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

VESTING TENTATIVE TRACT NO. 20484

THE W ½ OF THE W ½ OF THE SE ¼ OF SECTION 14, T5N, R5W, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF.
PARCELS 2, 3 AND 4 OF PARCEL MAP 2326 AS PER PLAT RECORDED IN BOOK 21, PAGE 75 OF PARCEL MAP IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

UNITED ENGINEERING GROUP CA., INC MAY 2024

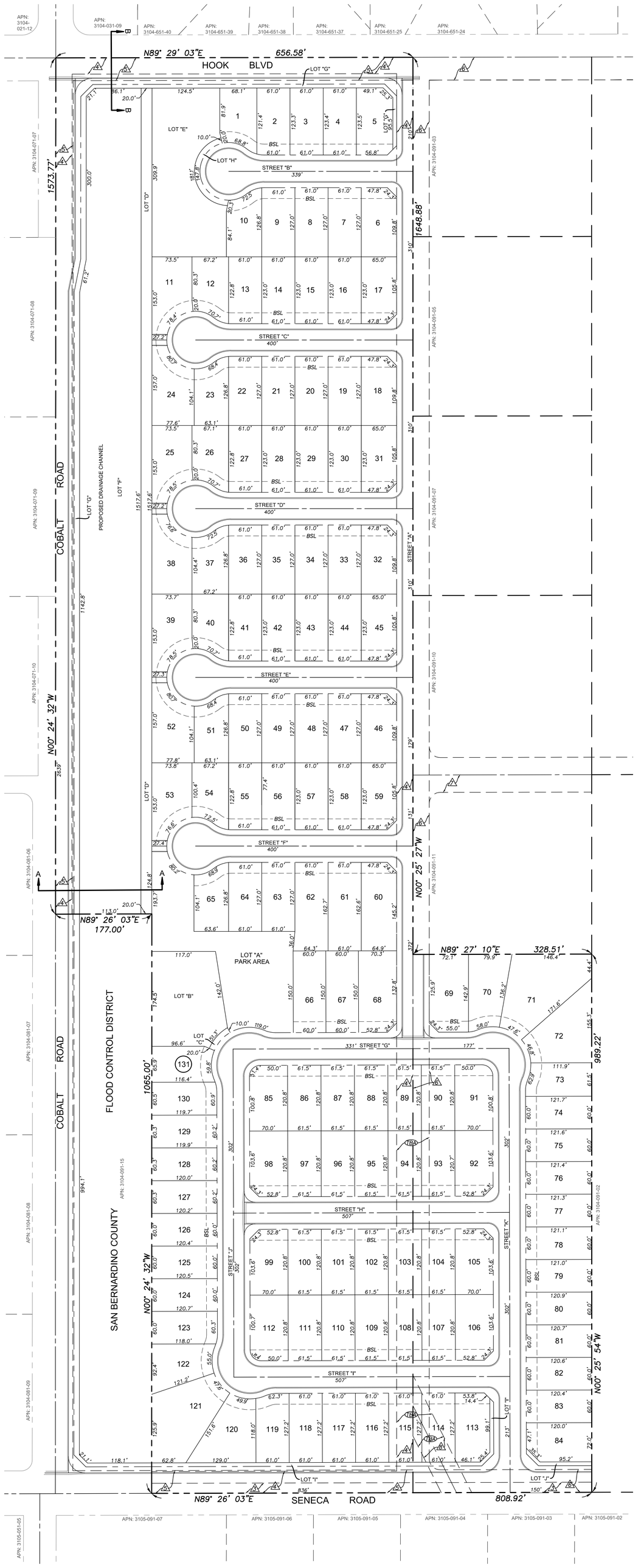
LOT AREAS			LOT AREAS			LOT AREAS		
LOT #	AREA–SF	AREA–AC	LOT #	AREA–SF	AREA–AC	LOT #	AREA–SF	AREA–AC
1	7,221	0.17	46	8,108	0.19	91	8,367	0.19
2	7,509	0.17	47	7,747	0.18	92	8,305	0.19
3	7,523	0.17	48	7,747	0.18	93	7,421	0.17
4	7,529	0.17	49	7,747	0.18	94	7,421	0.17
5	8,064	0.19	50	7,747	0.18	95	7,421	0.17
6	8,108	0.19	51	7,201	0.17	96	7,421	0.17
7	7,747	0.18	52	10,154	0.23	97	7,421	0.17
8	7,747	0.18	53	9,433	0.22	98	8,305	0.19
9	7,747	0.18	54	7,355	0.17	99	8,306	0.19
10	7,359	0.17	55	7,503	0.17	100	7,422	0.17
11	9,413	0.22	56	7,503	0.17	101	7,422	0.17
12	7,337	0.17	57	7,503	0.17	102	7,422	0.17
13	7,497	0.17	58	7,503	0.17	103	7,422	0.17
14	7,503	0.17	59	7,848	0.18	104	7,422	0.17
15	7,503	0.17	60	10,415	0.24	105	8,306	0.19
16	7,503	0.17	61	9,922	0.23	106	8,305	0.19
17	7,848	0.18	62	9,991	0.23	107	7,421	0.17
18	8,108	0.19	63	7,747	0.18	108	7,421	0.17
19	7,747	0.18	64	7,747	0.18	109	7,421	0.17
20	7,747	0.18	65	7,254	0.17	110	7,421	0.17
21	7,747	0.18	66	9,000	0.21	111	7,421	0.17
22	7,747	0.18	67	9,000	0.21	112	8,367	0.19
23	7,201	0.17	68	10,374	0.24	113	7,928	0.18
24	10,118	0.23	69	10,175	0.23	114	7,759	0.18
25	9,426	0.22	70	9,290	0.21	115	7,759	0.18
26	7,337	0.17	71	17,240	0.40	116	7,759	0.18
27	7,503	0.17	72	12,297	0.28	117	7,759	0.18
28	7,503	0.17	73	7,203	0.17	118	7,759	0.18
29	7,503	0.17	74	7,298	0.17	119	7,606	0.17
30	7,503	0.17	75	7,290	0.17	120	10,932	0.25
31	7,848	0.17	76	7,281	0.17	121	15,607	0.36
32	8,107	0.19	77	7,273	0.17	122	8,274	0.19
33	7,747	0.18	78	7,264	0.17	123	7,231	0.17
34	7,747	0.18	79	7,256	0.17	124	7,237	0.17
35	7,747	0.18	80	7,247	0.17	125	7,227	0.17
36	7,747	0.18	81	7,239	0.17	126	7,218	0.17
37	7,624	0.18	82	7,231	0.17	127	7,238	0.17
38	9,709	0.22	83	7,222	0.17	128	7,228	0.17
39	9,427	0.22	84	8,345	0.19	129	7,218	0.17
40	7,337	0.17	85	8,367	0.19	130	7,220	0.17
41	7,503	0.17	86	7,422	0.17	131	7,307	0.17
42	7,503	0.17	87	7,422	0.17			
43	7,503	0.17	88	7,422	0.17			
44	7,503	0.17	89	7,422	0.17			
45	7,848	0.18	90	7,422	0.17			

