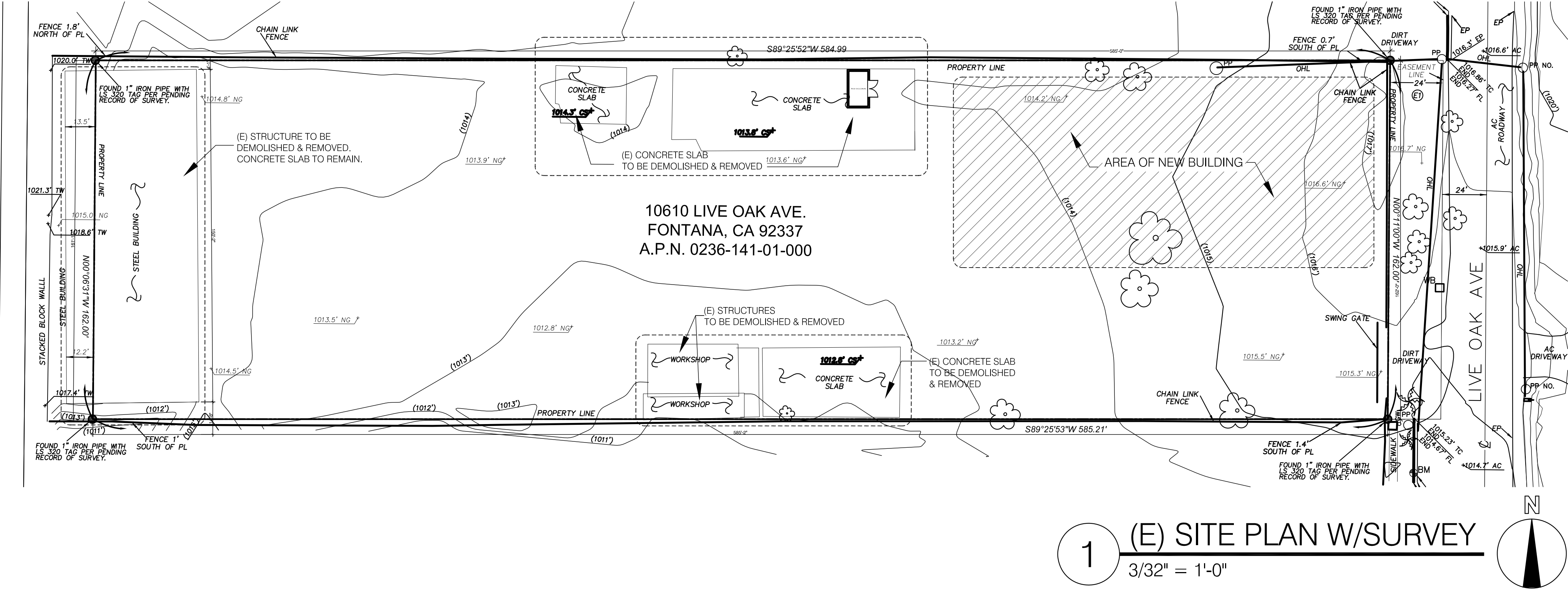


Attachment No. 2 - Project Plan Set



VARNA OFFICES

OWNER:
VASS VASSILEY
VARNA TRUCKING INC.
9654 CORDERO ROAD TULUNGA, CA 91042
varna.truckinginc@gmail.com

PROJECT ADDRESS:
10610 LIVE OAK AVE, FONTANA, CA 92337

LEGAL DESCRIPTION:
APN: 0236-141-01000
S T L AND W CO S B L N 162 FT E 720 FT LOT 946 EX ST AND
EX E 90 FT FOR RR R/W AND CO RD ***** 8/2/97 #97-194873
ST *****

SCOPE OF WORK:
NEW 5,000 SQ.FT. TRUCK MANAGEMENT OFFICES WITH
ANCILLARY SUPPORT SPACES.

PROJECT DATA:
ZONE: SOUTHWEST INDUSTRIAL PARK
LOT SHAPE: RECTANGULAR
LOT AREA: 94,776.91 SQ.FT. (AS SURVEYED)
OCCUPANCY: R-3
TYPE: V-B
PROPOSED BLDG: 5,000.00 SQ.FT.
PARKING: 21 STALLS 2 HANDICAP 20 9'x18' STANDARD

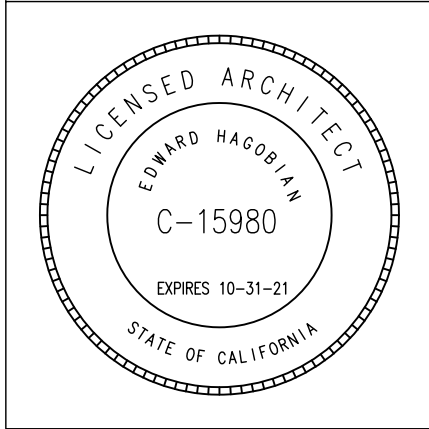
- KEY NOTES:
- 1 CAN LIGHTING
 - 2 WALL SCONCE
 - 3 WALL SCONCE ON PLANTERS
 - 4 LIGHTING IN SIDE PLANTERS
 - 5 LIGHT POST
 - 6 LIGHT POST + OBSTRUCTIONAL LIGHTING
- NO EXISTING LIGHTING LOCATED ON PROPERTY.
EXISTING STREET LIGHTING POST IS APPROX. 350 FT NORTH FROM PL

EDUARD
HAGOBIAN

ASSOC.
INCORPORATED
ARCHITECTS

ARCHITECTURE / SPACE PLANNING / INTERIORS

220 S. KENWOOD ST.
STE. 210 GLENDALE
CA. 91205
TEL: (818) 502-0590
armen@hagobianarchitects.net



PROJECT:
VARNA TRUCKING INC.

ADDRESS:
10610 LIVE OAK AVE
FONTANA, CA 92337

SHEET TITLE:

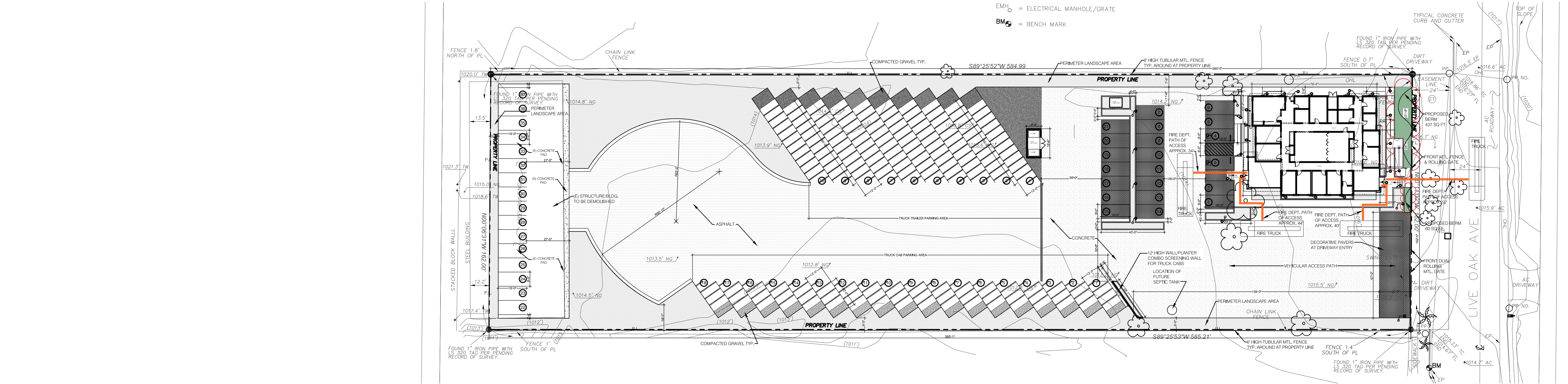
EXISTING SITE PLAN
PROPOSED SITE PLAN
PROJECT INFO & DATA

Revisions:

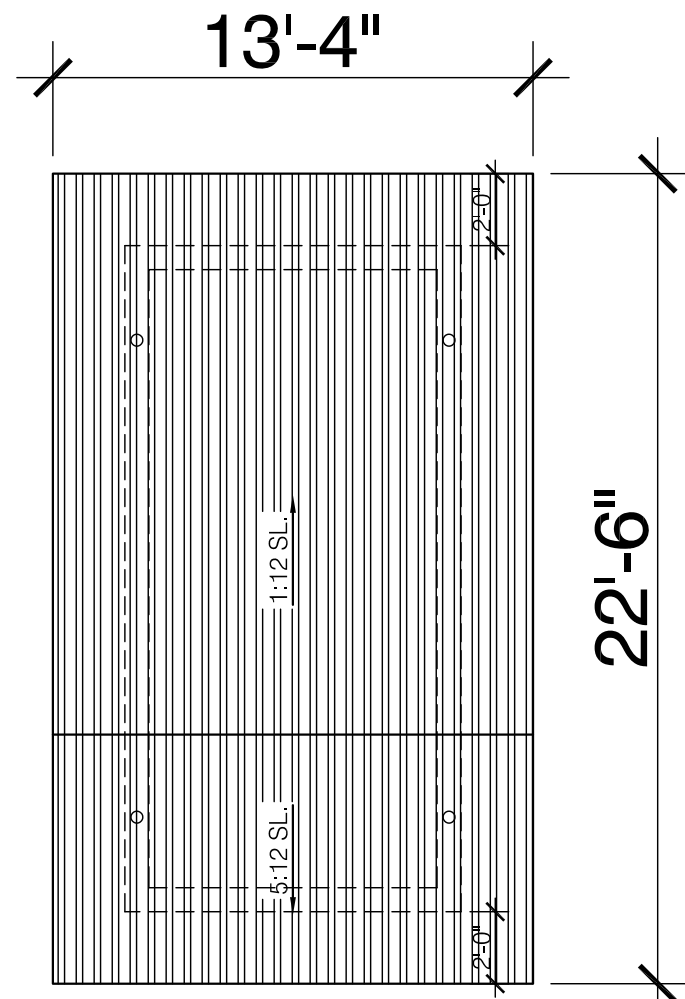
1	

PLANNING SUBMITTAL:	
JOB NO.:	18-728
SCALE	AS SHOWN
DRAWN BY:	
DATE:	
SHEET NO:	A-1

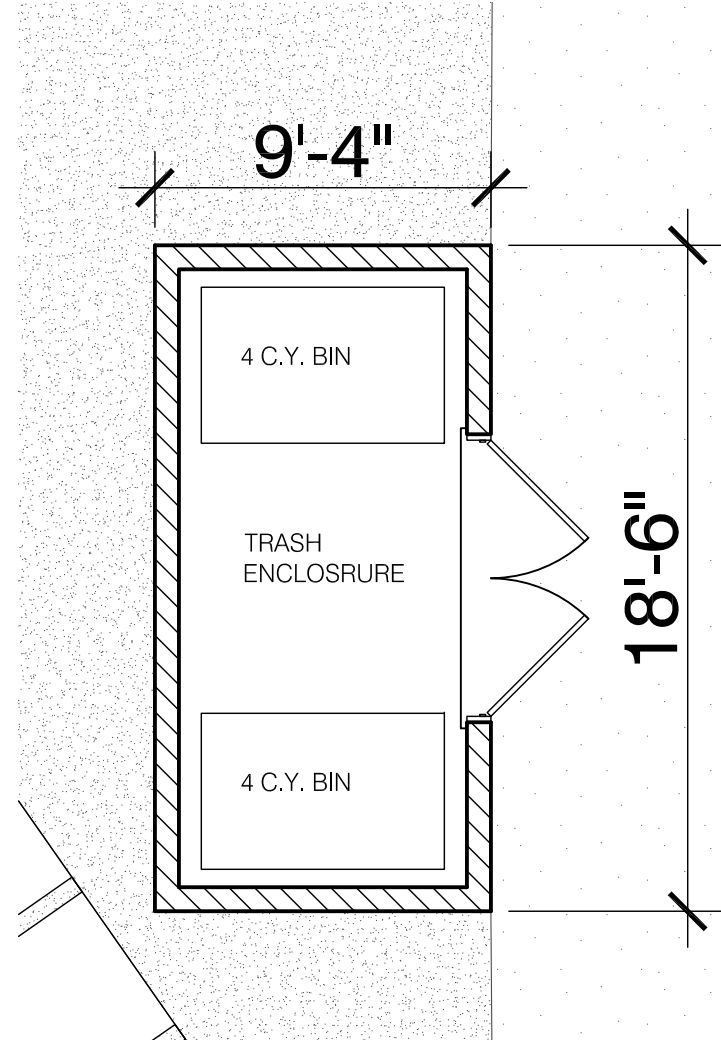
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED
WORK OF THE ARCHITECT AND THE SAME MAY NOT BE
DUPLICATED, USED, OR DISCLOSED WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.



