LPAS
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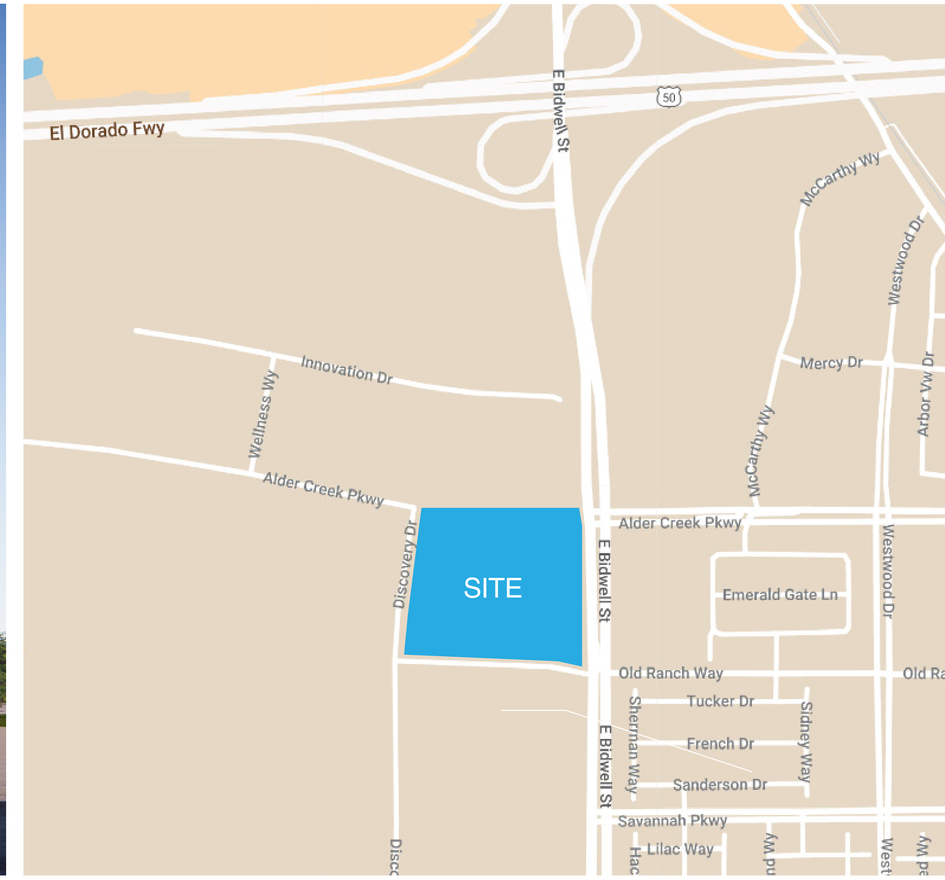

ALDER CREEK MARKETPLACE

Folsom, CA

ENTITLEMENT PACKAGE

PROJECT NO. 1405-0002

September 15, 2023

PROJECT DATA

THE SHOPS AT FOLSOM RANCH - PHASE 2 - OPT 2.7

PARCEL SIZE:	15.1 ACRES (LOT 4 - GROSS)
BUILDABLE AREA:	+/- 12.124 ACRES (NET)

LEASE AREAS:

MAJOR 1 - GROCERY:	55,000 SF
PAD 1 - GAS STATION:	3,000 SF
PAD 2 - DRIVE-THRU RESTAURANT:	4,500 SF
PAD 3 - DRIVE-THRU RESTAURANT:	4,500 SF
PAD 4 - DRIVE-THRU RESTAURANT:	4,500 SF
SHOPS 1 - RETAIL:	4,500 SF
SHOPS 2 - RETAIL/DRIVE-THRU:	5,000 SF
SHOPS 3A - RETAIL/RESTAURANT:	7,000 SF
SHOPS 3B - RETAIL/RESTAURANT:	7,000 SF
TOTAL LEASE AREA:	**95,000 SF**

CITY PARKING REQUIRMENTS

RETAIL REQ. PARKING (3/1000 SF*)	245
DRIVE-THRU REQ. PARKING (1 PER 3 SEATS)	100
TOTAL REQ. STALLS	345
PROVIDED STALLS:	**423**
PROVIDED PARKING RATIO:	**4.5/1000 SF**

*If located within a shopping center or other mixed-use development which is predominantly retail commercial, the retail commercial parking requirement applies, provided that there are mutual parking agreements and the total cumulative gross floor area of the eating establishment(s) do(es) not exceed ten percent of the gross floor area of the shopping center.

PARKING STALL DIMENSIONS: 9' WIDE X 19' DEEP

SITE INFORMATION

ADDRESS/PARCEL NUMBER(S):	072-3190-055
SITE AREA GROSS(NET) ACRES:	15.100+/- (12.124+/-)
PARCEL ZONING DESCRIPTION:	SP-GC-PD
GENERAL PLAN DESCRIPTION:	RC
PROPOSED LAND USE:	REGIONAL COMMERCIAL
GROSS BUILDING AREA:	95,000SF
FLOOR AREA RATIO:	0.19

PROJECT TEAM

Owner:
Eagle Commercial Partners, LLC.
100 Pine Street, 29th Floor
San Francisco, CA 94111

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Email: josh@hunterproperties.com

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723 S Street,
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Civil Engineer:
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SHEET INDEX

ALDER CREEK MARKETPLACE:
A Modern Agrarian Retail Haven

Nestled at the corner of Alder Creek Parkway and East Bidwell Street, bordered by Discovery Drive to the west and Old Ranch Road to the south, Alder Creek Marketplace emerges as a vibrant retail project that echoes the heritage of Folsom while embracing contemporary design sensibilities. Drawing inspiration from the neighboring Folsom Ranch Retail Project and its agrarian roots, Alder Creek Marketplace aims to create a harmonious blend of history and modernity, fostering a dynamic community hub for shopping, dining, and socializing.

The project comprises a collection of eight buildings, including four drive-thru retail pad buildings and three multi-tenant shop buildings. At the heart of the development is a major grocery store, which not only fulfills a vital community need but also serves as an essential anchor, drawing residents and visitors alike.

As you explore the marketplace, you'll notice a distinct architectural character: Modern Agrarian. This style complements The Shops at Folsom Ranch, continuing the legacy of the California Ranch Style with a contemporary twist. The design principles employed echo the rustic charm of the past while embracing the elegance of the present. Crisp white metal accents enhance the warmth of natural materials, and black metal trim adds modern elegance.

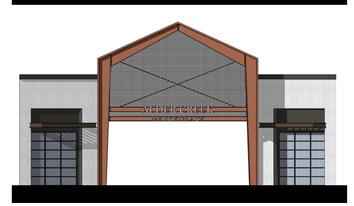
The project strategically activates the street edges through its arrangement of buildings, with steel frame structures serving as inviting pedestrian gateways. These gateways not only welcome patrons but also integrate the development into the urban fabric of the surrounding area.

The architectural elements in this project are carefully selected to reflect the Modern Agrarian concept. The design palette showcases a blend of flat and sloped roofs, paying homage to the agrarian support buildings that once defined the landscape. These elements help break down the scale of the project and create varying opportunities for added character elements and design details. Warm accent colors, balanced with light and dark material contrasts, infuse the project with a welcoming and contemporary style. Smooth-troweled stucco and a range of metal roofing and siding options evoke the functional elegance of agrarian structures while also adding a touch of modern sophistication.

Metal shade canopies and brick veneers further enhance the visual appeal, providing both functionality and warmth to the project. These design choices connect with the community's values and expectations, creating an inviting atmosphere that encourages social interaction and community engagement, especially at the pedestrian scale.

Alder Creek Marketplace isn't just a retail destination; it's an embodiment of Folsom's history and future intertwined. Through the interplay of architectural elements that pay homage to agrarian heritage and the integration of contemporary design, this project is poised to become a thriving center where residents gather, dine, shop, and create lasting memories.

DESIGN GUIDELINES
FOR FUTURE BUILDINGS OF ALDER CREEK MARKETPLACE



These design guidelines outline a comprehensive architectural vision for upcoming buildings within the Alder Creek Marketplace project. These guidelines ensure a harmonious evolution of the project's aesthetic while allowing for creative expression and variation in design. The details below incorporate the additional information provided about key architectural features and material/color palette.

1. Architectural Character and Style:
Future buildings should harmonize with the established Modern Agrarian architectural character that defines Alder Creek Marketplace. Clean lines and uncluttered forms create a sense of calm and simplicity. Buildings should incorporate some natural materials such as wood, stone, clay, red brick, and smooth troweled plaster. Large windows should be integrated to establish a seamless connection between interior and exterior spaces, enhancing openness and spaciousness.

2. Roof Forms and Variations:
Embrace a combination of agrarian-influenced roof forms to add texture and visual appeal. Shed roofs, gable barn roofs, and flat utilitarian roof structures allude to historical functionality while offering design diversity. These roof forms can be thoughtfully integrated into canopies and architectural elements to break down scale and engage with the surroundings effectively.

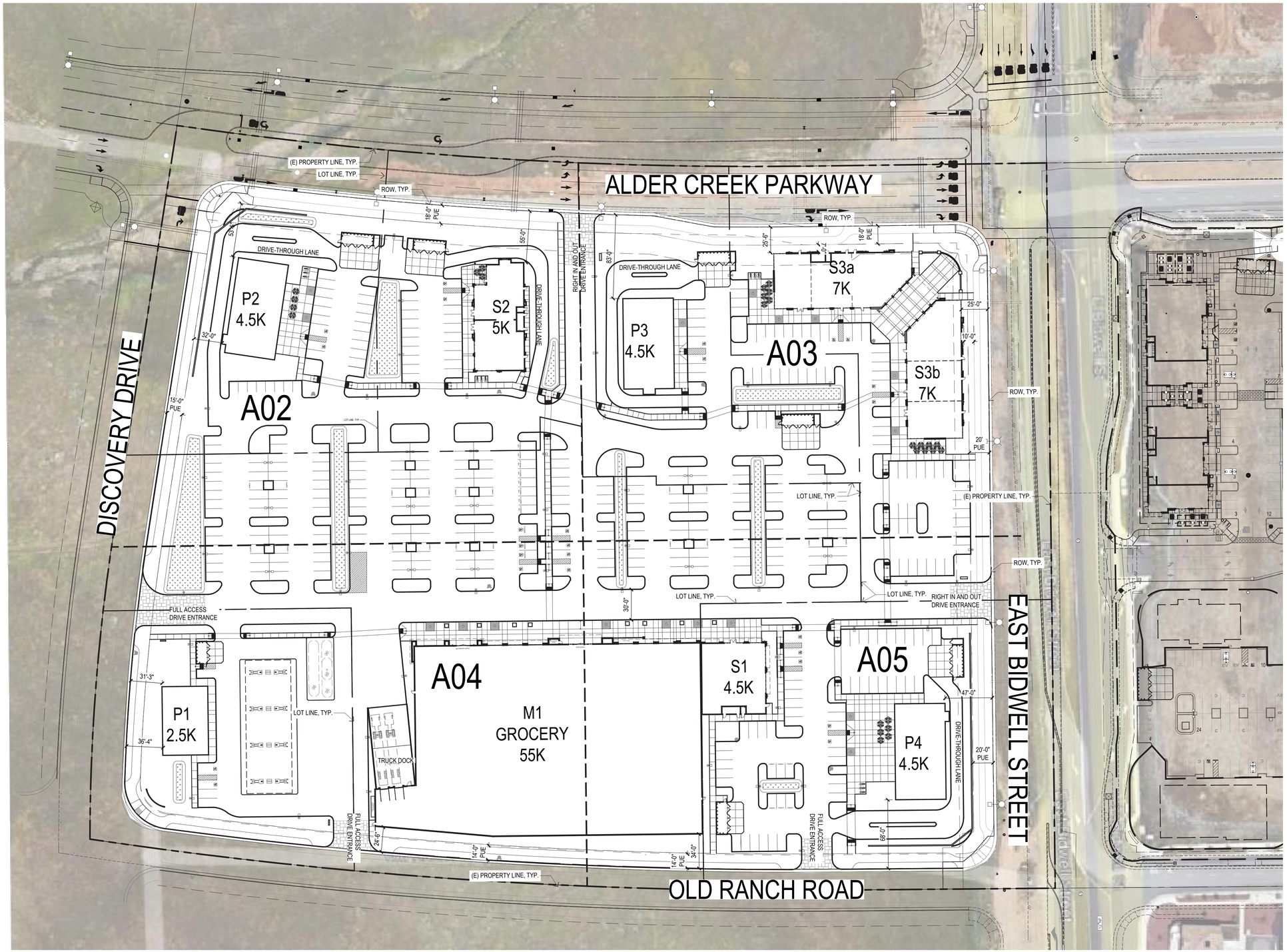
3. Material Palette:
Future buildings should feature a material palette comprising red brick, smooth troweled plaster, box ribbed metal siding, corrugated metal with exposed fasteners, perforated metal, and black metal accents. This rich variety of materials contributes to a dynamic visual experience, connecting buildings to both their historical context and modern design sensibilities.

4. Color Scheme:
The color scheme should encompass warm greys, white, rust color, red brick, dark grey, and tarnished brass. These carefully selected colors evoke a sense of warmth, authenticity, and aesthetic coherence. Warm greys and whites establish a clean backdrop, while rust, red brick, and dark grey accents infuse character and depth. Tarnished brass accents provide elegant detailing and visual interest.

5. Signage Integration:
Adhere to the signage package guidelines, ensuring clear visibility, branding, and consistent design. Integrate signage seamlessly into architectural elements, aligning with specified placement, size, color, and material guidelines. Reference the attached signage package guidelines for comprehensive instructions on signage design and integration.

6. Pedestrian Engagement:
Continue the project's emphasis on activating street edges through the use of steel frame structures and other pedestrian canopies. These structures not only serve as pedestrian gateways but also enhance accessibility and engagement with the surroundings. Create inviting outdoor spaces that encourage social interaction and community engagement.

By adhering to these design guidelines, architects and designers will contribute to the ongoing success of Alder Creek Marketplace as a vibrant and unified retail destination. The guidelines ensure that the project's architectural evolution remains in sync with its historical roots while embracing modern design concepts.



DEVIATION:

1. BUILDING SETBACK FROM ALDER CREEK PARKWAY TO BE 7' FROM PUBLIC SIDEWALK.
2. BUILDING SETBACK FROM EAST BIDWELL STREET TO BE 10' FROM PUBLIC SIDEWALK.

CBC 11B COMMERCIAL PARKING SUMMARY: FOLSOM RANCH-PHASE 2

REQUIRED PARKING BY CITY CODE:	**345**	STALLS			
TOTAL PROVIDED PARKING:	**421**	STALLS			
STANDARD PARKING STALLS:					
PROVIDED STALLS	**441**	STALLS	REQUIRED ACCESSIBLE PARKING	8	STALLS
PROVIDED ACCESSIBLE VAN	**6**	STALLS			
PROVIDED ACCESSIBLE STANDARD	**17**	STALLS			
ELECTRIC VEHICLE PARKING:					
PROVIDED ELECTRIC CHARGING STATIONS	**23**	STALLS	REQUIRED ELECTRIC CHARGING STATIONS	**89**	STALLS
PROVIDED ELECTRIC VAN ACCESSIBLE	**1**	STALLS	REQUIRED ELECTRIC ACCESSIBLE	**2**	STALLS
PROVIDED ELECTRIC STANDARD ACCESSIBLE	**2**	STALLS			
PROVIDED ELECTRIC AMBULATORY	**0**	STALLS			
PROVIDED EVSE	**66**	STALLS			
PROVIDED ELECTRIC VEHICLE CAPABLE	**89**	STALLS	REQUIRED ELECTRIC VEHICLE CAPABLE	**23**	STALLS

THE SHOPS AT FOLSOM RANCH - PHASE 2- OPT. 2.7

PARCEL SIZE: 15.100 +/- ACRES (LOT 4 - GROSS)
BUILDABLE AREA: +/- 12.124 ACRES (NET)

LEASE AREAS:

MAJOR 1 - GROCERY:	55,000 SF
PAD 1 - GAS STATION:	3,000 SF
PAD 2 - DRIVE-THRU (100 SEATS):	4,500 SF
PAD 3 - DRIVE-THRU (100 SEATS):	4,500 SF
PAD 4 - DRIVE-THRU (100 SEATS):	4,500 SF
SHOPS 1 - RETAIL :	4,500 SF
SHOPS 2 - RETAIL/ DRIVE-THRU:	5,000 SF
SHOPS 3a - RETAIL:	7,000 SF
SHOPS 3b - RETAIL:	7,000 SF
TOTAL LEASE AREA:	**95,000 SF**

CITY PARKING REQUIREMENT:

RETAIL REQ. PARKING (3/ 1,000 SF*)	245
DRIVE THRU REQ. PARKING (1 PER 3 SEATS)	100
TOTAL REQUIRED STALLS:	345
PROVIDED STALLS:	**423**
PROVIDED PARKING RATIO:	**4.5/ 1,000 SF**

*If located within a shopping center or other mixed-use development which is predominantly retail commercial, the retail commercial parking requirement applies, provided that there are mutual parking agreements and the total cumulative gross floor area of the eating establishment(s) do(es) not exceed ten percent of the gross floor area of the shopping center.

PARKING STALL DIMENSIONS: 9' WIDE X 19' DEEP

0 50 100 150 FT
SCALE: 1" = 50'-0"
N

LPAS Architecture + Design

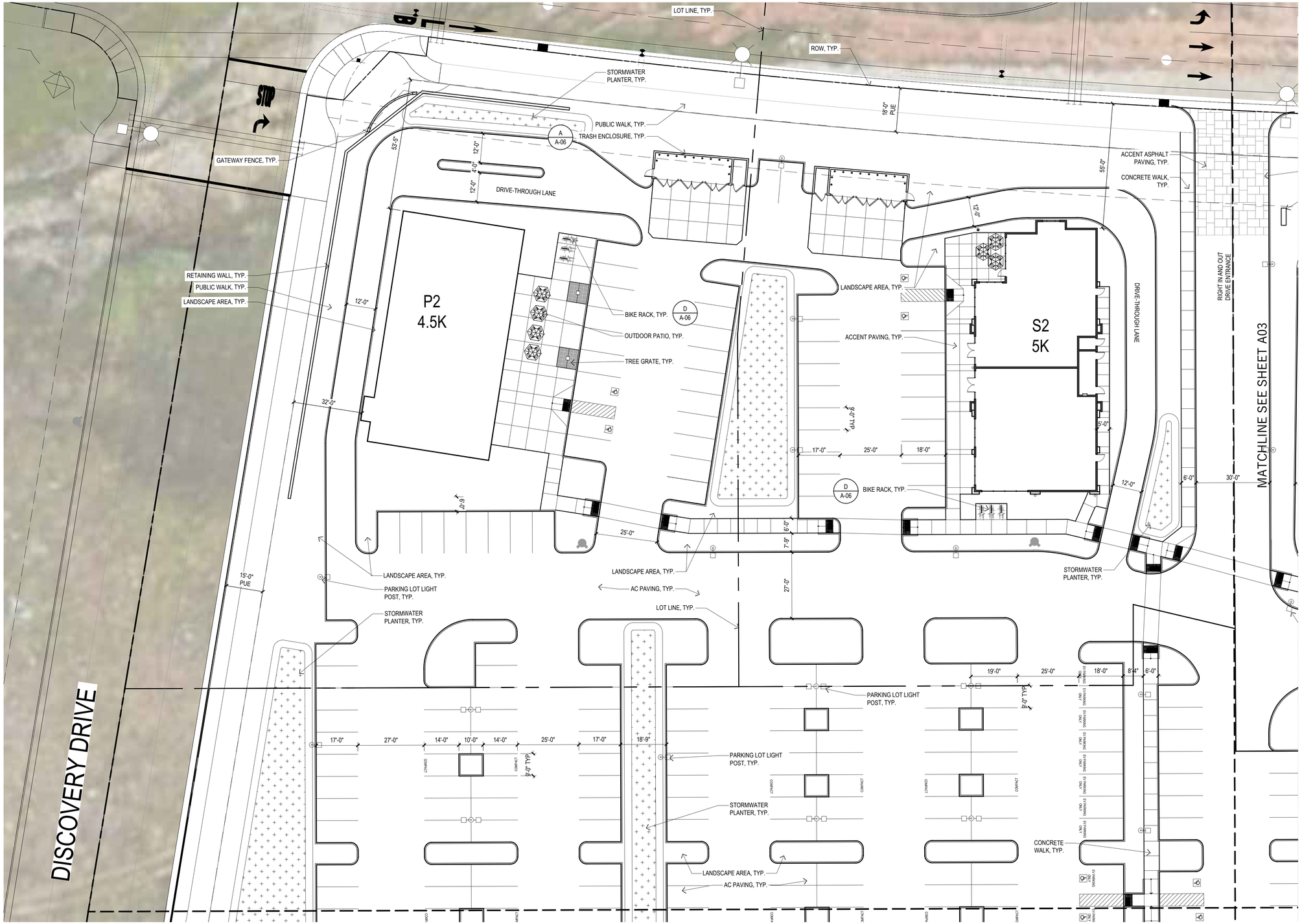
OVERALL SITE PLAN

ALDER CREEK MARKETPLACE | Folsom, CA

A.04

PROJECT NO: 1405-0002

September 15, 2023



SCALE: 1" = 20'-0"

0 20 40 60 FT

N

LPAS Architecture + Design

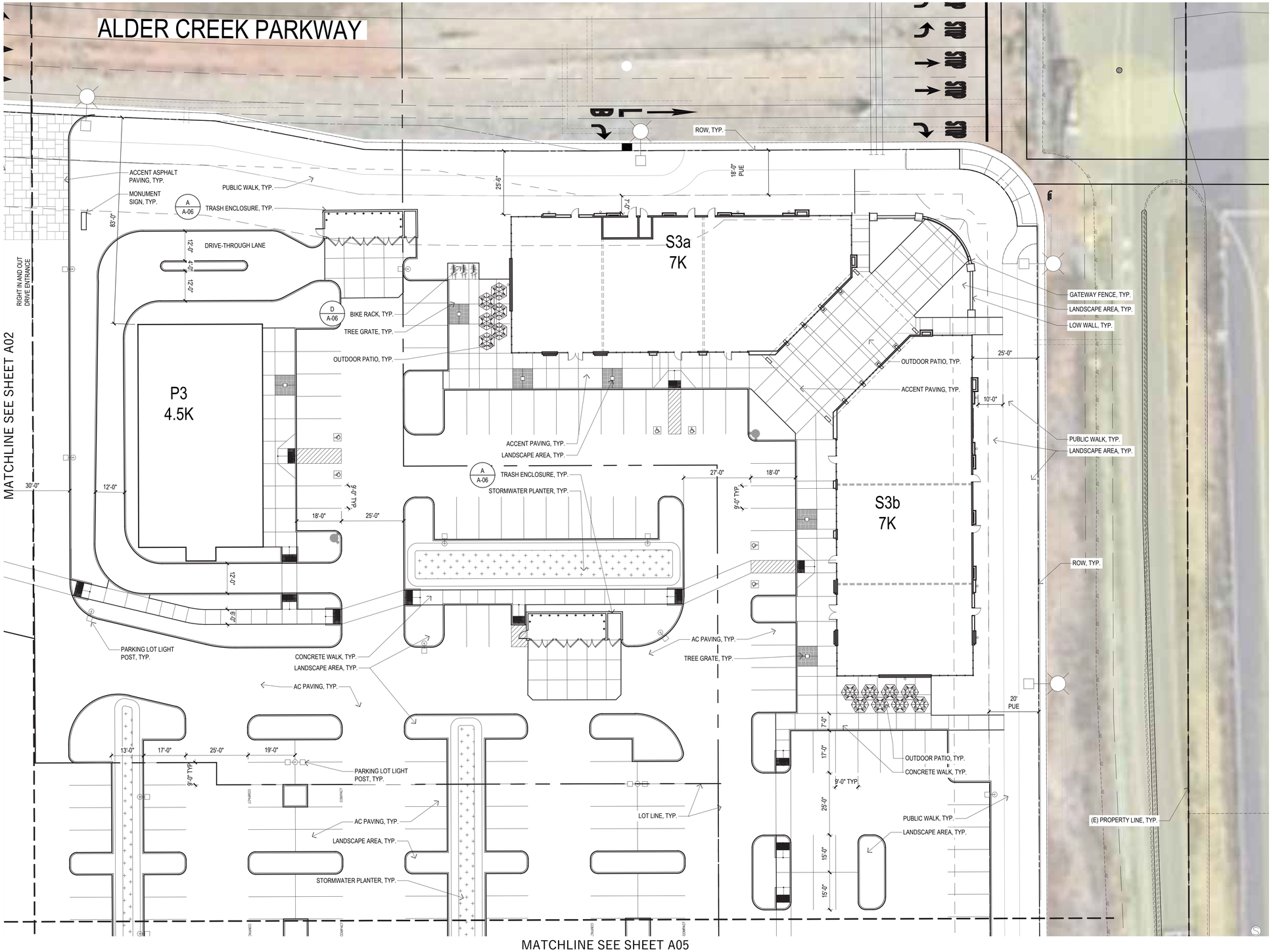
PARTIAL SITE PLAN

ALDER CREEK MARKETPLACE | Folsom, CA

A.05

PROJECT NO: 1405-0002

September 15, 2023



DEVIATION:

1. BUILDING SETBACK FROM ALDER CREEK PARKWAY TO BE 7' FROM PUBLIC SIDEWALK.
2. BUILDING SETBACK FROM EAST BIDWELL STREET TO BE 10' FROM PUBLIC SIDEWALK.

