

## TRACT 20070 SITE PLAN IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

**APPLICABLE CODES**  
2019 CBC/2018 IBC, 2019 CRC/2018 IRC,  
2019 CPC/2018 UPC & 2019 CALGREEN

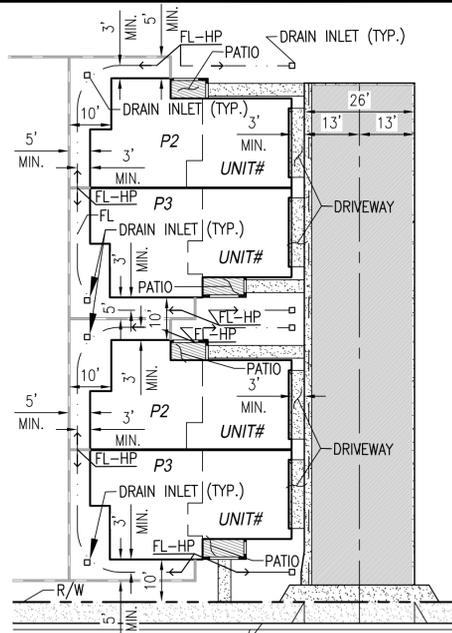
**DEVELOPMENT STANDARDS**  
"MONARCH HILLS" PLANNED UNIT DEVELOPMENT

**LEGAL DESCRIPTION**  
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST, NORTHEAST AND SOUTHEAST QUARTER OF THE SECTION 13, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF.

PROJECT NAME: "NARRA HILLS"  
DUPLIX AND DETACHED UNITS

**GENERAL NOTES**

- SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS
- COMPACTION TO BE NO GREATER THAN 85% AT LANDSCAPE AREAS. ALL FINISHED GRADES AT 1 1/2" BELOW FINISHED SURFACES. SLOPES TO BE MAXIMUM 3:1.
- LANDSCAPE PLANS AND WALL PLANS PER SEPARATE PLANS
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL BE A MIN. 5% WITHIN THE FIRST 10'



**TYPICAL LOT DRAINAGE**

PRECISE DRAINAGE AND GRADING PER SEPARATE PRECISE GRADING PLAN

**SITE PLAN SUMMARY**

GENERAL LOCATION: NORTH EAST OF DUNCAN CANYON ROAD AND SOUTH OF COYOTE CANYON ROAD.

ASSESSOR PARCEL NUMBERS: ALL OR A PORTION OF 0226-075-15, 0226-075-16, 0226-075-17, 0226-075-27, 0226-075-28, 0226-075-29, 0226-075-30 AND 0226-075-39

ACREAGE: 8.08 AGA 8.08 NET  
EXISTING ZONING: R-PC - RESIDENTIAL PLANNED COMMUNITY  
PROPOSED ZONING: R-3 - MULTIPLE FAMILY  
EXISTING LAND USE: VACANT  
PROPOSED LAND USE: RESIDENTIAL DWELLINGS  
NUMBER OF LOTS: 8  
LETTERED LOTS: 0  
NO. OF PHASES: 13  
NO. OF DWELLING UNITS: 124  
DENSITY: 11.03 DU/AC

**LEGEND**

- CENTER LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CURB AND GUTTER
- LINE OF SIGHT
- TRACT BOUNDARY

**SHEET INDEX**

SHEET 1 - TITLE SHEET AND SITE PLAN  
SHEET 2 - COVERAGE TABLE AND GRADING PLAN

**OWNER/DEVELOPER**

LANDSEA HOMES  
7525 IRVINE CENTER DR., SUITE 200  
IRVINE, CA 92618  
(562) 201-7475  
ATTENTION: SHANNON WHITTAKER

**ENGINEER**

L.D. KING, INC.  
975 N. HAVEN AVENUE, SUITE 200  
ONTARIO, CA, 91764  
909-945-0526

**SET-BACKS**

MINIMUM BUILDING SEPARATIONS:  
A. FRONT TO FRONT (ENTRY FACE): 26'  
B. REAR TO REAR (GARAGE FACE): 32'  
C. FRONT TO REAR: 36'  
D. SIDE TO FRONT: 30'  
E. SIDE TO SIDE: 10'

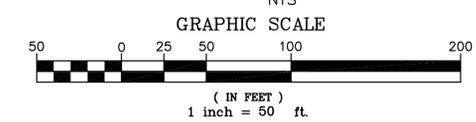
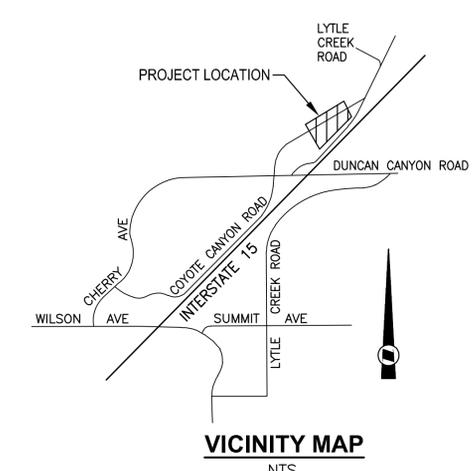
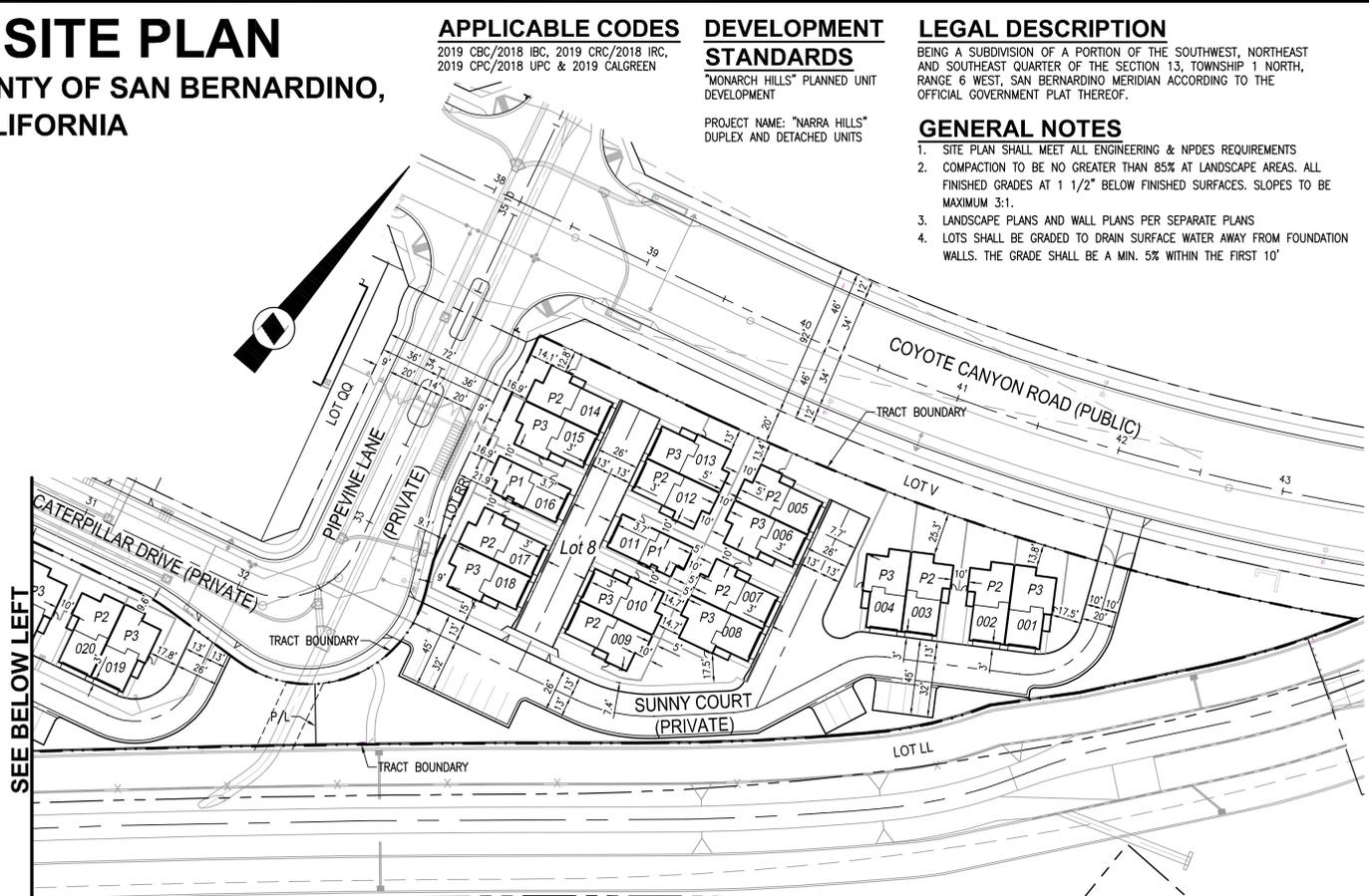
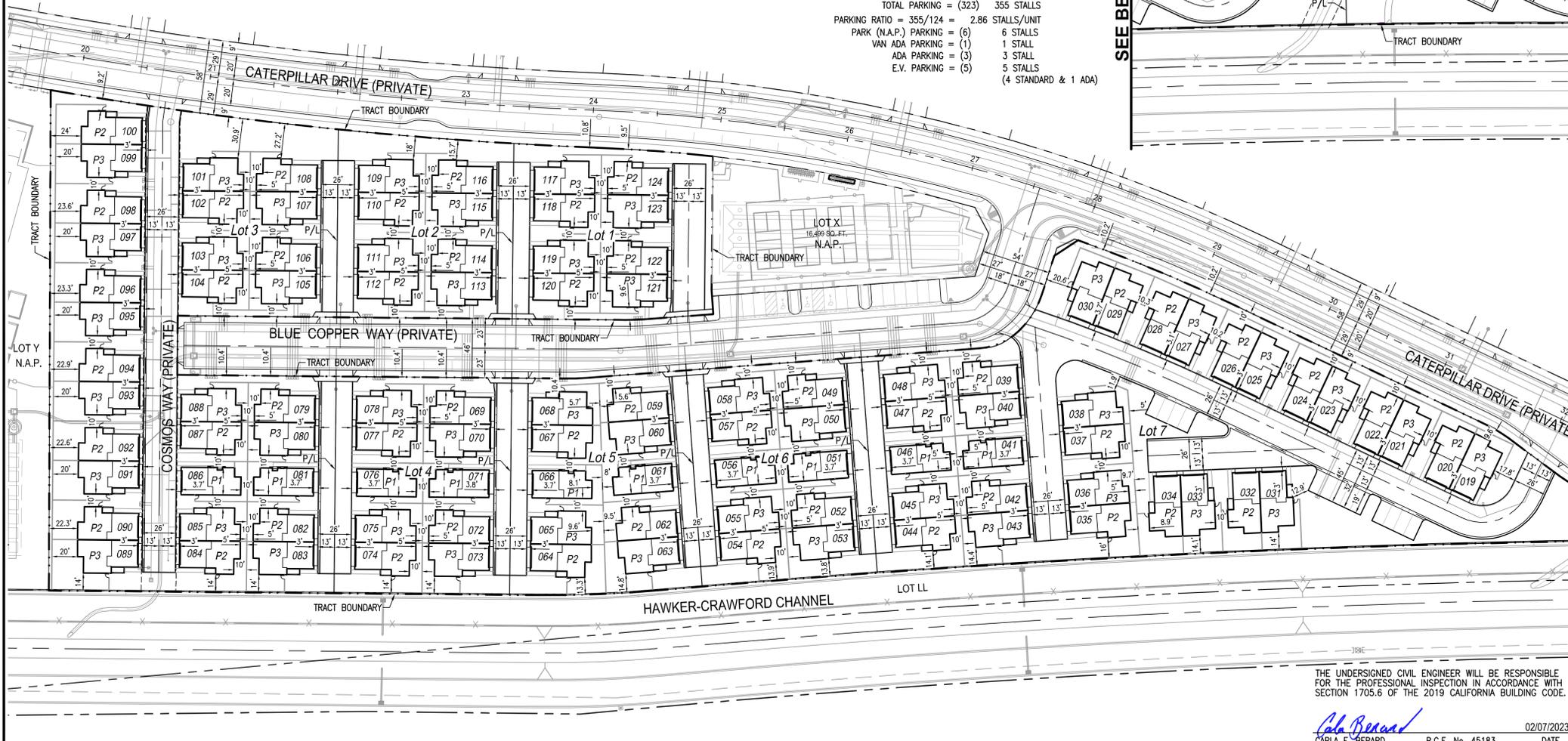
MINIMUM BUILDING SETBACKS:  
F. FROM PRIVATE STREET ROW: 9'  
G. FROM HAWKER CRAWFORD CHANNEL ROW: 10'  
H. FROM EDGE OF PARKING STALL: 10'  
I. FROM ROW TO PORCH: 5'  
J. FROM PRIVATE ALLEY EDGE: 3'

**PARKING SUMMARY:**

REQUIRED	PROVIDED
68 UNITS - 3 BEDROOM - GARAGE PARKING = (136)	136 STALLS
56 UNITS - 4 BEDROOM - GARAGE PARKING = (112)	122 STALLS
OPEN SPACE PARKING = (34)	54 STALLS
GUEST PARKING = (41)	43 STALLS
TOTAL PARKING = (323)	355 STALLS
PARKING RATIO = 355/124 = 2.86	STALLS/UNIT
PARK (N.A.P.) PARKING = (6)	6 STALLS
VAN ADA PARKING = (1)	1 STALL
ADA PARKING = (3)	3 STALLS
E.V. PARKING = (5)	5 STALLS
	(4 STANDARD & 1 ADA)

SEE BELOW LEFT

SEE ABOVE RIGHT



THE UNDERSIGNED CIVIL ENGINEER WILL BE RESPONSIBLE FOR THE PROFESSIONAL INSPECTION IN ACCORDANCE WITH SECTION 1705.6 OF THE 2019 CALIFORNIA BUILDING CODE.

