
CHARLES W. DEAN INDUSTRIAL PARK

SITE EVALUATION MAP BOOK

CHARLES W. DEAN INDUSTRIAL PARK

GILBERT WOODS DRIVE
CLEVELAND, MS, 38732
33.75710, -90.70534

TABLE OF CONTENTS

TRANSPORTATION, REGIONAL

TRANSPORTATION, IMMEDIATE

AERIAL

TOPOGRAPHIC MAP

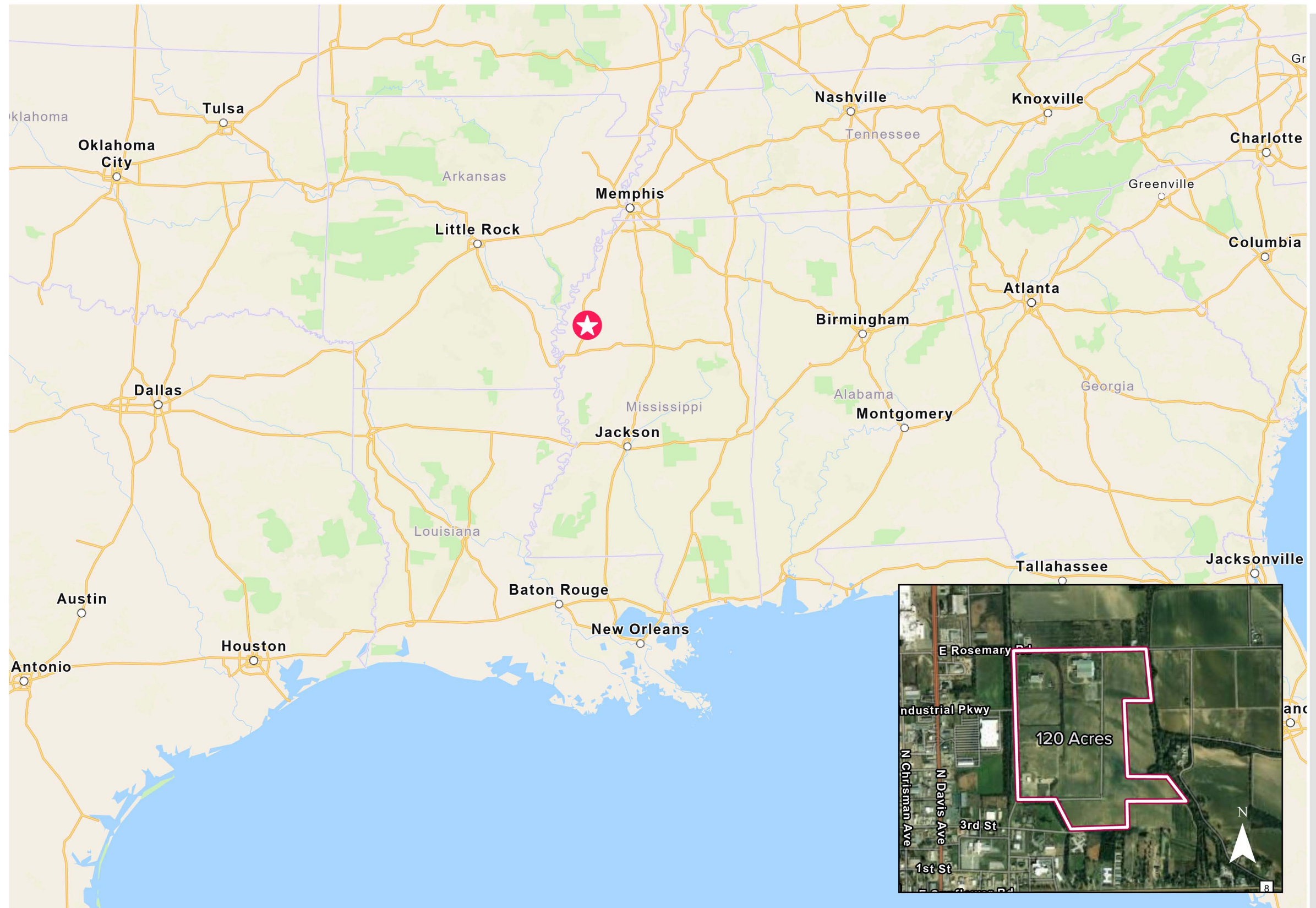
ELEVATION CONTOURS

FEMA FLOOD HAZARDS

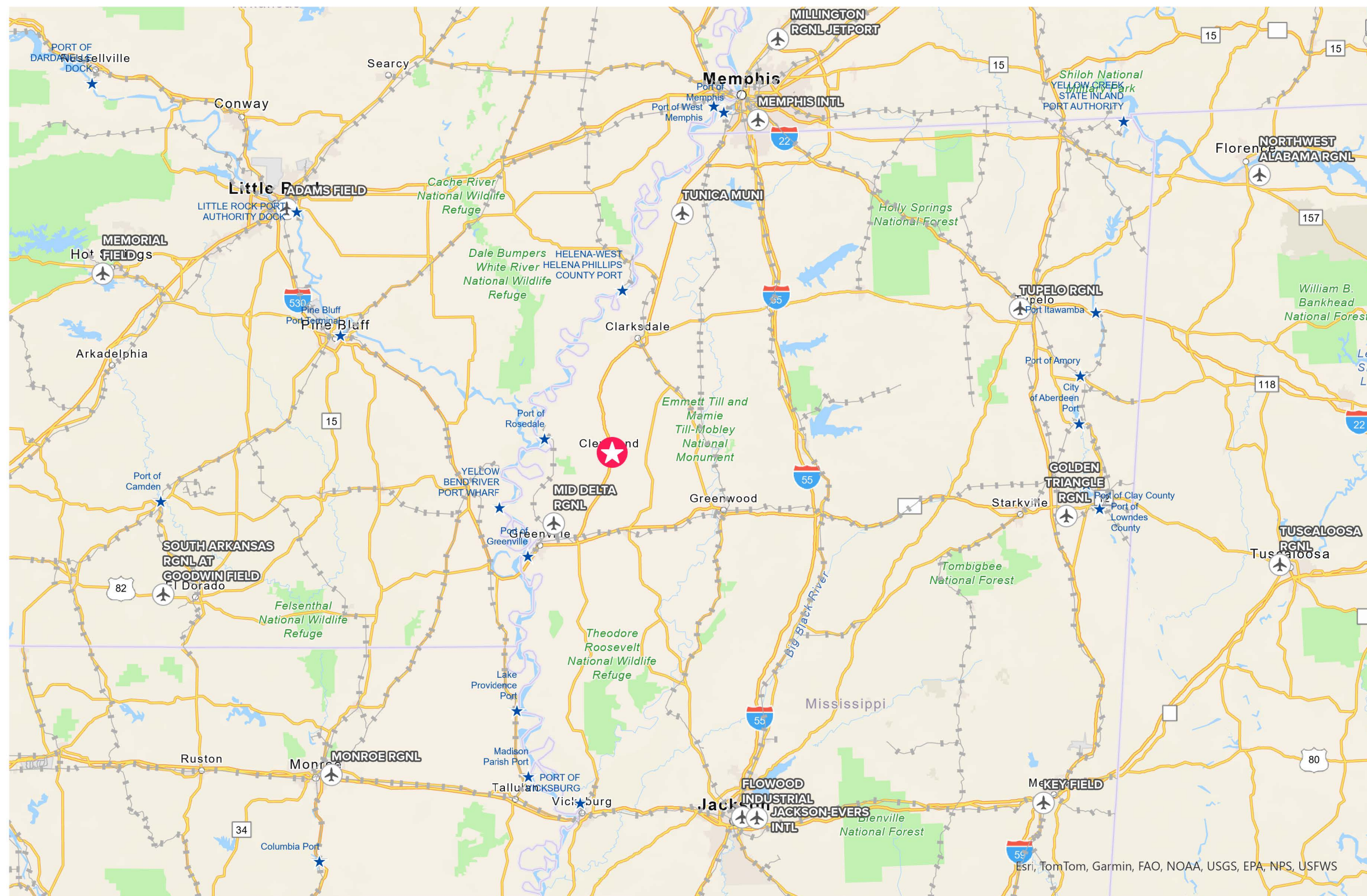
NATIONAL WETLANDS INVENTORY

PIPELINE INFRASTRUCTURE

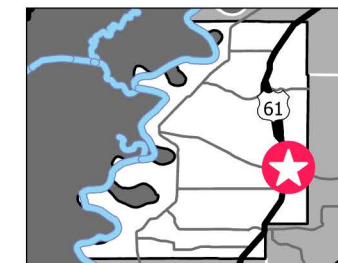
ENTERGY'S ELECTRICAL INFRASTRUCTURE



CHARLES W. DEAN INDUSTRIAL PARK / REGIONAL MAP



BOLIVAR COUNTY



LEGEND

-  Charles W Dean Industrial Park
-  Airports
-  Ports
-  Railroads

SOURCE

ESRI World Navigation Map
Airport CDC
Ports: US Army Corps of Engineers and LOSCO

