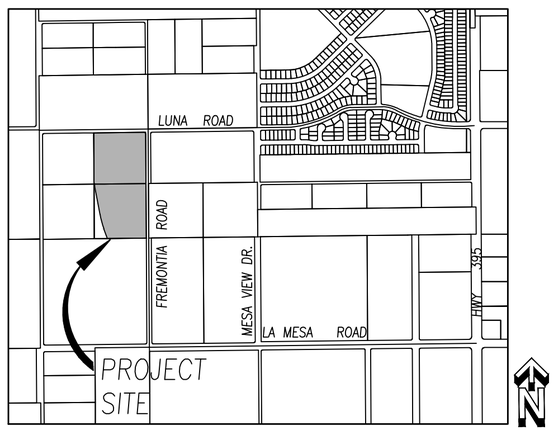
ATTACHMENT B

Tentative Tract
Map 20527



VICINITY MAP
NOT TO SCALE

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

TENTATIVE TRACT MAP No. 20527

PARCEL 1 OF PARCEL MAP No. 8362, PER PLAT RECORDED IN BOOK 203 OF PARCEL MAPS, PAGES 59 AND 60, AND PARCEL A OF LLA, PER RECORDED INSTRUMENT No. 15–12789 IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDS OF SAID COUNTY.

LUDWIG ENGINEERING — SEPTEMBER 2024

ALTERNATE STREET NAMES:

STREET	ALTERNATE 1	ALTERNATE 2
AXTOLL LANE	JAGUAR LANE	HIGHGROVE LANE
FELIX COURT	DELLORADO COURT	SOUTHFIELD COURT
HUXLEY WAY	GISELE WAY	TREASURE WAY
HIXON PLACE	MANAGUA PLACE	ISLESIDE PLACE
~~HALO LANE~~	~~AQUA LANE~~	~~CEDRO LANE~~

LUNA ROAD AND FREMONTIA ROAD WILL REMAIN AS NAMED

NOTE: A GRADING ACCEPTANCE LETTER SHALL BE REQUIRED FOR ALL OFF–SITE SLOPES

FUTURE ALL WEATHER CROSSING

CHANNEL GRADING LIMITS
END OF CHANNEL

TRACT BOUNDARY & C/L

APN 3096–321–01

FIRE ACCESS: Luna Road east to existing

LUNA ROAD

N89°46'57"E – 660.91

LOT A — 17' WIDE LMAD, – DRAINAGE, AND WQMP

36" R.C.P. STORM DRAIN

WESTERLY LINE OF PROPOSED DRAINAGE EASEMENT

WESTERLY LINE OF EXISTING DRAINAGE EASEMENT

APN 3096–341–05

TRACT BOUNDARY

LOT K 10' WIDE TRAIL DRAINAGE AND WQMP

12" R.C.P. STORM DRAIN

AXTOLL LANE

N 89°46'59.50" E 478.60'

C/L

N00°05'55"E – 622.91'

PARCEL 1 PM 8362

3096–341–04

EXISTING EASEMENT TO BE VACATED

EXISTING DRAINAGE EASEMENT AS SHOWN ON PMB 8362, PMB 87/60–61 & RS 71/53

50' BSL

LOT J 10' WIDE TRAIL DRAINAGE AND WQMP

FELIX COURT

N 89°46'59.50" E 357.96'

12" R.C.P. STORM DRAIN

FREMONTIA ROAD

TRACT 16507

EXIST. EP

P/L — 20' LOT G,H,J,K — P/L; 10' WIDE CONCRETE TRAIL; PAD ELEV; 2:1

2–36" DIA. CORRUGATION ALUMINIZED TYPE II CSP UNDERGROUND DETENTION SYTEM WITH 1–12" RCP PIPE OUTLET FOR WQMP AND DRAINAGE

TYPICAL SECTION B–B
PROPOSED TRAIL AND WQMP & DRAINAGE STORAGE
SCALE: 1"=10'

CHANNEL GRADING LIMITS

ANGLE POINT OF EXISTING DRAINAGE EASMENT

BALDY MESA MASTER PLAN OF DRAINAGE LINE A–01

S19°29'51"E – 363.61'

APN 3096–341–10

N00°07'42"E – 662.20'