*Carla E. Berard*  
CARLA E. BERARD R.C.E. No. 45183 DATE 02/07/2023



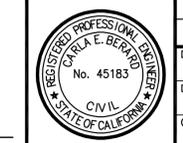
REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

**BASIS OF BEARINGS**  
NORTH AMERICAN DATUM OF 1983 (NAD-83), SHOWN IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83), ZONE V (2011.00 EPOCH DATE) AS DERIVED BY POSITIONS PUBLISHED BY CSRC. INVERSES BETWEEN PROJECT COORDINATES WILL PRODUCE GROUND DISTANCES. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 0.999888867

BENCH MARK NO. 21236 ELEV. 1779.53  
DATUM: NAVD 88  
LOCATION: ELEVATIONS HEREON ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1020 BASED LOCALLY UPON THE FOLLOWING COUNTY OF SAN BERNARDINO BENCHMARKS

**L.D. KING** L.D. KING, INC.  
975 N. HAVEN AVENUE, SUITE 200  
ONTARIO, CA 91764 (909) 945-0526

*Carla E. Berard*  
CARLA E. BERARD R.C.E. No. 45183 DATE 02/07/2023



CITY OF FONTANA, CALIFORNIA		SITE PLAN	
DRAWN BY: AM	DESIGNED BY: CB	TRACT 20070 TITLE SHEET AND SITE PLAN LOTS 1-8	SCALE: PER PLAN
CHECKED BY:	APPROVED BY:	DATE: R.C.E. 51152	DRAWING NO.: 1/2



**OWNER/DEVELOPER**

LANDSEA HOMES  
7525 IRVINE CENTER DR., SUITE 200  
IRVINE, CA 92618  
(562) 201-7475  
ATTENTION: SHANNON WHITTAKER

**ENGINEER**

L.D. KING, INC.  
975 N. HAVEN AVENUE, SUITE 200  
ONTARIO, CA, 91764  
909-945-0526

**APPLICABLE CODES**

2019 CBC/2018 IBC, 2019 CRC/2018 IRC,  
2019 CPC/2018 UPC & 2019 CALGREEN

**NOTE**

SITE FULLY COMPLIES WITH T-24 ACCESSIBILITY STANDARDS AND SUBJECT TO FIELD VERIFICATION.

**PARKING SUMMARY:**

REQUIRED	PROVIDED
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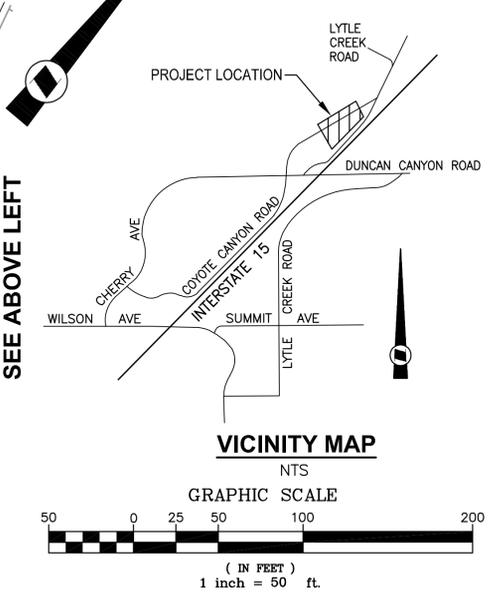
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**LEGEND**

- PL
- CENTER LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CURB AND GUTTER
- TRACT BOUNDARY
- ▶ STREET PARKING SPACE (8'X22')
- ▶ GARAGE PARKING SPACE
- ▶ ON-SITE PARKING SPACE (9'X19')
- ▶ ACCESSIBLE PARKING (DIMENSIONS, STRIPING, AND SIGNAGE PER CBC 2019 CHAPTER 11 SECTION 1109A PARKING FACILITIES)
- ▶ PARK PARKING (9'X19')
- ▶ FUTURE ELECTRIC VEHICLE PARKING PER C.G.B.S.C. SECTION 4.106.4
- ▶ FIRE HYDRANT
- ▶ NO PARKING SIGN
- ▶ ACCESSIBLE PATH (5% MAX SLOPE WITH 2% MAX CROSS-SLOPE)
- ▶ PROPOSED CURB RAMP TO BE CONSTRUCTED WITH DETECTABLE WARNING SURFACE
- ▶ PROPOSED FUTURE E.V. CHARGING RACEWAY

# TRACT 20070 PARKING AND ACCESSIBLE PATH EXHIBIT



**BASIS OF BEARINGS**

NORTH AMERICAN DATUM OF 1983 (NAD-83), SHOWN IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83), ZONE V (2011.00 EPOCH DATE) AS DERIVED BY POSITIONS PUBLISHED BY CSRC. INVERSES BETWEEN PROJECT COORDINATES WILL PRODUCE GROUND DISTANCES. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 0.999888867

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

BENCH MARK NO. 21236 ELEV. 1779.53  
DATUM: NAVD 88  
LOCATION: ELEVATIONS HEREON ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1020 BASED LOCALLY UPON THE FOLLOWING COUNTY OF SAN BERNARDINO BENCHMARKS

**LKING**  
L.D. KING, INC.  
975 N. HAVEN AVENUE, SUITE 200  
ONTARIO, CA 91764 (909) 945-0526

CITY OF FONTANA, CALIFORNIA  
PARKING AND ACCESSIBLE PATH EXHIBIT

DRAWN BY:	TRACT 20070 PARKING EXHIBIT LOTS 1-8	SCALE: PER PLAN
DESIGNED BY:		DATE:
CHECKED BY:		DRAWING NO.: 1

E:\600-699-689-Landsea\0689-009-Monarch\_Hills\PLANS\Plan\PM-ALT\Parking Plan\20070sp\_Parking.dwg, Plotted: Feb 07, 2023 - 2:26pm LANDSEA JUN 689009

# TRACT 20070 - PA4 WASTE COLLECTION PLAN

## SERVICE REQUIREMENTS

124 RD: AUTOMATED CANS (3 EA)  
 REFUSE: AVG 95 GAL CANS = 11,780 GAL X 1 WEEKLY PICKUP  
 RECYCLE: AVG 65 GAL CANS = 8,060 GAL X 1 WEEKLY PICKUP  
 ORGANIC: AVG 35 GAL CANS = 4,340 GAL X 1 WEEKLY PICKUP

## NOTES:

-LOCATIONS OF CAN STORAGE AT THE UNITS WHEN CANS ARE NOT OUT FOR COLLECTION WILL BE DETAILED ON THE DEVELOPMENT PLAN WHEN HOUSING UNITS ARE SUBMITTED FOR REVIEW TO THE CITY.

-GREEN WASTE FROM COMMON AREAS AND PARKS IS HANDLED BY CONTRACTED PROFESSIONAL LANDSCAPE MAINTENANCE CONTRACTOR WHO FOLLOWS ALL APPLICABLE BUSINESS LICENSES AND CITY ORDINANCES.

-NO CANS ARE TO BE LOCATED AT ANY DESIGNATED PARKING AREAS ON WASTE COLLECTION DAY.

SOLID WASTE DEMAND TABLE							
LANDUSE	PRODUCT TYPES	LOTS	UNITS (DU)	# OF REFUSE (BLACK) CANS (95 gal)	# OF RECYCLING (BLUE) CANS (65 gal)	# OF ORGANIC (GREEN) CANS (35 gal)	TOTAL CANS
PA4-MEDIUM DENSITY RESIDENTIAL (MDR, R-3)	DUPLEX AND DETACHED	1	124	124	124	124	372

## LEGEND

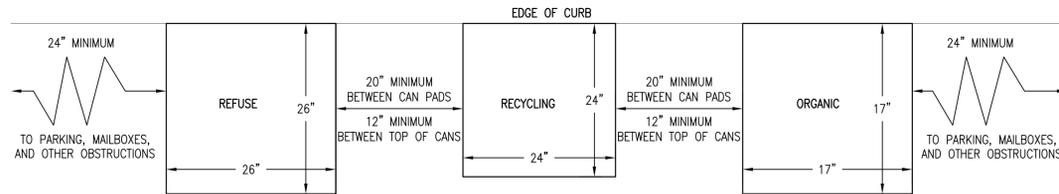
- PL CENTER LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CURB AND GUTTER
- TRACT BOUNDARY
- STREET PARKING SPACE (8'X22')
- ON-SITE PARKING SPACE
- FIRE HYDRANT
- NO PARKING SIGNS (SEE SIGN DETAIL HEREON)
- TRASH CANS (REFUSE, RECYCLING & ORGANIC)



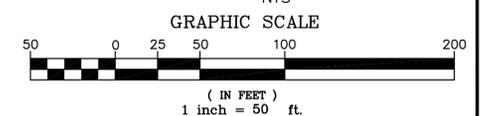
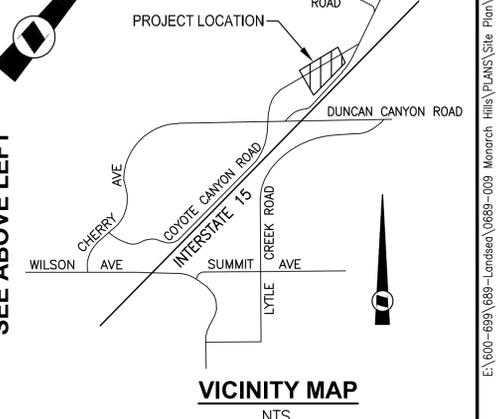
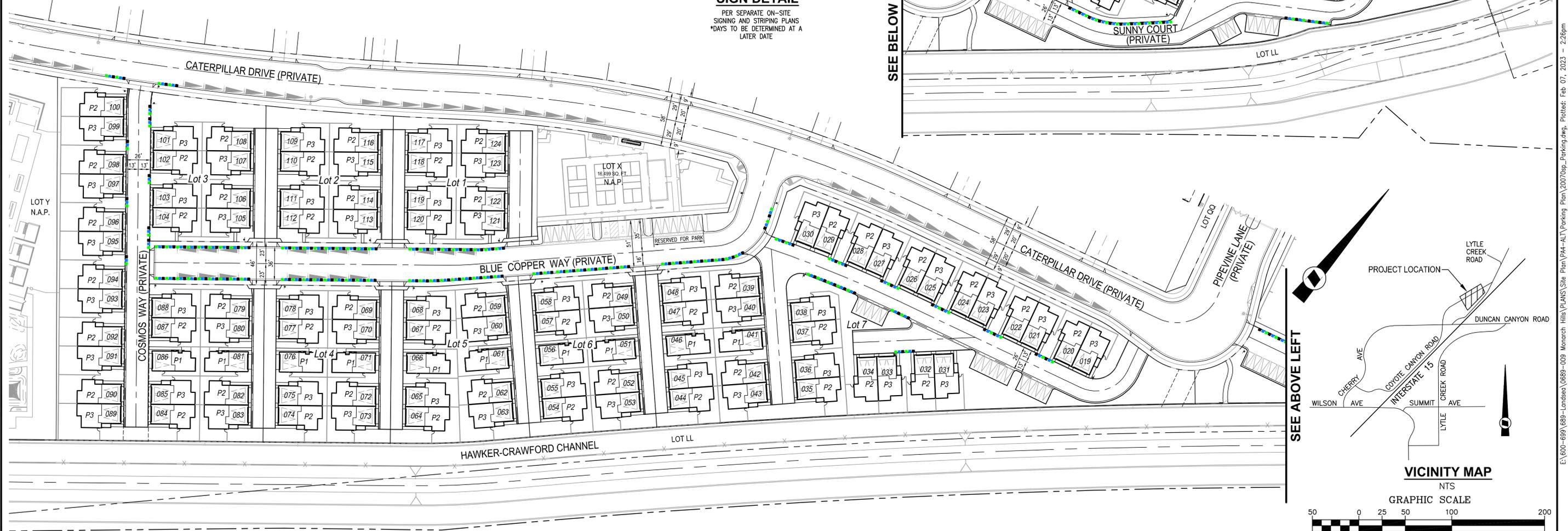
M.U.T.C.D. SIGN R30B (CA) (MODIFIED)