1 OVERALL SITE PLAN
1/32" = 1'-0"

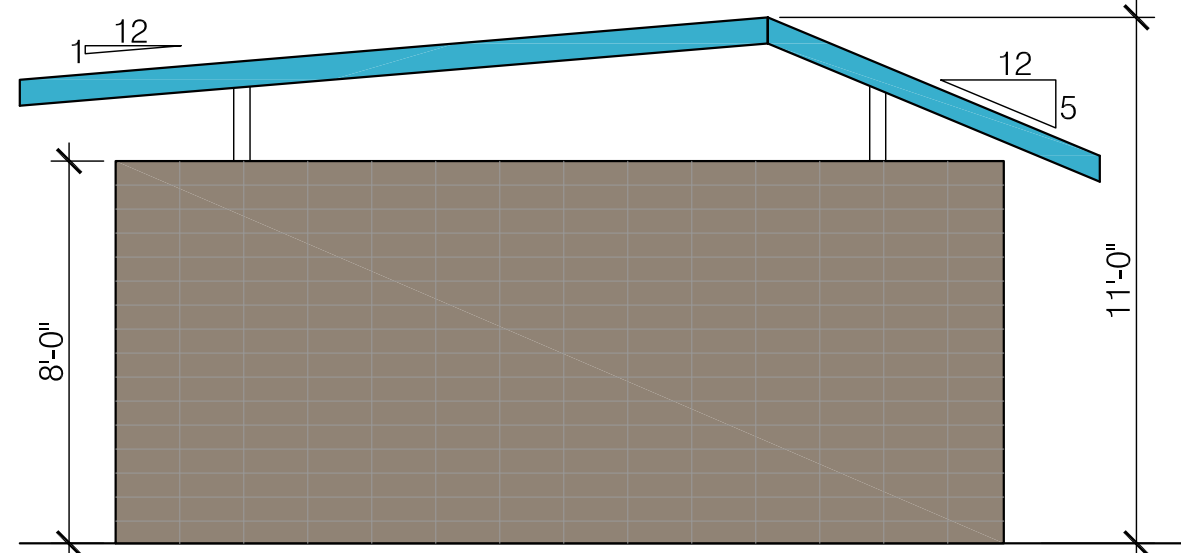


2 TRASH ENCLOSURE
3/16" = 1'-0" ROOF PLAN

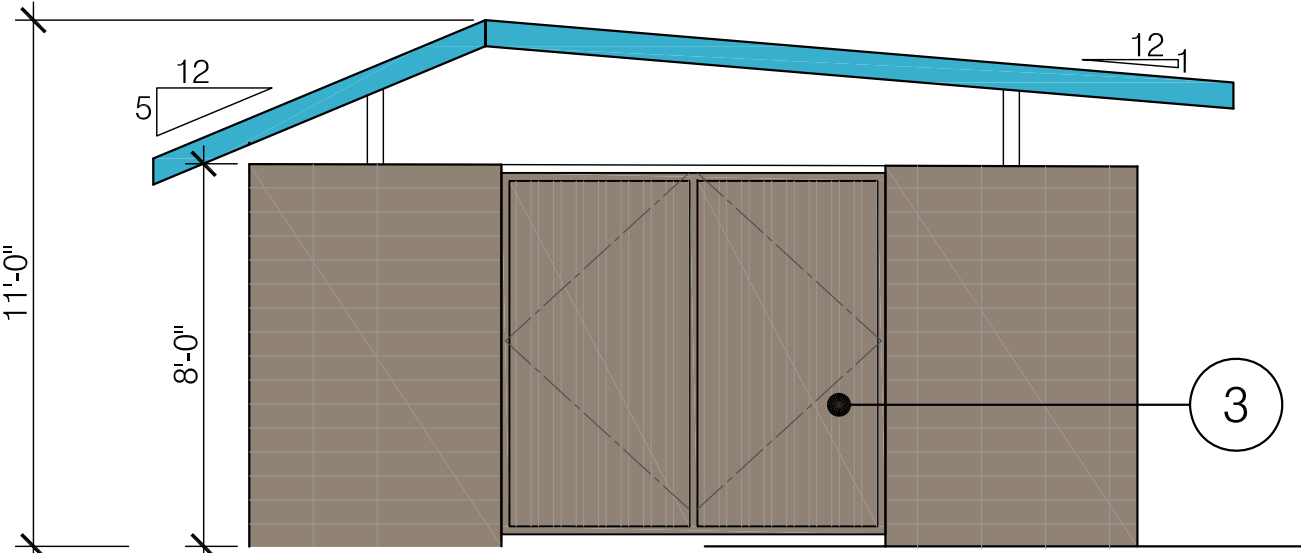


1 TRASH ENCLOSURE
3/16" = 1'-0" FLOOR PLAN

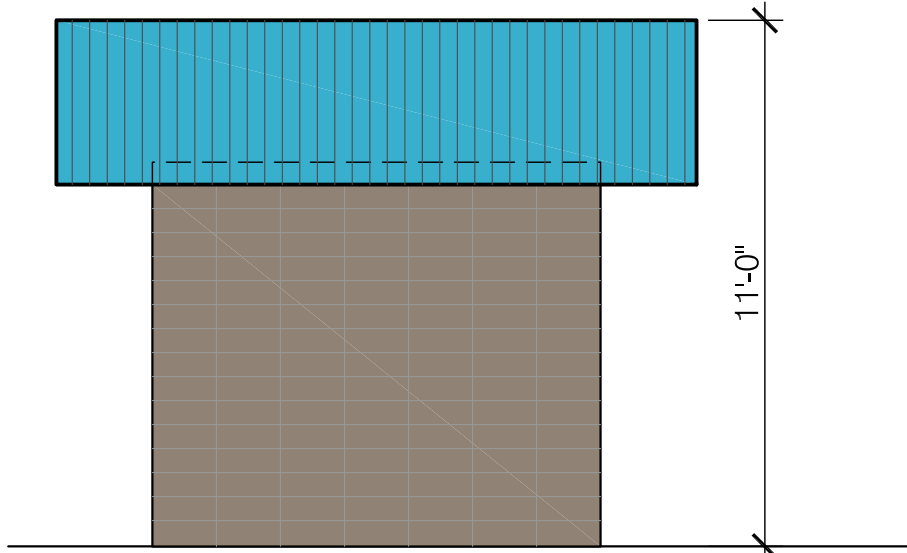
- ARCHITECTURAL FINISHES
- 1 ROOF & TRIM: METAL 'REGAL BLUE' BY 'METAL SALES'
 - 2 CMU WALL: ANGELUS SPLIT FACE CMU BLOCK
 - 3 METAL DOOR



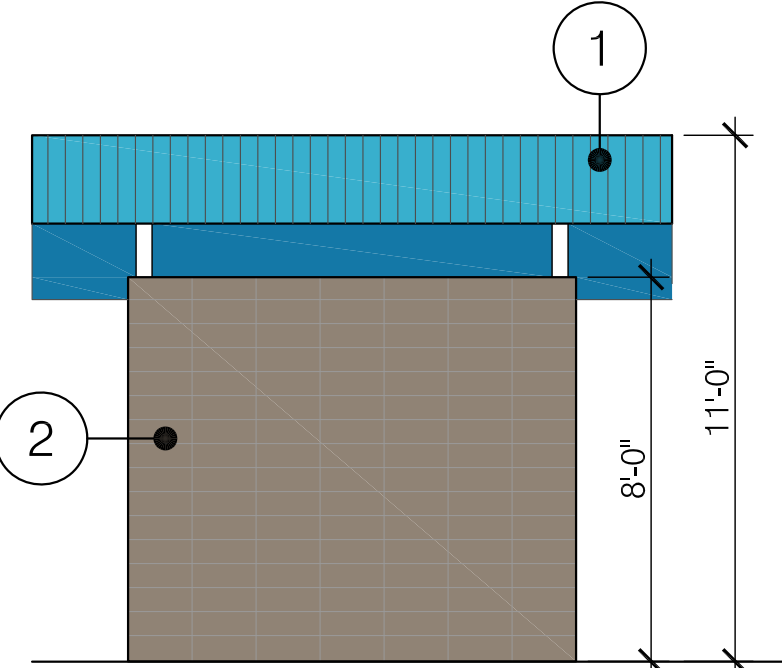
6 WEST ELEVATION
1/4" = 1'-0"



5 EAST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"

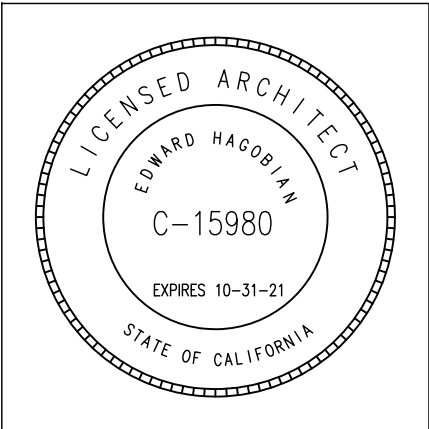


3 NORTH ELEVATION
1/4" = 1'-0"

EDWARD
HAGOBIAN
&
ASSOC.
INCORPORATED
ARCHITECTS

ARCHITECTURE / SPACE PLANNING / INTERIORS

220 S. KENWOOD ST.
STE. 210 GLENDALE
CA. 91205
TEL: (818) 502-0590
armen@hagobianarchitects.net



PROJECT:
VARNA TRUCKING INC.

10610 LIVEOAK AVE
FONTANA, CA 92337

SHEET TITLE:

OVERALL SITE PLAN
TRASH ENCLOSURE
PLANS & ELEVATIONS

REVISIONS:

1	
2	
3	
4	
5	
6	

PLANNING REVISION: 03-18-22

JOB NO.: 18-728

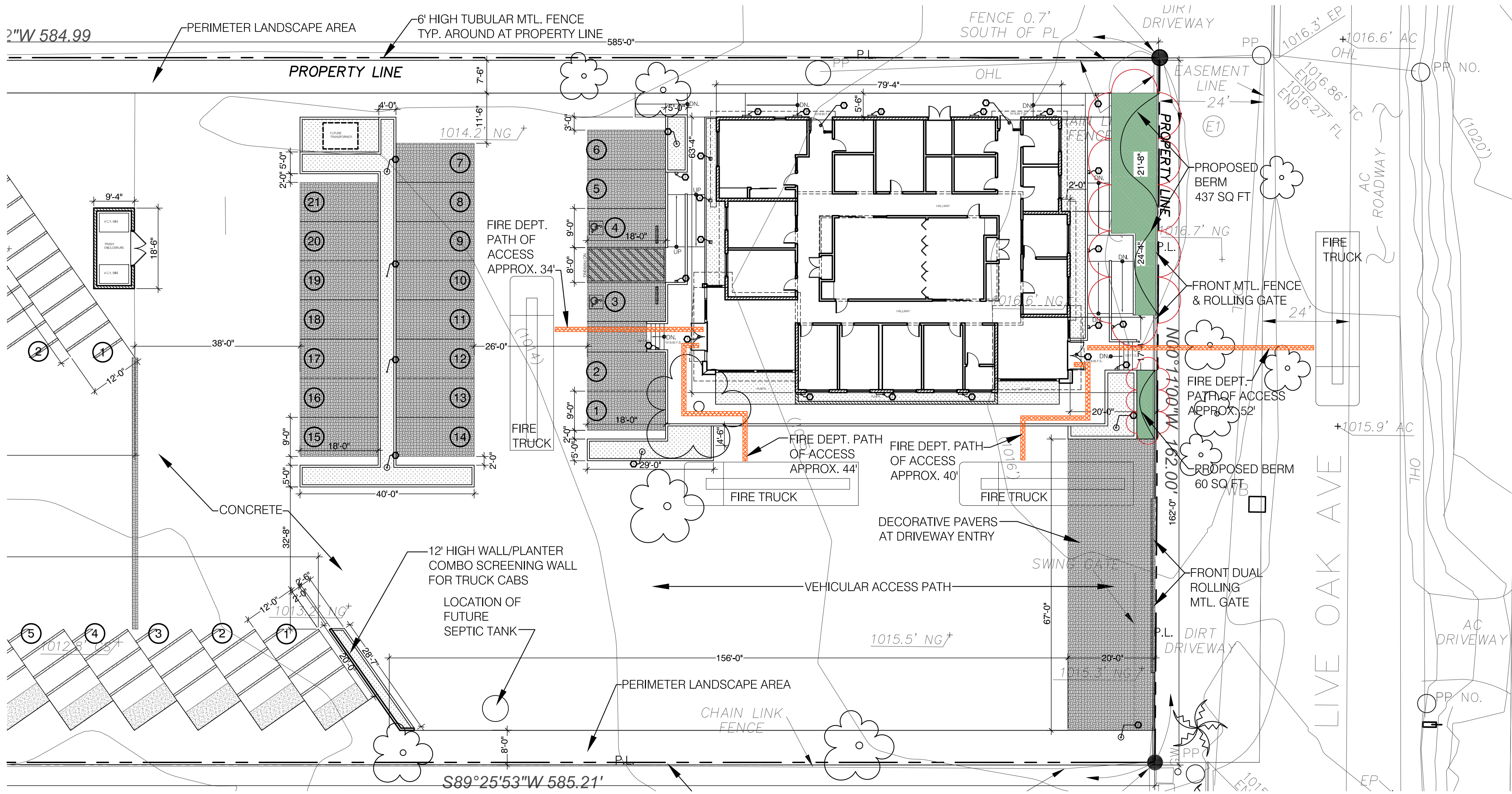
SCALE AS SHOWN

DRAWN BY: AH

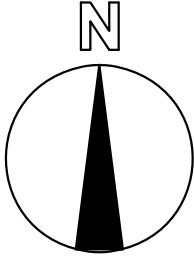
DATE: NOV. 2018

SHEET NO: A-1.1

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED
WORK OF THE ARCHITECT AND THE SAME MAY NOT BE
DUPLICATED, USED, OR DISCLOSED WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.



