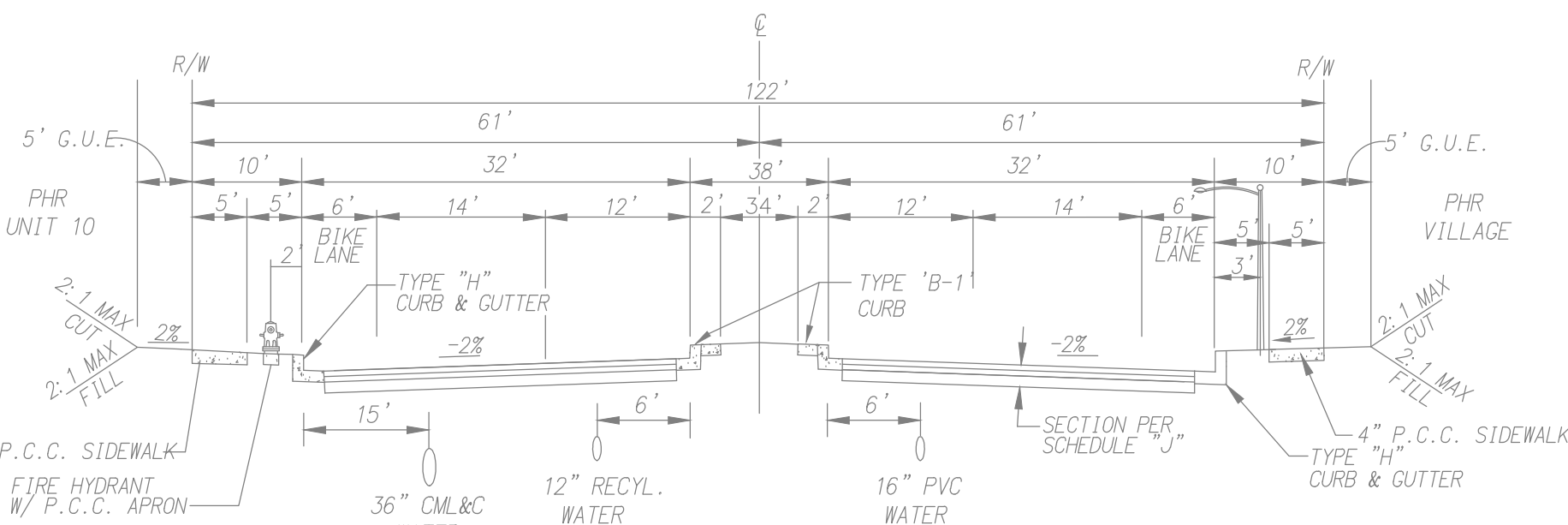
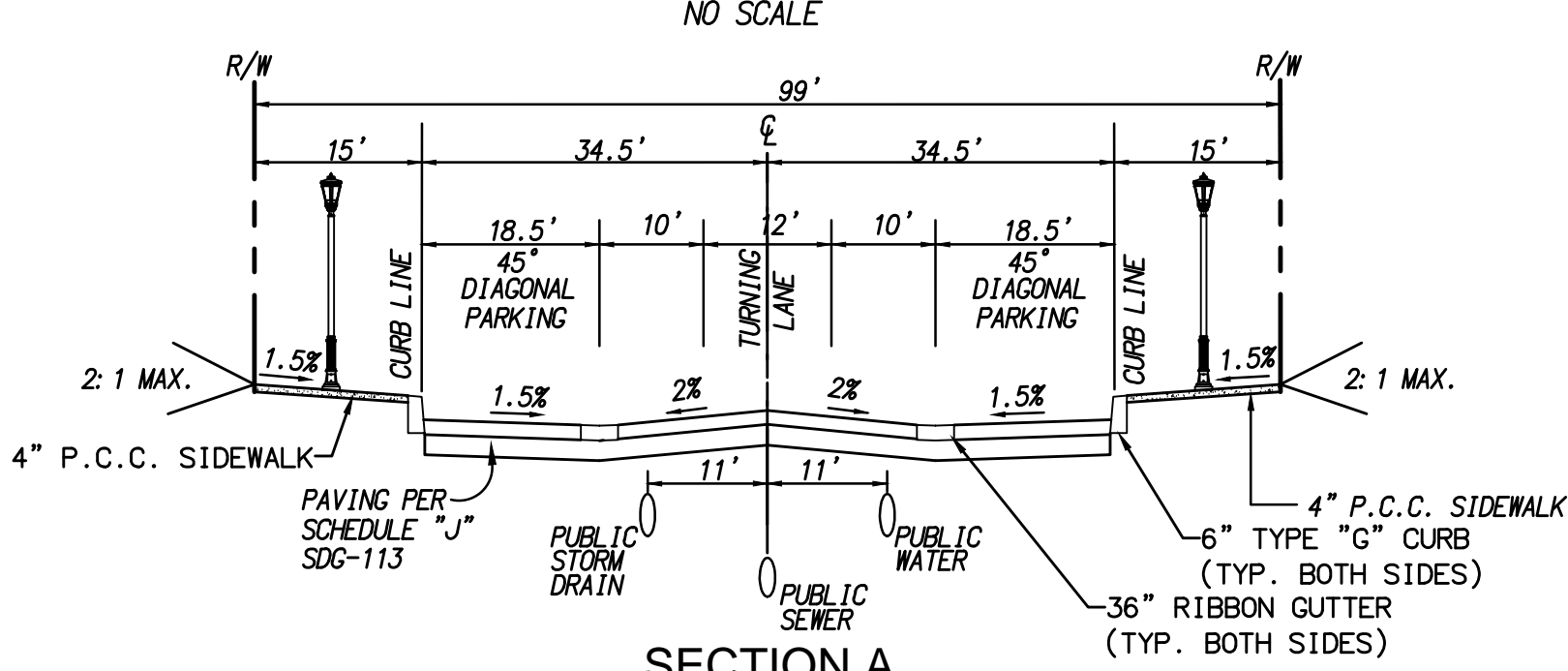


CORALLINA AT PACIFIC HIGHLANDS RANCH

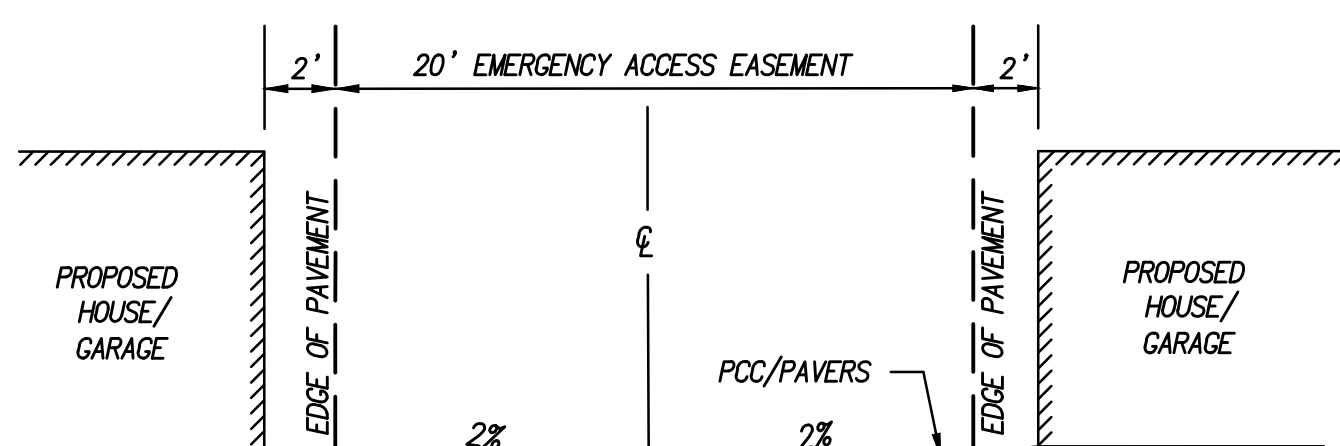
SITE DEVELOPMENT PERMIT NO. 1179061
REZONE NO. 1179062
PUBLIC RIGHT OF WAY VACATION NO. 1179064
VESTING TENTATIVE MAP NO. 1968677
EASEMENT VACATION NO. 1968676
NEIGHBORHOOD USE PERMIT NO. 1968364
PLANNED DEVELOPMENT PERMIT NO. 1965098
CITY OF SAN DIEGO
PTS - 335613



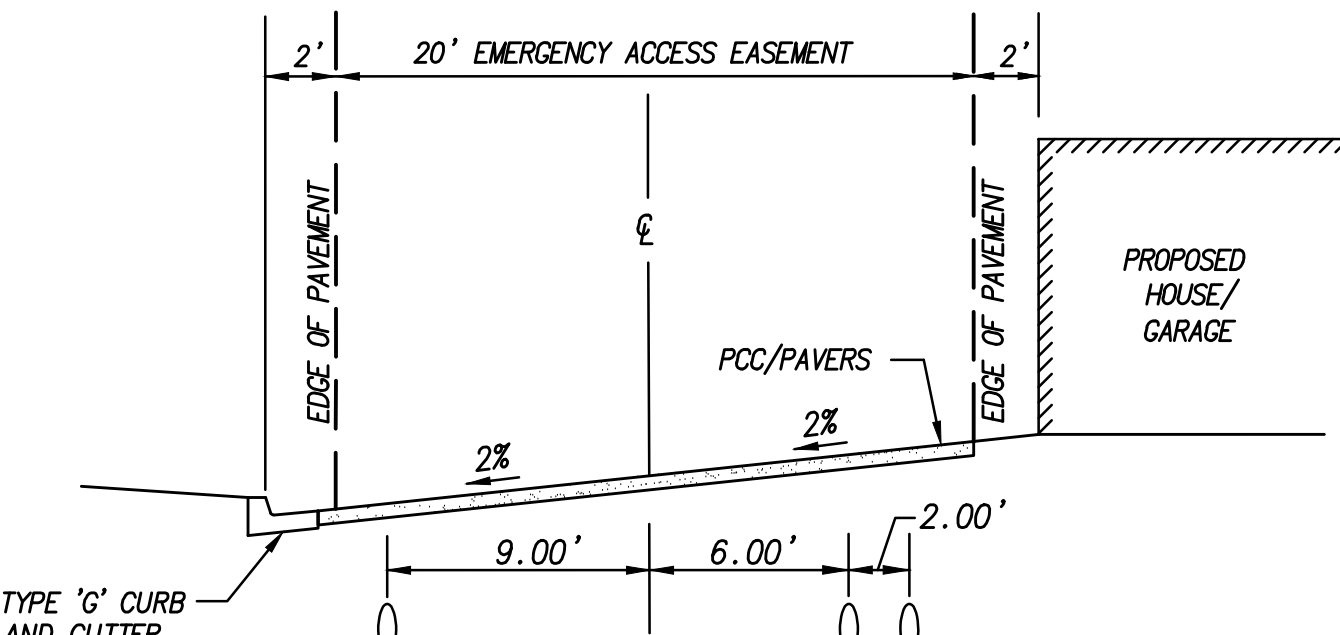
EXISTING CARMEL VALLEY ROAD (PUBLIC)
(PER CITY DWG. 30228-D)
NO SCALE



