

APN: 3068-231-68  
ZONING: GENERAL COMMERCIAL

815 HIGHWAY 138 #1-2  
PINON HILLS, CA 92372-9280  
APN: 3068-231-40-0  
HEMINGWAY FAMILY TRUST /97  
ZONING: GENERAL COMMERCIAL

PROPOSED 44' EASEMENT

EXISTING PROPERTY LINE

BUCKTHORNE RD PINON HILLS, CA  
APN: 3067-051-29-0000  
PLS & ASSOCIATES LLC  
ZONING: GENERAL COMMERCIAL

777 SMOKE TREE RD  
APN: 3067-051-10-0000  
MEYER CAROLLEE M TRUST 8-17-09  
ZONING: GENERAL COMMERCIAL

LOT 8  
TRACT MAP NO. 3319  
M.B. 4427

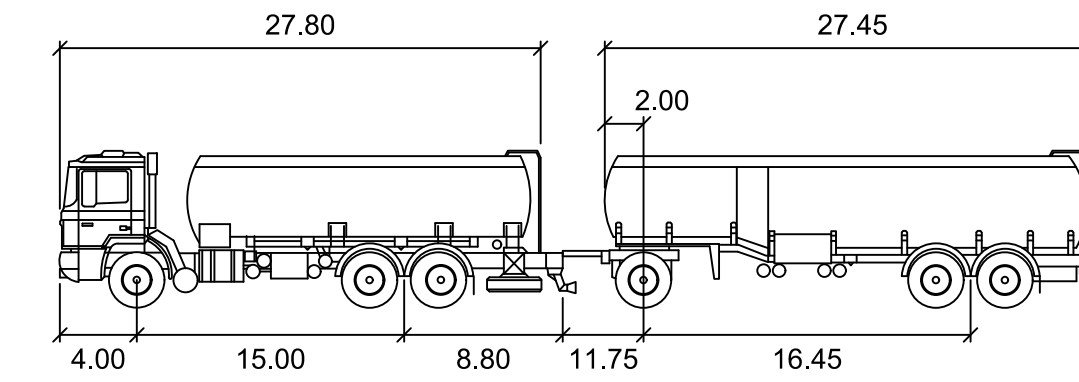
833 BUCKTHORNE RD  
PINON HILLS, CA 92372  
APN: 3067-051-13-000  
ISAIAS A PALMA / DIANA L PALMA  
ZONING: SINGLE FAMILY RESIDENTIAL

