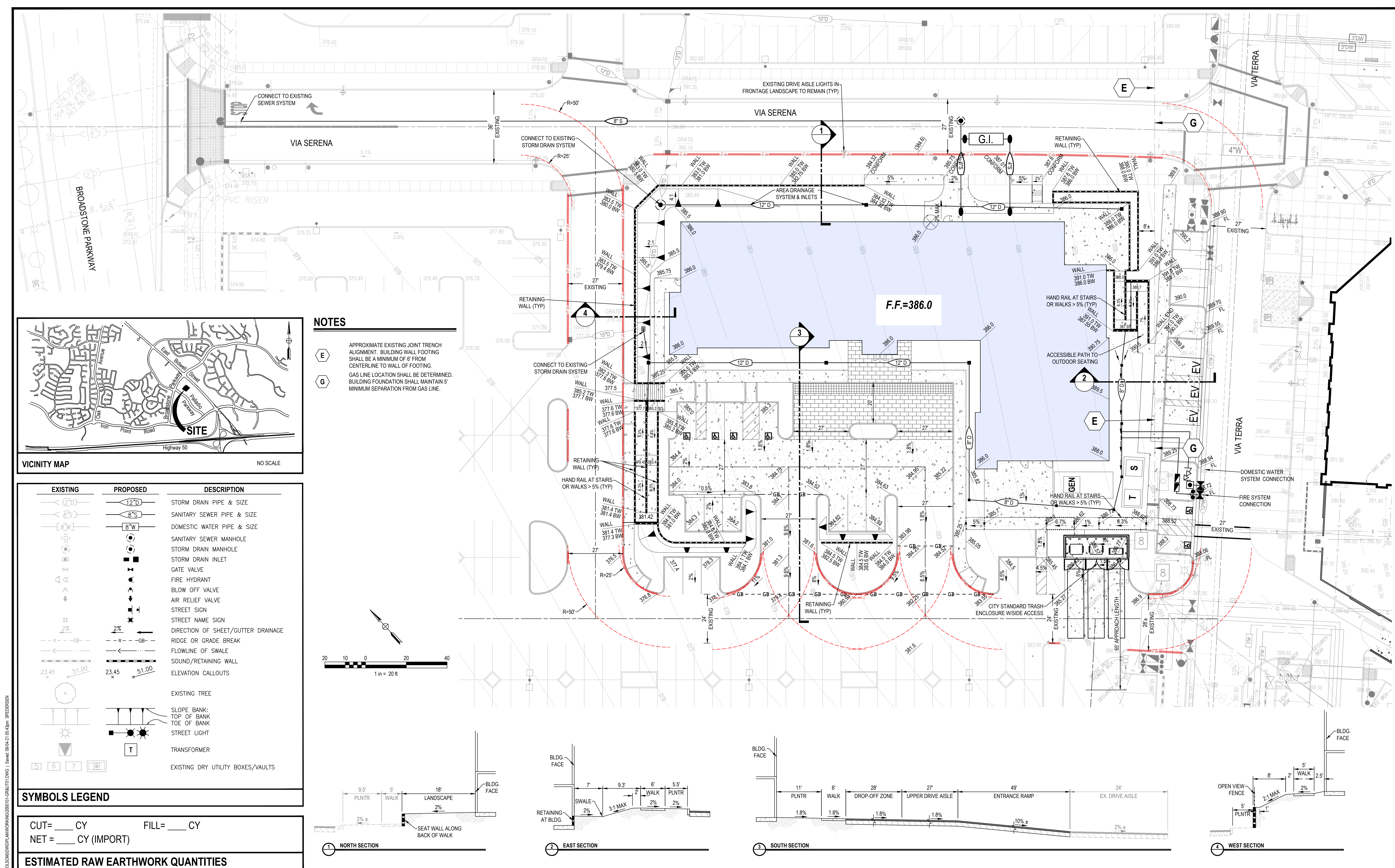




REVISIONS

NO.	DESCRIPTION	APPROVED	DATE
1			
2			
3			
4			

SCALE:

HORIZ. 1" = 20'

VERT. 1" = N/A

BENCH MARK

COMPUTED	MC
DESIGNED	TA
DRAWN	JR
PROJ. ENGR.	SMP

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • FRESNO
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mppengr.com

