

R H A  
ROBERT HIDEY ARCHITECTS



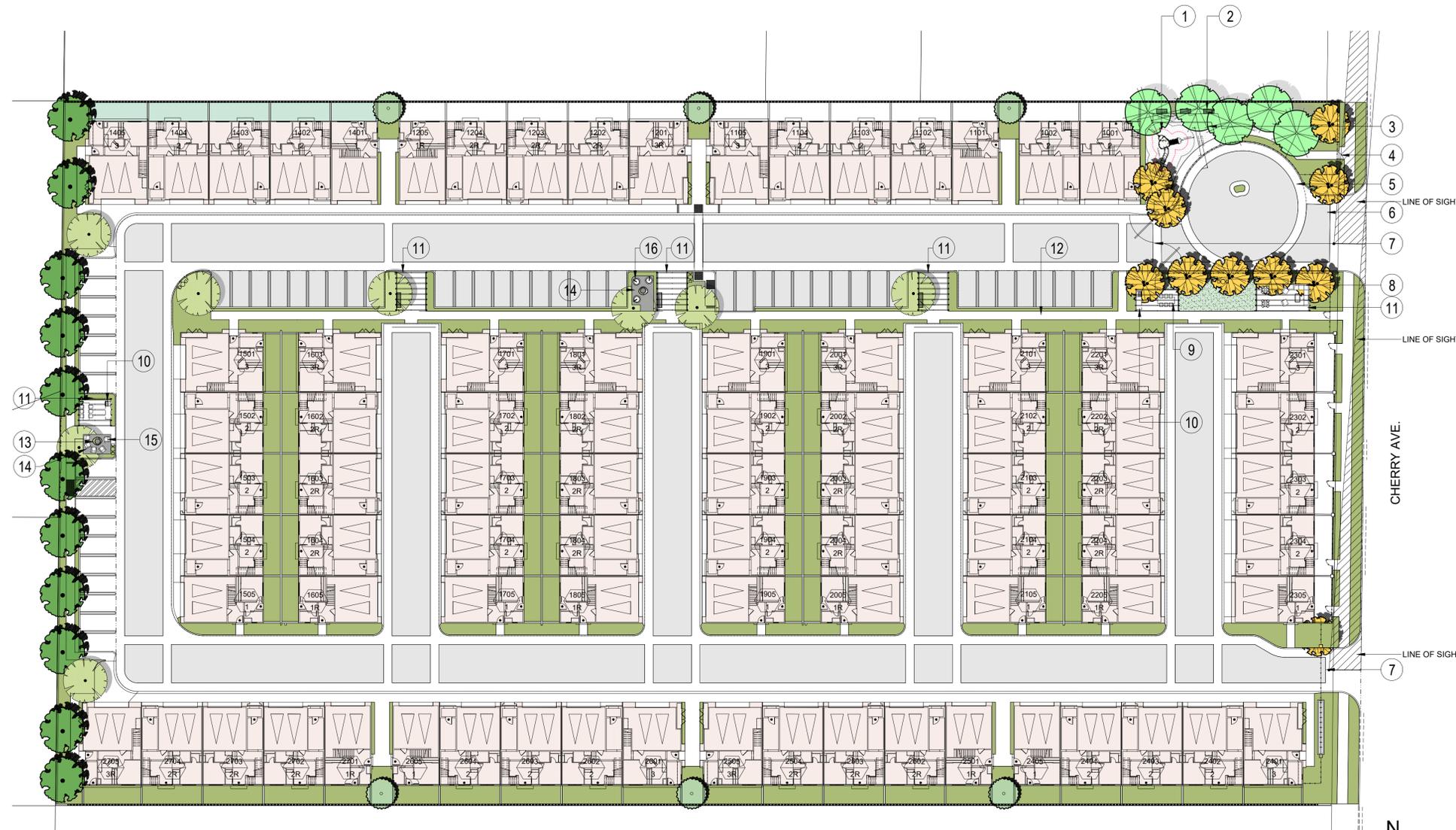
CHERRY VILLAGE

FONTANA, CALIFORNIA

MCO DEVELOPMENT, INC.

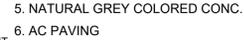
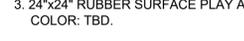
PROJECT NUMBER 21067 06/14/2022





**KEYNOTES**

1. PLAY STRUCTURE  
KOMPAN - ELE500005  
www.kompan.us
2. BENCH
3. 24"x24" RUBBER SURFACE PLAY AREA  
COLOR: TBD.
4. PEDESTRIAN ENTRY GATE & FENCE
5. NATURAL GREY COLORED CONC. BANDING
6. AC PAVING
7. VEHICULAR GATE & FENCE
8. OUTDOOR SOFA
9. OUTDOOR DINING TABLE AND CHAIRS



**10. BBQ BAR**



**11. 4x4 BLACK TUB. STEEL FRAME TRELLIS**  
**12. CONC. WALKWAY**



**13. FIREPIT W/ LOW FLAME TYPE ROUNDISH SERIES BY B2G**



**1 OVERALL PRELIMINARY LANDSCAPE PLAN**  
SCALE: 1" = 30'-0"

PLANTING LEGEND		SIZE & QUAN.	WUCOLS	SHRUBS AND GROUNDCOVER
<b>TREES</b>				AGAVE ATTENUATA FOXTAIL AGAVE
	ULMUS PARVIFOLIA CHINESE EVERGREEN ELM	24" BOX/ 5 EA.	LOW	HESPERALOE PARVIFLORA RED YUCCA
	TIPUANA TIPU TIPU TREE	24" BOX/ 8 EA.	LOW	WESTRINGIA FRUTICOSA COAST ROSEMARY
	RHUS LANCEA AFRICAN SUMAC	24" BOX/ 11 EA.	LOW	SALVIA GREGII 'FURMAN'S RED' FURMAN'S RED AUTUMN SAGE
	CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX/ 10 EA.	LOW	DIANELLA REVOLUTA 'LITTLE REV' FLAX LILY
	ARBUTUS UNEDO STRAWBERRY MADRONE	24" BOX/ 6 EA.	LOW	FESTUCA MAIREI MAIRE'S FESCUE
<b>PAVING LEGEND</b>				LOMANDRA CONFERTIFOLIA 'SEASCAPE' SEASCAPE MAT RUSH
	ASPHALT CONCRETE PAVING			LIRIOPE SPICATA 'SILVER DRAGON' VARIEGATED LILY TURF
	STAINED COLOR CONC. PAVING NATURAL COLOR W/ LIGHT TSR			BACCHARIS PILLULARIS 'PIGEON POINT' DWARF COYOTE BUSH
	RUBBER SURFACE PLAY AREA			AGROSTIS PALLENS WEST COAST NATIVE BENTGRASS CALIFORNIA NATIVE GRASS
	DECOMPOSED GRANITE			
	LANDSCAPE AREA			

Revisions	
△	△
△	△
△	△
△	△

**SOLA INC**  
Landscape Architects  
380 N. PALM ST. SUITE 8 T. 562-905-0800 (Main)  
IRVINE, CA. 92621 F. 562-905-0880  
www.solainc.com T. 213-383-1788 (Studio)

**CHERRY VILLAGE**  
8194 CHERRY AVE.  
FONTANA, CA 92335

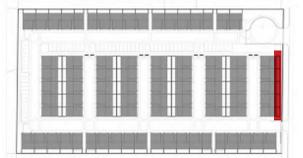
drawing title  
**OVERALL PRELIMINARY LANDSCAPE PLAN**

designed	project number	22191
drawn	scale	AS SHOWN
checked	drawing number	LP-1
reviewed		
date		08-17-2022

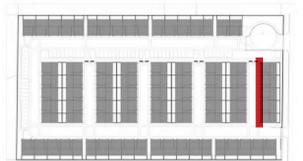




FRONT ELEVATION AT CHERRY AVENUE

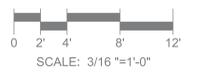


REAR



BUILDING ELEVATION

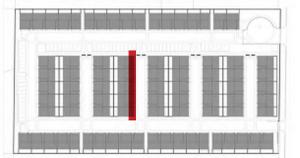
CHERRY VILLAGE  
FONTANA, CALIFORNIA



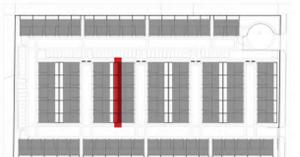
MCO DEVELOPMENT INC.