S19°29'43"E – 128.28'

PARCEL B
LLA INST NO. 15–12789

HUXLEY WAY

N 89°46'59.50" E 291.06'

LOT H 10' WIDE TRAIL DRAINAGE AND WQMP

HIXON PLACE

N 89°46'59.50" E 212.54'

LOT G 10' WIDE TRAIL DRAINAGE AND WQMP

PARCEL A
LLA INST NO. 15–12789

3096–341–09

N89°46'42"E 500.81'

TRACT BOUNDARY

APN 3096–351–01

N00°05'07"E 1325.05'

APN 3096–341–01

TRACT BOUNDARY & C/L

FIRE ACCESS: Secondary through TTM 20488

NOTE: A GRADING ACCEPTANCE LETTER SHALL BE REQUIRED FOR ALL OFF–SITE SLOPES

0 60' 120'
SCALE: 1" = 60'

OWNER/DEVELOPER

CANADAY COMPANY/LUNA, LLC
31300 ORCHARD LAKE ROAD, SUITE 200
FARMINGTON HILLS, MI 48334
PH: (248) 626–9099

ENGINEER

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

ASSESSOR'S PARCEL NO.

APN: 3096–341–04,09

ZONING & LAND USE

PRESENT: RESIDENTIAL, LOW DENSITY
PROPOSED: RESIDENTIAL, LOW DENSITY

GENERAL PLAN DESIGNATION

PRESENT: R1 SINGLE FAMILY
PROPOSED: R1 SINGLE FAMILY

AREAS

TOTAL GROSS ACREAGE	19.08 AC
TOTAL NET ACREAGE	17.65 AC
TOTAL NUMBERED LOTS	53 LOTS
UNITS PER ACRE RES.	2.78 U.P.A.
MINIMUM LOT SIZE RES.	7,200 S.F.
TOTAL LETTERED LOTS	10 LOTS

NOTES

– THIS TRACT CONTAINS 3,320 L.F. OF NEW STREETS.

– CONTOUR SOURCE: LUDWIG ENGINEERING FIELD TOPO

– EARTHWORK WILL BE BALANCED ON SITE
ESTIMATED EARTHWORK QUANTITY: RAW CUT 47,200 CY
RAW FILL 45,400 CY

– SETBACKS:
FRONTYARD: 20'
SIDE: 5'
STREET SIDE YARD: 10'
REAR YARD: 20'
(ACCORDING TO CITY OF VICTORVILLE STDS.)

– THIS IS A CALCULATED MAP. LOT CLOSURES ARE AVAILABLE. THE DEVELOPER REQUESTS REVIEW FOR COMPLIANCE WITH CURRENT CODES AND POLICIES WITH REGARD TO GEOMETRICS.

– [00.00] INDICATES PAD ELEVATION.

– UNLESS OTHERWISE INDICATED THE SURROUNDING LAND USE IS "VACANT".

– 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.

– BENCH MARK = CITY OF VICTORVILLE BENCH MARK V 211. LOCATED AT THE CORNER OF HWY 395 AND BEAR VALLEY RD ELEV. = 3319.31.

ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.
12353 HESPERIA RD.
VICTORVILLE, CA. 92392
PH: (760) 951–3241

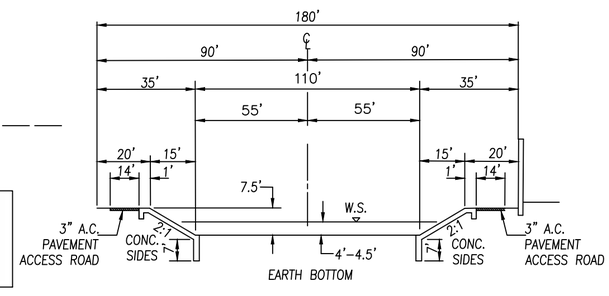
SEWER: CITY OF VICTORVILLE
14343 CIVIC DRIVE
VICTORVILLE, CA. 92393–5001
PH: (760)955–5087

