



**Project Team**

Owner

St. Anton Communities  
 1801 I Street  
 Suite 200  
 Sacramento, CA 95811  
 916-471-3000

Architect

KTGY Group, Inc.  
 17911 Von Karman Ave.  
 Suite 200  
 Irvine, CA 92614  
 949-851-2133

Civil Engineer

Cunningham Engineering  
 2120 20th Street #3  
 Sacramento, CA 95818  
 916-455-2026

Landscape

Fuhrman Leamy Land Group  
 2140 Professional Dr #115  
 Roseville, CA 95661  
 916-783-5363

**Sheet Index**

**Architectural**

- A1.0 Site Plan
- A1.1 Waste Disposal Exhibit
- A2.0 Elevations
- A2.1 Elevations
- A2.2 Elevations
- A2.3 Elevations
- A2.4 Elevations

- A3.0 Perspective
- A3.1 Perspective

Material Board

**Landscape**

- PL1 Preliminary Landscape Plan
- PL2 Preliminary Landscape Plan

**Civil**

- Grading & Darinage Plan
- SWQP Site Plan
- Utility Plan
- Storm Drain Relocation Exhibit

**JUNCTION CROSSING**



St. Anton Communities  
 1801 I Street, Suite 200  
 Sacramento, CA  
 916.471.3000

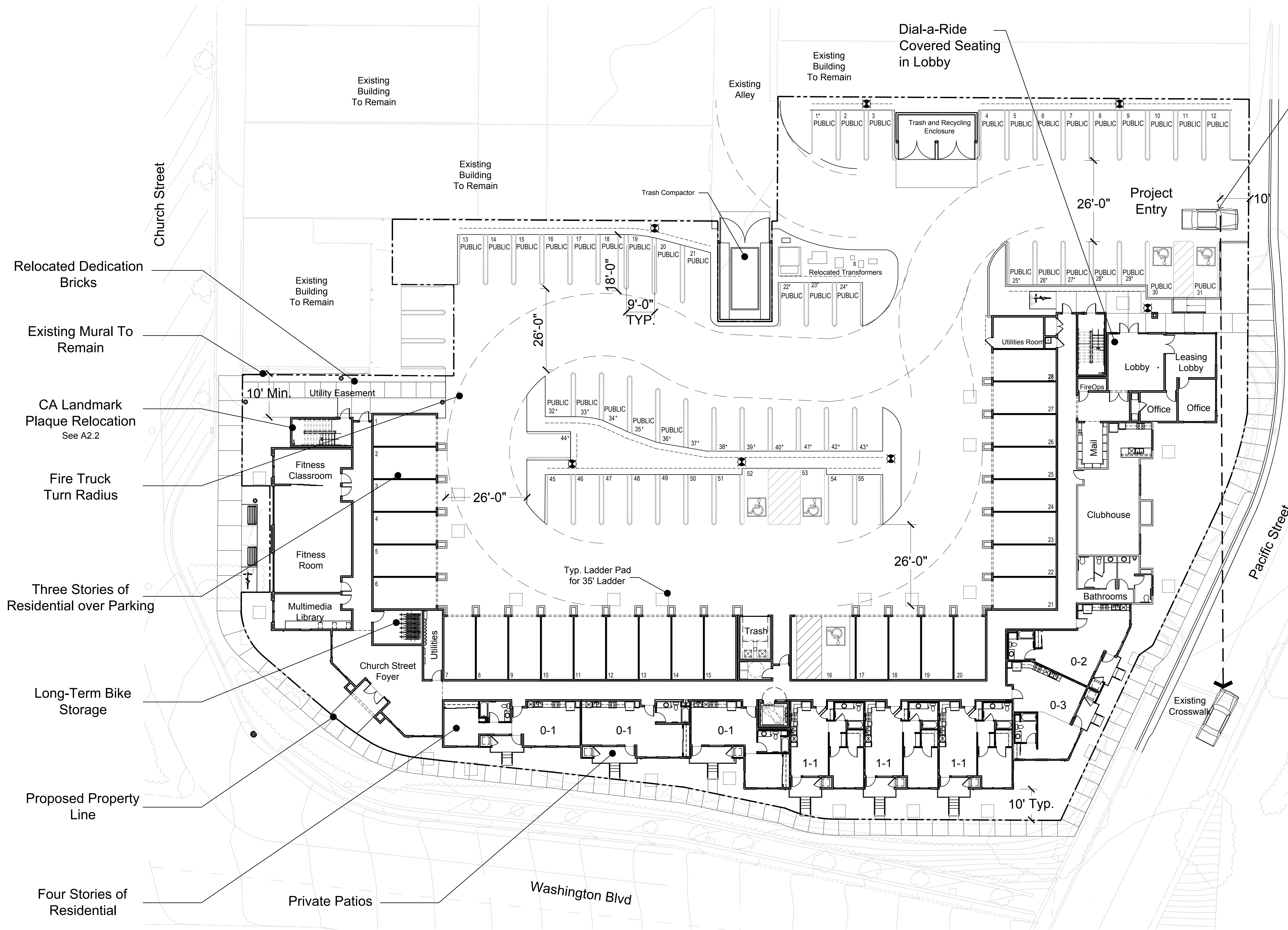
120 Pacific Street  
 ROSEVILLE, CALIFORNIA  
 KTGY # 2016-0071

09.14.2016

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**Architecture+Planning**  
 17911 Von Karman #200  
 Irvine, CA 92614  
 949.851.2133  
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150' Min. Corner Site Distance at 25mph  
 According to Caltrans Highway Design Manual Index  
 405.1(2)(c) stopping and corner minimum sight distances from  
 private driveways at 150' min. for 25 mph design speeds.

**Site Summary**

DTSP-Downtown Specific Plan	80 Units
HD-Old Town Historic District	±1.31 acres
	61.1 du/acre
4 Stories of Residential	1.40 FAR
19,980 SF (Lot Coverage 35%)	
80,460 Gross SF	

**Building Summary**

Studio	25%	20 units
1 Bedroom	75%	60 units
<b>Total</b>		<b>80 units</b>

**Parking Summary**

Parking Required:  
 Per California Affordability Requirement

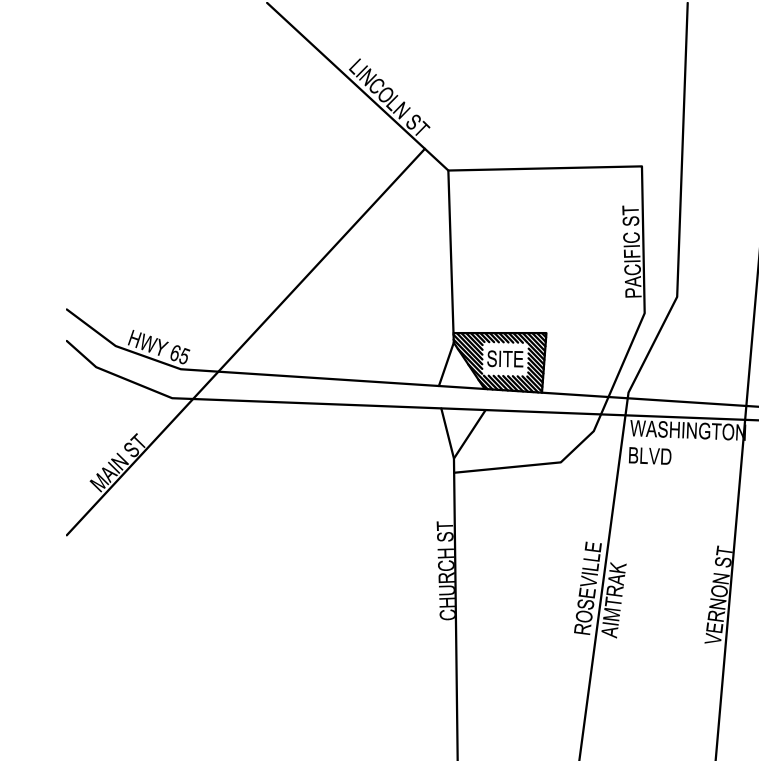
Studio and 1br Units	.5 space/ unit	40 spaces
<b>Total</b>		<b>40 spaces</b>

Parking Provided:

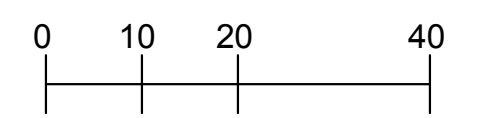
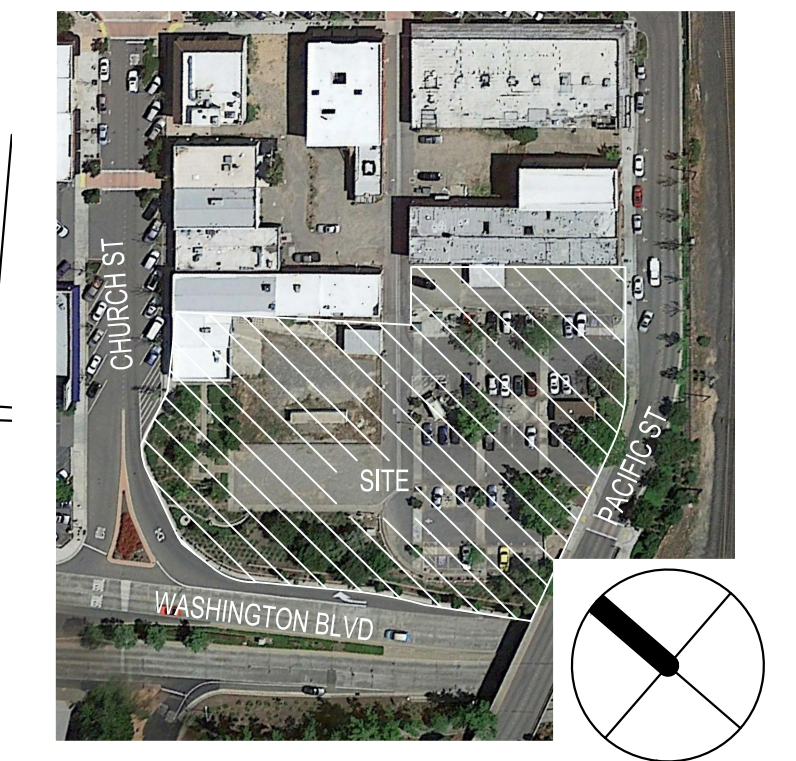
Private Tuck-Under Spaces	28 spaces
Standard Private Spaces	11 spaces
*Compact Private Spaces	8 spaces
<b>Total Private</b>	<b>47 spaces</b>

Standard Public Spaces	22 spaces
*Compact Public Spaces	14 spaces
<b>Total Public</b>	<b>36 spaces</b>

