

GRANITE SCHOOL

909 MORMON STREET

FOLSOM, CA

PLANNING SUBMITTAL

PROJECT DIRECTORY

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ARCHITECTURAL:
A0.01 TITLE SHEET
A1.00 DEMOLITION SITE PLAN
A1.01 SITE PLAN

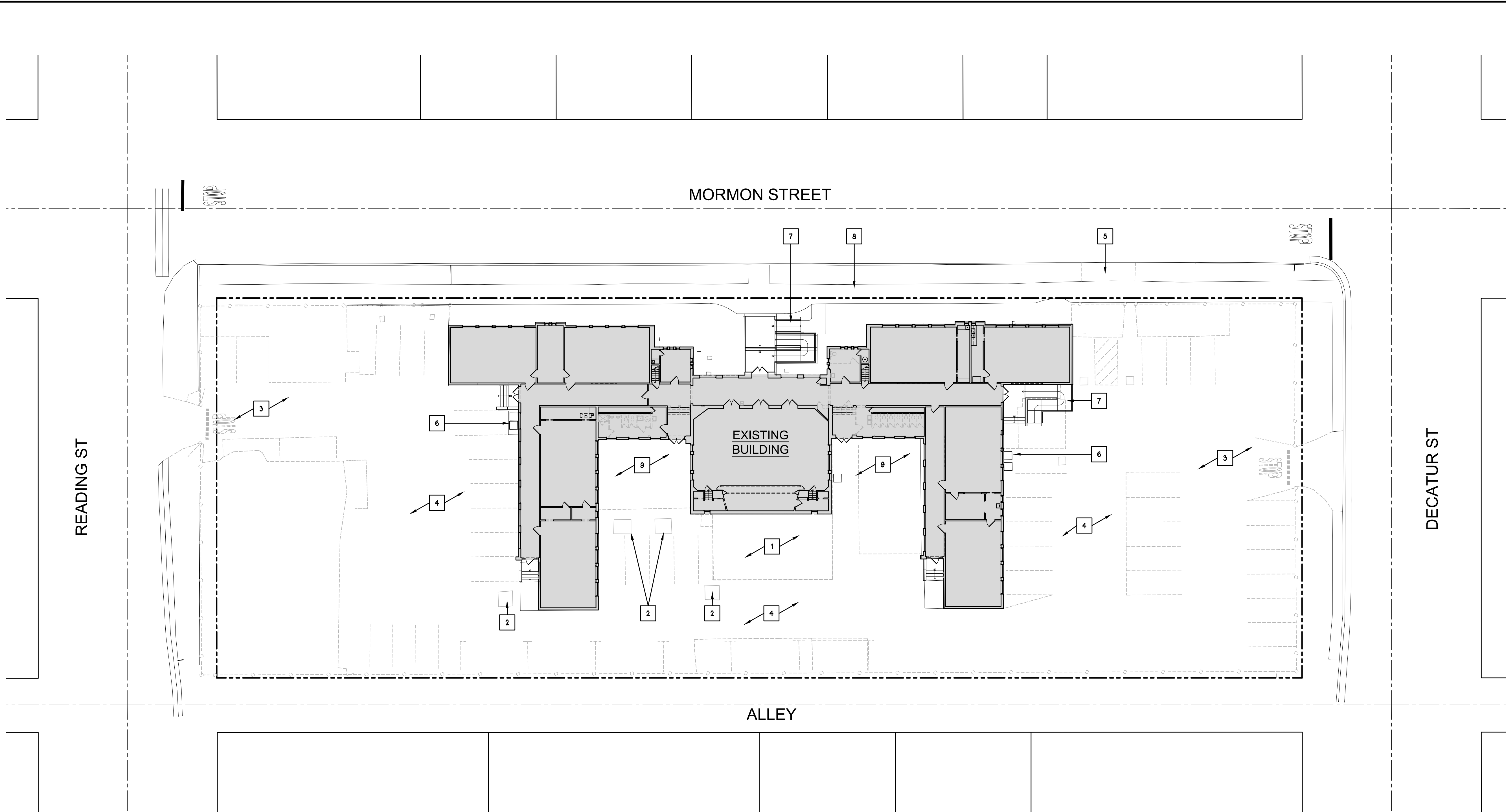
CIVIL:
C1 TENTATIVE PARCEL MAP
C2 PRELIMINARY GRADING AND UTILITY PLAN

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L1 PRELIMINARY LANDSCAPE PLAN

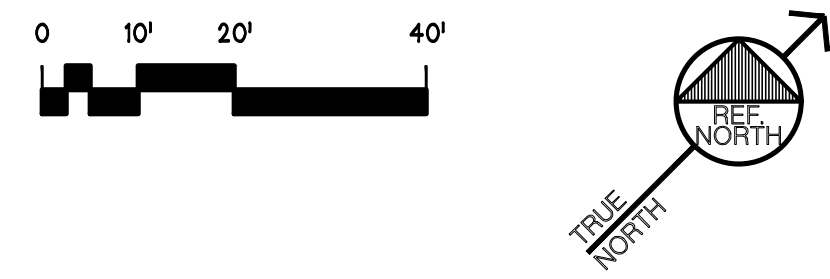
JOB NO.	220146
SCALE	AS SHOWN
DATE	02/17/22
CHECKED BY	BK
DRAWN BY	CL
PLANNING SUBMITTAL	02/17/22

GRANITE SCHOOL
909 MORMON STREET
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1 DEMOLITION SITE PLAN
SCALE: 1" = 20'-0"



KEYNOTES	GENERAL NOTES	LEGEND
<p>1 [E] STORAGE SHED TO BE REMOVED. 2 [E] PLANTER TO BE REMOVED. 3 [E] PAVING AT GIVE BACK LOT TO BE REMOVED. 4 [E] PARKING STRIPING TO BE REMOVED. 5 [E] DRIVEWAY TO BE REMOVED. 6 [E] MECHANICAL EQUIPMENT TO REMAIN. 7 [E] RAMP TO REMAIN. 8 [E] SIDEWALK TO REMAIN. 9 [E] COURTYARD TO FLATWORK TO BE REMOVED.</p>	<p>A. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES AND / OR POTENTIAL PROBLEMS WITH ARCHITECT PRIOR TO PROCEEDING W/ WORK. B. ALL WORK, MATERIALS, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES, REGULATIONS AND AGENCIES.</p>	<p>--- PROPERTY LINE [Hatched Box] [E] PARKING STALLS TO BE REMOVED.</p>

