



New Project Information

The City of Rocklin has begun processing the below referenced applications 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 notice will be provided to alert neighbors and interested parties of the availability of project information, the opportunity to comment on the project, and of any pending review or action.

Application Received: October 18, 2019

Project Name and Requested Approvals:

WHITNEY RANCH CHEVRON & CARWASH (WHITNEY RANCH UNIT 2A (PORTION))

DESIGN REVIEW, DR2019-0012

CONDITIONAL USE PERMIT, U2019-0003

Staff Description of Project:

This application is a request for approval of a Design Review and Conditional Use Permit to allow the construction and operation of a new Chevron gas station with convenience store and carwash, including site improvements such as trash enclosures, on-site parking, landscaping, and appropriate hardscape.

Location:

The subject site is located on the southeast corner of Whitney Ranch Parkway and Cheetah Street. APNs 017-171-026 & 017-171-041.

Existing Land Use Designations:

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

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) Section 15332 Infill Development Projects has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Kurt Wagenknecht with K12 Architects, Inc. The property owner is Taylor Whitney Ranch, LP.

Attached Information:

For additional detail please see the attached information from the project application form and the submitted application exhibits.



City of Rocklin

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

RECEIVED
OCT 18 2019

UNIVERSAL APPLICATION FORM

DD 10/31/19

NAME OF PROJECT: Whitney Ranch Chevron & Car Wash
LOCATION: Whitney Ranch Road & Cheetah, Rocklin
ASSESSOR'S PARCEL NUMBERS: 017-173-041-000
DATE OF APPLICATION (STAFF): 10/18/19 RECEIVED BY (STAFF INITIALS): JS/JH
FILE NUMBERS (STAFF): DB0019-0012 U2019-0003 FEES: \$17,016
RECEIPT No.: R34667

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: 7/25/19

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

- | | | |
|---|---|--|
| <input type="checkbox"/> General Plan Amendment (GPA)
Fee: \$11,434 (< 100 Acres)
\$ 2,565 (each add'l 100 Acres) | <input type="checkbox"/> Tentative Subdivision Map (SD)
Fee: \$17,715 (1 st 50 lots)
\$2,188 (each add'l 50 lots)
\$10,337 Modification | <input type="checkbox"/> Use Permit (U)
<input type="checkbox"/> Minor (PC Approval - New Bldg) Fee: \$9,888
<input type="checkbox"/> Minor (PC Approval - Existing Bldg) Fee: \$7,496
<input type="checkbox"/> Major (CC Approval) Fee: \$13,252 |
| <input type="checkbox"/> Rezone (Reclassification) (Z)
Fee: \$9,846 < 20 acres
\$10,850 > 20 acres | <input checked="" type="checkbox"/> Tentative Parcel Map (DL)
Fee: \$9,888 | <input type="checkbox"/> Variance (V)
Fee: \$5,036 |
| <input type="checkbox"/> General Development Plan (PDG)
Fee: \$13,475 | <input type="checkbox"/> Design Review (DR)
Commercial Fee: \$9,888
Residential Fee: \$6,097
Signs Fee: \$4,233 | <input type="checkbox"/> Oak Tree Preservation Plan Permit
Planning Commission Fee: \$ 915
City Council Fee: \$1,232 |
| <input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements)
Fee: \$15,845 <u>16,187</u>
\$2,142 (each add'l 50 lots or 100 acres) | | <input type="checkbox"/> Modification to Approved Projects
Fee: \$3,481 |

File Number

Environmental Requirements: (STAFF)

- ☒ Exempt - \$1,277.00 829.00
☐ Negative Declaration - \$5,166.00
☐ Mitigated Negative Declaration - \$6,311.00
☐ EIR - See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:		PROPERTY DATA:		UTILITIES:	
				EXISTING	PROPOSED
Existing: _____	Acres: <u>2.12</u>	_____ Pub. Sewer	_____ Pub. Sewer	<u>X</u> Pub. Sewer	_____ Septic Sewer
Proposed: <u>X</u>	Square Feet: <u>92,189</u>	_____ Septic Sewer	_____ Septic Sewer	_____ Pub. Water	<u>X</u> Pub. Water
Zoning:	Dimensions: _____	_____ Well Water	_____ Well Water	_____ Electricity	<u>X</u> Electricity
Existing: _____	No. of Units: <u>2</u>	_____ Gas	_____ Gas	<u>X</u> Cable	_____ Cable
Proposed: <u>X</u>	Building Size: _____				
	Proposed Parking: <u>45</u>				
	Required Parking: <u>31.25</u>				
	Access: _____				

PROJECT REQUEST: The addition of a ^(new) 4,500 S.F. CSTORE / Retail building and a 3,800 S.F. Carwash building

(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:

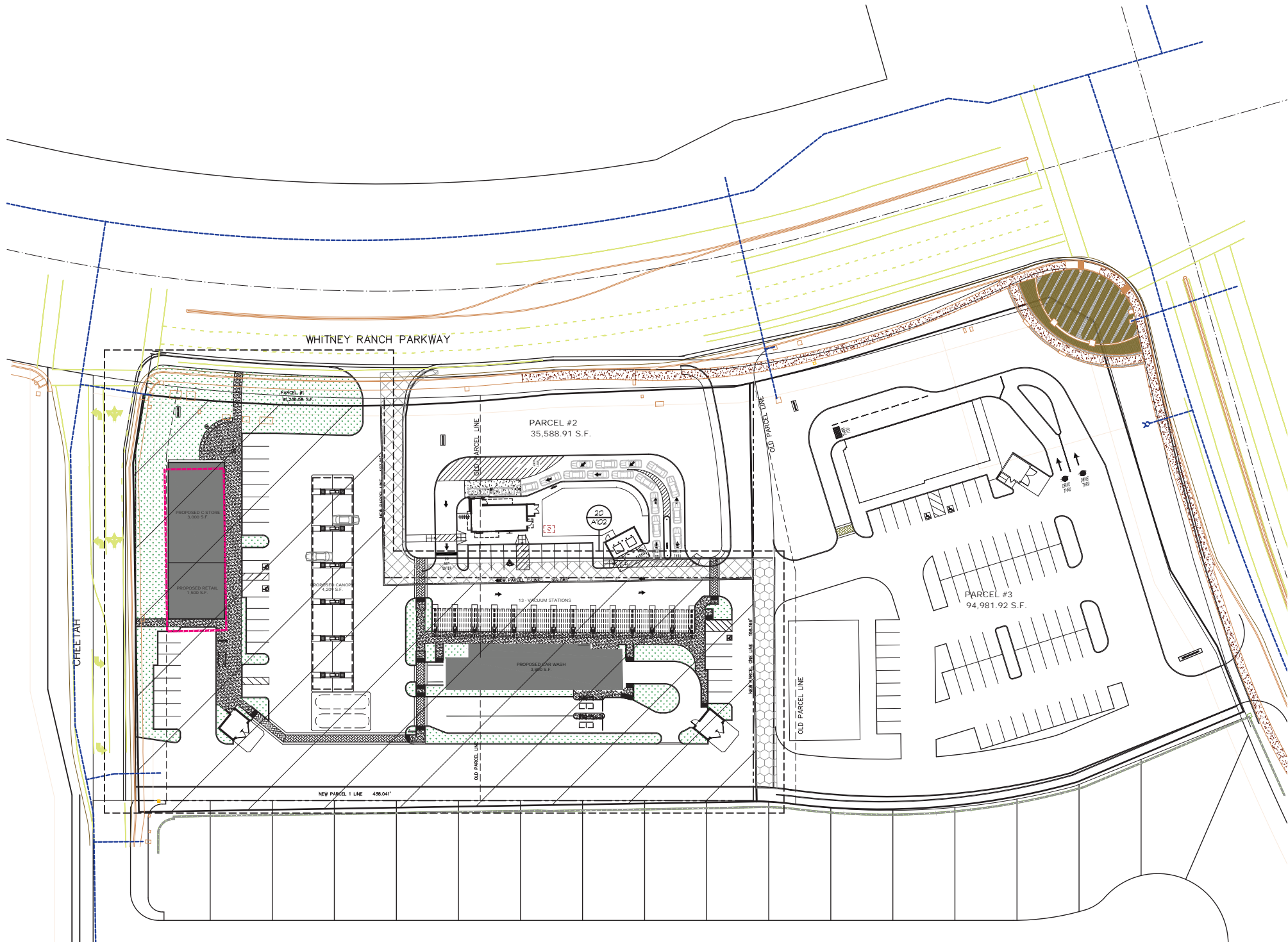
NAME OF PROPERTY OWNER: Taylor Whitney Ranch, LP
ADDRESS: 1333 Howe Ave #103
CITY: Sacramento STATE: CA ZIP: 95825
PHONE NUMBER: 916-740-9008
EMAIL ADDRESS: Lux@LuxTaylorProperties.com
FAX NUMBER: 916-648-7771
SIGNATURE OF OWNER: By: Deep Creek Investors, LLC Its: GP
By: Lux Taylor, Its: sole owner
(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)
NAME OF APPLICANT
(If different than owner): Kurt Wagenknecht
CONTACT: Architect
ADDRESS: 3090 FITE Circle, Ste. 103
CITY: SACRAMENTO STATE: CA ZIP: 95827
PHONE NUMBER: (916) 455-6500
EMAIL ADDRESS: Kurt@KLZarchitects.com
FAX NUMBER: (916) 455-8100
SIGNATURE OF APPLICANT: Kurt Wagenknecht



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:	Whitney Ranch Chevron Car Wash
Location:	Whitney Ranch Parkway & Cheatan
Assessors Parcel Number(s):	017-173-041-006
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):	Use permit / Design Review
Name of person and / or firm authorized to represent property owner (Please print):	Kurt Wagenknecht, K12 Architects, Inc.
Address (Including City, State, and Zip Code):	3090 Fite Circle, Ste 103 Sacramento, CA 95827
Phone Number:	(916) 455-6500
Fax Number:	(916) 455-8100
Email Address:	
The above named person or firm is authorized as:	Agent (<input checked="" type="checkbox"/>) Buyer (<input type="checkbox"/>) Lessee (<input type="checkbox"/>)
The above named person or firm is authorized to (check all that are applicable):	<input checked="" type="checkbox"/> File any and all papers in conjunction with the aforementioned request, including signing the application <input checked="" type="checkbox"/> Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. <input type="checkbox"/> Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be:	<input checked="" type="checkbox"/> Unrestricted (<input type="checkbox"/>) Valid until:
Owners Authorization Signature & Date:	AP. [Signature] 10/2/2019 Its: Sole Owner
Owners Name (Please Print):	Taylor Whitney Ranch LP B: DeepCreek Investors LLC Its: GP
Owners Address (Including City, State, and Zip Code):	1333 Howe Ave #103 Sacramento, CA 95825
Phone Number:	916-740-9008
Email Address:	kux@kux Taylor Properties.com



PROJECT DATA

ASSESSOR'S PARCEL NUMBER(S):	017-171-041-000		
ZONING:	CMU - COMMERCIAL MIXED USE FOLSOM BLVD. SPECIFIC PLAN		
PROJECT SITE AREA (GROSS):	(±2.12 ACRES)	±92,189 S.F.	
BUILDING DATA:	CBC	TYPE OF	AREA
STRUCTURE	OCCUP.	CONST.	
RETAIL FACILITY BUILDING AREA(S):			
CONVENIENCE STORE/RETAIL	M	V B	4,500 S.F.
CAR WASH TUNNEL	B	II B	3,800 S.F.
(E) FUELING CANOPY	M	II B	4,200 S.F.

FLOOR TO AREA RATIO:	
TOTAL AREA OF SITE:	92,189 S.F.
TOTAL AREA OF BLDGS: (W/O CANOPY)	(9%) 8,300 S.F.
TOTAL AREA OF BLDGS: (W/ CANOPY)	(13.5%) 12,500 S.F.

LANDSCAPING DATA:	
TOTAL AREA OF LANDSCAPING:	15,162 S.F.
PERCENTAGE OF SITE LANDSCAPED:	16.45 %

PARKING DATA:		
BUILDING AREA	PARKING RATIO	REQ'D.
CONVENIENCE STORE	(2.5:1,000 gross) 2.5 x 12.5 =	31.25
FUELING CANOPY	(Has 12 Fueling Positions) =	N/A
CAR WASH	450'-2" Lineal Feet of Queuing Lane Provided	
TOTAL REQ'D PARKING		= 31.25

PARKING PROVIDED:	
REGULAR SPACES	= 29
ACCESSIBLE SPACES	= 3
VACUUM SPACES	= 13
FUELING POSITIONS	= 12
TOTAL	= (+12 FUELING POSITIONS) 57

THIS SITE SHOW FULL DEVELOPMENT OF PARCELS 1-3. PARCELS 2 & 3 ARE TO BE FUTURE CONSTRUCTION WITH PARCEL 1 BEING BUILT FIRST.

ALL WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL (1) ARE CONTINUOUSLY ACCESSIBLE, (2) HAVE A MAXIMUM 1/2" CHANGE IN ELEVATION, (3) ARE MINIMUM 48" IN WIDTH, (4) HAVE A MAXIMUM 2% CROSS SLOPE, AND (5) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (I.E. 1:20) SHALL HAVE RAMPS COMPLYING WITH 2016 CBC, SECTION 11B-405 OR 11B-406 AS APPROPRIATE. WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE, COMPLYING 2016 CBC, SECTION 11B-705.12.5.

VICINITY MAP



Architects

K12 Architects, Inc

3090 Fite Circle, #104

Sacramento, CA 95827

PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

WHITNEY RANCH CHEVRON & CAR WASH

CONVENIENCE STORE, FUELING CANOPY & CAR WASH

Whitney Ranch Road
Rocklin, California

DEVELOPER:

Tera Properties, LLC
4810 Chiles Road
Davis, CA 95618

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER:

18-047

PROJECT DATE:

05-06-2019

SHEET CONTENTS:

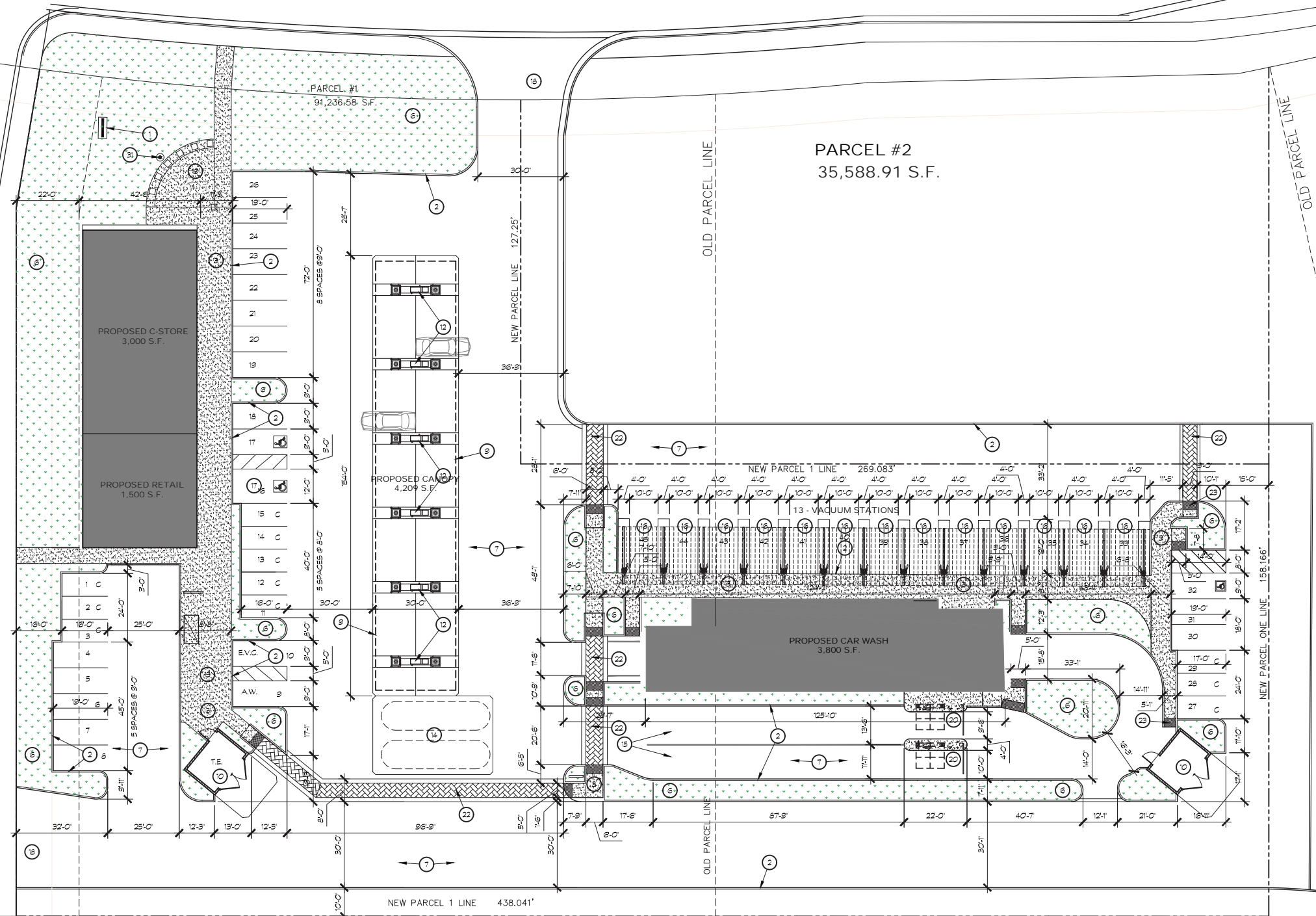
OVERALL SITE PLAN

SHEET NUMBER:

A101



WHITNEY RANCH PARKWAY



SITE PLAN KEYNOTES

- 1 FUEL PRICING MONUMENT SIGN, BY OWNER
- 2 CONCRETE CURB
- 3 CONCRETE WALK
- 4 MULTI-TENANT DEVELOPMENT SIGN
- 5 SITE YARD LIGHT, WITH CONCRETE BASE SHALL HAVE A DRY BACK FINISH, TYPICAL
- 6 LANDSCAPING, SEE LANDSCAPING DRAWINGS
- 7 A/C PAVING
- 8 FUEL TRUCK DELIVERY PATH OF TRAVEL
- 9 LINE OF AUTO FUELING CANOPY OVERHANG
- 10 TRASH ENCLOSURE AND CONC. APPROACH SLAB
- 11 PROPOSED ELECTRICAL TRANSFORMER
- 12 MULTI-PRODUCT FUEL DISPENSER
- 13 AIR & WATER SERVICE
- 14 UNDERGROUND FUEL STORAGE TANKS
- 15 138'-0" LF OF VEHICLE STACKING (138 / 20' = 6.9 VEHICLES)
- 16 CAR WASH VACUUM STATION
- 17 ACCESSIBLE VAN PARKING STALL
- 18 NEW DRIVEWAY - SEE CML DWGS
- 19 DECORATIVE CONCRETE PATIO FOR OUTDOOR SEATING AREA
- 20 CAR WASH PAY STATION - BY OWNER HIRED CONSULTANT, SEE DETAIL 16/A104
- 21 FUTURE 48' WIDE STRIPED ACCESS WALK WAY
- 22 48' WIDE STRIPED ACCESS WALK WAY
- 23 TRUNCATED DOMES - WIDTH OF ACCESS x 36" DEEP
- 24 25' VISIBILITY EASEMENT
- 25 EXISTING LANDSCAPED AREA
- 26 EXISTING SIDEWALK
- 27 VENT SUMP AND RACK
- 28 HEAVY TANK MOUNT ON A 4'x4' CONC SLAB, 6" THICK
- 29 GREASE INTERCEPTOR
- 30 CAR WASH ENTRY PYLON
- 31 40'-0" TALL FLAG POLE, SEE DETAIL 20/A104
- 32 12' TALL 'CLEAN AIR VEHICLE' PARKING SPACES WHITE LETTERING
- 33 ACCESSIBILITY SITE SIGNAGE, SEE DETAIL 5 ON SHEET A102

ALL WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL, (1) ARE CONTINUOUSLY ACCESSIBLE, (2) HAVE A MAXIMUM 1/2" CHANGE IN ELEVATION, (3) ARE MINIMUM 48" IN WIDTH, (4) HAVE A MAXIMUM 2% CROSS SLOPE, AND (5) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (I.E., 1:20) SHALL HAVE RAMPS COMPLYING WITH 2016 CBC, SECTION 11B-405 OR 15A-08 AS APPROPRIATE, WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE, COMPLYING 2016 CBC, SECTION 11B-705.1.2.5.

VICINITY MAP



K12 Architects

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Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

WHITNEY RANCH CHEVRON & CAR WASH

CONVENIENCE STORE, FUELING CANOPY & CAR WASH

Whitney Ranch Road
Rocklin, California

DEVELOPER:

Tera Properties, LLC
4810 Chiles Road
Davis, CA 95618

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER:

18-047

PROJECT DATE:

05-06-2019

SHEET CONTENTS:

SITE PLAN

SHEET NUMBER:

A102

SITE PLAN KEYNOTES



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CONSULTANTS:

CONTRACTOR:

PROJECT:

**WHITNEY
RANCH
CHEVRON &
CAR WASH**

CONVENIENCE STORE,
FUELING CANOPY & CAR
WASH

Whitney Ranch Road
Rocklin, California

DEVELOPER:

Tera Properties, LLC
4810 Chiles Road
Davis, CA 95618

REVISIONS:

OWNER APPROVED - DECEMBER 3, 2015

PROFESSIONAL SEALS



PROJECT NUMBER:

18-047

PROJECT DATE:

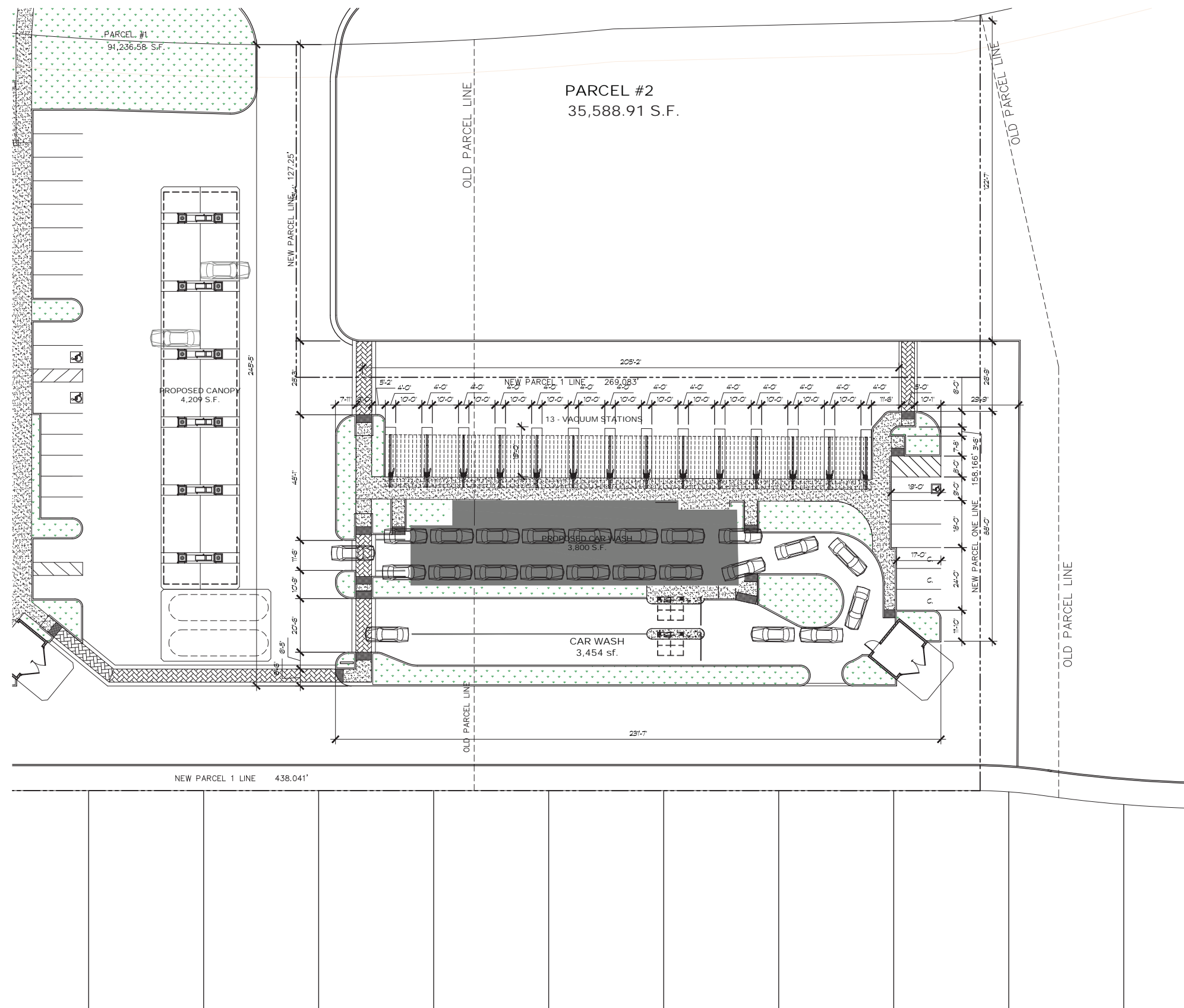
05-06-2019

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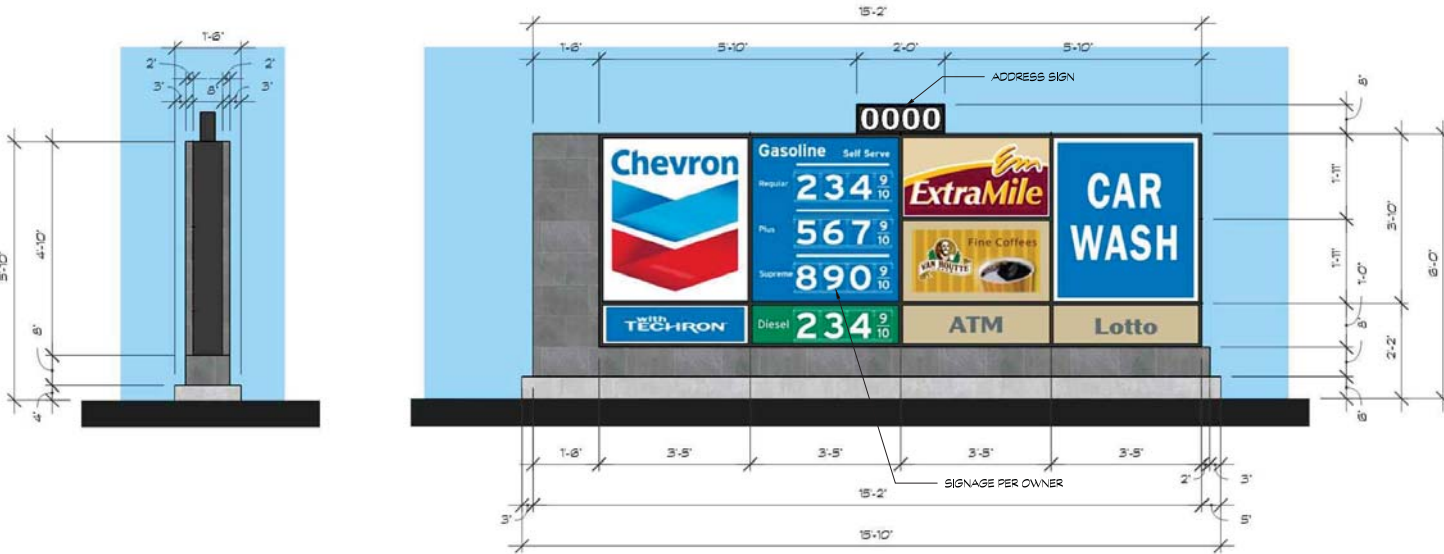
SITE PLAN

SHEET NUMBER:

A103

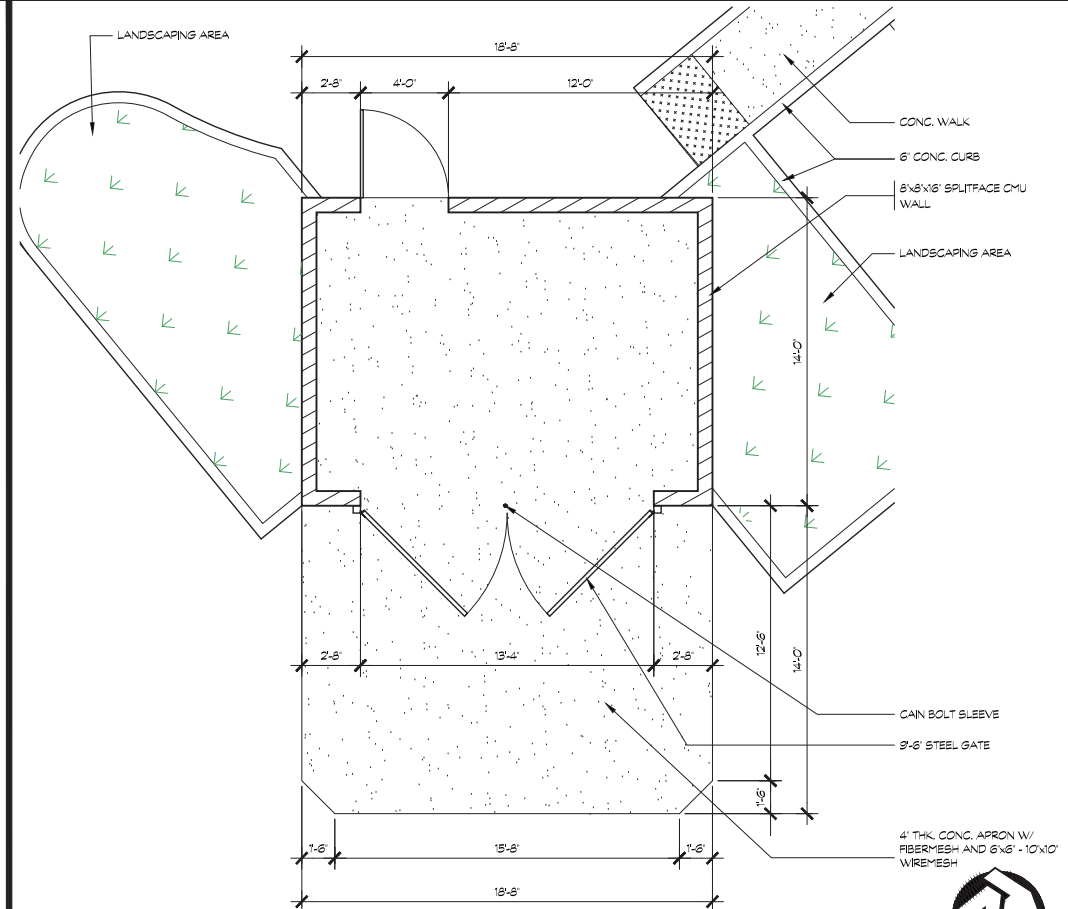


SCALE: 1" = 20'-0"



SIDE VIEW (OTHER SIDE SIMILAR)

FRONT VIEW (OTHER SIDE SIMILAR)

