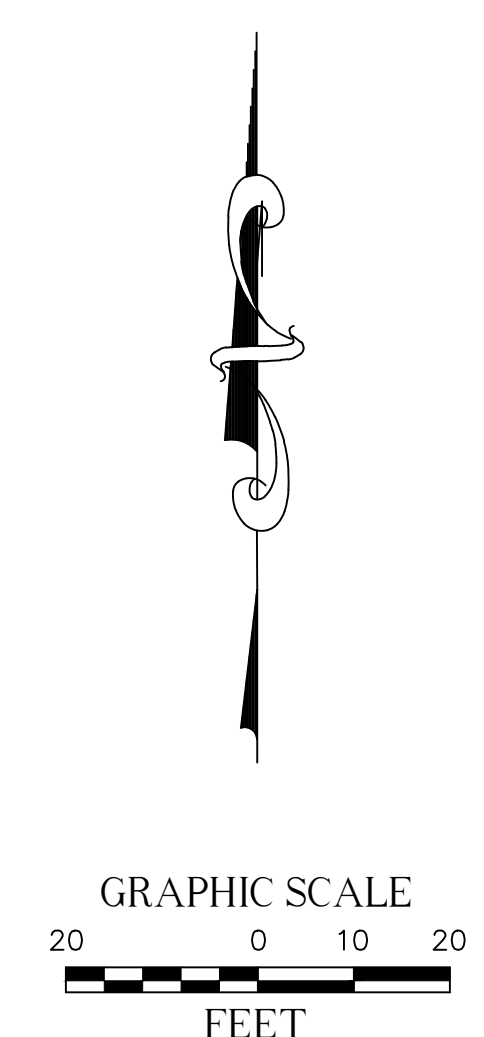


**FULL SET OF PLANS & ELEVATIONS
CURRENT / UPDATED VERSIONS**

**ALTA SURVEY / TOPO ARCHITECTURAL SITE PLAN
CIVIL SITE DEVELOPMENT PLAN (SDP) CONCEPTUAL
GRADING & DRAINAGE TTM 20580
FLOORPLANS & ELEVATIONS
RENDERINGS
COLOR & MATERIALS BOARDS
LANDSCAPE PLANS**

TOPOGRAPHIC SURVEY

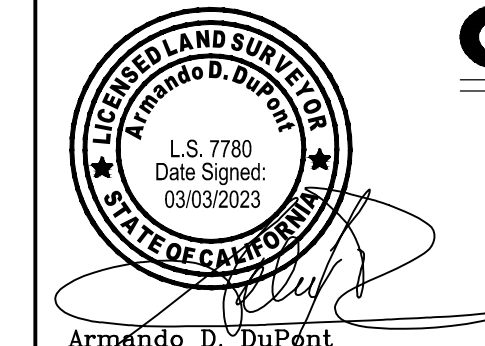
15936 CHASE ROAD, FONTANA, CA 92336



MONUMENT NOTES	
MON.#	DESCRIPTION
M2	FD 1" IRON PIPE WITH PLUG PER M.B. 335/70-72
M4	FD 1" IRON PIPE WITH PLUG "L.S. 5820" PER M.B. 335/70-72
M5	FD 1" IRON PIPE WITH PLUG "L.S. 5820" PER M.B. 335/70-72
M9	FD 1" IRON PIPE WITH PLUG "L.S. 5820" PER M.B. 335/70-72
M5001	FD 1" I.P. TAGGED "L.S. 6935", FLUSH, PER TRACT MAP NO. 18244, M.B. 341/10-15
M5003	FD 1" IRON PIPE WITH PLUG "L.S. 5820" PER M.B. 335/70-72
M5004	FD 1" IRON PIPE WITH PLUG "L.S. 5820" PER M.B. 335/70-72
M5011	FD 1" IRON PIPE WITH N/T "R.C.E.14814" PER M.B. 240/3-10
M6108	FD 1" I.P. TAGGED "RCE 14814", FLUSH, PER TRACT NO. 12314, M.B. 240/3-10
M6109	FD 1" I.P. TAGGED "RCE 14814", FLUSH, PER TRACT NO. 12314, M.B. 240/3-10
M6110	FD 1" I.P. TAGGED "RCE 14814", FLUSH, PER TRACT NO. 12314, M.B. 240/3-10
M6111	FD 1" I.P. TAGGED "RCE 14814", FLUSH, PER TRACT NO. 12314, M.B. 240/3-10
M6112	FD 1" I.P. TAGGED "RCE 14814", FLUSH, PER TRACT NO. 12314, M.B. 240/3-10

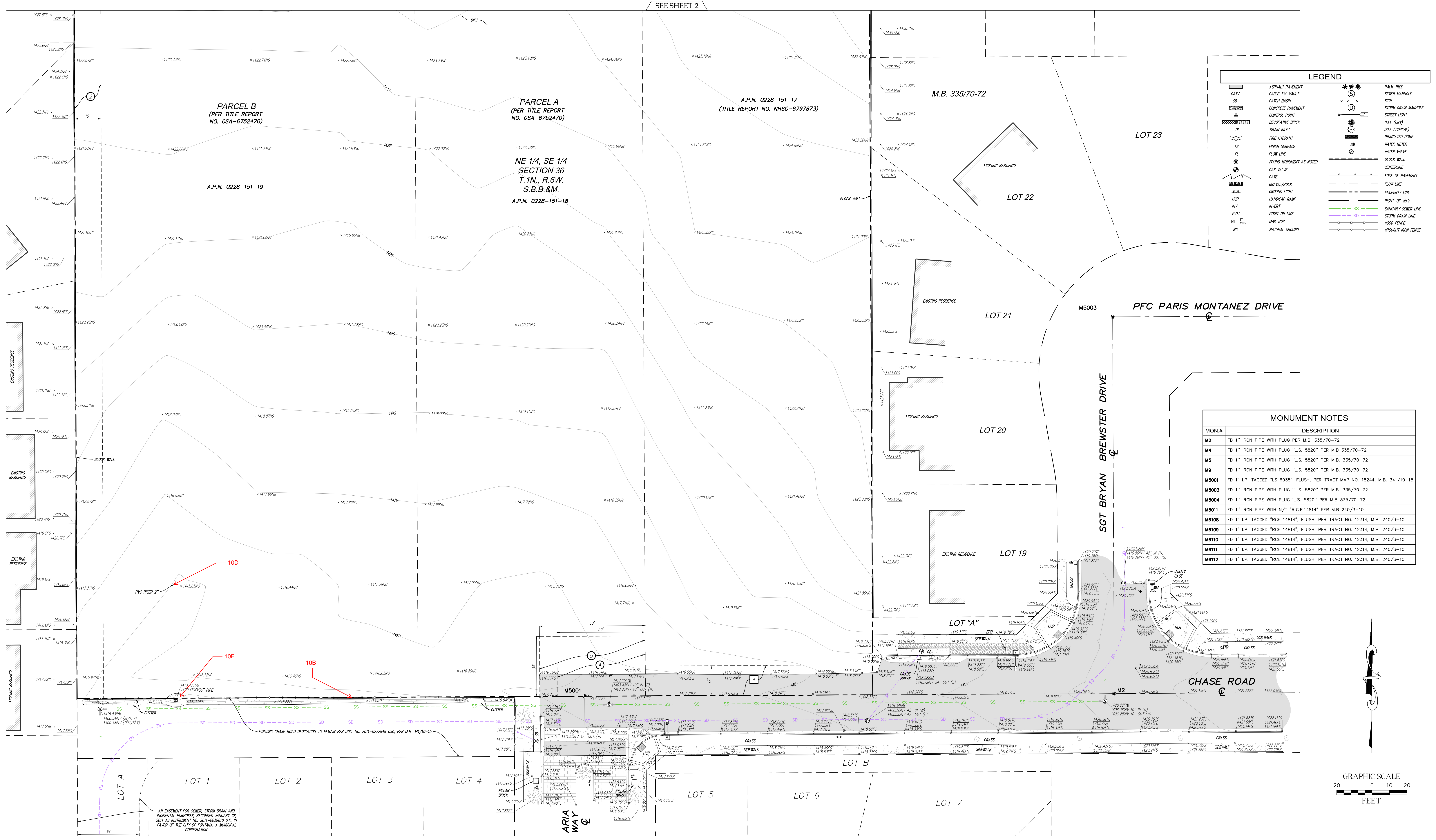
LEGEND			
	ASPHALT PAVEMENT		PALM TREE
	CATV		SEWER MANHOLE
	CB		CATCH BASIN
	CONCRETE PAVEMENT		STORM DRAIN MANHOLE
	CONTROL POINT		STREET LIGHT
	DECORATIVE BRICK		TREE (DRY)
	DI		TREE (TYPICAL)
	FIRE HYDRANT		TRUNCATED DOME
	FS		WATER METER
	FINISH SURFACE		WATER VALVE
	FL		BLOCK WALL
	FLOW LINE		CENTERLINE
	FOUND MONUMENT AS NOTED		EDGE OF PAVEMENT
	GAS VALVE		FLOW LINE
	GATE		PROPERTY LINE
	GRAVEL/ROCK		RIGHT-OF-WAY
	GROUND LIGHT		SANITARY SEWER LINE
	HANDICAP RAMP		STORM DRAIN LINE
	INVERT		WOOD FENCE
	POINT ON LINE		WROUGHT IRON FENCE
	MAIL BOX		
	NATURAL GROUND		

REVISIONS		UTILITY STATEMENT		PREPARED FOR	BASIS OF BEARINGS	BENCHMARK	SITE INFORMATION	SURVEYOR OF RECORD	
NO.	DATE	REVISIONS	BY	UNITED CIVIL	THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2022.25) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING LEICA SMARTNET NORTH AMERICA (S.N.A.) CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.).	THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE "SITE" BENCHMARK, PER CITY OF FONTANA OFF-SITE STORM DRAIN IMPROVEMENT PLAN PREPARED BY ALLARD ENGINEERING, DATED 10/11/11.	SITE ADDRESS: 15936 CHASE ROAD, FONTANA, CA 92336 SAN BERNARDINO COUNTY	FIELD COMPLETION DATE: MAY 20, 2022	
0	06/16/22	SUBMITTAL	JT/CE/DM	30141 AGUIRA RD., SUITE 215 AGUIRA HILLS, CA 91301 PHONE: (818) 707-8648	S.N.A. C.O.R.S. NORTHING = 1861113.50' EASTING = 8778811.29'	DESCRIPTION: SW CORNER, SEC. 31, T.1N., R.5W., S.B.M.-27 1'6" WITH BRASS CAP, C.S.M. AT THE INTERSECTION OF BASLINE AVENUE AND CITRUS AVENUE. ELEVATION: 1395.02	PROPERTY AREA: GROSS: 6.839 AC. OR 297,928 SQ. FT. NET: 6.142 AC. OR 293,594 SQ. FT.	EST. 1989	
1	11/08/22	COMMENTS	RG		S.N.A. E.M.P.P. NORTHING = 1860640.50' EASTING = 8705286.05'		ASSESSOR'S PARCEL NOS.: 0228-151-18 AND 0228-151-19	CAL VADA SURVEYING, INC. 411 Jenks Cir., Suite 205, Corona, CA 92880 Phone: 951-280-9960 Fax: 951-280-9746 Toll Free: 800-CALVADA www.calvada.com	
2	03/03/23	UPDATED TITLE REPORTS	CE					EST. 1989	



TOPOGRAPHIC SURVEY

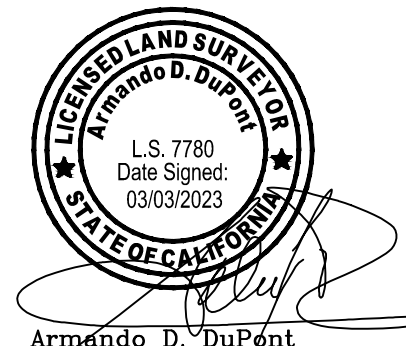
15936 CHASE ROAD, FONTANA, CA 92336



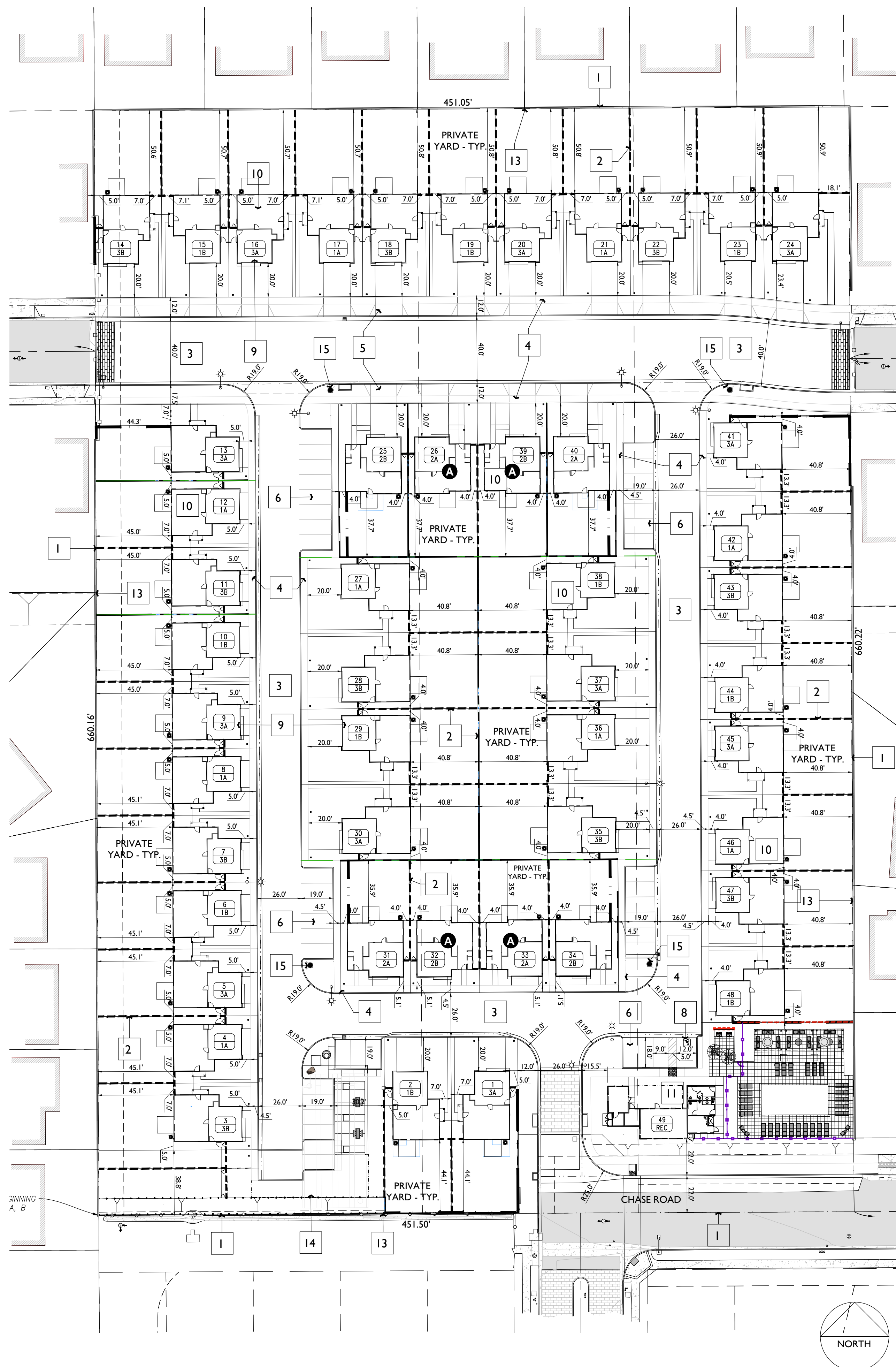
LEGEND			
	ASPHALT PAVEMENT		PALM TREE
	CABLE TV VAULT		SEWER MANHOLE
	CATCH BASIN		SIDEWALK
	CONCRETE PAVEMENT		STORM DRAIN MANHOLE
	CONTROL POINT		STREET LIGHT
	DECORATIVE BRICK		TREE (DRY)
	DRAIN INLET		TREE (TYPICAL)
	FIRE HYDRANT		TRUNCATED DOME
	FINISH SURFACE		WATER METER
	FLOW LINE		WATER VALVE
	FOUND MONUMENT AS NOTED		BLOCK WALL
	GAS VALVE		CENTERLINE
	GATE		EDGE OF PAVEMENT
	GRAVEL/ROCK		FLOW LINE
	GROUND LIGHT		PROPERTY LINE
	HANDICAP RAMP		RIGHT-OF-WAY
	INVERT		SANITARY SEWER LINE
	MAIL BOX		STORM DRAIN LINE
	NATURAL GROUND		WOOD FENCE
			WROUGHT IRON FENCE

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M6112	FD 1" I.P. TAGGED "RCE 14814", FLUSH, PER TRACT NO. 12314, M.B. 240/3-10

REVISIONS				UTILITY STATEMENT		PREPARED FOR		BASIS OF BEARINGS		BENCHMARK		SITE INFORMATION		SURVEYOR OF RECORD	
NO.	DATE	REVISIONS	BY	BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE. RECORD DRAWINGS OF THE CONSTRUCTED UTILITIES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH CALVADA SURVEYING, INC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.	UNITED CIVIL	THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCSB, ZONE 5, (2022.25) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING LEICA SMARTNET NORTH AMERICA (S.N.A.) CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.):	THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE "STIETZ BENCHMARK" PER CITY OF FONTANA OFF-SITE STORM DRAIN IMPROVEMENT PLAN PREPARED BY ALLARD ENGINEERING, DATED 10/11/11.	15956 CHASE ROAD, FONTANA, CA 92336 SAN BERNARDINO COUNTY	ASSASSOR'S PARCEL NOS: 0228-151-18 AND 0228-151-19	EST. 1989	Registration No. 7780				
0	06/16/22	SUBMITTAL	JT/CE/DM		3014 AGOURA RD, SUITE 215 AGOURA HILLS, CA 91301 PHONE: (818) 707-8648	S.N.A. CORD: NORTHING = 188113.5' EASTING = 8778811.2'	SW CORNER, SEC. 31, T.1N., R.5W., S.B.M.-27 1'5" WITH BRASS CAP, C.S.M. AT THE INTERSECTION OF BASTIAN AVENUE AND CITRUS AVENUE. ELEVATION: 1395.02	GROSS: 6.839 AC. OR 297,928 SQ. FT. NET: 6.142 AC. OR 293,594 SQ. FT.							
1	11/08/22	COMMENTS	RG												
2	03/03/23	UPDATED TITLE REPORTS	CE												



CAL VADA SURVEYING, INC.
 411 Jenks Cir., Suite 205, Corona, CA 92880
 Phone: 951-280-9960 Fax: 951-280-9746
 Toll Free: 800-CALVADA www.calvada.com
 EST. 1989 JOB NO. 22381



AFFORDABLE HOUSING NOTES:
 Dedicated Affordable Housing units are located on sites marked with **A** symbol:

- Lot 26
- Lot 39
- Lot 32
- Lot 33

- SITE PLAN KEYNOTES:**
- 1 PROPERTY LINE
 - 2 INTERIOR LOT LINE
 - 3 PRIVATE STREET - FIRE LANE
 - 4 CONCRETE SIDEWALK
 - 5 PARKWAY
 - 6 STANDARD OPEN PARKING STALL - 9' X 18' (TYP.)
 - 7 ACCESSIBLE PARKING STALL 9' X 18' W/ MIN. 5' LOADING VAN ACCESSIBLE STALL W/ MIN. 8' LOADING ZONE
 - 8 2 CAR GARAGE PER UNIT PLANS (20' X 20') TYP.
 - 9 2-STORY SINGLE FAMILY DWELLING
 - 10 RECREATION AREA
 - 11 PERIMETER BLOCK WALL - REFER TO LANDSCAPE PLANS
 - 12 TUBULAR STEEL FENCE TO REMAIN
 - 13 WATER QUALITY BASIN - REFER TO CIVIL PLANS
 - 14 ON-SITE FIRE HYDRANT
 - A** AFFORDABLE HOUSING UNIT

Site Information		
Address:	15912, 15936 & 15956 Chase Road Fontana, CA 92336	
APN:	0228-151-17-0-000 0228-151-18-0-000 0228-151-19-0-000	
Current Use:	Vacant	
Gross Area:	6.839 acres	ALTA Survey, 6/16/2022
	297,928 sq. ft.	

Planning & Zoning Information		
General Plan:	R-SF	Note: Proposed Project is submitted under provisions of the State Of California Density Bonus Law (Gov §65915 Et Seq)
Zoning:	R-1	
Specific Plan:	N/A	
Overlay District:	N/A	
Density:	5.0 du/acre	

State Density Bonus Law (GOV §65915 et seq) Calculation			
A.	Site Area	6.839 acres	See: ALTA Survey
B.	General Plan Density:	5.0 du/acre	See: General Plan
C.	Base Yield:	34,197 du	= A * B
D.	Base Yield (Rounded)	35 du	Round-up C
E.	Affordable Units (Very Low) Provided	4 du	Assumption
F.	Affordable Units as % of Total Units	11.43% du	= E / D
G.	Allowed Density Bonus per GOV §65915 et seq	35% of base yield	See: Table at GOV §65915(f)(2)
H.	Allowable Density Bonus Units	12.25 du	= G * D
I.	Allowable Density Bonus Units, Rounded Up	13 du	Round-up H
J.	Total Unit / Lot Yield	48 du / lots	= D + I

Program Summary					
Lot Attributes & Mix	Lot Mix	Type 1 23 lots	Type 2 8 lots	Type 3 17 lots	
	Lot Width (typical)	40'	41.5'	45.3'	see TTM for actuals
	Lot Depth (typical)	95' to 112'	79.5' to 92'	90.5' to 106.5'	see TTM for actuals
	Lot Area-Average (estimated)	4,177 sq. ft.	3,553 sq. ft.	4,467 sq. ft.	see TTM for actuals
	Overall Lot Size-Tract Average	4,229 sq. ft.			

Parking Summary	On-Lot Parking			Apron Driveway	All lots/homes have a private garage
	Garage	Full Driveway	Apron Driveway		
Lot Type 1	23 lots	13 lots	13 lots		
Lot Type 2	8 lots	4 lots	4 lots		
Lot Type 3	17 lots	8 lots	9 lots		
Total	48 lots	25 lots	26 lots		
Spaces per Parking Location	2 spaces	2 spaces	0 spaces		
Total Parking - On Lot	96 spaces	50 spaces	0 spaces		
Off-Lot Parking	Surface-Head in			40 spaces	Includes one (1) ADA space
Parking Ratio Summary					
Resident Parking (Private)	96 spaces	2.0 spaces per lot			Ratio based on all lots; all in garages
Guest Parking - On Lot (Private)	50 spaces	2.0 spaces per lot			Ratio based on lots with full driveways
Additional Resident & Guest Parking - Off-Lot (Common)	40 spaces	1.5 spaces per lot			Ratio based on lots without full driveways
Total	186 spaces	3.9 spaces per lot			Ratio based on all lots

Plan Mix	Plan 1	Plan 2	Plan 3	Income Restricted to "Very Low Income Households"
	Market Rate	19 du	4 du	
Affordable	=	4 du	=	
Total Units by Plan	19 du	8 du	21 du	
Total Plan Type Mix	40%	17%	44%	

Development Standard Conformance

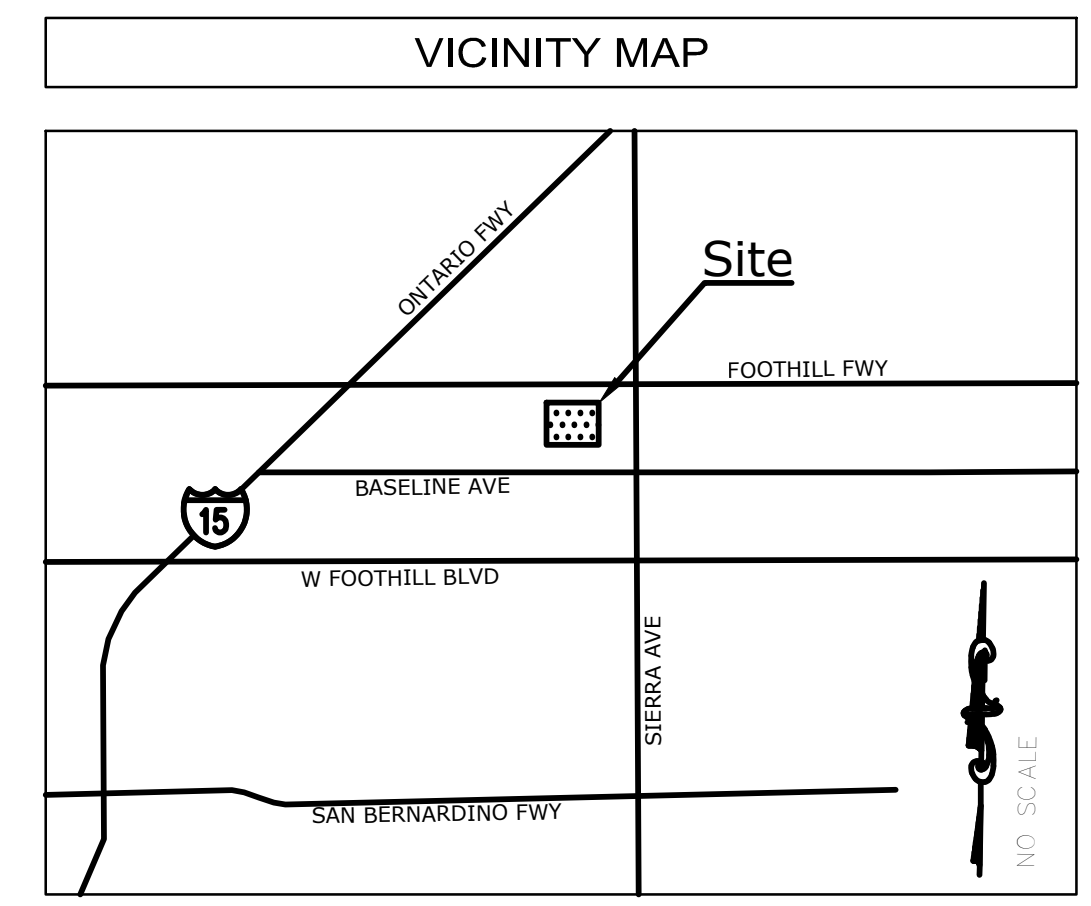
Please refer to application supporting narratives for discussion of State Density Bonus Law applicability to this project for a detailed review of development standards and required relief from standards.

NOTE TO REVIEWER:
 PLEASE REFER TO "SITE DEVELOPMENT PLAN" ON NEXT SHEET FOR FURTHER ENGINEERING AND DIMENSIONAL INFORMATION REQUIRED BY CITY SUBMITTAL STANDARDS.

SITE DEVELOPMENT PLAN

TRACT NO. 20580

IN THE CITY OF FONTANA, COUNTY OF
SAN BERNARDINO, STATE OF CALIFORNIA



LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: (APN: 0228-151-18-0-000)

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JUNE 2, 1874, DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 193.5 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG SAID SOUTH LINE, 129 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 660 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 129 FEET TO A POINT OF 193.5 FEET EAST OF THE WEST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 660 FEET TO THE POINT OF BEGINNING.

PARCEL B: (APN: 0228-151-19-0-000)

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JUNE 2, 1874, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 193.5 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 660 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 193.5 FEET TO THE WEST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 660 FEET TO THE POINT OF BEGINNING.

PARCEL C: (APN: 0228-151-17-0-000)

THAT PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 IN TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST QUARTER WHICH IS 322.50 FEET, EAST OF THE SOUTHWEST CORNER THEREOF, THENCE EAST ALONG SAID SOUTH LINE 129.00 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 660.00 FEET, TO THE NORTH LINE OF SAID SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST QUARTER, 129.00 FEET TO A POINT 322.50 FEET EAST OF THE WEST LINE OF SAID SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 660.00 FEET TO THE POINT OF BEGINNING.

