



SITE PLAN

1" = 40'-0"

v03

02 / 14 / 2016

NOT FOR CONSTRUCTION

HAMPTON INN & SUITES

Project Number 15 051

AREAL SITE
VIEW

DR1.1

3883 AIRWAY DRIVE, SANTA ROSA, CALIFORNIA

City of Santa Rosa

MAR 22 2017

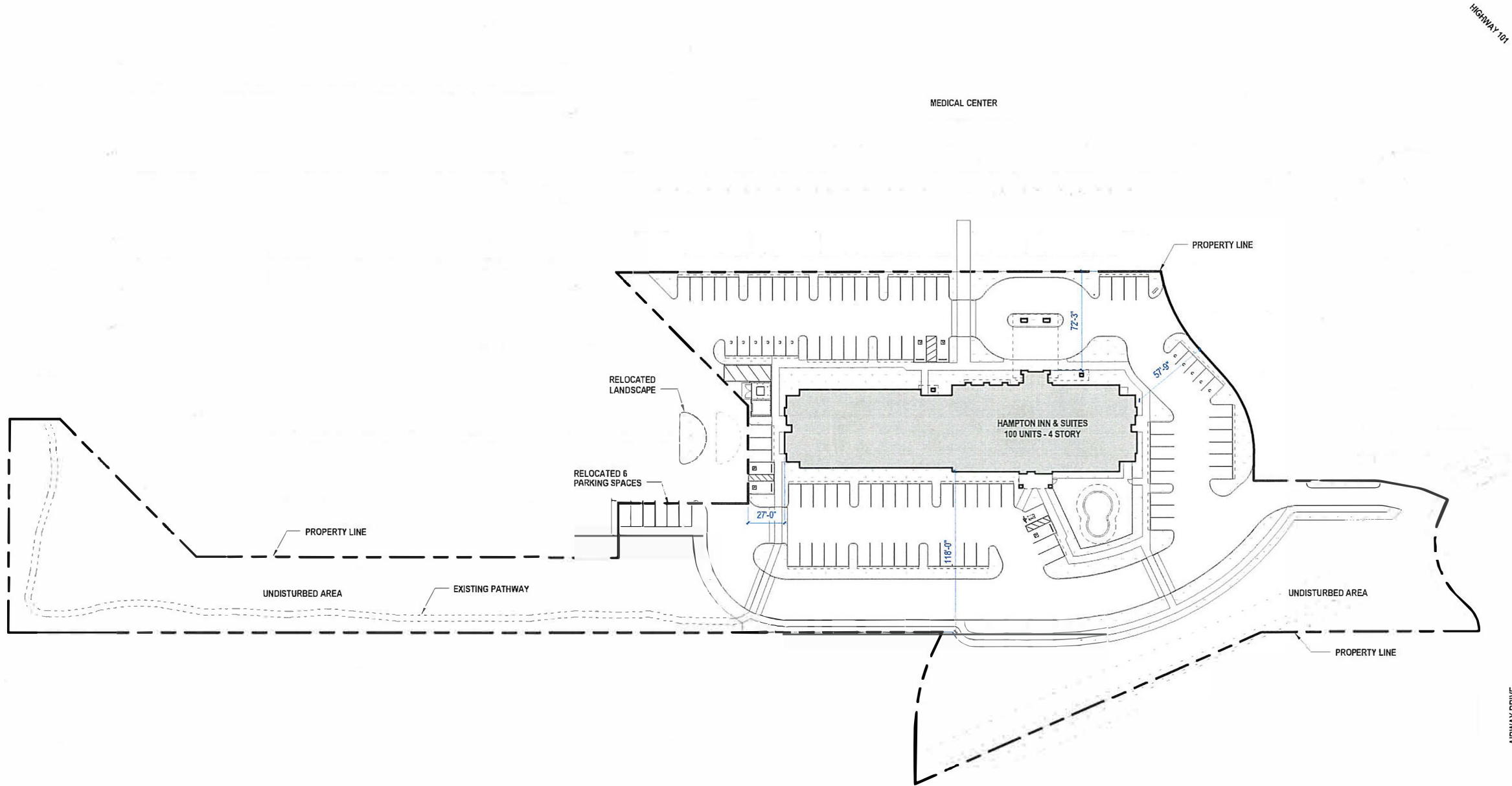
Planning & Economic
Development Department

