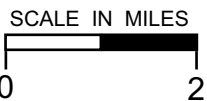
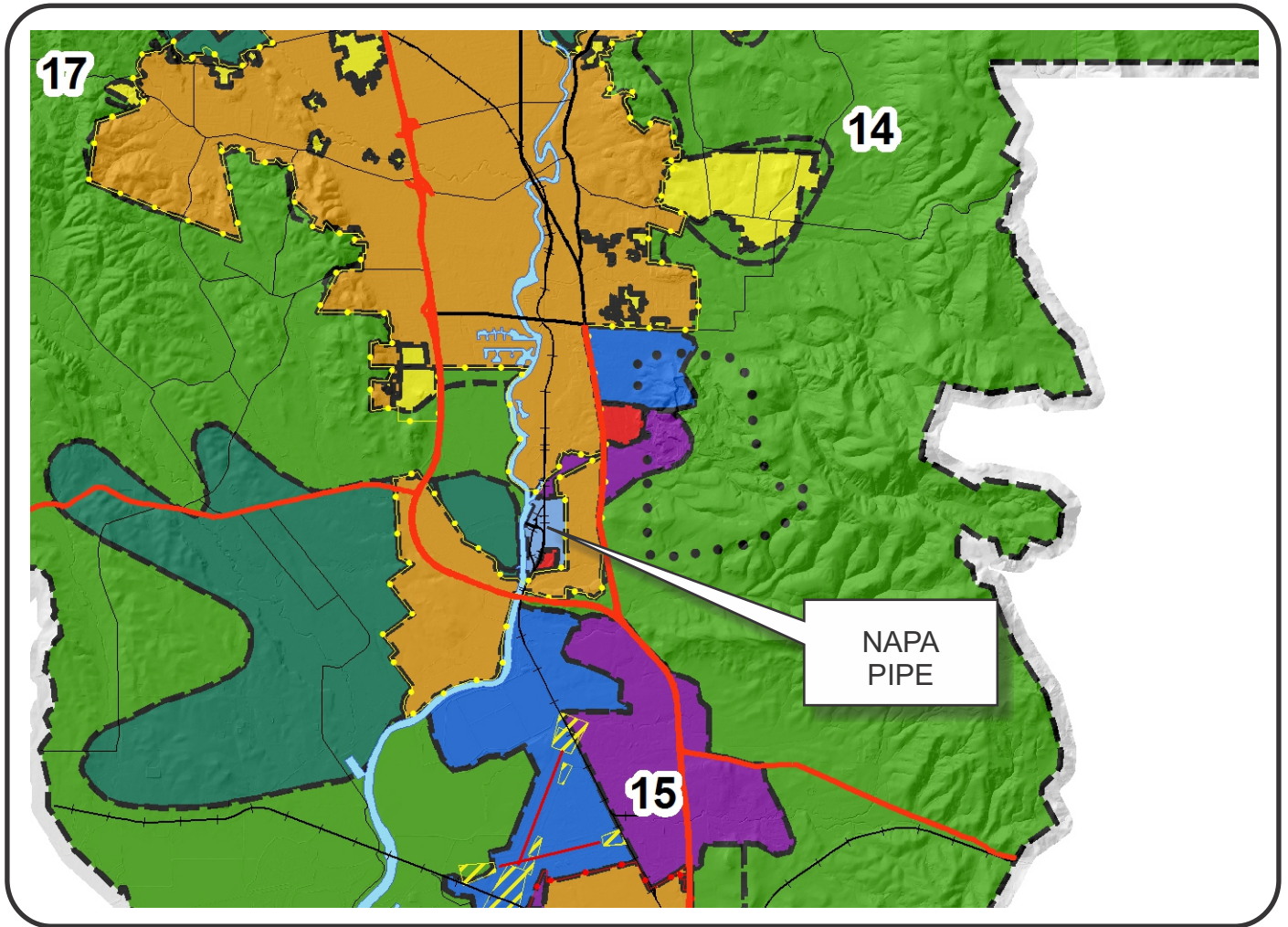


NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

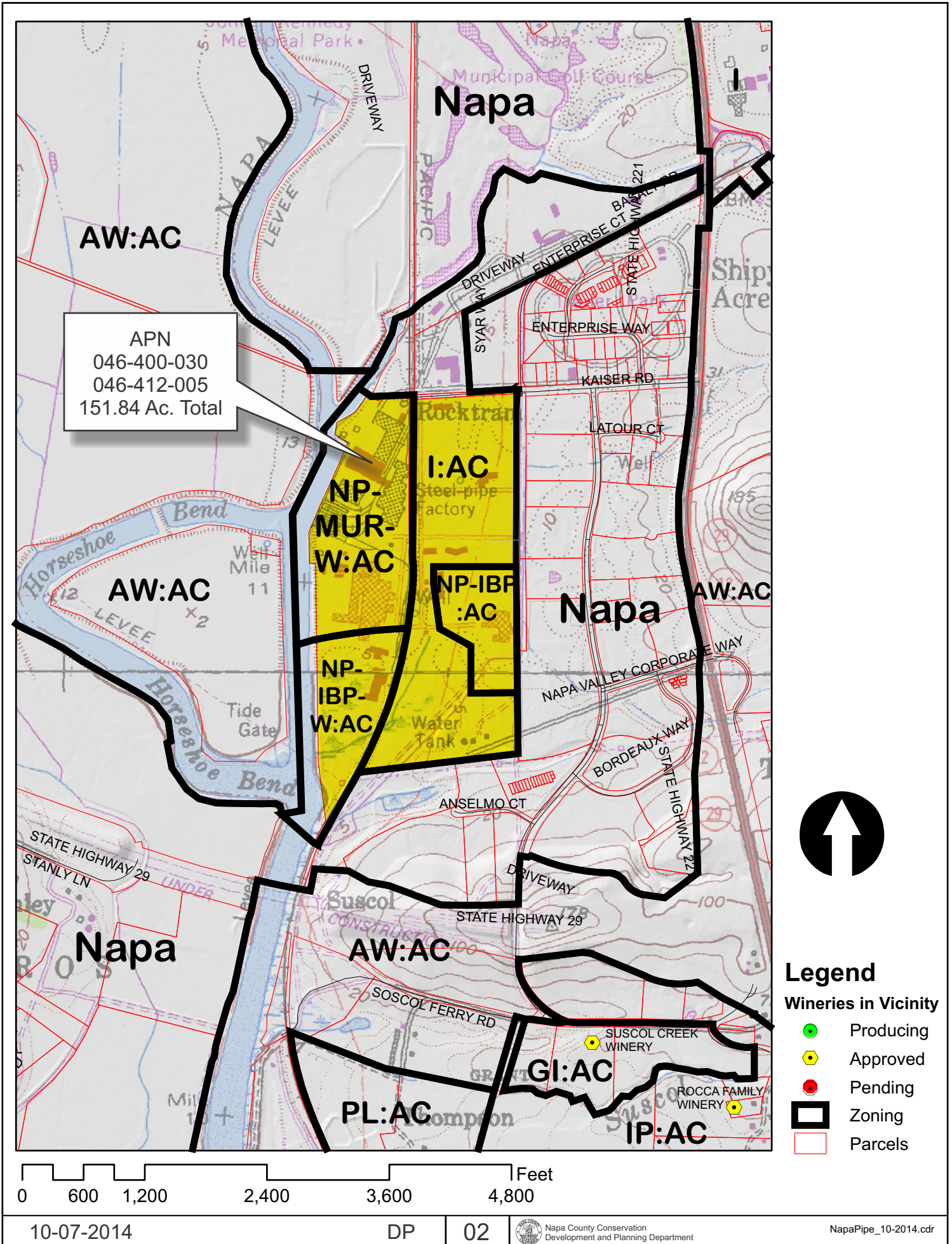
TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

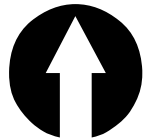
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
046-400-030
046-412-005
10-07-2014 DP

NAPA PIPE



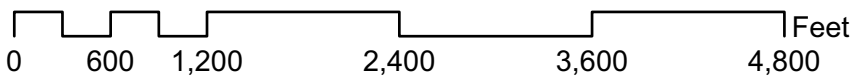
APN
046-400-030
046-412-005
151.84 Ac. Total



Legend

Wineries in Vicinity

- Producing
- Approved
- Pending
- Zoning
- Parcels



NAPA PIPE



II.1 LAND USE PLAN

Figure II.1.a - LAND USE PLAN (Term Sheet Exhibit 2)

KEY TO LAND USES

- Publicly Accessible Parks and Open Space
- Farm
- Seniors Housing (CCRC)
- Ground-Floor Retail (Residential Above)
- Community Buildings
- Hotel and Accessory Uses
- Office, R&D, Warehouse, and/or Light Industrial Uses
- Membership Warehouse Club Retail
- Mixed Residential Apartments, Condominiums
- Affordable Housing Site
- Study Area
- Possible School Site