FRONT

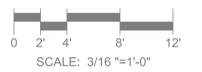


REAR



INTERIOR BUILDING ELEVATION

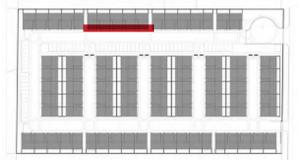
CHERRY VILLAGE  
FONTANA, CALIFORNIA



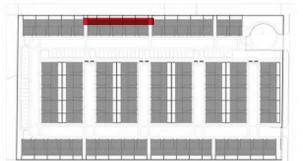
MCO DEVELOPMENT INC.



FRONT

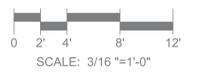


REAR



## BUILDING ELEVATION

CHERRY VILLAGE  
FONTANA, CALIFORNIA



SCALE: 3/16" = 1'-0"

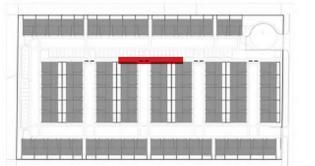
MCO DEVELOPMENT INC.



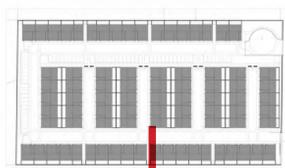
RIGHT



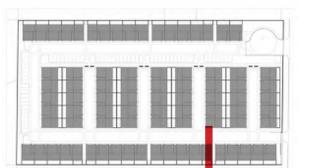
LEFT



RIGHT



LEFT



## BUILDING ELEVATION

CHERRY VILLAGE  
FONTANA, CALIFORNIA

0 2' 4' 8' 12'  
SCALE: 3/16"=1'-0"

MCO DEVELOPMENT INC.



UNIT 3

UNIT 2

UNIT 2

UNIT 2

UNIT 1

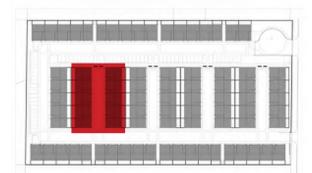
137'-6"

9'-0"

39'-0"

27'-0"

39'-0"



