

# WEST OAKS

CAR WASH

FOR SALE

*ENTITLED LAND*

WEST OAKS BLVD.  
ROCKLIN, CA 95765



## OFFERING MEMORANDUM

- PURCHASE PRICE: \$1,500,000
- 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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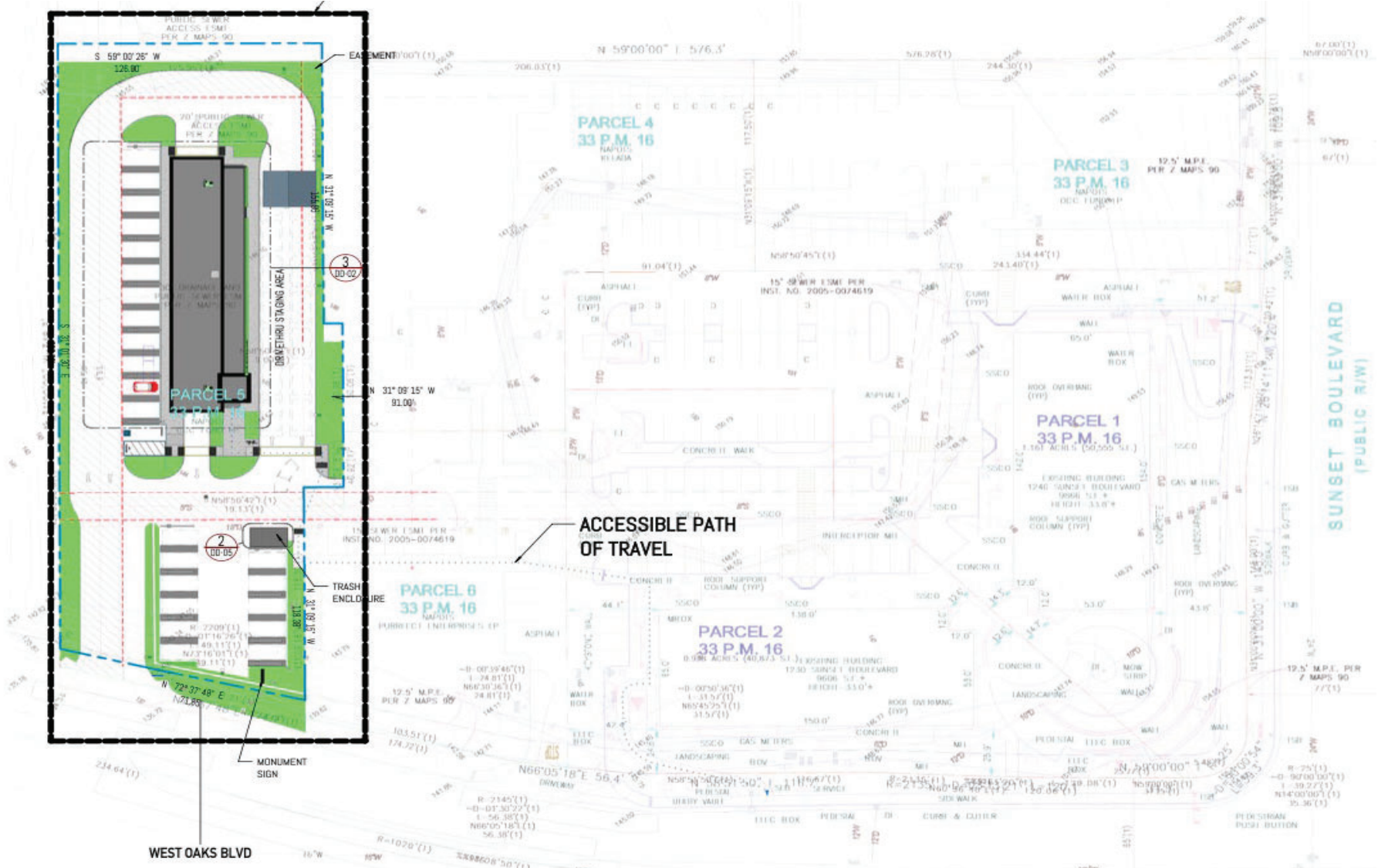
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# SITE PLAN