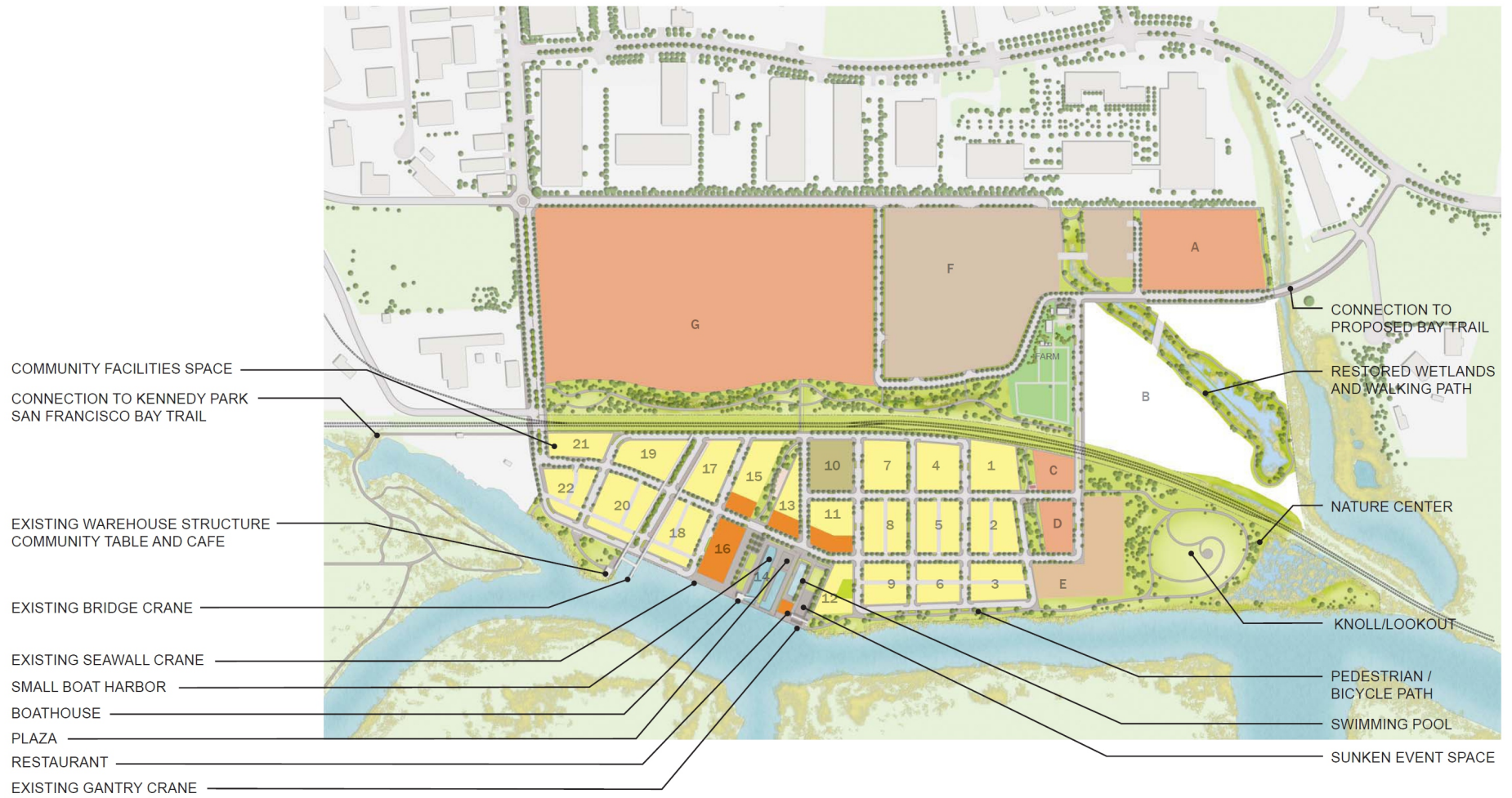
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IV. PUBLIC FACILITIES PLAN

NAPA PIPE DEVELOPMENT PLAN

IV.1 - PUBLICLY-ACCESSIBLE PARKS AND OPEN SPACES

Figure IV.1.a - SITE PLAN SHOWING COMMUNITY AMENITIES AND HISTORIC FACILITIES



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IV.1 - PUBLICLY-ACCESSIBLE PARKS AND OPEN SPACES

Figure IV.1.b - SITE PLAN SHOWING PUBLICLY-ACCESSIBLE PARKS

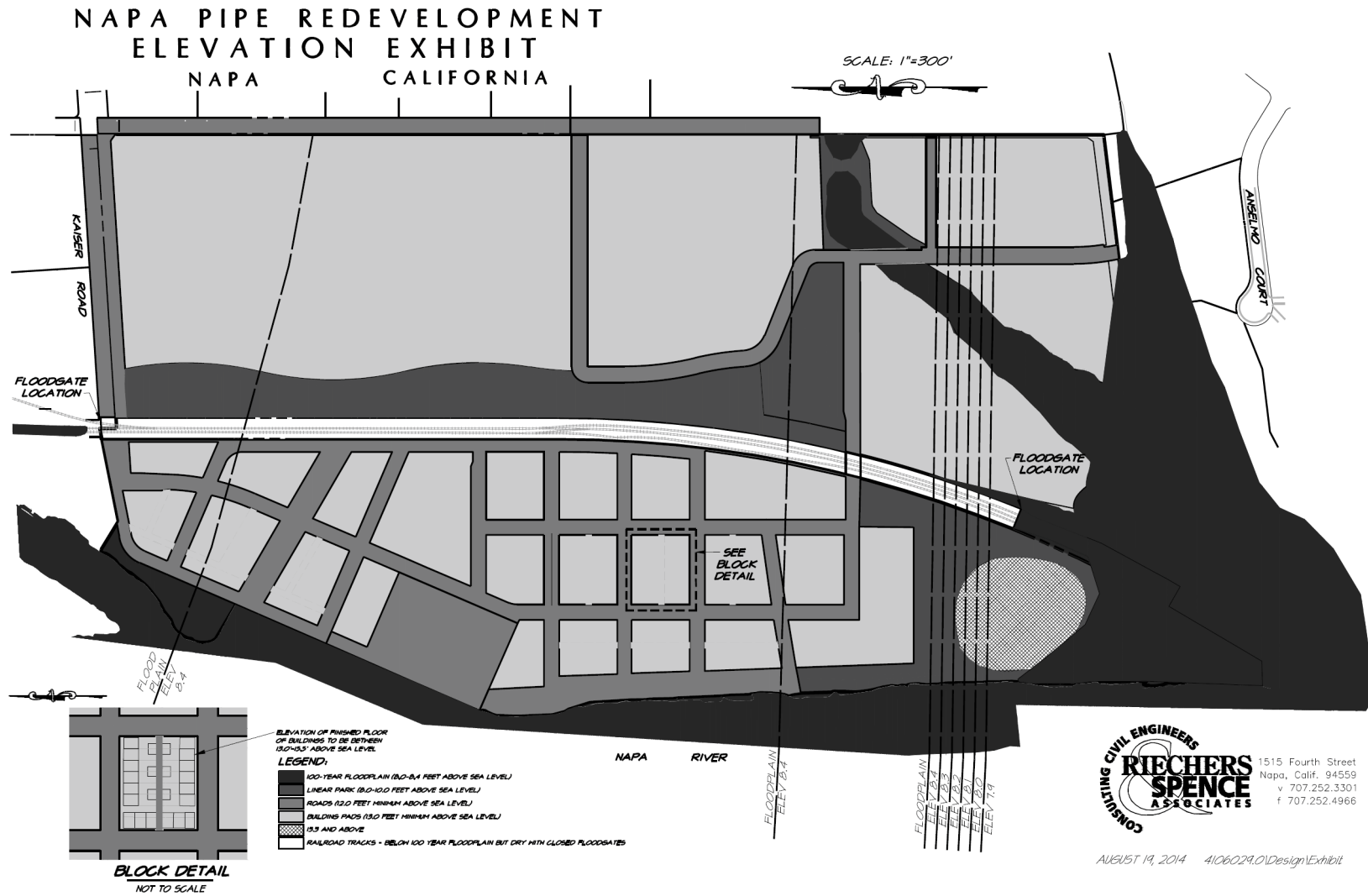


LEGEND

- P1 - KNOLL, ADJACENT WETLANDS
- P2 - RIVERFRONT PARK, TRAIL
- P3 - FARM
- P4 - LINEAR R.R. PARK (SOUTHERN)
- P5 - LINEAR R.R. PARK (NORTHERN)
- P6 - COMMUNITY PARK
- P7 - DIAGONAL PARK TO DRYDOCK
- P8 - SOUTH GREEN
- P9 - RESTORED WETLAND PARK,

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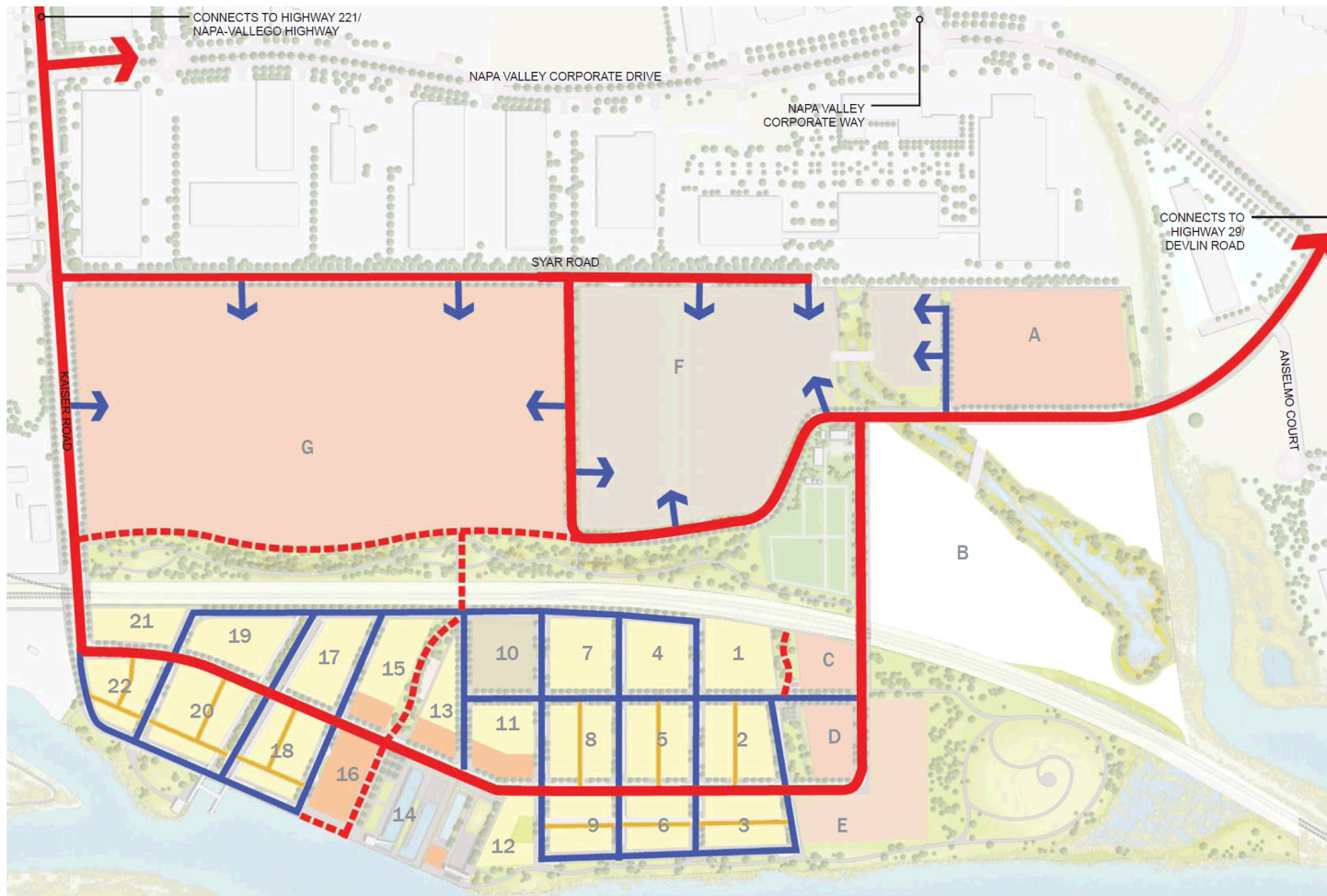
Figure III.3.a - SITE ELEVATIONS EXHIBIT



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CIRCULATION HIERARCHY

Figure V.1.a -



Studies have been conducted showing acceptable clearances for the maneuvering of large service vehicles including:

- Pierce Model-Stock 105 Heavy Duty Ladder Trucks,
- Labrie Automizer Garbage Trucks and
- Lifeline F450 167" Ambulances.

