

## TREE REMOVAL

TREE TAG NO.	SPECIES	TRUNK CIRCUMFERENCE (IN)	PROTECTED TREE?	PROPOSED ACTION
1	SILK TREE	19	NO	REMOVE
2	SILK TREE	31,28,16	NO	REMOVE
3	COAST REDWOOD	57	YES	PRESERVE
4	COAST LIVE OAK	35,35,28,25	YES	REMOVE
5	CALIFORNIA BLACK WALNUT	31,25,22,19,19	NO	REMOVE
6	CALIFORNIA BLACK WALNUT	31,31,22	NO	REMOVE
7	COAST LIVE OAK	44,38	YES	PRESERVE
8	COAST LIVE OAK	38,31,28	YES	REMOVE
9	CALIFORNIA BLACK WALNUT	35,28,28,19	NO	REMOVE
10	CALIFORNIA BLACK WALNUT	19	NO	REMOVE
11	COAST LIVE OAK	113	YES	PRESERVE
12	BRAZILIAN PEPPER	19,16,16,13,9,9,9	NO	REMOVE
13	BRAZILIAN PEPPER	19,19,13,13	NO	REMOVE
14	COAST LIVE OAK	22	YES	REMOVE
15	CALIFORNIA BLACK WALNUT	35,35,28	NO	REMOVE
16	EVERGREEN PEAR	22	NO	PRESERVE
17	EVERGREEN PEAR	25	NO	PRESERVE
18	EVERGREEN PEAR	22	NO	PRESERVE
19	COAST LIVE OAK	16	NO	REMOVE
20	CALIFORNIA BLACK WALNUT	38,25,25,22,19	YES	REMOVE
21	CALIFORNIA BLACK WALNUT	50,44,31	YES	REMOVE

## SHEET INDEX

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TM06	PRELIMINARY FIRE ACCESS PLAN
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TM09	PRELIMINARY STORMWATER QUALITY CONTROL PLAN

## ABBREVIATIONS

(ACC)	ACCESSIBLE UNIT	PL	PROPERTY LINE
CB	CATCH BASIN	PSE	PUBLIC SERVICE EASEMENT
DI	DRAIN INLET	R/W	RIGHT-OF-WAY
DMA	DRAINAGE MANAGEMENT AREA	RW	RETAINING WALL
		SCM	STORMWATER CONTROL MEASURE
ESMT	EASEMENT	SD	STORM DRAIN
(E)	EXISTING	SDMH	STORM DRAIN MANHOLE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SS	SANITARY SEWER
FDC	FIRE DEPARTMENT CONNECTION	SSE	SANITARY SEWER EASEMENT
FF	FINISHED FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISHED GRADE	S/W	SIDEWALK
FL	FLOWLINE	TC	TOP OF CURB ELEVATION
HP	HIGH POINT	TBC	TOP OF BEVELED CURB
INV	INVERT ELEVATION	TFC	TOP OF FLUSH CURB
LP	LOW POINT	W	WATER
P	PAVEMENT		

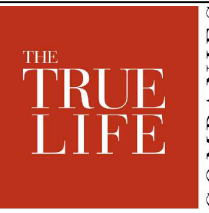
## LEGEND

CONTOUR-MAJOR	---
CONTOUR-MINOR	- - - - -
EDGE OF PAVEMENT	=====
IMPROVED DIRT ROAD	=====
JEEP/4x4 TRAIL	=====
TOP CURB	=====
GUTTER	=====
EDGE OF CONCRETE	=====
FRONT OF WALK	=====
BACK OF WALK	=====
GUARD RAIL	=====
FENCE	-X-
FOUNDATION/BLDG WALL	=====
RETAINING WALL	=====
HEAD WALL	=====
OVERHEAD POWER LINE	-E(OH)-
RAILROAD	=====
FLOWLINE	=====

EDGE OF WATER	=====
BRUSHLINE (GROUND OBSCURED)	=====
TREELINE (GROUND OBSCURED)	=====
BRUSH	=====
DECIDUOUS TREE	=====
CONIFEROUS TREE	=====
PHOTO CONTROL (XYZ)	=====
CELL/RADIO/SATELLITE TOWER	=====
MONITORING STATION	=====
UTILITY POLE	=====
GUY ANCHOR	=====
LIGHT POLE	=====
BOLLARD/FENCE POST	=====
SIGN	=====
FIRE HYDRANT	=====
WATER SPIGOT	=====
MANHOLE	=====
VALVE COVER	=====

WELL	=====
TRAFFIC SIGNAL	=====
R.R./CROSSWALK SIGNAL	=====
MISC. UTILITY/OBJECT	=====
METER	=====
MARSH	=====
VAULT/BOX	=====
OUTFLOW/CULVERT	=====
DROP INLET	=====
DRAIN RISER	=====
BUILDING	=====
DECK	=====
COVERED AREA	=====
SHED/TRAILER/OUTBUILDING	=====
TANKS/SILOS	=====
TREE DRIPLINE	=====
EXISTING TREE TO BE REMOVED	X

TTLc Edes Court  
Morgan Hill, CA / APN 767-18-46  
October 5, 2022

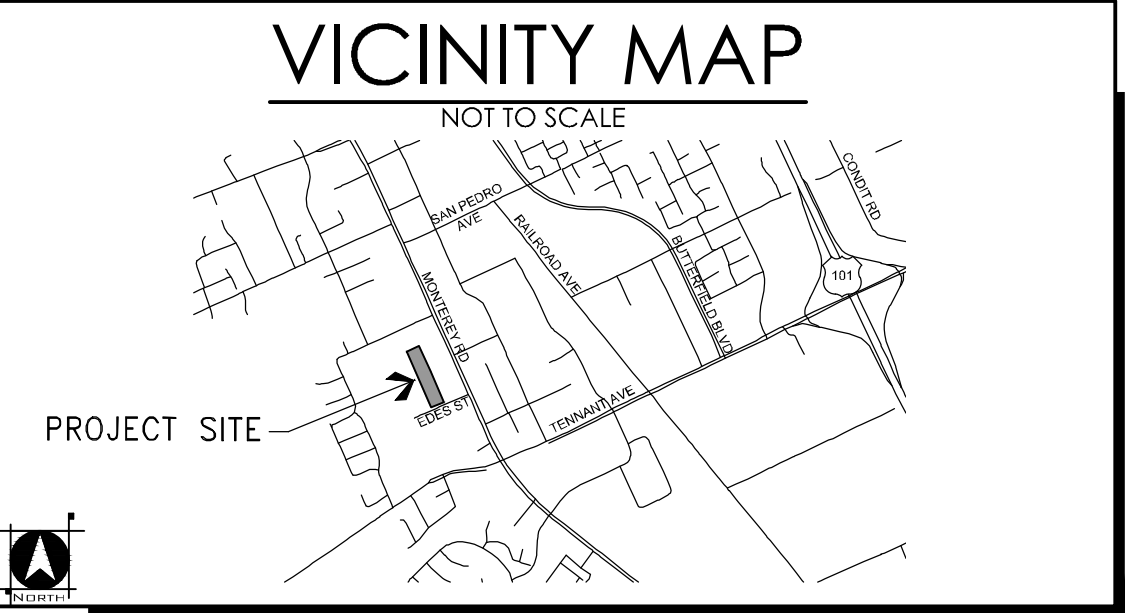
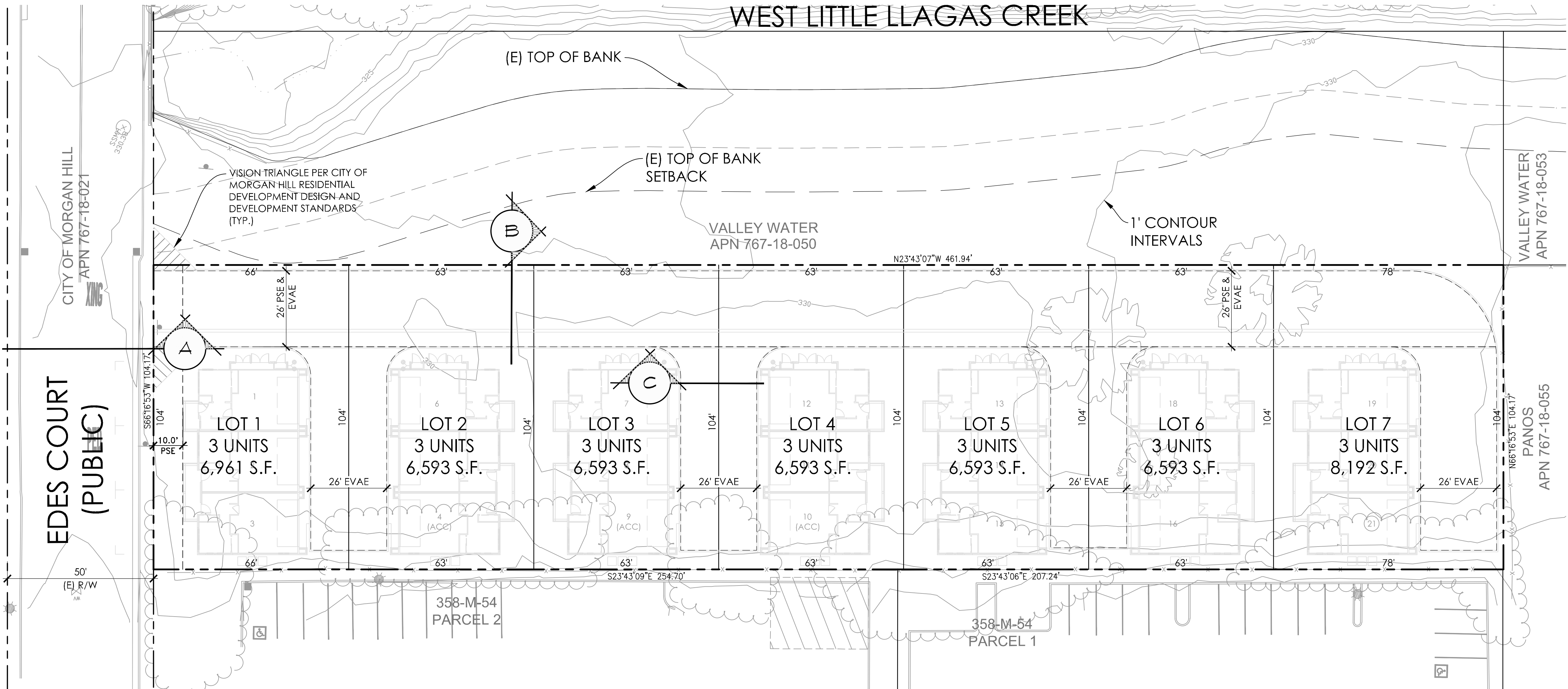


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925.824.4300

EXISTING CONDITIONS, DEMOLITION AND TREE REMOVAL  
TM01

**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
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Pleasanton, CA. 94588 Fax 925.847.1557





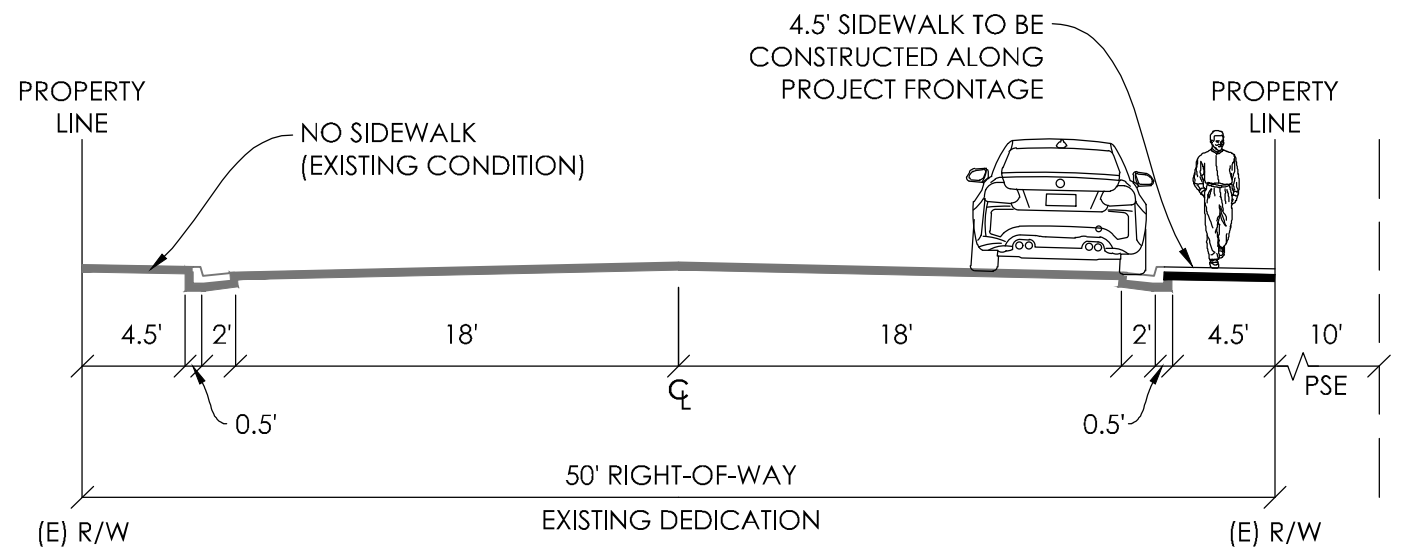
PROJECT NOTES

APPLICANT/OWNER: TTLC MORGAN HILL - EDES, LLC  
PLANNER/ENGINEER: WOOD RODGERS INC.  
ARCHITECT: SDG ARCHITECTS, INC.  
GEOTECHNICAL: CORNERSTONE EARTH GROUP

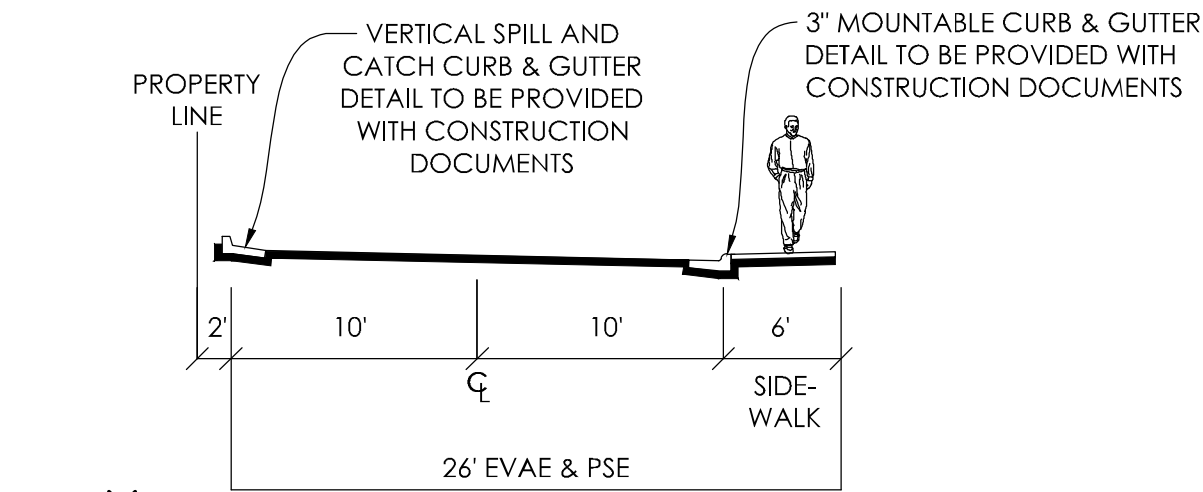
AREA: 1.1± ACRES GROSS  
DENSITY: 19.1 DU/ACRE  
NUMBER OF UNITS: 21 DWELLING UNITS (DU)  
EXISTING ZONING: MIXED USE FLEX (MU-F)  
EXISTING GENERAL PLAN: MIXED USE FLEX (MU-F)  
EXISTING LAND USE: VACANT

FLOOD ZONE: ZONE AE - SPECIAL FLOOD HAZARD AREA  
TOPOGRAPHIC SURVEY: THE TOPOGRAPHIC SURVEY SHOWN WAS PREPARED BY WOOD RODGERS INC. IN MARCH 2021.

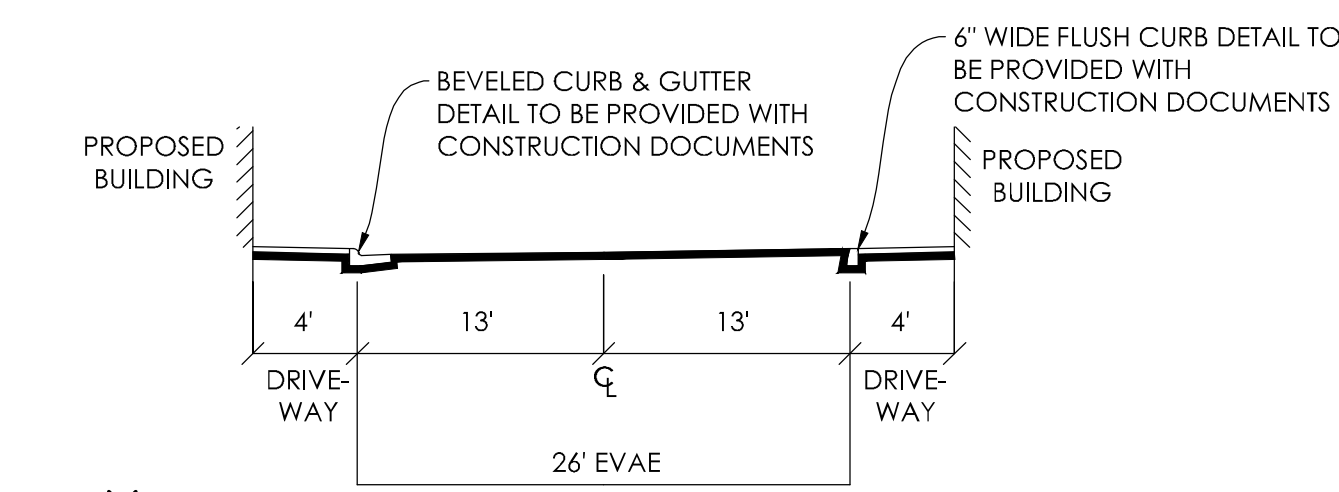
- NOTES: 1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
- 2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- 3. PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP.
- 4. ADDITIONAL EASEMENTS MAY BE NECESSARY ON PRIVATE LOTS, SUCH AS PUBLIC SERVICE EASEMENTS FOR JOINT TRENCH FACILITIES. ADDITIONAL EASEMENTS WILL BE ADDED ON THE FINAL MAP.



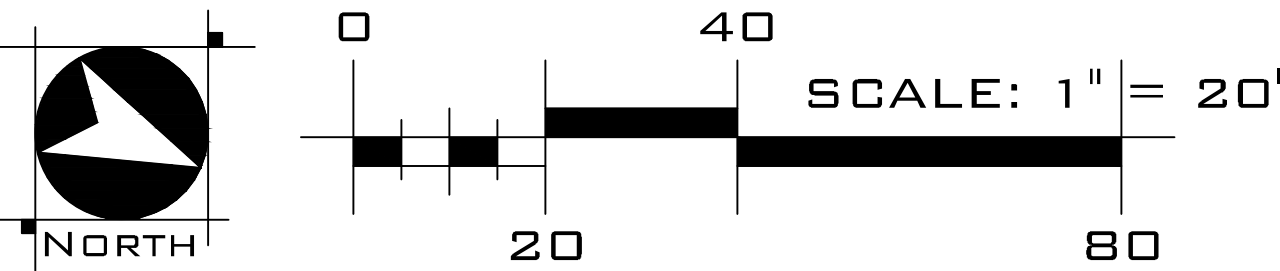
EDES COURT  
50' STREET SECTION  
NOT TO SCALE



PRIVATE DRIVE  
26' STREET SECTION  
NOT TO SCALE



PRIVATE DRIVE  
26' STREET SECTION  
NOT TO SCALE



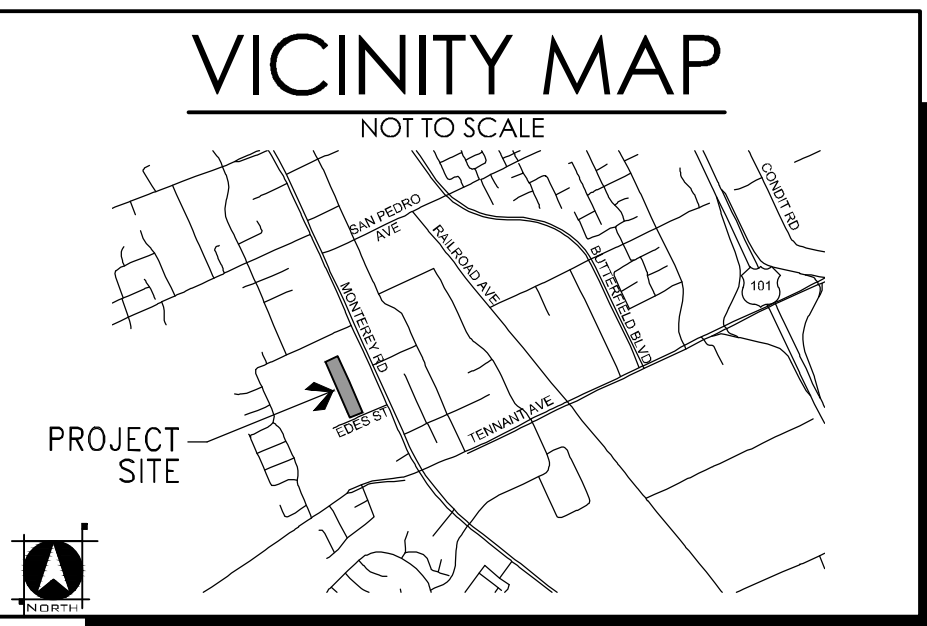
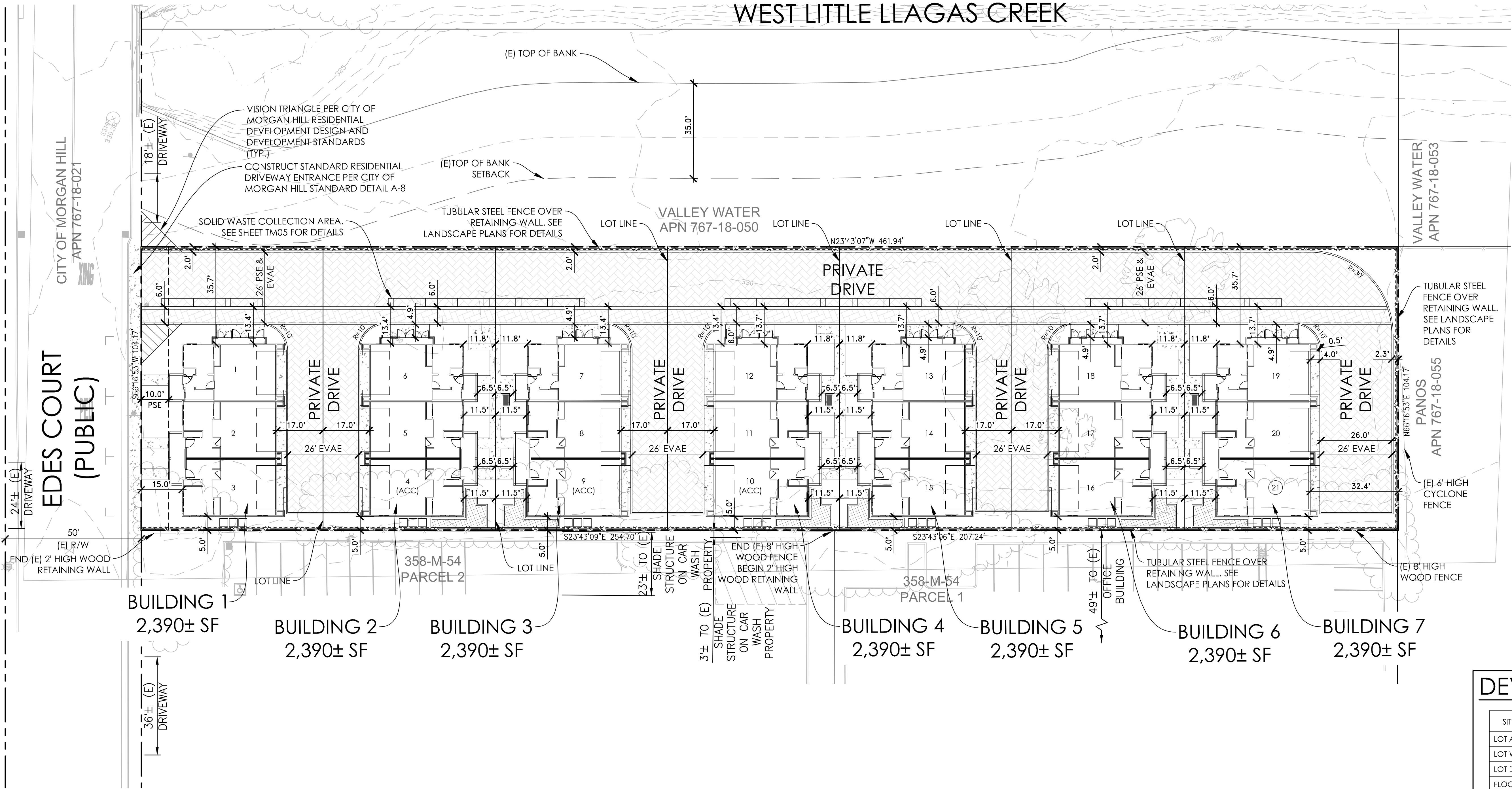
TTLc Edes Court  
Morgan Hill, CA / APN 767-18-46  
June 21, 2023

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TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES  
TM02

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**PROJECT SUMMARY**

ASSESSOR'S PARCEL NO.  
767-18-046

AREA  
1.1± ACRES GROSS

DENSITY  
19.1 D.U./AC.

NUMBER OF LOTS  
7 CONDOMINIUM LOTS

CROSS STREETS  
EDES COURT AND MONTEREY ROAD

RESIDENTIAL UNITS  
21 CONDOMINIUM UNITS, 7 BUILDINGS  
21 UNITS WITH 2-CAR GARAGES

EXISTING/PROPOSED ZONING  
MIXED USE FLEX (MU-F)

EXISTING/PROPOSED GENERAL PLAN USE  
MIXED USE FLEX (MU-F)

**LEGEND**

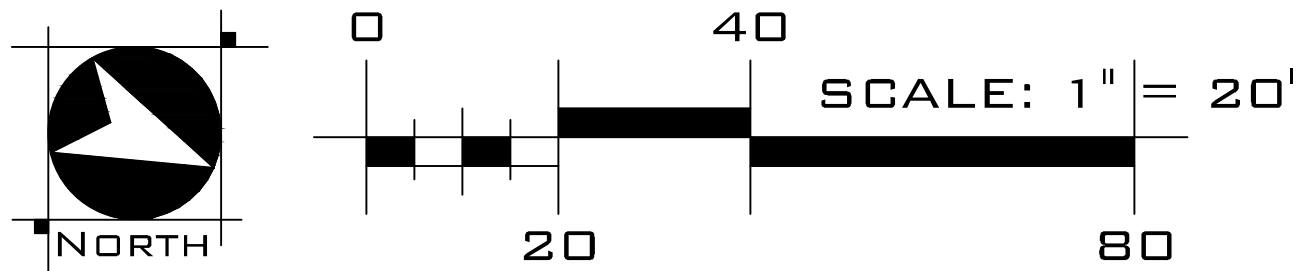
CONCRETE

BIO RETENTION PLANTER

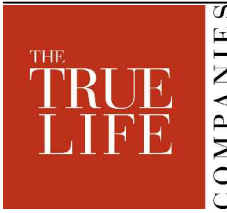
PERVIOUS PAVERS

NOTE: SEE LANDSCAPE ARCHITECTURE PLANS FOR PASEO PROGRAMMING AND SURFACE IMPROVEMENTS

DEVELOPMENT STANDARDS		
SITE REQUIREMENTS	EXISTING	PROPOSED
LOT AREA (MINIMUM)	6,000 SF	6,000 SF
LOT WIDTH (MINIMUM)	60'	60'
LOT DEPTH (MINIMUM)	100'	100'
FLOOR AREA RATIO (MAXIMUM)	0.5	N/A
RESIDENTIAL DENSITY		
MINIMUM	7 DU/ACRE	7 DU/ACRE
MAXIMUM	24 DU/ACRE	24 DU/ACRE
BUILDING COVERAGE (MAXIMUM)	50%	50%
SETBACK STANDARDS	EXISTING RESIDENTIAL	PROPOSED RESIDENTIAL
FRONT (MINIMUM)	15"	10"
FRONT (MAXIMUM)	NONE	NONE
REAR (MINIMUM)	20'	15'
INTERIOR SIDE (MINIMUM)	5'	5'
STREET SIDE (MINIMUM, PUBLIC)	10'	10'
PRIVATE DRIVEWAY	-	0'
CATEGORY 2 STREAM	35'	35'
*RESIDENTIAL PORCHES AND SIMILAR ENTRY FEATURES MAY PROJECT 5' INTO THE FRONT SETBACK		



TTLC Edes Court  
Morgan Hill, CA / APN 767-18-46  
June 21, 2023



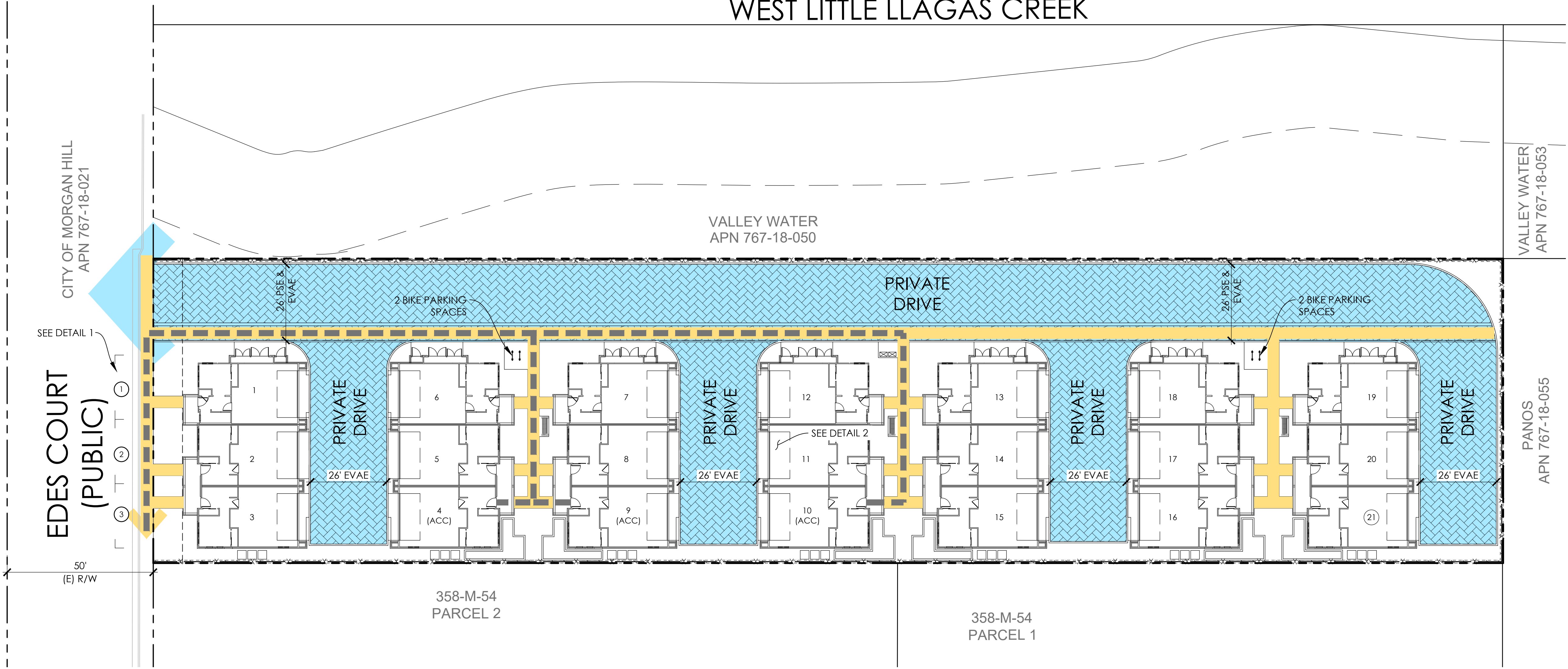
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SITE PLAN  
TM03

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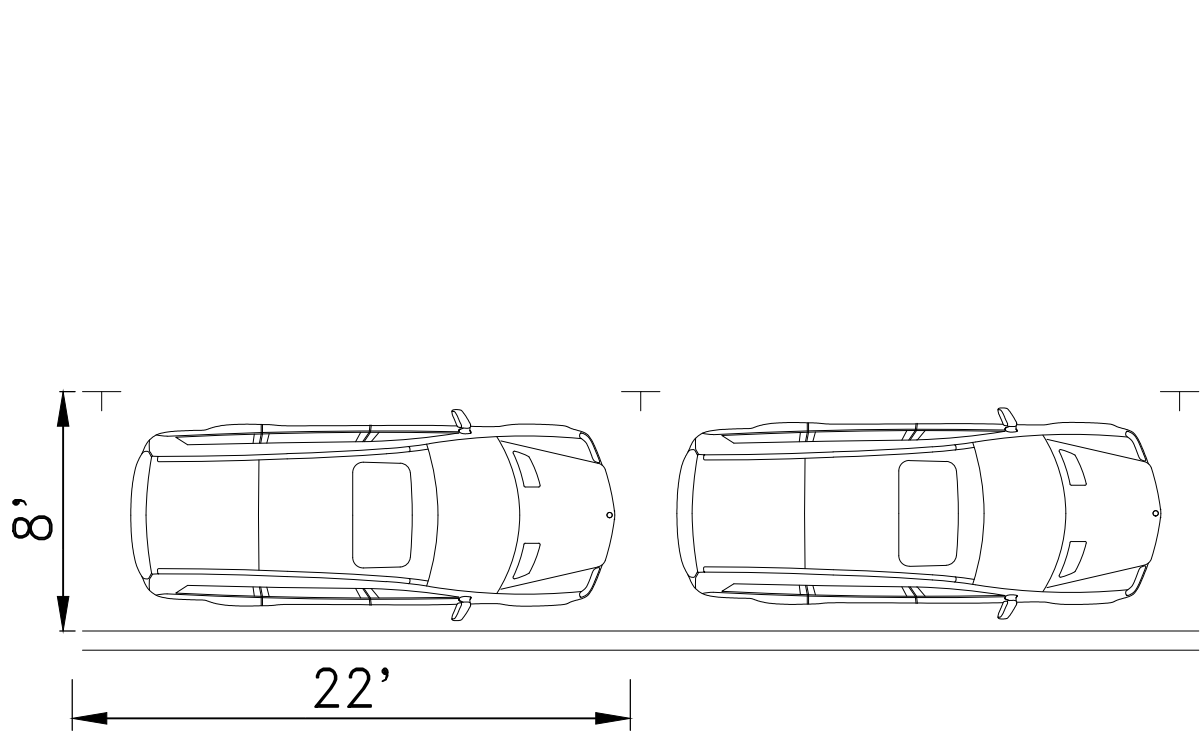


WEST LITTLE LLAGAS CREEK

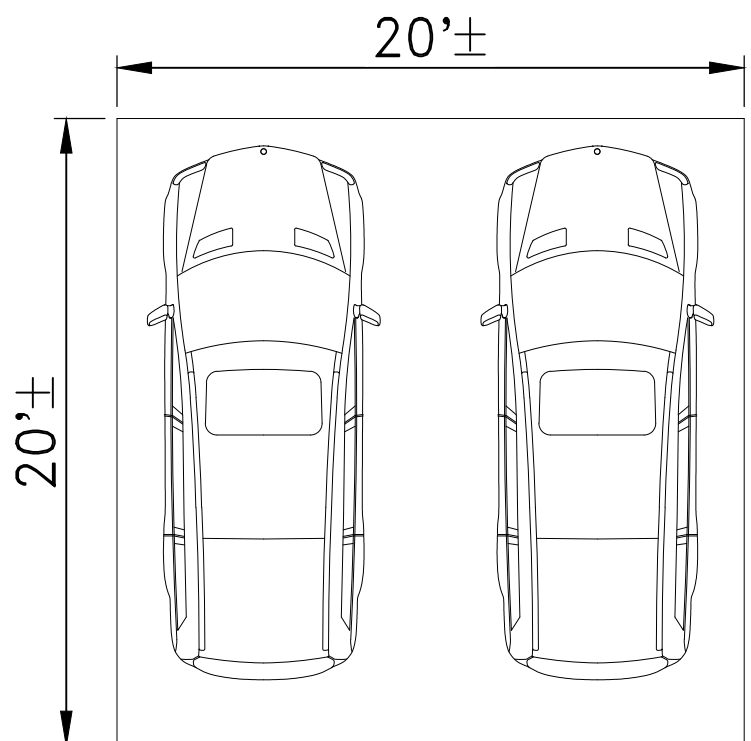


**LEGEND**

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- ACCESSIBLE PATH OF TRAVEL



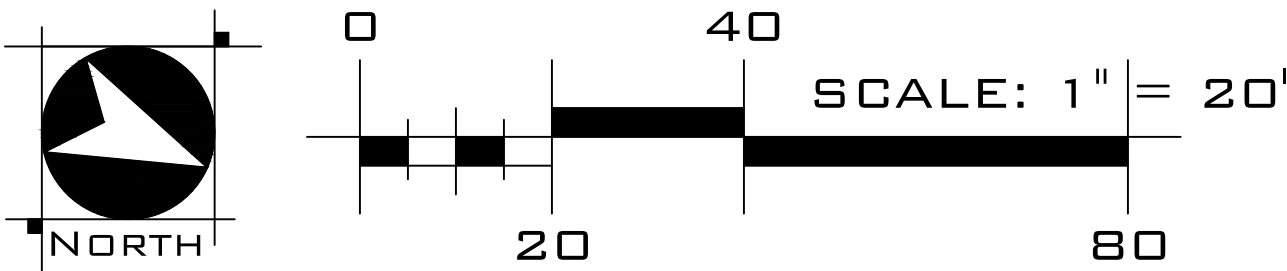
PARKING DETAIL 1  
(EDES COURT)



PARKING DETAIL 2  
(GARAGE SPACES)

PARKING SUMMARY					
DESCRIPTION	UNIT COUNT	REQUIRED PARKING RATIO	PARKING REQUIRED	PROVIDED PARKING RATIO	PARKING PROVIDED
DUPLEXES & DUETS (TRIPLEXES) GARAGE SPACES	21	2.0 COVERED SPACES/ DU	42	2.0 SPACES/DU	42
TOTAL	21	-	42	-	42

NOTES:  
1. PARKING SUMMARY DOES NOT INCLUDE THREE PARALLEL SPACES ALONG EDES COURT FRONTAGE.



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October 5, 2022

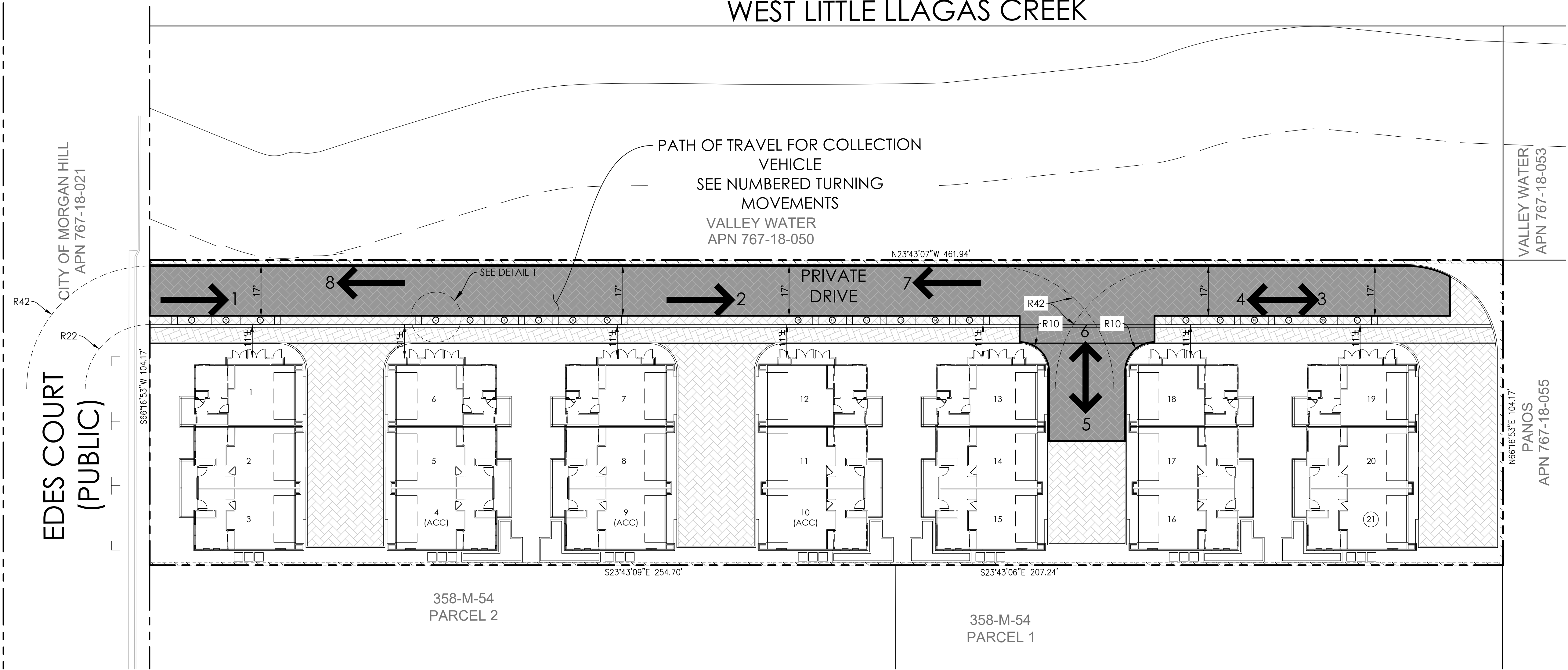
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PRELIMINARY CIRCULATION AND PARKING PLAN  
TM04

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WEST LITTLE LLAGAS CREEK



EDES COURT  
(PUBLIC)

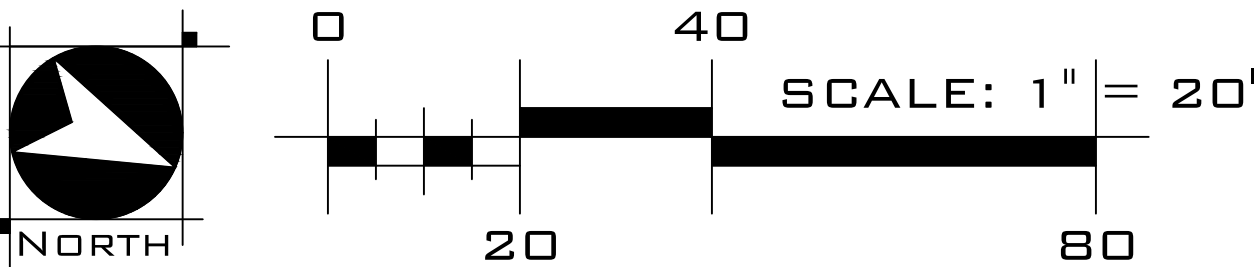
CITY OF MORGAN HILL  
APN 767-18-021

VALLEY WATER  
APN 767-18-053

PANOS  
APN 767-18-055

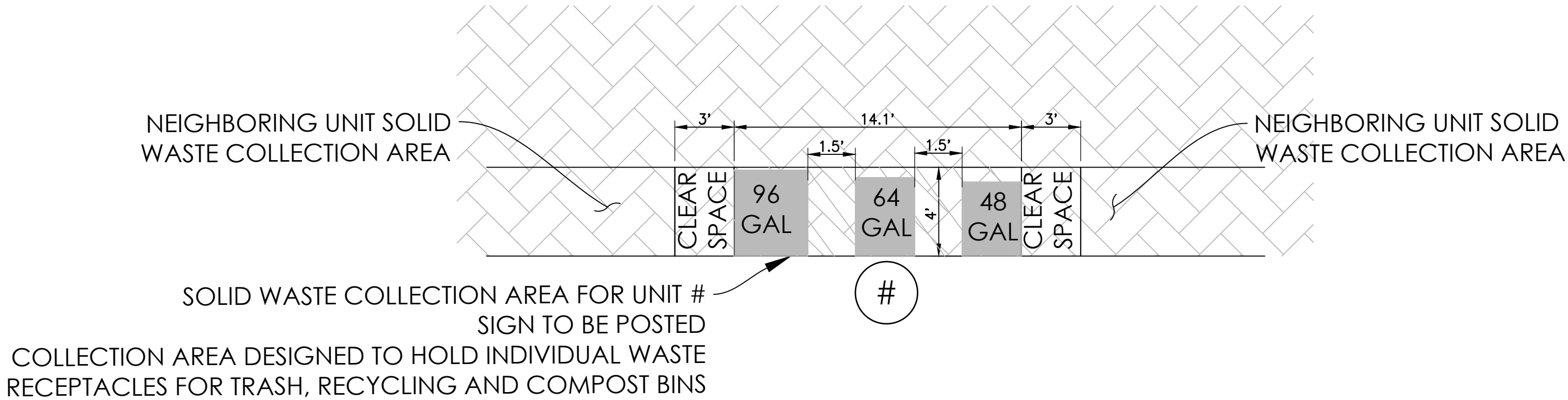
358-M-54  
PARCEL 2

358-M-54  
PARCEL 1



TTLC Edes Court  
Morgan Hill, CA / APN 767-18-46  
October 5, 2022

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DETAIL 1 - SOLID WASTE COLLECTION AREA  
NOT TO SCALE

PRELIMINARY SOLID WASTE ACCESS AND FACILITIES PLAN  
TM05

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# WEST LITTLE LLAGAS CREEK

## BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A MAG NAIL WITH SHINER IN THE CENTER OF EDES CT. APPROXIMATELY 456 FEET SOUTHWEST OF THE WEST LINE OF MONTEREY ROAD.  
MON ID: WR PT#103  
DATUM: NAVD88  
ELEVATION: 332.08'

## ABBREVIATIONS

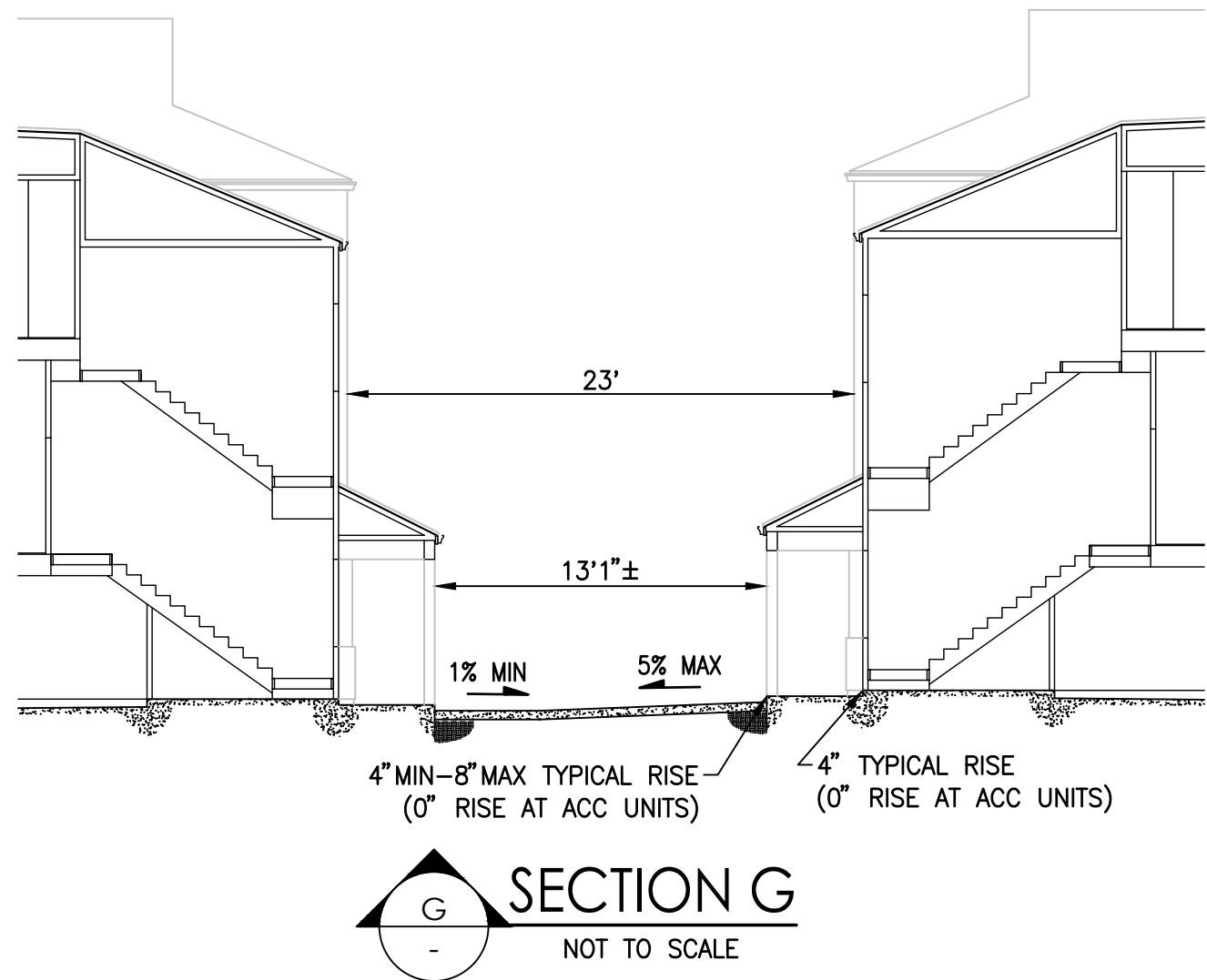
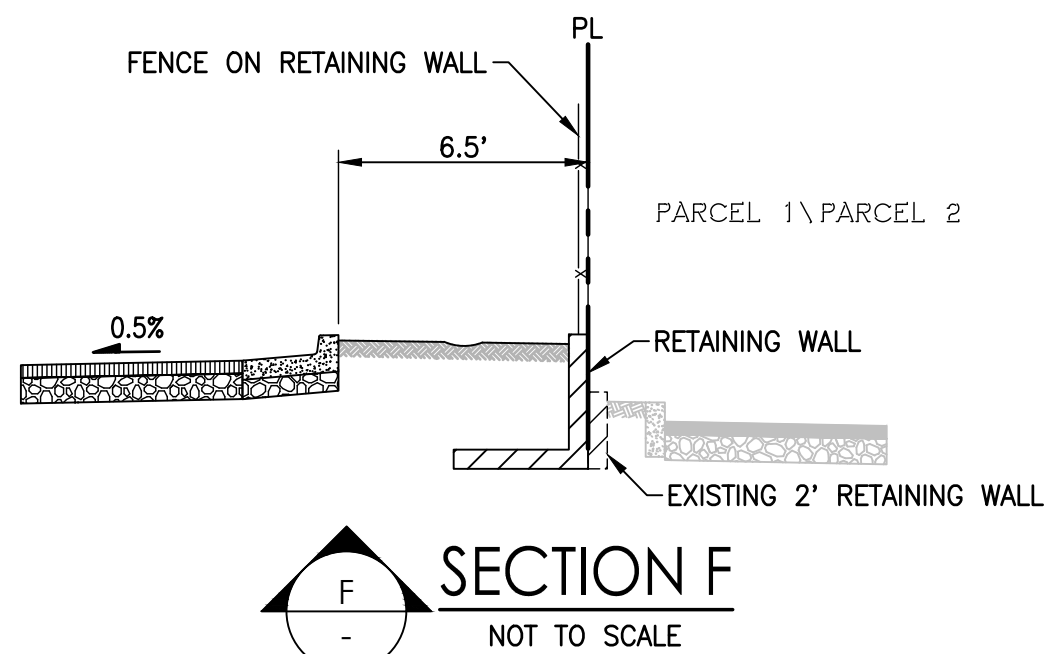
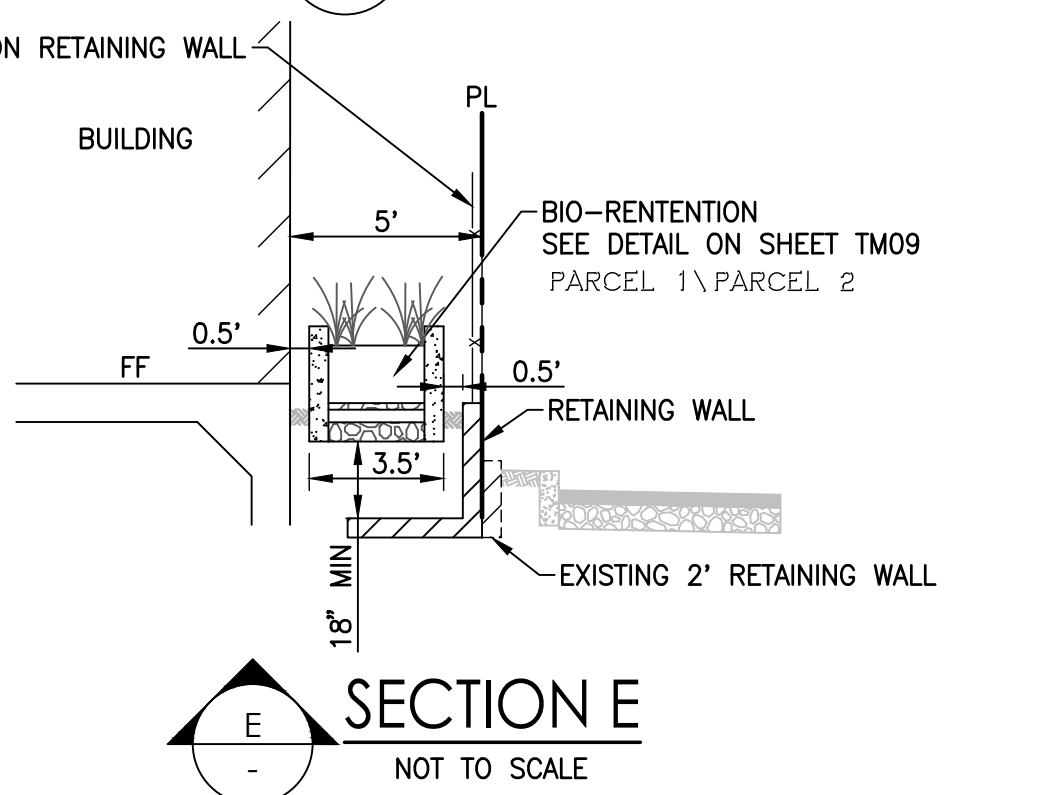
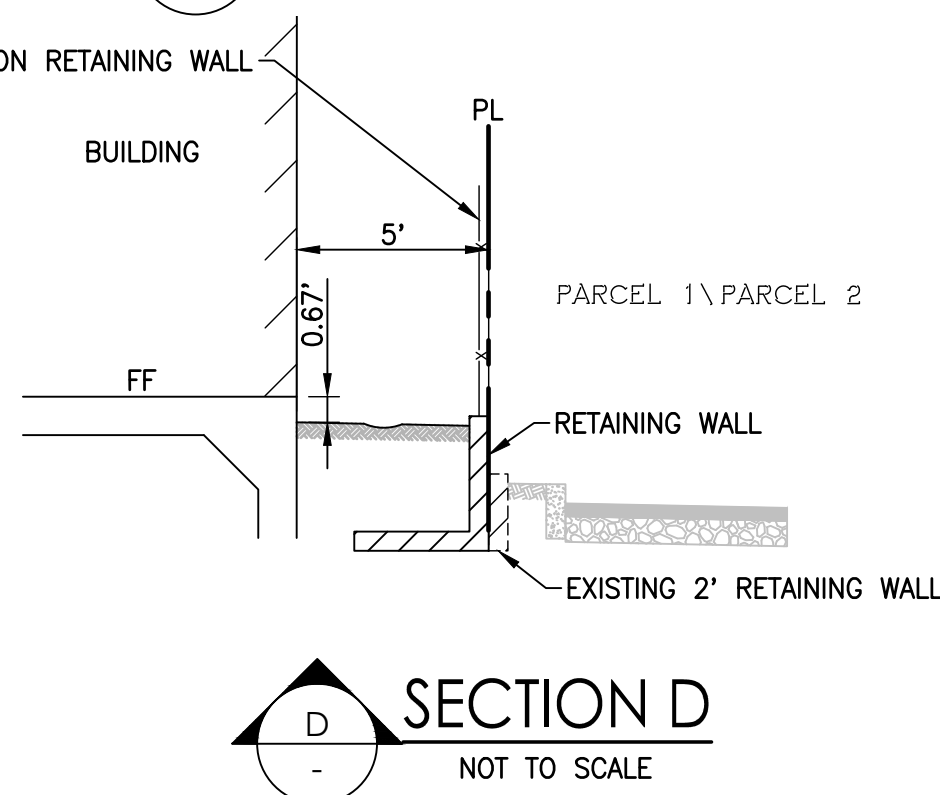
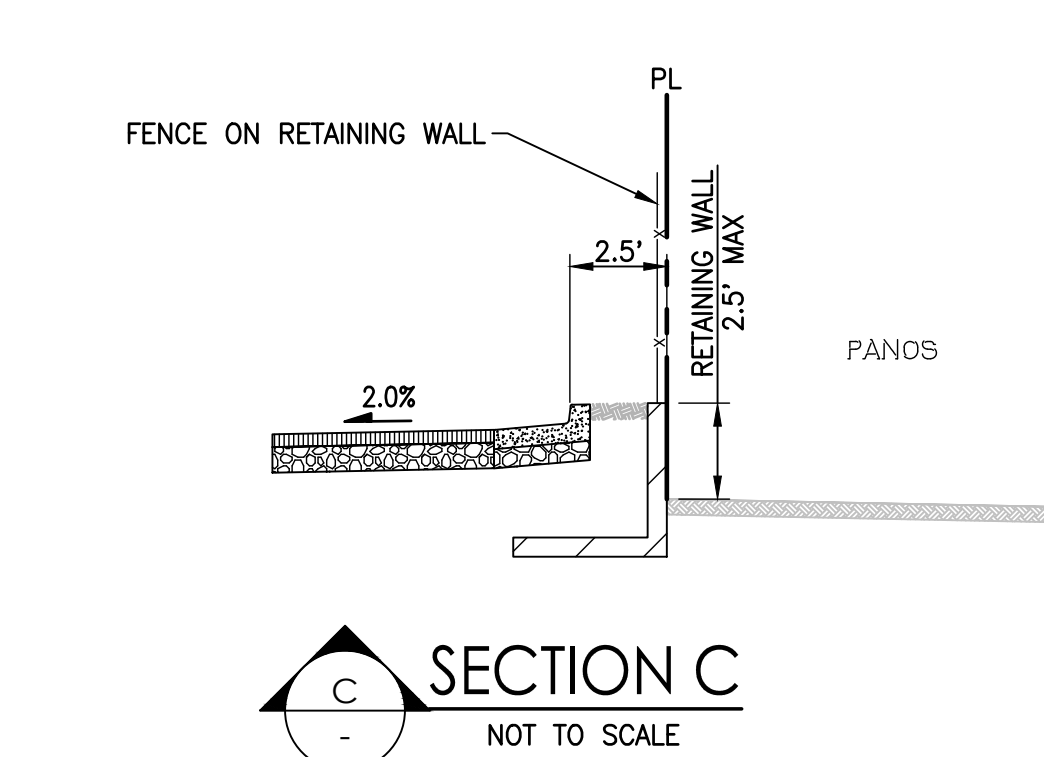
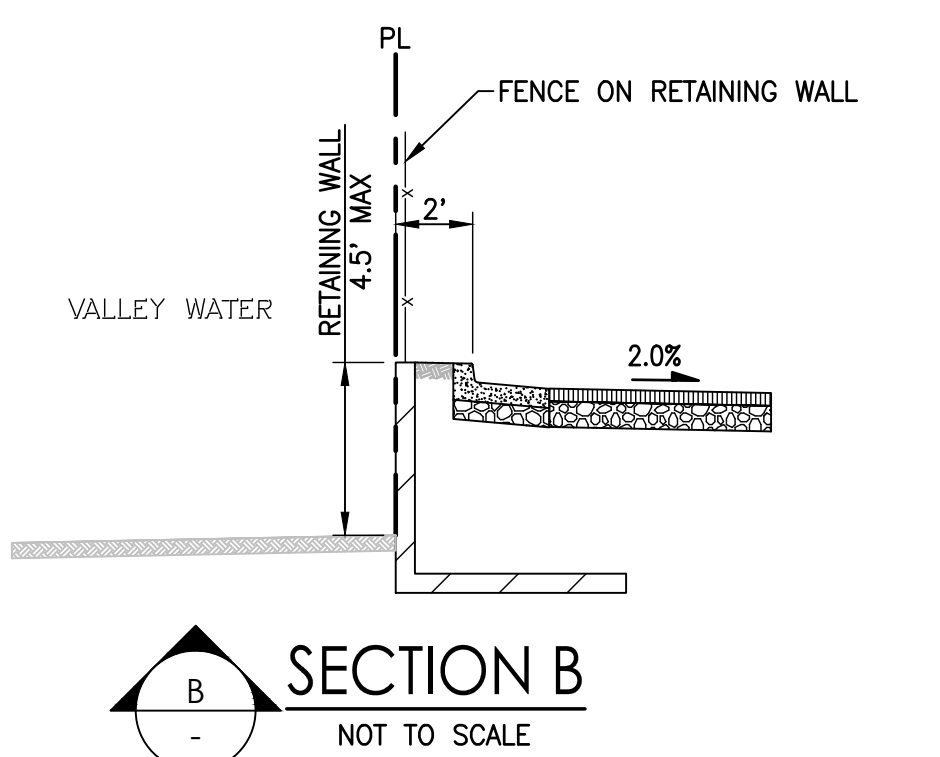
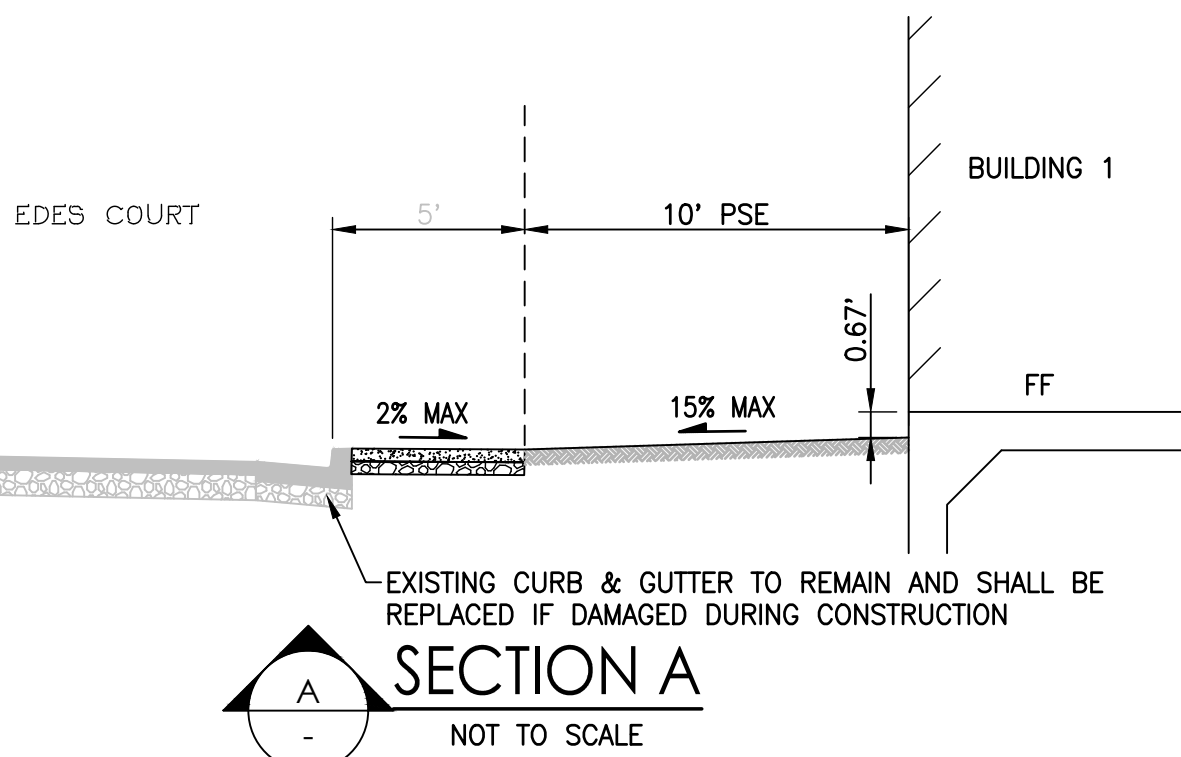
BOT	BOTTOM	PSE	PUBLIC SERVICE EASEMENT
ESMT	EASEMENT	RW	RETAINING WALL
(E)	EXISTING	SD	STORM DRAIN
FF	FINISHED FLOOR ELEVATION	S/W	SIDEWALK
FG	FINISHED GRADE	TC	TOP OF CURB ELEVATION
FL	FLOWLINE ELEVATION	TBC	TOP OF BEVELED CURB
HP	HIGH POINT	TBW	TOP BACK OF WALK
LP	LOW POINT	TFC	TOP OF FLUSH CURB
P	PAVEMENT	TMC	TOP OF MOUNTABLE CURB
PL	PROPERTY LINE		

## FLOOD ZONE

ZONE AE - SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD FLOOD PROOFING IS NOT REQUIRED. ALL BUILDINGS AND APPURTENANT STRUCTURES TO BE RAISED 1' ABOVE THE BASE FLOOD ELEVATION (BFE).  
BFE 332 PER FIRM

## LEGEND

- PROJECT BOUNDARY
- STORM DRAIN PIPE
- PERFORATED SUBDRAIN PIPE
- PERFORATED SUBDRAIN PIPE CLEANOUT
- STORM DRAIN MANHOLE PER CITY OF MORGAN HILL STD. DETAIL SD-1
- CURB INLET PER CITY OF MORGAN HILL STD. DETAIL SD-5
- BIO-RETENTION BASIN OVERFLOW INLET
- OVERLAND RELEASE DIRECTION
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- EXISTING CONTOUR
- DEEPEDED EDGE PER GEOTECH RECOMMENDATION



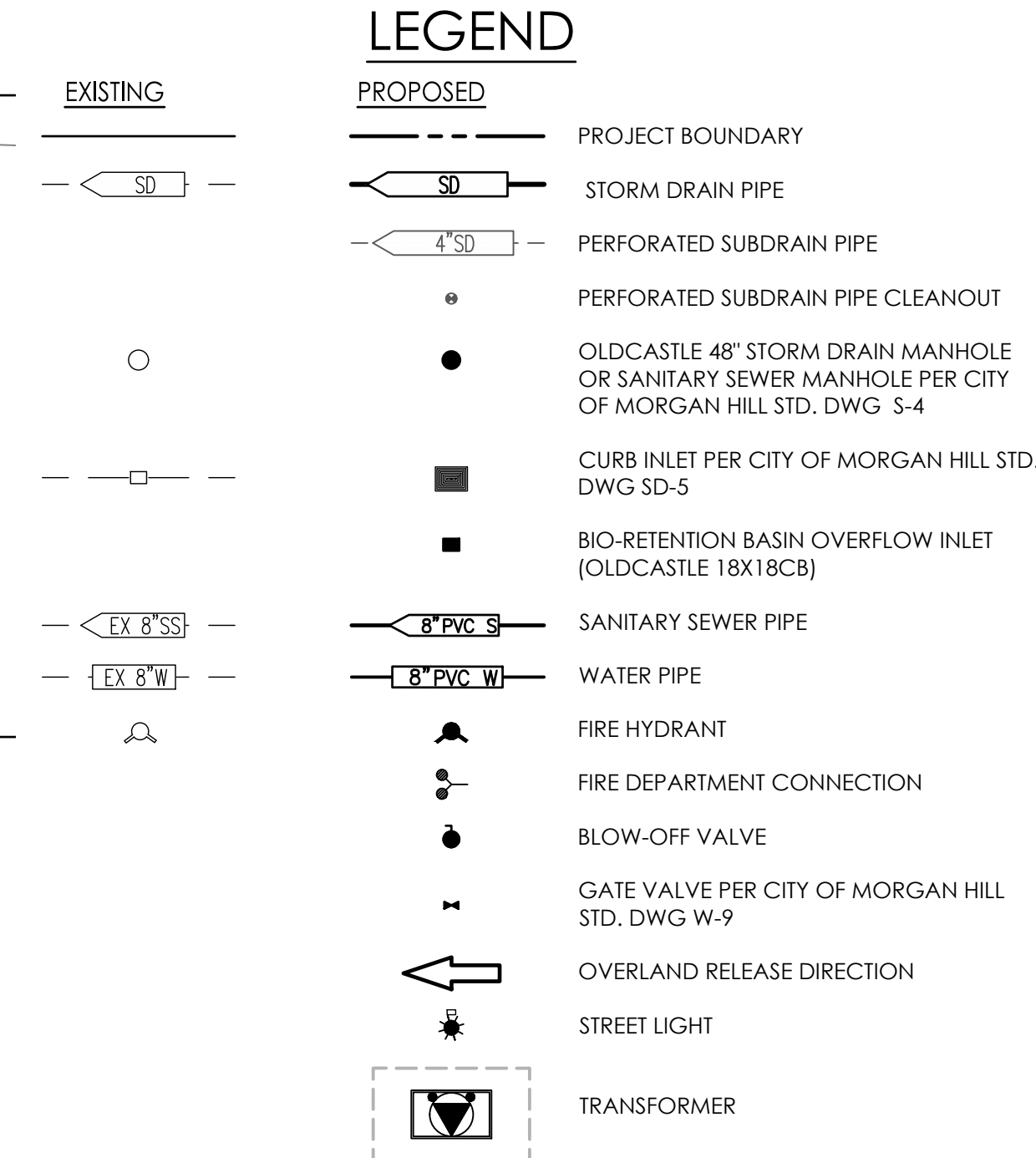
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October 5, 2022

## PRELIMINARY GRADING AND DRAINAGE PLAN TM07

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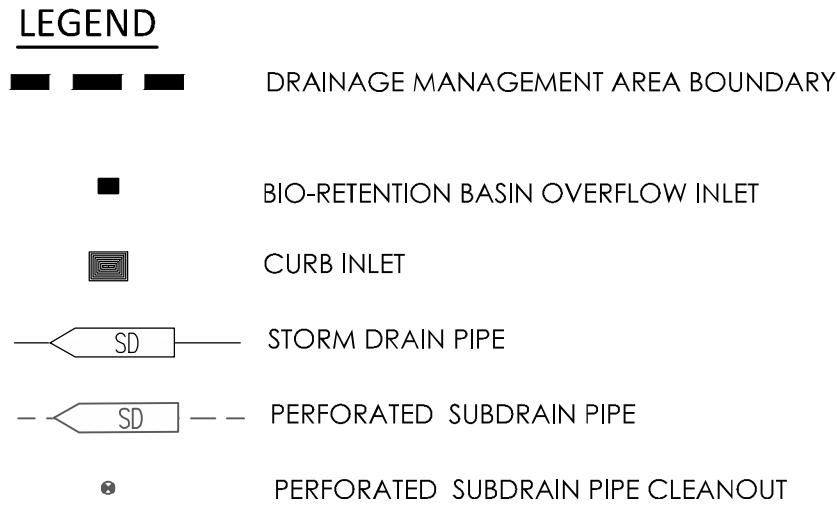
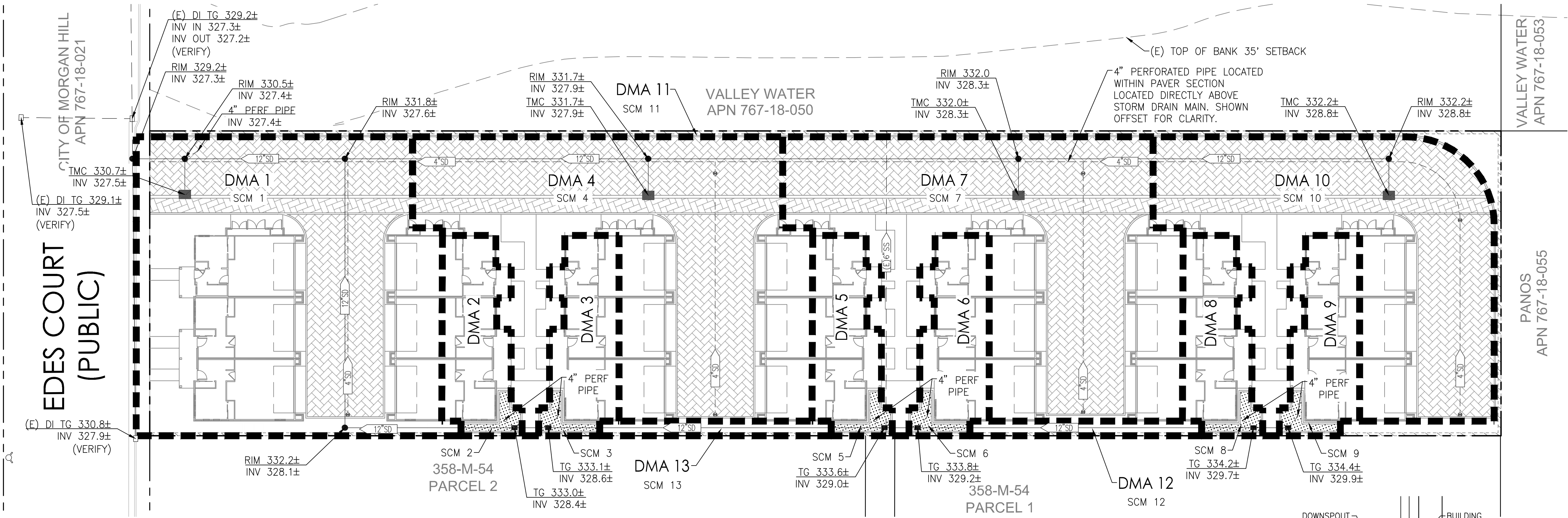
1. STORM DRAIN
  - MINIMUM SLOPE: 0.25%
  - MINIMUM PIPE SIZE: 12"
  - STORM DRAIN FACILITIES MAY BE RCP.
2. SANITARY SEWER
  - MINIMUM SLOPE: 0.5%
  - SANITARY SEWER PIPE TO BE PVC.
3. WATER PIPE TO BE DUCTILE IRON PIPE CLASS 50
4. UTILITIES SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO CHANGES PENDING FINAL DESIGN. FINAL DESIGN SHALL ADHERE TO CITY OF MORGAN HILL STANDARDS.
5. ALL ON-SITE SEWER, WATER, AND STORM DRAIN TO BE MAINTAINED BY THE PROJECT HOA.
6. PER THE AS-BUILTS PROVIDED BY THE CITY OF MORGAN HILL, THE EXISTING 12" SANITARY SEWER PIPE IN EDES COURT IS VCP PIPE. PER THE "CLASSIC CAR WASH" AS-BUILTS DATED JULY 23, 1984 PROVIDED BY THE CITY OF MORGAN HILL, THE EXISTING 6" PIPE WITHIN THE SANITARY SEWER EASEMENT IS VCP PIPE AND THE 12" PIPE CROSSING LITTLE LLAGAS CREEK IS EXPOSED STEEL. PER THE "COSMO/MONTEREY ROAD SANITARY SEWER REPLACEMENT PROJECT" AS-BUILTS DATED APRIL 1, 2003 PROVIDED BY THE CITY OF MORGAN HILL, THE 6" VCP PIPE WAS PLUGGED AND ABANDONED. THE SEWER MAIN AND ACCOMPANYING STRUCTURES WITHIN LITTLE LLAGAS CREEK WERE ALSO ABANDONED AND PLUGGED.
7. PER THE AS-BUILTS PROVIDED BY THE CITY OF MORGAN HILL, THE EXISTING 12" STORM DRAIN PIPE IN EDES COURT IS RCP.
8. PER THE AS-BUILTS PROVIDED BY THE CITY OF MORGAN HILL, THE EXISTING WATER PIPE IN EDES COURT IS 8".
9. ALL OFFSITE UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND WILL BE CONFIRMED BEFORE FINAL DESIGN.
10. EACH RESIDENTIAL DWELLING SHALL HAVE ITS OWN INDIVIDUAL PRIVATE SUBMETER AND COMPLY WITH MORGAN HILL MUNICIPAL CODE SECTION 13.04.130 FOR PRIVATE SUBMETER REQUIREMENTS.

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WEST LITTLE LLAGAS CREEK



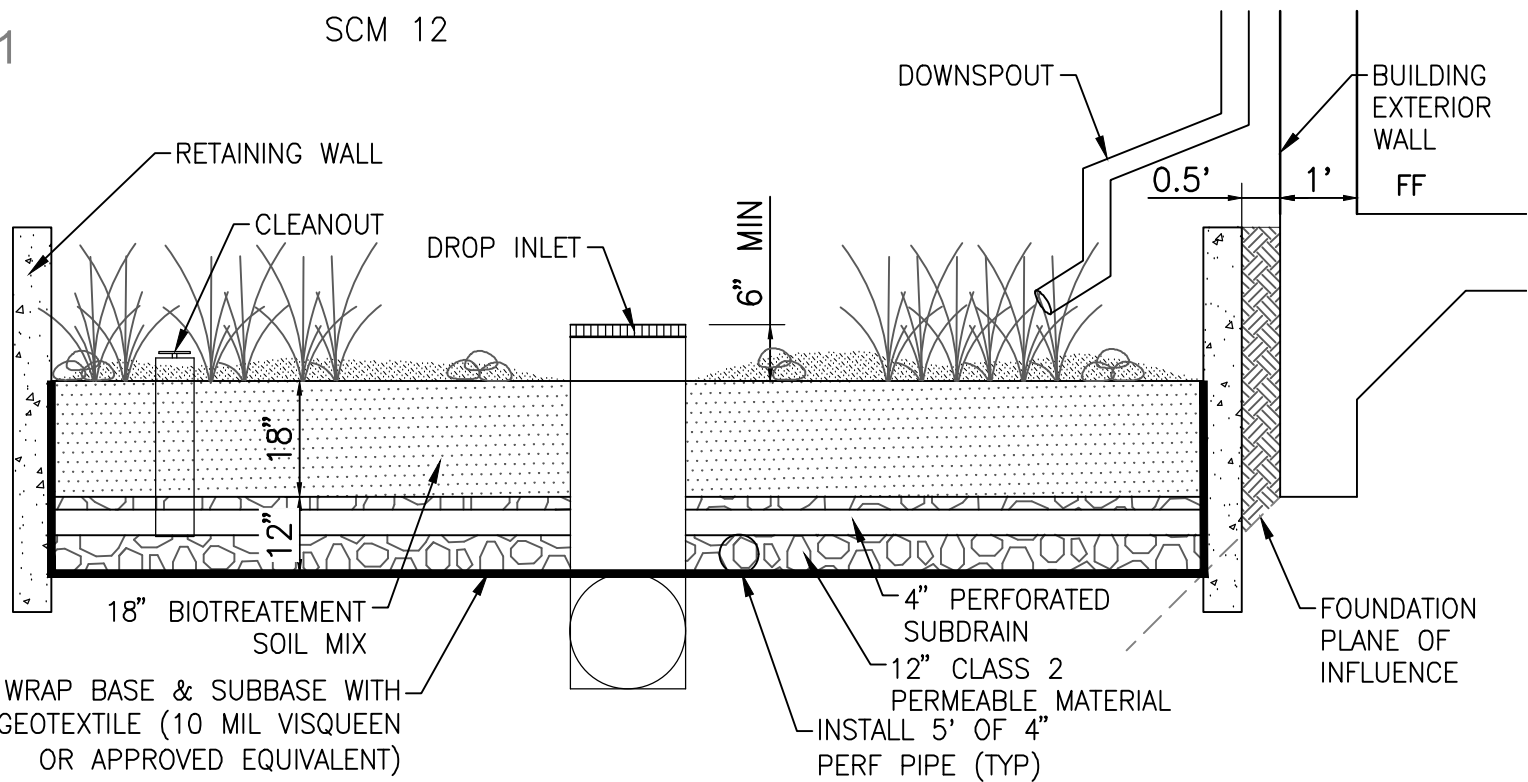
- NOTES:**
- ALL TREATMENT MEASURES AND TECHNICAL REQUIREMENTS FOR THIS PROJECT ARE BASED ON THE CITY OF MORGAN HILL STORMWATER MANAGEMENT GUIDANCE MANUAL FOR LOW IMPACT DEVELOPMENTS & POST-CONSTRUCTION REQUIREMENTS DATED JUNE 2015.
  - THIS PROJECT IS A TIER 3 PROJECT AND PERFORMANCE REQUIREMENTS 1, 2, & 3 APPLY. ALL LANDSCAPED AREAS WITHIN THE PROPOSED SITE PROVIDE AN OPPORTUNITY FOR SELF-RETAINING AREAS. STORM WATER ON-SITE WILL BE TREATED USING MULTIPLE FILTERRAS AND BIORETENTIONS AND PERMEABLE PAVERS.
  - UTILITIES SHOWN ON THIS EXHIBIT ARE PRELIMINARY AND SUBJECT TO CHANGES PENDING FINAL DESIGN WHICH SHALL ADHERE TO CITY OF MORGAN HILL STANDARDS.
  - ALL OFFSITE UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE AND WILL BE CONFIRMED BEFORE FINAL DESIGN.
  - OWNERSHIP, OPERATION, AND MAINTENANCE OF STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE PROJECT HOA IN PERPETUITY.

ABBREVIATIONS

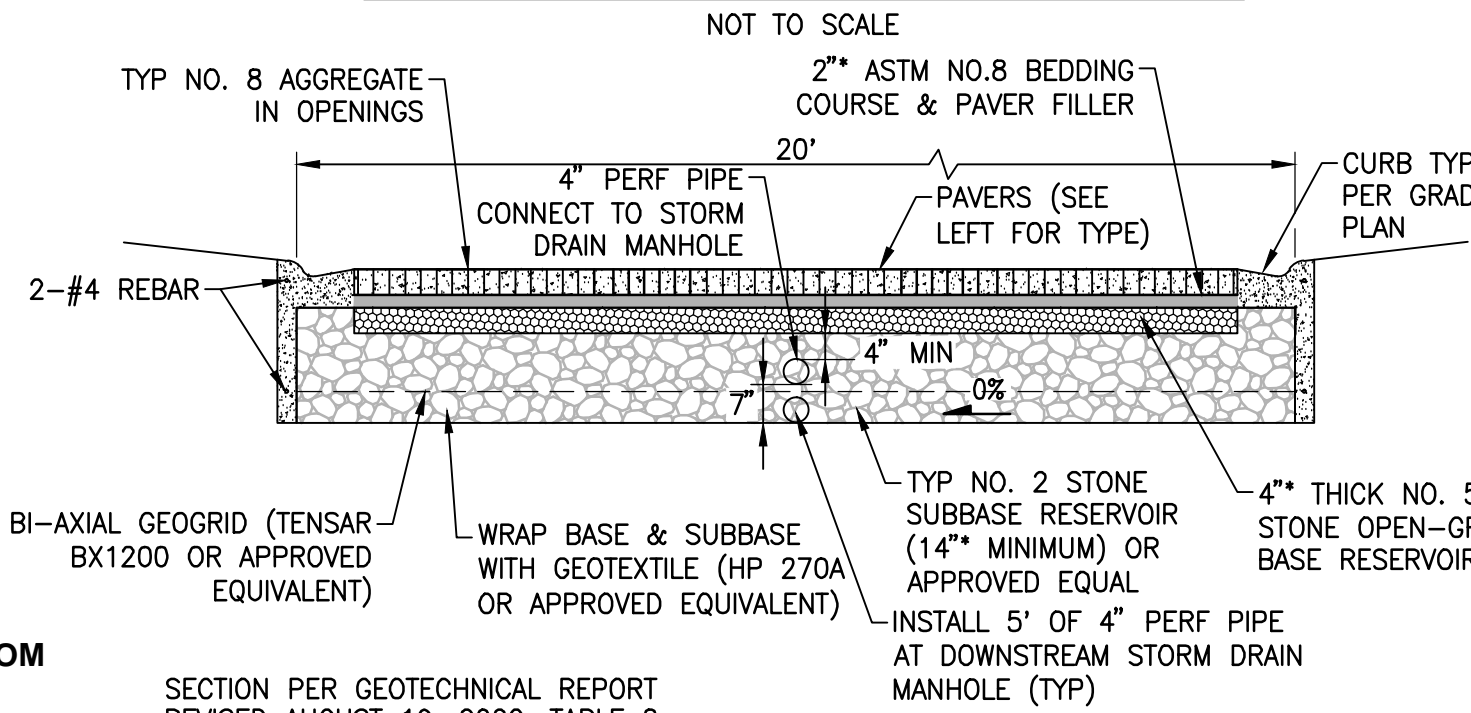
DI	DRAIN INLET
DMA	DRAINAGE MANAGEMENT AREA
(E)	EXISTING
INV	INVERT ELEVATION
RIM	RIM ELEVATION
SCM	STORMWATER CONTROL MEASURE
SD	STORM DRAIN
TC	TOP OF CURB ELEVATION
TG	TOP OF GRATE ELEVATION
TMC	TOP OF MOUNTABLE CURB

DRAINAGE MANAGEMENT AREA SUMMARY												
DRAINAGE MANAGEMENT AREA (DMA)	TOTAL DRAINAGE AREA (SF)	BUILDING (SF)	HARDSCAPE (SF)	TOTAL IMPERMEABLE (SF)	PERMEABLE PAVEMENT (SF)	TOTAL PERMEABLE (SF)	TOTAL EFFECTIVE IMPERMEABLE AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	PONDING DEPTH (IN)*	STORMWATER CONTROL MEASURE	TREATMENT TYPE
DMA 1	10,400	3,823	962	4,784	4,080	5,615	5,346	4,400	4,080	7	SCM 1	PERMEABLE PAVERS
DMA 2	1,511	1,333	-	1,333	-	177	1,351	54	106	6	SCM 2	BIO-RETENTION
DMA 3	1,518	1,342	-	1,342	-	176	1,359	54	106	6	SCM 3	BIO-RETENTION
DMA 4	9,505	2,500	950	3,450	4,996	6,055	4,056	4,050	4,996	7	SCM 4	PERMEABLE PAVERS
DMA 5	1,511	1,333	-	1,333	-	177	1,351	54	106	6	SCM 5	BIO-RETENTION
DMA 6	1,518	1,342	-	1,342	-	177	1,359	54	106	6	SCM 6	BIO-RETENTION
DMA 7	9,512	2,500	912	3,413	4,975	6,099	4,022	4,050	4,975	7	SCM 7	PERMEABLE PAVERS
DMA 8	1,510	1,333	-	1,333	-	177	1,351	54	106	6	SCM 8	BIO-RETENTION
DMA 9	1,518	1,342	-	1,342	-	176	1,360	54	106	6	SCM 9	BIO-RETENTION
DMA 10	7,675	1,266	863	2,129	4,540	5,546	2,683	3,250	4,540	7	SCM 10	PERMEABLE PAVERS
DMA 11	1,151	-	-	-	-	1,151	115	N/A	N/A	N/A	SCM 11	SELF-RETAINING
DMA 12	396	-	-	-	-	396	40	N/A	N/A	N/A	SCM 12	SELF-RETAINING
DMA 13	396	-	-	-	-	396	40	N/A	N/A	N/A	SCM 13	SELF-RETAINING
TOTAL	48,120	18,114	3,687	21,801	18,590	26,319	24,433	16,075	19,226			

\*BIO-RETENTION PLANTERS ARE DESIGNED TO HAVE A MAXIMUM PONDING DEPTH OF 6". PERMEABLE PAVERS TO HAVE A MAXIMUM STORAGE DEPTH OF 7" BELOW THE MAIN SUBDRAIN. SEE DETAIL ON THIS SHEET.



TYPICAL BIO-RETENTION DETAIL



TYPICAL PERMEABLE PAVER DETAIL

- NOTES:**
- PAVERS STREET SECTION IS PRELIMINARY AND WILL BE VERIFIED BY GEOTECHNICAL ENGINEER PRIOR TO THE START OF CONSTRUCTION DRAWINGS.
  - WATERPROOFING FOR UTILITY TRENCHES UNDERLYING PAVEMENT STREET SECTION SHOULD BE DONE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER RECOMMENDATIONS.

PROJECT SUMMARY

ASSESSOR'S PARCEL NO.  
767-18-046

APPLICANT/OWNER  
TTLc MORGAN HILL - EDES, LLC  
12647 ALCOSTA BOULEVARD, SUITE 470  
SAN RAMON, CA 94583  
CONTACT: KELLEY RUTCHENA  
PHONE: 925-380-1210  
KRUTCHENA@THETRUELIFECOMPANIES.COM

AREA  
1.1± ACRES GROSS

NEW/NET IMPERMEABLE SURFACE AREA  
0.51± ACRES

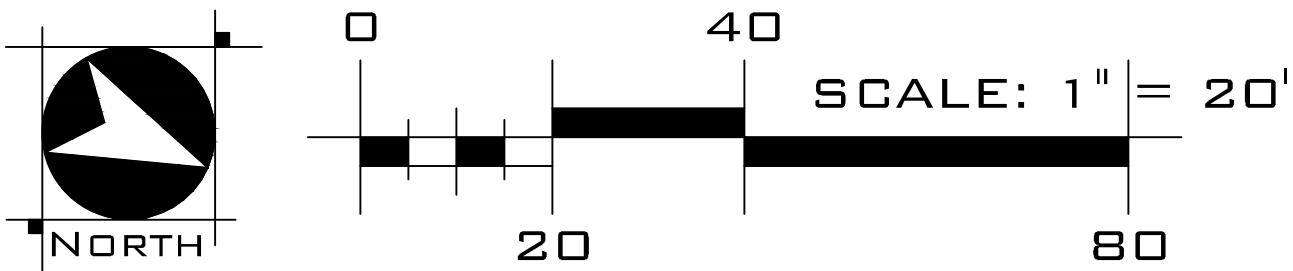
REPLACED IMPERMEABLE SURFACE AREA  
0.0± ACRES

CROSS STREETS  
EDES COURT AND MONTEREY ROAD

EXISTING/PROPOSED ZONING  
MIXED USE FLEX (MU-F)

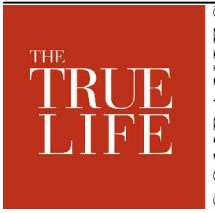
EXISTING/PROPOSED GENERAL PLAN USE  
MIXED USE FLEX (MU-F)

RESIDENTIAL UNITS  
21 CONDOMINIUM UNITS WITH 2 CAR GARAGES. 7 BUILDINGS



**PERMEABLE PAVERS**  
BASALITE - WWW.BASALITE.COM  
MISSION PAVES  
COLOR: NATURAL/GREY  
THICKNESS: 80MM  
SIZE: 4.5"x 9"  
OR APPROVED EQUAL

TTLc Edes Court  
Morgan Hill, CA / APN 767-18-46  
November 15, 2022



TTLc Morgan Hill - Edes, LLC  
12647 Alcosta Blvd., Suite 470 San Ramon CA 94583  
925.824.4300

PRELIMINARY STORMWATER QUALITY CONTROL PLAN  
TM09

**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
4670 WILLOW ROAD, SUITE 125 Tel 925.847.1556  
Pleasanton, CA. 94588 Fax 925.847.1557