

LOT AREAS		LOT AREAS		LOT AREAS	
LOT #	AREA-SF	AREA-AC	LOT #	AREA-SF	AREA-AC
1	5,050	0.12	52	5,853	0.13
2	5,050	0.12	53	5,400	0.12
3	5,050	0.12	54	5,580	0.13
4	5,343	0.12	55	6,091	0.14
5	5,379	0.12	56	6,487	0.15
6	5,958	0.14	57	7,626	0.18
7	5,500	0.13	58	8,487	0.19
8	5,500	0.13	59	9,097	0.21
9	5,500	0.13	60	6,437	0.15
10	5,500	0.13	61	7,404	0.17
11	5,500	0.13	62	6,848	0.16
12	5,500	0.13	63	5,503	0.13
13	5,500	0.13	64	5,200	0.12
14	5,500	0.13	65	5,447	0.13
15	5,761	0.13	66	6,172	0.14
16	5,933	0.14	67	6,164	0.14
17	7,395	0.17	68	6,322	0.15
18	6,854	0.16	69	6,223	0.14
19	5,776	0.13	70	6,238	0.14
20	5,712	0.13	71	7,094	0.16
21	5,638	0.13	72	10,644	0.24
22	5,569	0.13	73	10,247	0.24
23	5,519	0.13	74	17,790	0.41
24	5,488	0.13	75	6,944	0.16
25	5,462	0.13	76	6,203	0.14
26	5,813	0.13	77	5,353	0.12
27	5,526	0.13	78	11,761	0.27
28	5,421	0.12	79	10,512	0.24
29	5,450	0.13	80	4,440	0.10
30	5,474	0.13	81	4,480	0.10
31	5,481	0.13	82	4,498	0.10
32	5,469	0.13	83	4,506	0.10
33	5,455	0.13	84	4,396	0.10
34	5,688	0.13	85	4,328	0.10
35	6,147	0.14	86	4,178	0.10
36	5,858	0.13	87	4,225	0.10
37	5,475	0.13	88	7,194	0.17
38	5,524	0.13	89	10,558	0.24
39	5,572	0.13	90	8,196	0.19
40	5,620	0.13	91	5,301	0.12
41	6,125	0.14	92	4,766	0.11
42	6,333	0.15	93	4,733	0.11
43	7,706	0.18	94	4,687	0.11
44	6,390	0.15	95	4,664	0.11
45	5,927	0.14	96	4,622	0.11
46	5,775	0.13	97	4,586	0.11
47	5,453	0.13	98	4,557	0.10
48	5,400	0.12	99	4,534	0.10
49	5,400	0.12	100	4,518	0.10
50	5,400	0.12	101	4,508	0.10
51	5,853	0.13	102	4,492	0.10

