

R H A
ROBERT HIDEY ARCHITECTS



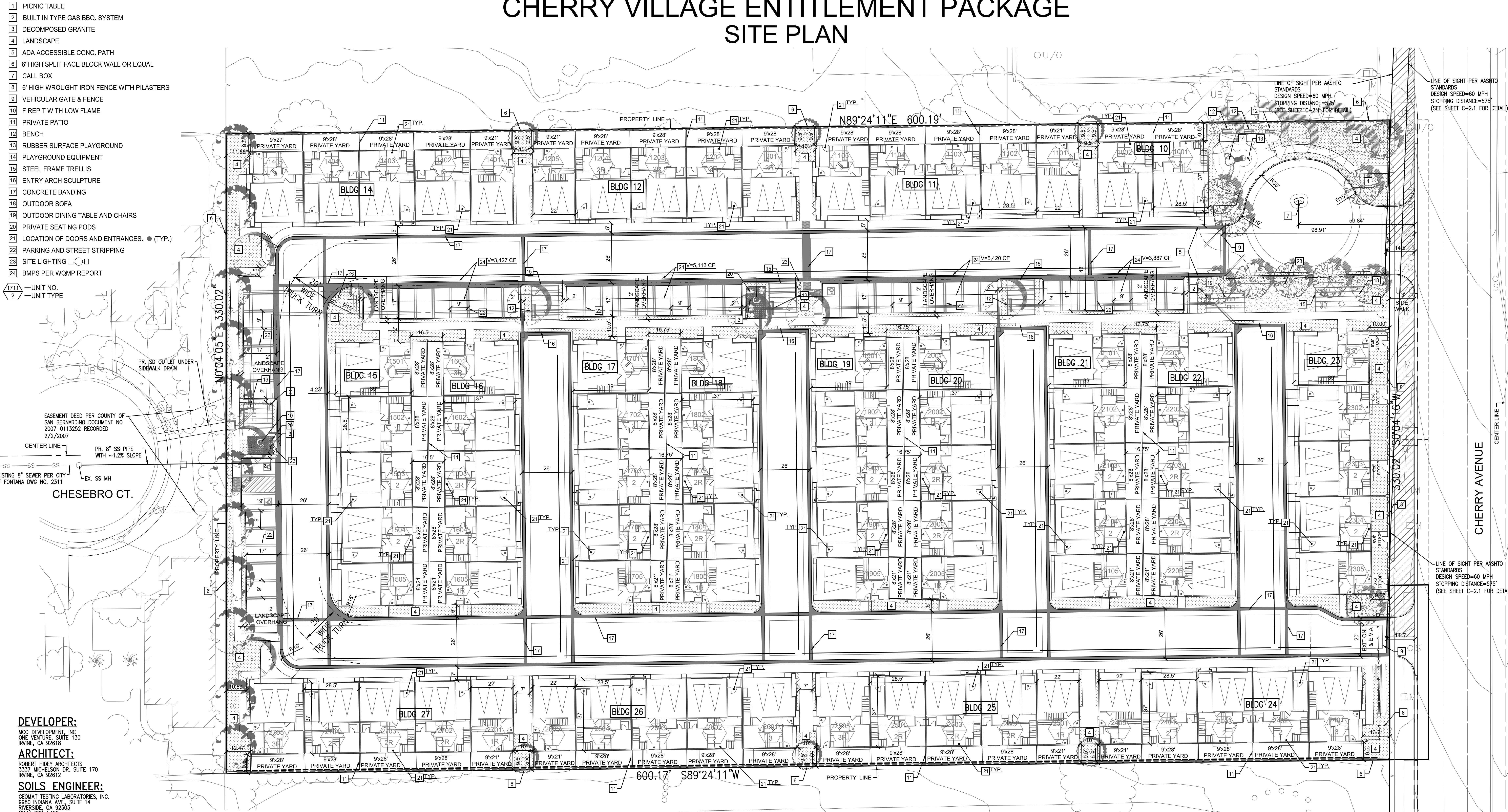
CHERRY VILLAGE
FONTANA, CALIFORNIA

MCO DEVELOPMENT, INC.

PROJECT NUMBER 21067 06/14/2022

SITE PLAN NOTES

- 1 PICNIC TABLE
2 BUILT IN TYPE GAS BBQ SYSTEM
3 DECOMPOSED GRANITE
4 LANDSCAPE
5 ADA ACCESSIBLE CONC. PATH
6 6' HIGH SPLIT FACE BLOCK WALL OR EQUAL
7 CALL BOX
8 6' HIGH WROUGHT IRON FENCE WITH PILASTERS
9 VEHICULAR GATE & FENCE
10 FIREPIT WITH LOW FLAME
11 PRIVATE PATIO
12 BENCH
13 RUBBER SURFACE PLAYGROUND
14 PLAYGROUND EQUIPMENT
15 STEEL FRAME TRELLIS
16 ENTRY ARCH SCULPTURE
17 CONCRETE BANDING
18 OUTDOOR SOFA
19 OUTDOOR DINING TABLE AND CHAIRS
20 PRIVATE SEATING PODS
21 LOCATION OF DOORS AND ENTRANCES. (TYP.)
22 PARKING AND STREET STRIPPING
23 SITE LIGHTING
24 BMPS PER WQMP REPORT
- 1711 - UNIT NO.
2 - UNIT TYPE



DEVELOPER:
MCO DEVELOPMENT, INC.
ONE VENTURE, SUITE 130
IRVINE, CA 92618

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

SOILS ENGINEER:
GEOMAT TESTING LABORATORIES, INC.
9980 INDIANA AVE. SUITE 14
RIVERSIDE, CA 92503
(951) 688-5400

CIVIL ENGINEER:
MKKESLER
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 AISLES, 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

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 PLAT 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.

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

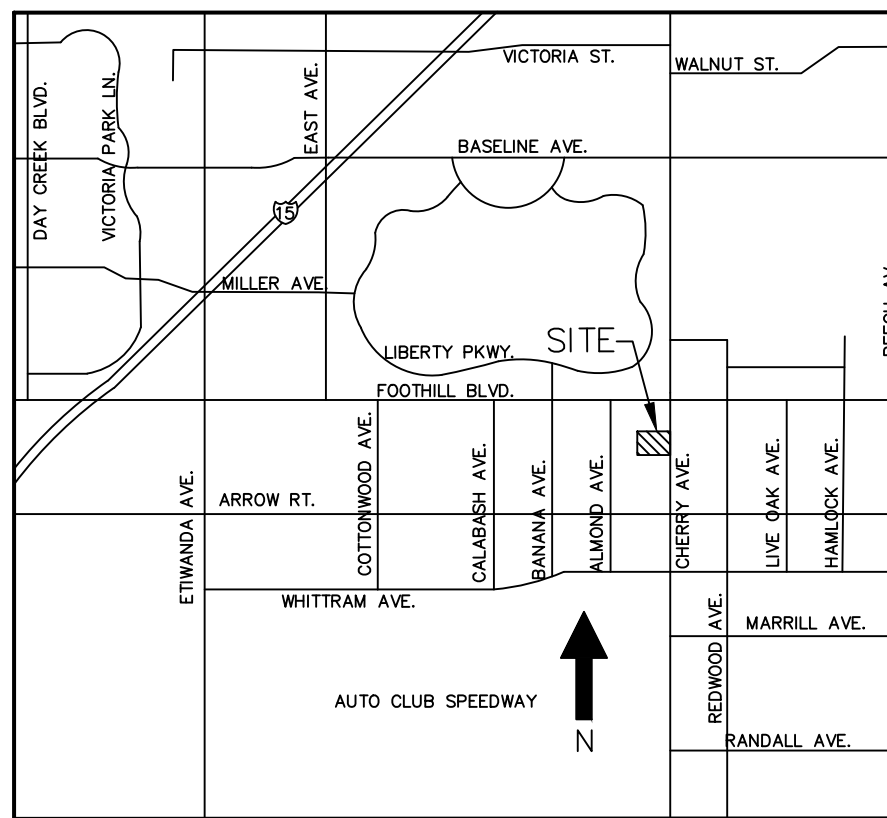
UNIT DATA								
UNIT TYPE	DESCRIPTION	NUMBER OF UNITS	STORIES	AREA	PRIVATE OPEN SPACE	OCCUPANCY	CONSTRUCTION TYPE	BUILDING HEIGHT TO ROOF
UNIT TYPE 1	2-BDRM/2 BATH/2 CAR GARAGE	16	2	1172 SF	100-178 SF	R2	VB	21'-0"
UNIT TYPE 2	3-BDRM/3 BATH/2 CAR GARAGE	50	2	1650 SF	135-238 SF	R2	VB	21'-0"
UNIT TYPE 3	3-BDRM/OFFICE/3.5 BATH/2 CAR GARAGE	16	2	1672 SF	150-230 SF	R2	VB	21'-0"

SITE DATA	
GROSS SITE AREA	198,060 SF (4.55 AC.)
NET SITE AREA	198,060 SF (4.55 AC.)
PUBLIC OPEN SPACE PROVIDED	23,033 SF (11.6%)
PUBLIC OPEN SPACE REQUIRED	9,903 F (5.0%)
DU/ACRE	18.0 DU/AC

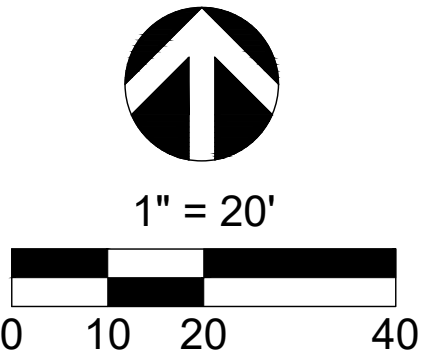
PARKING DATA		
	REQUIRED	PROVIDED
16 X 2 BEDROOM UNITS	16X1.5=24 SPACES	32 SPACES
66 X 3 BEDROOM UNITS	66X1.5=99 SPACES	132 SPACES
OPEN PARKING	0	53 SPACES (2 HCY)
TOTALS	123 SPACES	219 SPACES

SITE LIGHTING NOTE:

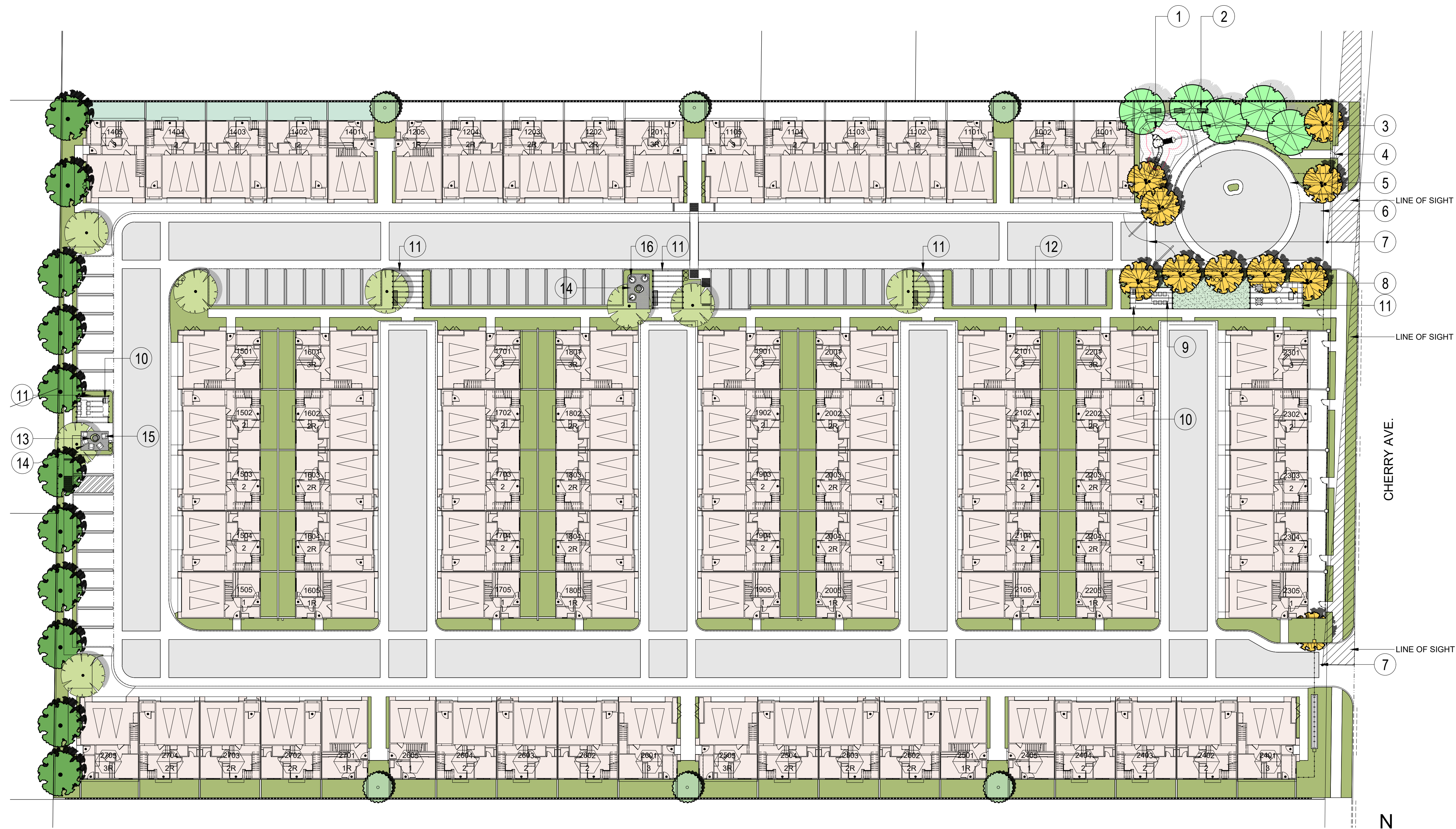
ADDITIONAL SITE LIGHTING IS INSTALLED ON BUILDINGS. PLEASE REFFER TO BUILDING ELEVATIONS FOR LIGHT LOCATIONS. PHOTOMETRIC STUDY SHALL BE PROVIDED SHOWING A MINIMUM OF 1 FOOT CANDLE PER SQUARE FOOT, PRIOR TO BUILDING PERMIT ISSUANCE.



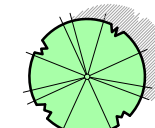
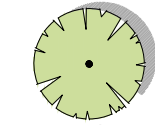
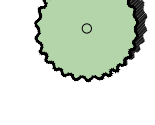
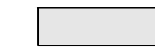
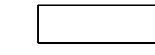
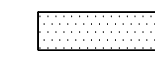
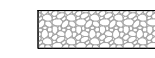
VICINITY MAP
N.T.S.



