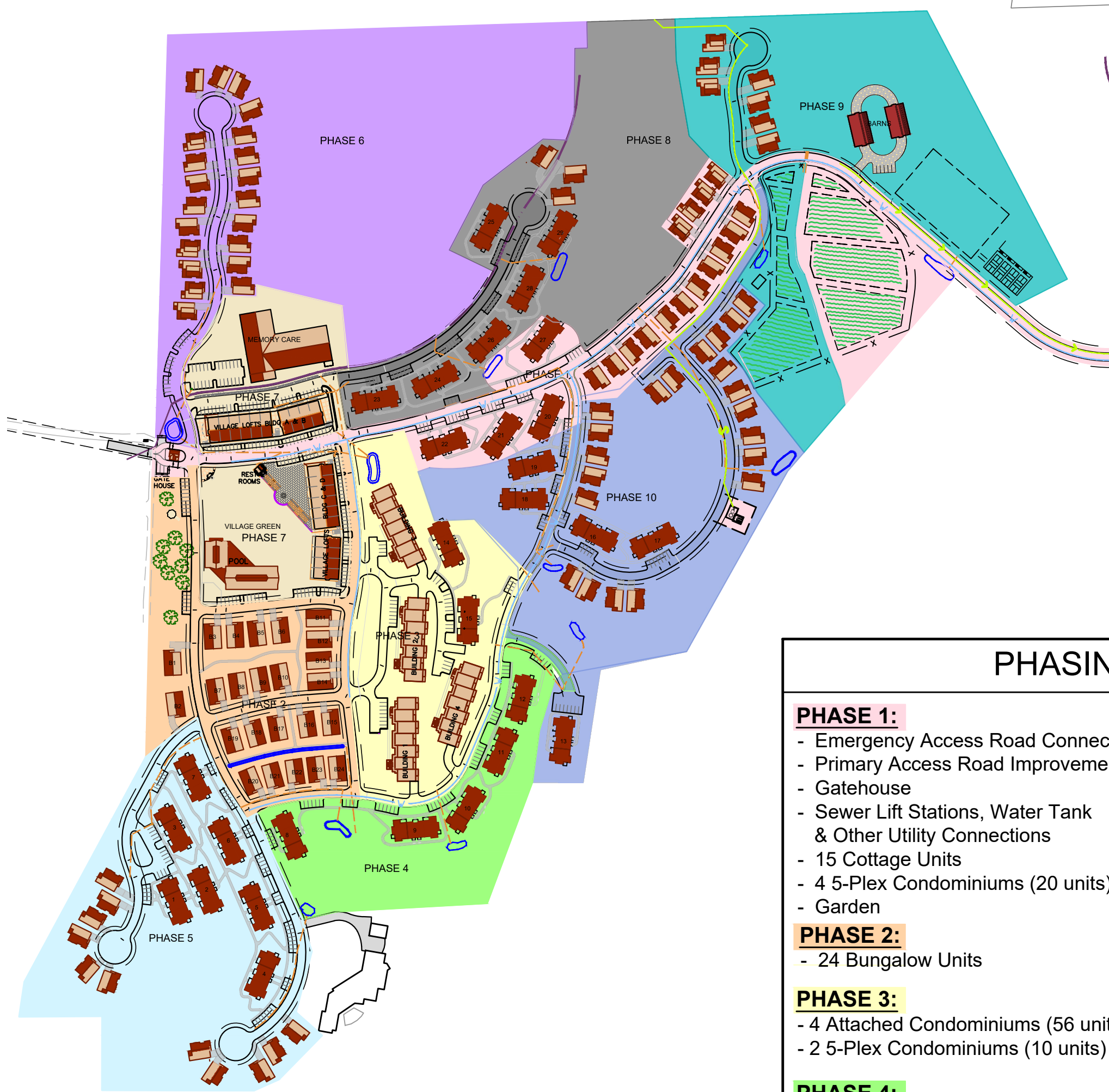


OVERALL SITE PLAN
RINCON DEL RIO SENIOR LIVING
JANUARY, 2021

EXHIBIT B



