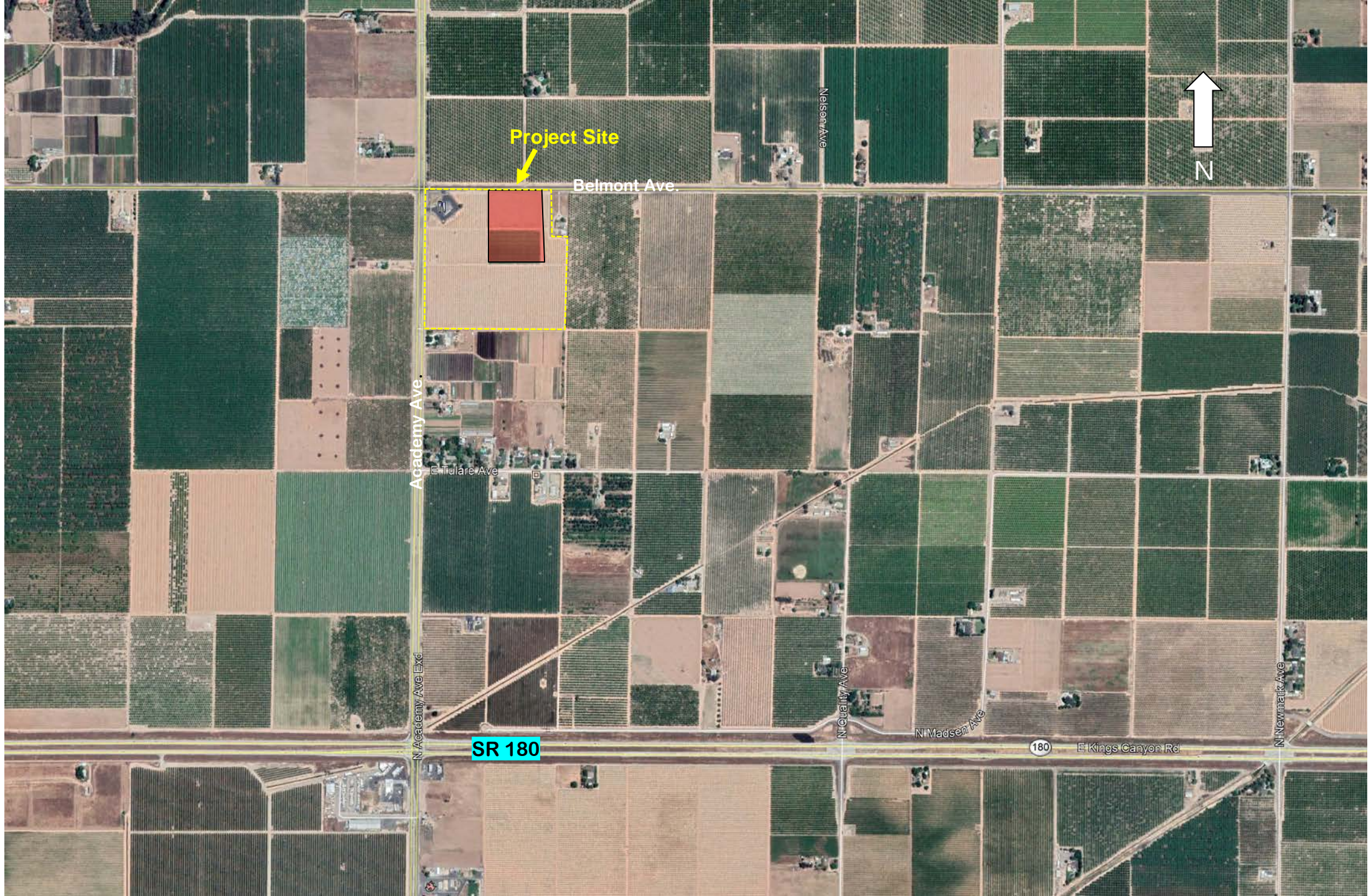




DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

DRA 4603





Project Site



Belmont Ave.

Academy Ave.

Tulare Ave.

