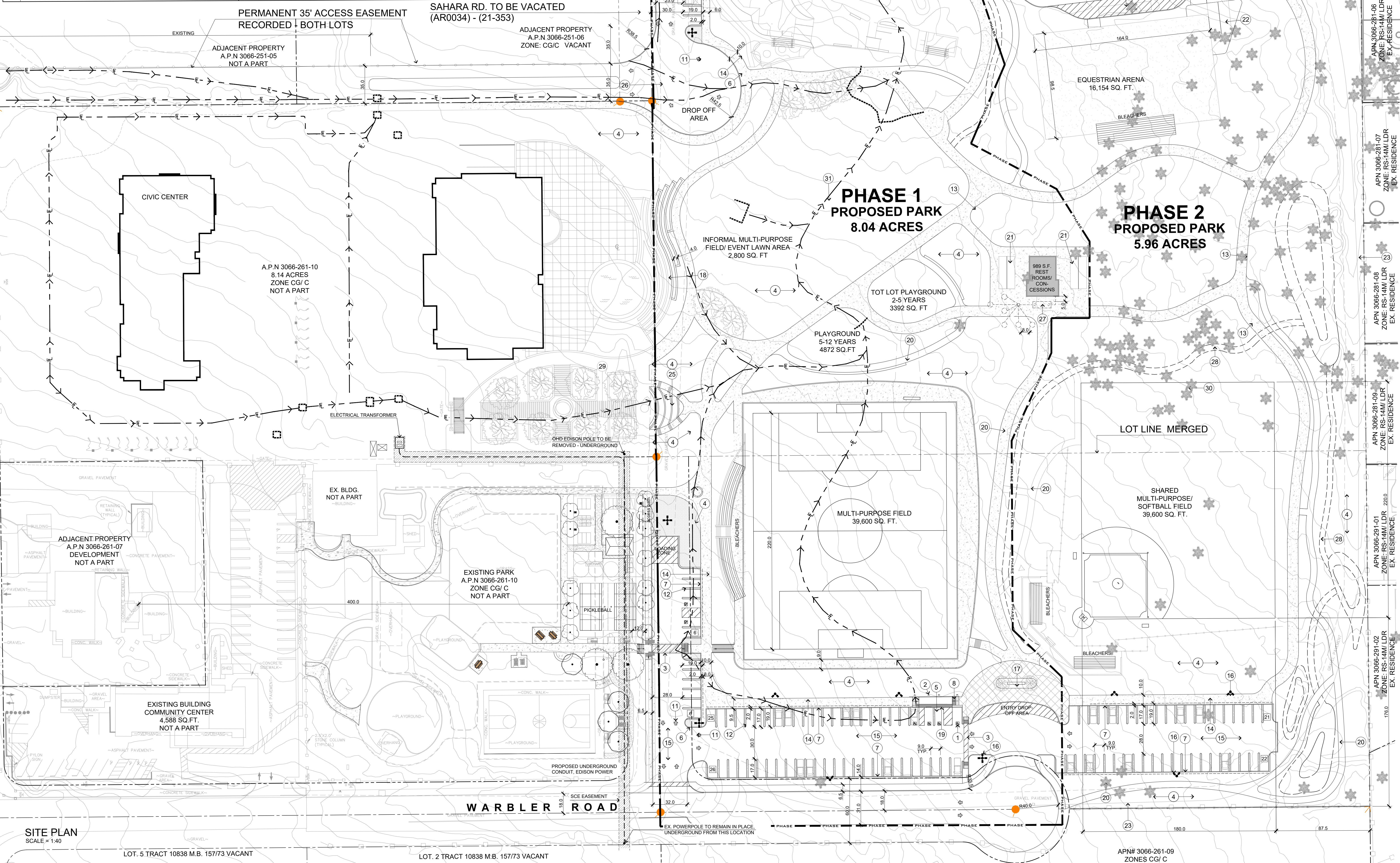


KEYED NOTES			PROJECT DATA		
#	DESCRIPTION	SYMBOL (S)	ZONE:	PARKING INFORMATION:	SYMBOL INDICATING QTY OF STALLS:
1	VAN ACCESSIBLE PARKING SPACE W/ ACCESSIBILITY STALL EMBLEM PAINTED AS SHOWN		PER ZONING MAP: CURRENT: CG - GENERAL COMMERCIAL	REQUIRED PARKING STALLS:	
2	DISABLED ACCESSIBLE PARKING ONLY SIGN		PROPOSED CHANGE: OR - RURAL COMMERCIAL	PHASE 1:	
3	48" WIDE ACCESSIBILITY ACCESS W/ BLUE STRIPES		PER GENERAL POLICY PLAN: C - COMMERCIAL	MULTI-PURPOSE FIELD: 39,600 SQ. FT.	= 28 SPACES
4	LANDSCAPED AREA		OVERLAYS: FLOOD PLAIN 1 (FPI) / FIRE SAFETY 2 (FS2)	705 SQ. FT. OF SEATING AREA @ 1/25 SQ. FT.	
5	TRUNCATED DOMES 36" DEEP X WIDTH OF RAMP OR LANDING		OCCUPANCY: (A-5) ASSEMBLY & (S) STORAGE	RESTROOM BUILDING - 1,760 SQ. FT.	= 38 SPACES
6	6" WIDE CONCRETE CURB		CONSTRUCTION TYPE: 1-5	DOG PARKS - 1.4 MAX ALLOWED PARK ATTENDANCE (152 MAX ALLOWED THIS PARK)	
7	6" WIDE CONCRETE CURB W/ 2' PARKING NOSE OVER		STORIES: 1-STORY	PHASE 2:	
8	ACCESSIBLE RAMP NOT TO EXCEED 8% SL IN DIRECTION OF RUN & 2% MAX CROSS SL		FIRE SPRINKLERS: YES	MULTI-PURPOSE/ SOFTBALL FIELD: 39,600 SQ. FT.	= 17 SPACES
9	WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES		A.P.N. 3066-251-18	412 SQ. FT. OF SEATING AREA @ 1/25 SQ. FT.	
10	STRIPED LOADING ZONE		LEGAL DESCRIPTION:	FUTURE PUMP TRACK & SKATE PARK: 1.4 MAX ALLOWED PARK ATTENDANCE (128 MAX ALLOWED AT THIS PARK)	= 32 SPACES
11	TRAFFIC FLOW DIRECTIONAL ARROWS PAINTED ON PAVING AS SHOWN ON PLAN		PARCEL NO. 3 OF PARCEL MAP NO. 4063, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 40, PAGE 80 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.	EQUESTRIAN AREA: 16,145 SQ. FT.	= 28 SPACES
12	DOUBLE STRIPED PAINTED PARKING STALL STRIPE			690 SQ. FT. OF SEATING AREA @ 1/25 SQ. FT.	= 143 SPACES