*The Folsom Plan Area Specific Plan General Commercial (SP-GC) has a front yard set back of 20' from back of sidewalk, which we want to reduce to have a better corner feature. We would like East Bidwell St. front yard setback to be 10' from back of sidewalk . We would like Alder Creek Pkwy front yard setback to be 7' from back of sidewalk. There is an exception to our setback in the Town Center where the front yard setback is 0 from back of curb.

The shops 3 building at the corner of East Bidwell and Alder Creek Parkway has been designer following the Town Center Urban Elements include a significant corner with an prominent steel framed entry archway. Alder Creek Pkwy. and East Bidwell both have detached walks that provide a significant set back from street. Our proposed setback on Alder Creek Pkwy is a 10' landscape strip, 8' sidewalk, and 7' setback from the back of walk to face of building, which is 25' from the Right of way/ back of curb to building face.

Our proposed setback on East Bidwell St. is a 8' landscape strip, 6' sidewalk, and 10' setback from the back of walk to face of building, which is 24' from the Right of way/ back of curb to building face. The property to the north of Alder Creek Market Place is a Regional Commercial (SP-RC) and has a front yard setback of 0' and the property to the west is the Town Center and has a front yard setback of 0'. Our proposed setback would be more constant with the surrounding properties and allow an architectural feature at a prominent corner.

0 20 40 60 FT

SCALE: 1" = 20'-0"

N

LPAS Architecture + Design

PARTIAL SITE PLAN

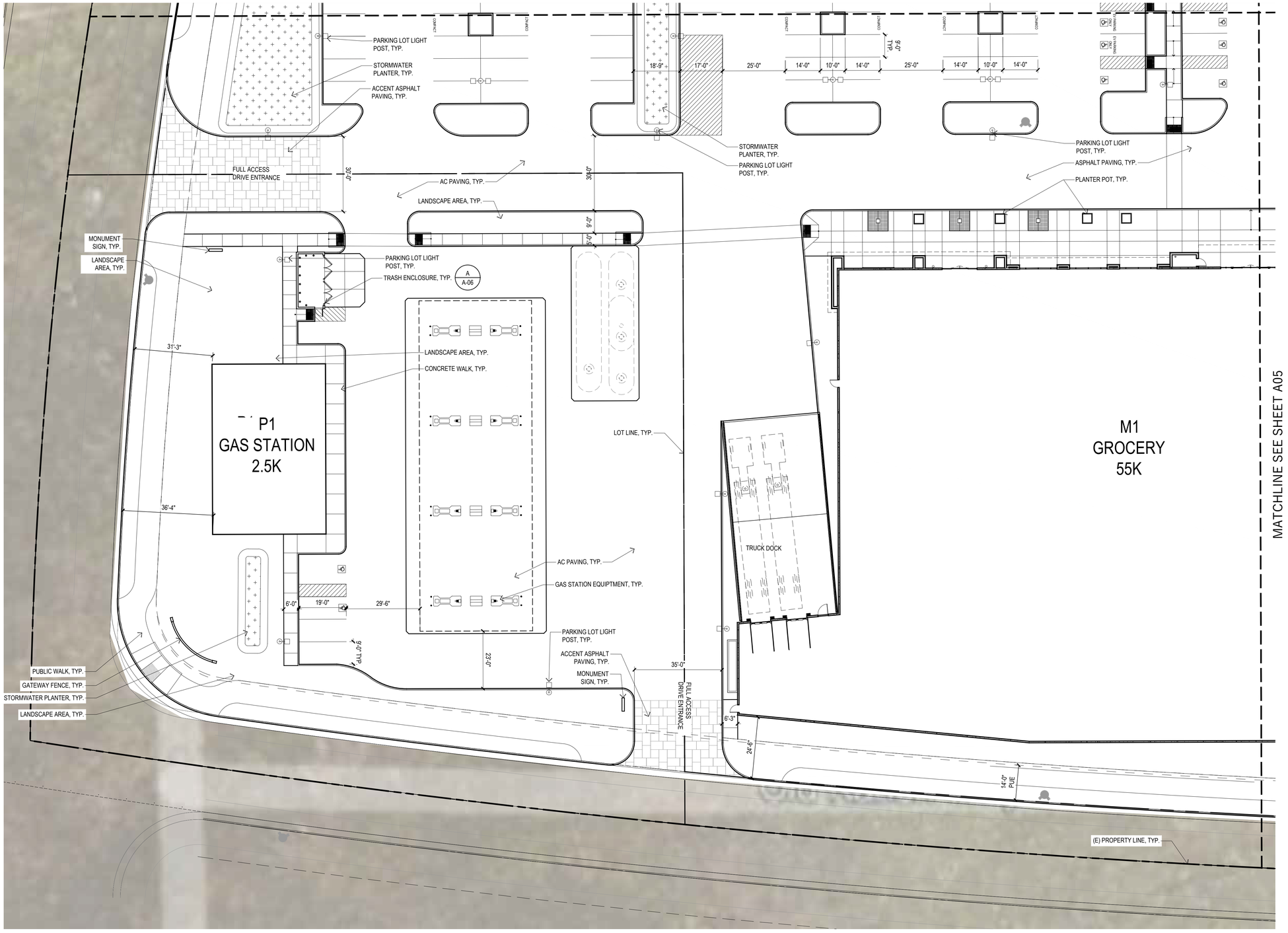
ALDER CREEK MARKETPLACE | Folsom, CA

A.06

PROJECT NO: 1405-0002

September 15, 2023

MATCHLINE SEE SHEET A02



0 20 40 60
SCALE: 1" = 20'-0" FT
N

LPAS
Architecture + Design

PARTIAL SITE PLAN

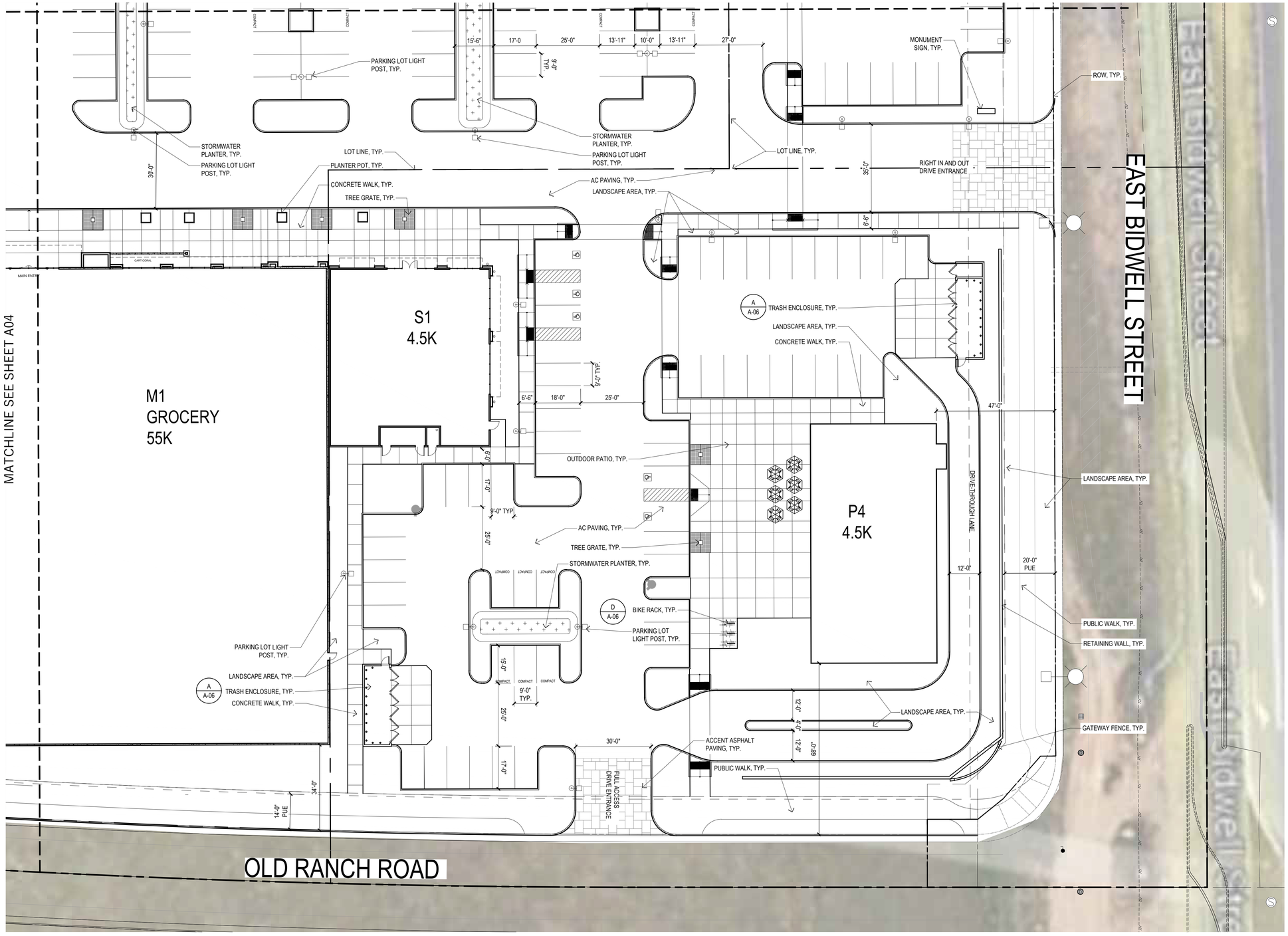
ALDER CREEK MARKETPLACE | Folsom, CA

A.07

PROJECT NO: 1405-0002

September 15, 2023

MATCHLINE SEE SHEET A03



SCALE: 1" = 20'-0"

0 20 40 60 FT

N

LPAS Architecture + Design

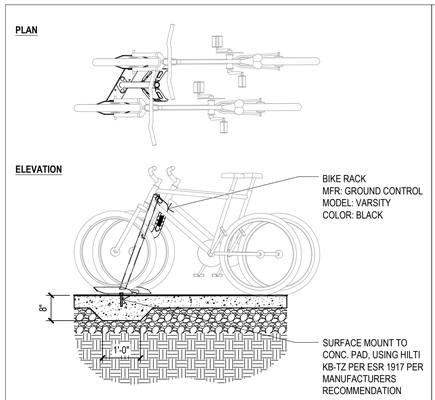
PARTIAL SITE PLAN

ALDER CREEK MARKETPLACE | Folsom, CA

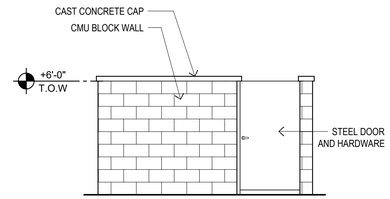
A.08

PROJECT NO: 1405-0002

September 15, 2023



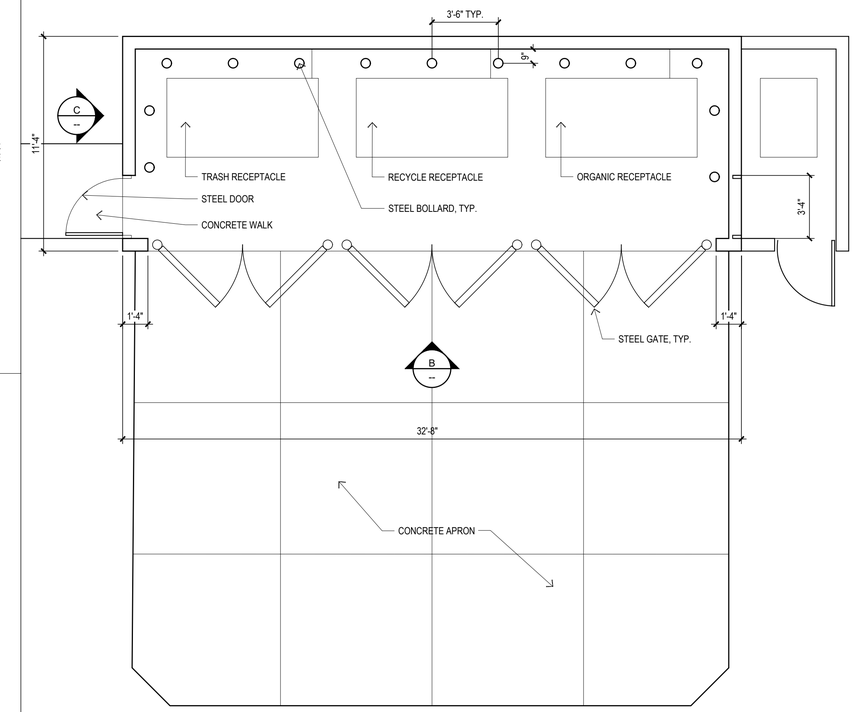
BIKE RACK D
3/4" = 1'-0"



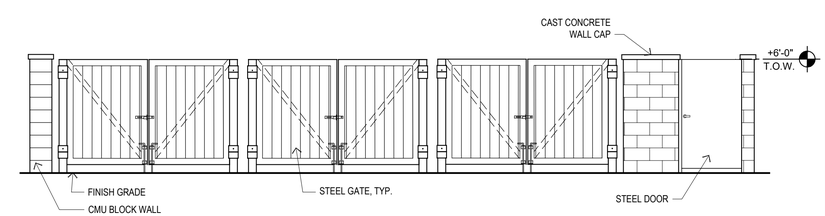
NOTE:
ALL METAL TO BE PAINTED W/ TWO COATS PRIMER AND TWO COATS OF FINISH. ALL METAL FASTENERS TO BE GALVANIZED.

TRASH ENCLOSURE SIDE ELEVATION C
1/4" = 1'-0"

SITE LIGHTING EXAMPLES E
z1405-0002_SP 2



TRASH ENCLOSURE PLAN A
1/4" = 1'-0"



TRASH ENCLOSURE ELEVATION B
1/4" = 1'-0"

LPAS Architecture + Design

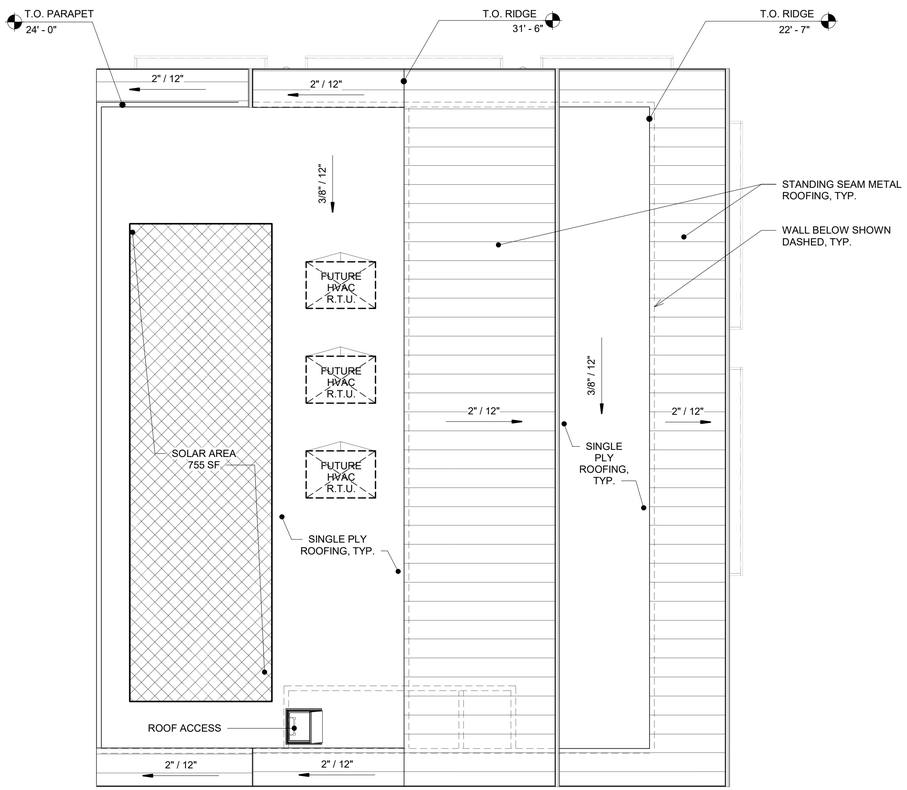
SITE DETAILS

ALDER CREEK MARKETPLACE | Folsom, CA

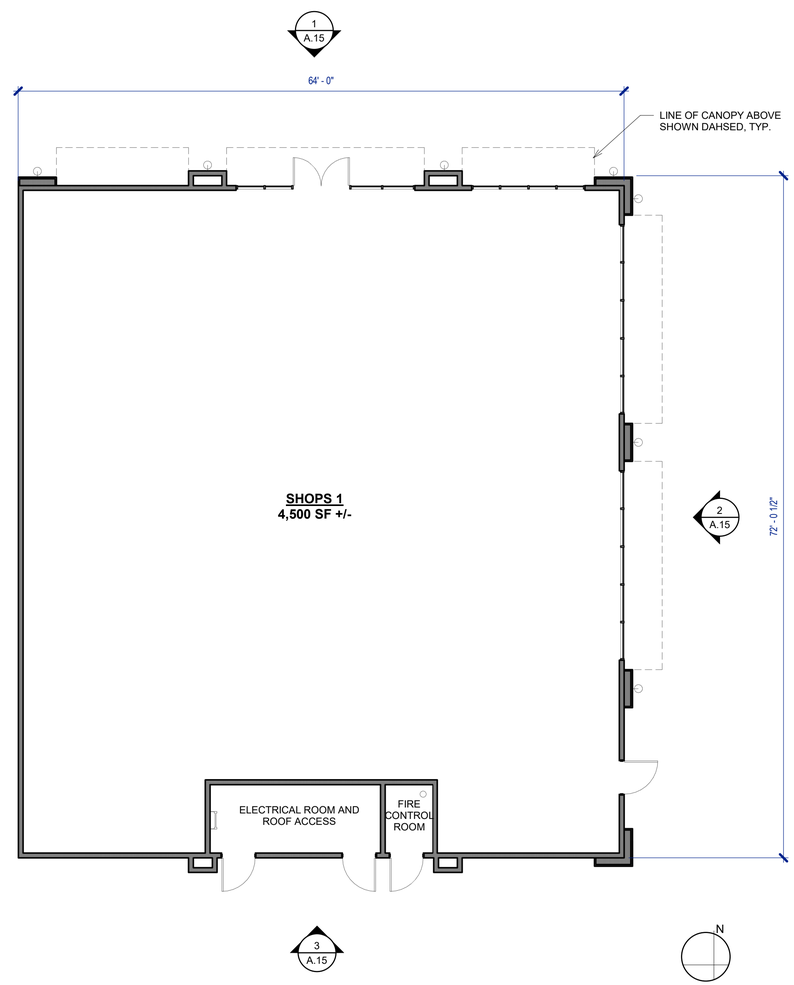
A.09

PROJECT NO: 1405-0002

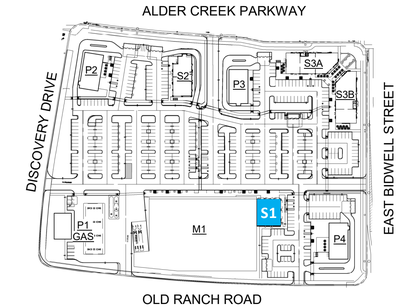
September 15, 2023



ROOF PLAN 2
1/8" = 1'-0"



FLOOR PLAN 1
1/8" = 1'-0"



SITE MAP - NOT TO SCALE

N

BUILDING INFORMATION - SHOPS 1

GROSS BUILDING AREA:	4,500 SF
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	YES
TENANT:	T.B.D.
STORIES:	1
BUILDING HEIGHT:	31'-6"

SOLAR ZONE ROOF AREA CALCULATION

REQUIRED SOLAR ZONE (CA ENERGY CODE SECTION 110.10 (b) 1B):
15% OF TOTAL ROOF AREA EXCLUDING ANY SKYLIGHT AREA

TOTAL ROOF AREA:	5,030 SF
AREA COVERED BY SKYLIGHTS:	0 SF
MINIMUM REQUIRED SOLAR ZONE:	5,030 SF x (.15) = **755 SF**
TOTAL PROVIDED SOLAR ZONE:	920 SF