PROPOSED DUAL USE PARK AND BASIN AREA

LOT	AREA-SF	AREA-AC
A	28,953	0.66

PROPOSED DUAL BASIN AREAS

LOT	AREA-SF	AREA-AC
B	17,433	0.40
C	25,499	0.59

EXIST. DESERT WASH FUTURE DRAINAGE CHANNEL AREA TO BE DEDICATED TO THE CITY OF VICTORVILLE

LOT	AREA-SF	AREA-AC
D	240,037	5.51

PROPOSED LMD AREAS

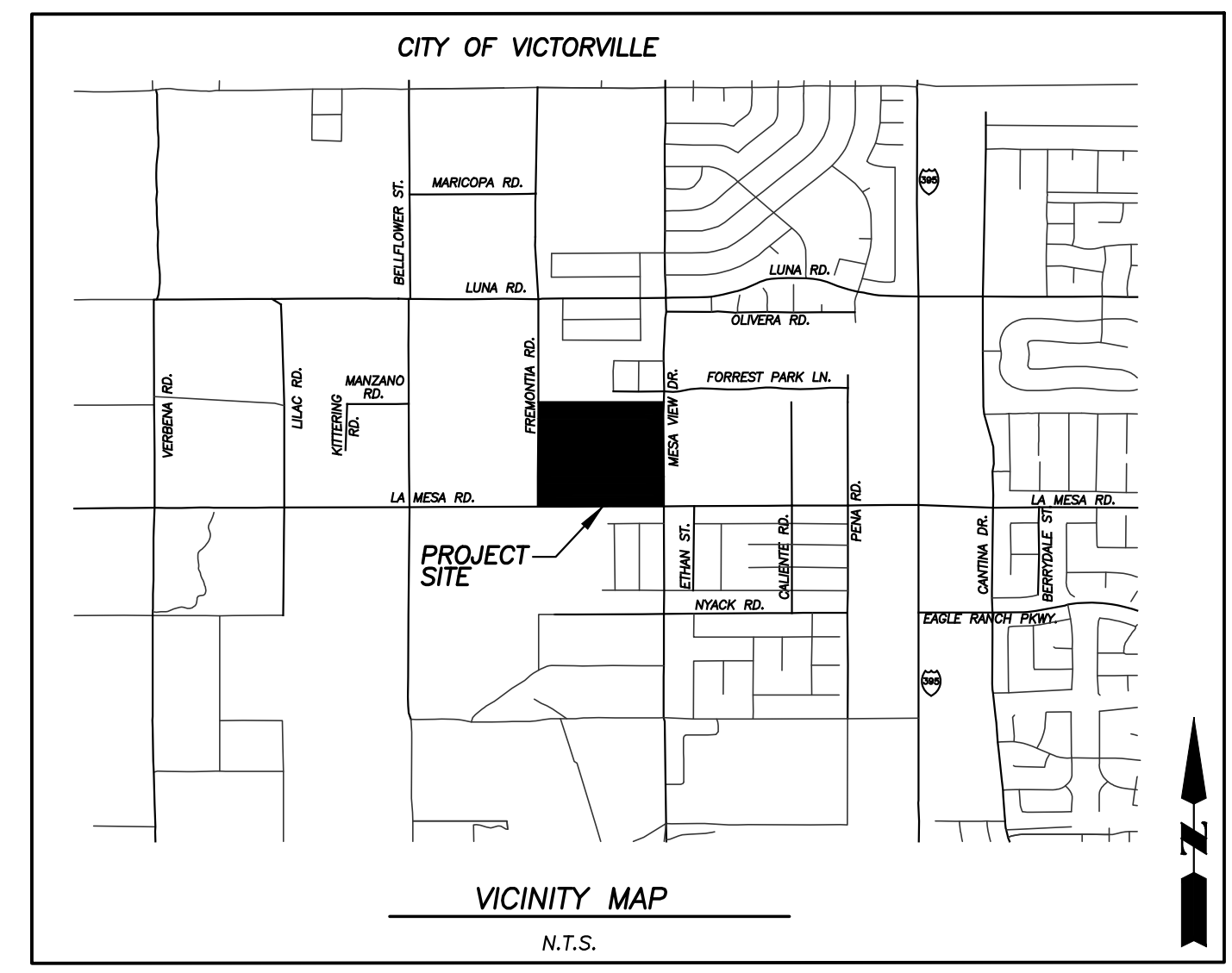
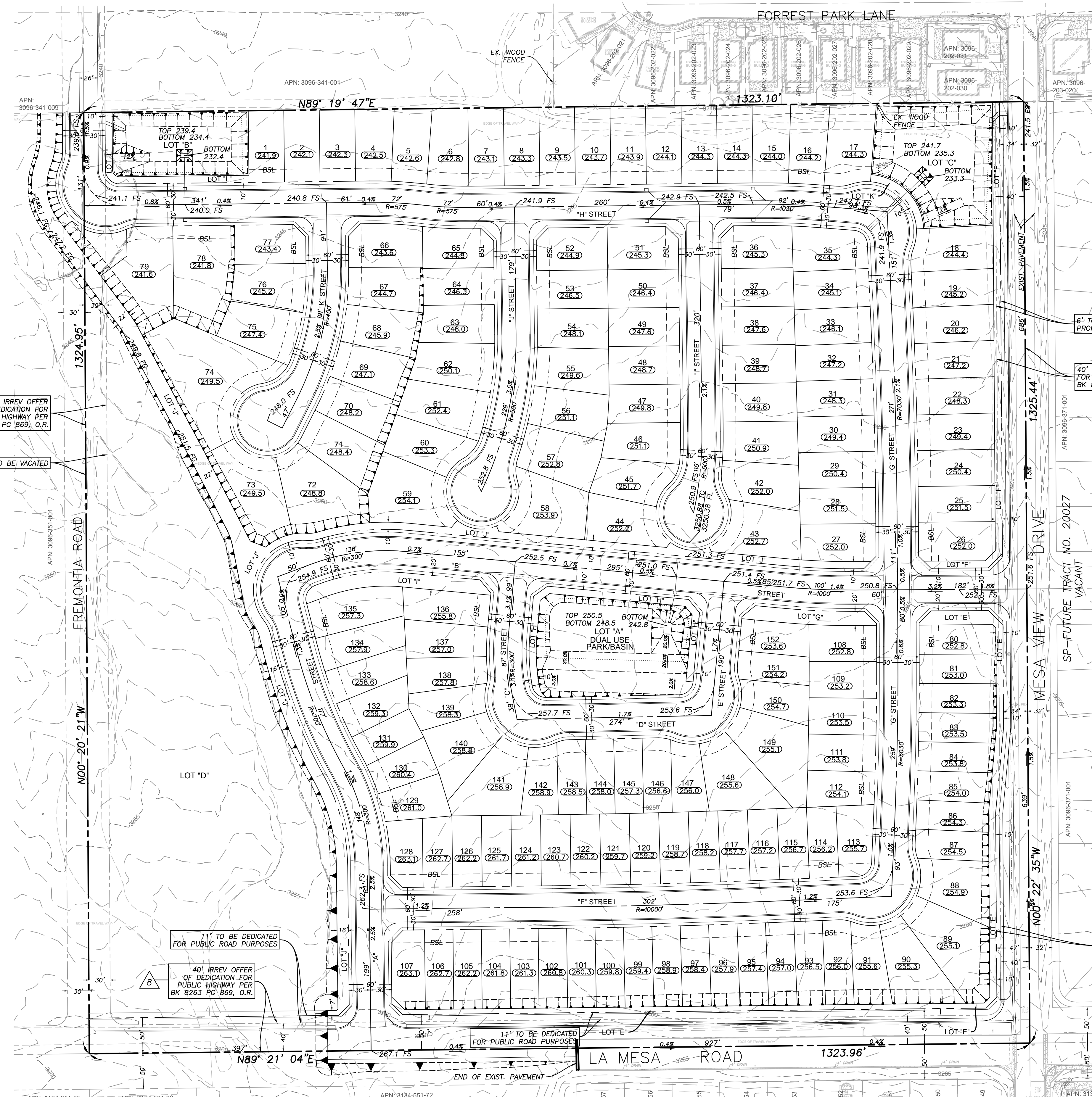
LOT	AREA-SF	AREA-AC
E	13,279	0.30
F	7,416	0.17
G	3,484	0.08
H	4,544	0.10
I	5,119	0.12
J	33,646	0.77
K	1,085	0.02
L	2,866	0.07