Diagrams showing main site access, circulation within site, and pedestrian/bicycle trail circulation and connection are provided.

The street and pathway layouts throughout the site are designed to ensure that all buildings and facilities are accessible to the Fire Dept and other emergency vehicles. EVA access routes are provided by streets or vehicular rated sidewalks.

As identified on the enlargement exhibits within the Development Plan, the linear park between blocks 1, C, and D (P8 South Green) incorporates a 20' wide pathway that provides EVA access. The same strategy is used for the linear park between blocks 13 and 15 (P7 Diagonal Park).

The Dry Dock plaza (block 14) is EVA accessible by a road on the east side and vehicular rated sidewalk paving on the north and southern sides. The restaurant would be serviced by a wharf hydrant.

Refer to Figures V.1.b - Site Access & Circulation Plan; V.1.c Bike Trail Circulation Plan; VI.3.p - P8: South Green; VI.3.n - P7: Diagonal Park to Drydock; VI.3.t Block 14: Dry Dock Plaza; and Section VIII Tentative Map: Sheets 4, 5, 6 and 7, attached.

LEGEND

- ↔ Primary access
- ↔ Secondary access
- Primary streets
- Secondary streets
- Shared driveways
- (EVA) Emergency Vehicular Access - Authorized Vehicles ONLY 20' clear path

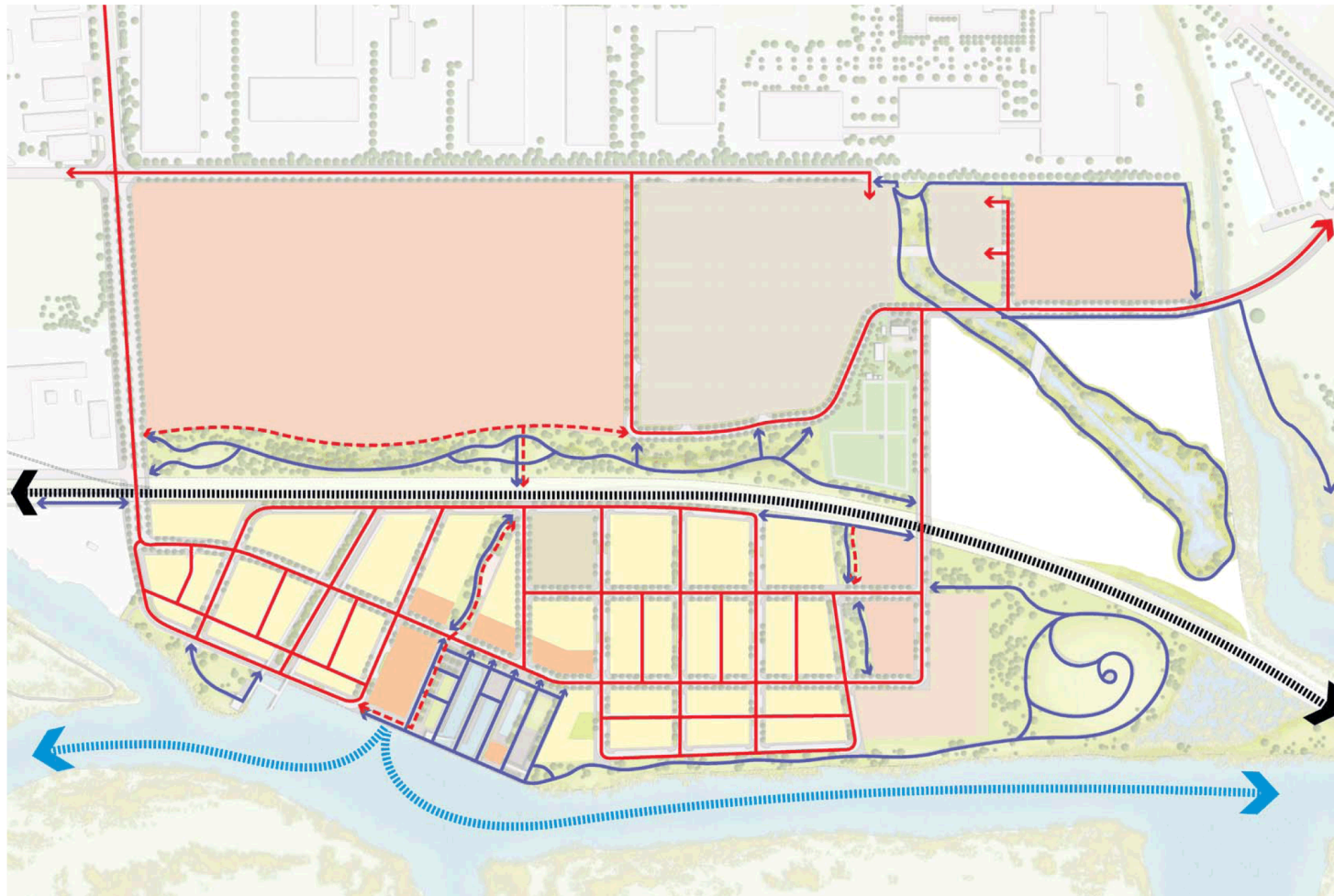
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V. CIRCULATION PLAN






NAPA PIPE DEVELOPMENT PLAN

V.1 SITE ACCESS & CIRCULATION

Figure V.1.b - SITE ACCESS & CIRCULATION PLAN



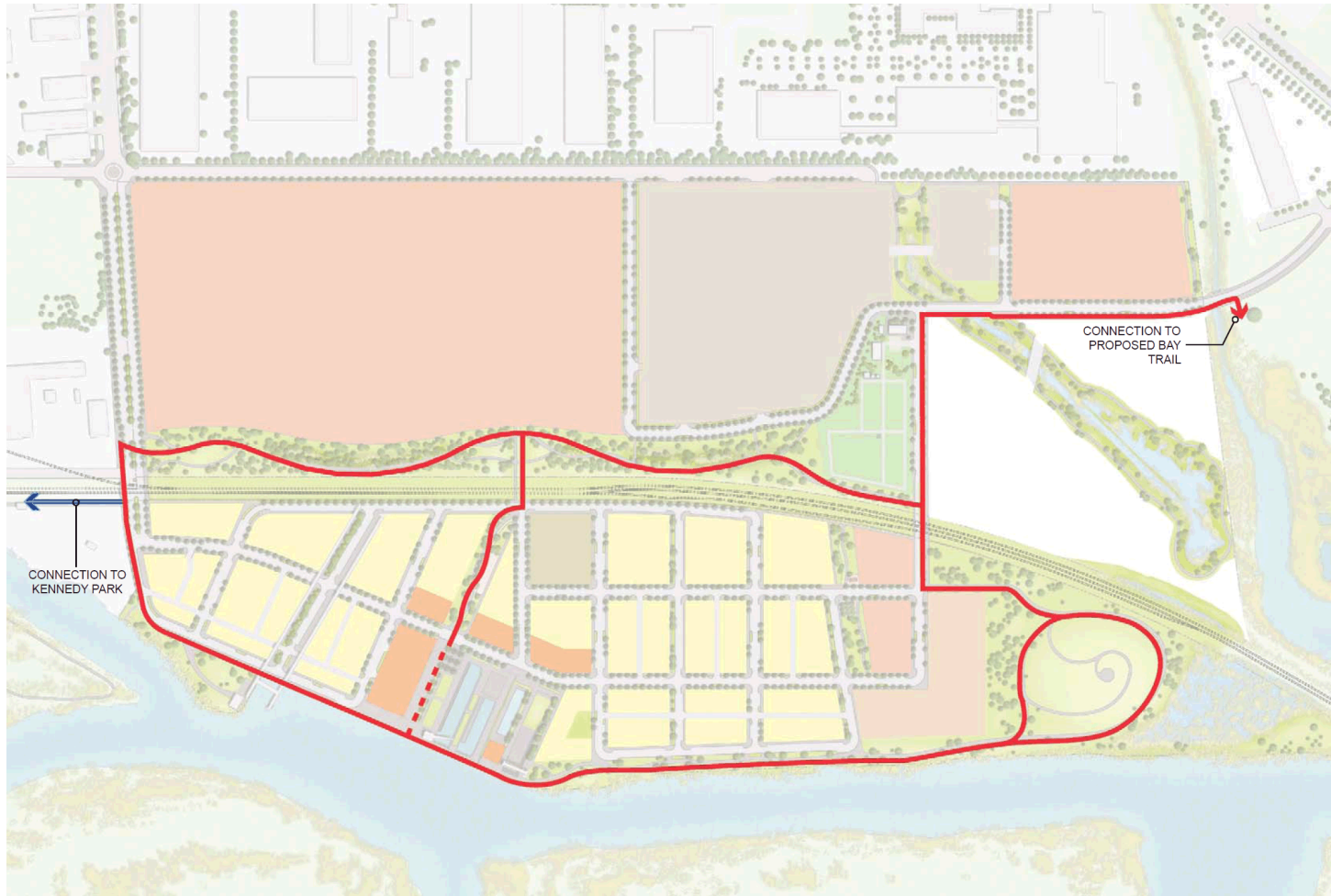
LEGEND

-  Vehicular & pedestrian
-  Pedestrian & bicycles
-  Railroad corridor
-  Possible water taxi
-  Emergency Vehicular Access (EVA) - Authorized Vehicles ONLY

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V.1 SITE ACCESS & CIRCULATION

