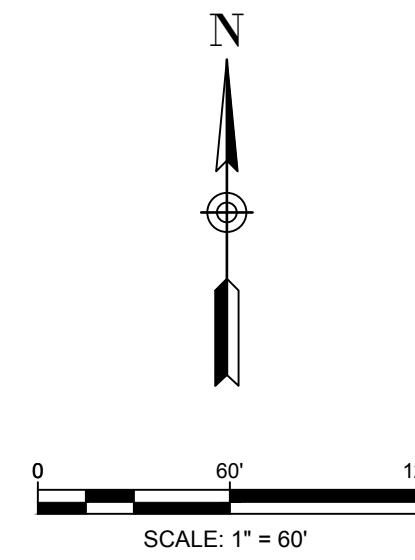
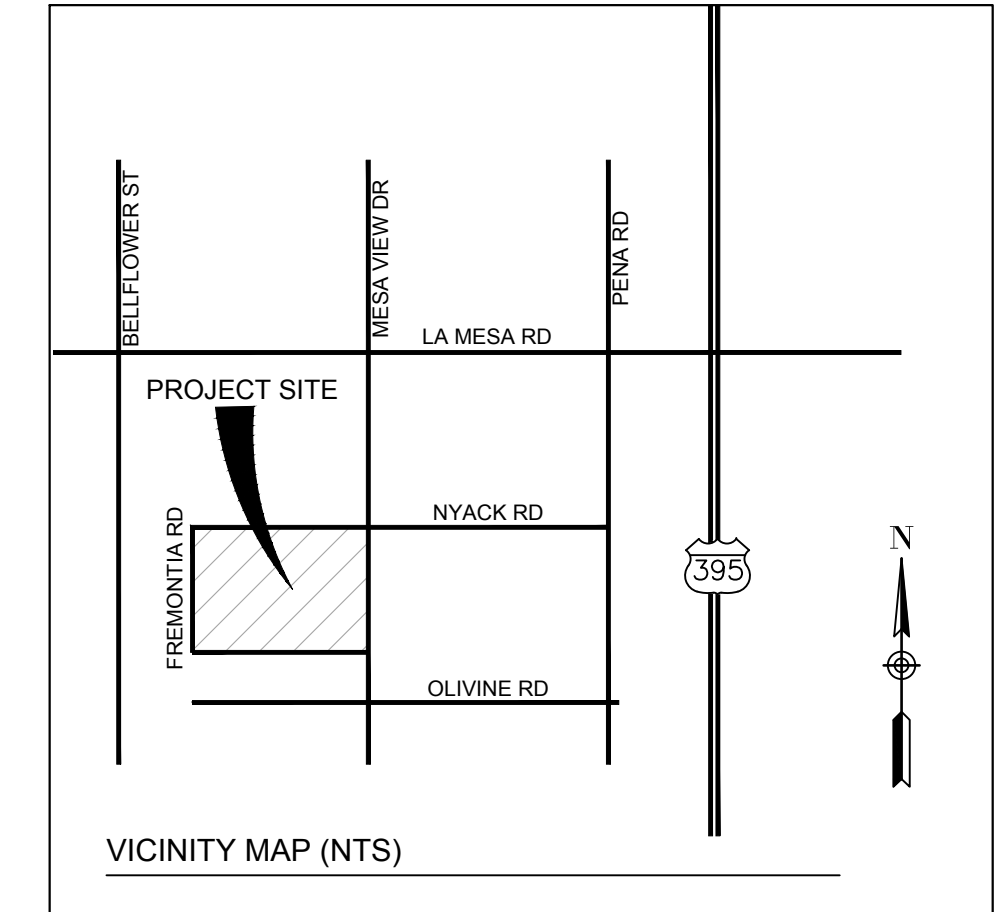


IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, CALIFORNIA

TENTATIVE TRACT MAP NO. 20454

BEING A SUBDIVISION OF PARCELS 1 THROUGH 3, INCLUSIVE OF PARCEL MAP 2188, AS PER MAP RECORDED IN BOOK 19 OF PARCEL MAPS, PAGE 2

LUDWIG ENGINEERING JANUARY 2022



OWNER/DEVELOPER
BEDFORD OPPORTUNITY FUND II, LLC
212 S. PALM AVE., SUITE 200
ALHAMBRA, CA 91801
(626)282-3100

ENGINEER
LUDWIG ENGINEERING ASSOCIATES, INC.
109 E. THIRD STREET
SAN BERNARDINO, CA 92410
(909) 884-8217

ASSESSOR'S PARCEL NO.
PARCEL 1: APN 3134-021-05-0-000
PARCEL 2: APN 3134-021-06-0-000
PARCEL 3: APN 3134-021-07-0-000

ZONING & LAND USE
R-1 (SINGLE-FAMILY RESIDENTIAL)