VACANT LAND  
10344 OASIS RD  
PINON HILLS, CA 92372

POST OFFICE  
APN: 3067-091-13  
ZONING: GENERAL COMMERCIAL

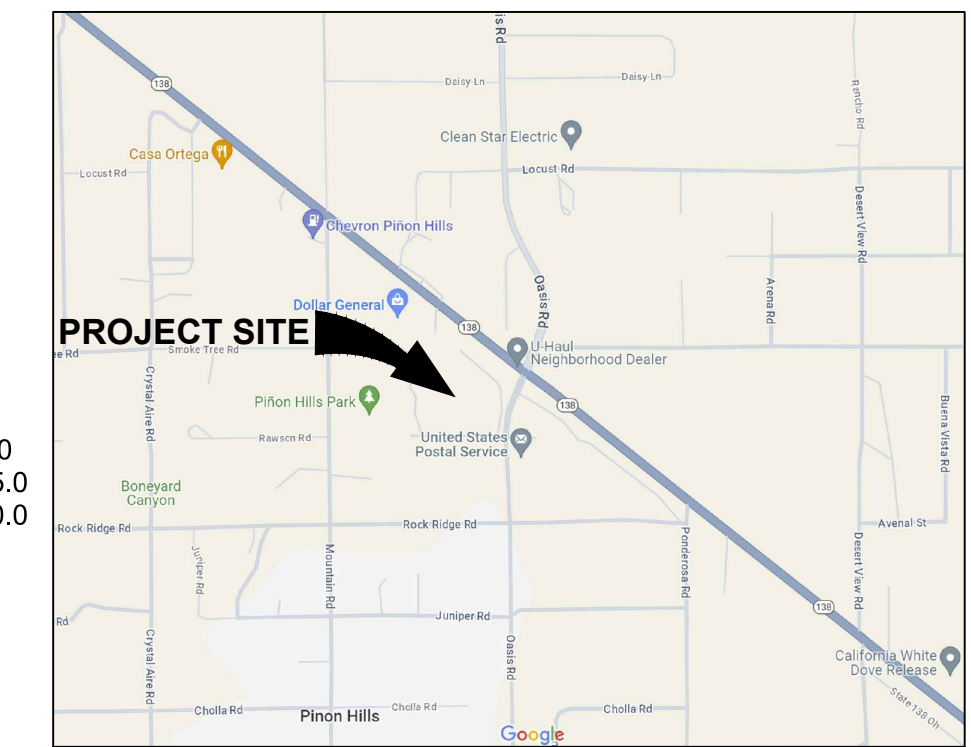


UPDATED SITE PLAN APPROVED,  
PLEASE SEE CONDITIONS ON  
RECORD PROJ-2024-00030 PLACED  
12.23.24



Custom

First Unit Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 35.0
First Unit Track	: 7.70	Articulating Angle	: 70.0
Trailer Track	: 7.70		



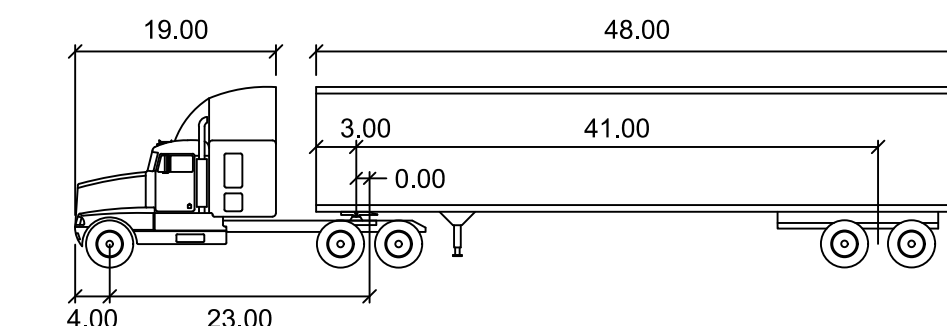
VICINITY MAP

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
- PROPOSED STORM DRAIN LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED CURB
- PROPOSED ROLLER CURB
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED WATER STRUCTURES
- PROPOSED STORM STRUCTURES
- EXISTING ELECTRIC STRUCTURE
- PROPOSED PARKING COUNT
- EXISTING TREE
- EXISTING SHRUB
- EXISTING JOSHUA TREE
- EXISTING WATER STRUCTURE
- EXISTING ELECTRIC STRUCTURE
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELEPHONE
- EXISTING OVERHEAD WIRES

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 (1 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	8.78 AC ±	8.78 AC ±
LANDSCAPING (SF)	0	222,06 ±
PERCENTAGE OF NET SITE AREA	0	58%
TRASH ENCLOSURE SIZING	N/A	12'-8"W x 34'-8"L



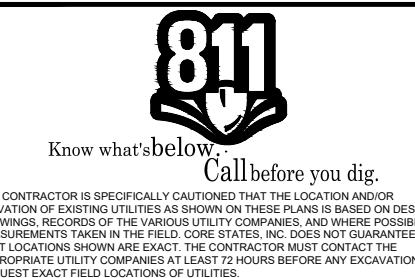
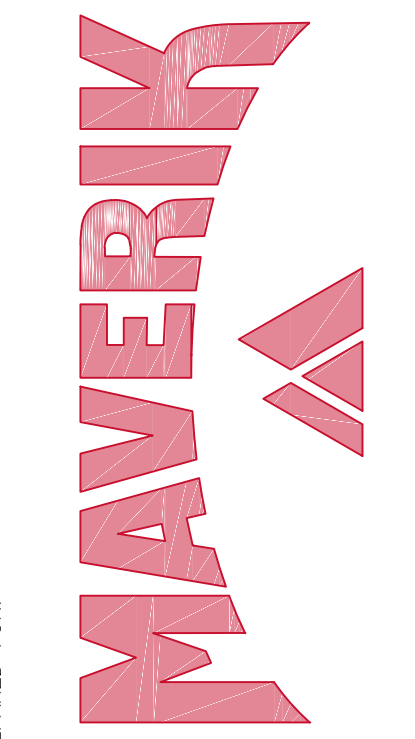
STAA Design Vehicle (56 FT RADIUS)

Tractor Width	: 8.50	Lock to Lock Time	: 6.0
Tractor Length	: 8.50	Steering Angle	: 26.1
Tractor Track	: 8.50	Articulating Angle	: 70.0
Trailer Track	: 8.50		

**CORE STATES GROUP**

4240 E. Juniper Street, Suite 402  
Ontario, CA 91761  
Phone (909) 467-9907  
srulic@core-states.com

DOCUMENTS PREPARED BY CORE STATES, INC. INCLUDING THIS DOCUMENT ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORE STATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IT IS USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED. USER WILL HOLD CORE STATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.



