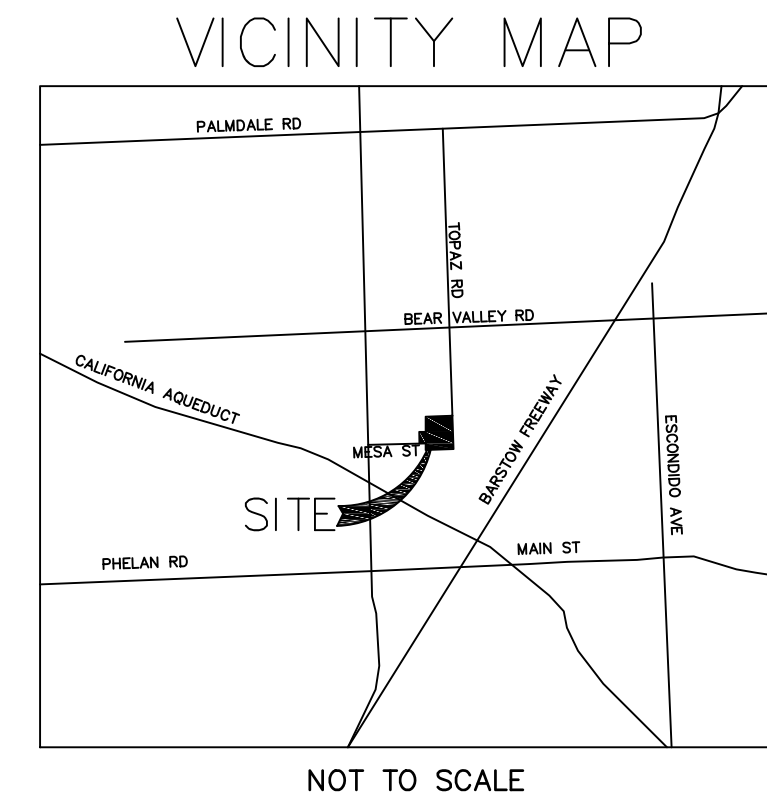


IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TENTATIVE TRACT MAP 20576



LEGEND

FS	FINISH SURFACE
FL	FLOW LINE
TC	TOP OF CURB
---	TRACT BOUNDARY
---	RETAINING WALL
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED STORM DRAIN
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	EXISTING MAJOR CONTOUR LINE
---	EXISTING MINOR CONTOUR LINE
---	EXISTING STORM DRAIN LINE
XX.XX	PROPOSED ELEVATION

GENERAL NOTES

- LAND USE
- TOTAL LOTS: 256
 - RESIDENTIAL LOTS: 242
 - OPEN SPACE LOTS: 7 (G, H, I, K, L, M, N)
 - BASIN LOT: 1 (J)
 - LMAD SPACES: 6 (A, B, C, D, E, F)
 - GROSS ACREAGE: 70.8 AC
 - NET ACREAGE: 43.1 AC
 - EXISTING ZONING R-11: SINGLE FAMILY TRANSITIONAL
 - PROPOSED ZONING R-11: SINGLE FAMILY TRANSITIONAL
 - LOTS 1-242: SINGLE FAMILY RESIDENTIAL
 - GROSS DENSITY: 3.4 UNITS PER ACRE
 - NET DENSITY: 5.6 UNITS PER ACRE
 - LINEAL FOOTAGE OF NEW STREETS: 5325'

PUBLIC UTILITY COMPANIES

- SEWER: CITY OF VICTORVILLE
- WATER: VICTORVILLE WATER DISTRICT
- ELECTRIC: SOUTHERN CALIFORNIA EDISON
- TELEPHONE: FRONTIER COMMUNICATIONS

SCHOOL DISTRICT

- ADELANTO UNIFIED SCHOOL DISTRICT

LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF THE
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 ND THE EAST 30
ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 27, TOWNSHIP 5 NORTH, RANGE 5 WEST,
S.B.M.

