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ATTACHMENT 3

LEGEND

CP2 — CONTROL POINT NUMBER
BUILDING CORNER

HOTEL ARRIVAL ROAD (4 / C800)
PARKING LOT, RESIDENCE ROAD (4 / C800)
PARKING LOT (12 / C800)
LANDSCAPE

BUILDING CORNER CONTROL POINT

BLDG	CP1 NORTHING	CP1 EASTING	CP2 NORTHING	CP2 EASTING
RSB–2	N 1975560.13	E 6399682.91	N 1975555.10	E 6399704.14
H5	N 1975624.87	E 6399732.51	N 1975576.37	E 6399702.68
H6	N 1975643.24	E 6399826.57	N 1975591.73	E 6399766.04
RSB–3	N 1975613.71	E 6399865.70	N 1975583.98	E 6399856.69
H7	N 1975489.55	E 6399821.44	N 1975542.14	E 6399862.47
H8	N 1975483.75	E 6399718.48	N 1975532.24	E 6399748.32
H9	N 1975476.31	E 6399698.38	N 1975511.23	E 6399672.84
P1	N 1975380.31	E 6399681.13	N 1975413.40	E 6399624.65
P2	N 1975299.52	E 6399681.38	N 1975281.33	E 6399616.84

BUILDING CORNER CONTROL POINT

BLDG	CP1 NORTHING	CP1 EASTING	CP2 NORTHING	CP2 EASTING
R1	N 1975674.67	E 6399921.63	N 1975591.82	E 6399890.48
R2	N 1975679.00	E 6399944.00	N 1975612.65	E 6400002.58
R3	N 1975704.81	E 6400113.95	N 1975625.14	E 6400075.39
R4	N 1975702.23	E 6400135.94	N 1975631.47	E 6400189.10
R5	N 1975714.19	E 6400248.14	N 1975643.79	E 6400233.71
R6	N 1975720.27	E 6400267.97	N 1975645.77	E 6400315.75
R7	N 1975728.12	E 6400385.24	N 1975657.98	E 6400331.25
R8	N 1975732.22	E 6400425.21	N 1975645.46	E 6400442.75
R9	N 1975432.05	E 6399993.62	N 1975498.02	E 6399965.14
R10	N 1975427.79	E 6400017.75	N 1975511.25	E 6400047.23
R11	N 1975441.68	E 6400150.70	N 1975503.33	E 6400087.18
R12	N 1975440.82	E 6400171.49	N 1975524.52	E 6400200.28
R13	N 1975458.08	E 6400294.03	N 1975513.89	E 6400225.33
R14	N 1975455.15	E 6400318.18	N 1975541.74	E 6400336.53
RSB–7	N 1975542.51	E 6400368.38	N 1975572.64	E 6400375.92

BUILDING CORNER CONTROL POINT

BLDG	CP1 NORTHING	CP1 EASTING	CP2 NORTHING	CP2 EASTING
G1	N 1975569.32	E 6399930.26	N 1975590.84	E 6399925.69
G2	N 1975579.00	E 6399975.91	N 1975600.52	E 6399971.35
G3	N 1975594.57	E 6400111.36	N 1975616.51	E 6400109.70
G4	N 1975600.47	E 6400175.94	N 1975622.40	E 6400174.28
G5	N 1975609.14	E 6400222.08	N 1975631.07	E 6400220.42
G6	N 1975614.10	E 6400300.81	N 1975636.10	E 6400300.86
G7	N 1975623.96	E 6400347.47	N 1975645.96	E 6400347.53
G8	N 1975620.16	E 6400405.33	N 1975641.71	E 6400409.75
G9	N 1975498.73	E 6399946.28	N 1975520.15	E 6399941.28
G10	N 1975512.09	E 6400012.38	N 1975533.52	E 6400007.39
G11	N 1975518.56	E 6400119.01	N 1975540.47	E 6400116.93
G12	N 1975527.67	E 6400186.25	N 1975548.55	E 6400179.33
G13	N 1975526.08	E 6400235.94	N 1975546.96	E 6400229.02
G14	N 1975546.13	E 6400333.07	N 1975568.04	E 6400330.99

