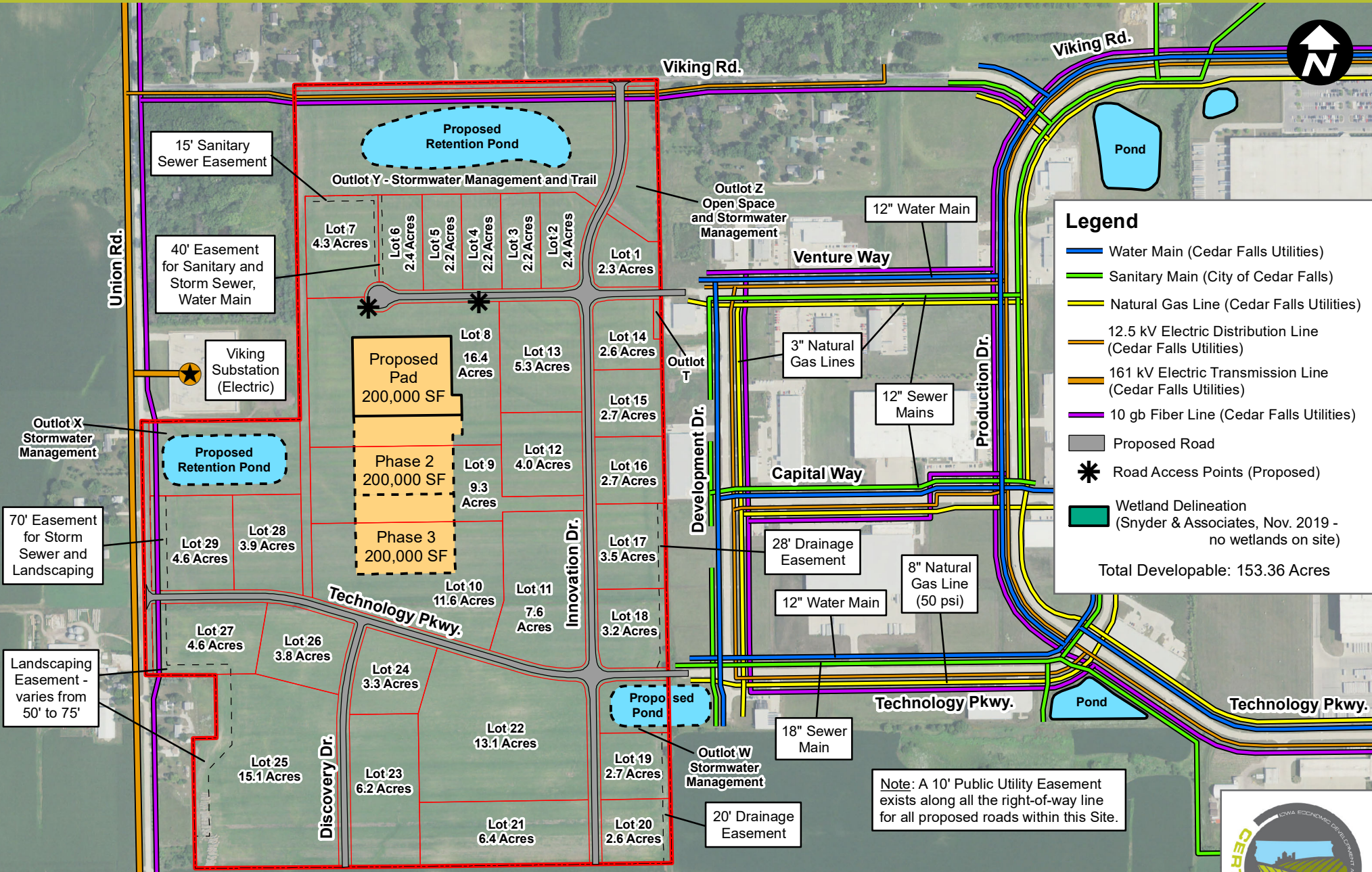


WEST VIKING ROAD INDUSTRIAL PARK

CEDAR FALLS, IOWA - MASTER DEVELOPMENT PLAN

(204.68 ACRES)



Legend

- Water Main (Cedar Falls Utilities)
- Sanitary Main (City of Cedar Falls)
- Natural Gas Line (Cedar Falls Utilities)
- 12.5 kV Electric Distribution Line (Cedar Falls Utilities)
- 161 kV Electric Transmission Line (Cedar Falls Utilities)
- 10 gb Fiber Line (Cedar Falls Utilities)
- Proposed Road
- * Road Access Points (Proposed)
- Wetland Delineation (Snyder & Associates, Nov. 2019 - no wetlands on site)

Total Developable: 153.36 Acres

70' Easement for Storm Sewer and Landscaping

Landscaping Easement - varies from 50' to 75'

15' Sanitary Sewer Easement

40' Easement for Sanitary and Storm Sewer, Water Main

Viking Substation (Electric)

Proposed Retention Pond

Outlot Y - Stormwater Management and Trail

Outlot Z Open Space and Stormwater Management

12" Water Main

Pond

Venture Way

Capital Way

12" Sewer Mains

12" Water Main

8" Natural Gas Line (50 psi)

18" Sewer Main

Development Dr.

Production Dr.

Innovation Dr.

Discovery Dr.

Technology Pkwy.

Technology Pkwy.

Technology Pkwy.

Proposed Pad
200,000 SF

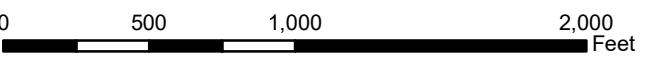
Phase 2
200,000 SF

Phase 3
200,000 SF

Proposed Pond

Outlot W Stormwater Management

20' Drainage Easement



Note: A 10' Public Utility Easement exists along all the right-of-way line for all proposed roads within this Site.

