

LEGEND:

- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT OF WAY
- 200 PAD ELEVATION
- 100 LOT DIMENSION

LAND USE SUMMARY

LAND USE	ACRES
RESIDENTIAL - MEDIUM/HIGH DENSITY	17.2
RESIDENTIAL - MEDIUM DENSITY	100.5
RESIDENTIAL - LOW DENSITY	136.4
RESIDENTIAL - VERY LOW DENSITY	2.9
REGIONAL PARK	12.6
NEIGHBORHOOD PARK	5.0
WATER QUALITY/TENTION BASIN	1.3
BUFFER AREAS	9.1
WETLAND/RESOURCE CONSERVATION	16.8
DRY CREEK	12.1
COMMERCIAL RECREATION	107.6
SCHOOL	17.5
TOTAL	440.0

RESIDENTIAL DENSITY CALCULATIONS

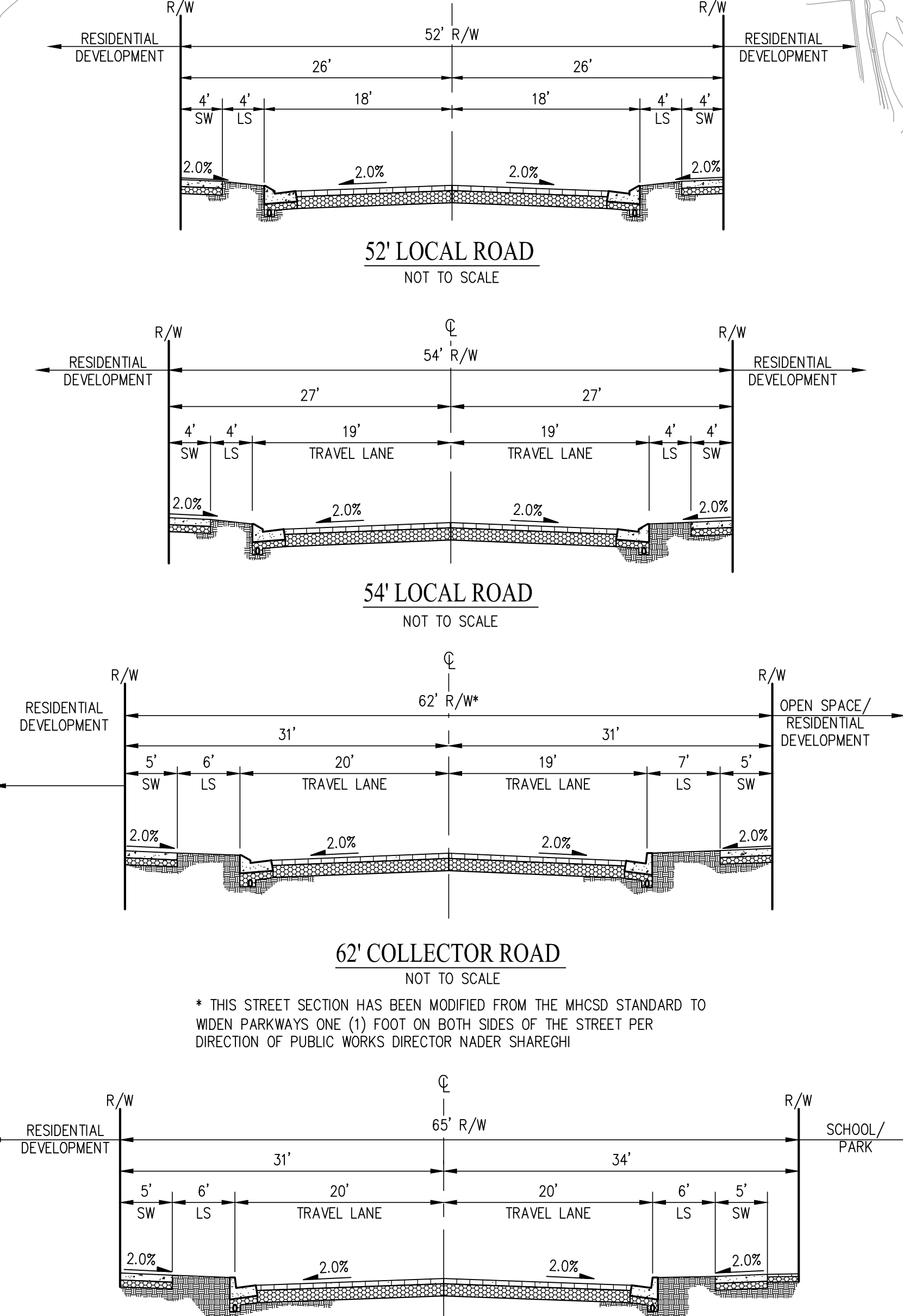
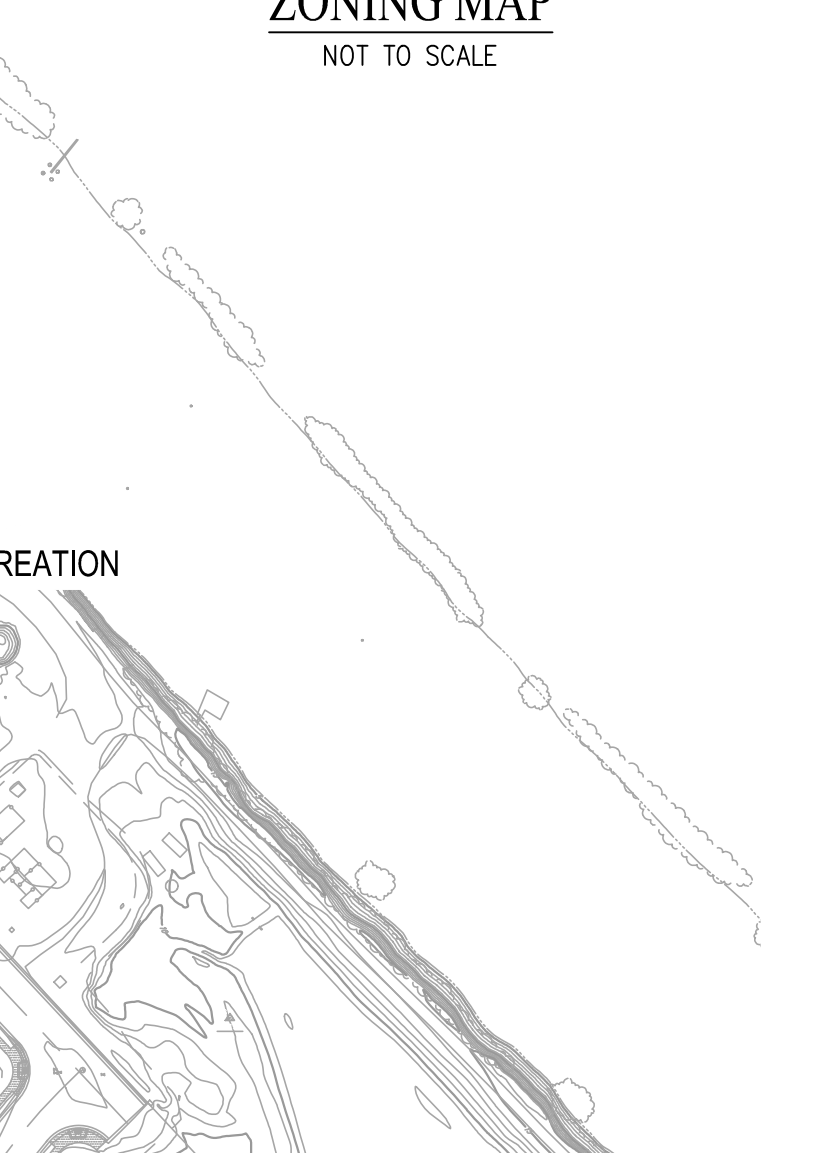
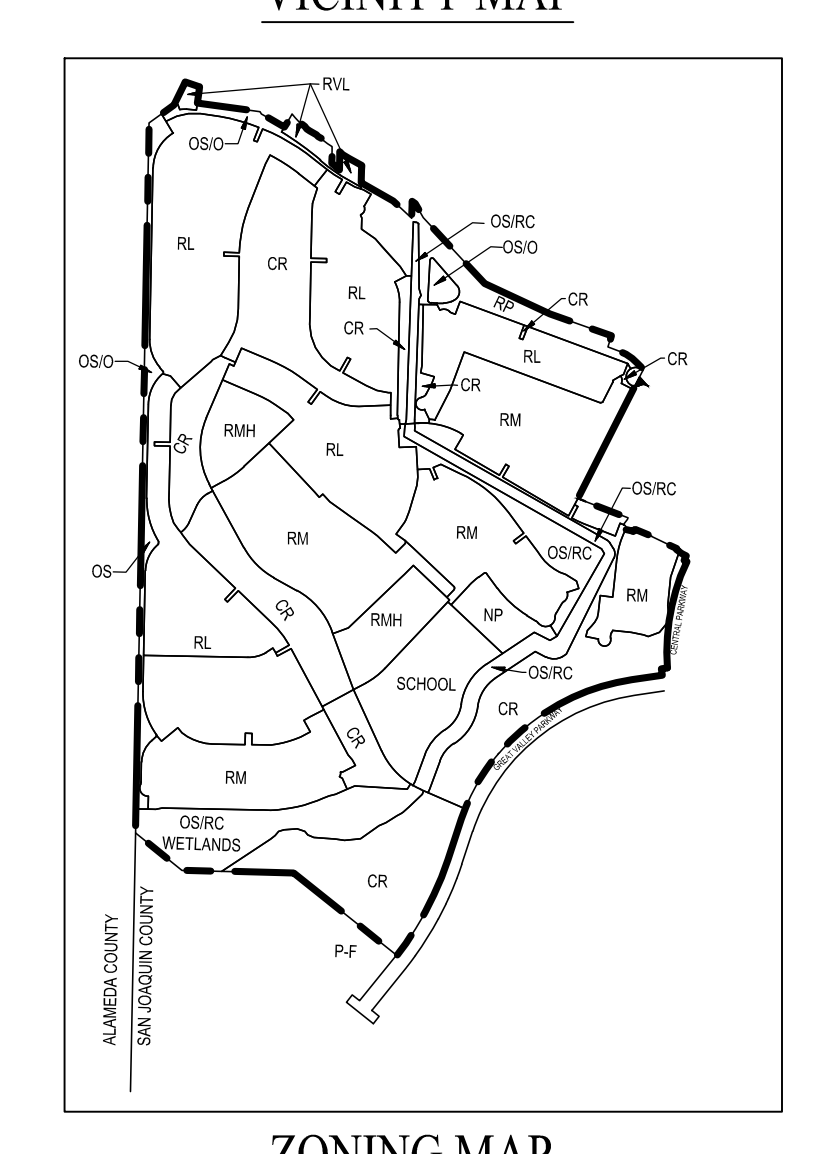
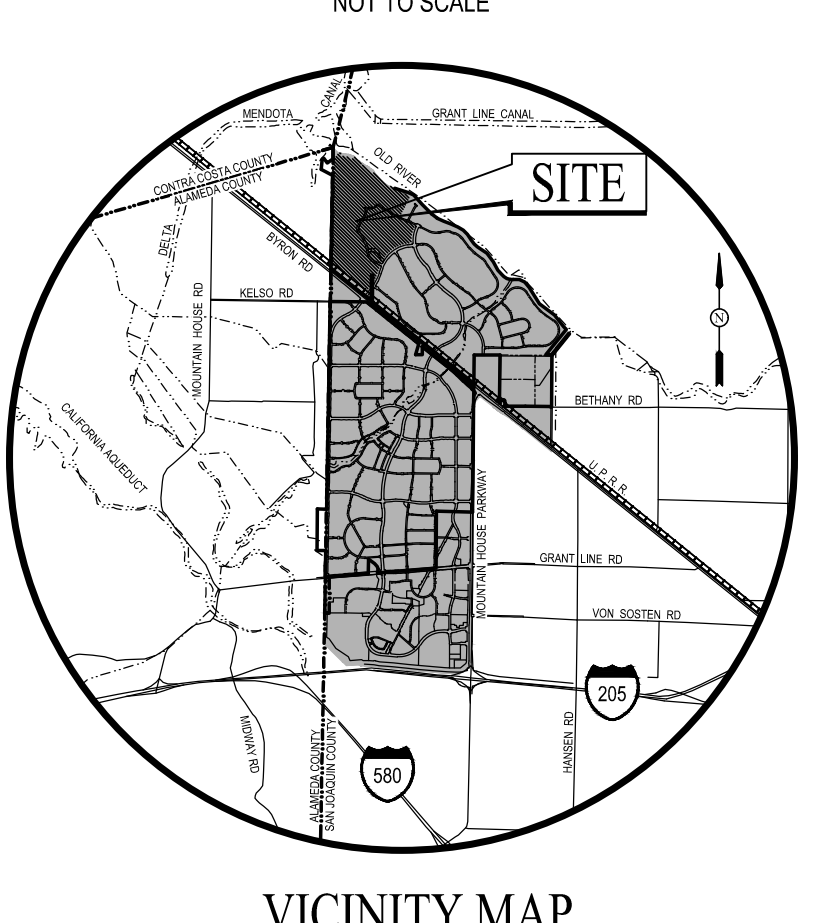