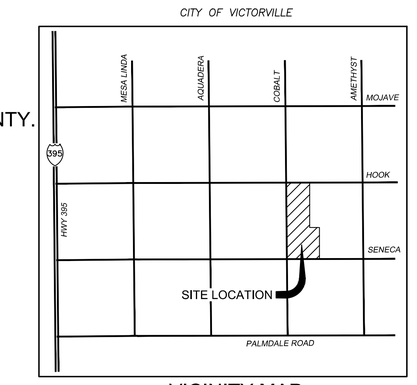
PROPOSED PARK AREA		
LOT	AREA–SF	AREA–AC
A	38,768	0.89

PROPOSED DFAD BASIN AREAS		
LOT	AREA–SF	AREA–AC
B	27,078	0.62
D	30,353	0.70
E	35,603	0.82

PROPOSED CHANNEL		
LOT	S.F.	A.C
F	167,245	3.84

PROPOSED LMD AREAS		
LOT	AREA–SF	AREA–AC
C	481	0.01
G	19,810	0.45
H	1,677	0.04
I	5,144	0.12
J	909	0.02





VICINITY MAP
N.T.S.

GENERAL NOTES:

1. ASSESSOR'S PARCEL NUMBERS: 3104–091–12, –13, –14 & –16
2. THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP.
3. TOTAL GROSS AREA = 42.93 AC.
   TOTAL NET AREA = 31.51 AC.
   TOTAL AREA TO BE DEDICATED FOR R/W = 11.38 AC.
4. STREETS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", AND "K" ARE STREETS FOR PUBLIC DEDICATION.
5. LOTS 1 THROUGH 131 ARE 7,200 SQ. FT. MIN. (RESIDENTIAL LOTS)
6. GROSS DENSITY: 3.05 DU/AC
   AVERAGE LOT SIZE = 7,886 SQ. FT.
   MINIMUM LOT SIZE = 7,201 SQ. FT.
   MAXIMUM LOT SIZE = 17,240 SQ. FT.
7. TOTAL NUMBER OF RESIDENTIAL LOTS = 131
   TOTAL NUMBER OF LETTERED LOTS = 10
8. LINEAR FEET OF STREETS:
   "A" STREET = 1,822'
   "B" STREET = 339'
   "C" STREET = 400'
   "D" STREET = 400'
   "E" STREET = 400'
   "F" STREET = 400'
   "G" STREET = 507'
   "H" STREET = 507'
   "I" STREET = 507'
   "J" STREET = 603'
   "K" STREET = 816'
9. ALL FRONT YARD BUILDING SETBACK LINES (BSL) ARE SHOWN TO AN AVERAGE DEPTH. MINIMUM FRONT YARD BSL = 20'.
10. TOPOGRAPHY SOURCE: ARROWHEAD MAPPING.
    CONTOUR INTERVAL: 1 FOOT
11. ALL SLOPES ARE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.
12. LOT DIMENSION SHOWN HEREIN ARE APPROXIMATE.
13. FEMA ZONE–OTHER AREAS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
14. THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
15. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE.
16. ADD 3000 FEET TO ALL ELEVATIONS SHOWN HEREIN TO OBTAIN TRUE DATUM.

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) 241–6365

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

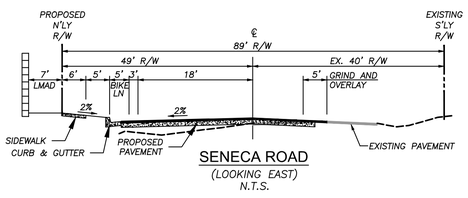
GAS
SOUTHWEST GAS CORP.
13471 MARIPOSA RD.
VICTORVILLE, CA 92392
(760) 951–4050

TELEPHONE
VERIZON
16071 MOJAVE DR. BLDG. A
VICTORVILLE, CA 92392
(760) 245–0894

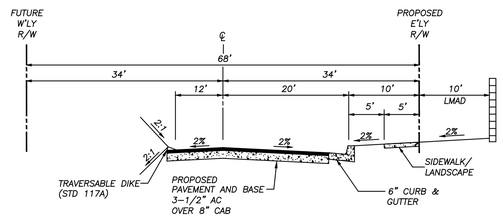
CABLE
CHARTER COMMUNICATIONS
12490 BUSINESS CENTER DR. SUITE 1
VICTORVILLE, CA 92392
(760) 843–3054

LEGEND

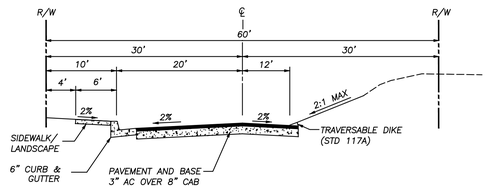
BSL	BUILDING SETBACK LINE
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
LP	LOW POINT
HP	HIGH POINT
GB	GRADE BREAK
TC	TOP OF CURB
(XXX.XX)	EXISTING ELEVATION
40	LOT NUMBER
(141.1)	PAD ELEVATION
	2:1 SLOPE (UNLESS NOTED)
	TRACT BOUNDARY
(S)	EXISTING SEWER
(W)	EXISTING WATER
S	PROPOSED 8" SEWER
W	PROPOSED 8" WATER
	EXISTING POWER POLE



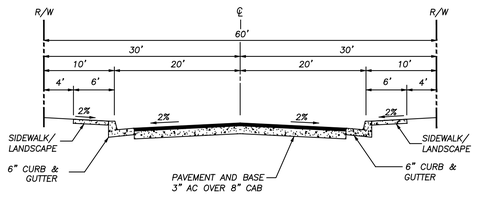
SENECA ROAD
(LOOKING EAST)
N.T.S.



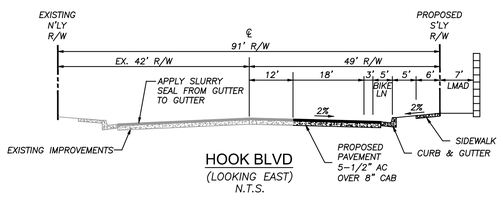
COBALT ROAD SECTION
(LOOKING NORTH)
N.T.S.



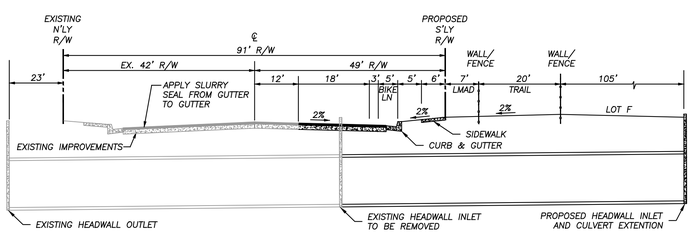
STREET "A" SECTION
N.T.S.



