

DESIGN REVIEW RESUBMITTAL // TIERRA DE ROSAS PLAZA SEPT 2024

IN THE CITY OF SANTA ROSA
SEBASTOPOL ROAD (665, 883)
APN 125-111-037 AND 125-101-031
PLP OR MJP FILE NO. #####

PROJECT DESCRIPTION

The one-acre public Plaza is part of the master development Tierra De Rosas. The Plaza will serve as an important connector to the neighborhood that will serve as a public gathering place for the community. The Plaza will be open to the public to use for recreation, as a meeting place, and for entertainment. The public Plaza will include shaded seating areas, shade trees, and drought resistant open lawn space. The Plaza will add green space and sustainable features to the Roseland neighborhood.

City of Santa Rosa
SEP 24/2022
Planning & Economic
Development Department

AERIAL MAP (NOT TO SCALE)



SHEET INDEX

SHEET #	SHEET NAME/DESCRIPTION
L0	COVER SHEET
L1	BIRDSEYE SITE PHOTOS
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C1	PROJECT INFORMATION
C2	SITE IMPROVEMENT PLAN

SITE PHOTOS





VIEW TO NE



VIEW TO NW



VIEW TO SW



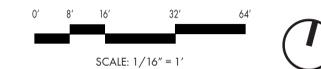
VIEW TO SE





LEGEND

- (A) Streetscape/Public Improvements
- (B) Bicycle Racks (14 spaces)
- (C) Sculptural Play Element - Fall Surfacing
- (D) Children's Play Area - Fall Surfacing
- (E) Tot Playhouse Area - No Fall Surfacing
- (F) Play Musical Instruments - No Fall Surfacing
- (G) Picnic/Market Area with Flexible Seating
- (H) Imaginative Gardens + Benches
- (I) 14x20 Performance Plinth
- (J) Bicycle Racks (12 spaces)
- (K) Landscape Gardens with Trees
- (L) Large Shade Trees
- (M) Turf Playfield
- (N) Underground Stormwater Storage & Partial Irrigation Supply
- (O) Restroom Container (to remain from food park)
- (P) Landscape Area with Low Fencing
- (Q) Cornhole Game Opportunity in Lawn
- (R) Accessible Bi-Level Drinking Fountain
- * Pole Light - 16ft ht. - see L5 for fixture
- ... Catenary Lights - see L5 for fixture
- * City Street Light - see Public Improvement Plans



CHARACTER IMAGES



Playhouse for 2-5, No Fall Surfacing Required



Low Fencing to border play areas at street



Bicycle Racks



Play Element - Sculptural/Artistic Climbing Structure



Concrete Cornhole Sets



Market Area with Flexible Seating



Colorful Classic Benches



Park Character



Open Lawn



Open Areas for Markets/Events

PROJECT SUMMARY - PARK CREDIT

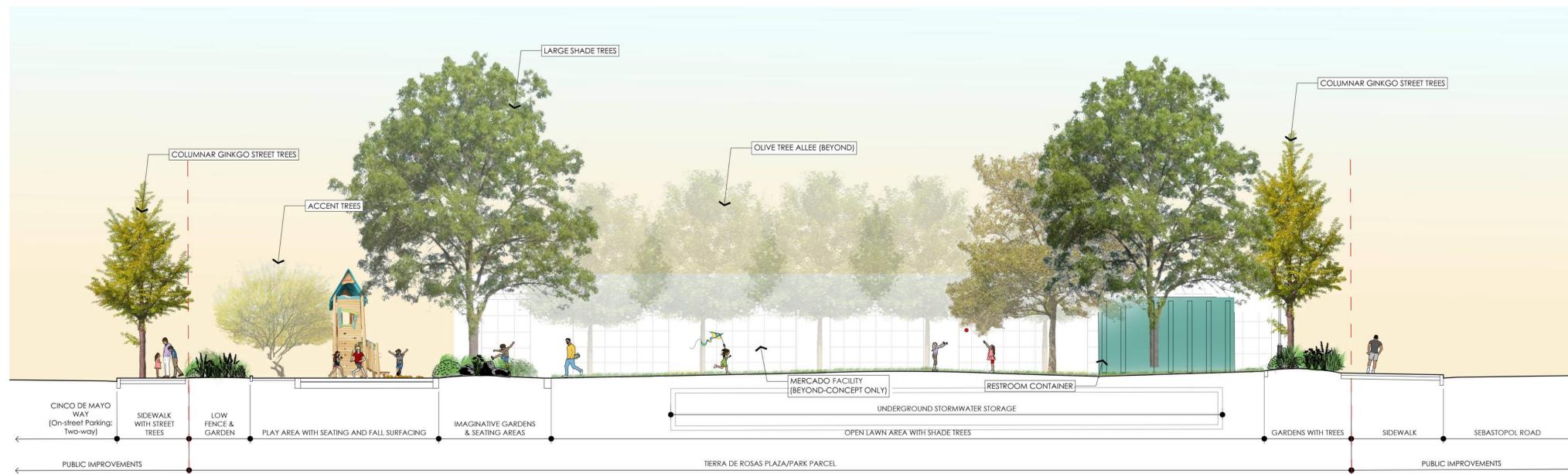
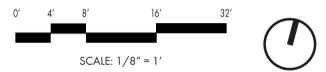
43,823 sq ft/1.01 acre Park Parcel (see blue dash line)