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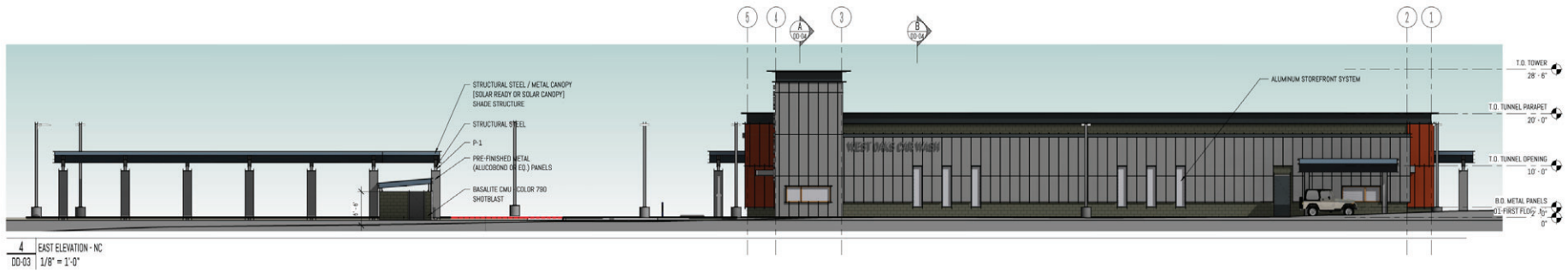
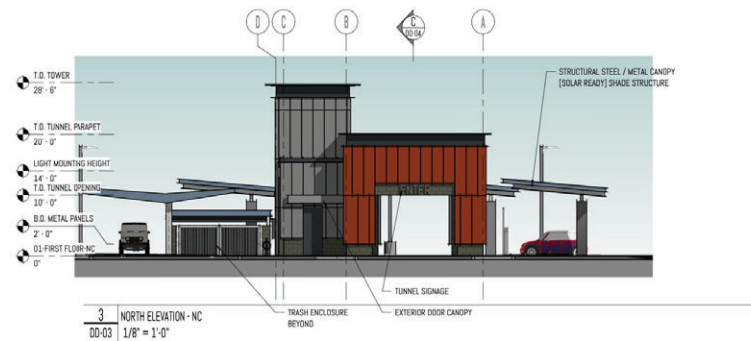
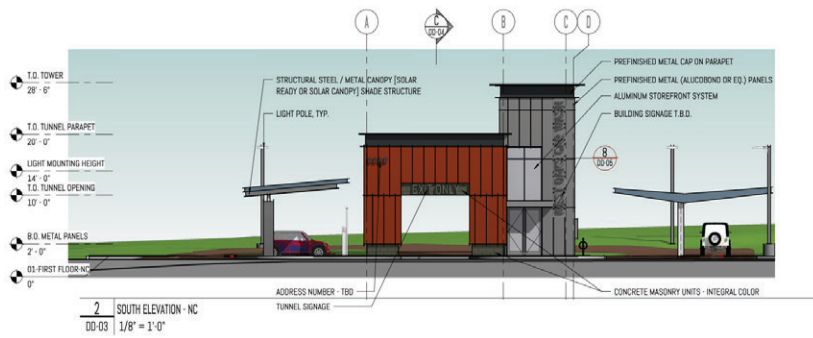
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### Schematic Elevations



# WEST OAKS

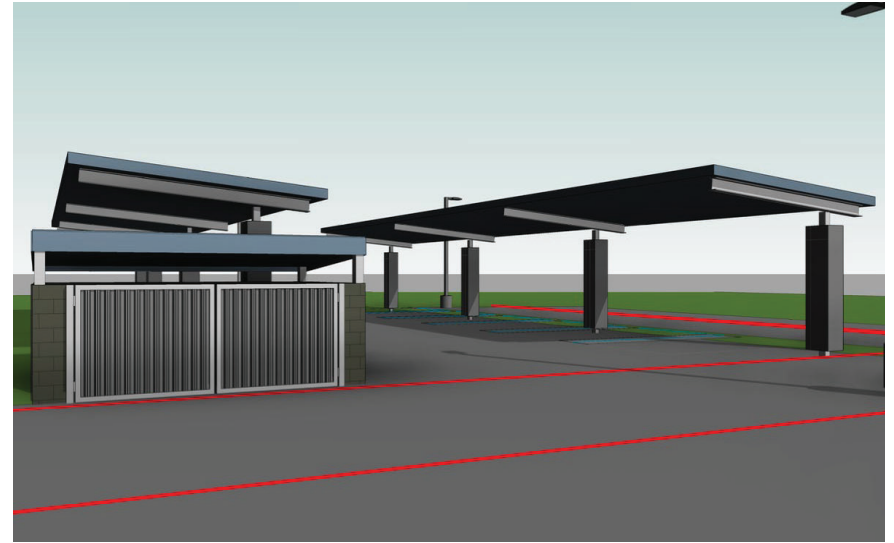
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### 3D Images