1 ENLARGE N. SITE PLAN
1/16" = 1'-0"



NOTES

1. TUBULAR STEEL FENCE TO BE INSTALLED

KEY NOTES:

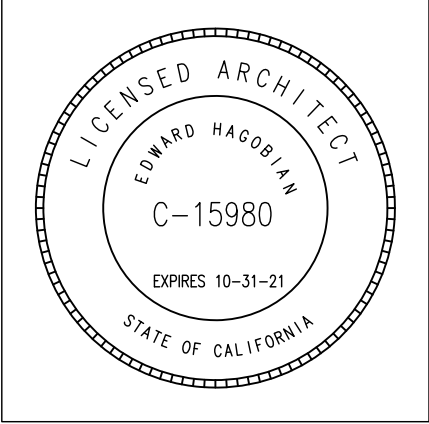
- 1- CAN LIGHTING
- 2- WALL SCOSCE
- 3- WALL SCOSCE ON PLANTERS
- 4- LIGHTING INSIDE PLANTERS
- 5- LIGHT POST
- 6- LIGHT POST - DIRECTIONAL LIGHTING

NO EXISTING LIGHTING LOCATED ON PROPERTY.
EXISTING STREET LIGHTING POST IS APPROX. 300 FT NORTH FROM PL.

**EDWARD
HAGOBIAN
&
ASSOC.
INCORPORATED
ARCHITECTS**

ARCHITECTURE / SPACE PLANNING / INTERIORS

**220 S. KENWOOD ST.
STE. 210 GLENDALE
CA. 91205**
TEL: (818) 502-0590
armen@hagobianarchitects.net



**PROJECT:
VARNA TRUCKING INC.**

**10610 LIVEOAK AVE
FONTANA, CA 92337**

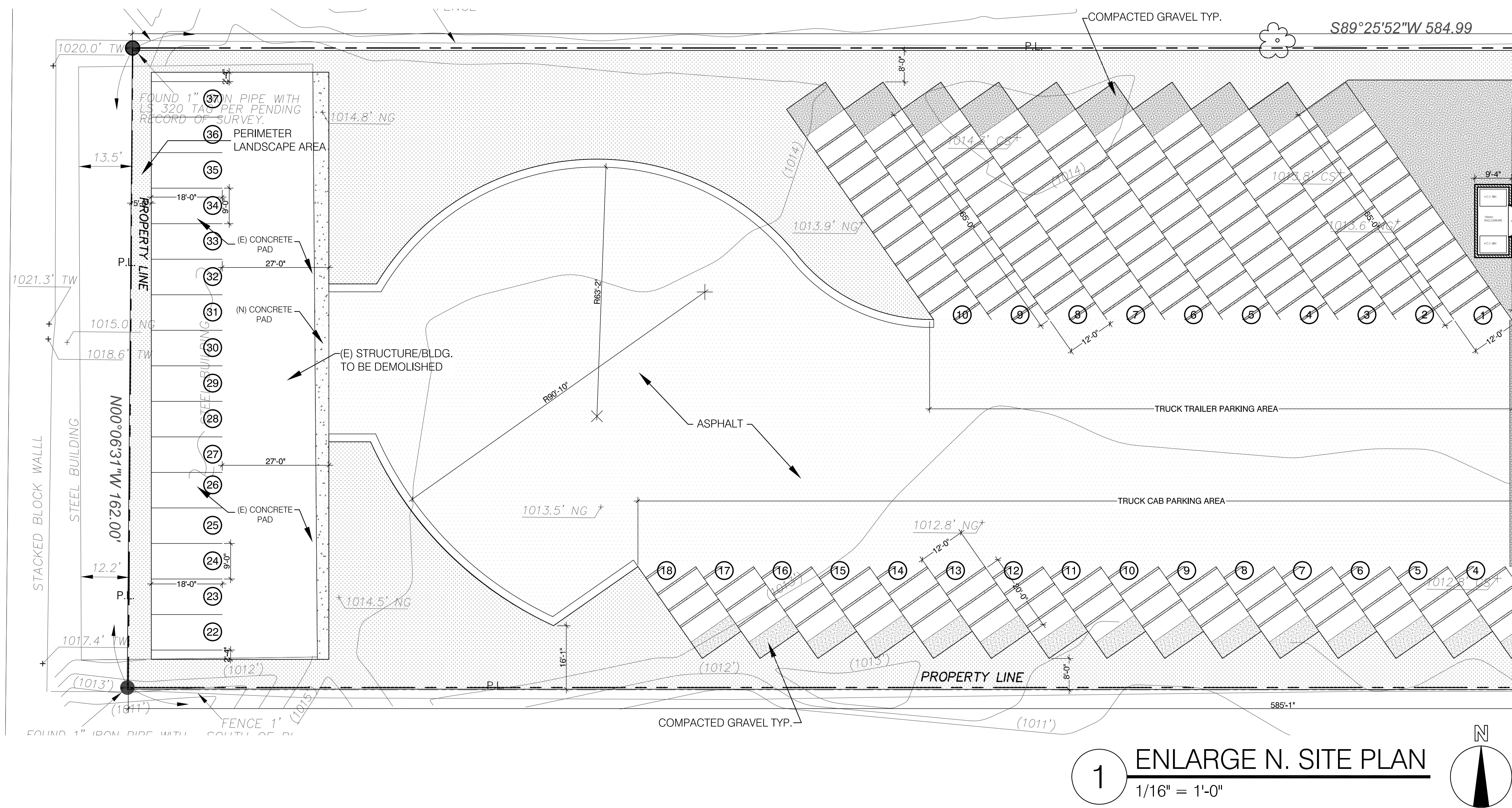
**SHEET TITLE:
ENLARGE N. SITE PLAN**

REVISIONS:

1	

PLANNING REVISION: 03-18-22
JOB NO.: 18-728
SCALE AS SHOWN
DRAWN BY: AH
DATE: NOV. 2018
SHEET NO: A-1.2

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED
WORK OF THE ARCHITECT AND THE SAME MAY NOT BE
DUPLICATED, USED, OR DISCLOSED WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.

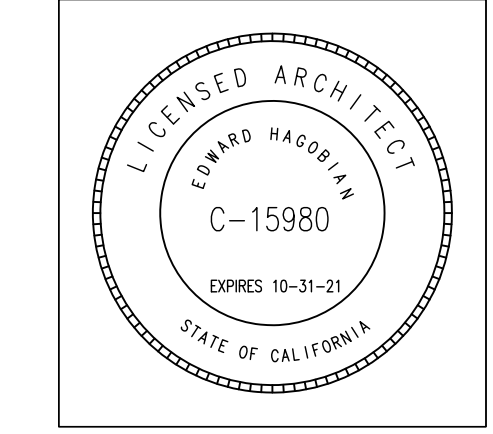


NOTES
1. TUBULAR STEEL FENCE TO BE INSTALLED

EDWARD
HAGOBIAN
&
ASSOC.
INCORPORATED
ARCHITECTS

ARCHITECTURE / SPACE PLANNING / INTERIORS

220 S. KENWOOD ST.
STE. 210 GLENDALE
CA. 91205
TEL: (818) 502-0590
armen@hagobianarchitects.net



PROJECT:
VARNA TRUCKING INC.

10610 LIVEOAK AVE
FONTANA, CA 92337

SHEET TITLE:
ENLARGE N. SITE PLAN

REVISIONS:
1. -

PLANNING REVISION: 03-18-22

JOB NO.: 18-728

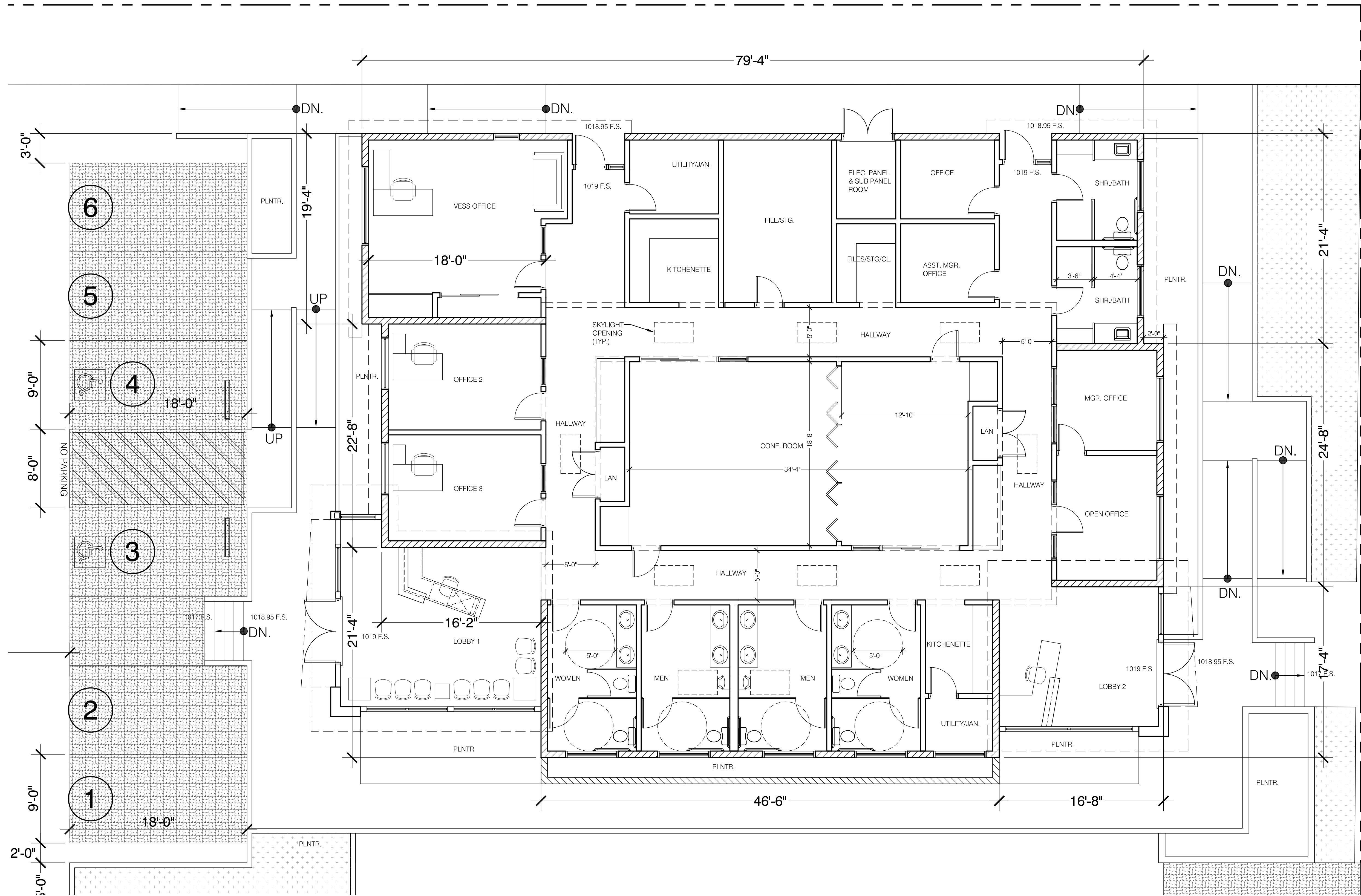
SCALE AS SHOWN

DRAWN BY: AH

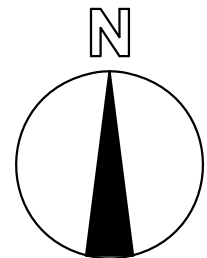
DATE: NOV. 2018

SHEET NO: A-1.3

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED
WORK OF THE ARCHITECT AND THE SAME MAY NOT BE
DUPLICATED, USED, OR DISCLOSED WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.