## SIGN DETAIL

PER SEPARATE ON-SITE SIGNING AND STRIPING PLANS  
 \*DAYS TO BE DETERMINED AT A LATER DATE



## CAN COLLECTION AREA LOCATIONS



## BASIS OF BEARINGS

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# LKING

L.D. KING, INC.  
 975 N. HAVEN AVENUE, SUITE 200  
 ONTARIO, CA 91764 (909) 945-0526

CITY OF FONTANA, CALIFORNIA  
 WASTE COLLECTION PLAN

DRAWN BY:	TRACT 20070 WASTE COLLECTION PLAN LOTS 1-8	SCALE: PER PLAN
DESIGNED BY:		DATE:
CHECKED BY:		DRAWING NO.: 1

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE



DUPLEX - PLAN 3 & 2  
SCHEME TH2

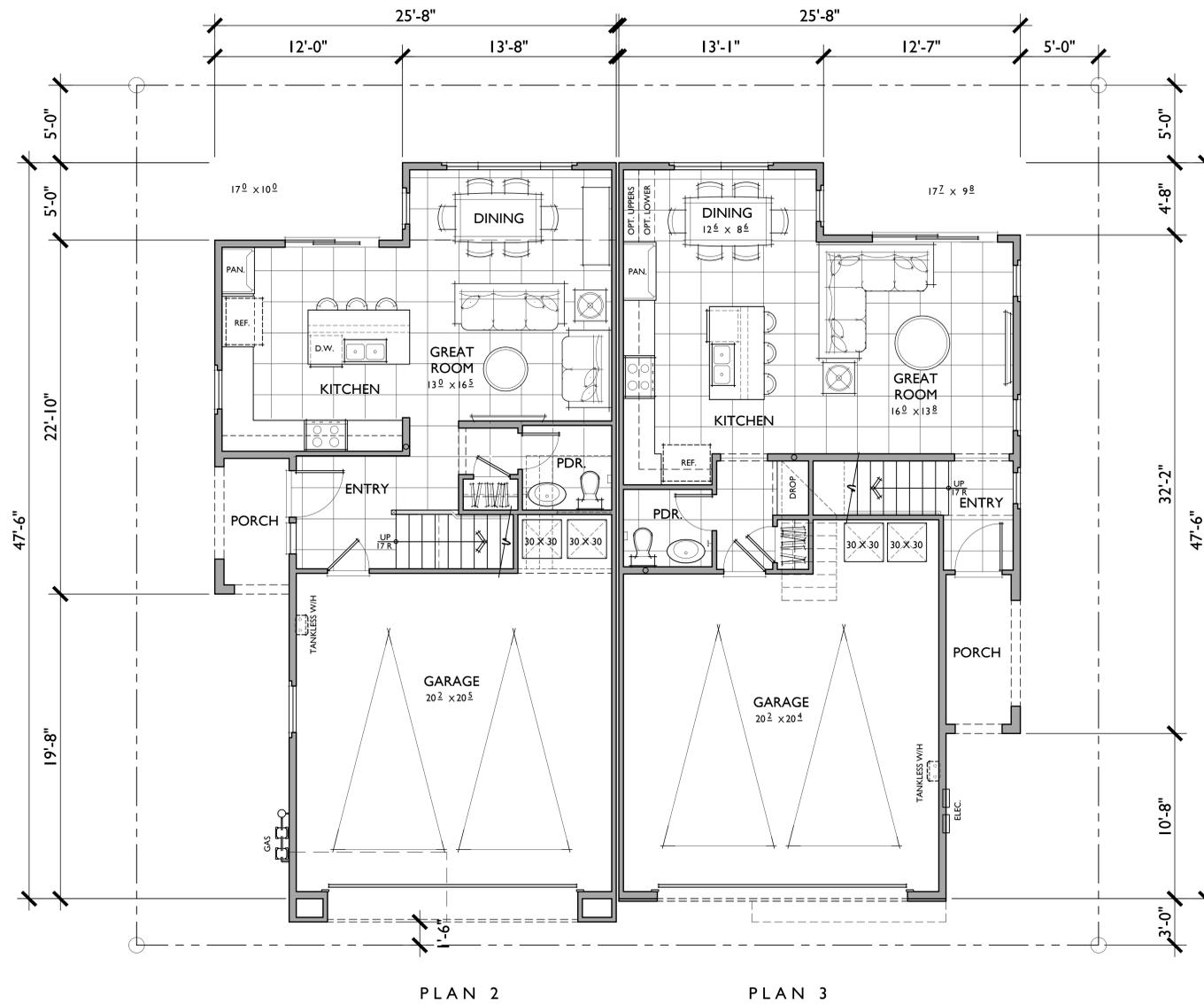
DETACHED PLAN 1  
SCHEME TH3

DUPLEX - PLAN 3 & 2  
SCHEME TH1

## STREET SCENE

CLEMENTINE AT NARRA HILLS (PA4)  
FONTANA, CA

0 2 4 8 825.22358



# FIRST FLOOR

**PLAN 2**  
 1,423 SQ. FT.  
 3 BEDROOMS / 2.5 BATHS  
 2 - CAR GARAGE

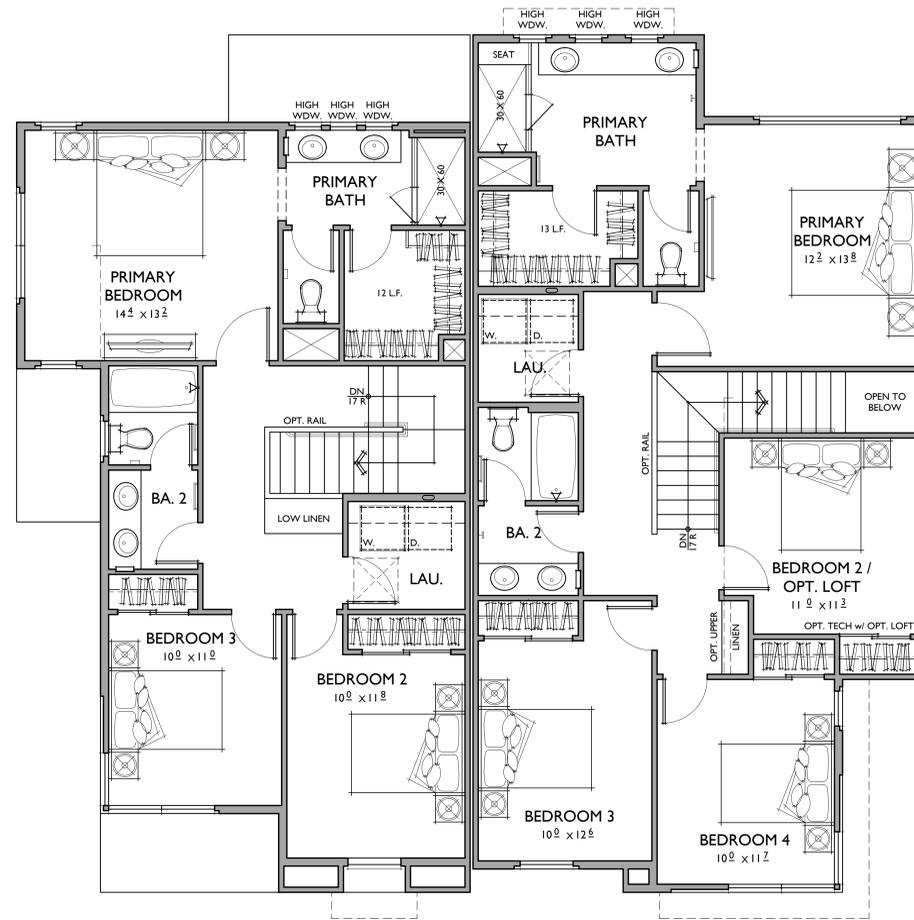
**PLAN 3**  
 1,647 SQ. FT.  
 4 BEDROOMS / 2.5 BATHS / OPT. LOFT  
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	561 SQ. FT.
2ND FLOOR	864 SQ. FT.
TOTAL	1,423 SQ. FT.
2 - CAR GARAGE	463 SQ. FT.
PATIO	60 SQ. FT.
PORCH	42 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR AREA TABLE	
1ST FLOOR	595 SQ. FT.
2ND FLOOR	1053 SQ. FT.
TOTAL	1,647 SQ. FT.
2 - CAR GARAGE	470 SQ. FT.
PATIO	59 SQ. FT.
PORCH	49 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



PLAN 2

PLAN 3

## SECOND FLOOR

**PLAN 2**  
 1,423 SQ. FT.  
 3 BEDROOMS / 2.5 BATHS  
 2 - CAR GARAGE

**PLAN 3**  
 1,647 SQ. FT.  
 4 BEDROOMS / 2.5 BATHS / OPT. LOFT  
 2 - CAR GARAGE

**FLOOR AREA TABLE**

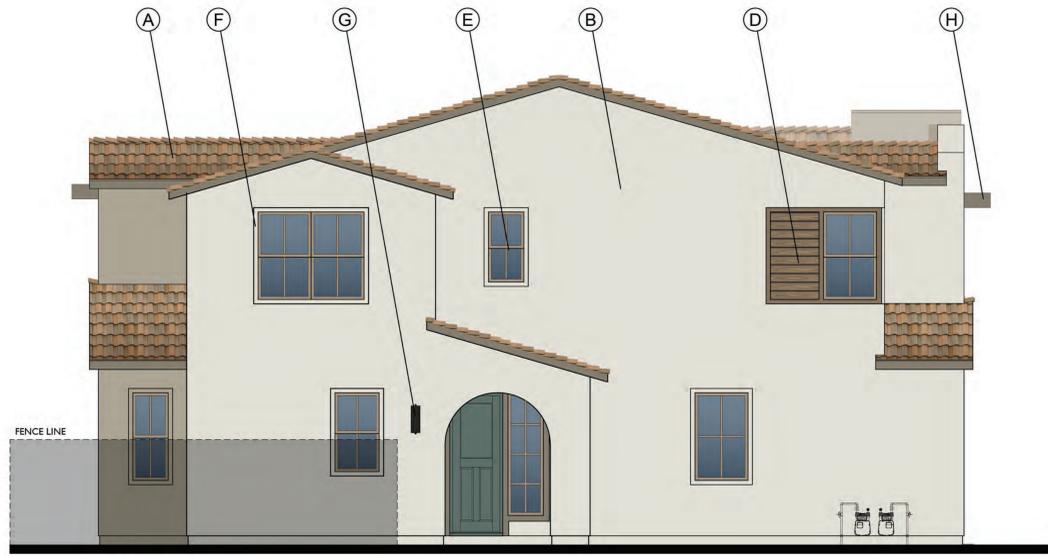
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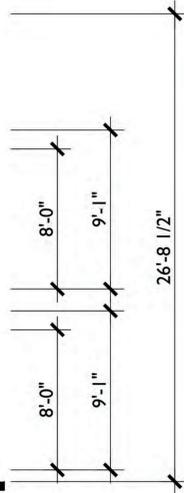
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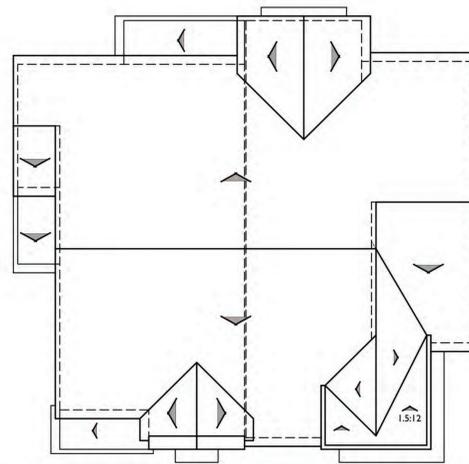
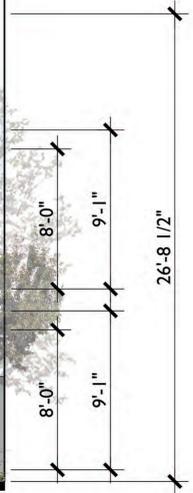


