



New Project Information

The City of Rocklin is processing the below referenced application(s) for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved a hearing date will be set and public notice provided to alert neighbors and interested parties of the hearing date, availability of project information, the opportunity to comment on the project.

Application Received: September 22, 2023

Project Name and Requested Approvals:

Panda Express Whitney Ranch

- Design Review (DR2023-0013)
- Environmental (ENV2023-0012)

Staff Description of Project:

Request for approval of a Design Review (DR2023-0013) to allow for the development of two (2) freestanding restaurants with drive-thru features on an approximately 1.6-acre portion of an approximately 11.6-acre parcel. This parcel was split as part of a recently approved Tentative Parcel Map (DL2021-0003; Resolution No. PC-2022-60), but has not yet been recorded.

Location:

The project site is located west of the intersection of Whitney Ranch Parkway and Ocelot Way (formerly Cheetah Drive). The Assessor's Parcel Number (APN) is 017-171-039.

Land Use Designation(s)/Zoning:

The property is designated Mixed Use (MU). The property is zoned Planned Development Commercial (PD-C).

This project does / XX does not require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Mitigated Negative Declaration as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The property owner is Oakwood Trails 7V, LLC. The applicant is GWA Architecture, Inc.

Attached Information:

For additional detail, please visit the following link:

<https://www.rocklin.ca.us/post/>



City of Rocklin

Planning Division
 3970 Rocklin Road
 Rocklin, California 95677
 Phone (916) 625-5160 FAX (916) 625-5195

**UNIVERSAL
 APPLICATION
 FORM**

NAME OF PROJECT: _____ **(PANDA EXPRESS WHITNEY RANCH)**

LOCATION: _____

ASSESSOR'S PARCEL NUMBERS: _____

DATE OF APPLICATION (STAFF): 9/22/23 **RECEIVED BY (STAFF INITIALS):** NRA

FILE NUMBERS (STAFF): DR2023-0013 & ENV2023-0012 **FEES:** \$21,117.00

RECEIPT NO.: R55795

Pre-Application Meeting Requirements:

It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.

Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.

DATE OF PRE-APPLICATION MEETING: 03-13-2023

THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

General Plan Amendment (GPA) Fee:	Tentative Subdivision Map (SD) Fee:	Use Permit (U) Minor (PC Approval – New Bldg) Fee: - Minor (PC Approval – Existing Bldg) Fee: Major (CC Approval) Fee:
BARRO Zone Application (BZ) Fee:		
Rezone (Reclassification) (Z) Fee:	Tentative Parcel Map (DL) Fee: -	Variance (V) Fee:
General Development Plan*(PDG) Fee:	Design Review (DR) Commercial Fee: \$13,792.00 Residential Fee: Signs Fee:	Oak Tree Preservation Plan Permit Planning Commission Fee: City Council Fee:
Concurrent Application (2 or more entitlements) Fee: -		Modification to Approved Projects Fee: File Number: _____
Environmental Requirements: (STAFF)	Exempt - Negative Declaration -	Mitigated Negative Declaration – \$7,325.00 EIR – See Fee Schedule

15162 Determination -

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: _____	Acres: _____	_____ Pub. Sewer	_____ Pub. Sewer
Proposed: _____	Square Feet: _____	_____ Septic Sewer	_____ Septic Sewer
ZONING:	Dimensions: _____	_____ Pub. Water	_____ Pub. Water
Existing: _____	No. of Units: _____	_____ Well Water	_____ Well Water
Proposed: _____	Building Size: _____	_____ Electricity	_____ Electricity
	Proposed Parking: _____	_____ Gas	_____ Gas
	Required Parking: _____	_____ Cable	_____ Cable
	Access: _____		

PROJECT REQUEST:

Request for approval of design review to construct (2) free-standing restaurants with a drive-thru features within an existing 1.59 acre parcel.

(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)

NOTE: Annexations, Lot Line Adjustments, and Rocklin Ranch Industrial Park Specific Plan Use Permits require special application forms and additional submittal information available from the Planning Division.

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____

EMAIL ADDRESS: _____

FAX NUMBER: _____

SIGNATURE OF OWNER _____

(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT
(If different than owner): _____

CONTACT: _____

ADDRESS _____

CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____

EMAIL ADDRESS: _____

FAX NUMBER: _____

SIGNATURE OF APPLICANT _____

AGENT AUTHORIZATION FORM


Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

Project Name: CFT Development with Panda Express
Location: Intersection of Whitney Ranch Pkwy & Cheetah Dr.
Assessors Parcel Number(s): Portion of 017-171-039
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):
Design Review, Conditional Use Permit, Environmental Review

Name of person and / or firm authorized to represent property owner (Please print):
GWA Architecture, Inc. c/o Ruben Rodela & Gary Wang

Address: 1000 Corporate Center Dr., Suite 550
City: Monterey Park State: CA Zip: 91754
Phone Number: 626-288-6898 Fax Number: -
Email Address: ruben@garywang.com
The above named person or firm is authorized as:
Agent () Buyer () Lessee ()

The above named person or firm is authorized to (check all that are applicable):
 File any and all papers in conjunction with the aforementioned request, including signing the application
 Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.
 Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be:
 Unrestricted (Valid until: _____)

Owners Authorization Signature & Date:
Signature:  Date: 9-22-23
Owners Name (Please Print): Peter M. Saetes, Manager
Owners Address: 1031 Roseville Parkway #148
City: Roseville State: CA Zip: 95678
Phone Number: 916 628-7778
Email Address: peter@saetesinvestments.com

**NOTIFICATION OF
OWNERS OF MINERAL RIGHTS**

Government Code section 6509a(a)(2) states that if the Subdivision Map Act requires notice to be given pursuant to Section 65091, in addition to noticing the surrounding property owners, notice must also be given to anyone who has filed with the County recorder's office a "notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code" on the subject property.

Therefore, mailing labels must be provided with this application for any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code (Subdivision Map Act Section 65091(a)(2)).

See page 24 of this application for instructions on how to submit mailing labels.

Section 65091(a)(2)

"(2) When the Subdivision Map Act (Div. d 9commencing with Section 66410)) requires notice of a public hearing to be given pursuant to this section, notice shall also be given to any owner of a mineral right pertaining to the subject property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code."

Owner of Mineral Rights:
Sunset Ranchos Investors, LLC
3255 West March Lane, Suite 400
Stockton, CA 95219

There **are** _____ / **are not** _____ (check one) owner(s) of record of preserved mineral rights on the subject property and I, _____, the applicant or applicant's representative, **have** _____ / **have not** _____ (check one) provided the name and mailing address of record for any and all owners of mineral rights pursuant to Section 883.230 of the Civil Code.

Ruben Rodela

Signature

Date

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to California Government Code Section 56962.5, I have consulted the Hazardous Waste and Substances Sites List (Cortese List), consolidated by the State of California, Environmental Protection Agency and find that;

The project, including any alternatives, _____ is, is not (check which applies) located on a site which is included on the Hazardous Waste and Substances Sites List (Cortese List). If on the list, provide the following information:

Regulatory identification number: _____ Date of list: _____

Type of problem:

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 9/1/23

Applicant: Ruben Rodela

Applicants can verify this information by reviewing the Hazardous Waste and Substances Sites List (Cortese List), available for review at the City of Rocklin Planning Department counter, or at the California Department of Toxic Substance Control web site: <http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>

MITIGATION FOR AIR QUALITY IMPACTS

The US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established air quality standards, referred to as the National Ambient Air Quality Standards (NAAQS) and the State Ambient Air Quality Standards (SAAQS) respectively. The federal Clean Air Act and State Clean Air Act both require that areas in violation of the ambient air quality standards adopt strategies to attain these standards. The Placer County Air Pollution Control District (APCD) has primary responsibility for planning and maintenance and/or attainment of air quality standards within Placer County. California is divided into 15 air basins for the purpose of monitoring air quality. Placer County is included in the Sacramento Valley Air Basin. Areas may be classified as attainment, non-attainment, or unclassified with regard to the adopted standards. The unclassified designation is assigned in cases where monitoring data is insufficient to make a definitive determination. Under the federal standards, all of Placer County, including Rocklin, is designated as non-attainment for ozone. All other pollutants are designated unclassified in Rocklin. Under the state standards, South Placer, including Rocklin, is designated as non attainment for ozone and PM10 and unclassified for hydrogen sulfide and visibility reducing particulate.

The project would have the following short-term construction impacts, if not mitigated:

- a. Construction activities, including grading, would generate a variety of pollutants, the most significant of which would be dust (PM10). This would exacerbate the existing PM10 non attainment condition if not mitigated.
- b. Construction equipment would produce short-term combustion emissions, and asphalt materials used for streets and driveways would produce pollutants during curing.

The mitigation measures listed below will reduce the short term impacts to less-than-significant. In the long-term, vehicle trips to and from the project site would generate Carbon Monoxide and ozone precursor emissions, thereby contributing to the non-attainment status of the local air basin. These incremental and cumulative adverse air quality impacts cannot be completely mitigated. However, these impacts were anticipated by the City of Rocklin General Plan, and were addressed through the 1991 Rocklin General Plan EIR and the North Rocklin Circulation and Traffic Study. Findings of overriding significance were adopted for the unmitigatable and unavoidable significant air quality impacts.

Therefore, I, as the applicant for the proposed project, agree that the mitigation measures listed below are incorporated as a part of my project description in order to mitigate for the short term impacts.

MITIGATION FOR AIR QUALITY IMPACTS (CONT.)

MITIGATIONS

1. The project shall conform with the requirements of the Placer County APCD.
2. Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction.
3. Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
4. All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
5. All trucks leaving the site shall be washed off to eliminate dust and debris.
6. All construction equipment shall be maintained in clean condition.
7. All exposed surfaces shall be revegetated as quickly as feasible.
8. If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
9. Apply water or dust palliatives on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
10. Construction equipment shall be properly maintained and tuned.
11. Utilize low emission mobile construction equipment where possible.
12. Open burning of vegetative material is prohibited.

Ruben Rodela

Applicant's Name (printed)

Ruben Rodela

Applicant's Signature

9/1/23

Date



City of Rocklin

Planning Division
3970 Rocklin Road
Rocklin, California 95677
Phone (916) 625-5160 FAX (916) 625-5195

ENVIRONMENTAL INFORMATION SHEET (To be completed by applicant)

LOCATION OF PROJECT (ADDRESS) Intersection of Whitney Ranch Pkwy & Cheetah Drive

CITY: STATE: ZIP:

ASSESSORS PARCEL #:

NAME OF PROJECT:

CONTACT/APPLICANT NAME:

ADDRESS:

CITY: STATE: ZIP:

PHONE: EMAIL:

Project Description - Describe in detail. Add separate sheet if necessary.

Property size: Square Feet Acres

Land Use: Existing Proposed

RELATED PROJECTS: If this project is a part or portion of a larger project, describe the previous project by name, general development plan number, or other project identification:

PREVIOUS ENVIRONMENTAL DOCUMENTS: If this project is part of a larger project for which a negative declaration or an environmental impact report has been prepared and certified, reference the document below. Include the date and SCH#, if possible:

OTHER REQUIRED PERMITS OR APPROVALS:

Table with 3 columns: Permit or Approval Agency, Address, Contact Person/Phone

PREVIOUS LAND USES: Describe existing and previous land uses of the site for the last 10 years or more:

SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?

2. What are the surrounding land uses?
East _____ West _____ North _____ South _____
3. Is the project proposed on land which contains fill or a slope of 10% or more? _____
4. Are there any existing erosion problems? _____
5. Is the site on expansive soils (as defined in Table 18 of the UBC) or immediately adjoining an area subject to slides, liquefaction, slope instability or other related hazards? _____
If so, describe in detail, or refer to attached soils report.

6. Grading, excavating or filling activities - Quantity of cubic yards to be:
 - a. Moved within the site: _____
 - b. Deposited on the site: _____
 - c. Removed from the site: _____
 - d. Disposal site: _____

7. Are there any streams or permanent water courses on the site? _____
Describe:

8. Will the proposed project change drainage patterns or the quality of groundwater? _____
If so explain. If not, why not:

9. Will the project affect any drainage channel, creek, pond or any other water body? _____
Describe below:

10. Is any portion of the property located in a flood plain? _____
If so describe:

11. Are there any jurisdictional wetlands or vernal pools on the site? _____
If so how will they be impacted by the project?

12. Are there any trees or shrubs on the project site? _____
What types? _____
Are any to be removed or transplanted? _____
State the location of transplant site: _____
State the number & species to be removed: _____

13. Will the project affect the habitat of any endangered, threatened, or other special status species?

14. Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source?

15. What type of equipment will be associated with the project during construction?

During permanent operation?

16. Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.

