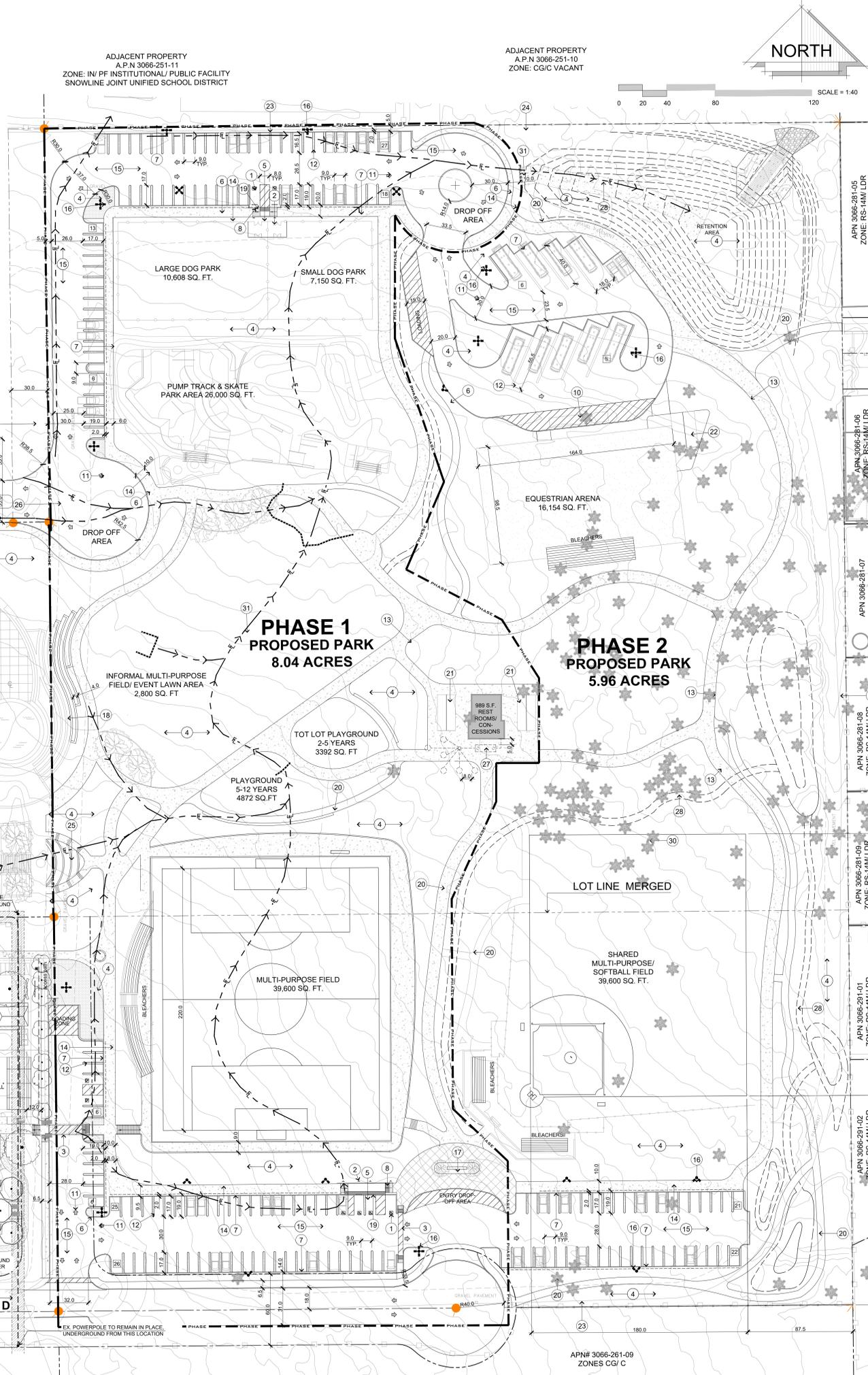
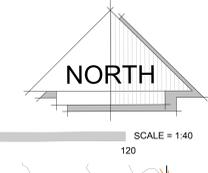