LEFT



FRONT  
SCHEME TH I

A  
1/4"=1'-0"



ROOF PLAN

A

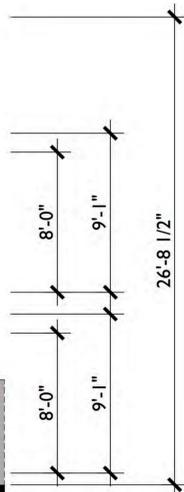
PITCH: 3.5:12 U.N.O.  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE "S" TILE

MATERIAL LEGEND

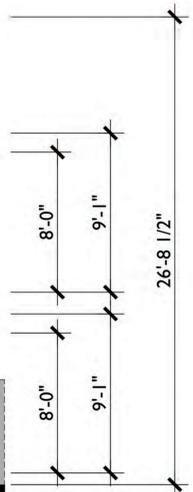
- A. CONCRETE "S" TILE
- B. STUCCO
- C. ROLL-UP GARAGE DOOR
- D. HORIZONTAL SIDING
- E. VINYL WINDOW
- F. WINDOW RECESS
- G. LIGHT FIXTURE
- H. STUCCO AWNING

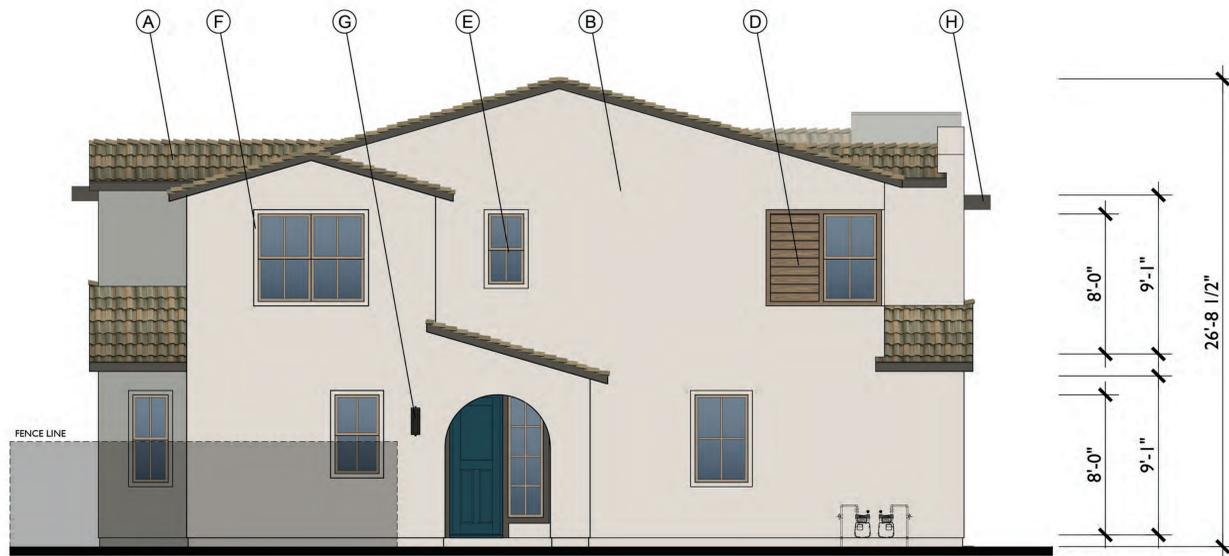


RIGHT



REAR



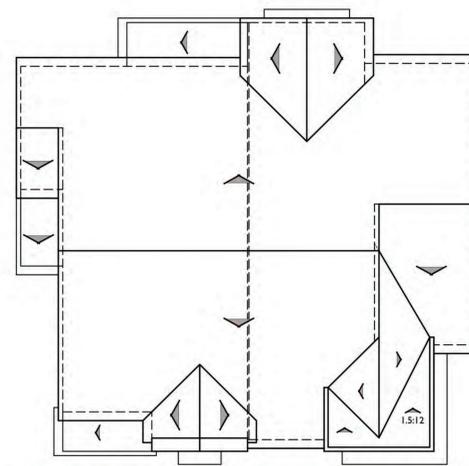


LEFT



FRONT  
SCHEME TH2

A  
1/4"=1'-0"



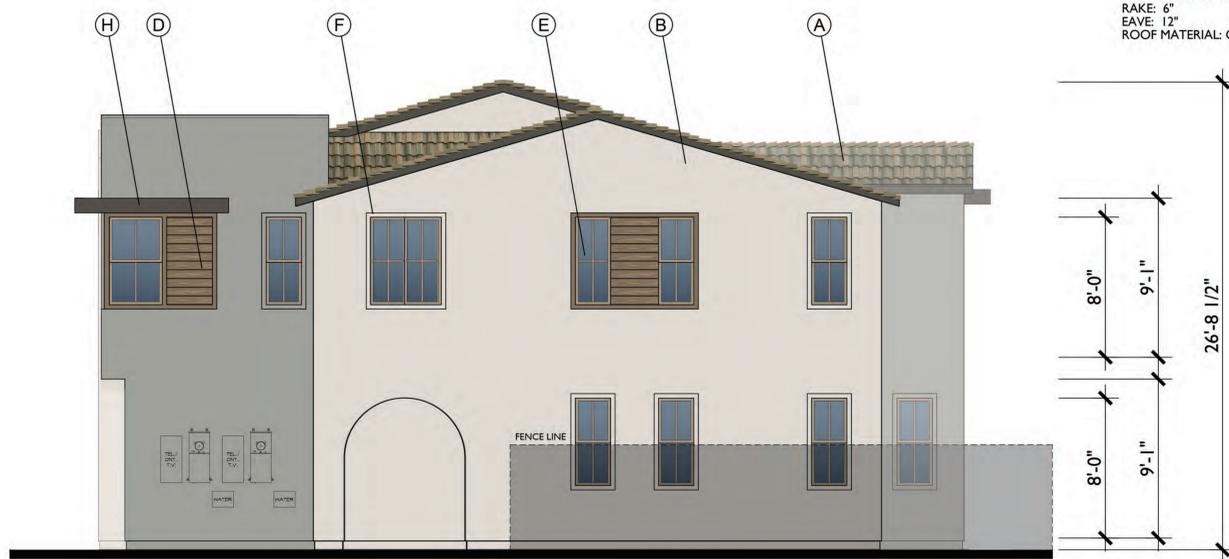
ROOF PLAN

A

PITCH: 3.5:12 U.N.O.  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE "S" TILE

MATERIAL LEGEND

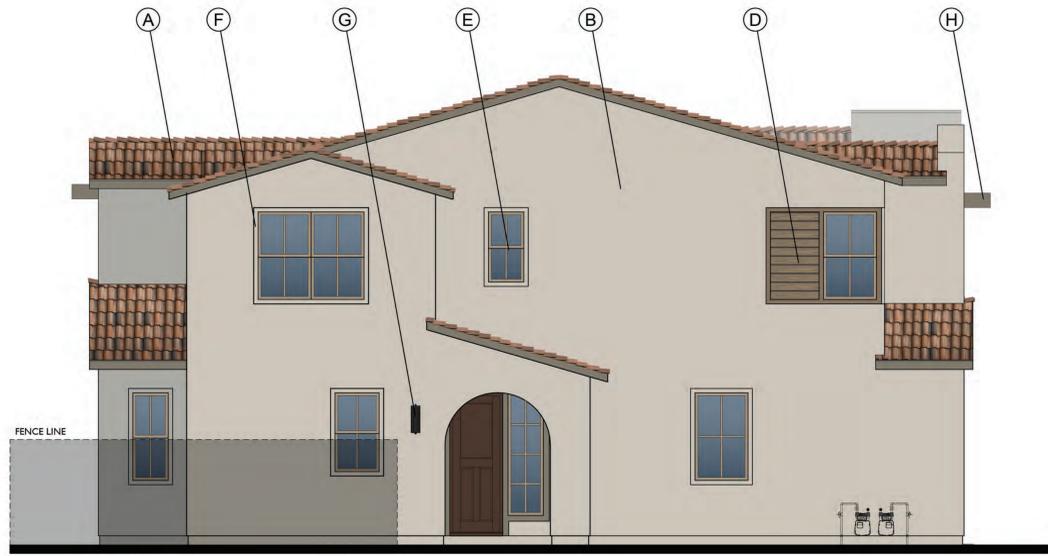
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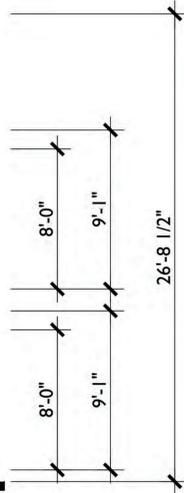
RIGHT



REAR

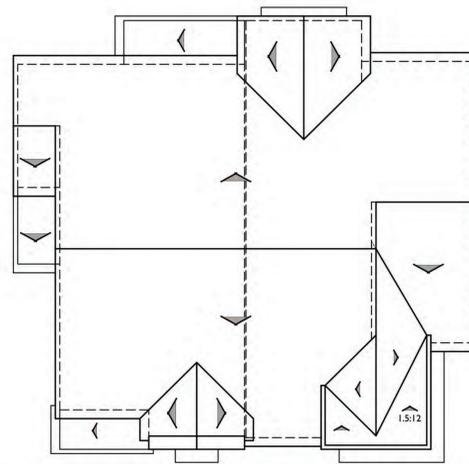
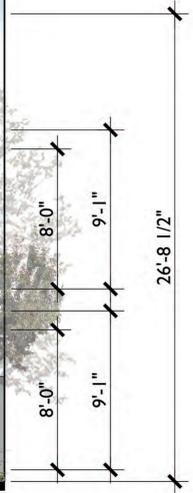


LEFT



FRONT  
SCHEME TH3

A  
1/4"=1'-0"



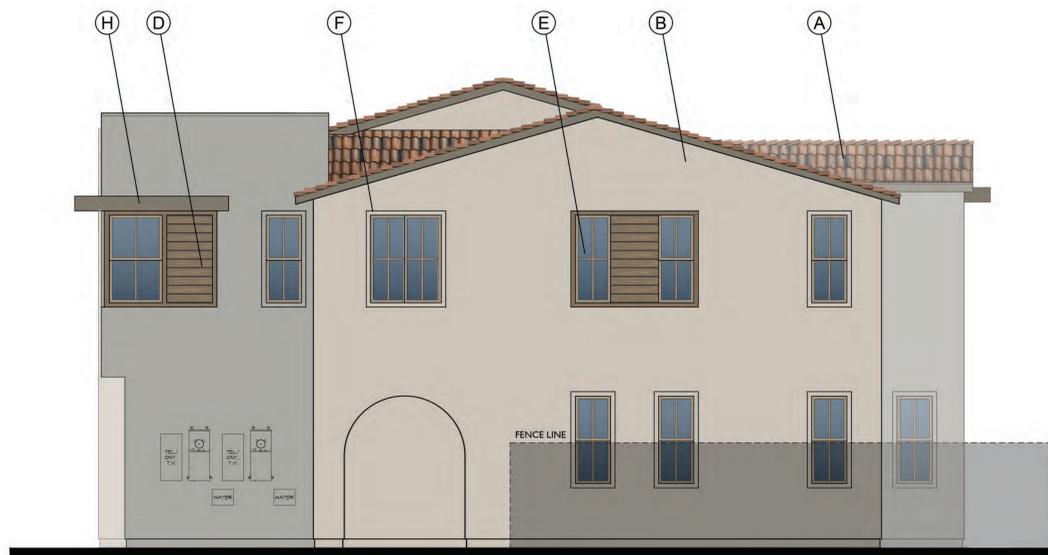
ROOF PLAN

A

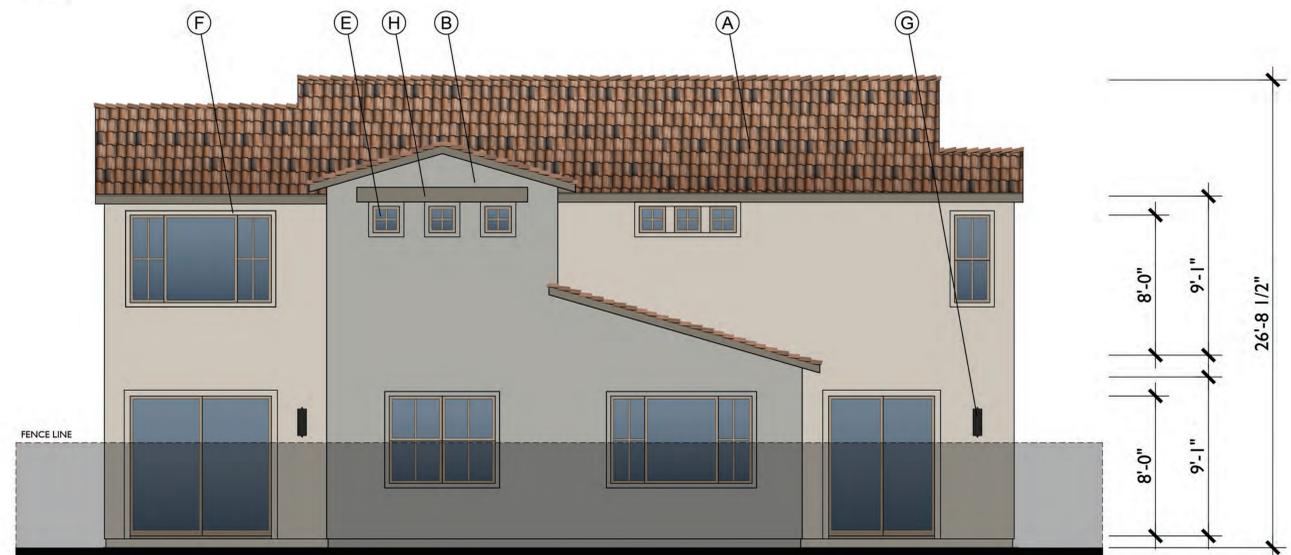
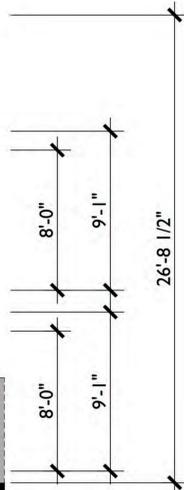
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MATERIAL LEGEND

