

# WEST OAKS

CAR WASH

FOR SALE

*ENTITLED LAND*

WEST OAKS BLVD.  
ROCKLIN, CA 95765



## OFFERING MEMORANDUM

- PURCHASE PRICE: \$1,000,000
- APN (017-284-022)
- DESIGN REVIEW/PERMIT  
APPROVED SITE FOR EXPRESS CAR  
WASH
- 5,025 SF BUILDING ON +/- 1.01 ACRE  
PARCEL
- 140 FOOT TUNNEL WITH SOLAR  
CANOPY
- 24 VACUUM STATIONS

LISTED BY:

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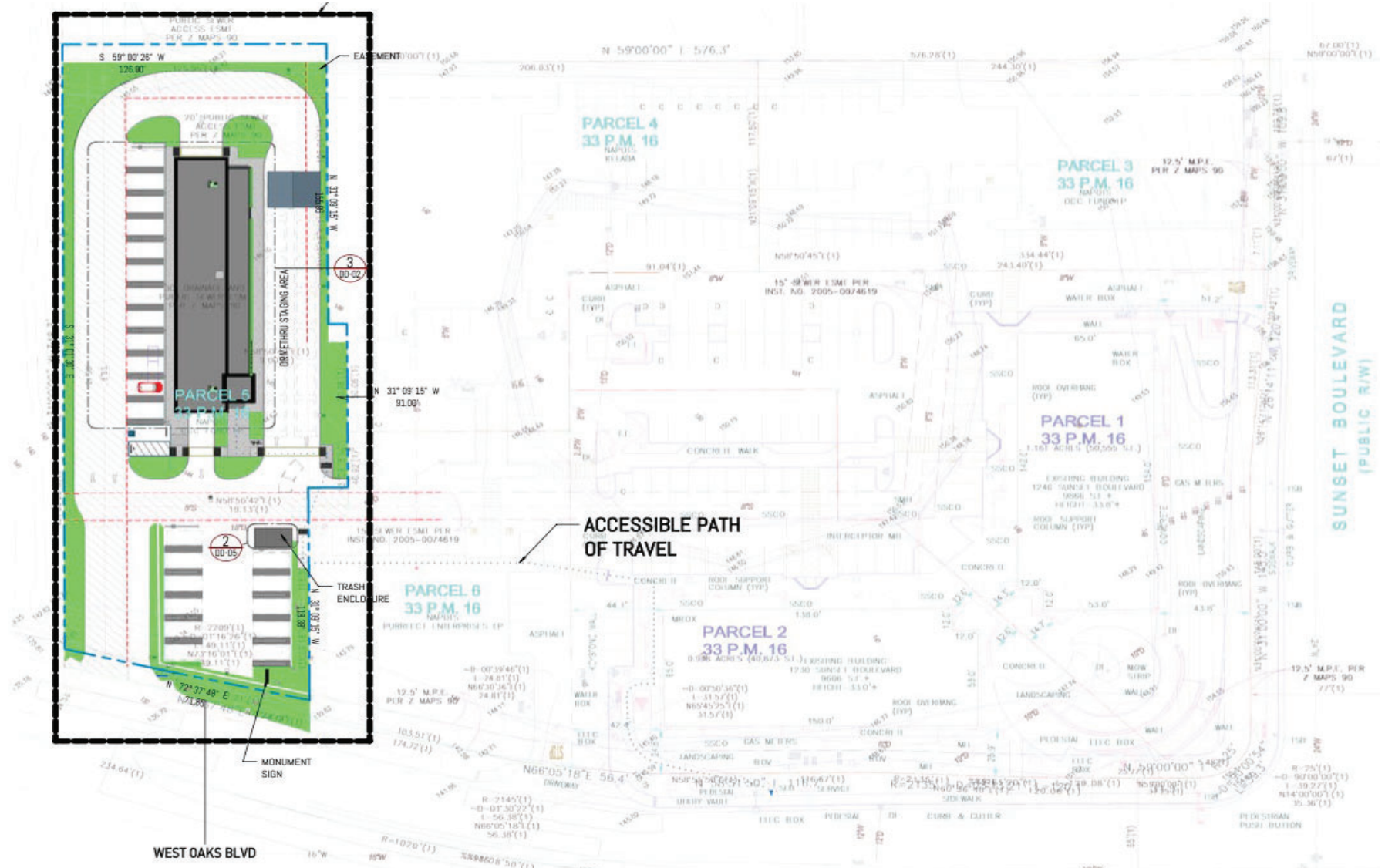
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## SITE PLAN

