

THIS MAP WAS
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C1.2
Sheet

PLAN REVISIONS

DATE

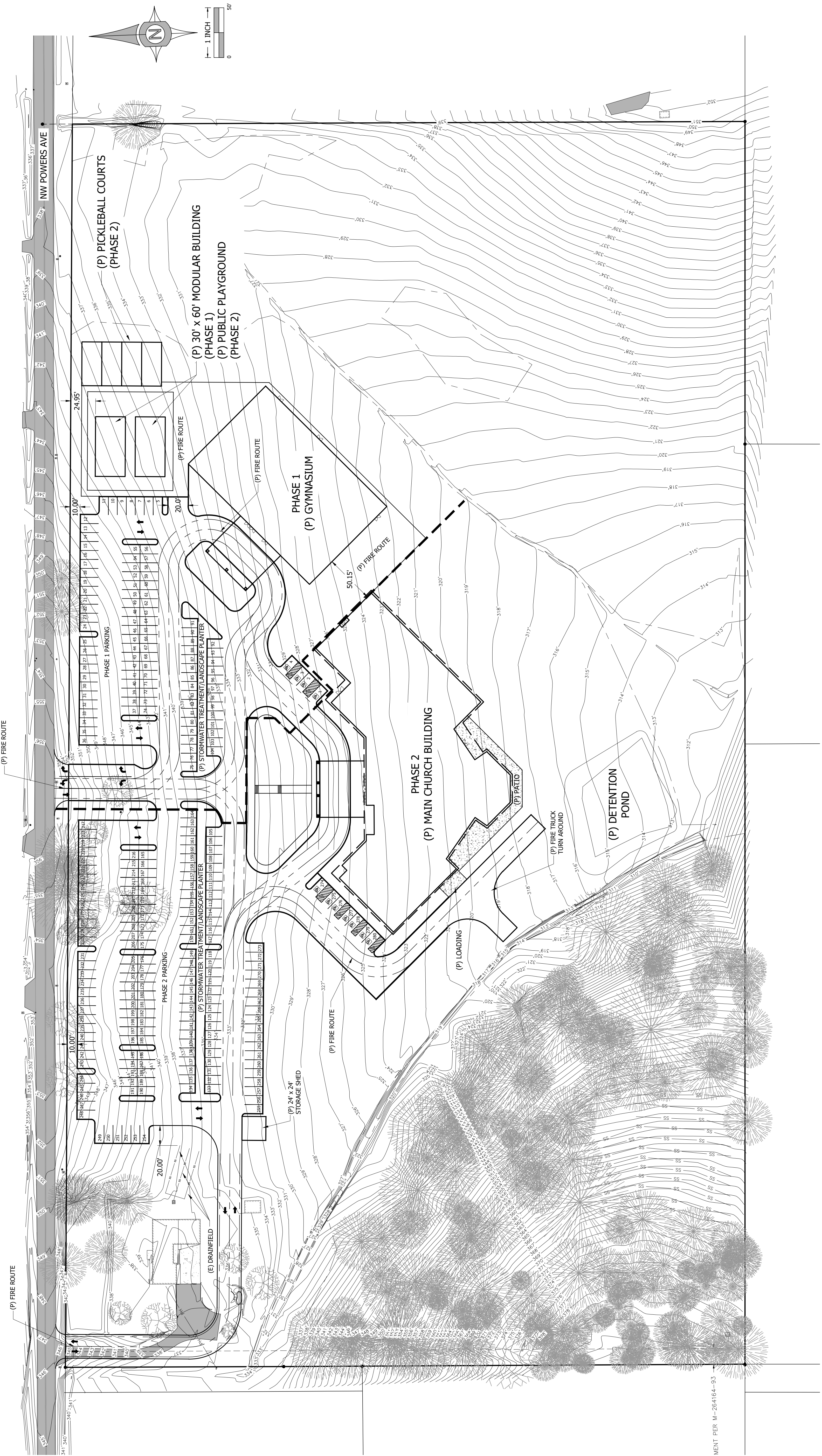
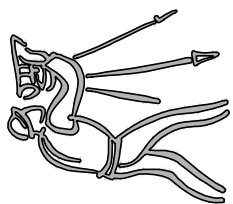
SCALE: SEE BARSCALE

DATE: DECEMBER 5, 2024
PROJECT: 23-225 WATKINS NORTHSHIRE CHURCH
DRAWN BY: MLM
CHECKED BY: BSV

PRELIMINARY SITE PLAN
NORTHSHIRE CHURCH
MAP 10S-04W-26B
LOT 600
ALBANY, OREGON

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

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



NORTHSIDE CHURCH

Peak Hour Sunday

	Manahouse	First Baptist Church Of Eugene	Willamette Christian Center
Time Period	Volume	Volume	Volume
8:00 AM 9:00 AM	21	185	18
8:15 AM 9:15 AM	19	200	24
8:30 AM 9:30 AM	20	179	37
8:45 AM 9:45 AM	35	151	50
9:00 AM 10:00 AM	72	77	84
9:15 AM 10:15 AM	87	149	94
9:30 AM 10:30 AM	81	303	79
9:45 AM 10:45 AM	66	354	66
10:00 AM 11:00 AM	29	335	27
10:15 AM 11:15 AM	10	242	14
10:30 AM 11:30 AM	9	86	68
10:45 AM 11:45 AM	71	82	109
11:00 AM 12:00 PM	97	275	126
11:15 AM 12:15 PM	106	377	126
11:30 AM 12:30 PM	111	413	70
11:45 AM 12:45 PM	45	374	28
12:00 PM 1:00 PM	17	187	13
Peak Hour	111	413	126

Peak Hour	11:30 AM	11:30 AM	11:30 AM
	11:45 AM	11:45 AM	11:45 AM
	12:00 PM	12:00 PM	12:00 PM
	12:15 PM	12:15 PM	12:15 PM

Site	Peak Hour Trips	SF	KSF	Trips/KSF
Manahouse	111	50282	50.282	2.21
First Baptist Church Of Eugene	413	197801	197.801	2.09
Willamette Christian Center	126	78357	78.36	1.61
	650		326	1.99 Average Rate
				0.26 Std Dev
				0.02 R2
	Parked Cars	SF	KSF	veh/ksf
Manahouse	108	50282	50.282	2.15
First Baptist Church Of Eugene	387	197801	197.801	1.96
Willamette Christian Center	103	78357	78.36	1.31
	598		326	1.83 Average Rate
				0.36 Std Dev
				0.01 R2

Entering and Exiting Trips

Mannahouse

	In	Out	Total
8:00 AM	7	1	8
8:15 AM	6	1	7
8:30 AM	4	0	4
8:45 AM	2	0	2
9:00 AM	5	1	6
9:15 AM	8	0	8
9:30 AM	18	1	19
9:45 AM	39	0	39
10:00 AM	20	1	21
10:15 AM	2	0	2
10:30 AM	3	1	4
10:45 AM	1	1	2
11:00 AM	1	1	2
11:15 AM	-	1	1
11:30 AM	1	65	66
11:45 AM	-	28	28
12:00 PM	-	11	11
12:15 PM	-	6	6
12:30 PM	-	0	-
12:45 PM	-	0	-

First Baptist

	In	Out	Total
8:00 AM	13	1	14
8:15 AM	29	2	31
8:30 AM	39	0	39
8:45 AM	97	4	101
9:00 AM	26	3	29
9:15 AM	8	2	10
9:30 AM	8	3	11
9:45 AM	24	3	27
10:00 AM	63	38	101
10:15 AM	137	27	164
10:30 AM	44	18	62
10:45 AM	3	5	8
11:00 AM	3	5	8
11:15 AM	3	5	8
11:30 AM	10	48	58
11:45 AM	6	195	201
12:00 PM	6	104	110
12:15 PM	5	39	44
12:30 PM	1	18	19
12:45 PM	4	10	14

Willamette Christian Center

	In	Out	Total
8:00 AM	1	0	1
8:15 AM	6	1	7
8:30 AM	3	1	4
8:45 AM	5	1	6
9:00 AM	6	1	7
9:15 AM	20	0	20
9:30 AM	17	0	17
9:45 AM	37	3	40
10:00 AM	15	2	17
10:15 AM	3	2	5
10:30 AM	2	2	4
10:45 AM	1	0	1
11:00 AM	2	2	4
11:15 AM	2	57	59
11:30 AM	5	40	45
11:45 AM	1	17	18
12:00 PM	-	4	4
12:15 PM	2	1	3
12:30 PM	1	2	3
12:45 PM	2	1	3

Peak Hour

8:00 AM	9:00 AM	21
8:15 AM	9:15 AM	19
8:30 AM	9:30 AM	20
8:45 AM	9:45 AM	35
9:00 AM	10:00 AM	72
9:15 AM	10:15 AM	87
9:30 AM	10:30 AM	81
9:45 AM	10:45 AM	66
10:00 AM	11:00 AM	29
10:15 AM	11:15 AM	10
10:30 AM	11:30 AM	9
10:45 AM	11:45 AM	71
11:00 AM	12:00 PM	97
11:15 AM	12:15 PM	106
11:30 AM	12:30 PM	111
11:45 AM	12:45 PM	45
12:00 PM	1:00 PM	17

Peak 111

8:00 AM	9:00 AM	185
8:15 AM	9:15 AM	200
8:30 AM	9:30 AM	179
8:45 AM	9:45 AM	151
9:00 AM	10:00 AM	77
9:15 AM	10:15 AM	149
9:30 AM	10:30 AM	303
9:45 AM	10:45 AM	354
10:00 AM	11:00 AM	335
10:15 AM	11:15 AM	242
10:30 AM	11:30 AM	86
10:45 AM	11:45 AM	82
11:00 AM	12:00 PM	275
11:15 AM	12:15 PM	377
11:30 AM	12:30 PM	413
11:45 AM	12:45 PM	374
12:00 PM	1:00 PM	187

Peak 413

8:00 AM	9:00 AM	18
8:15 AM	9:15 AM	24
8:30 AM	9:30 AM	37
8:45 AM	9:45 AM	50
9:00 AM	10:00 AM	84
9:15 AM	10:15 AM	94
9:30 AM	10:30 AM	79
9:45 AM	10:45 AM	66
10:00 AM	11:00 AM	27
10:15 AM	11:15 AM	14
10:30 AM	11:30 AM	68
10:45 AM	11:45 AM	109
11:00 AM	12:00 PM	126
11:15 AM	12:15 PM	126
11:30 AM	12:30 PM	70
11:45 AM	12:45 PM	28
12:00 PM	1:00 PM	13

Peak 126

Parked Vehicles

Mannahouse

Parked

8:00 AM	6
8:15 AM	11
8:30 AM	15
8:45 AM	17
9:00 AM	21
9:15 AM	29
9:30 AM	46
9:45 AM	85
10:00 AM	104
10:15 AM	106
10:30 AM	108
10:45 AM	108
11:00 AM	108
11:15 AM	107
11:30 AM	43
11:45 AM	15
12:00 PM	4
12:15 PM	
12:30 PM	
12:45 PM	

Max Parked Cars 108

First Baptist

Parked

8:00 AM	12
8:15 AM	39
8:30 AM	78
8:45 AM	171
9:00 AM	194
9:15 AM	200
9:30 AM	205
9:45 AM	226
10:00 AM	251
10:15 AM	361
10:30 AM	387
10:45 AM	385
11:00 AM	383
11:15 AM	381
11:30 AM	343
11:45 AM	154
12:00 PM	56
12:15 PM	22
12:30 PM	5
12:45 PM	

387

Willamette Christian Center

Parked

8:00 AM	1
8:15 AM	6
8:30 AM	8
8:45 AM	12
9:00 AM	17
9:15 AM	37
9:30 AM	54
9:45 AM	88
10:00 AM	101
10:15 AM	102
10:30 AM	102
10:45 AM	103
11:00 AM	103
11:15 AM	48
11:30 AM	13
11:45 AM	
12:00 PM	
12:15 PM	
12:30 PM	
12:45 PM	

103

**SANDOW
ENGINEERING**

160 Madison Street, Suite A
Eugene, Oregon 97402
541.513.3376
sandowengineering.com



TRANSPORTATION DEMAND MANAGEMENT PLAN

NORTHSIDE CHRISTIAN CHURCH

4500 NW Powers Avenue, Albany, Oregon

Map/Lot: 10S-04W-26B Tax Lot 600

I. PROJECT OVERVIEW

Northside Christian Church is developing a new campus on NW Powers Avenue in northwest Albany, Oregon. The development is proposed in two phases:

- Phase 1: Construction of an 18,902 sq. ft. Gymnasium Building to accommodate worship services (up to 500 attendees), youth meetings, and daycare (up to 58 children, weekday 8 AM–5 PM).
- Phase 2: Construction of a 54,709 sq. ft. Main Sanctuary Building. Services will relocate to this facility upon completion, with the Gym used for ancillary activities. Up to 8 administrative staff are expected during weekdays.

Total Buildout: 73,611 sq. ft.

The site will also include outdoor amenities such as pickleball courts, an amphitheater, and a playground.

A. BUILDING USE PHASING AND OCCUPANCY PATTERNS

Although the total square footage of the campus is 73,611 sq. ft., not all spaces will be active or occupied at the same time. During Phase 1, only the Gymnasium Building will be used for all activities. Once the Main Sanctuary Building is complete, it will become the primary facility for Sunday worship services and children's church, while the Gymnasium will support weekday childcare and occasional youth events. There will be no concurrent high-occupancy use of both buildings. This phasing ensures that actual occupancy and therefore trip and parking demand remain significantly lower than the theoretical maximum based solely on total floor area.

II. TRAVEL DEMAND AND TRIP GENERATION

According to the local trip generation study performed by Sandow Engineering:

- Trip Generation Rate: 1.99 vehicle trips per 1,000 square feet (Sunday peak hour)
- Estimated Peak Hour Trips: 147 trips (73,611 SF × 1.99 trips/KSF)

Weekday Demand (based on church estimates):

- Daycare drop-off/pick-up for up to 58 children
- Occasional evening youth events (<100 people)
- Up to 8 administrative staff on-site

III. PARKING DEMAND

Sandow Engineering determined the peak parking demand based on comparable local churches:

- Parking Demand Rate: 1.83 stalls per 1,000 square feet
- Estimated Maximum Demand: 135 stalls (73,611 SF × 1.83 stalls/KSF)

The site is designed to accommodate this demand on-site without reliance on off-site or overflow parking areas.

The campus has been intentionally designed to avoid overlapping high occupancy uses between buildings, ensuring that parking demand reflects staggered and non-concurrent use patterns.

IV. TRANSPORTATION DEMAND MANAGEMENT (TDM) MEASURES

To further reduce traffic and parking impacts, Northside Christian Church will implement the following strategies:

A. CARPOOLING & RIDESHARE SUPPORT

- Promote shared rides via church bulletins, website, and signage
- Designate preferred parking areas for carpools and rideshare vehicles

B. VOLUNTEER PARKING COORDINATION

- Use trained volunteers to direct parking during Sunday services and major events
- Monitor on-site conditions to adjust staffing and signage as needed

C. SERVICE SCHEDULING

- During Phase 1, all worship services and weekday childcare will take place in the Gymnasium Building
- Once Phase 2 is complete, all services will be relocated to the Main Sanctuary Building, and the Gymnasium will support weekday childcare and occasional youth events

- There will be no concurrent high-occupancy use of both buildings, each phase activates only one as the primary facility
- Continue livestreaming services to offer off-site participation options
- If needed in the future, the church may implement staggered service times to accommodate increased attendance

D. SIGNAGE & WAYFINDING IMPROVEMENTS

- Provide directional signage for all parking areas
- Clearly mark pedestrian pathways between buildings and event spaces
- Use temporary signage during major events to support efficient vehicle movement

E. TDM COORDINATOR

- Assign a staff member or volunteer as the TDM Coordinator to:
 - Implement and adjust TDM strategies
 - Act as a liaison with County staff
 - Monitor attendance and parking trends

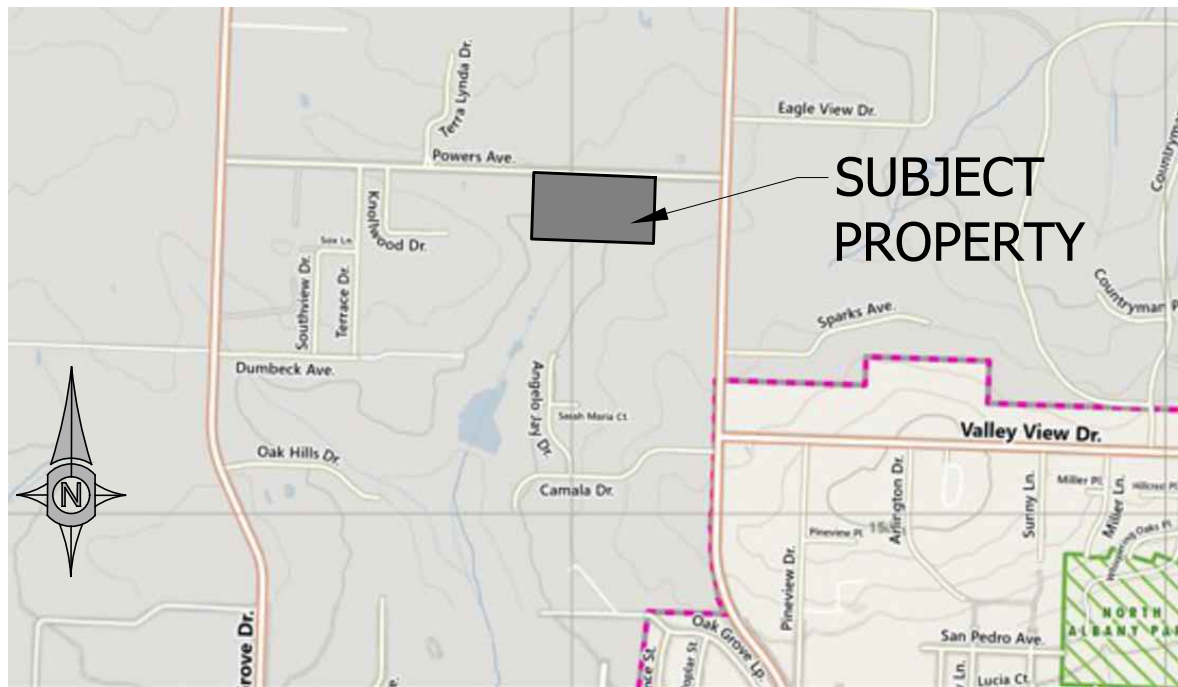
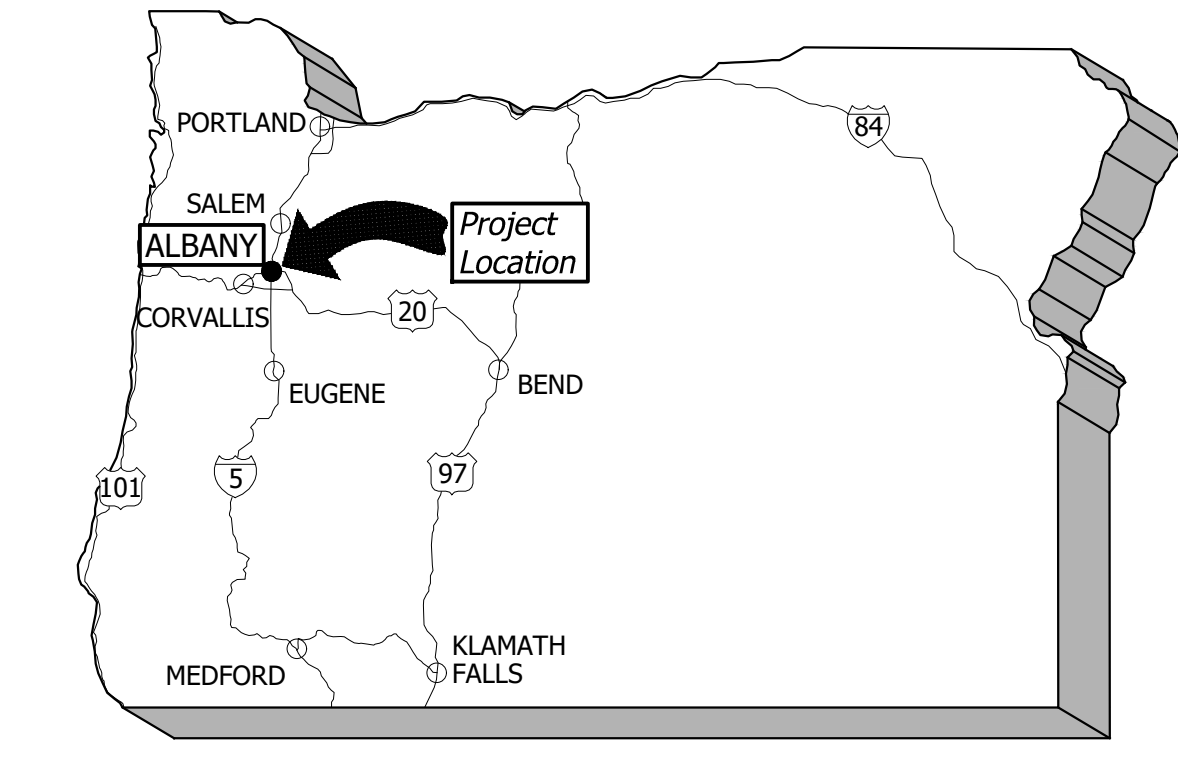
V. MONITORING AND EVALUATION

Northside Christian Church will implement the following evaluation measures:

- Track Attendance: Maintain records of Sunday attendance, daycare enrollment, and weekday events
- Monitor Parking Use: Evaluate on-site parking conditions during peak services
- Gather Feedback: Annually solicit informal feedback from attendees about transportation and access
- Adjust Strategies: Refine TDM measures based on actual demand and County input
- Maintain Documentation: Keep basic records of TDM efforts for submission to the County if requested

VI. CONCLUSION

Northside Christian Church is committed to implementing and adapting this TDM Plan as the campus is developed and occupied. Through phased site use, proactive parking management, and ongoing monitoring, the Church will ensure efficient site access and minimize transportation impacts to the surrounding area.



- C1.0 - COVER SHEET
- C1.1 - EXISTING CONDITIONS/DEMO PLAN
- C1.2 - PRELIMINARY SITE PLAN
- C1.3 - PRELIMINARY CIVIL SITE PLAN
- C1.4 - PRELIMINARY FIRE ROUTE PLAN
- C2.0 - PRELIMINARY GRADING PLAN
- C2.1 - PRELIMINARY GRADING PLAN
- C2.2 - PRELIMINARY GRADING PLAN
- C2.3 - PRELIMINARY GRADING PLAN
- C3.0 - PRELIMINARY STORMWATER MANAGEMENT PLAN
- C4.0 - PRELIMINARY SEWER PLAN
- C4.1 - PRELIMINARY WATER PLAN
- C4.2 - PRELIMINARY DRY UTILITY PLAN
- C6.0 - DETAILS

[illegible]

TAX MAP: 10S-3W-26B
TAX LOT: 600

SITE ADDRESS: 4500 POWERS AVE NW
ALBANY, OREGON 97321-9367

SITE SIZE: 19.43± ACRES
ZONE: RURAL RESIDENTIAL-2 (RR-2)

LAT: 44° 40' 47.52" N
LONG: 123° 3' 36.71" W
(BASED ON GOOGLE EARTH)

NORTHSIDE CHRISTIAN CHURCH
250 BROADALBIN STREET SW SUITE 110
ALBANY, OREGON 97321

CIVIL ENGINEER

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125

UDELL ENGINEERING AND LAND SURVEYING, LLC
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VARITONE ARCHITECTURE AND INTERIOR
DESIGN, LLC
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ALBANY, OREGON 97321
(541) 497-2954

PATHFINDER LAND USE CONSULTING, LLC
P.O. BOX 484
LEBANON, OREGON 97355
(541) 501-7197

POWER:
PACIFIC POWER
EDDIE STEINER
P.O. BOX 248
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ALBANY, OREGON 97321
541.967.6146

PHONE:
CENTURYLINK
TRAVIS VAUGHAN
P.O. BOX 337
LEBANON, OREGON 97355
541.749.0347

CABLE:
COMCAST
LANCE ROTH
NETWORK PROJECT MANAGER
503.991.6461

GAS:
NORTHWEST NATURAL
DARYL HAMMOND
150 SUPRA DRIVE
ALBANY, OREGON 97321
541.926.4253

EXISTING SYMBOL LEGEND

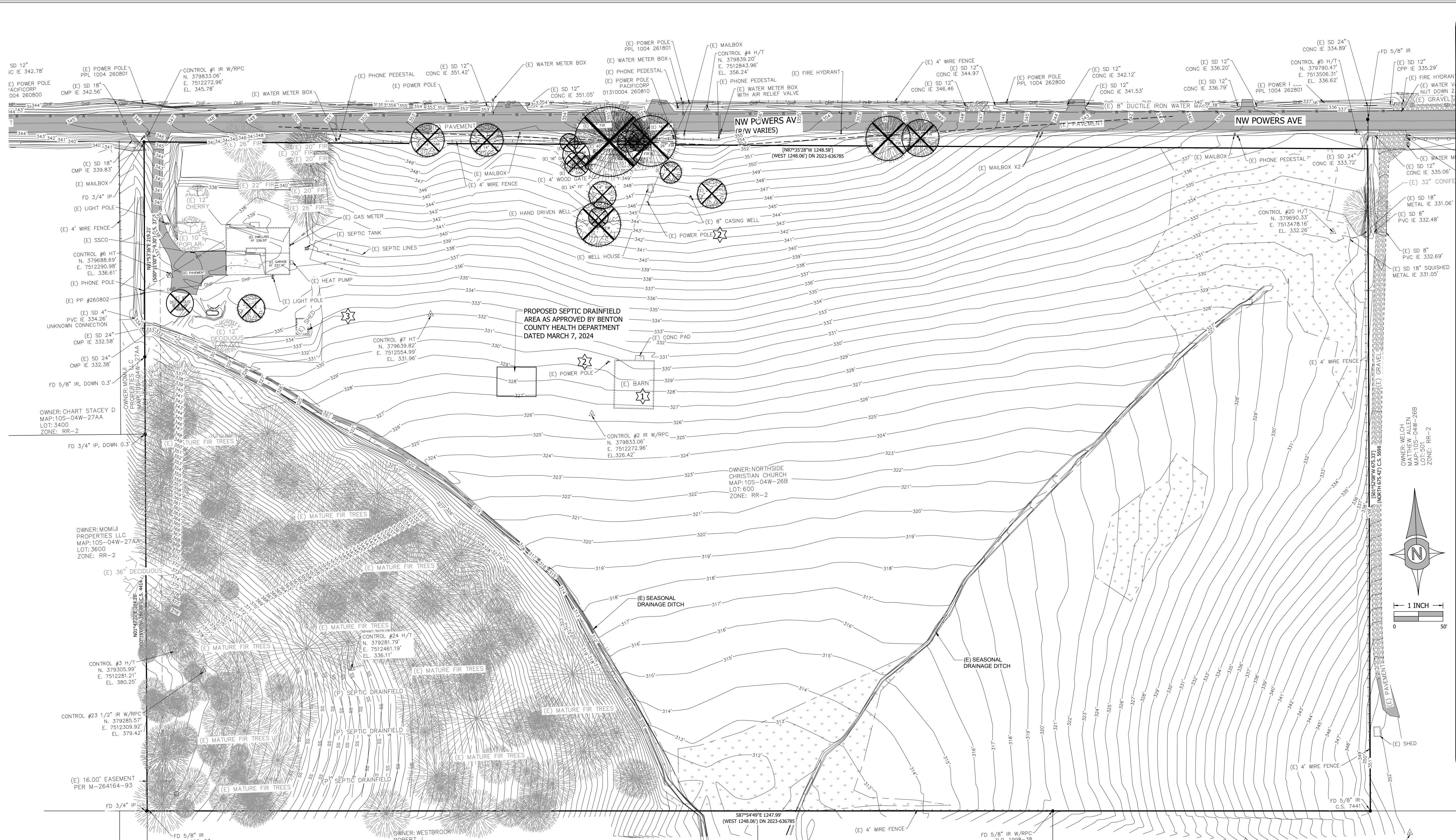
	- EXISTING CONTROL POINT
	- EXISTING GAS VALVE
	- EXISTING WATER VALVE
	- EXISTING WATER METER
	- EXISTING FIRE HYDRANT
	- EXISTING POWER POLE
	- EXISTING 6' CYCLONE FENCE
	- EXISTING 6' WOOD FENCE
	- EXISTING SD LINE LOCATE
	- EXISTING SS LINE LOCATE
	- EXISTING WATER LINE LOCATE
	- EXISTING PHONE LINE LOCATE
	- EXISTING UNDERGROUND POWER LOCATE
	- EXISTING OVERHEAD POWER
	- EXISTING GAS LINE LOCATE
	- EXISTING COMMUNICATION LINE LOCATE
	- EXISTING CONTOUR ELEVATION

SS	- SANITARY SEWER
SD	- STORM DRAIN
MH	- MANHOLE
CB	- CATCH BASIN
CO	- CLEAN OUT
PP	- UTILITY POLE
IE	- INVERT ELEVATION (FLOW LINE)
FF	- FINISH FLOOR
R.O.W.	- RIGHT-OF-WAY
FD	- FOUND
CS	- COUNTY SURVEY
IR	- IRON ROD
R	- RADIUS
BO	- BLOWOFF
S.L.	- STREET LIGHT
TC	- TOP FACE OF CURB
BW	- BACK OF WALK
CL	- CENTERLINE
FH	- FIRE HYDRANT
CI	- CURB INLET
T.O.P.	- TOP OF PIPE
FL	- FLOW LINE
PUE	- PUBLIC UTILITY EASEMENT
EX OR (E)	- EXISTING
(P)	- PROPOSED
PE	- PLAIN END
FLGD OR FLG	- FLANGED
MJ	- MECHANICAL JOINT
D.I.	- DUCTILE IRON
W/L	- WATERLINE
TW	- TOP OF WALL
SDAD	- STORM DRAIN AREA DRAIN

S = 0.00%		- SURFACE DRAIN DIRECTION	
(E)P 000.00	- EXISTING TOP OF PAVEMENT ELEVATION		
(E)TC 000.00	- EXISTING TOP OF CURB ELEVATION		
(E)G 000.00	- EXISTING GROUND ELEVATION		
P 000.00	- DESIGN TOP OF ASPHALT PAVEMENT ELEVATION		
C 000.00	- DESIGN TOP OF CONCRETE PAVEMENT ELEVATION		
W 000.00	- DESIGN TOP OF SIDEWALK ELEVATION		
TC 000.00	- DESIGN TOP OF CURB ELEVATION		
GR 000.00	- DESIGN TOP OF GRAVEL ELEVATION		
GND 000.00	- DESIGN TOP OF GROUND ELEVATION		
TW 000.00	- DESIGN TOP OF WALL ELEVATION		

	- DESIGN WATER METER
	- DESIGN CURB INLET
	- DESIGN CATCH BASIN
	- DESIGN DITCH INLET
	- DESIGN SS MANHOLE
	- DESIGN SD MANHOLE
	- DESIGN WATER VALVE
	- DESIGN FIRE HYDRANT

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT (503) 232-1987.