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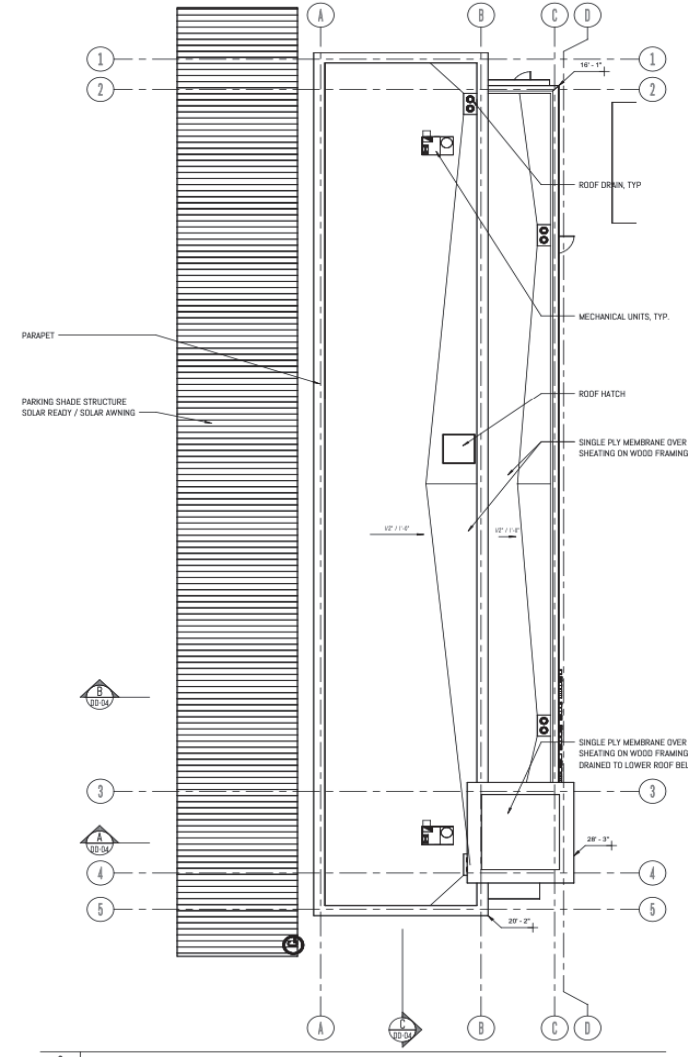
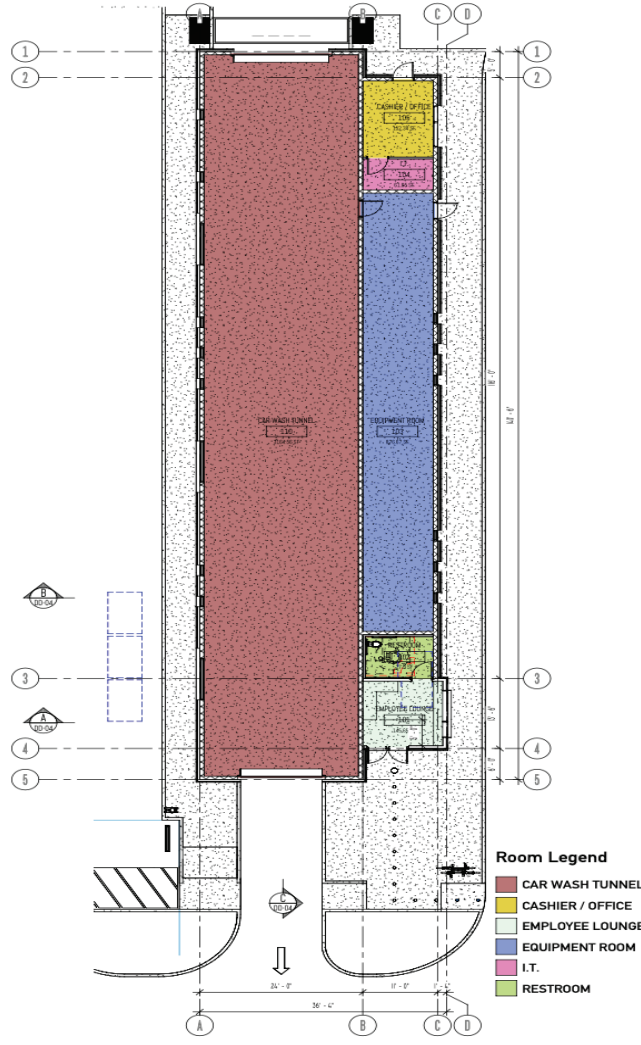
