PRELIMINARY SITE DEVELOPMENT PLANS
(1624 & 1608 W. PHILADELPHIA STEEET)
IN THE CITY OF ONTARIO, COUNTY OF SAN BERNIRDINO
STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE PORTION OF LOT 64, SECTION 35, TOWNSHIP 1 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP SHOWING A PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICIAL OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 1014-591-04-000 & 1014-591-05-000

MAY, 2026

SITE IMPROVEMENT SUMMARY:

PROJECT ADDRESS:
1608 & 1624 W. PHILADELPHIA STREET
ONTARIO, CA 91761

CURRENT ZONING: CN-NEIGHBORHOOD COMMERCIAL
PROPOSED USE: SENIOR CONDOS (MDR-25)

1. COMPLY WITH CONDITIONS OF APPROVAL FOR XXXXXXXX SITE APPROVAL AND XXXXXXX SPECIAL CONDITION USE APPROVED BY THE PLANNING COMMISSION.
2. EXISTING CONTOUR INTERVAL = 1.0 FEET (PROVIDED BY PROJECT SURVEYOR)
3. TRACT HAS TOTAL 66 SENIOR CONDO UNITS.
4. TOTAL TRACT GROSS AREA = 2.59 ACRES (GROSS); 2.20 ZCRES (NET)
5. PHILADELPHIA STREET ABD BENSON AVENUE ARE A PUBLIC STREET.
6. ALL PROPOSED SLOPES ARE 2 TO 1 (H:V) MAXIMUM UNLESS OTHERWISE SHOWN ON THE PLAN.
7. LOT DIMENSIONS SHOWN HEREON ARE APPROXIMATE.
8. BUILDING MINIMUM SETBACK LINES SHALL BE SET AS FOLLOWING UNLESS WHERE NOTED:
   FRONT (PHILADELPHIA STREET): 20' MINIMUM
   SIDE (BENSON AVENUE): 20' MINIMUM
   REAL (NORTH) AND SIDE (WEST): 5' MINIMUM
9. AVERAGE SLOPE OF BOTH FEASIBLE ACCESS ROUTE AND FEASIBLE BUILDING SITE DOES NOT EXCEED TEN PERCENT (10%)
10. THE LOT MERGER INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND.
11. FLOOD ZONE: ZONE X, FIRM MAP NO. 06071C8616H, DATED AUGUST 28, 2008

PROPERTY OWNERS:

JUDY LEE
3536 CONCOURS STREET
ONTARIO, CA 91764

LEGAL DESCRIPTION

PARCEL ONE:

THAT PORTION OF LOT 64, SECTION 35, TOWNSHIP 1 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF THE RANCHO SANTA ANA DEL CHINO, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE WEST 137.00 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF SAID LOT TO A POINT WHICH IS 490.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 363.00 FEET, MORE OR LESS, TO A POINT 264.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE EAST 137.00 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT; THENCE SOUTH 363.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

ALL THAT PORTION OF LOT 64, SECTION 35, TOWNSHIP 1 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF THE RANCHO SANTA ANA DEL CHINO, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 15, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 170 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT, 160 FEET MORE OR LESS, TO A POINT 330 FEET EAST OF SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 396 FEET MORE OR LESS, TO A POINT 264 FEET SOUTH OF NORTH LINE OF SAID LOT; THENCE EAST 160 FEET MORE OR LESS, TO A POINT 170 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE SOUTH 396 FEET TO THE POINT OF BEGINNING.

ASSESSOR PARCEL NUMBERS:

1014-591-04-0-000 & 1014-591-05-0-000

EASEMENT NOTES:

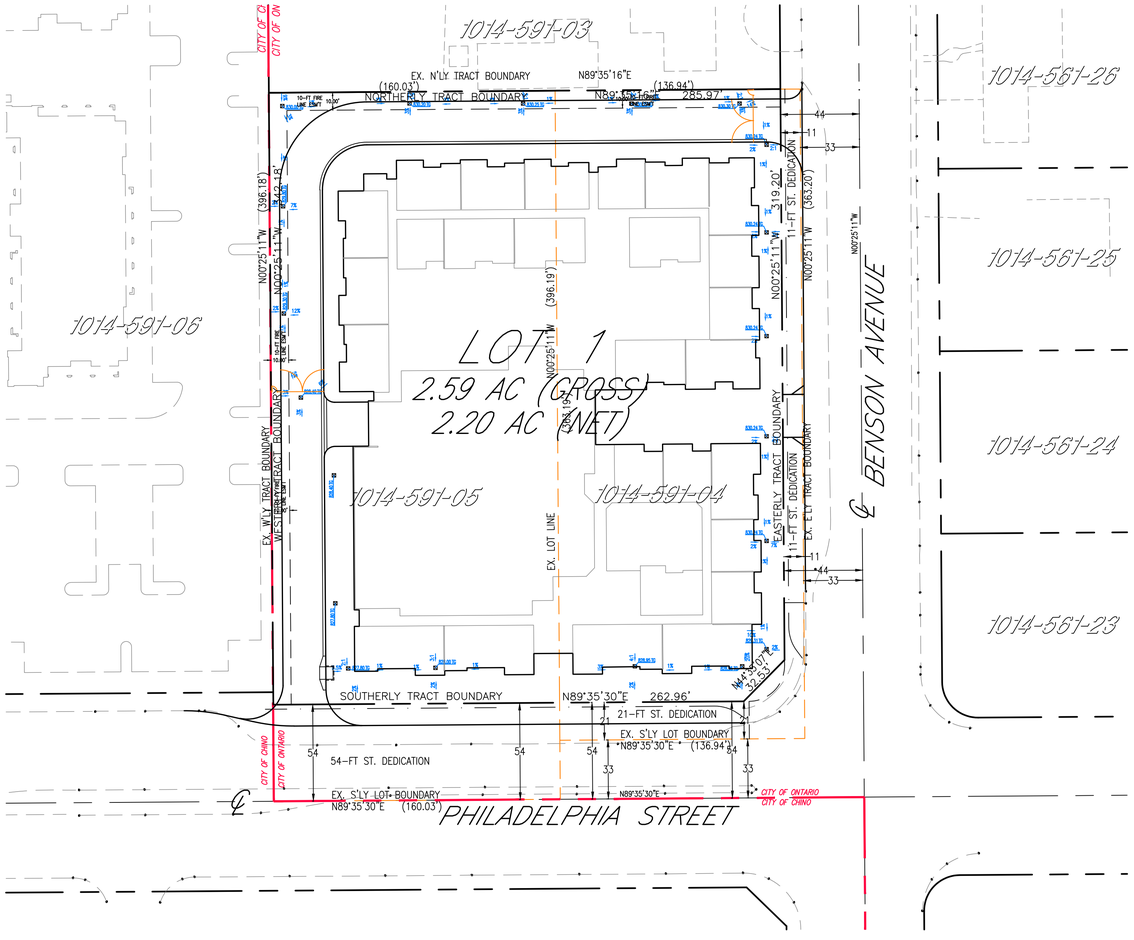
AS PER THE PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN, DATED MARCH 26, 2026:

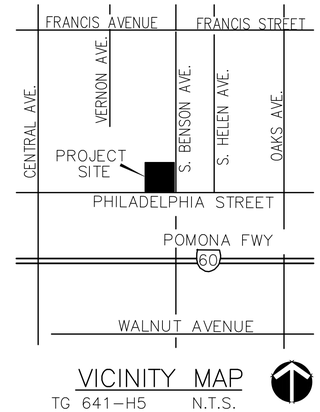
ITEM 14, THE TERMS, PREVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENTS ENTITLED "INDENTURE", RECORDED FEBRUARY 20, 1907 IN BOOK 373 OF DEEDS, PAGE 144. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

ITEM 16, AN EASEMENT FOR ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 24, 1987 AS INSTRUMENT NO. 87-095454 OF OFFICIAL RECORDS.

BASIS OF BEARINGS

THE BEARING N 89°35'30" E OF THE CENTERLINE OF PHILADELPHIA STREET AS SHOWN ON TRACT MAP NO. 20538, FILED IN BOOK 364, PAGES 100-102 OF TRACT MAPS, IS TAKEN AS THE BASIS OF BEARINGS OF THIS PROJECT.





VICINITY MAP
TG 641-H5 N.T.S.

SHEET INDEX:

SHEET 1: TITLE SHHET
SHEET 2: SECTIONS
SHEET 3: PRE- & POST SITE CONDITIONS
SHEET 4: CONCEPTUAL SITE GRADING PLAN
SHEET 5: CONCEPTUAL STREET IMP PLAN (PHILADELPHIA STREET)
SHEET 6: CONCEPTUAL STREET IMP PLAN (BENSON AVENUE)
SHEET 7: CONCEPTUAL SEWER AND WATER IMP PLAN
SHEET 8: CONCEPTUAL SITE DRAINAGE PLAN

NOTE:
EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION ARE BASED ON THE FILE PREPARED BY:
GEOCULUS INC.
53 THOROUGHBRED
IRVINE, CA 92602
(626) 344-9062
WWW.GEOCULUS,NET

THIS OFFICE HAS NOT PERFORMED ANY FIELD SURVEYING FOR THE PROJECT.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING DATA PRIOR TO ANY CONSTRUCTION.

NOTE:
THE STORM DRAIN CONNECTION REQUIRES APPROVAL FROM CITY OF CHINO. IF APPROVAL IS NOT OBTAINED, PROJECT IS REQUIRED TO DETAIN ON SITE.

ABBREVIATIONS AND LEGEND:

AC	ASPHALT CONCRETE		RETAINING WALL
BLDG	BUILDING	(120)	EXISTING ELEVATION
CBW	CONCRETE BLOCK WALL	120	PROPOSED ELEVATION
CL	CENTER LINE	TBM	TEMPORY BENCH MARK
C&G	CURB AND GUTTER	BM	BENCH MARK
CF	CURB FACE	C	CUT
DWY	DRIVE WAY	F	FILL
EX	EXISTING	N	NATURAL
FF	FINISHED FLOOR	☼	LIGHT
FG	FINISHED GRADE	⊠	GRATE INLET
FL	FLOOR LINE		CITY LIMIT LINE
FS	FINISHED SURFACE		PROPERTY LINE
GF	GARAGE FLOOR		EXISTING CONTOURS
H	HEIGHT		EASEMENT LINE
L	LENGTH	SD	EXISTING STORM DRAIN
MH	MANHOLE	S	EXISTING SEWER
R/W	RIGHT OF WAY	W	EXISTING WATER
P/L	PROPERTY LINE	G	EXISTING GAS
SD	STORM DRAIN	W	PROPOSED WATER
SS	SANITATION SEWER	8"W (FIRE LINE)	PROPOSED 8" FIRE LINE
ST	STREET	S	PROPOSED SEWER
TC	TOP OF CURB		
TEL	TELEPHONE		
TF	TOP OF FOOTING		
TW	TOP OF WALL		
W	WATER		

SCALE: 1"=40'
20 0 20 40 60

CONTACT 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

REVISIONS			
MARK	DATE	BY	DESCRIPTION

DESIGNED BY: J. WANG
DATE: 09/2026
DRAWN BY: ACAD
DATE: 09/2026
CHECKED BY: C. LIU
DATE: 09/2026

CITY OF ONTARIO

RECOMMENDED BY: TRICIA MARUKI P.E., ASSISTANT CITY ENGINEER — 03/24/2028 DATE

ACCEPTED BY: KHOI DO P.E., CITY ENGINEER — 03/24/2028 DATE

REGISTERED PROFESSIONAL ENGINEER — CHUK LIN LIU — No. 41497 EXP. 12/31/27 — CIVIL — STATE OF CALIFORNIA

BENCHMARK NO. COC 13-57, ELEV. 905.186 NAVD 1988

LOCATION: 2 IN BRASS DISK STAMPED "CITY OF CHINO 113 / 57 RESET 6-C1.* SET ON TOP OF CURB APPROX. 8FT+/- SOUTH OF BCR @ NORTHEAST RETURN OF BENSON AVE. AND PHILADELPHIA STREET.

PREPARED BY
FIRM: FOCUS ENGINEERING, INC.
ADDRESS: 8 CORPORATE PARK, SUITE 300
IRVINE, CA 92606
TEL.:(949) 450-0590 E-MAIL: focusengring@sbcglobal.net

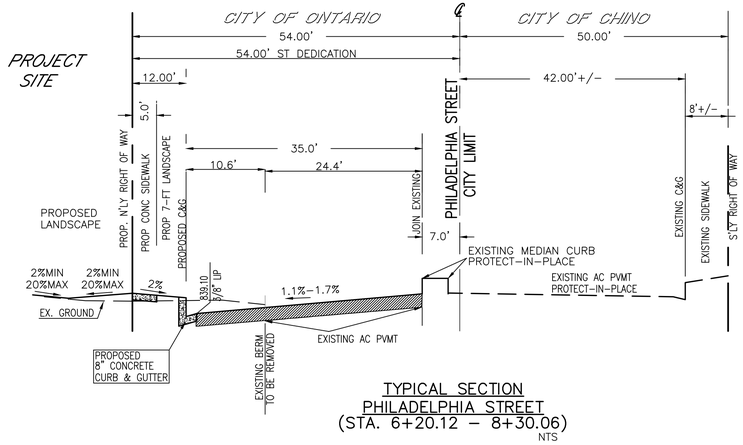
41497 — SIGNATURE — RCE
2026-09-24 — PRINT DATE