DATE	NO. REVISIONS	DATE	NO. REVISIONS
PREPARED BY Cherry Village 8160 CHERRY AVE. FONTANA, CA 92335 SITE PLAN			
ENTITLEMENT PACKAGE			
OWNER/DEVELOPER OWNER: CHERRY VILLAGE INLAND, LLC DEVELOPER: MCO DEVELOPMENT, INC. ONE VENTURE, SUITE 130 IRVINE, CA 92618 (714) 585-0090			
PROJECT REF.: CHERRY VILLAGE			
DATE DRAWN: 3/10/21			
DRAWN BY: AM			
SHEET CO.0			



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

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

KEYNOTES

1. PLAY STRUCTURE
KOMPAN - ELE500005
www.kompan.us



2. BENCH



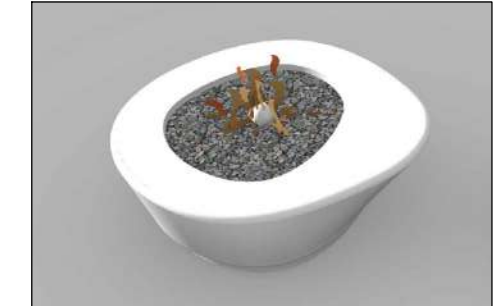
10. BBQ BAR



11. 4x4 BLACK TUB, STEEL FRAME TRELLIS

12. CONC. WALKWAY

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



14. GRAVEL OR DECOMPOSED GRANITE PAVING

15. OUTDOOR SEATINGS

16. PRIVATE SEATING PODS



3. 24"x24" RUBBER SURFACE PLAY AREA
COLOR: TBD.

4. PEDESTRIAN ENTRY GATE & FENCE

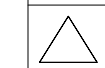
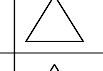
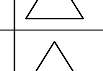
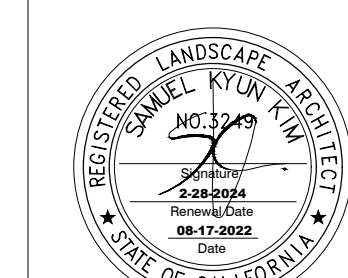
5. NATURAL GREY COLORED CONC. BANDING

6. AC PAVING

7. VEHICULAR GATE & FENCE

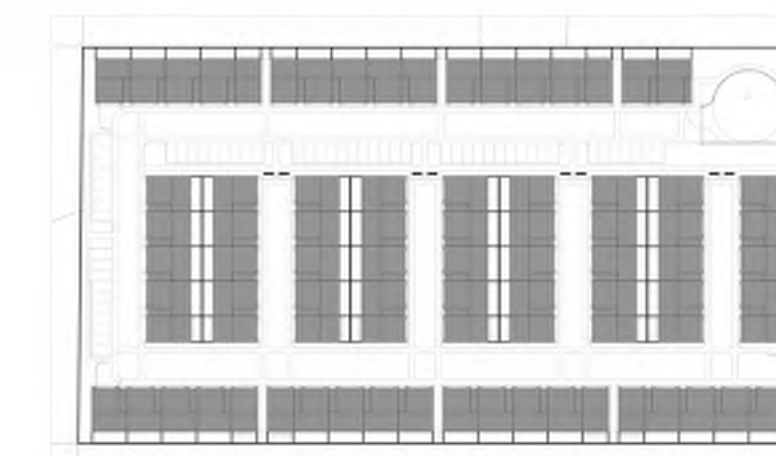
8. OUTDOOR SOFA

9. OUTDOOR DINING TABLE AND CHAIRS

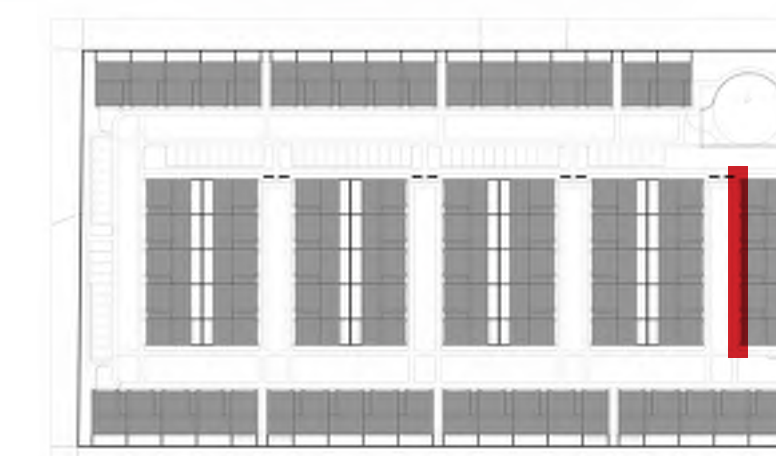
Revisions	
	
	
	
	
SQLA INC Landscape Architects 380 N. PALM ST. SUITE 8 T. 562-905-0800 (Main) BREA, CA. 92821 F. 562-905-0880 info@sqlainc.com www.sqlainc.com T. 213-383-1788 (Studio)	
CHERRY VILLAGE 8194 CHERRY AVE. FONTANA, CA 92335	
drawing title	
OVERALL PRELIMINARY LANDSCAPE PLAN	
	designed project number 22191
	drawn scale AS SHOWN
	checked drawing number
	reviewed
	date 08-17-2022
	LP-1



FRONT ELEVATION AT CHERRY AVENUE

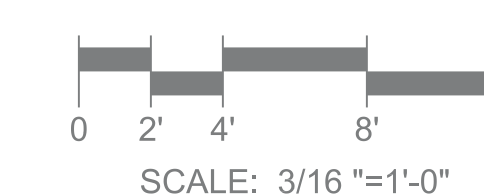


REAR



BUILDING ELEVATION

CHERRY VILLAGE
FONTANA, CALIFORNIA



MCO DEVELOPMENT INC.



FRONT



REAR

INTERIOR BUILDING ELEVATION

CHERRY VILLAGE
FONTANA, CALIFORNIA

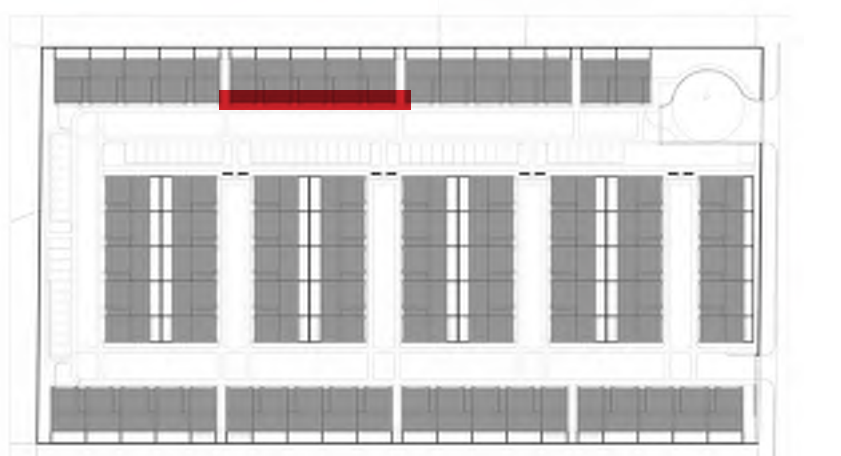
0 2' 4' 8' 12'
SCALE: 3/16" = 1'-0"

MCO DEVELOPMENT INC.

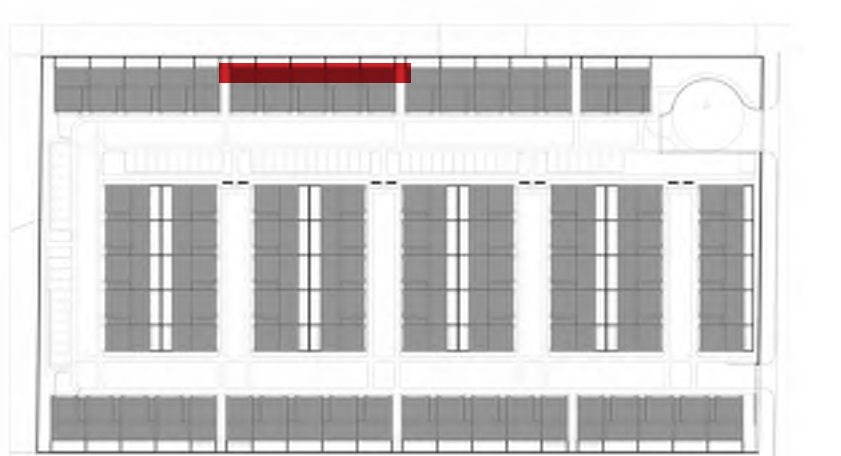
21067 06/14/2022



FRONT



REAR



BUILDING ELEVATION

CHERRY VILLAGE
FONTANA, CALIFORNIA

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

MCO DEVELOPMENT INC.

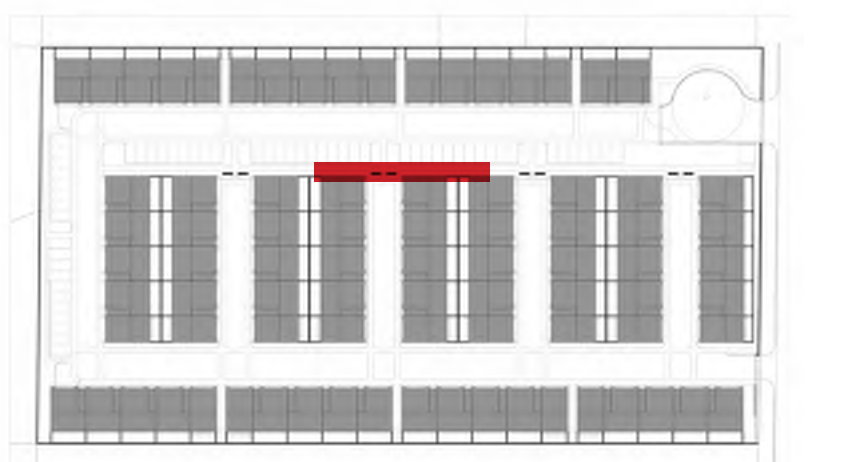
21067 06/14/2022
8



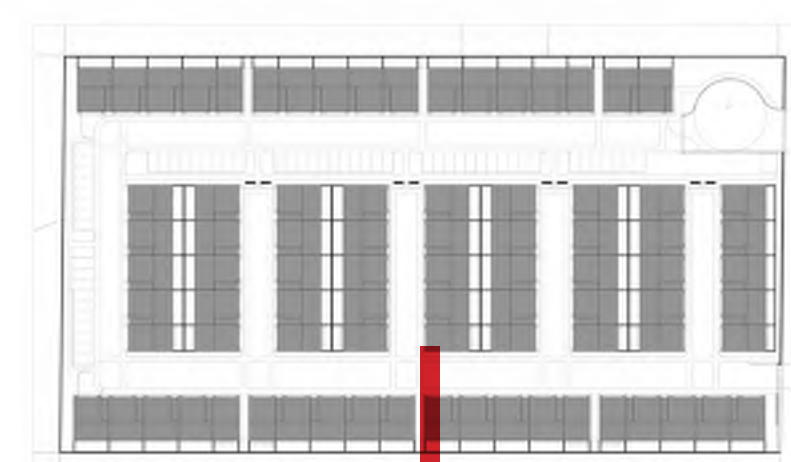
RIGHT



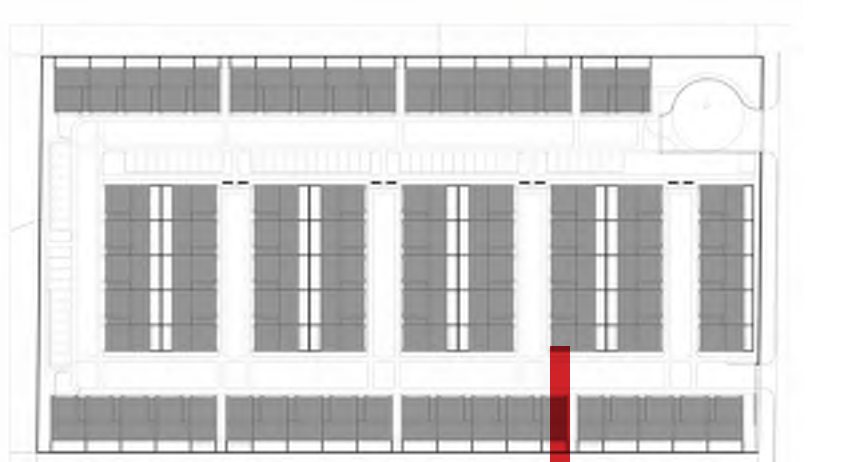
LEFT



RIGHT



LEFT



BUILDING ELEVATION

CHERRY VILLAGE
FONTANA, CALIFORNIA

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

MCO DEVELOPMENT INC.

21067 06/14/2022 9

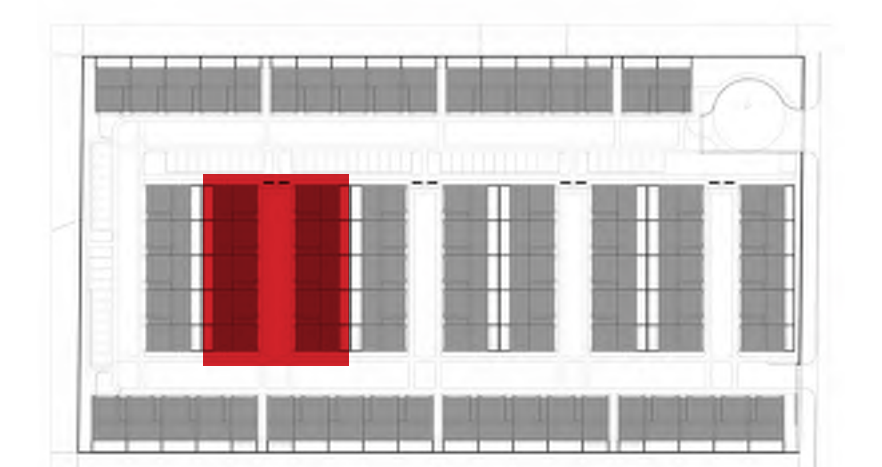
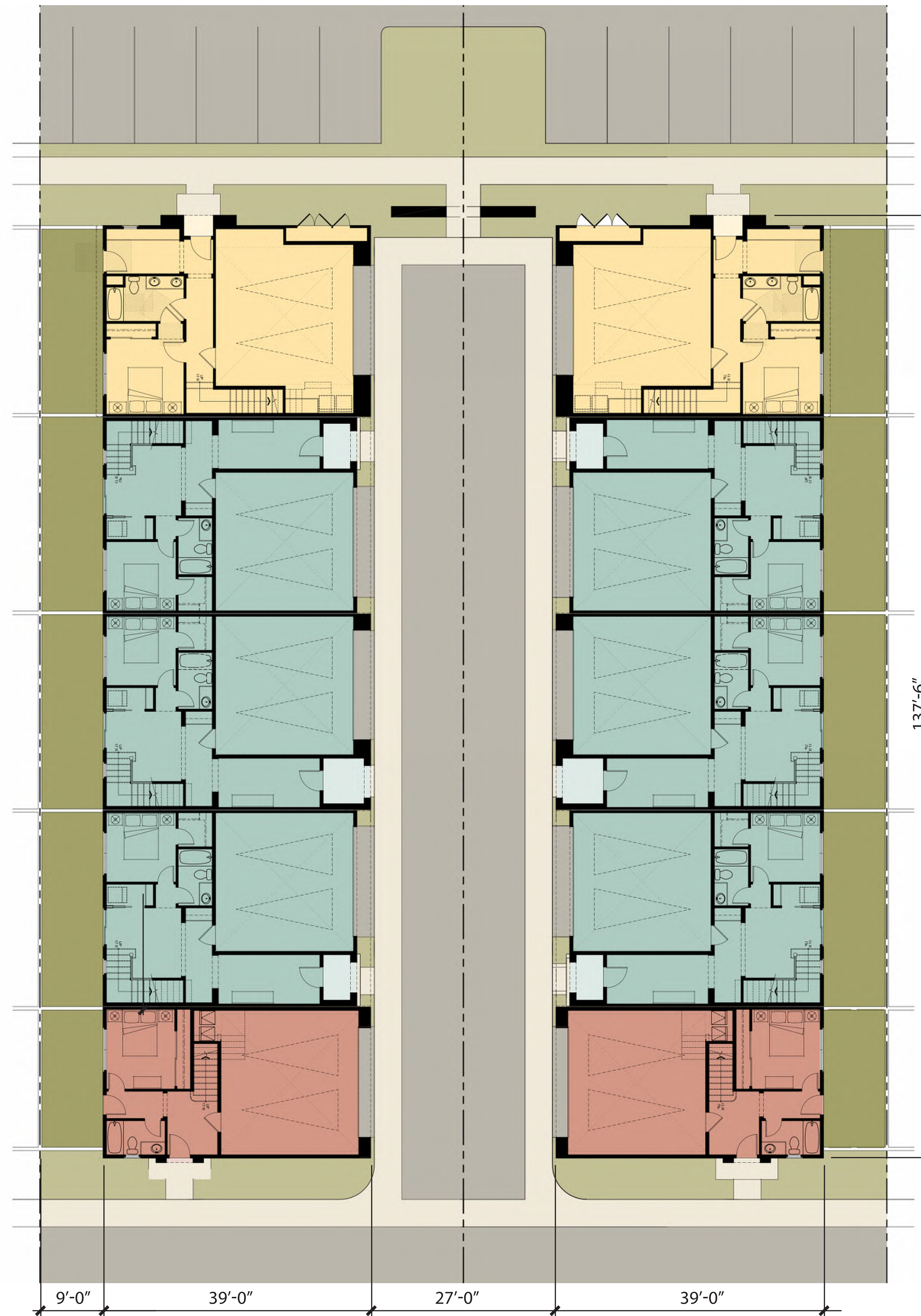
UNIT 3