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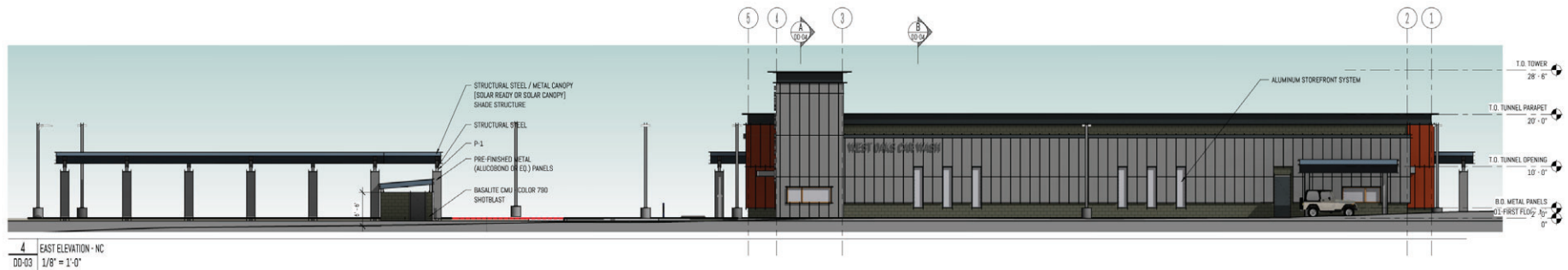
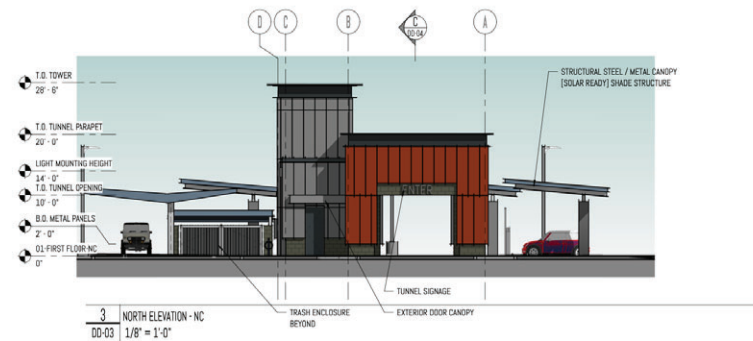
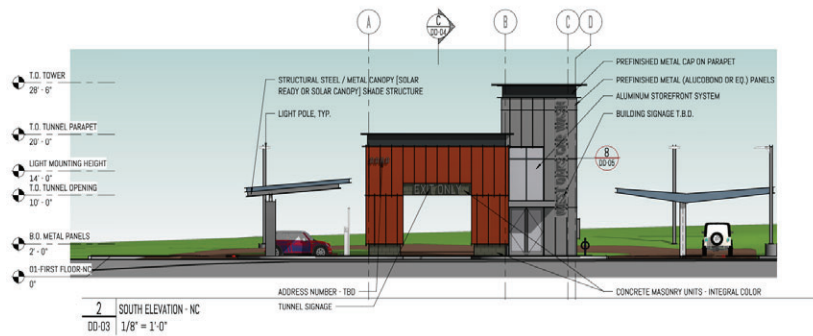
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### Schematic Elevations



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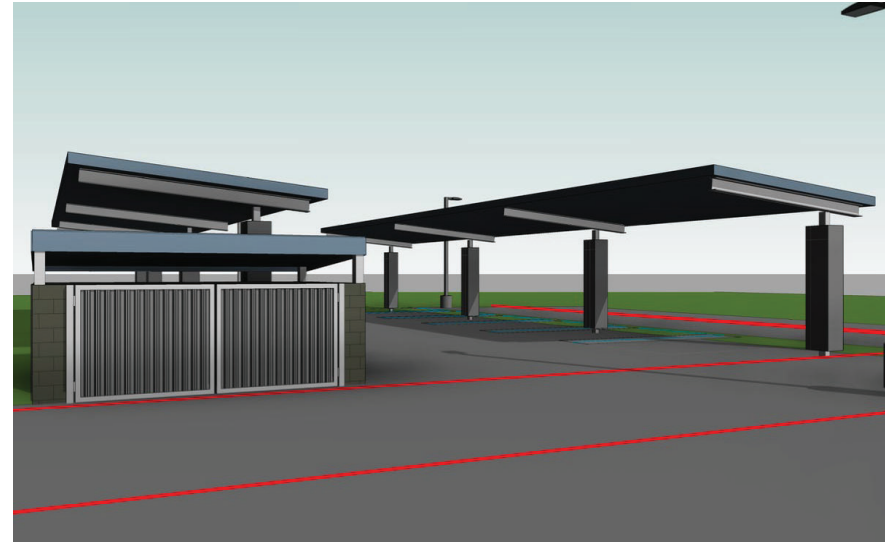
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## 3D Images