PRELIMINARY SITE DEVELOPMENT PLANS
1624 & 1608 W. PHILADELPHIA STREET
SITE PLAN

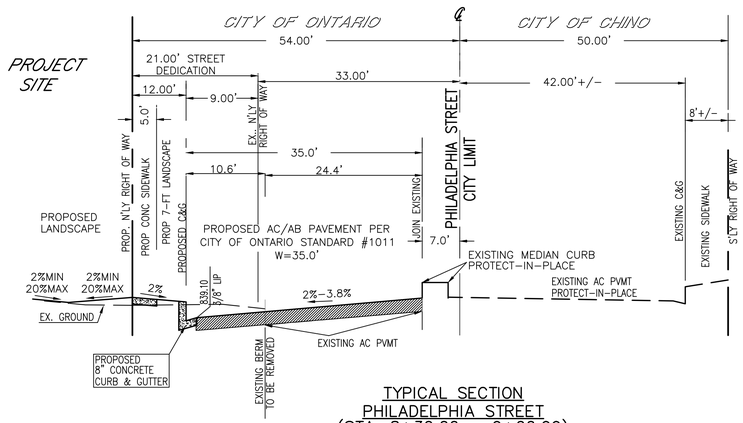
C1.0

SHEET 1 OF 8
CONTRACT XX
ACCOUNT XX
DWG. NO. XX

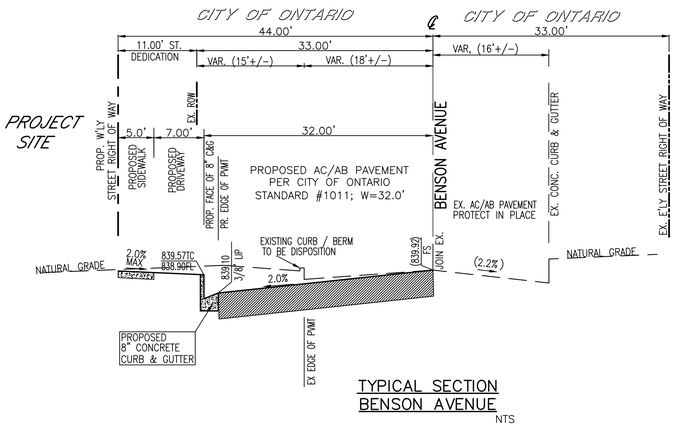
D:\2026-Projects\Robert-Judy-Ontario-2ac\CIVIL\20260908-2nd-resubmittal-city approved site plan



TYPICAL SECTION
PHILADELPHIA STREET
(STA. 6+20.12 – 8+30.06)
NTS



TYPICAL SECTION
PHILADELPHIA STREET
(STA. 8+30.06 – 9+66.99)
NTS



TYPICAL SECTION
BENSON AVENUE
NTS

NOTE:
BENSON AVENUE WAS INCLUDED IN THE CITY'S FY 2025 PAVEMENT REHABILITATION PROJECT AND IS SUBJECT TO A THREE YEAR STREET MORATORIUM FOLLOWING COMPLETION OF CONSTRUCTION. ANY TRENCH CUTS WITHIN THE MORATORIUM PERIOD MUST COMPLY WITH THE CITY'S MORATORIUM.

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REVISIONS			
MARK	DATE	BY	DESCRIPTION

DESIGNED BY: J. WANG
DATE: 09/2026
DRAWN BY: ACAD
DATE: 09/2026
CHECKED BY: C. LIU
DATE: 09/2026

CITY OF ONTARIO

RECOMMENDED BY: TRICIA MARUKI P.E., ASSISTANT CITY ENGINEER — 03/24/2028 DATE

ACCEPTED BY: KHOI DO P.E., CITY ENGINEER — 03/24/2028 DATE

REGISTERED PROFESSIONAL ENGINEER — CHIA LIN LIU — No. 41497 EXP. 12/31/27 — CIVIL — STATE OF CALIFORNIA

BENCHMARK NO. COC 13-57. ELEV. 905.186 NAVD 1988

LOCATION: 2 IN BRASS DISK STAMPED "CITY OF CHINO 113 / 57 RESET 6-C1.* SET ON TOP OF CURB APPROX. 8FT+/- SOUTH OF BCR @ NORTHEAST RETURN OF BENSON AVE. AND PHILADELPHIA STREET.

PREPARED BY
FIRM: FOCUS ENGINEERING, INC.
ADDRESS: 8 CORPORATE PARK, SUITE 300
IRVINE, CA 92606
TEL.:(949) 450-0590 E-MAIL: focusengring@sbcglobal.net

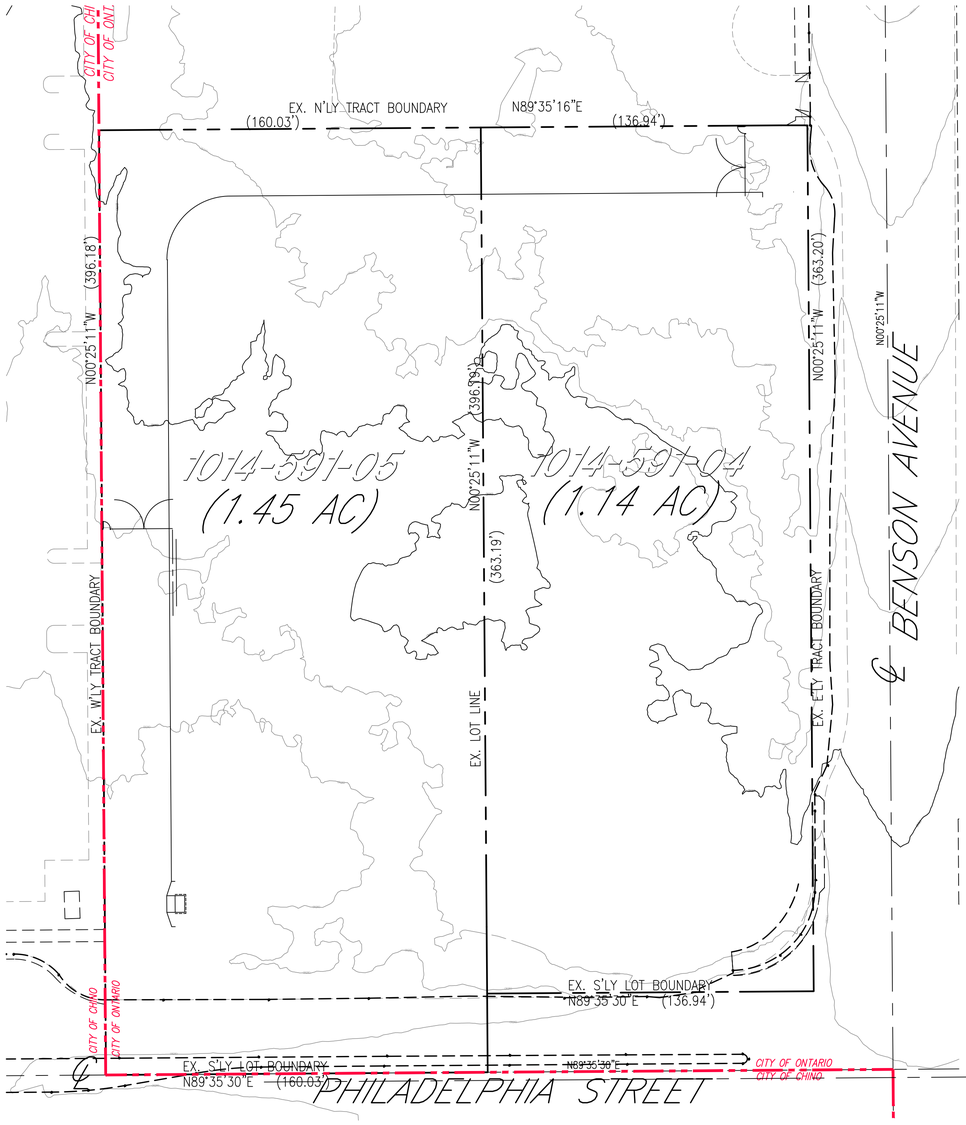
41497 — SIGNATURE — RCE
2026-09-24 — PRINT DATE