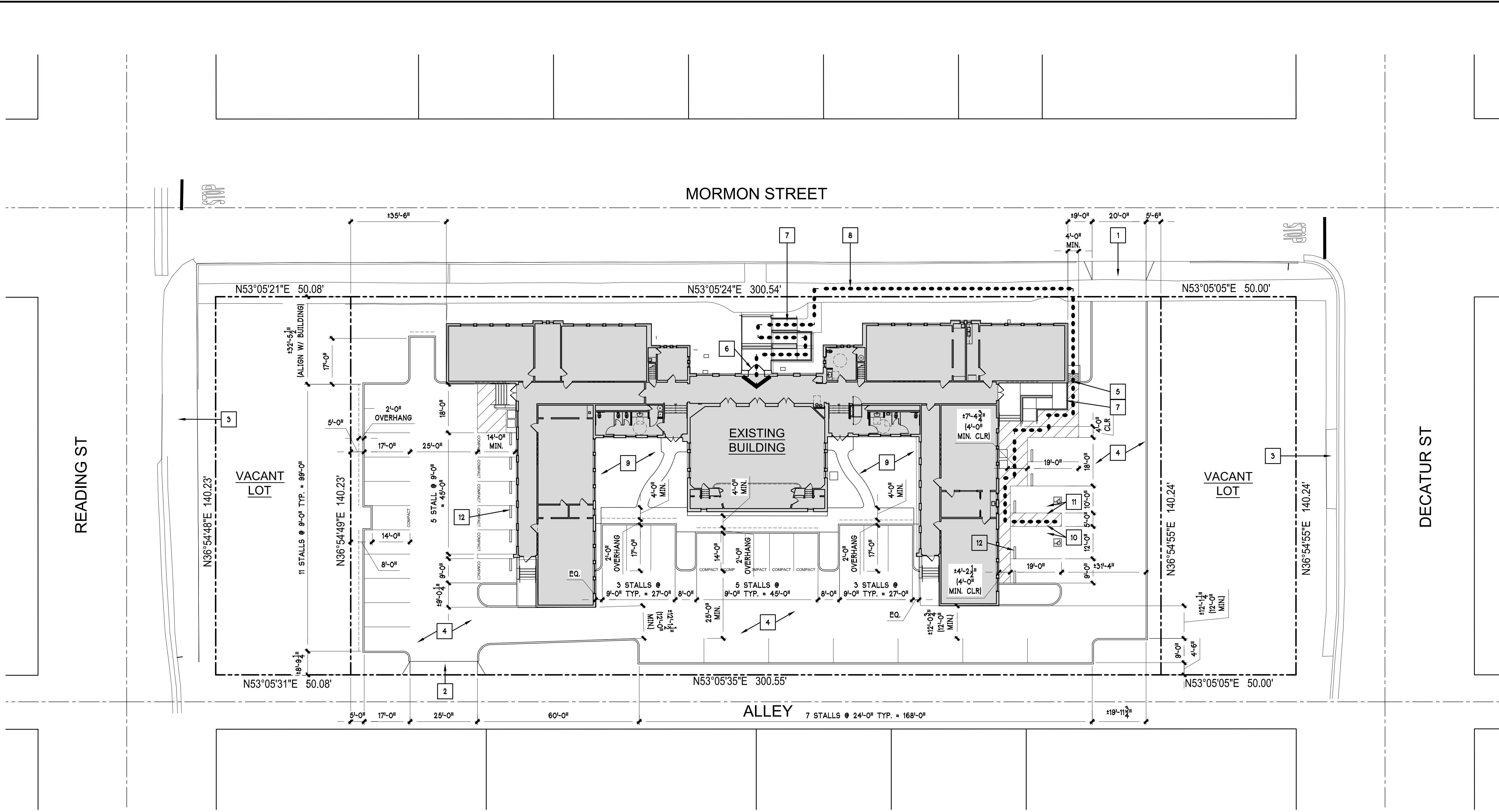
DEMOLITION SITE PLAN

GRANITE SCHOOL
909 MORMON STREET
FOLSOM, CA

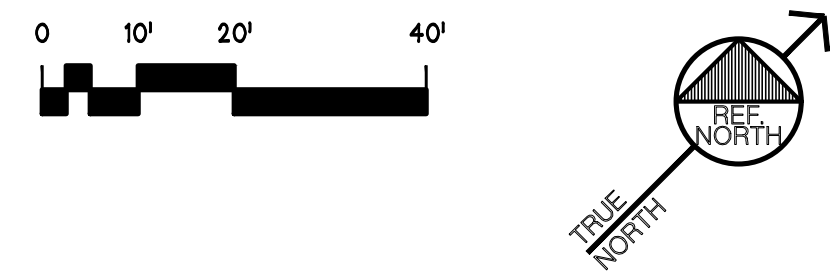
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SITE PLAN

A 1.01



1 SITE PLAN
SCALE: 1" = 20'-0"



KEYNOTES

- 1 RELOCATE (E) DRIVEWAY.
- 2 (N) DRIVEWAY FROM (E) ALLEY.
- 3 REPLACE PAVING AT REMOVED DRIVEWAY.
- 4 RECONFIGURE (E) PARKING, STRIPING & CURBS.
- 5 (N) CURB RAMP W/ TRUNCATED DOMES.
- 6 RETROFIT (E) MAIN ENTRANCE FOR ACCESSIBLE ENTRANCE.
- 7 (E) RAMP.
- 8 (E) SIDEWALK.
- 9 (E) COURTYARD TO BE RECONFIGURED.
- 10 (N) VAN ACCESSIBLE PARKING STALL & AISLE.
- 11 (N) STANDARD ACCESSIBLE PARKING STALL & AISLE.
- 12 (N) WHEEL STOPS AT BUILDING.

GENERAL NOTES

- A. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES AND / OR POTENTIAL PROBLEMS WITH ARCHITECT PRIOR TO PROCEEDING W/ WORK.
- B. ALL WORK, MATERIALS, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES, REGULATIONS AND AGENCIES.

LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL TO HAVE A CONTINUOUS SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MINIMUM OF 48" IN WIDTH PER CBC CHAPTER 11 DIVISION 4.
- [Hatched Box] (E) PARKING STALLS TO BE REMOVED.
- [Diagonal Line Box] PARKING STALLS

PROJECT DATA / PARKING REQ'S

SCOPE OF WORK:
- SUBDIVIDE (E) LOT TO PREVIOUS CONFIGURATION
- RECONFIGURE (E) PARKING AS RESULT OF SUBDIVISION.

APN: 070-0151-001-0000
ZONING: R-1-M
JURISDICTION: CITY OF FOLSOM
OCCUPANCY: B
EXISTING BUILDING AREA: 11,952 SF (NO CHANGE)

PARKING CALCULATIONS:
OFFICE AREA EXCLUSIVE OF HALLWAYS: 8,435 SF
EXISTING PARKING ON SITE: 41 STALLS
PARKING REQUIRED (1 STALL / 200 SF): 41 STALLS
PARKING PROVIDED: 41 STALLS
STANDARD: 27 STALLS
ACCESSIBLE: 2 STALLS
COMPACT: 12 STALLS (30% MAX)

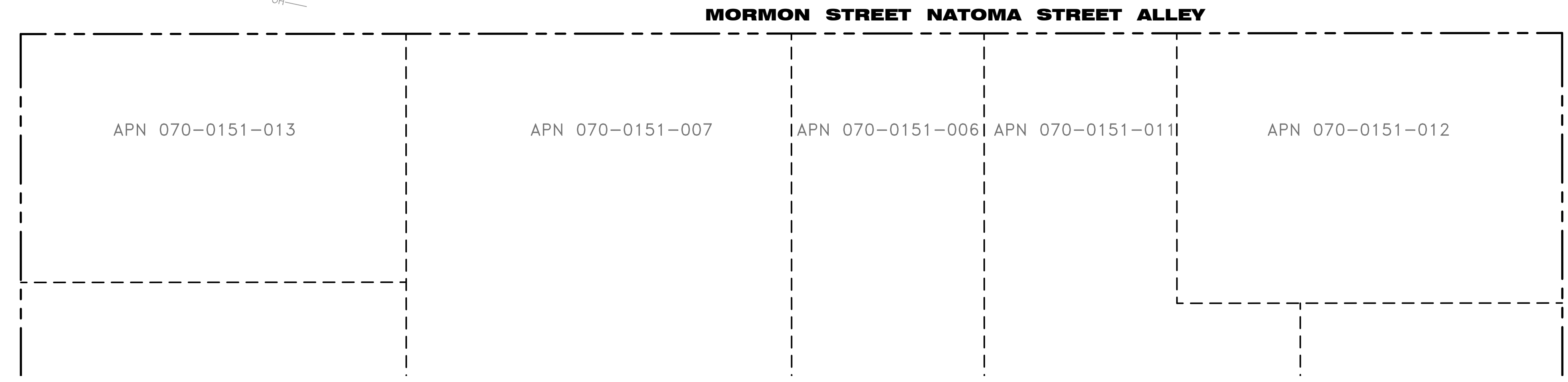