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SITE PLAN

1" = 40'-0"

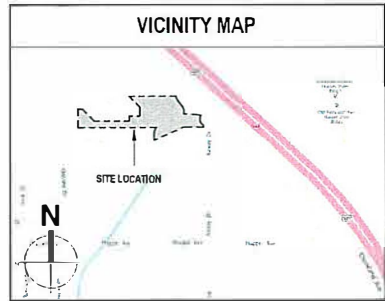
APPLICANT	
NAME:	THARALDSON HOSPITALITY DEVELOPMENT LLC
ADDRESS:	1201 PAGE DRIVE SUITE 200 FARGO, ND 58103
PHONE:	(701) 271 - 2700

PROJECT SUMMARY	
PROJECT CONSIST OF PROPOSED 4-STORY 100 ROOM HAMPTON INN & SUITES HOTEL WITH OUTDOOR SWIMMING POOL.	

SITE SUMMARY	
APN #:	008-011-018
ADDRESS:	3883 AIRWAY DRIVE, SANTA ROSA, CA
JURISDICTION:	SANTA ROSA
LAND USE PLAN AREA:	VACANT COMMERCIAL LAND/UNDEVELOPED
SITE AREA (NET):	3.95 ACRES / 172,069 SF
ZONING CLASSIFICATION:	CD-G
PLANNED LAND USE:	OFFICE COMMERCIAL - GETAWAY
FRONT YARD SETBACK:	15'-0" REQUIRED / 12'-3" PROVIDED
SIDE YARD SETBACK:	9'-0" REQUIRED / 25'-0" PROVIDED
REAR YARD SETBACK:	25'-0" REQUIRED / 115'-0" PROVIDED
HEIGHT ALLOWED:	35' MAX ALLOWED / 55'-0" PROPOSED
BUILDING FOOTPRINT COVERAGE:	15,468 SF (9.0%)
PARKING LOT AREA:	59,172 SF (34.4%)
LANDSCAPE AREA:	36,029 SF (20.7%)
UNDISTURBED AREA:	61,912 SF (35.7%)