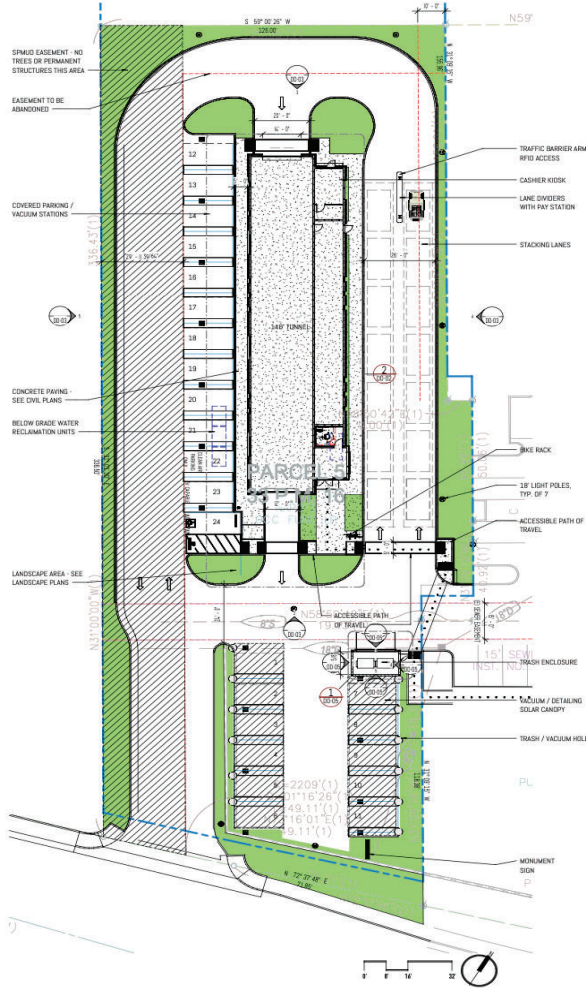
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### Floor Plan