REVISIONS

REV	DATE	COMMENT	BY

DOCUMENT  
CONCEPTUAL SITE PLAN  
FOR MAVERIK  
PROGRAM

SITE LOCATION  
10450 OASIS ROAD  
PINON HILLS, CA 92372

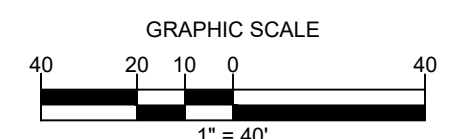
ENGINEER SEAL

**NOT FOR CONSTRUCTION**

SHEET TITLE  
CONCEPTUAL SITE PLAN

JOB #: MAV.30727.CIVIL  
DATE: 11/10/2025  
SCALE:  
DRAWN BY: JOC  
CHECKED BY: KCH

SHEET NO.  
C1.0



A  
B  
C  
D  
E  
F  
G  
H  
I

**6" CURB AND GUTTER**

NOTES:  
 1. CURB AND GUTTER SHALL BE CONSTRUCTED MONOLITHICALLY OF MINOR CONCRETE.  
 2. WIDTHS OF STANDARD STREET SECTIONS SHOWN ON PLANS ARE TO CURB LINE UNLESS OTHERWISE INDICATED.  
 3. WEAKENED PLANE JOINTS (8"x12" DEEP) SHALL BE CONSTRUCTED AT TEN FOOT (10') INTERVALS, EXCEPT THAT THE INTERVAL SHALL BE VARIED TO ALLOW MATCHING OF JOINTS IN ADJACENT EXISTING IMPROVEMENTS.  
 4. CURING COMPOUND SHALL BE SPRAYED UNIFORMLY ON EXPOSED SURFACES.  
 5. WHEN CURB AND GUTTER IS PLACED BY AN EXTRUSION MACHINE, MINOR FINISHING MAY BE DONE TO PROVIDE AN ACCEPTABLE FINISH AND THE WEAKENED PLANE JOINTS MAY BE SAWCUT.  
 6. PEJ FILLER SHALL BE APPLIED IN THE WHOLE CROSS SECTION OF THE CURB AND GUTTER.  
 7. WHEN IN FRONT OF A CURB RAMP, USE GUTTER PAN TRANSITION ON THE CURRENT CALTRANS STANDARD PLAN 488A.

**SAN BERNARDINO COUNTY DEPARTMENT OF PUBLIC WORKS**  
 BRENDON P. BIGGS, PE  
 DIRECTOR OF PUBLIC WORKS/ROAD COMMISSIONER  
 116

**COMMERCIAL DRIVEWAY APPROACH WITH CURB RETURNS**

NOTES:  
 1. FOR APPLICABLE NOTES AND DRIVEWAY REQUIREMENTS SEE STANDARD 130.  
 2. SURFACING SHALL BE PORTLAND CEMENT CONCRETE (MINOR CONCRETE) 6" THICK AND HAVE A BROOM FINISH.  
 3. THE CURB RETURN RADIUS AND/OR MAXIMUM WIDTH OF DRIVEWAY SHALL BE INCREASED TO ACCOMMODATE A TRUCK TURNING PATH.

**SAN BERNARDINO COUNTY DEPARTMENT OF PUBLIC WORKS**  
 BRENDON P. BIGGS, PE  
 DIRECTOR OF PUBLIC WORKS/ROAD COMMISSIONER  
 129B

**ASPHALT CONCRETE DIKE**

NOTES:  
 1. DIKE SHALL BE CONSTRUCTED OF TYPE A ASPHALT CONCRETE.  
 2. PAINT BINDER SHALL BE PLACED ON EXISTING ASPHALT CONCRETE PAVEMENT PRIOR TO THE INSTALLATION OF THE DIKE.

