

**WATER MAIN EXTENSION AGREEMENT**

Penny Lane Water Main Installation  
City of Napa File No. WTR2018-0006  
(Pipe Installation Project as Part of Newly City-annexed Parcels)

This Water Main Extension Agreement ("Agreement") is entered into this \_\_\_\_ day of \_\_\_\_, 2020, by and between Chad and Lucia McComber ("Owner"), and the City of Napa, a California charter city ("City") (each a "Party" and collectively, the "Parties").

**RECITALS**

WHEREAS, Owner owns that certain real property located at 2139 Penny Lane, in the County of Napa (APN 046-481-030) ("Property"), which was annexed to the City on August 7, 2017 pursuant to (LAFCO and City Council Reso No.'s 98-238); and

WHEREAS, Owner has filed an application with the City requesting the City to provide water service to the Property; and

WHEREAS, the owners of the parcels located at 2137, 2139, and 2159 Penny Lane ("Additional Parcels"), which were also recently annexed to the City, have also requested water service from the City; and

WHEREAS, in order to provide water service to the Property and the Additional Parcels, the City must extend its water distribution system by installing a new water main pipeline ("Pipeline Extension") in Penny Lane as detailed on Exhibit "A" attached hereto and incorporated herein, because the City's existing water distribution system does not extend to the Property or the Additional Parcels; and

WHEREAS, on September 19, 2019, the City completed the Pipeline Extension for a total cost of \$169,342; and

WHEREAS, Owner, the City and the owners of the Additional Parcels have agreed to pay their fair-share proportionate cost of the Pipeline Extension; and

WHEREAS, pursuant to Napa Municipal Code Section 13.04.210.B, any person requesting a water main extension must bear all costs of the extension and deposit the entire cost of the extension with the City in advance; and

WHEREAS, as a result of the benefits that Owner will receive from the Pipeline Extension, Owner has agreed to pay for its fair-share proportionate cost of the Pipeline Extension in accordance with Section 13.04.210.B; and

WHEREAS, the Parties wish to memorialize the terms and conditions of Owner's agreement to pay the City for its fair-share proportionate cost of the Pipeline Extension.

**AGREEMENT**

NOW THEREFORE, Owner and City hereby enter into this Agreement on the following terms and conditions:

1. Owner Payment for Pipeline Extension.

A. As consideration for the benefits that Owner will receive from the Pipeline Extension, and as provided in Exhibit "B", Owner shall pay the City its fair share proportionate cost of the Pipeline Extension ("Owner's Fair Share"), which shall be calculated in accordance with the following formula:

Owner's Fair Share = Frontage Costs + Water Service Installation + 1/3 of Miscellaneous Costs

Frontage Costs = (total feet of Property's Frontage) x dollar per lineal foot of pipeline installation

Water Service Installation = Installation cost of service pipe between water main and meter box.

Miscellaneous Costs = Sum of the following costs: Sample Station, Fire Hydrants, Tie-in locations, and blow off and arv installation costs

B. Concurrently with execution of this Agreement, the Owner shall provide to the City fifty percent (50%) of the Owner's Fair Share calculated in accordance with the formula set forth in Subsection 1.A. As indicated in Exhibit "B" attached hereto and incorporated herein, the Owner's Fair Share is \$33,478 and fifty percent of the Owner's Fair Share is \$16,739.

C. Concurrently with execution of this Agreement, the Owner shall execute and deliver to the City a Secured Promissory Note in the amount of \$16,739, which is the remaining fifty percent (50%) of the Owner's Fair Share in a form provided by the City (the "Note") and a Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing in a form provided by the City (the "Deed of Trust"), which will be recorded against the Property to secure repayment of the Note and compliance with this Agreement. The Note shall bear interest on the unpaid principal balance at a rate of one and forty-five one hundredths of a percent (1.45%) per year. The Note, including all accrued interest, shall be repaid in full on the fifth (5th) anniversary of the Effective Date. Owner shall make thirty (30) equal payments on the Note every two (2) months in accordance with Subsection 1(D) below. The Note and the Deed of Trust are incorporated into this Agreement by reference.

D. Following execution of this Agreement, City shall prepare and send invoices to Owner every two months which shall coincide with the City's utility billing schedule. Owner shall make each payment within 30 days of receipt of each invoice.

### 2. Lateral Installation Costs; Water Capacity and Service Connection Fees.

A. Owner is responsible for the installation and costs of installing all private water distribution lines and service lines required to serve the Property.

B. Owner acknowledges and agrees that in addition to paying Owner's Fair Share of the Pipeline Extension, Owner will also be required to pay all additional City fees required for City water service pursuant to Napa Municipal Code Chapter 13.04, including water capacity fees and meter set fees, within the times set forth therein and at the rates in effect at the time payment is due.

3. No Joint Venture. This Agreement shall not constitute nor create any form of association, joint venture, partnership or cooperative activity of any nature between Owner and the City.

4. Ownership of Pipeline Extension. Owner and City acknowledge that upon completion of the Pipeline Extension, the Pipeline Extension and all appurtenances thereto upstream of the water meter for the Property are and will remain the property of the City.

5. Term. This Agreement shall remain in effect until Owner pays the City in full for Owner's Fair Share of the Pipeline Extension in accordance with this Agreement.

6. Notice. All notices or requests required or contemplated by this Agreement will be in writing and delivered to the other party's Authorized Representative by personal delivery, U.S. Mail, nationwide overnight delivery service, email, or as otherwise specified herein. Delivery is deemed effective upon the first to occur of: (a) actual receipt by a party's Authorized Representative, (b) actual receipt at the address identified below, or (c) three business days following deposit in the U.S. Mail of registered or certified mail sent to the address identified below. A party's contact information, below, may be changed by providing written notice of any change to the other party.

City of Napa  
P.O. Box 660  
Napa, California 94559  
Attn: Michael Hether, P.E., Senior Civil Engineer (Water Division)

Chad and Lucia McComber  
2139 Penny Lane  
Napa, CA 94559

7. Headings. The heading titles for each section of this Agreement are included only as a guide to the contents and are not to be considered as controlling, enlarging, or restricting the interpretation of the Agreement.

8. Severability. If any term of this Agreement (including any phrase, provision, covenant, or condition) is held by a court of competent jurisdiction to be invalid or unenforceable, the Agreement will be construed as not containing that term, and the remainder of this Agreement will remain in full force and effect; provided, however, this section will not be applied to the extent that it would result in a frustration of the parties' intent under this Agreement.

9. Governing Law, Jurisdiction, and Venue. The interpretation, validity, and enforcement of this Agreement will be governed and interpreted in accordance with the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement will be filed and heard in a court of competent jurisdiction in the County of Napa.

10. Attorney's Fees. If any litigation is commenced to enforce or interpret this Agreement, the prevailing party is entitled to reasonable attorney's fees, costs, and expenses incurred.

11. Assignment and Delegation. This Agreement will not be assigned or transferred in whole or in part, nor will any of the Owner's duties be delegated without the City's prior written consent. Any attempt to assign, transfer, or delegate this Agreement, in whole or any part, without the City's prior written consent will be void and of no force or effect. Any consent by the City to one assignment, transfer, or delegation will not be deemed to be consent to any subsequent assignment, transfer, or delegation.

12. Modifications. This Agreement may not be amended or modified orally. No amendment or modification of this Agreement is binding unless it is in a writing signed by both parties.

13. Waivers. No waiver of a breach, default, or duty under this Agreement will be effective unless it is in writing and signed by the party waiving the breach, default, or duty. Waiver of a breach, default, or duty under this Agreement will not constitute a continuing waiver or a waiver of any subsequent breach, default, or duty under this Agreement.

14. Entire Agreement. This Agreement, including all documents incorporated herein by reference, comprises the entire integrated understanding between the parties concerning the subject matter herein. This Agreement supersedes all prior negotiations, agreements, and understandings regarding this matter, whether written or oral. The documents incorporated by reference into this Agreement are complementary; what is called for in one is binding as if called for in all. If any provision in any document attached or incorporated into this Agreement conflicts or is inconsistent with a provision in the body of this Agreement, the provisions in the body of this Agreement will control over any such conflicting or inconsistent provisions.

