

# ATTACHMENT B

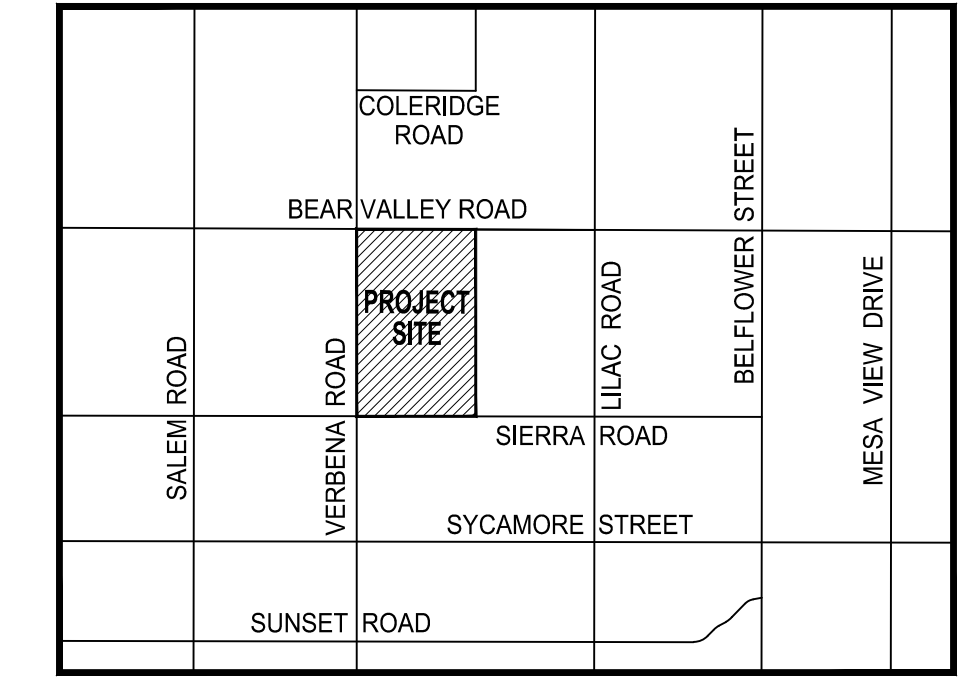
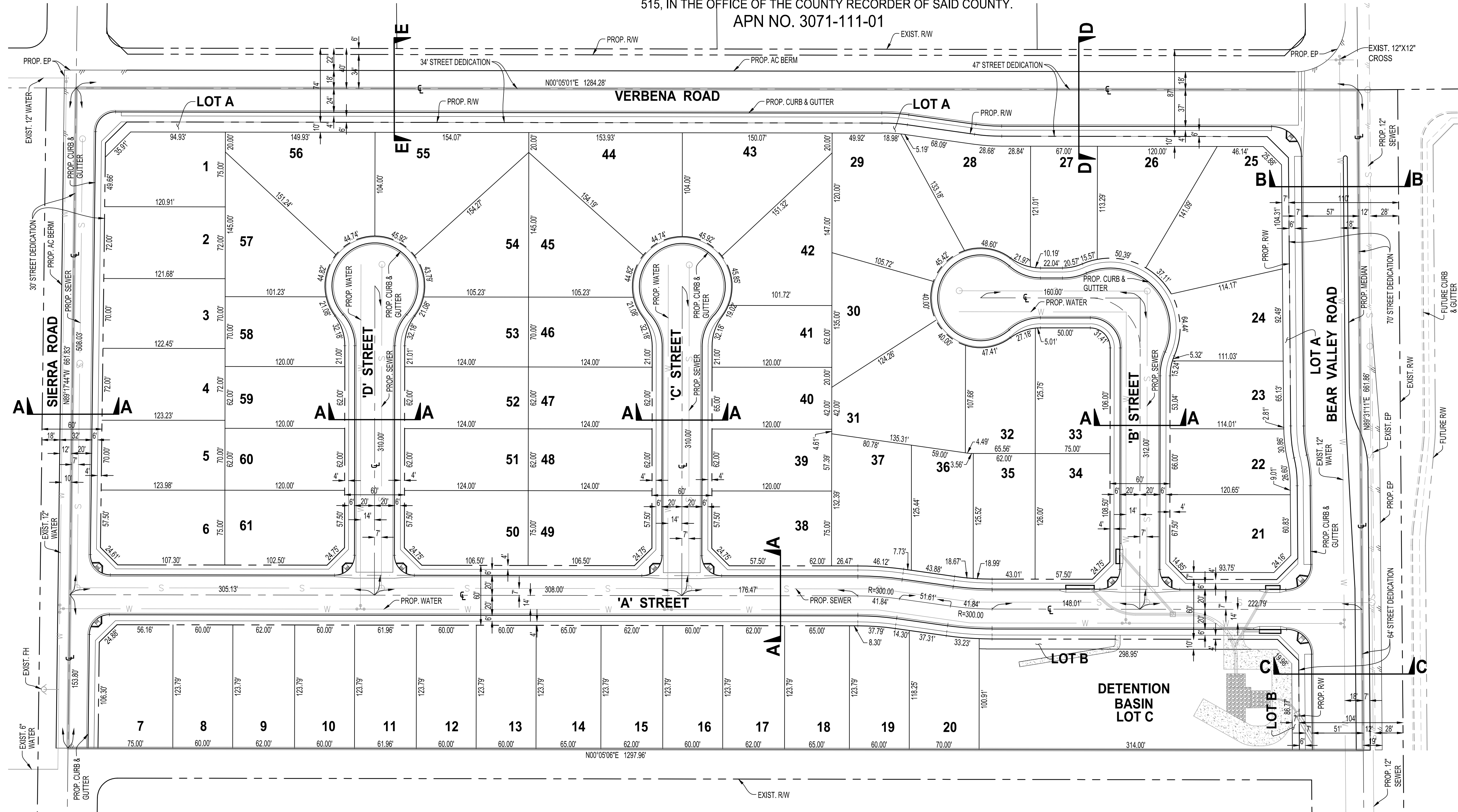
Vesting Tentative Tract  
Map 20544