**BUILDING PLAN - FIRST FLOOR**



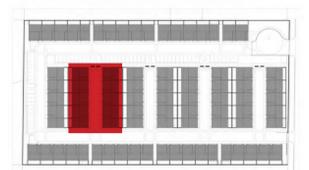
UNIT 3

UNIT 2

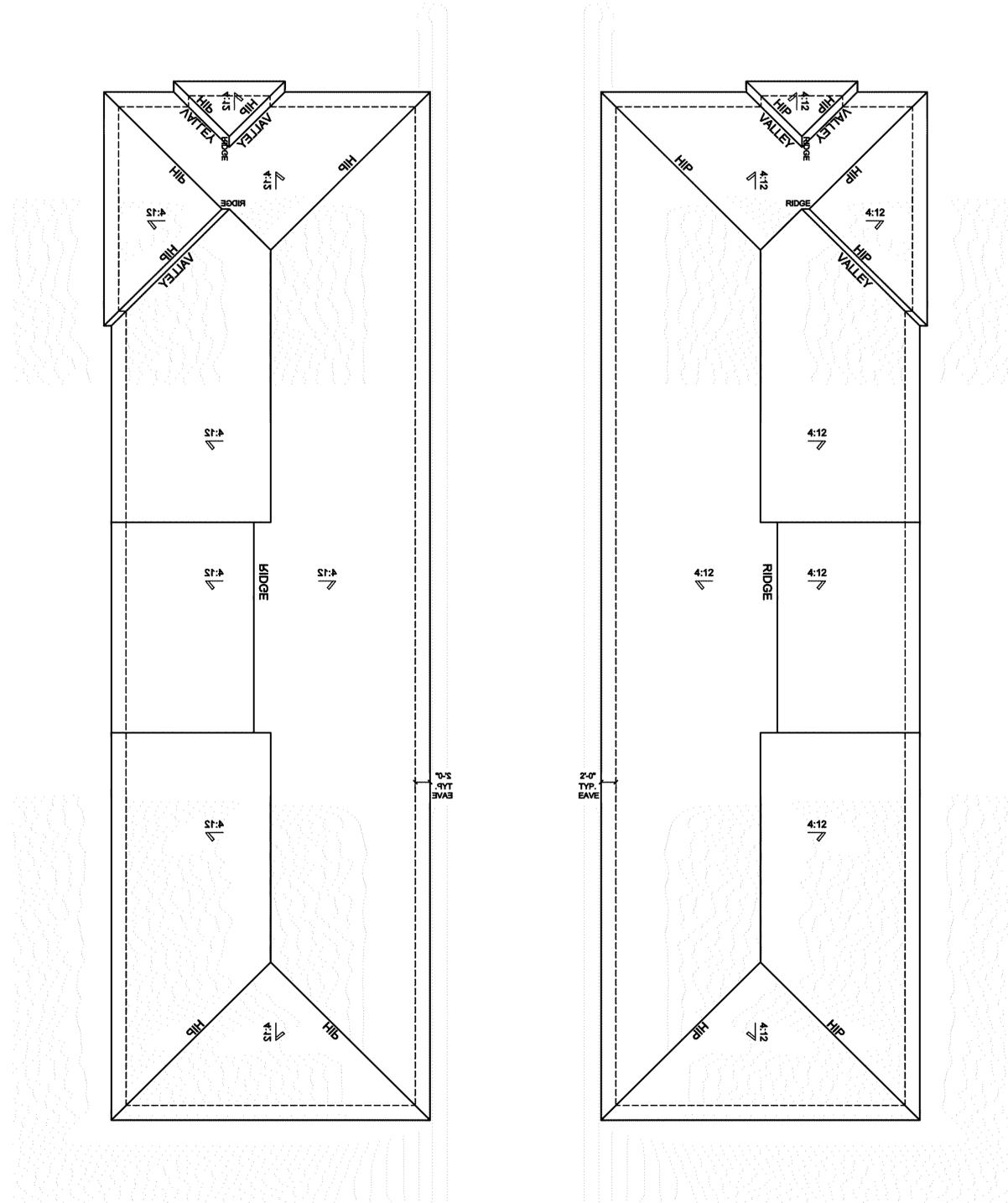
UNIT 2

UNIT 2

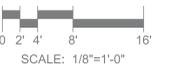
UNIT 1

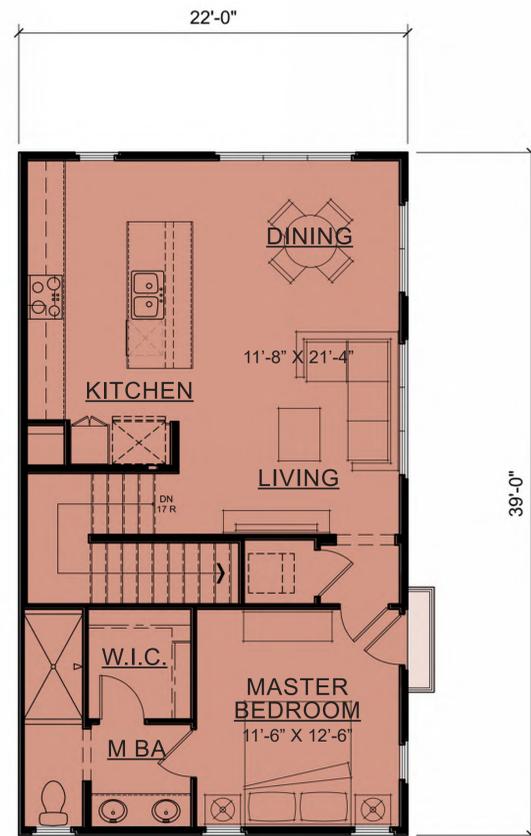


BUILDING PLAN - SECOND FLOOR

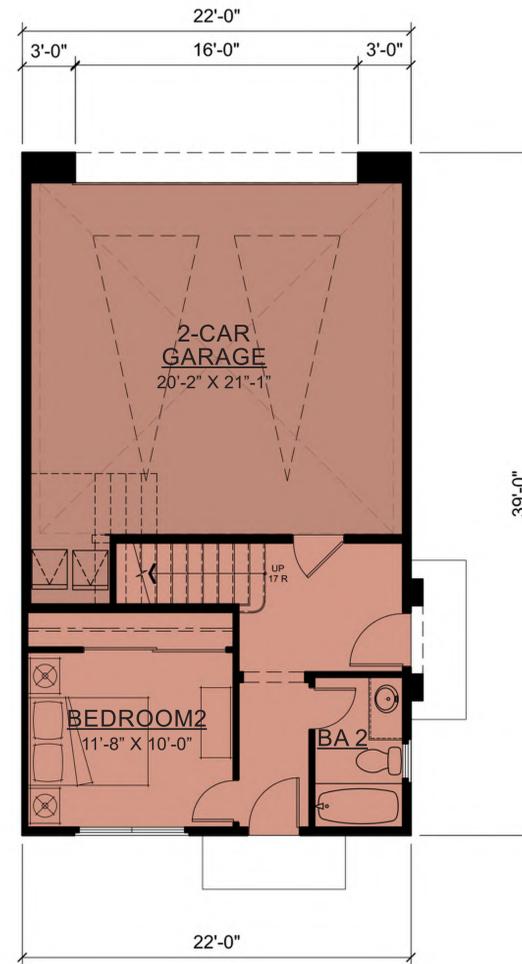


ROOF PLAN





**SECOND FLOOR**  
814 SF



**FIRST FLOOR**  
358 SF

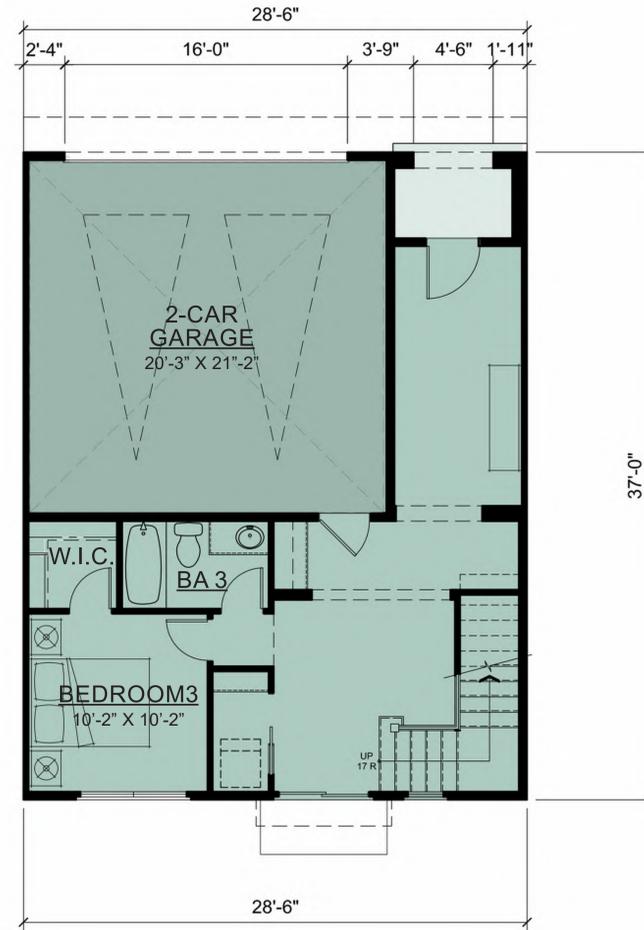
**UNIT 1**  
2 BED, 2 BATH  
2-CAR GARAGE

**1,172 SF TOTAL**





SECOND FLOOR  
1,058 SF

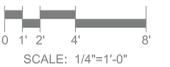


FIRST FLOOR  
592 SF

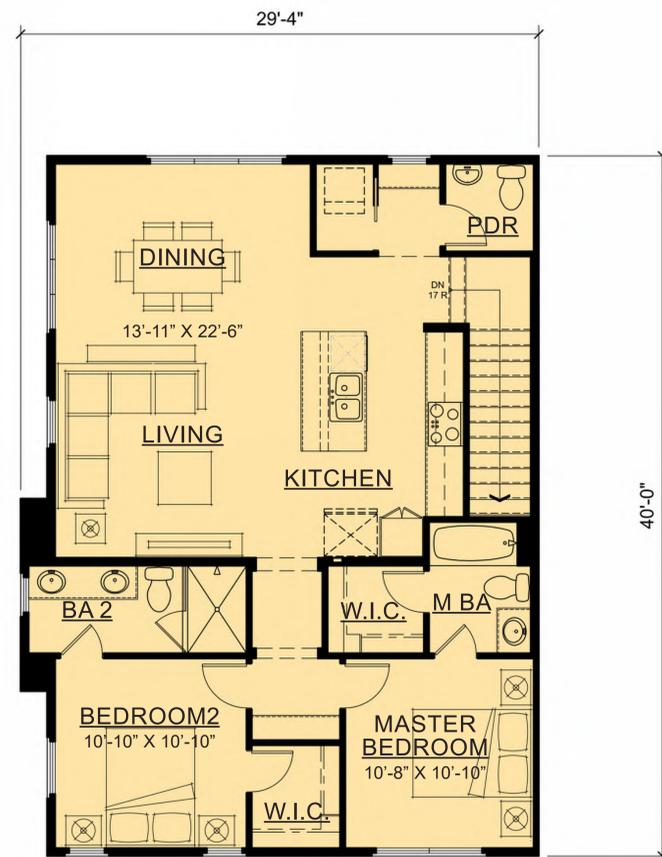
UNIT 2  
3 BED, 3 BA  
2-CAR GARAGE

1,650 SF TOTAL

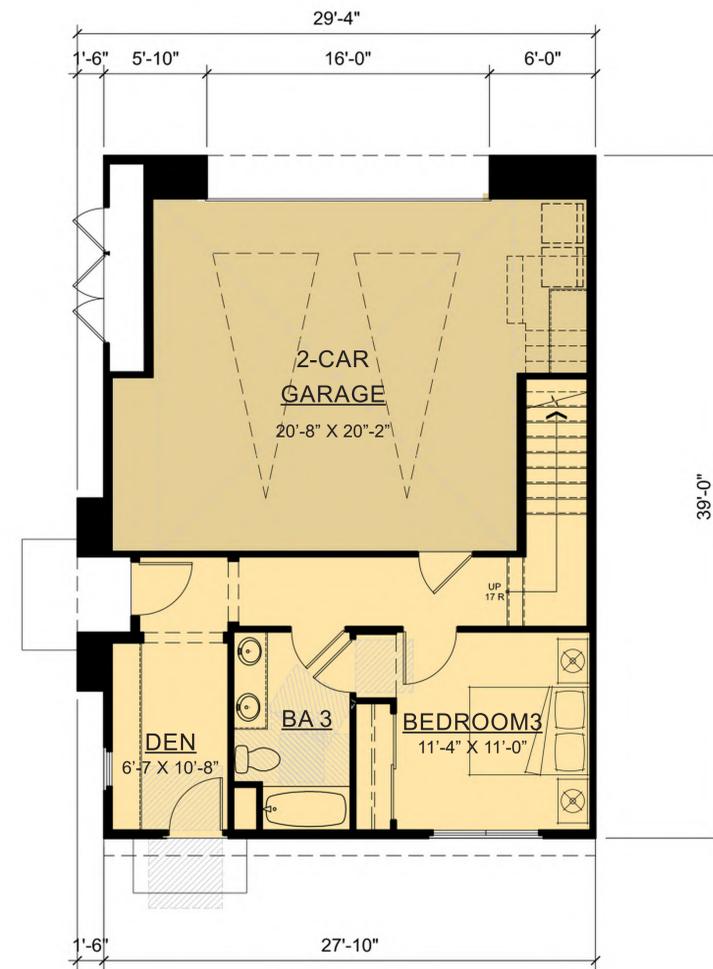
CHERRY VILLAGE  
FONTANA, CALIFORNIA



MCO DEVELOPMENT INC.