13	4" NOMINAL THICK CONCRETE WALKWAY W/ 5% MAX. SLOPE & 2% CROSS SLOPE			TOTAL REQUIRED PARKING STALLS (9x19')	
14	PROPOSED CONC. SIDEWALK				
15	PROPOSED CONCRETE OR A.C. PAVING PER GEO-TECH REPORT				
16	20' HIGH SITE LIGHT STANDARD				
17	PROPOSED MONUMENT SIGN 4' HIGH & 36SQ. FT., MAX UNDER SEPARATE PERMIT				
18	TERRACE SEATING W/ RETAINING WALL, HEIGHT VARIES. SEE GRADING PLANS				
19	CONC. WHEEL STOP AT A.D.A. PARKING SPACE				
20	6 FT. WIDE BIKE TRAILS				
21	SHADE COVER STRUCTURE W/ PICNIC TABLES				
22	SHADE SHELTER/ STAGING AREA				
23	EXISTING FENCE TO REMAIN				
24	PROPOSED 5' HIGH CHAINLINK FENCE				
25	OVERLOOK AREA AND GARDENS				
26	LINE OF PROJECT PHASING				
27	PROPOSED 3,000 GALLON SEPTIC TANK W/ DISTRIBUTION BOX & (3) 5'-0" DIAMETER, 23' DEEP SEEPAGE PITS PLUS 100% EXPANSION AREA PER PERCOLATION REPORT				
28	CONCRETE GUTTER OR SWALE. SEE GRADING PLAN				
29	DECORATIVE CANOPY				
30	JOSHUA TREES, UNDER INCIDENTAL TAKE PERMIT REVIEW W/ CDFW, FILED 10/20/22				
31	DIRECTION OF PROPOSED DRAINAGE - SEE CIVIL PLANS				



OFFICIAL USE ONLY

VICINITY MAP

MAP showing project location relative to Sheeph Creek Road, Warbler Road, and various landmarks like the Civic Center and Community Center.

SCOPE OF WORK

TO DEVELOP 14.22 ACRES OF VACANT PARCEL IN 2 PHASES FOR A COMMUNITY PARK. PROPOSED PARK WILL CONSIST OF (2) MULTIPURPOSE SPORTS FIELDS, INFORMAL MULTI-PURPOSE EVENT AREA, A PUMP TRACK SKATE PARK AREA, EQUESTRIAN ARENA, RESTROOMS, CONCESSIONS BUILDING WITH PICNIC TABLES, CHILDREN'S TOT LOT AND PLAYGROUND, SMALL & LARGE DOG PARKS AND BIKE TRAILS. THE REMAINDER OF THE PARK WOULD CONSIST XEROSCAPED DROUGHT RESISTANT, AND LOW MAINTENANCE LANDSCAPING.