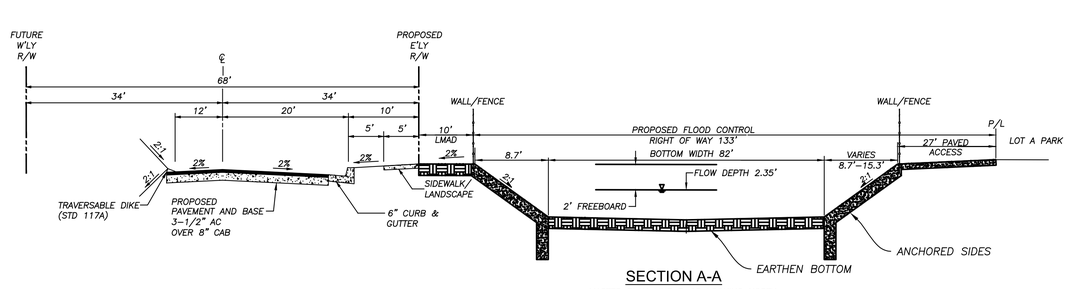
TYPICAL LOCAL STREET SECTION
N.T.S.



HOOK BLVD
(LOOKING EAST)
N.T.S.



SECTION B-B
(LOOKING EAST)
N.T.S.



SECTION A-A
MASTER PLAN LINE E–05 LOOKING NORTH
DESIGN FLOW PER MDP – 2800 CFS
N.T.S.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC, IN GRANT DEED RECORDED JULY 10, 2012 AS INSTRUMENT NO. 2012–0275263, OF OFFICIAL RECORDS.

PARCEL(S) 2, 3 AND 4 OF PARCEL MAP NO. 2326, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 21 OF PARCEL MAPS, PAGE(S) 75, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENTS

EASEMENTS SHOWN HEREON WERE DERIVED FROM THE PRELIMINARY REPORTS (2) FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE COMPANY.
NO RESPONSIBILITY FOR CONTENT, COMPLETENESS OR ACCURACY OF SAID PRELIMINARY TITLE REPORTS IS ASSUMED BY THIS MAP, THE SURVEYOR, OR UNITED ENGINEERING GROUP–CA, INC.
ORDER NO. NHSC–6610691 DATED JUNE 1, 2021;

3. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 548 OF DEEDS, PAGE 241.
   IN FAVOR OF: THE SOUTHERN SIERRAS POWER COMPANY, ITS SUCCESSORS AND ASSIGNS
   AFFECTS: THE SOUTH 18.5 FEET OF SAID LAND.
   SAID EASEMENT IS PLOTTED HEREON.
4. AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 7939, PAGE 603 OF OFFICIAL RECORDS.
   IN FAVOR OF: GLADYS HERBERT WHITE, A MARRIED WOMAN, WHO ACQUIRED TITLE AS GLADYS WHITE
   AFFECTS: THE NORTH, EAST AND WEST 30 FEET AND THE SOUTH 40 FEET OF SAID LAND
   SAID EASEMENT IS PLOTTED HEREON.
5. AN OFFER OF DEDICATION FOR STREETS, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES AND PUBLIC ACCESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 4, 1989 AS INSTRUMENT NO. 89–002858 OF OFFICIAL RECORDS.
   TO: THE CITY OF VICTORVILLE, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA
   AFFECTS: (HOOK BOULEVARD) THE NORTH 42.00 FEET THEREOF;
   AFFECTS: (SENECA ROAD) THE SOUTH 42.00 FEET THEREOF;
   AFFECTS: (COBALT ROAD) THE WEST 32.00 FEET THEREOF;
   SAID EASEMENT IS PLOTTED HEREON.

ORDER NO. NHSC–6626033 DATED JUNE 16, 2021:

6. AN OFFER OF DEDICATION FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 1972 AS BOOK 8056, PAGE 1489 OF OFFICIAL RECORDS.
   TO: COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA.
   SAID EASEMENT IS PLOTTED HEREON.
7. AN OFFER OF DEDICATION FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 8617, PAGE 286 OF OFFICIAL RECORDS.
   TO: CITY OF VICTORVILLE, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA
   SAID EASEMENT IS PLOTTED HEREON
8. AND EASEMENT FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 8617, PAGE 288 OF OFFICIAL RECORDS.
   AFFECTS: PARCEL 4
   SAID EASEMENT IS PLOTTED HEREON.

(TBA) EASEMENT(S) TO BE ABANDONED OR VACATED.

APPLICANT/OWNER:

HOOK AND COBALT, LLC
8800 N GAINEY CENTER DR
SUITE 255
SCOTTSDALE, AZ 85258

PREPARED BY:

UNITED ENGINEERING GROUP–CA, INC.
8885 HAVEN AVENUE
SUITE 195
RANCHO CUCAMONGA, CA 91730
PHONE: 909.466.9240
www.unitedeng.com

BENCHMARK

CITY OF VICTORVILLE BM NO. V–215, MOJAVE DR. AT TOPAZ RD, TC OF CENTER ISLAND NOSE, 48 E/O INT.
ELEV = 2998.27

GRAPHIC SCALE: 1"=80'

SUBMITTALS:	REVISIONS		
	NO.	DESCRIPTION	DATE
DESIGNED BY:			
DRAWN BY:			
CHECKED BY:			

REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER F. LENZ — NO. 63001 EXP. 6/30/24 CIVIL — STATE OF CALIFORNIA

6/25/2024
CHRISTOPHER F. LENZ DATE
R.C.E. No. 63001

LICENSED LAND SURVEYOR — DEAN C. PHILLIPS — EXP. 9/30/25 NO. 6974 — STATE OF CALIFORNIA

6/25/2024
DEAN C. PHILLIPS DATE
L.S. No. 6974
dphillips@unitedeng.com

ueg united engineering group
8885 Haven Avenue
Suite 195
Rancho Cucamonga,
CA 91730
Phone: 909.466.9240
www.unitedeng.com

HOOK & COBALT

VESTING TENTATIVE TRACT MAP
TRACT 20484

MAY 2024

SHEET 1 OF 3

PROJECT NUMBER
CA–13839

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

VESTING TENTATIVE TRACT NO. 20484

THE W ½ OF THE W ½ OF THE SE ¼ OF SECTION 14, T5N, R5W, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF.
PARCELS 2, 3 AND 4 OF PARCEL MAP 2326 AS PER PLAT RECORDED IN BOOK 21, PAGE 75 OF PARCEL MAP IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