SR 180

180

E Kings Canyon Rd

BELMONT AVE

ACADEMY AVE

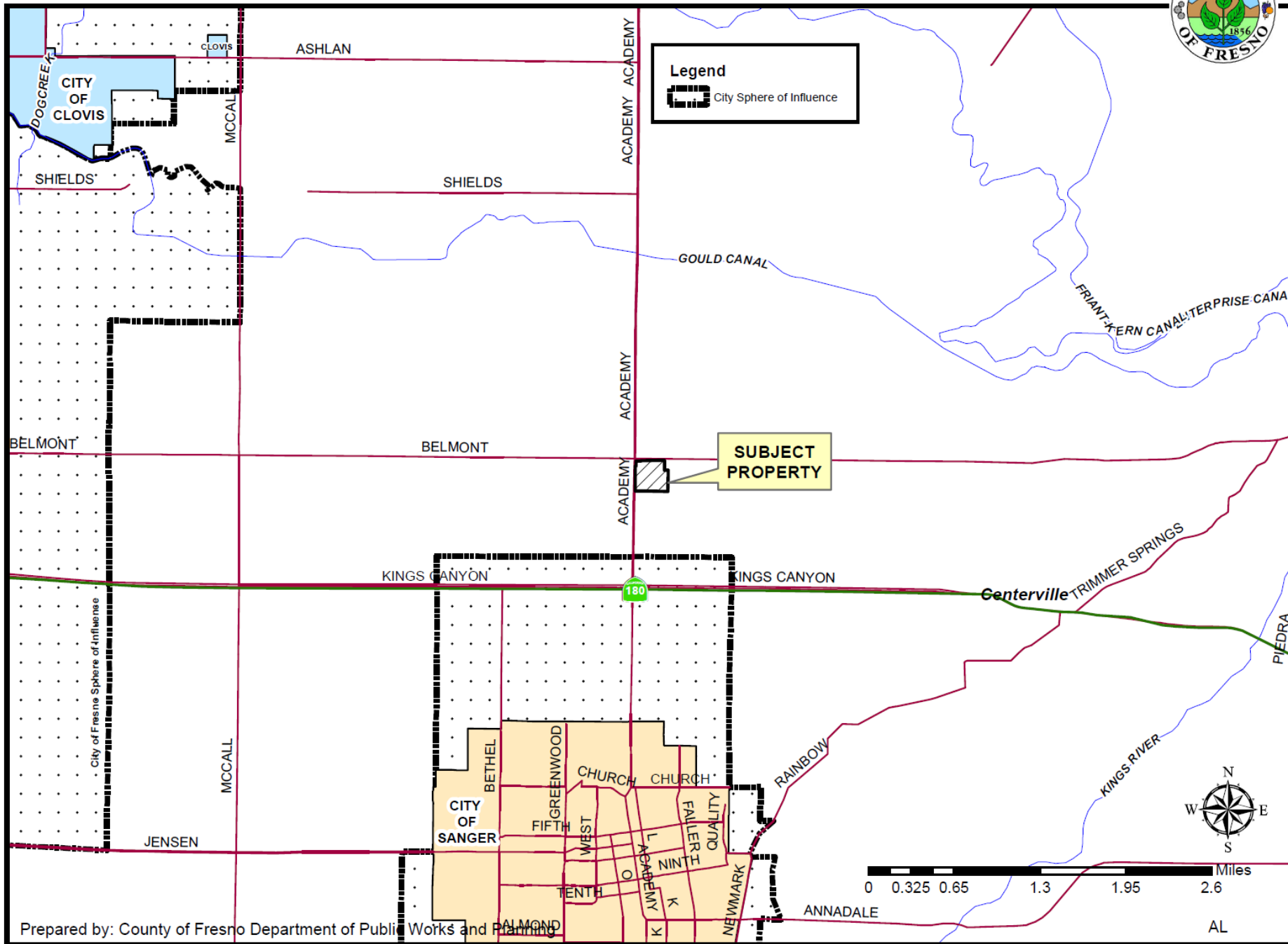
**Blossom
Trail Cafe**

**Project Site/ 7.0
acres
(approximately)**

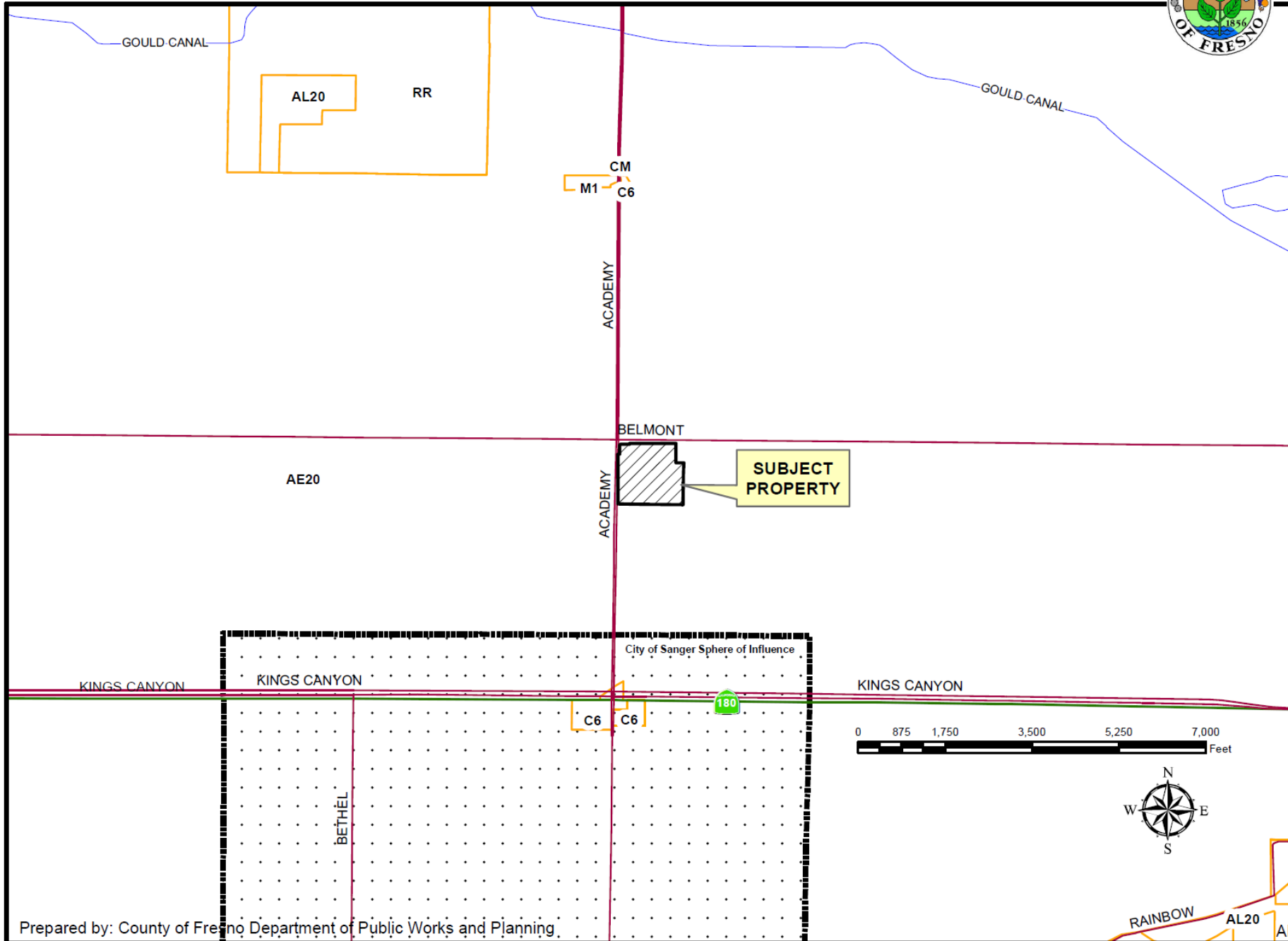
Subject Parcel/ 36.9 acres

N Academy Ave Exd

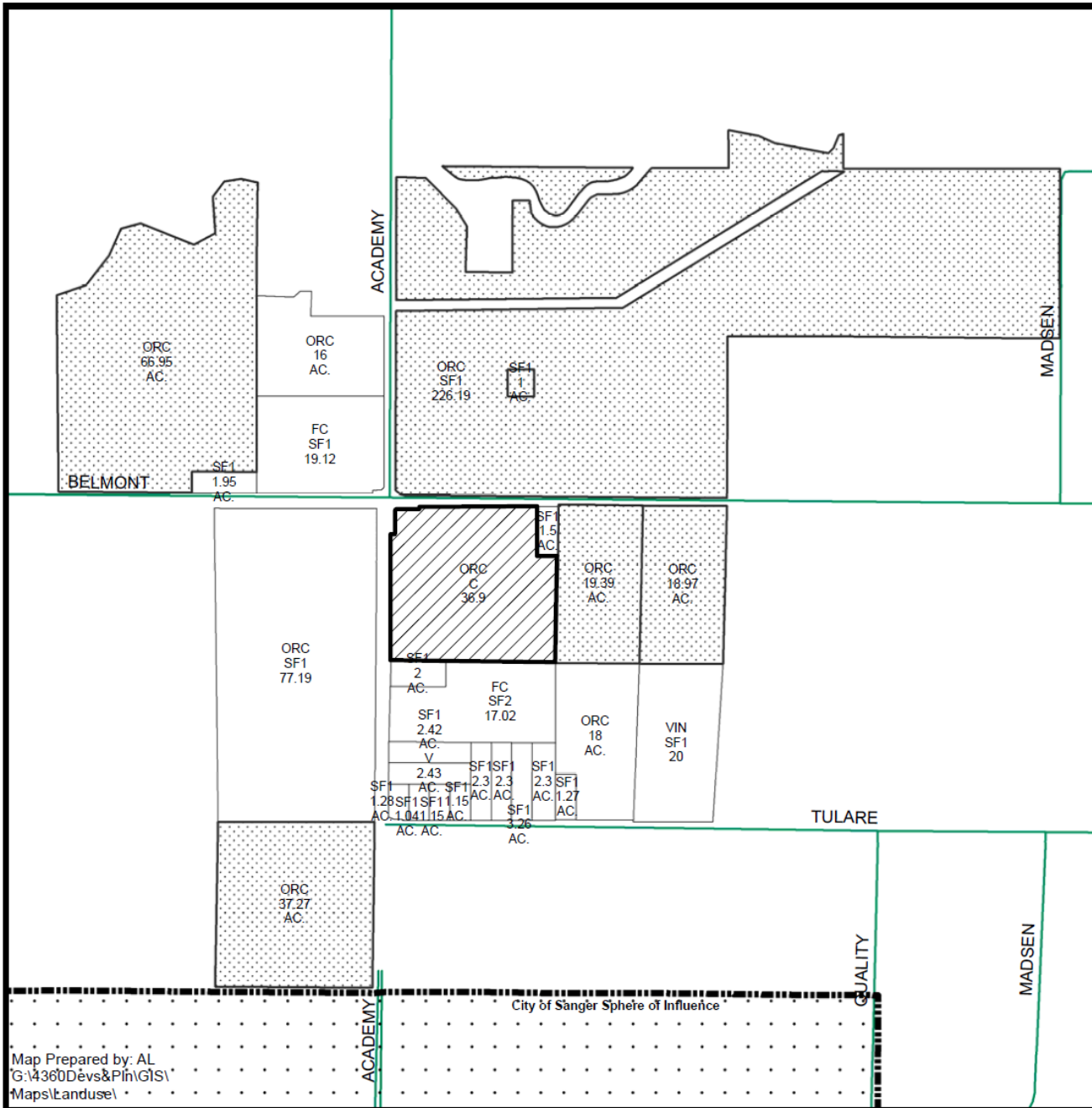




EXISTING ZONING MAP





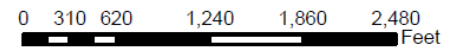
EXISTING LAND USE MAP



LEGEND	
C	COMMERCIAL
FC	FIELD CROP
ORC	ORCHARD
SF#	SINGLE FAMILY RESIDENC
V	VACANT
VIN	VINEYARD

LEGEND:

-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning
Development Sevices Division