17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? _____
If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties:

18. Will the project create any new light source, other than street lighting? _____
If yes, describe below:

19. Is this property covered by a Williamson Act contract? _____

20. Has this property ever been used for agricultural purposes? _____
If so, for what purpose and when?

21. Does the project involve the use of routine transport or disposal of hazardous materials? _____

22. Are there any known mineral resources of value to the region and the residents of the state located on the site?
If so, what types? _____

23. How close is the nearest school? _____

24. PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)

Size of new structure(s) or addition in gross square feet: _____
 Building height measured from ground to highest point in feet: _____
 Number of floors/stories: _____
 Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground:

Project site coverage: Building _____ sq.ft. _____ %
 Landscaping _____ sq.ft. _____ %
 Paving _____ sq.ft. _____ %

Exterior building materials: _____
 Exterior building colors: _____
 Wall and/or fencing material: _____
 Total number of off-street parking spaces required: _____ Provided: _____
 Total number of bicycle parking spaces: _____

25. Is there any exposed mechanical equipment associated with the project? _____
 Location and screening method: _____

26. RESIDENTIAL PROJECTS

Total lots _____ Total dwelling units _____
 Density/acre _____ Total acreage _____

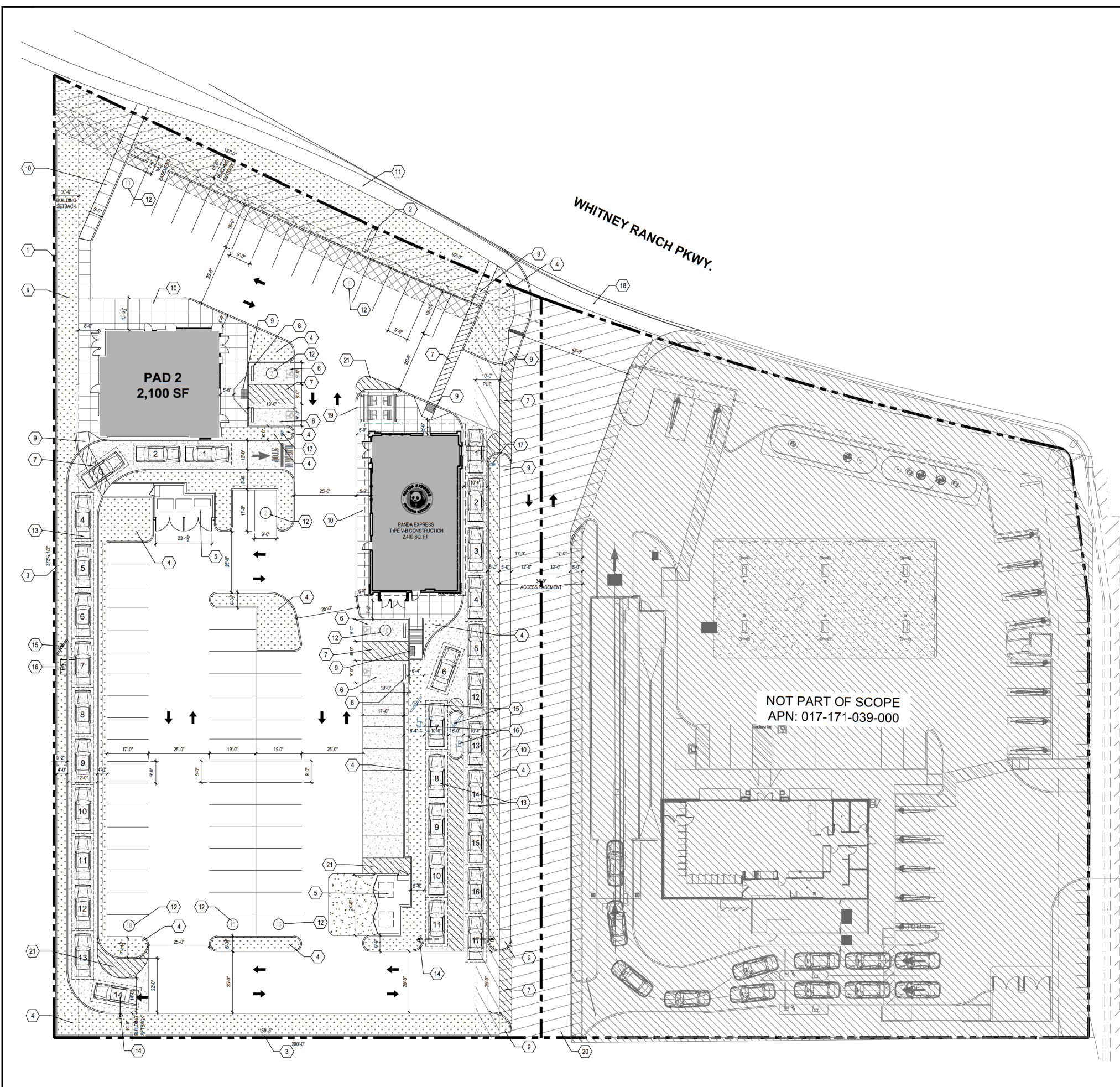
	Single Family	Two Family	Multi-Family (More than 2 units)
Number of Units			
Size of lot/unit			
Studio			
1 Bedroom			
2 Bedroom			
3 Bedroom			
4+ Bedroom			

27. RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT

Type of use(s): _____
 Oriented to: Regional _____ City _____ Neighborhood _____
 Hours of operation: _____
 Total occupancy/Building capacity: _____
 Gross floor area: _____ Number of fixed seats: _____
 Number of employees (total): _____ Employees per shift: _____ Number of Shifts: _____
 Number of visitors/customers on site at busiest time (best estimate): _____
 Other occupants (specify): _____

ALL PROJECTS

28. Approximately how many tons of solid waste will the project produce each year? _____
29. Will the proposed use involve any toxic or hazardous material? _____
Is the project site within 2,000 feet of an identified hazardous/toxic site? _____
Is the project site within 2,000 feet of a school or hospital? _____
If the project involves any hazardous material, explain: _____
30. How many new residents is the project estimated to generate? _____
31. Will the project generate a demand for additional housing? _____
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project?
Current: _____ Estimated: _____
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? _____
If yes, explain: _____
34. How close is the project to the nearest public park or recreation area? _____
35. What school districts will be affected by this project? _____
36. Describe energy-efficient features included in the project _____
37. Describe how the following services or utilities will be provided:
Power and Natural Gas: _____
Telephone: _____
Water: _____
Sewer: _____
Storm Drainage: _____
Solid Waste: _____
38. Will the project block any vista or view currently enjoyed by the public? _____
39. Are there any known historic or significant building features on or near the site? _____
If so, will the project result in any impact to the building? _____
40. Are there any archaeological features on the site? _____
If so, will the project result in any impact to these features? _____



OCELOT WAY

SITE INFORMATION	
LOT AREA	69,899 SQ. FT. (1.59 ACRE)
LOT COVERAGE (FLOOR AREA RATIO)	0.06
LANDSCAPE PROVIDED	10,376 SQ. FT.
PROPERTY ZONE / CLASSIFICATION	PD-C ZONE (PLANNED DEVELOPMENT)
ADJACENT ZONING DISTRICTS	PD-C ZONE (PLANNED DEVELOPMENT)
PROPERTY TYPE / UNIQUE CHARACTERISTICS	2 NEW CONSTRUCTION; FREESTANDING RESTAURANT WITH A DRIVE-THRU
APN #	017-171-039

PARKING REQUIREMENTS:			
	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
PANDA EXPRESS	1SPACE PER 3 SEATS	12	29
PAD 2	1SPACE PER 3 SEATS	11	48
ADA	1 FOR EVERY 25 STALLS	2	4
TOTAL		25	77

PANDA EXPRESS	
RESTAURANT AREA	2,400 S.F.
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)

	PROVIDED	REQUIRED / ALLOWED
HEIGHT	23'-3"	-
STORY	1	-
AREA	2,400 SQ.FT.	-
OCCUPANT LOAD	69	-

PAD 2	
BUILDING AREA	2,100 S.F.

BUILDING CODE ANALYSIS	
OCCUPANCY CLASSIFICATION	GROUP A-2 (ASSEMBLY)
TYPE OF CONSTRUCTION	V-B
FIRE SPRINKLER	NO SPRINKLER

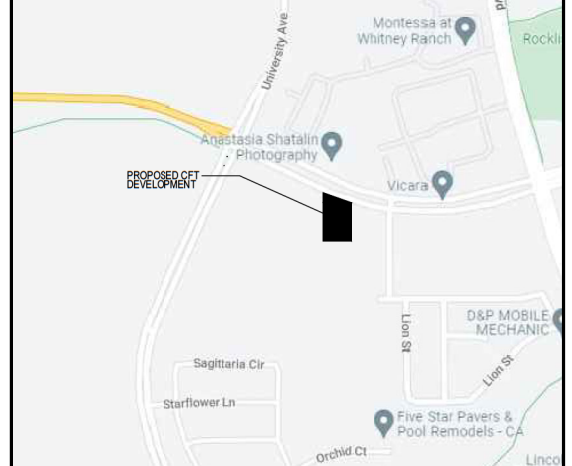
PROJECT INFO D
Scale= NTS A-100

DEVELOPER	PROPERTY OWNER	APPLICANT
CFT DEVELOPMENT, LLC 1120 N. TOWN CENTER DR., LAS VEGAS, NV 89144 T: 626.799.9898	PETER SAETES OAKWOOD TRAILS TV, LLC 1031 ROSEVILLE PARKWAY, #148 ROSEVILLE, CA 95678 T: 916.628.7778	RUSEN RODELA, PROJECT MANAGER GARY WANG, AIA GARY WANG & ASSOCIATES 1000 CORPORATE CENTER DR., SUITE # 550, MONTEREY PARK, CA 91754 T: 626.288.6898

TEAM DIRECTORY C
Scale= NTS A-100

- | | |
|---------------------------------------|----------------------------------|
| 1 PROPERTY LINE | 12 NUMBER OF STALLS |
| 2 MONUMENT SIGN | 13 DRIVE-THRU LANE |
| 3 6' HIGH CMU SCREENING WALL | 14 CLEARANCE BAR |
| 4 LANDSCAPE AREA | 15 DRIVE-THRU MENU BOARD |
| 5 TRASH ENCLOSURE | 16 DRIVE-THRU SPEAKER BOX |
| 6 DESIGNATED ACCESSIBLE PARKING SPACE | 17 THANK YOU / DO NOT ENTER SIGN |
| 7 ACCESSIBLE STRIPED PATH OF TRAVEL | 18 EXISTING CURB CUT ENTRANCE |
| 8 WHEEL STOP, TYP. | 19 PROPOSED PATIO AREA |
| 9 CURB RAMP & SIDEWALK | 20 FUTURE CROSS ACCESS |
| 10 WALKWAY | 21 STRIPING |
| 11 EXISTING PUBLIC SIDEWALK | |

KEY NOTES B
Scale= NTS A-100



SITE PLAN A
Scale= 1" = 20' A-100

VICINITY MAP A
Scale= NTS A-100



THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF GARY WANG & ASSOCIATES, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF GARY WANG & ASSOCIATES. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

CONSULTANT

GARY WANG & ASSOCIATES, INC.
1000 Corporate Center Dr., Suite 550
Monterey Park, CA 91754
TEL: (626) 288-6898 FAX: (626) 768-7161
http://www.garywang.com

STAMP

PROJECT NAME/ADDRESS:

CFT DEVELOPMENTS
DE0116 S8-26-D23303
WHITNEY RANCH PKWY & CHEFFTAH DR
ROCKLIN, CA 95765

REVISIONS:

NO.	DESCRIPTION

ISSUE DATE:

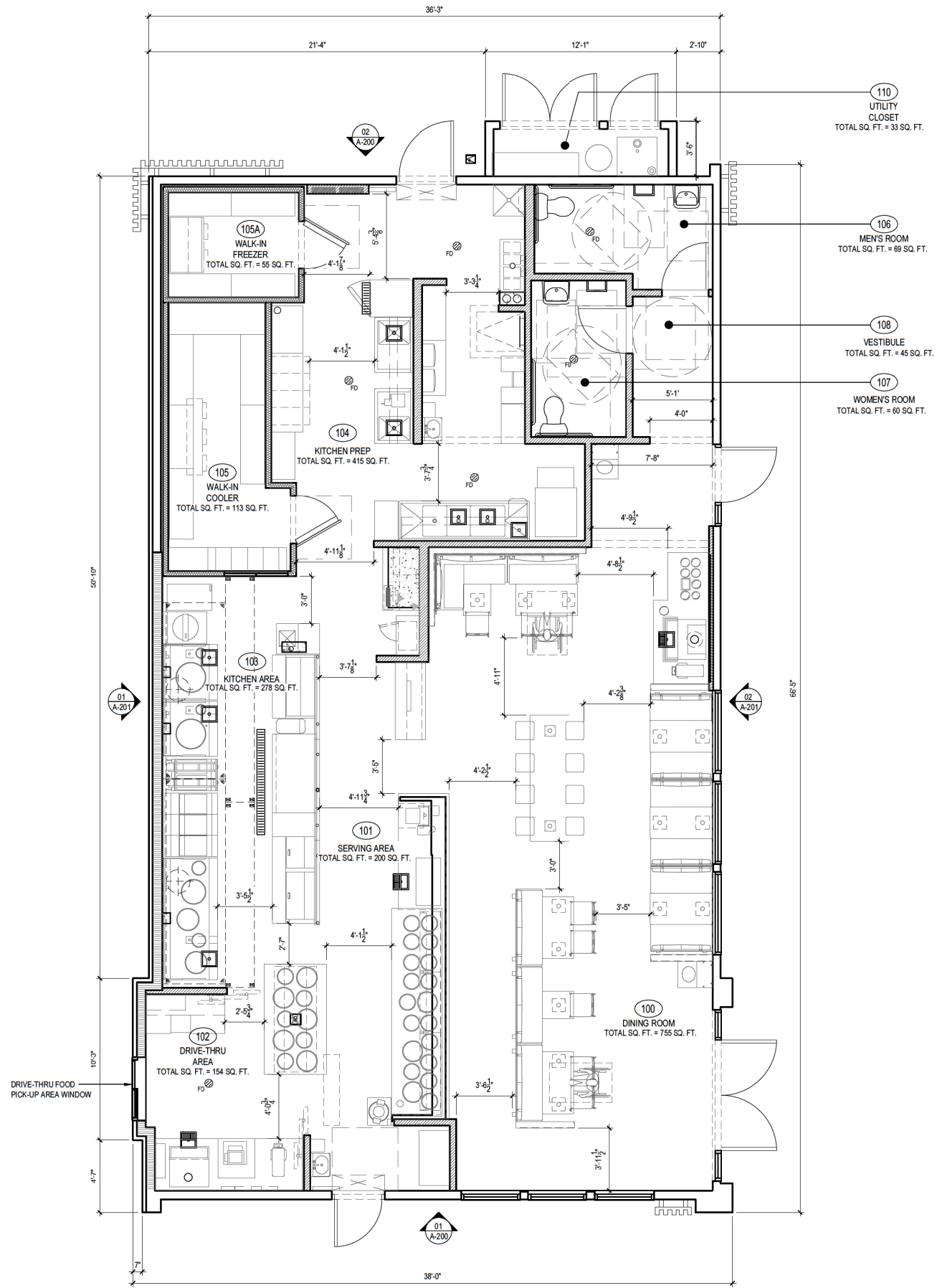
NO.	DESCRIPTION	DATE
1ST	PRE APPLICATION SUBMITTAL	01-20-2023
2ND	1ST DRB & CUP SUBMITTAL	09-01-2023

JOB NUMBER
23-011

DRAWN BY
RR/CL/NL

SHEET CONTENT
SITE PLAN
ARCHITECTURAL

SHEET NO
A-100



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CONSULTANT

GARY WANG & ASSOCIATES, INC.
 1000 Corporate Center Dr., Suite 550
 Monterey Park, CA 91754
 TEL: (626) 288-6898 FAX: (626) 768-7101
 http://www.garywang.com

STAMP

PROJECT NAME/ADDRESS:
CFT DEVELOPMENTS
 DE0116 S8-26-D23303
 WHITNEY RANCH PKWY & CHEFFTAH DR
 ROCKLIN, CA 95765

REVISIONS:

ISSUE DATE:

1ST	PRE APPLICATION SUBMITTAL	01-20-2023
2ND	1ST DRB & CUP SUBMITTAL	09-01-2023

JOB NUMBER
 23-011

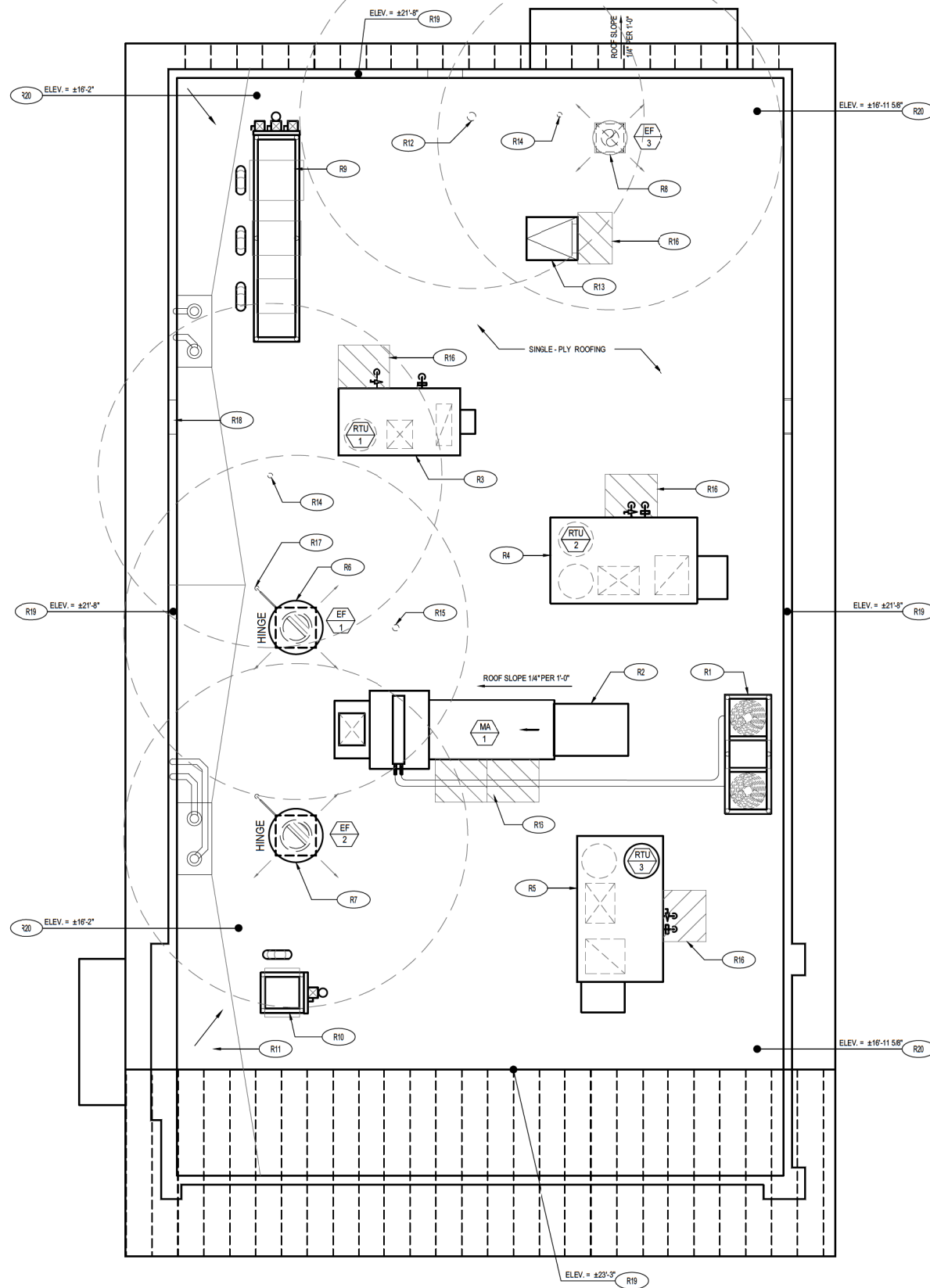
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SHEET CONTENT
 FLOOR PLAN

SHEET NO
A-101

ROOF PLAN KEYNOTES:

- R1 CONDENSER UNITS CAPTIVEAIRE MODEL: # 244B8360 HEIGHT:25'-11/2"
- R2 MA-1 CAPTIVEAIRE MODEL: EA3-D.500-24D-MPU HEIGHT:43'-3/8"
- R3 RTU-1 LENNOX MODEL:KGB074H4T HEIGHT:46'-7/8"
- R4 RTU-2 LENNOX MODEL: KGA120H4M HEIGHT:46'-7/8"
- R5 RTU-3 LENNOX MODEL:KGA120H4M HEIGHT:46'-7/8"
- R6 EF-1 CAPTIVEAIRE MODEL:DU200HFA HEIGHT:63'-3/8"
- R7 EF-2 CAPTIVEAIRE MODEL:DU200HFA HEIGHT:63'-3/8"
- R8 EF-3 CAPTIVEAIRE MODEL:DR12HFA HEIGHT:28'-11/4"
- R9 CONDENSER UNITS AND RACK MODEL: HEIGHT:48"
- R10 CONDENSER UNIT AND RACK MODEL: HEIGHT:48"
- R11 TAPERED ROOF INSULATION CRICKET TO ASSURE POSITIVE ROOF DRAINAGE
- R12 WATER HEATER VENT - SEE MEP PLANS. OFFSET VENTS AS REQUIRED TO MAINTAIN MIN. 10'-0" AWAY FROM AIR INTAKE SYSTEMS ON EQUIPMENT.
- R13 ROOF ACCESS HATCH LOCATE BETWEEN 2 ADJACENT TRUSSES
- R14 PLUMBING VENT
- R15 WEATHER PROOF HYDRANT
- R16 PROVIDE WALK-WAY PAD AS SHOWN
- R17 POWER SUPPLY LOCATION FOR ROOFTOP EXHAUST FANS FOR KITCHEN HOOD
- R18 SCUPPER LOCATION
- R19 TOP OF PARAPET
- R20 ROOF DECK



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CONSULTANT

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 Monterey Park, CA 91754
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 http://www.garywang.com

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PROJECT NAME/ADDRESS:

CFT DEVELOPMENTS
 DE0116 S8-26-D23303
 WHITNEY RANCH PKWY & CHEFFTAH DR
 ROCKLIN, CA 95765

REVISIONS:

ISSUE DATE:

1ST	PRE APPLICATION SUBMITTAL	01-20-2023
2ND	1ST DRB & CUP SUBMITTAL	09-01-2023

JOB NUMBER
 23-011

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 RR/CL/NL

SHEET CONTENT
 ROOF PLAN

SHEET NO
 A-107



EIFS (EIFS-1)
 MANUFACTURE: STO
 PRODUCT: STOTHERM
 ESSENCE SYSTEM
 COLOR: SW 7646
 FIRST STAR
 FINISH: FINE



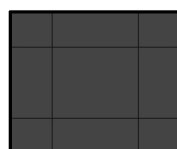
EIFS (EIFS-2)
 MANUFACTURE: STO
 PRODUCT: STOTHERM
 ESSENCE SYSTEM
 COLOR: SW 7069
 IRON ORE
 FINISH: FINE



EIFS (EIFS-3)
 MANUFACTURE: STO
 PRODUCT: STOTHERM
 ESSENCE SYSTEM
 COLOR: PANTONE
 COLOR 200C - RED
 FINISH: FINE



CD-1 (CD-1)
 MANUFACTURE: FIBERON
 PRODUCT: WILDWOOD
 COLOR: BAMBOO



CD-2 (CD-2)
 MANUFACTURE:
 SHERWIN WILLIAMS
 PRODUCT:
 CEMENT FIBER SIDING
 COLOR: STONY CREEK



METAL CAP (MTL-1)
 MANUFACTURE: EXCEPTIONAL
 METALS
 PRODUCT: -
 COLOR: IRON ORE
 FINISH: SMOOTH

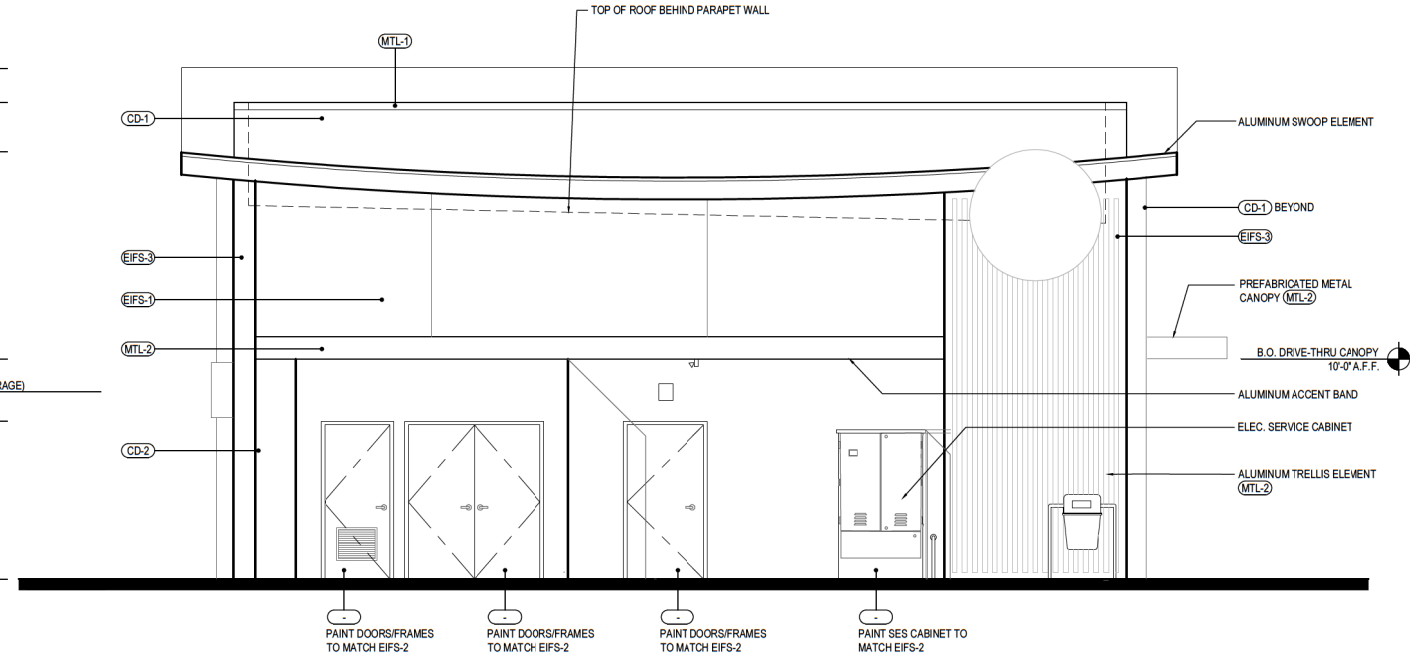


CANOPY (MTL-2)
 MANUFACTURE: PANDA
 VENDOR
 PRODUCT: ALLEN INDUSTRIES
 COLOR: PMS BLACK-7C
 FINISH: SATIN

- T.O. PEAK
23'-3" +/- A.F.F.
- T.O. PARAPET
21'-8" A.F.F.
- T.O. EAVE
19'-5" +/- A.F.F.

- B.O. BAND
10'-0" A.F.F.
- T.O. PLATE (STORAGE)
8'-8" A.F.F.
- T.O. WAINSCOT
7'-2" A.F.F.

- FINISH FLOOR
0'-0" A.F.F.



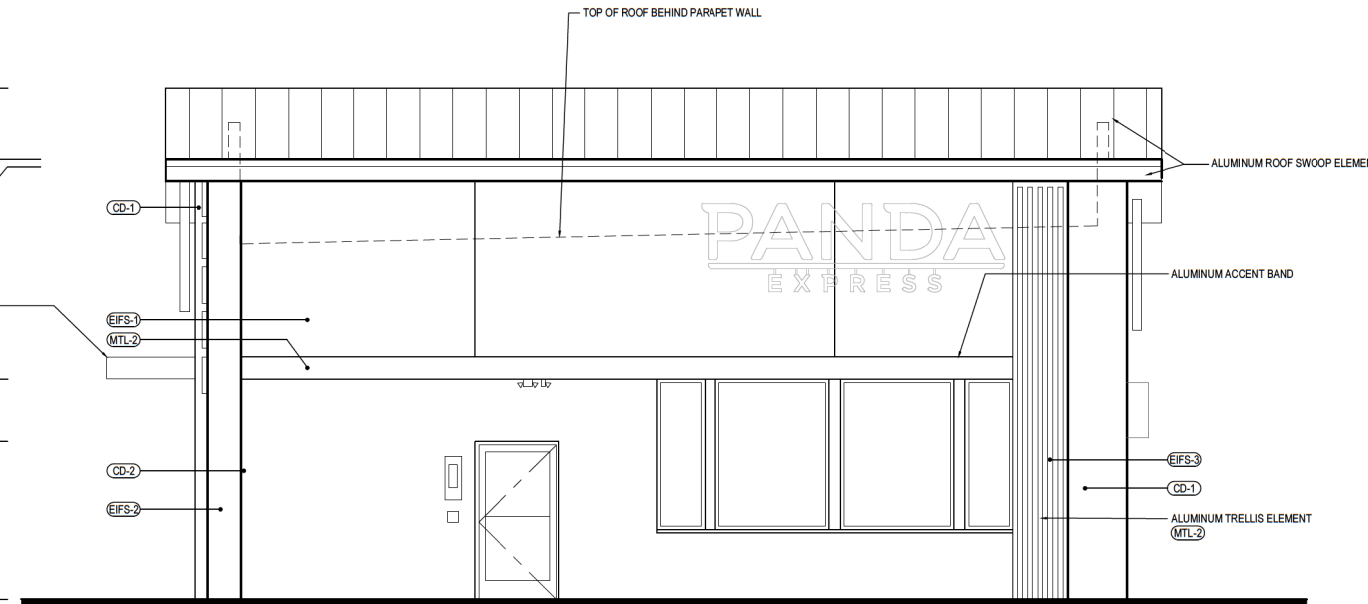
SOUTH ELEVATION 2

Scale= 1/4" = 1'-0" A-200

- T.O. PEAK
23'-3" +/- A.F.F.
- T.O. EAVE
20'-0" +/- A.F.F.
- T.O. PARAPET
19'-8" A.F.F.

- B.O. BAND
10'-0" A.F.F.
- T.O. WAINSCOT
7'-2" A.F.F.

- FINISH FLOOR
0'-0" A.F.F.