DEMOLITION NOTES	
	EXISTING BARN AND CONCRETE TO BE REMOVED.
	EXISTING POWER POLE TO BE RELOCATED.
	EXISTING SHED TO BE REMOVED.

LEGEND	
	EXISTING TREE TO BE REMOVED
	(E) WETLANDS AS DELINEATED BY ERIC HENNING OF ZION NATURAL RESOURCES. DIVISION OF STATE LANDS CONCURRENCE TO BE ACHIEVED PRIOR TO CONSTRUCTION.

PLAN REVISIONS	DATE

THIS MAP WAS
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Sheet **C1.1**

SCALE: SEE BARS SCALE

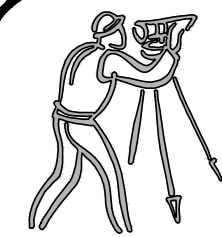
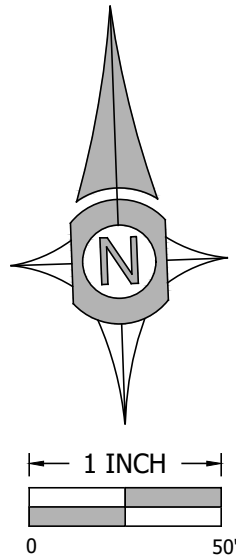
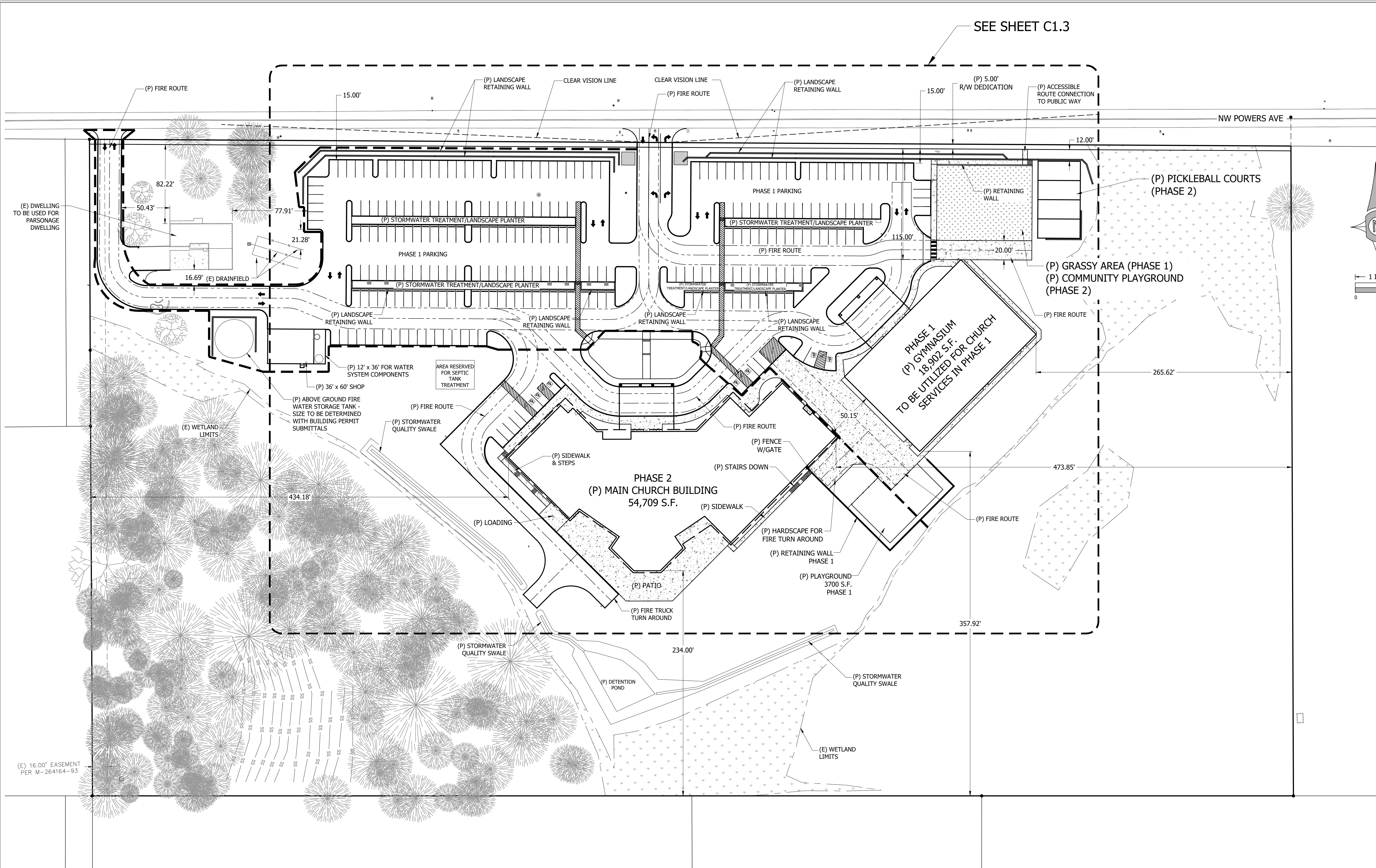
PROJECT VERTICAL DATUM -- NGVD 29
ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NGVD 29. THE VERTICAL BENCHMARK USED FOR ESTABLISHING ELEVATIONS IS LINN COUNTY GPS CONTROL POINT 93630 LOCATED ON SCENIC DR #130' SOUTHERLY OF SPARKS AVE. CONTRACTOR IS TO NOTIFY ENGINEER/SURVEYOR TWO WORKING DAYS PRIOR TO DISTURBING EXISTING SURVEY MONUMENT(S). SURVEYOR IS TO RESTORE PER COUNTY SURVEYOR REQUIREMENTS AND ORS 209.150.

CLIENT:
VARTONE ARCHITECTURE
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AND
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(541) 451-1366 FAX

EXISTING CONDITIONS/DEMO PLAN
**NORTHSIDE CHURCH
CONDITIONAL USE APPLICATION
BENTON COUNTY, OREGON**

DATE: DECEMBER 15, 2025
PROJECT: NORTHSIDE CHURCH
DRAWN BY: MUM
CHECKED BY: BSV



CLIENT:
VARTONE ARCHITECTURE
AND INTERIOR DESIGN, LLC
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PRELIMINARY SITE PLAN

NORTHSIDE CHURCH
CONDITIONAL USE APPLICATION
BENTON COUNTY, OREGON

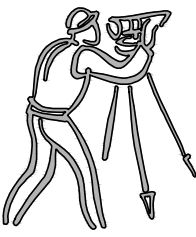
DATE: DECEMBER 15, 2025
PROJECT: NORTHSIDE CHURCH
DRAWN BY: MUM
CHECKED BY: RSJ

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PLAN REVISIONS	DATE

Sheet **C1.2**

SCALE: SEE BARSCALE



CLIENT:
VARTONE ARCHITECTURE
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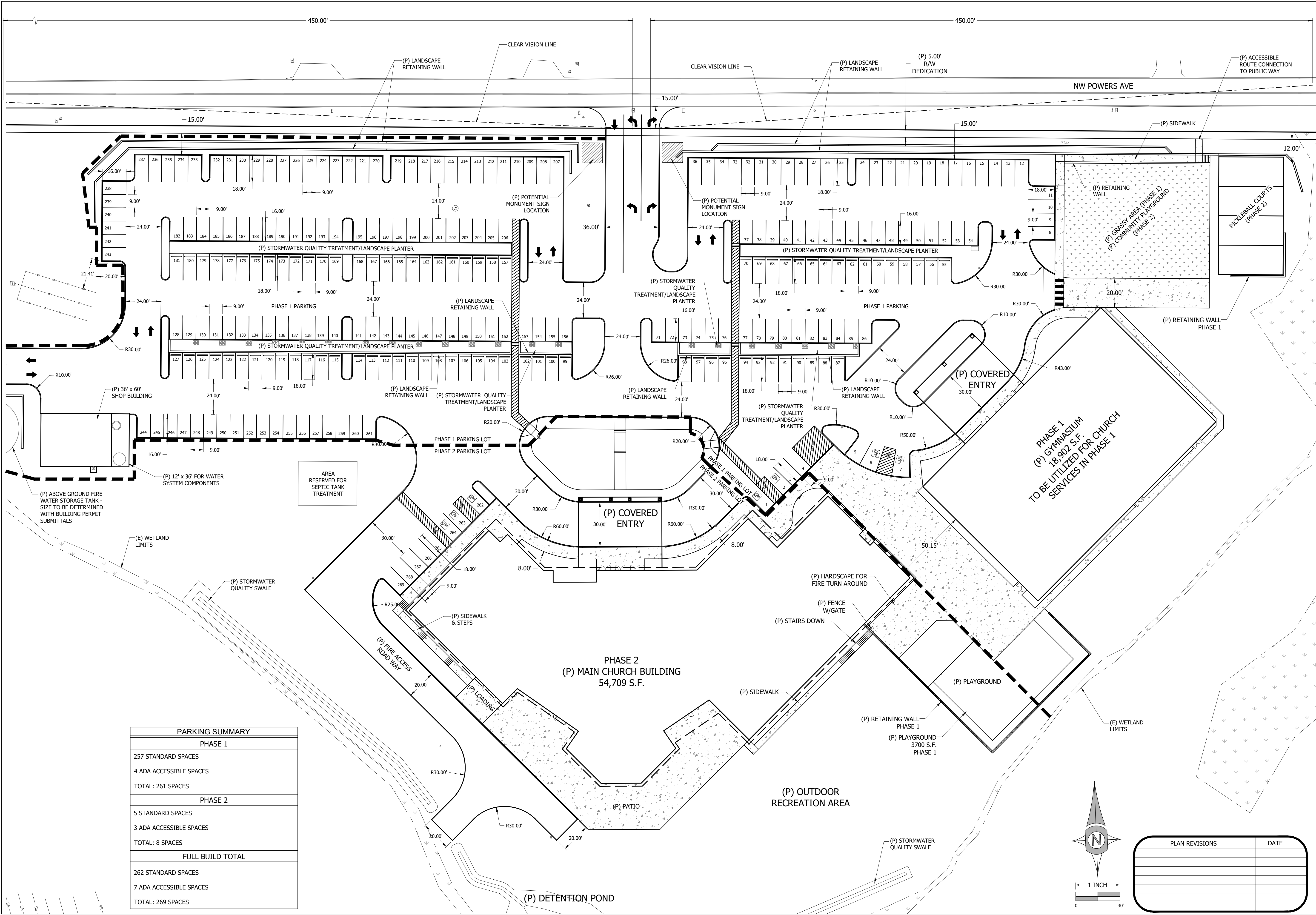
PRELIMINARY CIVIL SITE PLAN

NORTHSIDE CHURCH
CONDITIONAL USE APPLICATION
BENTON COUNTY, OREGON

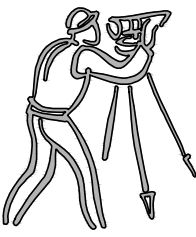
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Sheet **C1.3**
SCALE: SEE BARSCALE



PARKING SUMMARY	
PHASE 1	
257 STANDARD SPACES	
4 ADA ACCESSIBLE SPACES	
TOTAL: 261 SPACES	
PHASE 2	
5 STANDARD SPACES	
3 ADA ACCESSIBLE SPACES	
TOTAL: 8 SPACES	
FULL BUILD TOTAL	
262 STANDARD SPACES	
7 ADA ACCESSIBLE SPACES	
TOTAL: 269 SPACES	



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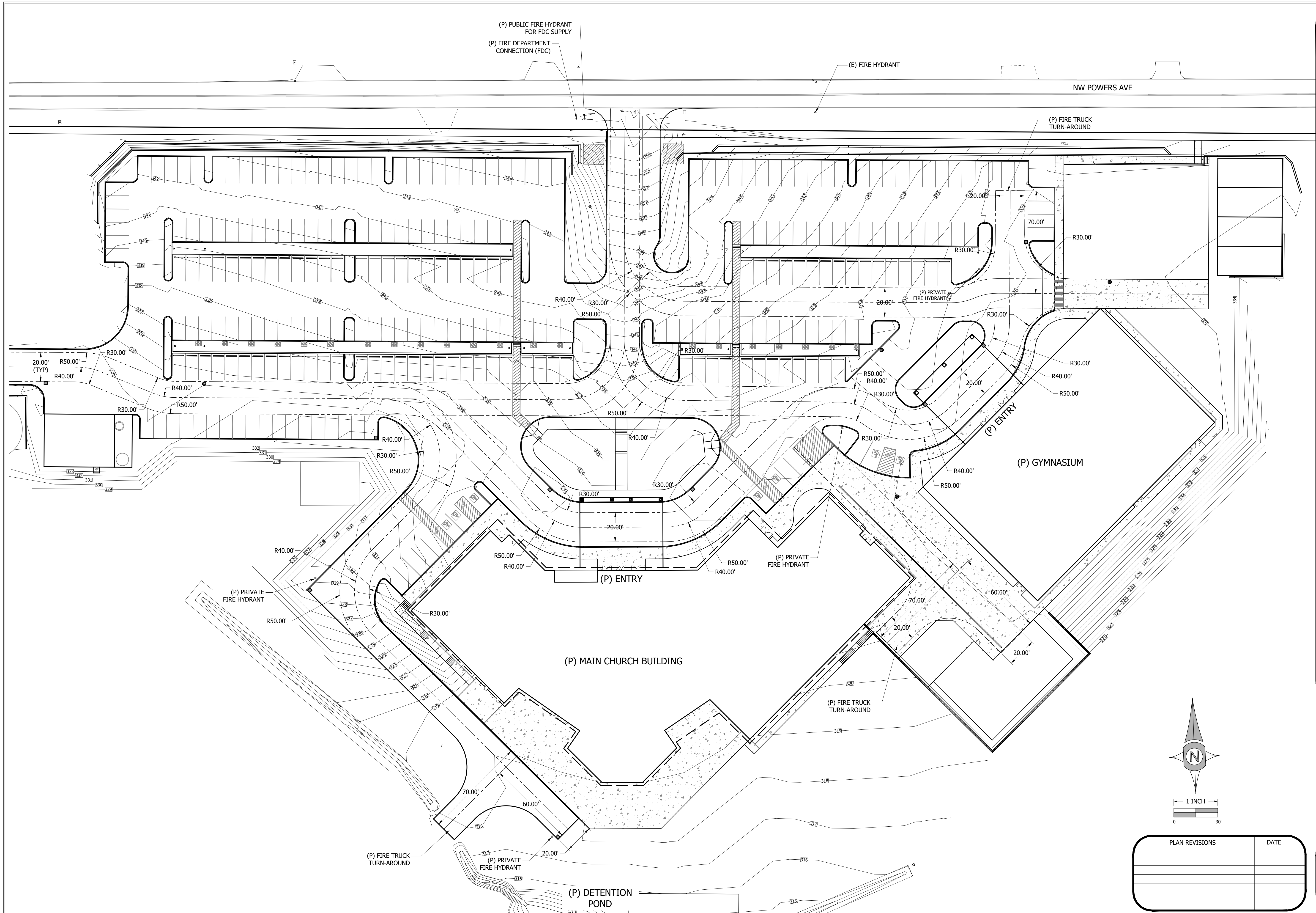
PRELIMINARY FIRE ROUTE PLAN
NORTHSIDE CHURCH
CONDITIONAL USE APPLICATION
BENTON COUNTY, OREGON

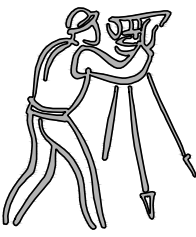
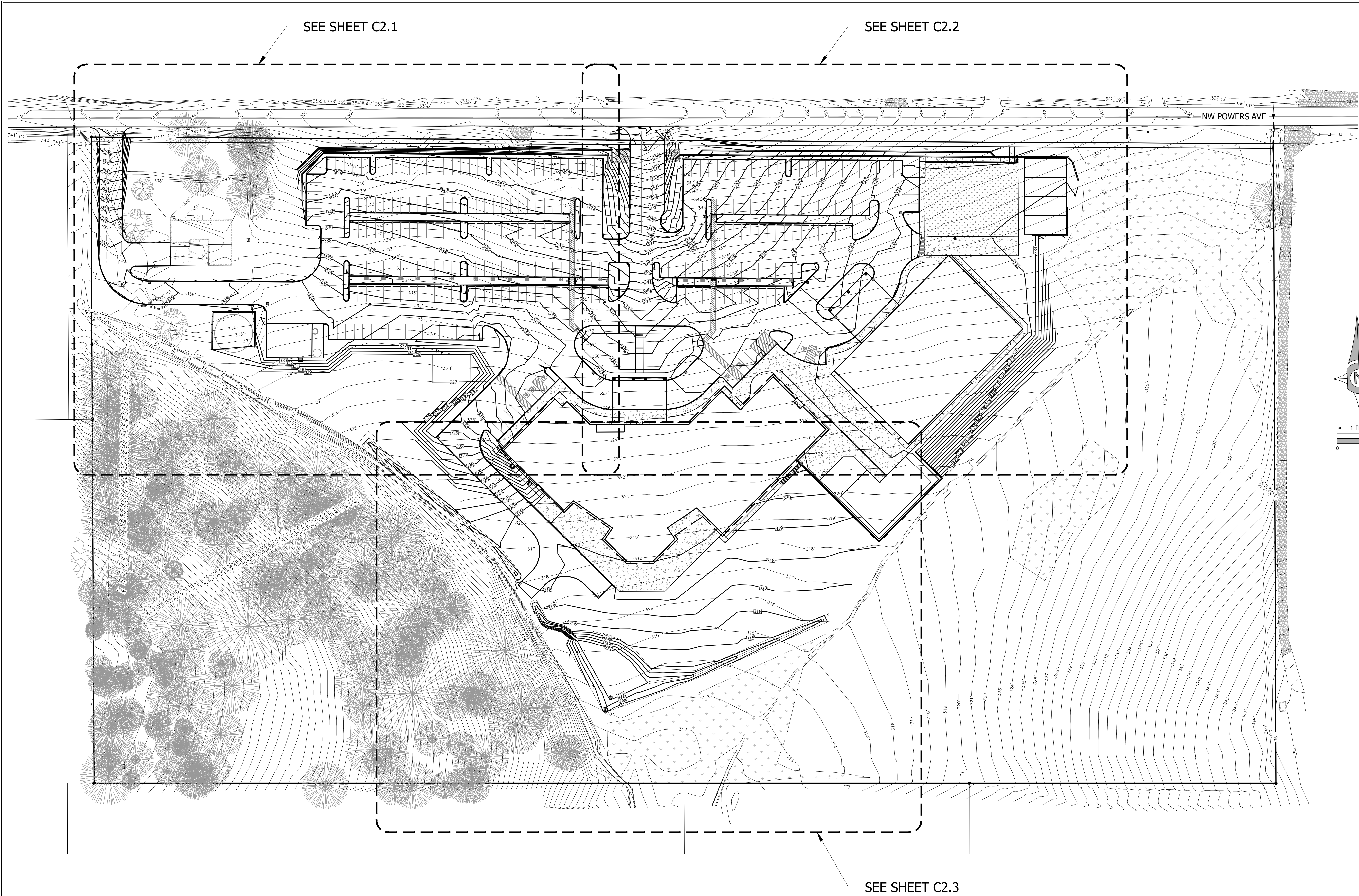
DATE: DECEMBER 15, 2025
PROJECT: VARTONE NORTHSIDE CHURCH
DRAWN BY: MUM
CHECKED BY: RSJ

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Sheet **C1.4**

SCALE: SEE BARSCALE





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PRELIMINARY GRADING PLAN

NORTHSIDE CHURCH
CONDITIONAL USE APPLICATION
BENTON COUNTY, OREGON

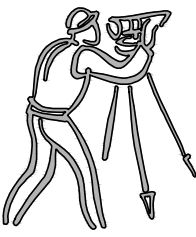
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PLAN REVISIONS	DATE

Sheet **C2.0**

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PRELIMINARY GRADING PLAN

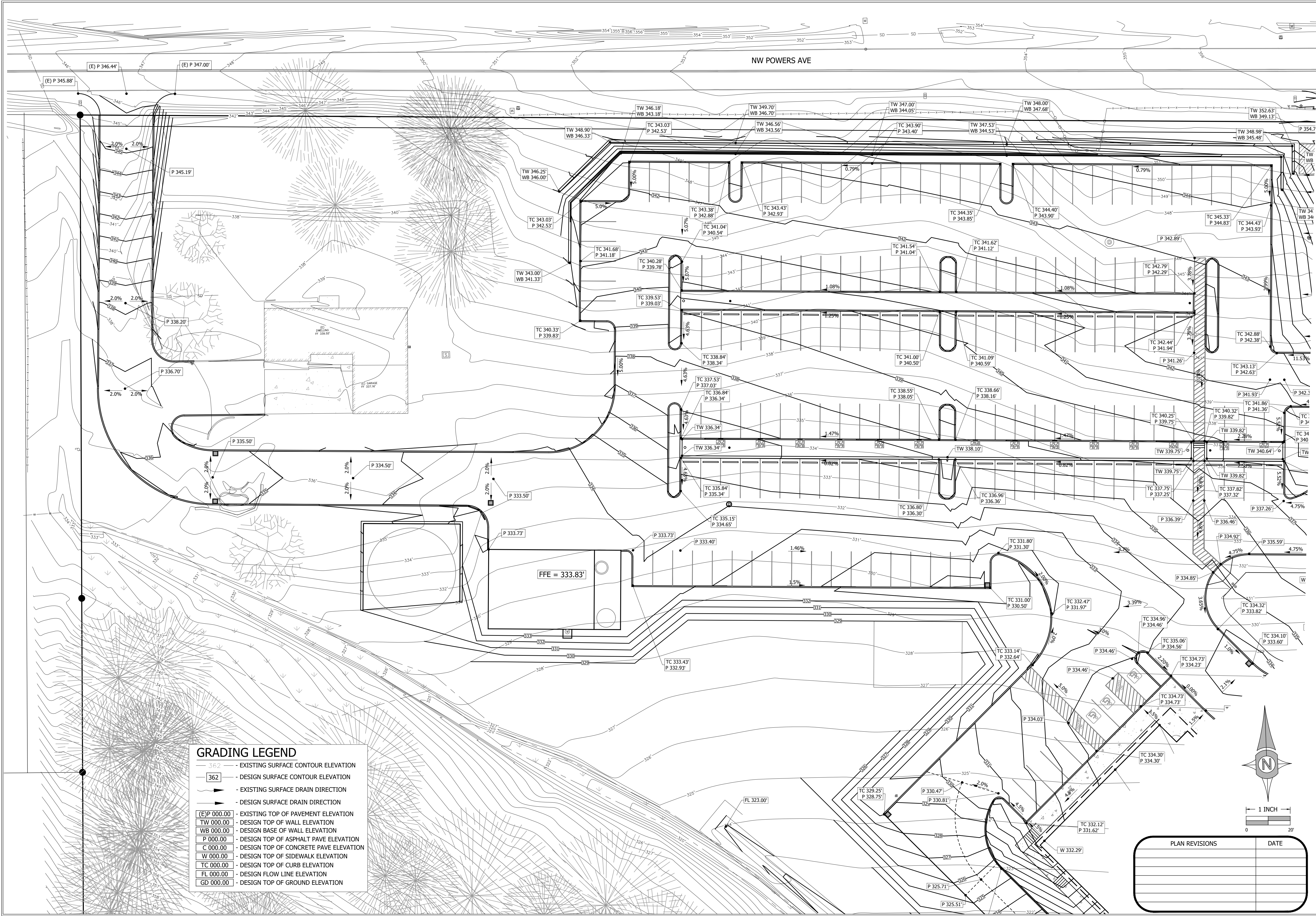
NORTHSIDE CHURCH
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BENTON COUNTY, OREGON

DATE: DECEMBER 15, 2025
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DRAWN BY: MUM
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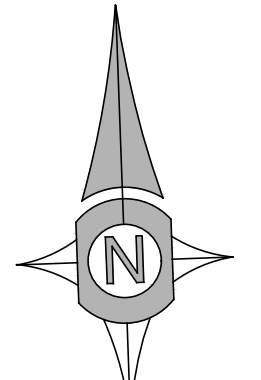
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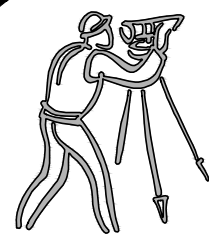
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- 362 - DESIGN SURFACE CONTOUR ELEVATION
- EXISTING SURFACE DRAIN DIRECTION
- DESIGN SURFACE DRAIN DIRECTION
- (E)P 000.00 - EXISTING TOP OF PAVEMENT ELEVATION
- TW 000.00 - DESIGN TOP OF WALL ELEVATION
- WB 000.00 - DESIGN BASE OF WALL ELEVATION
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- C 000.00 - DESIGN TOP OF CONCRETE PAVE ELEVATION
- W 000.00 - DESIGN TOP OF SIDEWALK ELEVATION
- TC 000.00 - DESIGN TOP OF CURB ELEVATION
- FL 000.00 - DESIGN FLOW LINE ELEVATION
- GD 000.00 - DESIGN TOP OF GROUND ELEVATION