15. Interpretation. Each party to this Agreement has had an opportunity to review the Agreement, and to consult with its respective legal counsel regarding the meaning of the Agreement. Accordingly, Civil Code Section 1654 will not apply to interpret any uncertainty in the meaning of the Agreement.

## ATTACHMENT 3

16. Counterparts. This Agreement may be executed in counterparts, each one of which is deemed an original, but all of which together constitute a single instrument.

17. Signatures. The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the Owner and the City.

**[SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

**CITY OF NAPA,  
a California Charter City:**

**OWNER: Chad and Lucia McComber**

By: \_\_\_\_\_  
Philip L. Brun Jr., Utilities Director

By: \_\_\_\_\_  
Chad McComber

**ATTEST:**

By: \_\_\_\_\_  
Lucia McComber

\_\_\_\_\_  
Tiffany Carranza, City Clerk

Date: \_\_\_\_\_  
("Effective Date")

**COUNTERSIGNED:**

\_\_\_\_\_  
Sasha Payaslian, Deputy City Auditor

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Michael W. Barrett, City Attorney

\_\_\_\_\_

**Exhibit A**  
**Pipeline Extension**

**NAPA**

TO CALISTOGA

SALVADOR AVENUE

PROWSE AVENUE

REDWOOD ROAD

FRANCIS STREET

LINCOLN AVENUE

FIRST STREET

IMOLA AVENUE

TO SONOMA 12

TO SACRAMENTO

CORDELLA

CITY OF AMERICAN CANYON

TO VALLEJO

TO SAN FRANCISCO

JAMESON CANYON ROAD

AMERICAN CANYON ROAD

80

680

29

121

221

29

12

29

12

PROJECT AREA

AREA MAP

NOT TO SCALE

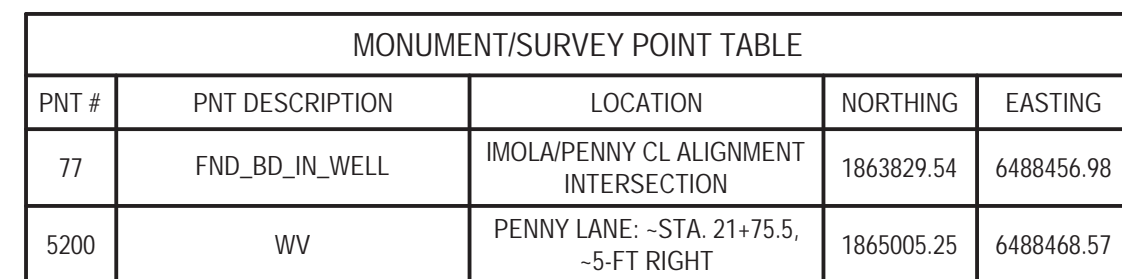
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SITE ADDRESS:	PENNY LANE AND IMOLA AVENUE NAPA, CA 94559
SURVEYOR:	CITY OF NAPA 1340 CLAY STREET NAPA, CA 94558 707/257-9306
CIVIL ENGINEER:	DELTA CONSULTING & ENGINEERING, INC. 3124 EDWARDS STREET, SUITE 203 ST. HELENA, CA 94574 DANE HOME, P.E. 707/963-8456
CITY OF NAPA:	WATER DIVISION 1340 CLAY STREET NAPA, CA 94559 MICHAEL J. HETHER, P.E. GREG DIETICH 707/257-9306

1. INSTALL 737 OF 6"Ø C900 WATER MAIN PIPING
2. INSTALL 1 SAMPLE STATION (WEST SIDE)
3. INSTALL 6 NEW 1" WATER SERVICES (WEST SIDE)
4. INSTALL 1 NEW FIRE HYDRANT SERVICES (WEST SIDE)

APPROVED	
Jacques N. LaKochelle, Public Works Director RCE 40854, Expires 3/31/2019	Date
APPROVAL RECOMMENDED	
Deputy Public Works Director - Engineering	Date
Senior Civil Engineer, Engineering Division	Date
Senior Civil Engineer, Development Engineering Division	Date
Senior Civil Engineer, Water Division	Date
Senior Civil Engineer, Construction Division	Date

	UTILITY POLE		SEWER MANHOLE/RISER WITH ID #
	WELL TYPE MONUMENT		STORM DRAIN MANHOLE WITH ID #
	SIGN		WATER VALVE
	WELL		SAMPLE STATION
	STREET LIGHT		WATER SERVICE & DCV
	TREE		FDC/PIV WITH CHECK VALVE
	SANITARY SEWER		FIRE HYDRANT WITH GATE VALVE
	GAS LINE		CLEANOUT
	WATER LINE		PROPOSED CONTOUR
	EXISTING CONTOUR		SOLID STORM DRAIN
	TOP/TOE BANK GRADE BREAK		PERFORATED STORM DRAIN
	PROPERTY LINE		GRADE SWALE
	CENTERLINE		OVERLAND RELEASE ROUTE



## PUBLIC WORKS DEPARTMENT

DRAWN BY: \_\_\_\_\_ DATE \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_ DATE \_\_\_\_\_


CHECKED BY: \_\_\_\_\_ DATE \_\_\_\_\_



CIVIL IMPROVEMENT PLANS  
PENNY LANE WATER MAIN - 2018  
COVER SHEET

SCALE	DATE: 07-18-18
HORIZ. NA	CAD FILE:
VERT. NA	DRAWING NO. _____
	SHEET NO. 1

← DELTA CONSULTING & ENGINEERING →  
OF ST. HELENA



1104 ADAMS STREET, SUITE 203 - ST. HELENA, CALIFORNIA 94574  
707-963-8456 + 707-963-8528 FAX

SUBMITTALS				BENCH MARK
NO.	DESCRIPTION	DATE	BY	ELEV. <u>110.36'</u>
1	PRELIMINARY PLAN REVIEW	04-04-18	DH	DESCRIPTION: BRASS PIN ADJACENT TO 2174 PENNY LANE POINT NUMBER 94
2	75% PROGRESS SET	06-08-18	DH	
3	90% PROGRESS SET	07-18-18	DH	