UNIT 2

UNIT 2

UNIT 2

UNIT 1



BUILDING PLAN - FIRST FLOOR

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

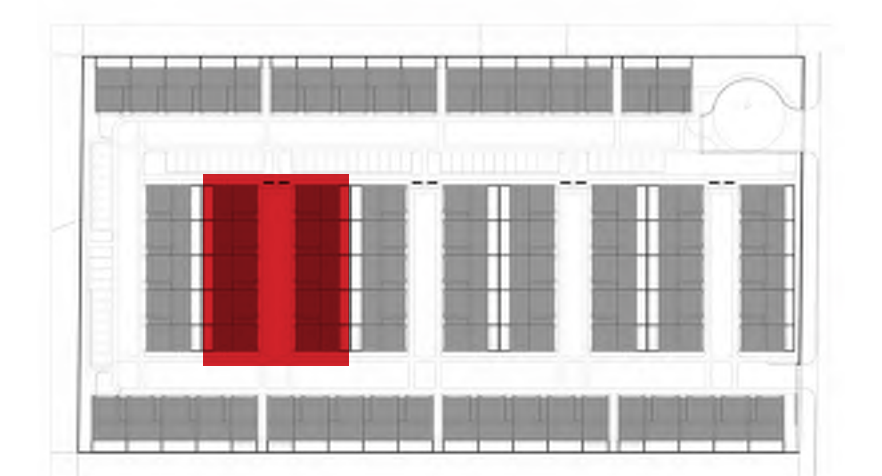
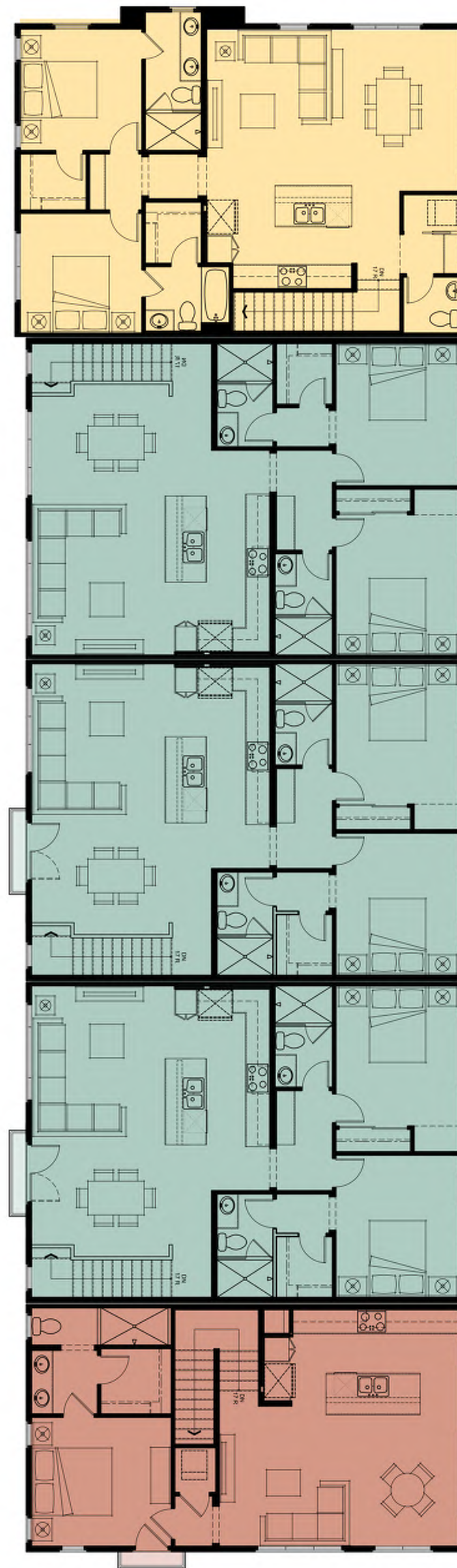
UNIT 3

UNIT 2

UNIT 2

UNIT 2

UNIT 1

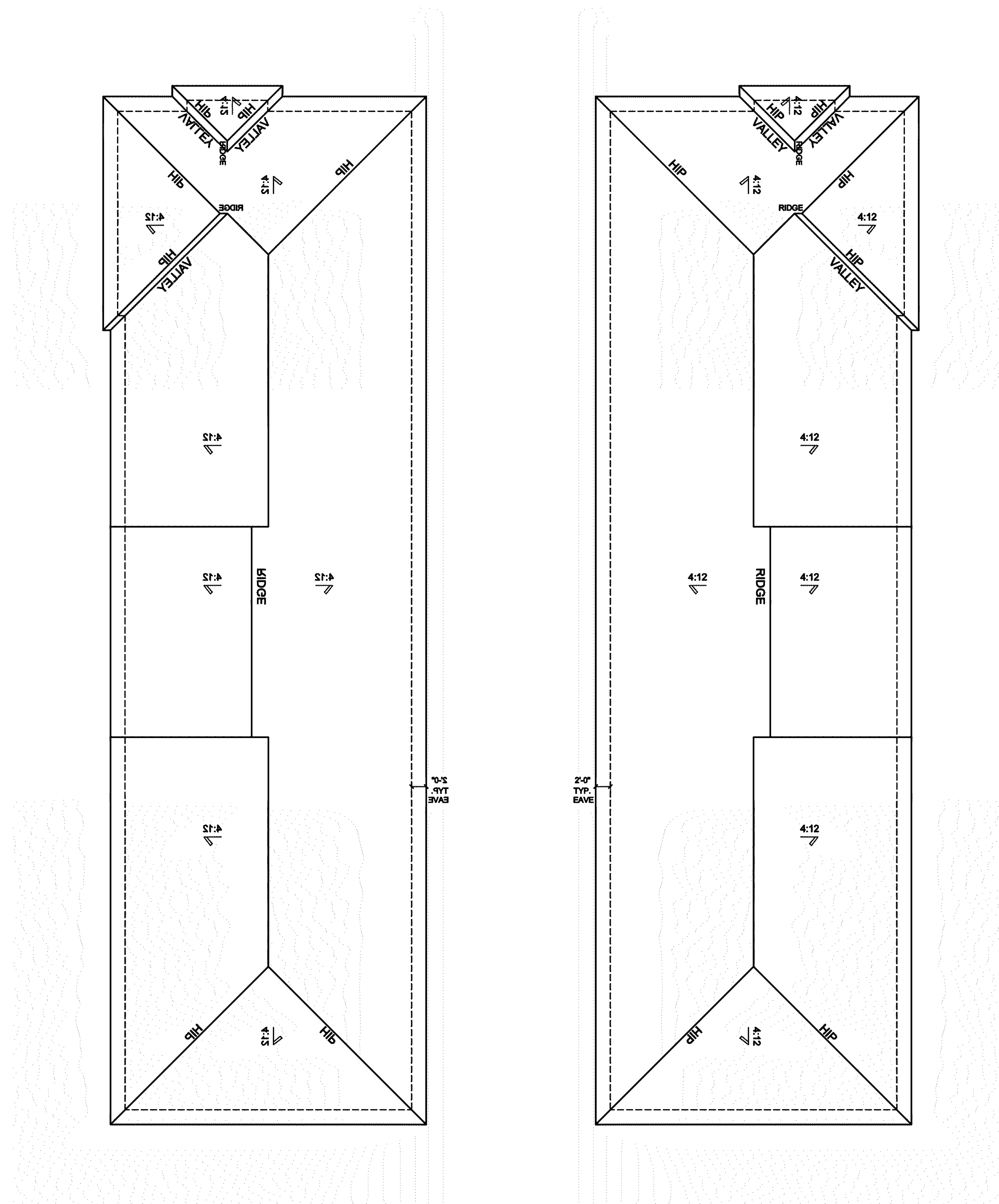


BUILDING PLAN - SECOND FLOOR

CHERRY VILLAGE
FONTANA, CALIFORNIA

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

MCO DEVELOPMENT INC.

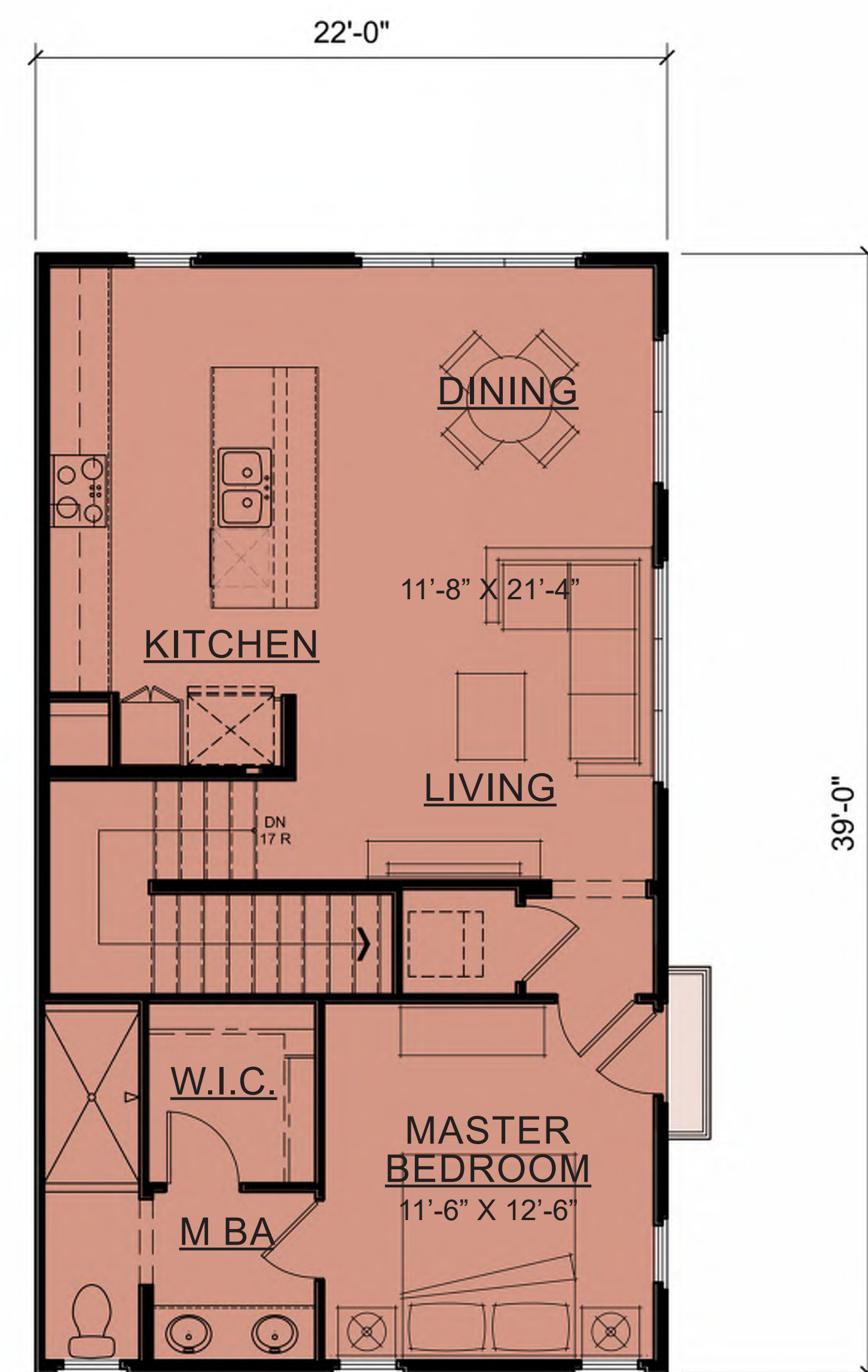


ROOF PLAN

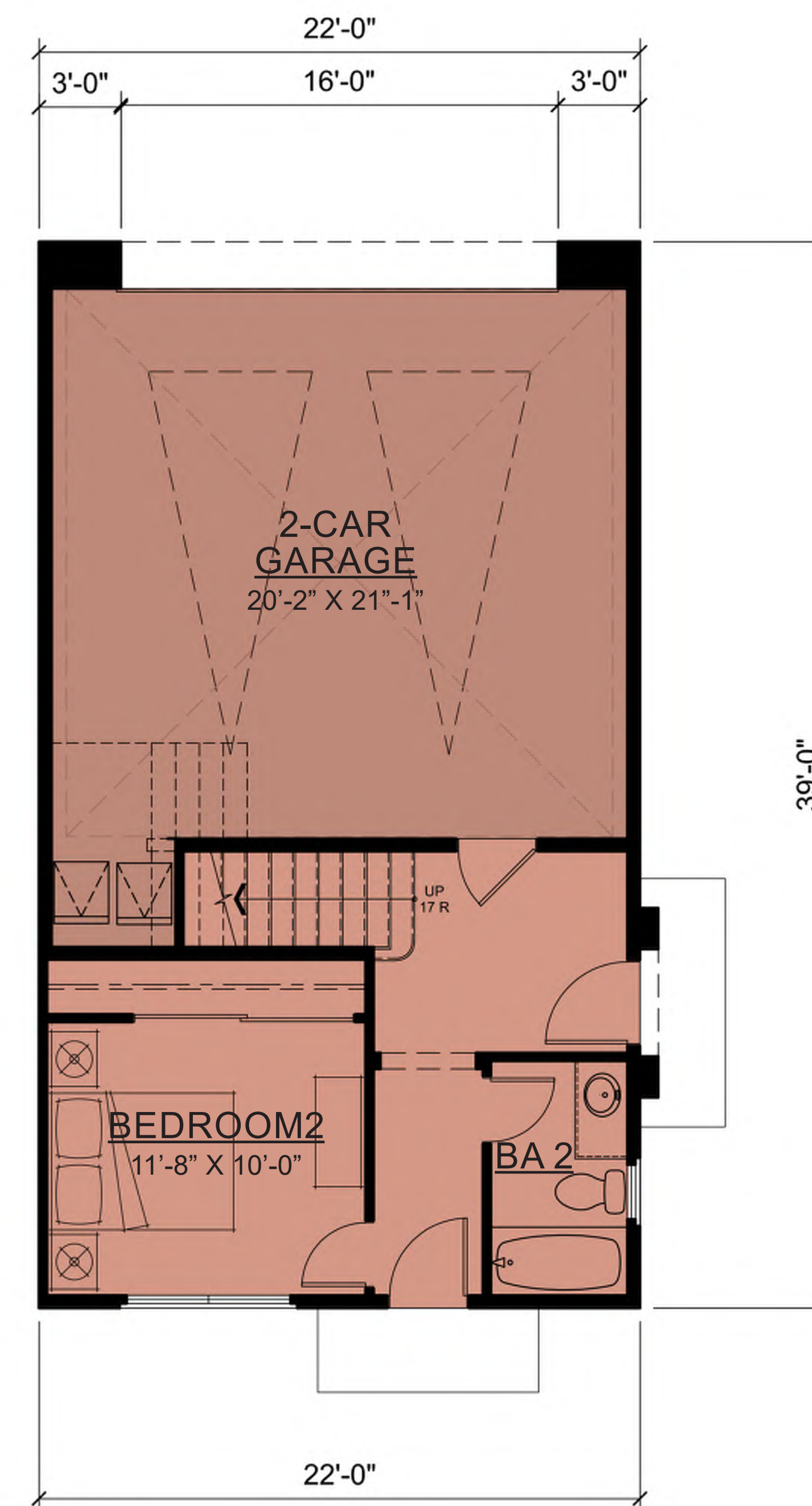
CHERRY VILLAGE
FONTANA, CALIFORNIA

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

MCO DEVELOPMENT INC.



