

17371 HIGH ROAD

62099-0026

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA

(707) 565-1900 FAX (707) 565-1103

PLANCHECK RECEIPT ONLY - NOT A PERMIT

GRD99-0026

Address: 17371 HIGH RD SON

Printed By: FWILLIAM 12:02 Jul 30, 1999

Cross Street: MALLARD DR

APN: 127-402-017

Res/Com:

In Planchek: 00/00/0000

Std/Quick:

Fire District: SCHELL-VISTA FIRE GEN

Activity Type: AB-GRD 9901

Insp Area: 05

Tax Rate Area: 158046

Owner

Applicant

GERMANO GREGORY C
215 SANTA CLARA AVE
SAN FRANCISCO CA

GERMANO GREGORY C
215 SANTA CLARA AVE
SAN FRANCISCO CA

941271521

941271521

415 564 4734

415 564 4734

Planchek Expires 1 Year from Date Planchek Fees Are Paid (See Register Validation Date)

Site Review Fees Paid this Application:

\$77.00

Description: GRADING FOR POOL/DECK & LANDSCAPE-SFD

Initialized By: FWILLIAM

Approved By:

Status: STARTED

Planchek Multiplier: 1.00

Item #	Item Account Code	Description	Fee	Previously Paid
0060	1341	BLDG PERM PLAN CHECK FEE	\$37.00	\$ 00
0100	1341 3502	SITE REVIEW/ELEV. CERT.	\$77.00	\$ 00
0119	649103-3661	CO FIRE MARSHAL REVIEW	\$ 00	\$ 00
0121	1341	FIRE SAFE STDS & REF PRMD	\$105.00	\$ 00
0706	3140 6053	REF.-MINOR GRADING/SETBK	\$ 00	\$ 00
0707	3140 6054	REF.-GRADING/DRAIN. PLAN	\$204.00	\$ 00
0708	3140 6055	REF.-GRD/DRAIN DAM/DRVWY	\$ 00	\$ 00
5067	1341-WAIVED	BLDG PERM PLAN CHECK FEE	\$ 00	\$ 00
5100	1341-WAIVED 3502	SITE REVIEW/ELEV. CERT.	\$ 00	\$ 00
5119	649103-3661-WAIVED	CO FIRE MARSHAL REVIEW	\$ 00	\$ 00
5121	1341-WAIVED	FIRE SAFE STDS & REF PRMD	\$ 00	\$ 00
5706	3140-WAIVED 6053	REF.-MINOR GRADING/SETBK	\$ 00	\$ 00
5707	3140-WAIVED 6054	REF.-GRADING/DRAIN. PLAN	\$ 00	\$ 00
5708	3140-WAIVED 6055	REF.-GRD/DRAIN DAM/DRVWY	\$ 00	\$ 00

Qualifies for Fee Waivers (Y/N): N

\$423.00

\$ 00

Total Calculated Fees

\$423.00

Previously Paid

\$ 00

Balance Due

\$423.00

CASH REGISTER
VALIDATION
REQUIRED

Permit only
Kewin

DRAINAGE REVIEW
FILE CLOSING CHECKLIST

FILE NAME

NA

FILE ADDRESS

17371 High Rd., S.W.

FILE NUMBER

GRD 99-0026

UNIQUE FILE # (IF ANY)

DATE OF IMPROVEMENT PLANS CLEARANCE

1/1

DATE OF FINAL/PARCEL MAP CLEARANCE

1/1

DATE OF GRADING PERMIT CLEARANCE

10/28/99

REVIEWING ENGINEER

UNNECESSARY / DUPLICATE DOCS / MAPS PURGED FROM FILE

Yes

HYDROLOGY MAPS PULLED FOR FILING (HOW MANY)

none (PAGES)

FINAL MAPS PULLED FOR FILING (HOW MANY)

2 (PAGES)

PLANS PULLED FOR FILING (HOW MANY)

