

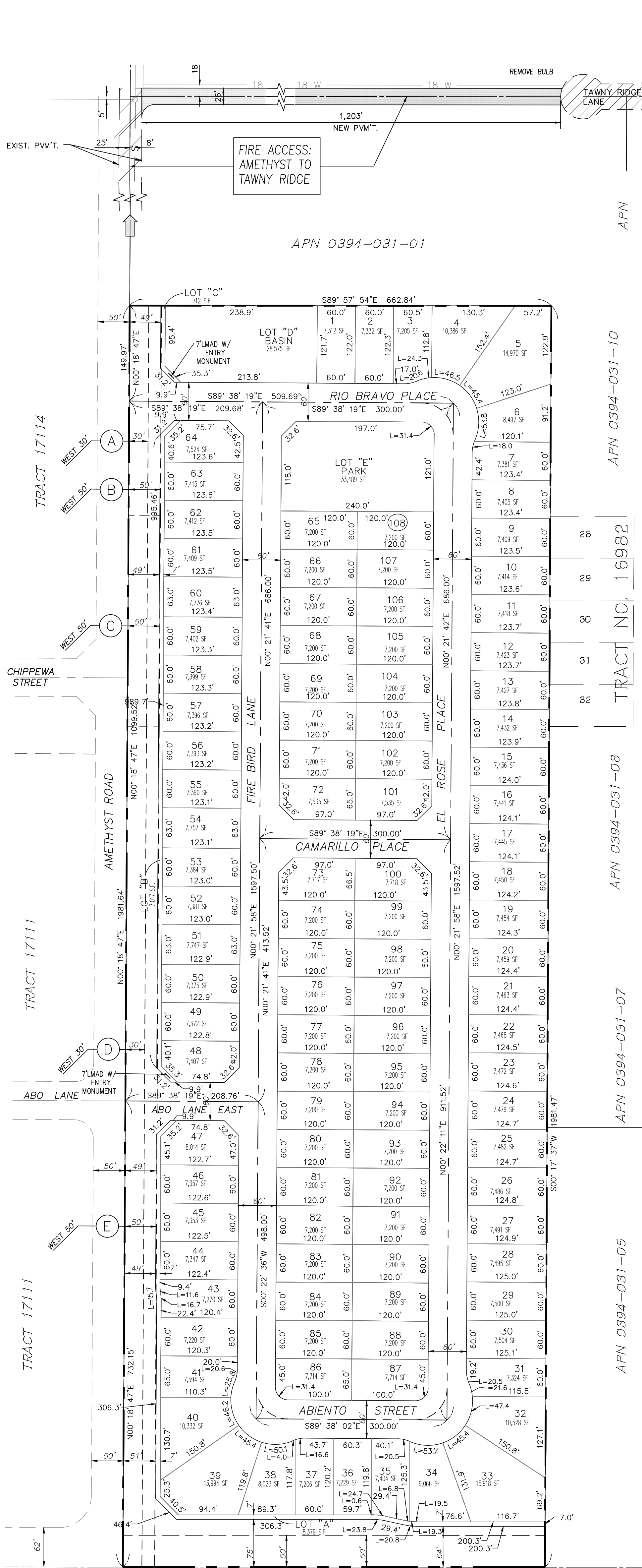
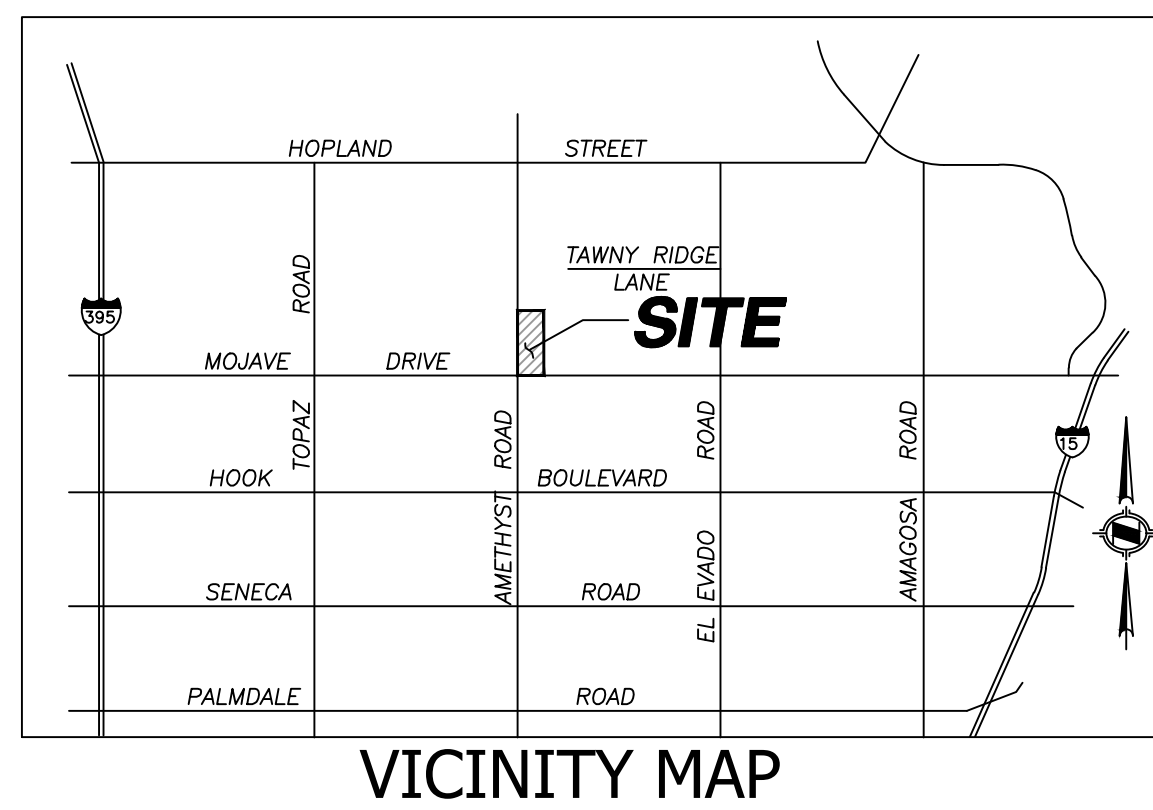
IN THE CITY OF VICTORVILLE,
COUNTY OF SAN BERNARDINO, CALIFORNIA

TENTATIVE TRACT MAP No. 20525

BEING THE WEST HALF OF THE WEST HALF OF THE
SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH,
RANGE 5 WEST, S.B.M., IN THE COUNTY OF SAN
BERNARDINO, STATE OF CALIFORNIA ACCORDING TO THE
OFFICIAL PLAT THEREOF. EXCEPTING THE NORTHWEST
ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE
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LUDWIG ENGINEERING