1 INCH
0 20'

PLAN REVISIONS	DATE



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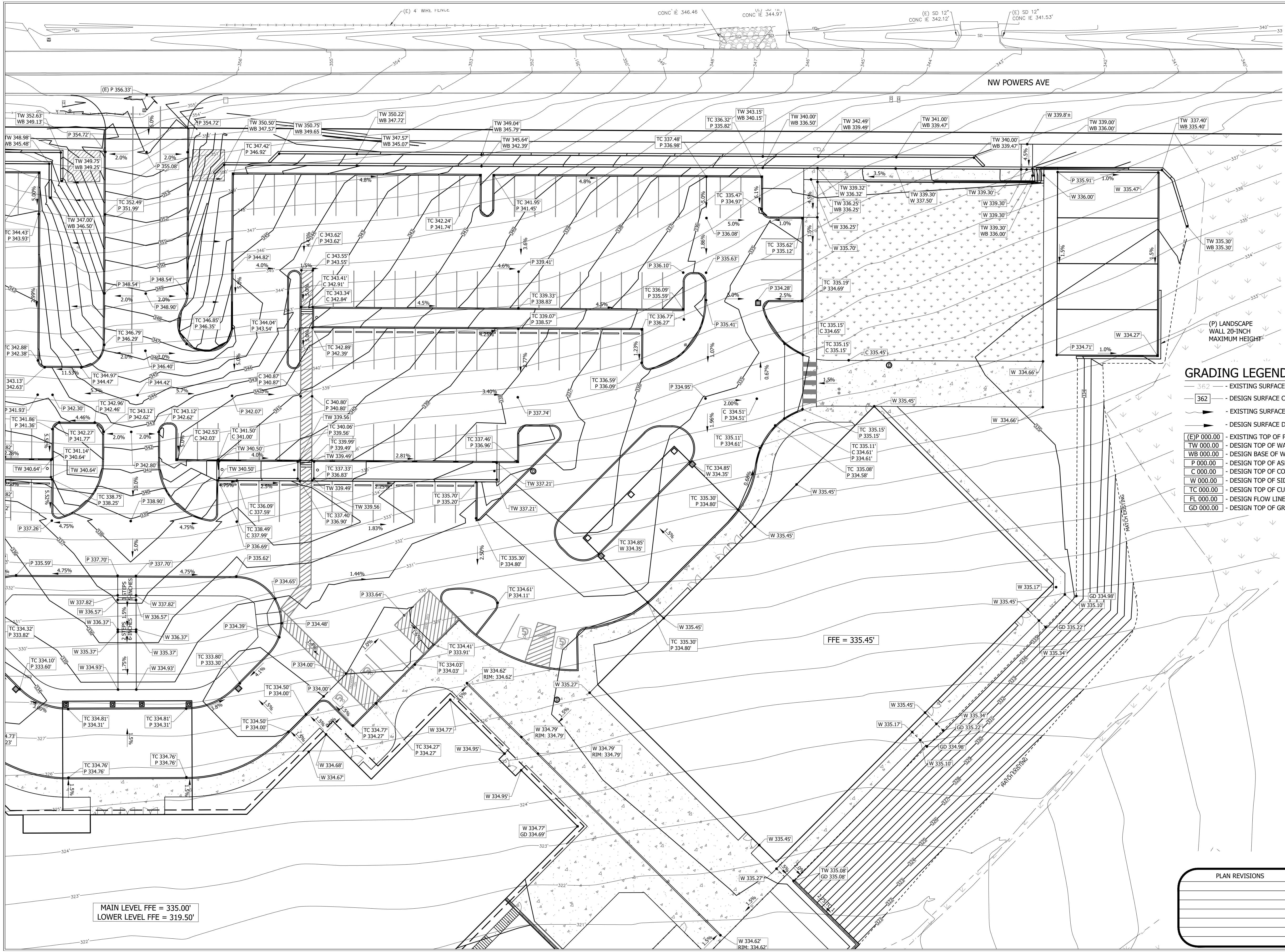
PRELIMINARY GRADING PLAN

NORTHSIDE CHURCH
CONDITIONAL USE APPLICATION
BENTON COUNTY, OREGON

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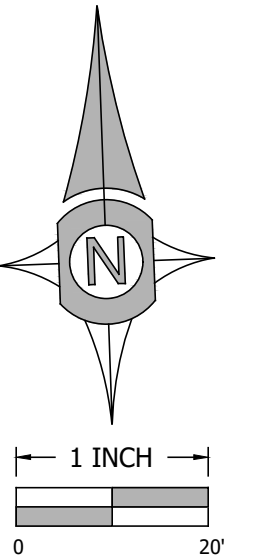
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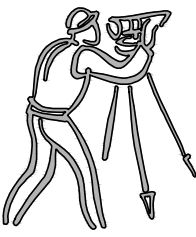


GRADING LEGEND

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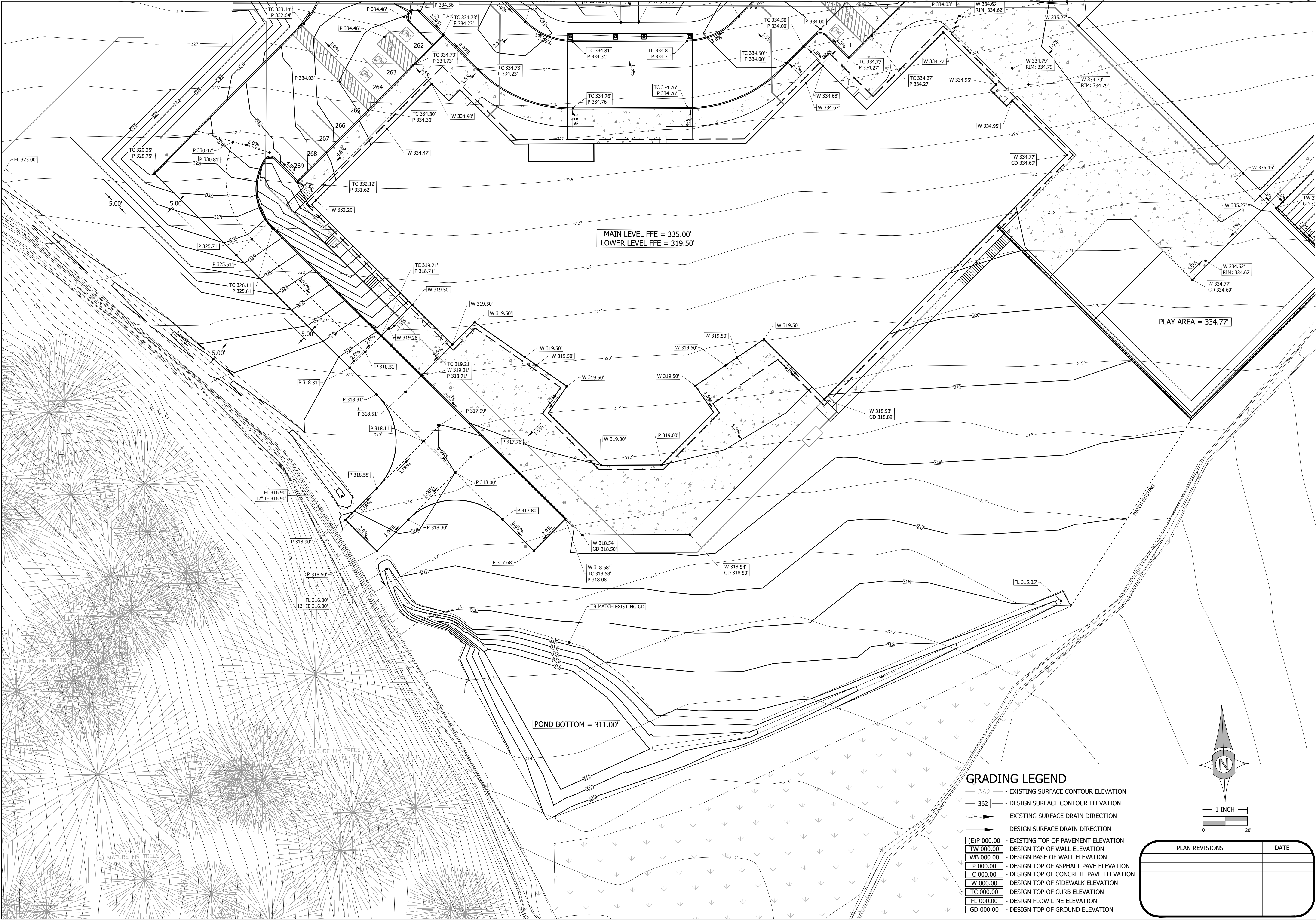
PRELIMINARY GRADING PLAN
NORTHSIDE CHURCH
CONDITIONAL USE APPLICATION
BENTON COUNTY, OREGON

DATE: DECEMBER 15, 2025
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DRAWN BY: MUM
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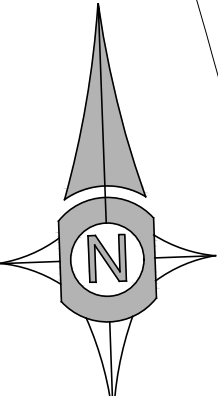
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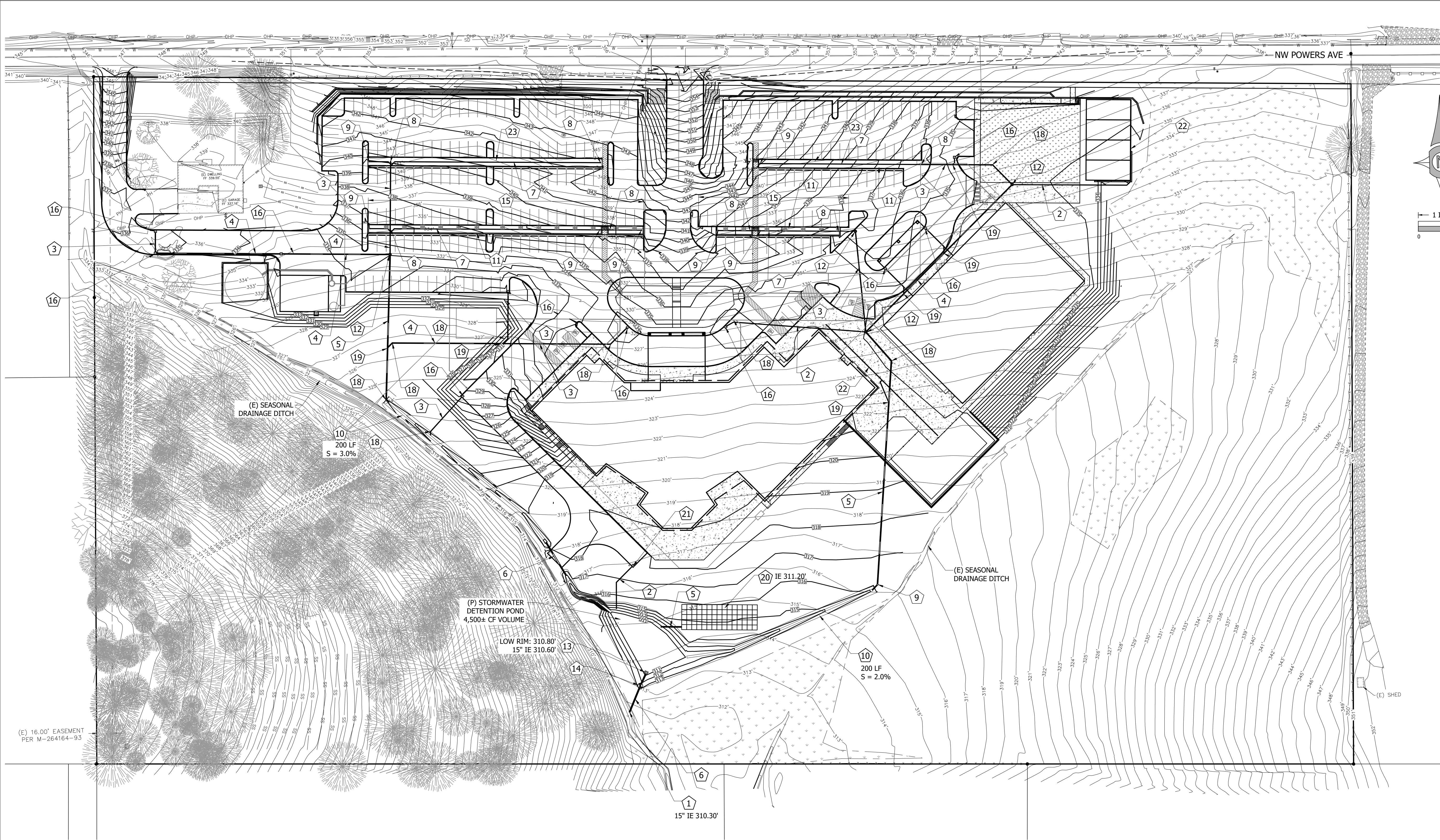
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1 INCH
0 20'

PLAN REVISIONS	DATE



STORM DRAIN NOTES	
1	DISCHARGE TREATED STORMWATER AT HISTORIC FLOW LEVELS INTO THE EXISTING DITCH ABOVE THE ORDINARY HIGH WATER LEVEL.
2	INSTALL 6" PRIVATE STORM PIPE WITH TRACER WIRE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
3	INSTALL 6" PRIVATE STORM PIPE WITH TRACER WIRE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
4	INSTALL 10" PRIVATE STORM PIPE WITH TRACER WIRE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
5	INSTALL 12" PRIVATE STORM PIPE WITH TRACER WIRE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
6	INSTALL 15" PRIVATE STORM PIPE WITH TRACER WIRE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
7	INSTALL 6" PRIVATE PERFORATED UNDERDRAIN STORM PIPE WITH TRACER WIRE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
8	INSTALL 6" PRIVATE ATRIUM OVERFLOW PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
9	INSTALL PRIVATE STORM CLEAN OUT PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE. USE CAST IRON FRAME AND COVER IN TRAFFIC AREAS.

STORM DRAIN NOTES	
10	CONSTRUCT STORMWATER QUALITY SWALE PER CLEAN WATER SERVICES DETAIL 705.
11	CONSTRUCT STORMWATER QUALITY SWALETER PER DETAIL $\frac{1}{C6.0}$
12	INSTALL PRIVATE 24" DIAMETER STORM MANHOLE
13	INSTALL PRIVATE TYPE D INLET FOR DETENTION POND OUTFALL STRUCTURE
14	INSTALL PRIVATE 60" DIAMETER STORM FLOW CONTROL MANHOLE
15	INSTALL DRAINAGE CURB OPENING AT EVERY OTHER PARKING STRIPE PER DETAIL $\frac{3}{C6.0}$
16	INSTALL PRIVATE STEEL CATCH BASIN
17	EXTEND 6" PRIVATE STORM TO WITHIN 5.0' OF BUILDING FOR ROOF DOWNSPOUT CONNECTION.

STORM DRAIN NOTES	
18	INSTALL PRIVATE 45° BEND FITTING. MATCH PIPE DIAMETER.
19	INSTALL PRIVATE WYE FITTING. MATCH THRU AND BRANCH PIPE DIAMETERS.
20	INSTALL R-TANK BURIED STORMWATER DETENTION CHAMBERS OR APPROVED EQUAL.
21	INSTALL PERKFILTER STORMWATER QUALITY CATCH BASIN PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE OR APPROVED EQUAL.
22	INSTALL TRENCH DRAIN WITH ADA COVER PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
23	CONSTRUCT STORMWATER QUALITY BIOFILTRATION SWALE PER DETAIL $\frac{2}{C6.0}$

GENERAL STORMWATER NOTES:

STORMWATER MANAGEMENT WILL BE DESIGNED TO BE IN COMPLIANCE WITH BENTON COUNTY STORMWATER QUALITY AND STORMWATER QUANTITY STANDARDS. THIS PRELIMINARY STORMWATER MANAGEMENT PLAN ILLUSTRATES GENERALLY HOW THAT WILL BE ACCOMPLISHED. FINAL PERMIT LEVEL PLANS AND DOCUMENTS WILL INCLUDE FINAL COMPUTATIONS AND FACILITY SIZING TO DEMONSTRATE FULL COMPLIANCE.

ALL ROOF DRAIN DOWNSPOUTS SHALL BE PIPED INTO THE STORMWATER SYSTEM.

PLAN REVISIONS	DATE

Sheet	C3.0
SCALE: SEE BARSCALE	



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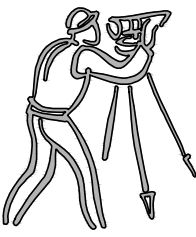
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PRELIMINARY STORMWATER MANAGEMENT PLAN

**NORTHSIDE CHURCH
CONDITIONAL USE APPLICATION
BENTON COUNTY, OREGON**

DATE: DECEMBER 15, 2025	PROJECT: NORTHSIDE CHURCH	DRAWN BY: MLM	CHECKED BY: BSV
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PRELIMINARY SEPTIC PLAN

NORTHSIDE CHURCH
CONDITIONAL USE APPLICATION
BENTON COUNTY, OREGON

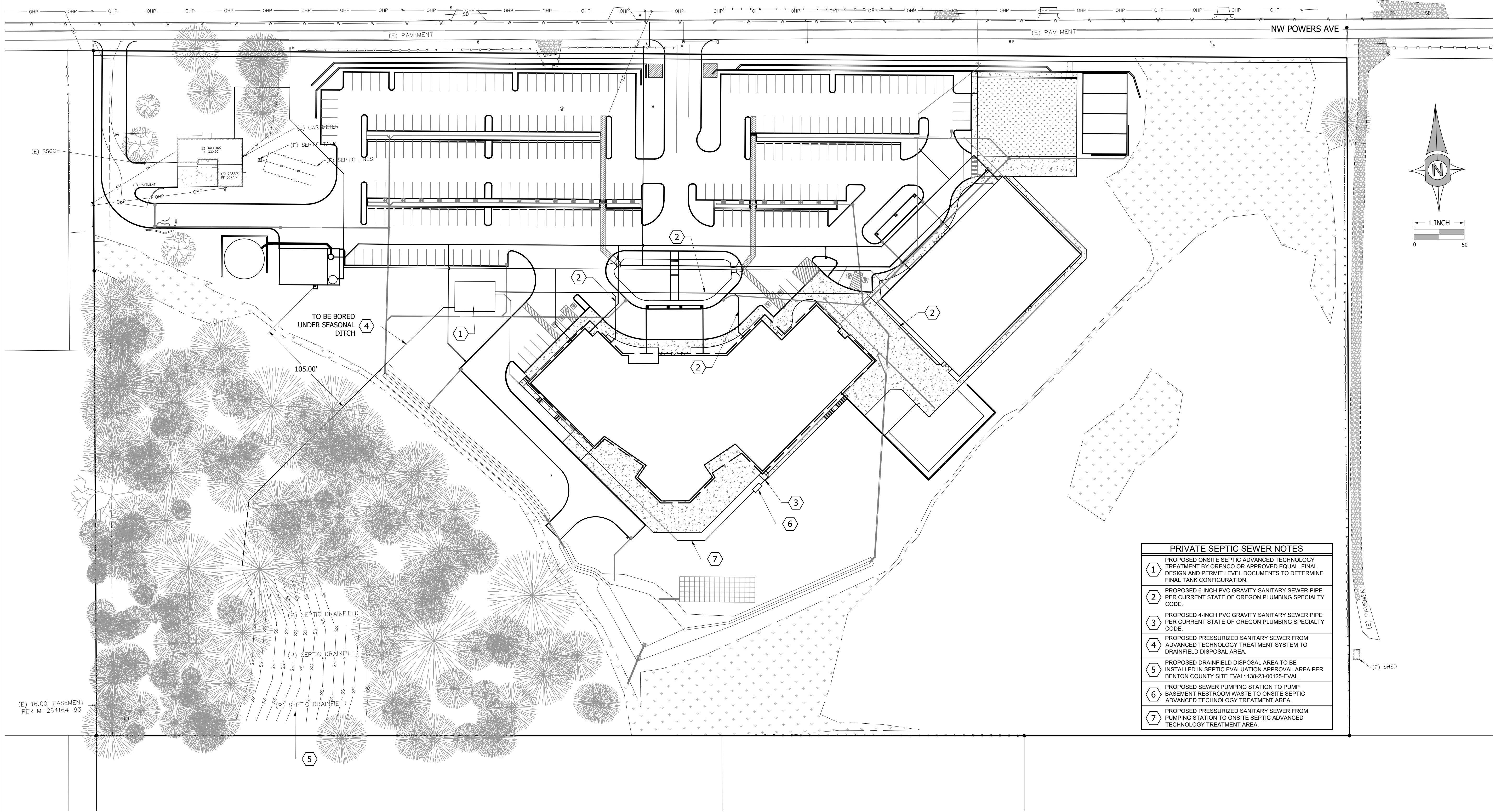
DATE: DECEMBER 15, 2025
PROJECT: NORTHSIDE CHURCH
DRAWN BY: MUM
CHECKED BY: RSV

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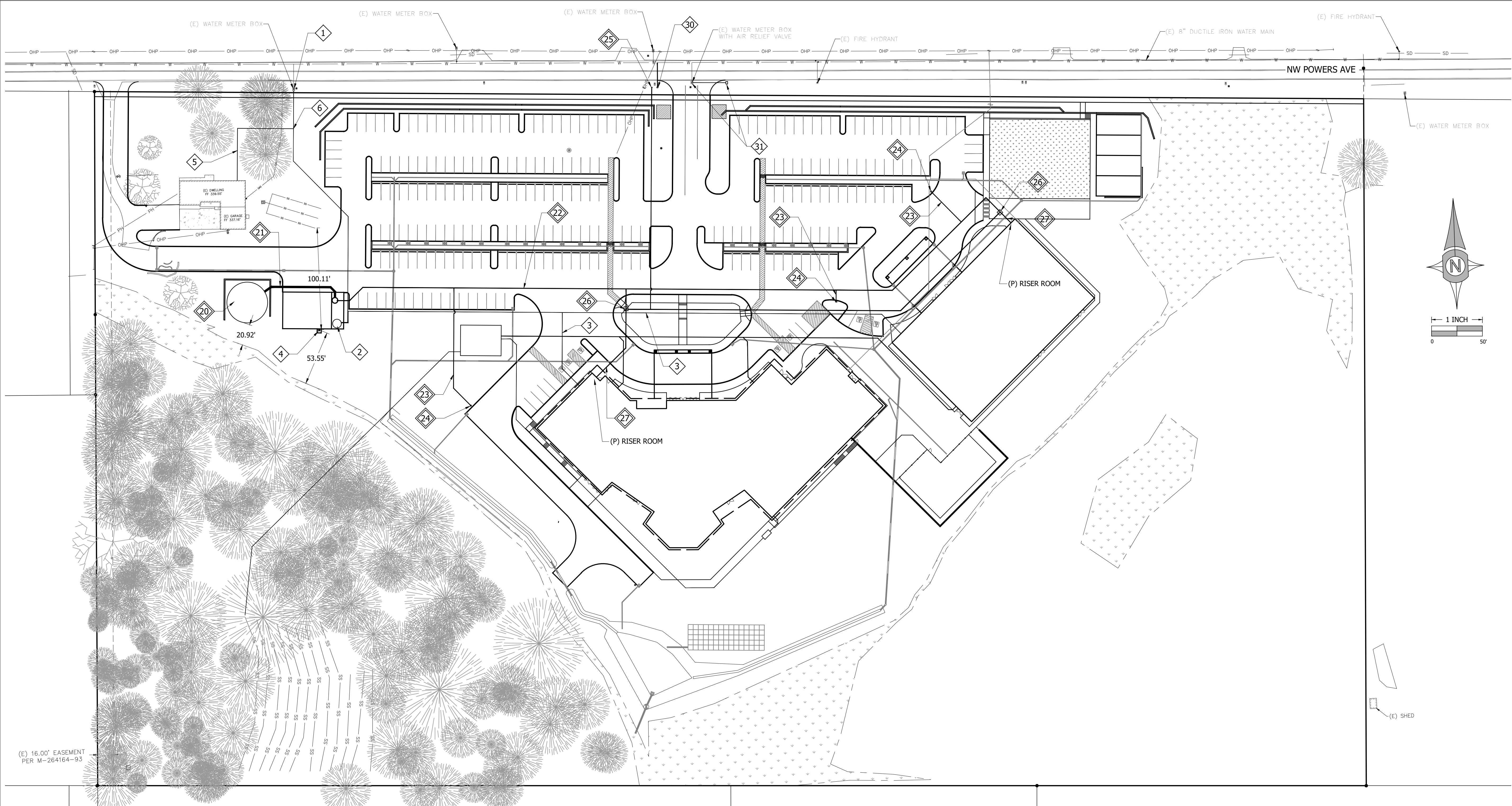
PLAN REVISIONS	DATE

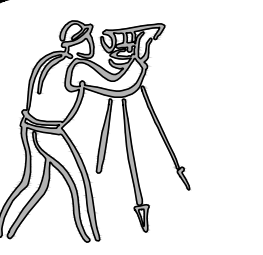
Sheet **C4.0**

SCALE: SEE BARS/SCALE



PRIVATE SEPTIC SEWER NOTES	
1	PROPOSED ONSITE SEPTIC ADVANCED TECHNOLOGY TREATMENT BY ORENCO OR APPROVED EQUAL. FINAL DESIGN AND PERMIT LEVEL DOCUMENTS TO DETERMINE FINAL TANK CONFIGURATION.
2	PROPOSED 6-INCH PVC GRAVITY SANITARY SEWER PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
3	PROPOSED 4-INCH PVC GRAVITY SANITARY SEWER PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
4	PROPOSED PRESSURIZED SANITARY SEWER FROM ADVANCED TECHNOLOGY TREATMENT SYSTEM TO DRAINFIELD DISPOSAL AREA.
5	PROPOSED DRAINFIELD DISPOSAL AREA TO BE INSTALLED IN SEPTIC EVALUATION APPROVAL AREA PER BENTON COUNTY SITE EVAL: 138-23-00125-EVAL.
6	PROPOSED SEWER PUMPING STATION TO PUMP BASEMENT RESTROOM WASTE TO ONSITE SEPTIC ADVANCED TECHNOLOGY TREATMENT AREA.
7	PROPOSED PRESSURIZED SANITARY SEWER FROM PUMPING STATION TO ONSITE SEPTIC ADVANCED TECHNOLOGY TREATMENT AREA.




