



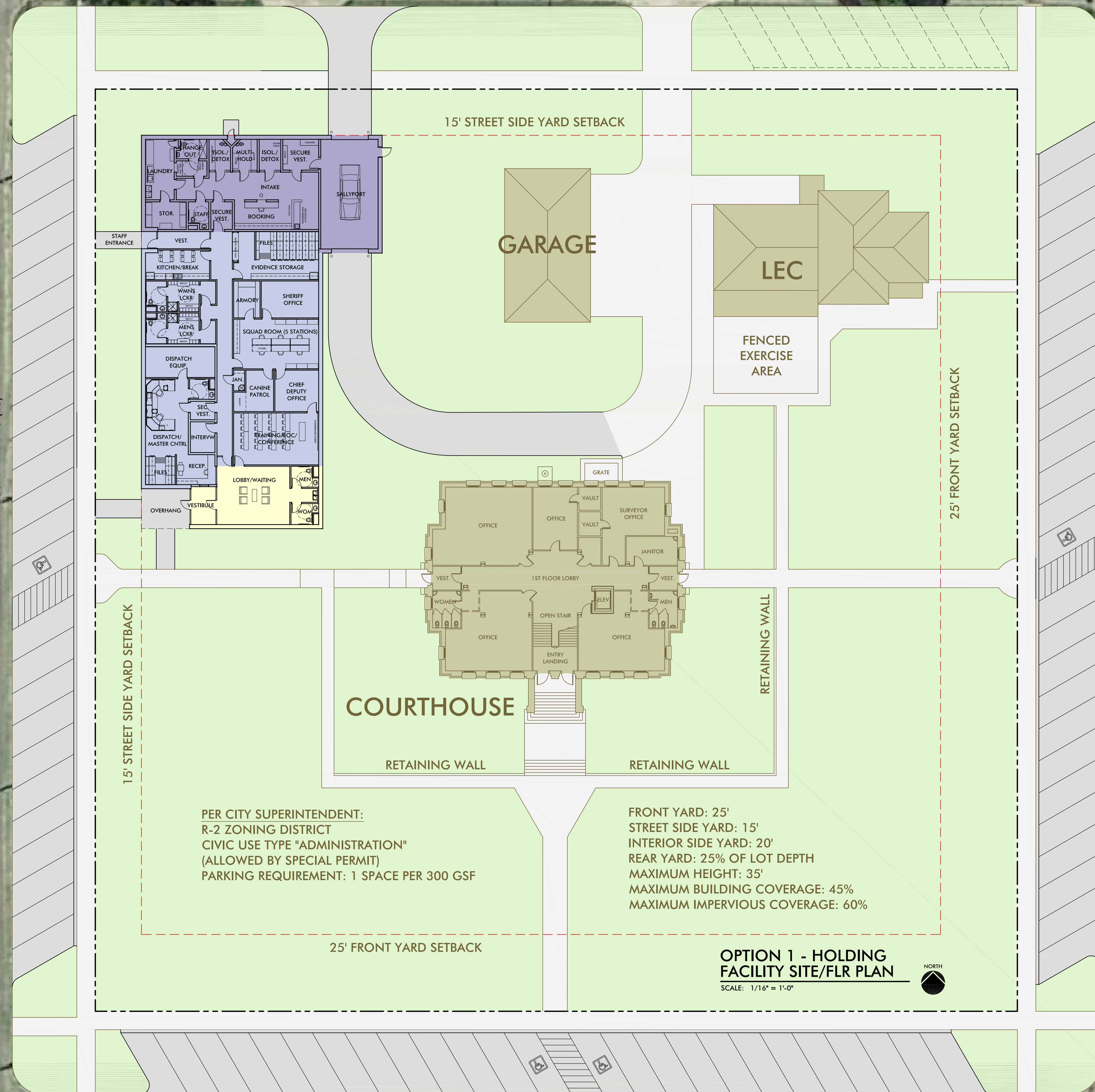
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N. SEWARD STREET

CURB PARKING (25)

W. 7TH AVENUE

OPTIONAL CURB PARKING (8)



15' STREET SIDE YARD SETBACK

15' STREET SIDE YARD SETBACK

GARAGE

LEC

FENCED EXERCISE AREA

25' FRONT YARD SETBACK

COURTHOUSE

RETAINING WALL

RETAINING WALL

PER CITY SUPERINTENDENT:
R-2 ZONING DISTRICT
CIVIC USE TYPE "ADMINISTRATION"
(ALLOWED BY SPECIAL PERMIT)
PARKING REQUIREMENT: 1 SPACE PER 300 GSF

FRONT YARD: 25'
STREET SIDE YARD: 15'
INTERIOR SIDE YARD: 20'
REAR YARD: 25% OF LOT DEPTH
MAXIMUM HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 45%
MAXIMUM IMPERVIOUS COVERAGE: 60%

25' FRONT YARD SETBACK

OPTION 1 - HOLDING FACILITY SITE/FLR PLAN

SCALE: 1/16" = 1'-0"



N. CEDAR STREET

CURB PARKING (25)

W. 6TH AVENUE

CURB PARKING (25)

WEBSTER COUNTY JUSTICE CENTER
RED CLOUD, NEBRASKA 68970