ENTITLEMENT EXHIBIT FOR

AC HOTEL

PRELIMINARY GRADING & UTILITY PLAN

510 PALLADIO PARKWAY
FOLSOM, CALIFORNIA

DATE

AUGUST 3, 2021

SHEET

C-SD1

OF

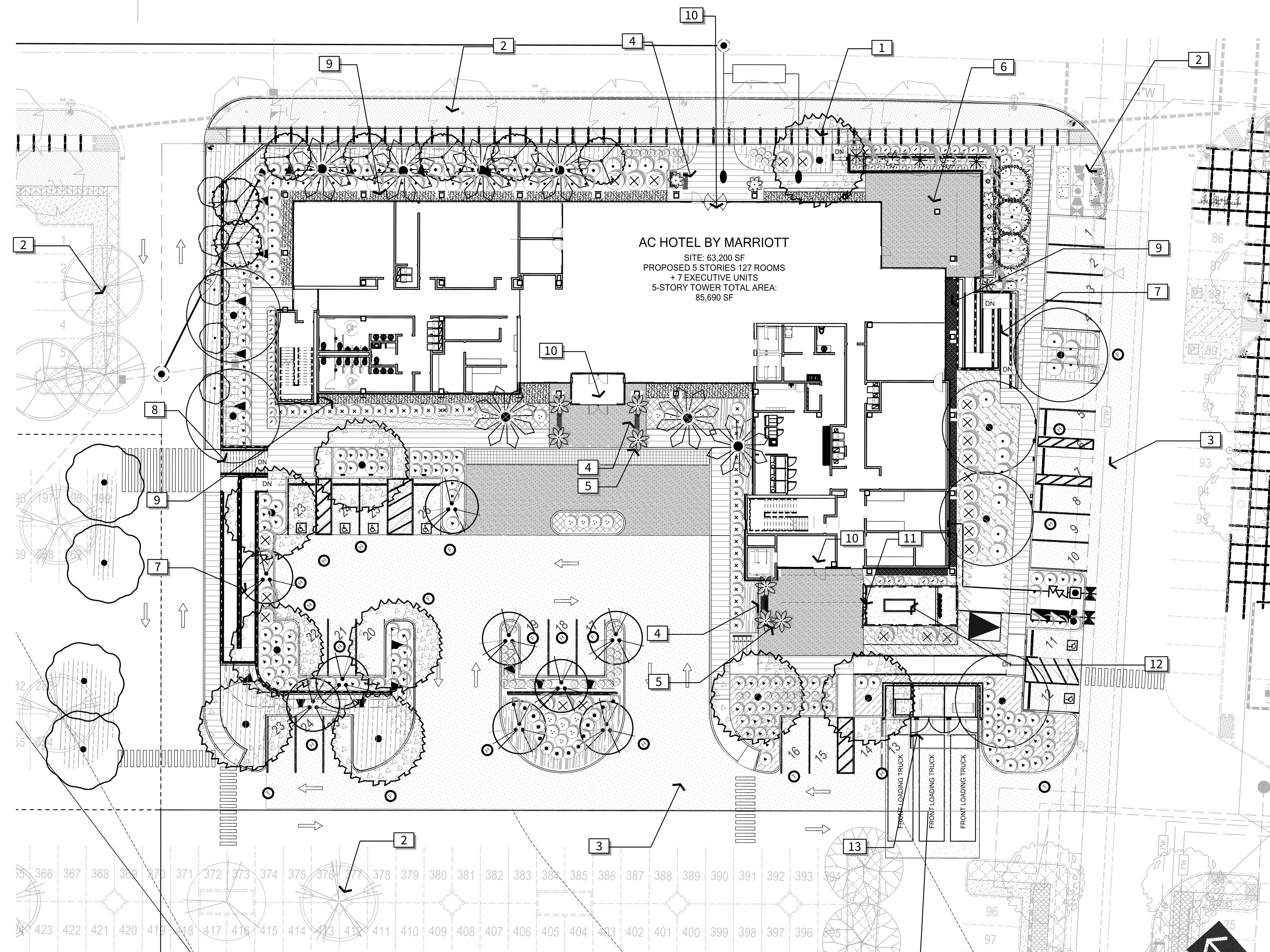
1

JOB NO.