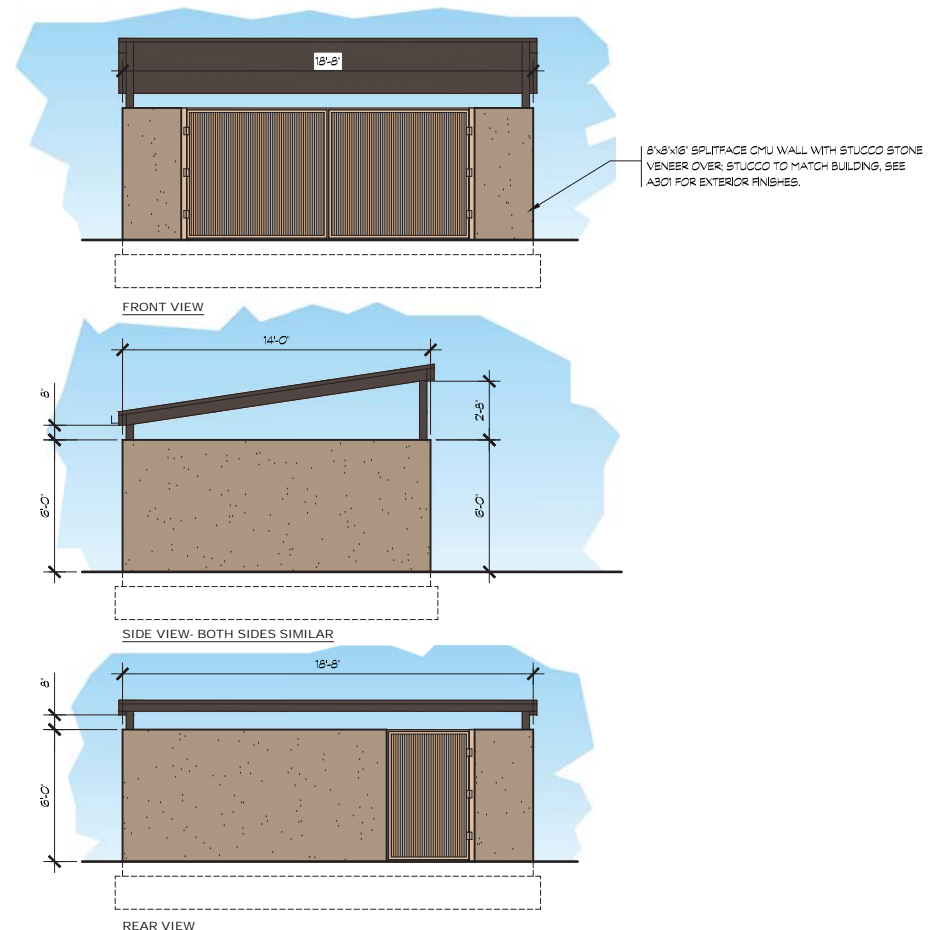


18 MONUMENT SIGN

6 TRASH ENCLOSURE



11 C-STORE SIGNAGE



8 TRASH ENCLOSURE ELEVATIONS



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CONSULTANTS:

CONTRACTOR:

PROJECT:
**WHITNEY RANCH
CHEVRON &
CAR WASH**

CONVENIENCE STORE,
FUELING CANOPY & CAR
WASH

Whitney Ranch Road
Rocklin, California

DEVELOPER:

Tera Properties, LLC
4810 Chiles Road
Davis, CA 95618

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER: 18-047 PROJECT DATE: 05-06-2019

SHEET CONTENTS:

SITE DETAILS

SHEET NUMBER:

A104



Architects

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CONSULTANTS:

CONTRACTOR:

PROJECT:

**WHITNEY
RANCH
CHEVRON &
CAR WASH**

CONVENIENCE STORE,
FUELING CANOPY & CAR
WASH

Whitney Ranch Road
Rocklin, California

DEVELOPER:

Tera Properties, LLC
4810 Chiles Road
Davis, CA 95618

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER:

18-047

PROJECT DATE:

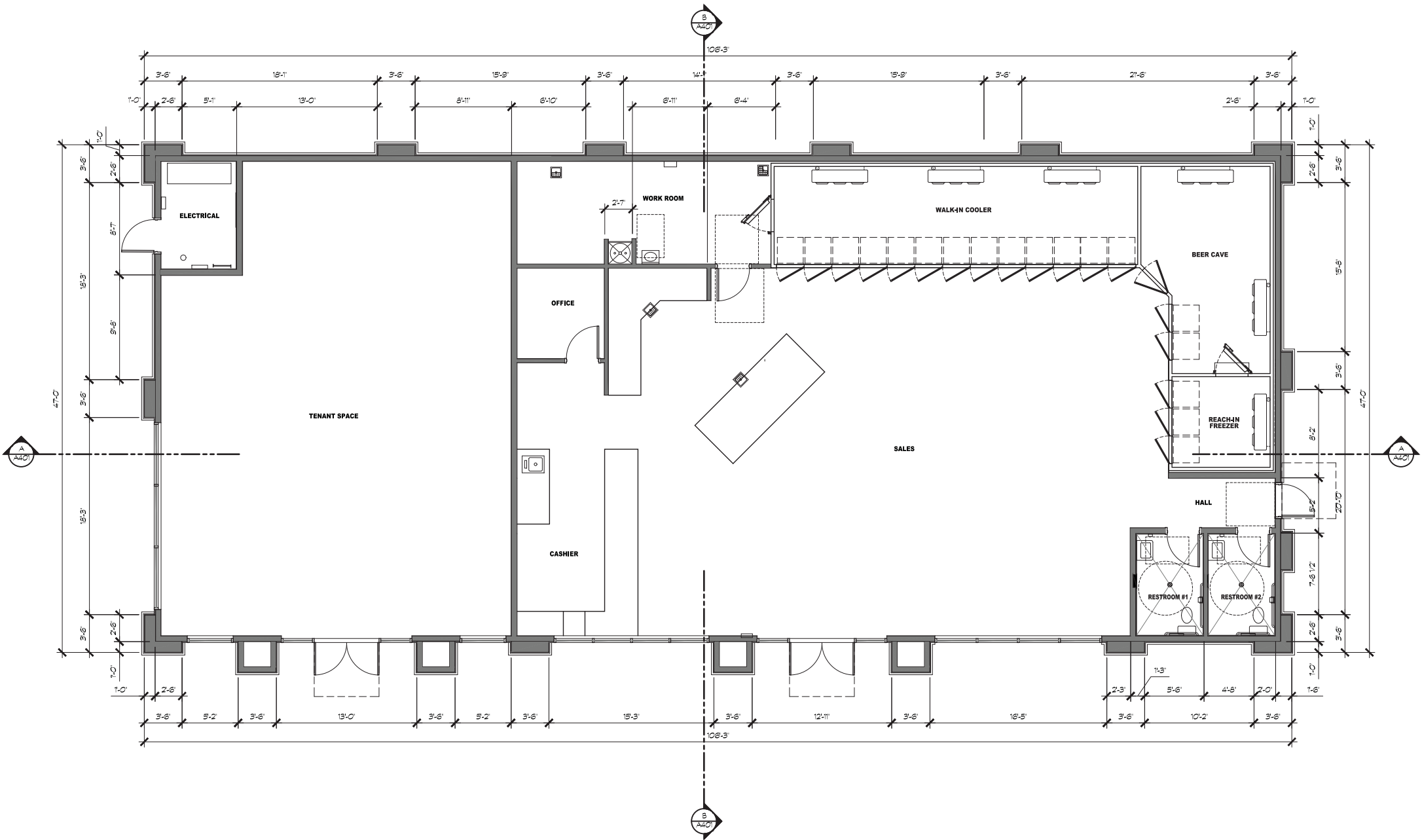
05-06-2019

SHEET CONTENTS:

C-STORE
FLOOR PLAN

SHEET NUMBER:

A201





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CONSULTANTS:

CONTRACTOR:

PROJECT:

**WHITNEY
RANCH
CHEVRON &
CAR WASH**

CONVENIENCE STORE,
FUELING CANOPY & CAR
WASH

Whitney Ranch Road
Rocklin, California

DEVELOPER:

Tera Properties, LLC
4810 Chiles Road
Davis, CA 95618

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER:

18-047

PROJECT DATE:

05-06-2019

SHEET CONTENTS:

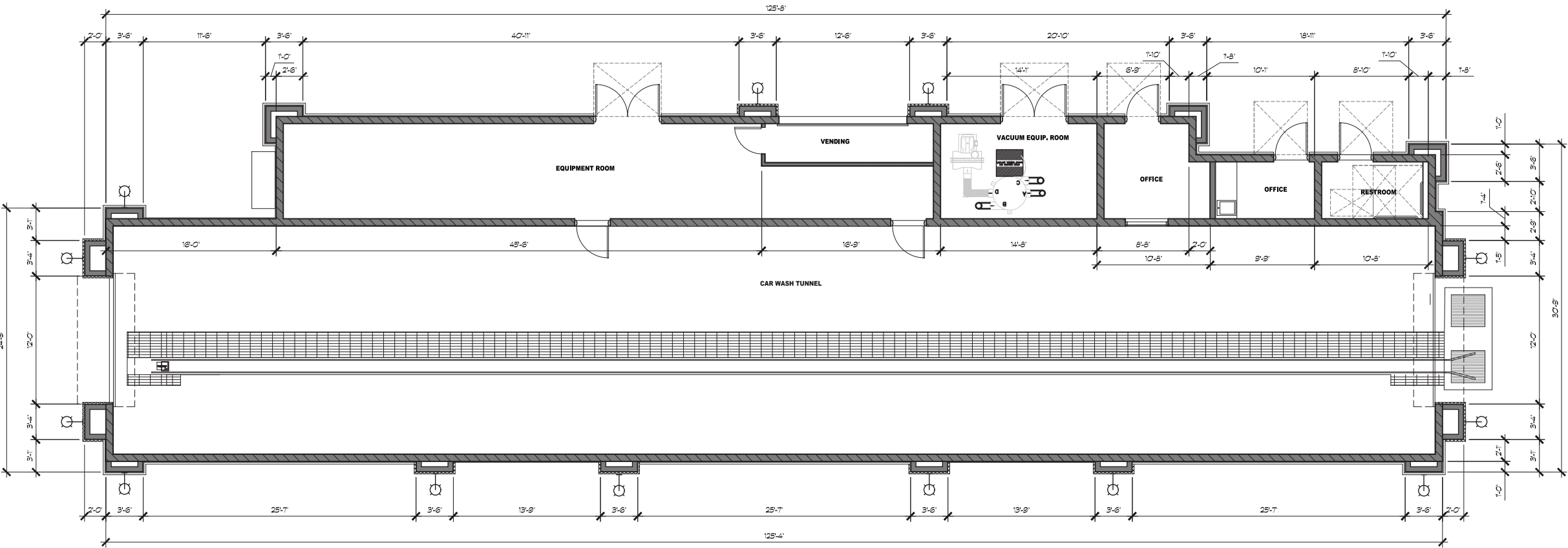
CAR WASH
FLOOR PLAN

SHEET NUMBER:

A202



SCALE: 3/16" = 1'-0"





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Sacramento, CA 95827
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CONSULTANTS:

CONTRACTOR:

PROJECT:

**WHITNEY
RANCH
CHEVRON &
CAR WASH**

CONVENIENCE STORE,
FUELING CANOPY & CAR
WASH

Whitney Ranch Road
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DEVELOPER:

Tera Properties, LLC
4810 Chiles Road
Davis, CA 95618

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER:

18-047

PROJECT DATE:

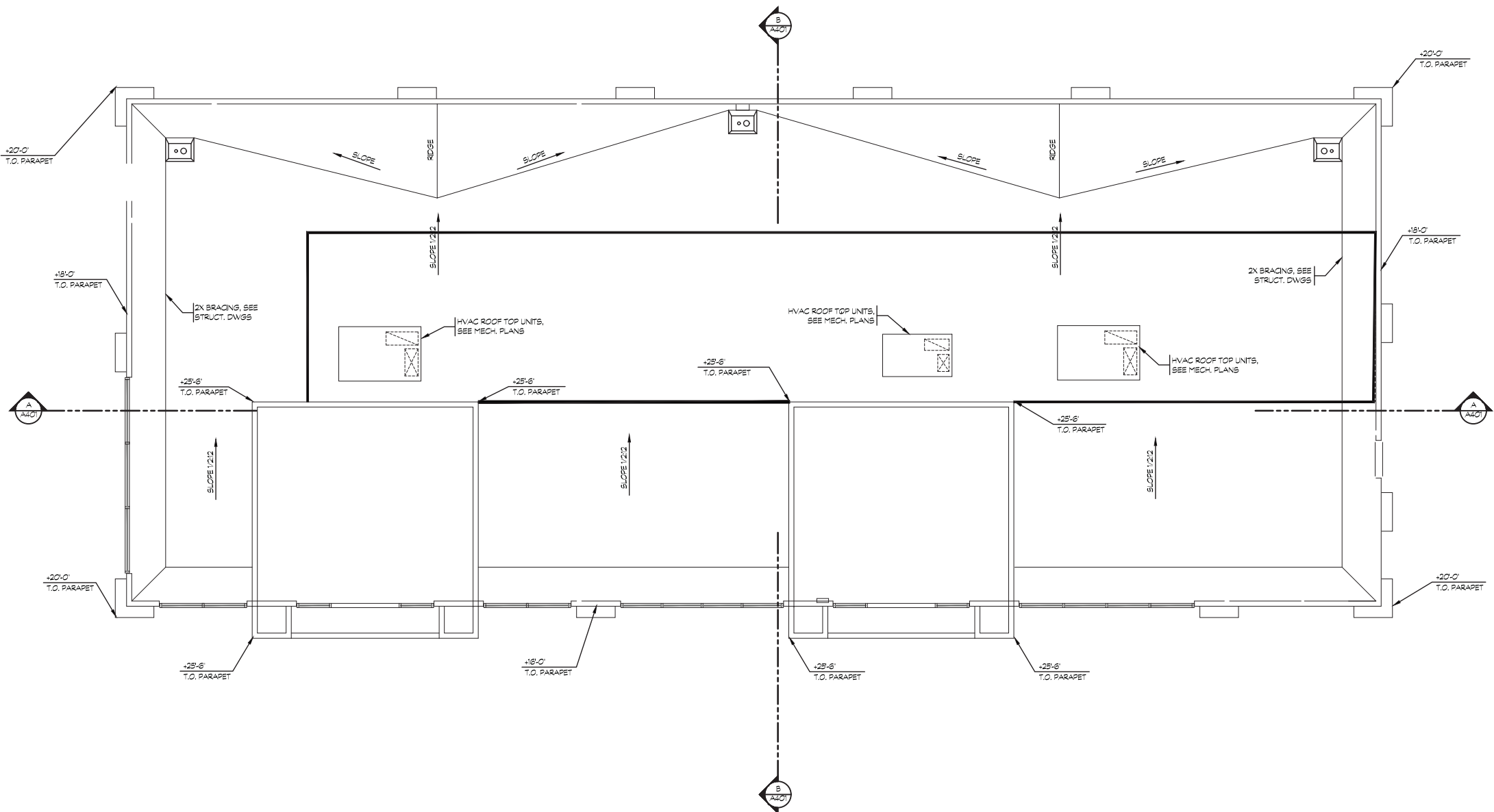
05-06-2019

SHEET CONTENTS:

ROOF PLAN

SHEET NUMBER:

A204





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CONSULTANTS:

CONTRACTOR:

PROJECT:

**WHITNEY
RANCH
CHEVRON &
CAR WASH**

CONVENIENCE STORE,
FUELING CANOPY & CAR
WASH

Whitney Ranch Road
Rocklin, California

DEVELOPER:

Tera Properties, LLC
4810 Chiles Road
Davis, CA 95618

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER:

18-047

PROJECT DATE:

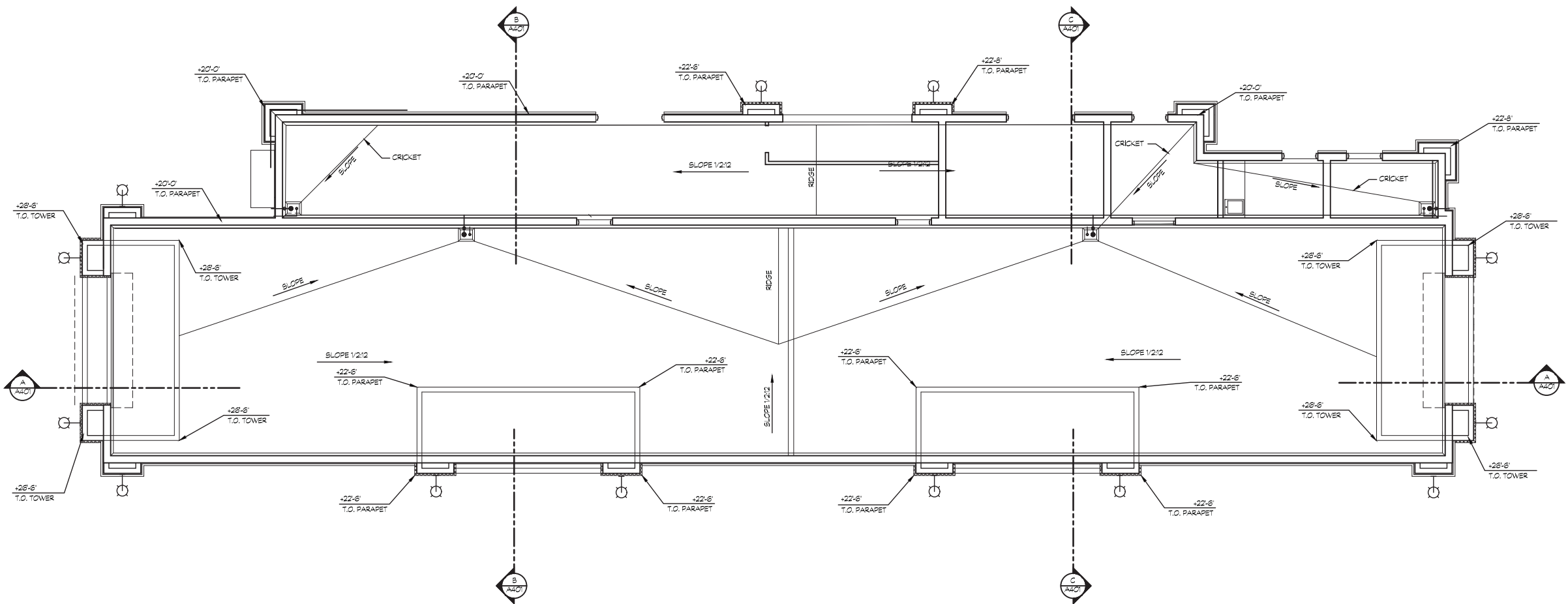
05-06-2019

SHEET CONTENTS:

CAR WASH
ROOF PLAN

SHEET NUMBER:

A205





K12
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CONSULTANTS:

CONTRACTOR:

PROJECT:

**WHITNEY
RANCH
CHEVRON &
CAR WASH**

CONVENIENCE STORE,
FUELING CANOPY & CAR
WASH

Whitney Ranch Road
Rocklin, California

DEVELOPER:

Tera Properties, LLC
4810 Chiles Road
Davis, CA 95618

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER: 18-047 PROJECT DATE: 05-06-2019

SHEET CONTENTS:

CONVENIENCE
STORE
ELEVATIONS

SHEET NUMBER:

A301



CONVENIENCE STORE - WEST ELEVATION

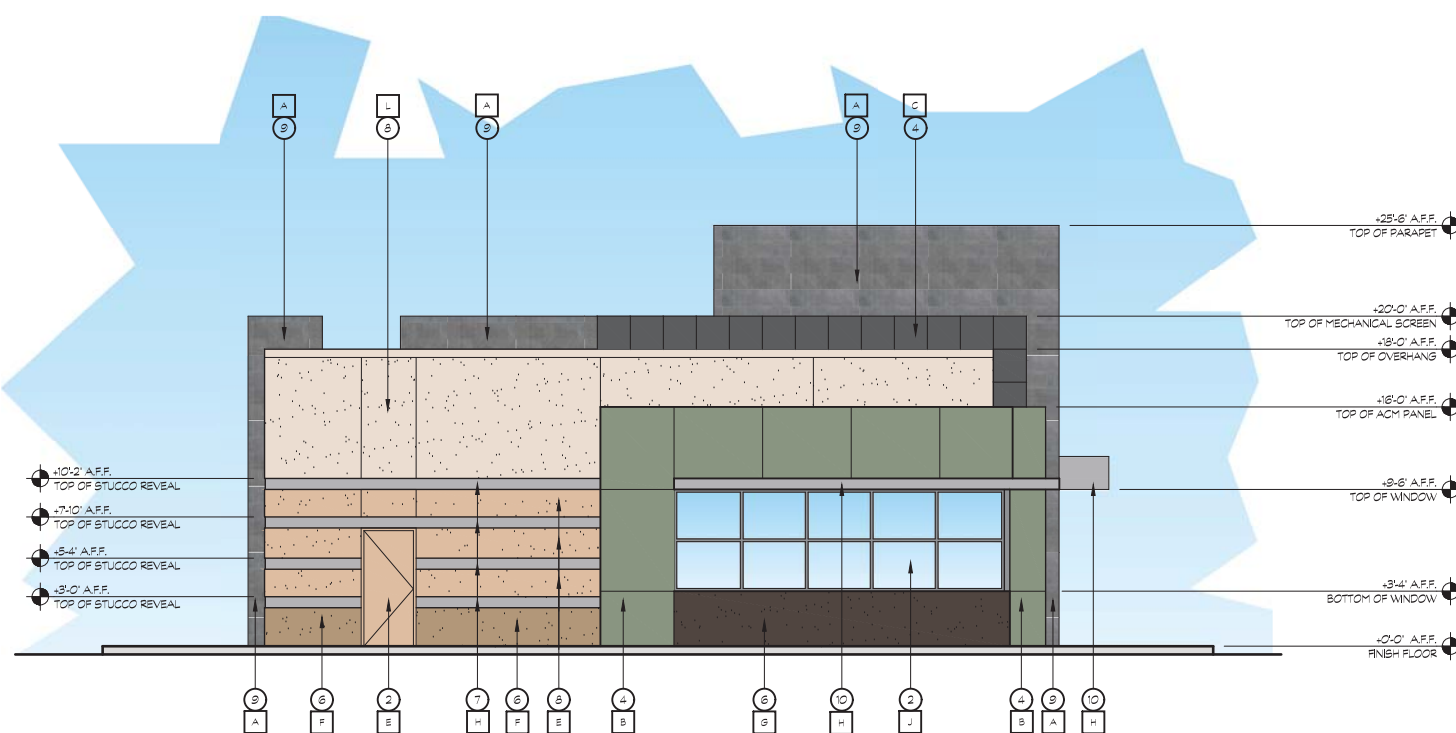
SCALE: 3/16"=1'-0"

KEY NOTES

- 1 ALUMINUM MECHANICAL SCREEN
- 2 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 3 FUTURE SIGN LOCATION
- 4 ACM PANEL
- 5 STONE WAINSCOT WITH CONC. SILL.
- 6 STUCCO WAINSCOT
- 7 ALUMINUM STUCCO REVEAL
- 8 STUCCO PANELING
- 9 STONE WITH CONC. SILL.
- 10 METAL AWNING
- 11 HOLLOW CORE METAL DOOR
- 12 WALL MOUNTED LIGHT FIXTURE
- 13 STREET ADDRESS; 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR.
- 14 LANDSCAPE SCREEN- PAINT

COLOR LEGEND

- | | |
|---|--|
| A | DAL TILE STONE ATTACHE COLLECTION- 'VOYAGER BLACK' |
| B | ALPOLIC MATERIALS ACM PANEL- 'HGB GREEN' |
| C | ALPOLIC MATERIALS ACM PANEL- 'GZZ GREY' |
| D | ALPOLIC MATERIALS ACM PANEL- 'ROZ RED' |
| E | CHEVRON COLOR 'NUTMEG' |
| F | CHEVRON COLOR 'MOCHA' |
| G | DUNN EDWARDS PAINT DEC758- 'WEATHERED BROWN' |
| H | FRY REGLET 6' REVEAL- 'SILVER GRAY' |
| J | DARK BRONZE ANODIZED STOREFRONT ALUMINUM. |
| L | CHEVRON COLOR 'CAFE AU LAIT' |



CONVENIENCE STORE - SOUTH ELEVATION

SCALE: 3/16"=1'-0"



Architects

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827

PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

**WHITNEY
RANCH
CHEVRON &
CAR WASH**

CONVENIENCE STORE,
FUELING CANOPY & CAR
WASH

Whitney Ranch Road
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DEVELOPER:

Tera Properties, LLC
4810 Chiles Road
Davis, CA 95618

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER:

18-047

PROJECT DATE:

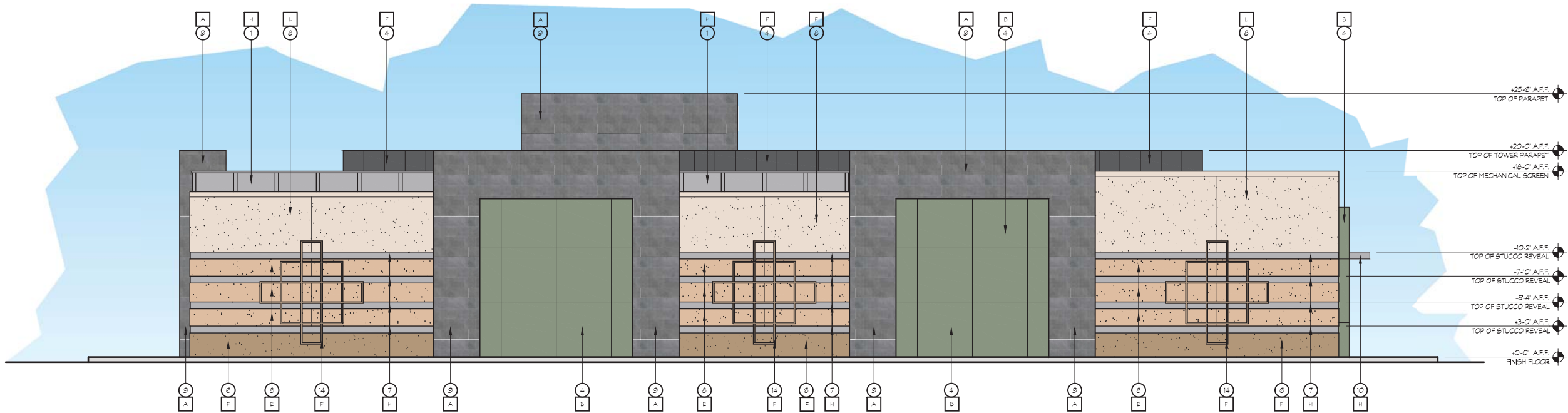
05-06-2019

SHEET CONTENTS:

CONVENIENCE
STORE
ELEVATIONS

SHEET NUMBER:

A302



CONVENIENCE STORE - EAST ELEVATION

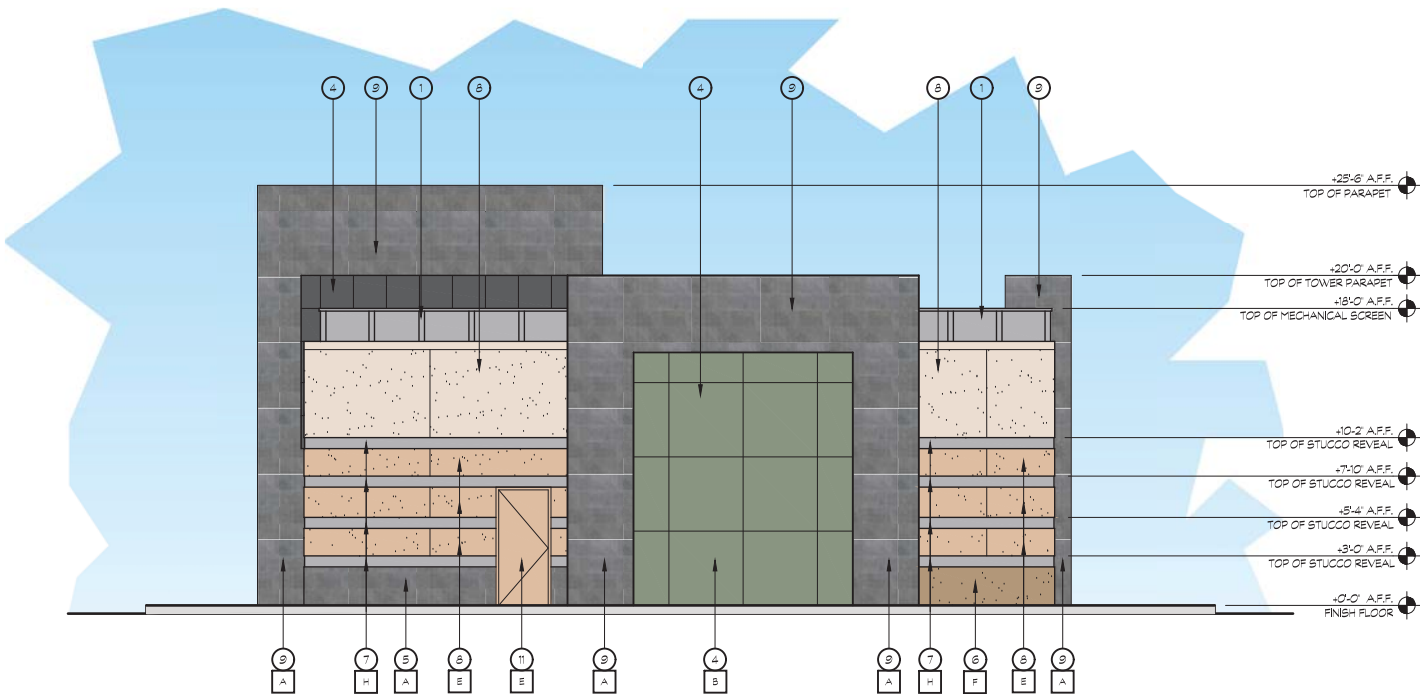
SCALE: 3/16"=1'-0"

KEY NOTES

- 1 ALUMINUM MECHANICAL SCREEN
- 2 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2x4.5' CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 3 FUTURE SIGN LOCATION
- 4 ACM PANEL
- 5 STONE WAINSCOT WITH CONC. SILL
- 6 STUCCO WAINSCOT
- 7 ALUMINUM STUCCO REVEAL
- 8 STUCCO PANELING
- 9 STONE WITH CONC. SILL
- 10 METAL AWNING
- 11 HOLLOW CORE METAL DOOR
- 12 WALL MOUNTED LIGHT FIXTURE
- 13 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR
- 14 LANDSCAPE SCREEN- PAINT

COLOR LEGEND

- | | |
|---|--|
| A | DAL TILE STONE ATTACHE COLLECTION- 'VOYAGER BLACK' |
| B | ALPOLIC MATERIALS ACM PANEL- 'HGB GREEN' |
| C | ALPOLIC MATERIALS ACM PANEL- 'GZZ GREY' |
| D | ALPOLIC MATERIALS ACM PANEL- 'ROZ RED' |
| E | CHEVRON COLOR 'NUTMEG' |
| F | CHEVRON COLOR 'MOCHA' |
| G | DUNN EDWARDS PAINT DEC736- 'WEATHERED BROWN' |
| H | FRY REGLET 6' REVEAL- 'SILVER GRAY' |
| J | DARK BRONZE ANODIZED STOREFRONT ALUMINUM |
| L | CHEVRON COLOR 'CAFE AU LAIT' |



CONVENIENCE STORE - NORTH ELEVATION

SCALE: 3/16"=1'-0"



Architects

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3090 Fite Circle, #104
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PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

**WHITNEY
RANCH
CHEVRON &
CAR WASH**

CONVENIENCE STORE,
FUELING CANOPY & CAR
WASH

Whitney Ranch Road
Rocklin, California

DEVELOPER:

Tera Properties, LLC
4810 Chiles Road
Davis, CA 95618

REVISIONS:

PROFESSIONAL SEALS:



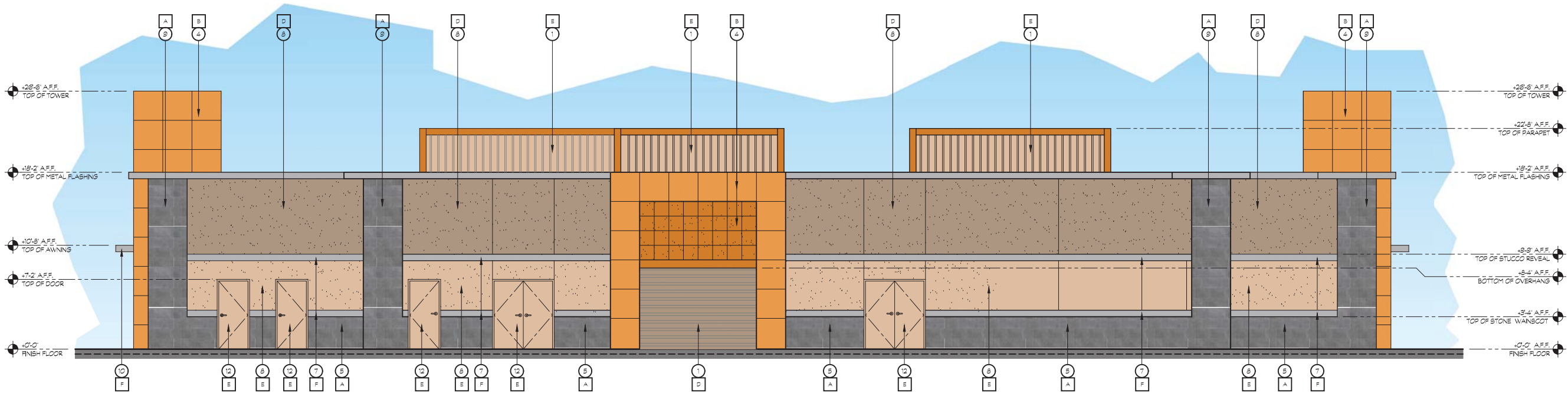
PROJECT NUMBER: 18-047 PROJECT DATE: 05-06-2019

SHEET CONTENTS:

CAR WASH
ELEVATIONS

SHEET NUMBER:

A303



CAR WASH STORE - NORTH ELEVATION

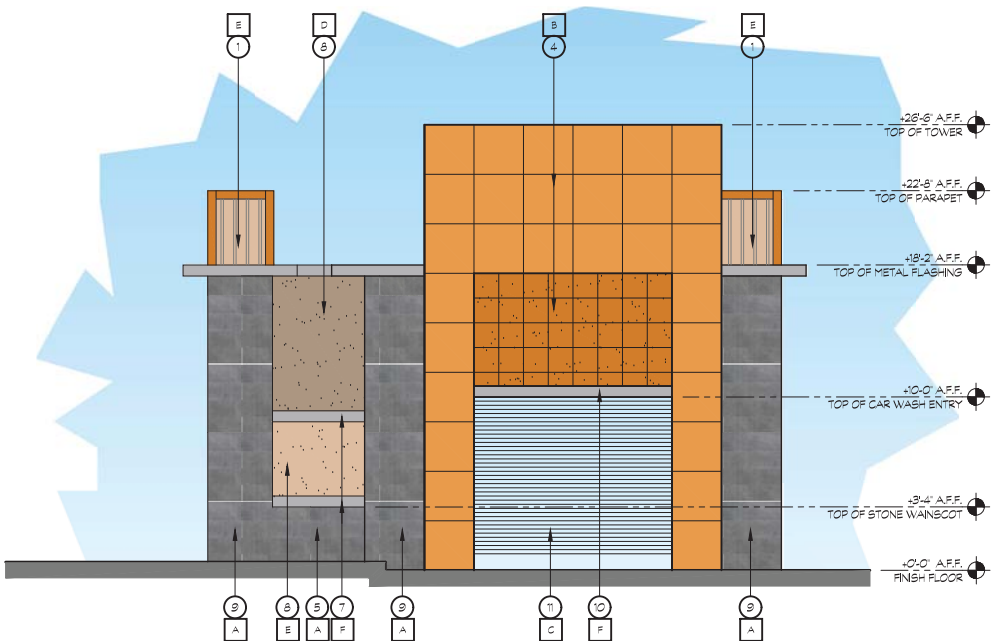
SCALE: 3/16"=1'-0"

KEY NOTES

- 1 METAL PANELING
- 2 WALL MOUNTED LIGHT FIXTURE
- 3 METAL FLASHING
- 4 ACM PANEL
- 5 STONE WAINSCOT WITH CONC. SILL
- 6 STUCCO WAINSCOT
- 7 ALUMINUM STUCCO REVEAL
- 8 STUCCO PANELING
- 9 STONE WITH CONC. SILL
- 10 METAL AWNING
- 11 CAR WASH ROLL-UP DOOR
- 12 HOLLOW CORE METAL DOOR
- 13 FUTURE SIGN LOCATION
- 14 LANDSCAPE SCREEN- PAINTED

COLOR LEGEND

- | | |
|---|--|
| A | DAL TILE STONE ATTACHE COLLECTION- 'VOYAGER BLACK' |
| B | ALPOLIC MATERIALS ACM PANEL- 'ORANGE GOLD' |
| C | DUNN EDWARDS PAINT D55229- 'CLAY TERRACE' |
| D | CHEVRON COLOR 'MOCHA' |
| E | CHEVRON COLOR 'NUTMEG' |
| F | FRY REGLET 6' REVEAL- 'SILVER GRAY' |



CAR WASH - WEST ELEVATION

SCALE: 3/16"=1'-0"



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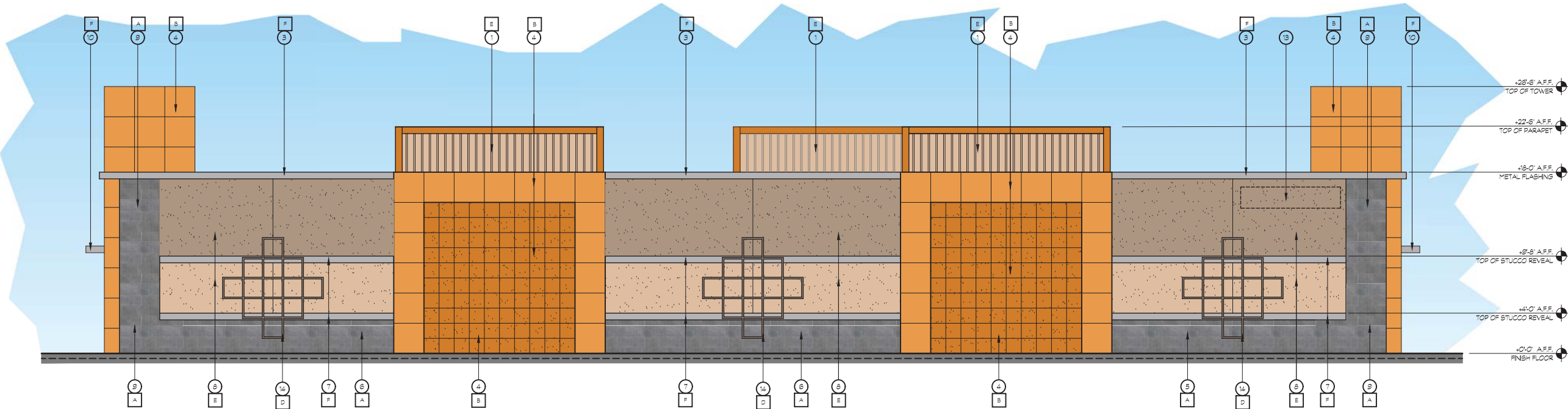
PROJECT NUMBER: 18-047 PROJECT DATE: 05-06-2019

SHEET CONTENTS:

CAR WASH
ELEVATIONS

SHEET NUMBER:

A304



CAR WASH - SOUTH ELEVATION

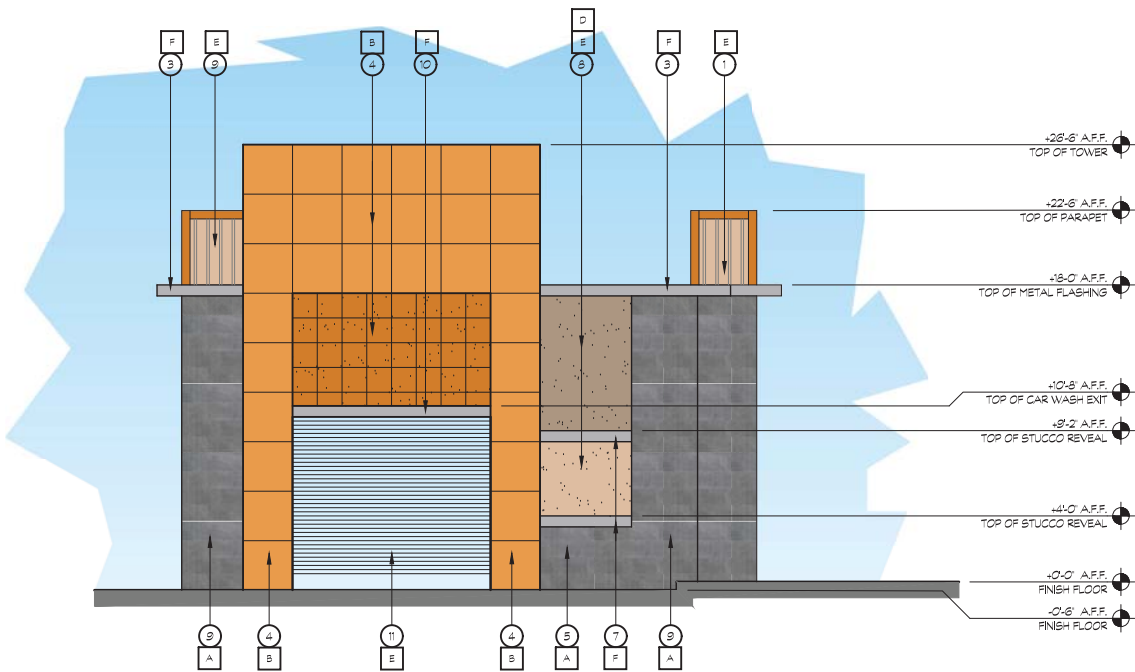
SCALE: 3/16"=1'-0"

KEY NOTES

- 1 METAL PANELING
- 2 WALL MOUNTED LIGHT FIXTURE
- 3 METAL FLASHING
- 4 ACM PANEL
- 5 STONE WAINSCOT WITH CONC. SILL
- 6 STUCCO WAINSCOT
- 7 ALUMINUM STUCCO REVEAL
- 8 STUCCO PANELING
- 9 STONE WITH CONC. SILL
- 10 METAL AWNING
- 11 CAR WASH ROLL-UP DOOR
- 12 HOLLOW CORE METAL DOOR
- 13 FUTURE SIGN LOCATION
- 14 LANDSCAPE SCREEN- PAINTED

COLOR LEGEND

- | | |
|---|--|
| A | DAL TILE STONE ATTACHE COLLECTION- 'VOYAGER BLACK' |
| B | ALPOLIC MATERIALS ACM PANEL- 'ORANGE GOLD' |
| C | DUNN EDWARDS PAINT D55228- 'CLAY TERRACE' |
| D | CHEVRON COLOR 'MOCHA' |
| E | CHEVRON COLOR 'NUTMEG' |
| F | FRY REGLET 6 'REVEAL- 'SILVER GRAY' |



CAR WASH - EAST ELEVATION

SCALE: 3/16"=1'-0"



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CONVENIENCE STORE,
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Rocklin, California

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REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER:

18-047

PROJECT DATE:

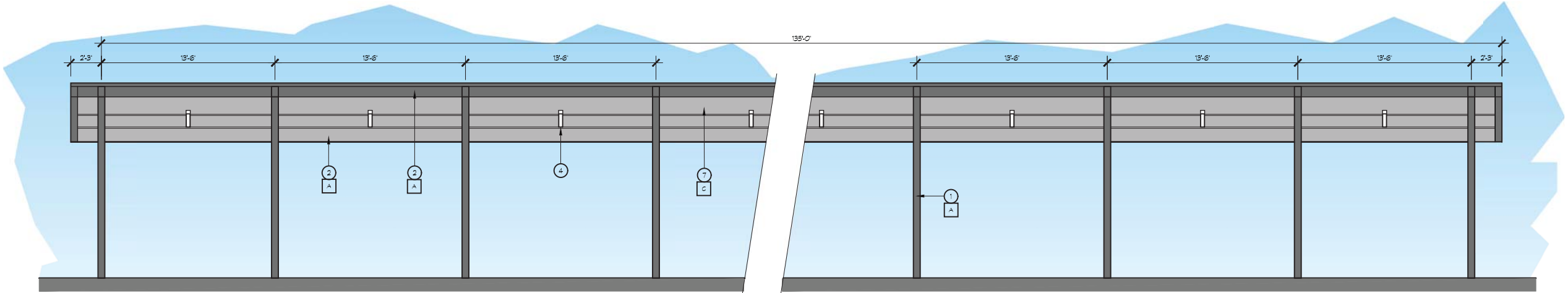
05-06-2019

SHEET CONTENTS:

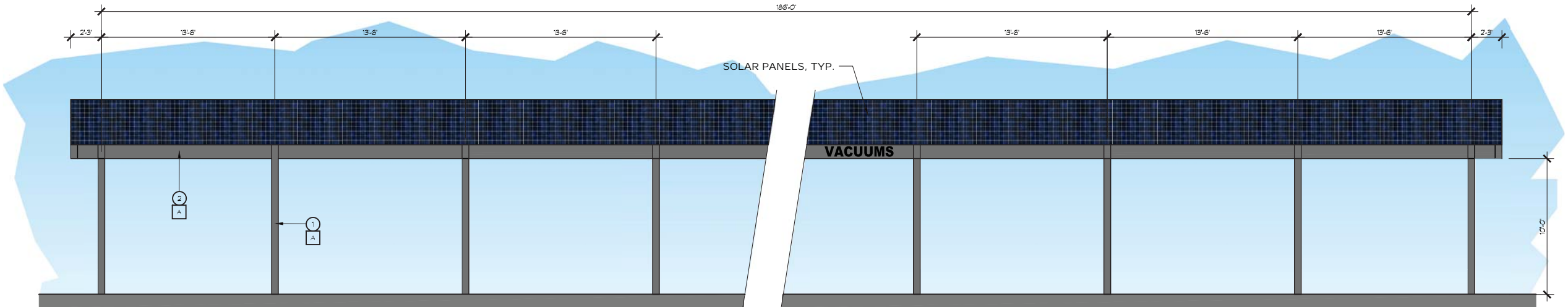
VACUUM CANOPY
ELEVATIONS

SHEET NUMBER:

A305



VACUUM STATION
NORTH



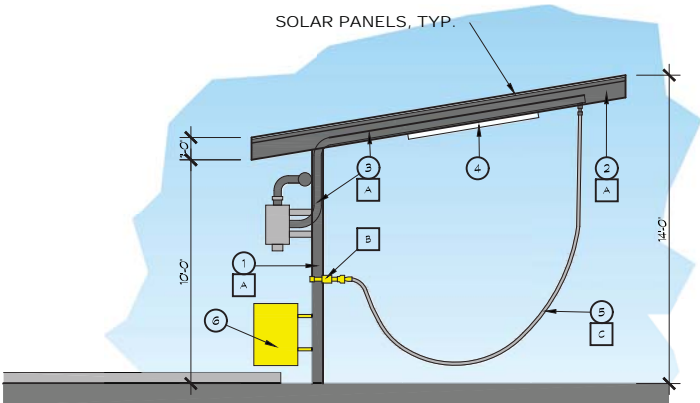
VACUUM STATION
SOUTH

KEY NOTES

- 1 STEEL COLUMN
- 2 STEEL BEAM
- 3 VACUUM PIPES ETC
- 4 LED LIGHT FIXTURE
- 5 VACUUM HOSE
- 6 FIXED METAL TRASH CAN
- 7 UNDERSIDE OF SOLAR PANELS

COLOR LEGEND

- A DUNN EDWARDS PAINT - D68362 - 'STORM CLOUD'
- B VACUTECH TOOL COLOR - YELLOW
- C VACUTECH HOSE COLOR - GRAY



VACUUM STATION
SOUTH

VACUUM STATION
NORTH



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REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER:

18-047

PROJECT DATE:

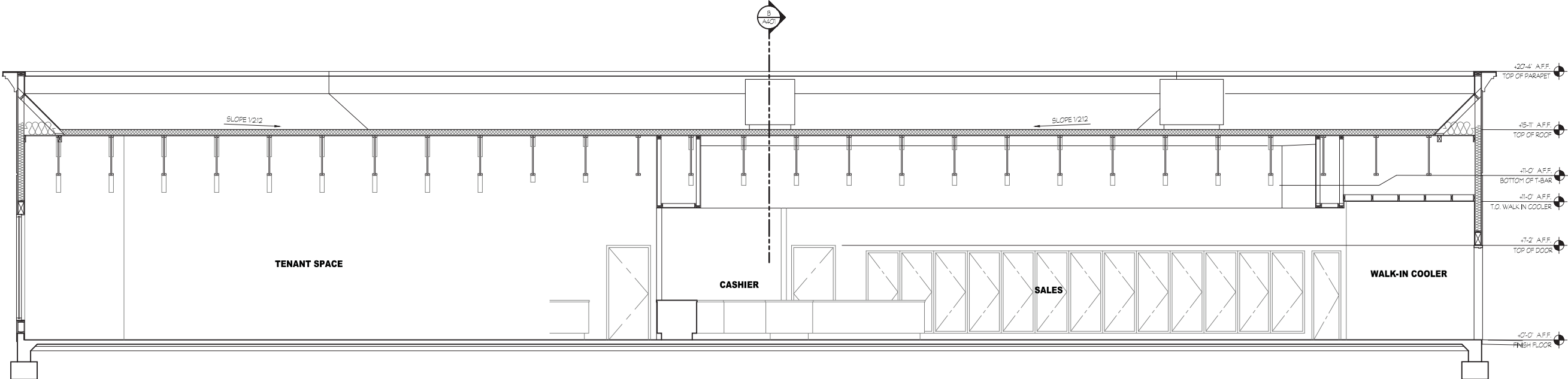
05-06-2019

SHEET CONTENTS:

CONVENIENCE
STORE
BUILDING
SECTIONS

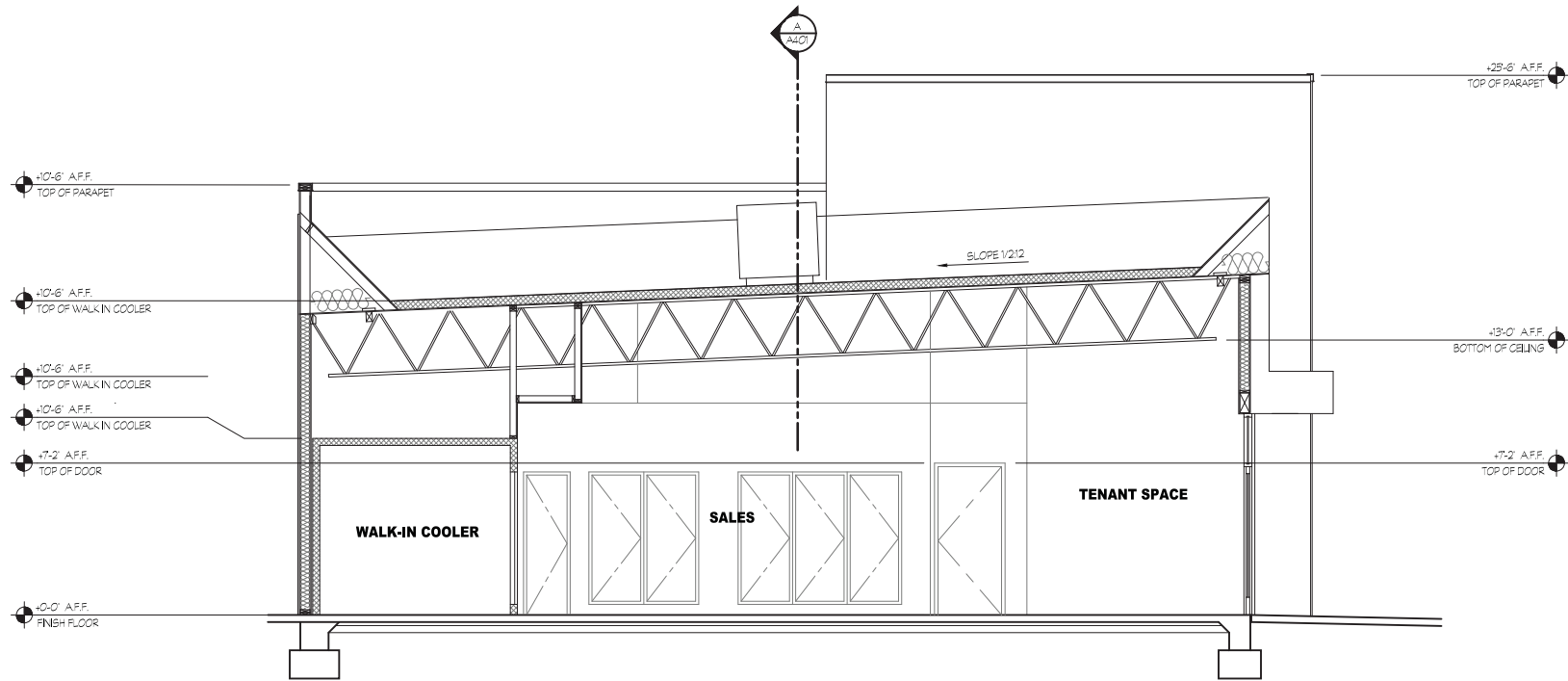
SHEET NUMBER:

A401



A CONVENIENCE STORE - BUILDING SECTION A-A

SCALE: 1/4"=1'-0"



B CONVENIENCE STORE - BUILDING SECTION B-B

SCALE: 1/4"=1'-0"



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**WHITNEY
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REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER:

18-047

PROJECT DATE:

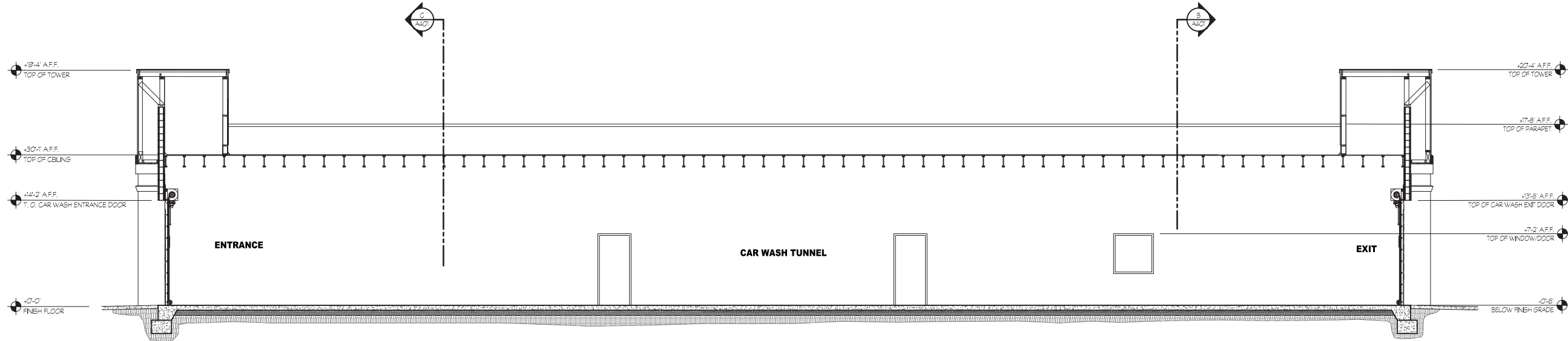
05-06-2019

SHEET CONTENTS:

CAR WASH
SECTIONS

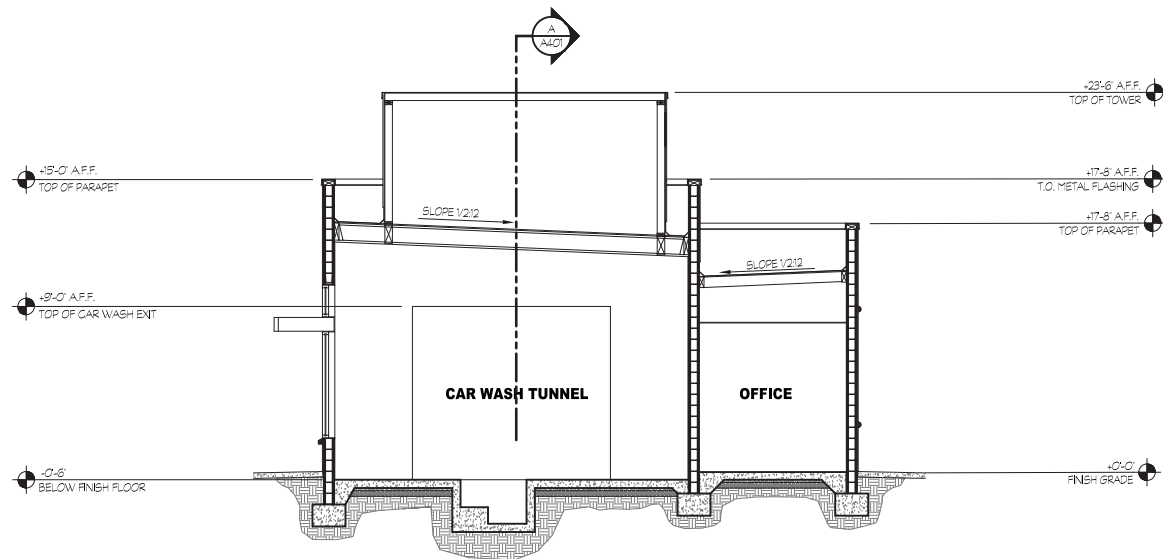
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A402



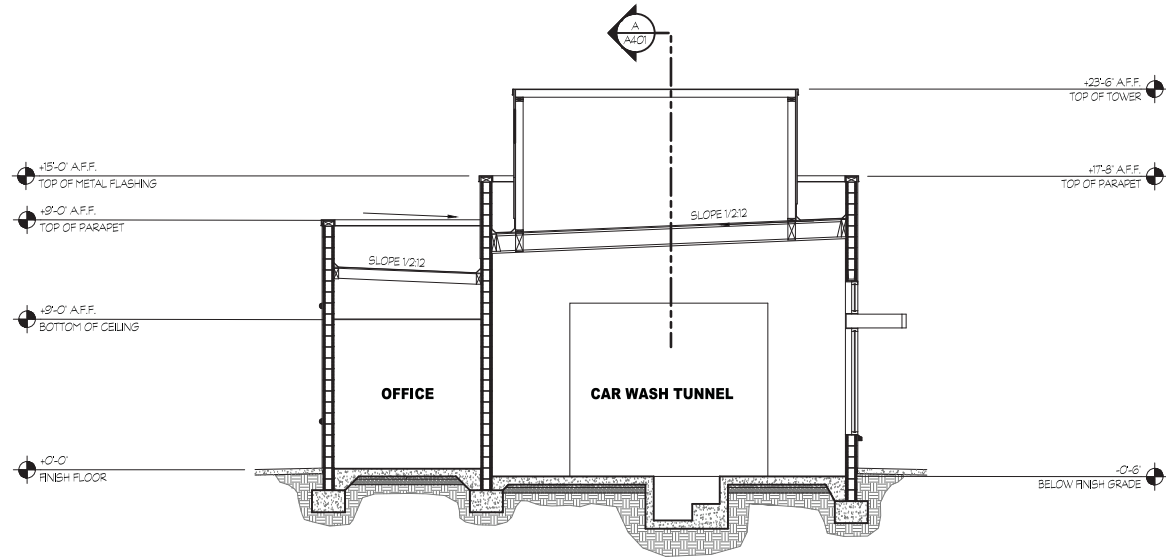
A BUILDING SECTION A-A

SCALE: 3/16" = 1'-0"



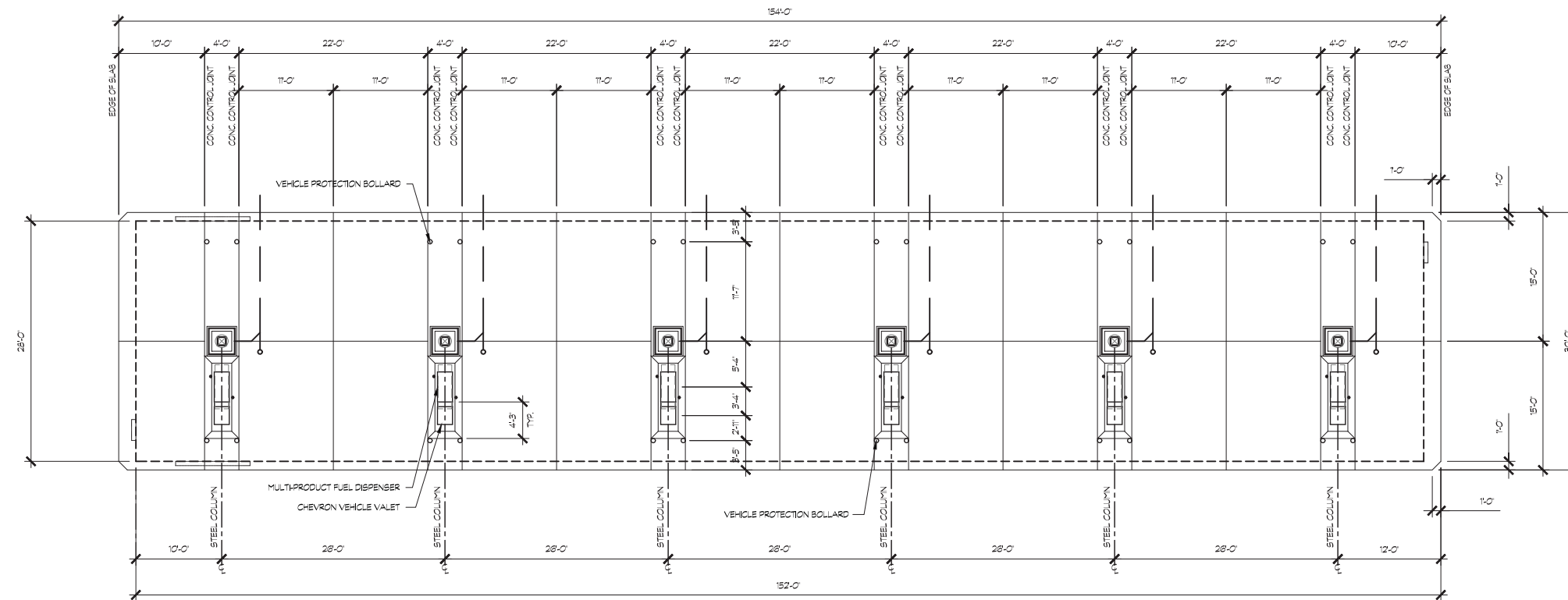
C BUILDING SECTION C-C

SCALE: 3/16" = 1'-0"



