

THE TRAILS AT CARMEL MOUNTAIN RANCH

SUBSTANTIAL CONFORMANCE REVIEW (SCR) - TRAILS

LEGEND ALL TRAILS CONFORM TO THE APPROVED "EXHIBIT A" - MASTER PLANNED DEVELOPMENT PERMIT EXHIBIT A PARKS AND TRAILS PLAN
 **A RECREATION EASEMENT WILL BE GRANTED OVER ALL TRAILS IDENTIFIED AS "EXISTING TRAIL", "EXISTING OFF-SITE TRAIL" AND "PROPOSED NEW TRAIL".

- EXISTING TRAIL**
 - COMPRISED OF EXISTING CONCRETE GOLF CART PATHS WITH SLOPES THAT EXCEED ADA ACCESSIBILITY REQUIREMENTS
- EXISTING OFF-SITE TRAIL**
 - COMPRISED OF EXISTING OFFSITE CONCRETE GOLF CART PATHS WITH SLOPES THAT EXCEED ADA ACCESSIBILITY REQUIREMENTS
- PROPOSED NEW TRAIL**
 - NEW CONCRETE TRAILS 5' WIDE MINIMUM AND CONSTRUCTED IN CONFORMANCE WITH DIVISION 4 OF CHAPTER 11B OF THE 2019 CBC: ACCESSIBLE ROUTES.
- TRAIL SIGNAGE**
 - SIGN SHALL STATE "THE TRAILS BEYOND THIS POINT ARE NOT ACCESSIBLE DUE TO EXCESSIVE SLOPE"
- PEDESTRIAN TUNNEL**
 - EXISTING TUNNEL TO BE USED FOR PEDESTRIAN TRAIL CONNECTIONS



SUBSTANTIAL CONFORMANCE REVIEW

PROJECT NO. PRJ-1054565 APPROVAL NO. PMT-3148219

DEVELOPMENT SERVICES DEPARTMENT

DATE: 10/3/2022 By: *[Signature]*
 Development Project Manager

| TRAIL TAKE-OFFS | | | | | |
|-----------------|------------------------|--------------------------------|--------------------------------|---|----------------------------|
| UNIT NO. | EXISTING TRAIL (MILES) | OFFSITE EXISTING TRAIL (MILES) | EXISTING UNPAVED TRAIL (MILES) | APPROVED EXHIBIT "A" PROPOSED TRAIL (MILES) | NEW PROPOSED TRAIL (MILES) |
| 1 | 0.22 | 0 | 0 | 0.22 | 0.37 |
| 2 | 0.3 | 0 | 0 | 0.16 | 0.20 |
| 3 | 0 | 0 | 0 | 0 | 0 |
| 4 | 0 | 0 | 0 | 0 | 0 |
| 5 | 0.08 | 0 | 0 | 0 | 0.07 |
| 6 | 0.08 | 0.04 | 0 | 0.17 | 0.18 |
| 7 | 0.26 | 0 | 0 | 0.04 | 0.17 |
| 8 | 0.13 | 0.02 | 0 | 0.25 | 0.25 |
| 9 | 0.37 | 0 | 0 | 0.28 | 0.25 |
| 10 | 0.06 | 0.05 | 0.08 | 0.46 | 0.38 |
| 11 | 0.1 | 0.05 | 0 | 0 | 0 |
| 12 | 0.22 | 0 | 0 | 0 | 0 |
| 13 | 0.33 | 0 | 0 | 0.07 | 0.00 |
| 14 | 0 | 0 | 0 | 0 | 0 |
| 15 | 0.38 | 0.05 | 0 | 0 | 0 |
| 16 | 0.4 | 0 | 0 | 0.36 | 0.38 |
| 17 | 0.07 | 0 | 0 | 0.18 | 0.21 |
| TOTAL | 3.00 | 0.21 | 0.08 | 2.19 | 2.47 |

GENERAL NOTES:

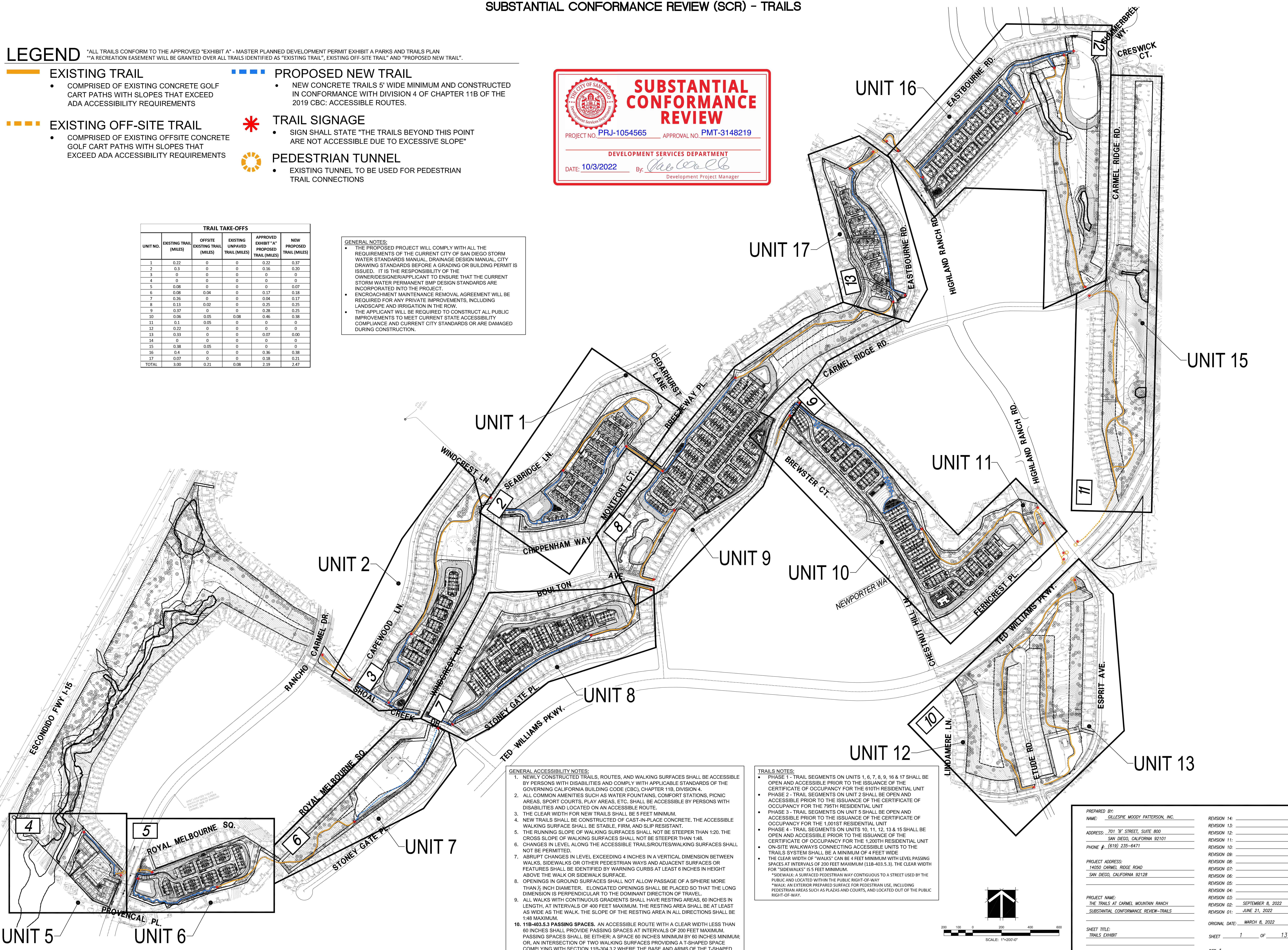
- THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, CITY DRAWING STANDARDS BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
- ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT WILL BE REQUIRED FOR ANY PRIVATE IMPROVEMENTS, INCLUDING LANDSCAPE AND IRRIGATION IN THE ROW.
- THE APPLICANT WILL BE REQUIRED TO CONSTRUCT ALL PUBLIC IMPROVEMENTS TO MEET CURRENT STATE ACCESSIBILITY COMPLIANCE AND CURRENT CITY STANDARDS OR ARE DAMAGED DURING CONSTRUCTION.

