

GOLDEN LODGE SENIOR LIVING CENTER

2001 GOLDEN GATE CANYON

SITE PLAN

**LOT 3 OF CANYON VIEW BUSINESS PARK FILING NO. 2
SITUATED IN THE WEST 1/2 OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 70 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO**

PROJECT INFORMATION

ZONING & LAND USE:

CURRENT ZONING: PUD
CURRENT LAND USE: VACANT
PROPOSED LAND USE: SENIOR LIVING CENTER

LAND USE TABLE

	ACRES	% OF PROPERTY
BUILDING	1.08	27.00
PAVING AND DRIVES	0.91	23.00
LANDSCAPE/OPEN SPACE	1.97	50.00
TOTAL	3.96	100.0

PARKING

USE	MEASURE	REQUIRED/SURVEYED STANDARD	REQUIRED PARKING	PROVIDED PARKING
ASSISTED LIVING	69 BEDS	0.25/UNIT	18	18
MEMORY CARE	36 BEDS	0/UNIT	0	0
EMPLOYEES/DELIVERY	20	100% OF MAX	20	20
GUESTS	N/A	AL+MC UNITS X 20%	21	22
			59	60

BUILDING INFORMATION

	AREA
ASSISTED LIVING BUILDING (CONSTRUCTION TYPE II-B)	
LEVEL B	18,685 SF
LEVEL 1	18,450 SF
LEVEL 2	18,450 SF
LEVEL 3	12,240 SF
MEMORY CARE BUILDING (CONSTRUCTION TYPE V-A)	
LEVEL 1	25,930 SF
TOTAL	93,755 SF

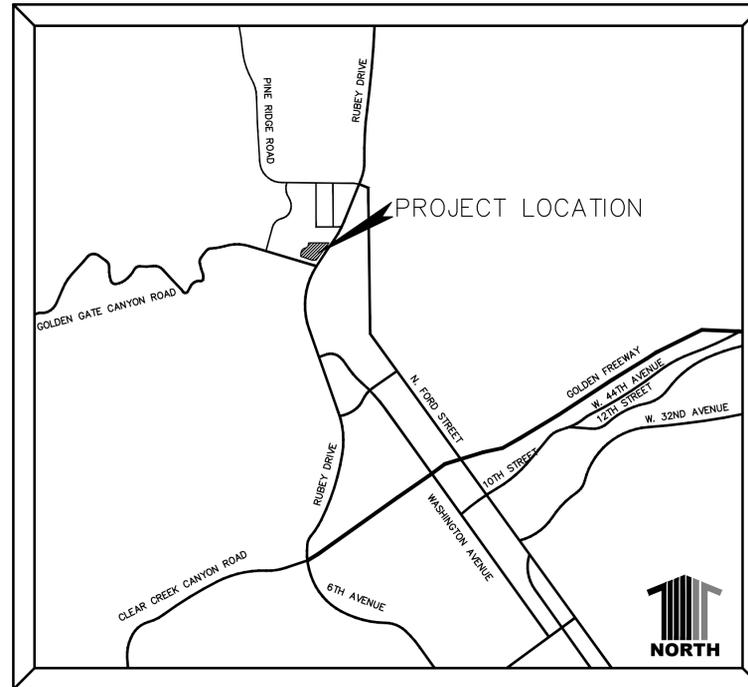
LEGAL DESCRIPTION:

LOT 3 OF CANYON VIEW BUSINESS PARK FILING NO. 2 RECORDED AT RECEPTION NO. _____, COUNTY OF JEFFERSON, STATE OF COLORADO, CONTAINING 3.96 ACRES MORE OR LESS.

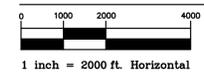
CERTIFICATE OF SURVEY

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE LEGAL DESCRIPTION, THE GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION, AND THE GRAPHIC DEPICTION OF THE EASEMENTS SHOWN HEREON ARE ADEQUATE FOR THE OFFICIAL DEVELOPMENT PLAN PROCESS.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. _____



VICINITY MAP



BENCHMARK

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF LOT 1, CANYON VIEW BUSINESS PARK FILING 2 REPLAT A, RECORDED AT RECEPTION NO. 2014050567, BEARING N 01°36'00" E, BETWEEN FOUND MONUMENTS AS SHOWN HEREON.

DEVELOPER

ROARING FORK LODGE, LLC
650 LARIAT LANE
GLENWOOD SPRINGS, CO 81601
CONTACT: TERRY CLAASSEN

ENGINEER

CALIBRE ENGINEERING, INC.
9090 SOUTH RIDGELINE BLVD, SUITE 105
HIGHLANDS RANCH, CO 80129
PHONE: (303) 730-0434
CONTACT: TODD JOHNSON

LIGHTING DESIGNER

JCAA CONSULTING ENGINEERS, LLC
4100 WADSWORTH BOULEVARD
WHEAT RIDGE, CO 80033
PHONE: (303) 985-3260
CONTACT: CHAD SMITH

ARCHITECT

OZ ARCHITECTURE
3003 LARIMER STREET
DENVER, CO 80205
PHONE: (303) 861-5704
CONTACT: JAMI MOHLENKAMP

LANDSCAPE ARCHITECT

PCS GROUP, INC
301 KALAMATH STREET, UNIT 102
DENVER, CO 80223
PHONE: (303) 531-4905
CONTACT: PAUL SHOUKAS

SHEET INDEX

- 1 COVER SHEET
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 - 4 UTILITY PLAN
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 - 11 ARCHITECTURAL ELEVATIONS
 - 12 ARCHITECTURAL ELEVATIONS
 - 13 FIRE TRUCK TURNING TEMPLATES
 - 14 FIRE TRUCK TURNING TEMPLATES
 - 15 FIRE TRUCK TURNING TEMPLATES
- 15 TOTAL

CITY OF GOLDEN PLANNING COMMISSION

APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSION
THIS _____ DAY OF _____ 2015.

CHAIRMAN _____

SECRETARY _____

OWNERSHIP CERTIFICATE

SIGNED THIS _____ DAY OF _____ 2015.

BY _____

NOTARY

STATE OF COLORADO)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ AD, _____ BY _____