CITY OF NAPA - GENERAL NOTES

1. ALL WORKMANSHIP AND MATERIALS FOR BOTH ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF NAPA PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND/OR THE LATEST EDITION OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS AND STANDARD PLANS.
2. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR BEING FAMILIAR WITH THE PROVISIONS AND REQUIREMENTS CONTAINED IN THE STANDARD SPECIFICATIONS. CONTRACTOR SHALL HAVE A COPY AVAILABLE AT THE JOB SITE AT ALL TIMES.
3. CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
4. CONTRACTOR SHALL REQUEST INSPECTIONS A MINIMUM OF 24 HOURS IN ADVANCE BY CALLING (707) 257-9520, 8:00 A.M. TO 9:00 A.M. MONDAY THROUGH FRIDAY.
5. CONTRACTOR SHALL NOTIFY CITY OF NAPA ELECTRICAL DIVISION AT (707) 257-9588 AT LEAST 48 HOURS PRIOR TO BEGINNING WORK ON STREET LIGHT SYSTEM.
6. CONTRACTOR SHALL CONTACT THE CITY OF NAPA WATER DIVISION (707) 257-9444, AND ELECTRICAL DIVISIONS (707) 257-9588, CURRENT PHONE COMPANY, CURRENT CABLE COMPANY, PG&E, NAPA SANITATION DISTRICT, AND UNDERGROUND SERVICE ALERT (U.S.A.) AT 811 OR 1-800-227-2600 AND ANY OTHER POTENTIAL IMPACTED PUBLIC OR PRIVATE UTILITY COMPANIES A MINIMUM OF 48 HOURS BEFORE UNDERGROUND CONSTRUCTION IS PREFORMED, TO ASCERTAIN THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES WITHIN THE PROJECT AREA UNLESS CITY ENCROACHMENT PERMIT SPECIFIES OTHERWISE. CONTRACTOR IS RESPONSIBLE FOR BLACKING OUT U.S.A. MARKING AFTER COMPLETION OF CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE POLICE, FIRE AND PUBLIC WORKS DEPARTMENTS AND KEEP THEM INFORMED DAILY REGARDING STREETS UNDER CONSTRUCTION AND DETOURS. DETOURS SHALL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE PUBLIC WORKS DIRECTOR.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS OF UTILITIES AND UNDERGROUND FACILITIES SHOWN ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
9. DURING THE COURSE OF THE PROJECT CONSTRUCTION (INCLUDING NON-WORKING HOURS), THE CONTRACTOR SHALL PROVIDE APPROPRIATE SIGNAGE, FLASHERS, AND BARRICADES FOR OPEN TRENCHES THAT ARE APPROVED BY THE CITY INSPECTOR TO WARN ONCOMING MOTORISTS, BICYCLISTS, AND PEDESTRIANS OF POTENTIAL SAFETY HAZARDS.
10. ALL MATERIAL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
11. ALL UNDERGROUND UTILITY WORK IN THE STREET AREAS SHALL BE COMPLETED PRIOR TO PLACEMENT OF BASE ROCK UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL CONFORM TO EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING, ETC., AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
13. CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS, IF REQUIRED, WITH THE APPROPRIATE UTILITY COMPANIES.
14. FOR ALL CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF NAPA PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND STANDARD PLANS - GENERAL PROVISIONS - SECTION 10 OF THE STANDARD SPECIFICATION: THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) CONSTRUCTION MANUAL (CHAPTER 4 - CONSTRUCTION DETAILS - SECTION 10 DUST CONTROL); AND THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM REQUIREMENTS. THE USE OF ANY CITY OF NAPA WATER FOR THIS PURPOSE SHALL BE FROM A METERED SOURCE THAT IS APPROVED BY THE CITY OF NAPA WATER DIVISION AND SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE PUBLIC WORKS DIRECTOR OR HIS DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATE UNTIL CORRECTIVE MEASURES ARE TAKEN.
15. CONTRACTOR SHALL ELIMINATE OR MINIMIZE NON-STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE TO STORM DRAINS AND OTHER WATER BODIES. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN A MANNER THAT MINIMIZES, TO THE MAXIMUM EXTENT PRACTICAL, ANY POLLUTANTS ENTERING DIRECTLY OR INDIRECTLY THE STORM WATER SYSTEM OR GROUND WATER. THE CONTRACTOR SHALL ENSURE THAT NO CONSTRUCTION MATERIALS (E.G., CLEANING FRESH CONCRETE FROM EQUIPMENT) ARE CONVEYED UNTO THE STORM DRAIN SYSTEM. ALL MATERIALS THAT COULD CAUSE WATER POLLUTION (I.E., MOTOR OILS, FUELS, PAINTS, ETC.) SHALL BE STORED AND USED IN A MANNER THAT WILL NOT CAUSE ANY POLLUTION. ALL DISCARDED MATERIAL AND ANY ACCIDENTAL SPILLS SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL SITE. CONTRACTOR SHALL PROVIDE TO THE PUBLIC WORKS DEPARTMENT ANY CHANGES PROPOSED FOR THE PROJECT'S EROSION CONTROL PLAN AND SHALL PROVIDE A SCHEDULE FOR IMPLEMENTATION OF CONTROL MEASURES. CONTRACTOR SHALL MEET WITH PUBLIC WORKS STAFF PRIOR TO OCTOBER 15TH TO DISCUSS EROSION CONTROL AND WATER POLLUTION MEASURES. CONTRACTOR SHALL MEET THE REQUIREMENTS OF DISCHARGING TO A PUBLIC STORM DRAINAGE SYSTEM AS REQUIRED TO ENSURE COMPLIANCE BY THE CITY WITH ALL STATE AND FEDERAL LAWS AND REGULATIONS RELATED TO STORM WATER AS STIPULATED IN THE CLEAN WATER ACT. CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM ("NPDES") PERMIT IN EFFECT PRIOR TO COMPLETION OF PROJECT CONSTRUCTION FOR STORM WATER DISCHARGES FROM THE MUNICIPAL STORM WATER SYSTEM OPERATED BY THE CITY OF NAPA. CONTRACTOR SHALL COMPLY WITH THE STORM WATER RUNOFF MANAGEMENT PLAN ("SRMP") SUBMITTED BY DEVELOPER AS PART OF ITS APPLICATION AS (MODIFIED AND) AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
16. NO GRADING AND/OR EXCAVATION SHALL BE PERFORMED EXCEPT IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SCHEDULE. THE CONTRACTOR SHALL HAVE ALL EROSION CONTROL MEASURES ON SITE DURING THE COURSE OF THE WORK AND INSTALLED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN SCHEDULE.
17. STREET TREES SHALL BE PLANTED WITHIN THE STREET RIGHT-OF-WAY PER CITY OF NAPA STANDARD DETAILS T-1, T-2, AND T-2A AT THE DEVELOPER'S EXPENSE. ANY STREET TREE SPACING SHOWN ON THE PLANS IS APPROXIMATE. CONTRACTOR SHALL CONTACT CITY'S COMMUNITY RESOURCES DEPARTMENT AT (707) 257-9529 AFTER ALL DRIVEWAYS AND UTILITIES ARE INSTALLED. THE CITY TREE SUPERVISOR SHALL MARK LOCATIONS OF TREES REQUIRED. A LIST OF TREE VARIETIES APPROVED FOR PLANTING IS AVAILABLE AT THE COMMUNITY RESOURCES DEPARTMENT OFFICE, 1100 WEST STREET, NAPA, CA.
18. REMOVAL OF ANY TREE WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF NAPA COMMUNITY RESOURCES DEPARTMENT.
19. ALL TREES WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE PROTECTED FROM CONSTRUCTION DAMAGE. A PLAN FOR SAID PROTECTION MUST BE APPROVED BY THE CITY ENGINEER.
20. ALL TRAFFIC CONTROL REQUIRED FOR CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE CALTRANS TRAFFIC MANUAL. FOR ALL LANE CLOSURES AND DETOURS, A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF NAPA FOR REVIEW AND APPROVAL AT LEAST FIVE WORKING DAYS BEFORE THE SCHEDULED CLOSURE.