LPAS Architecture + Design

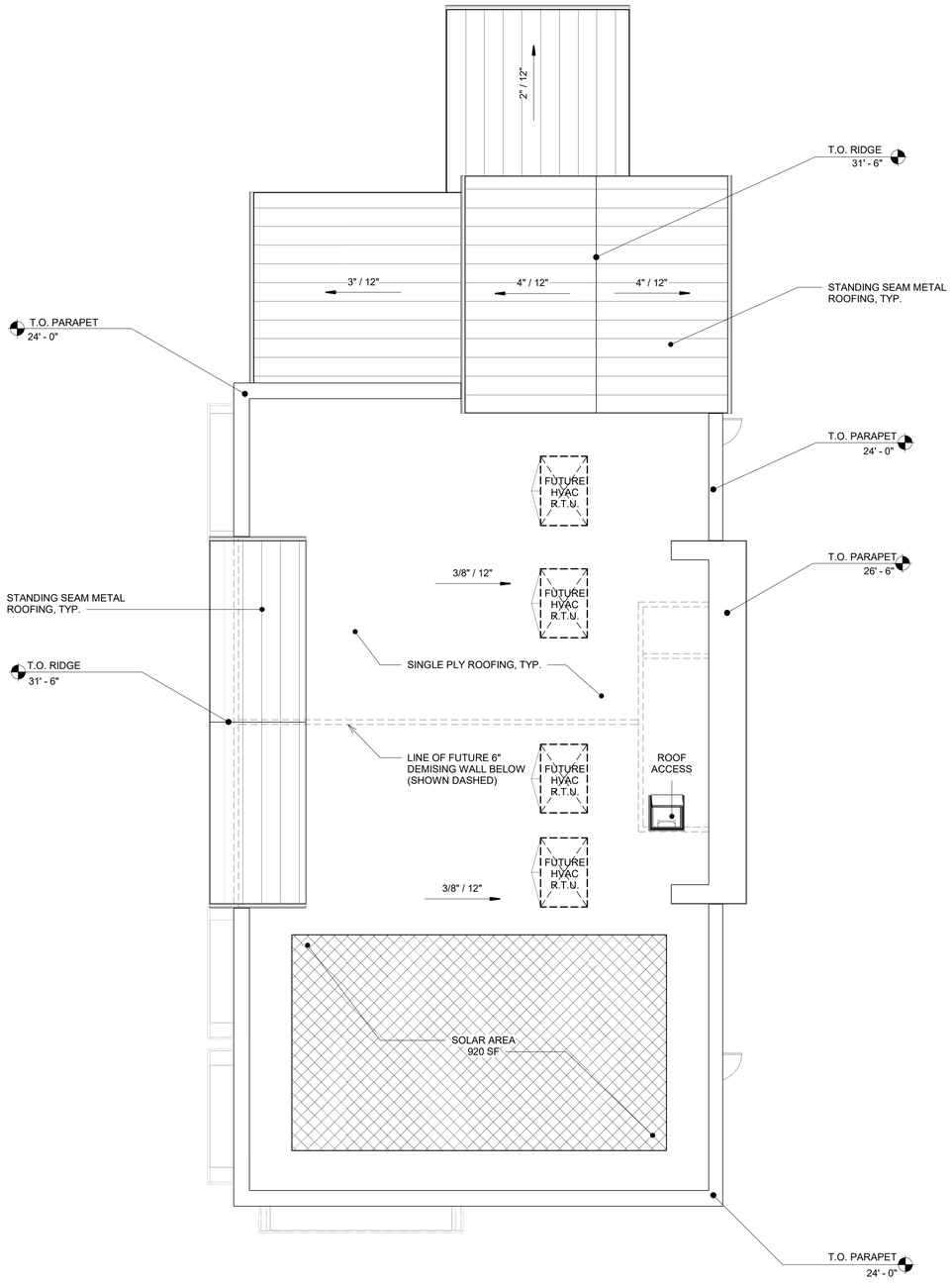
SHOPS 1
FLOOR & ROOF PLAN

ALDER CREEK MARKETPLACE | Folsom, CA

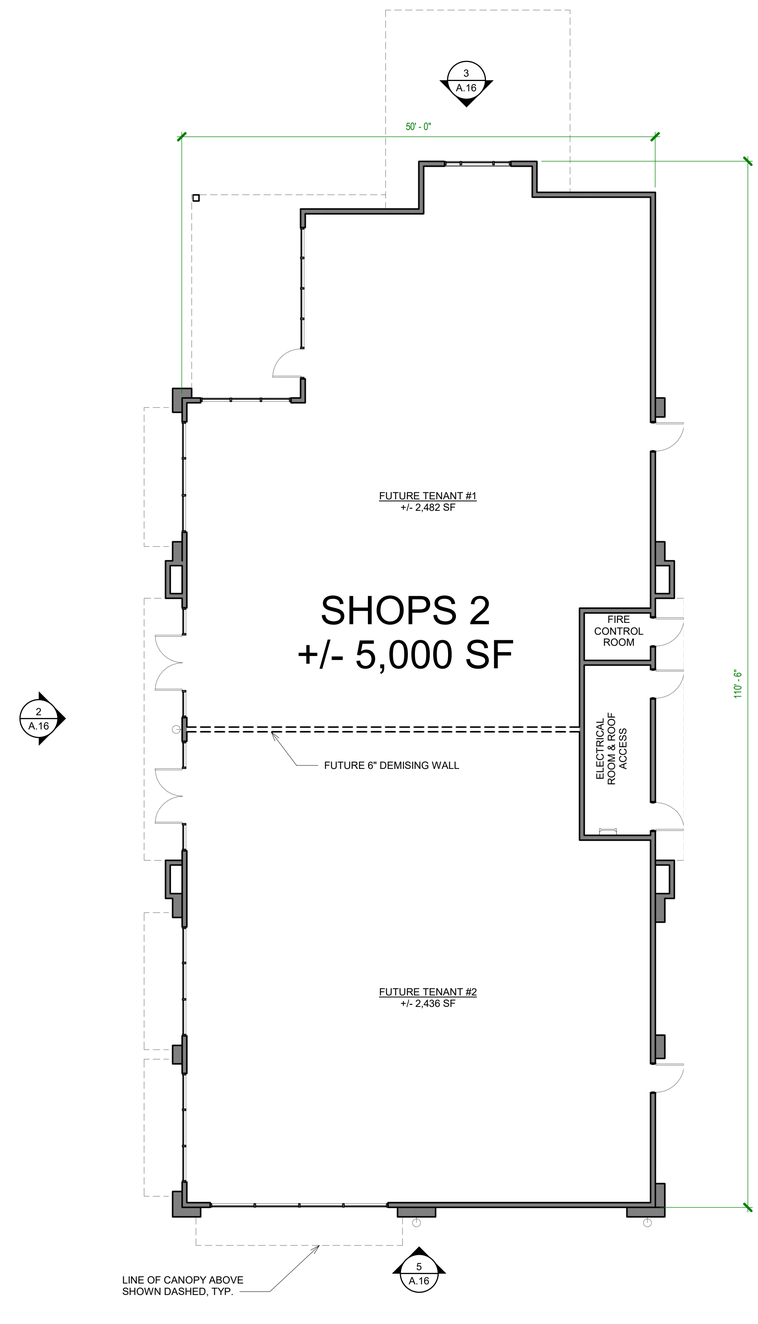
PROJECT NO: 1405-0002

A.10

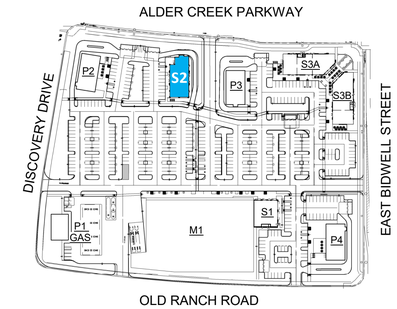
September 15, 2023



PROPOSED FLOOR PLAN 2
1/8" = 1'-0"



PROPOSED FLOOR PLAN 1
1/8" = 1'-0"



SITE MAP - NOT TO SCALE

BUILDING INFORMATION - SHOPS 2

GROSS BUILDING AREA:	5,000 SF
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	YES
TENANT:	T.B.D.
STORIES:	1
BUILDING HEIGHT:	31'-6"

SOLAR ZONE ROOF AREA CALCULATION

REQUIRED SOLAR ZONE (CA ENERGY CODE SECTION 110.10 (b) 1B):
15% OF TOTAL ROOF AREA EXCLUDING ANY SKYLIGHT AREA

TOTAL ROOF AREA:	6,081 SF
AREA COVERED BY SKYLIGHTS:	0 SF
MINIMUM REQUIRED SOLAR ZONE:	6,081 SF x (.15) = **913 SF**
TOTAL PROVIDED SOLAR ZONE:	920 SF

LPAS
Architecture + Design

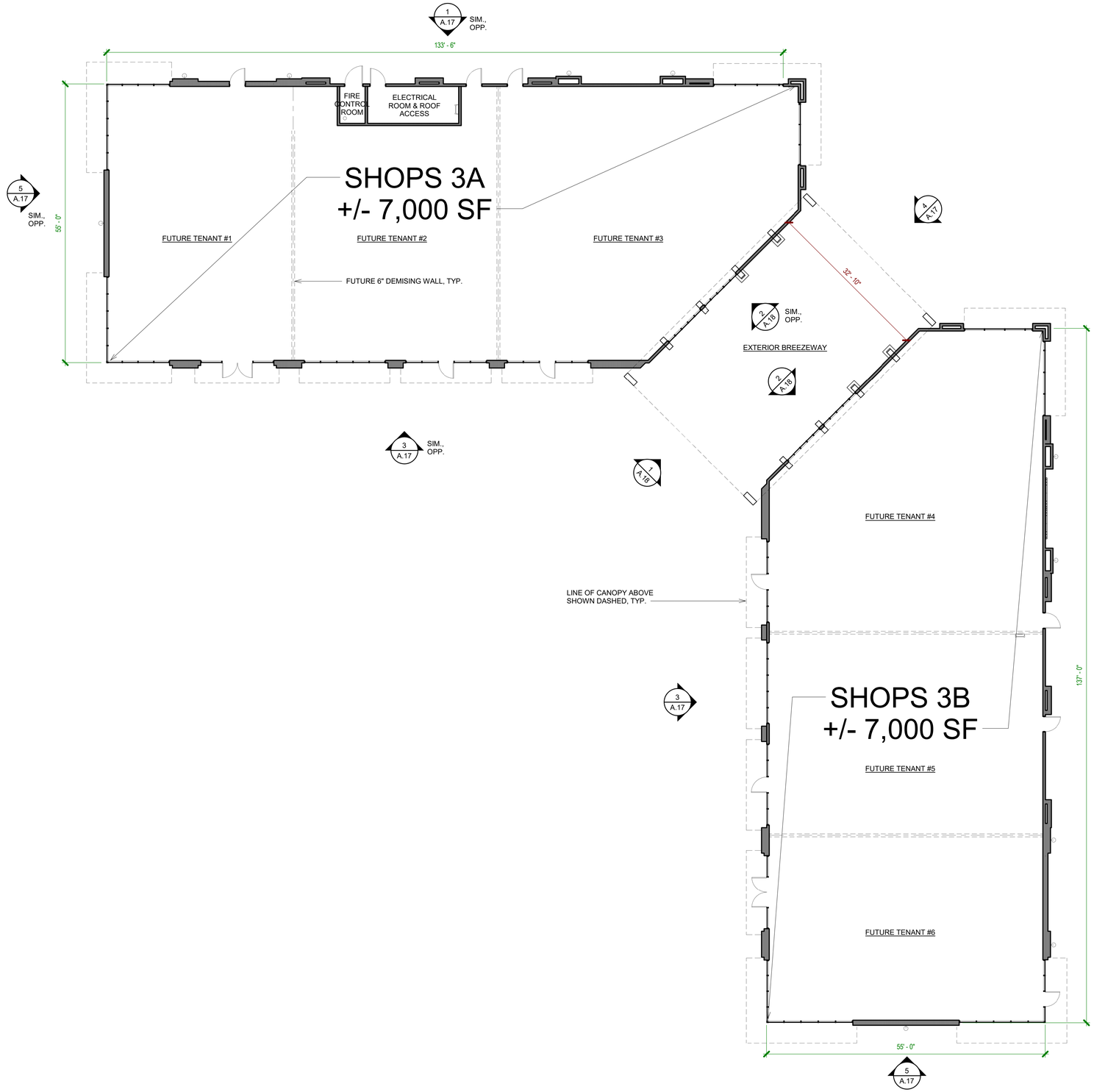
SHOPS 2
FLOOR & ROOF PLAN

ALDER CREEK MARKETPLACE | Folsom, CA

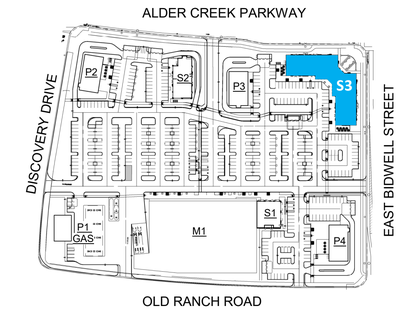
PROJECT NO: 1405-0002

A.11

September 15, 2023



FLOOR PLAN 1
3/32" = 1'-0"



SITE MAP - NOT TO SCALE

N

BUILDING INFORMATION - SHOPS 3

GROSS BUILDING AREA:	14,000 SF
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	YES
TENANT:	T.B.D.
STORIES:	1
BUILDING HEIGHT:	40'

SOLAR ZONE ROOF AREA CALCULATION

REQUIRED SOLAR ZONE (CA ENERGY CODE SECTION 110.10 (b) 1B):
15% OF TOTAL ROOF AREA EXCLUDING ANY SKYLIGHT AREA

TOTAL ROOF AREA:	16,322 SF
AREA COVERED BY SKYLIGHTS:	0 SF
MINIMUM REQUIRED SOLAR ZONE:	16,322 SF x (.15) = **2,448 SF**
TOTAL PROVIDED SOLAR ZONE:	2,448 SF

LPAS Architecture + Design

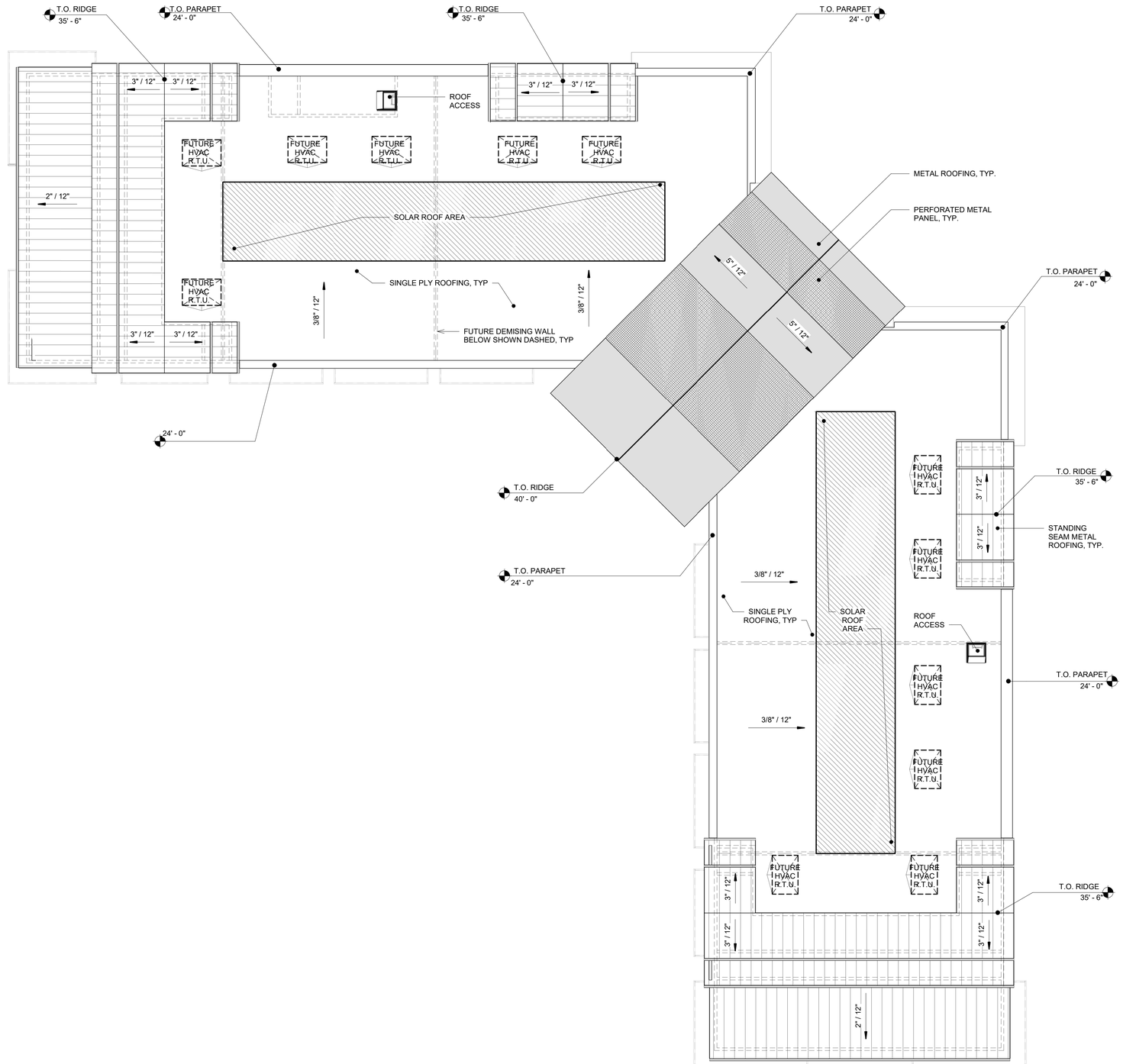
SHOPS 3
FLOOR PLAN

ALDER CREEK MARKETPLACE | Folsom, CA

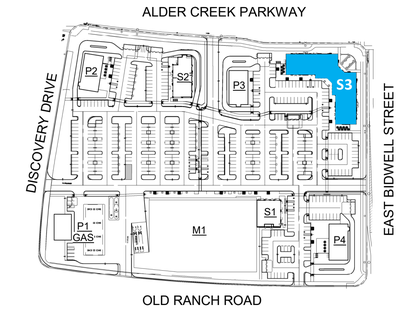
A.12

PROJECT NO: 1405-0002

September 15, 2023



ROOF PLAN 1
3/32" = 1'-0"



SITE MAP - NOT TO SCALE

N

BUILDING INFORMATION - SHOPS 3

GROSS BUILDING AREA:	14,000 SF
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	YES
TENANT:	T.B.D.
STORIES:	1
BUILDING HEIGHT:	40'

SOLAR ZONE ROOF AREA CALCULATION

REQUIRED SOLAR ZONE (CA ENERGY CODE SECTION 110.10 (b) 1B):
15% OF TOTAL ROOF AREA EXCLUDING ANY SKYLIGHT AREA

TOTAL ROOF AREA:	16,322	SF
AREA COVERED BY SKYLIGHTS:	0	SF
MINIMUM REQUIRED SOLAR ZONE:	16,322 SF x (.15) =	**2,448 SF**
TOTAL PROVIDED SOLAR ZONE:		2,448 SF

LPAS Architecture + Design

SHOPS 3
ROOF PLAN

ALDER CREEK MARKETPLACE | Folsom, CA

PROJECT NO: 1405-0002

A.13

September 15, 2023

COLORS

1

MFR: SHERWIN WILLIAMS
CLR: SW 9544 “DASHING”

2

MFR: SHERWIN WILLIAMS
CLR: SW 7598 “SIERRA REDWOOD”

3

MRF: SHERWIN WILLIAMS
CLR: SW 6990 “CAVIAR”

4

MRF: SHERWIN WILLIAMS
CLR: SW 9026 “TARNISHED TRUMPET”

MATERIALS

5

MINI V-BEAM METAL SIDING
AEP SPAN - REGAL WHITE

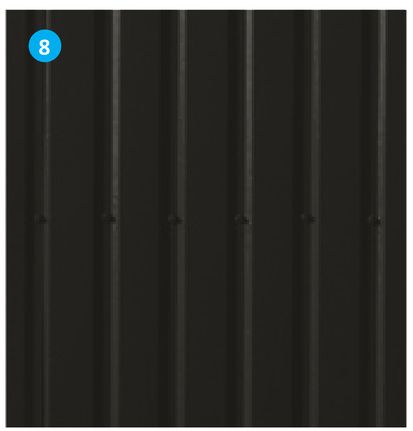
6

MINI V-BEAM METAL SIDING
AEP SPAN - TERRA-COTTA

7

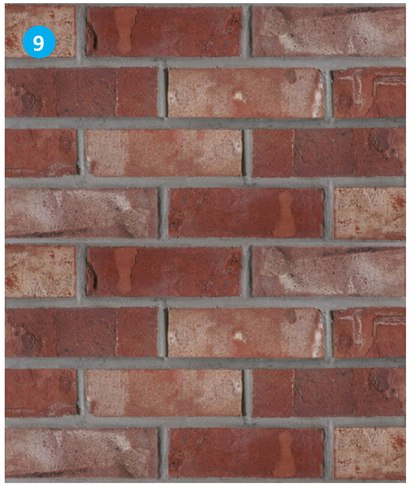
BOX RIB METAL SIDING
AEP SPAN - ZINC GREY

8



BOX RIB METAL SIDING
AEP SPAN - MIDNIGHT BRONZE

9



HC MUDDOX THIN BRICK
REDWOOD

10

METAL ACCENT
TERRACOTTA

11

METAL ACCENT
MIDNIGHT BRONZE

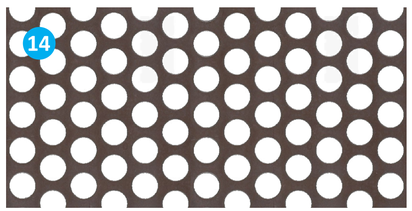
12

STANDING SEAM METAL ROOFING
PAINTED MIDNIGHT BRONZE

13

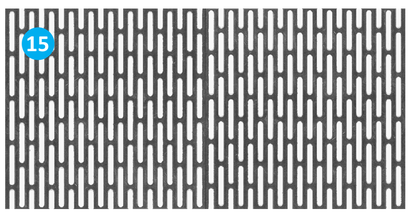
G.F.R.C. WALL BASE
SMOOTH CONCRETE

14



1/2” ROUND PERFORATED METAL
MCNICHOLS - PAINTED TERRA-COTTA

15



SLOTTED PERFORATED METAL
MCNICHOLS - PAINTED ZINC GREY

COLORS

01. **DASHING**
SW 9544

02. **SIERRA REDWOOD**
SW 8598

03. **CAVIAR**
SW 6990

04. **TARNISHED TRUMPET**
SW 9026

MATERIALS

05. **MINI V-BEAM METAL SIDING**
AEP SPAN - REGAL WHITE

06. **MINI V-BEAM METAL SIDING**
AEP SPAN - TERRA COTTA

07. **BOX RIB METAL SIDING**
AEP SPAN - ZINC GREY

08. **BOX RIB METAL SIDING**
AEP SPAN - MIDNIGHT BRONZE

09. **THIN BRICK**
HC MUDDOX - REDWOOD

10. **METAL ACCENT**
TERRA-COTTA

11. **METAL ACCENT**
MIDNIGHT BRONZE

12. **G.F.R.C. WALL BASE**
SMOOTH CONCRETE

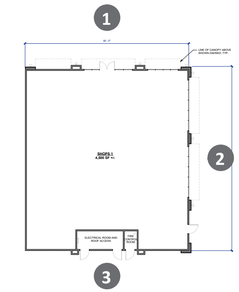
13. **STANDING SEAM METAL ROOF**
MIDNIGHT BRONZE

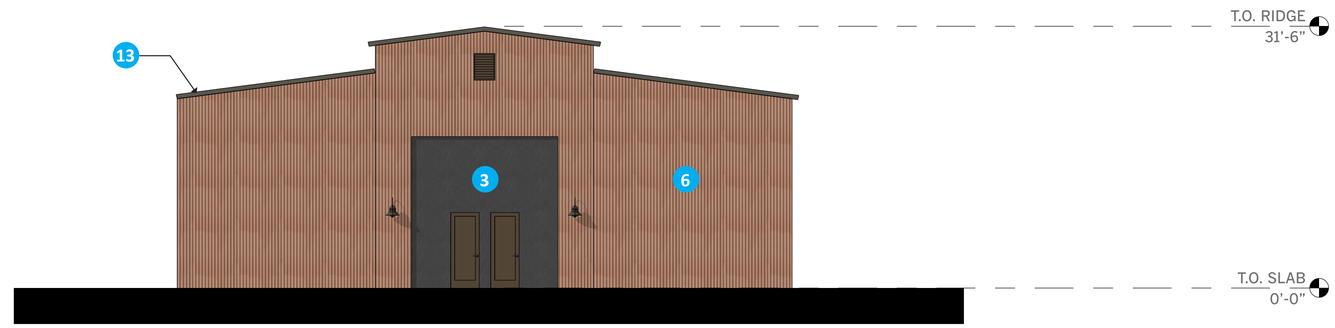
14. **1/2" ROUND PERFORATED METAL**
MCNICHOLS - PAINTED TERRA-COTTA

15. **SLOTTED PERFORATED METAL**
MCNICHOLS - PAINTED ZINC GREY

N

ELEVATION KEY PLAN





3. SOUTH ELEVATION

2. EAST ELEVATION

1. NORTH ELEVATION

Scale: 1/8" = 1'-0"

