

DOLLAR GENERAL

HOME SALES

RESIDENCE

THRIFT STORE

HIGHWAY 138 RD.

300'

RESIDENCE

650'

PARK

SENIOR CENTER

MAVERIK REFUELING FACILITY

FIRE STATION (MUSEUM)

PICNIC AREA

300'

CHAMBER OF COMMERCE

BASKETBALL COURT

RESIDENCE

RESIDENCE

POST OFFICE

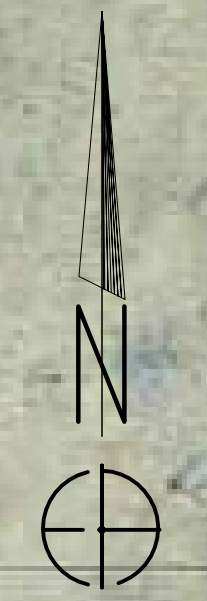
RESIDENCE

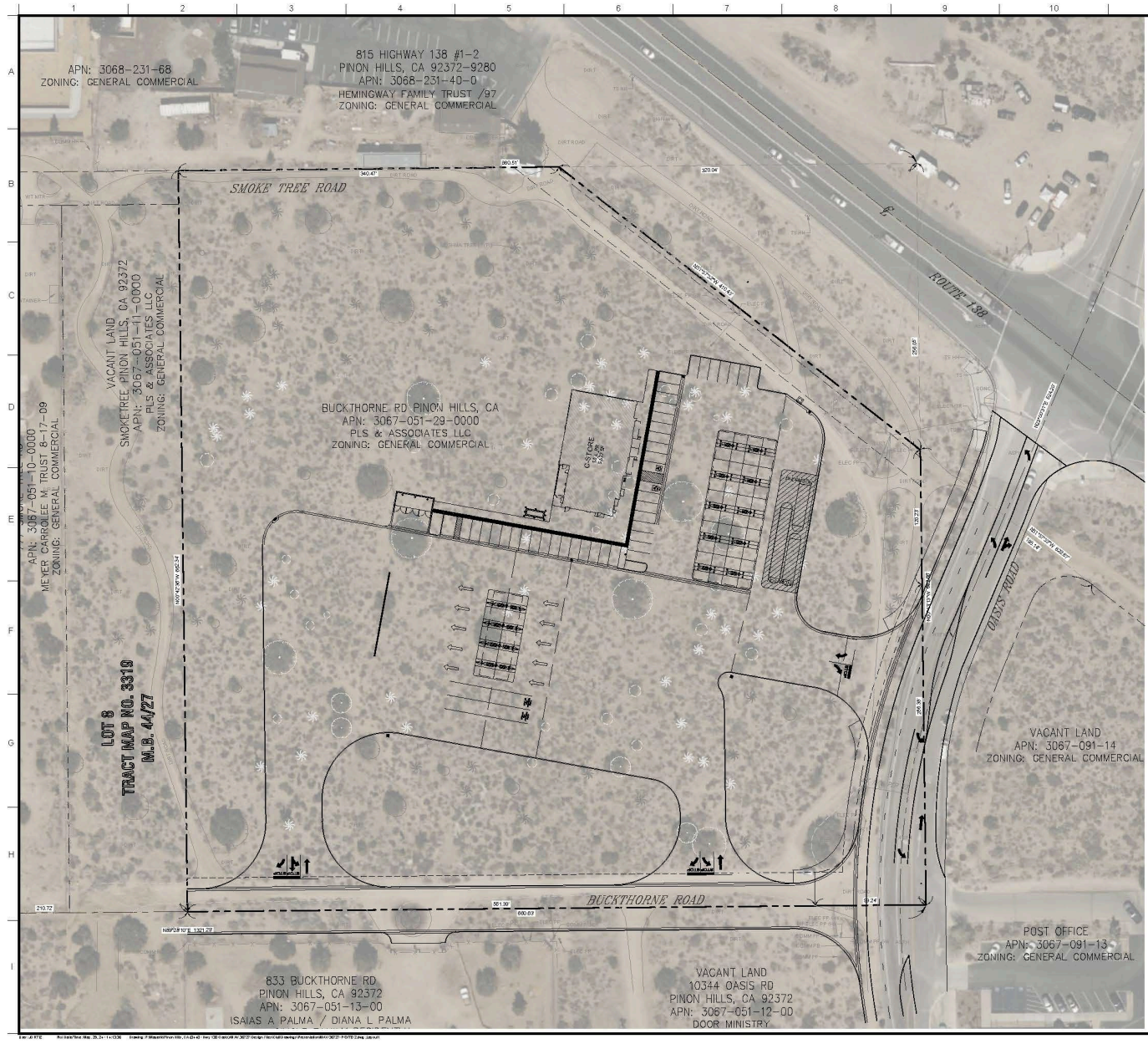
RESIDENCE

RESIDENCE

300'

