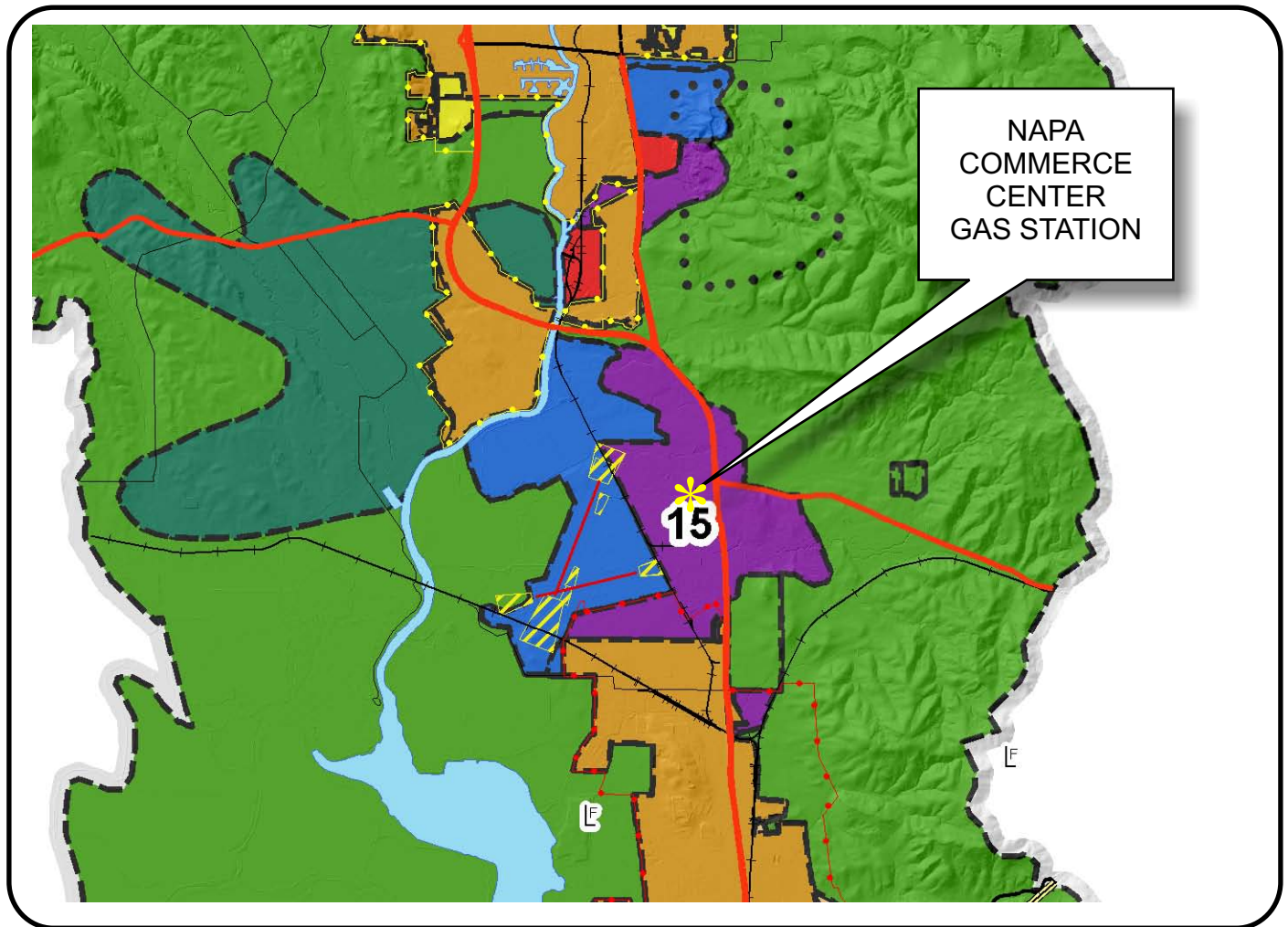


NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

- Cities
- Urban Residential *
- Rural Residential *
- Industrial
- Public-Institutional
- Study Area

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

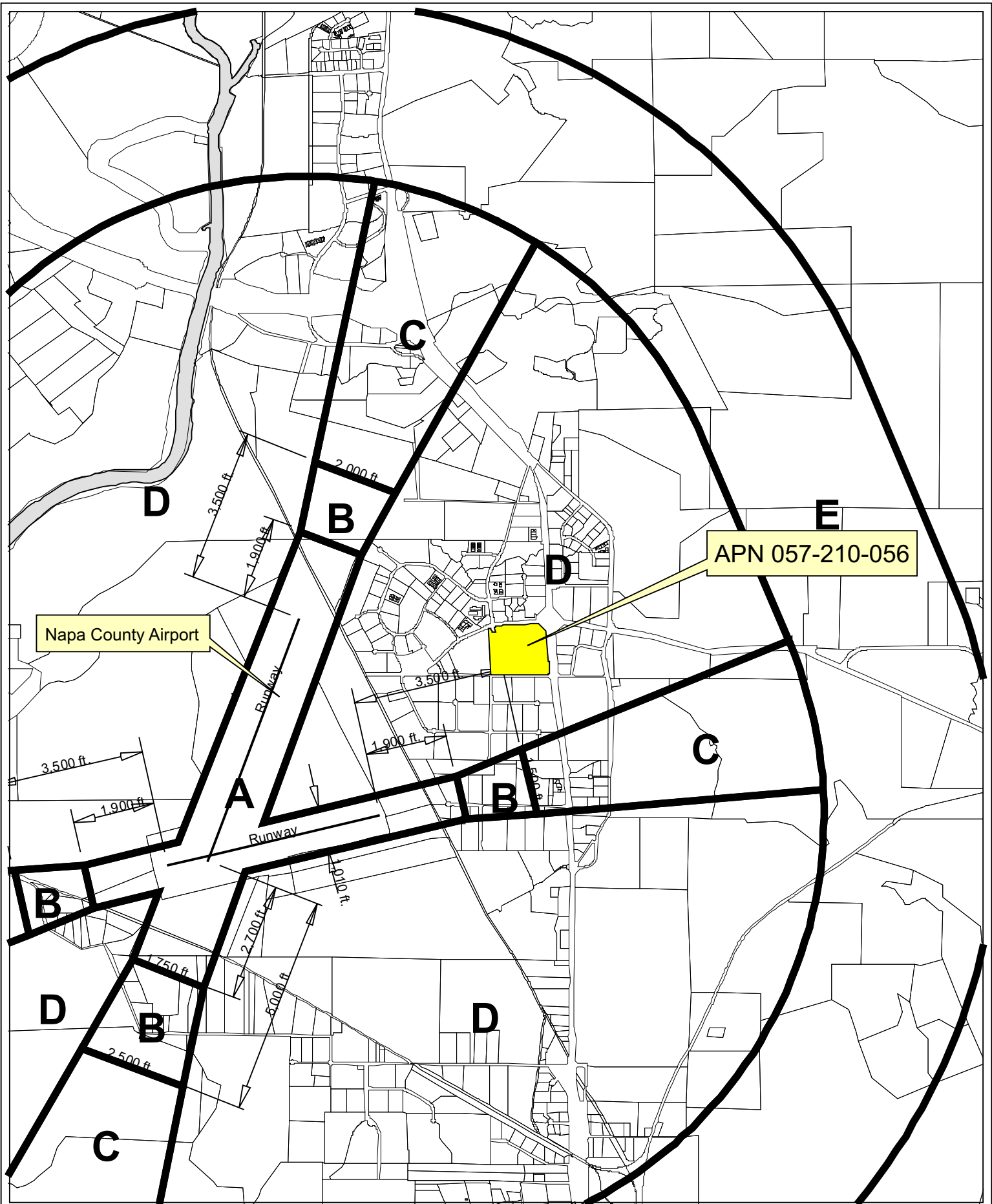
- Mineral Resource
- Railroad
- Limited Access Highway
- Major Road
- Secondary Road
- Airport
- Airport Clear Zone
- Landfill - General Plan