Figure V.1.c - BIKE/PESESTRIAN TRAIL CIRCULATION PLAN

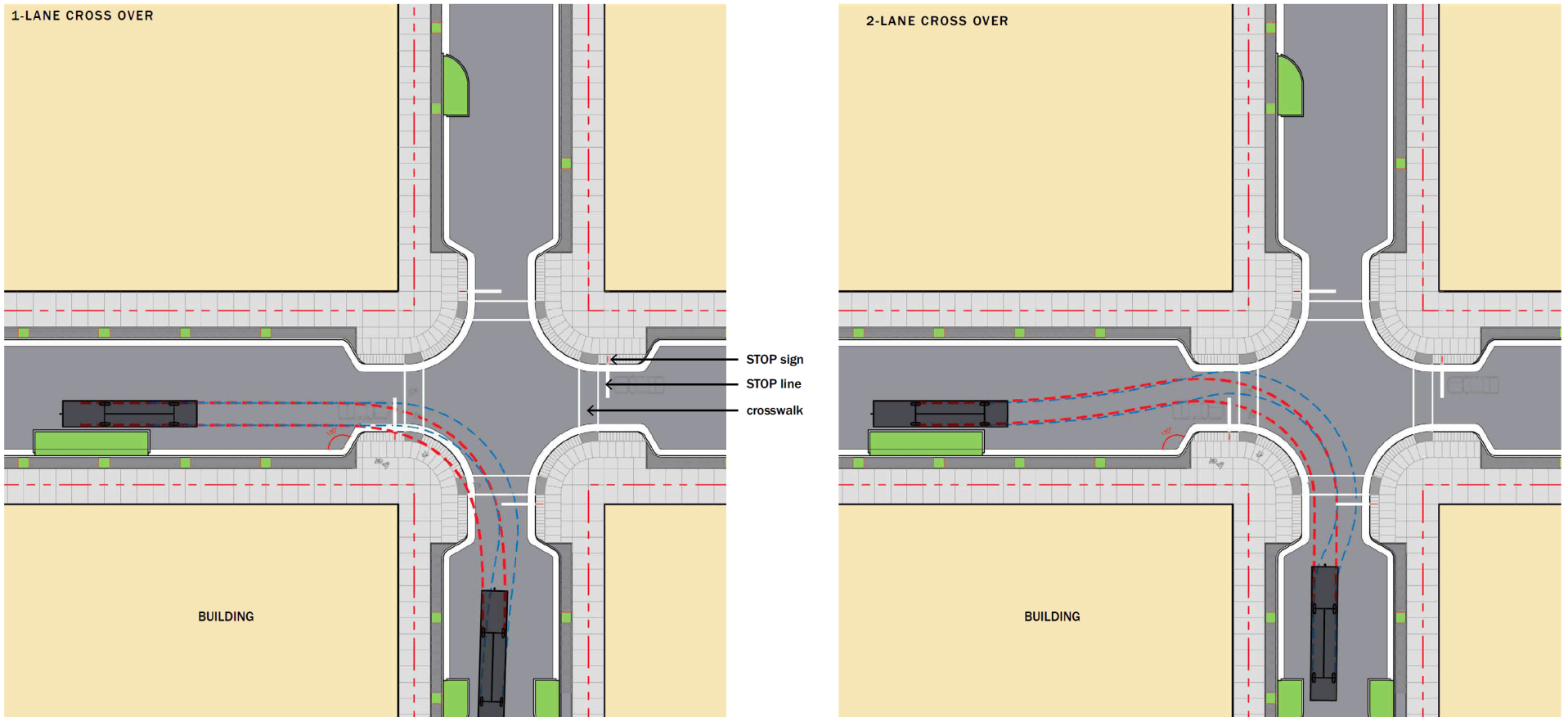


LEGEND

- 12' to 14'-6" shared pedestrian/ bicycle trail
- 10' shared pedestrian/bicycle trail with 2' shoulders on each side
- 12' walk your bike slow zone

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Figure V.2.x - INTERSECTIONS - OVERALL PLANS



LEGEND

- parcel boundary
- fire truck rear tire
- fire truck front tire
- light tone paving
- medium tone paving
- dark tone paving
- building
- gutter & curb
- road paving

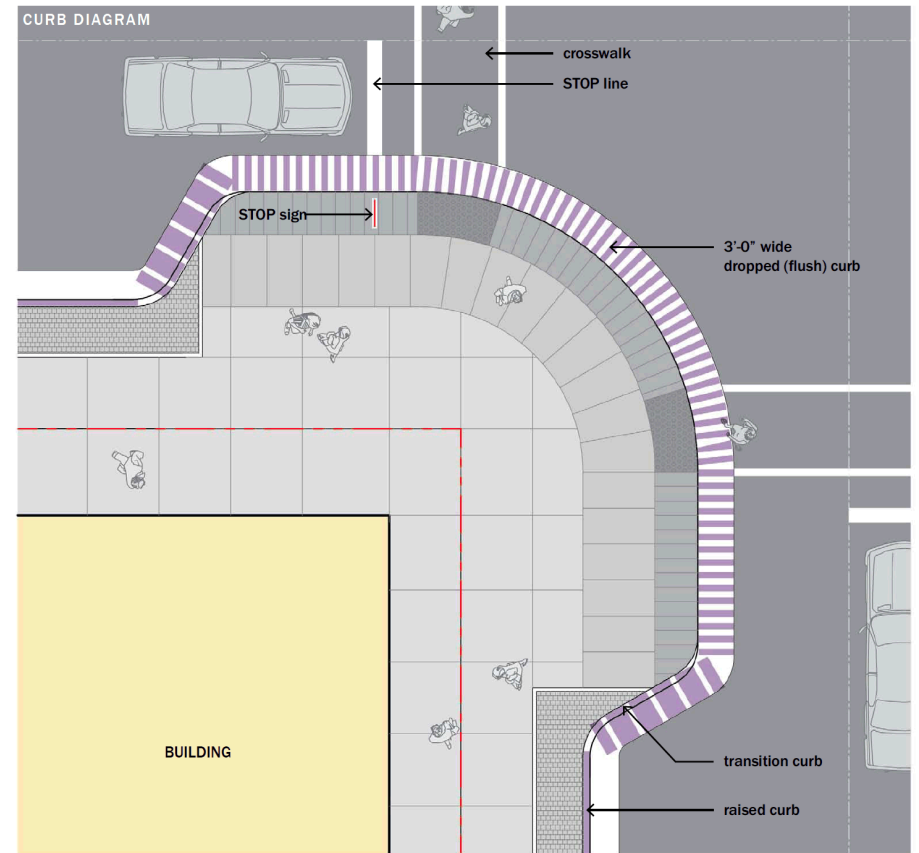
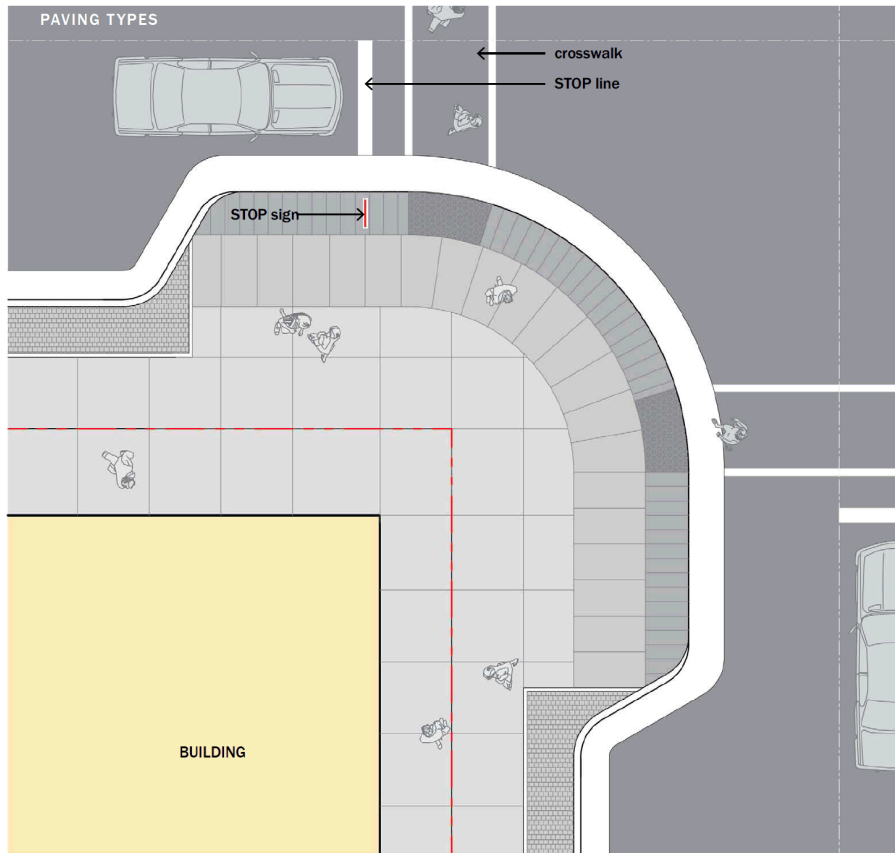
NOTES:
Speed limit for all local streets is 25 mph.

Intersections have been designed to accommodate fire engine maneuvers by providing a flush curb in conjunction with a different colored/textured sidewalk to allow emergency vehicles to drive in this area. Additionally the curb transitions from the parking bays to the curb returns were angled and the corners rounded to allow for a larger sweep fire engine.