PRELIMINARY SITE DEVELOPMENT PLANS
1624 & 1608 W. PHILADELPHIA STREET
TYPICAL SECTIONS

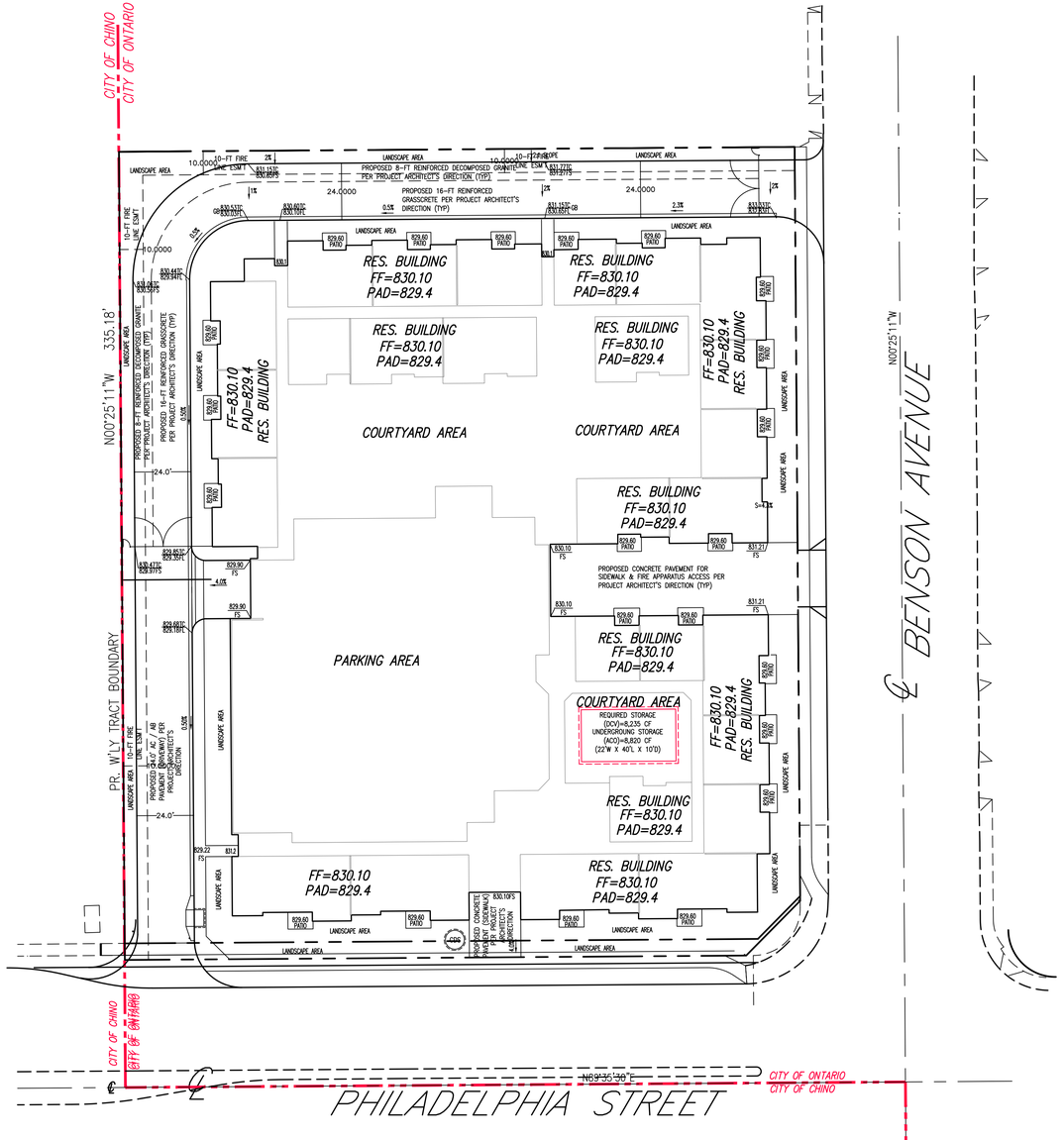
C2.0

SHEET 2 OF 8
CONTRACT XX
ACCOUNT XX
DWG. NO. XX

D:\2026-Projects\Robert-Judy-Ontario-2ac\CIVIL\20260908-2nd-resubmittal-city approved site plan



PRE–DEVELOPMENT CONDITION



POST–DEVELOPMENT CONDITION

SCALE: 1"=30'
20 0 20 40 60

SCALE: 1"=30'
20 0 20 40 60

CONTACT 811 BEFORE YOU DIG
811
STATE DIGGING PARTNER

REVISIONS			
MARK	DATE	BY	DESCRIPTION

DESIGNED BY: J. WANG
DATE: 09/2026
DRAWN BY: ACAD
DATE: 09/2026
CHECKED BY: C. LIU
DATE: 09/2026

CITY OF ONTARIO

RECOMMENDED BY: TRICIA MARUKI P.E., ASSISTANT CITY ENGINEER — 03/24/2028 DATE

ACCEPTED BY: KHOI DO P.E., CITY ENGINEER — 03/24/2028 DATE

REGISTERED PROFESSIONAL ENGINEER
GAIA LIN CHU
No. 41497
EXP. 12/31/27
CIVIL
STATE OF CALIFORNIA

BENCHMARK NO. COC 13-57. ELEV. 905.186 NAVD 1988

LOCATION: 2 IN BRASS DISK STAMPED "CITY OF CHINO 113 / 57 RESET 6–C1.* SET ON TOP OF CURB APPROX. 8FT+/– SOUTH OF BCR @ NORTHEAST RETURN OF BENSON AVE. AND PHILADELPHIA STREET.

