TENTATIVE TRACT NO. 18955
CITY OF HESPERIA

GENERAL NOTES:

1. PREPARED/REVISED: OCTOBER 2015
2. GROSS ACREAGE: 1,037.02 AC.
3. ACREAGE SUMMARY:
   REFER TO PHASING INDEX SUMMARY TABLE HEREON
4. EXISTING GENERAL PLAN DESIGNATION:
   PLANNED MIXED USE / SPECIFIC PLAN
5. EXISTING LAND USE:
   VACANT/ SPECIFIC PLAN SP-89-1
6. PROPOSED LAND USE:
   PLANNED MIXED USE / SPECIFIC PLAN SPL13-00001
7. EXISTING ZONING:
   PLANNED MIXED USE / SPECIFIC PLAN SP-89-1
8. PROPOSED ZONING:
   PLANNED MIXED USE / SPECIFIC PLAN SPL13-00001
9. ADJACENT LAND USE:
   NORTH: RESIDENTIAL
   SOUTH: VACANT PROPERTIES
   EAST: VACANT / RESIDENTIAL
   WEST: VACANT / RESIDENTIAL
10. SPECIFIC PLAN:
    SPL13-00001 – RANCHO LAS FLORES SPECIFIC PLAN
11. OPEN SPACE: 198.38 AC.
    PARKS: 55.13 AC.
12. PROPOSED NO OF DWELLING UNITS:
    RESIDENTIAL LOW: 555 DU
    RESIDENTIAL LOW MEDIUM: 1,396 DU
    TOTAL: 1,951 DU
13. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE
14. STREET GRADES:
    MINIMUM 0.5%; MAXIMUM OF 12%
15. STREET IMPROVEMENTS:
    47,978 LF. OF INFRASTRUCTURE IMPROVEMENT
    94,558 LF. OF IN-TRACT IMPROVEMENT
    142,536 LF. OF TOTAL IMPROVEMENT
16. NO PARKING SHALL BE ALLOWED ON ENTRY STREET
17. ALL PROPOSED SLOPES SHOWN HEREON ARE 2:1
    (UNLESS OTHERWISE NOTED)
18. RETAINING WALLS:
    ALL RETAINING WALLS SHOWN HEREON ARE TO BE A VISIBLE MAX. HEIGHT OF 6' UNLESS OTHERWISE NOTED. CRIB WALLS (OR EQUAL) SHALL BE AS NOTED HEREON. SAFETY FENCES SHALL BE PROVIDED AT TOP OF ALL CRIB WALLS.
19. MAINTENANCE / ACCESS ROADS SHALL BE GATED
20. WATER/SEWER SYSTEM PLAN:
    SEE SHEETS 10-12
21. THIS PROJECT IS NOT WITHIN A HIGH FIRE AREA
22. THIS PROJECT IS NOT WITHIN A FLOOD PLAIN
23. THIS PROJECT IS WITHIN THE MOJAVE RIVER WATERSHED
24. SLOPE ANALYSIS:
    REFER TO SPL13-00001
25. STATE DESERT NATIVE PLANTS ACT: REFER TO E.I.R. BIOLOGICAL STUDIES
26. ALL INTERSECTION CENTERLINES ARE TO BE PERPENDICULAR/RADIAL OR UP TO A 5 DEGREE DEFLECTION WITH A 50' TANGENT (C/L INT. TO B.C.), UNLESS OTHERWISE NOTED.
27. INTERCEPTOR AND TERRACE DRAINS MAY DRAIN ACROSS LOTS TO A COMMON OUTLET.
28. THIS PROJECT IS WITHIN THE SPECIFIC PLAN MESA VILLAGE
29. ALL FRONT, SIDE AND REAR LOT SETBACKS ARE DETAILED IN THE SPECIFIC PLAN (SPL13-00001)

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF LOT 1 OF TRACT MAP NO. 18985-1 AS SHOWN BY MAP FILED IN BOOK 355, PAGES 9 THROUGH 13, INCLUSIVE OF MAPS RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

BENCHMARK:

N.G.S. BENCHMARK EV1571
DESIGNATION: E 41
STAMPING: E 41 1924
DESCRIPTION:

DESCRIBED BY COAST AND GEODETIC SURVEY 1961
1.2 MI NE FROM LUGO SIDING; 1.2 MILES NORTHEAST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE SIDING SIGN AT LUGO SIDING, 1 POLE (214 FEET) EAST OF MILEPOST 49, 223 FEET EAST OF AND ACROSS THE TRACKS FROM FORMER MILEPOLE, 94.6 FEET SOUTHEAST OF THE SOUTHEAST RAIL OF THE SOUTHEAST TRACK, 2.4 FEET NORTHWEST OF A FENCE, 2.7 FEET SOUTHWEST OF A WITNESS POST, ABOUT 5 FEET LOWER THAN THE TRACK, AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.1 FOOT ABOVE THE GROUND.

ELEVATION 3411.31' NAVD 88 DATUM

BASIS OF BEARINGS:

THE GRID AZIMUTH BETWEEN THE NW COR OF SEC. 3, T3N, R4W, S.B.M. (SBCO GPS PT# 21570) AND THE NE COR OF SEC. 3, T3N, R4W, S.B.M. (SBCO GPS PT# 20317) BEING 88°55'35" (BEARING N88°55'35"E). PROJECT BOUNDARY AND DISTANCES ARE GROUND. COORDINATE BASE POINT IS SBCO GPS PT# 20317 NAD '83, CA SPC ZONE 5, EPOCH 1992.6.

EARTHWORK QUANTITY ESTIMATES:

MASS CUT: 7,500,000 C.Y.
MASS FILL: 7,500,000 C.Y.

NOTE: BASED ON BULKING, SHRINKING AND OTHER ADJUSTMENT FACTORS PER THE SOILS ENGINEER,

THIS SITE IS EXPECTED TO BALANCE.

PHASING INDEX SUMMARY TABLE

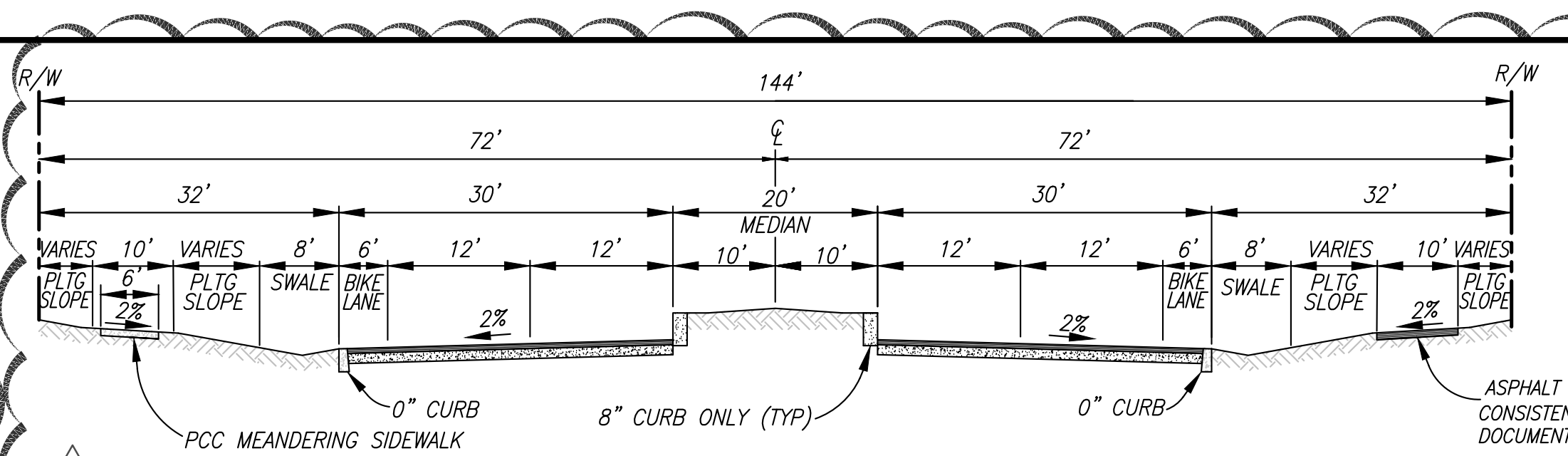
PLANNING AREA	18989 Lot No.	18955 TR. No.	TOTAL ACRES	LAND USE	LOT COUNT	LOT S.F. (Min.)	Average Lot Size
A1	**2**	**2**	12.11 AC	L (3.5)	32	7,200 SF	14,757 SF
A2	**1**	**1**	35.88 AC	L (3.5)	56	7,200 SF	15,283 SF
A3**	**3**	**3**	50.72 AC	L (3.5)	38	7,200 SF	16,572 SF
~~**A4****~~			--	--	84	7,200 SF	13,447 SF
A5	**5**	**5**	21.40 AC	LM (5.0)	69	5,000 SF	7,544 SF
A6	**4**	**4**	18.47 AC	LM (5.0)	57	5,000 SF	7,258 SF
A7	**6**	**6**	21.38 AC	LM (5.0)	74	5,000 SF	7,966 SF
A8	**7**	**7**	22.08 AC	L (3.5)	46	7,200 SF	9,900 SF
A9	**9**	**9**	40.51 AC	L (3.5)	62	7,200 SF	16,442 SF
A10	**8**	**8**	25.78 AC	L (3.5)	52	7,200 SF	16,921 SF
A11	**10**	**10**	24.77 AC	L (3.5)	76	7,200 SF	9,461 SF
A12	**11**	**11**	17.13 AC	LM (5.0)	78	5,000 SF	6,013 SF
A13	**12**	**12**	17.55 AC	LM (5.0)	71	5,000 SF	6,666 SF
A14	**23**	**23**	31.80 AC	LM(5.0)	144	5,000 SF	5,654 SF
A15	**22**	**22**	26.81 AC	LM (5.0)	105	5,000 SF	8,224 SF
A16	**21**	**21**	27.00 AC	LM (5.0)	130	5,000 SF	6,461 SF
A17	**26**	**20648**	15.61 AC	M (10)	24	--	--
A18	**20**	**20**	21.04 AC	LM (5.0)	65	5,000 SF	6,379 SF
A28	**13**	**13**	19.78 AC	LM (5.0)	98	5,000 SF	5,250 SF
A29	**14**	**14**	19.20 AC	LM (5.0)	96	5,000 SF	5,895 SF
A30	**15**	**15**	31.64 AC	L (3.5)	109	7,200 SF	8,188 SF
A37	**16**	**16**	17.13 AC	LM (5.0)	79	5,000 SF	7,295 SF
A38	**17**	**17**	17.89 AC	LM (5.0)	88	5,000 SF	5,892 SF
~~**A41******~~	**18**	**18**	--	--	45	--	--
A42****			20.54 AC	LM (5.0)	45	5,000 SF	6,832 SF
~~**P10*******~~	**19**	**19**	--	--	44	5,000 SF	
A43*****			34.70 AC	LM (5.0)	118		6,673 SF
Sub-Total Acreage			**590.92 AC**		**1,985**		
TREAT. PLANT	**LOT I**	**WWTP**	10.49 AC				
SLS#1	**LOT A**	**--**	1.37 AC				
SLS#2	**LOT G**	**--**	0.79 AC				
WQB	**LOT D**	**--**	2.76 AC				
WQB	**LOT F**	**--**	3.85 AC				
WQB	**LOT H**	**--**	3.71 AC				
WQB	**LOT K**	**--**	3.88 AC				
OPEN SPACE	**LOT N**	**--**	43.81 AC				
OPEN SPACE	**LOT M**	**--**	71.85 AC				
OPEN SPACE	**LOT L**	**--**	62.44 AC				
OPEN SPACE	**LOT J**	**--**	0.27 AC				
OPEN SPACE	**LOT E**	**--**	20.01 AC				
PARK (P1)	**LOT C**	**--**	2.49 AC				
PARK (P2)	**LOT B**	**--**	1.85 AC				
PARK (P3)	**38**	**--**	12.54 AC				
PARK (P5)	**37**	**--**	3.67 AC				
PARK (P6)	**35**	**--**	19.96 AC				
PARK (P7)	**36**	**--**	7.55 AC				
PARK (P8)	**34**	**--**	2.00 AC				
~~**PARK (P10)**~~	**--**	**--**	--				
PARK (P11)	**32**	**--**	5.07 AC				
COMM CTR	**27**	**--**	6.47 AC				
SCHOOL (S1)	**28**	**SCHOOL**	14.92 AC				
CELL TOWER SITE	**24**	**24**	0.12 AC				
RV STORAGE SITE	**25**	**25**	2.38 AC				
REMAINDER PARCEL	**29**	**29**	8.58 AC				
REMAINDER PARCEL	**33**	**33**	21.85 AC				
REMAINDER PARCEL	**39**	**39**	20.68 AC				
Sub-Total Acreage			**353.99 AC**				

TTM No. 18955 Total Ac.	**944.91**

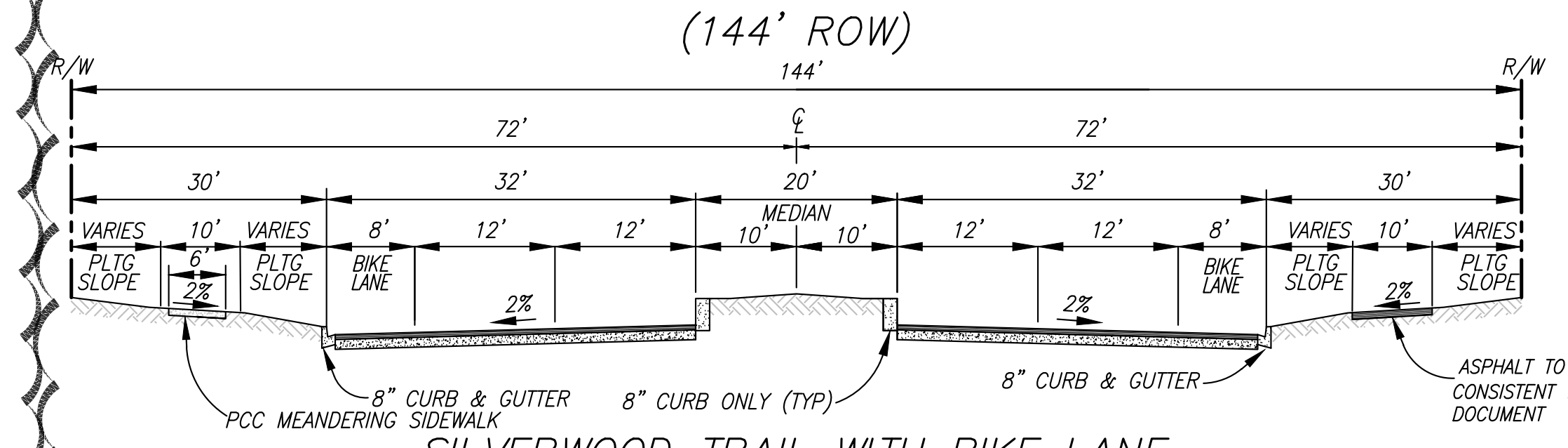
** A3 & A4 were combined into one PA
*** A portion of A17 is the Model Site
**** A41 was absorbed into A42
***** P10 was absorbed into A43

Land Use Legend
Low (L) - 7,200-18,000 SF (2 DU/Ac. min.)
Low Medium (LM) - 4,000-7,200 SF (4 DU/Ac. min.)
Medium (M) - 2,900-4,000 SF (7 DU/Ac. min.)

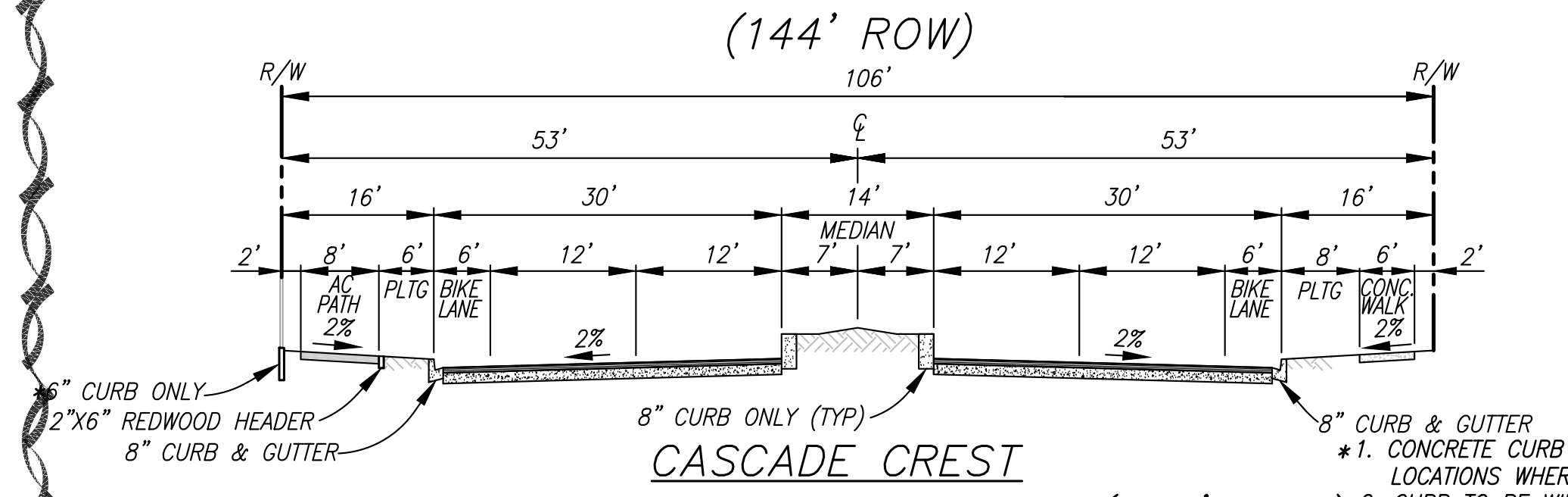
NOTE: Medium Density = 220 lots
(Total lots with MDR = 2,104)



SILVERWOOD TRAIL WITH BIKE LANE
MAJOR ARTERIAL ROAD MODIFIED
(144' ROW)

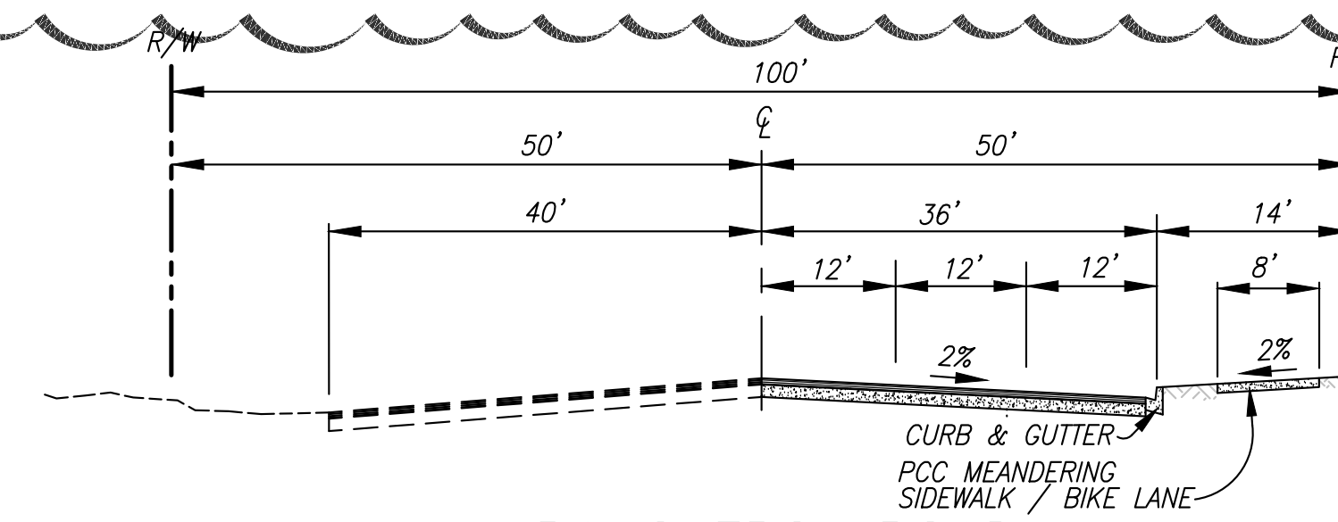


SILVERWOOD TRAIL WITH BIKE LANE
MAJOR ARTERIAL ROAD MODIFIED
(144' ROW)

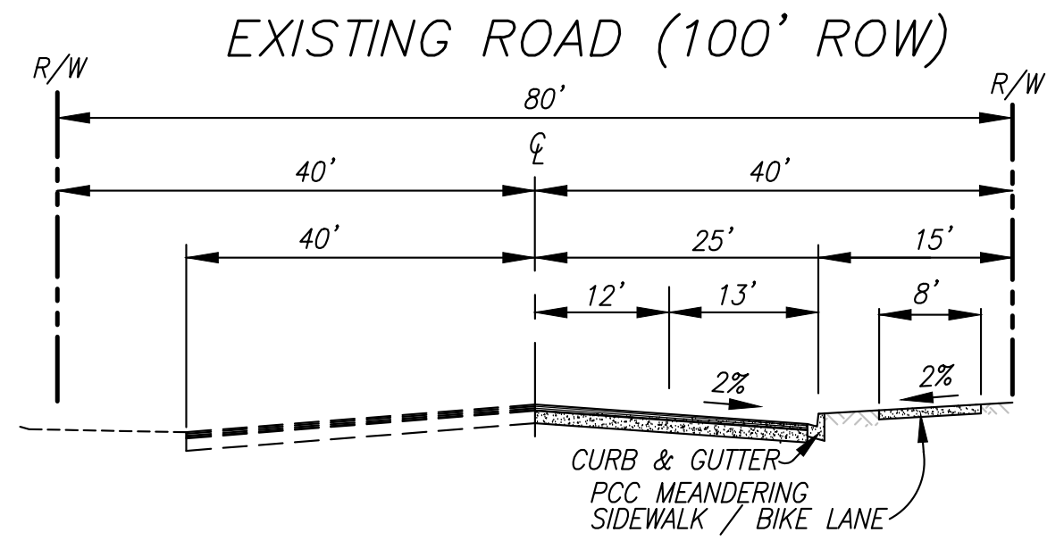


CASCADE CREST
MINOR ARTERIAL ROAD MODIFIED (106' ROW)

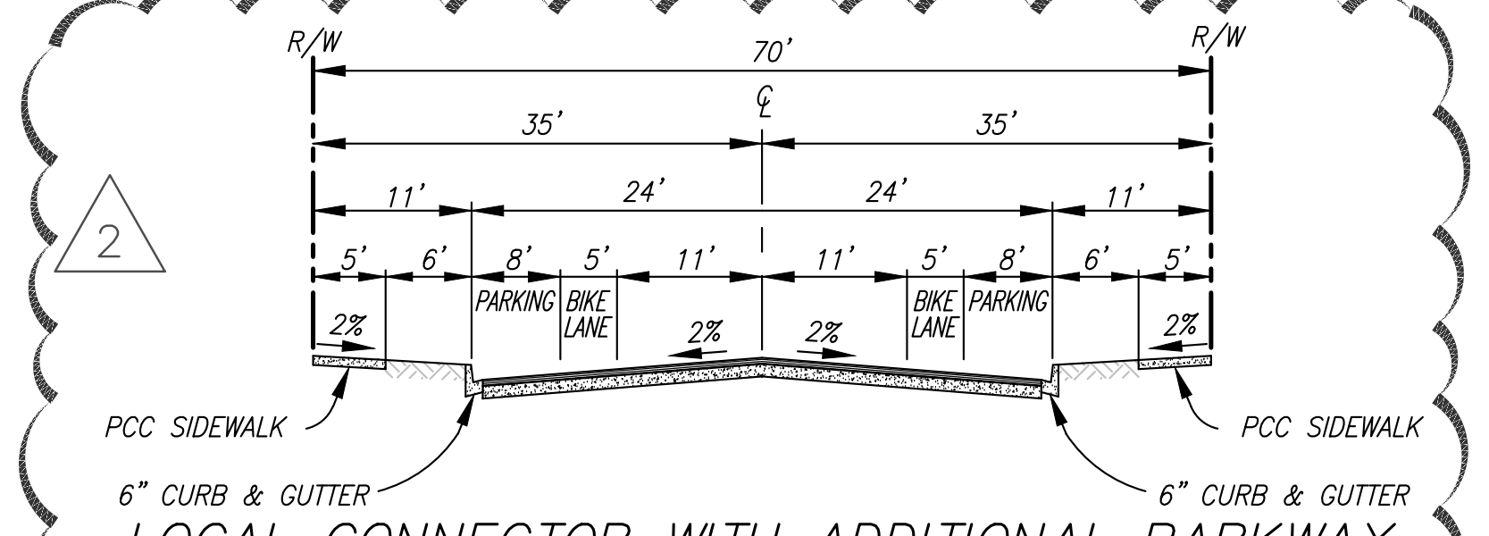
*1. CONCRETE CURB TO BE INSTALLED AT LOCATIONS WHERE 2:1 DOWN SLOPE OCCURS.
2. CURB TO BE WIDENED AT FENCE POST LOCATIONS. SEE LANDSCAPE PLAN FOR FENCING DETAILS



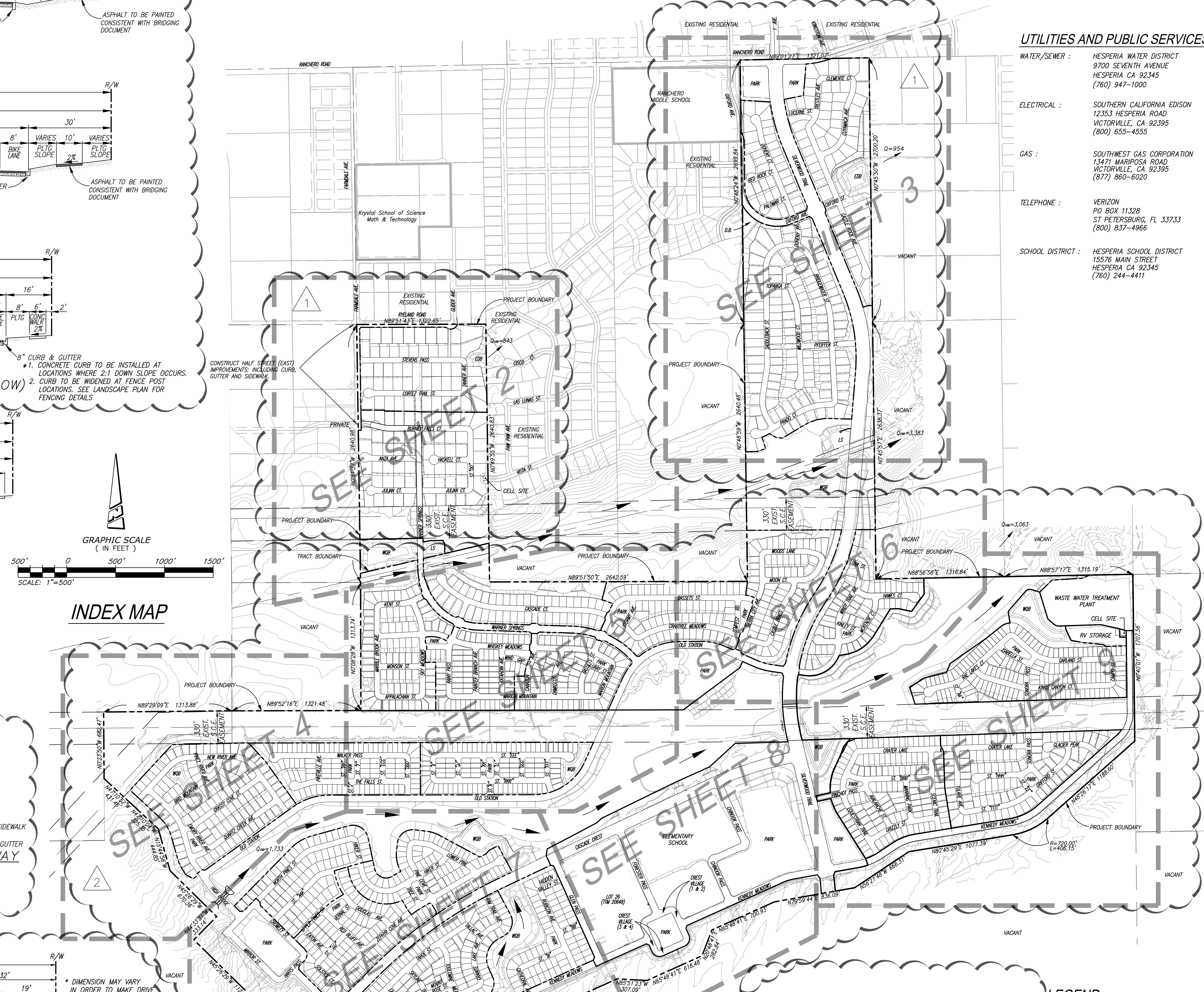
RANCHERO ROAD
EXISTING ROAD (100' ROW)



RANCHERO ROAD
EXISTING ROAD (80' ROW)

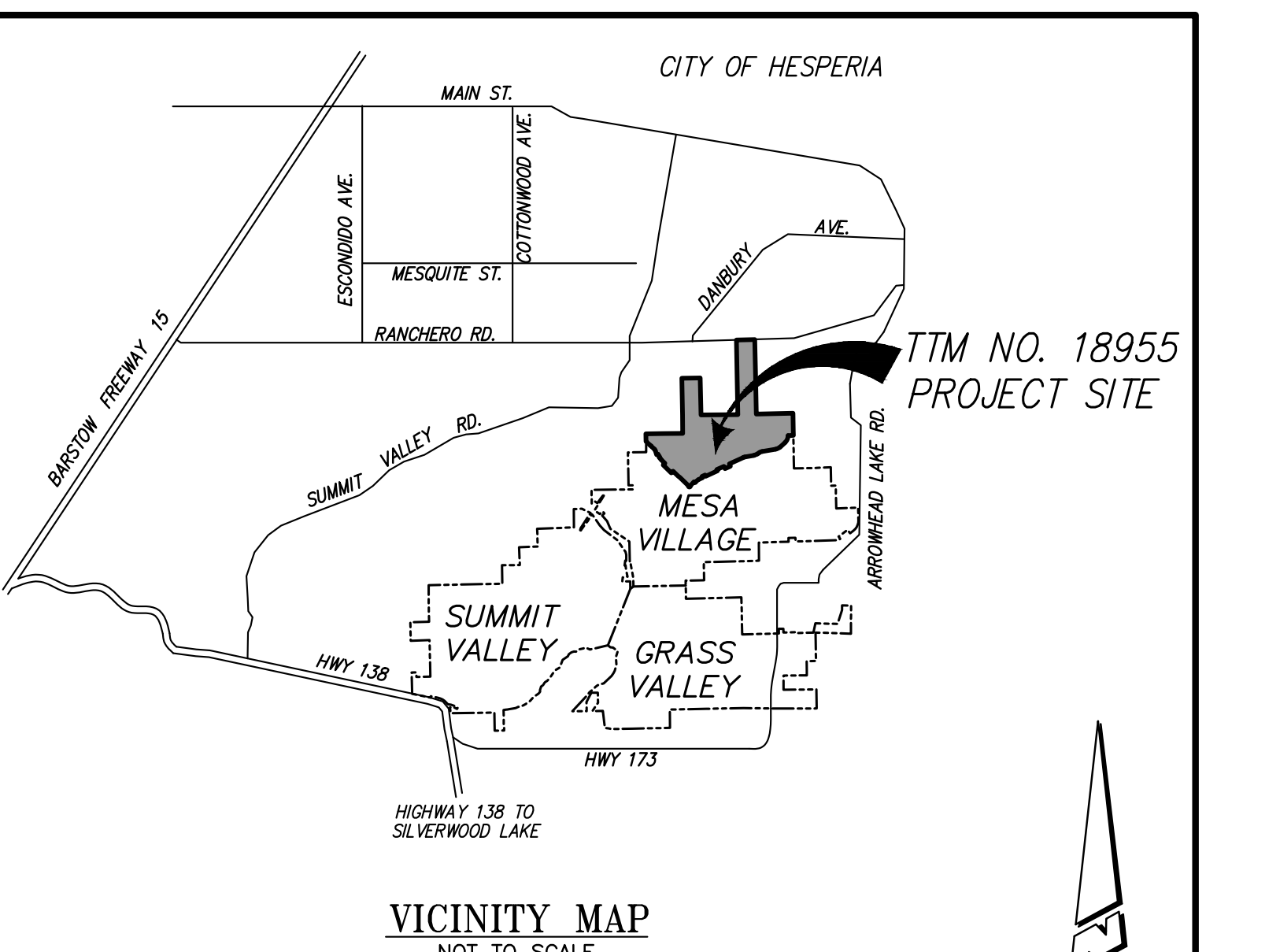


LOCAL CONNECTOR WITH ADDITIONAL PARKWAY
LOCAL ROAD MODIFIED (70' ROW)
KENNEDY MEADOWS, FORESTER PASS,
GLEN PASS & HIGH BRIDGE

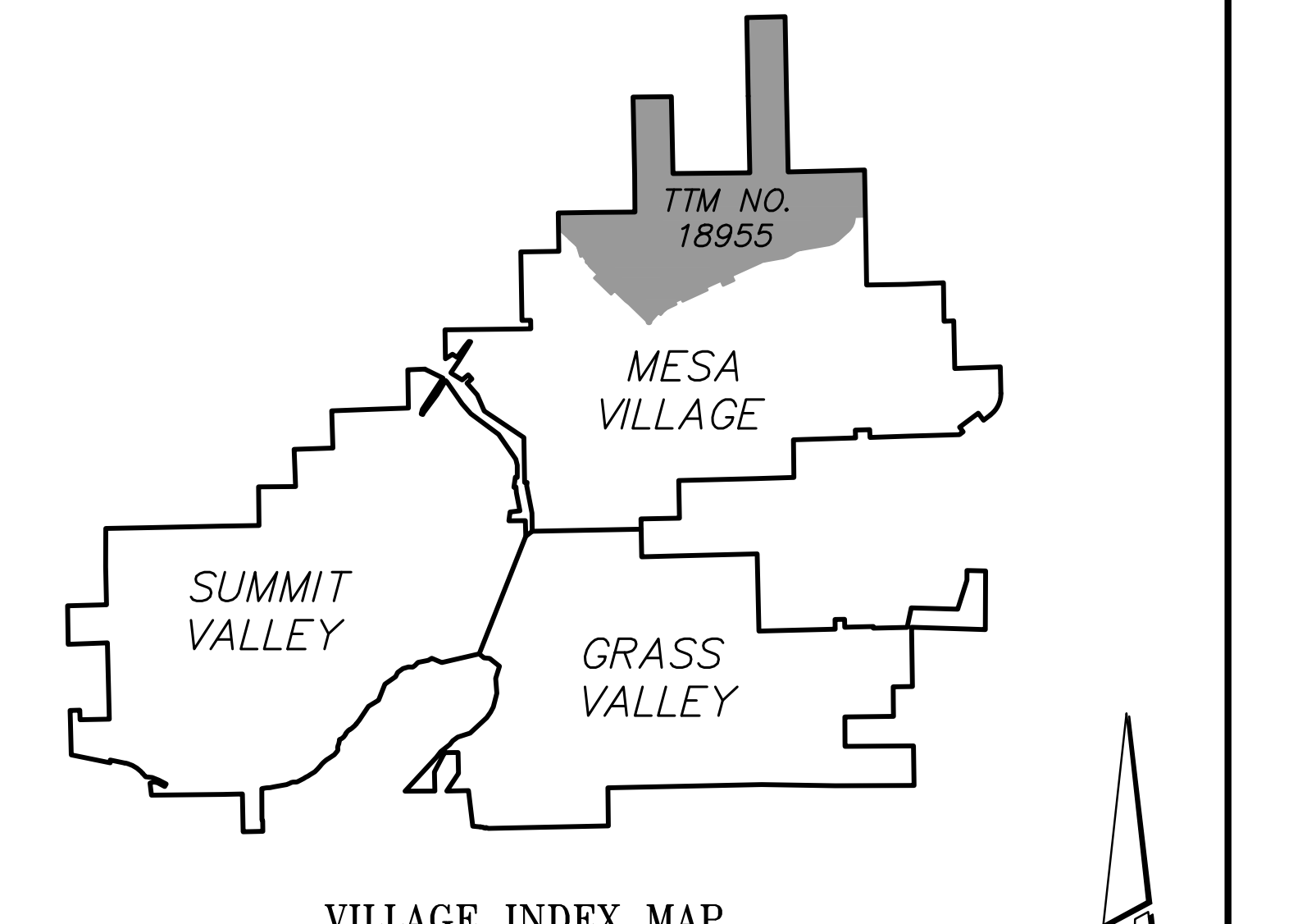


UTILITIES AND PUBLIC SERVICES:

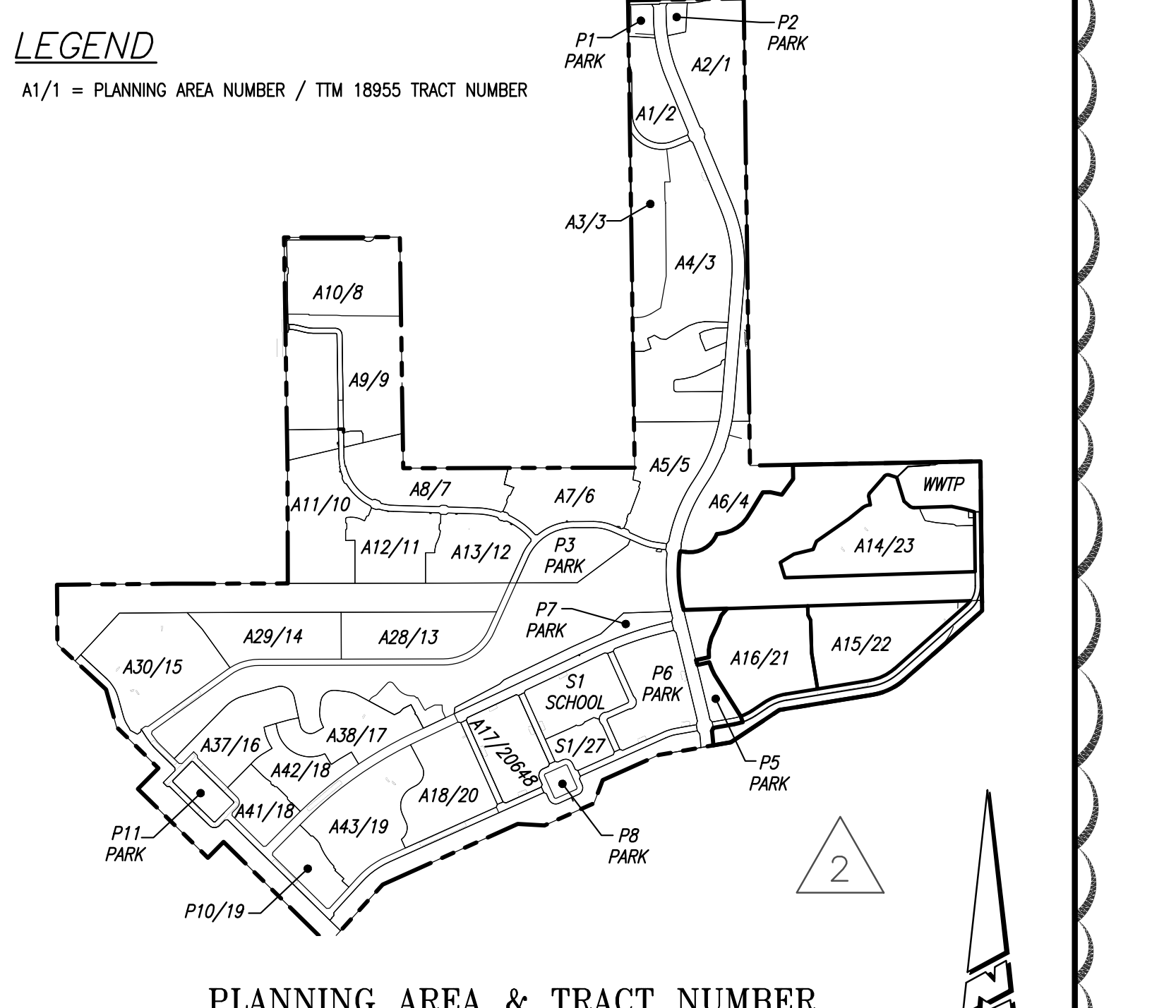
WATER/SEWER :	HESPERIA WATER DISTRICT 9700 SEVENTH AVENUE HESPERIA CA 92345 (760) 947-1000
ELECTRICAL :	SOUTHERN CALIFORNIA EDISON 12353 HESPERIA ROAD VICTORVILLE, CA 92395 (800) 655-4555
GAS :	SOUTHWEST GAS CORPORATION 13471 MARIPOSA ROAD VICTORVILLE, CA 92395 (877) 860-6020
TELEPHONE :	VERIZON PO BOX 11328 ST PETERSBURG, FL 33733 (800) 837-4966
SCHOOL DISTRICT :	HESPERIA SCHOOL DISTRICT 15576 MAIN STREET HESPERIA CA 92345 (760) 244-4411



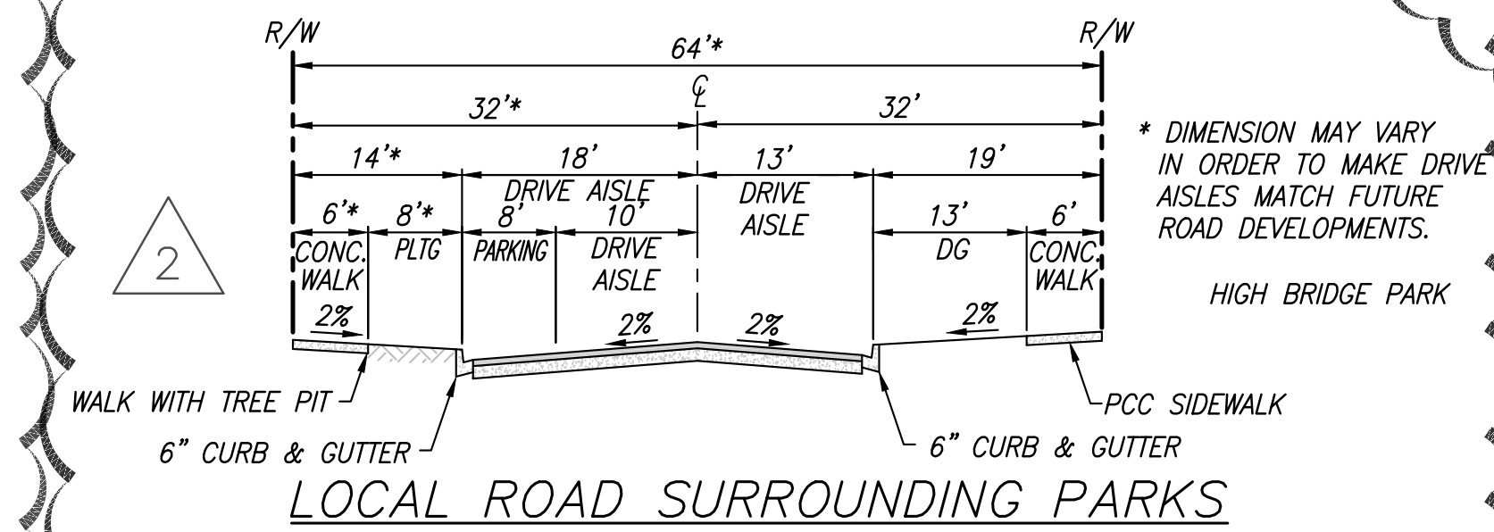
VICINITY MAP
NOT TO SCALE
SECTIONS 2, 3, 9, 10, 11, TOWNSHIP 3 NORTH, RANGE 4 WEST, S.B.M



VILLAGE INDEX MAP
NOT TO SCALE



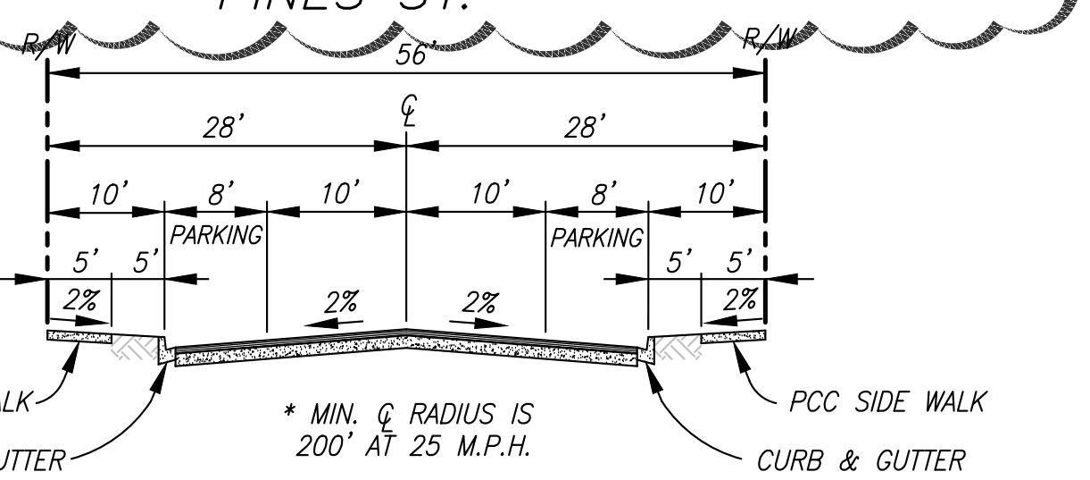
PLANNING AREA & TRACT NUMBER
INDEX MAP
NOT TO SCALE



* DIMENSION MAY VARY IN ORDER TO MAKE DRIVE AISLES MATCH FUTURE ROAD DEVELOPMENTS.

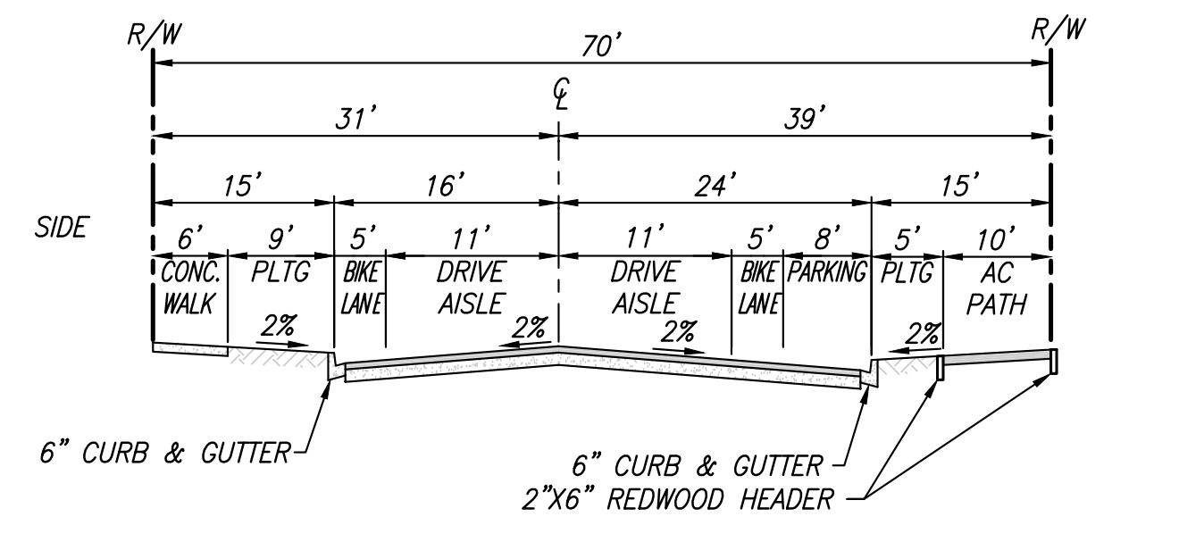
HIGH BRIDGE PARK

LOCAL ROAD SURROUNDING PARKS
LOCAL ROAD MODIFIED (64' ROW)
HARTS PASS, CROWLEY ST., MIRROR ST., & NORTH PINES ST.

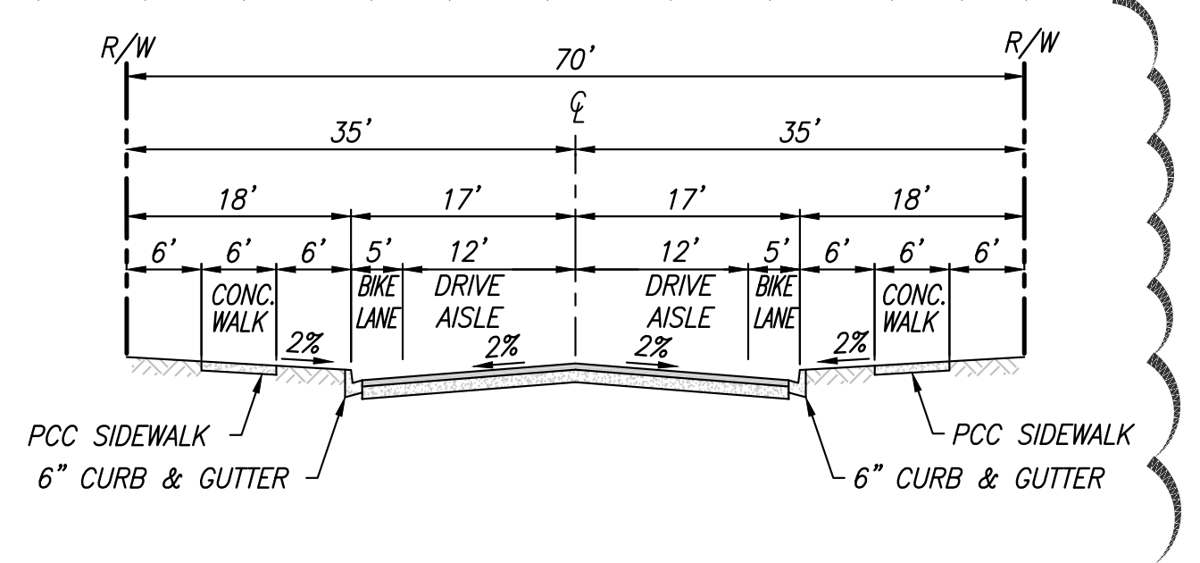


* MIN. ℄ RADIUS IS 200' AT 25 M.P.H.

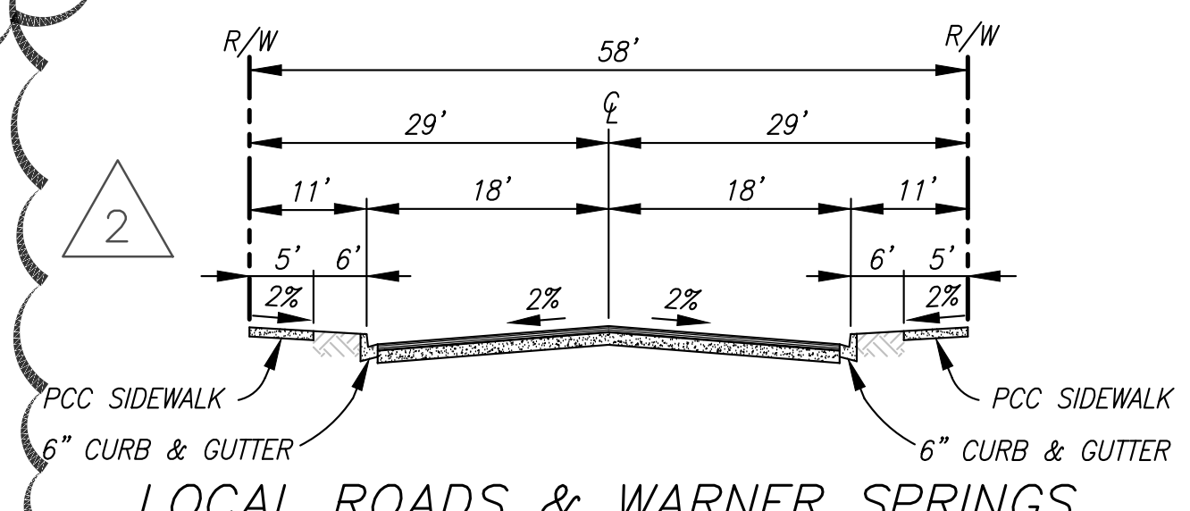
LOCAL ROADS
LOCAL ROAD MODIFIED (56' ROW)
CASTLE CRAGS, KATAHDIN AVE., SIERRA CITY AVE.,
WIND GAP ST., WOODS LANE



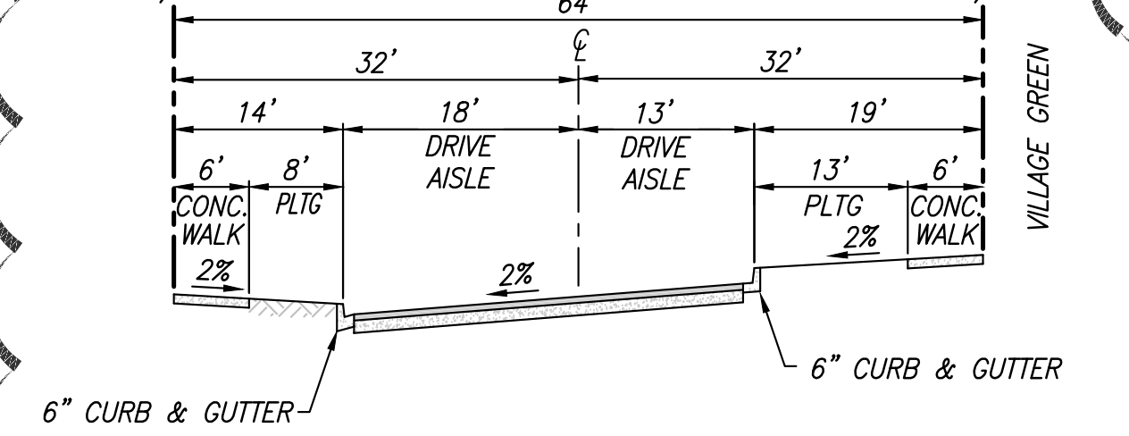
LOCAL CONNECTOR WITH ADDITIONAL PARKWAY
W/PARKING ON ONE SIDE
LOCAL ROAD MODIFIED (70' ROW)
NO LOT FRONTAGE
OLD STATION



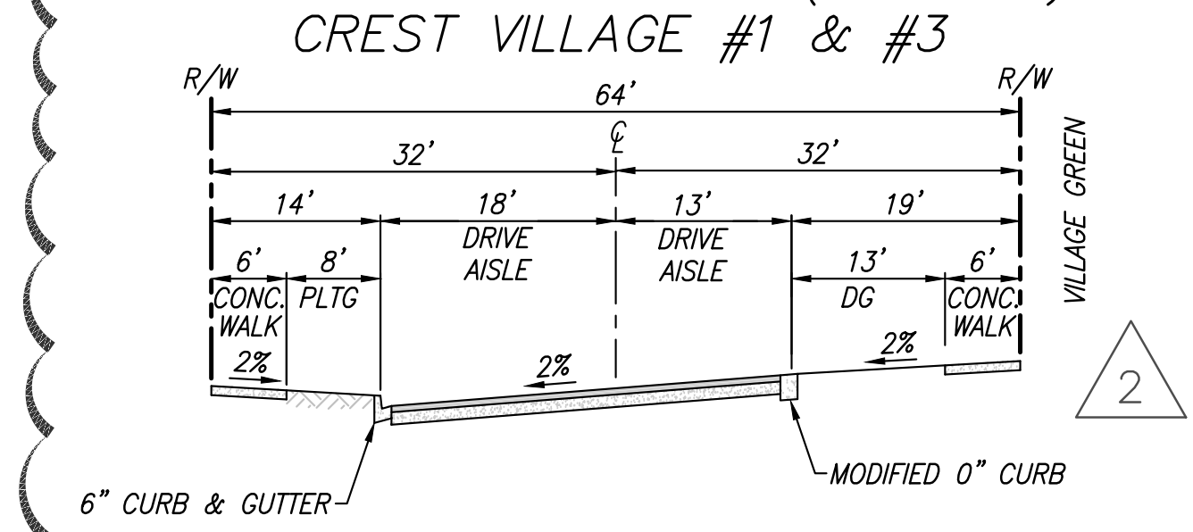
LOCAL ROAD
LOCAL ROAD MODIFIED (70' ROW)
NO LOT FRONTAGE
WARNER SPRINGS



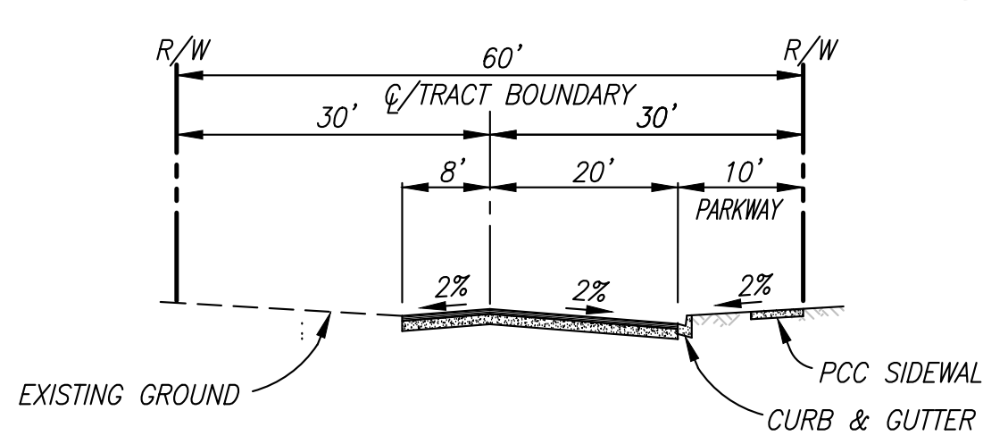
LOCAL ROADS & WARNER SPRINGS
LOCAL ROAD MODIFIED (58' ROW)
TYPICAL



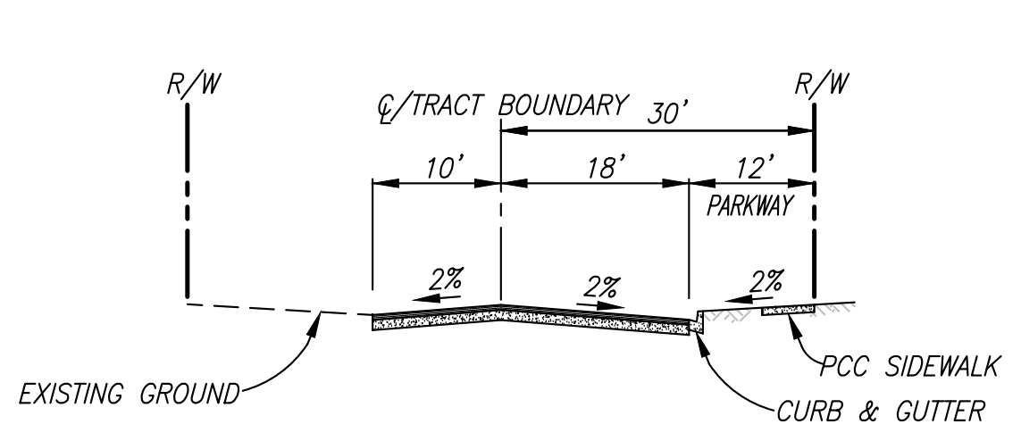
LOCAL ROAD SURROUNDING PARKS
LOCAL ROAD MODIFIED (64' ROW)
CREST VILLAGE #1 & #3



LOCAL ROAD SURROUNDING PARKS
LOCAL ROAD MODIFIED (64' ROW)
CREST VILLAGE #2 & #4



FARMDALE AVE.
LOCAL ROAD MODIFIED (60' ROW)



RYELAND AVE.
LOCAL ROAD MODIFIED (60' ROW)

LEGEND:

C&G	CURB AND GUTTER
CL	CENTERLINE
EP	EDGE OF PAVEMENT
EX	EXISTING
FL	FLOWLINE
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
LS	LIFT STATION
PI	POINT OF VERTICAL INTERSECTION
PROP.	PROPOSED
RET. WALL	RETAINING WALL
H=_'	RETAINING WALL HEIGHT
R/W	RIGHT OF WAY
TB	TOP OF BERM
WQB	WATER QUALITY BASIN
EDB	EXTENDED DRAINAGE BASIN
D.B.	DEBRIS BASIN
LOT A	LETTERED LOT / TRACT NUMBER
61	LOT NUMBER / TRACT NUMBER
P=253.3	PAD ELEVATION

— — — —	PROJECT BOUNDARY
— — — —	TRACT BOUNDARY
	TOP OF SLOPE (2:1 SLOPE UNLESS OTHERWISE NOTED)
	TOE OF SLOPE
——3140——	EXIST. CONTOUR
—— — ——	CENTERLINE
— — — —	EASEMENT LINE
	STORM DRAIN LINE
◄— S ——	SEWER LINE (SHOWN ON SHT. 10-12 ONLY)
—— FM —►	FORCE MAIN SEWER LINE (SHOWN ON SHT. 10-12 ONLY)
—— W ——	WATER LINE (SHOWN ON SHT. 10-12 ONLY)
—— RW ——	RECLAIMED WATER LINE (SHOWN ON SHT. 10-12 ONLY)
——3200——	PROPOSED CONTOUR
◄ ◄ ◄	CROSS GUTTER
	TERRACE DRAIN
	EQUESTRIAN TRAIL
	MULTI-USE PAVED TRAIL
	STREAMBED TRAIL CROSSING (CROSSING TYPE TO BE DETERMINED)
	RETAINING WALL
	RIP RAP (SIZE AND TYPE TO BE DETERMINED)

TTM SHEET INDEX

SHEET 1 – TITLE SHEET, INDEX MAP, STREET TYPICAL SECTIONS AND LOTTING TABLE
SHEET 2 – GRADING PLAN & DRAINAGE
SHEET 3 – GRADING PLAN & DRAINAGE
SHEET 4-9 – GRADING PLAN & DRAINAGE
SHEET 10-12 – UTILITY PLAN – PROPOSED SEWER, WATER, RECLAIMED WATER, & STORM DRAIN

AMENDMENTS:

DATE	No.	DESCRIPTION
8/27/25	2	REVISED LOTTING IN PA'S 1, 2, 3, 4, 5, 6, 7, 9, 10, 14, 15, 16, 18, 26, 28, 29, 30, 37, 38, 42, & 43 ON SHEETS 2, 3, 4, 5, 6, 7, 8, & 9. UPDATED SHEET INDEX MAP ON SHEETS 1-12. UPDATED SHEET INDEX MAP, SECTIONS, GENERAL NOTES, & PHASING INDEX SUMMARY TABLE ON SHEET 1. UPDATED MATCHLINE ON SHEET 6.
2/26/24	1	REVISED LOTTING IN PA'S 1, 2, 3, 4, 9 & 10 ON SHEETS 2, 3, 4 & 10

PREPARED FOR:
SILVERWOOD DEVELOPMENT
PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

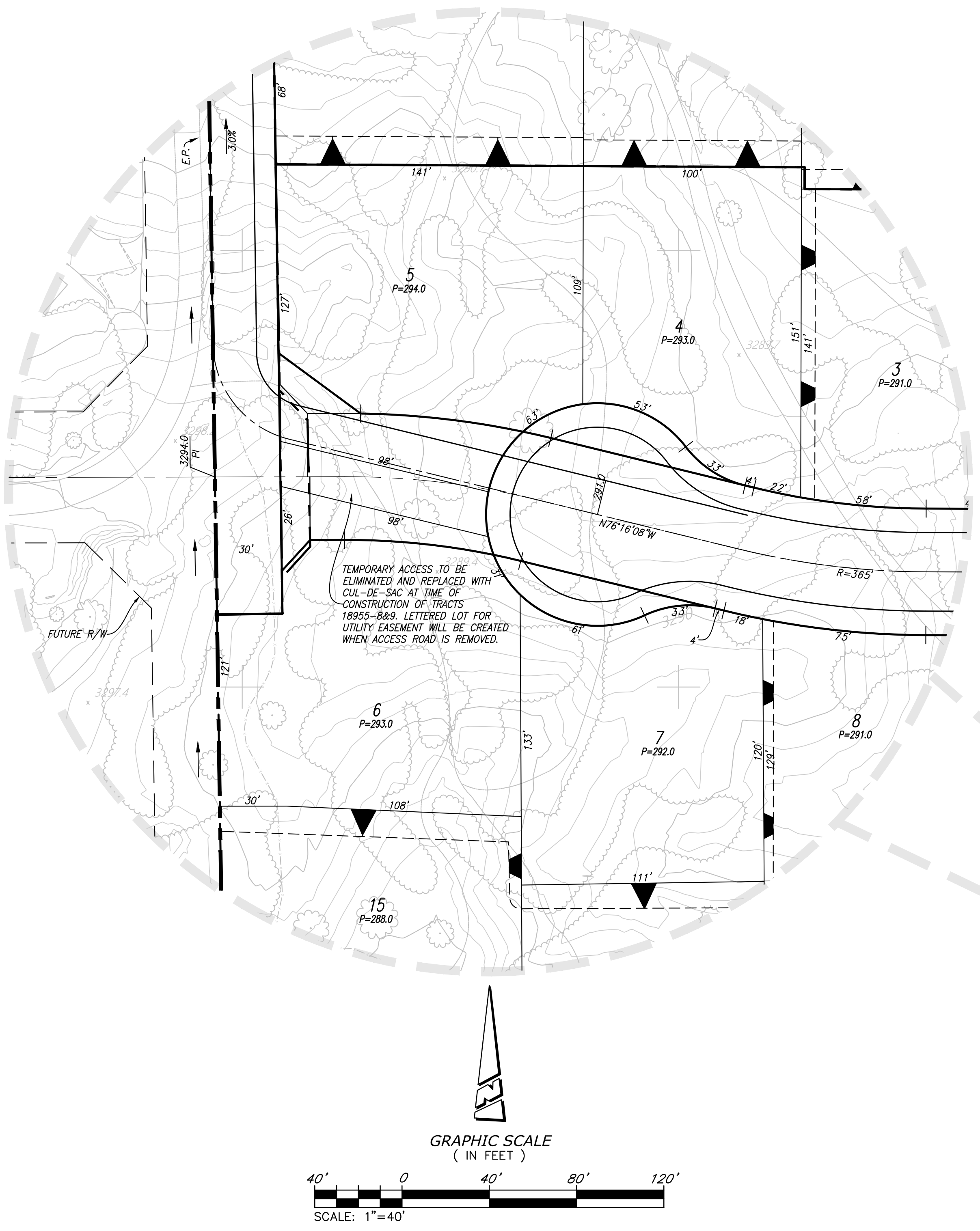
PREPARED BY:
PROACTIVE
ENGINEERING WEST
PROACTIVE ENGINEERING
CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

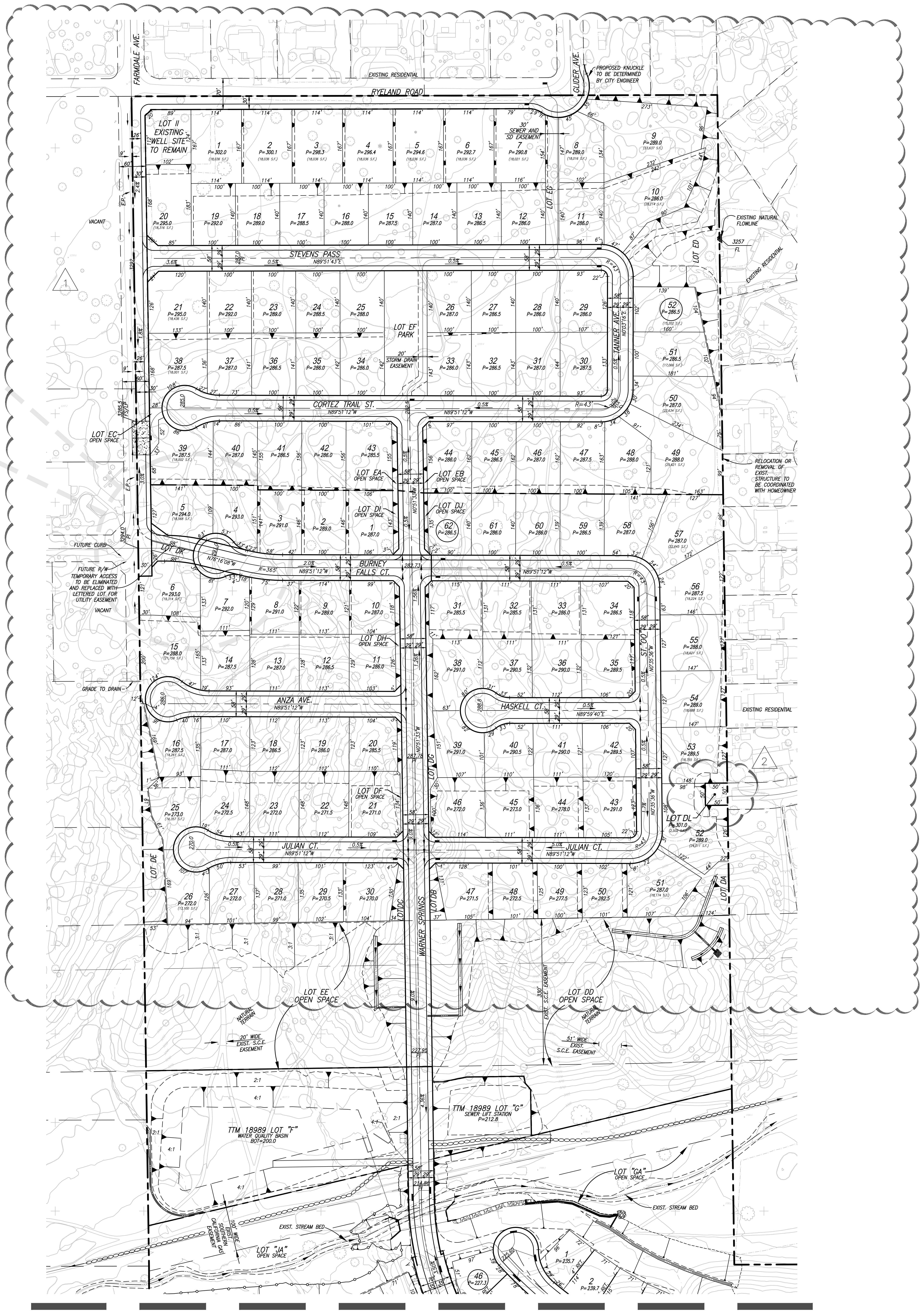
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
TITLE SHEET

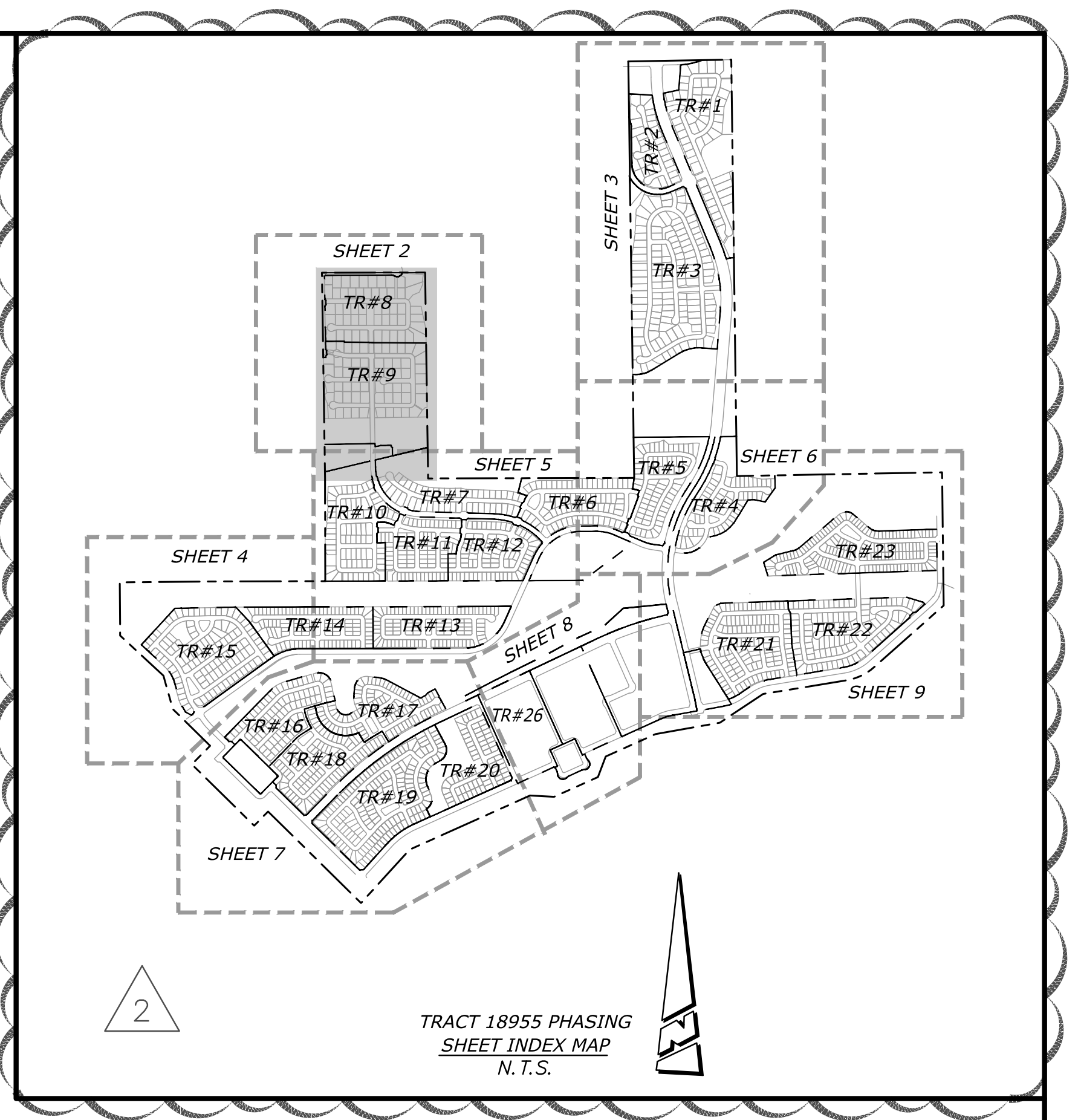
PROJECT NO.
SHEET 1 OF 12

DATE: Sep 04, 2025
W.O.

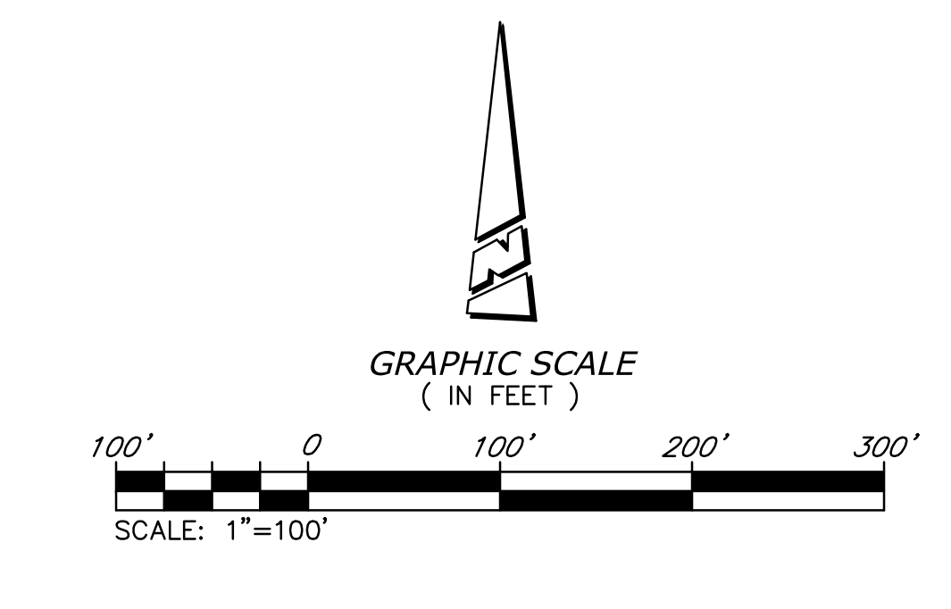




SEE SHEET 5



TRACT 18955 PHASING
SHEET INDEX MAP
N.T.S.



AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	ADDED LOT DL TO PA 9 & REVISED TR. 18955 PHASING SHT INDEX MAP
2/26/24	1	REVISED LOTTING IN PA'S 9 & 10

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

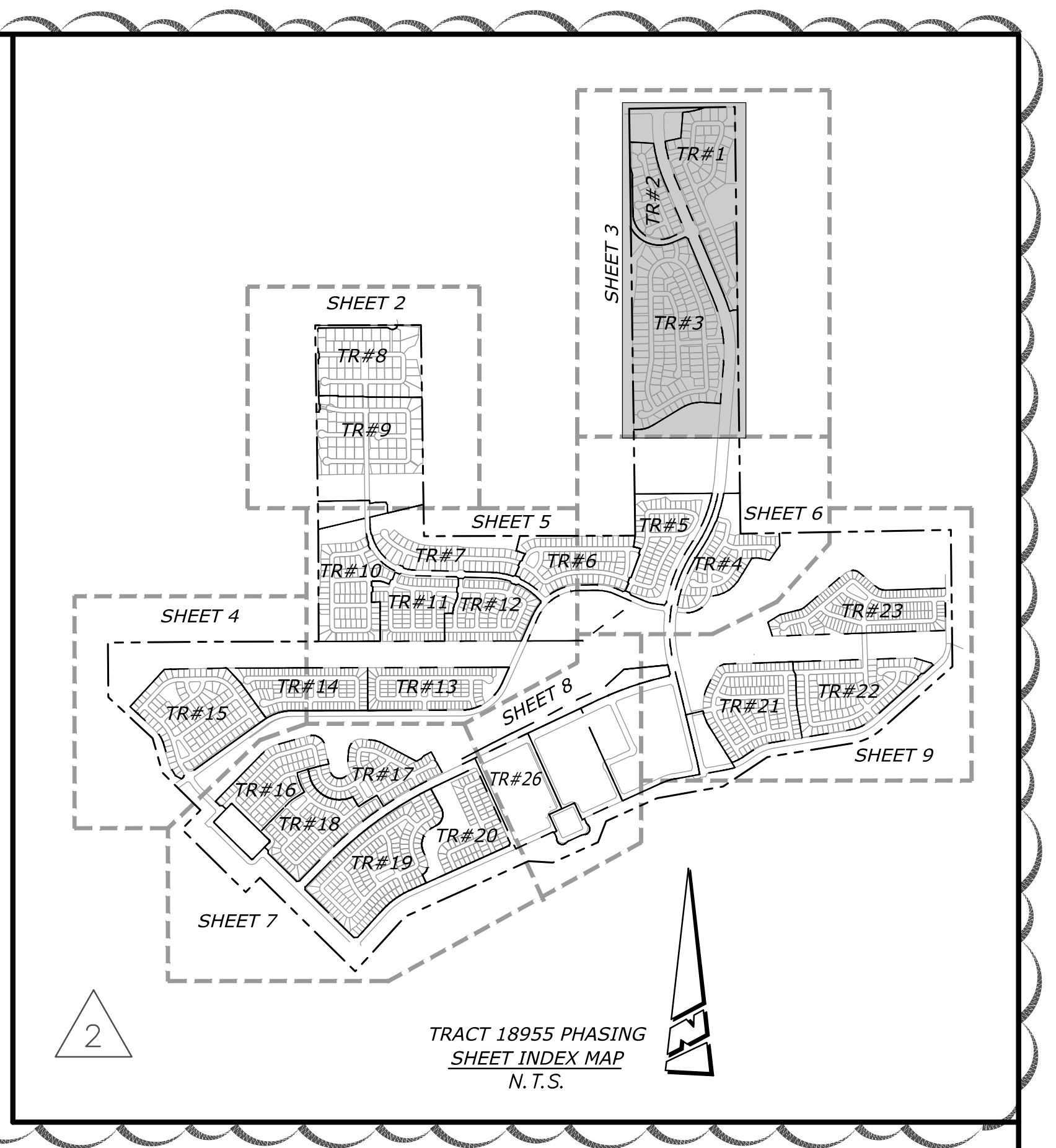
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

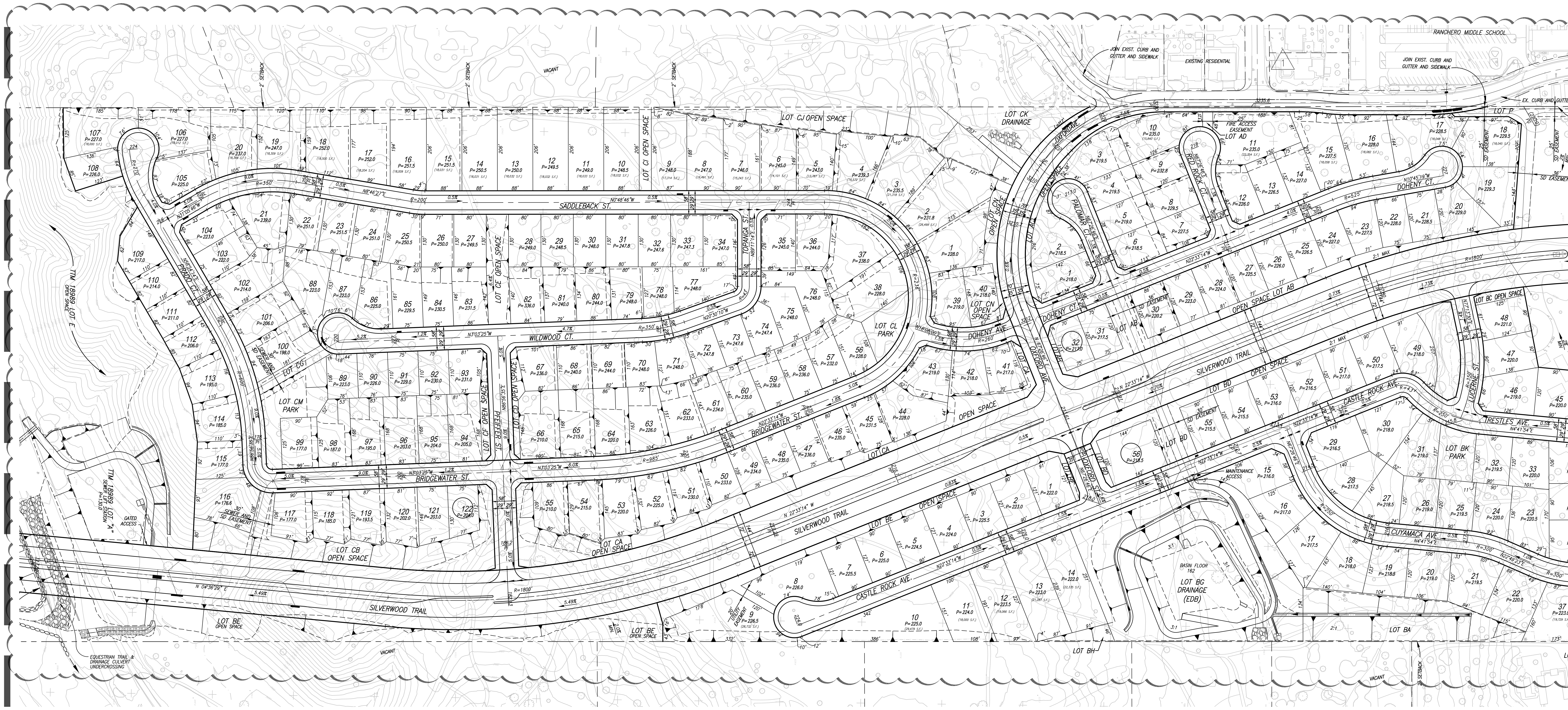
PROJECT NO.
SHEET 2 OF 12

DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_2.dwg, Sep 04, 2025-8:45am, by: JoseP



TRACT 18955 PHASING
SHEET INDEX MAP
N.T.S.



GRAPHIC SCALE
(IN FEET)
100' 0 100' 200' 300'
SCALE: 1"=100'

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED TR. 18955 PHASING SHT INDEX MAP, SHT TITLE, & REMOVED OFFSITE GRADING & WATER LAYOUT.
2/26/24	1	REVISED LOTTINGS IN PA'S 1, 2, 3, & 4

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA

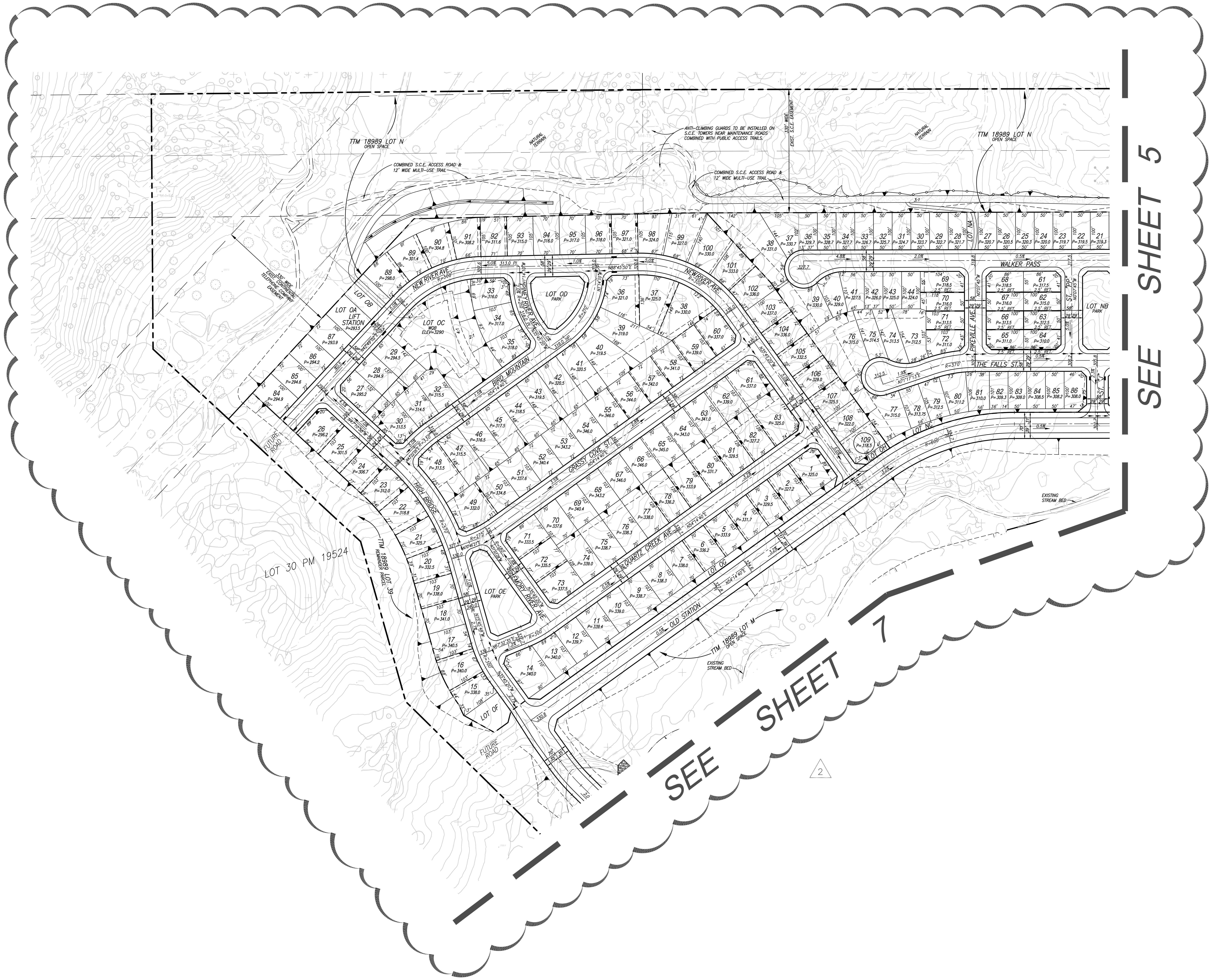
TENTATIVE TRACT MAP NO. 18955

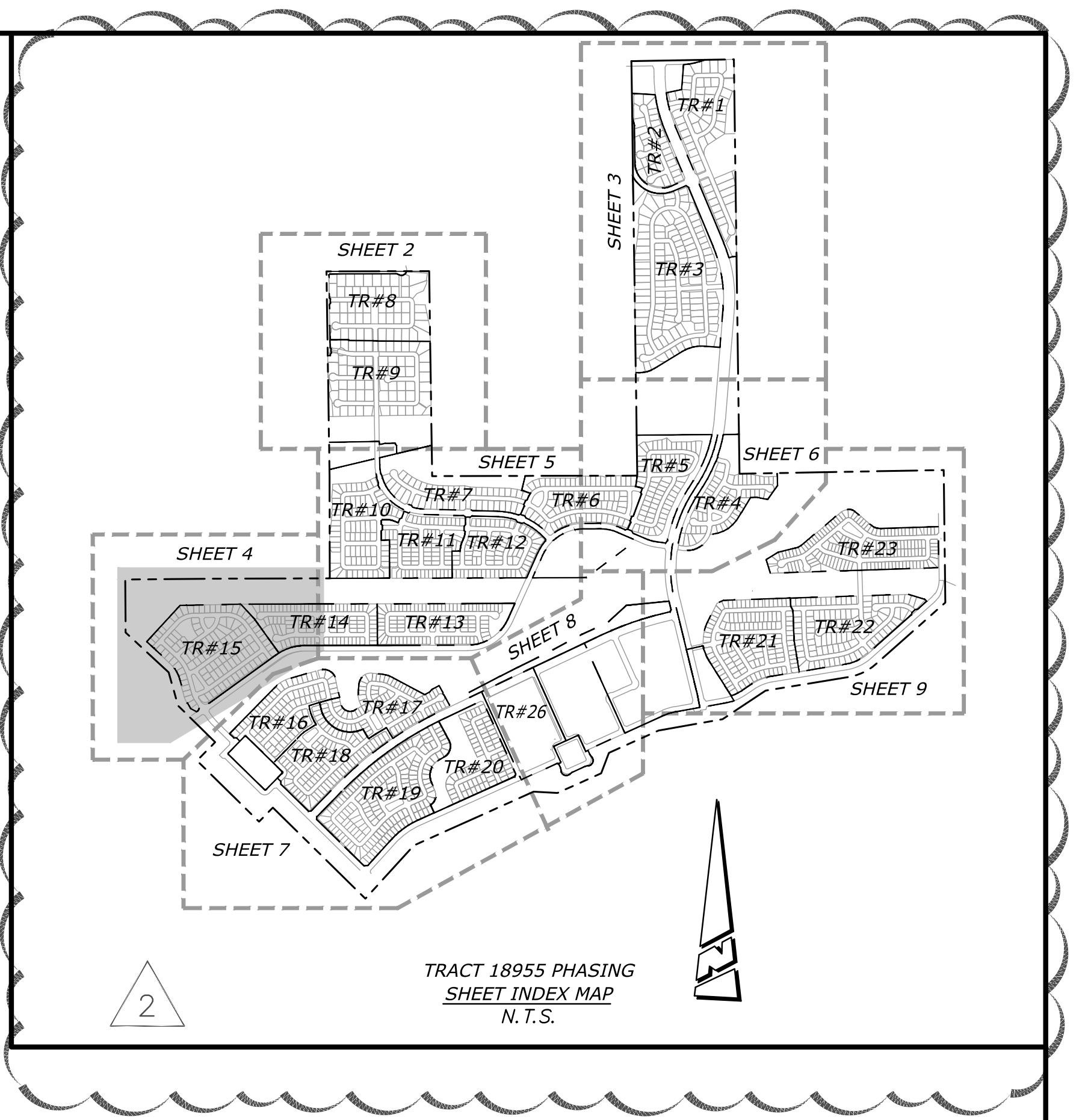
GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 3 OF 12

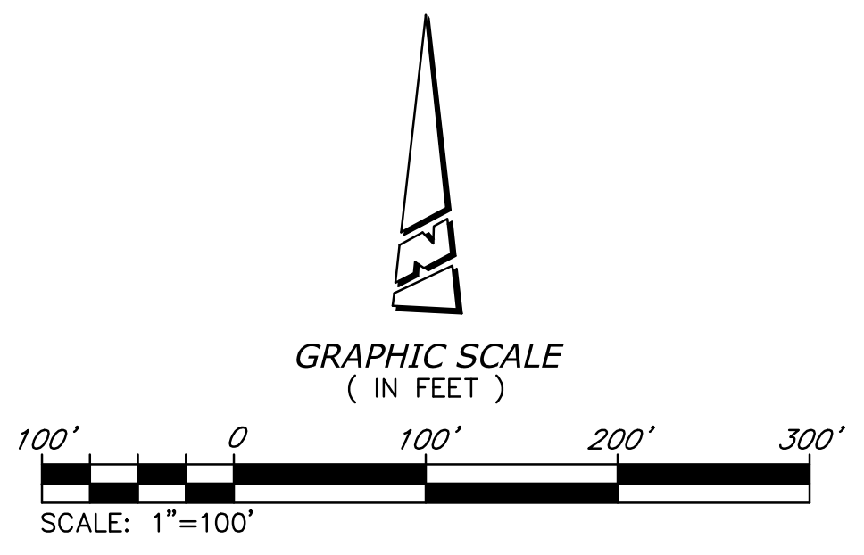
DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_3.dwg, Sep 04, 2025-8:45am, by: JoseP





TRACT 18955 PHASING
SHEET INDEX MAP
N.T.S.



AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED LOTTING IN PA'S 29, 30, & TR. 18955 PHASING SHT INDEX MAP

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

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PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
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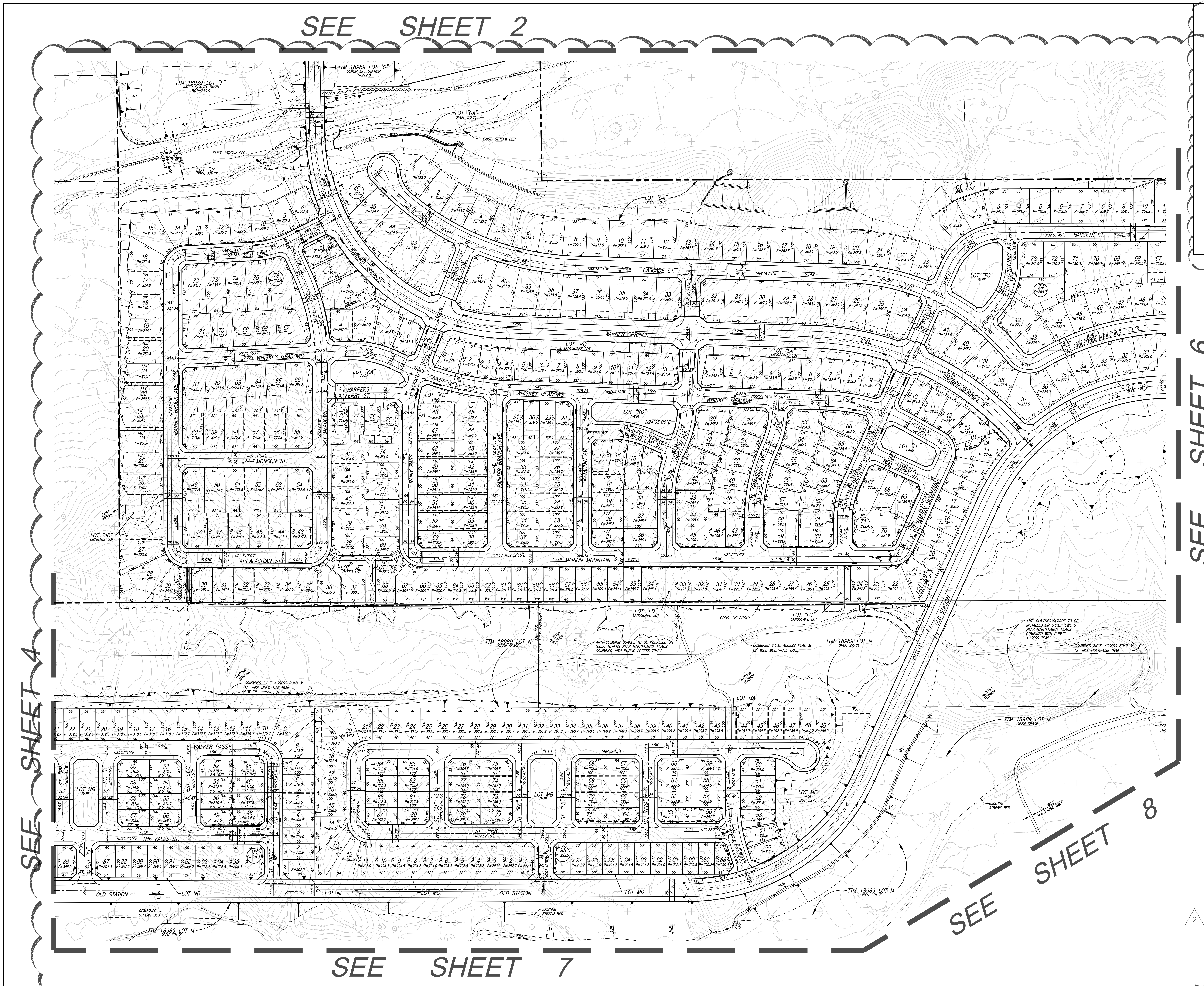
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

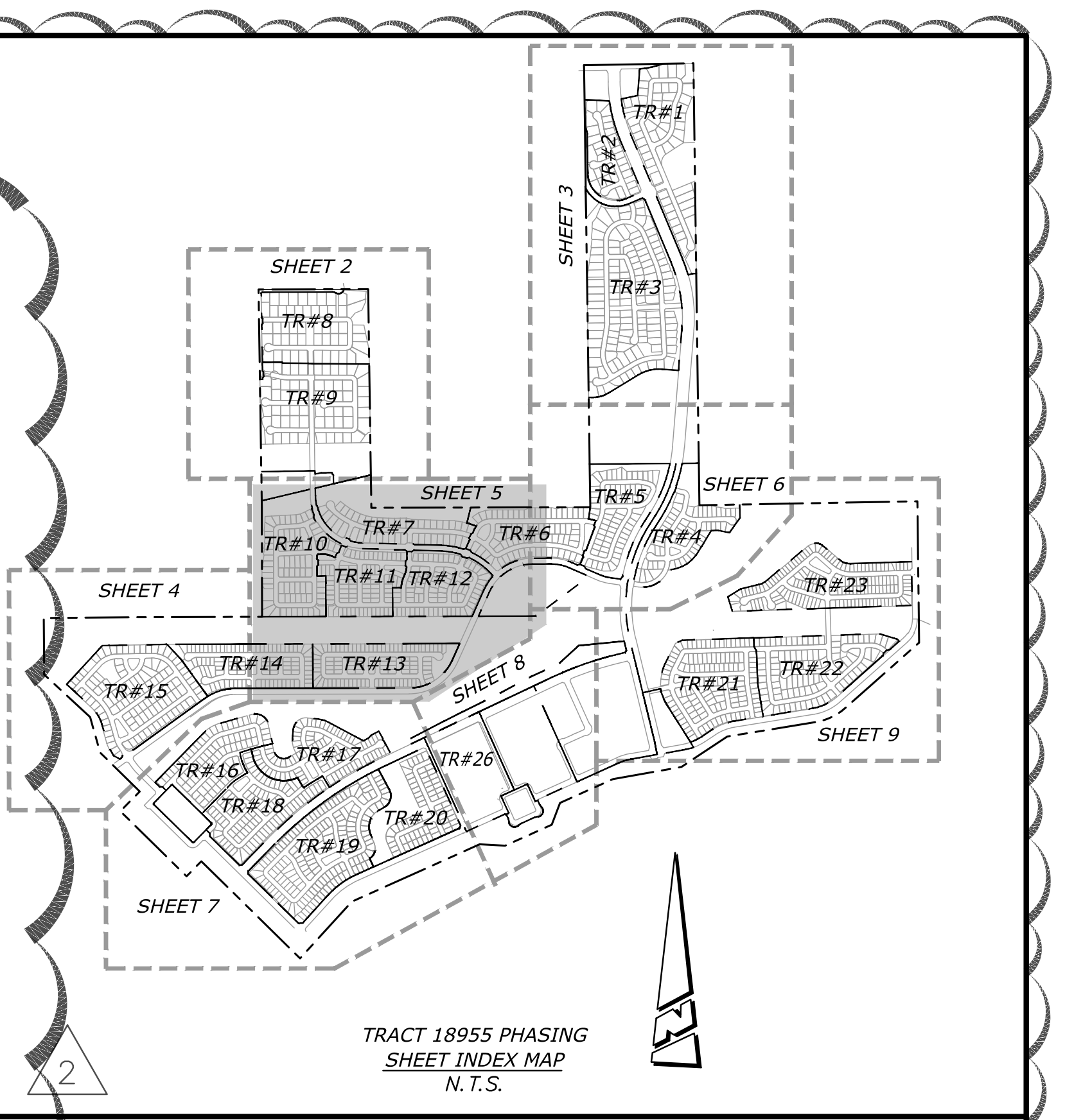
CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

DATE: Sep 04, 2025
W.O.

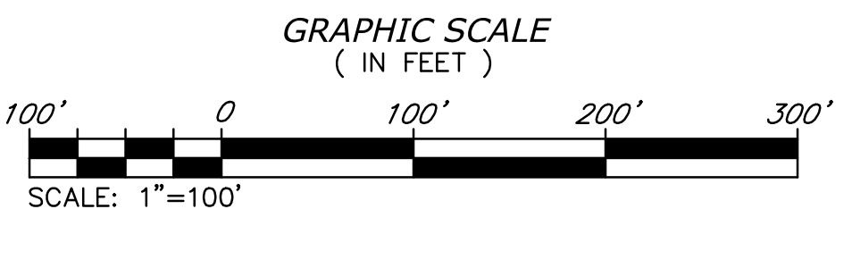
PROJECT NO.
SHEET 4 OF 12

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_4.dwg, Sep 04, 2025-8:46am, by: JoseP





TRACT 18955 PHASING
SHEET INDEX MAP
N.T.S.



AMENDMENTS:

DATE	No.	DESCRIPTION
8/27/25	2	REVISED LOTTING IN PA'S 28, 29, 30, & TR. 18955 PHASING SHT INDEX MAP

PREPARED FOR:
SILVERWOOD DEVELOPMENT
PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING
CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

GEORGE ALAN LENFESTEY
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CITY OF HESPERIA

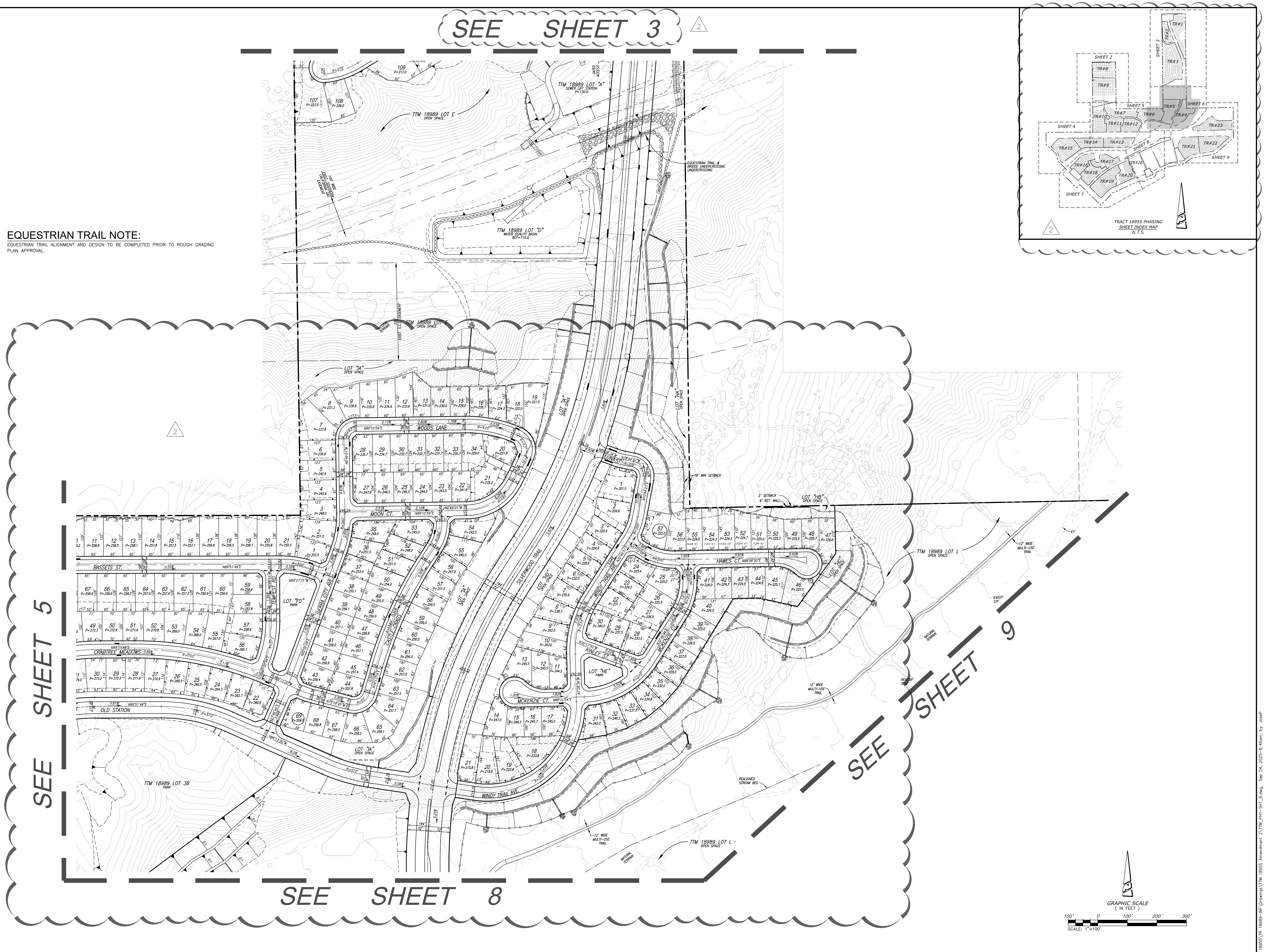
TENTATIVE TRACT MAP NO. 18955

GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 5 OF 12

DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_5.dwg, Sep 04, 2025-8:46am, by: JoseP



EQUESTRIAN TRAIL NOTE:

EQUESTRIAN TRAIL ALIGNMENT AND DESIGN TO BE COMPLETED PRIOR TO ROUGH GRADING PLAN APPROVAL.

AMENDMENTS:

DATE	No.	DESCRIPTION
8/27/25	2	ADDED SHT TITLE & REVISED LOTTING IN PA'S 5, 6, 7, TR.18955 PHASING SHT INDEX MAP, & SHT MATCHLINE

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
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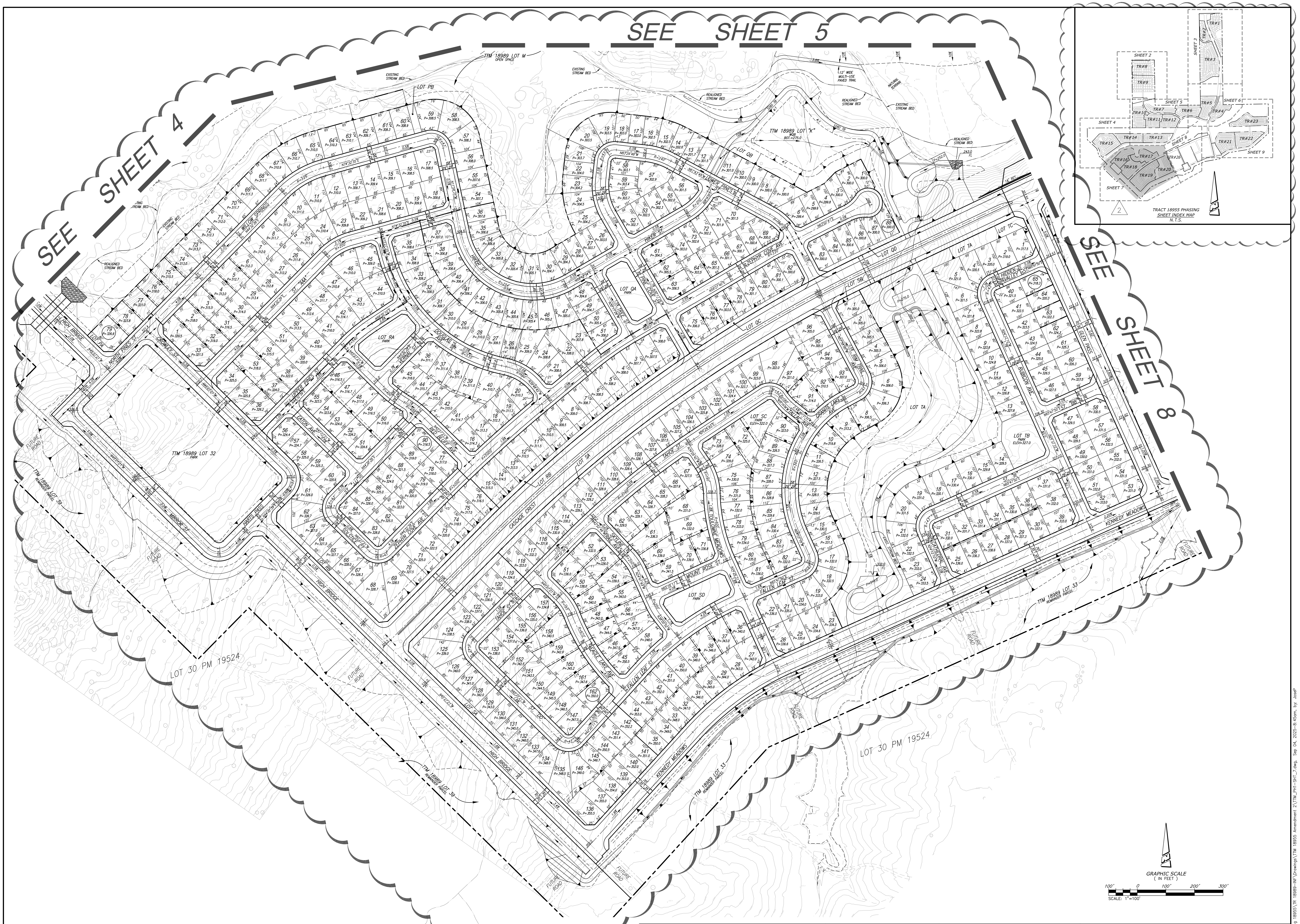
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 6 OF 12

DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_6.dwg, Sep 04, 2025-8:46am, by: JoseP



AMENDMENTS:

DATE	No.	DESCRIPTION
8/27/25	2	REVISED LOTTING IN PA'S 18, 37, 38, 42, & 43. UPDATED TR.18955 PHASING SHT INDEX MAP.

PREPARED FOR:
SILVERWOOD DEVELOPMENT
PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE
ENGINEERING WEST
PROACTIVE ENGINEERING
CONSULTANTS WEST, INC.
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951-200-6840

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA

TENTATIVE TRACT MAP NO. 18955

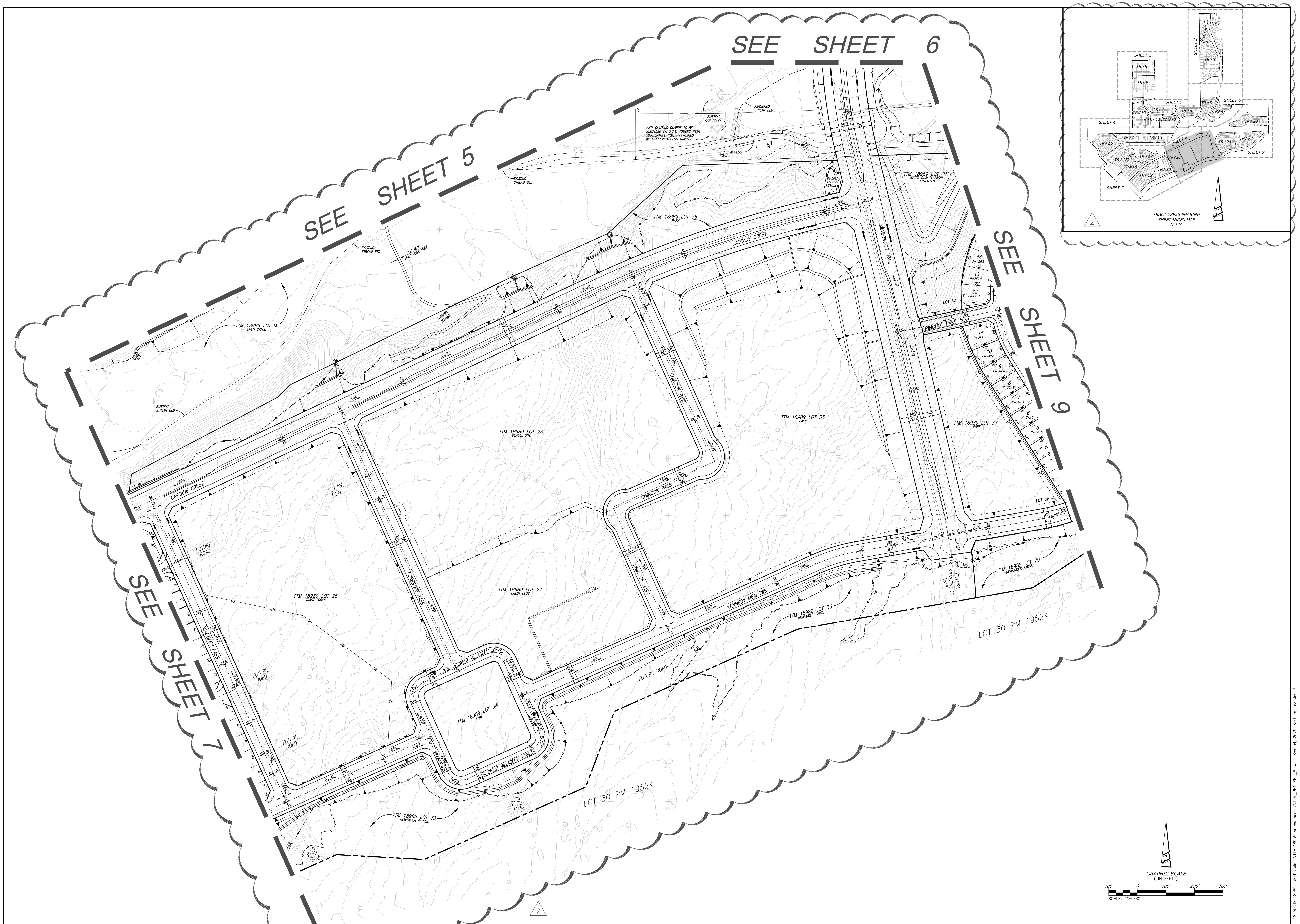
GRADING PLAN & DRAINAGE

DATE: Sep 04, 2025
W.O.

PROJECT NO.
SHEET 7 OF 12

2

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_7.dwg, Sep 04, 2025-8:45am, by: JoseP



AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	ADDED SHT TITLE & REVISED LOTTING IN PA'S 26, TR-20648 -1 & 2, & TR.18955 PHASING SHT INDEX MAP.

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA

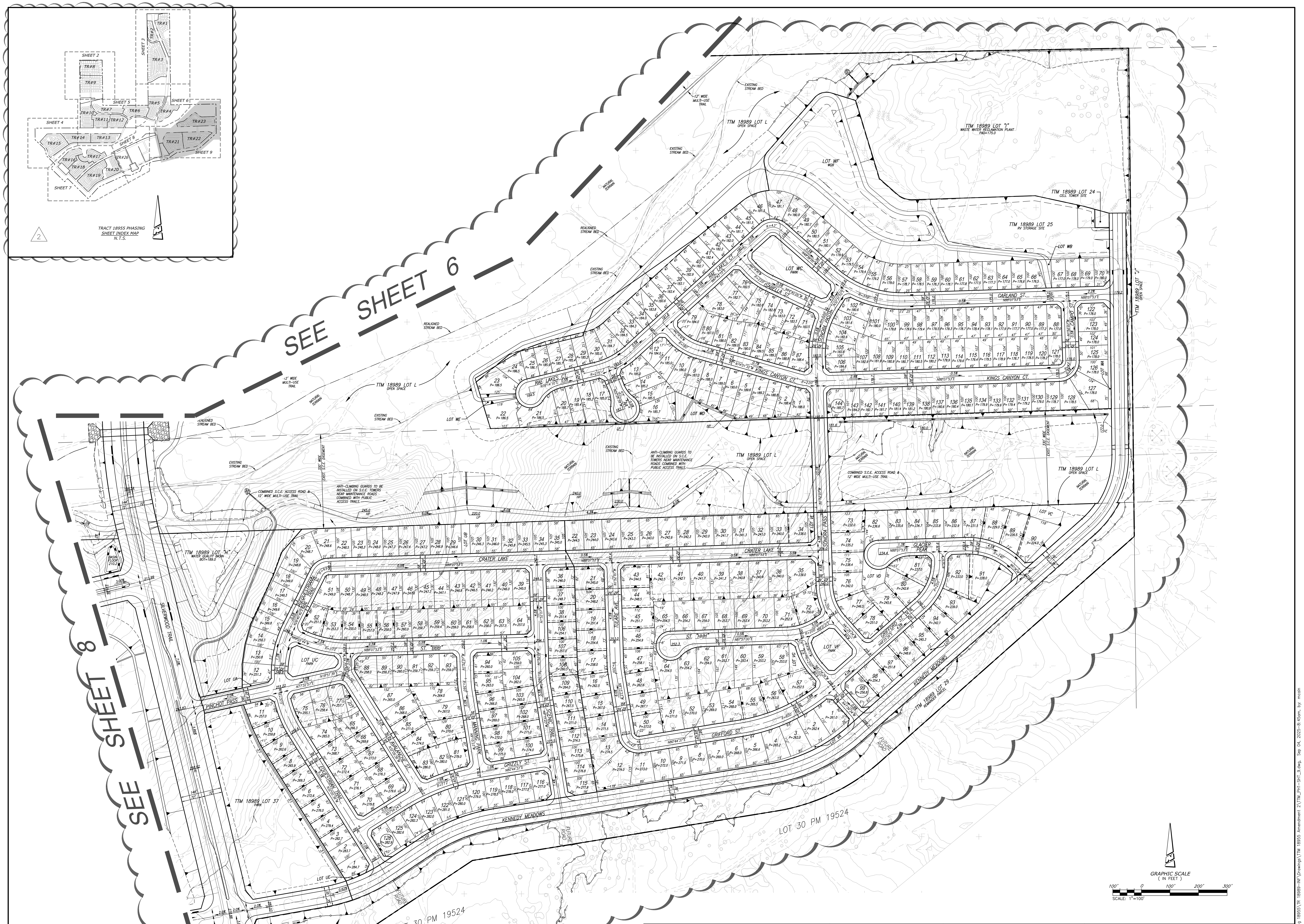
TENTATIVE TRACT MAP NO. 18955

GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 8 OF 12

DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_8.dwg, Sep 04, 2025-8:45am, by: JoseP



AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	ADDED SHT TITLE & REVISED LOTTING IN PA'S 14, 15, 16, & TR. 18955 PHASING SHT INDEX MAP.

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
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GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA

TENTATIVE TRACT MAP NO. 18955

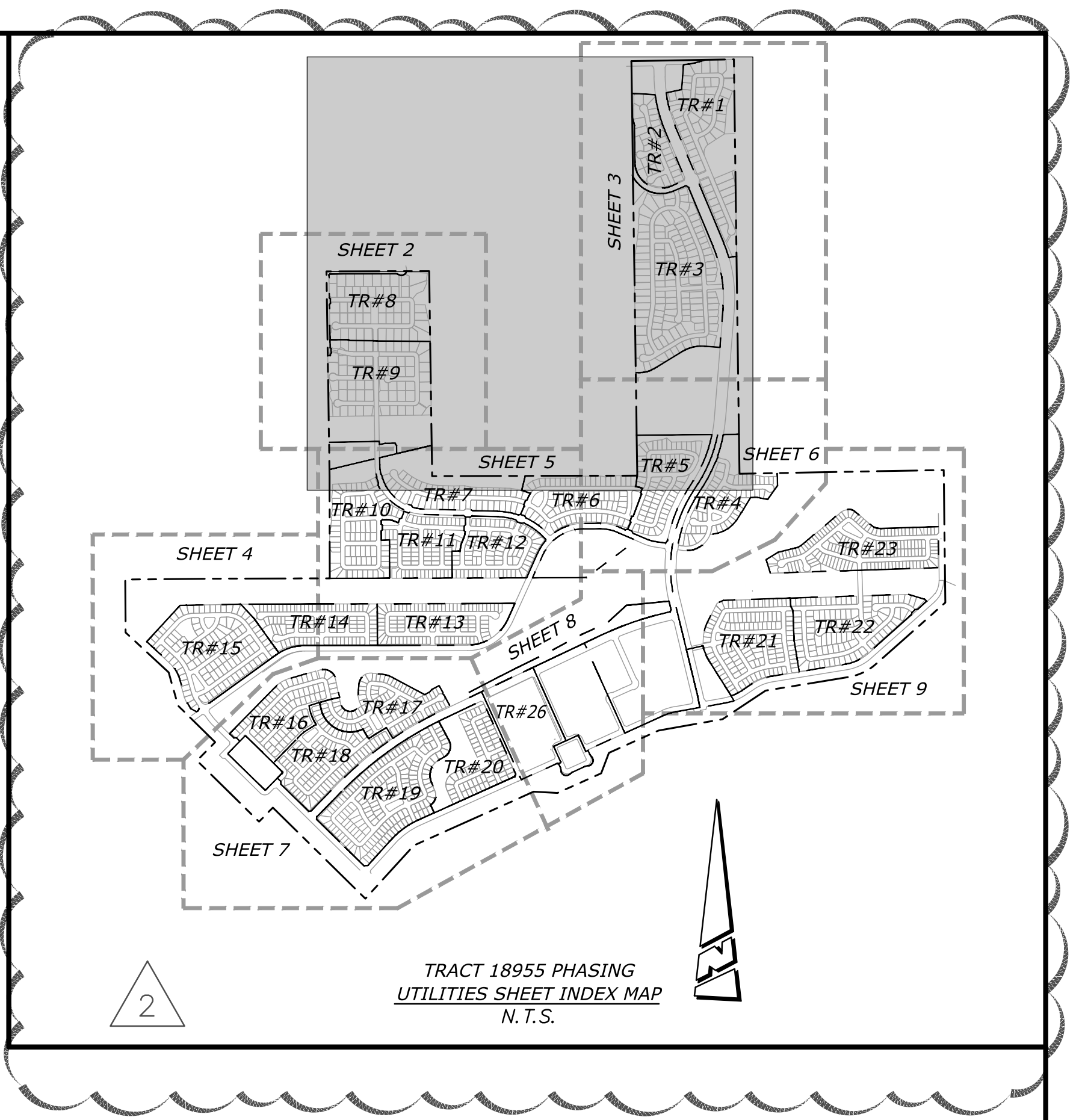
GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 9 OF 12

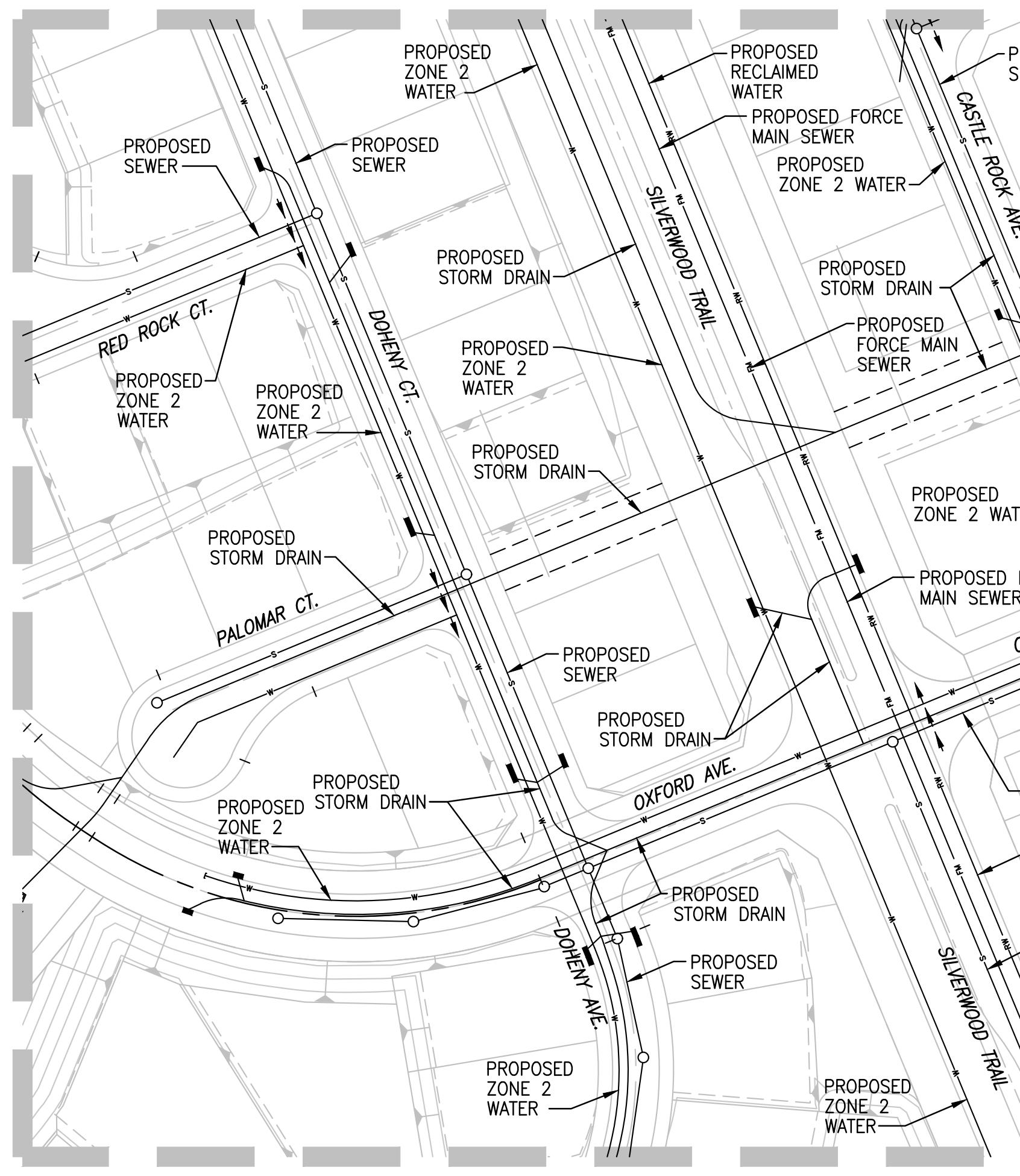
DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_9.dwg, Sep 04, 2025-8:45am, by: mcoin

SEE SHEET 11



TRACT 18955 PHASING
UTILITIES SHEET INDEX MAP
N.T.S.



ENLARGEMENT NO. 1
1"=100'

GRAPHIC SCALE
(IN FEET)
200' 0 200' 400' 600'
SCALE: 1"=200'

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED TR. 18955 PHASING SHT INDEX MAP
2/26/24	1	REVISED UTILITIES IN PA'S 1, 2, 3, 4, 9 & 10

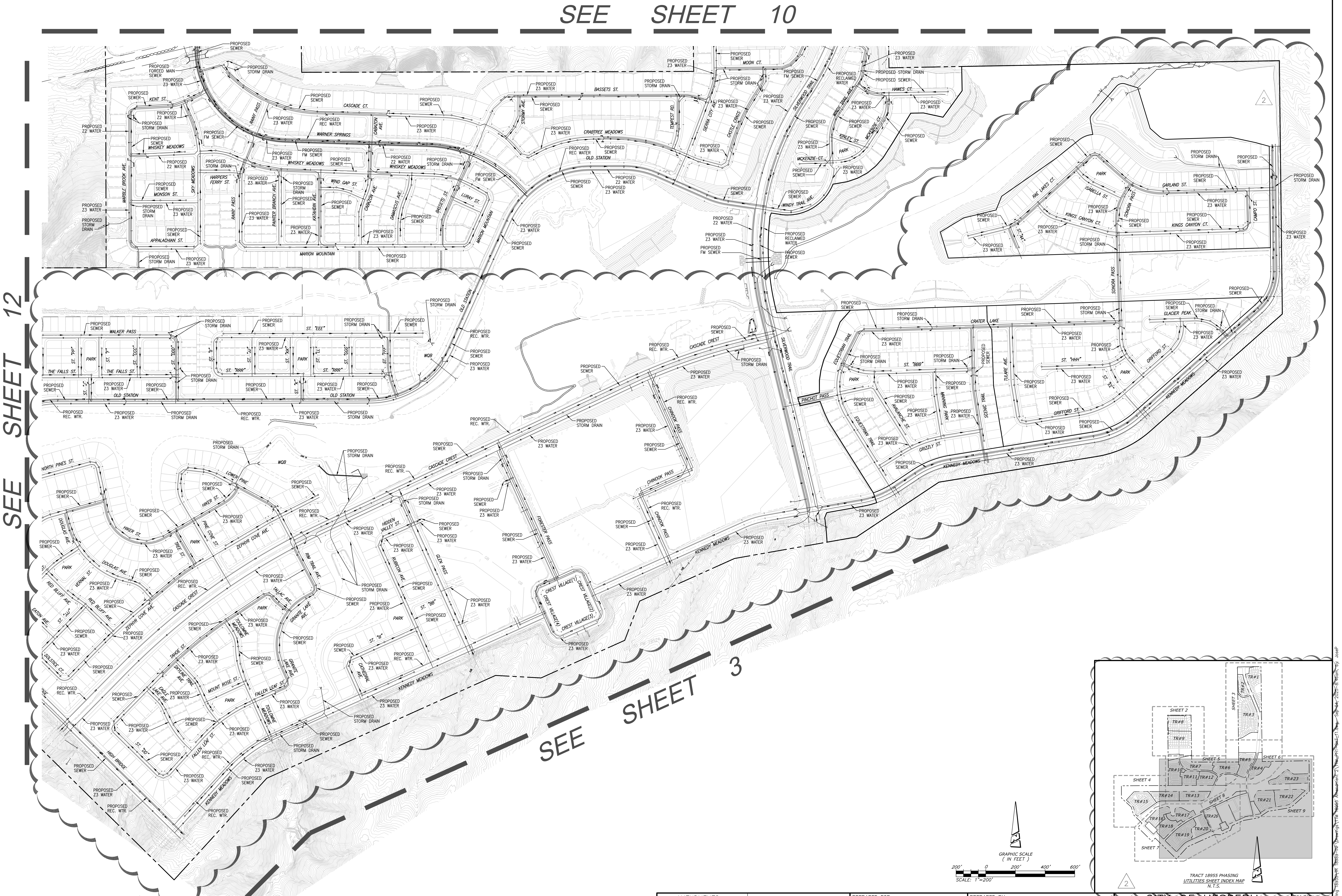
PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
UTILITY PLAN – PROPOSED SEWER, WATER, RECLAIMED WATER & STORM DRAIN

DATE: Sep 04, 2025
W.O.
PROJECT NO.
SHEET 10 OF 12

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_10.dwg Sep 04, 2025-8:46am, by: JoseP



TRACT 18955 PHASING
UTILITIES SHEET INDEX MAP
N.T.S.

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED UTILITIES IN PA'S 14, 15, 16, 18, 28, 37, 38, 41, 42, & 43 & TR. 18955 PHASING SHT INDEX MAP

PREPARED FOR:
SILVERWOOD DEVELOPMENT
PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE
ENGINEERING WEST
PROACTIVE ENGINEERING
CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA

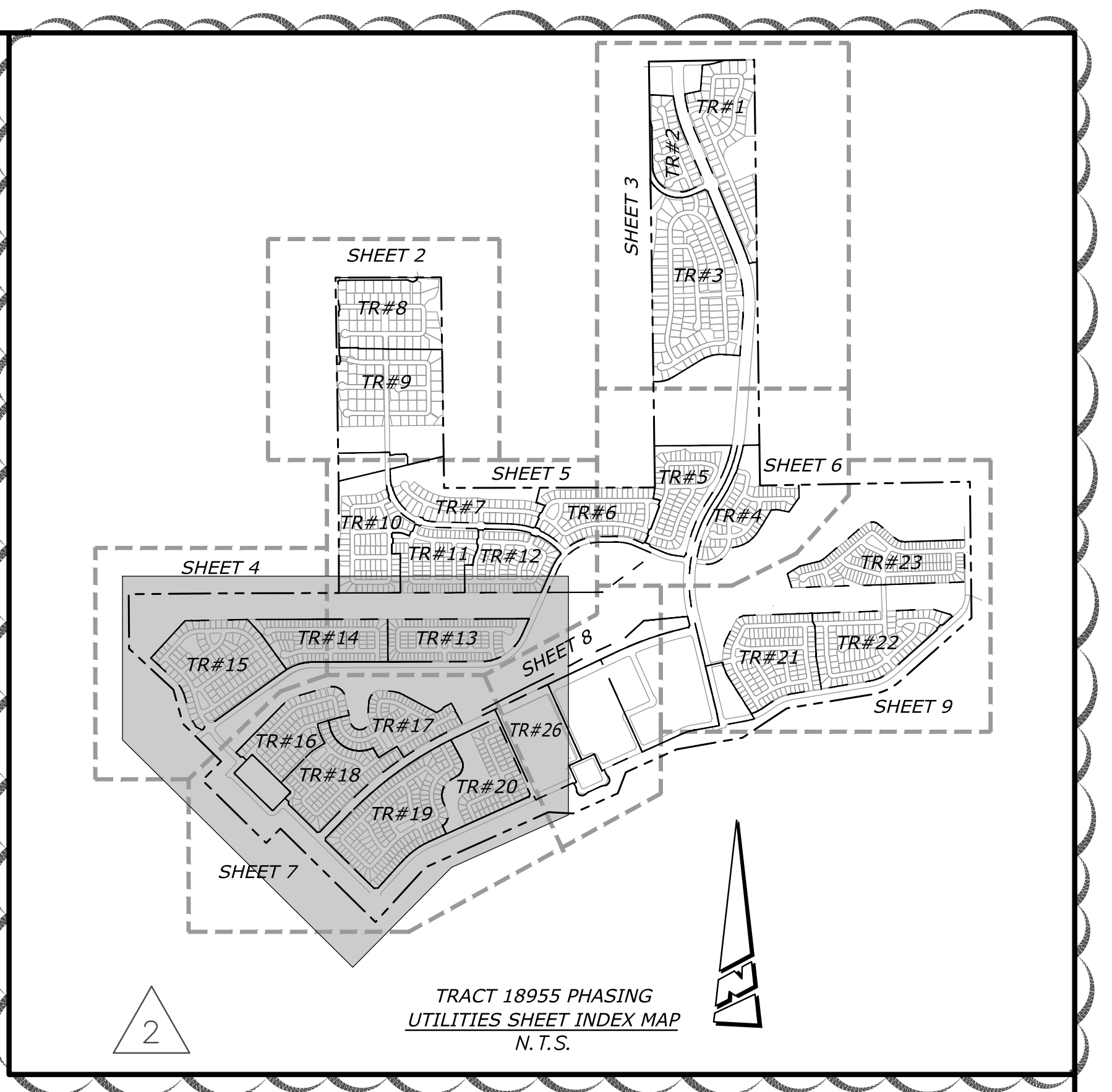
TENTATIVE TRACT MAP NO. 18955

UTILITY PLAN – PROPOSED SEWER, WATER, RECLAIMED WATER & STORM DRAIN

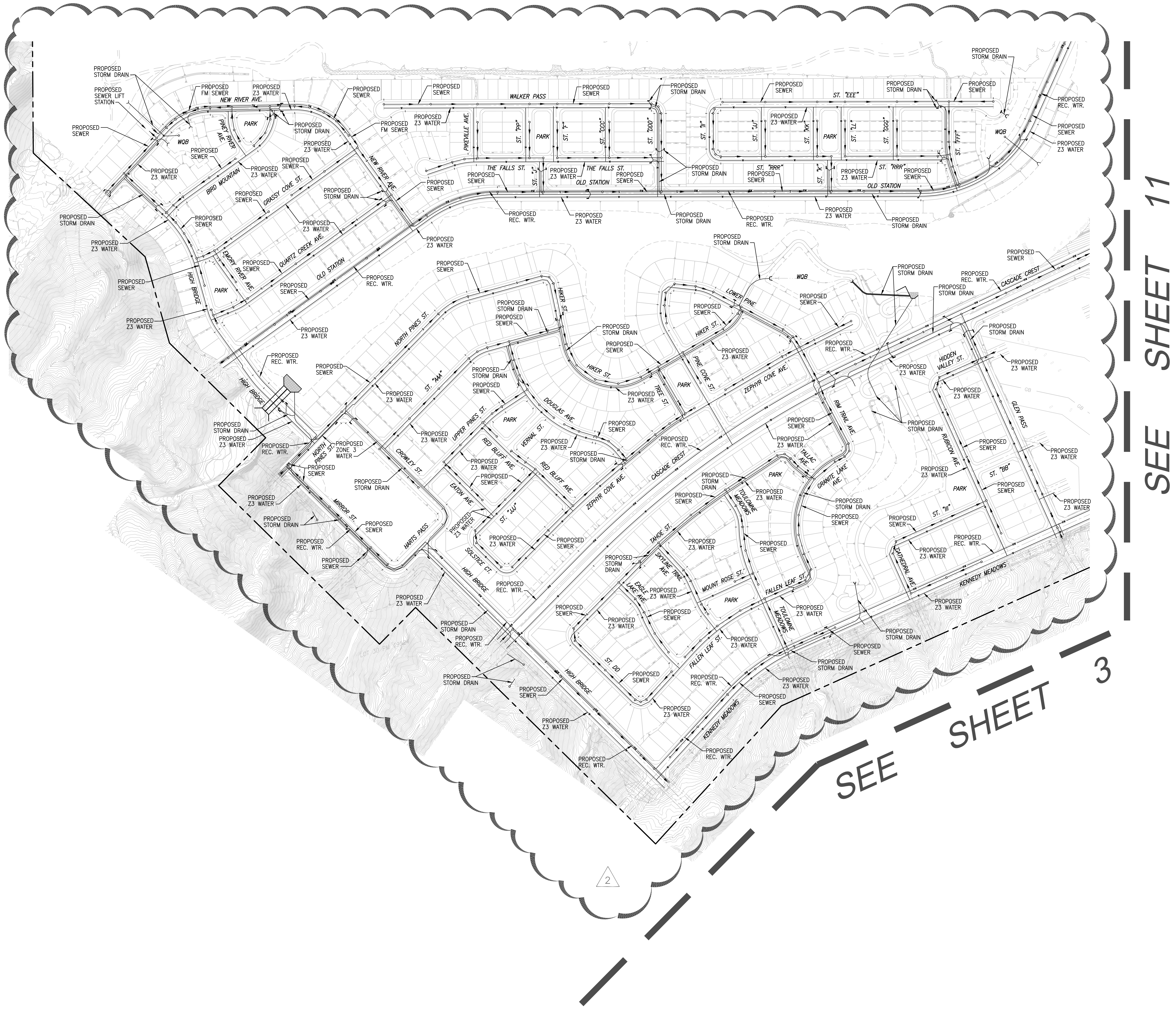
PROJECT NO.
SHEET 11 OF 12

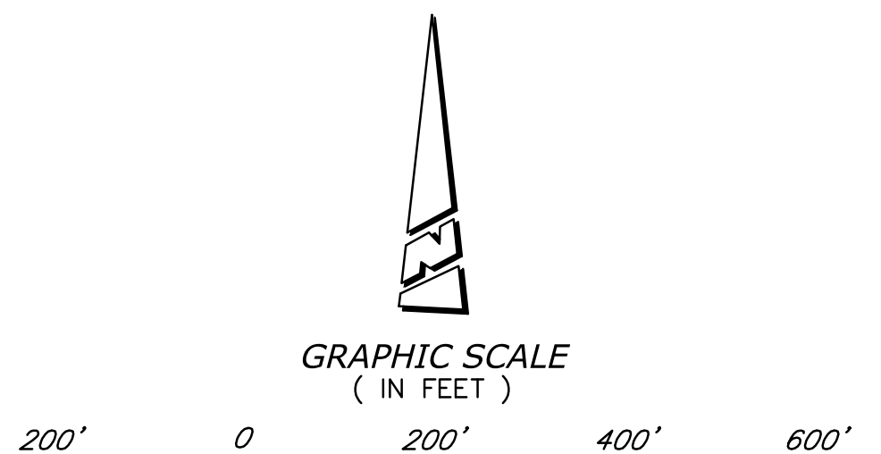
DATE: Sep 04, 2025
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_11.dwg, Sep 04, 2025-8:46am, by: JoseP



TRACT 18955 PHASING
UTILITIES SHEET INDEX MAP
N.T.S.





SCALE: 1"=200'

AMENDMENTS:		
DATE	No.	DESCRIPTION
8/27/25	2	REVISED UTILITIES IN PA'S 18, 28, 29, 30, 37, 38, 41, 42, & 43, & TR. 18955 PHASING SHT INDEX MAP

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
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951-200-6840

GEORGE ALAN LENFESTEY
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CITY OF HESPERIA

TENTATIVE TRACT MAP NO. 18955

UTILITY PLAN – PROPOSED SEWER, WATER, RECLAIMED WATER & STORM DRAIN

DATE: Sep 04, 2025
W.O.

PROJECT NO.
SHEET 12 OF 12

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 2\TTM_PH1-SHT_12.dwg, Sep 04, 2025-8:46am, by: JoseP