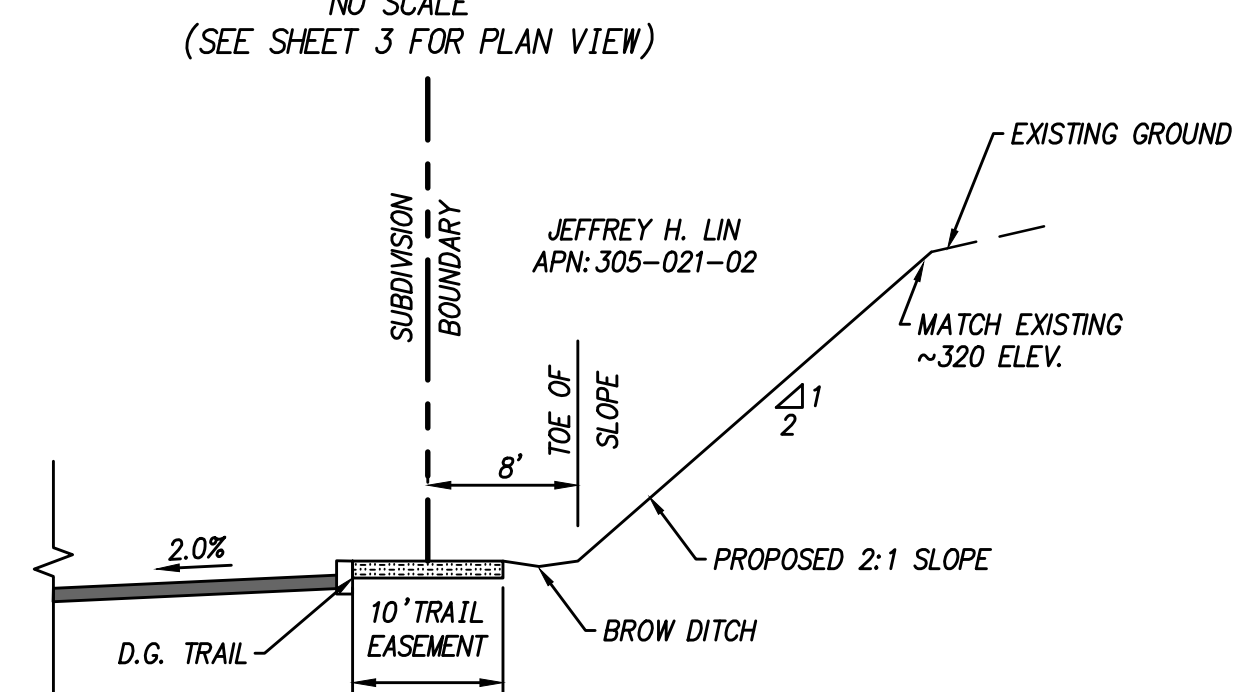
SECTION A
VILLAGE WAY
TWO LANE URBAN COLLECTOR STREET
NO SCALE
(SEE SHEET 3 FOR PLAN VIEW)



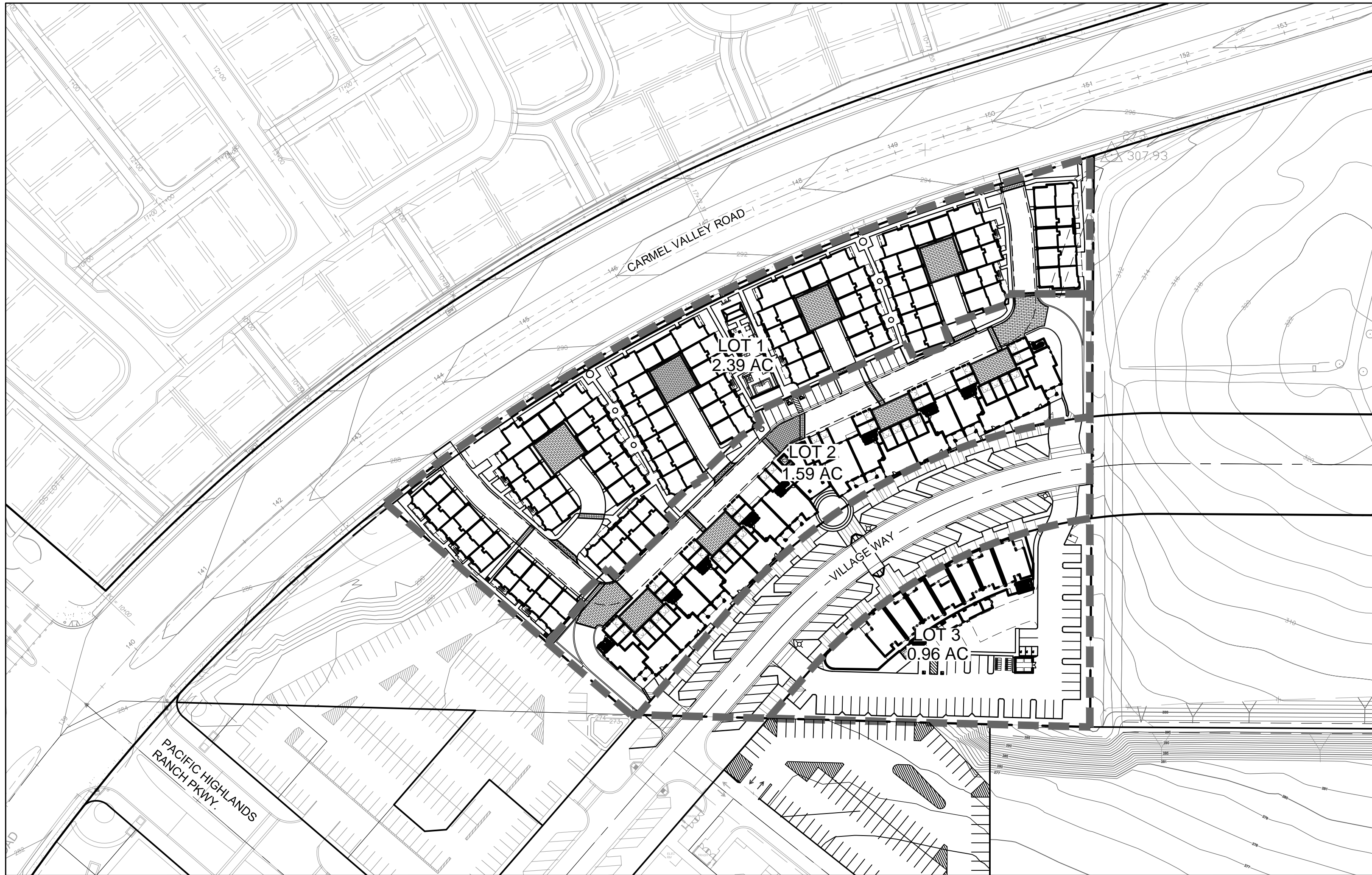
SECTION B
FIRE ACCESS
NO SCALE
(SEE SHEET 3 FOR PLAN VIEW)



SECTION C
FIRE ACCESS
NO SCALE
(SEE SHEET 3 FOR PLAN VIEW)



SECTION D:
PEDESTRIAN TRAIL
NO SCALE
(SEE SHEET 3 FOR PLAN VIEW)



KEY MAP

SCALE: 1" = 80'

LOT ACREAGE SUMMARY

LOT #	LOT SIZE (SQ. FT.)	AC.	LOT DESCRIPTION	G.F.A. (SQ. FT.)	F.A.R.	NO. OF RESIDENTIAL UNITS
1	103,912	2.38	RESIDENTIAL	136,093	1.31	63
2	69,100	1.59	MIXED USE	88,345	1.28	46
3	41,858	0.96	MIXED USE	34,291	0.82	21
ROW	46,209	1.06	PUBLIC STREET ROW	N/A	N/A	N/A
TOTAL	261,079	5.99	NET VILLAGE SITE	N/A	N/A	130

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 21390 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 16TH, 2016 AS FILE NO. 2016-7000396 OF OFFICIAL RECORDS.

MAPPING NOTE

A FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE VESTING TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE FINAL MAP.

ASSESSOR'S PARCEL NO.

305-010-11 AND 305-160-63

COORDINATE INDEX

290-1711 L.C.
1930-6271 NAD83

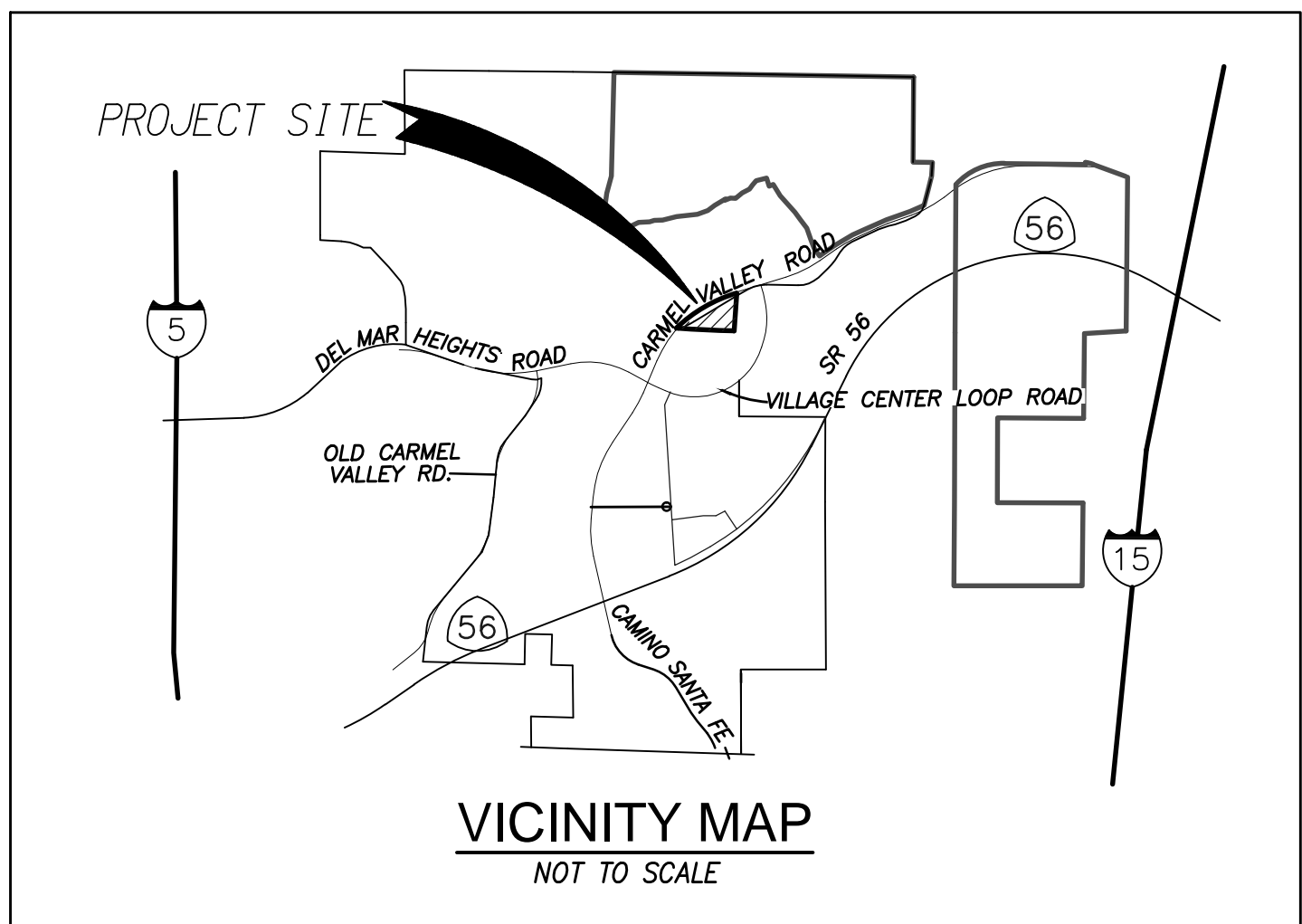
BENCH MARK

THE BENCHMARK FOR THIS PROJECT IS THE BRASS PLUG FOUND ON THE SOUTH WEST CORNER AT THE INTERSECTION OF BLACK MOUNTAIN ROAD AND OVIEDO STREET - ELEVATION = 538.06 M.S.L.