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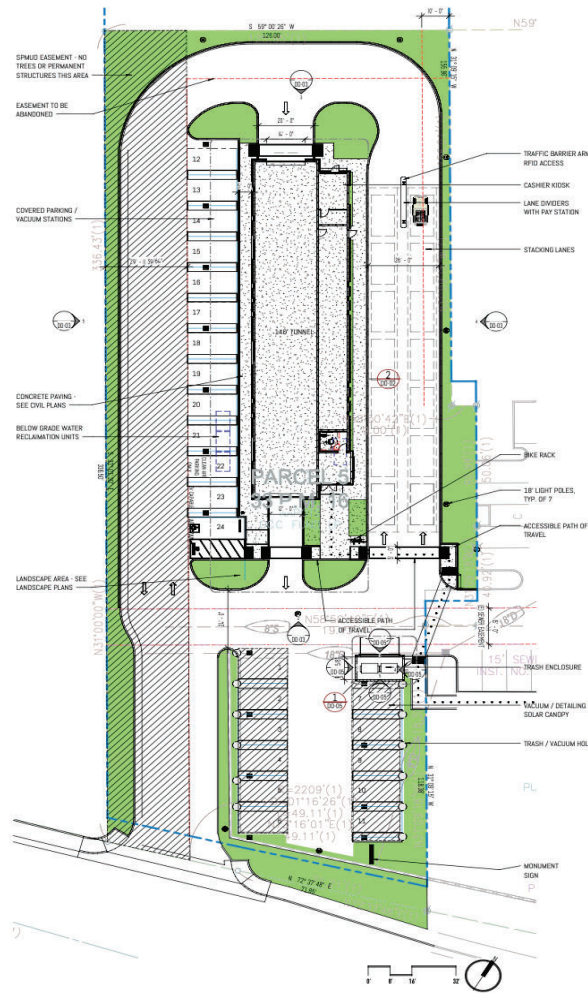
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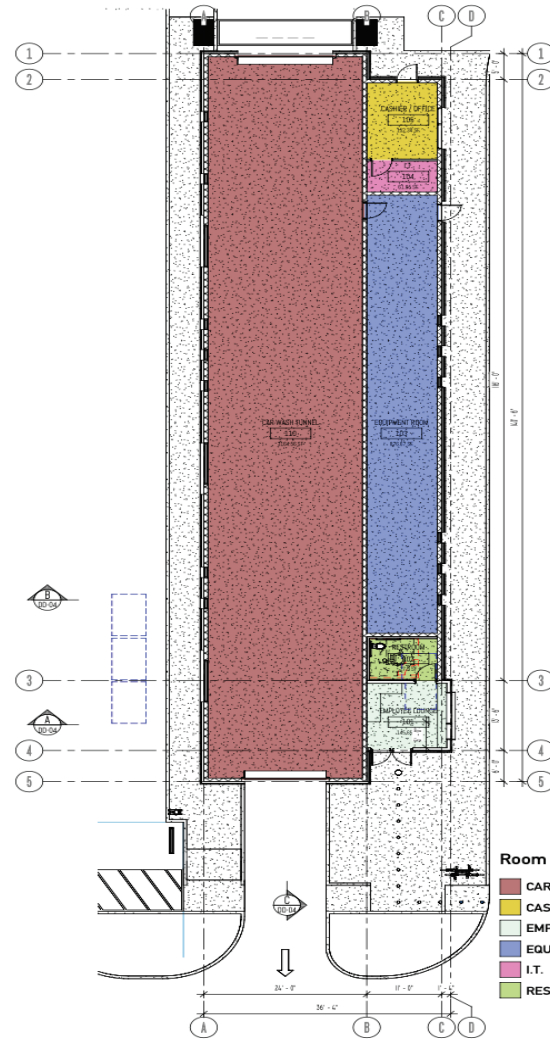
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## CAR WASH

### Floor Plan



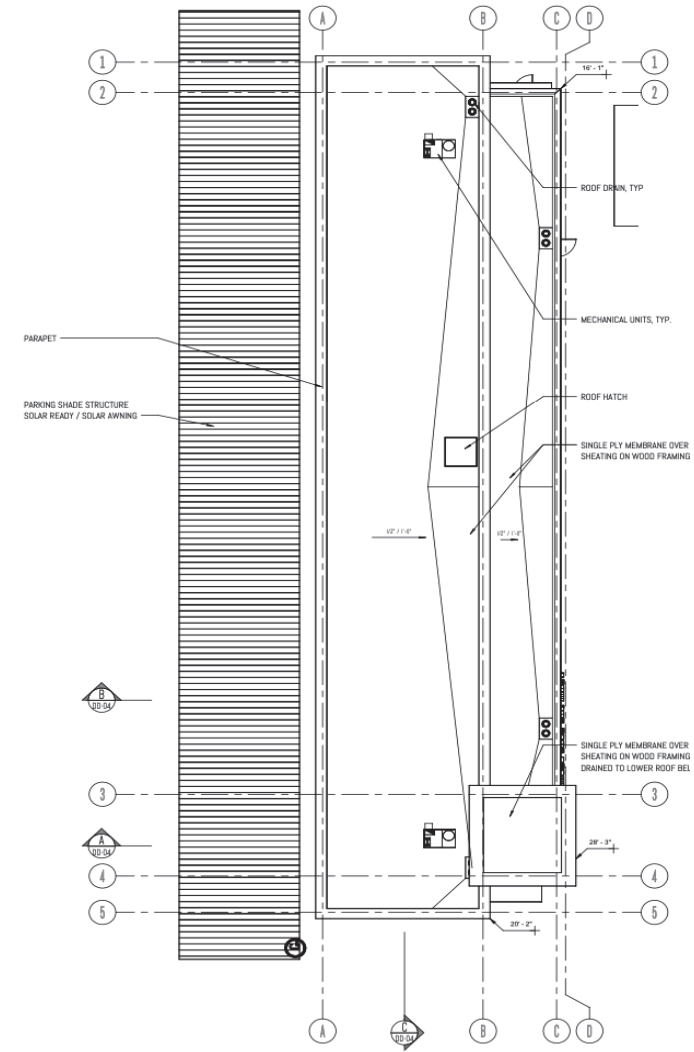
1 PROPOSED SITE PLAN  
00-02 1/2" = 1'-0"



