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 Sharon J. Fry and Russell P. Herschelmann ("Former Property Owner"), and the City of Napa, a California charter city ("City") (each a " Party" and collectively, the "Parties").

RECITALS

WHEREAS, Former Property Owner previously owned certain real property located at 2159 Penny Lane, in the County of Napa (APN 046-422-017) ("Property"), which was annexed to the City on August 7, 2017 pursuant to (LAFCO and City Council Reso No.'s 98-238); and

WHEREAS, Former Property Owner 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 extended 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 for said extension and deposit for such cost shall be made with the City in advance; and

WHEREAS, as a result of the benefits that Former Property Owner will receive from the Pipeline Extension, Former Property 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, shortly after the completion of the Pipeline Extension Project, Former Property Owner sold the Property and submitted payment to the City of Napa in the amount of $44,000, which was the Former Property Owner's estimated fair share of the Pipeline Extension; and

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

AGREEMENT

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

1. <u>Former Property Owner Payment for Pipeline Extension.</u>

A. As consideration for the benefits that Former Owner received from the Pipeline Extension, and as provided in Exhibit "B", Former 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. The Former Property Owner provided to the City the sum of $44,000 which was the estimated Owner's Fair Share. The actual Owner's Fair Share calculated in accordance with the formula set forth in Subsection 1.A. is $46,209. The remaining outstanding balance of the Owner's Fair Share is $2,209.

C. Concurrently with execution of this Agreement, the City shall prepare and send an invoice to the Former Property Owner for the remaining balance of the Former Property Owner's Fair Share.

D. Payment shall be made by the Former Owner within 30 days of receipt of the invoice.

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

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

B. Former Property Owner acknowledges and agrees that in addition to paying Owner's Fair Share of the Pipeline Extension, Former Property Owner has paid 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 Former Property Owner and the City.

4. Ownership of Pipeline Extension. Former Property 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 Former Property Owner pays the City in full for the 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)

Sharon J. Fry and Russell P. Herschelmann

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 Former Property 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.

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 Former Property 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:

By: _____
Philip L. Brun Jr., Utilities Director

ATTEST:

_____
Tiffany Carranza, City Clerk

Date: _____
("**Effective Date**")

COUNTERSIGNED:

_____
Sasha Payaslian, Deputy City Auditor

APPROVED AS TO FORM:

Michael W. Barrett, City Attorney

_____

OWNER: Sharon J. Fry and Russell P. Herschelman

By: _____
Sharon J. Fry

By: _____
Russell P. Herschelman

Exhibit A
Pipeline Extension

CITY OF NAPA

PENNY LANE
WATER MAIN - 2018

NAPA, CALIFORNIA 94558

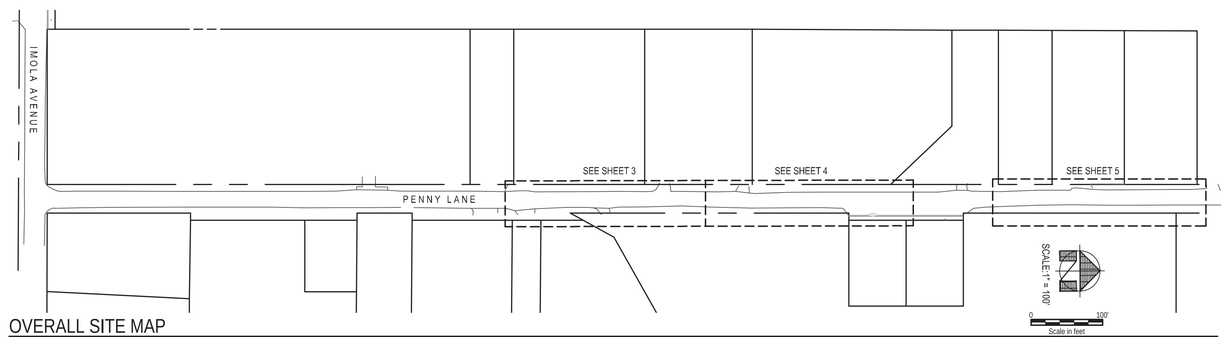
FILE No. WTR2018-0006

ABBREVIATIONS

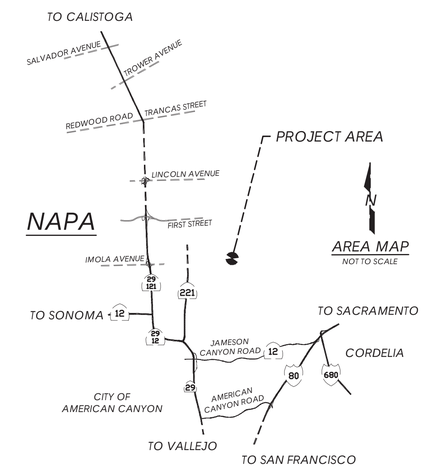
AB	AGGREGATE BASE	(N)	NORTH
AC	ASPHALT CONCRETE	<N>	NEW
AD	AREA DRAIN	OC	ON CENTER
ARV	AIR RELEASE VALVE	OG	ORIGINAL GROUND
BC	BEGIN CURVE	OH	OVERHEAD
BFE	BASE FLOOD ELEVATION PER FIRM	OHL	OVERHEAD LINE
BM	BENCHMARK	<P>	PROPOSED
BO	BLOWOFF	PCC	PORTLAND CONCRETE CEMENT
BCR	BEGIN CURB RETURN	PD	PRESSURE DISTRIBUTION
BVC	BEGIN VERTICAL CURVE	PG&E	PACIFIC GAS AND ELECTRIC
BS	BOTTOM OF STAIRS	PI	POINT OF INTERSECTION
BSW	BACK OF SIDEWALK	PIV	POST INDICATOR VALVE
CB	CATCH BASIN	₵	PROPERTY LINE
C&G	CURB AND GUTTER	PRC	POINT OF REVERSE CURVE
CMU	CONCRETE MASONRY UNIT	PSI	POUNDS PER SQUARE INCH
CP	CONCRETE PIPE	PUE	PUBLIC UTILITY EASEMENT
℄	CENTERLINE	PVC	POLYVINYL CHLORIDE
CO	CLEANOUT	PVI	POINT OF VERTICAL INTERSECTION
CV	CHECK VALVE	PW	PROCESS WASTE
CW	COLD WATER	R	RADIUS
DCV	DOUBLE CHECK VALVE	RC	RELATIVE COMPACTION
DG	DECOMPOSED GRANITE	RT	RIGHT
DIP	DUCTILE IRON PIPE	ROW	RIGHT OF WAY
DS	DOWNSPOUT	RWL	RAIN WATER LEADER
DW	DRIVEWAY/DOMESTIC WASTE	RCP	REINFORCED CONCRETE PIPE
DWG	DRAWING	(S)	SOUTH
EC	END OF CURVE	S	SLOPE (FEET/FOOT)
(E)	EAST	SAD	SEE ARCHITECTURAL DRAWINGS
<E>	EXISTING	SD	STORM DRAIN
ECR	END CURB RETURN	SDP	SUBDRAIN PIPE
EG	EXISTING GROUND	SED	SEE ELECTRICAL DRAWINGS
EGR	EDGE OF GRAVEL	SLD	SEE LANDSCPE DRAWINGS
EP	EDGE OF PAVEMENT	SLV	SLEEVE
EVC	END VERTICAL CURVE	SMD	SEE MECHANICAL DRAWINGS
FC	FACE OF CURB	SPD	SEE PLUMBING DRAWINGS
FDC	FIRE DEPT. CONNECTION	SS	SANITARY SEWER
FG	FINISH GRADE	SSCO	SANITARY SEWER CLEAN OUT
FH	FIRE HYDRANT	SSFH	SANITARY SEWER FLUSH HOLE
FIRM	FLOOD INSURANCE RATE MAP	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	STA	STATION
FM	FORCE MAIN	STD	STANDARD
FS	FINISH SURFACE	SW	SIDEWALK
GB	GRADE BREAK	TBC	TOP BACK OF CURB
GL	GUTTER LINE	TC	TOP OF CURB
GR	GRAVEL	TFC	TOP FRONT OF CURB
HP	HIGH POINT	TOC	TOP OF CONCRETE
IE	INVERT ELEVATION	TS	TOP OF STAIRS
INST	INSTALL	TW	TOP OF WALL
INV	INVERT	TYP	TYPICAL
IP	IRON PIPE	UG	UNDERGROUND
IRR	IRRIGATION	VC	VERTICAL CURVE
JP	JOINT POLE	VG	VALLEY GUTTER
LF	LINEAL FEET/FOOT	(W)	WEST
LH	LAMP HOLE	WM	WATER METER
LP	LOW POINT	W/S	WATER SERVICE
MH	MANHOLE	WV	WATER VALVE
MON	MONUMENT		

