

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT NO.: 2375  
**HOLY TRINITY CATHOLIC CHURCH**  
365 OREGON AVENUE SE  
BANDON, OREGON

**DESIGN DEVELOPMENT**

#	DATE	DESCRIPTION
1	5/13/24	PLANNING

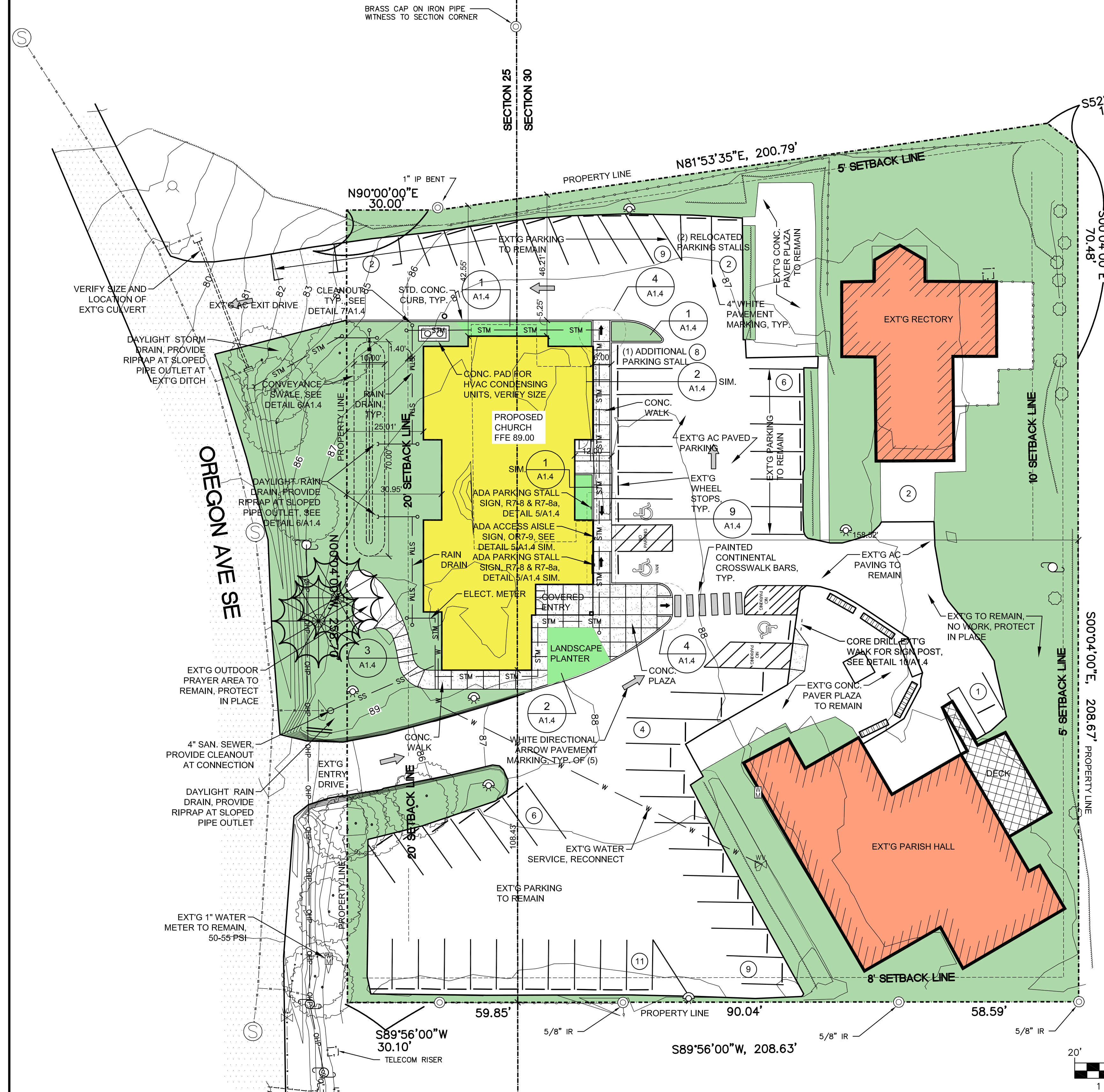
DATE: MAY 2024

SHEET TITLE:

SITE LAYOUT PLAN

**SHEET 3**

FILE No. H:\Architecture\Jobs\23.75 Bandon Holy Trinity Catholic Church\1 Drawings\7\_CAD & REVIT\SITE - CD\SITE PLAN.dwg 05/13/24 12:05 - Stephanie



**SITE DATA**

MAP NO.: 28S 14W 30CB  
PARCEL NO.: 4100  
TOTAL LOT SIZE: 64,795 SF (1.49 AC)

(E) CHURCH BUILDING TO BE REMOVED: 2,599 SF  
(E) RECTORY: 2,259 SF  
(E) PARISH HALL: 4,417 SF  
TOTAL: 9,275 SF, 14.32% OF LOT