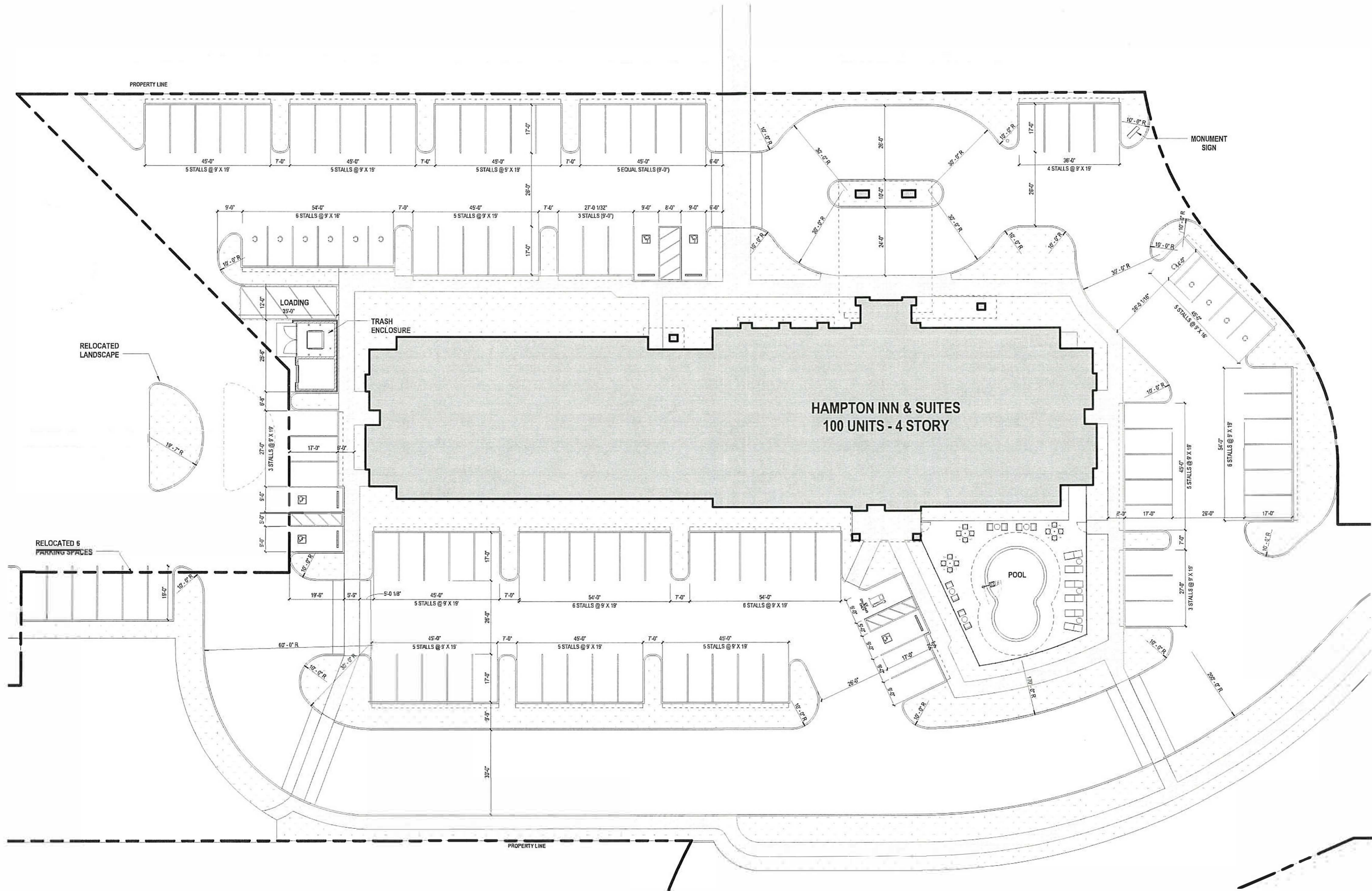
BUILDING AREAS	
HAMPTON INN & SUITES (100 GUESTROOMS)	
LEVEL 1:	15,468 SF
LEVEL 2:	14,431 SF
LEVEL 3:	15,358 SF
LEVEL 4:	15,358 SF
TOTAL:	60,615 SF
FOOTPRINT TOTAL:	15,468 SF / \$0.815 SF

PARKING CALCULATIONS	
USE:	HOTEL / MOTEL
REQUIRED:	1 SPACE PER GUESTROOM 100 X 1 = 100 SPACES
TOTAL:	100 SPACES REQUIRED
PROVIDED:	ON SITE PARKING: 100 SPACES
TOTAL:	100 SPACES PROVIDED INCL. 5 ACCESSIBLE (4 ACC. AND 1 VAN ACC.)



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ENLARGED SITE PLAN

1/16" = 1'-0"

