

Applicant/Owner:
Bay Area Vipassana Center
c/o Sandeep Nayar
530 Lawrence Expressway #365
Sunnyvale, CA 94085
210.859.1305
sandeep.nayar@dharma.org

Engineer:
David L. Faria, PE 92432
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.773.7381
davidf@mhengineering.com

Project Information:
APN 756-30-024
Present Use:
Proposed Use:
Present Zoning:
Proposed Zoning:
Sanitary Sewer:
Gas and Electric:
Water:
Telephone:
Existing Improvements:
Area:

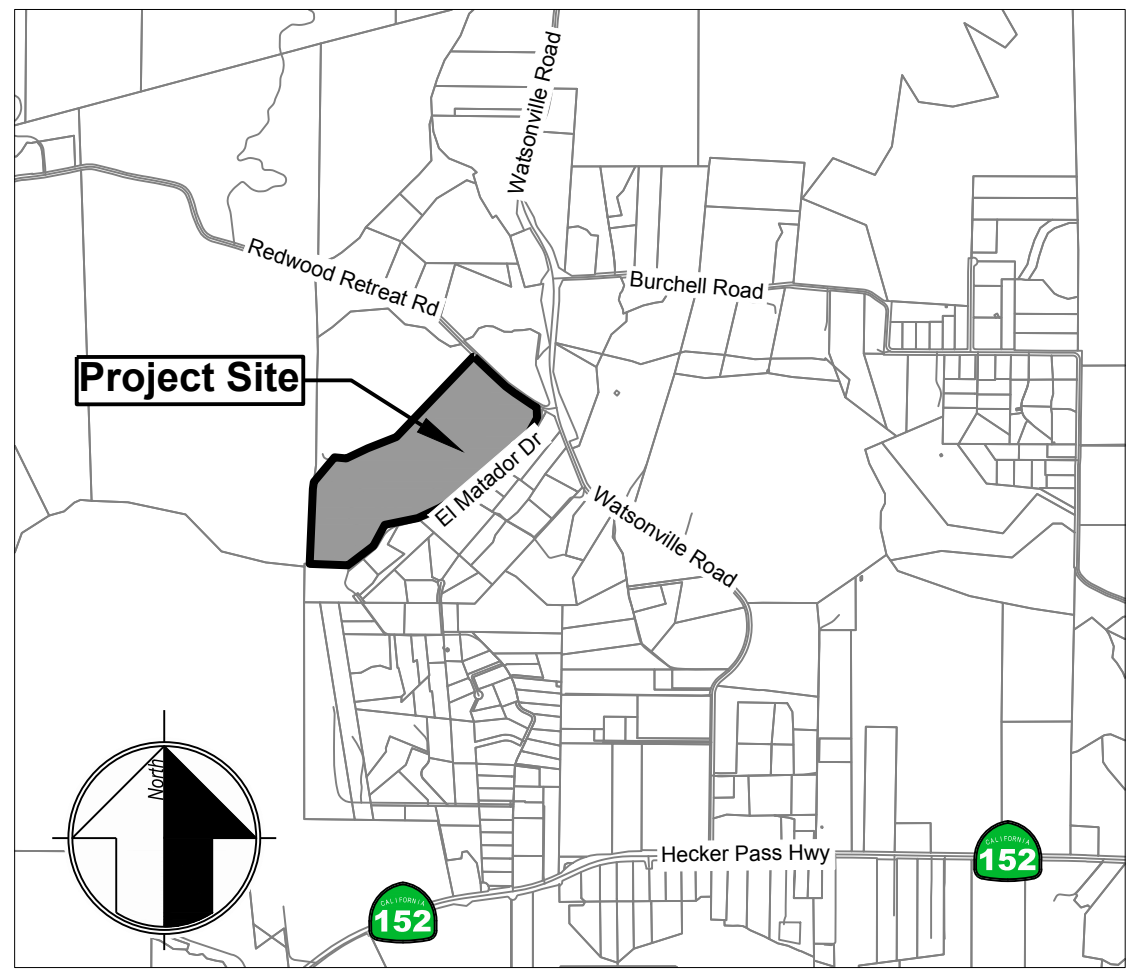
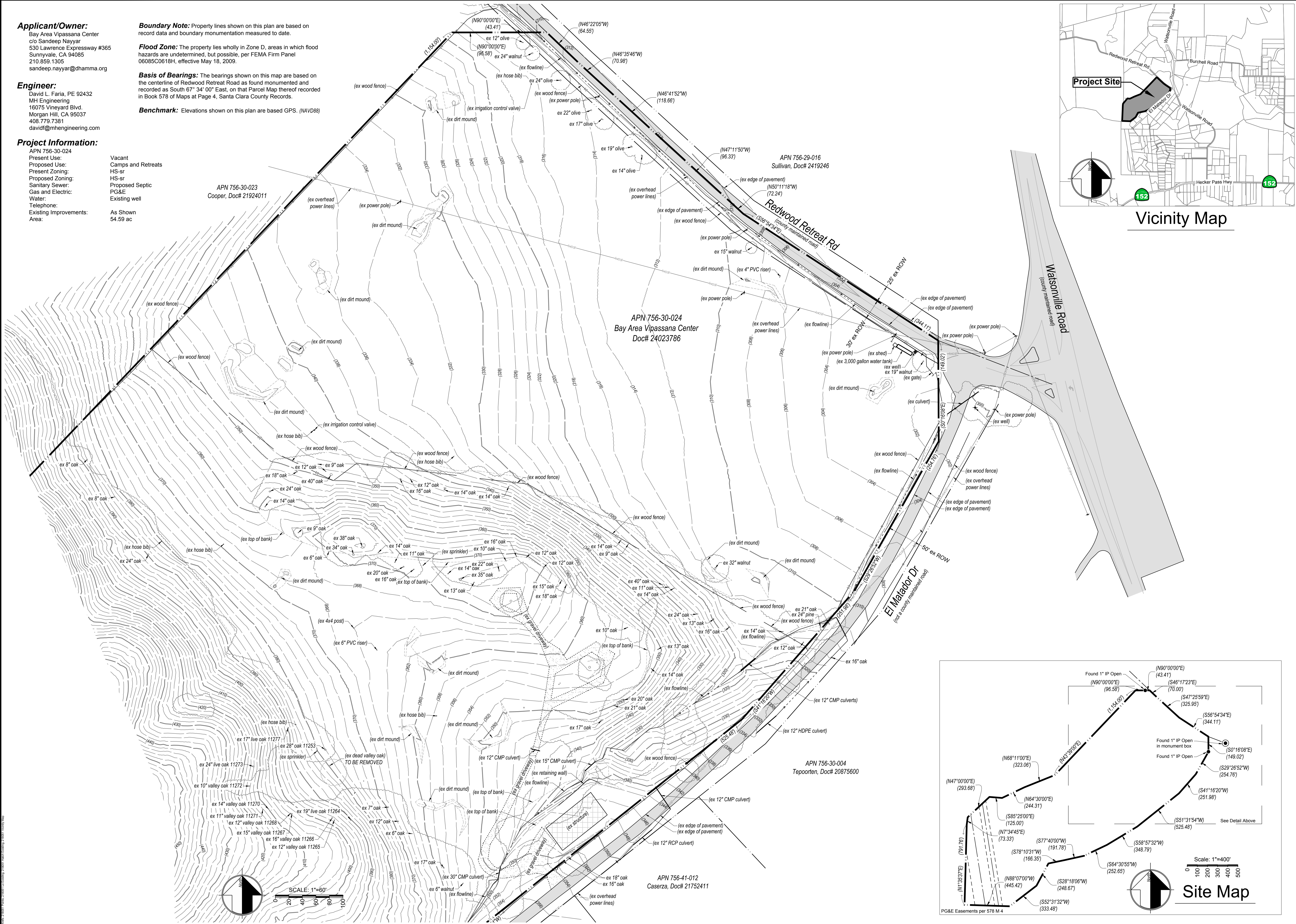
Vacant
Camps and Retreats
HS-sr
HS-sr
Proposed Septic
PG&E
Existing well
As Shown
54.59 ac

