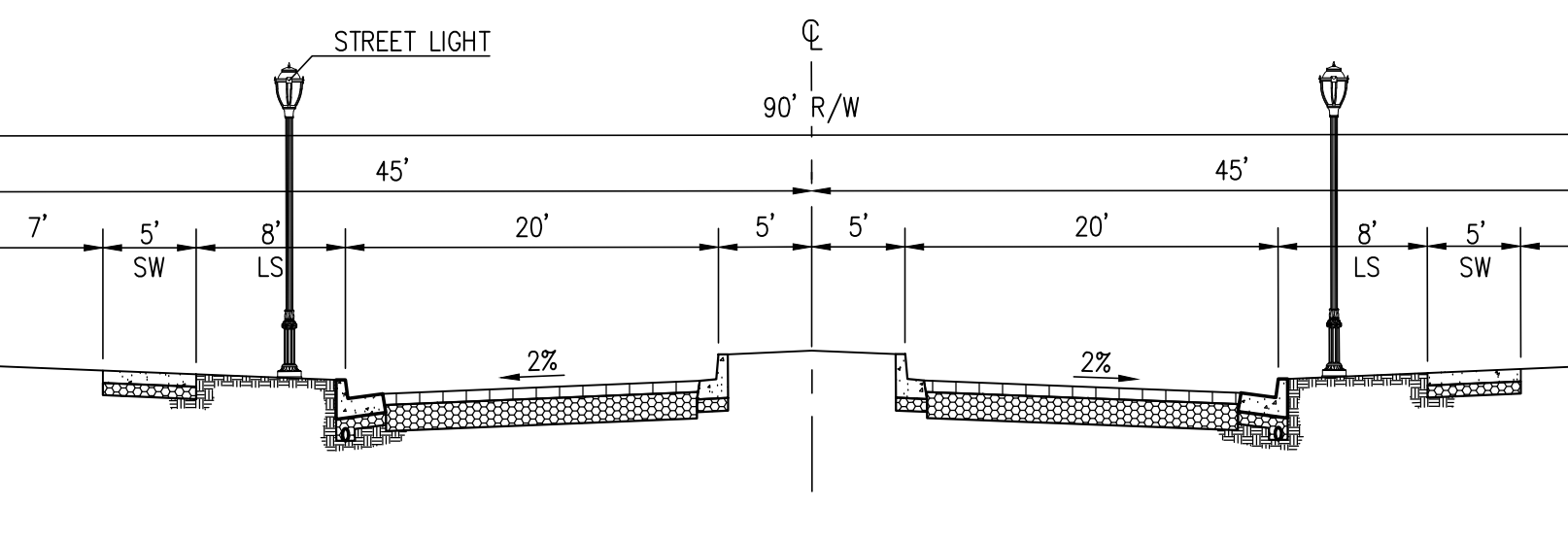
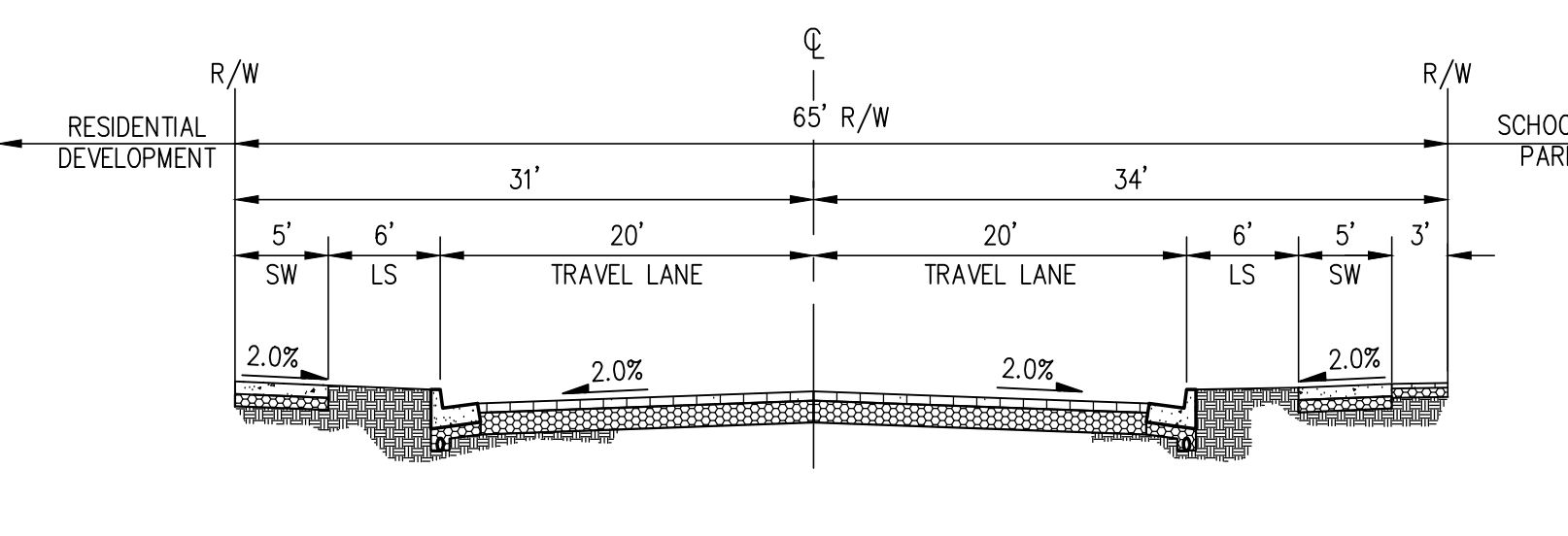
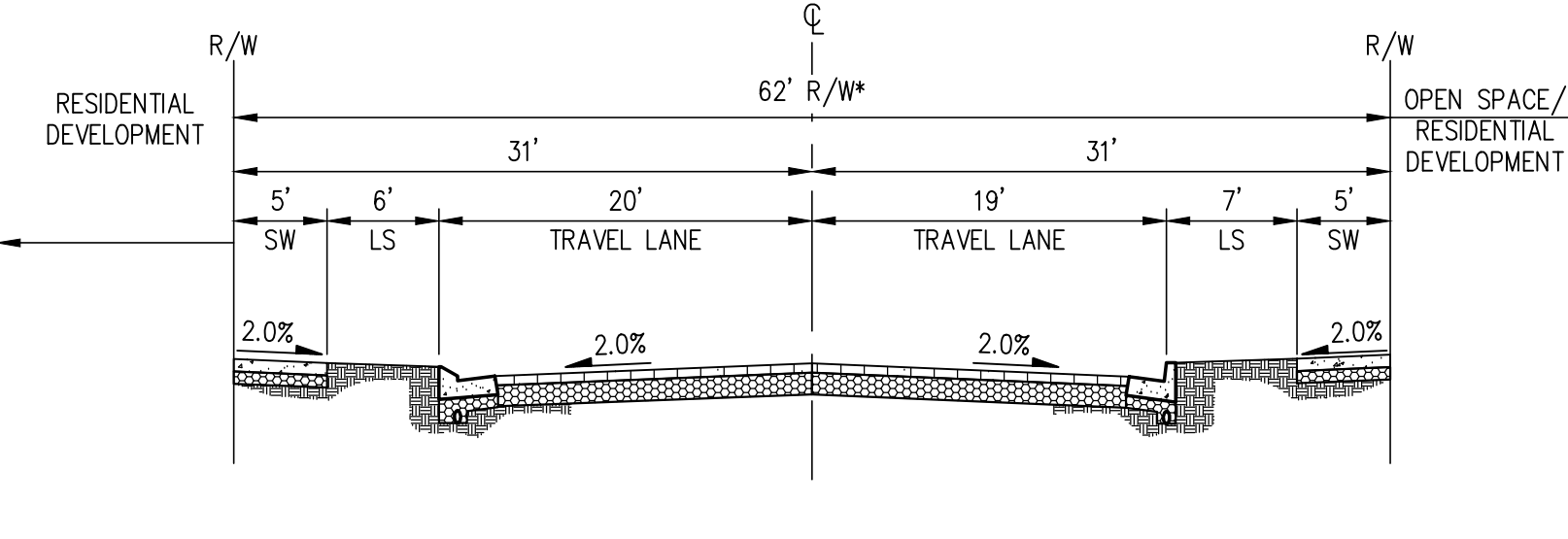
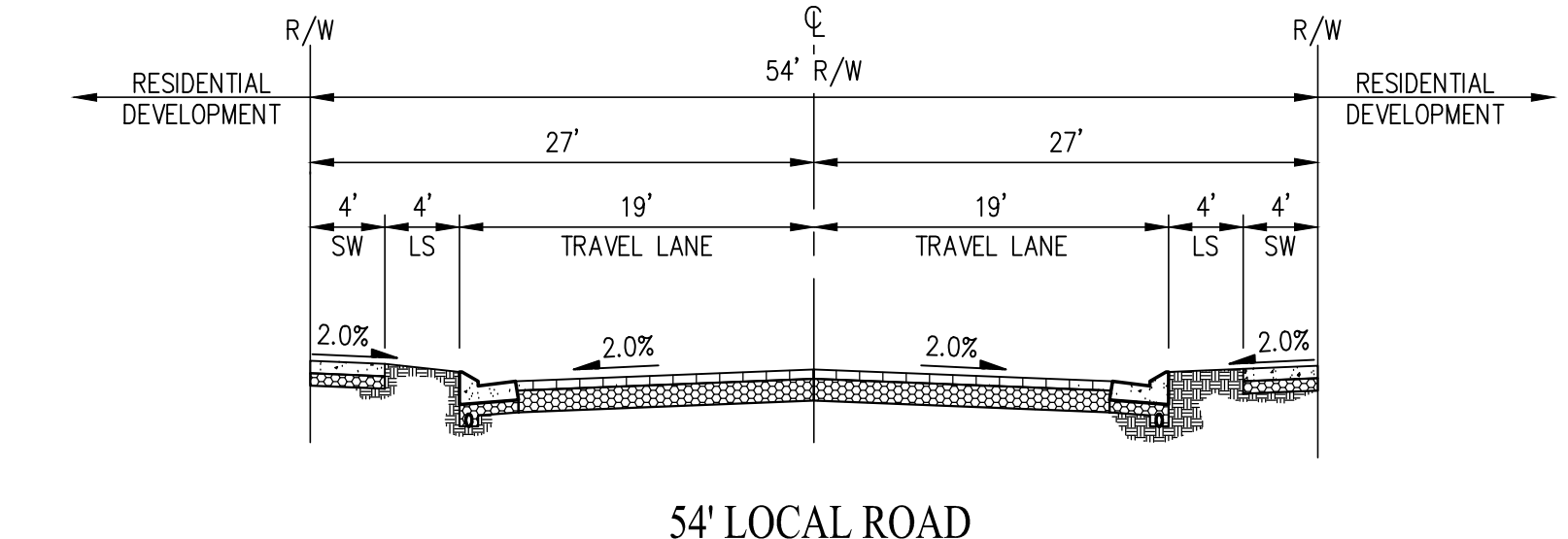
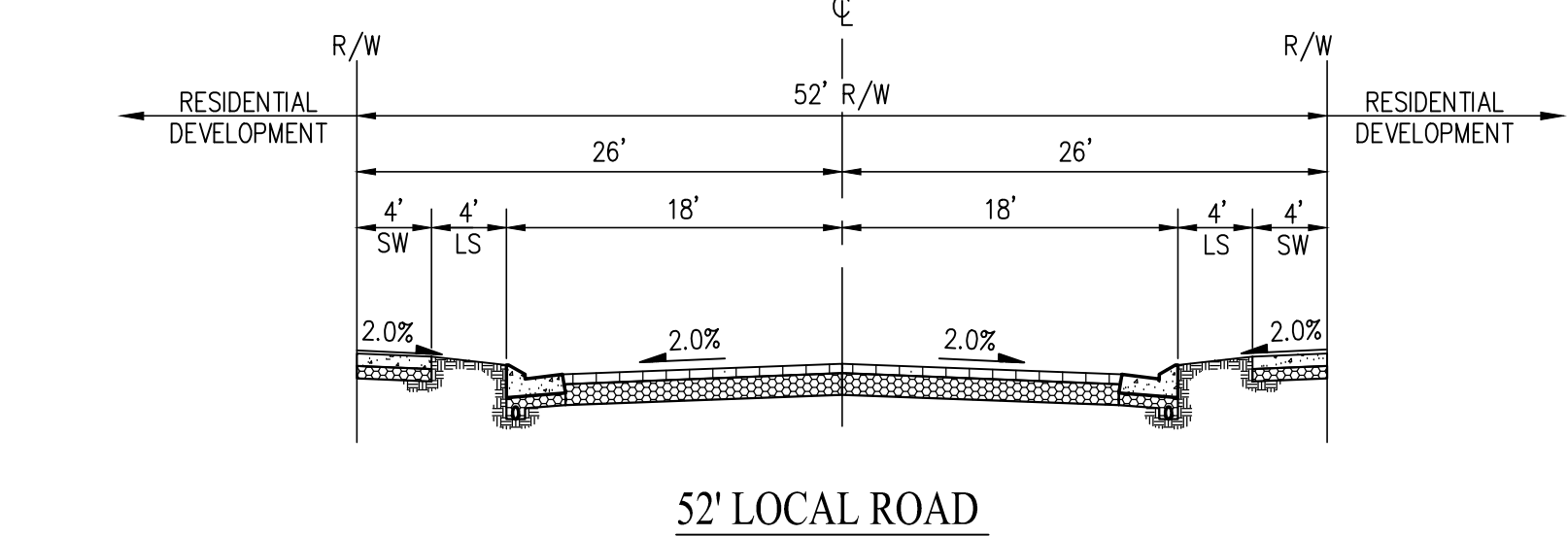


LEGEND:

- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT OF WAY
- 1 LOT NUMBER
- 150' LOT DIMENSION



GENERAL NOTES:

1. **OWNER:** MOUNTAIN HOUSE DEVELOPERS, LLC, 200 S. STERLING WAY, SUITE 248 MOUNTAIN HOUSE, CALIFORNIA 95391 (925) 586-0777 DAVID SARGENT
2. **DEVELOPER:** MOUNTAIN HOUSE DEVELOPERS, LLC, 200 S. STERLING WAY, SUITE 248 MOUNTAIN HOUSE, CALIFORNIA 95391 (925) 586-0777 DAVID SARGENT