NORTH ELEVATION 1

Scale= 1/4" = 1'-0" A-200



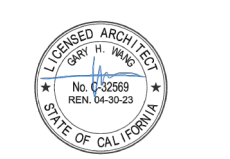
ft
 Developments, LLC
 CHENG FAMILY TRUST, INC.
 1120 N. Town Center Dr.
 Las Vegas, Nevada
 89144
 Telephone: 626.799.9898
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CFT DEVELOPMENTS
 DE0116
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 WHITNEY RANCH PKWY & CHEFFTAH DR
 ROCKLIN, CA 95765

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 23-011

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SHEET CONTENT
 EXTERIOR ELEVATIONS

SHEET NO
A-200



EIFS (EIFS-1)
 MANUFACTURE: STO
 PRODUCT: STOTHERM
 ESSENCE SYSTEM
 COLOR: SW 7646
 FIRST STAR
 FINISH: FINE



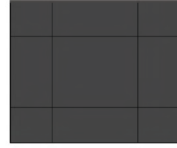
EIFS (EIFS-2)
 MANUFACTURE: STO
 PRODUCT: STOTHERM
 ESSENCE SYSTEM
 COLOR: SW 7069
 IRON ORE
 FINISH: FINE



EIFS (EIFS-3)
 MANUFACTURE: STO
 PRODUCT: STOTHERM
 ESSENCE SYSTEM
 COLOR: PANTONE
 COLOR 200C - RED
 FINISH: FINE



CD-1 (CD-1)
 MANUFACTURE: FIBERON
 PRODUCT: WILDWOOD
 COLOR: BAMBOO



CD-2 (CD-2)
 MANUFACTURE:
 SHERWIN WILLIAMS
 PRODUCT:
 CEMENT FIBER SIDING
 COLOR: STONY CREEK



METAL CAP (MTL-1)
 MANUFACTURE:
 EXCEPTIONAL METALS
 PRODUCT: -
 COLOR: IRON ORE
 FINISH: SMOOTH

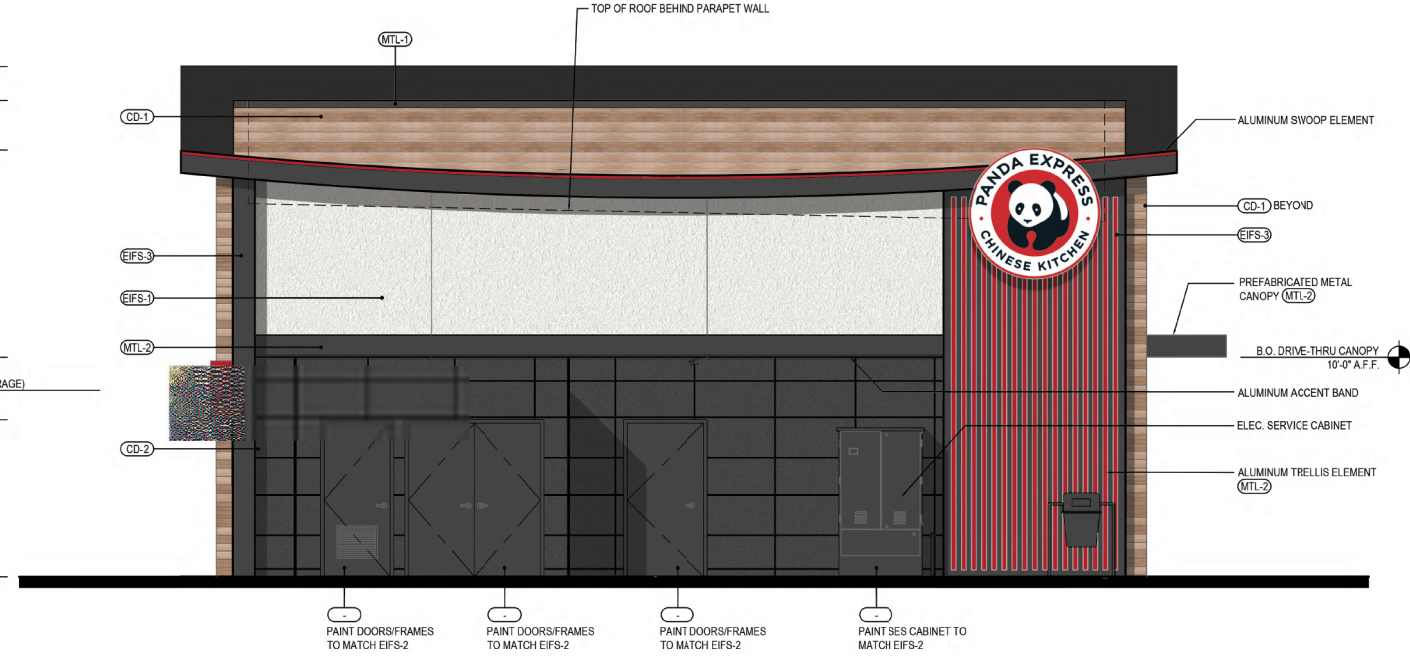


CANOPY (MTL-2)
 MANUFACTURE: PANDA
 VENDOR
 PRODUCT: ALLEN
 INDUSTRIES
 COLOR: PMS BLACK-7C
 FINISH: SATIN

- T.O. PEAK
23'-3" +/- A.F.F.
- T.O. PARAPET
21'-8" A.F.F.
- T.O. EAVE
19'-5" +/- A.F.F.

- B.O. BAND
10'-0" A.F.F.
- T.O. PLATE (STORAGE)
8'-6" A.F.F.
- T.O. WAINSCOT
7'-2" A.F.F.

- FINISH FLOOR
0'-0" A.F.F.



- PAINT DOORS/FRAMES TO MATCH EIFS-2
- PAINT DOORS/FRAMES TO MATCH EIFS-2
- PAINT DOORS/FRAMES TO MATCH EIFS-2
- PAINT SES CABINET TO MATCH EIFS-2

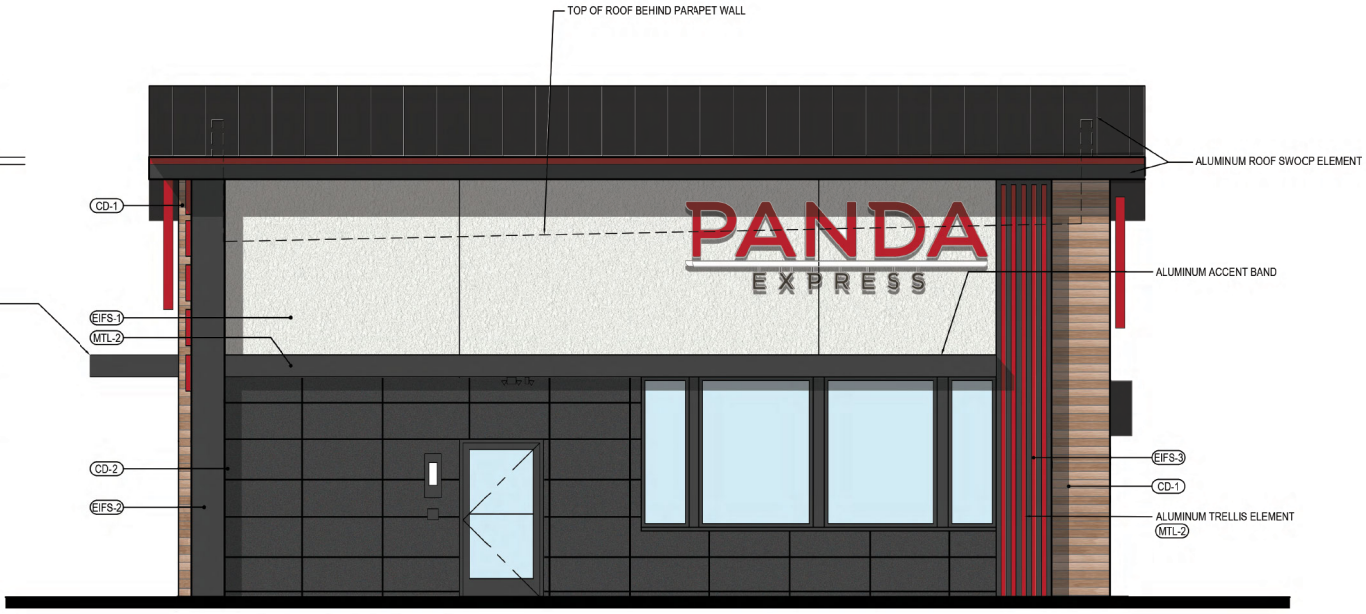
SOUTH ELEVATION 2

Scale= 1/4" = 1'-0" A-200

- T.O. PEAK
23'-3" +/- A.F.F.
- T.O. EAVE
20'-0" +/- A.F.F.
- T.O. PARAPET
19'-8" A.F.F.

- PREFABRICATED METAL CANOPY (MTL-2)
- B.O. BAND
10'-0" A.F.F.
- T.O. WAINSCOT
7'-2" A.F.F.

- FINISH FLOOR
0'-0" A.F.F.



NORTH ELEVATION 1

Scale= 1/4" = 1'-0" A-200

ft
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PROJECT NAME/ADDRESS:
CFT DEVELOPMENTS
 DE0116
 S8-26-D23303
 WHITNEY RANCH PKWY & CHEETAH DR.
 ROCKLIN, CA 95765

REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

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JOB NUMBER
 23-011

DRAWN BY
 RR/CL/NL

SHEET CONTENT
 EXTERIOR ELEVATIONS

SHEET NO
 A-200

EIFS (EIFS-1)
 MANUFACTURE: STO
 PRODUCT: STOTHERM
 ESSENCE SYSTEM
 COLOR: SW 7646
 FIRST STAR
 FINISH: FINE

EIFS (EIFS-2)
 MANUFACTURE: STO
 PRODUCT: STOTHERM
 ESSENCE SYSTEM
 COLOR: SW 7069
 IRON ORE
 FINISH: FINE

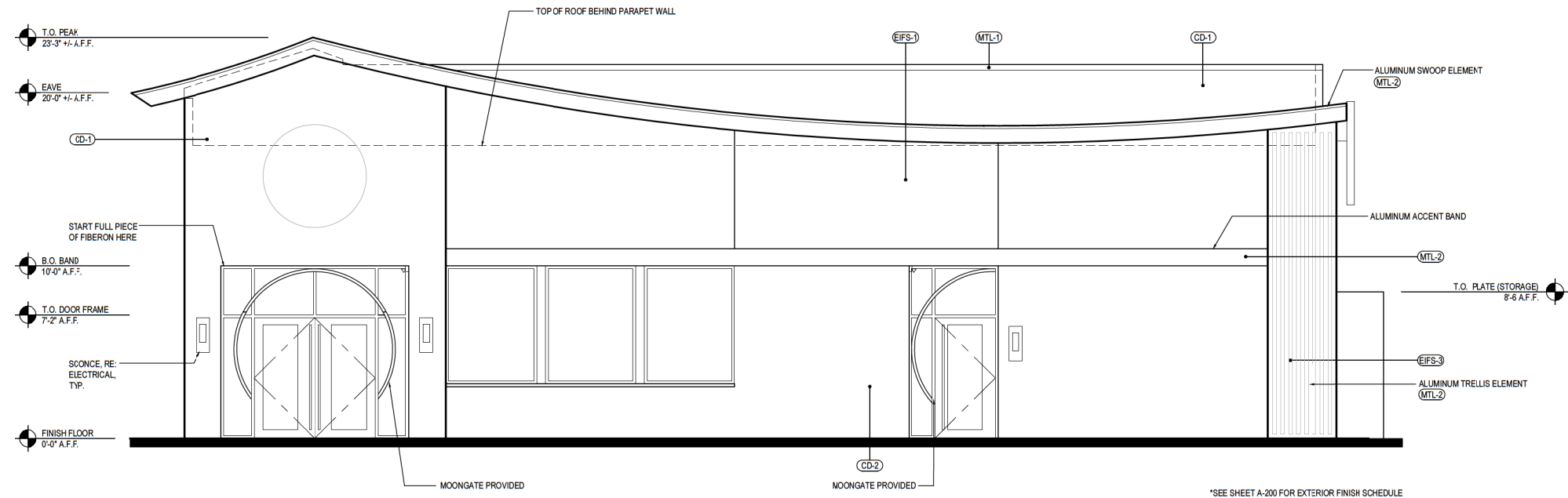
EIFS (EIFS-3)
 MANUFACTURE: STO
 PRODUCT: STOTHERM
 ESSENCE SYSTEM
 COLOR: PANTONE COLOR
 200C - RED
 FINISH: FINE

CD-1 (CD-1)
 MANUFACTURE: FIBERON
 PRODUCT: WILDWOOD
 COLOR: BAMBOO

CD-2 (CD-2)
 MANUFACTURE: SHERWIN WILLIAMS
 PRODUCT: CEMENT FIBER SIDING
 COLOR: STONY CREEK

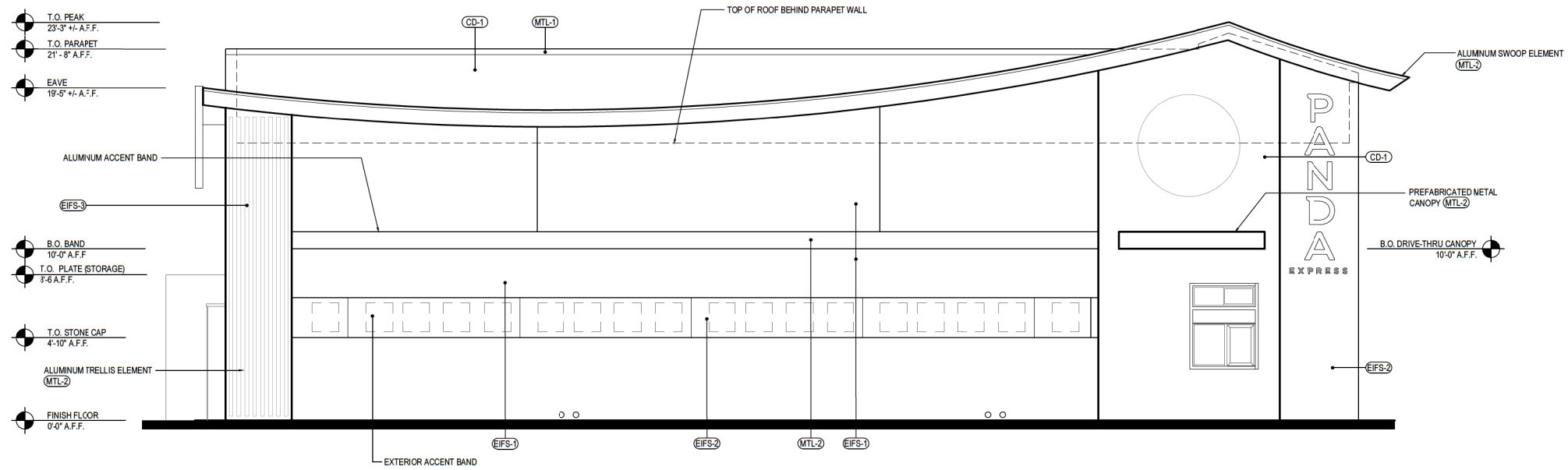
METAL CAP (MTL-1)
 MANUFACTURE: EXCEPTIONAL METALS
 PRODUCT: -
 COLOR: IRON ORE
 FINISH: SMOOTH