1 (PAGES) (in file)

REVIEWING ENGINEER INITIALS

Jennifer Berchardt

DATE

7/1/03

FILE CLERK

READY FOR MICROFICHE

MB

DATE

7/1/03

SONOMA COUNTY Id: ACTP150 Keyword: UACT
Activity Maintenance - Inspection Processing

User: KDOBLE

10/28/99
Grading Permit

Permit: GRD99-0026

Applicant : GERMANO GREGORY C

Status: PLANCHEK

Address: 17371 HIGH RD SON

Notice: CONTRACTOR NEEDS TO BRING IN INSURANCE & COPY OF CARD BEFORE

Inspections for Activity
Item Flags Description

100	■	site inspection
500	■	plancheck
520	r ✓	Drainage Review
101		grading, rough
102		grading, final
103		foundations
107		underground utilities
109		retaining walls
121		FSS - Clearance for Foundation
144		water tanks
199	r	final

F1=Help, INS=Insert, A=Add at End, F5=Requests, F6=ALL Notations, ESC=Exit



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Development Submittal Information for Drainage Review

Please type or print the following information:			
Name of Development: <u>MISSION HIGHLANDS</u>			
Property Address: <u>17371 HIGH RD.</u>		City, Zip: <u>SONOMA 95452</u>	
Nearest Cross Street: <u>MAWARD DR.</u>			
Assessor's Parcel Number: <u>127-402-0169017</u>		Developer:	
Design Engineer: <u>WESCHER ENGINEERS</u>		Applicant Name: <u>NORTH GATE CONST INC</u>	
Address: <u>4635 OLD REDWOOD HWY</u>		Address: <u>4795 OLD REDWOOD HWY STE B</u>	
City, State, Zip: <u>SANTA ROSA</u>		City, State, Zip: <u>SANTA ROSA</u>	
Phone No.: <u>575-3427</u>		Phone No.: <u>573-0908</u>	
Land Use (Planning) File #:		Permit Application # <u>GRD99-0026</u>	
Number of Units: <u>1</u>		Area:	
⓪ To Be Completed by Drainage Review ⓪			
File/Unique #:		Quad Maps:	
Major Dev. (MJS/UP/DR):		Permit Referral:	
Minor Dev. (MNS/UP/DR):		Public Project:	
Flood Zone:			
Fee based on: _____ base fee, _____ Units @ _____ per unit = _____			
Permit Referral Fee: _____ Flood Zone Fee _____ Date: _____ Receipt #: _____			
MJS/UP/DR Fee:		Amount	
Base/minimum		Date	
Balance or Total		Receipt #:	
Reviewed by Engineer/Technician:		Final Letter Date:	
Comments: <u>Need site review comments</u>			

TOWK
9/24/99
TD

LESCURE ENGINEERS

4635 OLD REDWOOD HIGHWAY, SANTA ROSA CALIFORNIA USA 95403-1411
707.575.3427 • FAX 707.542.2353 • LESCURE@PACBELL.NET

September 13, 1999

707- 565-31760
707-565-1745 F

Sonoma County PRMD
2550 Ventura Avenue
Santa Rosa CA 95403

Attn: Mike Enright/PE
Plan Check Section

Subject: 17371 High Road, Sonoma
APN 127-402-16 & 17
GRADING PERMIT APPLICATION GRD99-0026

Mike:

I am directing this letter to you in response to plan review comments by your associates, Kevin Doble and William Kelly which lead me to believe that it will come to your attention in any case regarding the geotechnical report requested by your site reviewer. In my professional opinion no geotechnical report nor any drainage calculations are required for this minor fill. There is 86 cubic yards cut within the future pool, and the total fill volume is 610 cubic yards plus 264 for the leachline fill.