6" ASPHALT DIKE	0.5'	0.5'	1.08'	0.5'
8" ASPHALT DIKE	0.5'	0.67'	1.08'	0.67'

**SAN BERNARDINO COUNTY DEPARTMENT OF PUBLIC WORKS**  
 BRENDON P. BIGGS, PE  
 DIRECTOR OF PUBLIC WORKS/ROAD COMMISSIONER  
 117

**MAJOR HIGHWAY**

NOTES:  
 1. STRUCTURAL SECTION OF ROADWAY SHALL BE DETERMINED FROM SOIL TESTS AND SO INDICATED ON CONSTRUCTION PLANS.  
 2. DRAINAGE FACILITIES SHALL BE PROVIDED TO DETERMINED RAISED MEDIAN AREAS.  
 3. TEN FEET (10') SHOULDER AREAS MAY BE DESIGNATED AS BIKE LANES AND EMERGENCY PARKING ONLY.  
 4. IRRIGATION SYSTEM IN MEDIAN AREA SHALL BE DRIP OR BUBBLE SYSTEM.

**SAN BERNARDINO COUNTY DEPARTMENT OF PUBLIC WORKS**  
 BRENDON P. BIGGS, PE  
 DIRECTOR OF PUBLIC WORKS/ROAD COMMISSIONER  
 101

**LOCAL STREET**

NOTES:  
 1. STRUCTURAL SECTION OF ROADWAY SHALL BE DETERMINED FROM SOILS TESTS, AND SO INDICATED ON CONSTRUCTION PLANS.  
 2. MINIMUM DESIGN PAVING THICKNESS SHALL BE 0.20' ASPHALT CONCRETE.  
 3. CONSTRUCTION OUTSIDE RIGHT OF WAY WILL REQUIRE SLOPE EASEMENTS.  
 4. WHEN PREPARING SUBGRADE FOR PAVING, CENTERLINE CROWN ON THE "LEVEL SECTION" SHALL BE RELOCATED EITHER LEFT OR RIGHT 0.50' TO MATCH CROWN BREAK IN PAVING MACHINE.

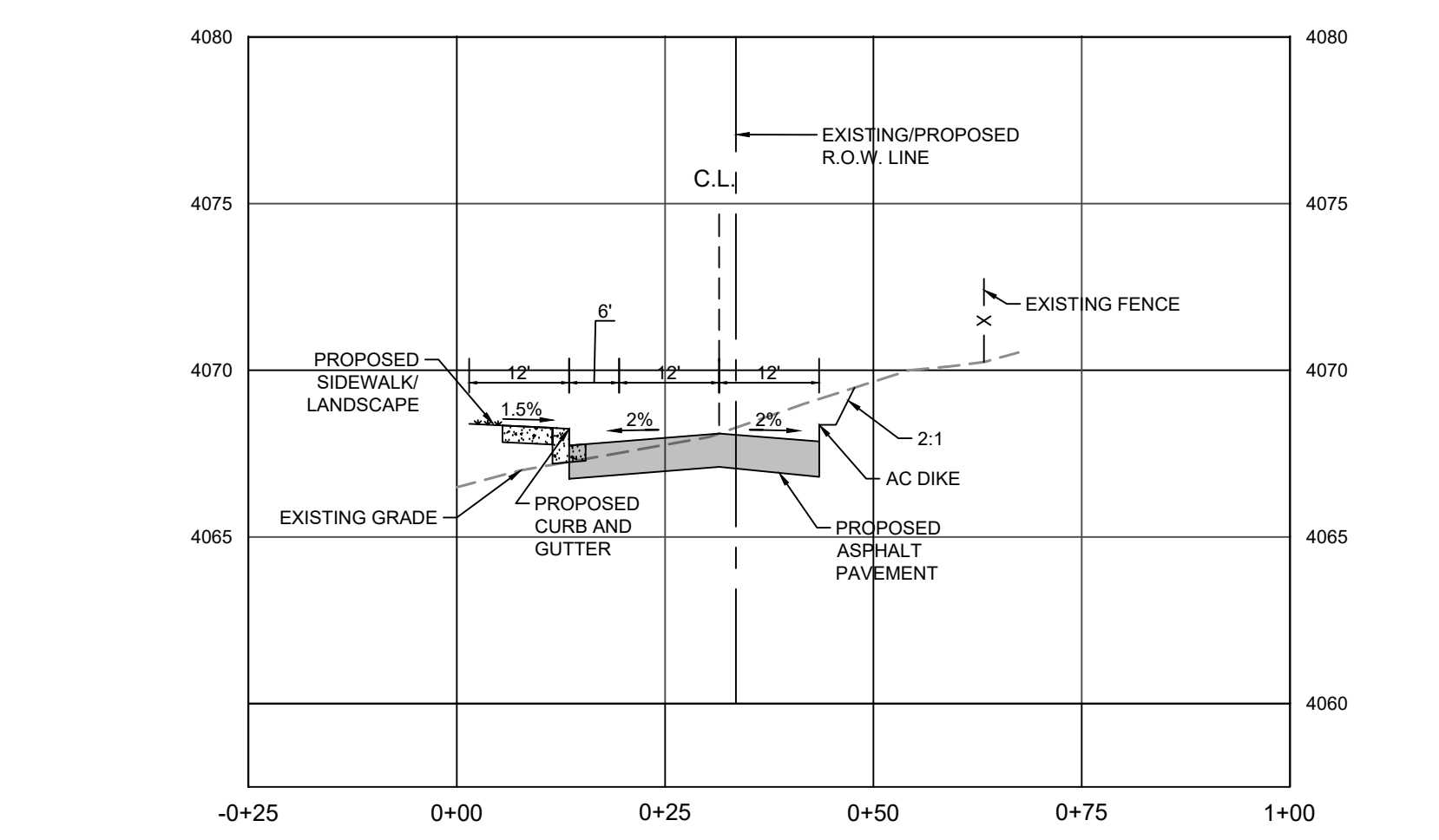
TILT				
8" CURB	LEVEL	0.00'	0.33'	0.22' 0.33'
8" CURB	TILT	0.44'	0.66'	0.50' 0.33'
6" CURB	LEVEL	0.00'	0.16'	0.05' 0.16'
6" CURB	TILT	0.44'	0.49'	0.33' 0.16'