Map Prepared by: AL
G:\4360Devs&Plan\GIS\1
Maps\landuse\

**The King's Corner Ministries
Private School**
East Belmont Ave. Sanger, CA



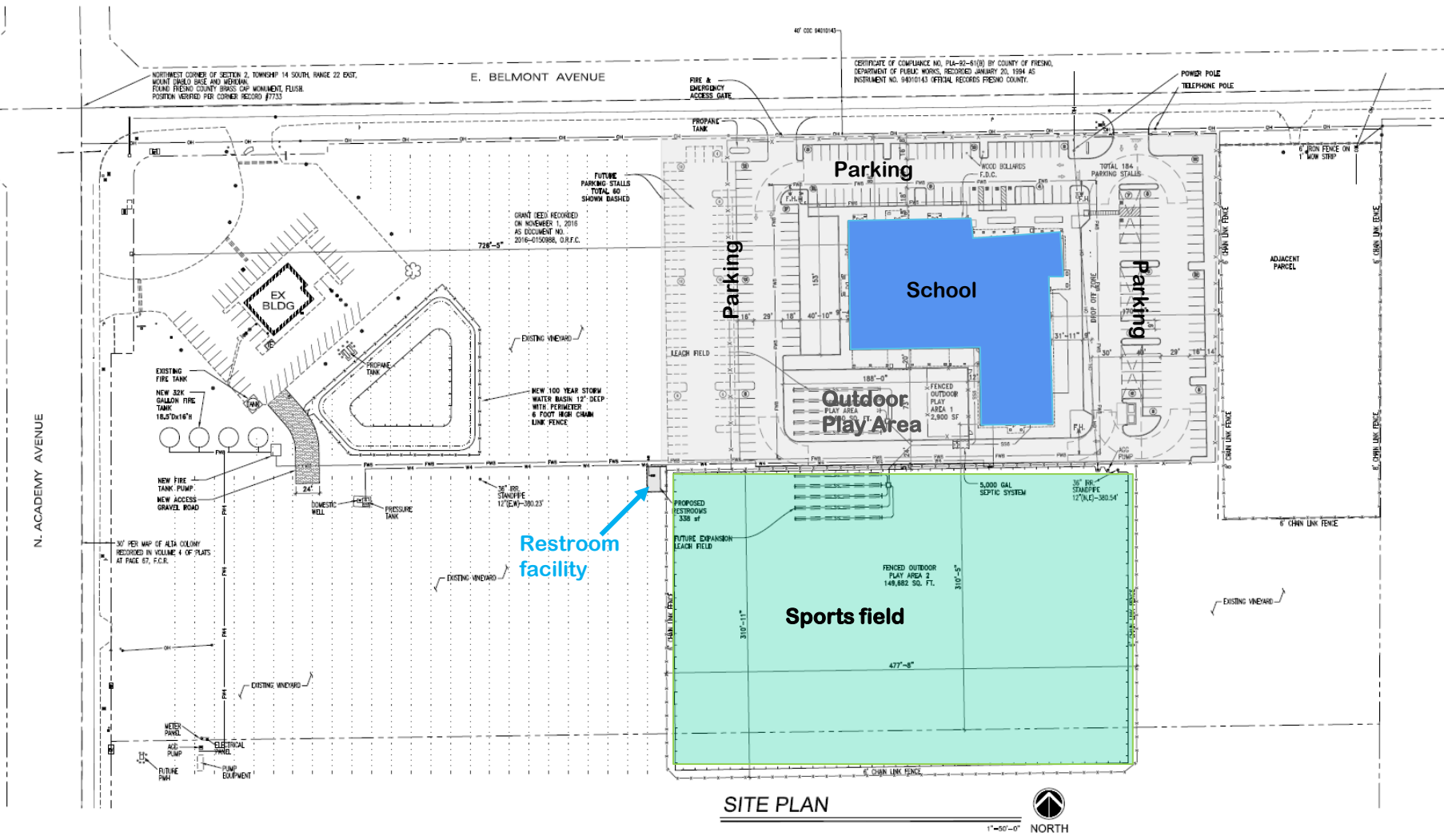
Date: 03.10.2020
Drawn By: Susan Jones
Project # 18014

Site Plan

Revisions
X

SHEET No.