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

# VESTING TENTATIVE MAP - TRACT NO. 20488

BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP NO. 1612 AS FILED IN BOOK 13 OF PARCEL MAPS WITHIN THE SW 1/4 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

UNITED ENGINEERING GROUP CA., INC DECEMBER 2021



- GENERAL NOTES:**
- ASSESSOR'S PARCEL NOS.: 3096-351-02 & 03.
  - THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP.
  - TOTAL GROSS AREA = 1,753,900 SQ. FT., 40.26 ACRES
  - TOTAL NET AREA = 1,649,927 SQ. FT., 37.86 ACRES
  - TOTAL NO. OF NUMBERED LOTS = 152
  - TOTAL NO. OF LETTERED LOTS = 12
  - LOTS 1 THROUGH 79 ARE 4,000 S.F. MIN. (RESIDENTIAL LOTS)
  - LOTS 80 THROUGH 152 ARE 5,000 S.F. MIN. (RESIDENTIAL LOTS)
  - NET DENSITY: 4.01 DU/AC.
  - GROSS DENSITY: 3.77 DU/AC.
  - AVERAGE LOT SIZE = 5,651 S.F.
  - CONTOUR INTERVAL = 1 FOOT (VARIES)
  - ALL SLOPES ARE 2:1 OR FLATTER
  - LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.
  - THIS MAP IS COMPILLED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
  - THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE.
  - ALL FRONT YARD BUILDING SETBACK LINES (BSL) ARE SHOWN AT THE MINIMUM FRONT YARD BSL = 18' PER VISTA VERDE SPECIFIC PLAN.
  - ADD 3000 FEET TO ALL ELEVATIONS SHOWN HEREIN TO OBTAIN TRUE DATUM.
  - TOPOGRAPHY SOURCE: ATLAS GEOSPATIAL CONTOUR INTERVAL 1 FT.

- LAND USE INFORMATION:**
- EXISTING ZONING = MLR/MR (VISTA VERDE SPECIFIC PLAN)  
 PROPOSED ZONING = MLR/MR (VISTA VERDE SPECIFIC PLAN)  
 ADJACENT EXISTING LAND USE = NORTH - MLR (VISTA VERDE SPECIFIC PLAN)  
 EAST - LR (VISTA VERDE SPECIFIC PLAN)  
 WEST - VLR (VISTA VERDE SPECIFIC PLAN)  
 SOUTH - R-1 (SINGLE FAMILY RESIDENTIAL)

