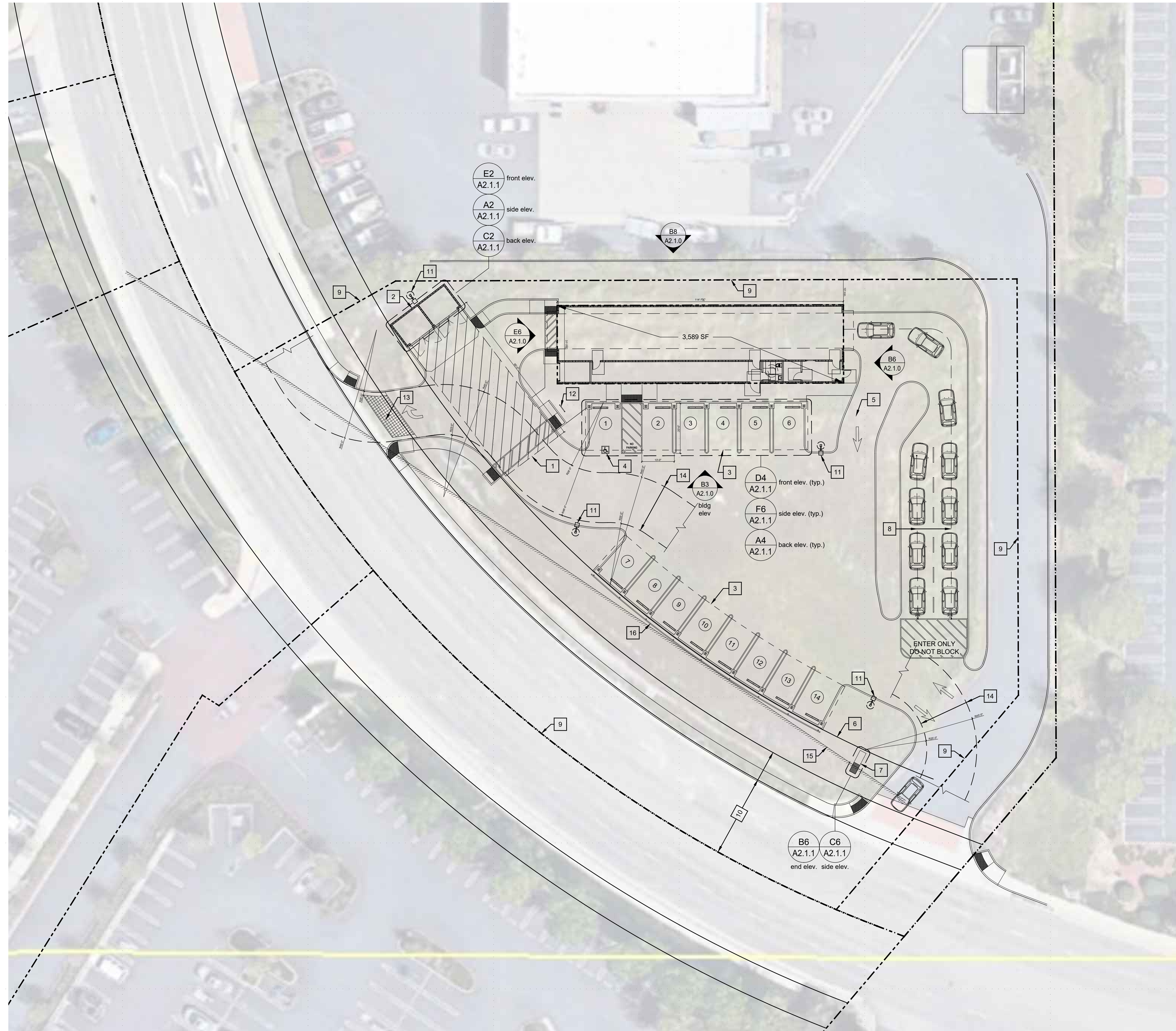
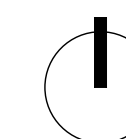


Z:\Projects\PA2020_0022 Turbo Shine 9095 Fairway Drive RSVL13-SD\01-Site Plan\A110 PA2020_0022_Ref_Site_Plan_0526-2021.dwg, 5/26/2021 2:48:02 PM, ARCH full bleed D (24.00 x 36.00 inches)



A8 fit plan

1:20



reference site plan notes:

- content included on this exhibit is limited to a non-surveyed site "fit plan" for internal planning purposes only - nothing other than design intent shall be assumed from this plan
- refer to the civil drawing for specific site information
- refer to the landscape exhibit for planting plan and information

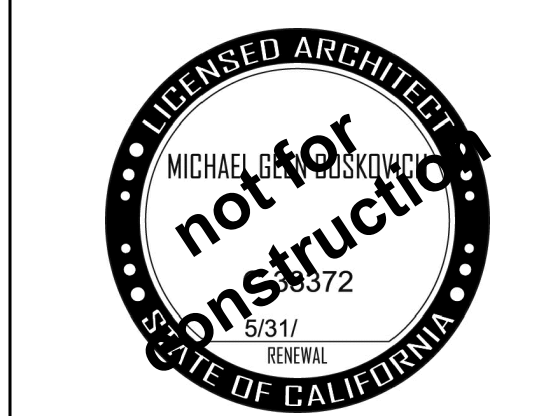
keynotes

- clear space approach
- trash enclosure
- shade structure o/h
- accessible vacuum stall
- queue exit
- 30' landscape set back - refer to landscape plan for more information
- monument sign location
- queuing stack length - 220'
- property line - refer to civil for more information
- utility easement(s) - refer to civil for more information
- site lighting - final location and number of standards TBD through a photometric plan by an electrical engineer / all required lighting levels shall be met per city standards as set forth in the conditions of approval / fixture spec, pedestal, and height to match existing at adjacent properties
- bike rack location - minimum 2 bicycle rack to be provided
- match existing stamped concrete in color and pattern to that of the existing drive aisle apron and surrounding conditions
- maintain city required turning radii for onsite circulation of 25'R/45'OR
- approximate site line
- city requested landscape screen wall

