

Manteca City Planning Department	APPLICATION FOR <u>SITE PLAN</u> # <u>617</u>	Fee <u>N/A</u> Rec.# <u>N/A</u>
1001 W. Center Street, Manteca 239-9511		

Property Owner	Mailing Address	Phone No.
1st Assembly of God Church Attn: James Carlton	275 N. Main St. Manteca, California	95336 239-1371

Applicant	Mailing Address	Phone No.
Associated Engineers & Planners, Inc. Attn: James L. Messinger	955 W. Center St., Suite 14 Manteca, California	95336 239-9535

Agent	Mailing Address	Phone No.
Associated Engineers & Planners, Inc. Attn: James L. Messinger	955 W. Center St., Suite 14 Manteca, California	95336 239-9535

Request: Use permit for church school & chapel

Location	APN
<u>486</u> Button Ave.	

Owner's Signature	Date
<i>Richard L. Brown</i> Richard L. Brown	

Applicant's Signature	Date
<i>James L. Messinger</i> James L. Messinger	March 9, 1981

Agent's Signature	Date
<i>James L. Messinger</i> James L. Messinger	March 9, 1981

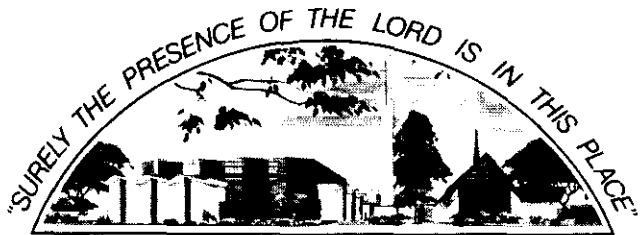
OFFICE USE ONLY

Land Use and Structures:	Parcel Size
Existing: <u>Vacant</u>	
Proposed: <u>school</u>	(Stamp)
Surrounding Area: <u>Vacant, agricultural</u>	
Environmental Features: <u>N/A</u>	
Physical Features: <u>N/A</u>	
History: <u>N/A</u>	Rec. By <u>Sen</u> Date <u>3-9-81</u>
Other Considerations and Remarks: <u>Use Permit # 81-3 Site Plan #</u>	As per Section

Utility Services:	Existing	Proposed	General Plan:	Zoning:
Water			Property	Property
Liquid Waste			Area	Area
Solid Waste				
Drainage				

Referrals (Date Mailed )

<input type="checkbox"/> Police Dept.	<input type="checkbox"/> Public Works	<input type="checkbox"/> Contin. Tel.	<input type="checkbox"/> PG&E	<input type="checkbox"/> Cal Trans	<input type="checkbox"/> MUSD	<input type="checkbox"/> SSJID
<input type="checkbox"/> Parks Dept.	<input type="checkbox"/> Fire Dept.	<input type="checkbox"/> Cnty. Plan.	<input type="checkbox"/> HUD	<input type="checkbox"/> Local P.O.	<input type="checkbox"/> Cable TV	<input type="checkbox"/> Water Qu.



**FIRST ASSEMBLY of GOD**  
**• MANTEGA •**

October 18, 1982

RICHARD L. BROWN  
Pastor

JAMES K. CARLTON  
Associate Pastor

MICHAEL C. POPINEAU  
Minister of Youth

GLENN A. TOLIVER  
Minister of Evangelism

City of Manteca  
1001 West Center  
Manteca, California 95336

Attention: Phil Sanquinetti

Dear Sirs:

We request a 30-day extension on the completion of the landscaping and lighting as per the site plan requirement. Due to delays in materials from our suppliers, we have been unable to complete the above mentioned requirements on time.

Thank you for your kind consideration.

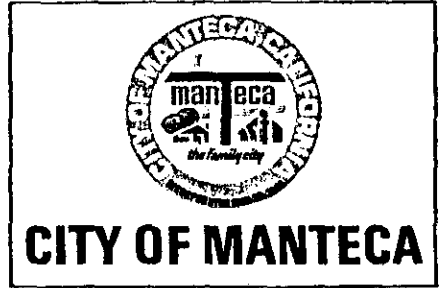
Sincerely,

James K. Carlton  
Administrator

JKC:dm

**PLANNING DEPARTMENT**

1001 W. Center Street  
Manteca, California 95336  
209-239-9511



October 21, 1982

First Assembly of God  
James K. Carlton, Associate Pastor  
275 N. Main St.  
Manteca, CA 95336

Dear Pastor Carlton:

I am in receipt of your request for a time extension on completion of landscape and lighting requirements for the Christian School facility. Normally, we would ask that a bond be submitted as surety to insure that landscape requirements are complied with.