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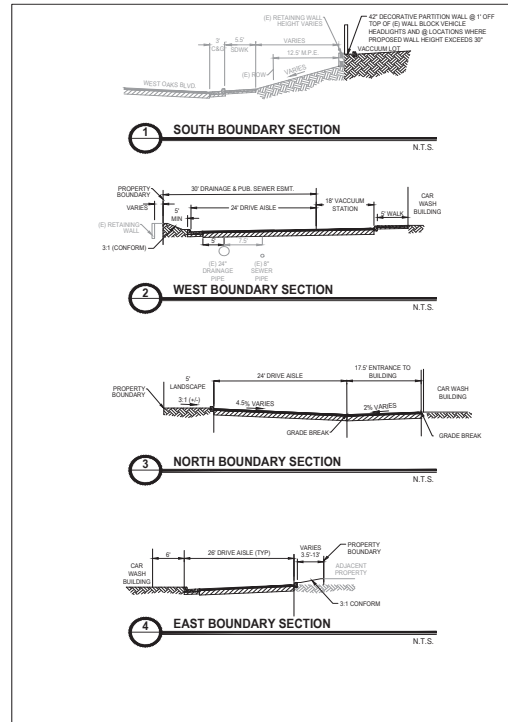
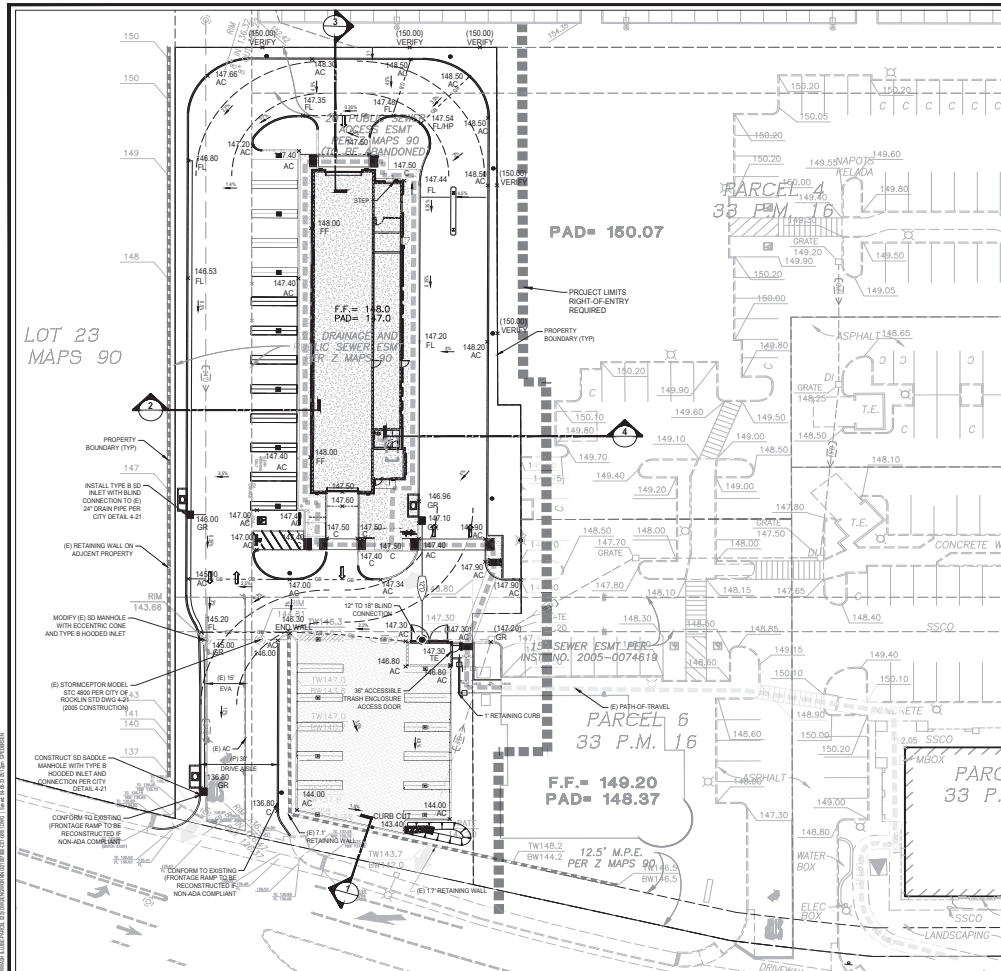
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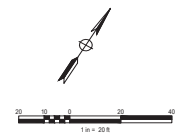
CAR WASH