CANOPY (MTL-2)
 MANUFACTURE: PANDA VENDOR
 PRODUCT: ALLEN INDUSTRIES
 COLOR: PMS BLACK-7C
 FINISH: SATIN



WEST ELEVATION 2

Scale= 1/4" = 1'-0" A-201



EAST ELEVATION 1

Scale= 1/4" = 1'-0" A-201

ft
 Developments, LLC
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 LICENSED ARCHITECT
 GARY H. WANG
 No. C-32569
 REN. 04-30-23
 STATE OF CALIFORNIA

PROJECT NAME/ADDRESS:

CFT DEVELOPMENTS
 DE0116 S8-26-D23303
 WHITNEY RANCH PKWY & CHEFFTAH DR
 ROCKLIN, CA 95765

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 23-011

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SHEET CONTENT
 EXTERIOR ELEVATIONS

SHEET NO
A-201

EIFS (EIFS-1)
 MANUFACTURE: STO
 PRODUCT: STOTHERM
 ESSENCE SYSTEM
 COLOR: SW 7646
 FIRST STAR
 FINISH: FINE

EIFS (EIFS-2)
 MANUFACTURE: STO
 PRODUCT: STOTHERM
 ESSENCE SYSTEM
 COLOR: SW 7069
 IRON ORE
 FINISH: FINE

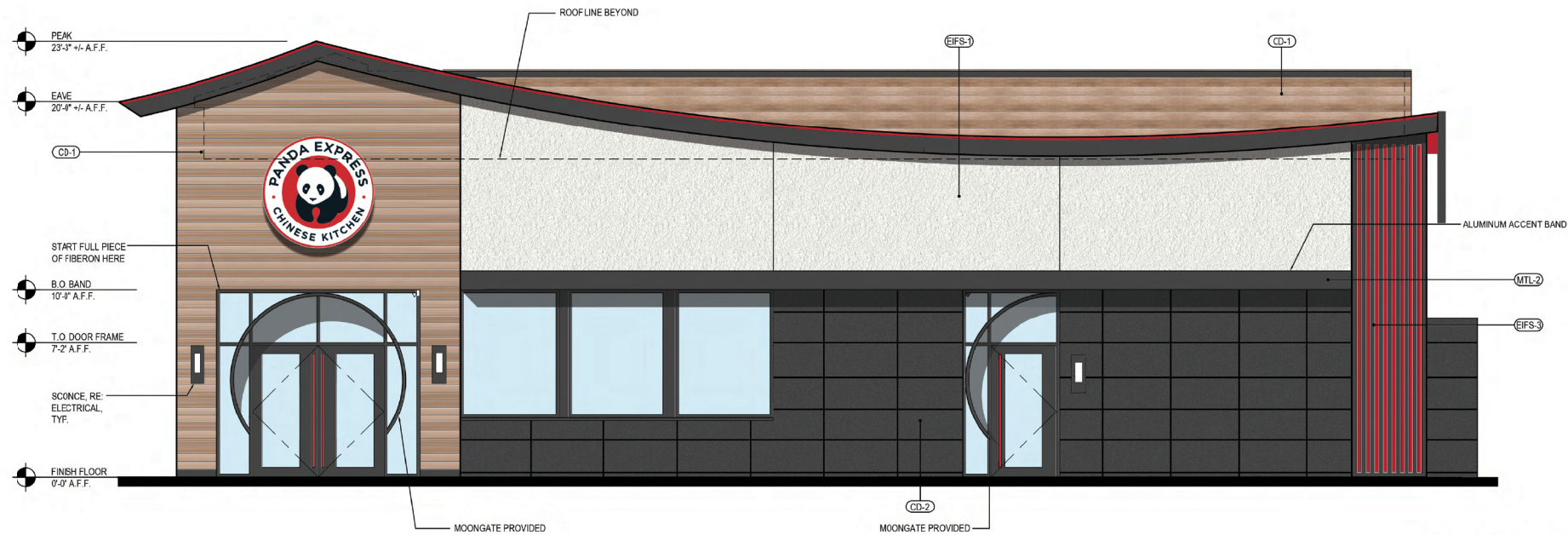
EIFS (EIFS-3)
 MANUFACTURE: STO
 PRODUCT: STOTHERM
 ESSENCE SYSTEM
 COLOR: PANTONE
 COLOR 200C - RED
 FINISH: FINE

CD-1 (CD-1)
 MANUFACTURE: FIBERON
 PRODUCT: WILDWOOD
 COLOR: BAMBOO

CD-2 (CD-2)
 MANUFACTURE: SHERWIN WILLIAMS
 PRODUCT: CEMENT FIBER SIDING
 COLOR: STONY CREEK

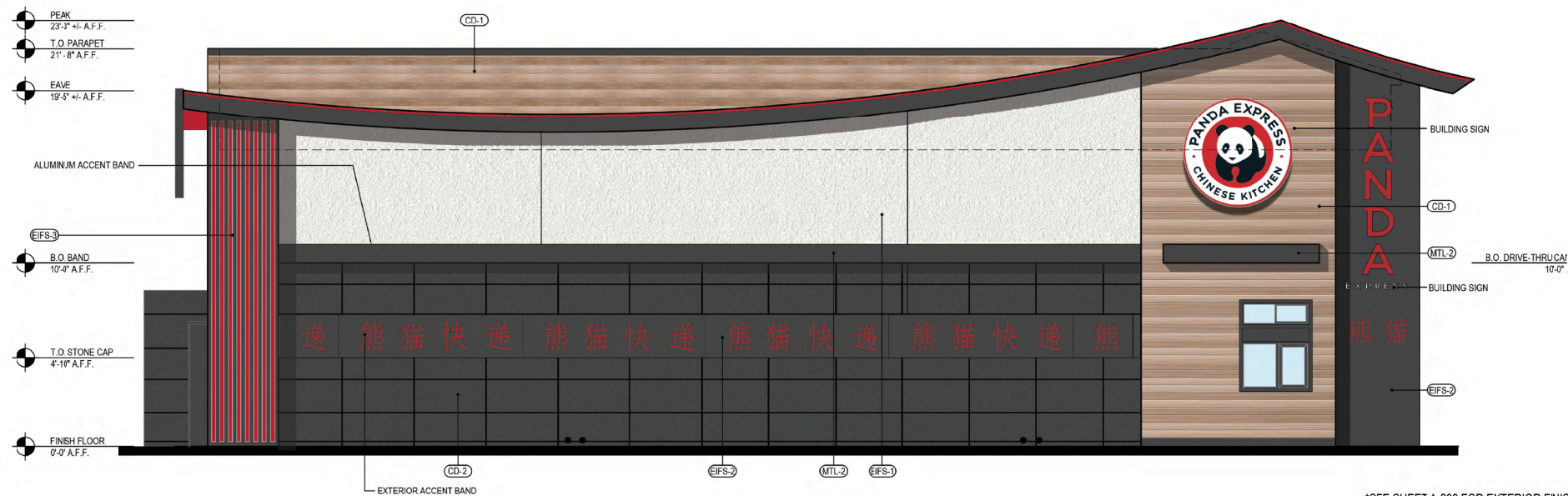
METAL CAP (MTL-1)
 MANUFACTURE: EXCEPTIONAL METALS
 PRODUCT: -
 COLOR: IRON ORE
 FINISH: SMOOTH

CANOPY (MTL-2)
 MANUFACTURE: PANDA
 VENDOR
 PRODUCT: ALLEN
 INDUSTRIES
 COLOR: PMS BLACK-7C
 FINISH: SATIN



*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

EAST ELEVATION | 2
 Scale= 1/4" = 1'-0" | A-201



*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

WEST ELEVATION | 1
 Scale= 1/4" = 1'-0" | A-201

ft
 Developments, LLC

CHEUNG FAMILY TRUST, INC.
 1120 N. Town Center Dr.
 Los Vegas, Nevada
 89144
 Telephone: 626.798.8868
 Facsimile: 626.372.8288

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 DE0116 S8-26-D23303
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 ROCKLIN, CA 95765

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23-011

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SHEET CONTENT

EXTERIOR ELEVATIONS

SHEET NO

A-201



VIEW 4
Scale= NTS A-203



VIEW 2
Scale= NTS A-203



VIEW 3
Scale= NTS A-203



VIEW 1
Scale= NTS A-203

ft

Developments, LLC
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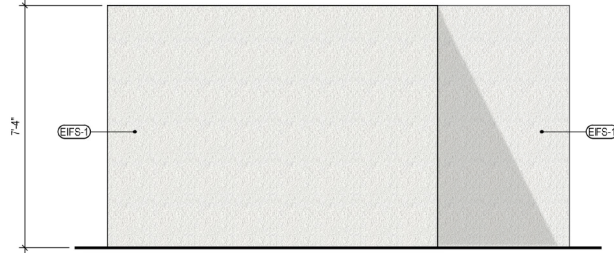
RR/CL/NL

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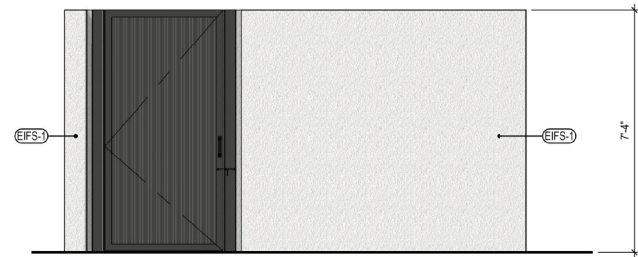
EXTERIOR RENDERS

SHEET NO

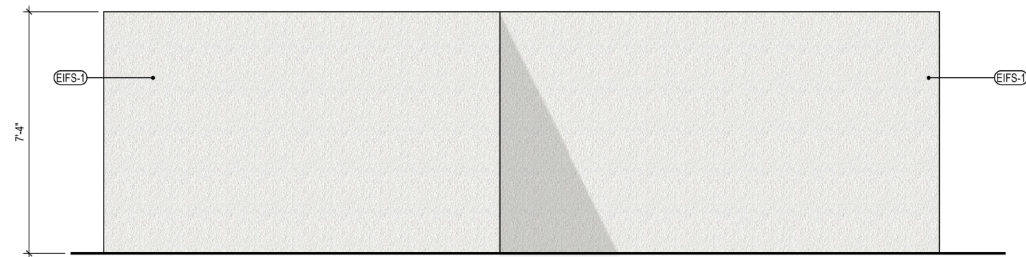
A-203



ELEVATION 5
Scale= 3/8" = 1'-0" A-407



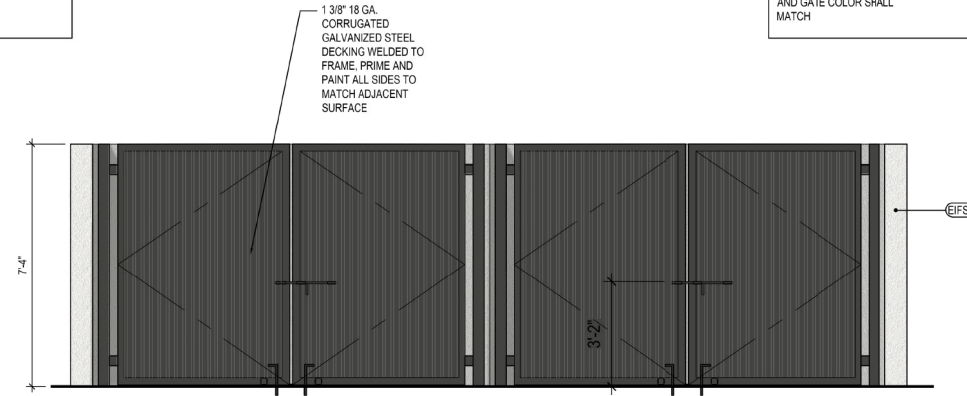
ELEVATION 4
Scale= 3/8" = 1'-0" A-407



ELEVATION 3
Scale= 3/8" = 1'-0" A-407

NOTE: CONTRACTOR TO SUPPLY & INSTALL ALL HINGES, GATE LATCHES, GANE BOLTS, ETC. AS INDICATED.

NOTE: ANY DIAGONAL SUPPORT FOR GATES SHALL BE INSTALLED ON THE INSIDE OF ENCLOSURE. THIS SHALL NOT BE VISIBLE ON THE OUTSIDE OF THE GATE.