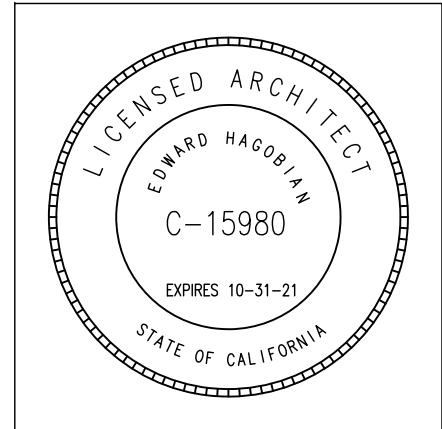
1 FLOOR PLAN
3/16" = 1'-0"



EDWARD
HAGOBIAN
&
ASSOC.
INCORPORATED
ARCHITECTS

ARCHITECTURE / SPACE PLANNING / INTERIORS

220 S. KENWOOD ST.
STE. 210 GLENDALE
CA. 91205
TEL: (818) 502-0590
armen@hagobianarchitects.net



PROJECT:
VARNA TRUCKING INC.

10610 LIVEOAK AVE
FONTANA, CA 92337

SHEET TITLE:
FLOOR PLAN

Revisions:

1	-

PLANNING SUBMITTAL: 03-18-22

JOB NO.: 18-728

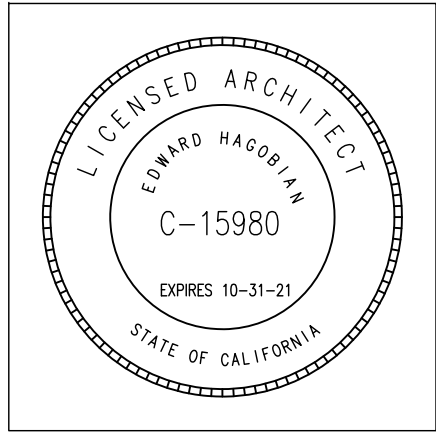
SCALE AS SHOWN

DRAWN BY: AH

DATE: NOV. 2018

SHEET NO: A-2

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED
WORK OF THE ARCHITECT AND THE SAME MAY NOT BE
DUPLICATED, USED, OR DISCLOSED WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.



PROJECT:
VARNA TRUCKING INC.

10610 LIVEOAK AVE
FONTANA, CA 92337

SHEET TITLE:
ELEVATIONS

Revisions:

1	

PLANNING SUBMITTAL: 03-18-22

JOB NO.: 18-728

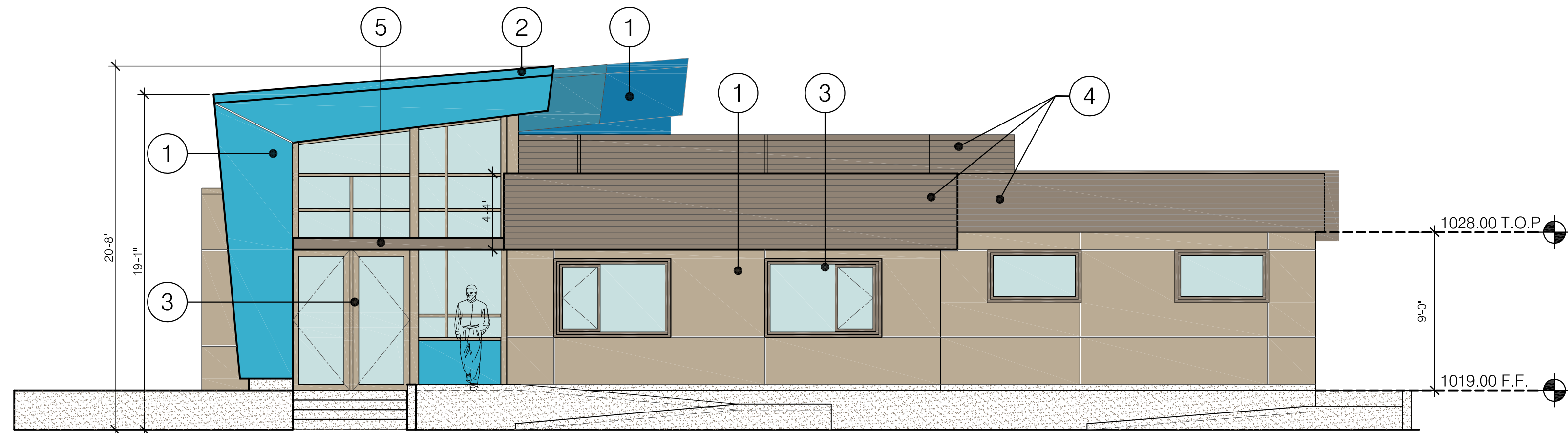
SCALE AS SHOWN

DRAWN BY: AH

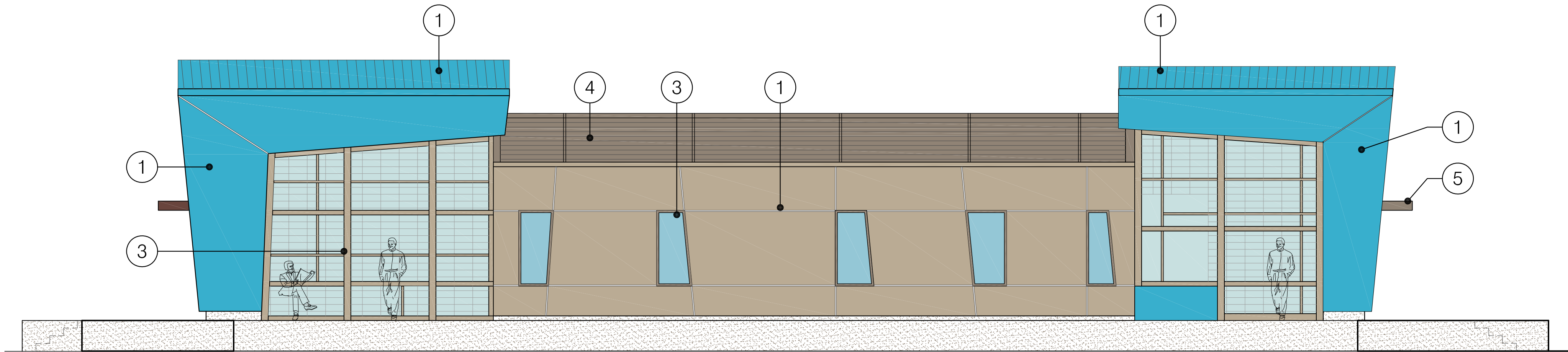
DATE: NOV. 2018

SHEET NO: **A-3**

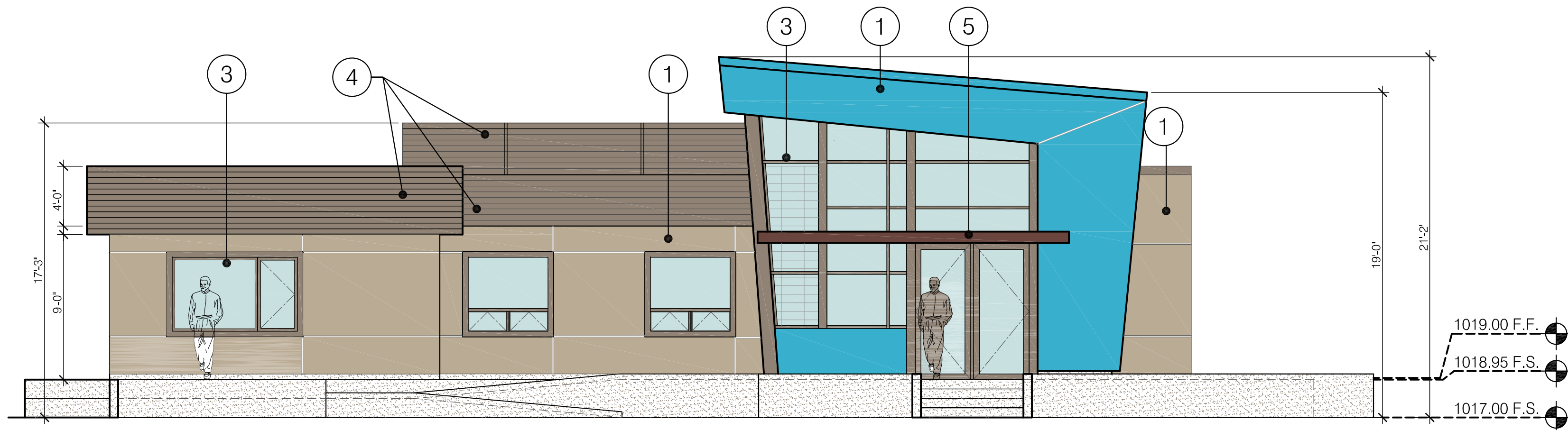
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED
WORK OF THE ARCHITECT AND THE SAME MAY NOT BE
DUPLICATED, USED, OR DISCLOSED WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.



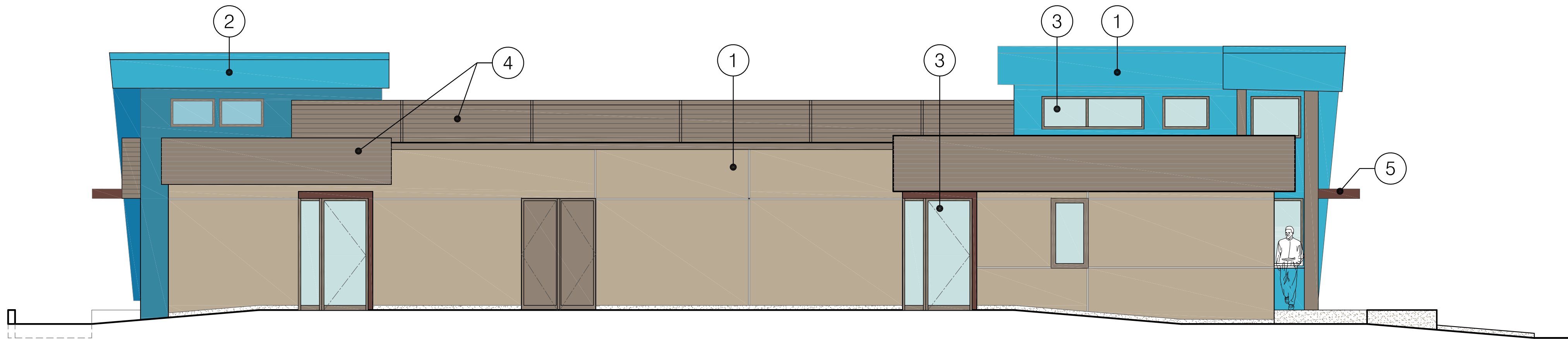
1 **EAST ELEVATION**
3/16" = 1'-0"



2 **SOUTH ELEVATION**
3/16" = 1'-0"

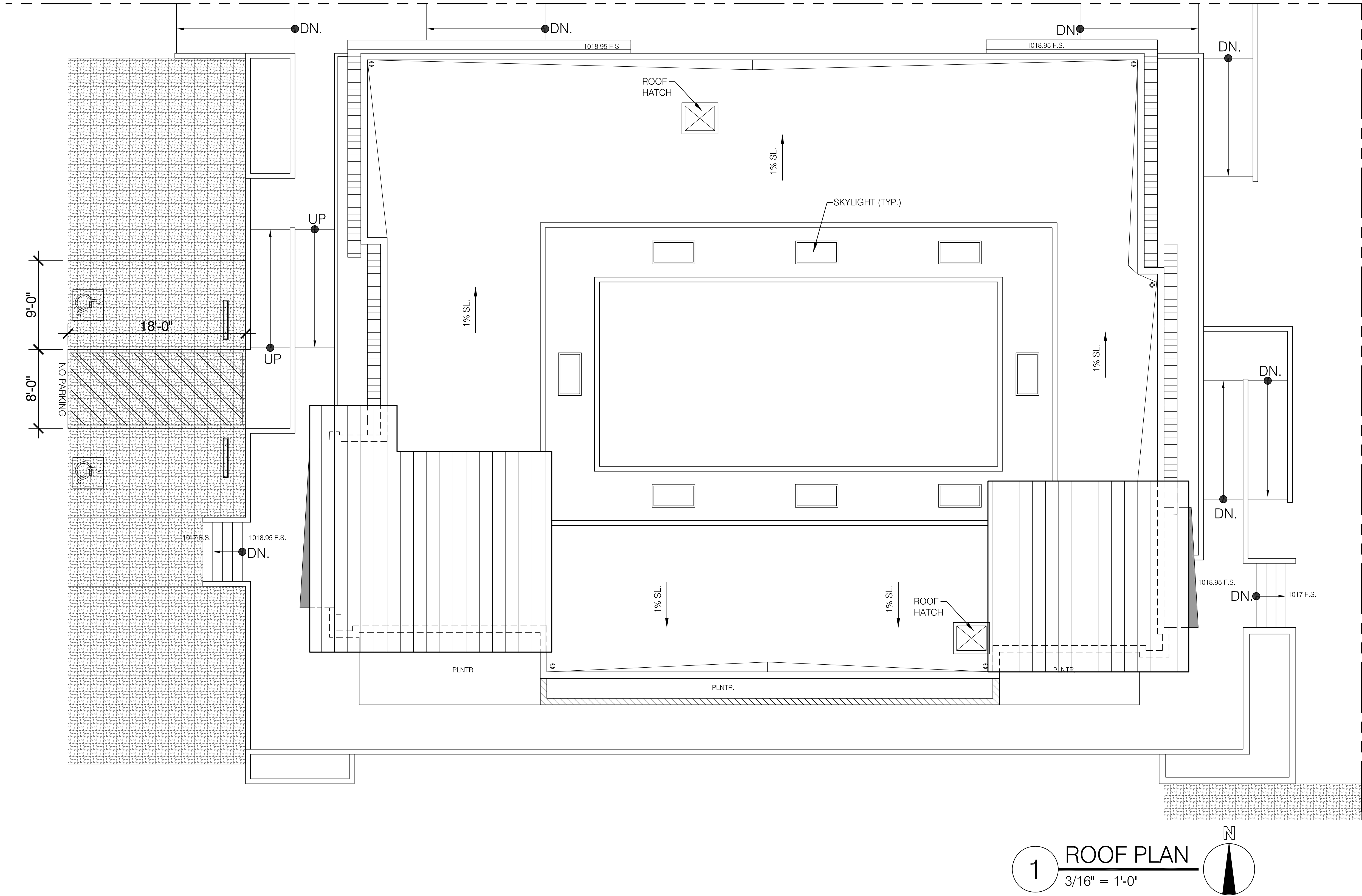


3 **WEST ELEVATION**
3/16" = 1'-0"