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PRELIMINARY WATER PLAN

**NORTHSIDE CHURCH
CONDITIONAL USE APPLICATION
BENTON COUNTY, OREGON**

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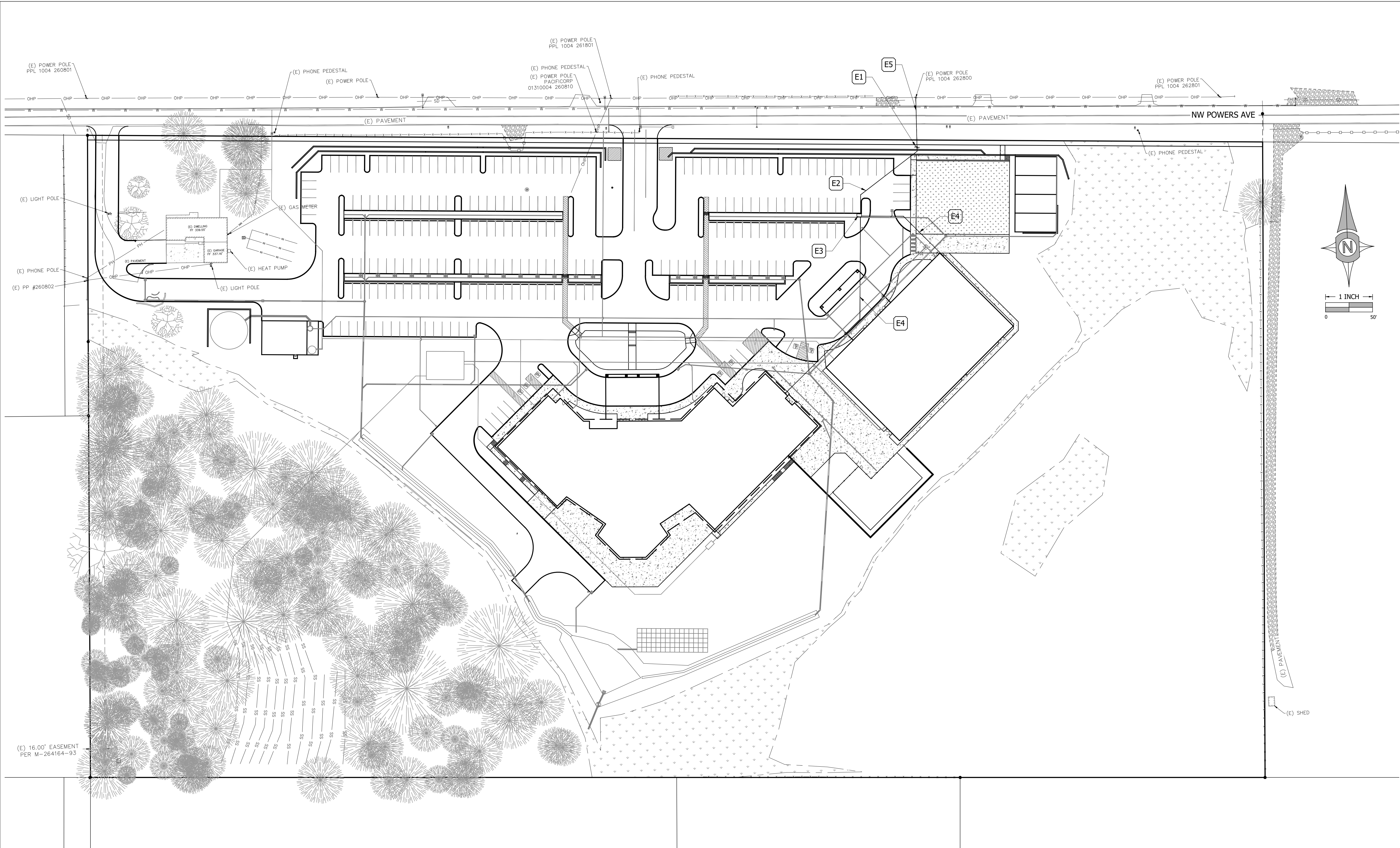
Sheet **C4.1**
SCALE: SEE BARSCALE

PRIVATE WATER NOTES	
	EXISTING 3/4-INCH WATER METER SUPPLIED BY THE CITY OF ALBANY WATER SYSTEM TO BE USED TO PROVIDE DOMESTIC WATER SUPPLY TO THE EXISTING DWELLING AND FOR THE CHURCH FACILITY.
	PROPOSED 5,000 GALLON DOMESTIC WATER STORAGE TANK WITH VARIABLE-FREQUENCY DRIVE SUBMERSIBLE PUMP FOR CHURCH FACILITY WATER SUPPLY.
	PROPOSED 3-INCH PRIVATE DOMESTIC WATERLINE TO SUPPLY CHURCH FACILITY.
	PROPOSED NEW WELL FOR IRRIGATION WATER SUPPLY.
	APPROXIMATE LOCATION OF EXISTING WATERLINE FEED TO EXISTING DWELLING.
	PROPOSED CONNECTION OF EXISTING WATERLINE TO NEW 2-INCH SUPPLY WATERLINE.

PRIVATE FIRE WATER NOTES	
	PROPOSED ABOVE GROUND FIRE WATER STORAGE TANK. PRELIMINARY SIZED AT 40 FEET IN DIAMETER AND 20 FEET TALL FOR 180,000 GALLONS OF STORED FIRE WATER. FINAL SIZE TO BE DETERMINED WITH CONSTRUCTION PLANS FOR PERMITS.
	PROPOSED 84-INCH DIAMETER WETWELL WITH SUBMERSIBLE FIRE PUMP. CONTROLS TO BE WALL MOUNTED IN SAME BUILDING.
	PROPOSED 8-INCH FIRE WATER PIPE TO SUPPLY ONSITE PRIVATE FIRE HYDRANT AND BUILDING FIRE SPRINKLER SYSTEMS.
	PROPOSED 6-INCH FIRE WATER PIPE TO SUPPLY ONSITE PRIVATE FIRE HYDRANT.
	PROPOSED PRIVATE FIRE HYDRANT.
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC).
	PROPOSED CHECK VALVES TO PROTECT UNWANTED FLOW DIRECTION.
	PROPOSED FIRE SPRINKLER RISER SUPPLY. FINAL SIZE TO BE DETERMINED WITH CONSTRUCTION PLANS FOR PERMITS.

PUBLIC WATER NOTES	
	PROPOSED PUBLIC FIRE HYDRANT ADDED TO SERVE FIRE DEPARTMENT CONNECTION.
	EXISTING AIR RELIEF VALVE TO BE RELOCATED OUTSIDE OF DRIVEWAY.

PLAN REVISIONS	DATE



PRIVATE POWER NOTES	
E1	PROPOSED NEW UTILITY DROP POLE TO PROVIDE CONVERSION FROM OVERHEAD TO UNDERGROUND FOR POWER.
E2	PROPOSED UNDERGROUND PRIMARY POWER SUPPLY FROM DROP POLE TO POWER TRANSFORMER VAULT.
E3	PROPOSED SURFACE MOUNTED POWER TRANSFORMER VAULT.
E4	PROPOSED UNDERGROUND SECONDARY POWER SUPPLY FROM TRANSFORMER TO BUILDING SERVICE GEAR.
E5	PROPOSED OVERHEAD POWER FEED TO NEW DROP POLE.

GENERAL DRY UTILITY NOTES

ALL FRANCHISED UTILITIES SUCH AS POWER, NATURAL GAS AND COMMUNICATIONS WILL BE ROUTED UNDERGROUND FROM THE EXISTING SERVICES WITHIN NW POWERS AVENUE RIGHT OF WAY.

PLAN REVISIONS	DATE

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Sheet **C4.2**

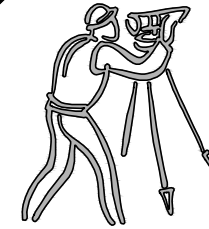
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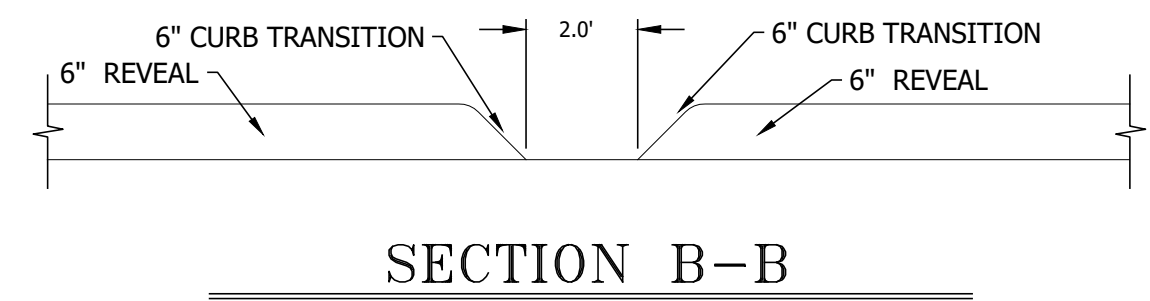
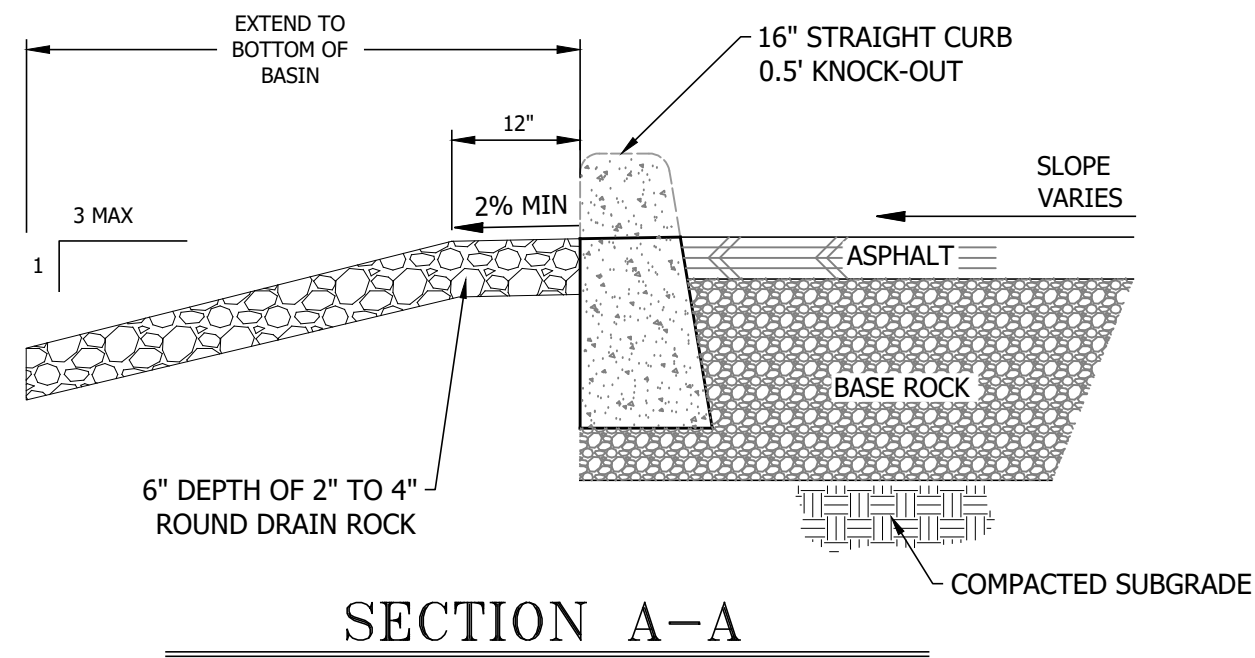
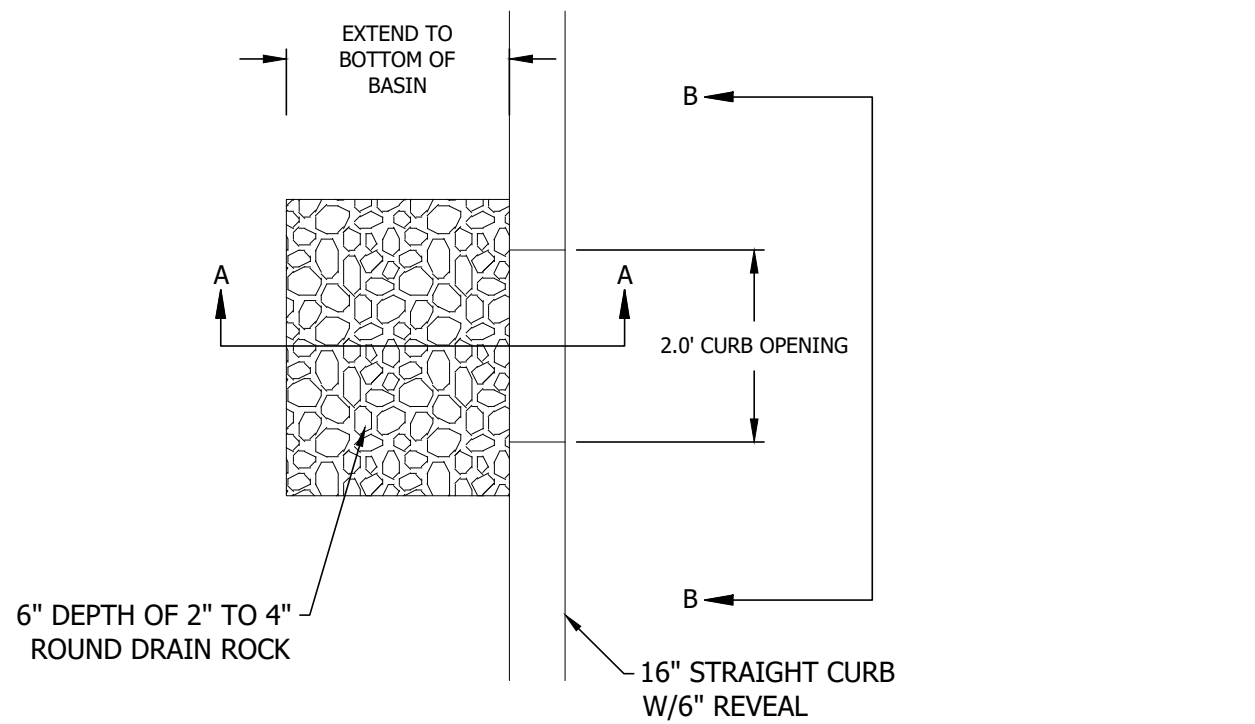
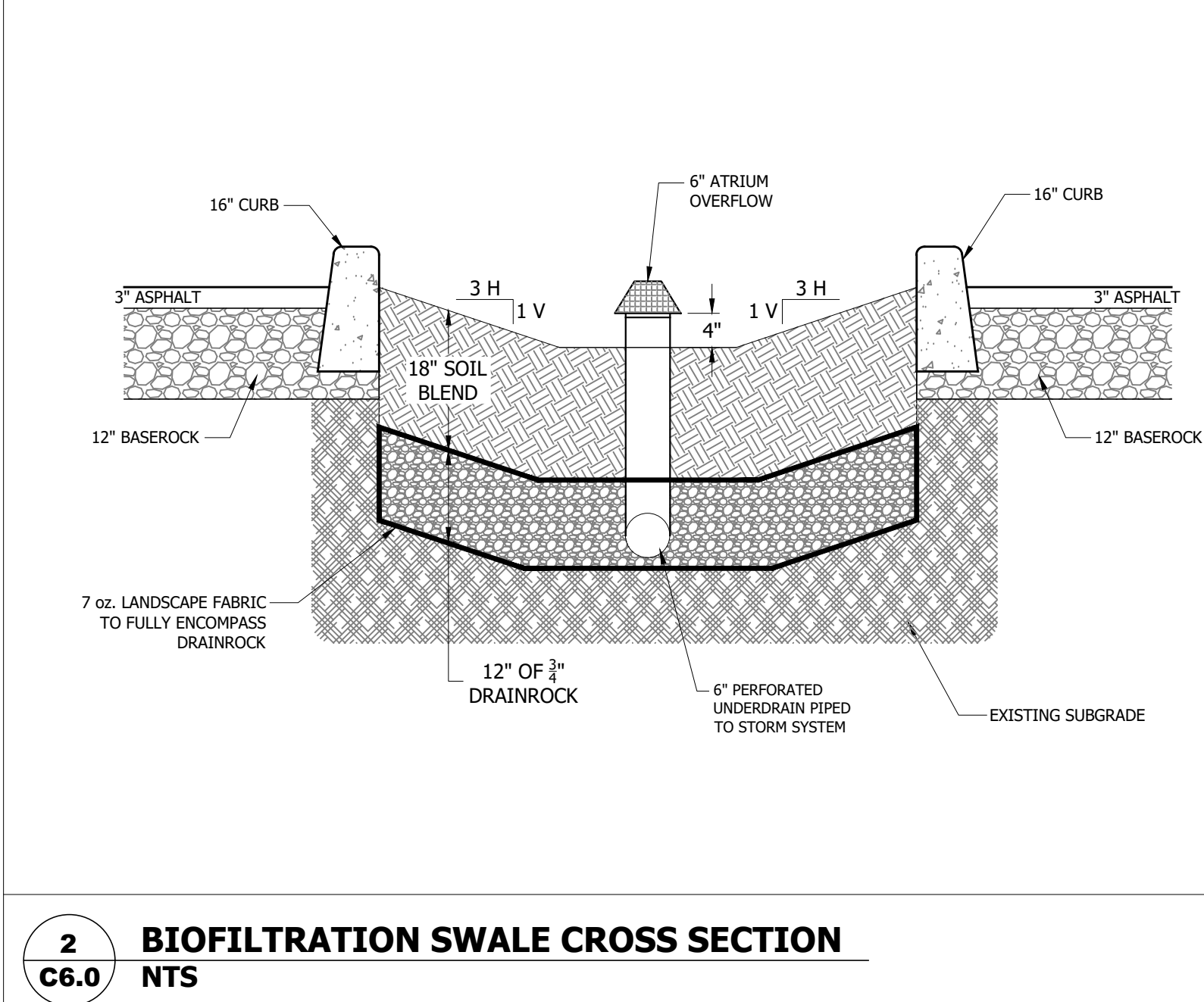
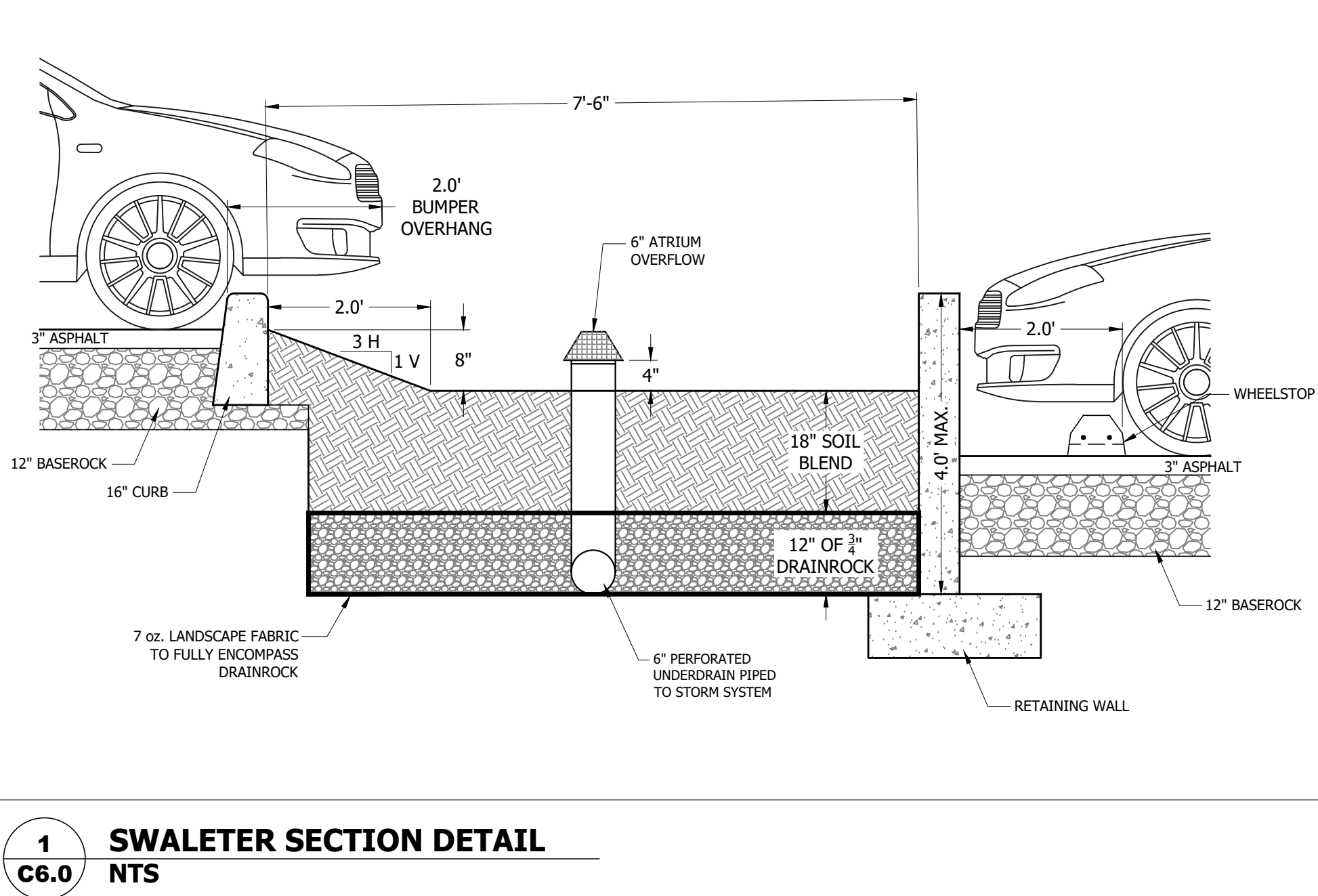
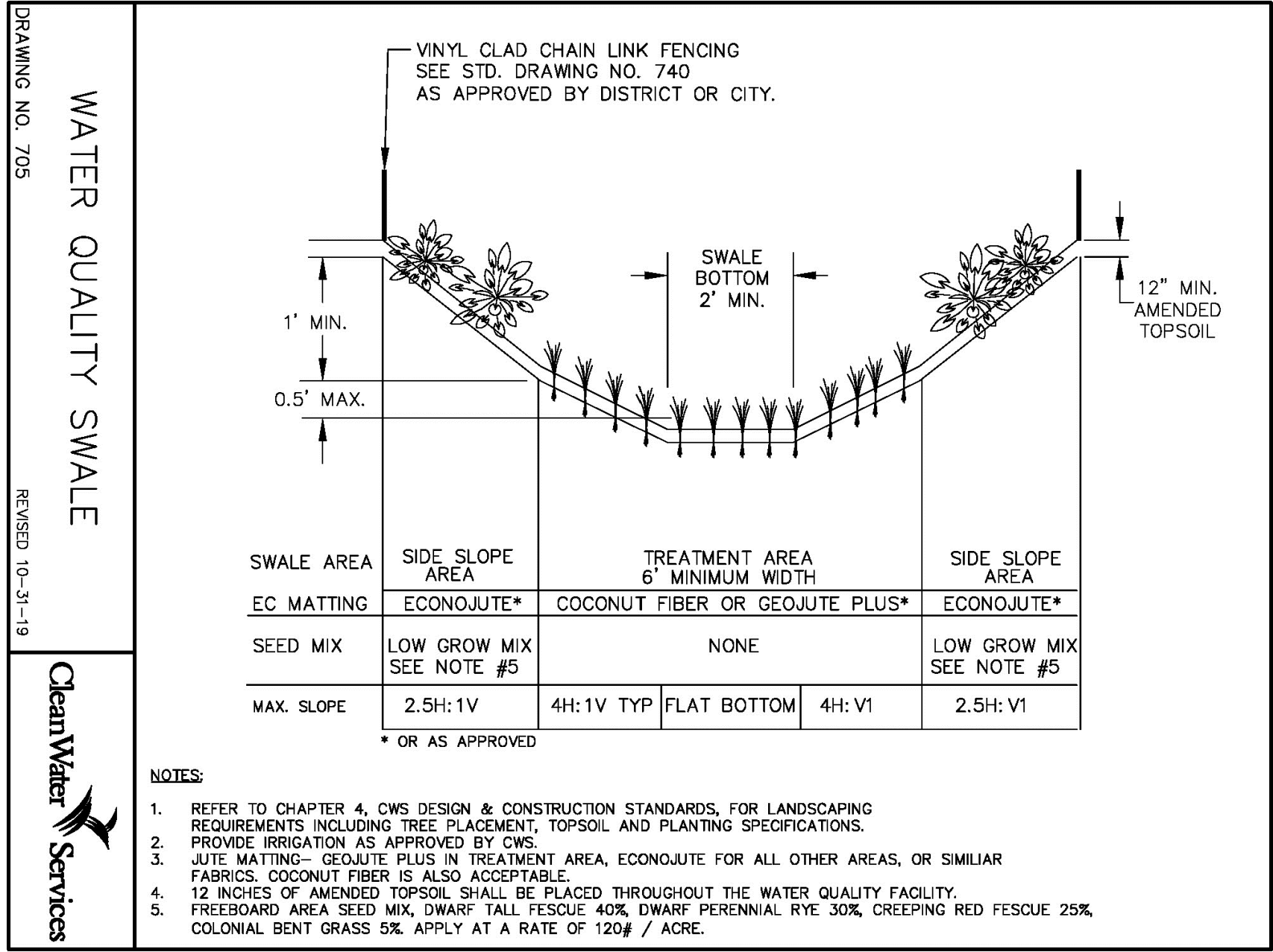
PRELIMINARY DRY UTILITY PLAN
**NORTHSIDE CHURCH
CONDITIONAL USE APPLICATION
BENTON COUNTY, OREGON**

DATE: DECEMBER 15, 2025
PROJECT: NORTHSIDE CHURCH
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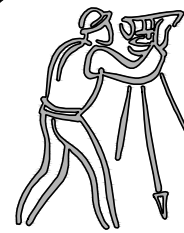
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DRAINAGE CURB OPENING DETAILS



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DETAILS

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PLAN REVISIONS	DATE

Sheet C6.0

SCALE: SEE BARSCALE

NORTHSIDE CHURCH EXTERIOR CONCEPTS

SCHEMATIC DESIGN - EXTERIOR | DECEMBER 10, 2025





VIEW FACING SOUTHWEST, SANCTUARY BUILDING

NORTHSIDE CHURCH
SCHEMATIC DESIGN - EXTERIOR | DECEMBER 10, 2025





VIEW FACING SOUTHEAST, SANCTUARY BUILDING

NORTHSIDE CHURCH
SCHEMATIC DESIGN - EXTERIOR | DECEMBER 10, 2025





VIEW FACING SOUTHEAST, GYMNASIUM BUILDING

NORTHSIDE CHURCH
SCHEMATIC DESIGN - EXTERIOR | DECEMBER 10, 2025



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231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541.497.2954

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CONTACT: BRIAN VANDETTA

ARCHITECT
VARITONE ARCHITECTURE, LLC
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STRUCTURAL ENGINEER
MSC ENGINEERS INC.
3170 PIPEBEND PLACE
SALEM, OREGON, 97301
503-399-1396
CONTACT: DOUGLAS S. MELTZER,
P.E. SE

MECHANICAL / ELECTRICAL
PLUMBING ENGINEER
TBD

LANDSCAPE
LAURUS DESIGNS, LLC
1012 PINE STREET
SILVERTON, OREGON, 97381
503-784-6694
LAURA@LAURUSDESIGNS.COM
CONTACT: LAURA ANTONSON, RLA,
ASLA

CONTRACTOR
TBD

Northside Church - Gymnasium Building

4500 NW Powers Avenue
Albany, Oregon

Issue: 90% SD SET
Date: 12/03/24

Revision: Date:

FLOOR PLAN
- LEVEL 1

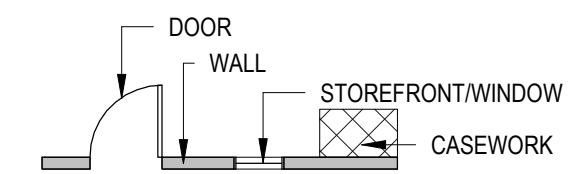
A2.00

GENERAL FLOOR PLAN NOTES:

- DIMENSIONS ARE BASED ON WOOD FRAMED CONSTRUCTION. ALL INTERIOR WALL DIMENSIONS ARE TO THE CENTER OF STUD U.O.N. DIMENSIONS AT EXTERIOR WALLS ARE TO THE EXTERIOR FACE OF STUD U.O.N.
-

LEGEND:

NEW CONSTRUCTION



X WALL TAG

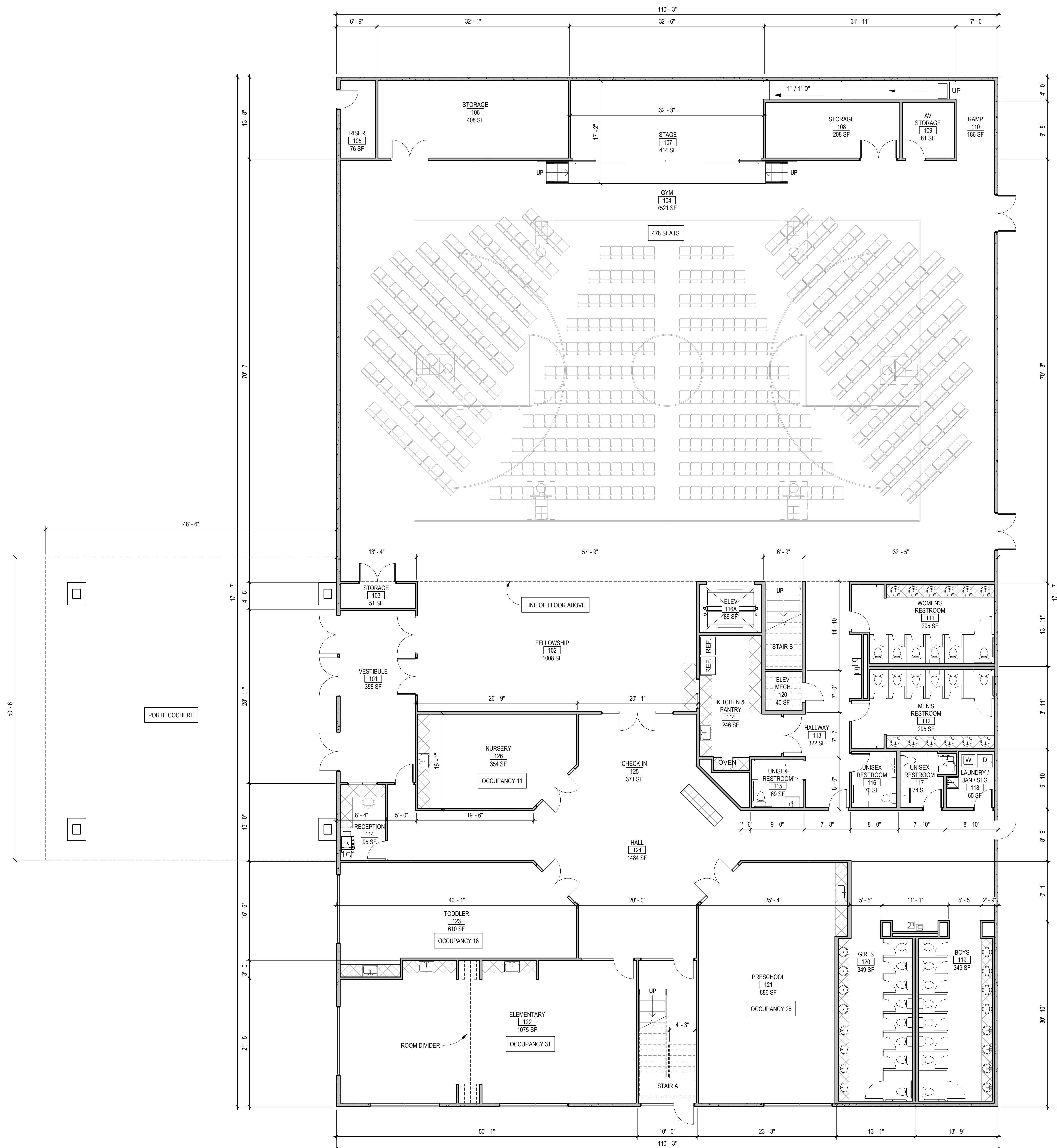
WINDOW TAG

101 DOOR TAG

0 GRID LINE IDENTIFICATION - NEW

KEYNOTE LEGEND

#	Keynote Description
---	---------------------



01 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

DD SET



231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541.497.2954

CIVIL ENGINEER
UDELL ENGINEERING & LAND SURVEYING, LLC
63 EAST ASH STREET
LEBANON, OREGON, 97355
541-461-5129
CONTACT: BRIAN VANDETTA

ARCHITECT
VARITONE ARCHITECTURE, LLC
231 2ND AVE SW
ALBANY, OR 97321
541-497-2954
CONTACT: TAYLOR ROOSA, NCIDQ

STRUCTURAL ENGINEER
MSC ENGINEERS INC.
3170 PIPEBEND PLACE
SALEM, OREGON, 97301
503-399-1399
CONTACT: DOUGLAS S. MELTZER, P.E. SE

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER
TBD

LANDSCAPE
LAURUS DESIGNS, LLC
1012 PINE STREET
SILVERTON, OREGON, 97381
503-784-6694
LAURA@LAURUSDESIGNS.COM
CONTACT: LAURA ANTONSON, RLA, ASLA

CONTRACTOR
TBD

Northside Church - Gymnasium Building

4500 NW Powers Avenue
Albany, Oregon

Issue: 90% SD SET
Date: 12/03/24

Revision: Date:

FLOOR PLAN
- LEVEL 2

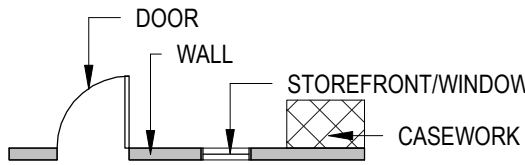
A2.01

GENERAL FLOOR PLAN NOTES:

- DIMENSIONS ARE BASED ON WOOD FRAMED CONSTRUCTION. ALL INTERIOR WALL DIMENSIONS ARE TO THE CENTER OF STUD U.O.N. DIMENSIONS AT EXTERIOR WALLS ARE TO THE EXTERIOR FACE OF STUD U.O.N.
-

LEGEND:

NEW CONSTRUCTION



X WALL TAG

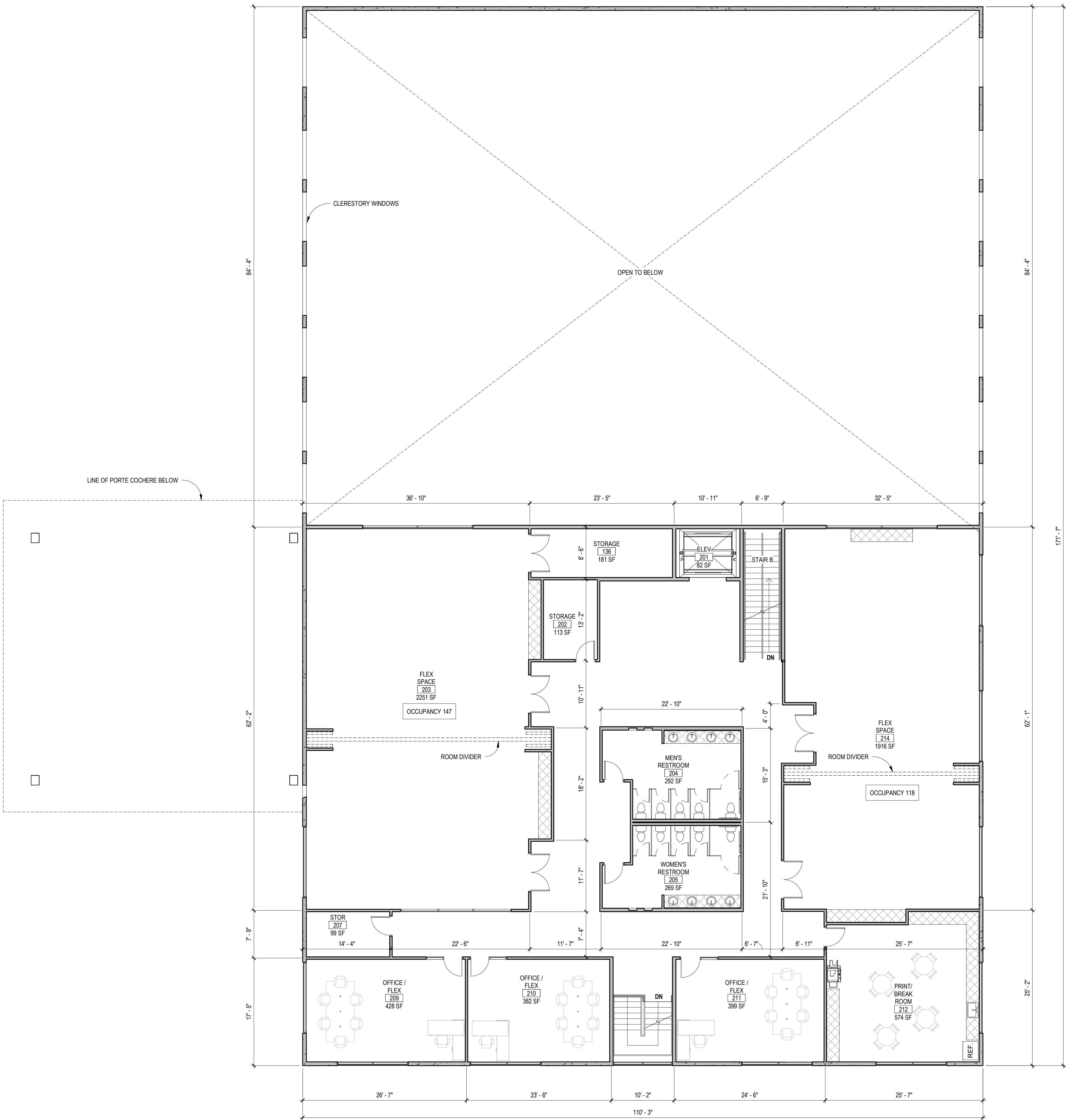
WINDOW TAG

101 DOOR TAG

0 GRID LINE IDENTIFICATION - NEW

KEYNOTE LEGEND

#	Keynote Description
---	---------------------



01 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



SD
SET



231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541.497.2954

CIVIL ENGINEER
UDELL ENGINEERING & LAND
SURVEYING, LLC
63 EAST ASH STREET
LEBANON, OREGON, 97355
541-461-5129
CONTACT: BRIAN VANDETTA

ARCHITECT
VARITONE ARCHITECTURE, LLC
231 2ND AVE SW
ALBANY, OR 97321
541-497-2954
CONTACT: TAYLOR ROOSA, NCIDQ

STRUCTURAL ENGINEER
MSC ENGINEERS INC.
3170 PIPEBEND PLACE
SALEM, OREGON, 97301
503-399-1399
CONTACT: DOUGLAS S. MELTZER,
P.E. SE

MECHANICAL, ELECTRICAL,
PLUMBING ENGINEER
TBD

LANDSCAPE
LAURUS DESIGNS, LLC
1012 PINE STREET
SILVERTON, OREGON, 97381
503-784-6694
LAURA@LAURUSDESIGNS.COM
CONTACT: LAURA ANTONSON, RLA,
ASLA

CONTRACTOR
TBD

Northside Church - Sanctuary Building

4500 NW Powers Avenue
Albany, Oregon

Issue: 90% SD SET
Date: 12/10/25

Revision: Date:

FLOOR PLAN
- LEVEL 1

A2.00

GENERAL FLOOR PLAN NOTES:

- DIMENSIONS ARE BASED ON WOOD FRAMED CONSTRUCTION. ALL INTERIOR WALL DIMENSIONS ARE TO THE CENTER OF STUD U.O.N. DIMENSIONS AT EXTERIOR WALLS ARE TO THE EXTERIOR FACE OF STUD U.O.N.
-

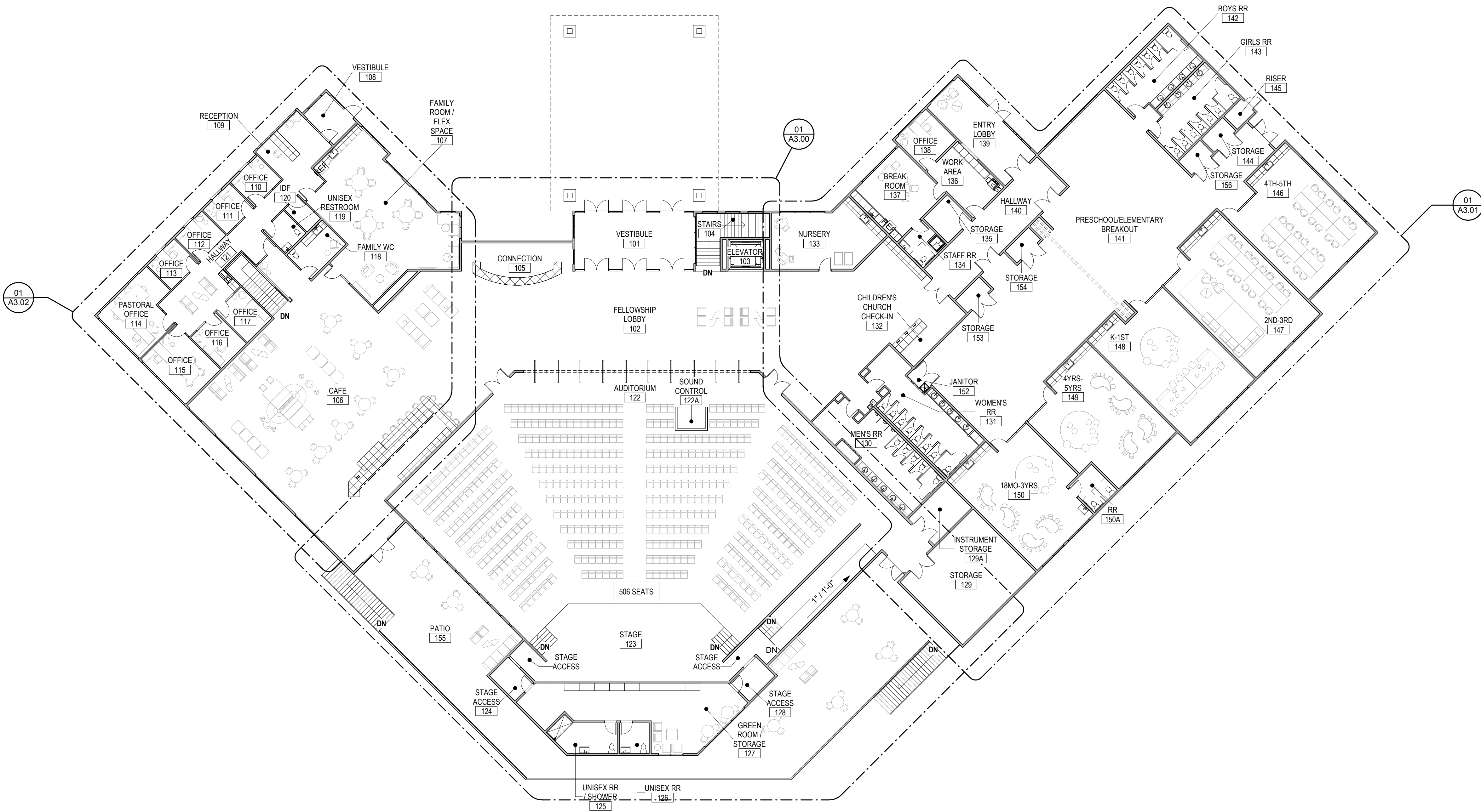
LEGEND:

NEW CONSTRUCTION
DOOR
WALL
STOREFRONT/WINDOW
CASEWORK

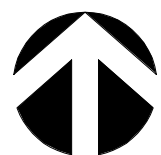
- X WALL TAG
- ◇ WINDOW TAG
- 101 DOOR TAG
- 0 GRID LINE IDENTIFICATION - NEW

KEYNOTE LEGEND

Keynote Description



01 FLOOR PLAN - LEVEL 1
1/16" = 1'-0"



SD
SET



231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541.497.2954

CIVIL ENGINEER
UDELL ENGINEERING & LAND
SURVEYING, LLC
63 EAST ASH STREET
LEBANON, OREGON, 97355
541-461-5129
CONTACT: BRIAN VANDETTA

ARCHITECT
VARITONE ARCHITECTURE, LLC
231 2ND AVE SW
ALBANY, OR 97321
541-497-2954
CONTACT: TAYLOR ROOSA, NCIDQ

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MSC ENGINEERS INC.
3170 PIPEBEND PLACE
SALEM, OREGON, 97301
503-399-1399
CONTACT: DOUGLAS S. MELTZER,
P.E. SE

MECHANICAL, ELECTRICAL,
PLUMBING ENGINEER
TBD

LANDSCAPE
LAURUS DESIGNS, LLC
1012 PINE STREET
SILVERTON, OREGON, 97381
503-784-6694
LAURA@LAURUSDESIGNS.COM
CONTACT: LAURA ANTONSON, RLA,
ASLA

CONTRACTOR
TBD

Northside Church - Sanctuary Building

4500 NW Powers Avenue
Albany, Oregon

Issue: 90% SD SET
Date: 12/10/25

Revision: Date:

FLOOR PLAN
- BASEMENT

A2.01

GENERAL FLOOR PLAN NOTES:

- DIMENSIONS ARE BASED ON WOOD FRAMED CONSTRUCTION. ALL INTERIOR WALL DIMENSIONS ARE TO THE CENTER OF STUD U.O.N. DIMENSIONS AT EXTERIOR WALLS ARE TO THE EXTERIOR FACE OF STUD U.O.N.
-

LEGEND:

NEW CONSTRUCTION
DOOR
WALL
STOREFRONT/WINDOW
CASEWORK

X WALL TAG

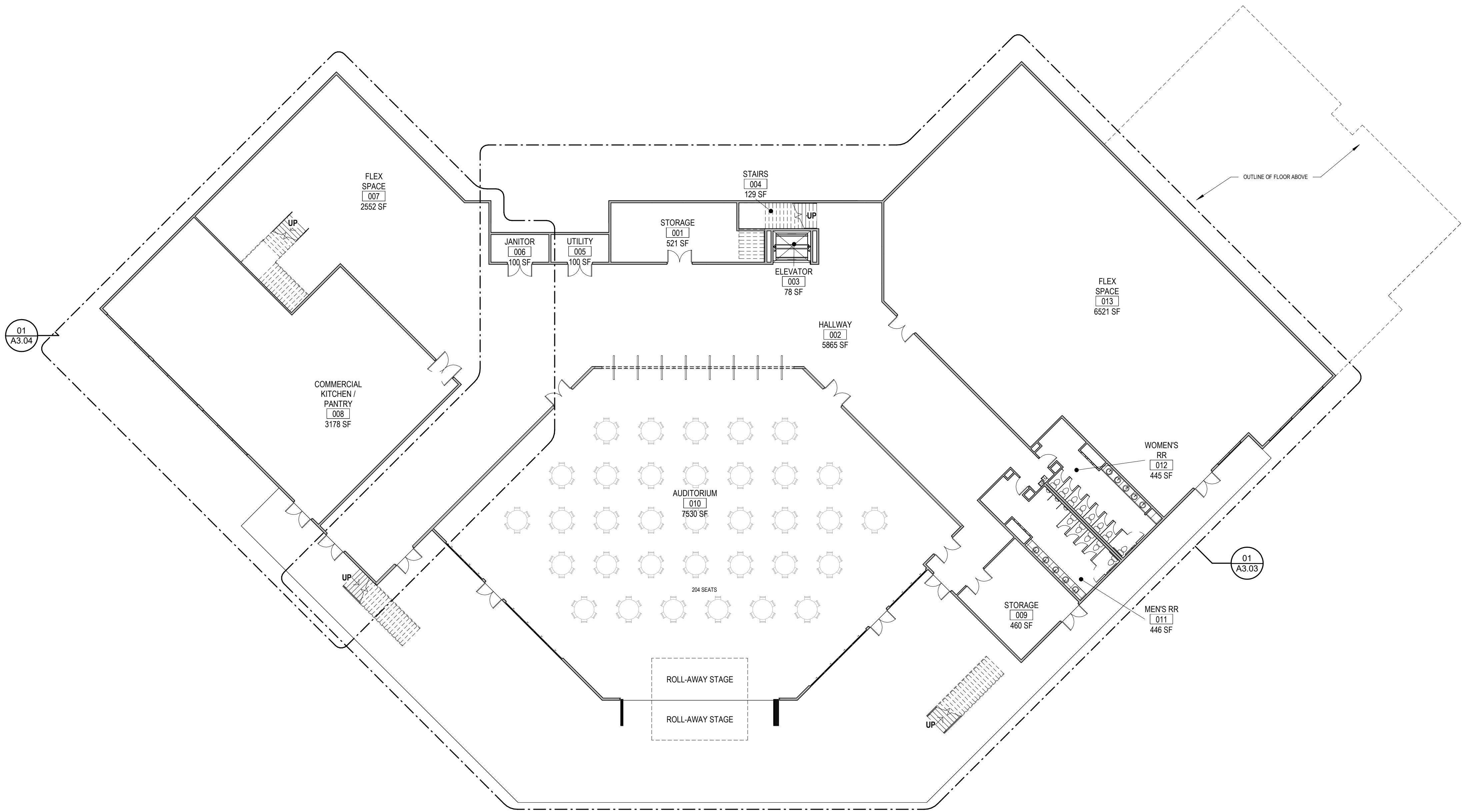
◇ WINDOW TAG

101 DOOR TAG

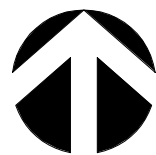
0 GRID LINE IDENTIFICATION - NEW

KEYNOTE LEGEND

Keynote Description



01 FLOOR PLAN - BASEMENT
1/16" = 1'-0"



SD
SET



231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541.497.2954

CIVIL ENGINEER
UDLELL ENGINEERING & LAND
SURVEYING, LLC
63 EAST ASH STREET
LEBANON, OREGON, 97355
541-461-5125
CONTACT: BRIAN VANDETTA

ARCHITECT
VARITONE ARCHITECTURE, LLC
231 2ND AVE SW
ALBANY, OR 97321
541-497-2954
CONTACT: TAYLOR ROOSA, NODDO

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MSC ENGINEERS INC.
3170 PIPEBEND PLACE
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P.E. SE

MECHANICAL, ELECTRICAL,
PLUMBING ENGINEER
TBD

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LAURA@LAURUSDESIGNS.COM
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ASLA

CONTRACTOR
TBD

Northside Church - Sanctuary Building

4500 NW Powers Avenue
Albany, Oregon

Issue: 90% SD SET
Date: 12/10/25

Revision: Date:

ENLARGED
PLANS

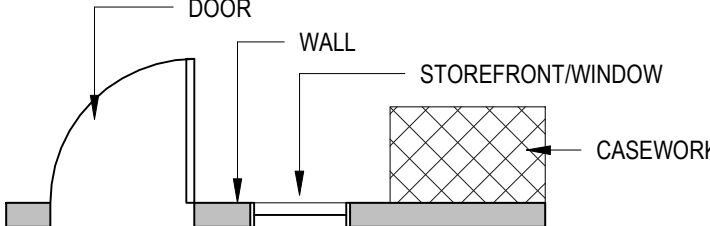
A3.00

GENERAL FLOOR PLAN NOTES:

- DIMENSIONS ARE BASED ON WOOD FRAMED CONSTRUCTION. ALL INTERIOR WALL DIMENSIONS ARE TO THE CENTER OF STUD U.O.N. DIMENSIONS AT EXTERIOR WALLS ARE TO THE EXTERIOR FACE OF STUD U.O.N.
-

LEGEND:

NEW CONSTRUCTION



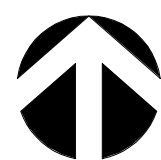
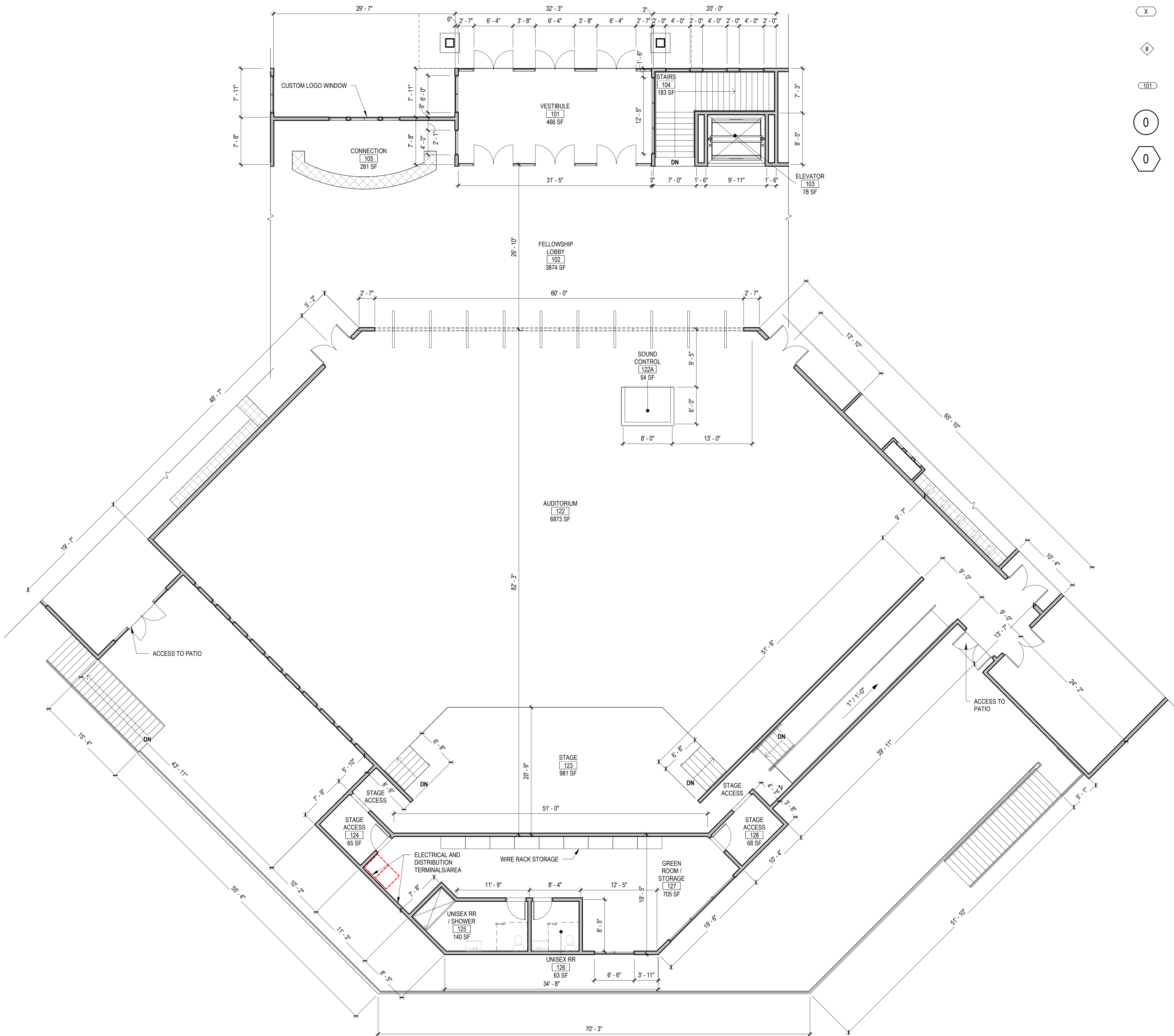
X WALL TAG

WINDOW TAG

101 DOOR TAG

0 GRID LINE IDENTIFICATION - NEW

0 GRID LINE IDENTIFICATION - EXISTING



SD
SET

VARITONE
ARCHITECTURE

231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541.497.2954

CIVIL ENGINEER
UDELL ENGINEERING & LAND
SURVEYING, LLC
63 EAST ASH STREET
LEBANON, OREGON, 97355
541-461-5129
CONTACT: BRIAN VANDETTA