DECEMBER 2022



PROJECT SUMMARY

- GROSS ACREAGE: 30.1 ACRES
- NET ACREAGE: 20.87 ACRES
- PROPOSED DENSITY: 3.85 DU/AC
- MINIMUM LOT AREA: 7,200 S.F.
- AVERAGE LOT AREA: 7,692 S.F.
- MINIMUM LOT DIMENSION FOR INTERIOR LOT: 60'x120'
- MINIMUM LOT DIMENSION FOR CORNER LOT: 65'x120'

LAND USE SUMMARY

LOT No.	LAND USE	AREAS
A, B, C, D & E	LETTER LOTS (LMAD, PARK & BASIN)	1.80 ACRES
1-108	SINGLE FAMILY RESIDENTIAL LOTS	19.07 ACRES
ROADS	ROADS	9.23 ACRES
TOTAL		30.1 ACRES

EASEMENTS

- (A) REFERS TO AN EASEMENT IN FAVOR OF IAN FREEBARN-SMITH FOR ROAD AND INCIDENTAL PURPOSES RECORDED DECEMBER 13, 1967 IN BOOK 6940, PAGE 679 OF OFFICIAL RECORDS.
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- PROPOSED LAND USE: RESIDENTIAL
- EXISTING GENERAL PLAN: LOW DENSITY RESIDENTIAL
- EXISTING ZONING: R-1T (4) SINGLE FAMILY TRANSITIONAL
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- LOTS 1-109 ARE SINGLE FAMILY RESIDENTIAL, LOTS D & E ARE BASIN & PARK
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- SCHOOL DISTRICTS: VICTOR ELEMENTARY SCHOOL DISTRICT AND VICTOR VALLEY UNION HIGH SCHOOL DISTRICT
- THOMAS BROTHERS REFERENCE, SAN BERNARDINO 2005: PAGE 4295, G5 & G6
- SETBACKS: FRONT YARD = 20'; SIDE YARD = 5'; STREET SIDE YARD = 10'; REAR YARD = 20'
- A 7 FOOT WIDE LMAD WILL BE DEDICATED ALONG AMETHYST ROAD AND MOJAVE DRIVE.

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SEWER	CITY OF VICTORVILLE	(760) 955-5087
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BENCHMARK

CITY OF VICTORVILLE B.M., V-214
BEING A 3" BRASS CAP IN SOUTH TOP OF CURB AT INTERSECTION OF MOJAVE DRIVE AND AMETHYST ROAD @ 2 FEET WEST OF SOUTHWEST BCR
ELEVATION: 2967.28

PREPARED FOR:

THREE ARCH INVESTMENT CORP.1
17802 LAKESIDE HAVEN DRIVE
CYPRESS, TEXAS, 77433
DAVID MICHELSON: (949)322-6983

PROPERTY OWNER:

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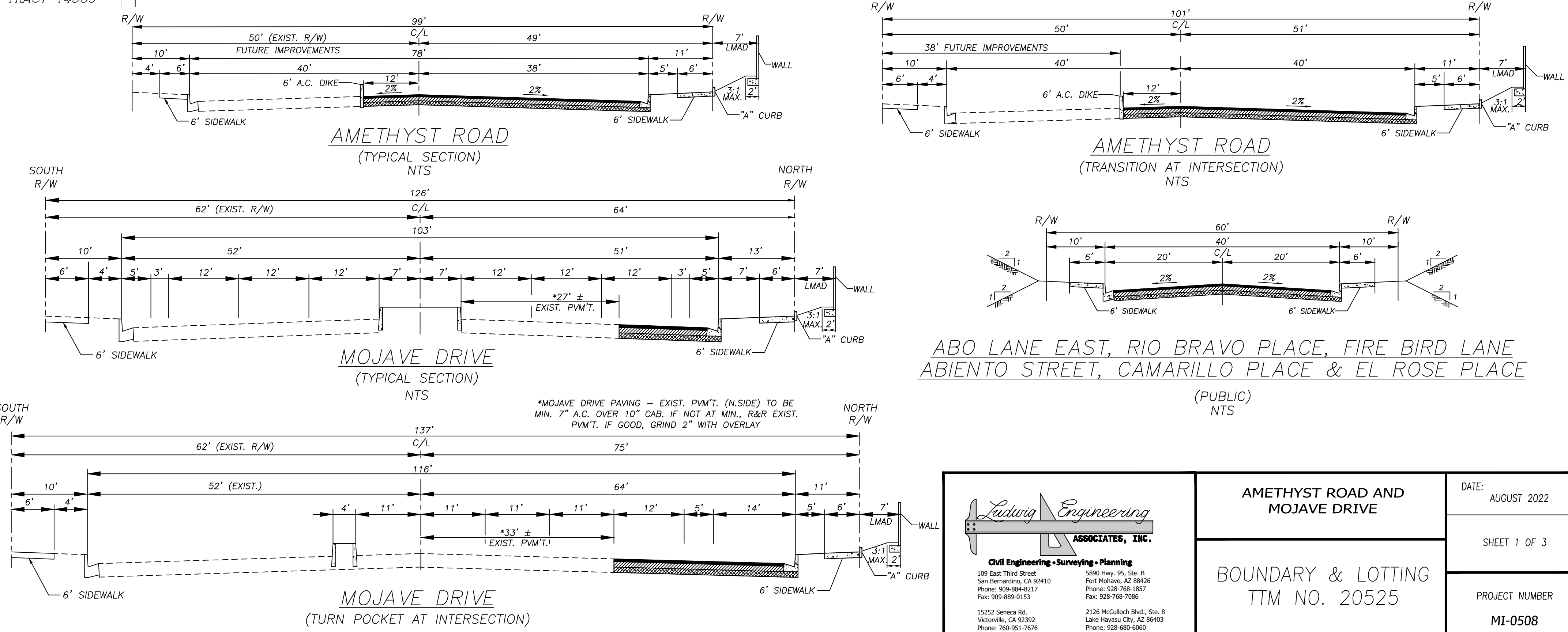
Jeffrey Martin Ashbaker
JEFFREY MARTIN ASHBAKER, P.E. 91606



LOT SUMMARY TABLE

AREAS (7,200 S.F. MIN)					
LOT NO.	GROSS SQ.FT.	LOT NO.	GROSS SQ.FT.	LOT NO.	GROSS SQ.FT.
1	7,312	31	7,324	61	7,409
2	7,332	32	10,528	62	7,412
3	7,205	33	15,918	63	7,415
4	10,386	34	9,066	64	7,524
5	14,970	35	7,404	65	7,200
6	8,497	36	7,229	66	7,200
7	7,381	37	7,206	67	7,200
8	7,405	38	8,023	68	7,200
9	7,409	39	13,994	69	7,200
10	7,414	40	10,332	70	7,200
11	7,418	41	7,594	71	7,200
12	7,423	42	7,220	72	7,535
13	7,427	43	7,270	73	7,717
14	7,432	44	7,347	74	7,200
15	7,436	45	7,353	75	7,200
16	7,441	46	7,357	76	7,200
17	7,445	47	8,014	77	7,200
18	7,450	48	7,407	78	7,200
19	7,454	49	7,372	79	7,200
20	7,459	50	7,375	80	7,200
21	7,463	51	7,747	81	7,200
22	7,468	52	7,381	82	7,200
23	7,472	53	7,384	83	7,200
24	7,479	54	7,757	84	7,200
25	7,482	55	7,390	85	7,200
26	7,486	56	7,393	86	7,714
27	7,491	57	7,396	87	7,714
28	7,495	58	7,399	88	7,200
29	7,500	59	7,402	89	7,200
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LOTS - 108 830,188 S.F.
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TOTAL LOTS - 113 909,856 S.F.
TOTAL 20.87 ACRES
AVERAGE - RESIDENTIAL LOTS 7,692 S.F.