STREET DESIGN TABLE		
STREET NAME	STREET CLASSIFICATION	R.O.W.
VILLAGE WAY	2-LANE URBAN COLLECTOR	99'

DEVIATION TABLE

SAN DIEGO MUNICIPAL CODE REGULATION	REQUIRED	PROPOSED
142.0310(c)(1)(C)	<ul style="list-style-type: none">MAXIMUM HEIGHT = 6 FEETAT LEAST ONE HORIZONTAL OR VERTICAL OFFSET FOR EVERY 120 SQUARE FEET OF FENCE AREAOFFSET AT LEAST 12 INCHES WIDE WITH A MINIMUM REVEAL OF 4 INCHES	<ul style="list-style-type: none">MAXIMUM HEIGHT = 8 FEETAT LEAST ONE HORIZONTAL OR VERTICAL OFFSET FOR EVERY 120 SQUARE FEET OF FENCE AREAOFFSET AT LEAST 12 INCHES WIDE WITH A MINIMUM REVEAL OF 4 INCHES



VICINITY MAP
NOT TO SCALE

DEVELOPMENT SUMMARY

1. SCOPE OF WORK: SITE DEVELOPMENT PERMIT, REZONE, PUBLIC ROW VACATION, VESTING TENTATIVE MAP, EASEMENT VACATION, AND PLANNED DEVELOPMENT PERMIT TO CONSTRUCT A MIXED-USE DEVELOPMENT OF 109 RESIDENTIAL CONDOMINIUMS OVER COMMERCIAL OFFICE SPACE AND UNDERGROUND PARKING ON A 5.99 ACRE LOT AND 21 RESIDENTIAL AFFORDABLE UNITS OVER COMMERCIAL ON A 0.96 ACRE LOT.

2. A ONE STORY HEIGHT BONUS IS PERMITTED FOR THE PROJECT BECAUSE IT IS WITHIN THE MIXED-CORE COMPONENT AND IT IS LOCATED WITHIN 2,000 FEET OF THE PLANNED TRUNK TRANSIT STATION PER SDMC 132.1108.

3. STREET ADDRESS: 6155 CARMEL VALLEY ROAD, SAN DIEGO, CA 92130

4. SITE AREA:
TOTAL SITE AREA (GROSS): 5.99 ACRES; 261,079 S.F.
NET SITE AREA: 4.93 ACRES 214,870 S.F.
(NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)

5. EXISTING ZONING: AR-1-1
PROPOSED ZONING: CC-1-3 URBAN VILLAGE OVERLAY ZONE

COVERAGE DATA:	LOT 1	LOT 2	LOT 3
TOTAL BUILDING AREA (GROUND FLOOR):	51,040	25,020	10,000
TOTAL LANDSCAPE/OPEN SPACE AREA (SQ.FT.):	32,672	2,705	14,022
TOTAL HARDSCAPE/PAVED AREA (SQ.FT.):	20,200	41,375	21,220
FLOOR AREA RATIO (FAR):	1.31	1.28	0.82
GROSS FLOOR AREA (GFA):	136,093	88,345	34,291

7. DENSITY:
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: NONE
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 130
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 130

8. YARD/SETBACK:
FRONT YARD: ALLOWED PROPOSED 0'
STREET SIDE YARD: 0'
INTERIOR YARD(S): 0' MIN/10' OP 10'
REAR YARD: 0' MIN/10' OP 10'

9. PARKING:
TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 336 SPACES
TOTAL NUMBER OF SPACES PROVIDED ON SITE: 363 SPACES

10. BRUSH MANAGEMENT ZONE IS NOT APPLICABLE TO THIS PROJECT.

11. THE PROPOSED PROJECT COMPLIES WITH THE URBAN VILLAGE OVERLAY ZONE.

GRADING

- TOTAL AMOUNT OF SITE TO BE GRADED: 5.99 AC.
- PERCENT OF TOTAL SITE GRADED: 100%
- AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 0 AC.
- PERCENT OF THE EXIST. SLOPES STEEPER THAN 25% PROPOSED TO BE GRADED: 0%
- PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 0%
- AMOUNT OF CUT: 109,655 CUBIC YARDS.
- AMOUNT OF FILL: 10,405 CUBIC YARDS.
- AMOUNT OF IMPORT/EXPORT SOIL: 99,250 CUBIC YARDS (EXPORT)
- MAXIMUM HEIGHT OF FILL SLOPE(S): 15' FEET 2:1 SLOPE RATIO.
- MAXIMUM HEIGHT OF CUT SLOPE(S): 6' FEET 2:1 SLOPE RATIO.
- RETAINING/CRIB WALLS: HOW MANY: 2 MAX. HEIGHT: 27'
- NOTE: ADDITIONAL WALLS UNDER 3' IN HEIGHT MAY BE REQUIRED IN RESIDENTIAL AREAS BASED ON PRECISE GRADING.

SHEET SUMMARY

SHT. NO.	DESCRIPTION
1	TENTATIVE MAP COVER SHEET
2	EXISTING CONDITIONS
3	VESTING TENTATIVE MAP/ SITE PLAN
4	GRADING AND UTILITY PLAN
5	EARTHWORK EXHIBIT
6	FIRE ACCESS PLAN
7-52	ARCHITECTURAL PLANS
53-54	LANDSCAPE PLANS
54A	SIGN LOCATION PLAN
55	CIRCULATION PLAN

CONDOMINIUM NOTE

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. LOT 1 HAS 63 RESIDENTIAL UNITS; LOT 2 HAS 46 RESIDENTIAL UNITS; AND LOT 3 HAS 21 RESIDENTIAL UNITS

DWELLING UNIT SUMMARY

CONDOMINIUM UNITS		
BLDG. NO.	LOT NO.	RESIDENTIAL UNITS
1	1	63
1	2	46
AH-1	3	21
TOTAL		130

GENERAL NOTES

- LOT SUMMARY -
LAND USE: RESIDENTIAL
MIXED USE: LOT 1
LOTS 2 AND 3
- TOTAL AREA WITHIN SUBDIVISION IS 5.99 ACRES GROSS.
- EXISTING ZONING IS AR-1-1
- GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
- TELEPHONE: AT&T TELEPHONE COMPANY
- CABLE TELEVISION: COX CABLE TELEVISION
- SEWER AND WATER: CITY OF SAN DIEGO/OWNER
- DRAINAGE SYSTEM: CITY OF SAN DIEGO/OWNER
- FIRE: CITY OF SAN DIEGO
- SCHOOL DISTRICT: SAN DIEGO UNION HIGH SCHOOL DISTRICT AND DEL MAR UNION SCHOOL DISTRICT.
- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
- CONTOUR INTERVAL: 2 FEET
DATUM: GPS PT. NO. 542 - N 1,927,136.68, E 6,267,611.17, ELEV.=100.83 (NAD 27)
SOURCE: SAN-LO AERIAL SURVEYS
DATE: 1-5-99
- ALL PROPOSED SLOPES ARE 2:1 UNLESS NOTED OTHERWISE.
- GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN.
- LOT DIMENSIONS AND SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN.
- ALL EXISTING BUILDINGS AND STRUCTURES SHALL BE REMOVED.
- NO OPEN SPACE LOTS ARE PROPOSED.
- NOISE WALLS WILL BE ADDED WHERE REQUIRED BY THE ACOUSTICAL ANALYSIS REPORT.
- A PORTION OF THIS MAP IS A SUBDIVISION CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.
- AT NO TIME WILL THE DEVELOPER REQUEST, NOR THE CITY PERMIT, WATER METERS AND SERVICES WITHIN ANY VEHICULAR USE AREA TO SERVE THIS DEVELOPMENT.
- ALL PUBLIC WATER & SEWER FACILITIES AND ASSOCIATED EASEMENTS WILL BE GRANTED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO WATER & SEWER FACILITY DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, DATED MAY 30, 2003 INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- THE SUBDIVIDER SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS, FOR ALL ACCEPTABLE ENCROACHMENTS INTO THE WATER AND SEWER EASEMENT, INCLUDING BUT NOT LIMITED TO STRUCTURES, ENHANCED PAVING, OR LANDSCAPING; NO STRUCTURES OR LANDSCAPING OF ANY KIND SHALL BE INSTALLED IN OR OVER ANY VEHICULAR ACCESS ROADWAY. ALL ENCROACHMENTS ARE SUBJECT TO THE APPROVAL OF THE PUBLIC UTILITIES DIRECTOR.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER AND SEWER FACILITIES.
- PROJECT IS LOCATED WITHIN CITY OF SAN DIEGO GEOLOGICAL HAZARD CATEGORY 53.
- NO BUS STOPS ARE LOCATED ADJACENT TO THE PROPERTY AND NONE ARE PROPOSED.

OWNERS SIGNATURE

JOHN FINLEY 858-755-6288 DATE _____
VILLAGE TRYANLGE PARTNERS, LLC
832 CAMINO DEL MAR #3
DEL MAR, CA 92104
PHR VILLAGE, LLC
4350 LA JOLLA VILLAGE DRIVE
SAN DIEGO, CA 92122

ARCHITECT:
ARK ARCHITECTS
11855 SORRENTO VALLEY ROAD
SAN DIEGO, CA 92121
(858) 792-5997

LANDSCAPE ARCHITECT:
C2 COLLABORATIVE
100 AVENIDA MIRAMAR
SAN CLEMENTE, CA 92672
(949) 366-6624

PREPARED BY:

NAME: _____
ADDRESS: _____
PHONE #: _____
FAX #: _____

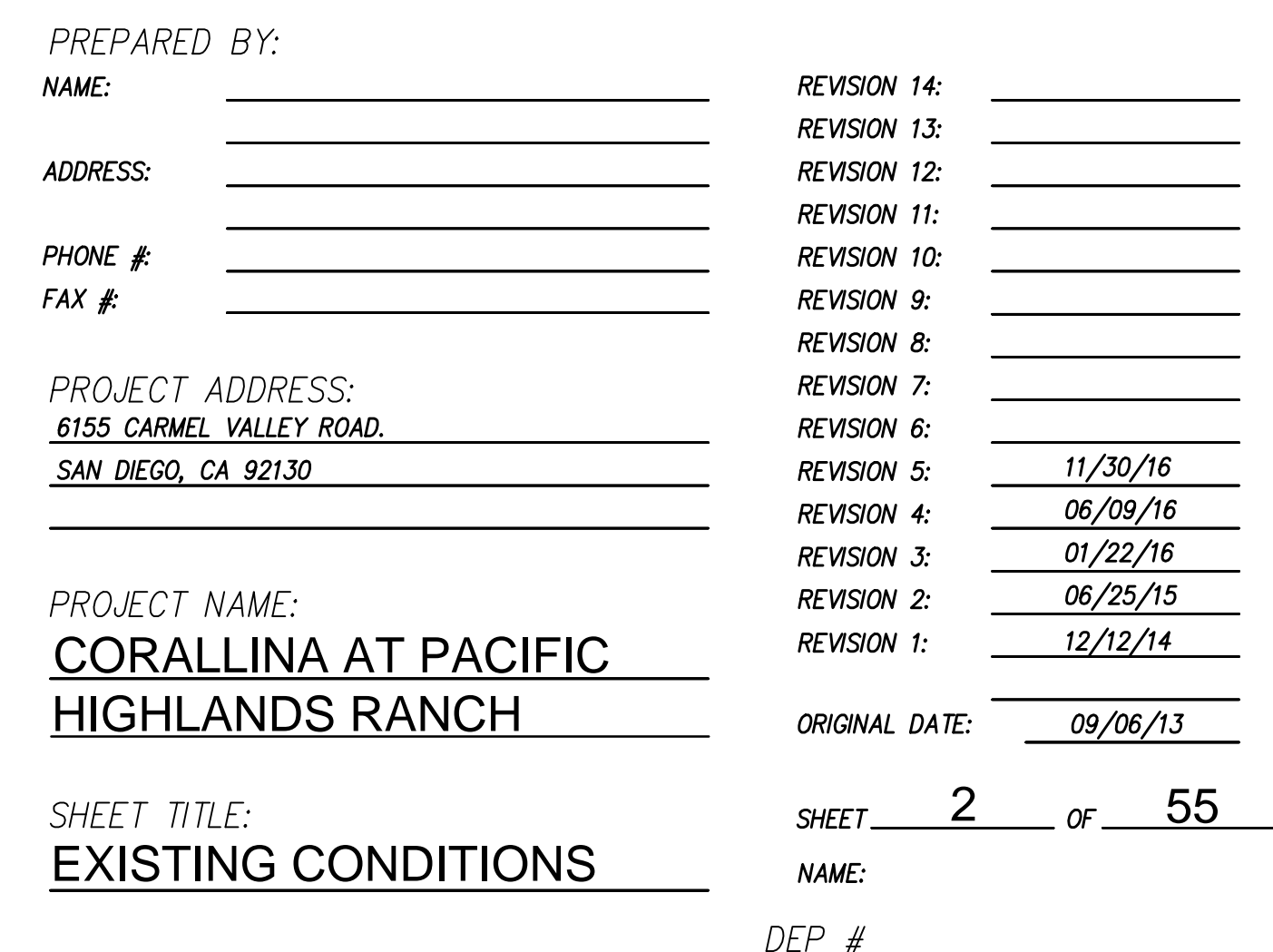
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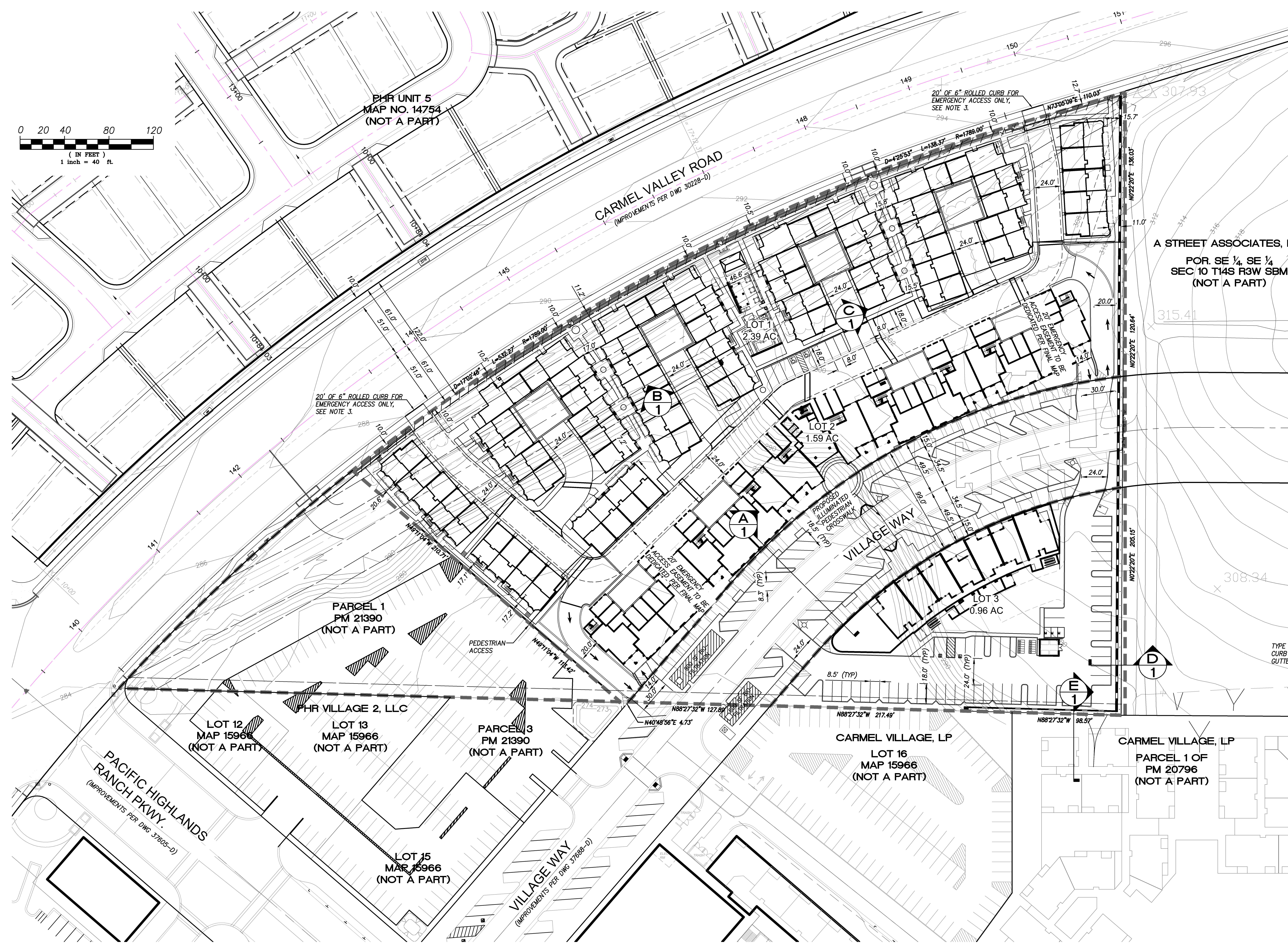
6155 CARMEL VALLEY ROAD.
SAN DIEGO, CA 92130
PROJECT NAME:
CORALLINA AT PACIFIC
HIGHLANDS RANCH
ORIGINAL DATE: 09/06/13

SHEET TITLE:

TITLE SHEET
NAME: _____
DEP # _____

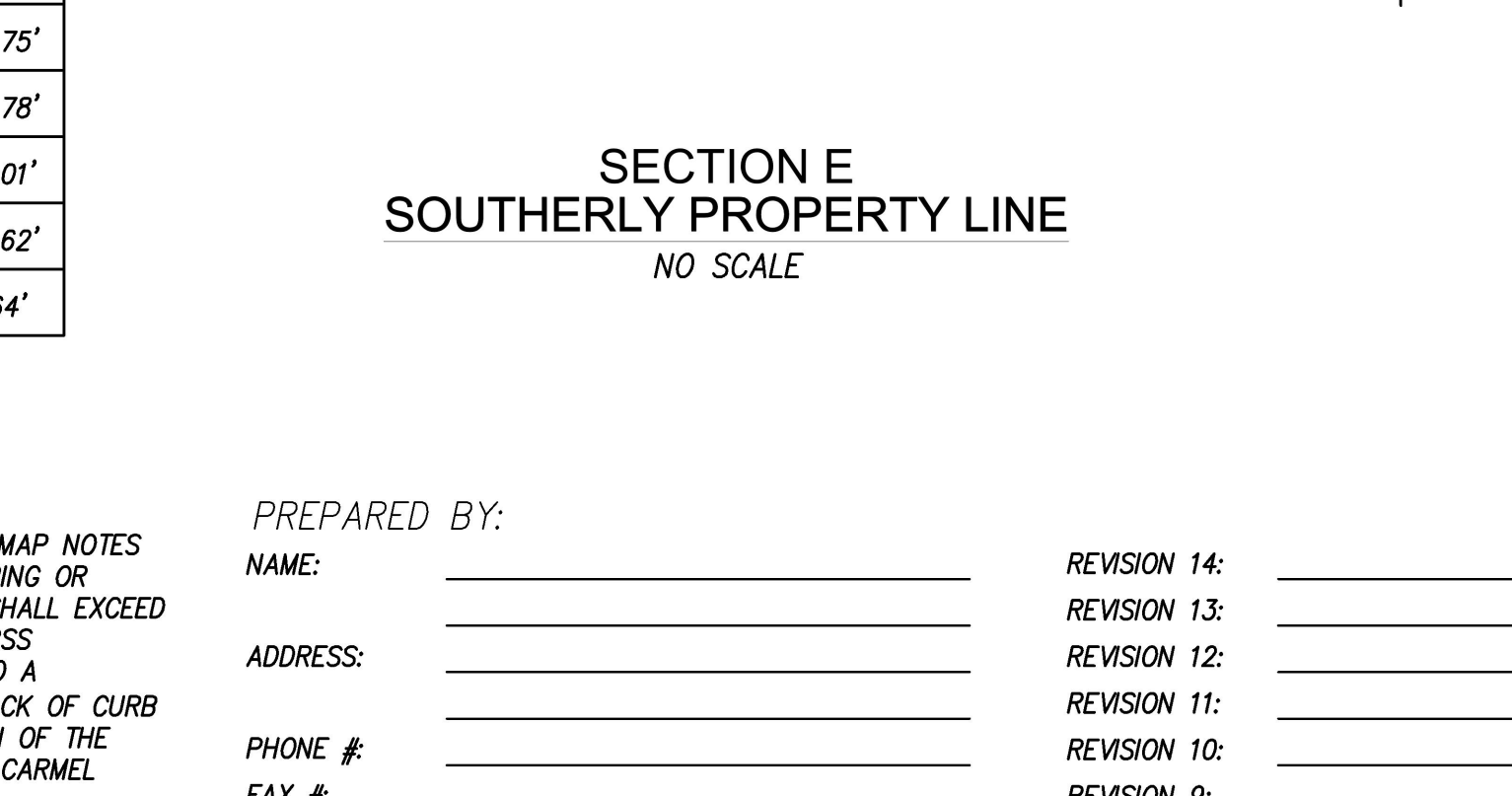
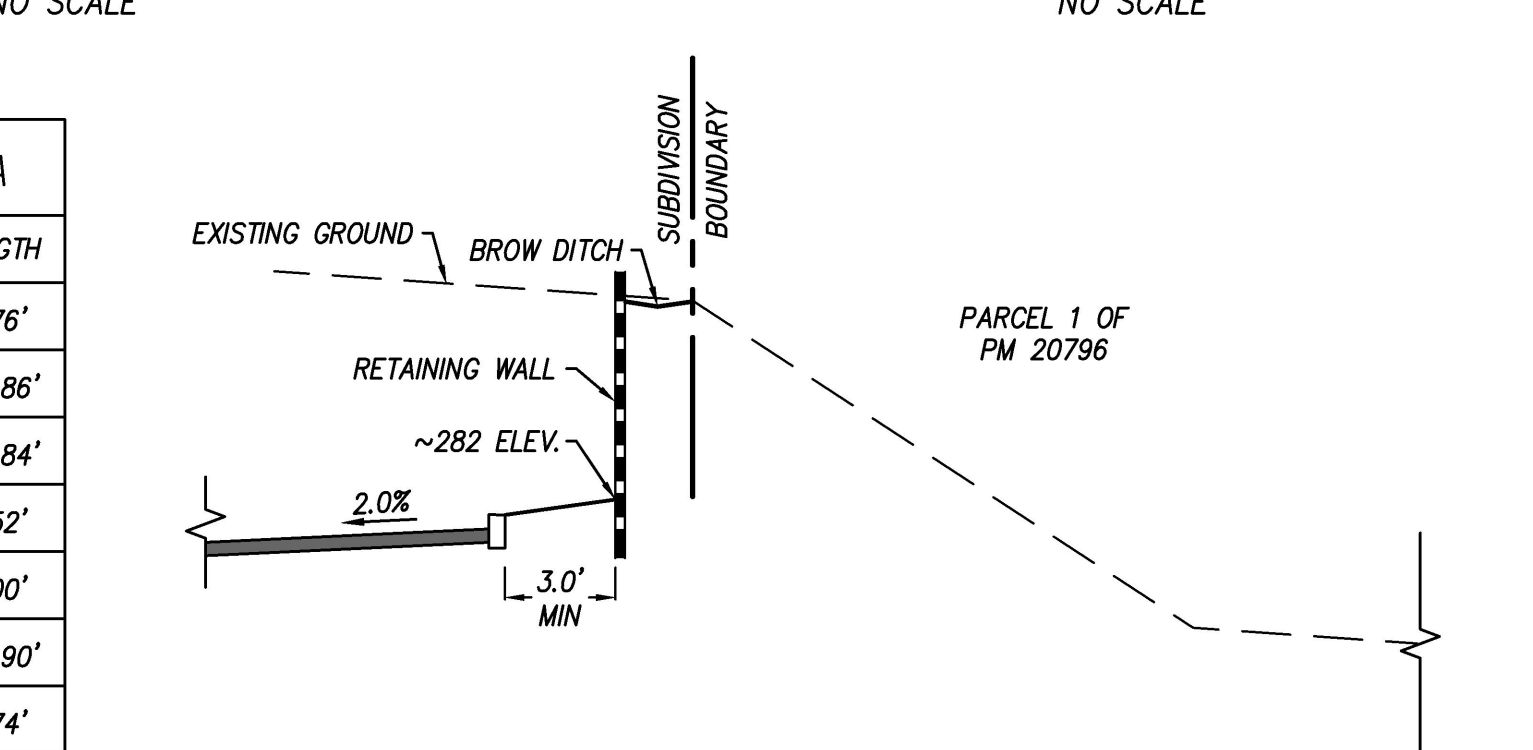
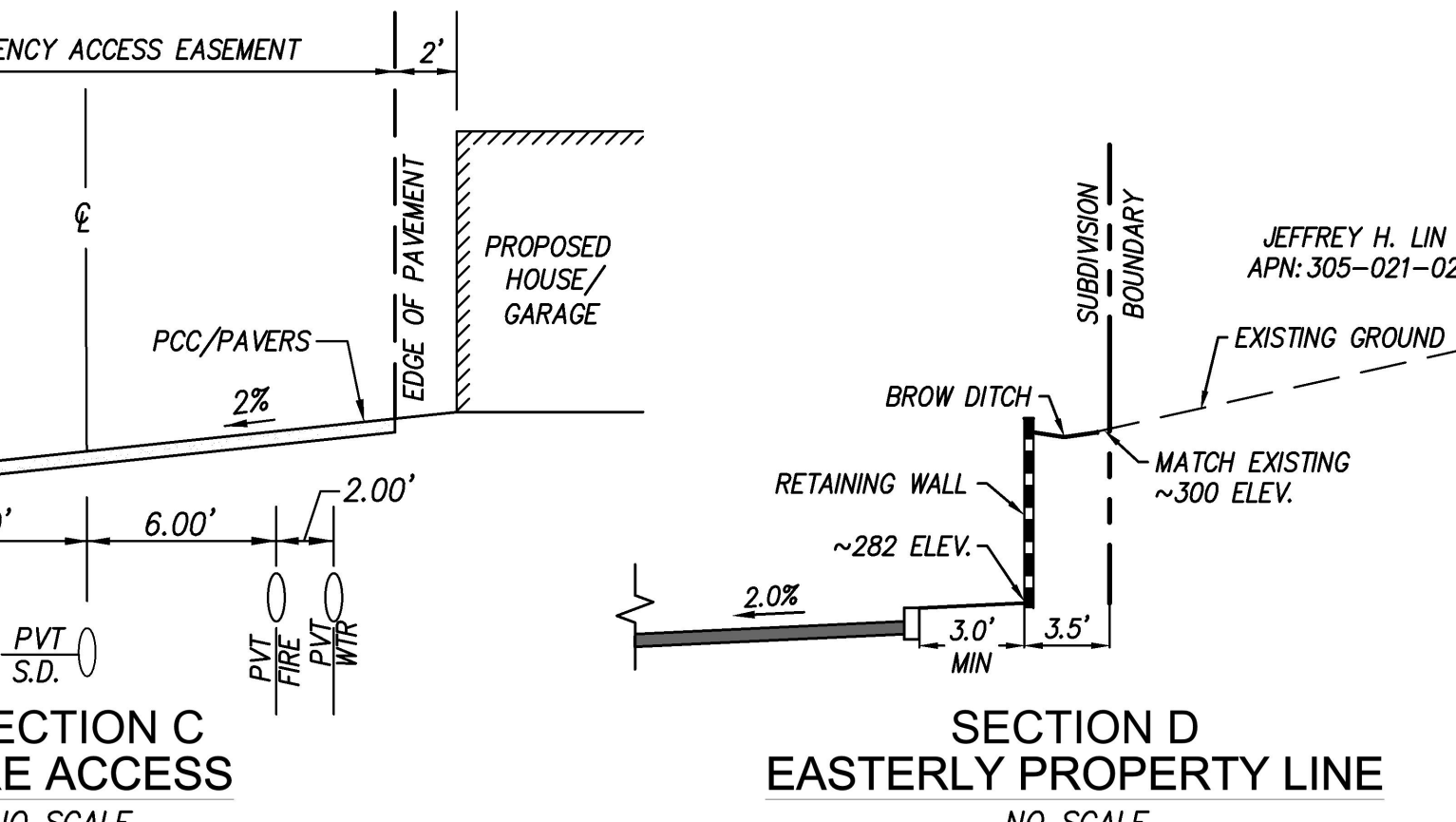
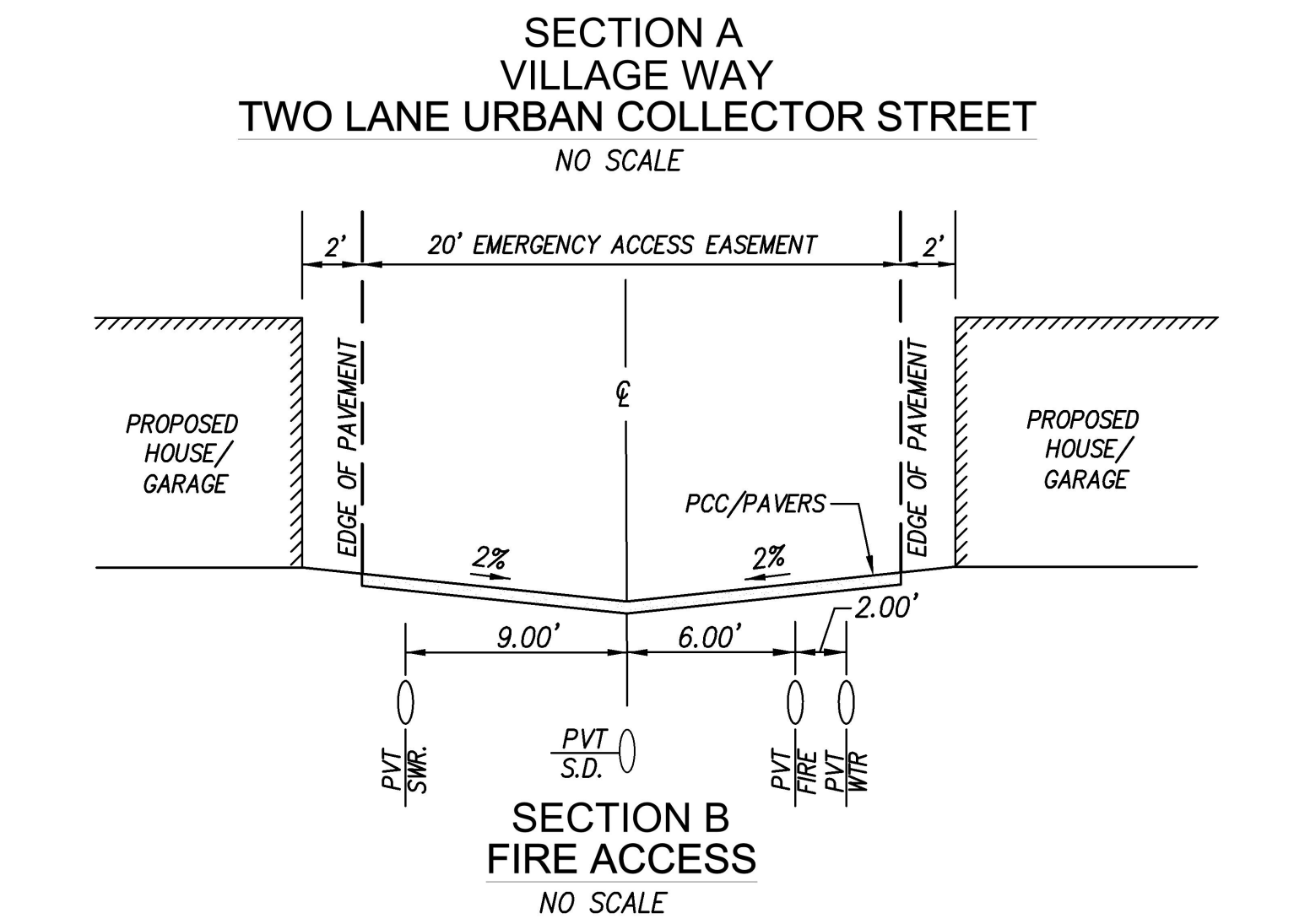
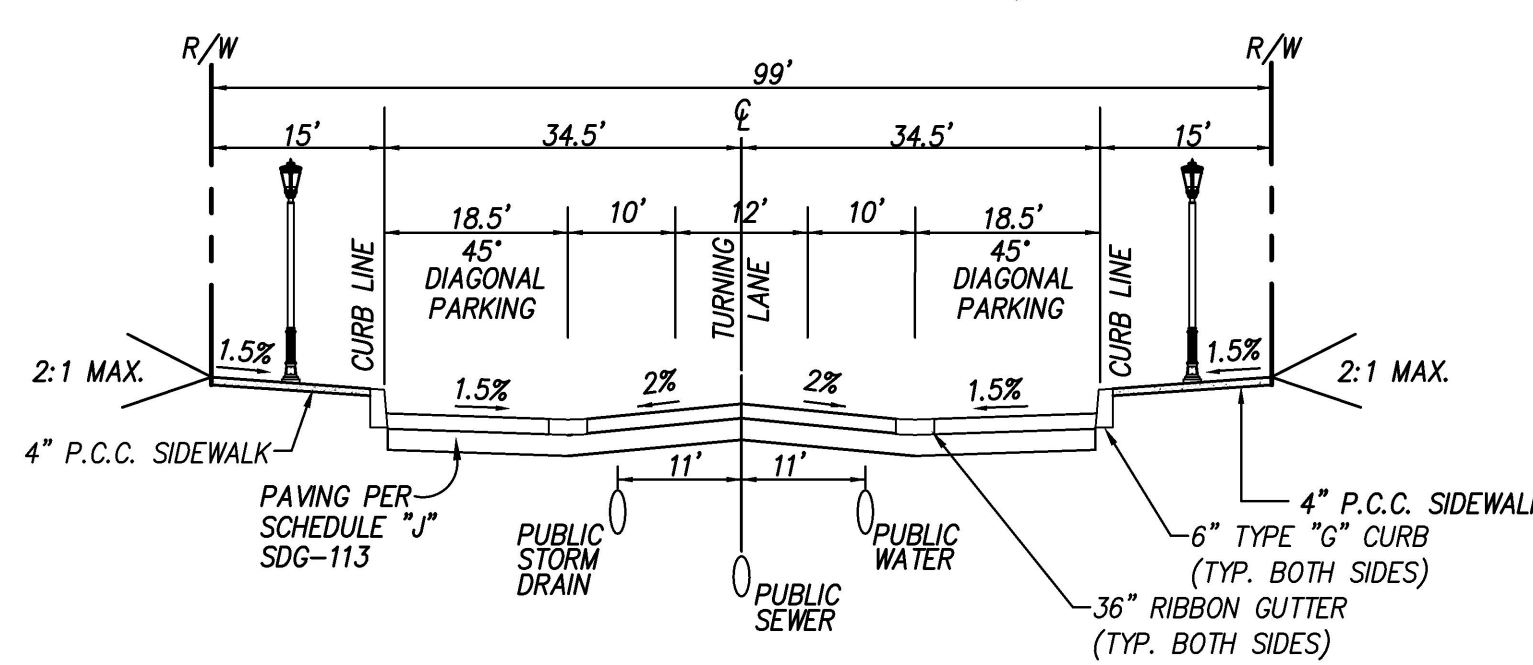
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REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: 2/23/17
REVISION 5: 11/30/16
REVISION 4: 06/09/16
REVISION 3: 01/22/16
REVISION 2: 06/25/15
REVISION 1: 12/12/14





