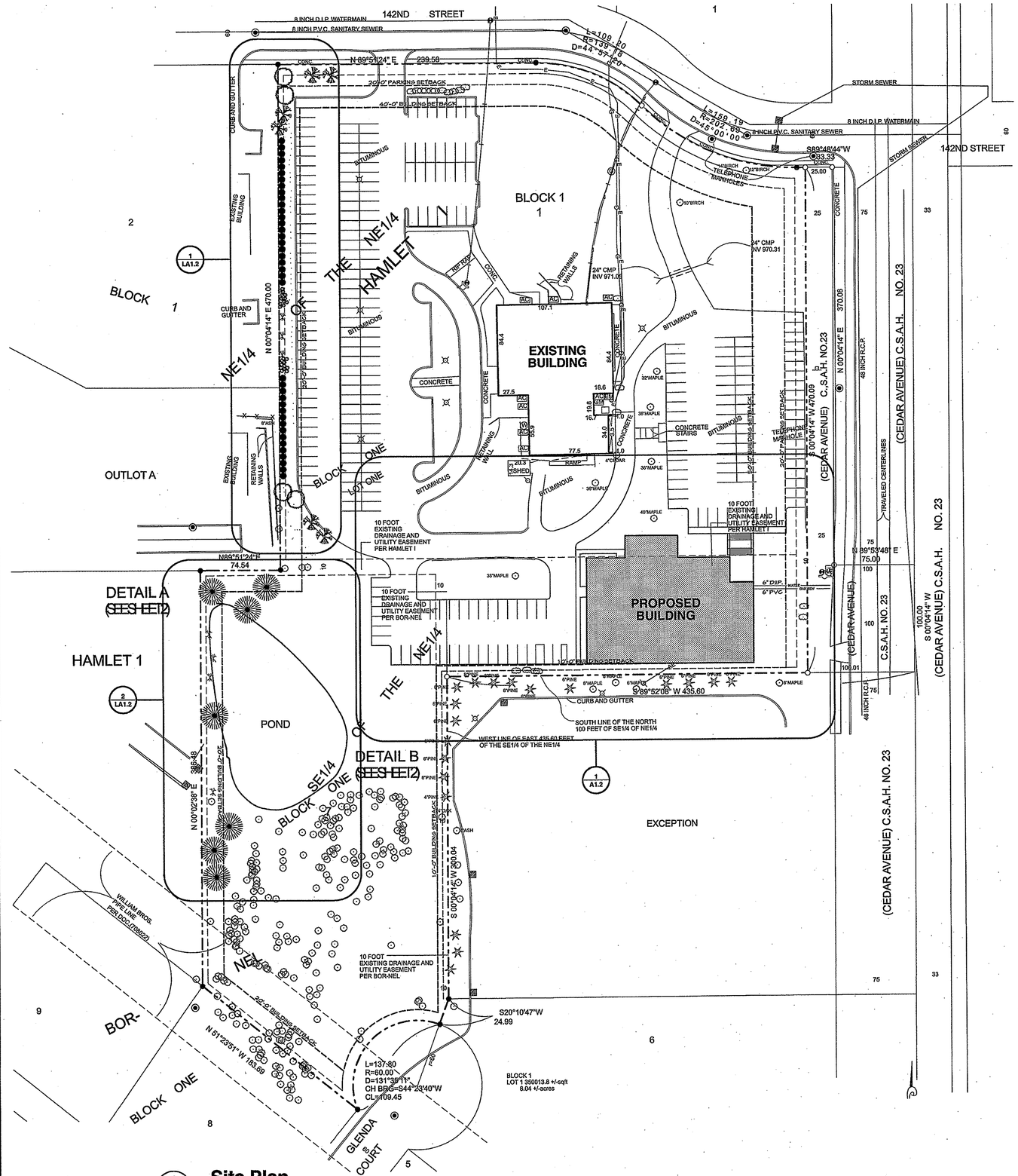

1 A1.1 **Site Plan**
Scale 1" = 50' - 0"

NEGEN COMMERCIAL • RESIDENTIAL ARCHITECTS

STUDIO: 22917 178th Ave.
CORRESPONDENCE: Suite 200
Rosemount, Minnesota 55068
TELEPHONE: 320.685.3304
FACSIMILE: 320.685.4039
WEB: www.negenarchitects.com

PROJECT INFORMATION

ZONING DISTRICT
Institutional

PERMITTED USES
Churches, recreational buildings

PROPOSED USE
Church, recreational buildings

MINIMUM AREA STANDARDS

Minimum Lot Dimensions
Lot area (sq. ft.) 10,000
Lot width (ft.) 80

Proposed
Lot area (sq. ft.) 350,013.8
Lot width (ft.) 228 (min.)

Minimum Building Setback
Along principal or minor arterial streets (ft.) 50
Along community or neighborhood collector streets (ft.) 35
other streets (ft) 35
Side lot line (ft.) 10
Abutting R or M districts 20

Minimum Parking Setbacks
Along public streets (ft.) 20
Abutting R or M districts (ft.) 20
Side or rear lot line (ft.) 5

Maximum Building Coverage
Coverage of lot (%)20

Proposed
7

Maximum Building Height
Maximum height (ft.) 40

Proposed
?

BUILDING AND SITE DESIGN

Materials Requirements
Commercial buildings shall have a vertical exposed exterior finish of 100% non-combustable, non-degradable and maintainance-free construction materials (such as face brick or natural stone but excluding such construction material as sheet or corrugated aluminum, iron, or concrete block of any kind or similar). Exterior roof-top finishes shall preclude the use of exposed or plated metal; any metal surface shall be coated or anodized with a non-reflective, glare free finish.

Proposed
Masonry veneer; utility brick and texture stone, stucco textured wall panel.

LANDSCAPING
See Plan

PARKING REQUIREMENTS

MINIMUM REQUIRED SPACES

Church, auditorium or undertaking establishment
One parking space for each 3 1/2 seats based on the design capacity of the main assembly hall.

Existing facility: 250/3.5=72
Proposed facility: 375/3.5=107
Total required: 179

Proposed
Total proposed: 262

Mount Olivet
Assembly of God
14201 Cedar Avenue South
Apple Valley, MN 55124
952.432.4332

REVISION	DATE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
Print Name:
Signature:
Date: 2-13-2007 License No: 41402

Site Plan

COMM. NO.:	50714
SCALE:	---
DATE:	FEBRUARY 13, 2007
DRAWN BY:	---

BID DOCUMENTS

A1.1