PARCELS

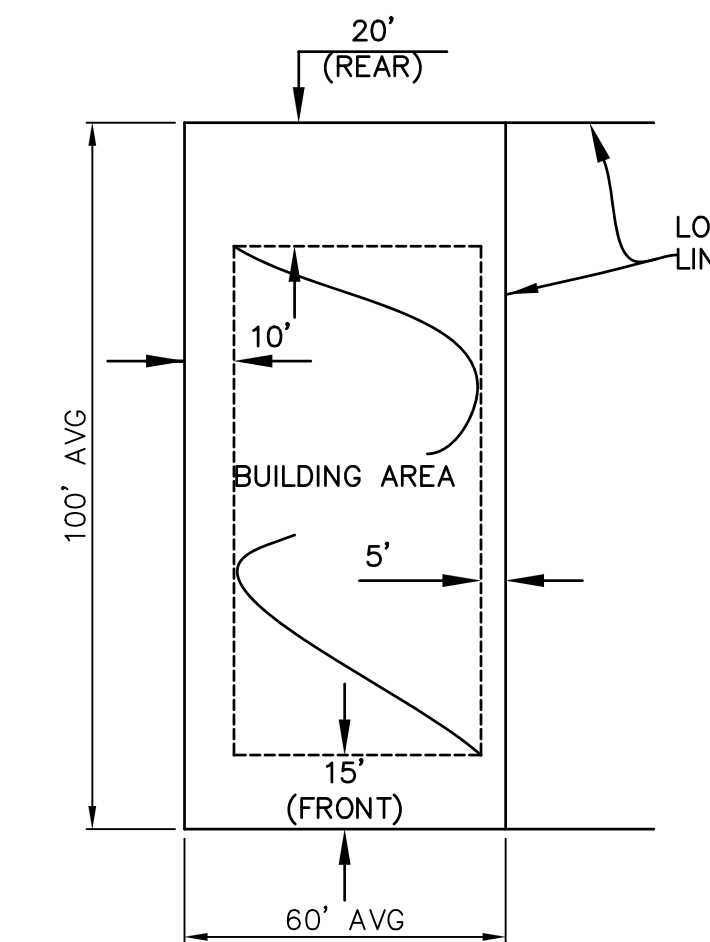
ASSESSOR'S PARCEL NO. 3136-441-01, 02,
3136-411-04, 05

APPLICANT

KRIS PINERO, PROJECT MANAGER
RCE, LLC (RODEO CREDIT ENTERPRISES), LLC)
26415 CARL BOYER DR., SUITE 220
SANTA CLARA, CA 95050
818-961-3000

ENGINEER

HENRIK NAZARIAN, PRESIDENT
D & D ENGINEERING, INC
119 W HYDE PARK BLVD
INGLEWOOD, CA 90302
424-351-6800



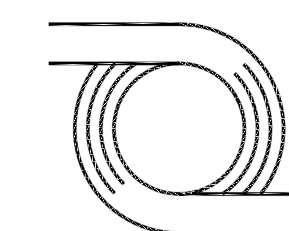
Parcel Table	Parcel #	Area
1	8714	
2	7498	
3	7388	
4	7393	
5	7545	
6	7406	
7	8285	
8	10526	
9	7556	
10	7405	
11	7416	
12	7416	
13	7416	
14	7416	
15	7720	
16	8736	
17	7217	
18	7213	
19	7208	
20	7204	
21	8863	
22	8890	
23	7217	
24	7213	
25	7208	
26	7204	
27	8718	
28	8755	
29	7217	
30	7213	
31	7208	
32	7204	
33	8858	
34	8894	
35	7217	
36	7213	
37	7208	
38	7204	
39	8736	
40	7498	
41	7288	
42	7297	
43	7210	
44	7219	
45	7230	
46	7241	
47	7249	
48	7260	
49	7274	
50	7283	
51	7368	
52	7355	
53	11486	
54	14354	
55	7378	
56	7392	
57	7641	
58	7764	
59	8034	
60	7524	
61	7416	
62	7466	

Parcel Table	Parcel #	Area
63	7396	
64	7278	
65	7286	
66	7222	
67	7402	
68	7728	
69	7311	
70	7256	
71	7610	
72	8356	
73	7816	
74	7700	
75	7481	
76	7389	
77	7380	
78	7379	
79	7379	
80	7378	
81	7310	
82	10417	
83	8753	
84	8753	
85	8753	
86	8752	
87	8751	
88	8750	
89	8689	
90	8347	
91	7495	
92	8196	
93	7462	
94	7705	
95	7910	
96	7890	
97	7890	
98	7890	
99	7890	
100	7890	
101	7890	
102	7779	
103	7994	
104	7417	
105	7961	
106	8324	
107	8324	
108	8324	
109	8324	
110	8324	
111	8324	
112	8294	
113	7724	
114	7213	
115	7293	
116	7783	
117	8050	
118	8132	
119	8660	
120	9008	
121	10360	
122	10023	
123	8997	
124	7296	

