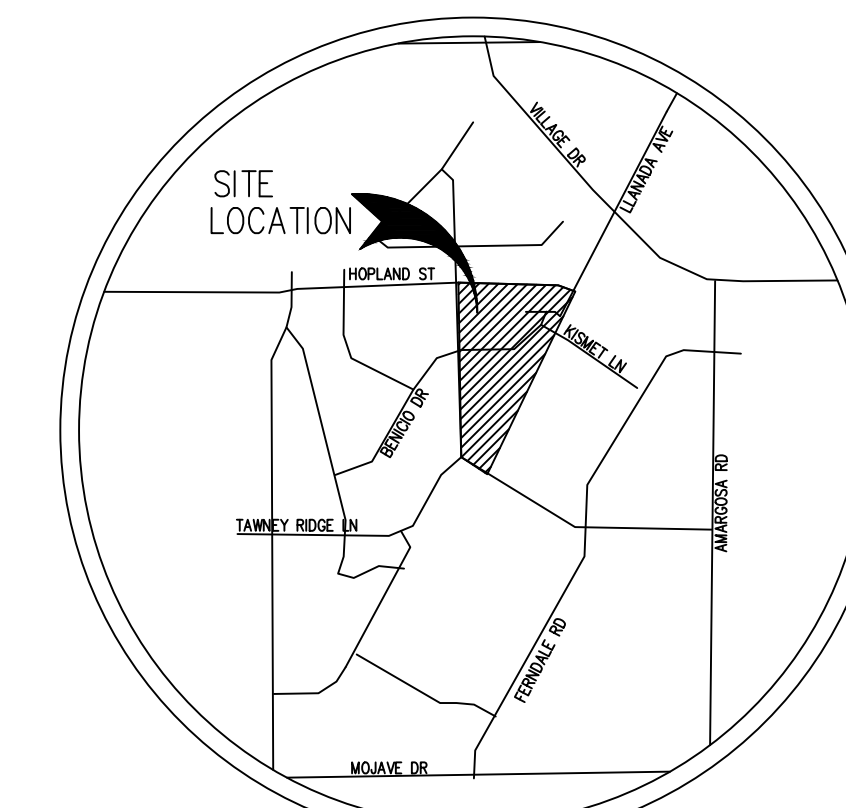
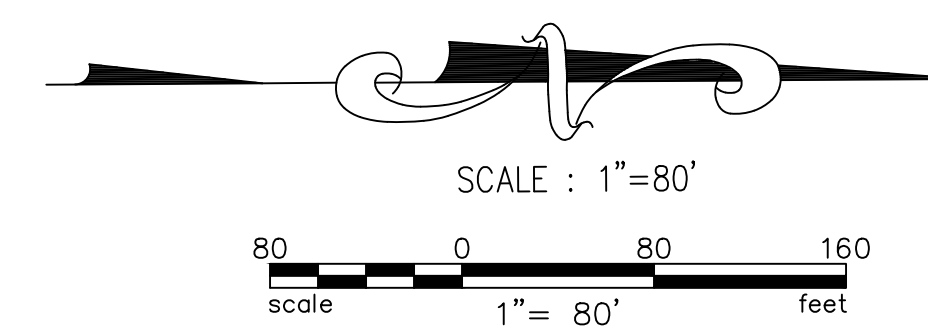


TENTATIVE TRACT NO. 20280

BEING A SUBDIVISION OF A PORTION OF LOTS 48, 54, 57, AND LOTS 76-82 INCLUSIVE OF TRACT NO. 8399 AS PER MAP FILED IN BOOK 115, PAGES 83 THROUGH 97, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA SECTION 11, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

DATE OF PREPARATION: APRIL 2, 2019

- APPROXIMATE GROSS AREA = 20.6 AC.
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED DENSITY: 0.28 ACRES/LOT
- EXISTING ZONING: R-1
- PROPOSED ZONING: R-1
- ADJACENT LAND USE: NORTH-RESIDENTIAL, SOUTH-VACANT, EAST-VACANT, WEST-SCHOOL/VACANT
- EXISTING GENERAL PLAN: SPECIFIC PLAN
- PROPOSED GENERAL PLAN: SPECIFIC PLAN
- SPECIFIC PLAN DESIGNATION: LM1 (LOW MEDIUM 1)
- FLOOD ZONE: X
- ASSESSORS' PARCEL NUMBERS:
0395-221-10
0395-234-01,-11,-12
0395-245-04
0395-245-07
0395-246-07,-08
0395-254-02,-03
- ALL DIMENSIONS ARE APPROXIMATE.
- SLOPES WILL NOT EXCEED 2 FEET HORIZONTAL TO ONE FOOT VERTICAL.
- CONTOURS BY ARROWHEAD MAPPING CO., 431 MAC KAY DRIVE, SUITE 100 SAN BERNARDINO, CA 92408. AERIAL PHOTO FLOWN ON 10-03. CONTOUR INTERVAL: 1 FOOT.
- MINIMUM LOT SIZE: 6325 SQ. FT., AVERAGE LOT SIZE: 7876 SQ. FT., NUMBER OF LOTS: 72 RESIDENTIAL LOTS AND 2 PEDESTRIAN ACCESS LOTS AND 2 STORM DRAIN LOTS.
- MINIMUM LOT DIMENSIONS FOR CORNER LOTS: 110 FT. WIDTH X 64 FT. DEPTH. MINIMUM LOT DIMENSIONS FOR INTERIOR LOTS: 65 FT. WIDTH X 101 FT. DEPTH.
- SANITARY SEWER SYSTEM SHALL BE PUBLIC.
- SCHOOL DISTRICT:
VICTOR VALLEY UNION HIGH SCHOOL DISTRICT- GRADES 7-12
ADELANTO SCHOOL DISTRICT - GRADES K-8

LEGEND

- EXISTING R/W OR PROPERTY LINE
- PROPOSED TRACT BOUNDARY LINE
- CENTERLINE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN
- EXISTING WATER
- PROPOSED WATER LINE
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- TOE OF SLOPE
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING STREET GRADE
- PROPOSED STREET GRADE
- PROPOSED PAD ELEVATIONS