SECOND FLOOR
814 SF

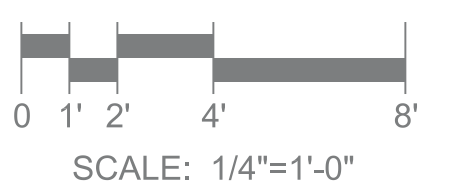


FIRST FLOOR
358 SF

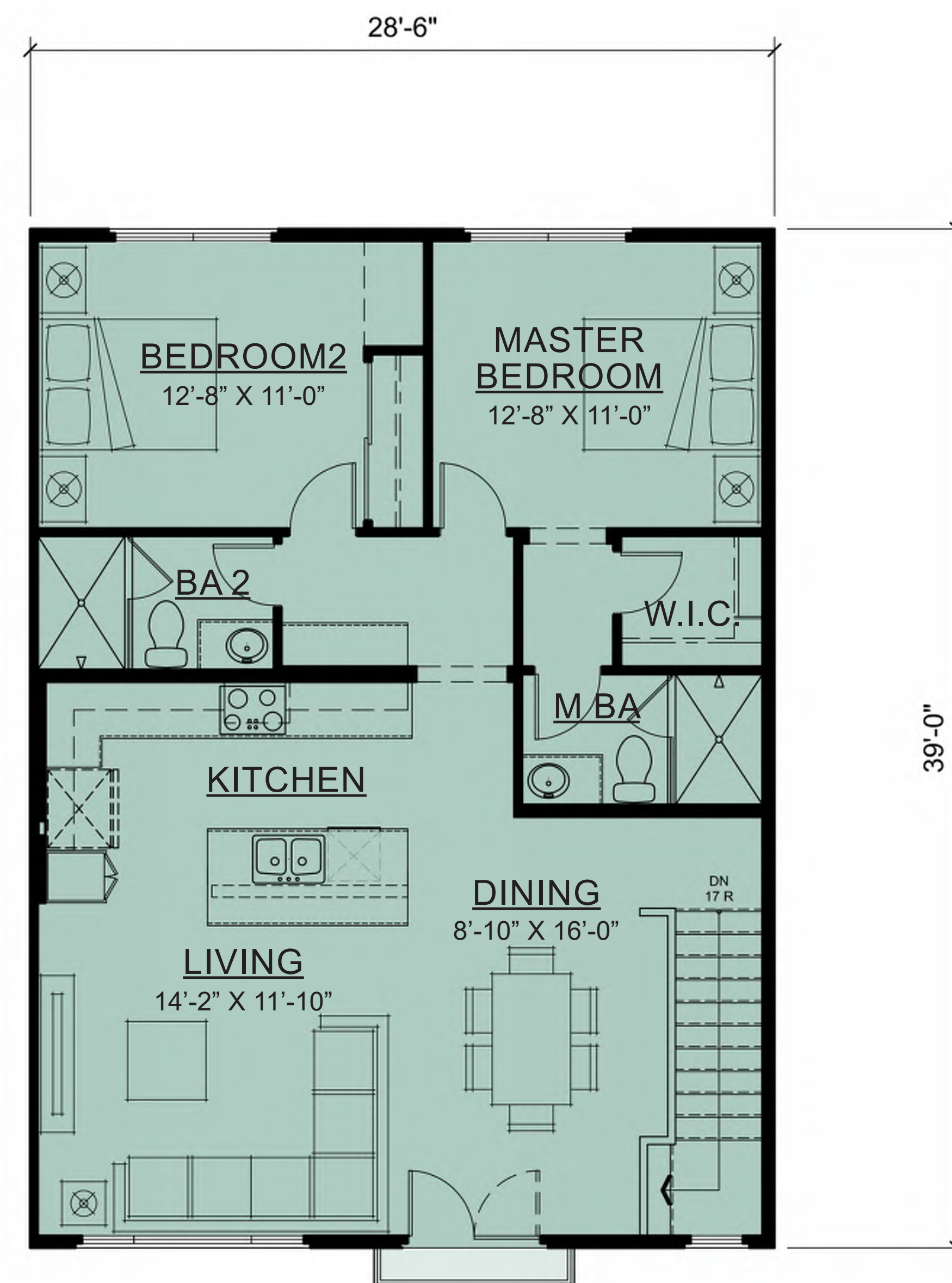
UNIT 1
2 BED, 2 BATH
2-CAR GARAGE

1,172 SF TOTAL

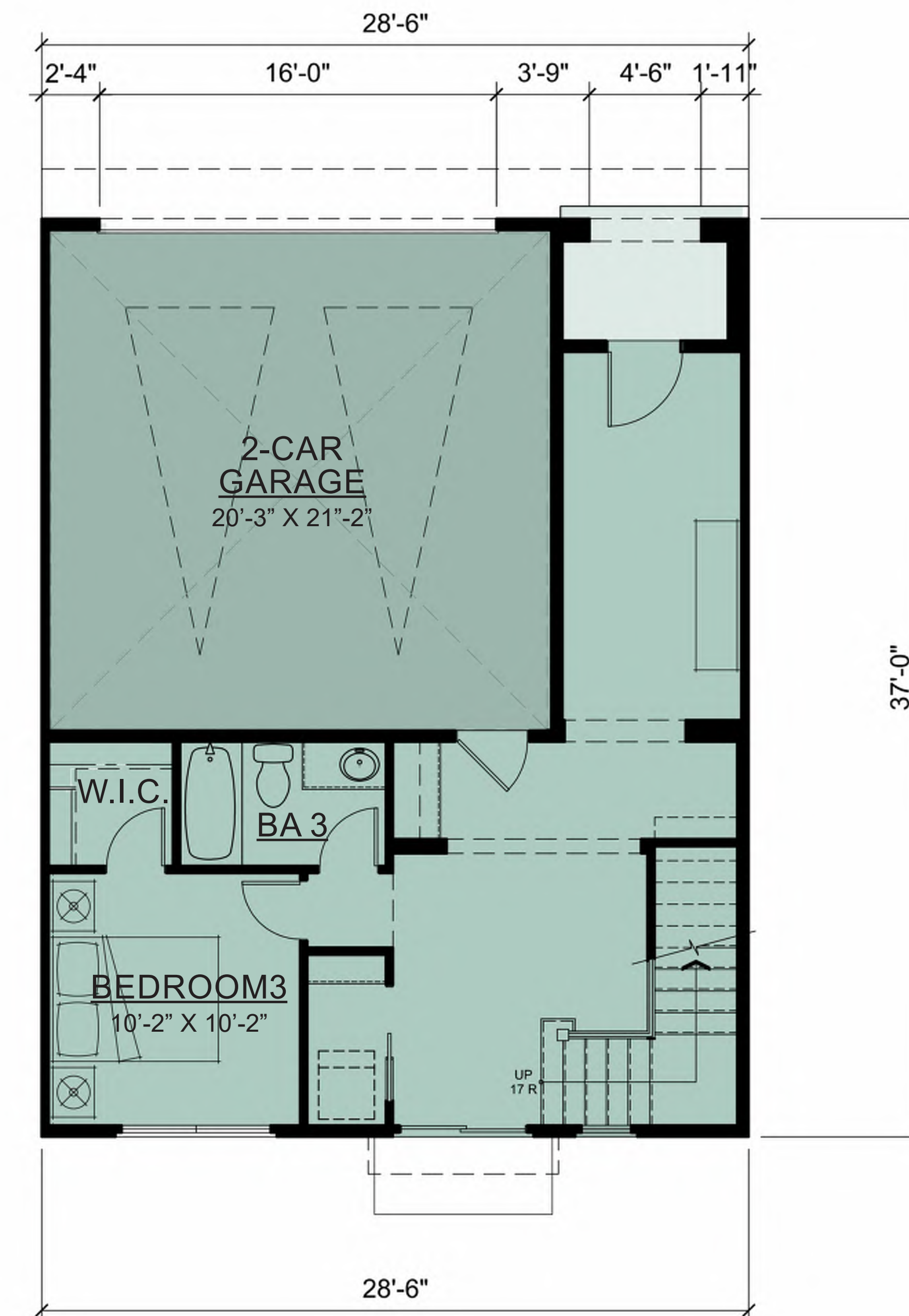
CHERRY VILLAGE
FONTANA, CALIFORNIA



MCO DEVELOPMENT INC.



