

- 1. CALIFORNIA CODE OF REGULATIONS, TITLE 23, DIVISION 2, CHAPTER 2.7, MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE (MWELO), REQUIRES LANDSCAPING ON ALL PROJECTS TO BE PREPARED BY A DESIGN PROFESSIONAL AND SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW. THE LANDSCAPE DOCUMENTATION PACKAGE WILL BE INCLUDED AS PART OF THE BUILDING PERMIT SUBMITTAL.
- IRRIGATION SYSTEMS SHALL BE DESIGNED SO THAT THE EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) COMPLIES WITH THE MOST CURRENT VERSION OF THE MWELO.
- 3. UPON PROJECT COMPLETION, CITY INSPECTOR WILL REQUIRE A COMPLETE AUDIT, IRRIGATION SURVEY AND IRRIGATION WATER USE AUDIT, BY A CERTIFIED LANDSCAPE AUDITOR PRIOR TO ACCEPTANCE OF THE LANDSCAPE IMPROVEMENTS OR CERTIFICATE OF OCCUPANCY.
- 4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE VANDALISM. ALL CONTROLLERS AND BACKFLOW PREVENTERS ARE TO BE WITHIN STANDARD APPROVED ENCLOSURES.
- 5. IRRIGATION SYSTEMS SHALL BE DESIGNED TO APPLY WATER AT A RATE, WHICH DOES NOT EXCEED THE INFILTRATION RATE OF THE SOIL, AND SYSTEMS SHALL BE PROGRAMMABLE TO PREVENT PONDING AND
- MINIMIZE RUNOFF. 6. IRRIGATION SYSTEMS SHALL BE DESIGNED TO MEET THE PEAK MOISTURE DEMAND OF ALL PLANT MATERIALS USED WITHIN THE DESIGN AREA. INDIVIDUAL STATION RUN TIME SHALL MEET PEAK EVAPOTRANSPIRATION
- SEPARATE REMOTE-CONTROL VALVES SHALL BE USED FOR SHRUB AND GROUND COVER AREAS VERSUS TURF, WITH SUN AND SHADED AREAS ALSO SEGREGATED.
- 8. IRRIGATION SYSTEMS SHALL BE DESIGNED SO THAT SEPARATE REMOTE-CONTROL VALVES ARE USED TO IRRIGATE PLANT MATERIAL WITH DIFFERING WATER NEEDS. SEPARATE REMOTE-CONTROL VALVES SHALL
- ALSO BE USED FOR TREES VERSUS SHRUBS, GROUNDCOVERS, AND TURF. 9. ON ALL SLOPES OR MOUNDED AREAS REQUIRING IRRIGATION, LATERAL LINES SHALL BE INSTALLED PARALLEL WITH CONTOURS. PROVIDE SEPARATE REMOTE-CONTROL VALVES FOR SPRINKLER LINES OPERATING SYSTEMS
- AT THE TOP, TOE, AND INTERMEDIATE AREAS OF SLOPES. 10. ALL BACKFLOW PREVENTION DEVICES SHALL COMPLY WITH REQUIREMENTS OF TITLE 17 OF THE CALIFORNIA
- ADMINISTRATIVE CODE, SACRAMENTO COUNTY HEALTH DEPARTMENT, AND CITY OF FOLSOM. REDUCED PRESSURE TYPE BACKFLOW PREVENTERS ARE REQUIRED FOR IRRIGATION SYSTEMS USING DOMESTIC WATER. 11. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE APPROPRIATE ORDINANCES, RESOLUTIONS, AND

SPECIFICATIONS ESTABLISHED BY THE CITY.

12. ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH CITY-APPROVED STREETSCAPE/ STREET TREE MASTER PLANS WHERE APPLICABLE. THE CITY RETAINS THE RIGHT TO PROHIBIT ANY PLANT MATERIAL GENERALLY KNOWN TO REQUIRE EXCESSIVE MAINTENANCE, BECAUSE OF FACTORS SUCH AS, BUT NOT LIMITED TO, DISEASE, PEST CONTROL, TROUBLESOME ROOT DEVELOPMENT, ULTIMATE SIZE, HIGH WATER NEEDS, OVERPLANTING, DIFFICULT GROWTH HABITS, AND INVASIVE REGENERATION HABITS.