# VESTING TENTATIVE MAP, TRACT NO. 20544

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
THE WEST 1/2 OF THE WEST 1/2 OF GOVERNMENT LOT 2 OF THE NORTHEAST 1/4, SECTION 5, TOWNSHIP 4 NORTH,  
RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO,  
STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT OF SAID LAND APPROVED BY SURVEYOR GENERAL'S OFFICE ON JULY 25, 1856.

EXCEPT 1/2 MINERAL RIGHTS IN DEED RECORDED JUNE 19, 1964, AS INSTRUMENT NO. 288, IN BOOK 6173, PAGE  
515, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
APN NO. 3071-111-01

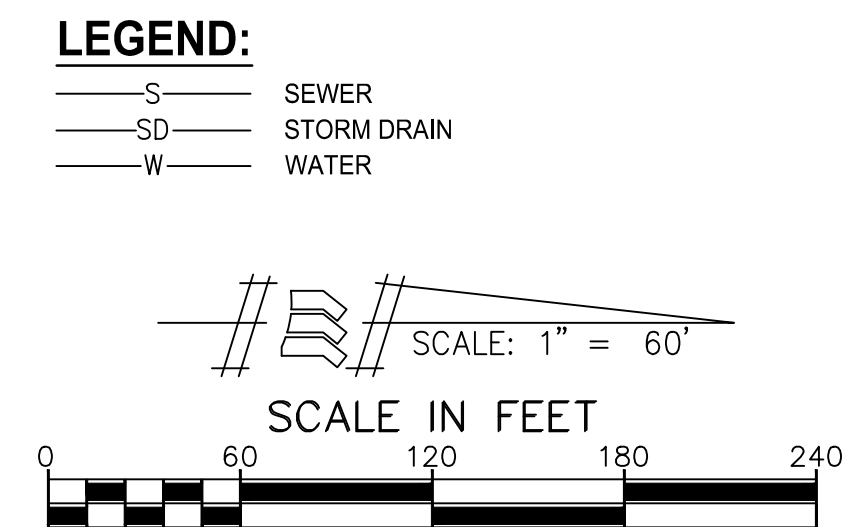
LOT AREA		
LOT No.	LOT SF	
1	8,718	
2	8,733	
3	8,544	
4	8,844	
5	8,652	
6	9,176	
7	9,048	
8	7,428	
9	7,675	
10	7,428	
11	7,671	
12	7,428	
13	8,428	
14	8,047	
15	7,676	
16	7,428	
17	7,676	
18	8,048	
19	7,345	
20	8,019	
21	9,238	
22	7,773	
23	7,718	
24	8,513	
25	13,864	
26	9,905	
27	8,046	
28	10,646	
29	13,861	
30	8,879	
31	12,551	
32	7,930	
33	9,364	
34	9,294	
35	7,805	
36	7,774	
37	10,220	
38	8,847	
39	7,440	
40	7,440	
41	7,197	
42	10,778	
43	12,289	
44	12,482	
45	10,411	
46	8,296	
47	7,688	
48	7,688	
49	9,147	
50	9,147	
51	7,688	
52	7,688	
53	8,296	
54	10,332	
55	12,577	
56	12,197	
57	10,037	
58	8,016	
59	7,440	
60	7,440	
61	8,847	