ROSEDALE ROAD
PROPERTY LINE
N72° 45' 32.00"E 1104.06
PAVEMENT CONFORM (8 / C800)
EXISTING TREE TO REMAIN, TYP
TREE PROTECTION ZONE, TYP
R=2980.00, L=374.94, Δ=007°12'39.94"
CONCRETE BAND (1 / C800)
PROPOSED LOT LINES
N84° 58' 06.00"E 165.90
R=505.00, L=18.53, Δ=013°26'51.00"
BLDG R1 TYPE K
BLDG R2 TYPE J
BLDG R3 TYPE K
BLDG R4 TYPE J
BLDG R5 TYPE H
BLDG R6 TYPE K
BLDG R7 TYPE J
BLDG R8 TYPE J
BLDG H5 TYPE C
BLDG H6 TYPE E
BLDG H8 TYPE C
BLDG H9 TYPE C
BLDG H7 TYPE PRESIDENTIAL
RSB–2
RSB–3
RSB–7
GARAGE G1
GARAGE G2
GARAGE G3
GARAGE G4
GARAGE G5
GARAGE G6
GARAGE G7
GARAGE G8
GARAGE G9
GARAGE G10
GARAGE G11
GARAGE G12
GARAGE G13
GARAGE G14
BLDG R9 TYPE H
BLDG R10 TYPE J
BLDG R11 TYPE J
BLDG R12 TYPE J
BLDG R13 TYPE J
BLDG R14 TYPE J
BLDG P1
BLDG P2
EVENT LAWN
11 CART PATH (C800)
12 GRAVE PAVE (C800)
7 TRUNCATED DOMES (C800)
3 HEADER BOARD (C800)
12 GRAVEL PAVE (C800)
EVA (4 / C800)
PAVEMENT CONFORM, TYP (8 / C800)
SEE SHEET C300 FOR CONTINUATION
SEE SHEET C302 FOR CONTINUATION

LEGEND:

FLUSH CURB
ASPHALT PAVEMENT
GRAVEL PAVEMENT

NOTE:

THE HIGHLIGHTED AREAS ARE INCLUDED IN THE BONDING ESTIMATE.

GRAPHIC SCALE
20 0 20 40

REGISTERED PROFESSIONAL ENGINEER THOMAS R. REIDY No. 49457 EXP. 09/30/16 CIVIL STATE OF CALIFORNIA

BKF ENGINEERS/SURVEYORS/PLANNERS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
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FOUR SEASONS RESORT & RESIDENCES
CD PACKAGE 3 – SITE GRADING, DRAINAGE, AND UTILITIES
HORIZONTAL CONTROL PLAN
NAPA COUNTY
CALIFORNIA
CITY OF CALISTOGA

2ND SUBMITTAL – NOT FOR CONSTRUCTION

No.	Revisions
1	02/03/2016 – RESUBMITTAL
2	03/25/2016 – RESUBMITTAL
3	05/10/2016 – PERMIT SET

Date 2/27/2015
Scale 1"=20'
Design RKB
Drawn MDT
Approved TRM
Job No
Drawing Number: C301

DRAWING NAME: K:\Engr\11010\DWG\CD\Onsite\C301-CACDHC.dwg
PLOT DATE: 05/10/16 PLOTTED BY: tom

