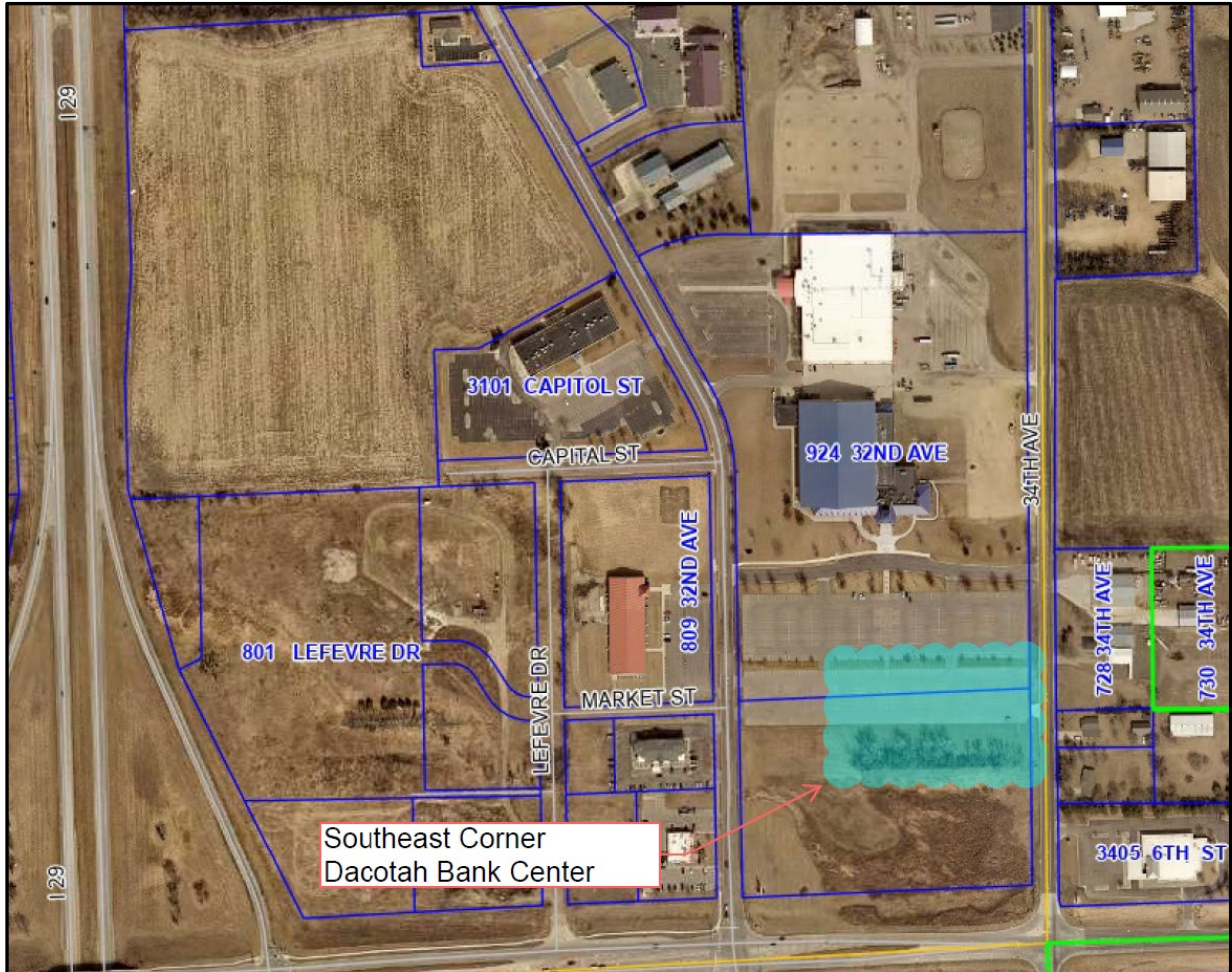
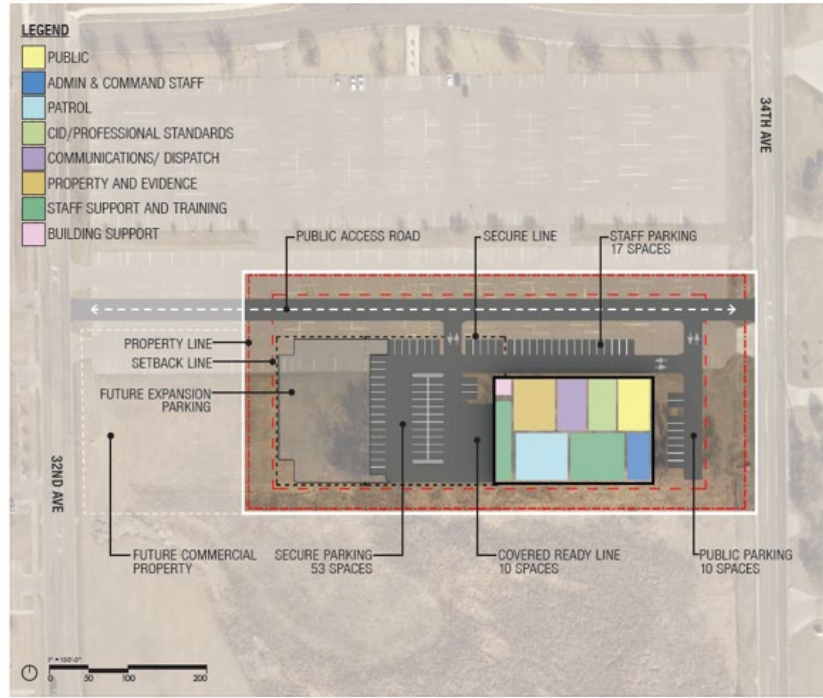


# Location Map and Preliminary Layout



## PRELIMINARY LAYOUT DACOTAH BANK CENTER



**LOT SIZE:** 4 acres (Approx.)

**LAYOUT OPPORTUNITIES/CONSTRAINTS:**

- No electricity or utility conflicts
- Easement through site
- Wetland area south of site

**ZONING ANALYSIS:**

- Zone: B-4
- Setbacks:
  - Front Yard: 50 feet
  - Side Yard: 25 feet
  - Rear Yard: 30 feet
  - Max Height: N/A
- Off-street Parking
  - Required Parking 90 spaces.
  - Community center, or similar public or semi-public building: Ten spaces (10) plus one additional space for each 300 square feet of gross floor area in excess of 2,000 square feet ( $23,991 \text{ sf} / 300 = 79.97 \text{ spaces}$ ) ( $10 + 79.97 = 89.97 \text{ spaces, round up}$ ).