ARCHITECT
VARITONE ARCHITECTURE, LLC
231 2ND AVE SW
ALBANY, OR 97321
541-497-2954
CONTACT: TAYLOR ROOSA, NODDO

STRUCTURAL ENGINEER
MSC ENGINEERS INC.
3170 PIPEBEND PLACE
SALEM, OREGON, 97301
503-399-1399
CONTACT: DOUGLAS S. MELTZER,
P.E. SE

MECHANICAL, ELECTRICAL,
PLUMBING ENGINEER
TBD

LANDSCAPE
LAURUS DESIGNS, LLC
1012 PINE STREET
SILVERTON, OREGON, 97381
503-784-6694
LAURA@LAURUSDESIGNS.COM
CONTACT: LAURA ANTONSON, RLA,
ASLA

CONTRACTOR
TBD

Northside Church - Sanctuary Building

4500 NW Powers Avenue
Albany, Oregon

Issue: 90% SD SET
Date: 12/10/25

Revision: Date:

ENLARGED
PLANS

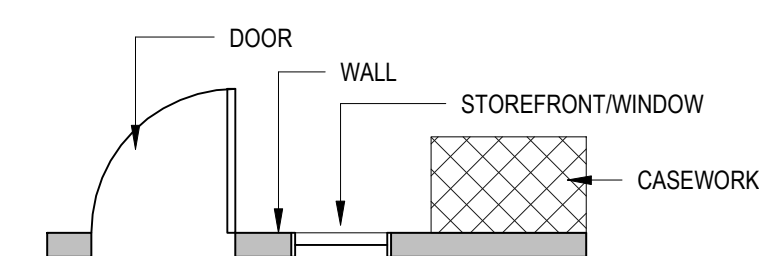
A3.01

GENERAL FLOOR PLAN NOTES:

- DIMENSIONS ARE BASED ON WOOD FRAMED CONSTRUCTION. ALL INTERIOR WALL DIMENSIONS ARE TO THE CENTER OF STUD U.O.N. DIMENSIONS AT EXTERIOR WALLS ARE TO THE EXTERIOR FACE OF STUD U.O.N.
-

LEGEND:

NEW CONSTRUCTION



X

WALL TAG

#

WINDOW TAG

101

DOOR TAG

0

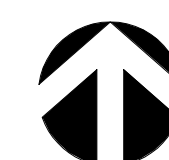
GRID LINE IDENTIFICATION - NEW

0

GRID LINE IDENTIFICATION - EXISTING



01 ENLARGED EAST WING - LEVEL 1
1/8" = 1'-0"



SD
SET



231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541.497.2954

CIVIL ENGINEER
UDALL ENGINEERING & LAND
SURVEYING, LLC
63 EAST ASH STREET
LEBANON, OREGON, 97355
541-461-5120
CONTACT: BRIAN VANDETTA

ARCHITECT
VARITONE ARCHITECTURE, LLC
231 2ND AVE SW
ALBANY, OR 97321
541-497-2954
CONTACT: TAYLOR ROOSA, NCIDQ

STRUCTURAL ENGINEER
MSC ENGINEERS INC.
3170 PIPEBEND PLACE
SALEM, OREGON, 97301
503-399-1399
CONTACT: DOUGLAS S. MELTZER,
P.E. SE

MECHANICAL/ELECTRICAL
PLUMBING ENGINEER
TBD

LANDSCAPE
LAURUS DESIGNS, LLC
1012 PINE STREET
SILVERTON, OREGON, 97381
503-784-6494
LAURA@LAURUSDESIGNS.COM
CONTACT: LAURA ANTONSON, RLA,
ASLA

CONTRACTOR
TBD

Northside Church - Sanctuary Building

4500 NW Powers Avenue
Albany, Oregon

Issue: 90% SD SET
Date: 12/10/25

Revision: Date:

ENLARGED
PLANS

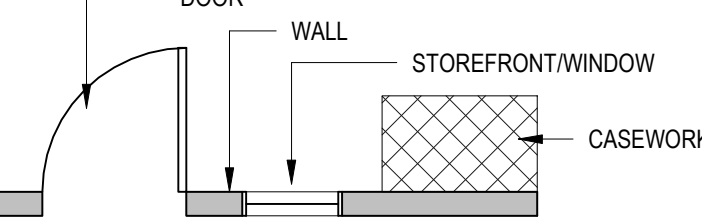
A3.02

GENERAL FLOOR PLAN NOTES:

- DIMENSIONS ARE BASED ON WOOD FRAMED CONSTRUCTION. ALL INTERIOR WALL DIMENSIONS ARE TO THE CENTER OF STUD U.O.N. DIMENSIONS AT EXTERIOR WALLS ARE TO THE EXTERIOR FACE OF STUD U.O.N.
-

LEGEND:

NEW CONSTRUCTION



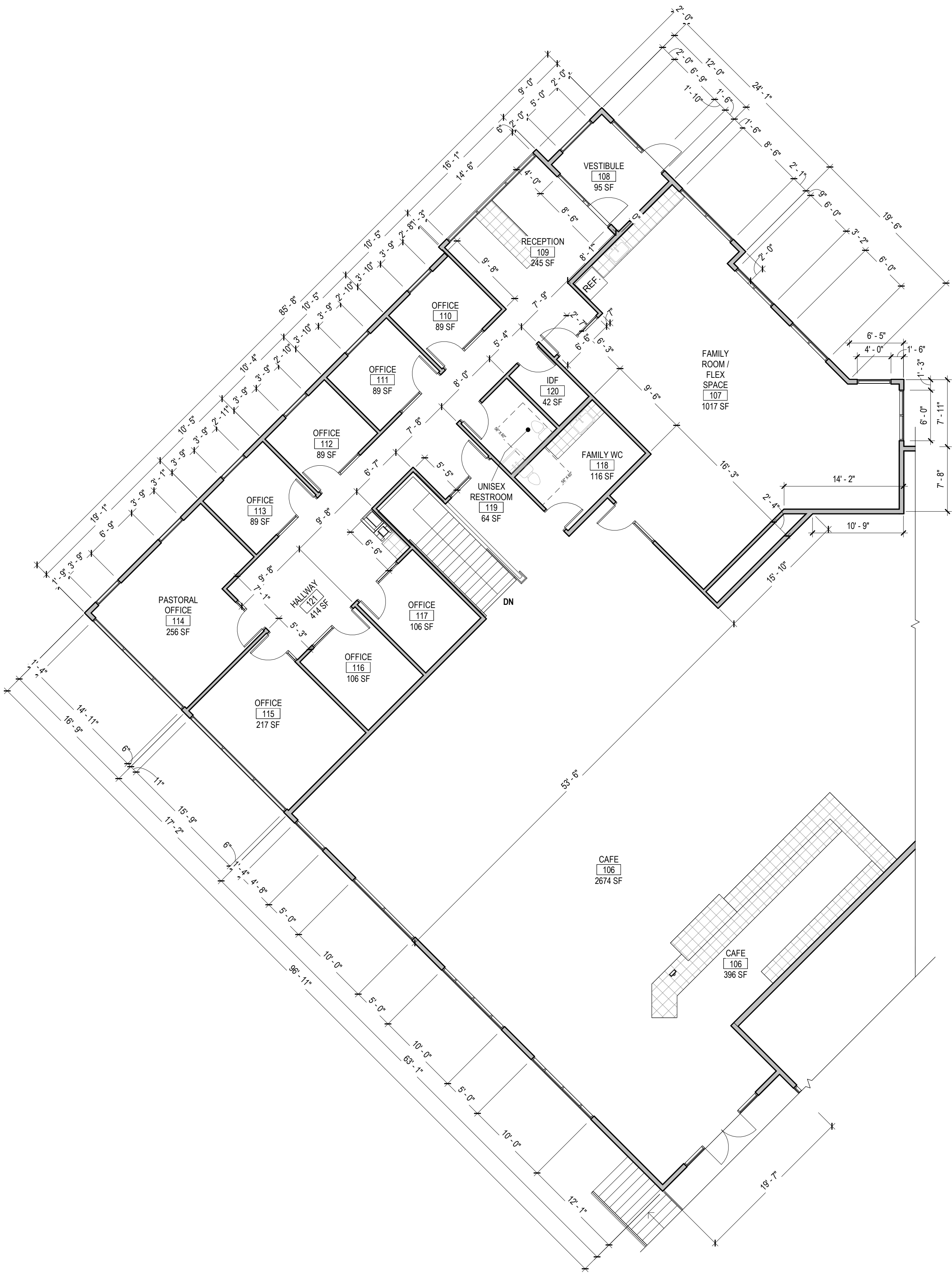
X WALL TAG

WINDOW TAG

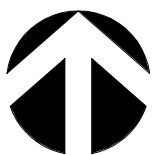
101 DOOR TAG

0 GRID LINE IDENTIFICATION - NEW

0 GRID LINE IDENTIFICATION - EXISTING



01 ENLARGED WEST WING - LEVEL 1
1/8" = 1'-0"



SD SET



231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541.497.2954

CIVIL ENGINEER
UDLELL ENGINEERING & LAND SURVEYING, LLC
63 EAST ASH STREET
LEBANON, OREGON, 97355
541-461-5125
CONTACT: BRIAN VANDETTA

ARCHITECT
VARITONE ARCHITECTURE, LLC
231 2ND AVE SW
ALBANY, OR 97321
541-497-2954
CONTACT: TAYLOR ROOSA, NODDO

STRUCTURAL ENGINEER
MSC ENGINEERS INC.
3170 PIPEBEND PLACE
SALEM, OREGON, 97301
503-399-1399
CONTACT: DOUGLAS S. MELTZER, P.E. SE

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER
TBD

LANDSCAPE
LAURUS DESIGNS, LLC
1012 PINE STREET
SILVERTON, OREGON, 97381
503-784-6494
LAURA@LAURUSDESIGNS.COM
CONTACT: LAURA ANTONSON, RLA, ASLA

CONTRACTOR
TBD

Northside Church - Sanctuary Building

4500 NW Powers Avenue
Albany, Oregon

Issue: 90% SD SET
Date: 12/10/25

Revision: Date:

ENLARGED PLANS

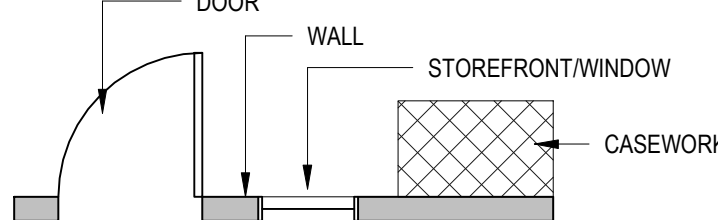
A3.03

GENERAL FLOOR PLAN NOTES:

- DIMENSIONS ARE BASED ON WOOD FRAMED CONSTRUCTION. ALL INTERIOR WALL DIMENSIONS ARE TO THE CENTER OF STUD U.O.N. DIMENSIONS AT EXTERIOR WALLS ARE TO THE EXTERIOR FACE OF STUD U.O.N.
-

LEGEND:

NEW CONSTRUCTION



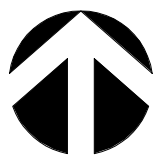
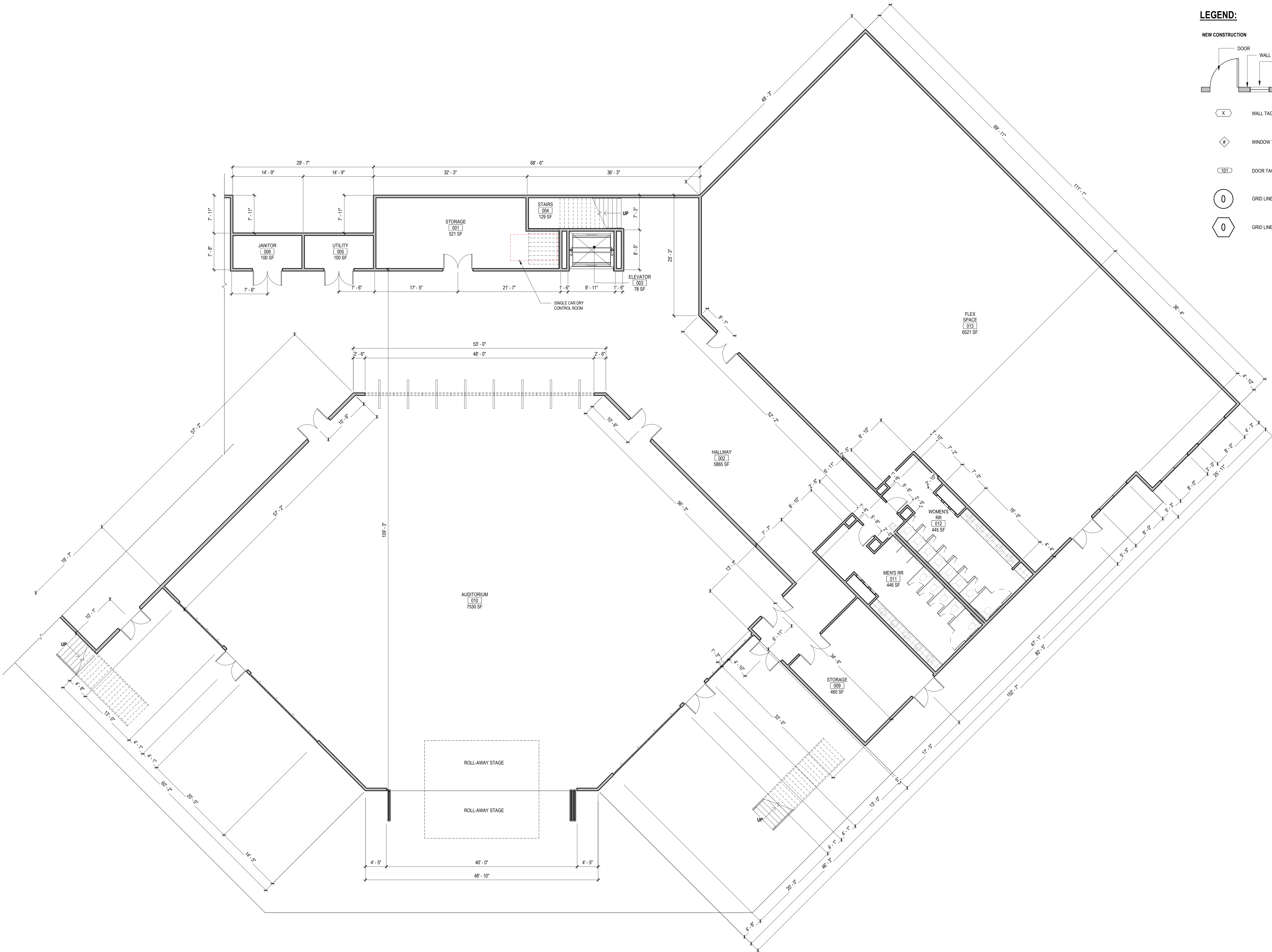
X WALL TAG

WINDOW TAG

101 DOOR TAG

0 GRID LINE IDENTIFICATION - NEW

0 GRID LINE IDENTIFICATION - EXISTING



SD
SET



231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541.497.2954

CIVIL ENGINEER
UDLELL ENGINEERING & LAND
SURVEYING, LLC
63 EAST ASH STREET
LEBANON, OREGON, 97355
541-461-5125
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ARCHITECT
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231 2ND AVE SW
ALBANY, OR 97321
541-497-2954
CONTACT: TAYLOR ROOSA, NCIDQ

STRUCTURAL ENGINEER
MSC ENGINEERS INC.
3170 PIPEBEND PLACE
SALEM, OREGON, 97301
503-399-1399
CONTACT: DOUGLAS S. MELTZER,
P.E. SE

MECHANICAL, ELECTRICAL,
PLUMBING ENGINEER
TBD

LANDSCAPE
LAURUS DESIGNS, LLC
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503-784-6494
LAURA@LAURUSDESIGNS.COM
CONTACT: LAURA ANTONSON, RLA,
ASLA

CONTRACTOR
TBD

Northside Church - Sanctuary Building

4500 NW Powers Avenue
Albany, Oregon

Issue: 90% SD SET
Date: 12/10/25

Revision: Date:

ENLARGED
PLANS

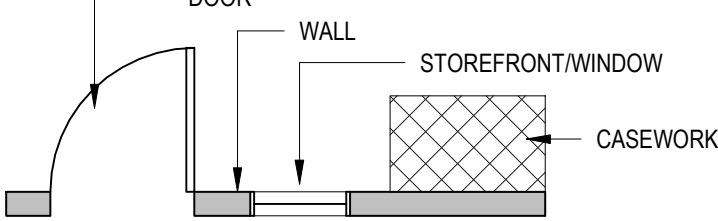
A3.04

GENERAL FLOOR PLAN NOTES:

- DIMENSIONS ARE BASED ON WOOD FRAMED CONSTRUCTION. ALL INTERIOR WALL DIMENSIONS ARE TO THE CENTER OF STUD U.O.N. DIMENSIONS AT EXTERIOR WALLS ARE TO THE EXTERIOR FACE OF STUD U.O.N.
-

LEGEND:

NEW CONSTRUCTION



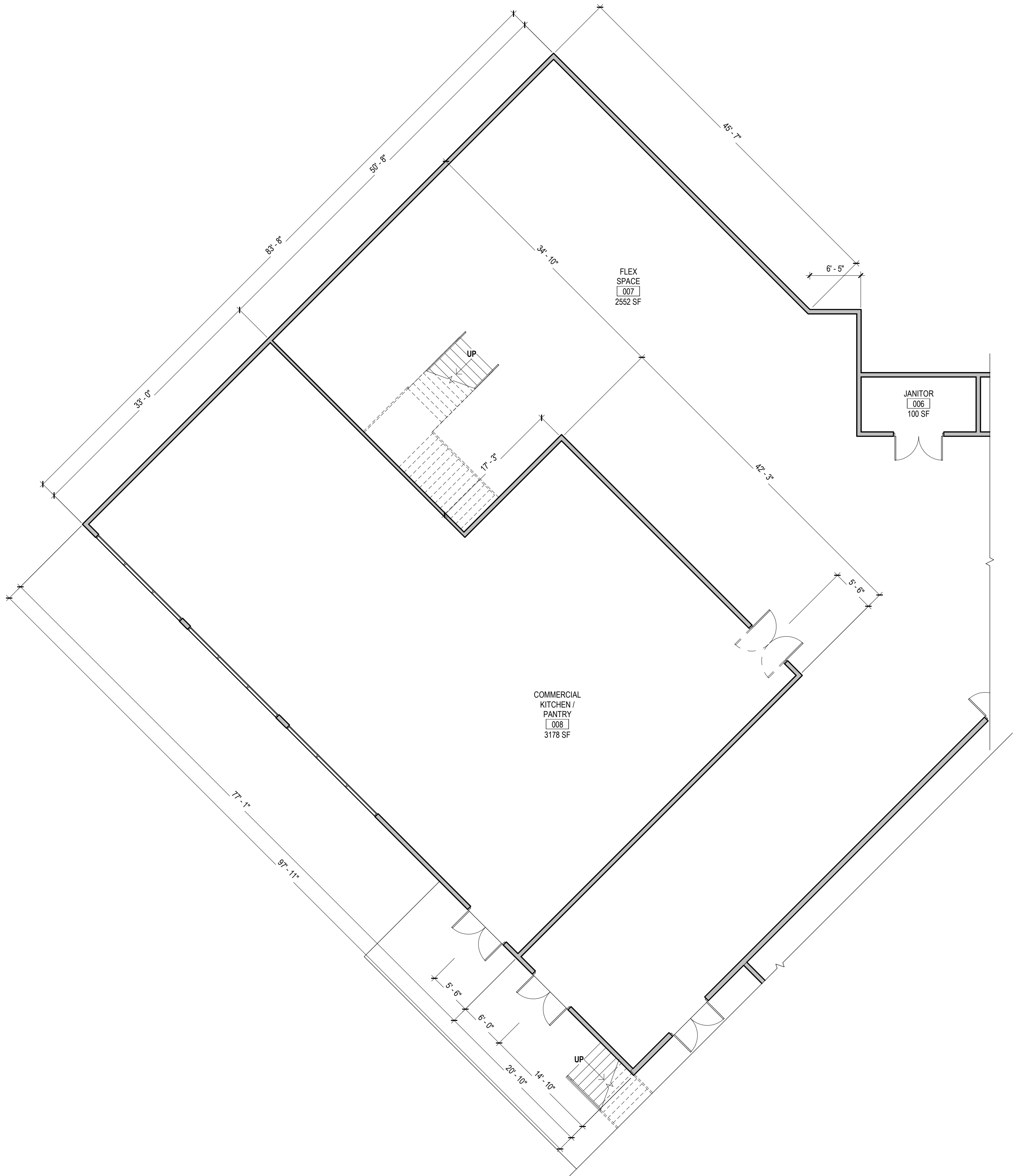
X WALL TAG

WINDOW TAG

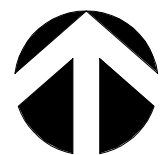
101 DOOR TAG

0 GRID LINE IDENTIFICATION - NEW

0 GRID LINE IDENTIFICATION - EXISTING



01 ENLARGED BASEMENT WEST WING
1/8" = 1'-0"



RECORDING REQUESTED BY:



220 6th Ave SW, Ste 100
Albany, OR 97321

AFTER RECORDING RETURN TO:

Order No.: 471823122996-RS
Jamey Mills
Northside Christian Church
2975 San Pedro Avenue NW
Albany, OR 97321

SEND TAX STATEMENTS TO:

Northside Christian Church
2975 San Pedro Avenue NW
Albany, OR 97321

BENTON COUNTY, OREGON 2023-636785
DE-WD
Stn=6 RJ 05/24/2023 01:43:30 PM
\$10.00 \$11.00 \$10.00 \$62.00 \$20.00 \$113.00

I, James V. Morales, County Clerk for Benton County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
James V. Morales - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kathleen A. Griffiths, Trustee of the John W. Griffiths Disclaimer Trust dated October 7, 2017, and any amendments thereto, Grantor, conveys and warrants to Northside Christian Church, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Benton, State of Oregon:

PARCEL 1:

Beginning at a point which is 18.91 chains West and 10.57 1/2 chains North of the Southeast corner of the Donation Land Claim of John J. Haskins, being Not. No. 1740 and Claim No. 71, in Township 10 South, Range 4 West of the Willamette Meridian in Benton County, Oregon, and running thence North 10.57 1/2 chains; thence West 9.45 1/2 chains; thence South 10.57 1/2 chains; thence East 9.45 1/2 chains to the place of beginning, in Benton County, Oregon;

PARCEL 2:

Beginning at a point which is West 9.45 1/2 chains and North 10.57 1/2 chains distant from the Southeast corner of the Donation Land Claim of John J. Haskins, known on the plats of the United States Surveys as Not. No. 1740, Claim No. 71, Township 10 South, Range 4 West of the Willamette Meridian, running thence West 9.45 1/2 chains; thence North 10.57 1/2 chains; thence East 9.45 1/2 chains; thence South 10.57 1/2 chains to the place of beginning, lying and being in Benton County, Oregon.

ALSO:

A right of way for road purposes over the following described property to-wit:

Beginning at a point on the County road which is 21.15 chains North of the Southeast corner of said Donation Land Claim of John J. Haskins, being Not. No. 1740 and Claim No. 71, in Township 10 South, Range 4 West of the Willamette Meridian, and running thence West 55.99 1/2 chains to a County road; thence North 20 feet; thence East 55.99 1/2 chains; thence South 20 feet to the place of beginning in Benton County, Oregon, the same being and to be used by the general public.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,100,000.00). (See ORS 93.030).

Subject to:

The Land has been classified as Non-EFU Farm/Range land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as

streets and roads.

Rights of the public, riparian owners and governmental bodies as to the use of the waters of unnamed creek or stream and the natural flow thereof on and across that portion of the subject land lying below the high water line of said waterway.

AFTER RECORDING RETURN TO
TICOR TITLE: 471823122996

RECORDING REQUESTED BY:



220 6th Ave SW, Ste 100
Albany, OR 97321

AFTER RECORDING RETURN TO:

Order No.: 471823122996-RS
Jamey Mills
Northside Christian Church
2975 San Pedro Avenue NW
Albany, OR 97321

SEND TAX STATEMENTS TO:

Northside Christian Church
2975 San Pedro Avenue NW
Albany, OR 97321

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kathleen A. Griffiths, Trustee of the John W. Griffiths Disclaimer Trust dated October 7, 2017, and any amendments thereto, Grantor, conveys and warrants to Northside Christian Church, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Benton, State of Oregon:

PARCEL 1:

Beginning at a point which is 18.91 chains West and 10.57 1/2 chains North of the Southeast corner of the Donation Land Claim of John J. Haskins, being Not. No. 1740 and Claim No. 71, in Township 10 South, Range 4 West of the Willamette Meridian in Benton County, Oregon, and running thence North 10.57 1/2 chains; thence West 9.45 1/2 chains; thence South 10.57 1/2 chains; thence East 9.45 1/2 chains to the place of beginning, in Benton County, Oregon;

PARCEL 2:

Beginning at a point which is West 9.45 1/2 chains and North 10.57 1/2 chains distant from the Southeast corner of the Donation Land Claim of John J. Haskins, known on the plats of the United States Surveys as Not. No. 1740, Claim No. 71, Township 10 South, Range 4 West of the Willamette Meridian, running thence West 9.45 1/2 chains; thence North 10.57 1/2 chains; thence East 9.45 1/2 chains; thence South 10.57 1/2 chains to the place of beginning, lying and being in Benton County, Oregon.

ALSO:

A right of way for road purposes over the following described property to-wit:

Beginning at a point on the County road which is 21.15 chains North of the Southeast corner of said Donation Land Claim of John J. Haskins, being Not. No. 1740 and Claim No. 71, in Township 10 South, Range 4 West of the Willamette Meridian, and running thence West 55.99 1/2 chains to a County road; thence North 20 feet; thence East 55.99 1/2 chains; thence South 20 feet to the place of beginning in Benton County, Oregon, the same being and to be used by the general public.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,100,000.00). (See ORS 93.030).

Subject to:

The Land has been classified as Non-EFU Farm/Range land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as

streets and roads.

Rights of the public, riparian owners and governmental bodies as to the use of the waters of unnamed creek or stream and the natural flow thereof on and across that portion of the subject land lying below the high water line of said waterway.

AFTER RECORDING RETURN TO
TICOR TITLE: 471823122996

STATUTORY WARRANTY DEED
(continued)

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Marion Bailey for use by E. Glenn or his grantees and the public in general
Purpose: Right of way for Public road purposes
Recording Date: April 18, 1921
Recording No: Book 69 Page 121
Affects: Various locations-as described therein

Effect, if any, of that Document
Executed by: Robert G Powers and Vera S Powers
Recording Date: November 28, 1972
Recording No: M 36689

Said document does not contain legal descriptions for the easements being extinguished just vague descriptions

The effect, if any, of the Easement contained in the Deed referenced below. At the date of said deed the grantor(s) therein had no apparent record interest in said Land, nor have said grantor(s) subsequently acquired a record interest.

Grantor(s): Norman R. Bethell and Janice L. Bethell
Grantee(s): Michael W. Patrick and Nancy A. Patrick
Recording Date: March 30, 1999
Recording No: M 264164
Affects: 16 foot wide easement for road purposes along the entire extreme Western side of Parcel 1 of herein described property

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 05-23-2023

the John W. Griffiths Disclaimer Trust dated October 7, 2017

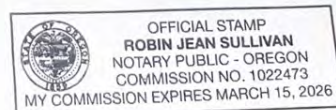
BY: Kathleen A. Griffiths
Kathleen A. Griffiths
Trustee

State of OREGON Lin
County of

This instrument was acknowledged before me on May 23, 2023 by Kathleen A. Griffiths, Trustee of the John W. Griffiths Disclaimer Trust dated October 7, 2017, and any amendments thereto.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 3/15/2026



**SMITH, DAVISON
& BRASIER, PC**

Attorneys at Law

Nadine Davison, J.D.
Marilyn Brasier, J.D.
Lindsay Malachowski, J.D.
Amy Hoover, J.D.