UNITED ENGINEERING GROUP CA., INC MAY 2024

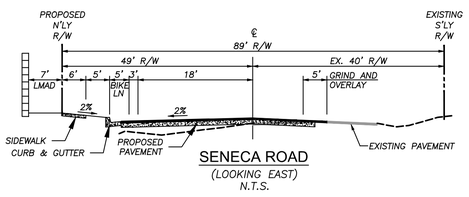
LOT AREAS			LOT AREAS			LOT AREAS		
LOT #	AREA–SF	AREA–AC	LOT #	AREA–SF	AREA–AC	LOT #	AREA–SF	AREA–AC
1	7,221	0.17	46	8,108	0.19	91	8,367	0.19
2	7,509	0.17	47	7,747	0.18	92	8,305	0.19
3	7,523	0.17	48	7,747	0.18	93	7,421	0.17
4	7,529	0.17	49	7,747	0.18	94	7,421	0.17
5	8,064	0.19	50	7,747	0.18	95	7,421	0.17
6	8,108	0.19	51	7,201	0.17	96	7,421	0.17
7	7,747	0.18	52	10,154	0.23	97	7,421	0.17
8	7,747	0.18	53	9,433	0.22	98	8,305	0.19
9	7,747	0.18	54	7,355	0.17	99	8,306	0.19
10	7,359	0.17	55	7,503	0.17	100	7,422	0.17
11	9,413	0.22	56	7,503	0.17	101	7,422	0.17
12	7,337	0.17	57	7,503	0.17	102	7,422	0.17
13	7,497	0.17	58	7,503	0.17	103	7,422	0.17
14	7,503	0.17	59	7,848	0.18	104	7,422	0.17
15	7,503	0.17	60	10,415	0.24	105	8,306	0.19
16	7,503	0.17	61	9,922	0.23	106	8,305	0.19
17	7,848	0.18	62	9,991	0.23	107	7,421	0.17
18	8,108	0.19	63	7,747	0.18	108	7,421	0.17
19	7,747	0.18	64	7,747	0.18	109	7,421	0.17
20	7,747	0.18	65	7,254	0.17	110	7,421	0.17
21	7,747	0.18	66	9,000	0.21	111	7,421	0.17
22	7,747	0.18	67	9,000	0.21	112	8,367	0.19
23	7,201	0.17	68	10,374	0.24	113	7,928	0.18
24	10,118	0.23	69	10,175	0.23	114	7,759	0.18
25	9,426	0.22	70	9,290	0.21	115	7,759	0.18
26	7,337	0.17	71	17,240	0.40	116	7,759	0.18
27	7,503	0.17	72	12,297	0.28	117	7,759	0.18
28	7,503	0.17	73	7,203	0.17	118	7,759	0.18
29	7,503	0.17	74	7,298	0.17	119	7,606	0.17
30	7,503	0.17	75	7,290	0.17	120	10,932	0.25
31	7,848	0.17	76	7,281	0.17	121	15,607	0.36
32	8,107	0.19	77	7,273	0.17	122	8,274	0.19
33	7,747	0.18	78	7,264	0.17	123	7,231	0.17
34	7,747	0.18	79	7,256	0.17	124	7,237	0.17
35	7,747	0.18	80	7,247	0.17	125	7,227	0.17
36	7,747	0.18	81	7,239	0.17	126	7,218	0.17
37	7,624	0.18	82	7,231	0.17	127	7,238	0.17
38	9,709	0.22	83	7,222	0.17	128	7,228	0.17
39	9,427	0.22	84	8,345	0.19	129	7,218	0.17
40	7,337	0.17	85	8,367	0.19	130	7,220	0.17
41	7,503	0.17	86	7,422	0.17	131	7,307	0.17
42	7,503	0.17	87	7,422	0.17			
43	7,503	0.17	88	7,422	0.17			
44	7,503	0.17	89	7,422	0.17			
45	7,848	0.18	90	7,422	0.17			

PROPOSED PARK AREA		
LOT	AREA–SF	AREA–AC
A	38,768	0.89

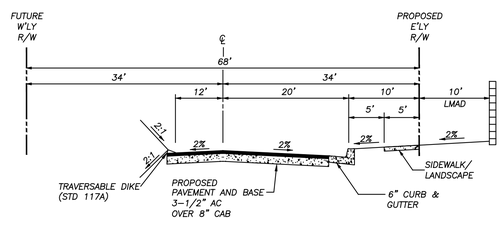
PROPOSED DFAD BASIN AREAS		
LOT	AREA–SF	AREA–AC
B	27,078	0.62
D	30,353	0.70
E	35,603	0.82

PROPOSED CHANNEL		
LOT	S.F.	A.C
F	167,245	3.84

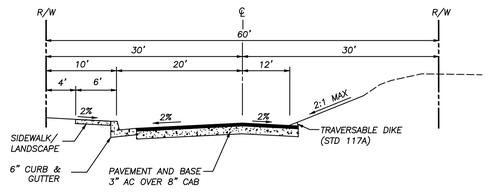
PROPOSED LMD AREAS		
LOT	AREA–SF	AREA–AC
C	481	0.01
G	19,810	0.45
H	1,677	0.04
I	5,144	0.12
J	909	0.02



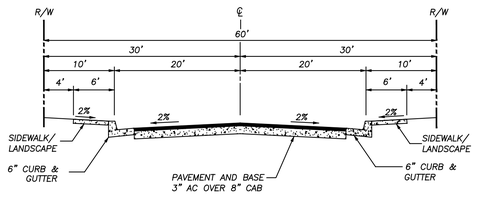
SENECA ROAD
(LOOKING EAST)
N.T.S.



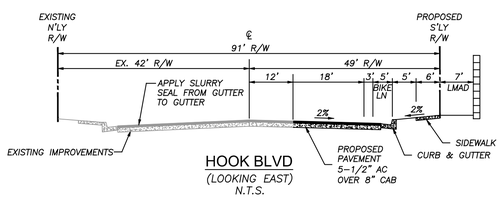
COBALT ROAD SECTION
(LOOKING NORTH)
N.T.S.



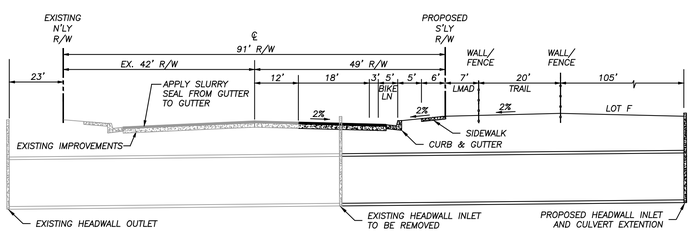
STREET "A" SECTION
N.T.S.



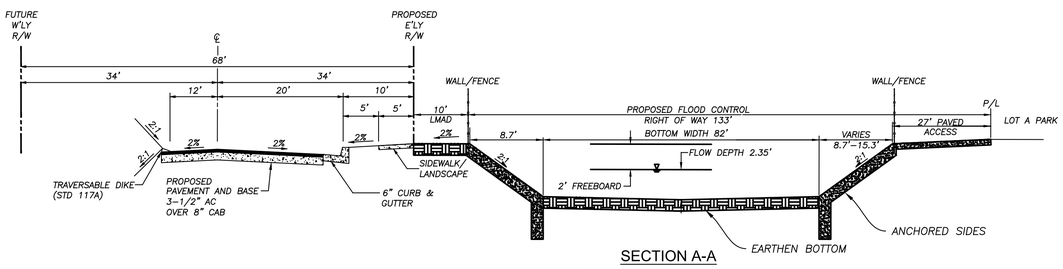
TYPICAL LOCAL STREET SECTION
N.T.S.



