

TENTATIVE TRACT MAP NO. 18980

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 4 WEST, S.B.M.

TMS CONSORTIUM

APRIL 2014

TENTATIVE TRACT NO. 18940 PROPOSED RESIDENTIAL DEVELOPMENT (18 RESIDENTIAL LOTS)

APN: 3091-141-01-0000

ZONE R-1T

AT DEVELOPMENT STAGE 1 PER SECTION 16-3.08.030 & SECTION 16-3.08.090 (C)(3)(III) CONSTRUCT 6" MASONRY ALONG INTERIOR PROPERTY PERIMETER REAR PROPERTY

DECORATIVE WALL @ 10' LANDSCAPE STRIP PER SECTION 16-3.08.090 (C)(4)

DEVELOPER/OWNER: VACATIONLAND LLC

MAP PREPARED BY: TMS CONSORTIUM, 807 E. CHASE DRIVE, CORONA CA 92881 (951) 272-1710

MAP PREPARED ON 11 APRIL 2014

APN: 3091-141-02-0000, GROSS ACREAGE: 5.01

LEGAL DESCRIPTION: THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 4 WEST, S.B.M.

BENCHMARK: CITY OF VICTORVILLE BM#V 201 AT THE NE COR AT BEAR VALLEY ROAD & SECOND AVE.; ELEV = 3038.26'

GROSS ACREAGE: 5.01, NET ACREAGE: 4.08

PROPOSED DENSITY: 4.0 RES/GR.ACRE

MINIMUM LOT AREA: 6182 SQ.FT.

AVERAGE LOT AREA: 9661 SQ.FT.

MINIMUM LOT DIMENSIONS: 60' WIDTH, 136.03' LENGTH

TOTAL NUMBERED LOTS: 17 TOTAL LETTERED LOTS: 1

LINEAL FEET NEW STREETS: 840.2'

EXISTING ZONING: R1T, PROPOSED ZONING: R1T

SETBACK DATA:

FRONT: 20'

REAR: 15'

SIDE YARD:

STREET SIDE: 10'

INTERIOR SIDE: 5' & 10'

SEPARATION BETWEEN DWELLING UNITS: 15'

MAXIMUM HEIGHT: 30'