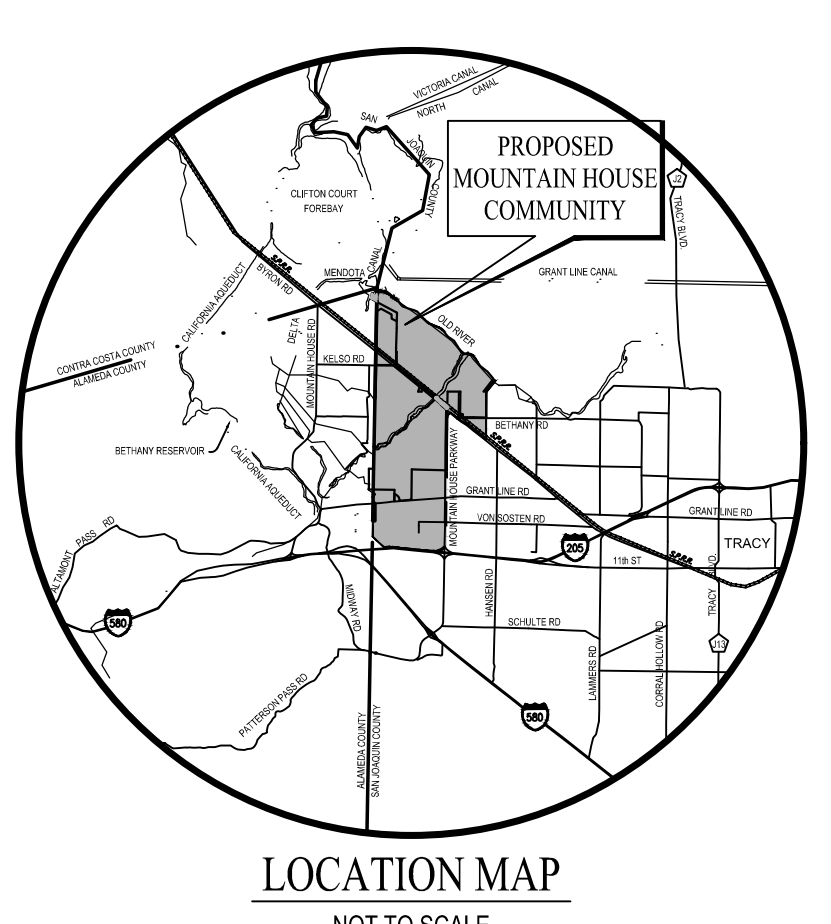
LAND USE	# OF LOTS	ACRES	DENSITY (LOTS/AC)	ALLOWABLE DENSITY
MEDIUM-HIGH	279	17.2	12.6	12.00-14.00
MEDIUM	392	100.5	3.9	3.75-7.00
LOW	540	136.4	4.0	3.75-4.75
VERY LOW	5	2.9	1.7	1.00-2.00