00 8 16 32

LPAS Architecture + Design

EXTERIOR ELEVATIONS

SHOPS 1

ALDER CREEK MARKETPLACE | Folsom, CA

A.15

PROJECT NO: 1405-0002

September 15, 2023

COLORS

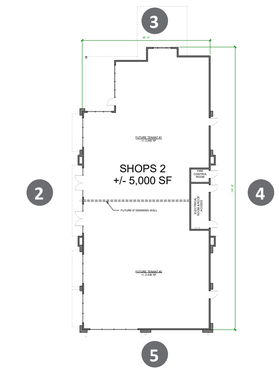
01. **DASHING** SW 9544
02. **SIERRA REDWOOD** SW 8598
03. **CAVIAR** SW 6990
04. **TARNISHED TRUMPET** SW 9026

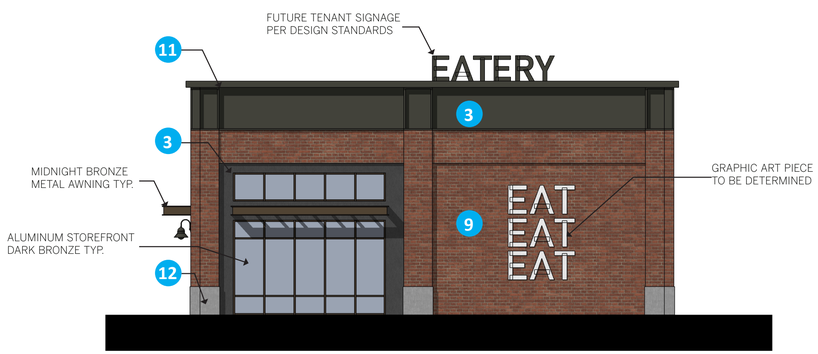
MATERIALS

05. **MINI V-BEAM METAL SIDING** AEP SPAN - REGAL WHITE
06. **MINI V-BEAM METAL SIDING** AEP SPAN - TERRA COTTA
07. **BOX RIB METAL SIDING** AEP SPAN - ZINC GREY
08. **BOX RIB METAL SIDING** AEP SPAN - MIDNIGHT BRONZE
09. **THIN BRICK** HC MUDDOX - REDWOOD
10. **METAL ACCENT** TERRA-COTTA
11. **METAL ACCENT** MIDNIGHT BRONZE
12. **G.F.R.C. WALL BASE** SMOOTH CONCRETE
13. **STANDING SEAM METAL ROOF** MIDNIGHT BRONZE
14. **1/2" ROUND PERFORATED METAL** MCNICHOLS - PAINTED TERRA-COTTA
15. **SLOTTED PERFORATED METAL** MCNICHOLS - PAINTED ZINC GREY

N

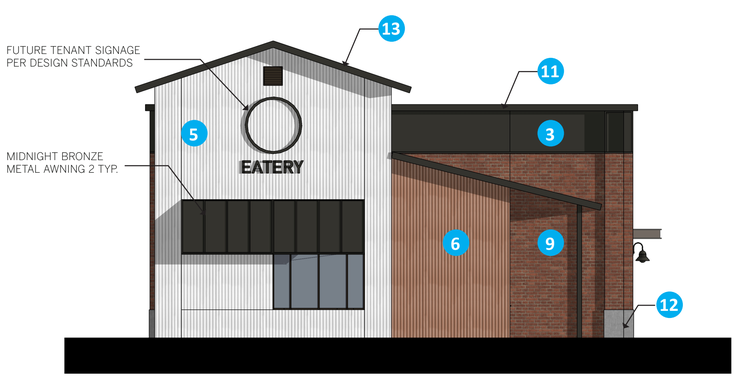
ELEVATION KEY PLAN





5. SOUTH ELEVATION

4. EAST ELEVATION



3. NORTH ELEVATION

2. WEST ELEVATION

Scale: 1/8" = 1'-0"

00 8 16 32

LPAS Architecture + Design

EXTERIOR ELEVATIONS

SHOPS 2

ALDER CREEK MARKETPLACE | Folsom, CA

A.16

PROJECT NO: 1405-0002

September 15, 2023

COLORS

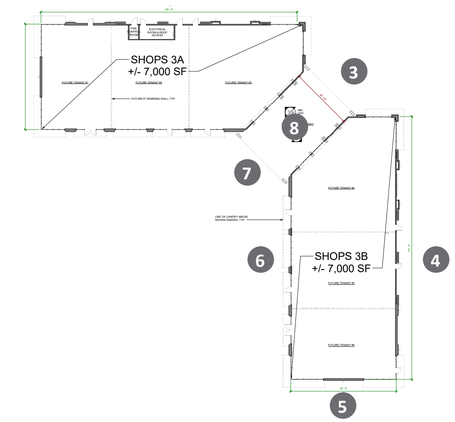
01. **DASHING** SW 9544
02. **SIERRA REDWOOD** SW 8598
03. **CAVIAR** SW 6990
04. **TARNISHED TRUMPET** SW 9026

MATERIALS

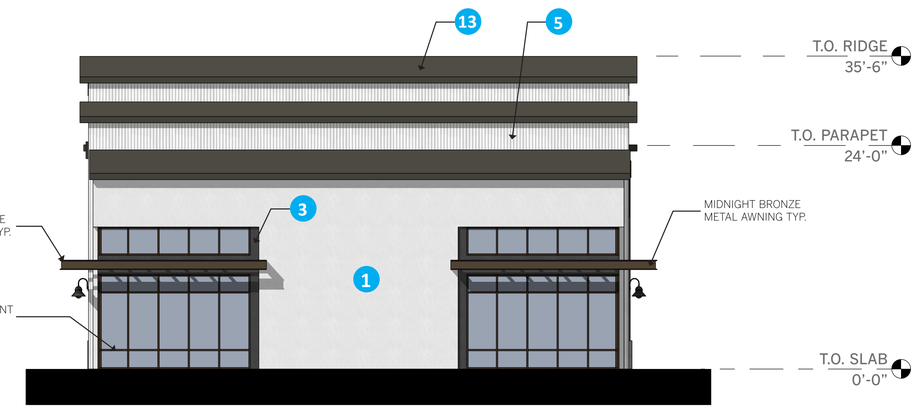
05. **MINI V-BEAM METAL SIDING** AEP SPAN - REGAL WHITE
06. **MINI V-BEAM METAL SIDING** AEP SPAN - TERRA COTTA
07. **BOX RIB METAL SIDING** AEP SPAN - ZINC GREY
08. **BOX RIB METAL SIDING** AEP SPAN - MIDNIGHT BRONZE
09. **THIN BRICK** HC MUDDOX - REDWOOD
10. **METAL ACCENT** TERRA-COTTA
11. **METAL ACCENT** MIDNIGHT BRONZE
12. **G.F.R.C. WALL BASE** SMOOTH CONCRETE
13. **STANDING SEAM METAL ROOF** MIDNIGHT BRONZE
14. **1/2" ROUND PERFORATED METAL** MCNICHOLS - PAINTED TERRA-COTTA
15. **SLOTTED PERFORATED METAL** MCNICHOLS - PAINTED ZINC GREY

N

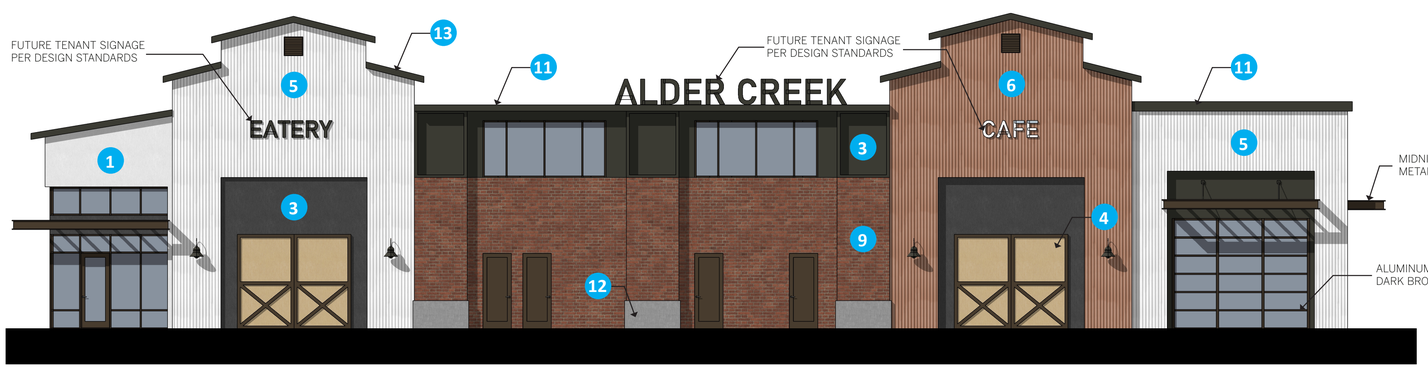
ELEVATION KEY PLAN



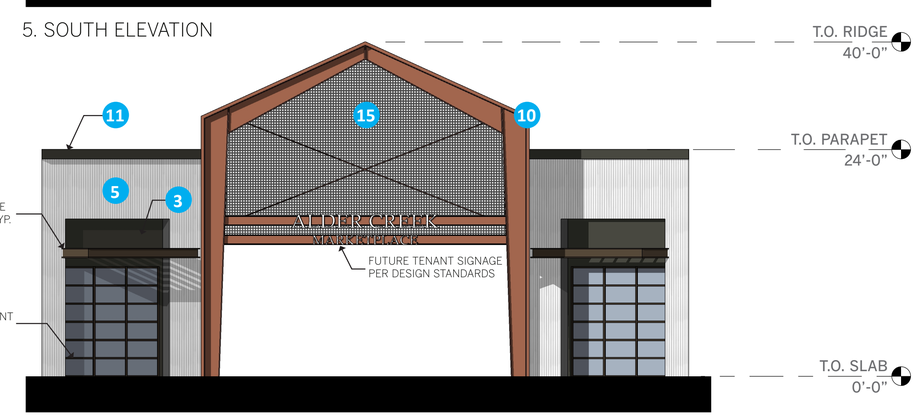
6. WEST ELEVATION



5. SOUTH ELEVATION



4. EAST ELEVATION



3. NORTHEAST ELEVATION

Scale: 1/8" = 1'-0"

00 8 16 32

LPAS Architecture + Design

EXTERIOR ELEVATIONS

SHOPS 3

ALDER CREEK MARKETPLACE | Folsom, CA

A.17

PROJECT NO: 1405-0002

September 15, 2023

COLORS

01. **DASHING**
SW 9544

02. **SIERRA REDWOOD**
SW 8598

03. **CAVIAR**
SW 6990

04. **TARNISHED TRUMPET**
SW 9026

MATERIALS

05. **MINI V-BEAM METAL SIDING**
AEP SPAN - REGAL WHITE

06. **MINI V-BEAM METAL SIDING**
AEP SPAN - TERRA COTTA

07. **BOX RIB METAL SIDING**
AEP SPAN - ZINC GREY

08. **BOX RIB METAL SIDING**
AEP SPAN - MIDNIGHT BRONZE

09. **THIN BRICK**
HC MUDDOX - REDWOOD

10. **METAL ACCENT**
TERRA-COTTA

11. **METAL ACCENT**
MIDNIGHT BRONZE

12. **G.F.R.C. WALL BASE**
SMOOTH CONCRETE

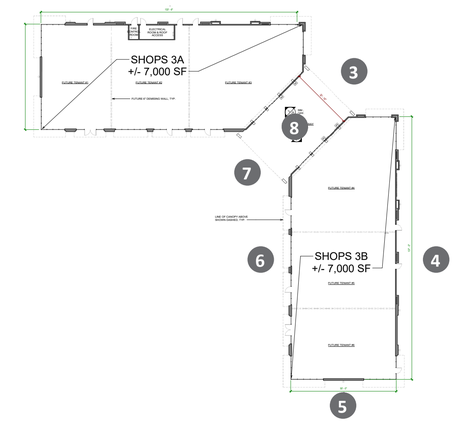
13. **STANDING SEAM METAL ROOF**
MIDNIGHT BRONZE

14. **1/2" ROUND PERFORATED METAL**
MCNICHOLS - PAINTED TERRA-COTTA

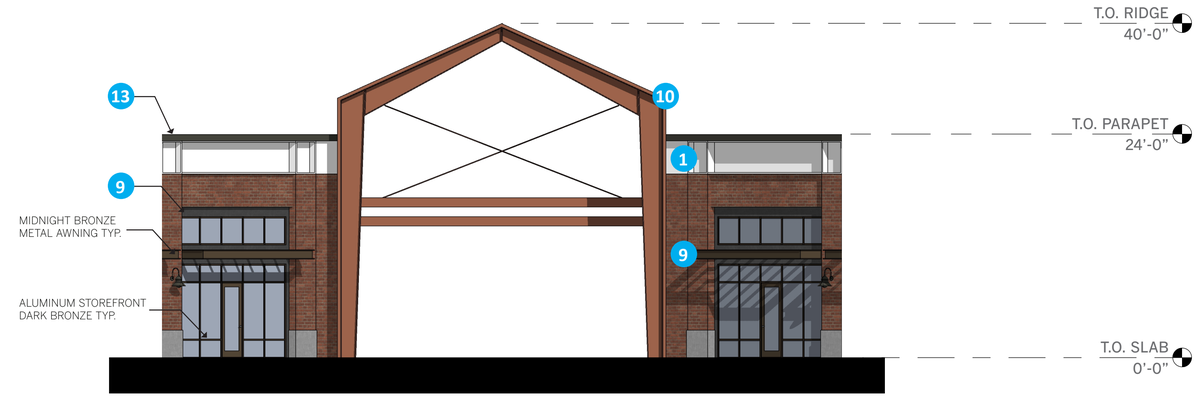
15. **SLOTTED PERFORATED METAL**
MCNICHOLS - PAINTED ZINC GREY

N

ELEVATION KEY PLAN



8. EXT. BREEZEWAY ELEVATION



7. SOUTHWEST ELEVATION

Scale: 1/8" = 1'-0"

00 8 16 32

LPAS
Architecture + Design

EXTERIOR ELEVATIONS

SHOPS 3

ALDER CREEK MARKETPLACE | Folsom, CA

A.18

PROJECT NO: 1405-0002

September 15, 2023

WATER EFFICIENT LANDSCAPE ORDINANCE:

"I have complied with the criteria of City of Folsom Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape and irrigation design plan."

Applicant Signature	License Number	Date
	4836	09.15.2023

LANDSCAPE NOTES:

1. ALL SHRUB AND GROUND COVER PLANTERS TO BE IRRIGATED USING IN-LINE SUBSURFACE DRIP TUBING. INSTALL 2 WIRE CONTROLLER .
2. ALL PLANTERS TO BE TOP DRESSED WITH 3" OR MULCH.
3. INSTALL TREE ROOT BARRIERS FOR TREES WITHIN 4'-0" OF CONCRETE PAVING OR CURB.

LANDSCAPE NOTES

TREE SPECIES DIVERSITY:

GENUS: 248 (TOTAL TREES) X 0.25 (25%) = 62 (MAXIMUM ALLOWED OF 1 GENUS)
SPECIES: 248 (TOTAL TREES) X 0.20 (20%) = 50 (MAXIMUM ALLOWED OF 1 SPECIES)
CULTIVAR: 248 (TOTAL TREES) X 0.15 (15%) = 38 (MAXIMUM ALLOWED OF 1 CULTIVAR)

*ALL PROPOSED TREES ON THIS PROJECT ARE UNDER THE MAXIMUM ALLOWED TREE COUNTS AND MEET THE CITY OF FOLSOM TREE SPECIES DIVERSITY CRITERIA.

TREE SPECIES DIVERSITY

Tree Species	Tree Size	Coverage Qty	Area	Shade Total
Quercus lobata	35'	Full	53	962	50,986
Ulmus parvifolia 'Allee'		Three-Qtrs	11	722	7,942
Zelcova serrata 'Green Vase'		Half	14	481	6,734
		Quarter	7	241	1,687
			Total		67,349
Pistacia c. 'Kieth Davey'	30'	Full	38	706	26,828
		Three-Qtrs	10	530	5,300
		Half	12	354	4,248
		Quarter	7	177	1,239
			Total		37,615
Chilopsis linearis	20'	Full	0	314	0
Ginkgo biloba 'Autumn Gold'		Three-Qtrs	0	236	0
Lagerstroemia 'Natchez'		Half	24	157	3,768
		Quarter	0	79	0
	5		Total		3,768

Total Tree Shaded Area Provided	108,732
Precent of Parking Shaded	52.0%
Total Parking Area	209,000

TREE SHADE CALCULATION

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
	Chilopsis linearis Desert Willow	15 gal	Low	19
	Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree	15 gal	Low	12
	Lagerstroemia indica x fauriei 'Natchez' Natchez Crape Myrtle	15 gal	Low	17
	Olea europaea 'Swan Hill' Swan Hill Fruitless Olive	24"box	Low	13
	Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache	24"box	Low	60
	Quercus lobata Valley Oak	24"box	Low	21
	Ulmus wilsoniana 'Prospector' Prospector Elm	24"box	Low	30
	Ulmus x 'Frontier' Frontier Elm	24"box	Low	37
	Zelkova serrata 'Green Vase' Green Vase Japanese Zelkova	24"box	Low	39

SHRUBS	BOTANICAL / COMMON NAME	CONT	WATER USE
	Aloe x 'Safari Rose' Safari Rose Aloe	5 gal	Low
	Callistemon viminalis 'Little John' Little John Weeping Bottlebrush	5 gal	Low
	Dianella revoluta 'DR5000' Little Rev™ Flax Lily	5 gal	Low
	Euonymus japonicus 'Green Spire' Green Spire Japanese Euonymus	5 gal	Med
	Hesperaloe parviflora 'Desert Flamenco' Desert Flamenco Red Yucca	5 gal	Low
	Lomandra longifolia 'Breeze' Breeze™ Mat Rush	5 gal	Low
	Muhlenbergia capillaris 'Pink Cloud' Pink Cloud Pink Muhly Grass	5 gal	Low
	Olea europaea 'Little Ollie' TM Little Ollie Olive	5 gal	Low
	Salvia clevelandii 'Allen Chickering' Allen Chickering Cleveland Sage	5 gal	Low
	Yucca filamentosa 'Color Guard' Color Guard Adam's Needle	5 gal	Low

VINE	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
	Parthenocissus tricuspidata 'Veitchii' Boston Ivy	5 gal	Low	

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WATER USE	SPACING	QTY
	Bulbine frutescens 'Hallmark' Hallmark Bulbine	1 gal	Low	36" o.c.	
	Festuca californica 'River House Blues' River House Blues California Fescue	1 gal	Low	24" o.c.	
	Myoporum parvifolium 'Prostratum' Prostrate Trailing Myoporum	1 gal	Low	24" o.c.	
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal	Low	36" o.c.	

0 50 100 150 FT
SCALE: 1" = 50'-0"
N

LPAS Architecture + Design

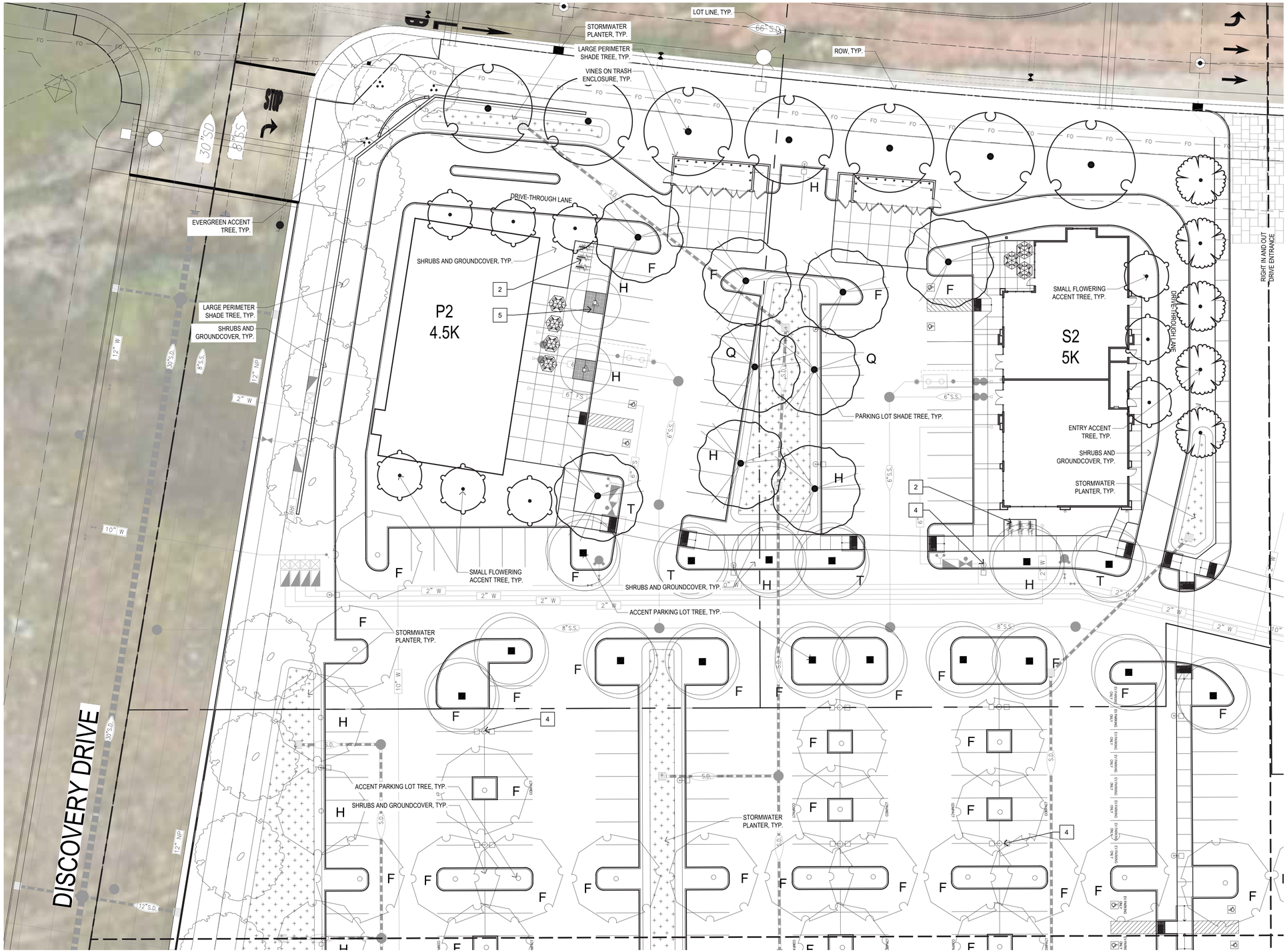
OVERALL LANDSCAPE PLAN

ALDER CREEK MARKETPLACE | Folsom, CA

L.01

PROJECT NO: 1405-0002

September 15, 2023



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE
	Chilopsis linearis Desert Willow	15 gal	Low
	Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree	15 gal	Low
	Lagerstroemia indica x fauriei 'Natchez' Natchez Crape Myrtle	15 gal	Low
	Olea europaea 'Swan Hill' Swan Hill Fruitless Olive	24"box	Low
	Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache	24"box	Low
	Quercus lobata Valley Oak	24"box	Low
	Ulmus wilsoniana 'Prospector' Prospector Elm	24"box	Low
	Ulmus x 'Frontier' Frontier Elm	24"box	Low
	Zelkova serrata 'Green Vase' Green Vase Japanese Zelkova	24"box	Low