PREPARED BY
FIRM: FOCUS ENGINEERING, INC.
ADDRESS: 8 CORPORATE PARK, SUITE 300
IRVINE, CA 92606
TEL.:(949) 450-0590 E-MAIL: focusengring@sbcglobal.net

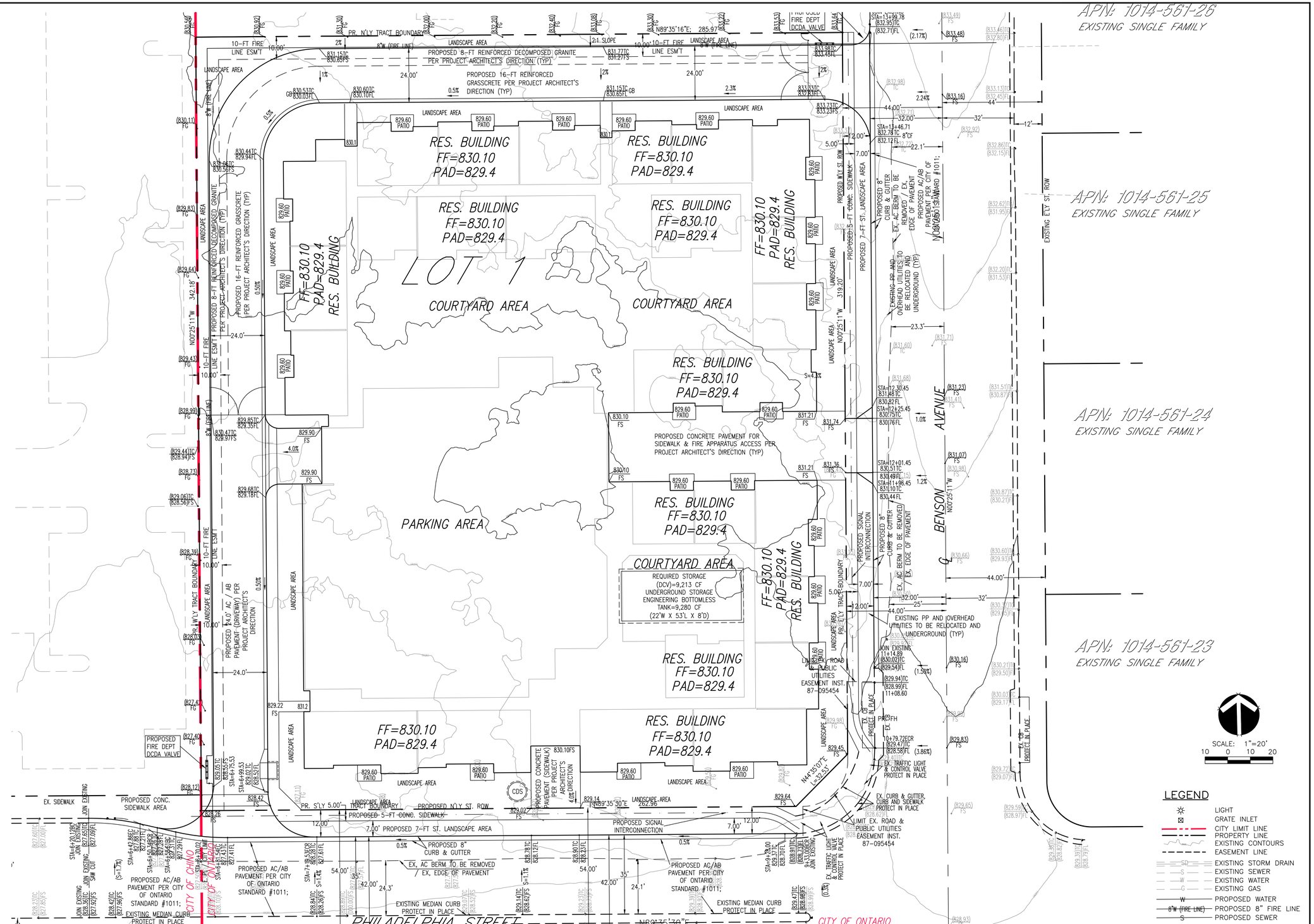
41497 SIGNATURE RCE — 2026-09-24 PRINT DATE

PRELIMINARY SITE DEVELOPMENT PLANS
1624 & 1608 W. PHILADELPHIA STREET
PRE– AND POST–DEVELOPMENT CONDITIONS

C3.0

SHEET ____ OF 8
CONTRACT XX
ACCOUNT XX
DWG. NO. XX

D:\20226-Projects\Robert-Judy-Ontario-2ac\CIVIL\20260908-2nd-resubmittal-city approved site plan



D:\2026-Projects\Robert-Judy-Ontario-2ac\CIVIL\20260908-2nd-resubmittal-city approved site plan

CONTACT 811 BEFORE YOU DIG
811 SAFE DIGGING PARTNER

REVISIONS			
MARK	DATE	BY	DESCRIPTION

DESIGNED BY: J. WANG
DATE: 09/2026
DRAWN BY: ACAD
DATE: 09/2026
CHECKED BY: C. LIU
DATE: 09/2026

CITY OF ONTARIO

RECOMMENDED BY: TRICIA MARUKI P.E., ASSISTANT CITY ENGINEER — 03/24/2028 DATE

ACCEPTED BY: KHOI DO P.E., CITY ENGINEER — 03/24/2028 DATE

REGISTERED PROFESSIONAL ENGINEER — DHA LIN LIU — No. 41497 EXP. 12/31/27 — CIVIL — STATE OF CALIFORNIA

BENCHMARK NO. COC 13-57, ELEV. NAVD 1988 905.186

LOCATION: 2 IN BRASS DISK STAMPED "CITY OF CHINO 113 / 57 RESET 6-C1.* SET ON TOP OF CURB APPROX. 8FT+/- SOUTH OF BCR @ NORTHEAST RETURN OF BENSON AVE. AND PHILADELPHIA STREET.