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

TITLE: COVER SHEET
DATE: DECEMBER 8, 2015
SHEET 1 OF 15

Calibre

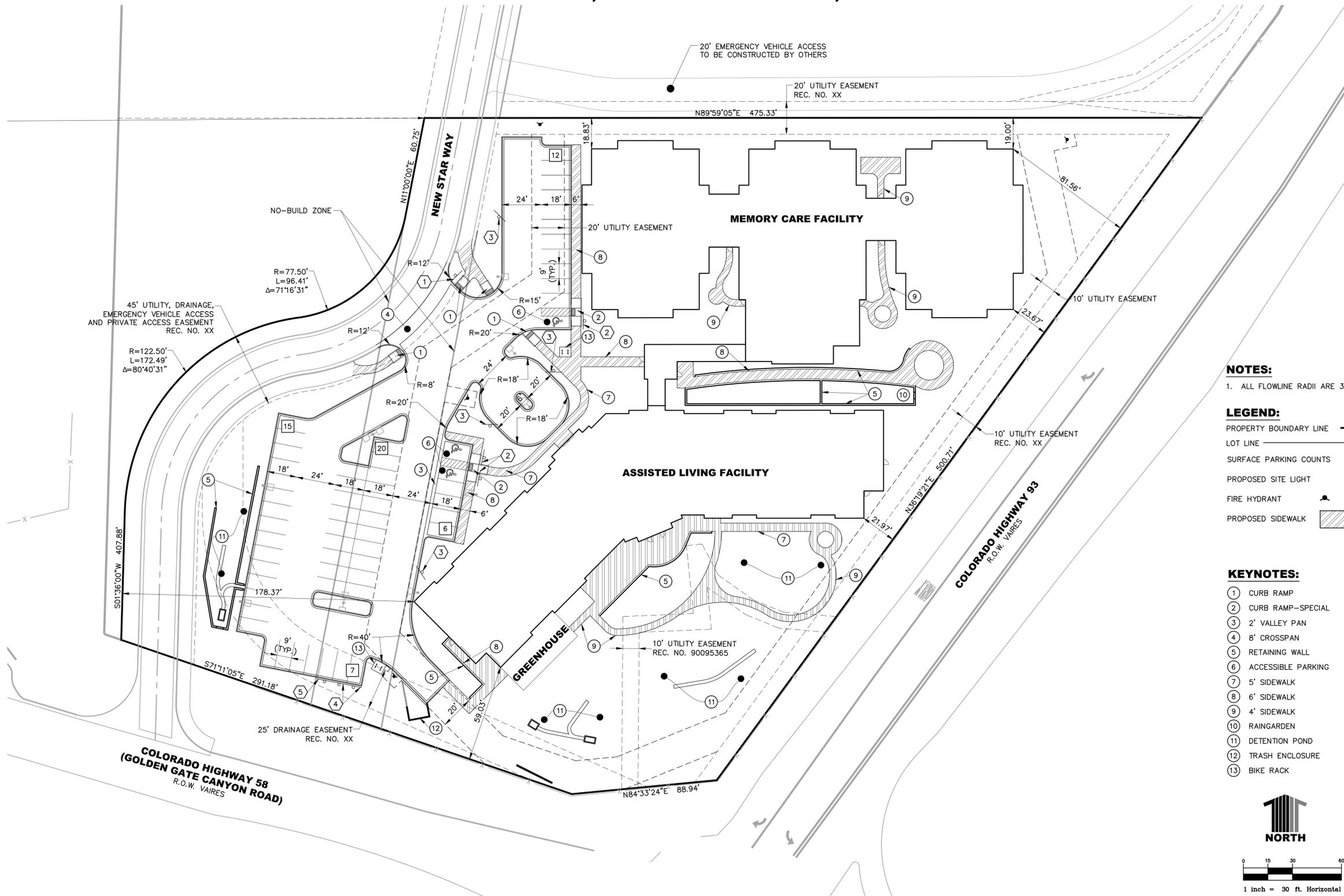
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9090 South Ridgeline Boulevard, Suite 105
Highlands Ranch, CO 80129 (303) 730-0434
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Construction Management Civil Engineering Surveying

GOLDEN LODGE SENIOR LIVING CENTER

20001 GOLDEN GATE CANYON

SITE PLAN

LOT 3 OF CANYON VIEW BUSINESS PARK FILING NO. 2
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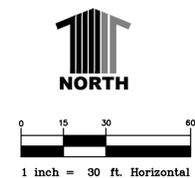
NOTES:
 1. ALL FLOWLINE RADII ARE 3' UNLESS OTHERWISE NOTED.

LEGEND:
 PROPERTY BOUNDARY LINE
 LOT LINE
 SURFACE PARKING COUNTS 1
 PROPOSED SITE LIGHT
 FIRE HYDRANT
 PROPOSED SIDEWALK

KEYNOTES:	SIGNAGE:
① CURB RAMP	① STOP SIGN
② CURB RAMP—SPECIAL	② ACCESSIBLE PARKING
③ 2' VALLEY PAN	③ NO PARKING FIRE LANE
④ 8' CROSSPAN	④ RESERVED PARKING VAN POOL/STAFF
⑤ RETAINING WALL	⑤ RESERVED PARKING HYBRID/ELECTRIC VEHICLES
⑥ ACCESSIBLE PARKING	
⑦ 5' SIDEWALK	
⑧ 6' SIDEWALK	
⑨ 4' SIDEWALK	
⑩ RAINGARDEN	
⑪ DETENTION POND	
⑫ TRASH ENCLOSURE	
⑬ BIKE RACK	

TITLE: SITE PLAN
 DATE: DECEMBER 8, 2015
 SHEET 2 OF 15

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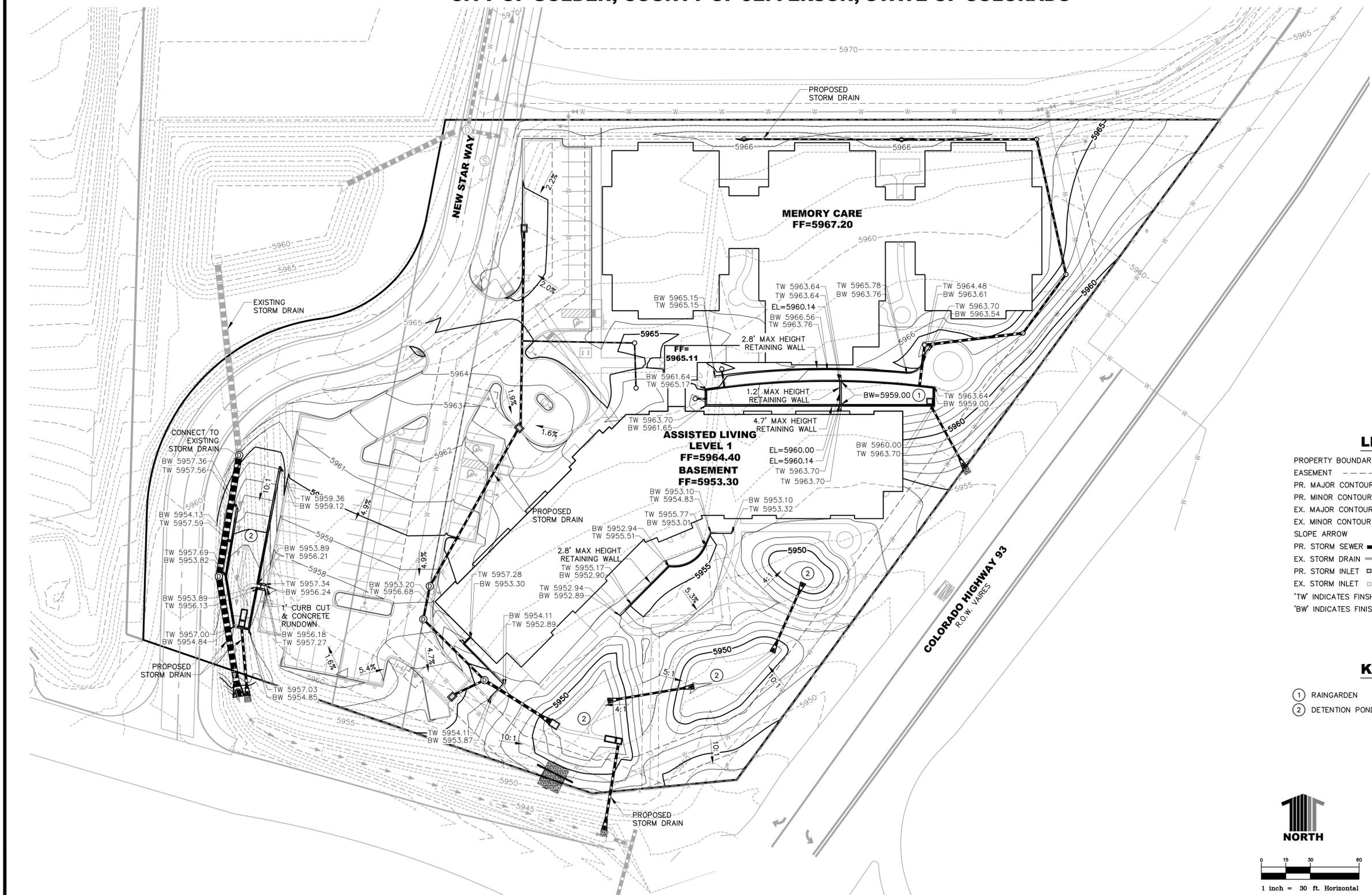
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GOLDEN LODGE SENIOR LIVING CENTER