Vicinity Map  
 N.T.S



Project Site  
 N.T.S



**JUNCTION CROSSING**

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**CONCEPTUAL SITE PLAN**

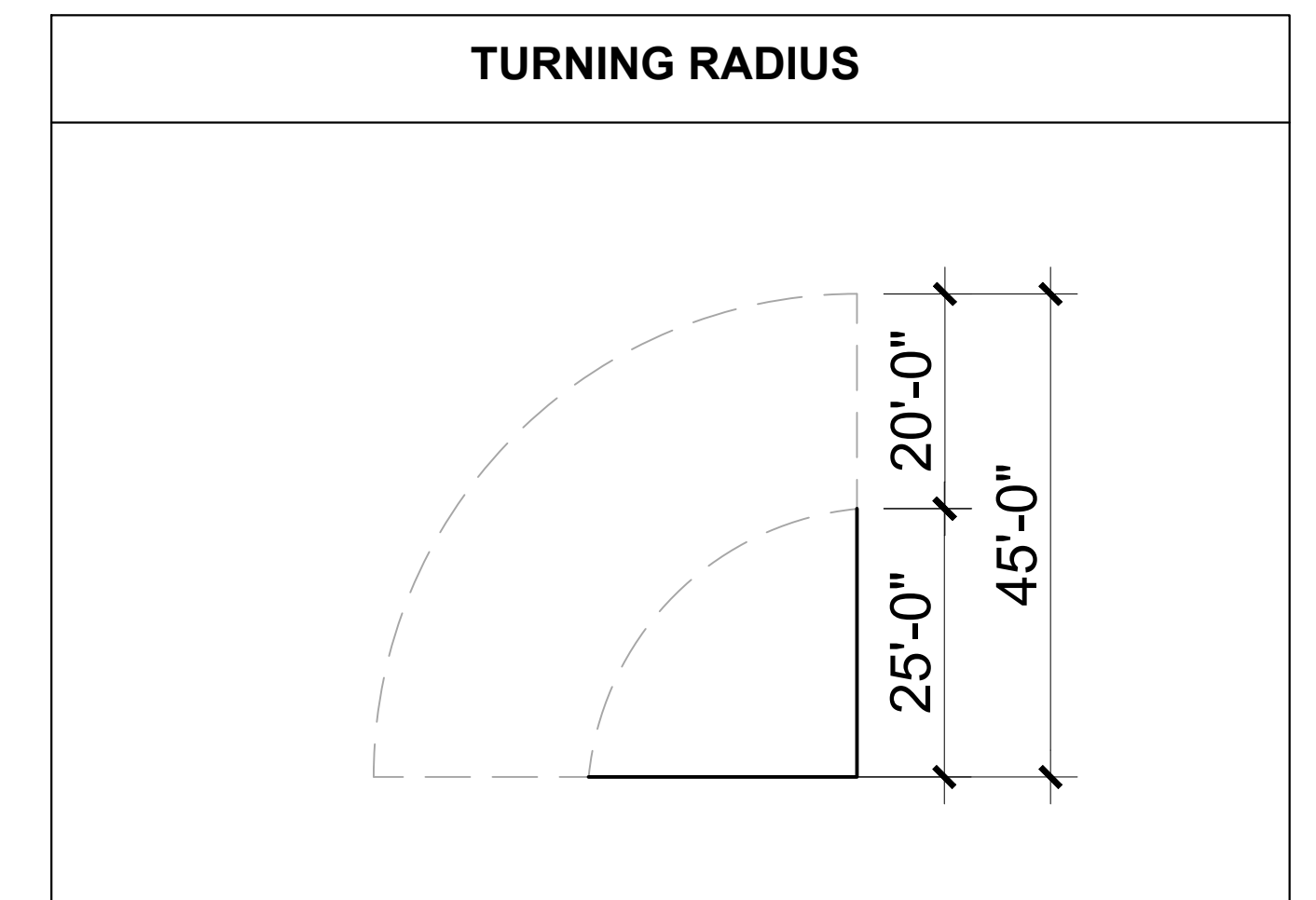
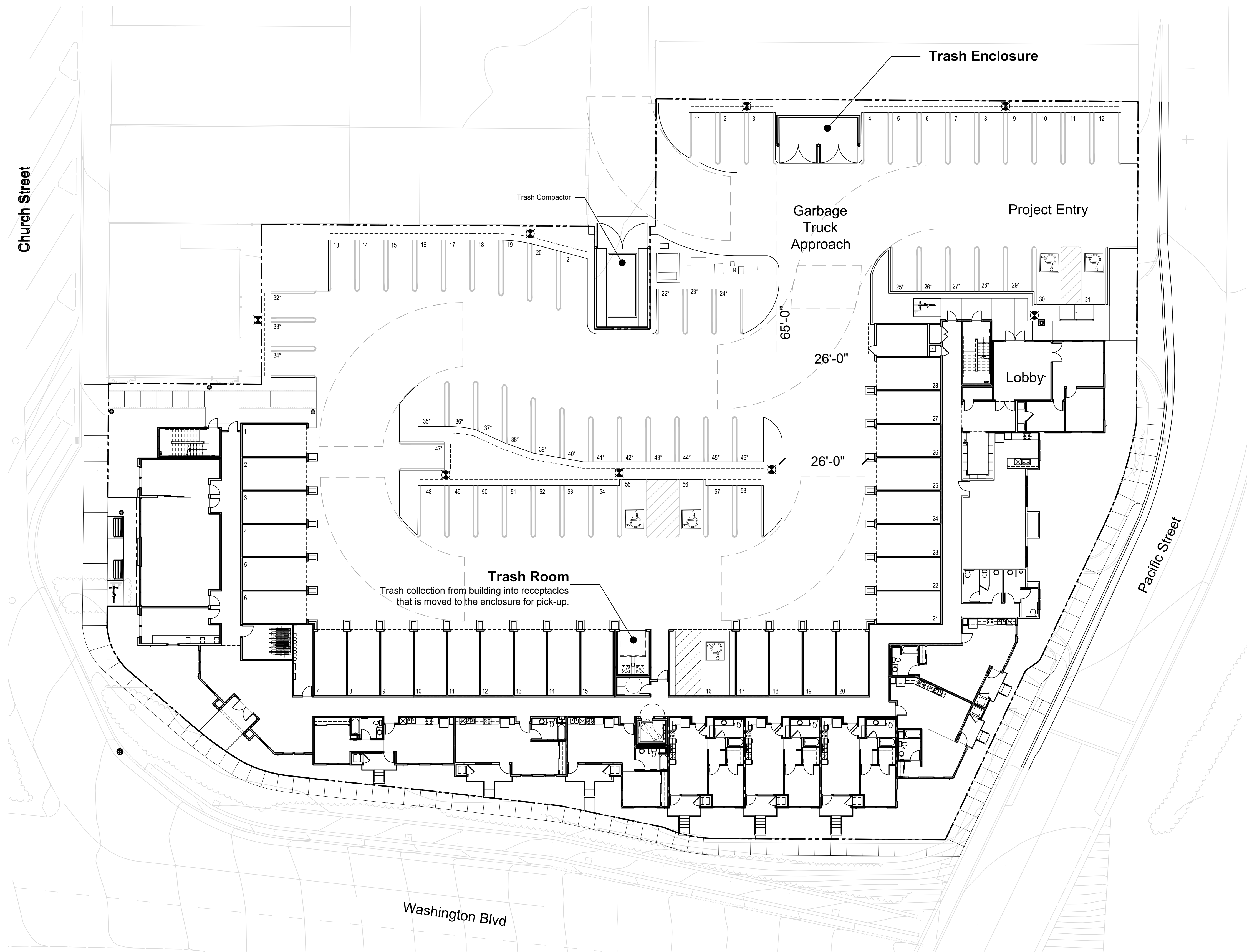
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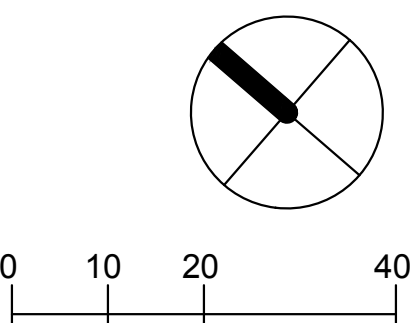
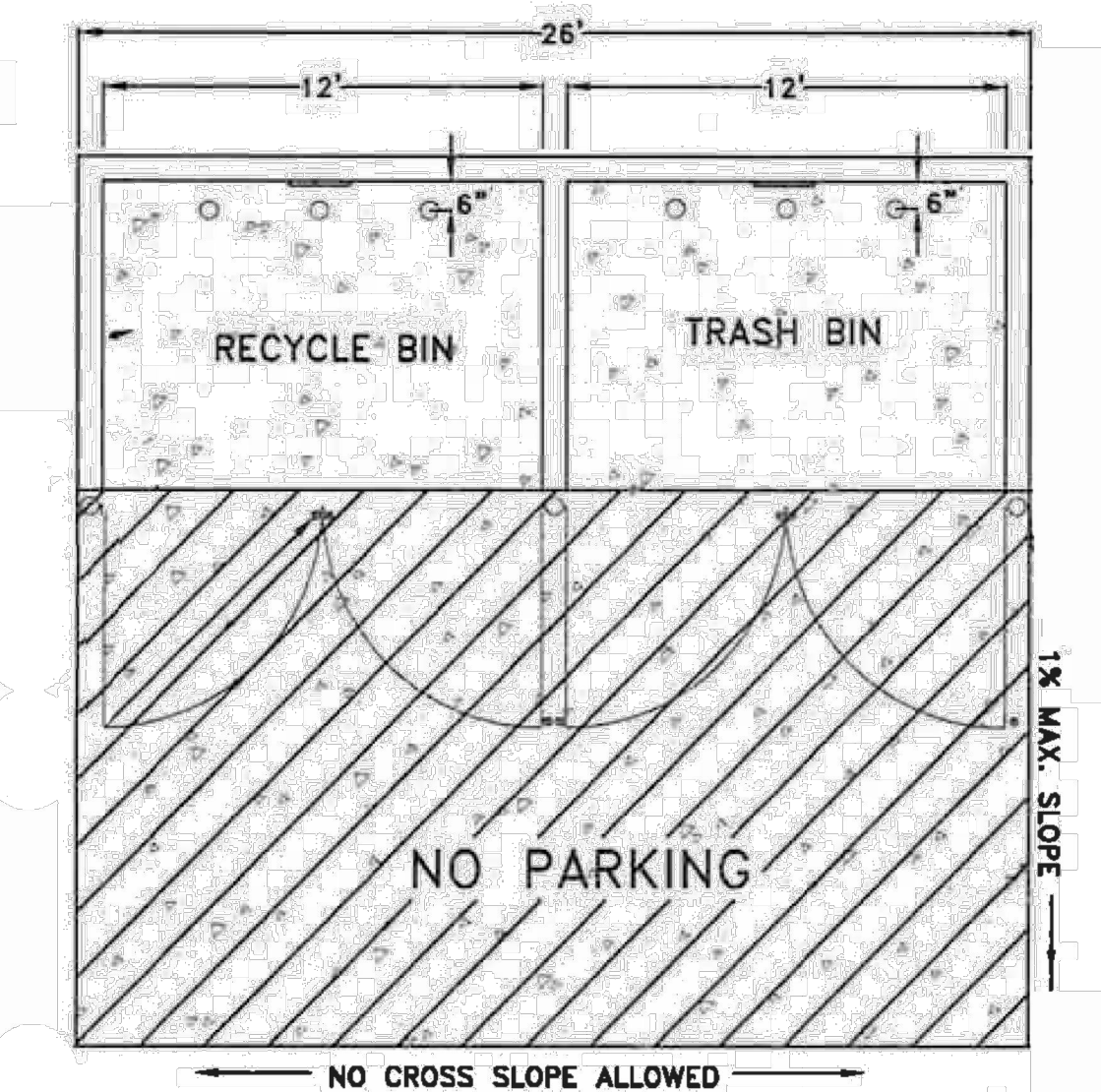


**A1.0**





Trash Enclosure Standard Detail  
3/16" = 1'-0" Scale



JUNCTION CROSSING

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WASTE DISPOSAL EXHIBIT

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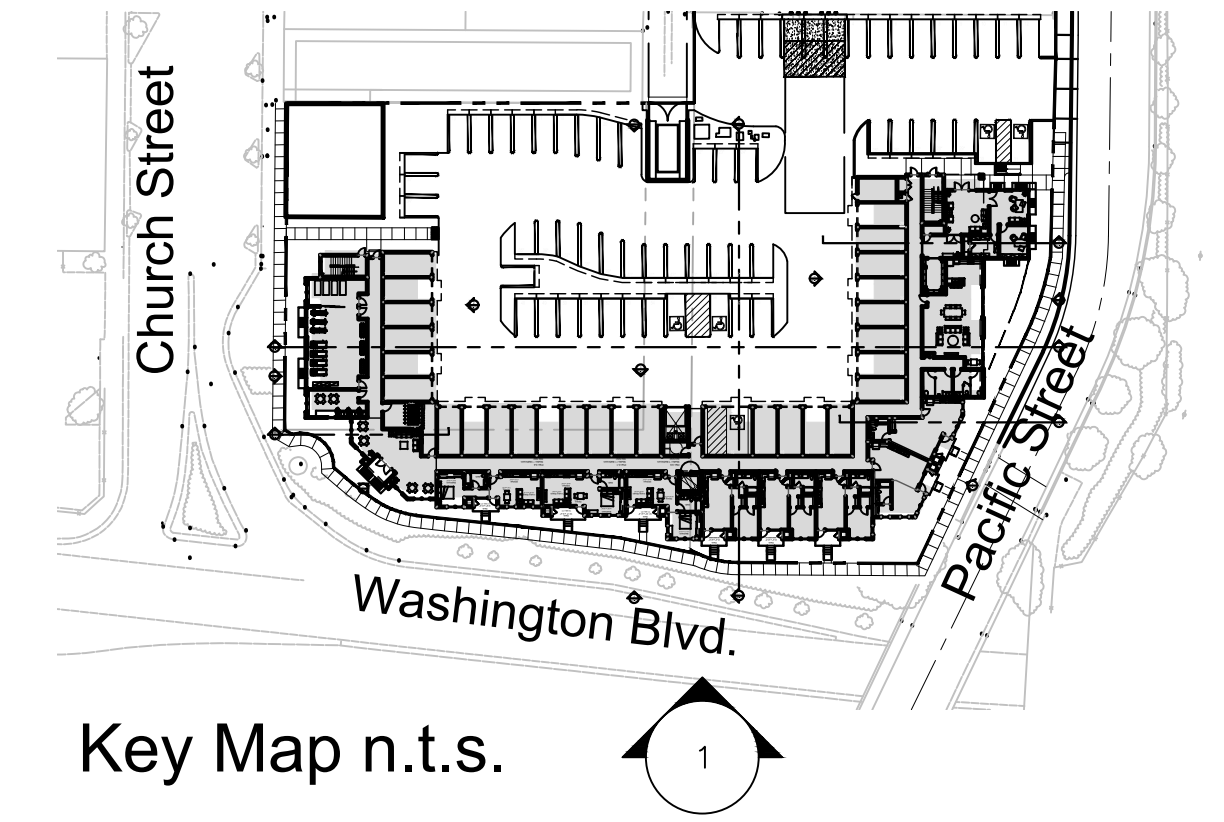


AI.I





Front Elevation - Overall  
Scale: 1/16" = 1'-0"



**Material Legend**

- 1. Stucco
- 2. Brick Veneer
- 3. Trim
- 4. Vinyl Window
- 5. Storefront Glazing
- 6. Metal Railing
- 7. Metal Shade
- 8. Accent Medallion
- \* Patio Gate



I. SOUTH ELEVATION

**JUNCTION CROSSING**

**ST. ANTON**  
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**ELEVATIONS**

120 Pacific Street  
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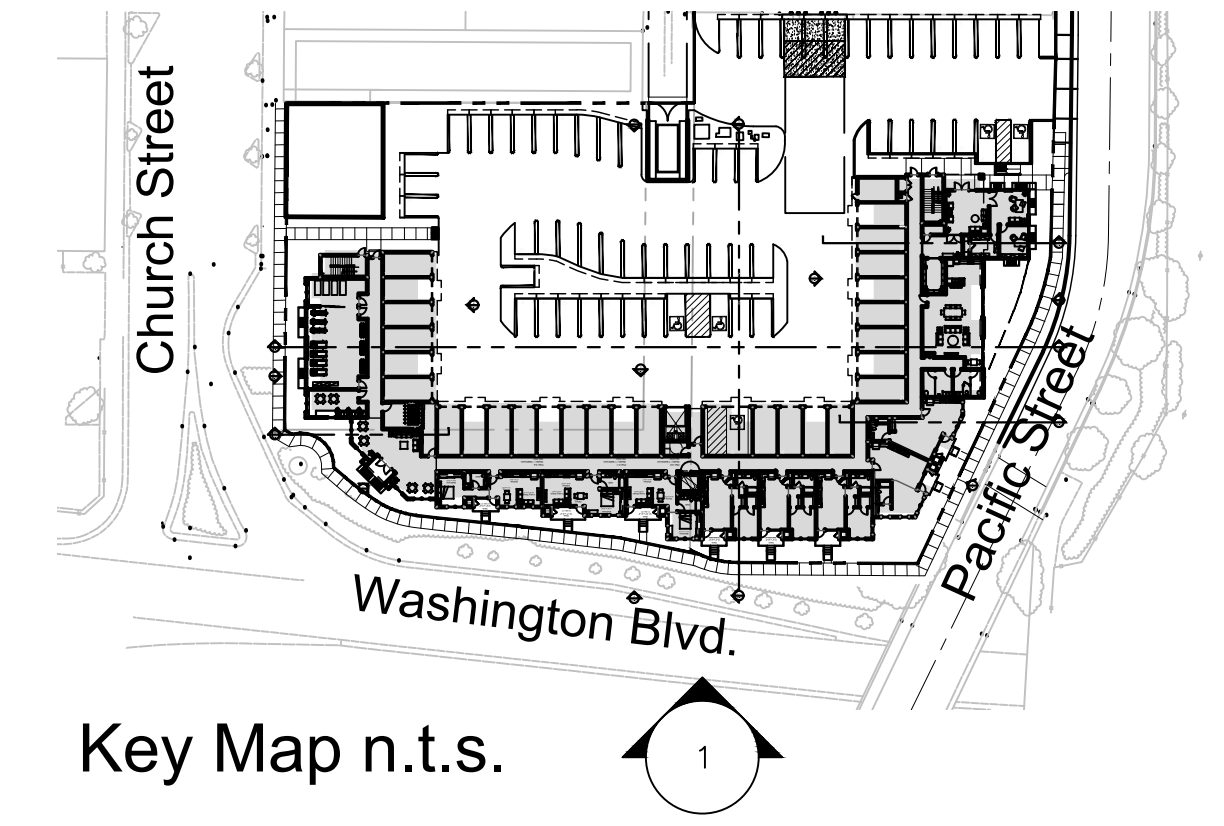


**A2.0**





Front Elevation - Overall  
Scale: 1/16" = 1'-0"



**Material Legend**

1. Stucco
2. Brick Veneer
3. Trim
4. Vinyl Window
5. Storefront Glazing
6. Metal Railing
7. Metal Shade
8. Accent Medallion



I. SOUTH ELEVATION

**JUNCTION CROSSING**

**ST. ANTON**  
COMMUNITIES

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**ELEVATIONS**

120 Pacific Street  
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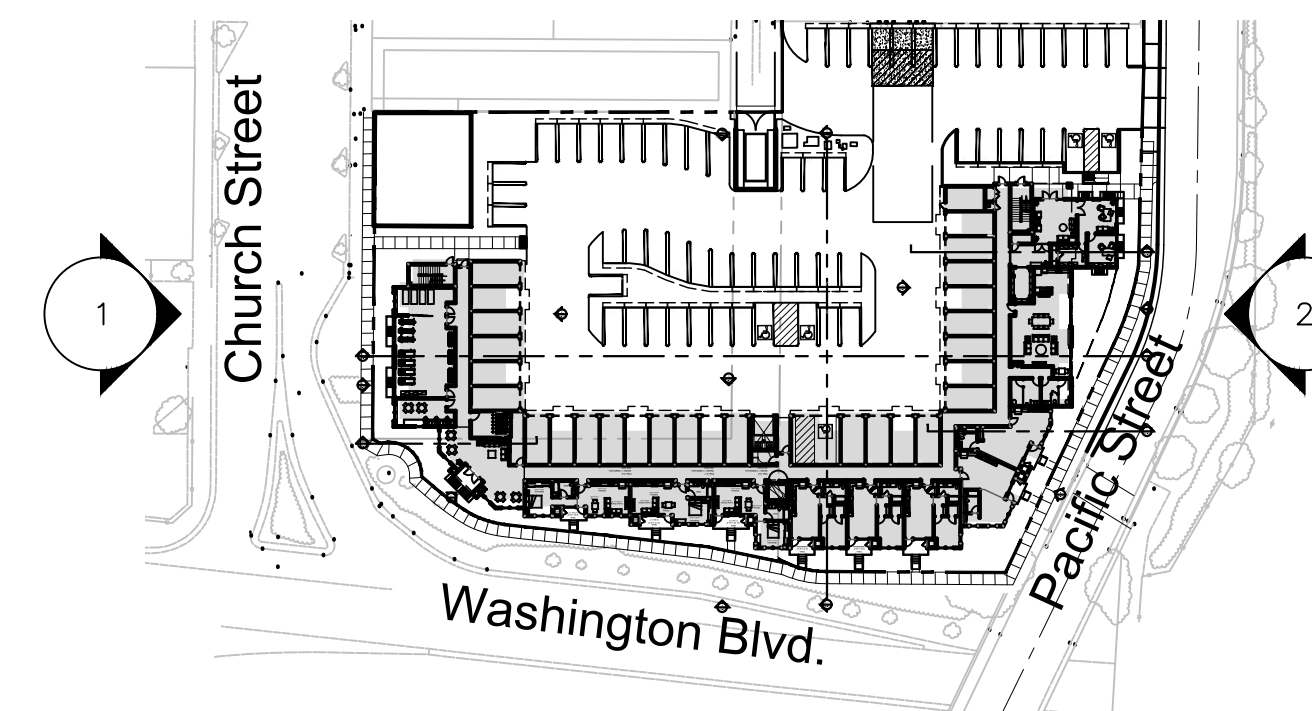
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60'-0" Max. Building Height



Key Map n.t.s.