SECOND FLOOR
1,058 SF

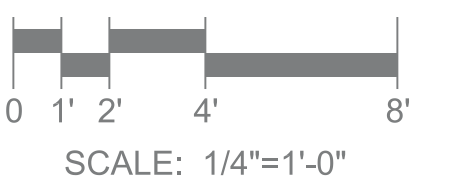


FIRST FLOOR
592 SF

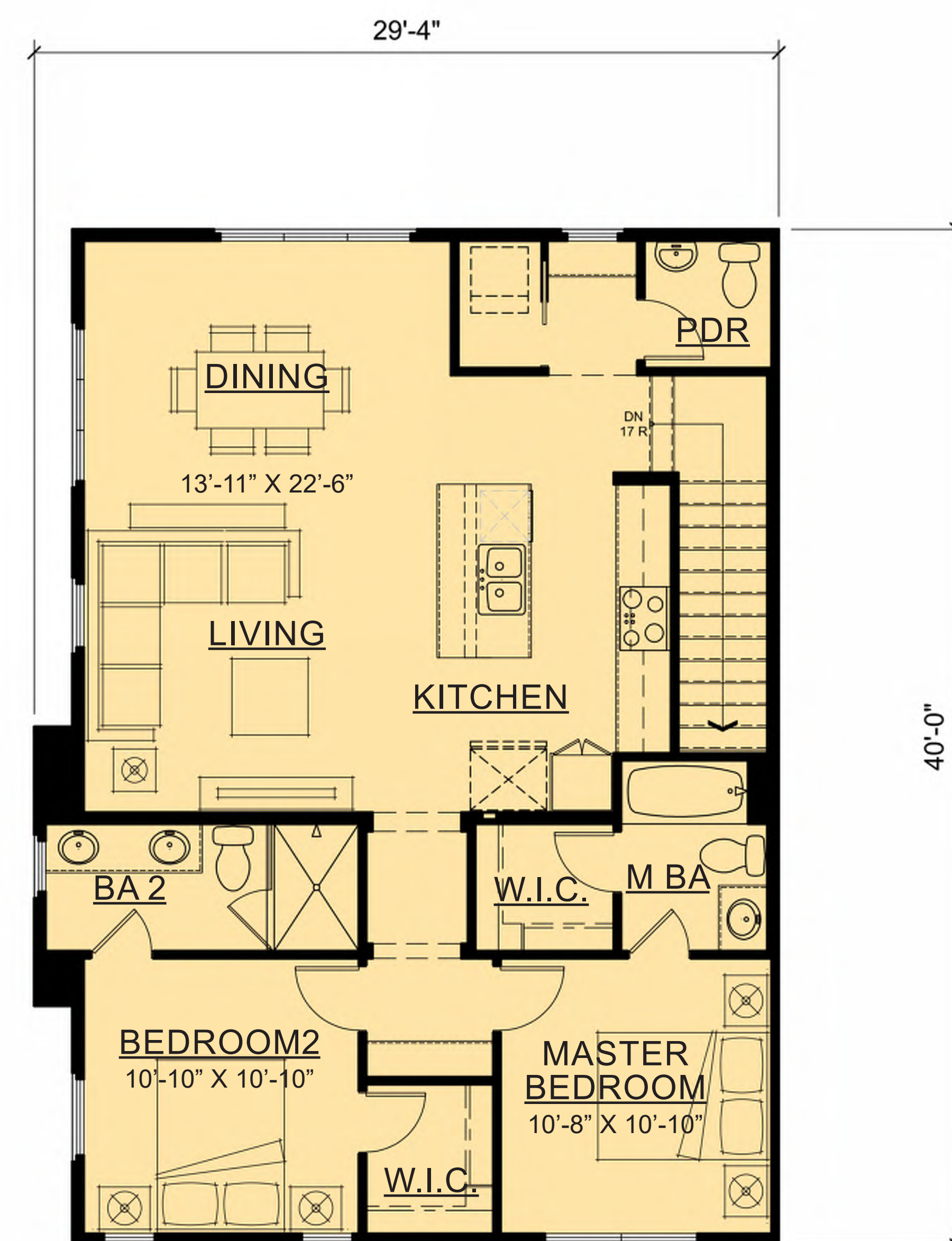
UNIT 2
3 BED, 3 BA
2-CAR GARAGE

1,650 SF TOTAL

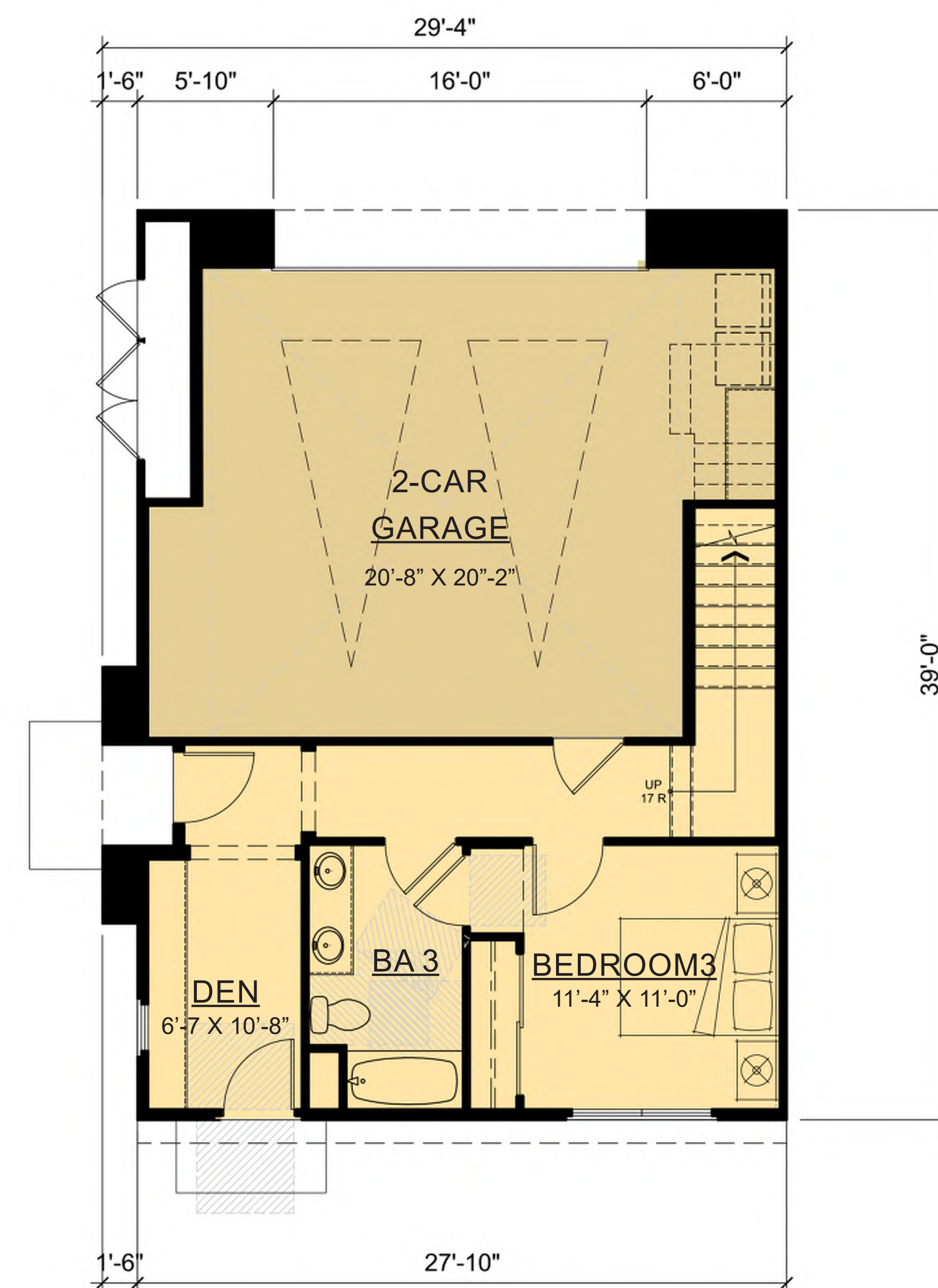
CHERRY VILLAGE
FONTANA, CALIFORNIA



MCO DEVELOPMENT INC.



SECOND FLOOR
1,179 SF

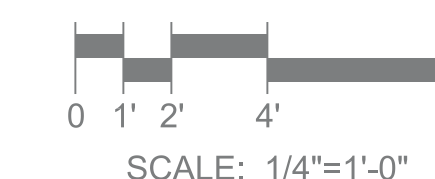


FIRST FLOOR
493 SF

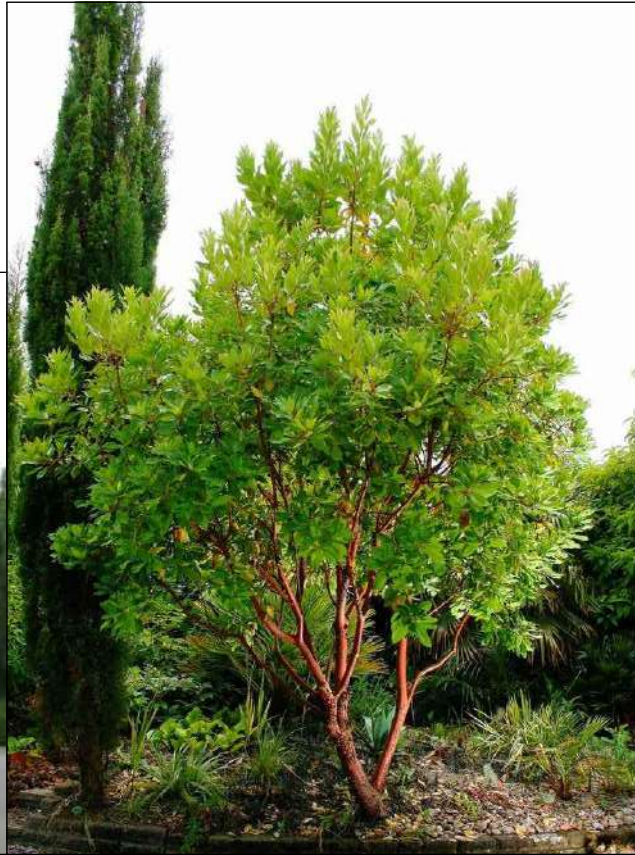
UNIT 3
3 BED + DEN, 3.5 BATH
2-CAR GARAGE

1,672 SF TOTAL

CHERRY VILLAGE
FONTANA, CALIFORNIA

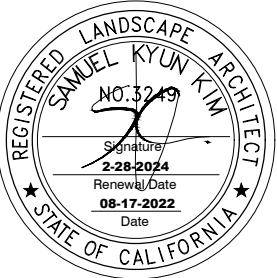


MCO DEVELOPMENT INC.

				
CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	ULMUS PARVIFOLIA EVERGREEN ELM	TIPUANA TIPU TIPU TREE	RHUS LANCEA AFRICAN SUMAC	ARBUTUS UNEDO STRAWBERRY MADRONE

						
LOMANDRA CONFERTIFOLIA 'SEASCAPE' SEASCAPE MAT RUSH	SALVIA GREGII 'FURMAN'S RED' FURMAN'S RED AUTUMN SAGE	DIANELLA REVOLUTA 'LITTLE REV' FLAX LILY	AGAVE ATTENUATA FOXTAIL AGAVE	HESPERALOE PARVIFLORA RED YUCCA	WESTRINGIA FRUTICOSA COAST ROSEMARY	FESTUCA MAIREI MAIRE'S FESCUE

			
LIPPIA HYBRID KURAPIA AVAILABLE FROM WEST COAST TURF	ACROSTIS PALLENS WEST COAST NATIVE BENTGRASS CALIFORNIA NATIVE GRASS	BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BUSH	LIRIOPE SPICATA 'SILVER DRAGON' VARIEGATED LILY TURF

Revisions		
△		△
△		△
△		△
△		△
SQLA INC Landscape Architects 380 N. PALM ST. SUITE 8 BREA, CA. 92821 t: 562-905-0800 f: 562-905-0880 www.sqlainc.com		
CHERRY VILLAGE 8194 CHERRY AVE. FONTANA, CA 92335		
drawing title		
PLANT IMAGES		
	designed	project number 22191
	drawn	scale AS SHOWN
	checked	drawing number
	reviewed	LP-2
	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

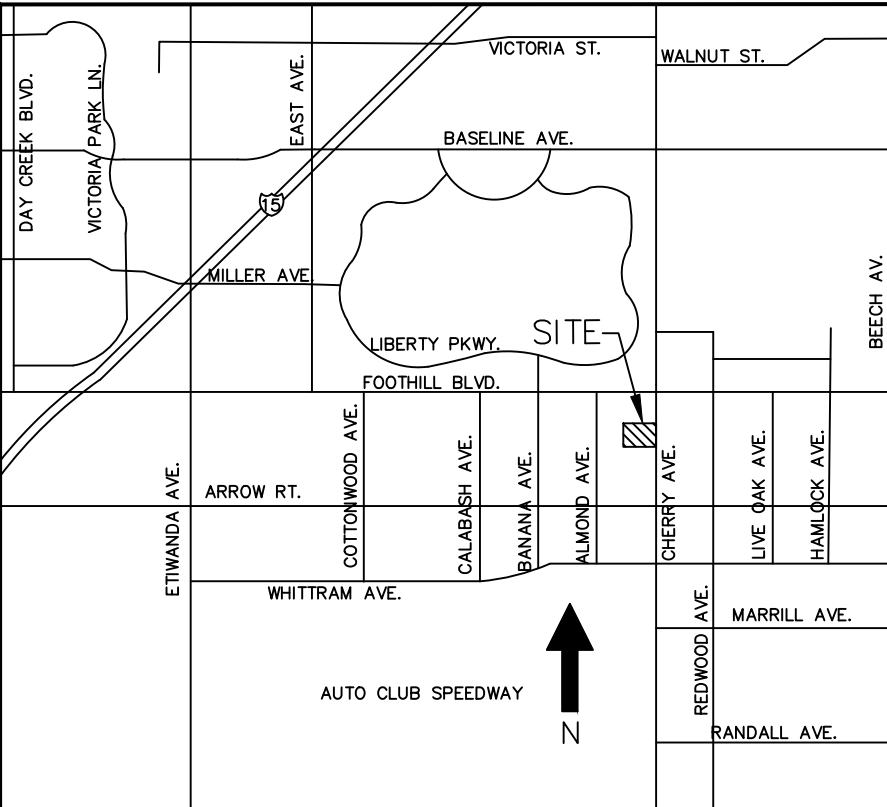
GAS:
SOUTHERN CALIFORNIA GAS CO.
DISTRIBUTION PLANNING
16231 VALLEY BOULEVARD
FONTANA, CA 92335
PHONE: (909) 426-8411
CONTACT: GREG GASPER

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

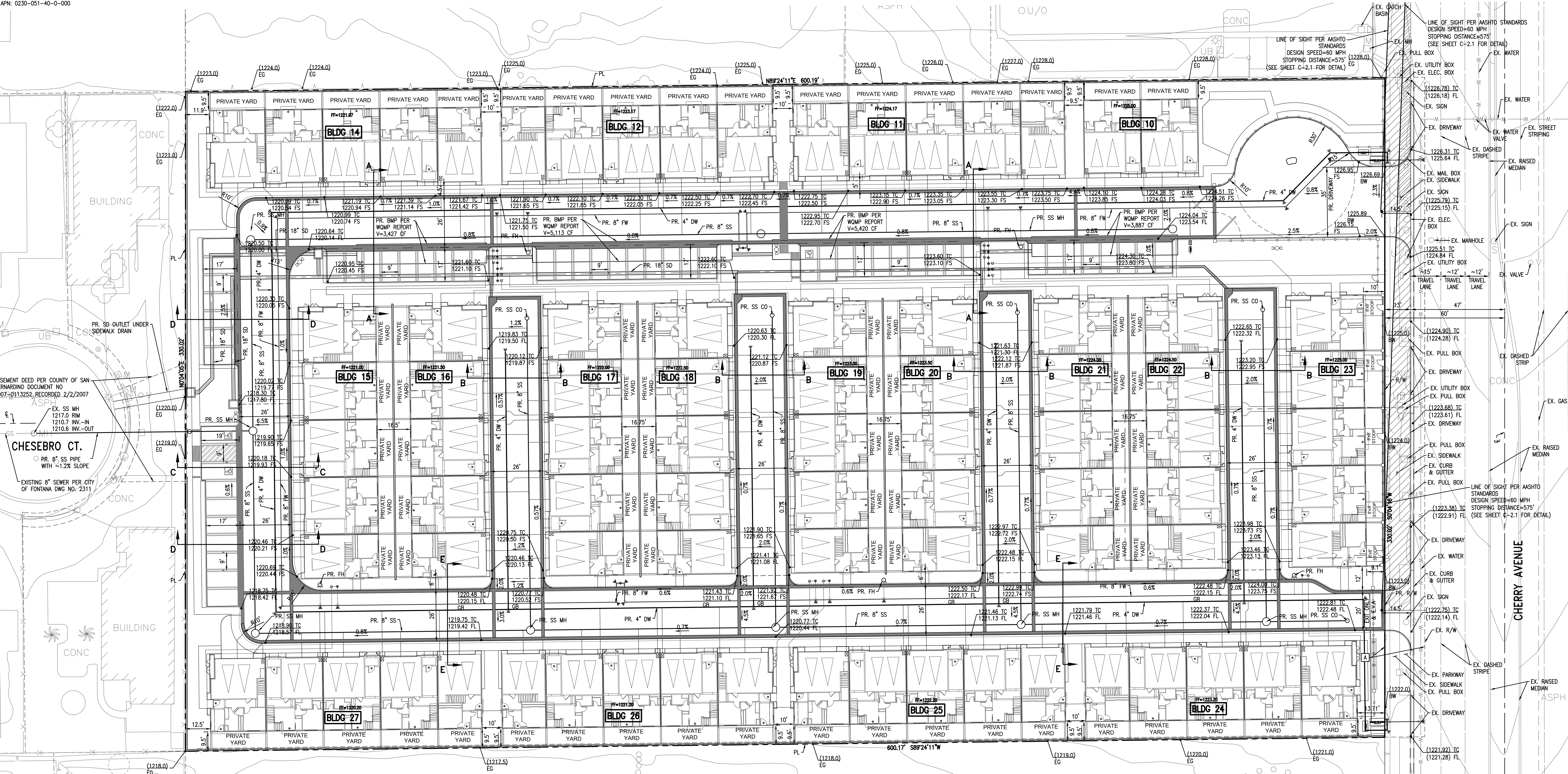
SEWER:
CITY OF FONTANA
3553 SIERRA AVENUE
P.O. BOX 518
FONTANA, CA 92335
PHONE: (909) 350-7610

ADELPHI COMMUNICATIONS:
1260 DUPONT STREET
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 ROBOUDOX



VICINITY MAP



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:
MFKESLER
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 MONISHAZADEH
(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:

- | | | | |
|------|-----------------------|------------|---------------------|
| Q | CENTER LINE | OFF | GARAGE FINISH FLOOR |
| AVE | AVENUE | MIN | MINIMUM |
| ASPH | ASPHALT CONCRETE | NOT A PART | NOT A PART |
| CMU | CONCRETE MASONRY UNIT | NTS | NOT TO SCALE |
| DWY | DRIVEWAY | P/L | PROPERTY LINE |
| EA | EACH | PROP. | PROPOSED |
| EG | EXISTING GROUND | R/W | RIGHT OF WAY |
| EMST | 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 HEREIN 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 4083 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

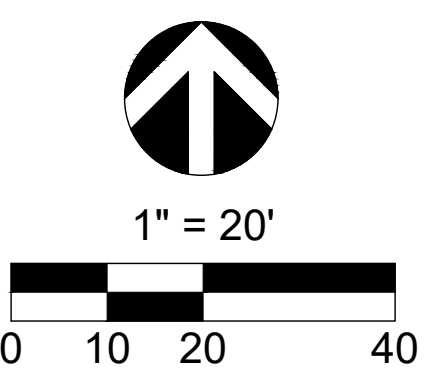
NORTHWEST CORNER OF FOOTHILL & BANANA CHISEL "X" ON TOP OF CURB 80' NORTH OF THE CENTERLINE OF FOOTHILL BLVD AND 30' WEST OF THE CENTERLINE OF BANANA AVE. AS SHOWN ON THE COUNTY OF SAN BERNARDINO FIELD SURVEY REPORT BOOK 4013 PAGE 1497-1498

ELEVATION = 1212.86'