v03

02 / 14 / 2016

NOT FOR CONSTRUCTION

HAMPTON INN & SUITES

3885 AIRWAY DRIVE, SANTA ROSA, CALIFORNIA

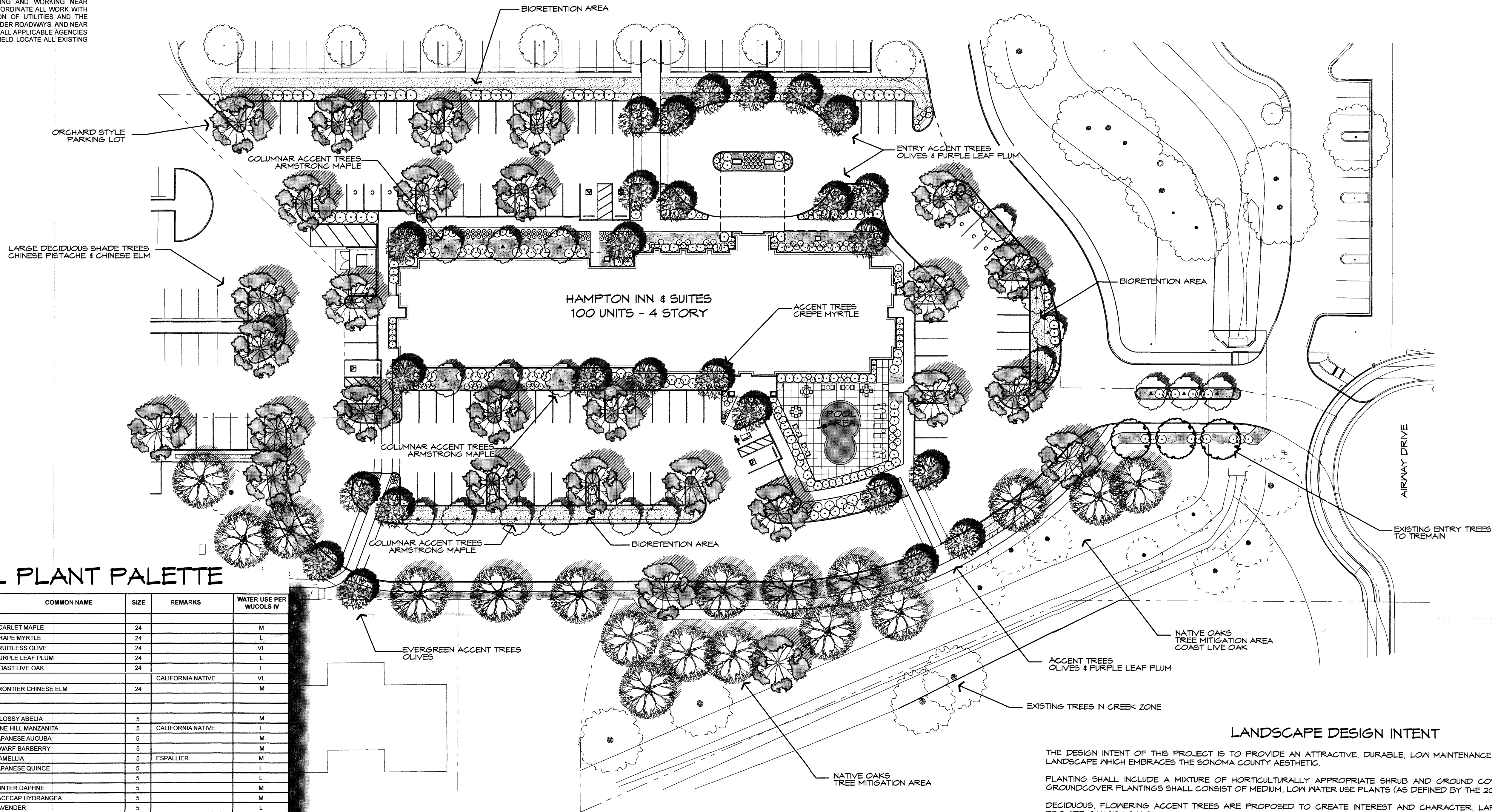
Project Number 15 051

ENLARGED SITE
PLAN

DR1.3

U.S.A. NOTE

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 OR 1-800-227-2600 TO FIELD LOCATE ALL EXISTING UTILITIES.



TYPICAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WATER USE PER WUCOLS IV
TREES				
ACER RUBRUM 'ARMSTRONG'	SCARLET MAPLE	24		M
LAGERSTROEMIA x FAURIEI 'ARAPAH'	GRAPE MYRTLE	24		L
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24		VL
PRUNUS CERASIFERA 'THUNDERCLOUD'	PURPLE LEAF PLUM	24		L
QUERCUS AGRIFOLIA	COAST LIVE OAK	24		L
ULMUS PARVIFOLIA 'FRONTIER'	FRONTIER CHINESE ELM	24	CALIFORNIA NATIVE	VL
SHRUBS				
ABELIA GRANDIFLORA 'CONFETTI'	GLOSSY ABELIA	5		M
ARCTOSTAPHYLOS D. 'HOWARD MCINN'	VINE HILL MANZANITA	5	CALIFORNIA NATIVE	L
AUCUBA JAPONICA 'VARIEGATA'	JAPANESE AUCUBA	5		M
BERBERIS THUNBERGII 'CRIMSON PYGMY'	DWARF BARBERRY	5		M
CAMELLIA SASANKUA 'YULETIDE'	CAMELLIA	5	ESPALLIER	M
CHAENOMELES 'TEXAS SCARLET'	JAPANESE QUINCE	5		L
CISTUS 'SUNSET'		5		L
DAPHNE ODOREA 'MARGINATA'	WINTER DAPHNE	5		M
HYDRANGEA MACROPHYLLA 'MARESI'	LACECAP HYDRANGEA	5		M
LAVANDULA INTERMEDIA 'PHENOMENAL'	LAVENDER	5		L
LOROPETALUM CHINENSE 'RAZZLEBERRY'	NCN	5		L
NANDINA DOMESTICA 'MOYE'S RED'	HEAVENLY BAMBOO	5		L
NERIUM OLEANDER 'LITTLE RED'	DWARF OLEANDER	5		L
PHORMIUM TENAX 'JACK SPRATT'	NEW ZEALAND FLAX	5		L
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE	5	3' O.C. TRI. SPACING	L
POLYSTICHUM MUNIUM	SWORD FERN	5	CALIFORNIA NATIVE	M
POLYSTICHUM POLYBLEPHARUM	TASSEL FERN	5		M
SALVIA LEUCOPHYLLA 'FIGUERO'	PURPLE SAGE	5	CALIFORNIA NATIVE	L
GROUND COVER				
AUCUBA JAPONICA 'GOLD SPOT'	CAST-IRON PLANT	1		L
BACCHARIS PILULARIS 'TWIN PEAKS #2'	DWARF COYOTE BUSH	1	CALIFORNIA NATIVE	L
COTONEASTER DAMMERI 'CORAL BEAUTY'	COTONEASTER	1		L
HEUCHERA SANGUINEA 'FIREFLY'	CORAL BELLS	1		M
MAHONIA REPENS	CREEPING MAHONIA	1	CALIFORNIA NATIVE	L
NANDINA DOMESTICA 'FIREPOWER'	HEAVENLY BAMBOO	1		L
VINES				
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5		L
ROSA 'CECILE BRUNNER'		5	TIE TO TRELLIS	L
PERENNIALS				
IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS'	IRIS	1	CALIFORNIA NATIVE	L
LIMONIUM PEREZII	SEA LAVENDER	1		L
NEPETA FAASSENII 'WALKER'S LOW'	CATMINT	1		L
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1		L
VERBENA RIGIDA	BLUE RIGID VERBENA	1		L
GRASSES				
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GAMA	1		L
CAREX TUMULICOLA	BERKELEY SEDGE	1	CALIFORNIA NATIVE	L
HAKONECHLOA MACRA 'AURO- VARIEGATA'	VARIEGATED JAPANESE FOREST GRASS	1		M
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1		L
MUHLBERGIA DUBIA	PINE MUHLY	1		L
ANNUALS				
ASSORTED, ROTATE BY SEASON	4 TIMES/YEAR	4" POT		
BIO-SWALE				
BIO-FILTER GRASSES	'BIO-FILTRATION SOD'	SOD		L
OTHER				
MULCH: FIR BARK, 1/2" TO 1-1/2"			ALL LANDSCAPE AREAS	
LINEAR ROOT BARRIER	ROOT SOLUTIONS, OR EQUAL			

