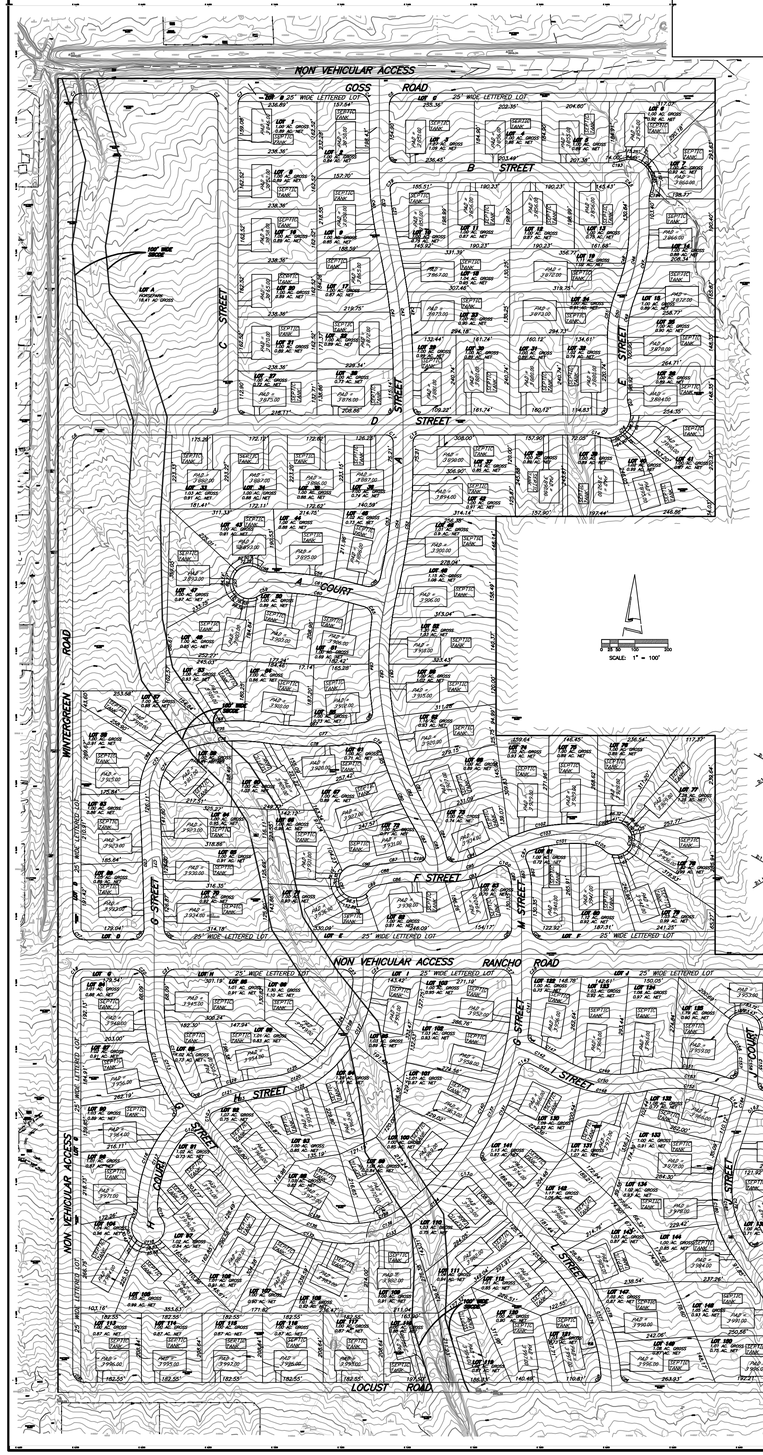
CONCEPTUAL GRADING – TENTATIVE TRACT MAP 17875

BEING A SUBDIVISION OF PORTION OF
SECTION 9, TOWNSHIP 4 NORTH, RANGE 7 WEST,
PETRA GROUP, INC. NOVEMBER, 2006

OFFICIAL USE ONLY



ASSESSOR'S PARCEL NO. 3068-481-01 AND 3068-491-01,03 AND 3068-521-01,03,05

NOTES:

1. THIS TRACT MAP CONTAINS 152 RESIDENTIAL LOTS AT A DENSITY ,85 UNIT/ 1 GROSS ACRE AND 9 LETTERED LOT.
2. EXISTING ZONING FOR THIS PROJECT IS PH-RL. PROPOSED ZONING: PH-RS-1.
3. EXISTING LAND USE: ON-SITE: VACANT
   NORTH: PH-RL VACANT/SFR
   SOUTH: PH-RL VACANT
   EAST: PH-RL VACANT
   WEST: PH-RL VACANT/SFR
4. BUILDING SETBACK:
   FRONT: 25 FEET
   SIDES: 15 FEET
   REAR: 15 FEET
5. THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER.
6. THERE ARE 28500 LF NEW STREETS TO BE DEVELOPED.
7. NO GRADING IS PROPOSED AT THIS TIME.
8. NO STRUCTURES, PARKING FACILITIES OR DRIVEWAYS PRESENTLY EXIST.
9. THIS LAND IS NOT SUBJECT TO LIQUEFACTION, OR OTHER GEOLOGIC HAZARDS, NOR IS IT A SPECIAL STUDIES ZONE.
10. JOSHUA TREES ARE LOCATED ON THE SITE AND ARE SHOWN ON THIS PLAN. ANY PROPOSED REMOVAL OF TREES IS SUBJECT TO REVIEW BY THE COUNTY OF SAN BERNARDINO.
11. ALL SEPTIC SYSTEMS TO BE LOCATED 5' MINIMUM FROM PROPERTY LINE AND 50' FROM DRAINAGE EASEMENTS (SBCEE).
12. THE SITE IS AFFECTED BY AN EXISTING DRAINAGE EASEMENT AS SHOWN ON THIS MAP.
13. THIS SITE IS FOR LOT SALES BY OWNER.
14. LETTERED LOT A TO BE A HORSE PARK SITE.

UTILITIES:
WATER:
VICTOR VALLEY WASTEWATER
17811 HWY 18, STE. 300
HESPERIA, CA 92345
(760) 947-1300

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
12353 VERNON ROAD
VICTORVILLE, CA 92392
(760) 241-3211

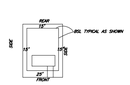
CABLE T.V.:
SPECTRUM

SEWER:
NONE

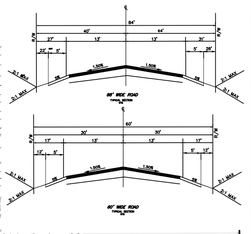
GAS:
PROPANE

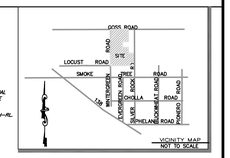
WATER:
COUNTY SPECIAL DISTRICT

LEGEND:
'SBCEE' INDICATES SAN BERNARDINO COUNTY DRAINAGE EASEMENT.
JOSHUA TREE



TYPICAL BUILDING SETBACKS





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN SAN BERNARDINO COUNTY

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN SAN BERNARDINO COUNTY

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN SAN BERNARDINO COUNTY

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN SAN BERNARDINO COUNTY

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	39.27	25.00	25.00	90°00'00"
C2	39.27	25.00	25.00	90°00'00"
C3	39.27	25.00	25.00	90°00'00"
C4	39.27	25.00	25.00	90°00'00"
C5	39.27	25.00	25.00	90°00'00"
C6	39.27	25.00	25.00	90°00'00"
C7	39.27	25.00	25.00	90°00'00"
C8	39.27	25.00	25.00	90°00'00"
C9	39.27	25.00	25.00	90°00'00"
C10	39.27	25.00	25.00	90°00'00"
C11	39.27	25.00	25.00	90°00'00"
C12	39.27	25.00	25.00	90°00'00"
C13	20.95	50.00	10.62	23°59'53"
C14	20.95	50.00	10.62	23°59'53"
C15	54.98	35.00	35.00	90°00'00"
C16	54.98	35.00	35.00	90°00'00"
C17	54.98	35.00	35.00	90°00'00"
C18	54.98	35.00	35.00	90°00'00"
C19	54.98	35.00	35.00	90°00'00"
C20	54.98	35.00	35.00	90°00'00"
C21	54.98	35.00	35.00	90°00'00"
C22	54.98	35.00	35.00	90°00'00"
C23	17.71	35.00	17.77	29°00'00"
C24	37.27	35.00	20.62	61°00'00"
C25	54.98	35.00	35.00	90°00'00"
C26	54.98	35.00	35.00	90°00'00"
C27	54.98	35.00	35.00	90°00'00"
C28	54.98	35.00	35.00	90°00'00"
C29	54.98	35.00	35.00	90°00'00"
C30	54.98	35.00	35.00	90°00'00"
C31	54.98	35.00	35.00	90°00'00"
C32	54.98	35.00	35.00	90°00'00"
C33	54.98	35.00	35.00	90°00'00"
C34	54.98	35.00	35.00	90°00'00"
C35	54.98	35.00	35.00	90°00'00"
C36	54.98	35.00	35.00	90°00'00"
C37	54.98	35.00	35.00	90°00'00"
C38	54.98	35.00	35.00	90°00'00"
C39	54.98	35.00	35.00	90°00'00"
C40	54.98	35.00	35.00	90°00'00"
C41	54.98	35.00	35.00	90°00'00"
C42	54.98	35.00	35.00	90°00'00"
C43	54.98	35.00	35.00	90°00'00"
C44	54.98	35.00	35.00	90°00'00"
C45	54.98	35.00	35.00	90°00'00"
C46	54.98	35.00	35.00	90°00'00"
C47	54.98	35.00	35.00	90°00'00"
C48	54.98	35.00	35.00	90°00'00"
C49	54.98	35.00	35.00	90°00'00"
C50	54.98	35.00	35.00	90°00'00"
C51	54.98	35.00	35.00	90°00'00"
C52	54.98	35.00	35.00	90°00'00"
C53	54.98	35.00	35.00	90°00'00"
C54	54.98	35.00	35.00	90°00'00"
C55	54.98	35.00	35.00	90°00'00"
C56	54.98	35.00	35.00	90°00'00"
C57	54.98	35.00	35.00	90°00'00"
C58	54.98	35.00	35.00	90°00'00"
C59	54.98	35.00	35.00	90°00'00"
C60	54.98	35.00	35.00	90°00'00"
C61	54.98	35.00	35.00	90°00'00"
C62	54.98	35.00	35.00	90°00'00"
C63	54.98	35.00	35.00	90°00'00"
C64	54.98	35.00	35.00	90°00'00"
C65	54.98	35.00	35.00	90°00'00"
C66	54.98	35.00	35.00	90°00'00"
C67	54.98	35.00	35.00	90°00'00"
C68	54.98	35.00	35.00	90°00'00"
C69	54.98	35.00	35.00	90°00'00"
C70	54.98	35.00	35.00	90°00'00"
C71	54.98	35.00	35.00	90°00'00"
C72	54.98	35.00	35.00	90°00'00"
C73	54.98	35.00	35.00	90°00'00"
C74	54.98	35.00	35.00	90°00'00"
C75	54.98	35.00	35.00	90°00'00"
C76	54.98	35.00	35.00	90°00'00"
C77	54.98	35.00	35.00	90°00'00"
C78	54.98	35.00	35.00	90°00'00"
C79	54.98	35.00	35.00	90°00'00"
C80	54.98	35.00	35.00	90°00'00"
C81	54.98	35.00	35.00	90°00'00"
C82	54.98	35.00	35.00	90°00'00"
C83	54.98	35.00	35.00	90°00'00"
C84	54.98	35.00	35.00	90°00'00"
C85	54.98	35.00	35.00	90°00'00"
C86	54.98	35.00	35.00	90°00'00"
C87	54.98	35.00	35.00	90°00'00"
C88	54.98	35.00	35.00	90°00'00"
C89	54.98	35.00	35.00	90°00'00"
C90	54.98	35.00	35.00	90°00'00"
C91	54.98	35.00	35.00	90°00'00"
C92	54.98	35.00	35.00	90°00'00"
C93	54.98	35.00	35.00	90°00'00"
C94	54.98	35.00	35.00	90°00'00"
C95	54.98	35.00	35.00	90°00'00"
C96	54.98	35.00	35.00	90°00'00"
C97	54.98	35.00	35.00	90°00'00"
C98	54.98	35.00	35.00	90°00'00"
C99	54.98	35.00	35.00	90°00'00"
C100	54.98	35.00	35.00	90°00'00"
C101	54.98	35.00	35.00	90°00'00"
C102	54.98	35.00	35.00	90°00'00"
C103	54.98	35.00	35.00	90°00'00"
C104	54.98	35.00	35.00	90°00'00"
C105	54.98	35.00	35.00	90°00'00"
C106	54.98	35.00	35.00	90°00'00"
C107	54.98	35.00	35.00	90°00'00"
C108	54.98	35.00	35.00	90°00'00"
C109	54.98	35.00	35.00	90°00'00"
C110	54.98	35.00	35.00	90°00'00"
C111	54.98	35.00	35.00	90°00'00"
C112	54.98	35.00	35.00	90°00'00"
C113	54.98	35.00	35.00	90°00'00"
C114	54.98	35.00	35.00	90°00'00"
C115	54.98	35.00	35.00	90°00'00"
C116	54.98	35.00	35.00	90°00'00"
C117	54.98	35.00	35.00	90°00'00"
C118	54.98	35.00	35.00	90°00'00"
C119	54.98	35.00	35.00	90°00'00"
C120	54.98	35.00	35.00	90°00'00"
C121	54.98	35.00	35.00	90°00'00"
C122	54.98	35.00	35.00	90°00'00"
C123	54.98	35.00	35.00	90°00'00"
C124	54.98	35.00	35.00	90°00'00"
C125	54.98	35.00	35.00	90°00'00"
C126	54.98	35.00	35.00	90°00'00"
C127	54.98	35.00	35.00	90°00'00"
C128	54.98	35.00	35.00	90°00'00"
C129	54.98	35.00	35.00	90°00'00"
C130	54.98	35.00	35.00	90°00'00"
C131	54.98	35.00	35.00	90°00'00"
C132	54.98	35.00	35.00	90°00'00"
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C134	54.98	35.00	35.00	90°00'00"
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C136	54.98	35.00	35.00	90°00'00"
C137	54.98	35.00	35.00	90°00'00"
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C140	54.98	35.00	35.00	90°00'00"
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C142	54.98	35.00	35.00	90°00'00"
C143	54.98	35.00	35.00	90°00'00"
C144	54.98	35.00	35.00	90°00'00"
C145	54.98	35.00	35.00	90°00'00"
C146	54.98	35.00	35.00	90°00'00"
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C148	54.98	35.00	35.00	90°00'00"
C149	54.98	35.00	35.00	90°00'00"
C150	54.98	35.00	35.00	90°00'00"
C151	54.98	35.00	35.00	90°00'00"
C152	54.98	35.00	35.00	90°00'00"
C153	54.98	35.00	35.00	90°00'00"
C154	54.98	35.00	35.00	90°00'00"
C155	54.98	35.00	35.00	90°00'00"
C156	54.98	35.00	35.00	90°00'00"
C157	54.98	35.00	35.00	90°00'00"
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C160	54.98	35.00	35.00	90°00'00"
C161	54.98	35.00	35.00	90°00'00"
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C167	54.98	35.00	35.00	90°00'00"
C168	54.98	35.00	35.00	90°00'00"
C169	54.98	35.00	35.00	90°00'00"
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C171	54.98	35.00	35.00	90°00'00"
C172	54.98	35.00	35.00	90°00'00"
C173	54.98	35.00	35.00	90°00'00"
C174	54.98	35.00	35.00	90°00'00"
C175	54.98	35.00	35.00	90°00'00"
C176	54.98	35.00	35.00	90°00'00"
C177	54.98	35.00	35.00	90°00'00"
C178	54.98	35.00	35.00	90°00'00"
C179	54.98	35.00	35.00	90°00'00"
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C183	54.98	35.00	35.00	90°00'00"
C184	54.98	35.00	35.00	90°00'00"
C185	54.98	35.00	35.00	90°00'00"
C186	54.98	35.00	35.00	90°00'00"
C187	54.98	35.00	35.00	90°00'00"
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C189	54.98	35.00	35.00	90°00'00"
C190	54.98	35.00	35.00	90°00'00"
C191	54.98	35.00	35.00	90°00'00"
C192	54.98	35.00	35.00	90°00'00"