Parcel Table	Parcel #	Area
125	7475	
126	8165	
127	8165	
128	8165	
129	8165	
130	9979	
131	7449	
132	7313	
133	7313	
134	7313	
135	7313	
136	7313	
137	7313	
138	7313	
139	8339	
140	8142	
141	7313	
142	7313	
143	7313	
144	7215	
145	7251	
146	8662	
147	7278	
148	7860	
149	8356	
150	7488	
151	7336	
152	7350	
153	7350	
154	7350	
155	7350	
156	7618	
157	7522	
158	7350	
159	7350	
160	7350	
161	7350	
162	7336	
163	7235	
164	8608	
165	7893	
166	7345	
167	8658	
168	7252	
169	7210	
170	7210	
171	7210	
172	7210	
173	7210	
174	7210	
175	7210	
176	7210	
177	7210	
178	7210	
179	7210	
180	9844	
181	7395	
182	7977	
183	7519	
184	7519	
185	7210	
186	7210	

Parcel Table	Parcel #	Area
187	7973	
188	8937	
189	8050	
190	8599	
191	10048	
192	8469	
193	7659	
194	7205	
195	7244	
196	8804	
197	10620	
198	10620	
199	9918	
200	8663	
201	7420	
202	7420	
203	7475	
204	10310	
205	10430	
206	10430	
207	9600	
208	7642	
209	9007	
210	10083	
211	8165	
212	8165	
213	8165	
214	8165	
215	8165	
216	8165	
217	7216	
218	7225	
219	7236	
220	7244	
221	7253	
222	7265	
223	7274	
224	7282	
225	7291	
226	7230	
227	7410	
228	7410	
229	7411	
230	7411	
231	7411	
232	7412	
233	7412	
234	7413	
235	7413	
236	7413	
237	7414	
238	7414	
239	7415	
240	7415	
241	7416	
242	8492	

Parcel #	Area
A	1022
B	2058
C	2059
D	17782
E	5355
F	750
G	49460
H	39840
I	16540
J	62904
K	4092
L	9384
M	7509
N	8231



D & D ENGINEERING, INC.
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Phone: 424-351-6800

