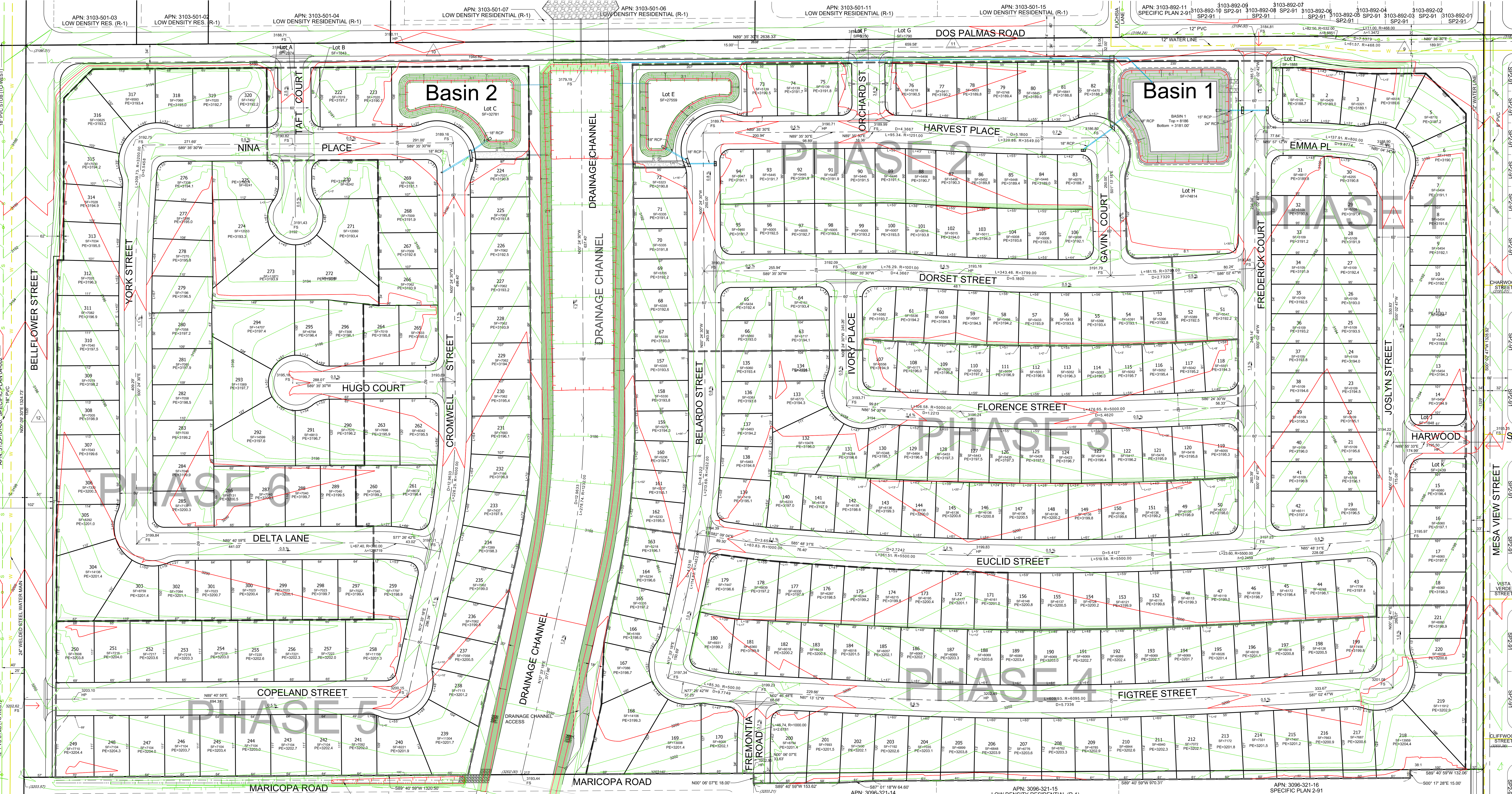
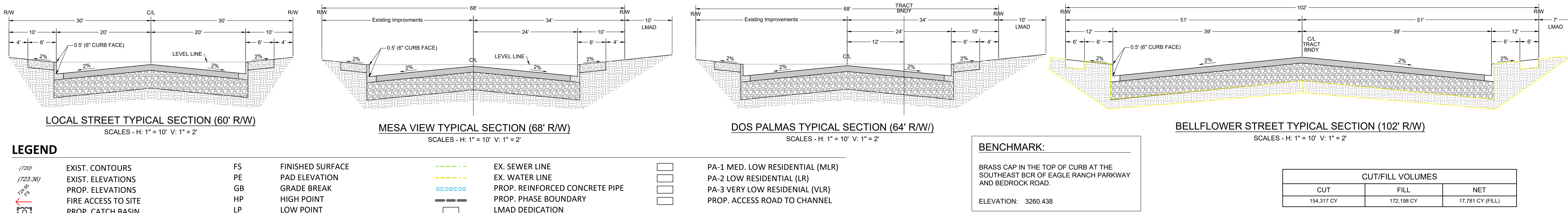