SYMBOL LEGEND

PP	UTILITY POLE	SSMH#1	SEWER MANHOLE/RISER WITH ID #
	WELL TYPE MONUMENT	SDMH#2	STORM DRAIN MANHOLE WITH ID #
	SIGN	WV	WATER VALVE
W	WELL	S	SAMPLE STATION
	STREET LIGHT	WM	WATER SERVICE & DCV
	TREE		FDC/PIV WITH CHECK VALVE
6" SS	SANITARY SEWER	FH	FIRE HYDRANT WITH GATE VALVE
6"G	GAS LINE	CO	CLEANOUT
6"W	WATER LINE	85	PROPOSED CONTOUR
85	EXISTING CONTOUR		SOLID STORM DRAIN
	TOP/TOE BANK GRADEBREAK		PERFORATED STORM DRAIN
	PROPERTY LINE		GRADE SWALE
	CENTERLINE		OVERLAND RELEASE ROUTE



OVERALL SITE MAP



AREA MAP
NOT TO SCALE

PROJECT INFORMATION

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. 1104 ADAMS STREET, SUITE 203 ST. HELENA, CA 94574 DANE HOIME, 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

PUBLIC WORKS DEPARTMENT

CIVIL IMPROVEMT PLANS
PENNY LANE WATER MAIN - 2018

WATER MAIN CL ALIGNMENT

LINE #	LENGTH (FT)	BEARING	START NORTHING/EASTING	END NORTHING/EASTING
PENNY - SOUTH	501	S00° 18' 03.98"W	1865005.241 / 6488468.532	1864504.736 / 6488465.528
PENNY - NORTH	236	N00° 18' 03.98"E	1865217.193 / 6488469.196	1865453.293 / 6488470.419

ROAD CL ALIGNMENT @ WATER MAIN LOCATIONS

STREET	BEARING
PENNY LANE	N00° 18' 03.98"E

MONUMENT/SURVEY POINT TABLE

PNT #	PNT DESCRIPTION	LOCATION	NORTHING	EASTING
77	FND_BD_IN_WELL	IMOLA/PENNY CL ALIGNMENT INTERSECTION	1863829.54	6488456.98
5200	WV	PENNY LANE: ~STA. 21+75.5, ~5-FT RIGHT	1865005.25	6488468.57

PROJECT DATUM & CONTROL

VERTICAL DATUM: NAVD 1988
HORIZONTAL DATUM: NAD 1983
BENCHMARK: MAG NAIL; BRASS PIN ADJACENT TO 2174 PENNY LANE, POINT NUMBER 94 (ELEV. 110.36')
BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CITY OF NAPA CONTROL NETWORK PHASE 1 AND 2 DATED MAY 6, 2012 AND AMENDED OCTOBER 27, 2015. A LINE BETWEEN CONTROL POINTS 1 AND 52 BEING N57°16'51"E.
SEE SHEET 2 FOR ADDITIONAL SURVEY NOTES.