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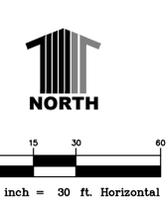


LEGEND

PROPERTY BOUNDARY	---
EASEMENT	- - - -
PR. MAJOR CONTOUR	————— 5300
PR. MINOR CONTOUR	————— 5300
EX. MAJOR CONTOUR	————— 5300
EX. MINOR CONTOUR	————— 5300
SLOPE ARROW	← 1.3%
PR. STORM SEWER	⊙
EX. STORM DRAIN	---
PR. STORM INLET	□
EX. STORM INLET	□
*TW INDICATES FINISHED GRADE AT TOP OF WALL	
*BW INDICATES FINISHED GRADE AT BOTTOM OF WALL	

KEYNOTES

①	RAINGARDEN
②	DETENTION POND



TITLE: GRADING & DRAINAGE PLAN
 DATE: DECEMBER 8, 2015
 SHEET 3 OF 15

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GOLDEN LODGE SENIOR LIVING CENTER SITE PLAN

LOT 3 OF CANYON VIEW BUSINESS PARK FILING NO. 2 SITUATED IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 70 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

LANDSCAPE REQUIREMENTS					
AREA	DESCRIPTION	LANDSCAPE REQUIREMENT	REQUIRED	PROVIDED	
STREET SCAPE	COLORADO HIGHWAY 93	1 TREE/35' FRONTAGE	500 LF	15	15
	NEW STAR WAY	1 TREE/35' FRONTAGE	371 LF	11	8*
PARKING LOT		1 TREE/5 PARKING SPACES	60 SPACES	12	12
		SMALL (80 SF MIN. SIZE)	1 TREE & 5 SHRUBS PER ISLAND	0	
PARKING ISLANDS		LARGE (GREATER THAN 80 SF)	1 ADDITIONAL TREE FOR EACH	274 SF	1 TREE & 15 SHRUBS
			ADDITIONAL 200 SF AND 1 ADDITIONAL SHRUB FOR EACH ADDITIONAL 20 SF	428 SF	2 TREES & 23 SHRUBS

* STREET TREE PLANTINGS PROVIDED ARE LESS THAN THE REQUIREMENT DUE TO UTILITY CONFLICTS, HOWEVER 27 SHRUBS HAVE BEEN PLANTED IN PLACE OF THE SHORTFALL OF TREES.

LANDSCAPE SCHEDULE

AREA	DESCRIPTION	LANDSCAPE REQUIREMENT	REQUIRED	PROVIDED
STREET SCAPE	COLORADO HIGHWAY 93	1 TREE/35' FRONTAGE	500 LF	15
	NEW STAR WAY	1 TREE/35' FRONTAGE	371 LF	11
		SMALL (80 SF MIN. SIZE)	1 TREE & 5 SHRUBS PER ISLAND	0
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PARKING ISLANDS		LARGE (GREATER THAN 80 SF)	1 ADDITIONAL TREE FOR EACH	274 SF
			ADDITIONAL 200 SF AND 1 ADDITIONAL SHRUB FOR EACH ADDITIONAL 20 SF	428 SF

SOD - APPROXIMATE 1,430 SF
SOD TO BE A CANADIAN BLUE FESCUE MIX. AVAILABLE FROM TURF MASTER SOD.

SEED - APPROXIMATE 39,330 SF
SEED TO BE FOOTHILLS MIX AVAILABLE FROM ARKANSAS VALLEY SEED, INC.

SEEDING METHODS, APPLICATION RATES, MULCH AND EROSION CONTROL
BLANKETS SHALL BE IN ACCORDANCE WITH THE CITY OF GOLDEN REVEGETATION REQUIREMENTS.

GENERAL NOTES:

- ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION, ORDINANCE NO. 3133, SERIES OF 2004, AND THE AAN (American Association of Nurserymen) SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS, PERENNIALS AND ORNAMENTAL GRASSES TO BE DRIP IRRIGATED. TREES AND SHRUBS MUST BE IRRIGATED BY A SEPARATE ZONE THAN SOD/GRASS. THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND/OR DEVELOPER.
- ROCK MULCH TO BE 1 1/2" RIVER ROCK OVER LANDSCAPE FABRIC.
- ALL SHRUB BEDS, PERENNIALS, ORNAMENTAL GRASSES AND TREE RINGS TO BE MULCH WITH ROCK MULCH.
- FOR TREES IN SOD, ALLOW A 2" DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH OF SHREDDED WESTERN RED CEDAR BARK MULCH OVER 2" DIAMETER.
- SOD TO BE CANADIAN BLUE FESCUE MIX FROM SINGLE GROWER.
- STEEL EDGER WILL OCCUR BETWEEN ALL PLANTING BEDS ADJACENT TO SOD AND ROCK MULCH AND WILL BE SET LEVEL WITH THE TOP OF SOD. STEEL EDGER SHALL BE GALVANIZED, PERFORATED, 1/8" X 4" DEEP WITH ROLL TOP, RYERSON OR APPROVED EQUAL.
- SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET AND TILLED 8" DEPTH INTO SOIL. PRIOR TO INSTALLATION OF PLANT MATERIALS, ALL AREAS SHALL BE THOROUGHLY LOOSENEED.
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
- PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, ALLOWING WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL. WITHOUT FURTHER PACKING, A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
- THESE DOCUMENTS ARE NOT INTENDED FOR CONSTRUCTION.

RAIN GARDEN SEED MIX

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS' LBS PER ACRE	OUNCES PER ACRE
SAND BLUESTEM	ANDROPOGON HALLII	GARDEN	3.5	
SIDE-OAT'S GRAMA	BOUETELOUA CURTIPENDULA	BUTTE	3	
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	GOSHEN	3	
INDIAN RICEGRASS	ORYZOPSIS HYMENOIDES	PALOMA	3	
SWITCHGRASS	PANICUM VIRGATUM	BLACKWEL	4	
WESTERN WHEAT GRASS	PASCOPYRUM SMITHII	ARIBA	3	
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	PATURA	3	
ALKALI SACATON	SPOROBOLUS AIROIDES		3	
SAND DROPSSEED	SPOROBOLUS CRYPTANDRUS		3	
PASTURE SAGE ¹	ARTEMISIA FRIGIDA			2
BLUE ASTER ¹	ASTER LAEVIS			4
BLANKET FLOWER ¹	GAILLARIDA ARISTATA			8
PRAIRIE CONEFLOWER ¹	RATIBIDA COLUMNIFERA			4
PURPLE PRAIRIECLOVER ¹	DALEA PURPUREA			4
		SUBTOTALS	27.5	22
		TOTAL LBS PER ACRE		28.9

¹ WILDFLOWER SEED (OPTIONAL).

² PLS = PURE LIVE SEED.