Boundary Note: Property lines shown on this plan are based on record data and boundary monumentation measured to date.

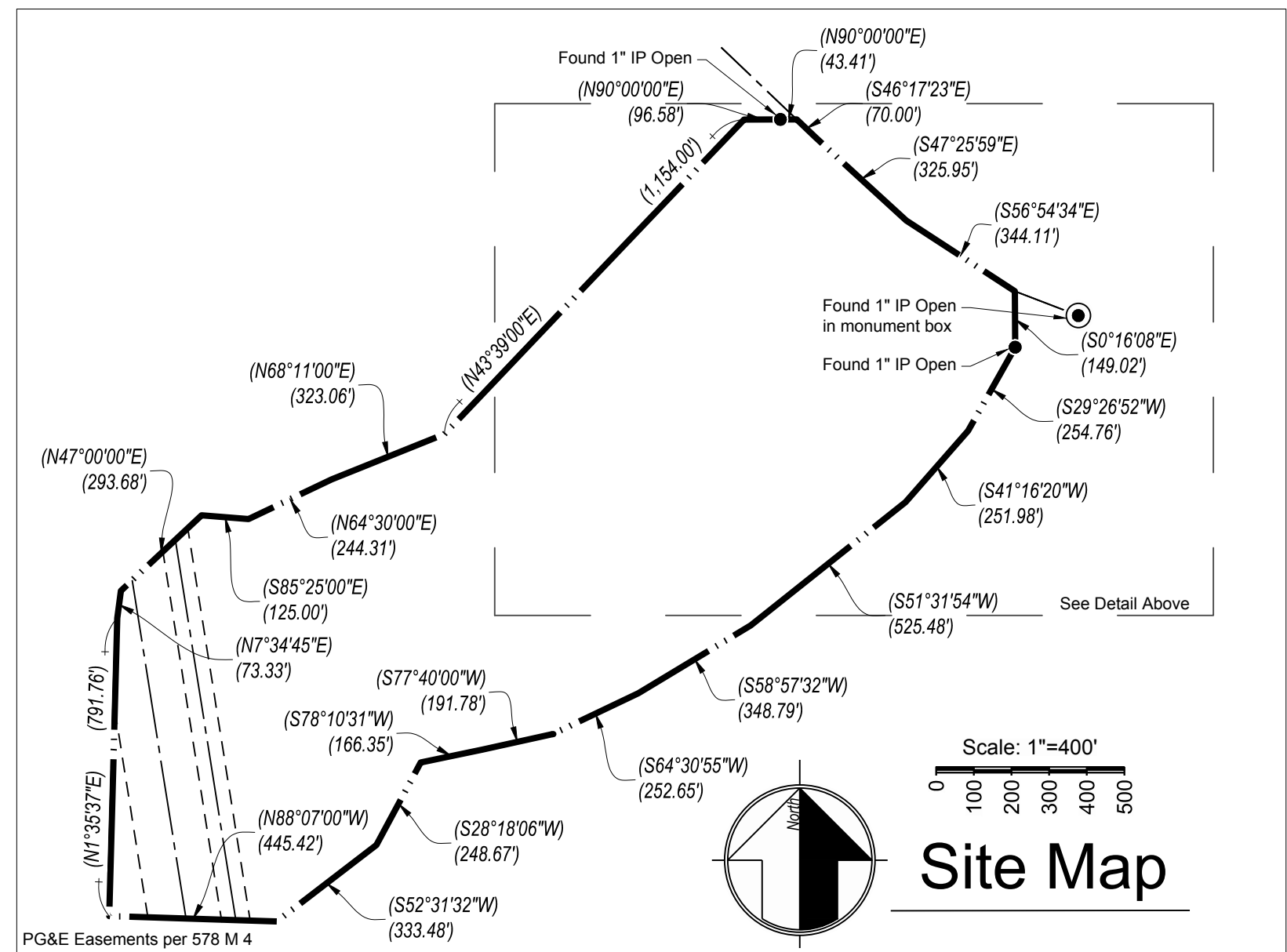
Flood Zone: The property lies wholly in Zone D, areas in which flood hazards are undetermined, but possible, per FEMA Firm Panel 06085C0618H, effective May 18, 2009.

Basis of Bearings: The bearings shown on this map are based on the centerline of Redwood Retreat Road as found monumented and recorded as South 67° 34' 00" East, on that Parcel Map thereof recorded in Book 578 of Maps at Page 4, Santa Clara County Records.

