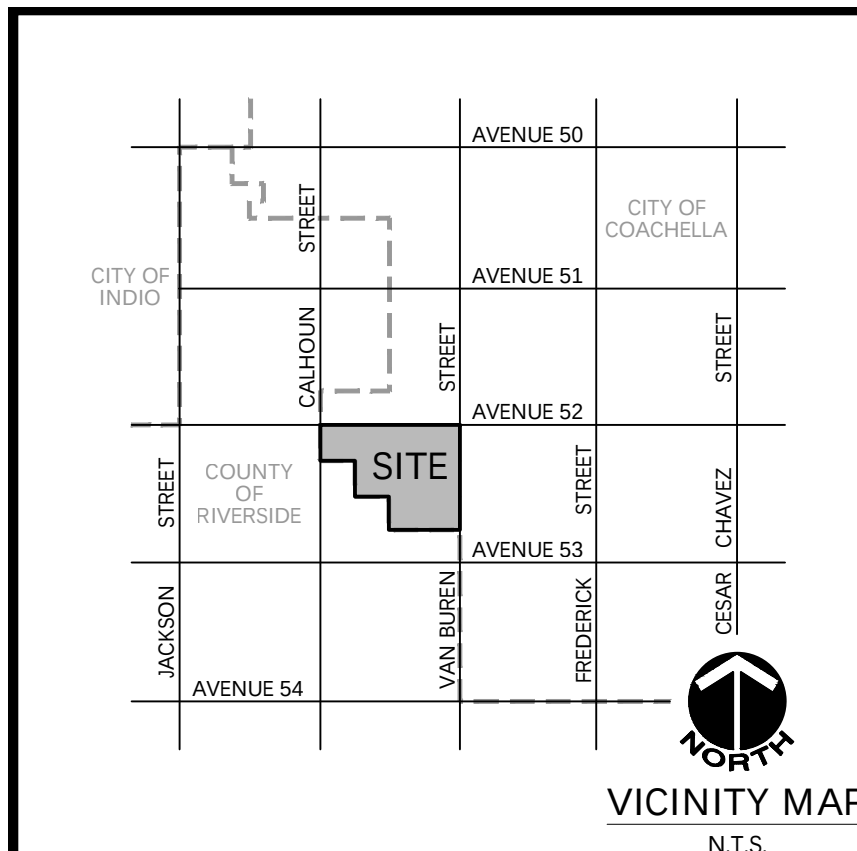
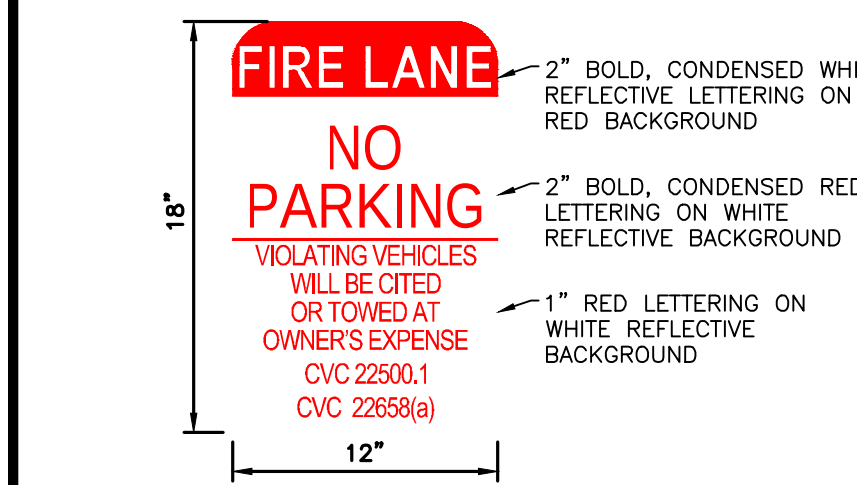