BENCHMARK
CITY OF VICTORVILLE BENCH MARK V-4R
NORTH SIDE OF VILLAGE DRIVE AT AMARGOSA ROAD
IN TOP OF CURB IN LINE WITH EASTERLY POLE LINE.
ELEVATION = 2855.95

OWNER/DEVELOPER

VICTORVILLE 88 ESTATE PARTNERS, LLC
12671 HIGH BLUFF DRIVE
SUITE 150
SAN DIEGO, CA 92130
ATTN: CASEY MALONE
PHONE 858-699-7440
FAX 858-523-0826

ENGINEER

DAVID EVANS AND ASSOCIATES
14297 CAJON AVENUE
SUITE 101
VICTORVILLE, CALIFORNIA 92392
760-524-9100

SOILS ENGINEER

CONVERSE CONSULTANTS
2021 RANCHO DRIVE, SUITE 1
REDLANDS, CA 92373
PHONE 909-796-0544
FAX 909-796-7675

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF A PORTION OF LOTS 48, 54, 57, AND LOTS 76-82 INCLUSIVE OF TRACT NO. 8399 AS PER MAP FILED IN BOOK 115, PAGES 83 THROUGH 97, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA SECTION 11, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

BASIS OF BEARINGS:

BASIS OF BEARINGS IS THE NORTH LINE OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 4 WEST, S.B.M., ALSO BEING THE CENTERLINE OF HOPLAND STREET, PER TRACT MAP NO. 15083-1, M.B. 250/87-90, SHOWN THEREON AS BEING NORTH 88° 28'50" EAST.

UTILITY PURVEYORS

ELECTRICITY
SOUTHERN CALIFORNIA EDISON CO.
12353 HESPERIA RD.
VICTORVILLE, CA 92392
(760) 951-3241

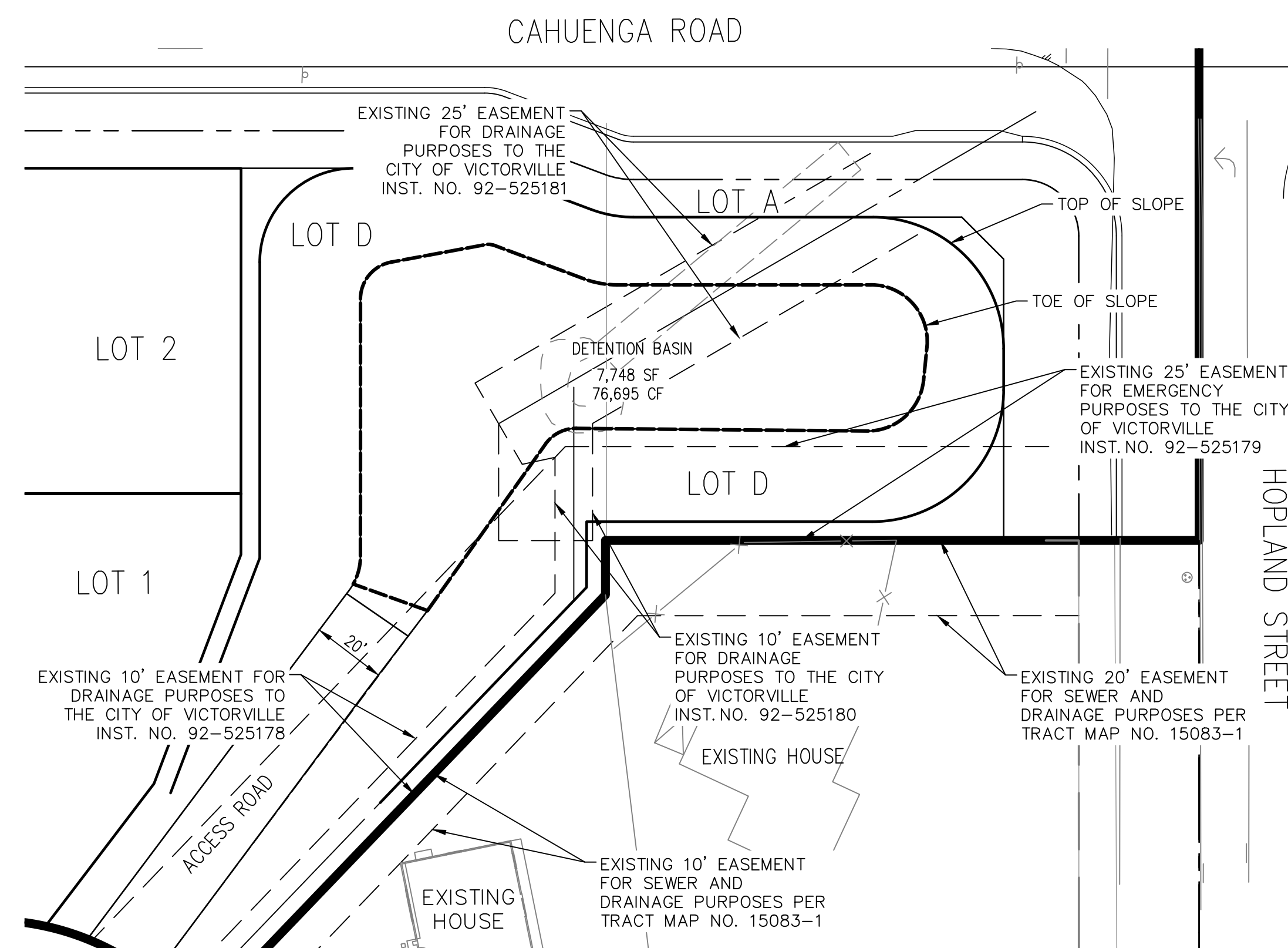
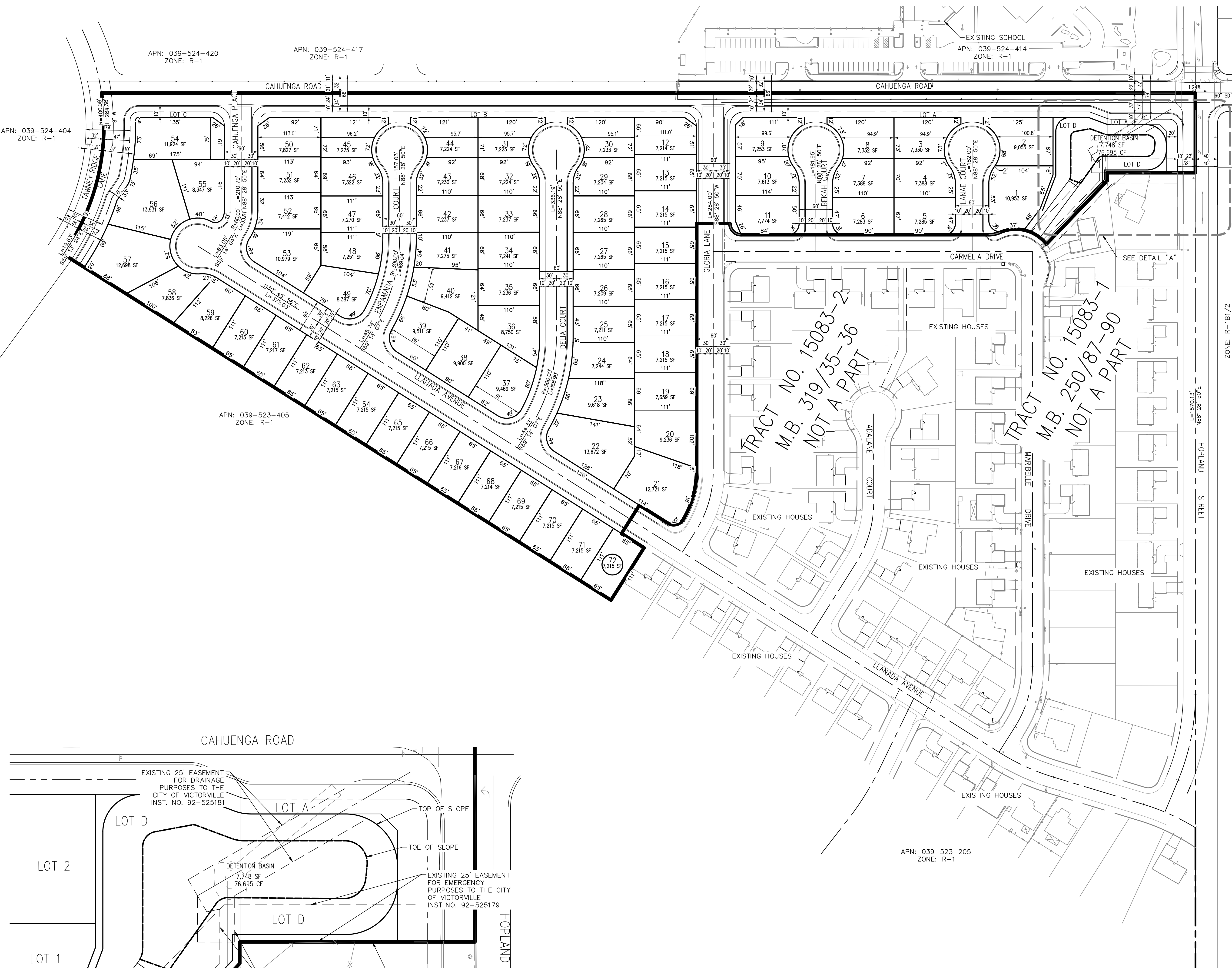
GAS
SOUTHWEST GAS CORPORATION
13471 MARIPOSA ROAD
VICTORVILLE, CA 92392
(760) 951-4050

