OWNER/DEVELOPER:

KB HOME
36310 INLAND VALLEY DRIVE
WILDOMAR, CA 92595
(951) 691-5300

ENGINEER:

MADOLE & ASSOCIATES, INC.
9302 PITTSBURGH AVENUE, SUITE 230
RANCHO CUCAMONGA, CA 91730
(909) 481-6322

ASSESSOR'S PARCEL NO:

A PORTION OF APN 3072-251-27

ZONING & LAND USE:

PROPOSED R-1

GENERAL PLAN DESIGNATION:

LOW DENSITY RESIDENTIAL

SERVICES:

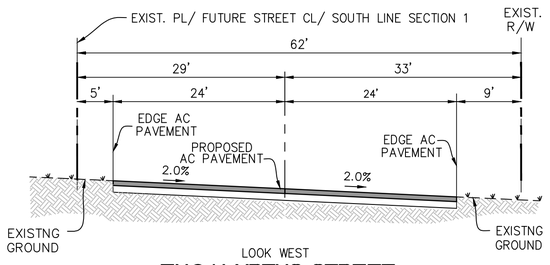
ELECTRICITY	SOUTHERN CALIFORNIA EDISON COMPANY	12353 HESPERIA ROAD, VICTORVILLE, CA 92392
WATER	CITY OF VICTORVILLE	14343 CIVIC DRIVE, VICTORVILLE, CA 92392
SEWER	CITY OF VICTORVILLE	14343 CIVIC DRIVE, VICTORVILLE, CA 92392
GAS	SOUTHWEST GAS COMPANY	14950 CIRCLE DRIVE, VICTORVILLE, CA 92392
TELEPHONE	VERIZON	15055 LA PAZ DRIVE, VICTORVILLE, CA 92392

AREAS:

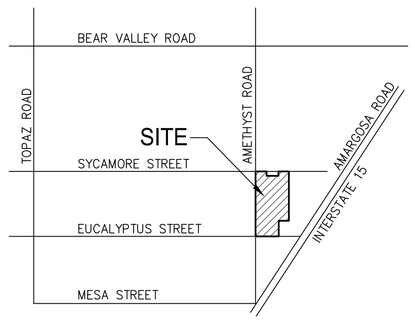
TOTAL AREA	1,900,859 S.F. 43.63 NET AC
TOTAL NUMBERED LOTS	168 LOTS
UNITS PER ACRE RES.	3.8 U.P.A.
MINIMUM LOT SIZE RES.	7,200 S.F.

NOTES:

- CONTOUR SOURCE: LUDWIG ENGINEERING FIELD TOPO
- DEVELOPMENT OF SITE WILL HAVE MINIMAL EFFECT ON EXISTING DRAINAGE PATTERNS. STORM WATER RUNOFF WILL FOLLOW EXISTING AN 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. (ROUGH GRADING PLAN HAS BEEN PRE ESTIMATED EARTHWORK QUANTITY: 171,00 AND 156,00 FILL
- IMPROVEMENTS ARE PER TYPICAL SUBDIVISION AND ARE TO BE BUILT ACCORDING TO CITY OF VICTORVILLE STANDARDS.
- SETBACKS: 20' - FRONT AND 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.