Exhibit B



pull architecture, inc.
 3752 vineyard road
 roseville, ca 95747
 916.740.3726
 www.pullarchitecture.com



These drawings, designs, sketches and ideas, as well as any and all electronic files are the sole and exclusive property of "pull architecture". These plans were created and developed by and for the architect's work. Nothing contained or represented on these documents shall be used by any person, firm or other entity for any purpose without the prior written consent of an authorized and recognized representative of "pull architecture". The work contained on these drawings and documents applies to this project exclusively, and is not to be used for other projects whether related, implied or future.

revisions:	date:
A 1st Round Planning Review	04.07.21 BOSKO
B 2nd Round Planning Review	05.26.21 BOSKO

note:

project: **Turbo Shine**
 5850 Five Star Blvd.
 Roseville, CA 95678

developed by: **Turbo Shine**
 8814 Fiador Court
 Roseville, CA 95747
 p. (916) 717-3299
 www.turboshinecarwash.com

project no.: **PA2020_0022**

date: **5.26.2021**

designed by: _____

drawn by: _____

checked by: _____

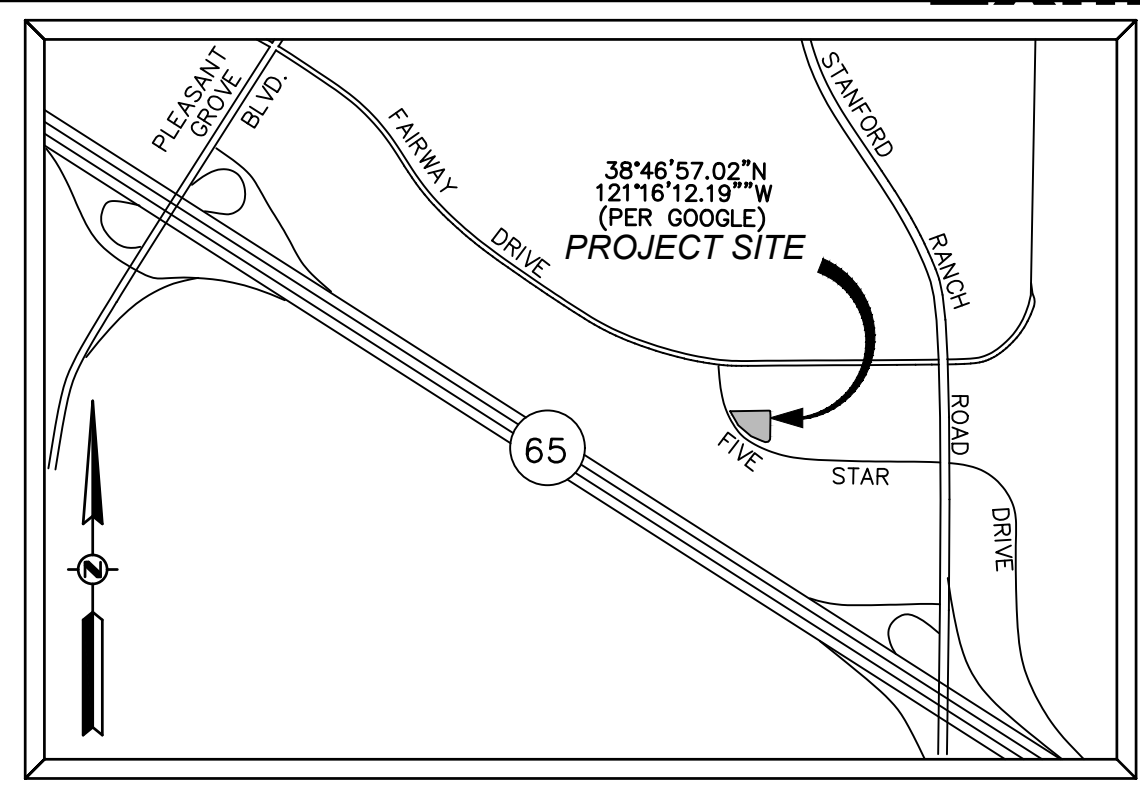
sheet: _____

reference site plan

A1.1.0

PRELIMINARY IMPROVEMENT PLANS FOR TURBO SHINE CARWASH

5850 FIVE STAR BLVD.
ROSEVILLE, CA 95678
APN: 017-123-048



VICINITY MAP
NOT TO SCALE

SHEET INDEX:

- C1 PRELIMINARY SITE PLAN
- C2 PRELIMINARY GRADING, DRAINAGE, AND PAVING PLAN
- C3 PRELIMINARY WATER AND SANITARY SEWER PLAN
- C4 PRELIMINARY SITE CROSS SECTIONS

BOUNDARY & TOPOGRAPHIC SURVEY:

BY: RFE ENGINEERING, INC.
DATE OF SURVEY: DECEMBER 16, 2020

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS THE CITY OF ROSEVILLE BENCHMARK NO. 100, WHICH IS A 3/4" BRASS DISC STAMPED SEPTEMBER 200 LS6046 ON TOP OF CENTER MEDIAN CURB ON FAIRWAY DRIVE BRIDGE. 23 FEET FROM WESTERLY END OF BRIDGE. LOCATED APPROXIMATELY 3000 FEET WEST OF STANFORD RANCH ROAD.

ELEVATION: 189.254 FEET (NAVD 88)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAME AS AND IDENTICAL WITH THE BEARINGS AS SHOWN ON BOOK U OF MAPS, PAGE 61 P.C.R.O.