PREPARED BY
FIRM: FOCUS ENGINEERING, INC.
ADDRESS: 8 CORPORATE PARK, SUITE 300
IRVINE, CA 92606
TEL.:(949) 450-0590 E-MAIL: focusengring@sbcglobal.net

41497 — SIGNATURE — RCE
2026-09-24 — PRINT DATE

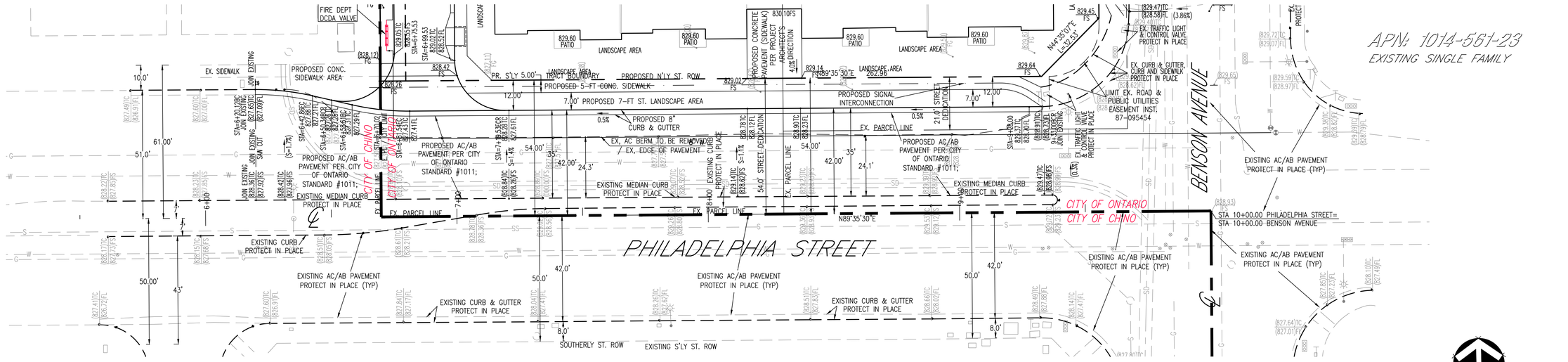
PRELIMINARY SITE DEVELOPMENT PLANS
1624 & 1608 W. PHILADELPHIA STREET
CONCEPTUAL SITE GRADING PLAN

C4.0

SHEET 4 OF 8
CONTRACT XX
ACCOUNT XX
DWG. NO. XX

PROFILE SCALE

PROJECT SITE



APN: 1014-567-23
EXISTING SINGLE FAMILY

SCALE: 1"=20'

20 0 20 40

CONTACT 811 BEFORE YOU DIG SAFE DIGGING PARTNER

D:\2026-Projects\Robert-Judy-Ontario-2ac\CIVIL\20260908-2nd-resubmittal-city approved site plan

REVISIONS			
MARK	DATE	BY	DESCRIPTION

DESIGNED BY: J. WANG
DATE: 09/2026
DRAWN BY: ACAD
DATE: 09/2026
CHECKED BY: C. LIU
DATE: 09/2026

CITY OF ONTARIO

RECOMMENDED BY: TRICIA MARUKI P.E., ASSISTANT CITY ENGINEER — 03/24/2028 DATE

ACCEPTED BY: KHOI DO P.E., CITY ENGINEER — 03/24/2028 DATE

REGISTERED PROFESSIONAL ENGINEER CHIA LIN LIU No. 41497 EXP. 12/31/27 CIVIL STATE OF CALIFORNIA

BENCHMARK NO. COC 13-57. ELEV. 905.186 NAVD 1988

LOCATION: 2 IN BRASS DISK STAMPED "CITY OF CHINO 113 / 57 RESET 6-C1.* SET ON TOP OF CURB APPROX. 8FT+/- SOUTH OF BCR @ NORTHEAST RETURN OF BENSON AVE. AND PHILADELPHIA STREET.

PREPARED BY
FIRM: FOCUS ENGINEERING, INC.
ADDRESS: 8 CORPORATE PARK, SUITE 300
IRVINE, CA 92606
TEL.:(949) 450-0590 E-MAIL: focusengring@sbcglobal.net

41497 SIGNATURE RCE — 2026-09-24 PRINT DATE

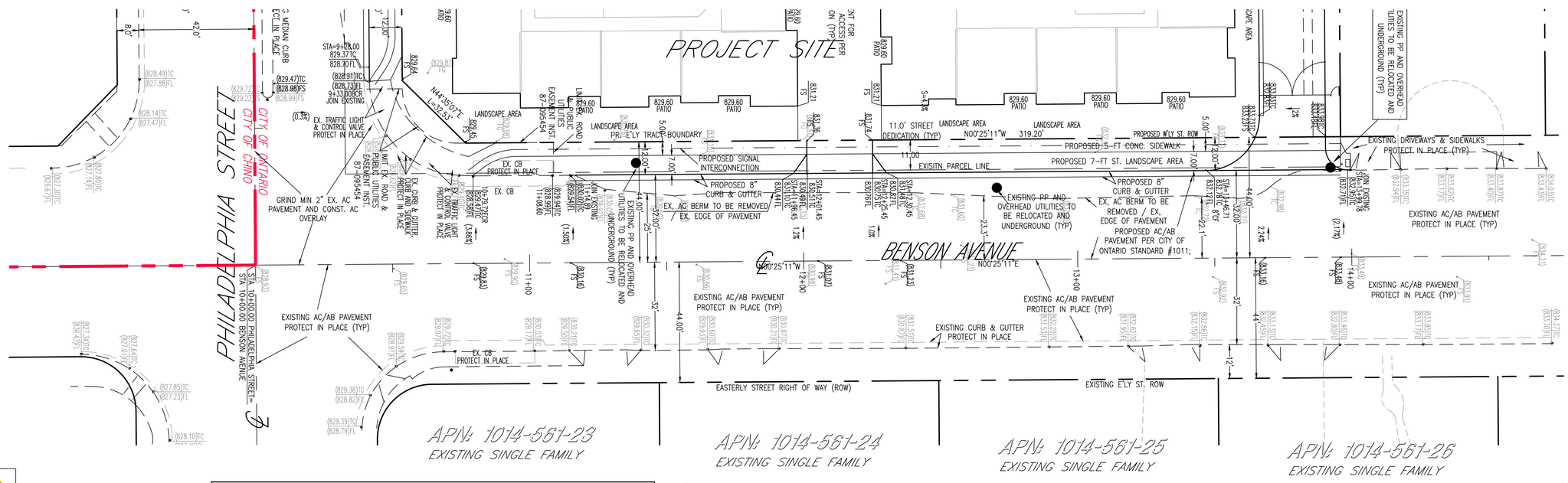
PRELIMINARY SITE DEVELOPMENT PLANS

1624 & 1608 W. PHILADELPHIA STREET
CONCEPTUAL STREET IMPROVEMENT PLAN
(PHILADELPHIA STREET STA. 9+00.00 – 10+00.00)

C5.0

SHEET 5 OF 8
CONTRACT XX
ACCOUNT XX
DWG. NO. XX

PROFILE SCALE



SCALE: 1"=20'

20 0 20 40

NOTE:
BENSON AVENUE WAS INCLUDED IN THE CITY'S FY 2025 PAVEMENT REHABILITATION PROJECT AND IS SUBJECT TO A THREE YEAR STREET MORATORIUM FOLLOWING COMPLETION OF CONSTRUCTION. ANY TRENCH CUTS WITHIN THE MORATORIUM PERIOD MUST COMPLY WITH THE CITY'S MORATORIUM.

NOTE:
OVERHEAD UTILITIES SHOULD BE UNDERGROUND PER CITY MUNICIPAL CODE. HOWEVER, AN IN-LIEU FEE CAN BE PAID.