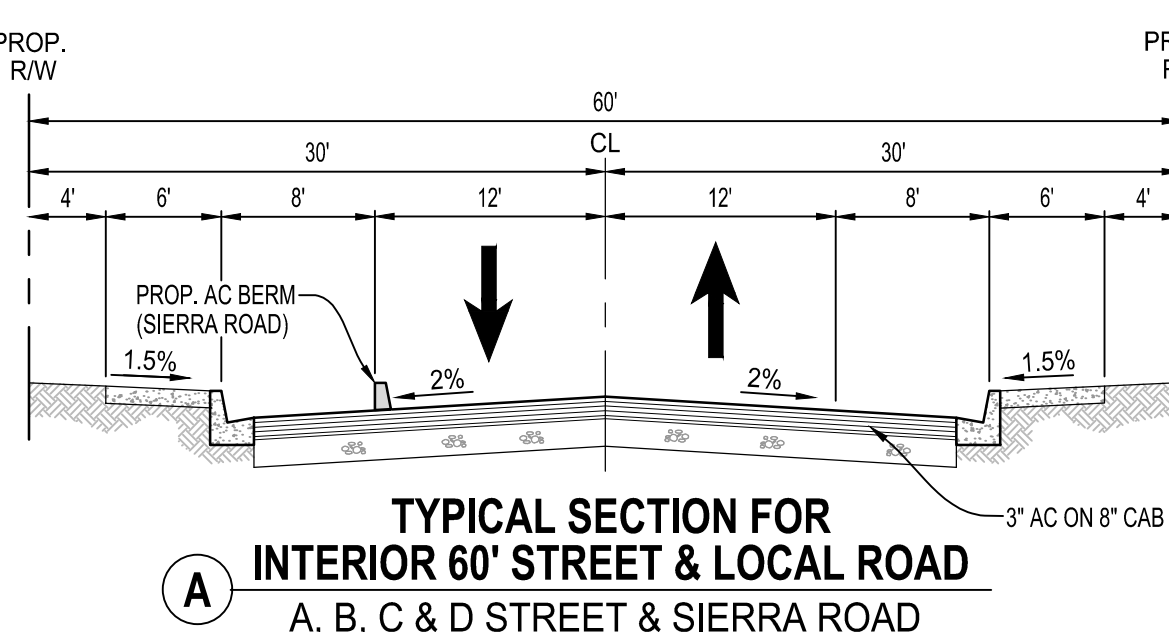
- NOTES:**
- TRACT 20544 ACREAGE 20 +- ACRES
  - TOTAL NUMBER OF LOTS 61 SINGLE FAMILY  
3 LETTERED LOTS (TO BE DEDICATED IN FEE TO CITY)  
LOTS A AND B - LMAD LANDSCAPE LOTS  
LOT C - DETENTION BASIN AND PARK  
MIN. 7,200 S.F. FOR SINGLE FAMILY
  - LOT AREA
  - EXISTING ZONING R1
  - PROPOSED LAND USE SINGLE FAMILY DETACHED
  - EXISTING LAND USE VACANT LAND
  - PUBLIC UTILITIES  
WATER SERVICE VICTORVILLE WATER DISTRICT  
SEWER SERVICE CITY OF VICTORVILLE  
ELECTRIC SERVICE SOUTHERN CALIFORNIA EDISON  
GAS SERVICE SOUTHWEST GAS CORPORATION  
TELEPHONE SERVICE VERIZON  
CABLE TELEVISION SERVICE CHARTER COMMUNICATION
  - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.