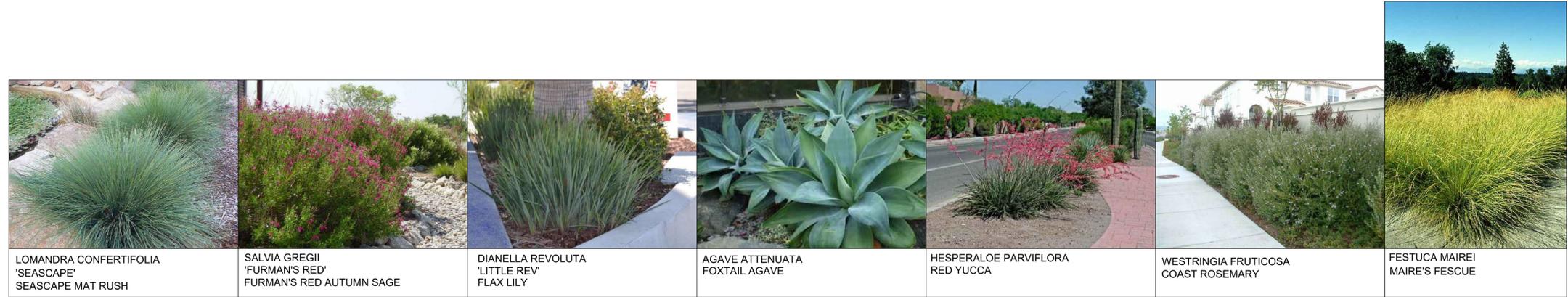
SECOND FLOOR  
1,179 SF



FIRST FLOOR  
493 SF

**UNIT 3**  
3 BED + DEN, 3.5 BATH  
2-CAR GARAGE

1,672 SF TOTAL



Revisions	
△	△
△	△
△	△
△	△

**SOLA INC**  
Landscape Architects  
380 N. PALM ST. SUITE B T. 562-905-0800 (Main)  
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ls@solainc.com www.solainc.com T. 213-383-1788 (Studio)

CHERRY VILLAGE  
8194 CHERRY AVE.  
FONTANA, CA 92335

drawing title  
**PLANT IMAGES**

	designed	project number 22191
	drawn	scale AS SHOWN
	checked	drawing number <b>LP-2</b>
	reviewed	
	date 08-17-2022	

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FONTANA IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL A:**  
 LOT 150 FONTANA ARROW ROUTE, TRACT NO. 2102, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 11 TO 15 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM THE NORTH 1/2 OF SAID LOT; AND EXCEPTING THEREFROM THE NORTH 75 FEET OF THE EAST 190 FEET OF SOUTH 1/2 FEET OF SAID LOT.  
 ALSO EXCEPTING THEREFROM THE EAST 40 FEET AS CONVEYED TO THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BY DEED RECORDED SEPTEMBER 30, 1955 IN BOOK 3752 PAGE 597 OF OFFICIAL RECORDS.  
 APN: 0230-051-39-00

**PARCEL B:**  
 THE NORTH 75 FEET OF THE EAST 190 FEET OF THE SOUTH 1/2 OF FARM LOT 150, FONTANA ARROW ROUTE TRACT 2102, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31, PAGES 11 TO 15, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.  
 APN: 0230-051-40-0-000

**PARCEL C:**  
 THE NORTH 1/2 OF LOT 150, FONTANA ARROW ROUTE TRACT NO. 2102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31 PAGES 11 TO 15 INCLUSIVE, RECORDS OF SAID COUNTY, EXCEPTING THEREFROM THE EAST 200 FEET OF THE SOUTH 60 FEET OF THE NORTH 115 FEET OF LOT 150 FONTANA ARROW ROUTE TRACT NO. 2102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31 PAGES 11 TO 15 INCLUSIVE, RECORDS OF SAID COUNTY, EXCEPTING THE EAST 40 FEET DEEDED TO THE COUNTY OF SAN BERNARDINO.  
 APN: 0230-051-41-00

**PARCEL D:**  
 THE EAST 200 FEET OF THE SOUTH 60 FEET OF THE NORTH 115 FEET OF LOT 150 FONTANA ARROW ROUTE TRACT NO. 2102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31 PAGES 11 TO 15 INCLUSIVE, RECORDS OF SAID COUNTY, EXCEPTING THE EAST 40 FEET DEEDED TO THE COUNTY OF SAN BERNARDINO.  
 APN: 0230-051-42-00

# CONCEPTUAL GRADING PLAN

## CHERRY VILLAGE 8160 CHERRY AVE

### LOCATED IN THE CITY OF FONTANA

### COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

**UTILITY PURVEYORS:**

**ELECTRICITY:**  
 SOUTHERN CALIFORNIA EDISON CO.  
 DISTRIBUTION PLANNING  
 7951 REDWOOD AVENUE  
 FONTANA, CA 92335  
 PHONE: (909) 357-6221  
 CONTACT: JOHN RUSSELL

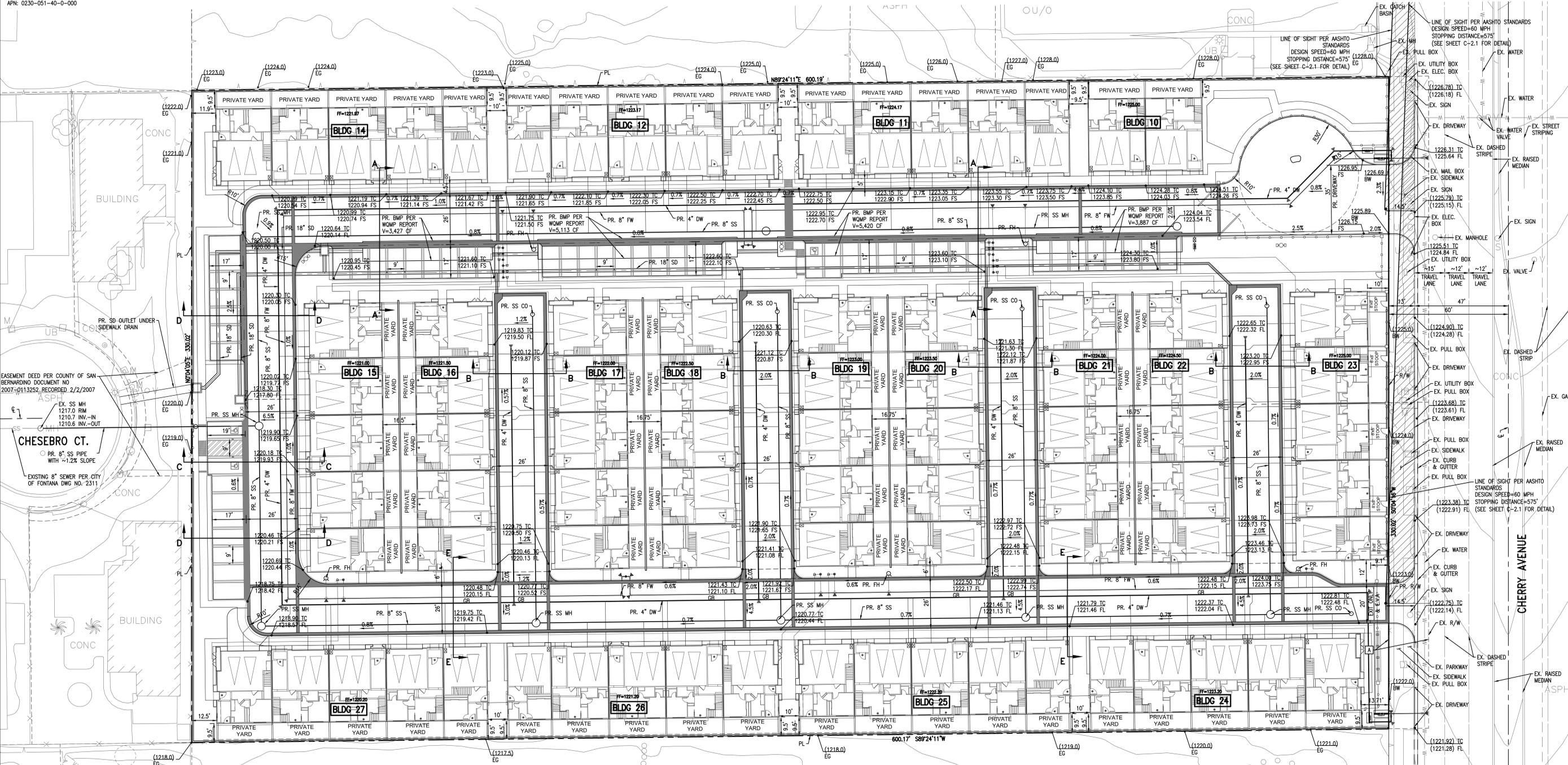
**GAS:**  
 SOUTHERN CALIFORNIA GAS CO.  
 DISTRIBUTION PLANNING  
 16231 VALLEY BOULEVARD  
 FONTANA, CA 92335  
 PHONE: (909) 428-8411  
 CONTACT: GREG GASPER