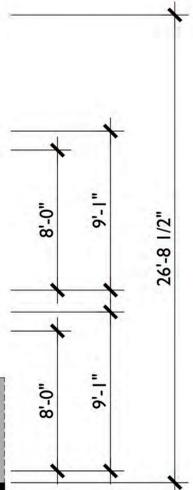
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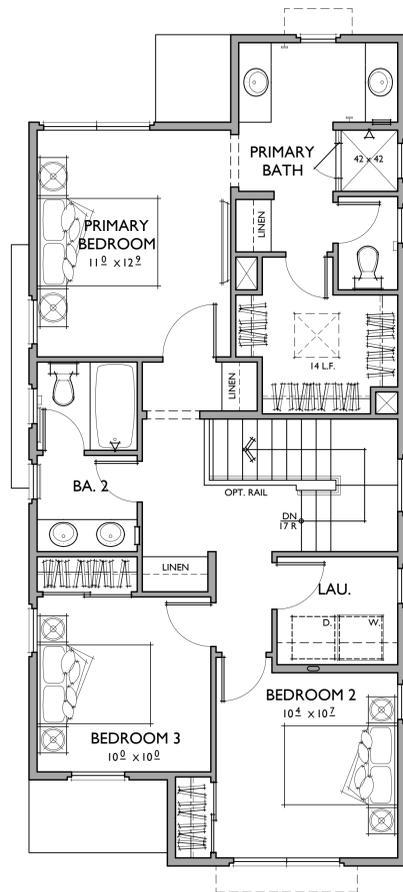


RIGHT

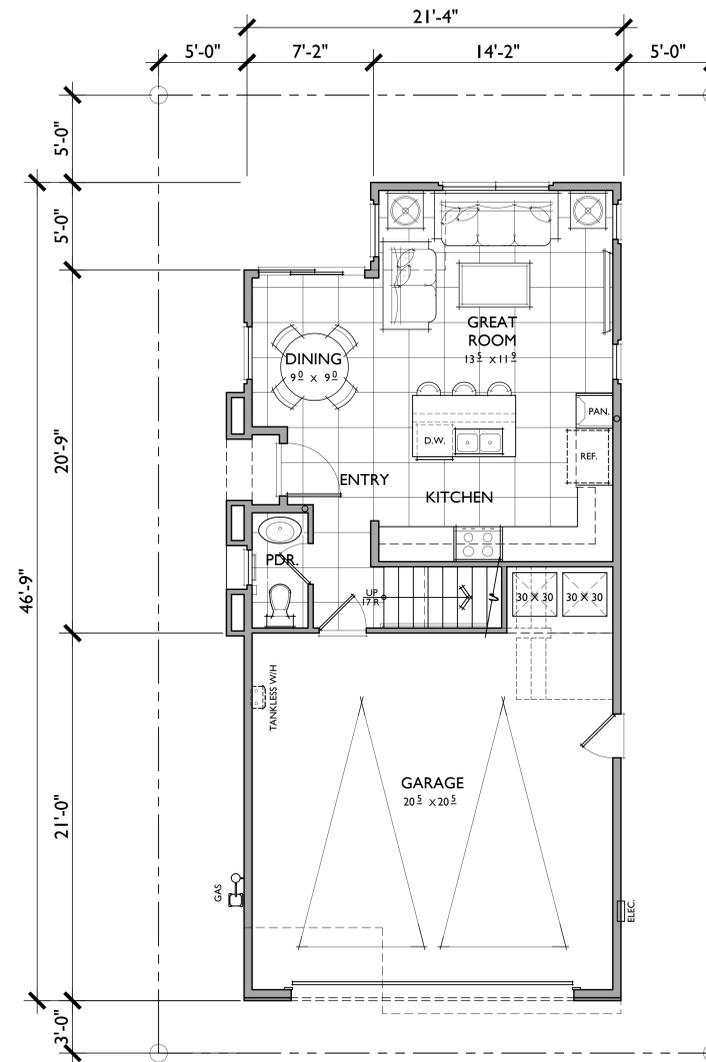


REAR





SECOND FLOOR



FIRST FLOOR

**PLAN I**

1,327 SQ. FT.  
 3 BEDROOMS / 2.5 BATHS  
 2 - CAR GARAGE

**FLOOR AREA TABLE**

1ST FLOOR	523 SQ. FT.
2ND FLOOR	848 SQ. FT.
TOTAL	1,327 SQ. FT.
2 - CAR GARAGE	468 SQ. FT.
PATIO	36 SQ. FT.
PORCH	12 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

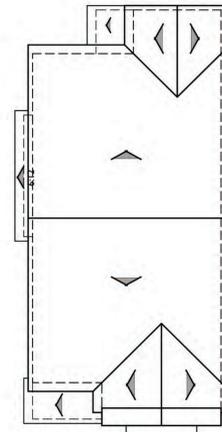


LEFT



FRONT  
SCHEME TH3

A  
1/4"=1'-0"

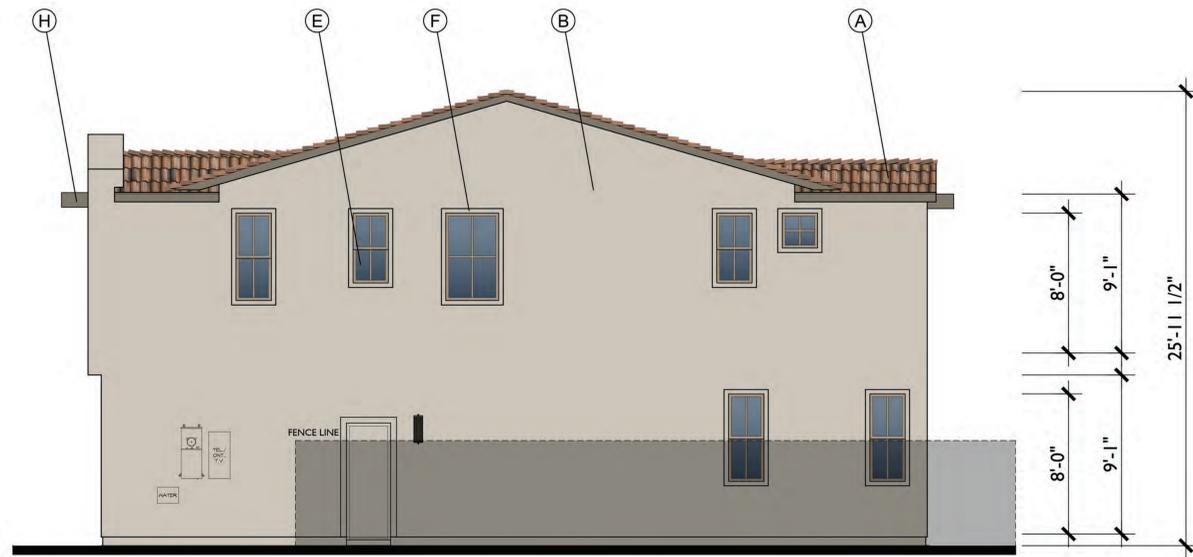


ROOF PLAN A

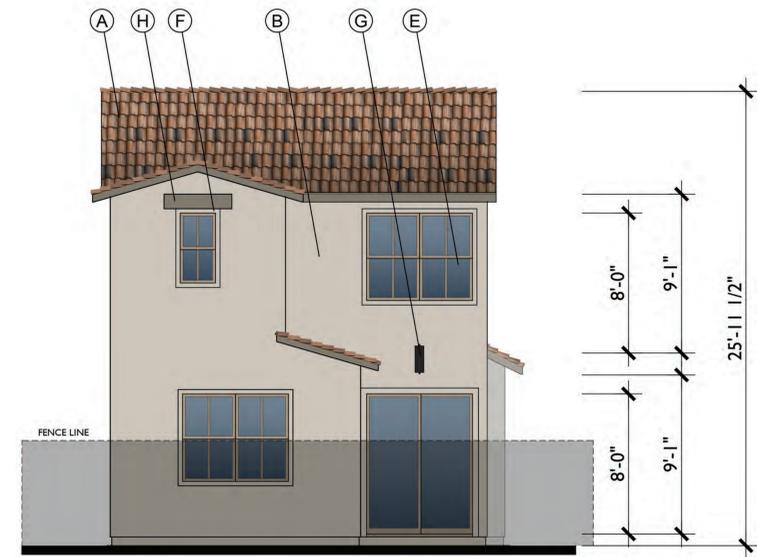
PITCH: 3.5:12 U.N.O.  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE "S" TILE

MATERIAL LEGEND

- A. CONCRETE "S" TILE
- B. STUCCO
- C. ROLL UP GARAGE DOOR
- D. HORIZONTAL SIDING
- E. VINYL WINDOW
- F. WINDOW RECESS
- G. LIGHT FIXTURE
- H. STUCCO AWNING



RIGHT



REAR

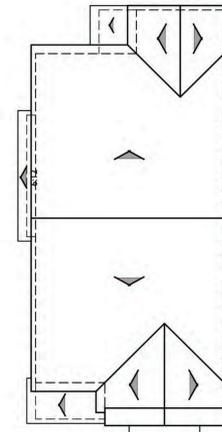


LEFT



FRONT  
SCHEME TH2

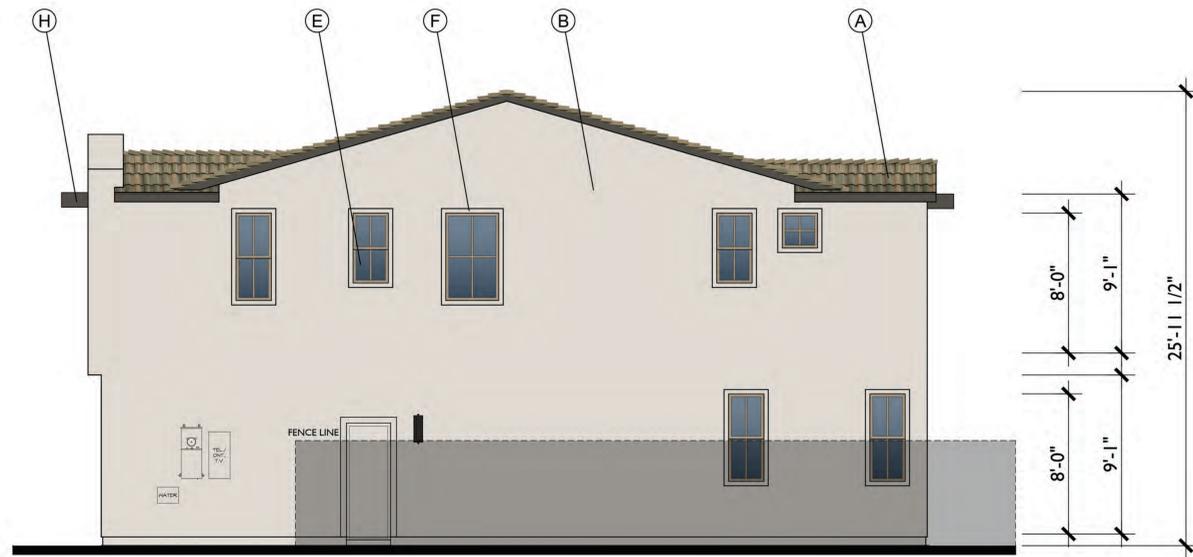
A  
1/4"=1'-0"