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

APN
057-210-056
11-02-2011
2C MOD

SCALE IN MILES
0 2





Compatibility Plan **Napa County Airport**

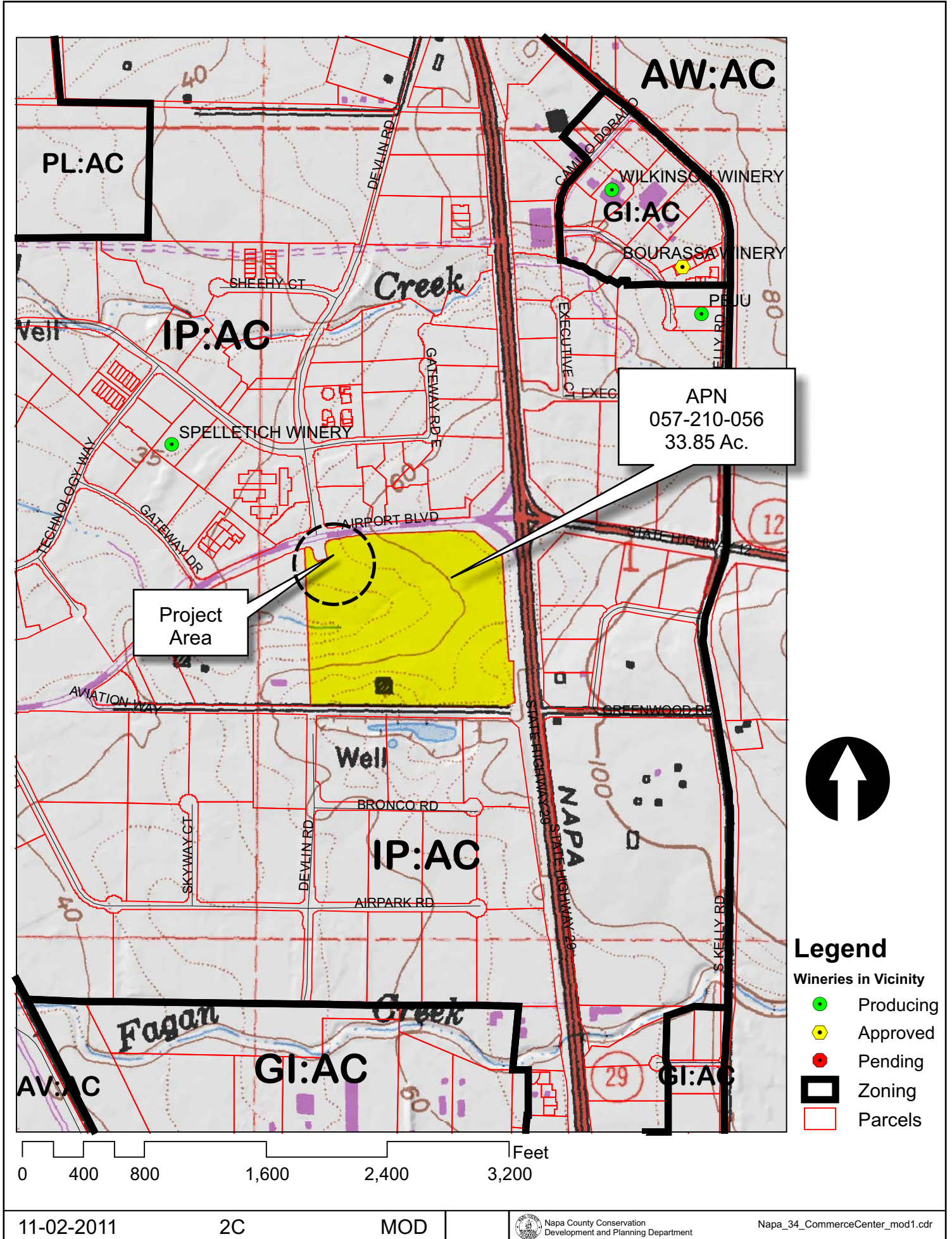
Horizontal Datum: NAD 83,
 CA State Plane Coordinates,
 Zone II, feet

Disclaimer: This map was prepared for informational
 purposes only. No liability is assumed for the accuracy
 of the data delineated hereon.