Preliminary Grading Plan



- NOTES:
- NO TREES / HERITAGE TREES TO BE REMOVED WITH THIS PROJECT.
  - GRADES SHOWN ARE AC PAVEMENT UNLESS OTHERWISE NOTED.
  - OVERLAND DRAINAGE RELEASE PATH
  - ADA PATH OF TRAVEL

**RAW EARTHWORK QUANTITIES:**  
CUT TO FILL: 300 C.Y.  
EXPORT: 2,700 C.Y.  
\*ASSUMED 1" SECTION FOR ALL CONCRETE AND ASPHALT



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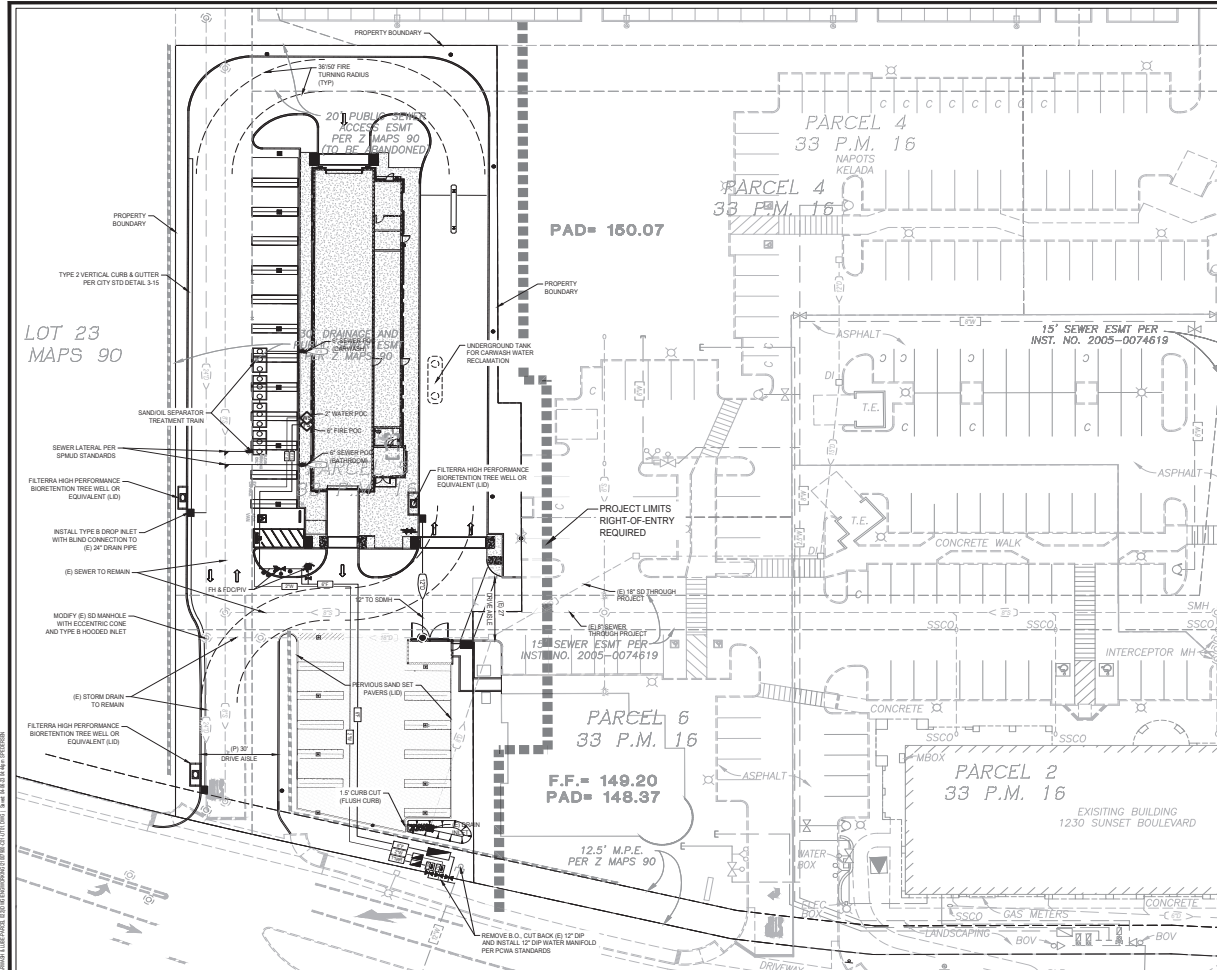
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### CAR WASH

### Preliminary Utility Plan



#### NOTES:

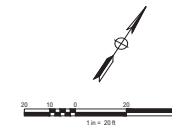
- SEWER SERVICE SIZING TO BE VERIFIED WITH BUILDING REQUIREMENTS.
- WATER AND FIRE SERVICE SIZING TO BE VERIFIED WITH BUILDING REQUIREMENTS.
- SAND/SLURRY SEPARATOR TREATMENT TRAIN SYSTEM TO TREAT CARWASH WATERS PRIOR TO DISCHARGE TO SEWER.
- NOTE: CARWASH WATERS DO NOT ENTER THE STORM DRAIN SYSTEM.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