**WATER:**  
 FONTANA WATER COMPANY  
 8440 NUEVO AVENUE  
 FONTANA, CA 92334  
 PHONE: (909) 882-2201

**SEWER:**  
 CITY OF FONTANA  
 8353 SIERRA AVENUE  
 P.O. BOX 518  
 FONTANA, CA 92335  
 PHONE: (909) 350-7610

**ADELPHI COMMUNICATIONS:**  
 SUITE 200  
 ONTARIO, CA 91761  
 PHONE: (909) 390-4738  
 CONTACT: LEWIS MCDONALD

**VERIZON CALIFORNIA, INC.:**  
 13911 PARK AVENUE  
 SUITE 200  
 VICTORVILLE, CA 92392-2407  
 PHONE: (760) 245-0846  
 CONTACT: IVAN ROBOUDOUX



**DEVELOPER:**  
 MCO DEVELOPMENT, LLC  
 ONE VENTURE, SUITE 130  
 IRVINE, CA 92618

**ARCHITECT:**  
 ROBERT HIDEY ARCHITECTS  
 3337 MICHELSON DR., SUITE 170  
 IRVINE, CA 92612

**SOILS ENGINEER:**  
 GEOMAT TESTING LABORATORIES, INC.  
 9980 INDIANA AVE., SUITE 14  
 RIVERSIDE, CA 92503  
 (951) 686-5400

**CIVIL ENGINEER:**  
 MFKESSLER  
 ONE VENTURE, SUITE 130  
 IRVINE, CA 92618

**ASSESSOR PARCEL NUMBERS:**  
 0230-051-39, 0230-051-40, 0230-051-41 & 0230-051-42

**AREA**  
 GROSS AREA: 191,909 SF± (4.41 ACRES±)  
 NET AREA: 190,109 SF± (4.36 ACRES±)

**ADDRESS:**  
 8160 CHERRY AVENUE, FONTANA, CA

**ZONING INFORMATION:**  
 ZONING: FORM BASED CODE  
 ZONING DISTRICT: ROUTE 66 DISTRICT  
 BUILDING TYPE: ROWHOUSE  
 FRONTAGE: STOOP TYPE

**PROJECT SCOPE:**  
 THE CONSTRUCTION OF 82 UNITS COMPRISED OF 2 AND 3 BEDROOM UNITS. THE PROJECT WILL INCLUDE THE CONSTRUCTION DRIVE ASILES, PARKING STALLS, LANDSCAPING, SITE AMENITIES, AND UTILITIES.

**OWNER/APPLICANT:**  
 CHERRY VILLAGE INLAND, LLC  
 ONE VENTURE, SUITE 130  
 IRVINE, CA 92618  
 CONTACT: MOHAMMAD MONSHIZADEH  
 (714) 585-0090

**LEGEND**

(---)	CENTERLINE
(---)	LOT LINE
(---)	TRACT BOUNDARY / RIGHT-OF-WAY LINE
(---)	EX. FENCE
(---)	BUILDING ENTRY POINT
(---)	SITE LIGHTING
(---)	LINE OF SIGHT
(---)	FIRE HYDRANT (TYP.)

**ABBREVIATIONS:**

CL	CENTER LINE	GFF	GARAGE FINISH FLOOR
AVE	AVENUE	MIN	MINIMUM
ACU	ASPHALT CONCRETE	NAT	NOT A PART
CMU	CONCRETE MASONRY UNIT	NPS	NOT TO SCALE
DA	DRIVEWAY	P/L	PROPERTY LINE
EY	EACH	PROP.	PROPOSED
EG	EXISTING GROUND	R/W	RIGHT OF WAY
ESMT	EASEMENT	RET	RETAINING
EX	EXISTING	SF	SQUARE FEET
FF	FINISHED FLOOR	SW	SIDEWALK
FG	FINISHED GRADE	TC	TOP OF CURB
FL	FLOW LINE	TF	TOP OF FOOTING
FS	FINISHED SURFACE	TRW	TOP OF RET. WALL
GB	GRADE BREAK	TW	TOP OF WALL
		TYP	TYPICAL

**EXISTING EASEMENTS FROM TITLE REPORT:**

ITEM 10 RIGHT OF WAY OVER, THROUGH AND UNDER PROPERTY HEREBY DESCRIBED FOR THE PURPOSES OF IRRIGATING THE SOUTH 1/2 OF SAID LOT 150, AS RESERVED IN THE DEED FROM PAUL D. NEWMAN AND ALBINA A. NEWMAN, HUSBAND AND WIFE TO WILBERT A. CASHMAN, A MARRIED MAN, RECORDED AUGUST 15, 1946, IN BOOK 1946 PAGE 310 OF OFFICIAL RECORDS AFFECTS: PARCELS B AND C

ITEM 12 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO COUNTY OF SAN BERNARDINO PURPOSE: ROADWAY PURPOSES RECORDING DATE: SEPTEMBER 30, 1955 RECORDING NO: AS INSTRUMENT NO. 1955-453, IN BOOK 3752 PAGE 597 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. AFFECTS: PARCEL A

ITEM 13 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: PUBLIC UTILITIES RECORDING DATE: OCTOBER 16, 1956 RECORDING NO: AS INSTRUMENT NO. 1956-387, IN BOOK 4088 PAGE 80 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. AFFECTS: PARCEL B

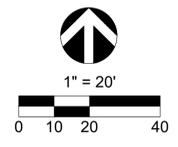
ITEM 14 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO COUNTY OF SAN BERNARDINO PURPOSE: HIGHWAY AND ROAD PURPOSES RECORDING DATE: DECEMBER 04, 2006 RECORDING NO: AS INSTRUMENT NO. 2006-0835476 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. AFFECTS: PARCEL B

ITEMS SHOWN PER FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 989-30061232-BAM DATED FEBRUARY 5, 2021 AT 7:30 AM