PHASING EXHIBIT

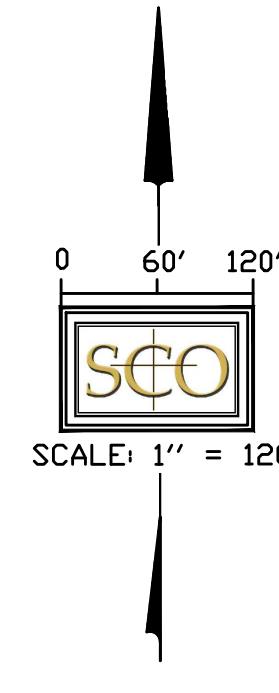
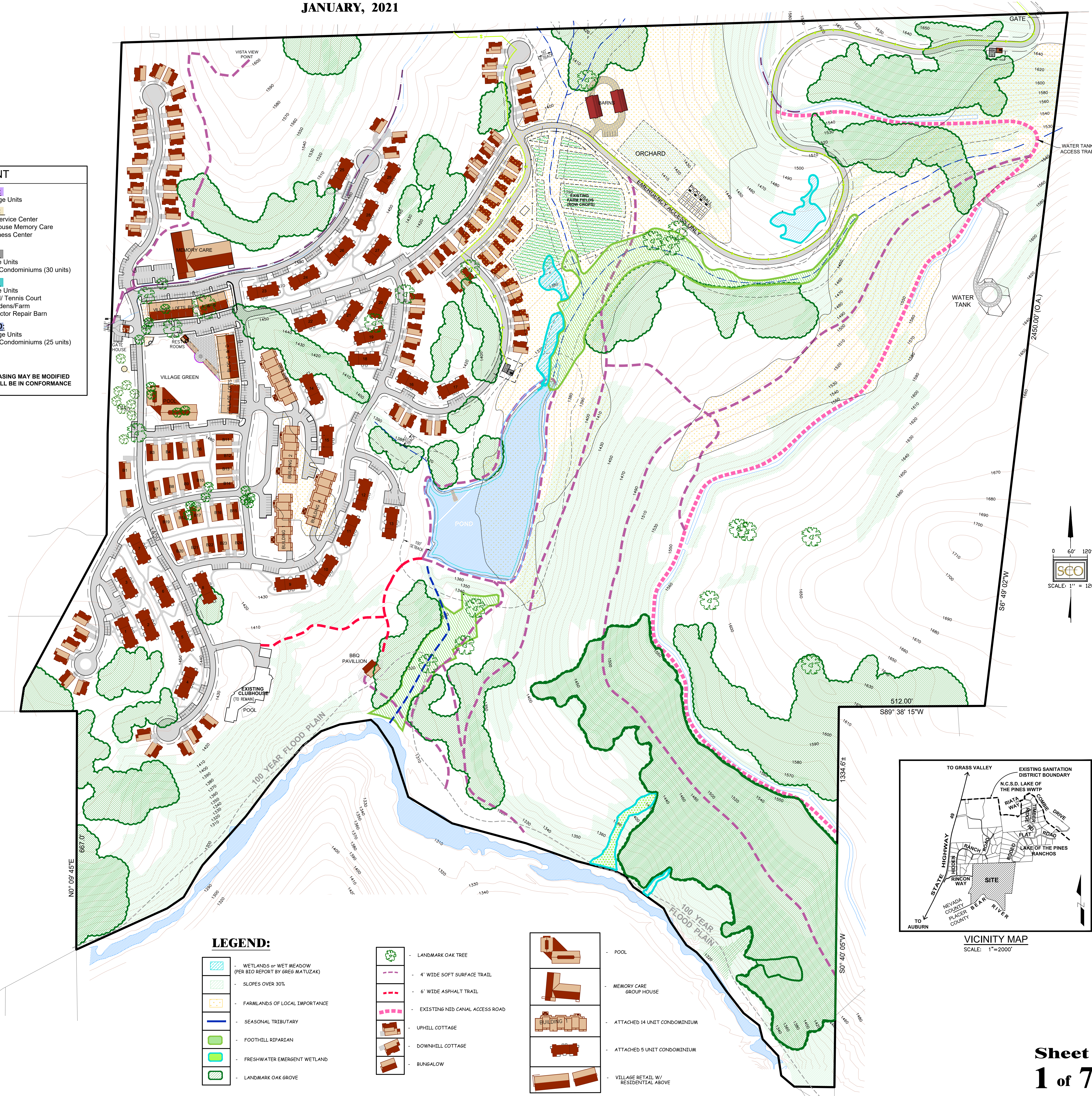
SCALE: 1" = 250'