APN: 0228-151-17-0-000 AND 0228-151-18-0-000 AND 0228-151-19-0-000

LAND USE:

- EXISTING LAND USE
- ONSITE - VACANT
 - NORTH - SINGLE FAMILY RESIDENTIAL
 - SOUTH - SINGLE FAMILY RESIDENTIAL
 - EAST - SINGLE FAMILY RESIDENTIAL
 - WEST - SINGLE FAMILY RESIDENTIAL

EXISTING ZONING: R-1

PROPOSED PROJECT SUBMITTED UNDER PROVISIONS OF STATE OF CALIFORNIA DENSITY BONUS LAW (GOV §65915 et seq)

PROJECT AREA:

GROSS AREA: 6.84 ACRES

PARKING:

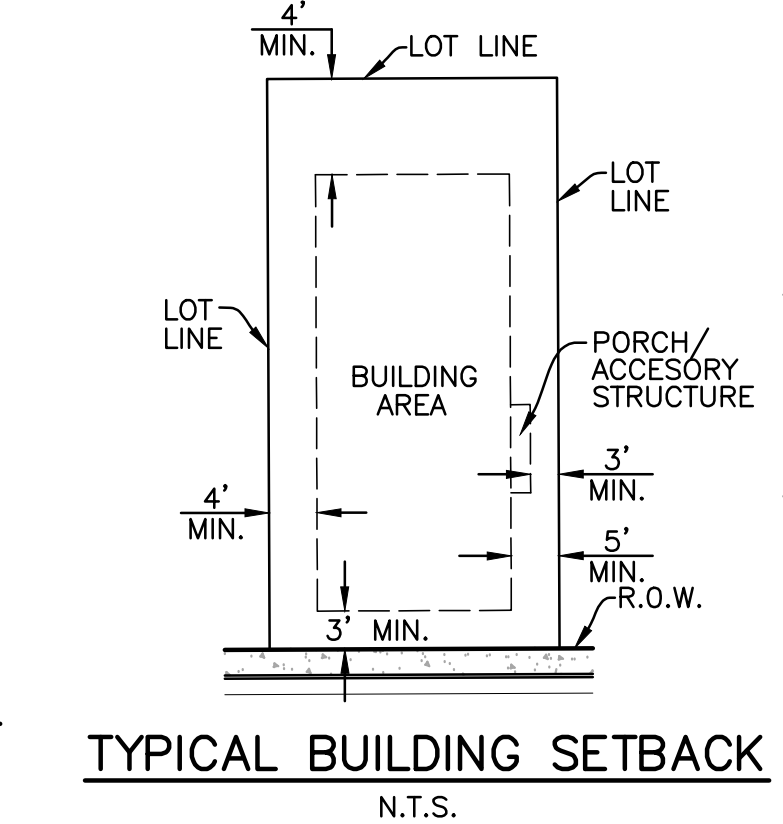
HEAD-IN PARKING (9' X 18'): 39 STALLS
HANDICAP PARKING: 1 STALLS

EARTHWORK:

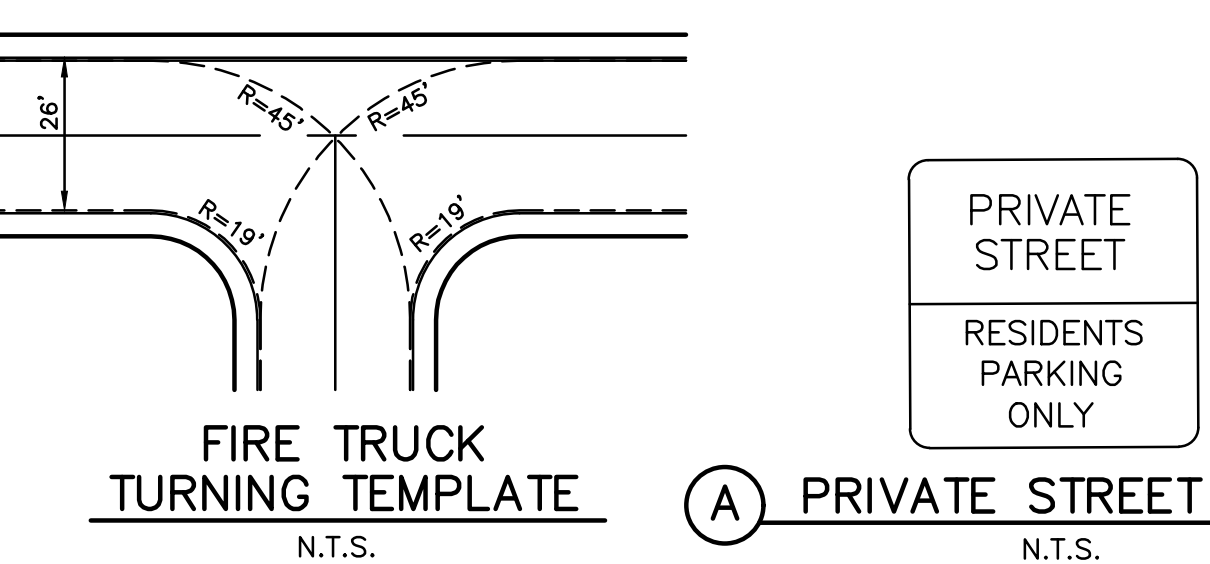
	CUT	FILL
RAW EXCAVATION:	6,328 CY	4,680 CY
REMOVAL/RECOMPACTION:	55,172 CY	55,172 CY
STREET UNDERCUT (2'):	4,239 CY	920 CY
SUBSIDENCE (1'):		4,414 CY
SHRINKAGE (8%):		4,414 CY
TOTALS:	65,739 CY	65,186 CY
NET EXPORT:	553 CY	

LEGEND:

- PROP. DOMESTIC WATER
- PROP. FIRE WATER
- PROP. SEWER
- FIRE HYDRANT

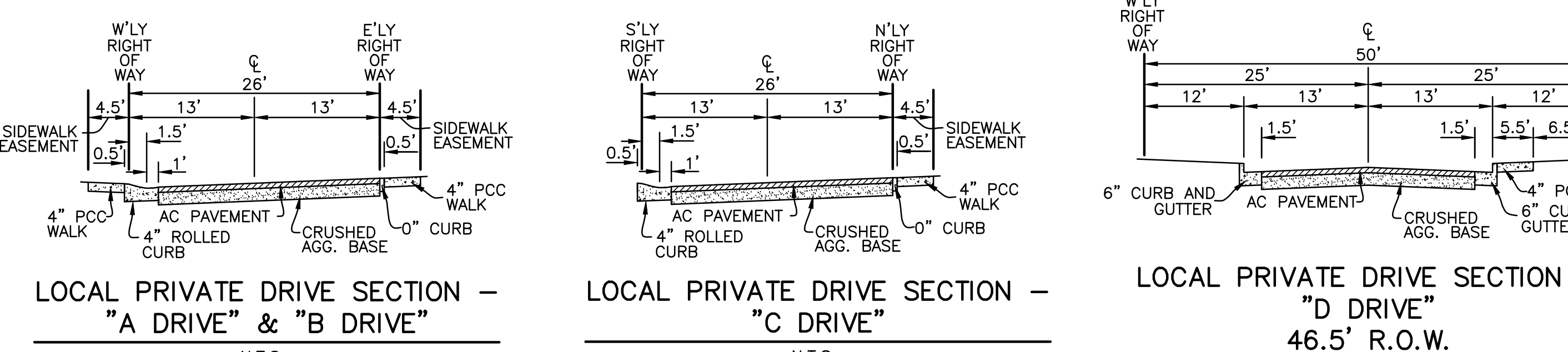


TYPICAL BUILDING SETBACK
N.T.S.



FIRE TRUCK TURNING TEMPLATE
N.T.S.

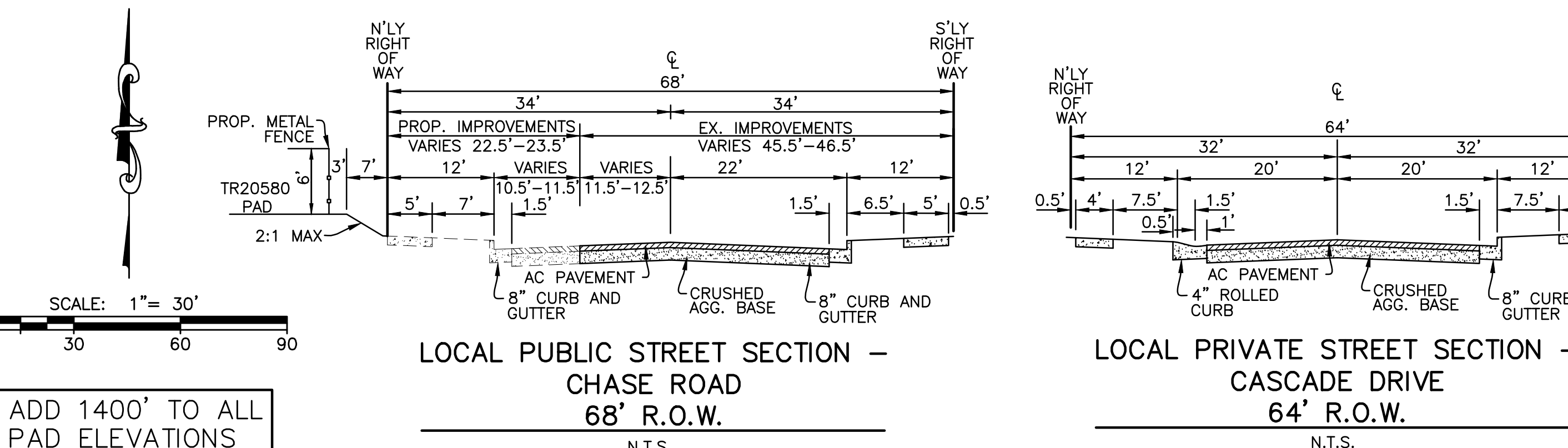
(A) PRIVATE STREET SIGN
N.T.S.



LOCAL PRIVATE DRIVE SECTION - "A DRIVE" & "B DRIVE"
N.T.S.

LOCAL PRIVATE DRIVE SECTION - "C DRIVE"
N.T.S.

LOCAL PRIVATE DRIVE SECTION - "D DRIVE"
46.5' R.O.W.
N.T.S.



LOCAL PUBLIC STREET SECTION - CHASE ROAD
68' R.O.W.
N.T.S.

LOCAL PUBLIC STREET SECTION - CASCADE DRIVE
64' R.O.W.
N.T.S.

LOCAL PRIVATE STREET SECTION - CASCADE DRIVE
64' R.O.W.
N.T.S.

ADD 1400' TO ALL PAD ELEVATIONS

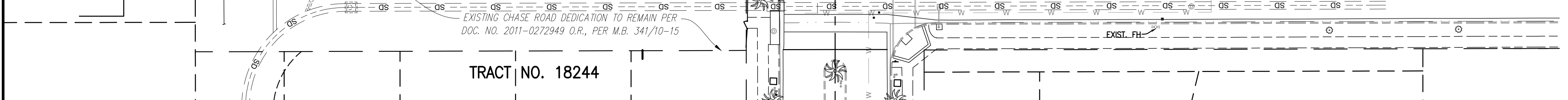
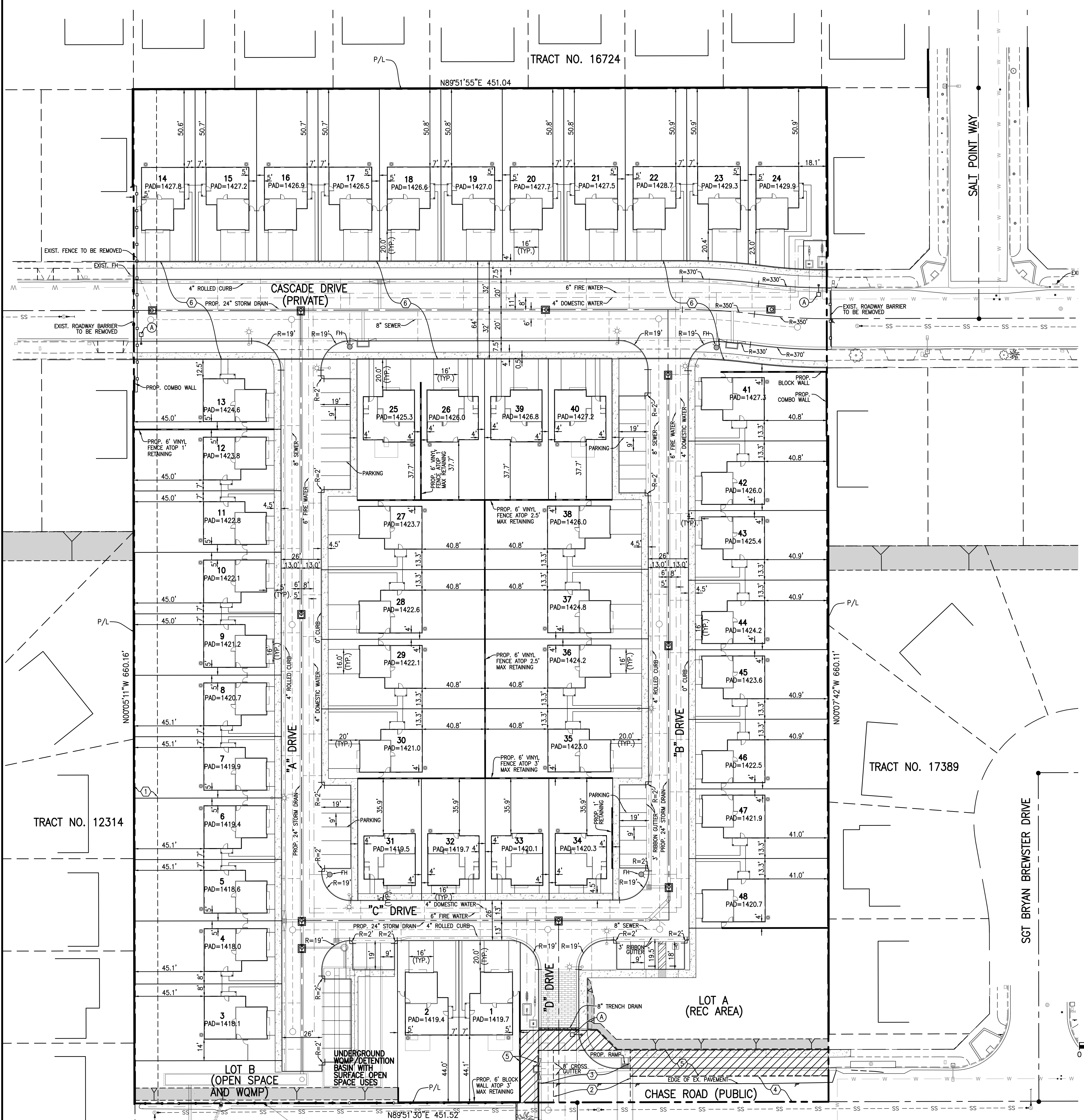
PREPARED BY:

UNITED CIVIL INC
30141 Agoura Road, Suite 215
Agoura Hills, CA 91301
PH: (818) 707-8648

REGISTERED PROFESSIONAL ENGINEER
NO. 46026
EXPIRES 3-31-2022
CIVIL
STATE OF CALIFORNIA

REV #	DATE	REVISIONS

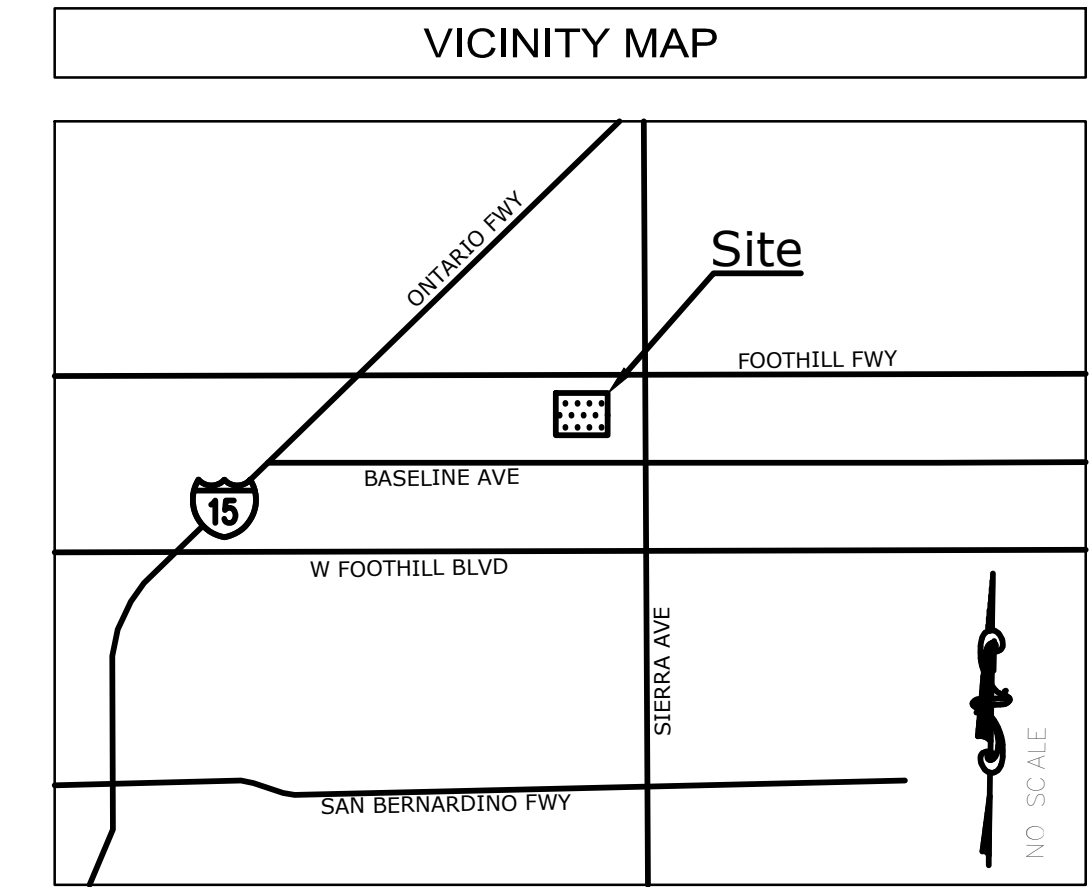
CITY OF FONTANA
SITE DEVELOPMENT
PLAN NO. 20580



CONCEPTUAL GRADING, DRAINAGE & WQMP PLAN

TRACT NO. 20580

IN THE CITY OF FONTANA, COUNTY OF
SAN BERNARDINO, STATE OF CALIFORNIA



LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: (APN: 0228-151-18-0-000)

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JUNE 2, 1874, DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 193.5 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG SAID SOUTH LINE, 129 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 660 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 129 FEET TO A POINT OF 193.5 FEET EAST OF THE WEST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 660 FEET TO THE POINT OF BEGINNING.

PARCEL B: (APN: 0228-151-19-0-000)

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 193.5 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 660 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTH ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 193.5 FEET TO THE WEST LINE OF SAID SOUTH ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 660 FEET TO THE POINT OF BEGINNING.

PARCEL C: (APN: 0228-151-17-0-000)

THAT PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 36 IN TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER WHICH IS 322.50 FEET, EAST OF THE SOUTHWEST CORNER THEREOF, THENCE EAST ALONG SAID SOUTH LINE 129.00 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 660.00 FEET, TO THE NORTH LINE OF SAID SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, 129.00 FEET TO A POINT 322.50 FEET EAST OF THE WEST LINE OF SAID SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THENCE SOUTH 660.00 FEET TO THE POINT OF BEGINNING.

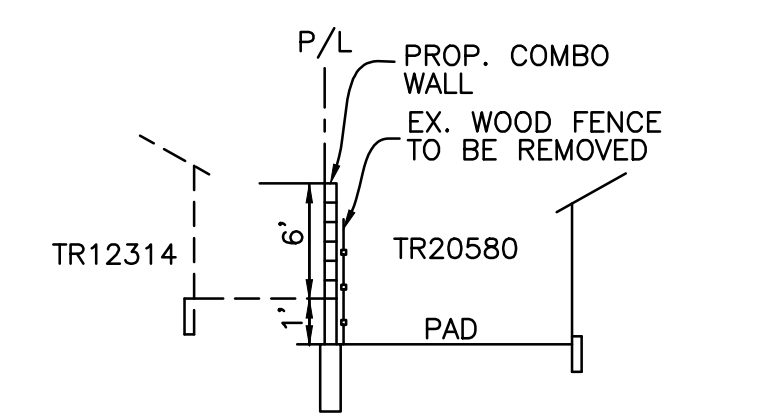
APN: 0228-151-17-0-000 AND 0228-151-18-0-000 AND 0228-151-19-0-000

DEVELOPER:

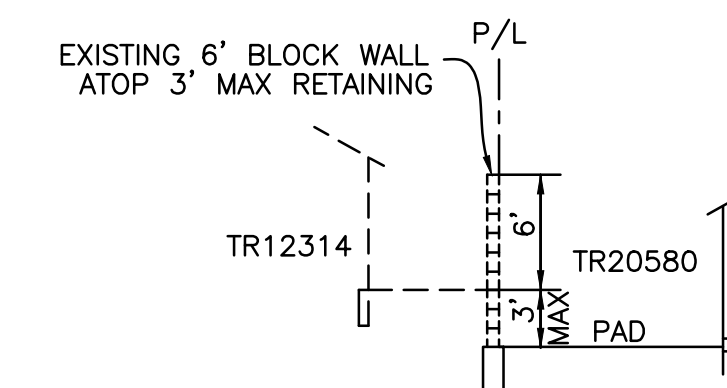
RC HOMES, INC.
RIDGE CREST REAL ESTATE, LLC.
550 N LARCHMONT BLVD., SUITE 201
LOS ANGELES, CA 90004
P: (323) 450-2334

EARTHWORK:

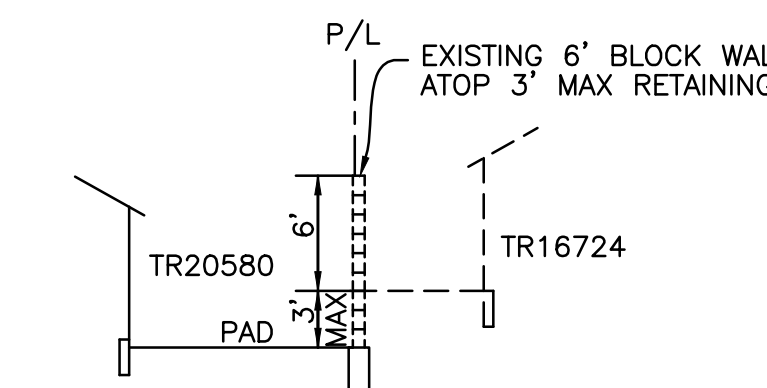
	CUT	FILL
RAW EXCAVATION:	6,328 CY	4,680 CY
REMOVAL/RECOMPACTION:	55,172 CY	55,172 CY
(5' ENTIRE SITE)		
STREET UNDERCUT (2'):	4,239 CY	920 CY
SUBSIDENCE (1"):		4,414 CY
SHRINKAGE (8%):		4,414 CY
TOTALS:	65,739 CY	65,186 CY
NET EXPORT:		553 CY



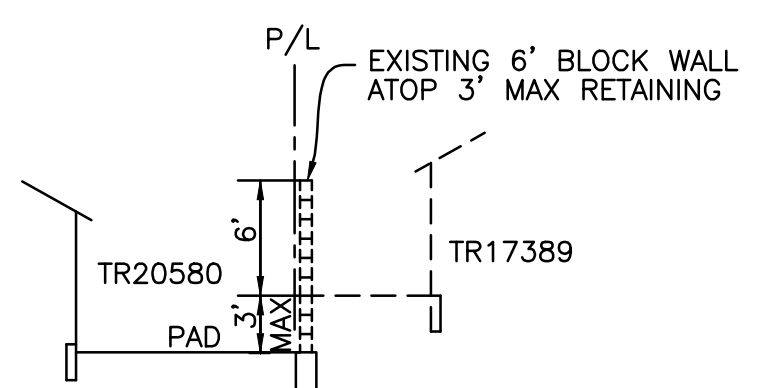
SECTION A-A
NTS



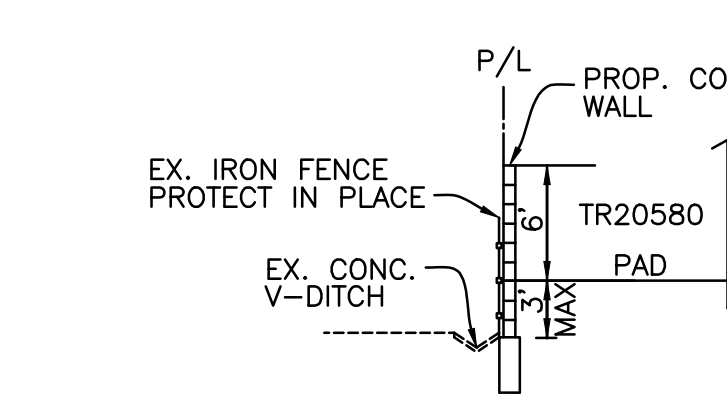
SECTION B-B
NTS



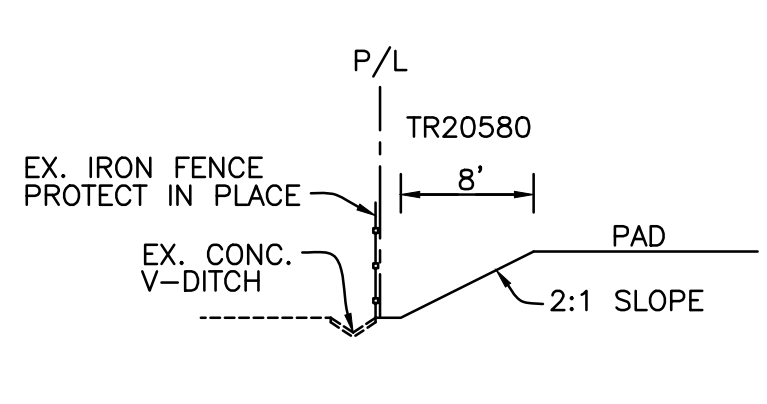
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NTS



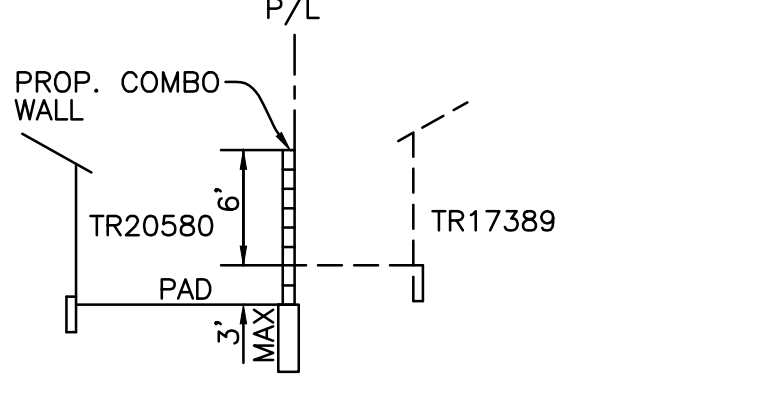
SECTION D-D
NTS



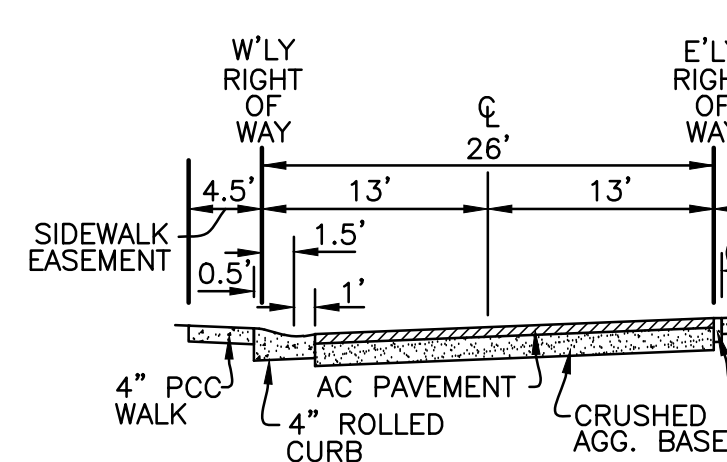
SECTION E-E
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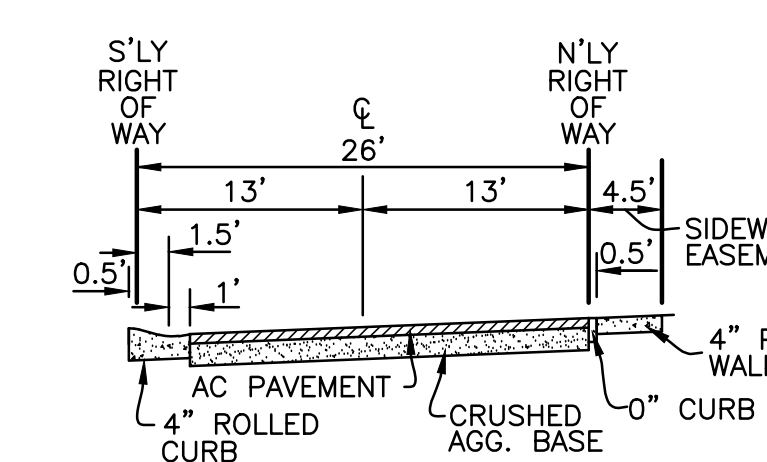
SECTION F-F
NTS



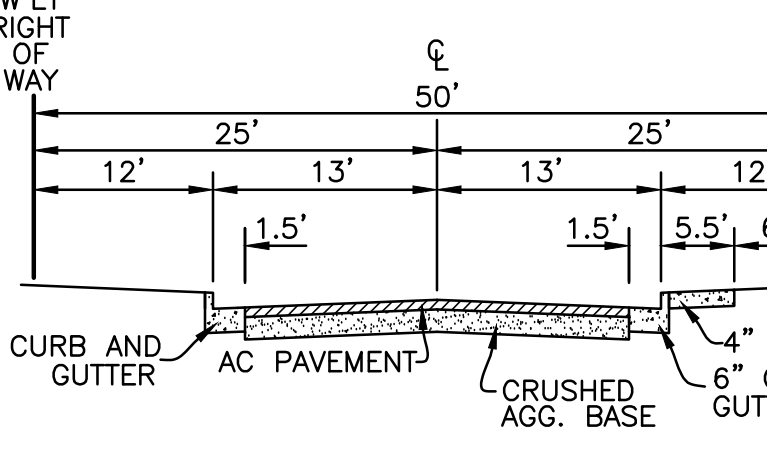
SECTION G-G
NTS



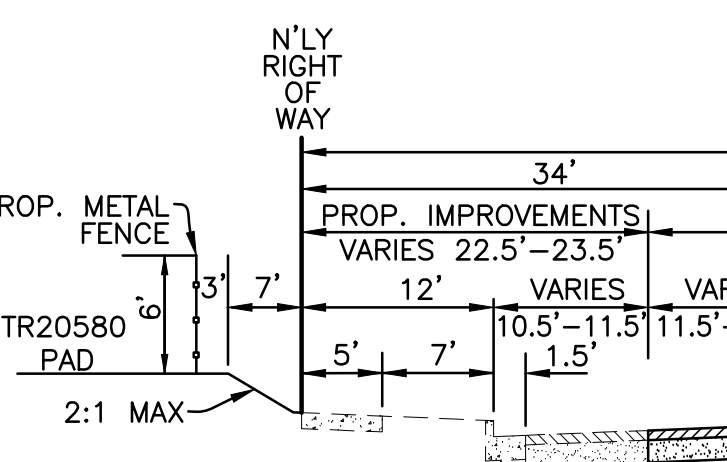
LOCAL PRIVATE DRIVE SECTION -
"A DRIVE" & "B DRIVE"
N.T.S.