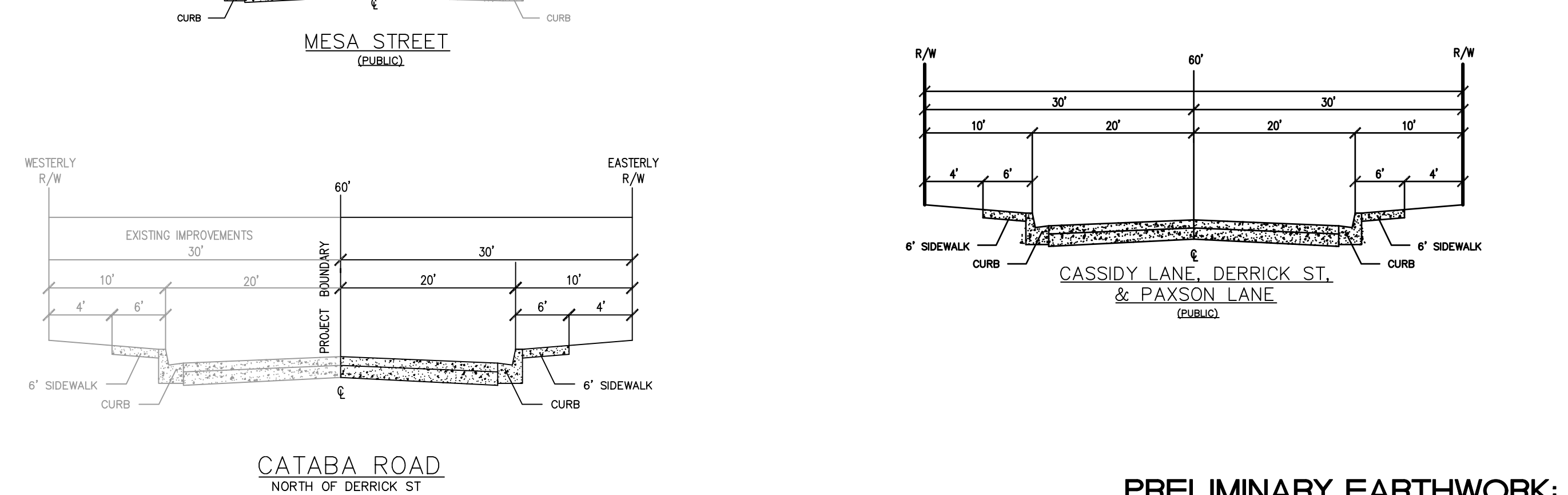
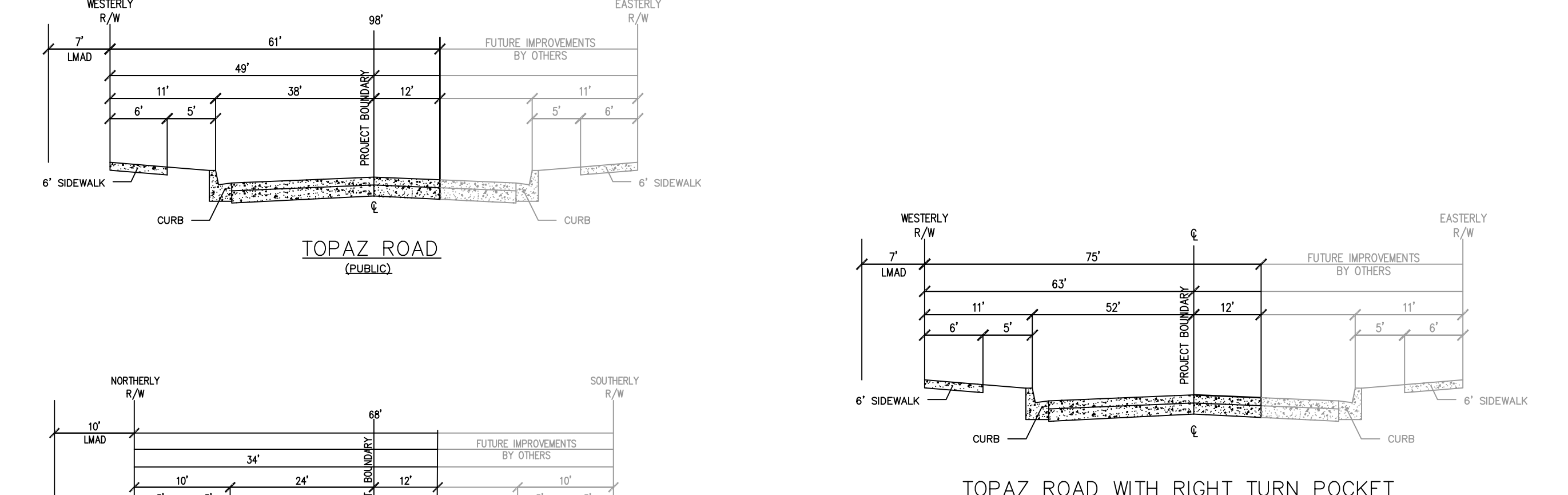