PHASING & UNIT COUNT

- PHASE 1:**
- Emergency Access Road Connection
 - Primary Access Road Improvements
 - Gatehouse
 - Sewer Lift Stations, Water Tank & Other Utility Connections
 - 15 Cottage Units
 - 4 5-Plex Condominiums (20 units)
 - Garden
- PHASE 2:**
- 24 Bungalow Units
- PHASE 3:**
- 4 Attached Condominiums (56 units)
 - 2 5-Plex Condominiums (10 units)
- PHASE 4:**
- 5 5-Plex Condominiums (25 units)
- PHASE 5:**
- 11 Cottage Units
 - 7 5-Plex Condominiums (35 units)
- PHASE 6:**
- 21 Cottage Units
- PHASE 7:**
- Village Service Center
 - Group House Memory Care
 - Pool/ Fitness Center
- PHASE 8:**
- 3 Cottage Units
 - 6 5-Plex Condominiums (30 units)
- PHASE 9:**
- 7 Cottage Units
 - Pickleball/ Tennis Court
 - Row Gardens/Farm
 - Auto/ Tractor Repair Barn
- PHASE 10:**
- 21 Cottage Units
 - 5 5-Plex Condominiums (25 units)

PHASING NOTE:

1. THIS IS A PHASED PROJECT. THE ORDER OF PHASING MAY BE MODIFIED AND/OR COMBINED WITH OTHER PHASES, BUT SHALL BE IN CONFORMANCE WITH THE DEVELOPMENT AGREEMENT.



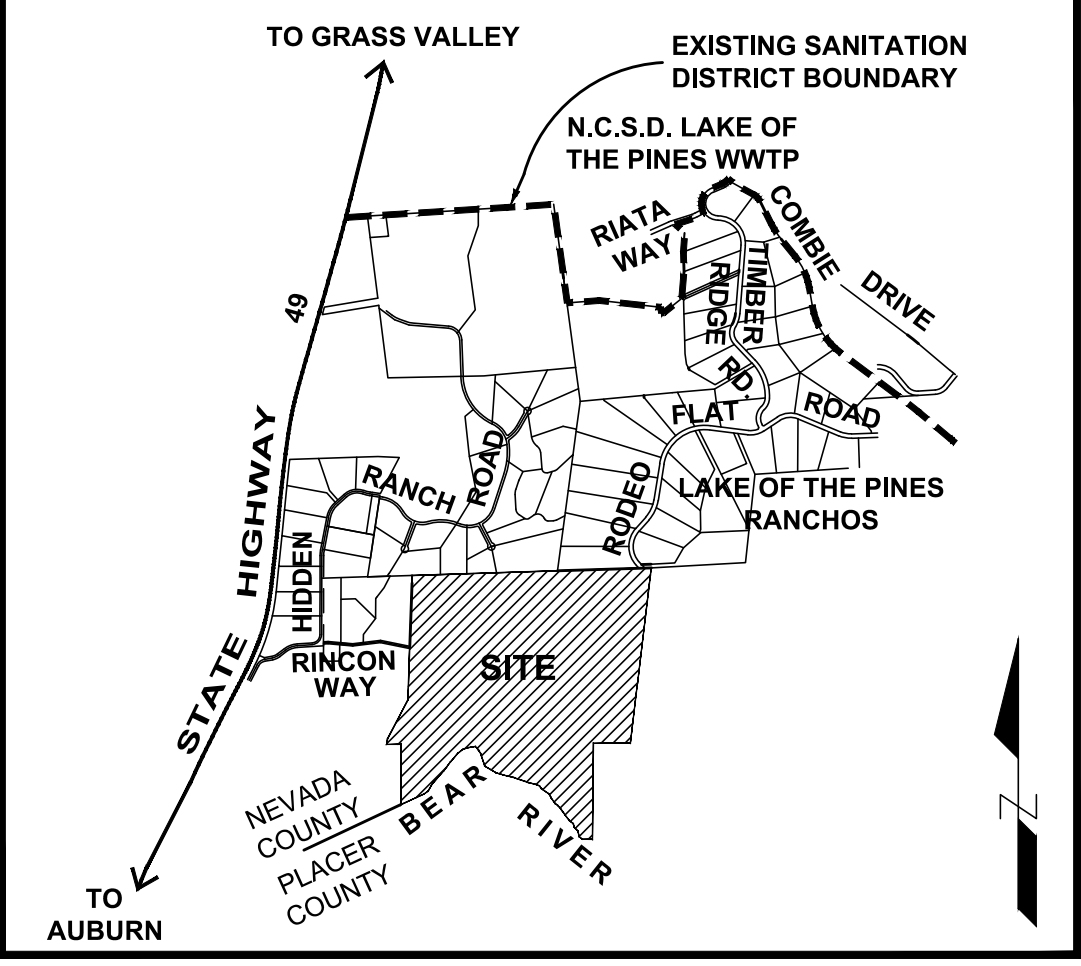
Rincon del Rio Proposed Project Revisions					
Building Type	No. of Buildings	No. of Units	Unit Size	Building Size (sf)	Parking
Residential Independent Living					
Cottages	78	78	1785-2600 sf	Varies	78 Resident 78 Guest
Bungalows	24	24	1750	Varies	24 Resident 24 Guest
5 unit Condo	29	145			150 Resident 94 Guest
14 unit Condos	4	56	1300	28,000	56 Resident 24 Guest
Subtotals	135	303	-	-	528
Residential Nursing Care					
Group House Memory Care	1	22	88 Beds	46,000*	44
Subtotals	1	22	-	-	44
Village Center					
Support Retail	4			30,000	100
Residential Loft Condominiums		20	1,500		20 Residential 7 Guest
Subtotals	4	20	-	-	127
Common Area Support Services					
Clubhouse (Existing Building)	1			14,000	8
Pool					
Building/Classroom/ Gathering	1			10,000	18
Community Barn	2		2,800		6
Gatehouse	1			935	
Subtotals	5	-	-	-	32
Totals	145	345	-	-	731