0 750 1,500 3,000'
 Napa County Conservation Division - 11/2011

NAPA COMMERCE CENTER GAS STATION

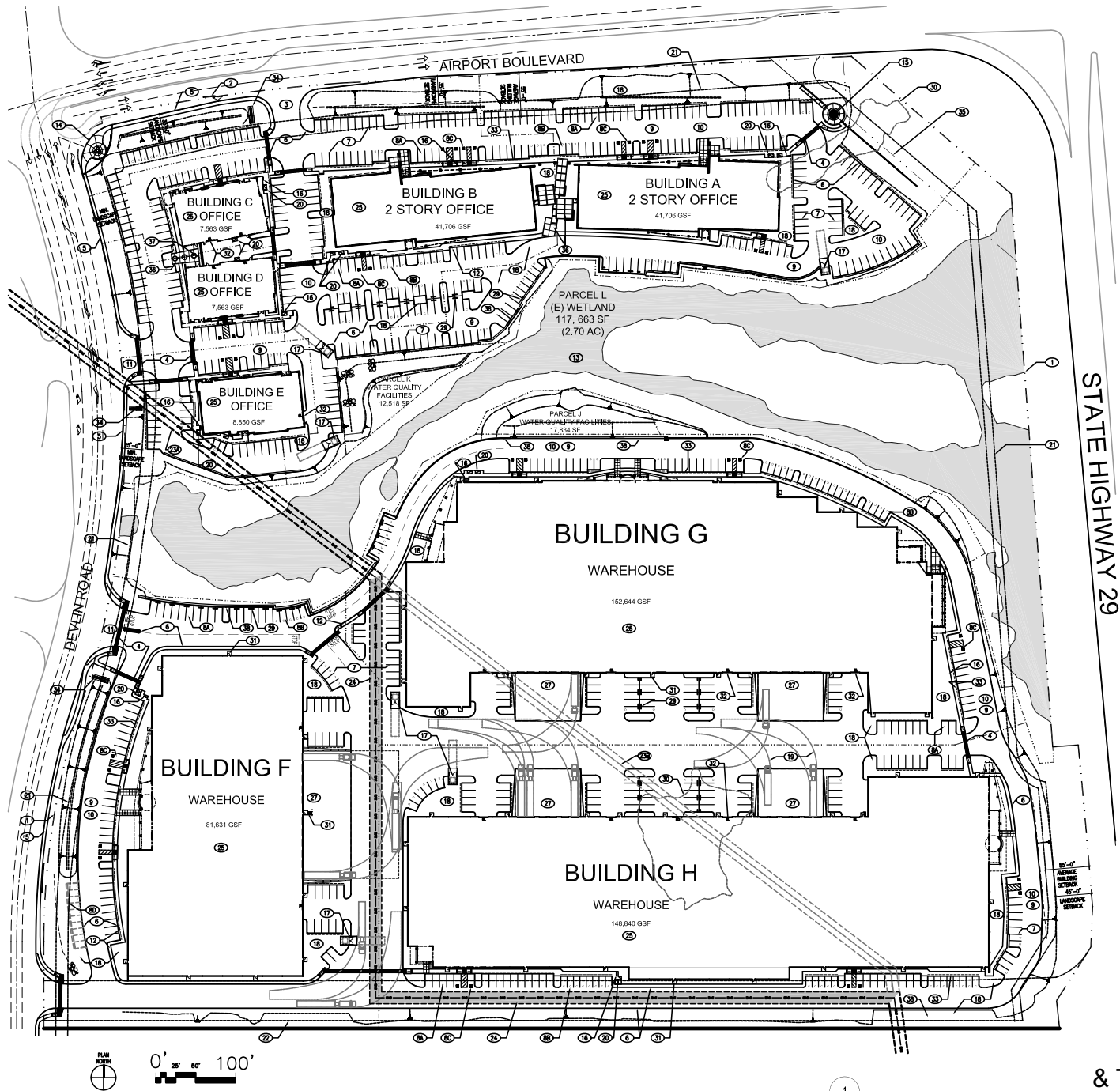


NAPA COMMERCE CENTER GAS



EXISTING CONDITIONS

NAPA COMMERCE CENTER GAS



PREVIOUSLY
APPROVED
SITE PLAN
& TENTATIVE MAP

NAPA COMMERCE CENTER GAS

NAPA COMMERCE CENTER SERVICE STATION

NAPA COUNTY, CALIFORNIA

TENTATIVE MAP

SEPTEMBER 2011
SHEET 3 OF 5

LAND USE

ASSESSOR'S PARCEL NO.: 057-210-056
PARCEL MAP NO.: 2002-009130, PARCEL 3
EXISTING ZONING: #P-AC (INDUSTRIAL PARK W/AIRPORT COMPATIBLE OVERLAY)
EXISTING USE: VACANT
PROPOSED USE: COMMERCIAL
EXISTING GENERAL PLAN: #P AC
PROPOSED GENERAL PLAN: COMMERCIAL

PARCEL INFORMATION

PARCEL SIZE OF APN 057-210-056 34.18 AC
PORTION OF APN 057-210-056 TO BE L.L. ADJUSTED 1.10 AC
TOTAL GROSS PROJECT AREA 33.08 AC
LOT C 1.19 ± AC 3.6%
REMAINDER 31.80 ± AC 96.4%
DEVIN ROAD RW & AIRPORT BLVD RW 0.09 ± AC 0.3%
TOTAL 33.08 ± AC 100%

OWNER/DEVELOPER

NAPA 34 HOLDINGS, LLC
C/O: KRISTEN PIGMAN
2481 SUNRISE BLVD., SUITE 200
ROSEVILLE, CA 95670
(916) 553-2800
FAX: (916) 553-2805

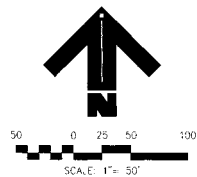
ENGINEER

TIA ENGINEERING & PLANNING, INC.
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 786-0685
FAX: (916) 786-0529

PROJECT INFORMATION

SERVICES:

GAS: P&E
ELECTRIC: P&E
TELEPHONE: A/E
WATER: CITY OF AMERICAN CANYON
WASTE WATER: NAPA SANITATION DISTRICT
STORM DRAINAGE: NAPA COUNTY
SOLID WASTE: NAPA RECYCLING AND WASTE SERVICES
CABLE TV: COMCAST
SCHOOL DISTRICT: NAPA VALLEY UNIFIED SCHOOL DISTRICT
FIRE PROTECTION: NAPA COUNTY FIRE DEPARTMENT
POLICE PROTECTION: NAPA COUNTY SHERIFF'S DEPARTMENT