SCALE

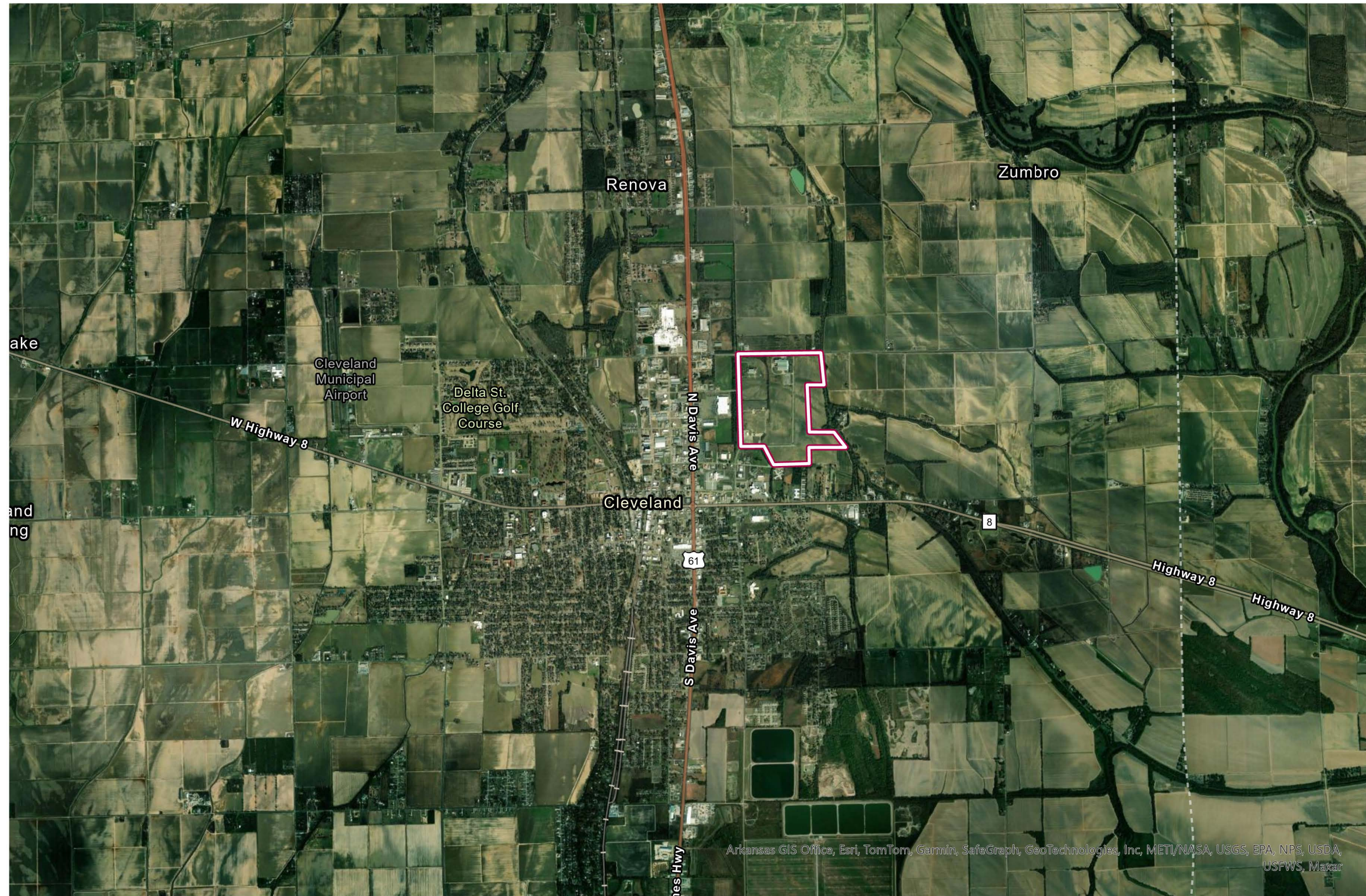
0 30 60
Miles

0 38,016 76,032
Meters

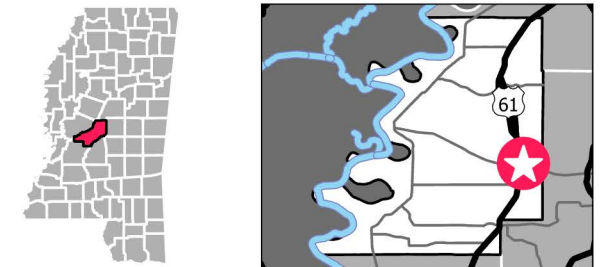
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Date: 05/2025
Created by: RPG

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CHARLES W. DEAN INDUSTRIAL PARK / IMMEDIATE TRANSPORTATION MAP



BOLIVAR COUNTY



LEGEND

 Property Boundary - Charles W Dean Industrial Park

SOURCE

SCALE

0 0.75 1.5
Miles

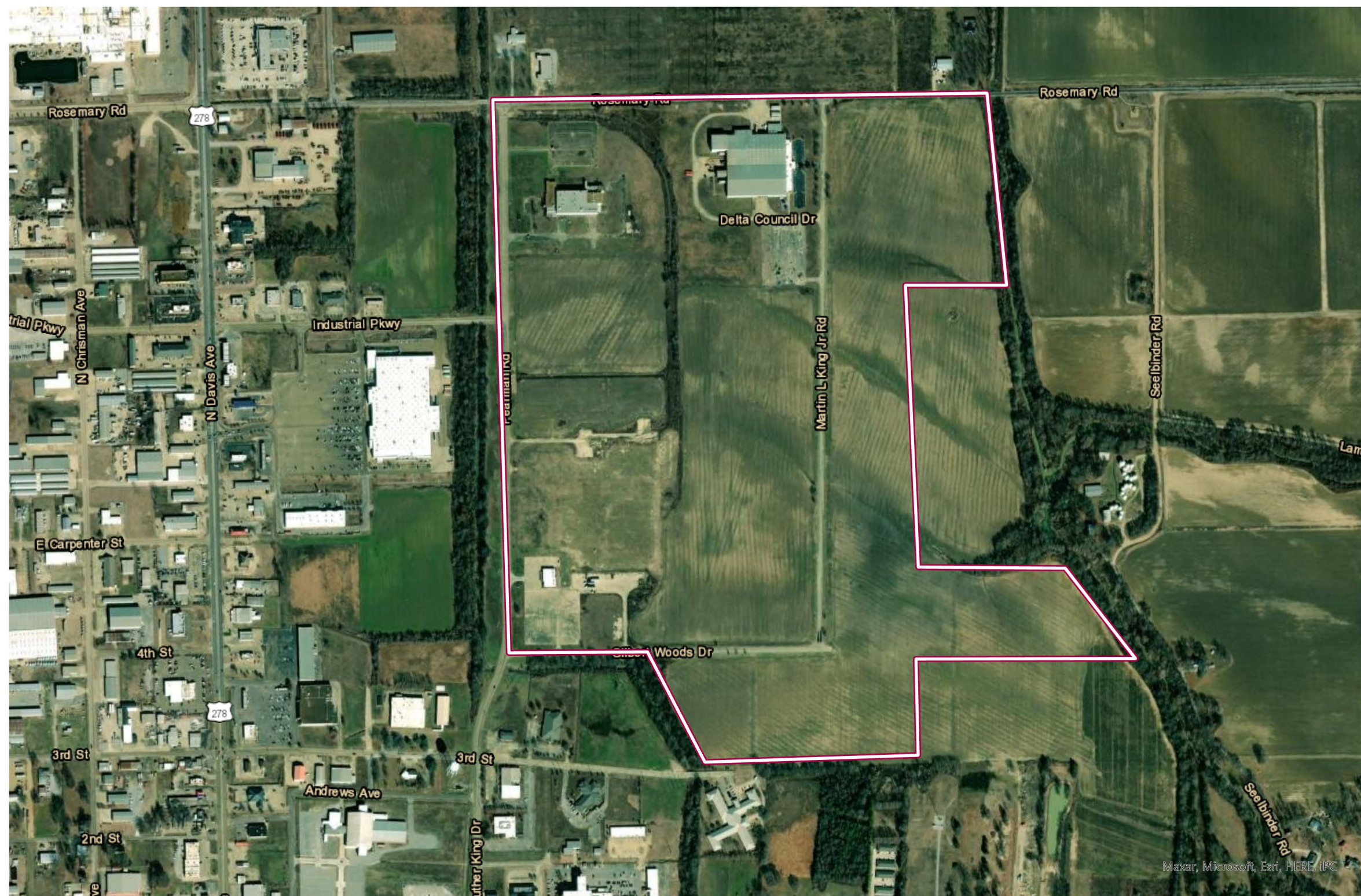
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Meters

N

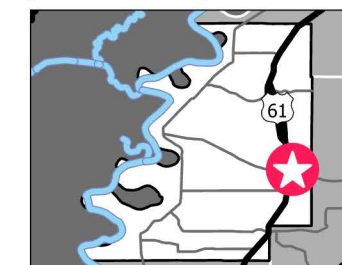
Date: 05/2025
Created by: RPG

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CHARLES W. DEAN INDUSTRIAL PARK / AERIAL MAP