600'

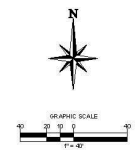




ZONING DATA
ZONED "CG" GENERAL COMMERCIAL

ITEM	EXISTING / REQUIRED	PROPOSED
PARCEL ID	APN 3067-051-29-0000	APN 3067-051-29-0000
LAND USE	GENERAL COMMERCIAL	GENERAL COMMERCIAL
BUILDING HEIGHT (FT)	ALLOWED 35 FT	10 FT (3 STORY)
BUILDING AREA (SF)	VACANT	5,637
FLOOR AREA RATIO (FAR)	25% MAXIMUM	1.5%
FRONT YARD (FT)	25	120
SIDE YARD (FT)	25	25
REAR YARD (FT)	10	70
PARKING SPACES	23 STALLS	42 STALLS
ADA PARKING SPACES	2 STALLS	2 STALLS
TOTAL PARCEL AREA	9.78 AC ±	9.78 AC ±
LANDSCAPING (SF)	0	222,09 ±
PERCENTAGE OF NET SITE AREA	0	56%
TRASH ENCLOSURE SIZING	N/A	12'-0" W x 34'-0" L

- SITE LEGEND**
- EXISTING PROPERTY BOUNDARY LINE
 - EXISTING ADJOINING PROPERTY LINE
 - EXISTING UTILITY EASEMENT
 - EXISTING RIGHT OF WAY
 - PROPOSED PROPERTY LINE
 - PROPOSED EASEMENT
 - PROPOSED RIGHT OF WAY
 - EXISTING CURB AND GUTTER
 - EXISTING EDGE OF PAVEMENT
 - PROPOSED CURB AND GUTTER
 - PROPOSED CURB
 - PROPOSED ROLLOVER CURB
 - PROPOSED BUILDING
 - PROPOSED SIDEWALK
 - PROPOSED CONCRETE
 - PROPOSED LIMIT OF DISTURBANCE
 - PROPOSED WATER STRUCTURES
 - PROPOSED STORM STRUCTURES
 - PROPOSED SANITARY STRUCTURES
 - PROPOSED SITE LIGHTING FIXTURES
 - EXISTING STORMWATER STRUCTURES
 - EXISTING SANITARY STRUCTURES
 - EXISTING WATER STRUCTURE
 - EXISTING ELECTRIC STRUCTURE
 - PROPOSED PARKING COUNT
 - EXISTING TREE
 - EXISTING SHRUB
 - EXISTING JOSHUA TREE



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REVISIONS

REV.	DATE	COMMENT	BY

DOCUMENT
CONCEPTUAL SITE PLAN
FOR MAVERIK
PROGRAM

SITE LOCATION
OASIS ROAD &
HIGHWAY 138,
PINON HILLS, CALIFORNIA

ENGINEER SEAL

NOT FOR CONSTRUCTION

SHEET TITLE
CONCEPTUAL SITE PLAN

JOB # MAV/2027.CIVIL
DATE 02/02/24
SCALE
DRAWN BY JAD
CHECKED BY SH

SHEET NO.

5. Environmental Analysis
 NOISE

Table 5.12-4 Community Noise and Land Use Compatibility

Land Uses	CNEL (dBA)					
	55	60	65	70	75	80
Residential-Low Density Single Family, Duplex, Mobile Homes						
Residential- Multiple Family						
Transient Lodging: Hotels and Motels						
Schools, Libraries, Churches, Hospitals, Nursing Homes						
Auditoriums, Concert Halls, Amphitheaters						
Sports Arena, Outdoor Spectator Sports						
Playground, Neighborhood Parks						
Golf Courses, Riding Stables, Water Recreation, Cemeteries						
Office Buildings, Businesses, Commercial and Professional						
Industrial, Manufacturing, Utilities, Agricultural						

Explanatory Notes

	Normally Acceptable: With no special noise reduction requirements assuming standard construction.		Normally Unacceptable: New construction is discouraged. If new construction does not proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
	Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirement is made and needed noise insulation features included in the design.		Clearly Unacceptable: New construction or development should generally not be undertaken.

Source: California Office of Noise Control. *Guidelines for the Preparation and Content of Noise Elements of the General Plan*. February 1976. Adapted from the US EPA Office of Noise Abatement Control, Washington D.C. Community Noise. Prepared by Wyle Laboratories. December 1971.