RESIDENTIAL LAND USE SUMMARY

AREA (±)	MIN. LOT SIZE	# OF LOTS	LOT #S	PERCENT
4500	45'x100'	279	558-614, 867-879, 883-898, 902-920, 924-941, 945-992, 985-1040, 1041-1093, 1114-1122	24.9
5000	50'x100'	393	1-82, 106-125, 231-240, 475-782, 1094-1113	27.0
6000	60'x100'	267	98-105, 126-147, 166-199, 206-220, 241-248, 476-557, 783-866, 880-882, 899-901, 921-923, 942-944, 963, 964	23.8
7000	70'x100'	154	88-97, 448-485, 200-205, 221-230, 249-281, 401-473	13.7
7500	75'x100'	119	282-420	10.8

GENERAL NOTES:

- OWNER:** MOUNTAIN HOUSE DEVELOPERS, LLC, 230 S. STERLING WAY, SUITE 246, MOUNTAIN HOUSE, CALIFORNIA 95971 (925) 580-0777 DAVE SARGENT
- DEVELOPER:** MOUNTAIN HOUSE DEVELOPERS, LLC, 230 S. STERLING WAY, SUITE 246, MOUNTAIN HOUSE, CALIFORNIA 95971 (925) 580-0777 DAVE SARGENT
- ENGINEER:** CARRISON BARRE & GIBSON, INC., 2633 CAMINO RAMON, STE. 350 SAN RAMON, CALIFORNIA 94583 (925) 866-0332 TRAVIS RELES, P.E. 20174
- GEOTECHNICAL ENGINEER:** ENCO INCORPORATED, 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 (925) 866-9000
- TOPOGRAPHIC SOURCE:** GEMAPS, INC., 3382 WATERS FIELD RD., RANCHO CORDOVA, CA 95670 (916) 861-0000
- CONTOUR INTERVAL:** 1 FOOT
- ASSESSORS PARCEL NO.:** 258-020-03, 258-020-06, 258-020-07, 258-020-08, 258-020-11, 258-020-17, 258-020-18, 258-020-20, 258-020-31, 258-020-32, 258-020-33, 258-020-34, 258-020-35
- SITE AREA:** 440.0 AC
- EXISTING LAND USE:** RURAL, RESIDENTIAL AND AGRICULTURAL
- MASTER PLAN DESIGNATION:** LOW DENSITY AND MEDIUM DENSITY RESIDENTIAL, MEDIUM/HIGH DENSITY RESIDENTIAL, NEIGHBORHOOD COMMERCIAL, PUBLIC FACILITIES, NEIGHBORHOOD PARK, REGIONAL PARK, COMMERCIAL RECREATION, OPEN SPACE, RESOURCE CONSERVATION
- ZONING:** NEIGHBORHOOD PARK, MEDIUM DENSITY RESIDENTIAL, LOW DENSITY RESIDENTIAL, VERY LOW DENSITY RESIDENTIAL, PUBLIC FACILITIES, NEIGHBORHOOD PARK, REGIONAL PARK, COMMERCIAL RECREATION, OPEN SPACE, RESOURCE CONSERVATION, REMAINING PARCEL
- PROPOSED LAND USE (SEE TABLES FOR MORE INFORMATION):** MEDIUM/HIGH DENSITY RESIDENTIAL, LOW DENSITY RESIDENTIAL, VERY LOW DENSITY RESIDENTIAL, DRY CREEK, NEIGHBORHOOD PARK, REGIONAL PARK/TRAILS, COMMERCIAL RECREATION, WATER QUALITY/TENTION BASIN, WETLAND/RESOURCE CONSERVATION, BUFFER AREAS, SCHOOL
- NUMBER OF LOTS:** 1122 SINGLE FAMILY LOTS, 14 MULTI-FAMILY PARCELS, 20 NON-RESIDENTIAL PARCELS
- UTILITIES:** WATER: MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT; SEWER: MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT; ELECTRIC: MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT; GAS: PACIFIC GAS & ELECTRIC; TELEPHONE: PACIFIC BELL; CABLE: CHARTER COMMUNICATIONS
- A LARGE LOT FINAL MAP AND MULTIPLE SMALL LOT FINAL MAPS MAY BE FILED ON THE LANDS AS SHOWN ON THIS TENTATIVE MAP.**
- PROJECT MAY BE DEVELOPED IN PHASES.**
- EXISTING EASEMENTS THAT ARE REQUIRED TO BE ABANDONED WILL BE ABANDONED PRIOR TO CONSTRUCTION.**
- ALL TREES WITHIN THE DEVELOPMENT AREAS WILL BE REMOVED.**
- THE PROJECT IS IN FLOOD ZONE DESIGNATION CO & 1416 PER PERM 090209-0548-B.**
- PROPOSED GRADING AS SHOWN IS PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.**
- MAXIMUM CUT AND FILL SLOPE IS 2:1.**
- EXISTING WELL/SEPTIC TANKS TO BE ABANDONED PER COUNTY REQUIREMENTS.**