V. CIRCULATION PLAN

V.2 ROAD & STREET STANDARDS

FIGURE V.2.y - INTERSECTIONS - PAVING ENLARGEMENTS



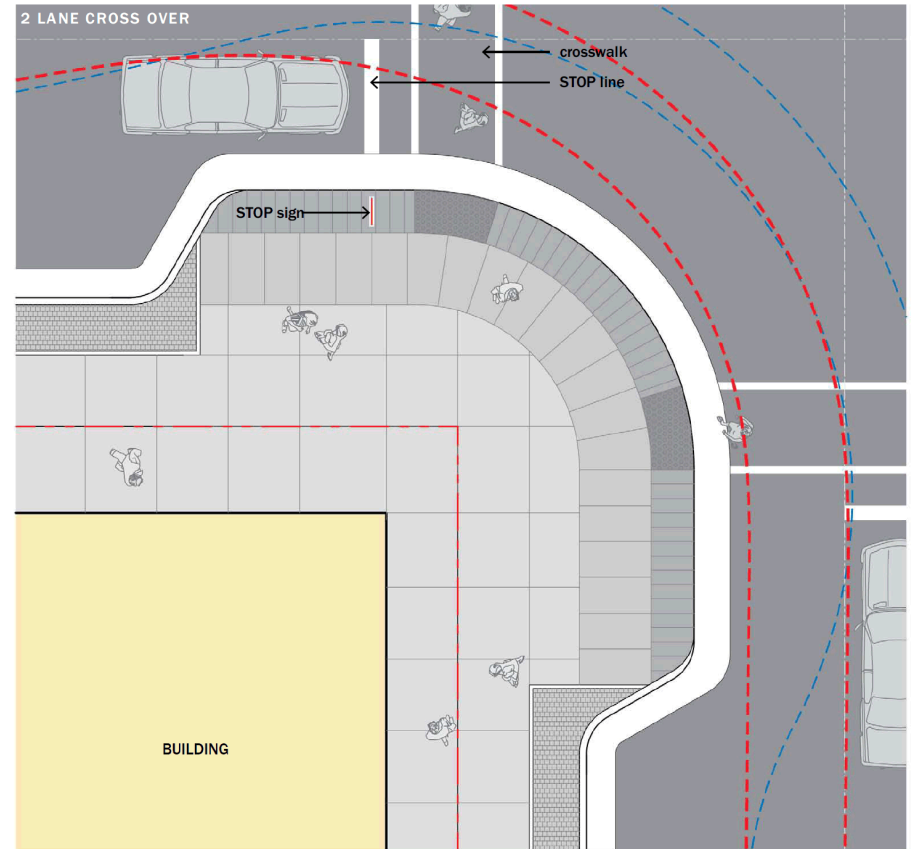
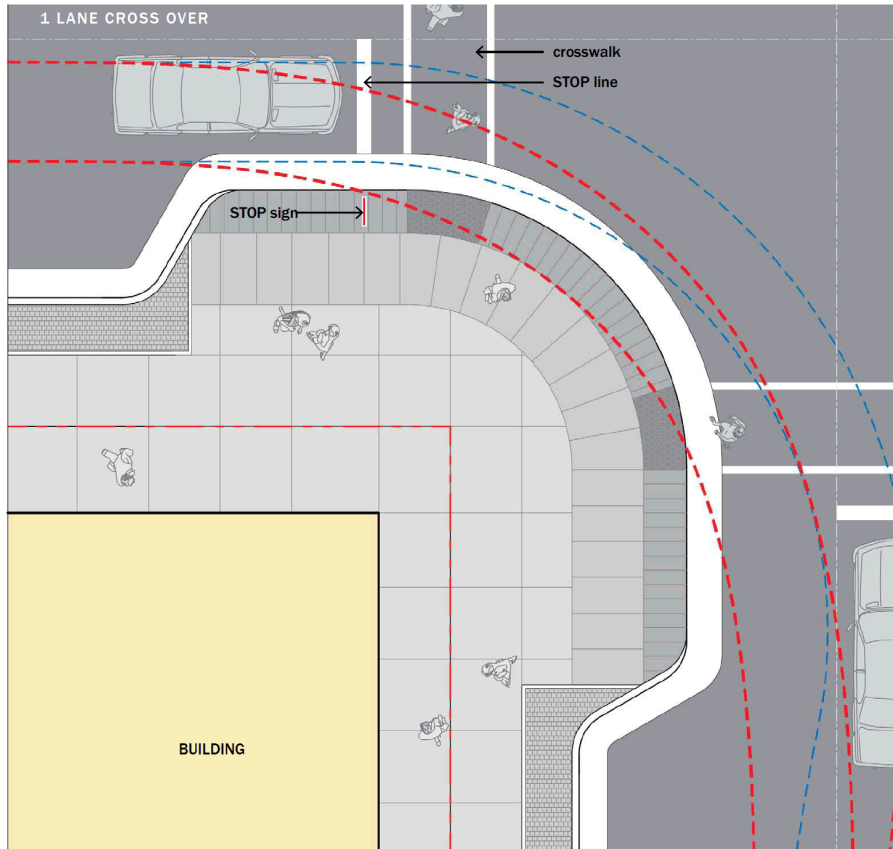
| | | |
|---------------|-----------------------|-----------------|
| LEGEND | | |
| | parcel boundary | |
| | fire truck rear tire | |
| | fire truck front tire | |
| | light tone paving | |
| | medium tone paving | |
| | dark tone paving | |
| | | building |
| | | gutter & curb |
| | | road paving |
| | | dropped curb |
| | | transition curb |
| | | raised curb |

NOTES:
Speed limit for all local streets is 25 mph.

NAPA PIPE

V.2 ROAD & STREET STANDARDS

Figure V.2.z - INTERSECTIONS - PAVING ENLARGEMENTS



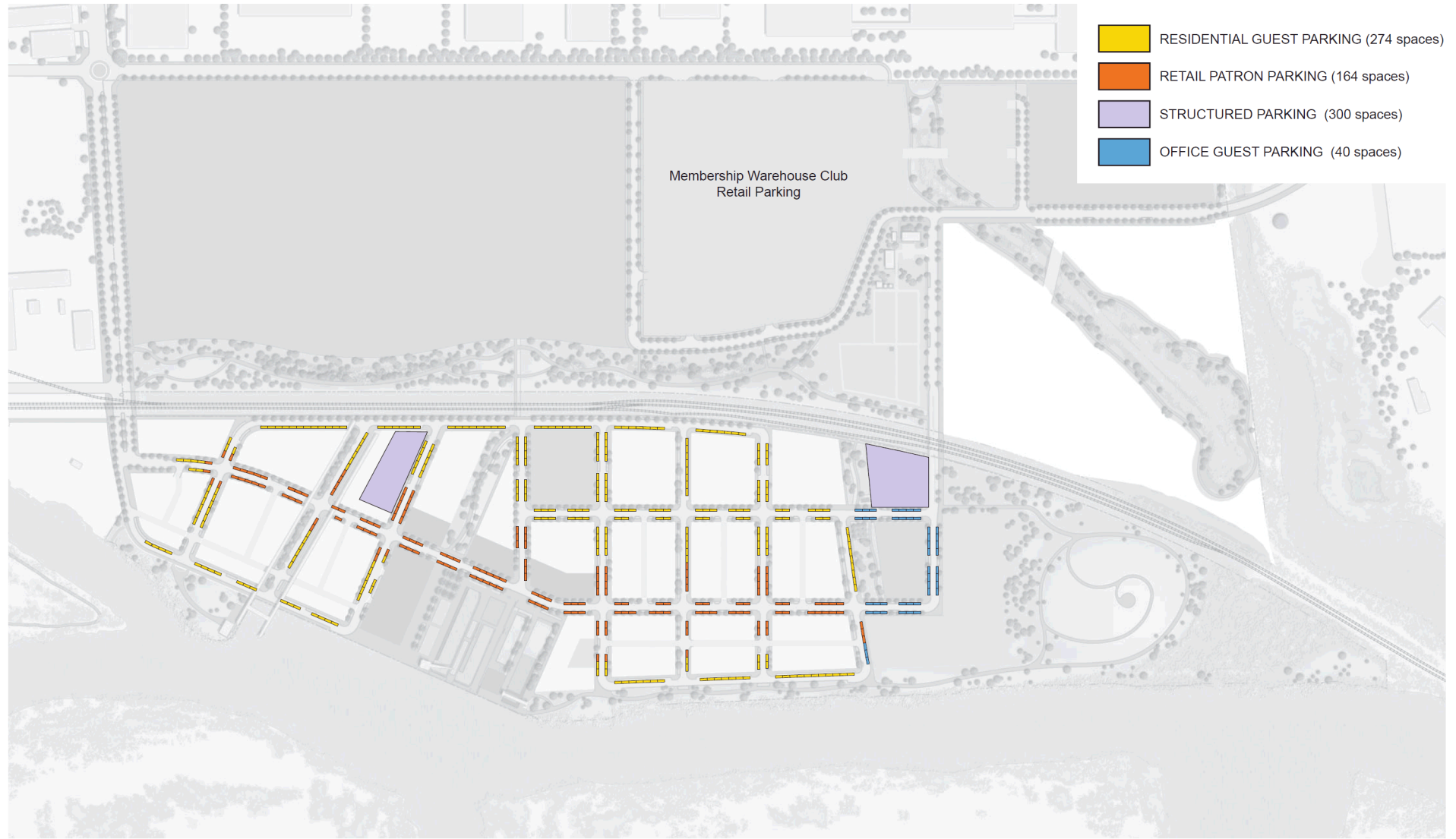
- LEGEND**
- parcel boundary
 - fire truck rear tire
 - fire truck front tire
 - light tone paving
 - medium tone paving
 - dark tone paving
 - building
 - gutter & curb
 - road paving

NOTES:
Speed limit for all local streets is 25 mph.