3. **ENGINEER:** CARLSON, BARBER & GIBSON, INC., 2525 CAMINO RAMON, STE. 300 SAN RAMON, CALIFORNIA 94583 (925) 866-0327 TERRY REYES, P.E. 75174
4. **GEOTECHNICAL ENGINEER:** UNDO INCORPORATED, 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 (925) 866-5000
5. **TOPOGRAPHIC SOURCE:** GEMAPS, INC., 3362 WATHER FIELD RD, RANCHO CORDOVA, CA 95670 (916) 361-9133
6. **CONTOUR INTERVAL:** 1 FOOT
7. **ASSESSOR'S PARCEL NO.:** 058-040-01
8. **SITE AREA:** 330.1 ACRES
9. **EXISTING LAND USE:** RURAL RESIDENTIAL AND AGRICULTURAL
10. **MASTER PLAN DESIGNATION:** LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, MEDIUM/HIGH DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, OPEN SPACE, REGIONAL PARK, PARK, MIXED USE
11. **ZONING:** LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, MEDIUM/HIGH DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, MIXED USE, COMMUNITY COMMERCIAL, NEIGHBORHOOD COMMERCIAL, OPEN SPACE, REGIONAL PARK, PUBLIC FACILITIES
12. **PROPOSED LAND USE:** (SEE TABLES FOR MORE INFORMATION) LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, MEDIUM/HIGH DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, NEIGHBORHOOD COMMERCIAL, MIXED USE, REGIONAL PARK, NEIGHBORHOOD PARK, PUBLIC FACILITIES, OPEN SPACE
13. **NUMBER OF LOTS:** 795 SINGLE FAMILY LOTS, 4 MULTI-FAMILY PARCELS, 17 PARCELS
14. **UTILITIES:** WATER: MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT, SEWER: MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT, ELECTRIC: MODESTO IRRIGATION DISTRICT, GAS: PACIFIC GAS & ELECTRIC, TELEPHONE: AT&T, CABLE: COMCAST
15. A "LARGE LOT" FINAL MAP AND MULTIPLE "SMALL LOT" FINAL MAPS MAY BE FILED ON THE LANDS AS SHOWN ON THIS TENTATIVE MAP.