We have made various revisions to address the site reviewer's comments, Kevin Doble's comments of August 13, 1999, William Kelly's of the Grading Plan Check section on September 2, Ted Walker's of the Well and Septic Section, and the as-built condition of the septic system leachfield. The plan no longer includes the Spa Deck in order that the site may accommodate 200 percent leachfield reserve. The pool, garage and workout room are all designated as "Future Location of ..." to indicate that they are not included in the current grading permit application. This fill material is to provide subgrade only for future facilities. It was decided to proceed in this manner as the leachfield required one foot of fill and the necessary volume of material was available for the future planned areas. Those structures were noted in this plan so we could establish finished grades and calculate earthwork volumes. The "Interceptor Retaining Wall" is an integral part of this grading plan as it is intended to retain landscape fill and intercept seepage from the existing cut bank above the future pool deck.

We have included typical cross sections of the site to indicate the depth and extent of proposed fill. In the mid 50's when Mission Highlands Subdivision No. Three was mapped the site was carved out of the overlying fractured rock as can be observed in the cut bank all along High Road, in the existing driveway cut at the North end, in several backhoe pits we excavated while evaluating the site for the septic system, and the septic tank excavations. The existing residence, the existing pool, the future pool, garage and workout room are all on unfractured bedrock exposed by site development. The leachfield is the only feature on the fill material which was pushed out of the cut during the original site development. Soil samples from the septic system area tested in a certified lab are indicated to be 80 percent rock; thus requiring

Note: Grading as proposed is not "structural fill" and follows UBC criteria. Plan checker - Put note on grading plan that any of the 3 structures will require geotechnical review, and may require fill be removed or recompacted. Mike Enright 9/24/99

Lescure Engineers
September 13, 1999

bedrock could not be excavated. The future facilities will all be founded through the fill onto bedrock. It is possible the site reviewer could not clearly observe bedrock conditions as the fill material had been stockpiled on-site for the septic system construction.

For these reasons and based on my personal observations of the site conditions I felt a geotechnical report was not necessary for the original application, and in my professional opinion no geotechnical report is required based on the proposed site plan which features no structures on the original site fill. As to consolidation of the proposed fill under future structures it is our understanding that the pool, workout room and garage would have to be founded on bedrock with self supporting stem walls not relying on the unconsolidated fill for support. Select fill material would be required inside the walls to support any overlying slab. The pool deck slab would not be considered a structure and could thus be placed on the fill without additional compaction except as will be achieved through time by consolidation. The deepest fill at 6 feet will occur under the southwesterly corner of the future pool deck, and will blend into the leachfield fill at 2 to 1 or flatter so I feel there are no stability issues. The slope between the future pool deck and patio will be stabilized by a precast unit retaining wall. The fill must be "erosion proofed" prior to October 15 by seeding and establishing a cover crop with irrigation.

I did not originally submit drainage calculations as I felt they were unnecessary, and in my professional opinion and experience of the site no drainage calculations are necessary at this time. High Road intercepts the majority of flow in a roadside ditch so little water enters from off-site. Any which may enter appears to percolate through the fractured rock formation and seeps out onto the bedrock. For this reason I included the "Interceptor Retaining Wall" and subdrain to prevent it from running over the pool deck and septic system leachfield. The culvert under High Road above and slightly north of the existing pool never flowed all Winter of 1999. In the Fall of 1998 I had shown on the plans to direct this "presumed" flow into the drain pipe behind the interceptor retraining wall. However I observed throughout the Winter of 1999 that the plant debris in the concrete channel at the culvert outlet was never disturbed. Based on this observation I eliminated this drain connection from the plan. The future pool deck and roofs will be plumbed to the drain in order to protect the leachfield from concentrated runoff.

I apologize for not having included this letter in the original application. Based on my observations of the site it never occurred to me that the stability would be questioned. I will make an appointment to discuss these matters with you. I look forward to your approval of Mr. Germano's grading permit application. I have extensive photos of the site prior to the leachfield fill and other fill stockpiling.