4 **NORTH ELEVATION**
3/16" = 1'-0"

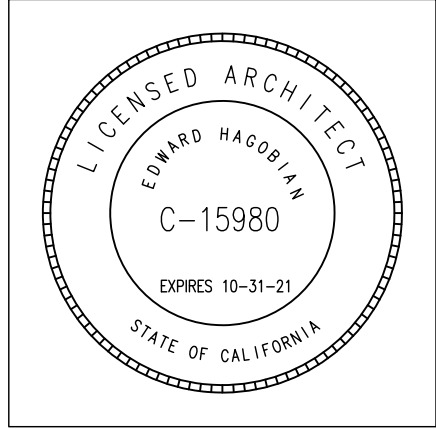
ARCHITECTURAL FINISHES	
1 WALLS & FACADE:	STUCCO MAIN ENTRY VOLUME TO MATCH ROOF "SILVERADO" W/REVEAL BY "LA HABRA"
2 ROOF & TRIM	METAL "REGAL BLUE" BY "METAL SALES"
3 DOORS & WINDOWS:	ALUM. STOREFRONT "LIGHT CHAMPAGNE" BY "ARCADIA"
4 FACADE FASCIA & ROOF WELL:	METAL "OLD ZINC GREY" FACADE & "WEATHERED COPPER" FOR THE ROOF WELL BY "METAL SALES"
5 SUNSHADE DEVICE:	METAL, COLOR TO MATCH ROOF WELL "WEATHERED COPPER"



EDWARD
HAGOBIAN
&
ASSOC.
INCORPORATED
ARCHITECTS

ARCHITECTURE / SPACE PLANNING / INTERIORS

220 S. KENWOOD ST.
STE. 210 GLENDALE
CA. 91205
TEL: (818) 502-0590
armen@hagobianarchitects.net



PROJECT:
VARNA TRUCKING INC.

10610 LIVEOAK AVE
FONTANA, CA 92337

SHEET TITLE:
PROPOSED ROOF PLAN

Revisions:

△	-

PLANNING SUBMITTAL: 03-18-22

JOB NO.: 18-728

SCALE AS SHOWN

DRAWN BY: AH

DATE: ~~MARCH 2020~~

SHEET NO: **A-4**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED
WORK OF THE ARCHITECT AND THE SAME MAY NOT BE
DUPLICATED, USED, OR DISCLOSED WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.



1 EAST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION
3/16" = 1'-0"

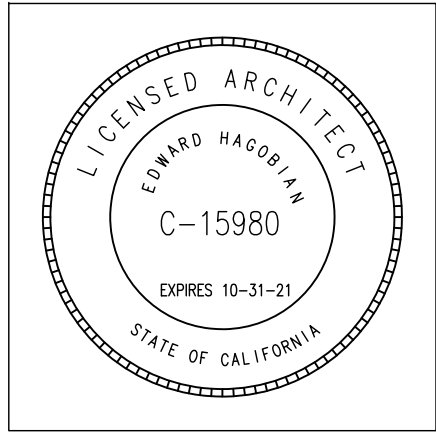


4 NORTH ELEVATION
3/16" = 1'-0"

EDWARD
HAGOBIAN
&
ASSOC.
INCORPORATED
ARCHITECTS

ARCHITECTURE / SPACE PLANNING / INTERIORS

220 S. KENWOOD ST.
STE. 210 GLENDALE
CA. 91205
TEL: (818) 502-0590
armen@hagobianarchitects.net



PROJECT:
VARNA TRUCKING INC.

10610 LIVEOAK AVE
FONTANA, CA 92337

SHEET TITLE:
COLORED ELEVATIONS

Revisions:

△	-

PLANNING SUBMITTAL: 03-18-22

JOB NO.: 18-728

SCALE AS SHOWN

DRAWN BY: AH

DATE: NOV. 2018

SHEET NO: **A-5**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED
WORK OF THE ARCHITECT AND THE SAME MAY NOT BE
DUPLICATED, USED, OR DISCLOSED WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.



1 SOUTHEAST CORNER

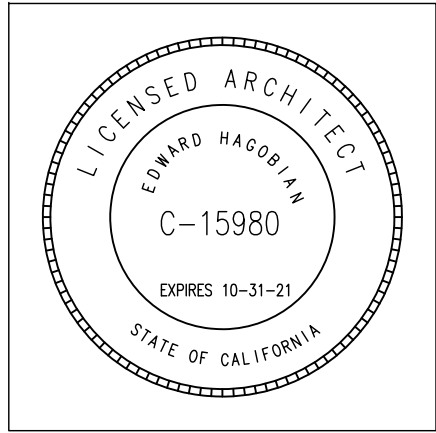


2 SOUTHWEST CORNER

EDWARD
HAGOBIAN
&
ASSOC.
INCORPORATED
ARCHITECTS

ARCHITECTURE / SPACE PLANNING / INTERIORS

220 S. KENWOOD ST.
STE. 210 GLENDALE
CA. 91205
TEL: (818) 502-0590
armen@hagobianarchitects.net



PROJECT:
VARNA TRUCKING INC.

10610 LIVEOAK AVE
FONTANA, CA 92337

SHEET TITLE:
PERSPECTIVES

Revisions:

△	-

PLANNING SUBMITTAL: 03-18-22

JOB NO.: 18-728

SCALE AS SHOWN

DRAWN BY: AH

DATE: NOV. 2018

SHEET NO: **A-6**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED
WORK OF THE ARCHITECT AND THE SAME MAY NOT BE
DUPLICATED, USED, OR DISCLOSED WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.

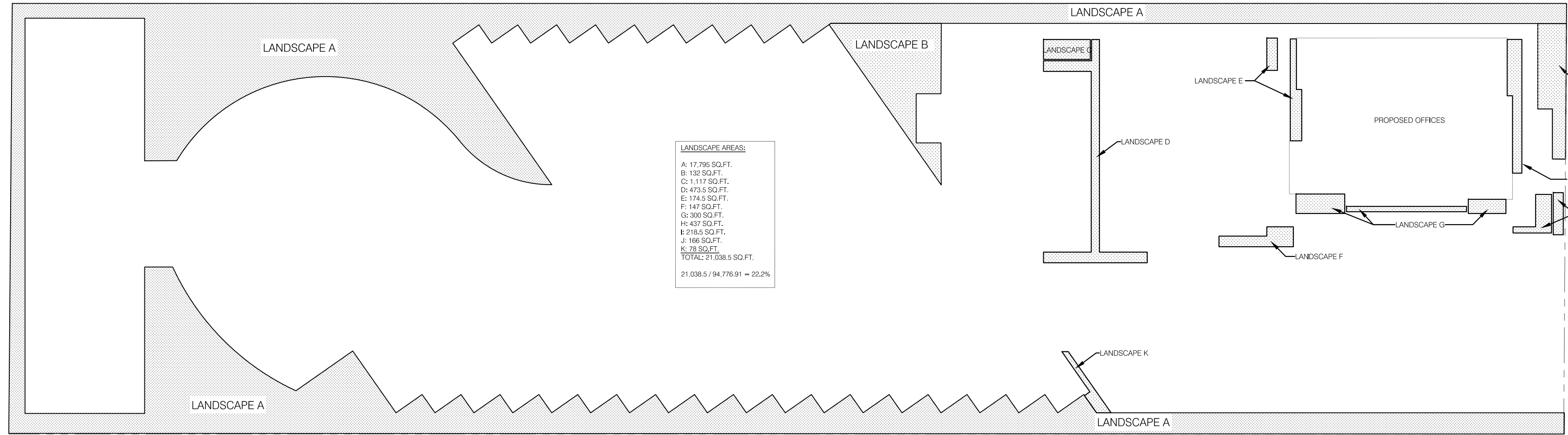
PLANT LIST						LEGEND	
WATER USAGE WUCOLS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING	
L.W.	T-1	MELALEUCA QUINQUENERVIA	CAJEPUT/ MULTI	36" BX.	6	-	— PROPOSED TREE
L.W.	T-2	EUCALYPTUS SIDEROXYLON	RED IRON BARK	24" BX.	26	5' O.C.	— PROPOSED SHRUB
L.W.	T-3	PARKINSONIA X DESERT MUSEUM	PALO VERDE/ MULTI	36" BX.	5	4' O.C.	— PROPOSED ACCENT
L.W.	S-1	DODONAEA VISCOSA	HOPSEED BUSH	5 GAL.	48	3' O.C.	— PROPOSED GROUNDCOVER
L.W.	S-2	ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL.	22	4' O.C.	
L.W.	S-3	AGAVE BLUE FLAME	BLUE FLAME AGAVE	5 GAL.	47	RANDOM	
L.W.	A-1	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	47	RANDOM	— PLANT SYMBOL
L.W.	GROUND COVER	BACCHARIS TWIN-PEAKS	COYOTE BUSH	FLATS	AS NEEDED	18' O.C.	QUANTITY
						L.W. LOW WATER USAGE / P.F. = 0.3 PER WUCOLS	LANDSCAPE AREA: 16,688 SQ.FT.

STATEMENT OF COMPLIANCE:
I HAVE COMPLIED WITH THE CRITERIA OF "THE LANDSCAPE WATER CONSERVATION ORDINANCE",
AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

PREPARER NAME: LARRY G. TISON/LANDSCAPE ARCHITECT

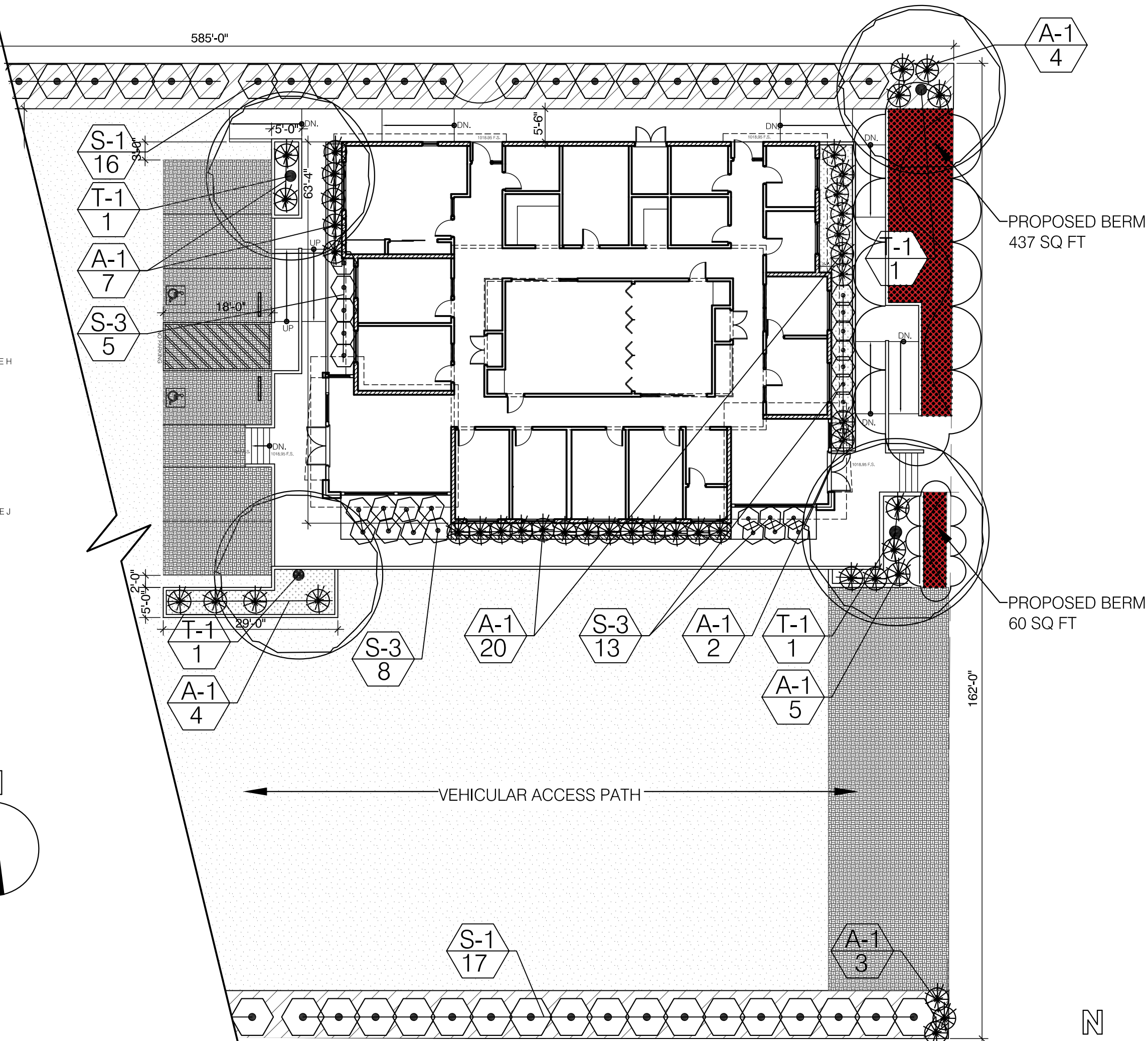
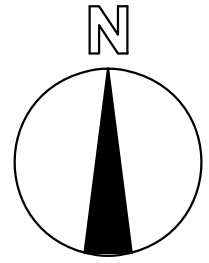
PREPARER SIGNATURE: _____