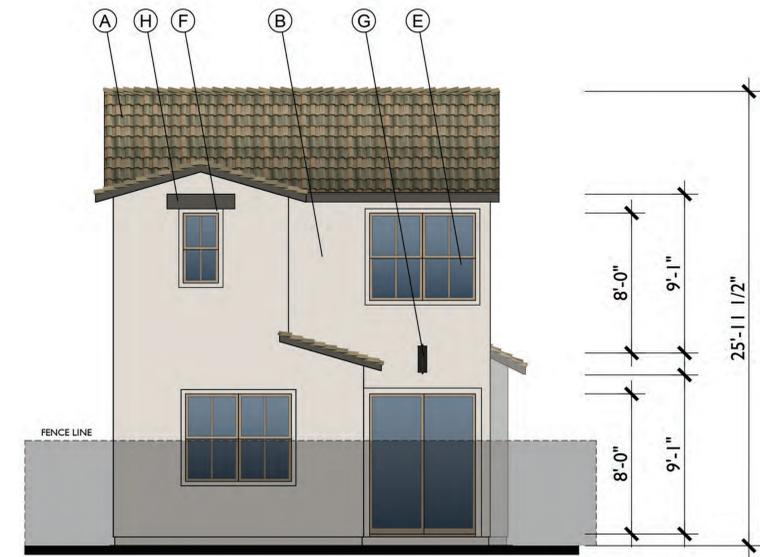
ROOF PLAN A

PITCH: 3.5:12 U.N.O.  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE "S" TILE

- MATERIAL LEGEND**
- A. CONCRETE "S" TILE
  - B. STUCCO
  - C. ROLL UP GARAGE DOOR
  - D. HORIZONTAL SIDING
  - E. VINYL WINDOW
  - F. WINDOW RECESS
  - G. LIGHT FIXTURE
  - H. STUCCO AWNING



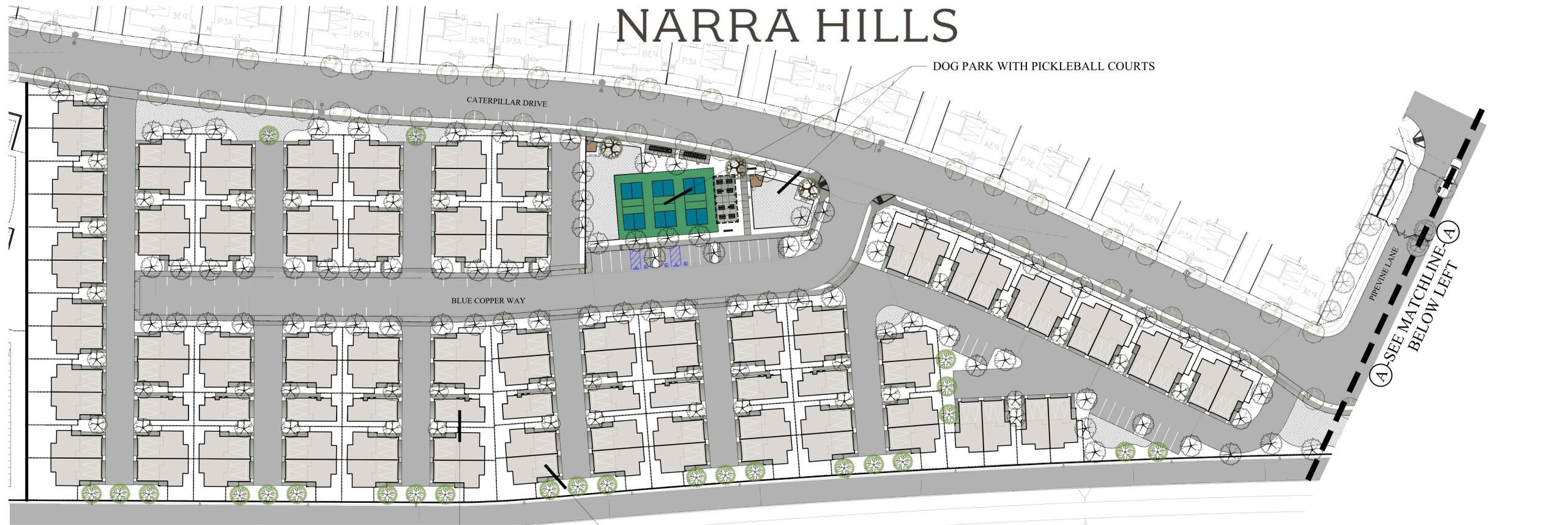
RIGHT



REAR



# NARRA HILLS



SINGLE DETACHED HOME PRODUCT, TYPICAL

DUPLEX HOME PRODUCT, TYPICAL

### TREE PALETTE

Botanical Name	Common Name	WUCOLS	SUN/SHADE
TREES (25% OF TREES INSTALLED REQUIRED TO BE CALIFORNIA NATIVE)			
Arbutus u. 'Marina'	Strawberry Tree	MED	SUN
Lagerstroemia Hybrid	Crape Myrtle	MED	SUN
Lophostemon confertus	Brisbane Box Tree	MED	SUN
Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane	LOW	SUN
Platanus racemosa	California Sycamore	MED	SUN
Prunus Caroliniana	Carolina Laurel Cherry	MED	SUN
Quercus agrifolia	Coast Live Oak	LOW	SUN
Quercus virginiana	Southern Live Oak	MED	SUN

### PLANT PALETTE: HOA & PARYWAY AREAS

Botanical Name	Common Name	WUCOLS	SUN/SHADE
SHRUBS			
Agapanthus Spp.	Lily of the Nile	MED	SUN
Acca sellowiana	Pineapple Guava	MED	SUN/PT.SHADE
Agave Spp.	Agave	VERY LOW	SUN
Aloe Spp.	Aloe	LOW	SUN
Arbutus Unedo 'Compacta'	NCN	LOW	SUN/PT. SHADE
Carex tumulicola	Foothill Sedge	LOW	SUN/PT.SHADE
Callistemon v. 'Little John'	Dwarf Bottlebrush	MED	SUN
Dietes Spp.	Fortnight Lily	MED	SUN/SHADE
Dianella Spp.	Silver Streak Flax Lily	MED	SUN
Euonymus 'Microphyllus'	Euonymus	MED	SUN
Festuca mairei	Atlas Fescue	MED	SUN/PT.SHADE
Leucophyllum f. 'Green Cloud'	Green Cloud Texas Ranger	LOW	SUN
Ligustrum j. 'Texanum'	Privet	MED	SUN/PT. SHADE
Pittosporum Spp.	Moek Orange	MED	SUN/SHADE
Prunus C. 'Bright N'Tight'	Carolina Laurel Cherry	MED	SUN
Rhaphiolepis Spp.	Yeddo Hawthorn	MED	SUN
Sedum Spp.	Stonecrop Species	LOW	SUN
Sesleria autumnalis	Autumn Moor Grass	MED	SUN
Westringia 'Wynyabbie Gem'	Coast Rosemary	LOW	SUN

GROUND COVER			
Myoporum p. 'Putah Creek'	Creeping Myoporum	MED	SUN
Trachelospermum Jasminoides	Jasmine	MED	SUN

VINES			
Distictis buccinatoria	Blood Red Trumpet Vine	MED	SUN
Hardenbergia Violacea	Lilac Vine	MED	SUN
Rosa 'Alba Plena'	Lady Banks Rose	MED	SUN

TURF			
MARATHON IIIc	Turf	HIGH	SUN

### PLANTING NOTES:

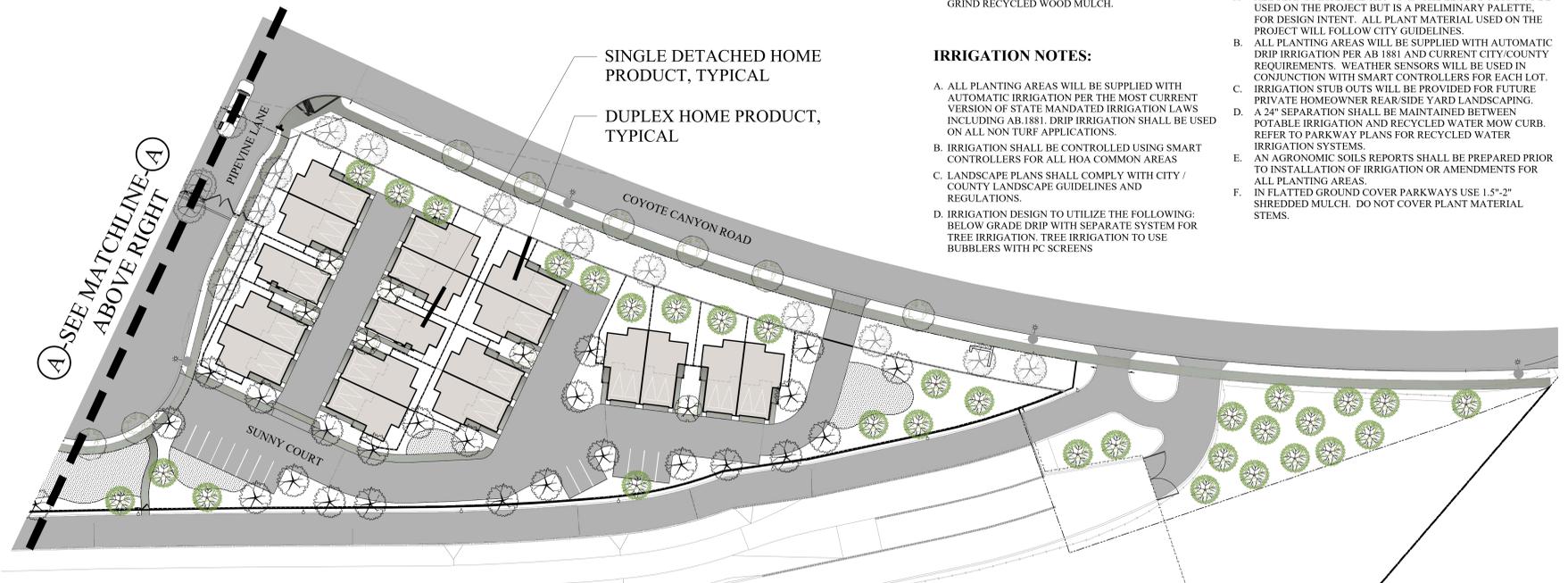
A. ALL PLANTING AREAS WILL RECEIVE 3" DEEP MED. GRIND RECYCLED WOOD MULCH.

### IRRIGATION NOTES:

- A. ALL PLANTING AREAS WILL BE SUPPLIED WITH AUTOMATIC IRRIGATION PER THE MOST CURRENT VERSION OF STATE MANDATED IRRIGATION LAWS INCLUDING AB 1881. DRIP IRRIGATION SHALL BE USED ON ALL NON TURF APPLICATIONS.
- B. IRRIGATION SHALL BE CONTROLLED USING SMART CONTROLLERS FOR ALL HOA COMMON AREAS
- C. LANDSCAPE PLANS SHALL COMPLY WITH CITY / COUNTY LANDSCAPE GUIDELINES AND REGULATIONS.
- D. IRRIGATION DESIGN TO UTILIZE THE FOLLOWING: BELOW GRADE DRIP WITH SEPARATE SYSTEM FOR TREE IRRIGATION, TREE IRRIGATION TO USE BUBBLERS WITH PC SCREENS

### NOTES:

- A. ALL PLANT MATERIAL SHOWN IN THE LEGEND MAY NOT BE USED ON THE PROJECT BUT IS A PRELIMINARY PALETTE, FOR DESIGN INTENT. ALL PLANT MATERIAL USED ON THE PROJECT WILL FOLLOW CITY GUIDELINES.
- B. ALL PLANTING AREAS WILL BE SUPPLIED WITH AUTOMATIC DRIP IRRIGATION PER AB 1881 AND CURRENT CITY/COUNTY REQUIREMENTS. WEATHER SENSORS WILL BE USED IN CONJUNCTION WITH SMART CONTROLLERS FOR EACH LOT.
- C. IRRIGATION STUB OUTS WILL BE PROVIDED FOR FUTURE PRIVATE HOMEOWNER REAR/SIDE YARD LANDSCAPING.
- D. A 24" SEPARATION SHALL BE MAINTAINED BETWEEN POTABLE IRRIGATION AND RECYCLED WATER MOW CURB. REFER TO PARKWAY PLANS FOR RECYCLED WATER IRRIGATION SYSTEMS.
- E. AN AGRONOMIC SOILS REPORTS SHALL BE PREPARED PRIOR TO INSTALLATION OF IRRIGATION OR AMENDMENTS FOR ALL PLANTING AREAS.
- F. IN FLATTED GROUND COVER PARKWAYS USE 1.5"-2" SHREDDED MULCH. DO NOT COVER PLANT MATERIAL STEMS.



