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

VESTING TENTATIVE MAP - TRACT NO. 20368

PARCELS 1 AND 2 OF PARCEL MAP 14691, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 179, PAGES 100 AND 101 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UNITED ENGINEERING GROUP CA., INC MARCH 2021

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNADINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 OF PARCEL MAP NO. 14691, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 179 OF PARCEL MAPS, PAGES 100 AND 101, RECORDS OF SAID COUNTY, AMENDED BY CERTIFICATE OF CORRECTION RECORDED MARCH 24, 2003 AS INSTRUMENT NO. 2003–0189341, SAN BERNARDINO COUNTY RECORDS.

BASIS OF BEARINGS

THE BEARING N00°14'38"W AS SHOWN ON THE EAST LINE OF PARCEL 2 OF PARCEL MAP NO. 14691, AS PER MAP RECORDED IN BOOK 179, PAGES 100 & 101, OR PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THE MAP.

BENCHMARK

CITY OF VICTORVILLE BENCHMARK V–223, LOCATED IN TC 5' E/O NE BCR MESA LINDA & EUCALYPTUS, ELEVATION = 3376.91 (NAVD 29)

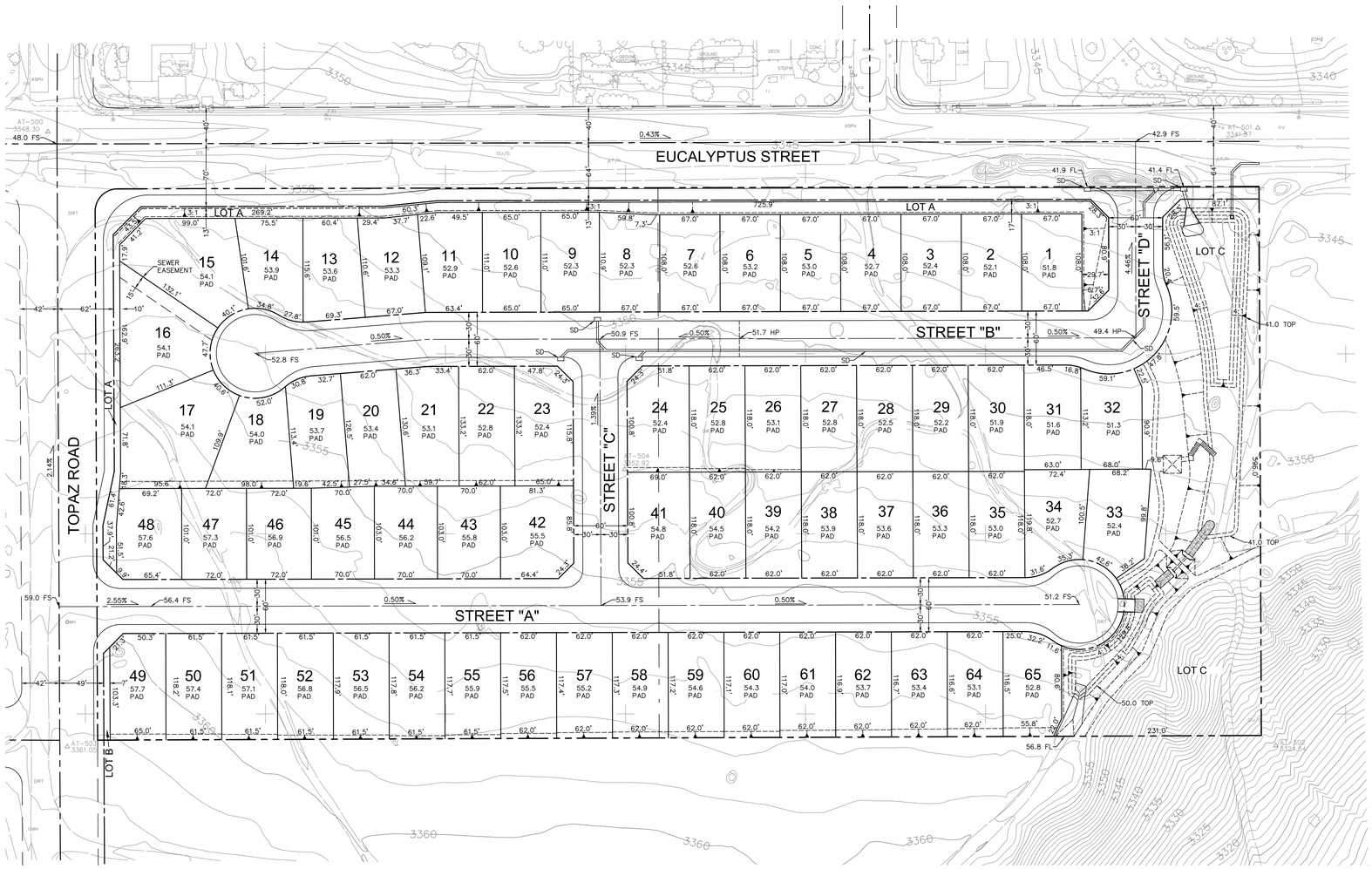
LOT TABLE:

LOT #	AREA [SF]	AREA [AC]	LOT #	AREA [SF]	AREA [AC]
1	7236	0.17	34	7448	0.17
2	7236	0.17	35	7316	0.17
3	7236	0.17	36	7316	0.17
4	7236	0.17	37	7316	0.17
5	7236	0.17	38	7316	0.17
6	7236	0.17	39	7316	0.17
7	7236	0.17	40	7316	0.17
8	7236	0.17	41	7995	0.18
9	7322	0.17	42	8239	0.19
10	7215	0.17	43	7210	0.17
11	7215	0.17	44	7210	0.17
12	7497	0.17	45	7210	0.17
13	7309	0.17	46	7272	0.17
14	7329	0.17	47	7272	0.17
15	7232	0.17	48	7231	0.17
16	11697	0.27	49	7593	0.17
17	10986	0.25	50	7267	0.17
18	12775	0.29	51	7260	0.17
19	7721	0.18	52	7253	0.17
20	7653	0.18	53	7246	0.17
21	7956	0.18	54	7239	0.17
22	8558	0.20	55	7232	0.17
23	8246	0.19	56	7284	0.17
24	7995	0.18	57	7277	0.17
25	7316	0.17	58	7270	0.17
26	7316	0.17	59	7263	0.17
27	7316	0.17	60	7255	0.17
28	7316	0.17	61	7248	0.17
29	7316	0.17	62	7241	0.17
30	7316	0.17	63	7234	0.17
31	7297	0.17	64	7227	0.17
32	7289	0.17	65	7251	0.17
33	7407	0.17			

PROPOSED LMAD AREAS		
LOT #	AREA [SF]	AREA [AC]
A	699	0.02
B	22003	0.51

TOTAL:
22,702 SF, 0.53 AC

PROPOSED DFAD BASIN AREA		
LOT #	AREA [SF]	AREA [AC]
C	84202	1.93



VICINITY MAP
NTS

GENERAL NOTES:

1. *ASSESSOR'S PARCEL NO.: 0405–322–08 & 0405–322–09*
2. *THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP.*
3. *TOTAL GROSS AREA = 790,066.47 SQ. FT., 18.137 ACRES*
4. *TOTAL NET AREA = 761,156.14 SQ. FT., 17.474 ACRES*
5. *TOTAL AREA TO BE DEDICATED FOR R/W = 28,910.33 SQ. FT., 0.664 ACRES*
6. *TOTAL NO. OF NUMBERED LOTS = 65*
7. *TOTAL NO. OF LETTERED LOTS = 3*
8. *A STREET, B STREET, C STREET, AND D STREET ARE STREETS FOR PUBLIC ROAD DEDICATION.*
9. *LOTS 1 THROUGH 65 ARE 7,200 S.F. MIN. (RESIDENTIAL LOTS)*
10. *NET DENSITY: 3.72 DU/AC.*
11. *GROSS DENSITY: 3.58 DU/AC.*
12. *AVERAGE LOT SIZE = 7,586 SQ. FT.*
13. *TOPOGRAPHY SOURCE: ARROWHEAD MAPPING AUGUST 10, 2020. CONTOUR INTERVAL = 1 FOOT*
14. *ALL SLOPES ARE 2:1 OR FLATTER*
15. *LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.*
16. *THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.*
17. *LINEAR FEET OF NEW STREETS:*
    - *A STREET = 1133 LF*
    - *B STREET = 978 LF*
    - *C STREET = 296 LF*
    - *D STREET = 218 LF*
18. *NO REGULATED TREES EXIST ON SITE, UNLESS NOTED.*
19. *THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE.*
20. *ALL FRONT YARD BUILDING SETBACK LINES (BSL) ARE SHOWN TO AN AVERAGE DEPTH. MINIMUM FRONT YARD BSL = 20'*

