

# PUBLIC WORKS COMMENTS FOR BRIAN-ARDEN WINERY

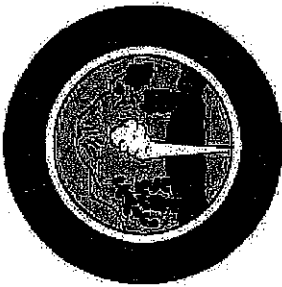
Date: 6/9/2011

Parcel Address: 331 Silverado Trail

Parcel Number: 011-050-030

Developer: Burt & Brian Harlan

Review Description: 1st conceptual plan set June 2011. 2.25 acre winery including: 2,800sf tank room, 1,800sf operations room, 6,000sf barrel Room, 600sf cottage, 3,500sf hospitality center (w/kitchen), 1,800sf office and multi-purpose room



## Item Comment

- 1 Storm drain study required - Including, but not limited to: pre developed peak flow calcs vs. post developed peak flow (need to be less than pre), detention/retention pond sizing and its impacts to site layouts, spread flow to maintain similar runoff pattern, overland release, water quality analysis & calcs, LID, maintenance agreements, dynamic modeling for 10, 25, 100yr events, etc...
- 2 Traffic Impact study report required - Including, but not limited to: turn lanes, road widening, parking, traffic analysis, turn radius, emergency vehicle access, etc...
- 3 Water and Sewer Use Study required - Including, but not limited to: maximum day + fire flow analysis, off-site extension of sewer (requires all weather road, existing easement already in place), reclaimed water use/irrigation projections extensions, analysis of sewer peak flows, etc...
- 4 Wine waste water treatment study - Including, but not limited to: On-site treatment system required or pre-treatment and continual testing of waste stream required, projected volumes, coordination with Napa County's Environmental Management (NCEM), identify adequate leech field reserve area (influence of this on site layout) per NCEM, etc...
- 5 See attached Public Works checklist items for future design submittal requirements (\*NOT INCLUDED FOR PURPOSES OF THIS REPORT. PROVIDED SEPARATELY TO DEVELOPER\*)
- 6 Tree Mitigation & Survey - Including, but not limited to: survey of existing tree drip-line, trunk location, diameter and species, meet city municipal code requirements, etc...