WATER: CITY OF VICTORVILLE
14343 CIVIC DRIVE
VICTORVILLE, CA. 92393–5001
PH: (760)955–5087

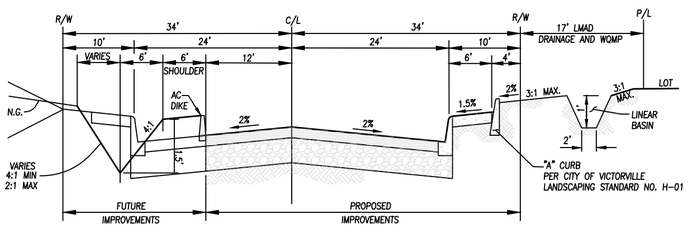
GAS: SOUTHWEST GAS CORP.
13471 MARIPOSA RD.
VICTORVILLE, CA. 92393
PH: (760)951–4055

TELEPHONE: VERIZON
13911 PARK AVE.,SUITE 200
VICTORVILLE, CA. 92392
PH: (760)245–0894

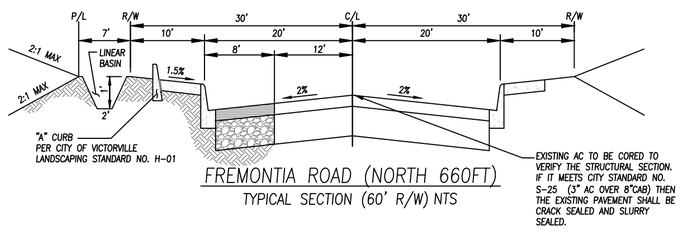
CABLE TV: CHARTER COMMUNICATIONS
9536 "C" AVE.
HESPERIA, CA. 92345
PH: (760)843–3000



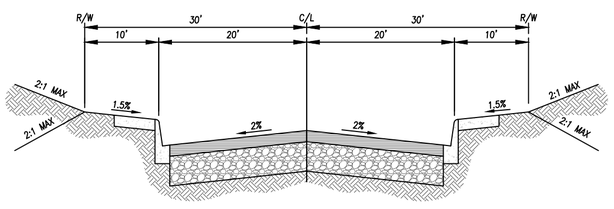
TYPICAL SECTION A–A PROPOSED CHANNEL
NTS
BALDY MESA MASTER PLAN OF DRAINAGE
LINE A–01



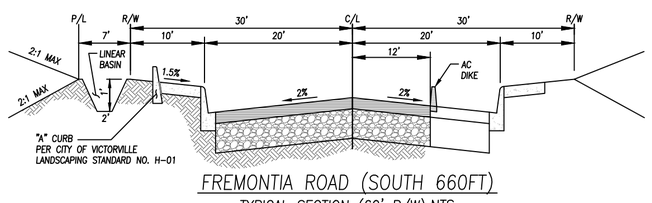
LUNA ROAD (Looking East)
TYPICAL SECTION (68'R/W)
NTS



FREMONTIA ROAD (NORTH 66OFT)
TYPICAL SECTION (60' R/W) NTS



LOCAL STREETS
TYPICAL SECTION (60' R/W)
NTS



FREMONTIA ROAD (SOUTH 66OFT)
TYPICAL SECTION (60' R/W) NTS

REGISTERED PROFESSIONAL ENGINEER
JEFFREY MARTIN ASHBAKER
No. 91606
CIVIL
STATE OF CALIFORNIA

BOUNDARY & LOTTING
TTM NO. 20527

DATE: SEPTEMBER 2024

SHEET 1 OF 3

PROJECT NUMBER

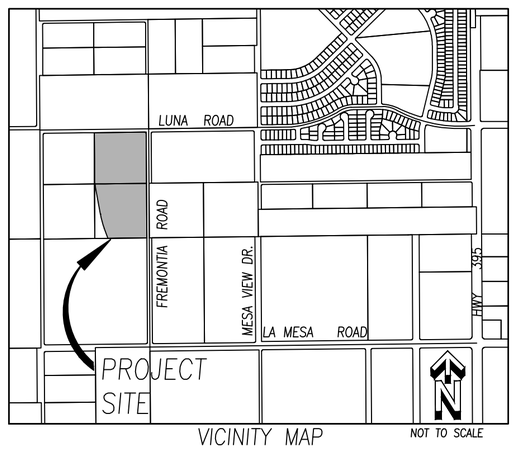
Ludwig Engineering ASSOCIATES, INC.
Civil Engineering • Surveying • Planning
109 East Third Street - San Bernardino, CA 92410
Phone: 909-884-8217 - Fax: 909-889-0153