NAPA PIPE

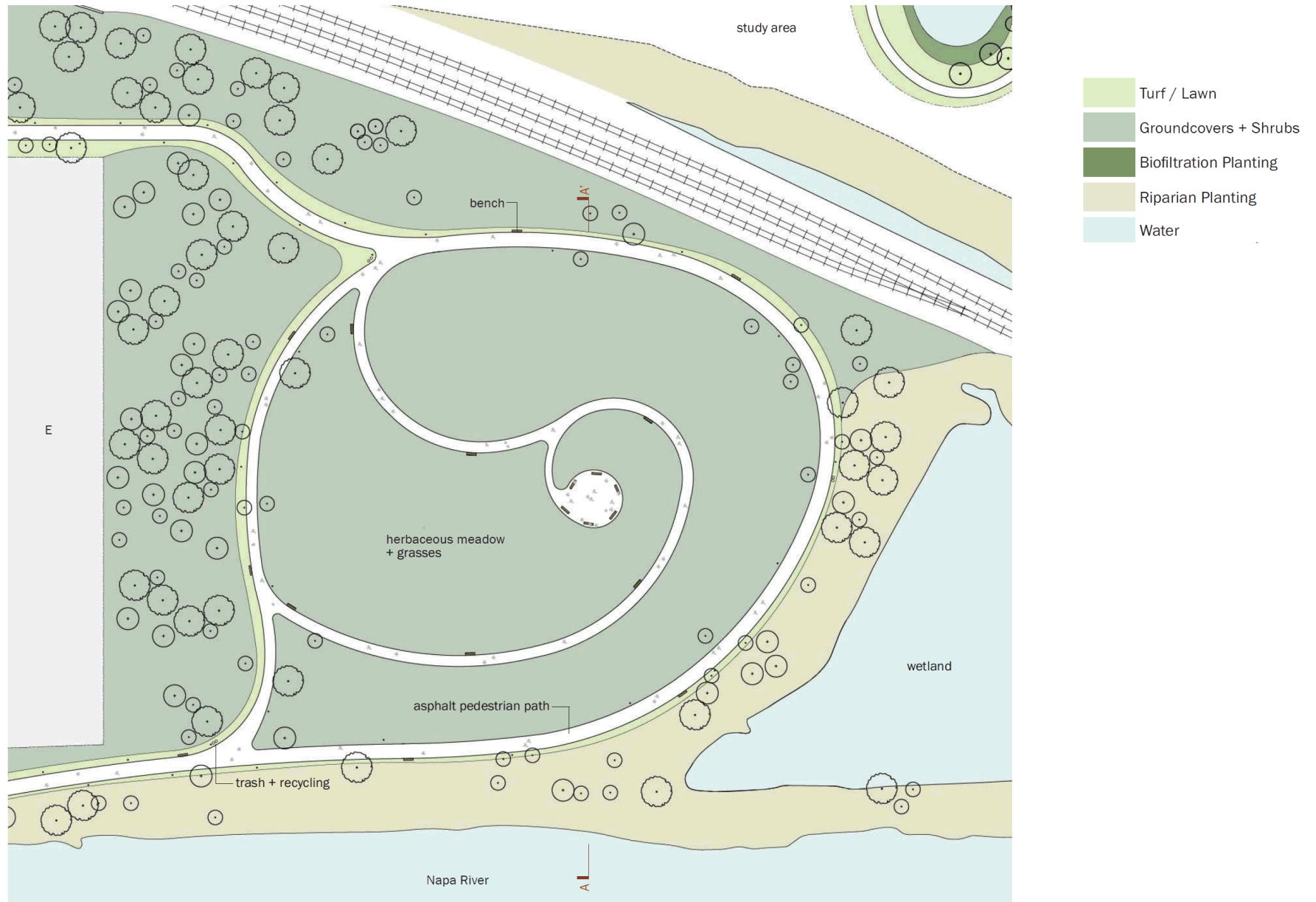
V.5 ON & OFF-STREET PARKING STANDARDS

Figure V.5.a PARKING TEST FIT



VI.3 SCHEMATIC DESIGNS OF PRINCIPAL OPEN SPACES

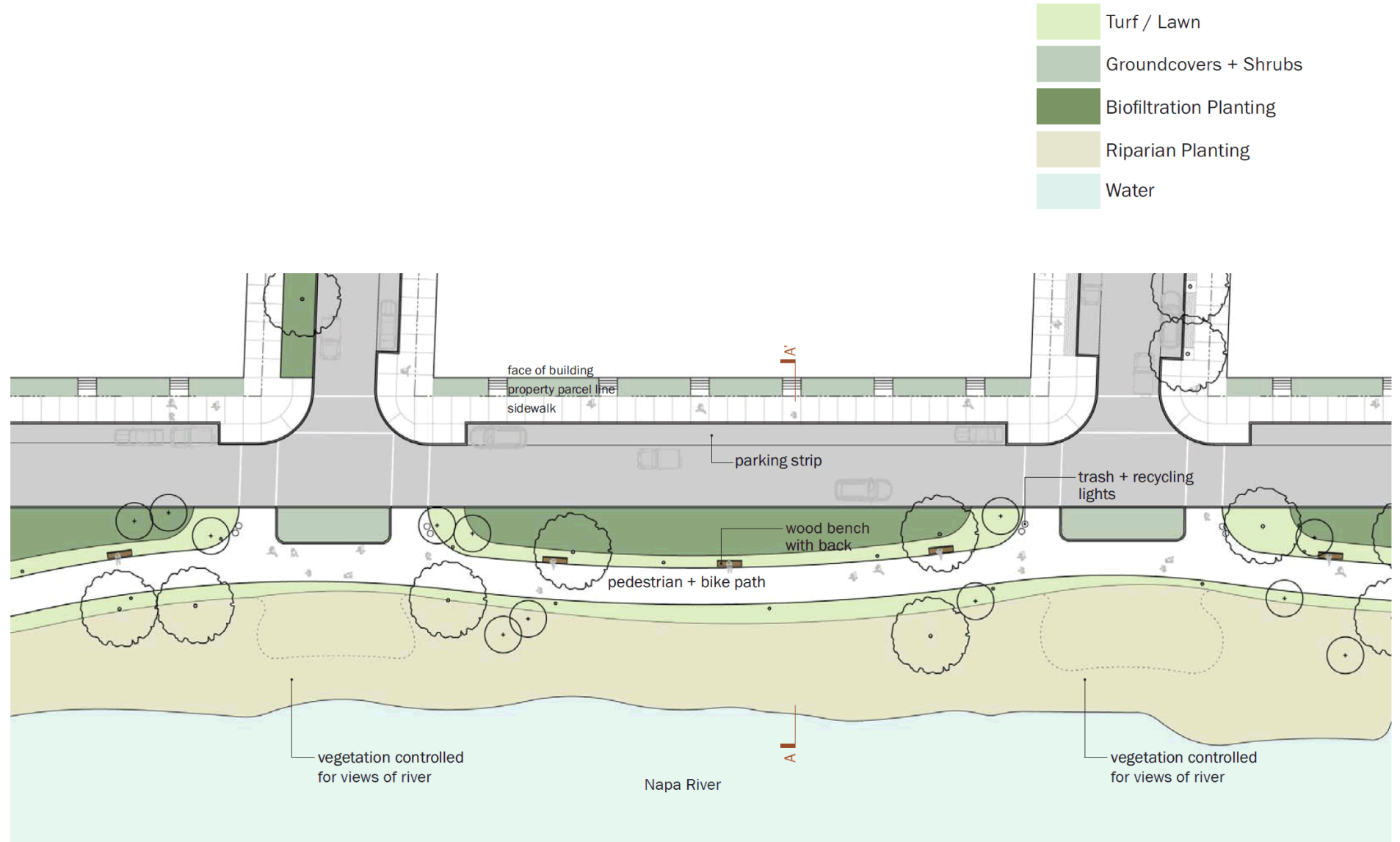
Figure VI.3.b - P1: KNOLL, ADJACENT WETLANDS



VI. OPEN SPACE & PUBLIC BENEFITS

VI.3 SCHEMATIC DESIGNS OF PRINCIPAL OPEN SPACES

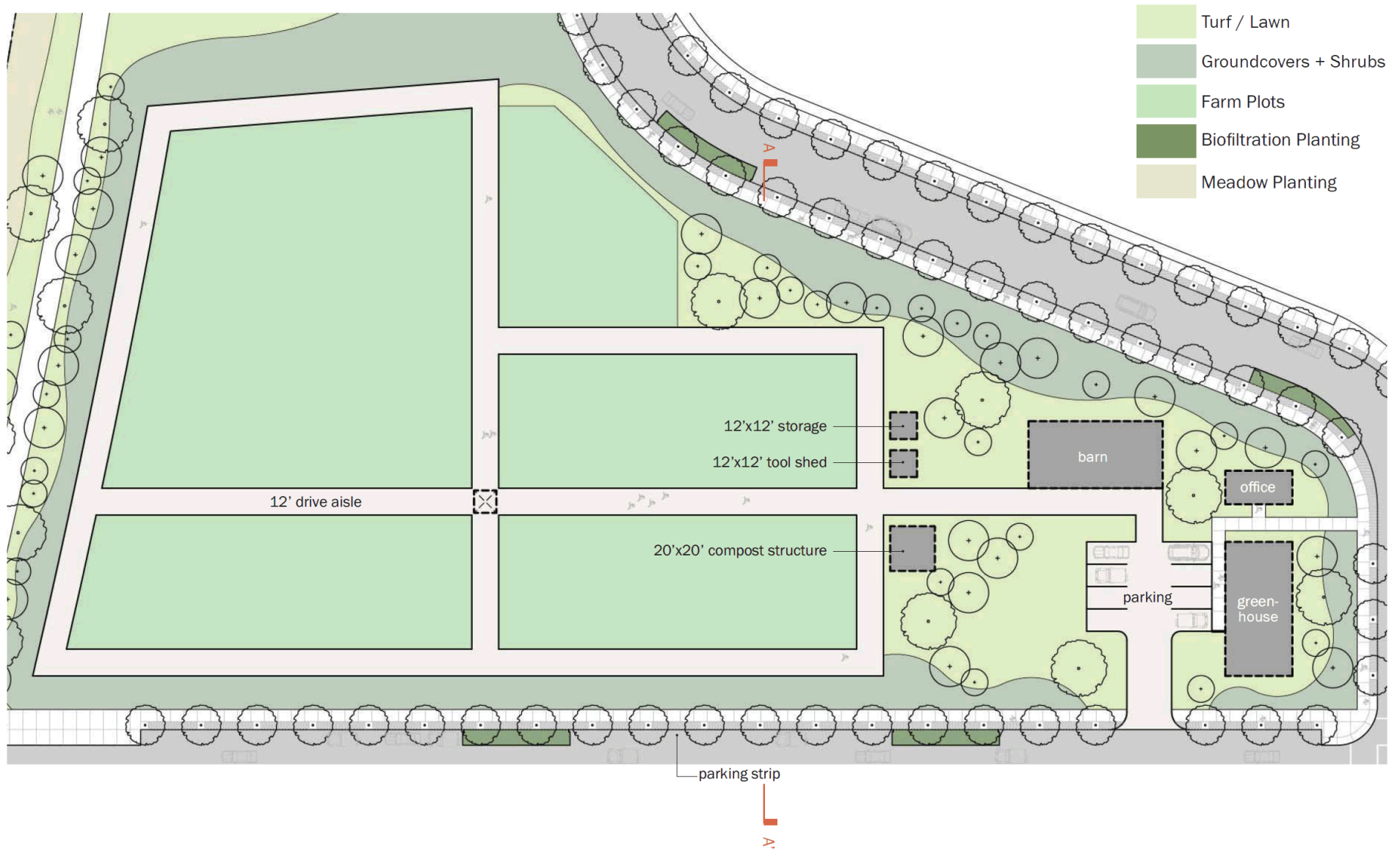
Figure VI.3.d - P2: RIVERFRONT PARK & TRAIL