2 SCHEMATIC FLOOR PLAN  
00-02 1/8" = 1'-0"

**Room Legend**

- CAR WASH TUNNEL
- CASHIER / OFFICE
- EMPLOYEE LOUNGE
- EQUIPMENT ROOM
- I.T.
- RESTROOM



3 SCHEMATIC ROOF PLAN  
00-02 1/8" = 1'-0"

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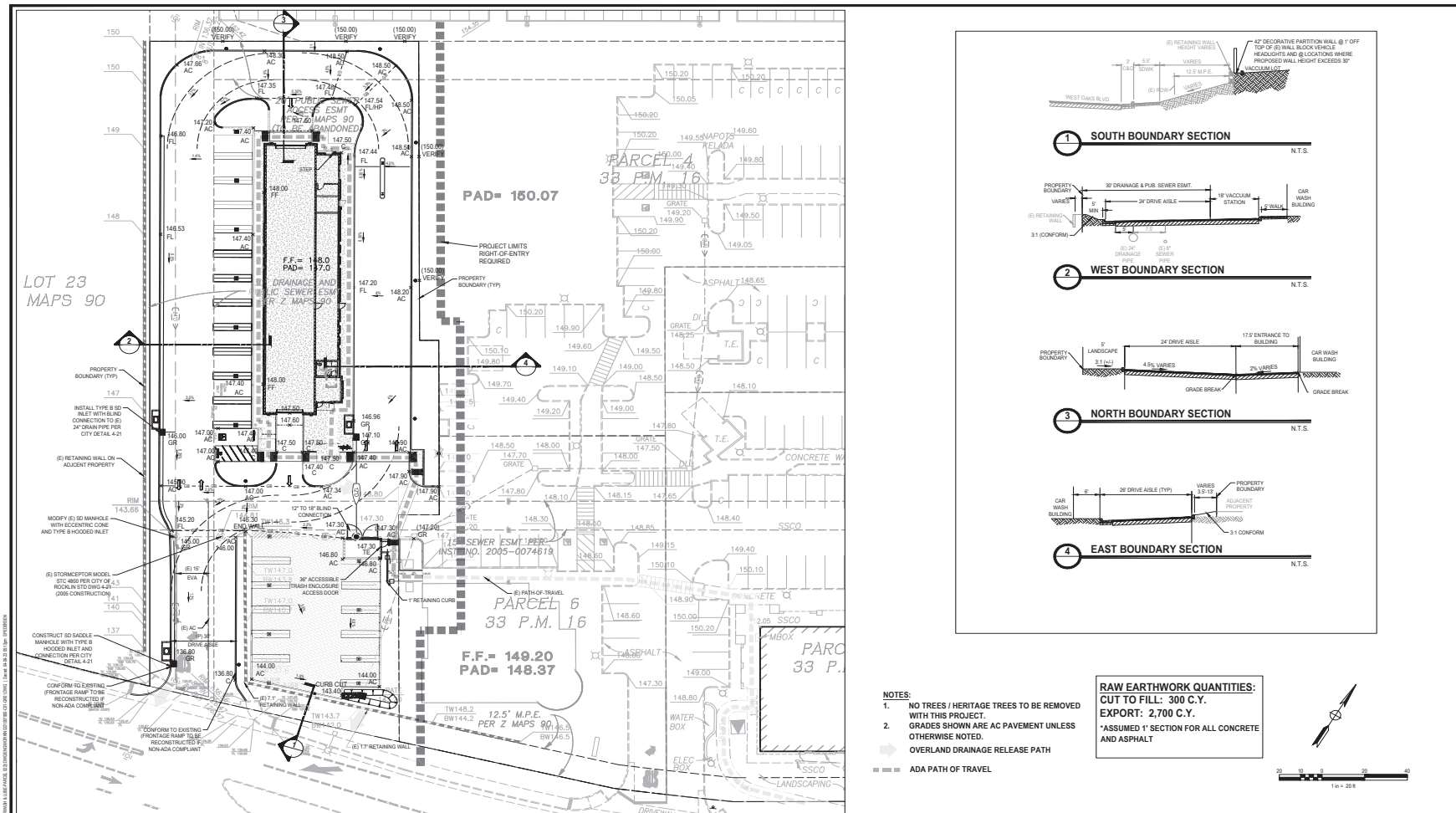