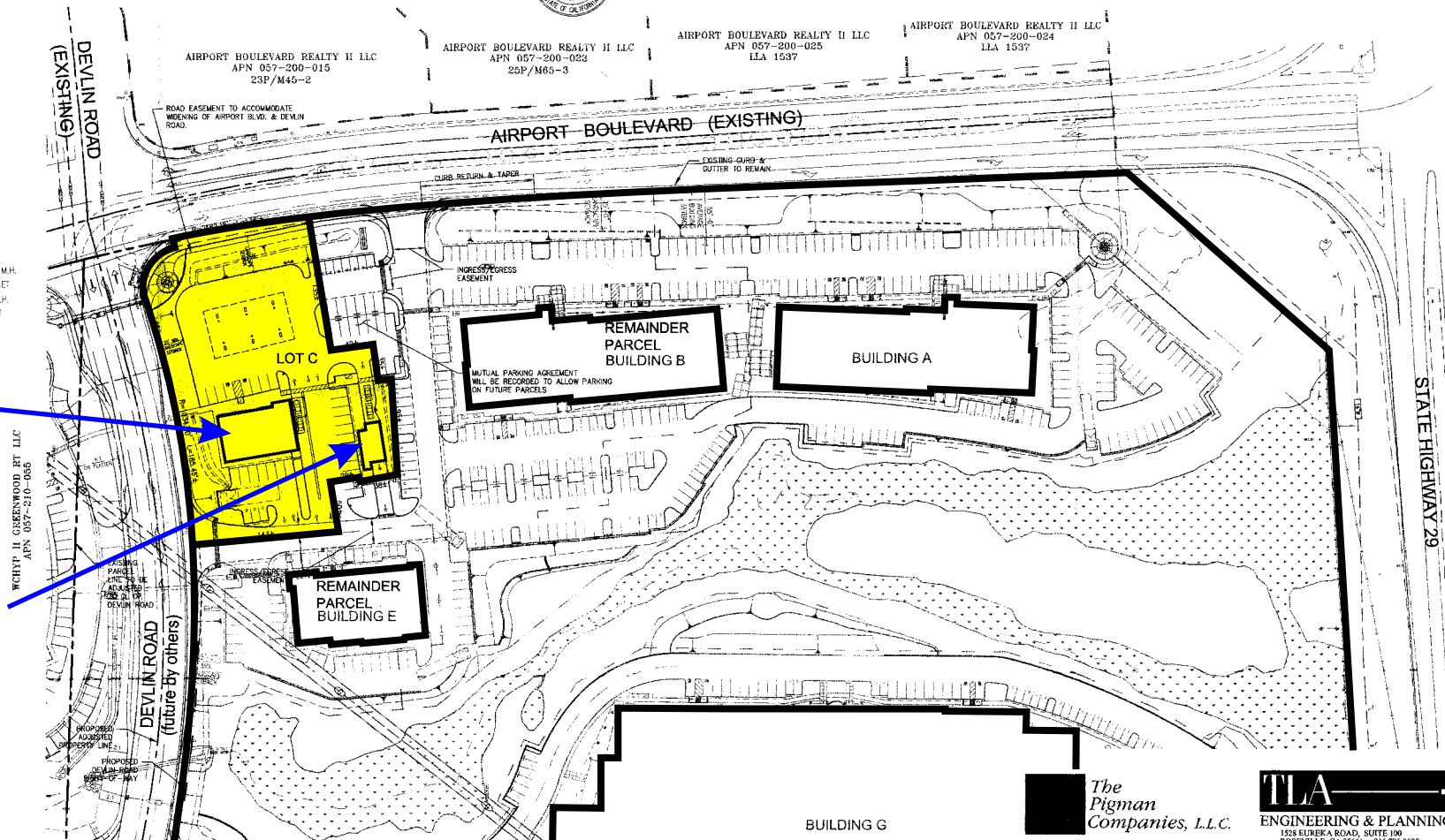


LEGEND

- PROJECT BOUNDARY
- LOT LINE - EXISTING
- LOT LINE - PROPOSED
- R/W - EXISTING
- R/W - PROPOSED
- EASEMENT
- DRAINAGE FLOW LINE
- PROPOSED STORM DRAIN & M.H.
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN & M.H.
- EXISTING STORM DRAIN INLET
- PRESERVED WETLAND

PROPOSED
GAS STATION

PROPOSED
CAR WASH



The
Pigman
Companies, L.L.C.

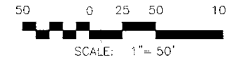
TIA
ENGINEERING & PLANNING
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661 916.786.0685

PROPOSED
TENTATIVE MAP

NAPA COMMERCE CENTER GAS

1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 786-0685
FAX: (916) 786-0529

VISTA PARKS LANDSCAPING
11325 SUNRISE GOLD CIRCL
RANCHO CORDOVA, CA 957
PH. 916-638-1346
FAX 916-635-3496



PROPOSED USES

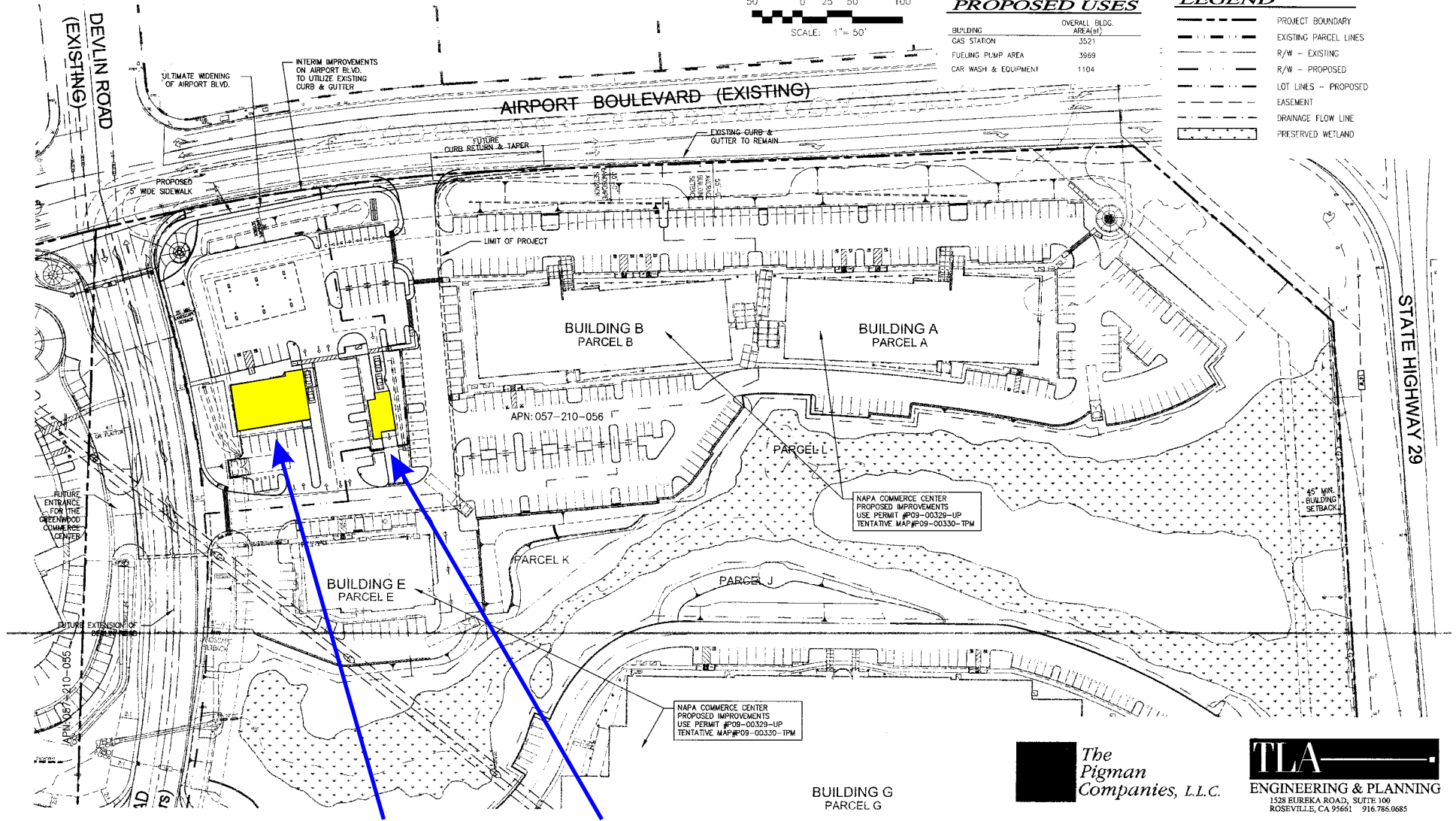
	OVERALL BLDG. AREA(SF)
BUILDING	3521
GAS STATION	3969
FUELING PUMP AREA	1104
CAR WASH & EQUIPMENT	

SHEET INDEX

SHEET 1	USE PERMIT
SHEET 2	SITE PLAN
SHEET 3	TENTATIVE MAP
SHEET 4	PRELIMINARY UTILITY PLAN
SHEET 5	PRELIMINARY GRADING & DRAINAGE PLAN

LEGEND

	PROJECT BOUNDARY
	EXISTING PARCEL LINES
	R/W - EXISTING
	R/W - PROPOSED
	LOT LINES - PROPOSED
	EASEMENT
	DRAINAGE FLOW LINE
	PRESERVED WETLAND