VI. OPEN SPACE & PUBLIC BENEFITS

VI.3 SCHEMATIC DESIGNS OF PRINCIPAL OPEN SPACES

Figure VI.3.f - P3: FARM



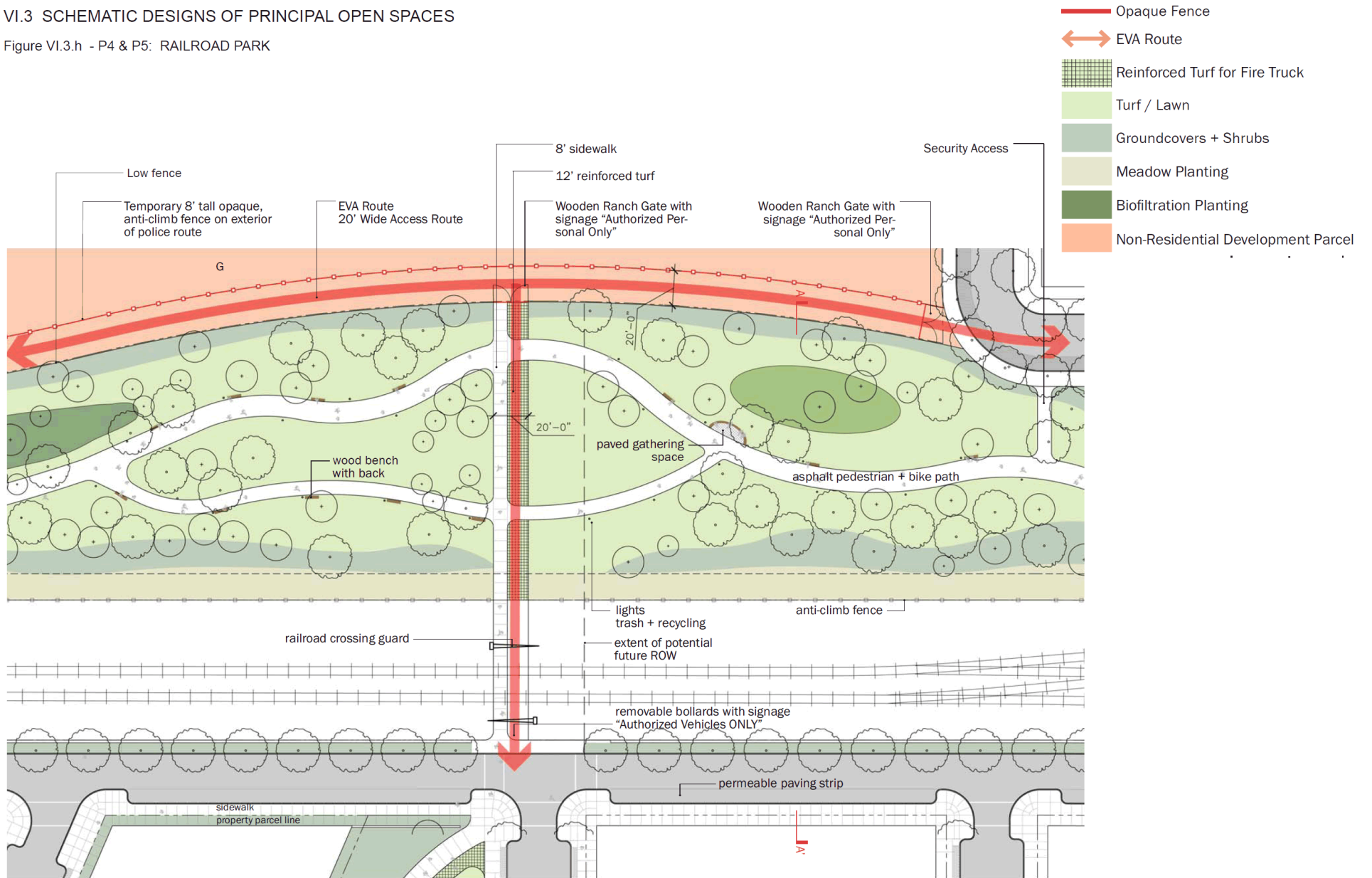
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VI. OPEN SPACE & PUBLIC BENEFITS

NAPA PIPE DEVELOPMENT PLAN

VI.3 SCHEMATIC DESIGNS OF PRINCIPAL OPEN SPACES

Figure VI.3.h - P4 & P5: RAILROAD PARK



VI.3 SCHEMATIC DESIGNS OF PRINCIPAL OPEN SPACES







Figure VI.3.1 - P6: COMMUNITY PARK

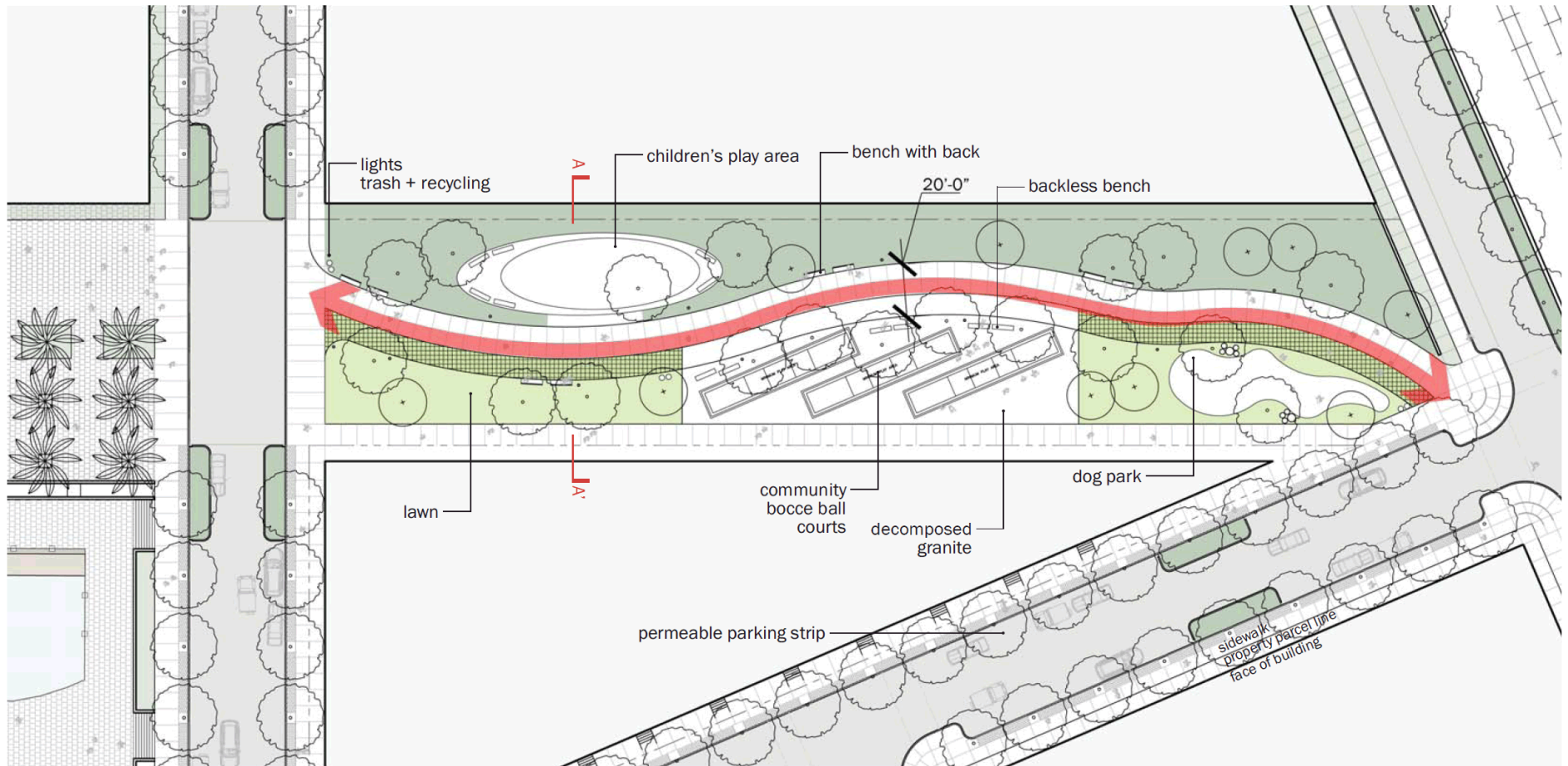
- Turf / Lawn
- Groundcovers + Shrubs
- Biofiltration Planting
- Riparian Planting
- Water



VI.3 SCHEMATIC DESIGNS OF PRINCIPAL OPEN SPACES

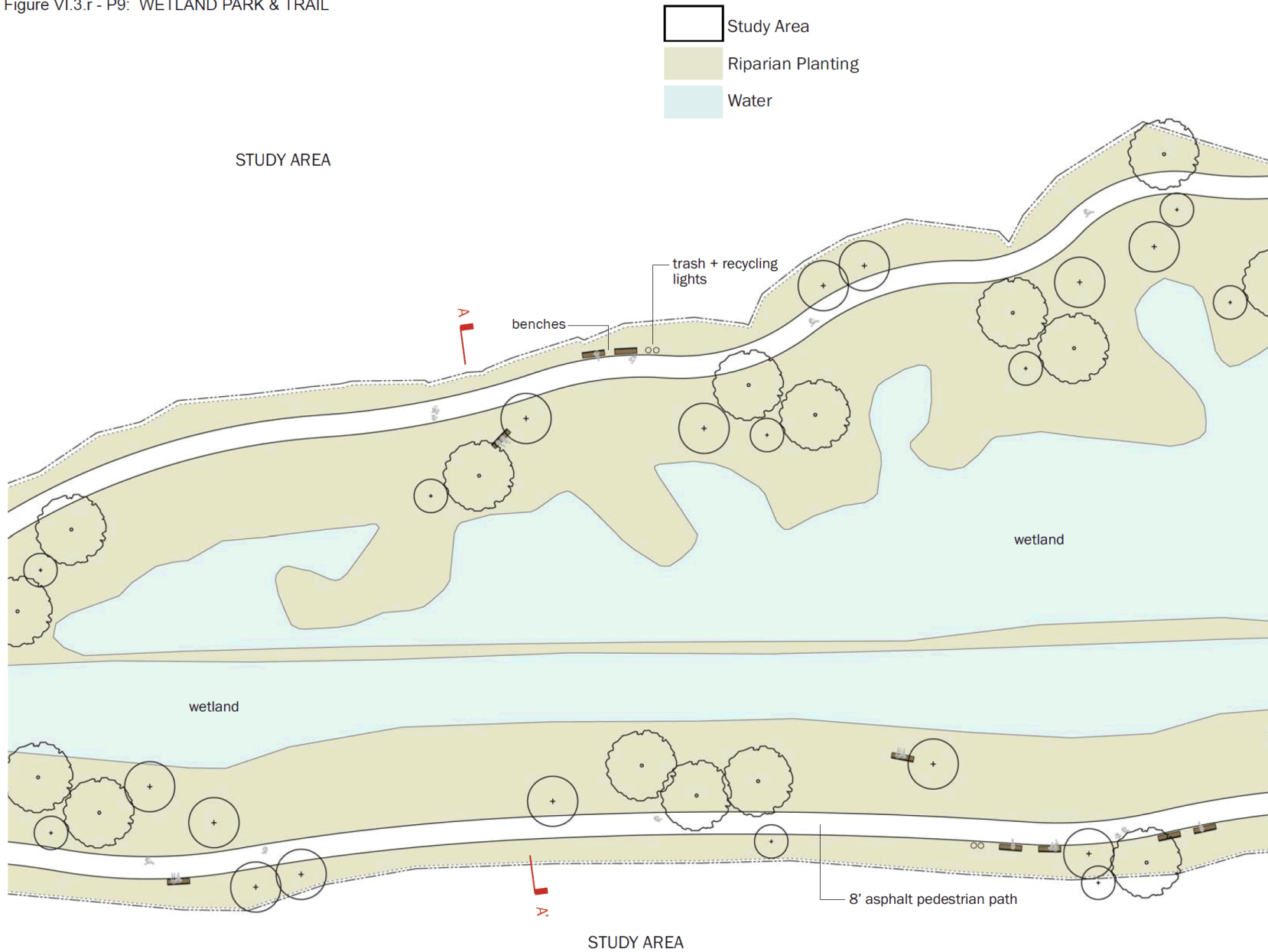
Figure VI.3.n - P7: DIAGONAL PARK TO DRY DOCK

