(E) POWER POLE PPL 1004 260801
(E) POWER POLE
(E) POWER POLE PACIFICORP 01310004 260810
CLEAR VISION LINE
(P) LANDSCAPE RETAINING WALL
(E) AIR RELIEF VALVE ANTICIPATED TO BE RELOCATED FOR NEW DRIVEWAY
(E) FIRE HYDRANT ANTICIPATED TO BE RELOCATED WITH STREET WIDENING PER PROPOSED CONDITION OF APPROVAL P-12.
CLEAR VISION LINE
(P) LANDSCAPE RETAINING WALL
(E) POWER POLE PPL 1004 262801
(P) 5.00' R/W DEDICATION
(P) WIDENING ALONG FRONTAGE AND TO SCENIC DRIVE AS REQUIRED PER PROPOSED CONDITION OF APPROVAL P-12.
WIDTH: 24 FEET PAVED, 2 FEET GRAVEL SHOULDERS
LIMIT: FROM 50 FEET WEST OF THE WEST PROPERTY LINE TO SCENIC DRIVE INTERSECTION.
(E) GRAVEL
17.03'
(E) PAVEMENT
NW POWERS AVE (R/W VARIES)
(E) PAVEMENT
NW POWERS AVE
18.08'
(P) GRASSY AREA
FD 3/4" IP
(E) DWELLING TO BE USED FOR PARSONAGE DWELLING
W/2-CAR GARAGE
82.22'
50.43'
(E) PORCH
77.91'
(P) STORMWATER TREATMENT/LANDSCAPE PLANTER
(E) SEPTIC TANK
21.28'
(E) SEPTIC LINES
(P) STORMWATER TREATMENT/LANDSCAPE PLANTER
R30.00'
20.00'
R50.00'
R30.00'
122.30'
(E) GRAVEL DRIVEWAY
(E) PP #260802
16.69'
(E) DRAINFIELD
(E) HEAT PUMP
(E) LIGHT POLE
(P) STORMWATER TREATMENT/LANDSCAPE PLANTER
(P) LANDSCAPE RETAINING WALL
(P) LANDSCAPE RETAINING WALL
(P) LANDSCAPE RETAINING WALL
(P) LANDSCAPE RETAINING WALL
(P) FIRE ACCESS ROUTE
(E) WETLAND LIMITS
R30.00'
R50.00'
(P) SANCTUARY BUILDING 28,557 S.F.
R30.00'
265.62'
R50.00'
(P) 12' x 36' FOR WATER SYSTEM COMPONENTS
AREA RESERVED FOR SEPTIC TANK TREATMENT
(P) 36' x 60' SHOP
(P) ABOVE GROUND FIRE WATER STORAGE TANK - SIZE TO BE DETERMINED WITH BUILDING PERMIT SUBMITTALS
(P) STORMWATER QUALITY SWALE
(E) WETLAND LIMITS
(P) FIRE ACCESS ROUTE
20.00'
(P) FIRE HOSE REACH = 150'
(P) FIRE HOSE REACH = 150'
OWNER: NORTHSIDE CHRISTIAN CHURCH
MAP: 10S-04W-26B
LOT: 600
ZONE: RR-2
(P) GRASSY AREA
(P) RETAINING WALL
(P) PLAYGROUND 3700 S.F.
(E) WETLAND LIMITS
OWNER: WELCH MATTHEW ALLEN
MAP: 10S-04W-26B
LOT: 501
ZONE: RR-2
(E) GRAVEL
(E) PAVEMENT
5/8" IR, DOWN 0.3'
OWNER: MOMIJI PROPERTIES LLC
MAP: 10S-04W-27AA
LOT: 3600
ZONE: RR-2
POTENTIAL (3) FIR TREES REMOVED FOR REPLACEMENT DISPOSAL FIELD
100.00'
(P) STORMWATER QUALITY SWALE
POTENTIAL (4) FIR TREES REMOVED FOR REPLACEMENT DISPOSAL FIELD
(P) DETENTION POND
(P) STORMWATER QUALITY SWALE
357.92'
(E) WETLAND LIMITS
20.00'
(E) 16.00' EASEMENT PER M-264164-93
FD 3/4" IP
FD 5/8" IR P.P. 1992-03
(P) SEPTIC DRAINFIELD AREA APPROVED BY BENTON CO. ENVIRONMENTAL DEPT. 2.12 ACRES ±
OWNER: WESTBROOK ROBERT J
MAP: 10S-04W-26B
LOT: 700
ZONE: RR-2
N87°54'49"W 924.05'
S87°54'49"E 1247.99' (WEST 1248.06') DN 2023-636785
20.00'
FD 5/8" IR W/RPC P.P. 1998-38
OWNER: ARAKAWA TIMOTHY
MAP: 10S-04W-26B
LOT: 2800
ZONE: RR-2
OWNER: HADDIX SETH S
MAP: 10S-04W-26B
LOT: 2700
ZONE: RR-2
S87°54'49"E 323.94'
FD 5/8" IR C.S. 7441
(E) PAVEMENT
N
1 INCH
0
50'

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

CLIENT:
VARITONE ARCHITECTURE AND INTERIOR DESIGN, LLC
231 SW 2nd AVENUE
ALBANY, OREGON 97321
(541) 497-2954
CHRISTINA@VARITONEARCHITECTURE.COM

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.,
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

REVISED PROPOSED SITE PLAN

NORTHSIDE CHURCH
CONDITIONAL USE APPLICATION
BENTON COUNTY, OREGON

DATE: AUGUST 11, 2026
PROJECT: 23-225 VARITONE NORTHSIDE CHURCH
DRAWN BY: MLM
CHECKED BY: BSV

| PLAN REVISIONS | DATE |
|---|---|
| ADDED PARKING | AUG. 10, 2026 |
| ADDED REPLACEMENT SEPTIC DISPOSAL AND POTENTIAL ASSOCIATED TREE REMOVAL | AUG. 10, 2026 |
| MODIFIED NW POWERS AVE. FRONTAGE IMPROVEMENT NOTES TO MATCH COUNTY PROPOSED CONDITION OF APPROVAL P-12. | AUG. 11, 2026 |
| | |
| | |

Sheet C1.2

SCALE: SEE BARSCALE