LEGEND

T.M. BOUNDARY	---
RIGHT-OF-WAY	---
LOTLINE	---
SETBACK	---
LOT NUMBER	LOT #
ABUTTERS' RIGHTS RELINQUISHED	---
SIGHT VISIBILITY TRIANGLES (PER SDMC 113.02SS)	▲
DIRECTION OF TRAVEL	→



CENTERLINE DATA

NO.	BEARING	LENGTH
L1	N44°28'53"W	6.76'
L2	S44°05'07"E	12.86'
L3	N44°05'07"W	14.84'
L4	N60°41'35"E	8.52'
L5	N29°18'25"W	2.00'
L6	N60°41'56"E	12.90'
L7	N29°18'25"W	3.74'
L8	N60°41'15"E	21.75'
L9	N24°13'46"W	13.78'
L10	S24°13'25"E	15.01'
L11	N18°58'45"W	19.62'
L12	N07°00'00"E	9.64'

- NOTES
- SEE SHEET 1 FOR VESTING TENTATIVE MAP NOTES
 - NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT, PER SDMC 113-02SS
 - SIDEWALKS SHALL BE CONSTRUCTED TO A THICKNESS OF 5 1/2 INCHES FROM BACK OF CURB TO RIGHT OF WAY LINE FOR THE WIDTH OF THE EMERGENCY ACCESS DRIVEWAY ALONG CARMEL VALLEY ROAD.

PREPARED BY: _____

NAME: _____

ADDRESS: _____

PHONE #: _____

FAX #: _____

PROJECT ADDRESS: _____

6155 CARMEL VALLEY ROAD.

SAN DIEGO, CA 92130

PROJECT NAME: _____

CORALLINA AT PACIFIC

HIGHLANDS RANCH

SHEET TITLE: _____

VESTING TENTATIVE MAP/

SITE PLAN

REVISION 14: _____

REVISION 13: _____

REVISION 12: _____

REVISION 11: _____

REVISION 10: _____

REVISION 9: _____

REVISION 8: _____

REVISION 7: _____

REVISION 6: _____

REVISION 5: _____

REVISION 4: _____

REVISION 3: _____

REVISION 2: _____

REVISION 1: _____

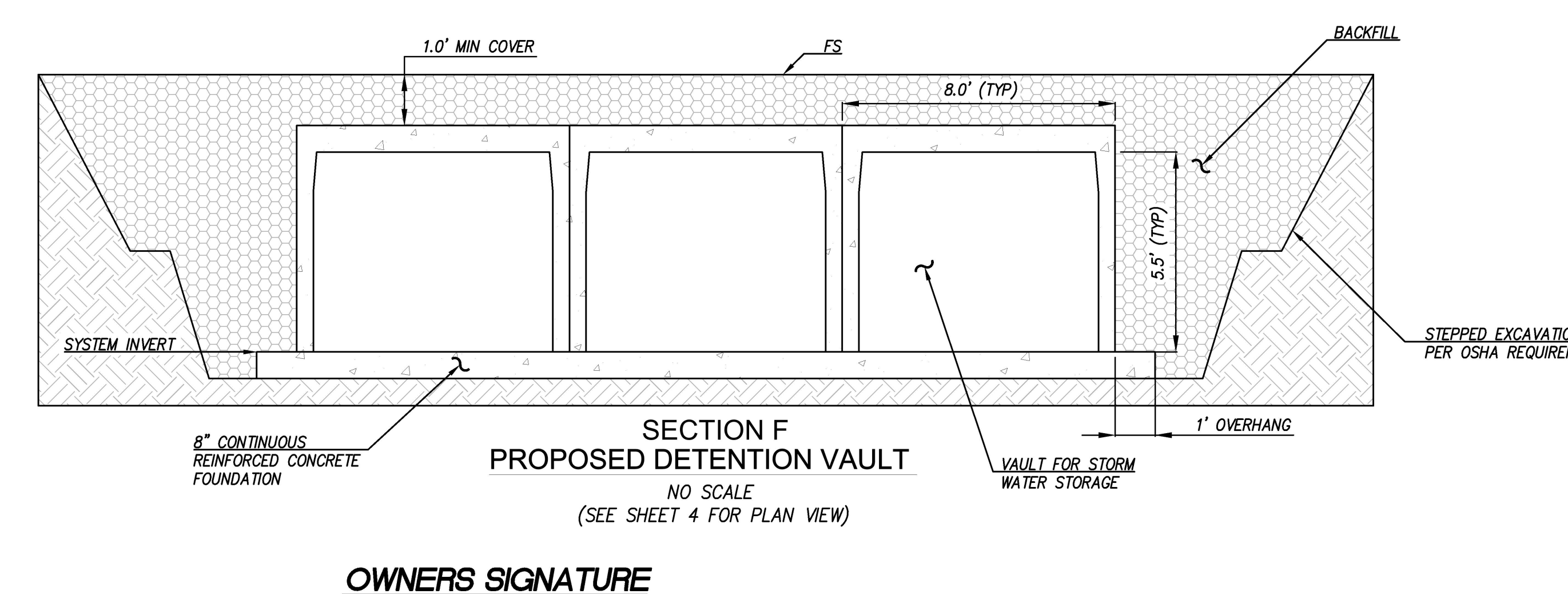
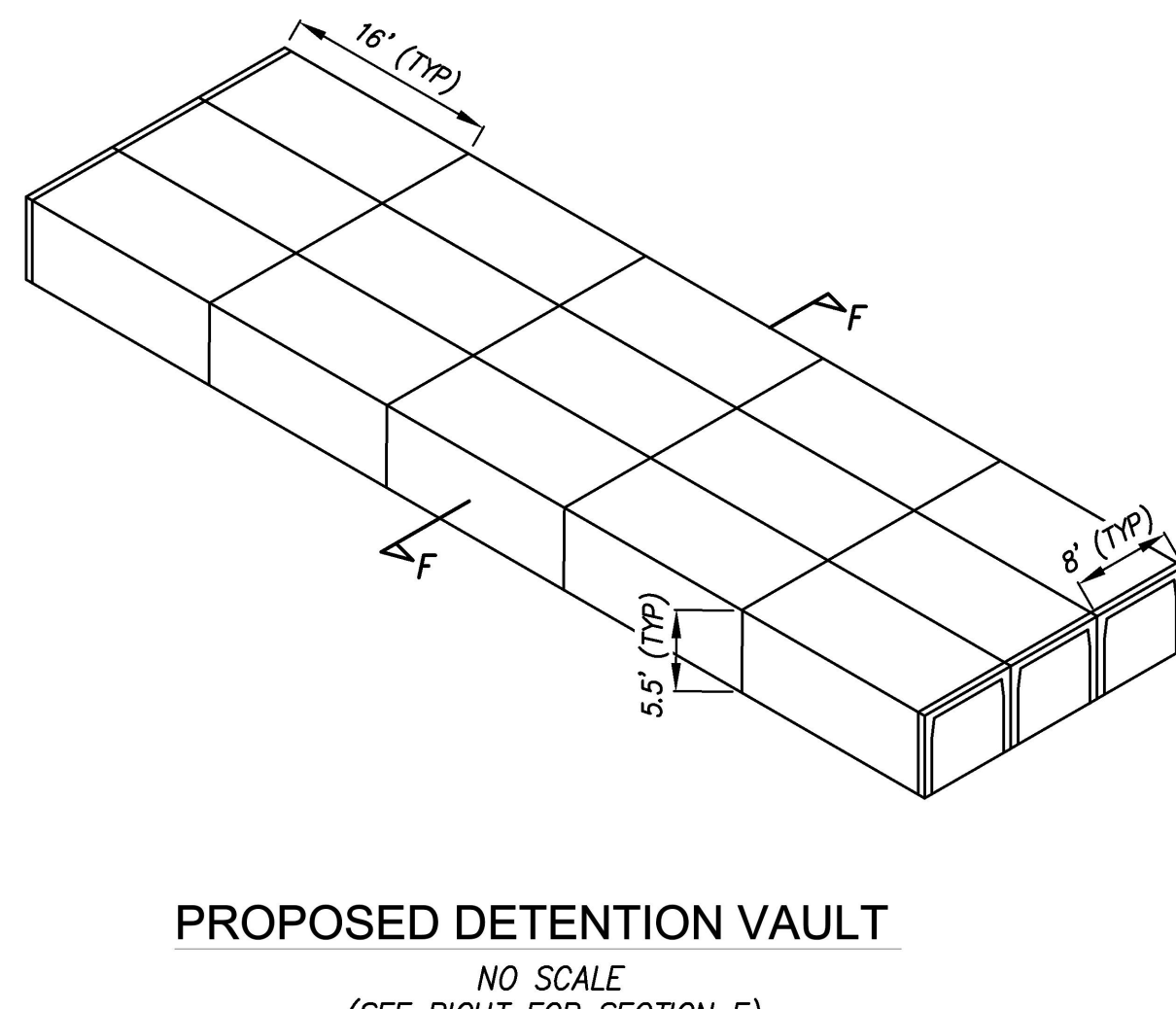
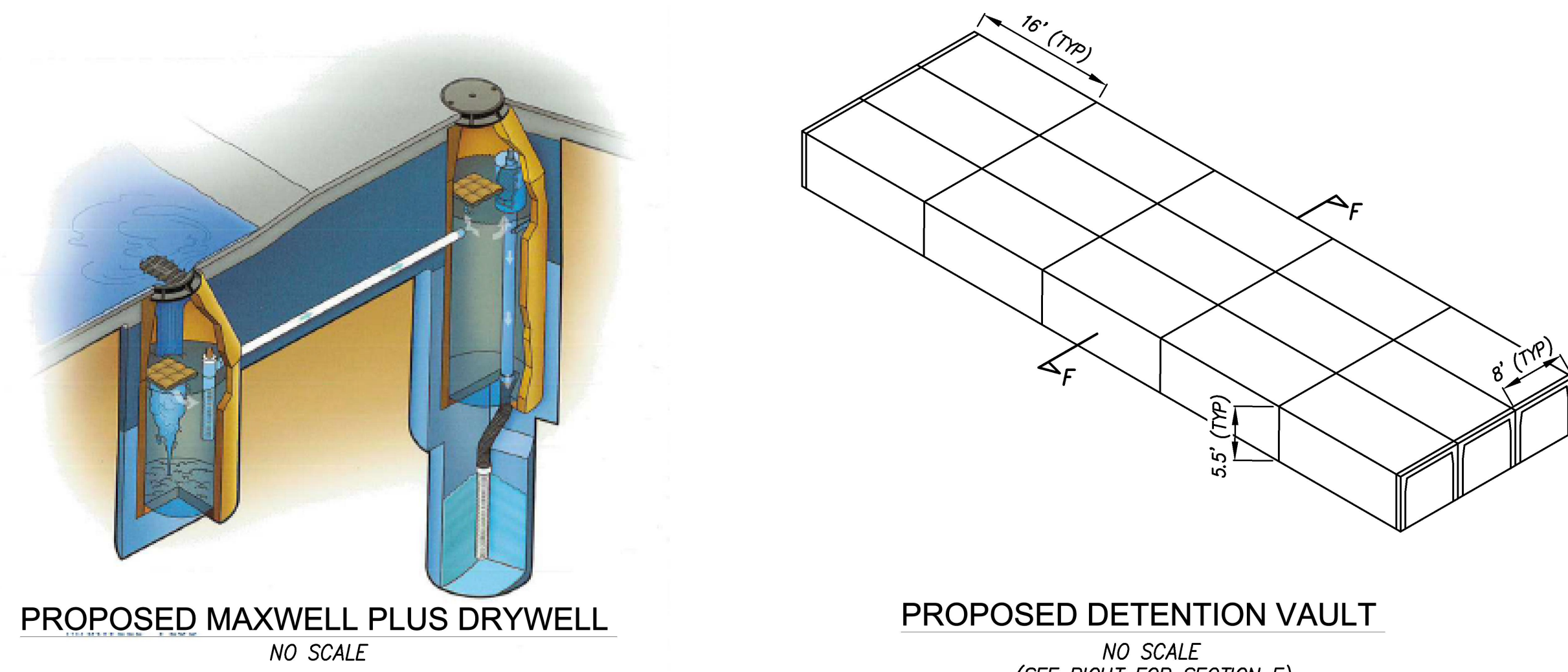
ORIGINAL DATE: _____