#### ABBREVIATIONS

AB	ABSTRACT BASE	LT	LEFT
AC	ASPHALT TO CONCRETE OR ACRAE	MAX	MAXIMUM
AC	ASPH/CONCRETE CURVE	MB	MANHOLE
BLDG	BUILDING	MM	MINIMUM
BM	BENCH MARK	MN	NOT TO SCALE
BW	BOTTOM OF WALL	OH	OVERHEAD
BSBL	BUILDING SET BACK LINE	PS	POLE BOX
C&G	CURB AND GUTTER	PCC	POINT OF COMPOUND CURVE
CLAS	CURB, GUTTER AND SIDEWALK	PL I	POINT OF INTERSECTION
CONC	CONCRETE	PL E	PROPERTY LINE
CL	CENTRELINE	PP	POWER POLE
CO	COUNTY OR COUNTY	PC	POINT OF BEGINNING CURVE
COMBT	COMBUST	PTC	POINT OF TANGENCY
COTD	CLEAROUT TO DRIVE	PUB	PUBLIC UTILITY EASEMENT
CR	CURB RETURN	PVMT	PAVEMENT
D	DIAMETER	R	RADIUS OF HOSE
D	DRAIN INLET	RAD	RADIAL
D	DRAIN INLET	RP	REDUCED PRESSURE BACKFLOW
DP	DUCTILE IRON PIPE	RT	PREVENTER
DMH	DUCTILE IRON PIPE MANHOLE	RW	RIGHT OF WAY
DZ	DETAIL	S	SLOPE OF SEWER
DWG	DRAWING	SD	STORM DRAIN
DWY	DRAINWAY	SBM	SEWER MANHOLE
EL	ELEVATION	SS	STATIONARY SEWER
EL	ENDING	ST	STATION
EL	ENDING	SSD	STANDARD
EMT	EMERGENCY	SW	SIDEWALK
FL	FLOWLINE	TS	TOP OF SINK
G	GAS	TC	TOP OF CURB
GB	GAS BREAK	TEL	TELEPHONE
GR	GUTTER FLOWLINE	TEMP	TEMPORARY
GR	GUTTER FLOWLINE	TE	TELEPHONE MANHOLE
HSL	HYDRULIC GRADE LINE	TR	TRANSITION
INT	INTERSECTION	TR	TRANSITION
INV	PIPE INVERT	TS	TRAFFIC SIGNAL
IR	IRRIGATION	TW	TYPICAL
L	LENGTH	UP	UNDERGROUND
LIP	EDGE OF GUTTER PAN	W	WATER
LSCP	LANDSCAPE	WS	WATER SERVICE

#### UTILITY LEGEND

EXISTING	PROPOSED	DESCRIPTION
(30)	(15)	STORM DRAIN PIPE & SIZE
(20)	(12)	SANITARY SEWER PIPE & SIZE
(15)	(8)	DOMESTIC WATER PIPE & SIZE
(12)	(6)	FIRE PROTECTION WATER PIPE & SIZE
(10)	(4)	RECLAIMED WATER PIPE & SIZE
(8)	(3)	CATV, TEL, ELEC. OR JOINT TRENCH
(6)	(2)	MANHOLE
(4)	(1)	DRAIN INLET
(3)	(0.5)	SANITARY SEWER CLEANOUT
(2)	(0.25)	VALVE
(1)	(0.125)	FIRE HYDRANT
(0.5)	(0.0625)	BLOW OFF VALVE
(0.25)	(0.03125)	BUILDING FIRE SERVICE
(0.125)	(0.015625)	BUILDING WATER SERVICE
(0.0625)	(0.0078125)	RIDGE OR GRADE BREAK
(0.03125)	(0.00390625)	FLOWLINE OF SHALE
(0.015625)	(0.001953125)	FENCE
(0.0078125)	(0.0009765625)	4-WAY SIGNALIZED INTERSECTION