BOLIVAR COUNTY



LEGEND

 Property Boundary - Charles W Dean Industrial Park

SOURCE

ESRI Basemap

SCALE

0 0.13 0.25
Miles

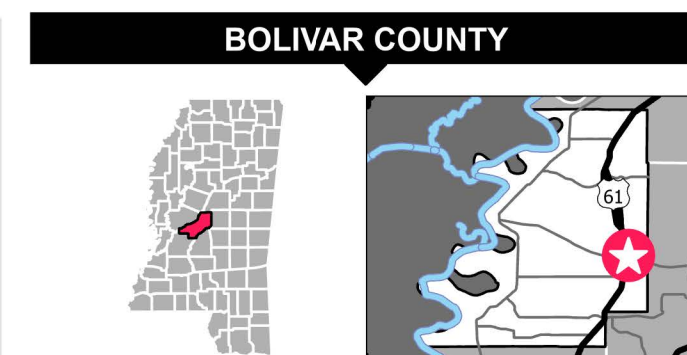
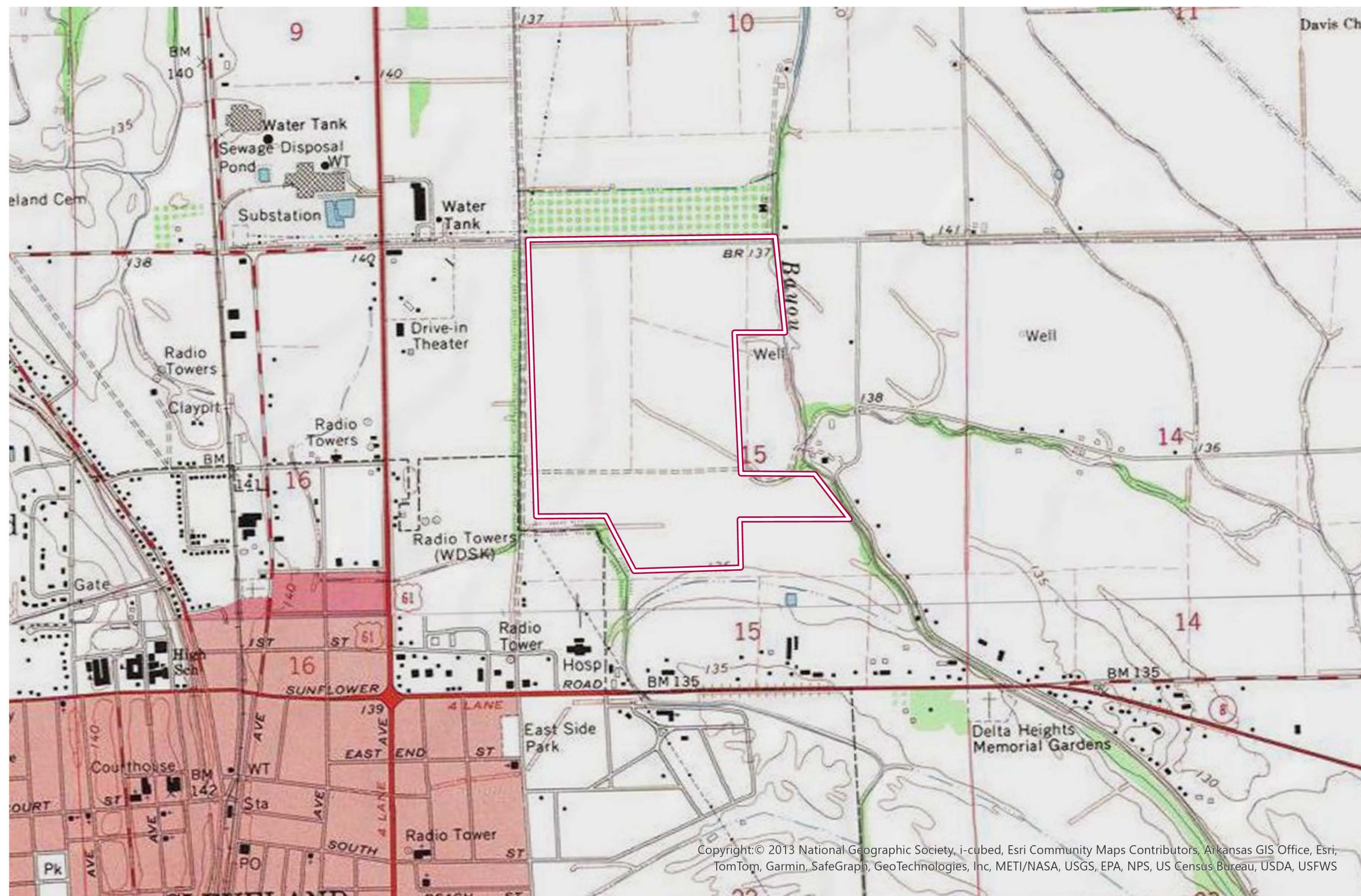
0 158.4 316.8
Meters

N


Date: 05/2025
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CHARLES W. DEAN INDUSTRIAL PARK / TOPOGRAPHIC MAP