0 20 40 60
SCALE: 1" = 20'-0" FT
N

LPAS Architecture + Design

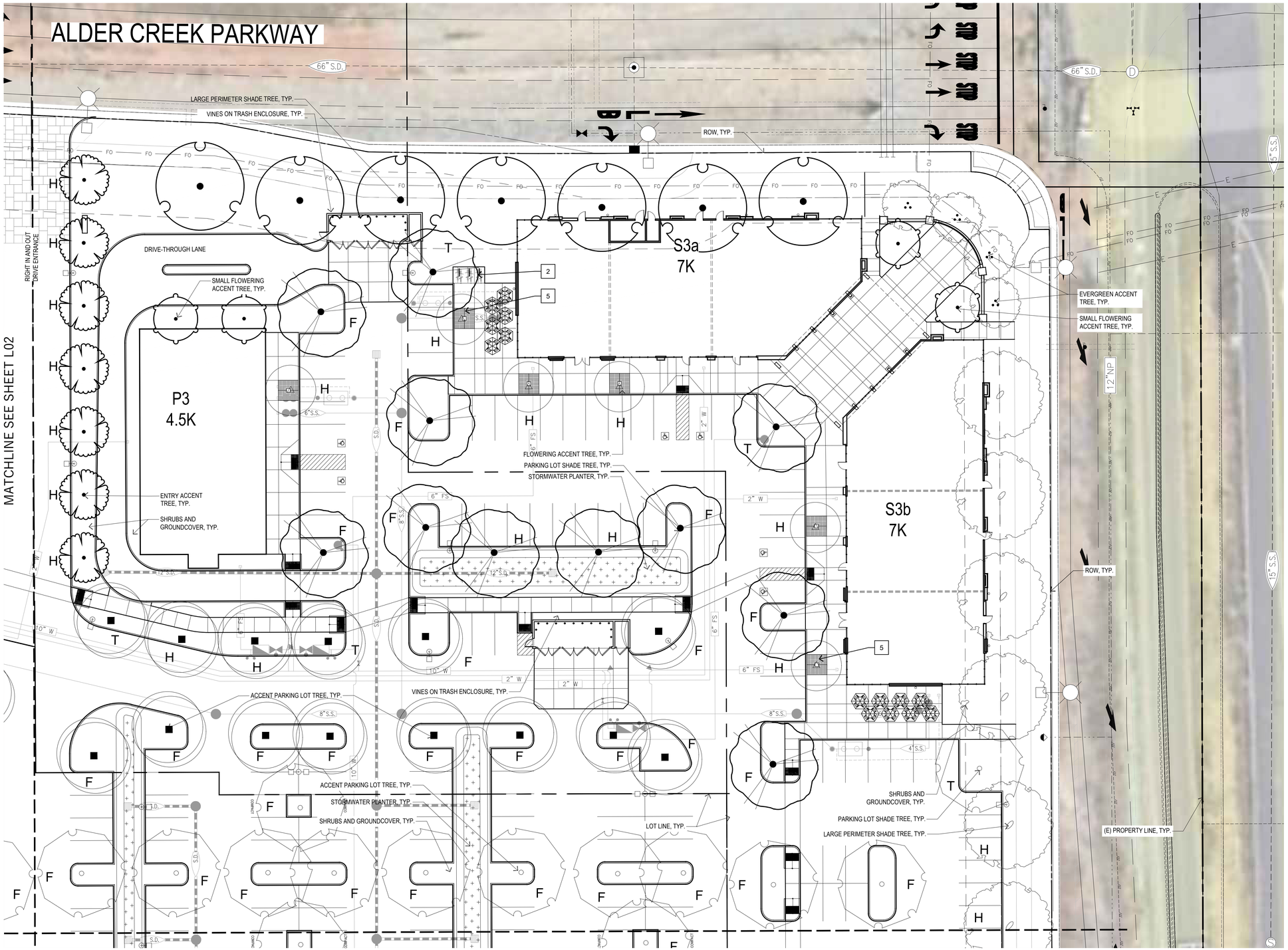
PARTIAL LANDSCAPE PLAN

ALDER CREEK MARKETPLACE | Folsom, CA

L.02

PROJECT NO: 1405-0002

September 15, 2023



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE
	Chilopsis linearis Desert Willow	15 gal	Low
	Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree	15 gal	Low
	Lagerstroemia indica x fauriei 'Natchez' Natchez Crape Myrtle	15 gal	Low
	Olea europaea 'Swan Hill' Swan Hill Fruitless Olive	24"box	Low
	Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache	24"box	Low
	Quercus lobata Valley Oak	24"box	Low
	Ulmus wilsoniana 'Prospector' Prospector Elm	24"box	Low
	Ulmus x 'Frontier' Frontier Elm	24"box	Low
	Zelkova serrata 'Green Vase' Green Vase Japanese Zelkova	24"box	Low

0 20 40 60 FT

SCALE: 1" = 20'-0"

N

LPAS Architecture + Design

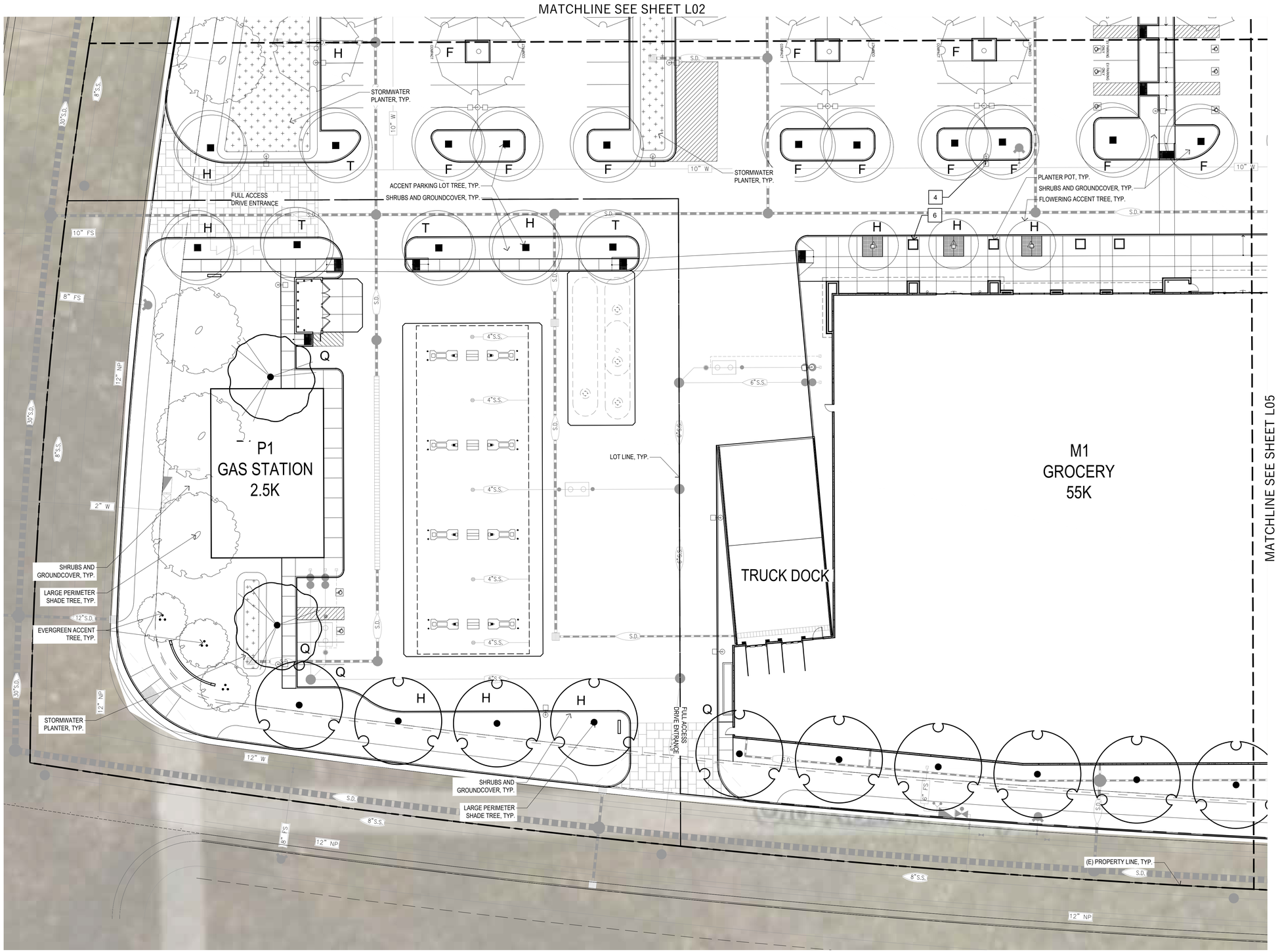
PARTIAL LANDSCAPE PLAN

ALDER CREEK MARKETPLACE | Folsom, CA

L.03

PROJECT NO: 1405-0002

September 15, 2023



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE
	Chilopsis linearis Desert Willow	15 gal	Low
	Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree	15 gal	Low
	Lagerstroemia indica x fauriei 'Natchez' Natchez Crape Myrtle	15 gal	Low
	Olea europaea 'Swan Hill' Swan Hill Fruitless Olive	24"box	Low
	Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache	24"box	Low
	Quercus lobata Valley Oak	24"box	Low
	Ulmus wilsoniana 'Prospector' Prospector Elm	24"box	Low
	Ulmus x 'Frontier' Frontier Elm	24"box	Low
	Zelkova serrata 'Green Vase' Green Vase Japanese Zelkova	24"box	Low

SCALE: 1" = 20'-0" 0 20 40 60 FT N

LPAS Architecture + Design

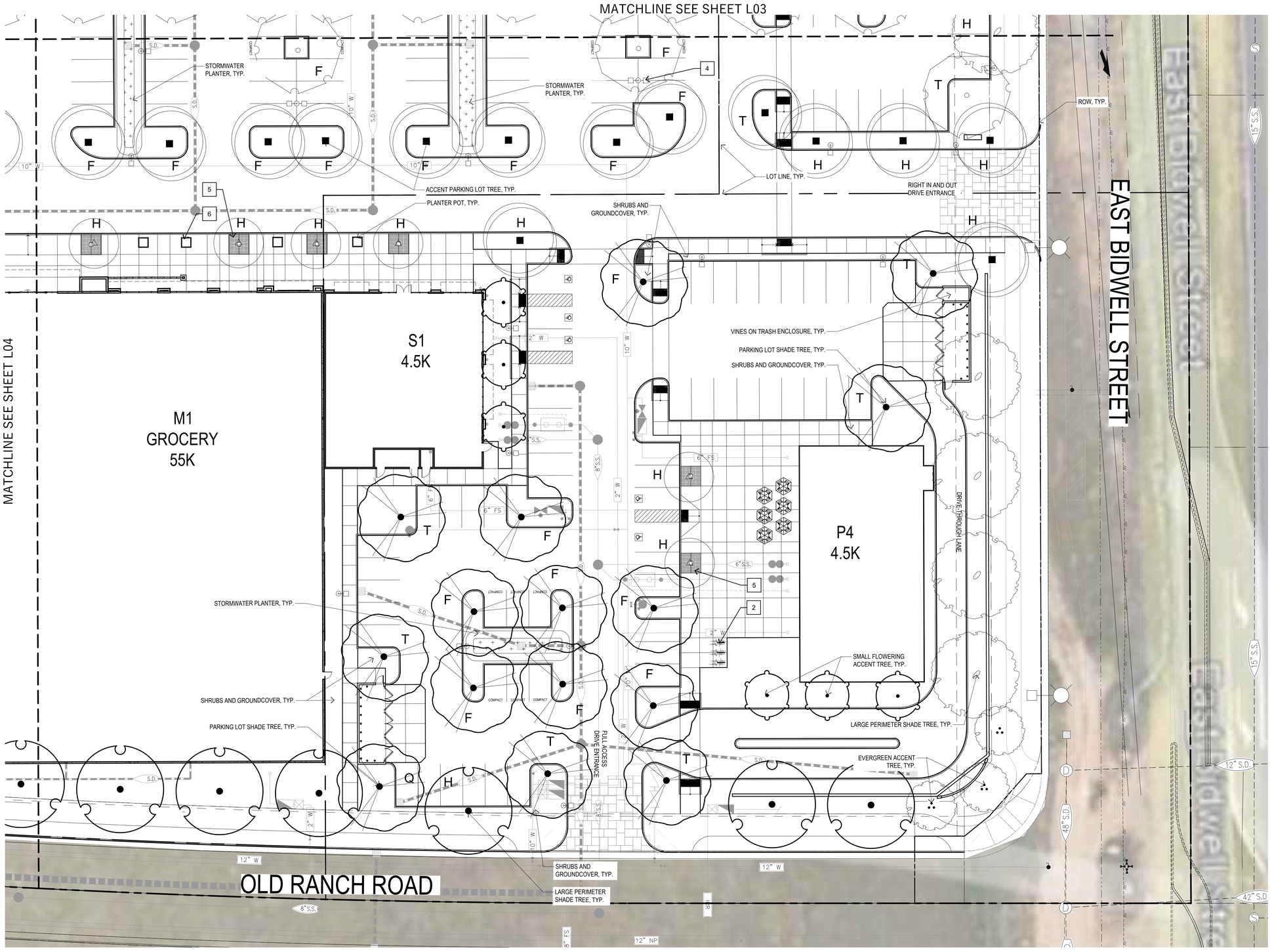
PARTIAL LANDSCAPE PLAN

ALDER CREEK MARKETPLACE | Folsom, CA

L.04

PROJECT NO: 1405-0002

September 15, 2023



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE
	Chilopsis linearis Desert Willow	15 gal	Low
	Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree	15 gal	Low
	Lagerstroemia indica x fauriei 'Natchez' Natchez Crape Myrtle	15 gal	Low
	Olea europaea 'Swan Hill' Swan Hill Fruitless Olive	24"box	Low
	Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache	24"box	Low
	Quercus lobata Valley Oak	24"box	Low
	Ulmus wilsoniana 'Prospector' Prospector Elm	24"box	Low
	Ulmus x 'Frontier' Frontier Elm	24"box	Low
	Zelkova serrata 'Green Vase' Green Vase Japanese Zelkova	24"box	Low

0 20 40 60
SCALE: 1" = 20'-0" FT

LPAS Architecture + Design

PARTIAL LANDSCAPE PLAN

ALDER CREEK MARKETPLACE | Folsom, CA

L.05

PROJECT NO: 1405-0002

September 15, 2023

1. BENCH

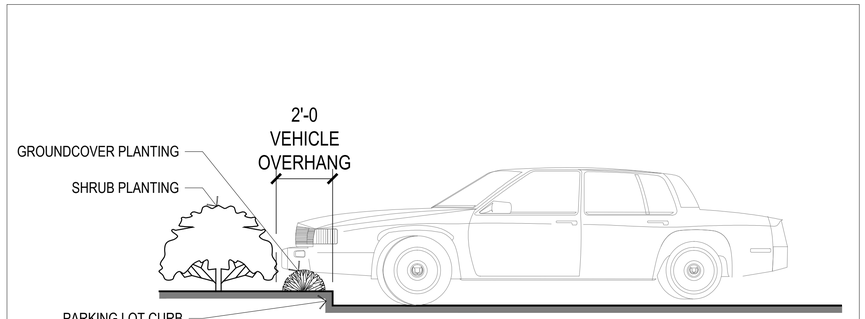
2. BIKE RACK

3. TRASH RECEPTACLE

4. PARKING LOT LIGHT POSTS

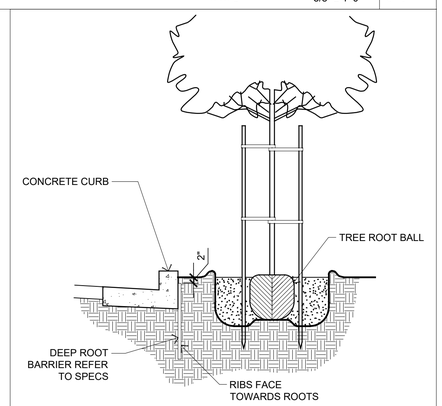
5.TREE GRATE

6. PLANTER POT



PARKING LOT PLANTING A

z1405-0002_LP 2 3/8" = 1'-0"



TREE PLANTING WITH ROOT BARRIOR B

TREE PLANING- ROOT BARRIOR

LPAS Architecture + Design

LANDSCAPE DETAILS

ALDER CREEK MARKETPLACE | Folsom, CA

L.06

PROJECT NO: 1405-0002

September 15, 2023

PROJECT INFORMATION

OWNER/DEVELOPER:

EAGLE COMMERCIAL PARTNERS LLC
100 PINE STREET, 29TH FLOOR
SAN FRANCISCO, CA 94111

ENGINEER:

RSC ENGINEERING, INC.
1420 ROCKY RIDGE DRIVE, SUITE 150
ROSEVILLE, CA 95661
CONTACT: TIFFANY WILSON
(916) 788–2884

ASSESSOR PARCEL NUMBER:

072–3190–055

EXISTING SITE ACREAGE:

12.985± AC (NET)
15.100± AC (GROSS)

PROPOSED SITE ACREAGE:

12.124± AC (NET)
15.100± AC (GROSS)

EXISTING LAND USE/ZONING:

A PORTION OF THE FOLSOM AREA SPECIFIC PLAN

PROPOSED NUMBER OF PARCELS:

7

GENERAL PLAN DESIGNATION:

RC

ZONING DESIGNATION:

SP–RC–PD

PROPOSED LAND USE:

REGIONAL COMMERCIAL

SETBACK REQUIREMENTS:

FRONT YARD SETBACK: 20 FEET (MEASURED FROM BACK OF SIDEWALK)
SIDE YARD SETBACK: 0 FEET
REAR YARD SETBACK: 0 FEET

CONTOUR INTERVAL:

1' AND 5' INTERVALS
EXISTING CONTOURS PER MACKAY AND SOMPS, DATED OCTOBER 2022

FLOODZONE DESIGNATION:

LOCATED IN ZONE X PER FIRM MAP NO. 06067C0119H, EFFECTIVE DATE OF AUGUST 16, 2012

SERVICE PROVIDERS:

SANITARY SEWER:	CITY OF FOLSOM
STORM DRAIN:	CITY OF FOLSOM
DOMESTIC WATER:	CITY OF FOLSOM
ELECTRICITY:	SMUD
TELEPHONE:	AT&T
GAS:	PG&E
CABLE:	COMCAST
PARKS AND RECREATION:	CITY OF FOLSOM
POLICE AND FIRE:	CITY OF FOLSOM
SCHOOL DISTRICT:	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

LEGEND:

- EXISTING BOUNDARY LINE
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY
- PROPOSED PARCEL LINE
- PROPOSED RIGHT OF WAY

EXISTING PARCEL SIZES (NET):

EXISTING LOT	APN	NET AREA (SF)	NET AREA (AC)
4	072–3190–055	565,640±	12.985±
TOTAL		**565,640±**	**12.985±**

EXISTING PARCEL SIZES (GROSS):

EXISTING LOT	APN	GROSS AREA (SF)	GROSS AREA (AC)
4	072–3190–055	657,773±	15.100±
TOTAL		**657,773±**	**15.100±**

RESULTANT PARCEL SIZES (NET):

PARCEL	BUILDING	NET AREA (SF)	NET AREA (AC)
1	P1	50,039±	1.149±
2	S2	47,502±	1.080±
3	P2	54,695±	1.256±
4	S3A/B	63,637±	1.455±
5	P3 & S1	75,349±	1.730±
6	M1	187,953±	4.315±
7	GAS	49,648±	1.140±
TOTAL		**528,103±**	**12.124±**

RESULTANT PARCEL SIZES (GROSS):

PARCEL	BUILDING	GROSS AREA (SF)	GROSS AREA (AC)
1	P1	70,833±	1.630±
2	S2	56,686±	1.299±
3	P2	62,608±	1.437±
4	S3A/B	105,150±	2.414±
5	P3 & S1	99,301±	2.280±
6	M1	200,536±	4.604±
7	GAS	62,608±	1.437±
TOTAL		**657,773±**	**15.100±**

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF FOLSOM, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 4 AS SHOWN AND DESIGNATED ON THAT CERTAIN PARCEL MAP PN 21–043 FILED FOR RECORD OCTOBER 12, 2012, IN BOOK 245 OF PARCEL MAPS, PAGE 2, SACRAMENTO COUNTY RECORDS.

NOTES:

1. LOT DIMENSIONS AND ACREAGES ARE APPROXIMATE AND SUBJECT TO CHANGE.
2. LOT LINES AND LOT AREAS MAY BE ADJUSTED AT THE TIME OF THE FINAL MAP(S), PROVIDED NO ADDITIONAL LOTS ARE CREATED, SUBJECT TO APPROVAL OF THE CITY OF FOLSOM. FLEXIBILITY IN LOT CONFIGURATION AS SHOWN HEREON IS ALLOWED PROVIDED THE NEW CONFIGURATION IS IN SUBMITTAL COMPLIANCE WITH THE APPROVED SPECIFIC PLAN, SUBJECT TO THE APPROVAL OF THE CITY OF FOLSOM.
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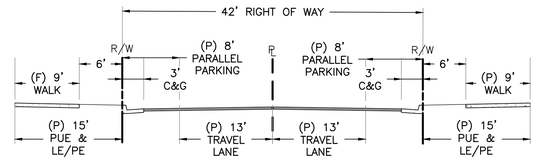
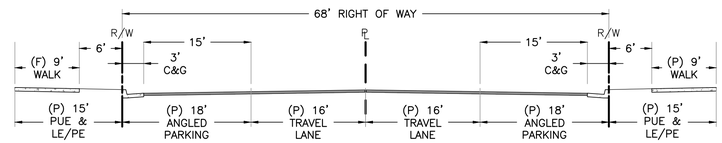
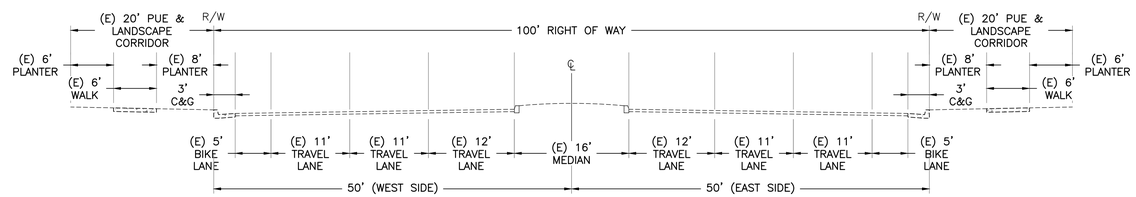
6. DEVIATIONS REQUESTED:
   - BUILDING SETBACK FROM ALDER CREEK PARKWAY TO BE 7' FROM THE PUBLIC SIDEWALK
   - BUILDING SETBACK FROM EAST BIDWELL STREET TO BE 10' FROM THE PUBLIC SIDEWALK
   - STREET SECTION TO SHOW RIGHT OF WAY AT BACK OF CURB ON OLD RANCH WAY AND DISCOVERY DRIVE. 15' P.U.E./LANDSCAPE AND PEDESTRIAN EASEMENT PROPOSED FROM RIGHT OF WAY/BACK OF CURB.