CONTACT 811 BEFORE YOU DIG
811 SAFE DIGGING PARTNER

REVISIONS			
MARK	DATE	BY	DESCRIPTION

DESIGNED BY: J. WANG
DATE: 09/2026
DRAWN BY: ACAD
DATE: 09/2026
CHECKED BY: C. LIU
DATE: 09/2026

CITY OF ONTARIO

RECOMMENDED BY: TRICIA MARUKI P.E., ASSISTANT CITY ENGINEER — 03/24/2028 DATE

ACCEPTED BY: KHOI DO P.E., CITY ENGINEER — 03/24/2028 DATE

REGISTERED PROFESSIONAL ENGINEER — CHIA LIN LIU — No. 41497 EXP. 12/31/27 — CIVIL — STATE OF CALIFORNIA

BENCHMARK NO. COC 13-57. ELEV. NAVD 1988 905.186

LOCATION: 2 IN BRASS DISK STAMPED "CITY OF CHINO 113 / 57 RESET 6-C1.* SET ON TOP OF CURB APPROX. 8FT+/- SOUTH OF BCR @ NORTHEAST RETURN OF BENSON AVE. AND PHILADELPHIA STREET.

PREPARED BY
FIRM: FOCUS ENGINEERING, INC.
ADDRESS: 8 CORPORATE PARK, SUITE 300
IRVINE, CA 92606
TEL.:(949) 450-0590 E-MAIL: focusengring@sbcglobal.net

41497 — SIGNATURE — RCE
2026-09-24 — PRINT DATE

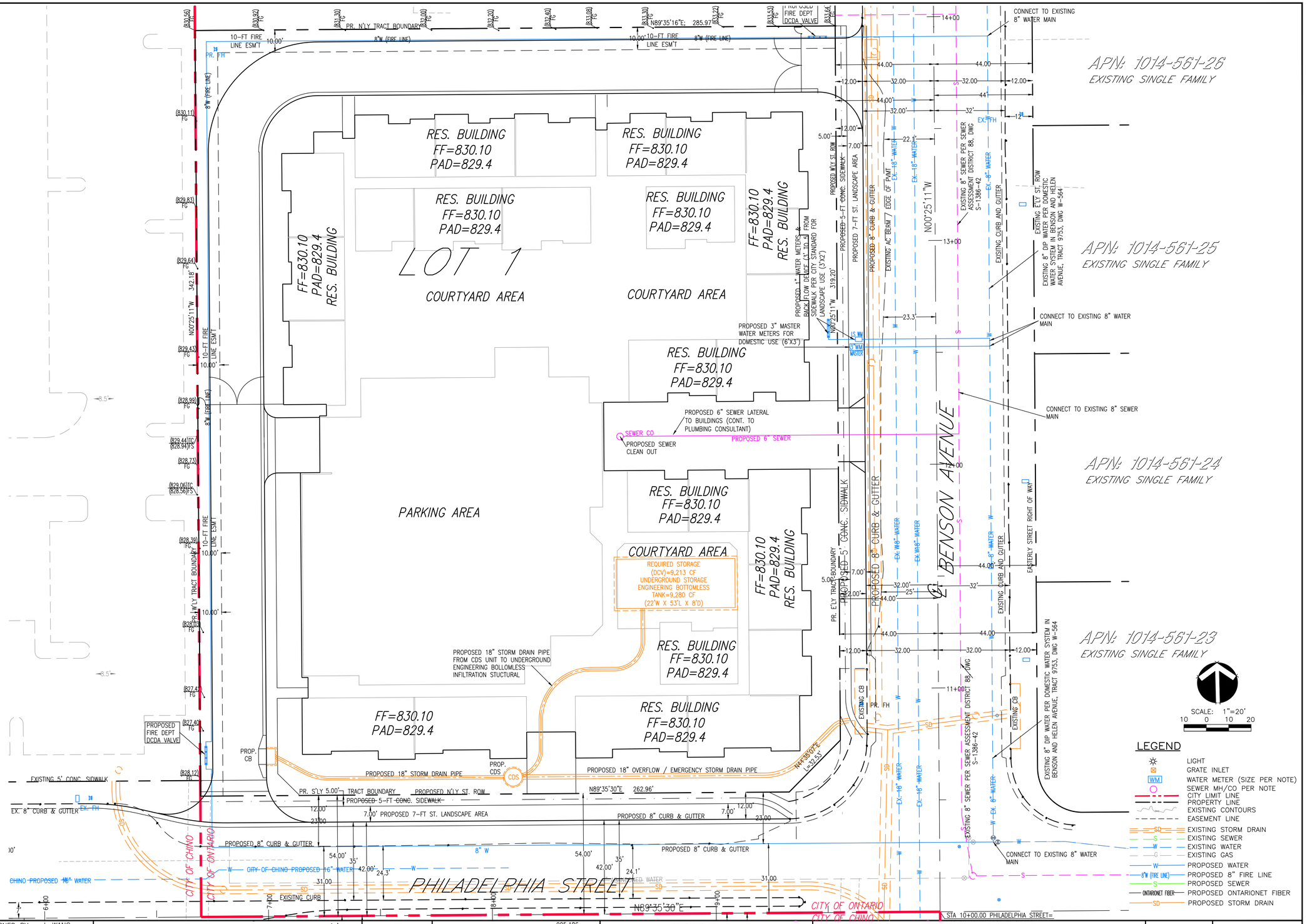
PRELIMINARY SITE DEVELOPMENT PLANS

1624 & 1608 W. PHILADELPHIA STREET
CONCEPTUAL STREET IMPROVEMENT PLAN
(BENSON AVENUE STA. 10+00.00 – 15+00.00)

C6.0

SHEET 6 OF 8
CONTRACT XX
ACCOUNT XX
DWG. NO. XX

D:\2026-Projects\Robert-Judy-Ontario-2ac\CIVIL\20260908-2nd-resubmittal-city approved site plan



D:\2026-Projects\Robert-Judy-Ontario-2ac\CIVIL\20260908-2nd-resubmittal-city approved site plan

REVISIONS			
MARK	DATE	BY	DESCRIPTION

DESIGNED BY: J. WANG
DATE: 09/2026
DRAWN BY: ACAD
DATE: 09/2026
CHECKED BY: C. LIU
DATE: 09/2026

CITY OF ONTARIO

RECOMMENDED BY: TRICIA MARUKI P.E., ASSISTANT CITY ENGINEER — 03/24/2028 DATE

ACCEPTED BY: KHOI DO P.E., CITY ENGINEER — 03/24/2028 DATE

REGISTERED PROFESSIONAL ENGINEER CHIA LIN LIU No. 41497 EXP. 12/31/27 CIVIL STATE OF CALIFORNIA

BENCHMARK NO. COC 13-57. ELEV. NAVD 1988. 905.186

LOCATION: 2 IN BRASS DISK STAMPED "CITY OF CHINO 113 / 57 RESET 6-C1.* SET ON TOP OF CURB APPROX. 8FT+/- SOUTH OF BCR @ NORTHEAST RETURN OF BENSON AVE. AND PHILADELPHIA STREET.