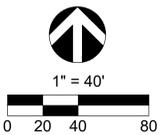
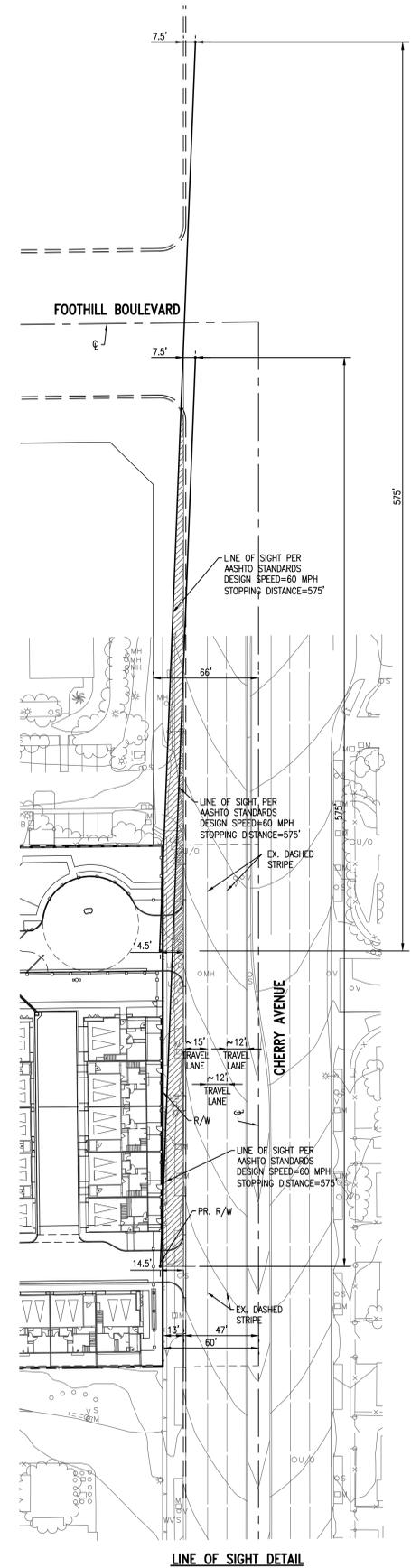
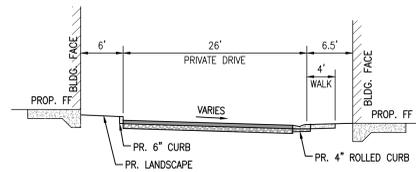
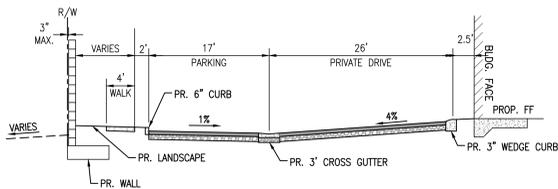
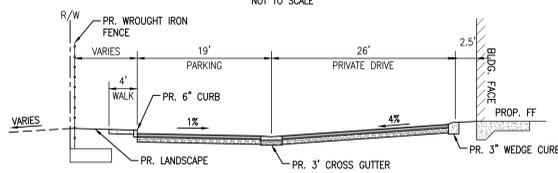
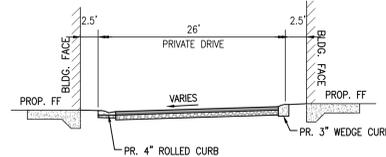
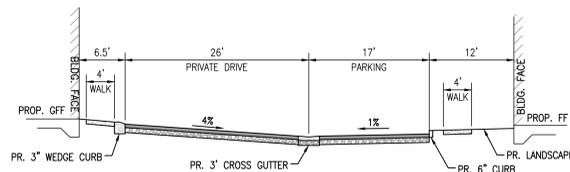
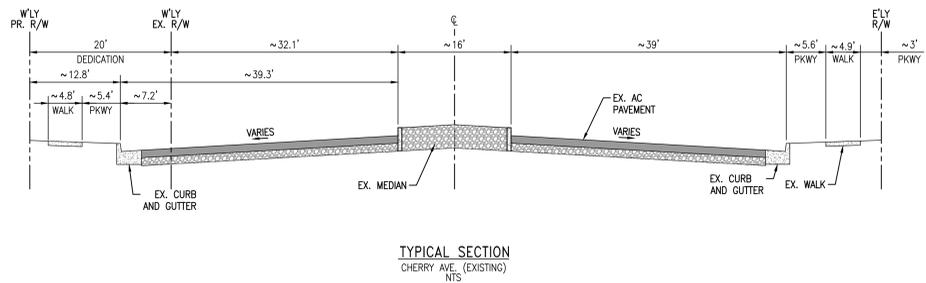
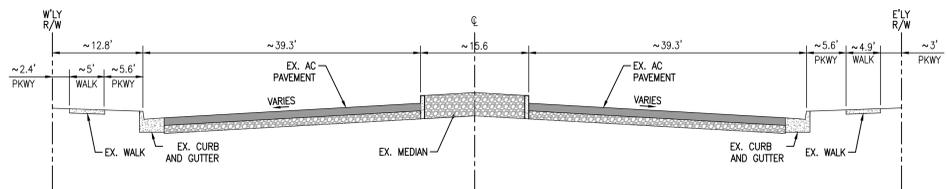
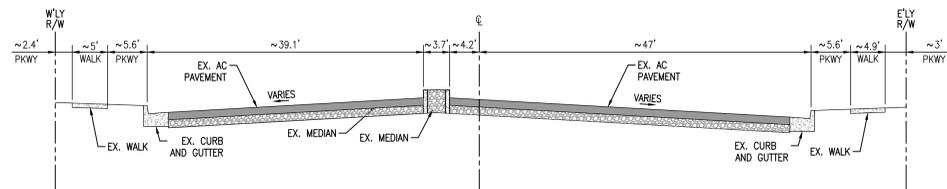
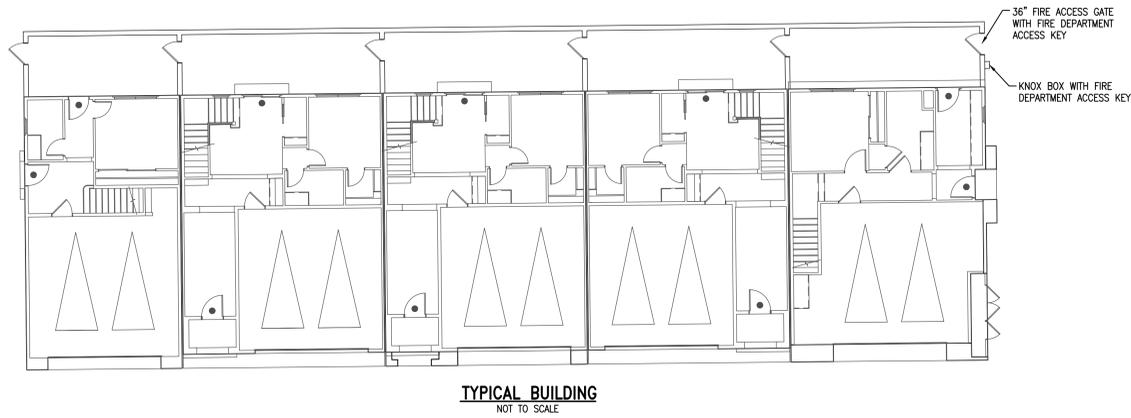
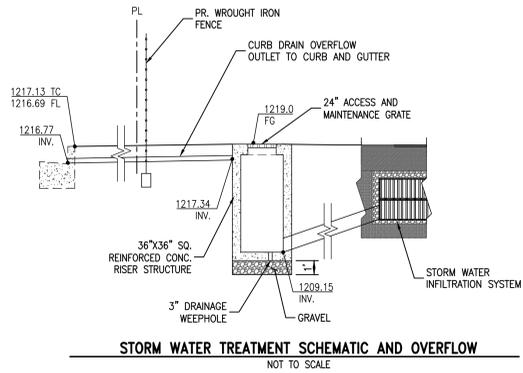
**EASEMENT NOTES:**  
 A — A PROPOSED 20' DEDICATION FOR STREET PURPOSES TO THE CITY OF FONTANA

**BENCHMARK**  
 NORTHWEST CORNER OF FOOTHILL & BANANA CHISEL "Y" ON TOP OF CURB 80' NORTH OF THE CENTERLINE OF FOOTHILL BLVD AND 30' WEST OF THE CENTERLINE OF BANANA AVE AS SHOWN ON THE COUNTY OF SAN BERNARDINO FIELD SURVEY REPORT BOOK 4015 PAGE 1497-1498  
 ELEVATION = 1212.86'