20-0001-01

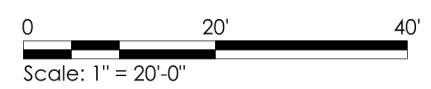
NOT FOR CONSTRUCTION

AC HOTEL - FOLSOM



PRELIMINARY LANDSCAPE NOTES

- 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.
- 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.
- ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE VANDALISM. ALL CONTROLLERS AND BACKFLOW PREVENTERS ARE TO BE WITHIN STANDARD APPROVED ENCLOSURES.
- 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.
- 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 (E.T.) RATE.
- SEPARATE REMOTE-CONTROL VALVES SHALL BE USED FOR SHRUB AND GROUND COVER AREAS VERSUS TURF, WITH SUN AND SHADED AREAS ALSO SEGREGATED.
- 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.
- 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.
- 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.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE APPROPRIATE ORDINANCES, RESOLUTIONS, AND SPECIFICATIONS ESTABLISHED BY THE CITY.
- 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.
- 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
- 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.
- MINIMUM SIZES OF TREES SHALL BE #15, OR AS APPROVED BY THE DIRECTOR.
- 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.

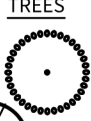
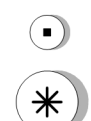
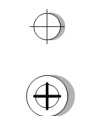
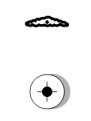
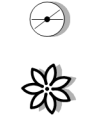
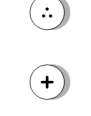
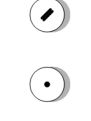
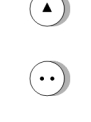
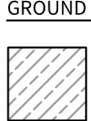
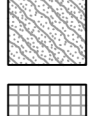
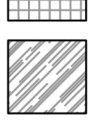
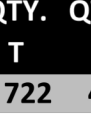
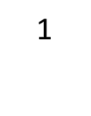
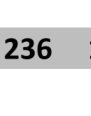
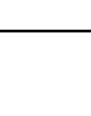


SHADE STUDY CALCULATIONS

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. F	QTY. T	QTY. H	QTY. Q	SUBTOTAL SQ. FT.	TOTAL SQ. FT.
35' DIA TREES LEGEND						
Magnolia g. Edith Bouge	2	2	4	X	5,292	
Quercus ilex	1	1	2	X	2,646	
Existing Elm				1	240	
					0	
					TOTAL	8,178
20' DIA TREES LEGEND						
Lagerstroemia i. x f. Arapaho	3	6	X		1,884	
Acer palmatum Sangu kaku			X		0	
					TOTAL	1,884
					TOTAL	10,062