**Ludwig Engineering
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2126 McCulloch Blvd., Ste. 8
Lake Havasu City, AZ 86403
Phone: 928-660-6066
Fax: 928-854-6530

**AMETHYST ROAD AND
MOJAVE DRIVE**

**BOUNDARY & LOTTING
TTM NO. 20525**

DATE: AUGUST 2022

SHEET 1 OF 3

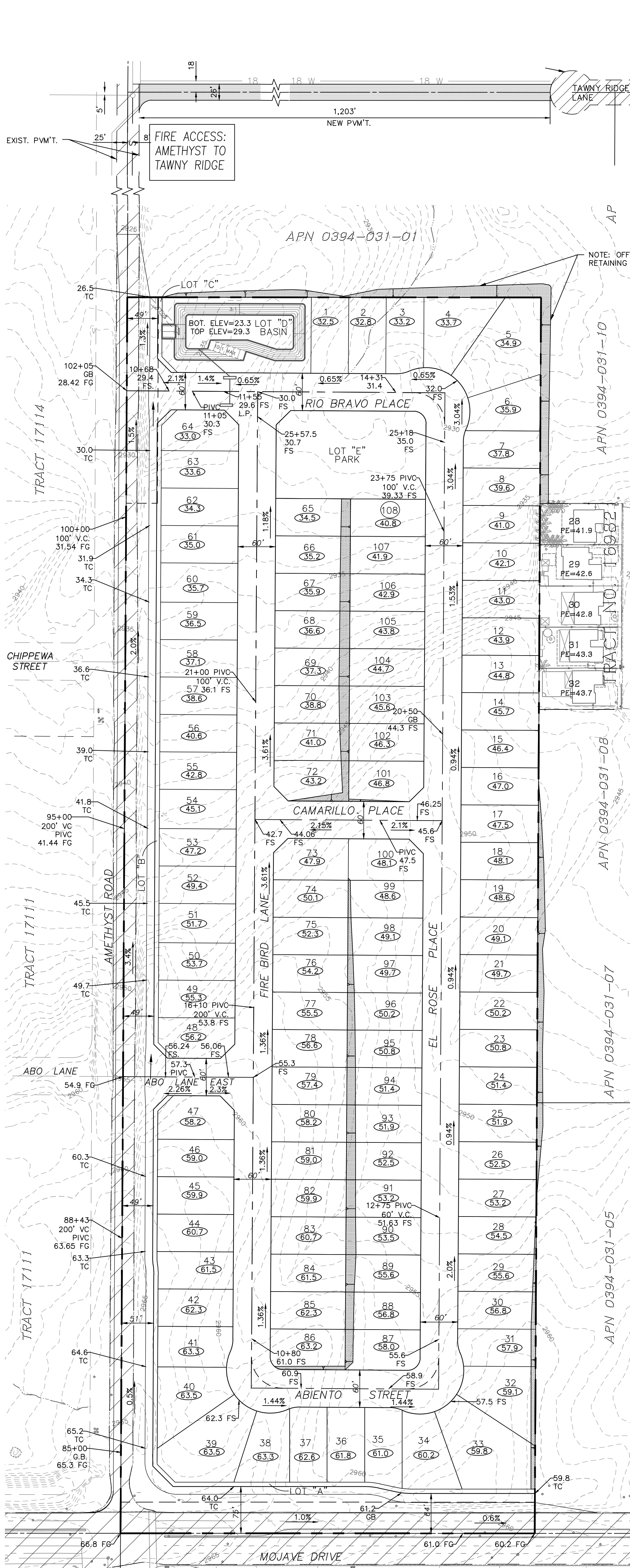
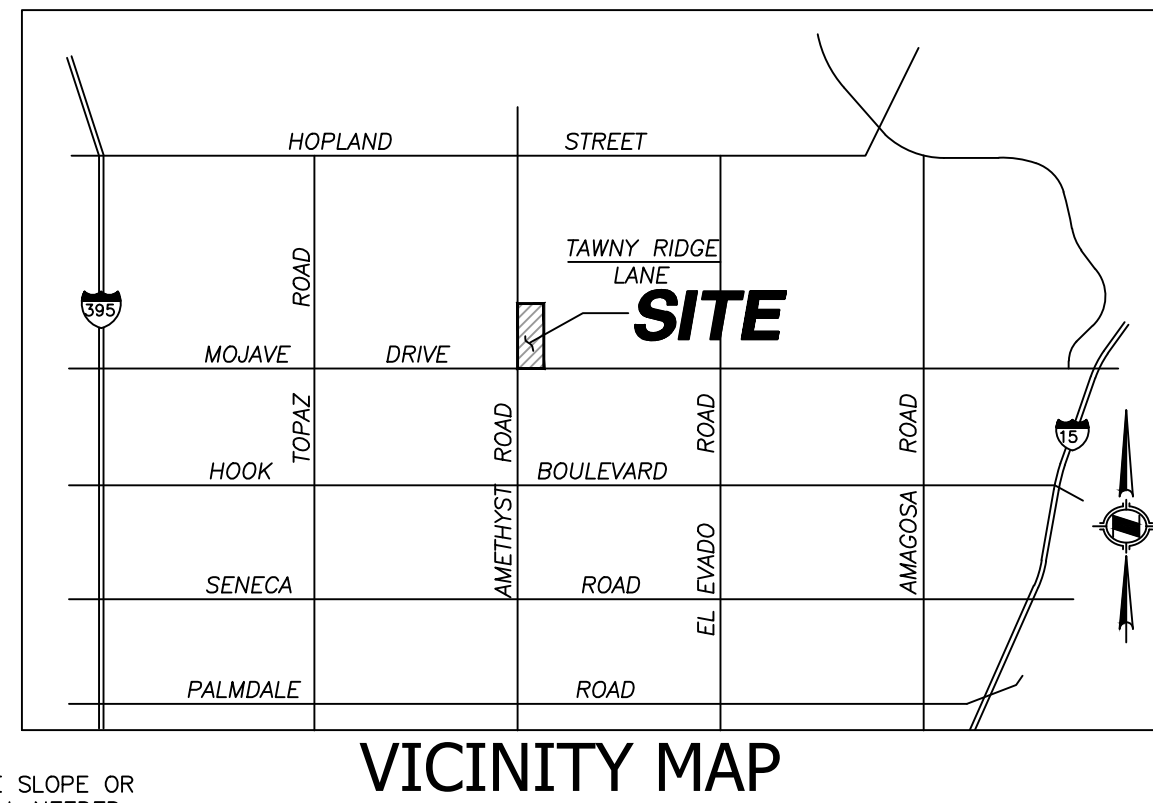
PROJECT NUMBER
MI-0508