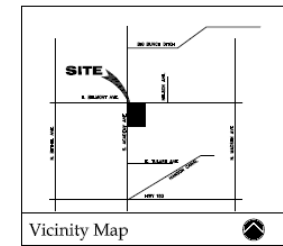
A1.0



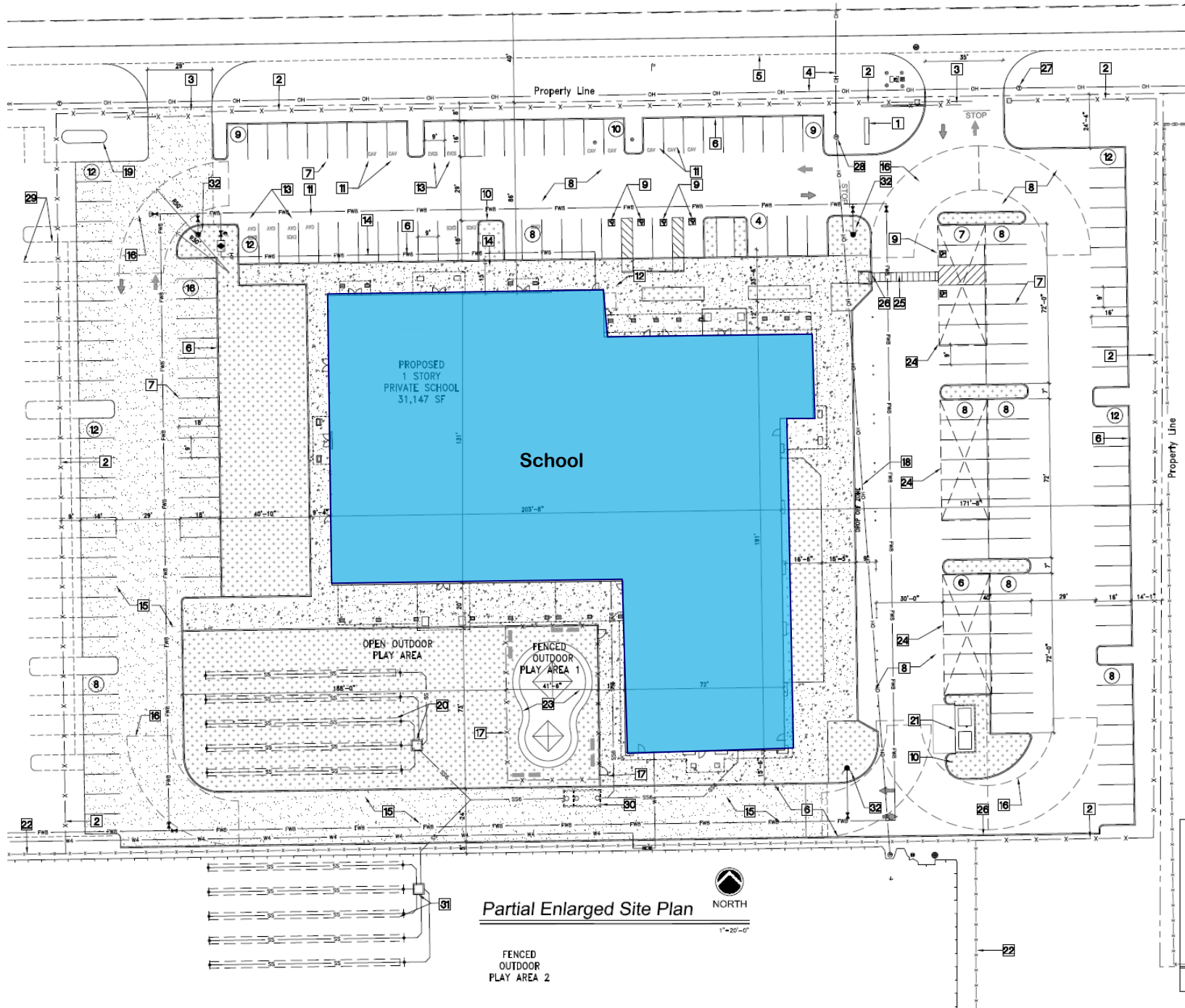
SITE PLAN

1"=50'-0" NORTH

PROJECT DATA		Code Analysis	Outdoor Areas	Parking Provided
Applicant: TKCM PRIVATE SCHOOL EAST BELMONT AVE. SANGER, CA 93657 PH:		B OCCUPANCY AREA: CONST. TYPE V-B = SPRINKLERED (1STORY) TABLE 504.3: BASIC ALLOWABLE HEIGHT: 80 FEET TABLE 504.4: BASIC ALLOWABLE STORY: 3-STORY TABLE 506.2: BASIC ALLOWABLE AREA FACTOR: 27,000 SQ. FT. (GM)	COVERED AREA AT SCHOOL WING: MAIN ENTRY = 763 SF SIDE ENTRY = 241 SF REAR ENTRY = 92 SF COVERED AREA AT GYM BLDG: FRONT ENTRY = 157 SF SIDE ENTRY = 116 SF REAR GYM = 2,179 SF TOTAL AREA = 3,550 SF	PARKING PROVIDED ACCESSIBLE STALL = 4 STALLS ACCESSIBLE COVERED = 2 STALLS STANDARD STALLS = 188 STALLS STANDARD COVERED = 15 STALLS TOTAL PARKING COUNT = 179 STALLS BICYCLE PARKING: PER CALIFORNIA: PROVIDED BICYCLE PARKING FOR A TOTAL OF 5% OF PARKING STALL COUNT. 184 STALLS x 5% = 9 (REQUIRED BICYCLE PARKING)
Address: EAST BELMONT AVE. SANGER, CA		E OCCUPANCY AREA: CONST. TYPE V-B = SPRINKLERED (1STORY) TABLE 504.3: BASIC ALLOWABLE HEIGHT: 80 FEET TABLE 504.4: BASIC ALLOWABLE STORY: 2-STORY TABLE 506.2: BASIC ALLOWABLE AREA FACTOR: 26,000 SQ. FT. (GM)	OUTDOOR PLAY AREAS OPEN PLAY AREA = 10,860 SF FENCED PLAY AREA 1 = 2,900 SF FENCED PLAY AREA 2 = 149,882 SF TOTAL PLAY AREA = 163,232 SF EXISTING ORCHARD AREA = 317,657 SQ. FT.	Future Parking Stalls BASED ON GYM AREA OF 12,957 SQ. FT. INTERIOR PROVIDED MINUS BASKETBALL COURT AREA 50'x70' = 4,000 SF TOTAL AREA FOR PARKING BASED ON 12,957 - 4,000 = 8,457 1 STALL PER 40 SQUARE FEET = 8,457 / 40 = 211 PARKING STALLS FUTURE PARKING SHOWN BASED: STANDARD STALLS = 60 STALLS PLUS 179 STALLS MINUS LOSS OF (6) STALLS FOR ABLE & ACCESSIBLE STALL TOTAL PARKING COUNT = 233 STALLS
Zoning /Land Use EXISTING ZONING: AE-30 (EXCLUSIVE AGRICULTURAL DISTRICT) APN: 314-150-285 (36.9 AC)		A3 OCCUPANCY AREA: CONST. TYPE V-B = SPRINKLERED (1STORY) TABLE 504.3: BASIC ALLOWABLE HEIGHT: 80 FEET TABLE 504.4: BASIC ALLOWABLE STORY: 2-STORY TABLE 506.2: BASIC ALLOWABLE AREA FACTOR: 18,000 SQ. FT. (GM)		
Scope of Work PROPOSED NEW PRIVATE SCHOOL BUILDING WITH YARDING, ADMIN OFFICE SPACES, CLASSROOMS, BASKETBALL COURT & GYM TO BENEFIT KINGS RIVER PACKING EMPLOYEES		Building Area BUILDING AREAS: GYM / BASKETBALL = 15,231 SF SCHOOL / ADMIN = 17,918 SF TOTAL AREA = 31,147 SF PLUS: OUTDOOR RESTROOM = 338 SF		