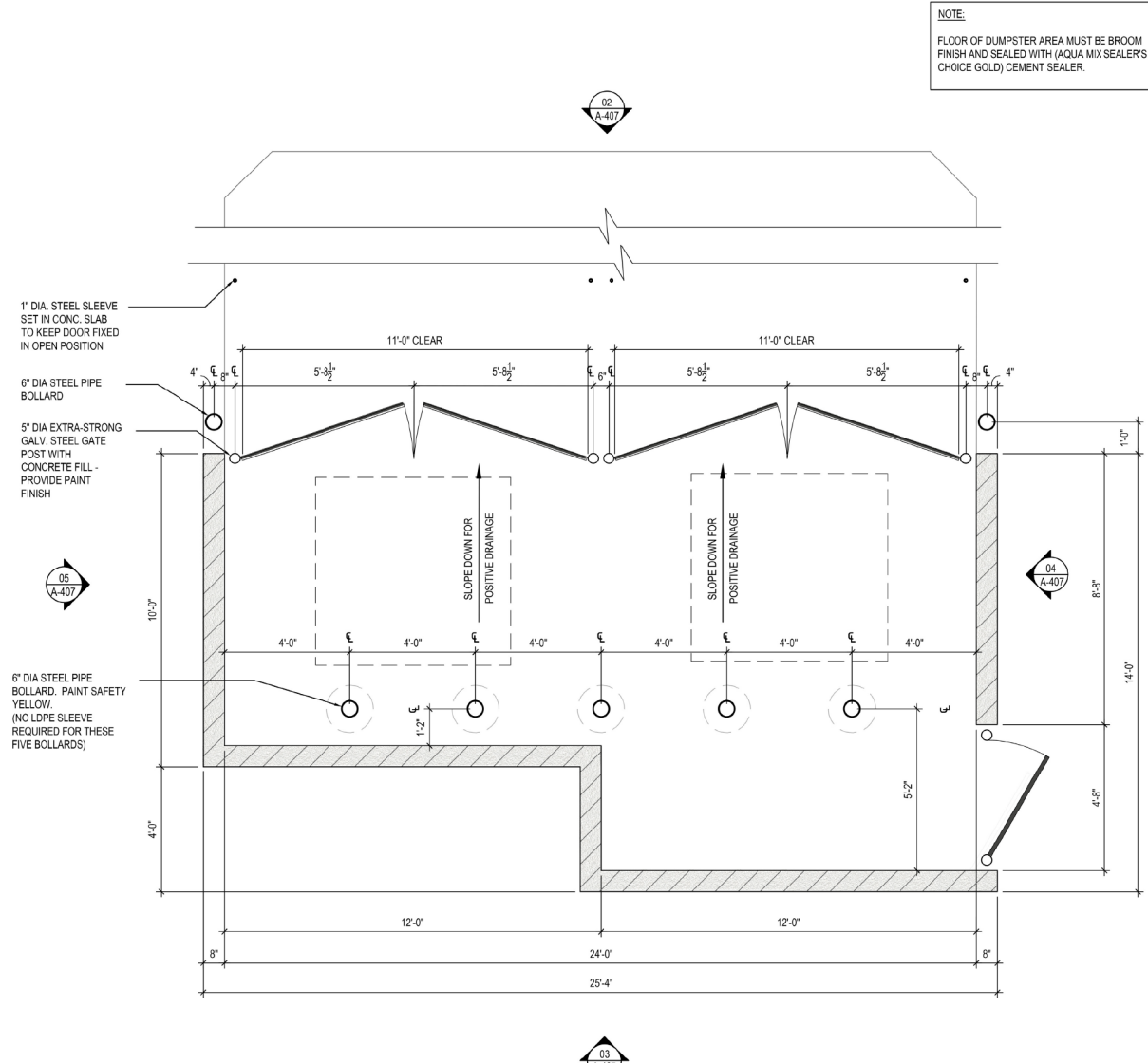


NOTE: THE TRASH ENCLOSURE EXTERIOR CMU WALLS TO HAVE EIFS (COATING FINISH TO MATCH BUILDING TEXTURE - SEE: A-200 EIFS-1)

TRASH ENCLOSURE WALLS AND GATE COLOR SHALL MATCH

INTERIOR WALLS SHALL BE SMOOTH, CLEANABLE AND SEALED WITH AN APPROVED EPOXY CEMENT SEALER. COLOR TO MATCH EXTERIOR.

ELEVATION 2
Scale= 3/8" = 1'-0" A-407



NOTE: FLOOR OF DUMPSTER AREA MUST BE BROOM FINISH AND SEALED WITH (AQUA MIX SEALER'S CHOICE GOLD) CEMENT SEALER.

FLOOR PLAN 1
Scale= 3/8" = 1'-0" A-407

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LICENSED ARCHITECT
GARY H. WANG
No. C-32569
REN. 04-30-23
STATE OF CALIFORNIA

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WHITNEY RANCH PKWY & CHEETAH DR.
ROCKLIN, CA 95765

REVISIONS:

ISSUE DATE:

1ST	PRE APPLICATION SUBMITTAL	01-20-2023
2ND	1ST ORD & CUP SUBMITTAL	09-01-2023

JOB NUMBER
23-011

DRAWN BY
RR/CL/NL

SHEET CONTENT
TRASH ENCLOSURE DETAILS

SHEET NO
A-407

PRELIMINARY LANDSCAPE PLAN

PLANTING LEGEND:

TREES

SYMBOL	BOTANICAL NAME/Common Name/Size
	CERCIS OCCIDENTALIS 24" BOX WESTERN REDBUD MULTI TRUNK
	PISTACIA CHINENSIS 24" BOX CHINESE PISTACHE
	MAGNOLIA GRANDIFLORA 24" BOX MAGNOLIA 'LITTLE GEM'
	RHUS LANCEA 24" BOX AFRICAN SUMAC

SHRUBS

SYMBOL	BOTANICAL NAME/Common Name/Size
	HEMEROCALLIS SPECIES 'DOUBLE YELLOW' DAYLILY 5 GALLON
	PHORMIUM TENAX NEW ZEALAND FLAX "SUNSET" 5 GALLON
	XYLOSMA COMPACTA COMPACT SHINY XYLOSMA 5 GALLON
	RAPHIOLEPIS INDICA 'BALLERINA' INDIAN HAWTHORNE 5 GALLON
	LIGUSTRUM JAPONICUM 'TEXANUM' PRIVET HEDGE 5 GALLON

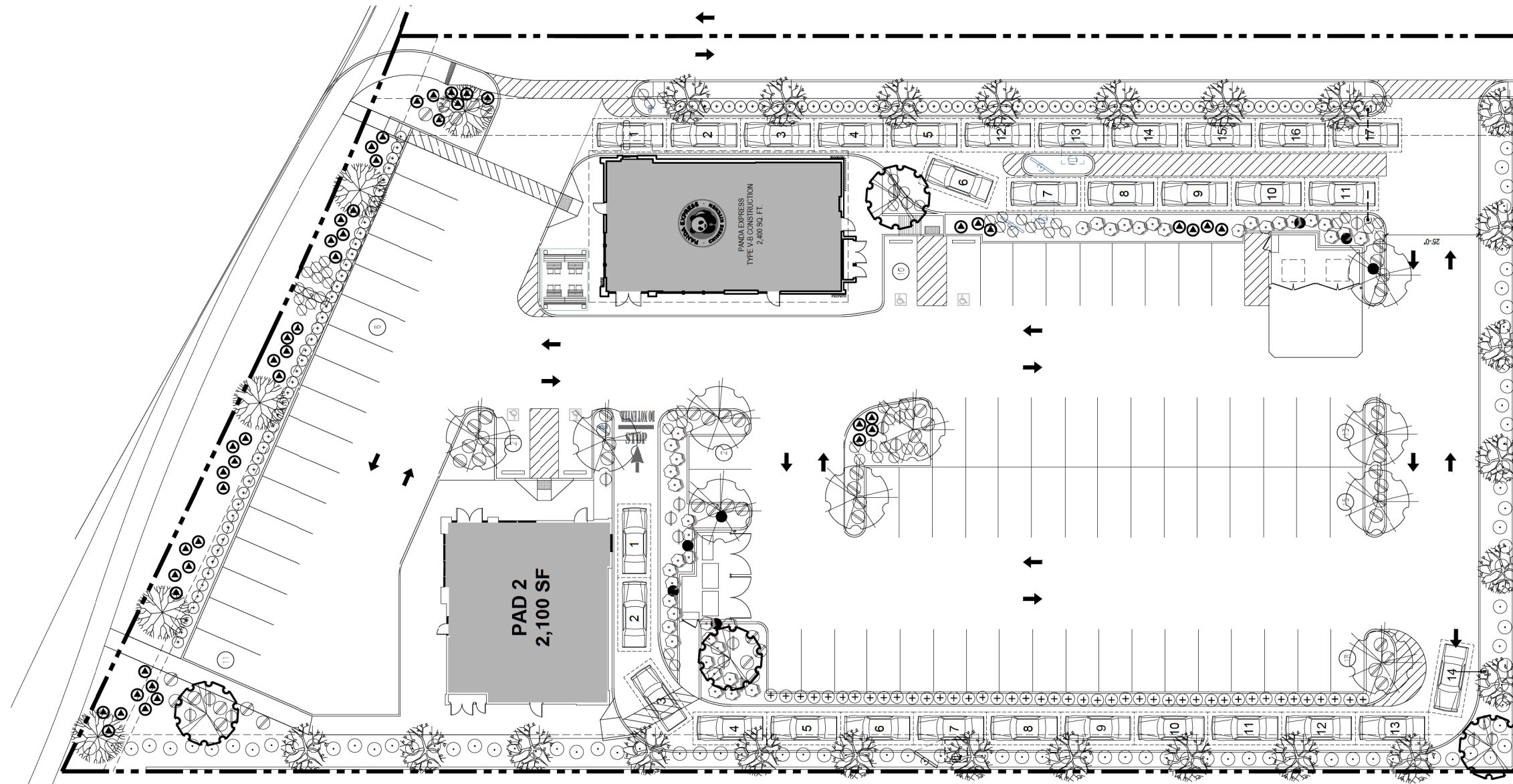
SHRUBS

SYMBOL	BOTANICAL NAME/Common Name/Size
	NANDINA DOMESTICA DWARF 'FIRE POWER' HEAVENLY BAMBOO 5 GALLON
	LIRIOPE MUSCARI 'SILVERY SUNFROOF' BIG BLUE LILY 5 GALLON
	RAPHIOLEPIS INDICA 'PINK DANCER' INDIAN HAWTHORNE 5 GALLON

VINES

SYMBOL	BOTANICAL NAME/Common Name/Size
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY VINE 'TRAIN TO TRASH ENCLOSURE' 5 GALLON

GENERAL GROUNDCOVER NOTE:
 PROVIDE 3" LAYER OF RIVER ROCK MULCH AS
 TOP DRESSING FOR ALL NEW PLANTER AREAS
 PROVIDE WEED FABRIC UNDER RIVER ROCK MULCH



LANDSCAPE PLAN PREPARED BY:
GENE HIRAO
 15 POSADA
 IRVINE, CALIFORNIA 92614
 TEL (714) 296-9811
 GHJH@COX.NET

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

PRELIMINARY LANDSCAPE PLAN

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

1



ft
 Developments, LLC
 CHEUNG FAMILY TRUST, INC.
 1120 N. Town Center Dr.
 Las Vegas, Nevada
 89144
 Telephone: 626.799.9898
 Facsimile: 626.372.8288

THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF GARY WANG & ASSOCIATES, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF GARY WANG & ASSOCIATES. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SEALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

CONSULTANT



GARY WANG
 & ASSOCIATES, INC.
 1033 Corporate Center Dr., Suite 550
 Monterey Park, CA 91754
 TEL: (626) 288-6888 FAX: (626) 768-7151
 http://www.garywang.com

STAMP

PROJECT NAME/ADDRESS:
CFT
 DEVELOPMENTS
 DE0116
 S8-26-D23303
 WHITNEY RANCH PKWY & CHEFFTAH DR
 ROCKLIN, CA 95765

REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

NO.	DESCRIPTION	DATE
1ST	PRE APPLICATION SUBMITTAL	01-20-2023
2ND	1ST DRB & CUP SUBMITTAL	08-01-2023

JOB NUMBER

23-011

DRAWN BY

RR/CL/NL

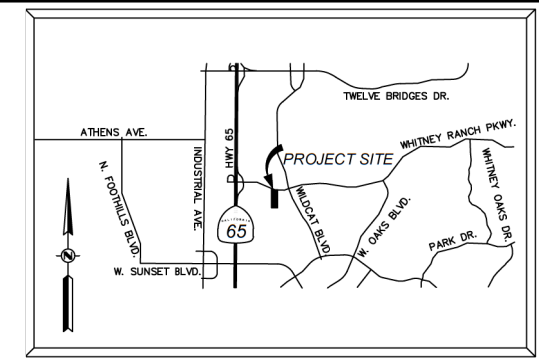
SHEET CONTENT

PRELIMINARY LANDSCAPE PLAN

SHEET NO

L-100

PANDA EXPRESS ROCKLIN PRELIMINARY IMPROVEMENT PLANS WHITNEY RANCH PARKWAY ROCKLIN, CA APN: 017-171-039-000



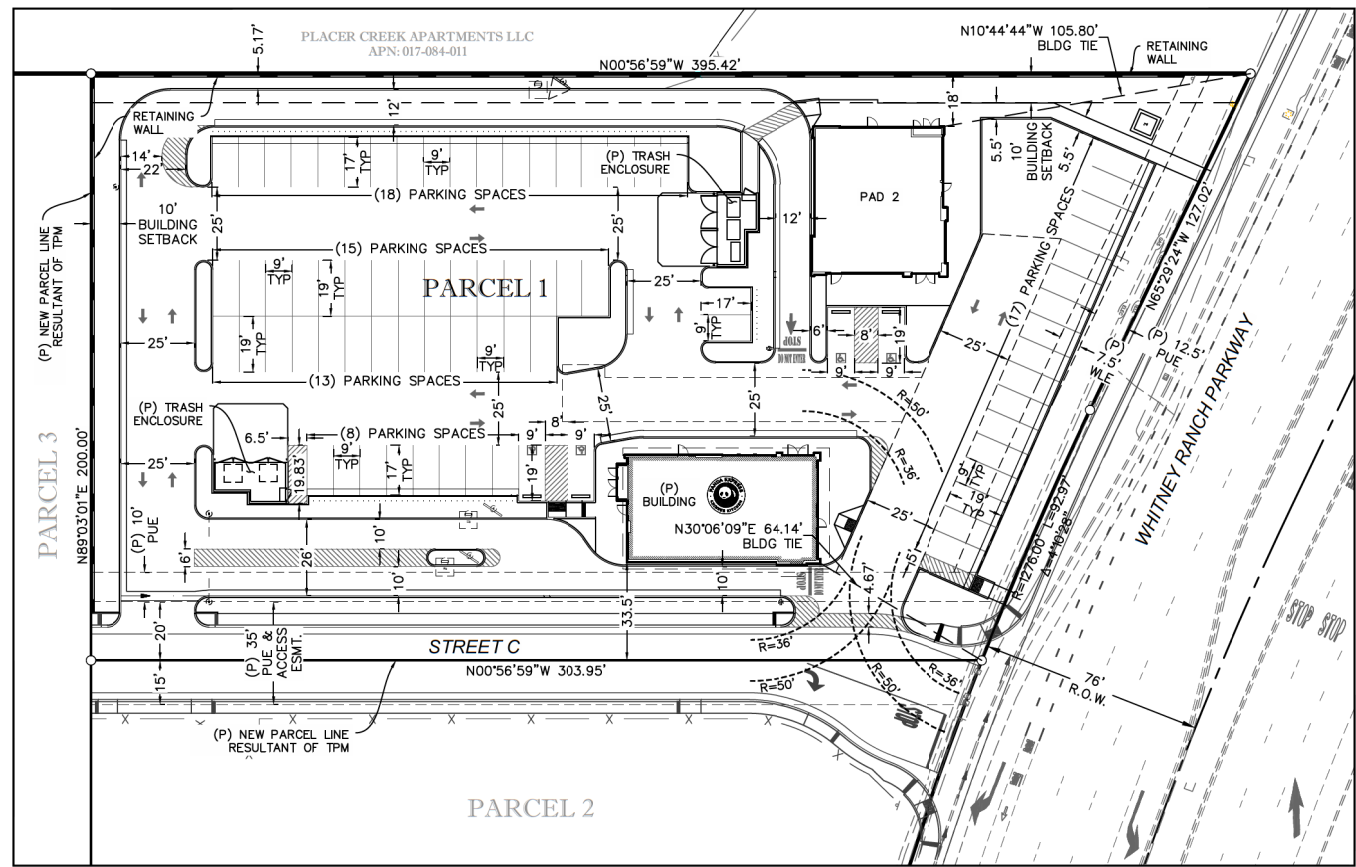
NOT FOR CONSTRUCTION

APPROVED BY: _____ DATE: _____ REVISION: _____

BY CHECK NO. GLRA TSM
DESIGN DRAWN QUANT.