21. THE DEVELOPER SHALL PROVIDE CURB TO CURB RESURFACING OF THE EXISTING STREET PAVEMENT WHENEVER A STREET IS CUT, EITHER BY LONGITUDINAL OR TRANSVERSE CUT, FOR UTILITY OR OTHER IMPROVEMENT INSTALLATION. THE RESURFACING SHALL BE A SUFFICIENT DISTANCE BEFORE ANY CUT TO ENSURE A SMOOTH TRANSITION AND SHALL CONSIST OF EITHER A 0.1 FOOT ASPHALT CONCRETE OVERLAY, OR PETROMAT WITH A MINIMUM 1-1/2" ASPHALT CONCRETE OVERLAY, DEPENDING UPON THE EXTENT OF THE PROPOSED PAVEMENT CUTS AND THE CONDITION OF THE EXISTING PAVEMENT SECTION, AS DETERMINED BY THE CITY ENGINEER. STREET RESURFACING WILL BE REQUIRED FOR ALL CUT RESULTING FROM IMPROVEMENTS THAT INCLUDE BUT ARE NOT LIMITED TO PAVEMENT WIDENING, CURB AND GUTTER, STORM DRAIN, WATER, SEWER AND OTHER UTILITIES (INCLUDING PG&E, PHONE AND CABLE) FOR THE PROJECT. THE LIMITS OF THE OVERLAY MAY EXTEND BEYOND THE PROJECT FRONTAGE TO COVER THE UTILITY TRENCHES.
22. IF ANY CONSTRUCTION ACTIVITIES OCCUR ON AN ADJACENT NEIGHBOR'S PROPERTY, INCLUDING BUT NOT LIMITED TO: GRADING OR STORM DRAINAGE WORK, THE DEVELOPER SHALL PROVIDE A RIGHT-OF-ENTRY SIGNED BY THE OWNER OF RECORD OF THE AFFECTED PROPERTY PRIOR TO APPROVAL OF THESE IMPROVEMENT PLANS.
23. THE CITY OF NAPA FIRE DEPARTMENT REQUIRES THAT A FIRE HYDRANT BE IN SERVICE WITHIN 250 FEET OF THE FURTHEST POINT OF CONSTRUCTION PRIOR TO THE STOCKPILING OF COMBUSTIBLE MATERIALS OF THE BEGINNING OF COMBUSTIBLE CONSTRUCTION.
24. IF THE STREETS OR ACCESS ROADS IN A DEVELOPMENT ARE NOT PAVED FROM OCTOBER 15TH THROUGH APRIL 15TH, THE CITY REQUIRES THAT A TEMPORARY ALL WEATHER ACCESS ROAD BE PROVIDED.
25. IN ACCORDANCE WITH THE "PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND STANDARD PLANS," SECTION 1.05.11 "FIRE ACCESS REQUIREMENT (FOR BUILDING CONSTRUCTION)", TEMPORARY ALL WEATHER CONSTRUCTION PHASE FIRE DEPARTMENT ACCESS ROUTE STRUCTURAL SECTIONS SHALL CONSIST OF A MINIMUM OF 12 INCHES OF BASE ROCK MATERIAL OVER EITHER: (1) LIME TREATED SUBGRADE, OR (2) A SUBGRADE COVERED WITH FABRIC IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA:  
A. SUBGRADE IS DEFINED AS THE NATIVE SOIL AT THE BOTTOM OF THE ACCESS ROUTE STRUCTURAL SECTION, EXCAVATED TO THE LINES AND GRADES SHOWN ON THE PROJECT GRADING PLAN, AND PROVIDED WITH A DISCHARGE FOR THE COLLECTED STORM WATER RUNOFF, AS APPROVED BY THE CITY ENGINEER.  
B. BASE ROCK SHALL BE CLASS II AGGREGATE BASE COMPACTED TO AT LEAST 95% RELATIVE COMPACTION.  
C. BASE ROCK SHALL BE PLACED ONLY ON FIRM AND UNYIELDING (COMPACTED TO AT LEAST 95% RELATIVE COMPACTION) EXCAVATED AND DRAINED SUBGRADE.  
D. LIME TREATED SUBGRADES SHALL BE DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER AND COMPACTED TO AT LEAST 95% RELATIVE COMPACTION.  
E. FABRIC SHALL BE A GROUND STABILIZATION FABRIC SUCH AS MIRAFI 600X OR EQUIVALENT.  
F. FIRE DEPARTMENT ACCESS SHALL BE A MINIMUM OF 20 FEET IN WIDTH AND PROVIDED SO THAT A 150 LENGTH OF HOSE CAN BE EXTENDED FROM THE PARKED FIRE VEHICLE TO ALL POINTS ALONG THE EXTERIOR PERIMETER OF ALL STRUCTURES.  
G. ALTERNATE ALL WEATHER ACCESS ROAD SECTIONS MAY BE PROPOSED BY A GEOTECHNICAL ENGINEER AND SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL. APPROVAL OF THE PUBLIC WORKS DIRECTOR AND FIRE MARSHAL IS REQUIRED FOR ALTERNATE ALL WEATHER ACCESS ROADS.
26. RECYCLED AGGREGATE BASEROCK MAY BE USED AS AGGREGATE SUBBASE MATERIAL IN OVEREXCAVATED ROADWAYS, UNDER SIDEWALKS, HANDICAP RAMPS, AND DRIVEWAY APPROACHES AND AS TRENCH BACKFILL THREE FEET BELOW FINISH GRADE ELEVATION. RECYCLED AGGREGATE BASE MAY NOT BE USED IN DESIGN STREET SECTIONS, UNDER CURBS AND GUTTERS OR IN THE TOP THREE FEET OF TRENCHES FOR TRENCH BACKFILL.
27. CONSTRUCTION ACTIVITIES THROUGHOUT THE ENTIRE DURATION OF THE PROJECT SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. THERE SHALL BE NO START UP OF MACHINES NOR EQUIPMENT PRIOR TO 8:00AM, MONDAY THROUGH FRIDAY. NO DELIVERY OF MATERIALS OR EQUIPMENT PRIOR TO 7:30 AM NOR PAST 5:00 PM, MONDAY THROUGH FRIDAY. NO CLEANING OF MACHINES OR EQUIPMENT PAST 6:00 PM, MONDAY THROUGH FRIDAY. CONSTRUCTION ON WEEKENDS OR LEGAL HOLIDAYS SHALL BE LIMITED TO THE HOURS OF 8:00 AM TO 4:00 PM, UNLESS THE CONTRACTOR SUBMITS A WRITTEN REQUEST AND THAT REQUEST IS APPROVED BY THE CITY MANAGER, OR HISHER DESIGNEE, PURSUANT TO SECTION 8.08.025 & 8.08.050 OF THE CITY MUNICIPAL CODE. IF THE REQUEST TO WORK OUTSIDE OF THE DESIGNATED HOURS IS APPROVED, THE CONTRACTOR MAY BE REQUIRED TO PAY THE COST FOR PROVIDING INSPECTION SERVICES FOR THE WORK BEING PREFORMED. IF INSPECTION SERVICES ARE NOT AVAILABLE FOR THE REQUESTED CHANGE THE CITY ENGINEER MAY DENY THE REQUEST.  
A. ALL MUFFLER SYSTEMS ON CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MAINTAINED.  
B. ALL CONSTRUCTION EQUIPMENT SHALL NOT BE PLACED ADJACENT TO DEVELOPED AREAS UNLESS SAID EQUIPMENT IS PROVIDED WITH ACOUSTICAL SHIELDING.  
C. ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE SHUT DOWN WHEN NOT IN USE.  
D. THE CITY ENGINEER, PLANNING COMMISSION, OR CITY COUNCIL MAY IMPOSE ADDITIONAL LIMITATIONS ON WORKING HOURS AND NOISE BASED ON THE SPECIAL CIRCUMSTANCES THAT MAY BE ASSOCIATED WITH A PARTICULAR PROJECT, IN WHICH CASE, THE MORE STRINGENT LIMITATION SHALL APPLY.
28. ANY PEDESTRIAN ACCESS THROUGH AND/OR ADJACENT TO THE PROJECT SITE SHALL REMAIN UNOBSTRUCTED DURING THE PROJECT CONSTRUCTION OR AN ALTERNATE ROUTE SHALL BE ESTABLISHED AS APPROVED BY THE POLICE CHIEF AND CITY ENGINEER.
29. ALL CONSTRUCTION ACTIVITIES SHALL MEET THE UNIFORM BUILDING CODE REGULATION FOR SEISMIC SAFETY (I.E., REINFORCING PERIMETER AND/OR LOAD BEARING WALL, BRACING PARAPET, ETC.)
30. DURING THE CONSTRUCTION/DEMOLITION/RENOVATION PERIOD OF THE PROJECT, THE CONTRACTOR SHALL USE THE FRANCHISED GARAGE HAULER FOR THE SERVICE AREA IN WHICH THE PROJECT IS LOCATED TO REMOVE ALL WASTES GENERATED DURING PROJECT DEVELOPMENT, UNLESS CONTRACTOR TRANSPORTS PROJECT WASTE. IF THE CONTRACTOR TRANSPORTS THE PROJECT'S WASTE, THE CONTRACTOR MUST USE THE APPROPRIATE LANDFILL FOR THE SERVICE AREA IN WHICH THE PROJECT IS LOCATED.
31. THE CONTRACTOR SHALL PROVIDE FOR THE SOURCE SEPARATION OF WOOD WASTE FOR RECYCLING. THE CONTRACTOR SHALL USE THE FRANCHISED GARAGE HAULER FOR THE SERVICE AREA IN WHICH LOCATED FOR THE COLLECTION OF SUCH WOOD WASTE, UNLESS THE CONTRACTOR TRANSPORTS SUCH WOOD WASTE TO A LOCATION WHERE WOOD WASTE IS RECYCLED.
32. THE PAVEMENT STRUCTURAL SECTION SUBGRADE AND BASE ROCK MATERIALS SHALL BE COMPACTED TO A MINIMUM OF 95% AND SHALL BE FIRM AND UNYIELDING. PROOF-ROLLING OF THE FINISHED SUBGRADE AND BASE ROCK MATERIALS SHALL BE PERFORMED BY THE DEVELOPER'S CONTRACTOR AND REVIEWED AND APPROVED BY THE CITY OF NAPA CONSTRUCTION INSPECTOR PRIOR TO PLACEMENT OF ADDITIONAL MATERIALS. THE DEVELOPER'S GEOTECHNICAL ENGINEER SHALL PROVIDE AN APPROPRIATE METHOD TO STABILIZE THE AREAS OF DEFLECTION IDENTIFIED. COMPACTION TESTING SHALL BE PER ASTM 1557.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND CONTROL POINTS. ALL MONUMENTS DESTROYED DURING CONSTRUCTION SHALL BE RESURVEYED AND REPLACED BY THE CONTRACTOR AND AT THE CONTRACTOR'S EXPENSE AS OUTLINED IN THE BUSINESS AND PROFESSIONS CODE, SECTION 8771.