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

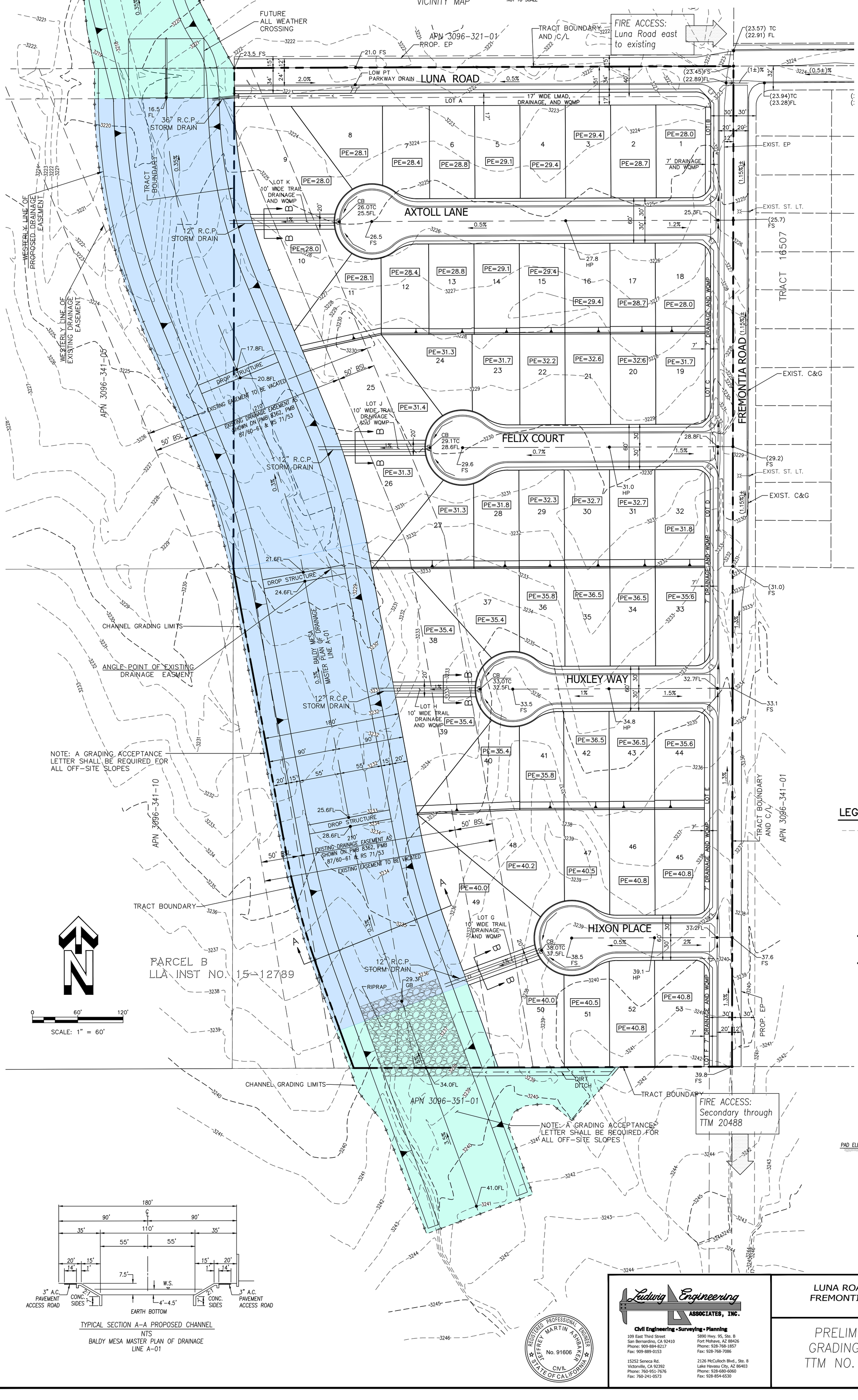
TENTATIVE TRACT MAP No. 20527

PARCEL 1 OF PARCEL MAP No. 8362, PER PLAT RECORDED IN BOOK 203 OF PARCEL MAPS, PAGES 59 AND 60, AND PARCEL A OF LLA, PER RECORDED INSTRUMENT No. 15-12789 IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDS OF SAID COUNTY.