Material Legend

- 1. Stucco
- 2. Brick Veneer
- 3. Trim
- 4. Vinyl Window
- 5. Storefront Glazing
- 6. Metal Railing
- 7. Metal Shade
- 8. Accent Medallion
- \* Relocated CA Historic Landmark Plaque

I. WEST ELEVATION



60'-0" Max. Building Height



2. EAST ELEVATION

0 4 8 16

# JUNCTION CROSSING

## ST. ANTON COMMUNITIES

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## ELEVATIONS

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# A2.2

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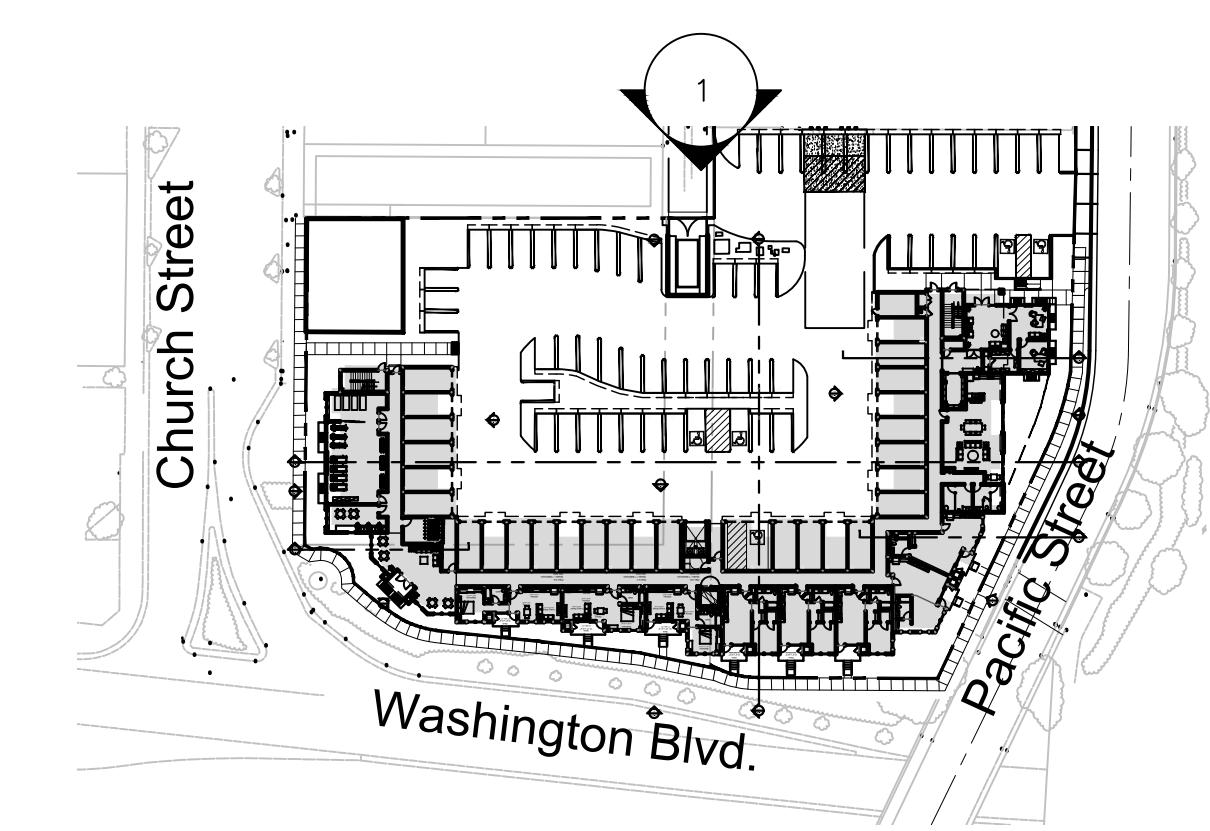
60'-0" Max. Building Height



Rear Elevation - Overall  
Scale: 1/16" = 1'-0"

**Material Legend**

- 1. Stucco
- 2. Brick Veneer
- 3. Trim
- 4. Vinyl Window
- 5. Storefront Glazing
- 6. Metal Railing
- 7. Metal Shade
- 8. Accent Medallion



Key Map n.t.s.



I. NORTH ELEVATION

0 4 8 16

**JUNCTION CROSSING**

**ST. ANTON**  
COMMUNITIES

St. Anton Communities  
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**ELEVATIONS**

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**A2.3**



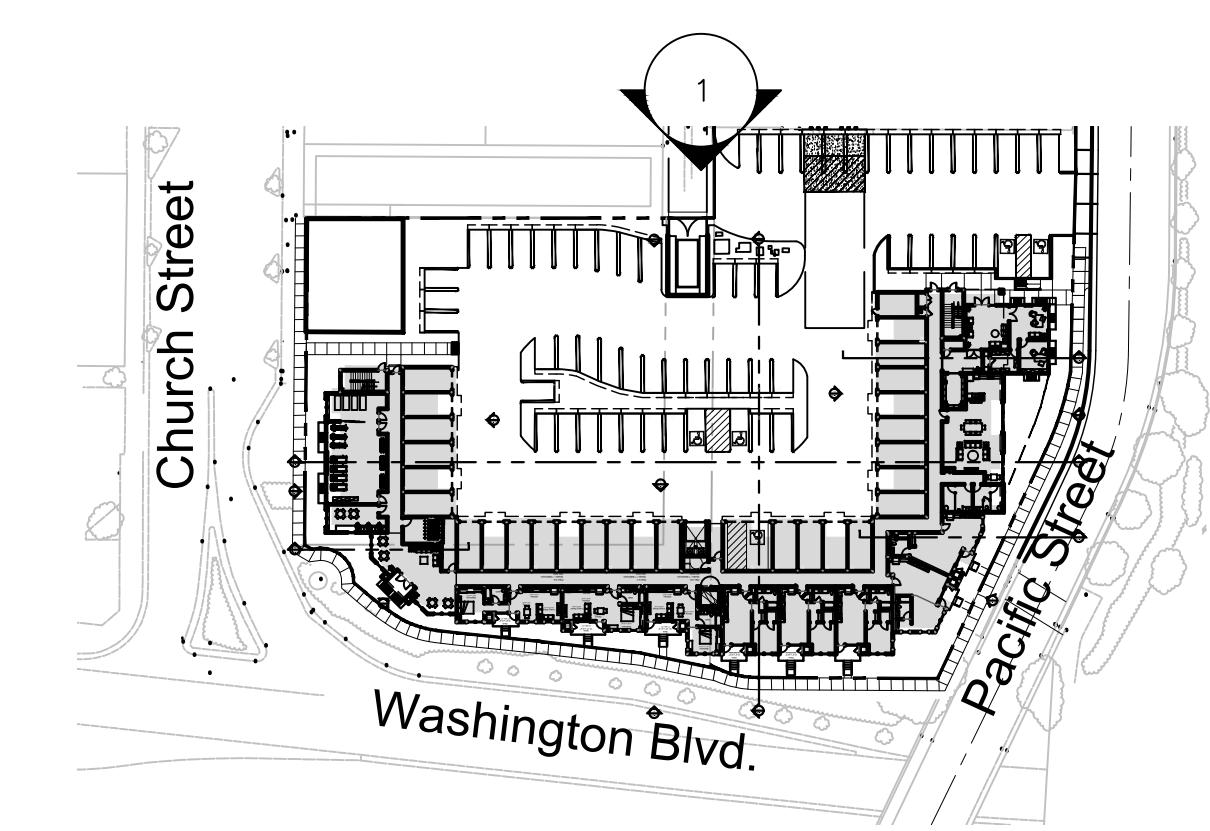
60'-0" Max. Building Height



Rear Elevation - Overall  
Scale: 1/16" = 1'-0"

**Material Legend**

- 1. Stucco
- 2. Brick Veneer
- 3. Trim
- 4. Vinyl Window
- 5. Storefront Glazing
- 6. Metal Railing
- 7. Metal Shade
- 8. Accent Medallion



Key Map n.t.s.



I. NORTH ELEVATION

**JUNCTION CROSSING**

**ST. ANTON**  
COMMUNITIES

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**ELEVATIONS**

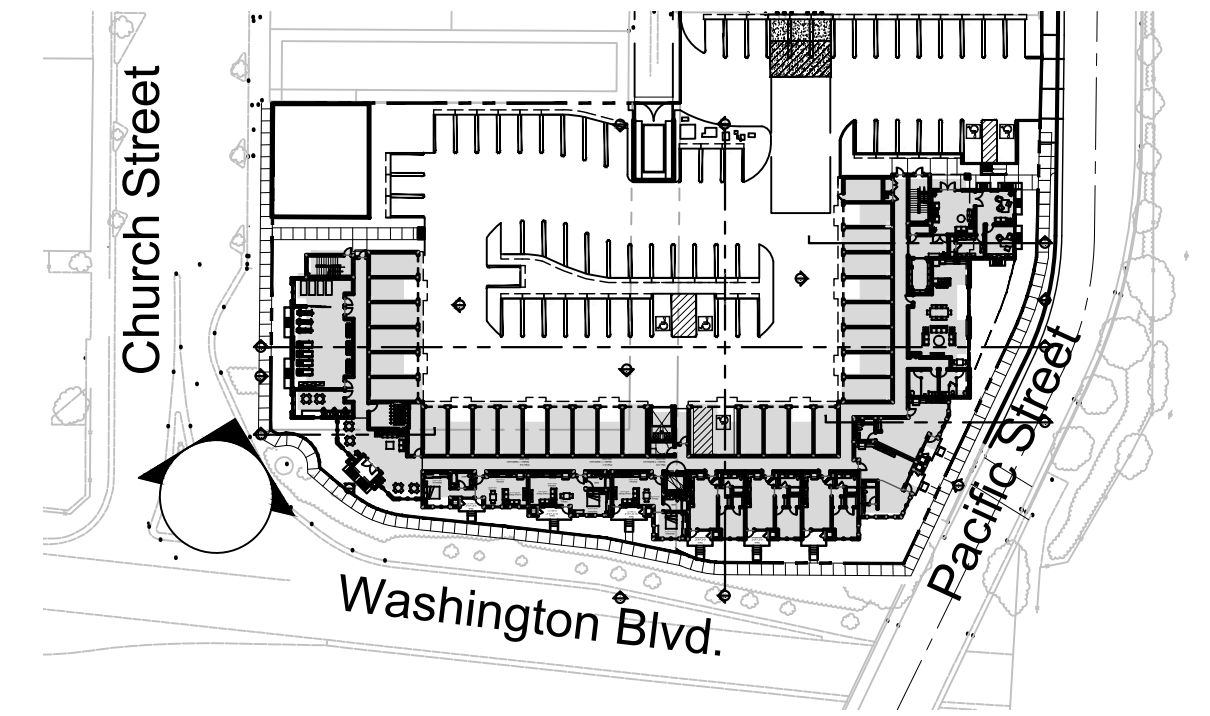
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Key Map n.t.s.

## JUNCTION CROSSING

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## PERSPECTIVE - CHURCH ST FRONTAGE

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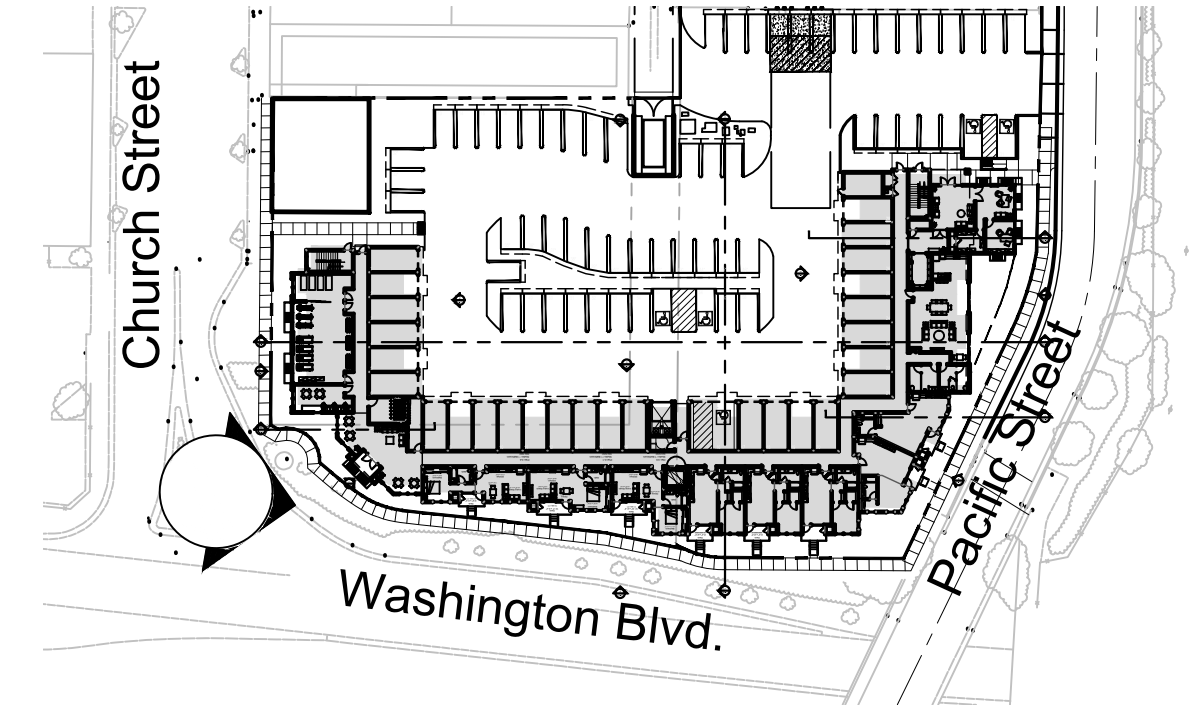
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A3.0





Key Map n.t.s.