FLOOD PLAIN:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE X WHICH IS AN AREA OF MINIMAL FLOOD HAZARD. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: (06061C0942H) DATED: (NOVEMBER 2, 2018) CITY OF ROSEVILLE

JURISDICTION:

CITY OF ROSEVILLE

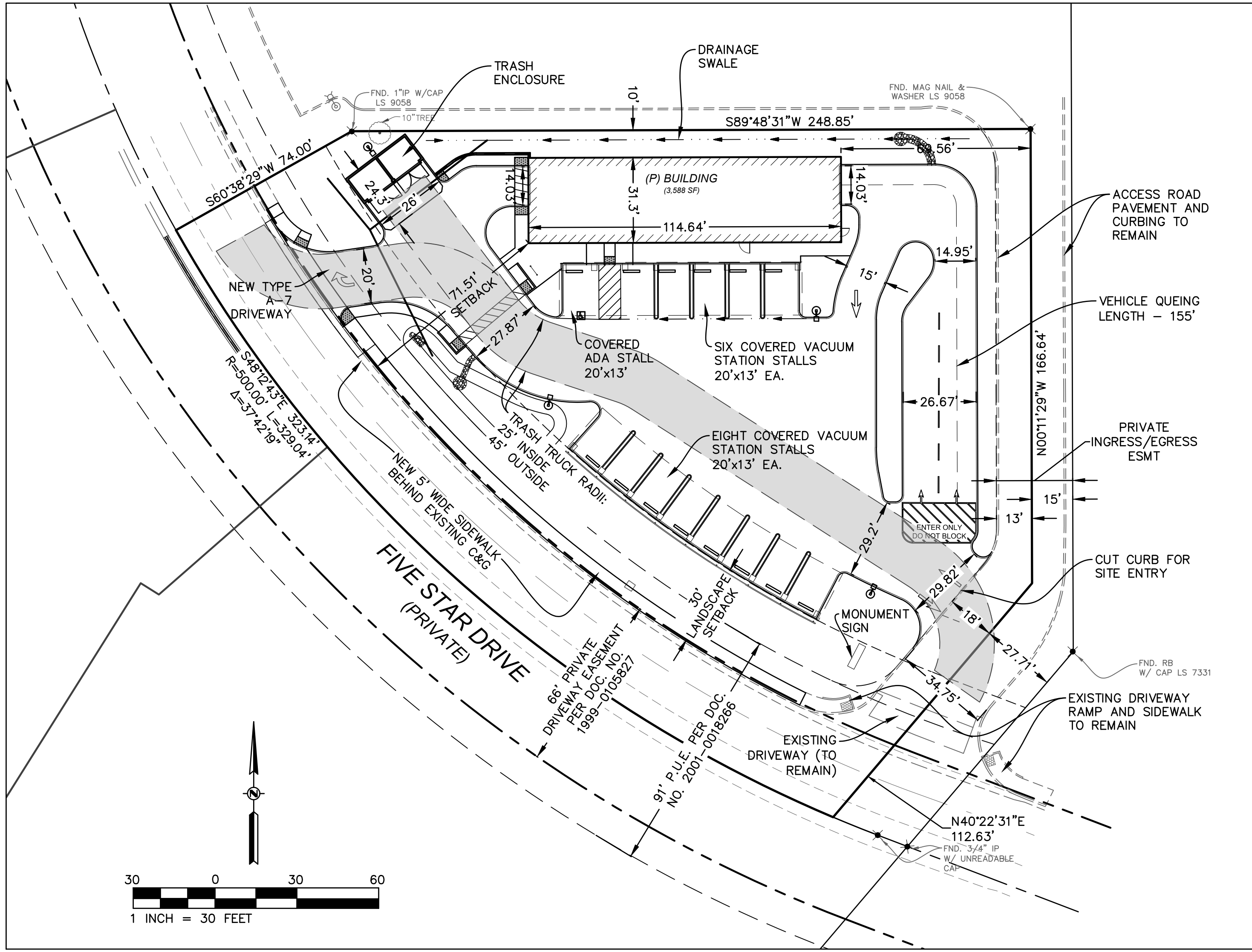
PROPERTY OWNER:

SFP & LIMITED PARTNERSHIP
P.O. BOX 5350
BEND, OR 97708

DEVELOPER:

TURBO SHINE CARWASH
8814 FIADOR COURT
ROSEVILLE, CA 95714
CONTACT: HERNANI ALVES
PHONE: 916-717-3299

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	XX"W	XX"W
SDMH	⊙	⊙
DRAINAGE INLET	■	■
DIRECTION OF SURFACE FLOW	→	→
OVERLAND RELEASE PATH	→	→
SSMH	○	○
SSCO	○	○
FIRE HYDRANT	⊕	⊕
WATER VALVE	⊕	⊕
WATER METER	⊕	⊕
REDUCED PRINCIPAL PRESSURE ASSEMBLY	⊕	⊕
STREET LIGHT	⊕	⊕
FENCE	X	X
INDEX CONTOUR	25	25
INTERMEDIATE CONTOURS	---	---
JUNCTION/PULL BOX SIGN	PB	PB
GRADE BREAK LINE	GB	GB
TREE & DRIP	○	○
PIPE CAP	⊕	⊕
HANDICAP RAMP	⊕	⊕
CONTROL POINT	⊕	⊕
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (ASPHALT CONCRETE)	157.01 AC	13.34 AC
MATCH (E) GRADE ELEVATION	13.61 AC	MATCH (E)
TRUNCATED DOMES	⊕	⊕
BUILDING	---	---
DOOR	---	---
TRASH TRUCK CIRCULATION INSIDE TURNING RADIUS = 25' OUTSIDE TURNING RADIUS = 45'	---	---



SITE PLAN

ABBREVIATIONS:

AB AGGREGATE BASE	FG FINISHED GROUND	PUE PUBLIC UTILITY EASEMENT
AC ASPHALT CONCRETE	FH FIRE HYDRANT	R RADIUS
ARV AIR RELEASE VALVE	FL FLOW LINE	RC RELATIVE COMPACTION
BC BEGIN CURVE	FS FIRE SPRINKLER	RCP REINFORCED CONCRETE PIPE
BLDG BUILDING	GB GRADE BREAK	ROW RIGHT-OF-WAY
BOC BACK OF CURB	GR GRATE ELEVATION	RT RIGHT TURN OR RIGHT
BOW BACK-OF-WALK	GV GATE VALVE	RPPA REDUCED PRESSURE PRINCIPLE ASSEMBLY
BW BOTTOM OF WALL	HDPE HIGH DENSITY POLYETHYLENE	SDMH STORM DRAIN MANHOLE
CONC CONCRETE	HP HIGH POINT	SD STORM DRAIN
C&G CURB & GUTTER	IRR IRRIGATION	SS SANITARY SEWER
CG&S CURB, GUTTER & SIDEWALK	INV INVERT	SSCO SANITARY SEWER CLEAN OUT
C CENTERLINE	JP JOINT POLE	SSMH SANITARY SEWER MANHOLE
CHB CHORD BEARING	L LENGTH	SWCT SAWCUT
CHD CHORD DISTANCE	LF LINEAL FEET	SW SIDEWALK OR SOUTHWEST
CMP CORRUGATED METAL PIPE	LIP LIP OF GUTTER	STA STATION
CR CURB RETURN	MAX MAXIMUM	STD STANDARD
CTV CABLE TV	MH MAINTENANCE HOLE	TC TOP OF CURB
DCDA DOUBLE CHECK DETECTOR ASSEMBLY	MIN MINIMUM	TP TOP OF PAVEMENT
DI DRAIN / DROP INLET	NE NORTHEAST	TS TOP OF SIDEWALK
DWG DRAWING	NW NORTHWEST	TW TOP OF WALL
DS DOWN SPOUT	OC ON CENTER	UNO UNLESS NOTED OTHERWISE
(E) EXISTING	OH OVERHEAD	W WATER
EC END CURVE	OHT&E OVERHEAD TELEPHONE & ELECTRIC	WM WATER METER
EP EDGE OF PAVEMENT	(P) PROPOSED	WV WATER VALVE
EV ELECTRIC VEHICLE	PCC PORTLAND CEMENT CONCRETE	WWF WELDED WIRE FABRIC
FDC FIRE DEPARTMENT CONNECTION	PIV POST INDICATOR VALVE	VCP VITRIFIED CLAY PIPE
FF FINISH FLOOR	PL PROPERTY LINE	VIF VERIFY-IN-FIELD
	POC POINT OF CONNECTION	

ITEM	EXISTING	PROPOSED
PERVIOUS AREA	40,443	12,972
IMPERVIOUS AREA	3,496	30,962
% IMPERVIOUS	7.95%	70.47%

ITEM	REQUIREMENTS	PROVIDED
PARKING REQUIRED	1 PER DRYING AND VACUUM AREA PLUS 100 FEET IN FRONT OF CAR WASH FOR STACKING	14 SPACES
MINIMUM PARKING DIMENSIONS	18' X 9' STD. 16' X 9' COMPACTS	20' X 13'
MINIMUM DRIVE AISLE WIDTH	24'	27.87'
ACCESSIBLE SPACES	1 SPACES	1 SPACES

*PARKING STANDARDS PER CITY OF ROSEVILLE MUNICIPAL CODE

LOCATION: 5850 FIVE STAR BLVD. ROSEVILLE, CA 95678
APN: 017-123-048
PARCEL AREA: 1.254 ACRES GROSS / 1.009 ACRES NET
ZONING: "CC/SA-HR" COMMUNITY COMMERCIAL / SPECIAL AREA - HIGHLAND RESERVE SPECIFIC PLAN
USE: COMMERCIAL - CARWASH

ITEM	REQUIREMENTS	PROVIDED
MINIMUM FRONT SETBACK	XX'	71.5'
MINIMUM INTERIOR SIDE SETBACK	XX'	10'
MINIMUM STREET SIDE SETBACK	XX'	N/A
MINIMUM REAR SETBACK	XX'	69.5'
MAXIMUM BUILDING HEIGHT	50'	XX'

REFERENCE IS MADE TO THE CITY OF ROSEVILLE MUNICIPAL CODE

TOTAL AREA DISTURBED: 0.923 ACRES

PRELIMINARY RAW EARTHWORK SUMMARY

CUT: 4,715 CY
FILL: 95 CY
NET: 4,620 CY (EXPORT)