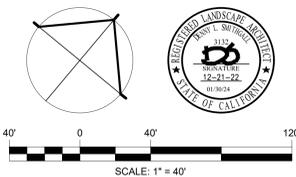
SINGLE DETACHED HOME PRODUCT, TYPICAL

DUPLEX HOME PRODUCT, TYPICAL

## LANDSCAPE CONCEPT PLAN

TRACT 2010 PLANNING AREA 4 CLEMENTINE  
OVERALL PLAN

SHEET L1

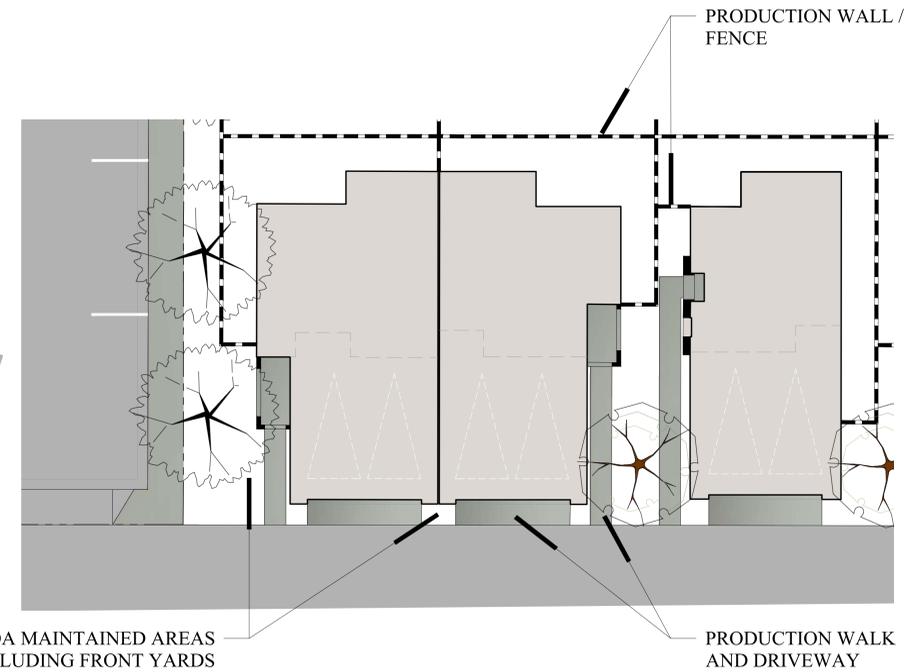
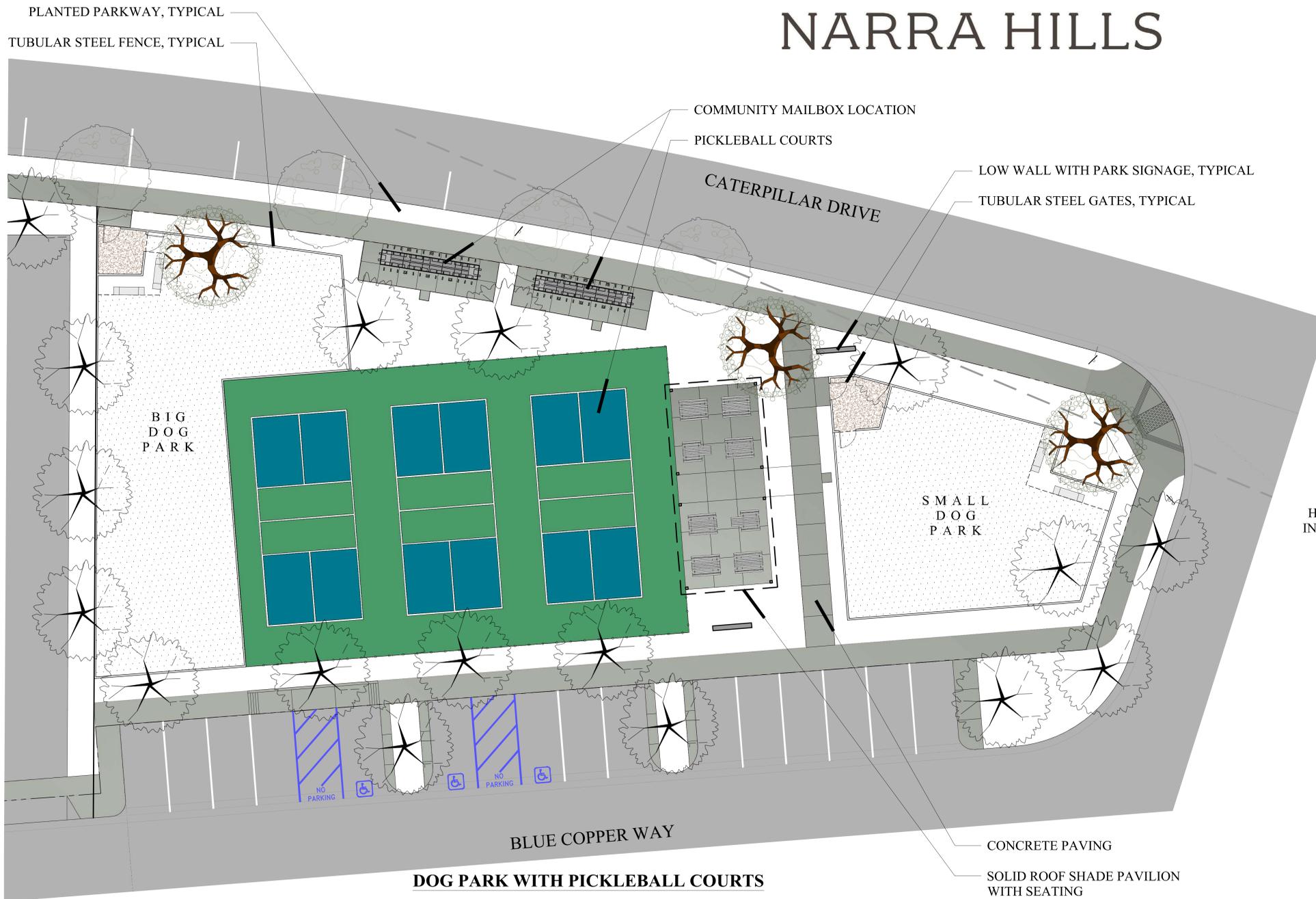


01.05.2023





# NARRA HILLS



## SINGLE DETACHED AND DUPLEX HOME PRODUCTS

### TREE PALETTE

Botanical Name	Common Name	WUCOLS	SUN/SHADE
<b>TREES (25% OF TREES INSTALLED REQUIRED TO BE CALIFORNIA NATIVE)</b>			
Arbutus u. 'Marina'	Strawberry Tree	MED	SUN
Lagerstroemia Hybrid	Crape Myrtle	MED	SUN
Lophostemon confertus	Brisbane Box Tree	MED	SUN
Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane	LOW	SUN
Platanus racemosa	California Sycamore	MED	SUN
Prunus Caroliniana	Carolina Laurel Cherry	MED	SUN
Quercus agrifolia	Coast Live Oak	LOW	SUN
Quercus virginiana	Southern Live Oak	MED	SUN

### PLANT PALETTE: HOA & PARKWAY AREAS

Botanical Name	Common Name	WUCOLS	SUN/SHADE
<b>SHRUBS</b>			
Agapanthus Spp.	Lily of the Nile	MED	SUN
Acea sellowiana	Pineapple Guava	MED	SUN/PT.SHADE
Agave Spp.	Agave	VERY LOW	SUN
Aloe Spp.	Aloe	LOW	SUN
Arbutus Unedo 'Compacta'	NCN	LOW	SUN/PT. SHADE
Carex tumulicola	Foothill Sedge	LOW	SUN/PT.SHADE
Callistemon v. 'Little John'	Dwarf Bottlebrush	MED	SUN
Dietes Spp.	Fortnight Lily	MED	SUN/SHADE
Dianella Spp.	Silver Streak Flax Lily	MED	SUN
Euonymus 'Microphyllus'	Euonymus	MED	SUN
Festuca mairei	Atlas Fescue	MED	SUN/PT.SHADE
Leucophyllum f. 'Green Cloud'	Green Cloud Texas Ranger	LOW	SUN
Ligustrum j. 'Texanum'	Privet	MED	SUN/PT. SHADE
Pittosporum Spp.	Mock Orange	MED	SUN/SHADE
Prunus C. 'Bright N'Tight'	Carolina Laurel Cherry	MED	SUN
Rhaphirolepis Spp.	Yeddo Hawthorn	MED	SUN
Sedum Spp.	Stonecrop Species	LOW	SUN
Sesleria autumnalis	Autumn Moor Grass	MED	SUN
Westringia 'Wynyabbie Gem'	Coast Rosemary	LOW	SUN
<b>GROUND COVER</b>			
Myoporum p. 'Putah Creek'	Creeping Myoporum	MED	SUN
Trachelospermum Jasminoides	Jasmine	MED	SUN
<b>VINES</b>			
Distictis buccinatoria	Blood Red Trumpet Vine	MED	SUN
Hardenbergia Violacea	Lilac Vine	MED	SUN
Rosa 'Alba Plena'	Lady Banks Rose	MED	SUN
TURF			
MARATHON IIIc	Turf	HIGH	SUN

### PLANTING NOTES:

- A. ALL PLANTING AREAS WILL RECEIVE 3" DEEP MED. GRIND RECYCLED WOOD MULCH.

### IRRIGATION NOTES:

- A. ALL PLANTING AREAS WILL BE SUPPLIED WITH AUTOMATIC IRRIGATION PER THE MOST CURRENT VERSION OF STATE MANDATED IRRIGATION LAWS INCLUDING AB 1881. DRIP IRRIGATION SHALL BE USED ON ALL NON TURF APPLICATIONS.
- B. IRRIGATION SHALL BE CONTROLLED USING SMART CONTROLLERS FOR ALL HOA COMMON AREAS
- C. LANDSCAPE PLANS SHALL COMPLY WITH CITY / COUNTY LANDSCAPE GUIDELINES AND REGULATIONS.
- D. IRRIGATION DESIGN TO UTILIZE THE FOLLOWING: BELOW GRADE DRIP WITH SEPARATE SYSTEM FOR TREE IRRIGATION, TREE IRRIGATION TO USE BUBBLERS WITH PC SCREENS

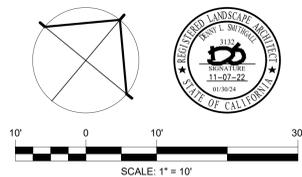
### NOTES:

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- C. A 24" SEPARATION SHALL BE MAINTAINED BETWEEN POTABLE IRRIGATION AND RECYCLED WATER MOW CURB. REFER TO PARKWAY PLANS FOR RECYCLED WATER IRRIGATION SYSTEMS.
- E. AN AGRONOMIC SOILS REPORTS SHALL BE PREPARED PRIOR TO INSTALLATION OF IRRIGATION OR AMENDMENTS FOR ALL PLANTING AREAS.
- F. IN FLATTED GROUND COVER PARKWAYS USE 1.5"-2" SHREDDED MULCH. DO NOT COVER PLANT MATERIAL STEMS.

## LANDSCAPE CONCEPT PLAN

TRACT 20010 PLANNING AREA 4 CLEMENTINE  
DOG PARK WITH PICKLEBALL COURTS  
SINGLE DETACHED AND DUPLEX HOME PRODUCTS

SHEET L2



01.05.2023



**OWNER/DEVELOPER**

LANDSEA HOMES  
7525 IRVINE CENTER DR., SUITE 200  
IRVINE, CA 92618  
(562) 201-7475  
ATTENTION: SHANNON WHITTAKER

**ENGINEER**

L.D. KING, INC.  
975 N. HAVEN AVENUE, SUITE 200  
ONTARIO, CA, 91764  
909-945-0526

**APPLICABLE CODES**

2019 CBC/2018 IBC, 2019 CRC/2018 IRC,  
2019 CPC/2018 UPC & 2019 CALGREEN

**NOTE**

SITE FULLY COMPLIES WITH T-24 ACCESSIBILITY STANDARDS AND  
SUBJECT TO FIELD VERIFICATION.