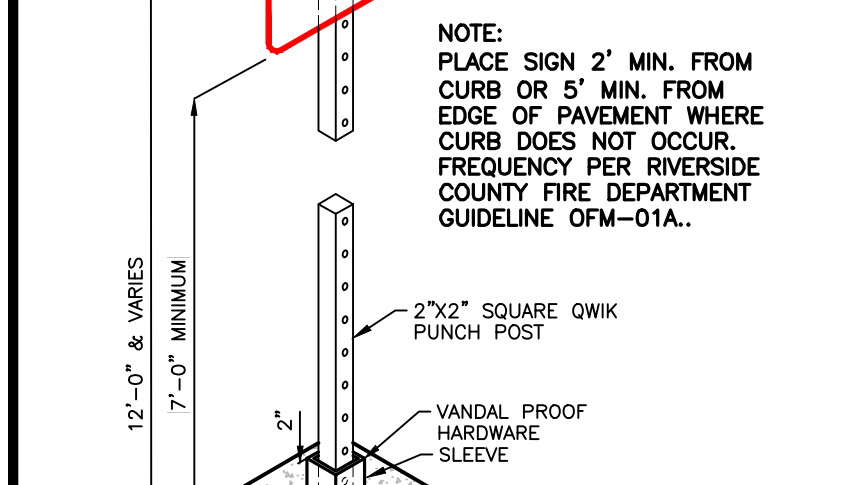
NO PARKING FIRE LANE
CONTRACTOR TO PAINT CURB/PAVEMENT EDGE WITH OSHA SAFETY RED SEMI GLOSS. CONTRACTOR TO PAINT 300 PARKING FIRE LANE AT 30' INTERVALS. ALL LETTERS AND NUMBERS SHALL BE A MINIMUM OF 3" ON TOP OF CURB

OR

LEGEND
INSTALL NO PARKING/FIRE LANE SIGN PER RIVERSIDE COUNTY FIRE DEPARTMENT GUIDELINE OFM-01A ATTACHMENT 12 FOR EXACT SIGNAGE DETAILS. SEE NO PARKING POST DETAIL FOR POST AND FOOTING INFORMATION.



FIRE LANE
2" BOLD, CONDENSED WHITE REFLECTIVE LETTERING ON RED BACKGROUND
1" RED LETTERING ON WHITE REFLECTIVE BACKGROUND
1" RED LETTERING ON WHITE REFLECTIVE BACKGROUND
1" RED LETTERING ON WHITE REFLECTIVE BACKGROUND



NO PARKING POST DETAIL
NTS

LEGEND

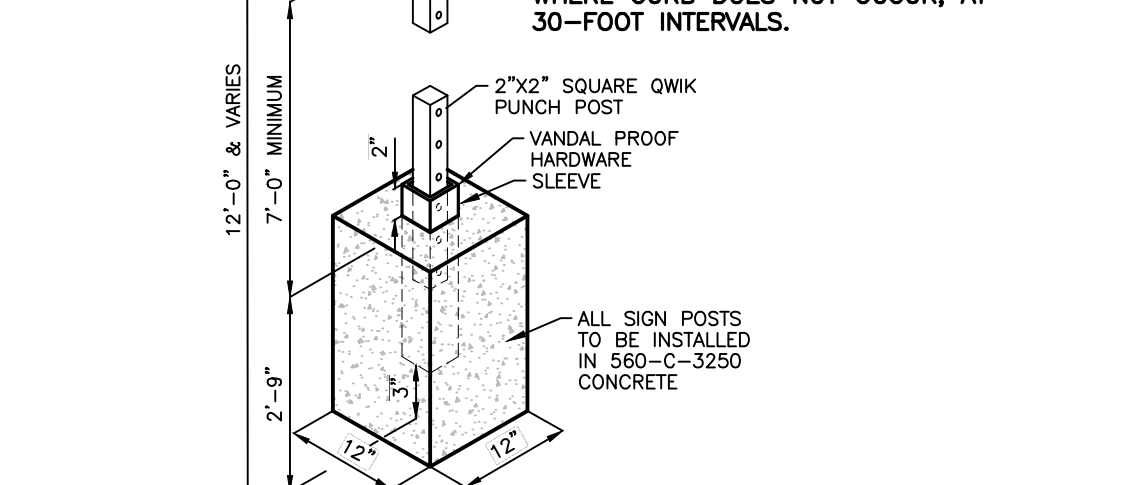
- UNCOVERED AREA
- 150' FROM FIRE ACCESS LANE
- PROPOSED WATER MAIN
- FIRE HYDRANT
- PROPOSED FIRE HYDRANT BLUE REFLECTIVE MARKER
- GATE VALVE OR BUTTERFLY VALVE
- PROPOSED WATER SERVICE WITH BACKFLOW DEVICE
- REDUCER VALVE AND BLOW-OFF ASSEMBLY
- PROPOSED REDUCER
- EXISTING WATER MAIN
- EXISTING UTILITIES
- NO PARKING FIRE LANE ENTRANCE SIGN SEE DETAIL
- BEACH CLUB COMMERCIAL (NON-GATED)
- RESIDENTIAL SINGLE FAMILY / CONDO
- HOTEL AMENITIES COMMERCIAL (PRIVATE / GATED)
- CONDO HOTEL RESIDENCES
- NON-FLAMMABLE SHADE/TRELLIS STRUCTURE
- NO PARKING RED STRIPING OR SIGNAGE