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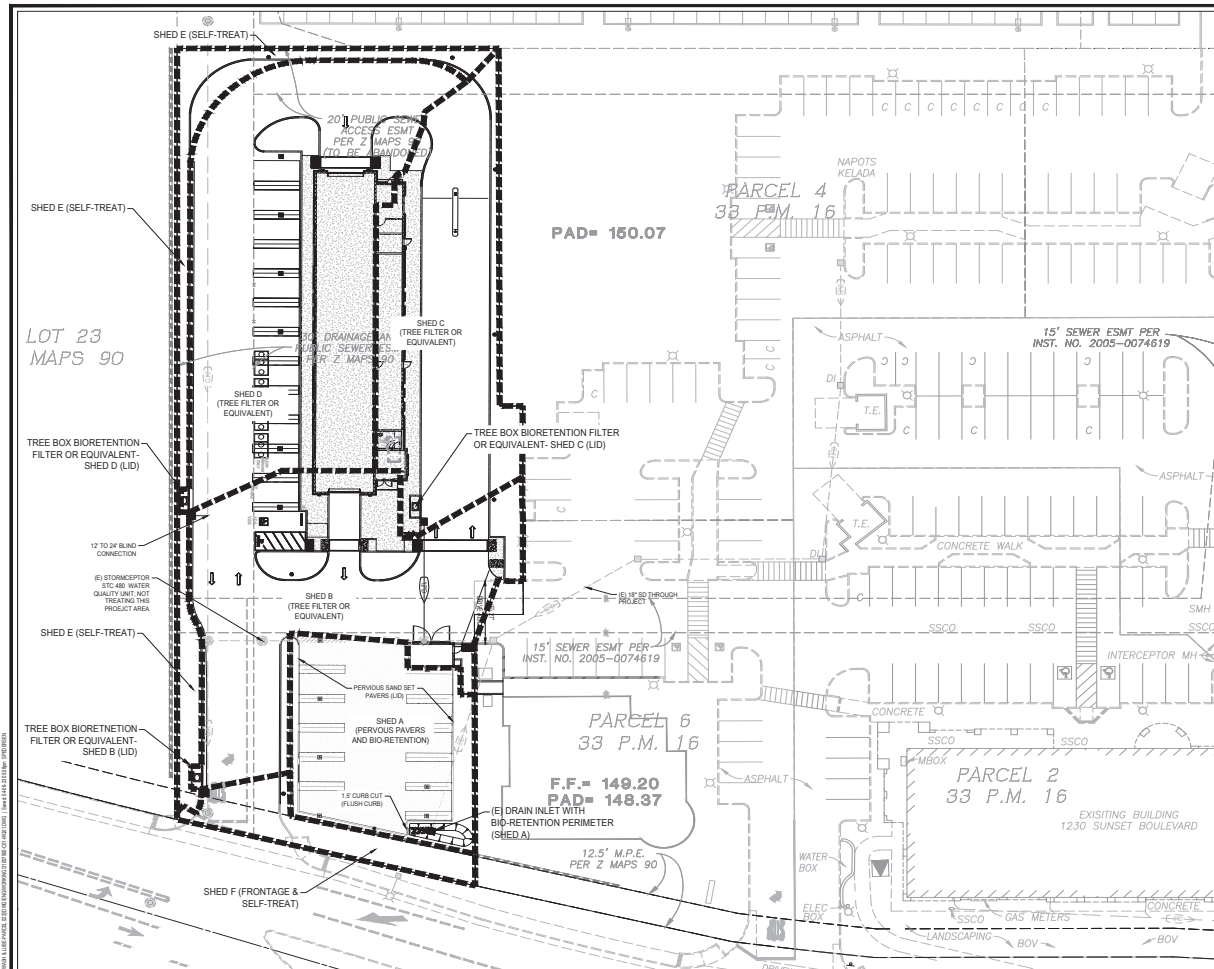
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Preliminary Water Quality Plan

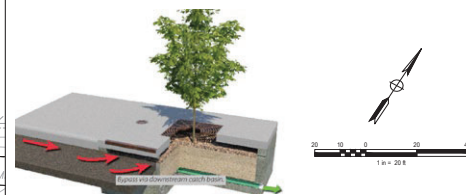
## CAR WASH



### NOTES:

- LONG TERM BMPs PROPOSED WITH THIS PROJECT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE CITY OF ROCKLIN POST-CONSTRUCTION MANUAL.
- ALL DRAIN INLETS TO BE MARKED WITH A PLACARD STATING: "NO DUMPING" FLOWS TO CREEK" OR SIMILAR.
- INTERIOR FLOOR DRAINS WILL BE PLUMBED TO SANITARY SEWER.
- LANDSCAPE DESIGN WILL ACCOMPLISH THE FOLLOWING:
  - PRESERVE EXISTING NATIVE TREES TO THE MEP.
  - 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.
- ROUTE CARWASH EFFLUENT TO THE SANITARY SEWER SYSTEM.
- PLACE PLACARD AT TRASH ENCLOSURE THAT STATES: "DO NOT DUMP HAZARDOUS MATERIALS HERE" OR SIMILAR.
- SAND SET PAVERS TO BE CONSIDERED IN THE VEHICLE VACUUM AREA TO INCREASE INFILTRATION AND REDUCE RUNOFF.
- EXISTING STORMCEPTOR STC 480 TO REMAIN AS PART OF THE CENTER'S OVERALL POST-CONSTRUCTION STORM WATER 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.
- TREE BOX FILTERS SHALL BE FILTERRA HIGH PERFORMANCE BIORETENTION TREE WELLS FROM CONTECH (OR EQUIVALENT). NOTE, A FILTERRA HIGH PERFORMANCE BIORETENTION BROCHURE HAS BEEN PROVIDED AS A SEPARATE DOCUMENT IN THIS ENTITLEMENT PACKAGE.
- PROJECT TO CONSIDER INSTALLING A 4"-6" LAYER OF AMENDED SOIL OVER PROPOSED LANDSCAPE AREAS TO INCREASE INFILTRATION AND MINIMIZE STORM WATER RUNOFF.

AREA	DMA TABLE		TREATMENT
	SIZE (SF)	IMPERVIOUS %	
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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## 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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