Benchmark: Elevations shown on this plan are based GPS. (NAVD88)



Vicinity Map



5/18/2021 3:52pm
FOR PLANCHHECK ONLY
REGISTERED PROFESSIONAL ENGINEER
DAVID L. FARIA
No. 92432
EXP. 06-30-2023
CIVIL
FOR PLANCHHECK ONLY
signature and seal prohibit copy approval

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Preliminary Grading Plan - Existing Topography
9201 El Matador Dr - APN 756-30-024

DATE: 5/18/2021
SCALE: 1"=60'
DRAWN BY: DF
CHECKED BY: DF
JOB NO:
218051
SHEET
C1
OF
4

Earthwork Quantities					
	Cut	Fill	Net	Max Cut	Max Fill
Buildings + 5 Feet					
Administration Building	2 cy	173 cy	171 cy (fill)	0.75'	2.50'
Maintenance Building	0 cy	180 cy	180 cy (fill)	0.00'	2.50'
Caretaker's Residence	16 cy	11 cy	5 cy (cut)	1.00'	1.00'
Kitchen Dining Building	25 cy	613 cy	588 cy (fill)	3.50'	4.50'
Volunteer (F) Accommodations	179 cy	11 cy	168 cy (cut)	2.50'	1.50'
Volunteer (M) Accommodations	22 cy	57 cy	35 cy (fill)	2.00'	1.00'
Female Accommodations	37 cy	625 cy	588 cy (fill)	3.50'	3.50'
Male Accommodations	201 cy	258 cy	57 cy (fill)	5.50'	3.50'
Meditation Building	344 cy	636 cy	292 cy (fill)	7.00'	4.00'
Instructors' Accommodations	58 cy	43 cy	15 cy (cut)	2.50'	2.50'
Building Permit Total	884 cy	2,607 cy	1723 cy (fill)		
Site Grading					
Administration Building	0 cy	45 cy	45 cy (fill)	0.00'	2.50'
Maintenance	0 cy	33 cy	33 cy (fill)	0.00'	2.50'
Caretaker's Residence	0 cy	0 cy	0 cy	0.00'	0.00'
Kitchen Dining Building	74 cy	1 cy	73 cy (cut)	3.50'	4.50'
Volunteer (F) Accommodations	389 cy	47 cy	342 cy (cut)	4.00'	5.50'
Volunteer (M) Accommodations	36 cy	28 cy	8 cy (cut)	2.00'	1.00'
Female Accommodations	173 cy	755 cy	582 cy (fill)	3.50'	3.50'
Male Accommodations	490 cy	788 cy	298 cy (fill)	5.50'	3.50'
Meditation Building	16 cy	120 cy	104 cy (fill)	7.00'	4.00'
Instructors' Accommodations	0 cy	0 cy	0 cy	0.00'	0.00'
Water Tanks	284 cy	142 cy	142 cy (cut)	8.00'	6.00'
Access Road	1,266 cy	88 cy	1178 cy (cut)	6.25'	2.50'
Main Entrance & Roundabout	371 cy	5 cy	366 cy (cut)	2.00'	0.50'
Parking Lot	451 cy	81 cy	370 cy (cut)	2.50'	1.00'
Lower Bio-Retention Area	389 cy	0 cy	389 cy (cut)	1.70'	0.00'
Upper Bio-Retention Area	198 cy	0 cy	198 cy (cut)	5.50'	0.00'
Bio-Filtration Trenches	108 cy	0 cy	108 cy (cut)	2.50'	0.00'
Grading Permit Total	4245 cy	2133 cy	2112 cy (cut)		

Parking Table		Impervious Area Summary		Floor Area	
Parking Stalls	84	Meditation Building + Walkways	13,369 SF	Meditation Building	12,800 SF
Compact Parking Stalls	29	Bathrooms (2)	500 SF	Kitchen/Dining Building	6,300 SF
ADA Spaces	6	Kitchen/Dining Building + Patio	8,622 SF	Administration Building	2,100 SF
ADA Van Accessible Spaces	3	Administration Building + Patio	2,871 SF	Caretaker's Residence	1,340 SF
Total Parking Spaces	122	Caretaker's Residence	1,644 SF	Participant/Volunteer Accommodations (10)	26,000 SF
		Participant/Volunteer Accommodations + Patio (10)	34,050 SF	Instructor's Accommodations	2,130 SF
		Instructor's Accommodations + Walkway	2,697 SF	Maintenance Building	2,050 SF
		Maintenance Building + Patio	2,795 SF	Cart Storage (2)	540 SF
		Cart Storage (Open Structure)	540 SF	Total Floor Area	53,260 SF
		Paved Driveways	59,900 SF		
		Total Impervious Area	126,988 SF		

LEGEND

	(ex building)
	(ex pavement)
	Proposed Structure
	Proposed Pavement
	Proposed Concrete
	Proposed Aggregate Base
	Limits of Grading
	Existing Contour
	Proposed Contour

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Water:
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Existing Improvements:
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Vacant
Camps and Retreats
HS-sr
HS-sr
Proposed Septic
PG&E
Existing well
As Shown
54.59 ac

Boundary Note: Property lines shown on this plan are based on record data and boundary monumentation measured to date.