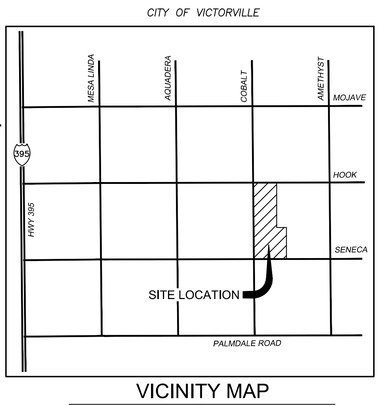
HOOK BLVD
(LOOKING EAST)
N.T.S.



SECTION B-B
(LOOKING EAST)
N.T.S.



SECTION A-A
MASTER PLAN LINE E–05 LOOKING NORTH
DESIGN FLOW PER MDP – 2800 CFS
N.T.S.



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. ASSESSOR'S PARCEL NUMBERS: 3104–091–12, –13, –14 & –16
2. THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP.
3. TOTAL GROSS AREA = 42.93 AC.
   TOTAL NET AREA = 31.51 AC.
   TOTAL AREA TO BE DEDICATED FOR R/W = 11.38 AC.
4. STREETS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", AND "K" ARE STREETS FOR PUBLIC DEDICATION.
5. LOTS 1 THROUGH 131 ARE 7,200 SQ. FT. MIN. (RESIDENTIAL LOTS)
6. GROSS DENSITY: 3.05 DU/AC
   AVERAGE LOT SIZE = 7,886 SQ. FT.
   MINIMUM LOT SIZE = 7,201 SQ. FT.
   MAXIMUM LOT SIZE = 17,240 SQ. FT.
7. TOTAL NUMBER OF RESIDENTIAL LOTS = 131
   TOTAL NUMBER OF LETTERED LOTS = 10
8. LINEAR FEET OF STREETS:
   "A" STREET = 1,822'
   "B" STREET = 339'
   "C" STREET = 400'
   "D" STREET = 400'
   "E" STREET = 400'
   "F" STREET = 400'
   "G" STREET = 507'
   "H" STREET = 507'
   "I" STREET = 507'
   "J" STREET = 603'
   "K" STREET = 816'
9. ALL FRONT YARD BUILDING SETBACK LINES (BSL) ARE SHOWN TO AN AVERAGE DEPTH. MINIMUM FRONT YARD BSL = 20'.
10. TOPOGRAPHY SOURCE: ARROWHEAD MAPPING.
    CONTOUR INTERVAL: 1 FOOT
11. ALL SLOPES ARE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.
12. LOT DIMENSION SHOWN HEREIN ARE APPROXIMATE.
13. FEMA ZONE–OTHER AREAS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
14. THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
15. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE.
16. ADD 3000 FEET TO ALL ELEVATIONS SHOWN HEREIN TO OBTAIN TRUE DATUM.

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) 241–6365

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

LEGEND

BSL	BUILDING SETBACK LINE
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
LP	LOW POINT
HP	HIGH POINT
GB	GRADE BREAK
TC	TOP OF CURB
(XXX.XX)	EXISTING ELEVATION
40	LOT NUMBER
(41.1)	PAD ELEVATION
	2:1 SLOPE (UNLESS NOTED)
	TRACT BOUNDARY
(S)	EXISTING SEWER
(W)	EXISTING WATER
S	PROPOSED 8" SEWER
W	PROPOSED 8" WATER
	EXISTING POWER POLE

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC, IN GRANT DEED RECORDED JULY 10, 2012 AS INSTRUMENT NO. 2012–0275263, OF OFFICIAL RECORDS.

PARCEL(S) 2, 3 AND 4 OF PARCEL MAP NO. 2326, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 21 OF PARCEL MAPS, PAGE(S) 75, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENTS

EASEMENTS SHOWN HEREON WERE DERIVED FROM THE PRELIMINARY REPORTS (2) FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE COMPANY.
NO RESPONSIBILITY FOR CONTENT, COMPLETENESS OR ACCURACY OF SAID PRELIMINARY TITLE REPORTS IS ASSUMED BY THIS MAP, THE SURVEYOR, OR UNITED ENGINEERING GROUP–CA, INC.
ORDER NO. NHSC–6610691 DATED JUNE 1, 2021;

3. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 548 OF DEEDS, PAGE 241.
   IN FAVOR OF: THE SOUTHERN SIERRAS POWER COMPANY, ITS SUCCESSORS AND ASSIGNS
   AFFECTS: THE SOUTH 18.5 FEET OF SAID LAND.
   SAID EASEMENT IS PLOTTED HEREON.
4. AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 7939, PAGE 603 OF OFFICIAL RECORDS.
   IN FAVOR OF: GLADYS HERBERT WHITE, A MARRIED WOMAN, WHO ACQUIRED TITLE AS GLADYS WHITE
   AFFECTS: THE NORTH, EAST AND WEST 30 FEET AND THE SOUTH 40 FEET OF SAID LAND
   SAID EASEMENT IS PLOTTED HEREON.
5. AN OFFER OF DEDICATION FOR STREETS, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES AND PUBLIC ACCESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 4, 1989 AS INSTRUMENT NO. 89–002858 OF OFFICIAL RECORDS.
   TO: THE CITY OF VICTORVILLE, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA
   AFFECTS: (HOOK BOULEVARD) THE NORTH 42.00 FEET THEREOF;
   AFFECTS: (SENECA ROAD) THE SOUTH 42.00 FEET THEREOF;
   AFFECTS: (COBALT ROAD) THE WEST 32.00 FEET THEREOF;
   SAID EASEMENT IS PLOTTED HEREON.

ORDER NO. NHSC–6626033 DATED JUNE 16, 2021:

6. AN OFFER OF DEDICATION FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 1972 AS BOOK 8056, PAGE 1489 OF OFFICIAL RECORDS.
   TO: COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA.
   SAID EASEMENT IS PLOTTED HEREON.
7. AN OFFER OF DEDICATION FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 8617, PAGE 286 OF OFFICIAL RECORDS.
   TO: CITY OF VICTORVILLE, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA
   SAID EASEMENT IS PLOTTED HEREON
8. AND EASEMENT FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 8617, PAGE 288 OF OFFICIAL RECORDS.
   AFFECTS: PARCEL 4
   SAID EASEMENT IS PLOTTED HEREON.

(TBA) EASEMENT(S) TO BE ABANDONED OR VACATED.