LEGEND

 Property Boundary - Charles W Dean Industrial Park

SOURCE

ESRI USA Topo Map

SCALE

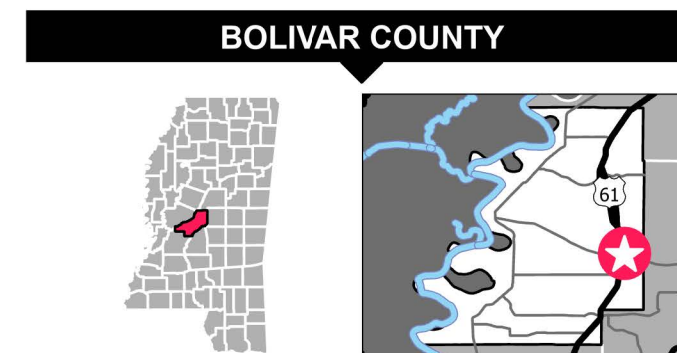
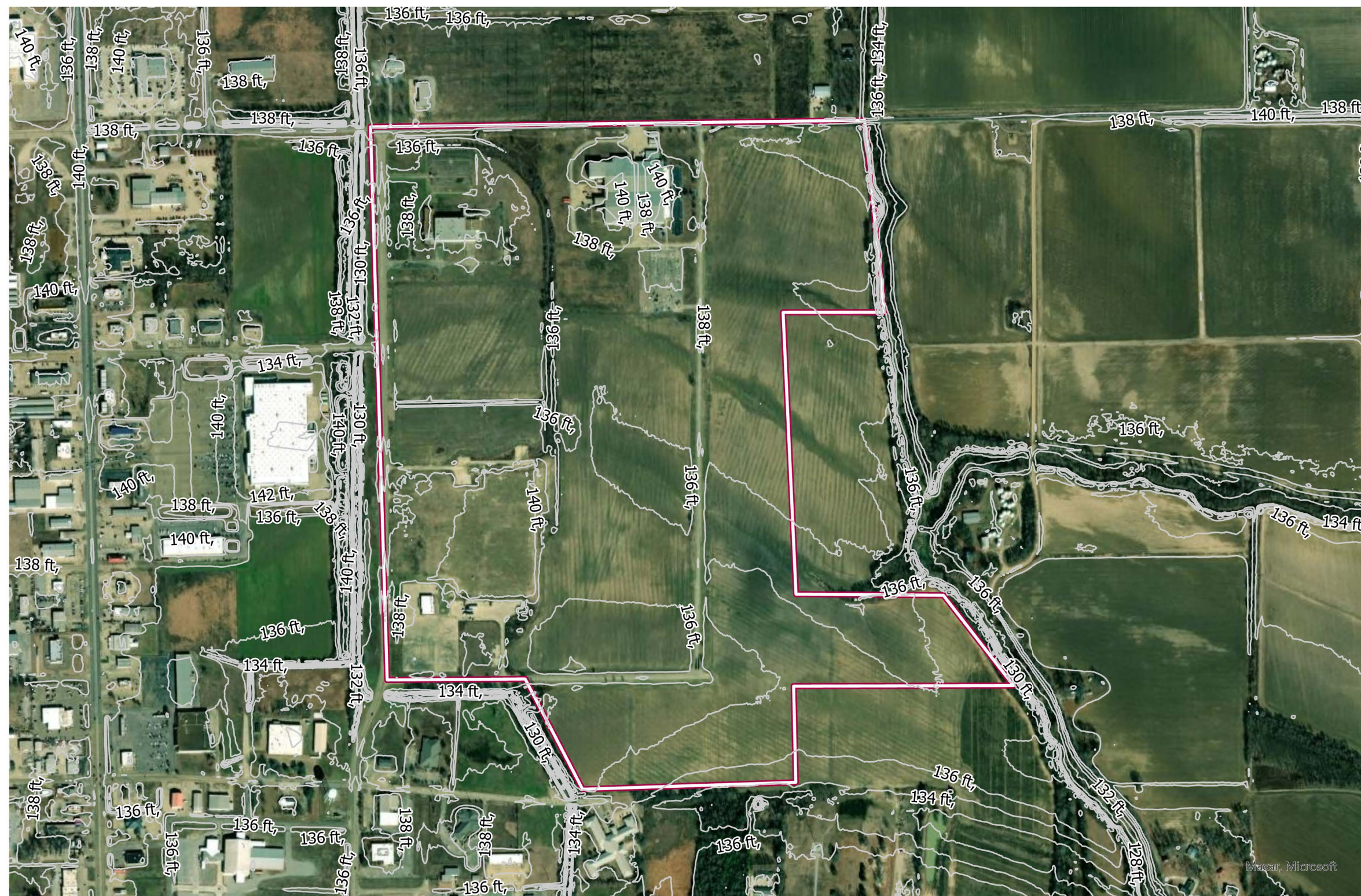
0 0.25 0.5
Miles

0 316.8 633.6
Meters


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CHARLES W. DEAN INDUSTRIAL PARK / ELEVATION CONTOURS