LAND USE INFORMATION:

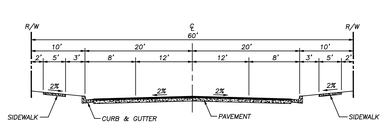
EXISTING ZONING = R–1T (SINGLE FAMILY RESIDENTIAL)
PROPOSED ZONING = R–1T (SINGLE FAMILY RESIDENTIAL)
ADJACENT EXISTING LAND USE = NORTH – R–1TB1/2 (SINGLE FAMILY RESIDENTIAL)
SOUTH – R–1T (SINGLE FAMILY RESIDENTIAL)
EAST – R–1T (VACANT)
WEST – C–2T (VACANT)

UTILITY PURVEYORS

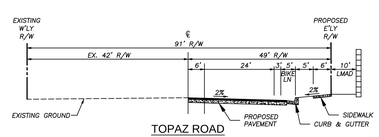
WATER	VICTORVILLE WATER DISTRICT 14343 CIVIC DRIVE VICTORVILLE, CA 92393 (760) 955–5001
SEWER	CITY OF VICTORVILLE 14343 CIVIC DRIVE VICTORVILLE, CA 92393 (760) 955–5001
TRASH	BURRTEC WASTE 17080 STODDARD WELLS RD. VICTORVILLE, CA 92394 (760) 245–8807
ELECTRIC	SOUTHERN CALIFORNIA EDISON 12353 HESPERIA RD. VICTORVILLE, CA 92392 (760) 951–3253
GAS	SOUTHWEST GAS CORP. 13471 MARIPOSA RD. VICTORVILLE, CA 92392 (760) 951–4050
TELEPHONE	VERIZON 16071 MOJAVE DR. BLDG. A VICTORVILLE, CA 92392 (760) 245–0894
CABLE	CHARTER COMMUNICATIONS 12490 BUSINESS CENTER DR. SUITE 1 VICTORVILLE, CA 92392 (760) 843–3054

LEGEND

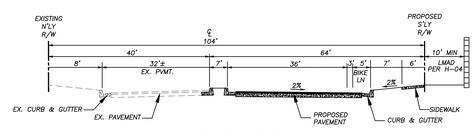
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
PI	POINT OF INTERSECTING GRADE
LP	LOW POINT
HP	HIGH POINT
GB	GRADE BREAK
(XX.XX)	EXISTING ELEVATION
40	LOT NUMBER
83.7 PAD	PAD ELEVATION
	2:1 SLOPE, UNLESS OTHERWISE SPECIFIED
	TRACT BOUNDARY
	PROPOSED ROW
	EXISTING PARCEL LINE
—(S)—	EXIST. SEWER
—(W)—	EXIST. WATER
—S—	PROP. SEWER
—W—	PROP. WATER



TYPICAL LOCAL STREET SECTION
N.T.S.



TOPAZ ROAD
(LOOKING NORTH)
N.T.S.



EUCALYPTUS STREET
(LOOKING EAST)
N.T.S.

PREPARED BY:

UNITED ENGINEERING GROUP–CA, INC.
8885 HAVEN AVENUE
SUITE 195
RANCHO CUCAMONGA, CA 91730
PHONE: 909.466.9240
www.unitedeng.com

APPLICANT/OWNER:

TANNER FAMILY TRUST
C/O FRANK TANNER, TRUSTEE
2501 MARKWOOD STREET
DUARTE, CA 91010

N

0' 50' 100'
GRAPHIC SCALE: 1"=50'

SUBMITTALS:
DESIGNED BY:
DRAWN BY:
CHECKED BY:

REVISIONS		
NO.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER F. LENZ NO. 63001 EXP. 6/30/22 CIVIL STATE OF CALIFORNIA

CHRISTOPHER F. LENZ — DATE 3/4/2021
R.C.E. No. 63001

LICENSED LAND SURVEYOR DEAN C. PHILLIPS EXP. 9/30/21 NO. 6974 STATE OF CALIFORNIA

DEAN C. PHILLIPS — DATE 3/4/2021
L.S. No. 6974
dphillips@unitedeng.com

ueg
united engineering group

8885 Haven Avenue
Suite 195
Rancho Cucamonga,
CA 91730
Phone: 909.466.9240
www.unitedeng.com

EUCALYPTUS & TOPAZ

GRADING DESIGN
TRACT NO. 20368

DECEMBER 2020

SHEET 2 OF 3

PROJECT NUMBER
CA–30194