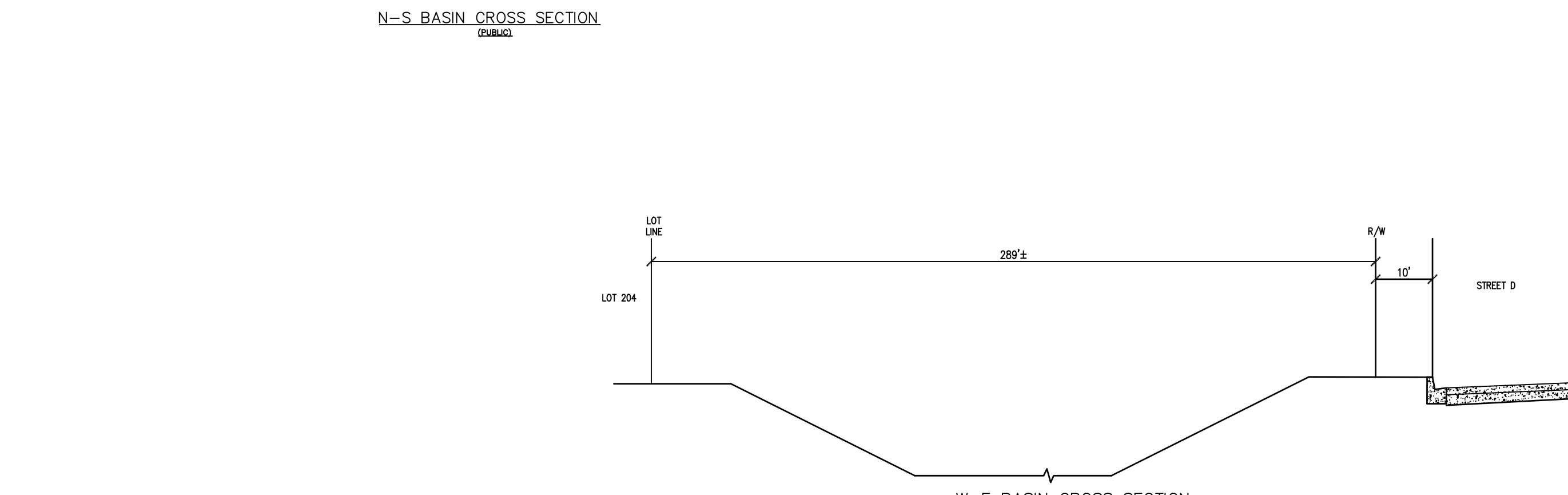
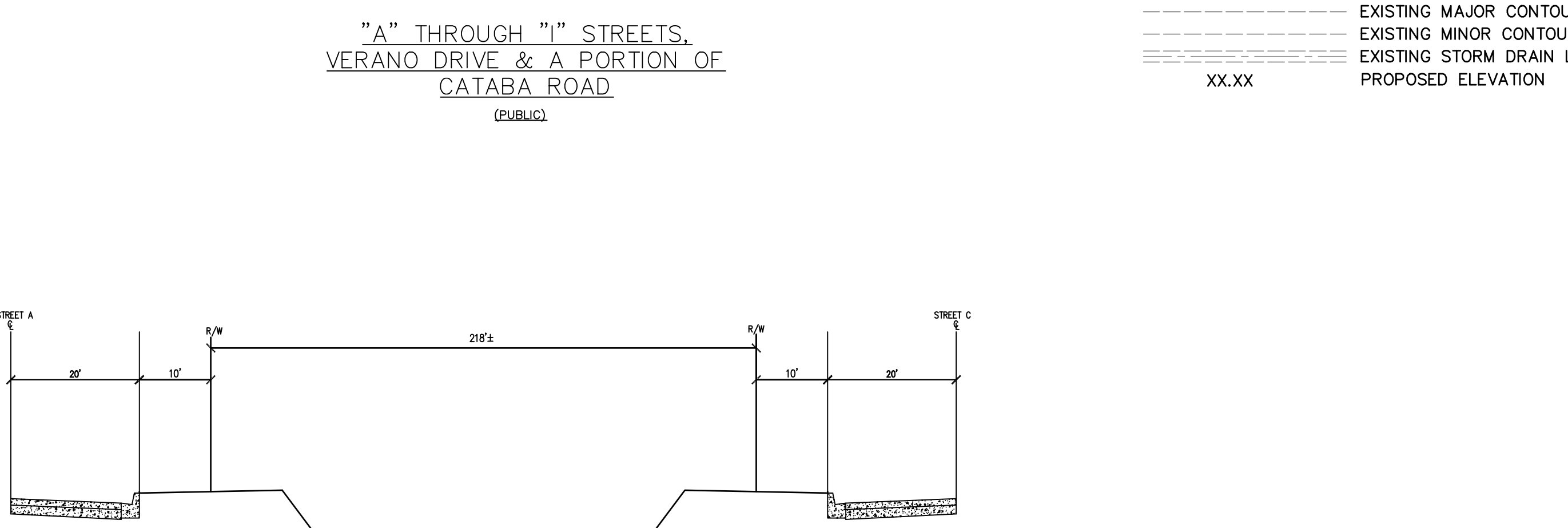