SHEET INDEX

1 COVER SHEET
2 GENERAL NOTES
3 PLAN & PROFILE
4 PLAN & PROFILE
5 PLAN & PROFILE

SUMMARY OF WATER SYSTEM MODIFICATIONS

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)

REFERENCE DOCUMENTS

FILE NO: WTR2018-0006
CITY CONTRACT C2017-393 (DELTA CONSULTING & ENGINEERING)
CITY CONTRACT C2018-____(CONSTRUCTION)
RESOLUTION NO._____(CONSTRUCTION)
PURCHASE ORDER NO._____(CONSTRUCTION)

APPROVED

Jacques R. LaRochelle, Public Works Director — Date
RCE 40854, Expires 3/31/2019

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

DELTA CONSULTING & ENGINEERING
OF ST. HELENA
1104 ADAMS STREET, SUITE 203 - ST. HELENA, CALIFORNIA 94574
707-963-8456 + 707-963-8528 FAX

SUBMITTALS

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN REVIEW	04-04-18	DH
2	75% PROGRESS SET	06-08-18	DH
3	90% PROGRESS SET	07-18-18	DH

BENCH MARK
ELEV. 110.36'
DESCRIPTION:
BRASS PIN ADJACENT TO 2174 PENNY LANE
POINT NUMBER 94

DRAWN BY: ____ DATE ____
DESIGNED BY: ____ DATE ____
CHECKED BY: ____ DATE ____

PUBLIC WORKS DEPARTMENT

CIVIL IMPROVEMENT PLANS
PENNY LANE WATER MAIN - 2018
COVER SHEET

SCALE
HORIZ. NA
VERT. NA

DATE: 07-18-18
CAD FILE:
DRAWING NO. ____
SHEET NO. 1 OF 5

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 1 TO REVIEW STATUS OF PROJECT'S 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 EXTEND A SUFFICIENT DISTANCE BEYOND 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 MOT 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 (20 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 HIS/HER 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 CONTRUCTION/DEMOLITON/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 IMOLA AVENUE EAST OF HIGHWAY 221/SOSCOL 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

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN REVIEW	04-04-18	DH
2	75% PROGRESS SET	06-08-18	DH
3	90% PROGRESS SET	07-18-18	DH