Jeanne Smith, J.D. (Retired)

104 SW Second Street ■ Post Office Box 830 ■ Corvallis, Oregon 97339

Telephone: 541-752-6416 ■ Fax: 541-752-6481

December 28, 2023

Northside Christian Church
ATTN: Jamey Mills
2975 San Pedro Avenue NW
Albany, OR 97321

Re: Corrective Warranty Deed

Dear Jamey,

Enclosed is the original Corrective Warranty Deed that was recorded in Benton County on November 20, 2023.

If you have any questions, feel free to contact our office.

Sincerely,



Donna Carpenter
Legal Assistant

/dlc
Enclosure

After recording return to:

Smith, Davison & Brasier, PC
PO Box 830
Corvallis, OR 97339-0830

Grantors:

Kathleen A. Griffiths, Trustee,
John W. Griffiths Disclaimer Trust
1130 9th Avenue SW
Albany, OR 97321

Kathleen A. Griffiths, Trustee,
John and Kathleen Griffiths Revocable Living Trust
1130 9th Avenue SW
Albany, OR 97321

Mail tax statements to Grantee:

Northside Christian Church
2975 San Pedro Avenue NW
Albany, OR 97321

BENTON COUNTY, OREGON **2023-640923**
DE-WVD
Cnt=1 Stn=51 MR **11/20/2023 11:35:21 AM**
\$15.00 \$11.00 \$62.00 \$10.00 \$20.00 **\$118.00**



00469163202306409230030036

I, James V. Morales, County Clerk for Benton
County, Oregon, certify that the instrument
identified herein was recorded in the Clerk
records.

James V. Morales - County Clerk

**CORRECTIVE WARRANTY DEED**

This Corrective Warranty Deed is being recorded at the request of Grantor, to add an additional Grantor who had an equitable interest in the real property described herein; this deed was previously recorded in Benton County Deed Records as Document No. 2023-636785.

Kathleen A. Griffiths, Trustee of the John W. Griffiths Disclaimer Trust dated October 7, 2017, and Kathleen A. Griffiths, Trustee of the John and Kathleen Griffiths Revocable Living Trust dated May 9, 2002, hereinafter called Grantors, do hereby grant, convey, and warrant to Northside Christian Church, hereinafter called Grantee, and unto Grantee's heirs, successors, and assigns all of Grantors' interest in and to that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free of encumbrances except as specifically set forth herein, situated in the County of Benton, State of Oregon, described as follows, to-wit:

PARCEL 1:

Beginning at a point which is 18.91 chains West and 10.57 1/2 chains North of the Southeast corner of the Donation Land Claim of John J. Haskins, being Not. No. 1740 and Claim No. 71, in Township 10 South, Range 4 West of the Willamette Meridian in Benton County Oregon, and running thence North 10.57 1/2 chains; thence West 9.45 1/2 chains; thence South 10.57 1/2 chains; thence East 9.45 1/2 chains to the place of beginning, in Benton County, Oregon;

PARCEL 2:

Beginning at a point which is West 9.45 1/2 chains and North 10.57 1/2 chains distant from the Southeast corner of the Donation Land Claim of John J. Haskins, known on the plats of the United States Surveys as Not. No. 1740, Claim No. 71, Township 10 South, Range 4 West of the Willamette Meridian, running thence West 9.45 1/2 chains; thence North 10.57 1/2 chains; thence East 9.45 1/2 chains; thence South 10.57 1/2 chains to the place of beginning, lying and being in Benton County, Oregon.

ALSO:

A right of way for road purposes over the following described property to-wit:

Beginning at a point on the County road which is 21.15 chains North of the Southeast corner of said Donation Land Claim of John J. Haskins, being Not. No. 1740 and Claim No. 71, in Township 10 South, Range 4 West of the Willamette Meridian, and running thence West 55.99 1/2 chains to a County road; thence North 20 feet; thence East 55.99 1/2 chains; thence South 20 feet to the place of beginning in Benton County, Oregon, the same being and to be used by the general public.

This property is free from encumbrances except covenants, conditions, easements, and restrictions of record, EXCEPT: See Exhibit A.

To Have and to Hold the same unto said Grantee and Grantee's heirs, successors, and assigns forever. The true and actual consideration for this conveyance is One Million One Hundred Thousand and 00/100 Dollars (\$1,100,000.00).

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under

Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of Grantors to preserve any existing title insurance coverage.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

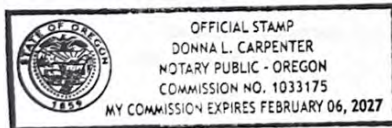
In Witness Whereof, Grantors have executed this instrument effective May 23, 2023.

Kathleen A. Griffiths
Kathleen A. Griffiths, Trustee,

John W. Griffiths Disclaimer Trust dated October 7, 2017

STATE OF OREGON)
) ss.
County of Benton)

This Warranty Deed is signed and acknowledged before me November 16, 2023, by Kathleen A. Griffiths, Trustee of the John W. Griffiths Disclaimer Trust dated October 7, 2017, Grantor.



Donna L. Carpenter
Notary Public for Oregon

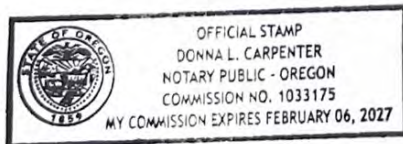
My Commission Expires: February 6, 2027

Kathleen A. Griffiths
Kathleen A. Griffiths, Trustee,

John and Kathleen Griffiths Revocable Living Trust
dated May 9, 2002

STATE OF OREGON)
) ss.
County of Benton)

This Warranty Deed is signed and acknowledged before me November 16, 2023, by Kathleen A. Griffiths, Trustee of the John and Kathleen Griffiths Revocable Living Trust dated May 9, 2002, Grantor.



Donna L. Carpenter
Notary Public for Oregon

My Commission Expires: February 6, 2027

EXHIBIT A

Subject to:

The Land has been classified as Non-EFU Farm/Range land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as streets and roads.

Rights of the public, riparian owners and government bodies as to the use of the waters of unnamed creek or stream and the natural flow thereof on and across that portion of the subject land lying below the high water line of said waterway.

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by:	Marion Bailey for use by E. Glenn or his grantees and the public in general
Purpose:	Right of way for Public road purposes
Recording Date:	April 18, 1921
Recording No:	Book 69, Page 121
Affects:	Various locations – as described therein.

Effect, if any, of that Document

Executed by:	Robert G. Powers and Vera S. Powers
Recording Date:	November 28, 1972
Recording No:	M 36689

Said document does not contain legal descriptions for the easements being extinguished just vague descriptions

The effect, if any, of the Easement contained in the Deed referenced below. At the date of said deed the grantor(s) therein had no apparent record interest in said Land, nor have said grantor(s) subsequently acquired a record interest.

Grantor(s):	Norman R. Bethell and Janice L. Bethell
Grantee(s):	Michael W. Patrick and Nancy A. Patrick
Recording Date:	March 30, 1999
Recording No:	M 264164
Affects:	16 foot wide easement for road purposes along the entire extreme Western said of Parcel 1 of herein described property

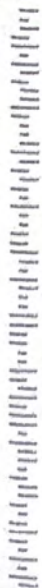
SMITH, DAVISON
& BRASIER, PC
Attorneys at Law

104 SW Second Street
Post Office Box 830
Corvallis, Oregon 97339-0830

PORTLAND OR 972
29 DEC 2023 PM 6 L

Northside Christian Church
ATTN: Janey Mills
2975 San Pedro Ave NW
Albany, OR 97321

97321-650475



NORTHSIDE CHRUCH

4500 NW POWERS AVENUE
ALBANY, OREGON

DRAWINGS FOR:

NORTHSIDE CHRISTIAN CHURCH
250 BROADALBIN STREET SW SUITE 110
ALBANY, OREGON 97321

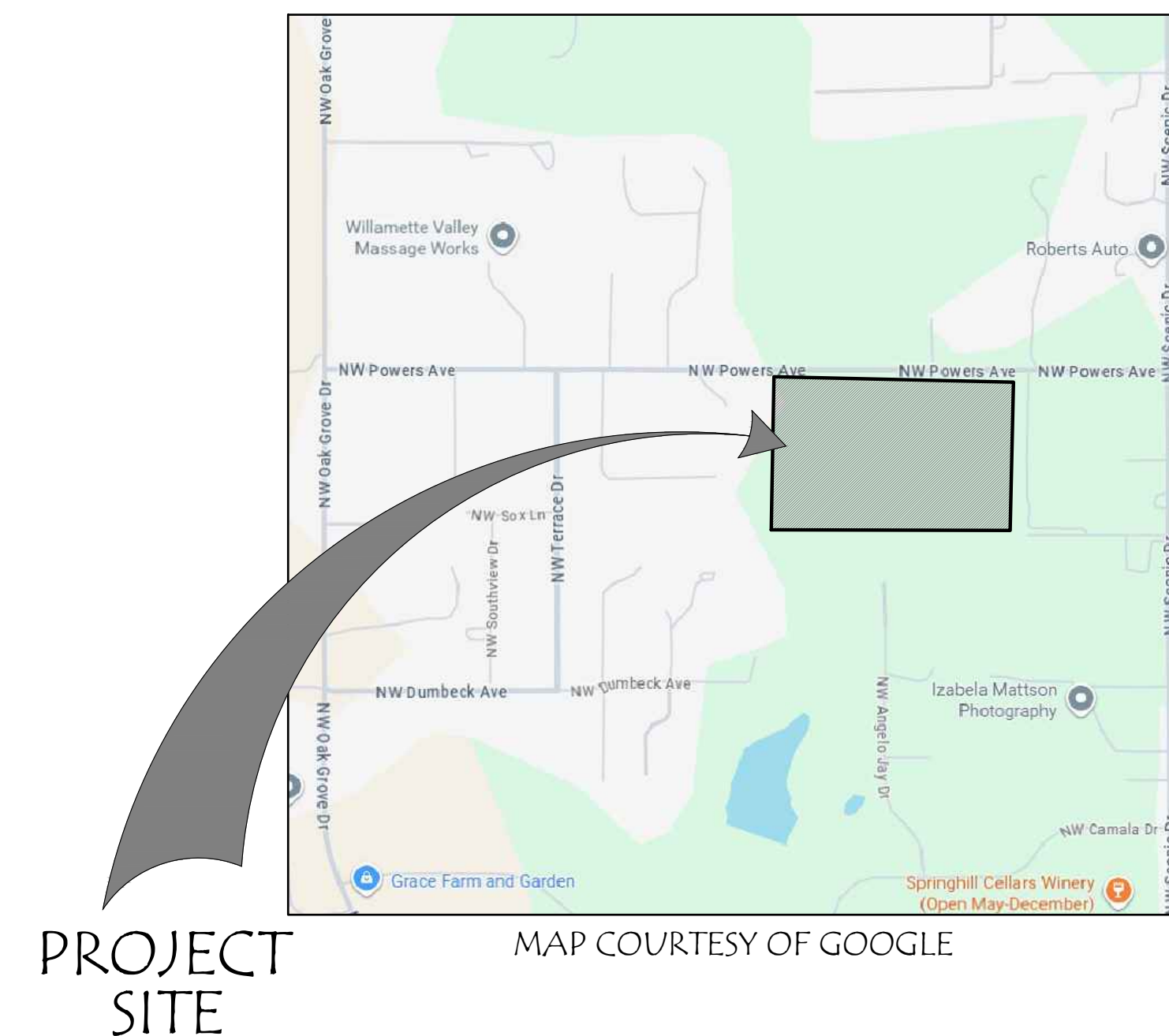
LANDSCAPE ARCHITECT:

LAURUS DESIGNS, LLC
LAURA ANTONSON, RLA, ASLA
1012 PINE STREET
SILVERTON, OREGON 97381
503 . 784 . 6494
LAURA@LAURUSDESIGNS.COM

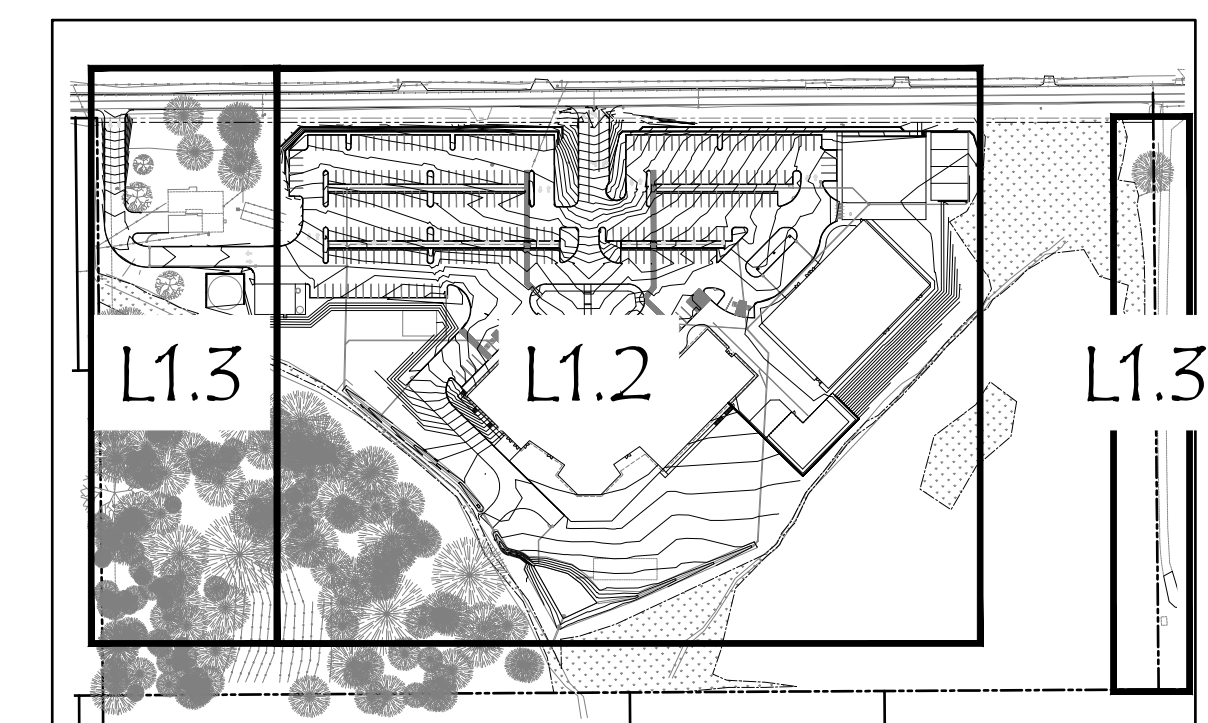
SHEET INDEX:

- LO.0 COVER SHEET
- L1.1 OVERALL SITE LAYOUT
- L1.2 PRELIMINARY PLANTING PLAN
- L1.3 PRELIMINARY PLANTING PLAN
AND PLANT SCHEDULE

VICINITY MAP:



KEY MAP:



Laurus
Designs, LLC



1012 Pine Street
Silverton, Oregon 97381

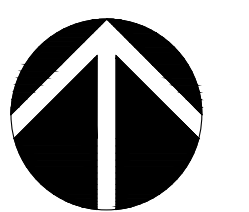
503.784.6494
laurusdesigns.com

NORTHSIDE
CHRUCH

4500 NW POWERS AVE.
ALBANY, OREGON



COVER SHEET



DECEMBER 19TH, 2025

REVISIONS

#	DATE	NOTES	INITIALS

LO.0

SHEET 1 OF 4

PROJECT #: 1752C

CALL BEFORE YOU DIG

AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.



OR

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www.callbeforeyoudig.org

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Silverton, Oregon 97381

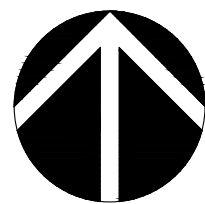
503.784.6494
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NORTHSIDE
CHRUCH

4500 NW POWERS AVE.
ALBANY, OREGON



OVERALL SITE
LAYOUT



SCALE: 1" = 50' - 0"

0' 25' 50' 100'
SCALE

DECEMBER 19TH, 2025

REVISIONS

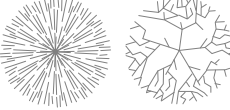
#	DATE	NOTES	INITIALS
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L1.1

SHEET 2 OF 4

PROJECT #: 1752C

LEGEND:

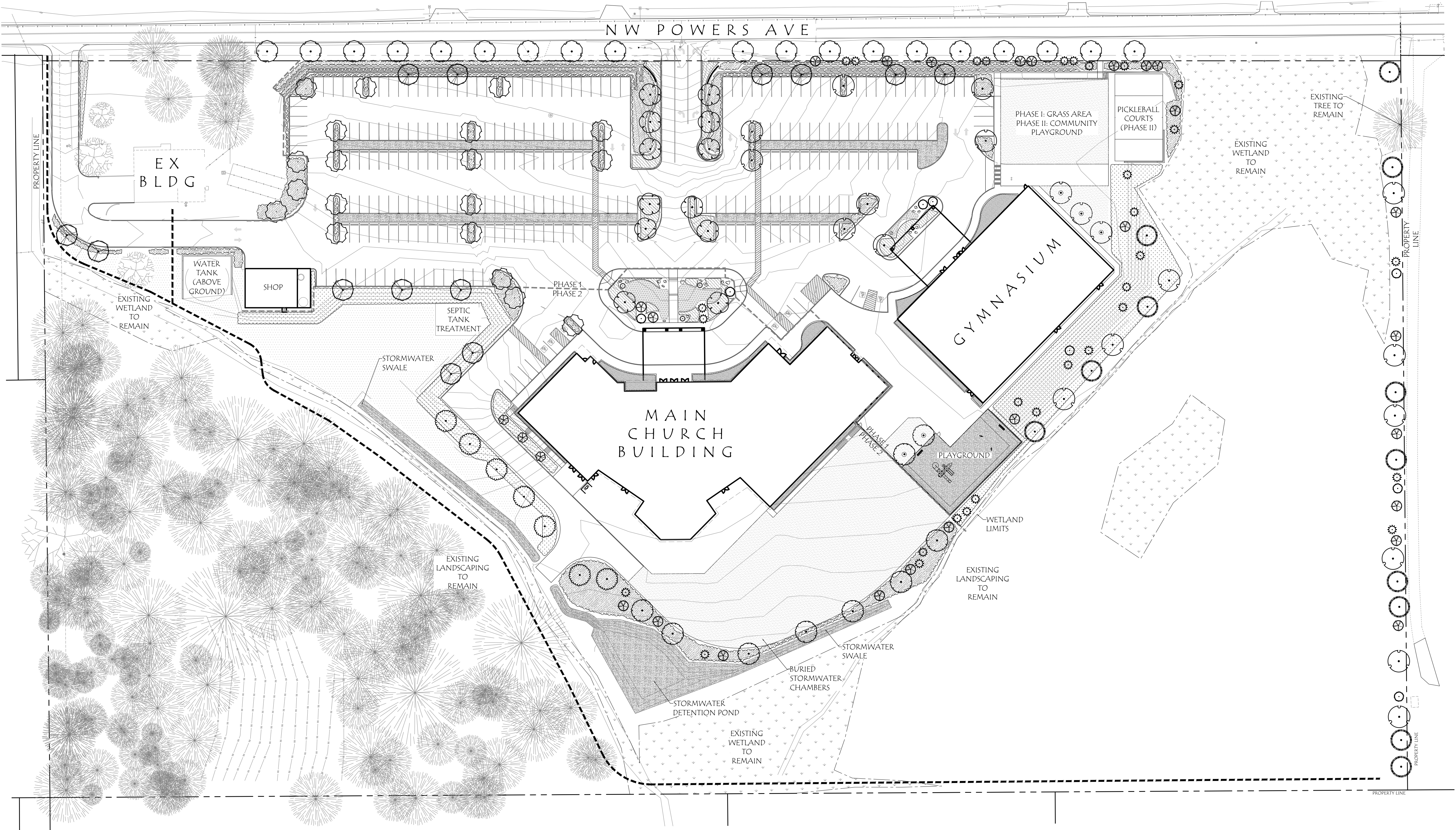


EXISTING TREES TO REMAIN

PRELIMINARY TRAIL ALIGNMENT
WITH BENCHES

GENERAL NOTES:

1. DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN AND AREA CALCULATIONS.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
4. PLANTS TO BE SIZED ACCORDING TO BENTON COUNTY REQUIREMENTS FOR GENERAL PLANTING.
5. STORMWATER FACILITY PLANTINGS TO FOLLOW BENTON COUNTY STORMWATER PLANTING REQUIREMENTS. PLANTS TO BE SELECTED FROM APPROVED PLANT LIST .
6. CHILDREN'S PLAY AREA AND PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT TO BE SELECTED.
7. LANDSCAPE TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SYSTEM.



Laurus
Designs, LLC



1012 Pine Street
Silverton, Oregon 97381

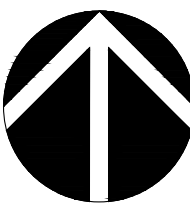
503.784.6494
laurusdesigns.com

NORTHSIDE
CHRUCH

4500 NW POWERS AVE.
ALBANY, OREGON



PRELIMINARY
PLANTING
PLAN



SCALE: 1" = 30' - 0"

0' 15' 30' 60'
SCALE

DECEMBER 19TH, 2025

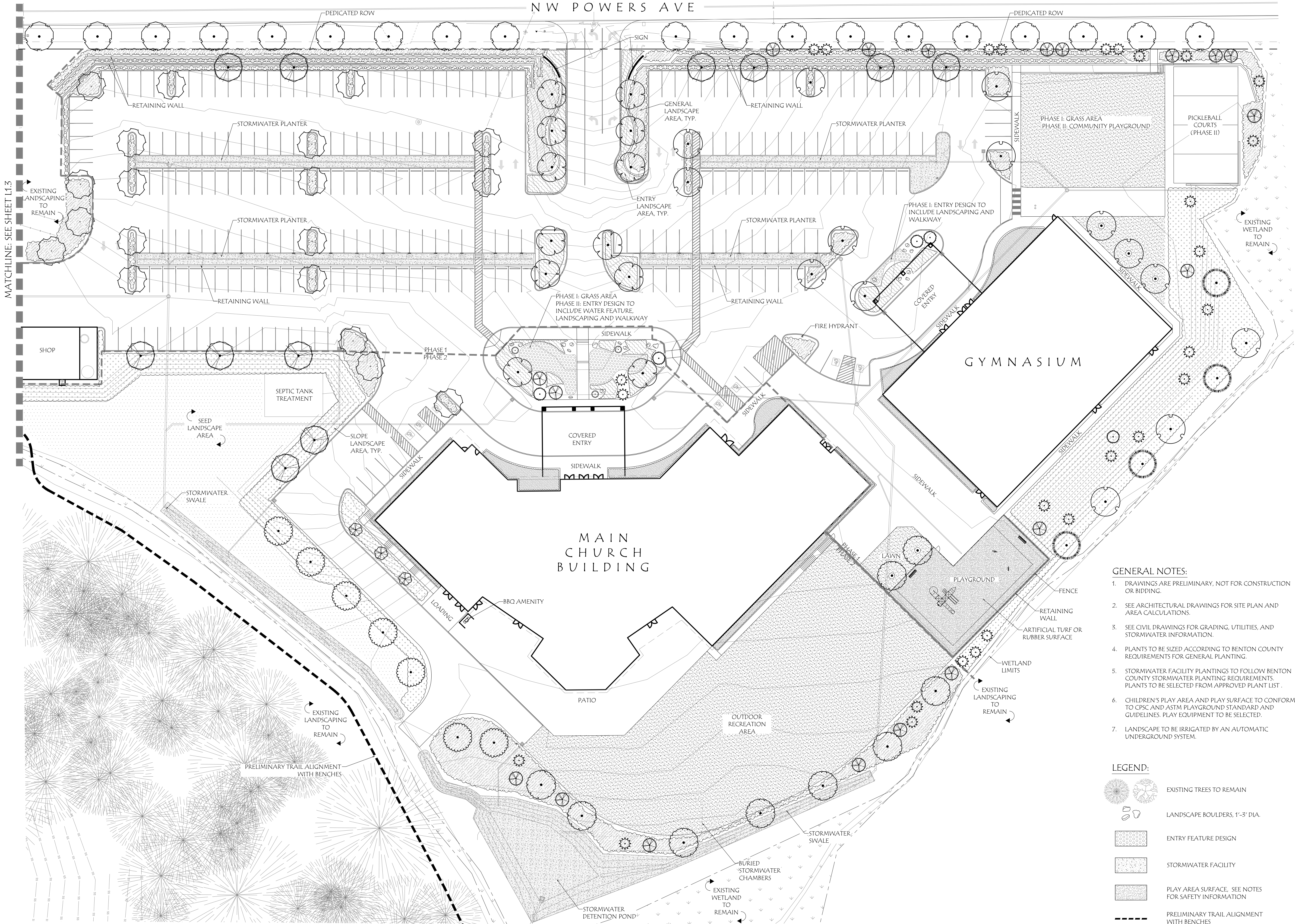
REVISIONS

DATE NOTES INITIALS

L1.2

SHEET 3 OF 4

PROJECT #: 1752C

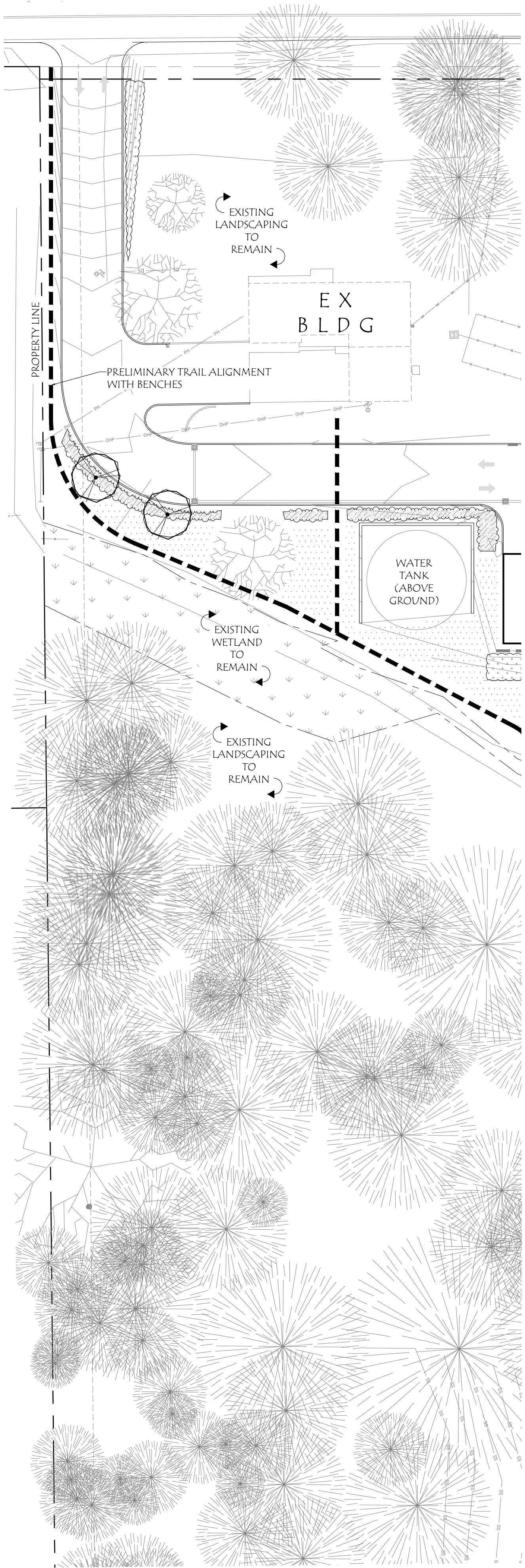


GENERAL NOTES:

1. DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN AND AREA CALCULATIONS.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
4. PLANTS TO BE SIZED ACCORDING TO BENTON COUNTY REQUIREMENTS FOR GENERAL PLANTING.
5. STORMWATER FACILITY PLANTINGS TO FOLLOW BENTON COUNTY STORMWATER PLANTING REQUIREMENTS. PLANTS TO BE SELECTED FROM APPROVED PLANT LIST.
6. CHILDREN'S PLAY AREA AND PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT TO BE SELECTED.
7. LANDSCAPE TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SYSTEM.