TITLE: LANDSCAPE NOTES, REQUIREMENTS,
AND PLANT SCHEDULE
DATE: DECEMBER 8, 2015

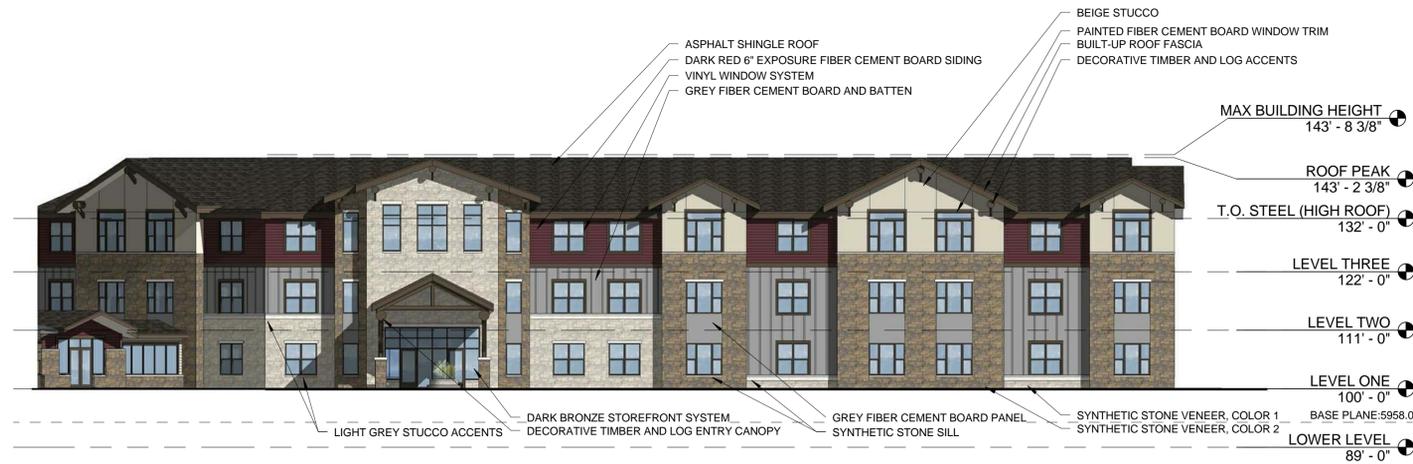
SHEET 6 OF 15



pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street, denver, CO 80265
1.303.531.4905, f.303.531.4909

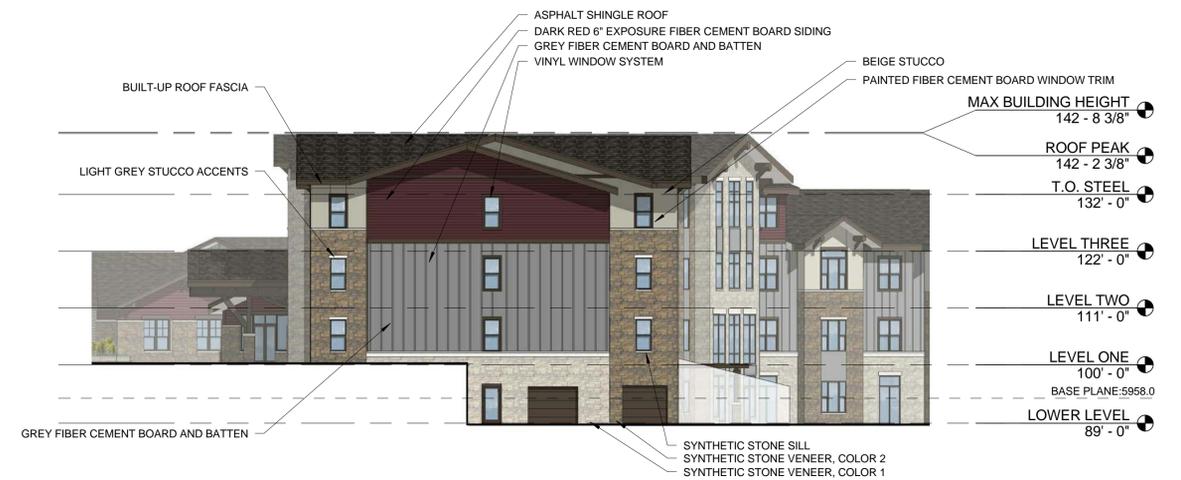
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1 ASSISTED LIVING NORTHWEST ELEVATION

1/16" = 1'-0"



2 ASSISTED LIVING SOUTHWEST ELEVATION

1/16" = 1'-0"



3 ASSISTED LIVING SOUTH EAST ELEVATION

1/16" = 1'-0"

NOTES:
ASSISTED LIVING BUILDING:
LEVEL 100' - 0" = ELEV. 5964.3

MEMORY CARE BUILDING:
LEVEL 100' - 0" = ELEV. 5965.5

RENDERINGS FOR ILLUSTRATIVE PURPOSES ONLY.
FINAL MATERIAL SELECTION BEING DETERMINED.

TITLE: ASSISTED LIVING ELEVATIONS

DATE: 12/08/15

SHEET 9 OF 15

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Denver, Colorado 80205
phone 303.861.5704
www.ozarch.com



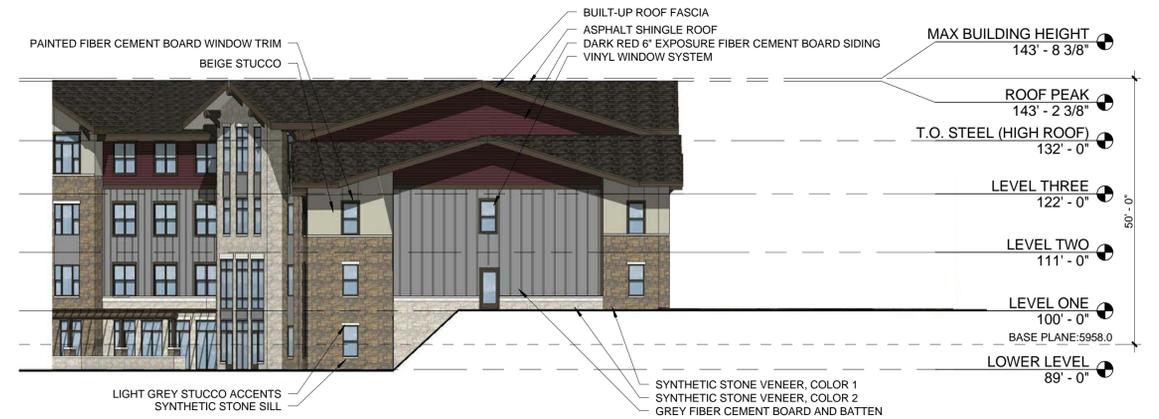
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1 ASSISTED LIVING SOUTH ELEVATON

1/16" = 1'-0"



2 ASSISTED LIVING EAST ELEVATON

1/16" = 1'-0"



3 ASSISTED LIVING NORTH ELEVATON

1/16" = 1'-0"

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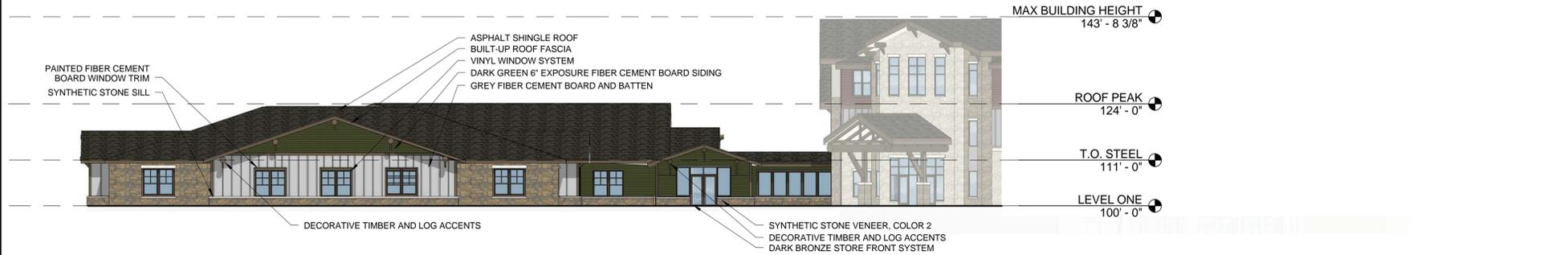
SHEET 10 OF 15