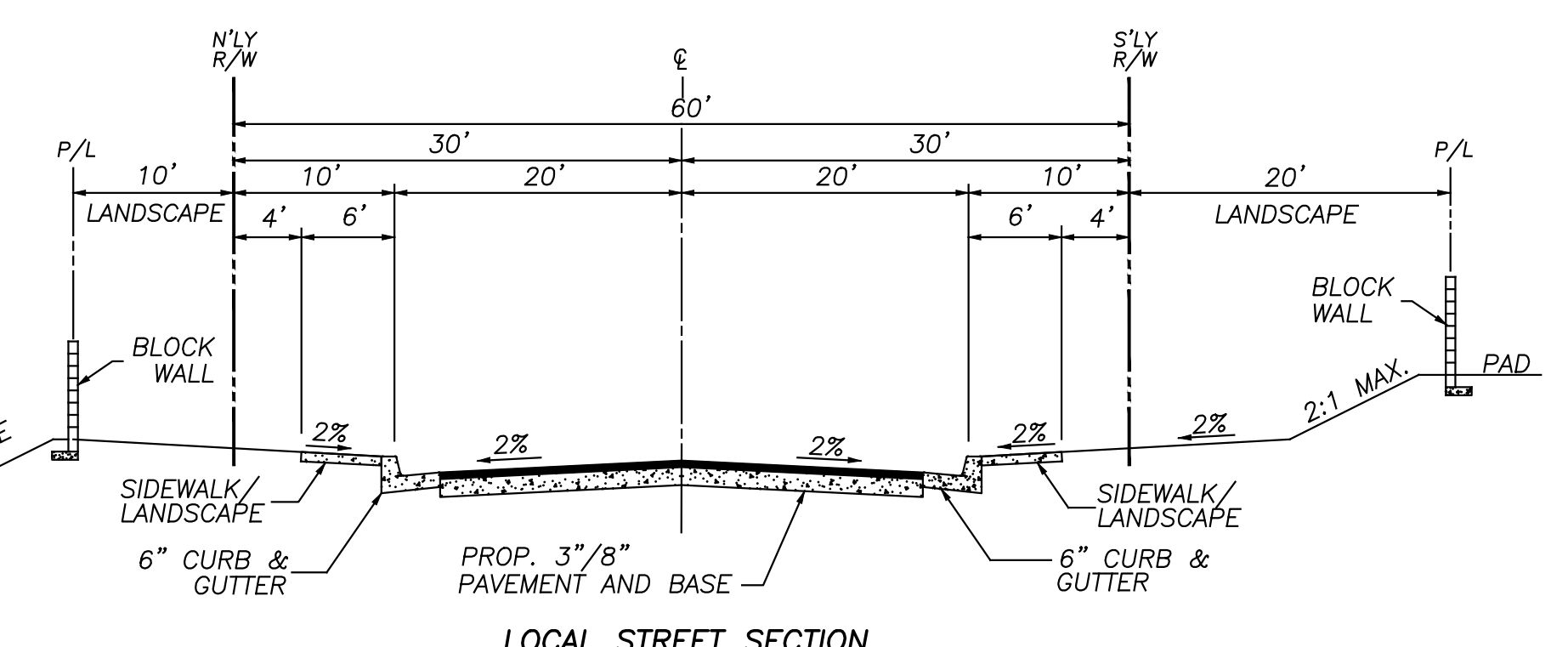
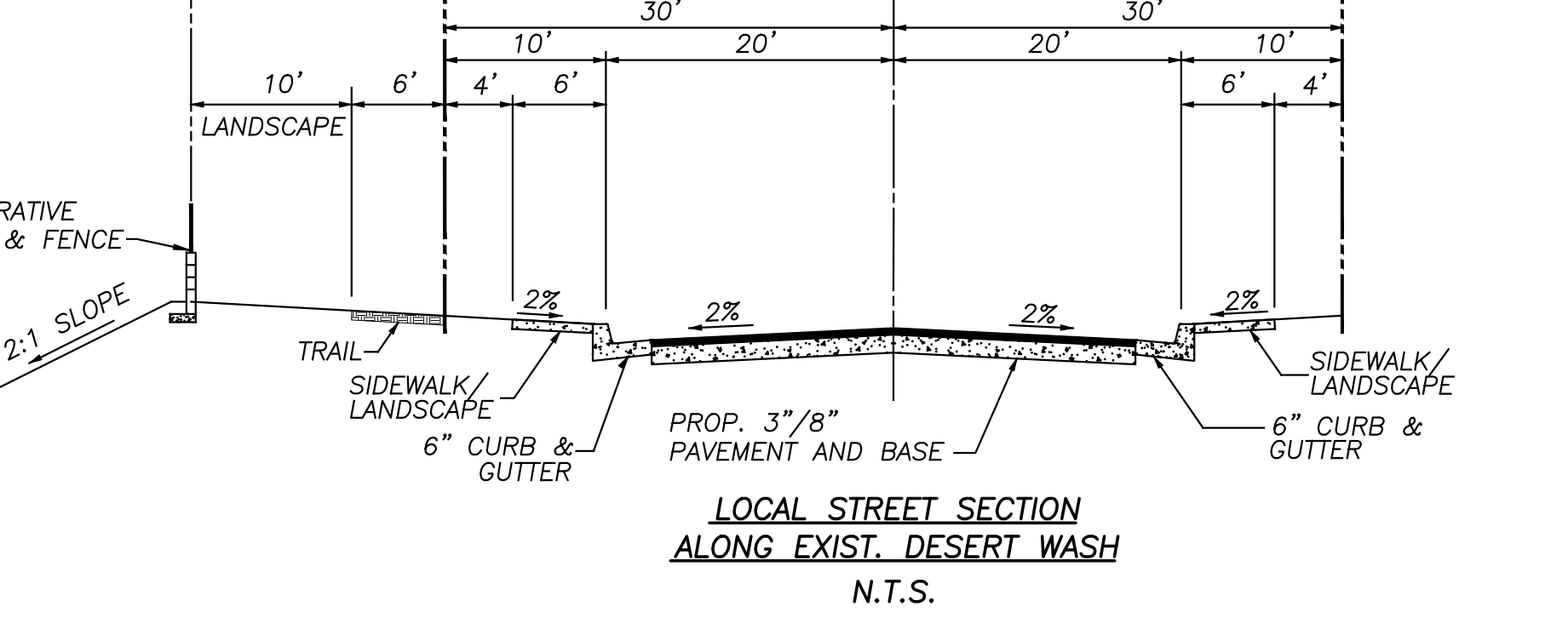