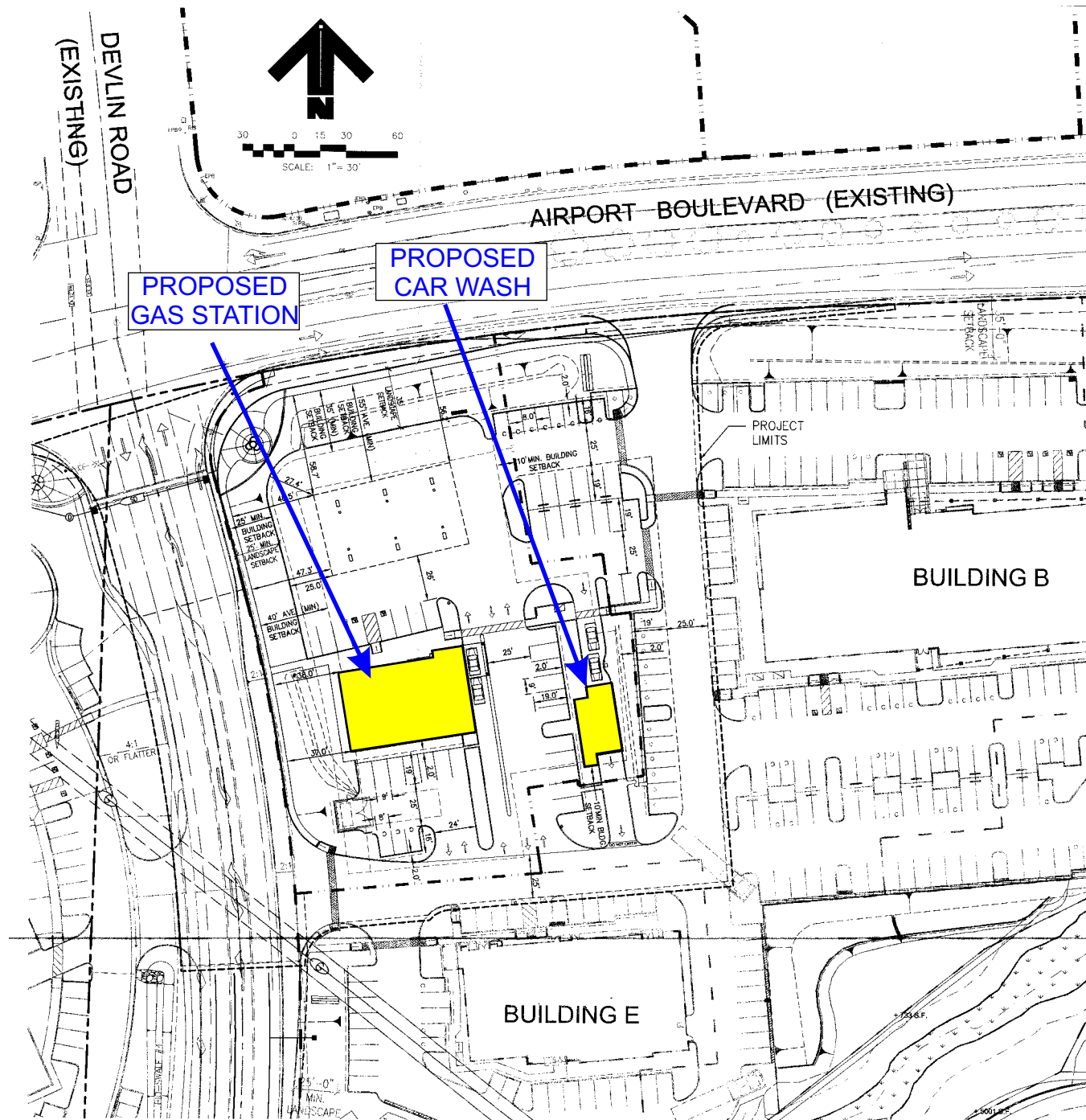


PROPOSED
GAS STATION

PROPOSED
CAR WASH

PROPOSED SITE PLAN

NAPA COMMERCE CENTER GAS



BUILDING SETBACKS

FROM AIRPORT BLVD.	REQUIRED	35'	MINIMUM	55'	AVERAGE
	PROVIDED	54'	MINIMUM	55'	AVERAGE
FROM DEVLIN ROAD	REQUIRED	25'	MINIMUM	40'	AVERAGE
	PROVIDED	37'	MINIMUM	42'	AVERAGE

PARKING SUMMARY:

	STALLS
WITHIN LOT C	30
OUTSIDE LOT C	31

LEGEND

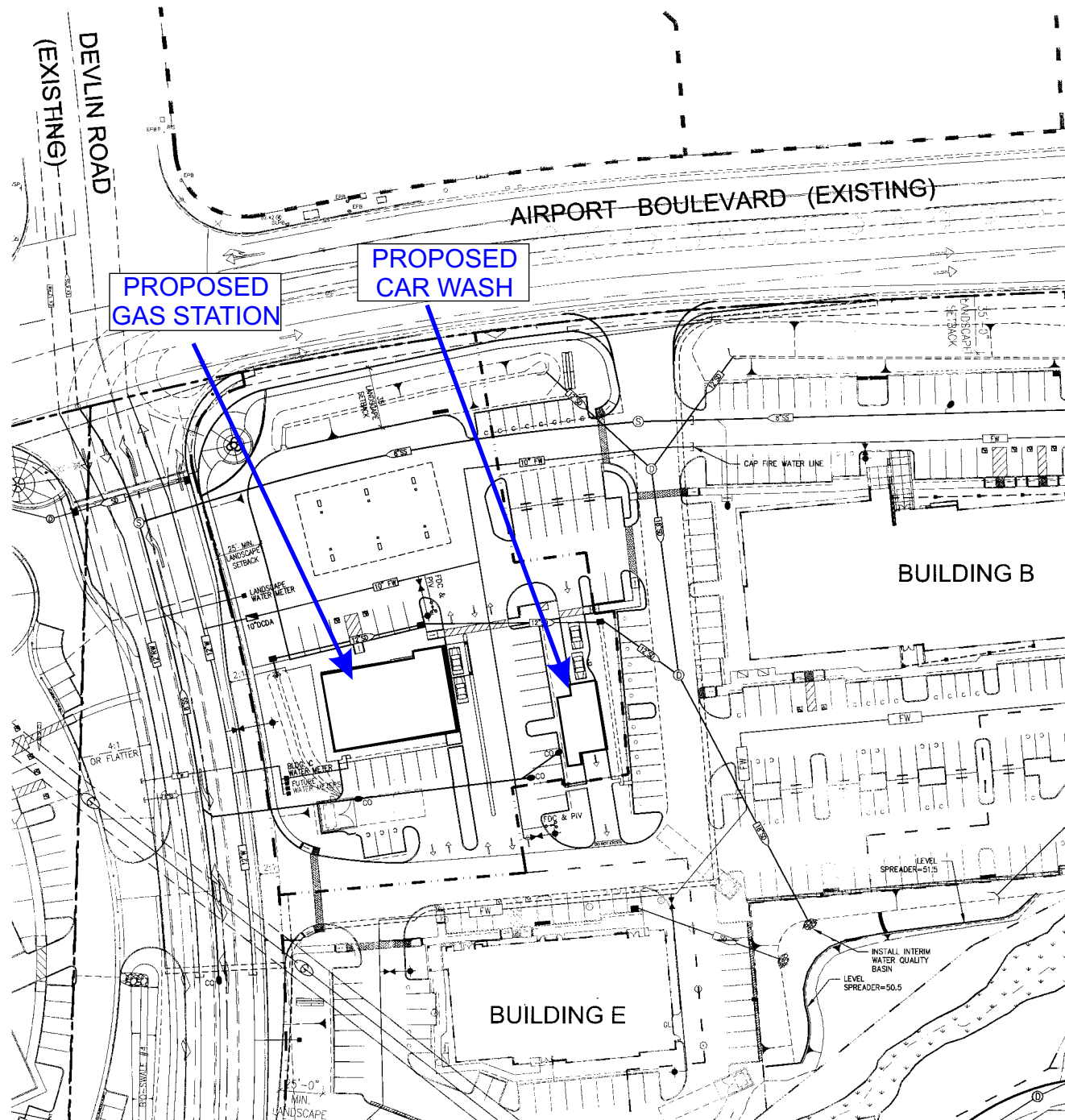
---	PROJECT BOUNDARY
---	EXISTING PARCEL LINES
R/W - - -	EXISTING
R/W - - -	PROPOSED
---	LOT LINES - PROPOSED
---	EASEMENT