SEWER
CITY OF VICTORVILLE
14343 CIVIC DRIVE - P.O. BOX 5001
VICTORVILLE, CA 92393-5001
(760) 955-5087

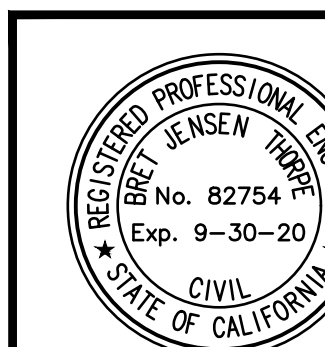
CABLE
CHARTER COMMUNICATIONS
9536 C AVENUE
HESPERIA, CA 92345
(866) 499-8080

WATER
CITY OF VICTORVILLE
14343 CIVIC DRIVE - P.O. BOX 5001
VICTORVILLE, CA 92393-5001
(760) 955-5087

TELEPHONE
FRONTIER COMMUNICATIONS
9 SOUTH 4TH STREET
REDLANDS, CA 92373
909-748-6640



DETAIL "A"
SCALE : 1"=30'



14297 Cajon Avenue Suite 101
Victorville California 92392-2335
Phone: 760.524.9100

PREPARED UNDER THE SUPERVISION OF:
BRET JENSEN THORPE R.C.E. NO. 82754 DATE

DRAWN BY: PJB
DESIGNED BY: SWS
CHECKED BY: BJT

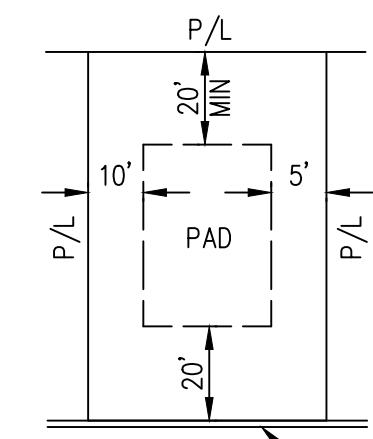
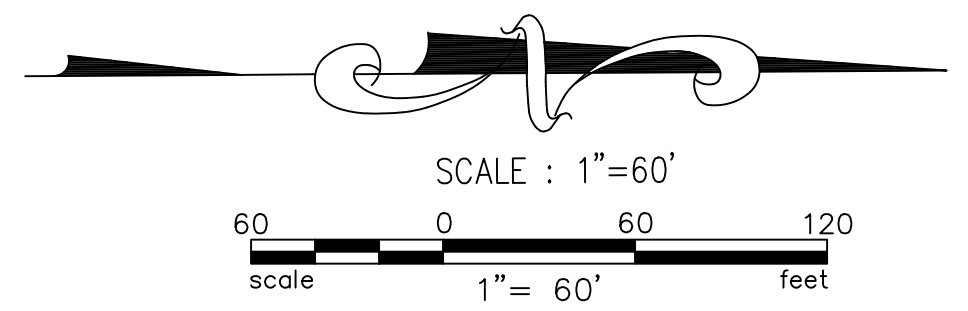
IN THE CITY OF VICTORVILLE, CA
TENTATIVE TRACT NO. 20280