PROPOSED 24" FIRE LANE H2O RATED
PROPOSED 24" FIRE LANE COMBINATION OF CONCRETE AND INTERLOCKING CONCRETE PAVERS H2O RATED
TYPICAL FIRE TRUCK MIN. TURNING RADIUS
RESIDENTIAL UNIT UNCOVERED BY 150-FT HOSE PULL 57 TOTAL
STAND PIPE/WHAFF HYDRANT FOR UNCOVERED ZONES 2 TOTAL
REQUIRED ALTERNATE MATERIAL AND METHOD APPLICATION FOR ADDITIONAL HOSE PULL LENGTH BY ADDING STAND PIPE/WHAFF HYDRANT CONNECTION OF PRIVATE FIRE SERVICE MAIN

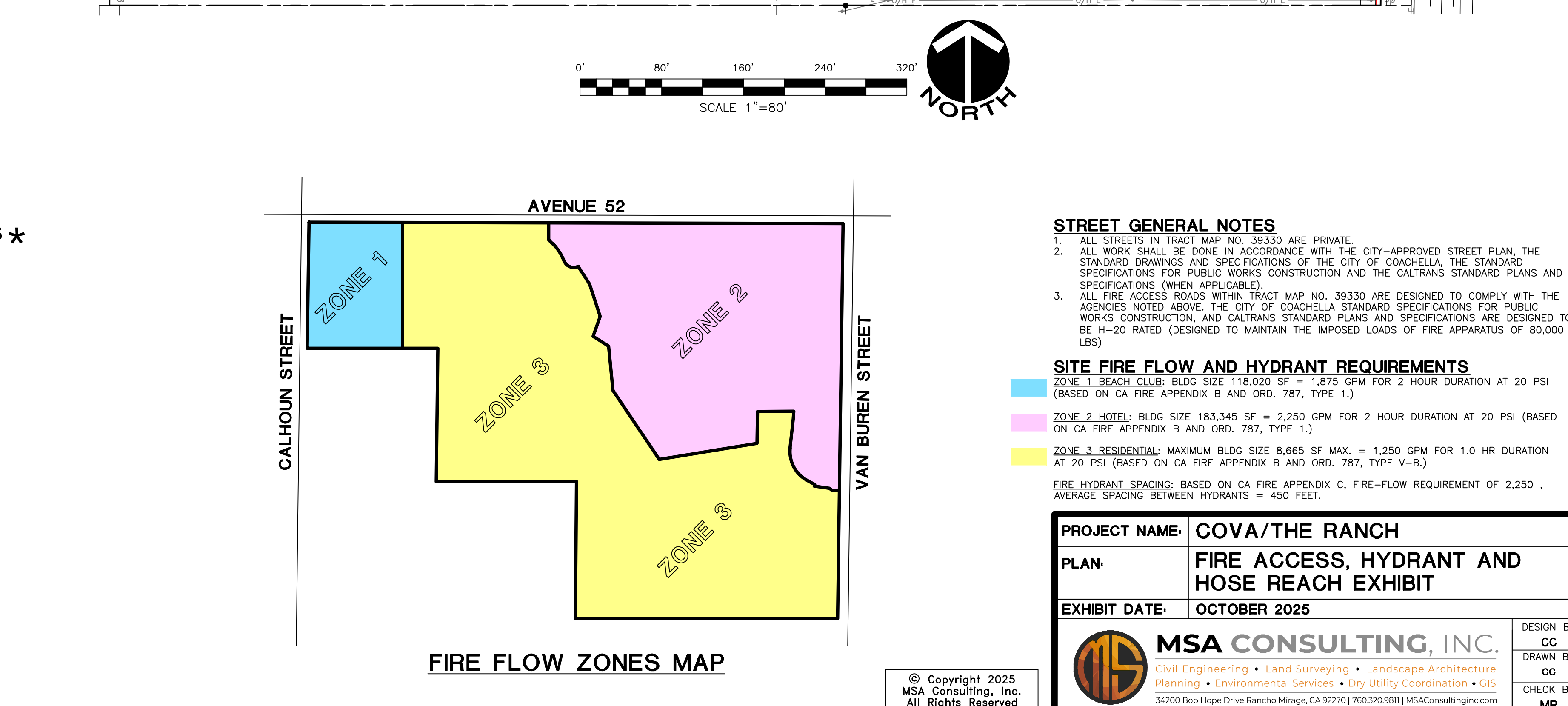
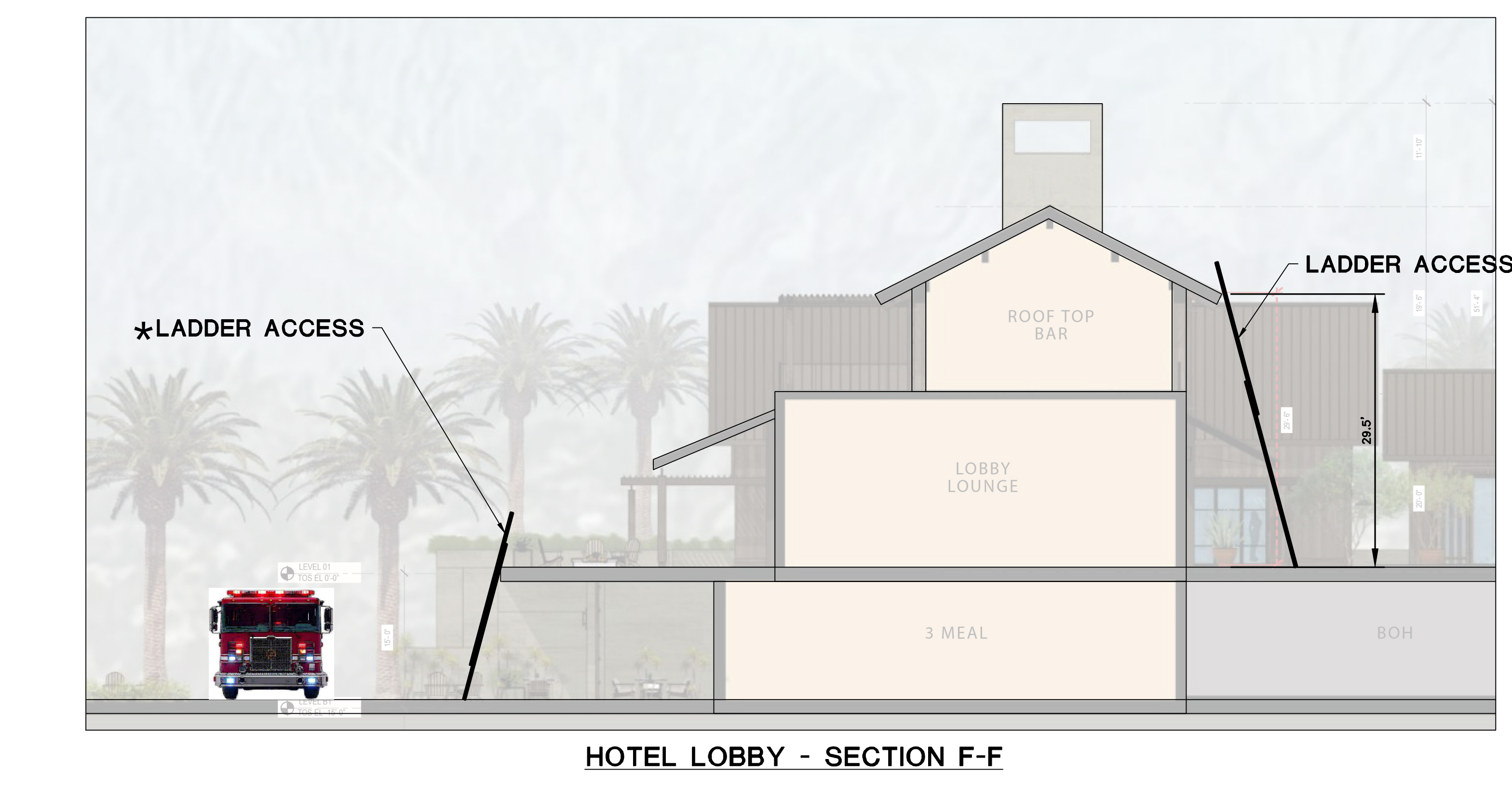
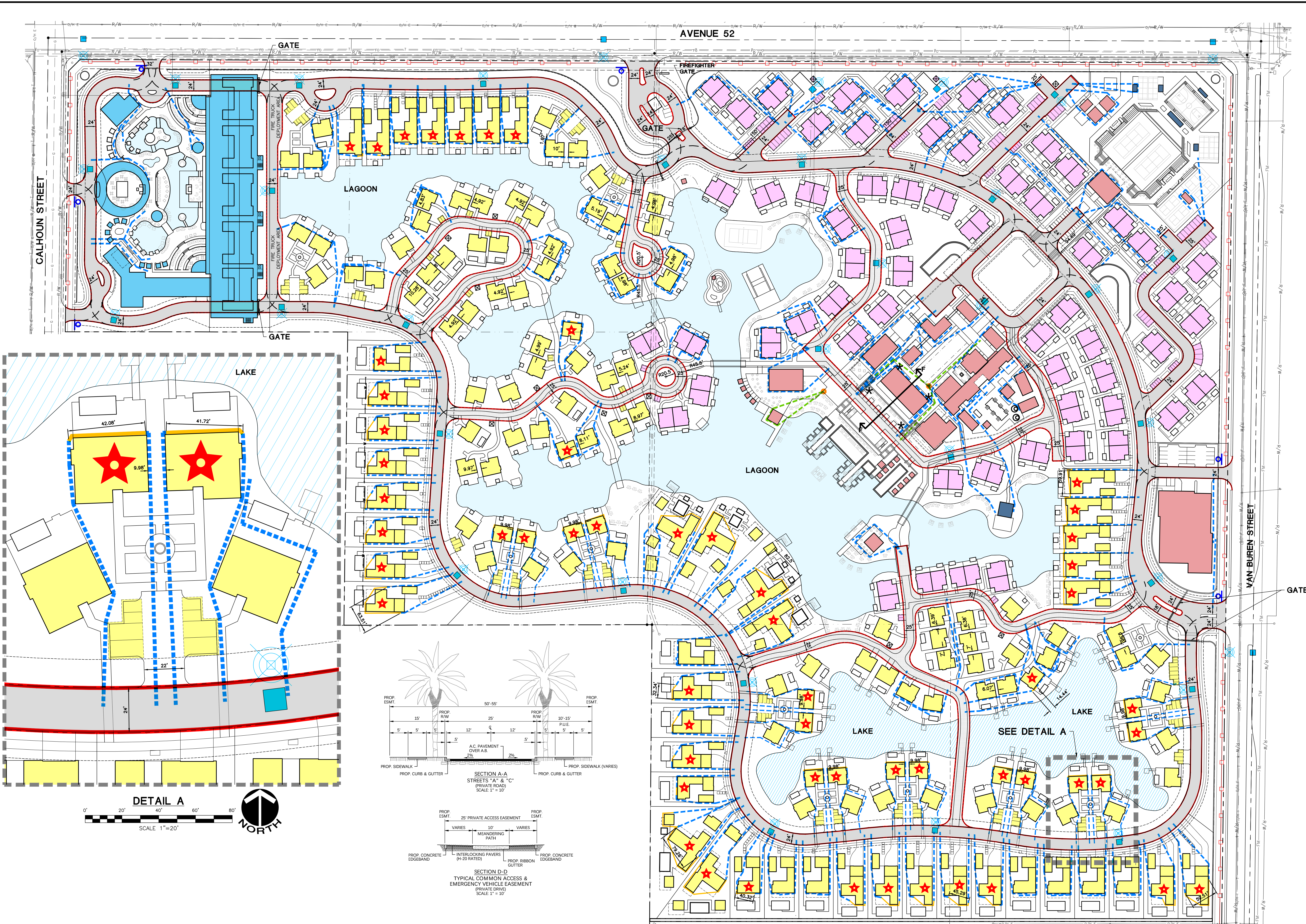
FIRE LEGEND