BENCH MARK
ELEV. 110.36'
DESCRIPTION:
BRASS PIN ADJACENT TO 2174 PENNY LANE
POINT NUMBER 94

DRAWN BY: ____ DATE ____
DESIGNED BY: ____ DATE ____
CHECKED BY: ____ DATE ____

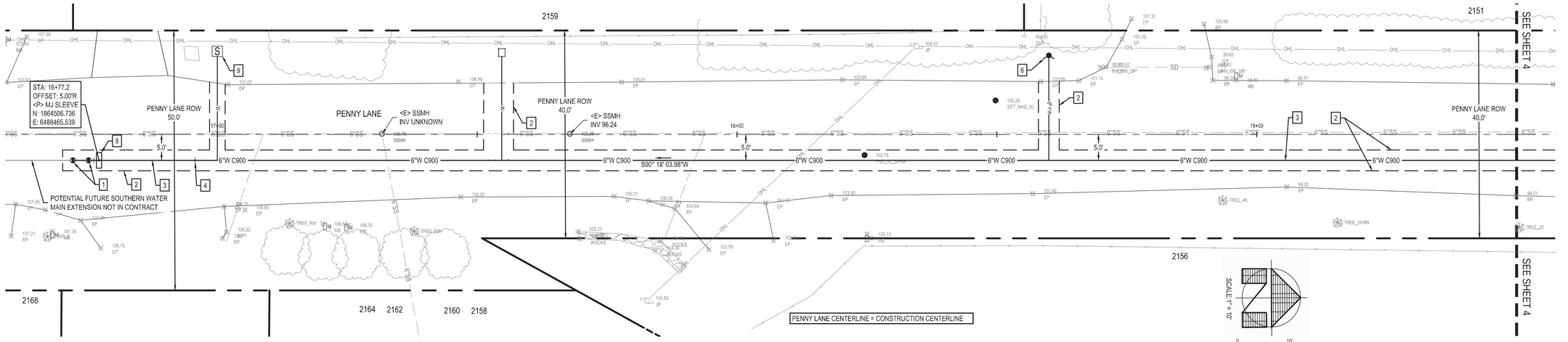
CITY OF NAPA

PUBLIC WORKS DEPARTMENT

CIVIL IMPROVEMENT PLANS
PENNY LANE WATER MAIN IMPROVEMENTS - 2018
GENERAL NOTES

SCALE
HORIZ. NONE
VERT. NONE

DATE: 07-18-18
CAD FILE:
DRAWING NO. -
SHEET NO. 2 OF 5



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

<E> 6"Ø WATER MAIN
APPROXIMATELY 5FT RIGHT

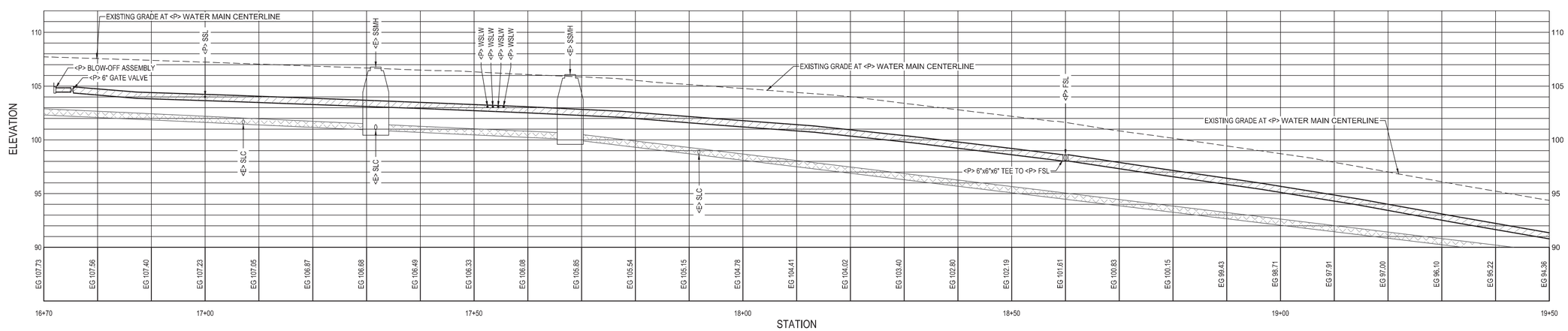
<P> 6"Ø WATER MAIN
APPROXIMATELY 5FT RIGHT

<E> 6"Ø SEWER MAIN
APPROXIMATELY ON CONSTRUCTION CL

SEE PLAN VIEW FOR HORIZONTAL PIPE ALIGNMENT

DEPTHS OF <E> UTILITY LINES ARE APPROXIMATED FROM RECORD DRAWINGS AND ARE TO BE FIELD VERIFIED BY THE CONTRACTOR

<E> GLC = <E> GAS LATERAL CROSSING
<E> WLC = <E> WATER LATERAL CROSSING
<E> SLC = <E> SEWER LATERAL CROSSING
<E> SSMH = <E> SANITARY SEWER MANHOLE
<P> WSLW = <P> WATER SERVICE LATERAL WEST
<P> FSL = <P> FIRE SERVICE LATERAL
<P> SSL = <P> SAMPLE STATION LATERAL



PROFILE VIEW

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

SUBMITTALS			
NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN REVIEW	04-04-18	DH
2	75% PROGRESS SET	06-08-18	DH
3	90% PROGRESS SET	07-18-18	DH