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No. 20525

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LUDWIG ENGINEERING

DECEMBER 2022



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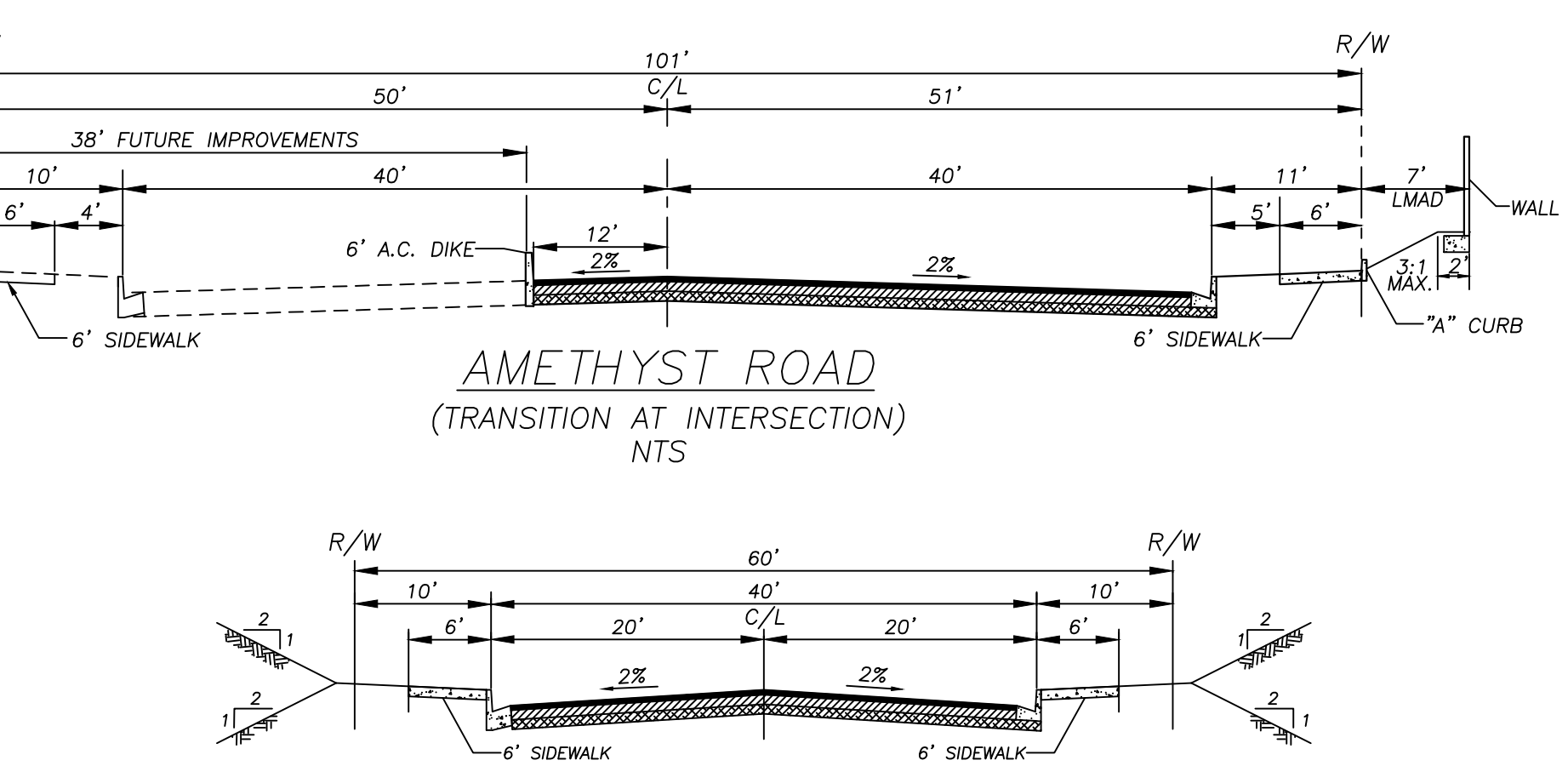
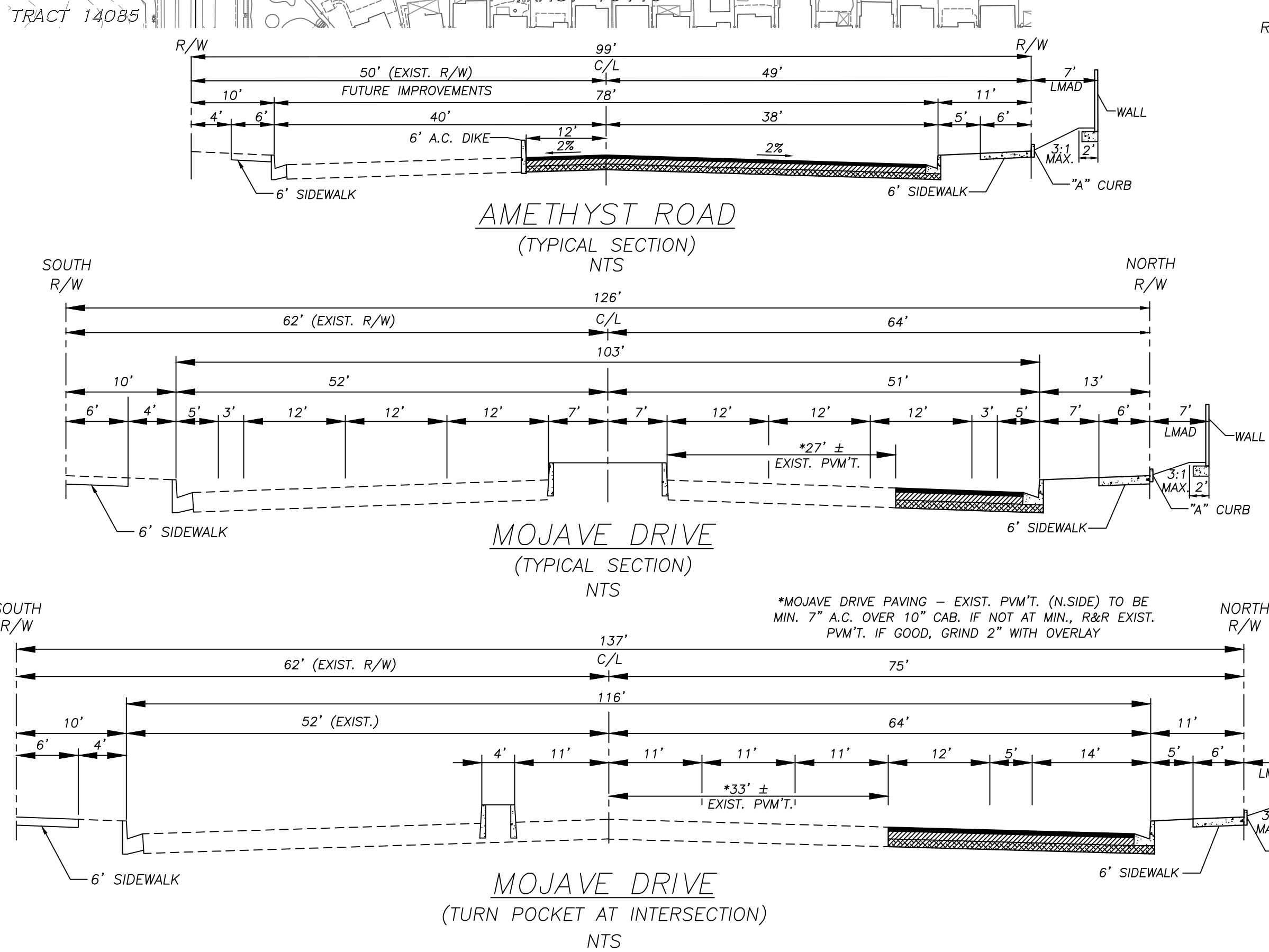
GRADING NOTES