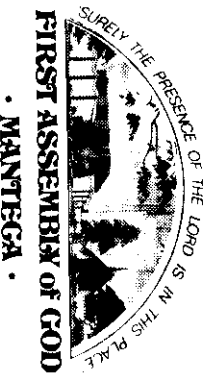
The bonding requirement is being waived and the thirty (30) day extension approved in exchange for your organizations good faith effort in working successfully with the City on this project.

Very truly yours,



PHIL SANGUINETTI  
PLANNING DIRECTOR

PS/jt



City of Manteca  
1001 West Center  
Manteca, California 95336

ATTENTION: PHIL SANGUINETTI

275 North Main Street, Manteca, CA 95336

DRAINAGE CALCULATIONS FOR PHASE 1

Design Criteria:

Total Drainage Area = 1.91 Acres  
 Area of Paving = 34,306 sq. ft. = .788 Ac  
 Area of Roofs = 9,340 sq. ft. = .214 Ac  
 Area of Landscaping = 39,568 sq. ft. = .908 Ac  
 High Water Level = C.B. Rim Elev = 42.50  
 Slope of Basin sides = 5:1  
 For Basin Volume -  $V = \frac{CAR}{12}$ ; R = 3.12

To Find "C"

.788 Ac @ .95 =	.749	$\frac{.788}{1.91} \times .95 = .39$
.214 Ac @ .80 =	.172	$\frac{.214}{1.91} \times .80 = .09$
.908 Ac @ .20 =	.182	$\frac{.908}{1.91} \times .20 = .09$
	<u>1.103</u>	<u>.57</u>

Avg. C =  $\frac{1.103}{1.91} = 0.58$

$V = \frac{CAR}{12} = \frac{.58 \times 1.91 \times 3.12}{12} = \underline{0.288 \text{ Ac Ft}}$

With Bottom Elev = 40.0, Depth = 42.5 - 40.0 = 2.5'

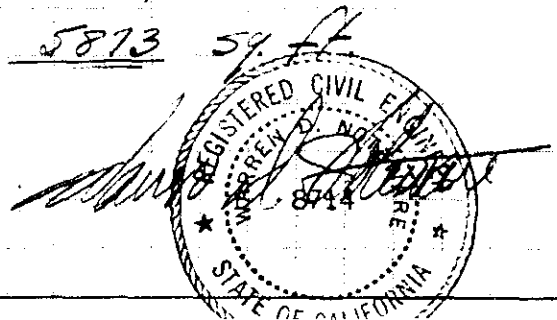
Req'd Area =  $\frac{.288 \times 43,560}{2.5} = 5018 \text{ sq. ft.}$

DETENTION BASIN

Bottom Area =  $\frac{10' \times 70'}{2} \times 100 = 4000 \text{ sq. ft.}$

Area @ HWL =  $\frac{28' \times 99'}{2} \times 122 = 7747$

Average Area =  $\frac{11747}{2} = \underline{5873 \text{ sq. ft.}}$



# CALCULATION SHEET

CITY OF MANTECA  
ENGINEERING DEPARTMENT

PROJECT: Manteca Assembly of God

SUBJECT: Storm Drain

CALC. MAS DATE 1/13/82 CHKD. \_\_\_\_\_ DATE \_\_\_\_\_

## Detention Basin (Percolation)

Bottom 4000 sq'  
Side Walls 7800 sq' Ave. Area

Tot. 11,800 sq'  $\Rightarrow$  5900'  $\Rightarrow$  Storage 48 hr. rain  $\Rightarrow$  12,545 ft<sup>3</sup>  
1.91 Acres  $\Rightarrow$  0.288 ft<sup>3</sup>

Per Cornelia Gardens:

Critical Percolation Rate 9.7 min./inch  
sustained 6.0 gal/sq'/day (Safety Factor of 3)

$$\frac{12,545 \text{ ft}^3 \times 7.48 \text{ gal/ft}^3}{6.0 \text{ gal/sq'/day} \times 5,900 \text{ sq'}}$$

Area Req'd. 1 day  $\Rightarrow$  15,640 sq'

2.65 day for basin  
to empty  
(16.0 gal/sq'/day)  
to perc. in one  
day

## Storm Drain Credit

$$47,500 \times \frac{0.288}{10.6} \times \frac{375.6}{2000} = \$2904.00 \text{ (Credit)}$$

S.D. Fee  
\$1880.00

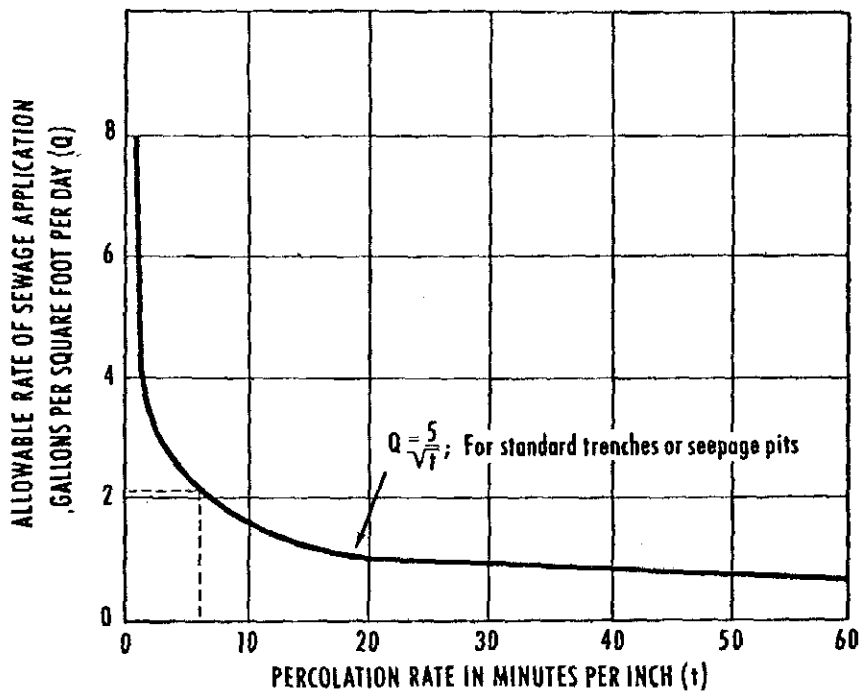


Figure 19.—Graph showing relation between percolation rate and allowable rate at sewage application.

**Example I.—Absorption Trenches:**

Standard trench, 2 feet width.

5,000 gal./ day  $\div$  2.2 gal./sq. ft./day = 2,270 square feet of absorption area required.

2,270  $\div$  2 sq. ft./linear ft. = 1,135 feet of trench required.

With garbage grinder only—1,135 + .20 (1,135) = 1,362 linear feet.

With automatic washing machine only—1,135 + .40 (1,135) = 1,589 linear feet

With garbage grinder and automatic washing machine—1,135 + .60 (1,135) = 1,816 linear feet.

**Example II.—Seepage Pits:**

Seepage pit 10 foot diameter; depth of effective absorption area 25 feet; let  $d$  = effective depth of pit in feet;  $D$  equal pit diameter in feet. Effective sidewall area equals total area needed.

$$\pi D(d) = 2,270 \text{ sq. ft.}$$

$$3.14 (10) (d) = 2,270.$$

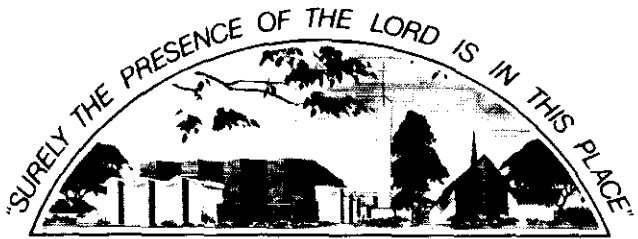
Solve for  $d$ , effective depth of pit = 72 ft.