APPLICANT/OWNER:

HOOK AND COBALT, LLC
8800 N GAINEY CENTER DR
SUITE 255
SCOTTSDALE, AZ 85258

PREPARED BY:

UNITED ENGINEERING GROUP–CA, INC.
8885 HAVEN AVENUE
SUITE 195
RANCHO CUCAMONGA, CA 91730
PHONE: 909.466.9240
www.unitedeng.com

BENCHMARK

CITY OF VICTORVILLE BM NO. V–215, MOJAVE DR. AT TOPAZ RD, TC OF CENTER ISLAND NOSE, 48 E/O INT.
ELEV = 2998.27

GRAPHIC SCALE: 1"=80'

SUBMITTALS:	REVISIONS NO.	DESCRIPTION	DATE
DESIGNED BY:			
DRAWN BY:			
CHECKED BY:			

REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER F. LENZ — NO. 63001 EXP. 6/30/24 CIVIL — STATE OF CALIFORNIA

CHRISTOPHER F. LENZ DATE 6/25/2024
R.C.E. No. 63001

LICENSED LAND SURVEYOR — DEAN C. PHILLIPS — EXP. 9/30/25 NO. 6974 — STATE OF CALIFORNIA

DEAN C. PHILLIPS DATE 6/25/2024
L.S. No. 6974
dphillips@unitedeng.com

ueg united engineering group
8885 Haven Avenue
Suite 195
Rancho Cucamonga,
CA 91730
Phone: 909.466.9240
www.unitedeng.com

HOOK & COBALT

GRADING DESIGN
TTM NO. 20484

MAY 2024

SHEET 2 OF 3

PROJECT NUMBER
CA–13839

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

VESTING TENTATIVE TRACT NO. 20484

THE W ½ OF THE W ½ OF THE SE ¼ OF SECTION 14, T5N, R5W, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF.
PARCELS 2, 3 AND 4 OF PARCEL MAP 2326 AS PER PLAT RECORDED IN BOOK 21, PAGE 75 OF PARCEL MAP IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

UNITED ENGINEERING GROUP CA., INC MAY 2024

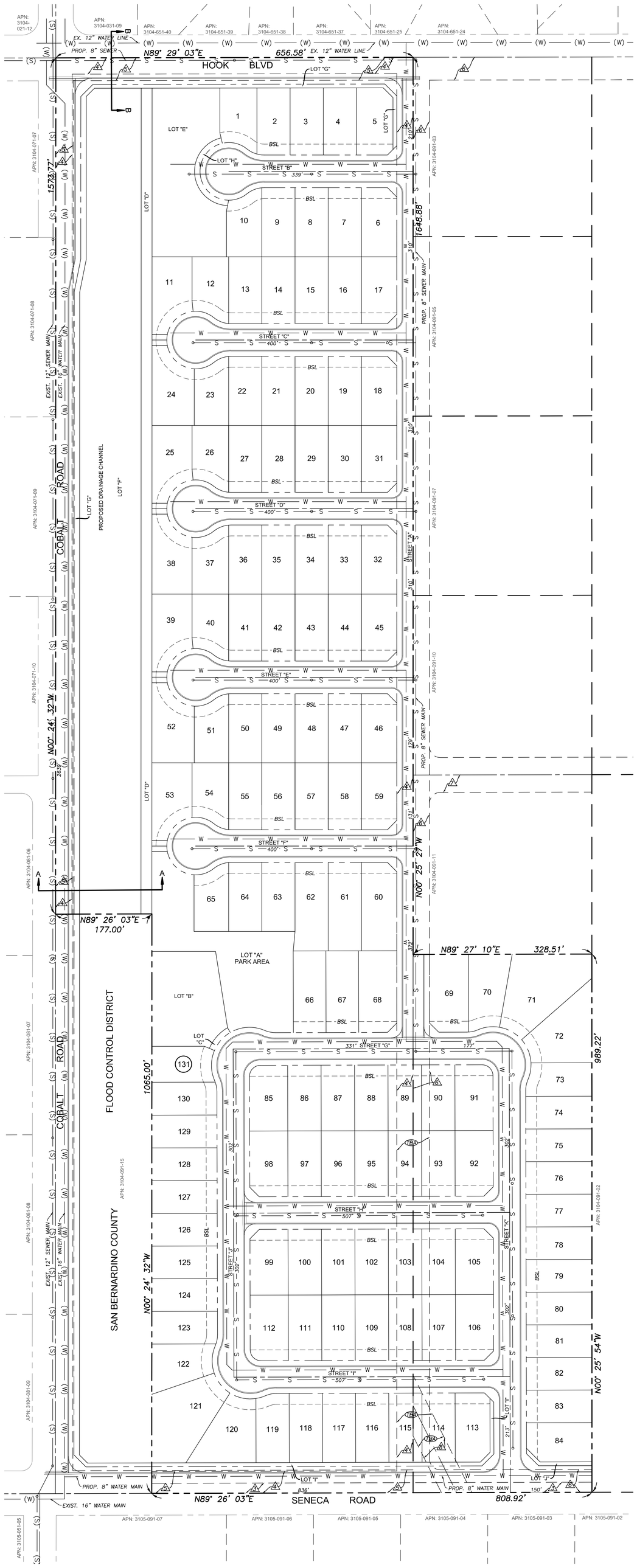
LOT AREAS			LOT AREAS			LOT AREAS		
LOT #	AREA–SF	AREA–AC	LOT #	AREA–SF	AREA–AC	LOT #	AREA–SF	AREA–AC
1	7,221	0.17	46	8,108	0.19	91	8,367	0.19
2	7,509	0.17	47	7,747	0.18	92	8,305	0.19
3	7,523	0.17	48	7,747	0.18	93	7,421	0.17
4	7,529	0.17	49	7,747	0.18	94	7,421	0.17
5	8,064	0.19	50	7,747	0.18	95	7,421	0.17
6	8,108	0.19	51	7,201	0.17	96	7,421	0.17
7	7,747	0.18	52	10,154	0.23	97	7,421	0.17
8	7,747	0.18	53	9,433	0.22	98	8,305	0.19
9	7,747	0.18	54	7,355	0.17	99	8,306	0.19
10	7,359	0.17	55	7,503	0.17	100	7,422	0.17
11	9,413	0.22	56	7,503	0.17	101	7,422	0.17
12	7,337	0.17	57	7,503	0.17	102	7,422	0.17
13	7,497	0.17	58	7,503	0.17	103	7,422	0.17
14	7,503	0.17	59	7,848	0.18	104	7,422	0.17
15	7,503	0.17	60	10,415	0.24	105	8,306	0.19
16	7,503	0.17	61	9,922	0.23	106	8,305	0.19
17	7,848	0.18	62	9,991	0.23	107	7,421	0.17
18	8,108	0.19	63	7,747	0.18	108	7,421	0.17
19	7,747	0.18	64	7,747	0.18	109	7,421	0.17
20	7,747	0.18	65	7,254	0.17	110	7,421	0.17
21	7,747	0.18	66	9,000	0.21	111	7,421	0.17
22	7,747	0.18	67	9,000	0.21	112	8,367	0.19
23	7,201	0.17	68	10,374	0.24	113	7,928	0.18
24	10,118	0.23	69	10,175	0.23	114	7,759	0.18
25	9,426	0.22	70	9,290	0.21	115	7,759	0.18
26	7,337	0.17	71	17,240	0.40	116	7,759	0.18
27	7,503	0.17	72	12,297	0.28	117	7,759	0.18
28	7,503	0.17	73	7,203	0.17	118	7,759	0.18
29	7,503	0.17	74	7,298	0.17	119	7,606	0.17
30	7,503	0.17	75	7,290	0.17	120	10,932	0.25
31	7,848	0.17	76	7,281	0.17	121	15,607	0.36
32	8,107	0.19	77	7,273	0.17	122	8,274	0.19
33	7,747	0.18	78	7,264	0.17	123	7,231	0.17
34	7,747	0.18	79	7,256	0.17	124	7,237	0.17
35	7,747	0.18	80	7,247	0.17	125	7,227	0.17
36	7,747	0.18	81	7,239	0.17	126	7,218	0.17
37	7,624	0.18	82	7,231	0.17	127	7,238	0.17
38	9,709	0.22	83	7,222	0.17	128	7,228	0.17
39	9,427	0.22	84	8,345	0.19	129	7,218	0.17
40	7,337	0.17	85	8,367	0.19	130	7,220	0.17
41	7,503	0.17	86	7,422	0.17	131	7,307	0.17
42	7,503	0.17	87	7,422	0.17			
43	7,503	0.17	88	7,422	0.17			
44	7,503	0.17	89	7,422	0.17			
45	7,848	0.18	90	7,422	0.17			