- (XX.X) = PROPOSED PAD ELEVATION
- G.B. = GRADE BREAK
- P.V.C. = POINT OF INTERSECTION VERTICAL CURVE
- F.G. = FINISH GRADE
- V.C. = VERTICAL CURVE
- H.P. = HIGH POINT
- INDICATES 2:1 SLOPE
- APPROX. EARTHWORK QUANTITIES
CUT = 77,855 C.Y., FILL = 50,942 C.Y.

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AMETHYST ROAD AND MOJAVE DRIVE
PRELIMINARY GRADING
TTM NO. 20525

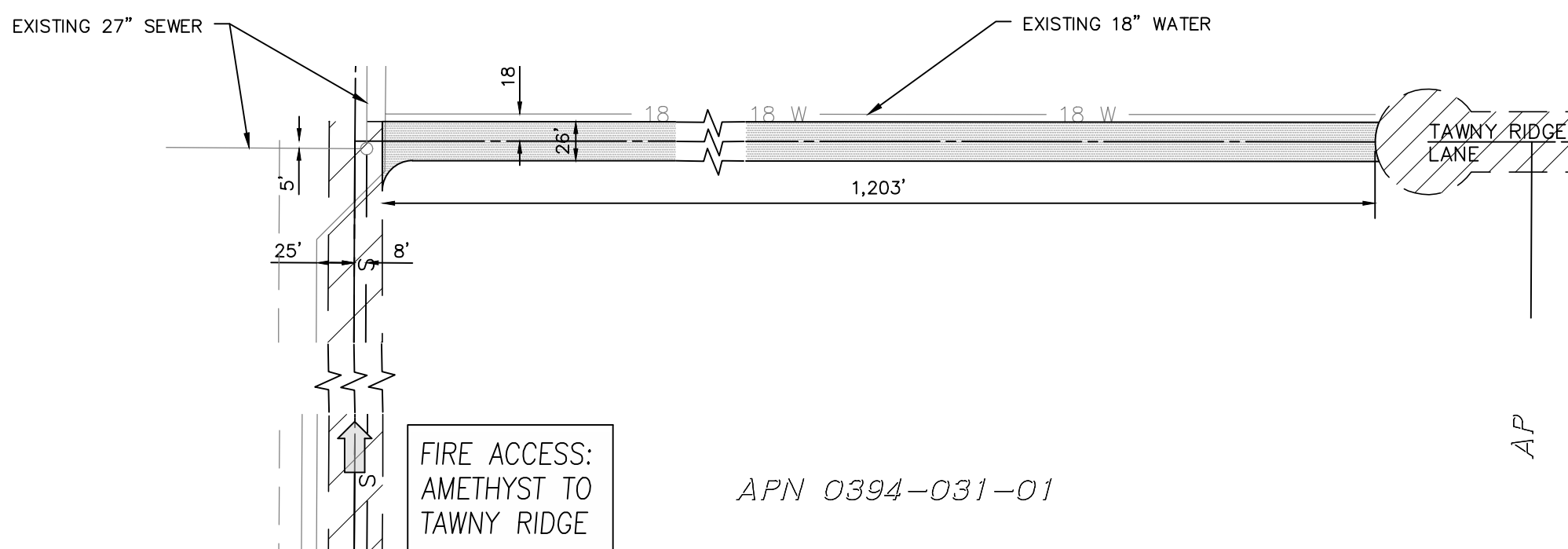
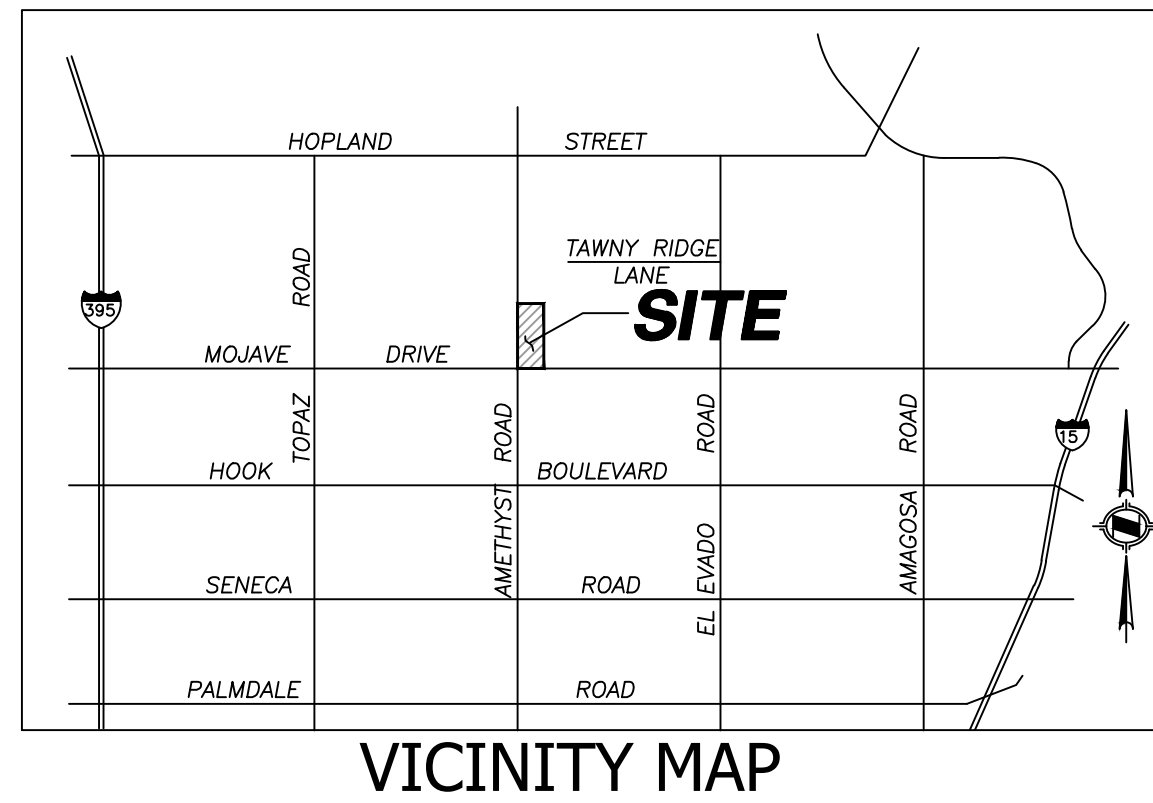
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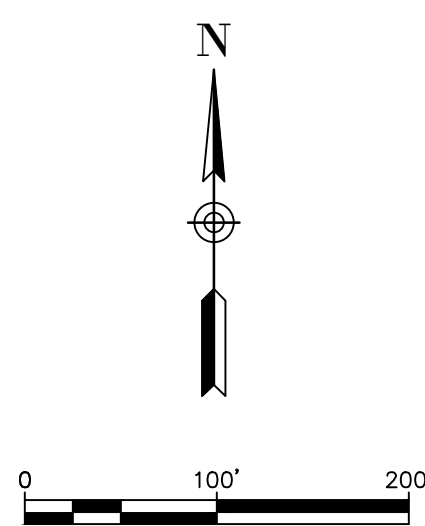
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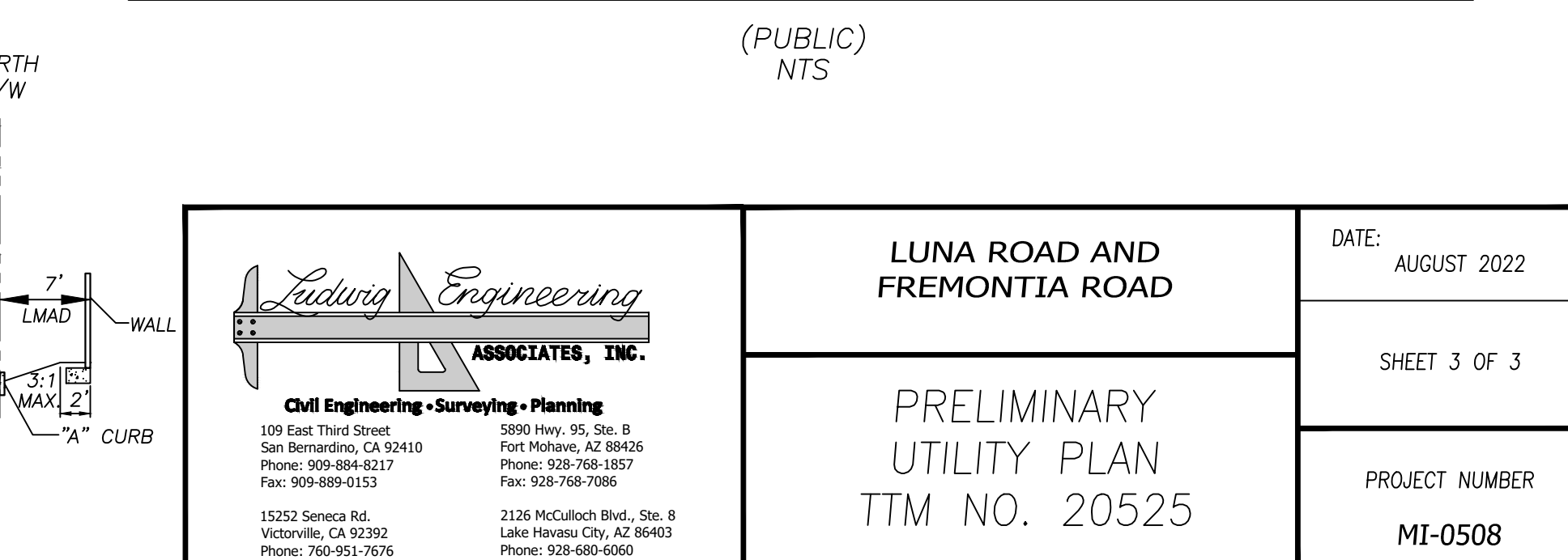