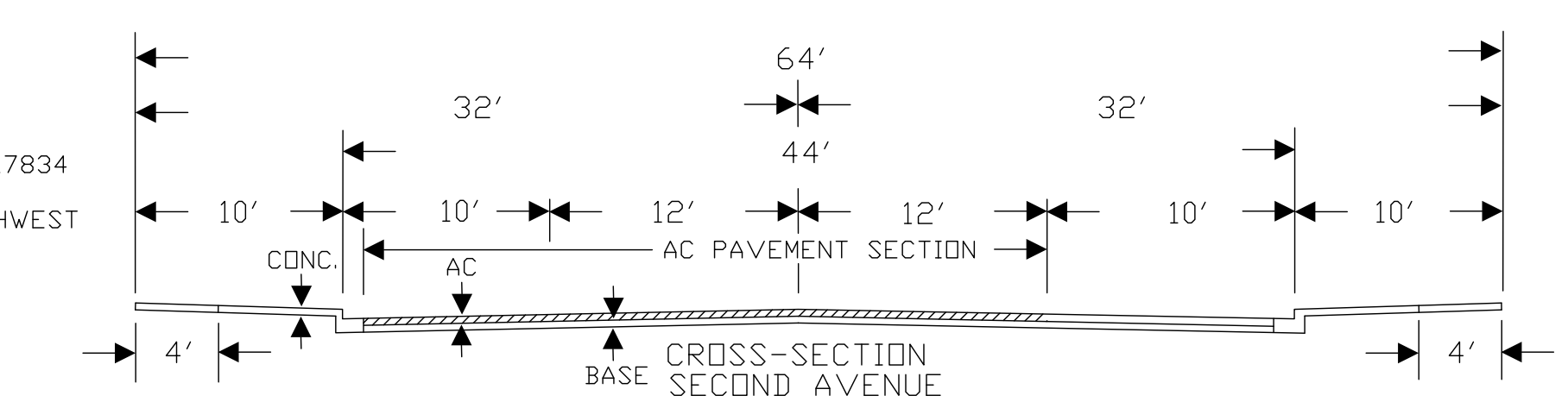
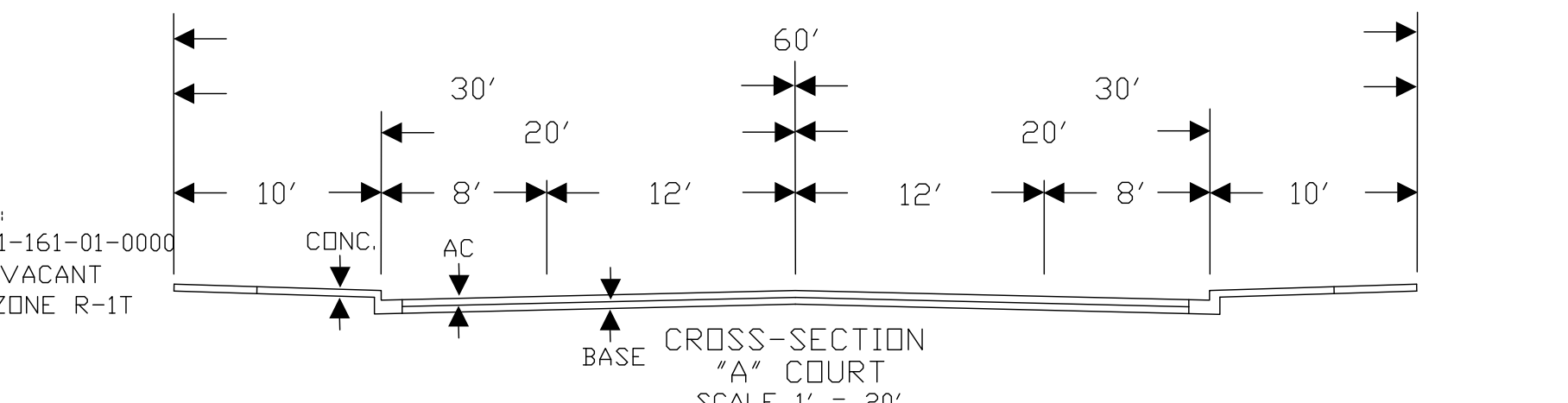
EASEMENT NOTES:

(A) = A 30' ACCESS EASEMENT PER BK. 6133 PG. 291 D.R.

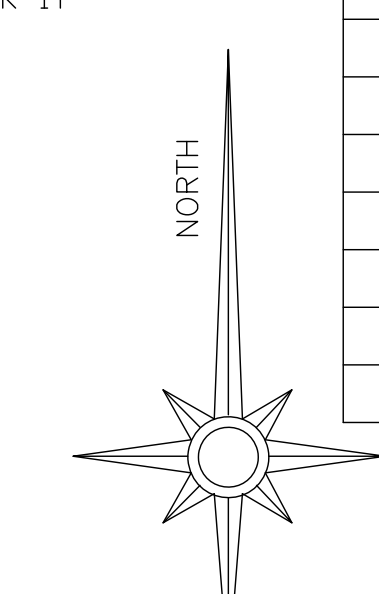
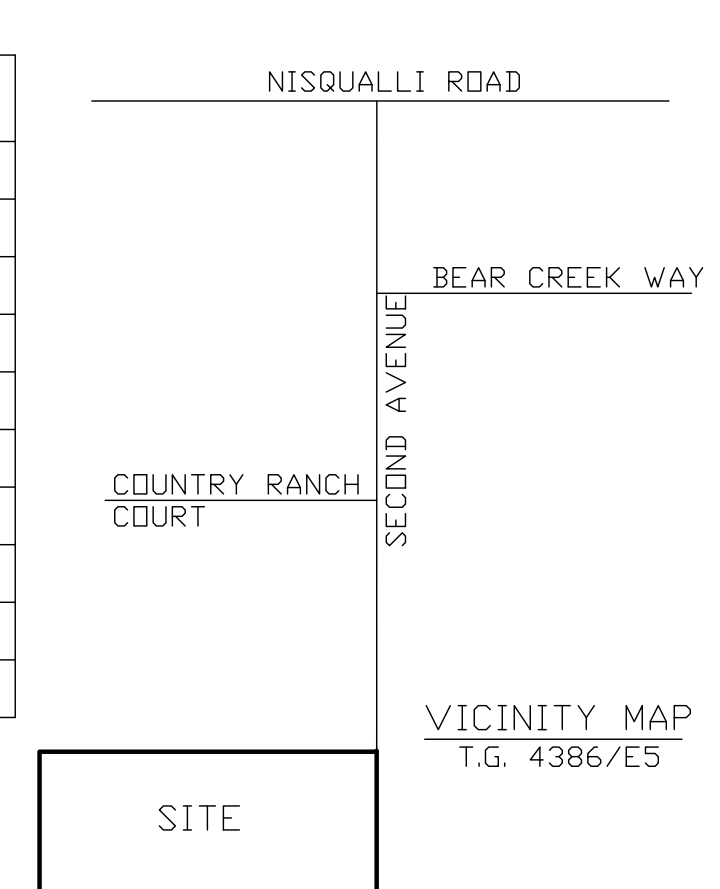
(B) = A 30' ACCESS EASEMENT PER BK. 6570 PG. 89 D.R. IN FAVOR OF GEMINI MANAGEMENT COMPANY.