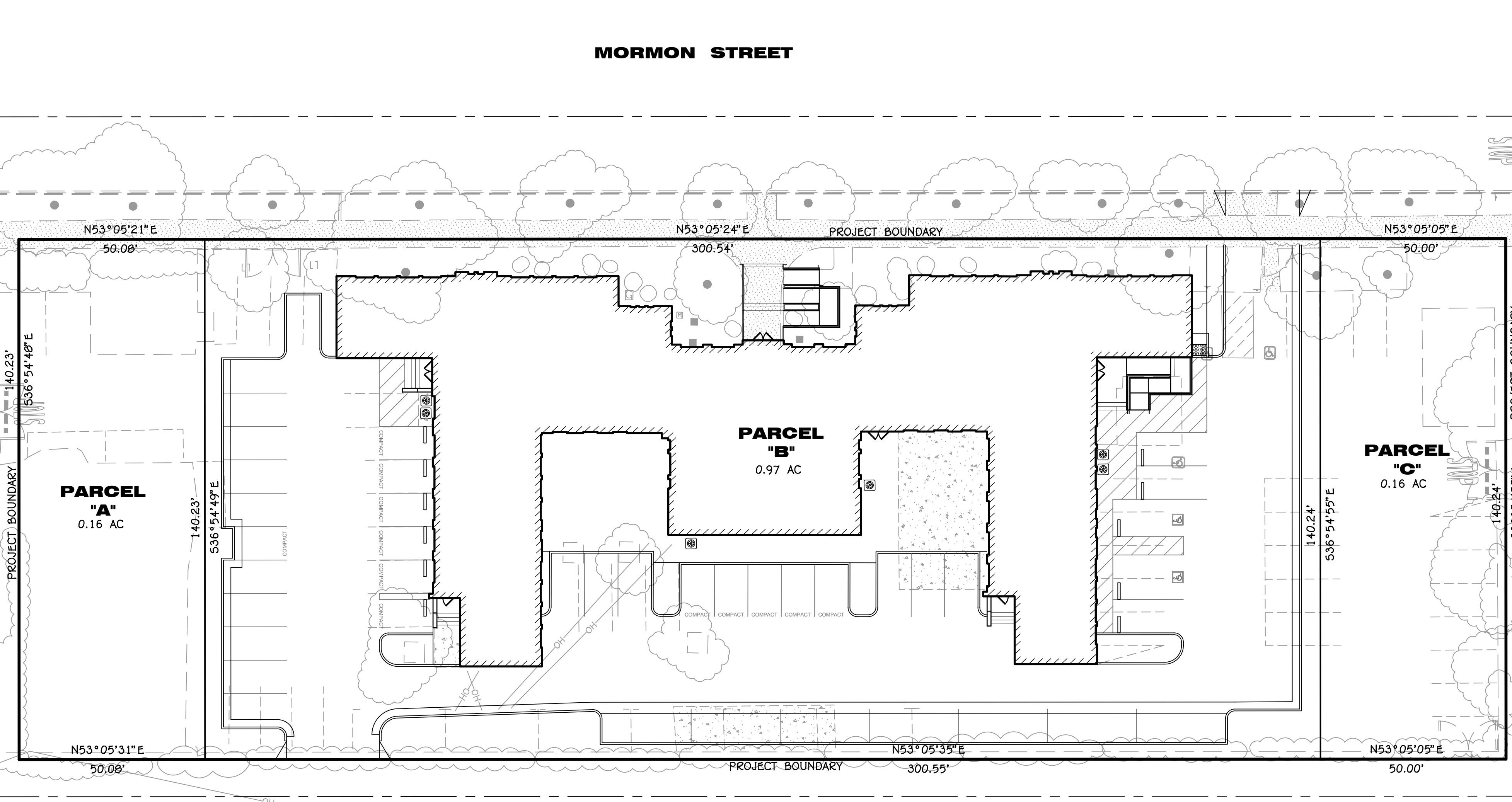
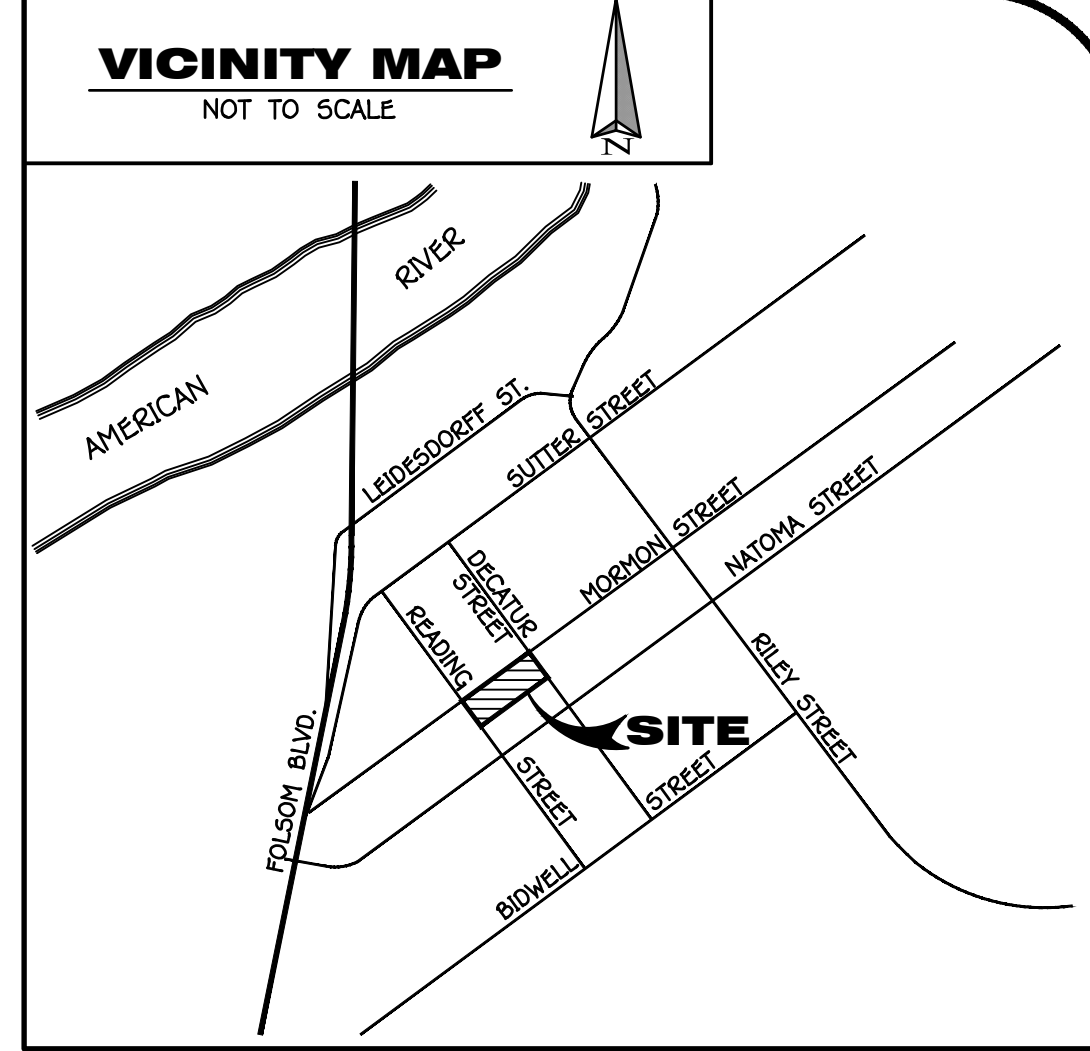
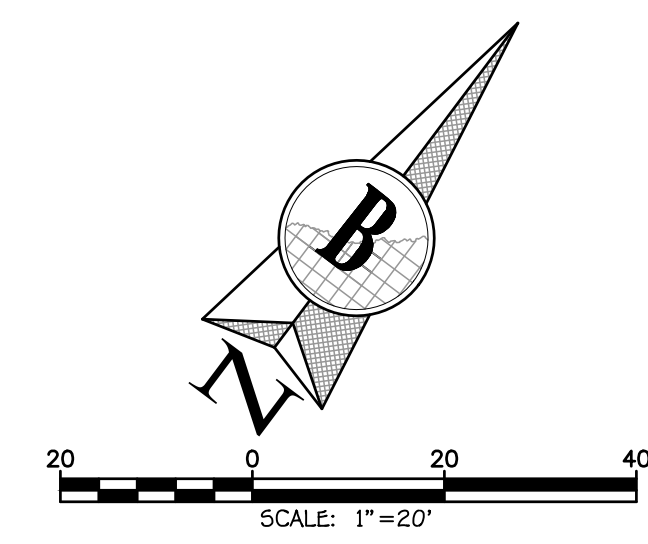
TENTATIVE PARCEL MAP FOR:
GRANITE SCHOOL
 909 MORMON STREET

CITY OF FOLSOM

CALIFORNIA

LEGEND

DESCRIPTIONS	(P) PROPOSED	(E) EXISTING
STORM DRAIN	12" D	12" D
SANITARY SEWER	6" S	6" S
WATER MAIN	8" W	8" W
FIRE SERVICE	8" FS	8" FS
CENTERLINE	---	---
RIGHT OF WAY LINE	---	---
BOUNDARY LINE	---	---
ELECTRICAL LINE	E	E
GAS LINE	G	G
TELEPHONE LINE	T	T
JOINT TRENCH	J/T	J/T
SIDEWALK WITH CURB AND GUTTER	---	---



GENERAL NOTES:

ASSESSORS' PARCEL NUMBER:	070-0151-001
EXISTING ZONING:	R-1-M
EXISTING LAND USE:	SINGLE FAMILY DWELLING
PROPOSED ZONING:	R-1-M
PROPOSED USE:	SINGLE FAMILY DWELLING
NUMBER OF EXISTING LOTS:	8
NUMBER OF PROPOSED LOTS:	3
SIZE OF LOTS:	SEE MAP
GROSS ACREAGE:	1.34 AC.
NET ACREAGE:	1.34 AC.