PROPOSED SITE PLAN DETAIL

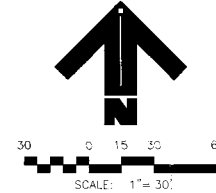
*The
Pigman
Companies, L.L.C.*

TLA
ENGINEERING & PLANNING
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661 916.786.0685

NAPA COMMERCE CENTER GAS



PRELIMINARY UTILITY PLAN



LEGEND

	PROJECT BOUNDARY
	EXISTING PARCEL LINES
	R/W - EXISTING
	R/W - PROPOSED
	LOT LINES - PROPOSED
	EASEMENT
	DRAINAGE FLOW LINE
	EXISTING WATER
	EXISTING RECLAIMED WATER
	EXISTING SEWER & M.H.
	EXISTING STORM DRAIN & M.H.
	PROPOSED WATER
	PROPOSED FIRE SERVICE LINE
	PROPOSED RECLAIMED WATER
	PROPOSED SEWER & M.H.
	PROPOSED STORM DRAIN & M.H.
	PROPOSED STORM DRAIN INLET
	PROPOSED WATER VALVE
	PROPOSED WATER BLOWOFF VALVE
	PROPOSED FIRE HYDRANT ASSY. LOCATION TO BE COORDINATED W/SERVING FIRE DEPT.
	PROPOSED BACKFLOW PREVENTER
	PROPOSED FIRE DEPARTMENT CONNECTION WITH INDICATOR VALVE LOCATION TO BE COORDINATED W/SERVING FIRE DEPT.
	PROPOSED WATER METER
	PROPOSED SEWER CLEANOUT

The
Pigman
Companies, L.L.C.

TLA
ENGINEERING & PLANNING
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661 916.786.0685

GRADING & DRAINAGE PLAN

LEGEND

- PROJECT BOUNDARY
- EXISTING PARCEL LINES
- R/W - EXISTING
- R/W - PROPOSED
- LOT LINES - PROPOSED
- EASEMENT
- DRAINAGE FLOW LINE
- V-DITCH
- PRESERVED WETLAND AREA
- EXISTING STORM DRAIN & M.H.
- PROPOSED STORM DRAIN & M.H.
- PROPOSED STORM DRAIN INLET
- CULVERT OUTFALL & STREAM BANK SLOPE PROTECTION

NOTES

- GRADES SHOWN AT BOTTOM OF CURB (AC), UNLESS SHOWN OTHERWISE. SEE DETAIL A, THIS SHEET.
- GRADES SHOWN NEAR CURB RETURNS ARE LOCATED AT THE PROJECTED POINT OF INTERSECTION UNLESS SHOWN OTHERWISE. SEE DETAIL B, THIS SHEET.


GRADING DISTURBANCE:

TOTAL GRADING

CUT/FILL	1500 CY CUT	500 CY FILL
NET	1000 CY FILL	TO BE PLACED ON THE NCC SITE FOR FUTURE DEVELOPMENT

GRADING CONCEPT NOTES:

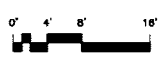
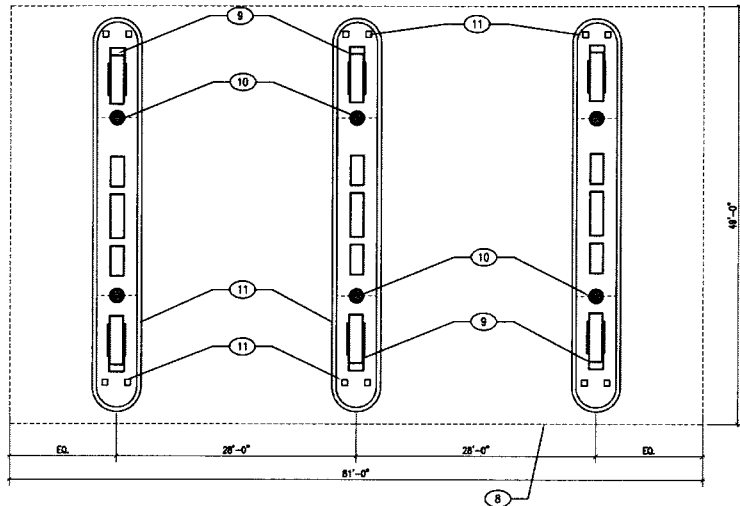
- MAXIMUM SLOPE SHALL BE 2:1
- RETAINING WALLS AND 2:1 SLOPES MAY BE USED INTERCHANGEABLY BASED ON APPROVAL OF NAPA COUNTY.



Napa County Conservation
Development and Planning Department

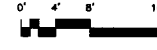
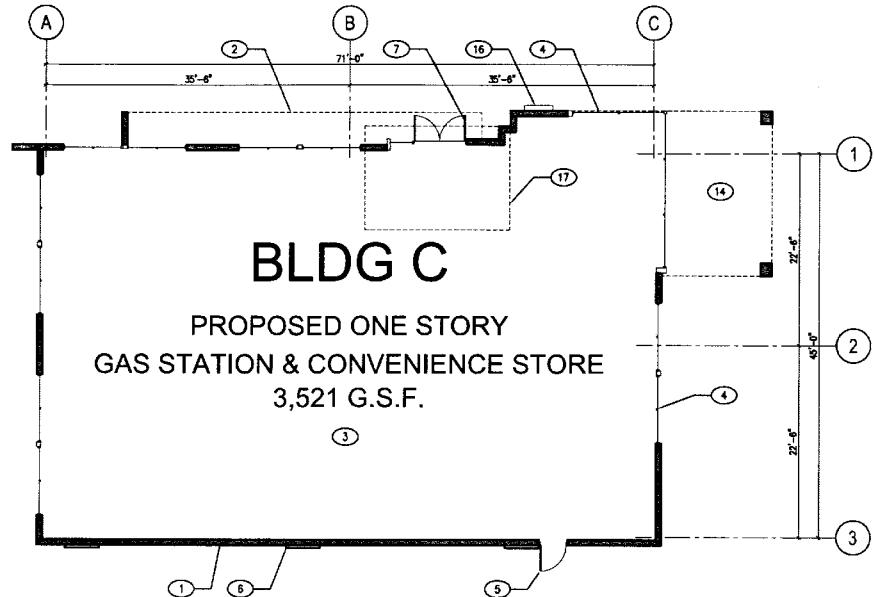
Napa_34_CommerceCenter_mod1.cdr