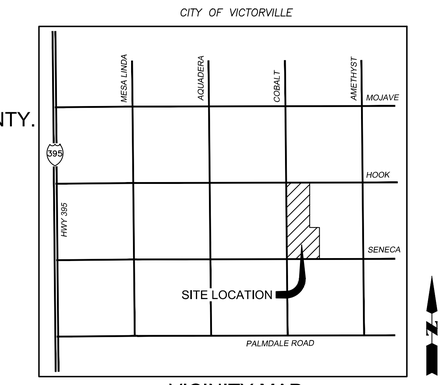
PROPOSED PARK AREA		
LOT	AREA–SF	AREA–AC
A	38,768	0.89

PROPOSED DFAD BASIN AREAS		
LOT	AREA–SF	AREA–AC
B	27,078	0.62
D	30,353	0.70
E	35,603	0.82

PROPOSED CHANNEL		
LOT	S.F.	A.C
F	167,245	3.84

PROPOSED LMD AREAS		
LOT	AREA–SF	AREA–AC
C	481	0.01
G	19,810	0.45
H	1,677	0.04
I	5,144	0.12
J	909	0.02





VICINITY MAP
N.T.S.

GENERAL NOTES:

1. ASSESSOR'S PARCEL NUMBERS: 3104–091–12, –13, –14 & –16
2. THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP.
3. TOTAL GROSS AREA = 42.93 AC.
   TOTAL NET AREA = 31.51 AC.
   TOTAL AREA TO BE DEDICATED FOR R/W = 11.38 AC.
4. STREETS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", AND "K" ARE STREETS FOR PUBLIC DEDICATION.
5. LOTS 1 THROUGH 131 ARE 7,200 SQ. FT. MIN. (RESIDENTIAL LOTS)
6. GROSS DENSITY: 3.05 DU/AC
   AVERAGE LOT SIZE = 7,886 SQ. FT.
   MINIMUM LOT SIZE = 7,201 SQ. FT.
   MAXIMUM LOT SIZE = 17,240 SQ. FT.
7. TOTAL NUMBER OF RESIDENTIAL LOTS = 131
   TOTAL NUMBER OF LETTERED LOTS = 10
8. LINEAR FEET OF STREETS:
   "A" STREET = 1,822'
   "B" STREET = 339'
   "C" STREET = 400'
   "D" STREET = 400'
   "E" STREET = 400'
   "F" STREET = 400'
   "G" STREET = 507'
   "H" STREET = 507'
   "I" STREET = 507'
   "J" STREET = 603'
   "K" STREET = 816'
9. ALL FRONT YARD BUILDING SETBACK LINES (BSL) ARE SHOWN TO AN AVERAGE DEPTH. MINIMUM FRONT YARD BSL = 20'.
10. TOPOGRAPHY SOURCE: ARROWHEAD MAPPING.
    CONTOUR INTERVAL: 1 FOOT
11. ALL SLOPES ARE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.
12. LOT DIMENSION SHOWN HEREIN ARE APPROXIMATE.
13. FEMA ZONE–OTHER AREAS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
14. THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
15. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE.
16. ADD 3000 FEET TO ALL ELEVATIONS SHOWN HEREIN TO OBTAIN TRUE DATUM.

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) 241–6365

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

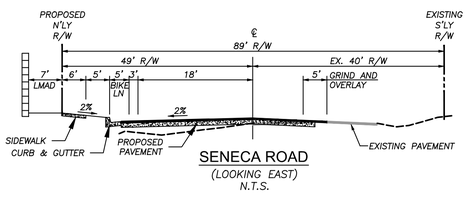
GAS
SOUTHWEST GAS CORP.
13471 MARIPOSA RD.
VICTORVILLE, CA 92392
(760) 951–4050

TELEPHONE
VERIZON
16071 MOJAVE DR. BLDG. A
VICTORVILLE, CA 92392
(760) 245–0894

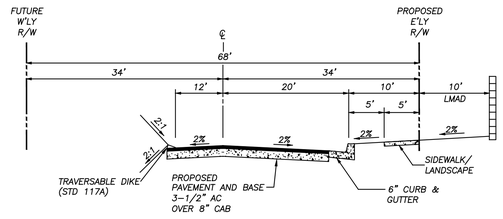
CABLE
CHARTER COMMUNICATIONS
12490 BUSINESS CENTER DR. SUITE 1
VICTORVILLE, CA 92392
(760) 843–3054

LEGEND

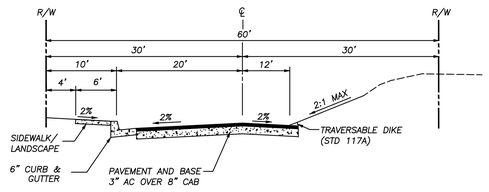
BSL	BUILDING SETBACK LINE
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
LP	LOW POINT
HP	HIGH POINT
GB	GRADE BREAK
TC	TOP OF CURB
(XXX.XX)	EXISTING ELEVATION
40	LOT NUMBER
(141.1)	PAD ELEVATION
	2:1 SLOPE (UNLESS NOTED)
	TRACT BOUNDARY
(S)	EXISTING SEWER
(W)	EXISTING WATER
S	PROPOSED 8" SEWER
W	PROPOSED 8" WATER
	EXISTING POWER POLE



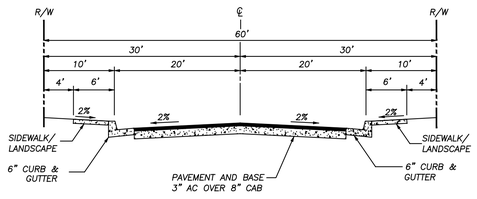
SENECA ROAD
(LOOKING EAST)
N.T.S.



