



Application Number: PL2021296
Application Type: Engineering Plan Review
Application Name: NAPA VALLEY 5TH PLAT - PUBLIC WATERLINE

Engineering Review Comments

1. Water line is not contained within the easement around the end of the cul-de-sac bulb or at the beginning of Mondavi Ln. Either move the water main partially within right of way, or increase the width of the easement along the cul-de-sac and the beginning of Mondavi Ln. Please see Final Plat comments concerning the 15 foot requirement for an easement around the cul-de-sac bulb. **Revised.**
2. Our GIS records show the existence of a fire hydrant at the present end of Flintrock Dr. It would appear a fire hydrant is warranted in the vicinity of the current location. What is the plan for this existing fire hydrant? Will this be relocated, and where will it be relocated? If to remain, please provide notes stating "to remain in place", or equivalent language. **Revised note.**
3. The same issue appears to exist at the intersection of Stoney Brook Dr. and Flintrock Dr. It appears a fire hydrant exists at this location. What is the plan for relocating this fire hydrant? The Design and Construction Manual does not allow fire hydrants to remain within the radius of intersections. Fire hydrants shall be located a minimum of 20 feet from the points of curvature of the curb return. **Revised FH location and note.**
4. Sheet C.503: What is meant by the note "install existing fire hydrant"? **Removed typo.**
5. Lot 177 can be served by a private line from the opposite side of the street. Please shorten the length of the water main extension to a point where Lot 178 can be served with a fire hydrant and a water meter. This point should be just beyond Lot 179. **Revised FH location and note.**
6. Water main along Lot 196 is outside the limits of the easement. Either dedicate a wider easement, or adjust the line within the easement with a minimum of 5 feet from the outside of the pipe to the limits of the easement. It should be noted the Design and Construction Manual requires a minimum easement width of 15 feet around the outside of cul-de-sac bulbs, and only 10 feet was shown. This was provided as a comment on the Final Plat. **Revised.**
7. Please provide sufficient notation on the profile view of the water main where existing grade is low enough to trigger the fill and compaction rule contained within the Design and Construction Manual. When pipe is to be installed in embankment or fill, the embankment shall be constructed in accordance with APWA section 2102.6 and shall be built up to a plane at least 18 inches above the top of the pipe prior to the excavation of the pipe trench. Cross-hatching and notation shall be provided on the profile view so there are no misunderstandings on this rule. This shall also apply to the sanitary sewer, where this condition was shown on Sheet C.403. **Added.**

Feel free to contact me should you have any additional questions regarding this project.

Thank You,

Matt Schlicht