LUDWIG ENGINEERING — SEPTEMBER 2024



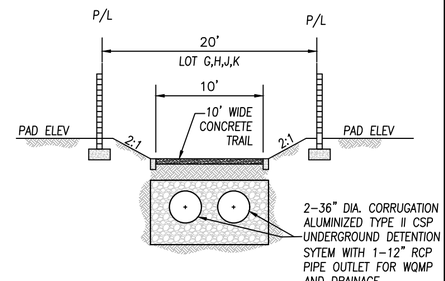
VICINITY MAP — NOT TO SCALE



LEGEND

3200	EXIST. CONTOURS
FS	FINISH SURFACE
FL	FLOW LINE
GB	GRADE BREAK
EP	EDGE OF PAVEMENT
PE	PAD ELEVATION
HP	HIGH POINT
30.00 FS	PROP. ELEVATION
1.3%	PROP. SLOPE
(30.00) FS	EXIST. ELEVATION
(1.3%)	EXIST. SLOPE
	INDICATES ULTIMATE CHANNEL IMPROVEMENTS
	INDICATES INTERIM CHANNEL IMPROVEMENTS

TYPICAL SECTION A-A PROPOSED CHANNEL
NTS
BALDY MESA MASTER PLAN OF DRAINAGE LINE A-01



TYPICAL SECTION B-B
PROPOSED TRAIL AND WQMP & DRAINAGE STORAGE
SCALE: 1"=10'

REGISTERED PROFESSIONAL ENGINEER — JEFFREY MARTIN ASHBAKER — No. 91606 — CIVIL — STATE OF CALIFORNIA

Ludwig Engineering ASSOCIATES, INC.
Civil Engineering • Surveying • Planning
109 East Third Street, San Bernardino, CA 92410, Phone: 909-884-8217, Fax: 909-889-0153
15252 Seneca Rd., Victorville, CA 92392, Phone: 760-951-7676, Fax: 760-241-0573
5890 Hwy. 95, Ste. B, Fort Mohave, AZ 88426, Phone: 928-768-1857, Fax: 928-768-7086
2126 McCulloch Blvd., Ste. 8, Lake Havasu City, AZ 86403, Phone: 928-680-6060, Fax: 928-854-6530