PROFESSION LICENSE: REG. CALIF. LA #1844 (EXP. DATE 01-31-22)

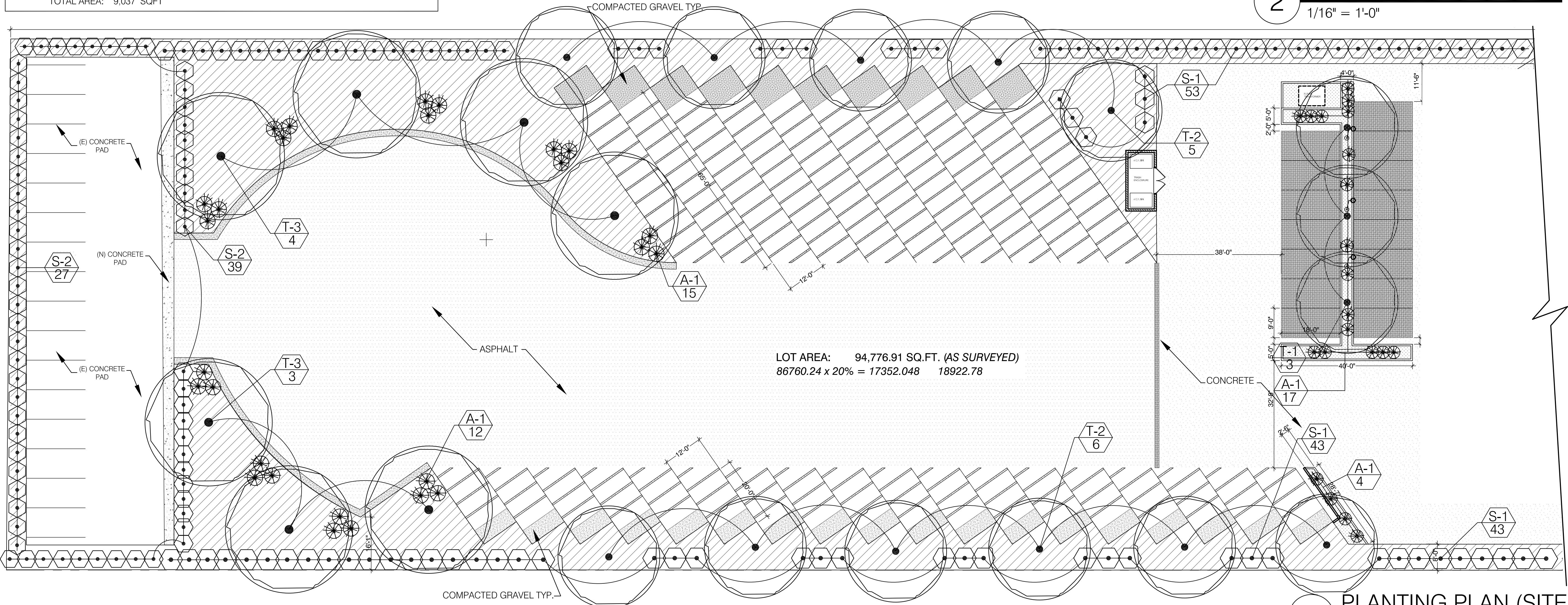
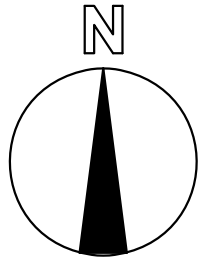


- NOTE:
- OWNER TO BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS.
 - A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING. APPLICATIONS WHERE MULCH IS CONTRADICTED. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT RATE OF A MINIMUM OF 4 CUBIC YARDS SOIL PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOIL.
 - GRAVEL AREA: 3,718 SQFT
PAVERS AREA: 5,319 SQFT
TOTAL AREA: 9,037 SQFT

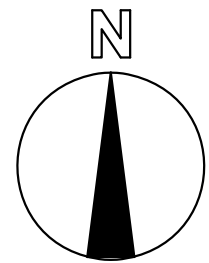
3 PLANTING SQUARE FOOTAGE DIAGRAM
1/32" = 1'-0"



2 PLANTING PLAN (BLDG.)
1/16" = 1'-0"



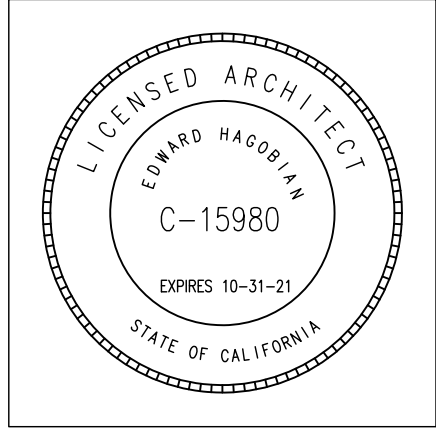
1 PLANTING PLAN (SITE)
1/16" = 1'-0"



EDWARD
HAGOBIAN
&
ASSOC.
INCORPORATED
ARCHITECTS

ARCHITECTURE / SPACE PLANNING / INTERIORS

220 S. KENWOOD ST.
STE. 210 GLENDALE
CA. 91205
TEL: (818) 502-0590
armen@hagobianarchitects.net



PROJECT:
VARNA TRUCKING INC.

10610 LIVEOAK AVE
FONTANA, CA 92337

SHEET TITLE:
PLANTING PLAN

Revisions:

1	-

PLANNING SUBMITTAL: 03-18-22

JOB NO.: 18-728

SCALE AS SHOWN

DRAWN BY: LT

DATE: NOV. 2018

SHEET NO: L-1

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED
WORK OF THE ARCHITECT AND THE SAME MAY NOT BE
DUPLICATED, USED, OR DISCLOSED WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.