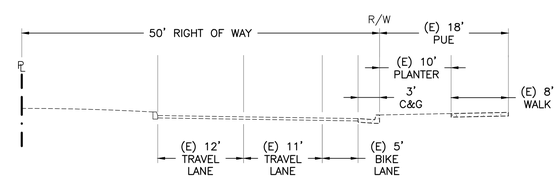
1 **OLD RANCH WAY**
42' RIGHT OF WAY



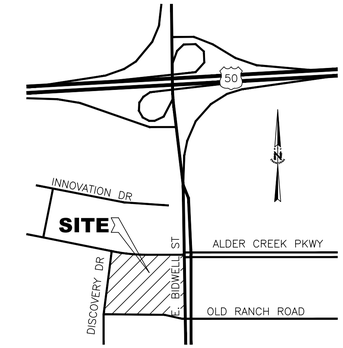
2 **DISCOVERY DRIVE**
68' RIGHT OF WAY



EXISTING EAST BIDWELL STREET
100' RIGHT OF WAY



EXISTING ALDER CREEK PARKWAY
50' HALF STREET



VICINITY MAP
NOT TO SCALE

EAGLE COMMERCIAL PARTNERS LLC
100 PINE STREET, 29TH FLOOR
SAN FRANCISCO, CA 94111

REV. NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED	DATE

REGISTERED PROFESSIONAL ENGINEER
JAMES R. VANDERPOEL
No. 69382
June 30, 2024
CIVIL
STATE OF CALIFORNIA

RSC ENGINEERING
1420 Rocky Ridge Drive, Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO: 276–002
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

TENTATIVE PARCEL MAP FOR ALDER CREEK PHASE 2

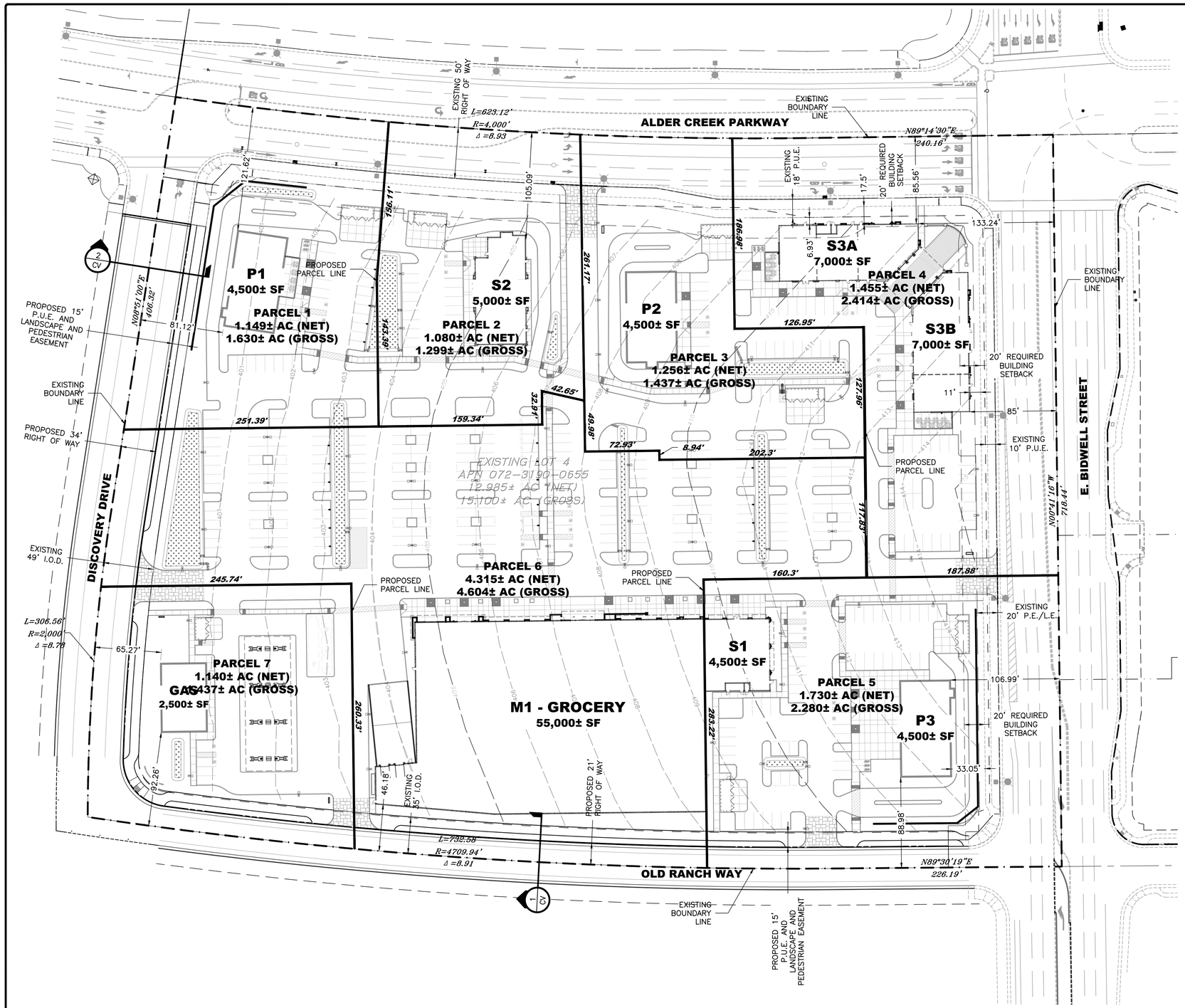
E. BIDWELL ST. & OLD RANCH WAY
FOLSOM, CA 95630

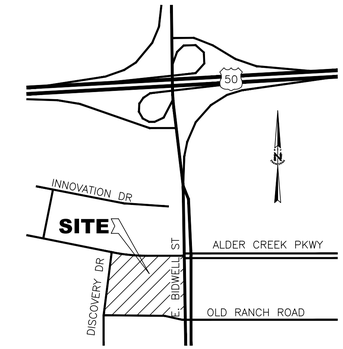
SHEET TITLE
COVER SHEET

SHEET NO.
CV
1 OF **2**

DATE: SEPTEMBER 15, 2023

DRAWING: P:\276-002\Planning\Conceptual\276002_TM.dwg
USER: tfwilson
LAST REVISION: Sep 14, 2023 – 12:23
PLOT DATE: Sep 14, 2023 – 1:07:44 PM





VICINITY MAP

NOT TO SCALE

ASSESSOR PARCEL NUMBER:

072-3190-055

EXISTING SITE ACREAGE:

12.985± AC (NET)
15.100± AC (GROSS)

PROPOSED SITE ACREAGE:

12.124± AC (NET)
15.100± AC (GROSS)

EXISTING LAND USE/ZONING:

A PORTION OF THE FOLSOM AREA SPECIFIC PLAN

PROPOSED NUMBER OF PARCELS:

7

GENERAL PLAN DESIGNATION:

RC

ZONING DESIGNATION:

SP-RC-PD

PROPOSED LAND USE:

REGIONAL COMMERCIAL

SETBACK REQUIREMENTS:

FRONT YARD SETBACK: 20 FEET (MEASURED FROM BACK OF SIDEWALK)
SIDE YARD SETBACK: 0 FEET
REAR YARD SETBACK: 0 FEET

CONTOUR INTERVAL:

1' AND 5' INTERVALS
EXISTING CONTOURS PER MACKAY AND SOMPS, DATED OCTOBER 2022

FLOODZONE DESIGNATION:

LOCATED IN ZONE X PER FIRM MAP NO. 06067C0119H, EFFECTIVE DATE OF AUGUST 16, 2012

LEGEND:

- EXISTING BOUNDARY LINE
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY
- PROPOSED PARCEL LINE
- PROPOSED RIGHT OF WAY

NOTES:

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7	GAS	49,648±	1.140±
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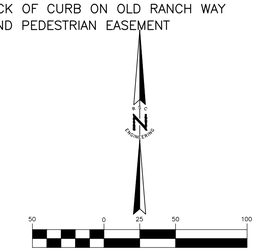


1 inch = 50 ft.

EAGLE COMMERCIAL PARTNERS LLC
100 PINE STREET, 29TH FLOOR
SAN FRANCISCO, CA 94111

REV. NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED	DATE

REGISTERED PROFESSIONAL ENGINEER
JAMES R. VANDERPOEL
No. 69382
June 30, 2024
CIVIL
STATE OF CALIFORNIA

RSC ENGINEERING
1420 Rocky Ridge Drive, Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO: 276-002
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

TENTATIVE PARCEL MAP FOR ALDER CREEK PHASE 2

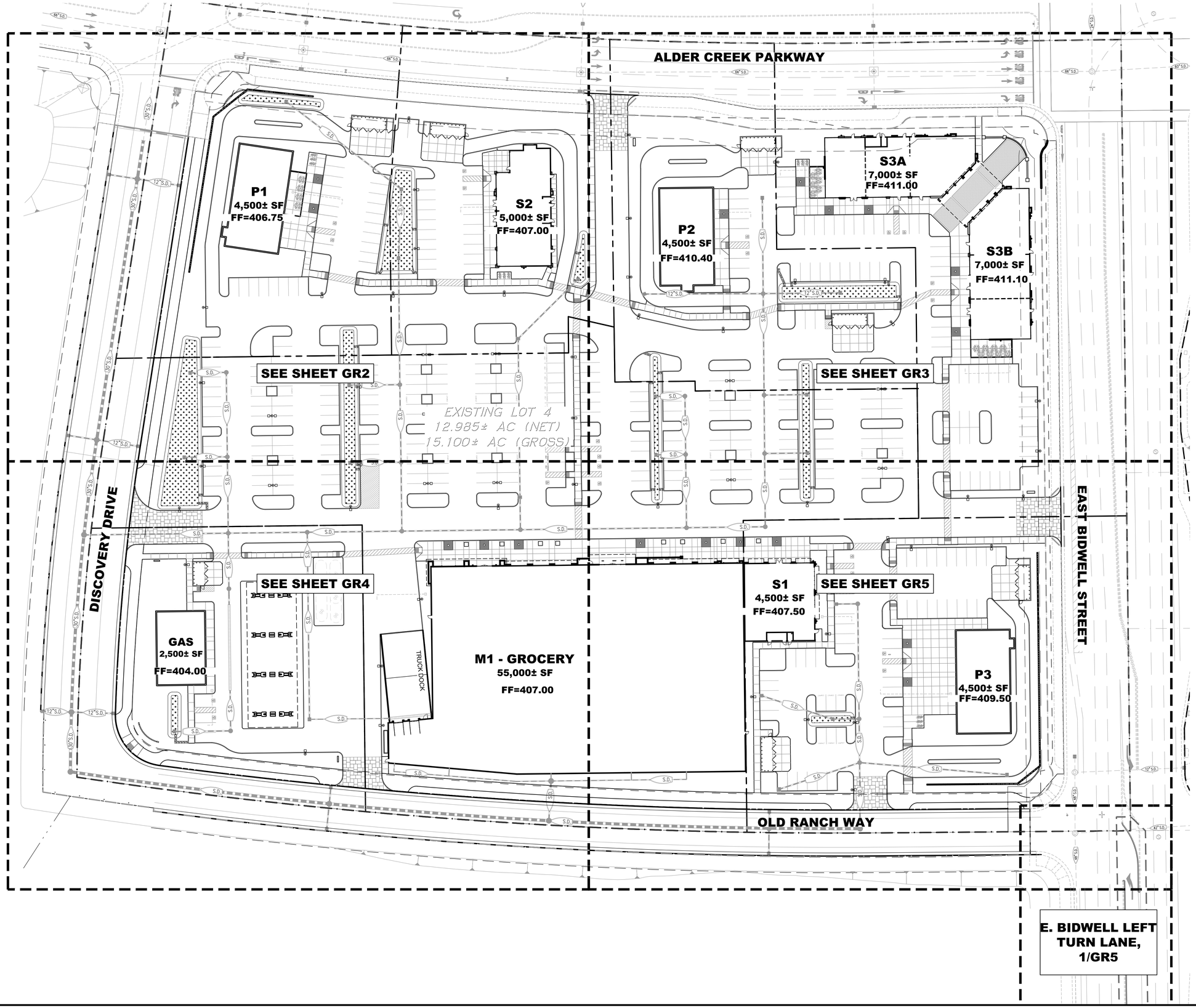
E. BIDWELL ST. & OLD RANCH WAY
FOLSOM, CA 95630

SHEET TITLE
TENTATIVE PARCEL MAP

SHEET NO.
TM
2 OF **2**

DATE: SEPTEMBER 15, 2023

DRAWING: P:\276-002\Planning\Conceptual\276002_TM.dwg
USER: vpoelsen
LAYOUT: TM-PARCEL Sep 14, 23 - 12:23
PLOT DATE: Sep 14, 2023 - 1:07:54 PM



EAGLE COMMERCIAL PARTNERS, LLC
100 PINE ST, 29TH FLOOR
SAN FRANCISCO, CA 94111

REV. NO.	DATE	DESCRIPTION	ENG INIT.	BY	DATE	CITY APPROVED
△						
△						
△						
△						
△						

REGISTERED PROFESSIONAL ENGINEER
JAMES R. VANDERPOEL
No. 69382
June, 30, 2024
CIVIL
STATE OF CALIFORNIA

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Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	276-002
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

ALDER CREEK RETAIL
ALDER CREEK PKWY & E. BIDWELL ST.
FOLSOM, CA 95630

SHEET TITLE
PRELIMINARY OVERALL GRADING PLAN

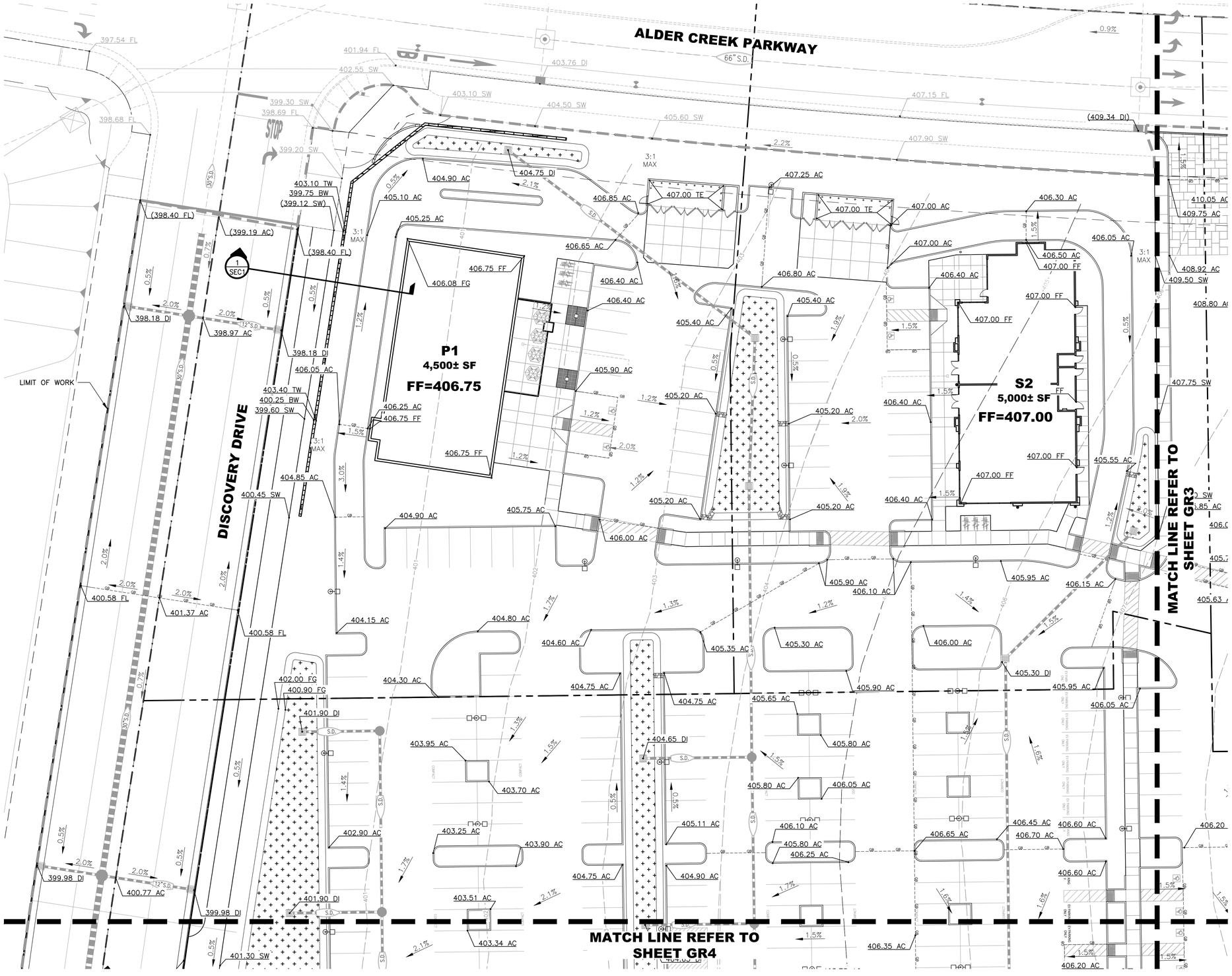
SHEET NO.
GR1

DATE: SEPTEMBER 15, 2023

DRAWING: P:\276-002\Drawing\Conceptual\276002_GR.dwg
LAYOUT: GR1
USER: RSCEng
PLOT DATE: Sep 14, 2023 - 1:28:12 PM

LEGEND

165.70 AC	PROPOSED TOP OF AC ELEVATION
165.70 FL	PROPOSED FLOW LINE ELEVATION
165.70 TC	PROPOSED TOP OF CURB ELEVATION
(165.70 FG)	MATCH EXISTING ELEVATION
165.70 AC	EXISTING TOP OF AC ELEVATION
165.70 FL	EXISTING FLOW LINE ELEVATION
165.70 TC	EXISTING TOP OF CURB ELEVATION
	PROPOSED GRADE BREAK
2.5%	GRADE SLOPE AS INDICATED
	PROPOSED YARD SWALE FLOW LINE
164	EXISTING MINOR CONTOUR
165	EXISTING MAJOR CONTOUR



1 inch = 20 ft.

EAGLE COMMERCIAL PARTNERS, LLC
100 PINE ST, 29TH FLOOR
SAN FRANCISCO, CA 94111

REV. NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED	DATE

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JAMES R. VANDERPOEL
No. 69382
June. 30, 2024
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STATE OF CALIFORNIA

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PROJECT NO:	276-002
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

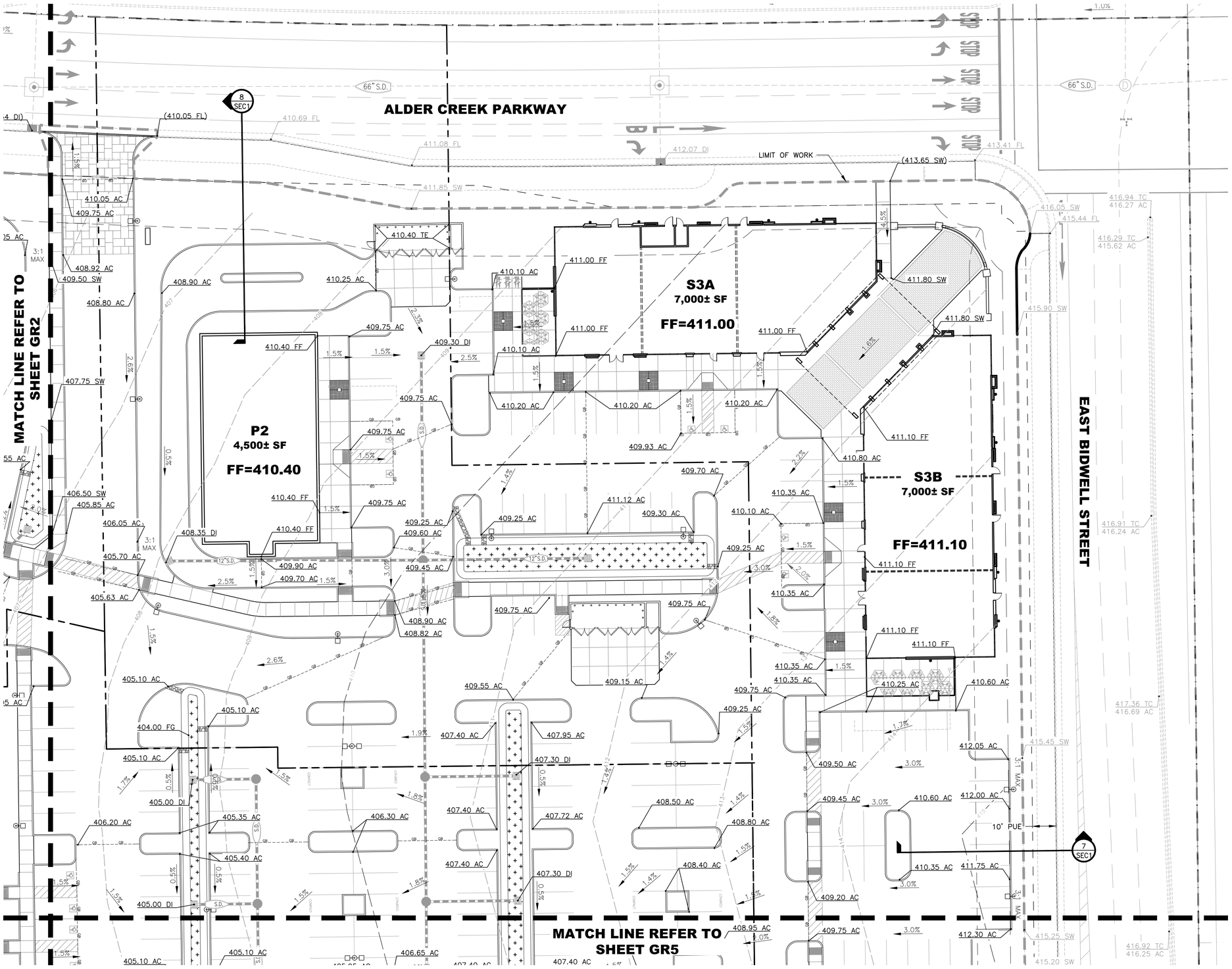
ALDER CREEK RETAIL
ALDER CREEK PKWY & E. BIDWELL ST.
FOLSOM, CA 95630

SHEET TITLE
PRELIMINARY GRADING PLAN

SHEET NO.
GR2

DATE: SEPTEMBER 15, 2023

DRAWING: P:\276-002\Planning\Conceptual\276002_GR.dwg
USER: kmilton
LAYOUT: GR2 Dep. 16.23 - 13:05
PLOT DATE: Sep 14, 2023 - 1:08:24 PM



LEGEND

165.70 AC	PROPOSED TOP OF AC ELEVATION
165.70 FL	PROPOSED FLOW LINE ELEVATION
165.70 TC	PROPOSED TOP OF CURB ELEVATION
(165.70 FG)	MATCH EXISTING ELEVATION
165.70 AC	EXISTING TOP OF AC ELEVATION
165.70 FL	EXISTING FLOW LINE ELEVATION
165.70 TC	EXISTING TOP OF CURB ELEVATION
	PROPOSED GRADE BREAK
2.5%	GRADE SLOPE AS INDICATED
	PROPOSED YARD SWALE FLOW LINE
164	EXISTING MINOR CONTOUR
165	EXISTING MAJOR CONTOUR

1 inch = 20 ft.