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## Preliminary Grading Plan



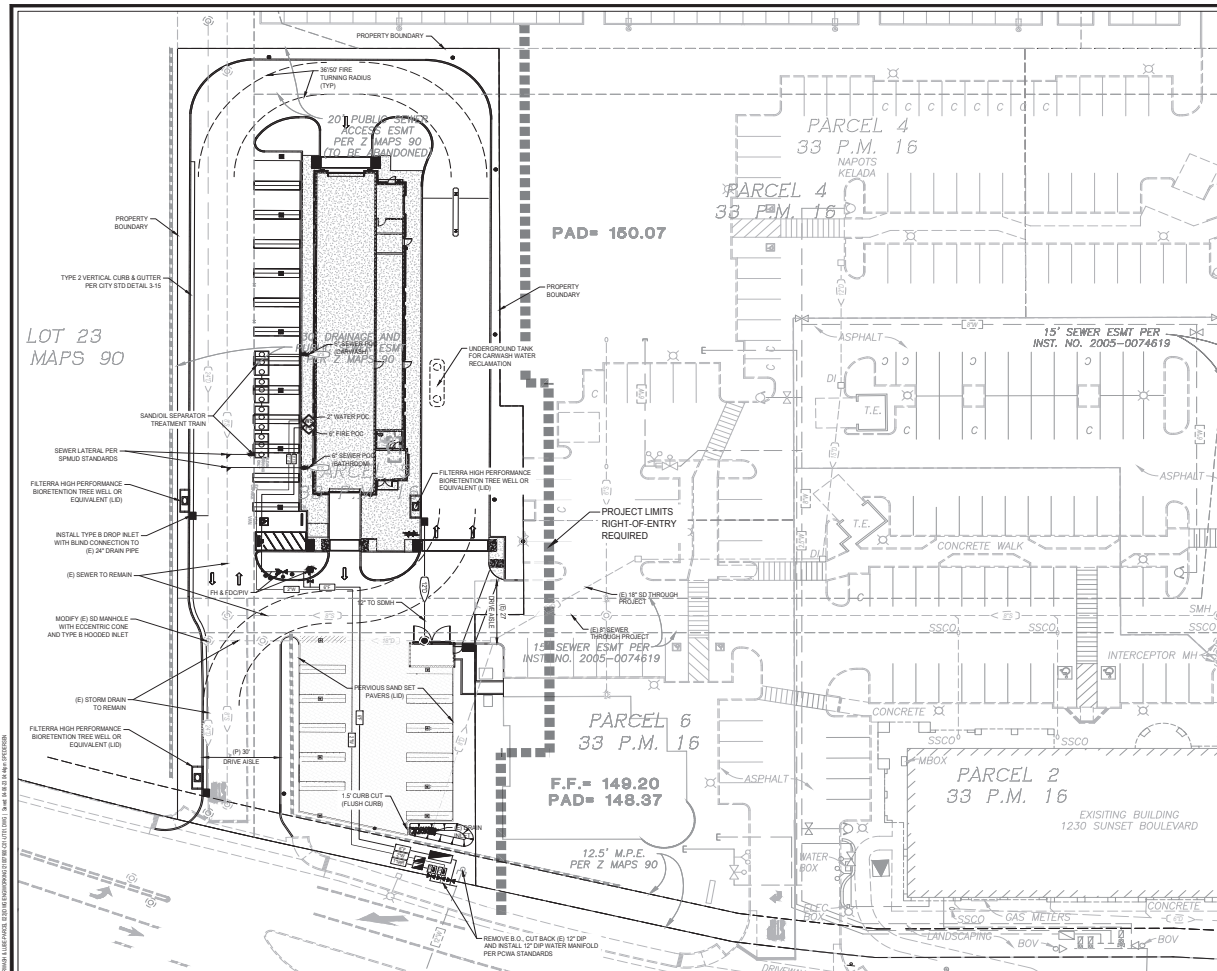
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# Preliminary Utility Plan



NOTES:

1. SEWER SERVICE SIZING TO BE VERIFIED WITH BUILDING REQUIREMENTS.
2. WATER AND FIRE SERVICE SIZING TO BE VERIFIED WITH BUILDING REQUIREMENTS.
3. SAND/OIL SEPARATOR TREATMENT TRAIN SYSTEM TO TREAT CARWASH WATERS PRIOR TO DISCHARGE TO SEWER.
4. NOTE: CARWASH WATERS DO NOT ENTER THE STORM DRAIN SYSTEM. THEY ARE CONTAINED AND ROUTED TO SEWER.

