

SITE PLAN GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT CODE REVIEW:

- SITE AREA: 166,098.16 sf = 3.813ac
- ZONING: RS Single-Family Residential  
Use: Religious Assembly, a Special Use subject to SRC 700.055
- Note: This building replaces a building destroyed by fire, set by an arsonist. Per SRC 700.055 (b), Notwithstanding SRC chapter 270, existing nonconforming religious assemblies that are substantially damaged or destroyed by any cause may be rebuilt provided that the degree of nonconformity is not increased. For purposes of this section, 'existing nonconforming religious assemblies' are religious assemblies that were nonconforming on February 25, 1993.
- BUILDING AREAS:
- BLDG 1 LEVEL 01: 6,111.91 sf
  - BLDG 2 LEVEL 01: 7,521.00 sf
  - BLDG 3 LEVEL 01: 1088.61 sf
- LOADING SPACES:
- FOR BUILDINGS BETWEEN 5,000 sf TO 60,000 sf PROVIDE 1 SPACE
  - LOADING SPACE SIZE: 12'-0"w x 30'-0"d x 14'-0"h WITH ACCESS TO STREET OR ALLEY.
- PARKING:
- 1 per 5 SEATS IN SANCTUARY:
  - Seating Capacity = 246, Therefore 49.2 spaces required.
  - Provided: 79 Spaces, (all existing).
- BIKE PARKING:
- NOT REQUIRED.

SITE AREA CALCULATIONS			
DESCRIPTION	AREA sf	PERCENT	REMARKS
BUILDINGS	14,729.52	100.00%	
LANDSCAPING	0.00	0.00%	
ASPHALT PAVING	0.00	0.00%	
ACCESSORY STRUCTURES	0.00	0.00%	
CONCRETE SIDEWALKS	0.00	0.00%	
CONCRETE CURBS	0.00	0.00%	
CONCRETE PAVING AND MISC CONCRETE PADS	0.00	0.00%	
MISCELLANEOUS	0.00	0.00%	
8	14,729.52	100.00%	

CANOPY AREA CALCULATIONS			
COVER DESCRIPTION	COVER AREA sf	PERCENT	COVER REMARKS
PORTE COCHERE	0.00	0.00%	
ENTRANCE CANOPIES	0.00	0.00%	
WEATHER COVER CANOPIES	0.00	0.00%	
3	0.00	0.00%	

SITE PLAN NOTES:

- EXISTING 1.5" IRRIGATION WATER SERVICE. TO REMAIN UNCHANGED.
- EXISTING 4" SANITARY SERVICE SERVING BOTH BUILDINGS TO BE RECONNECTED TO NEW BUILDING.
- EXISTING STORM SERVICE TO BE REUSED.
- EXISTING GAS SERVICE TO BE REUSED.
- EXISTING ELECTRICAL SERVICE TO BE REUSED.
- 2 BIKE PARKING SPACES.
- EXISTING 1.5" SERVING EXISTING BUILDINGS. CONNECT NEW BUILDING TO EXISTING WATER SERVICE.
- EXISTING PEDESTRIAN PATHWAYS TO BE MAINTAINED.
- NEW PEDESTRIAN PATHWAYS TO BE INSTALLED AND CONNECTED TO EXISTING PATHWAYS.
- EXISTING STORM EASEMENT TO REMAIN

PRELIMINARY,  
NOT FOR  
CONSTRUCTION

IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2019-216  
DATE: 01/18/2021  
REVISIONS

CAPITAL BAPTIST CHURCH  
CHRISTIAN ED WING  
3000 LANSING AVENUE NE, SALEM OR 97301

SHEET:

A1.01



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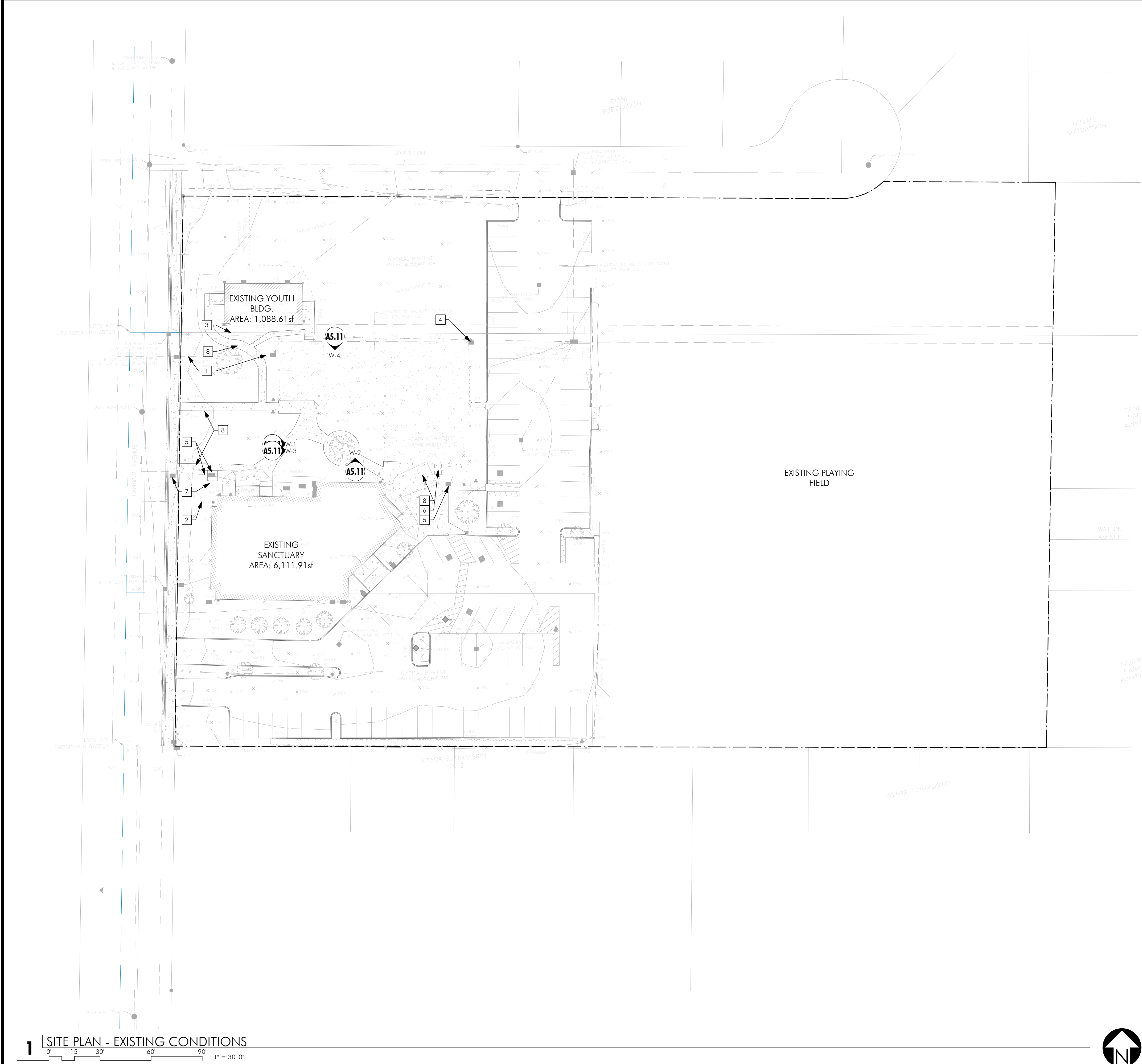
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1 SITE PLAN - EXISTING CONDITIONS