LEGEND:

- EXISTING TREES TO REMAIN
- LANDSCAPE BOULDERS, 1'-3' DIA.
- ENTRY FEATURE DESIGN
- STORMWATER FACILITY
- PLAY AREA SURFACE. SEE NOTES FOR SAFETY INFORMATION
- PRELIMINARY TRAIL ALIGNMENT WITH BENCHES



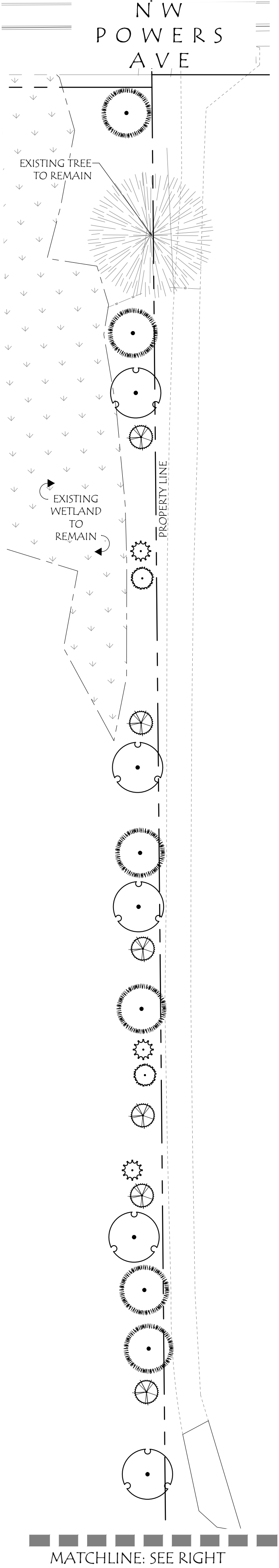
MATCHLINE: SEE SHEET L1.2

PRELIMINARY PLANT SCHEDULE

TREES	QTY	TYPE	SIZE
	71	PARKING LOT TREE	1 1/2" CAL., B&B
	12	GENERAL LANDSCAPE SHADE TREE	1 1/2" CAL., B&B
	79	GENEREAL LANDSCAPE EVERGREEN / CONIFER	6'-8" HT., B&B
	19	STREET TREE	1 1/2" CAL., B&B

GENERL AND ENTRY LANDSCAPE AREAS	QTY	TYPE	SIZE
	2,215	SHRUBS: ABELIA X GRANDIFLORA "KALEIDOSCOPE" / GLOSSY ABELIA ABELIA X GRANDIFLORA "SHERWOODII" / SHERWOOD GLOSSY ABELIA BERBERIS THUNBERGII "NANA" / DWARF REDLEAF JAPANSES BARBERRY CORNUS SERICEA "KELSEYI" / KELSEYI DOGWOOD EVONYMUS ALATUS "COMPACTUS" / COMPACT BURNING BUSH ILEX CRENATA "SOFT TOUCH" / SOFT TOUCH JAPANESE HOLLY LEUCOTHOE FONTANESIANA "ZEBLID" / SCARLETTA "DROOPING LEUCOTHOE LONICERA PILEATA / PRIVET HONEYSUCKLE MAHONIA AQUIFOLIUM "COMPACTA" / COMPACT OREGON GRAPE NANDINA DOMESTICA "FIRE POWER" / FIREPOWER NANDINA PRUNUS LAUROCERASUS MT VERNON / MT. VERNON LAUREL RHAPHIOLEPIS INDICA "BALLERINA" / BALLERINA INDIAN HAWTHORN RHAPHIOLEPIS UMBELLATA "SNOW WHITE" / YEDDA HAWTHORN ROSA X "KO DOUBLE" / PINK DOUBLE KNOCKOUT ROSE SARCOCOCCA CONFUSA / FRAGRANT SARCOCOCCA WEIGELA FLORIDA "ALEXANDRA" TM / WINE AND ROSE WEIGELA GRASSES AND PERENNIALS: BOUTELOUJA GRACILIS "BLONDE AMBITION" / BLONDE AMBITION BLUE GRAMA CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER" / FEATHER REED GRASS DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS HAKONECHLOA MACRA "ALL GOLD" / ALL GOLD JAPANESE FOREST GRASS HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS HEMEROCALLIS X "PURPLE DE ORO" / PURPLE DE ORO DAYLILY LIRIOPE MUSCARI "BIG BLUE" / BIG BLUE LILYTURF MISCANTHUS SINENSIS "YAKUSHIMA" / DWARF MAIDEN GRASS PENNISETUM ALOPECUROIDES "HAMELN" / HAMELN FOUNTAIN GRASS GROUND COVER: ARCTOSTAPHYLOS UVA-URSI "MASSACHUSETTS" / MASSACHUSETTS KINNIKINNICK CEANOTHUS GLORIOSUS / POINT REYES CEANOTHUS FRAGARIA VESCA / WOODLAND STRAWBERRY PACHYSANDRA TERMINALIS "GREEN CARPET" / GREEN CARPET PACHYSANDRA ROSA X "NOAMEL" / FLOWER CARPET APPLERLOSSOM ROSE RUBUS PENTALOBUS "EMERALD CARPET" / EMERALD CARPET CREEPING RASPBERRY	1 GAL. - 5 GAL.

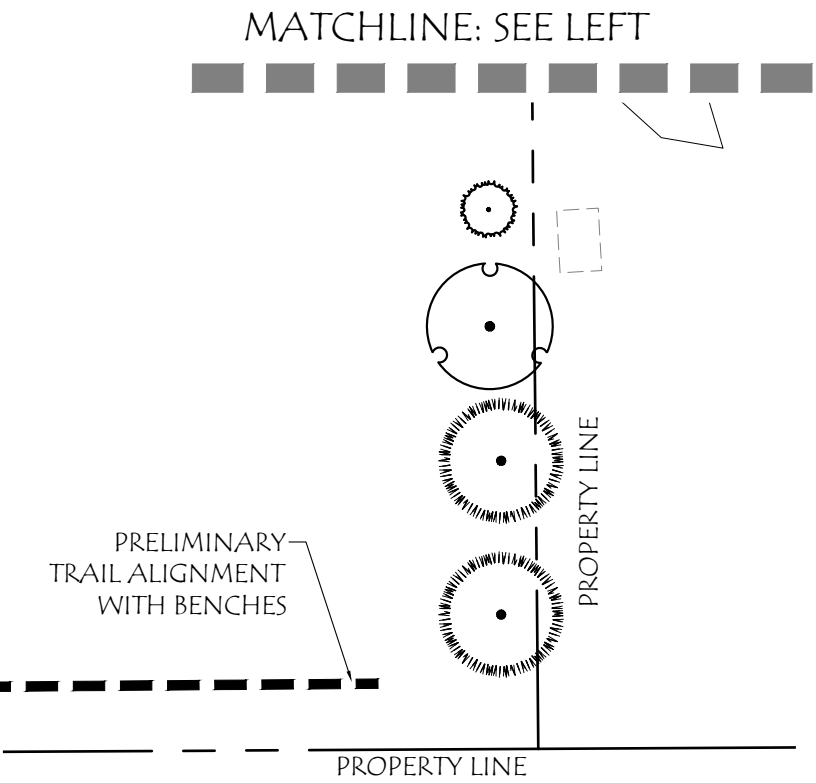
SLOPE LANDSCAPE AREAS	QTY	TYPE	SIZE
	21,000 SF	SHRUBS: COTONEASTER DAMMERI / COTONEASTER MAHONIA REPENS / CREEPING MAHONIA POTENTILLA FRUTICOSA / BUSH CINQUEFOIL ROSA PISOCARPA / CLUSTERED WILD ROSE GROUND COVER: SEED MIX SUITABLE FOR EROSION CONTROL ARCTOSTAPHYLOS UVA-URSI "MASSACHUSETTS" / MASSACHUSETTS KINNIKINNICK CEANOTHUS GLORIOSUS / POINT REYES CEANOTHUS FRAGARIA VESCA / WOODLAND STRAWBERRY	1 GAL.
	20,000 SF	SEED MIX	SEED
	40,000 SF	TURF/LAWN WHERE SLOPES AND GRADE ALLOW	SEED OR SOD



- GENERAL NOTES:
- DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
 - SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN AND AREA CALCULATIONS.
 - SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
 - PLANTS TO BE SIZED ACCORDING TO BENTON COUNTY REQUIREMENTS FOR GENERAL PLANTING.
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 - CHILDREN'S PLAY AREA AND PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT TO BE SELECTED.
 - LANDSCAPE TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SYSTEM.

LEGEND:

- EXISTING TREES TO REMAIN
- LANDSCAPE BOULDERS, 1'-3" DIA.
- ENTRY FEATURE DESIGN
- STORMWATER FACILITY
- PLAY AREA SURFACE, SEE NOTES FOR SAFETY INFORMATION
- PRELIMINARY TRAIL ALIGNMENT WITH BENCHES



Laurus Designs, LLC



1012 Pine Street
Silverton, Oregon 97381

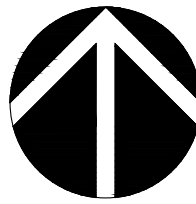
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NORTHSIDE
CHRUCH

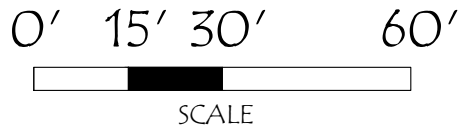
4500 NW POWERS AVE.
ALBANY, OREGON



PRELIMINARY
PLANTING PLAN
AND PLANT
SCHEDULE



SCALE: 1" = 30' - 0"



DECEMBER 19TH, 2025

REVISIONS

DATE NOTES INITIALS

L1.3

SHEET 4 OF 4

PROJECT #: 1752C



Environmental Health Division

Office: (541) 766-6841

Fax: (541) 766-6248

4077 SW Research Way

P.O. Box 3020

Corvallis, OR 97339-3020

co.benton.or.us/health

(541) 766-6841 FAX (541) 766-6248 TTY (541) 766-6835 www.co.benton.or.us

March 7, 2024

Northside Christian Church c/o Kevin Krypt
 2975 San Pedro Avenue NW
 Albany, OR 99321

Subject: Pending Water Pollution Control Facilities (WPCF) Permit from ODEQ
Site Eval: 138-23-000125-EVAL
Location: T10, R4, S26 B, TL 600 (4500 Powers Avenue NW, Albany, OR 97321)
 (This letter is not a permit)

On 2/27/24, I evaluated test pits #1-5 on the above referenced property for on-site sewage disposal to serve the proposed 650 seat church with gym, showers, cafeteria, daycare, café, & youth ministries. Based on soil textures, depth to water tables, restrictive layers, slopes, setbacks, and available area, the following system(s) may be available for use on this property to serve the proposed Northside Christian Church with a peak design flow of 5175 gallons per day (gpd):

System*	Trench Depth	Rating	Required Drainfield**
Alternative Treatment Technology (ATT) system followed by standard trenches	24" min. & 24" max.	50"/150gpd	Approximately 1725 initial + 1725 repair (5175gpd x 50"/150gpd)

*WPCF Permit required for peak design flows exceeding 2500 gallons per day (gpd)

**Required drainfield based on preliminary calculations by Udell Engineering (541-451-5125)

Please have your septic installer contact the Oregon Department of Environmental Quality (ODEQ) in Eugene at 1-800-844-8467 to apply for a WPCF permit. Because of limited area, ODEQ may require your installer to "stakeout" the initial & future repair systems on contour in the approved area. All "stakeouts" must be accompanied by a scaled plot plan showing all ODEQ required setbacks. Stakes placed in the field must be labeled to indicate what they represent and should match the plot plan submitted.

In addition, engineered plans are required for commercial ATT systems exceeding 600gpd per OAR 340-71-130(18)(b). Please have your engineer coordinate with your septic installer to provide engineered plans.

If you have any questions, please contact me at (541) 766-6841 or ODEQ at 1-800-844-8467.

Sincerely,

Robert N. Turkishher, R.E.H.S.
 Environmental Health Specialist

Enc: Site Feasibility 138-23-000125-EVAL with attachments.

Cc: Lisette Hamer, Affordable Septic Systems

Brian Vandetta, Udell Engineering



Septic Site Evaluation Approval

Benton County Environmental Health

4500 SW Research Way

Corvallis, OR 97333

541-766-6841

Fax: 541-766-6248

environmentalhealth@bentoncountyor.gov

Website:

<https://www.co.benton.or.us/health/page/sewage-disposal>
138-23-000125-EVAL

Date issued: 03/07/2024

Application status: Site Evaluation Approved

Work description: Site Feasibility for proposed 650 seat church with gym, showers, cafeteria, daycare, cafe, & youth ministries.

Applicant: NORTHSIDE CHRISTIAN CHURCH
 Address: 2975 SAN PEDRO AVE NW
 ALBANY OR 97321
 Phone: (541) 928-6535
 Email: kevin@stutzmanandkropf.com

Owner: NORTHSIDE CHRISTIAN CHURCH Property address: 4500 NW Powers Ave, Albany, OR
 97321

Address: 2975 SAN PEDRO AVE NW
 ALBANY OR 97321

Parcel: 10426B000600 - Primary Township: 10 Range: 4 Section: 26

Lot size: 19.43 Acres Water supply: Community Water Supply
 Zoning: Non-Resource Zone – Rural Residential, 2 (RR-2) City/County/UGB: County
 Accessory Dwelling Unit: No

Proposed use of structure: New 650 seat church.
 Category of construction: Commercial

General Specifications

Max peak design flow: 5175 gpd. Proposed gallons per day: 5175 gpd.
 Comments: Water Pollution Control Facilities (WPCF) permit required for peak design flows exceeding 2500 gallons per day

System Specifications

	Initial System	Replacement Area
System type:	Alternative Treatment Technology (ATTs)	Alternative Treatment Technology (ATTs)
ATT description:	DEQ approved ATT system	DEQ approved ATT system
System distribution type:	N/A	N/A

Trench Specifications

	Initial System	Replacement Area
Trench linear feet:	1725 linear ft.	1725 linear ft.
Max depth:	24 in.	24 in.
Min depth:	24 in.	24 in.

Special Requirements

	Initial System	Replacement Area
Stakeout required:	Yes	Yes
Groundwater type:	Temporary	Temporary
Drainfield type:	Standard	Standard

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

Septic Site Evaluation 138-23-000125-EVAL

Page 2 of 2

Date issued: 03/07/2024**Application status:** Site Evaluation Approved**Work description:** Site Feasibility for proposed 650 seat church with gym, showers, cafeteria, daycare, cafe, & youth ministries.**Pump to drainfield required:**

Yes

Yes

Conditions of approval:

1. All requirements of Oregon Administrative Rules (OAR) Chapter 340, Divisions 071 and 073 apply.
 2. A WPCF permit is required for all systems exceeding a peak flow of 2500 gallons per day (gpd).
 3. Maintain all DEQ required setbacks including 100' to any wells, springs, or year-round surface public waters; 50' to any seasonal waters, cutbanks, or escarpments; 10' to any waterlines, underground utility lines, foundation lines or property lines.
 4. Initial and replacement disposal areas shall not be subjected to vehicular traffic, livestock or other activity that would adversely affect the soil (OAR 340-71-220(1)(h)).
 5. The owner of an ATT system must maintain a contract with a maintenance provider certified by the manufacturer to serve and maintain the onsite system. A service contract must be entered before the system is installed and must be maintained until the system is decommissioned. A single service contract and maintenance provider for both the ATT and the other components is preferable to multiple contracts for maintenance providers.
 6. The homeowner and maintenance provider must comply with all requirements of OAR 340-71-345(14) Service Contracts. The maintenance provider must submit an annual report evaluation and fee to Benton County Environmental Department as defined by OAR 340-71-140(3)(k)(B).
 7. To maintain and extend the life of your septic system, "EPA Small Flows Clearinghouse" recommends that you practice water conservation, avoid use of septic tank additives and pump your tank every 3 to 5 years.
 8. Enclosures: GIS Site Maps, Applicant's Plot Plan, Udel Engineering's Preliminary Calculations, Setbacks.
- THIS IS NOT YOUR PERMIT. A Construction/Installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a DEQ construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to the site, or placement of wells or utilities, etc., may invalidate this approval.

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140 Table 9A. A senior DEQ staff person will be assigned the site evaluation report review application.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

Robert M. Turkisher
Robert Turkisher

REHS
Environmental Health Specialist

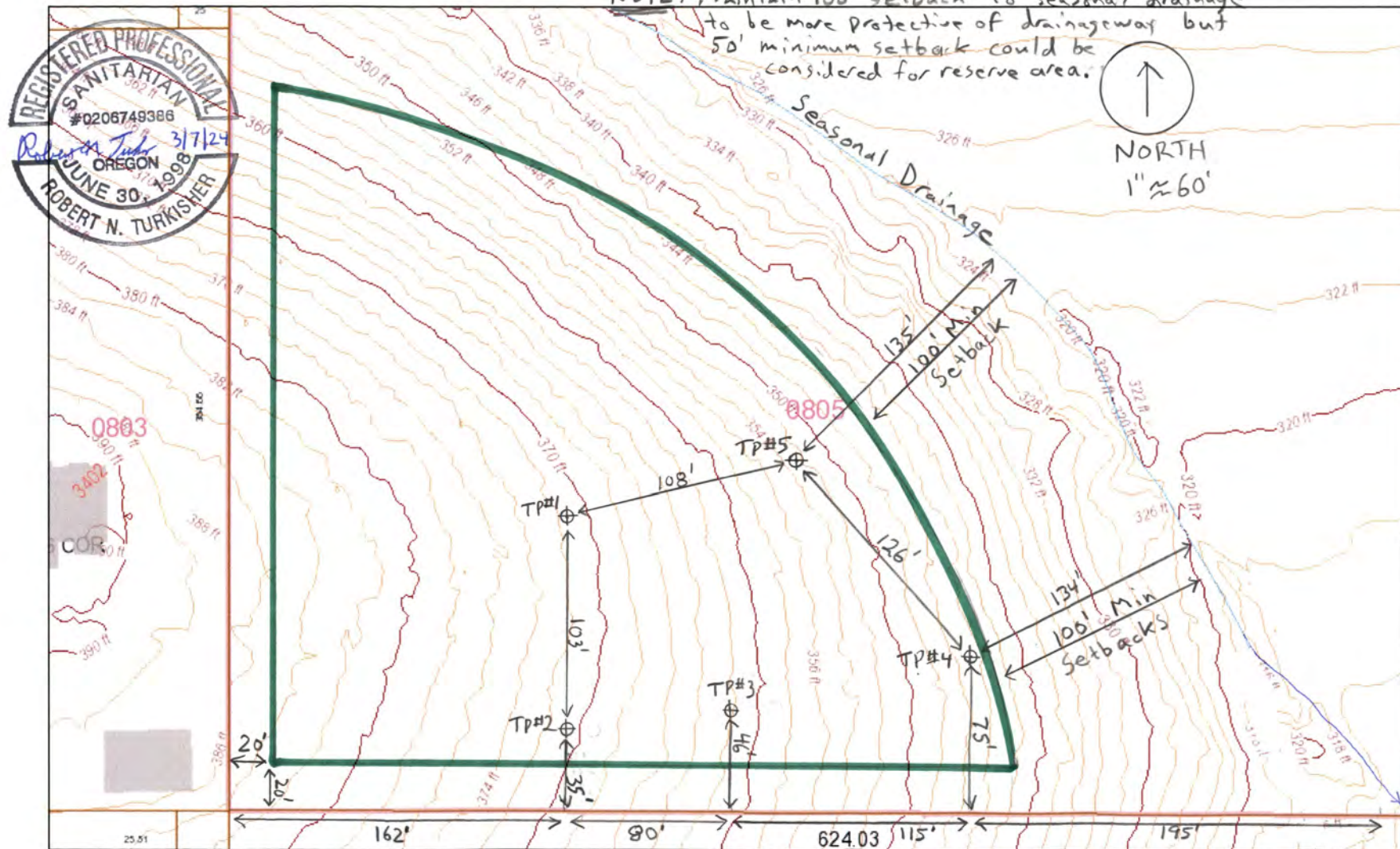
3/7/24
3/7/24

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4500 Powers Avenue NW, Albany, OR (10-4-26-B0-00300)

NOTE: Maintain 100' setback to seasonal drainage
to be more protective of drainage way but
50' minimum setback could be
considered for reserve area.



3/6/2024, 8:55:09 AM

Proposed Northside Christian Church

Site Feasibility

138-23-000125-EVAL

WPCF Permit Required

3/7/24

RT

Taxlots

Override 1

Address



Cities and Places



County Boundary



County Parks



Buildings

Structure_AddressCorvallis

1" ≈ 60'

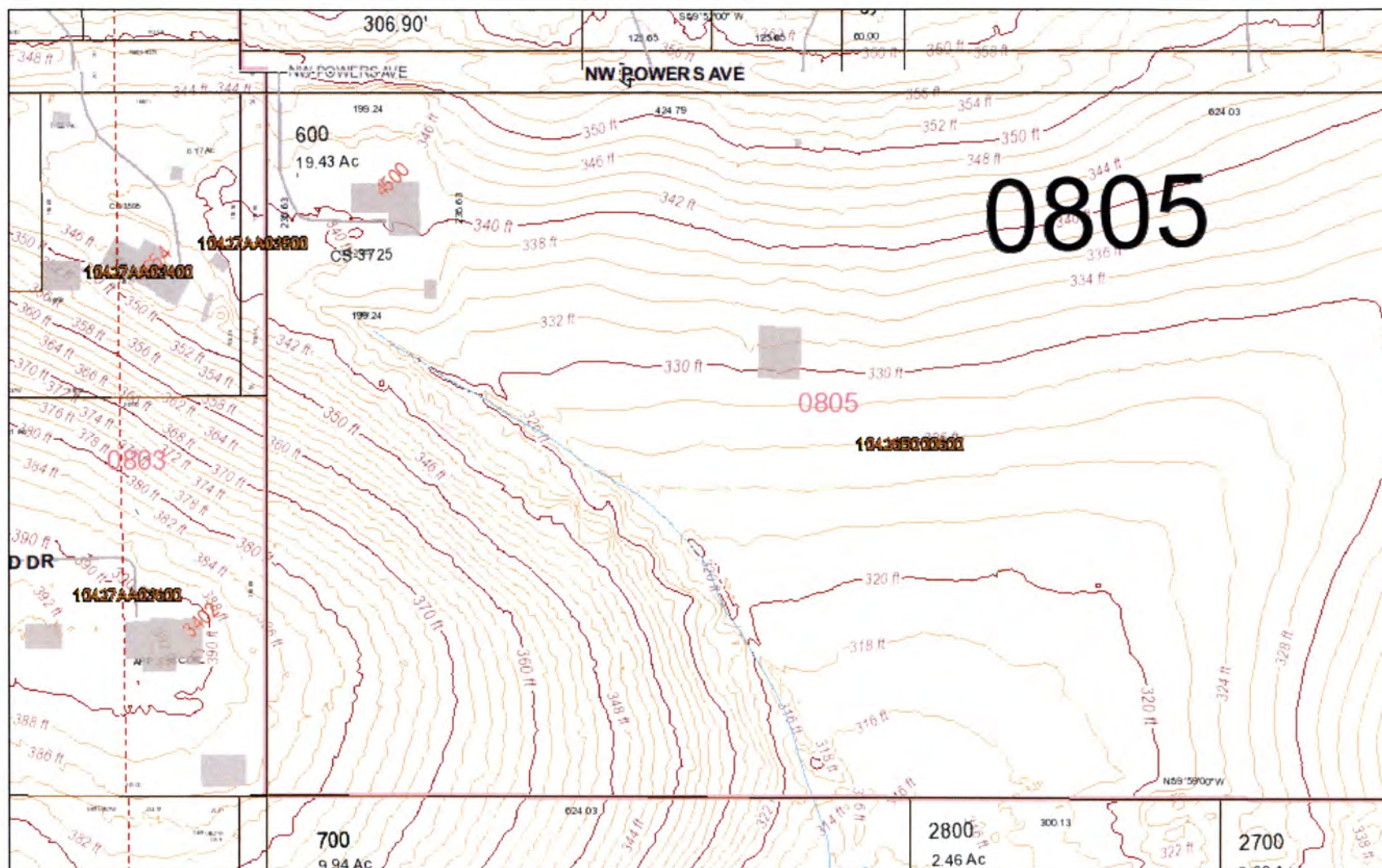
0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Benton County, Oregon
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user

Benton County, Oregon
This product is for informational purposes

4500 Powers Avenue NW, Albany, OR (10-4-26-B0-00300)



3/6/2024, 8:04:31 AM

Taxlots

Sectionlines

Address

County Parks

Road Names

Override 1 --- SEC-LINE

Cities and Places

Buildings

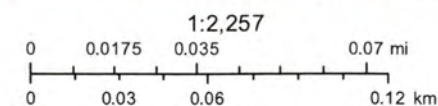
Road Surface

Roads

County Boundary

Driveways

Road Centerlines



Benton County, Oregon
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Benton County, Oregon
This product is for informational purposes

4500 Powers Avenue NW, Albany, OR (10-4-26-B0-00300)



3/6/2024, 8:03:37 AM

Taxlots

Sectionlines

Address



County Parks

Road Names

Override 1 --- SEC-LINE



Cities and Places

Buildings

Road Surface

Roads

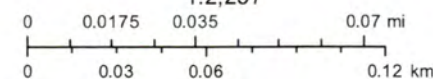


County Boundary

Driveways

Road Centerlines

1:2,257



Benton County, Oregon
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Benton County, Oregon
This product is for informational purposes



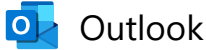
# of People	Main Building	GPD	Total GPD	OAR Min.	
650	Church - Adults	5	3250	150	OAR 340-071-0220 Table A
50	School w/ gym, shower and cafeteria - Daycare	25	1250	150	OAR 340-071-0220 Table A
150	Restraunt single service - Café	2	300	300	OAR 340-071-0220 Table A

Secondary Structure					
75	Church - Youth ministries	5	375	150	OAR 340-071-0220 Table A

Total GPD: 5175
 Estimated absorption trench 1725
 3 of lines w/ 150' per line 11.5
 Estimated total area 2 initial area with 6 - 150' lines at 10' spacing
 2 repair area with 6 - 150' lines at 10' spacing
 =30,000 sf drainfield

Estimated 50ft for every 150gpd





Outlook

FW: 4500 Powers Ave NW

From: Hiemstra, Aaron <Aaron.Hiemstra@albanyoregon.gov>
Sent: Thursday, October 2, 2025 3:31 PM
To: Brian Vandetta <brian@udelleng.com>
Cc: Belcastro, Staci <Staci.Belcastro@albanyoregon.gov>; Johnson, Bret <Bret.Johnson@albanyoregon.gov>
Subject: 4500 Powers Ave NW

Good afternoon Brian,

The City of Albany does not have any objections to Northside Church using the existing ¾-inch water meter to trickle feed an onsite holding tank for this development. A condition of this approval would be the installation of a reduce pressure backflow device installed right behind the existing water meter. The backflow tests will need to be submitted to Bret Johnson, Bret.Johnson@albanyoregon.gov.

If you have any questions, please feel free to reach out to me.



Aaron Hiemstra, P.E.

Engineering Manager | Assistant City Engineer
541-704-2325 phone

Public Works Engineering

City of Albany, Oregon

333 Broadalbin St SW, Albany, Oregon 97321

www.albanyoregon.gov

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