BENCH MARK
ELEV. 110.36'
DESCRIPTION:
BRASS PIN ADJACENT TO 2174 PENNY LANE
POINT NUMBER 94

DRAWN BY: ____ DATE ____
DESIGNED BY: ____ DATE ____
CHECKED BY: ____ DATE ____

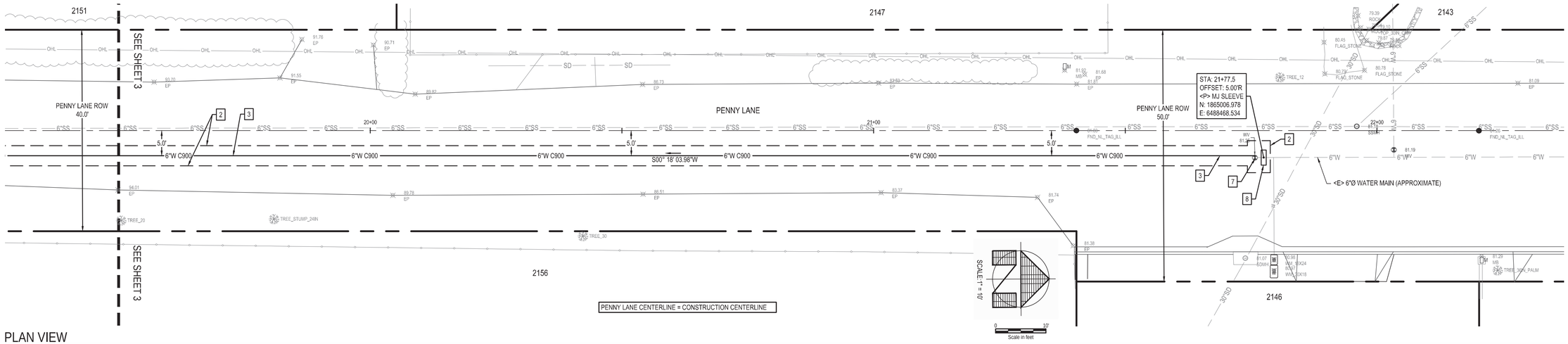
CITY OF NAPA

PUBLIC WORKS DEPARTMENT

CIVIL IMPROVEMENT PLANS
PENNY LANE WATER MAIN IMPROVEMENTS - 2018
PLAN AND PROFILE

SCALE
HORIZ. 1" = 10'
VERT. 1" = 5'

DATE: 07-18-18
CAD FILE:
DRAWING NO. -
SHEET NO. 3 OF 5



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

<E> 6"Ø WATER MAIN
APPROXIMATELY 5FT RIGHT

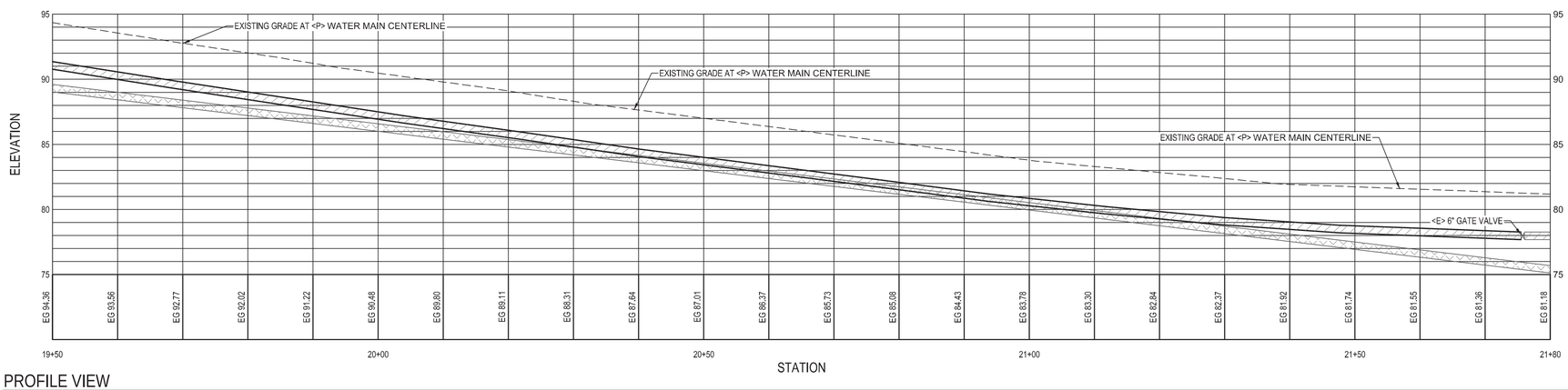
<P> 6"Ø WATER MAIN
APPROXIMATELY 5FT RIGHT