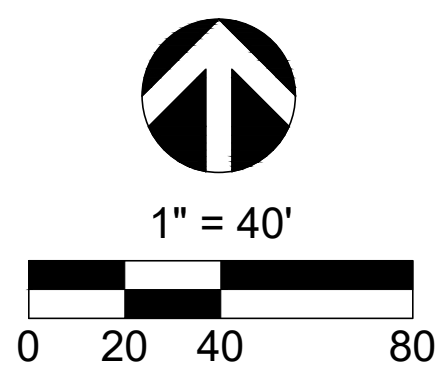
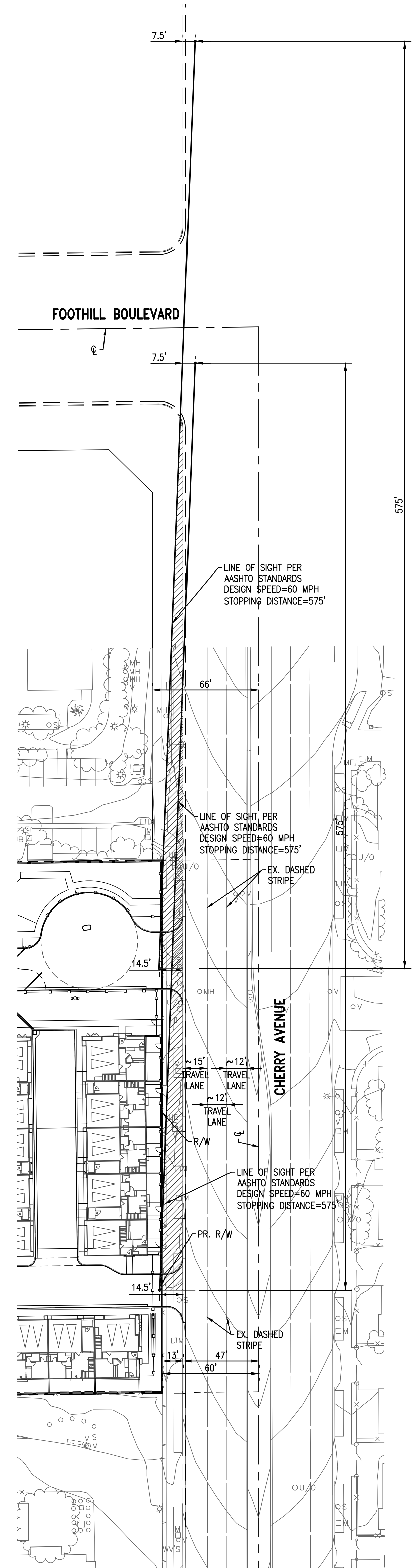
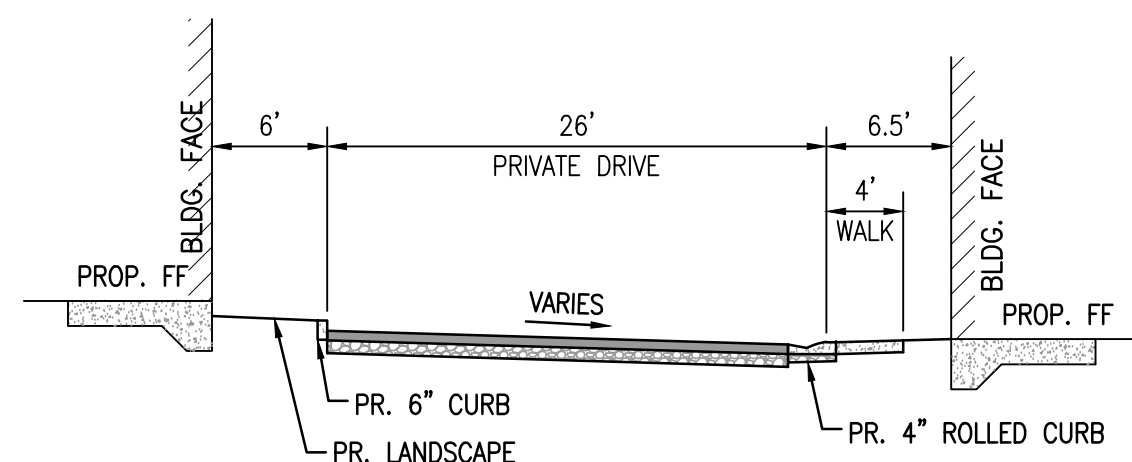
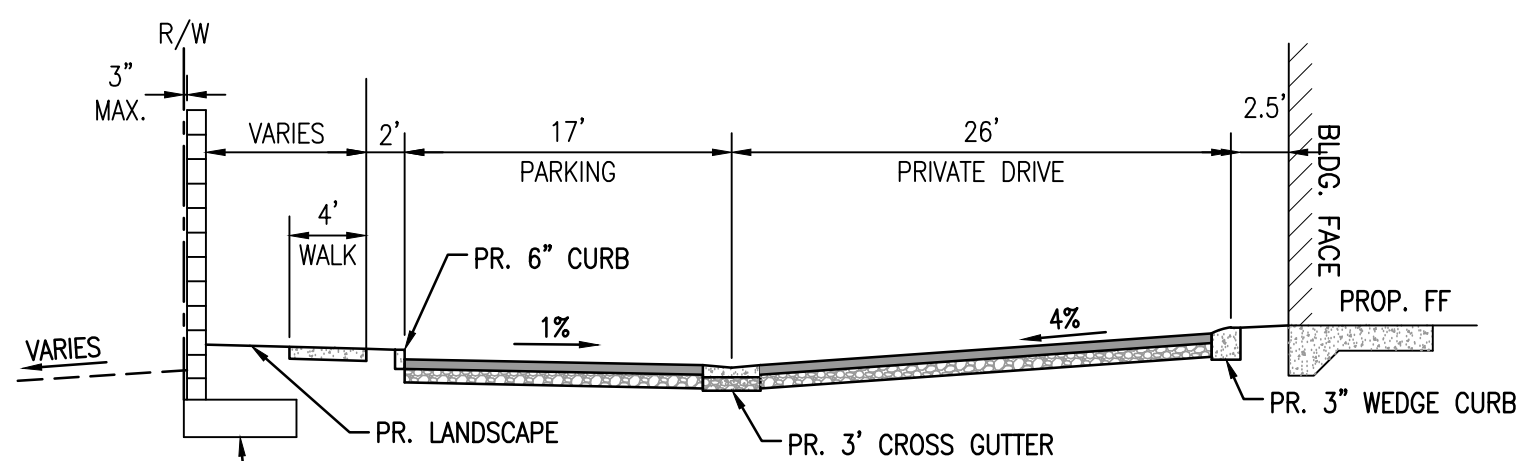
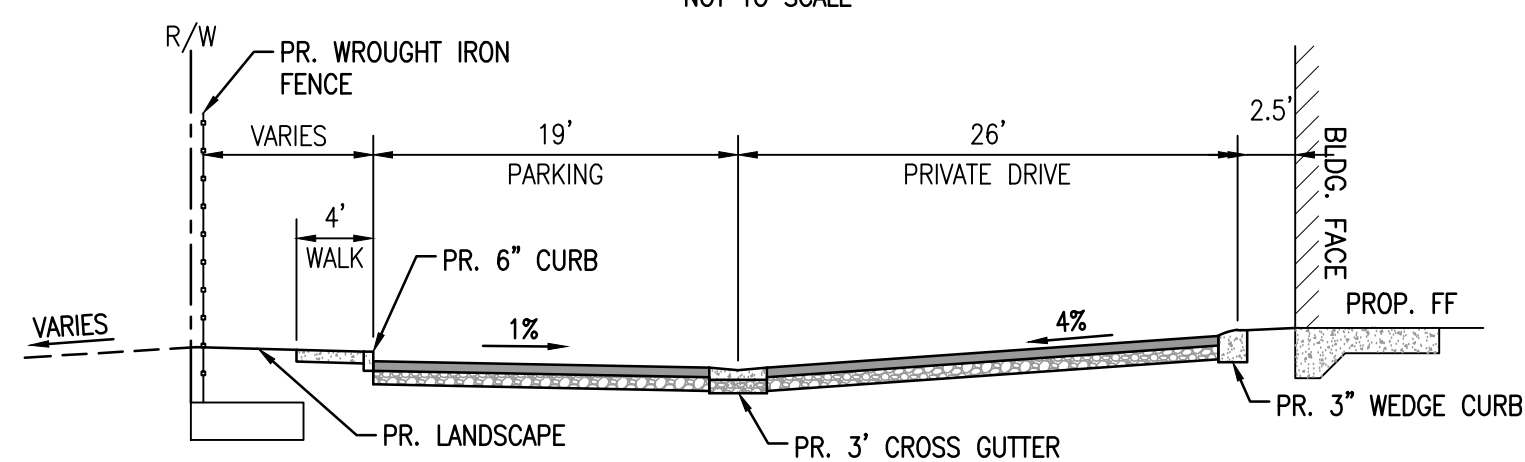
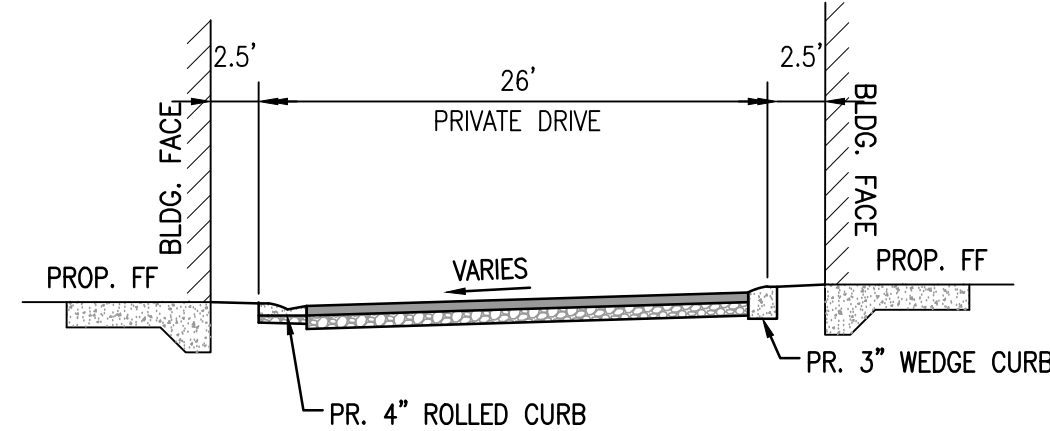
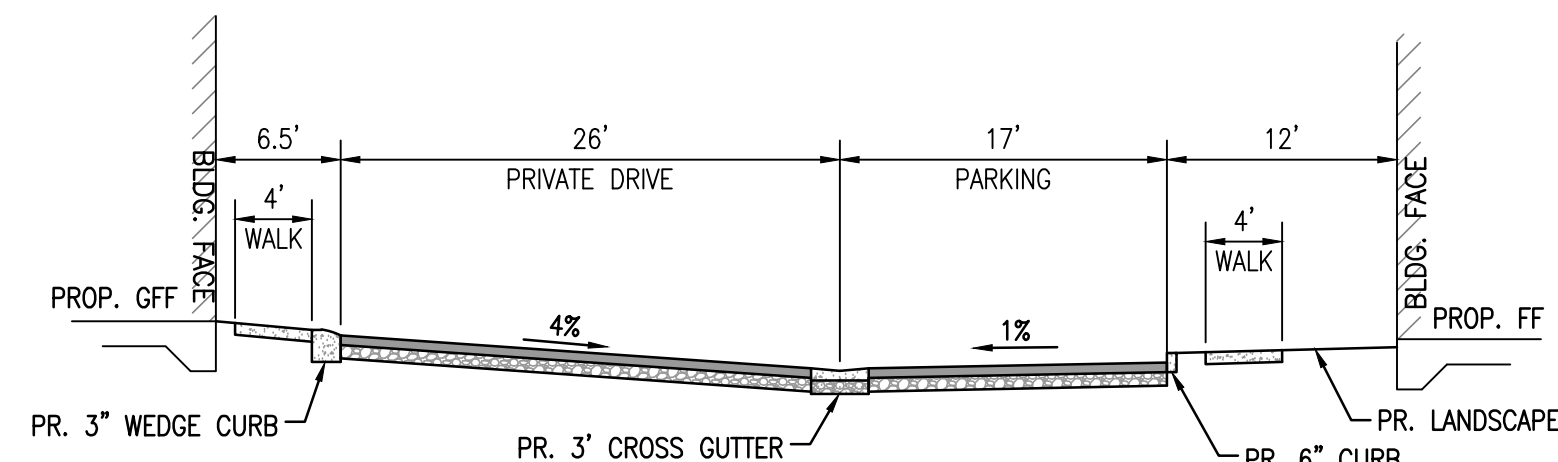
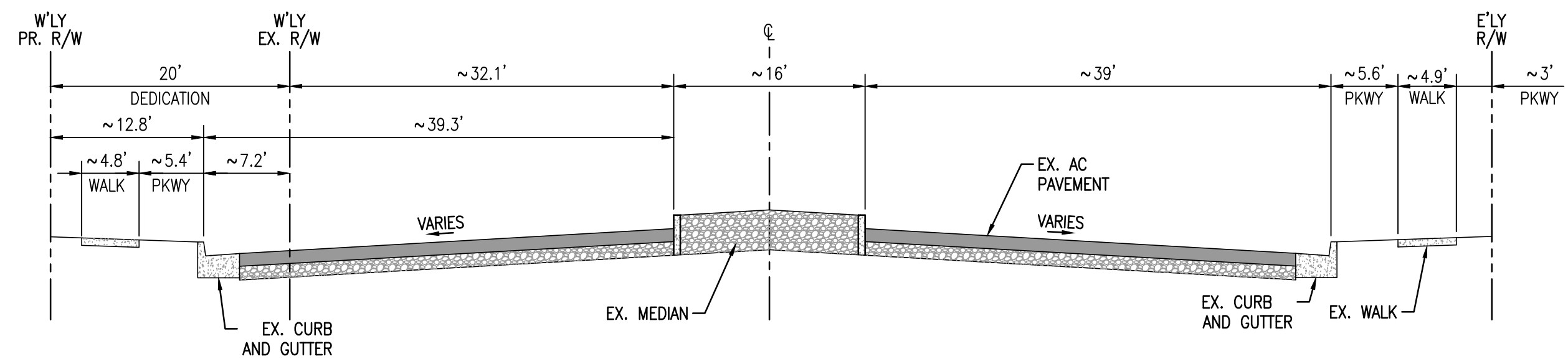
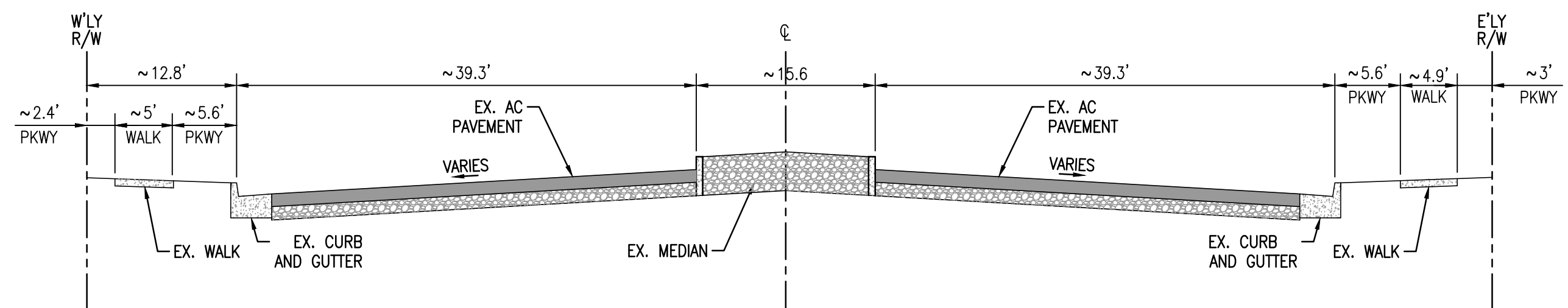
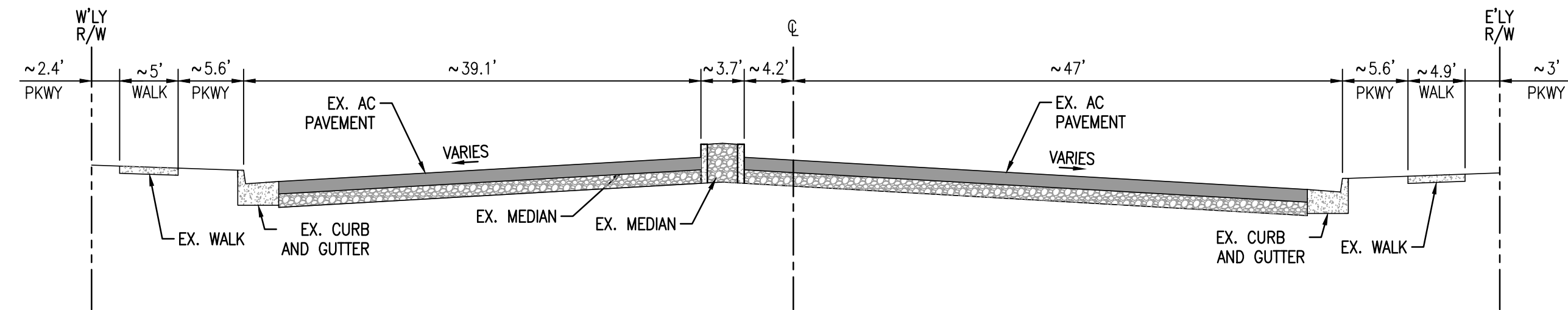
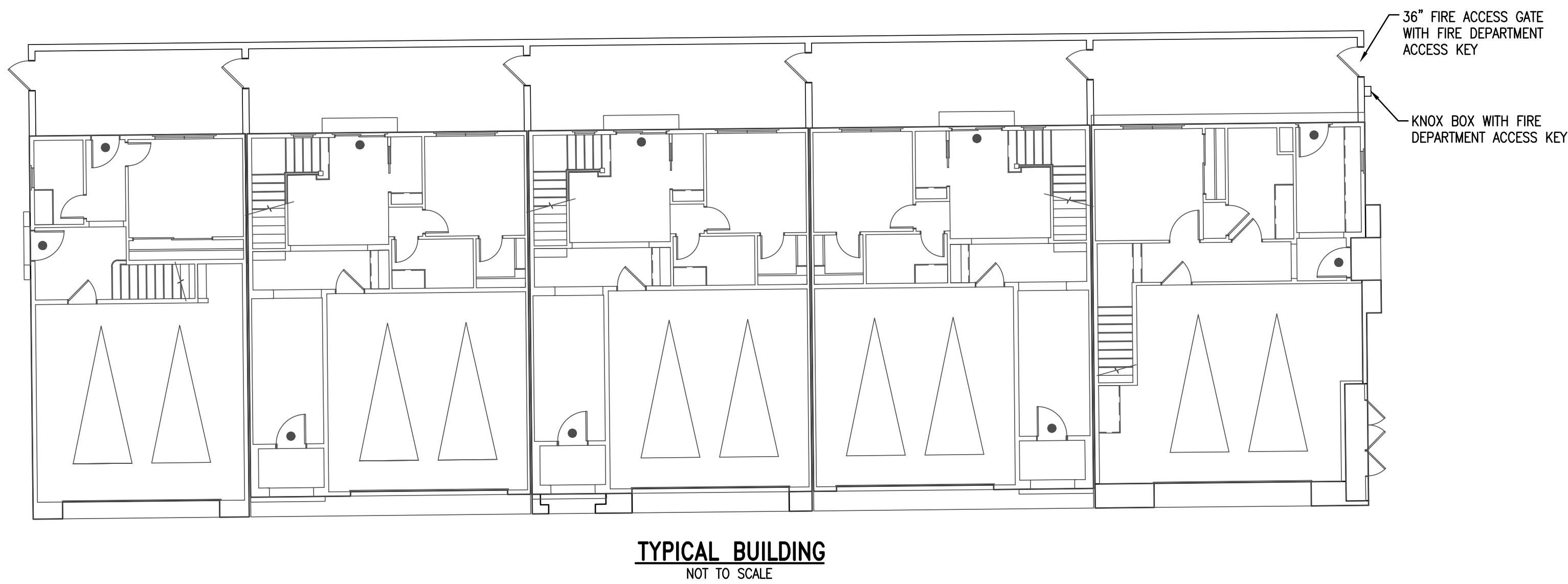
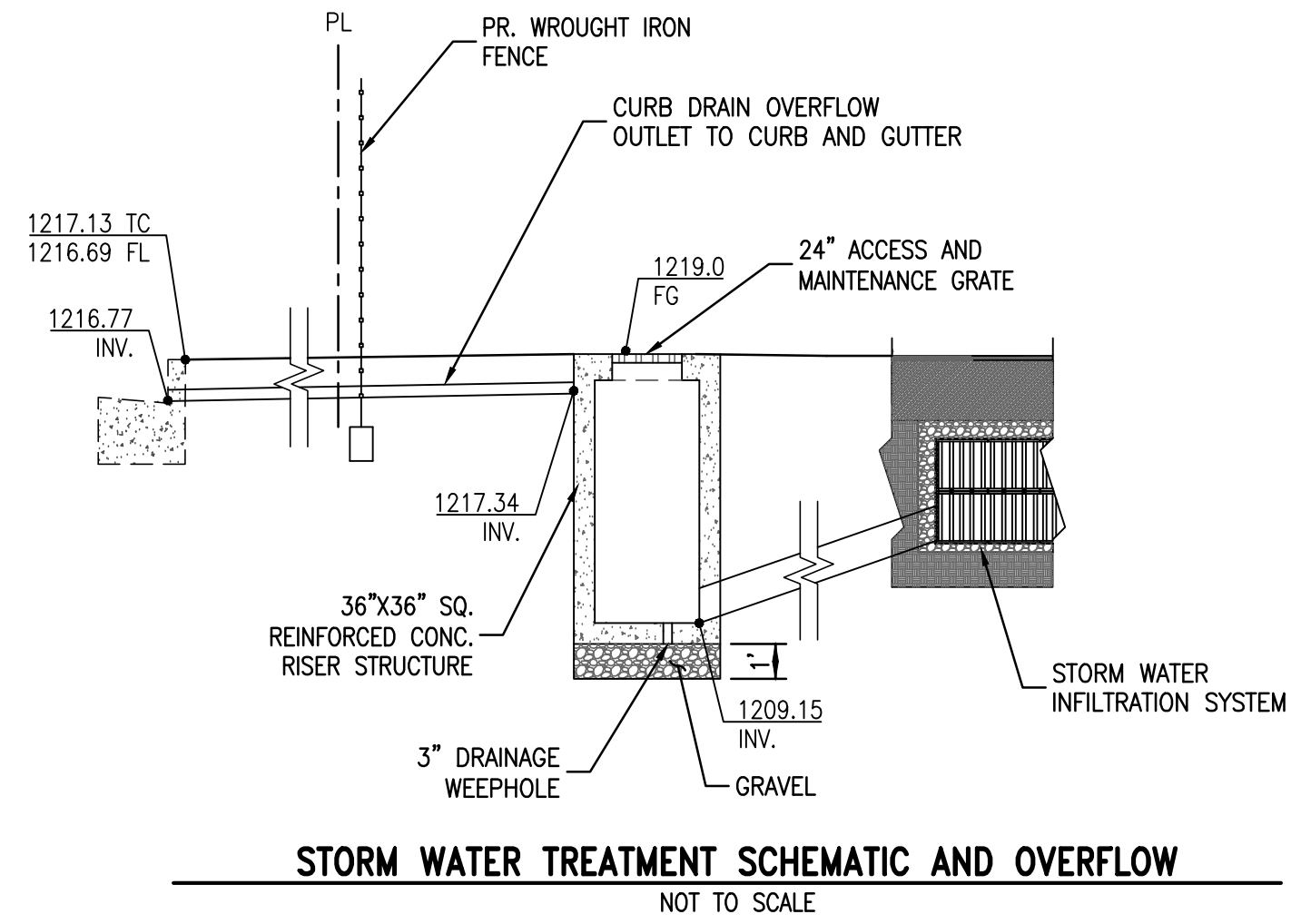
BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CHERRY AVENUE PER RS 08-047 135-5

