

Appendix A

Figures

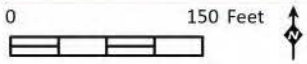
Legend

○ Study Area - 5.96 Acres

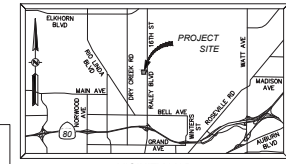


T:\PROJECTS\ISHKGroup_08951\00001_RaleyBlvdTruckServiceParking\ISMND\Map\RaleyBlvd ISMND.aprx 2/28/2024

Source: Aerial (DigitalGlobe, 4/12/2022)



PRELIMINARY IMPROVEMENT PLANS FOR 5221 RALEY BLVD SACRAMENTO, CA 95838 APN: 215-0250-061



SHEET INDEX:
C1 PRELIMINARY SITE PLAN
C2 PRELIMINARY GRADING PLAN
C3 PRELIMINARY WATER & SEWER PLAN
C4 TRUCK TURNING EXHIBIT

PROPERTY OWNER / DEVELOPER:

SHK GROUP LLC
351 DUNSTON PARKWAY
SACRAMENTO, CA 95834
CONTACT: VIC SINGH
PH: (916) 889-8402

TOPOGRAPHIC SURVEY:

FIELD SURVEY BY: CWE
FIELD SURVEY DATED: 7/20/23

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS A LINE BETWEEN A FOUND BRASS DISK, NOT STAMPED, IN A MONUMENT WELL LOCATED AT THE INTERSECTION OF RALEY BOULEVARD AND ASCOT WAY, AND A FOUND 8 1/2 INCH REBAR, NOT CAPPED, AT THE INTERSECTION OF RALEY BOULEVARD AND SANTA ANA AVENUE, BEING SOUTH 01° 47' 10" EAST, PER RECORD OF SURVEY 80-16-10-C-1.

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY WAS THE CITY OF SACRAMENTO BENCHMARK NO. 288.886 WHICH IS THE TOP OF A BRASS DISC INSIDE A MONUMENT WELL LOCATED AT THE INTERSECTION OF RALEY BLVD AND ASCOT AVENUE.

ELEVATION = 55.95 FEET (NAVD 88 DATUM)

JURISDICTION:

CITY OF SACRAMENTO

FLOOD PLAIN:

A PORTION OF THIS PROPERTY ALONG THE NORTHERLY LINE THERE IS LOCATED WITHIN ZONE "X" WITH A 0.2% ANNUAL CHANCE FLOOD HAZARD. ZONE "X" AREAS ARE SUBJECT TO 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

A PORTION OF THIS PROPERTY (A MAJORITY OF THE PARCEL) IS LOCATED WITHIN ZONE "AE" AREAS WITHIN ZONE "AE" ARE DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS. SUBJECT TO FLOODING AT A DETERMINED BASE FLOOD ELEVATION.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A REGULATORY FLOODWAY ZONE WHICH FOLLOWS MAGNIE CREEK DIVERSION ALONG THE WESTERLY LINE OF THE PROPERTY, AND IS SUBJECT TO HIGHER FLOOD DURING FLOOD EVENTS.

FLOOD ZONES AFFECTING THIS PROPERTY ARE DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 80670006H, EFFECTIVE AS OF 8/12/2012