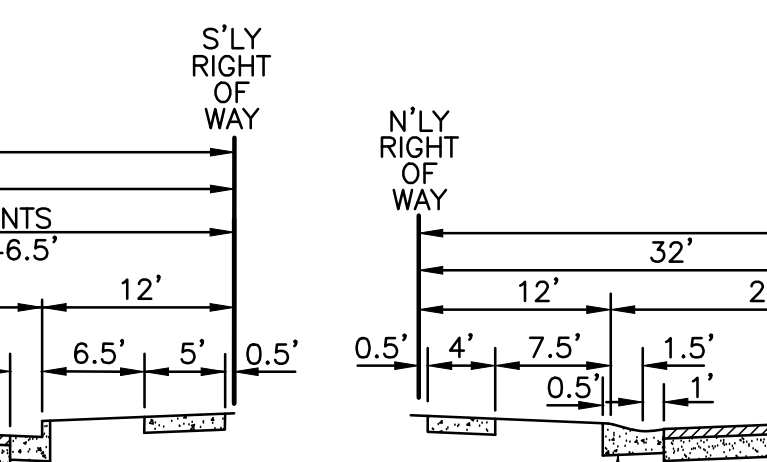
LOCAL PRIVATE DRIVE SECTION -
"C DRIVE"
N.T.S.



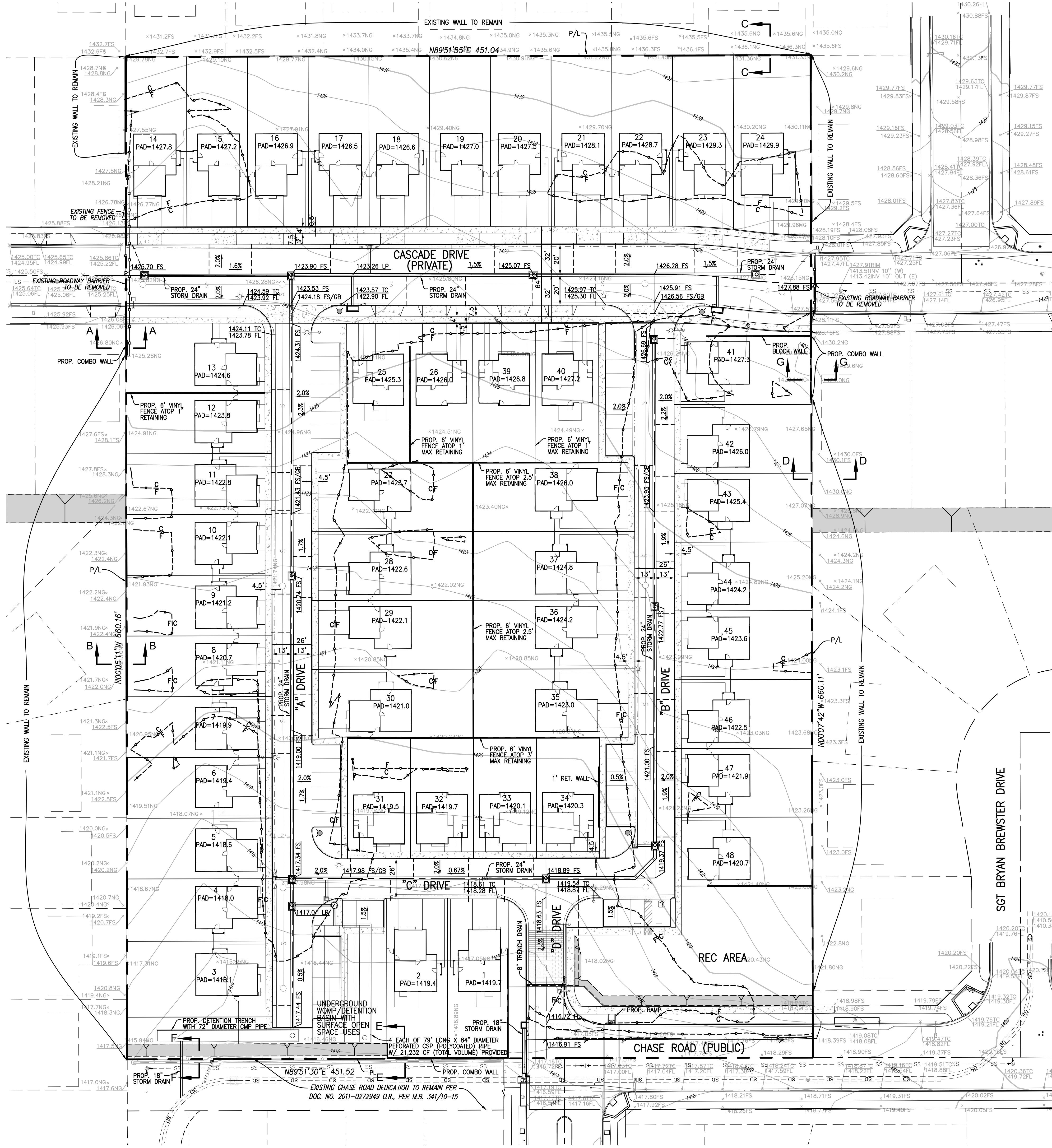
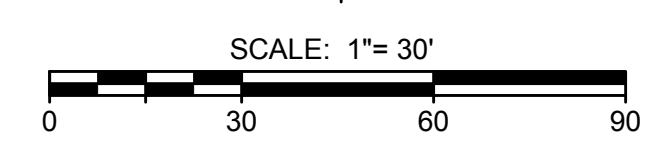
LOCAL PRIVATE DRIVE SECTION -
"D DRIVE"
46.5' R.O.W.
N.T.S.



LOCAL PUBLIC STREET SECTION -
CHASE ROAD
68' R.O.W.
N.T.S.



LOCAL PRIVATE STREET SECTION -
CASCADE DRIVE
64' R.O.W.
N.T.S.



PREPARED BY:

UNITED CIVIL INC
30141 Agoura Road, Suite 215
Agoura Hills, CA 91301
PH: (818) 707-8648

REGISTERED PROFESSIONAL ENGINEER
NO. 48026
CIVIL
STATE OF CALIFORNIA

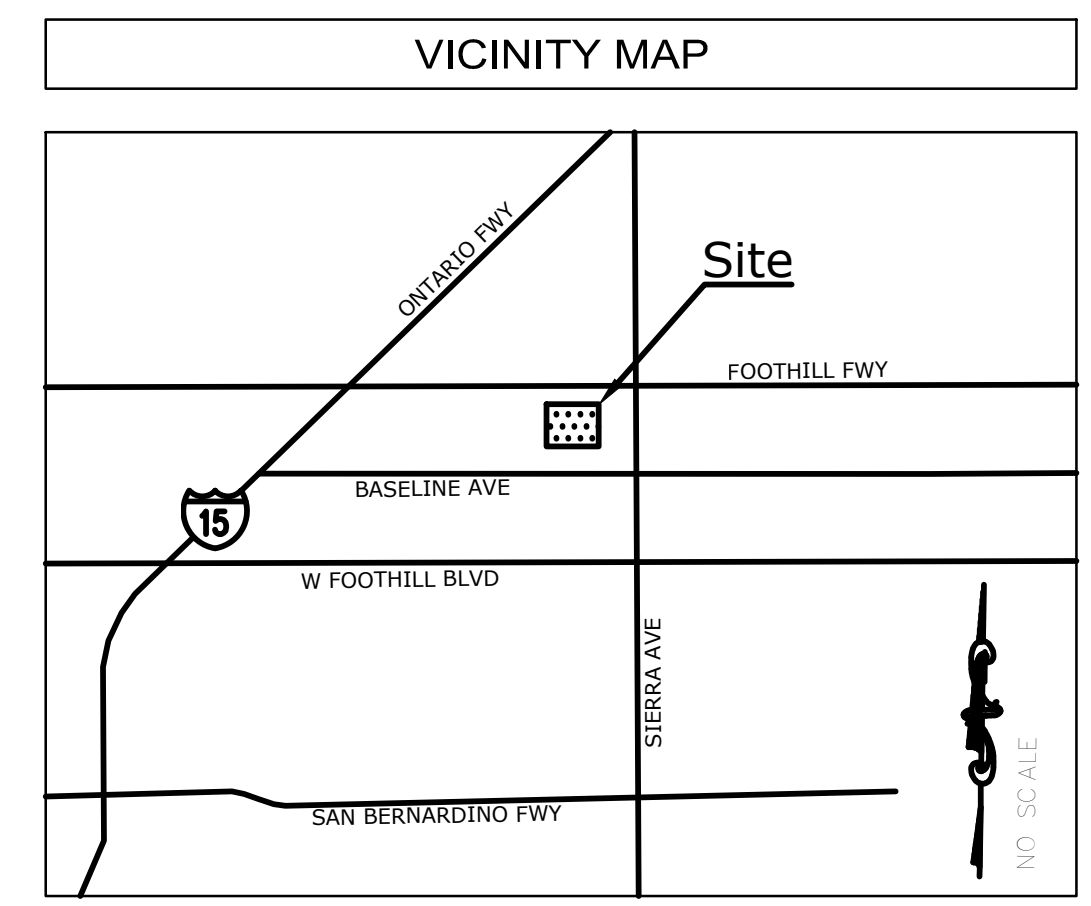
REV #	DATE	REVISIONS

**CONCEPTUAL GRADING &
DRAINAGE PLAN**
MAP NO. 20580
FONTANA, CA

DATE: 6/15/2023

TENTATIVE TRACT MAP NO. 20580

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: (APN: 0228-151-18-0-000)

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JUNE 2, 1874, DESCRIBED AS FOLLOWS:

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PARCEL B: (APN: 0228-151-19-0-000)

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PARCEL C: (APN: 0228-151-17-0-000)

THAT PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 IN TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST QUARTER WHICH IS 322.50 FEET EAST OF THE SOUTHWEST CORNER THEREOF, THENCE EAST ALONG SAID SOUTH LINE 129.00 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 660.00 FEET, TO THE NORTH LINE OF SAID SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST QUARTER, 129.00 FEET TO A POINT 322.50 FEET EAST OF THE WEST LINE OF SAID SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 660.00 FEET TO THE POINT OF BEGINNING.

APN: 0228-151-17-0-000 AND 0228-151-18-0-000 AND 0228-151-19-0-000

LAND USE:

EXISTING LAND USE	PROPOSED PROJECT
ONSITE - VACANT	SINGLE FAMILY RESIDENTIAL
NORTH - SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL
SOUTH - SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL
EAST - SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL
WEST - SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL

EXISTING ZONING: R-1

PROPOSED PROJECT SUBMITTED UNDER PROVISIONS OF STATE OF CALIFORNIA DENSITY BONUS LAW (GOV 650915 et seq)

PROJECT AREA:

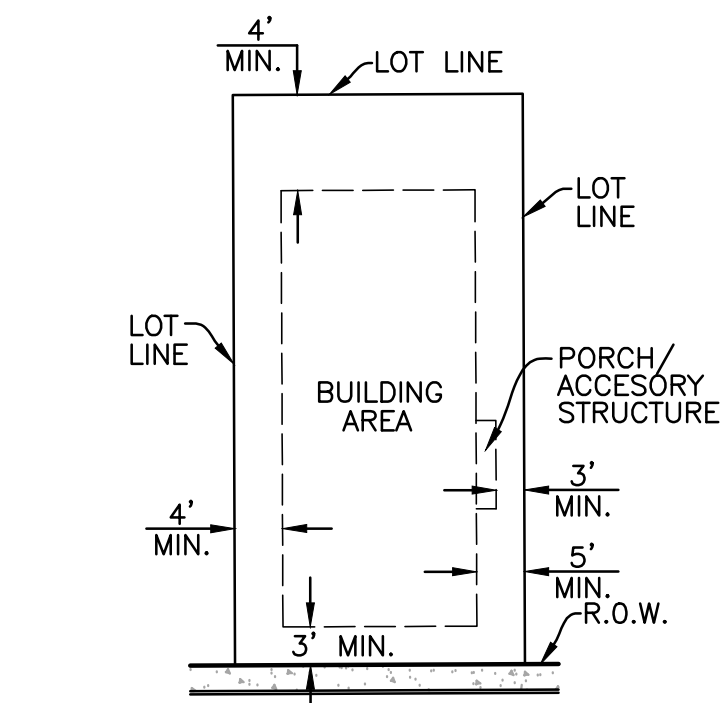
GROSS AREA: 6.84 ACRES

PARKING:

HEAD-IN PARKING (9' x 18'): 39 STALLS
HANDICAP PARKING: 1 STALL

EARTHWORK:

	CUT	FILL
RAW EXCAVATION:	6,328 CY	4,680 CY
REMOVAL/RECOMPACTION:	55,172 CY	55,172 CY
STREET UNDERCUT (2'):	4,239 CY	920 CY
SUBSIDENCE (1'):		4,414 CY
SHRINKAGE (8%):		65,739 CY
TOTALS:	65,739 CY	65,186 CY
NET EXPORT:	553 CY	

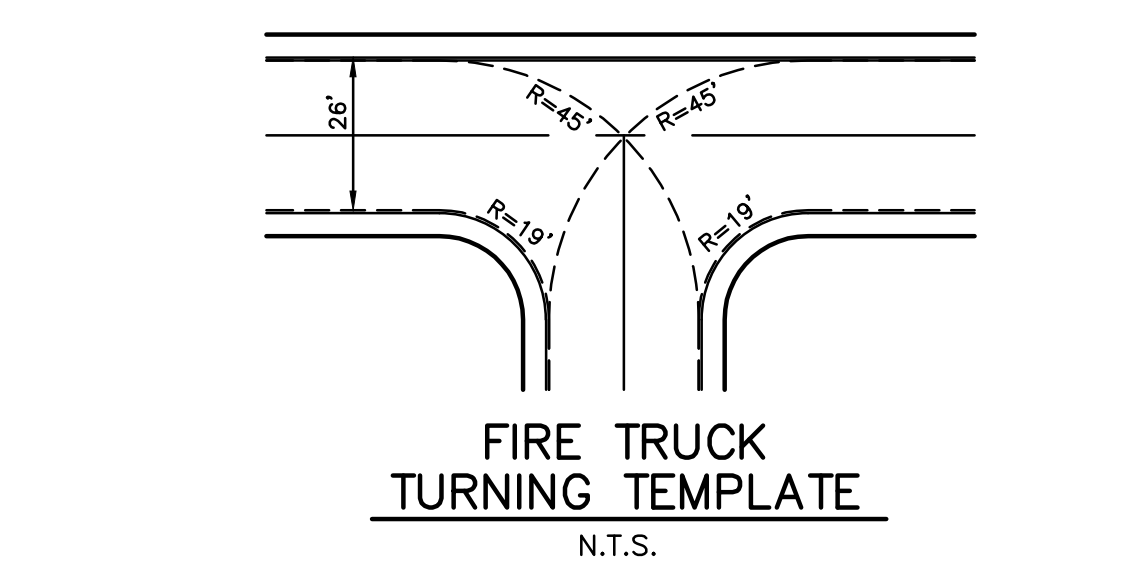


TYPICAL BUILDING SETBACK N.T.S.

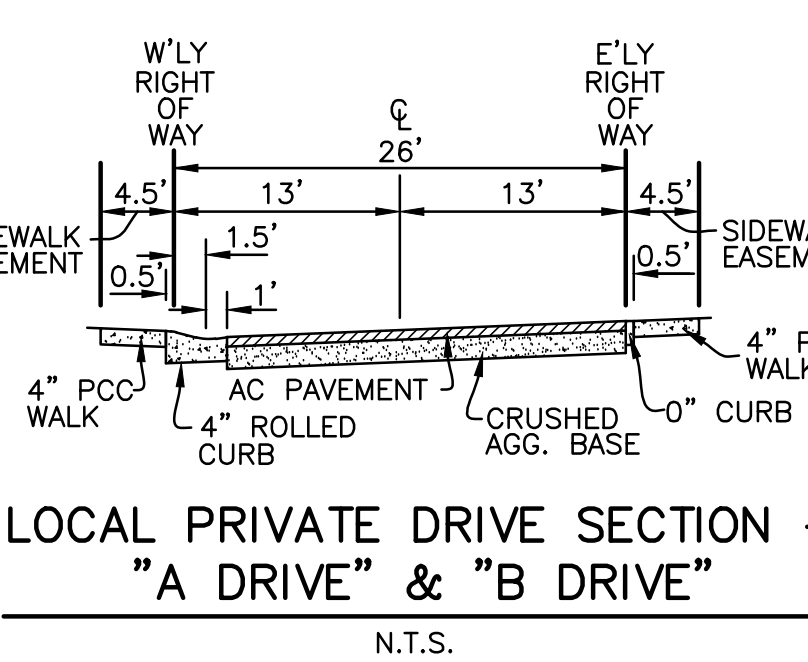


PRIVATE STREET SIGN N.T.S.

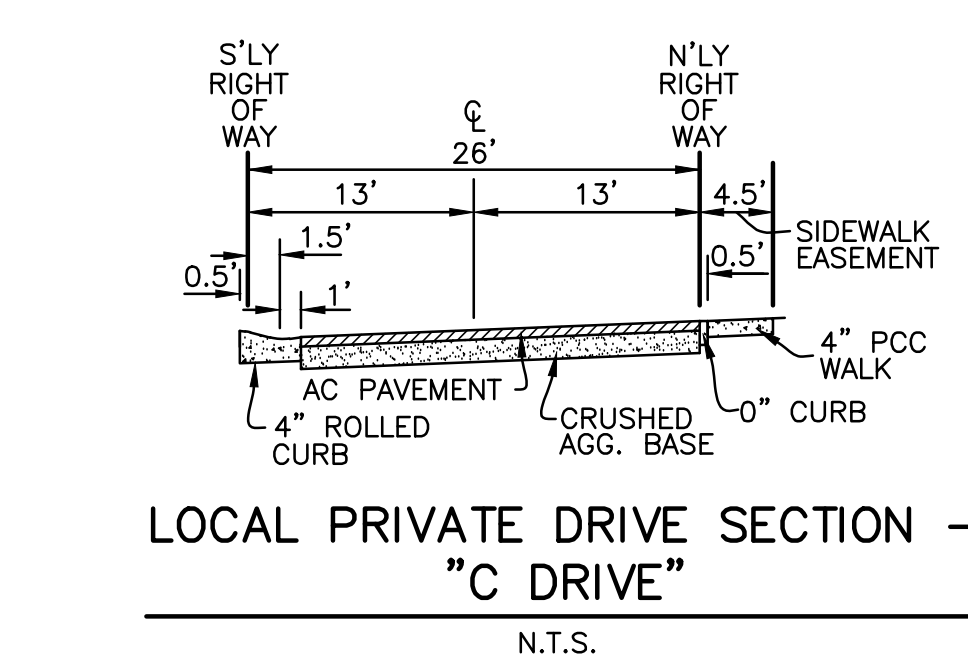
- ## EASEMENTS:
- AN EASEMENT FOR ROAD, PIPELINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 29, 1923 IN BOOK 802 OF DEEDS, PAGE 134.
 - AN EASEMENT FOR STREET, HIGHWAY, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 02, 2015 AS INSTRUMENT NO. 15-379483 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR STREET, HIGHWAY, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 09, 2015 AS INSTRUMENT NO. 15-538405 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR STREET, HIGHWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 07, 2017 AS INSTRUMENT NO. 2017-0055283 OF OFFICIAL RECORDS. IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN
 - AN EASEMENT FOR STREET PURPOSES TO BE DEDICATED TO THE CITY OF FONTANA.
 - PUBLIC ACCESS EASEMENT ALONG CASCADE DRIVE (PRIVATE STREET).



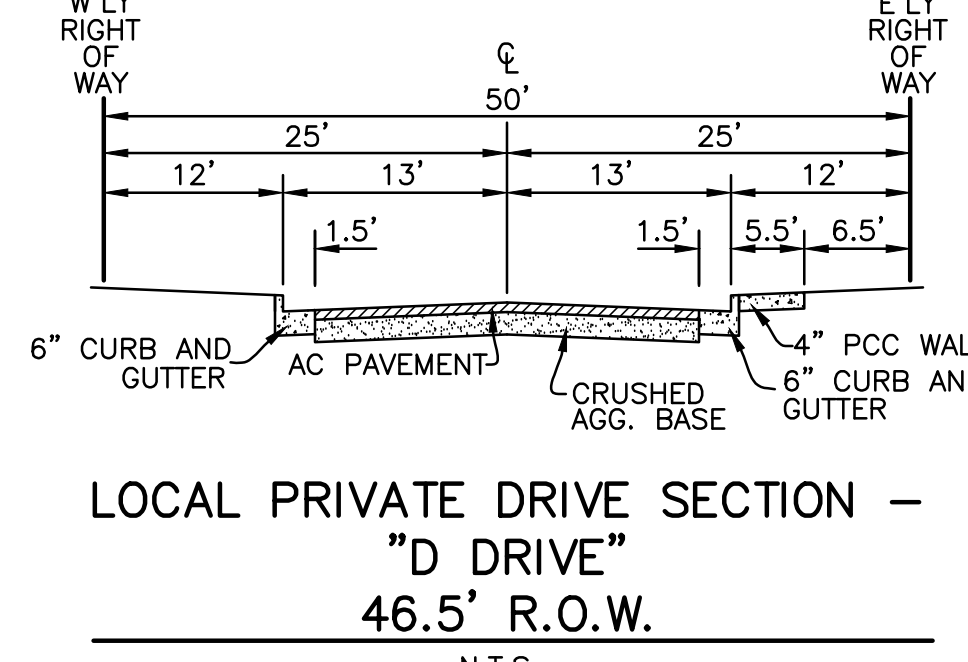
FIRE TRUCK TURNING TEMPLATE N.T.S.



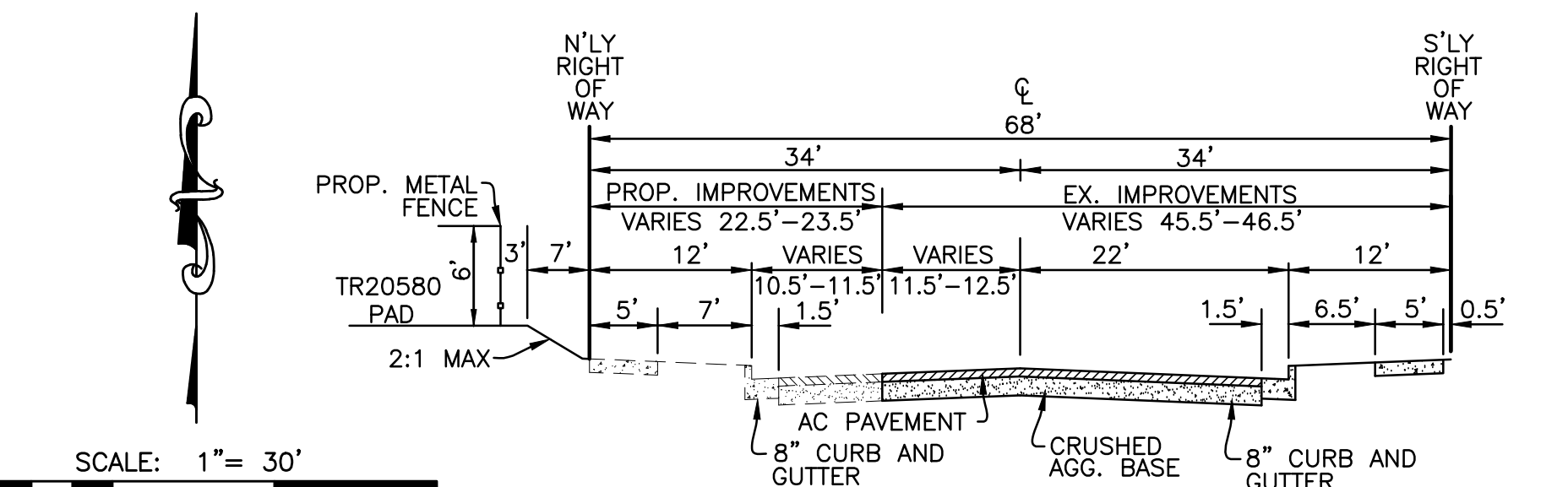
LOCAL PRIVATE DRIVE SECTION - "A DRIVE" & "B DRIVE" N.T.S.



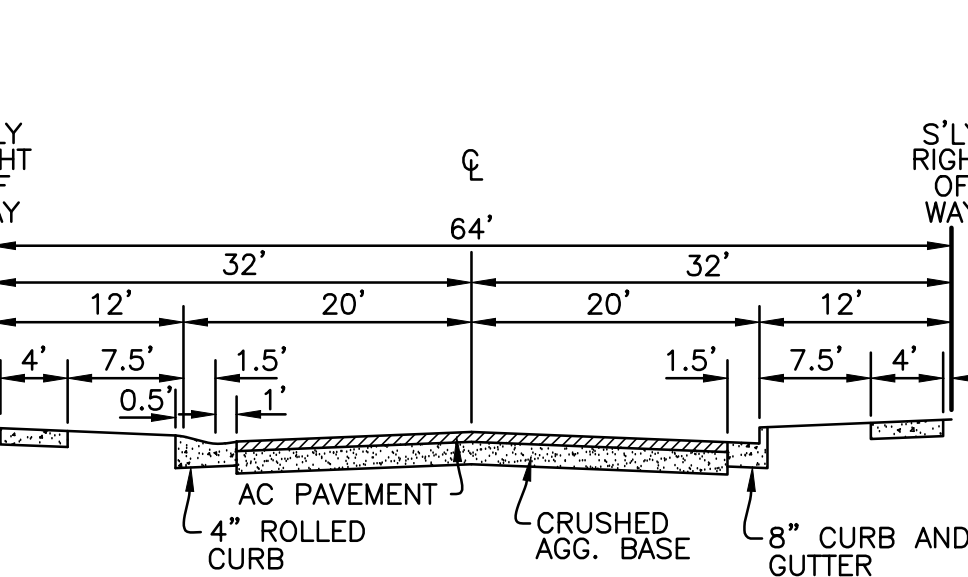
LOCAL PRIVATE DRIVE SECTION - "C DRIVE" N.T.S.