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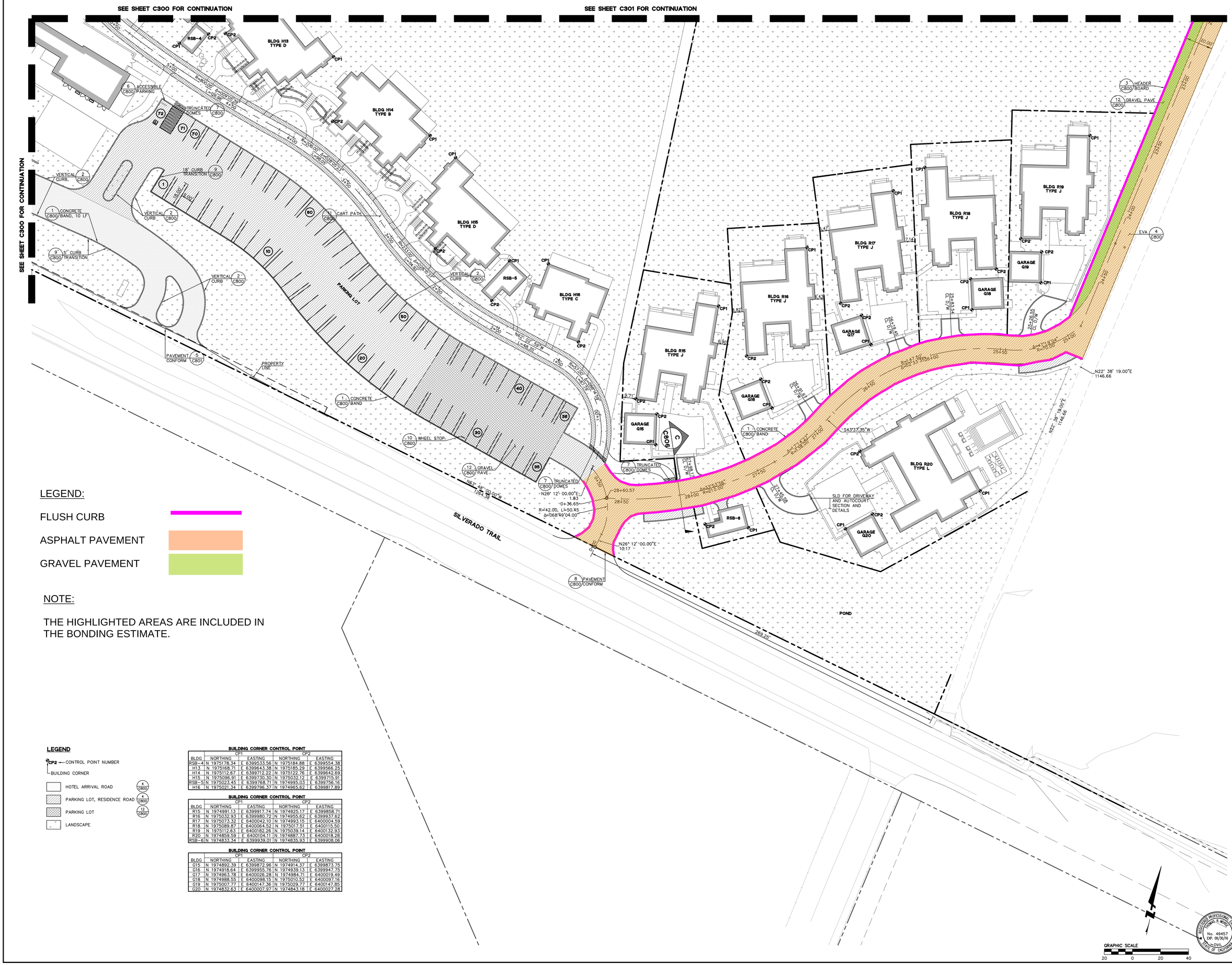

LEGEND:

FLUSH CURB

ASPHALT PAVEMENT

GRAVEL PAVEMENT

NOTE:

THE HIGHLIGHTED AREAS ARE INCLUDED IN THE BONDING ESTIMATE.