- Game Court Area - 0.05 acres required - 0.02 provided
- Children's Play Area - 0.05 acres required - 0.10 provided
- Family Picnic Area - 0.05 acres required - 0.10 provided
- Turf Playfield - 0.25 acres required - 0.36 provided
- Landscape Park - 0.25 acres required - 0.32 provided
- Circulation and Hardscape - 0.13 acres





SITE SECTION AA



SITE SECTION BB



MUSICAL EQUIPMENT



MODEL: Emperor Chimes
MFR: Goric
AGE: 2+



MODEL: Bable Drums
MFR: Goric
AGE: 2+



MODEL: Symphony Freechimes
MFR: Goric
AGE: 2+

PLAY EQUIPMENT



MODEL: Jax
MFR: Miracle Play
AGE: 2-12



MODEL: Multideck Tower with Slide and Banister Bars
MFR: Komapn
AGE: 5-12

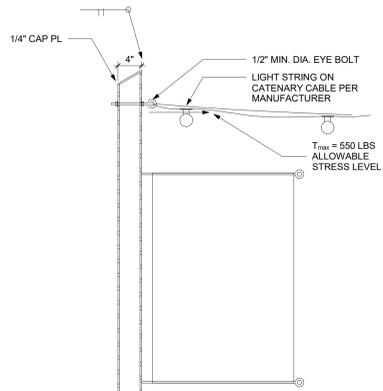


MODEL: Village Shop
MFR: Kompan
AGE: 2+



MODEL: Half Ball
MFR: Goric
AGE: 2+

CATENARY LIGHTING - REUSED FROM MITOTE FOOD PARK



tivoli APPLICATIONS | Litesphere

Community Decoration - Fairs and Festivals - Restaurants - Street Scene - Shopping Centers

tivoli GUIDE | Litesphere

Strand, 12V DC, Shatterproof, UL LISTED, IP65, Made in USA, Dimmable, 5YR Warranty

Features

Socket and cord color available in Black or White
Fitted O-Ring for IP65 rating
Nichia SMD LED's L70 @ 60,000 hours STD, HO, or VHO LED's
Shatterproof UV stabilized Polycarbonate globe.

Mounting

Catenary cable hangers (Hanger clips included, cable available)
Direct/Surface

tivoli PHOTOMETRY | Litesphere

Standard Spacing Options & Max Run Chart
(Custom spacing available, please consult factory)

	6" OC	12" OC	18" OC	24" OC
Lumens Per Foot	11	29.9	180	6
Watts Per Foot	.17	.46	1.92	.23
*Max Single Run	100'	60'	30'	150'
Lumens Per Watt	STD 40	HO 46	VHO 94	

Tested @ 3000K w/ clear globe
*Max run lengths based on Tivoli's recommended lumens drop.

