

LOCATION MAP

VICINITY MAP

TRACT 3964
BERGAMO

BYRON ROAD

CENTRAL PARKWAY

ARTURO BOULEVARD

MOUNTAIN HOUSE CREEK

LEGEND

NON-DEVELOPABLE AREA (EXCLUDED FROM DENSITY CALCULATION)

PROJECT SUMMARY

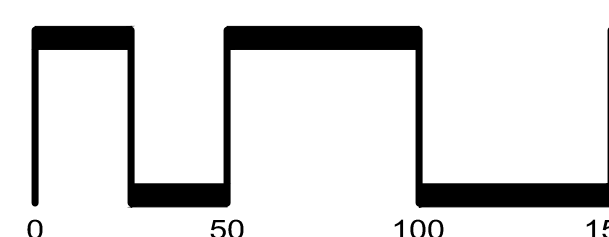
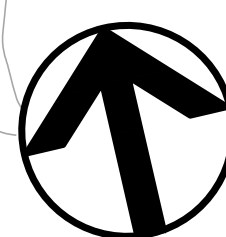
PROJECT AREA = 18.04 AC
 NON-DEVELOPABLE AREA = 0.65 AC (EXCLUDED FROM DENSITY CALCULATION)
 NET AREA = 17.39 AC
 DENSITY = 199 UNITS / 17.39 AC = 11.4 DU/AC
 ALLOWABLE DENSITY = 10 DU/AC - 15 DU/AC (PER THE SAN JOAQUIN COUNTY GENERAL PLAN)
 GUEST PARKING = 155± SPOTS (0.8 PARKING/DU)

RESIDENTIAL SUMMARY

PRODUCT TYPE	PLAN 1	PLAN 2	PLAN 3	PLAN 4	TOTAL
SINGLE FAMILY DETACHED	30	33	31	7	101
DUET	11	49	38	-	98
TOTAL					199 UNITS

PARCELS T & U
 R-MH SITE PLAN
 NEIGHBORHOOD 'H'

MOUNTAIN HOUSE SAN JOAQUIN COUNTY CALIFORNIA
 SCALE: 1" = 50' DATE: MAY 24, 2024



CIVIL ENGINEERS • SURVEYORS • PLANNERS

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