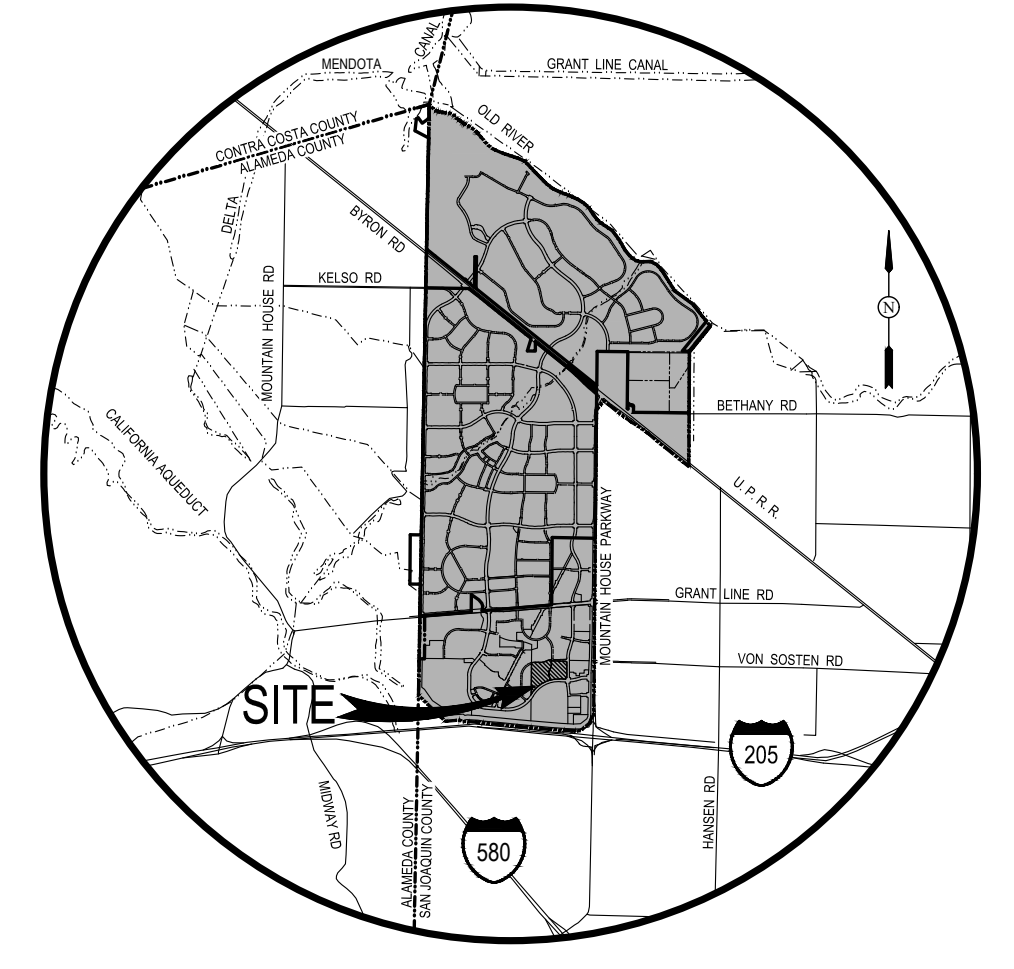
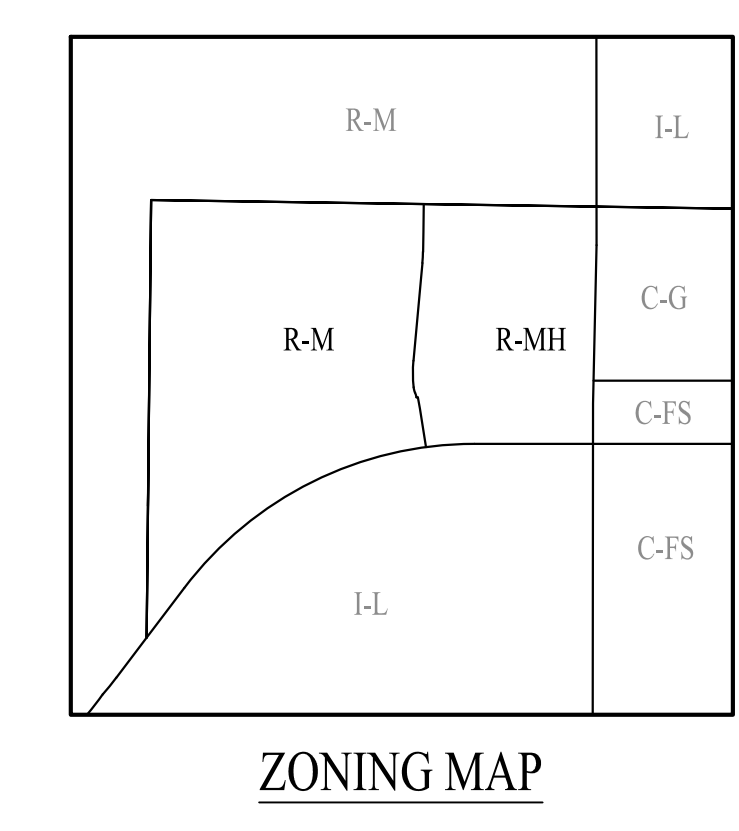




**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT OF WAY
- PROJECT LIMITS
- 51 LOT NUMBER
- 55 LOT DIMENSION



**GENERAL NOTES:**

- OWNER: CENTRAL PARKWAY JMD, LLC
- DEVELOPER: MOUNTAIN INVESTORS, LLC
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
- TOPOGRAPHIC SOURCE: GEOMAPS, INC.
- CONTOUR INTERVAL: 1 FOOT
- ASSESSOR'S PARCEL NO.: 209-08-025
- SITE AREA: 209-08-025 34.86 ACRES±
- EXISTING LAND USE: VACANT
- ZONING: RESIDENTIAL - MEDIUM (R-M)
- MASTER PLAN DESIGNATION: RESIDENTIAL - MEDIUM
- NUMBER OF LOTS: 299 LOTS
- NUMBER OF PARCELS: 36 PARCELS
- MINIMUM LOT SIZE: 40'x50' & 45'x80'
- UTILITIES: CITY OF MOUNTAIN HOUSE
- ALL WATER, SEWER, AND STORM DRAIN WITHIN PUBLIC STREETS ARE TO BE OWNED AND MAINTAINED BY THE MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT.
- THE PROJECT IS IN FLOOD ZONE DESIGNATION X (AREA OF MINIMAL HAZARD) PER FIRM 060770207G, EFFECTIVE DATE OCTOBER 16, 2009.
- PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISH GRADING IS SUBJECT TO FINAL DESIGN.
- MAXIMUM CUT AND FILL SLOPE IS 2:1.
- UTILITIES ARE TO BE USED AS A GUIDE. FINAL DESIGN IS SUBJECT TO MODIFICATIONS.
- IMPROVEMENTS ON NEIGHBORING PROPERTY TO BE COORDINATED WITH ADJACENT PROPERTY OWNER.

**INDEX OF SHEETS**

- TM-1 VESTING TENTATIVE SUBDIVISION MAP
- TM-2 PRELIMINARY GRADING PLAN
- TM-3 PRELIMINARY UTILITY PLAN
- TM-4 PRELIMINARY STREET LIGHTING PLAN
- TM-5 PRELIMINARY PEDESTRIAN AND OPEN SPACE PLAN
- TM-6 PRELIMINARY COMMUNITY EDGE MAP
- TM-7 PRELIMINARY WALL PLAN
- TM-8 PRELIMINARY SECOND UNIT DWELLING PLAN
- TM-9 SCHEMATIC LANDSCAPE DESIGN - OVERALL LANDSCAPE PLAN

**LAND USE SUMMARY**

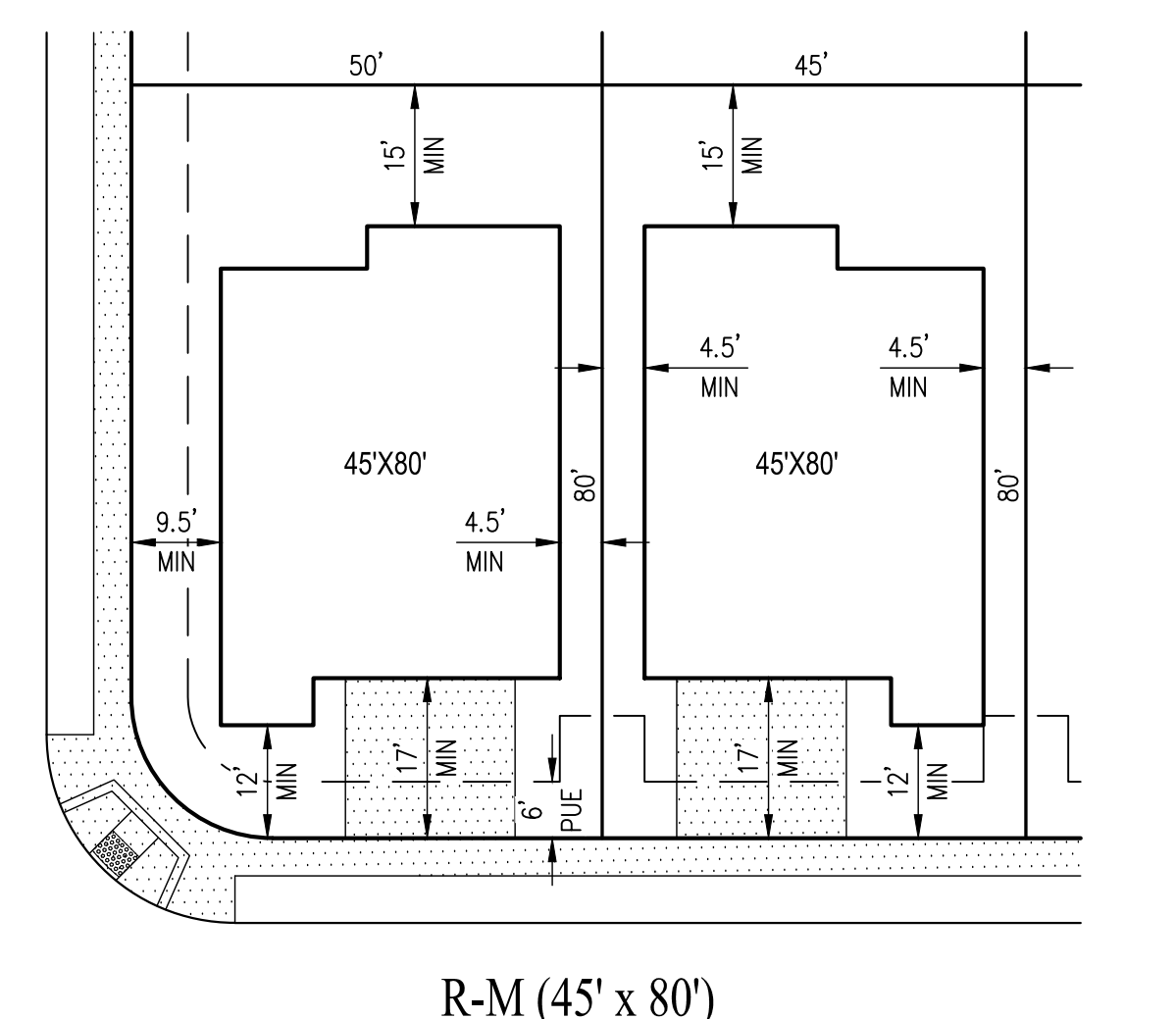
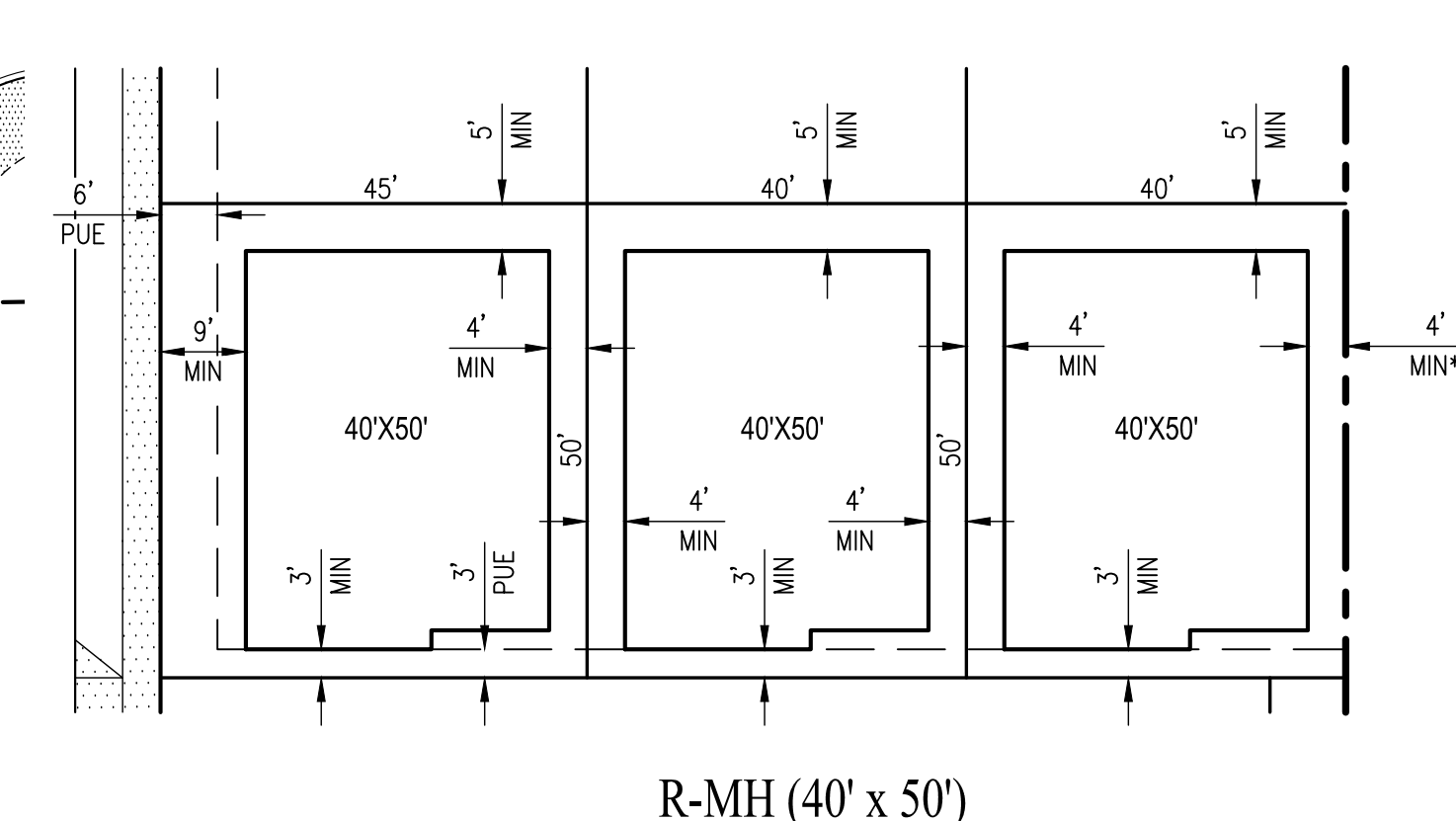
LAND USE	ACRES
RESIDENTIAL - MEDIUM DENSITY	24.19
RESIDENTIAL - MEDIUM-HIGH DENSITY	11.87
<b>TOTAL</b>	<b>36.06</b>

**RESIDENTIAL DENSITY CALCULATIONS**

LAND USE	# OF LOTS	ACRES	DENSITY	ALLOWABLE DENSITY
MEDIUM DENSITY	156	24.19	6.4 DU/AC	6.1-10 DU/AC
MEDIUM-HIGH DENSITY	144	11.87	12.1 DU/AC	10.1-15 DU/AC

**RESIDENTIAL LAND USE SUMMARY**

LOT #S	MIN. LOT WIDTH	MIN. LOT SIZE	# OF LOTS	PERCENT
1-155	45'	3,600 SF	156	52%
156-299	40'	2,000 SF	144	48%



**PARCEL SUMMARY**

PARCEL	AGENCY RECEIVING PARCEL	AREA (SF)
A	HOME OWNER'S ASSOCIATION	66,118
B	HOME OWNER'S ASSOCIATION	3,454
C	HOME OWNER'S ASSOCIATION	3,454
D	HOME OWNER'S ASSOCIATION	3,454
E	HOME OWNER'S ASSOCIATION	3,454
F	HOME OWNER'S ASSOCIATION	3,541
G	HOME OWNER'S ASSOCIATION	3,523
H	HOME OWNER'S ASSOCIATION	3,506
I	HOME OWNER'S ASSOCIATION	9,472
J	HOME OWNER'S ASSOCIATION	2,613
K	HOME OWNER'S ASSOCIATION	2,654
L	HOME OWNER'S ASSOCIATION	2,848
M	HOME OWNER'S ASSOCIATION	4,198
N	HOME OWNER'S ASSOCIATION	4,198
O	HOME OWNER'S ASSOCIATION	4,198
P	HOME OWNER'S ASSOCIATION	3,366
Q	HOME OWNER'S ASSOCIATION	3,366
R	HOME OWNER'S ASSOCIATION	3,366
S	HOME OWNER'S ASSOCIATION	784
T	HOME OWNER'S ASSOCIATION	17,890
V	HOME OWNER'S ASSOCIATION	458
W	HOME OWNER'S ASSOCIATION	330
X	HOME OWNER'S ASSOCIATION	330
Y	HOME OWNER'S ASSOCIATION	2,116
AA	HOME OWNER'S ASSOCIATION	324
AB	HOME OWNER'S ASSOCIATION	324
BB	HOME OWNER'S ASSOCIATION	164
CC	HOME OWNER'S ASSOCIATION	324
DD	HOME OWNER'S ASSOCIATION	165
EE	HOME OWNER'S ASSOCIATION	718
FF	HOME OWNER'S ASSOCIATION	334
GG	HOME OWNER'S ASSOCIATION	334
HH	HOME OWNER'S ASSOCIATION	388
II	HOME OWNER'S ASSOCIATION	361
II	HOME OWNER'S ASSOCIATION	54
R/W DEDICATION #1	MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT	870
R/W DEDICATION #2	MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT	976
R/W DEDICATION #3	MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT	883

**LOT SUMMARY (LOTS 156-299)**

LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
156	4442	204	2000	252	2000
157	2140	205	2648	253	2382
158	2415	206	2791	254	2419
159	2728	207	2250	255	2000
160	2574	208	2802	256	2250
161	2897	209	2777	257	3114
162	2819	210	2250	258	2779
163	2000	211	2791	259	2779
164	2000	212	3141	260	2779
165	2000	213	2250	261	2000
166	2250	214	2750	262	2000
167	2250	215	2450	263	2000
168	2000	216	2000	264	2000
169	2000	217	2000	265	2250
170	2350	218	2266	266	2250
171	2350	219	2250	267	2000
172	2000	220	2000	268	2473
173	2000	221	2000	269	2511
174	2250	222	2420	270	2000
175	2250	223	2240	271	2250
176	2000	224	2000	272	2250
177	2000	225	2000	273	2000
178	2000	226	2250	274	2000
179	2000	227	2250	275	2000
180	2000	228	2000	276	2000
181	2000	229	2000	277	2000
182	2250	230	2216	278	2000
183	2250	231	2363	279	2000
184	2000	232	2000	280	2000
185	2000	233	2000	281	2250
186	2350	234	2250	282	2250
187	2350	235	2250	283	2000
188	2000	236	2000	284	2634
189	2000	237	2000	285	2836
190	2250	238	2340	286	2000
191	2250	239	2160	287	2250
192	2000	240	2000	288	2250
193	2000	241	2000	289	2000
194	2000	242	2320	290	2000
195	2000	243	2278	291	2000
196	2000	244	2505	292	2000
197	2238	245	2479	293	2221
198	2250	246	2000	294	2343
199	2000	247	2578	295	2466
200	2000	248	2615	296	2588
201	2350	249	2000	297	3019
202	2668	250	2479	298	3658
203	2002	251	2377	299	4781

**R-MH SETBACKS**

MINIMUM SETBACK	MOUNTAIN HOUSE DEVELOPMENT TITLE SUPPORTING POINTS
FRONT	3' PUE
SIDE	4'
CORNER	9'
REAR	5'

**R-M SETBACKS**

MINIMUM SETBACK	MOUNTAIN HOUSE DEVELOPMENT TITLE SUPPORTING POINTS
FRONT	12'
SIDE	4.5'
CORNER	9.5'
REAR	15'

**NOTE:**  
TYPICAL LOTS SHOWN ARE FOR REFERENCE ONLY. ARCHITECTURE SUBJECT TO CHANGE. MINIMUM SETBACKS SHOWN WILL BE MAINTAINED.

**VESTING TENTATIVE SUBDIVISION MAP**  
**TRACT 3557**  
**NEIGHBORHOOD 'B'**

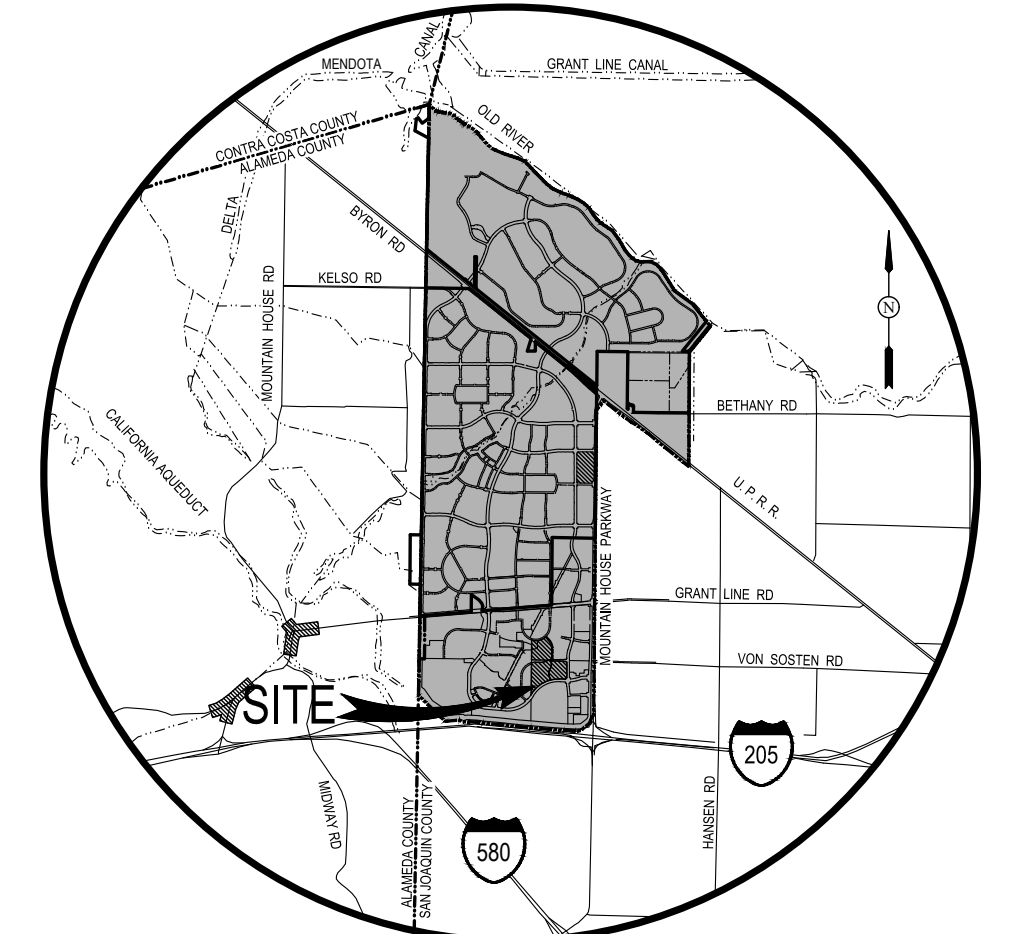
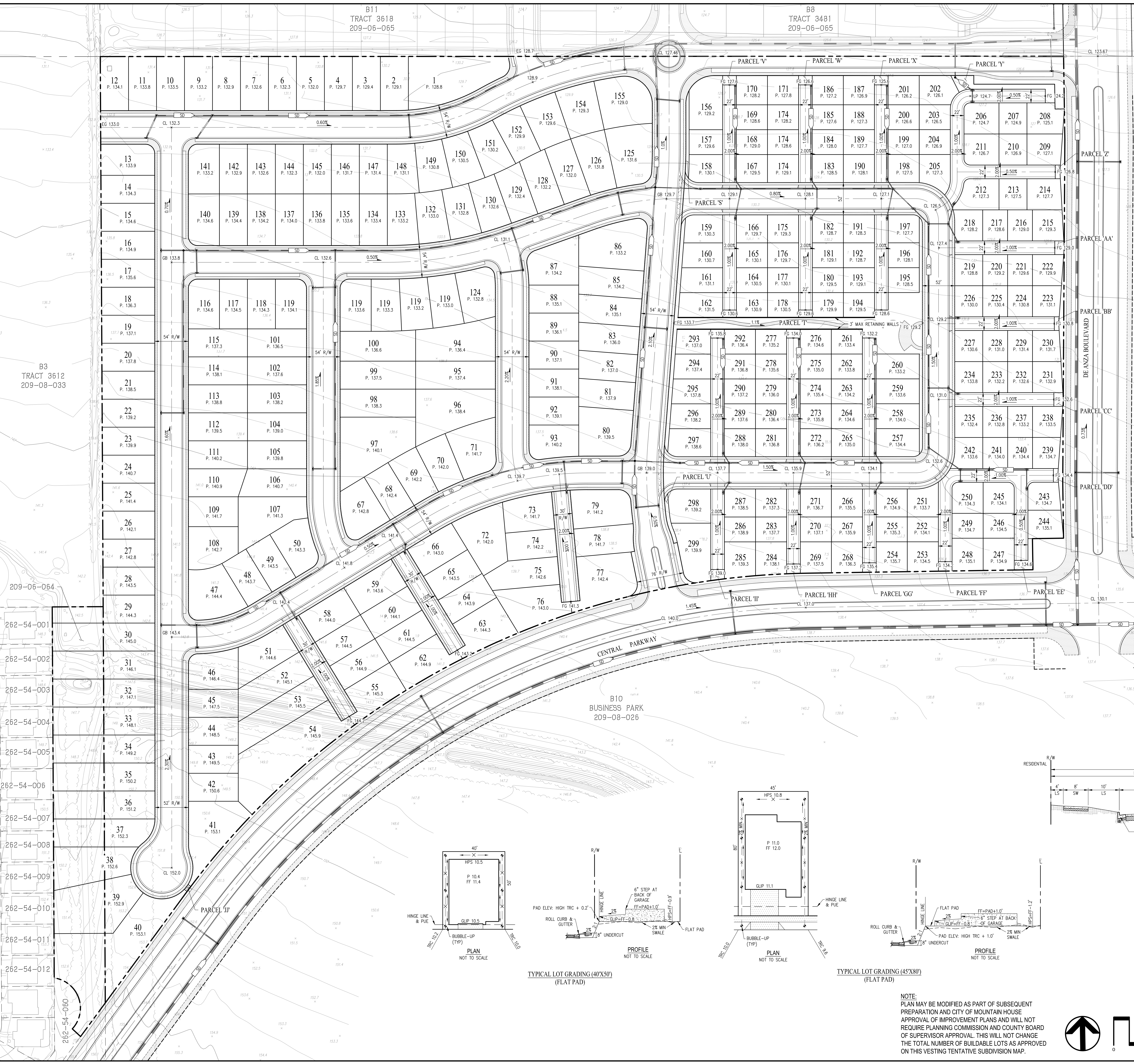
CITY OF MOUNTAIN HOUSE SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 60' DATE: AUGUST 29, 2024

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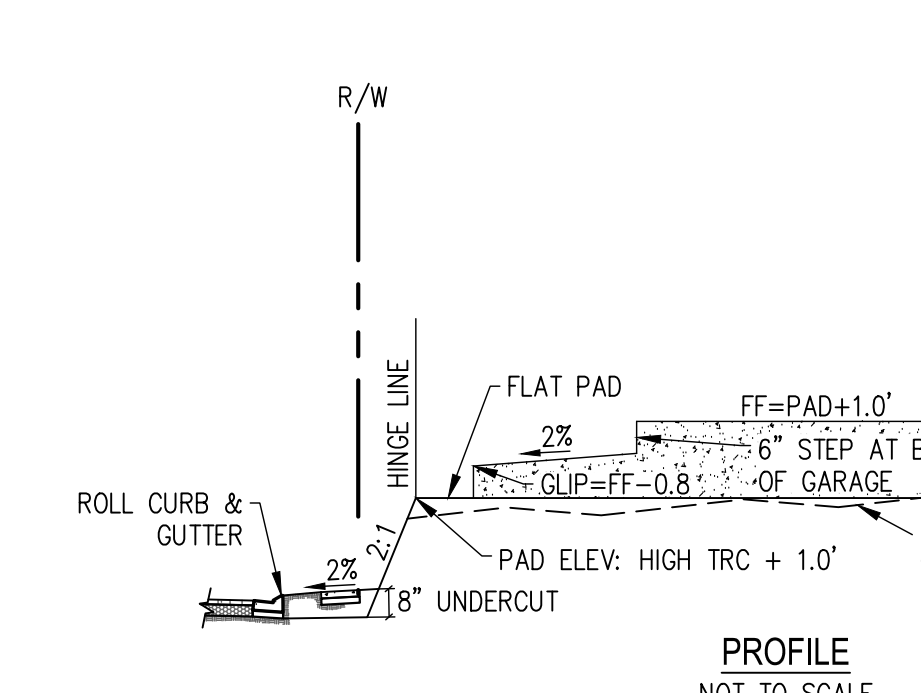
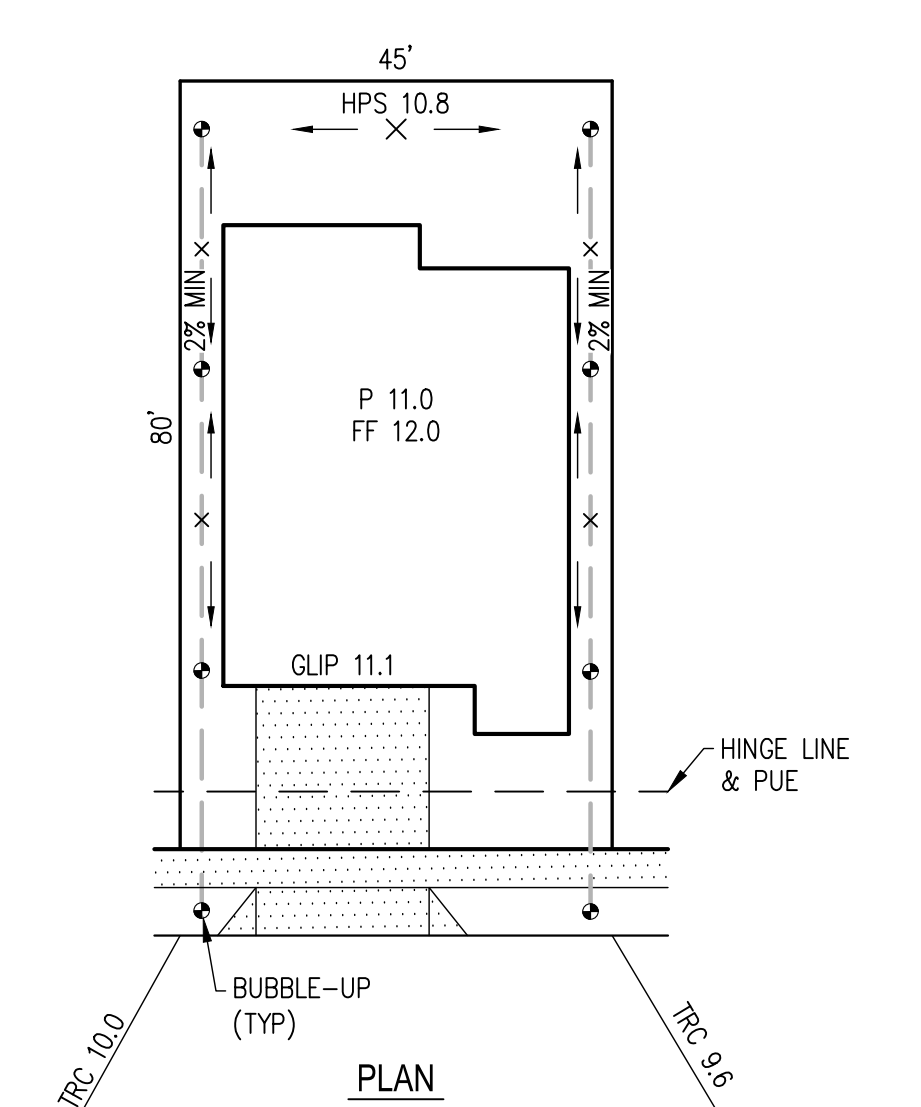
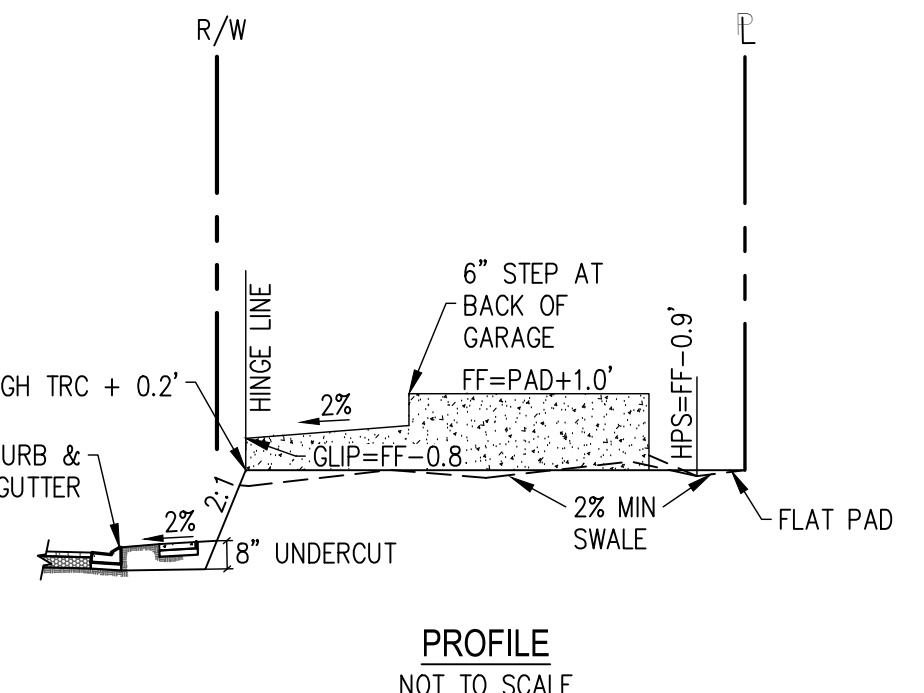
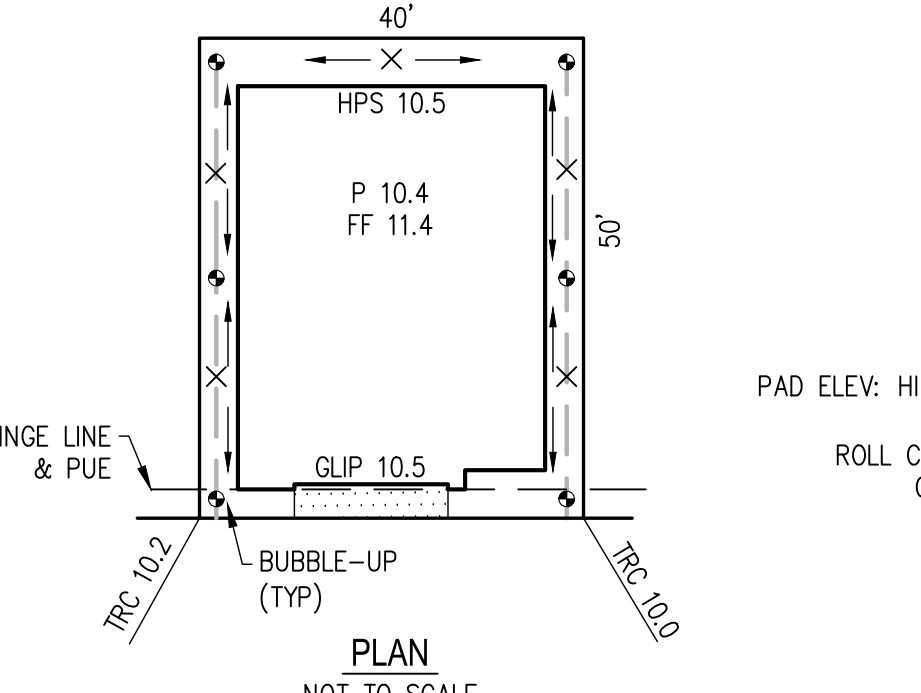
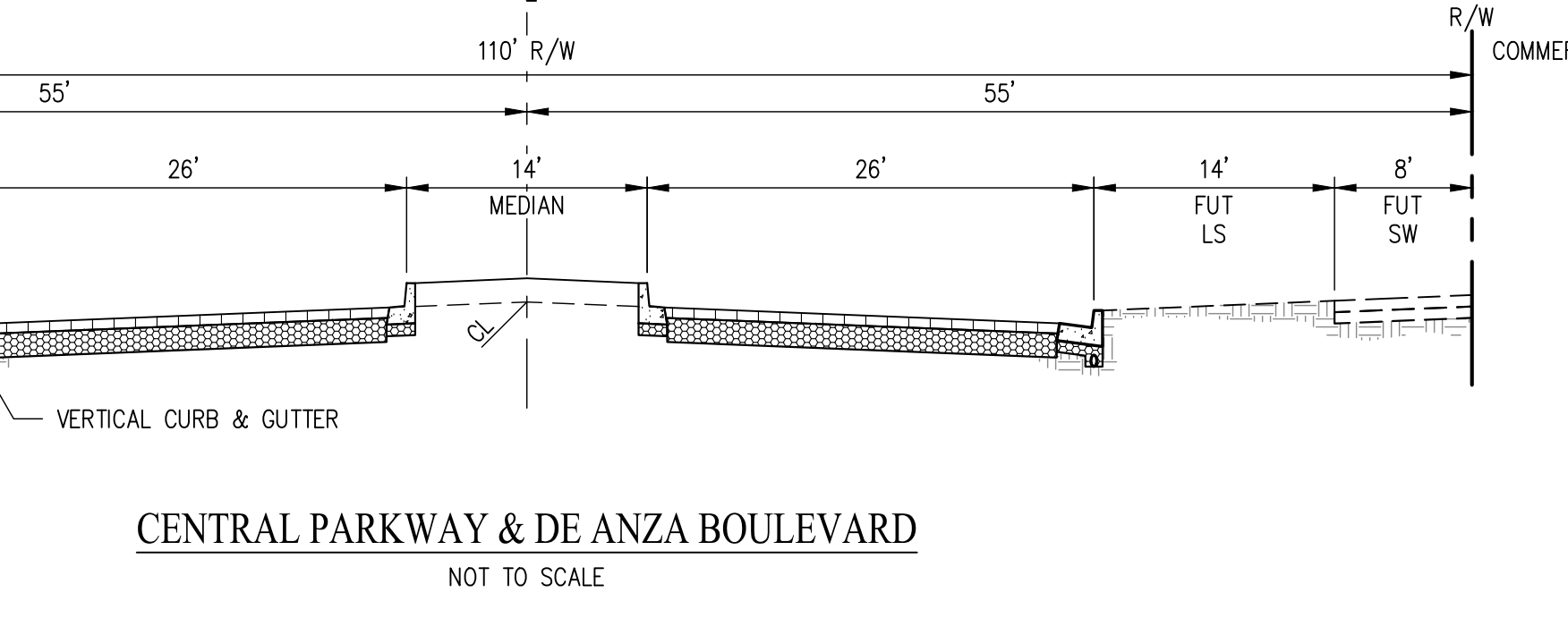
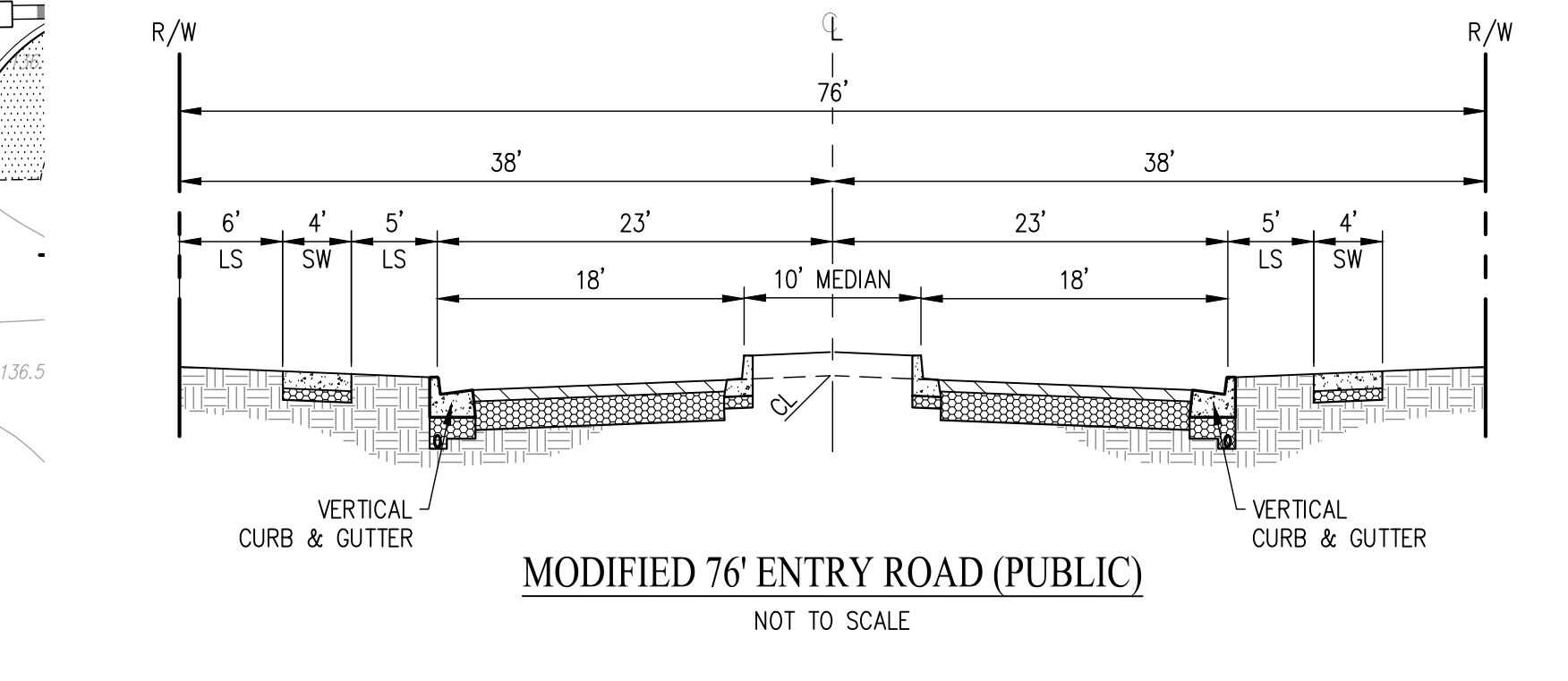
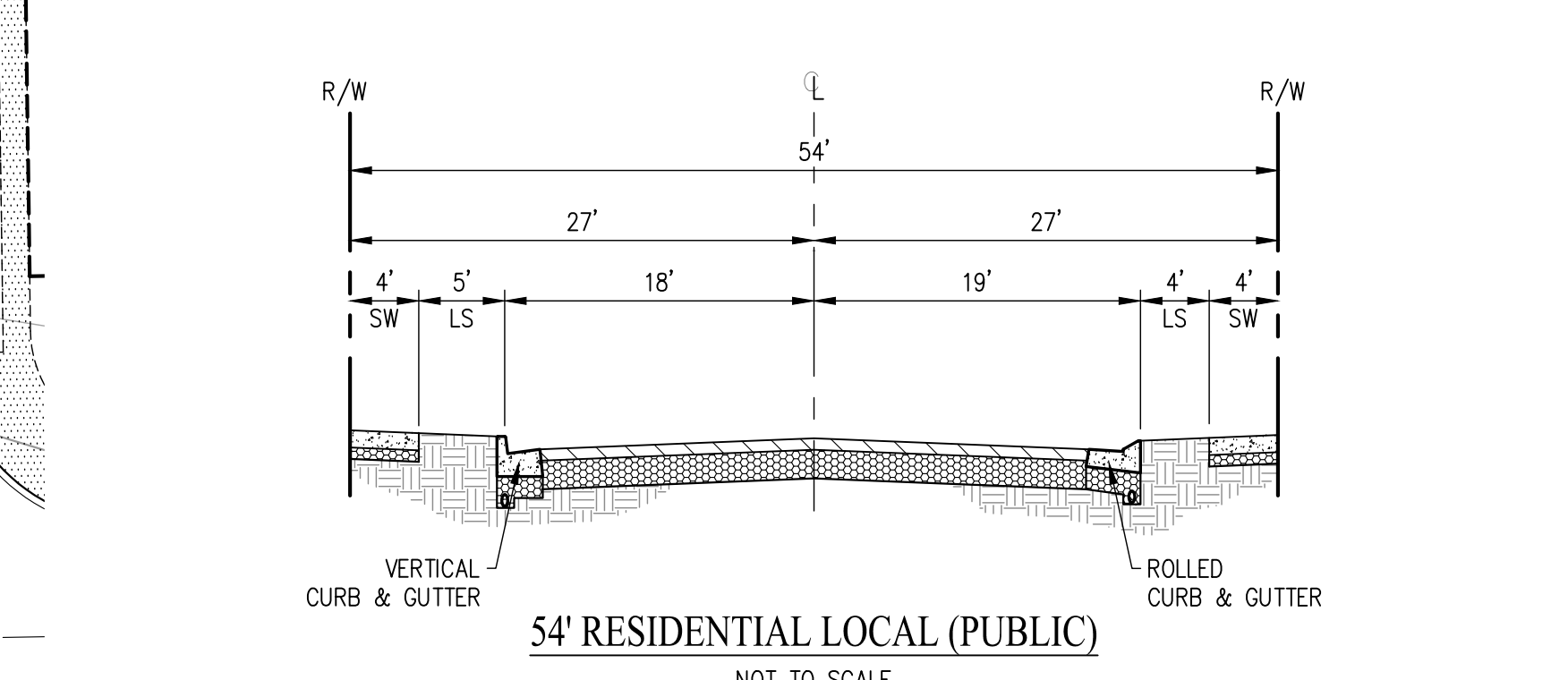
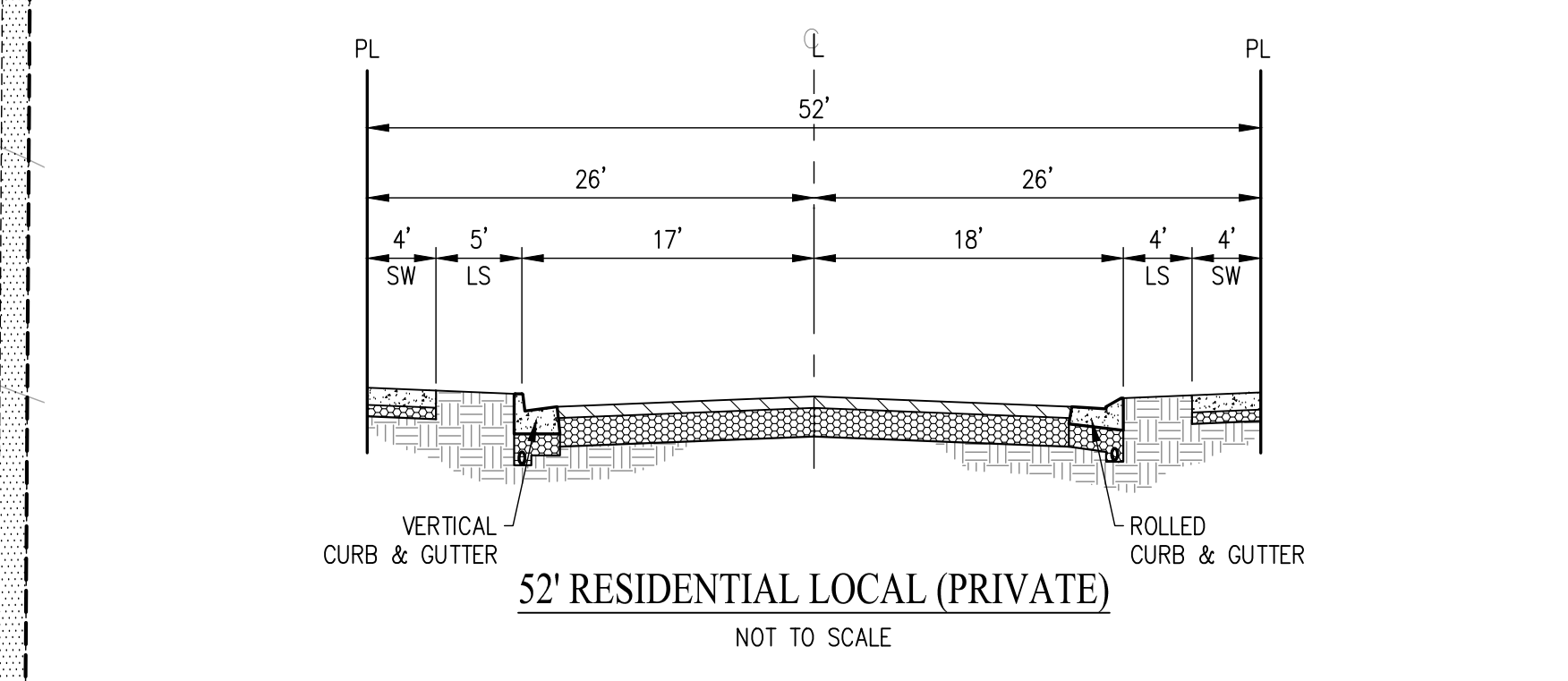
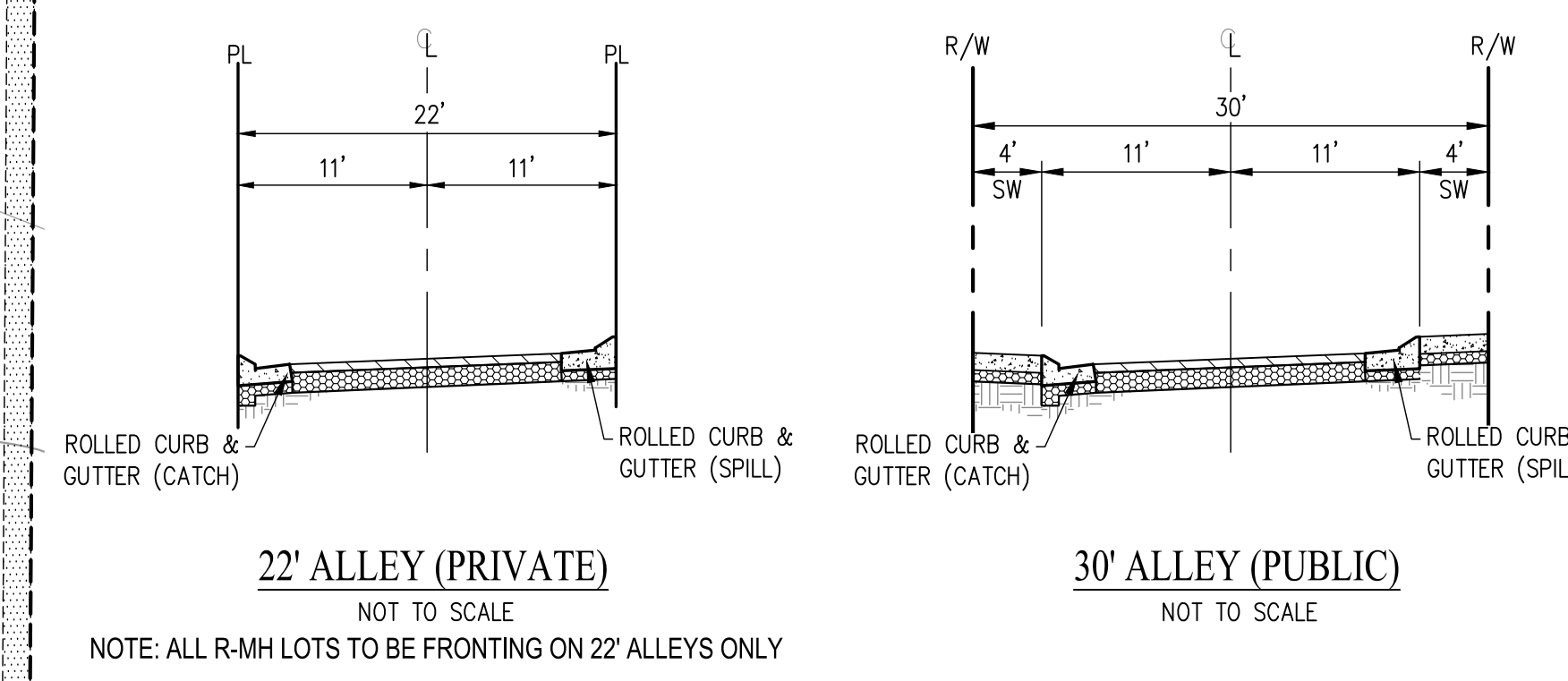
SHEET NO. **TM-1** OF 9 SHEETS

**NOTE:**  
PLAN MAY BE MODIFIED AS PART OF SUBSEQUENT PREPARATION AND CITY OF MOUNTAIN HOUSE APPROVAL OF IMPROVEMENT PLANS AND WILL NOT REQUIRE PLANNING COMMISSION AND COUNTY BOARD OF SUPERVISOR APPROVAL. THIS WILL NOT CHANGE THE TOTAL NUMBER OF BUILDABLE LOTS AS APPROVED ON THIS VESTING TENTATIVE SUBDIVISION MAP.



**LEGEND**  
 EX-SD EXISTING STORM DRAIN  
 SD PROPOSED STORM DRAIN

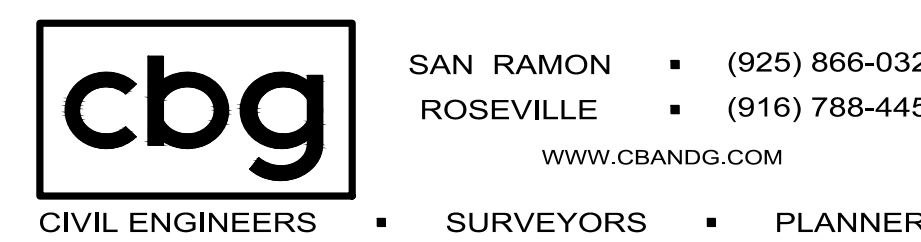
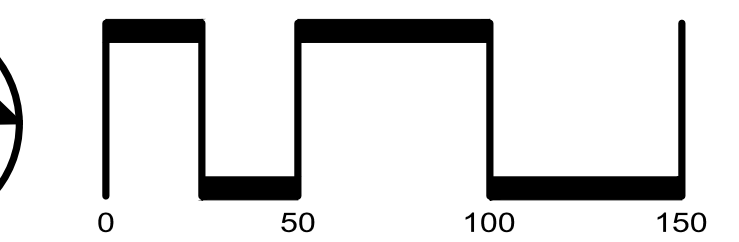
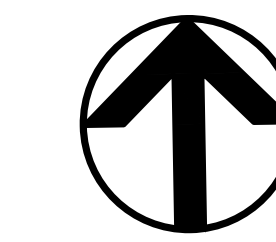
VICINITY MAP



**PRELIMINARY GRADING PLAN**  
**TRACT 3557**  
**NEIGHBORHOOD 'B'**

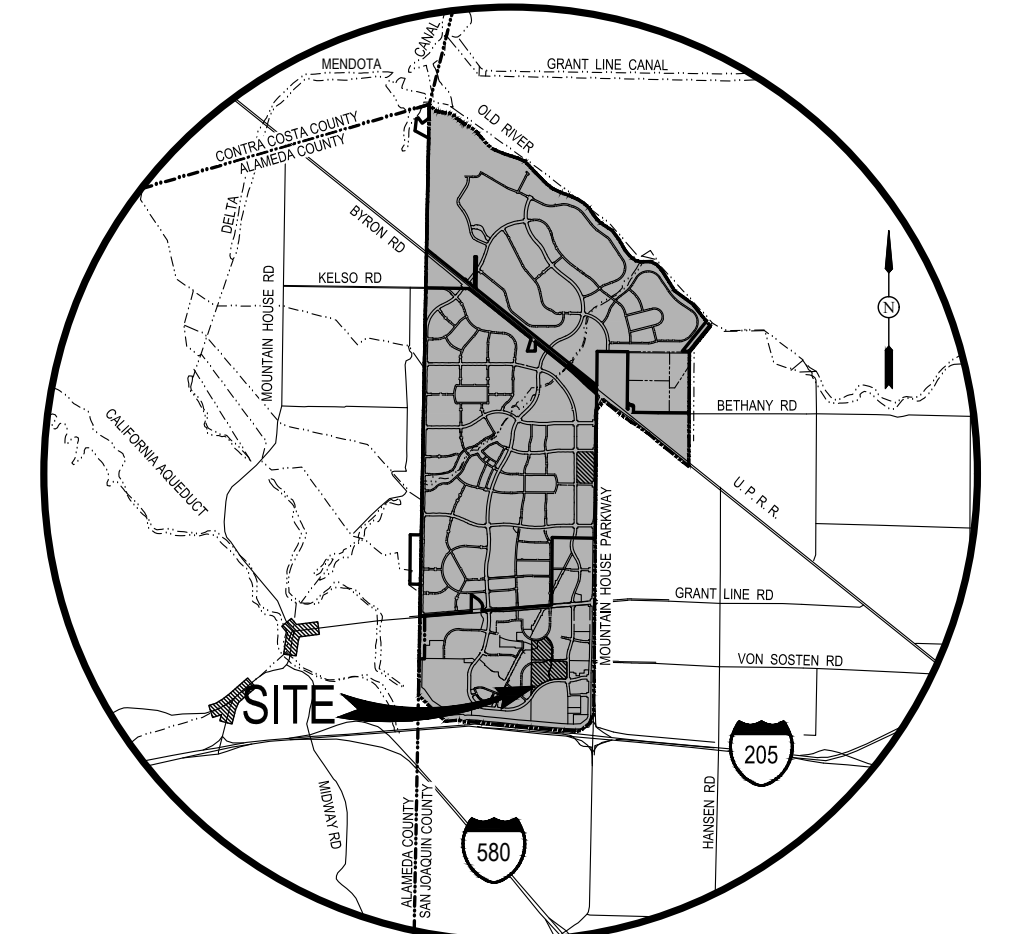
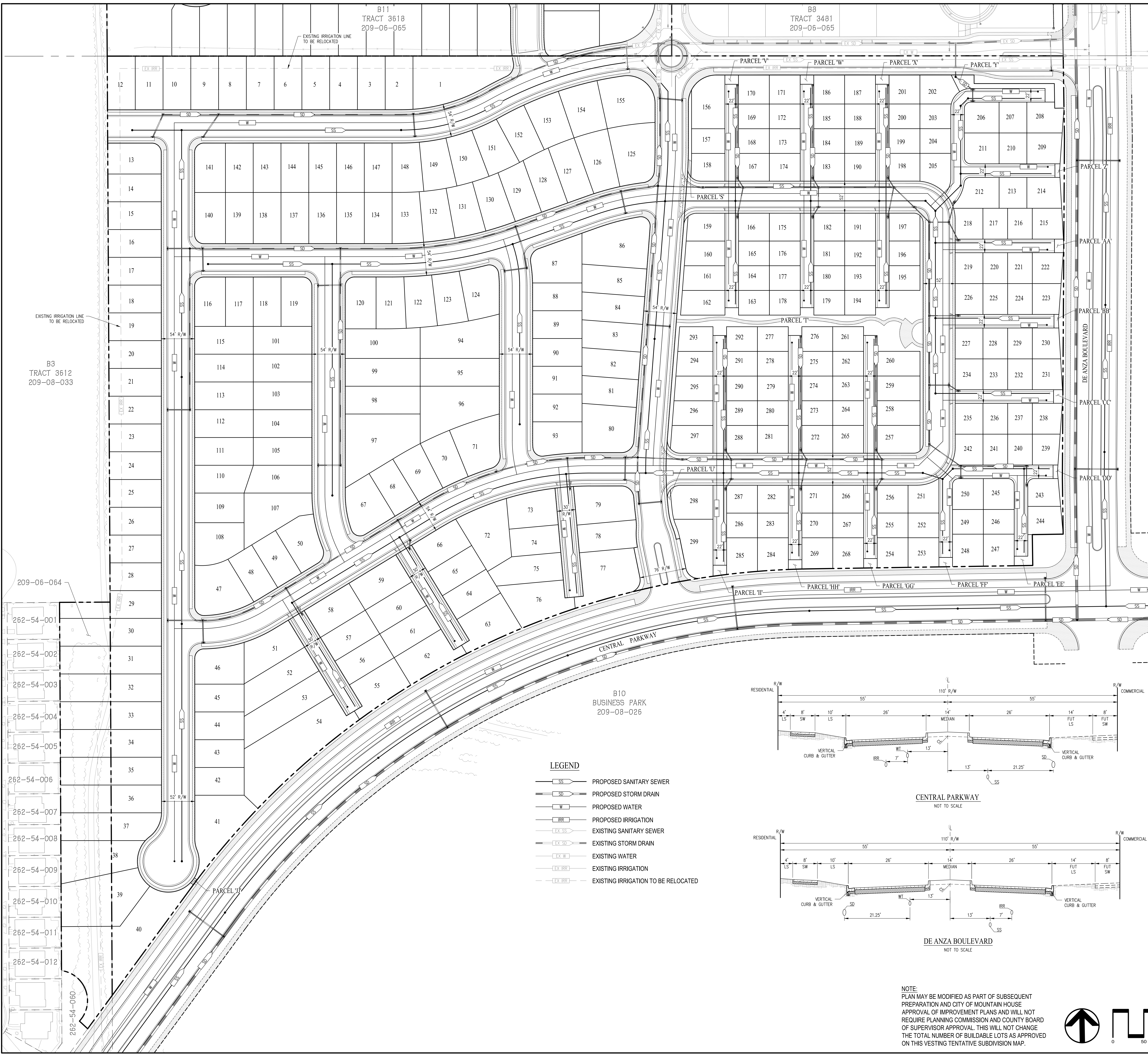
CITY OF MOUNTAIN HOUSE SAN JOAQUIN COUNTY CALIFORNIA  
 SCALE: 1" = 50' DATE: AUGUST 29, 2024

NOTE:  
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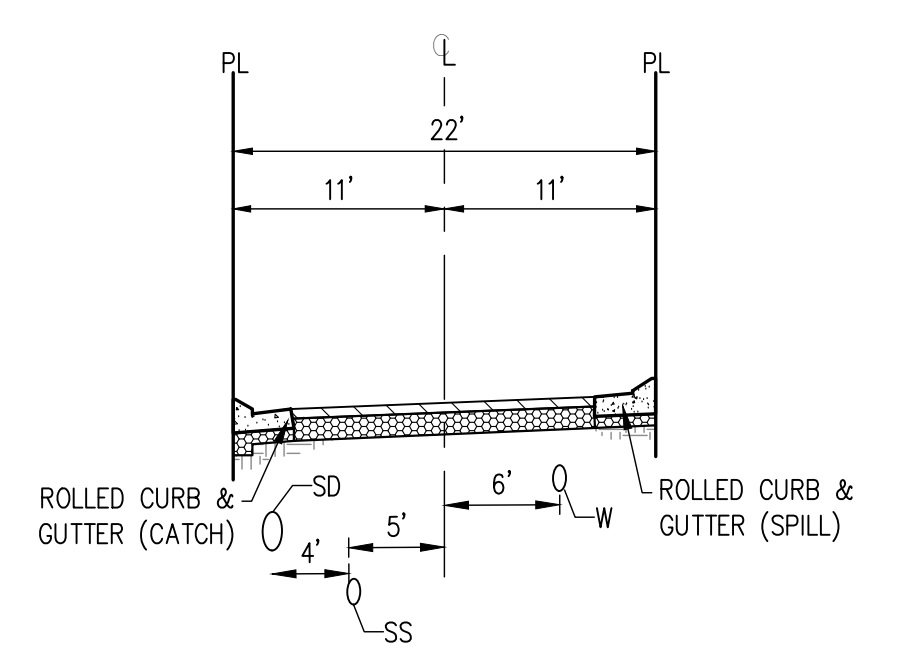


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 OF 9 SHEETS

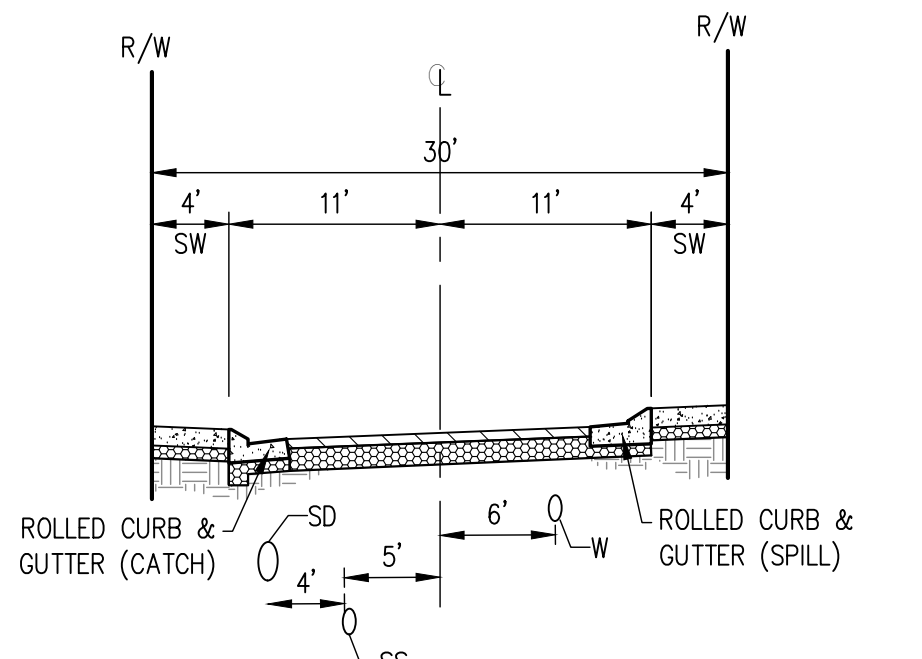
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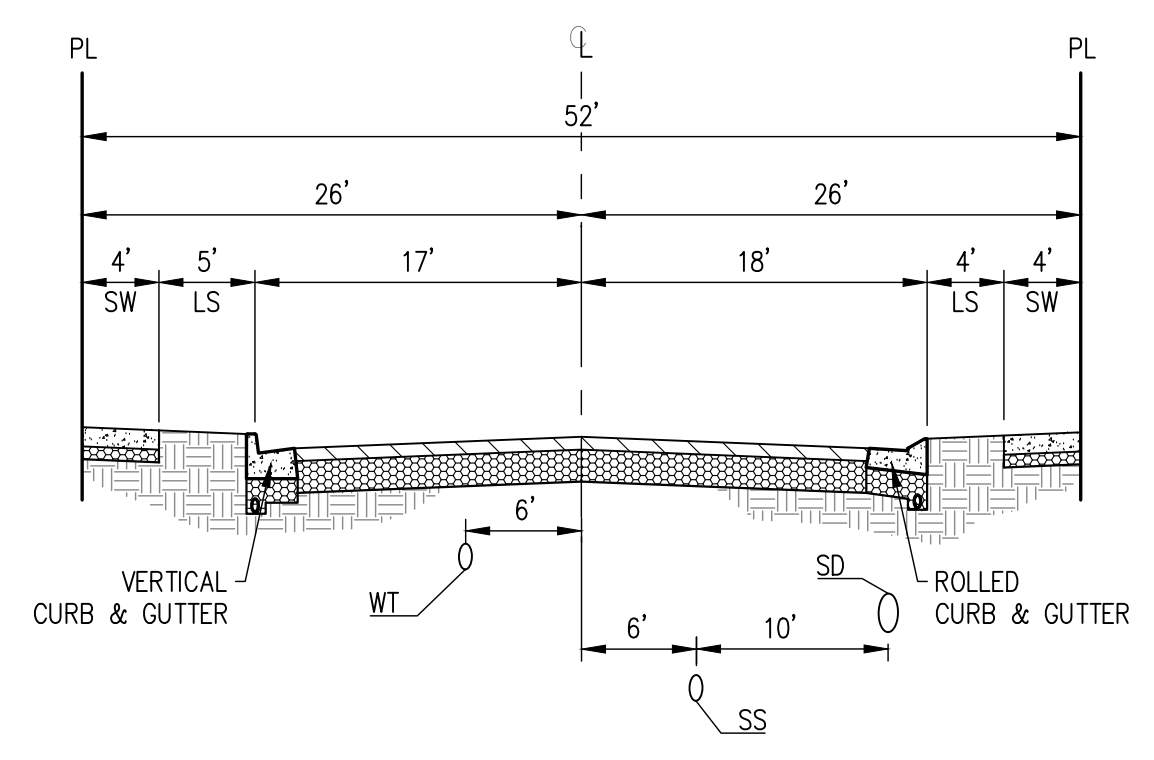
VICINITY MAP



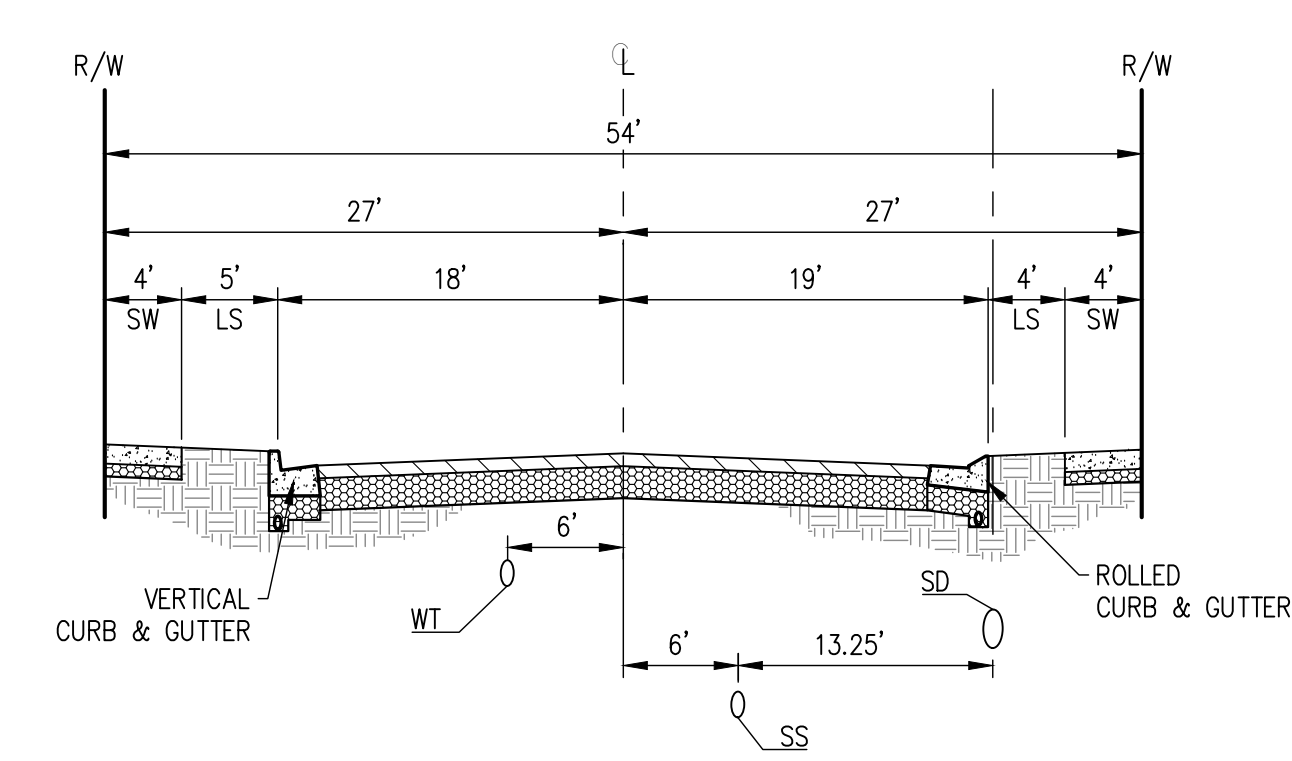
22' ALLEY (PRIVATE)  
NOT TO SCALE  
NOTE: ALL R-MH LOTS TO BE FRONTING ON 22' ALLEYS ONLY



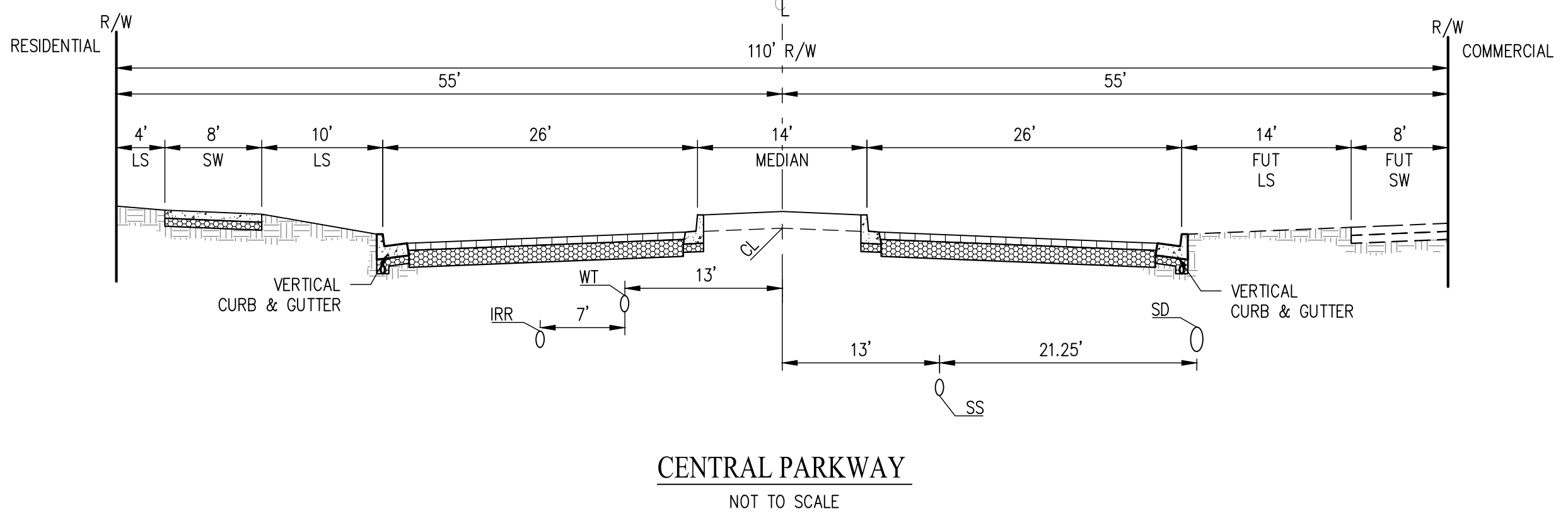
30' ALLEY (PUBLIC)  
NOT TO SCALE



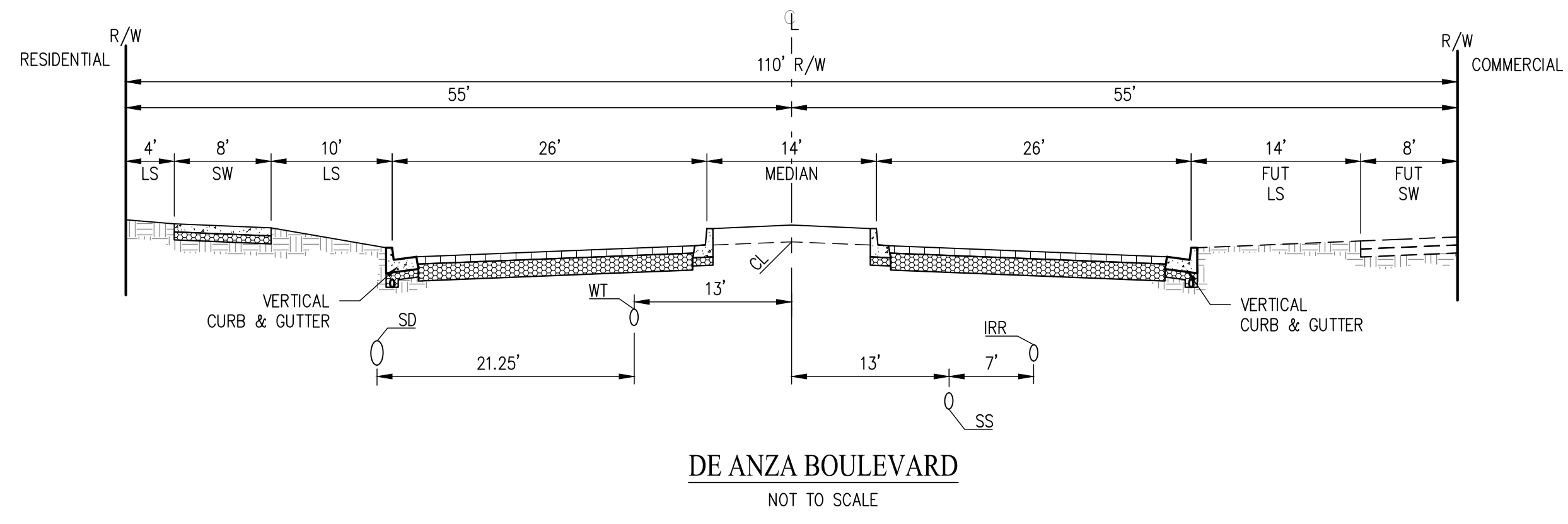
52' RESIDENTIAL LOCAL (PRIVATE)  
NOT TO SCALE



54' RESIDENTIAL LOCAL (PUBLIC)  
NOT TO SCALE



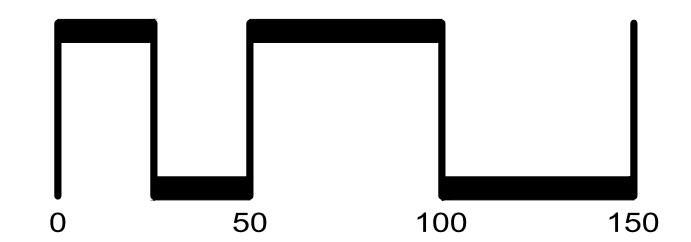
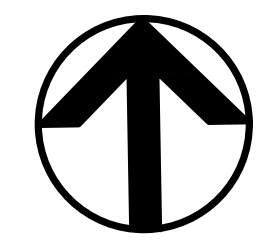
CENTRAL PARKWAY  
NOT TO SCALE



DE ANZA BOULEVARD  
NOT TO SCALE

- LEGEND**
- SS PROPOSED SANITARY SEWER
  - SD PROPOSED STORM DRAIN
  - W PROPOSED WATER
  - IRR PROPOSED IRRIGATION
  - EX SS EXISTING SANITARY SEWER
  - EX SD EXISTING STORM DRAIN
  - EX W EXISTING WATER
  - EX IRR EXISTING IRRIGATION
  - EX IRR TO BE RELOCATED

NOTE:  
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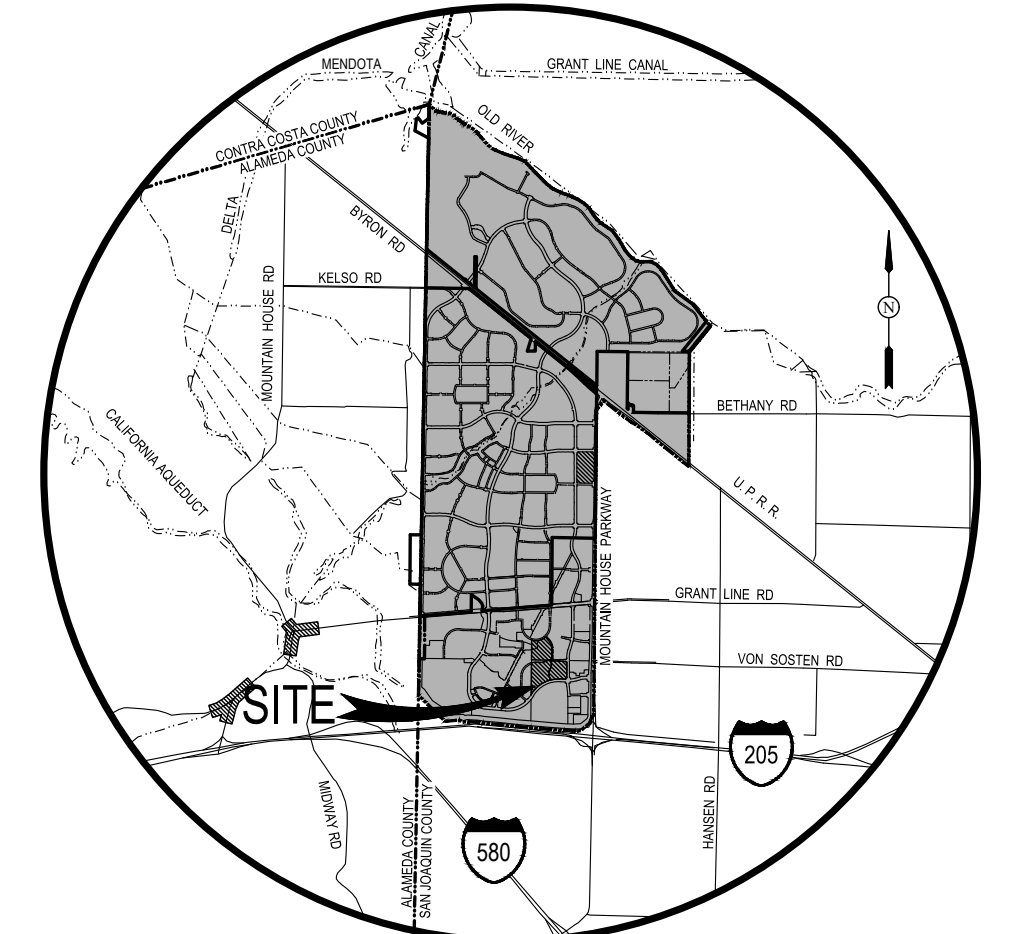
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SHEET NO.  
**TM-3**  
OF 9 SHEETS

PRELIMINARY UTILITY PLAN  
**TRACT 3557**  
NEIGHBORHOOD 'B'

CITY OF MOUNTAIN HOUSE SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 50' DATE: AUGUST 29, 2024



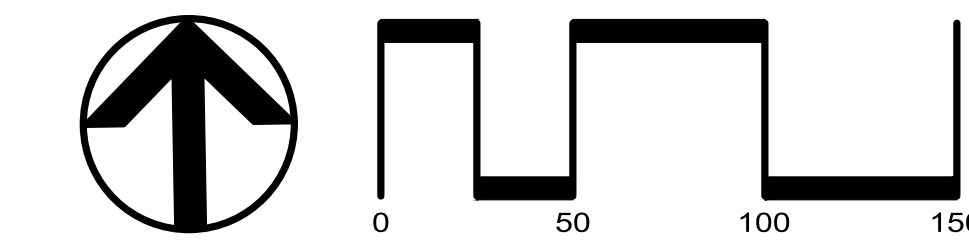
**LEGEND**  
 \* PROPOSED ELECTROLIER  
 ••• PROPOSED ELECTROLIER

209-06-064  
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 262-54-002  
 262-54-003  
 262-54-004  
 262-54-005  
 262-54-006  
 262-54-007  
 262-54-008  
 262-54-009  
 262-54-010  
 262-54-011  
 262-54-012  
 262-54-060

**PRELIMINARY STREET LIGHTING PLAN**  
**TRACT 3557**  
**NEIGHBORHOOD 'B'**

CITY OF MOUNTAIN HOUSE SAN JOAQUIN COUNTY CALIFORNIA  
 SCALE: 1" = 50' DATE: AUGUST 29, 2024

**NOTE:**  
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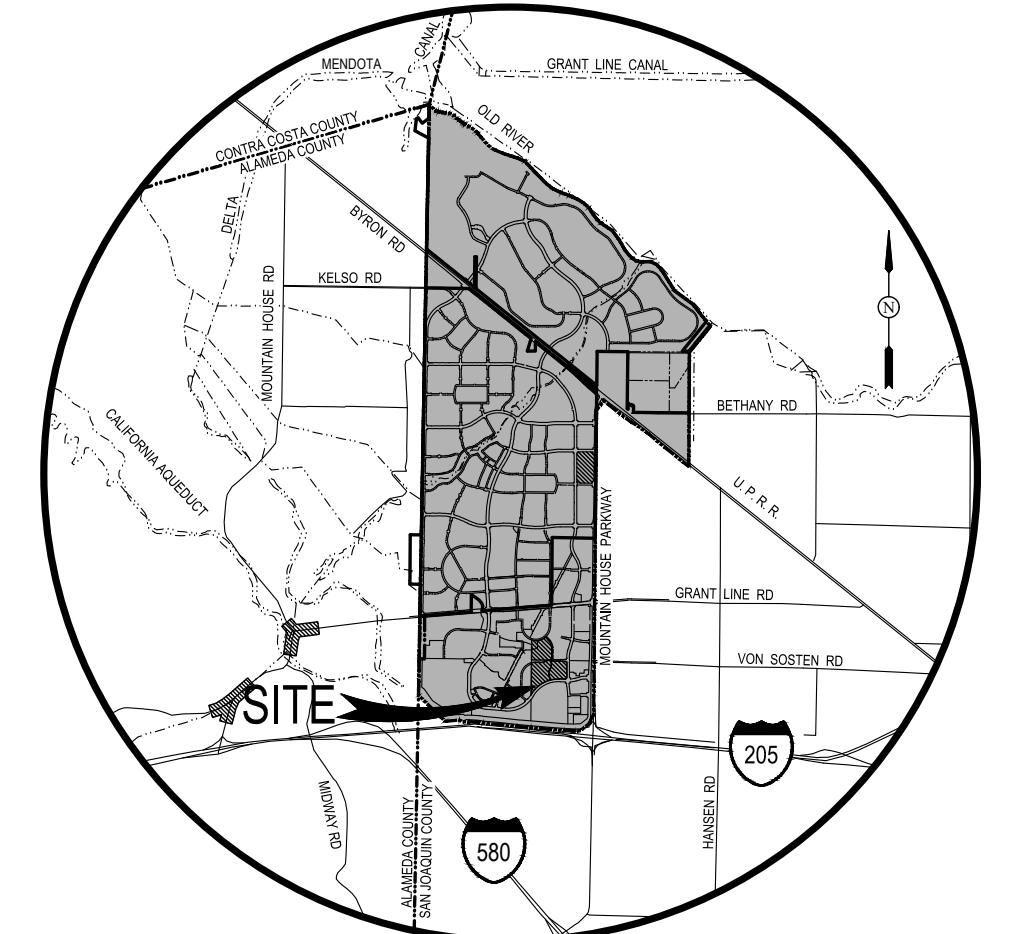


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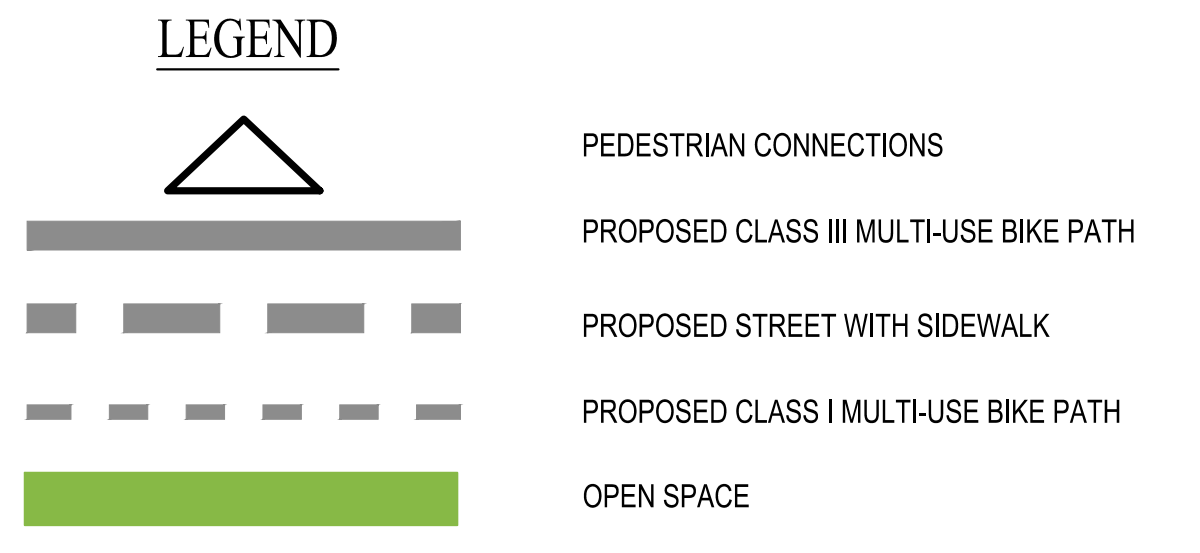
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SHEET NO.  
**TM-4**  
 OF 9 SHEETS

1/875-1875/02/21/11/20/21



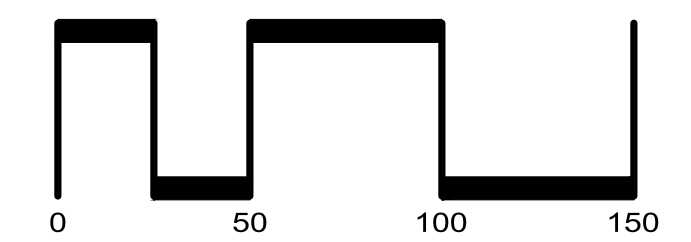
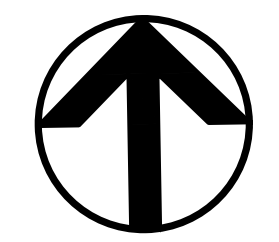
VICINITY MAP



PRELIMINARY PEDESTRIAN  
AND OPEN SPACE PLAN  
**TRACT 3557**  
NEIGHBORHOOD 'B'

CITY OF MOUNTAIN HOUSE SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 50' DATE: AUGUST 29, 2024

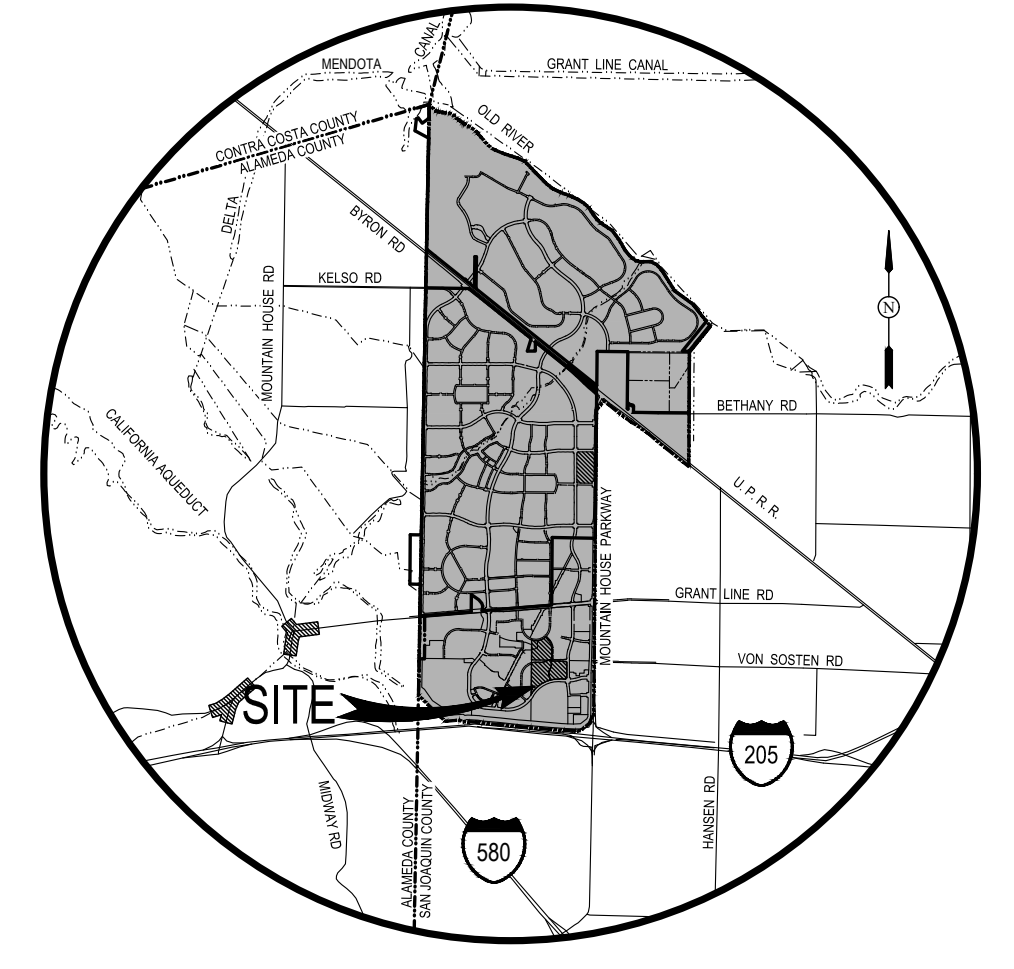
NOTE:  
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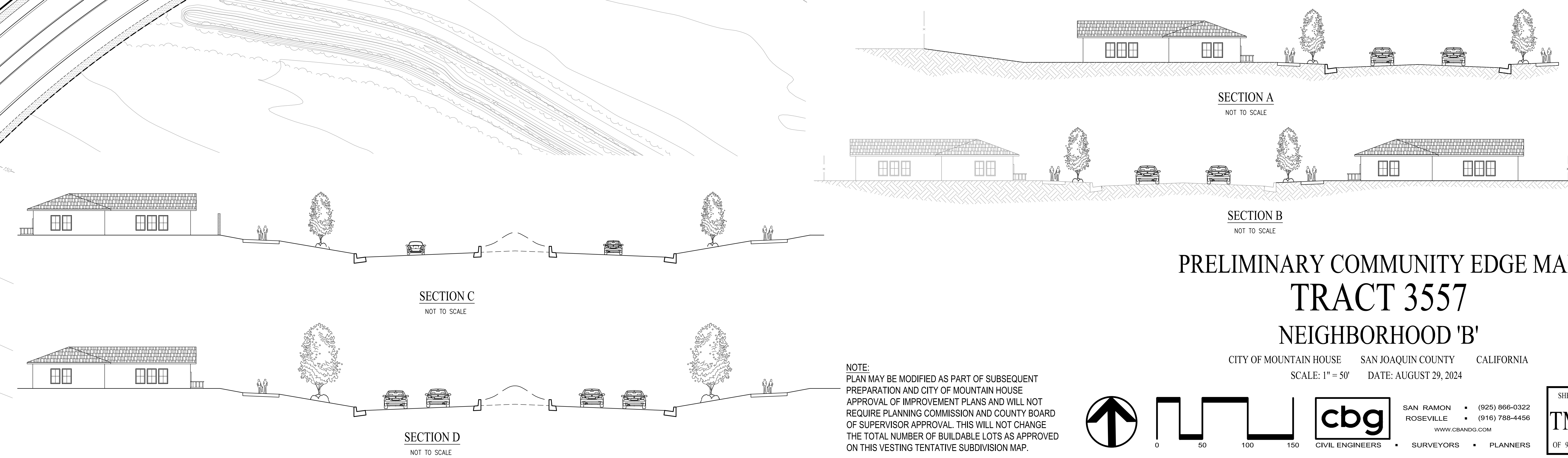
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SHEET NO.  
**TM-5**  
OF 9 SHEETS



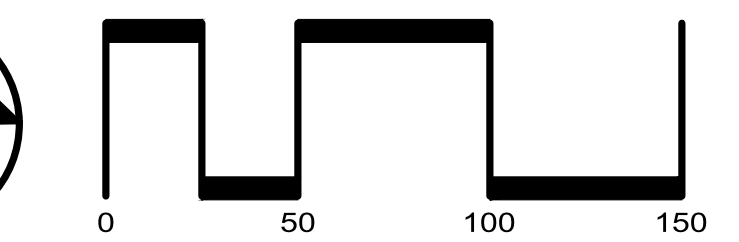
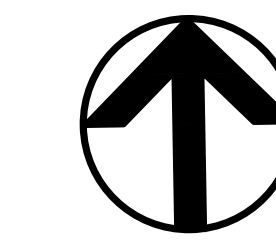
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- 262-54-008
- 262-54-009
- 262-54-010
- 262-54-011
- 262-54-012
- 262-54-060



PRELIMINARY COMMUNITY EDGE MAP  
**TRACT 3557**  
 NEIGHBORHOOD 'B'

CITY OF MOUNTAIN HOUSE SAN JOAQUIN COUNTY CALIFORNIA  
 SCALE: 1" = 50' DATE: AUGUST 29, 2024

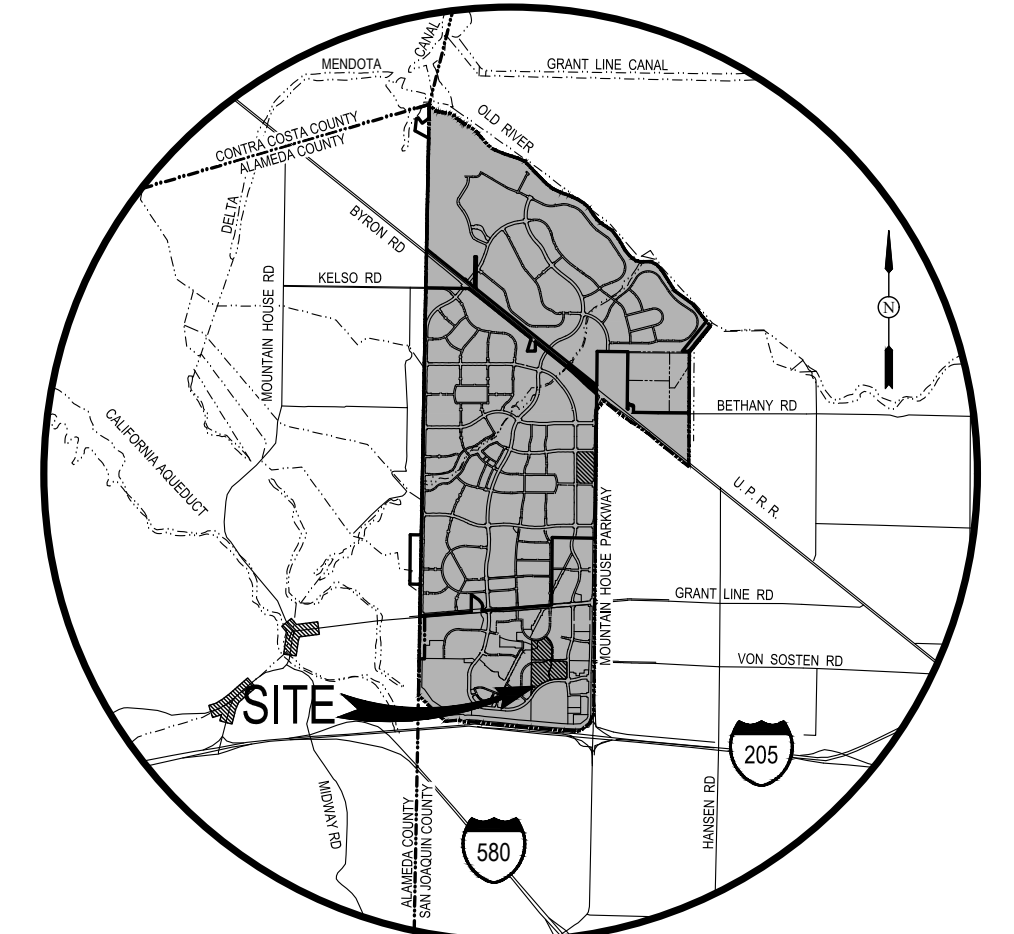
NOTE:  
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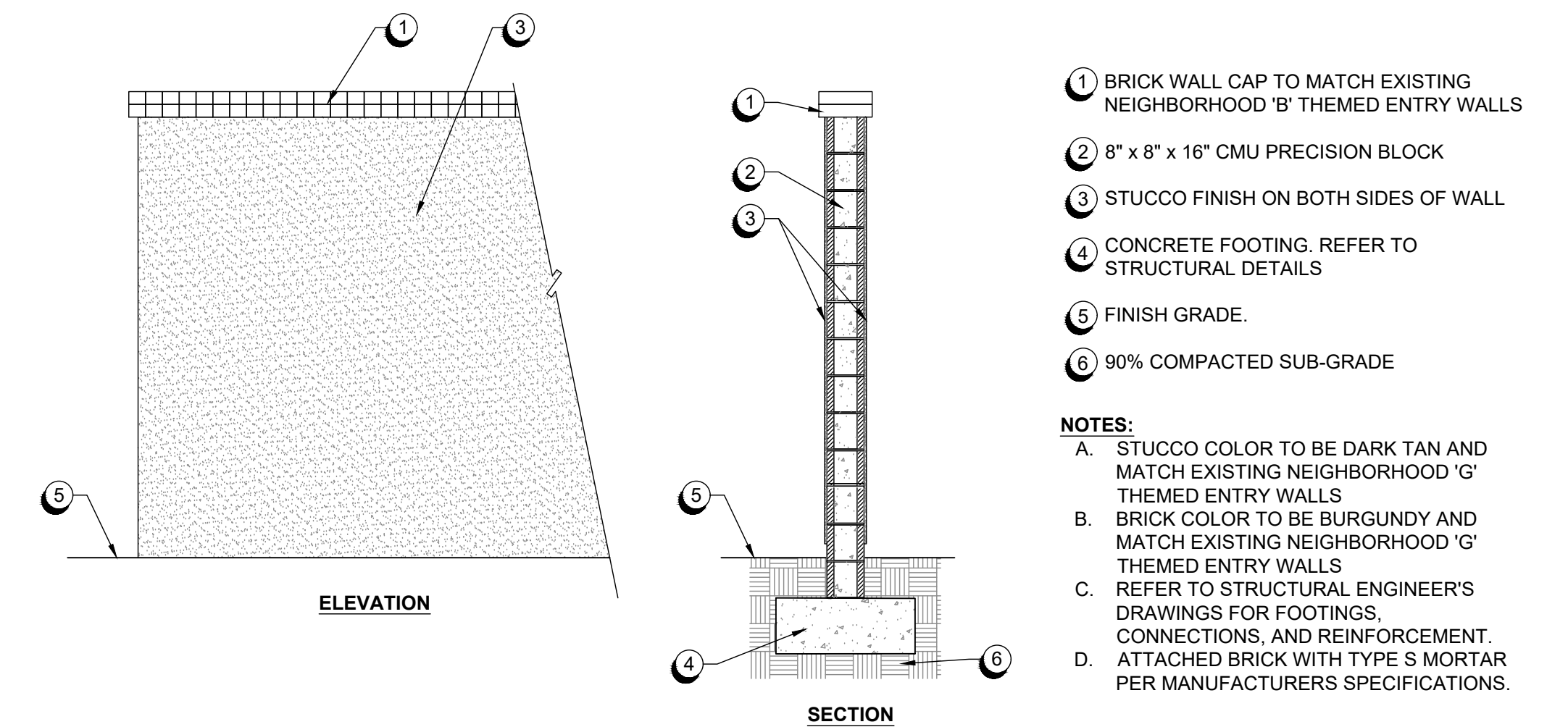
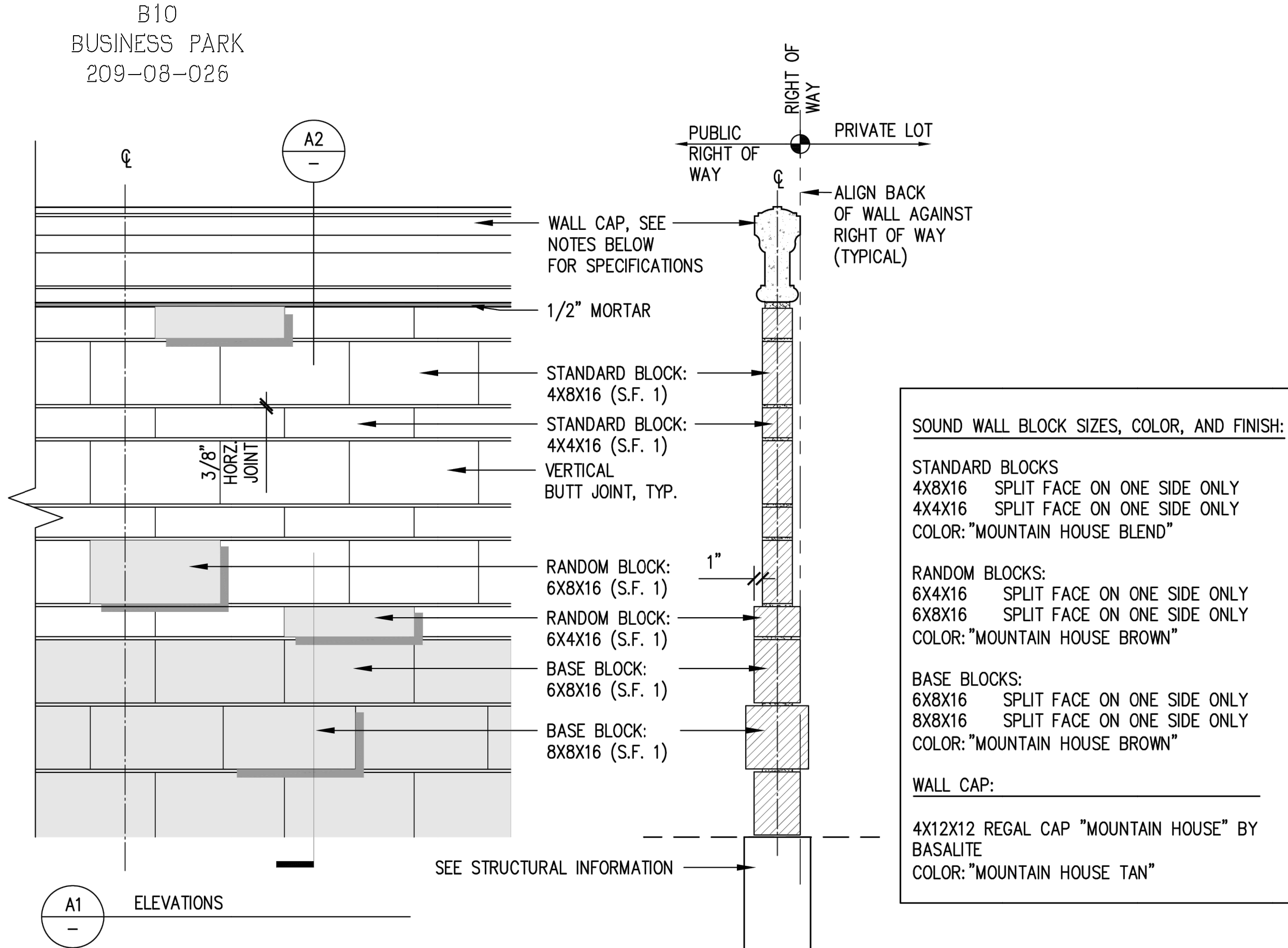
SHEET NO.  
**TM-6**  
 OF 9 SHEETS



VICINITY MAP

- LEGEND**
- PROPOSED COMMUNITY WALL
  - PROPOSED SOUND WALL / THEME WALL

**NOTE:**  
 ALL HOUSES ALONG CENTRAL PARKWAY MUST FRONT OR APPEAR TO FRONT  
 ARCHITECTURE/FENCES/WALKWAYS SHOWN ARE FOR REFERENCE ONLY AND SUBJECT TO CHANGE

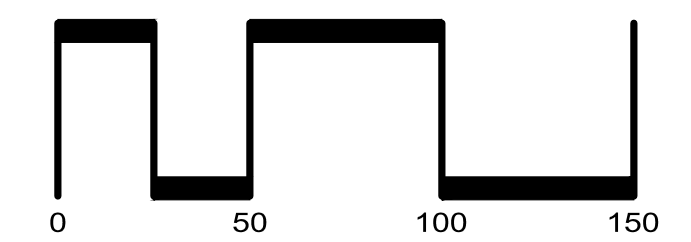
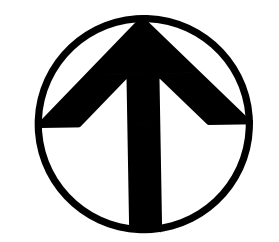


SOUND WALL / THEME WALL DETAIL  
 NOT TO SCALE

**PRELIMINARY WALL PLAN**  
**TRACT 3557**  
**NEIGHBORHOOD 'B'**

CITY OF MOUNTAIN HOUSE SAN JOAQUIN COUNTY CALIFORNIA  
 SCALE: 1" = 50' DATE: AUGUST 29, 2024

**NOTE:**  
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**cbg**  
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1/25/2024 05:11:01 PM

B11  
TRACT 3618  
209-06-065

B8  
TRACT 3481  
209-06-065

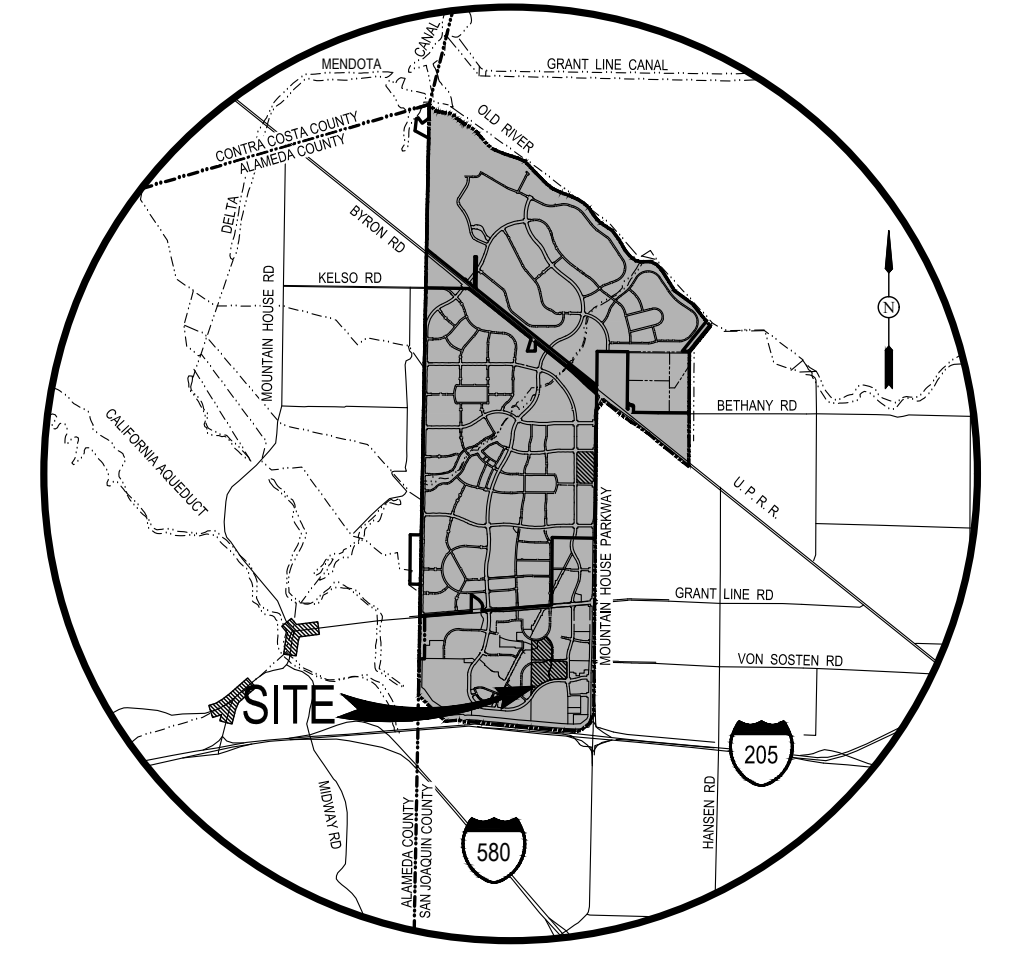
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209-08-033

209-06-064

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262-54-002  
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262-54-006  
262-54-007  
262-54-008  
262-54-009  
262-54-010  
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262-54-012

262-54-060

B10  
BUSINESS PARK  
209-08-026



VICINITY MAP

LEGEND

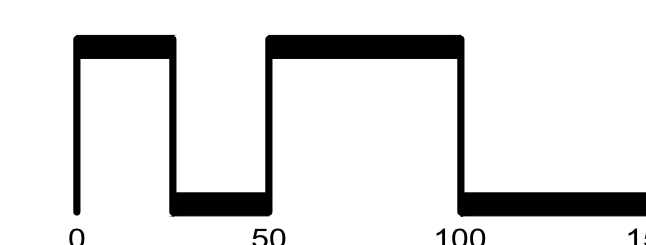
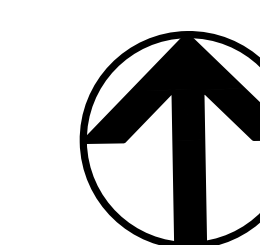


DESIGNATED LOT WITH SECOND UNIT  
10% OF TOTAL NUMBER OF LOTS  
(30 TOTAL - PER SPIII SECTION 3.3.6)

# PRELIMINARY SECOND UNIT DWELLING PLAN TRACT 3557 NEIGHBORHOOD 'B'

CITY OF MOUNTAIN HOUSE SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 50' DATE: AUGUST 29, 2024

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SHEET NO.  
**TM-8**  
OF 9 SHEETS

1/173-187AC/05/17/18/19/20



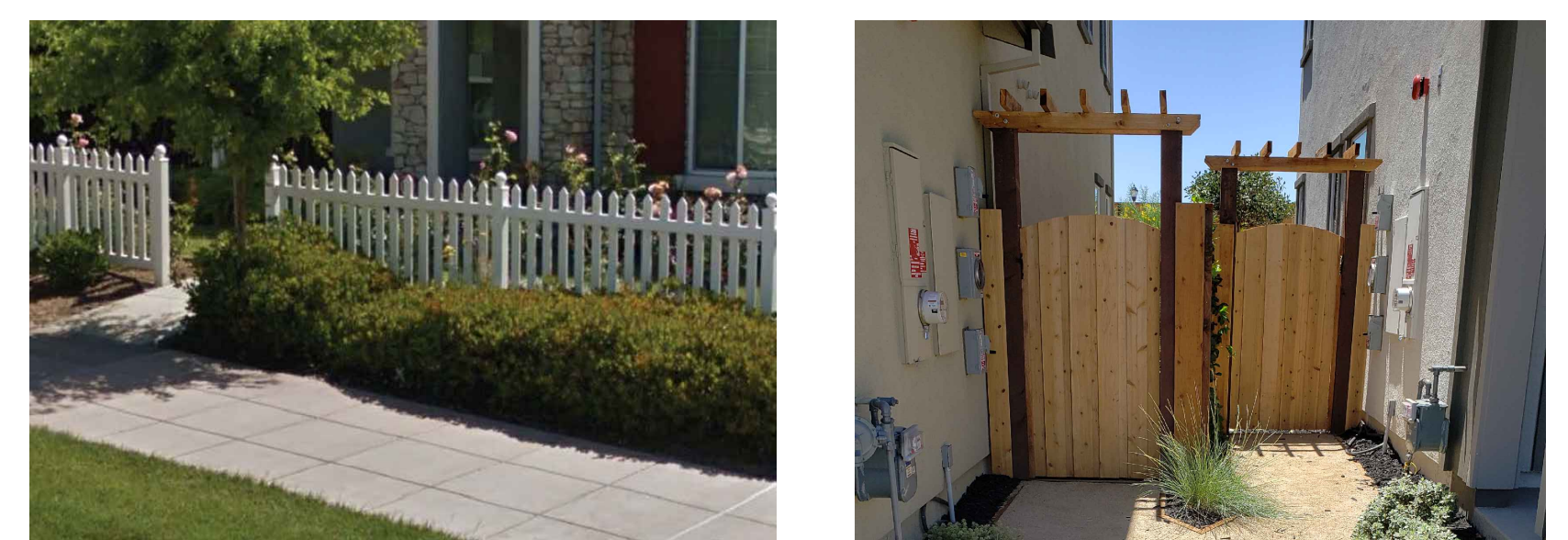


**SCHEMATIC STREET TREE PALETTE**

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE
<b>COLLECTOR STREET TREE (6' PARKWAY PLANTER)</b>			
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	24" BOX
<b>ROUND-A-BOUT TREE</b>			
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	48" BOX
<b>NEIGHBORHOOD ACCENT TREE</b>			
	PRUNUS SUBHIRTELLA 'YAE-SHIDARE HIGAN'	DOUBLE WEeping CHERRY	24" BOX
<b>CUL-DE-SAC AND KNUCKLE TREE</b>			
	TILIA CORDATA 'OLYMPIC'	LITTLE LEAF LINDEN	24" BOX
<b>LOCAL STREET TREES (6' PARKWAY PLANTER)</b>			
	NORTHSOUTH LOCAL STREET ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	24" BOX
	EASTWEST LOCAL STREET ZELKOVA SERRATA	SAWLEAF ZELKOVA	24" BOX

NOTE: ALL STREET TREE SPACING WILL FOLLOW THESE GUIDELINES & SHALL BE PLACED:  
 1. 30' O.C. TYPICAL FOR COLLECTOR STREET AND 25' O.C. TYPICAL FOR LOCAL STREET TREES (SPACING MAY VARY BASED ON UTILITY & DRIVEWAY PLACEMENT)  
 2. A MINIMUM OF 18' FROM BEGINNING OR END OF PARKWAY STRIPS, AND 5' FROM EDGE OF DRIVEWAY  
 3. A MINIMUM OF 5' FROM UTILITIES  
 4. CENTERED IN PARKWAY BETWEEN BACK OF CURB AND EDGE OF SIDEWALK  
 5. THE SECOND ROW OF COLLECTOR STREET TREES SHALL BE LOCATED A MINIMUM OF 3' FROM EDGE OF SIDEWALK AND TRIANGULATED WITH PARKWAY STREET TREE  
 6. ROOT BARRIERS TO BE INSTALLED PER MHCSD STANDARD DETAIL LC-12 AND LC-13.

**SCHEMATIC FENCE & GATE IMAGERY**



**4' VINYL PICKET FENCE & GATE AT LOTS FRONTING CENTRAL PARKWAY**

**WOOD GATE AT INTERNAL SIDEYARDS**



**6' WOOD GOOD NEIGHBOR FENCE AT INTERNAL LOT LINES**

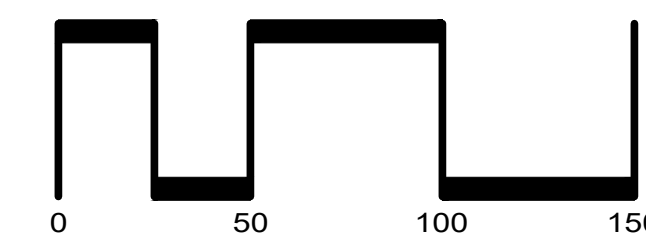
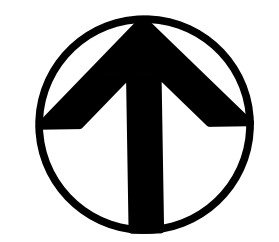


**6' WOOD DOUBLE LATTICE TOP FENCE AT CORNER LOT SIDEYARDS & STREET FACING CUTOFF FENCES**

**SCHEMATIC LANDSCAPE DESIGN  
 OVERALL LANDSCAPE PLAN  
 TRACT 3557  
 NEIGHBORHOOD 'B'**

MOUNTAIN HOUSE SAN JOAQUIN COUNTY CALIFORNIA  
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vanderToolen Associates  
 2520 Venture Oaks Way  
 Suite 170  
 Sacramento, CA 95833  
 tel: 916.244.3000  
 www.vandertoolen.com



SHEET NO.  
**TM-9**  
 OF 9 SHEETS