Obviously, more than one pit is required.

Design for 3 pits, 10 ft. in diameter.

$$72 \div 3 = 24 \text{ ft.}$$

Use 3 pits, 10 ft. in diameter with an effective depth of 24 ft.



**FIRST ASSEMBLY of GOD**  
**• MANTEGA •**

January 13, 1982

RICHARD L. BROWN  
Pastor

JAMES K. CARLTON  
Associate Pastor

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Minister of Youth

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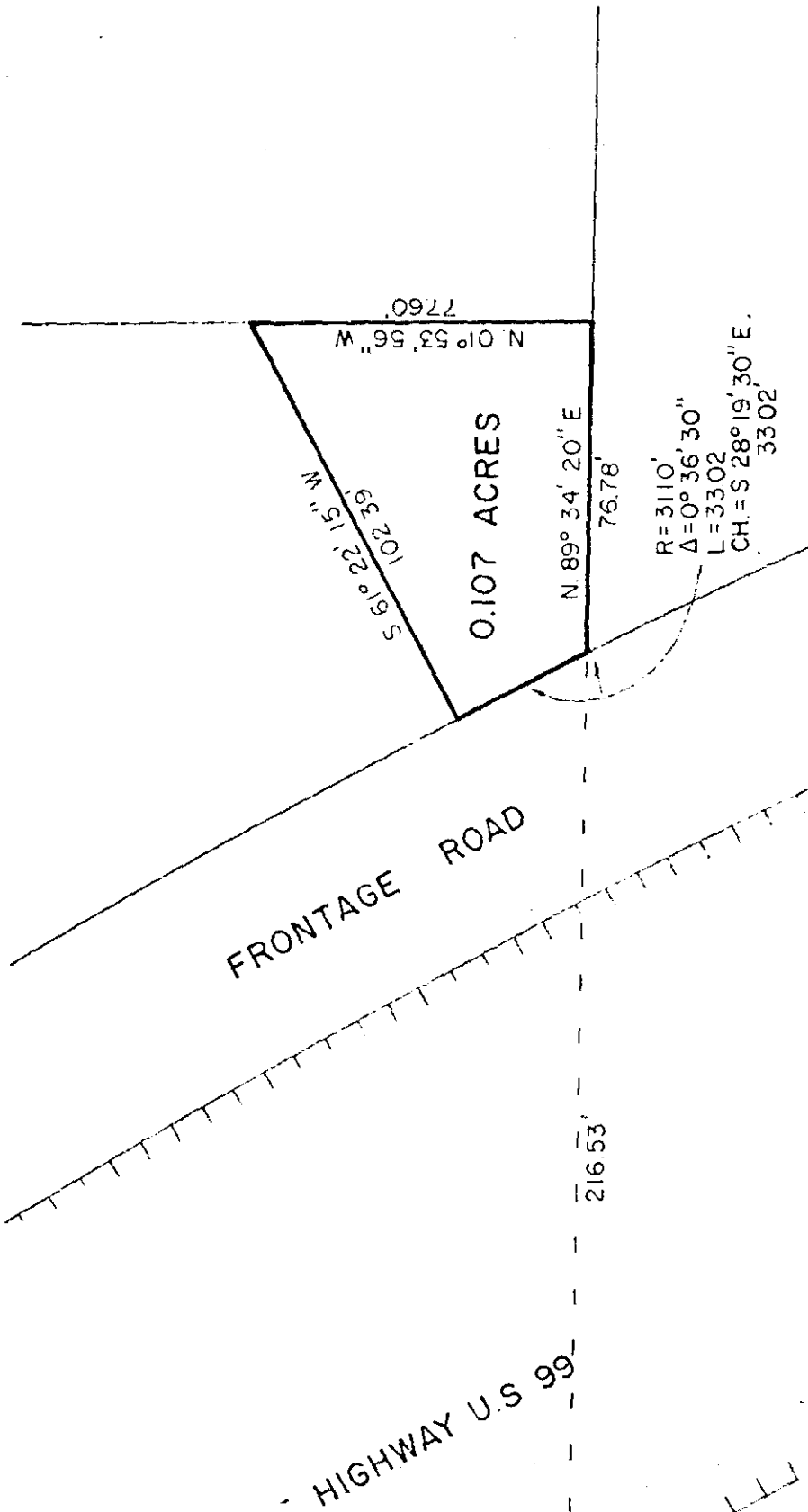
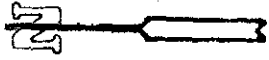
City of Manteca  
1001 W. Center  
Manteca, California 95336