LOCAL PRIVATE DRIVE SECTION - "D DRIVE" 46.5' R.O.W. N.T.S.



LOCAL PUBLIC STREET SECTION - CHASE ROAD 68' R.O.W. N.T.S.



LOCAL PRIVATE STREET SECTION - CASCADE DRIVE 64' R.O.W. N.T.S.

SCALE: 1" = 30'

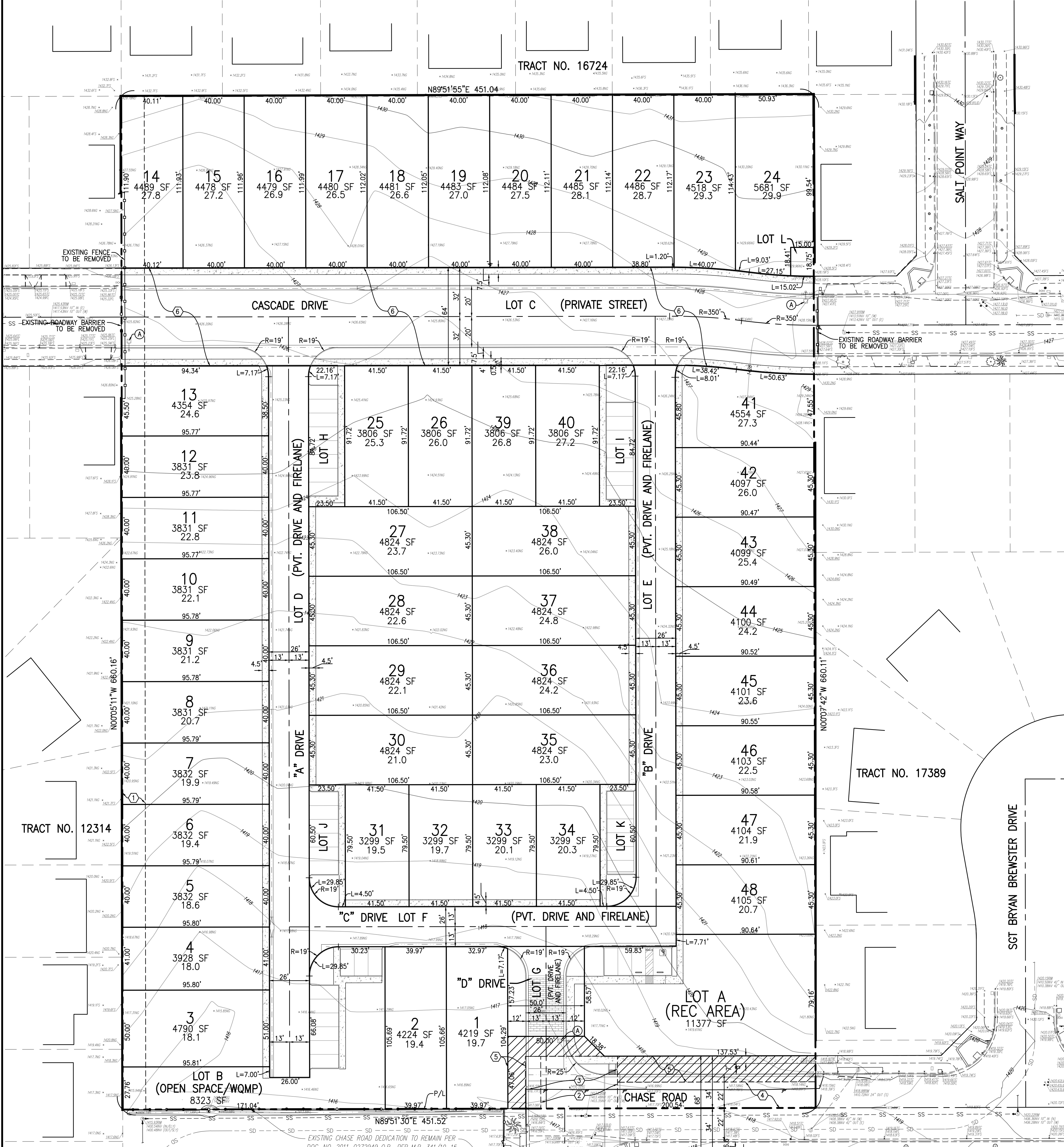
ADD 1400' TO ALL PAD ELEVATIONS

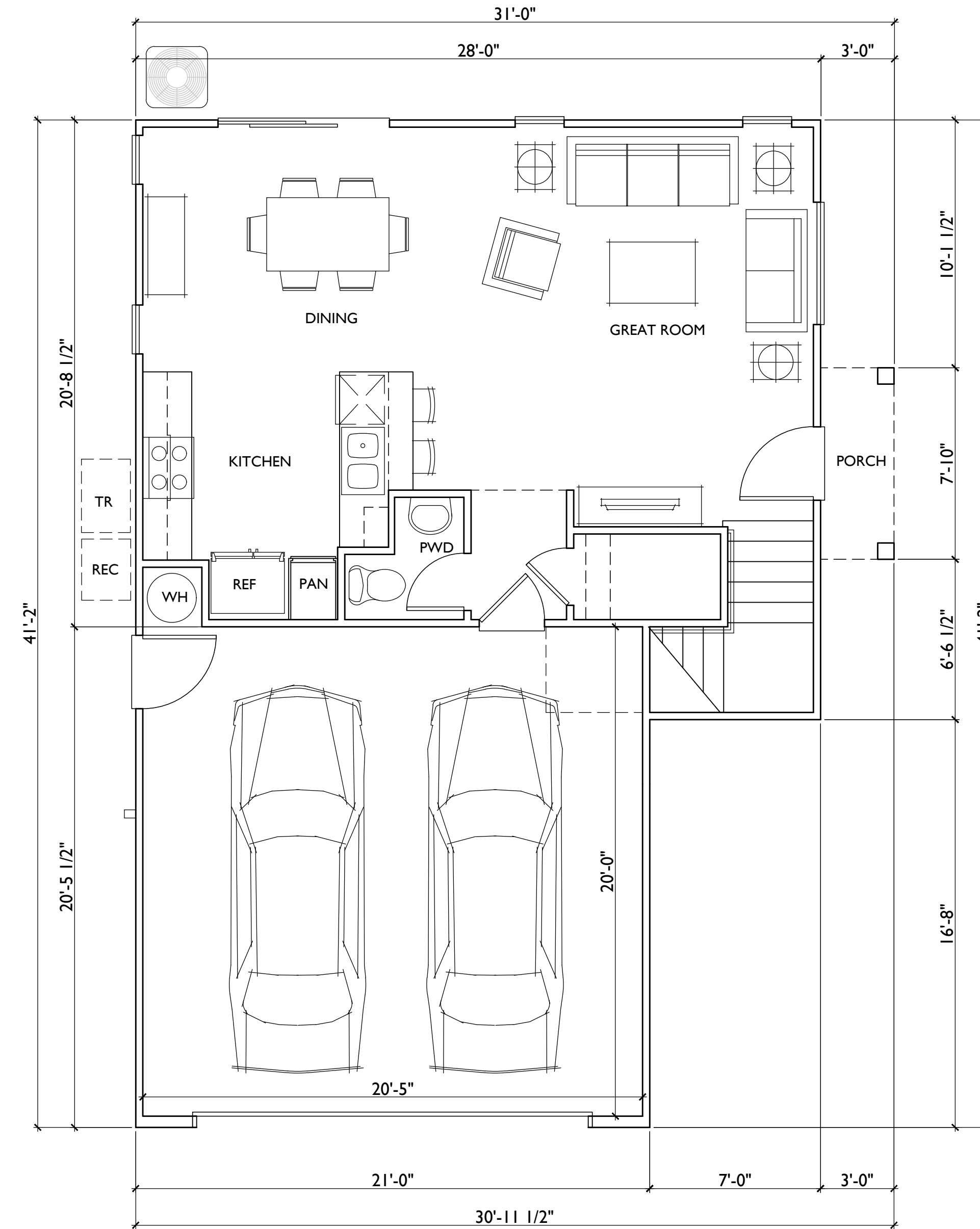
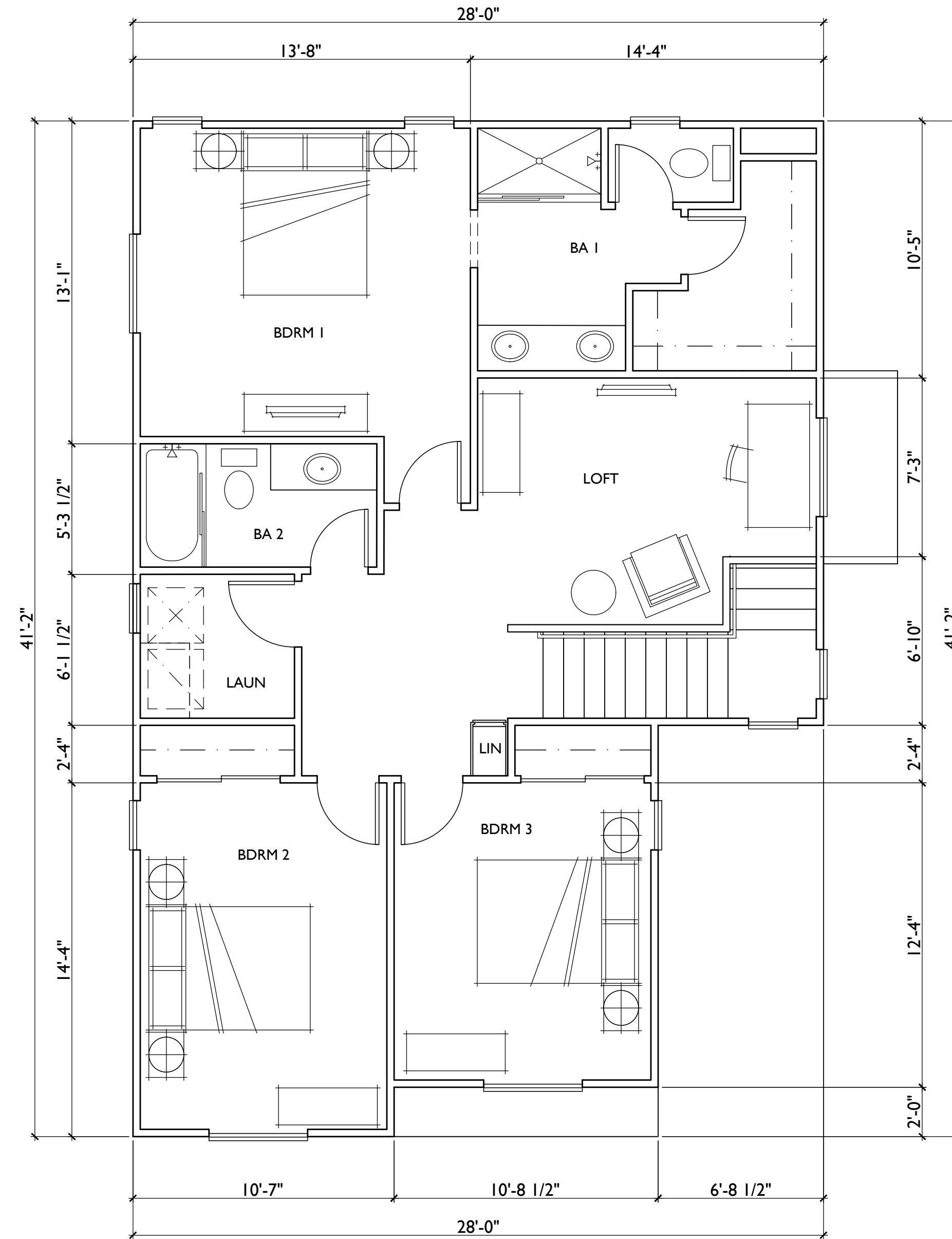
PREPARED BY:
UNITED CIVIL INC
30141 Agoura Road, Suite 215
Agoura Hills, CA 91301
PH: (818) 707-8648

REGISTERED PROFESSIONAL ENGINEER
NO. 48026
SEP 12-31-2022
CIVIL
STATE OF CALIFORNIA

REV #	DATE	REVISIONS

CITY OF FONTANA
TENTATIVE TRACT
MAP NO. 20580

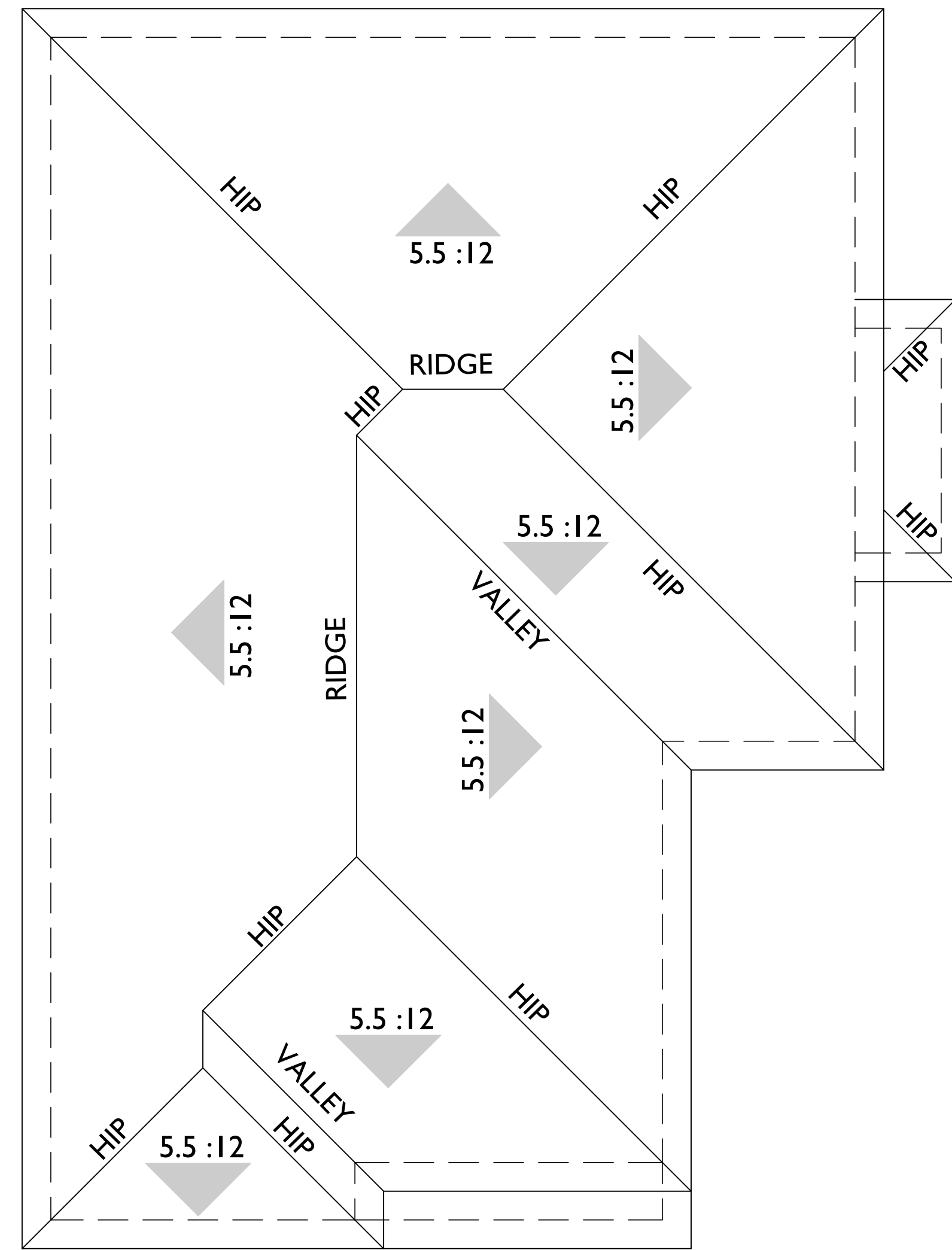




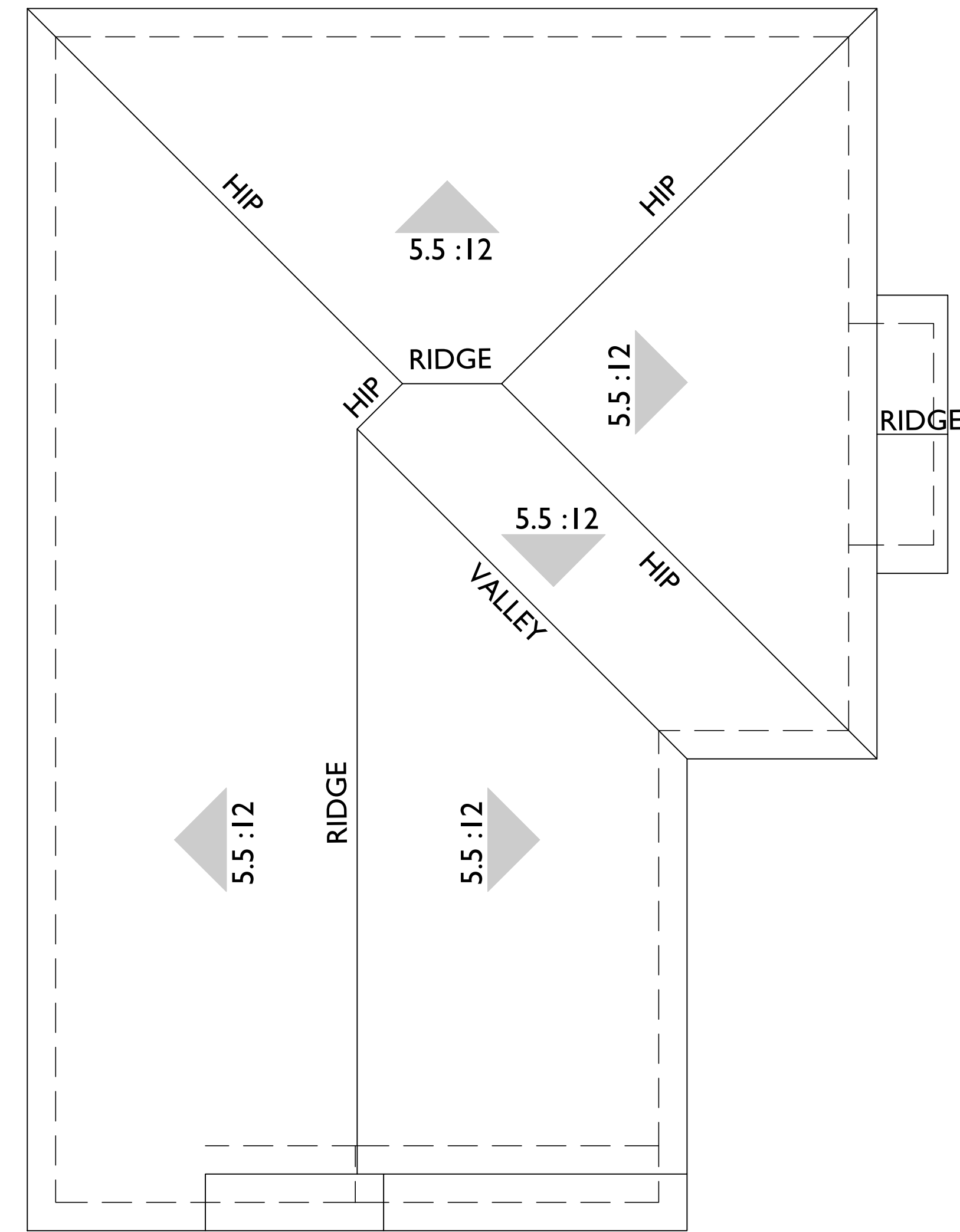
PLAN I	GROSS
1ST FLR	600 S.F.
2ND FLR	982 S.F.
TOTAL	1,582 S.F.
GARAGE	435 S.F.
PORCH	24 S.F.

PLAN I - 1,582 S.F.

PLAN I



PLAN IB ROOF



PLAN IA ROOF

PLAN I - ROOF



LEFT ELEVATION



FRONT ELEVATION

MATERIAL SCHEDULE			
1	ROOF - CONCRETE TILE	7	DECORATIVE EXTERIOR LIGHT FIXTURE
2	FASCIA - 2X RESAWN WOOD	8	SECTIONAL GARAGE DOOR
3	WALL - 1620 FINISH STUCCO		WAYNE DALTON 9100 STYLE PER ELEVATION
4	TRIM - STUCCO OVER FOAM TRIM	9	DECORATIVE METAL GRILLE
5	EAVE - STUCCO OVER SHAPED FOAM	10	UTILITY LIGHT
6	DECORATIVE GABLE ACCENT	11	RECESSED WINDOW W/ DECORATIVE SILL



RIGHT ELEVATION



REAR ELEVATION

PLAN 1A ELEVATIONS (SPANISH STYLE)



LEFT ELEVATION



FRONT ELEVATION

MATERIAL SCHEDULE			
1	ROOF - CONCRETE TILE	7	SECTIONAL GARAGE DOOR
2	FASCIA - 2X RESAWN WOOD		WAYNE DALTON 9100 STYLE PER ELEVATION
3	WALL - 1620 FINISH STUCCO	8	UTILITY LIGHT
4	TRIM - STUCCO OVER FOAM TRIM		
5	DECORATIVE SHUTTERS		
6	DECORATIVE EXTERIOR LIGHT FIXTURE		



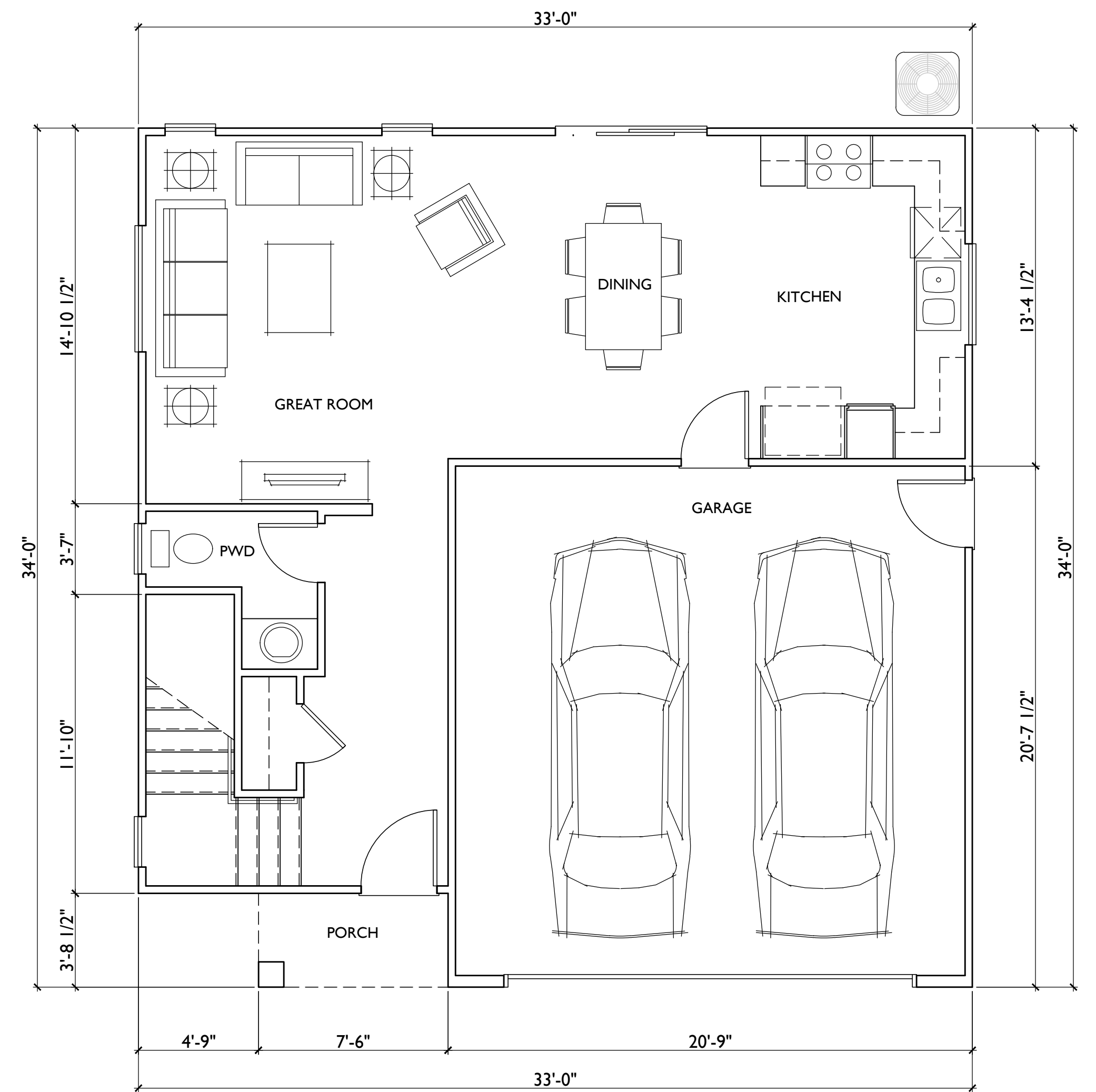
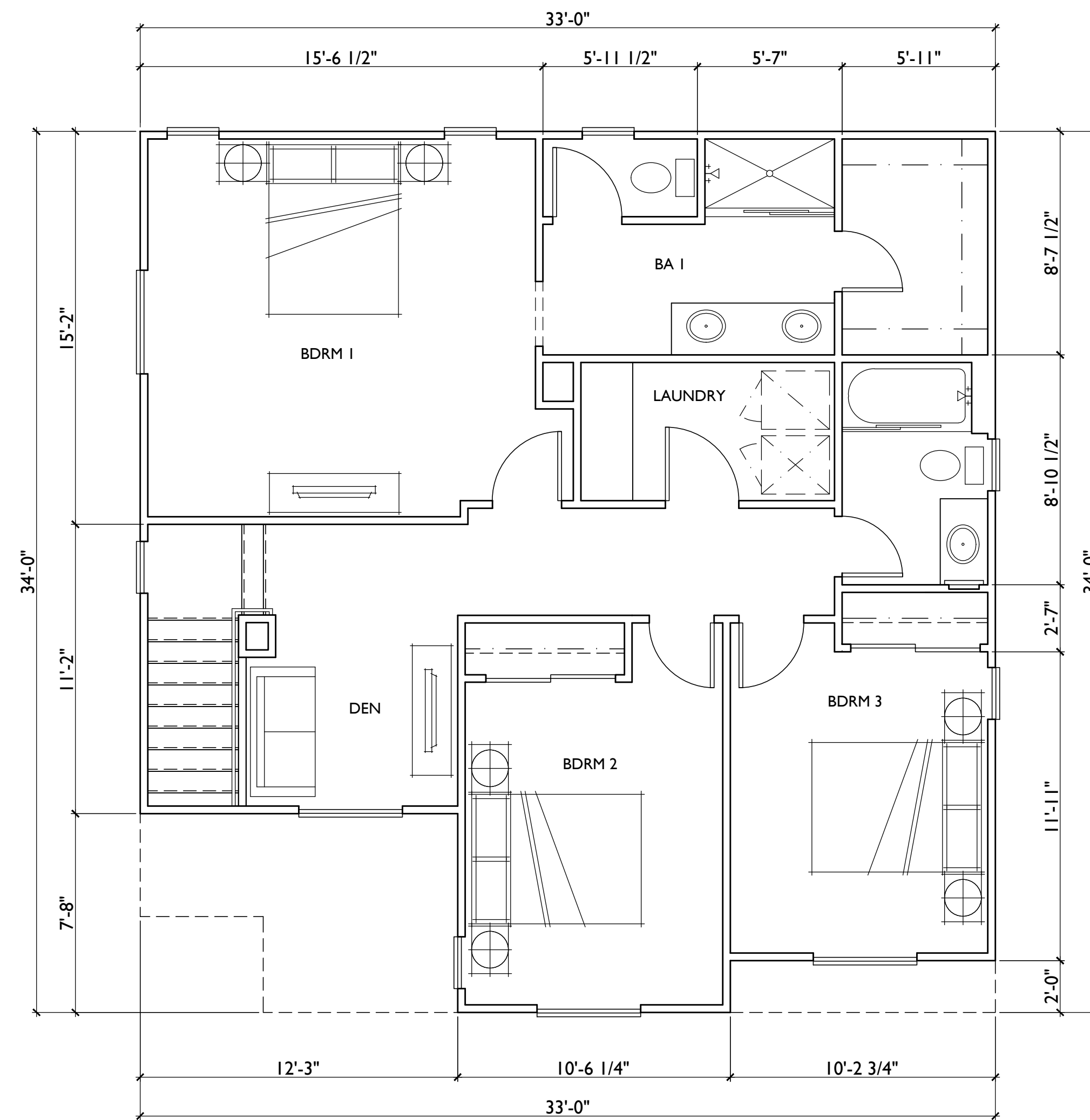
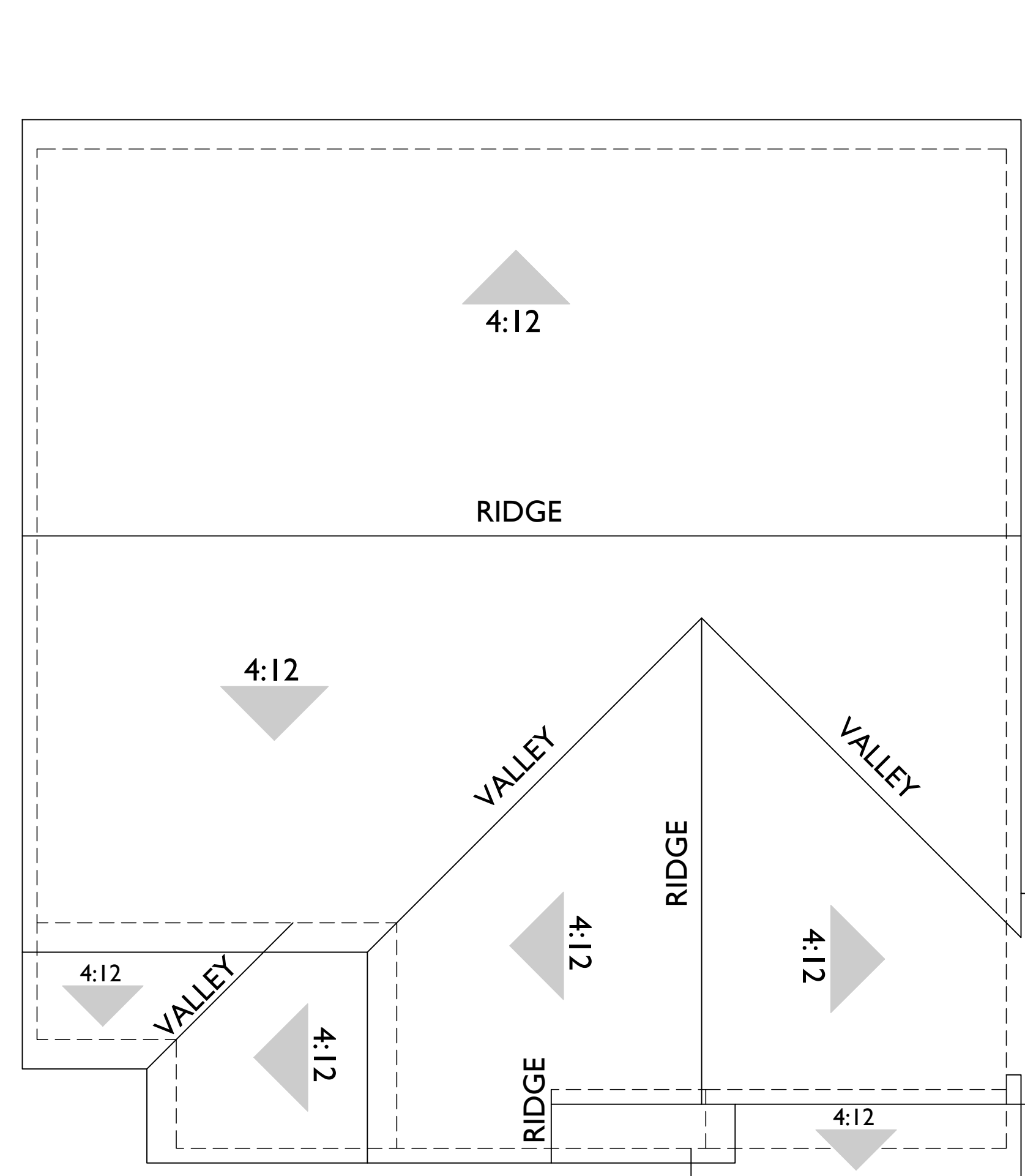
RIGHT ELEVATION



