

CITY REQUIREMENTS

405.570.A.6 - 3 SPACES PLUS 1 PER EMPLOYEE, 1 LOADING SPACE PER 10,000 SF

405.600 - 9'X19' SPACES. 23' AISLE WIDTH

405.770 - 10% REQUIRED LANDSCAPED AREA

405.810 - SCREEN - TYPE A SCREEN - OPAQUE SCREEN 6' IN HEIGHT WITH INTERMITTENT VISUAL OBSTRUCTIONS TO A HEIGHT OF AT LEAST 12'.

PROVIDED:

170 SPACES (INCLUDING 6 ADA)

SETBACK REQUIREMENTS MET

SITE IMPERVIOUS AREA:

18.39 AC TOTAL

10.47 AC IMPERVIOUS (56.93%)

7.92 AC LANDSCAPED AREA (43.07%)

BUILDING AREA (MAXIMUM):

PHASE 1 - 50,000 SF

FUTURE PHASE - 150,000 SF

TOTAL - 200,000 SF

LEGEND

---	RIGHT OF WAY
---	EXIST. PROPERTY LINE
---	DETENTION AREA
---	PROP. LANDSCAPE SCREEN
---	EXIST. SANITARY PIPE
---	EXIST. OVERHEAD POWER
---	EXIST. WATER PIPE
---	EXISTING PHONE LINES UNDERGROUND
---	SS
---	P-OH
---	W
---	COMM

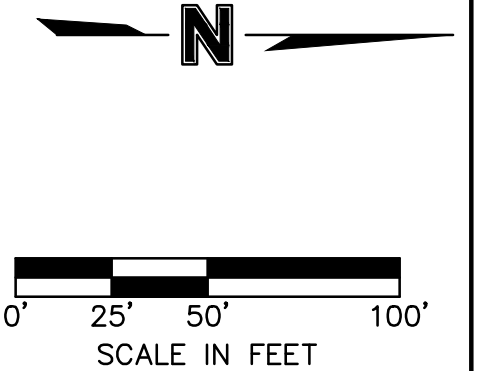
USE REQUESTED:

WAREHOUSE AND OFFICE SPACE IN ACCORDANCE WITH LIGHT INDUSTRIAL (M-1) DISTRICT REGULATIONS (405.170).

PROJECT NO: 023-02800
 DRAWN BY: CRW
 DATE: 08-21-2023

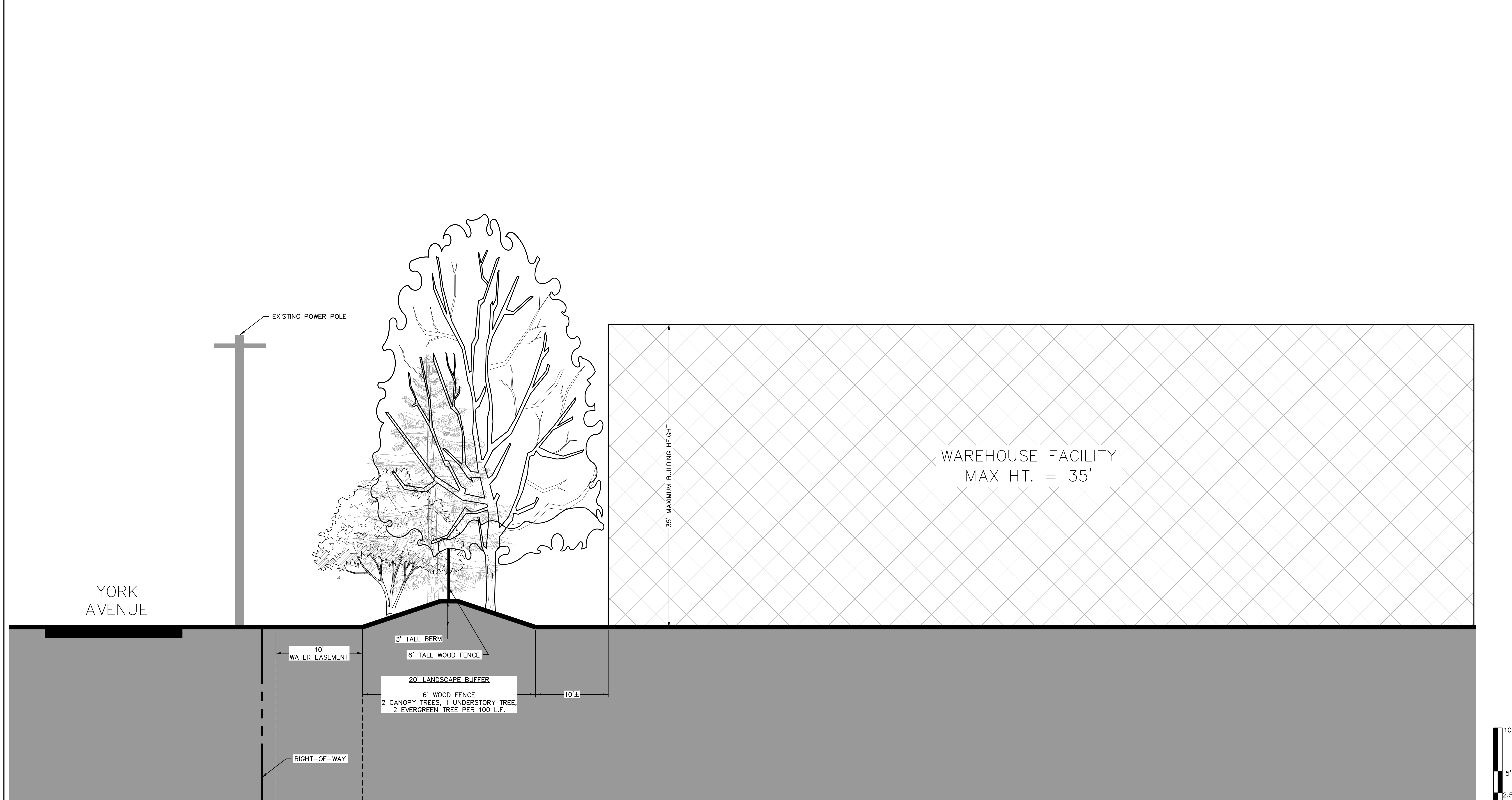
6-POINT JUNCTION PLANNED DEVELOPMENT DISTRICT

olsson
 600 St. Louis Street
 Springfield, MD 21156
 TEL: 417.890.8822



USER: cswimer
 DATE: Aug 21, 2023 4:26pm
 XREFS: V_X1TOP0_02302800
 F:\2023\02301-03000\023-02800\40-Design\AutoCAD\Final\Plan\Site\Phase_02302800.dwg
 V_X1TOP0_02302800

DWG: F:\2023\02501-03000\023-02800\40-Design\Exhibits\2023_08_03-REPUBLIC WAREHOUSE SECTION\landscape Buffer Exhibit_02302800.dwg
DATE: Aug 21, 2023 4:32pm
USER: cweimer
V:\68NDY_02302800 C_PBASE_02302800



LANDSCAPE BUFFER DETAIL