**BASIS OF BEARINGS**  
 THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CHERRY AVENUE PER RS 08-047 135-5  
 BEING: NORTH 00°04'16" EAST



DATE	
NO. REVISIONS	
DATE	
NO. REVISIONS	
PREPARED BY	ONE VENTURE, SUITE 130 IRVINE, CA 92618 (949) 339-5300 MFKESSLER.COM
PROJECT NAME	CHERRY VILLAGE 8160 CHERRY AVE, FONTANA, CA 92335 TENTATIVE TRACT MAP 20431
OWNER/DEVELOPER	OWNER: CHERRY VILLAGE INLAND, LLC DEVELOPER: MCO DEVELOPMENT, INC. ONE VENTURE, SUITE 130 IRVINE, CA 92618 (714) 585-0090
DATE DRAWN:	3/10/21
DRAWN BY:	AM
SHEET	C-2.0



NO.	REVISIONS	DATE	NO.	REVISIONS	DATE

PREPARED BY  
**MKessler**  
 Civil Engineering, Land Planning, Surveying  
 ONE VENTURE SUITE 130  
 IRVINE, CA 92618  
 (949) 339-5330  
 MKESSLER.COM

**CHERRY VILLAGE**  
 8160 CHERRY AVE. FONTANA, CA 92335  
 TENTATIVE TRACT MAP 20431

**SECTIONS**

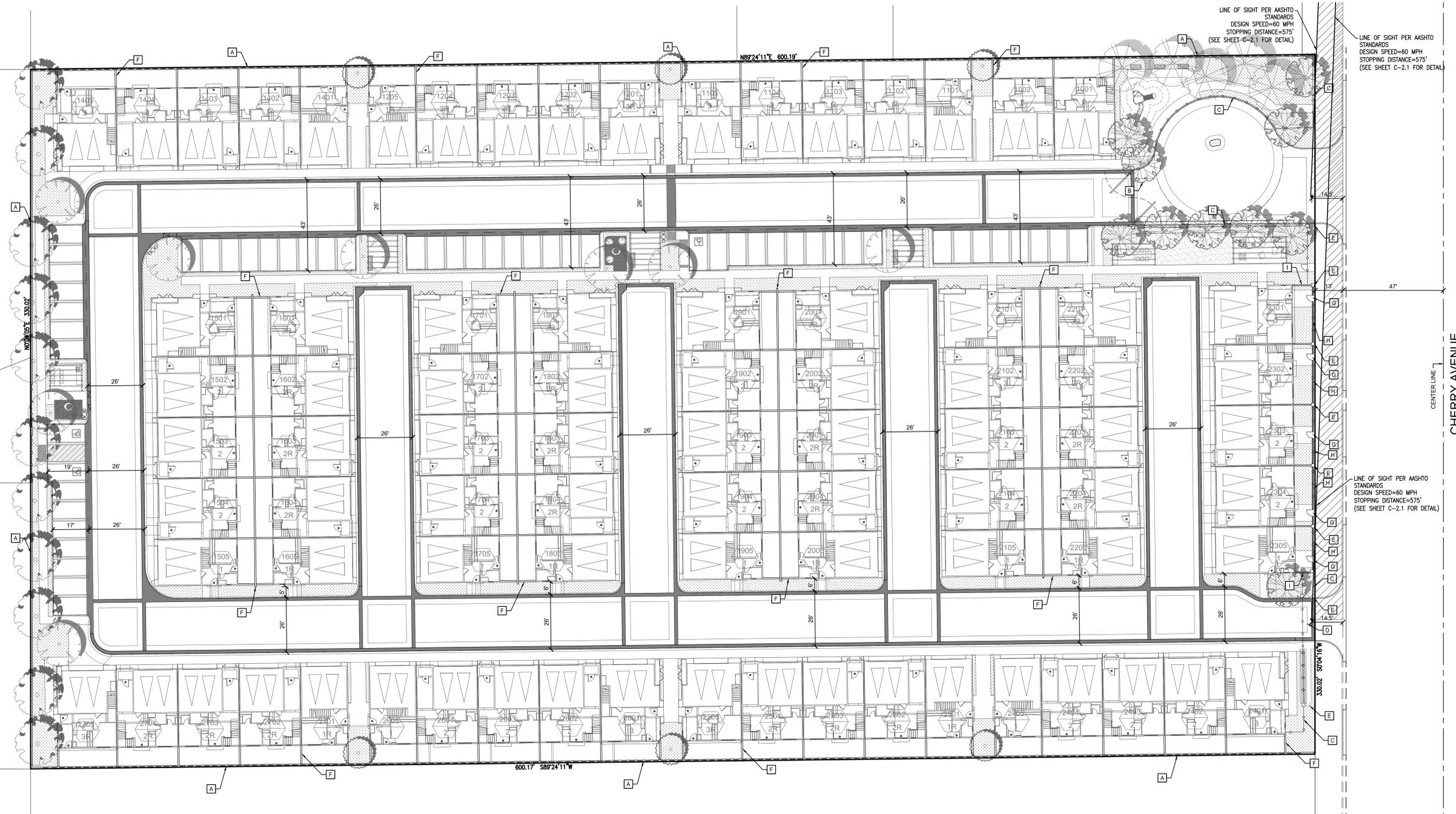
**OWNER/DEVELOPER**  
 OWNER: CHERRY VILLAGE INLAND, LLC  
 DEVELOPER: MCO DEVELOPMENT, INC.  
 ONE VENTURE SUITE 130 IRVINE, CA 92618  
 (714) 585-0090

PROJECT NAME:  
 CHERRY VILLAGE  
 DATE DRAWN:  
 3/10/21  
 DRAWN BY:  
 AM

**SHEET**  
 C-2.1

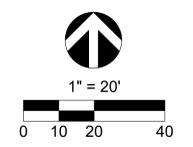
# CONCEPTUAL WALL PLAN

## TENTATIVE TRACT MAP NO. 20431



### SITE PLAN NOTES

- A 6' HIGH PRECISION BLOCK WALL
- B SWINGING METAL GATE
- C 6' HIGH WROUGHT IRON FENCE WITH PILASTERS
- D SLIDING EXIT ONLY METAL GATE
- E DECORATIVE PILASTER
- F YARD WALL
- G WROUGHT IRON GATE
- H WROUGHT IRON FENCE ON TOP OF DECORATIVE MASONRY LOW WALL
- I DECORATIVE MASONRY WALL



