

# ATTACHMENT B

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

JANUARY 2022



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

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

PARCEL 1: APN 3134-021-05-0-000  
PARCEL 2: APN 3134-021-06-0-000  
PARCEL 3: APN 3134-021-07-0-000

R-1 (SINGLE-FAMILY RESIDENTIAL)

LOW DENSITY RESIDENTIAL

ELECTRICITY \_\_\_\_\_ SOUTH. CALIFORNIA EDISON COMPANY  
12333 HESPERIA ROAD  
VICTORVILLE, CA 92392

WATER \_\_\_\_\_ VICTORVILLE VALLEY WATER DISTRICT  
17185 YUMA STREET  
VICTORVILLE, CA 92392-6887

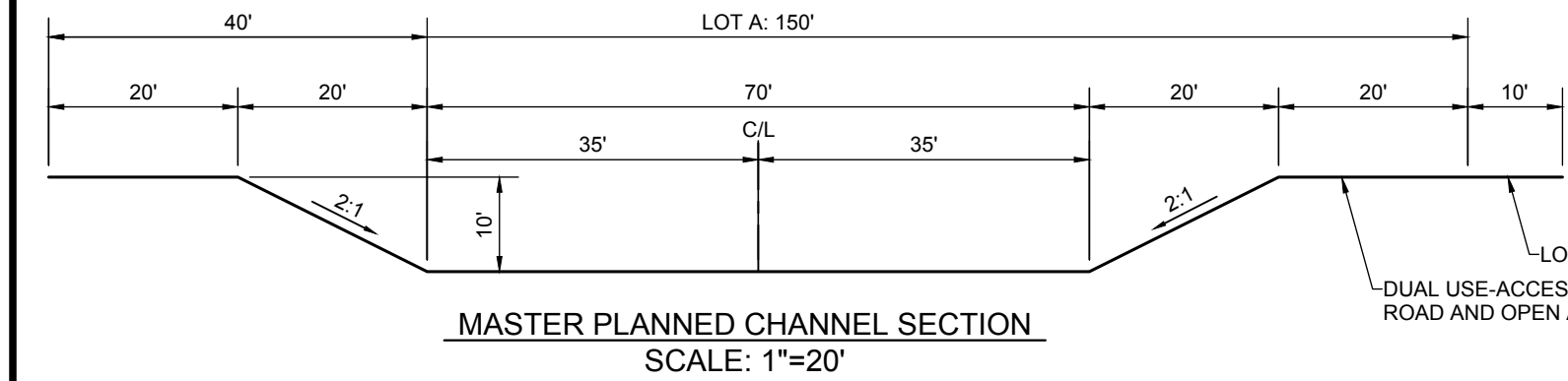
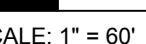
SEWER \_\_\_\_\_ CITY OF VICTORVILLE  
14343 CIVIC DRIVE  
VICTORVILLE, CA 92392

GAS \_\_\_\_\_ SOUTHWEST GAS COMPANY  
14950 CIRCLE DRIVE  
VICTORVILLE, CA 92392

TELEPHONE \_\_\_\_\_ VERIZON  
16071 MOJAVE DRIVE  
VICTORVILLE, CA 92392

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 LMAID/RETENTION BASIN/COMMON AREA, LOT "D" LMAID, LOT "E" BASIN LANDSCAPE BUFFER.

- 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: 38.669 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.
- SUNDANCY ACCESS TO BE PROVIDED WHERE NECESSARY.
- (XXX) INDICATES PAD ELEVATION.



	TRACT BOUNDARY		EXIST. ELEVATIONS
	EXIST. CONTOURS		
	EXIST. WATER		PROP. ELEVATIONS
	EXIST. SEWER		
	PROP. WATER		FIRE ACCESS TO SITE
	PROP. SEWER		PROP. CATCH BASIN

FS	FINISHED SURFACE
FL	FLOW LINE
PE	PAD ELEVATION
HP	HIGH POINT
LP	LOW POINT
SF	SQUARE FOOT
EP	EDGE OF PAVEMENT

The logo for Ludwig Engineering Associates, Inc. features a stylized beam balance scale. The word "Ludwig" is written in a cursive script on the left pan, and "Engineering" is written in a similar script on the right pan. Below the scale, the words "ASSOCIATES, INC." are printed in a bold, sans-serif font. Underneath the company name, the services "Civil Engineering • Surveying • Planning" are listed in a bold, sans-serif font. The entire logo is set against a white background with a thin black border.

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

DESIGNED BY:	DRAWN BY:	CHECKED BY:
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SHEET  
1  
OF  
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