MAP LOTTING

SCALE:
1"=80'
DATE:
4/7/2020
SHEET NO.:
1 OF 4

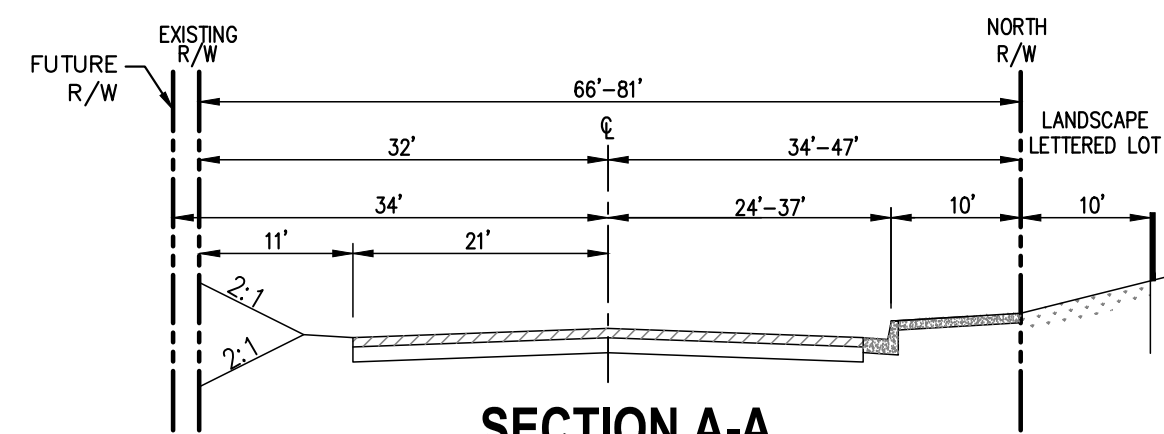
TENTATIVE TRACT NO. 20280

BEING A SUBDIVISION OF A PORTION OF LOTS 48, 54, 57, AND LOTS 76-82 INCLUSIVE OF TRACT NO. 8399 AS PER MAP FILED IN BOOK 115, PAGES 83 THROUGH 97, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA SECTION 11, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN



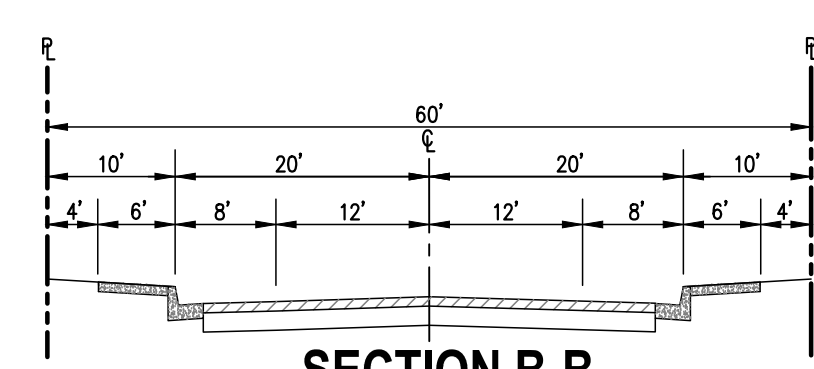
TYPICAL SETBACKS DETAIL

BENCHMARK
CITY OF VICTORVILLE BENCH MARK V-4R
NORTH SIDE OF VILLAGE DRIVE AT AMARGOSA ROAD
IN TOP OF CURB IN LINE WITH EASTERLY POLE LINE.
ELEVATION = 2855.95