**SAN BERNARDINO COUNTY DEPARTMENT OF PUBLIC WORKS**  
 BRENDON P. BIGGS, PE  
 DIRECTOR OF PUBLIC WORKS/ROAD COMMISSIONER  
 104

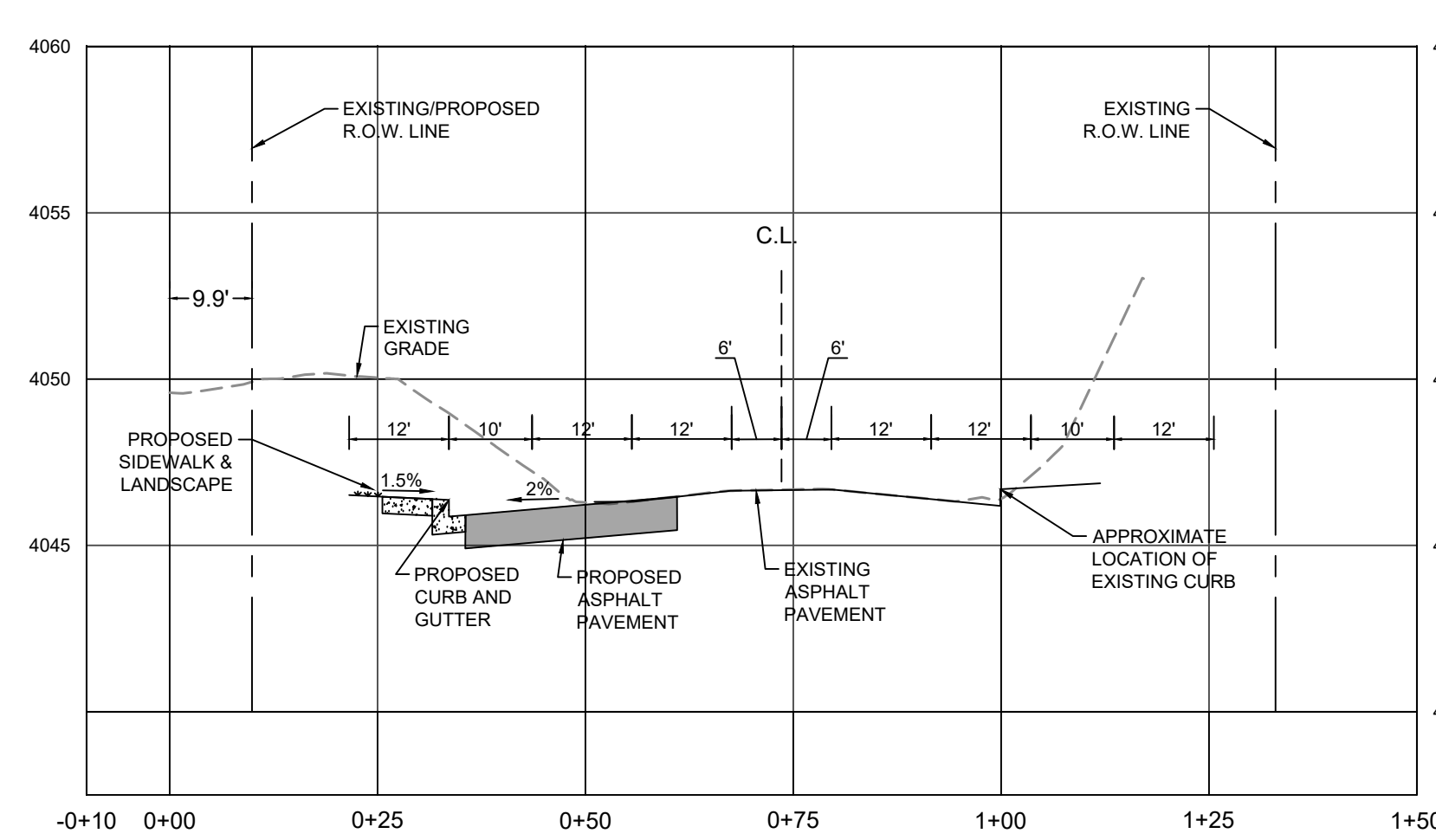
**SIDEWALK**

NOTES:  
 1. TYPE "C" SIDEWALKS ADJACENT TO CURB SHALL ONLY BE USED ON LOCAL AND COLLECTOR STREETS AND ONLY UPON APPROVAL OF THE TRANSPORTATION DEPARTMENT.  
 2. SIDEWALK SHALL BE CONSTRUCTED OF 4" THICK MINOR CONCRETE.  
 3. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED ON TEN FEET (10') SPACING.  
 4. SCORING SIDEWALK WILL BE PERMITTED.  
 5. IN EXPANSIVE SOIL AREAS, REFER TO SECTION 73 OF THE CALTRANS STANDARD SPECIFICATIONS.

**SAN BERNARDINO COUNTY DEPARTMENT OF PUBLIC WORKS**  
 BRENDON P. BIGGS, PE  
 DIRECTOR OF PUBLIC WORKS/ROAD COMMISSIONER  
 109



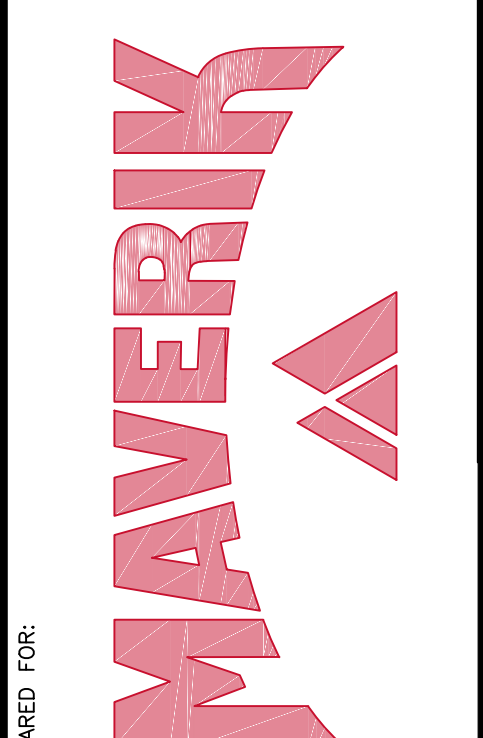
CROSS SECTION A-A' - BUCKTHORNE R



CROSS SECTION B-B' - OASIS RD

**CORE STATES GROUP**  
 4240 E. Juniper Street, Suite 402  
 Ontario, CA 91761  
 Phone (909) 467-9907  
 srulic@core-states.com

DOCUMENTS PREPARED BY CORE STATES, INC. INCLUDING THIS DOCUMENT ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORE STATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IT IS USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED. USER WILL HOLD CORE STATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.



**811**  
 Know what's below. Call before you dig.

PREPARED FOR:

REVISIONS

REV	DATE	COMMENT	BY

DOCUMENT  
 CONCEPTUAL SITE PLAN FOR MAVERIK PROGRAM

SITE LOCATION  
 10450 OASIS ROAD  
 PINON HILLS, CA 92372

ENGINEER SEAL

**NOT FOR CONSTRUCTION**

SHEET TITLE  
 CONCEPTUAL CROSS SECTION AND STANDARD DETAILS

JOB #: MAV.36727.CIVIL

DATE: 11/10/2025

SCALE:

DRAWN BY: JOC

CHECKED BY: KCH

SHEET NO.  
 C2.0