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1/16" = 1'-0"



2 MEMORY CARE SOUTH ELEVATION
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1 MEMORY CARE EAST ELEVATION
1/16" = 1'-0"



2 MEMORY CARE NORTH ELEVATION
1/16" = 1'-0"

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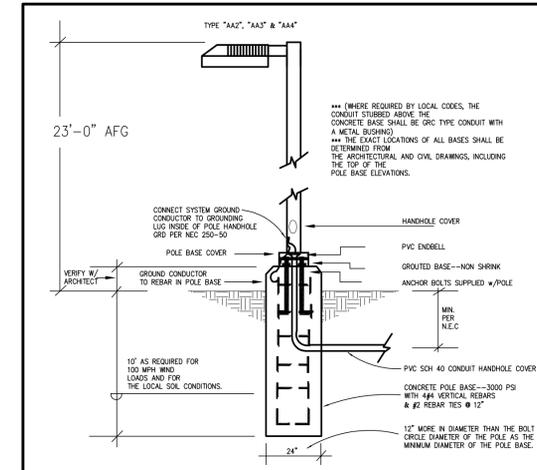
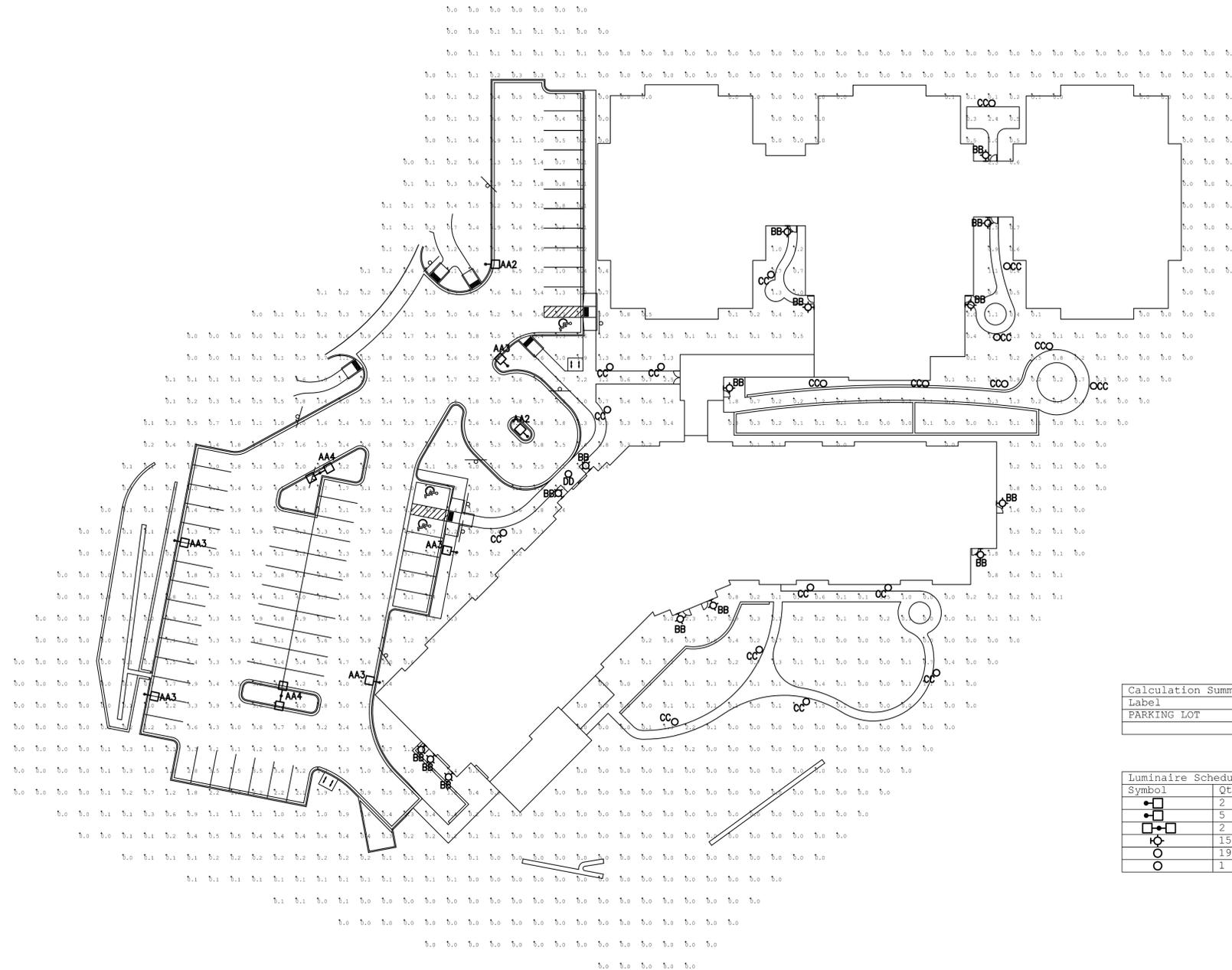
SHEET 12 OF 15

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Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
PARKING LOT	Illuminance	Fc	0.96	8.5	0.0	0.00

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Description
□	2	AA2	SINGLE	14657	P21-A1-2-130LA-NW EHHS
□	5	AA3	SINGLE	9005	P21-A1-3-130LA-NW EHHS
□	2	AA4	DOUBLE	18010	P21-A1-3-130LA-NW
○	15	BB	SINGLE	1200	SHELTER WALL SCNCE
○	19	CC	SINGLE	708	BLD13Y
○	1	DD	SINGLE	1490	SHELTER OUTDOOR 1328

N **SITE PHOTOMETRIC PLAN**
SCALE: 1" 30'-0"