Vicinity Map



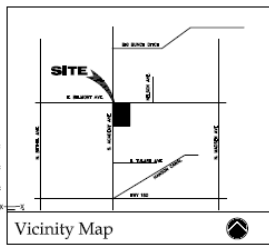
Site Keynotes	
No.	Description
1	MONUMENT / Pylon SIGN SHOWN ONLY FOR CLARIFICATION - SIGNAGE REQUIRES A SEPARATE PERMIT
2	6 FOOT HIGH WROUGHT IRON FENCE, PAINTED BLACK
3	MOTORIZED VEHICULAR SLIDING GATE WITH KNOB BOX ENTRY FOR FIRE/ EMERGENCY ACCESS PER FIRE DEPARTMENT REQUIREMENTS
4	EXISTING OVERHEAD POWER LINE, SEE CIVIL DRAWINGS
5	EXISTING AC PAVING
6	8" HIGH CONCRETE CURB
7	TYPICAL PARKING STALLS 9'x18', STRIPE PER COUNTY REQUIREMENTS
8	NEW ASPHALT PARKING LOT
9	ACCESSIBLE PARKING STALLS, RAMPS & SIGNAGE PER CBC
10	LANDSCAPE PLANTERS
11	PER CALGREEN TABLE 5.106.5.2 PROVIDE (11) DESIGNATED PARKING SPACE FOR LOW EMITTING FUEL EFFICIENT AND CARPOOL/VANPOOL. PAINT, IN THE PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE: CLEAN AIR / VAN POOL / EV. GC TO VERIFY
12	BIKE RACKS PER CAL GREEN 5% OF TOTAL PARKING. 210 STALLS x .05 = 8 BICYCLE SPACES
13	PER CALGREEN TABLE 5.106.5.3.3 PROVIDE (7) NEW PARKING SPACES SHALL PROVIDE WITH ELECTRICAL CONDUIT FOR FUTURE CAR CHARGING STATION
14	CONCRETE SIDEWALK A MIN OF 7' WHEN ADJACENT TO PARKING STALLS
15	ALL WEATHER GRAVEL DRIVE
16	FIRE TRUCK TURNING RADIUS
17	6 FOOT HIGH WROUGHT IRON FENCE AT PLAY AREA WITH MIN OF (2) 3 FOOT WIDE PEDESTRIAN GATES WITH PANE HARDWARE
18	DROP OFF ZONE (8 SPACES)
19	500 GALLON PROPANE TANK
20	LEACH FIELD SYSTEM
21	TRASH ENCLOSURE PER COUNTY STANDARDS
22	EXISTING FENCE
23	OUTDOOR PLAY EQUIPMENT AND SHADE STRUCTURE BY OTHERS
24	CARPORTS BY OTHERS
25	PATH OF TRAVEL CROSS SLOPE 2% MAX AND 5% SLOPE IN THE DIRECTION OF TRAVEL
26	CURB RAMP WITH DETECTABLE WARNING
27	EXISTING TELEPHONE POLE TO REMAIN
28	EXISTING POWER POLE TO REMAIN
29	DASHED LINE INDICATES FUTURE PARKING STALLS, SEE OVERALL SITE PLAN SHEET A1.0
30	5,000 GALLON SEPTIC TANK
31	FUTURE EXPANSION OF LEACH FIELD SYSTEM
32	FIRE HYDRANT
33	FIRE DEPARTMENT CONNECTION

Partial Enlarged Site Plan



1"=20'-0"

FENCED OUTDOOR PLAY AREA 2



SJA
Design Group

1915 Carolina Ave.
Clovis CA 93611
PH: 559, 593,9692

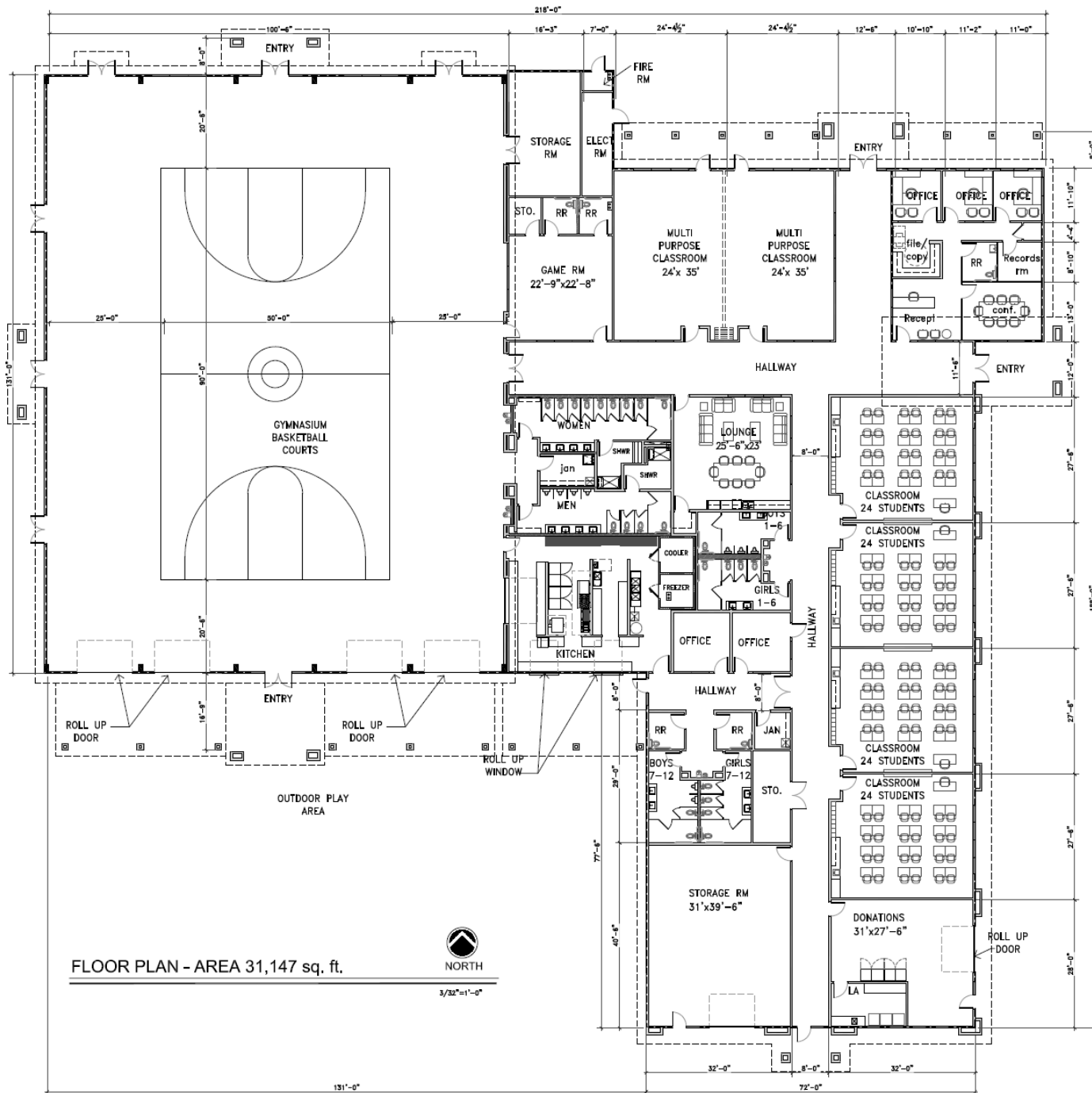
The King's Corner Ministries
Private School
East Belmont Ave. Sanger, CA