OWNER:	FOLSOM COMMUNITY DEVELOPMENT CORP. 200 WOOL ST. FOLSOM, CA 95630 ATTN: JOE GAGLIARDI TEL: (916) 905-2698
DEVELOPER/APPLICANT:	FOLSOM COMMUNITY DEVELOPMENT CORP. 200 WOOL ST. FOLSOM, CA 95630 ATTN: JOE GAGLIARDI TEL: (916) 905-2698
ENGINEER:	BURRELL CONSULTING GROUP, INC. 1001 ENTERPRISE WAY, ROSEVILLE, CA 95678 TEL: (916) 783-8898

UTILITY DISTRICTS:

SANITARY SEWER	CITY OF FOLSOM
WATER	CITY OF FOLSOM
STORM DRAINAGE	CITY OF FOLSOM
ELECTRICITY	SMUD
NATURAL GAS	PACIFIC GAS & ELECTRICITY
TELEPHONE IMPROVEMENTS	AT&T CITY OF FOLSOM

PUBLIC SERVICES:

SCHOOL DISTRICT	FOLSOM CORDOVA UNIFIED
PARK DISTRICT	CITY OF FOLSOM
FIRE DISTRICT	CITY OF FOLSOM FIRE DEPARTMENT

NOTES:

ANY EXISTING SEPTIC TANKS AND/OR WELLS WILL BE ABANDONED PURSUANT TO THE ENVIRONMENTAL MANAGEMENT REQUIREMENTS.

THIS TENTATIVE MAP IS A GRAPHIC REPRESENTATION OF THE SUBJECT SITE. THE LOCATION OF THE PROPERTY LINES HAVE NOT BEEN DETERMINED AT THIS TIME. PROPERTY LINE DIMENSIONS SHOWN HEREON ARE APPROXIMATE ONLY AND MAY BE SUBJECT TO CHANGE ONCE A FINAL BOUNDARY SURVEY IS COMPLETED.

TENTATIVE PARCEL MAP FOR:
GRANITE SCHOOL
 909 MORMON STREET
 FEBRUARY 17, 2022



BURRELL CONSULTING GROUP, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, AGE, SEXUAL ORIENTATION, OR MARITAL STATUS. WE ARE AN AFFIRMATIVE ACTION EMPLOYER.

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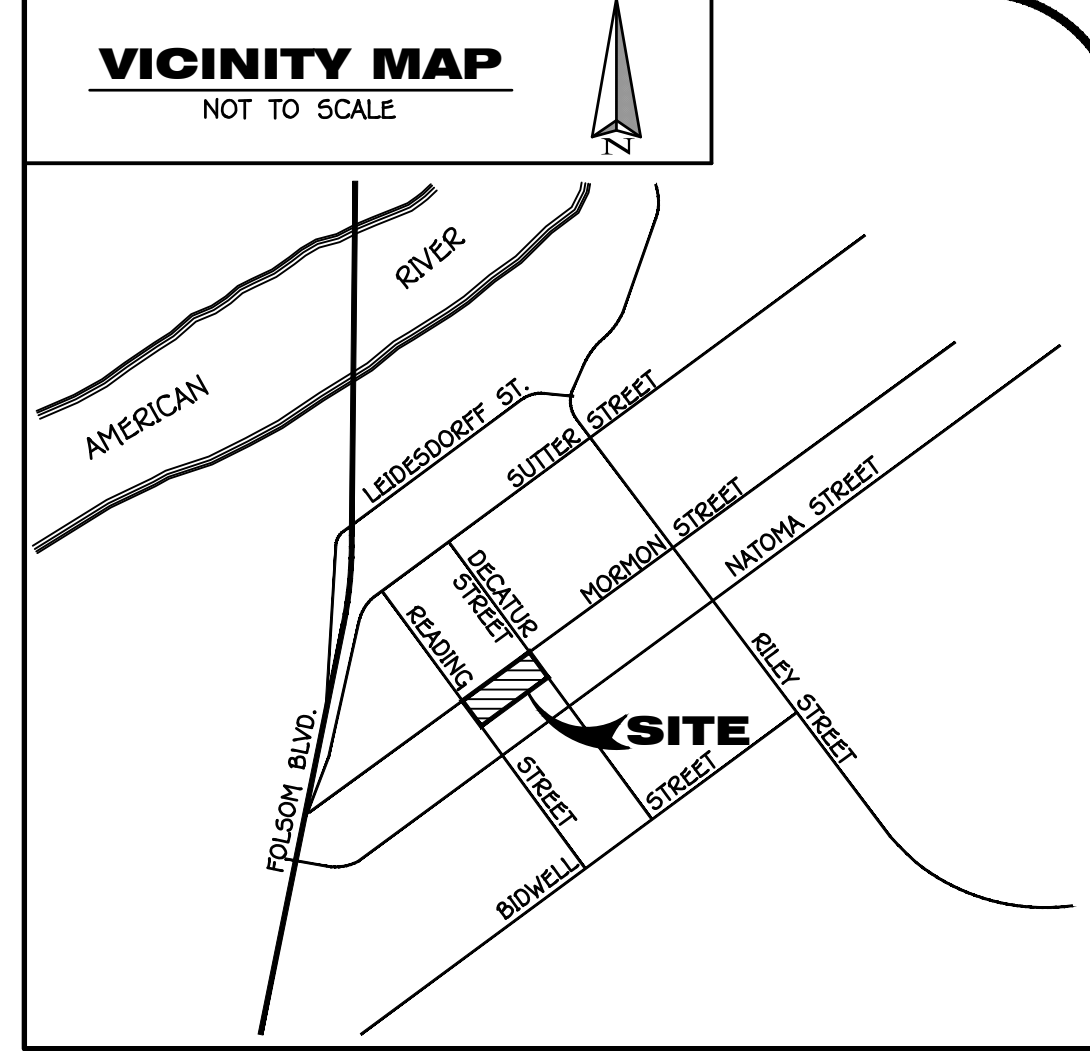
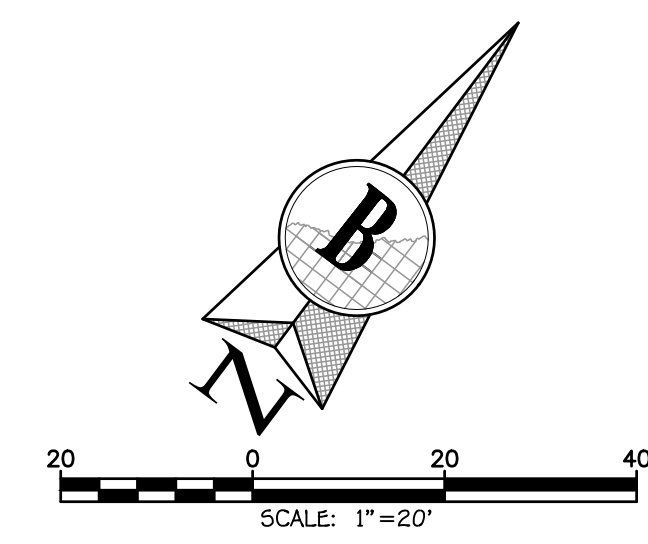
PRELIMINARY GRADING AND UTILITY PLAN FOR:

GRANITE SCHOOL

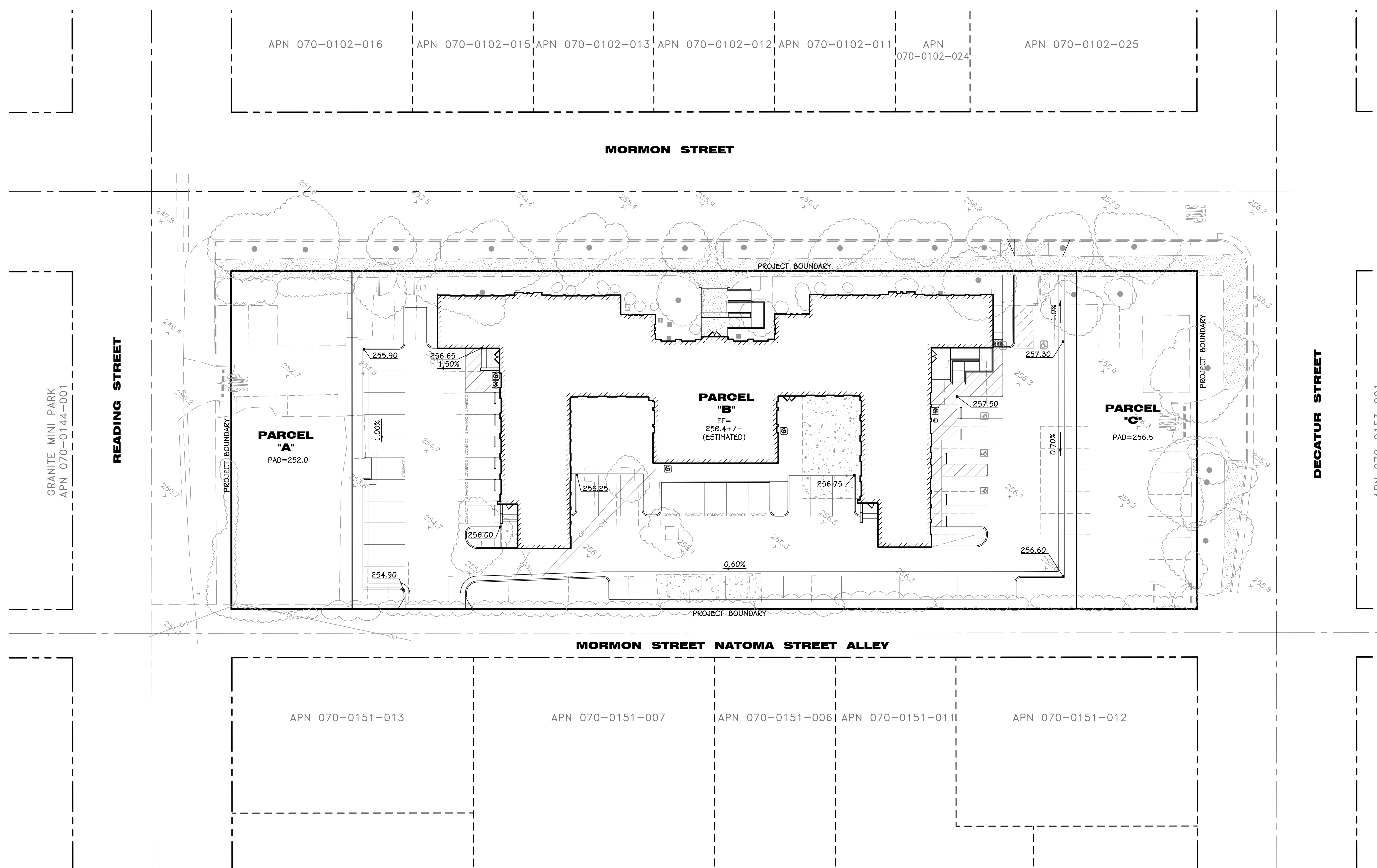
909 MORMON STREET

CITY OF FOLSOM

CALIFORNIA



DESCRIPTIONS	(P) PROPOSED	(E) EXISTING
STORM DRAIN	12" D	12" D
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BOUNDARY LINE	---	---
ELECTRICAL LINE	---	---
GAS LINE	---	---
TELEPHONE LINE	---	---
JOINT TRENCH	---	---
SIDEWALK WITH CURB AND GUTTER	---	---
VARIABLE CURB FACE	---	---
MANHOLE	---	---
DRAIN INLET	---	---
SEWER CLEANOUT	---	---
METERED WATER SERVICE	---	---
POST INDICATOR VALVE	---	---
FIRE HYDRANT	---	---
FIRE DEPT. CONNECTION	---	---
BLOWOFF VALVE	---	---
GATE VALVE	---	---
BUTTERFLY VALVE	---	---
REDUCED PRESSURE BACKFLOW PREVENTOR	---	---
DOUBLE DETECTOR CHECK VALVE	---	---
TYPE 'A' STREET LIGHT	---	---
TYPE 'B' STREET LIGHT	---	---
TRANSFORMER	---	---
PULLBOX	---	---
PEDESTAL & SERVICE CAN	---	---
UTILITY SERVICE PEDESTAL	---	---
UTILITY POLE	---	---
GUY WIRE	---	---
4 SIDED STREET SIGN	---	---
SIGN	---	---
GRADE BREAK	---	---
DIRECTION OF FLOW	---	---
SWALE	---	---
ELEVATION	123.45	123.45
2:1 SLOPE UNLESS NOTED OTHERWISE	---	---