NAPA COMMERCE CENTER GAS



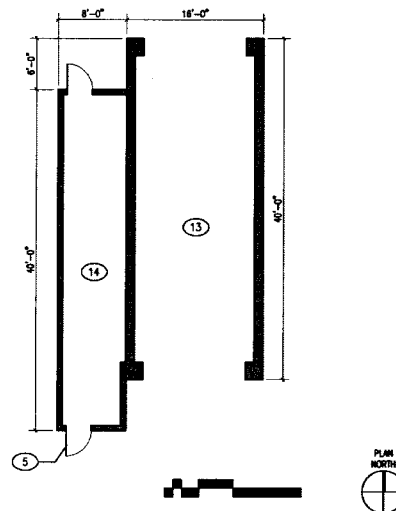
FUELING PUMP PLAN
1/8" = 1'-0"

2



BUILDING C - STORE FLOOR PLAN
1/8" = 1'-0"

1



CAR WASH PLAN
1/8" = 1'-0"

3

TYPICAL KEYNOTES:

- 1 TYPICAL EXTERIOR WALLS TO BE TILT-UP CONCRETE WITH 3/4" X 3/4" DOUBLE CHAMFER REVEALS AND A MULTICOLOR PAINT PALETTE. SEE EXTERIOR ELEVATIONS
- 2 LINE OF ARCHITECTURAL ACCENT CANOPY ABOVE
- 3 CONCRETE FLOOR
- 4 TINTED GLAZING IN ALUMINUM FRAMES
- 5 3' x 7' STEEL MAIN DOOR
- 6 EXTERIOR CLADDING ON FRAMED WALL
- 7 DOUBLE 3'-0" x 7'-0" STOREFRONT DOOR
- 8 LINE OF FUELING CANOPY ABOVE
- 9 FUEL PUMP - SHOWN FOR REFERENCE ONLY, SEE SITE PLAN FOR LOCATION
- 10 FUEL PUMP CANOPY COLUMN
- 11 STEEL SQUARE GUARD POST
- 12 6" CONCRETE CURB & PAD
- 13 CAR WASH DRIVE THROUGH
- 14 CAR WASH EQUIPMENT ROOM
- 15 DRIVE THROUGH CANOPY
- 16 HORIZONTAL ACCENT TRIM

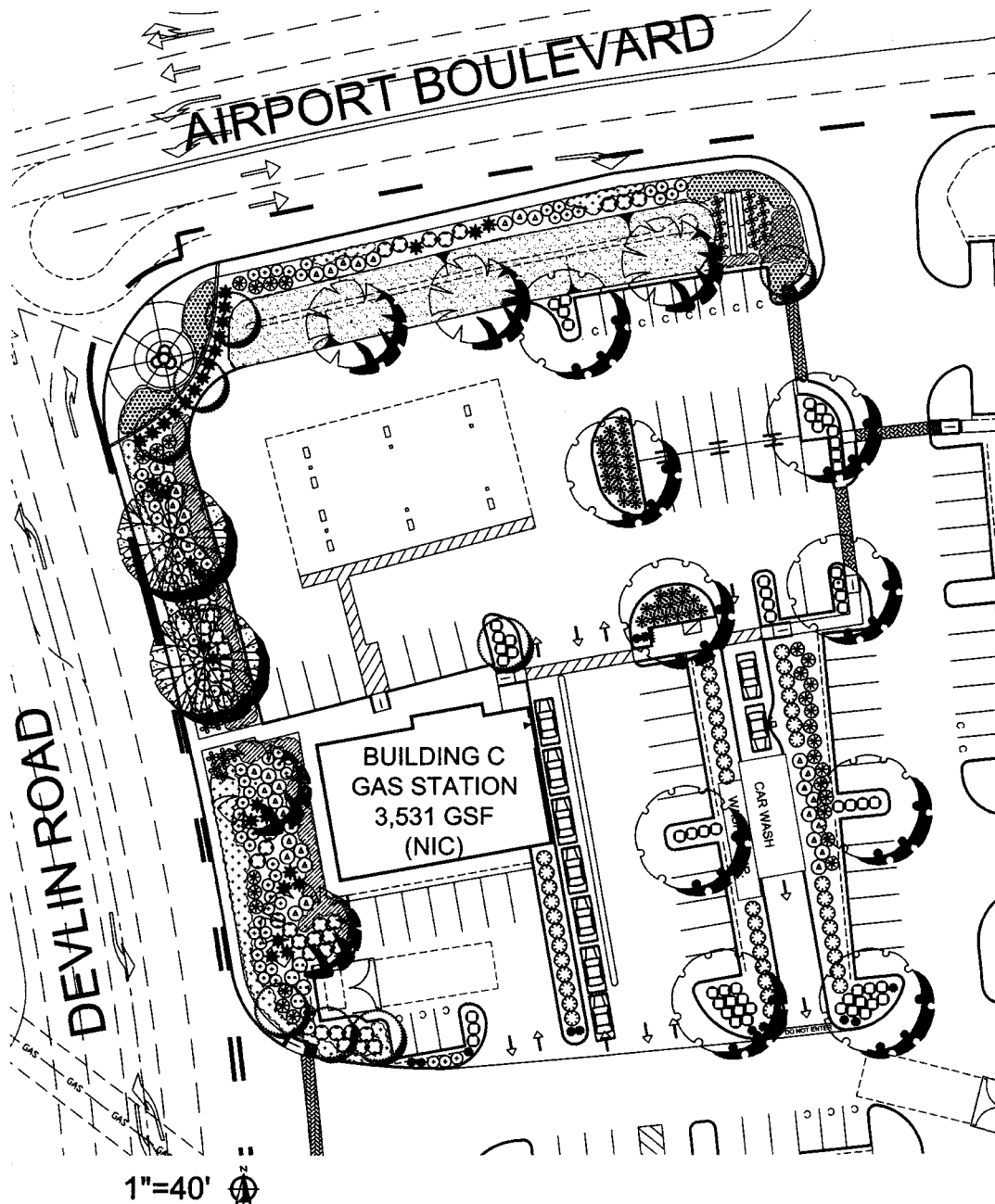
drawn by: LBD plot date: 06-27-2011
checked by: JDL
stamp



scale:
project number: 28419.00

**BUILDING C - STORE,
FUEL STATION & CAR
WASH FLOOR PLAN**

NAPA COMMERCE CENTER GAS



TREES

Lagerstroemia Tuscarora	Coral Crepe Myrtle	Low	15 Gallon	8
Platanus a. "Bloodgood"	London Plane	Med	15 Gallon	9
Quercus rubra	Red Oak	Med	15 Gallon	2
Sapium sebiferum	Tallow Tree	Med	15 Gallon	5