TITLE: SITE PHOTOMETRIC PLAN
DATE: DECEMBER 8, 2015
SHEET 7 OF 15



JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260

Calibre

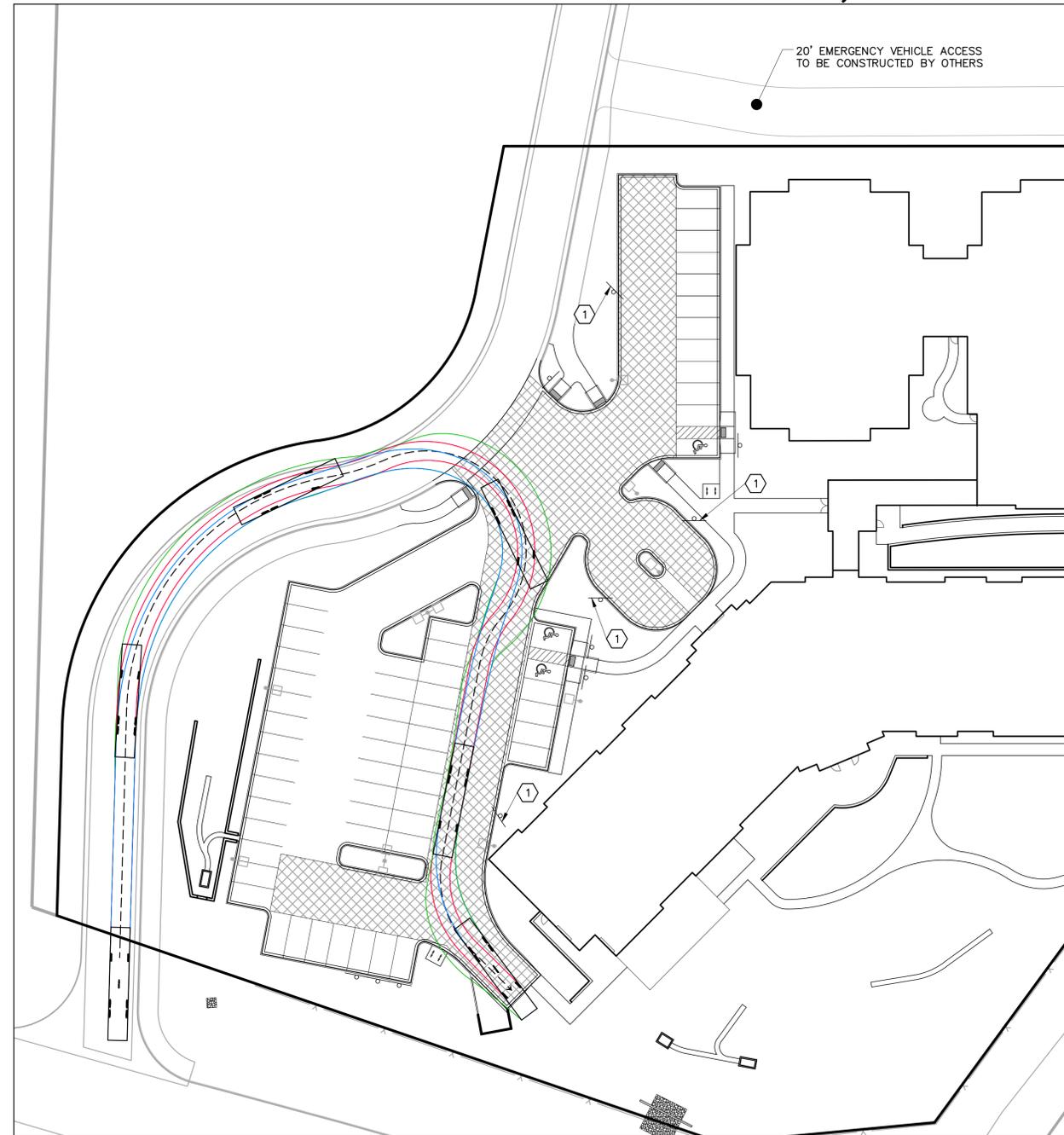
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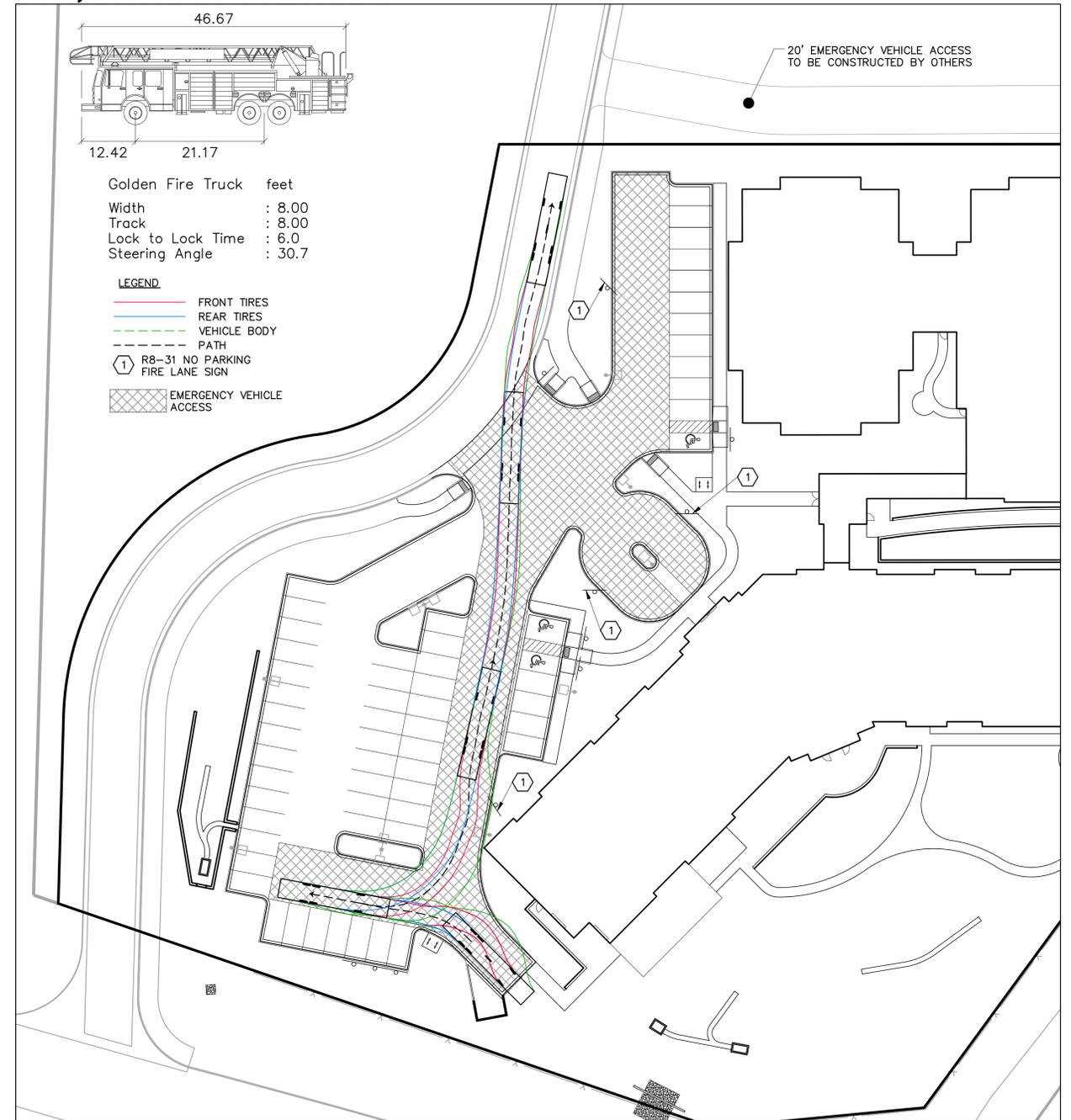
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INGRESS TO SITE



