

SITE ANALYSIS TABLE	
	PROPOSED
TOTAL BUILDING AREA (RETAIL/GROCERY)	177,328 S.F.
REQUIRED PARKING (PER CITY OF WAUKEE)	710 SPACES
REQUIRED PARKING RATIO (PER CITY OF WAUKEE)	4.00/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	733 SPACES
ACCESSIBLE PARKING	25 SPACES
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	798 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	4.27/1,000 S.F.

SITE ANALYSIS TABLE	
	PROPOSED
TOTAL BUILDING AREA (CONVENIENCE STORE)	1,618 S.F.
REQUIRED PARKING (PER CITY OF WAUKEE)	9 SPACES
REQUIRED PARKING RATIO (PER CITY OF WAUKEE)	5.00/1,000 S.F.
CUSTOMER PARKING	10 SPACES
ACCESSIBLE PARKING	1 SPACES
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	11 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	6.80/1,000 S.F.

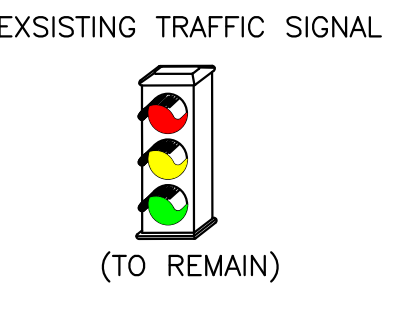
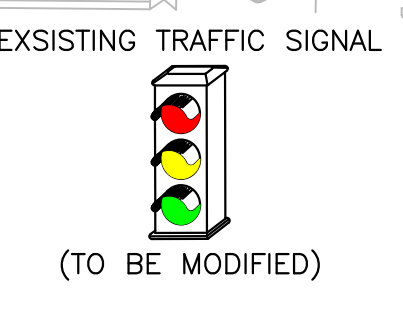
STORMWATER DETENTION AREA

OUTPARCEL 1
(SELLER RETAINED)
3.19± AC

OUTPARCEL 2
(SELLER RETAINED)
1.75± AC

ALICE'S RD

HICKMAN RD



CONCEPTUAL SITE PLAN

REVISIONS	BY

ORANGE COMMERCIAL DEVELOPMENT
REZONING NORTHEAST CORNER OF
SOUTHEAST ALICE'S RD AND EAST HICKMAN RD
WAUKEE, IOWA

DRAWN
CHECKED
DATE
11/25/2025
SCALE
1"=50'
JOB No.
SHEET