SHRUBS

Arctostaphylos Howard McMinn	Manzanita	Low	5 Gallon	40
Ceanothus Skylark	California Lilac	Low	5 Gallon	32
Colonnema p. 'Sunset gold'	Breath of Heaven	Med	5 Gallon	70
Dietes vegeta	Fortnight Lily	Low	1 Gallon	34
Loropetalum Purple Majesty	Chinese Fringe Flower	Med	5 Gallon	37
Pennisetum orientale	Fountain Grass	Med	5 Gallon	31
Pennisetum Red Bunny Tails	Fountain Grass	Med	1 Gallon	12
Pittosporum tenuifolium	Kohuhu	Med	5 Gallon	6
Raphiolepis Pink Lady	India Hawthorne	Low	5 Gallon	59
Rosa Yellow Carpet	Yellow Carpet Rose	Med	2 Gallon	25
Viburnum Spring Bouquet	Spring Bouquet	Med	5 Gallon	45

GROUND COVER

Fescues	No Mow Turf	Med	Sod	3696 sq'
Hemerocallis Bitsy	Day Lily	Med	1 Gallon	18" OC
Coprosma Verde Vista	Mirror Plant	Low	1 Gallon	36" OC
Myoporum p. Pink	Pink Myoporum	Low	1 Gallon	36" OC
Trachytospermum asiaticum	Asiatic Jasmine	Med	1 Gallon	24" OC

IRRIGATION

The irrigation system will meet the Napa County Water Efficient Landscape Ordinance.

An ET Commercial grade irrigation controller with sensors will run the irrigation system. Trees, shrubs, and ground cover will be irrigated with a subterranean drip system designed to place irrigation water at the root zone, minimizing ET, runoff, and eliminating overspray. Sodded water quality swales will be irrigated with popup sprinklers with low volume rotary nozzles. The design goal will be to provide the most efficient and water-conserving irrigation system for the site that is commonly available in the industry today.

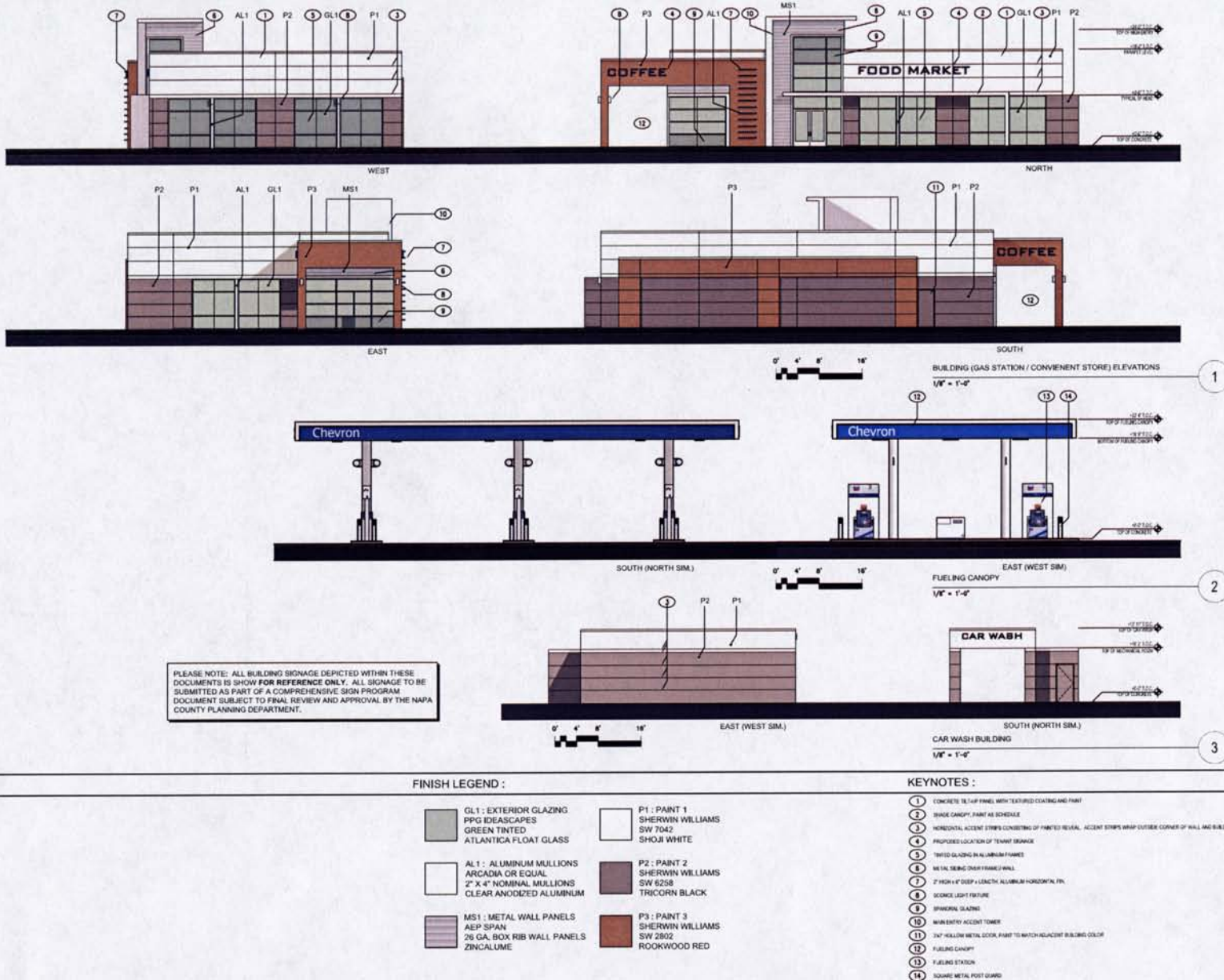
Plant material selection is 100% of low and medium water use.

Total Landscape Area is 17,436 square feet



**PRELIMINARY
LANDSCAPE PLAN**

NAPA COMMERCE CENTER GAS



RMW
experience
listen
build
speak
learn

1718 Third Street
Suite 101
Sacramento, CA 95811

Tel 916.445.1400
Fax 916.445.1414
www.rmwa.com

PROJECT NUMBER:

The Pigman Companies, L.L.C.

2481 SUNRISE BLVD., SUITE 200
GOLD RIVER, CA 95670

USE PERMIT SUBMITTAL DRAWINGS FOR:

NAPA COMMERCE CENTER

SOUTHWEST CORNER AT
HIGHWAY 29 AND AIRPORT BOULEVARD
NAPA COUNTY, CALIFORNIA

approved for the owner by:

approved for the architect by:

drawn by: [signature] date: 10/20/11

checked by: [signature] date: 10/20/11

drawn by: LBD (pdt date: 10-20-2011)

checked by: JCL

stamp:

REGISTERED ARCHITECT
STEPHEN D. SMITH
NO. C 12802
10/16/2007-12/31/2011
STATE OF CALIFORNIA

scale: 1"

project number: 28419.00

EXTERIOR ELEVATIONS

sheet no. **A03.1**

NAPA COMMERCE CENTER GAS



NAPA COMMERCE CENTER GAS



NAPA COMMERCE CENTER GAS



NAPA COMMERCE CENTER GAS



NAPA COMMERCE CENTER GAS