(C) = PUBLIC RIGHT-OF-WAY EASEMENT DESCRIBED AS FOLLOWS:

THE EASTERLY 30 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33 TOWNSHIP 5 NORTH RANGE 4 WEST S.B.M.



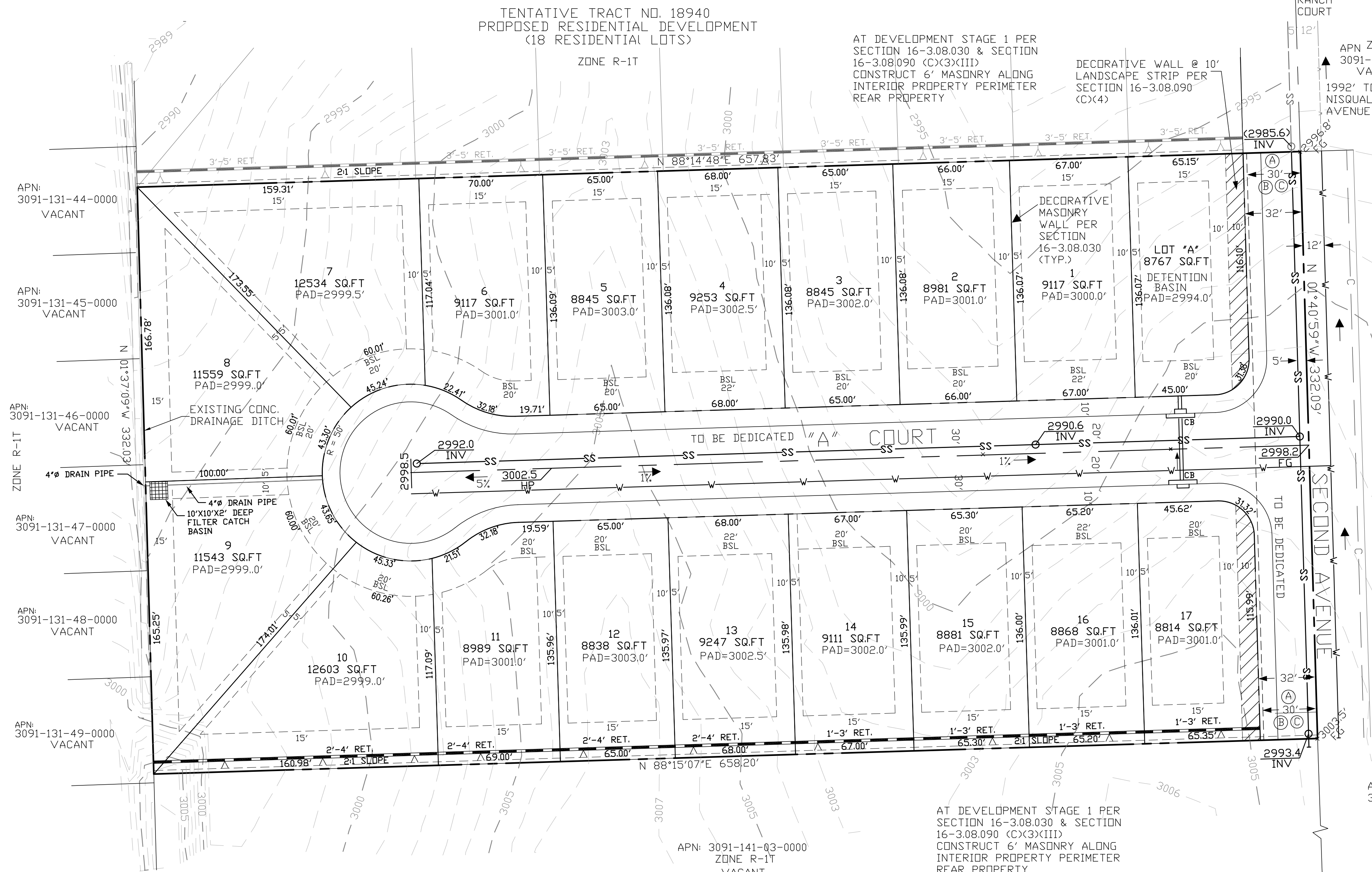
LOTS #	AREA (SQ.FT)	LOTS #	AREA (SQ.FT)
A	8766.95	9	11543.42
1	9116.82	10	12602.64
2	8980.94	11	8988.95
3	8845.05	12	8837.99
4	9253.48	13	9246.52
5	8845.43	14	9111.17
6	9117.15	15	8880.59
7	12533.51	16	8867.57
8	11559.13	17	8814.06