- 13. A DIVERSE TREE PALETTE IS REQUIRED FOR LANDSCAPING PROJECTS. WITH THE EXCEPTION OF PROJECTS UTILIZING A CITY APPROVED TREE MITIGATION PLAN, ALL LANDSCAPING PROJECTS SHALL MAINTAIN THE
 - FOLLOWING TREE PERCENTAGES: IF MORE THAN 20 TREES, BUT LESS THAN 60 TREES SHALL BE PLANTED FOR A PROJECT, THE TOTAL
 - NUMBER OF TREES:
 - NOT TO EXCEED 35% GENUS
 - NOT TO EXCEED 30% SPECIES NOT TO EXCEED 25% CULTIVAR
 - IF MORE THAN 60 TREES SHALL BE PLANTED FOR A PROJECT, THE TOTAL NUMBER OF TREES:
 - NOT TO EXCEED 25% GENUS
 - NOT TO EXCEED 20% SPECIES
 - NOT TO EXCEED 15% CULTIVAR
- 14. IN ADDITION TO MINIMUM SETBACK REQUIREMENTS FOR CERTAIN SPECIES AS REQUIRED BY THE "FOLSOM MASTER TREE LIST" AND "FOLSOM TREE CARE AND MAINTENANCE STANDARDS," THE FOLLOWING MINIMUM DISTANCES SHALL BE REQUIRED:
 - THREE FEET FROM CITY MAINTENANCE LIMIT LINE.
 - FOUR FEET FROM UTILITY INSTALLATIONS INCLUDING, SEWER, GAS, WATER, METER VAULTS, CATCH BASINS, ETC.
 - TEN FEET FROM DRIVEWAYS.

 - TEN FEET FROM FIRE HYDRANTS. TWENTY FEET FROM LIGHT STANDARDS.
 - TREE LIMBS MUST HAVE A CLEARANCE OF 14.5 FEET OVER STREETS, 7 FEET OVER
 - PEDESTRIAN-TRAVELED WAYS.
- 15. MINIMUM SIZES OF TREES SHALL BE #15, OR AS APPROVED BY THE DIRECTOR.
- 16. THE DISTANCE FROM INFRASTRUCTURE AS SPECIFIED IN THE "FOLSOM MASTER TREE LIST". WHERE THE MINIMUM REQUIRED DISTANCE FROM INFRASTRUCTURE CANNOT BE MET, INSTALLATION OF CITY APPROVED ROOT BARRIERS REQUIRED. THE CITY RETAINS THE RIGHT TO PROHIBIT USAGE OF INAPPROPRIATE TREE SPECIES FOR LANDSCAPE AREAS TOO SMALL TO ACCOMMODATE THE MATURE TREE SIZE.

SHADE STUDY CALCULATIONS		
City of Folsom		
PROJECT: AC MARRIOTT @ PALLADIO	JOB # MAA.21030	8/3/2021
TOTAL PAVED PARKING AREA:		19,565
TOTAL SURFACED AREA		19,565
TOTAL SHADE REQUIRED: 50%		9,783
TOTAL SHADE PROVIDED:	51%	10,062

SYMBOL	QTY.	QTY.	QTY.	QTY.		SUBTOTAL	TOTAL SQ.
STMBOL	F	Т	Н	Q		SQ. FT.	FT.
35' DIA TREES LEGEND	962	722	481	240			
Magnolia g. Edith Bouge	2	2	4		Χ	5,292	
Quercus ilex	1	1	2		Χ	2,646	
Existing Elm				1	Χ	240	
						0	
						TOTAL	8,178
20' DIA TREES LEGEND	314	236	157	79			
Lagerstroemia i. x f. Arapaho	3		6		Χ	1,884	
Acer palmatum Sangu kaku					Χ	0	
						TOTAL	1,884
TOTA	L						10,062

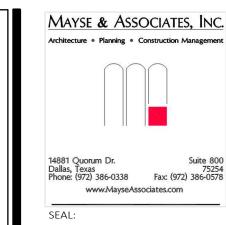
REFERENCE NOTES SCHEDULE

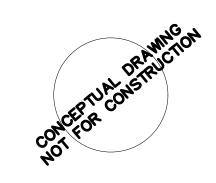
SYMBOL	DESCRIPTION
1	EXISTING SIDEWALK TO REMAIN
2	EXISTING LANDSCAPE TO REMAIN
3	NEW PAVED AREA FOR PARKING - SEE SHADE STUDY CALCULATIONS. F=FULL, T=3 QRTRS., H=HALF, AND Q=QTR.
4	PROPOSED BENCH
5	PROPOSED POTTERY
6	PROPOSED ENHANCED PAVED COURTYARD
7	PROPOSED RAMP
8	PROPOSED STAIRS
9	PROPOSED SMOTH RIVER STONE BAND @ BASE OF BUILDING
10	HOTEL ENTRY
11	VINES ON SCREEN FENCE
12	PROPOSED GENERATOR WITH SCREEN FENCE

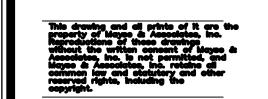
PROPOSED TRASH ENCLOSURE

TOTAL # OF TREES = 50, 29% ARE MAGNOLIA GRANDIFLORA

GENUS, AND SPECIES, 19%, LAGERSTROEMIA ARAPAHO CULTIVAR.







AC HOTEL

FOLSOM CA PALLADIO PKWY FOLSOM, CA 95630





INSIGNIA HOSPITALITY GROUP, INC. 401 TRADEWINDS

MIDLAND, TEXAS 79706

Development Application 05/14/2021



8/3/2021

19084 LANDSCAPE PLAN