Globes Available: Clear, Frosted, Saber, Flame

Colored Globes Available: Yellow, Red, Orange, Green, Blue, Purple

Standard Output, High Output, Very High Output

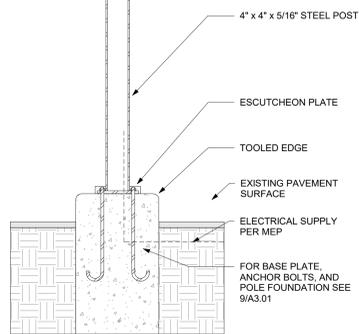
tivoli SPEC | Litesphere

Project: _____
Type: _____ Length: _____
Notes: _____

Ordering Information

Product	Wire	Spacing	LED Type	CCT	Globe	Voltage
Litesphere	W White	06 6" OC 12 12" OC 18 18" OC CS Custom	V Very High Output S Standard Output	19 1900K 27 2700K 30 3000K 35 3500K 40 4000K 50 5000K AM Amber RB Royal Blue RD Red CN Cyan YL Yellow	F Frosted Y Yellow R Red O Orange G Green B Blue P Purple Z Zoned Colors L LED required S Saber L Flame	12 12V DC

Tivoli manufactures Litesphere to your specified lengths. Individual lengths and runs must be specified at time of ordering as a separate line item. See page 7 for run length ordering information.



3 CATENARY LIGHTS POST
SCALE: 1" = 1'-0"

POLE LIGHT Opt 1 - SELUX QUADRO 2

Quadro 2 LED

Mounting

Single (1)
Die cast aluminum fitter base secured to pole with two stainless steel, Allen head set screws.

27 1/4" (695mm)

3 1/2" (90mm)

Pole Height (12' shown)



POLE LIGHT Opt 2 - SELUX BETA



Date: _____ Customer: _____ **selux**

Project: _____ Qty: _____

Type: _____

Beta Pendant LED

Order Code: BPL _____

Series	Height	Finish	Options
BPL Series Pendant LED			

Optics	R1 Type I Distribution	R2 Type II Distribution	R3 Type III Distribution	R4 Type IV Distribution	RSR Type V (Recessed) Distribution	RSS Type V (Splayed) Distribution
Mounting	1 Single	2C Double Cluster	3C Triple Cluster	4C Quadruple Cluster	W Wall Mount	P* Pendant
Light Engine	SG350 3500K 3000K	SG530 5300K 3000K	SG700 7000K 3000K	SG105 10500K 3000K		
CCT	27 2700K	30 3000K	35 3500K	40 4000K	50 5000K	
Power Cord Length	12 12'	15 15'	18 18'	20 20'	25 25'	XX X'
Finish	WH White	BK Black	BL Black Matte	BZ Bronze	SV Silver	SP Special Premium Color
Voltage	UNV** 100V-277V	120 100V	240 240V	277 277V	347** 347V	480** 480V
Options	H5* Shaded (0-90°)	DM* Dimming (0-10V)	PCT6** Photocell Sensor, 10' range, for dusk	HLS0** HLL Photocell Sensor with Switching, 10' range, for dusk	M5** Motion Sensor with Optional Photocell, 10' range, for dusk	

Product Modifications

Approvals: _____

Date: _____

Page 1 of 1 (Rev. 04/2022) BPL_L5_2.8

CANDIDATE PLANT LIST

SITE TREES

Botanical Name	Common Name	Size	WUCOLS	Spacing
Cercis occidentalis	Western Redbud	15gal or larger	Low	20'
x Chitalpa tashkentensis	Chitalpa	15gal or larger	Low	25'
Ginkgo biloba 'Magyar'	Magyar Ginkgo	15gal or larger	Medium	20'
Lagerstroemia 'Natchez' - multi-trunk	Multi-trunk Crape Myrtle	15gal or larger	Low	20'
Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	15gal or larger	Low	25'
Pistacia chinensis 'Keith Davey'	Chinese Pistache	15gal or larger	Low	25'
Tilia tomentosa	Silver Linden	15gal or larger	Low	25'
Ulmus x 'Frontier'	Frontier Elm	15gal or larger	Low	20'