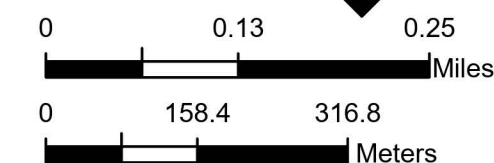
LEGEND

-  Property Boundary - Charles W Dean Industrial Park
-  Elevation Contours 2ft

SOURCE

Elevation Contours: Derived from ESRI Terrain Dataset, 12/2022

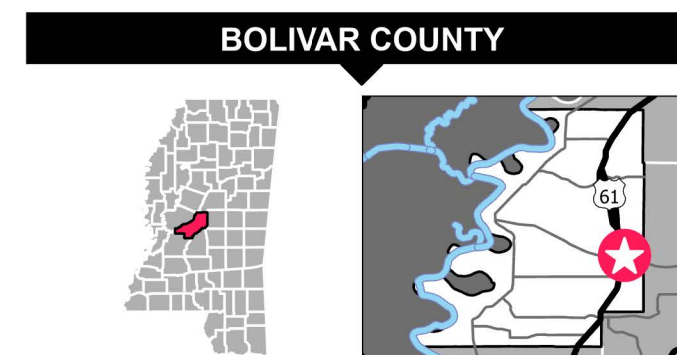
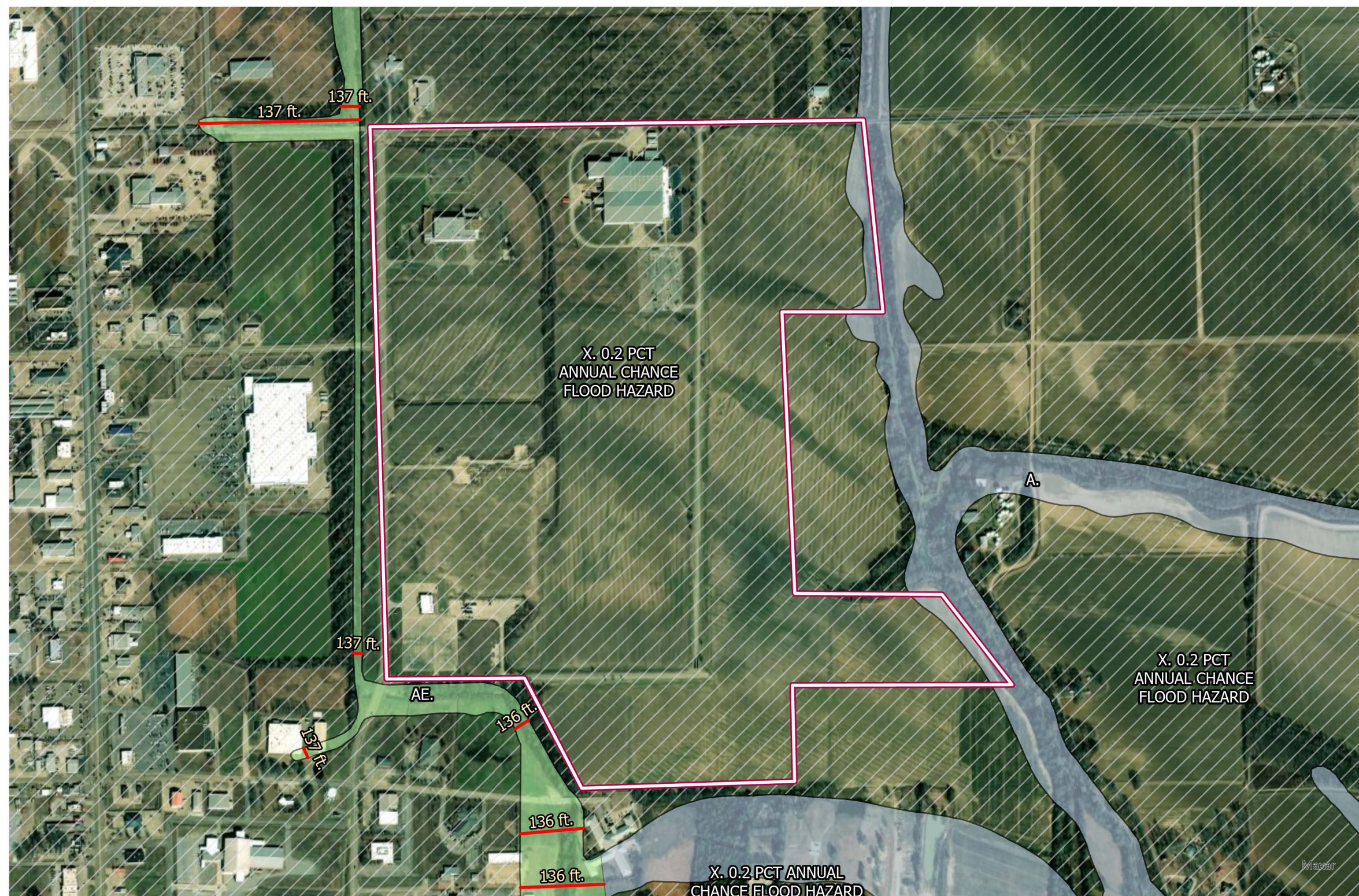
SCALE