Sincerely,


Peter J. Lescure, PE
Principal Civil Engineer
RCE 28044



Encl PRMD Drainage markup set
3 Plan sets for second grading and drainage review

cc. file 98060 PRMD 090399 ME.doc
G. Germano
Northgate Const.

LESCURE ENGINEERS

4635 OLD REDWOOD HIGHWAY, SANTA ROSA CALIFORNIA USA 95403-1411
707.575.3427 • FAX 707.542.2353 • LESCURE@PACBELL.NET

October 21, 1999

707- 565-3507O
707-565-1745 F

Sonoma County PRMD
2550 Ventura Avenue
Santa Rosa CA 95403

Attn: Ed Scott, PE
Plan Check Section

Subject: 17371 High Road, Sonoma
APN 127-402-16 & 17
GRADING PERMIT APPLICATION GRD99-0026

Ed:

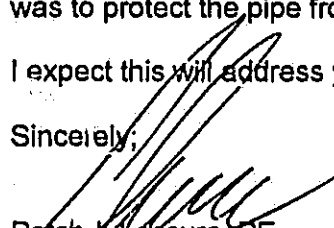
Following up on our discussion of September 24th – here are pipe flow calculations from the future pool deck, adjacent buildings and driveway. There is no significant drainage onto the property as High Road catches it all. I used conservative runoff parameters and the specified pipe handles it with a comfortable safety factor.

On the plans we have detailed the drainage pipe outlet as you requested. These had been on the septic system plans and not carried over to the drainage plan.

To address your concern for pipe discharge on slope stability I noted that the existing fill is 80% rock. It has been there since 1954 and I don't think 0.46 cfs is going to destabilize it. The whole slope face is rip-rap so the note to place rip rap is redundant. The real reason I specified rip-rap was to protect the pipe from UV deterioration and to hide the pipe for aesthetics.

I expect this will address your concerns and allow the permit to be approved.

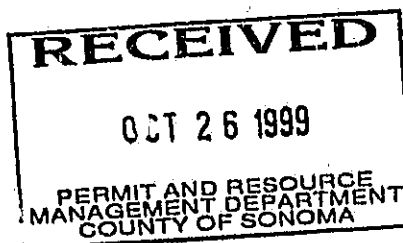
Sincerely,


Peter J. Lescure, PE
Principal Civil Engineer
RCE 28044



Encl PRMD Drainage markup set – previously returned
3 Plan sets for second grading and drainage review
Hydrology runoff calcs

cc. file 98060 PRMD 102199 ES.doc
G. Germano
Northgate Const.



DRAINAGE CALCULATIONS

RUNOFF = $Q = CIAK$
7640 SF TOTAL HARD SURFACE AREAS AT DRIVEWAY, GARAGE, WORKOUT AND POOL
-1800 SF POOL
5840 SF NET AREA
1.00 C FOR HARD SURFACES
2.6 I @ 7 MIN FOR 10 YEAR EVENT
1.33 K @ 40 IN/YR
 $Q_{ACT} = 0.46 \text{ CFS} \quad 10 \text{ YEAR RUNOFF}$

PIPE CAPACITY = $Q = 1.486/n * R^{.667} * S^{.5} * A = 0.463/n * D^{.8/3} * S^{.5}$

0.50 DIA	0.50 DIA	0.50 DIA	0.50 DIA
0.012 n ADS N-12	0.012 n ADS N-12	0.010 n PVC	0.010 n PVC
0.01 S	0.02 S	0.01 S	0.02 S
$Q_{CAP} = 0.61 \text{ CFS}$	0.86 CFS	0.73 CFS	1.03 CFS

6 INCH DIAMETER ADS N-12 PIPE IS ADEQUATE TO CARRY RUNOFF FROM THE HARD SURFACES AT A PIPE SLOPE OF 1%

6 INCH DIAMETER PVC PIPE IS ADEQUATE TO CARRY RUNOFF FROM THE HARD SURFACES AT A PIPE SLOPE OF 1%