- UTILITIES:**
- ELECTRIC:**  
SOUTHERN CALIFORNIA EDISON  
12353 HESPERIA ROAD  
VICTORVILLE, CA 92392  
PHONE: (760) 951-3219
- GAS:**  
SOUTHWEST GAS CORPORATION  
13471 MARIPOSA ROAD  
VICTORVILLE, CA 92392  
PHONE: (760) 957-4044
- TELEPHONE:**  
VERIZON  
15055 LA PAZ DRIVE  
VICTORVILLE, CA 92392  
PHONE: (760) 243-0200
- WATER:**  
VICTORVILLE WATER DISTRICT  
14343 CIVIC DRIVE  
VICTORVILLE, CA 92392  
PHONE: (760) 245-6424
- SCHOOL DISTRICT:**  
SNOWLINE JOINT UNIFIED SCHOOL DISTRICT (K-12)  
13471 MARIPOSA ROAD  
PHELAN, CA 92329-6000  
PHONE: (760) 868-5817
- CABLE:**  
CHARTER COMMUNICATION  
12490 BUSINESS CENTER DR., SUITE 2  
VICTORVILLE, CA 92392  
PHONE: (866) 499-8080

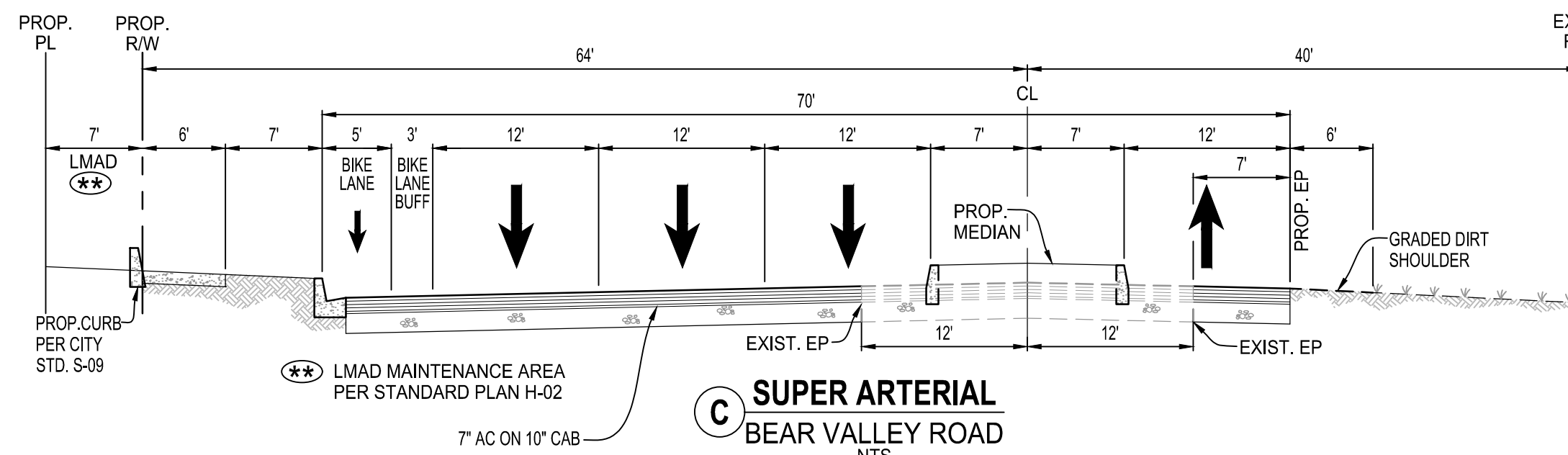
- OWNER / DEVELOPER:**  
JACK HERRON  
BEAR VALLEY 60, LLC  
2472 CHAMBERS ROAD, SUITE 150  
TUSTIN, CA 92780  
PHONE: (949) 633-7103
- ENGINEER:**  
MADOLE & ASSOCIATES, INC.  
9302 PITTSBURGH AVENUE, SUITE 230  
RANCHO CUCAMONGA, CA 91730  
CONTACT: MARK BERTONE  
PHONE: (909) 481-6322