<E> 6"Ø SEWER MAIN
APPROXIMATELY ON CONSTRUCTION CL

SEE PLAN VIEW FOR HORIZONTAL PIPE ALIGNMENT

DEPTHS OF <E> UTILITY LINES ARE APPROXIMATED FROM RECORD DRAWINGS AND ARE TO BE FIELD VERIFIED BY THE CONTRACTOR

<E> GLC = <E> GAS LATERAL CROSSING
<E> WLC = <E> WATER LATERAL CROSSING
<E> SLC = <E> SEWER LATERAL CROSSING
<E> SSMH = <E> SANITARY SEWER MANHOLE
<P> WSLW = <P> WATER SERVICE LATERAL WEST
<P> FSL = <P> FIRE SERVICE LATERAL
<P> SSL = <P> SAMPLE STATION LATERAL



PROFILE VIEW

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

SUBMITTALS			
NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN REVIEW	04-04-18	DH
2	75% PROGRESS SET	06-08-18	DH
3	90% PROGRESS SET	07-18-18	DH

BENCH MARK
ELEV. 110.36'
DESCRIPTION:
BRASS PIN ADJACENT TO 2174 PENNY LANE
POINT NUMBER 94

DRAWN BY: ____ DATE ____
DESIGNED BY: ____ DATE ____
CHECKED BY: ____ DATE ____

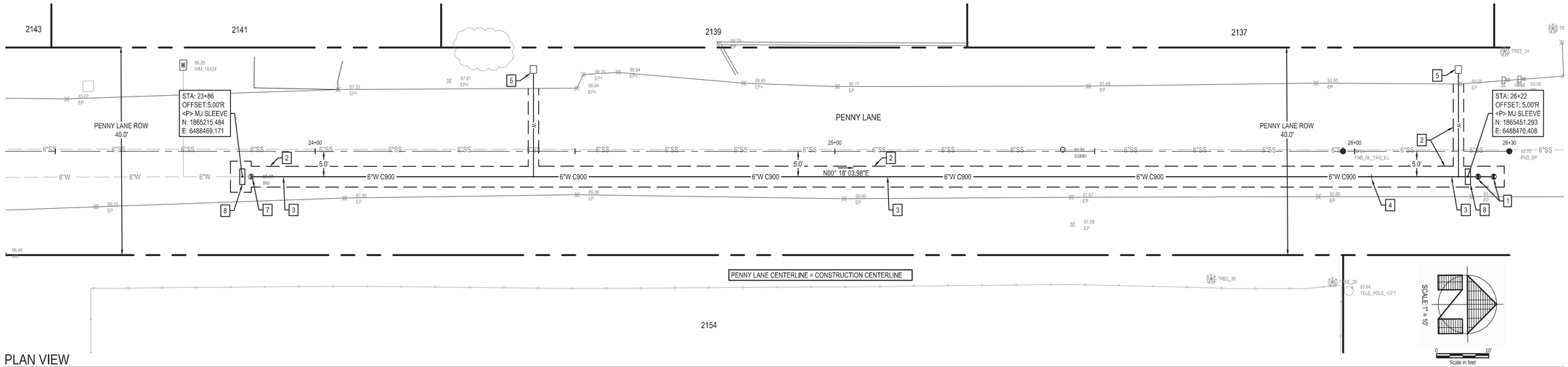
CITY OF NAPA

PUBLIC WORKS DEPARTMENT

CIVIL IMPROVEMENT PLANS
PENNY LANE WATER MAIN IMPROVEMENTS - 2018
PLAN AND PROFILE

SCALE
HORIZ. 1" = 10'
VERT. 1" = 5'