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) 227-2600

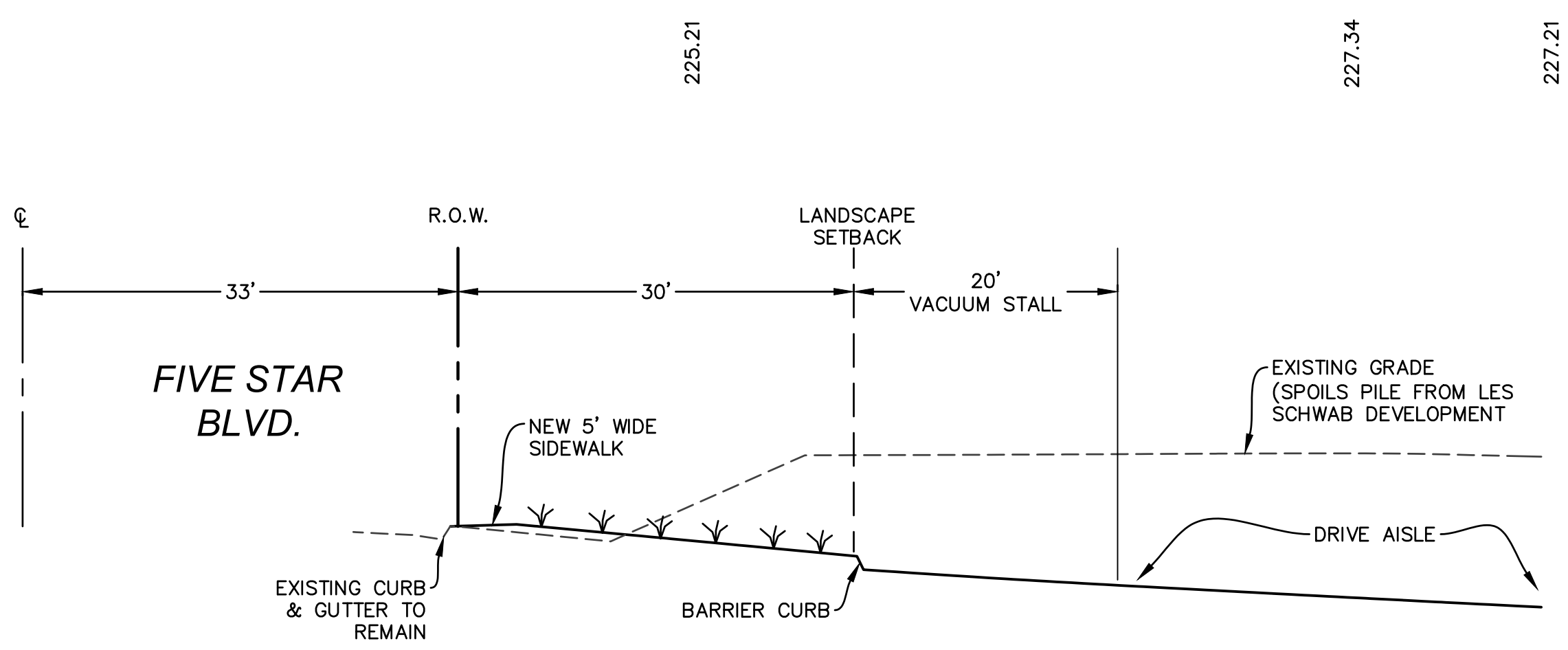
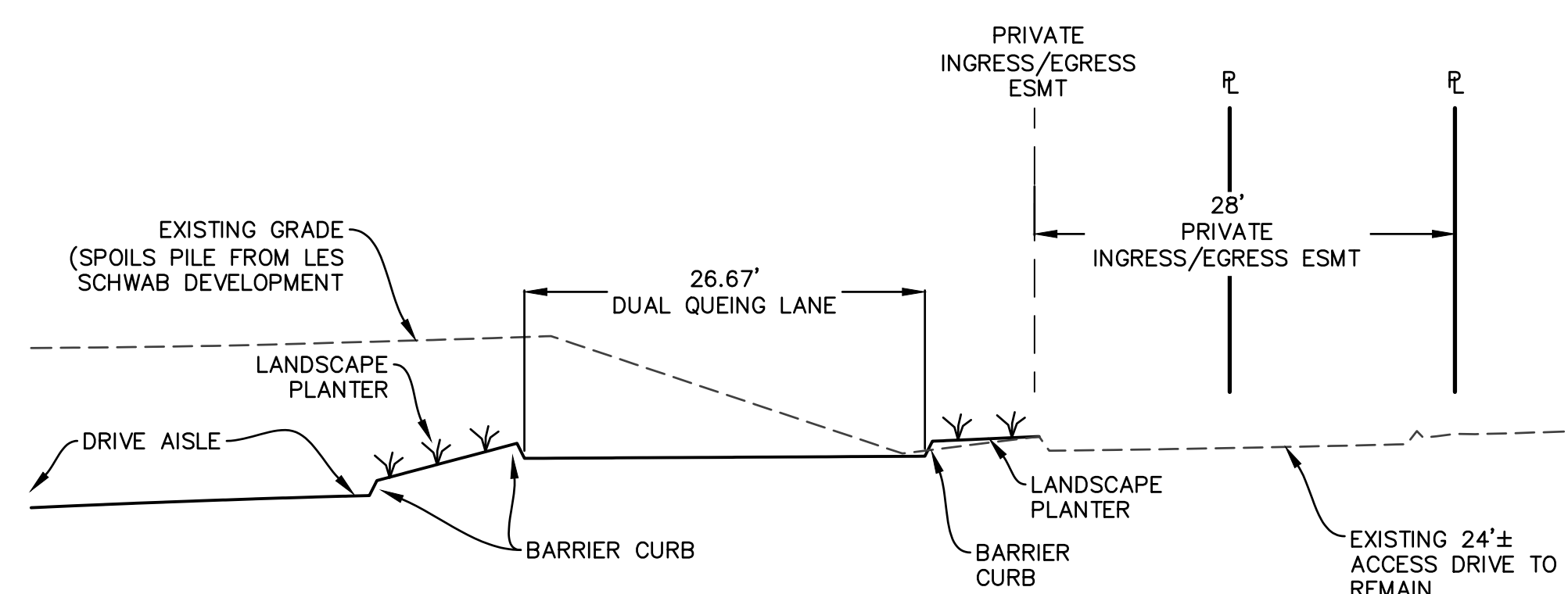
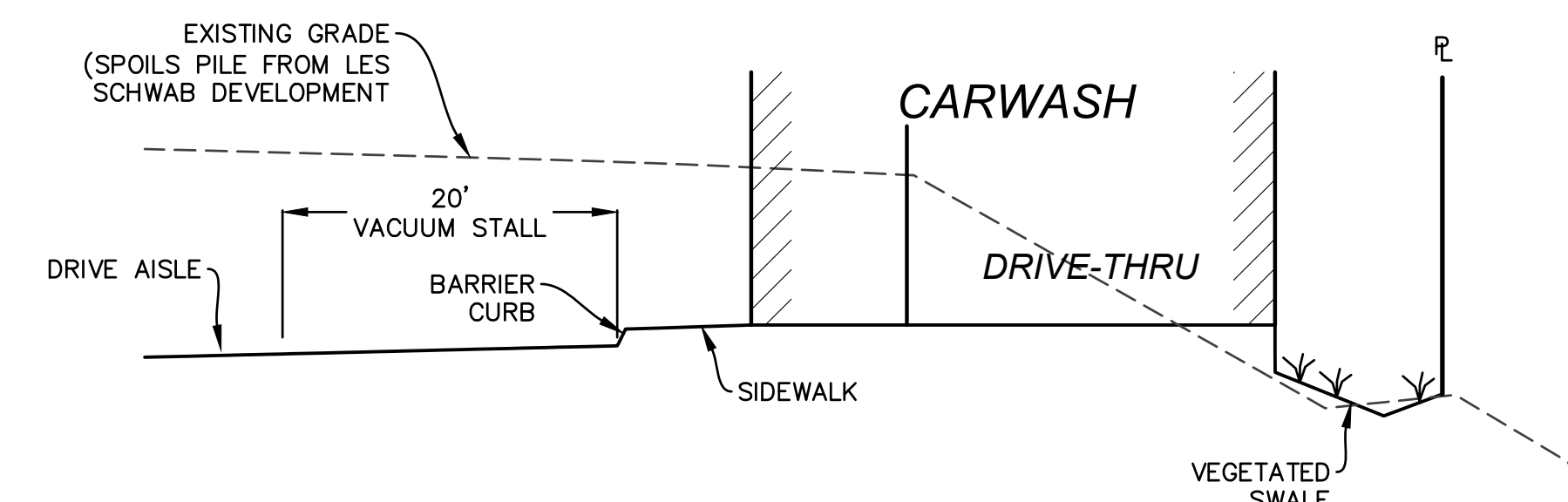
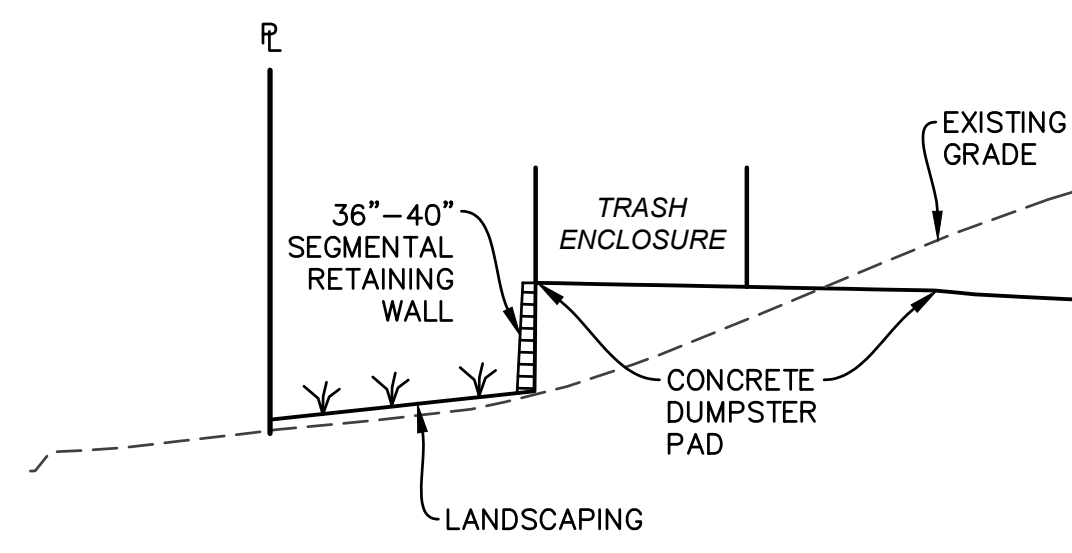
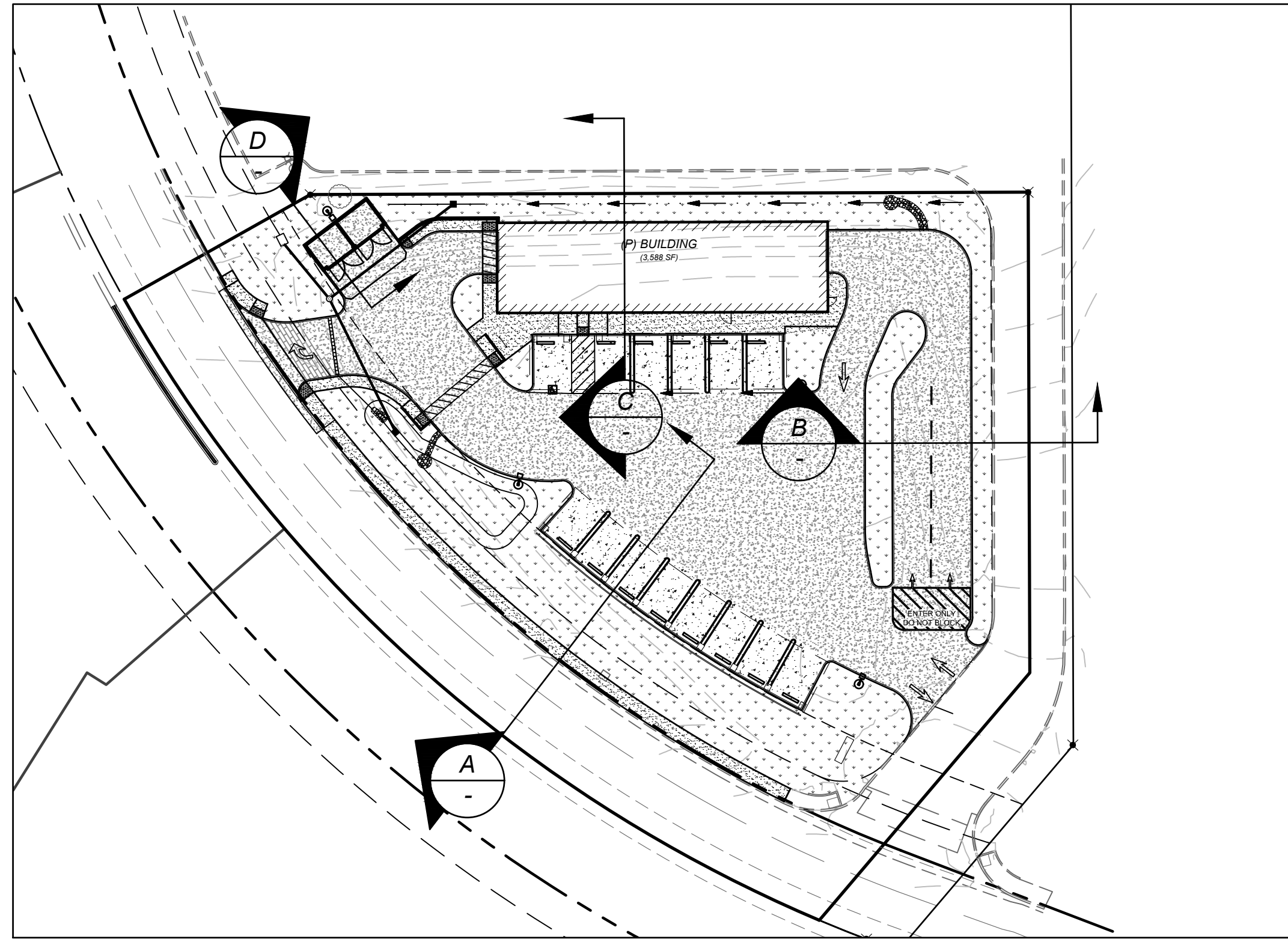
UNDERGROUND UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR 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 SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY	UTILITY CO.	CONTACT	PHONE
U.S.A			1-800-227-2600
GAS	PACIFIC GAS & ELECTRIC		(916) 889-3269
ELECTRIC	ROSEVILLE ELECTRIC UTILITY	ANDREW KOTZ	(916) 746-1662
FIRE	ROSEVILLE FIRE DEPT.	PATRICK CHEW	(916) 774-5823
WATER & SEWER	CITY OF ROSEVILLE DEPT. OF ENVIRONMENTAL UTILITIES	DAVE SAMUELSON	(916) 774-5770
DRAINAGE	ENGINEERING SERVICES	MATT TODD	(916) 774-5339
COMMUNICATIONS	CONSOLIDATED COMMUNICATIONS	MIKE SMUIN	(800) 720-1682
	COMCAST		(888) 824-8219