ORIGINAL SCALE IS IN INCHES

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
SW, CURB & GUTTER	---	---
DITCH / FLOWLINE	---	---
EP	---	---
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER LINE	XX"W	XX"W
DOMESTIC WATER	XX"DW	XX"DW
FIRE SERVICE	XX"FS	XX"FS
GAS LINE	XX"G	XX"G
SDMH	⊙	⊙
DRAINAGE INLET	⊙	⊙
CULVERT WITH FES	⊙	⊙
DIRECTION OF SURFACE FLOW	→	→
OVERLAND RELEASE PATH	→	→
SSMH	⊙	⊙
SSCO	⊙	⊙
FIRE HYDRANT	⊙	⊙
PIV	⊙	⊙
FDC	⊙	⊙
WATER VALVE	⊙	⊙
WATER METER	⊙	⊙
CONCENTRIC REDUCER	⊙	⊙
BACKFLOW PREVENTION ASSEMBLY	⊙	⊙
REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY	⊙	⊙
AIR RELEASE VALVE	⊙	⊙
BLOW OFF ASSEMBLY	⊙	⊙
PIPE CAP	⊙	⊙
GAS VALVE	⊙	⊙
TELEPHONE MH	⊙	⊙
UTILITY POLE	⊙	⊙
UTILITY POLE WITH LIGHT	⊙	⊙
STREET LIGHT	⊙	⊙
SITE LIGHT	⊙	⊙
JUNCTION/PULL BOX	⊙	⊙
MONUMENT WELL	⊙	⊙
BOLLARD	⊙	⊙
SIGN	⊙	⊙
FENCE	⊙	⊙
RETAINING WALL	---	---
BLOCK WALL	---	---
MAJOR CONTOUR	---	---
MINOR CONTOUR	---	---
GRADE BREAK LINE	---	---
TREE & DRIP	---	---
CONTROL POINT	---	---
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (ASPHALT CONCRETE)	X 157.01	13.34 AC
MATCH (E) GRADE ELEVATION	---	---
TRUNCATED DOMES	---	---
BUILDING	---	---



SHEET INDEX:

- C1 PRELIMINARY SITE PLAN
- C2 EXISTING CONDITIONS
- C3 PRELIMINARY GRADING, DRAINAGE, & PAVING PLAN
- C4 PRELIMINARY WATER & SANITARY SEWER PLAN
- C5 PRELIMINARY STORMWATER QUALITY PLAN

TOPOGRAPHIC SURVEY: TSD ENGINEERING, INC. SURVEY DATED: DECEMBER 2022

JURISDICTION: CITY OF ROCKLIN

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE WESTERLY BOUNDARY OF LOT 3, AS SHOWN ON THE FINAL MAP OF "WHITNEY RANCH LARGE LOT SUBDIVISION", FILED IN BOOK 2 OF MAPS, AT PAGE 94, PLACER COUNTY RECORDS, ESTABLISHED FROM FOUND MONUMENTS SHOWN HEREON.

BENCHMARK: THE BENCHMARK FOR THESE PLANS IS THE CITY OF ROCKLIN BENCHMARK NO. R10-6, BEING A 2" BRASS DISK IN A MONUMENT WELL AT THE INTERSECTION OF IROQUOIS ROAD & SIOUX STREET.

ELEVATION = 171.23 FEET (NGVD29 - SURVEY DATUM).
ELEVATION = 173.53 FEET (NAVD 88 - DATUM CONVERSION)
DATUM CONVERSION:
(NAVD 88) + (NGVD29) + 2.303 USFT ± 0.033 USFT

ZONING FOR ALL PARCELS:
EXISTING ZONING: PLANNED DEVELOPMENT COMMERCIAL (PD-C)
PROPOSED ZONING: PLANNED DEVELOPMENT COMMERCIAL (PD-C)

FLOOD PLAIN: SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X". AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 06061C0933H DATED: NOVEMBER 2, 2018.

GEOTECHNICAL REPORT: REPORT BY: TERRACON | REPORT NO.: NB235007 | DATED: MARCH 16, 2023

DEVELOPER: CFT NV DEVELOPMENTS, LLC
1120 N. TOWN CENTER DRIVE, SUITE 150
LAS VEGAS, NV 89144

PROPERTY OWNER: OAKWOOD TRAILS 7V, LLC
1031 ROSEVILLE PARKWAY, #148
ROSEVILLE, CA 95678
CONTACT: PETER SAETES
EMAIL: PETER@SAETESINVESTMENTS.COM
PHONE: (916) 628-7778

PROPERTY INFORMATION:
ASSESSOR'S PARCEL NO. 017-171-039
TOTAL PROPERTY AREA 11.592± AC (504,931 SF)

EXISTING NUMBER OF PARCELS (1) ONE
PROPOSED NUMBER OF PARCELS (3) THREE

PARCEL 1 AREA (SUBJECT PARCEL)
GROSS: 1.599± AC (69,869 SF)
NET: 1.300± AC (56,821 SF)

PARCEL 2 AREA (N.A.P.)
GROSS: 1.400± AC (60,988 SF)
NET: 1.394± AC (60,719 SF)

PARCEL 3 AREA (N.A.P.)
GROSS: 8.592± AC (374,275 SF)
NET: 8.323± AC (371,265 SF)

SEE TENTATIVE PARCEL MAP BY TSD ENGINEERING

ABBREVIATIONS:

AB AGGREGATE BASE	FH FIRE HYDRANT	PIV POST INDICATOR VALVE
AC ASPHALT CONCRETE	FL FLOW LINE	PL PROPERTY LINE
ARV AIR RELEASE VALVE	FOC FACE OF CURB	POC POINT OF CONNECTION
BC BEGIN CURVE	FP FINISH PAVEMENT	PRC POINT OF REVERSE CURVE
BCR BEGIN CURVE RETURN	FS FIRE SPRINKLER	PT POINT OF TANGENCY
BLDG BUILDING	GB GRADE BREAK	PUE PUBLIC UTILITY EASEMENT
BDC BACK OF CURB	GR GRATE ELEVATION	PVI POINT OF VERTICAL INTERSECTION
BOW BACK-OF-WALK	GV GATE VALVE	RC RELATIVE COMPACTION
BVC BEGIN VERTICAL CURVE	GWV GROSS VEHICLE WEIGHT	RCP REINFORCED CONCRETE PIPE
BW BURB RETURN	HC HANDICAP	ROW RIGHT-OF-WAY
CAB CABINET	HCR HANDICAP RAMP	RT RIGHT TURN OR RIGHT
C&G CONCRETE	HDPE HIGH DENSITY POLYETHYLENE	RPA REDUCED PRESSURE
C&S CURB & GUTTER	HP HIGH POINT	RPPA PRINCIPLE ASSEMBLY
CG&S CURB, GUTTER & SIDEWALK	IRR IRRIGATION	RW RETAINING WALL
CH CHORD	INV INVERT	S&SD SACRAMENTO AREA SEWER DISTRICT
CL CENTERLINE	I.E. INVERT ELEVATION	SD STORM DRAIN MANHOLE
CMP CORRUGATED METAL PIPE	JP JOINT POLE	SD STORM DRAIN
CR CURB RETURN	LC LENGTH	SE SOUTHEAST
CTV CABLE TV	LF LINEAL FEET	SS SANITARY SEWER
DCDA DOUBLE CHECK DETECTOR	LP LIP OF GUTTER	SSCO SANITARY SEWER CLEAN OUT
ASSEMBLY	LP LOW POINT	SSMH SANITARY SEWER MANHOLE
D DRAIN / DROP INLET	LT LEFT TURN OR LEFT	SWCUT SAWCUT
DP DUCTILE IRON PIPE	MAX MAXIMUM	SW SIDEWALK OR SOUTHWEST
DS DOWN SPOUT	MH MAINTENANCE HOLE	STA STATION
(E) EXISTING	MIN MINIMUM	TC TOP OF CURB
EC END CURVE	NE NORTH-EAST	TP TOP OF PAVEMENT
ECR END CURB RETURN	NW NORTHWEST	TS TOP OF SIDEWALK
EP EDGE OF PAVEMENT	OC ON CENTER	TW TOP OF WALL
ETW EDGE OF TRAVELED WAY	OH OVERHEAD	UNO UNLESS NOTED OTHERWISE
EVC END OF VERTICAL CURVE	OHT&E OVERHEAD TELEPHONE & ELECTRIC	W WATER
FDC FIRE DEPARTMENT CONNECTION	OMP OPEN METAL PIPE	WV WATER VALVE
FF FINISH FLOOR	(P) PROPOSED	WM WATER METER
F6 FINISHED GROUND	PCC PORTLAND CEMENT CONCRETE	WWF WELDED WIRE FABRIC
F6BW FINISHED GROUND @ BOT. WALL	PCF POINT OF COMPOUND CURVE	VCP VITRIFIED CLAY PIPE
F6TW FINISHED GROUND @ TOP OF WALL	PG PROFILE GRADE	VIF VERIFY-IN-FIELD

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY	UTILITY CO.	REPRESENTATIVE	PHONE
TELEPHONE	CONSOLIDATED COMMUNICATIONS (COC)		(916) 675-6370
GAS	PACIFIC GAS & ELECTRIC COMPANY (PG&E)	ENGINEERING	(877) 743-7782
ELECTRIC	PACIFIC GAS & ELECTRIC COMPANY (PG&E)	ENGINEERING	(877) 743-7782
FIRE	ROCKLIN FIRE DEPARTMENT	REGINALD WILLIAMS	(916) 625-5300
WATER	PLACER COUNTY WATER AGENCY (PCWA)	ENGINEERING	(530) 823-4886
SEWER	SOUTH PLACER MUNICIPAL UTILITY DISTRICT (SPMUD)	CARIE HUFF	(916) 786-8555
CABLE T.V.	WAVE BROADBAND		(866) 928-3123
DRAINAGE	CITY OF ROCKLIN	PUBLIC SERVICES	(916) 625-5500
U.S.A.	UNDERGROUND SERVICE ALERT 1-800-642-2444		

DEVELOPMENT STANDARDS

ITEM	REQUIREMENTS	PROVIDED
MINIMUM FRONT SETBACK	___ FT.	63.25 FT.
MINIMUM STREET SIDE SETBACK	___ FT.	12.5 FT. (FROM ACCESS ESM.T.) 32.5 FT. (FROM PROPERTY LINE)
MINIMUM SIDE SETBACK	___ FT.	18 FT.
MINIMUM REAR SETBACK	___ FT.	179.5 FT.
MAXIMUM BUILDING HEIGHT	___ FT.	---
PROPERTY AREA:	1.60 AC GROSS 1.30 AC NET	

REFERENCE IS MADE TO THE CITY OF ROCKLIN ZONING ORDINANCE

PARKING INFORMATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	___ SF	2,443 SF (PANDA EXPRESS) 2,238 SF (PAD 2)
PARKING REQUIRED	1 SPACE PER EACH 3 SEATS IN RESTAURANTS	71 SPACES
MINIMUM PARKING DIMENSIONS	19 FT X 9 FT STD.* 8' X 16' COMPACTS*	19 FT X 9 FT STD. 17 FT X 2 FT OVERHANG X 9 FT STD. 19 FT X 9 FT ACCESSIBLE
MIN. DRIVEWAY WIDTH	25 FT.	25 FT.
ACCESSIBLE SPACES	3 SPACES	4 SPACES

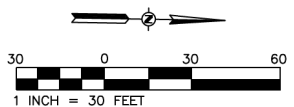
*PARKING STANDARDS PER CITY OF ROCKLIN CODE OF ORDINANCES

TOTAL DISTURBED AREA: 1.494 AC

RAW EARTHWORK SUMMARY

CUT:	635 CY
FILL:	6015 CY
NET:	5380 CY (IMPORT)

NOTE: EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE. EXCESS MATERIALS FROM TRENCHING AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.



Know what's below.
Call before you dig.
or (800) 642-2444

PANDA RESTAURANT GROUP, INC.
1683 WALNUT BROVE AVE
ROSEVILLE, CA 95770
CONTACT: MICHAEL CADELL
PHONE: (626) 999-9596

PANDA EXPRESS ROCKLIN
APN 017-171-039
ROCKLIN, CA 95765
PRELIMINARY SITE PLAN

Sheet
C1
1 of 5
08/22/2023

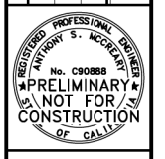
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UTILITY NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTE:
 REFER TO SHEET C1 FOR THE PROJECT FLOOD ZONE, BASIS OF BEARING, AND PROJECT DATUM.