EXISTING IMPERVIOUS SURFACES:  
BUILDINGS: 9,275 SF  
CHURCH BUILDING: 4,965 SF  
(E) RECTORY: 2,259 SF  
(E) PARISH HALL: 4,417 SF  
TOTAL: 39,472 SF, 60.92% OF LOT

PROPOSED IMPERVIOUS SURFACES:  
BUILDINGS: 11,641 SF, 17.96% OF LOT  
CHURCH BUILDING: 4,965 SF  
(E) RECTORY: 2,259 SF  
(E) PARISH HALL: 4,417 SF  
SUBTOTAL: 11,641 SF, 17.96% OF LOT

SITE:  
AC PAVING: 24,552 SF  
CONC. PAVING: 5,698 SF  
SUBTOTAL: 30,250 SF, 46.68% OF LOT

TOTAL PROPOSED IMPERVIOUS SURFACES: 41,891 SF, 64.65% OF LOT  
ALLOWABLE = 65%

**PARKING:**

(E) PARISH HALL: 4,417 SF TOTAL  
FELLOWSHIP HALL MEETING ROOM: 1,148 SF  
OCCUPANCY LOAD: 15SF PER PERSON = 76 PEOPLE  
PARKING REQ'T: 1 SEAT PER 4 PEOPLE = 19 SPACES REQUIRED  
OFFICE: 3,269 SF  
PARKING REQ'T: 1 SPACE PER 600 SF = 6 SPACES REQUIRED  
SUBTOTAL: 25 SPACES REQUIRED  
ACTUAL: 26 SPACES

(E) RECTORY (PRIEST HOUSING): 2,259 SF  
PARKING REQ'T: SINGLE-FAMILY DWELLING = 2 SPACES REQUIRED  
ACTUAL: 2 SPACES AT RESIDENCE

PROPOSED CHURCH PARKING:  
CHURCH ASSEMBLY: 4,965 SF  
PARKING REQ'T:  
CHURCH ASSEMBLY: 1 SPACE PER 8 LF PEW IN MAIN AUDITORIUM  
PROPOSED PEW 240 LF = 30 SPACES REQUIRED  
CHOIR: 1 SPACE PER 4 SEATS  
PROPOSED 8 SEATS = 2 SPACES  
SUB TOTAL REQUIRED PARKING: 32 SPACES

REQUIRED NUMBER OF ACCESSIBLE SPACES (OSSC TABLE 1106.2):  
3 SPACES, INCLUDING 1 VAN ACCESSIBLE SPACE

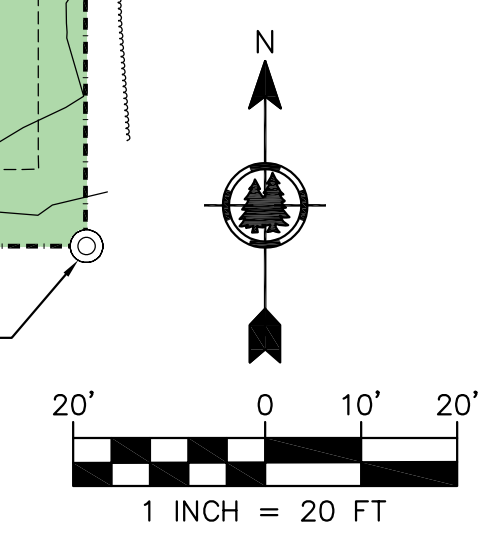
TOTAL EXISTING SPACES: 63 SPACES  
TOTAL PROPOSED PARKING: 60 SPACES PROPOSED (NET LOSS OF 3)

NOTE: PARISH HALL IS USED AFTER OR BEFORE CHURCH USE; NOT SIMULTANEOUSLY

LANDSCAPING: ALL LANDSCAPING TO REMAIN UNLESS NOTED OTHERWISE. PROTECT IN PLACE. PATCH BACK DISTURBED AREAS WITH SIMILAR.

**LEGEND**

SYMBOL	DESCRIPTION
--- (dashed line)	PROPERTY BOUNDARY
--- (dotted line)	PROPERTY LINES
--- (solid line)	1' CONTOUR
--- (dashed line)	5' CONTOUR
--- (dashed line)	RETAINING WALL
--- (dashed line)	BURRIED UTILITY/TELECOM LINES
--- (dashed line)	OVERHEAD UTILITY LINES
--- (dashed line)	VEGETATION/LANDSCAPING
--- (dashed line)	PARKING STRIPING
--- (hatched pattern)	BUILDING
--- (solid pattern)	ASPHALT
--- (solid pattern)	SIDEWALK/PAVERS
--- (solid pattern)	DECK
--- (solid pattern)	BENCH
--- (solid pattern)	SIGN
--- (solid pattern)	WHEEL STOP
--- (solid pattern)	MONUMENT AS NOTED
--- (solid pattern)	LIGHT POLE
--- (solid pattern)	UTILITY POLE
--- (solid pattern)	EXISTING TREE
--- (solid pattern)	FIRE HYDRANT
--- (solid pattern)	WATER VALVE
--- (solid pattern)	WATER METER



**1 SITE LAYOUT PLAN**  
SCALE: 1" = 20'