Date: 03.10.2020
Drawn By: Susan Jones
Project # 18014
Enlarged Site Plan

Revisions
△ X

SHEET No.
A1.1



FLOOR PLAN - AREA 31,147 sq. ft.



NORTH

3/32"=1'-0"

SJA
Design Group

1915 Carolina Ave.
Clovis CA 93611
PH: 569, 593,9692

**The King's Corner Ministries
Private School**
East Belmont Ave. Sanger, CA



Date: 10.02.19
Drawn By: Susan Jones
Project # 18014

Floor Plan

Revisions
△ X

SHEET No.

A2.01

The King's Corner Ministries
Private School
East Belmont Ave. Sanger, CA



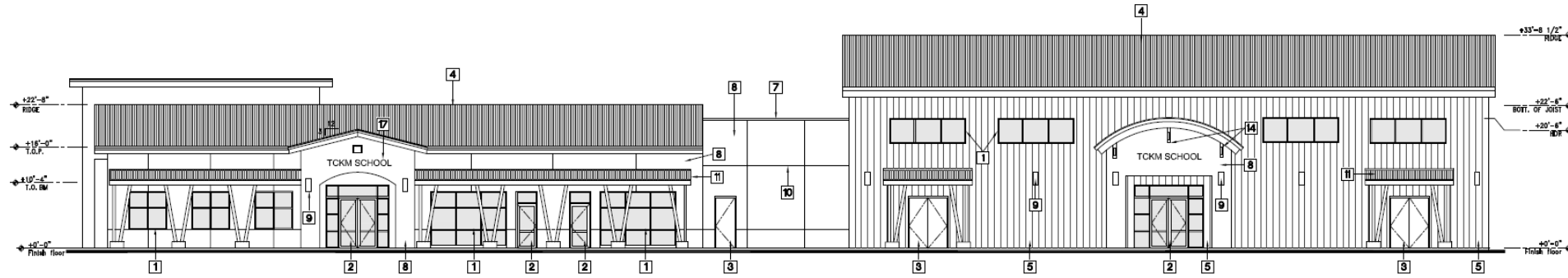
Date: 10.02.19
Drawn By: Susan Jones
Project # 18014

Exterior
Elevations

Revisions
△ X

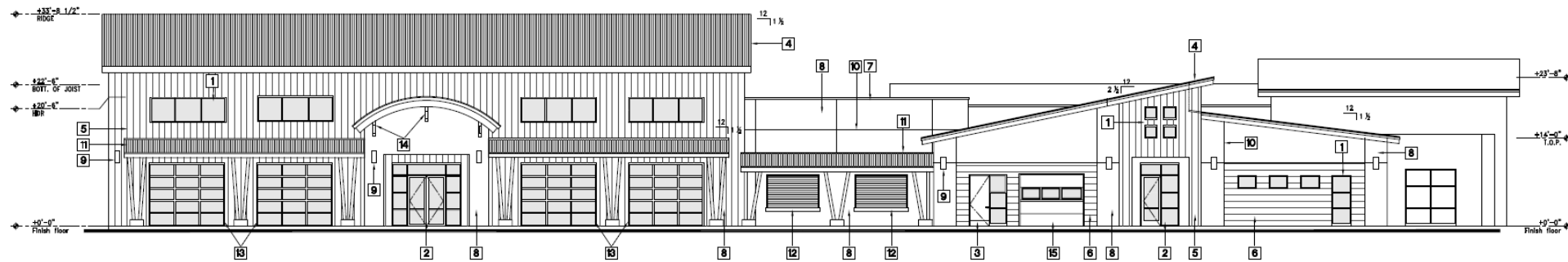
SHEET No.

A3.01



NORTH ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"

Keynotes			
No.	Description	No.	Description
1	STOREFRONT WINDOWS	12	METAL ROLL UP WINDOW
2	STOREFRONT DOORS	13	ROLL UP GLASS DOOR
3	HOLLOW METAL DOORS	14	METAL ANGLED BRACKETS
4	STANDING SEAM METAL ROOFING	15	ROLL UP SECTIONAL DOORS
5	METAL VERTICAL SIDING - AEP SPAN NU-WAVE CORRUGATED	16	KNOX BOX
6	METAL HORIZONTAL SIDING - AEP SPAN BOX RIB	17	SIGNAGE, BY OTHERS AND UNDER SEPARATE PERMIT, GC TO PROVIDE PLYWD & POWER
7	24 GA. METAL COPING FLASHING PAINTED	18	NOT USED
8	7/8" CEMENT PLASTER PAINTED SHERWIN WILLIAMS		
9	DECORATIVE WALL MOUNTED EXTERIOR LIGHT		
10	STUCCO CONTROL JOINT		
11	COVERED ENTRY w/ METAL STANDING SEAM ROOF		



NORTH ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"

