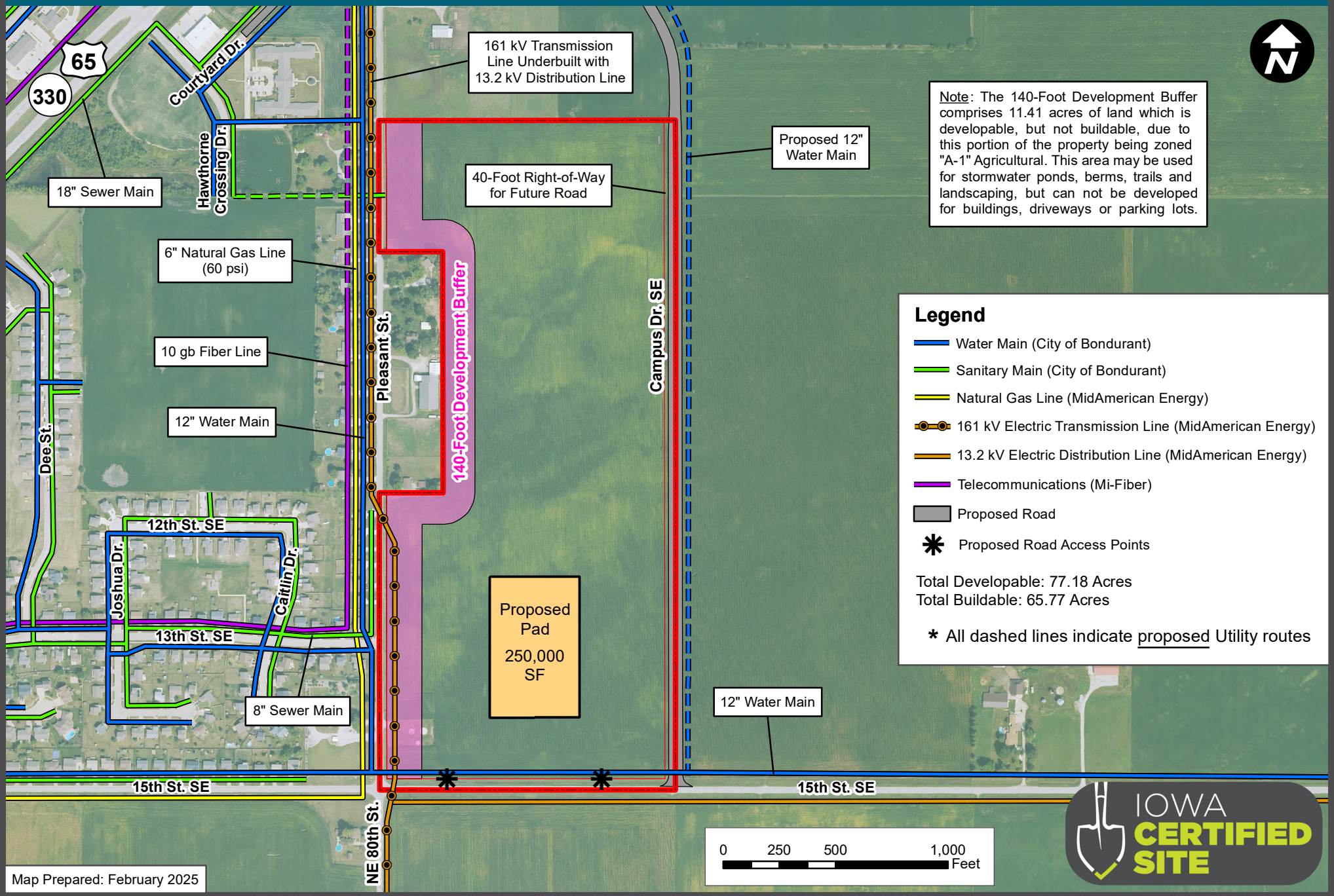
# ROSS CERTIFIED SITE (82.78 ACRES)

## BONDURANT, IOWA - MASTER DEVELOPMENT PLAN

IOWA Economic Development




Note: The 140-Foot Development Buffer comprises 11.41 acres of land which is developable, but not buildable, due to this portion of the property being zoned "A-1" Agricultural. This area may be used for stormwater ponds, berms, trails and landscaping, but can not be developed for buildings, driveways or parking lots.

**Legend**

- Water Main (City of Bondurant)
- Sanitary Main (City of Bondurant)
- Natural Gas Line (MidAmerican Energy)
- 161 kV Electric Transmission Line (MidAmerican Energy)
- 13.2 kV Electric Distribution Line (MidAmerican Energy)
- Telecommunications (Mi-Fiber)
- Proposed Road
- * Proposed Road Access Points

Total Developable: 77.18 Acres
Total Buildable: 65.77 Acres

* All dashed lines indicate proposed Utility routes