REAR ELEVATION

PLAN 1B ELEVATIONS (COTTAGE STYLE)

PLAN 2	GROSS
1ST FLR	653 S.F.
2ND FLR	789 S.F.
TOTAL	1,631 S.F.
GARAGE	432 S.F.
PORCH	27 S.F.



PLAN 2 - ROOF

PLAN 2 - 1,631 S.F.

PLAN 2



LEFT ELEVATION



FRONT ELEVATION

MATERIAL SCHEDULE			
1	ROOF - CONCRETE TILE	7	EXTERIOR LIGHT FIXTURE
2	FASCIA - 2X RESAWN WOOD	8	SECTIONAL GARAGE DOOR
3	WALL - 1620 FINISH STUCCO		WAYNE DALTON 9100 STYLE PER ELEVATION
4	TRIM - STUCCO OVER FOAM TRIM	9	UTILITY LIGHT
5	EAVE - STUCCO OVER SHAPED FOAM	10	DECORATIVE SHUTTERS
6	DECORATIVE GABLE ACCENT	11	DECORATIVE METAL GRILLE



RIGHT ELEVATION



REAR ELEVATION

PLAN 2A ELEVATIONS (SPANISH STYLE)



LEFT ELEVATION



FRONT ELEVATION

MATERIAL SCHEDULE			
1	ROOF - CONCRETE TILE	7	DECORATIVE WOOD OUTLOOKER
2	FASCIA - 2X RESAWN WOOD	8	EXTERIOR LIGHT FIXTURE
3	WALL - 1620 FINISH STUCCO	9	SECTIONAL GARAGE DOOR WAYNE DALTON 9100 STYLE PER ELEVATION
4	TRIM - STUCCO OVER FOAM TRIM	10	UTILITY LIGHT
5	TRIM - HARDIE	11	DECORATIVE SHUTTERS
6	HARDIE HORIZONTAL LAP SIDING		

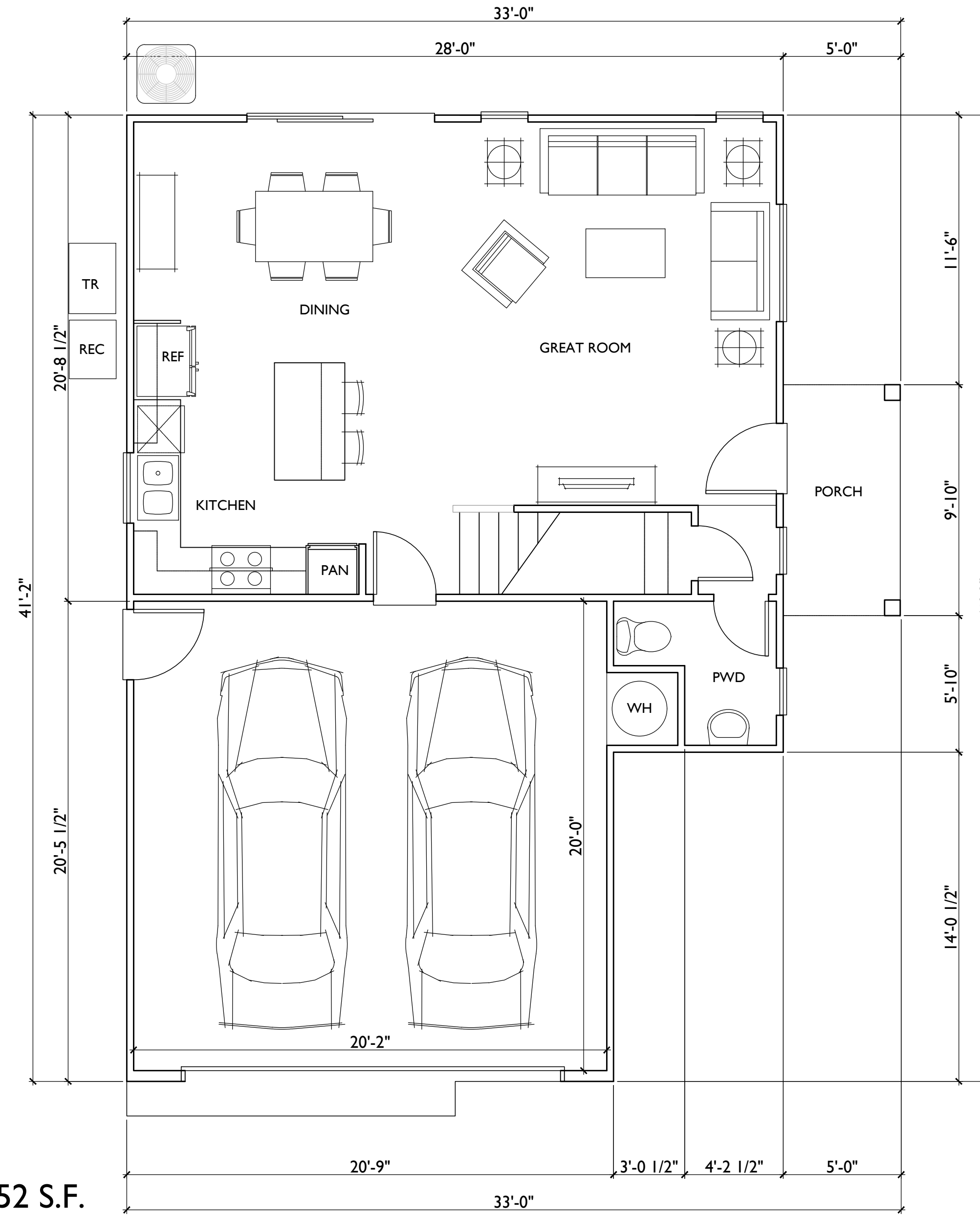
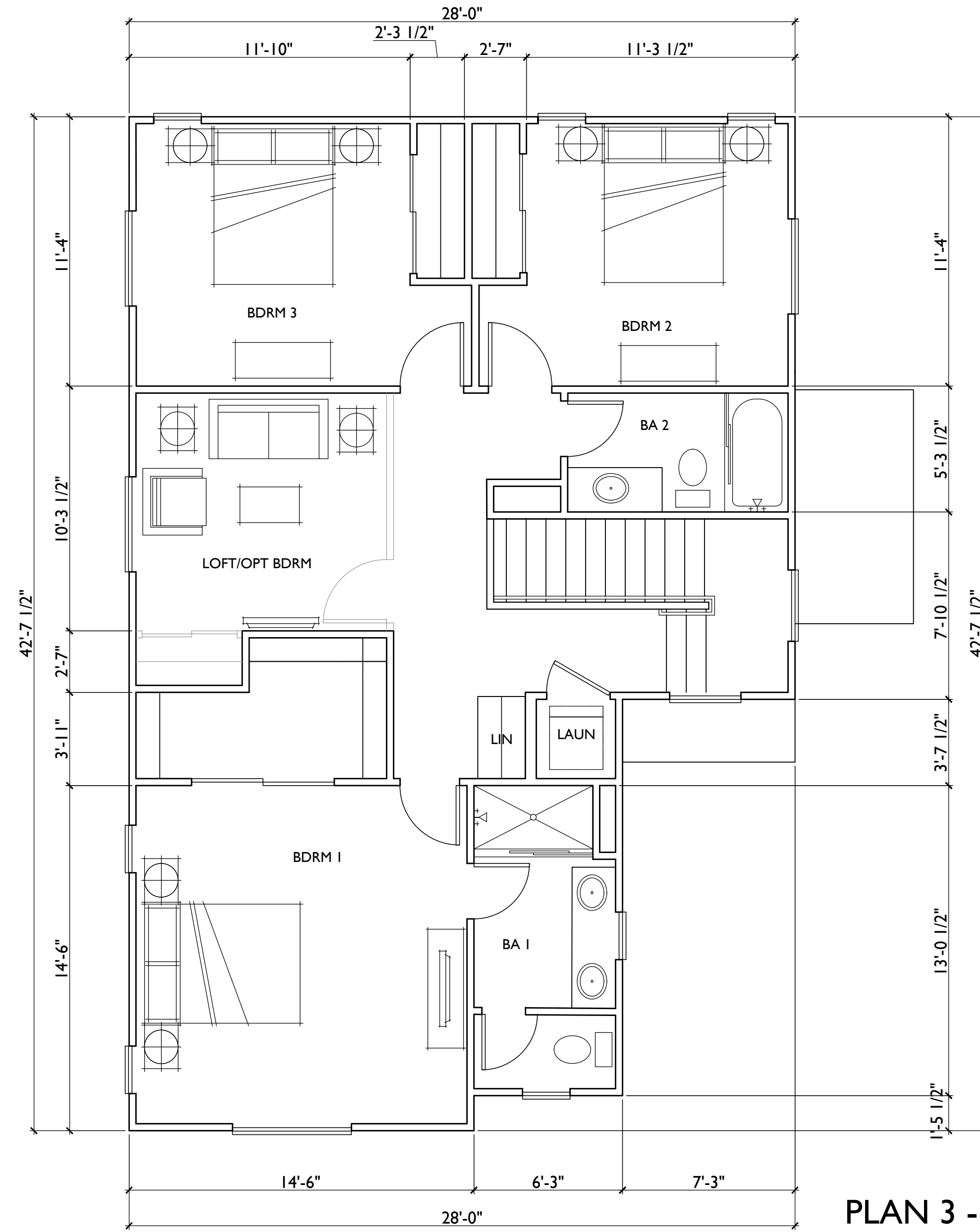


RIGHT ELEVATION

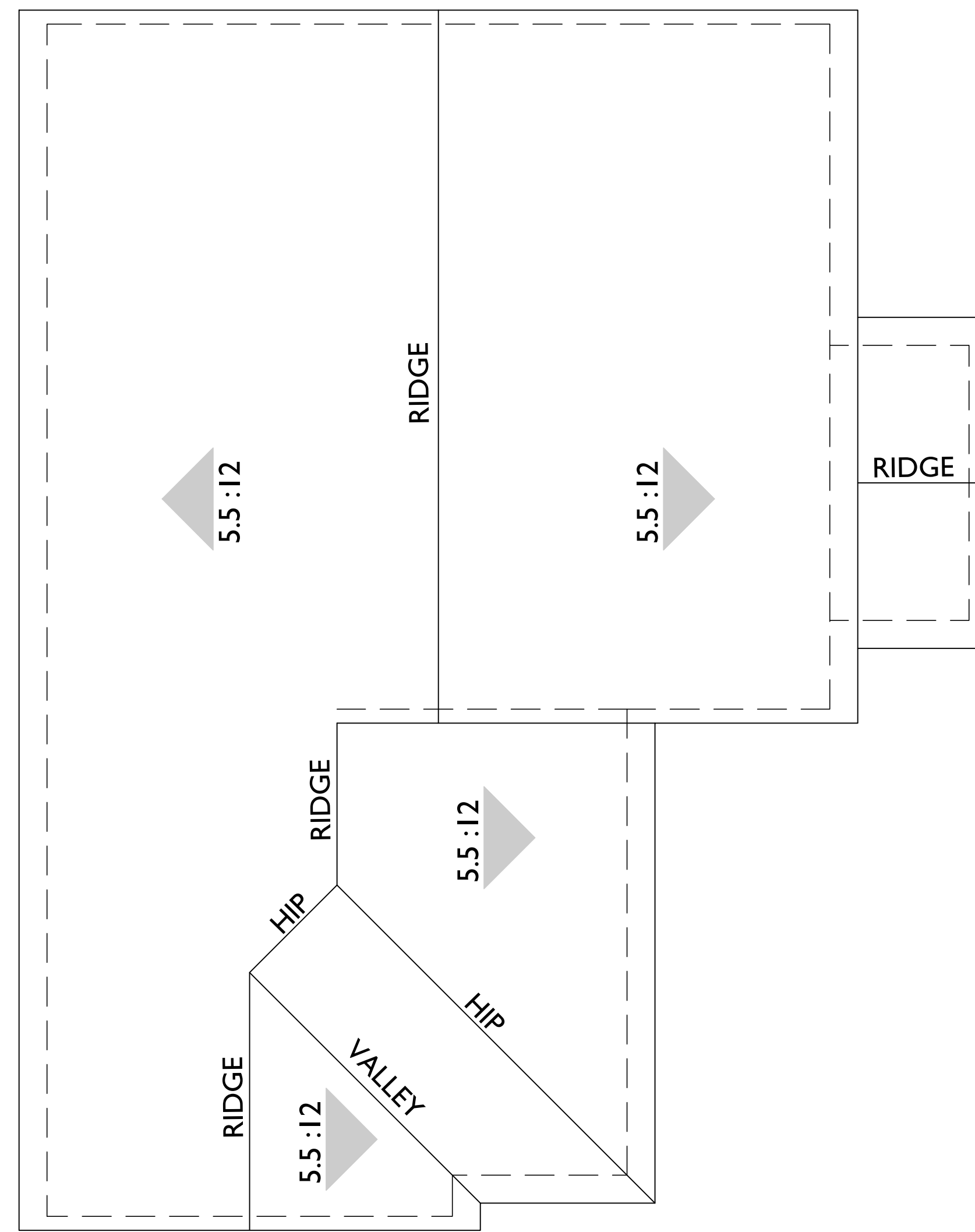


REAR ELEVATION

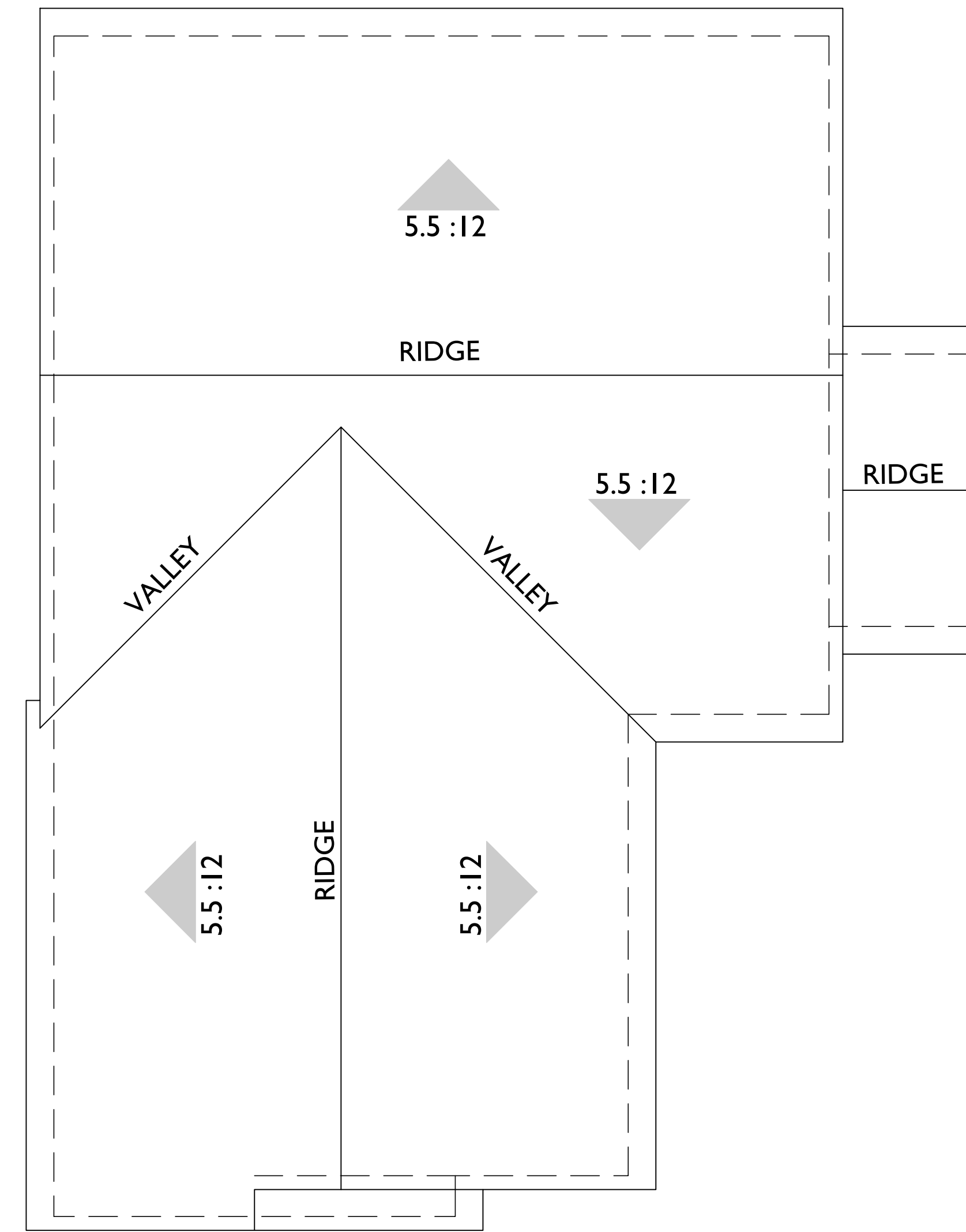
PLAN 2B ELEVATIONS (RANCH STYLE)



PLAN 3	GROSS
1ST FLR	618 S.F.
2ND FLR	1,034 S.F.
TOTAL	1,652 S.F.
GARAGE	433 S.F.
PORCH	49 S.F.



PLAN 3B ROOF



PLAN 3A ROOF

PLAN 3 - ROOF



LEFT ELEVATION



FRONT ELEVATION

MATERIAL SCHEDULE	
1	ROOF - CONCRETE TILE
2	FASCIA - 2X RESAWN WOOD
3	WALL - 1620 FINISH STUCCO
4	TRIM - STUCCO OVER FOAM TRIM
5	TRIM - HARDIE
6	HARDIE HORIZONTAL LAP SIDING
7	DECORATIVE WOOD OUTLOOKER
8	DECORATIVE WOOD CORBEL
9	GABLE ATTIC VENT
10	EXTERIOR LIGHT FIXTURE
11	SECTIONAL GARAGE DOOR WAYNE DALTON 9100 STYLE PER ELEVATION
12	UTILITY LIGHT
13	DECORATIVE SHUTTERS



RIGHT ELEVATION

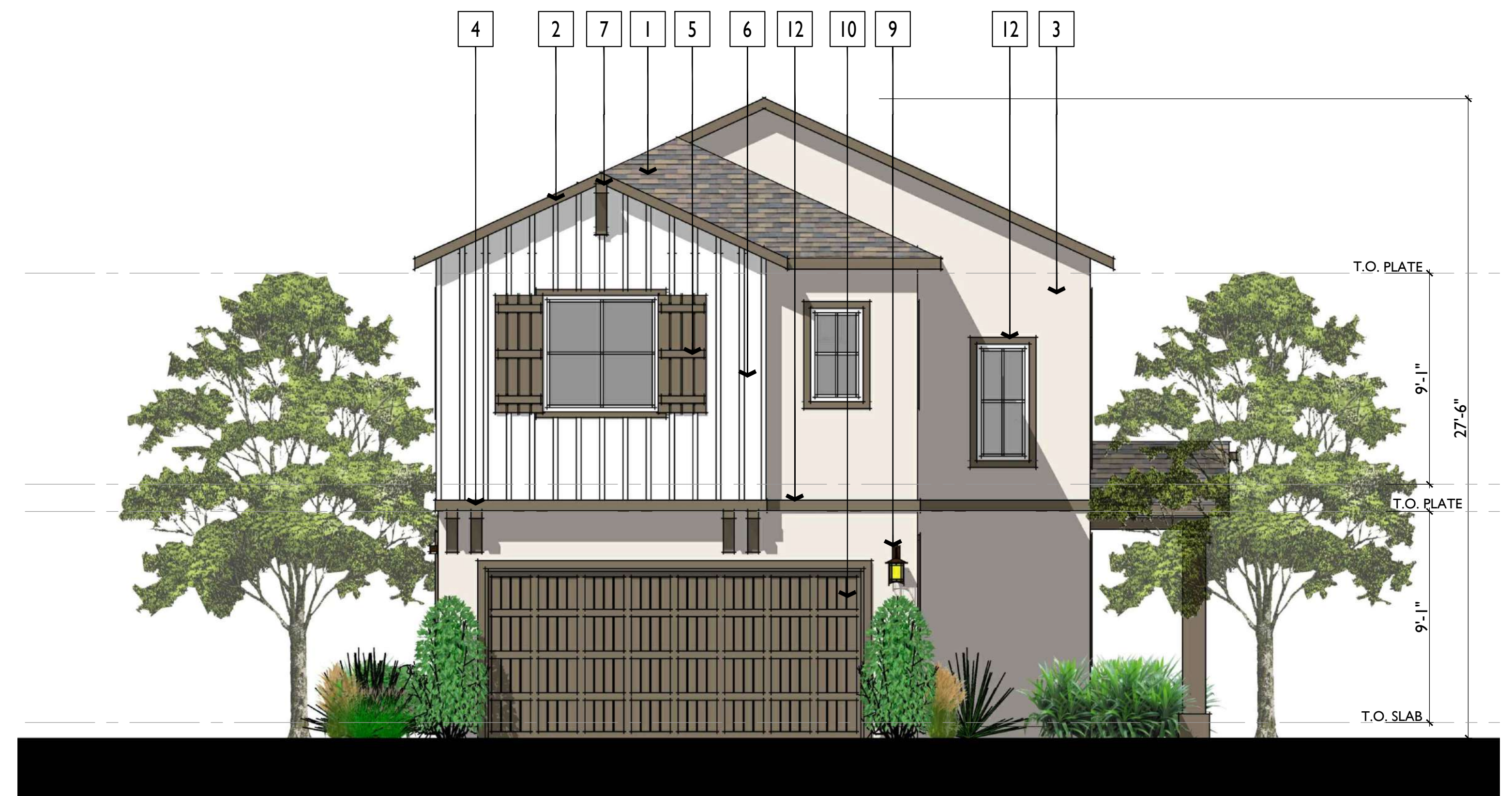


REAR ELEVATION

PLAN 3A ELEVATIONS (BUNGALOW STYLE)



LEFT ELEVATION



FRONT ELEVATION

MATERIAL SCHEDULE	
1	ROOF - CONCRETE TILE
2	FASCIA - 2X RESAWN WOOD
3	WALL - 1620 FINISH STUCCO
4	TRIM - HARDIE
5	DECORATIVE SHUTTERS
6	HARDIE BOARD/BATTEN SIDING
7	DECORATIVE WOOD OUTLOOKER
8	GABLE ATTIC VENT
9	EXTERIOR LIGHT FIXTURE
10	SECTIONAL GARAGE DOOR WAYNE DALTON 9100 STYLE PER ELEVATION
11	UTILITY LIGHT
12	TRIM - STUCCO OVER FOAM TRIM