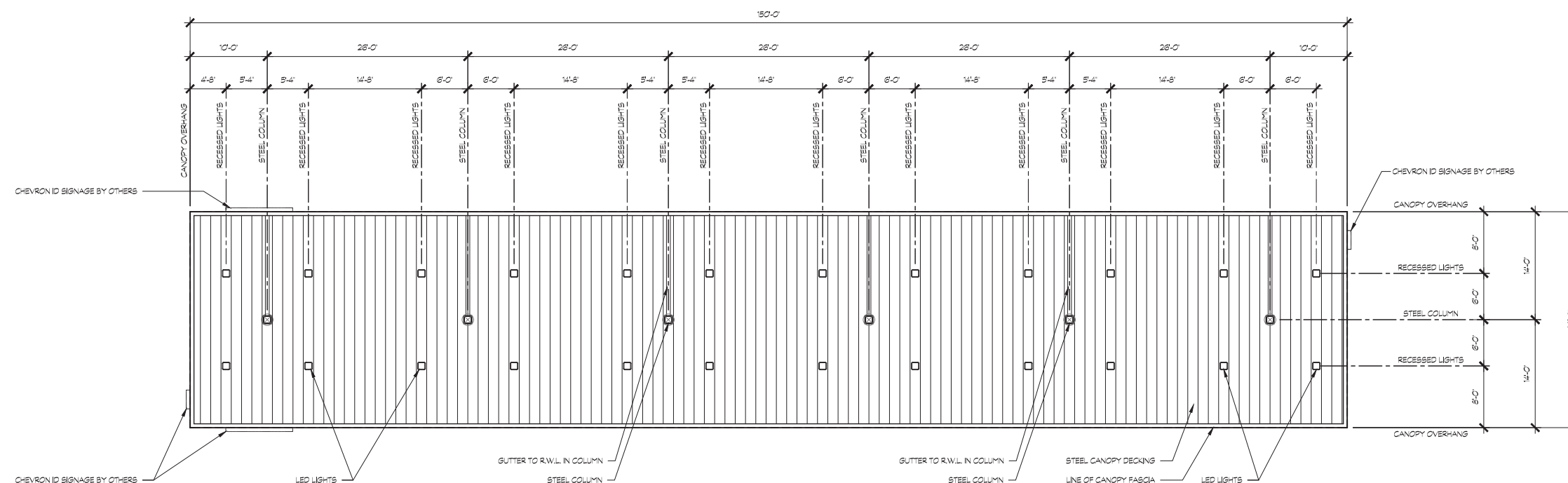
B BUILDING SECTION B-B

SCALE: 3/16" = 1'-0"



18 AUTO FUELING CANOPY - FLOOR PLAN

SCALE: 1/8" = 1'-0"



20 AUTO FUELING CANOPY - REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"



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PROFESSIONAL SEALS:



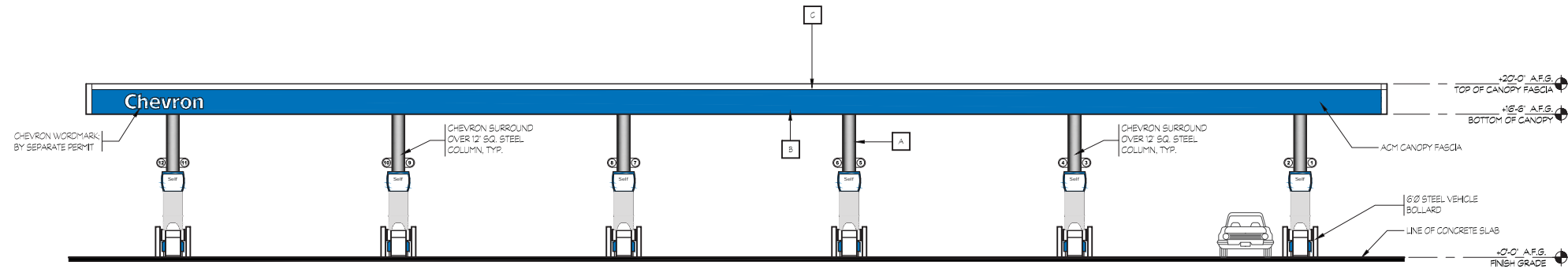
PROJECT NUMBER: 18-047 PROJECT DATE: 05-06-2019

SHEET CONTENTS:

CANOPY PLAN/
CANOPY REFLECTED
CEILING PLAN

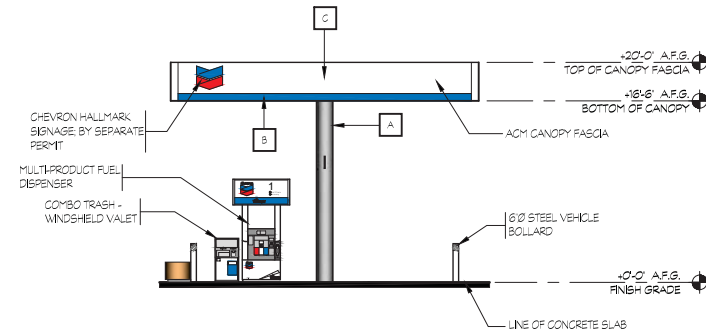
SHEET NUMBER:

A901



17 AUTO FUELING CANOPY - WEST ELEVATION

SCALE: 1/8" = 1'-0"



6 AUTO FUELING CANOPY - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

COLOR LEGEND

- A COLUMN SURROUND - CHEVRON SILVER
- B ACM FASIA - CHEVRON BLUE
- C CANOPY FASIA - CHEVRON WHITE



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CONSULTANTS:

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PROJECT:

**WHITNEY
RANCH
CHEVRON &
CAR WASH**

CONVENIENCE STORE,
FUELING CANOPY & CAR
WASH

Whitney Ranch Road
Rocklin, California

DEVELOPER:

Tera Properties, LLC
4810 Chiles Road
Davis, CA 95618

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER: 18-047 PROJECT DATE: 05-06-2019

SHEET CONTENTS:

CANOPY PLAN

SHEET NUMBER:

A902

WHITNEY RANCH PARKWAY

PARCEL #2
35,588.91 S.F.

PARKING SHADE CALCULATIONS

Total Parking Area:	10,998 sf
Total Parking Area Shade Required:	5,499 sf (50%)
Total Parking Area Shade Provided:	5,537 sf (50%)
(2) Pistacia chinensis 100% at 962 sf =	1,924 sf
(4) Pistacia chinensis 50% at 481 sf =	1,924 sf
(3) Platanus acerifolia 50% at 481 sf =	1,443 sf
(1) Arbutus x 'Manna' 50% at 246 sf =	246 sf

PLATANUS
ACERIFOLIA
STREET TREE

BUILDING
FOUNDATION
SHRUBS

PROPOSED C-STORE
3,000 S.F.

PROPOSED RETAIL
1,500 S.F.

FLOWERING ACCENT PLANTS
AND GROUNDCOVERS
FOR ACCENT AT ENTRY

PROPOSED CANOPY
4,209 S.F.

CHINESE PISTACH
PARKING LOT
SHADE TREE

OLD PARCEL LINE

NEW PARCEL LINE 127.25'

NEW PARCEL 1 LINE 269.083'

PROPOSED CAR WASH
3,800 S.F.

13 - VACUUM STATIONS

CHINESE PISTACHE TREES FOR SHADE

OLD PARCEL LINE

NEW PARCEL ONE LINE 158.166'

OLD PARCEL LINE



SCALE: 1" = 20'-0"

CHEETAH

FICUS PUMILA
VINE PLANTED ON
METAL SCREEN
(TYPICAL)

LOW WATER USE
GROUND COVER
(TYPICAL)

EVERGREEN TREE
FOR SHADE

FLOWERING VINES
ON TRASH ENCLOSURE

FICUS VINES
ON WALL, TYPICAL

EVERGREEN
SCREEN SHRUBS












FICUS VINES
ON WALL, TYPICAL

FICUS VINES
ON WALL, TYPICAL

FLOWERING VINES
ON TRASH ENCLOSURE

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	Very Low	Low	Medium
	Arbutus x "Manna" / Arbutus Standard	15 gal	11		X	
	Cedrus deodara "Bush's Electra" / Compact Deodar Cedar	15 gal	14			
	Pistacia chinensis "Keith Davey" / Keith Davey Chinese Pistache	15 gal	6		X	
	Platanus x acerifolia "Columbia" / London Plane Tree	15 gal	7			X
	Zelkova serrata / Sawleaf Zelkova	15 gal	4			X
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	Very Low	Low	Medium
	Agapanthus africanus "White" / White Lily of the Nile	5 gal	188			X
	Callistemon viminalis "Little John" / Dwarf Weeping Bottlebrush	5 gal	38		X	
	Dietsa bicolor "Moraea" / Fortnight Lily	5 gal	52		X	

	Hemerocallis x "Stella de Oro" / Stella de Oro Daylily	5 gal		142			X
	Mahonia aquifolium "Compacta" / Compact Oregon Grape	5 gal		67		X	
	Muhlenbergia capillaris "Pink Cloud" / Pink Muhly	1 gal		37			X
	Pennisetum setaceum "Rubrum Dwarf" / Dwarf Purple Leaved Fountain Grass	1 gal		61		X	
	Prunus caroliniana "Compacta" / Carolina Cherry	5 gal		26		X	
	Viburnum tinus "Compactum" / Viburnum	5 gal		58			X
VINES/PALIER	BOTANICAL / COMMON NAME	SIZE		QTY	Very Low	Low	Medium
	Ficus pumila / Creeping Fig	5 gal		28			X
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	Very Low	Low	Medium
	Arctostaphylos uva-ursi / Kinnikinnick	1 gal	36" o.c.	4,754 sf	X	X	
	Juniperus horizontalis "Blue Rug" / Blue Rug Juniper	1 gal	36" o.c.	4,681 sf		X	
	Mahonia repens / Creeping Mahonia	1 gal	30" o.c.	2,904 sf			X
	Rosa Meidland series "Red" / Red Meidland Rose	1 gal	18" o.c.	356 sf			X

NOTES:

- Landscape shall be designed per City of Rocklin & Placer County landscape design requirements and California MWEL.
- No groundcover or shrubs are to be planted within 3' of any tree trunk.
- A landscape soils test shall be analyzed by a soils testing laboratory. Soils shall be amended per soil analysis report recommendations.
- This project shall be irrigated by an automatic irrigation system consisting of subsurface drip for shrubs and groundcover, and deep watering bubblers for all trees all connected to a smart controller.
- All planter areas shall receive a three-inch (3") mulch of red fir walk-on bark.

REVISIONS	BY

CAROL PERRY BROWN
Landscape Architecture
Irrigation Design

530.823.2621
perrydesign@att.net
RLA 3941 CID 002624

**WHITNEY RANCH CHEVRON
& CAR WASH**
Whitney Ranch Parkway
Rocklin, California
Tera Properties LLC



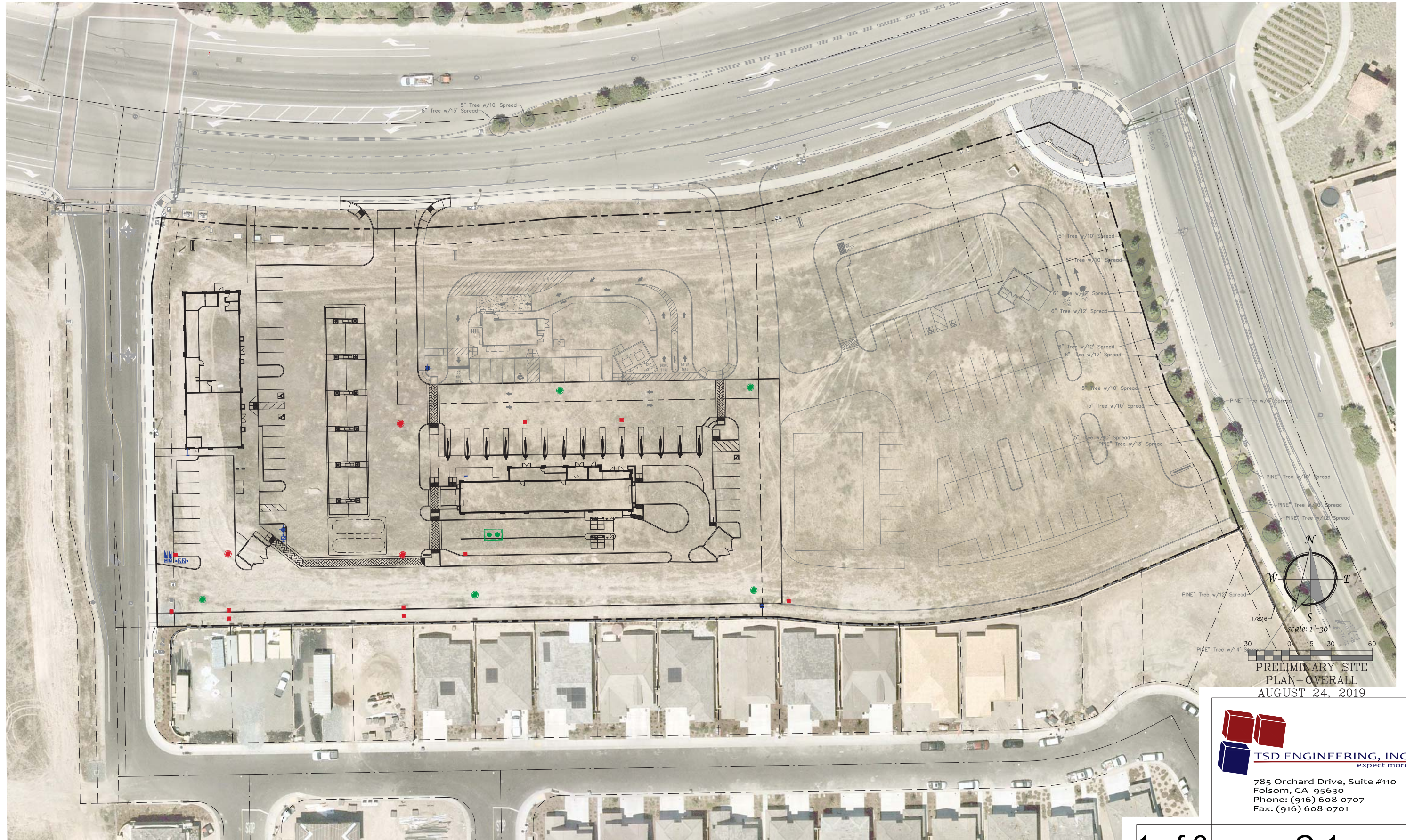
**PRELIMINARY PLANTING
PLAN**

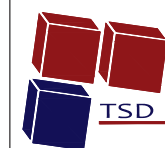
Date **Sept. 4, 2019**
Scale **1" = 20'-0"**
Drawn **Carol B.**
Job
Sheet
LP-1
Of Sheets

PRELIMINARY SITE PLAN - OVERALL

WHITNEY RANCH CHEVRON & CAR WASH

SEC WHITNEY RANCH PARKWAY & CHEETAH STREET, ROCKLIN, CA

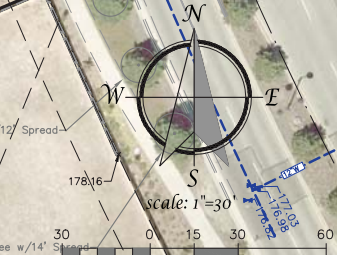
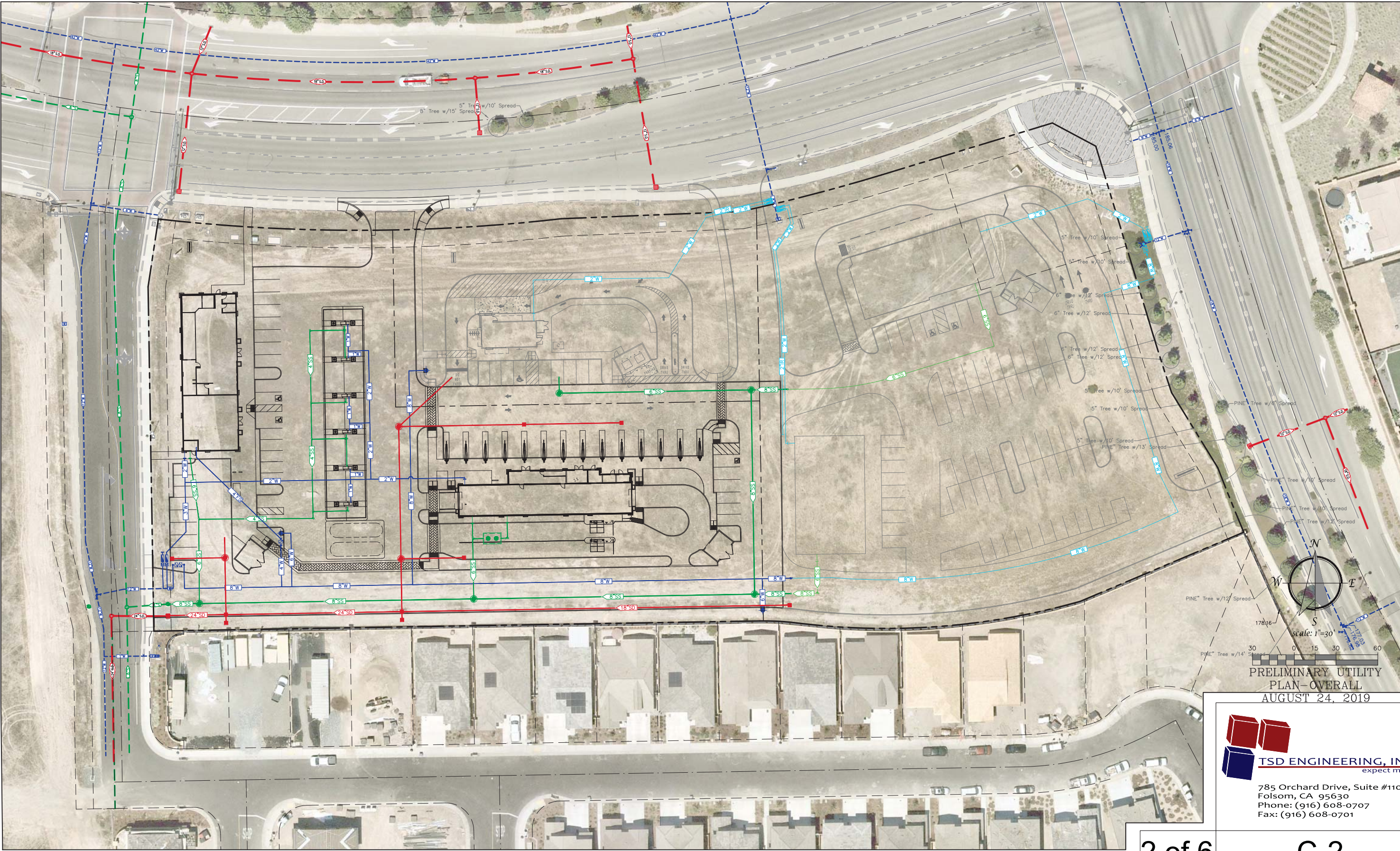