LEGEND:

- WETLANDS or WET MEADOW (PER BEO REPORT BY GREG MATYIAK)
- SLOPES OVER 30%
- FARMLANDS OF LOCAL IMPORTANCE
- SEASONAL TRIBUTARY
- FOOTHILL REPAIRIAN
- FRESHWATER EMERGENT WETLAND
- LANDMARK OAK GROVE

- LANDMARK OAK TREE
- 4' WIDE SOFT SURFACE TRAIL
- 6' WIDE ASPHALT TRAIL
- EXISTING NID CANAL ACCESS ROAD
- UPHILL COTTAGE
- DOWNHILL COTTAGE
- BUNGALOW

- POOL
- MEMORY CARE GROUP HOUSE
- ATTACHED 14 UNIT CONDOMINIUM
- ATTACHED 5 UNIT CONDOMINIUM
- VILLAGE RETAIL W/ RESIDENTIAL ABOVE



VICINITY MAP

SCALE: 1"=2000'



PROJECT INFORMATION:

OWNER / APPLICANT:
YOUNG ENTERPRISES, L.P.
P.O. BOX 6626
AUBURN, CA 95602
CONTACT PERSON: CAROL YOUNG
(530) 269-1047

PLANNING & ENGINEERING:
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5841
CONTACT PERSON: MARTIN WOOD, P.L.S. OR DALE OREIGHTON, A.L.C.P.

ASSESSOR'S PARCELS:
057-240-017-000; 057-240-018-000;
057-240-019-000; 057-130-013-000

LAND AREA:

2154 AC

ZONING / GENERAL PLAN:

COFC

FIRE PROTECTION:

HIGGINS FIRE PROTECTION DISTRICT

WATER:

NEVADA IRRIGATION DISTRICT

ELECTRICAL & GAS UTILITIES:

PACIFIC GAS & ELECTRIC

TELEPHONE:

AT&T

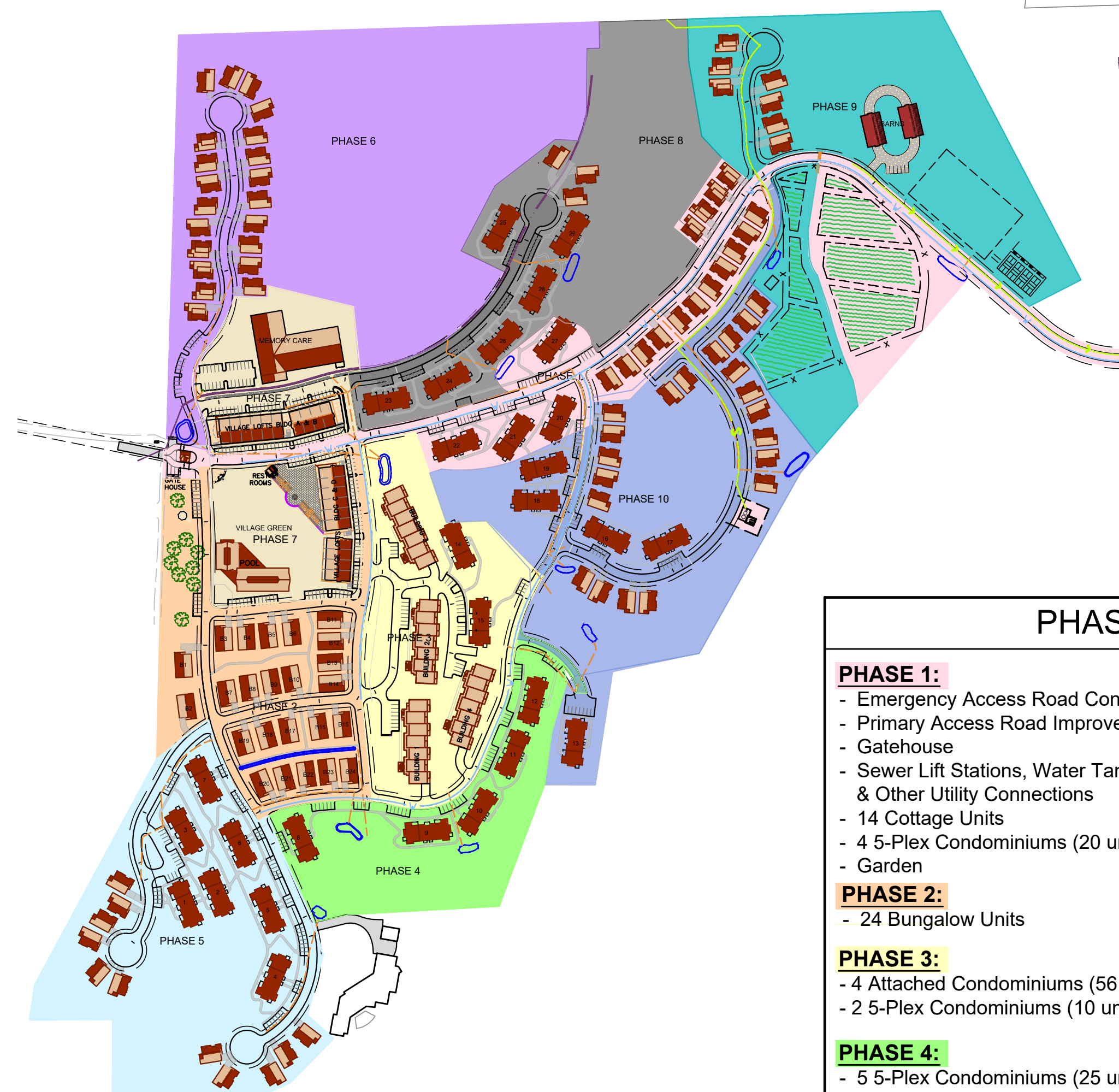
SEWAGE DISPOSAL:

LAKE OF THE PINES TREATMENT PLANT

OVERALL SITE PLAN with AERIAL PHOTO

RINCON DEL RIO SENIOR LIVING

JANUARY, 2021



PHASING EXHIBIT

SCALE: 1" = 250'

PHASING & UNIT COUNT

PHASE 1:

- Emergency Access Road Connection
- Primary Access Road Improvements
- Gatehouse
- Sewer Lift Stations, Water Tank & Other Utility Connections
- 14 Cottage Units
- 4 5-Plex Condominiums (20 units)
- Garden

PHASE 2:

- 24 Bungalow Units

PHASE 3:

- 4 Attached Condominiums (56 units)
- 2 5-Plex Condominiums (10 units)

PHASE 4:

- 5 5-Plex Condominiums (25 units)

PHASE 5:

- 11 Cottage Units
- 7 5-Plex Condominiums (35 units)

PHASE 6:

- 21 Cottage Units

PHASE 7:

- Village Service Center
- Group House Memory Care
- Pool/ Fitness Center

PHASE 8:

- 3 Cottage Units
- 6 5-Plex Condominiums (30 units)

PHASE 9:

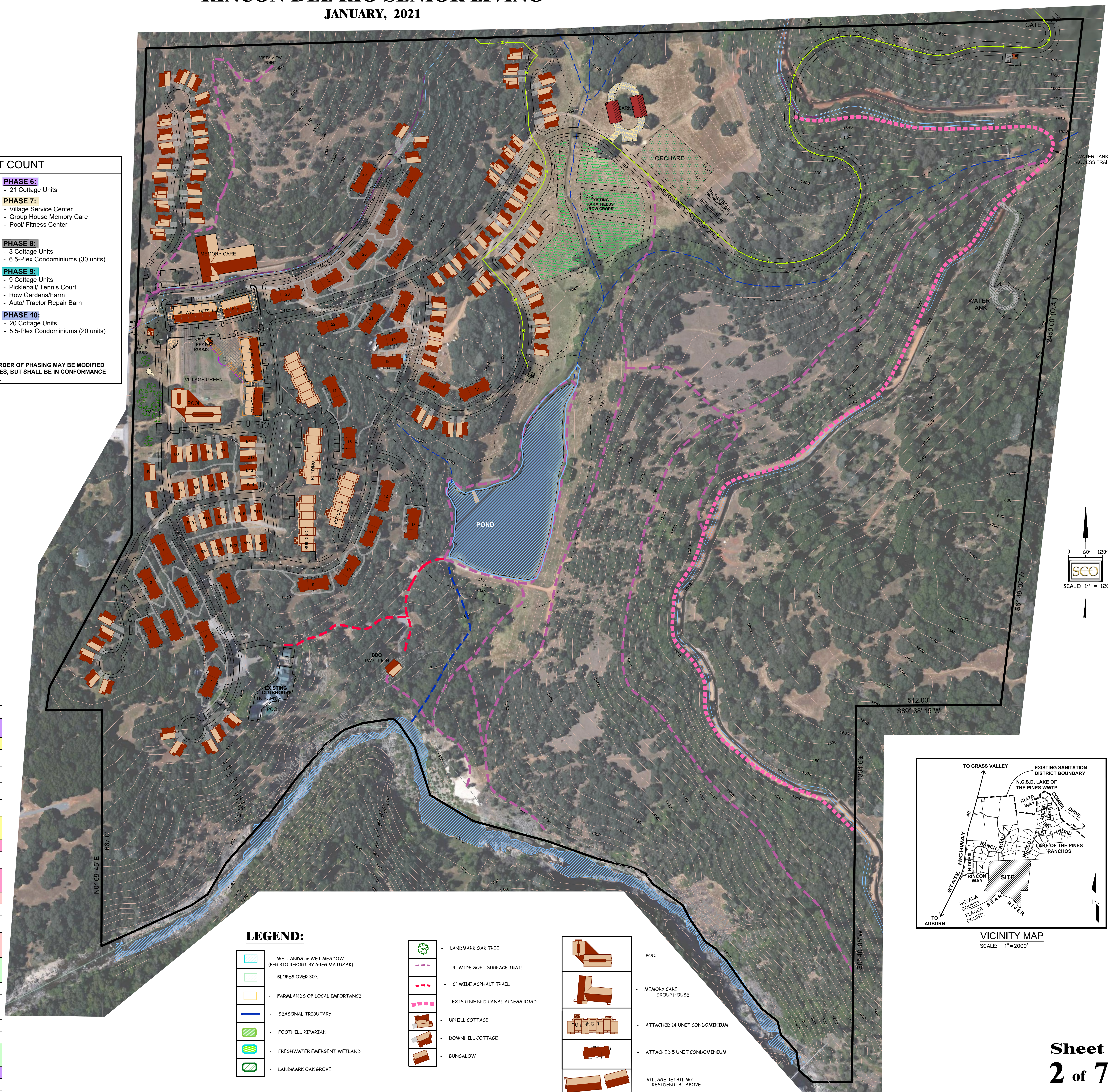
- 9 Cottage Units
- Pickleball/ Tennis Court
- Row Gardens/Farm
- Auto/ Tractor Repair Barn

PHASE 10:

- 20 Cottage Units
- 5 5-Plex Condominiums (20 units)

PHASING NOTE:

1. THIS IS A PHASED PROJECT. THE ORDER OF PHASING MAY BE MODIFIED AND/OR COMBINED WITH OTHER PHASES, BUT SHALL BE IN CONFORMANCE WITH THE DEVELOPMENT AGREEMENT.