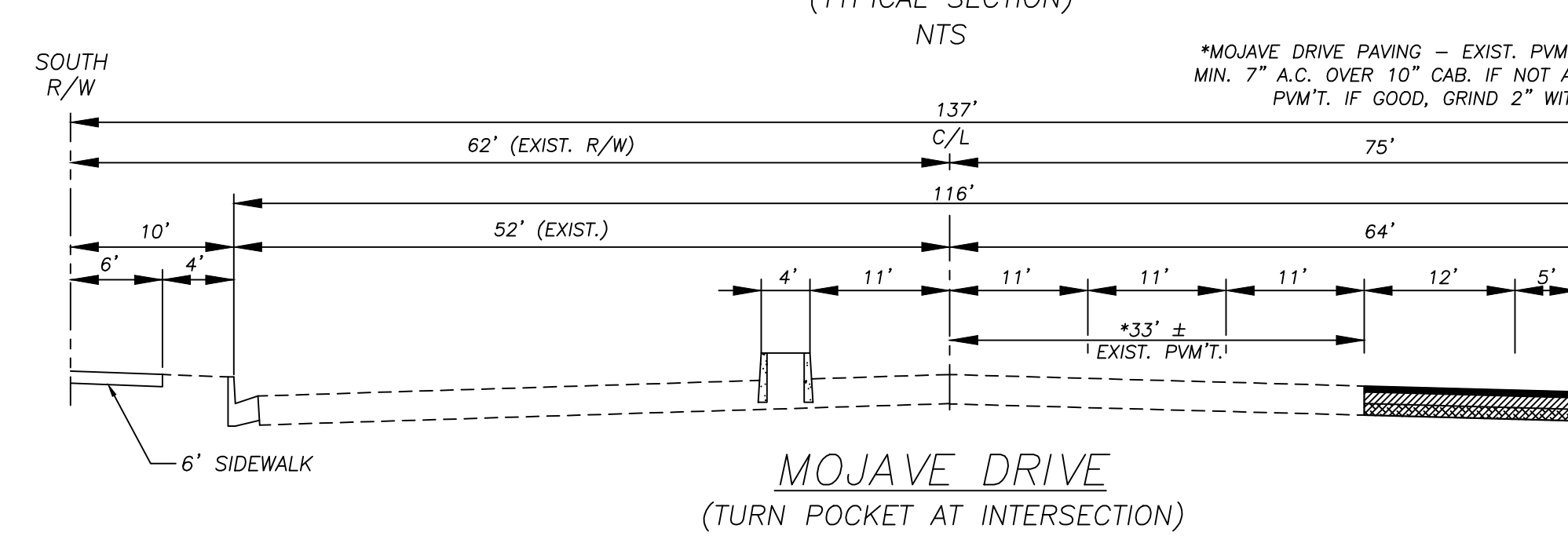
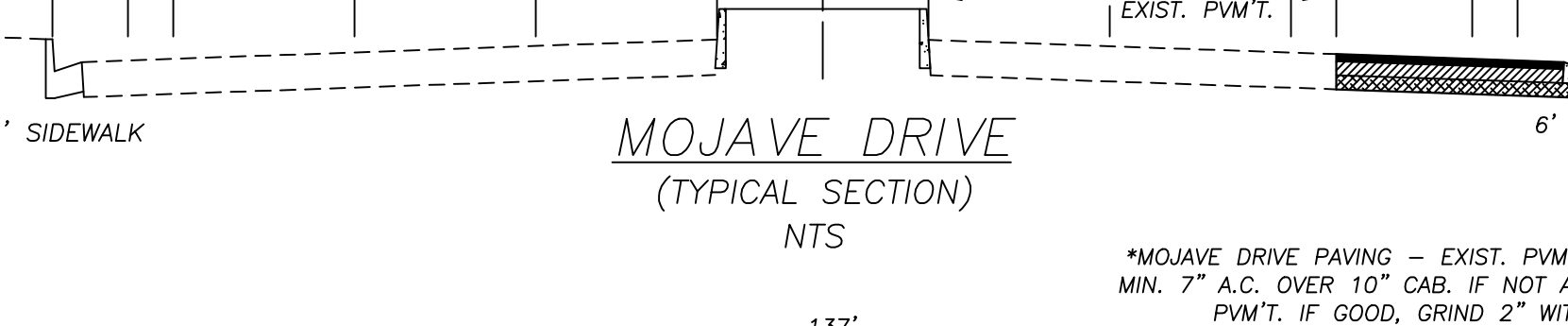
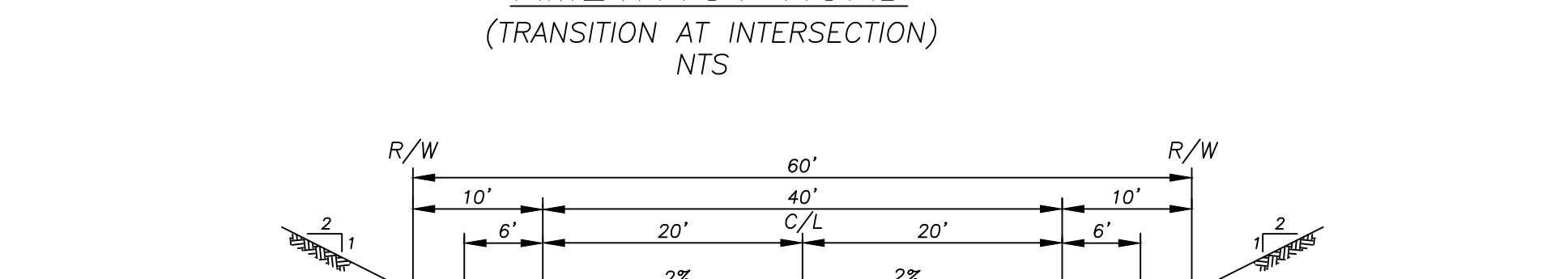
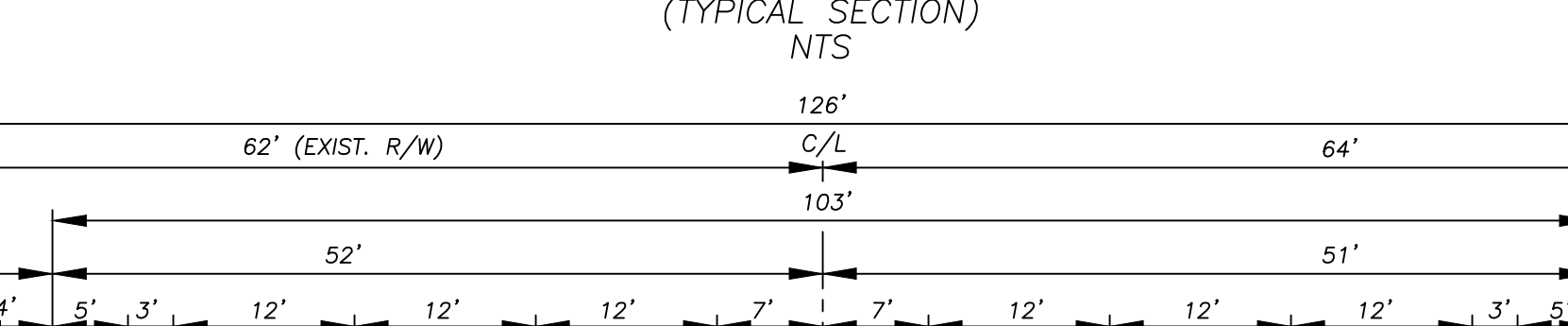
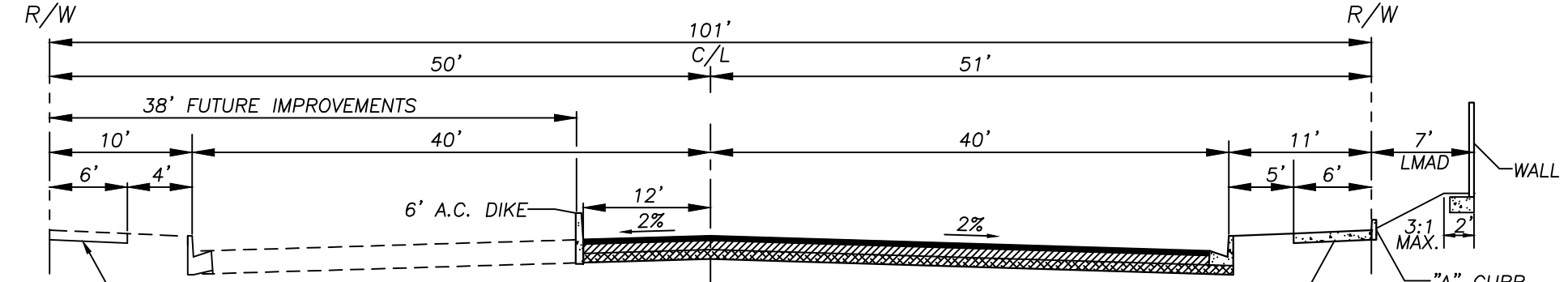
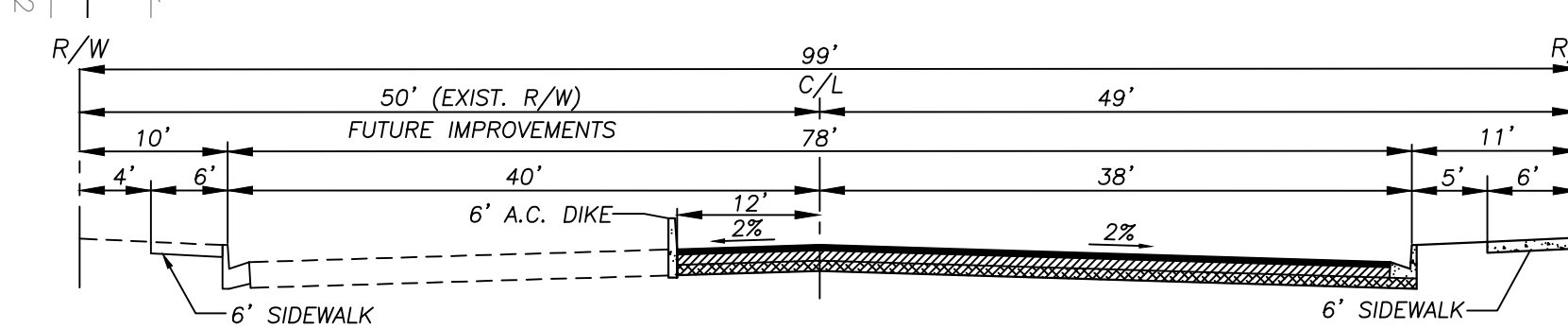
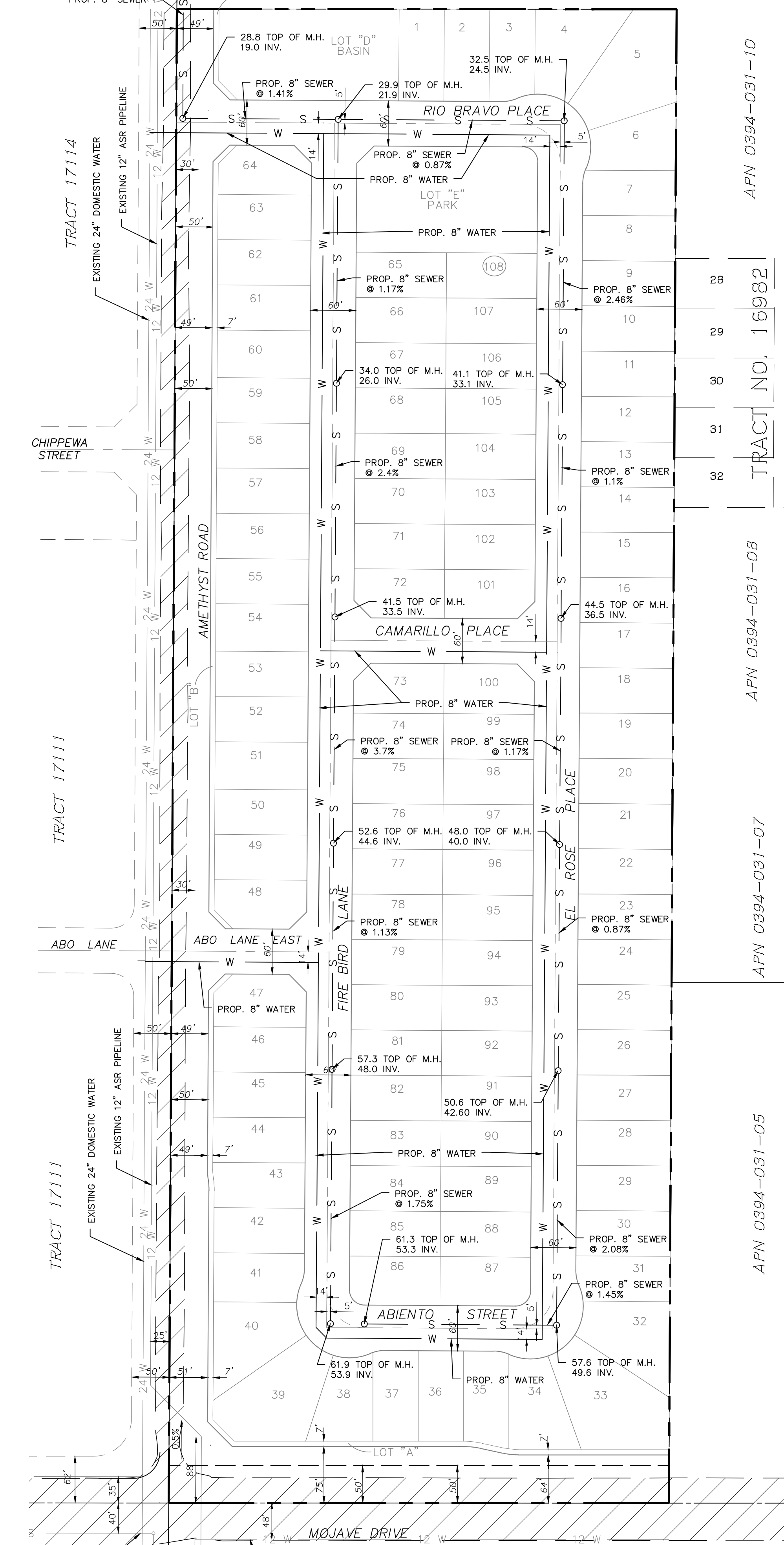
LEGEND