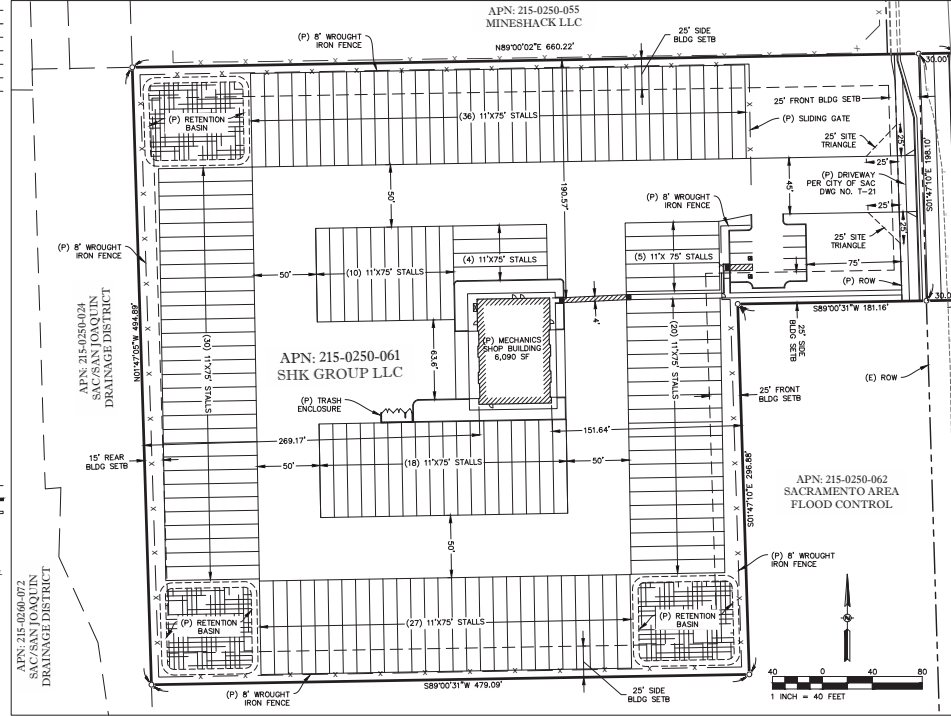
UTILITY NOTE:

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

DESCRIPTION	LEGEND	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
SW. CURB & GUTTER	---	---
DITCH/FLOWLINE	---	---
EP	---	---
STORM DRAIN	---	---
SANITARY SEWER	---	---
WATER LINE	---	---
DOMESTIC WATER	---	---
FIRE SERVICE	---	---
GAS LINE	---	---
SDMH	---	---
DRAINAGE INLET	---	---
CULVERT WITH FES	---	---
DIRECTION OF SURFACE FLOW	---	---
OVERLAND RELEASE PATH	---	---
SSMH	---	---
SSCO	---	---
FIRE HYDRANT	---	---
PIV	---	---
FDC	---	---
WATER VALVE	---	---
WATER METER	---	---
CONCENTRIC REDUCER	---	---
BACKFLOW PREVENTION ASSEMBLY	---	---
REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY	---	---
AIR RELEASE VALVE	---	---
BLOW OFF ASSEMBLY	---	---
PIPE CAP	---	---
GAS VALVE	---	---
TELEPHONE/4W	---	---
UTILITY POLE	---	---
UTILITY POLE WITH LIGHT	---	---
STREET LIGHT	---	---
SITE LIGHT	---	---
JUNCTION/PAUL BOX	---	---
MONUMENT WELL	---	---
BOLLARD	---	---
SIGN	---	---
FENCE	---	---
RETAINING WALL	---	---
BLOCK WALL	---	---
MAJOR CONTOUR	---	---
MINOR CONTOUR	---	---
GRADE BREAK LINE	---	---
TREE & DRIP	---	---
CONTROL POINT	---	---
FINISH FLOOR ELEVATION	---	---
SPOT ELEVATION (ASPHALT CONCRETE)	---	---
MATCH (E) GRADE ELEVATION	---	---
TRUNCATED DOMES	---	---

ABBREVIATIONS:

AB	AGGREGATE BASE	PH	FIRE HYDRANT	R	PROPERTY LINE
AC	ASPHALT CONCRETE	PL	FLOWLINE	RC	POINT OF CONNECTION
ARV	AIR RELEASE VALVE	POC	FACE OF CURB	RF	POINT OF REVERSE CURVE
BC	BECH CURVE	PR	FRISKY/REINFORCEMENT	RT	POINT OF TANGENCY
BCR	BECH CURVE RETURN	FS	FIRE SPRINKLER	RV	RETAINING WALL
BUD	BUILDING	GR	GRADE BREAK	SA	SACRAMENTO AREA SEWER DISTRICT
BOC	BACK OF CURB	GR	GRATE ELEVATION	SC	STORM DRAIN MANHOLE
BOB	BACK OF BUILDING	GV	GATE VALVE	SE	SOUTHWEST
BVC	BECH VERTICAL CURVE	GW	GROSS VEHICLE WEIGHT	SS	SANITARY SEWER
BWB	BOTTOM OF WALL	HCR	HANDICAP RAMP	SSMH	SANITARY SEWER CLEAN OUT
CAB	CABINET	HDP	HIGH DENSITY POLYETHYLENE	SSCO	SANITARY SEWER MANHOLE
CC	COMPACTED GRAVEL	HP	HIGH POINT	SW	SIDEWALK OR SOUTHWEST STATION
CCB	COMPACTED CONCRETE	HOPE	HIGH DENSITY POLYETHYLENE	STA	STATION
CED	CURB & GUTTER	IRN	IRRIGATION	ST	TOP OF CURB
COAS	CURB, GUTTER & SIDEWALK	INVT	INVERT	TP	TOP OF PAVEMENT
CHD	CHORD	IE	INVERT ELEVATION	TS	TOP OF SIDEWALK
CL	CENTERLINE	IP	IRON PIPE	UNO	UNLESS NOTED OTHERWISE
CMP	CORRUGATED METAL PIPE	L	LENGTH	UV	WATER VALVE
CR	CURB RETURN	LF	LINEAL FEET	WM	WATER METER
CTV	CABLE TV	LIP	LIP OF GUTTER	WV	WELDED WIRE FABRIC
DCM	DOUBLE CHECK DETECTOR	LP	LOW POINT	VCP	VERTICAL CLAY PIPE
DI	ASSEMBLY	LT	LEFT TURN OR LEFT	VIF	VERY-FIELD
DIP	DRAIN/DROP INLET	LT	LEFT TURN OR LEFT	W	WATER
DS	DOWN SLOUT	MA	MAINTENANCE HOLE	WV	WATER VALVE
(E)	EXISTING	MAX	MAXIMUM	WV	WATER VALVE
ECR	END CURB RETURN	MV	MANHOLE	WV	WATER VALVE
EP	EDGE OF PAVEMENT	NE	NORTHEAST	WV	WATER VALVE
ETW	EDGE OF TRAVELED WAY	NO	NORTHWEST	WV	WATER VALVE
ETC	END OF VERTICAL CURVE	ON	ON CENTER	WV	WATER VALVE
FDC	FIRE DEPARTMENT CONNECTION	OWT	OVERHEAD TELEPHONE & ELECTRIC	WV	WATER VALVE
FF	FINISH FLOOR	OP	OPEN METAL PIPE	WV	WATER VALVE
FG	FINISHED GRADE	(P)	PROPOSED	WV	WATER VALVE
FGW	FINISHED GRADE @ BOT. WALL	PP	PORTLAND CEMENT CONCRETE	WV	WATER VALVE
		PR	PROFILE GRADE	WV	WATER VALVE
		PT	POST INDICATOR VALVE	WV	WATER VALVE



PARKING INFORMATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE		4,200 SF
PARKING REQUIRED	2 CUSTOMER SPACES + 1 SPACE PER 800 SF OF OFFICE OFFICE = 2,388 SF + 7 TOTAL	3 SPACES 17 STD + 3 ADA
MIN. PARKING DIMENSIONS	8.5 X 18	9 X 18
MIN. DRIVEWAY WIDTH	18' (ONE-WAY)	22'
ACCESSIBLE SPACES	1 SPACE	2 SPACES