GENERAL ACCESSIBILITY NOTES:

- NEWLY CONSTRUCTED TRAILS, ROUTES, AND WALKING SURFACES SHALL BE ACCESSIBLE BY PERSONS WITH DISABILITIES AND COMPLY WITH APPLICABLE STANDARDS OF THE GOVERNING CALIFORNIA BUILDING CODE (CBC), CHAPTER 11B, DIVISION 4.
- ALL COMMON AMENITIES SUCH AS WATER FOUNTAINS, COMFORT STATIONS, PICNIC AREAS, SPORT COURTS, PLAY AREAS, ETC. SHALL BE ACCESSIBLE BY PERSONS WITH DISABILITIES AND LOCATED ON AN ACCESSIBLE ROUTE.
- THE CLEAR WIDTH FOR NEW TRAILS SHALL BE 5 FEET MINIMUM.
- NEW TRAILS SHALL BE CONSTRUCTED OF CAST-IN-PLACE CONCRETE. THE ACCESSIBLE WALKING SURFACE SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
- THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.
- CHANGES IN LEVEL ALONG THE ACCESSIBLE TRAILS/ROUTES/WALKING SURFACES SHALL NOT BE PERMITTED.
- ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE.
- OPENINGS IN GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH DIAMETER. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
- ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE RESTING AREAS, 60 INCHES IN LENGTH, AT INTERVALS OF 400 FEET MAXIMUM. THE RESTING AREA SHALL BE AT LEAST AS WIDE AS THE WALK. THE SLOPE OF THE RESTING AREA IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM.
- 11B-403.3 PASSING SPACES. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60 INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAXIMUM. PASSING SPACES SHALL BE EITHER: A SPACE 60 INCHES MINIMUM BY 60 INCHES MINIMUM; OR, AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPED SPACE COMPLYING WITH SECTION 11B-304.3.2 WHERE THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48 INCHES MINIMUM BEYOND THE INTERSECTION.

TRAILS NOTES:

- PHASE 1 - TRAIL SEGMENTS ON UNITS 1, 6, 7, 8, 9, 16 & 17 SHALL BE OPEN AND ACCESSIBLE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE 610TH RESIDENTIAL UNIT
- PHASE 2 - TRAIL SEGMENTS ON UNIT 2 SHALL BE OPEN AND ACCESSIBLE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE 795TH RESIDENTIAL UNIT
- PHASE 3 - TRAIL SEGMENTS ON UNIT 5 SHALL BE OPEN AND ACCESSIBLE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE 1,001ST RESIDENTIAL UNIT
- PHASE 4 - TRAIL SEGMENTS ON UNITS 10, 11, 12, 13 & 15 SHALL BE OPEN AND ACCESSIBLE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE 1,200TH RESIDENTIAL UNIT
- ON-SITE WALKWAYS CONNECTING ACCESSIBLE UNITS TO THE TRAILS SYSTEM SHALL BE A MINIMUM OF 4 FEET WIDE
- THE CLEAR WIDTH OF "WALKS" CAN BE 4 FEET MINIMUM WITH LEVEL PASSING SPACES AT INTERVALS OF 200 FEET MAXIMUM (11B-403.5.3). THE CLEAR WIDTH FOR "SIDEWALKS" IS 5 FEET MINIMUM.
- *SIDEWALK: A SURFACED PEDESTRIAN WAY CONTIGUOUS TO A STREET USED BY THE PUBLIC AND LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY
- *WALK: AN EXTERIOR PREPARED SURFACE FOR PEDESTRIAN USE, INCLUDING PEDESTRIAN AREAS SUCH AS PLAZAS AND COURTS, AND LOCATED OUT OF THE PUBLIC RIGHT-OF-WAY.



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| PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH SUBSTANTIAL CONFORMANCE REVIEW-TRAILS | REVISION 10: |
| SHEET TITLE: TRAILS EXHIBIT | REVISION 09: |
| | REVISION 08: |
| | REVISION 07: |
| | REVISION 06: |
| | REVISION 05: |
| | REVISION 04: |
| | REVISION 03: SEPTEMBER 8, 2022 |
| | REVISION 02: |
| | REVISION 01: JUNE 21, 2022 |
| | ORIGINAL DATE: MARCH 8, 2022 |
| | SHEET 1 OF 13 |
| | DEP # |