- W --- EXIST. WATER
- S --- EXIST. SEWER
- 3200 --- EXIST. CONTOURS
- W --- PROP. WATER
- S --- PROP. SEWER

LOT SUMMARY TABLE

AREAS (7,200 S.F. MIN)					
LOT NO.	GROSS SQ.FT.	LOT NO.	GROSS SQ.FT.	LOT NO.	GROSS SQ.FT.
1	7,312	31	7,324	61	7,409
2	7,332	32	10,528	62	7,412
3	7,205	33	15,918	63	7,415
4	10,386	34	9,066	64	7,722
5	14,970	35	7,404	65	7,200
6	8,497	36	7,229	66	7,200
7	7,381	37	7,206	67	7,200
8	7,405	38	8,023	68	7,200
9	7,409	39	13,994	69	7,200
10	7,414	40	10,332	70	7,200
11	7,418	41	7,594	71	7,200
12	7,423	42	7,220	72	7,535
13	7,427	43	7,270	73	7,717
14	7,432	44	7,347	74	7,200
15	7,436	45	7,353	75	7,200
16	7,441	46	7,357	76	7,200
17	7,445	47	8,212	77	7,200
18	7,450	48	7,605	78	7,200
19	7,454	49	7,372	79	7,200
20	7,459	50	7,375	80	7,200
21	7,463	51	7,747	81	7,200
22	7,468	52	7,381	82	7,200
23	7,472	53	7,384	83	7,200
24	7,479	54	7,757	84	7,200
25	7,482	55	7,390	85	7,200
26	7,486	56	7,393	86	7,714
27	7,491	57	7,396	87	7,714
28	7,495	58	7,399	88	7,200
29	7,500	59	7,402	89	7,200
30	7,504	60	7,776	90	7,200

LOTS - 108 830,188 S.F.
LETTER LOTS - 5 78,966 S.F.
TOTAL LOTS - 113 909,154 S.F.
TOTAL 20.87 Acres
AVERAGE - RESIDENTIAL LOTS 7,692 S.F.



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LUNA ROAD AND FREMONTIA ROAD
PRELIMINARY UTILITY PLAN
TTM NO. 20525
DATE: AUGUST 2022
SHEET 3 OF 3
PROJECT NUMBER MI-0508