*PARKING STANDARDS PER THE CITY OF SACRAMENTO ZONING CODE

PARKING STALL COUNT

9X18 STANDARD PARKING STALLS	7
9X18 ADA PARKING STALLS	2
11X18 TRUCK PARKING STALLS	150

UTILITY CONTACT INFORMATION

UTILITY	UTILITY CO.	PHONE
GAS	PG&E	(800) 743-5000
ELECTRIC	SMUD	(916) 732-3100
FIRE	CITY OF SACRAMENTO	(916) 809-1300
WATER	CITY OF SACRAMENTO	(916) 808-5454
SEWER	CITY OF SACRAMENTO	(916) 808-5454
DRAINAGE	CITY OF SACRAMENTO	(916) 808-5454
U.S.A.	UNDERGROUND SERVICE ALERT	1-800-442-2444

DEVELOPMENT STANDARDS

EXISTING GENERAL PLAN: THE CITY OF SACRAMENTO 2020 GENERAL PLAN
ZONE: M-10.5-R (LIGHT INDUSTRIAL ZONE)

ITEM	REQUIREMENTS	PROVIDED
USE	VEHICLE STORAGE YARD	
MIN. FRONT BUILDING SETBACK	20'	15.6'
MIN. SIDE BUILDING SETBACK	20'	19.0'
MIN. REAR BUILDING SETBACK	15'	16.6'
MAX. BUILDING HEIGHT	20'	26.5'

PROPERTY AREA: 1.28 AC GROSS
6.24 AC NET

REFERENCE IS MADE TO THE CITY OF SACRAMENTO ZONING CODE

TOTAL DISTURBED AREA: 6.26 AC

RAW EARTHWORK SUMMARY

CUT:	6990 CY
FILL:	4020 CY
NET:	2970 CY (EXPORT)

NOTE: EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING AND MIS-UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.



Know what's below.
Call before you dig.
or (800) 642-2444

T:\PROJECTS\151\SHK Group_08951\00001_Raley Blvd Truck Service/Parking\SMND Map\Fig3_Siteplan.mxd

Source: CWEE, 2023

5221 RALEY BOULEVARD

SACRAMENTO, CALIFORNIA 95838

APN: 215-0250-061

PLANT LEGEND		
SYM	BOTANICAL/COMMON NAME	WATER USE
TREES		
	CUPRESSUS SEMPERVIRENS/ ITALIAN CYPRESS (5 GAL)	MED
	CERCIS OCCIDENTALIS/ WESTERN REDBUD	V. LOW
	PISTACIA CHINENSIS 'KEITH DAVEY' CHINESE PISTACHE (15 GAL)	LOW
	QUERCUS ILEX/ HOLLY OAK (24" BOX)	LOW
SHRUBS		
	ACHILLEA MILLEFOLIUM/YARROW	LOW
	CISTUS PURPUREUS/ ORCHID ROCKROSE	LOW
	DIETES VEGETA/PORINGHAT LILY	LOW
	LAVANDULA ANGUSTIFOLIA/ ENGLISH LAVENDER	LOW
	LEUSTRUM JAPONICUM/ TEANOHMI/ TEXAS PRIVET	LOW
	NANDINA 'GULF STREAM'/ HEAVENLY BAMBOO	LOW
BASIN PLANTINGS		
	CAREX TUMULCOLA/ SEDGE	LOW
	MUHLENBERGIA RIgens/ DEER GRASS	LOW