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	
	JUN BLU	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	24" BOX	LOW	3	
	LAG HRU	LAGERSTROEMIA INDICA 'X FAURIEI' 'ARAPAH'	RED CRAWP MYRTLE	15 GAL.	LOW	9	
	MAG EDI	MAGNOLIA GRANDIFLORA 'EDITH BOGUE'	EDITH BOGUE SOUTHERN MAGNOLIA	15 GAL.	MEDIUM	9	
	MAG LIT	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24" BOX	MEDIUM	7	
	QUE ILE	QUERCUS ILEX	HOLLY OAK	15 GAL.	MEDIUM	6	
	RHA M11	RHAPHOLEPIS X 'MONTIC' TM	MAJESTIC BEAUTY INDIAN HAWTHORN	15 GAL.	MEDIUM	5	
	ULM JFS	ULMUS PROPINQUA	ELM	15 GAL.	LOW	4	
	WAS ROB	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	12 BTF	MEDIUM	7	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	
	ACE RDR	ACER PALMATUM DISSECTUM 'RED DRAGON'	RED DRAGON JAPANESE MAPLE	5 GAL.	MEDIUM	3	
	BER WIL	BERBERIS X GLADYNESIS 'WILLIAM PENN'	WILLIAM PENN BARBERRY	5 GAL.	MEDIUM	35	
	CYC REV	CYCAS REVOLUTA	SAGO PALM	24" BOX	MEDIUM	4	
	DYP BIC	DIETES BICOLOR 'AFRICAN GOLD' TM	PURE GOLD FORTNIGHT LILY	1 GAL.	LOW	61	
	ELA LIT	ELAEAGARPUS DECIPENS 'LITTLE EMPEROR'	DWARF JAPANESE BLUEBERRY TREE	5 GAL.	LOW	24	
	EVO CHO	EUONYMUS JAPONICUS 'CHOLLIPO'	CHOLLIPO JAPANESE EUONYMUS	9 GAL.	MEDIUM	6	
	EVO UPR	EUONYMUS JAPONICUS 'SPIRE EMPEROR'	GREEN SPIRE EUONYMUS	15 GAL.	LOW	48	
	FIC PUM	FICUS PUMILA	CREeping FIG	1 GAL.	MEDIUM	3	
	LIG SUS	LIGUSTRUM SINENSE 'SUNSHINE'	SUNSHINE CHINESE PRIVET	5 GAL.	MEDIUM	14	
	LIR SUN	LIRIOPE MUSCARI 'SILVER SUNPROOF'	SILVER SUNPROOF LILY TURF	1 GAL.	MEDIUM	37	
	OLE LIT	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	15 GAL.	LOW	7	
	PHO AMR	PHORMIUM X 'AMAZING RED'	AMAZING RED NEW ZEALAND FLAX	15 GAL.	LOW	16	
	PIT GOL	PITTOSPORUM TENUIFOLIUM 'GOLF BALL'	GOLF BALL TAIWANESE	5 GAL.	MEDIUM	35	
	POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	MEDIUM	9	
	PRU OTT	PRUNUS LAUROCEARUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	5 GAL.	LOW	43	
	RHA ERW	RHAPHOLEPIS UMBELLATA 'SOUTHERN MOON'	SOUTHERN MOON HAWTHORN	5 GAL.	LOW	125	
	RHO HIN	RHOODENDRON KURUME 'HINO CRIMSON'	KURUME AZALEA	5 GAL.	MEDIUM	18	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	QTY
	ACA CIT	ACACIA COGNATA 'ACCOGGI'	COUSIN ITT LITTLE RIVER WATTLE	1 GAL.	LOW	36" o.c.	4,867 SF
	DIA OCD	DIANELLA REVOLUTA 'CASSA BLUE'	SPREADING FLAX LILY	1 GAL.	LOW	12" o.c.	251 SF
	NAN LIM	NANDINA DOMESTICA 'LEMON LIME'	LEMON LIME HEAVENLY BAMBOO	1 GAL.	LOW		418 SF
	PIT TRI	PITTOSPORUM TOBIRA 'DWARF VARIEGATA'	DWARF VARIEGATED PITTOSPORUM	1 GAL.	MEDIUM	24" o.c.	526 SF
	TRA ASI	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL.	MEDIUM	18" o.c.	2,496 SF

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 QRTS., H=HALF, AND Q=QTR.
4	PROPOSED BENCH
5	PROPOSED POTTERY
6	PROPOSED ENHANCED PAVED COURTYARD
7	PROPOSED RAMP
8	PROPOSED STAIRS
9	PROPOSED SMOOTH RIVER STONE BAND @ BASE OF BUILDING
10	HOTEL ENTRY
11	VINES ON SCREEN FENCE
12	PROPOSED GENERATOR WITH SCREEN FENCE
13	PROPOSED TRASH ENCLOSURE

TOTAL # OF TREES = 50, 29% ARE MAGNOLIA GRANDIFLORA GENUS, AND SPECIES, 19%, LAGERSTROEMIA ARAPAHO CULTIVAR.

MAYSE & ASSOCIATES, INC.
Architecture • Planning • Construction Management



SEAL:

CONCEPTUAL DRAWING
NOT FOR CONSTRUCTION

THIS DOCUMENT IS THE PROPERTY OF MAYSE & ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MAYSE & ASSOCIATES, INC.

Engineer

AC HOTEL
FOLSOM CA

PALLADIO PKWY
FOLSOM, CA 95630



INSIGNIA
Where Hospitality Begins

INSIGNIA HOSPITALITY GROUP, INC.
401 TRADEWINDS
MIDLAND, TEXAS 79706

Revisions:

No.	Description	Date
	Development Application	05/14/2021

FUHRMAN LEAMY
LAND GROUP
DESIGN • SERVICE • SOLUTIONS
2440 PROFESSIONAL DRIVE, SUITE 115 ROSELILLE, CA 95068
(916) 831-5123 info@fhlgroup.com
MAA.21030

date

8/3/2021

job no.

19084

sheet title

LANDSCAPE PLAN

sheet no.

L-SD1