



FUTURE JAIL EXPANSION (DASHED IN RED)

APPROX. 7.7 ACRES (336,000 SF) OF COMMERCIAL DEVELOPMENT AREA (DASHED IN YELLOW)

400' DEEP PROPERTY AT THE COMMERCIAL DEVELOPMENT AREA IS NOT POSSIBLE DUE TO YARD SETBACKS OF THE JAIL BUILDING AND FUTURE EXPANSION (400' LINE SHOWN DOTTED IN ORANGE)

PARKING REQUIREMENTS PER ASSUMED "P-1" ZONING	
REQUIRED:	
- 3 INITIAL SPACES:	3 SPACES
- 1 SPACE PER 200 SF OF OFFICE: 2700 SF/200 =	14 SPACES
- 1 SPACE FOR EACH 2 BEDS: ~180 BEDS/2 =	90 SPACES
TOTAL:	107 SPACES
PROVIDED:	109 SPACES

PER DETROIT LAKES CITY ORDINANCE ADDED 10/02/01 ORD. NO. 218 SECTION 15A; A 50' YARD SETBACK IS REQUIRED ON THE FRONT, SIDE, AND REAR (DASHED IN WHITE)

- PER THE ORDINANCE "YARD" IS DEFINED AS "UN-OBSTRICTED" AREAS THEREFORE ALL PARKING HAS BEEN HELD BACK AS WELL

BUILDING ENTRANCE

PER DETROIT LAKES CITY ORDINANCE ADDED 10/02/01 ORD. NO. 218 SECTION 15A; A DISTANCE OF 300' IS REQUIRED BETWEEN A CORRECTIONAL FACILITY AND ANY CLASS OF RESIDENTIAL ZONED PROPERTY (DOTTED IN GREEN). A CONDITIONAL USE PERMIT (CUP) MAY BE REQUIRED TO LOCATE FACILITY IN THIS CORNER.

APPROX. 6.4 ACRES (277,000 SF) OF SITE SHOWN FOR JAIL BUILDING, SITE PARKING, AND FUTURE EXPANSION (HOUSING AND PARKING) (DASHED IN PINK)

AREA FOR FUTURE PARKING IF EXPANSION PODS EVER CONSTRUCTED WEST OF JAIL

SITE WATER RETENTION AREA? (POTENTIAL LOCATION FOR ALL DEVELOPED PROPERTIES)

- REMAINING UNDESIGNATED PROPERTY AREA APPROX. 2.4 ACRES (104,000 SF).

NOTE: THE NEW JAIL PROPERTY IS ASSUMED TO BECOME ZONED P-1 "PUBLIC INSTITUTIONAL DISTRICT"