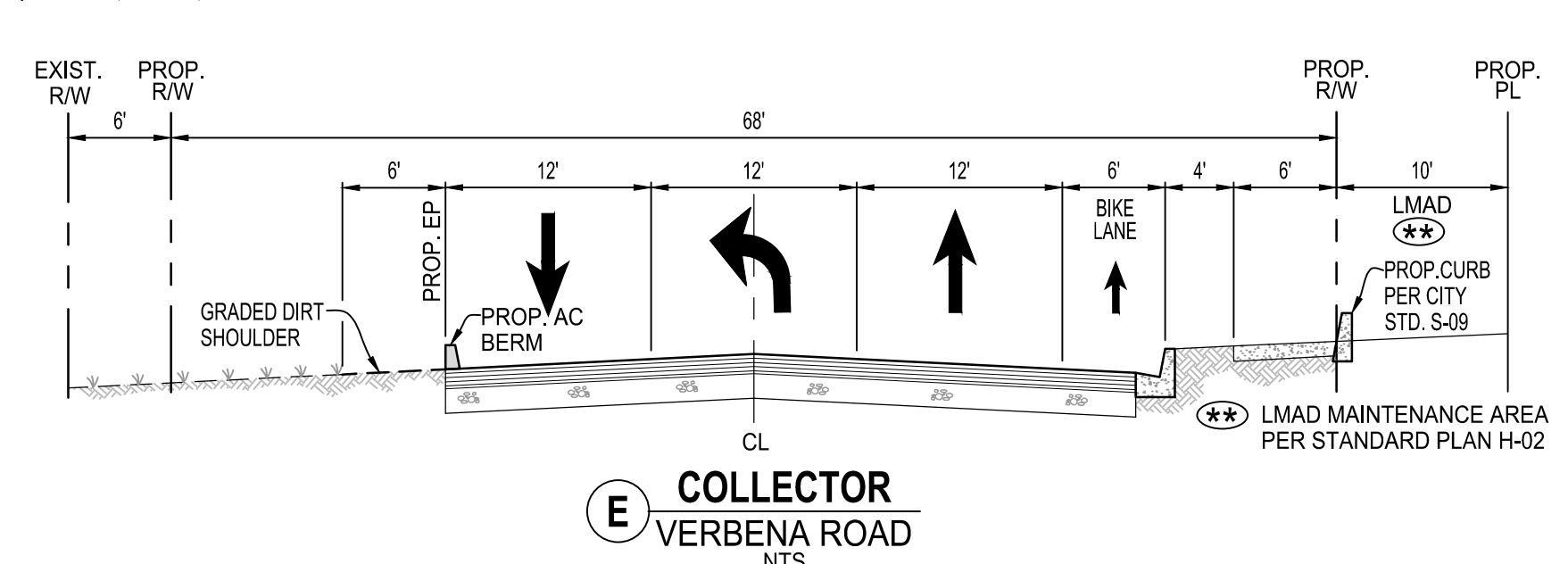
LOT AREA			
LOT NO.	LOT SF	LOT ACRE	%
TOTAL LOT AREA (1-61)	544,801	12.51	61.14%
LOT A (LMAD) TO CITY	15,614	0.36	1.76%
LOT B (LMAD) TO CITY	3,781	0.09	0.44%
LOT C - BASIN (DUAL USE)	31,508	0.72	3.52%
ONSITE STREET	149,113	3.42	16.72%
OFF-SITE STREET	146,440	3.36	16.42%
TOTAL SITE	891,257	20.46	100.00%



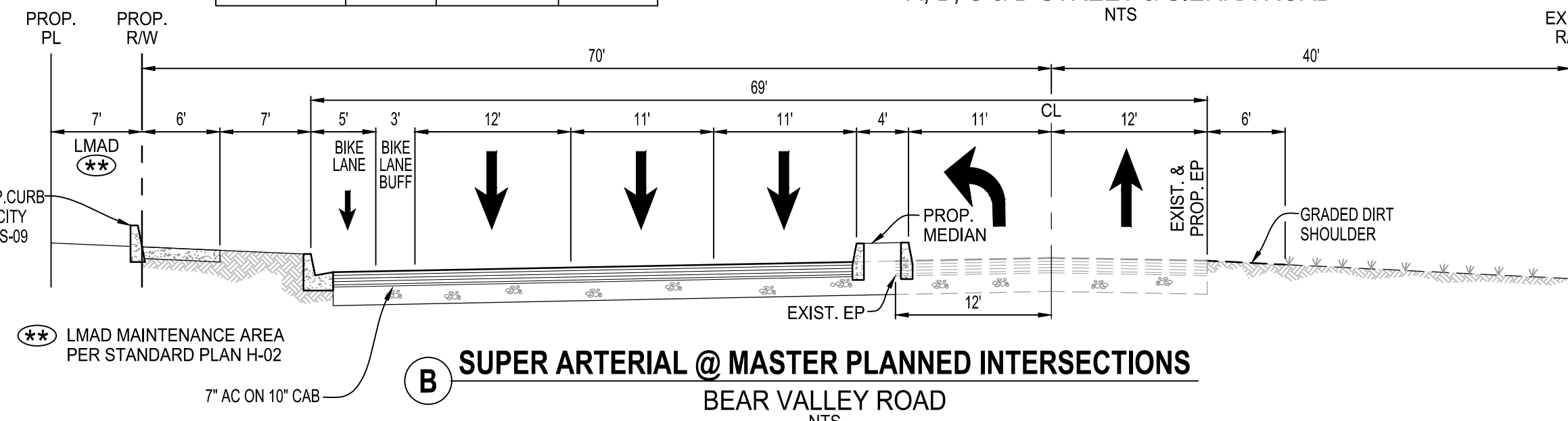
**TYPICAL SECTION FOR INTERIOR 60' STREET & LOCAL ROAD**  
A, B, C & D STREET & SIERRA ROAD  
NTS



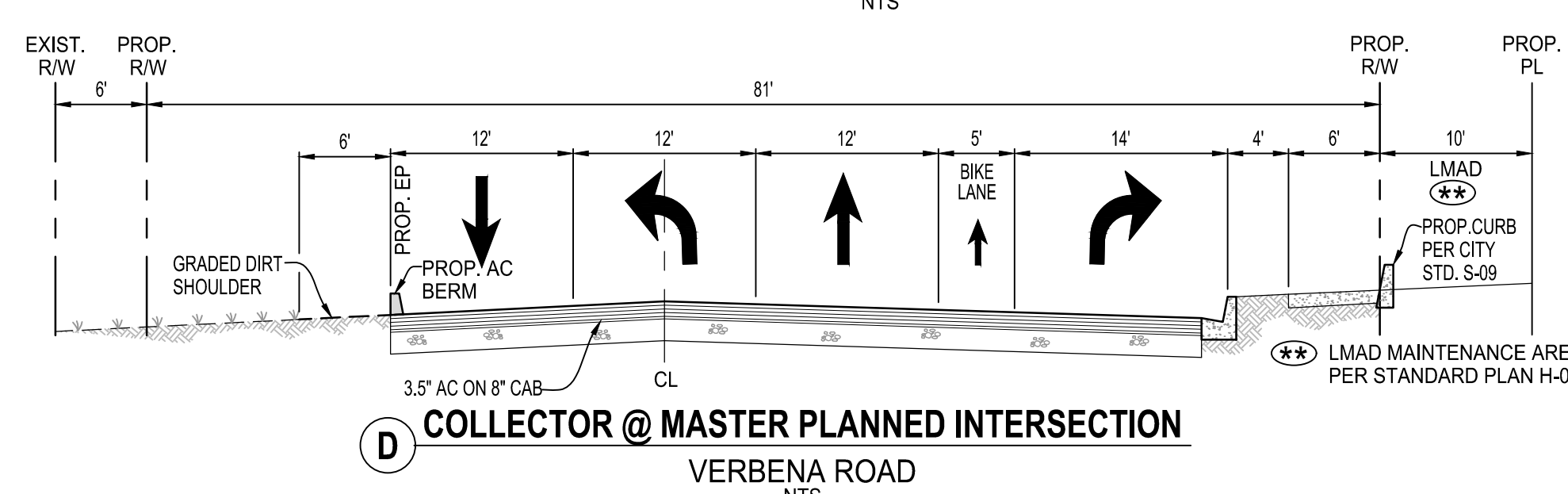
**SUPER ARTERIAL**  
BEAR VALLEY ROAD  
NTS



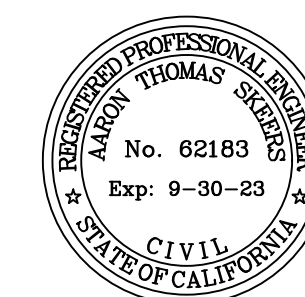
**COLLECTOR**  
VERBENA ROAD  
NTS



**SUPER ARTERIAL @ MASTER PLANNED INTERSECTIONS**  
BEAR VALLEY ROAD  
NTS



**COLLECTOR @ MASTER PLANNED INTERSECTION**  
VERBENA ROAD  
NTS



## CITY OF VICTORVILLE TENTATIVE TRACT MAP NO. 20544

**MADOLE & ASSOCIATES, INC.**  
Engineering Communities for Life

9302 PITTSBURGH AVE., SUITE 230  
RANCHO CUCAMONGA, CA 91730  
PHONE: 909.481.6322  
FAX: 909.481.6320

SCALE:  
AS SHOWN  
JOB NUMBER:  
1028-2913  
SHEET  
1 OF 3