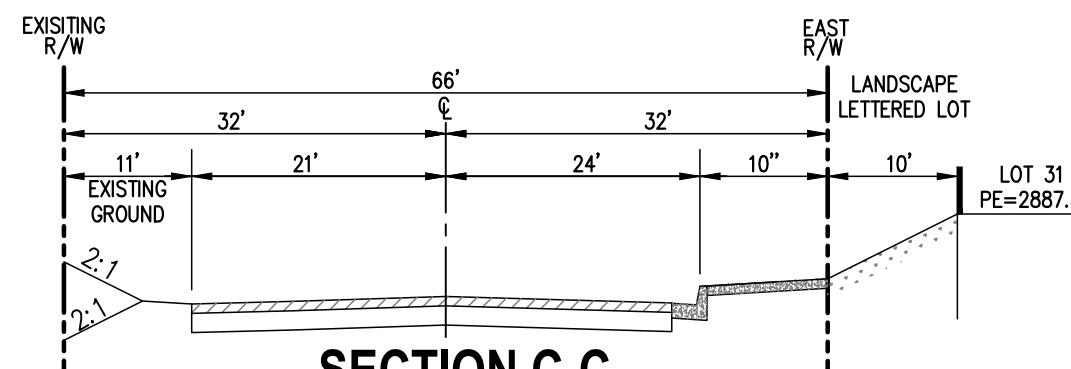
SECTION A-A
NTS

TAWNEY RIDGE LANE STREET SECTIONS



SECTION B-B
NTS

TYPICAL INTERIOR STREET SECTIONS



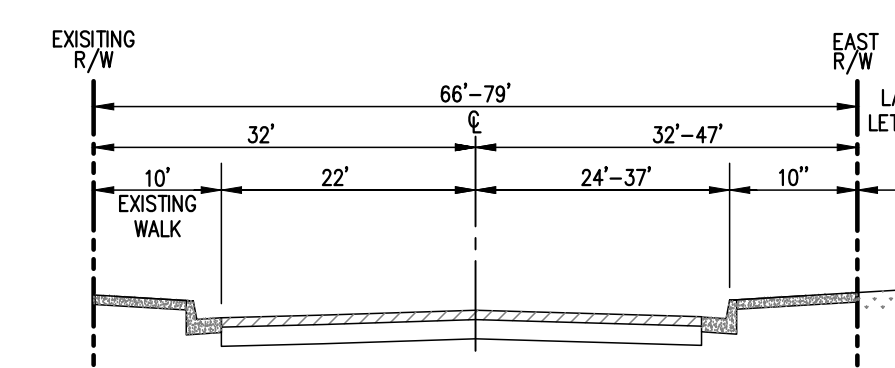
SECTION C-C
NTS

CAHUENGA ROAD



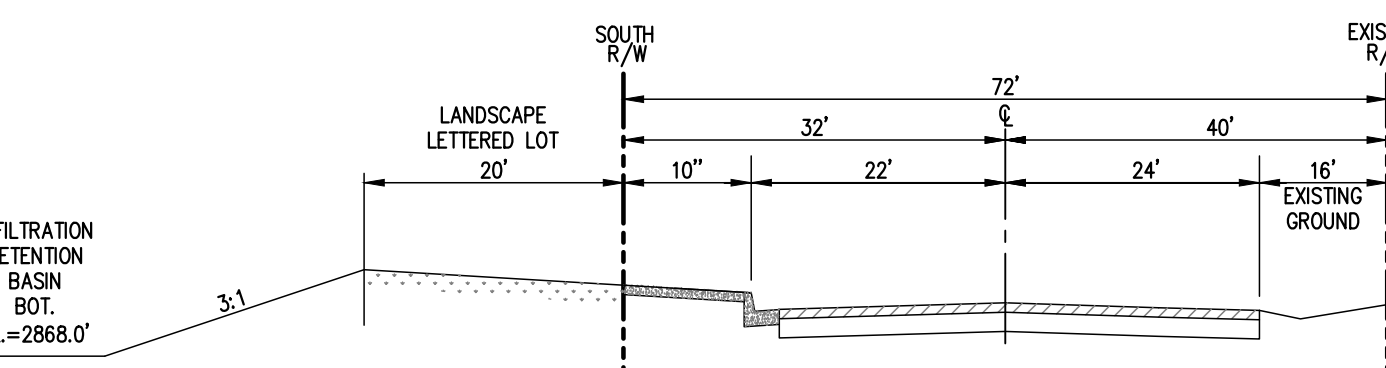
SECTION F-F
NTS

SECTION G-G
NTS



SECTION D-D
NTS

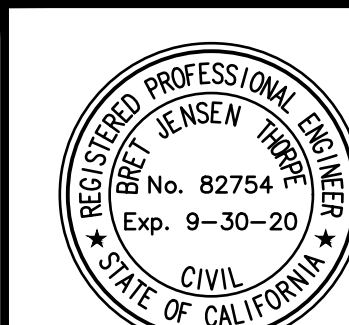
CAHUENGA ROAD



SECTION E-E
NTS

HOPLAND STREET

- LEGEND
- EXISTING R/W OR PROPERTY LINE
 - PROPOSED TRACT BOUNDARY LINE
 - CENTERLINE
 - SD EXISTING STORM DRAIN
 - SD PROPOSED STORM DRAIN
 - SD PROPOSED CATCH BASIN
 - W EXISTING WATER
 - W PROPOSED WATER LINE
 - S EXISTING SEWER
 - S PROPOSED SEWER
 - S PROPOSED SEWER MANHOLE
 - TOE OF SLOPE
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - EXISTING STREET GRADE
 - PROPOSED STREET GRADE
 - PROPOSED PAD ELEVATIONS



