



Application PL2021295
Napa Valley 5th Plat Street, Stormwater and Master Drainage Plan

Engineering Review Comments

1. Sheet C.200 shows two (2) swales aligned roughly north/south. No cross-section labeling was done for these two (2) swales. Proper labeling is required.
 - The typical section is shown at the top of the page and the table to the right provides all necessary construction information
2. None of the swales denoted by cross-sectional call-outs show any specific cross-section along suitable intervals (e.g., 20 feet?). Cross-sections of the swale are required along suitable intervals for all swales. The "Typical Channel Section" at the top of this sheet is not a detail, but rather, a generic cross-section. Provide site-specific cross sections for each swale, and include sufficient number of cross-sections along the route.
 - As this swale does not convey 2 acres or more of storm water cross sections should not be necessary. The typical section and information provided in the table is sufficient for construction
3. Sheet C.201: Grayed-out contours are shown which do not match Sheet C.200.
 - Contours on C.201 have been removed
4. Please refer to the email dated Feb. 10, 2022 sent at 12:53 pm. A copy is included in Cityview for your reference, and is included with the one sent on the same date at 2:22 pm (i.e., it is the second email in the thread). As stated in this email, I had placed a revision cloud around the area we discussed during our Zoom meeting on Feb. 10, 2022. Although it was difficult to determine proposed grading due to drafting lineweights that did not follow generally-recognized standards, it appeared you had created a berm along the east side of the plat boundary, and graded to the property line which is not allowed unless suitable agreements are reached with adjoining property owner. If I remember correctly, this is a wood fence along their west property boundary, and drainage from the top of the berm to the bottom of the berm will be directed onto their property and towards the fence. Despite its low drainage area, this still creates adverse impact to the adjacent property owner, who has had issues with his in-ground pool due to groundwater issues. Any further impact will likely be assigned by the homeowner to this alteration to existing drainage patterns. I had suggested a swale be created to the east of the berm,



all contained within the plat boundary, and the 100 year WSE contained within the plat boundary. I had asked whether this is possible. I then stated "if not, other alternatives should be explored." When revising the Master Drainage Plan for this area, please review this email and determine what can be done to eliminate these concerns.

-The drainage being directed toward the easterly property has been reduced by nearly 56% and existing drainage patterns have been maintained. The issues currently being noted to the east of the development are a result of poor grading located on the adjacent lot.

5. Please refer to the email dated Feb. 10, 2022 at 2:22pm. A copy is uploaded into Cityview for your reference. As stated in the email, in the long term, the area at and near Lot 183 is going to be filled-in, which would appear to alter the drainage flow patterns toward the adjacent owner's property and fence. I would suggest detailed notation on the MDP, along with a supplementary sheet showing what the homebuilder must do during construction to eliminate these concerns. Whatever is done to eliminate these concerns, they shall be clearly visible on the MDP, and contain sufficient detail for plot plan review.
 - Nothing has been done to alter or change the grading toward the existing Lot 183 and the proposed grading will reduce the amount of surface water being directed at the home
6. Sheet C.205: ADA-accessible ramp details are grayed-out along the outline of the ramps, indicating these are existing features, rather than features to be constructed with these plans. Please provide bold lineweight for ADA-accessible ramps to be built during the subdivision improvements. Detail 2 construction shall include all features denoted by "R", "TS", and the area of ramp shown between the curb ramp and the turning space.
 - Bold line weights and notations have been provided

Thank You

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