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CHARLES W. DEAN INDUSTRIAL PARK / FEMA FLOOD HAZARDS



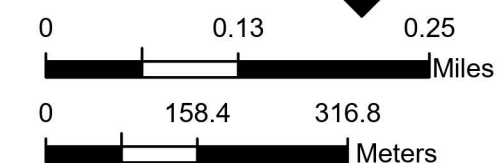
LEGEND

-  Property Boundary - Charles W Dean Industrial Park
 -  Base Flood Elevation
- FEMA Flood Hazards**
- Flood Zone, Subtype**
-  AE,
 -  A,
 -  X,0.2 PCT ANNUAL CHANCE FLOOD HAZARD

SOURCE

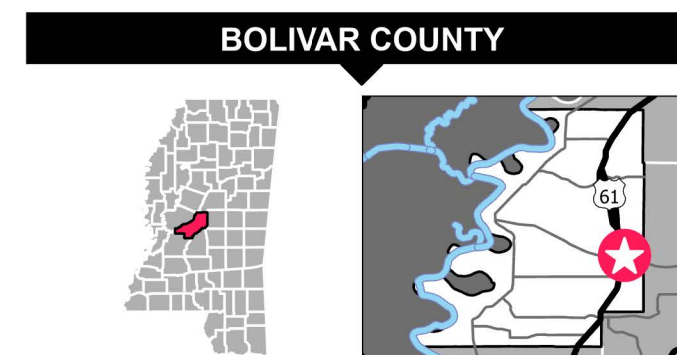
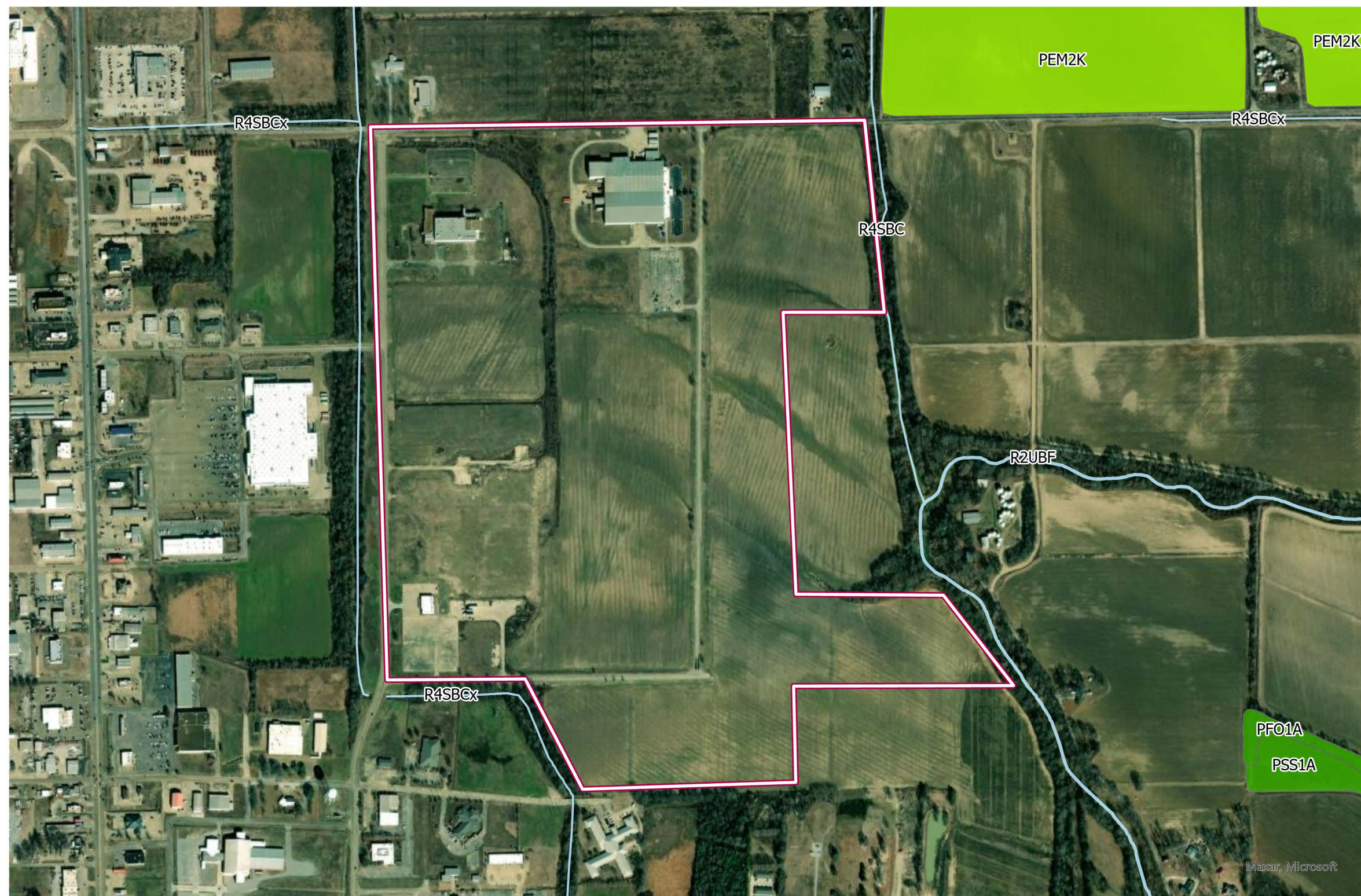
Flood Hazards: FEMA Flood Hazards, Downloaded 05/2025