16. PROJECT MAY BE DEVELOPED IN PHASES.
17. EXISTING EASEMENTS THAT ARE REQUIRED TO BE ABANDONED WILL BE ABANDONED PRIOR TO CONSTRUCTION.
18. ALL TREES WITHIN THE DEVELOPMENT AREAS WILL BE REMOVED.
19. THE PROJECT IS IN FLOOD ZONE DESIGNATION "A", "AE", & "X" PER FIRM 06077005706, EFFECTIVE DATE OCTOBER 16, 2009.
20. PROPOSED GRADING AS SHOWN IS PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
21. MAXIMUM CUT AND FILL SLOPE IS 3:1.
22. UTILITIES SHOWN ARE TO BE USED AS A GUIDE. FINAL DESIGN IS SUBJECT TO MODIFICATIONS.
23. EXISTING WELL/SEPTIC TANKS TO BE ABANDONED PER COUNTY REQUIREMENTS.
24. FUTURE FIRE STATION TO BE LOCATED IN PARCEL 25. SPECIFIC LOCATION TO BE DETERMINED.
25. THE TRANSVERSE LINE FOR MHCSD BOUNDARY AS DESCRIBED IN RESOLUTION NO. 941 ADOPTED BY LAPCO ON FEBRUARY 23, 1996, SAID TRANSVERSE LINE REPRESENTS A MEANDER LINE FOR THE MEAN HIGH WATER MARK ALONG THE SOUTH (LEFT) BANK OF OLD RIVER. SAID MEAN HIGH WATER MARK IS APPROXIMATELY 30 FEET NORTHEASTERLY FROM SAID TRANSVERSE LINE. SAID TRANSVERSE LINE WAS SCALED FROM GROUND TO GRID DISTANCE USING A SCALE FACTOR OF 0.99993280. THE BOUNDARY OF THIS SUBDIVISION EXTENDS TO THE LEFT (SOUTH) BANK OF OLD RIVER ALONG PARCELS FOUR AND FIVE AS DESCRIBED IN THE GRANT DEED PER (7).