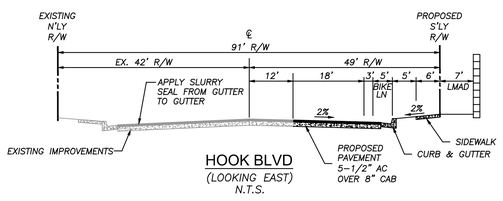
COBALT ROAD SECTION
(LOOKING NORTH)
N.T.S.



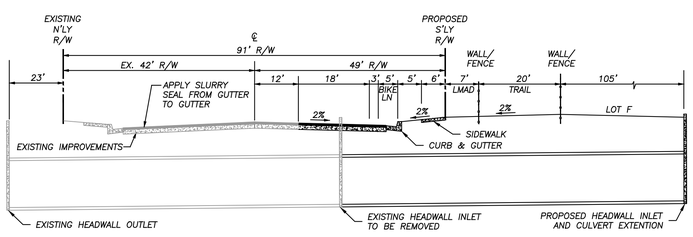
STREET "A" SECTION
N.T.S.



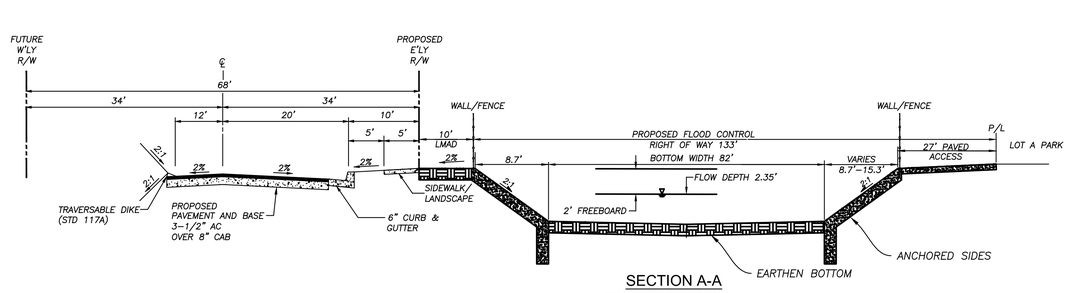
TYPICAL LOCAL STREET SECTION
N.T.S.



HOOK BLVD
(LOOKING EAST)
N.T.S.



SECTION B-B
(LOOKING EAST)
N.T.S.



SECTION A-A
MASTER PLAN LINE E–05 LOOKING NORTH
DESIGN FLOW PER MDP – 2800 CFS
N.T.S.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC, IN GRANT DEED RECORDED JULY 10, 2012 AS INSTRUMENT NO. 2012–0275263, OF OFFICIAL RECORDS.

PARCEL(S) 2, 3 AND 4 OF PARCEL MAP NO. 2326, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 21 OF PARCEL MAPS, PAGE(S) 75, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENTS

EASEMENTS SHOWN HEREON WERE DERIVED FROM THE PRELIMINARY REPORTS (2) FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE COMPANY.
NO RESPONSIBILITY FOR CONTENT, COMPLETENESS OR ACCURACY OF SAID PRELIMINARY TITLE REPORTS IS ASSUMED BY THIS MAP, THE SURVEYOR, OR UNITED ENGINEERING GROUP–CA, INC.
ORDER NO. NHSC–6610691 DATED JUNE 1, 2021;

3. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 548 OF DEEDS, PAGE 241.
   IN FAVOR OF: THE SOUTHERN SIERRAS POWER COMPANY, ITS SUCCESSORS AND ASSIGNS
   AFFECTS: THE SOUTH 18.5 FEET OF SAID LAND.
   SAID EASEMENT IS PLOTTED HEREON.
4. AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 7939, PAGE 603 OF OFFICIAL RECORDS.
   IN FAVOR OF: GLADYS HERBERT WHITE, A MARRIED WOMAN, WHO ACQUIRED TITLE AS GLADYS WHITE
   AFFECTS: THE NORTH, EAST AND WEST 30 FEET AND THE SOUTH 40 FEET OF SAID LAND
   SAID EASEMENT IS PLOTTED HEREON.
5. AN OFFER OF DEDICATION FOR STREETS, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES AND PUBLIC ACCESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 4, 1989 AS INSTRUMENT NO. 89–002858 OF OFFICIAL RECORDS.
   TO: THE CITY OF VICTORVILLE, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA
   AFFECTS: (HOOK BOULEVARD) THE NORTH 42.00 FEET THEREOF;
   AFFECTS: (SENECA ROAD) THE SOUTH 42.00 FEET THEREOF;
   AFFECTS: (COBALT ROAD) THE WEST 32.00 FEET THEREOF;
   SAID EASEMENT IS PLOTTED HEREON.

ORDER NO. NHSC–6626033 DATED JUNE 16, 2021:

6. AN OFFER OF DEDICATION FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 1972 AS BOOK 8056, PAGE 1489 OF OFFICIAL RECORDS.
   TO: COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA.
   SAID EASEMENT IS PLOTTED HEREON.
7. AN OFFER OF DEDICATION FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 8617, PAGE 286 OF OFFICIAL RECORDS.
   TO: CITY OF VICTORVILLE, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA
   SAID EASEMENT IS PLOTTED HEREON
8. AND EASEMENT FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 8617, PAGE 288 OF OFFICIAL RECORDS.
   AFFECTS: PARCEL 4
   SAID EASEMENT IS PLOTTED HEREON.

(TBA) EASEMENT(S) TO BE ABANDONED OR VACATED.

APPLICANT/OWNER:

HOOK AND COBALT, LLC
8800 N GAINEY CENTER DR
SUITE 255
SCOTTSDALE, AZ 85258

PREPARED BY:

UNITED ENGINEERING GROUP–CA, INC.
8885 HAVEN AVENUE
SUITE 195
RANCHO CUCAMONGA, CA 91730
PHONE: 909.466.9240
www.unitedeng.com

BENCHMARK

CITY OF VICTORVILLE BM NO. V–215, MOJAVE DR. AT TOPAZ RD, TC OF CENTER ISLAND NOSE, 48 E/O INT.
ELEV = 2998.27

GRAPHIC SCALE: 1"=80'
80' 40' 0' 80' 160'

SUBMITTALS:	REVISIONS		
	NO.	DESCRIPTION	DATE
DESIGNED BY:			
DRAWN BY:			
CHECKED BY:			

REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER F. LENZ — NO. 63001 EXP. 6/30/24 CIVIL — STATE OF CALIFORNIA

CHRISTOPHER F. LENZ 6/25/2024
R.C.E. No. 63001 DATE

LICENSED LAND SURVEYOR — DEAN C. PHILLIPS — EXP. 9/30/25 NO. 6974 — STATE OF CALIFORNIA

DEAN C. PHILLIPS 6/25/2024
L.S. No. 6974 DATE
dphillips@unitedeng.com

united engineering group
8885 Haven Avenue
Suite 195
Rancho Cucamonga,
CA 91730
Phone: 909.466.9240
www.unitedeng.com

HOOK & COBALT

UTILITY PLAN
TTM NO. 20484

MAY 2024

SHEET 3 OF 3

PROJECT NUMBER
CA–13839