# TENTATIVE TRACT MAP NO. 20262

THE NORTH 1/2 AND A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 28, T5N, R5W, SBM, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL



**LEGEND**

EXIST. CONTOURS	EXIST. ELEVATIONS	PROP. ELEVATIONS	FIRE ACCESS TO SITE	PROP. CATCH BASIN
FS	PE	GP	HP	LP
FINISHED SURFACE	PAD ELEVATION	GRADE BREAK	HIGH POINT	LOW POINT
EX. SEWER LINE	EX. WATER LINE	PROP. REINFORCED CONCRETE PIPE	PROP. PHASE BOUNDARY	LMAD DEDICATION
PA-1 MED. LOW RESIDENTIAL (MLR)	PA-2 LOW RESIDENTIAL (LR)	PA-3 VERY LOW RESIDENTIAL (VLR)	PROP. ACCESS ROAD TO CHANNEL	

**BENCHMARK:**

BRASS CAP IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF EAGLE RANCH PARKWAY AND BEDROCK ROAD.  
ELEVATION: 3260.438

**CUT/FILL VOLUMES**

CUT	FILL	NET
154,317 CY	127,198 CY	17,781 CY (FILL)

**APN: 3096-321-07**  
LOW DENSITY RESIDENTIAL (R-1)

**APPLICANT/OWNER:**  
RY PROPERTIES, INC.  
212 SOUTH PALM AVENUE, SUITE 200  
ALHAMBRA, CA 91801  
PHONE: (626) 282-3100

**ENGINEER:**  
LUDWIG ENGINEERING ASSOCIATES, INC.  
109 E. 3RD ST  
SAN BERNARDINO, CA 92410  
PHONE: (909) 884-8217

**ASSESSOR'S PARCEL NUMBER:**  
3096-311-02-01-000

**LEGAL DESCRIPTION:**  
TENTATIVE TRACT NO. 16397, BEING A SUBDIVISION OF THE FOLLOWING:  
PARCEL "A" OF LOT LINE ADJUSTMENT NO. ADM07-00073, RECORDED SEPTEMBER 30, 2009 AS INSTRUMENT NO. 2009-0430324 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:  
THE NORTH ONE-HALF AND A PORTION OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 00° 02' 06" WEST, 1,326.90 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 28; THENCE NORTH 00° 05' 33" EAST ALONG SAID WEST LINE, 18.00 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE SOUTH 89° 40' 28" WEST ALONG SAID SOUTHERLY LINE, 1,320.49 FEET TO THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 28; THENCE NORTH 00° 08' 56" EAST ALONG THE WESTERLY LINE OF SAID NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 28, 1,324.72 FEET TO THE NORTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 89° 35' 00" EAST ALONG SAID NORTHERLY LINE, 2,638.38 FEET TO THE POINT OF BEGINNING.

**DEVELOPMENT STANDARDS:**

GROSS ACREAGE:	80.75 AC
NET ACREAGE:	75.55 AC
TOTAL NUMBERED LOTS:	320 LOTS
TOTAL LETTERED LOTS:	11 LOTS
UNITS PER ACRE:	3.95
AVERAGE LOT SIZE:	6,680 SF
LINEAL FEET NEW STREETS:	13,195'

