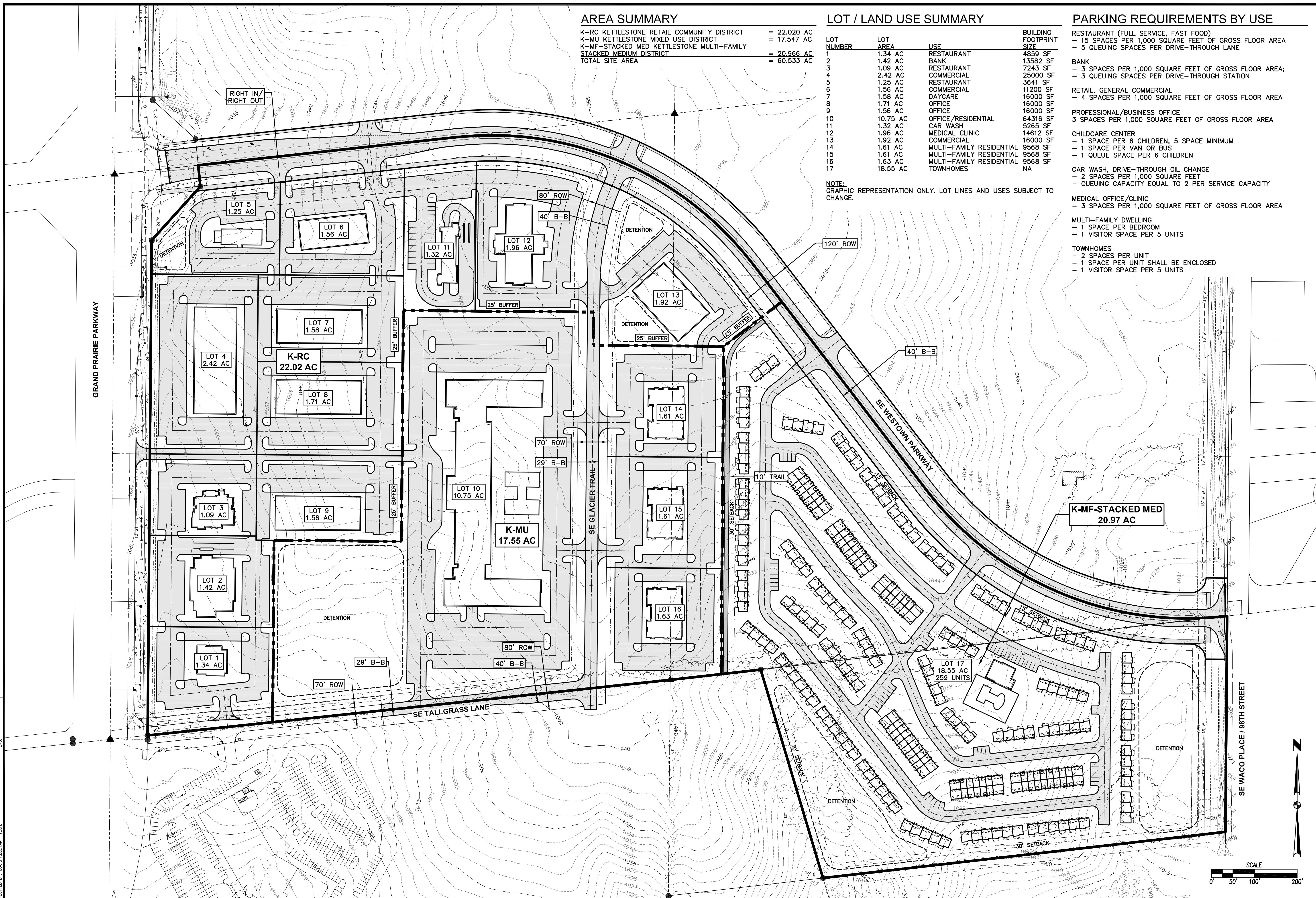


FILE: H:\2023\2303\42\WMO_2303\42-REZONING-CONCEPT.DWG
 COMMENT: CONCEPT
 DRAWN BY: ALEXANDER
 CHECKED BY: ALEXANDER
 PLOTTED BY: ALEXANDER
 DATE: 8/11/2023 8:40 AM



AREA SUMMARY

K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT	= 22.020 AC
K-MU KETTLESTONE MIXED USE DISTRICT	= 17.547 AC
K-MF-STACKED MED KETTLESTONE MULTI-FAMILY STACKED MEDIUM DISTRICT	= 20.966 AC
TOTAL SITE AREA	= 60.533 AC

LOT / LAND USE SUMMARY

LOT NUMBER	LOT AREA	USE	BUILDING FOOTPRINT SIZE
1	1.34 AC	RESTAURANT	4859 SF
2	1.42 AC	BANK	13582 SF
3	1.09 AC	RESTAURANT	7243 SF
4	2.42 AC	COMMERCIAL	25000 SF
5	1.25 AC	RESTAURANT	3641 SF
6	1.56 AC	COMMERCIAL	11200 SF
7	1.58 AC	DAYCARE	16000 SF
8	1.71 AC	OFFICE	16000 SF
9	1.56 AC	OFFICE	16000 SF
10	10.75 AC	OFFICE/RESIDENTIAL	64316 SF
11	1.32 AC	CAR WASH	5265 SF
12	1.96 AC	MEDICAL CLINIC	14612 SF
13	1.92 AC	COMMERCIAL	16000 SF
14	1.61 AC	MULTI-FAMILY RESIDENTIAL	9568 SF
15	1.61 AC	MULTI-FAMILY RESIDENTIAL	9568 SF
16	1.63 AC	MULTI-FAMILY RESIDENTIAL	9568 SF
17	18.55 AC	TOWNHOMES	NA

NOTE: GRAPHIC REPRESENTATION ONLY. LOT LINES AND USES SUBJECT TO CHANGE.

PARKING REQUIREMENTS BY USE

- RESTAURANT (FULL SERVICE, FAST FOOD)
 - 15 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA
 - 5 QUEUING SPACES PER DRIVE-THROUGH LANE
- BANK
 - 3 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA;
 - 3 QUEUING SPACES PER DRIVE-THROUGH STATION
- RETAIL, GENERAL COMMERCIAL
 - 4 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA
- PROFESSIONAL/BUSINESS OFFICE
 - 3 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA
- CHILDCARE CENTER
 - 1 SPACE PER 6 CHILDREN, 5 SPACE MINIMUM
 - 1 SPACE PER VAN OR BUS
 - 1 QUEUE SPACE PER 6 CHILDREN
- CAR WASH, DRIVE-THROUGH OIL CHANGE
 - 2 SPACES PER 1,000 SQUARE FEET
 - QUEUING CAPACITY EQUAL TO 2 PER SERVICE CAPACITY
- MEDICAL OFFICE/CLINIC
 - 3 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA
- MULTI-FAMILY DWELLING
 - 1 SPACE PER BEDROOM
 - 1 VISITOR SPACE PER 5 UNITS
- TOWNHOMES
 - 2 SPACES PER UNIT
 - 1 SPACE PER UNIT SHALL BE ENCLOSED
 - 1 VISITOR SPACE PER 5 UNITS

DATE: 08/11/2023
 07/25/2022

REVISIONS: SECOND SUBMITTAL
 FIRST SUBMITTAL

TECH: ENGINEER: RDR

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

ES&A
 CIVIL DESIGN ADVANTAGE

KETTLESTONE CENTRAL
 PRELIMINARY CONCEPT PLAN

WAUKEE, IOWA

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