## JUNCTION CROSSING

**ST. ANTON**  
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## PERSPECTIVE - WASHINGTON ST FRONTAGE

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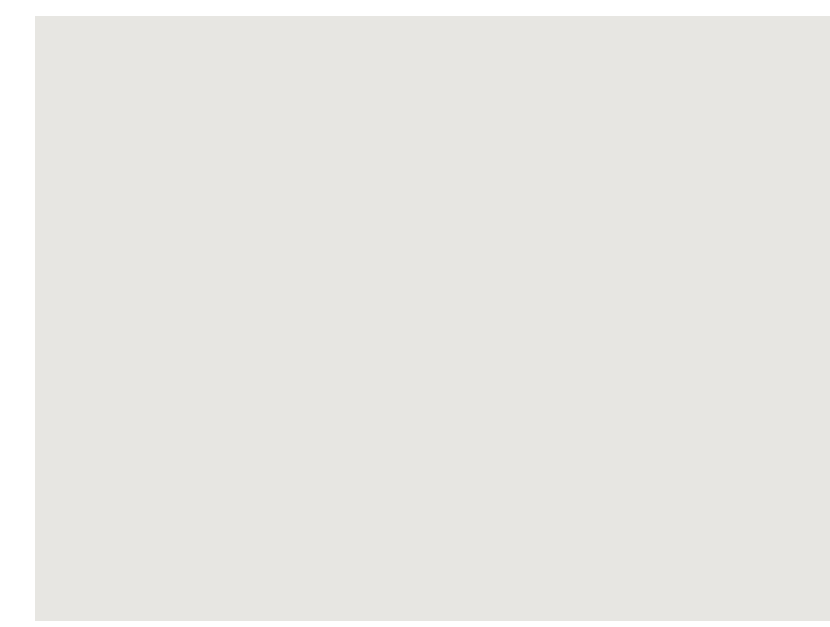
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Washington Street Elevation N.T.S.



1) Body 1 - Stucco  
SW7000 Ibis White



2) Body 2 - Stucco  
SW7044 Amazing Gray



3) Body 3 - Stucco  
SW7573 Ealget Beige



4) Body 4 - Stucco  
SW7103 Whitetail



9) Brick Veneer 1  
Belden Meadow Blend or Equal



10) Brick Veneer 2  
Belden Belcrest 760 or Equal



Stucco  
16/20 Sand Finish



5) Accent 2 - Trim and Stucco  
SW7045 Intellectual Gray



6) Accent 3 - Stucco  
SW9083 Dusted Truffle



7) Accent 4 - Stucco  
SW7505 Manor House



8) Accent 5 - Trim and Stucco  
SW6024 Dressy Rose



11) Vinyl Window  
Milgard Tan



Smooth Finish Foam Trim

# ROSEVILLE JUNCTION STATION

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# MATERIAL BOARD

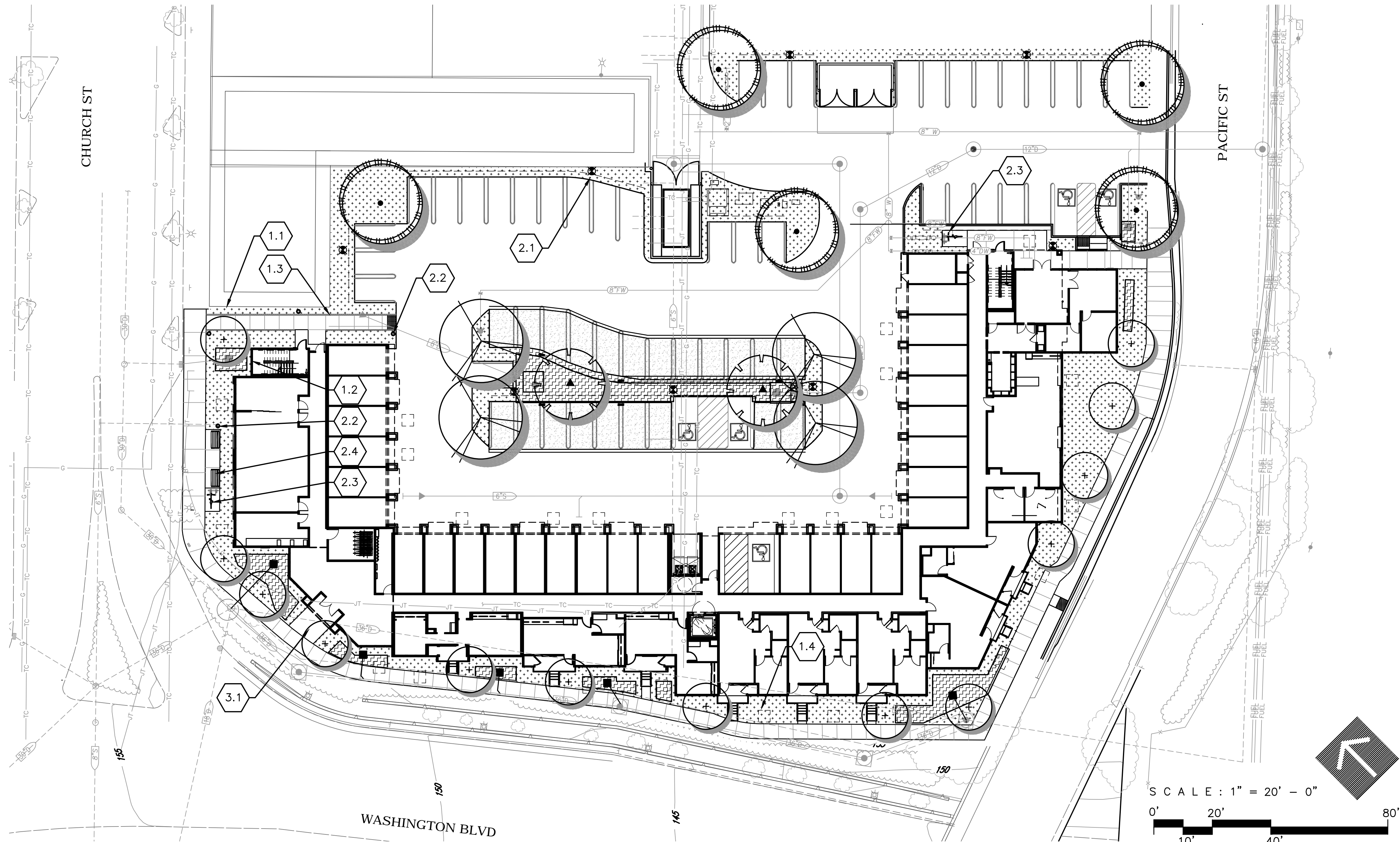
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**PRELIMINARY PLANT LIST AND LEGEND**

SYMBOL	BOTANICAL NAME COMMON NAME	MIN. SIZE	WATER USE	SIZE
+	ACER RUBRUM 'ARMSTRONG' COLUMNAR RED MAOLE	15 G	MED	40'H x 15'W
+	ALNUS CORDATA ITALIAN ALDER	15 G	MED	40'H x 25'W
+	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY TREE	15 G	MED	40'H x 30'W
+	PISTACIA CHINENSIS 'KEITH DAVEY' FRUITLESS CHINENSE PISTACHE	15 G	LOW	35'H x 30'W
○	DRIP LINE OF EXISTING TREE TO			

SHRUBS, GRASSES AND ACCENTS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	REMARKS
+	CISTUS HYBRIDUS WHITE ROCKROSE	5 G	LOW	3.5'H x 6'W
+	DAPHNE ODORA 'MARGINATA' VARIEGATED WINTER DAPHNE	5 G	LOW	3.5'H x 3.5'W
+	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	1 G	LOW	2.5'H x 1.5'W
+	HESPERALOE PARVIFLORA YELLOW YUCCA	5 G	LOW	3.5'H x 3.5'W
+	LAVANDULA SP. LAVENDER	5 G	LOW	VARIES
+	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH	5 G	LOW	2'H x 2'W
+	LOROPETULUM CHINENSIS 'RAZZLEBERRI' CHINESE FRINGE FLOWER	5 G	MOD	5'H x 4'W
+	PANICUM VIRGATUM 'SHENANDOAH' WEeping SWITCH GRASS	5 G	LOW	3.5'H x 3'W
+	PENNISETUM SETACEUM 'RUBRUM' PURPLE FOUNTAIN GRASS	5 G	LOW	4'H x 4'W
+	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRES' RUSSIAN SAGE	5 G	LOW	3.5'H x 3.5'W
+	PHORMIUM SP. NEW ZEALAND FLAX	5 G	VARIES	VARIES
+	SALVIA GREGGII RED AUTUMN SAGE	5 G	LOW	3'H x 3'W
+	TEUCRIUM CHAMAEDRYD GERMANDER	5 G	LOW	1'H x 2'W
+	TULBAGHIA VIOLACEA SOCIETY GARLIC	1 G	LOW	1'H x 1.5'W
+	WESTRINGIA ROSMARINIFORMIS 'WYNYABIE GEM' LAVENDER COAST ROSEMARY	5 G	LOW	4.5'H x 7'W
GROUNDCOVERS				
+	COPROSMA KIRKII KIRK'S COPROSMA	1 G	LOW	48" O.C.
+	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 G	LOW	36" O.C.
+	MYOPORUM PARVIFOLIUM 'PINK' CREEPING MYOPORUM	1 G	LOW	48" O.C.
+	SANTOLINA VIRENS 'LEMON FIZZ' LEMON FIZZ LAVENDER COTTON	1 G	LOW	18" O.C.
+	SCAEVOLOA 'MAUVE CLUSTERS' PINK-PURPLE FAN FLOWER	1 G	LOW	30" O.C.
+	TEUCRIUM X LUCIDRYS 'PROSTRATUM' PROSTRATE GERMANDER	1 G	LOW	18" O.C.

STORMWATER QUALITY RAIN GARDEN PLANT LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	REMARKS
+	CHONDROPETALUM TECTORUM CAPE RUSH	1 G	LOW	2.5'H x 3.5'W
+	DESCHAMPSIA CAESPITOSA TUFTED HAIR GRASS	1 G	LOW	1.5'H x 2'W
+	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 G	MED	2'H x 2'W

**PRELIMINARY CALLOUTS**

- LIGHT POLE AND FIXTURE, TYPICAL OF 8. SEE SHEET PL2.
- PEDESTRIAN BOLLARD, TYPICAL OF 3. SEE SHEET PL2.

**SHADE CALCULATIONS**

ROSEVILLE JUNCTION STATION  
TOTAL PAVED AREA = 16,470 S.F.  
TOTAL SHADE REQUIRED (50%) = 8,235 S.F.  
TOTAL SHADE PROVIDED (52%) = 8,629 S.F.

DIA.	QTY.	S.F.	TOTAL S.F.
<b>30' TREES</b>			
100%	6	962	5,772
50%	3	481	1,443
25%	0	240	0
<b>25' TREES</b>			
100%	2	707	1,414
50%	0	354	0
25%	0	177	0
TOTAL SHADE PROVIDED:		8,629 S.F.	

**CONSTRUCTION KEY NOTES**

- 1.0 GENERAL NOTES**
- 1.1 EXISTING MURAL AND BRICK PLANTER TO REMAIN.
  - 1.2 CA LANDMARK PLAQUE RELOCATION - SEE ARCHITECTURAL PLANS.
  - 1.3 RELOCATE EXISTING BRICKS AS SOLDIER COURSE ADJACENT TO NEW PEDESTRIAN WALK.
  - 1.4 RESCUE WINDOW LADDER PAD PER ROSEVILLE FIRE DEPARTMENT.
- 2.0 - SITE**
- 2.1 PROPOSED PARKING LOT POLE AND FIXTURE - SEE SHEET PL2.
  - 2.2 PROPOSED BOLLARD LIGHT - SEE SHEET PL2.
  - 2.3 PROPOSED BIKE RACKS.
  - 2.4 PROPOSED 6' METAL BENCH.
- 3.0 - CONCRETE**
- 3.1 PROVIDE CONCRETE FLATWORK WITH MEDIUM BROOM FINISH. COLOR: NATURAL.

**JUNCTION CROSSING**

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**PRELIMINARY LANDSCAPE PLAN**

120 Pacific Street  
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**PL1**  
**FUHRMAN LEAMY**  
**LAND GROUP**  
landscape architecture · urban design  
parks & recreation · site & master planning  
SAC\_15056



**SternbergLighting**  
**E250LED-346B / E260LED-346B EURO LED LIGHTED BOLLARD SPECIFICATIONS**

**GENERAL**  
 The models E250LED-346B/E260LED-346B decorative Euro lighted bollards are small scale, contemporary designs. They feature a cylindrical body, decorative aluminum cage and dome roof on a smooth straight shaft.

**CONSTRUCTION**  
 The bollard base shaft shall consist of a 6" diameter ASTM 6061 extruded aluminum tubing having a wall thickness of .125" and tempered to T6 condition. The anchor foot base shall be 6" diameter and made of heavy wall, 356 alloy cast aluminum and shall be vertically fastened to the bollard housing shaft. It shall have a 1/2" thick floor cast as an integral part of the base. The maximum overall height shall be 50". The luminaire shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. The bollard shall be U.L. or E.T.L. listed in U.S. and Canada. The bollard housing shall be die-cast aluminum alloy for high tensile strength. Overall diameter shall be 13". The housing shall be an integral part of the base shaft to prevent water and dust entry into the enclosure. The E260LED-346B diffuser shall be made from vandal resistant clear (CA) or frosted acrylic (FA). The E250LEDFLD shall have a flat diffuse acrylic lens covering the LED arrays.

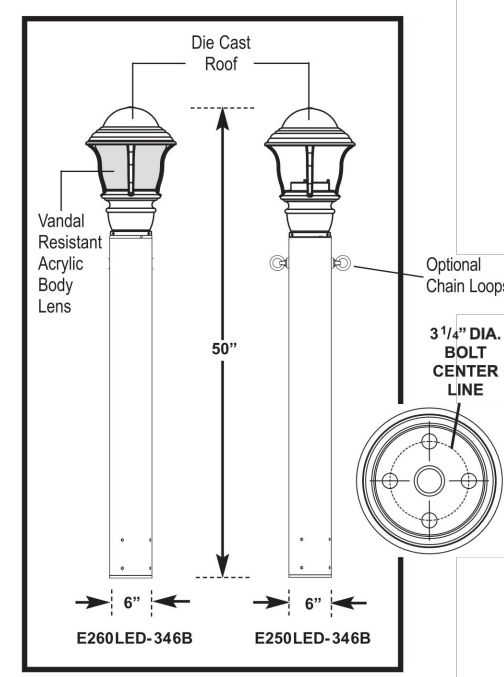
**DRIVER**  
 The LED driver shall be securely mounted inside the fitter, for optimized driver performance and longevity. The LED driver shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and future installation. The driver shall be a DC voltage output, constant current design, 50/60 HZ.

**LIGHT SOURCES**  
 The luminaire shall use high output, high brightness LEDs. The LEDs shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface. The LEDs shall be attached to the printed circuit board to insure optimal electrical and thermal conductivity. The LEDs and printed circuit boards shall be protected from moisture and corrosion by a conformal coating of 1 to 3 mils. The LEDs and printed circuit board construction shall be environmentally friendly and 100% recyclable. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80.

**FINISH**  
 Prior to coating, the luminaire shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse-osmosis water rinsing and non-chrome scaling to ensure corrosion resistance and excellent adhesion for the finish coat. The finish coat shall be an electrostatically applied semi-gloss, super durable polyester powder coat, baked on at 400°F, to provide a durable, color retentive finish. \*The \_\_\_\_\_ (Verde Green or Swedish Iron) finish shall be hand-brushed using a 3-step process. \*(OPTION)

**INSTALLATION**  
 Three, hot-dipped galvanized "L" type anchor bolts shall be provided with the post for bollard anchorage.