NO PARKING IN AREAS MARKED AS FIRE LANE
1-3/8" BOLD RED LETTERING ON WHITE REFLECTIVE
2-3/4" BOLD WHITE REFLECTIVE LETTERING ON RED BACKGROUND
1-3/8" BOLD RED LETTERING ON WHITE REFLECTIVE
1" RED LETTERING ON WHITE REFLECTIVE BACKGROUND

NO PARKING/FIRE LANE SIGN
ATTACH/FASTEN "NO PARKING/FIRE LANE" SIGN WITH VANDAL PROOF HARDWARE
NOTE: PLACE SIGN 2" MIN. FROM CURB OR 5" MIN. FROM EDGE OF PAVEMENT WHERE CURB DOES NOT OCCUR, AT 30-FOOT INTERVALS.



NO PARKING POST DETAIL
NTS



STREET GENERAL NOTES
1. ALL STREETS IN TRACT MAP NO. 39330 ARE PRIVATE.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY-APPROVED STREET PLAN, THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF COACHELLA, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE CALTRANS STANDARD PLANS AND SPECIFICATIONS (WHEN APPLICABLE).
3. ALL FIRE ACCESS ROADS WITHIN TRACT MAP NO. 39330 ARE DESIGNED TO COMPLY WITH THE SPECIFICATIONS NOTED ABOVE. THE CITY OF COACHELLA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND CALTRANS STANDARD PLANS AND SPECIFICATIONS ARE DESIGNED TO BE H-20 RATED (DESIGNED TO MAINTAIN THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 LBS).

SITE FIRE FLOW AND HYDRANT REQUIREMENTS
ZONE 1 BEACH CLUB: BLDG SIZE 119,000 SF = 1,875 GPM FOR 2 HOUR DURATION AT 20 PSI (BASED ON CA FIRE APPENDIX B AND ORD. 787, TYPE 1.)
ZONE 2 HOTEL: BLDG SIZE 183,345 SF = 2,250 GPM FOR 2 HOUR DURATION AT 20 PSI (BASED ON CA FIRE APPENDIX B AND ORD. 787, TYPE 1.)
ZONE 3 RESIDENTIAL: MAXIMUM BLDG SIZE 8,665 SF MAX. = 1,250 GPM FOR 1.0 HR DURATION AT 20 PSI (BASED ON CA FIRE APPENDIX B AND ORD. 787, TYPE V-B.)
FIRE HYDRANT SPACING: BASED ON CA FIRE APPENDIX C, FIRE-FLOW REQUIREMENT OF 2,250, AVERAGE SPACING BETWEEN HYDRANTS = 450 FEET.

PROJECT NAME: COVA/THE RANCH
PLAN: FIRE ACCESS, HYDRANT AND HOSE REACH EXHIBIT
EXHIBIT DATE: OCTOBER 2025

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Planning • Environmental Services • City Utility Coordination • GIS
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DESIGN BY: CC
DRAWN BY: CC
CHECK BY: MP