## **ABBREVIATIONS**

[illegible]

### UTILITY LEGEND

EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE & SIZE
		SANITARY SEWER PIPE & SIZE
		DOMESTIC WATER PIPE & SIZE
		FIRE PROTECTION WATER PIPE & SIZE
		RECLAIMED WATER SERVICE
		CATV, TEL, ELEC, OR JOINT TRENCH
		MANHOLE
		DRAIN INLET
		SANITARY SEWER CLEANOUT
		VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		BUILDING FIRE SERVICE
		BUILDING WATER SERVICE
		RIDGE OR GRADE BREAK
		FIRELINE OF SIGNAL
		FENCE
		4-WAY SHIELDED INTERSECTION

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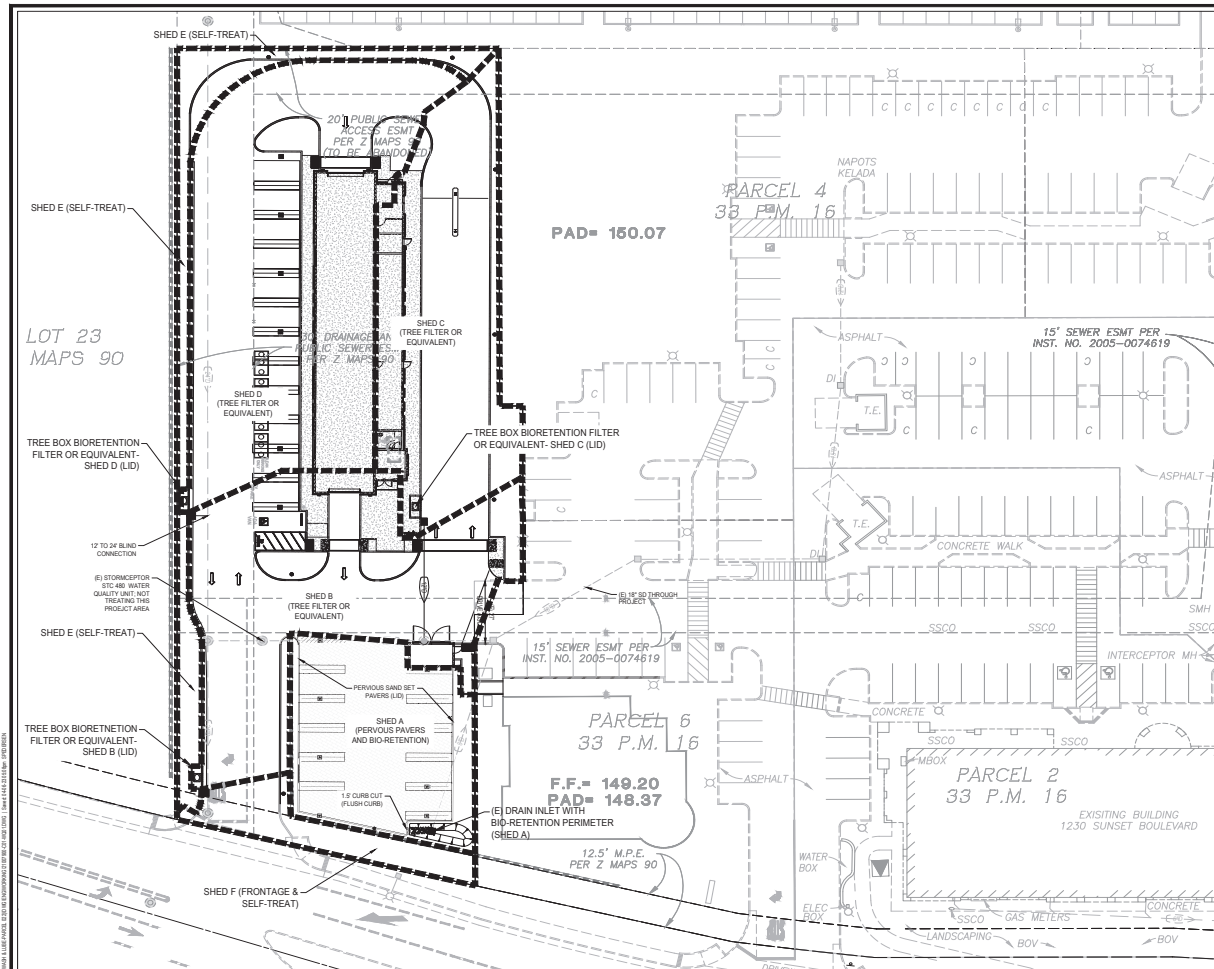
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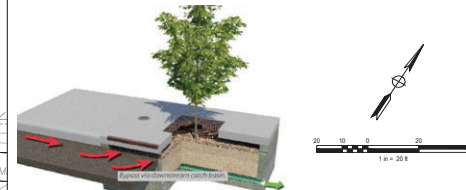
Preliminary Water Quality Plan