SITE PLANTINGS

Botanical Name	Common Name	Size	WUCOLS	Spacing
Aeonium 'Sunburst'	Sunburst Aeonium	1 gal	Low	2' O.C.
Aeonium 'Atropurpureum'	Purple Aeonium	1 gal	Low	2' O.C.
Agave americana	Century Plant	3 gal	Very Low	4' O.C.
Agave 'Blue Glow'	Agave	3 gal	Very Low	2' O.C.
Agave 'Blue Flame'	Agave	3 gal	Very Low	2' O.C.
Agave parryi car huachucensis	Artichoke Agave	3 gal	Very Low	3' O.C.
Agave ovatifolia	Whale's Tongue Agave	3 gal	Very Low	4' O.C.
Aloe marlothii	Mountain Aloe	3 gal	Low	2' O.C.
Aloe 'Blue Elf'	Blue Elf Aloe	3 gal	Low	2' O.C.
Alyogyne huegelii	Blue Hibiscus	5 gal	Low	4' O.C.
Bouteloua gracilis 'Blonde Ambition'	Blue grama grass	1 gal	Low	3' O.C.
Chondropetalum tectorum 'El Campo'	Cape Rush	5 gal	Low	3' O.C.
Dasyliion wheeleri	Desert Spoon	5 gal	Very Low	3' O.C.
Echeveria 'Black Knight'	Black Knight Echeveria	1 gal	Low	1' O.C.
Echeveria imbricata	Hens and Chicks	1 gal	Low	1' O.C.
Feijoa sellowiana	Pineapple Guava	5 gal	Moderate	10' O.C.
Fouquieria splendens	Ocotillo	5 gal	Very Low	4' O.C.
Grevillea lanigera 'Coastal gem'	Coastal Gem Grevillea	1 gal	Low	3' O.C.
Hesperaloe parviflora	Red Yucca	1 gal	Low	2' O.C.
Leucanthemum x superbum	Burbank Daisy	1 gal	Low	3' O.C.
Leucospermum sp.	Pinchusion	5 gal	Low	4' O.C.
Lomandra 'Lime Tuff' [Lomlon]	Dwarf Mat Rush	2 gal	Low	30" O.C.
Marginatocereus marginatus	Organ Pipe Cactus	3 gal	Unknown	1' O.C.
Muhlenbergia dubia	Pine Muhly	1 gal	Low	2' O.C.
Olea europaea 'Montra'	Little Ollie Olive	5 gal	Low	4' O.C.
Opuntia robusta	Spineless Cactus	3 gal	Very Low	3' O.C.
Phormium tenax 'Varigatum'	New Zealand Flax	1 gal	Low	4' O.C.
Phlomis fruticosa	Jerusalem sage	5 gal	Low	3' O.C.
Phlomis russeliana	Turkish Sage	5 gal	Low	3' O.C.
Punica granatum 'Angel Red'	Dwarf pomegranate	5 gal	Low	3' O.C.
Rosa rugosa 'Blanc Double De Coubert'	Sea Tomato	5 gal	Low	4' O.C.
Salvia apiana	White Sage	1 gal	Low	2' O.C.
Salvia clevelandii 'Poza Blue'	Poza Blue Cleveland Sage	5 gal	Low	3' O.C.
Senecio serpens	Blue chalk sticks	1 gal	Low	2' O.C.
Verbascum sp.	Mullien	1 gal	Low	2' O.C.
Verbena bonariensis	Tall Verbena	1 gal	Low	2' O.C.
Verbena liacina	Verbena	1 gal	Low	2' O.C.
Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary	5 gal	Low	3' O.C.
Woodwardia fimbriata	Giant Pacific Chain Fern	1 gal	Low	3' O.C.
Yucca gloriosa 'Bright Star'	Spanish Dagger	5 gal	Low	3' O.C.
Yucca filamentosa 'Color Guard'	Adam's Needle	5 gal	Low	3' O.C.
Zauschneria californica	California Fuchsia	1 gal	Low	3' O.C.

IRRIGATION CONCEPT

All irrigation and planting design will comply with the criteria of the City of Santa Rosa and State Water Resources Model Water Efficient Landscape Ordinances and will apply them for the efficient use of water in the landscape design plan.