GENERAL PLAN DESIGNATION
LOW DENSITY RESIDENTIAL

SERVICES

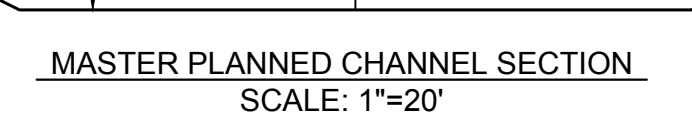
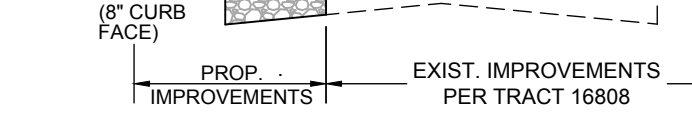
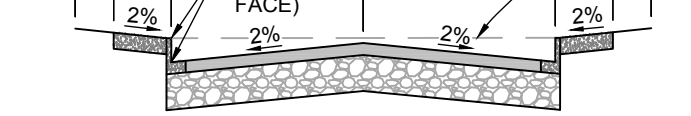
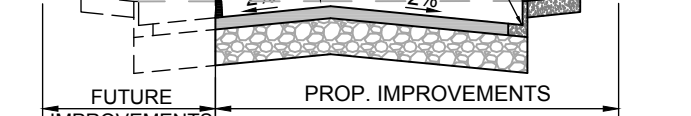
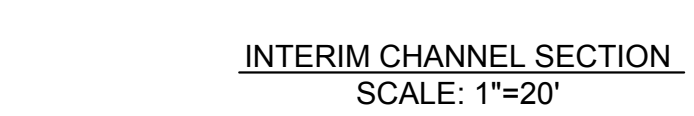
ELECTRICITY	SOUTH CALIFORNIA EDISON COMPANY 12353 HESPERIA ROAD VICTORVILLE, CA 92392
WATER	VICTORVILLE VALLEY WATER DISTRICT 17185 YUMA STREET VICTORVILLE, CA 92392-5887
SEWER	CITY OF VICTORVILLE 14343 CIVIC DRIVE VICTORVILLE, CA 92392
GAS	SOUTHWEST GAS COMPANY 14950 CIRCLE DRIVE VICTORVILLE, CA 92392
TELEPHONE	VERIZON 16071 MOJAVE DRIVE VICTORVILLE, CA 92392

AREAS

TOTAL ACREAGE: APPROX. 30.22 AC
TOTAL NUMBERED LOTS: 107
UNITS PER ACRE GROSS RES.: 3.54
MINIMUM LOT SIZE RES.: 7,200 SF
TOTAL LETTERED LOTS: 4 - LOT "A" EASEMENT FOR DRAINAGE PURPOSES, LOT B RETENTION BASIN/COMMON AREA, LOT C LMAD/RETENTION BASIN/COMMON AREA, LOT "D" LMAD, LOT "E" BASIN LANDSCAPE BUFFER.

NOTES

- THIS TRACT CONTAINS 5,644 L.F. OF NEW STREETS.
- UNLESS OTHERWISE INDICATED THE SURROUNDING LAND USE IS "VACANT".
- CONTOUR SOURCE: SAN BERNARDINO COUNTY 2014 LIDAR (NAVD 88) LOWERED TO PROJECT LOCATION FOR (NGVD 29)
- DEVELOPMENT OF SITE WILL HAVE MINIMAL EFFECT ON EXISTING DRAINAGE PATTERNS. STORM WATER RUNOFF WILL FOLLOW EXISTING AND NATURAL DRAINAGE COURSES OR BE CARRIED IN PROPOSED STREETS AND DRAINAGE FACILITIES AS INDICATED ON THE MAP AND OUTLINED IN ACCOMPANYING DRAINAGE STUDY.
- EARTHWORK WILL BE BALANCED ON SITE.
- ESTIMATED EARTHWORK QUANTITY: RAW CUT: 76,422 CY RAW FILL: 38,668 CY
- IMPROVEMENTS ARE PER TYPICAL SUBDIVISION AND ARE TO BE BUILT ACCORDING TO CITY OF VICTORVILLE STANDARDS.
- SETBACKS: 20' - FRONT & REAR
10' - STREET SIDE YARD
5' - SIDE YARD
- THIS IS A CALCULATED MAP. LOT CLOSURES ARE AVAILABLE. THE DEVELOPER REQUESTS REVIEW FOR COMPLIANCE WITH CURRENT CODES AND POLICIES WITH REGARD TO GEOMETRICS.
- SECONDARY ACCESS TO BE PROVIDED WHERE NECESSARY.
- [XXX] INDICATES PAD ELEVATION.



LEGEND AND ABBREVIATIONS

--- (3280) ---	TRACT BOUNDARY	(80.0)	EXIST. ELEVATIONS	FS	FINISHED SURFACE
---	EXIST. CONTOURS	80.0	PROP. ELEVATIONS	FL	FLOW LINE
---	EXIST. WATER	←	FIRE ACCESS TO SITE	PE	PAD ELEVATION
---	EXIST. SEWER	□	PROP. CATCH BASIN	HP	HIGH POINT
---	PROP. WATER			LP	LOW POINT
---	PROP. SEWER			SF	SQUARE FOOT
				EP	EDGE OF PAVEMENT

Ludwig Engineering ASSOCIATES, INC.
Civil Engineering • Surveying • Planning
109 East Third Street
San Bernardino, CA 92410
Phone: 909-884-8217
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5890 Hwy. 95, Ste. B
Fort Mohave, AZ 86426
Phone: 928-768-1857
Fax: 928-768-7086

2126 McCullough Blvd., Ste. 8
Victorville, CA 92392
Phone: 928-680-6060
Fax: 928-654-6530

TENTATIVE TRACT MAP
CITY OF VICTORVILLE
TRACT 20454

CLIENT:
BEDFORD OPPORTUNITY FUND II LLC
212 S. PALM AVE., SUITE 200, ALHAMBRA, CA 91801

DESIGNED BY: KH
DRAWN BY: KH
CHECKED BY: JA

SCALE: 1" = 60"
SHEET 1 OF 1

PROJECT LOCATION & NAME: V:\planning\20454\20454\20454.dwg PLOT TIME: Thursday, August 18, 2022 9:48:55 AM LAYOUT: Sheet 1 PLOT STYLE: Ludwig.sbt