### NOTES:

1. LONG TERM BMPs PROPOSED WITH THIS PROJECT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE CITY OF ROCKLIN POST-CONSTRUCTION MANUAL.
2. ALL DRAIN INLETS TO BE MARKED WITH A PLACARD STATING: "NO DUMPING" FLOWS TO CREEK" OR SIMILAR.
3. INTERIOR FLOOR DRAINS WILL BE PLUMBED TO SANITARY SEWER.
4. LANDSCAPE DESIGN WILL ACCOMPLISH THE FOLLOWING:
  - 4.1. PRESERVE EXISTING NATIVE TREES TO THE MEP.
  - 4.2. MINIMIZE IRRIGATION AND RUNOFF TO PROMOTE SURFACE INFILTRATION WHERE APPROPRIATE AND TO MINIMIZE THE USE OF FERTILIZERS AND PESTICIDES THAT CAN CONTRIBUTE TO STORM WATER POLLUTION.
5. ROUTE CARWASH EFFLUENT TO THE SANITARY SEWER SYSTEM.
6. PLACE PLACARD AT TRASH ENCLOSURE THAT STATES: "DO NOT DUMP HAZARDOUS MATERIALS HERE" OR SIMILAR.
7. SAND SET PAVERS TO BE CONSIDERED IN THE VEHICLE VACUUM AREA TO INCREASE INFILTRATION AND REDUCE RUNOFF.
8. EXISTING STORMCEPTOR STC 480 TO REMAIN AS PART OF THE CENTER'S OVERALL POST-CONSTRUCTION STORM WATER QUALITY CONTROL PLAN. NOTE, WHILE RUNOFF FROM SHED "C" OF THIS PROJECT WILL BE ROUTED THROUGH THE STORMCEPTOR PIPE NETWORK, SHED "C" RUNOFF WILL BE TREATED PRIOR IN A BIORETENTION TREE FILTER.
9. TREE-BOX FILTERS SHALL BE FILTERA HIGH PERFORMANCE BIORETENTION TREE WELLS FROM CONTECH (OR EQUIVALENT). NOTE, A FILTERA HIGH PERFORMANCE BIORETENTION BROCHURE HAS BEEN PROVIDED AS A SEPARATE DOCUMENT IN THIS ENTITLEMENT PACKAGE.
10. PROJECT TO CONSIDER INSTALLING A 4'-6" LAYER OF AMENDED SOIL OVER PROPOSED LANDSCAPE AREAS TO INCREASE INFILTRATION AND MINIMIZE STORM WATER RUNOFF.

DMA TABLE			
AREA	SIZE (SF)	IMPERVIOUS %	TREATMENT
SHED A	6,350	0	SAND SET PAVERS AND BIO-RETENTION
SHED B	9,975	95%	TREE-BOX FILTER
SHED C	8,525	80%	TREE-BOX FILTER
SHED D	14,050	98%	TREE-BOX FILTER
SHED E	3,150	0%	SELF-TREATED
SHED F	1,900	41%	SELF-TREATED AND FRONTAGE DRIVE ENTRY
TREATED AREA (A-D)	38,900		
SELF-TREATED AREA (E-F)	5,050		



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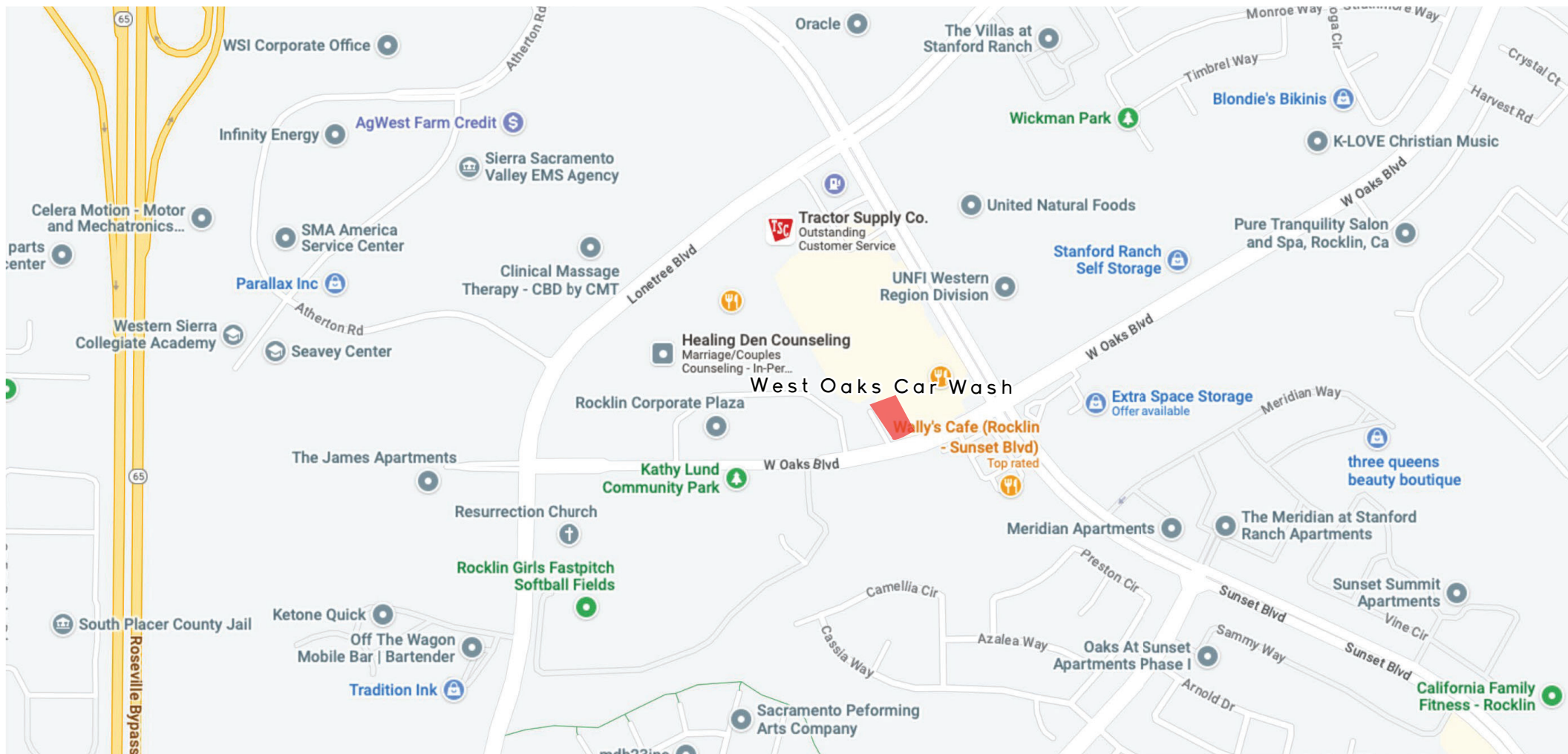
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Area Maps

