

IN THE CITY OF HESPERIA
TENTATIVE TRACT NO. 20674

A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL GOVERNMENT PLAT.
A.P.N 3057-051-09

CIVIL ENGINEER:

ANDREW RYAN BELL
9530 HAGEMAN RD
SUITE B223
(961) 230-9034

OWNER/DEVELOPER

TRIO GRANDE, LLC
7888 SVL BOX
VICTORVILLE, CA 92395
ATTN: MR. KAN LOI
PH: (909) 890-2371
FAX: (909) 890-2386
CELL: (760) 964-3963

LEGAL DESCRIPTION

THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 23, T4 N, R 5 W, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

BASIS OF BEARING

BASIS OF BEARING WAS TAKEN FROM THE CENTERLINE OF ESCONDIDO AVENUE SHOWN AS N00°15'51"W PER PARCEL MAP NO. 2149, RECORDED IN BOOK 23 OF PARCEL MAPS, PAGE 67 RECORDS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA.

BENCHMARK: CITY OF HESPERIA

CITY OF HESPERIA BENCHMARK H-19
3 1/2 BRASS DISK IN N.W. COR. OF THE INTERSECTION OF PYRITE AND MAIN.
3.3' FROM P.P. #2263153E.

ELEVATION 3454.069

TITLE REPORT:

FIRST AMERICAN TITLE COMPANY
(951)787-1762
ORDER # 0625-6933054
OCTOBER 04, 2023

TITLE REPORT NOTES:

- 3 AN EASEMENT GRANTED TO THE COUNTY OF SAN BERNARDINO FOR WATER LINES, HIGHWAY, ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 20, 1987 PER INSTRUMENT NO. 87-289238 OF OFFICIAL RECORDS
- 5 AN IRREVOCABLE OFFER OF DEDICATION GRANTED TO THE CITY OF HESPERIA FOR FUTURE HIGHWAY, ROADS, PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 20, 2005, PER INSTRUMENT NO. 2005-0701058 OF OFFICIAL RECORDS
- 6 AN IRREVOCABLE OFFER OF DEDICATION GRANTED TO THE CITY OF HESPERIA FOR FUTURE HIGHWAY, ROADS, AND PUBLIC UTILITY PURPOSES RECORDED JUNE 15, 2006, PER INSTRUMENT NO. 2006-0410666 OF OFFICIAL RECORDS

- NOTE:
- 1 LOTS ARE FOR DEVELOPER BUILD OUT.
- 2 NO STRUCTURES WITHIN 15' FROM PROPERTY LINES
- 3 NO EXISTING WATER COURSES
- 4 THE MAP WILL NOT BE PHASED

MAP INFORMATION

- EXISTING AND PROPOSED ZONING - R1-4500 (SINGLE FAMILY RESIDENTIAL)
- EXISTING LAND USE - R1-4500
- PROPOSED LAND USE - R1-4500
- MIN. LOT SIZE - 5,638 S.F.
- MAX. LOT SIZE - 10,029 S.F.
- AVG. LOT SIZE - 6,605 S.F.
- TOTAL AREA OF SUBDIVISION - 5.0 ACRES
- NET AREA OF SUBDIVISION - 3.18 ACRES
- SCHOOL DISTRICT: HESPERIA UNIFIED SCHOOL DISTRICT
- NEAREST CROSS STREET - HOLLISTER ST. AND AFTON AVE.

LEGEND

EXISTING CONTOUR

BSB =

BUILDING SETBACK

CENTERLINE

RIGHT OF WAY

SETBACK

EASEMENT

EX. WATER MAIN

EW

EX. SEWER LINE

ESS

PROPOSED WATER MAIN

PW

PROPOSED SEWER LINE

PSS

INTERIOR WALLS (6' HIGH PRECISION MASONRY WALL)

PERIMETER WALLS, RETURN WALLS AND ANY WALLS VISIBLE FROM ANY STREET (6' HIGH TAN SPLIT-FACE)