**WARRANTY**  
 The luminaire shall be free from all defects in materials and workmanship for a period of seven (7) years from the date of manufacture. The luminaire manufacturer shall warrant the LED boards system, during the stated warranty period, against failure defined as more than three simultaneous non-operating LEDs. The driver shall be warranted for seven (7) years.



**BUILDING A PART NUMBER**

BOLLARD MODEL	LIGHT SOURCE	DRIVER	OPTIONS	FINISH
E260FA-346B	4ARC45T3	ML	FD1	VG

**MODELS\***

- E250LEDFL
- E250LEDSV1
- E250LEDSV2
- E260LEDCA
- E260LEDFA

**DRIVERS**

- ML-120-277
- ML-347-480\*\*

**OPTIONS**

- PEC
- FXD-Chain Fuses (Consult Factory)
- CL1 Chain Loop\*\*
- CL2 Chain Loops 180°\*\*

**LIGHT SOURCES T5**

- 3ARC60T5 50W, 6000K
- 3ARC45T5 50W, 4500K
- 3ARC35T5 50W, 3500K

**LIGHT SOURCES T3**

- 3ARC60T3 50W, 6000K
- 3ARC45T3 50W, 4500K
- 3ARC35T3 50W, 3500K

**STANDARD FINISHES\***

- BLK Black Textured
- WHI White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

**CUSTOM FINISHES**

- GI Old Iron
- RT Rust
- WBR Weathered Brown
- CO Cedar
- WBK Weathered Black
- TT Two Tone

**STERNBERG SELECT FINISHES**

- VG Verde Green
- SI Swedish Iron
- DWGT Old World Gray Textured

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 www.sternberglighting.com Email: info@sternberglighting.com 4-14

**hapco** **Arlen, 17 in, 1 piece Structural** **A7512B5-TF0-01**

**WARNING:** Do not install light pole without luminaire.

(4) Galv. Stl. Anchor Bolts, AASHTO M314-90 Grade 55, 10" of Threaded End Galv. Per ASTM A153.  
 (4) Galv. Stl. Hex. Nuts  
 (4) Galv. Stl. Lockwashers  
 (4) Galv. Stl. Flatwashers

**Your Name:**  
**Representative Name:**  
**Architect Name:**  
**Project Name:**  
**Customer P.O. #:**  
**Finish:**  
**Date:** 03/29/2016  
**Notes:**

Mounting Height: 12 ft  
 Wall Thickness: .125 in  
 Butt Diameter: 5 in  
 Top Diameter: 3.87 in  
 Base Diameter: 20 in  
 Bolt Circle: 11-12 in  
 Bolt Projection: 2 in  
 Bolt Size: .75 x 17 x 3  
 Net Weight: 100  
 Luminary Weight: 100  
 Arm Length:  
 Quantity:

Visit Hapco.com or call 800-368-7171 or fax 276-628-7707 v.2.03

**4ARC45T3-MDL03 LED ARRAY**

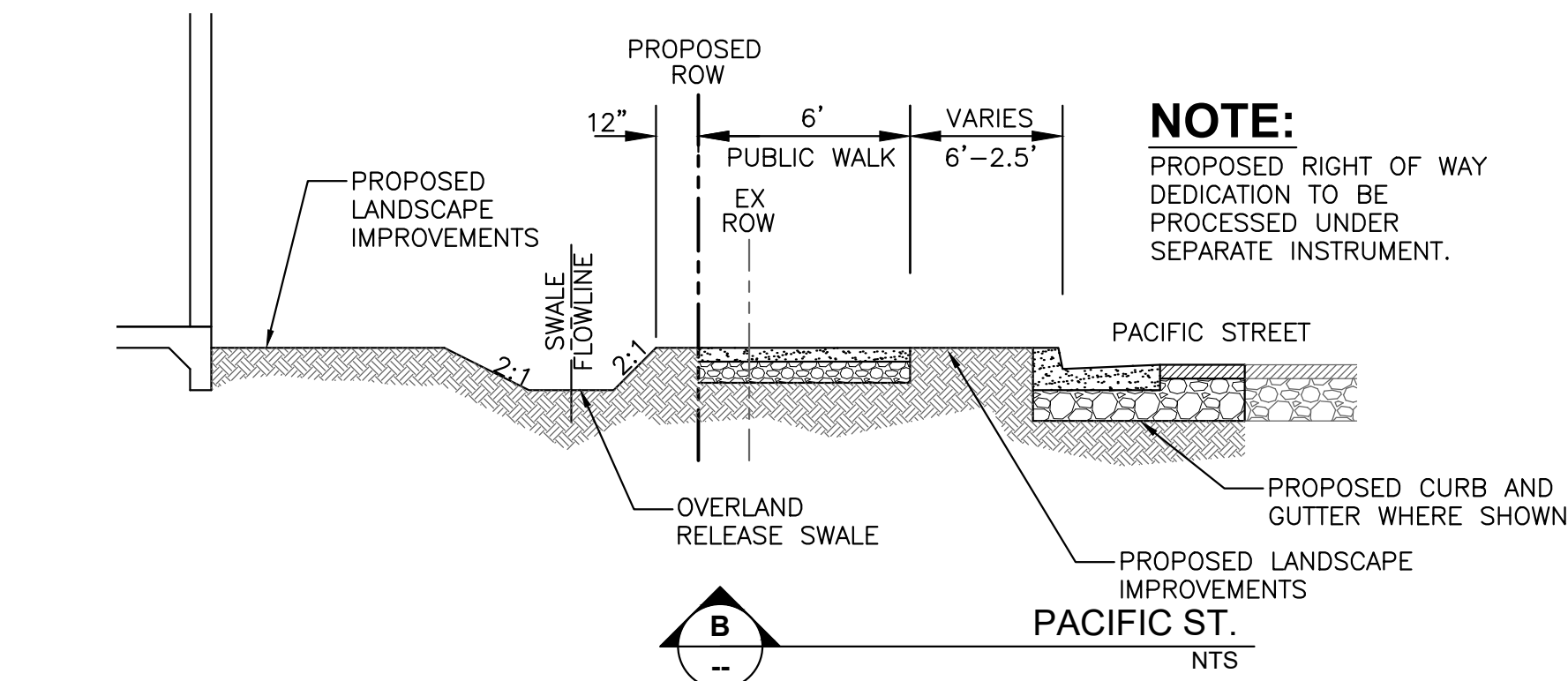
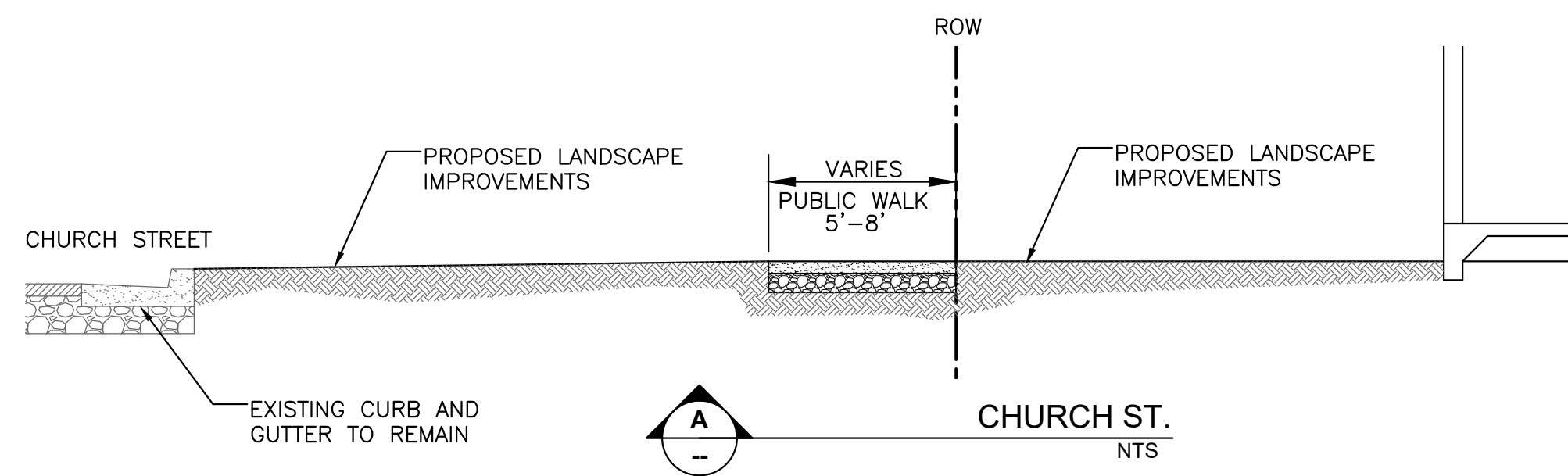
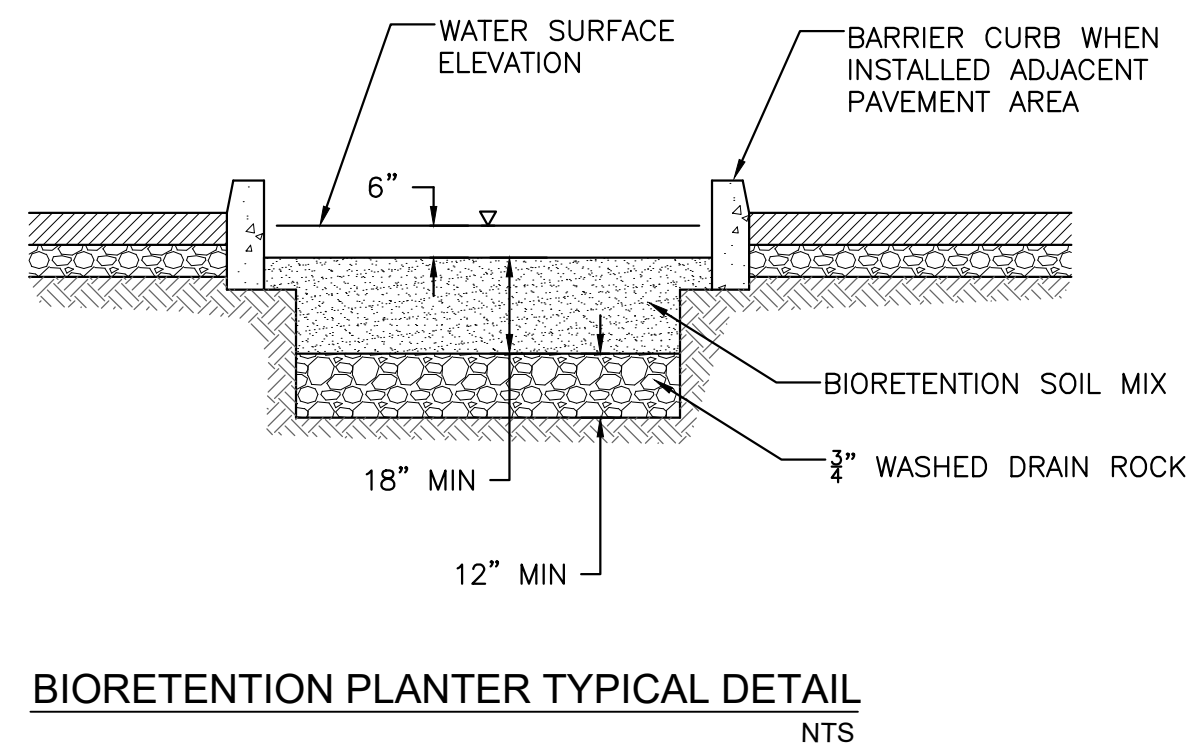
- 5045 LUMENS
- TYPE 3 DISTRIBUTION
- 4500K COLOR TEMP
- 66 WATT

SOLID ROOF AND FINIAL  
 ACRYLIC ACORN  
 TO SLIP FIT 3" OD X 3" TALL TENON

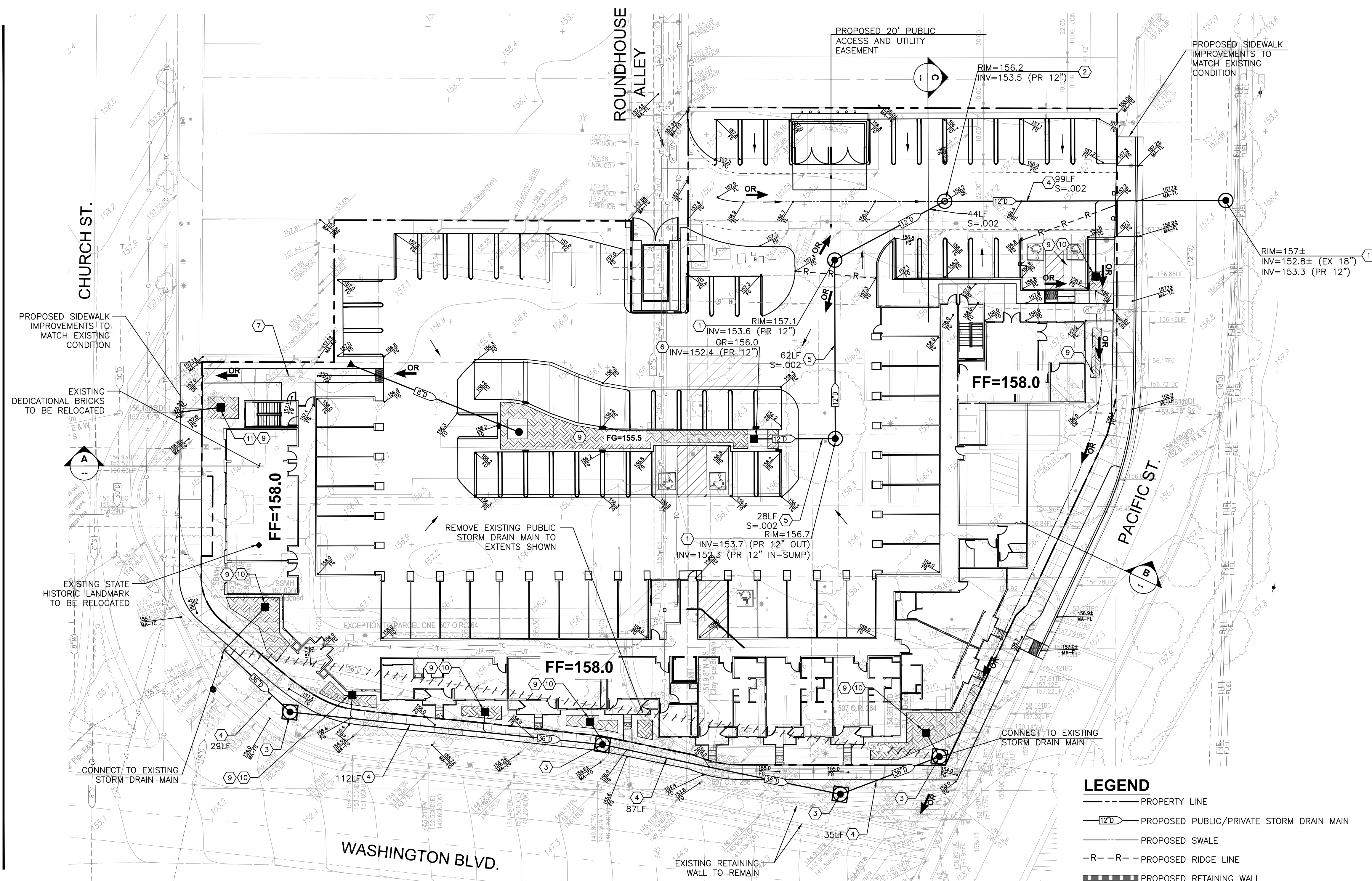
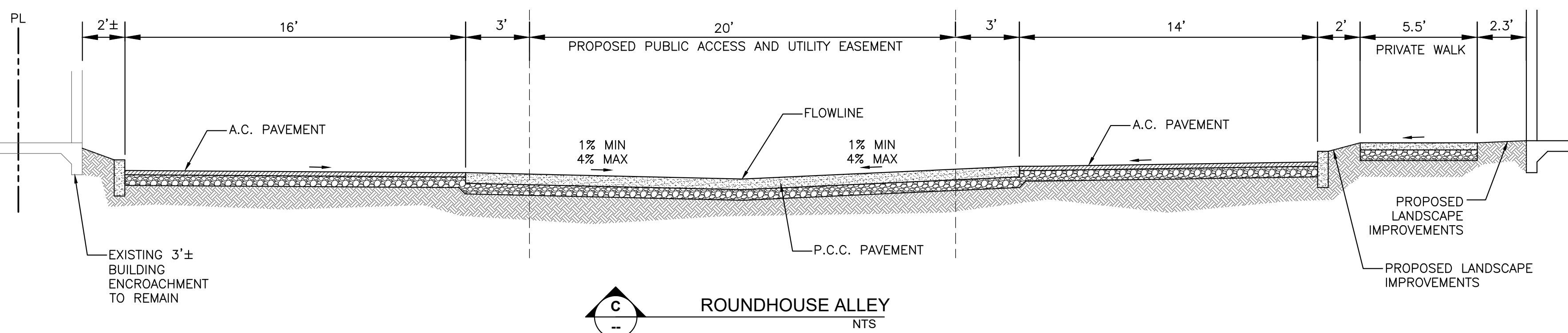
REV	REVISIONS	DATE	RVSD	HISTORIC DOWNTOWN RENOVION ROSEVILLE, CA A850ASRLD/5TPT/4ARC45T3 MDL03/BK	DB SCALE: 1-1/2"=1'
A	ORIGINAL	3/13/15			

