

VICINITY MAP  
NOT TO SCALE

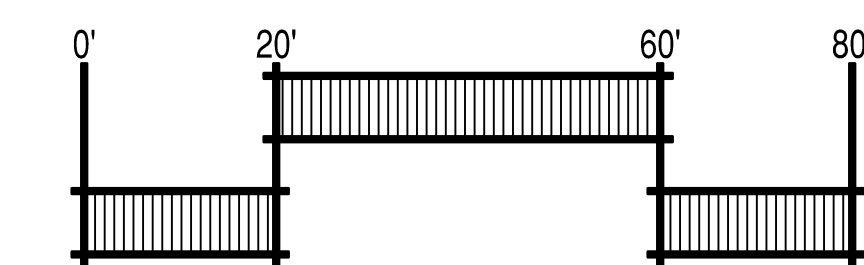
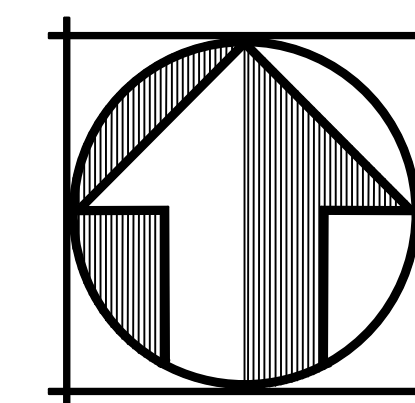
SITE SUMMARY	
ZONING:	C-N
APN:	25403004
AREA:	1.56±
SETBACKS:	ARTERIAL STREET - 0' COLLECTOR & LOCAL STREET - 0' SIDE - N/A REAR - N/A
BUILDING SEPARATION:	20'
MAXIMUM HEIGHT:	2 STORIES
MAXIMUM BUILDING COVERAGE:	60%
BUILDING COVERAGE PROVIDED:	30%

PARKING SUMMARY	
SPORT CENTER (REQ) <sup>1</sup>	42.7 SPACES
RETAIL (REQ) <sup>2</sup>	32.1 SPACES
TOTAL (REQ)	74.8 SPACES
STANDARD:	61 SPACES
STANDARD ADA:	3 SPACES
CARPPOOL/CLEAN AIR:	8 SPACES
EVCS:	2 SPACE
EVCS ADA:	1 SPACE
EV CAPABLE (FUT):	10 SPACES
TOTAL:	75 SPACES

- NOTES:
- SPORT CENTER PARKING PER SAN JOAQUIN COUNTY DEVELOPMENT TITLE TABLE 9-1015.3  
\*8,536 SF (5 SPACES PER 1,000 SF) = 42.7 SPACES
  - RETAIL PARKING PER MOUNTAIN HOUSE DEVELOPMENT TITLE TABLE 9-1015.3M  
\*10,698 SF RETAIL SPACE (3 SPACES PER 1,000 SF) = 32.1 SPACES

