PC EXHIBIT D

0 16 32 48 feet

SCALE: 1/16" = 1'-0"

NORTH

COMPLIANCE STATEMENT

I have complied with the criteria of the Sacramento City Code Chapter 15.92 and applied them accordingly for the efficient use of water in the landscape design plan.

Rodney Scaccalozzi 10-27-22

Water Efficient Landscape Worksheet (New Landscape areas)

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS	.3	DRIP	.81	.37	22,923	8,462	265,571GAL.
MODERATE WATER USE PLANTS	.5	DRIP	.81	.62	490	304	9,518 GAL.
HIGH WATER USE PLANTS	-	-	-	-	-	-	-
				TOTALS	(A)23,413	(B) 8,7861	
						ETWU Total	275,089 GAL.

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(50.5) (.62) (.45 x 23,413) + (1-.45) X 0) =329,877 GALLONS

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(50.5) (.62) (8,786) = 275,089 GALLONS

ETAF Calculations

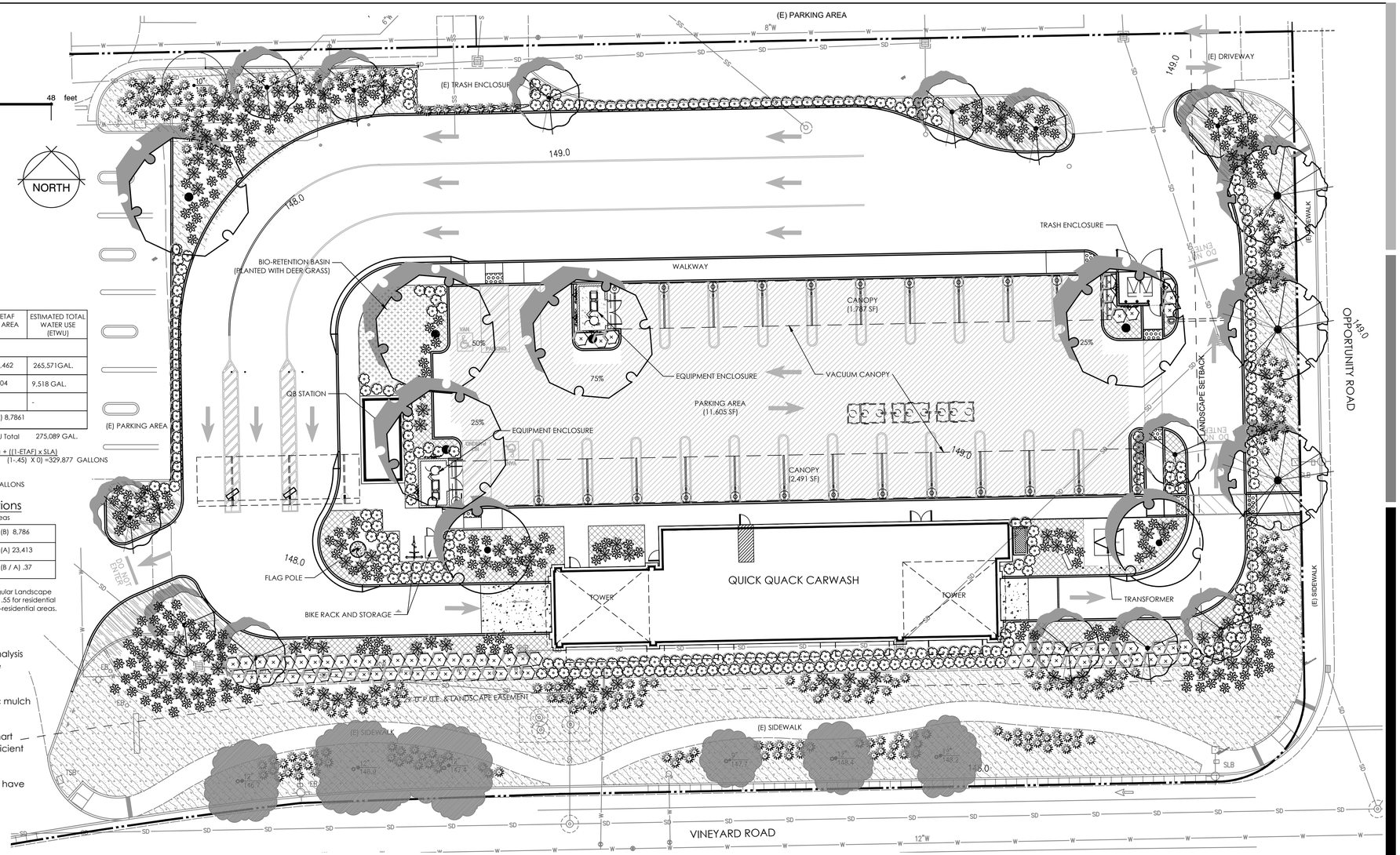
Regular Landscape Areas

Total ETAF x Area	(B) 8,786
Total Area	(A) 23,413
Average ETAF	(B / A) .37

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

GENERAL NOTES

1. A soils fertility analysis report and recommendations by a certified soils analysis laboratory shall be completed prior to construction. Soil samples shall be collected after site rough grading has been completed.
2. All landscape planting areas shall receive a minimum 3" layer of organic mulch top dressing.
3. All trees, shrubs and groundcover shall be irrigated with a drip system, smart controller , weather sensor, etc.and shall meet City of Roseville Water Efficient standards/regulations.
4. All new trees located within 7' of pavement or permanent structure shall have a root barrier.



PARKING LOT SHADE CALCULATIONS

Symbol	Botanical Name/ Common Name	Qty. @ full shade (Sq. Ft.)	Qty. @ 3/4 Shade (Sq. Ft.)	Qty. @1/2 shade (Sq. Ft.)	Qty. @ 1/4 shade (Sq. Ft.)	Total (Sq. Ft.)
	Canopy structures	NA -	NA -	NA -	NA -	4,278 SF