**PARKING SUMMARY:**

REQUIRED	PROVIDED
68 UNITS - 3 BEDROOM - GARAGE PARKING = (136)	136 STALLS
56 UNITS - 4 BEDROOM - GARAGE PARKING = (112)	122 STALLS
OPEN SPACE PARKING = (34)	54 STALLS
GUEST PARKING = (41)	43 STALLS
TOTAL PARKING = (323)	355 STALLS
PARKING RATIO = 355/124 = 2.86	STALLS/UNIT
PARK (N.A.P.) PARKING = (6)	6 STALLS
VAN ADA PARKING = (1)	1 STALL
ADA PARKING = (3)	3 STALL
E.V. PARKING = (5)	5 STALLS (4 STANDARD & 1 ADA)

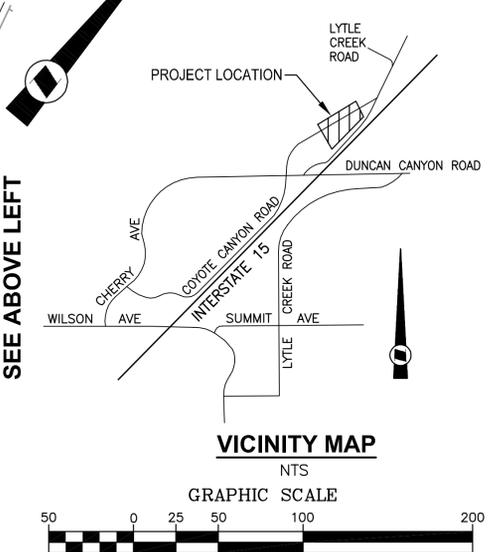
**LEGAL DESCRIPTION**

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST,  
NORTHEAST AND SOUTHEAST QUARTER OF THE SECTION 13,  
TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN  
ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF.

**LEGEND**

- PL
- CENTER LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CURB AND GUTTER
- TRACT BOUNDARY
- STREET PARKING SPACE (8'X22')
- GARAGE PARKING SPACE
- ON-SITE PARKING SPACE (9'X19')
- ACCESSIBLE PARKING (DIMENSIONS, STRIPING, AND SIGNAGE PER  
CBC 2019 CHAPTER 11 SECTION 1109A PARKING FACILITIES)
- PARK PARKING (9'X19')
- FUTURE ELECTRIC VEHICLE PARKING PER C.G.B.S.C. SECTION 4.106.4
- FIRE HYDRANT
- NO PARKING SIGN
- ACCESSIBLE PATH  
(5% MAX SLOPE WITH 2% MAX CROSS-SLOPE)
- PROPOSED CURB RAMP TO BE CONSTRUCTED  
WITH DETECTABLE WARNING SURFACE
- PROPOSED FUTURE E.V. CHARGING RACEWAY

# TRACT 20070 PARKING AND ACCESSIBLE PATH EXHIBIT



**BASIS OF BEARINGS**  
NORTH AMERICAN DATUM OF 1983 (NAD-83), SHOWN IN TERMS OF  
THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83), ZONE V  
(2011.00 EPOCH DATE) AS DERIVED BY POSITIONS PUBLISHED BY  
CSRC. INVERSES BETWEEN PROJECT COORDINATES WILL PRODUCE  
GROUND DISTANCES. TO OBTAIN GRID DISTANCES MULTIPLY GROUND  
DISTANCES BY 0.999888867

BENCH MARK NO. 21236 ELEV. 1779.53  
DATUM: NAVD 88  
LOCATION: ELEVATIONS HEREON ARE IN TERMS OF THE NATIONAL  
GEODETIC VERTICAL DATUM OF 1020 BASED LOCALLY UPON THE  
FOLLOWING COUNTY OF SAN BERNARDINO BENCHMARKS

**LDKING**  
L.D. KING, INC.  
975 N. HAVEN AVENUE, SUITE 200  
ONTARIO, CA 91764 (909) 945-0526

CITY OF FONTANA, CALIFORNIA  
PARKING AND ACCESSIBLE PATH EXHIBIT

DRAWN BY:	TRACT 20070 PARKING EXHIBIT LOT 1	SCALE: PER PLAN
DESIGNED BY:		DATE:
CHECKED BY:		DRAWING NO.: 1

E:\600-699-689-Landsea\689-009\_Monarch\_Hills\PLANS\Plan\PM-ALT\Parking Plan\20070sp\_Parking.dwg, Plotted: Dec 21, 2022 - 2:43pm  
LANDSEA JUN 689009

# TRACT 20070 - PA4 WASTE COLLECTION PLAN

## SERVICE REQUIREMENTS

124 RD: AUTOMATED CANS (3 EA)  
 REFUSE: AVG 95 GAL CANS = 11,780 GAL X 1 WEEKLY PICKUP  
 RECYCLE: AVG 65 GAL CANS = 8,060 GAL X 1 WEEKLY PICKUP  
 ORGANIC: AVG 35 GAL CANS = 4,340 GAL X 1 WEEKLY PICKUP

## NOTES:

-LOCATIONS OF CAN STORAGE AT THE UNITS WHEN CANS ARE NOT OUT FOR COLLECTION WILL BE DETAILED ON THE DEVELOPMENT PLAN WHEN HOUSING UNITS ARE SUBMITTED FOR REVIEW TO THE CITY.

-GREEN WASTE FROM COMMON AREAS AND PARKS IS HANDLED BY CONTRACTED PROFESSIONAL LANDSCAPE MAINTENANCE CONTRACTOR WHO FOLLOWS ALL APPLICABLE BUSINESS LICENSES AND CITY ORDINANCES.

-NO CANS ARE TO BE LOCATED AT ANY DESIGNATED PARKING AREAS ON WASTE COLLECTION DAY.

SOLID WASTE DEMAND TABLE							
LANDUSE	PRODUCT TYPES	LOTS	UNITS (DU)	# OF REFUSE (BLACK) CANS (95 gal)	# OF RECYCLING (BLUE) CANS (65 gal)	# OF ORGANIC (GREEN) CANS (35 gal)	TOTAL CANS
PA4-MEDIUM DENSITY RESIDENTIAL (MDR, R-3)	DUPLEX AND DETACHED	1	124	124	124	124	372

## LEGEND

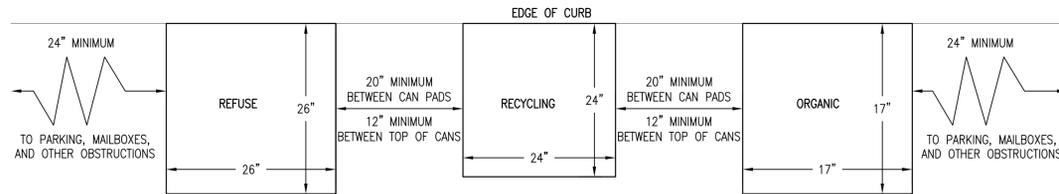
- PL CENTER LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CURB AND GUTTER
- TRACT BOUNDARY
- STREET PARKING SPACE (8'X22')
- ON-SITE PARKING SPACE
- FIRE HYDRANT
- NO PARKING SIGNS (SEE SIGN DETAIL HEREON)
- TRASH CANS (REFUSE, RECYCLING & ORGANIC)



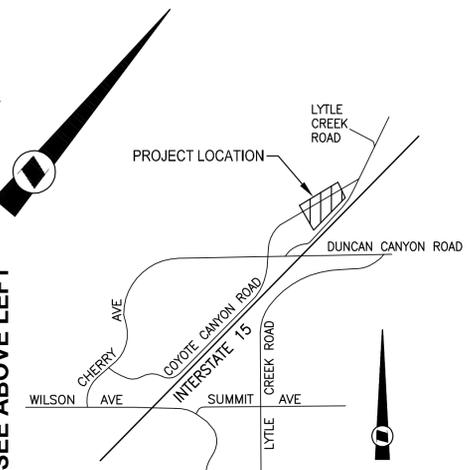
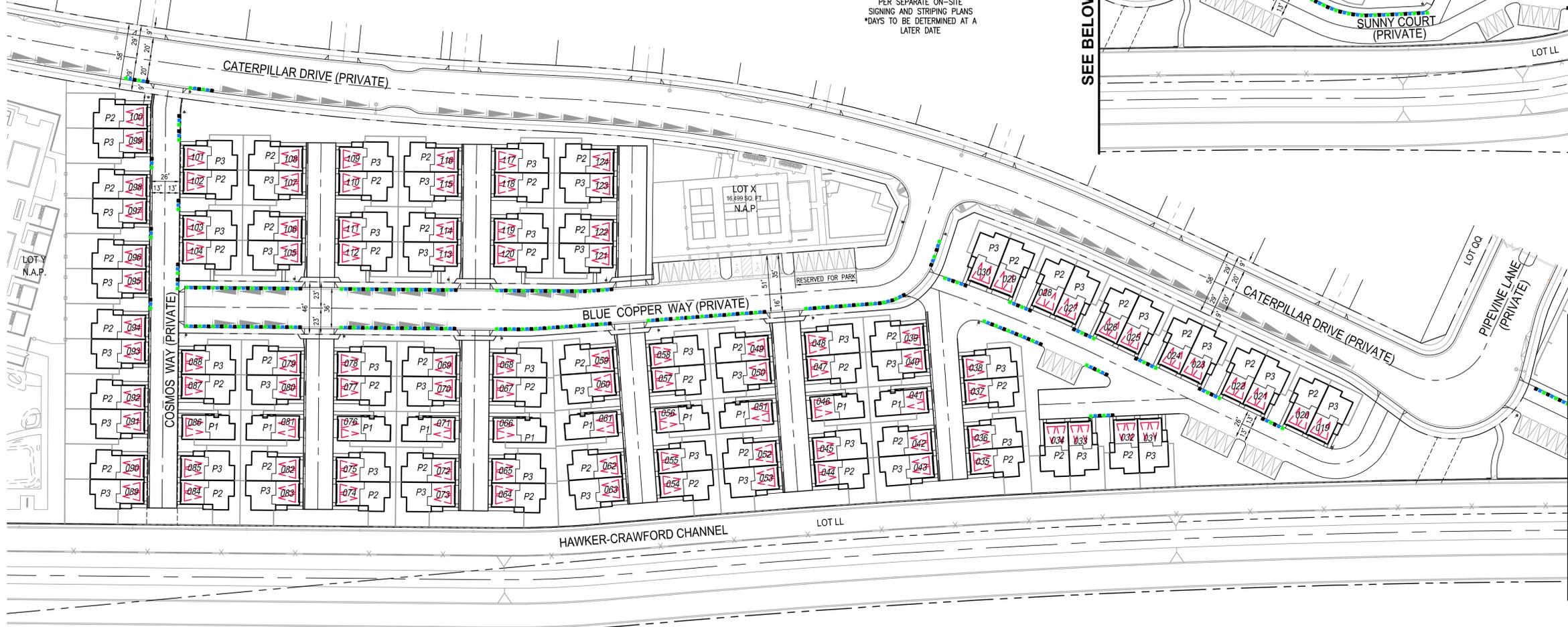
M.U.T.C.D. SIGN R30B (CA) (MODIFIED)

## SIGN DETAIL

PER SEPARATE ON-SITE SIGNING AND STRIPING PLANS  
 \*DAYS TO BE DETERMINED AT A LATER DATE



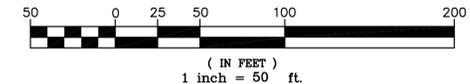
## CAN COLLECTION AREA LOCATIONS



## VICINITY MAP

NTS

GRAPHIC SCALE



## BASIS OF BEARINGS

NORTH AMERICAN DATUM OF 1983 (NAD-83), SHOWN IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83), ZONE V (2011.00 EPOCH DATE) AS DERIVED BY POSITIONS PUBLISHED BY CSRC. INVERSES BETWEEN PROJECT COORDINATES WILL PRODUCE GROUND DISTANCES. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 0.999888867

BENCH MARK NO. 21236 ELEV. 1779.53

DATUM: NAVD 88

LOCATION: ELEVATIONS HEREON ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1020 BASED LOCALLY UPON THE FOLLOWING COUNTY OF SAN BERNARDINO BENCHMARKS



L.D. KING, INC.  
 975 N. HAVEN AVENUE, SUITE 200  
 ONTARIO, CA 91764 (909) 945-0526

CITY OF FONTANA, CALIFORNIA  
 WASTE COLLECTION PLAN

DRAWN BY:	TRACT 20070 WASTE COLLECTION PLAN LOT 1	SCALE: PER PLAN
DESIGNED BY:		DATE:
CHECKED BY:		DRAWING NO.: 1

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

E:\600-689-Landsea\689-009 Monarch Hills\PLANS\Site Plan\PA4-ALT1\Parking Plan\20070sp\_Parking.dwg, Plotted: Dec 21, 2022 - 4:24pm LANDSEA JUN 689009