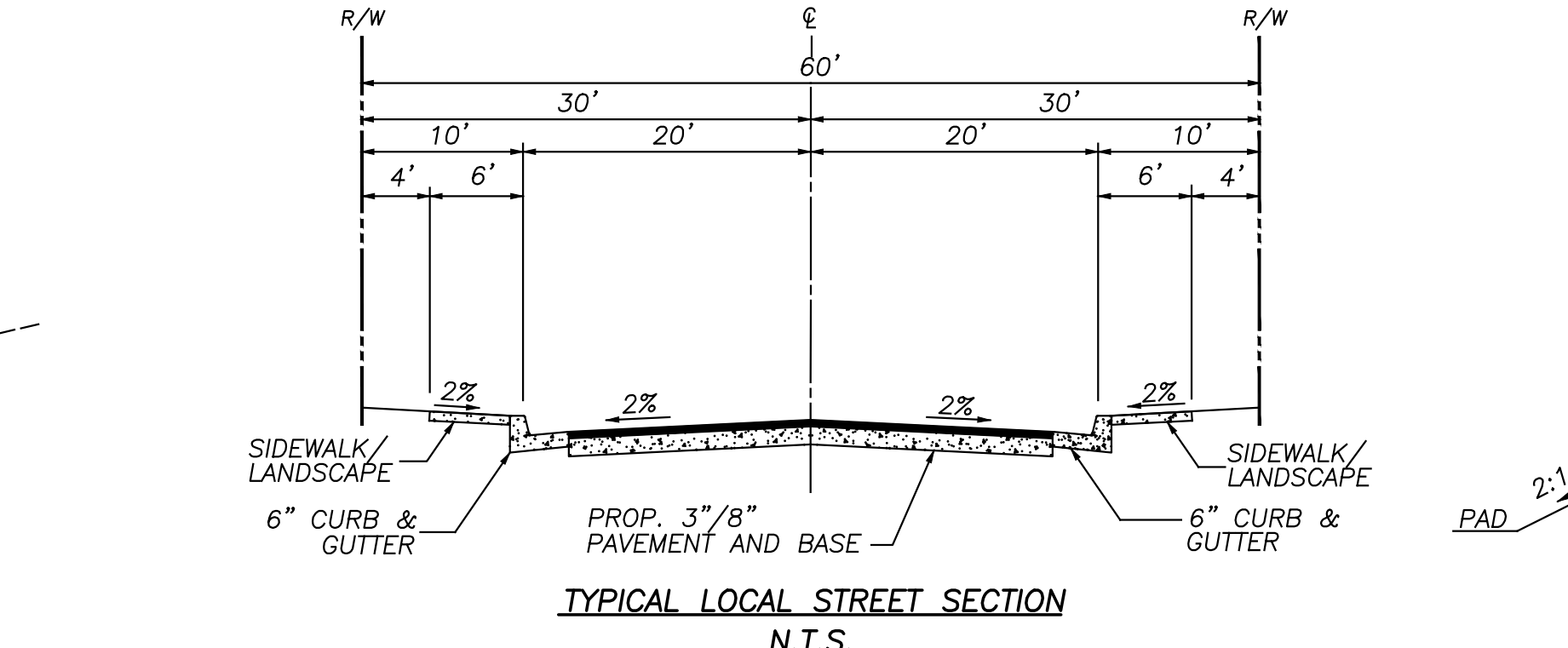