2-FOOT-HIGH TAN SPLIT-FACE BLOCK WALL AT THE BASE AND 4-FOOT-HIGH WROUGHT

EXISTING EDGE PAVEMENT

PROPOSED EDGE PAVEMENT

OFFSITE DRAINAGE PATH

PROPOSED SEWER MANHOLE - S

EX. SEWER MANHOLE - S

EX. WATER VALVE - X

PROPOSED WATER VALVE - X

PROPOSED FIRE HYDRANT - H

PROPOSED STREET LIGHT - L

PROPOSED AC SURFACE

Parcel Line Table

Line #	Length	Direction
L1	22.68	S45° 05' 27.34"E
L2	5.30	S0° 12' 44.14"E
L3	22.63	S45° 12' 44.14"E
L4	22.64	S44° 54' 37.61"W
L5	22.63	N44° 47' 15.86"E
L6	22.62	N45° 05' 27.34"W
L7	22.58	S44° 54' 32.66"W

Curve Table

Curve #	Length	Radius	Delta
C1	22.38	40.00	32.06
C2	28.62	78.00	21.02
C3	42.23	78.00	31.02
C4	42.25	78.00	31.04
C5	42.98	78.00	31.57
C6	53.74	78.00	39.47
C7	14.79	40.00	21.19
C8	7.59	40.00	10.88
C9	15.71	10.00	90.00

EX. DRAINAGE PATTERN

(PER TRACT No. 20674 HYDROLOGY REPORT, DATED OCTOBER 30, 2023)

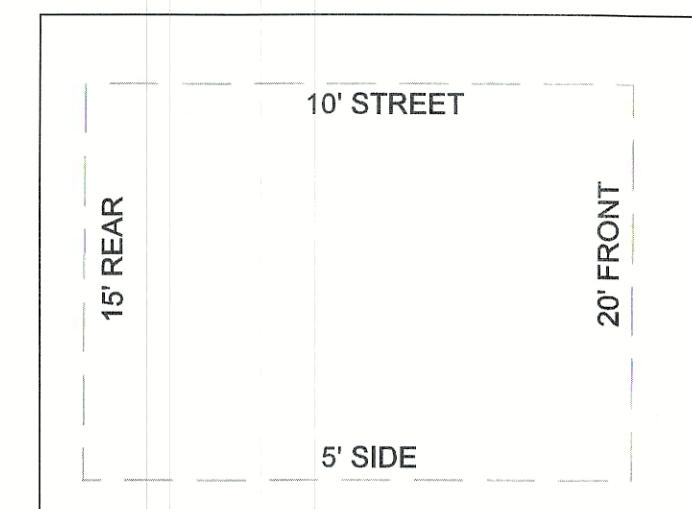
THE EXISTING DRAINAGE PATTERN DRAINS TO THE NORTH/NORTHEAST. THE PROJECT IS BORDERED TO THE NORTH BY VACANT LAND TO THE EAST AND SOUTH BY EXISTING STREETS AND TO THE WEST BY VACANT LAND. THE SITE HAS MINOR OFFSITE TRIBUTARY DRAINAGE THAT TOTALS 0.33 ACRES WITH A WATERSHED THAT CONSISTS OF DESERT VEGETATION. THE TOTAL AREA CONSIDERED IN THIS REPORT IS 5.32 ACRES INCLUDING ONSITE AND OFFSITE. THE DRAINAGE PATTERN OF THE OFFSITE AREA WILL BE PRESERVED, AND IT WILL DISCHARGE TO FUTURE OAK VALLEY ROAD AND CONTINUE DOWN THE HISTORICAL DRAINAGE PATH (SEE PROPOSED CONDITION HYDROLOGY EXHIBIT).

UTILITY	UTILITY COMPANY
ELECTRIC	SOUTHERN CAL EDISON (S.C.E.) 12353 HESPERIA RD. VICTORVILLE CA 92395 800-684-8123
GAS	SOUTHWEST GAS 13471 MARIPOSA RD VICTORVILLE CA 92392 760-241-9321
TELEPHONE	SPECTRUM 16682 YUCCA ST. HESPERIA CA 92345 760-780-1789
CABLE TV	SPECTRUM 16682 YUCCA ST. HESPERIA CA 92345 760-780-1789
WATER	CITY OF HESPERIA INSIDE CITY HALL 9700 7TH AVE. HESPERIA CA 92345 760-947-1840
SEWER	CITY OF HESPERIA 15776 MAIN ST. HESPERIA CA 92345 760-941-1000