	Parking Lot Shade Tree 20'	0 @ 314 SF -	0 @ 236 SF -	0 @ 157 SF -	0 @ 79 SF -	0 SF
	Parking Lot Shade Tree 30'	0 @ 706 SF -	0 @ 530 SF -	0 @ 354 SF -	0 @ 177 SF -	0 SF
	Parking Lot Shade Tree 35'	0 @ 962 SF -	1 @ 722 SF 722	1 @ 481 SF 481	2 @ 240 SF 480	1,683 SF
					TOTAL TREE SHADE	5,721 SF
	Paved Area (see hatched area on plan)				PARKING AREA =	11,605 SF
					50% SHADE AREA REQUIRED =	5,802 SF
					TOTAL SHADE PROVIDED =	5,961 SF
					PERCENT SHADE =	51.3%

EXISTING TREE TO REMAIN

EXISTING TREE TO REMAIN

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	2	Arbutus x 'Marina' / Marina Strawberry Tree Standard	24" box	Low	30` HX 30` W
	13	Lagerstroemia indica 'Red' / Red Crape Myrtle	15 gal.	Low	20` HX 20` W
	6	Ulmus parvifolia 'Drake' / Drake Lacebark Elm	15 gal.	Moderate	50` H x 35` W
	3	Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	15 gal.	Moderate	30` HX 30` W

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	299	Callistemon viminalis 'LJ1' TM / Better John Bottlebrush	5 gal.	Low	3` H x 3` W
	245	Dietes bicolor / Fortnight Lily	5 gal.	Low	3` H x 3` W
	137	Phormium tenax 'Dark Delight' / Dark Delight Flax	5 gal.	Low	4`H X 4`W
	81	Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn	5 gal.	Low	3.5`H X 4`W
	191	Yucca x `Bright Star` / Variegated Spanish Dagger	5 gal.	Low	3` H x 3` W

VINES/ESPALLIERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	8	Magnolia grandiflora 'Little Gem' / Espallier Little Gem Dwarf Southern Magnolia	15 gal.	Moderate	
	8	Parthenocissus tricuspidata / Boston Ivy	5 gal.	Low	

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	377	Festuca ovina glauca 'Elijah Blue' / Elijah Blue Fescue	1 gal.	Low	20" o.c.
	56	Muhlenbergia rigens / Deer Grass	1 gal.	Low	36" o.c.
	591	Myoporum parvifolium / Trailing Myoporum	1 gal.	Low	48" o.c.
	175	Rosa x 'Meisentmil' TM / Lemon Drift Rose	1 gal.	Low	36" o.c.