EUCALYPTUS STREET
NTS



VICINITY MAP
NTS



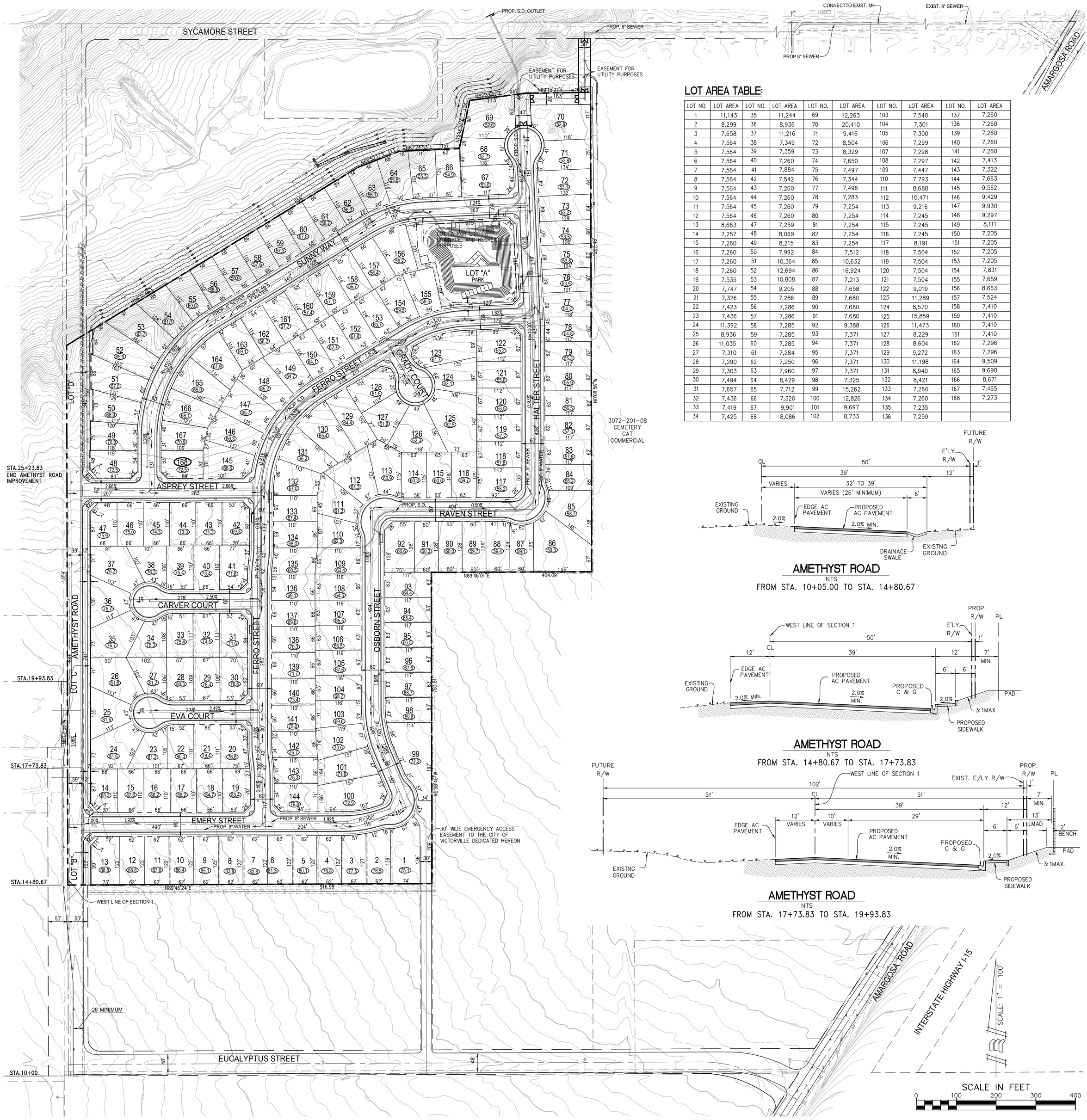
IN THE CITY OF VICTORVILLE,
COUNTY OF SAN BERNARDINO, CALIFORNIA
VESTING TENTATIVE MAP

TENTATIVE TRACT NO. 20274

A PORTION OF PARCEL MAP NO. 16301 IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, CALIFORNIA, PER PLAT RECORDED IN BOOK 203 OF PARCEL MAPS PAGES 59 AND 60, RECORDS OF SAID COUNTY

MADOLE AND ASSOCIATES, INC **JULY 24, 2019**

TOTAL LOT AREA (168)	1,386,442 S.F.	31.83 AC.
LOT A	51,697 S.F.	1.19 AC.
LOT B	741 S.F.	0.02 AC.
LOT C	5,241 S.F.	0.12 AC.
LOT D	3,930 S.F.	0.09 AC.



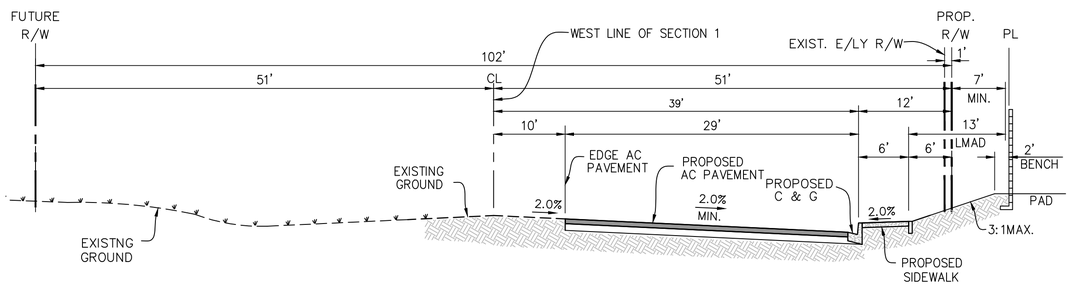
LOT AREA TABLE:

LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA
1	11,143	35	11,244	69	12,263	103	7,540	137	7,260
2	8,299	36	8,936	70	20,410	104	7,301	138	7,260
3	7,658	37	11,216	71	9,416	105	7,300	139	7,260
4	7,564	38	7,349	72	8,504	106	7,299	140	7,260
5	7,564	39	7,359	73	8,329	107	7,298	141	7,260
6	7,564	40	7,260	74	7,650	108	7,297	142	7,413
7	7,564	41	7,884	75	7,497	109	7,447	143	7,322
8	7,564	42	7,542	76	7,344	110	7,793	144	7,663
9	7,564	43	7,260	77	7,496	111	8,688	145	9,562
10	7,564	44	7,260	78	7,283	112	10,471	146	9,429
11	7,564	45	7,260	79	7,254	113	9,216	147	9,930
12	7,564	46	7,260	80	7,254	114	7,245	148	9,297
13	8,663	47	7,259	81	7,254	115	7,245	149	8,111
14	7,257	48	8,069	82	7,254	116	7,245	150	7,205
15	7,260	49	8,215	83	7,254	117	8,191	151	7,205
16	7,260	50	7,992	84	7,512	118	7,504	152	7,205
17	7,260	51	10,364	85	10,632	119	7,504	153	7,205
18	7,260	52	12,694	86	16,924	120	7,504	154	7,831
19	7,535	53	10,808	87	7,213	121	7,504	155	7,659
20	7,747	54	9,205	88	7,658	122	9,019	156	8,663
21	7,326	55	7,286	89	7,680	123	11,289	157	7,524
22	7,423	56	7,286	90	7,680	124	8,570	158	7,410
23	7,436	57	7,286	91	7,680	125	15,859	159	7,410
24	11,392	58	7,285	92	9,388	126	11,473	160	7,410
25	8,936	59	7,285	93	7,371	127	8,229	161	7,410
26	11,035	60	7,285	94	7,371	128	8,604	162	7,296
27	7,310	61	7,284	95	7,371	129	9,272	163	7,296
28	7,290	62	7,250	96	7,371	130	11,198	164	9,509
29	7,303	63	7,960	97	7,371	131	8,940	165	9,690
30	7,494	64	8,429	98	7,325	132	8,421	166	8,671
31	7,657	65	7,712	99	15,262	133	7,260	167	7,465
32	7,436	66	7,320	100	12,826	134	7,260	168	7,273
33	7,419	67	9,901	101	9,697	135	7,235		
34	7,425	68	8,086	102	8,733	136	7,259		

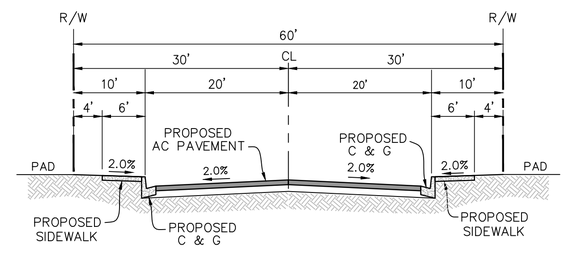
AMETHYST ROAD
NTS
FROM STA. 10+05.00 TO STA. 14+80.67

AMETHYST ROAD
NTS
FROM STA. 14+80.67 TO STA. 17+73.83

AMETHYST ROAD
NTS
FROM STA. 17+73.83 TO STA. 19+93.83



AMETHYST ROAD
NTS
FROM STA. 19+93.83 TO STA. 25+23.83



TYPICAL 60' WIDE STREET (NTS)
NTS

PROFESSIONAL LAND SURVEYOR ANTHONY HARO No. 7635 Exp: 12-31-2020 STATE OF CALIFORNIA

MADOLE & ASSOCIATES, INC.
Engineering Communities for Life
9302 PITTSBURGH AVE., SUITE 230
RANCHO CUCAMONGA, CA. 91730
PHONE: 909.481.6322
FAX: 909.481.6320

J.N. 652-1985; REVISED TENTATIVE TRACT NO 17046