TURBO SHINE CARWASH
 5850 FIVE STAR BLVD.
 ROSEVILLE, CA 95678
PRELIMINARY SITE PLAN
 Sheet **C1**
 1 of 4
 05/27/2021
 RFE PROJECT #20187 - ROSEVILLE, TURBOSHINE, ROSEVILLE, CA
RFE ENGINEERING, INC.
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 2260 Douglas Blvd, Suite 160, Roseville, CA 95661
 PH: (916) 717-3299
 www.rfeengineering.com

2_A 2020 - Projects\20187 - Roseville - Turboshine\WORKING - CAD\Drawings\01_Site_Plan.dwg, May 27, 2021 - 11:36 am



REVISION	DATE	BY	APPRVD



RFE ENGINEERING, INC.
Civil Engineers - Planners - Surveyors
2260 Douglas Blvd., Suite 160, Roseville, CA 95661
PH: (916)717-3299
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PH: (916)717-3299

TURBO SHINE CARWASH
5850 FIVE STAR BLVD.
ROSEVILLE, CA 95678
PRELIMINARY SITE SECTIONS

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PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
	CHILOPSIS LINEARIS 'TIMELESS BEAUTY/DESERT WILLOW	15 GALLON	4
	MELALEUCA LINARIIFOLIA/FLAXLEAF PAPERBARK	15 GALLON	9
	OLEA EUROPEA 'MAJESTIC BEAUTY/FRUITLESS OLIVE	15 GALLON	6
	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GALLON	3
	PYRUS C. 'RED SPIRE/FLOWERING PEAR (MODERATE WATER USE)	15 GALLON	3
	SHRUB & GROUND COVER AREA:		
	ACACIA REDOLENS 'DESERT CARPET/PROSTRATE ACACIA	1 GALLON	
	ARCTOSTAPHYLOS D. 'HOWARD McMINN'/MANZANITA*	5 GALLON	
	BACCHARIS PILULARIS 'PIGEON POINT/DWF. COYOTE BRUSH*	1 GALLON	
	CHONDROPETALUM TECTORUM/DWF. CAPE RUSH*	5 GALLON	
	CISTUS PURPUREUS/PURPLE ROCKROSE	5 GALLON	
	CISTUS SALVIIFOLIUS/SAGELEAF ROCKROSE	1 GALLON	
	CALLISTEMON V. 'LITTLE JOHN/DWF. BOTTLE BRUSH	5 GALLON	
	CAREX DIVULSA/EURASIAN GRAY SEDGE*	1 GALLON	
	DIANELLA REVOLUTA 'LITTLE REV/BLACK FLAX LILY	1 GALLON	
	GRASSES, BIOSWALE: DELTA BLUEGRASS "BIOFILTRATION SOD"	SOD	
	HESPERALOE X. 'BRAKE LIGHTS/HYBRID RED YUCCA	2 GALLON	
	JUNIPERUS SABINA 'BUFFALO/PROSTRATE JUNIPER	1 GALLON	
	LOMANDRA LONGIFOLIA 'BREEZE/DWF. MAT RUSH	1 GALLON	
	MACFADYENA UNGUIS-CATI/CATS CLAW VINE	5 GALLON	
	NERIUM O. 'DWARF RED'/PETITE RED OLEANDER	5 GALLON	
	NANDINA DOMESTICA 'GULF STREAM/DWF. HEAVENLY BAMBOO	5 GALLON	
	PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P./BEARD TONGUE*	1 GALLON	
	ROSA CALIFORNICA/WILD ROSE*	5 GALLON	
	SALVIA X. 'BEE'S BLISS/CREeping SAGE	1 GALLON	
	SALVIA MICROPHYLLA 'HOT LIPS/AUTUMN SAGE	5 GALLON	
	TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON	
	BIORETENTION PLANTER (SEE PLANTS MARKED W/ AN "*" ABOVE)		