A separate sub-meter and backflow preventer per City Standards will be provided as part of the project before the irrigation point of connection. A master valve and flow sensor will be provided near the irrigation point of connection and connected to the automatic irrigation controller to sense and shutdown the system in case of a catastrophic event (i.e., broken valve or line). All trees will receive two (2) bubblers - one surface bubbler and one rootzone bubbler in a vertical sleeve extending up to 36" below finished grade. All groundcover, shrub, and perennial planting areas will receive a high-efficiency subsurface inline drip system. All zones will be controlled by an automatic irrigation controller utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems. Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.

CITY OF SANTA ROSA MAWA

Maximum Applied Water Allowance (MAWA) **COMMERCIAL**

$$MAWA = (ET_0) (0.62)[(0.45 \times LA) + (0.55 \times SLA)]$$

Where:

ET₀ = Annual Net Reference Evapotranspiration (inches)

0.45 = ET Adjustment Factor

LA = Landscaped Area (square feet)

0.62 = Conversion factor (to gallons per square foot)

SLA = Portion of the landscape area identified as Special Landscape Area (square feet)

0.55 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.45 = 0.55)

A.) Net Evapotranspiration Calculation

$$\frac{46.03}{\text{(Annual } ET_0\text{)}}$$

$$\frac{27.22}{\text{(Annual Rainfall)}}$$

x .25

$$= \frac{6.81}{\text{(Effective Rainfall)}}$$

$$\text{Net Evapotranspiration Calculation} = \text{Annual } ET_0 - \text{Effective Rainfall} = 39.23$$

B.) Adjusted Landscape Area Calculation

$$\frac{25700}{\text{(Landscaped Area)}} \times \frac{0.45}{\text{Adjustment Factor}} = 11565$$

$$\frac{25700}{\text{(Special Landscaped Area)}} \times \frac{0.55}{\text{Adjustment Factor}} = 14135$$

$$\text{Sum of Adjusted Landscape Area} = 25700$$

$$MAWA = 39.23 \times 0.62 \times 25700 = 625011 \text{ gallons}$$



DESIGN DEVELOPMENT IMPROVEMENT DRAWINGS FOR TIERRA DE ROSAS PLAZA IN THE CITY OF SANTA ROSA SEBASTOPOL ROAD (665, 883)

PLP OR MJP FILE NO. #####

APN 125-111-037 AND 125-101-031

SEPTEMBER 2024

OWNER: SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION
1440 GUERNEVILLE ROAD
SANTA ROSA, CA. 95403
PH: (707) 565-7500

CIVIL ENGINEER: BKF ENGINEERS
200 4TH ST, STE. 300
SANTA ROSA, CA. 95401
PH: (707) 583-8500
FAX: (707) 583-8539

LANDSCAPE ARCHITECT: QUADRIGA
1212 4TH STREET, STUDIO K
SANTA ROSA, CA. 95404
PH: (707) 546-3561



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 09/10/2024
WILLIAM J. BORICCO C 75905

BKF ENGINEERS
200 4TH STREET
SUITE 300
SANTA ROSA, CA 95401
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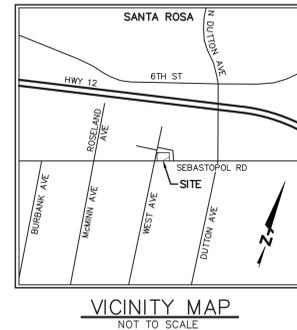