TKCM - PRIVATE SCHOOL

ELEVATIONS 08.19.19

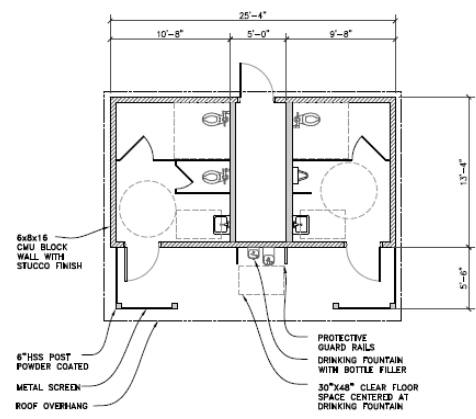
SJA DESIGN GROUP



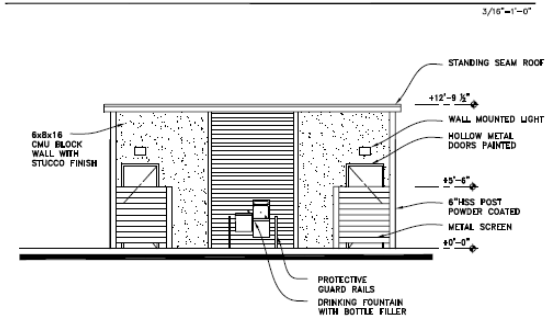
Date: 10.02.19
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Project # 18014

Carpport &
Restroom
Plans &
Elevations

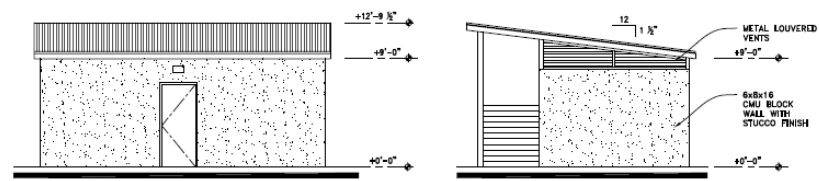
Revisions
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OUT DOOR RESTROOM

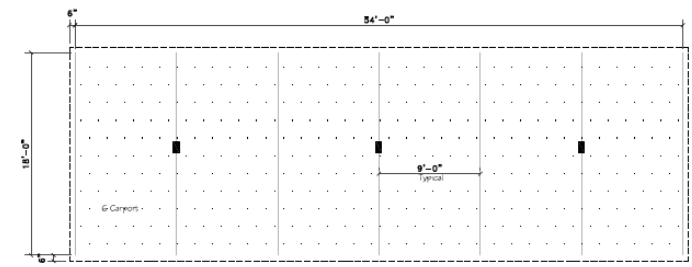


FRONT ELEVATION



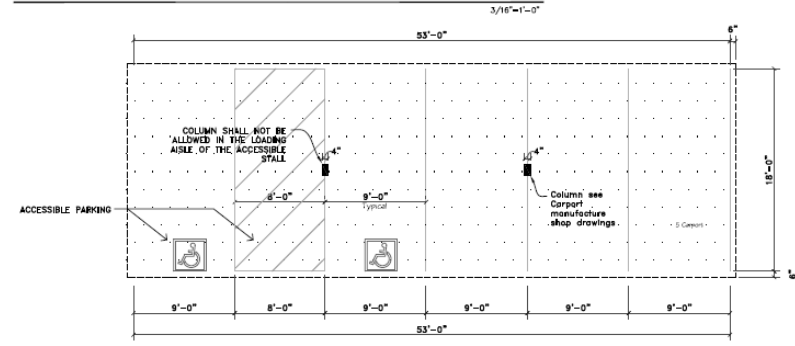
REAR ELEVATION

SIDE ELEVATION

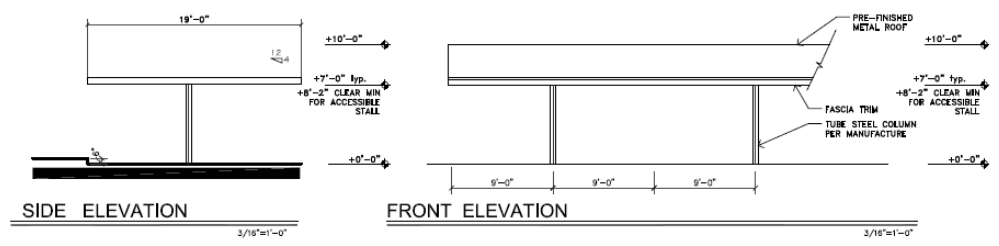


TYPICAL 6 STALL CARPORT LAYOUT PLAN

- GENERAL NOTES:
- CARPPOINTS ARE DEFERRED ITEM AND SHALL REQUIRE SEPARATE PERMITS
 - GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND CALC'S TO CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION AND/OR PURCHASE OF CARPOINTS
 - CARPPOINTS SHALL HAVE A MIN SET BACK OF 20' TO ADJACENT BUILDINGS OF WHICH 4' IS ALLOWED WITHIN PATIO AREAS
 - CARPPOINTS SHALL BE SET BACK MIN 15' TO PROPERTY LINES
 - SEE SITE PLAN FOR EXACT LOCATIONS



ACCESSIBLE STALL CARPORT LAYOUT PLAN



SIDE ELEVATION

FRONT ELEVATION

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Findings

1. That site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare.
4. That the proposed development be consistent with the General Plan.



DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

DRA 4603





KING'S CORNER
SCHOOL

A School that Cares about your Child's Heart

KINGS RIVER PACKING MISSION STATEMENT

“The families of Kings River Packing seek to honor God by impacting the lives of our employees, customers, and community.”

VISION STATEMENT

“Helping move people.”

CORE VALUES

Spiritual Growth –

“We provide the opportunity for all to know God and make Him known.”

Integrity –

“We do what is right even when no one is watching.”

Employee Development –

“We strive to create an atmosphere that inspires and enables people to reach their full potential.”



NORTH/BELMONT VIEW



EAST VIEW



SOUTH VIEW



WEST/ACADEMY VIEW



NORTH WEST/ACADEMY & BELMONT VIEW



E Belmont Ave

N 15th Ave

N Academy Ave Exd

E Tulare Ave

1643 ft