-  EVA Route
-  Reinforced Turf for Fire Truck
-  Turf / Lawn
-  Groundcovers + Shrubs
-  Biofiltration Planting
-  Water



VI.3 SCHEMATIC DESIGNS OF PRINCIPAL OPEN SPACES

Figure VI.3.r - P9: WETLAND PARK & TRAIL



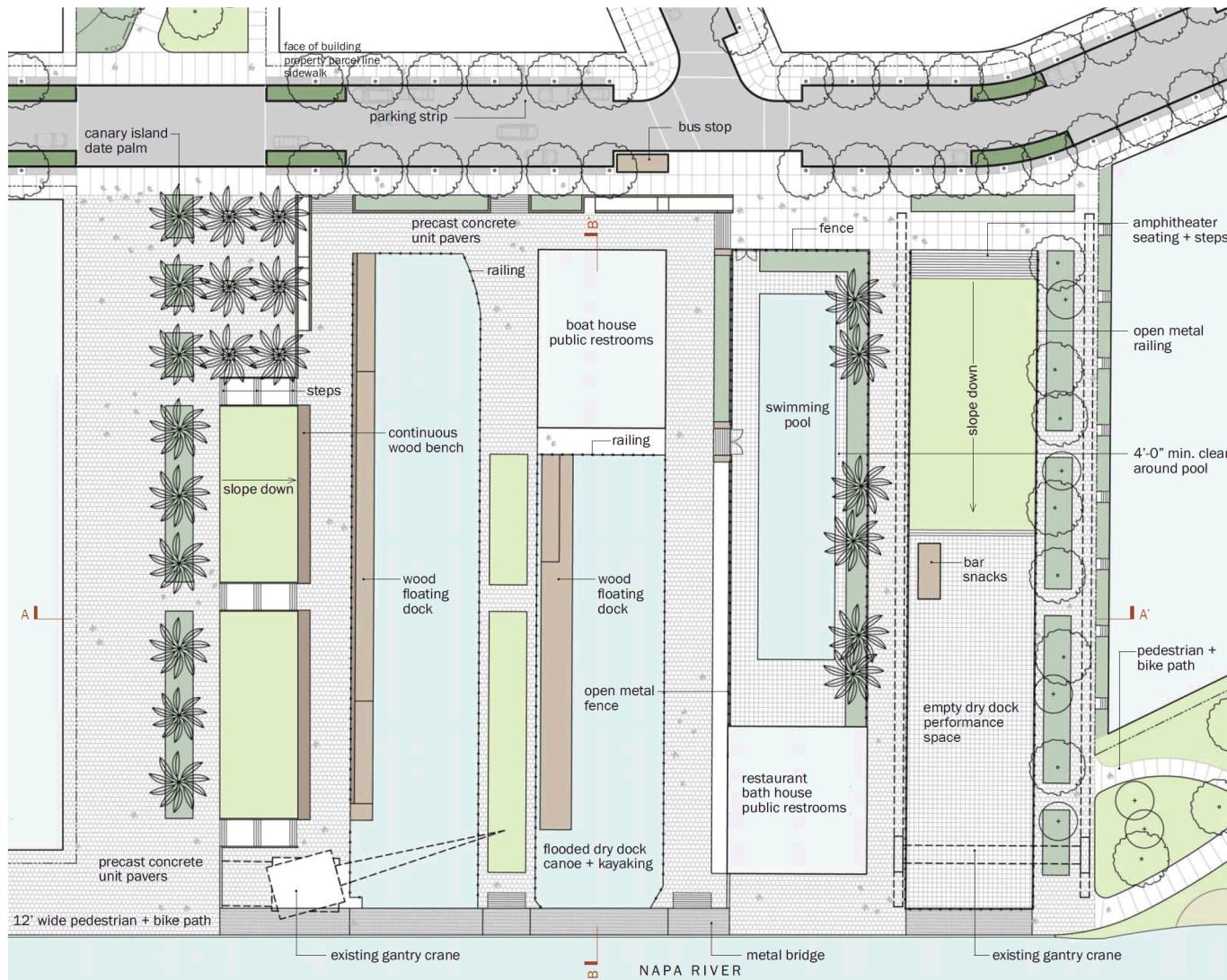
NAPA PIPE

VI. OPEN SPACE & PUBLIC BENEFITS

NAPA PIPE DEVELOPMENT PLAN

VI.3 SCHEMATIC DESIGNS OF PRINCIPAL OPEN SPACES

Figure VI.3.t - BLOCK 14: DRY DOCK PLAZA



The open spaces shown on this plan provide a combination of semi-public and fully public amenities. The swimming pool and boat house are semi-public and its envisioned that access would be allowed for members who have purchased a fixed-term pass or for individuals who have purchased a per-day use pass. These amenities are designed to first serve the residents of the immediate neighborhood and secondarily to serve County and City residents who do not live in the neighborhood. The boat docks provide public access to the water and a portion of docks will be reserved for the boat house operator and boat house members. Visitors will be able to rent small non-motorized and explore the Napa River and its estuaries. Fully public amenities include restrooms, restaurant/bar and an amphitheater. Special events taking place in the amphitheater may require an entrance fee; this will be determined by the organizing party and/or neighborhood management. The special events may include outdoor movies, small musical concerts, theatre productions, and other cultural events.

- Turf / Lawn
- Groundcovers + Shrubs
- Biofiltration Planting
- Riparian Planting
- Water

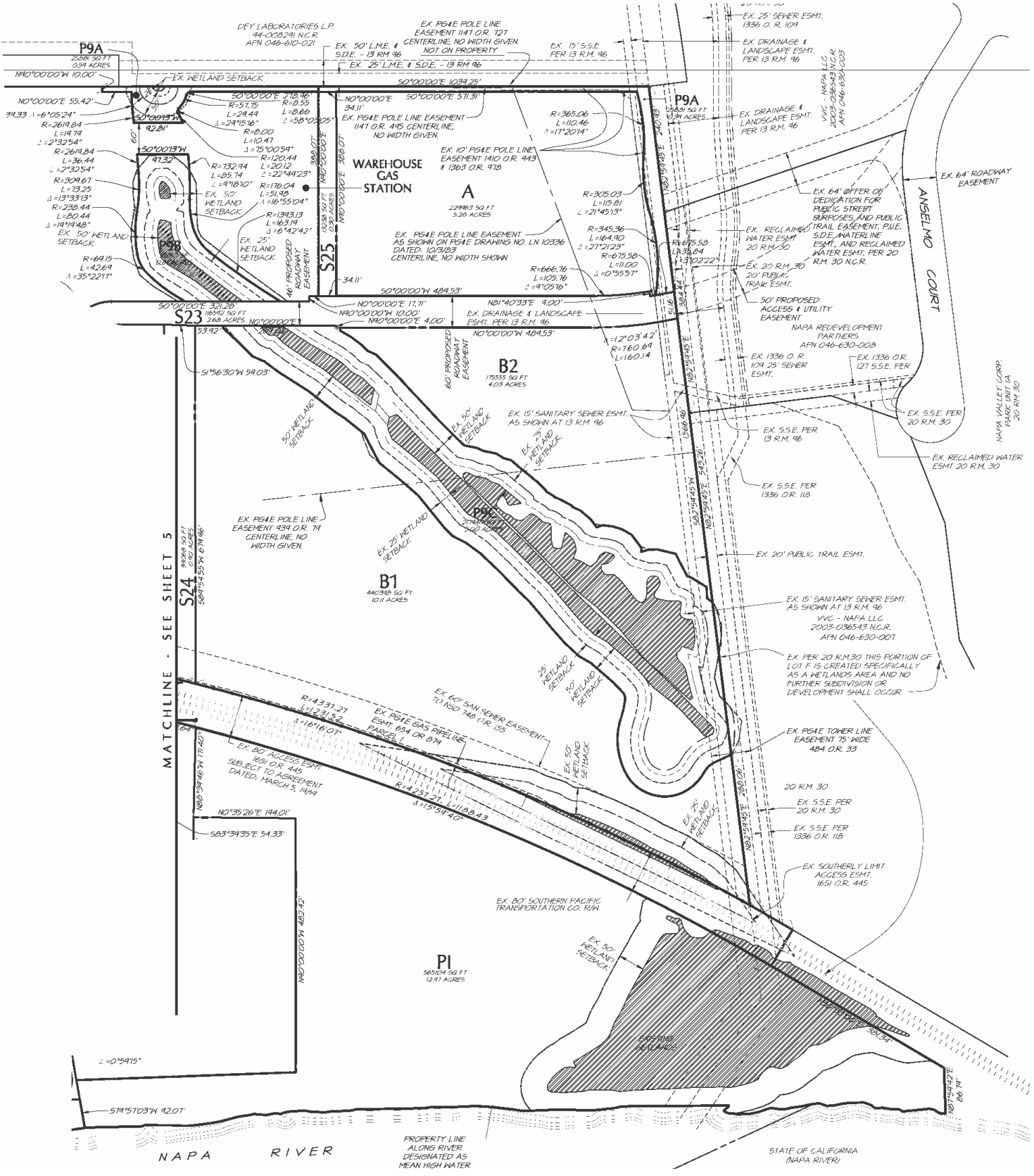
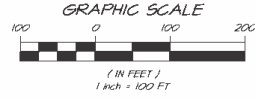
NAPA PIPE



MATCHLINE - SEE SHEET 5
RICHERS SPENCE ASSOCIATE
 LAND DEVELOPMENT
 1515 CALIFORNIA STREET, SUITE 200
 OAKLAND, CALIFORNIA 94612
 TEL: 415.772.2500
 FAX: 415.772.2505
 DATE: _____
 NO. _____
 SHEET NO. **4**
 OF 22 SHEETS
 PRELIMINARY NOT FOR CONSTRUCTION

NAPA PIPE

DIMENSION PLAN



MATCHLINE - SEE SHEET 5

S24 80000 50 FT 2.00 ACRES 589°54'55\"

S23 80000 50 FT 2.00 ACRES 589°54'55\"

P9A 80000 50 FT 2.00 ACRES 589°54'55\"