



**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.) 45  
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**

7

**BUILDING AND SITE DESIGN**

**Materials Requirements**

Commercial buildings shall have a vertical exposed exterior finish of 100% non-combustible, non-degradable and maintenance-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

REVISION	DATE
	JUNE 20, 2007

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:

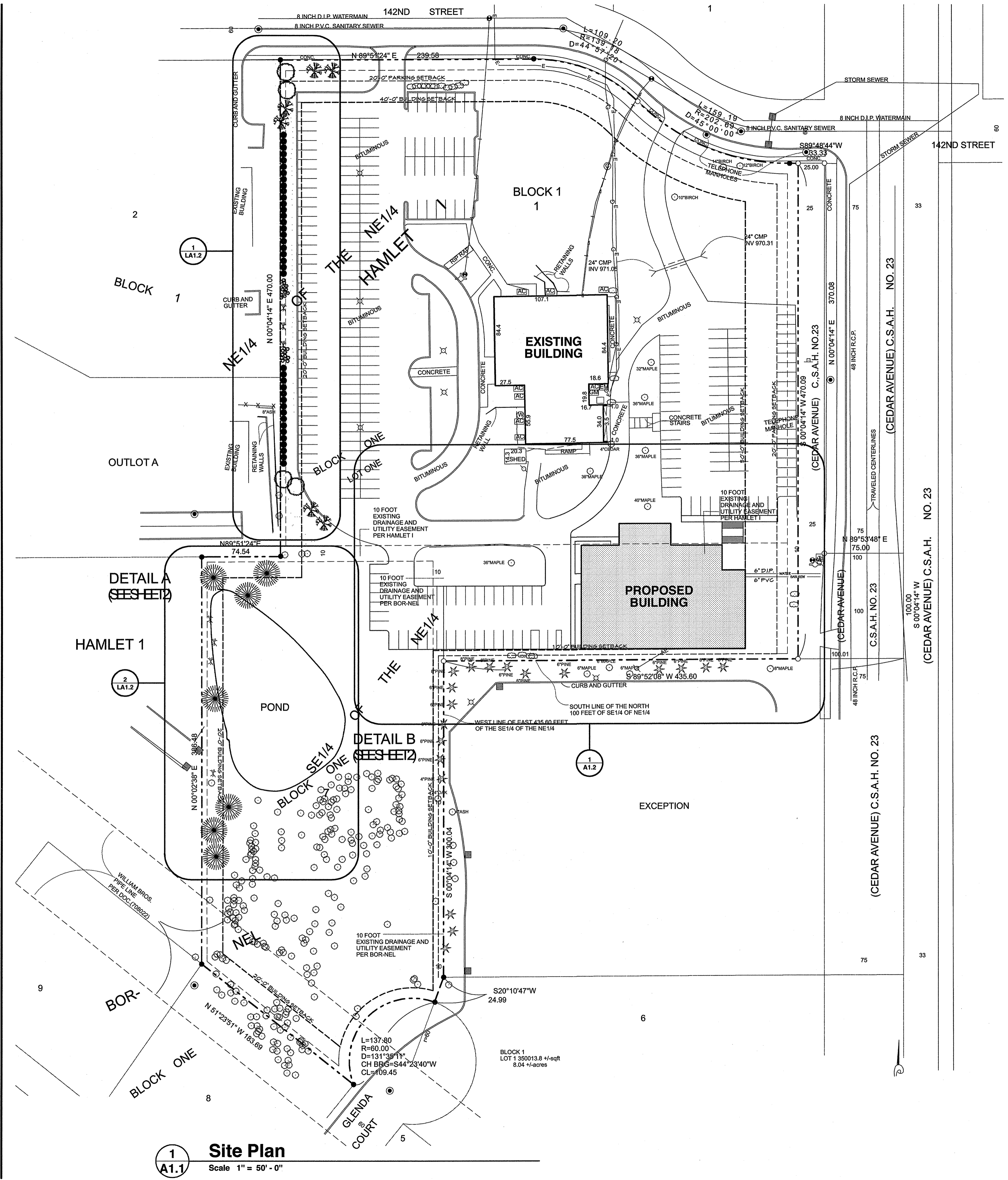
Date: February 13, 2007 License No: 41402

**Site Plan**

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

**BID DOCUMENTS**

**A1.1**



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