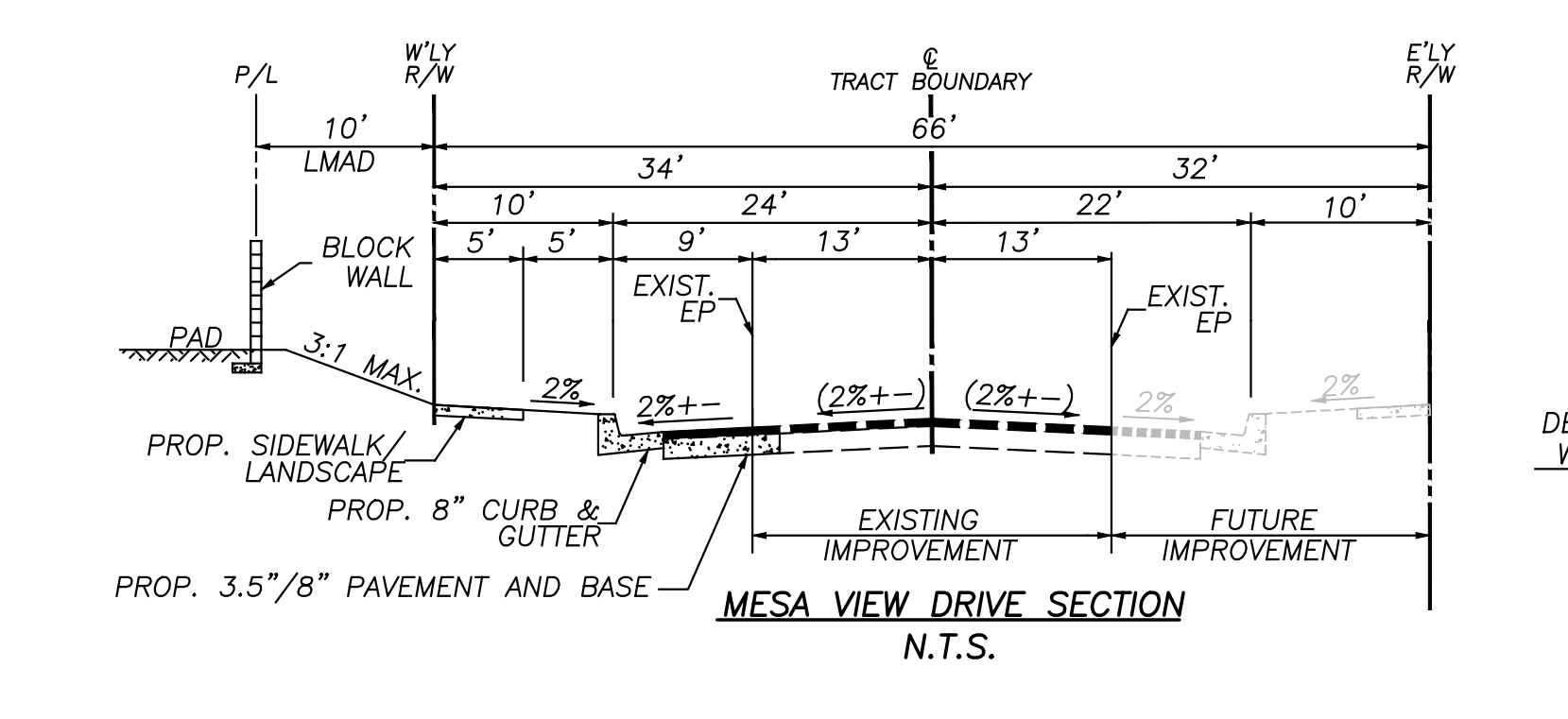
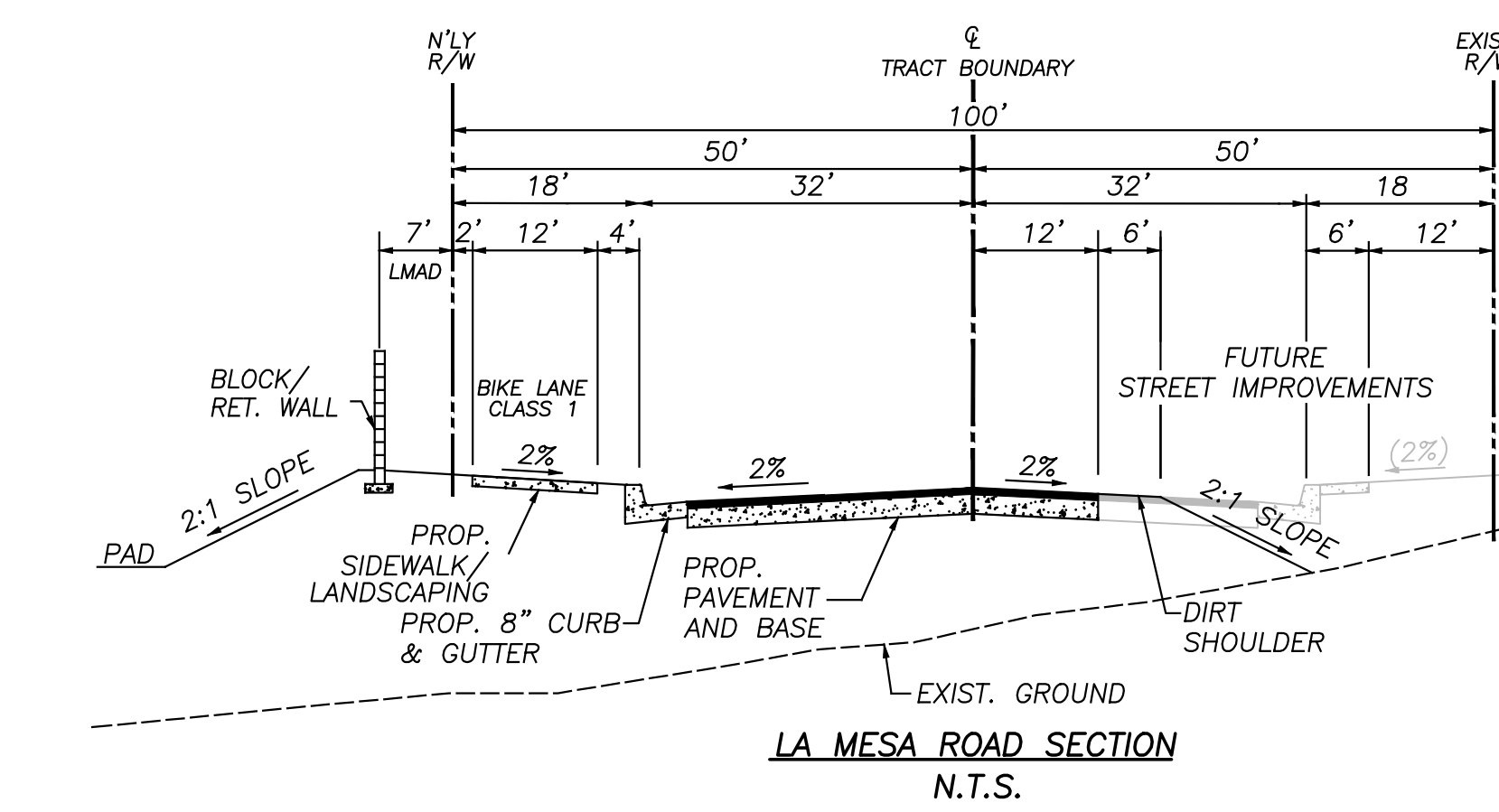