SCALE



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CHARLES W. DEAN INDUSTRIAL PARK / NATIONAL WETLANDS INVENTORY



LEGEND

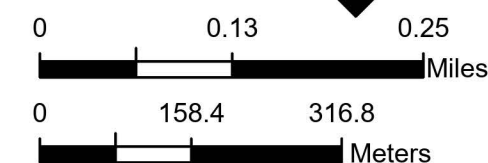
Wetland Type

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- <all other values>

SOURCE

Wetlands: US Fish and Wildlife Services, National Wetland Inventory, 05/2025

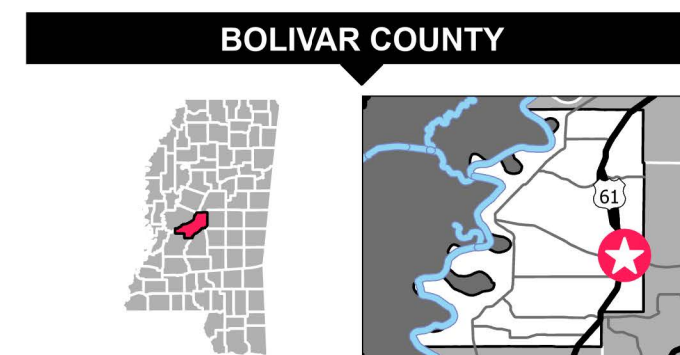
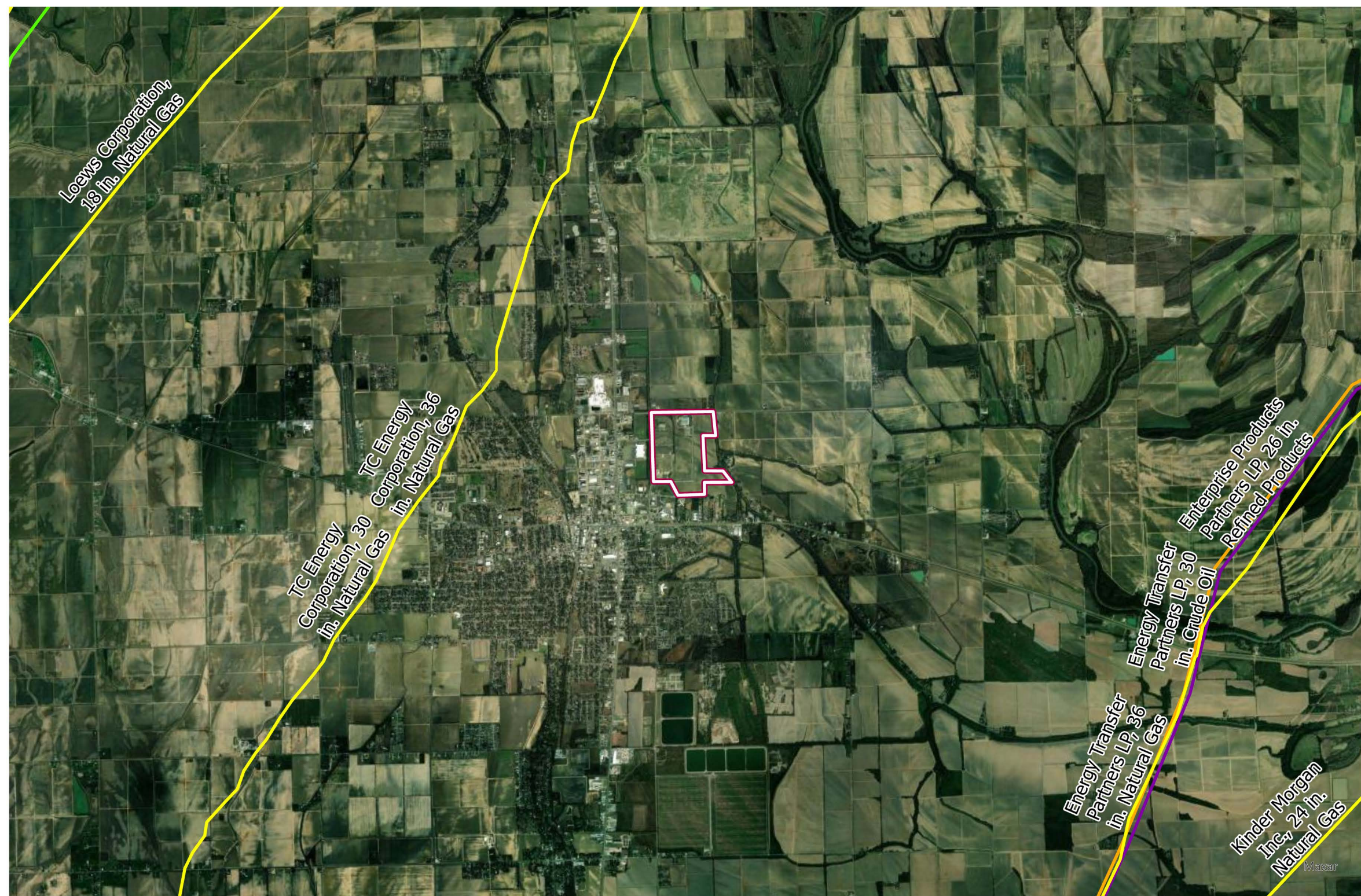
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CHARLES W. DEAN INDUSTRIAL PARK / PIPELINE INFRASTRUCTURE



