



# 220 W. EDMUNDSON

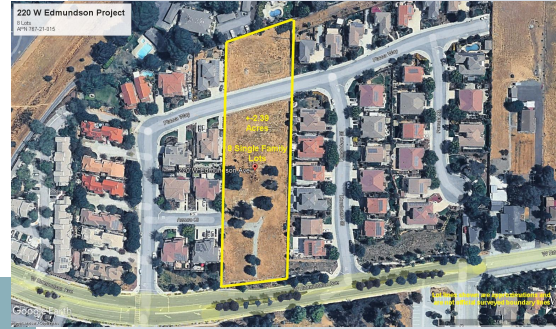
PROJECT TEAM INFO:

SHEET INDEX:

## 220 W. Edmundson Morgan Hill, CA 95037 \$3,600,000

- Within the City Limits of Morgan Hill
- In the Urban Service Area
- Seller to deliver Final Map “ready to record”

220 West Edmundson presents a rare opportunity to acquire a near shovel-ready residential development in the desirable west side of Morgan Hill. The project consists of 8 single-family lots with sizes up to 13,894± SF. Approved plans include homes ranging from 2,794–2,904± SF with 5 bedrooms and 4 bathrooms. The Seller has an approved Tentative Map and is in process of completing the Final Map, expected to be ready for recordation in approximately 3 months, significantly reducing entitlement timeline and risk.

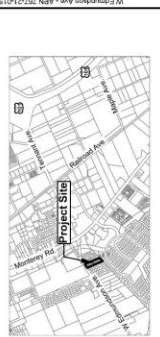


**MATT TELFER**  
408.691.1982  
matt@scountyrealty.com  
DRE# 01363041



**JOHN TELFER**  
408.691.4076  
john@scountyrealty.com  
DRE# 00493328





Vicinity Map

Symbol	Description
■	Sheet Title
○	Site Development Plan
□	Site Plan
□	Professional Grading/Stormwater
□	Professional Utility Plan
□	Professional Stormwater Control Plan

LEGEND	EXISTING	PROPOSED	DESCRIPTION
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Lot #	Plan	Lot Area (SF)	Impervious Area (SF)	Building Footprint (SF)	Building Coverage (%)	Stories	Total Living (SF)	BD	BA
1	2'	7,586	3,748	2,207	29.90%	2-Story	2,504	5	4
2	1-4'	13,840	3,856	2,001	14.88%	2-Story	2,734	5	4
3	1-1'	13,894	3,895	2,001	14.61%	2-Story	2,734	5	4
4	1-4'	7,114	3,656	2,207	31.02%	2-Story	2,504	5	4
5	1-4'	7,081	3,815	2,207	31.56%	2-Story	2,504	5	4
6	1-4'	12,189	3,482	2,001	16.40%	2-Story	2,734	5	4
7	1-1'	13,533	3,817	2,001	14.90%	2-Story	2,734	5	4
8	1-4'	8,944	3,901	2,207	28.05%	2-Story	2,504	5	4
		85,101	19,851	22,845					

Abbreviations:

- P.E.D.E. Public Street Drainage Easement
- P.S.E. Public Service Easement
- ROW Right of Way
- S.D.E. Storm Drainage Easement
- APN Assessor's Parcel Number
- TER To Be Removed

Plan	# of Times the Plan Occurs
Plan 1	2
Plan 2	1
Plan 1-R	2
Plan 2-R	3

**Project Areas:**  
 Total Project Area (incl. indicated areas): 105,312 sf  
 Total Net Area: 85,796 sf  
 Building Footprint Area: 18,832 sf  
 Impervious Area: 19,851 sf  
 New Impervious Area: 6,623 sf  
 Existing Sidewalk Area: 1,206 sf  
 Existing Parking Area: 1,178 sf  
 Existing Public Landscape Area: 11,588 sf  
 New C.S. Landscape Area: 3,358 sf  
 Total Impervious: 41,030 sf  
 Impervious to be Removed: 1,881 sf  
 Net Impervious: 39,149 sf  
 % Impervious (0.99% @ 180') = 5.847%  
 % Impervious (0.99% @ 180') = 5.847%  
 % Impervious (0.99% @ 180') = 5.847%

**Building Coverage Calc:**  
 PROJECT NET AREA: 1,924 ACRES  
 BUILDING COVERAGE: 0.3117 ACRES  
 % BUILDING COVERAGE: 15.65%

**Density Calc:**  
 TOTAL IMPERVIOUS AREA: 41,030 ACRES  
 DEDICATED PUBLIC RIGHT OF WAY: 3,817 ACRES  
 TOTAL IMPERVIOUS AREA: 44,847 ACRES  
 PROJECT NET AREA: 1,924 ACRES  
 NO. UNITS ALLOWED: 13  
 PROJECT DENSITY: 6.76 UNITS PER NET ACRE

**Applicant/Owner:**  
 David Chu  
 4125 Blackfoot Ave. #200  
 Morgan Hill, CA 95037  
 (408) 748-0000  
 Email: david@dmcc.com

**Engineer:**  
 City of Morgan Hill  
 Public Works Department  
 1759 Peak Ave.  
 Morgan Hill, CA 95037  
 (408) 779-3381  
 dmcc@cityofmorganhill.com

**Project Information:**  
 Project Name: 767-21-015  
 Project Location: Residential Delivered Medium Density  
 Project Zoning: Residential Delivered Medium Density  
 Project Owner: City of Morgan Hill  
 Survey/Owner: City of Morgan Hill  
 Water and Electric: City of Morgan Hill  
 Stormwater: City of Morgan Hill  
 Other: Stormwater Improvements  
 Area: 2.508 AC

**City of Morgan Hill**  
 Public Works Department  
 1759 PEAK AVE. MORGAN HILL, CA 95037  
 (408) 774-6488 FAX (408) 779-2298

NO. \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_

DESCRIPTION \_\_\_\_\_

REVISIONS \_\_\_\_\_

APN: 767-21-015

PROJECT NO: 3825

DATE: 01/20/2024

PROJECT: 767-21-015

CITY OF MORGAN HILL

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 Public Works Department  
 1759 PEAK AVE. MORGAN HILL, CA 95037  
 (408) 774-6488 FAX (408) 779-2298

**MH engineering Co.**  
 SUBDIVISION - LAND PLANNING - LAND SURVEYING  
 18075 WINEYARD BOULEVARD MORGAN HILL, CA 95037  
 (408) 779-7381 FAX: (408) 258-9712

**Site Development Plan**  
**W Edmondson Ave - APN 767-21-015**  
 MORGAN HILL, CALIFORNIA



# 220 W Edmondson Project

8 Lots  
APN 767-21-015



~2.39 Acres  
8 Single Family Lots

Lot lines shown are approximations and are not official surveyed boundary lines