KEYED NOTES		
#	DESCRIPTION	SYMBOL
1	VAN ACCESSIBLE PARKING SPACE W/ ACCESSIBILITY STALL EMBLEM PAINTED AS SHOWN	
2	DISABLED ACCESSIBLE PARKING ONLY SIGN	
3	4" WIDE ACCESSIBILITY ACCESS W/ BLUE STRIPES	
4	LANDSCAPED AREA	
5	TRUNCATED DOMES 3" DEEP X WIDTH OF RAMP OR LANDING	
6	6" WIDE CONCRETE CURB	
7	6" WIDE CONCRETE CURB W/ 2" PARKING NOSE OVER	
8	ACCESSIBLE RAMP NOT TO EXCEED 8% SL IN DIRECTION OF RUN & 2% MAX CROSS SL	
9	WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES	
10	STRIPED LOADING ZONE	
11	TRAFFIC FLOW DIRECTIONAL ARROWS PAINTED ON PAVING AS SHOWN ON PLAN	
12	DOUBLE STRIPED PAINTED PARKING STALL STRIPE	
13	4" NOMINAL THICK CONCRETE WALKWAY W/ 5% MAX. SLOPE & 2% CROSS SLOPE	
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 2" HIGH CHAINLINK FENCE	
25	OVERLOOK AREA AND GARDENS	
26	LINE OF PROJECT FINISHING	
27	PROPOSED 3,000 GALLON SEPTIC TANK W/ DISTRIBUTION BOX & (3) 6" Ø DIAMETER, 22" 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	

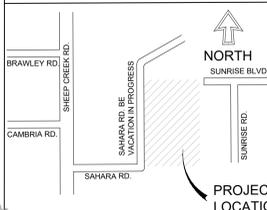
PROJECT DATA			
<b>ZONE:</b>	PER ZONING MAP:	PARKING INFORMATION:	
PER GENERAL POLICY PLAN:	CURRENT: CG - GENERAL COMMERCIAL	SYMBOL INDICATING QTY OF STALLS:	
OVERLAYS:	PROPOSED CHANGE: CR - RURAL COMMERCIAL	REQUIRED PARKING STALLS:	
OCCUPANCY:	FLOOD PLAN 1 (FP1) / FIRE SAFETY 2 (FS2)	PHASE 1:	
CONSTRUCTION TYPE:	(A-S) ASSEMBLY & (N) STORAGE	MULTI-PURPOSE FIELD - 39,600 SQ. FT.	
STORIES:	1-STORY	RESTROOM BUILDING - 1,700 SQ. FT.	
FIRE SPRINKLERS:	YES	DOG PARKS - 1.4 MAX ALLOWED PARK ATTENDANCE (152 MAX ALLOWED THIS PARK)	
A.P.N.:	3066-251-18	PHASE 2:	
LEGAL DESCRIPTION:	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.	MULTI-PURPOSE/ SOFTBALL FIELD - 39,600 SQ. FT.	
ZONING SETBACKS:	F.E.M.A. FLOOD ZONE	412 SQ. FT. OF SEATING AREA @ 1/25 SQ. FT.	
SITE ADDRESS:	NW CNR. OF SAHARA RD. AND WARBLER RD. PHELAN CA 92379	FUTURE PUMP TRACK & SKATE PARK - 1.4 MAX ALLOWED PARK ATTENDANCE (128 MAX ALLOWED AT THIS PARK)	
APPLICANT/OWNER:	PHELAN PINON HILLS C.S.D. PO BOX 284049 4170 WARBLER RD. PHELAN, CA 92329-4049 PH: 760-868-1212 FAX: 760-868-2323	EQUESTRIAN ARENA - 16,154 SQ. FT.	
ARCHITECT/REPRESENTATIVE:	ARCHITECT: TOM STEENO 11774 HESPERIA ROAD, SUITE 5-1 PH: 760-244-5001 FAX: 760-244-1948	600 SQ. FT. OF SEATING AREA @ 1/25 SQ. FT.	
SITE INFORMATION:	A.P.N. 3066-251-18	TOTAL REQUIRED PARKING STALLS (9x19') = 143 SPACES	
PROPOSED 3,000 GALLON SEPTIC TANK W/ DISTRIBUTION BOX & (3) 6" Ø DIAMETER, 22" DEEP SEEPAGE PITS PLUS 100% EXPANSION AREA PER PERCOLATION REPORT	GROSS AREA (14.58 AC.) = 635,105 SQ. FT.	PROPOSED PARKING STALLS @ MIN. 9'x19' = 163 SPACES	
PROPOSED:	AREA	SQ. FT.	100%
DOG PARKS	= 17,758	2.7%	
SKATE PARK AREA	= 26,000	4.1%	
RESTROOMS	= 1,700	0.27%	
EQUESTRIAN ARENA	= 16,154	2.6%	
PLAYGROUNDS	= 8,264	1.3%	
MULTI-PURPOSE FIELD	= 39,600	6.2%	
MULTI-PURPOSE SOFTBALL FIELD	= 39,600	6.2%	
LANDSCAPED AREA	= 260,812	40.88%	
EVENT LAWN AREA	= 2,800	0.44%	
PROP. PAVING & CONC. (TOTAL)	= 189,723	29.9%	
RETENTION AREA	= 36,034	5.7%	