TO WHOM IT MAY CONCERN:

Be it hereby known that First Assembly of God will dedicate four feet of property along their 446 Button Avenue frontage to widen the street to its legal limit and for gutter and sewer.

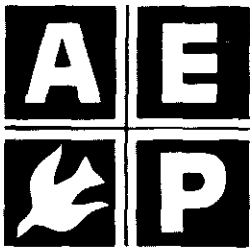
  
Richard L. Brown  
President

RLB:sb



Scale	1" = 40'	Approved by	
Drawn by	JEH	Director of Public W	
Traced by		Drawing No	3
Checked by		WELL NO. 11-99 FRONTAGE RD.	
Date	AUG 1970	CITY OF MANTECA DEPARTMENT OF PUBLIC WORKS	





**Associated Engineers and Planners, Inc.**  
**CONSTRUCTION DIVISION**

955 W. Center St., Suite 14 • 209/239-9535 • Manteca, California 95336

May 22, 1981

Mr. Phil Sanguinetti  
Planning Department  
City of Manteca  
1001 W. Center St.  
Manteca, CA 95336

RE: Site Plan No. 617 Review  
First Assembly of God Church

Dear Phil:

Thank you for your help in reviewing the requirements of the above site plan review. We understand that the following clarifications apply:

- Condition 5. The church is not required to landscape or maintain the City Well property.
- Condition 8. Only two handicap parking spaces are required.
- Condition 24: The church is not responsible to install new curb, gutter and paving along the City Well property frontage at Button Avenue.
- Condition 26: The fence may be constructed of chain-link material, and the church will not have to fence around the City Well property.

The church is definitely interested in a lease agreement with the City for the use of the well property. We have informed them of the details of our conversation with you and Gene Delucci, and have encouraged them to contact the City if their Board decides to pursue an agreement.

Thanks again for the help. I am putting this in writing for both our records and yours; please let me know if any other clarifications are needed.

Sincerely,

Craig S. Hazeltine  
Vice President - Operations

CC: First Assembly of God Church  
Associated Engineers & Planners, Inc. Engineering Division/Eric G. Elias

MEMO

TO: Ben Cantu - Planning Department

FROM: Gary W. Smith - Fire Prevention Officer *GS*

SUBJECT: Site Plan 617 - Assembly of God Church - Button Avenue

DATE: April 15, 1981

I have reviewed the site plan for construction of a new chapel and education building by the First Assembly of God Church, Button Avenue. I have the following fire department requirements:

- (1) Fire Hydrants - The fire hydrant noted on the site plan is adequately located for fire protection of the new chapel and educational building. This hydrant shall meet the specifications on file with the City of Manteca's fire or engineering department. This hydrant shall be serviced by a 8" water main.
- (2) Future Construction - The future construction outlined on the submitted site plan shows classrooms located 200-250 ft. from the access way for fire apparatus. The developers of the property should be aware of the following requirements for that future construction.
  - (a) classrooms shall front on an approved fire department access way (20 ft. minimum width all weather roadway).
  - (b) an additional fire hydrant will be required for servicing the classroom areas.

The future construction of a sanctuary located off Victory Way will require the installation of an additional fire hydrant on Button Ave., approximately 300 ft. from the hydrant located near the south property line of the development.

# SITE PLAN NO. 617

Project  
Title 1st Assembly  
486 Bulletin  
School

## CONDITIONS OF APPROVAL

This site plan has been reviewed to determine its conformance with the City of Manteca Site Plan Review Ordinance No. 436 (copy available from Planning Director). The City of Manteca Site Plan Review Ordinance is designed to guide and assist the development of private property in a manner conforming with the quality of improvements required for public projects and subdivision developments in the City of Manteca. The City of Manteca involvement in the development of private property is mainly to insure that the development of the property and ensuing use of the property is in conformity with similar developments in the City of Manteca and is developed in a manner not to create legal, aesthetics or architectural infringements in the immediate property abutting the proposed development.