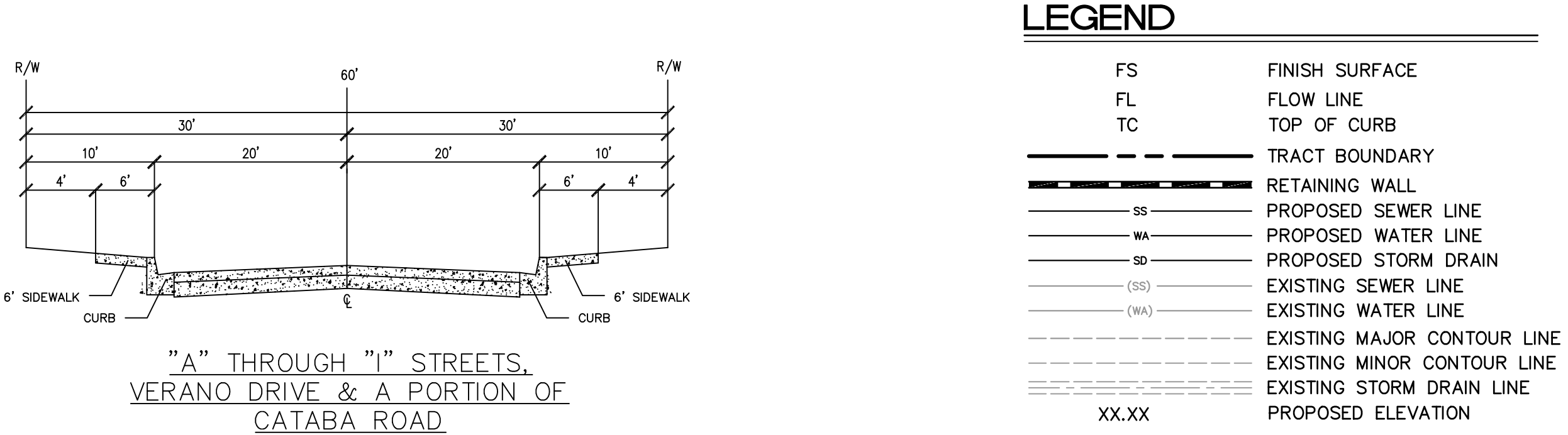
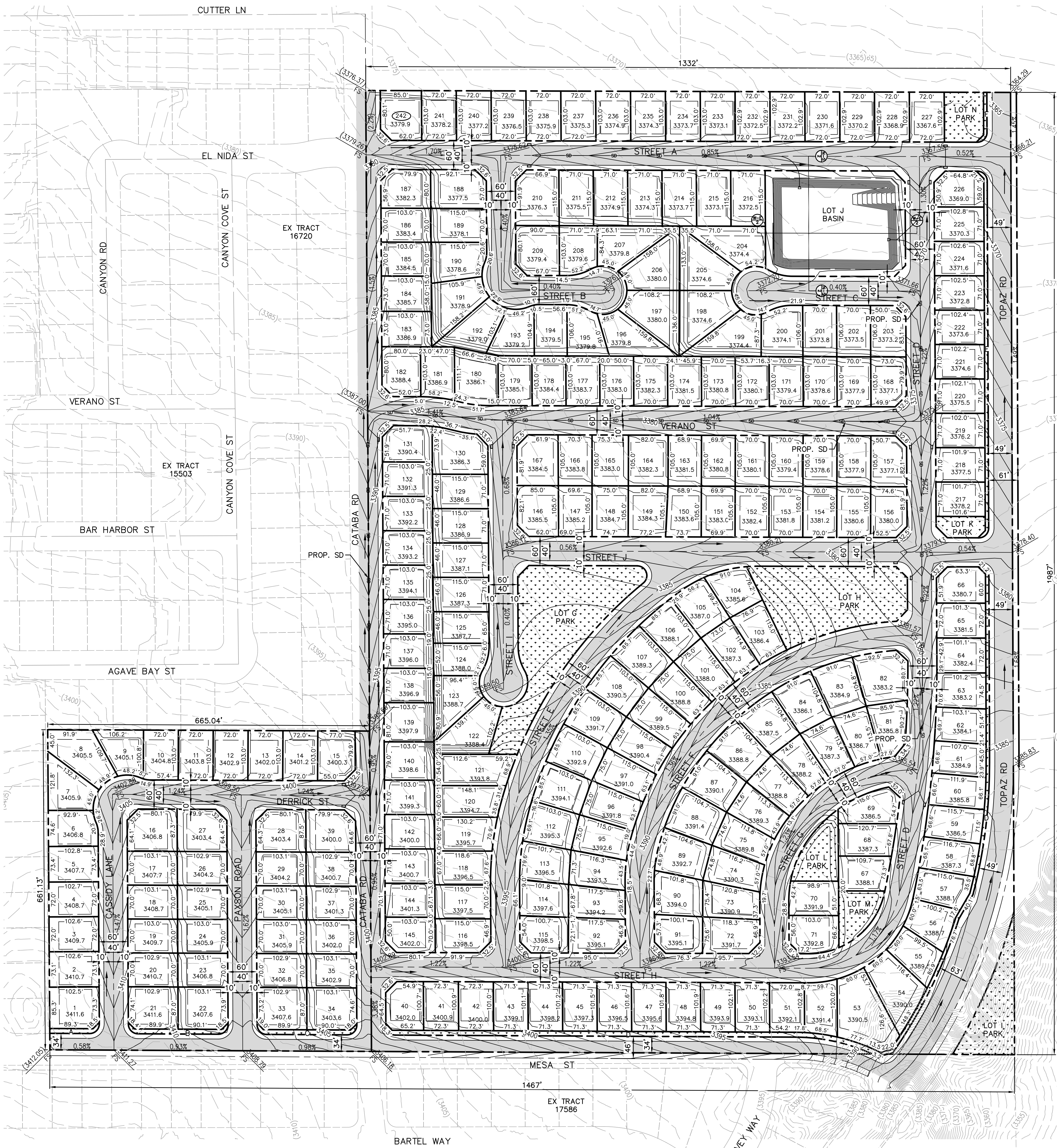
CITY OF VICTORVILLE