**LETTERED LOT USAGE**

LETTER	USAGE
A	LMAD
B	LMAD
C	LMAD
D	DRAINAGE CHANNEL
E	Basin #2
F	LMAD
G	LMAD
H	Basin #1
I	LMAD
J	LMAD
K	LMAD

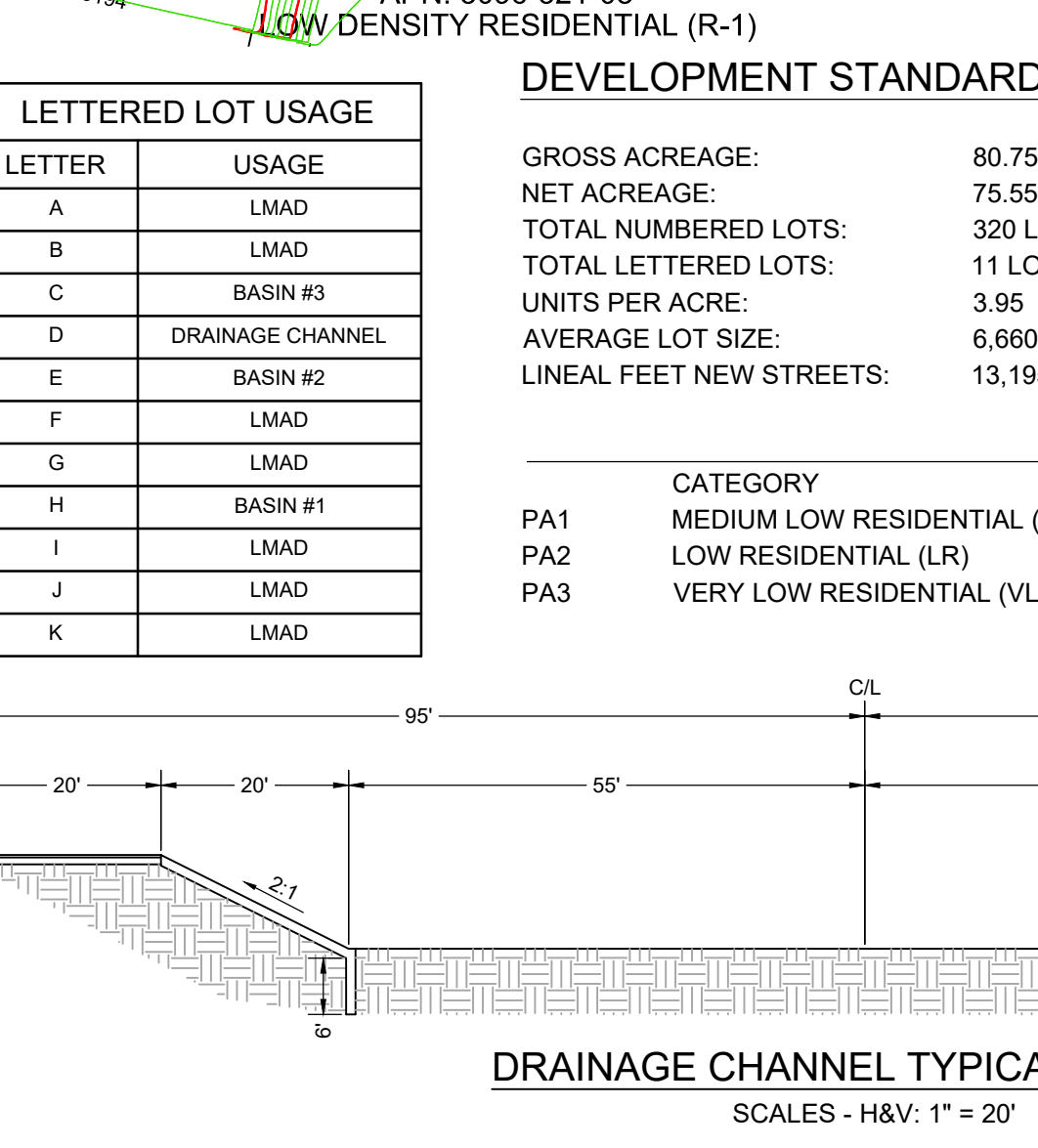
**BUILDING SETBACKS:**  
18' - FRONT  
10' - REAR  
10' - STREET SIDE YARD  
5' - SIDE YARD