PREPARED BY
FIRM: FOCUS ENGINEERING, INC.
ADDRESS: 8 CORPORATE PARK, SUITE 300
IRVINE, CA 92606
TEL.:(949) 450-0590 E-MAIL: focusengring@sbcglobal.net

41497 — SIGNATURE — RCE
2026-09-24 — PRINT DATE

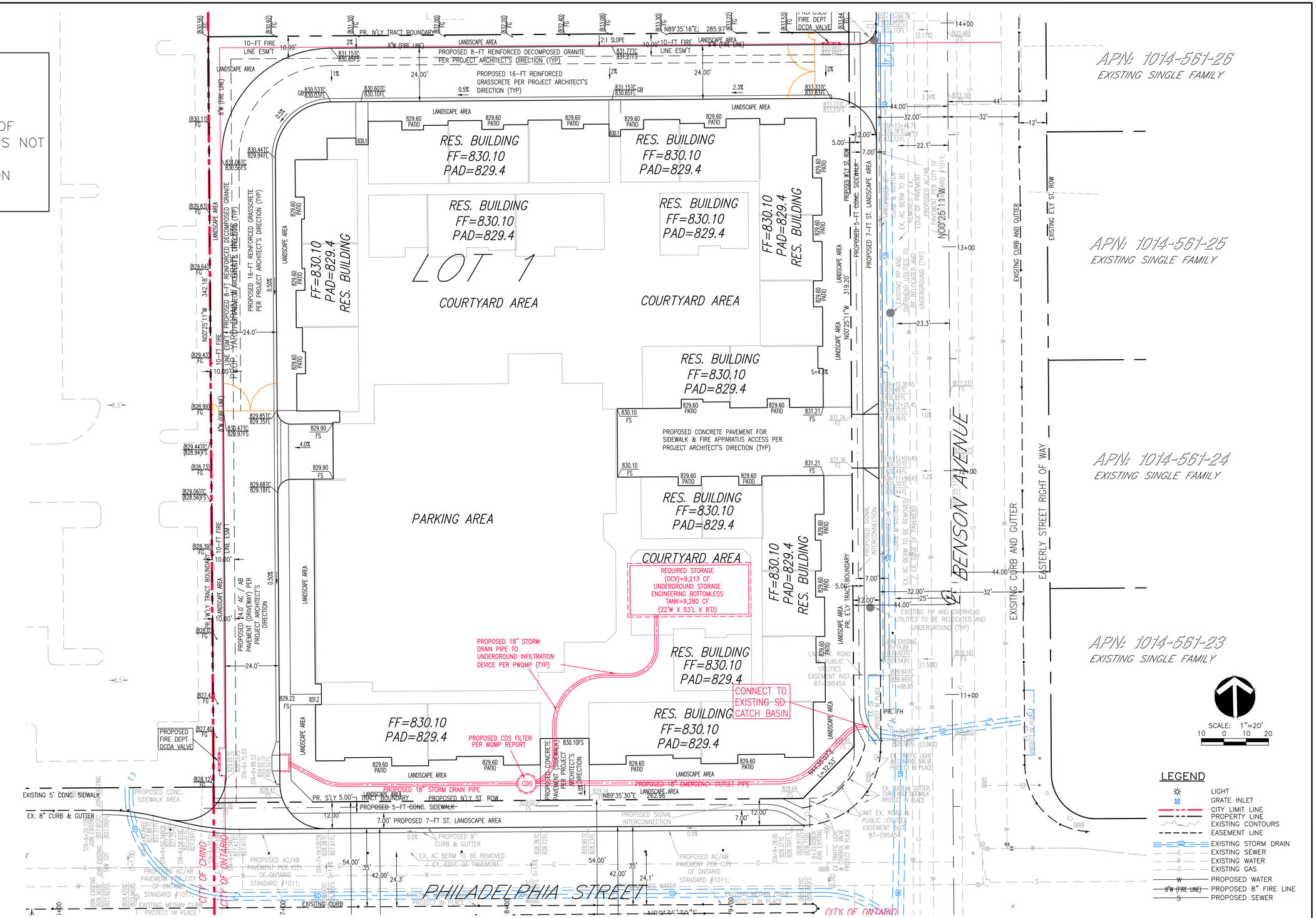
PRELIMINARY SITE DEVELOPMENT PLANS
1624 & 1608 W. PHILADELPHIA STREET
CONCEPTUAL UTILITIES SYSTEM MAP (USM)

C7.0

SHEET 7 OF 8
CONTRACT XX
ACCOUNT XX
DWG. NO. XX

NOTE:

THE STORM DRAIN CONNECTION REQUIRES APPROVAL FROM CITY OF CHINO. IF APPROVAL IS NOT OBTAINED, PROJECT IS REQUIRED TO DETAIN ON SITE.



D:\2026-Projects\Robert-Judy-Ontario-2ac\CIVIL\2026090808-2nd-resubmittal-city approved site plan

REVISIONS			
MARK	DATE	BY	DESCRIPTION

DESIGNED BY: J. WANG
DATE: 09/2026
DRAWN BY: ACAD
DATE: 09/2026
CHECKED BY: C. LIU
DATE: 09/2026

CITY OF ONTARIO

RECOMMENDED BY: TRICIA MARUKI P.E., ASSISTANT CITY ENGINEER — 03/24/2028 DATE

ACCEPTED BY: KHOI DO P.E., CITY ENGINEER — 03/24/2028 DATE

REGISTERED PROFESSIONAL ENGINEER — QIUA LIN LIU — No. 41497 EXP. 12/31/27 — CIVIL — STATE OF CALIFORNIA

BENCHMARK NO. COC 13-57, ELEV. 905.186 NAVD 1988

LOCATION: 2 IN BRASS DISK STAMPED "CITY OF CHINO 113 / 57 RESET 6-C1.* SET ON TOP OF CURB APPROX. 8FT+/- SOUTH OF BCR @ NORTHEAST RETURN OF BENSON AVE. AND PHILADELPHIA STREET.

PREPARED BY
FIRM: FOCUS ENGINEERING, INC.
ADDRESS: 8 CORPORATE PARK, SUITE 300
IRVINE, CA 92606
TEL.:(949) 450-0590 E-MAIL: focusengring@sbcglobal.net

41497 — SIGNATURE — RCE — 2026-09-24 PRINT DATE

PRELIMINARY SITE DEVELOPMENT PLANS
1624 & 1608 W. PHILADELPHIA STREET
CONCEPTUAL DRAINAGE IMPROVEMENT PLAN

C8.0

SHEET 8 OF 8
CONTRACT XX
ACCOUNT XX
DWG. NO. XX