PREPARED UNDER THE SUPERVISION OF:
BRETT JENSEN THORPE R.C.E. NO. 82754 DATE

DRAWN BY: PJB
DESIGNED BY: SACS
CHECKED BY: B/JH

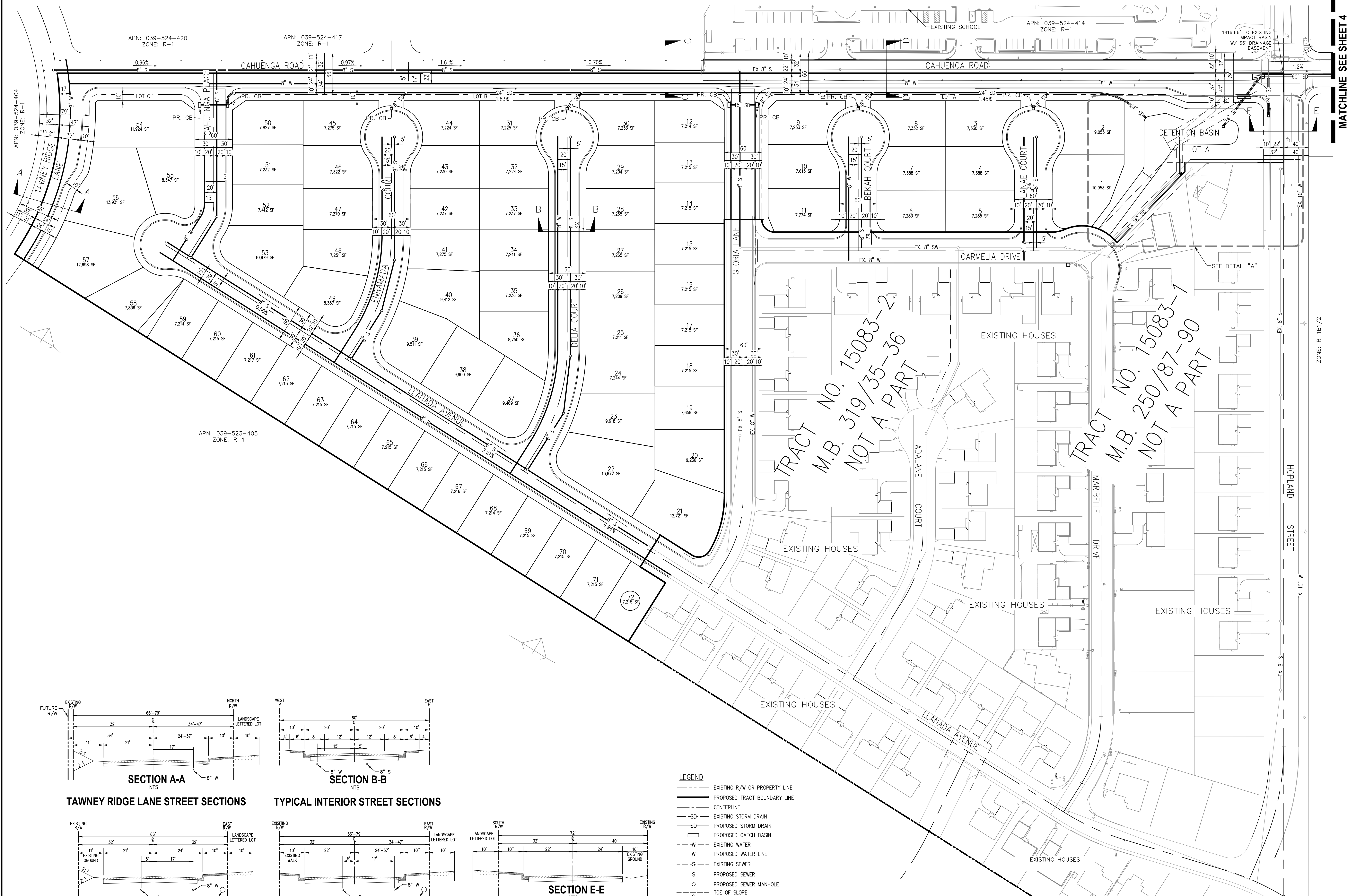
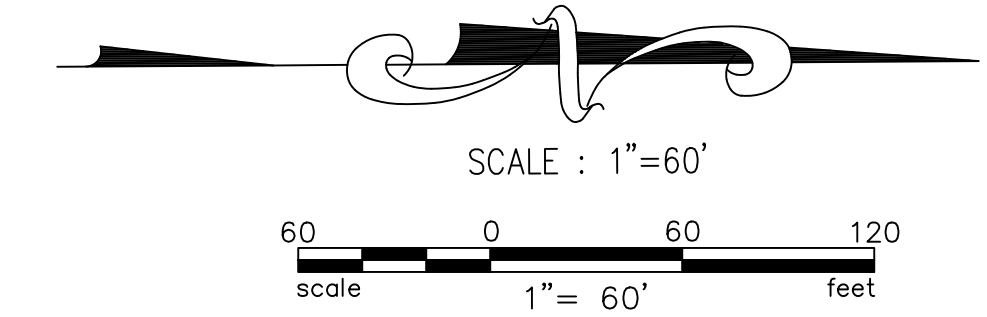
IN THE CITY OF VICTORVILLE, CA
TENTATIVE TRACT NO. 20280

PRELIMINARY GRADING
AND STREET GRADES

SCALE:
1"=60'
DATE:
4/7/2020
SHEET NO.:
2 OF 4

TENTATIVE TRACT NO. 20280

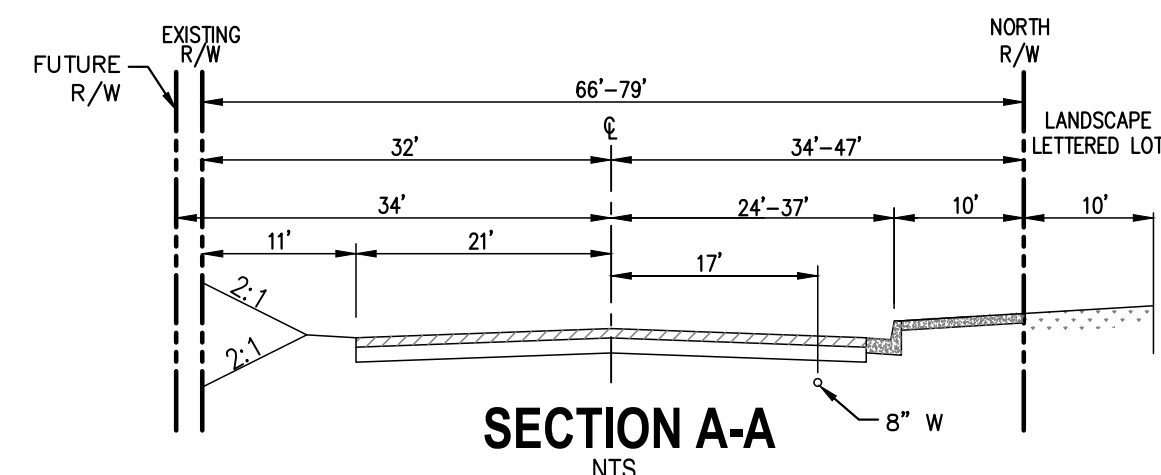
BEING A SUBDIVISION OF A PORTION OF LOTS 48, 54, 57, AND LOTS 76-82 INCLUSIVE OF TRACT NO. 8399 AS PER MAP FILED IN BOOK 115, PAGES 83 THROUGH 97, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA SECTION 11, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN



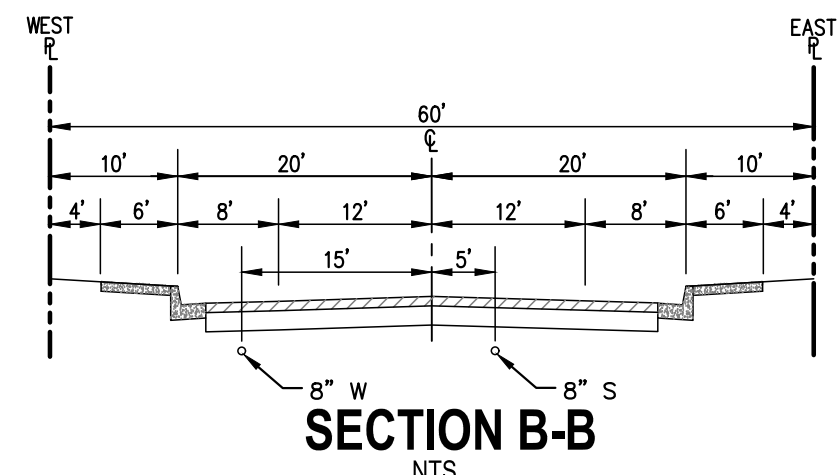
MATCHLINE SEE SHEET 4

TRACT NO. 15083-2
M.B. 319/35-36
NOT A PART

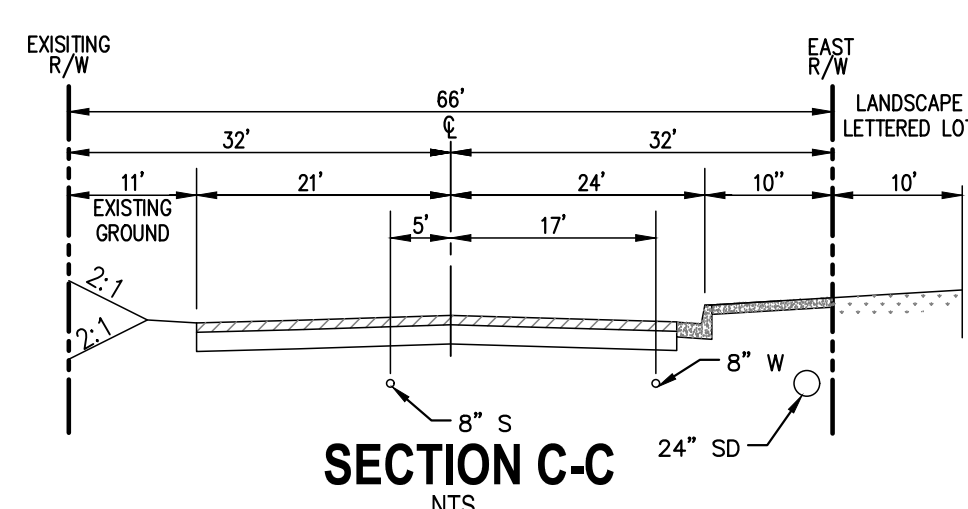
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M.B. 250/87-90
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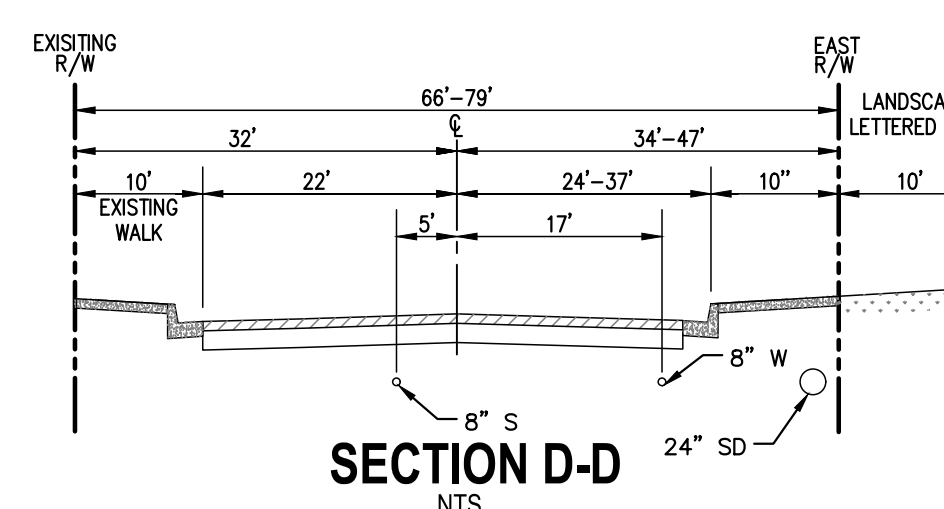
TAWNEY RIDGE LANE STREET SECTIONS



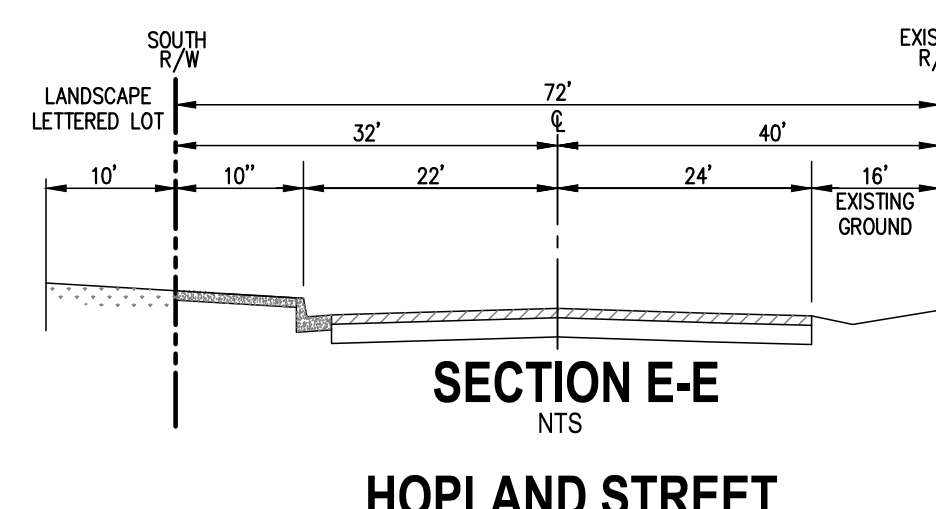
TYPICAL INTERIOR STREET SECTIONS



CAHUENGA ROAD

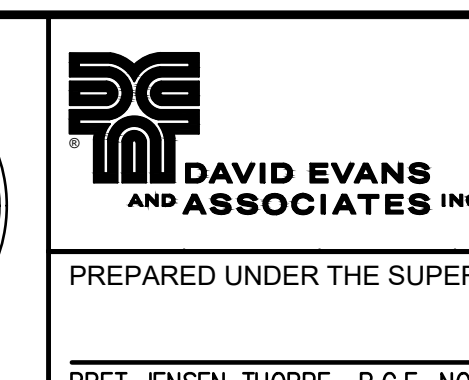
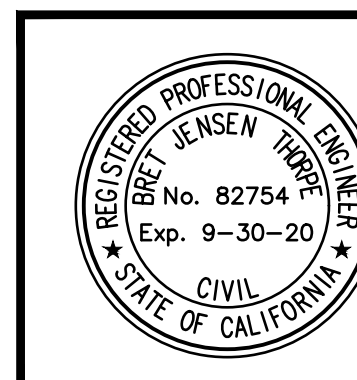