DATE: 07-18-18
CAD FILE:
DRAWING NO. -
SHEET NO. 4 OF 5



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

PROFILE LEGEND

<E> 6"Ø WATER MAIN
APPROXIMATELY 5FT RIGHT

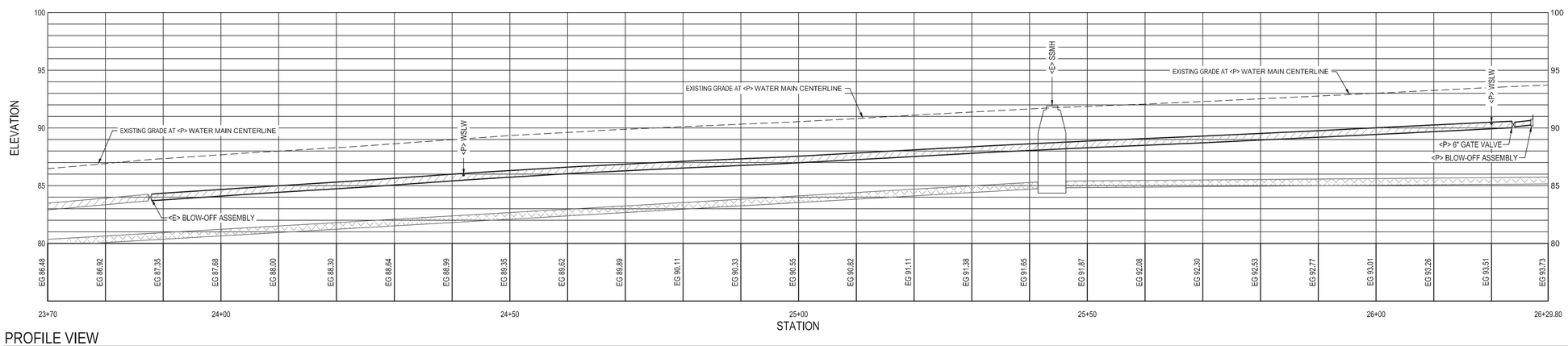
<P> 6"Ø WATER MAIN
APPROXIMATELY 5FT RIGHT

<E> 6"Ø SEWER MAIN
APPROXIMATELY ON CONSTRUCTION CL

SEE PLAN VIEW FOR HORIZONTAL PIPE ALIGNMENT

DEPTHS OF <E> UTILITY LINES ARE APPROXIMATED FROM RECORD DRAWINGS AND ARE TO BE FIELD VERIFIED BY THE CONTRACTOR

<E> GLC = <E> GAS LATERAL CROSSING
<E> WLC = <E> WATER LATERAL CROSSING
<E> SLC = <E> SEWER LATERAL CROSSING
<E> SSMH = <E> SANITARY SEWER MANHOLE
<P> WSLW = <P> WATER SERVICE LATERAL WEST
<P> FSL = <P> FIRE SERVICE LATERAL
<P> SSL = <P> SAMPLE STATION LATERAL



PROFILE VIEW

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

SUBMITTALS			
NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN REVIEW	04-04-18	DH
2	75% PROGRESS SET	06-08-18	DH
3	90% PROGRESS SET	07-18-18	DH

BENCH MARK
ELEV. 110.36'
DESCRIPTION:
BRASS PIN ADJACENT TO 2174 PENNY LANE
POINT NUMBER 94

DRAWN BY: ____ DATE ____
DESIGNED BY: ____ DATE ____
CHECKED BY: ____ DATE ____

CITY OF NAPA

PUBLIC WORKS DEPARTMENT

CIVIL IMPROVEMENT PLANS
PENNY LANE WATER MAIN IMPROVEMENTS - 2018
PLAN AND PROFILE

SCALE
HORIZ. 1" = 10'
VERT. 1" = 5'

DATE: 07-18-18
CAD FILE:
DRAWING NO. -
SHEET NO. 5 OF 5

Exhibit B
Cost Estimate

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