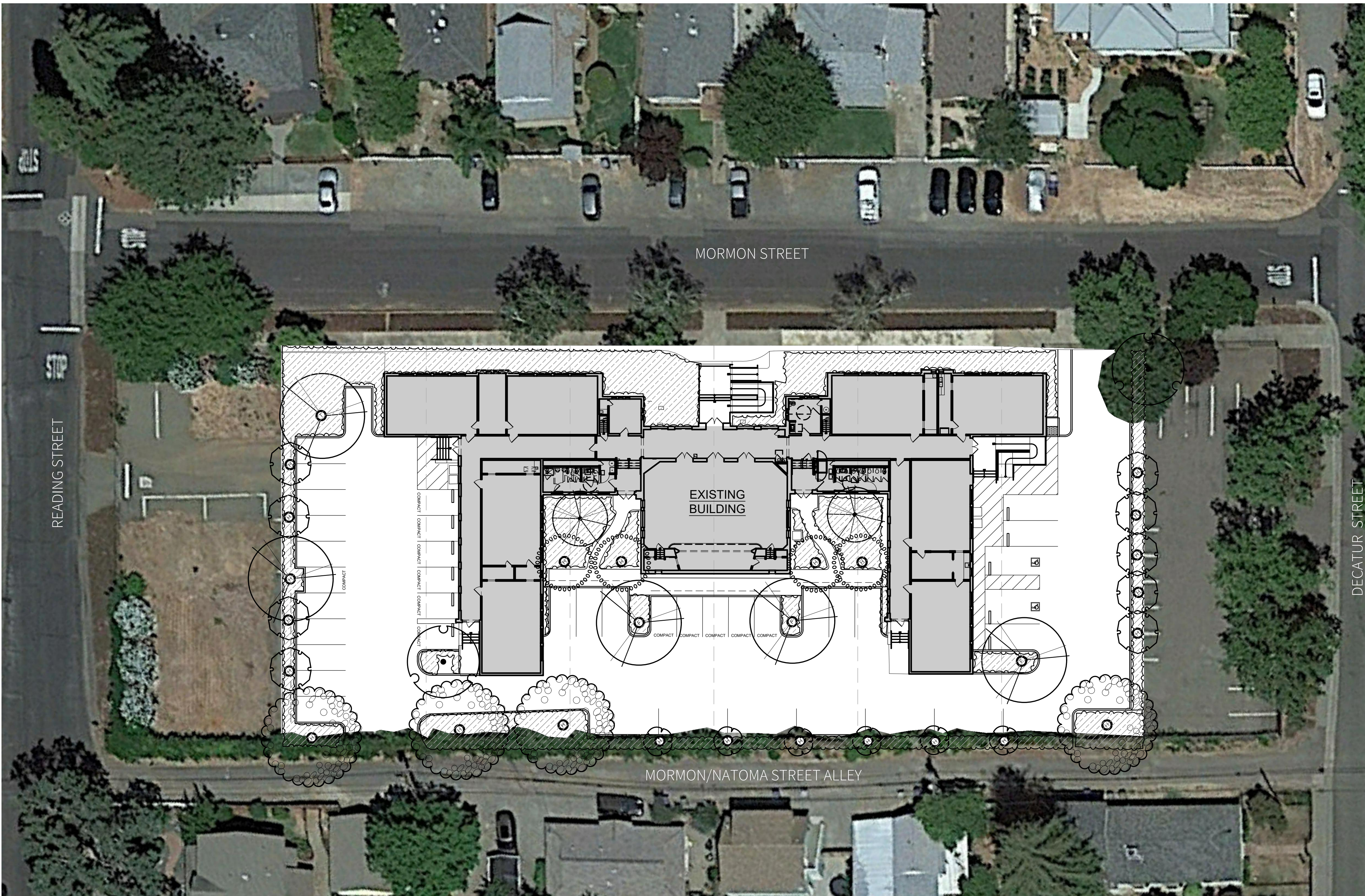
- NOTES:**
- THIS PRELIMINARY GRADING PLAN IS SCHEMATIC ONLY, AND IS INTENDED TO DEPICT THE PROPOSED GENERAL DRAINAGE CONCEPTS AND THE MAGNITUDE OF CUTS AND FILLS. THE FINISHED DESIGN MAY INCORPORATE MINOR REVISIONS DUE TO FINAL DESIGN CONSIDERATIONS.
 - ALL GRADES SHOWN HEREON ARE FINISHED SURFACE GRADES.
 - ALL IMPROVEMENTS ARE TO CONFORM TO CITY STANDARDS AND NO DEVIATIONS FROM THOSE STANDARDS ARE PROPOSED.
 - EXISTING UTILITIES TO BE REMOVED AS NECESSARY TO ACCOMMODATE LOCATIONS OF PROPOSED BUILDINGS.
 - EXISTING ONSITE PAVING TO BE REMOVED AND REPLACED AS NECESSARY.

BURRELL CONSULTING GROUP, INC. 1001 ENTERPRISE WAY, SUITE 100, ROSEVILLE, CA 95678
 PREPARED BY: JAMES W. BURRELL, P.E., LICENSED PROFESSIONAL ENGINEER, STATE OF CALIFORNIA, LICENSE NO. 45678
 DATE: FEBRUARY 17, 2022
 PROJECT: GRANITE SCHOOL, 909 MORMON STREET, FOLSOM, CA
 DRAWING NO.: GRN-22-01-01