**TSD ENGINEERING, INC.**
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY UTILITY PLAN - OVERALL

WHITNEY RANCH CHEVRON & CAR WASH

SEC WHITNEY RANCH PARKWAY & CHEETAH STREET, ROCKLIN, CA



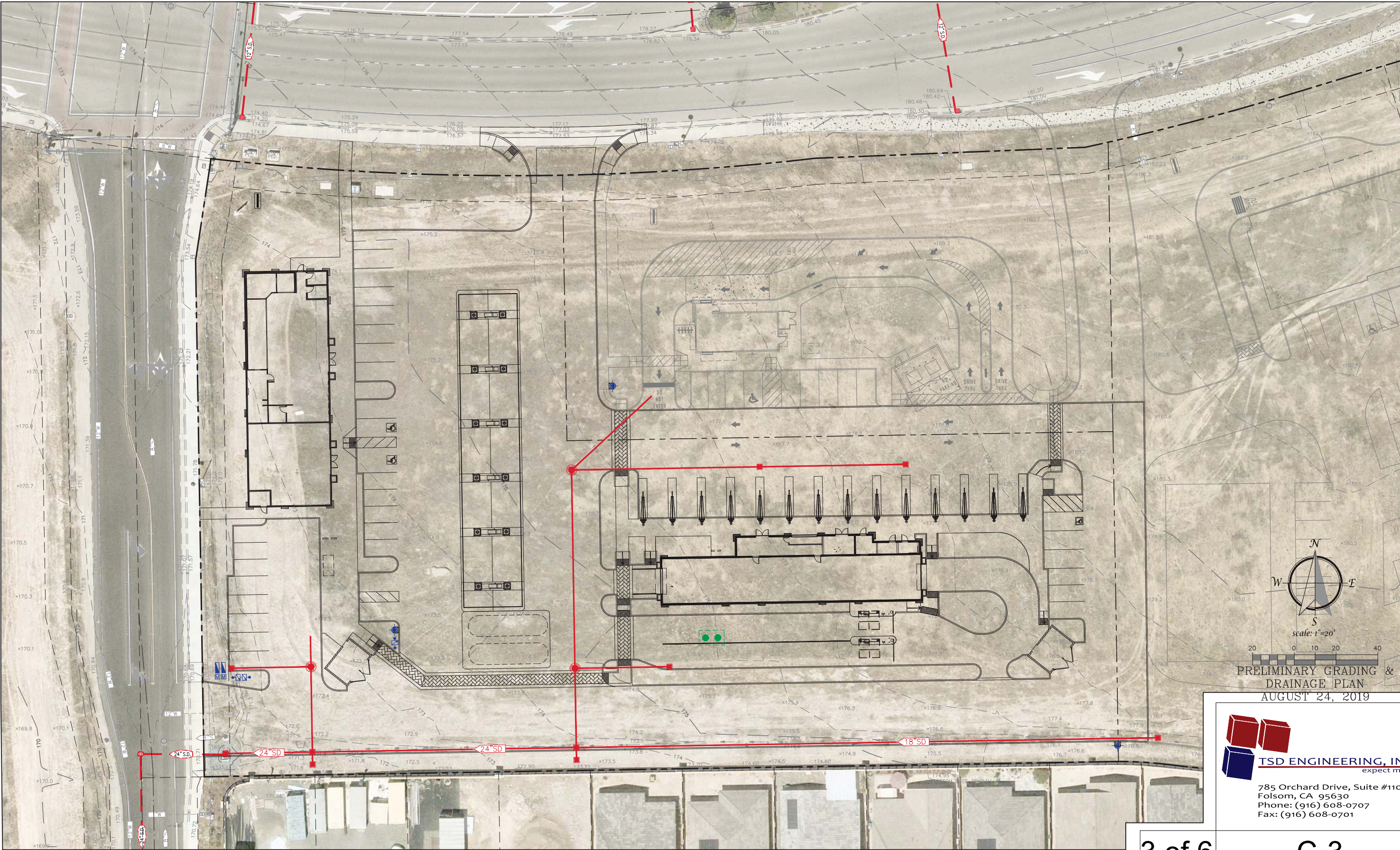
PRELIMINARY UTILITY
PLAN-OVERALL
AUGUST 24, 2019

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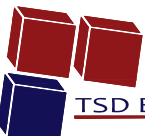
PRELIMINARY GRADING & DRAINAGE PLAN

WHITNEY RANCH CHEVRON & CAR WASH

SEC WHITNEY RANCH PARKWAY & CHEETAH STREET, ROCKLIN, CA



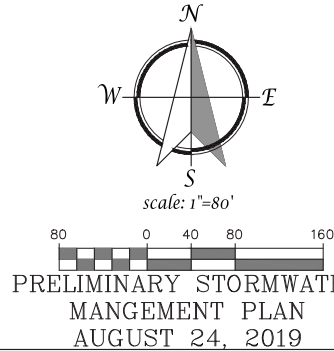
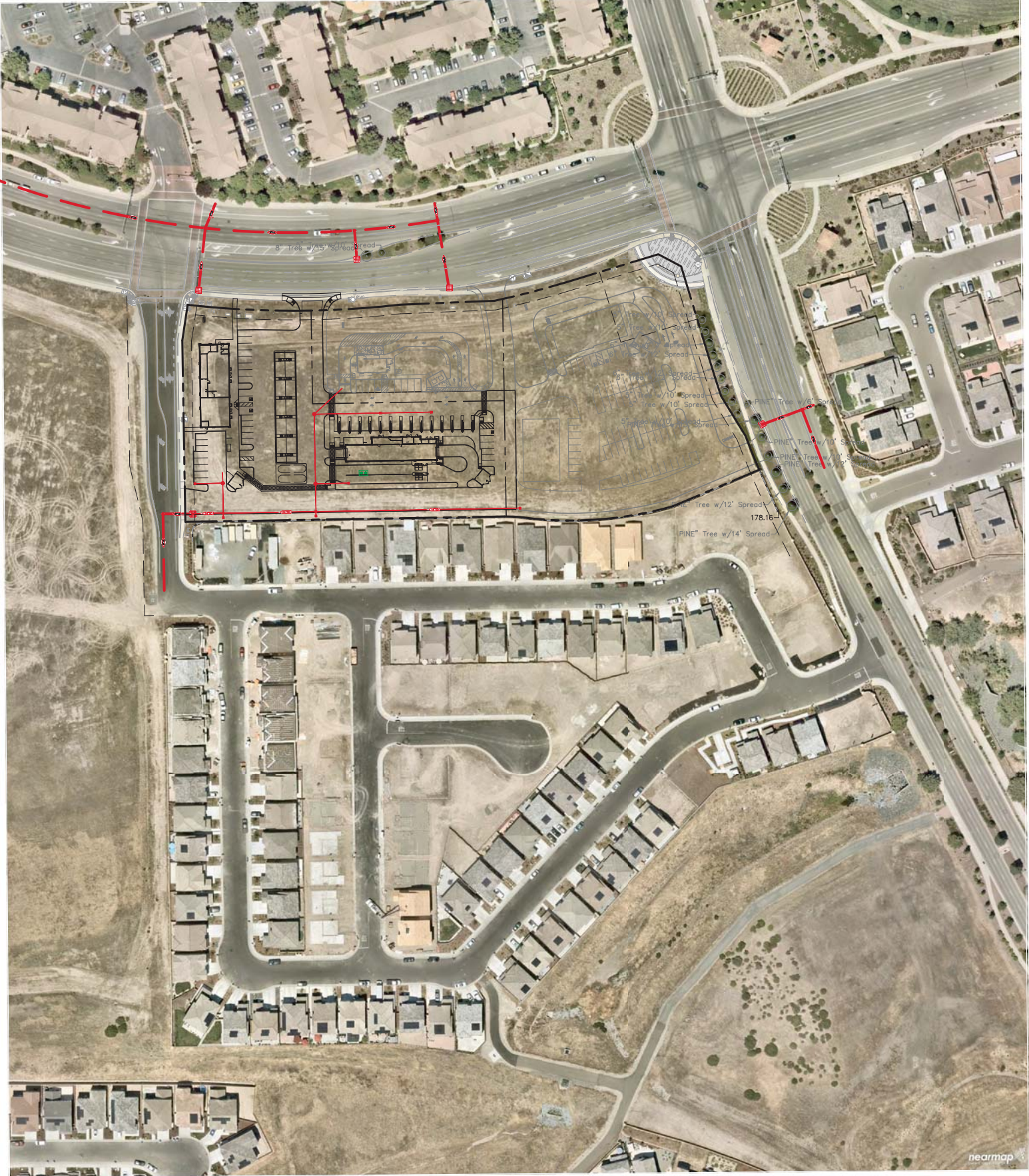
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W E S
scale: 1"=20'
20 0 10 20 40
PRELIMINARY GRADING &
DRAINAGE PLAN
AUGUST 24, 2019


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Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY STORMWATER MANAGEMENT PLAN

WHITNEY RANCH CHEVRON & CAR WASH

SEC WHITNEY RANCH PARKWAY & CHEETAH STREET, ROCKLIN, CA



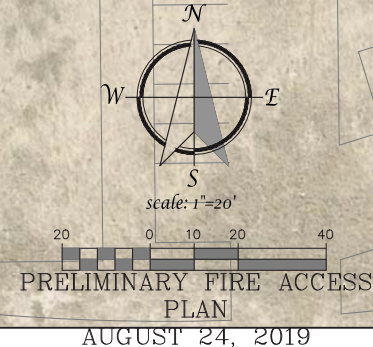
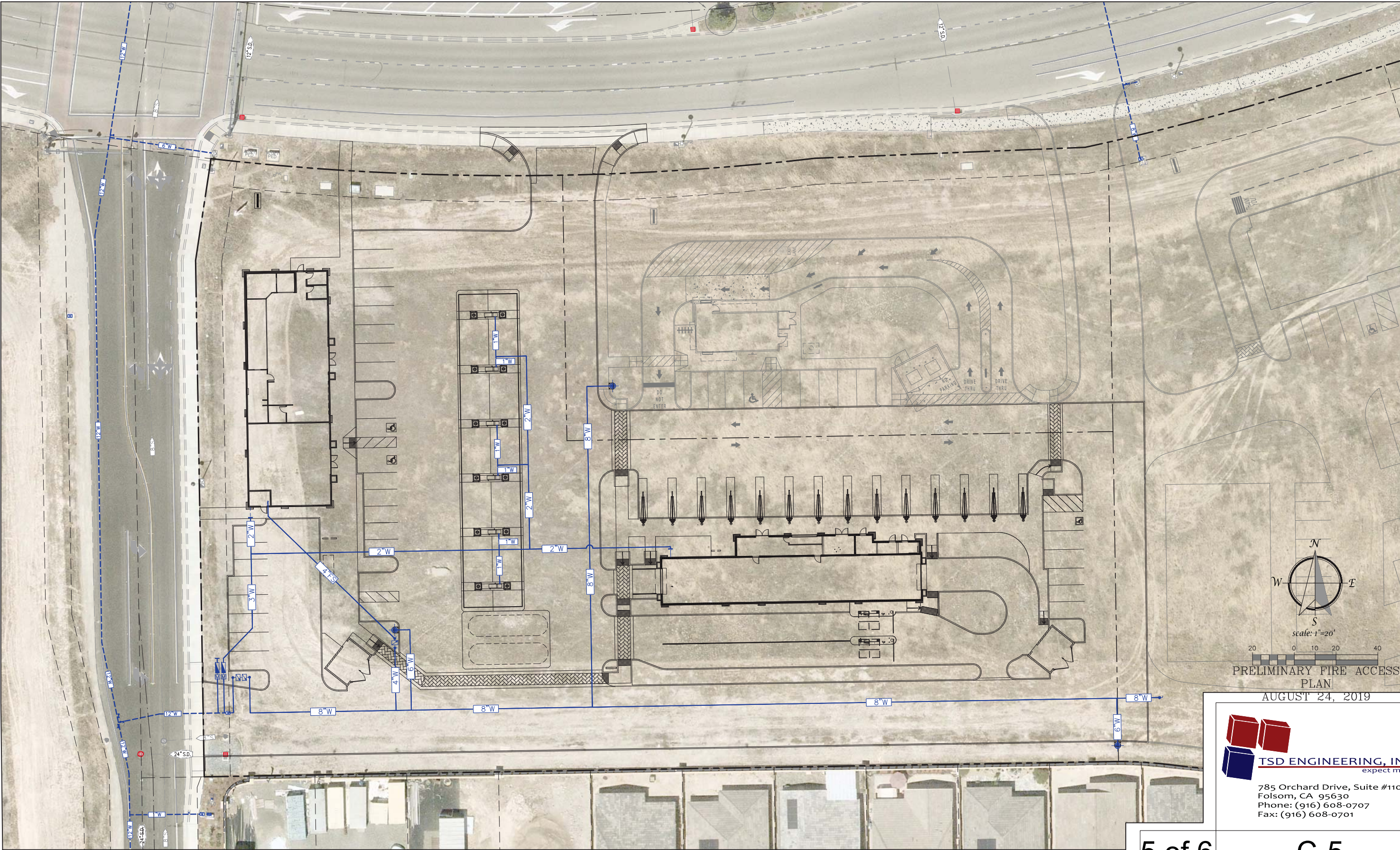
TSD ENGINEERING, INC.
expect more.

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Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY FIRE ACCESS PLAN

WHITNEY RANCH CHEVRON & CAR WASH

SEC WHITNEY RANCH PARKWAY & CHEETAH STREET, ROCKLIN, CA





TSD ENGINEERING, INC.
expect more.

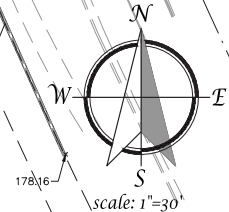
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY LOT LINE ADJUSTMENT EXHIBIT

WHITNEY RANCH CHEVRON & CAR WASH

SEC WHITNEY RANCH PARKWAY & CHEETAH STREET, ROCKLIN, CA

FOR REFERENCE ONLY -- PROCESSED SEPARATELY



PRELIMINARY LOT LINE
ADJUSTMENT EXHIBIT
AUGUST 24, 2019

TSD ENGINEERING, INC.
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