LEGEND

CP2 — CONTROL POINT NUMBER

BUILDING CORNER

HOTEL ARRIVAL ROAD (4 / C800)

PARKING LOT, RESIDENCE ROAD (4 / C800)

PARKING LOT (12 / C800)

LANDSCAPE

BUILDING CORNER CONTROL POINT

BLDG	CP1 NORTHING	CP1 EASTING	CP2 NORTHING	CP2 EASTING
RSB-4	N 1975178.34	E 6399533.56	N 1975184.88	E 6399554.38
H13	N 1975168.71	E 6399643.38	N 1975185.29	E 6399566.25
H14	N 1975112.67	E 6399712.22	N 1975122.76	E 6399642.69
H15	N 1975096.91	E 6399730.30	N 1975032.12	E 6399715.91
RSB-5	N 1975023.45	E 6399768.71	N 1974995.03	E 6399756.16
H16	N 1975021.34	E 6399796.37	N 1974965.62	E 6399817.89

BUILDING CORNER CONTROL POINT

BLDG	CP1 NORTHING	CP1 EASTING	CP2 NORTHING	CP2 EASTING
R15	N 1974991.13	E 6399917.74	N 1974925.17	E 6399858.71
R16	N 1975032.93	E 6399980.72	N 1974955.62	E 6399937.62
R17	N 1975073.32	E 6400042.10	N 1974993.15	E 6400004.59
R18	N 1975089.87	E 6400064.52	N 1975017.51	E 6400115.50
R19	N 1975112.63	E 6400182.26	N 1975039.14	E 6400132.93
R20	N 1974859.59	E 6400104.11	N 1974887.73	E 6400018.28
RSB-6	N 1974833.34	E 6399939.01	N 1974835.93	E 6399908.06

BUILDING CORNER CONTROL POINT

BLDG	CP1 NORTHING	CP1 EASTING	CP2 NORTHING	CP2 EASTING
G15	N 1974892.39	E 6399872.96	N 1974914.37	E 6399873.75
G16	N 1974918.64	E 6399955.76	N 1974939.13	E 6399947.75
G17	N 1974963.78	E 6400026.28	N 1974984.71	E 6400019.49
G18	N 1974988.55	E 6400098.15	N 1975010.52	E 6400097.16
G19	N 1975007.77	E 6400147.36	N 1975029.77	E 6400147.85
G20	N 1974832.63	E 6400007.97	N 1974843.18	E 6400027.28

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CALIFORNIA

FOUR SEASONS RESORT & RESIDENCIES
CD PACKAGE 3 – SITE GRADING, DRAINAGE, AND UTILITIES
HORIZONTAL CONTROL PLAN

NAPA COUNTY

CITY OF CALISTOGA

No.	Revisions
1	02/03/2016 – RESUBMITTAL
2	03/30/2016 – RESUBMITTAL
3	05/10/2016 – PERMIT SET

Date	2/27/2015
Scale	1"=20'
Design	RKB
Drawn	MQT
Approved	TRM
Job No	

Drawing Number:

C302

2ND SUBMITTAL – NOT FOR CONSTRUCTION

DRAWING NAME: K:\Eng1\110109\DWG\CD\Onsite\0302-CACDHC.dwg
PLOT DATE: 05-10-16 PLOTTED BY: tram