Stantec

Architecture Inc.
3133 West Frye Road, Suite 300
Chandler, AZ 85226-3110
TEL 480.687.6100
www.stantec.com

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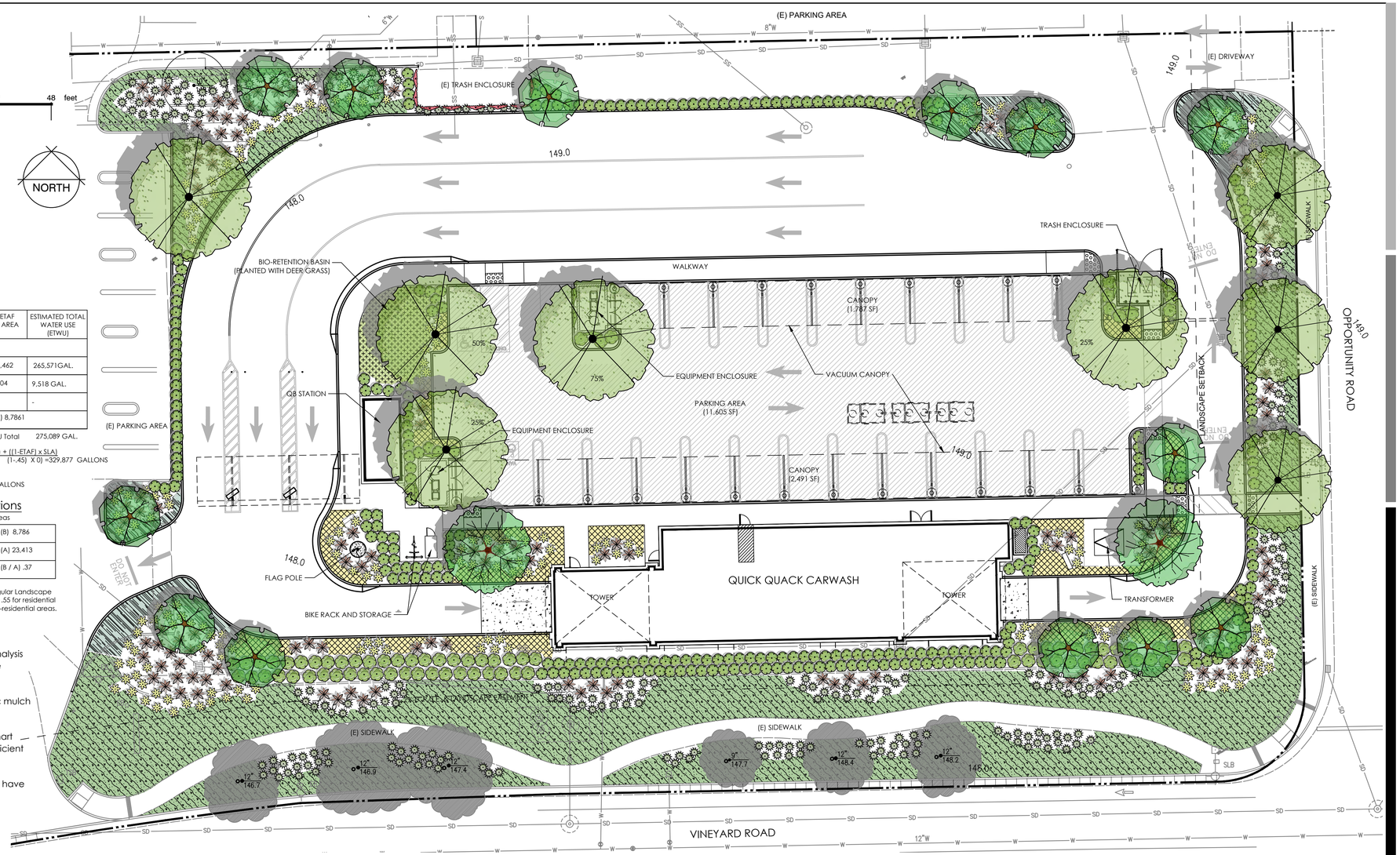
Revision	By	Appd.	YY.MM.DD
B - PLANNING 2nd COMMENTS			2022.07.15
A - PLANNING COMMENTS			

Issued	By	Appd.	YY.MM.DD
CUP PLANNING SUBMITTAL			



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ORIGINAL SHEET - ARCH D

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Issued	By	Appd.	YY.MM.DD
CUP PLANNING SUBMITTAL			2022-10-28
			2023-1-10

Quick Quack CAR WASH

Client/Project
QUICK QUACK CAR WASH #26-077
1590 VINEYARD ROAD
ROSEVILLE, CA. 95678

Title
LANDSCAPE PLAN

Permit-Seal

OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Scaccalotto
No. 4452
Exp. 05/31/24
STATE OF CALIFORNIA

Project Number: 2007130206
File Name:

Dwn. Chkd. Dsgn. YY.MM.DD
Drawing No.
Revision Sheet
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