09/06/13

SHEET 3 OF 55

NAME: _____

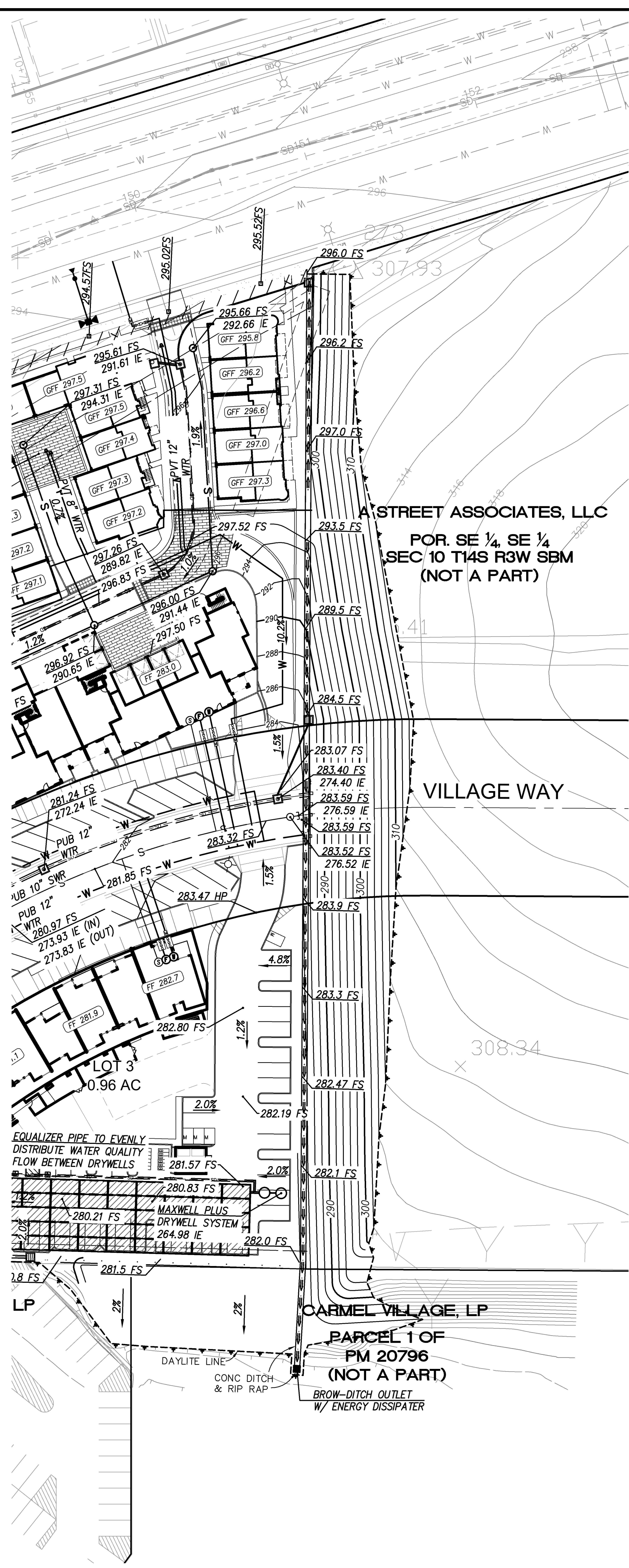
DEP # _____
















OWNERS SIGNATURE

JOHN FINLEY
VILLAGE TRIANGLE PARTNERS, LLC
832 CAMINO DEL MAR #3
DEL MAR, CA 92104

DATE



PREPARED BY:		REVISION 14:	_____
NAME:	_____	REVISION 13:	_____
ADDRESS:	_____	REVISION 12:	_____
_____	_____	REVISION 11:	_____
PHONE #:	_____	REVISION 10:	_____
FAX #:	_____	REVISION 9:	_____
		REVISION 8:	_____
PROJECT ADDRESS:	_____	REVISION 7:	_____
6155 CARMEL VALLEY ROAD.	_____	REVISION 6:	02/23/17
SAN DIEGO, CA 92130	_____	REVISION 5:	11/30/16
_____	_____	REVISION 4:	06/09/16
_____	_____	REVISION 3:	01/22/16
PROJECT NAME:	_____	REVISION 2:	06/25/15
CORALLINA AT PACIFIC	_____	REVISION 1:	12/12/14
HIGHLANDS RANCH	_____	ORIGINAL DATE:	09/06/13
SHEET TITLE:	_____	SHEET	4 OF 55
GRADING AND UTILITY	_____	NAME:	_____
_____	_____	DEP #	_____

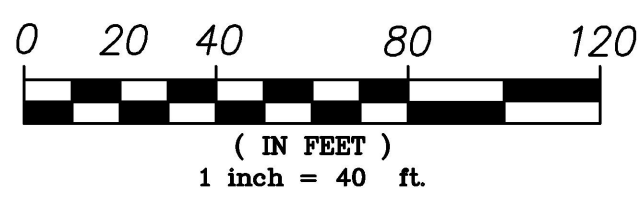
EXISTING CONTOUR	419	PROPOSED BACKFLOW PREVENTION DEVICE	
PROPOSED CONTOUR	419	PROPOSED WATER METER	
PROPOSED STORM DRAIN		PROPOSED THRUST BLOCK	
PROPOSED A-4 CLEANOUT PER SDRSD D-9		PROPOSED 75W (LED) STREET LIGHT	
PROPOSED TYPE I CATCH BASIN PER SDRSD D-29		PROPOSED DETENTION VAULT	
PROPOSED CURB INLET PER SDRSD SDD-116		PROPOSED MAXWELL DRAINAGE SYSTEM	
PROPOSED FIRE HYDRANT ASSEMBLY		PROPOSED BROW DITCH	
PER SDRSD SDW-104			
PROPOSED WATER	— W —		
PROPOSED WATER SERVICE	— W —		
PROPOSED SEWER	— S —		
PROPOSED SEWER LATERAL	— S —		
PROPOSED SEWER MANHOLE PER SDRSD SDS-107	○		
PROPOSED 8" CLEANOUT PER SDRSD SC-01	○		
PROPOSED GATE VALVE	●		

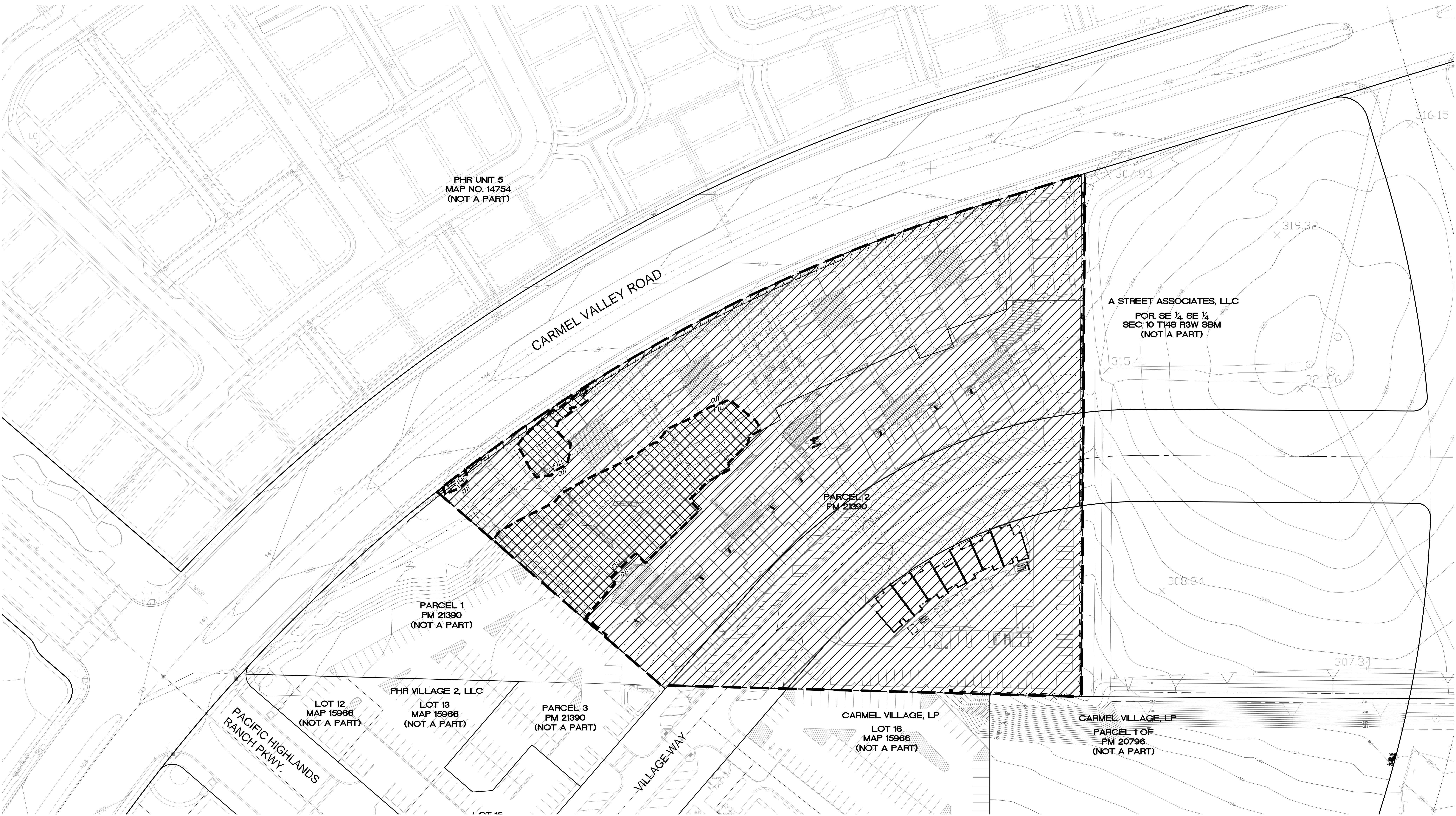
1. THE OWNER/PERMITEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER.
2. ALL PROPOSED STORM DRAIN TO BE PRIVATE UNLESS NOTED OTHERWISE. AN EMRA WILL BE REQUIRED FOR PORTIONS OF THE PRIVATE STORM DRAIN THAT ENCROUGH INTO THE PUBLIC RIGHT-OF-WAY.
3. THE STORM DRAIN OUTLET AT PARCEL 1 OF PM 20769 WILL INCORPORATE A SUITABLE ENERGY DISSIPATER TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES
4. ALL PROPOSED SEWER WITHIN THE PRIVATE DRIVE TO BE PRIVATE UNLESS NOTED OTHERWISE. AN EMRA WILL BE REQUIRED FOR PORTIONS OF THE PRIVATE SEWER THAT ENCROUGH INTO THE PUBLIC RIGHT-OF-WAY.
5. WATER AND SEWER SERVICES FOR LOT 2 WILL BE PROVIDED AS A PART OF A SEPARATE PLAN SET BY OTHERS.