The following conditions for development and acceptance of the project by the City are attached to the site plan:

1. The applicant is responsible for contacting all involved utility companies to obtain their agreement to the extension and/or relocation of services necessary for the proposed development.
2. Place or expose all property corners necessary as reference points for the construction of this development.
3. Minimum interference with and protection of traffic--All work shall be planned and carried out so there will be the least possible inconvenience to the traveling public. Placing of lights, barricades, warning signs and other safety devices required for public safety shall be the responsibility of the permittee. All safety measures required by law shall be taken.
4. The applicant is responsible for contacting the Manteca Fire Department to obtain requirements for fire and safety protection. All fire department requirements, whether listed below or implied, shall be strictly adhered to.
5. Landscaping and overall site appearance shall be maintained in a debris and weed free manner at all times.
6. Any new sign shall require a sign permit from the Planning Department.
7. Thirty-six (36) parking spaces 10'x18' in size and striped with 4" painted white lines shall be provided as shown on the site plan. Each parking space shall have a 4' concrete wheel stop, except where such parking spaces abut a minimum 7' wide on-site concrete sidewalk.
8. Two (2) handicap parking spaces 14'x20' in size, striped with 4" painted white lines, and having 4' concrete wheel stop shall be provided where shown on the site plan.

9. A handicap ramp, minimum 4' wide, shall be provided where indicated on the site plan.
10. There shall be 6" wide raised CONCRETE curbing between all landscaped areas and adjacent pavement.
11. All parking areas and drives shall be paved with minimum 2" asphaltic concrete.
12. The entrance and exit driveway as noted on the site plan shall have a minimum throat width of 27'.
13. A landscape plan shall be submitted to the Planning Department for review and approval as part of this site plan. Said landscape plan shall indicate plant species, sizes, quantity, spacing, and irrigation system. The landscape plan shall be approved by the Planning Department PRIOR to issuance of a building permit for said structure.
14. Any changes to the approved landscape plan shall be approved by the Planning Department prior to actual planting of the plant material or construction of the planters, whichever may occur first.
15. Trees used in landscaping the development shall minimum 7' high, 15 gallon container size, and supported by two (10) 10' stakes. Fifty percent (50%) of the shrubs shall be a minimum 5 gallon container size.
16. A 10'x12' (inside dimension) trash container enclosure shall be constructed where indicated on the site plan. The enclosure shall have 5' high solid fencing, a 10' wide gate, a 4" concrete floor which is level with the adjacent pavement. A 2"x12" wood bumper rail around the inside perimeter of the enclosure 36" above the floor shall be provided.

17. All undeveloped portions of the project site shall be maintained weed-free at all times.
18. All site plan conditions of approval shall be completed prior to finalization or occupancy of the structures. The structures may be occupied or finalized prior to completion of said conditions, ONLY upon submittal to the Planning Department of an appropriate performance bond or certificate of deposit.
19. Electrical and gas meters shall not be located on any building side visible from the street, unless fully obscured from view by a decorative enclosure.
20. A minimum 70 square inch area sign displaying the International Symbol of Accessibility, minimum 80 inches above the adjacent surface grade, and a minimum 70 square inch area sign noting that vehicles not displaying the approved handicap motorist tag will be towed away at owners expense, shall be placed at the front of the handicap parking space.
21. A symbol of accessibility at least four (4) foot square shall be painted in white on the surface of the handicap parking space.
22. Access drives within the parking area shall be a minimum 26' wide, to provide access for backing out of adjacent parking spaces.
23. A portion of the subject parcel (A.P. 199-280-32) along its entire Button Avenue frontage shall be dedicated to the City of Manteca so as to accomplish a 30' half street right of <sup>way</sup> width from the existing centerline roadway improvements. The Grant Deed and description shall be prepared by the applicant's engineer and submitted to the Public Works Department prior to issuance of the building permit.