LINE TABLE		LINE TABLE		CURVE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	RADIUS	DELTA	LENGTH
L1	S31°46'48"E	16.59'	L19	N56°37'47"W	59.10'	C1	20.00'	96°05'36"	33.54'
L2	N30°00'08"E	31.69'	L20	N01°10'08"E	35.13'	C2	20.00'	83°54'24"	29.29'
L3	N38°06'57"W	35.92'	L21	N01°10'08"E	32.91'	C3	1168.00'	57°28'26"	107.85'
L4	N44°50'06"W	43.97'	L22	N54°34'29"W	31.17'	C4	83.00'	19°05'29"	27.66'
L5	N48°37'47"W	32.47'	L23	N20°54'33"E	12.00'	C5	117.00'	19°05'28"	38.98'
L6	N54°46'35"W	27.95'	L24	N37°16'12"E	41.69'				
L7	N39°32'22"W	26.10'	L25	N20°54'33"E	12.00'				
L8	N54°31'13"W	25.60'	L26	N89°05'27"W	3.34'				
L9	N08°32'00"W	62.64'	L27	N27°00'10"E	4.00'				
L10	N47°39'26"W	21.32'	L28	N62°59'50"W	12.00'				
L11	N60°28'56"W	34.85'	L29	N78°30'35"W	41.51'				
L12	N41°32'09"W	16.10'	L30	N62°59'50"W	12.00'				
L13	N51°05'11"W	40.25'	L31	N27°00'10"E	4.00'				
L14	N57°32'47"W	43.87'	L32	N69°05'27"W	21.19'				
L15	N01°10'08"E	29.84'	L33	N26°11'57"E	7.00'				
L16	N48°13'52"W	79.99'	L34	N63°48'01"W	27.30'				
L17	N01°10'08"E	44.10'	L35	N26°11'57"E	40.00'				
L18	N45°21'05"W	32.23'	L36	N63°48'01"W	25.00'				

TENTATIVE SUBDIVISION MAP
NEIGHBORHOOD I
 MOUNTAIN HOUSE SAN JOAQUIN COUNTY CALIFORNIA
 SCALE: 1" = 150' DATE: JANUARY 5, 2024

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS
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 WWW.CBRANDS.COM