

TENTATIVE TRACT MAP NO. 16710

BEING A PORTION OF GOVERNMENT LOTS 1 AND 2
IN THE SW 1/4 OF SECTION 18, T4N-R3W,SBB&M

OCTOBER, 2003

EXIST. ZONING: AG & FW

PROPOSED ZONING: R-1
SINGLE DWELLING UNITS

PROPERTY SUMMARY:

CITY OF HESPERIA

A.P. 438-012-42	33.90 Ac.
A.P. 438-012-43	34.20 Ac.
A.P. 438-164-01	39.49 Ac.
A.P. 438-164-39	24.47 Ac.

SUB-TOTAL 132 AC.

S.B.C.F.C.D. EASEMENT 40 AC. (APPROX).

SUB-TOTAL NET 92 AC.

PROPOSED LAND USE:

SINGLE FAMILY 2 D.U. PER AC. (MIN.18,000 S.F. PER LOT)

NUMERICAL LOTS 1 THRU 105 TOTAL 44.5 AC.

TYPICAL STREET WIDTH 60' R/W, TOTAL 1.1 AC.

OPEN SPACE/DETENTION BASIN/PARK

LETTER LOTS A THRU D TOTAL 45 AC.

OWNER/ DEVELOPER:

GLENDAL ELL LLC

711 CHURCH HILL ROAD, LA HABRA HEIGHTS, CA. 90631

TEL. 562/694-5521 FAX 562/694-6234

ENGINEER:

CDS ENGINEERING

738 E. CUMBERLAND ROAD, ORANGE, CA. 92865

TEL. 714/414-8131 FAX. 714/283-9212

PROJECT COORDINATOR:

ANDY BROWN

13567 1/2 MAIN STREET, HESPERIA, CA. 92345

TEL. 760/244-2238 760/559-5321(CELL.)

UTILITIES

WATER: HESPERIA WATER DISTRICT
TEL. 760/947-1475 FAX 760/

SEWER: ON SITE SEPTIC SYSTEM

FUTURE SEWER: CITY OF HESPERIA SEWER
ATLAS GRID INDEX 14S AND I

GAS: SO. CALIF. GAS CO.
TEL. 760/

ELECTRICITY: SO. CALIF. EDISON

TEL. 760/

TELEPHONE: HORIZON TELEPHONE CO.

TEL. 760/

CABLE T.V.

TEL. 760/

TOPOGRAPHIC MAP IS BASED ON S.B.C.F.C.D. 2' CONTOUR MAP

HESPERIA CITY LIMITS	_____
PROJECT BOUNDARY	_____
AD-4 SEWER BOUNDARY	_____