LAND USE SUMMARY

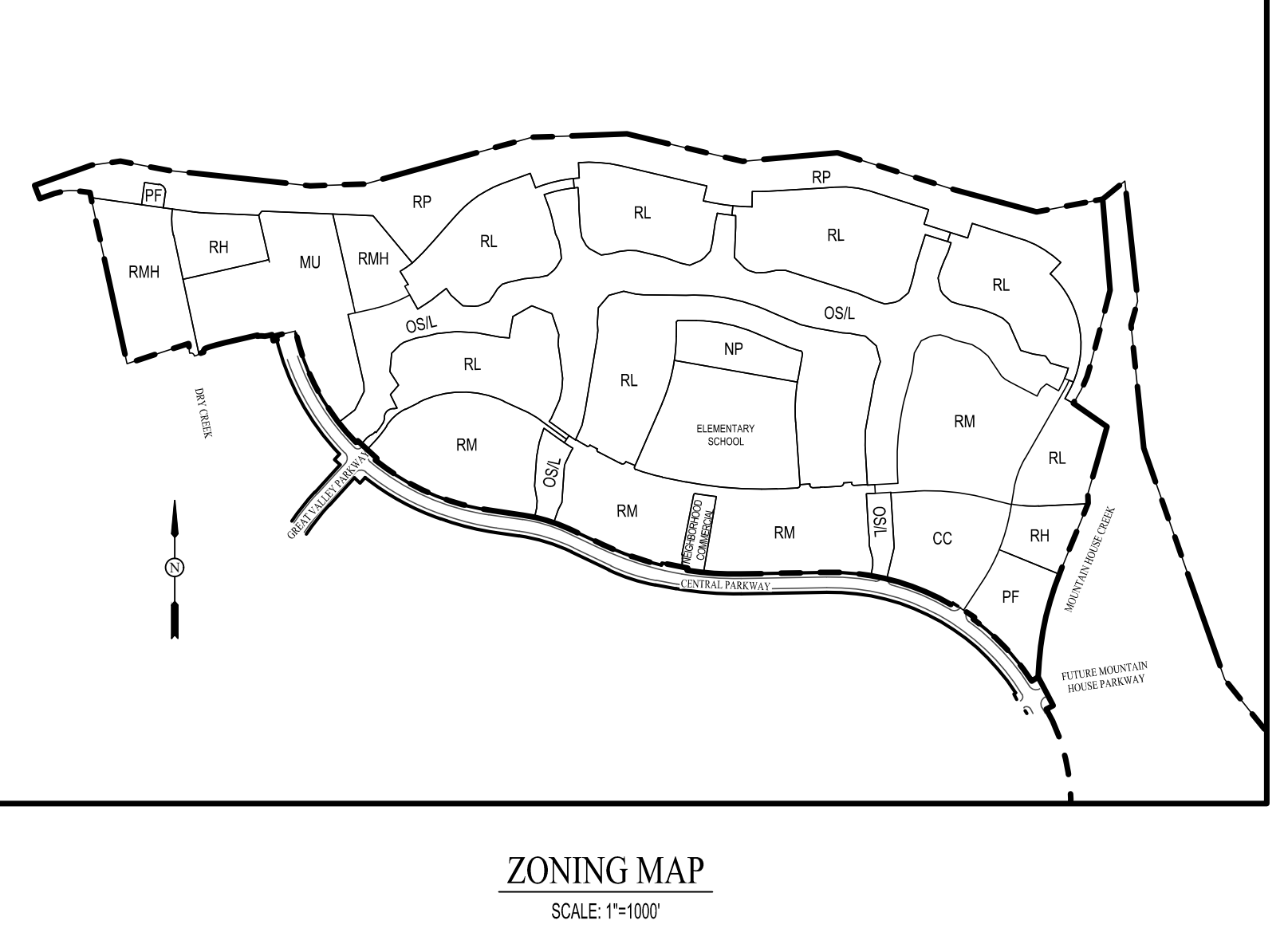
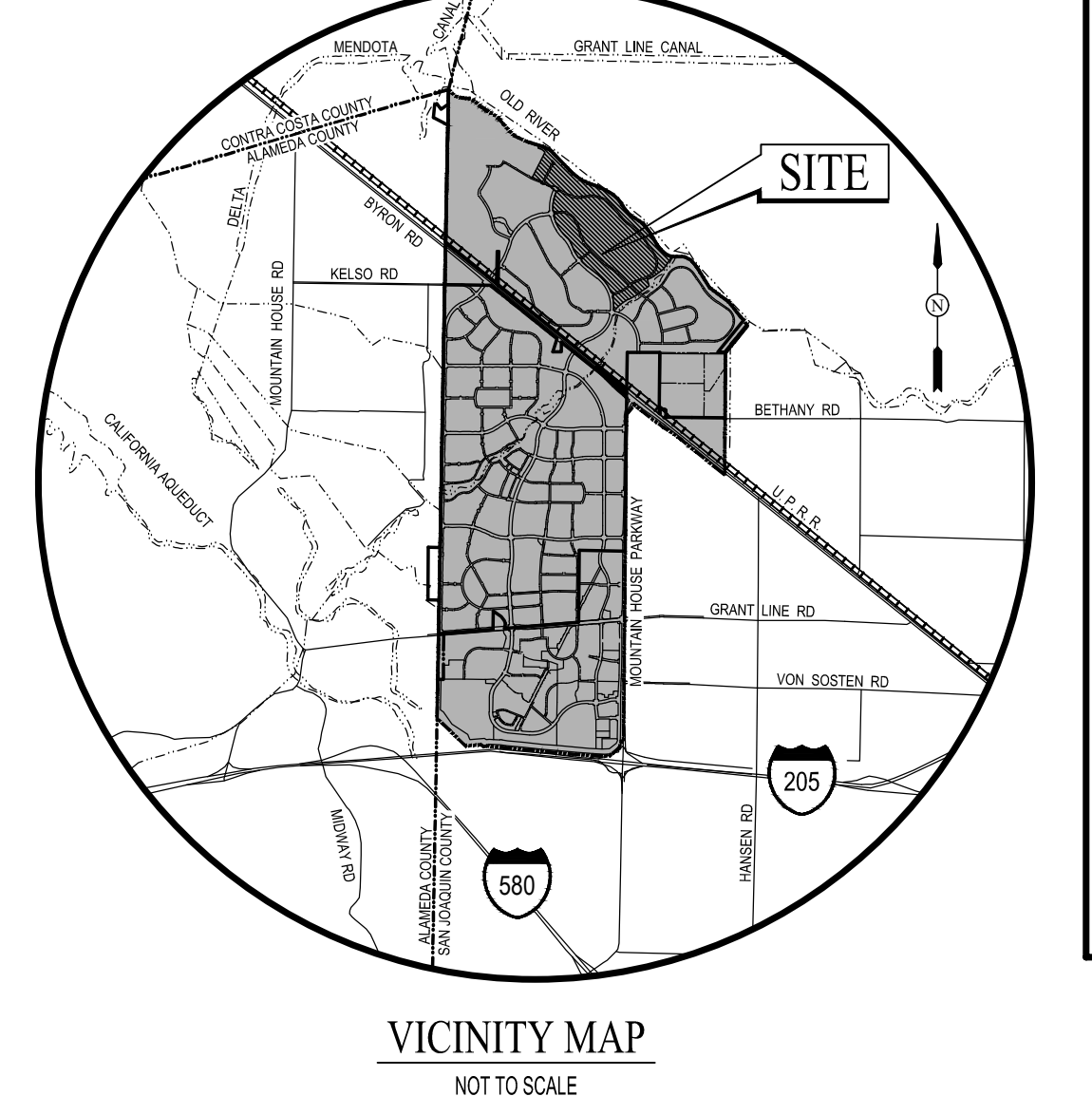
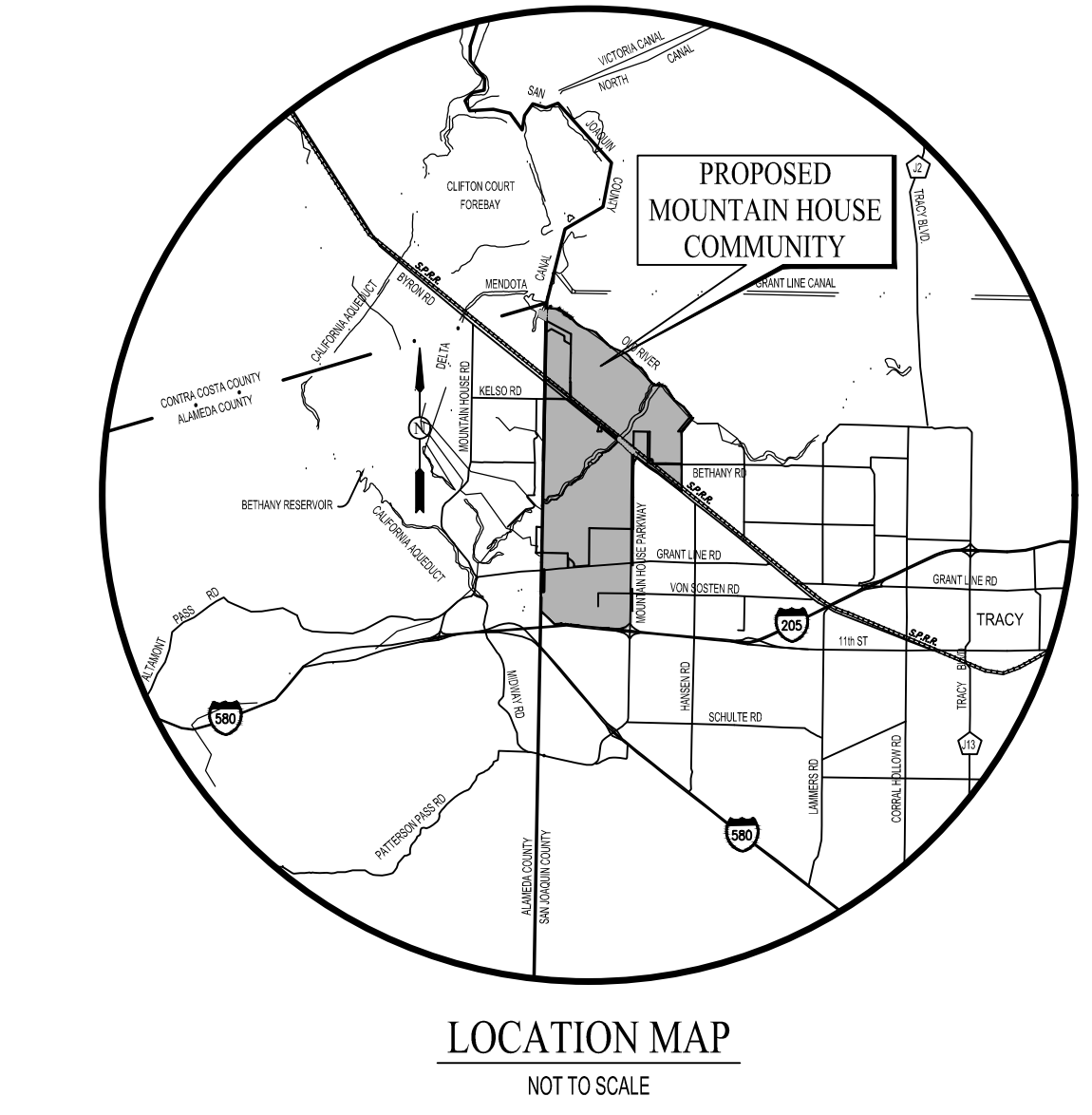
LAND USE	ACRES
RESIDENTIAL - HIGH DENSITY	8.0
RESIDENTIAL - MEDIUM/HIGH DENSITY	15.8
RESIDENTIAL - MEDIUM DENSITY	98.4
RESIDENTIAL - LOW DENSITY	98.7
COMMUNITY COMMERCIAL	8.9
NEIGHBORHOOD COMMERCIAL	1.7
MIXED USE	18.1
OPEN SPACE - LAKES	48.4
REGIONAL PARK	42.7
NEIGHBORHOOD PARK	5.0
PUBLIC FACILITIES	6.4
SCHOOLS	18.0
TOTAL	330.1

RESIDENTIAL DENSITY CALCULATIONS

LAND USE	# OF LOTS	ACRES	DENSITY (LOTS/AC)	ALLOWABLE DENSITY
LOW	458	98.7	4.70	3.75-4.75
MEDIUM	337	58.4	6.31	5.7-7.0

RESIDENTIAL LAND USE SUMMARY

AREA (sqft)	MIN. LOT SIZE	# OF LOTS	LOT #S	PERCENT
3,600	40' x 90' (ALLEY LOADED)	61	407-435, 458-487	7.7%
4,000	42' x 90'	159	375-406, 436-455, 488-517, 654-665, 697-771	21.2%
4,320	48' x 90'	107	240-275, 304-374	17.0%
5,000	50' x 100'	233	1-69, 276-303, 518-653	28.8%
6,000	60' x 100'	154	70-119, 191-239, 666-696, 772-795	19.4%
6,000	65' x 100'	71	120-190	8.9%



TENTATIVE SUBDIVISION MAP
NEIGHBORHOOD K
 MOUNTAIN HOUSE SAN JOAQUIN COUNTY CALIFORNIA
 SCALE: 1" = 150' DATE: JANUARY 2, 2024

SAN RAMON • (925) 866-0322
 ROSEVILLE • (916) 788-4456
 WWW.CBG-ENG.COM
 SURVEYORS • PLANNERS