APPLICATION TYPE

CUP - CONDITIONAL USE PERMIT
ZC - ZONE CHANGE

PROTECTED PLANTS

NOTE: PROTECTED PLANTS ARE LOCATED ON SITE. ALL JOSHUA TREES HAVE BEEN IDENTIFIED. SEE KEYNOTE #30 AND REFERENCE INCIDENTAL TAKE PERMIT REVIEW W/ CDFW, FILED 10/20/22

LIGHTING NOTES

PER SB COUNTY DEV. CODE R3.07
- OUTDOOR LIGHT FIXTURES THAT HAVE THE ABILITY TO BE REDIRECTED, SHALL BE DIRECTED DOWNWARD SO AS TO MINIMIZE SKY GLOW, GLARE AND LIGHT TRESPASS ONTO ADJACENT PROPERTIES AND OUTDOOR LIGHT FIXTURES THAT HAVE ADJUSTABLE DIMMERS WITH COLOR TEMPERATURE THAT EXCEEDS 3,000 KELVIN SHALL BE DIMMED TO 3,000 KELVIN OR LOWER TO MINIMIZE GLARE AND LIGHT TRESPASS ONTO ADJACENT PROPERTIES
- RECREATIONAL FACILITIES SHALL NOT BE ILLUMINATED UNLESS THE FACILITIES ARE BEING UTILIZED. THE ILLUMINATION SHALL BE TURNED OFF NO LATER THAN 11:00 P.M. OR ONE HOUR AFTER TERMINATION OF THE EVENT AND/OR USE, WHICHEVER OCCURS LAST
- ALL OUTDOOR LIGHT FIXTURES SHALL BE FULLY SHIELDED, INSTALLED AND MAINTAINED IN SUCH A MANNER THAT THE SHIELDING DOES NOT PERMIT LIGHT TRESPASS IN EXCESS OF AMOUNTS SET FORTH BELOW
- LIGHT POLLUTION AND TRESPASS SHALL BE MINIMIZED THROUGH THE USE OF DIRECTIONAL LIGHTING, FIXTURE LOCATION, HEIGHT AND THE USE OF SHIELDING AND/OR MOTION SENSORS AND TIMERS IN SUCH A MANNER THAT THE LIGHT SOURCE DOES NOT PERMIT LIGHT TRESPASS IN EXCESS OF AMOUNTS SET FORTH IN SUBDIVISION
- AUTOMATED CONTROL SYSTEMS, SUCH AS MOTION SENSORS AND TIMERS, SHALL BE USED TO MEET CURRENT REQUIREMENTS SET FORTH IN SUBDIVISION (D). PHOTOCELLS OR PHOTO CONTROLS SHALL BE USED TO EXTINGUISH ALL OUTDOOR LIGHTING AUTOMATICALLY WHEN SUFFICIENT DAYLIGHT IS AVAILABLE
- AUTOMATED CONTROLS SHOULD BE FULLY PROGRAMMABLE AND SUPPORTED BY BATTERY OR SIMILAR BACKUP
- OUTDOOR LIGHTING SHALL NOT CAUSE LIGHT TRESPASS EXCEEDING ONE TENTH FOOT-CANDELES MEASURED WITH A LIGHT METER ORIENTED VERTICALLY OR HORIZONTALLY EITHER AT THE PROPERTY LINE OF THE ADJACENT PROPERTY OR MEASURED FROM SOME OTHER POINT ON THE PROPERTY WHERE LIGHT TRESPASS MAY BE REASONABLY DETERMINED TO OCCUR DUE TO DIFFERENCES IN PROPERTY OR IMPROVEMENT ELEVATIONS.

UTILITIES

ELECTRIC:
SOUTHERN CALIFORNIA EDISON CO.
12251 HESPERIA RD VICTORVILLE CA. 92392
(760) 951-5237

DISPOSAL:
PHELAN, CA 92371
PH: (760) 868-6353

WATER:
PHELAN PINON HILLS CSD
4176 WARBLER RD.
PH: 760-868-1212
PHELAN, CA 92371

TELEPHONE:
VERIZON
15168 LA PAZ ROAD
(607) 775-5151
VICTORVILLE, CA. 92392

GAS:
PRONAME (LP)
TO BE SPECIFIED

SEWER:
PRIVATE ON SITE SYSTEM
SERVICE PROVIDER

APN 3066-291-03
ZONE: RS-14M/ LDR
EX. RESIDENCE

STEENO

ARCHITECTURE + DESIGN + PLANNING

11774 HESPERIA ROAD, SUITE B, HESPERIA, CA 92345
PHONE: (760) 244-5000 • FAX: (760) 244-1948
WWW.STEENODSIGN.COM

DATE FINISHED
AUGUST 2022

REVISIONS

MARCH 2023	
APRIL 2023	
MAY 2023	
OCTOBER 2023	
MARCH 2024	
MAY 2024	

THESE PLANS SHALL COMPLY WITH THE LATEST EDITIONS OF THE BUILDING CODE, CALIFORNIA, AND THE 2022 ENERGY STANDARDS.

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REGISTERED ARCHITECT
C-26448
STATE OF CALIFORNIA
RENEWED 3/29/25

PROJECT: PARKS & RECREATION

PHELAN PIÑON HILLS C.S.D.

CONTACT INFO:
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ENGINEERING MANAGER
PHELAN, CA 92371

PROJECT LOCATION:
A.P.N. 3066-251-18
ENGINEERING MANAGER
PHELAN, CA 92371

JOB NO.
C23-159

SHEET NAME:
SITE PLAN

PAGE
A-0