BEING: NORTH 00°04'16" EAST

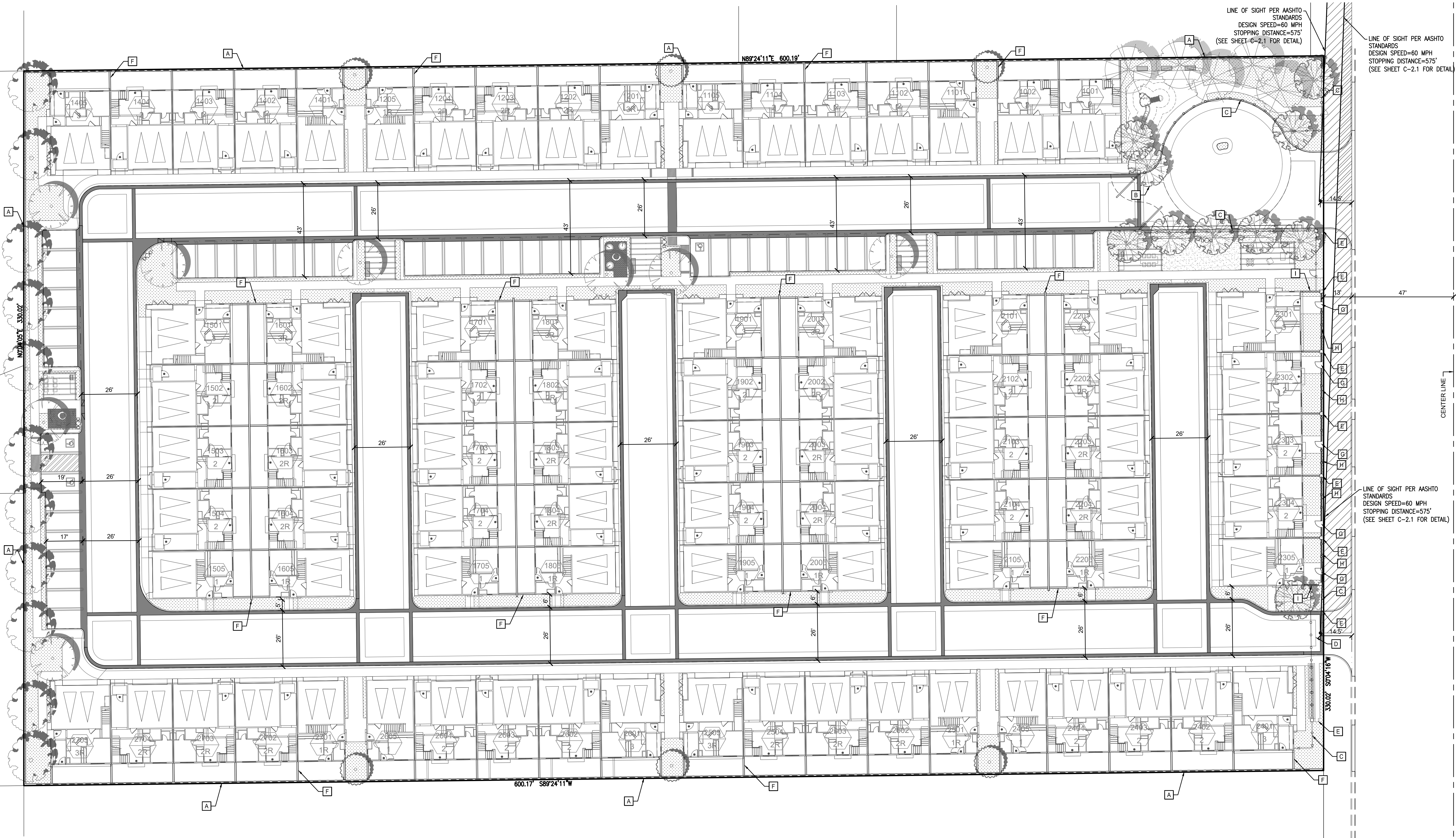


DATE	NO.	REVISIONS	DATE	NO.	REVISIONS
PREPARED BY MFKesler ONE VENTURE, SUITE 130 IRVINE, CA 92618 MFKESLER.COM					
PROJECT NAME: CHERRY VILLAGE 8160 CHERRY AVE, FONTANA, CA 92335 TENTATIVE TRACT MAP 20431					
CONCEPTUAL GRADING					
OWNER/DEVELOPER OWNER: CHERRY VILLAGE INLAND, LLC DEVELOPER: MCO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



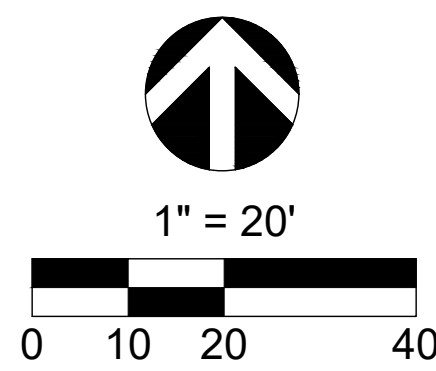
NO.	REVISIONS	DATE	NO.	REVISIONS	DATE
PREPARED BY					
CHERRY VILLAGE					
8150 CHERRY AVE. FONTANA, CA 92335					
TENTATIVE TRACT MAP 20431					
SECTIONS					
OWNER/DEVELOPER					
OWNER: CHERRY VILLAGE INLAND, LLC					
DEVELOPER: MCO DEVELOPMENT, INC.					
ONE VENTURE, SUITE 130 IRVINE, CA 92618					
(714) 585-0050					
PROJECT NAME:					
CHERRY VILLAGE					
DATE DRAWN:					
3/10/21					
DRAWN BY:					
AM					
SHEET					
C-2.1					