SCALE 1" = 40'



SPECIAL NOTE:
EXISTING DIRECTION AND SURFACE WATER FLOW OF PROPOSED TTM WILL CONCEPTUALLY NOT BE ALTERED. FINISHED GRADES WILL BE KEPT SUBSTANTIALLY AS SHOWN ON THE PROPOSED TTM AT PROPOSED STREET HIGH POINT AT LOTS 7 AND 12



UTILITY SUPPLIERS:
WATER: VICTORVILLE WATER DISTRICT
14545 CIVIC DRIVE
VICTORVILLE, CA (760) 245-6424
SEWER: CITY OF VICTORVILLE
14545 CIVIC DRIVE
VICTORVILLE, CA (760) 245-3411
ELECTRIC: SOUTHERN CALIFORNIA EDISON
16938 BEAR VALLEY ROAD
VICTORVILLE, CA (760) 241-3805
TELEPHONE: VERIZON
15055 LA PAZ DRIVE
VICTORVILLE, CA (760) 239-7827
CABLE TV: CHARTER COMMUNICATIONS
12490 BUSINESS CENTER DRIVE
VICTORVILLE, CA (866) 770-1837
GAS: SOUTHWEST GAS CORP.
13471 MARIPOSA ROAD
VICTORVILLE, CA (760) 245-9321

FIELD SURVEY ON 03/26/14 BY:
LANDMARK SURVEYS INC.
SURVEYING, MAPPING, ENGINEERING.
14586 CHOKE CHERRY DRIVE
VICTORVILLE, CA 92392
PHONE: (760) 955-4141
FAX: (760) 955-3441

EXHIBIT-1

MARK	REVISION	APPR.	DATE	TMS CONSORTIUM PLANNING, BUILDING, CIVIL & STRUCTURAL ENGINEERING		CITY OF VICTORVILLE ENGINEERING DEPARTMENT		TRACT MAP		JOB NO.
	PAD ELEV'S CHANGED; ADDED DETENTION BASIN; RECONFIGURE LOTS 1,2,19,20	TS	1/29/11	 807 E. Chase Dr. Corona, California 92881 TEL. (951) 272-1710 FAX (951) 272-0787		APPROVED BY: _____ DATE: _____ SENIOR ENGINEER		"A" COURT TRACT MAP MAP NO. 18980 APN: 3091-141-02		SHEET 1 OF 1 SHT.