CAHUENGA ROAD



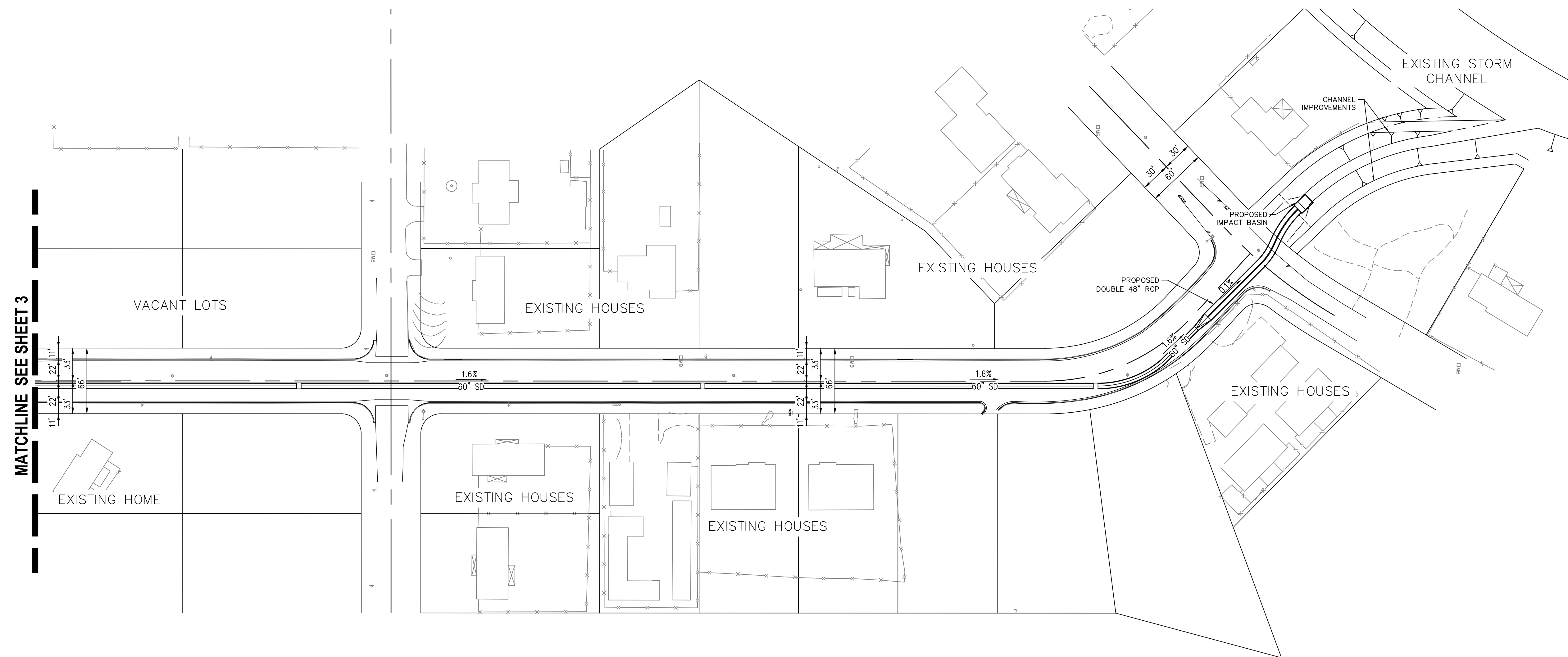
HOPLAND STREET

- LEGEND
- EXISTING R/W OR PROPERTY LINE
 - PROPOSED TRACT BOUNDARY LINE
 - CENTERLINE
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - PROPOSED CATCH BASIN
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 - PROPOSED SEWER
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 - TOE OF SLOPE
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - EXISTING STREET GRADE
 - PROPOSED STREET GRADE
 - PROPOSED PAD ELEVATIONS



IN THE CITY OF VICTORVILLE, CA		TENTATIVE TRACT NO. 20280	
PREPARED UNDER THE SUPERVISION OF:		UTILITY MAP	
BRET JENSEN THORPE R.C.E. NO. 82754	DATE	DRAWN BY: PJB	SCALE: 1"=60'
		DESIGNED BY: SACS	DATE: 4/7/2020
		CHECKED BY: BJH	SHT NO.: 3 OF 4

BEING A SUBDIVISION OF A PORTION OF LOTS 48, 54, 57, AND LOTS 76-82 INCLUSIVE OF TRACT NO. 8399 AS PER MAP FILED IN BOOK 115, PAGES 83 THROUGH 97, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA SECTION 11, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN



- | | |
|---|-------------------------------|
| LEGEND | |
| --- | EXISTING R/W OR PROPERTY LINE |
| ===== | PROPOSED TRACT BOUNDARY LINE |
| --- | CENTERLINE |
| ---SD | EXISTING STORM DRAIN |
| ---SD | PROPOSED STORM DRAIN |
|  | PROPOSED CATCH BASIN |
| ---W | EXISTING WATER |
| ---W | PROPOSED WATER LINE |
| ---S | EXISTING SEWER |
| ---S | PROPOSED SEWER |
| ○ | PROPOSED SEWER MANHOLE |
| --- | TOE SLOPE |
|  | EXISTING ELEVATION |
|  | PROPOSED ELEVATION |
|  | EXISTING STREET GRADE |
|  | PROPOSED STREET GRADE |
| | PROPOSED PAD ELEVATIONS |



14297 Cajon Avenue Suite 101
Victorville California 92392-2335
Phone: 760.524.9100

PREPARED UNDER THE SUPERVISION OF:	
------------------------------------	--

BRET JENSEN THORPE R.C.E. NO. 82754

	DESIGNED BY:	SMSC
	CHECKED BY:	BUTH

IN THE CITY OF VICTORVILLE, CA
TENTATIVE TRACT NO. 20280

UTILITY MAP

SCALE:	1"=80'
DATE:	4/7/2020
SHT NO.:	4 OF 4