57,015 SQUARE FEET PROPOSED LANDSCAPE AREA

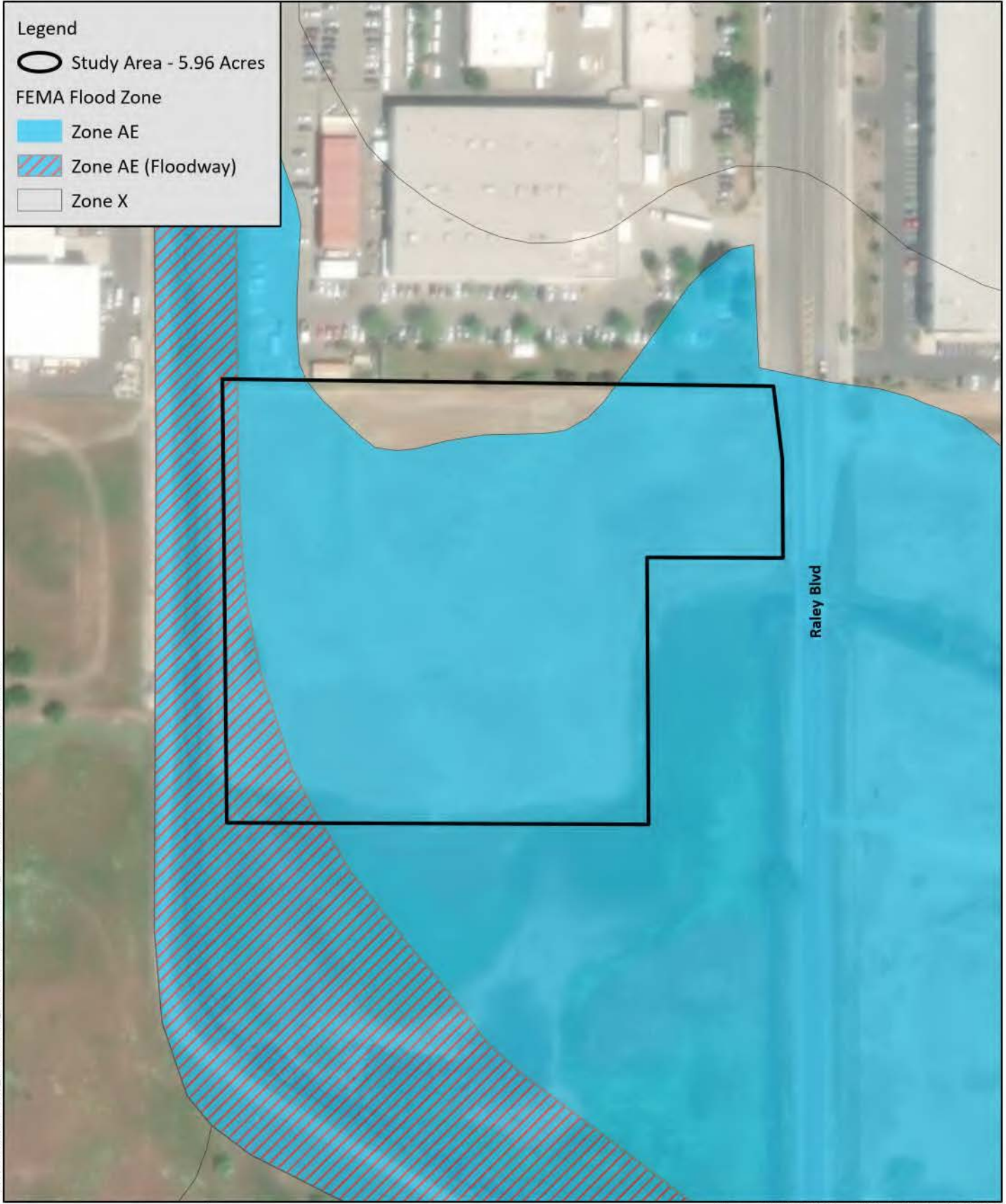


PARKING LOT SHADE CALCULATIONS			
Trees - Pistache			
Coverage	Qty	sq	Total Square Feet
100%	0	962	0
75%	1	721	721
50%	2	481	962
25%	0	240	0
Trees - Cercis			
Coverage	Qty	sq	Total
100%	0	314	0
75%	0	235	0
50%	1	157	157
25%	0	79	0
Total Shade Provided: 1,840			
Parking Surface Area: 3,007			
Shade Percentage Provided: 61.2%			

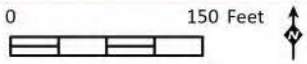


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Source: MSLA, 2024



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Source: FEMA, 2024; Aerial (DigitalGlobe, 4/12/2022)