

PLAN REVIEW COMMENTS

**Date:** September 4, 2015  
**Reviewed by:** La Vona Koretke

Project Name: Safari Highlands  
Project Address: Zoo Rd and Rockwood Rd  
Project: 240-270-33; 242-010-02, -36-37-38; 241-060-03  
Plan Check Number: SUB15-0019

**Comments**

1. A Fire Protection report will be required.
2. Provide 20 feet of Fuel Mod area on roadways
3. Water source / hydrants will be required on secondary access roadway.
4. Secondary access roadway will be a minimum width of 24 ft. Provide a minimum of 3 turnarounds on secondary access roadway. Turnaround locations to be approved by Escondido Fire. Fire department turnaround shall be marked, "No Parking Fire Lane." Stenciled in 4 inch white lettering over red curb with a sign every 50 ft.
5. Show footprint of homes on site plan. The minimum setback from the top of the slope for a 1 story home shall be 15 ft and 30 ft for a 2 story home.
6. Provide HOA agreement to the Escondido Fire Department for review prior to approval. HOA shall approve all landscape plans for single family dwellings for compliance with Fire Department requirements. All planting will need to be of an approved species; no undesirable plants or trees. Drip edge for tree at maturity shall be 30 ft to farthest projection of the structure. HOA shall approve any additional structures, patio covers, etc. for compliance with Chapter 7A of CBC. All additional structures shall comply with current Fire Department setbacks. HOA agreement shall include the maintenance of the fuel modification area in compliance with the approved fire protection report. All fire access roadways shall be maintained as such.
7. A phasing plan shall be approved by the Escondido Fire Department. Secondary access and Fire Station shall be completed at the conclusion of phase one.
8. Fire access roadways and operational fire hydrants shall be installed prior to combustibles being allowed on site

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9. Fire Station will need to be at least 7000 -7500 sq ft with pull thru bays. A minimum of 5 dorm rooms, 3 apparatus bays, workshop, laundry area, kitchen, PPE (personal protective equipment) storage, and a weight room shall be required in the station. A fueling area, generator (size to be approved later), and hose drying rack (similar to EFD station 4) will be required within the gated area of station for Fire Fighter use. Minimum 10 personal parking spaces will be required. Block wall will be required along rear of station. Fire station to meet minimum 100 ft fuel modification zone depending on slope and minimum 15 ft setback from the top of the slope.
  
10. Minimum hydrant spacing required every 350 ft throughout project.
  
11. Grades shall not exceed 15% slope without Fire Department approval and mitigation.
  
12. All driveways over 150 ft length will require a turnaround. No parking will be allowed in the fire department turnaround.
  
13. Fire Department access shall be required to walking trails. Provide an all-terrain vehicle for access with gurney capabilities.
  
14. Some lots appear to share driveway access of the cul-de-sac. Driveways serving 3 or more homes shall be a minimum of 24 ft in width; driveways serving 2 homes shall be 20 ft in width.
  
15. All single family residence shall be sprinklered with NFPA 13D. All other structures shall be sprinklered with NFPA 13.