**SternbergLighting** ESTABLISHED 1923 / EMPLOYEE OWNED  
 POLE HEIGHTS HAVE A TOLERANCE OF + OR - 2"  
 DRAWING NUMBER: SC23338





**NOTE:**  
PROPOSED RIGHT OF WAY DEDICATION TO BE PROCESSED UNDER SEPARATE INSTRUMENT.



- LEGEND**
- PROPERTY LINE
  - 12" D PROPOSED PUBLIC/PRIVATE STORM DRAIN MAIN
  - PROPOSED SWALE
  - R-R- PROPOSED RIDGE LINE
  - █ PROPOSED RETAINING WALL
  - ⊙ PROPOSED STORM DRAIN MANHOLE
  - PROPOSED STORM DRAIN INLET
  - OR PROPOSED OVERLAND RELEASE ROUTE
  - EXISTING PUBLIC STORM DRAIN MAIN TO BE REMOVED
  - EXISTING PROPERTY BOUNDARY
  - 12" D EXISTING PUBLIC STORM DRAIN MAIN
  - 8" W EXISTING PUBLIC WATER MAIN
  - 12" D EXISTING PUBLIC SANITARY SEWER MAIN
  - G EXISTING GAS MAIN
  - JT EXISTING JOINT TRENCH
  - TC EXISTING TELECOM LINE
  - FUEL EXISTING FUEL LINE

- KEYNOTES**
1. INSTALL STANDARD PRECAST DRAINAGE MANHOLE PER CITY OF ROSEVILLE STANDARD DETAIL DR-4.
  2. INSTALL STANDARD PRECAST DRAINAGE MANHOLE WITH GRATED LID PER CITY OF ROSEVILLE STANDARD DETAIL DR-4.
  3. INSTALL TYPE B SADDLE MANHOLE PER CITY OF ROSEVILLE STANDARD DETAIL DR-5.
  4. INSTALL PUBLIC STORM DRAIN MAIN PER CITY OF ROSEVILLE STANDARDS. LENGTH AND SLOPE PER PLAN. PROVIDE CONCRETE CAP AS REQUIRED BASED ON AVAILABLE PIPE COVER.
  5. INSTALL PRIVATE STORM DRAIN MAIN PER CITY OF ROSEVILLE STANDARDS. LENGTH AND SLOPE PER PLAN.
  6. INSTALL DRAIN INLET.
  7. INSTALL TRENCH DRAIN.
  8. KEYNOTE NOT USED.
  9. INSTALL BIORETENTION PLANTER PER WEST PLACER STORM WATER QUALITY DESIGN MANUAL (DECEMBER 2015). SEE DETAIL THIS SHEET.
  10. INSTALL DRAIN INLET. CONNECT TO PROPOSED PUBLIC STORM DRAIN MAIN.
  11. INSTALL DRAIN INLET. CONNECT TO BACK OF EXISTING CURB INLET.

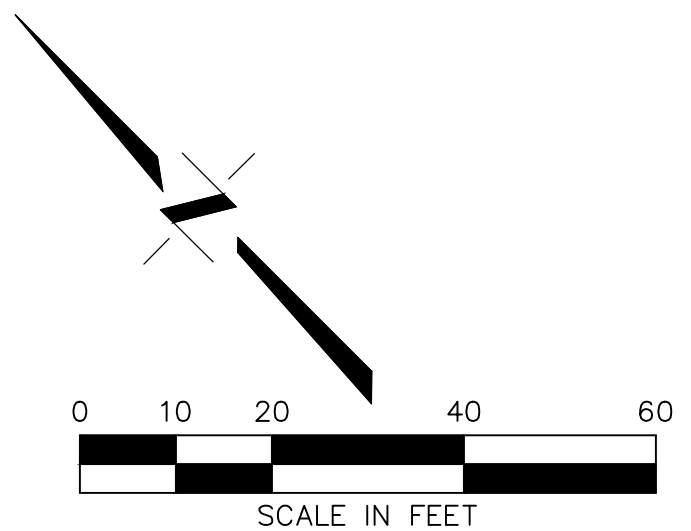
- NOTES**
1. PROPOSED ELEVATIONS SHOWN ARE ESTIMATES ONLY. ACTUAL ELEVATIONS MAY CHANGE DURING FINAL DESIGN.
  2. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED MAY 2011.
  3. EXISTING UTILITY IMPROVEMENTS ARE BASED ON AVAILABLE CITY BASE UTILITY MAPS AND AS-BUILT DRAWINGS. ACTUAL SIZES, TYPES AND LOCATIONS MAY VARY FROM INFORMATION SHOWN HEREON.
  4. LOT MERGER, RIGHT OF WAY ABANDONMENT AND RIGHT OF WAY DEDICATION TO BE PREPARED UNDER SEPARATE INSTRUMENT.

**JUNCTION CROSSING**

**PRELIMINARY GRADING & DRAINAGE PLAN**



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916.471.3000



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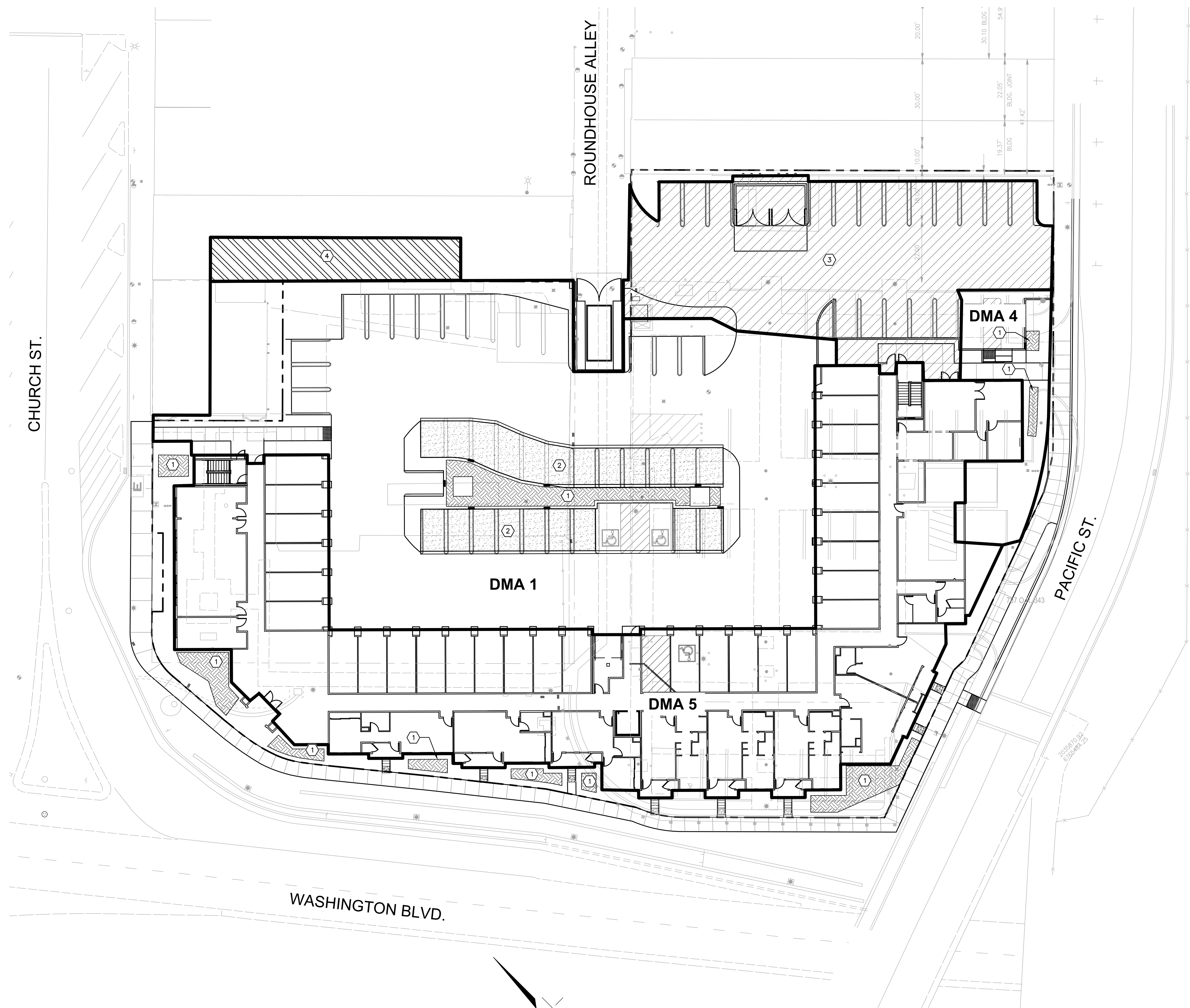
**CUNNINGHAM ENGINEERING**

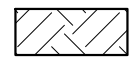
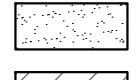
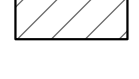
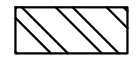
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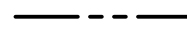

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- KEYNOTES**
-  ① INSTALL BIORETENTION PLANTER PER WEST PLACER STORM WATER QUALITY DESIGN MANUAL (DECEMBER 2015)
  -  ② INSTALL PERVIOUS PAVEMENT.
  -  ③ DRAINAGE AREA WITHIN PUBLIC ACCESS AND UTILITY EASEMENT NOT TREATED
  -  ④ EXISTING OFFSITE DRAINAGE DIRECTED TOWARDS DMA-1.

- LEGEND**
-  PROPERTY LINE
  -  PROPOSED DMA SHED LINE

- NOTES**
1. SEE PRELIMINARY GRADING AND DRAINAGE PLAN FOR PIPE LENGTHS, SLOPES AND INVERT INFORMATION.

JUNCTION CROSSING

PRELIMINARY SWQP SITE PLAN



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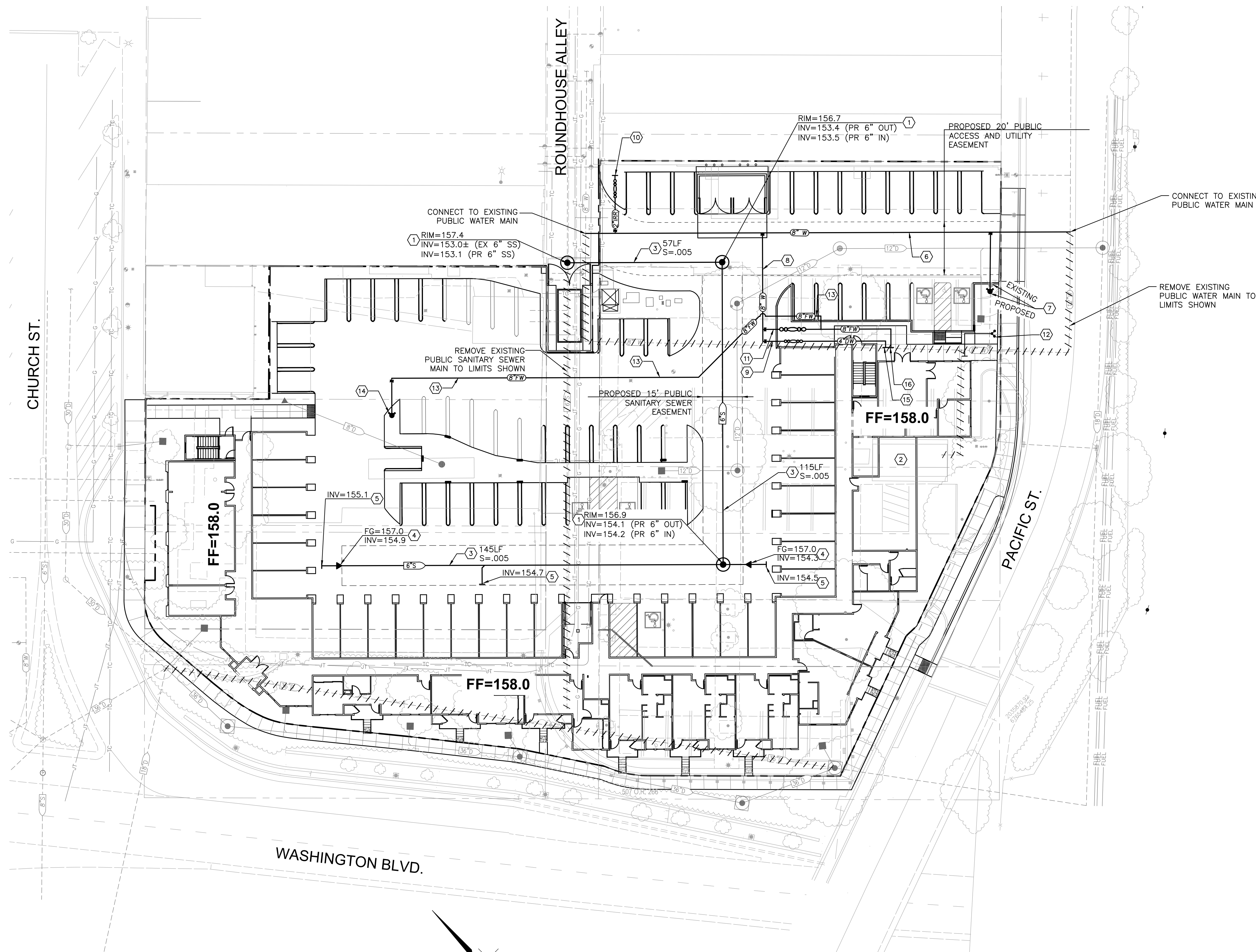


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--	--





- ### KEYNOTES
1. INSTALL SANITARY SEWER MANHOLE PER CITY OF ROSEVILLE STANDARD DETAIL SS-2.
  2. EXISTING WATER WELL TO BE ABANDONED BY CITY.
  3. INSTALL PUBLIC SANITARY SEWER MAN. SIZE, SLOPE AND LENGTH PER PLAN.
  4. INSTALL SEWER CLEANOUT.
  5. PROVIDE 6" SEWER SERVICE TO WITHIN 5 FEET OF BUILDING WALL.
  6. INSTALL PUBLIC WATER MAIN PER CITY OF ROSEVILLE STANDARDS.
  7. RELOCATE EXISTING FIRE HYDRANT TO BACK OF NEW CURB AND RECONNECT TO NEW WATER MAIN PER CITY OF ROSEVILLE STANDARD DETAIL W-13.
  8. PROVIDE BACKFLOW MANIFOLD PER CITY OF ROSEVILLE STANDARD DETAIL W-15.
  9. INSTALL 4" DOMESTIC WATER SERVICE PER CITY OF ROSEVILLE STANDARD DETAIL W-8.
  10. INSTALL 2" IRRIGATION SERVICE PER CITY OF ROSEVILLE STANDARD DETAIL W-7.
  11. INSTALL ON-SITE FIRE PROTECTION SERVICE PER CITY OF ROSEVILLE STANDARD DETAIL W-3.
  12. INSTALL FIRE DEPARTMENT CONNECTION.
  13. INSTALL PRIVATE FIRE WATER LINE.
  14. INSTALL PRIVATE FIRE HYDRANT PER CITY OF ROSEVILLE STANDARD DETAIL W-13.
  15. PROVIDE DOMESTIC WATER SERVICE TO WITHIN 5 FEET OF PROPOSED BUILDING WALL.
  16. PROVIDE FIRE WATER SERVICE TO WITHIN 5 FEET OF PROPOSED BUILDING WALL.

