



RE: 2021-06-01 Gronwall Lane ASR_SANDIS.pdf

1 message

Alexander Prange <aprange@sandis.net>

Thu, Jul 1, 2021 at 6:24 PM

To: Via Builders <viabuilders@gmail.com>

Cc: Ralph Saviano <rsaviano5@gmail.com>, Nebiyu Taddesse <ntaddesse@sandis.net>, Patricia Diaz <pat94024@yahoo.com>

Hi Jonathan,

Thank you for sending over the requested files, please find the attached revised Civil Sheets for the Planning Resubmittal. Our comment responses are below:

Planning Comment #2.b.

It appears that the revised documentation did not cover the requested analysis as detailed in previous correspondence. Revised reports that comply with the following and meets all requirements of Planning, Land Development Engineering, and Santa Clara Valley Water District should be addressed.:

Analysis concerning bank stability of the new residence impacting the top bank of creek and vice versa scenario – creek impacting the residence using criteria as shown in Santa Clara Valley Water District and Land Development Engineering comments below.

Cross sections of structures illustrating top of creek bank slope stability. There is conflicting information as addressed in the Valley Water comments.

Comment Response: Cross sections illustrating the creek bank slope stability have been provided, refer to Sections B-B and C-C on Sheet C-2.

Land Development Comment #4 & #5

In the civil plans, a storm drainage easement is required for Hale Creek that extends 5 feet beyond the top of bank.

Comment Response: A storm drainage easement extending 5 feet beyond the top of bank for Hale Creek has been provided, refer to Sheet C-1.

The plans indicate that the proposed swale running south along the Gronwall Lane frontage will tie into an existing swale that directs runoff to the creek. Additional details of the existing swale are required. How does this tie into the creek and what is the upstream tributary area? Is there sufficient capacity for the swale to accept additional run-off?

Comment Response: There is no existing swale per the latest site survey and field visit The stormwater drainage approach has been revised and the proposed swale will discharge runoff into a drywell. to avoid connecting to an existing swale. Refer to Sheet C-1 for the updated stormwater drainage design and C-1.1 for drywell detail.

Santa Clara Valley Water District Comment #8

Grading and Drainage Plan (Sandis, March 20, 2020):

- a. Sandis Grading and Drainage Plan sheet C1 shows runoff from the parcel being directed to Summerhill Creek (to the North) and Hale Creek (to the East). **Over-bank drainage of runoff from the development should be avoided to prevent bank erosion. All runoff should be directed to an existing storm drain or outfall to the creek.**

Comment Response: Over-bank drainage of runoff from this development has been avoided in the updated design. All proposed impervious areas are designed to be conveyed through a proposed swale running parallel to Gronwall Lane and discharged into a proposed dry well. Refer to Sheet C-1 for updated stormwater drainage approach.

- b. Runoff along the Westerly portion of the development is directed to a "Proposed Swale," which then drains into an "Existing Swale." **The alignment of the Existing Swale** on Sheet C-1 should be clearly shown. Additionally, **detailed cross sections for both existing and proposed swales** is required.

Comment Response: The runoff generated by this development has been design to drain into the proposed swale running parallel to Gronwall Lane, the existing swale has been removed from this project. Refer to Section A-A Detail 1/G-2 on Sheet C-1.1 for the detailed cross section of the proposed swale.

Please review the attached plan and the above responses and let me know if you need anything additional prior to resubmittal to the County.

Thanks,

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