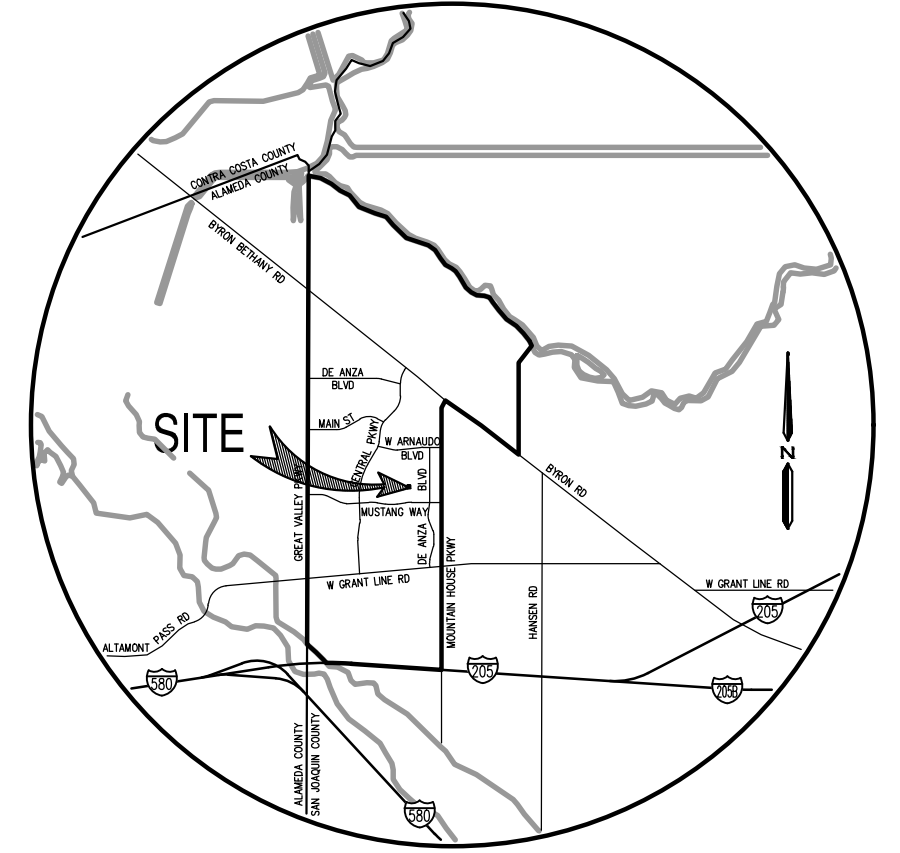
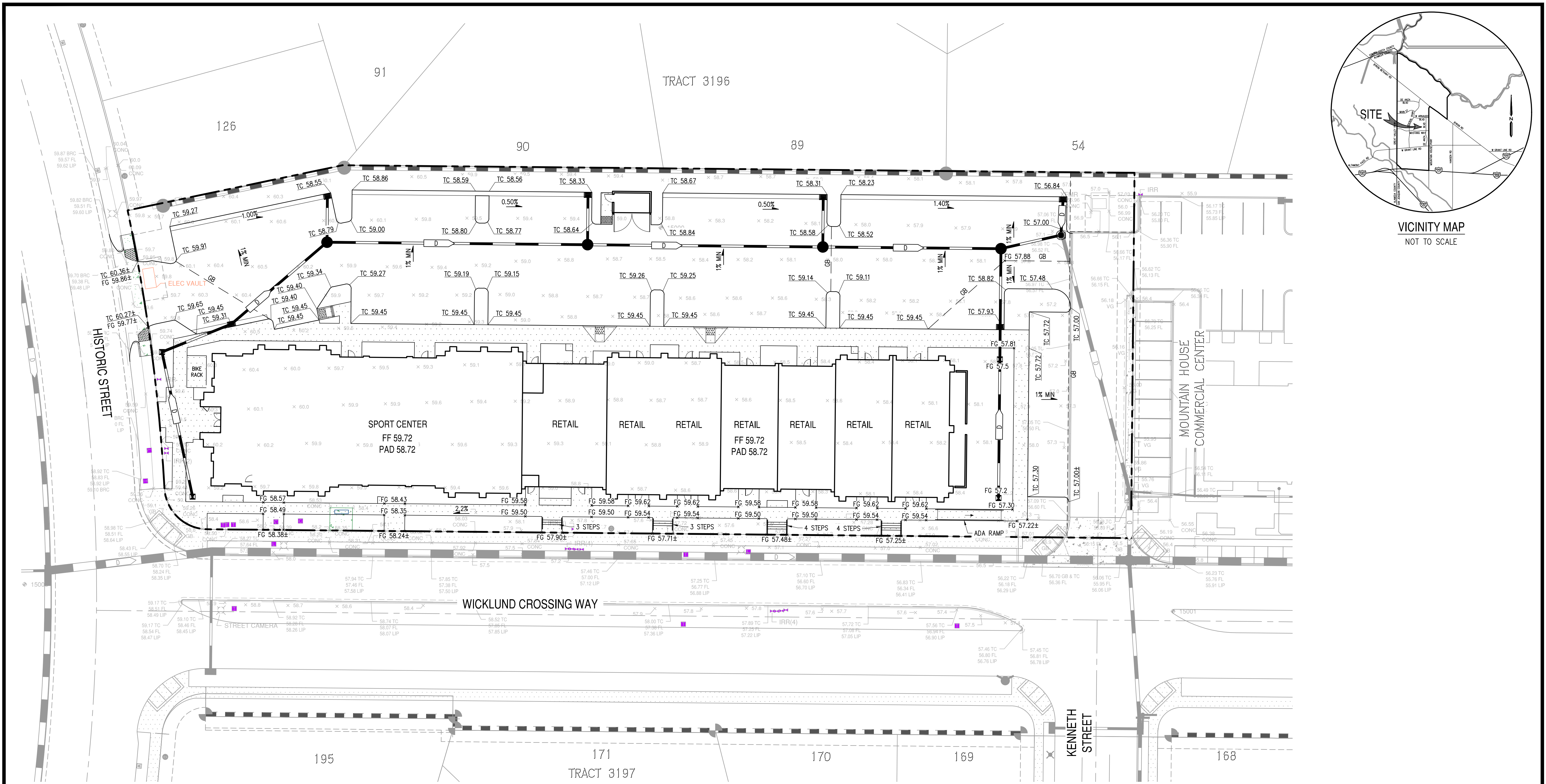
# PRELIMINARY SET - SITE LAYOUT