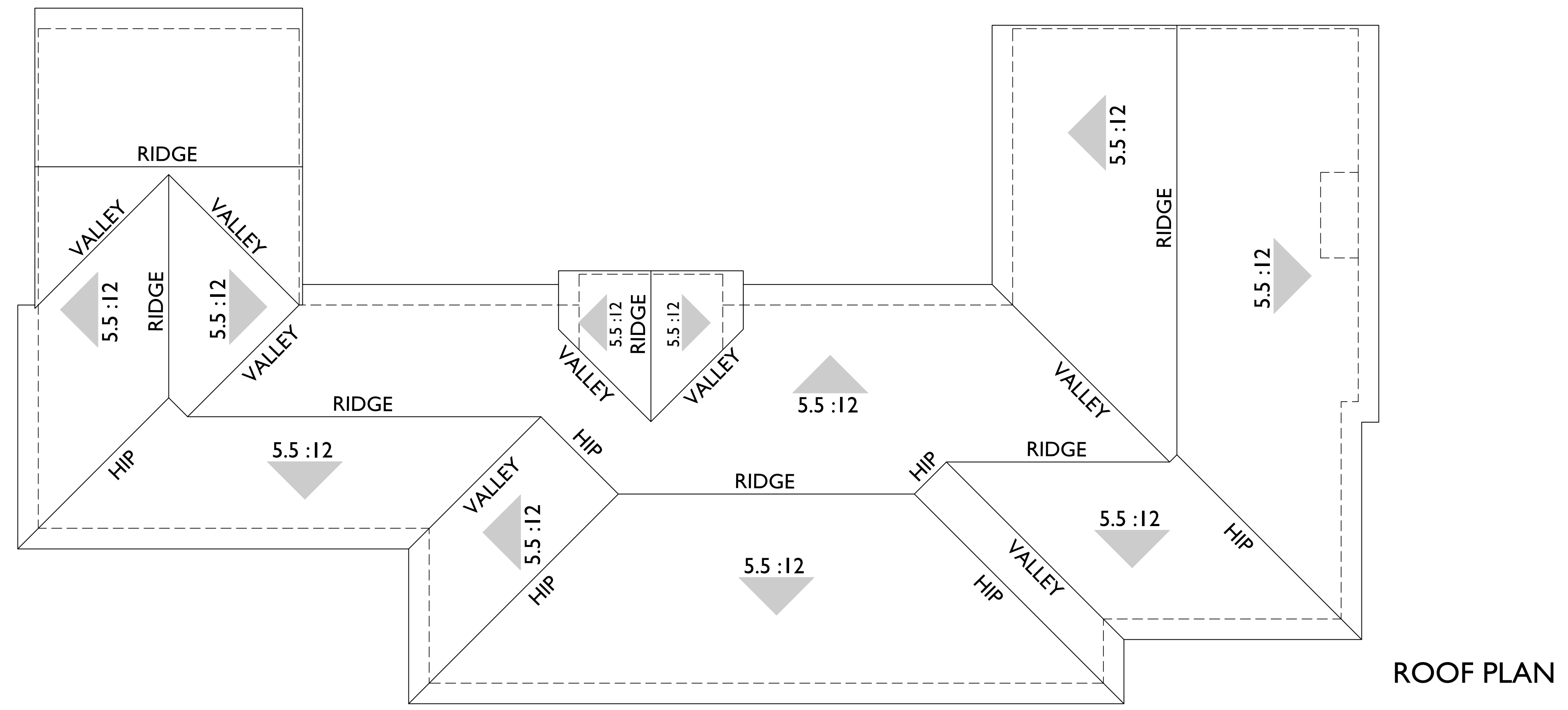


RIGHT ELEVATION

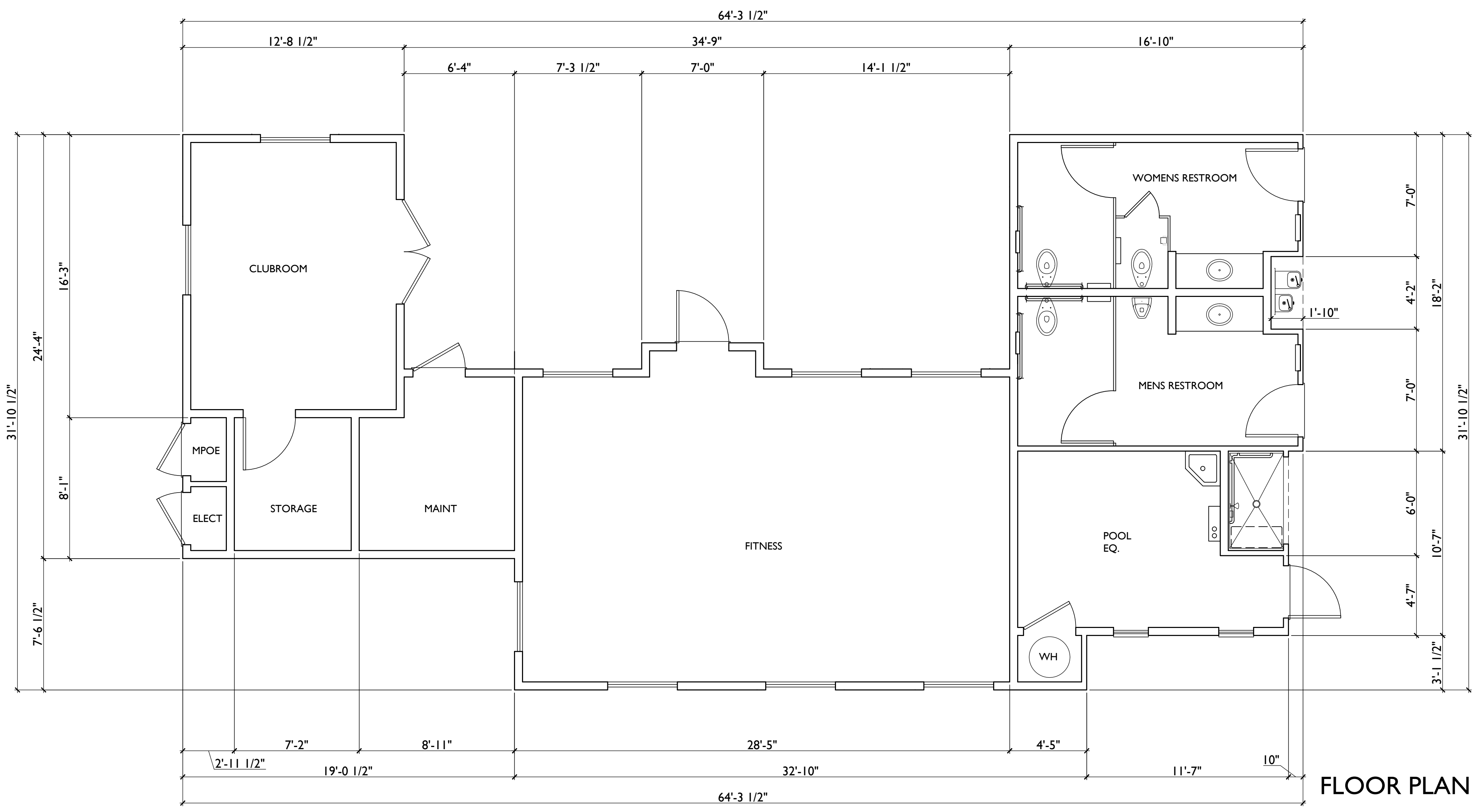


REAR ELEVATION

PLAN 3B ELEVATIONS (FARMHOUSE STYLE)



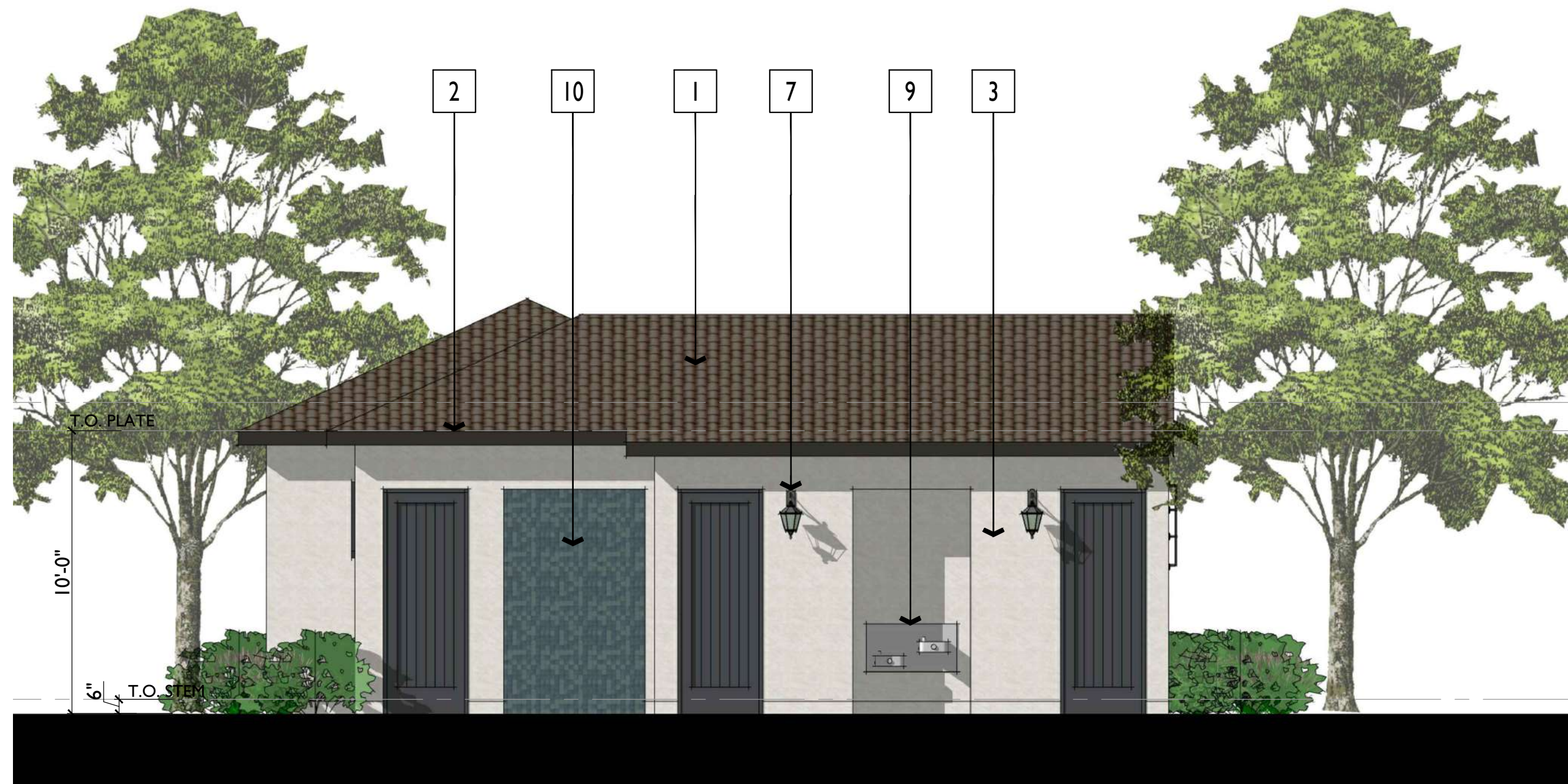
ROOF PLAN



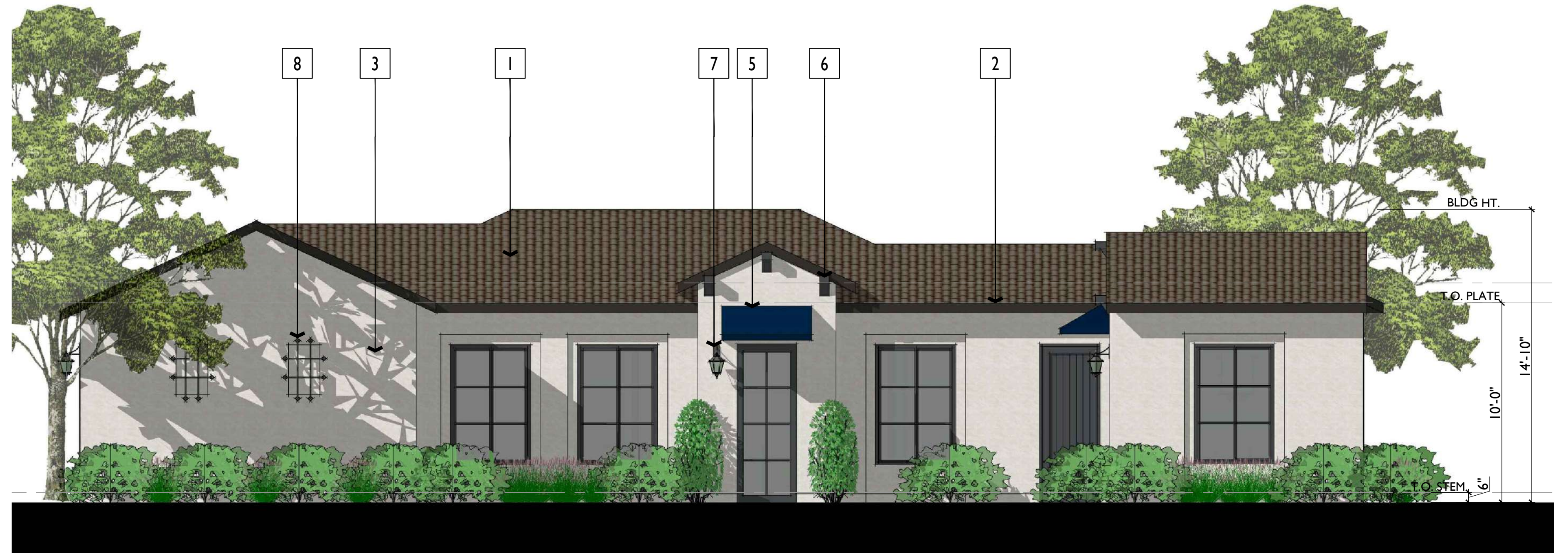
FLOOR PLAN

REC BLDG	GROSS
CLUBROOM	206 S.F.
FITNESS	542 S.F.
RESTROOMS	296 S.F.
POOL/MAINT./UTILITY	349 S.F.
TOTAL	1,393 S.F.

AMENITY BUILDING - FLOOR & ROOF PLAN



LEFT ELEVATION

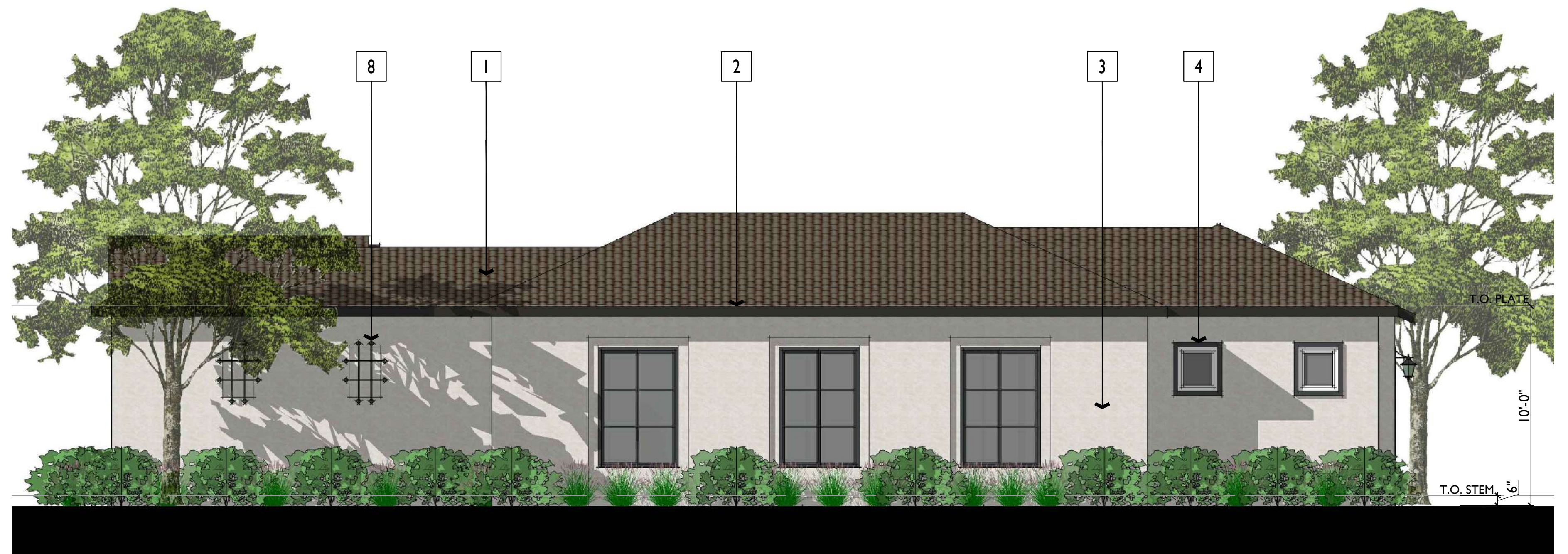


FRONT ELEVATION

MATERIAL SCHEDULE			
1	ROOF - CONCRETE TILE	6	DECORATIVE WOOD OUTLOOKER
2	FASCIA - 2X RESAWN WOOD	7	EXTERIOR LIGHT FIXTURE
3	WALL - 1620 FINISH STUCCO	8	DECORATIVE METAL GRILLE
4	TRIM - STUCCO OVER FOAM TRIM	9	HIGH/LOW DRINKING FOUNTAIN
5	DECORATIVE FABRIC AWNING	10	EXTERIOR TILE SHOWER



RIGHT ELEVATION



REAR ELEVATION

AMENITY BUILDING ELEVATIONS



PLAN 2B



PLAN 1A



PLAN 1B



PLAN 2A



PLAN 3B



PLAN 3A

SITE PERSPECTIVES

RC HOMES, INC.
550 N Larchmont Blvd.; Suite 201
Los Angeles, CA 90004
323.450.2331

CHASE ROAD DETACHED HOMES (TRACT 20580)
15912-15956 CHASE ROAD, FONTANA CA 92336
APN 0228-151-17, 0228-151-18, 0228-151-19

JULY 11, 2023

SCALE: 0 4 8 12

SUMMA
ARCHITECTURE
5256 S. Mission Road, Suite 404
Bonsall, CA 92003
www.summarch.com
760.724-1198

A-14

CHASE ROAD DETACHED HOMES

RC HOMES
550 N. LARCHMONT BLVD.; SUITE 201
LOS ANGELES, CA. 90004

48 DETACHED HOMES
FONTANA, CA.
JULY 11, 2023

MANUFACTURERS:
SHERWIN-WILLIAMS
EAGLE ROOFING

COLOR SCHEME 1A

STUCCO 1:



WHITETAIL SW 7103

TRIM & FASCIA 2:



SABLE SW 6083

ACCENT 3:



FRENCH ROAST SW 6069

ROOF (CAPISTRANO) 4:



8806 TUSCAN BLEND

METAL ACCENT 5:



IRON ORE SW 7069



PLAN 1A - 2-STORY - FRONT ELEVATION

CHASE ROAD DETACHED HOMES

RC HOMES
550 N. LARCHMONT BLVD.; SUITE 201
LOS ANGELES, CA. 90004

48 DETACHED HOMES
FONTANA, CA.
JULY 11, 2023

MANUFACTURERS:
SHERWIN-WILLIAMS
EAGLE ROOFING

COLOR SCHEME 1B

STUCCO 1:



SIMPLIFY BEIGE SW 6085

TRIM & FASCIA 2:



DAPPER TAN SW 6144

ACCENT 3:



SOFTENED GREEN SW 6177

ROOF (BEL AIR) 4:



4602 CONCORD BLEND



PLAN 1B - 2-STORY - FRONT ELEVATION

CHASE ROAD DETACHED HOMES

RC HOMES
550 N. LARCHMONT BLVD.; SUITE 201
LOS ANGELES, CA. 90004

48 DETACHED HOMES
FONTANA, CA.
JULY 11, 2023

MANUFACTURERS:
SHERWIN-WILLIAMS
EAGLE ROOFING

COLOR SCHEME 2A

STUCCO 1:



EXTRA WHITE SW 7006

TRIM & FASCIA 2:



RUGGED BROWN SW 6062

ACCENT 3:



ISLE OF PINES SW 6461

ROOF (CAPISTRANO) 4:



8806 TUSCAN BLEND



PLAN 2A- 2-STORY - FRONT ELEVATION

CHASE ROAD DETACHED HOMES

RC HOMES
550 N. LARCHMONT BLVD.; SUITE 201
LOS ANGELES, CA. 90004

48 DETACHED HOMES
FONTANA, CA.
JULY 11, 2023

MANUFACTURERS:
SHERWIN-WILLIAMS
EAGLE ROOFING

COLOR SCHEME 2B

STUCCO 1:



BAUHAUS BUFF SW 7552

SIDING 2:



MOTHWING SW 9174

TRIM & FASCIA 3:



URBANE BRONZE SW 7048

ACCENT 4:



SOFTENED GREEN SW 6177

ROOF (BEL AIR) 5:



4602 CONCORD BLEND



PLAN 2B - 2-STORY - FRONT ELEVATION

CHASE ROAD DETACHED HOMES

RC HOMES
550 N. LARCHMONT BLVD.; SUITE 201
LOS ANGELES, CA. 90004

48 DETACHED HOMES
FONTANA, CA.
JULY 11, 2023

MANUFACTURERS:
SHERWIN-WILLIAMS
EAGLE ROOFING

COLOR SCHEME 3A

STUCCO 1:



GRAYISH SW 6001

LAP SIDING 2:



ESSENTIAL GRAY SW 6002

TRIM & FASCIA 3:



EXTRA WHITE SW 7006

ACCENT 4:



FAVORITE JEANS SW 9147

ROOF (BEL AIR) 5:



4810 AVONDALE BLEND



PLAN 3A - 2-STORY - FRONT ELEVATION

CHASE ROAD DETACHED HOMES

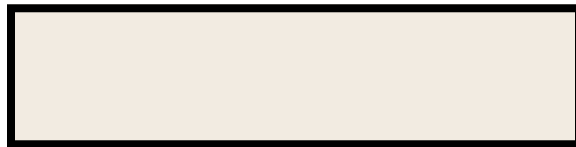
RC HOMES
550 N. LARCHMONT BLVD.; SUITE 201
LOS ANGELES, CA. 90004

48 DETACHED HOMES
FONTANA, CA.
JULY 11, 2023

MANUFACTURERS:
SHERWIN-WILLIAMS
EAGLE ROOFING

COLOR SCHEME 3B

STUCCO 1:



NICEWHITE SW 6063

BOARD & BATTEN 2:



EXTRA WHITE SW 7006

TRIM & FASCIA 3:



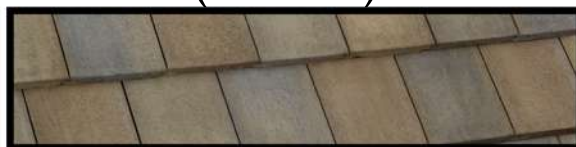
SANDERLING SW 7513

ACCENT 4:



SANDERLING SW 7513

ROOF (BEL AIR) 5:



8802 NANTUCKET BLEND



PLAN 3B - 2-STORY - FRONT ELEVATION

CHASE ROAD DETACHED HOMES

RC HOMES
550 N. LARCHMONT BLVD.; SUITE 201
LOS ANGELES, CA. 90004

48 DETACHED HOMES
FONTANA, CA.
JULY 11, 2023

MANUFACTURERS:
SHERWIN-WILLIAMS
EAGLE ROOFING
SUNBRELLA

COLOR SCHEME REC

STUCCO 1:



INCREDIBLE WHITE SW 7028

METAL ACCENT 6:



IRON ORE SW 7069

TRIM & FASCIA 2:



URBANE BRONZE SW 7048

ACCENT 3:



WEB GRAY SW 7075

ACCENT 4:

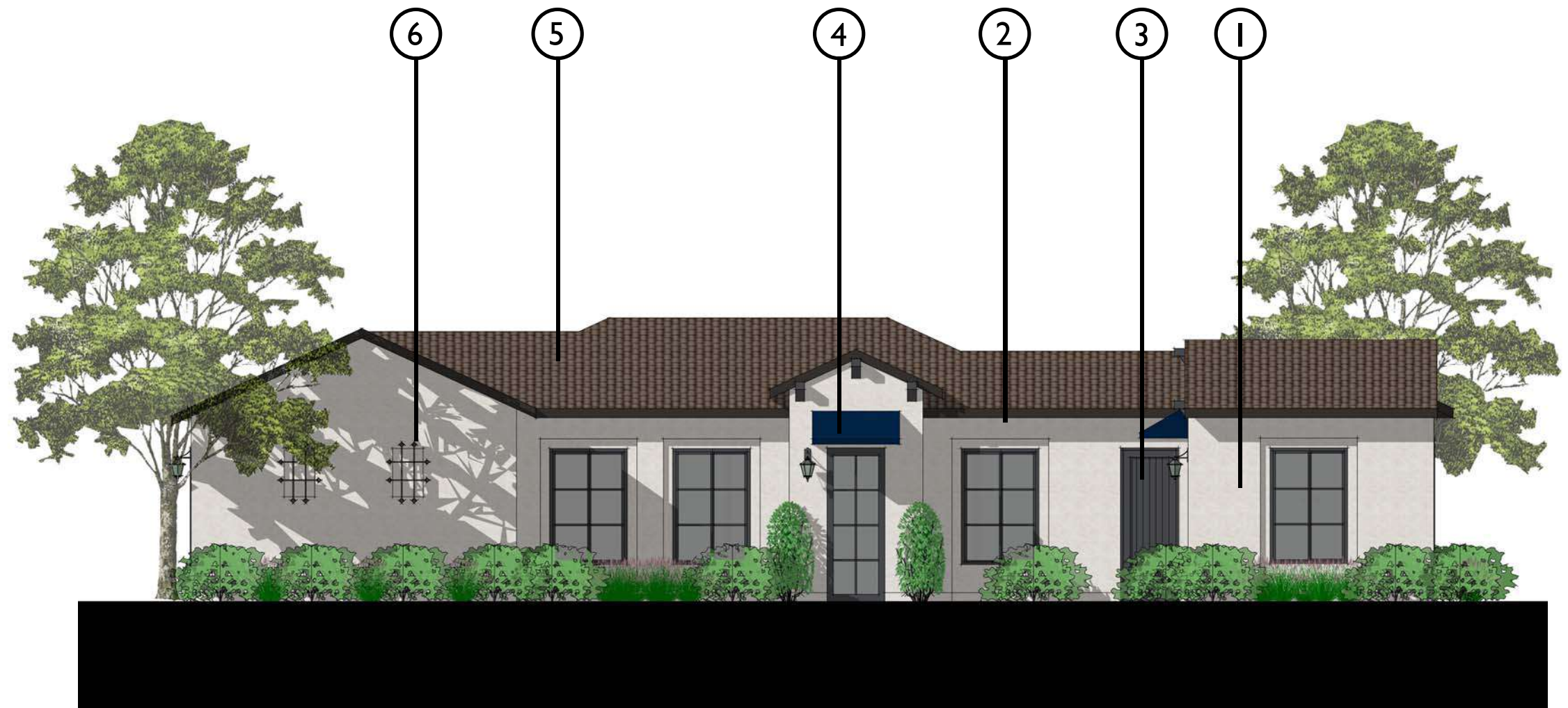


MARINE BLUE

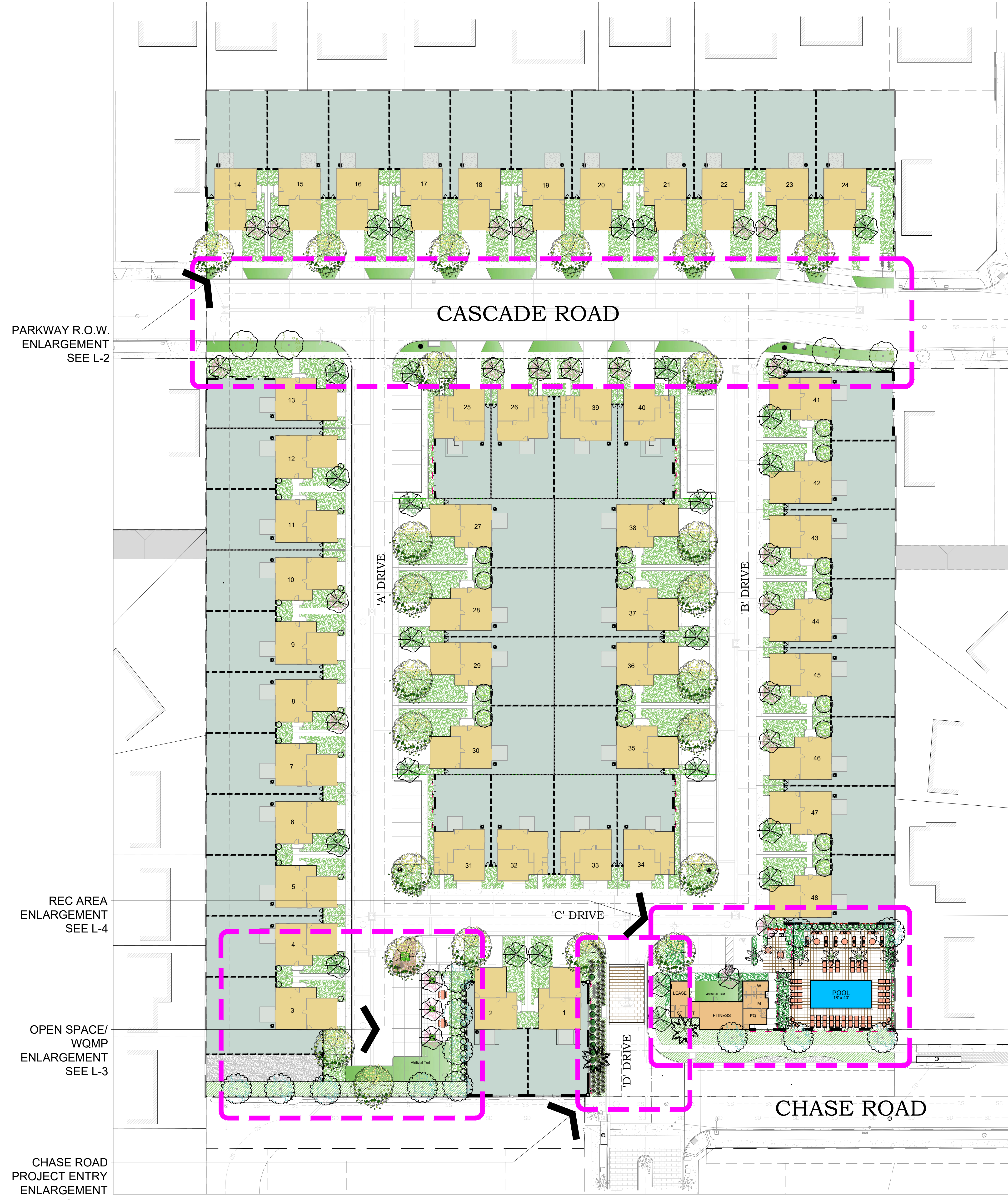
ROOF (CAPISTRANO) 5:



3743 COCOA RANGE



RECREATION BUILDING - I-STORY - FRONT ELEVATION

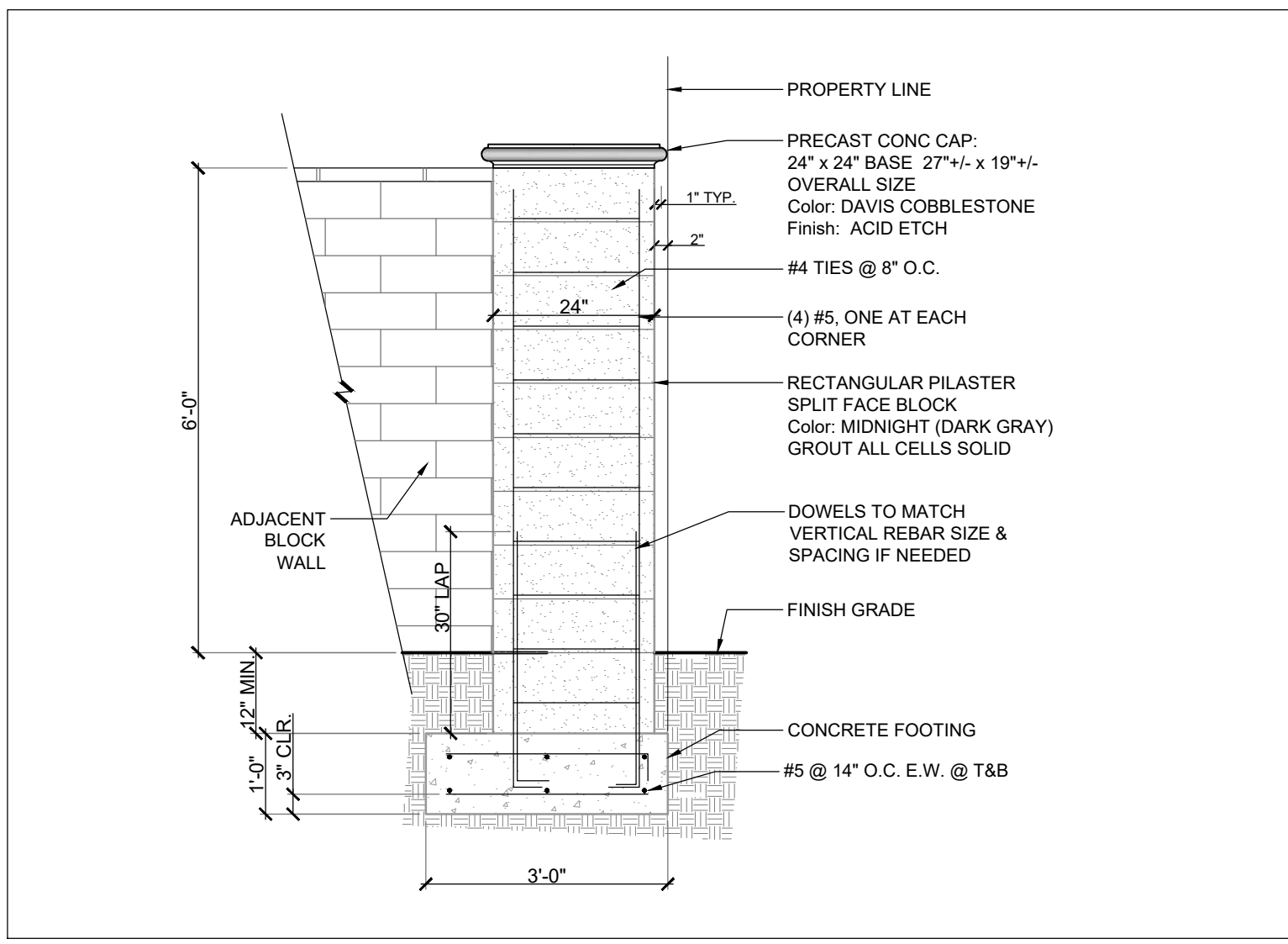
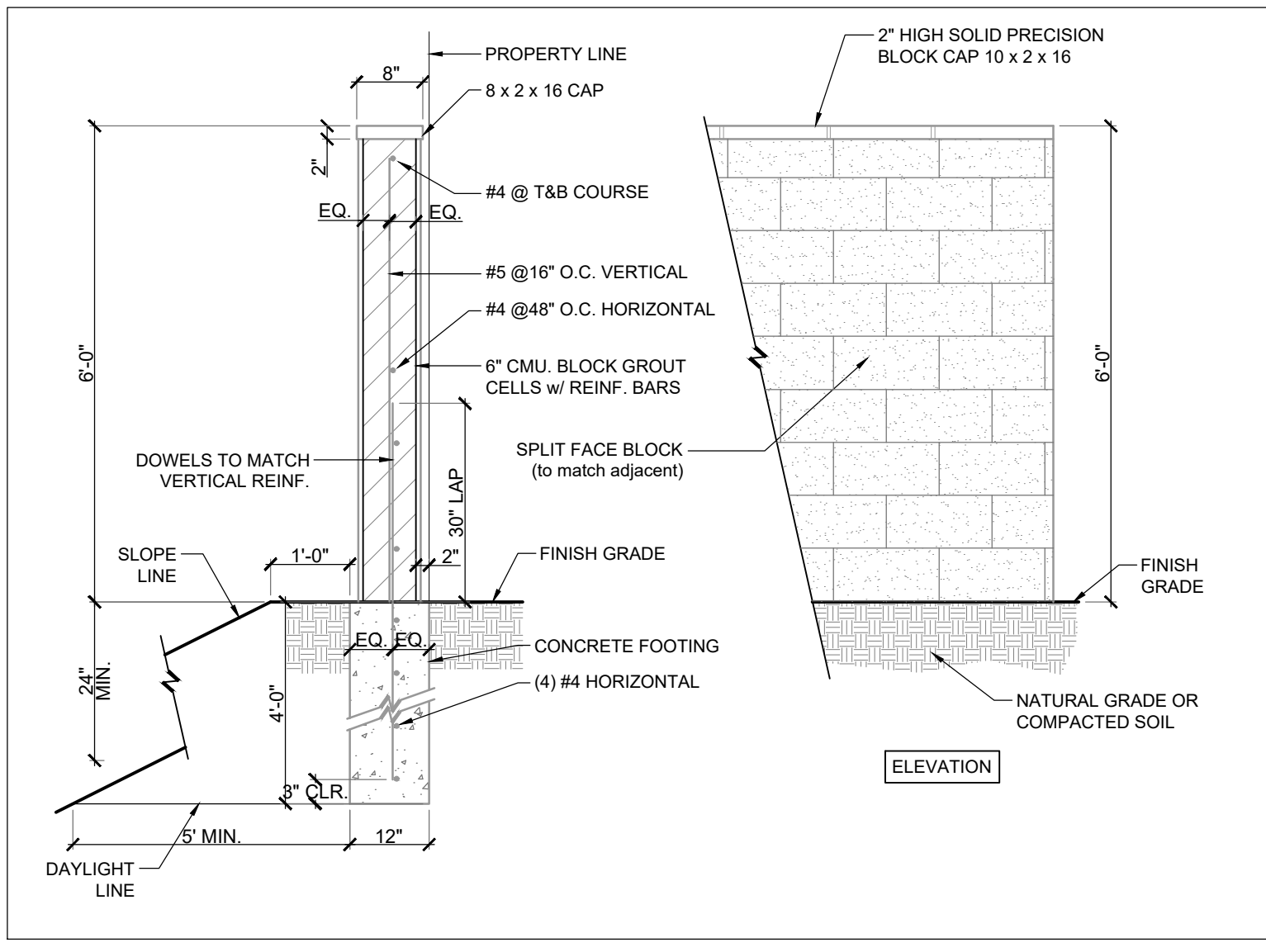


LANDSCAPE AREA SUMMARY

Site Size:	6.84 Acres
Total Landscape Area:	142,909 S.F.
Front Yard Landscape	37,640 s.f.
Rear Yard Landscape	89,701 s.f.
Parkway Landscape	4,530 s.f.
Entry & Basin Areas	8,810 s.f.
Rec Area	2,228 s.f.
Total Landscape Percentage:	47.9%
[297,950.4 SF site / 142,909 landscape = 47.9%]	

PLANT QUANTITIES

Trees:	
36" Box-	24 Qty.
24" Box-	82 Qty.
15" BTH-	2 Qty.
12" BTH-	8 Qty.
15 Gal-	61 Qty.
Shrubs & Vines:	
15 Gal-	901 Qty.
5 Gal-	16,115 Qty.
1 Gal-	12,790 Qty.



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	REMARKS
	Arbutus u. 'Marina' Marina Strawberry Tree	24"box	25	Low Standard
	Arecastrum romanzoffianum Queen Palm	12" BTH	8	Mod. Matched
	Brachychiton populneum Bottle Tree	24"box	13	Low Standard
	Cercis occidentalis Western Redbud	24"box	23	Low Standard
	Phoenix dactylifera 'Medjool' Medjool Date Palm	15" BTH	2	Low Matched
	Podocarpus mac. 'Maki' Shrubby Yew Pine	15 gal	61	Mod. Columnar
	Pyrus calleryana 'Chanticleer' Chanticleer Callery Pear	24"box	16	Mod. Std. Matched
	Rhus lancea African Sumac	24"box	5	Low Standard
	Ulmus parvifolia 'True Green' True Green Elm	36"box	24	Low Matched

CONCEPT PLANT SCHEDULE

	Quantity	Size	Percentage
FRONT YARD LANDSCAPE	37,640 sf		
Shrubs - Front Yard	245	15 gal.	10% @ 48" oc
Shrubs - Front Yard	4,382	5 gal	70% @ 30" oc
Shrubs - Front Yard	3,478	1 gal	20% @ 18" oc
REAR YARD LANDSCAPE	89,701 sf		
Shrubs - Rear Yard	583	15 gal.	10% @ 48" oc
Shrubs - Rear Yard	10,441	5 gal	70% @ 30" oc
Shrubs - Rear Yard	8,287	1 gal	20% @ 18" oc
ENTRY & OPEN SPACE	8,810 sf		
Shrubs - Entry & Open Space	58	15 gal.	10% @ 48" oc
Shrubs - Entry & Open Space	1,026	5 gal	70% @ 30" oc
Shrubs - Entry & Open Space	814	1 gal	20% @ 18" oc
PARKWAY LANDSCAPE	4,530 sf		
Natural Turf Parkway		Sod	
REC AREA LANDSCAPE	2,280 sf		
Shrubs - Rec Area	15	15 gal.	10% @ 48" oc
Shrubs - Rec Area	266	5 gal	70% @ 30" oc
Shrubs - Rec Area	211	1 gal	20% @ 18" oc

LANDSCAPE LEGEND

	WUCOLS	
	Front Yard Landscape	LOW
	Rec Area Landscape	LOW
	SFD Rear Yard Landscape	LOW
	Project Entry Landscape	LOW
	Public Parkway Landscape	LOW
	Rec Area Artificial Turf	-
	Enhanced Parkway to match adjacent	
	Decorative Cobble Rock	
	Unused Common Area (Pea Gravel)	
	Fenced & Gated for Maintenance	
	6' High Block Wall (see detail A, sheet L-1)	
	Combo Block Vinyl Fence atop Retaining Wall per civil	
	6' Side Yard Vinyl Fence & Gate	
	6' High Tubular Steel Fence & Gate	
	Existing Block Wall to remain	

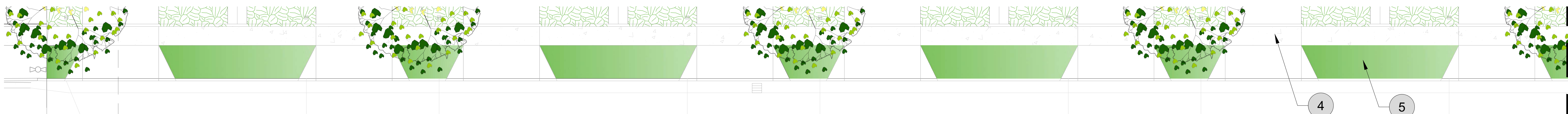
LANDSCAPE SUMMARY:
Proposed plant palette has been selected for its drought tolerant properties appropriate for the region, per WUCOLS. Street trees within city right-of-way shall be approved by governing agency.
All shrub areas shall receive a minimum 3" thick layer of mulch, except a) turf areas, b) creeping or rooted ground cover areas.
All above ground utilities shall be provided with plant screening in accordance per requirements of city and/or governing agencies.
Landscape plans shall comply with city/county landscape guidelines and regulations, and shall meet all state water ordinance requirements set forth under (M)WELD and AB 1881.
Landscape shall be provided with an automatic irrigation system using a smart controller with weather sensing devices.
A dedicated water meter will be used to facilitate water management and the point-of-connection (POC) shall be equipped with a backflow device, master valve, and flow sensor.
Irrigation system shall utilize drip and low volume sprinklers, with circuits grouped by hydrozones, and trees shall be irrigated on separate circuit with low volume bubblers.
Irrigation system shall utilize on-grade drip irrigation for site planter areas and sub-surface drip within the R.O.W.
Pressure compensating devices shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
Built-in emitter check valves or within pop-up bubbler bodies, will be used to manage water use and eliminate run-off.
An agronomic soils report shall be prepared prior to installation of irrigation or amendments for all planting areas.

Revised Date: 07.10.2023
JOB # 4785

L-1

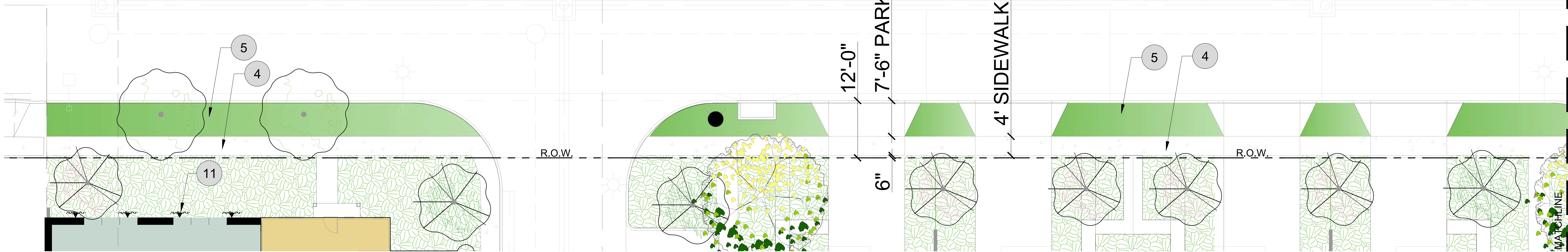
L.A. GROUP
Design Works

Landscape Architecture
24013 Ventura Blvd, Suite 201
Calabasas, CA 91302
p 818.251-9718 f 818.251-9719
www.lagroupinc.net



CASCADE ROAD

CASCADE DRIVE



PLANT LIST ENTRY & PARKWAYS

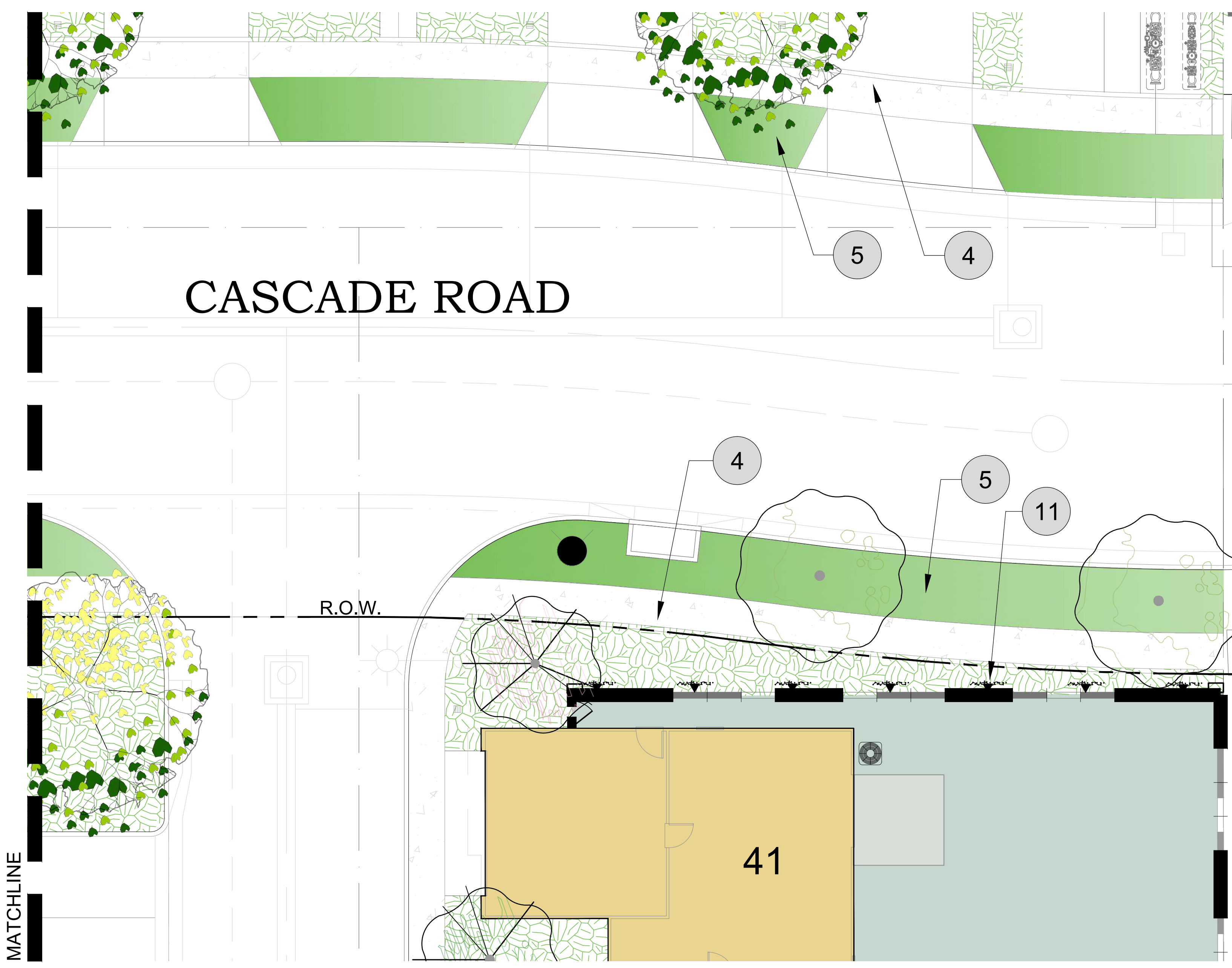
SHRUBS	CONT	REMARKS	
Cordyline australis 'Red Star' / Red Star Grass Palm	15 gal	Low	
Correa x 'Ray's Tangerine' / Ray's Tangerine Australian Fuchsia	5 gal	Low	
Diets vegeta / African Iris	5 gal	Low	
Kniphofia uvaria 'Echo Yellow' / Echo Yellow Red Hot Poker	1 gal	Low	
Nerium oleander 'Little Salmon' / Dwarf Salmon Oleander	5 gal	Low	
VINES	CONT	REMARKS	
Lonicera japonica / Japanese Honeysuckle	5 gal	Low	
GROUND COVERS	CONT	SPACING	REMARKS
Aptenia cordifolia 'Variegata' / Variegated Baby Sunrose	flats	12" o.c.	Low
Myoporum parvifolium / Trailing Myoporum	flats	12" o.c.	Low
MULCH	CONT	SPACING	REMARKS
Decorative Cobble Rock / Decorative grey tan mix	3" thick		1"-3" dia.
TURF	CONT	SPACING	REMARKS
Artificial Turf	One layer		

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	PROJECT ENTRY SIGN BY OTHERS
2	ENHANCED ROADWAY PAVING
3	LANDSCAPE SCREEN AROUND ABOVE GROUND UTILITIES
4	CONCRETE SIDEWALK
5	LANDSCAPED PARKWAY
6	ARTIFICIAL TURF PARK
7	PICNIC AREA WITH TABLES
8	ENHANCED PAVING
9	UNUSED COMMON AREA, FENCED & GATED
11	VINES ALONG MASONRY WALL

LANDSCAPE LEGEND

	Front Yard Landscape	LOW
	Rec Area Landscape	LOW
	SFD Rear Yard Landscape	LOW
	Project Entry Landscape	LOW
	Public Parkway Landscape	LOW
	Rec Area Artificial Turf	-
	Enhanced Parkway to match adjacent	
	Decorative Cobble Rock	
	Unused Common Area (Pea Gravel) Fenced & Gated for Maintenance	
	6' High Block Wall (see detail A, sheet L-1)	
	Combo Block Vinyl Fence atop Retaining Wall per civil	
	6' Side Yard Vinyl Fence & Gate	
	6' High Tubular Steel Fence & Gate	
	Existing Block Wall to remain	



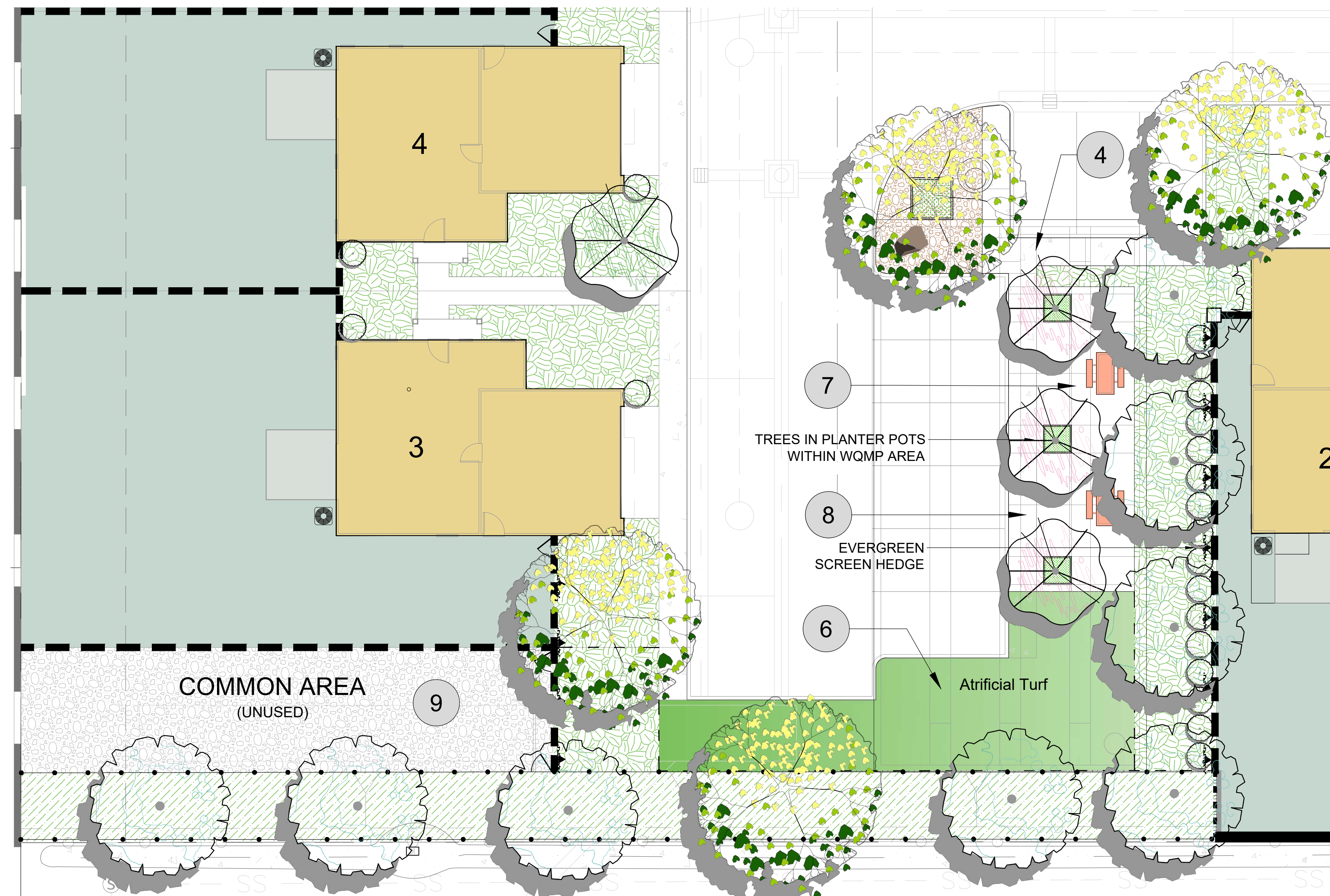
CASCADE ROAD STREETSCAPE - PART B

REFERENCE NOTES SCHEDULE

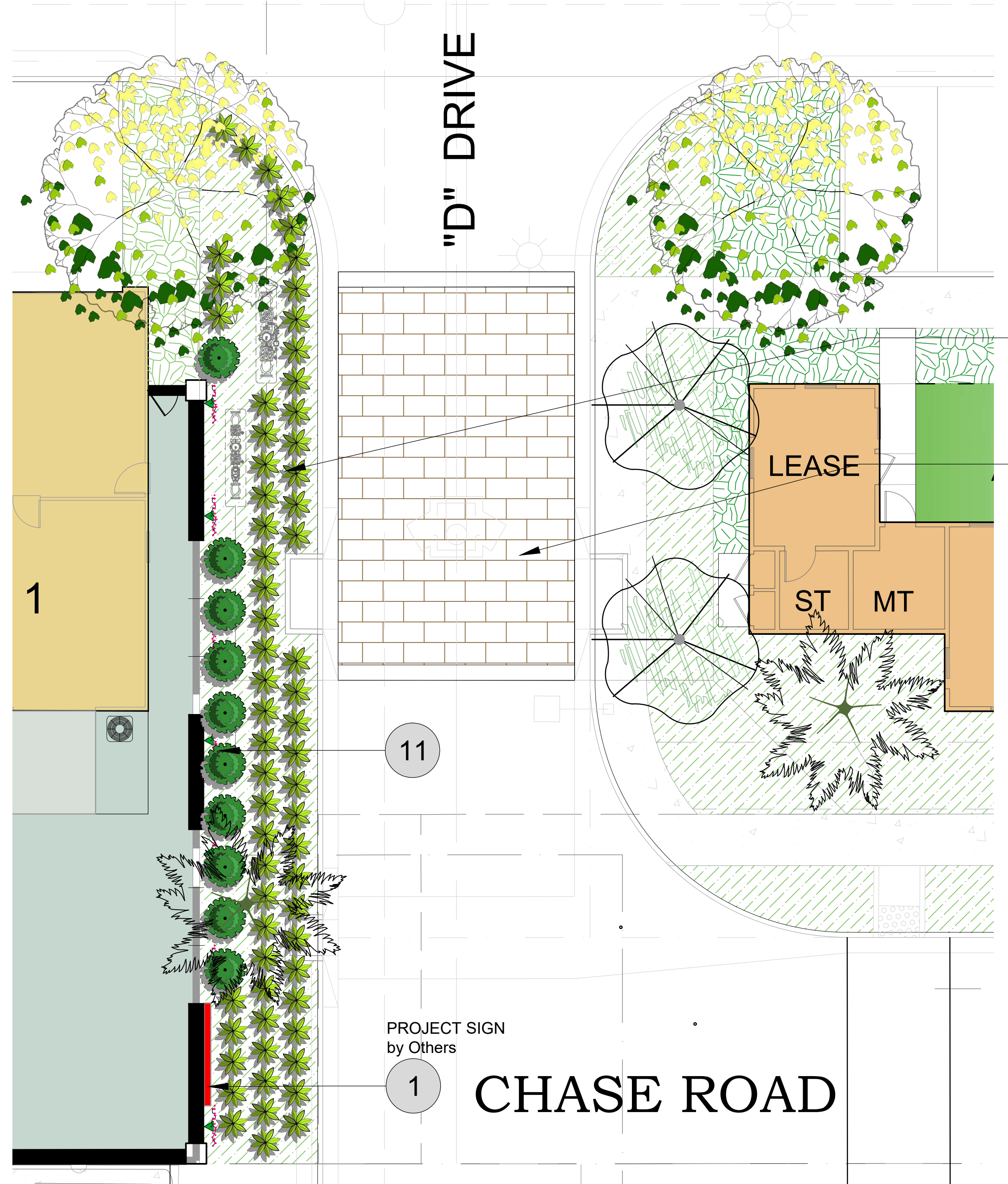
SYMBOL	DESCRIPTION
1	PROJECT ENTRY SIGN BY OTHERS
2	ENHANCED ROADWAY PAVING
3	LANDSCAPE SCREEN AROUND ABOVE GROUND UTILITIES
4	CONCRETE SIDEWALK
5	LANDSCAPED PARKWAY
6	ARTIFICIAL TURF PARK
7	PICNIC AREA WITH TABLES
8	ENHANCED PAVING
9	UNUSED COMMON AREA, FENCED & GATED
11	VINES ALONG MASONRY WALL
12	5' TALL TUBE STEEL POOL SAFETY FENCE
13	BBQ COUNTER
14	TURF OVERFLOW ACITVITY AREA
15	DECORATIVE 5' H. PERFORATED METAL SCREEN
16	ENHANCED PARKWAY TO MATCH ADJACENT NEIGHBORHOOD