EAGLE COMMERCIAL PARTNERS, LLC
100 PINE ST, 29TH FLOOR
SAN FRANCISCO, CA 94111

REV. NO.	DATE	DESCRIPTION	ENG INT.	BY	DATE	CITY APPROVED

REGISTERED PROFESSIONAL ENGINEER
JAMES R. VANDERPOEL
No. 69382
June. 30, 2024
CIVIL
STATE OF CALIFORNIA

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1420 Rocky Ridge Drive, Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	276-002
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

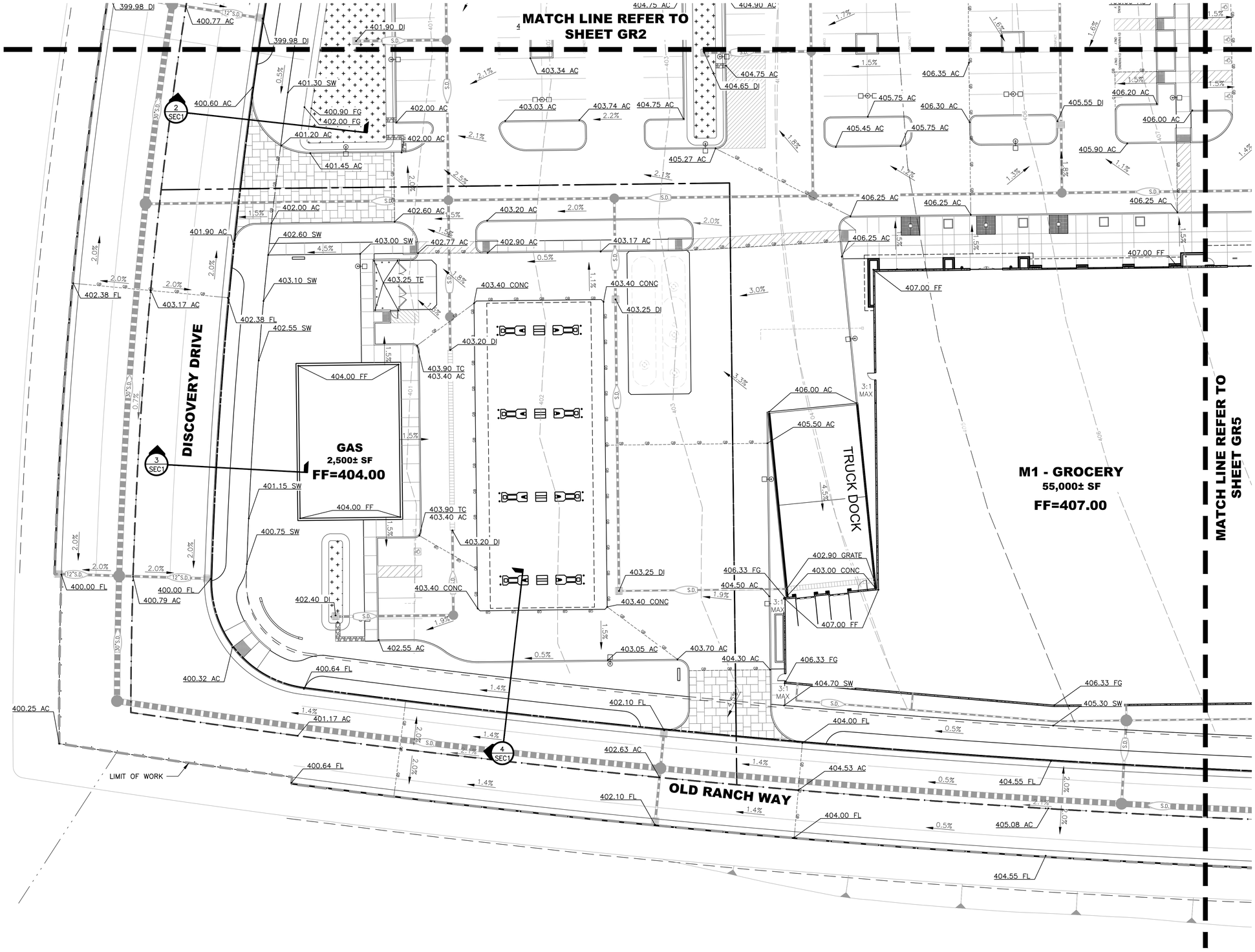
ALDER CREEK RETAIL
ALDER CREEK PKWY & E. BIDWELL ST.
FOLSOM, CA 95630

SHEET TITLE
PRELIMINARY GRADING PLAN

SHEET NO.
GR3

DATE: SEPTEMBER 15, 2023

GRAPHIC: P:\276-002\Planning\Conceptual\276002_GR.dwg
USER: RSCEng
LAST MODIFIED: Sep. 14, 23 - 1:05
PLOT DATE: Sep 14, 2023 - 1:08:34 PM



LEGEND

165.70 AC	PROPOSED TOP OF AC ELEVATION
165.70 FL	PROPOSED FLOW LINE ELEVATION
165.70 TC	PROPOSED TOP OF CURB ELEVATION
(165.70 FG)	MATCH EXISTING ELEVATION
165.70 AC	EXISTING TOP OF AC ELEVATION
165.70 FL	EXISTING FLOW LINE ELEVATION
165.70 TC	EXISTING TOP OF CURB ELEVATION
	PROPOSED GRADE BREAK
2.5%	GRADE SLOPE AS INDICATED
	PROPOSED YARD SWALE FLOW LINE
164	EXISTING MINOR CONTOUR
165	EXISTING MAJOR CONTOUR

EAGLE COMMERCIAL PARTNERS, LLC
100 PINE ST, 29TH FLOOR
SAN FRANCISCO, CA 94111

REV. NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED	DATE

REGISTERED PROFESSIONAL ENGINEER
JAMES R. VANDERPOEL
No. 69382
June. 30, 2024
CIVIL
STATE OF CALIFORNIA

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1420 Rocky Ridge Drive, Suite 150
Roseville, CA 95661
Ph:916.788.2884 Fax:916.788.4408

PROJECT NO:	276-002
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

ALDER CREEK RETAIL
ALDER CREEK PKWY & E. BIDWELL ST.
FOLSOM, CA 95630

SHEET TITLE
PRELIMINARY GRADING PLAN

SHEET NO.
GR4

DATE: SEPTEMBER 15, 2023

1 inch = 20 ft.

DRAWING: P:\276-002\Drawing\Conceptual\276002_GR.dwg
USER: RSC-SCH
LAYOUT: GR4 Orig. 18, 23 - 13:25
PLOT DATE: Sep 14, 2023 - 10:44 AM

MATCH LINE REFER TO SHEET GR3

MATCH LINE REFER TO SHEET GR4

M1 - GROCERY
55,000± SF
FF=407.00

S1
4,500± SF
FF=407.50

P3
4,500± SF
FF=409.50

EAST BIDWELL STREET

OLD RANCH WAY

REFER TO E. BIDWELL LEFT TURN LANE, 1/GR5

LIMIT OF WORK

LEGEND

165.70 AC	PROPOSED TOP OF AC ELEVATION	165.70 AC	EXISTING TOP OF AC ELEVATION	2.5%	GRADE SLOPE AS INDICATED
165.70 FL	PROPOSED FLOW LINE ELEVATION	165.70 FL	EXISTING FLOW LINE ELEVATION		PROPOSED YARD SWALE FLOW LINE
165.70 TC	PROPOSED TOP OF CURB ELEVATION	165.70 TC	EXISTING TOP OF CURB ELEVATION	164	EXISTING MINOR CONTOUR
(165.70 FG)	MATCH EXISTING ELEVATION		PROPOSED GRADE BREAK	165	EXISTING MAJOR CONTOUR

1 inch = 20 ft.

1 E. BIDWELL LEFT TURN LANE
1"=20'

1 inch = 20 ft.

EAGLE COMMERCIAL PARTNERS, LLC
100 PINE ST, 29TH FLOOR
SAN FRANCISCO, CA 94111

REV. NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED	DATE

REGISTERED PROFESSIONAL ENGINEER JAMES R. VANDERPOEL No. 69382 June, 30, 2024 CIVIL STATE OF CALIFORNIA

RSC ENGINEERING
1420 Rocky Ridge Drive, Suite 150
Roseville, CA 95661
Ph:916.788.2884 Fax:916.788.4408

PROJECT NO:	276-002
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

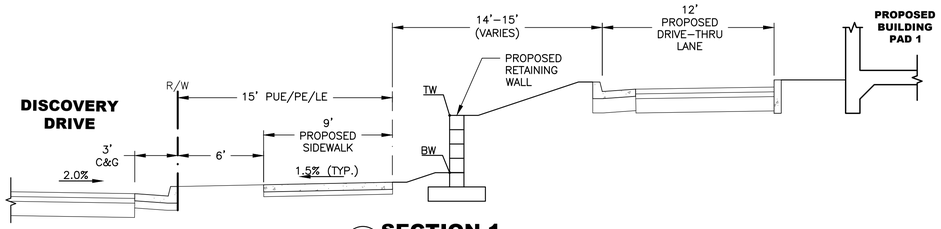
ALDER CREEK RETAIL
ALDER CREEK PKWY & E. BIDWELL ST.
FOLSOM, CA 95630

SHEET TITLE
PRELIMINARY GRADING PLAN

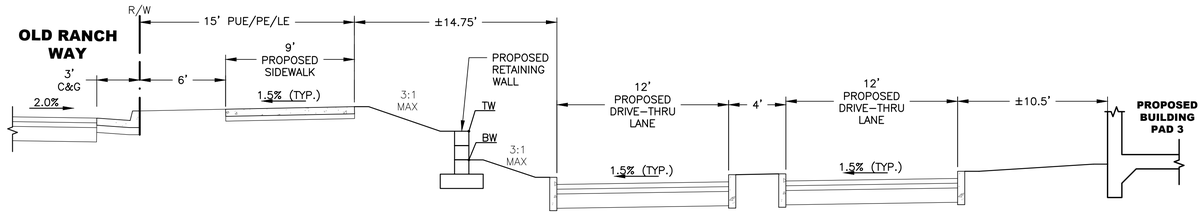
SHEET NO.
GR5

DATE: SEPTEMBER 15, 2023

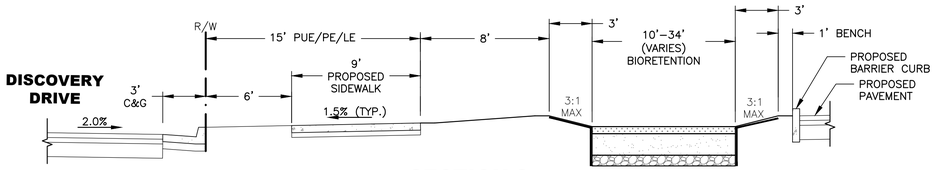
DRAWING: P:\276-002\Planning\Concepts\276002_GR.dwg
USER: JONESDR
LAYOUT: GR5 Plot Scale: 1:1.23 - 1:320
PLOT DATE: Sep 14, 2023 - 1:09:01 PM



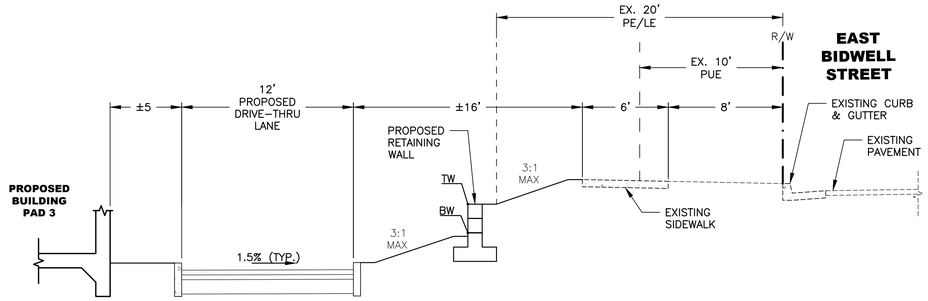
1 **SECTION 1**
NOT TO SCALE



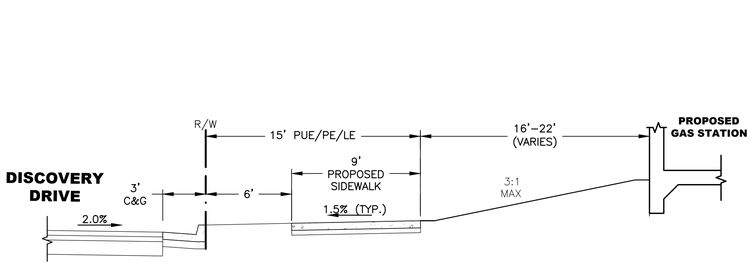
5 **SECTION 5**
NOT TO SCALE



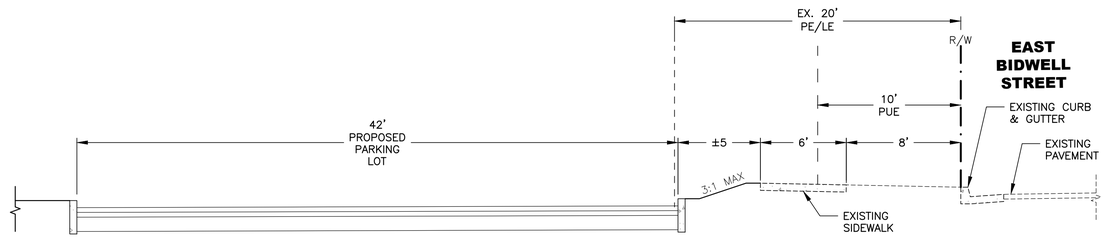
2 **SECTION 2**
NOT TO SCALE



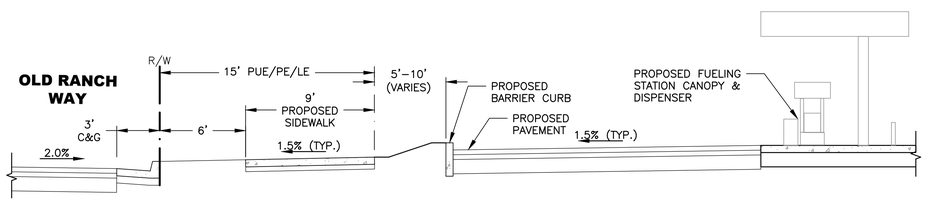
6 **SECTION 6**
NOT TO SCALE



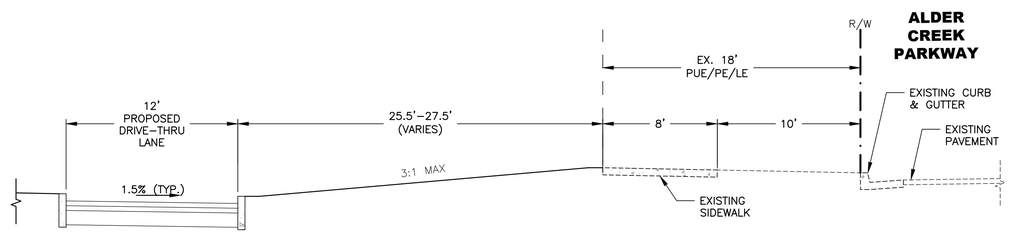
3 **SECTION 3**
NOT TO SCALE



7 **SECTION 7**
NOT TO SCALE



4 **SECTION 4**
NOT TO SCALE



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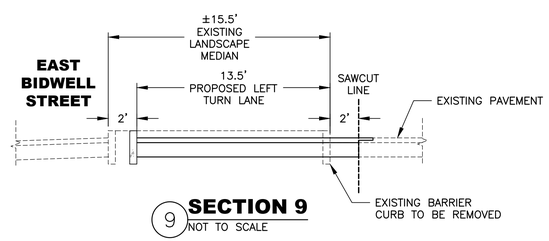
NOT TO SCALE



9 **SECTION 9**
NOT TO SCALE

EAGLE COMMERCIAL PARTNERS, LLC
100 PINE ST, 29TH FLOOR
SAN FRANCISCO, CA 94111

REV. NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED	DATE

REGISTERED PROFESSIONAL ENGINEER
JAMES R. VANDERPOEL
No. 69382
June, 30, 2024
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STATE OF CALIFORNIA

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1420 Rocky Ridge Drive, Suite 150
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Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	276-002
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

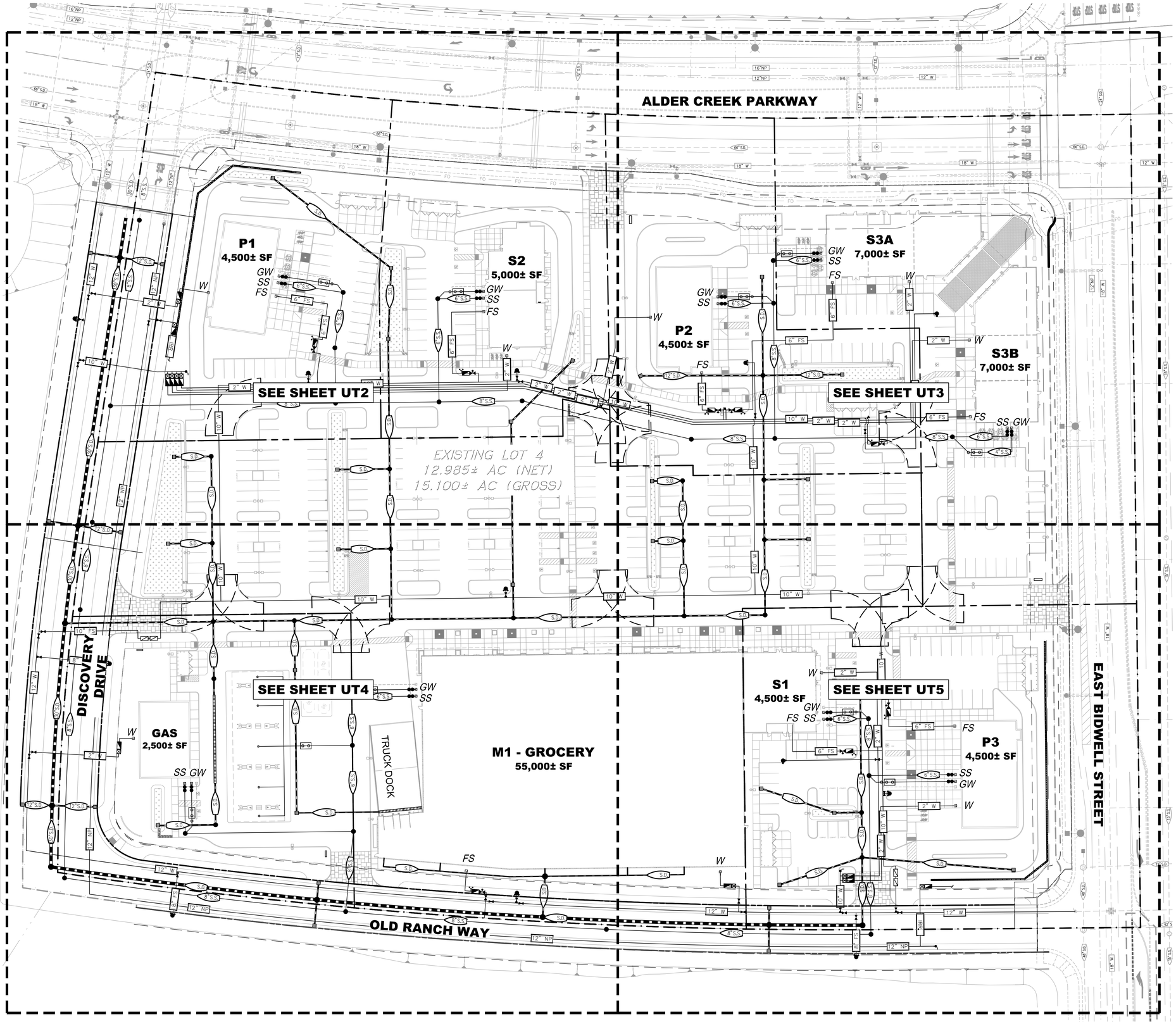
ALDER CREEK RETAIL
ALDER CREEK PKWY & E. BIDWELL ST.
FOLSOM, CA 95630

SHEET TITLE
PRELIMINARY CROSS SECTIONS

SHEET NO.
SEC1

DATE: SEPTEMBER 15, 2023

DRAWING: P:\276-002\Planning\Conceptual\276002_SR.dwg
USER: RRESCO
LAST SAVED: Sep 14, 23 - 13:00
PLOT DATE: Sep 14, 2023 - 1:00:08 PM



LEGEND

- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED NON–POTABLE WATER LINE
- EXISTING NON–POTABLE WATER LINE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED FIRE DEPARTMENT CONNECTION ASSEMBLY
- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN INLET
- PROPOSED GALLON GREASE INTERCEPTOR
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- LIMIT OF WORK
- PROPOSED FIRE TRUCK ACCESS ROUTE (25', R=25', R=50')
- W – DOMESTIC SERVICE WATER CONNECTION
- FS – FIRE SPRINKLER SERVICE CONNECTION
- SS – 6" SANITARY SEWER CONNECTION
- GW – 4" GREASE WASTE SEWER CONNECTION

EAGLE COMMERCIAL PARTNERS, LLC
100 PINE ST, 29TH FLOOR
SAN FRANCISCO, CA 94111

REV. NO.	DATE	DESCRIPTION	ENG INC.	BY	CITY APPROVED	DATE

REGISTERED PROFESSIONAL ENGINEER
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PROJECT NO:	276–002
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

ALDER CREEK RETAIL
ALDER CREEK PKWY & E. BIDWELL ST.
FOLSOM, CA 95630

SHEET TITLE
PRELIMINARY UTILITY PLAN

SHEET NO.
UT1

DATE: SEPTEMBER 15, 2023

1 inch = 40 ft.

DRAWING: P:\276-002\Drawing\Concepts\v\276002_UT.dwg
USER: Mike.Sch
LAYOUT: UT1 Ver: 16, 23 - 13:12
PLOT DATE: Sep 14, 2023 - 1:09:29 PM

ALDER CREEK PARKWAY

DISCOVERY DRIVE

P1
4,500± SF
FF=406.75

S2
5,000± SF
FF=407.00

CONNECT TO EXISTING 30" SD STUB IE=386.30

CONNECT TO EXISTING 8" SS STUB IE=382.53

CONNECT TO EXISTING 12" WATER STUB

CONNECT TO EXISTING 12" NON-POTABLE WATER STUB

MATCH LINE REFER TO SHEET UT3

MATCH LINE REFER TO SHEET UT4

LEGEND

12" W	– PROPOSED WATER LINE
8" W	– EXISTING WATER LINE
12" NP	– PROPOSED NON-POTABLE WATER LINE
8" W	– EXISTING NON-POTABLE WATER LINE
8" S.S.	– PROPOSED SANITARY SEWER
8" S.S.	– EXISTING SANITARY SEWER
12" S.D.	– PROPOSED STORM DRAIN
12" S.D.	– EXISTING STORM DRAIN
	– PROPOSED FIRE DEPARTMENT CONNECTION ASSEMBLY
	– PROPOSED BACKFLOW PREVENTER
	– PROPOSED FIRE DEPARTMENT CONNECTION
	– PROPOSED FIRE HYDRANT
	– PROPOSED SANITARY SEWER MANHOLE
	– EXISTING SANITARY SEWER MANHOLE
	– PROPOSED STORM DRAIN MANHOLE
	– EXISTING STORM DRAIN MANHOLE
	– PROPOSED STORM DRAIN INLET
	– EXISTING STORM DRAIN INLET
	– PROPOSED GALLON GREASE INTERCEPTOR
	– EXISTING PROPERTY LINE
	– EXISTING EASEMENT
	– LIMIT OF WORK
25' R=25' R=50'	– PROPOSED FIRE TRUCK ACCESS ROUTE
W	– DOMESTIC SERVICE WATER CONNECTION
FS	– FIRE SPRINKLER SERVICE CONNECTION
SS	– 6" SANITARY SEWER CONNECTION
GW	– 4" GREASE WASTE SEWER CONNECTION

1 inch = 20 ft.