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UTILITIES DATA

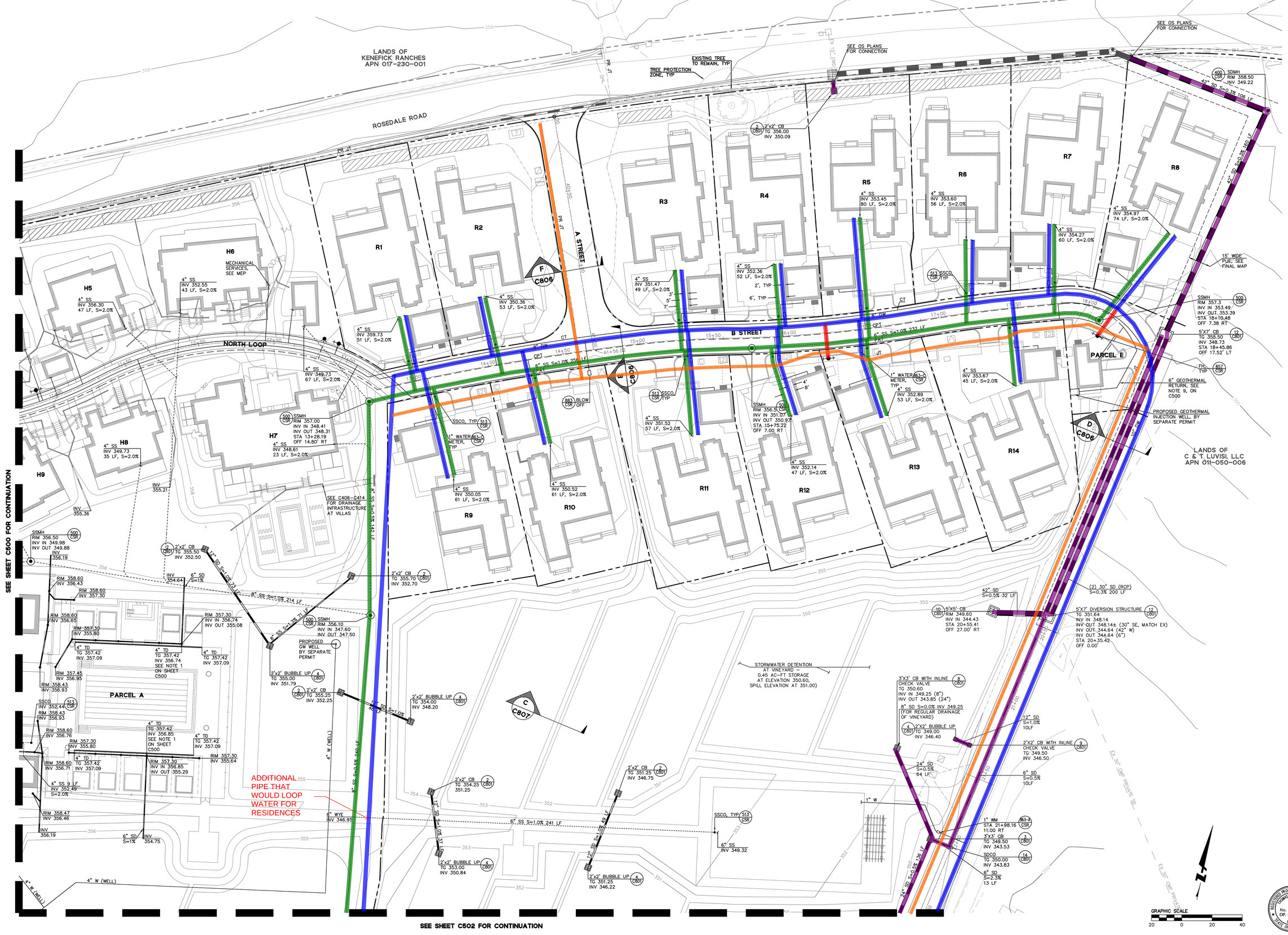
LOT #	WATER METER STA/OFF	SANITARY SEWER CLEANOUT STA/OFF
1	13+52.94 (14.00 LT)	13+48.97 (13.24 LT)
2	14+03.01 (14.00 LT)	14+07.01 (13.12 LT)
3	15+31.93 (14.00 LT)	15+28.06 (13.22 LT)
4	15+97.88 (14.00 LT)	15+93.82 (13.12 LT)
5	16+49.44 (14.00 LT)	16+53.47 (13.12 LT)
6	17+24.03 (13.98 LT)	17+19.95 (13.11 LT)
7	17+74.50 (13.99 LT)	17+78.51 (13.88 LT)
8	18+17.77 (13.99 LT)	18+14.45 (13.12 LT)
9	13+57.17 (14.00 RT)	13+61.19 (13.14 RT)
10	14+25.26 (13.99 RT)	14+29.25 (13.12 RT)
11	15+34.57 (14.00 RT)	15+30.30 (13.12 RT)
12	15+92.55 (14.00 RT)	15+88.51 (13.13 RT)
13	16+46.36 (14.00 RT)	16+50.34 (13.12 RT)
14	17+49.89 (14.01 RT)	17+45.83 (13.12 RT)

