

# FORT MADISON INDUSTRIAL SITE (128.18 ACRES)

## FORT MADISON, IOWA - MASTER DEVELOPMENT PLAN

### Legend\*

- Water Main (City of Fort Madison)
- Sanitary Main (City of Fort Madison)
- Natural Gas Transmission Line (Liberty Utilities)
- Natural Gas Distribution Line (MidAmerican Energy or Liberty Utilities - *provider as indicated*)
- 64.5 kV Electric Transmission Line (ITC)
- 13.2 kV Electric Distribution Line (Alliant Energy)
- Telecommunications (Danville Telecom)
- Proposed Road Upgrade - Gravel to Asphalt

**\*** Road Access Points (Proposed)

Wetland Delineation (Klingner & Associates, P.C., Mar. 2019 - no wetlands on site)

Total Available: 122.84 Acres (excluding ROW)  
 116.82 Developable Acres  
 Approx. 100.3 Contiguous Acres between Utility Easements

\* All dashed lines indicate proposed utility routes