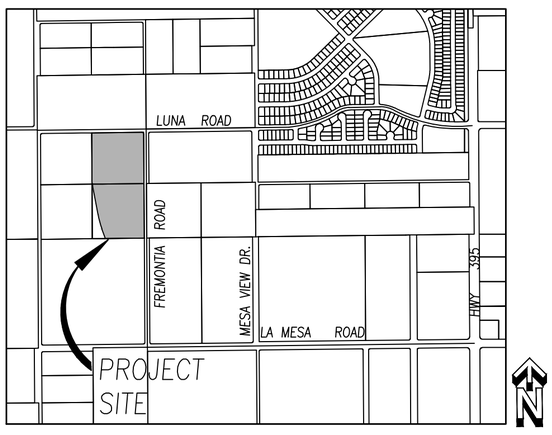
LUNA ROAD AND FREMONTIA ROAD

PRELIMINARY GRADING PLAN TTM NO. 20527

DATE: SEPTEMBER 2024

SHEET 2 OF 3

PROJECT NUMBER



VICINITY MAP
NOT TO SCALE

IN THE CITY OF VICTORVILLE,
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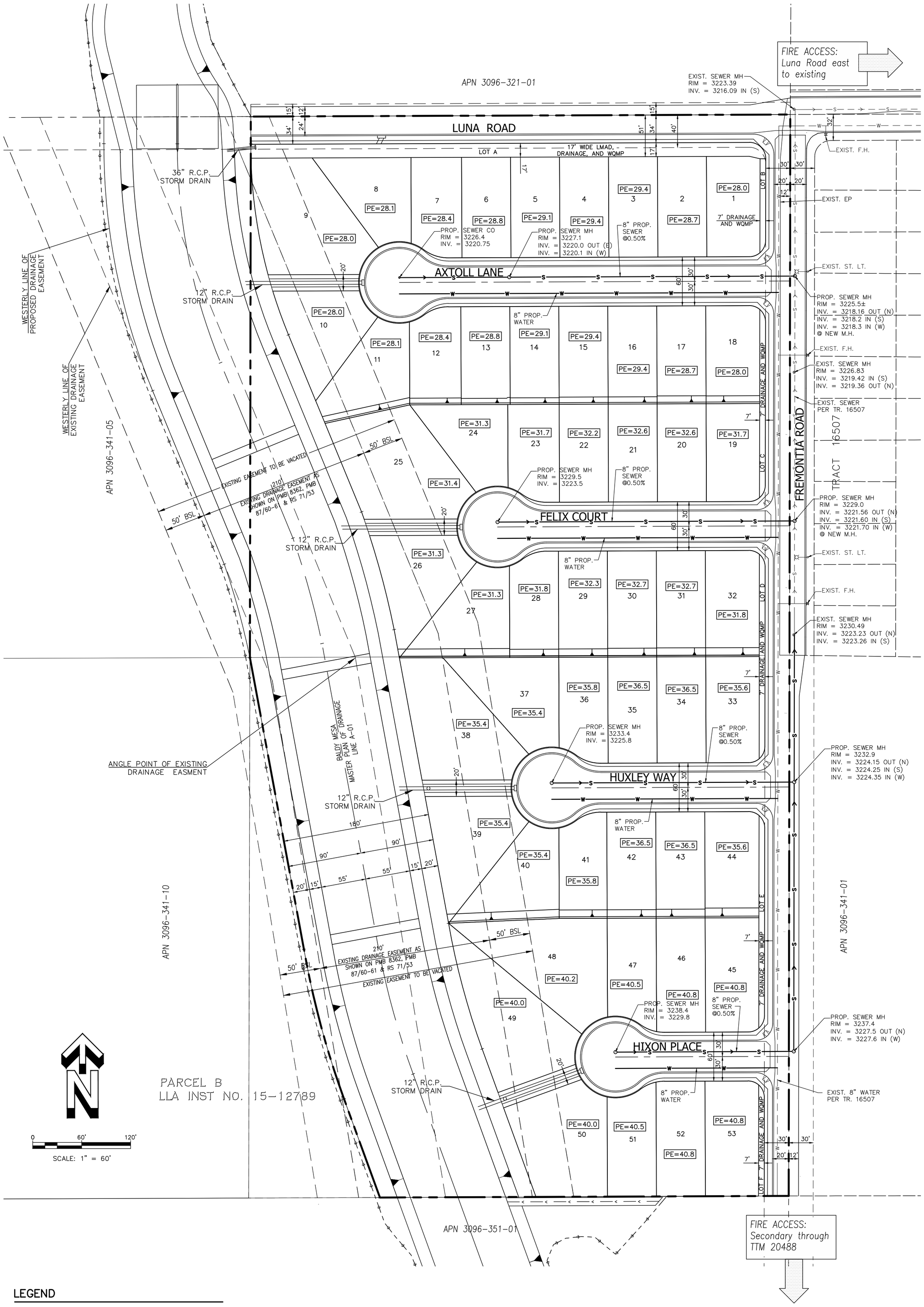
LUDWIG ENGINEERING — SEPTEMBER 2024



LEGEND

— —W— — — —	EXIST. WATER
— —S— — — —	EXIST. SEWER
——W——	PROP. WATER
——S——	PROP. SEWER
ST. LT.	STREET LIGHT
MH	MANHOLE
CO	CLEAN OUT
FH	FIRE HYDRANT
INV	INVERT

REGISTERED PROFESSIONAL ENGINEER
JEFFREY MARTIN ASHBAKER
No. 91606
CIVIL
STATE OF CALIFORNIA

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Lake Havasu City, AZ 86403
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Fax: 928-854-6530

LUNA ROAD AND FREMONTIA ROAD

PRELIMINARY UTILITY PLAN TTM NO. 20527

DATE: SEPTEMBER 2024

SHEET 3 OF 3

PROJECT NUMBER