PRELIMINARY GRADING AND UTILITY PLAN FOR:
GRANITE SCHOOL
 909 MORMON STREET
 FEBRUARY 17, 2022



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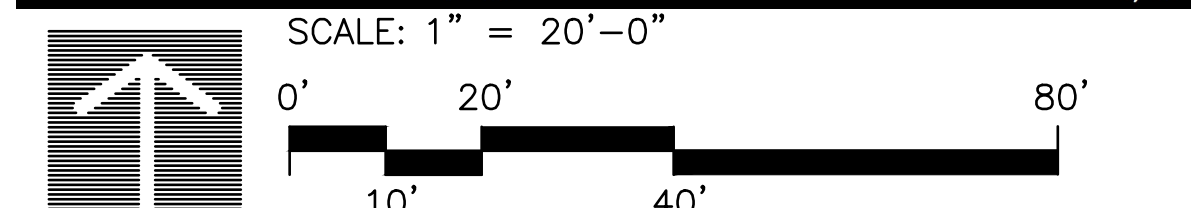
PRELIMINARY LANDSCAPING PLANTING NOTES

1. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE OF CALIFORNIA AND CITY CODE CHAPTER WATER EFFICIENT LANDSCAPE REQUIREMENTS
2. PROVIDE TREE PRESERVATION AND MITIGATION PLAN FOR ALL EXISTING CITY AND PRIVATE PROTECTED QUALIFYING TREES PER CITY ORDINANCE, APPLICANT TO PROVIDE TREE PERMIT TO REMOVE ANY EXISTING TREE DEEMED TO BE PROTECTED, AND PROVIDE MITIGATION PLAN FOR REVIEW AND APPROVAL.
3. PROVIDE FOR 50% SHADE OF PARKING AREAS AFTER 15 YEARS.
4. ALL REQUIRED LANDSCAPE DIMENSIONS EXCLUDE CURBING, WITH THE EXCEPTION THAT THE TYPE 3 CURB IS INCLUDED IN FRONTAGE DIMENSIONS.
5. PROVIDE COMPLIANCE WITH CITY LANDSCAPE DEVELOPMENT GUIDELINES.
6. PROVIDE SIGHT CLEARANCES AT INTERSECTIONS PER CITY LANDSCAPE DEVELOPMENT GUIDELINES.
7. PROVIDE ROOT BARRIERS FOR ALL TREES WHERE TREES ARE PLACED WITHIN 8' OF PAVING, CURBS, AND WALLS.
8. PROVIDE MINIMUM 15 GALLON FOR ALL NEW PROPOSED TREES, 1 GALLON MINIMUM FOR SHRUBS, AND 4" POT FOR GROUND COVERS.
9. FULL LANDSCAPE AND IRRIGATION PLANS WILL BE REQUIRED FOR REVIEW AND APPROVAL.
10. PROVIDE A 4'0" MINIMUM CLEARANCE OF ALL UNDER-STORY (TURF, SHRUBS, AND GROUNDCOVER), PLANTINGS FROM THE TRUNK OF ALL TREES.
11. CPTED - PLANT SPECIES THAT ALLOW CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN STRATEGIES TO BE IMPLEMENTED SHALL BE USED IN THE LANDSCAPE DESIGN. SPECIES SHALL BE SELECTED AND INTEGRATED INTO THE DESIGN TO MAINTAIN VISIBILITY OF ALL AREAS OF THE SITE AND DISCOURAGE USE OF AND ACCESS TO POTENTIAL PROBLEM AREAS. PLANT SPECIES FOR THESE AREAS SHALL INCLUDE SHRUBS AND GROUND COVERS THAT ALLOW VISIBILITY AND DO NOT CREATE PLACES FOR HIDING, EITHER BY THEIR SIZE OR FOLIAGE DENSITY, OR THOSE THAT HAVE THORNS, PRICKLY FOLIAGE, OR OTHERWISE DETER LOITERING AND DISCOURAGE USE OF AND ACCESS TO AREAS OF LANDSCAPE THAT ARE UNINTENDED TO BE USED OR ACCESSED.
12. ALL LANDSCAPED AREAS SHALL BE MAINTAINED TO PROFESSIONAL MAINTENANCE STANDARDS.

SHADE STUDY CALCULATIONS

City of Folsom	
PROJECT: GRANITE SCHOOL	JOB # FDC.22006 2/15/2022
TOTAL PAVED PARKING AREA:	16,335
TOTAL SURFACED AREA:	16,335
TOTAL SHADE REQUIRED: 50%	8,168
TOTAL SHADE PROVIDED:	9,497
	58%

SYMBOL	QTY.				SUBTOTAL SQ. FT.	TOTAL SQ. FT.
	F	T	H	Q		
35' DIA TREES LEGEND						
Zelkova s. Village Green	3	1	1	X	4,089	
Quercus ilex			4	X	1,924	
Existing Ulmus species	1		1	X	1,443	
					0	
					TOTAL	7,456
20' DIA TREES LEGEND						
Lagerstroemia i. x f. Arapaho			4	X	628	
Ilex x a. Wilsoniana			9	X	1,413	
Zelkova s. Mushashino			6	X	942	
					TOTAL	2,041
					TOTAL	9,497



GRANITE SCHOOL

909 MORMON ST
FOLSOM, CA 95630

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
	ACE STR	ACER BUERGERIANUM 'STREETWISE' TM	STREETWISE TRIDENT MAPLE	15 GAL.	MEDIUM	2
	ILE WIL	ILEX X ALTACLARENSIS 'WILSONII'	WILSON ALTACLARA HOLLY	15 GAL.	MEDIUM	9
	LAG HRU	LAGERSTROEMIA INDICA X FAURIEI 'ARAPAHO'	RED CRAPE MYRTLE	15 GAL.	LOW	4
	QUE ILE	QUERCUS ILEX	HOLLY OAK	15 GAL.	LOW	4
	ULM PAR	ULMUS SPP.	ELM	EXISTING	MEDIUM	2
	ZEL MUS	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO SAWLEAF ZELKOVA	15 GAL.	MEDIUM	6
	ZEL VIL	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN SAWLEAF ZELKOVA	15 GAL.	MEDIUM	5

SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	CAL LIN	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEeping BOTTLEBRUSH	5 GAL.	LOW
	DIA VAR	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL.	LOW
	NAN GUL	NANDINA DOMESTICA 'GULF STREAM' TM	GULF STREAM HEAVENLY BAMBOO	5 GAL.	LOW
	ROS DWA	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL.	LOW
	SAL NA2	SALVIA GREGGII 'NAVAJO BRIGHT RED'	NAVAJO BRIGHT RED AUTUMN SAGE	1 GAL.	LOW
	TEU PR2	TEUCRIUM X LUCIDRYS PROSTRATUM	GERMANDER	1 GAL.	LOW

PRELIMINARY LANDSCAPE PLAN