NOTE: ALL PROPOSED PLANTS EXCEPT PYRUS C. ARE LISTED AS "LOW" OR "VERY LOW" IN THE STATE'S WUCOLS IV LIST.

PARKING LOT SHADE CALCULATIONS:

TREE TYPE	AREA/FULL	QUANTITY	SUBTOTAL	TOTAL
		FULL 3/4 1/2 1/4		
PARKING CANOPIES	N/A		3876 S.F.	3876 S.F.
				PARKING AREA: 5937 S.F.
				SHADE REQUIRED: 50% 2969 S.F.
				SHADE PROVIDED: 65% 3876 S.F.



Garth Ruffner
Landscape Architect
(916) 797-2576

4120 Douglas Blvd., #306-301, Roseville, California 95746
GarthRuffner.com CA Landscape Architect #2808

Project:

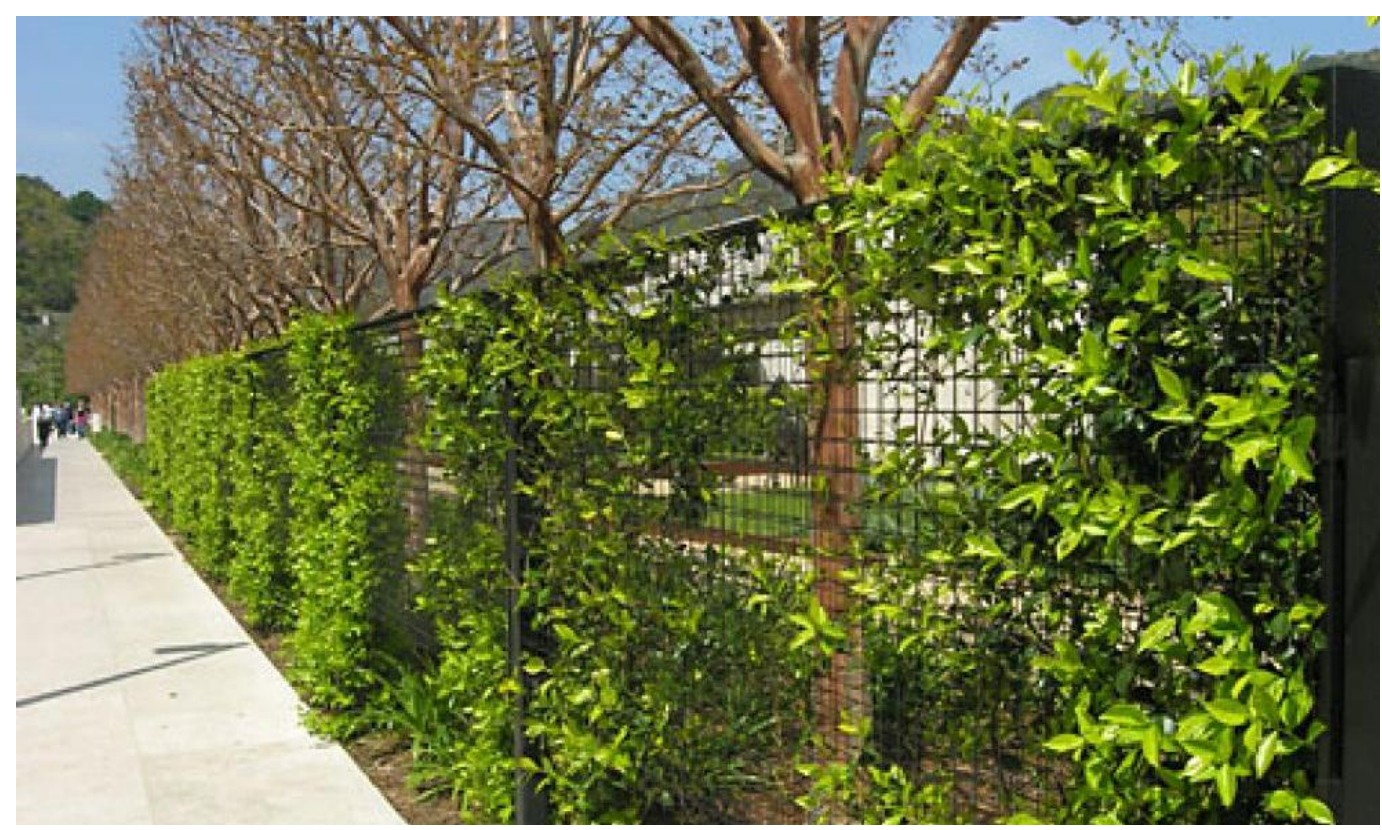
TURBO SHINE CARWASH

5850 FIVE STAR BOULEVARD
CITY OF ROSEVILLE
CALIFORNIA

FOR TURBO SHINE CARWASH

Sheet Title:

PRELIMINARY LANDSCAPE PLAN



Samples shown are for illustrative purposes only and represent the design intent. Specific planting species shall be per plan. For more information and samples visit <https://greenscreen.com/>

Date: JUNE 2, 2021

Scale: 1"=20'-0"

Job Number: 40104

Sheet Number: 1 of 1