PLANT LIST OPEN SPACE

SHRUBS	CONT	(WQMP)
Agave x 'Blue Glow' Blue Glow Agave	5 gal	
Callistemon viminalis 'Little John' Little John Weeping Bottlebrush	15 gal	
Cistus ladanifer Crimson Spot Rockrose	5 gal	
Galvezia speciosa 'Firecracker' Firecracker Island Snapdragon	5 gal	
Leonotis leonurus Lion's Tail	15 gal	
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal	
Santolina virens Green Lavender Cotton	5 gal	
Verbena lilacina 'De la Mina' De la Mina Verbena	5 gal	
GROUND COVERS	CONT	SPACING
Myoporum parvifolium Trailing Myoporum	flats	12" o.c.
MULCH	CONT	SPACING
Decomposed Granite with stabilizer	3" Thick Layer	
Decorative Cobble Rock Decorative grey tan mix	3" thick	
TURF	CONT	SPACING
Artificial Turf	One layer	



OPEN SPACE (WQMP) ENLARGED PLAN



CHASE ROAD PROJECT ENTRY

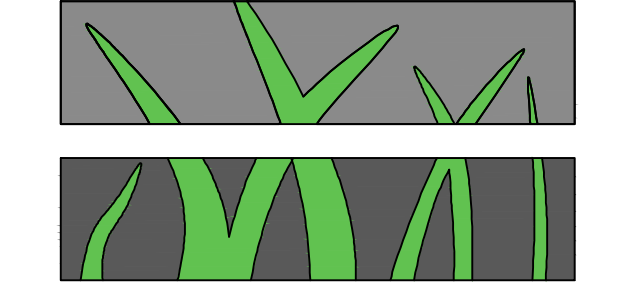
PLANT LIST ENTRY & PARKWAYS

SHRUBS	CONT	REMARKS	
Cordylina australis 'Red Star' / Red Star Grass Palm	15 gal	Low	
Correa x 'Ray's Tangerine' / Ray's Tangerine Australian Fuchsia	5 gal	Low	
Dietes vegeta / African Iris	5 gal	Low	
Kniphofia uvaria 'Echo Yellow' / Echo Yellow Red Hot Poker	1 gal	Low	
Nerium oleander 'Little Salmon' / Dwarf Salmon Oleander	5 gal	Low	
VINES	CONT	REMARKS	
Lonicera japonica / Japanese Honeysuckle	5 gal	Low	
GROUND COVERS	CONT	SPACING	REMARKS
Aptenia cordifolia 'Variegata' / Variegated Baby Sunrose	flats	12" o.c.	Low
Myoporum parvifolium / Trailing Myoporum	flats	12" o.c.	Low
MULCH	CONT	SPACING	REMARKS
Decorative Cobble Rock / Decorative grey tan mix	3" thick		1"-3" dia.
TURF	CONT	SPACING	REMARKS
Artificial Turf	One layer		

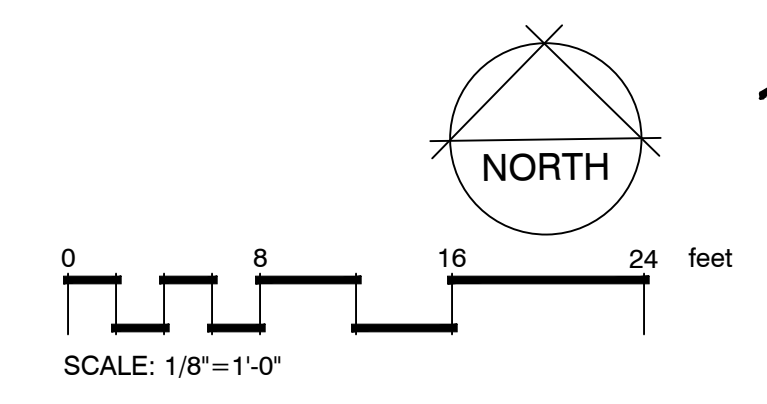
LANDSCAPE LEGEND

Symbol	Description	WUCOLS
[Green hatched]	Front Yard Landscape	LOW
[Light green hatched]	Rec Area Landscape	LOW
[Medium green hatched]	SFD Rear Yard Landscape	LOW
[Yellow hatched]	Project Entry Landscape	LOW
[Dark green hatched]	Public Parkway Landscape	LOW
[Green box]	Rec Area Artificial Turf	-
[Patterned box]	Enhanced Parkway to match adjacent	
[Patterned box]	Decorative Cobble Rock	
[Patterned box]	Unused Common Area (Pea Gravel) Fenced & Gated for Maintenance	
[Thick line]	6' High Block Wall (see detail A, sheet L-1)	
[Dashed line]	Combo Block Vinyl Fence atop Retaining Wall per civil	
[Dashed line with triangle]	6' Side Yard Vinyl Fence & Gate	
[Dashed line with triangle]	6' High Tubular Steel Fence & Gate	
[Dashed line]	Existing Block Wall to remain	

Revised
Date: 05.10.2023
JOB # 4785



L.A. GROUP
Design Works
Landscape Architecture
24013 Ventura Blvd, Suite 201
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www.lagroupinc.net



PLANT LIST TYPICAL YARDS

SHRUBS	CONT	REMARKS	
Anigozanthos flavidus Kangaroo Paw	15 gal	Low	
Carex divulsa European Grey Sedge	5 gal	Low	
Correa x 'Ray's Tangerine' Ray's Tangerine Australian Fuchsia	5 gal	Low	
Dianella revoluta Spreading Flax Lily	5 gal	Low	
Juncus patens California Gray Rush	5 gal	Low	
Kniphofia uvaria 'Echo Yellow' Echo Yellow Red Hot Poker	1 gal	Low	
Lavandula stoechas Spanish Lavender	5 gal	Low	
Nassella tenuissima Mexican Feather Grass	1 gal	Low	
Olea europaea 'Little Ollie' TM Little Ollie Olive	15 gal	Low	
Salvia greggii 'Pink' Furman's Pink Salvia	5 gal	Low	
GROUND COVERS	CONT	SPACING	REMARKS
Festuca x 'Siskiyou Blue' Siskiyou Blue Fescue	1 gal	12" o.c.	Low
Geranium incanum 'Sugar Plum' Trailing Geranium	flats	12" o.c.	Low

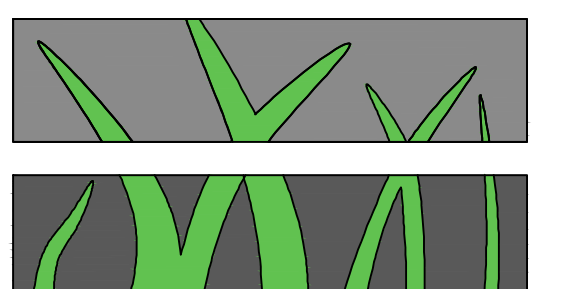
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	PROJECT ENTRY SIGN BY OTHERS
2	ENHANCED ROADWAY PAVING
3	LANDSCAPE SCREEN AROUND ABOVE GROUND UTILITIES
4	CONCRETE SIDEWALK
5	LANDSCAPED PARKWAY

CONCEPT PLANT SCHEDULE

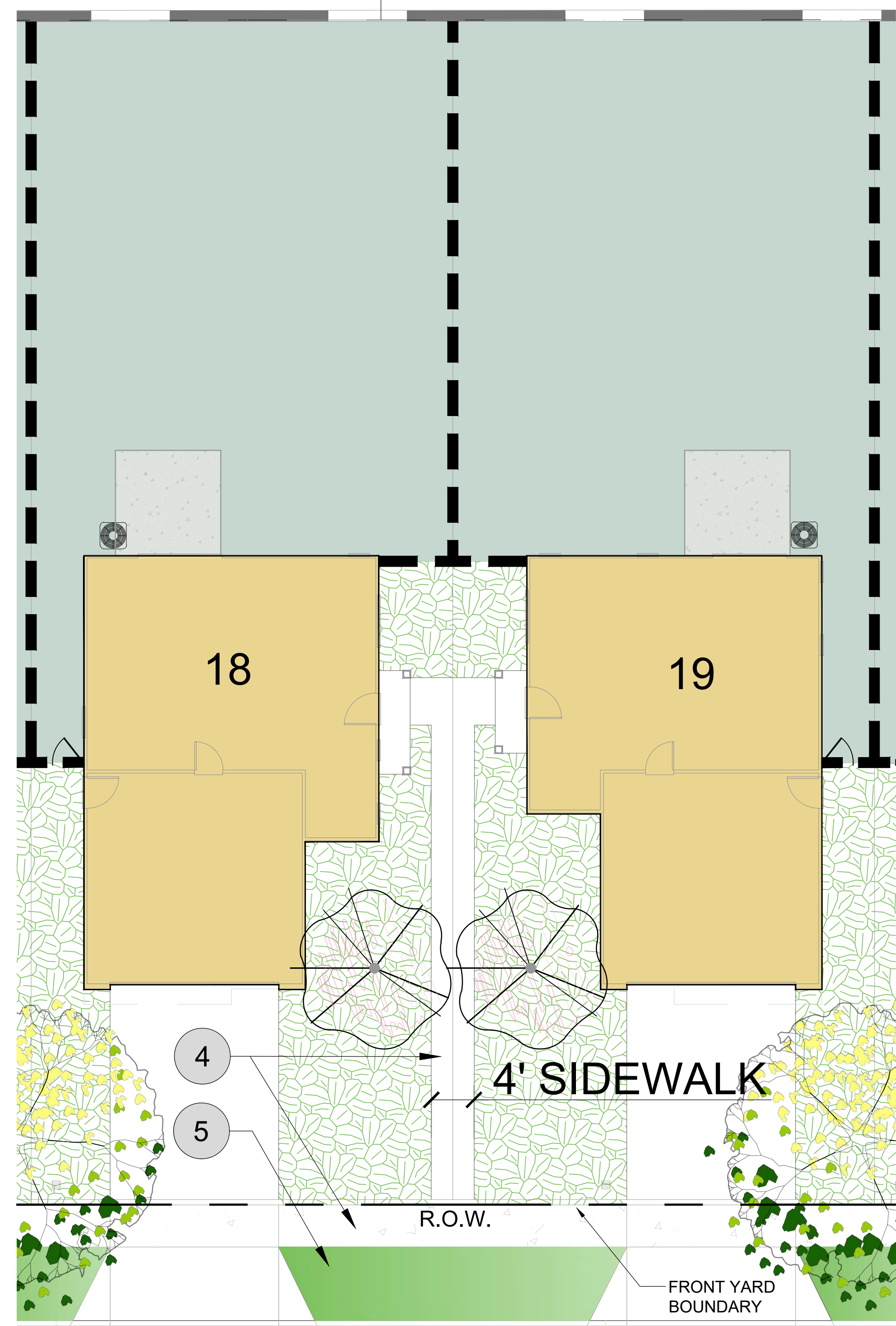
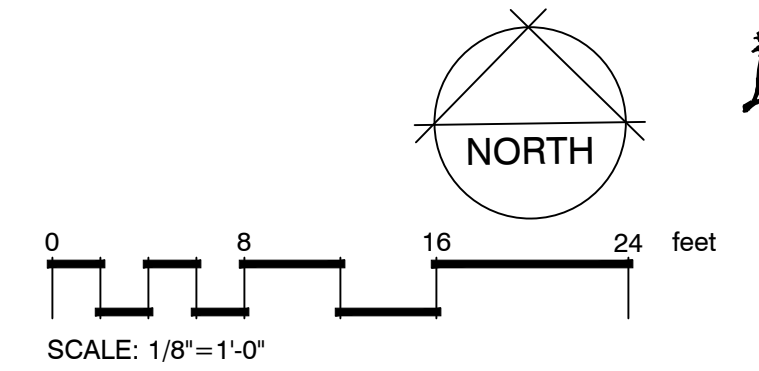
	Quantity	Size	Percentage
FRONT YARD LANDSCAPE	37,640 sf		
Shrubs - Front Yard	245	15 gal.	10% @ 48" oc
Shrubs - Front Yard	4,382	5 gal	70% @ 30" oc
Shrubs - Front Yard	3,478	1 gal	20% @ 18" oc
REAR YARD LANDSCAPE	89,701 sf		
Shrubs - Rear Yard	583	15 gal.	10% @ 48" oc
Shrubs - Rear Yard	10,441	5 gal	70% @ 30" oc
Shrubs - Rear Yard	8,287	1 gal	20% @ 18" oc
ENTRY & OPEN SPACE	8,810 sf		
Shrubs - Entry & Open Space	58	15 gal.	10% @ 48" oc
Shrubs - Entry & Open Space	1,026	5 gal	70% @ 30" oc
Shrubs - Entry & Open Space	814	1 gal	20% @ 18" oc
PARKWAY LANDSCAPE	4,530 sf		
Natural Turf Parkway		Sod	
REC AREA LANDSCAPE	2,280 sf		
Shrubs - Rec Area	15	15 gal.	10% @ 48" oc
Shrubs - Rec Area	286	5 gal	70% @ 30" oc
Shrubs - Rec Area	211	1 gal	20% @ 18" oc

Revised Date: 05.10.2023
JOB # 4785



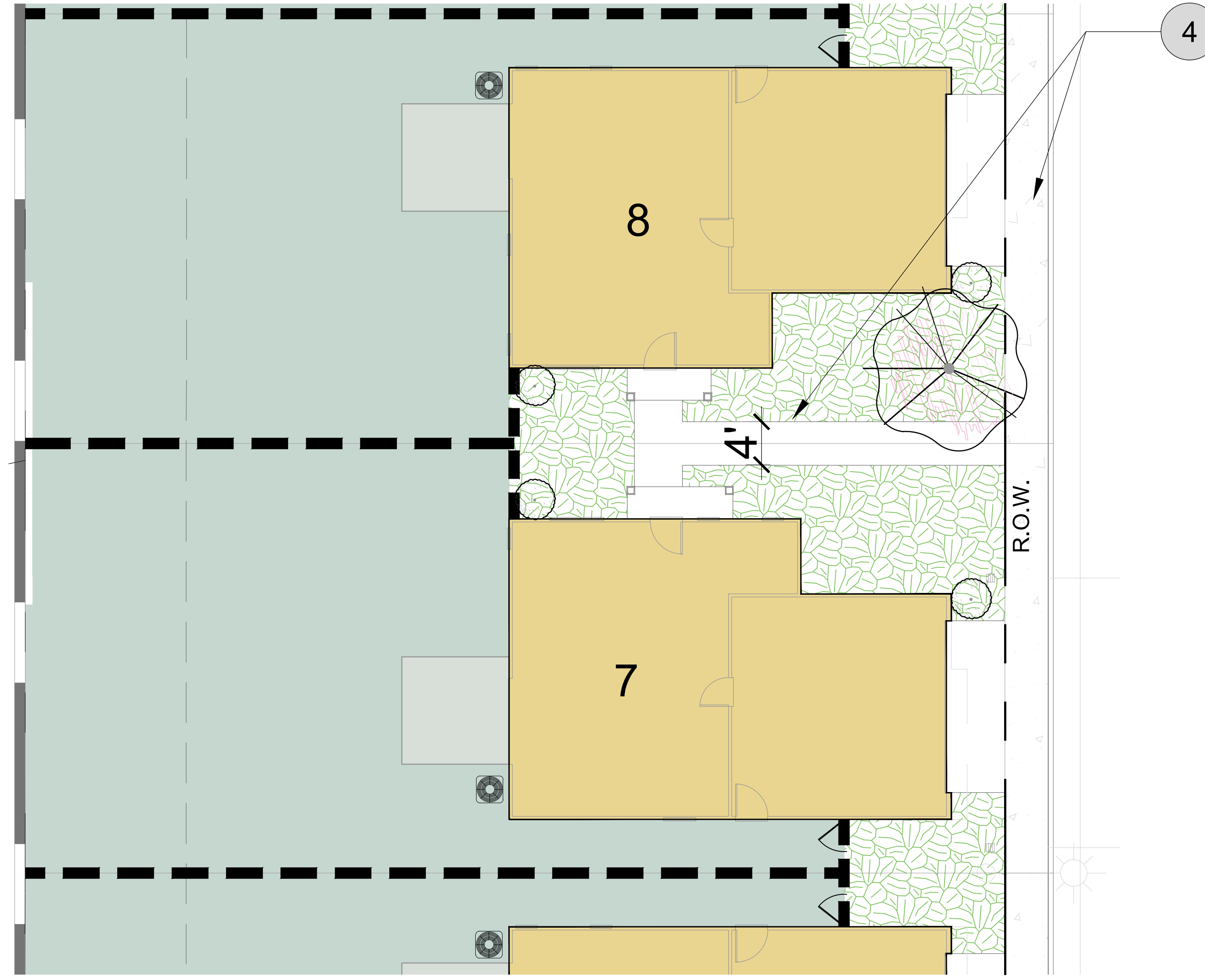
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40' LOT TYPICAL ENLARGED PLAN

LANDSCAPE LEGEND		WUCOLS
	Front Yard Landscape	LOW
	Rec Area Landscape	LOW
	SFD Rear Yard Landscape	LOW
	Project Entry Landscape	LOW
	Public Parkway Landscape	LOW
	Rec Area Artificial Turf	-
	Enhanced Parkway to match adjacent	
	Decorative Cobble Rock	
	Unused Common Area (Pea Gravel) Fenced & Gated for Maintenance	
	6' High Block Wall (see detail A, sheet L-1)	
	Combo Block Vinyl Fence atop Retaining Wall per civil	
	6' Side Yard Vinyl Fence & Gate	
	6' High Tubular Steel Fence & Gate	
	Existing Block Wall to remain	

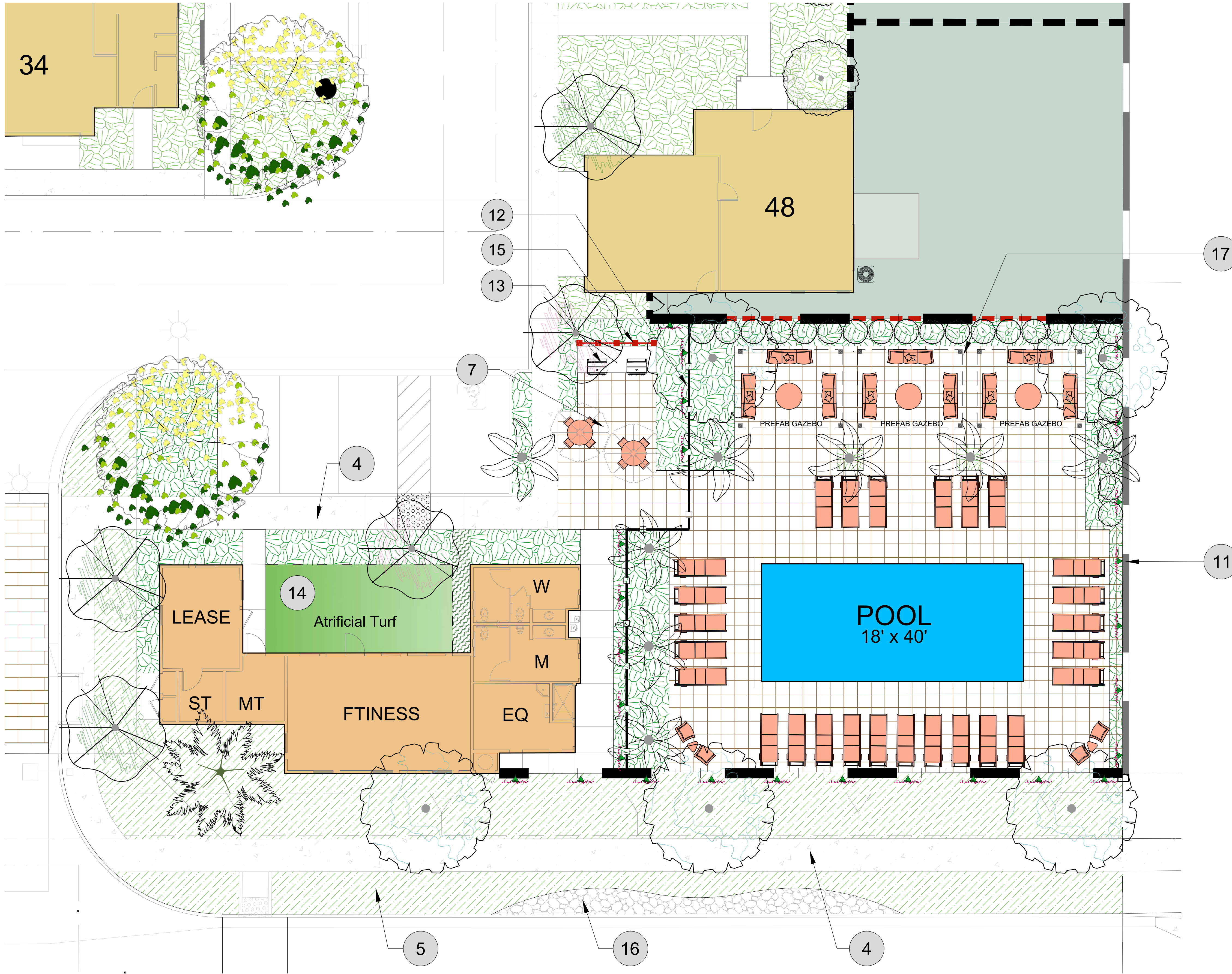


45' LOT TYPICAL ENLARGED PLAN

Sec. 30-669. - Residential districts:
(a)(1)b.
No more than 50 percent of the required front yard setback area may be covered by non-decorative hardscape features (e.g., concrete, asphalt, gravel, driveways, sidewalks, porches, etc.) Of the remaining 50 percent, no more than 25 percent may be covered by decorative hardscape features (e.g., brick, stone, fountains, ponds, etc.) and no more than 35 percent shall be covered by turf. If the original driveway exceeds 50 percent of the required front yard setback, no additional hardscape shall be permitted.

(a)(1)(d)2
Required shrubs. Shrub sizes shall vary, with not less than 50 percent being a minimum of five-gallon in size and planted at a spacing equal to 80 percent of the maximum growth rate for each species as noted in the Sunset Western Garden Book.

FRONT YARD LANDSCAPE AREA PER SECTION 30-669 (a)(1)b	
LOT 7	
Front Yard Area	635 sf
Front Yard Landscape	448 sf = 71%
LOT 8	
Front Yard Area	655 sf
Front Yard Landscape	472 sf = 72%
LOT 18	
Front Yard Area	1,319 sf
Front Yard Landscape	857 sf = 64.9%
LOT 19	
Front Yard Area	1,319 sf
Front Yard Landscape	862 sf = 65.3%



LANDSCAPE LEGEND

	Front Yard Landscape	LOW
	Rec Area Landscape	LOW
	SFD Rear Yard Landscape	LOW
	Project Entry Landscape	LOW
	Public Parkway Landscape	LOW
	Rec Area Artificial Turf	-
	Enhanced Parkway to match adjacent	
	Decorative Cobble Rock	
	Unused Common Area (Pea Gravel) Fenced & Gated for Maintenance	
	6' High Block Wall (see detail A, sheet L-1)	
	Combo Block Vinyl Fence atop Retaining Wall per civil	
	6' Side Yard Vinyl Fence & Gate	
	6' High Tubular Steel Fence & Gate	
	Existing Block Wall to remain	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	PROJECT ENTRY SIGN BY OTHERS
2	ENHANCED ROADWAY PAVING
3	LANDSCAPE SCREEN AROUND ABOVE GROUND UTILITIES
4	CONCRETE SIDEWALK
5	LANDSCAPED PARKWAY
6	ARTIFICIAL TURF PARK
7	PICNIC AREA WITH TABLES
8	ENHANCED PAVING
9	UNUSED COMMON AREA, FENCED & GATED
11	VINES ALONG MASONRY WALL
12	5' TALL TUBE STEEL POOL SAFETY FENCE
13	BBQ COUNTER
14	TURF OVERFLOW ACITVITY AREA
15	DECORATIVE 5' H. PERFORATED METAL SCREEN
16	ENHANCED PARKWAY TO MATCH ADJACENT NEIGHBORHOOD
17	PREFAB GAZEBO, SIZE: 12' x 16'

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	REMARKS
	Arbutus u. 'Marina' Marina Strawberry Tree	24"box	25	Low Standard
	Arecastrum romanzoffianum Queen Palm	12' BTH	8	Mod. Matched
	Brachycthon populneum Bottle Tree	24"box	13	Low Standard
	Cercis occidentalis Western Redbud	24"box	23	Low Standard
	Phoenix dactylifera 'Medjool' Medjool Date Palm	15' BTH	2	Low Matched
	Podocarpus mac. 'Maki' Strubby Yew Pine	15 gal	61	Mod Columnar
	Pyrus calleryana 'Chanticleer' Chanticleer Callery Pear	24"box	16	Mod. Std. Matched
	Rhus lancea African Sumac	24"box	5	Low Standard
	Ulmus parvifolia 'True Green' True Green Elm	36"box	24	Low Matched

PLANT SCHEDULE REC AREA

SHRUBS	CONT	REMARKS	
Achillea millefolium Common Yarrow (evergreen white)	1 gal	Low	
Anigozanthos flavidus Kangaroo Paw	15 gal	Low	
Carex divulsa European Grey Sedge	5 gal	Low	
Correa x 'Ray's Tangerine' Ray's Tangerine Australian Fuchsia	5 gal	Low	
Dianella revoluta Spreading Flax Lily	5 gal	Low	
Juncus patens California Gray Rush	5 gal	Low	
Kniphofia uvaria 'Echo Yellow' Echo Yellow Red Hot Poker	1 gal	Low	
Lavandula stoechas Spanish Lavender	5 gal	Low	
Leonotis leonurus Lion's Tail	15 gal	Low	
Lomandra longifolia 'Breeze' Breeze Mat Rush	5 gal	Mod.	
Nassella tenuissima Mexican Feather Grass	1 gal	Low	
Nerium oleander 'Little Salmon' Dwarf Salmon Oleander	5 gal	Low	
Olea europaea 'Little Ollie' TM Little Ollie Olive	15 gal	Low	
Pedicularis macrocarpus Lady Slipper	15 gal	Low	
Salvia greggii 'Pink' Furman's Pink Salvia	5 gal	Low	
GROUND COVERS	CONT	SPACING	REMARKS
Festuca x 'Siskiyou Blue' Siskiyou Blue Fescue	1 gal	12" o.c.	Low
Geranium incanum 'Sugar Plum' Trailing Geranium	flats	12" o.c.	Low
Lantana montevidensis 'Alba' White Trailing Lantana	flats	12" o.c.	Low
MULCH	CONT	SPACING	REMARKS
Decorative Cobble Rock	3" thick		1"-3" dia.
TURF	CONT	SPACING	REMARKS
Artificial Turf	One layer		