- ### NOTES
1. PROPOSED PIPE SIZES SHOWN ARE ESTIMATES ONLY. ACTUAL SIZES MAY CHANGE DURING FINAL DESIGN.
  2. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED MAY 2011.
  3. EXISTING UTILITY IMPROVEMENTS ARE BASED ON AVAILABLE CITY BASE UTILITY MAPS AND AS-BUILT DRAWINGS. ACTUAL SIZES, TYPES AND LOCATIONS MAY VARY FROM INFORMATION SHOWN HEREON.
  4. LOT MERGER, RIGHT OF WAY ABANDONMENT AND RIGHT OF WAY DEDICATION TO BE PREPARED UNDER SEPARATE INSTRUMENT.
  5. EXISTING DRY UTILITY FACILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE RELOCATED. DESIGN AND APPROVAL BY OTHERS.

- ### LEGEND
- PROPERTY LINE
  - 6"S --- PROPOSED PUBLIC/PRIVATE SANITARY SEWER MAIN
  - 8"W --- PROPOSED PUBLIC WATER MAIN
  - 8"FW --- PROPOSED FIRE WATER LINE
  - 4"DW --- PROPOSED DOMESTIC WATER LINE
  - PROPOSED BACKFLOW DEVICE
  - PROPOSED FIRE DEPARTMENT CONNECTION
  - PROPOSED SANITARY SEWER MANHOLE
  - PROPOSED FIRE HYDRANT
  - EXISTING PUBLIC UTILITY MAIN TO BE REMOVED
  - EXISTING PROPERTY BOUNDARY
  - 12"D --- EXISTING PUBLIC STORM DRAIN MAIN
  - 8"W --- EXISTING PUBLIC WATER MAIN
  - 12"D --- EXISTING SANITARY SEWER MAIN
  - G --- EXISTING GAS MAIN
  - JT --- EXISTING JOINT TRENCH
  - TC --- EXISTING TELECOM LINE
  - FUEL --- EXISTING FUEL LINE

JUNCTION CROSSING

PRELIMINARY UTILITY PLAN



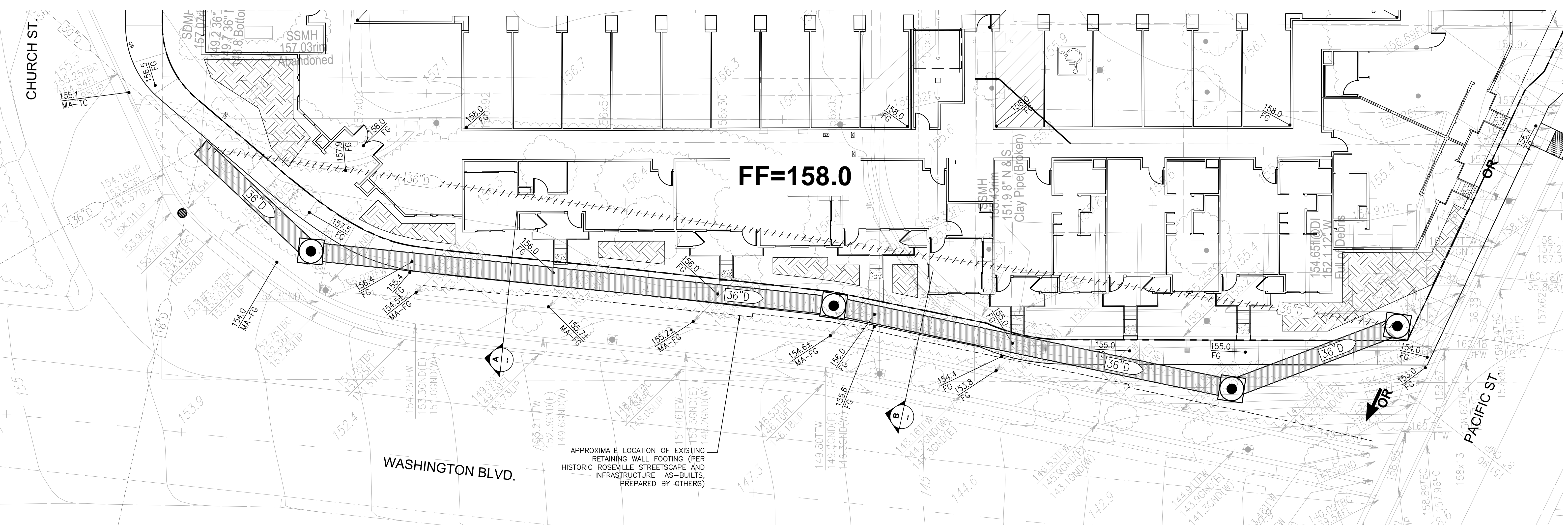
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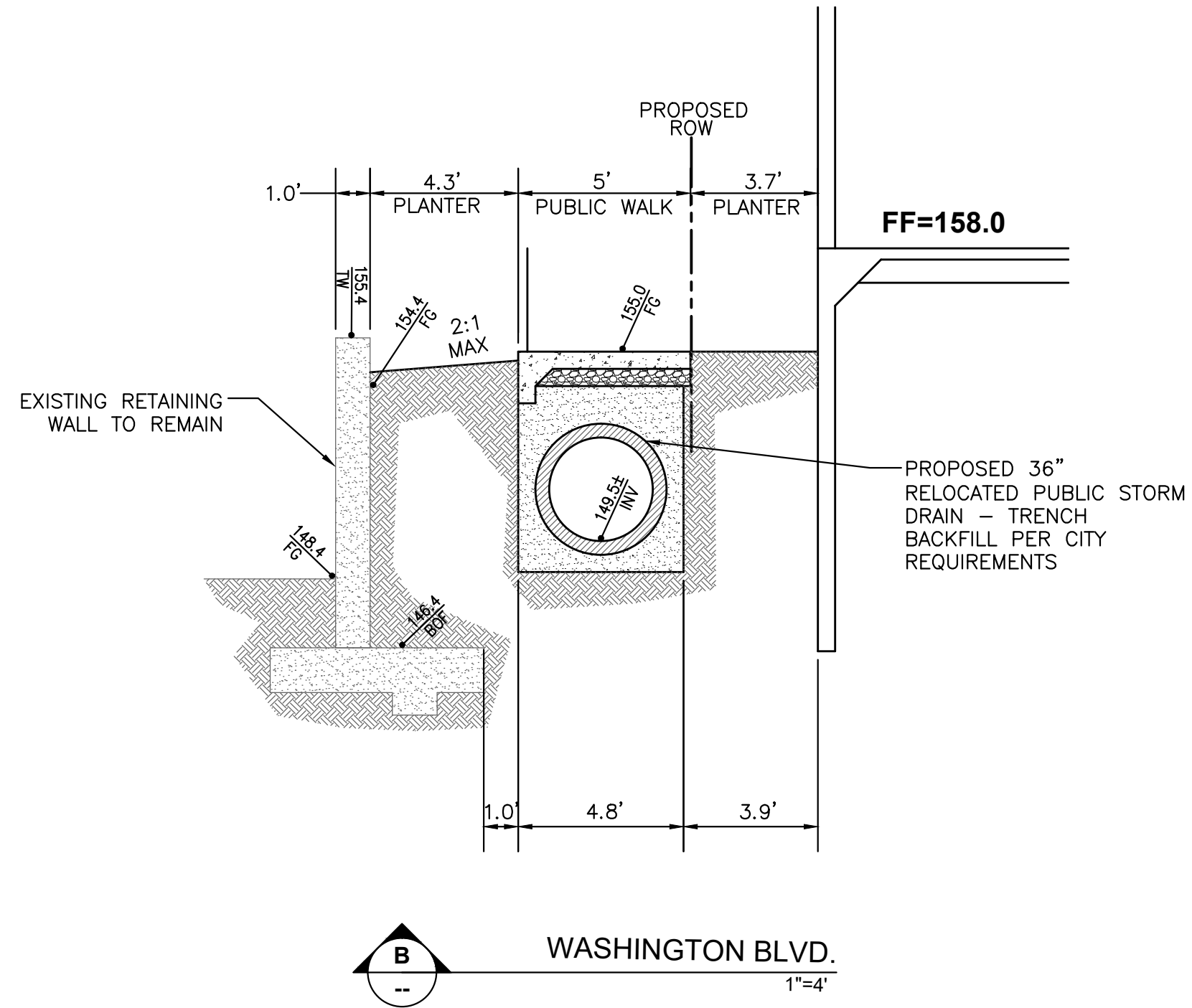
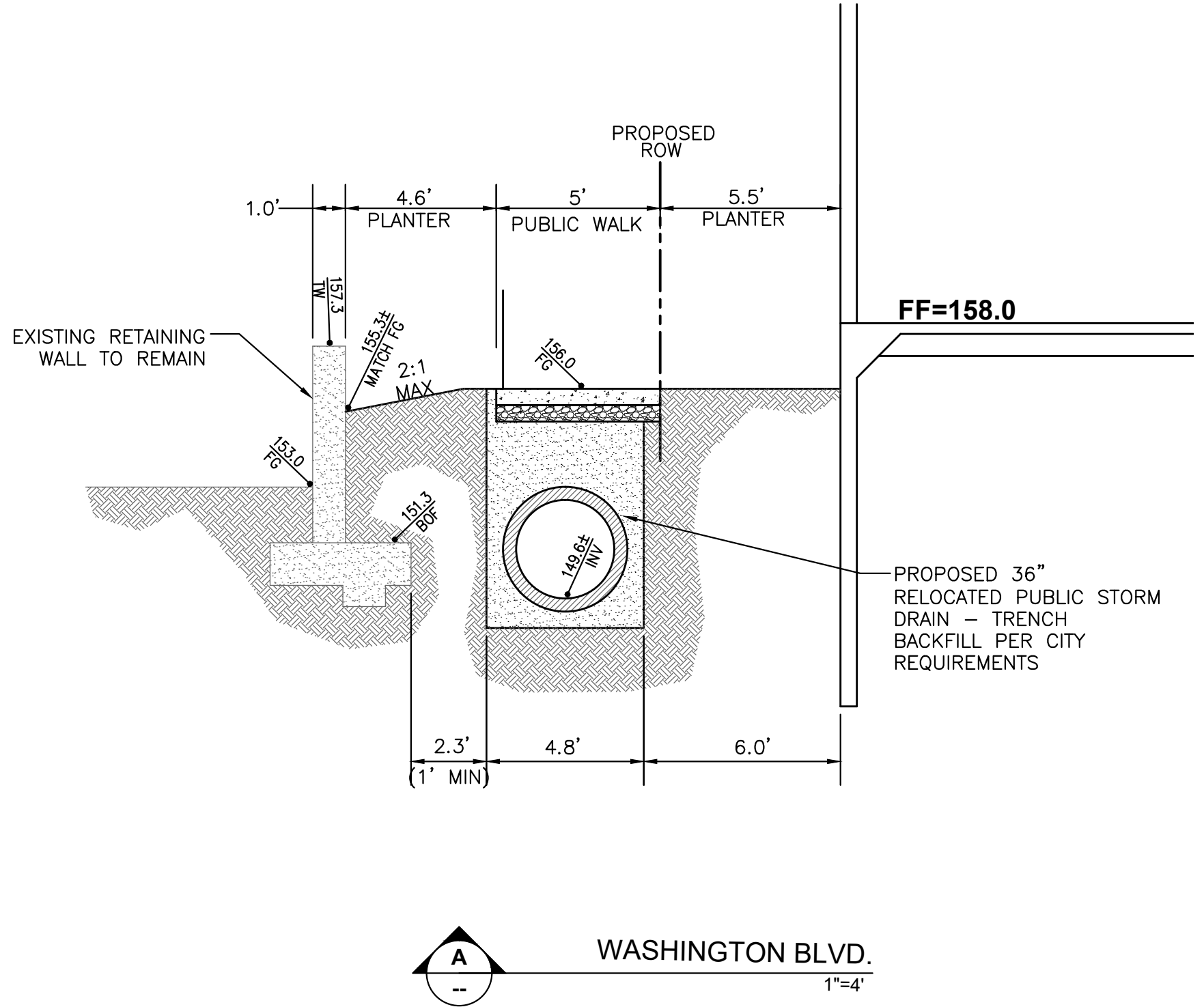
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APPROXIMATE LOCATION OF EXISTING RETAINING WALL FOOTING (PER HISTORIC ROSEVILLE STREETSCAPE AND INFRASTRUCTURE AS-BUILTS, PREPARED BY OTHERS)