CITY OF NAPA - GENERAL WATER NOTES

1. CONSTRUCTION DETAILS: REFER TO CITY OF NAPA STANDARD SPECIFICATIONS AND PLANS.
2. WATER/SEWER SEPARATION: WATER/SEWER (OR WATER-RECYCLED WATER) SEPARATION SHALL COMPLY WITH ALL CALIFORNIA DEPARTMENT OF HEALTH SERVICES REQUIREMENTS. PARALLEL CONSTRUCTION: 10' OF HORIZONTAL SEPARATION. PERPENDICULAR CONSTRUCTION: WATER MAINS AT LEAST 1' ABOVE SEWER AND RECYCLED WATER LINES.
3. EXISTING WATER FACILITIES: CONTRACTOR SHALL LOCATE BY EXCAVATION ALL EXISTING WATER FACILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. IF CONFLICTS ARISE, AN ALTERNATE DESIGN MUST BE SUBMITTED TO THE CITY FOR APPROVAL.
4. OBSTRUCTIONS: TREES, FOUNDATIONS, OR OTHER PERMANENT STRUCTURES SHALL NOT BE INSTALLED WITHIN 10' OF ANY WATER FACILITY. NO OBSTRUCTIONS (SIGN POST, MAIL BOX, WALL, FENCE, ETC.) SHALL BE INSTALLED WITHIN 3' OF ANY WATER FACILITY. SEE STANDARD PLAN W-18 FOR ADDITIONAL REQUIREMENTS.
5. CONSTRUCTION WATER: WATER SUPPLIED FROM THE CITY OF NAPA SYSTEM SHALL BE TAKEN THROUGH A METERED SERVICE OR FIRE HYDRANT METER. FIRE HYDRANT METERS SHALL BE OBTAINED BY APPLYING AT THE REVENUE/COLLECTIONS DIVISION IN CITY HALL AT 955 SCHOOL STREET, NAPA (707.257.9508).
6. INSPECTION: PUBLIC WATER FACILITIES UP TO AND INCLUDING THE WATER METER SHALL BE INSPECTED BY THE WATER DIVISION INSPECTOR (CONTACT 707-257-9521 TO SCHEDULE INSPECTION). ALL WATER FACILITIES BETWEEN THE WATER METER UP TO AND INCLUDING THE BACKFLOW DEVICE SHALL BE INSPECTED BY THE WATER DIVISION BACKFLOW PREVENTION SPECIALIST (CONTACT 707-257-9544 TO SCHEDULE INSPECTION). ALL NEW WATER FACILITIES SHALL BE TESTED AND INSPECTED PRIOR TO ACTIVATION.
7. WATER SERVICE INTERRUPTION: CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING AFFECTED WATER CUSTOMERS A MINIMUM OF 48 HOURS (2 BUSINESS DAYS) IN ADVANCE. ALL VALVES SHALL BE OPERATED BY CITY PERSONNEL. CONTRACTOR SHALL SCHEDULE ALL WATER SERVICE INTERRUPTIONS BY CALLING 707-257-9544.
8. JOINT DEFLECTION: MAXIMUM DEFLECTION AT PIPE JOINTS SHALL NOT EXCEED 3" WITH A MAXIMUM OFFSET OF 10" PER 18' LENGTH (MINIMUM RADIUS = 345') OR AS SET FORTH BY MANUFACTURER SPECIFICATIONS OR INSTALLATION PROCEDURES.
9. CORROSION PROTECTION: DUCTILE IRON PIPE SHALL BE CATHODICALLY PROTECTED IN ACCORDANCE WITH THE CITY OF NAPA STANDARD SPECIFICATIONS, PLANS AND SPECIAL PROVISIONS. ALL BOLTS, STUDS WASHERS, NUTS, ETC. SHALL BE STAINLESS STEEL MINIMUM GRADE 304SS WITH TEFLON COATED NUTS OR CITY APPROVED EQUAL.
10. VALVES: VALVES SHALL BE INSTALLED AS SHOWN IN THE APPROVED PLANS AND COMPLY WITH CITY OF NAPA STANDARD PLAN W-9. ALL WATER SERVICE VALVES SHALL BE PLACED IMMEDIATELY AFTER THE TEE OR HOT TAP.
11. FIRE HYDRANTS: FIRE HYDRANT INSTALLATIONS SHALL COMPLY WITH CITY OF NAPA STANDARD PLAN W-8. FIRE HYDRANT(S) NOT IN SERVICE SHALL BE COMPLETELY COVERED.
12. SERVICES: WATER SERVICE INSTALLATIONS SHALL COMPLY WITH APPLICABLE CITY OF NAPA STANDARD PLANS. FIRE SERVICE METERS SHALL BE INSTALLED ON ALL FIRE SERVICES WITH PRIVATE FIRE HYDRANTS.
13. BACKFLOW DEVICES: BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED ON ALL NEW SERVICES AND COMPLY WITH CITY OF NAPA STANDARD PLANS W-5 (A, B, C, & D), W-6 (A, B, C, & D), AND W-7 (A, B, C, & D). METER INSTALLATIONS SHALL NOT OCCUR UNTIL ALL BACKFLOW(S) HAVE BEEN CERTIFIED AND TESTED.
14. BACKFILL: WATER MAIN TRENCH BACKFILL SHALL COMPLY WITH CITY OF NAPA STANDARD PLAN W-13A.
15. TIE-INS: NEW TIE-INS TO EXISTING CITY WATER MAINS SHALL BE CONDUCTED UNDER CITY INSPECTION ONLY AFTER PRESSURE TESTING, CHLORINATION, AND BACTERIOLOGICAL TESTING IS COMPLETE. ALL HOT-TAPS TO EXISTING MAINS SHALL BE CONDUCTED BY THE CITY AT THE CONTRACTOR'S EXPENSE.
16. METER INSTALLATION(S) AND SERVICE ACTIVATION: METER INSTALLATION(S) SHALL OCCUR UPON RECEIPT OF PAYMENT, PARCEL ADDRESS(ES) AND RESPONSIBLE BILLING PARTY. ALL PRESSURIZED SERVICES SHALL BE CONSIDERED ACTIVE AND BILLABLE.
17. PRESSURE: CONTRACTOR SHALL INSTALL PRESSURE REGULATORS ON ALL WATER SERVICE CONNECTIONS (PROPERTY OWNER'S SIDE) WHERE PRESSURES EXCEED 80 POUNDS PER SQUARE INCH (PSI).
18. DOCUMENTATION AND RECORD DRAWING: ALL NEW WATER SYSTEM INSTALLATIONS SHALL BE GPS SURVEYED WITHIN 5 BUSINESS DAYS OF INSTALLATION. CONTRACTOR SHALL SCHEDULE ALL SURVEYS BY CALLING 707.257.9521. RECORD DRAWINGS SHALL BE SUBMITTED WITHIN 20 BUSINESS DAYS AFTER WATER SYSTEM ACTIVATION.

PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO EXTEND TWO DEAD ENDS OF THE EXISTING 6"Ø WATER MAIN IN PENNY LANE TO NEWLY ANNEXED PARCELS (I.E. FROM COUNTY TO CITY). PENNY LANE IS LOCATED IN THE SOUTHEAST CORNER OF THE CITY AND INTERSECTS WITH MONROE AVENUE EAST OF HIGHWAY 221/505/COL AVENUE. THE NEW EXTENSIONS AND SERVICE CONNECTIONS WILL OCCUR AT THE NORTH END OF PENNY LANE. NEW 6"Ø WATER MAIN PIPING WILL BE CONNECTED TO THE DEAD ENDS AND EXTEND TO THE NORTH AND SOUTH AS SHOWN IN THESE PLANS. ALL NEW SERVICE CONNECTIONS TO THE NEW 6" DIAMETER WATER SHALL BE COORDINATED BY THE CITY OF NAPA.

SURVEY NOTES

1. THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE. SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.
2. THE TOPOGRAPHY IS BASED ON A FIELD SURVEY PERFORMED BY CITY OF NAPA RECEIVED IN OCTOBER 2017.
3. THIS SURVEY VERTICAL DATUM IS BASED ON NAVD 88 AND DIRECTION OF NORTH BASED ON NAD 83.
4. SITE BENCHMARK PROVIDED IN TITLE BLOCK ON COVER SHEET (SHEET NUMBER 1 OF 5).
5. DELTA CONSULTING & ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.
6. CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

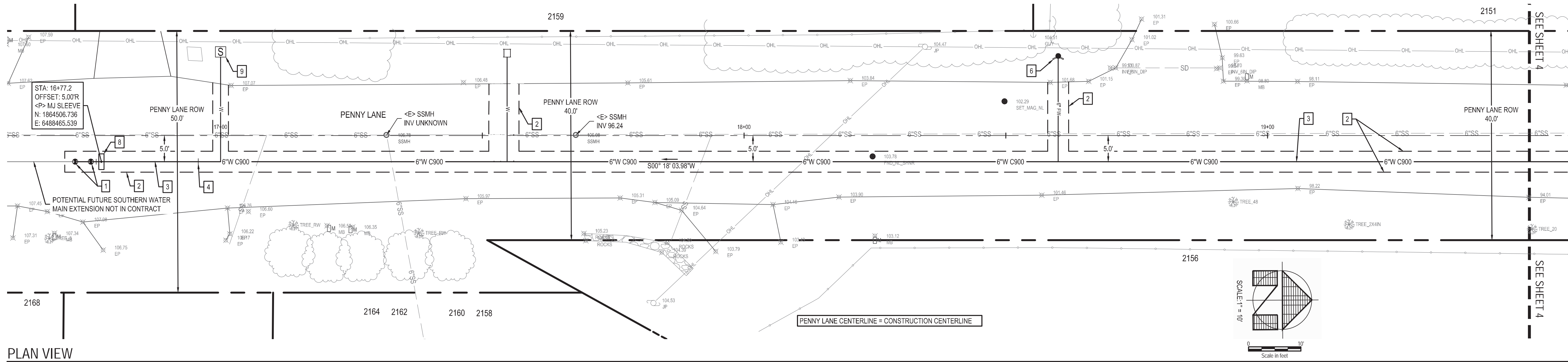
UTILITY NOTES

1. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600 PRIOR TO START OF ANY CONSTRUCTION.
2. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.) STANDARDS AS SET FORTH BY THE FEDERAL DEPARTMENT OF LABOR AND/OR THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE (5) FEET IN DEPTH.
3. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO EXISTING UTILITY LINES UNLESS THE COUNTY ENCROACHMENT PERMIT SPECIFIES OTHERWISE.
4. ONE WEEK PRIOR TO ANY EXCAVATION IN EXISTING STREET AREAS, THE CONTRACTOR SHALL CONTACT AND REQUEST PG&E, CURRENT TELEPHONE COMPANY, CITY ENGINEER (WATER DIVISION), NAPA SANITATION DISTRICT AND CURRENT CABLE PROVIDER FOR MARKING THE LOCATION OF THEIR RESPECTIVE FACILITIES. COSTS OF REPAIRING ANY INJURIES OR DAMAGES CAUSED BY THE CONTRACTOR SHALL BE BORNE BY THE CONTRACTOR. VARIOUS UNDERGROUND UTILITY LINES WERE PLOTTED ON THE PLANS FROM THE INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, THEREFORE, NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE AS TO THE COMPLETENESS OR CORRECTNESS OF THEIR LOCATION. BURIED UTILITIES WERE NOT VERIFIED, NOR WAS ANY SUBSURFACE EXPLORATION CONDUCTED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS OF UTILITIES AND UNDERGROUND FACILITIES SHOWN ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. SEE NOTE 3 ABOVE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING FACILITIES AND IMPROVEMENTS FROM DAMAGE RESULTING FROM CONTRACTORS WORK. ANY DAMAGE CAUSED BY CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS, IF REQUIRED, WITH THE APPROPRIATE UTILITY COMPANIES AND/OR THE OWNER.
8. ALL UNDERGROUND UTILITY WORK IN THE STREET AREAS SHALL BE COMPLETED PRIOR TO PLACEMENT OF BASE ROCK UNLESS OTHERWISE NOTED.
9. TRENCHING AND BACKFILL WITHIN THE PUBLIC RIGHT OF WAY AND UNDER PRIVATE ROADS SHALL COMPLY WITH THE CITY OF NAPA STANDARDS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STANDARDS FOR TRENCH SAFETY.
10. IF ELECTRIC, GAS, TELEPHONE, CABLE T.V. LINES AND/OR OTHER SERVICES, ETC., MUST BE INSTALLED BY OTHERS, THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THESE FACILITIES WITH PG&E, CURRENT TELEPHONE COMPANY, CURRENT CABLE TV PROVIDER OR THEIR CONTRACTOR(S) AND COOPERATE FULLY IN THE EXECUTION OF THIS WORK CONCURRENTLY WITH THE PROGRESS OF THE REST OF THE WORK.
11. EXISTING UTILITIES SHALL BE KEPT IN SERVICE AT ALL TIMES. UTILITIES THAT INTERFERE WITH THE WORK TO BE PERFORMED SHALL BE PROTECTED AS REQUIRED BY CITY OF NAPA, PG&E, OTHER UTILITIES, AND THE OWNER.
12. ASBESTOS CEMENT PIPE (A.C.P.) SHALL NOT BE ALLOWED UNDER ANY CIRCUMSTANCES.
13. EXISTING UTILITY INFORMATION ACCUMULATED FROM THE FOLLOWING SOURCES: CITY OF NAPA SURVEY, PACIFIC GAS AND ELECTRIC COMPANY MAPS, AND THE NAPA SANITATION DISTRICT MAPS.