OFFICIAL USE ONLY



VICINITY MAP



SCOPE OF WORK

TO DEVELOP 14.58 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 TRAILS, AND BIKE TRAILS. THE REMAINDER OF THE PARK WOULD CONSIST LANDSCAPED 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 (2). 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-TENTHS FOOT-CANDLES 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. 1225 HESPERIA RD VICTORVILLE CA. 92392 (760) 951-5277  
DISPOSAL: PHELAN, CA 92371 PH: (760) 868-4303  
WATER: PHELAN PINON HILLS CSD 4170 WARBLER RD. PH: 760-868-1212 PHELAN, CA 92371  
TELEPHONE: VERIZON 1518 LA PAZ ROAD (800) 775-5255 VICTORVILLE, CA 92392  
GAS: PROPANE (LP) TO BE SPECIFIED  
SEWER: PRIVATE ON SITE SYSTEM SERVICE PROVIDER

**STEENO**  
ARCHITECTURE & PLANNING  
11774 HESPERIA ROAD, SUITE 5-1 PHELAN, CA 92345  
PH: (760) 244-5001 FAX: (760) 244-1948  
WWW.STEENOARCHITECTURE.COM

DATE FINISHED  
AUGUST 2022

REVISIONS

DATE	DESCRIPTION
MARCH 2023	APRIL 2023
MAY 2023	MAY 2023
OCTOBER 2023	OCTOBER 2023
MARCH 2024	MARCH 2024
MAY 2024	MAY 2024

THESE PLANS SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE (CBC) AND THE 2022 ENERGY STANDARDS. THESE DOCUMENTS AND THE DESIGN AND DETAILS INCORPORATED HEREIN, AS AN ORIGINAL PROFESSIONAL SERVICE, ARE THE SOLE PROPERTY OF STEENO ARCHITECTURE & PLANNING. ANY USE, IN WHOLE OR IN PART, FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.

REGISTERED ARCHITECT  
TOMAS R. STEENO  
C-26448  
STATE OF CALIFORNIA  
31225

PROJECT: PARKS & RECREATION  
PHELAN PINON HILLS C.S.D.  
CONTACT INFO: TOMAS R. STEENO  
ARCHITECTURE & PLANNING  
11774 HESPERIA ROAD, SUITE 5-1  
PHELAN, CA 92345  
PH: (760) 868-1212 EXT. 311

JOB NO.  
C23-159

SHEET NAME:  
SITE PLAN

PAGE  
A-0

SHEEP CREEK ROAD

SITE PLAN  
SCALE = 1/40

LOT. 5 TRACT 10838 M.B. 157/73 VACANT

LOT. 2 TRACT 10838 M.B. 157/73 VACANT

APN# 3066-261-09  
ZONES CG/C