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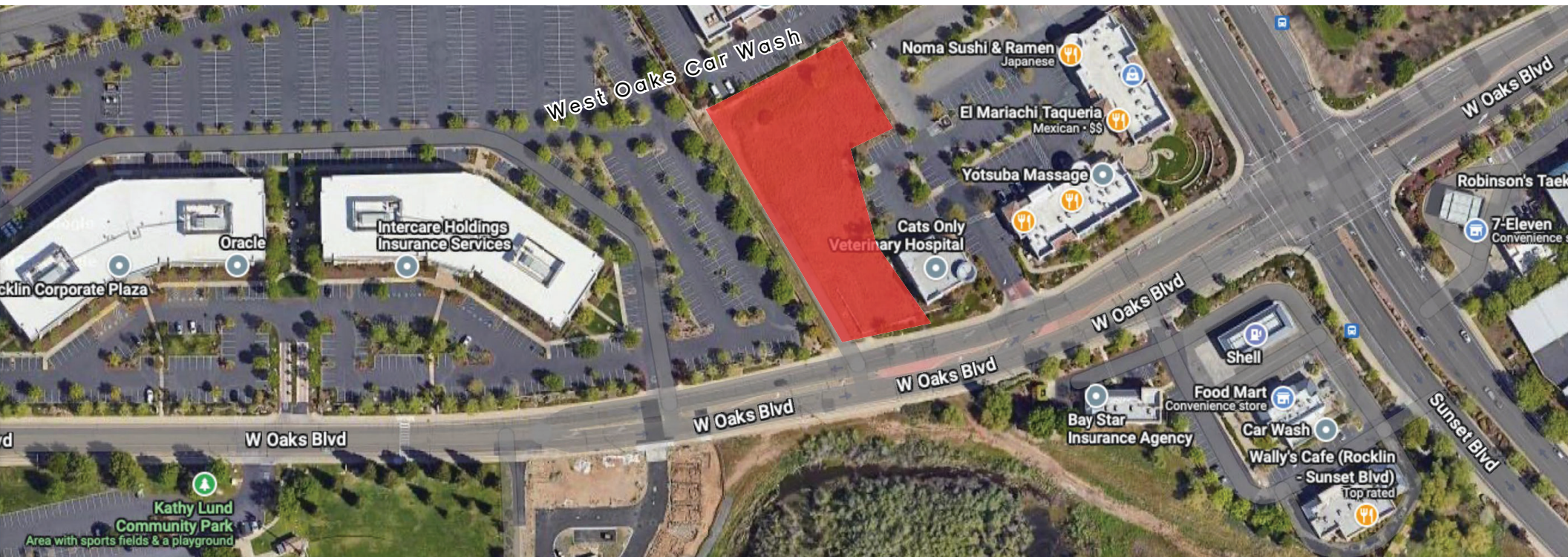
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## The Company

The focus of Crossroad Ventures Group is to provide unparalleled service to clients that require assistance with development, project management, construction management, commercial brokerage, residential brokerage and residential property management. We are a full service real estate company.

Crossroad Ventures Group combines over 100 years experience with a unique platform of specialized services. If you need to build a new project, manage a commercial building, or need a competent professional to assist in buying/leasing a building, Crossroad Ventures Group can provide the creative solutions to your critical decisions in commercial and residential real estate.

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