



PROJECT DATA:

SITE AREA:

GROSS:

95.44 AC

4,157,346 SF

DETENTION:

PUBLIC R.O.W.

NET:

@ 12%

488,818 SF

257,175 SF

78.31 AC

3,411,353 SF

BUILDING AREA:

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

BUILDING 6

TOTAL FOOTPRINT:

50,000 SF

248,000 SF

234,360 SF

267,800 SF

267,800 SF

301,320 SF

1,369,280 SF

PARKING REQUIREMENTS

WAREHOUSE

OFFICE

0

1/500

SF

SF

COVERAGE:

GROSS:

NET:

33%

40%

BUILDING 1

▲ DOCK-HIGH DOORS

● GRADE-LEVEL DOORS

REQ. PARKING @ 5% OFFICE

AUTO PARKING

12

2

7 STALLS

145 STALLS

@2.9/1000 SF

5 STALLS

25 STALLS

REQ. ACCESSIBLE

TRAILER STALLS

7 STALLS

BUILDING 2

▲ DOCK-HIGH DOORS

● GRADE-LEVEL DOORS

REQ. PARKING @ 5% OFFICE

AUTO PARKING

40

2

33 STALLS

230 STALLS

@0.93/1000 SF

7 STALLS

58 STALLS

REQ. ACCESSIBLE

TRAILER STALLS

7 STALLS

BUILDING 3

▲ DOCK-HIGH DOORS

● GRADE-LEVEL DOORS

REQ. PARKING @ 5% OFFICE

AUTO PARKING

40

2

31 STALLS

280 STALLS

@1.19/1000 SF

7 STALLS

50 STALLS

REQ. ACCESSIBLE

TRAILER STALLS

8 STALLS

BUILDING 4

▲ DOCK-HIGH DOORS

● GRADE-LEVEL DOORS

REQ. PARKING @ 5% OFFICE

AUTO PARKING

50

2

35 STALLS

320 STALLS

@1.19/1000 SF

8 STALLS

35 STALLS

REQ. ACCESSIBLE

TRAILER STALLS

8 STALLS

BUILDING 5

▲ DOCK-HIGH DOORS

● GRADE-LEVEL DOORS

REQ. PARKING @ 5% OFFICE

AUTO PARKING

50

2

35 STALLS

320 STALLS

@1.19/1000 SF

8 STALLS

35 STALLS

REQ. ACCESSIBLE

TRAILER STALLS

8 STALLS

DEVELOPMENT STANDARDS:

ZONING:

I-1

MAX. F.A.R.:

TBD

MAX. COVERAGE:

TBD

MAX. HEIGHT:

90 FT

BUILDING SETBACKS:

FRONT:

25 FT

SIDE:

5 FT

REAR:

15 FT

LANDSCAPE SETBACKS:

FRONT:

5 FT

SIDE:

0 FT

REAR:

0 FT

LANDSCAPE REQ.:

10%

OFF-STREET PARKING:

STANDARD:

8.5X18

COMPACT:

TBD

COMPACT %:

TBD

DRIVE AISLE:

24 FT

FIRE LANE:

26 FT

OVERHANG:

TBD

TREE WELL:

8.5 FT

REQ. PARKING RATIO BY USE:

WAREHOUSE:

1/30,000 SF

MANUF

1/1000 SF

OFFICE:

1/500 SF

NOTES:

1 Industrial - Light; 1 per 1,000sf GFA up to 40,000sf, then 1 per 2,500sf for additional GFA above 40,000sf (excludes any outdoor storage).

2 1 tree per 15 stalls.

A PORTION OF THE ZONING INFORMATION IS UNKNOWN AT THIS TIME AND REQUIREMENTS MAY DIFFER THAN WHAT IS SHOWN IN THE SITE PLAN.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: GIS MAP & AERIAL IMAGE

1" = 150'

0 75 150 300 750

NORTH

RUSSELL

scheme: 13

Conceptual Site Plan

8730 Northwest BD  
Davenport, IA

WARE MALCOMB

CHI19-0224-00  
06.21.2021

SHEET  
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