EDEN GARDEN  
541 WICKLUND CROSSING WAY  
MOUNTAIN HOUSE, CALIFORNIA



SCALE: 1" = 20'  
DATE: SEPTEMBER 10, 2024

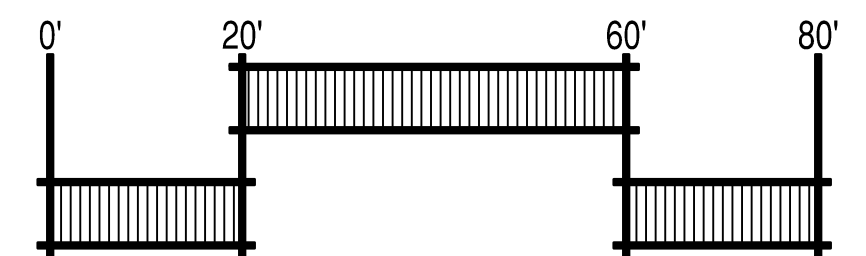
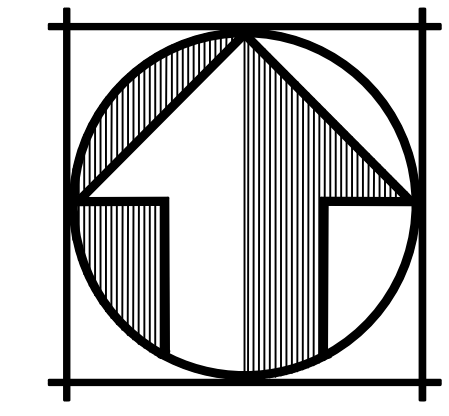
**O'DELL**  
ENGINEERING  
a Westwood company  
6200 Stoneridge Mall Road, Suite 330  
Pleasanton, CA 94588  
Ph 925.223.8340 odellengineering.com



VICINITY MAP  
NOT TO SCALE

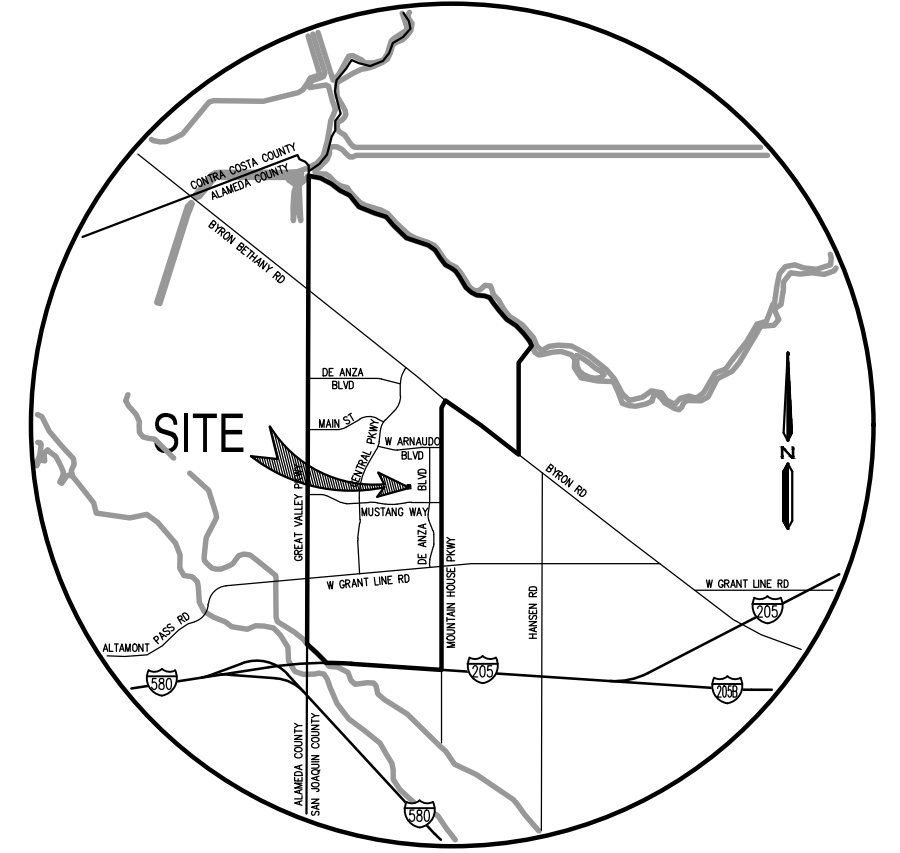
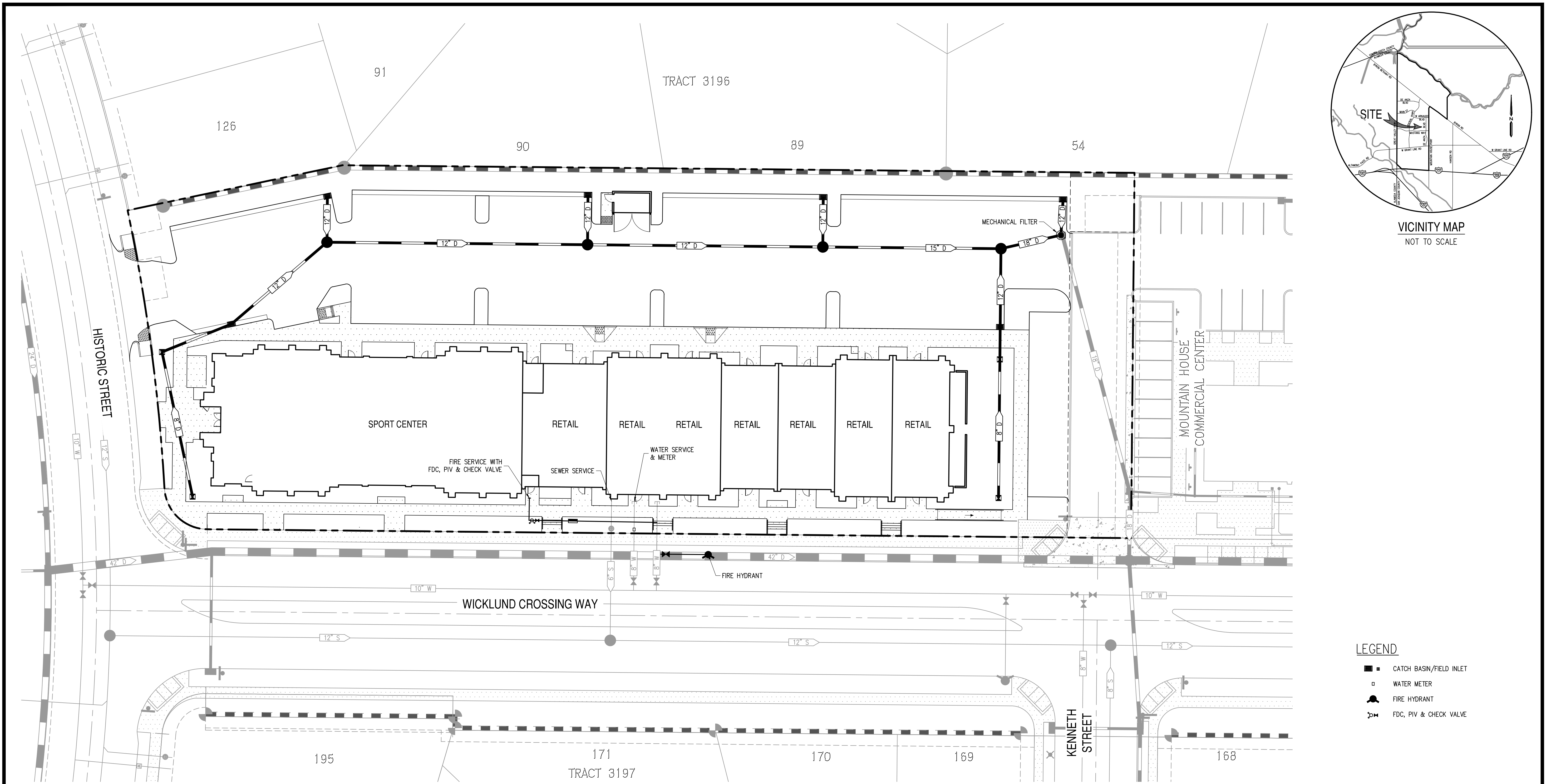
# PRELIMINARY SET - GRADING PLAN

EDEN GARDEN  
541 WICKLUND CROSSING WAY  
MOUNTAIN HOUSE, CALIFORNIA



SCALE: 1" = 20'  
DATE: SEPTEMBER 10, 2024

**O'DELL**  
ENGINEERING  
a Westwood company  
6200 Stoneridge Mall Road, Suite 330  
Pleasanton, CA 94588  
Ph 925.223.8340 odellengineering.com

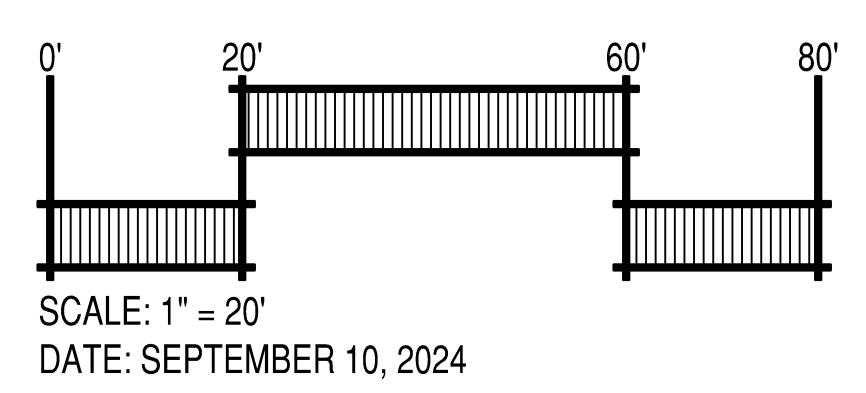
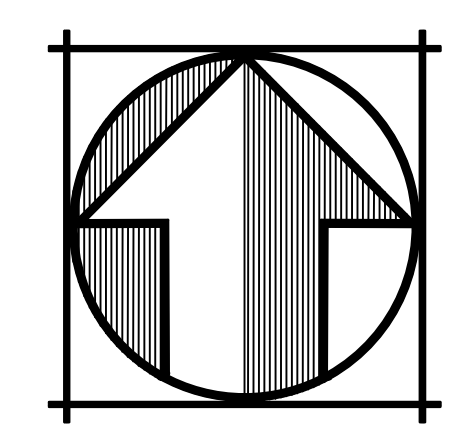


VICINITY MAP  
NOT TO SCALE

- LEGEND**
- CATCH BASIN/FIELD INLET
  - WATER METER
  - FIRE HYDRANT
  - ⊗ FDC, PIV & CHECK VALVE

# PRELIMINARY SET - UTILITY PLAN

EDEN GARDEN  
541 WICKLUND CROSSING WAY  
MOUNTAIN HOUSE, CALIFORNIA



**ODELL**  
ENGINEERING  
a Westwood company  
6200 Stoneridge Mall Road, Suite 330  
Pleasanton, CA 94588  
Ph 925.223.8340 odellengineering.com