TENTATIVE TRACT MAP 20576
BOUNDARY & PROPERTY LOTS

SCALE:
AS SHOWN
DATE:
2/25/2025
SHEET NO.:
01 of 03

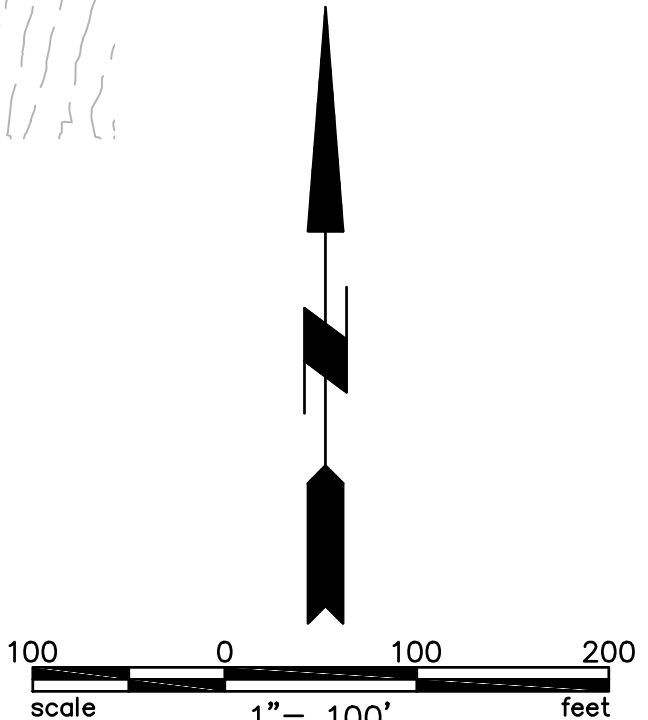
100 0 100 200
scale 1" = 100' feet

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TENTATIVE TRACT MAP 20576



PRELIMINARY EARTHWORK:

DESCRIPTION	CUT(CY)	FILL(CY)
RAW	145,200	153,100
TOTAL IMPORT		7,900



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CITY OF VICTORVILLE
TENTATIVE TRACT MAP 20576

PRELIMINARY GRADING / STREET

SCALE:
AS SHOWN
DATE:
2/25/2025
SHEET NO.:
02 of 03

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TENTATIVE TRACT MAP 20576