LEGEND:

STORMDRAIN
SANITARTY SEWER
DOMESTIC WATER
JOINT TRENCH

NOTE:

THE HIGHLIGHTED AREAS ARE INCLUDED IN THE BONDING ESTIMATE.



BKF ENGINEERS/SURVEYORS/PLANNERS
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650/482-6399 (FAX)

CALIFORNIA

FOUR SEASONS RESORT & RESIDENCIES
CD PACKAGE 3 - SITE GRADING, DRAINAGE, AND UTILITIES
UTILITIES PLAN
NAPA COUNTY

CITY OF CALISTOGA

No.	Revisions
1	02/03/2016 - RESUBMITTAL
2	03/30/2016 - RESUBMITTAL
3	05/10/2016 - PERMIT SET

Date	02/27/2015
Scale	1"=20'
Design	RKB
Drawn	MQT
Approved	TRM
Job No	

Drawing Number: C501

2ND SUBMITTAL - NOT FOR CONSTRUCTION

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PLOT DATE: 05-10-16 PLOTTED BY: trom

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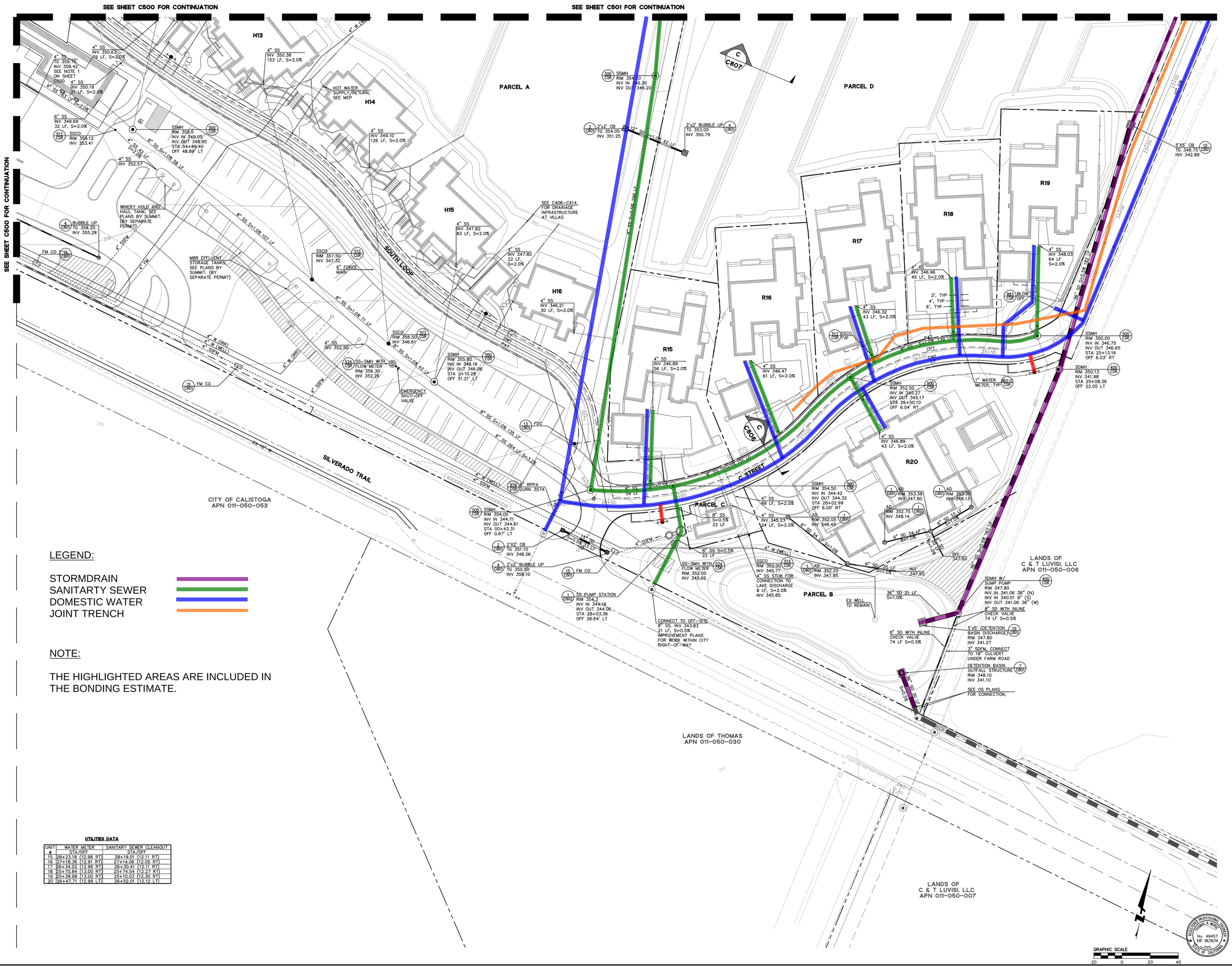
SEE SHEET C500 FOR CONTINUATION
SEE SHEET C501 FOR CONTINUATION
SEE SHEET C500 FOR CONTINUATION
PARCEL A
PARCEL B
PARCEL C
PARCEL D
H13
H14
H15
H16
R15
R16
R17
R18
R19
R20
SOUTH LOOP
C STREET
SILVERADO TRAIL
CITY OF CALISTOGA
APN 011-050-053
LANDS OF THOMAS
APN 011-050-030
LANDS OF
C & T LUVISI, LLC
APN 011-050-006
LANDS OF
C & T LUVISI, LLC
APN 011-050-007
WINERY HOLD AND HAUL TANK, SEE PLANS BY SUMMIT. (BY SEPARATE PERMIT).
MBR EFFLUENT STORAGE TANKS, SEE PLANS BY SUMMIT. (BY SEPARATE PERMIT)
HOT WATER SUPPLY/RETURN, SEE MEP
SEE C406-C414 FOR DRAINAGE INFRASTRUCTURE AT VILLAS
EMERGENCY SHUT-OFF VALVE