TIERRA DE ROSAS PLAZA
883 SEBASTOPOL ROAD
APN 125-111-037 & 125-101-131
SANTA ROSA, CALIFORNIA

PROJECT INFORMATION

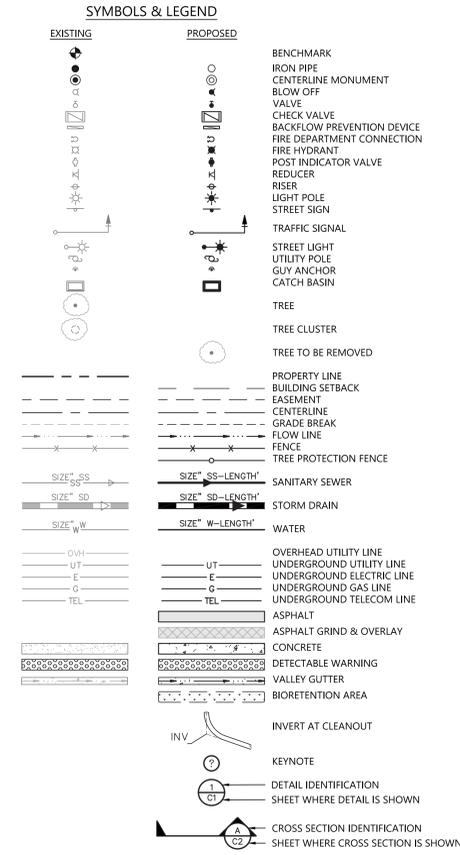
Revisions	No.	
Date: SEP 2024	Drawn: WJB	
Scale: AS SHOWN	Design: WJB	
	Drawn: TT	
	Approved: WJB	
	Job No: 2019009-11	
Drawing Number:		
C1		
1 OF 2		

ABBREVIATIONS		
±	MORE OR LESS	MAX MAXIMUM
Δ	DELTA	MB MAILBOX
AB	AGGREGATE BASE	MH MANHOLE
AC	ASPHALT CONCRETE	MIN MINIMUM
APN	ASSESSOR'S PARCEL NUMBER	MON MONUMENT
BC	BEGIN CURVE	NO NUMBER
BCT	BEGIN CURB TRANSITION	NTS NOT TO SCALE
BFP	BACKFLOW PREVENTER	OVH OVERHEAD UTILITY LINE
BLDG	BUILDING	OR OFFICIAL RECORDS
BLRD	BOLLARD	PAD PAD GRADE
BM	BENCHMARK	PCC PORTLAND CEMENT CONCRETE
BO	BLOWOFF	PG&E PACIFIC GAS & ELECTRIC
BSL	BUILDING SETBACK LINE	PW POST INDICATOR VALVE
CB	CATCH BASIN	PL PROPERTY LINE
CC	POINT OF COMPOUND CURVE	PTC PROJECTED TOP OF CURB
CL	CENTERLINE	PUE PUBLIC UTILITY EASEMENT
CL2	CLASS II	PVI POINT OF VERTICAL INTERSECTION
CO	CLEAN OUT	PVT PRIVATE
CONC	CONCRETE	R RADIUS
CY	CUBIC YARD	RC POINT OF REVERSE CURVE
DDC	DOUBLE DETECTOR CHECK	RSPR RIPRAP ROCK SLOPE PROTECTION
DI	DROP INLET	RTWL RETAINING WALL
DIA	DIAMETER	R/W RIGHT OF WAY
DN	DOCUMENT NUMBER	S SLOPE
DS	RAINWATER DOWN SPOUT	SD STORM DRAIN
DW	DRIVEWAY	SDCO STORM DRAIN CLEAN OUT
DYL	DOUBLE YELLOW LINE	SDMH STORM DRAIN MANHOLE
E	ELECTRIC	SF SQUARE FEET
ECT	END CURB TRANSITION	SL STREETLIGHT
EG	EXISTING GROUND	SO SIDE OPENING
ELEV	ELEVATION	SS SANITARY SEWER
EP	EDGE OF PAVEMENT	SSCO SANITARY SEWER CLEAN OUT
ER	EDGE OF ROAD	SMH SANITARY SEWER MANHOLE
ESMT	EASEMENT	STA STATION
EX	EXISTING	STD STANDARD
FDC	FIRE DEPARTMENT CONNECTION	TB TOP OF BOX
FF	FINISHED FLOOR	TC TOP FACE OF CURB
FG	FINISHED GRADE	TEL TELECOMMUNICATION LINE
FH	FIRE HYDRANT	TF TRANSFORMER
FL	SURFACE FLOWLINE	TG TOP OF GRATE
FT	FOOT	TS TRAFFIC SIGNAL
G	GAS	TV TELEVISION
GB	GRADE BREAK	TW TOP OF WALL
GI	GRATE INLET	TV TYPICAL
GM	GAS METER	UB UTILITY BOX
HB	HOSE BIB	UP UTILITY POLE
HDRL	HANDRAIL	UT UNDERGROUND UTILITY LINE
HORZ	HORIZONTAL	VC VERTICAL CURVE
HT	HEIGHT	VERT VERTICAL
INV	BOTTOM INSIDE OF PIPE	VLT VAULT
IP	IRON PIPE	W WATER
IR	IRRIGATION	WL WHITE LINE
L	LENGTH	WM WATER METER
LP	LIGHT POLE	WS WATER SERVICE
		YD YARD DRAIN