24. Install new curb, gutter and paving as required along the Button Avenue frontage as to accomplish a 14' travel lane and an 8' parking land on the east side. Public improvements shall be limited to the frontage of the initial development phase only (80'+). Improvement plans for the required public improvements shall be submitted to and approved by the City Engineer, prior to the issuance of the Building Permit.

25. A storm drainage system plan shall be submitted to the Public Works Department for review and approved prior to issuance of the Building Permit.

26. A 6' high solid fence shall be constructed along the south property line. Design of said fence shall be submitted to the Planning Department for approval.

27. Upon submittal of detailed storm drain calculations for the proposed terminal drainage basin, the City of Manteca may provide a storm drain credit fee for on site detention.

TIME OF PERFORMANCE

Unless otherwise permitted by City, all improvements and paving shall be completed by the applicant within Prior to occupancy; and where the City must, as shown on the City's adopted street plan, install paving, the City shall complete said paving within one hundred eighty (180) days after the commencement of the development, or within ninety (90) days after completion of the improvements by the applicant, whichever is longer.

The City reserves the right to withhold the finalization of the structure and/or terminate City utilities service (shut-off water or sewage) until all conditions of the City approved site plan have been completed. Please contact this office if you are unable to complete the site plan improvements within the time span specified.

DEVELOPMENT FEES

The fees associated with this development (payable with the application of building permit) include the following:

- Storm Drainage fee \$1280<sup>00</sup> (See condition No. 27)  $\phi$
  - Sewer Connection fee \_\_\_\_\_
  - Water Meter fee \_\_\_\_\_
  - Building Permit fee \_\_\_\_\_
  - Park Acquisition & Improvement (Bedroom Tax) \_\_\_\_\_
  - Strong Motion \_\_\_\_\_
  - Street Tree Fee \_\_\_\_\_
  - Plumbing, Mechanical & Electrical Fee \_\_\_\_\_
- to be determined*

DEVELOPMENT SUGGESTIONS

The City, in accessing past developments, as well as our own projects, makes the following suggestions with respect to this development:

Storm Drain Fee Credit

$$\frac{\$47,500 \times .288}{10.6} \times \frac{3725.6}{2000} = \underline{\$2400<sup>00</sup>}$$

APPROVED

*[Signature]*  
Director of Public Works

3/27/86  
Date

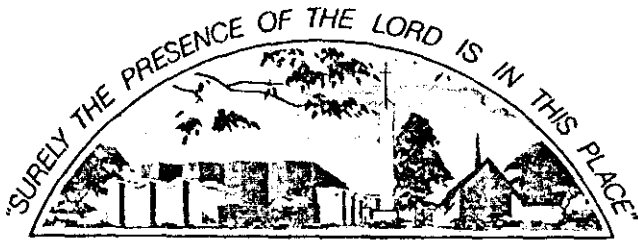
*[Signature]*  
Planning Director

4-20-86  
Date

I, as the site plan applicant or authorized agent for the site plan applicant, have read and understand the conditions of development and acceptance of this site plan and the associated developmental fees. I, further, understand that this site plan runs with the ownership of the land and any agreement for transfer of ownership must include all uncompleted site plan requirements. I, therefore, agree to abide by all conditions of the site plan.