PRELIMINARY MAWA AND ETWU CALCULATIONS

1.) Maximum Applied Water Allowance (MAWA)				
A.) Net Evapotranspiration Calculation				
Annual Eto	44.45			
Annual Rainfall	25.63	X	0.25	= Effective Rainfall
				= 6.4075
Net Evapotranspiration Calculation	=	Annual Eto	-	Effective Rainfall
				= 38.04
B.) Adjusted Landscape Area Calculation				
Landscape Area	36,483	X	Adjustment Factor	=
			0.45	= 16417.35
Special Landscape Area	0	X	Adjustment Factor	=
			0.4	= 0
Sum of Adjusted Landscape Area				= 16417.35
MAWA =	38.04	X	0.62	X 16,417.35 = 387,225 Gallons
2.) Estimated Total Water Use (ETWU)				
A.) Net Evapotranspiration Calculation				
Net Evapotranspiration Calculation	=	Annual Eto	-	Effective Rainfall
				= 38.04
Low Water Plant Use SF	14,342	X	0.10	= 1434.20
Low Water Plant Use SF	12,019	X	0.30	= 3605.70
Moderate Water Plant Use SF	10,122	X	0.60	= 6073.20
High Water Plant Use SF	-	X	1.00	= 0.00
Sum of Adjusted Landscape Area				= 11113.10
ETWU =	38.04	X	0.62	X 11,113.10 / 0.81 = 323,602 Gallons

LANDSCAPE DESIGN INTENT

THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE AND LOW WATER CONSUMING LANDSCAPE WHICH EMBRACES THE SONOMA COUNTY AESTHETIC.

PLANTING SHALL INCLUDE A MIXTURE OF HORTICULTURALLY APPROPRIATE SHRUB AND GROUND COVER PLANTINGS. SHRUBS AND GROUND COVER PLANTINGS SHALL CONSIST OF MEDIUM, LOW WATER USE PLANTS (AS DEFINED BY THE 2014 EDITION 'WUCOLS IV').

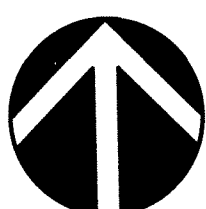
DECIDUOUS, FLOWERING ACCENT TREES ARE PROPOSED TO CREATE INTEREST AND CHARACTER. LARGE DECIDUOUS SHADE SHALL PROVIDE CANOPY SHADE IN THE PARKING LOTS AND PEDESTRIAN OUTDOOR SPACES. BROADLEAF EVERGREEN TREES WILL PROVIDE YEAR-ROUND INTEREST AND SCREENING FROM ADJACENT PROPERTIES. LOCALLY NATIVE OAKS WILL BE USED TO INTERFACE THE PROJECT WITH THE ADJACENT CREEK. LAWN IS NOT PLANNED FOR ANY PORTION OF THE LANDSCAPED AREAS. REQUIRED BIOSWALES WILL BE LANDSCAPED WITH A SOD PRODUCT DEVELOPED SPECIFICALLY FOR BIOFILTRATION.

IRRIGATION DESIGN INTENT

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM WITH WEATHER SENSOR, OVERRIDE, SENSOR SHALL BE CAPABLE OF CALCULATING EVAPOTRANSPIRATION AND SHALL ADJUST FOR LOCAL WEATHER. THE ENTIRE IRRIGATION SYSTEM SHALL BE ON AN AUTOMATICALLY CONTROLLED SYSTEM WITH SEPARATE PROGRAMS CAPABLE OF IRRIGATING EACH HYDROZONE INDEPENDENTLY.

THE PROPOSED TREE SHALL BE IRRIGATED VIA SEPARATE, DEDICATED BUBBLER CIRCUIT. ALL OTHER LANDSCAPE AREAS SHALL BE IRRIGATED VIA AN IN-LINE DRIP EMITTER IRRIGATION SYSTEM. THE INTENT OF THE LANDSCAPE AND WATER DELIVERY SYSTEMS IS TO MEET ALL ASPECTS OF THE CITY OF SANTA ROSA WATER EFFICIENCY LANDSCAPE ORDINANCE (MELO).

CONCEPTUAL LANDSCAPE PLAN



City of Santa Rosa

MAR 2 2 2017

Planning & Economic Development Department

DATE: 3/14/17

JOB: 2017-08

SCALE: 1" = 30'

DRAWN: DM

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SHEET 1 OF 1

HAMPTON INN & SUITES
3883 AIRWAY DRIVE
SANTA ROSA, CALIFORNIA

CONCEPTUAL
LANDSCAPE PLAN

MACNAIR
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