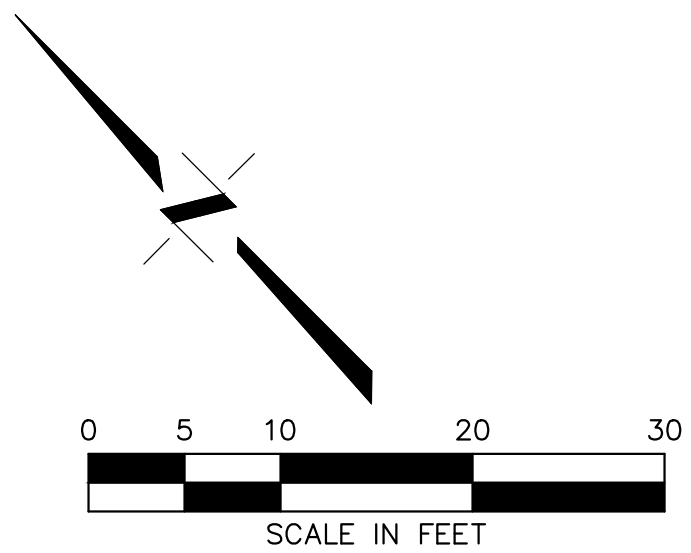


JUNCTION CROSSING

PROPOSED 36" STORM DRAIN RELOCATION EXHIBIT



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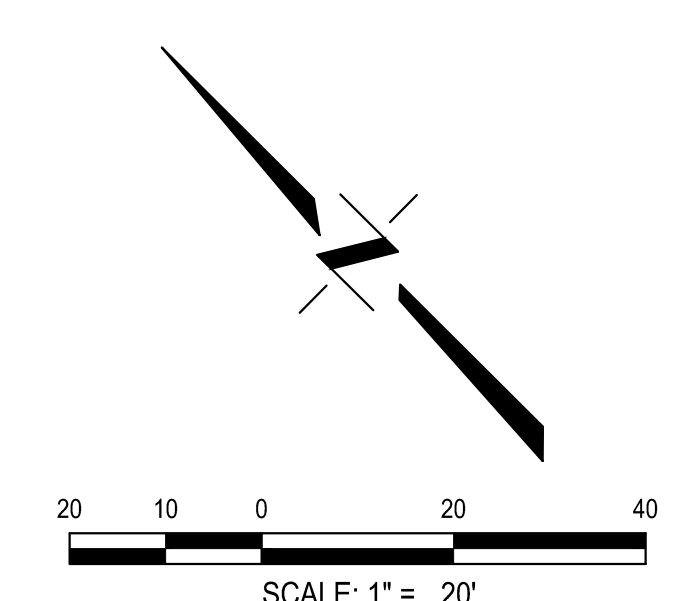
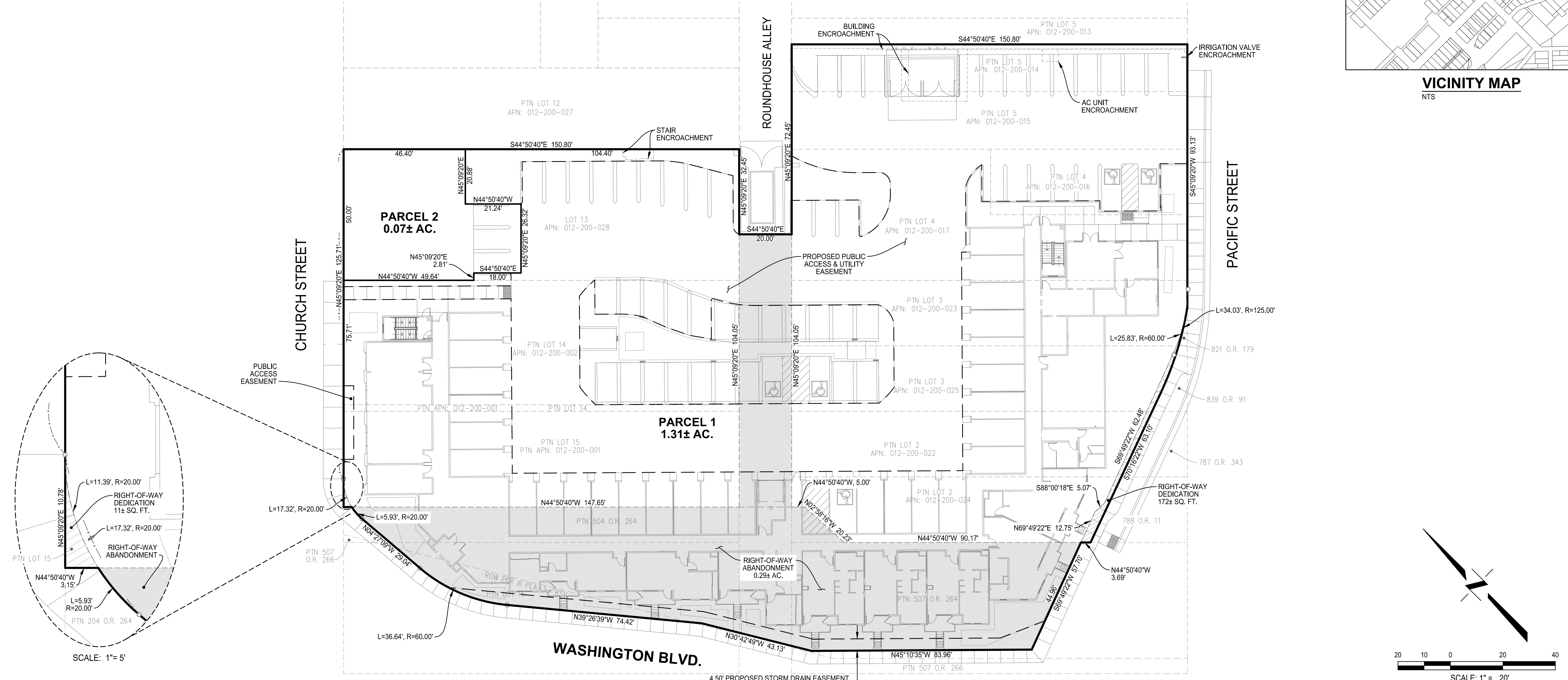
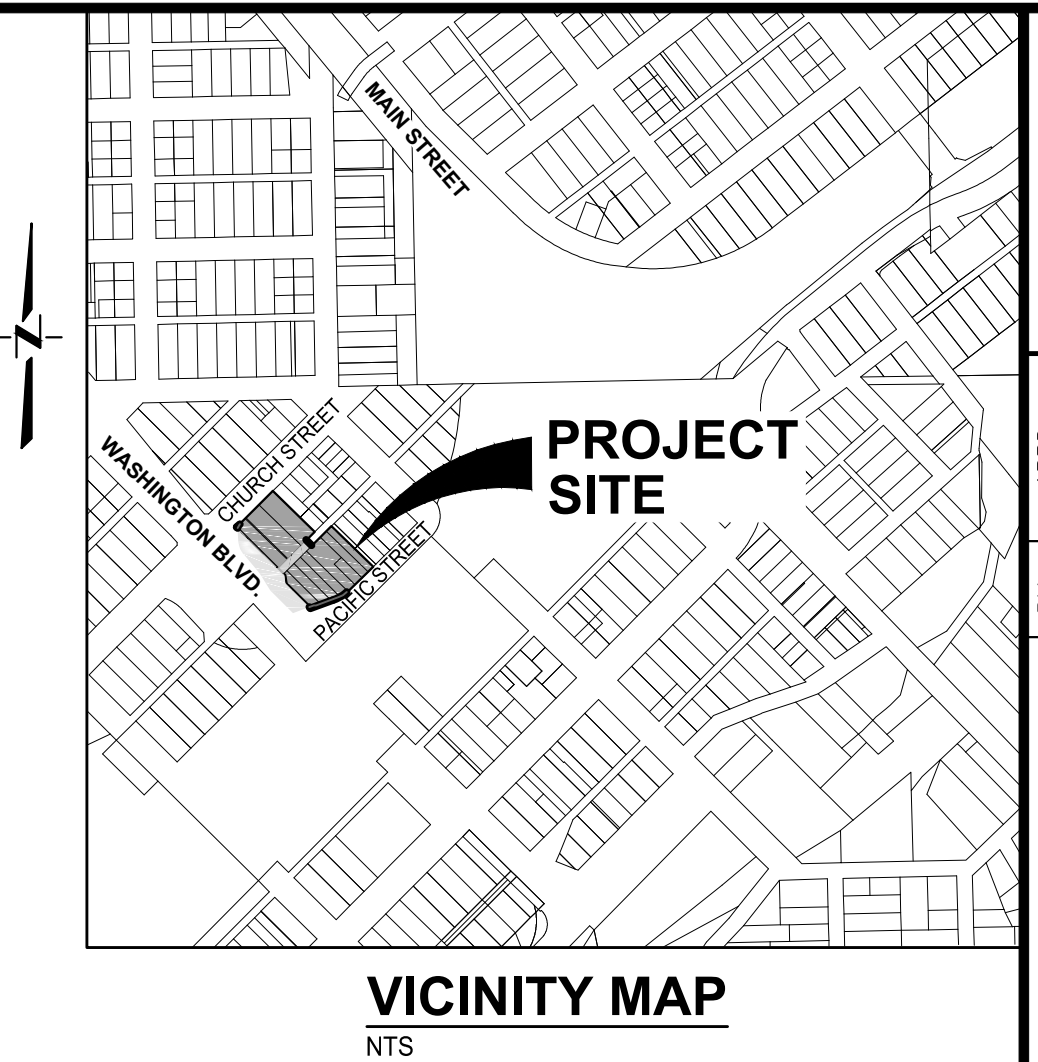
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# TENTATIVE PARCEL MAP FOR JUNCTION CROSSING

CITY OF ROSEVILLE PLACER COUNTY CALIFORNIA  
APRIL 2018



<p><b>OWNERS:</b> AS TO LOTS 13 &amp; 14: PLACER EQUITY LOANS P.O. BOX 6014 AUBURN, CA 95604 (530) 878-9060</p> <p>AS TO REMAINING PROPERTY: CITY OF ROSEVILLE, A MUNICIPAL CORPORATION 311 VERNON STREET ROSEVILLE, CA 95678 (916) 774-5362</p> <p><b>APN NO's</b> APN: 012-200-028, APN: 012-200-002, APN: 012-200-001, APN: 012-200-014, APN: 012-200-015, APN: 012-200-016, APN: 012-200-017, APN: 012-200-023, APN: 012-200-025, APN: 012-200-022, APN: 012-200-024</p>	<p><b>DEVELOPER</b> ST. ANTON COMMUNITIES 1801 I STREET, SUITE 200 SACRAMENTO, CA 95811 (916) 444-9821</p> <p><b>ZONING</b> EXISTING: OLD TOWN HISTORIC DISTRICT/SPECIAL AREA (HD/SA) PROPOSED: OLD TOWN HISTORIC DISTRICT/SPECIAL AREA (HD/SA)</p> <p><b>LAND USE</b> EXISTING: OLD TOWN COMMERCIAL PROPOSED: OLD TOWN COMMERCIAL</p>	<p><b>CIVIL ENGINEER</b> CUNNINGHAM ENGINEERING 2120 20th STREET, SUITE 3 SACRAMENTO, CALIFORNIA 95818 (916) 455-2026</p> <p><b>AREA</b> SUBDIVISION BOUNDARY: 1.38± AC.</p> <p><b>BASIS OF BEARINGS</b> THE CENTERLINE OF CHURCH STREET, TAKEN AS NORTH 45°09'20" EAST, AND WAS ESTABLISHED BY THE SPLIT OF EXISTING IMPROVEMENTS AND/OR BUILDINGS.</p>	<p><b>ARCHITECT</b> KTYG GROUP, INC. 17911 VON KARMAN AVE., SUITE 200 IRVINE, CALIFORNIA 92614 (949) 851-2133</p> <p><b>FLOOD ZONE</b> ZONE X: AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN. MAP NO. 06061C0478F DATED JUNE 8, 1998.</p> <p><b>BENCHMARK</b> CITY OF ROSEVILLE BENCHMARK U.S.G.S #B566, ELEVATION = 163.79, A 3-1/2" BRASS DISC 1.1' WEST OF AND NEXT TO THE FRONT STEPS OF CITY HALL ANNEX (316 VERNON) AND 1.3' FROM THE FACE OF THE BUILDING.</p>	<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE 30339.</li> <li>ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE, AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.</li> <li>THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED MORROW SURVEYING, DATED 5-19-11.</li> <li>THIS SUBDIVISION IS A MERGER AND RESUBDIVISION OF CITY OF ROSEVILLE PROPERTIES (INCLUDING VACATION OF R/W AND ALLEY), TOGETHER WITH LOTS 13 AND 14 OF BLOCK 22, AS SHOWN AND DESIGNATED ON THE MAP OF "RESURVEY OF A PART OF THE ORIGINAL PLAT OF ROSEVILLE, CA" FILED IN BOOK C, OF MAPS PAGE 33, CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA.</li> <li>THE PROPOSED SITE IMPROVEMENTS ARE BASED ON A SITE PLAN PREPARED BY KTYG GROUP, INC. DATED 11/02/2017.</li> <li>THE SUM OF THE PARTS OF A LINE OR CURVE MAY NOT EQUAL THE WHOLE LENGTH DUE TO ROUNDING OF DISTANCES.</li> <li>ABANDON EXISTING ELECTRIC AND TELEPHONE EASEMENT PER 437 O.R. 424. OWNERSHIP AND EXACT LOCATION UNKNOWN.</li> <li>CITY TO ABANDON PORTIONS OF LOTS 1 AND 15 AS DESCRIBED IN RECORDED DOCUMENT 507 O.R. 264, LOTS 1 AND 15 AS DESCRIBED IN RECORDED DOCUMENT 507 O.R. 266, ROW PER III PLA-3-RSV, ROUNDHOUSE ALLEY RIGHT OF WAY (PER BK C PAGE 33) AND LOT 16 BLOCK 22 PER BK C PAGE 33 PER SECTION 66445(J) AND 66499.20 1,2 OF THE SUBDIVISION MAP ACT.</li> <li>THIS SUBDIVISION IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE DOCUMENT ENTITLED "PARTY WALL AGREEMENT", BOOK 219, PAGE 359 O.R.</li> </ol>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="border-bottom: 1px solid black; width: 20px; display: inline-block;"></span> SUBDIVISION BOUNDARY</li> <li><span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span> NEW LOT LINE</li> <li><span style="border-bottom: 1px dotted black; width: 20px; display: inline-block;"></span> PUBLIC ACCESS &amp; UTILITY EASEMENT</li> <li><span style="border-bottom: 1px solid black; width: 20px; display: inline-block;"></span> PROPOSED SITE IMPROVEMENTS</li> <li><span style="border-bottom: 1px solid black; width: 20px; display: inline-block;"></span> PROPOSED BUILDING WALL</li> <li><span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span> EXISTING PROPERTY LINE</li> </ul> <p><b>DISTRICTS</b></p> <table border="0" style="width: 100%;"> <tr> <td>SEWER</td> <td>CITY OF ROSEVILLE</td> </tr> <tr> <td>WATER</td> <td>CITY OF ROSEVILLE</td> </tr> <tr> <td>STORM DRAIN</td> <td>CITY OF ROSEVILLE</td> </tr> <tr> <td>ELECTRIC</td> <td>CITY OF ROSEVILLE</td> </tr> <tr> <td>GAS</td> <td>PG&amp;E</td> </tr> <tr> <td>SCHOOL DISTRICT</td> <td>ROSEVILLE CITY SCHOOL DISTRICT</td> </tr> <tr> <td>FIRE DISTRICT</td> <td>CITY OF ROSEVILLE FIRE DISTRICT</td> </tr> <tr> <td>PARK DISTRICT</td> <td>CITY OF ROSEVILLE</td> </tr> </table> <p>DATE SIGNED: _____ THESE DRAWINGS ARE NOT CONSIDERED FINAL UNTIL THE ENGINEER'S SEAL BELOW HAS BEEN SIGNED AND DATED.</p> <div style="text-align: center;"> </div>	SEWER	CITY OF ROSEVILLE	WATER	CITY OF ROSEVILLE	STORM DRAIN	CITY OF ROSEVILLE	ELECTRIC	CITY OF ROSEVILLE	GAS	PG&E	SCHOOL DISTRICT	ROSEVILLE CITY SCHOOL DISTRICT	FIRE DISTRICT	CITY OF ROSEVILLE FIRE DISTRICT	PARK DISTRICT	CITY OF ROSEVILLE
SEWER	CITY OF ROSEVILLE																				
WATER	CITY OF ROSEVILLE																				
STORM DRAIN	CITY OF ROSEVILLE																				
ELECTRIC	CITY OF ROSEVILLE																				
GAS	PG&E																				
SCHOOL DISTRICT	ROSEVILLE CITY SCHOOL DISTRICT																				
FIRE DISTRICT	CITY OF ROSEVILLE FIRE DISTRICT																				
PARK DISTRICT	CITY OF ROSEVILLE																				

DESIGNED BY: CK  
 DRAWN BY: LE  
 CHECKED BY: CK  
 SCALE: 1" = 20'

NO.	DATE	REVISIONS

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**JUNCTION CROSSING**

**TENTATIVE PARCEL MAP**

CITY OF ROSEVILLE

CALIFORNIA

SHEET **1** OF **1**

DATE: 04/03/2018

JOB NO: 1213.20.07