Flood Zone: The property lies wholly in Zone D, areas in which flood hazards are undetermined, but possible, per FEMA Firm Panel 06085C0618H, effective May 18, 2009.

Bas of Bearings: The bearings shown on this map are based on the centerline of Redwood Retreat Road as found monumented and recorded as South 67° 34' 00" East, on that Parcel Map thereof recorded in Book 578 of Maps at Page 4, Santa Clara County Records.

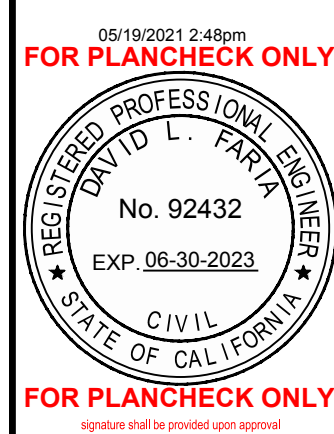
Benchmark: Elevations shown on this plan are based GPS. (NAVD88)

Tree Note: No trees are to be removed except 1 dead valley oak.

Grading Area of Disturbance = 377,144 SF

Fire Notes:

- This property is located within a Very High Wildland Urban Interface Area (VUI). Defensible space protection measures shall be in place prior to building final.
- All driveways and access roads to meet County Standard SD2.
- All driveways, access roads, and parking lots to be made of an all weather surface capable of supporting 75,000 pounds and have a maximum slope of 16%.
- All driveways to have a minimum inside turning radius of 50 feet.
- All fire hydrants shall be standard hydrants. Four hydrants provided.
- Structures will install an NFPA 13 fire sprinkler system as a deferred submittal.
- All structures to have a minimum 30 foot setback from the centerline of the access road.



MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Preliminary Grading Plan - Site Layout
9201 El Matador Dr - APN 756-30-024

DATE: 5/17/2021
SCALE: 1" = 60'
JOB NO:
218051
DRAWN BY: DF
CHECKED BY: DF
SHEET
C2
OF
4

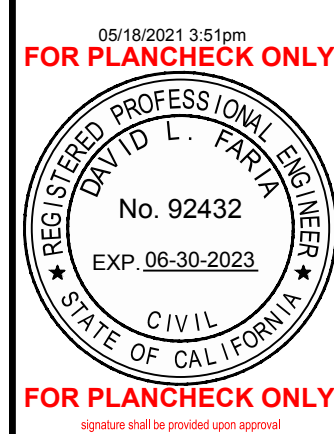
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APN 756-30-023
Cooper, Doc# 21924011

Impervious Area Summary	
Meditation Building + Walkways	13,369 SF
Bathrooms (2)	500 SF
Kitchen/Dining Building + Patio	8,622 SF
Administration Building + Patio	2,871 SF
Caretaker's Residence	1,644 SF
Participant/Volunteer Accommodations + Patio (10)	34,050 SF
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Total Impervious Area	126,988 SF

LEGEND

	(ex building)
	(ex pavement)
	Proposed Structure
	Proposed Pavement
	Proposed Concrete
	Proposed Aggregate Base
	Limits of Grading
	Existing Contour
	Proposed Contour



MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Preliminary Grading Plan
9201 El Matador Dr - APN 756-30-024

DATE: 5/18/2021
SCALE: 1" = 60'
JOB NO: 218051
DRAWN BY: DF
SHEET: C3
OF: 4
CHECKED BY: DF

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408.779.7381
davidf@mhengineering.com

Project Information:

APN 756-30-024
Present Use: Vacant
Proposed Use: Camps and Retreats
Present Zoning: HS-sr
Proposed Zoning: HS-sr
Sanitary Sewer: Proposed Septic
Gas and Electric: PG&E
Water: Existing well
Telephone: As Shown
Existing Improvements: 54.59 ac
Area:

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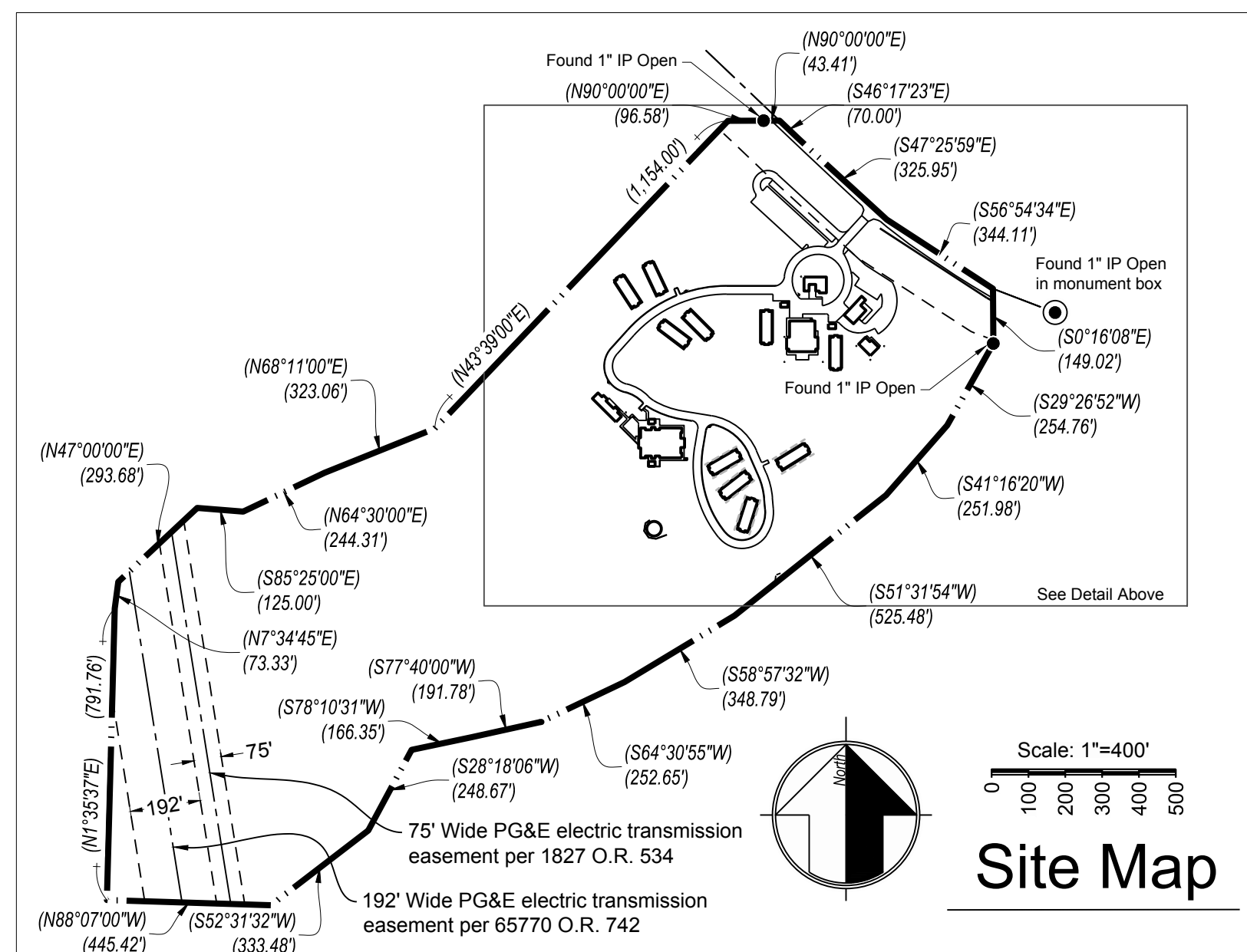
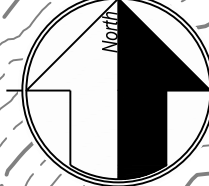
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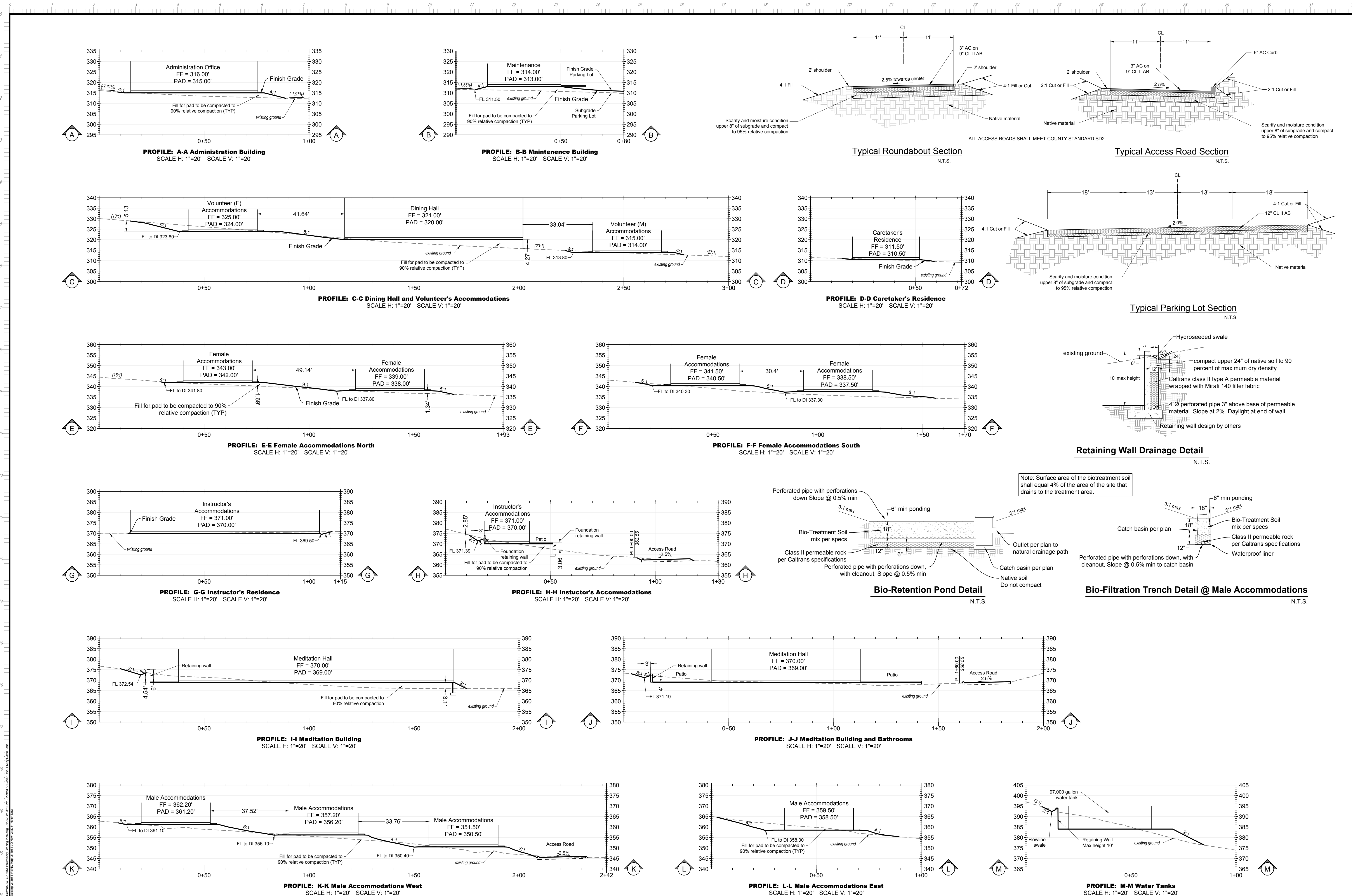
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Grading Area of Disturbance = 377,144 SF

Drainage Notes:

- All drainage inlets (DI) in the roadway shall be 24" square inlets made of concrete with traffic rated grates
- All pipes connecting DIs in the roadway shall be a minimum of 12" HDPE pipes.
- All DIs located outside the roadway shall be 12" square inlets unless otherwise noted.
- All swales shall have rip rap pad dissipaters at the terminus.
- All structures to connect downspouts directly into perimeter SD system and route into nearest 24" DI.





06/16/2021 3:55 PM
FOR PLANCHHECK ONLY
REGISTERED PROFESSIONAL ENGINEER
No. 92432
EXP. 06-30-2023
CIVIL
FOR PLANCHHECK ONLY
signature and seal are required for approval

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Preliminary Grading Plan - Sections and Details
9201 El Matador Dr - APN 756-30-024

DATE: 5/17/2021
SCALE: 1"=20'
JOB NO: **218051**
DRAWN BY: DF
CHECKED BY: DF
SHEET: **C4**
OF: **4**