BOLIVAR COUNTY

LEGEND

 Property Boundary - Charles W Dean Industrial Park

Pipeline Infrastructure

 Crude Oil

 LPG/NGL

 Natural Gas

 Refined Products

SOURCE

Pipelines : Endeavor MAPSearch , 2024 with Atmos Energy removed. See detail of Atmos Energy in site documents

SCALE

0 1 2
Miles

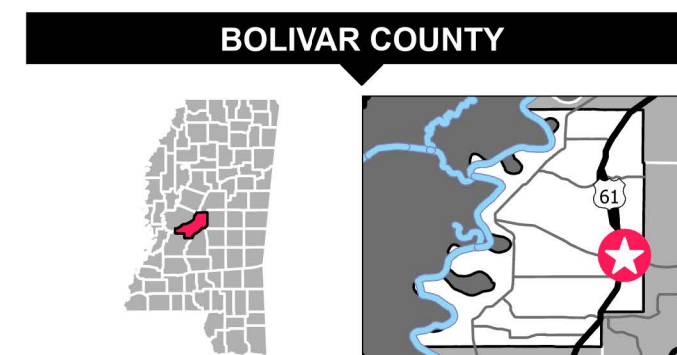
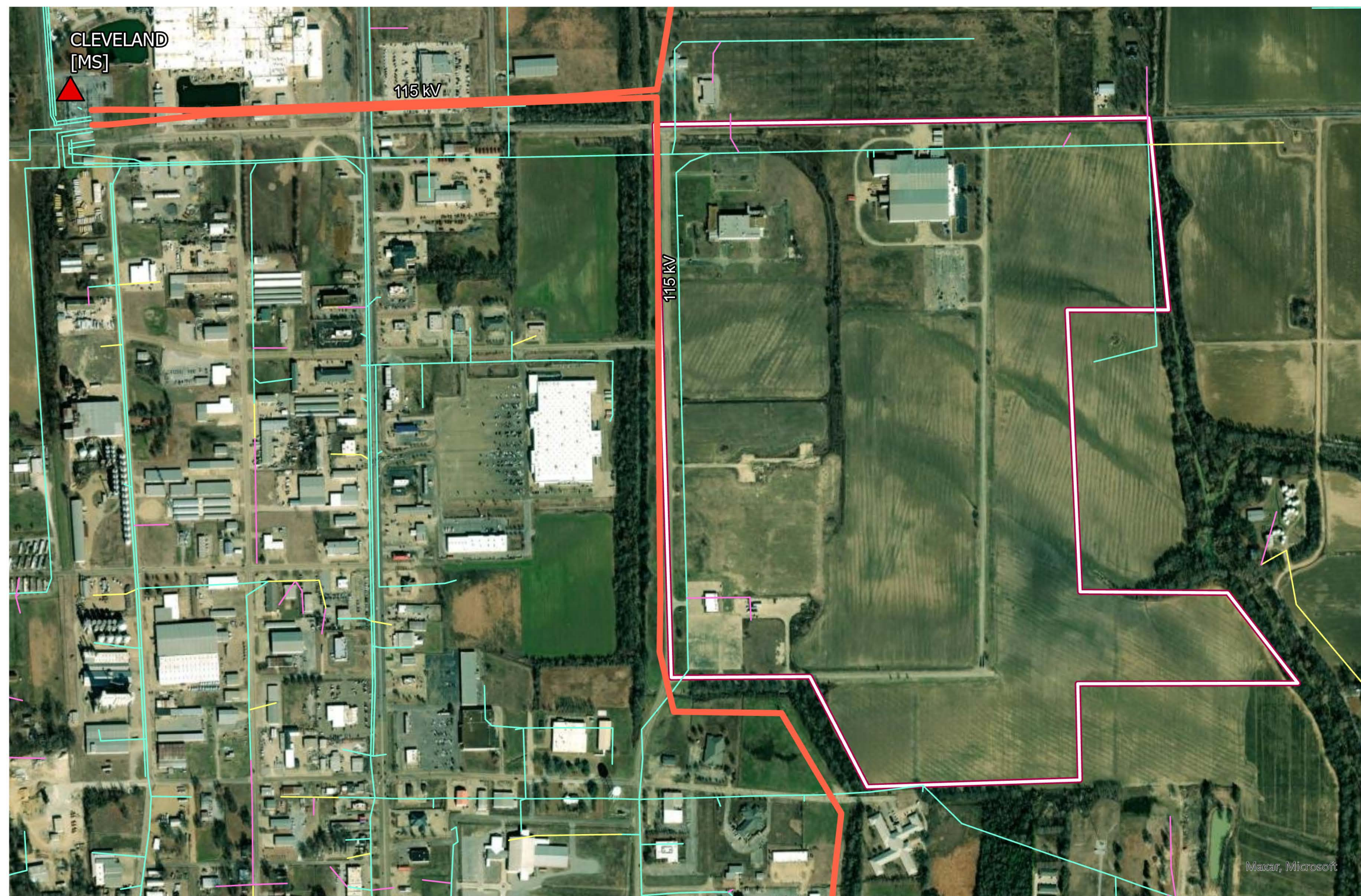
0 1,267.2 2,534.4
Meters









Date: 05/2025
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CHARLES W. DEAN INDUSTRIAL PARK / ENTERGY'S ELECTRICAL INFRASTRUCTURE



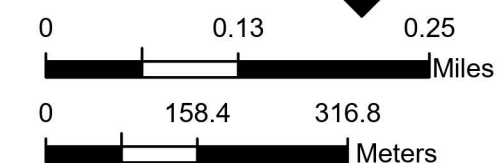
LEGEND

-  Site Boundary
-  Electrical Substations
- Electrical Distribution**
 -  13.8 kV, Single Phase
 -  13.8 kV, Two Phase
 -  13.8 kV, Three Phase
- Transmission Lines**
- Electrical Transmission (kV)**
 -  115 kV

SOURCE

Entergy 2025

SCALE



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