



CHAUDHARY
& ASSOCIATES, INC.

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INSPECTORS

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May 16, 2013

#00-07-063

HARTWELL VINEYARDS

(APN 039-040-025)

NARRATIVE FOR PRIVATE DRIVE TO WINERY

Currently the driveway leading up to the winery from Silverado Trail (Public Street) is 14' wide with a 2'± shoulder. There are mature cypress trees planted along the north and south side of the existing driveway. The driveway was constructed based on standards of that time. The current standards dated August 2011 for Napa County Road and Street Standards dictate the driveway leading from the public street to a commercial building to be 18' in width and have a 2' shoulder.

Please refer to the Use Permit Exhibit prepared by Chaudhary & Associates, Inc. dated May 13, 2013. There is 400'± of roadway which is 14' wide with a 2'± shoulder that does not meet the current Napa County Roadway Standards. In order to comply with current County Standards we are proposing the entire roadway width to be 18' wide with 2' shoulder as shown on use permit exhibit dated May 13, 2013. In addition, the following improvements are being proposed:

1. Remove and align the existing gate with the new driveway approach.
2. Remove, relocate or replant cypress trees on the south side of the existing driveway from station 1+00± to 5+00±.
3. Install 4' paving on the south side of existing driveway from station 1+00± to 6+50±.
4. Remove or move the existing rock wall on the east side of guest house approximately 2'± north.
5. At station 6+00 to 6+50± the guest house driveway apron is available for pull out. From station 6+50± to station 7+75± north of the existing driveway there is a 6' to 8' gravel area available for the pull out.
6. From station 7+75± to station 12+00 the existing driveway varies in widths from 18' to 21' and complies with current road standards.
7. At station 9+50 and 11+00 there is an emergency vehicle turn around which is shown on the exhibit.



