUTHBRIDGE - 27 FLAGS INDUSTRIAL SITE (119.6 ACRES)

SIOUX CITY, IOWA - MASTER DEVELOPMENT PLAN



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)
 - Telecommunications (Long Lines LLC)
 - Existing Railroad
 - Wetland Delineation (HR Green, Jul. 2014)**
 - Non-Jurisdictional Wetland
- * All dashed lines indicate proposed Utility routes
- Total Developable: 119.6 Acres

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.