NO. REVISIONS	DATE	NO. REVISIONS	DATE

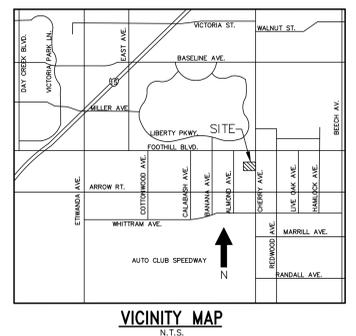
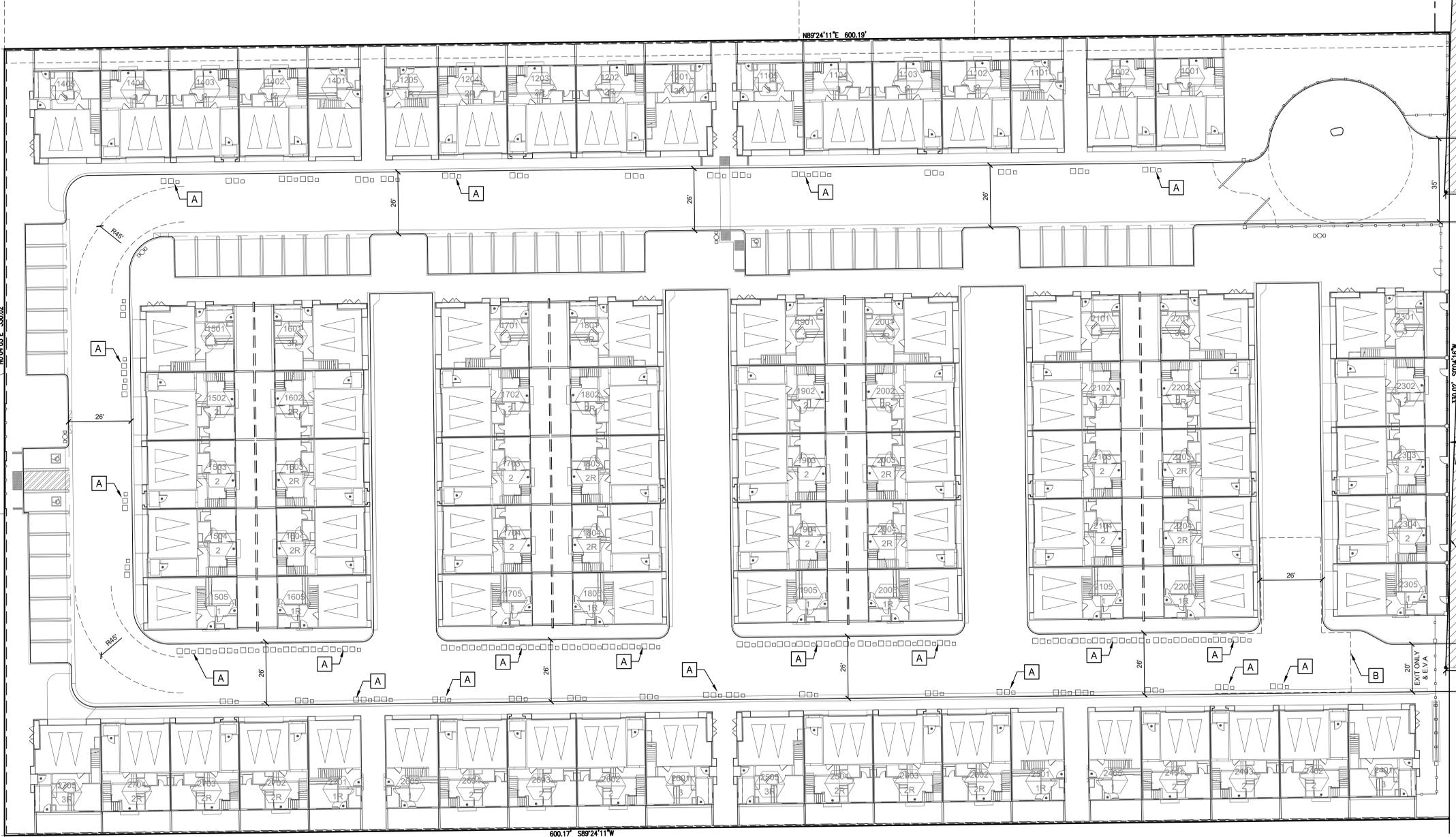
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 Irvine, CA 92618  
 (949) 339-5330  
 MKK@KESLER.COM  
 Civil Engineering, Land Planning, Surveying

CHERRY VILLAGE  
 8150 CHERRY AVE, FONTANA, CA 92335  
 TENTATIVE TRACT MAP 20431  
**CONCEPTUAL WALL PLAN**

OWNER/DEVELOPER  
 OWNER: CHERRY VILLAGE INLAND, LLC  
 DEVELOPER: MCO DEVELOPMENT, INC.  
 ONE VENTURE, SUITE 130 IRVINE, CA 92618  
 (714) 365-0260

PROJECT NAME:  
 CHERRY VILLAGE  
 DATE DRAWN:  
 3/10/21  
 DRAWN BY:  
 AM  
 SHEET  
 C-2.2





**SITE PLAN NOTES**

- A TRASH BIN LOCATION
- B TRUCK TURN AROUND PER DETAIL

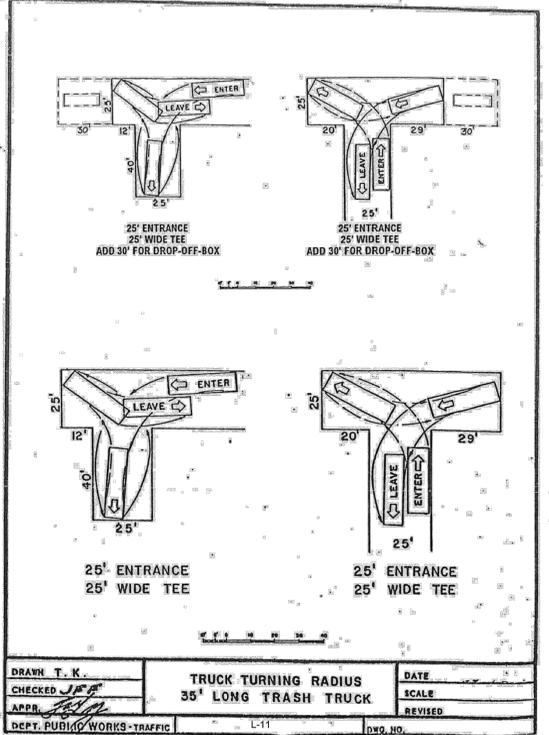
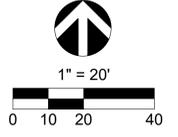
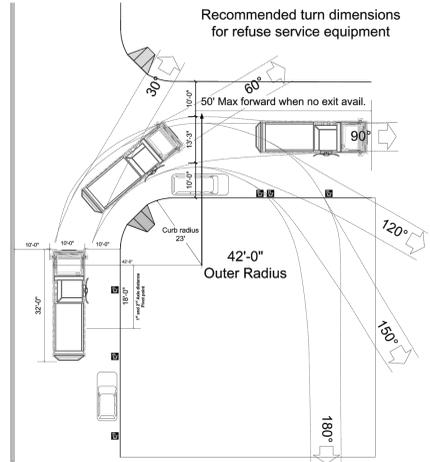
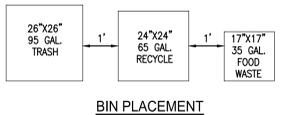
LINE OF SIGHT PER AASHTO STANDARDS  
DESIGN SPEED=60 MPH  
STOPPING DISTANCE=575'  
(SEE SHEET C-2.1 FOR DETAIL)

LINE OF SIGHT PER AASHTO STANDARDS  
DESIGN SPEED=60 MPH  
STOPPING DISTANCE=575'  
(SEE SHEET C-2.1 FOR DETAIL)

CHERRY AVENUE

**SITE PLAN NOTES**

A TRASH BIN LOCATION  
\*\*PROJECT CC&Rs WILL INCLUDE SPECIFIC INSTRUCTIONS AND EXHIBITS ON TRASH BIN COLLECTION LOCATION FOR EACH UNIT.



DRAWN T. K.	TRUCK TURNING RADIUS	DATE
CHECKED J. M. S.	35' LONG TRASH TRUCK	SCALE
APPR. [Signature]	REVISED	REVISED
DEPT. PUBLIC WORKS - TRAFFIC	L-11	DES. NO.

NO. REVISIONS	DATE	NO. REVISIONS	DATE
PREPARED BY <b>MKessler</b> One Engineering, Land Planning, Surveying			
PROJECT NAME: <b>CHERRY VILLAGE</b> 8160 CHERRY AVE, FONTANA, CA 92335 TENTATIVE TRACT MAP 20431			
OWNER/DEVELOPER OWNER: CHERRY VILLAGE INLAND, LLC DEVELOPER: MCO DEVELOPMENT, INC. ONE VENTURE, SUITE 130 IRVINE, CA 92618 (714) 365-0080			
TRASH BIN LOCATION EXHIBIT			
PROJECT NAME: <b>CHERRY VILLAGE</b>			
DATE DRAWN: 3/10/21			
DRAWN BY: AM			
SHEET <b>C3.0</b>			