CONNECT TO OFF-SITE 8" SS, INV 343.83 21 LF, S=0.5% IMPROVEMENT PLANS FOR WORK WITHIN CITY RIGHT-OF-WAY
EX WELL TO REMAIN
SSMH RIM 359.5 INV IN 349.05 INV OUT 348.95 STA 04+89.40 OFF 48.89' LT
SSCO RIM 359.12 INV 353.41
SSCO RIM 357.50 INV 347.32
SS-SMH WITH FLOW METER RIM 356.30 INV 352.26
SSMH RIM 355.80 INV IN 346.16 INV OUT 346.06 STA 24+10.28 OFF 51.21' LT
SSCO RIM 356.50 INV 346.61
SSMH RIM 354.20 INV IN 346.30 INV OUT 346.20
SSMH RIM 354.00 INV IN 344.71 INV OUT 344.61 STA 00+43.31 OFF 0.67' LT
SSMH RIM 352.50 INV IN 345.27 INV OUT 345.17 STA 26+50.10 OFF 6.04' RT
SSMH RIM 354.50 INV IN 344.42 INV OUT 344.32 STA 28+02.99 OFF 6.00' RT
SSMH RIM 350.00 INV IN 346.75 INV OUT 346.65 STA 25+13.16 OFF 6.03' RT
SDMH RIM 350.13 INV 341.98 STA 25+08.36 OFF 22.05 LT
SSCO RIM 352.00 INV 345.77
SSCO RIM 352.05 INV 348.49
SSCO RIM 352.20 INV 347.95
SSCO RIM 353.38 INV 347.80
AD RIM 353.38 INV 348.13
AD RIM 352.75 INV 348.14
SDMH W/ SUMP PUMP RIM 347.80 INV IN 341.06 36" (N) INV IN 340.01 8" (S) INV OUT 341.06 36" (W)
SSCO RIM/TYP
BLOW OFF
1" WATER METER, TYP
FM CO
SS PUMP STATION RIM 354.3 INV IN 344.16 INV OUT 344.06 STA 28+03.36 OFF 26.64' LT
RPPA 8" ZURN 357A
2'X2' CB TG 351.10 INV 348.26
2'X2' BUBBLE UP TG 350.50 INV 356.10
2'X2' CB TG 354.05 INV 351.25
2'X2' BUBBLE UP TG 353.00 INV 350.79
5'X5' CB TG 348.75 INV 342.89
5'X5' (DETENTION BASIN DISCHARGE) RIM 347.80 INV 341.27
BUBBLE UP TG 358.25 INV 355.28
FDC
6" SS 32 LF S=1.0%
6" SS 43 LF S=2.0%
6" SS S=1.0% 59 LF
6" SS S=1.0% 107 LF