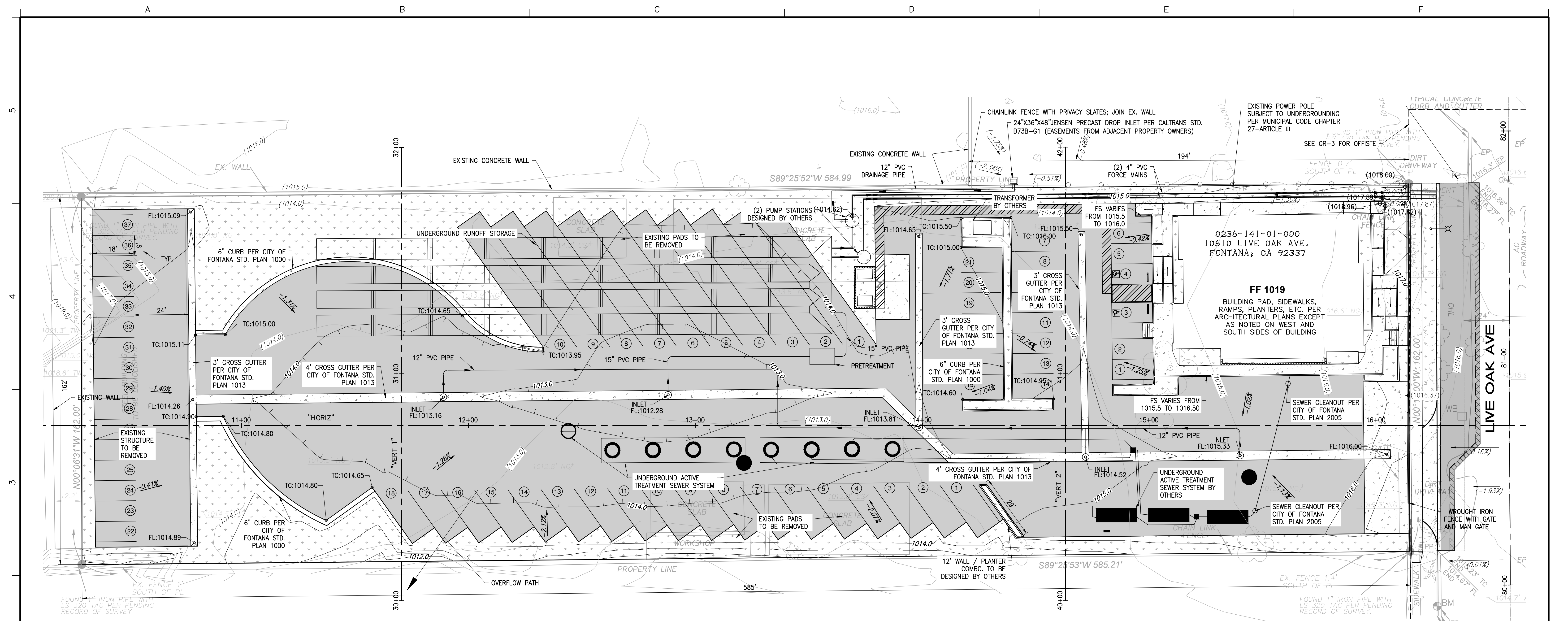
5



2

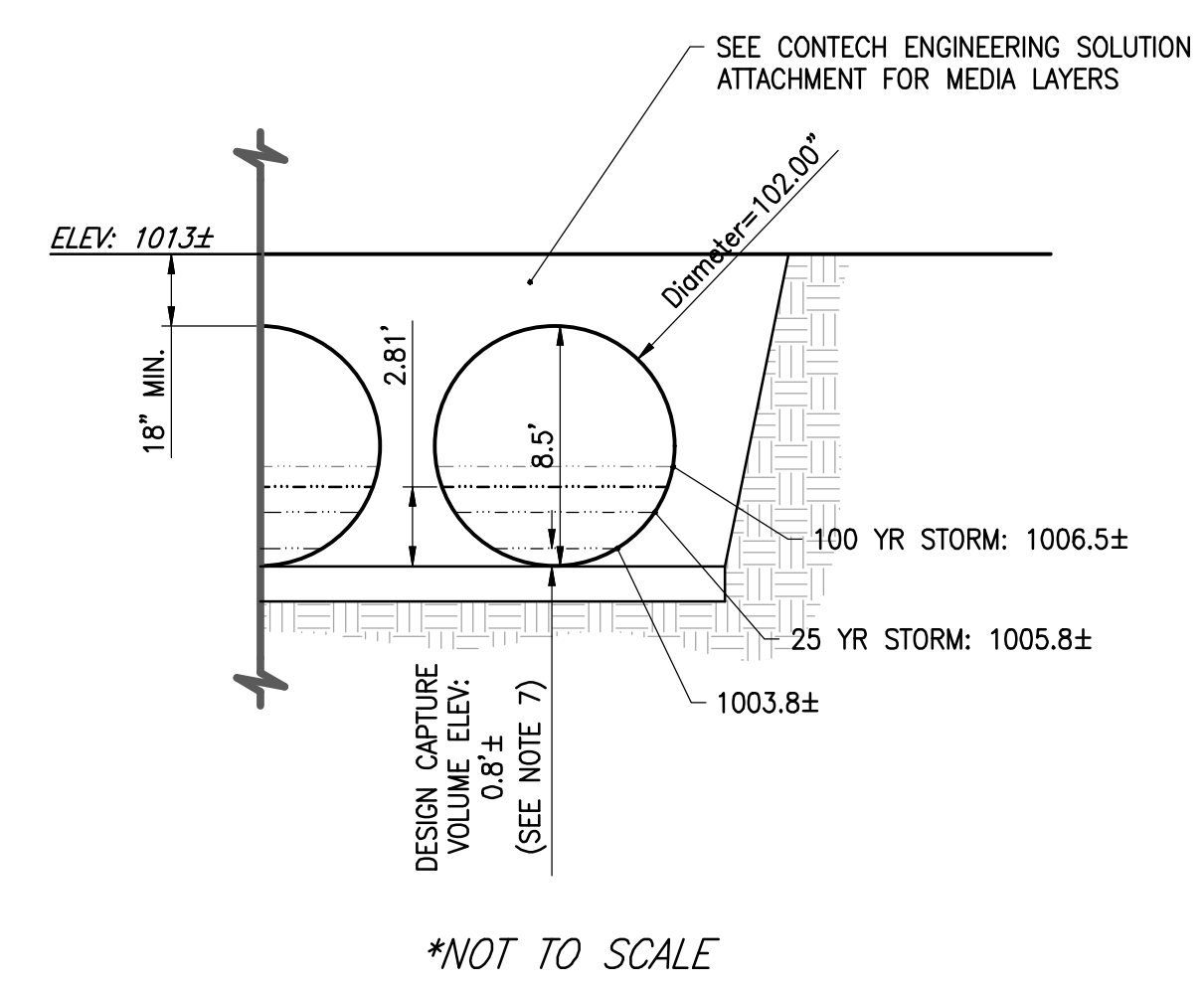
1

11.2023\23-1023 - 10610 IIVE OAK AVE\2-DWG\ SHEETS\231023-SHT-III 1 DWG: PLOT DATE: 7/1/2026 7:55 PM



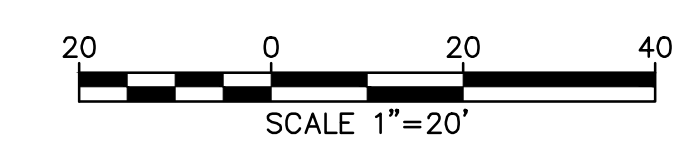
LEGEND

- 6" AC OVER 6" CLASS II CAB
- CONCRETE
- LANDSCAPING
- ADA PATH OF TRAVEL
- GRIND AND OVERLAY
- GRAVITY PIPE - DIRECTION OF FLOW
- FORCE MAIN - DIRECTION OF FLOW



*NOT TO SCALE

- NOTES:**
- UNDERGROUND STORAGE UNIT SHOWN IS REQUIRED MAXIMUM SIZE, PENDING APPROVED FINAL HYDROLOGY STUDY. SEE CONTECH PLANS FOR DETAILS.
 - PUMPING STATION WILL INCLUDE 2 PUMPS. PUMPING WILL REMOVE THE STORMWATER VOLUME STORED IN THE UNDERGROUND STORAGE UNITS ABOVE THE DESIGN CAPTURE VOLUME (DCV). THE INLET TO THE PUMPS WILL BE SET SO THAT THE DESIGN CAPTURE VOLUME (DCV) IS NOT PUMPED OUT BUT IS LEFT TO INFILTRATE INTO THE SOIL. STORMWATER STORED ABOVE THAT ELEVATION NEEDED TO STORE THE DCV, WILL BE PUMPED TO THE CURB AND RELEASED TO LIVE OAK AVENUE'S WEST FLOW LINE.
 - PRETREATMENT PLANNED TO BE CONTECH CDS2015-4 BASED ON THE PEAK FLOW RATE ESTIMATED IN THE PRELIMINARY HYDROLOGY STUDY. SEE CONTECH PLANS FOR DETAILS. DESIGN USED 10 CFS WATER FLOW RATE.
 - NO SITE DESIGN HYDROLOGIC SOURCE CONTROL BMPs SELECTED. SEE FORM 4.3-2 OF THE PRELIMINARY WQMP.
 - SEE FORM 4.3-3 FOR LID BMP DETAILS.
 - NO SUITABILITY OR FEASIBILITY CONSTRAINTS NOTED.
 - EARLIER P-WQMP AND GRADING PLANS SHOW 6" OR 0.5 FOOT DEPTH TO HOLD THE DESIGN CAPTURE VOLUME (DCV). GIVEN THE ROUND SHAPE OF THE CHAMBERS, THE DEPTH TO STORE THE DCV IS 0.8 FEET.
 - OVERFLOW PATH - IF THE PUMPS FAIL AND THE RAINFALL VOLUMES EXCEED UNDERGROUND STORAGE AVAILABLE, THE EXCESS STORMWATER WILL COLLECT IN THE PLANNED LOW SPOT OF THE LANDSCAPED AND PARKING AREA. IF THE DEPTH REACHES ABOUT 1.2', THE STORMWATER WILL FLOW ONTO THE LANDSCAPED AREA AND OUT THE LOW SPOT ON THE SITE. THIS IS THE LOCATION WHERE STORMWATER CURRENTLY EXITS THE EXISTING SITE.



BASIS OF BEARINGS

SURVEY DATA WAS PROVIDED FROM FOOTHILL SURVEYING. THE BASIS OF BEARINGS AND BASIS FOR COORDINATES FOR THIS DESIGN IS THE CALIFORNIA COORDINATE SYSTEM (CSS83), ZONE 5, NAD 83, (EPOCH 2011.50)

BENCH MARK:

CITY OF FONTANA BENCHMARK OF 1 3/8" COPPER DISK STAMPED PLS 9320 SET IN THE TOP OF THE WESTERLY CURB OF LIVE OAK AVE FROM FOOTHILL SURVEYING IN SEPTEMBER 2016.

ELEVATION = 1015.0 (NAVD83)

DIGALERT

DIAL BEFORE YOU DIG

800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH STANDARDS IN EFFECT.

Hernandez, Kroone & Associates

Engineers & Land Surveyors

HQ: 234 East Drake Drive, San Bernardino, CA 92408

PHONE: 909-884-3222 | info@hkggroup.com

PROFESSIONAL ENGINEER

RICHARD R. HERNANDEZ

No. 42246

CIVIL

DATE OF CALIFORNIA REGISTRATION: 07/01/2026

Prepared Under The Supervision Of :

RICHARD HERNANDEZ R.C.E. 42246

CITY OF FONTANA, CALIFORNIA

VARNA TRUCKING CONCEPTUAL GRADING PLAN

SCALE: AS SHOWN

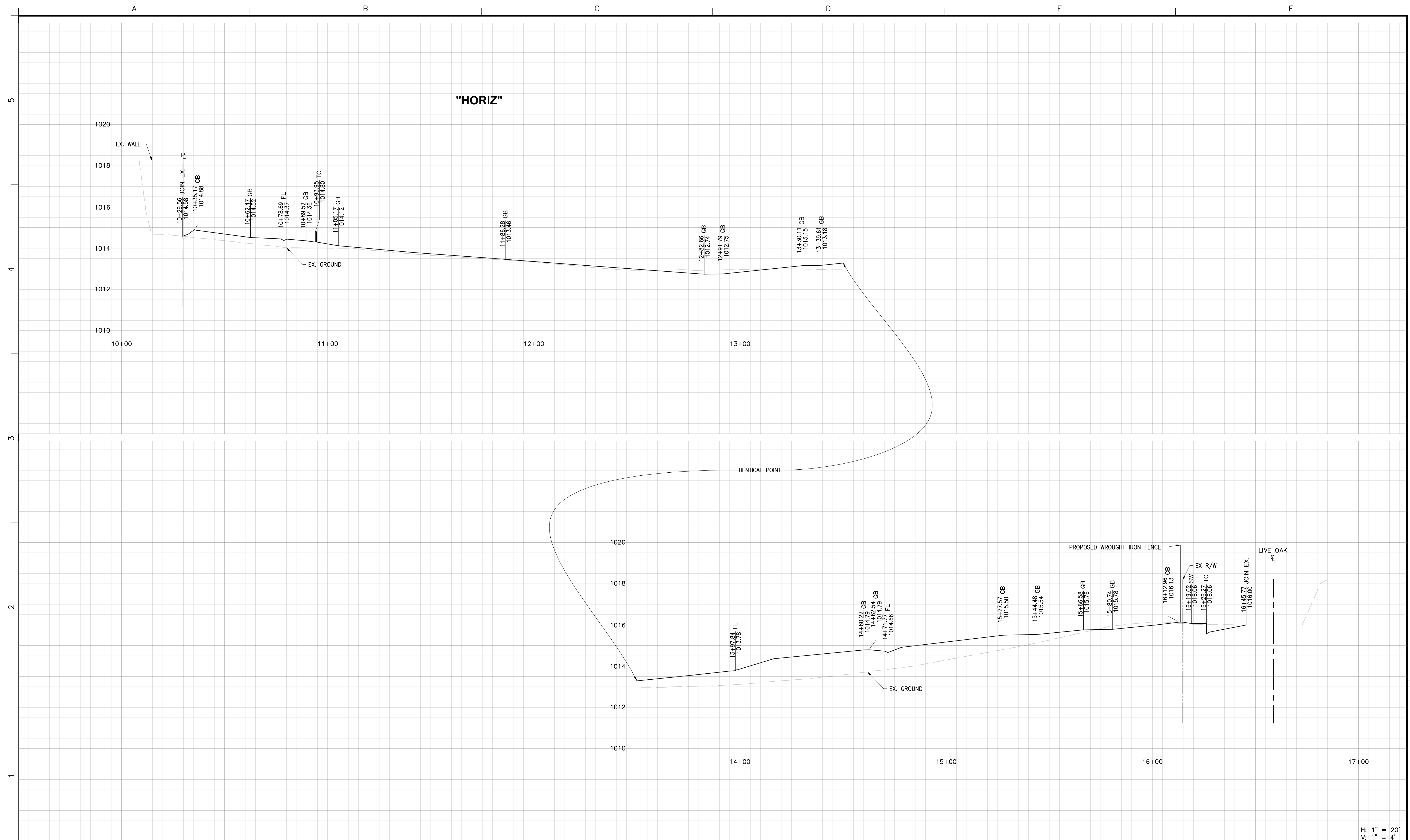
DATE: 07/01/2026

DRAWING NO.: 2

APPROVED BY: GIA LAM KIM CITY ENGINEER

DATE: R.C.E. 62296

J:\2023\23-1023-2-DWG\SHEETS\231023-SHT-GR1-GR2.DWG; PLOT DATE: 7/1/2026 7:56 PM


$$\begin{aligned} \text{H: } 1'' &= 20' \\ \text{V: } 1'' &= 4' \end{aligned}$$

MCN 21-000060
NOT FOR CONSTRUCTION

BASIS OF BEARINGS

SURVEY DATA WAS PROVIDED FROM
FOOTHILL SURVEYING. THE BASIS OF
BEARINGS AND BASIS FOR COORDINATES
FOR THIS DESIGN IS THE CALIFORNIA
COORDINATE SYSTEM (CSS83), ZONE 5, NAD
83, (EPOCH 2017.50)

BENCH MARK:

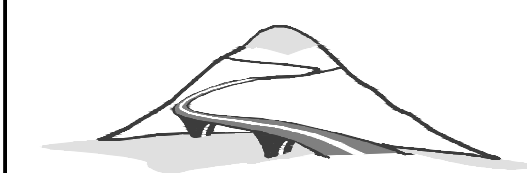
CITY OF FONTANA BENCHMARK OF 1
3/8" COPPER DISK STAMPED PLS 9320
SET IN THE TOP OF THE WESTERLY
CURB OF LIVE OAK AVE FROM
FOOTHILL SURVEYING IN SEPTEMBER
2018.

ELEVATION = 1015.0 (NAVD88)



NO.	DATE	BY	DESCRIPTION	APPROV

SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH STANDARDS IN EFFECT.