SUBMITTALS				BENCH MARK		<div>DRAWN BY: _____ DATE _____</div> <div>DESIGNED BY: _____ DATE _____</div> <div>CHECKED BY: _____ DATE _____</div>		CIVIL IMPROVEMENT PLANS		<div>SCALE</div> <div>HORIZ. NONE</div> <div>VERT. NONE</div>	<div>DATE: 07-18-18</div> <div>CAD FILE: _____</div> <div>DRAWING NO. _____</div> <div>SHEET NO. 2 OF 5</div>
NO.	DESCRIPTION	DATE	BY	ELEV. 110.36'							
1	PRELIMINARY PLAN REVIEW	04-04-18	DH	DESCRIPTION:							
2	75% PROGRESS SET	06-08-18	DH	BRASS PIN ADJACENT TO 2174 PENNY LANE							
3	90% PROGRESS SET	07-18-18	DH	POINT NUMBER 94							

PUBLIC WORKS DEPARTMENT





PLAN VIEW

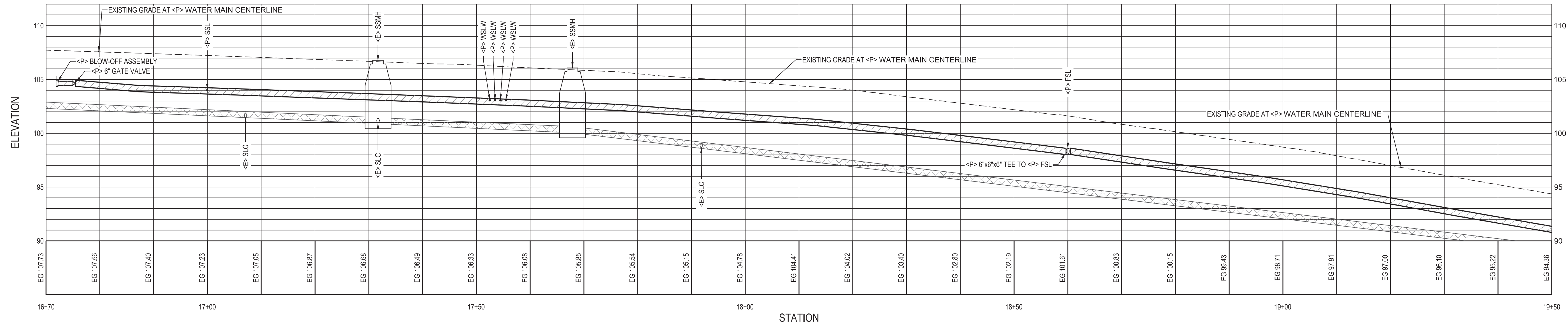
UTILITY INFORMATION ACCUMULATED FROM CITY OF NAPA SURVEY AND NAPA SANITATION DISTRICT MAPS.

WATER MAIN IMPROVEMENTS LEGEND

- 1 <P> BLOW-OFF ASSEMBLY PER CITY OF NAPA DETAIL W-10A
- 2 <P> SAWCUT LINE (4 FOOT WIDTH ALONG WATER MAIN); CITY OF NAPA DETAIL W-13A
- 3 <P> 6"Ø C900 PVC WATER MAIN PER CITY OF NAPA DETAIL W-13A, W-14B, & W-15
- 4 <P> RESTRAINED LENGTH SHALL BE TWO PIPE LENGTHS (APPROXIMATE LOCATIONS SHOWN).
- 5 <P> 1" Ø WATER SERVICE LATERALS PER CITY OF NAPA DETAIL W-1B; METER SET BY CONTRACTOR; FINAL LOCATION TO BE COORDINATED BY PARCEL OWNER AND CITY OF NAPA
- 6 <P> FIRE HYDRANT & 6"Ø SERVICE LATERAL PER CITY OF NAPA DETAIL W-08
- 7 <P> 6"Ø WATER MAIN TIE-IN LOCATION AT <E> BLOW-OFF / VALVE ON <E> 6"Ø WATER MAIN IN PENNY LANE. CONTRACTOR OR CITY FORCES TO POTHOLE TO VERIFY TIE-IN/CONNECTION DETAILS.
- 8 <P> WINGWALL PER CITY OF NAPA DETAIL W-14A
- 9 CITY OF NAPA TO PROVIDE <P> SAMPLE STATION AND MOUNTING POST


PROFILE LEGEND

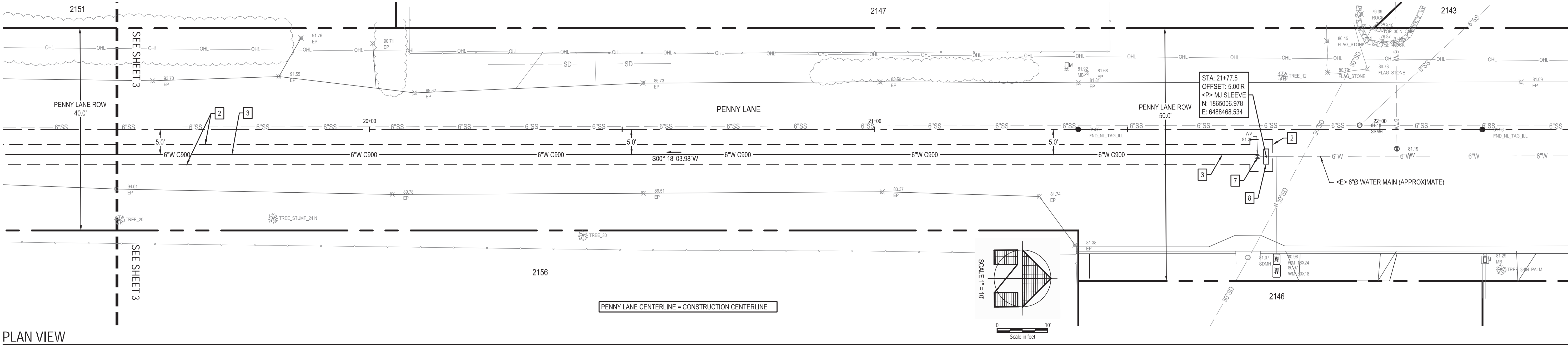
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PROFILE VIEW

PROFILE SCALE  
HORIZONTAL 1" = 10'  
VERTICAL 1" = 5'

SUBMITTALS				BENCH MARK			CIVIL IMPROVEMENT PLANS			SCALE	DATE: 07-18-18
NO.	DESCRIPTION	DATE	BY	ELEV. 110.36'	DRAWN BY: _____ DATE _____		PUBLIC WORKS DEPARTMENT			HORIZ. 1" = 10'	CAD FILE: _____
1	PRELIMINARY PLAN REVIEW	04-04-18	DH	DESCRIPTION:	DESIGNED BY: _____ DATE _____ <th colspan="3">PENNY LANE WATER MAIN IMPROVEMENTS - 2018</th> <th rowspan="3">VERT. 1" = 5'</th> <th>DRAWING NO.</th>		PENNY LANE WATER MAIN IMPROVEMENTS - 2018			VERT. 1" = 5'	DRAWING NO.
2	75% PROGRESS SET	06-08-18	DH	BRASS PIN ADJACENT TO 2174 PENNY LANE	CHECKED BY: _____ DATE _____		PLAN AND PROFILE				SHEET NO. 3 OF 5
3	90% PROGRESS SET	07-18-18	DH	POINT NUMBER 94							