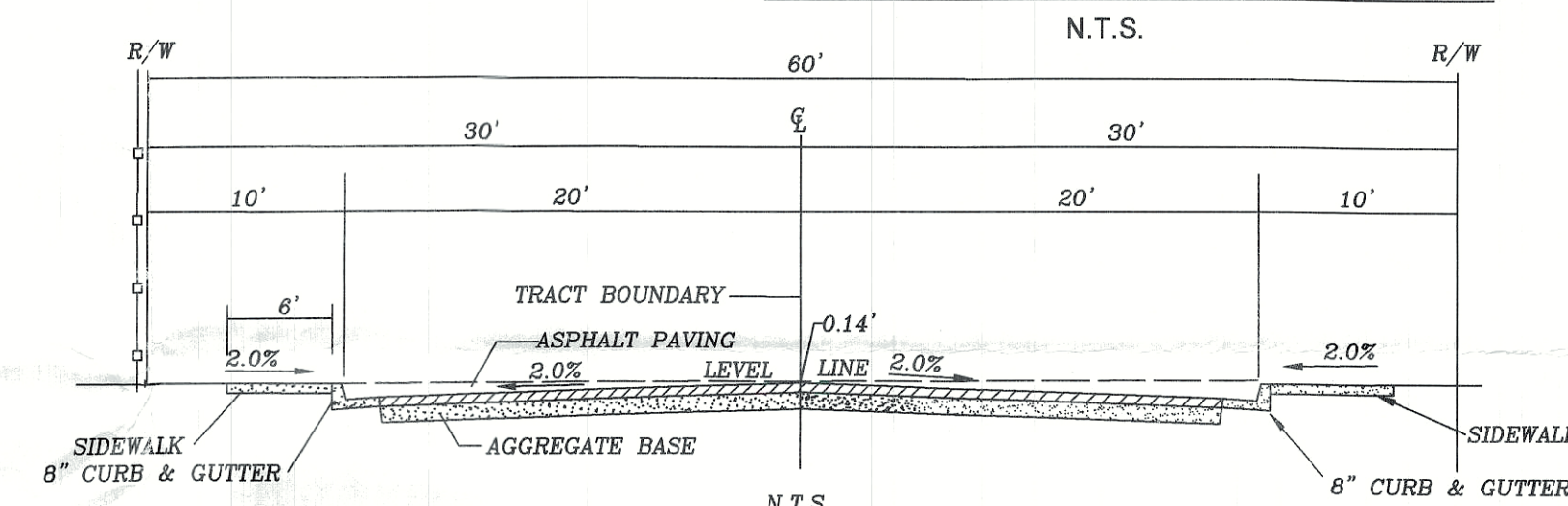


VICINITY MAP

N.T.S.

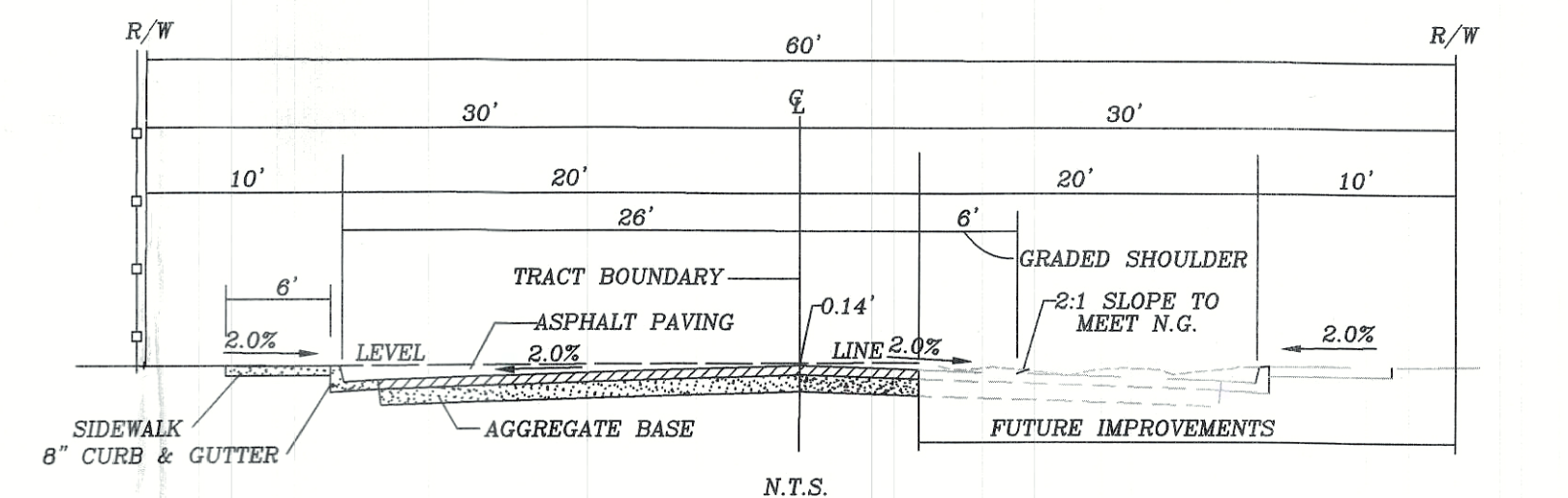


TYPICAL SETBACK DETAIL

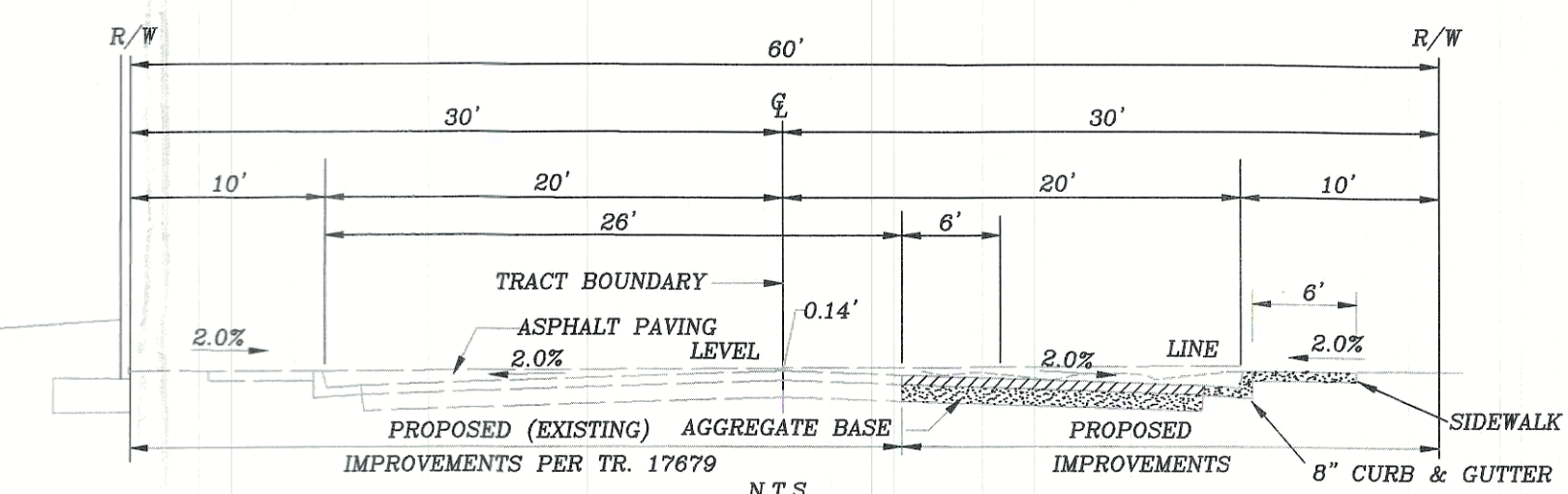


TYPICAL SECTION

ARIZONA AVENUE
COLORADO STREET



TYPICAL SECTION
AFTON AVENUE (6' SIDEWALK)



TYPICAL SECTION
HOLLISTER STREET (6' SIDEWALK)

REV.	DESCRIPTION	DATE	BY
	SUBMITTAL	6-26-24	ARB

BENCHMARK: CITY OF HESPERIA
BENCHMARK No.:
CITY OF HESPERIA BENCHMARK H-19
3 1/2 BRASS DISK IN N.W. COR. OF THE INTERSECTION OF PYRITE AND MAIN.
3.3' FROM P.P. #2263153E.
ELEVATION 3454.069

DESIGNED BY: A. BELL

DRAWN BY: M. BELL

CHECKED BY: A. BELL

SUBMITTED BY: Andrew Ryan Bell
10/23/24

ANDREW RYAN BELL RCE No. C 88480 03-31-26



PLANS PREPARED BY:

Project No. 21-018

CITY OF HESPERIA
TENTATIVE TRACT MAP 20674
A.P.N. 3057-051-09
FOR TRIO GRANDE L.L.C.
7888 SVL BOX
VICTORVILLE, CA 92395

FILE NO.

SHEET
1
OF
1

TTM-1

X-7723-00005 sheets