CONCEPTUAL WALL PLAN
TENTATIVE TRACT MAP NO. 20431

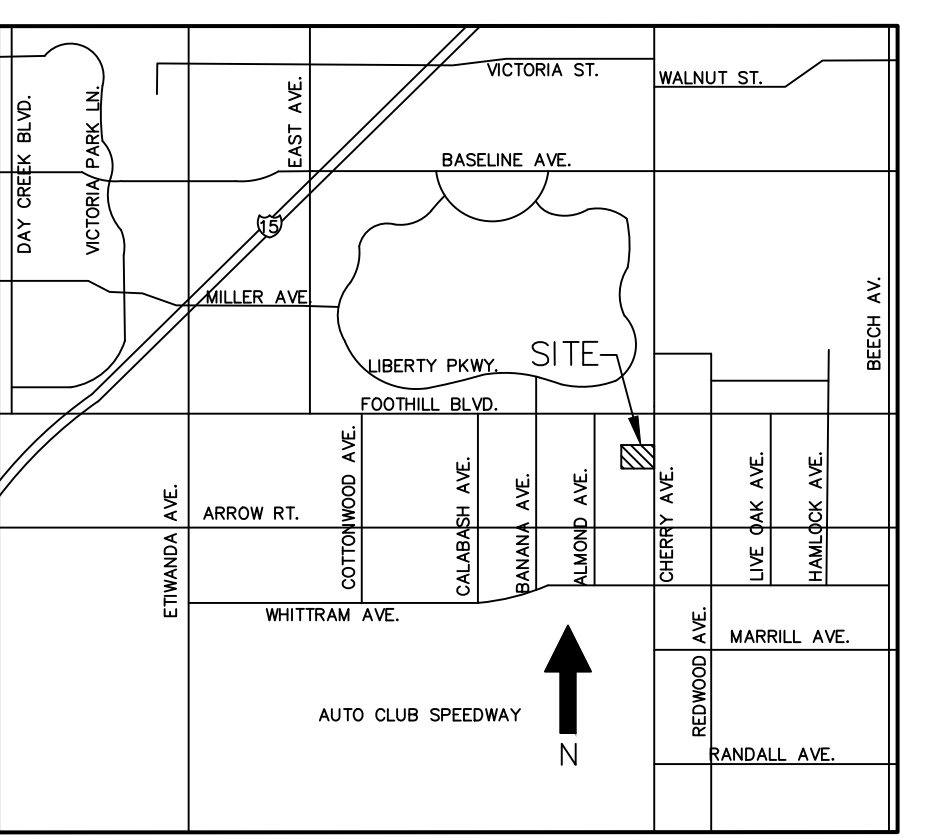
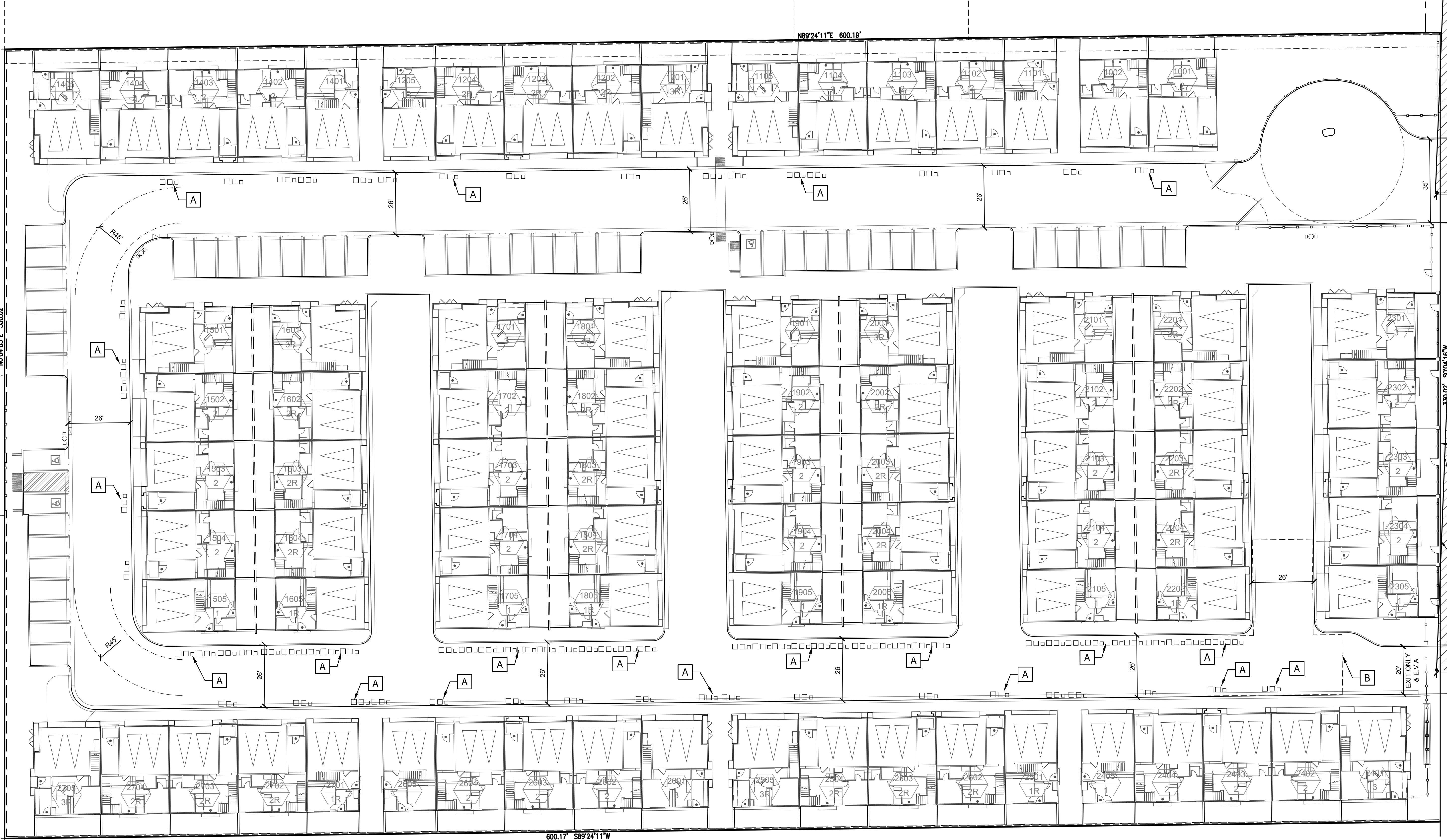


SITE PLAN NOTES

- 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



OWNER/DEVELOPER		PROJECT NAME:		DATE DRAWN:		DRAWN BY:		SHEET	
OWNER: CHERRY VILLAGE INLAND, LLC DEVELOPER: MCO DEVELOPMENT, INC. ONE VENTURE, SUITE 130 IRVINE, CA 92618 (714) 365-0050		CHERRY VILLAGE		3/10/21		AM		C-2.2	
PREPARED BY		CHERRY VILLAGE		DATE		NO. REVISIONS		DATE	
8160 CHERRY AVE, FONTANA, CA 92335 TENTATIVE TRACT MAP 20431		ONE VENTURE, SUITE 130 IRVINE, CA 92618 (949) 339-5330 MCKESSLER.COM							
CONCEPTUAL WALL PLAN		DATE		NO. REVISIONS		DATE		NO. REVISIONS	

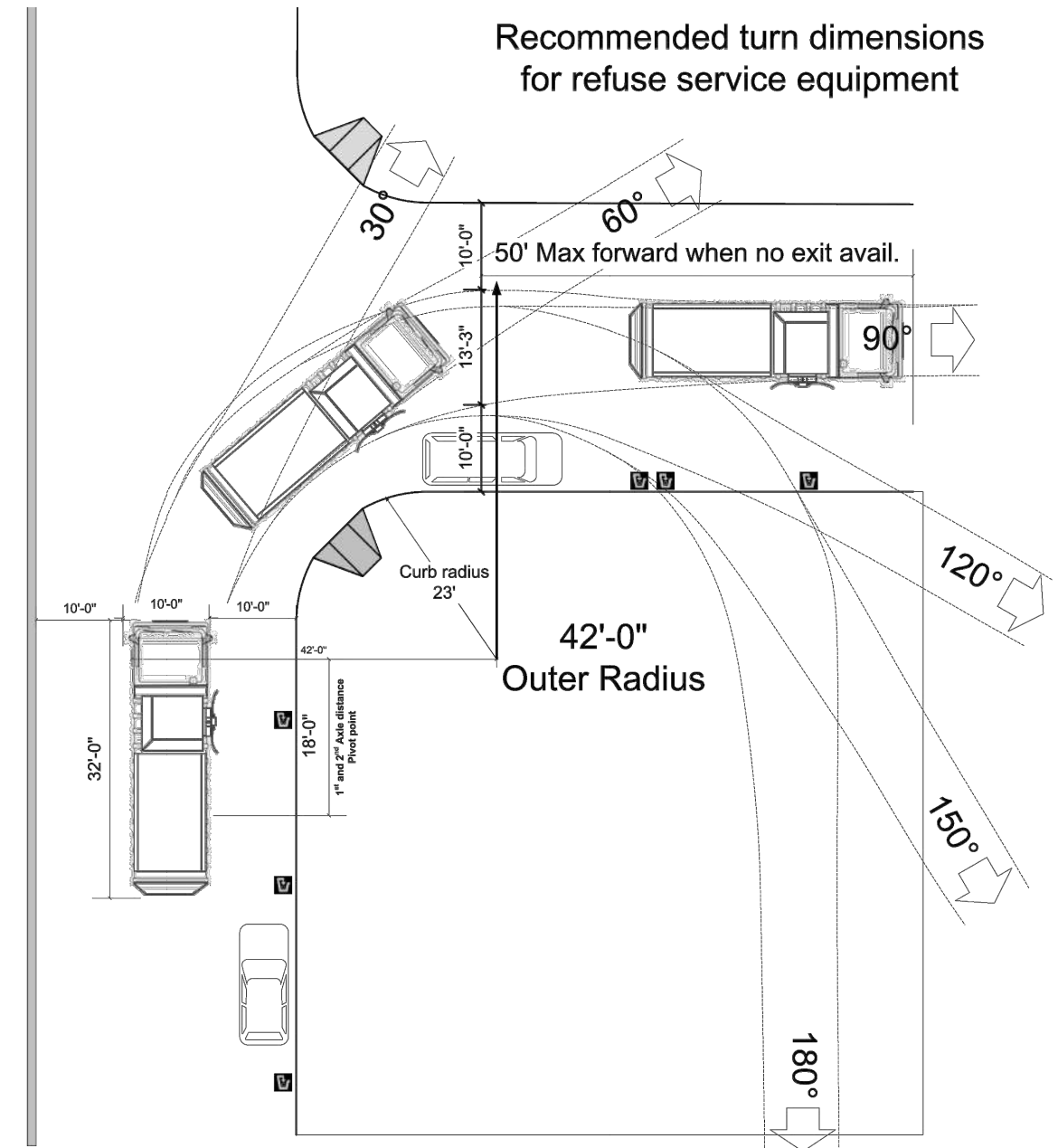
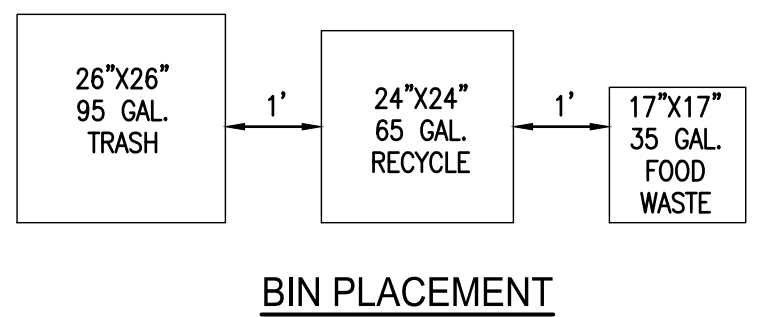


VICINITY MAP
N.T.S.

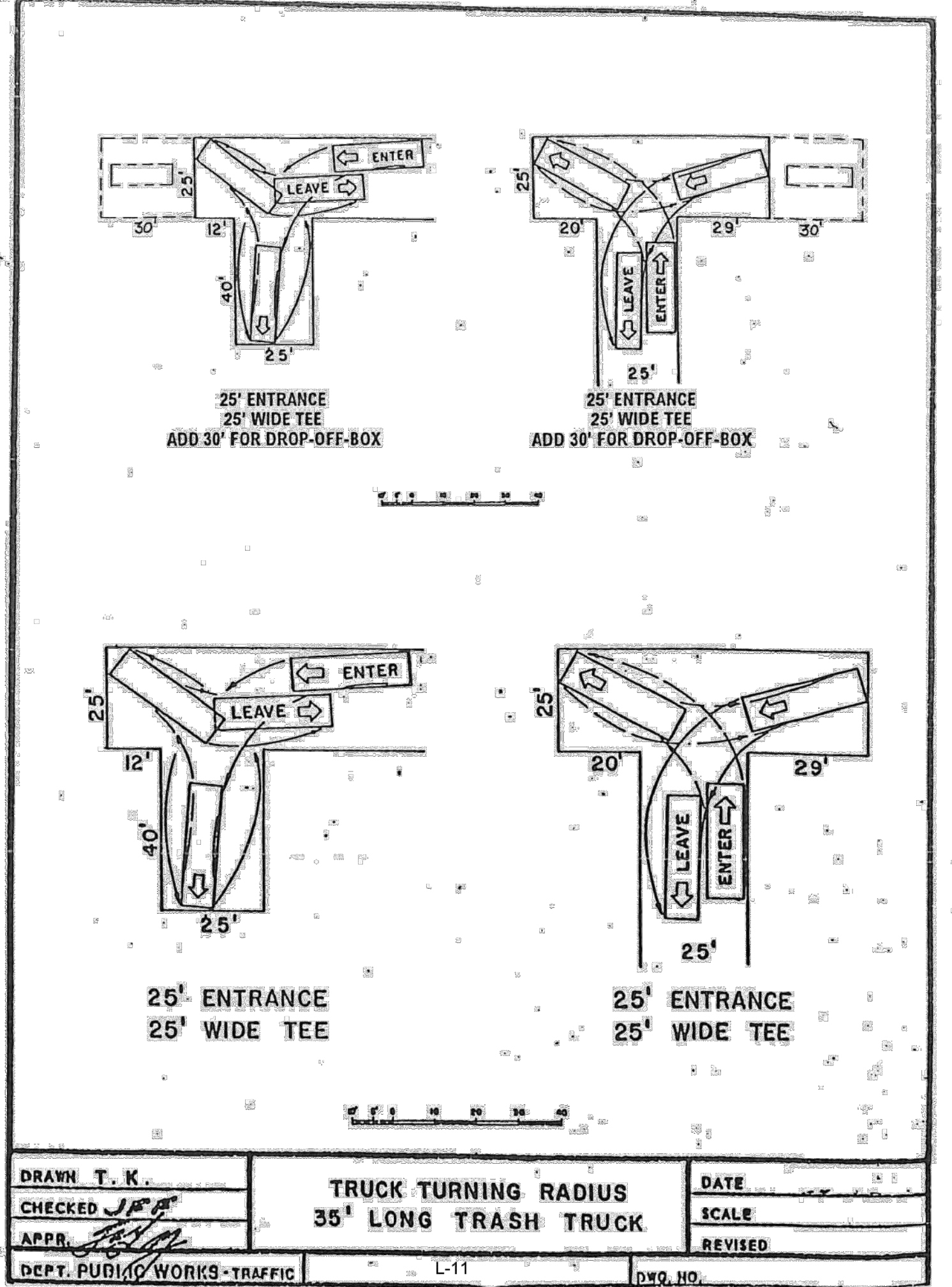
- SITE PLAN NOTES**
- A TRASH BIN LOCATION
 - B TRUCK TURN AROUND PER DETAIL

SITE PLAN NOTES

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



TURNING RADIUS TEMPLATE



DATE	NO. REVISIONS	DATE	NO. REVISIONS
PREPARED BY			
CHERRY VILLAGE			
8160 CHERRY AVE, FONTANA, CA 92335			
TENTATIVE TRACT MAP 20431			
TRASH BIN LOCATION EXHIBIT			
OWNER/DEVELOPER			
OWNER: CHERRY VILLAGE INLAND, LLC			
DEVELOPER: MCO DEVELOPMENT, INC.			
ONE VENTURE, SUITE 130 IRVINE, CA 92618			
(714) 385-0050			
PROJECT NAME:			
CHERRY VILLAGE			
DATE DRAWN:			
3/10/21			
DRAWN BY:			
AM			
SHEET			
C3.0			