INDEX OF DRAWINGS

- C1. PROJECT INFORMATION
- C2. SITE IMPROVEMENT PLAN



NOTES

THIS CONCEPTUAL SITE PLAN HAS BEEN PREPARED TO PROVIDE THE REVIEWING AGENCY WITH A DRAWING REFLECTING THE PARCELS EXISTING CONDITION AND THE PROPOSED CONCEPTUAL LAYOUT. MINOR ADJUSTMENTS MAY BE MADE DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS TO FACILITATE THE REQUESTS OF CITY STAFF, THE BUILDING CODE, AND LOCAL REGULATIONS.

FIRE HYDRANTS, BUILDING SPRINKLERS AND FIRE DEPARTMENT CONNECTIONS FOR BUILDING SPRINKLERS WILL BE REQUIRED WITH THIS DEVELOPMENT. THESE FACILITIES WILL BE LOCATED AND SIZED IN ACCORDANCE WITH THE BUILDING CODE, APPLICABLE CITY STANDARDS AND STATE REGULATIONS WITH THE DEVELOPMENT OF CONSTRUCTION DRAWINGS.

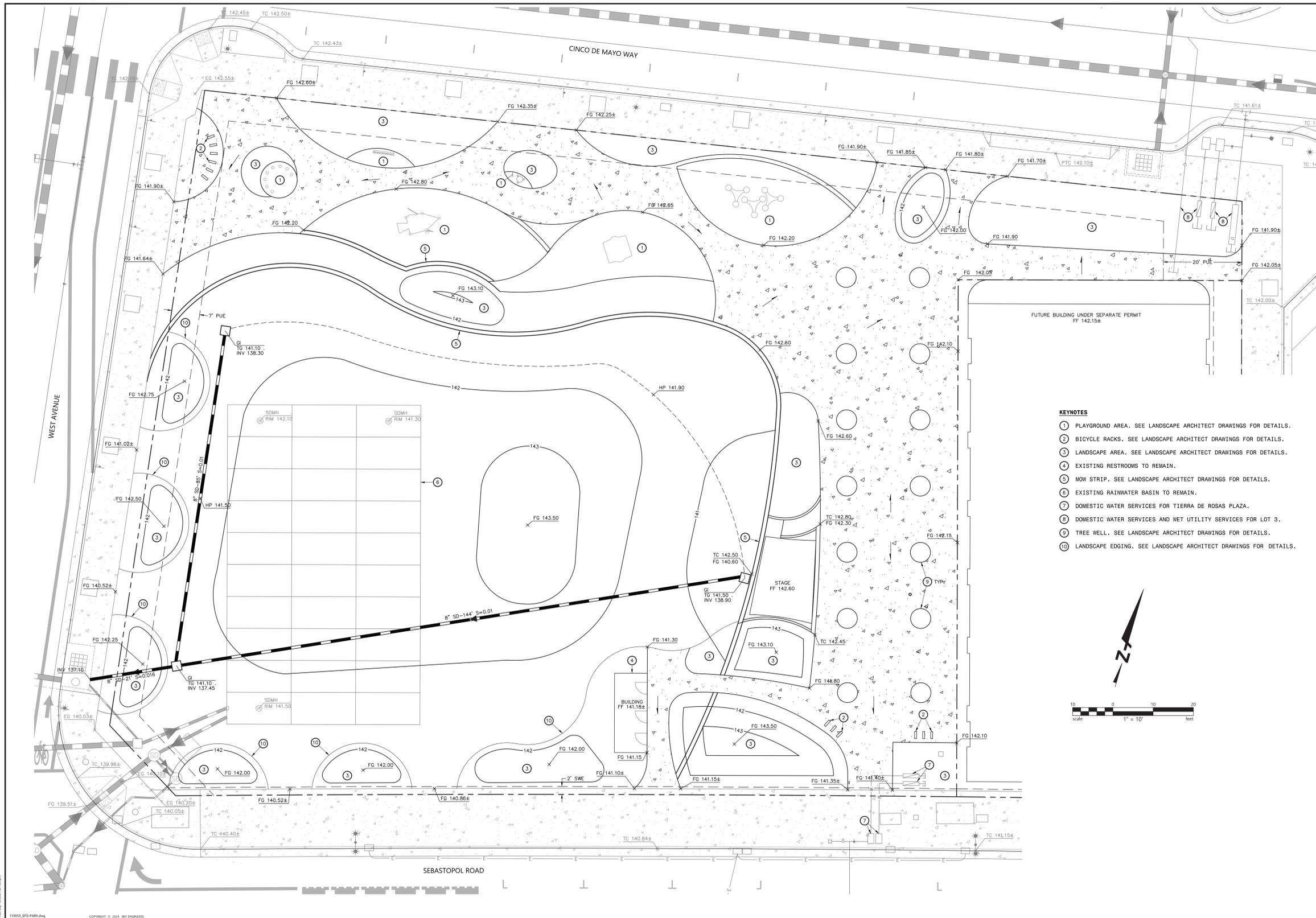
THE PROFESSIONAL PREPARING THESE DRAWINGS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