PLAN VIEW

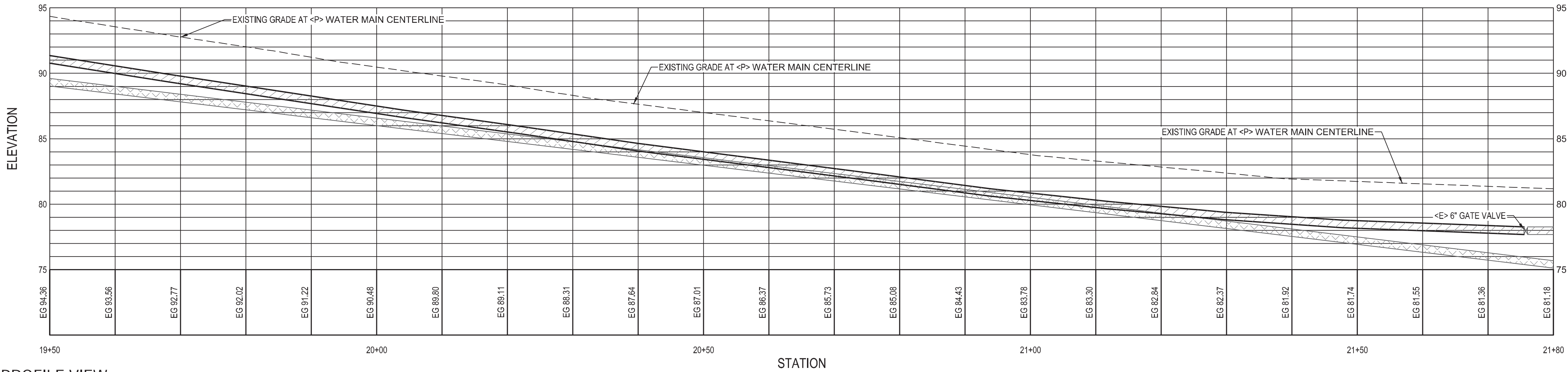
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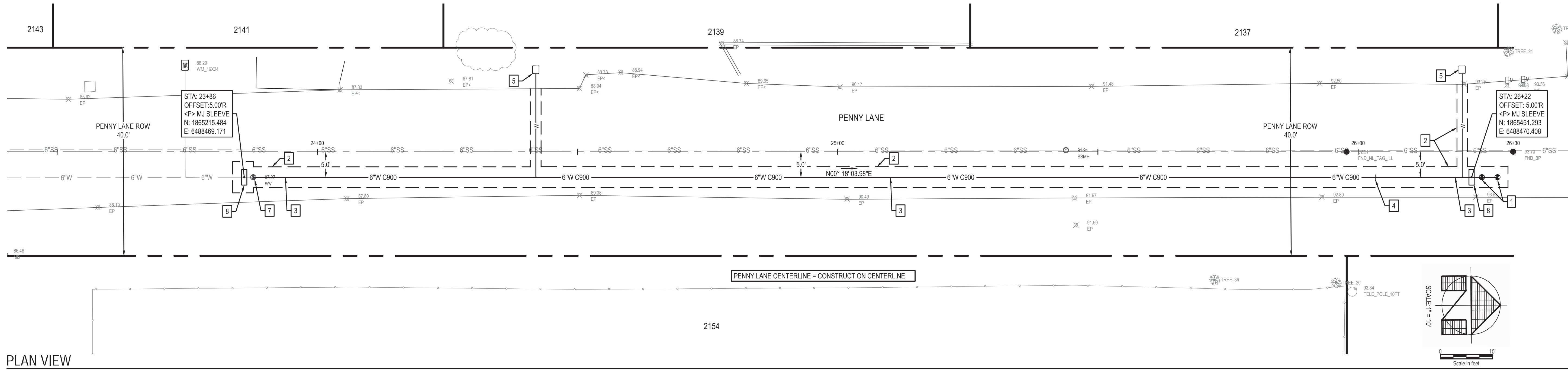
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PROFILE VIEW

SUBMITTALS				BENCH MARK			CIVIL IMPROVEMENT PLANS		SCALE	DATE: 07-18-18
NO.	DESCRIPTION	DATE	BY	ELEV. 110.36'	DESCRIPTION:		PENNY LANE WATER MAIN IMPROVEMENTS - 2018			
1	PRELIMINARY PLAN REVIEW	04-04-18	DH		DESCRIPTION:			HORIZ. 1" = 10'	VERT. 1" = 5'	SHEET NO. 4 OF 5
2	75% PROGRESS SET	06-08-18	DH		BRASS PIN ADJACENT TO 2174 PENNY LANE					
3	90% PROGRESS SET	07-18-18	DH		POINT NUMBER 94					





PLAN VIEW

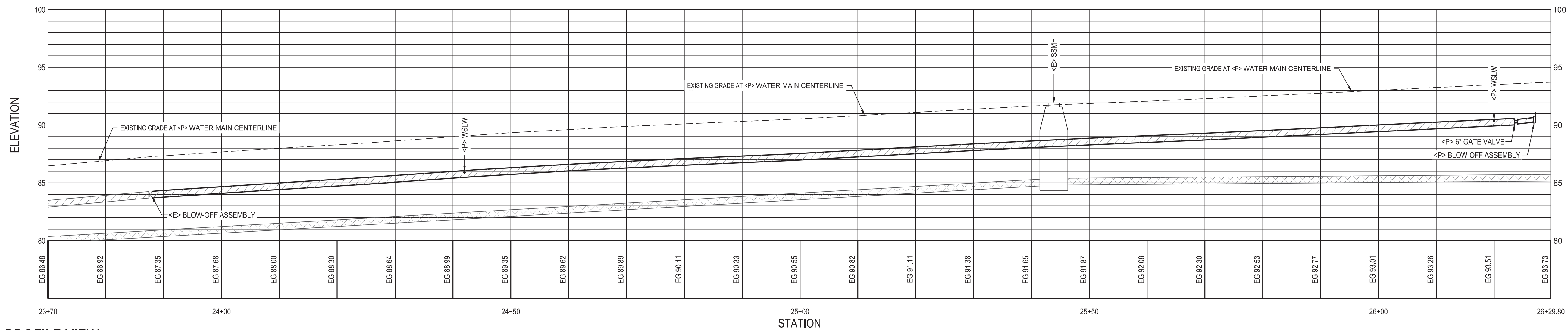
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PROFILE LEGEND

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PROFILE VIEW

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HORIZONTAL 1" = 10'  
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SUBMITTALS				BENCH MARK		DRAWN BY: _____ DATE _____		CIVIL IMPROVEMENT PLANS		SCALE		DATE: 07-18-18	
NO.	DESCRIPTION	DATE	BY	ELEV. 110.36'	DESCRIPTION:	DESIGNED BY: _____ DATE _____	CHECKED BY: _____ DATE _____	PENN Y LANE WATER MAIN IMPROVEMENTS - 2018		HORIZ. 1" = 10'	CAD FILE:	DRAWING NO.	SHEET
1	PRELIMINARY PLAN REVIEW	04-04-18	DH		BRASS PIN ADJACENT TO 2174 PENNY LANE			PLAN AND PROFILE		VERT. 1" = 5'			5
2	75% PROGRESS SET	06-08-18	DH		POINT NUMBER 94								OF 5
3	90% PROGRESS SET	07-18-18	DH										

**Exhibit B**

**Owner's Fair Share**



EXHIBIT B: OWNER'S FAIR SHARE- PENNY LANE MAIN EXTENSION

Project Cost Summary					Actual Fair-Share Proportionate				
					Miscellaneous Costs		Frontage Costs		
Item #	Description	Bid Quantity	Units	Actual Total Cost	1/3 Cost		2159 Penny (180 FT)	2139 Penny (100 FT)	2137 Penny (100 FT)
1	6" Pipe Main Installation - C-900 PVC (includes mobilization, traffic control, trenching)	704	LF	\$ 121,752	\$ -		\$ 31,130	\$ 17,294	\$ 17,294
2	1" Services - New (Service Pipe)	3	EA	\$ 11,983			\$ 3,210	\$ 4,315	\$ 4,458
3	Sample Station	1	EA	\$ 5,582	\$ 1,861		\$ -	\$ -	\$ -
4	6" Fire Hydrant	1	EA	\$ 6,098	\$ 2,033		\$ -	\$ -	\$ -
5	Tie-in -@ Penny Lane	2	EA	\$ 17,332	\$ 5,777		\$ -	\$ -	\$ -
6	2" Blow-Off/ARV	2	EA	\$ 6,595	\$ 2,198		\$ -	\$ -	\$ -
Project Total				\$ 169,342	\$ 11,869	Frontage Costs	\$ 34,340	\$ 21,609	\$ 21,752
					➡ 1/3 Misc. Costs		\$ 11,869	\$ 11,869	\$ 11,869
					Actual Owner's Fair-Share Construction Costs		\$ 46,209	\$ 33,478	\$ 33,621
					Non-Refundable "Deposit" Amount 50%(Frontage Costs + Service Installation + 1/3 Miscellaneous Costs)		N/A	\$ 16,739	\$ 16,811

\*2159 Penny Lane pays the owner's fair-share in full.

Actual Pipe Installation Cost per lineal  
foot for calculating owner fair share of  
Item 1

Pipe \$/LF \$ 172.94