EGRESS FROM SITE



TITLE: FIRE TRUCK TURNING TEMPLATE

DATE: DECEMBER 8, 2015

SHEET 13 OF 15

Calibre

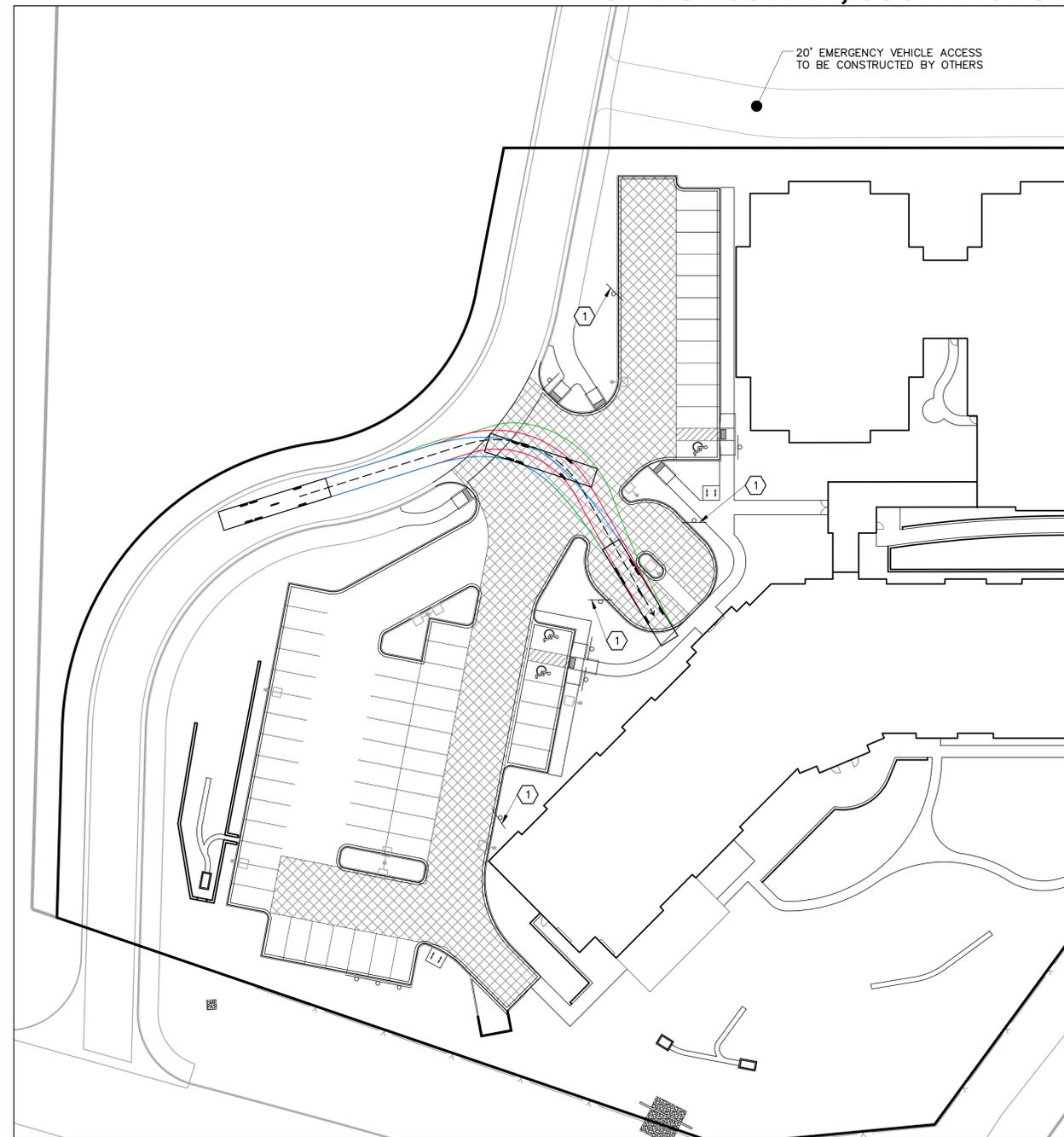
Calibre Engineering, Inc.
9090 South Ridgeline Boulevard, Suite 105
Highlands Ranch, CO 80129 (303) 730-0434
www.calibre-engineering.com
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GOLDEN LODGE SENIOR LIVING CENTER

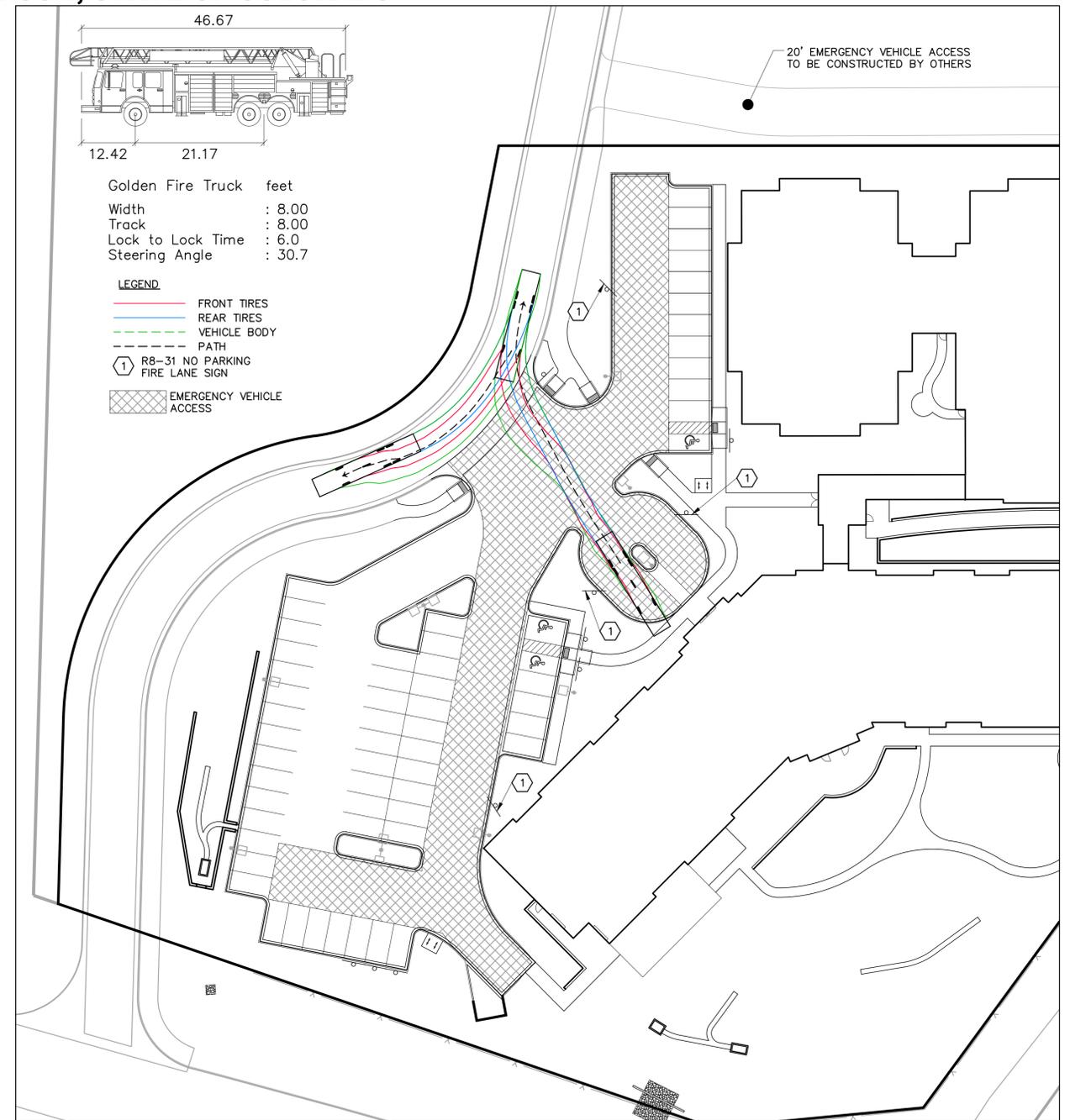
20001 GOLDEN GATE CANYON

SITE PLAN

LOT 3 OF CANYON VIEW BUSINESS PARK FILING NO. 2
SITUATED IN THE WEST 1/2 OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 70 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO



INGRESS TO SITE



EGRESS FROM SITE



TITLE: FIRE TRUCK TURNING TEMPLATE

DATE: DECEMBER 8, 2015

SHEET 14 OF 15

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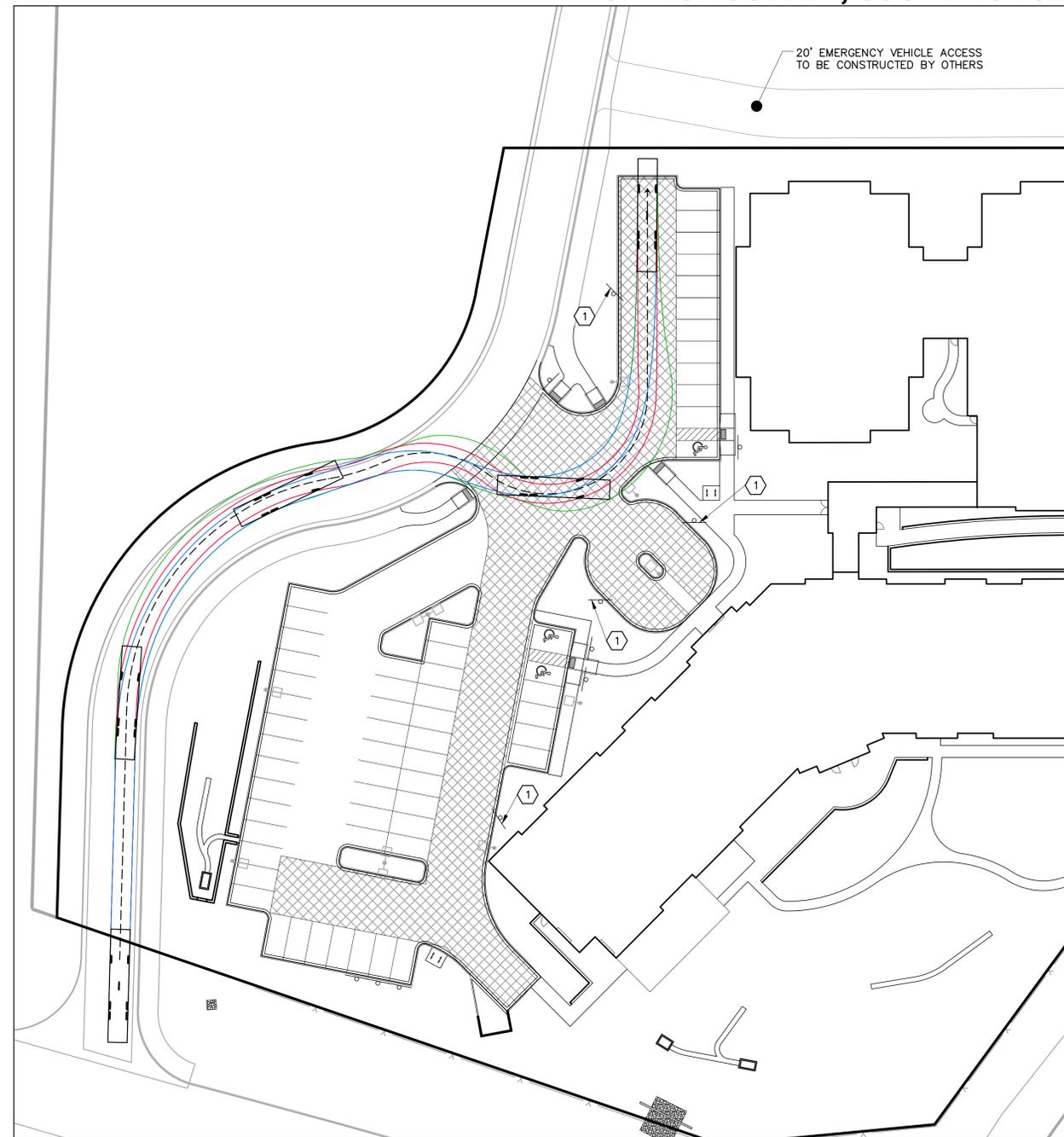
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GOLDEN LODGE SENIOR LIVING CENTER

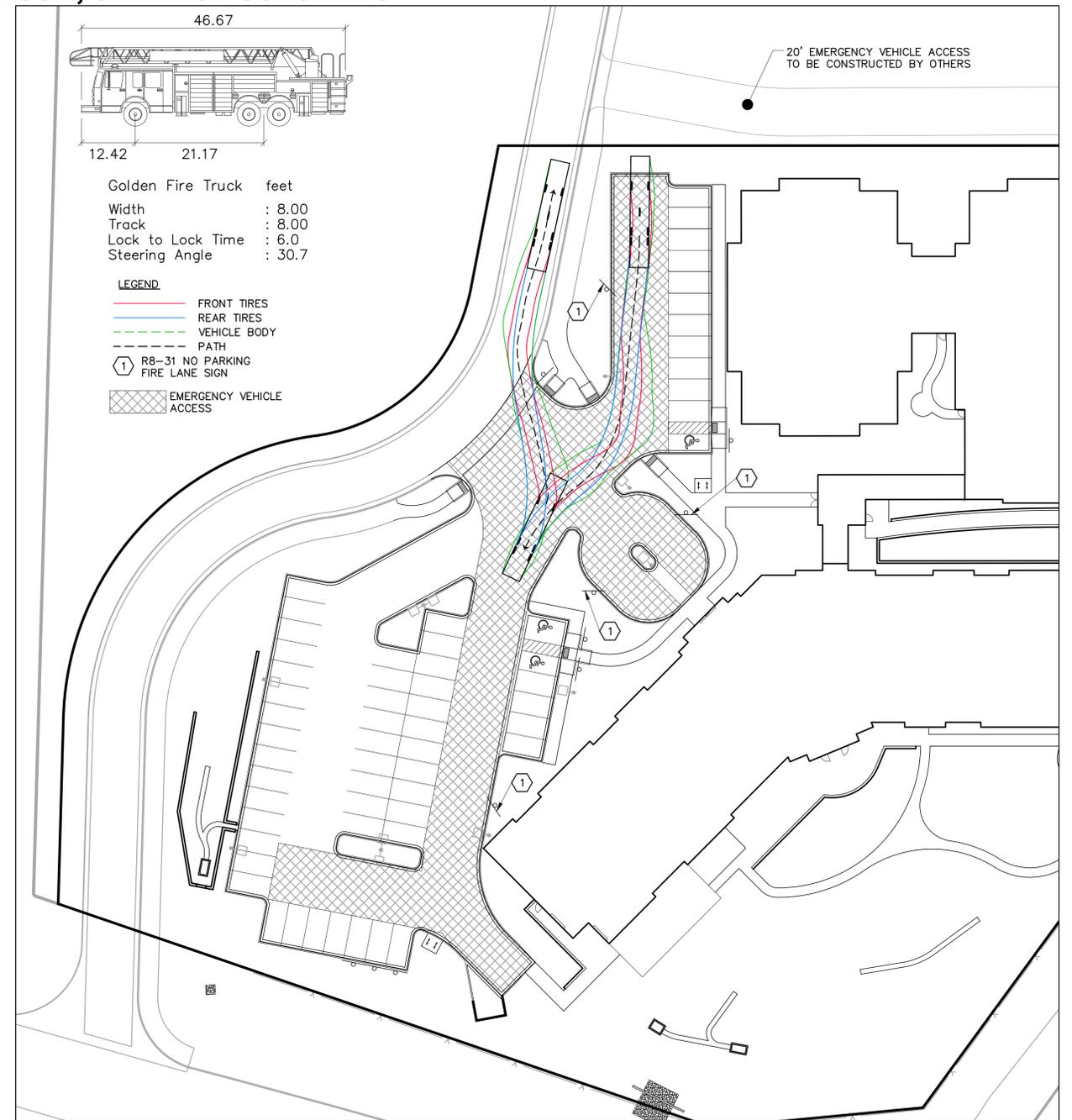
20001 GOLDEN GATE CANYON

SITE PLAN

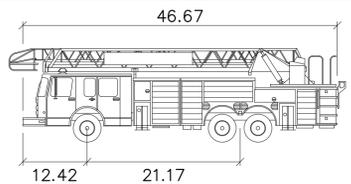
LOT 3 OF CANYON VIEW BUSINESS PARK FILING NO. 2
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CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO



INGRESS TO SITE



EGRESS FROM SITE



Golden Fire Truck feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 30.7

LEGEND

- FRONT TIRES
- REAR TIRES
- VEHICLE BODY
- PATH
-  R8-31 NO PARKING FIRE LANE SIGN
-  EMERGENCY VEHICLE ACCESS

TITLE: FIRE TRUCK TURNING TEMPLATE
DATE: DECEMBER 8, 2015
SHEET 15 OF 15

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