TOPOGRAPHIC MAPPING SHOWN HEREON WAS OBTAINED FROM A FIELD SURVEY CONDUCTED BY BKF ENGINEERS ON MARCH 1, 2017.

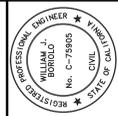
BASE OF BEARINGS: BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF SEBASTOPOL ROAD AS SHOWN ON THAT RECORD OF SURVEY FILED IN BOOK 588 OF MAPS, AT PAGES 18-25, SONOMA COUNTY RECORDS.

BENCHMARK: CITY OF SANTA ROSA BENCHMARK D-315, 3-1/2" BRASS DISK IN WELL MONUMENT, STAMPED "SONOMA COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS" IN SEBASTOPOL ROAD, APPROXIMATELY 100 FEET EAST OF WEST AVENUE - ELEVATION 139.95 (DATUM NGVD 1929).





- KEYNOTES**
- ① PLAYGROUND AREA. SEE LANDSCAPE ARCHITECT DRAWINGS FOR DETAILS.
 - ② BICYCLE RACKS. SEE LANDSCAPE ARCHITECT DRAWINGS FOR DETAILS.
 - ③ LANDSCAPE AREA. SEE LANDSCAPE ARCHITECT DRAWINGS FOR DETAILS.
 - ④ EXISTING RESTROOMS TO REMAIN.
 - ⑤ MOW STRIP. SEE LANDSCAPE ARCHITECT DRAWINGS FOR DETAILS.
 - ⑥ EXISTING RAINWATER BASIN TO REMAIN.
 - ⑦ DOMESTIC WATER SERVICES FOR TIERRA DE ROSAS PLAZA.
 - ⑧ DOMESTIC WATER SERVICES AND WET UTILITY SERVICES FOR LOT 3.
 - ⑨ TREE WELL. SEE LANDSCAPE ARCHITECT DRAWINGS FOR DETAILS.
 - ⑩ LANDSCAPE EDGING. SEE LANDSCAPE ARCHITECT DRAWINGS FOR DETAILS.



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SITE IMPROVEMENT PLAN

Revisions	No.	
Date: SEP 2024	Scale: AS SHOWN	Design: WJB
Drawn: TT	Approved: WJB	Job No: 2019009-11
Drawing Number:		
C2		
2 OF 2		



DESIGN REVIEW RESUBMITTAL // TIERRA DE ROSAS PLAZA // SEPT 2024

C2 - SITE IMPROVEMENT PLAN