EAGLE COMMERCIAL PARTNERS, LLC
100 PINE ST, 29TH FLOOR
SAN FRANCISCO, CA 94111

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REGISTERED PROFESSIONAL ENGINEER
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PROJECT NO: 276-002
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

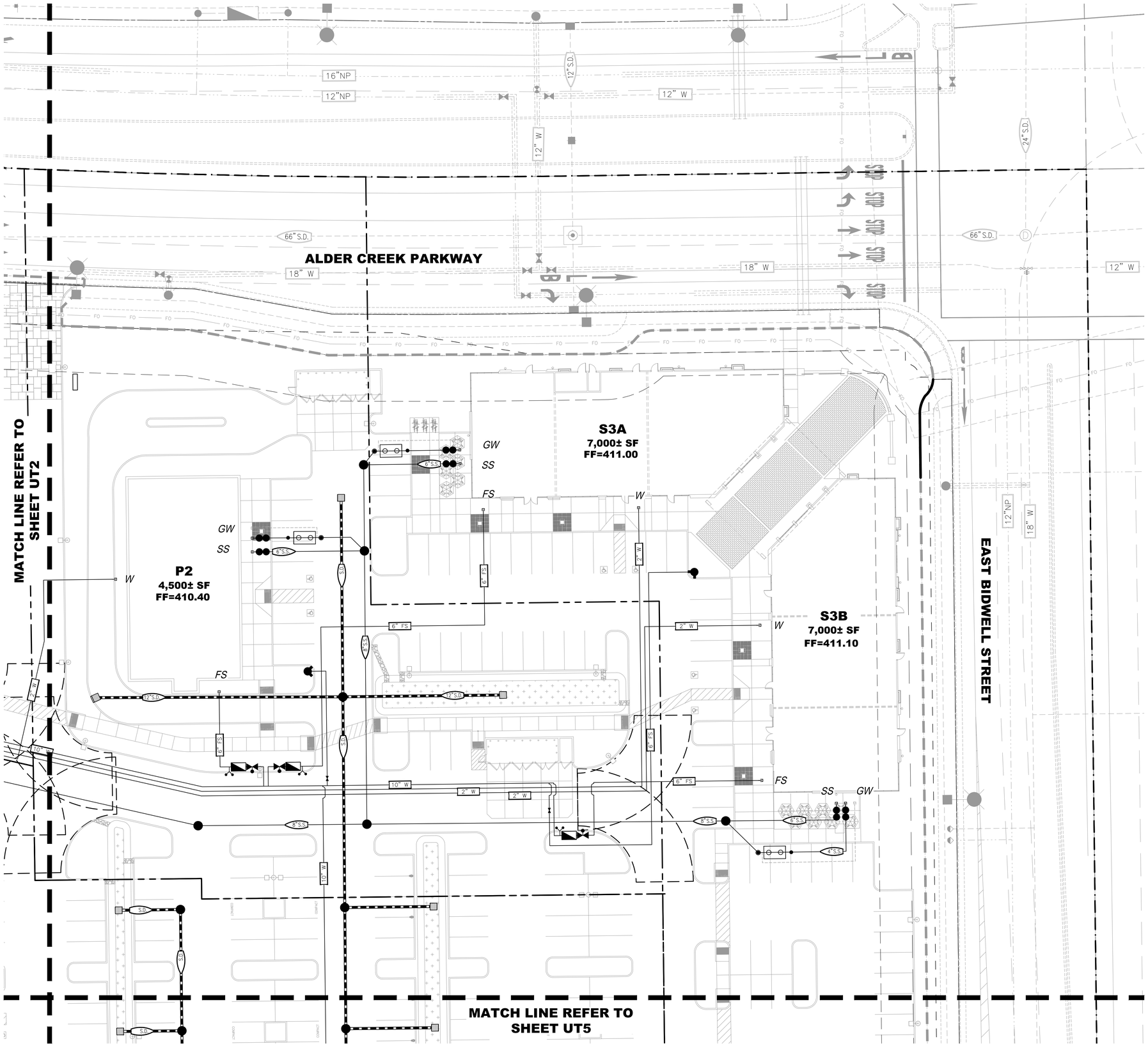
ALDER CREEK RETAIL
ALDER CREEK PKWY & E. BIDWELL ST.
FOLSOM, CA 95630

SHEET TITLE
PRELIMINARY UTILITY PLAN

SHEET NO.
UT2

DATE: SEPTEMBER 15, 2023

DRAWING: P:\276-002\Planning\Conceptual\276002_UT.dwg
USER: JRODGERS
LAST SAVED: Sep. 14, 23 - 12:12
PLOT DATE: Sep. 14, 2023 - 1:09:39 PM



LEGEND

12" W	– PROPOSED WATER LINE
8" W	– EXISTING WATER LINE
12" NP	– PROPOSED NON–POTABLE WATER LINE
8" W	– EXISTING NON–POTABLE WATER LINE
8" S.S.	– PROPOSED SANITARY SEWER
8" S.S.	– EXISTING SANITARY SEWER
12" S.D.	– PROPOSED STORM DRAIN
12" S.D.	– EXISTING STORM DRAIN
	– PROPOSED FIRE DEPARTMENT CONNECTION ASSEMBLY
	– PROPOSED BACKFLOW PREVENTER
	– PROPOSED FIRE DEPARTMENT CONNECTION
	– PROPOSED FIRE HYDRANT
	– PROPOSED SANITARY SEWER MANHOLE
	– EXISTING SANITARY SEWER MANHOLE
	– PROPOSED STORM DRAIN MANHOLE
	– EXISTING STORM DRAIN MANHOLE
	– PROPOSED STORM DRAIN INLET
	– EXISTING STORM DRAIN INLET
	– PROPOSED GALLON GREASE INTERCEPTOR
	– EXISTING PROPERTY LINE
	– EXISTING EASEMENT
	– LIMIT OF WORK
25' R=25' R=50'	– PROPOSED FIRE TRUCK ACCESS ROUTE
W	– DOMESTIC SERVICE WATER CONNECTION
FS	– FIRE SPRINKLER SERVICE CONNECTION
SS	– 6" SANITARY SEWER CONNECTION
GW	– 4" GREASE WASTE SEWER CONNECTION

1 inch = 20 ft.

EAGLE COMMERCIAL PARTNERS, LLC
100 PINE ST, 29TH FLOOR
SAN FRANCISCO, CA 94111

REV. NO.	DATE	DESCRIPTION	ENG INIT.	BY	CITY APPROVED	DATE

REGISTERED PROFESSIONAL ENGINEER
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PROJECT NO:	276–002
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

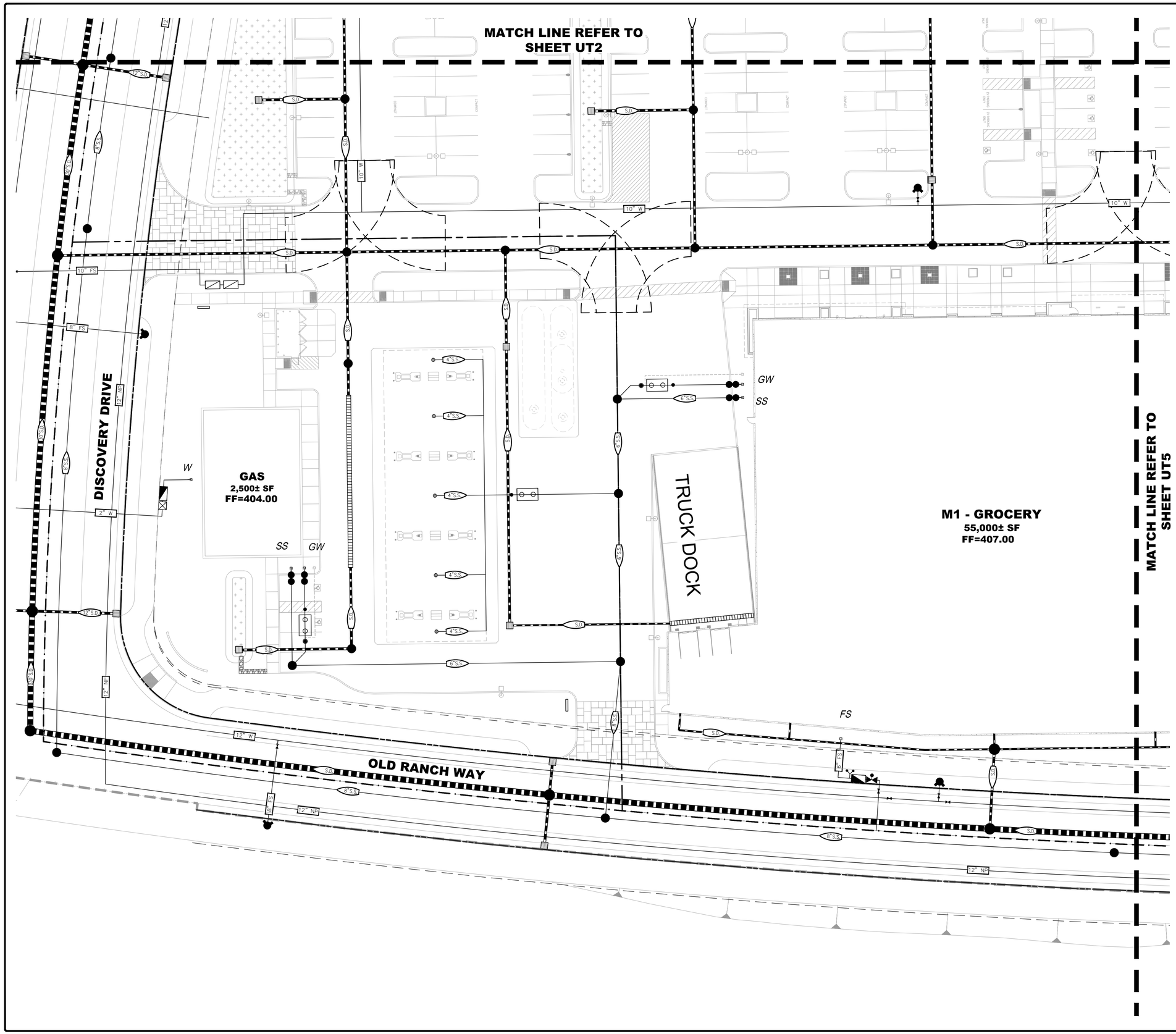
ALDER CREEK RETAIL
ALDER CREEK PKWY & E. BIDWELL ST.
FOLSOM, CA 95630

SHEET TITLE
PRELIMINARY UTILITY PLAN

SHEET NO.
UT3

DATE: SEPTEMBER 15, 2023

DRAWING: P:\276-002\Drawing\Concepts\276002_UT.dwg
USER: RSCEng
PLOT DATE: Sep 14, 2023 - 1:20:49 PM



LEGEND

12" W	– PROPOSED WATER LINE
8" W	– EXISTING WATER LINE
12" NP	– PROPOSED NON–POTABLE WATER LINE
8" W	– EXISTING NON–POTABLE WATER LINE
8" S.S.	– PROPOSED SANITARY SEWER
8" S.S.	– EXISTING SANITARY SEWER
12" S.D.	– PROPOSED STORM DRAIN
12" S.D.	– EXISTING STORM DRAIN
	– PROPOSED FIRE DEPARTMENT CONNECTION ASSEMBLY
	– PROPOSED BACKFLOW PREVENTER
	– PROPOSED FIRE DEPARTMENT CONNECTION
	– PROPOSED FIRE HYDRANT
	– PROPOSED SANITARY SEWER MANHOLE
	– EXISTING SANITARY SEWER MANHOLE
	– PROPOSED STORM DRAIN MANHOLE
	– EXISTING STORM DRAIN MANHOLE
	– PROPOSED STORM DRAIN INLET
	– EXISTING STORM DRAIN INLET
	– PROPOSED GALLON GREASE INTERCEPTOR
	– EXISTING PROPERTY LINE
	– EXISTING EASEMENT
	– LIMIT OF WORK
25' R=25' R=50'	– PROPOSED FIRE TRUCK ACCESS ROUTE
W	– DOMESTIC SERVICE WATER CONNECTION
FS	– FIRE SPRINKLER SERVICE CONNECTION
SS	– 6" SANITARY SEWER CONNECTION
GW	– 4" GREASE WASTE SEWER CONNECTION

EAGLE COMMERCIAL PARTNERS, LLC
100 PINE ST, 29TH FLOOR
SAN FRANCISCO, CA 94111

REV. NO.	DATE	DESCRIPTION	ENG INIT.	BY	DATE
					CITY APPROVED

REGISTERED PROFESSIONAL ENGINEER
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PROJECT NO:	276–002
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

ALDER CREEK RETAIL
ALDER CREEK PKWY & E. BIDWELL ST.
FOLSOM, CA 95630

SHEET TITLE
PRELIMINARY UTILITY PLAN

SHEET NO.
UT4

DATE: SEPTEMBER 15, 2023

1 inch = 20 ft.

DRAWING: P:\276-002\Planning\Connection\276002_UT.dwg
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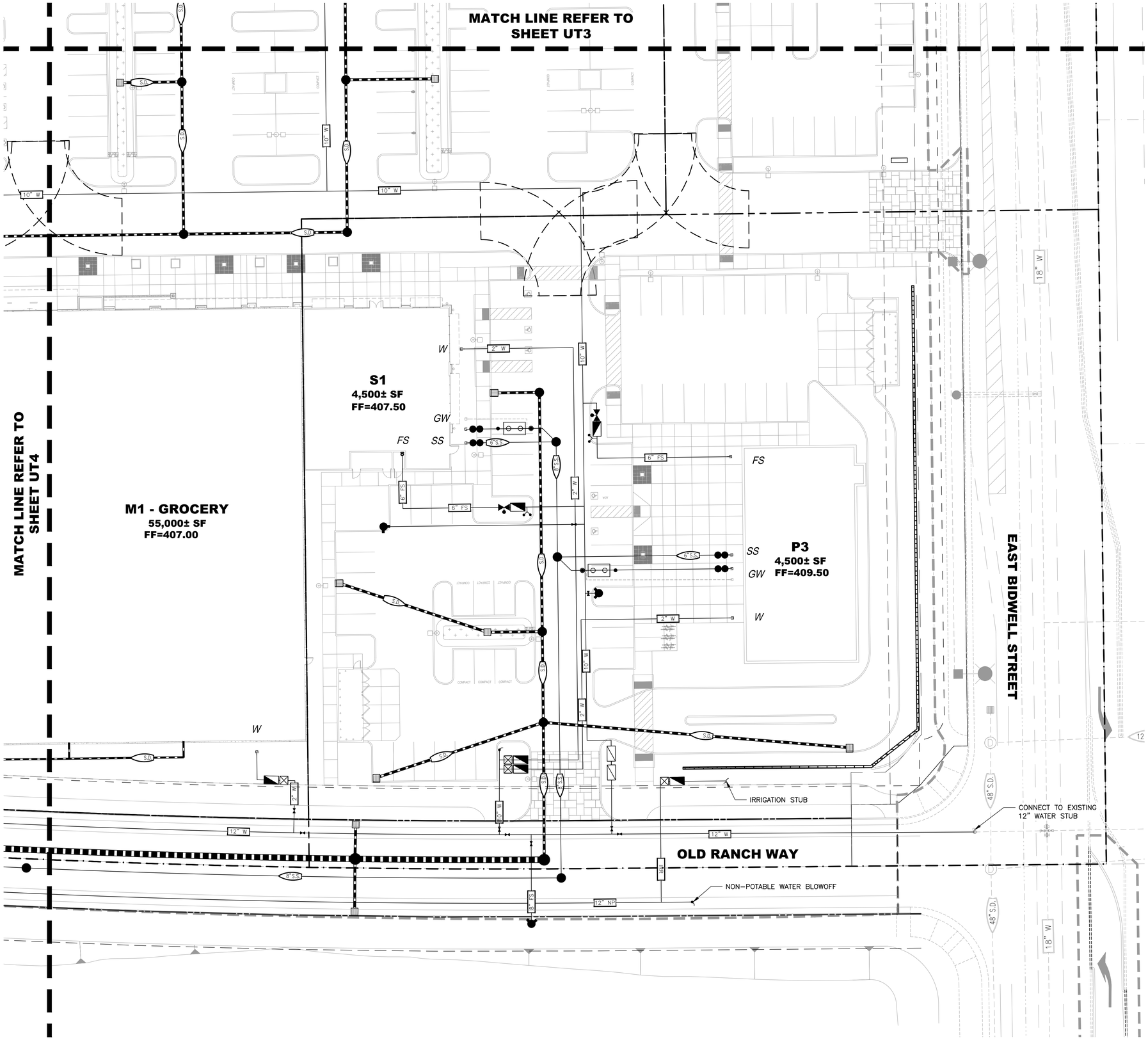
LAYOUT: UT4 Sep 14, 23 - 12:12
PLOT DATE: Sep 14, 2023 - 1:09:28 PM



LEGEND

12" W	– PROPOSED WATER LINE
8" W	– EXISTING WATER LINE
12" NP	– PROPOSED NON-POTABLE WATER LINE
8" W	– EXISTING NON-POTABLE WATER LINE
8" S.S.	– PROPOSED SANITARY SEWER
8" S.S.	– EXISTING SANITARY SEWER
12" S.D.	– PROPOSED STORM DRAIN
12" S.D.	– EXISTING STORM DRAIN
	– PROPOSED FIRE DEPARTMENT CONNECTION ASSEMBLY
	– PROPOSED BACKFLOW PREVENTER
	– PROPOSED FIRE DEPARTMENT CONNECTION
	– PROPOSED FIRE HYDRANT
	– PROPOSED SANITARY SEWER MANHOLE
	– EXISTING SANITARY SEWER MANHOLE
	– PROPOSED STORM DRAIN MANHOLE
	– EXISTING STORM DRAIN MANHOLE
	– PROPOSED STORM DRAIN INLET
	– EXISTING STORM DRAIN INLET
	– PROPOSED GALLON GREASE INTERCEPTOR
	– EXISTING PROPERTY LINE
	– EXISTING EASEMENT
	– LIMIT OF WORK
25' R=25' R=50'	– PROPOSED FIRE TRUCK ACCESS ROUTE
W	– DOMESTIC SERVICE WATER CONNECTION
FS	– FIRE SPRINKLER SERVICE CONNECTION
SS	– 6" SANITARY SEWER CONNECTION
GW	– 4" GREASE WASTE SEWER CONNECTION

1 inch = 20 ft.

EAGLE COMMERCIAL PARTNERS, LLC
100 PINE ST, 29TH FLOOR
SAN FRANCISCO, CA 94111

REV. NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED	DATE

REGISTERED PROFESSIONAL ENGINEER
JAMES R. VANDERPOEL
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June. 30, 2024
CIVIL
STATE OF CALIFORNIA

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PROJECT NO: 276-002
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
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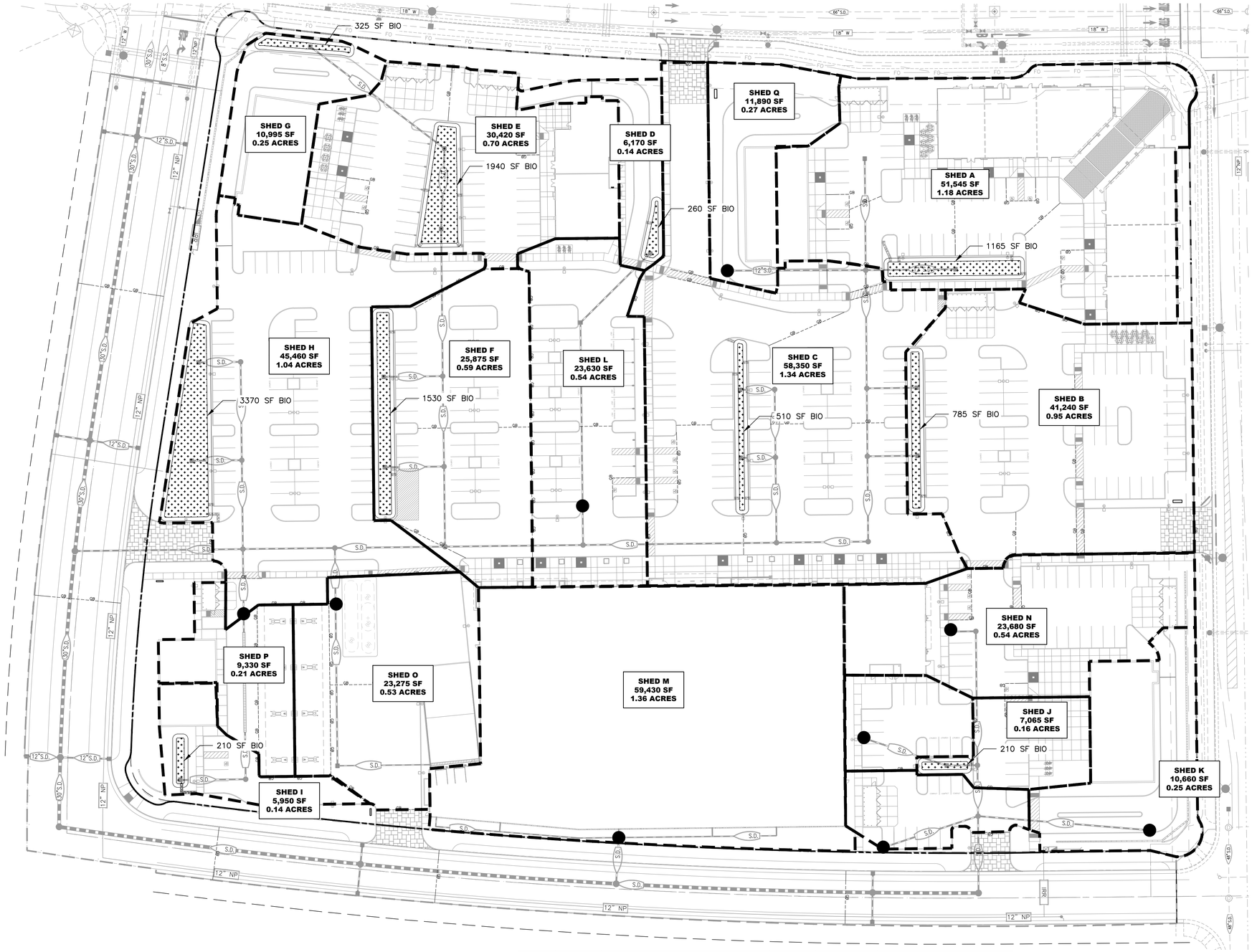
ALDER CREEK RETAIL
ALDER CREEK PKWY & E. BIDWELL ST.
FOLSOM, CA 95630

SHEET TITLE
PRELIMINARY UTILITY PLAN

SHEET NO.
UT5

DATE: SEPTEMBER 15, 2023

DRAWING: P:\276-002\Drawing\Concepts\UT\276002_UT.dwg
USER: RSCEDS
LAYOUT: UT5
PLOT DATE: Sep 14, 2023 - 1:12:12 PM
PLOT BY: Sep 14, 2023 - 1:10:09 PM



LEGEND

- STORMWATER PLANTER
- LOCATION OF STORMFILTER PROPRIETARY DEVICE IN ASSOCIATED SHED
- SWQ DRAINAGE SHED BOUNDARY

DRAINAGE MANAGEMENT AREAS DRAINING TO STORMWATER PLANTERS

DMA NUMBER	BMP NUMBER	TOTAL DMA AREA (SF)	STORMWATER PLANTER AREA (SF)	STORMWATER PLANTER DEPTH (INCHES)	SOIL MEDIA DEPTH (INCHES)	STORMWATER GRAVEL DEPTH (INCHES)	STORMWATER VOLUME PROVIDED (CF)	WATER QUALITY VOLUME REQUIRED (CF)
A	1	51545	1165	12	18	9	1165	1,847
B	2	41240	785	12	18	9	785	1,478
C	3	58350	510	12	18	9	510	2,091
D	4	6170	260	12	18	9	260	221
E	5	30420	1940	12	18	9	1940	1,090
F	6	25875	1530	12	18	9	1530	927
G	7	10995	325	12	18	9	325	394
H	8	45460	3370	12	18	9	3370	1,629
I	10	5950	210	12	18	9	210	213
J	11	7065	210	12	18	9	210	253
						TOTAL	10305	10143

1 inch = 40 ft.

EAGLE COMMERCIAL PARTNERS, LLC
100 PINE ST, 29TH FLOOR
SAN FRANCISCO, CA 94111

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REGISTERED PROFESSIONAL ENGINEER
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PROJECT NO: 276-002
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

ALDER CREEK RETAIL
ALDER CREEK PKWY & E. BIDWELL ST.
FOLSOM, CA 95630

SHEET TITLE
PRELIMINARY STORMWATER QUALITY PLAN

SHEET NO.
SWQ

DATE: SEPTEMBER 15, 2023

DRAWING: P:\276-002\Planning\Conceptual\276002_SWQ.dwg
USER: RDESIGN
LAST REVISION: Sep. 12, 23 - 11:04
PLOT DATE: Sep 14, 2023 - 1:10:28 PM