

TIMMINS INDUSTRIAL PARK (187.74 ACRES)

BONDURANT, IOWA - MASTER DEVELOPMENT PLAN

Note: The right-of-way for Eisenhower Drive is planned to be widened from 66 feet to 120 feet. Also, a 50-foot wide strip of land along the north edge of the site has been reserved for the right-of-way of a future street traveling from east to west.

Note: The proposed electric line along Eisenhower Drive and 88th Street will follow the path of the existing lines, and be used as a 'feeder' line to provide the necessary level of service to the site.



Wetland Acreages

- A 3.38 Ac
- B 0.63 Ac
- C 0.15 Ac
- D 0.18 Ac
- E 0.67 Ac
- F 1.18 Ac
- G 0.36 Ac

Proposed Pad
250,000 SF

Proposed Sewer Lift Station

Proposed 8" Sewer Main

12" Water Main

Proposed Sewer Lift Station

Proposed 8" Sewer Main
Connect to Existing 36" Main,
1 Mile West of Site

Proposed 10 gb Fiber Line
Connect to Existing Line,
1.5 Mile West of Site

NE Jorie Way

NE 88th St.

NE 62nd Ave.



IAIS Railroad

NE 62nd Ave.

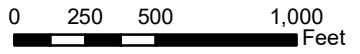
Legend*

- Water Main (City of Bondurant)
- Sanitary Main (City of Bondurant)
- Natural Gas Line (MidAmerican Energy)
- 13.2 kV Electric Distribution Line (MidAmerican Energy)
- Telecommunications (Mi-Fiber)
- Existing Railroad

- ✱ Road Access Points (Proposed)
- Reserved for Future Road Right-of-Way
- Wetland Delineation (Shive-Hattery, Oct. 2022)

Total Available: 181.02 Acres
(After Wetlands Mitigation)

* All dashed lines indicate proposed Utility routes



Map Updated: November 2023