6" SS S=1.0% 71 LF
6" SS S=1.0% 43 LF
6" SS S=1.0% 135 LF
6" SS 264 LF S=3.2%
8" SS 59 LF
8" SS S=0.5% 33 LF
8" SS S=0.5% 22 LF
8" SS S=0.5% 49 LF
6" SD 54 LF S=1.0%
6" SD 34 LF S=1.0%
6" SD 44 LF S=1.0%
6" SD 55 LF S=1.0%
6" SD 34 LF S=1.0%
6" SD 34 LF S=1.0%
6" SD 55 LF S=1.0%
8" SD S=0.5% 185 LF
8" SD S=0.5% 195 LF
8" SD S=0.5% 30 LF
8" SD WITH INLINE CHECK VALVE 74 LF S=0.5%
8" SD WITH INLINE CHECK VALVE 74 LF S=0.5%
36" SD 21 LF S=1.0%
36" SD 30 LF S=0.5%
36" SD S=0.5% 298 LF
36" SD S=0.5% 298 LF
15" SD 33 LF S=0.5%
4" SS INV 350.63 28 LF, S=20%
4" SS INV 350.38 153 LF, S=2.0%
4" SS INV 350.19 21 LF, S=2.0%
4" SS INV 349.69 32 LF, S=2.0%
4" SS INV 352.57
4" SS INV 349.10 126 LF, S=2.0%
4" SS INV 347.82 83 LF, S=2.0%
4" SS INV 347.80 22 LF, S=2.0%
4" SS INV 346.21 30 LF, S=2.0%
4" SS INV 352.50
4" SS INV 346.89 56 LF, S=2.0%
4" SS INV 346.47 61 LF, S=2.0%
4" SS INV 346.96 45 LF, S=2.0%
4" SS INV 348.03 64 LF S=2.0%
4" SS INV 346.32 43 LF, S=2.0%
4" SS INV 346.89 43 LF, S=2.0%
4" SS INV 345.23 24 LF, S=2.0%
4" SS 49 LF, S=2.0%
4" SS INV 352.05 INV 348.49
4" SS INV 352.20 INV 347.95
4" SS STUB FOR CONNECTION TO LAKE DISCHARGE 8 LF, S=2.0% INV 345.85
4" TD TG 359.76 INV 359.42 SEE NOTE 1 ON SHEET C500
4" W (GRD)
4" W (WELL)
4" SSFM
6" SSFM
6" FM
6" FORCE MAIN
CPT
PAT
DWT
INV 347.60
Ex 12" W
Ex 8" W
2', TYP
4', TYP
6', TYP
24'-00 DWT
25'-50
24'-50
24'-00
23'-00
10'-00
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