



DEVELOPMENT SUMMARY

SITE AREA:	4.36 ACRES
BUILDING SETBACKS	
FRONT YARD:	30 FEET
SIDE YARD:	15 FEET
REAR YARD:	30 FEET
PARKING SETBACKS	
RIGHT OF WAY:	10 FEET
ADJOINING RESIDENTIAL:	25 FEET
BUFFERS	
30' BUFFER ADJOINING ALL RESIDENTIAL ZONES.	
PARKING REQUIRED	
OFFICE (3 SPACES / 1,000 SF)	75 SPACES
RETAIL (4 SPACES / 1,000 SF)	46 SPACES
RESTAURANT (15 SPACES / 1,000 SF)	42 SPACES
TOTAL	163 SPACES
PARKING PROVIDED	
STANDARD:	173 SPACES
ADA	6 SPACES
TOTAL	179 SPACES
* LOT 2 WILL REQUIRE A SHARED PARKING AGREEMENT WITH EITHER LOT 1 OR LOT 3, OR BOTH.	

LOT 1

SITE AREA:	1.19 ACRES
BUILDING SETBACKS	
FRONT YARD:	30 FEET
SIDE YARD:	15 FEET
REAR YARD:	30 FEET
PARKING SETBACKS	
RIGHT OF WAY:	10 FEET
ADJOINING RESIDENTIAL:	25 FEET
BUFFERS	
30' BUFFER ADJOINING ALL RESIDENTIAL ZONES.	
PARKING REQUIRED	
OFFICE (3 SPACES / 1,000 SF)	41 SPACES
PARKING PROVIDED	
53 SPACES	

LOT 2

SITE AREA:	1.66 ACRES
BUILDING SETBACKS	
FRONT YARD:	30 FEET
SIDE YARD:	15 FEET
REAR YARD:	30 FEET
PARKING SETBACKS	
RIGHT OF WAY:	10 FEET
ADJOINING RESIDENTIAL:	25 FEET
BUFFERS	
30' BUFFER ADJOINING ALL RESIDENTIAL ZONES.	
PARKING REQUIRED	
RETAIL (4 SPACES / 1,000 SF)	46 SPACES
RESTAURANT (15 SPACES / 1,000 SF)	42 SPACES
TOTAL	88 SPACES
PARKING PROVIDED	
85 SPACES	

LOT 3

SITE AREA:	0.94 ACRES
BUILDING SETBACKS	
FRONT YARD:	30 FEET
SIDE YARD:	15 FEET
REAR YARD:	30 FEET
PARKING SETBACKS	
RIGHT OF WAY:	10 FEET
ADJOINING RESIDENTIAL:	25 FEET
BUFFERS	
30' BUFFER ADJOINING ALL RESIDENTIAL ZONES.	
PARKING REQUIRED	
OFFICE (3 SPACES / 1,000 SF)	34 SPACES
PARKING PROVIDED	
41 SPACES	

DATE: _____

REVISIONS: _____

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

15705 UNIVERSITY - WAUKEE, IOWA
CONCEPT #4

WAUKEE, IOWA

DATE: 08/08/2025

SHEET NUMBER: C1.1
2407.518

DRAFTED: _____

ENGINEER: _____

CIVIL DESIGN ADVANTAGE

FILE: H:\2024\2407518\15705\15705-CONCEPT #4.DWG
 COMMENT: _____
 PLOTTED BY: ALEX FINNIGAN
 DATE: 8/8/2025 11:59 AM

