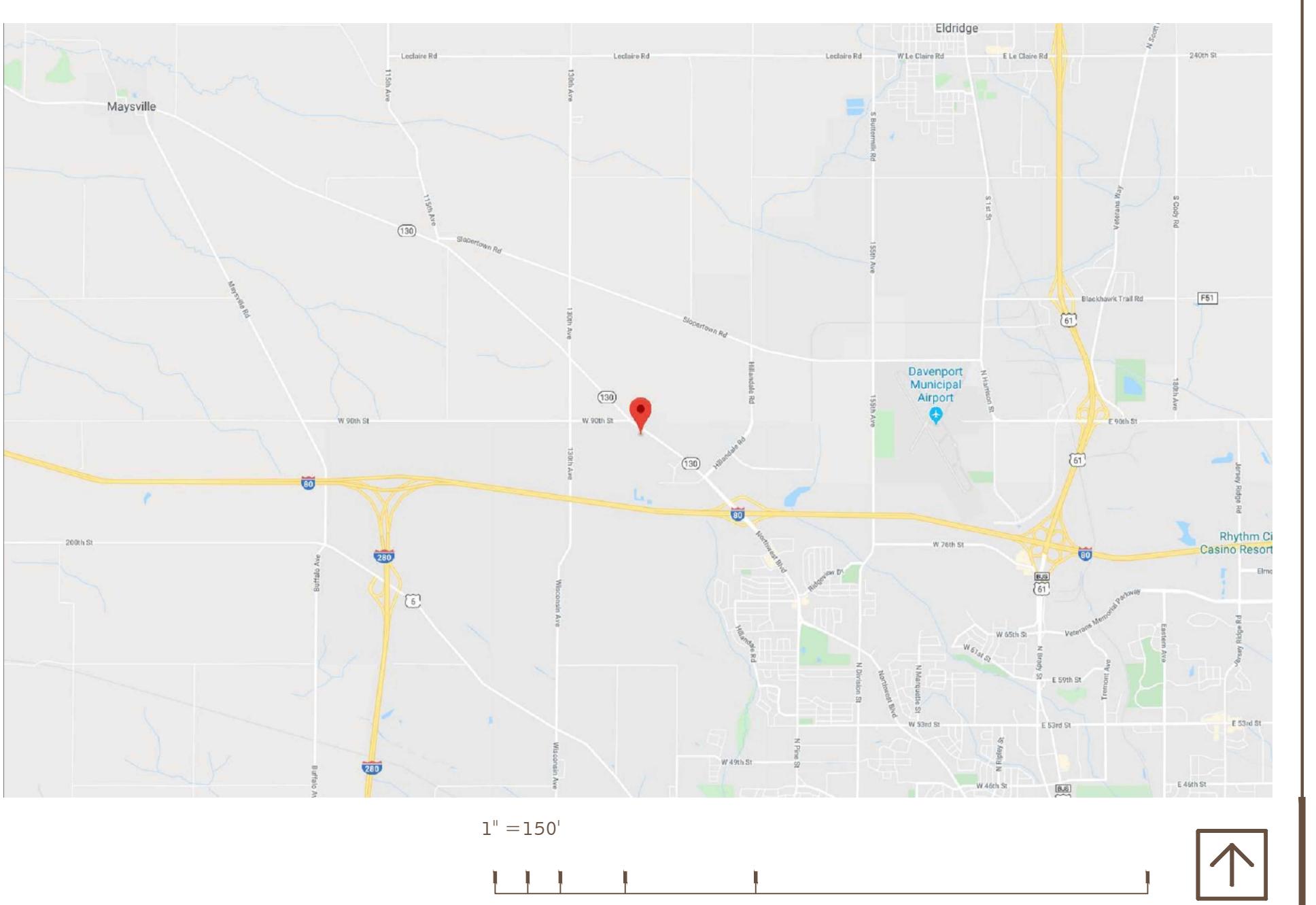


PROJECT DATA:			DEVELOPMENT STANDARDS:	
SITE AREA:			ZONING: I-1	
GROSS:		95.44 AC	MAX. F.A.R.:	TBD ³
		4,157,346 SF	MAX. COVERAGE:	TBD ³
DETENTION:	@ 12%	488,818 SF	MAX. HEIGHT:	90 FT
PUBLIC R.O.W.		257,175 SF		
NET:		78.31 AC	BUILDING SETBACKS:	
		3,411,353 SF	FRONT:	25 FT
BUILDING AREA:			SIDE:	5 FT
BUILDING 1		50,000 SF	REAR:	15 FT
BUILDING 2		248,000 SF		
BUILDING 3		234,360 SF	LANDSCAPE SETBACKS:	
BUILDING 4		267,800 SF	FRONT:	5 FT
BUILDING 5		267,800 SF	SIDE:	0 FT
BUILDING 6		301,320 SF	REAR:	0 FT
TOTAL FOOTPRINT:		1,369,280 SF		
PARKING REQUIREMENTS			LANDSCAPE REQ.:	10% ²
WAREHOUSE		0 SF		
OFFICE		1/500 SF	OFF-STREET PARKING:	
COVERAGE:			STANDARD:	8.5X18
GROSS:		33%	COMPACT:	TBD ³
NET:		40%	COMPACT %:	TBD ³
BUILDING 1			DRIVE AISLE:	24 FT
▲ DOCK-HIGH DOORS		12	FIRE LANE:	26 FT
○ GRADE-LEVEL DOORS		2	OVERHANG:	TBD ³
REQ. PARKING @ 5% OFFICE		7 STALLS	TREE WELL:	8.5 FT
AUTO PARKING		145 STALLS @2.9/1000 SF		
		5 STALLS	REQ. PARKING RATIO BY USE:	
REQ. ACCESSIBLE TRAILER STALLS		25 STALLS	WAREHOUSE:	1/30,000 SF ¹
BUILDING 2			MANUF:	1/1000 SF
▲ DOCK-HIGH DOORS		40	OFFICE:	1/500 SF
○ GRADE-LEVEL DOORS		2		
REQ. PARKING @ 5% OFFICE		33 STALLS	NOTES:	
AUTO PARKING		230 STALLS @0.93/1000 SF	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).	
		7 STALLS	2 1 tree per 15 stalls.	
REQ. ACCESSIBLE TRAILER STALLS		58 STALLS		
BUILDING 3				
▲ DOCK-HIGH DOORS		40		
○ GRADE-LEVEL DOORS		2		
REQ. PARKING @ 5% OFFICE		31 STALLS		
AUTO PARKING		280 STALLS @1.19/1000 SF		
		7 STALLS		
REQ. ACCESSIBLE TRAILER STALLS		50 STALLS		
BUILDING 4				
▲ DOCK-HIGH DOORS		50		
○ GRADE-LEVEL DOORS		2		
REQ. PARKING @ 5% OFFICE		35 STALLS		
AUTO PARKING		320 STALLS @1.19/1000 SF		
		8 STALLS		
REQ. ACCESSIBLE TRAILER STALLS		35 STALLS		
BUILDING 5				
▲ DOCK-HIGH DOORS		50		
○ GRADE-LEVEL DOORS		2		
REQ. PARKING @ 5% OFFICE		35 STALLS		
AUTO PARKING		320 STALLS @1.19/1000 SF		
		8 STALLS		
REQ. ACCESSIBLE TRAILER STALLS				



RUSSELL

scheme: 13

Conceptual Site Plan

8730 Northwest BD
Davenport, IA

WARE MALCOMB

CHI19-0224-00
06.21.2021

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