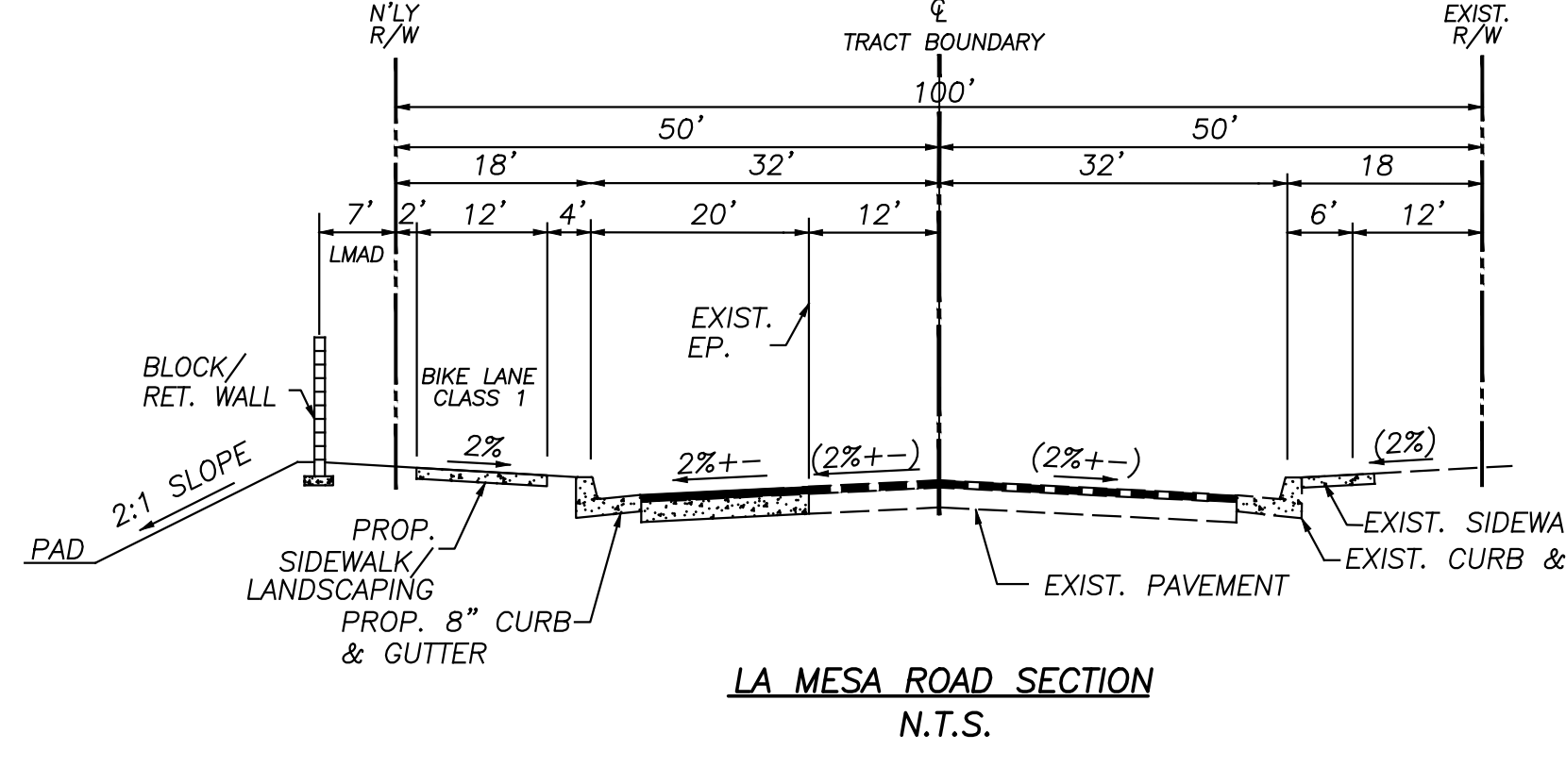
**UTILITY PURVEYORS**