NOTES:

1. THE SIDEWALK SHALL BE RECONSTRUCTED TO A THICKNESS OF 5 1/2 INCHES FROM BACK OF CURB TO THE RIGHT OF WAY LINE FOR THE WIDTH OF THE EMERGENCY ACCESS DRIVEWAY.

CENTERLINE DATA				
NO.	DELTA/BRNG	RADIUS	LENGTH	REMARKS
L1	N40°48'56.46"E	—	99.88'	CL VILLAGE WAY
C1	N64°21'39.82"E	500.00'	432.37'	"



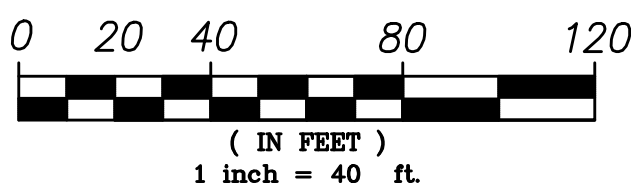


LEGEND:

- EXCAVATION (CUT)
- EMBANKMENT (FILL)
- CUT/FILL LINE
- PARCEL LINE
- TENTATIVE MAP BOUNDARY
- LIMIT OF GRADING

EARTHWORK SUMMARY:

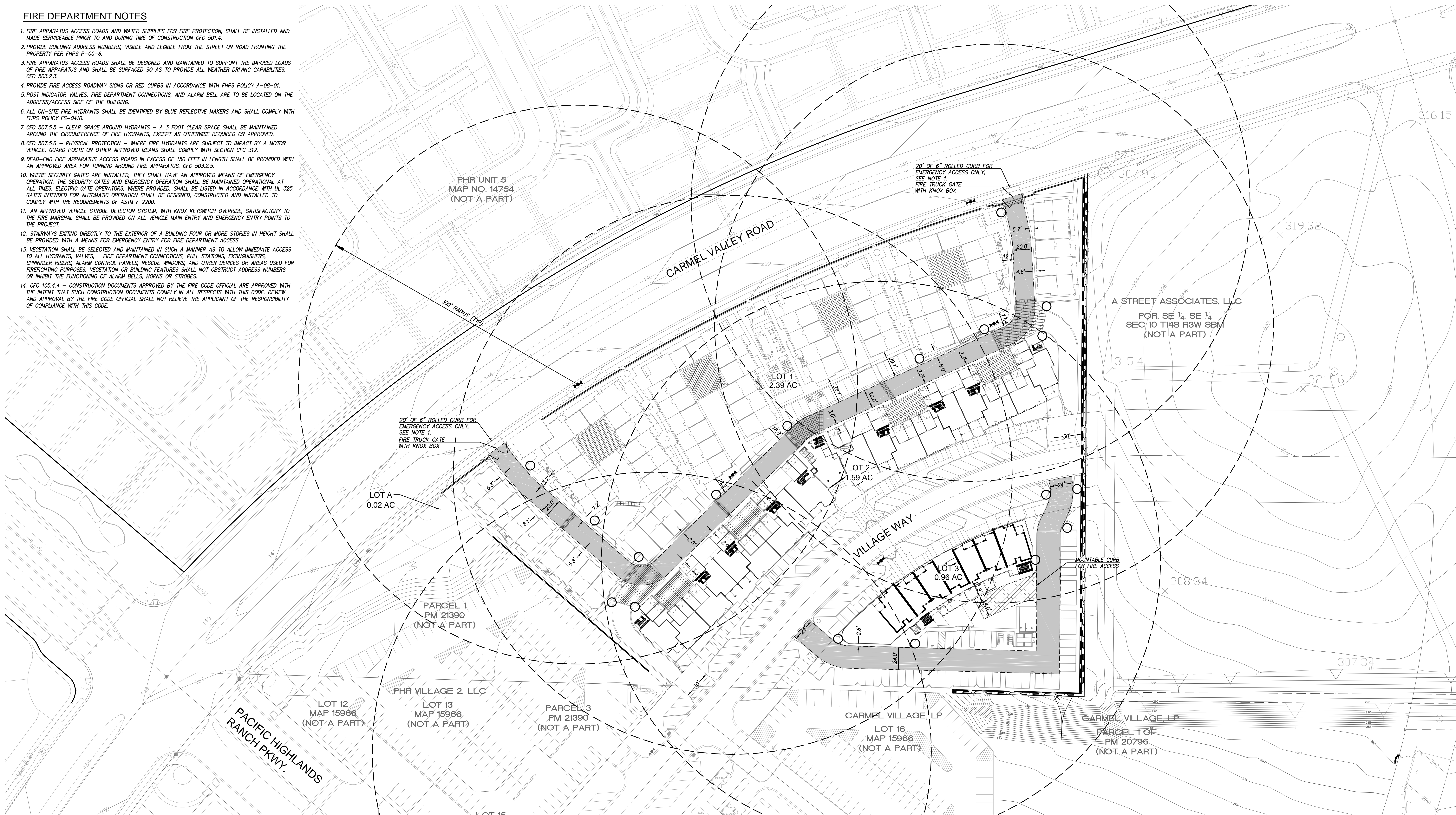
TOTAL CUT = 109,655 C.Y.
TOTAL FILL = 10,405 C.Y.
TOTAL EXPORT = 99,250 C.Y.
AREA BEING GRADED = 5.99 AC



PREPARED BY:	NAME:	REVISION 14:	
	ADDRESS:	REVISION 13:	
	PHONE #:	REVISION 12:	
	FAX #:	REVISION 11:	
		REVISION 10:	
		REVISION 9:	
		REVISION 8:	
		REVISION 7:	
		REVISION 6:	11/30/16
		REVISION 5:	06/09/16
		REVISION 4:	01/22/16
		REVISION 3:	06/25/15
		REVISION 2:	12/12/14
		REVISION 1:	
PROJECT ADDRESS:		ORIGINAL DATE:	09/06/13
6155 CARMEL VALLEY ROAD.			
SAN DIEGO, CA 92130			
PROJECT NAME:		SHEET 5 OF 55	
CORALLINA AT PACIFIC		NAME:	
HIGHLANDS RANCH		DEP #	

FIRE DEPARTMENT NOTES

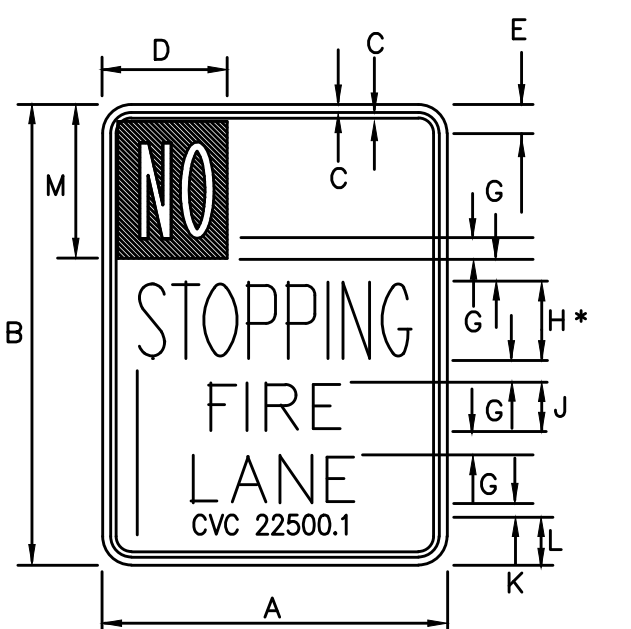
1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION CFC 501.4.
2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS P-00-6.
3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.3.
4. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-08-01.
5. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE BUILDING.
6. ALL ON-SITE FIRE HYDRANTS SHALL BE IDENTIFIED BY BLUE REFLECTIVE MAKERS AND SHALL COMPLY WITH FHPS POLICY FS-0410.
7. CFC 507.5.5 - CLEAR SPACE AROUND HYDRANTS - A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
8. CFC 507.5.6 - PHYSICAL PROTECTION - WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 312.
9. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. CFC 503.2.5.
10. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200.
11. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM, WITH KNOX KEYSWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHAL SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS TO THE PROJECT.
12. STAIRWAYS EXITING DIRECTLY TO THE EXTERIOR OF A BUILDING FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH A MEANS FOR EMERGENCY ENTRY FOR FIRE DEPARTMENT ACCESS.
13. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
14. CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.



LEGEND

ITEM	SYMBOL
T.M. BOUNDARY	---
RIGHT-OF-WAY	---
CENTERLINE	---
LOT NUMBER	---
FIRE ACCESS LANE	---
FIRE DEPARTMENT PULL-OUT*	---
300' HOSE PULL	---
PROPOSED HYDRANT	---
EXISTING HYDRANT	---
R26F SIGN AT 100' O.C.	---
BUILDING HEIGHT ABOVE FINISH GRADE	---
5'X5' LEVEL LANDING AREA FOR LADDER ACCESS	---

* PULL-OUT AREA TO INCLUDE DECORATIVE PAVING WHICH IS TO BE APPROVED BY THE FIRE DEPARTMENT



CONDENSE SPACING: 27% FOR STANDARD SIGN
LEGEND AND BORDER - RED
BACKGROUND - WHITE (REFL)

SIGN	A	B	C	D	E	F	G	H	J	K	L	M
STANDARD	12	18	1/4	5 1/2	1 1/2	3 1/2B	7/8	38	2 1/4B	1/2C	5/8	5 5/8

R26F SIGN
FIRE ACCESS SIGN

NOTES

1. THE SIDEWALK SHALL BE RECONSTRUCTED TO A THICKNESS OF 5 1/2 INCHES FROM BACK OF CURB TO THE RIGHT OF WAY LINE FOR THE WIDTH OF THE EMERGENCY ACCESS DRIVEWAY.

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	HIGHLANDS RANCH	ORIGINAL DATE:	12/12/14
	SHEET TITLE:	SHEET 6 OF 55	NAME:
	FIRE ACCESS PLAN	DEP #	