Hernandez, Kroone & Associates
Engineers & Land Surveyors
HQ: 234 East Drake Drive, San Bernardino, CA 92408
PHONE: 909-884-3222 ▲ info@hkagroup.com

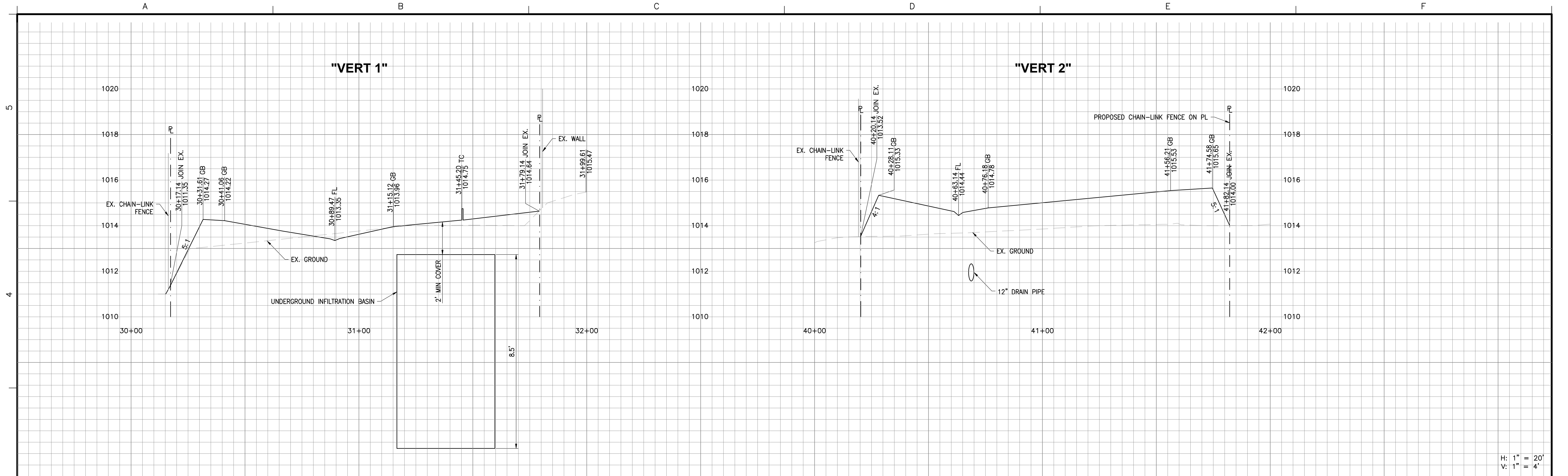


Prepared Under The Supervision Of :

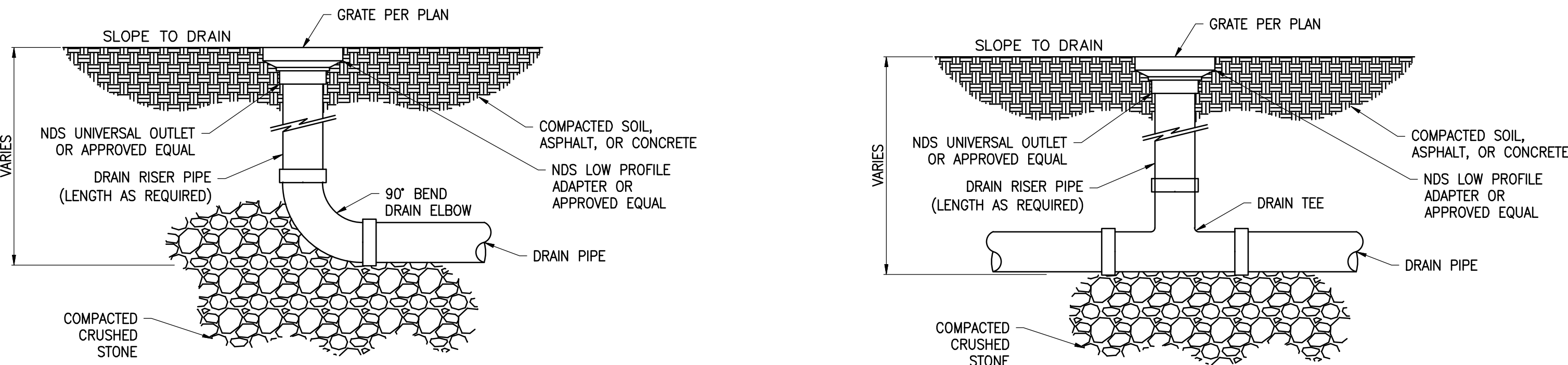
Richard Hernandez Date : 04/13/26
RICHARD HERNANDEZ R.C.E. 42246

CITY OF FONTANA, CALIFORNIA
ARNA TRUCKING CONCEPTUAL GRADING

DRAWN BY: EJS	GR-2	SCALE: AS SHOWN
		DATE: 04/13/2023
DESIGNED BY: EJS		DRAWING NO.: 3
CHECKED BY: RRH	APPROVED BY: GIA LAM KIM CITY ENGINEER	
	DATE: B.C.E. 62296	



DETAIL: GRATE INLET TO STORMWATER RUNOFF STORAGE



BASIS OF BEARINGS

SURVEY DATA WAS PROVIDED FROM FOOTHILL SURVEYING. THE BASIS OF BEARINGS AND BASIS FOR COORDINATES FOR THIS DESIGN IS THE CALIFORNIA COORDINATE SYSTEM (CSS83), ZONE 5, NAD 83, (EPOCH 2017.50)

BENCH MARK:

CITY OF FONTANA BENCHMARK OF 1 3/8" COPPER DISK STAMPED PLS 9320 SET IN THE TOP OF THE WESTERLY CURB OF LIVE OAK AVE FROM FOOTHILL SURVEYING IN SEPTEMBER 2018.

ELEVATION = 1015.0 (NAVD83)

DIG ALERT

DIAL BEFORE YOU DIG

TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NO. DATE BY DESCRIPTION APPROVED

SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH STANDARDS IN EFFECT.

Hernandez, Kroone & Associates

Engineers & Land Surveyors

HQ: 234 East Drake Drive, San Bernardino, CA 92408

PHONE: 909-884-3222 | info@inkagroup.com

RICHARD R. HERNANDEZ

REGISTERED PROFESSIONAL ENGINEER

No. 42246

CIVIL

STATE OF CALIFORNIA

Prepared Under The Supervision Of :

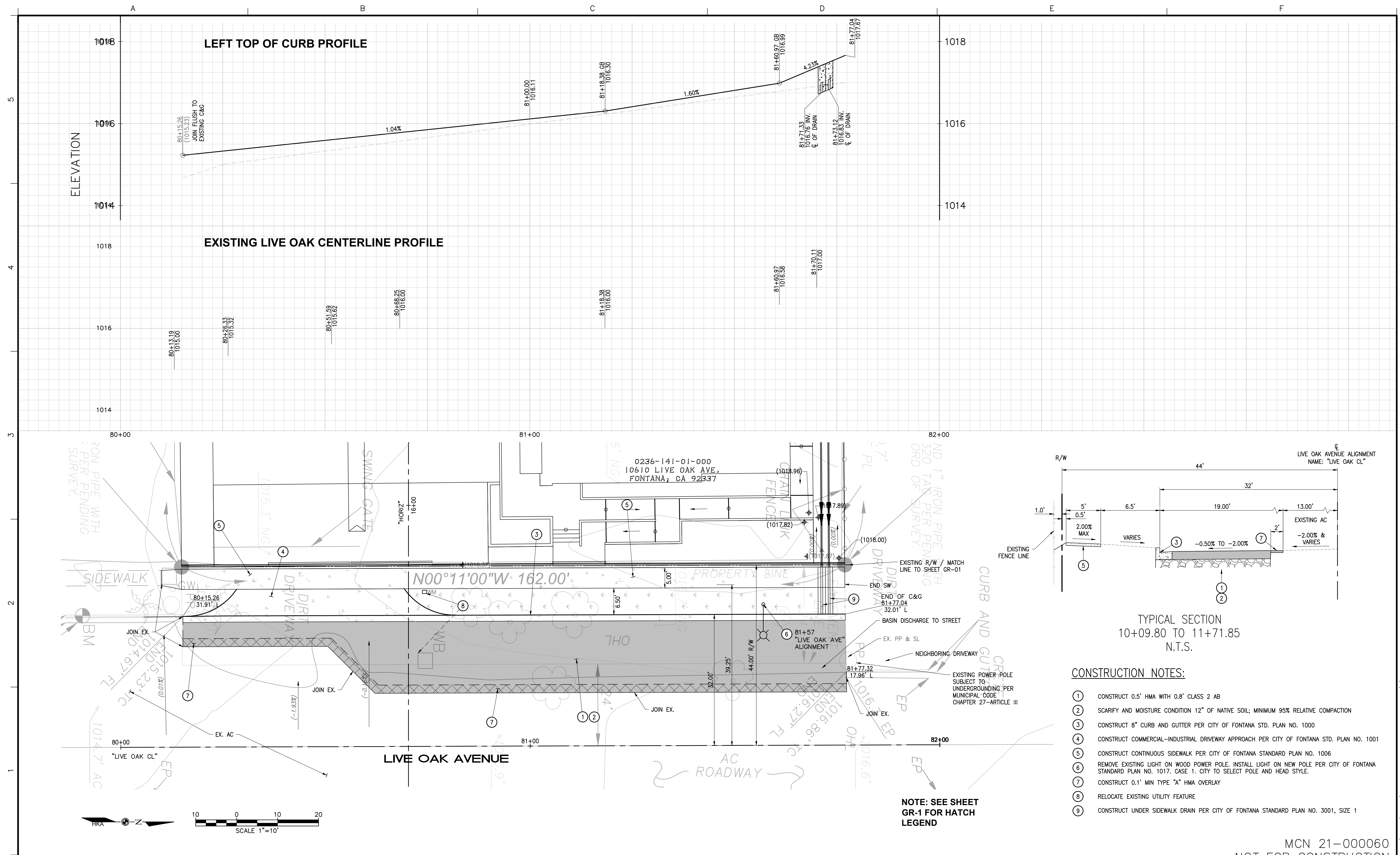
RICHARD HERNANDEZ R.C.E. 42246

Date : 07/01/26

CITY OF FONTANA, CALIFORNIA

VARNA TRUCKING CONCEPTUAL GRADING PLAN

DRAWN BY: EJS	GR-3	SCALE: AS SHOWN
DESIGNED BY: EJS		DATE: 07/01/2026
CHECKED BY: RRR	APPROVED BY: GIA LAM KIM CITY ENGINEER	DRAWING NO.: 4
	DATE: R.C.E. 62296	5



- CONSTRUCTION NOTES:**
- 1. CONSTRUCT 0.5' HMA WITH 0.8' CLASS 2 AB
 - 2. SCARIFY AND MOISTURE CONDITION 12" OF NATIVE SOIL; MINIMUM 95% RELATIVE COMPACTION
 - 3. CONSTRUCT 8" CURB AND GUTTER PER CITY OF FONTANA STD. PLAN NO. 1000
 - 4. CONSTRUCT COMMERCIAL-INDUSTRIAL DRIVEWAY APPROACH PER CITY OF FONTANA STD. PLAN NO. 1001
 - 5. CONSTRUCT CONTINUOUS SIDEWALK PER CITY OF FONTANA STANDARD PLAN NO. 1006
 - 6. REMOVE EXISTING LIGHT ON WOOD POWER POLE. INSTALL LIGHT ON NEW POLE PER CITY OF FONTANA STANDARD PLAN NO. 1017. CASE 1. CITY TO SELECT POLE AND HEAD STYLE.
 - 7. CONSTRUCT 0.1' MIN TYPE "A" HMA OVERLAY
 - 8. RELOCATE EXISTING UTILITY FEATURE
 - 9. CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF FONTANA STANDARD PLAN NO. 3001, SIZE 1

BASIS OF BEARINGS

SURVEY DATA WAS PROVIDED FROM FOOTHILL SURVEYING. THE BASIS OF BEARINGS AND BASIS FOR COORDINATES FOR THIS DESIGN IS THE CALIFORNIA COORDINATE SYSTEM (CSS83), ZONE 5, NAD 83, (EPOCH 2011.50)

BENCH MARK:

CITY OF FONTANA BENCHMARK OF 1 3/8" COPPER DISK STAMPED PLS 9320 SET IN THE TOP OF THE WESTERLY CURB OF LIVE OAK AVE FROM FOOTHILL SURVEYING IN SEPTEMBER 2018.

ELEVATION = 1015.0 (NAVD83)

DIG ALERT

DIAL BEFORE YOU DIG

800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NO. DATE BY DESCRIPTION APPROVED

SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH STANDARDS IN EFFECT.

Hernandez, Kroone & Associates

Engineers & Land Surveyors

HQ: 234 East Drake Drive, San Bernardino, CA 92408

PHONE: 909-884-3222 | info@hkggroup.com

RICHARD R. HERNANDEZ

REGISTERED PROFESSIONAL ENGINEER

No. 42246

CIVIL

STATE OF CALIFORNIA

Prepared Under The Supervision Of :

RICHARD HERNANDEZ R.C.E. 42246

Date : 07/01/26

CITY OF FONTANA, CALIFORNIA

VARNA TRUCKING CONCEPTUAL GRADING PLAN

GR-4

APPROVED BY: **GIA LAM KIM** CITY ENGINEER

DATE: **07/01/2026**

R.C.E. 62296

SCALE: **AS SHOWN**

DRAWN BY: **EJS**

DESIGNED BY: **EJS**

CHECKED BY: **RRH**

DRAWING NO.: **5**

J:\2023\23-1023 - 10610 LIVE OAK AVE-2-DWG\SHEETS\231023-SHT-SIP-01.DWG PLOT DATE: 7/1/2026 7:57 PM