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) 245-8607
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

**BENCH MARK**  
 CITY OF VICTORVILLE BENCHMARK NO. V-212  
 LA MESA & HIGHWAY 395, 146' E/O EAST EP  
 HWY 395 & 87' SE OF FIRE HYDRANT.  
 ELEV = 3248.52

**OWNER/APPLICANT:**  
 VICTORVILLE DEVELOPMENT, LLC  
 5780 FLEET STREET, SUITE 225  
 CARLSBAD, CA 92008

**PREPARED BY:**  
 UNITED ENGINEERING GROUP-CA, INC.  
 8885 HAVEN AVENUE  
 SUITE 195  
 RANCHO CUICAMONGA, CA 91730  
 PHONE: 909.466.9240  
 WWW.UENG.COM



**LEGAL DESCRIPTION:**  
 PER ORANGE COAST TITLE COMPANY PRELIMINARY REPORT DATED MAY 17, 2017, ORDER NO. 140-186866-66.  
 THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 PARCEL 14: THE EAST 1/2 OF PARCEL 4 OF PARCEL MAP NO. 1612, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 13 OF PARCEL MAPS, PAGE 98, RECORDS OF SAID COUNTY.  
 PARCEL 15: THE WEST 1/2 OF SAID EAST 1/2 BEING A LINE FROM THE MID POINT OF THE NORTH LINE OF SAID PARCEL 4 TO THE MID POINT OF THE SOUTH LINE OF SAID PARCEL 4. BY CERTIFICATE OF COMPLIANCE RECORDED JANUARY 16, 1989, INSTRUMENT NO. 89-016673, OFFICIAL RECORDS AND JANUARY 16, 1989 AS INSTRUMENT NO. 89-016674, OFFICIAL RECORDS.  
 PARCEL 16: THE NORTH 1/2 OF THE WEST 1/2 OF PARCEL 4 OF PARCEL MAP NO. 1612, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 13 OF PARCEL MAPS, PAGE 98, RECORDS OF SAID COUNTY.  
 PARCEL 17: THE EAST LINE OF SAID WEST 1/2 BEING A LINE FROM THE MID POINT OF THE NORTH LINE OF SAID PARCEL 4 TO THE MID POINT OF THE SOUTH LINE OF SAID PARCEL 4. BY CERTIFICATE OF COMPLIANCE RECORDED JANUARY 16, 1989, INSTRUMENT NO. 89-016673, OFFICIAL RECORDS AND JANUARY 16, 1989 AS INSTRUMENT NO. 89-016674, OFFICIAL RECORDS.  
 PARCEL 18: THE SOUTH 1/2 OF THE WEST 1/2 OF PARCEL 4 OF PARCEL MAP NO. 1612, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 13 OF PARCEL MAPS, PAGE 98, RECORDS OF SAID COUNTY.  
 PARCEL 19: THE NORTH LINE OF SAID SOUTH 1/2 BEING A LINE FROM THE MID POINT OF THE WEST LINE OF SAID PARCEL 4 TO THE MID POINT OF THE EAST LINE OF SAID PARCEL 4.  
 PARCEL 20: THE EAST LINE OF SAID WEST 1/2 BEING A LINE FROM THE MID POINT OF THE NORTH LINE OF SAID PARCEL 4 TO THE MID POINT OF THE SOUTH LINE OF SAID PARCEL 4. BY CERTIFICATE OF COMPLIANCE RECORDED JANUARY 16, 1989, INSTRUMENT NO. 89-016673, OFFICIAL RECORDS AND JANUARY 16, 1989, INSTRUMENT NO. 89-016674, OFFICIAL RECORDS.  
 DISTANCES AND BEARINGS ARE TO BE MEASURED TO STREET CENTERS.

**EASEMENTS**  
 EASEMENTS SHOWN HEREON WERE DERIVED FROM THE PRELIMINARY REPORT FOR TITLE INSURANCE, AS PREPARED BY ORANGE COAST TITLE COMPANY, ORDER NO. 140-186866-66, DATED AS OF MAY 24, 2017. NO RESPONSIBILITY FOR CONTENT, COMPLETENESS OR ACCURACY OF SAID PRELIMINARY TITLE REPORT IS ASSUMED BY THIS MAP, THE SURVEYOR, OR UNITED ENGINEERING GROUP-CA, INC.  
 7. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT: RECORDED: 10/20/1960, IN BOOK 5263, PAGE 511, OF OFFICIAL RECORDS.  
 FOR: PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF: CALNEVE PIPE LINE COMPANY AFFECTS: THE LOCATION OF SAID EASEMENT CAN NOT BE LOCATED FROM THE PUBLIC RECORDS.  
 AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FOR PUBLIC HIGHWAY, RECORDED 09/07/1973, IN BOOK 8263, PAGE 869 OF OFFICIAL RECORDS.  
 SAID MATTER AFFECTS THE WESTERLY 30 FEET, SOUTHERLY 40 FEET AND EASTERLY 40 FEET OF SAID LAND, TOGETHER WITH SPANDELR (TRIANGULAR) SHAPED PARCELS AS DESCRIBED THEREIN.  
 SAID EASEMENT IS PLOTTED HEREON.

SUBMITTALS:			REVISIONS			REVISIONS		
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE

DESIGNED BY: LJP  
 CHECKED BY: DCP

DESIGNED BY: LJP  
 CHECKED BY: DCP

LA MESA ROAD & MESA VIEW DRIVE		DATE:	DECEMBER 8, 2021
GRADING DESIGN		SHEET 1 OF 3	PROJECT NUMBER
TTM NO. 20488			CA-30181