NO.	REVISION	DATE	BY	APPRVD
1				
2				

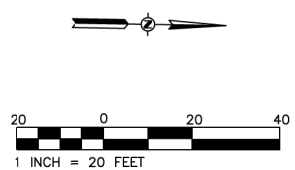


PANDA RESTAURANT GROUP, INC.
 1683 WALNUT BROVE AVE.
 ROSEMEAD, CA 91770
 CONTACT: MICHAEL CADELL
 PH: (626) 99-9896

PANDA EXPRESS ROCKLIN
 APN 017-171-039
 ROCKLIN, CA 95765

EXISTING CONDITIONS

Sheet **C2**
 2 of 5
 08/22/2023

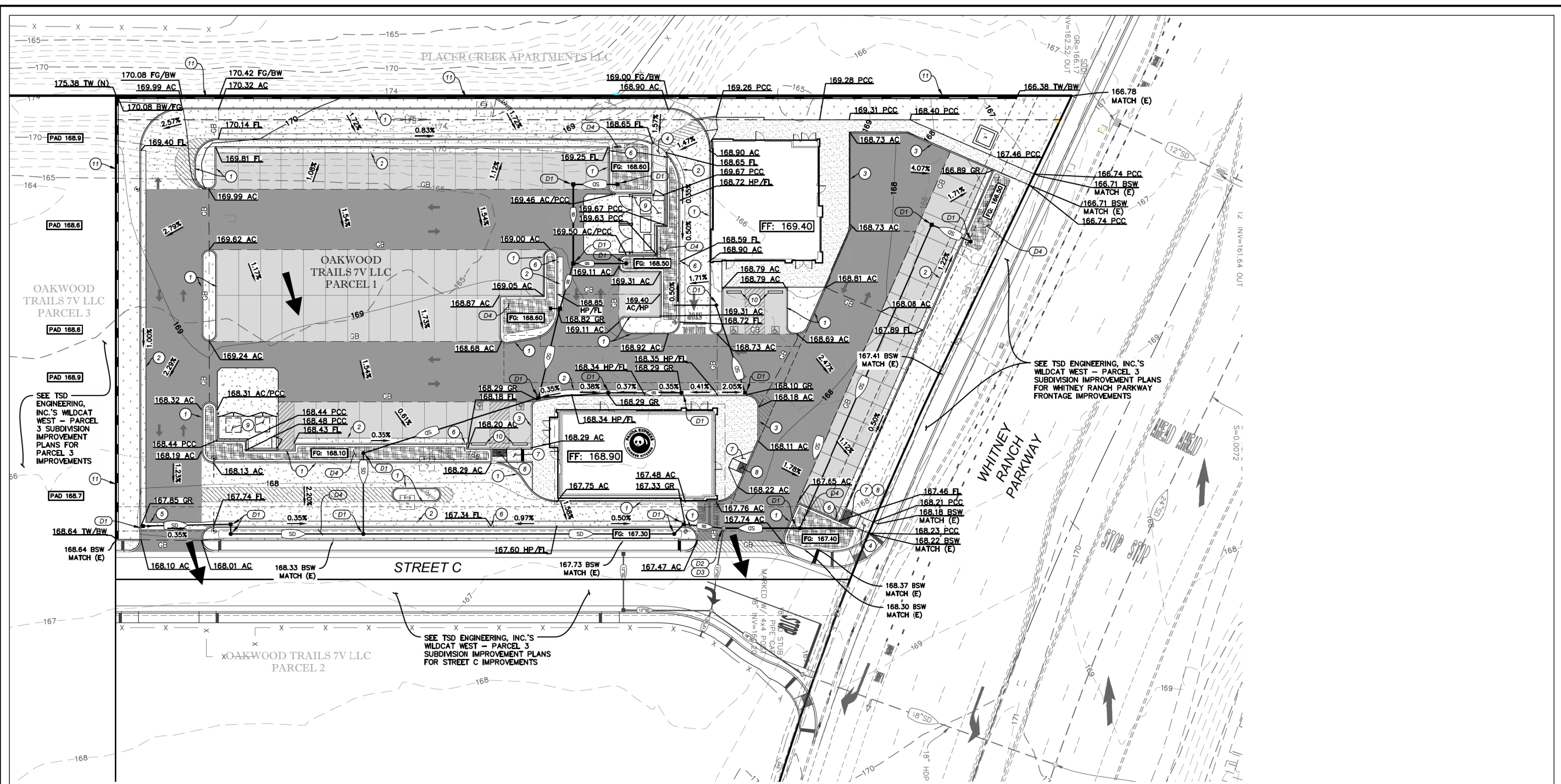


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CWE PROJECT R23076 - PANDA EXPRESS ROCKLIN, ROCKLIN, CA

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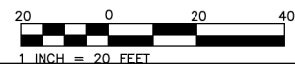


- CONSTRUCTION KEYNOTES:**
- 1 CONSTRUCT ON-SITE CONCRETE BARRIER CURB.
 - 2 CONSTRUCT ON-SITE CONCRETE CURB & GUTTER.
 - 3 CONSTRUCT MONOLITHIC CONCRETE CURB AND SIDEWALK.
 - 4 CONSTRUCT CONCRETE SIDEWALK.
 - 5 CONSTRUCT 36" WIDE REINFORCED CONCRETE VALLEY GUTTER.
 - 6 CONSTRUCT 2' CURB OPENING.
 - 7 CONSTRUCT ACCESSIBLE RAMP (FLARED, PERPENDICULAR, FLUSH PAN).
 - 8 PLACE CAST-IN-PLACE TRUNCATED DOMES.
 - 9 CONSTRUCT TRASH ENCLOSURE WITH CONCRETE APRON.
 - 10 CONSTRUCT WHEEL STOP.
 - 11 COMBINATION RETAINING WALL AND SCREEN WALL.

- DRAINAGE KEYNOTES:**
- (D1) INSTALL 24" NYLOPLAST DRAIN BASIN (OR APPROVED EQUAL). STRUCTURE AND GRATE FRAME SHALL WITHSTAND MIN H-20 LOADING IN VEHICULAR AREAS. DOME GRATE TO BE USED IN LANDSCAPE AREAS.
 - (D2) INSTALL JENSEN PRECAST STORM DRAIN MANHOLE (OR APPROVED EQUIVALENT).
 - (D3) CONNECT TO EXISTING STORM DRAIN SYSTEM. REMOVE EXISTING STUB. SEE TSD ENGINEERING, INC.'S WILDCAT WEST - PARCEL 3 SUBDIVISION IMPROVEMENT PLANS FOR STORM DRAIN CONTINUATION.
 - (D4) CONSTRUCT BIORETENTION PLANTER.
- NOTE:** ALL STORM DRAIN MATERIAL TO BE SDR-35 PVC OR APPROVED EQUIVALENT.

LEGEND:

HEAVY DUTY AC (DRIVE AISLE)		SPOT ELEVATION (ABBREVIATION)	13.34 FG
LIGHT DUTY AC (PARKING)		MATCH (E) GRADE ELEVATION	13.61 AC MATCH (E)
HEAVY DUTY PCC (DRIVE THRU)		INTERMEDIATE CONTOURS	25
LIGHT DUTY PCC (PEDESTRIAN)		INDEX CONTOUR	
LANDSCAPING SEE PLANS BY OTHERS		SURFACE FLOW / DRAINAGE FLOW	
BIORETENTION PLANTER		OVERLAND RELEASE	

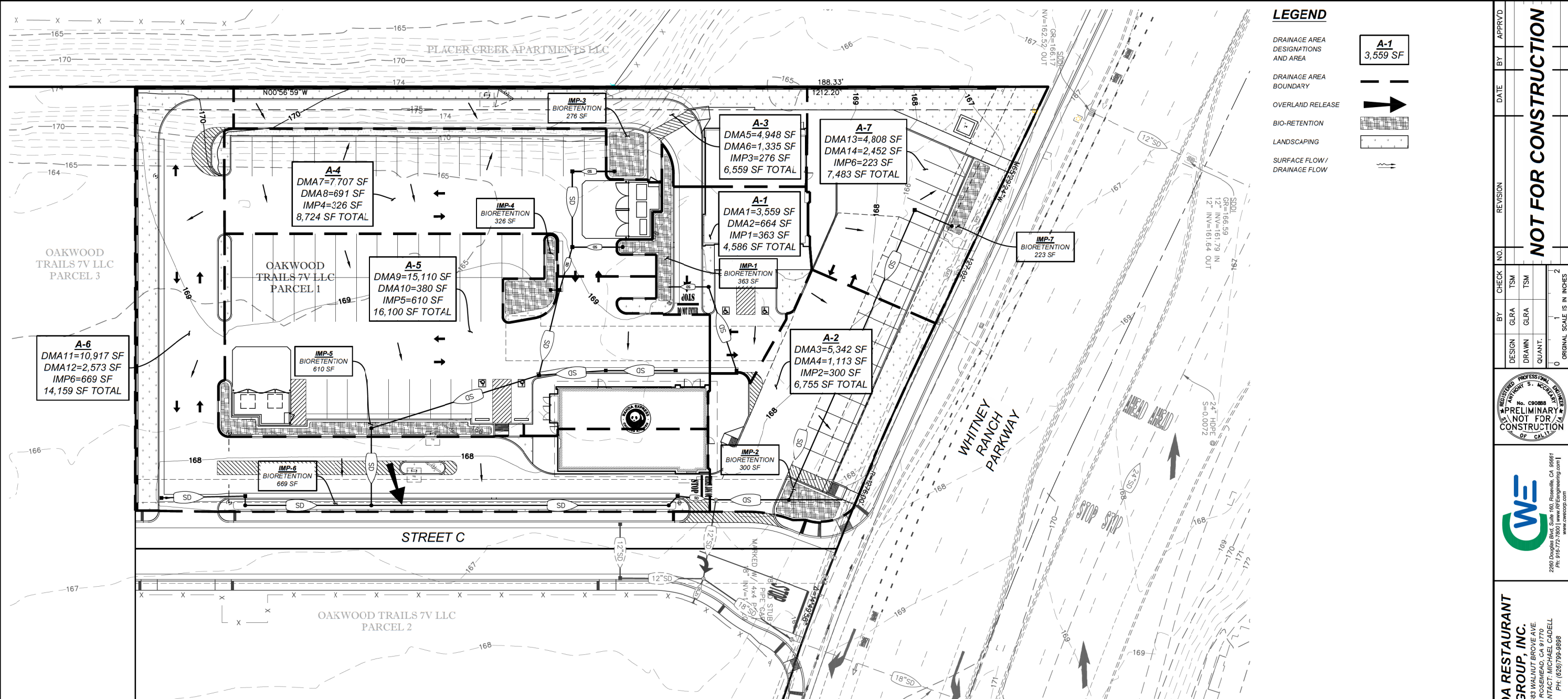


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BY	CHECK	NO.	REVISION	DATE	APPROV
GLRA	GLRA	TSM	TSM		
DESIGN	DRAWN	QUANT.			
ORIGINAL SCALE IS IN INCHES					
PANDA RESTAURANT GROUP, INC. 1683 WALNUT BROVE AVE. ROSAMEND, CA 91770 CONTACT: MICHAEL CADELL PH: (626) 99-9896					
PANDA EXPRESS ROCKLIN APN 017-171-039 ROCKLIN, CA 95765 PRELIMINARY GRADING & DRAINAGE PLAN					
Sheet C3 3 of 5 08/22/2023					

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CWE PROJECT R23076 - PANDA EXPRESS ROCKLIN, ROCKLIN, CA



LEGEND

DRAINAGE AREA DESIGNATIONS AND AREA

DRAINAGE AREA BOUNDARY

OVERLAND RELEASE

BIO-RETENTION

LANDSCAPING

SURFACE FLOW / DRAINAGE FLOW

NOT FOR CONSTRUCTION

NO.	REVISION	DATE	BY	APPRVD
1				
2				

DESIGN	GLRA	TSM

DRAWN	GLRA	TSM

QUANT:

ORIGINAL SCALE IS IN INCHES

REGISTERED PROFESSIONAL ENGINEER
 WITHOUT S. ACCREDITED
 No. C90888
NOT FOR CONSTRUCTION
 ST. CA.

2000 Dougherty Blvd., Suite 100, Roseville, CA 95678
 PH: 916/772-7700 (www.omec.com)

PANDA RESTAURANT GROUP, INC.
 1683 WALNUT BROVE AVE.
 ROSEMEAD, CA 91770
 CONTACT: MICHAEL CADELL
 PH: (626) 999-9996

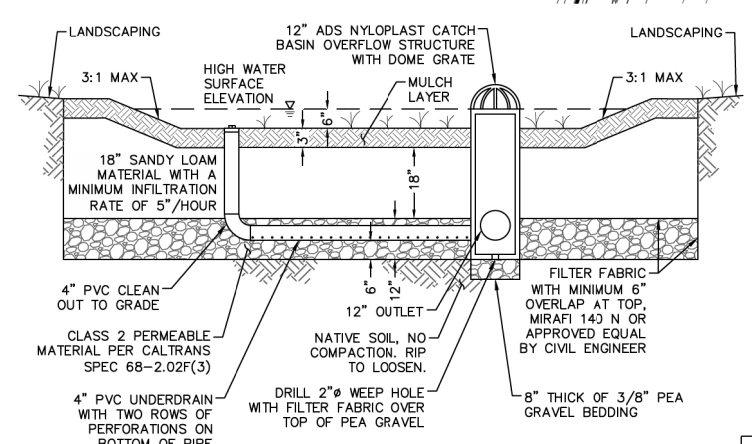
PANDA EXPRESS ROCKLIN
 APN 017-171-039
 ROCKLIN, CA 95765
PRELIMINARY STORMWATER QUALITY PLAN

Sheet **C5**
 5 of 5
 08/22/2023

POST-CONSTRUCTION SUB-SHED AREAS (SF)

SHED	IMPERVIOUS	PERVIOUS	REQUIRED BIORETENTION	PROVIDED BIORETENTION	TOTAL	% IMPERVIOUS
A-1	3,559	664	145	363	4,586	77.61%
A-2	5,342	1,113	218	300	6,755	79.08%
A-3	4,948	1,335	203	276	6,559	75.44%
A-4	7,707	691	311	326	8,724	88.34%
A-5	15,110	380	606	610	16,100	93.85%
A-6	10,917	2,573	447	669	14,159	77.10%
A-7	4,808	2,452	202	223	7,483	64.25%
TOTAL	52,391	9,208	202	223	64,366	81.40%

NOTE:
 THE REQUIRED BIORETENTION SIZING IS BASED ON THE CITY OF ROCKLIN POST-CONSTRUCTION MANUAL DATED JANUARY 2019, CHAPTER 4, BIORETENTION SIZING REQUIREMENTS. USING A RUNOFF FACTOR OF 1.0 FOR ROOFS AND PAVING AND 0.1 FOR LANDSCAPED AREAS AND A SIZING FACTOR OF 0.04, THE REQUIRED BIORETENTION IS CALCULATED AS FOLLOWS:

$$\text{REQUIRED BIORETENTION (SF)} = [(\text{IMPERVIOUS AREA}) \times (0.04) \times (1.0)] + [(\text{PERVIOUS AREA}) \times (0.04) \times (0.1)]$$


NOTE:
 1. SEE LANDSCAPE PLANS FOR VEGETATION.
 2. PLANTING SURFACE SHALL BE LEVEL ACROSS PLANTER.
 3. SEE PLAN FOR LOCATIONS OF UNDERDRAIN PIPE, OVERFLOW DRAIN, AND OUTLET STRUCTURE.

BIORETENTION PROFILE
 NOT TO SCALE

* PIPE SIZE: 4"
 HOLE SIZE: 3/8"
 HOLE SPACING: 3"±1/4"
 HOLE ROWS: 2 @ 90° (±3°)



Know what's below.
Call before you dig.
 or (800) 642-2444

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