**LOT MINIMUM DIMENSIONS:**

WIDTH (INTERIOR CORNER)	DEPTH	NO. LOTS
90'	137'	137
50'	84'	84
60'	99'	99

**GENERAL PLAN:**  
EXISTING GENERAL PLAN: VISTA VERDE SPECIFIC PLAN  
PROPOSED GENERAL PLAN: VISTA VERDE SPECIFIC PLAN

**ZONING:**  
EXISTING ZONING: VISTA VERDE SPECIFIC PLAN  
PROPOSED ZONING: VISTA VERDE SPECIFIC PLAN



**UTILITY COMPANIES:**

**ELECTRIC:**  
SOUTHERN CALIFORNIA EDISON  
P.O. BOX 1498  
VICTORVILLE, CA 92393  
(800) 655-4555

**WATER:**  
VICTORVILLE WATER DISTRICT  
P.O. BOX 5001  
VICTORVILLE, CA 92393  
(760) 955-5001

**SEWER/REFUSE:**  
CITY OF VICTORVILLE  
14343 CIVIC DRIVE  
VICTORVILLE, CA 92392  
(760) 955-5001

**TELEPHONE:**  
FRONTIER COMMUNICATIONS  
(855) 504-4913

**NATURAL GAS:**  
SOUTHWEST GAS COMPANY  
14955 CIRCLE DRIVE  
VICTORVILLE, CA 92392  
(866) 499-8080

**TV:**  
FRONTIER COMMUNICATIONS  
12188 RIDGECREST RD #102  
VICTORVILLE, CA 92392  
(866) 499-8080

**FIRE PROTECTION:**  
SAN BERNARDINO COUNTY FIRE  
157 W. 5TH ST, 2ND FLOOR  
SAN BERNARDINO, CA 92415  
(909) 387-5274

**GENERAL NOTES:**

- EXISTING JOSHUA TREES TO BE RELOCATED PER CITY OF VICTORVILLE REQUIREMENTS
- BLOCK WALLS TO BE CONSTRUCTED BETWEEN LOTS, PER CITY STANDARD
- BASES OF BEARINGS: THE BASIS OF ALL BEARINGS SHOWN HEREON WERE TAKEN FROM THE NORTH LINE OF THE N.W. 1/4 OF SECTION 28, T.5N., R.5W., S.B.M. AS SHOWN ON TRACT NO. 16197-1 RECORDED IN MAP BOOK 287, PAGES 28-32, BEARING BEING N 89° 35' 00" E
- CONTOURS SHOWN ON AERIAL SURVEY BY DIGITAL MAPPING INC. DATED 11/11/2008

**EASEMENT NOTES:**

- AN OFFER OF DEDICATION FOR STREETS, HIGHWAYS, SEWER, DRAINAGE, PUBLIC UTILITIES, AND PUBLIC ACCESS PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 5, 2004 AS INSTRUMENT NO. 2004-009567 OF OFFICIAL RECORDS.
- AN OFFER OF DEDICATION FOR STREETS, HIGHWAYS, SEWER, DRAINAGE, PUBLIC UTILITIES, AND PUBLIC ACCESS PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 2004 AS INSTRUMENT NO. 2004-028293 OF OFFICIAL RECORDS.
- AN OFFER OF DEDICATION FOR STREETS, HIGHWAYS, SEWER, DRAINAGE, PUBLIC UTILITIES, AND PUBLIC ACCESS PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 2005 AS INSTRUMENT NO. 2005-006154 OF OFFICIAL RECORDS.
- AN OFFER OF DEDICATION FOR STREETS, HIGHWAYS, SEWER, DRAINAGE, PUBLIC UTILITIES, AND PUBLIC ACCESS PURPOSES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 31, 2006 AS INSTRUMENT NO. 2006-074167 OF OFFICIAL RECORDS.
- INDICATES PLOTTED EASEMENT PER TITLE REPORT NO. NHC5-274034 (29), FROM FIRST AMERICAN TITLE COMPANY, DATED MAY 8, 2010.

**CITY CASE NO. (to be assigned at plan submittal)**

**CITY OF VICTORVILLE  
ENGINEERING DEPARTMENT**  
14343 Civic Drive, Victorville, CA 92392-7600 | 955-5000

Approved by: Brian W. Gengler, RCE C44730 City Engineer

**DATE** \_\_\_\_\_ **REV.** \_\_\_\_\_ **DESCRIPTION** \_\_\_\_\_ **DATE** \_\_\_\_\_ **BY** \_\_\_\_\_

**DESIGNED BY:** JEC **DRAWN BY:** JEC **CHECKED BY:** SS

**PROJECT:** RY PROPERTIES  
212 SOUTH PALM AVENUE | ALHAMBRA, CA 91801

**DATE:** July 15, 2019

**SCALE:** 1" = 60'

**SHEET:** 1 OF 1

**CITY OF VICTORVILLE  
TENTATIVE TRACT MAP  
TENTATIVE TRACT MAP NO. 20262**