Name of Applicant or Authorized Agent *[Signature]*

Date 1-14-82



**FIRST ASSEMBLY of GOD**  
**• MANTEGA •**

January 13, 1982

**RICHARD L. BROWN**  
Pastor

**JAMES K. CARLTON**  
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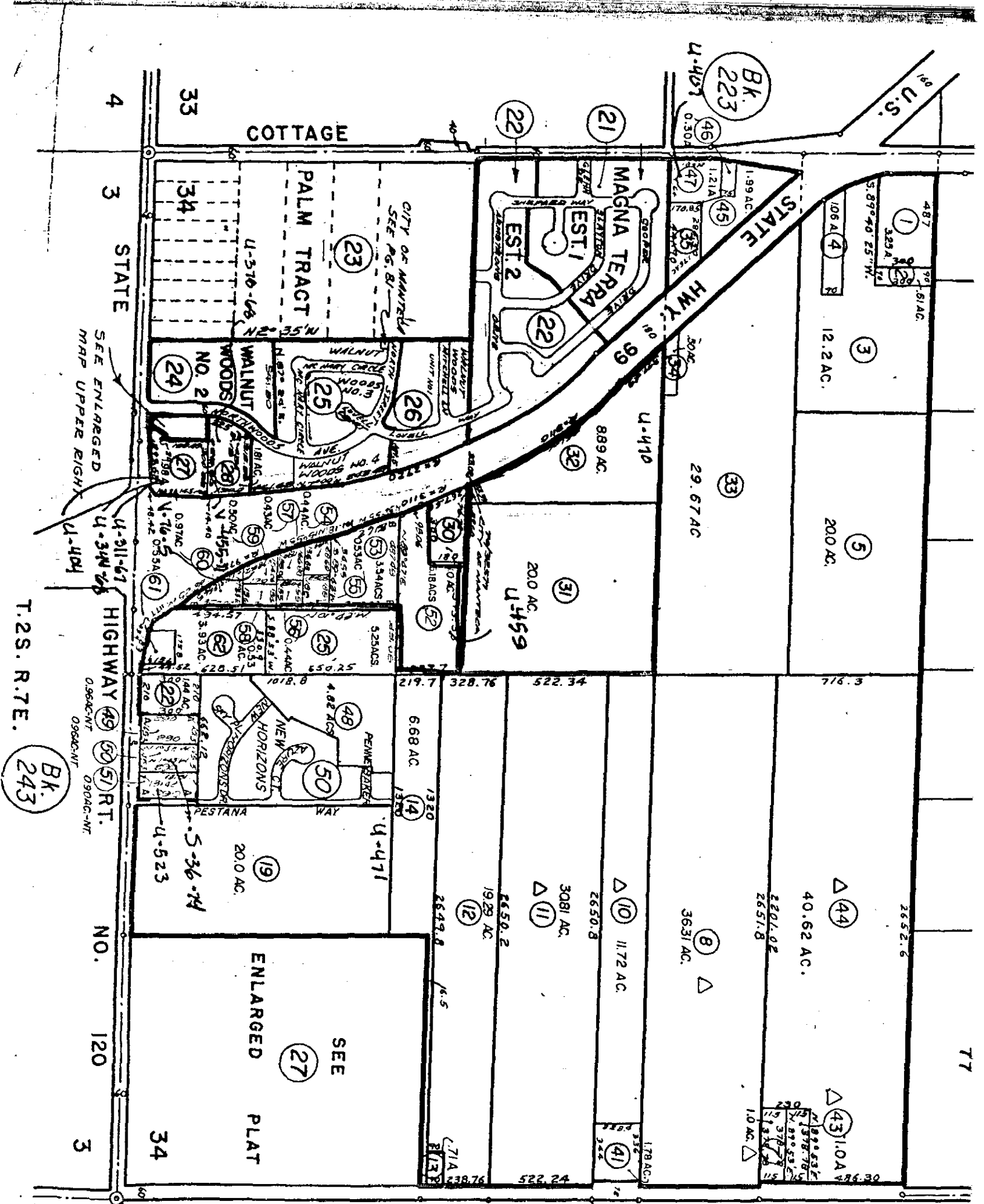
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Richard L. Brown  
President

RLB:sb



**POR. SEC. 34**

SCALE  
SAN JOAQUI  
ASSESSOR

Δ - WILLIAMSON AC

**NORTHWOODS**

SEE SURVEYS  
C-3725 - C-3745

STATE HWY. R.

SCALE 1" =

34

42

STATE  
SEE ENLARGED  
MAP UPPER RIGHT

HIGHWAY NO. 99  
SEE ENLARGED  
MAP UPPER RIGHT

T.25. R.7E.

Bk. 243

B-P M BK  
A-R S BK



**JAMES W.B. SHADE AIA  
ARCHITECTS & PLANNERS**

JIM SHADE

310 E. Main • P.O. Drawer J • Turlock, Ca. 95380 • (209) 667-0310

	REQUIRED	SUBMITTED	APPROVED
Landscape and Irrigation plans	Yes (RC)	OK	
Storm Drainage plans	Yes (MKS)		
Improvement plan	Yes (MKS)		
	2/10/04 (MKS)		

Remarks: