

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

THE TRUE LIFE COMPANIES
 TTLC Morgan Hill - Edes, LLC
 12647 Alcosta Blvd., Suite 470 San Ramon CA 94583
 925.824.4300

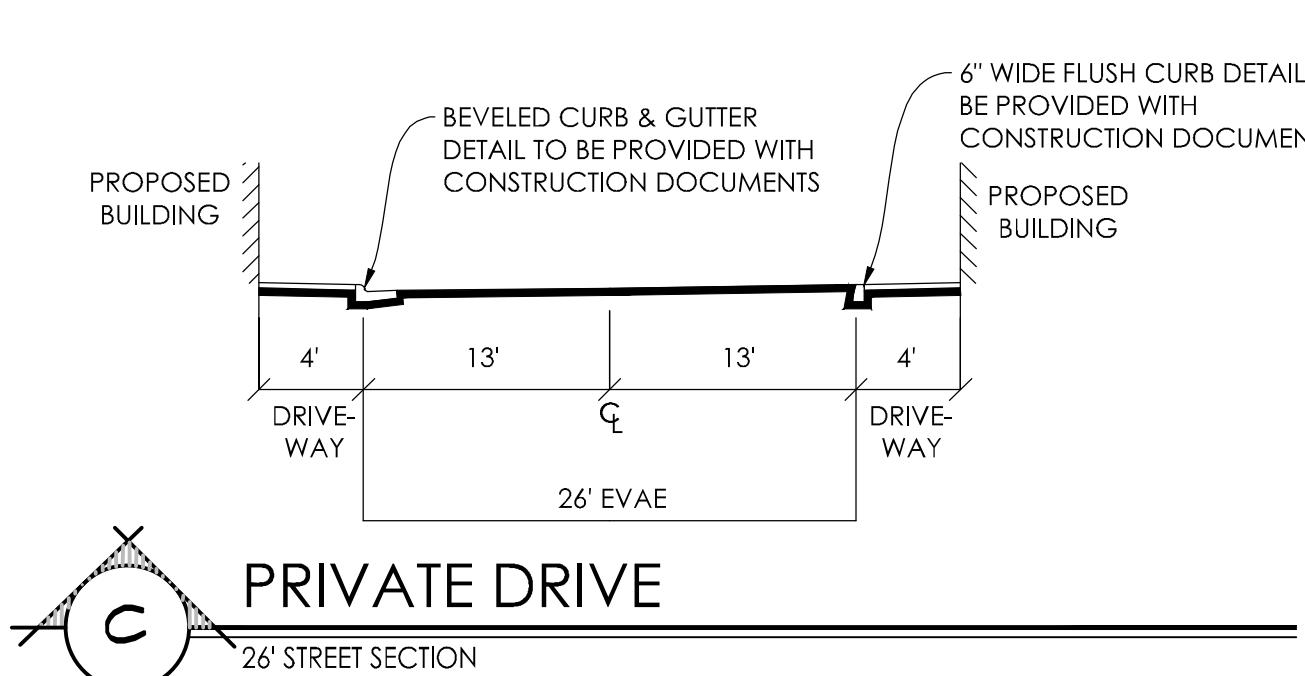
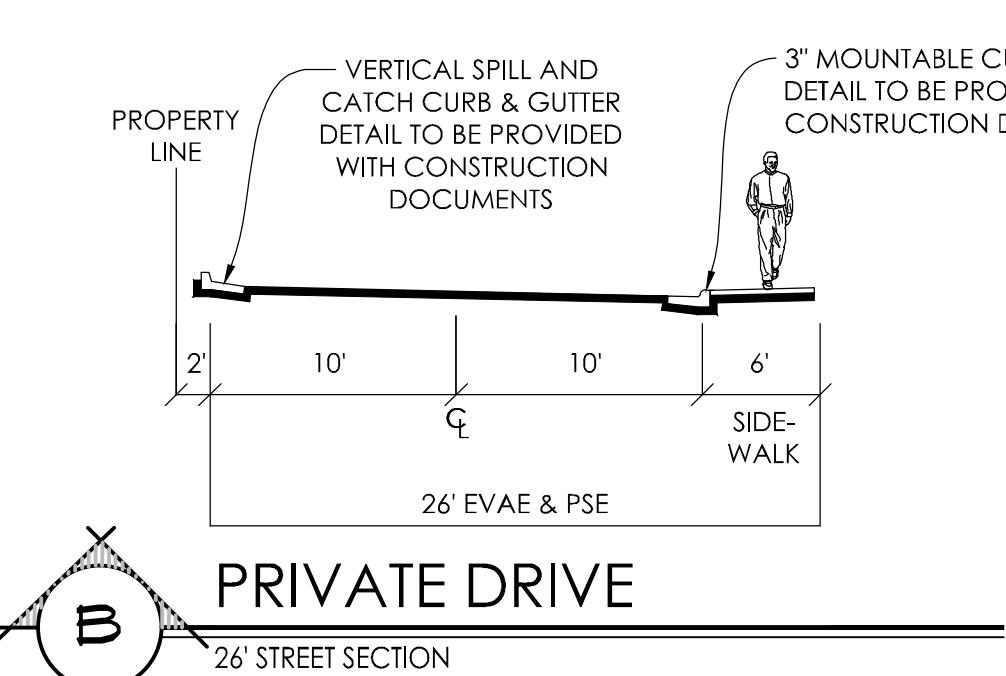
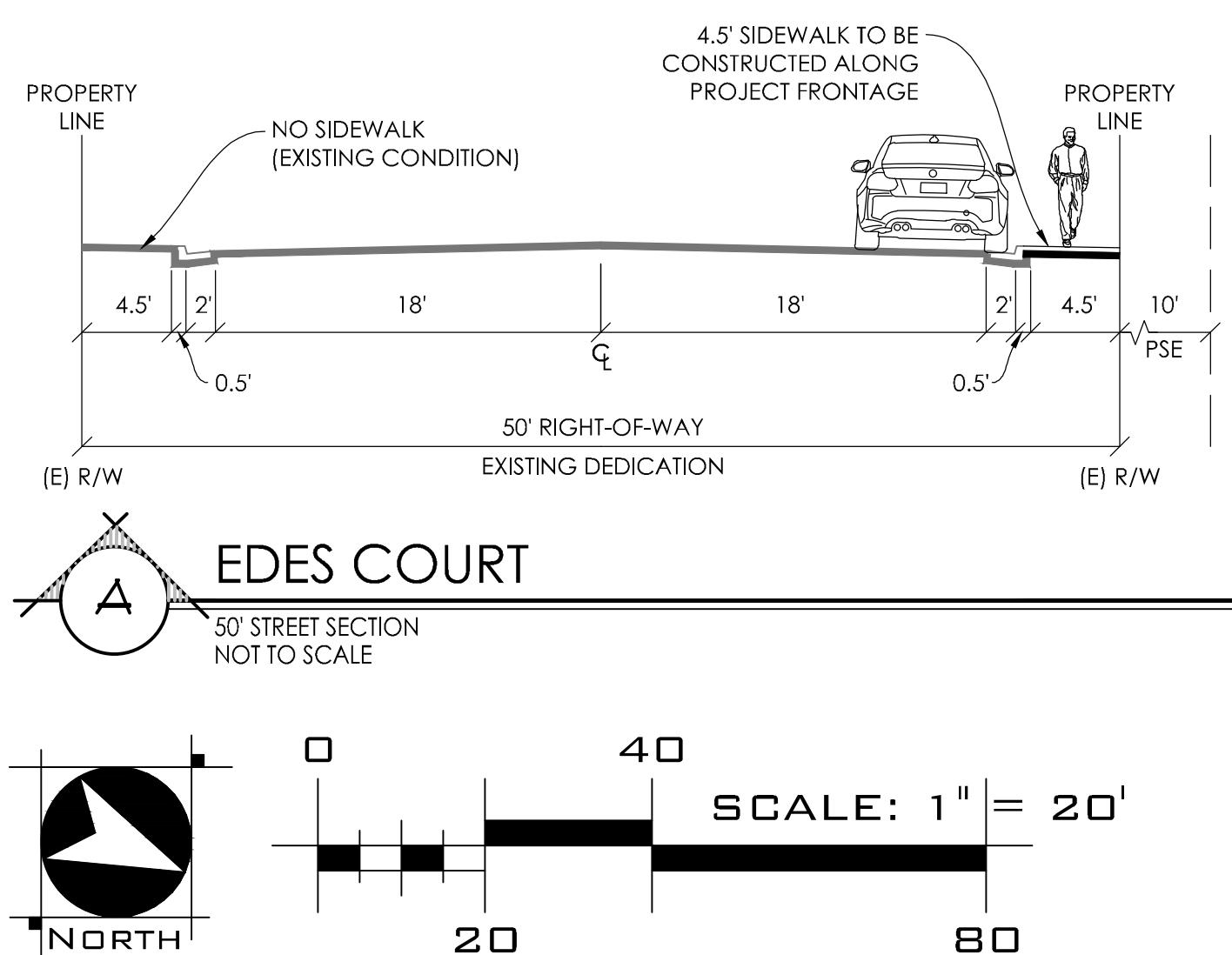
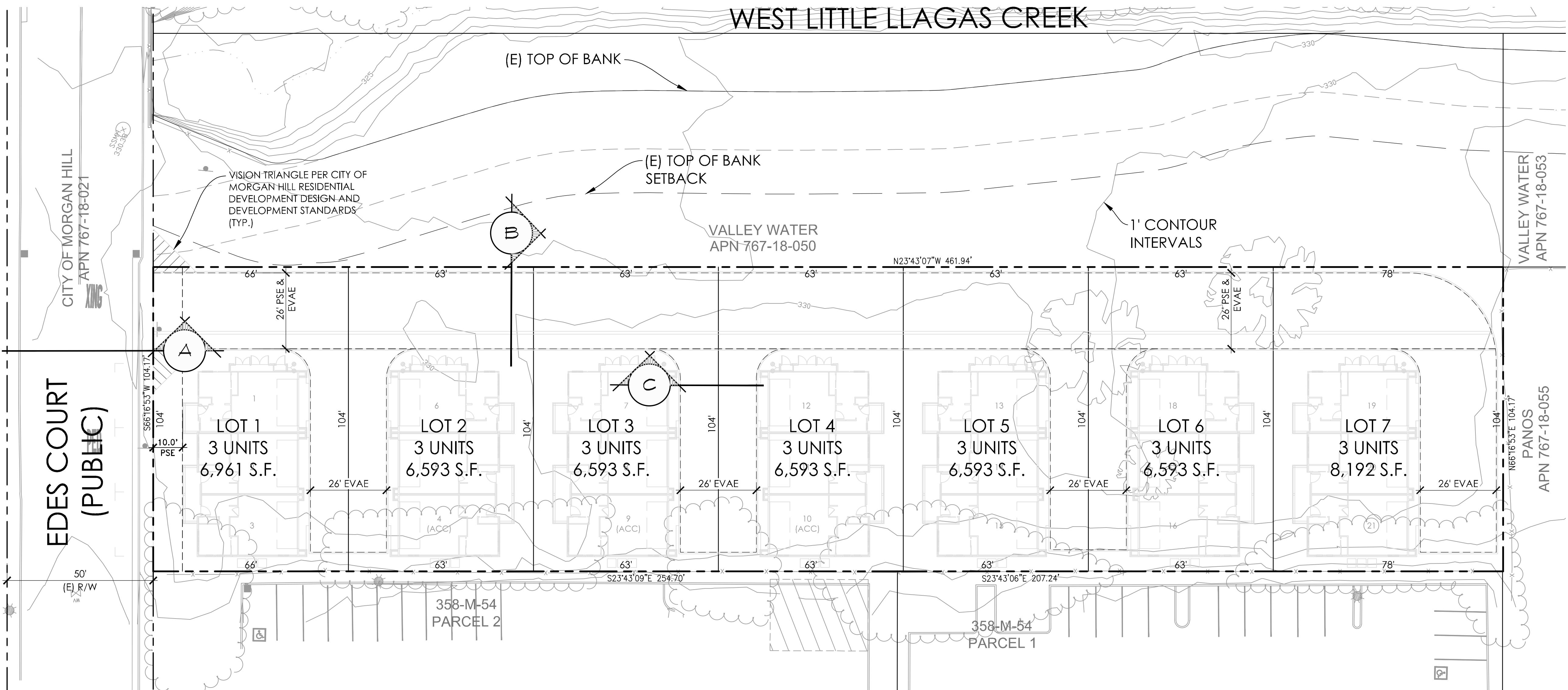
TREE REMOVAL

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	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

EXISTING CONDITIONS, DEMOLITION AND TREE REMOVAL
TM01

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

WEST LITTLE LLAGAS CREEK



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

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

June 21, 2023

5

**THE
TRUE
LIFE** COMPANIES
TILC Morgan Hill - Edes, LLC
12647 Alcosta Blvd., Suite 470 San Ramon CA 94583
925.824.4300

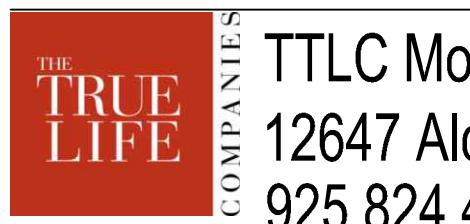
TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES

TM02

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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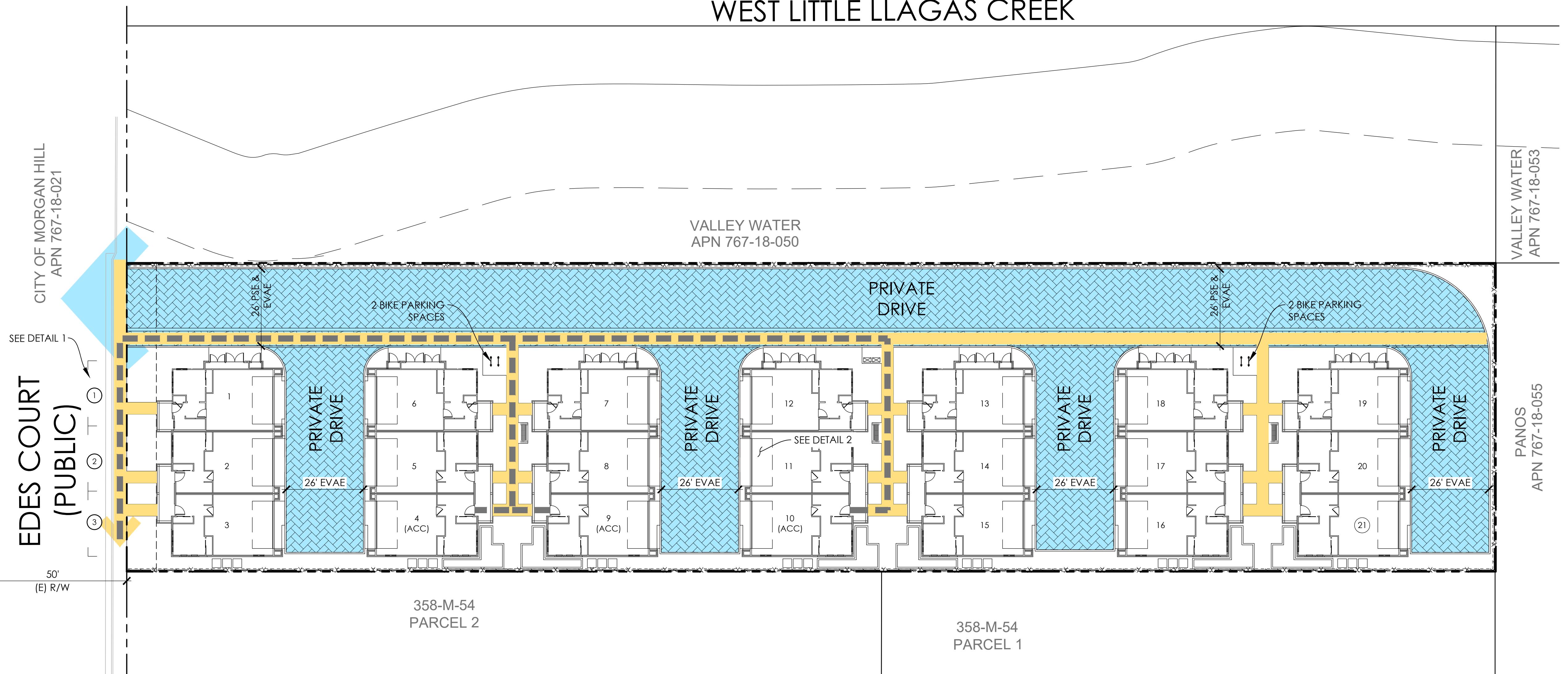
J:\Jobs\4015 Edes Morgan Hill\Edes Morgan Hill-OA\Planning\Exhibits\Tentative Map - PD\02-VM\Edes.dwg 6/19/2023 12:10 PM Dean Christiansen



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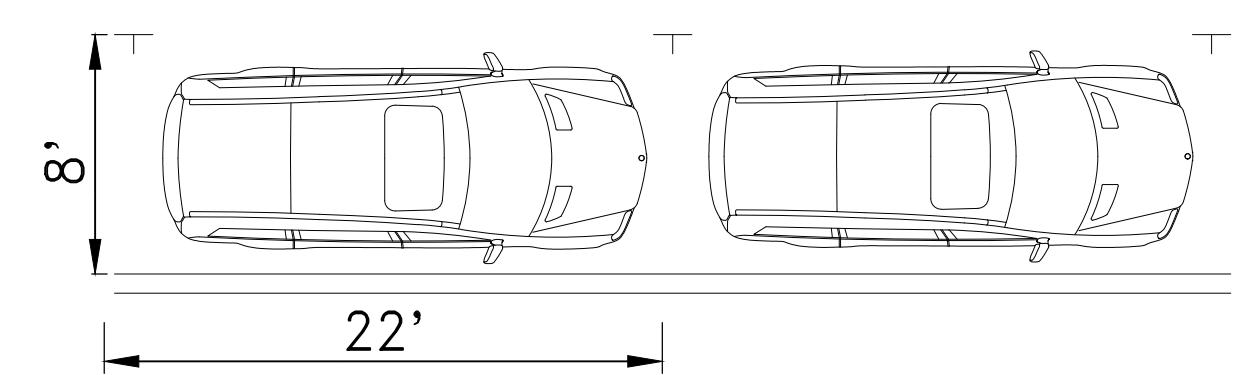
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WEST LITTLE LLAGAS CREEK

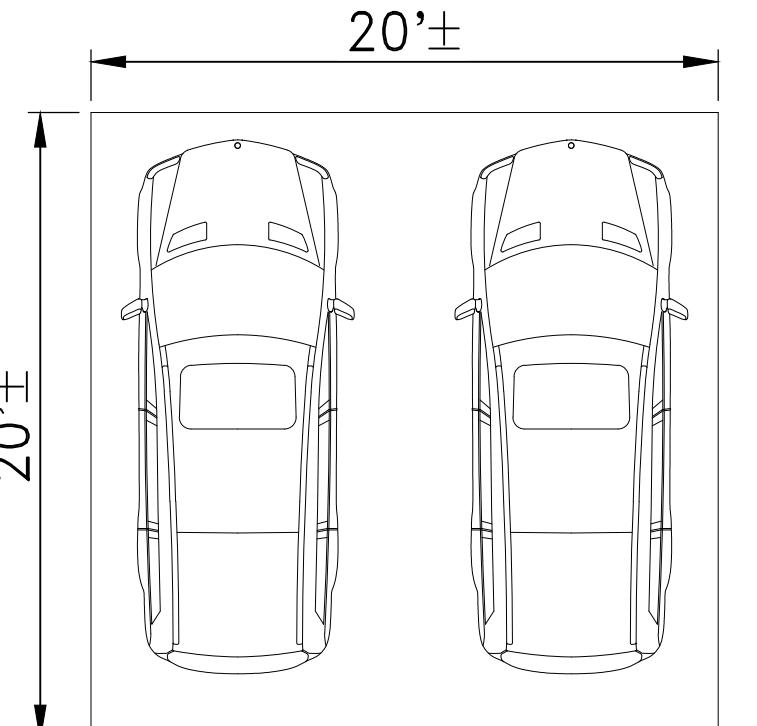


LEGEND

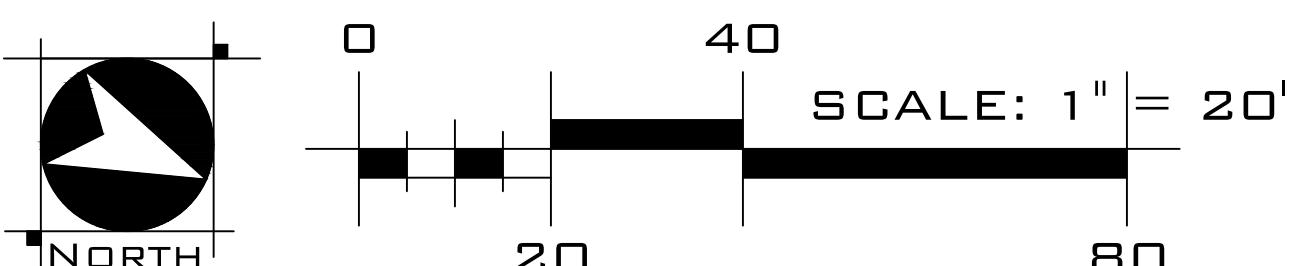
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- ACCESSIBLE PATH OF TRAVEL



PARKING DETAIL 1
(EDES COURT)



PARKING DETAIL 2
(GARAGE SPACES)



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

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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

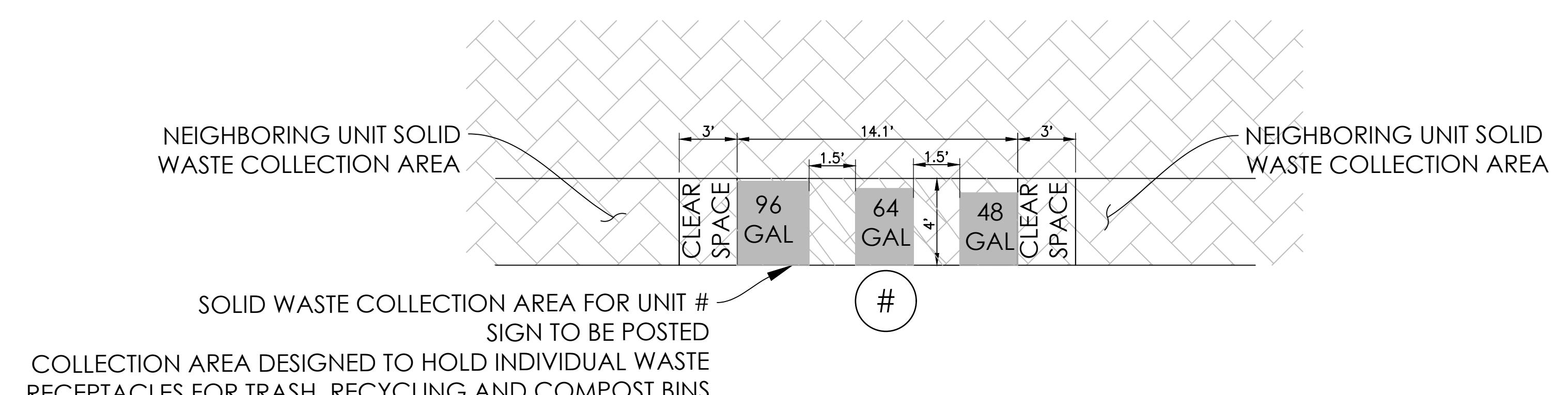
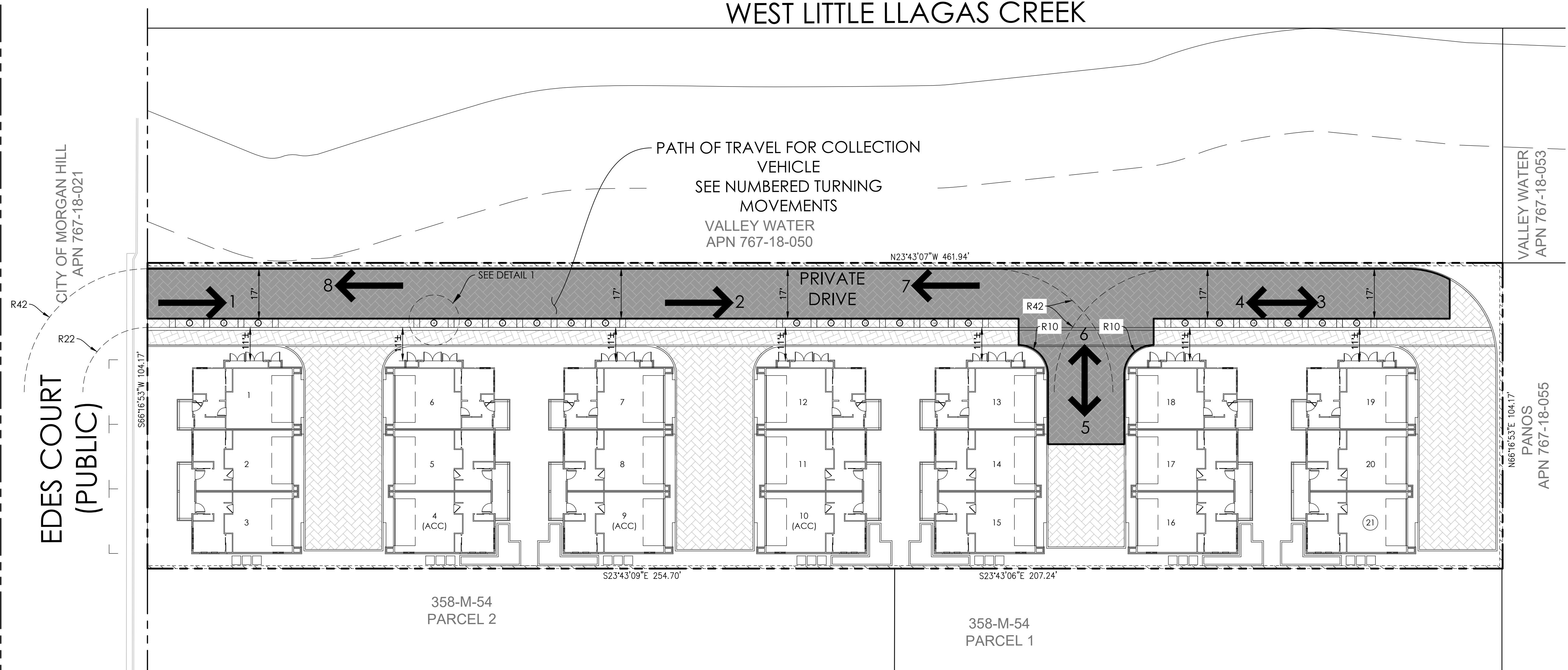
NOTES:

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

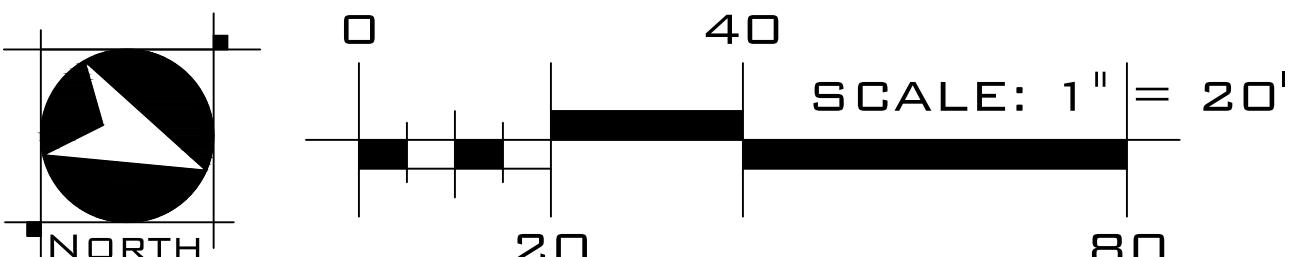
PRELIMINARY CIRCULATION AND PARKING PLAN
TM04

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WEST LITTLE LLAGAS CREEK



DETAIL 1 - SOLID WASTE COLLECTION AREA



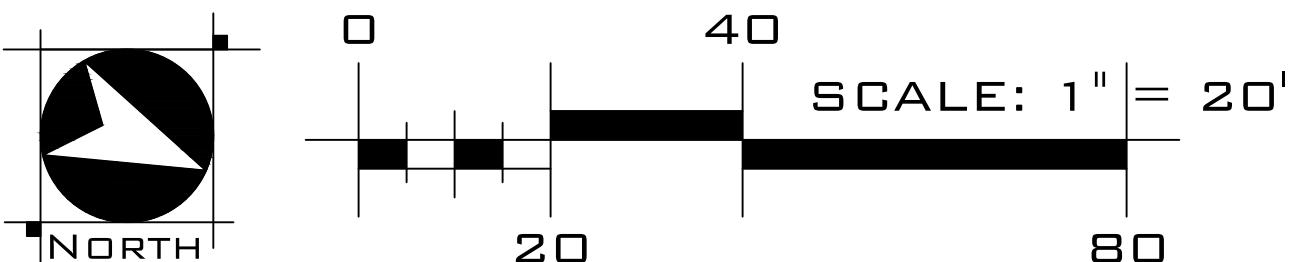
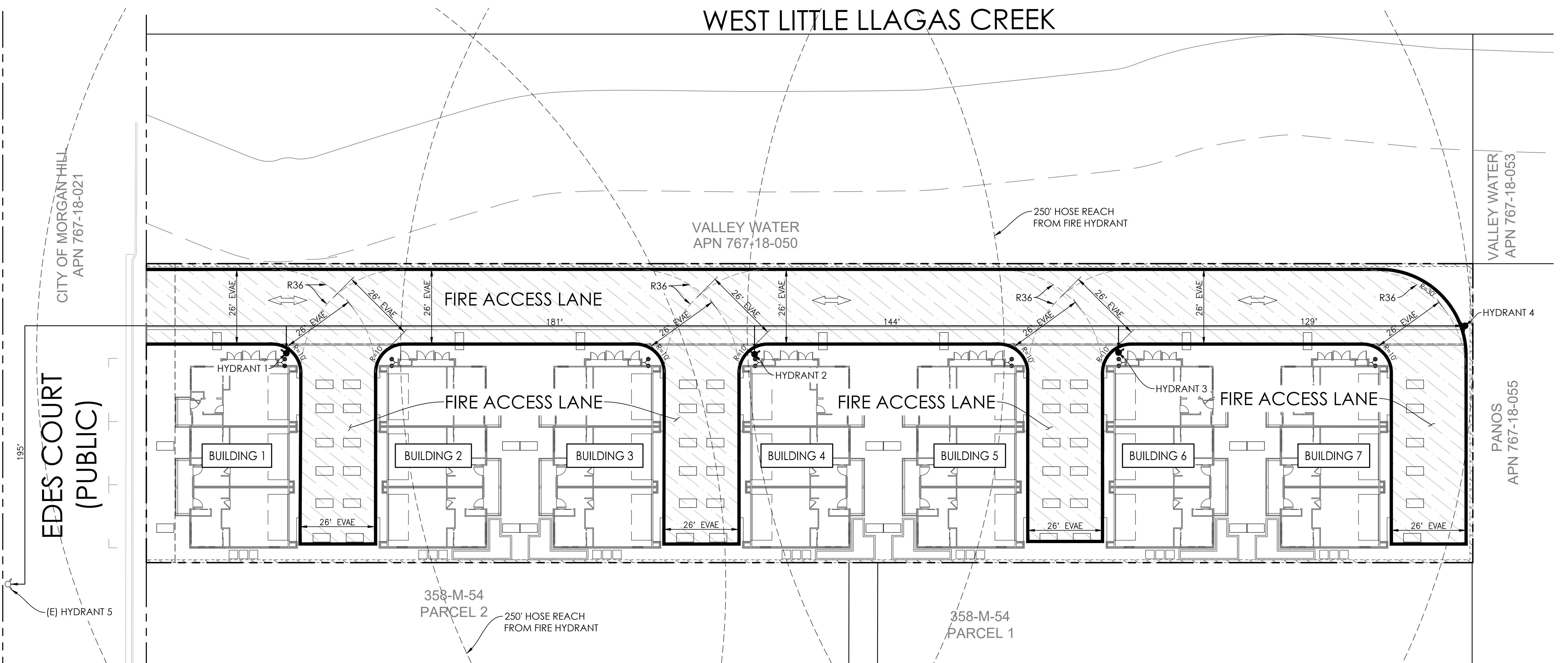
TTLC Edes Court
Morgan Hill, CA / APN 767-18-46
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PRELIMINARY SOLID WASTE ACCESS AND FACILITIES PLAN
TM05

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WEST LITTLE LLAGAS CREEK



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

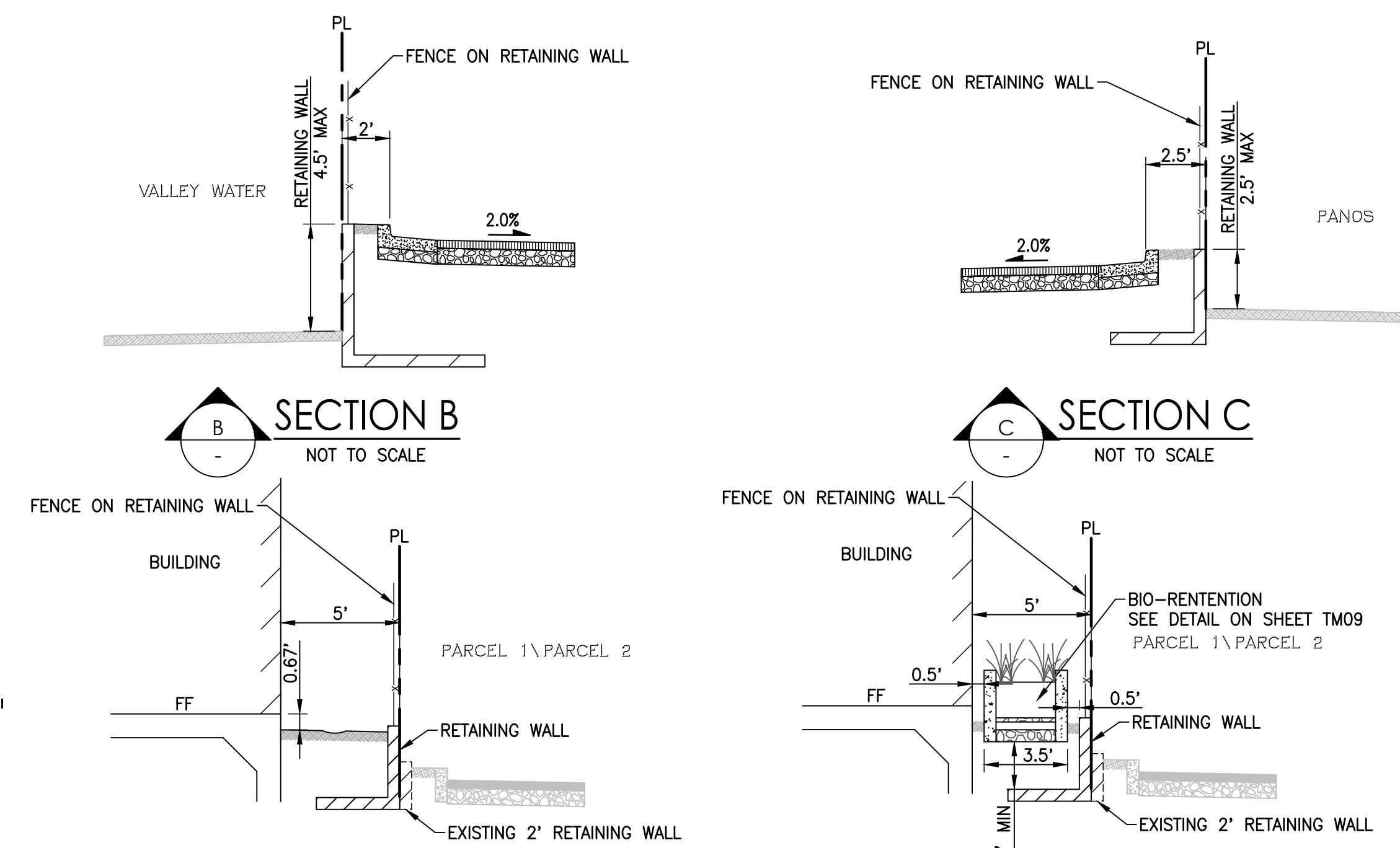
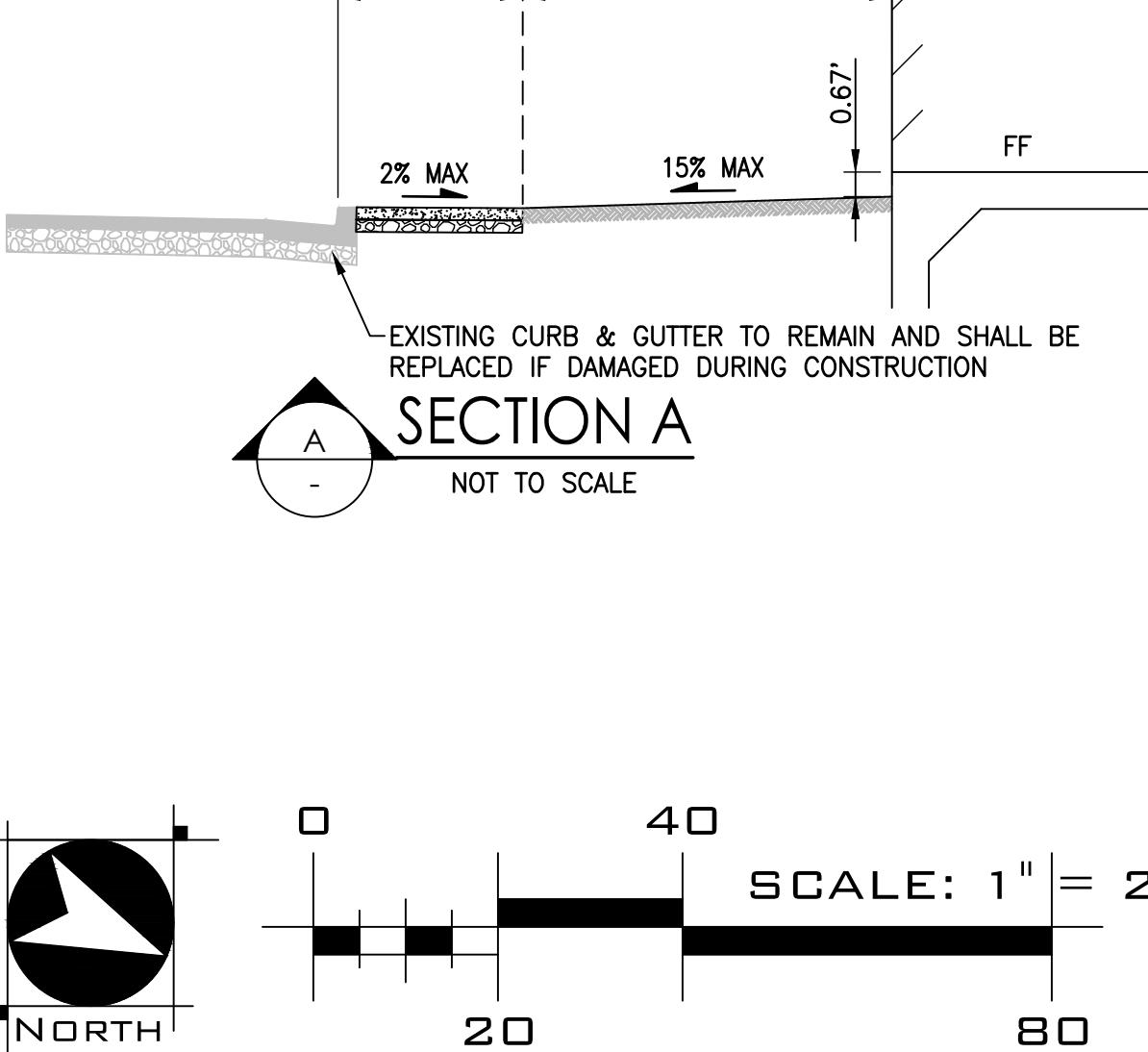
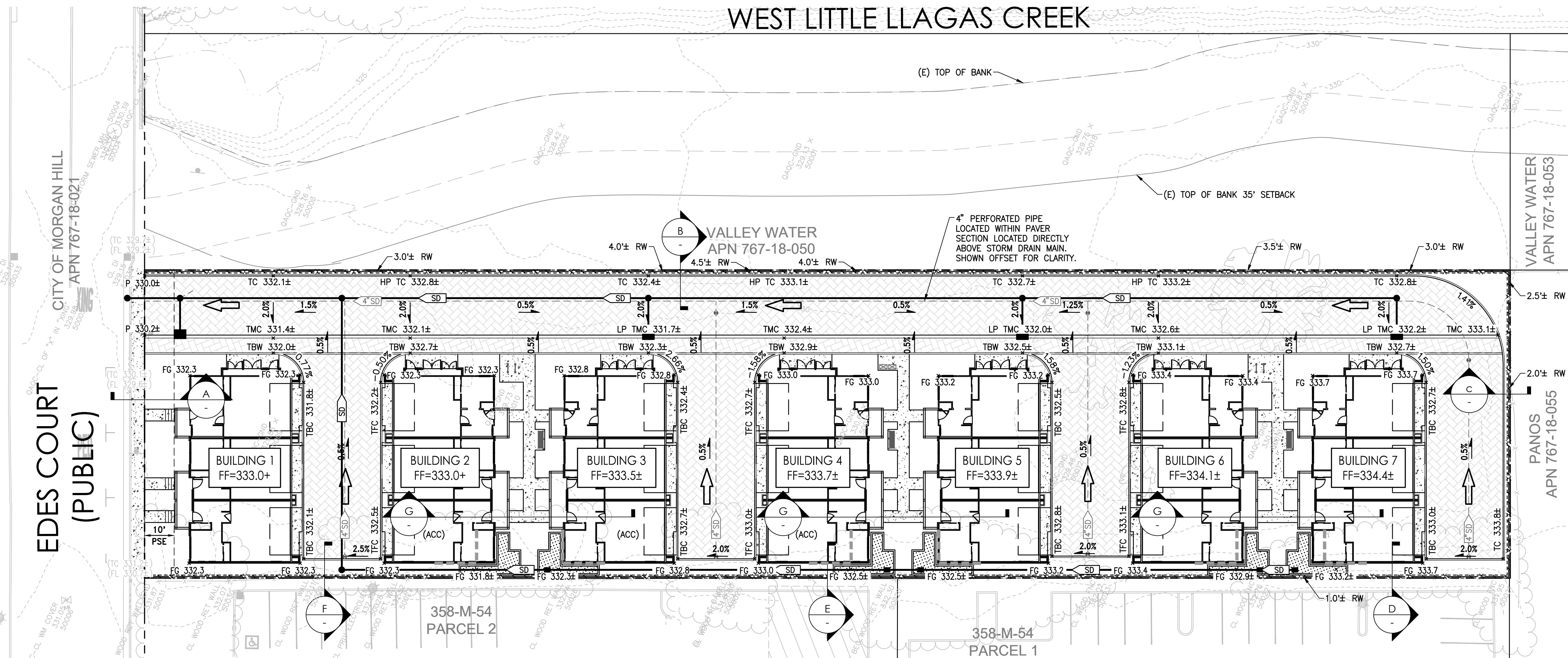
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PRELIMINARY FIRE ACCESS PLAN
TM06

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WEST LITTLE LLAGAS CREEK

EDES COURT (PUBLIC)



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

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PRELIMINARY GRADING AND DRAINAGE PLAN TM07

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

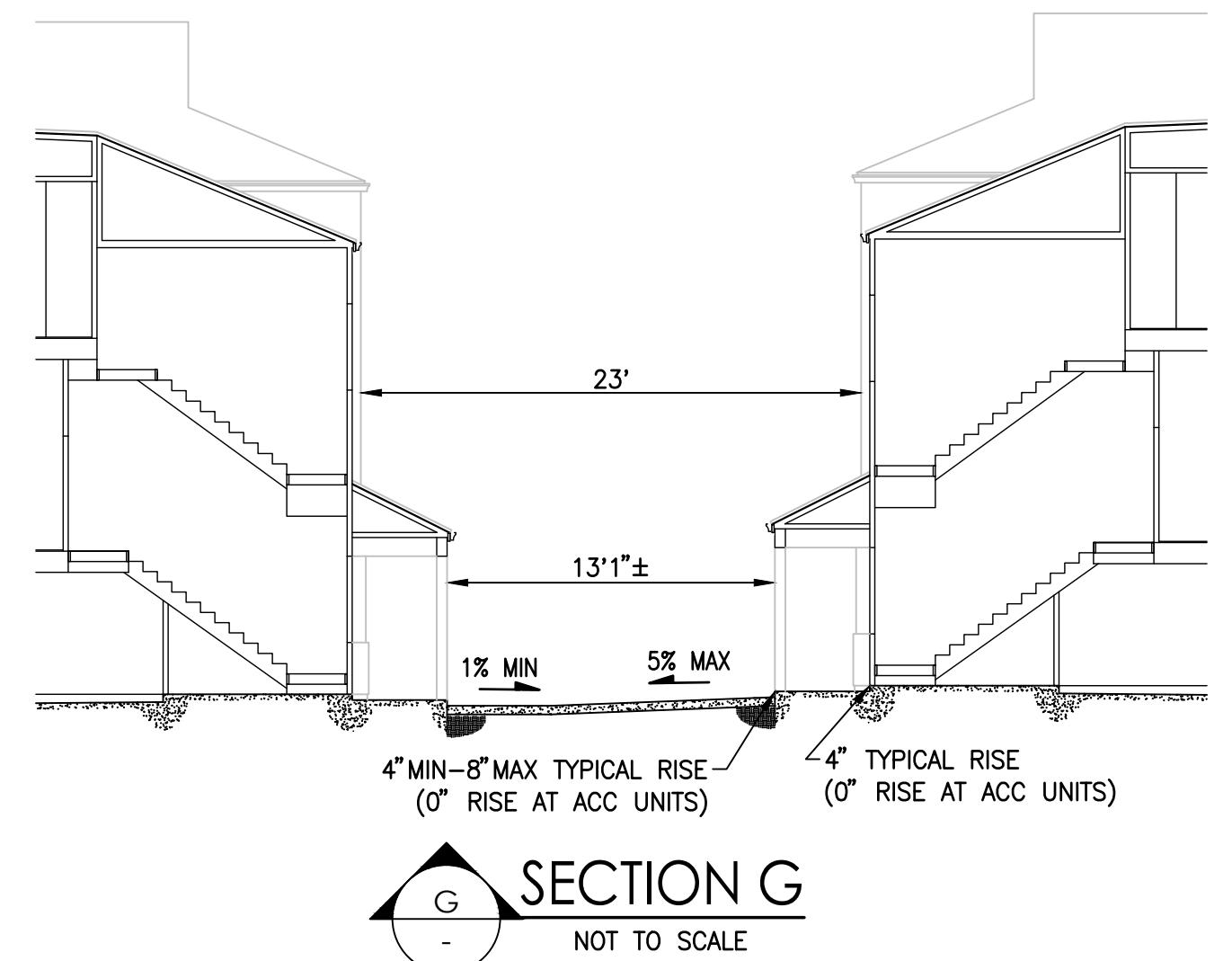
BOT	PSE	PUBLIC SERVICE EASEMENT
ESMT	RW	RETAINING WALL
(E)	SD	STORM DRAIN
FF	S/W	SIDEWALK
FG	TC	TOP OF CURB ELEVATION
FL	TBC	TOP OF BEVELED CURB
HP	TBW	TOP BACK OF WALK
HP	TFC	TOP OF FLUSH CURB
LP	TMC	TOP OF MOUNTABLE CURB
P		
PL		
PAVEMENT		
PROPERTY LINE		

FLOOD ZONE

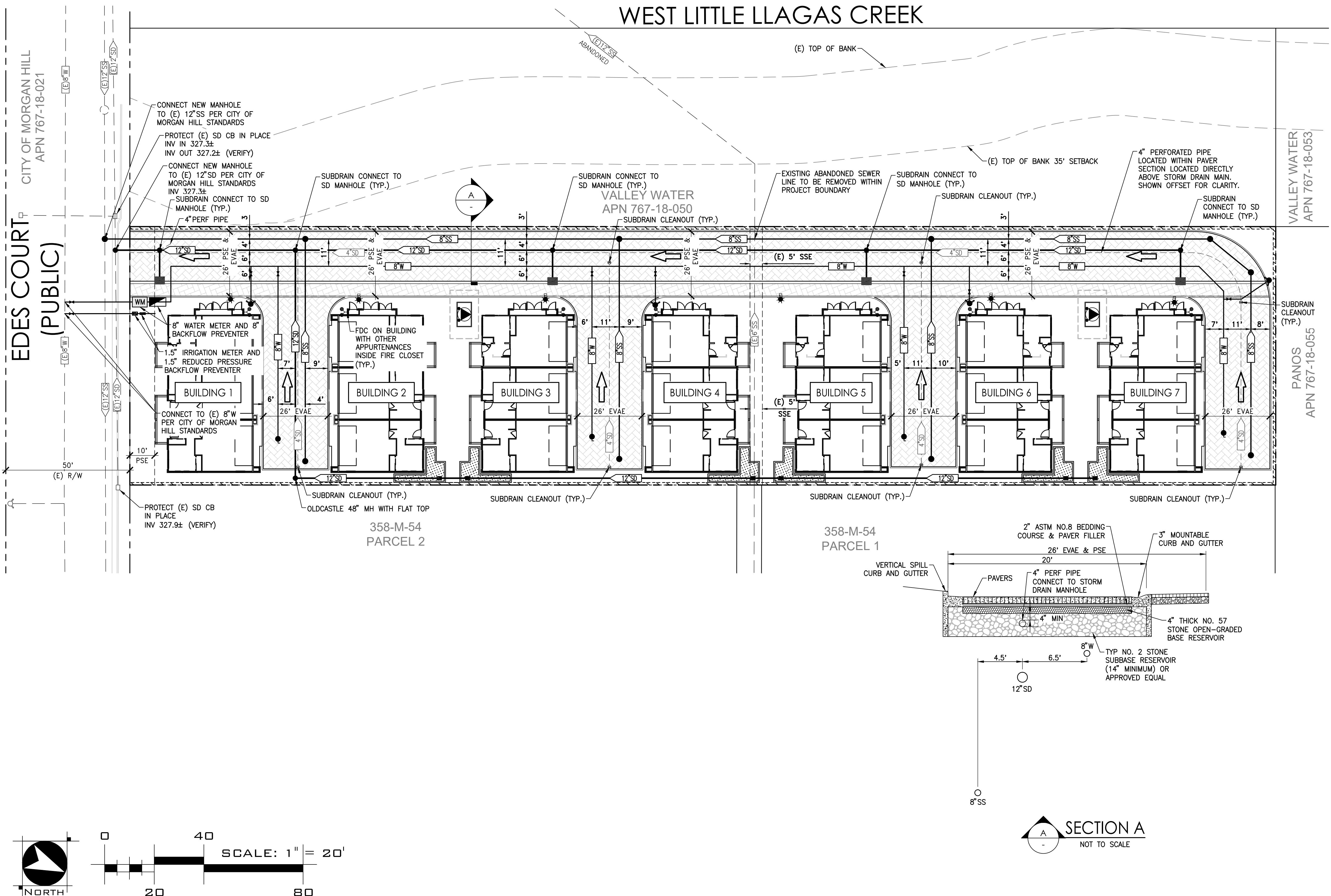
ZONE AE - SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE
1% ANNUAL CHANCE FLOOD. FLOOD PROOFING IS NOT REQUIRED. ALL
BUILDINGS AND APPURTENANT STRUCTURES TO BE RAISED 1' ABOVE THE
BASE FLOOD ELEVATION (BFE).
BFE 332 PER FIRM

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
(328.42)X	EXISTING SPOT GRADE
TC 332.7±	PROPOSED SPOT GRADE
—	EXISTING CONTOUR
—	DEEDED EDGE PER GEOTECH RECOMMENDATION



WEST LITTLE LLAGAS CREEK



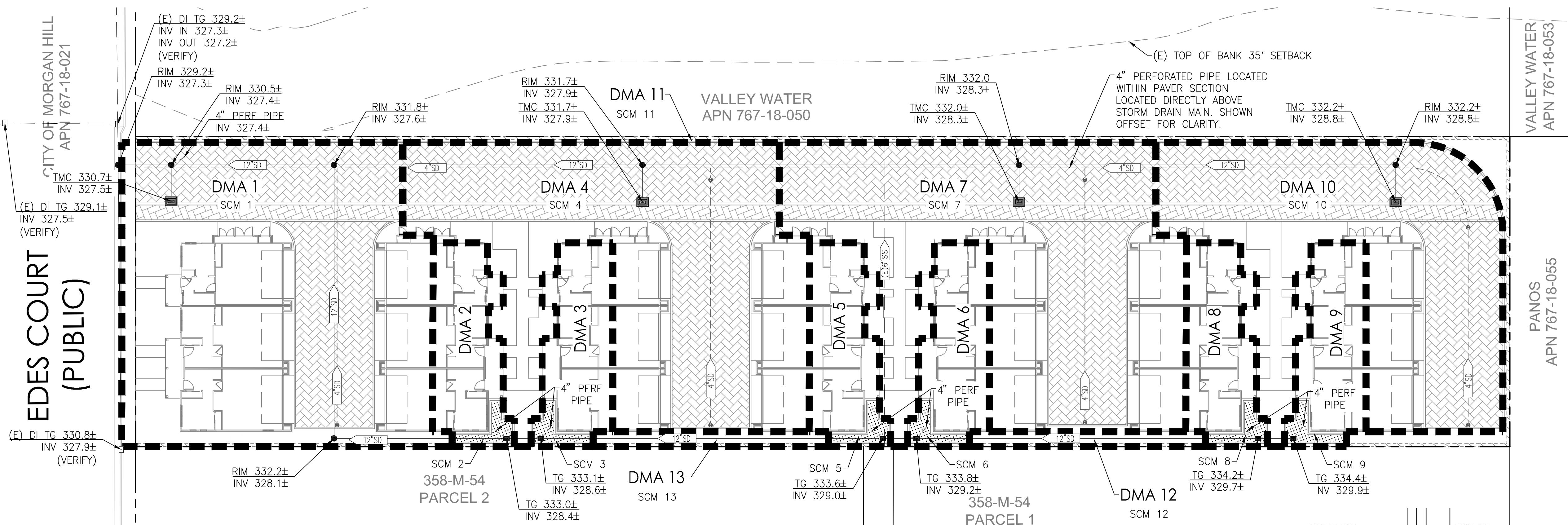
TTLC Edes Court
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PRELIMINARY UTILITY PLAN
TM08

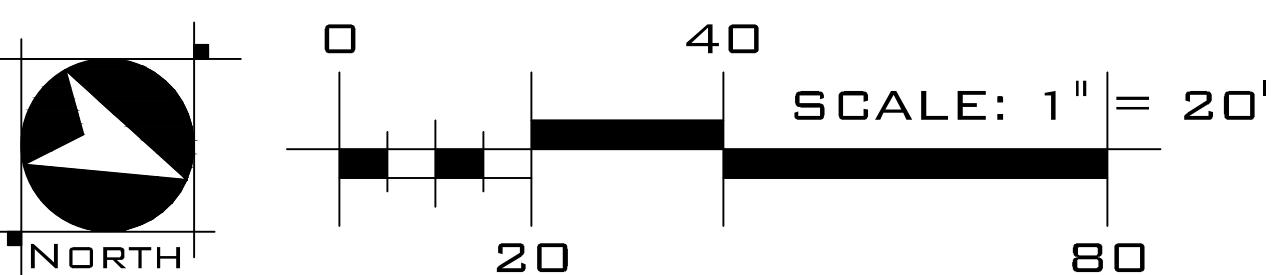
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WEST LITTLE LLAGAS CREEK



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
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		

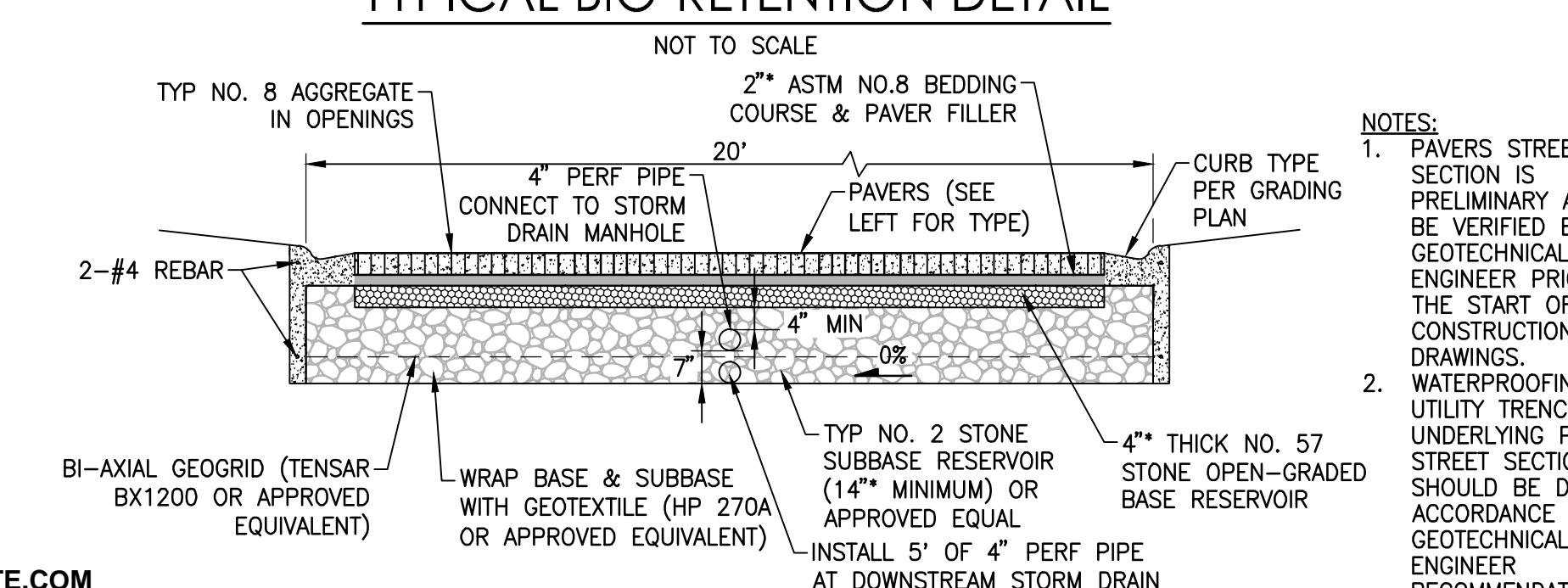
*BIO-RETENTION PLANTERS ARE DESIGNED TO HAVE A MAXIMUM PONDING DEPTH OF 6". PERMEABLE PAVERS TO HAVE A MAXIMUM STORAGE DEPTH OF 7" BELOW THE MAIN SUBDRAIN. SEE DETAIL ON THIS SHEET.



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

SECTION PER GEOTECHNICAL REPORT
REVISED AUGUST 19, 2022, TABLE 8.

NOT TO SCALE



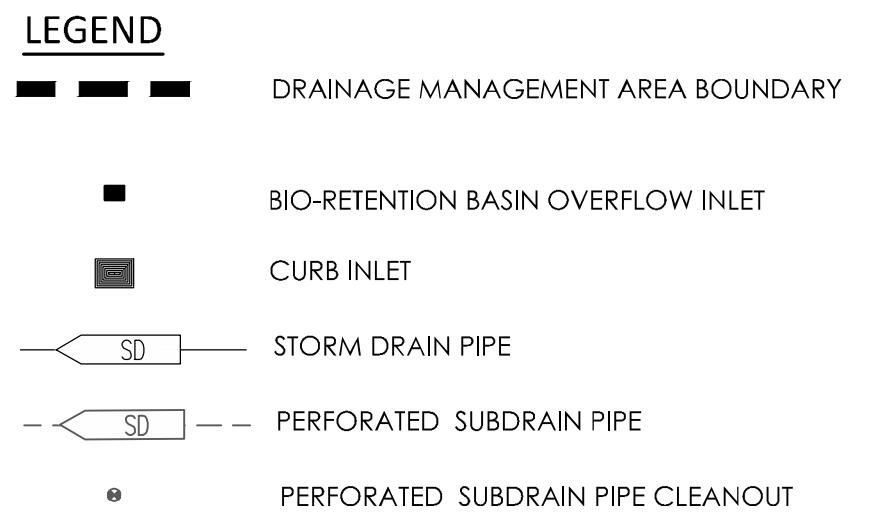
NOTES:

1. PAVERS STREET SECTION IS PRELIMINARY AND WILL BE VERIFIED BY GEOTECHNICAL ENGINEER PRIOR TO THE START OF CONSTRUCTION DRAWINGS.
2. WATERPROOFING FOR UTILITY TRENCHES UNDERLYING PAVER STREET SECTION SHOULD BE DONE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER RECOMMENDATIONS.

NOT TO SCALE

PRELIMINARY STORMWATER QUALITY CONTROL PLAN

TM09



NOTES:

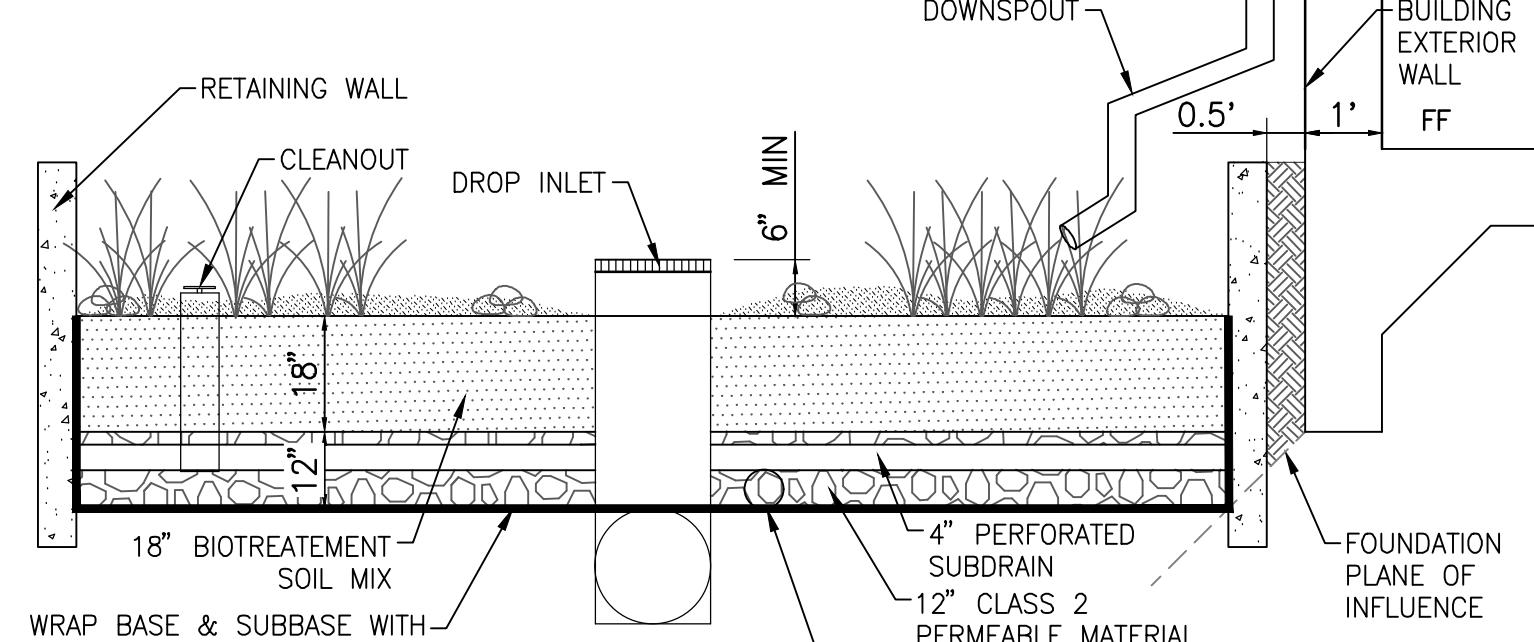
1. ALL TREATMENT MEASURES AND TECHNICAL REQUIREMENTS FOR THIS PROJECT ARE BASED ON THE CITY OF MORGAN HILL STORMWATER MANAGEMENT GUIDANCE MANUAL FOR LOW IMPACT DEVELOPMENTS & POST-CONSTRUCTION REQUIREMENTS DATED JUNE 2015.
2. THIS PROJECT IS A TIER 3 PROJECT AND PERFORMANCE REQUIREMENTS 1, 2, & 3 APPLY. 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.
3. UTILITIES SHOWN ON THIS EXHIBIT ARE PRELIMINARY AND SUBJECT TO CHANGES PENDING FINAL DESIGN WHICH SHALL ADHERE TO CITY OF MORGAN HILL STANDARDS.
4. ALL OFFSITE UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE AND WILL BE CONFIRMED BEFORE FINAL DESIGN.
5. OWNERSHIP, OPERATION, AND MAINTENANCE OF STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE PROJECT HOA IN PERPETUITY.

ABBREVIATIONS

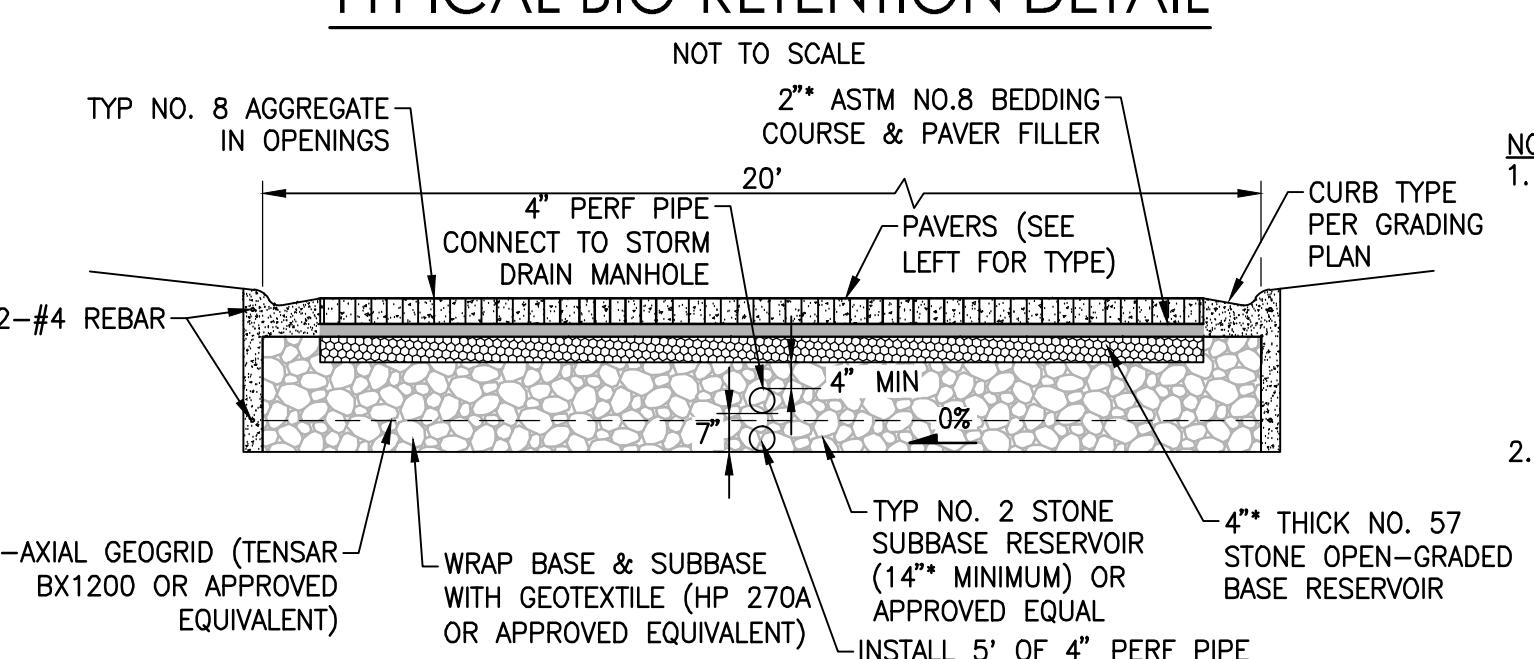
DI	DRAIN INLET
DMA	DRAINAGE MANAGEMENT AREA
(E)	EXISTING
INV	INVERT ELEVATION
RIM	RIM ELEVATION
SCM	STORMWATER CONTROL MEASURE
SD	STORM DRAIN
SD	TOP OF CURB ELEVATION
TG	TOP OF GRATE ELEVATION
TMC	TOP OF MOUNTABLE CURB

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@THETRULIFECOMPANIES.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



TYPICAL BIO-RETENTION DETAIL



NOT TO SCALE

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

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