Rincon del Rio Proposed Project Revisions					
Building Type	No. of Buildings	No. of Units	Unit Size	Building Size (sf)	Parking
Residential Independent Living					
Cottages	78	78	1785-2600 sf	Varies	78 Resident 78 Guest
Bungalows	24	24	1750	Varies	24 Resident 24 Guest
5 unit Condo	29	145			150 Resident 94 Guest
14 unit Condos	4	56	1300	28,000	56 Resident 24 Guest
Subtotals	135	303	-	-	528
Residential Nursing Care					
Group House Memory Care	1	22	88 Beds	46,000*	44
Subtotals	1	22	-	-	44
Village Center					
Support Retail	4			30,000	100
Residential Loft Condominiums		20	1,500		20 Residential 7 Guest
Subtotals	4	20	-	-	127
Common Area Support Services					
Clubhouse (Existing Building)	1			14,000	8
Pool	1			10,000	18
Building/Classroom/ Gathering	1				
Community Barn	2		2,800		6
Gatehouse	1			935	
Subtotals	5	-	-	-	32
Totals	145	345	-	-	731



PLANNING, ENGINEERING & SURVEYING
140 LEXON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
T 530.272.5841 / F 530.272.5880
www.scoptic.net

PROJECT INFORMATION:

OWNER / APPLICANT:

YOUNG ENTERPRISES, L.P.
P.O. BOX 6626
AUBURN, CA 95602

CONTACT PERSON: CAROL YOUNG

(530) 269-1047

PLANNING & ENGINEERING:

SCO PLANNING & ENGINEERING, INC.
140 LEXON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5841

CONTACT PERSON: MARTIN WOOD, P.L.S. OR

DALE OREIGHTON, A.L.C.P.

ASSESSOR'S PARCELS:

057-240-017-000; 057-240-018-000;

057-240-019-000; 057-130-013-000

LAND AREA:

215.4 AC

ZONING / GENERAL PLAN:

COFC

FIRE PROTECTION:

HIGGINS FIRE PROTECTION DISTRICT

WATER:

NEVADA IRRIGATION DISTRICT

ELECTRICAL & GAS UTILITIES:

PACIFIC GAS & ELECTRIC

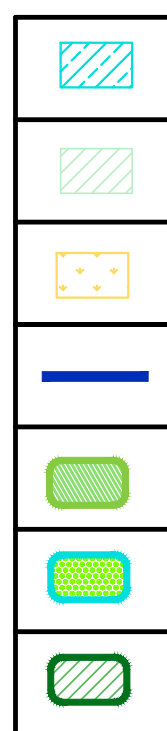
TELEPHONE:

AT&T

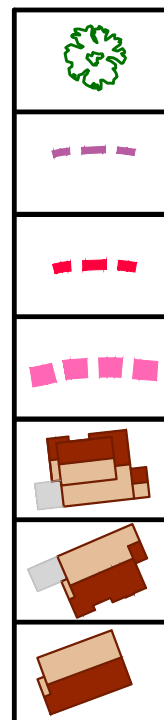
SEWAGE DISPOSAL:

LAKE OF THE PINES TREATMENT PLANT

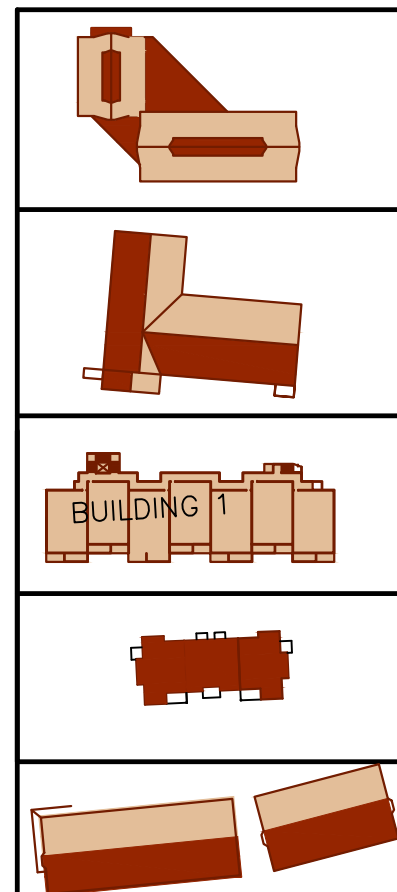
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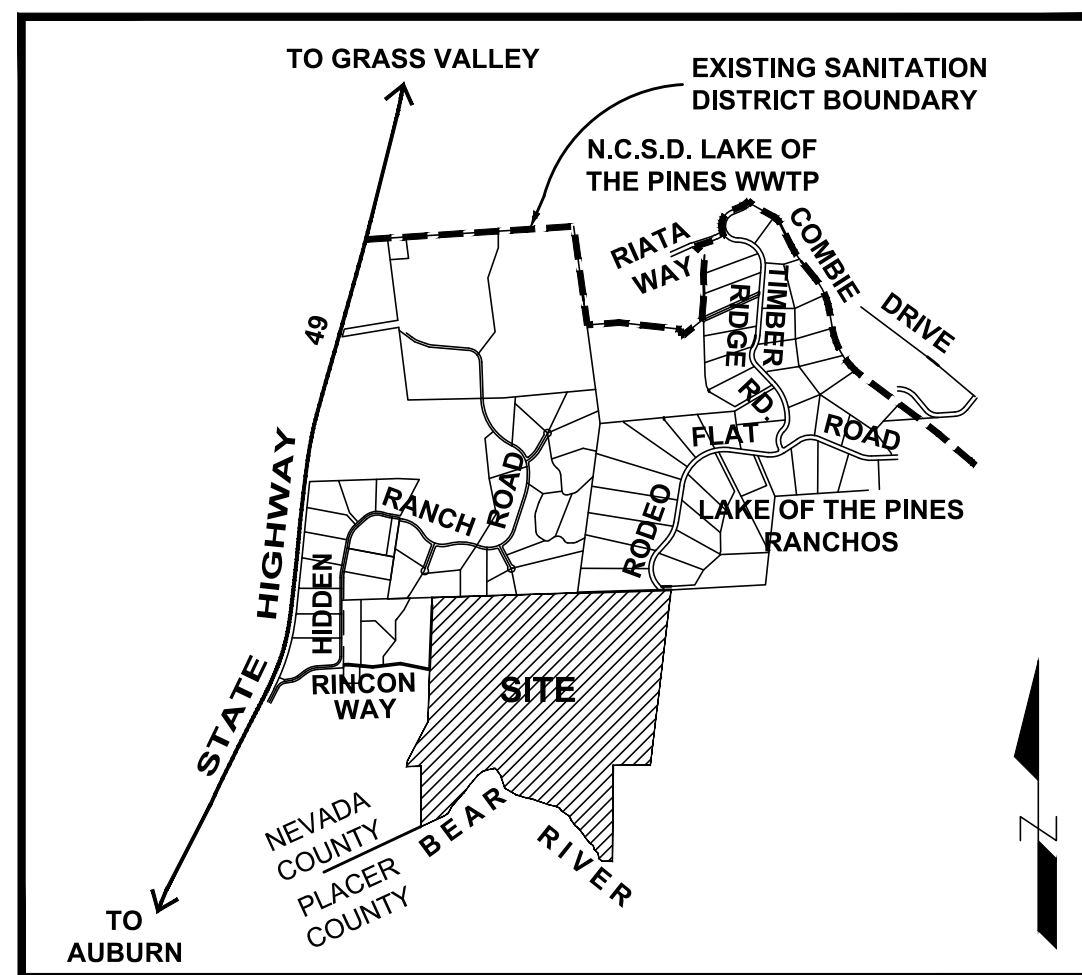
- WETLANDS or WET MEADOW (PER BIO REPORT BY GREG MATUZAK)
- SLOPES OVER 30%
- FARMLANDS OF LOCAL IMPORTANCE
- SEASONAL TRIBUTARY
- Foothill Riparian
- FRESHWATER EMERGENT WETLAND
- LANDMARK OAK GROVE



- LANDMARK OAK TREE
- 4' WIDE SOFT SURFACE TRAIL
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- DOWNHILL COTTAGE
- BUNGALOW



- POOL
- MEMORY CARE GROUP HOUSE
- ATTACHED 14 UNIT CONDOMINIUM
- ATTACHED 5 UNIT CONDOMINIUM
- VILLAGE RETAIL W/ RESIDENTIAL ABOVE



VICINITY MAP

SCALE: 1"=2000'

COMPREHENSIVE MASTER PLAN
RINCON DEL RIO SENIOR LIVING

JANUARY, 2021

LEGEND:

- WETLANDS or WET MEADOW (PER BIO REPORT BY GREG MATUZAK)
- SLOPES OVER 30%
- FARMLANDS OF LOCAL IMPORTANCE
- SEASONAL TRIBUTARY
- FOOTHILL RIPARIAN
- FRESHWATER EMERGENT WETLAND
- LANDMARK OAK GROVE
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- 4' WIDE SOFT SURFACE TRAIL
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- UPHILL COTTAGE
- DOWNHILL COTTAGE
- BUNGALOW

- POOL
- MEMORY CARE
- ATTACHED 14 UNIT CONDOMINIUM
- ATTACHED 5 UNIT CONDOMINIUM
- VILLAGE RETAIL W/ RESIDENTIAL ABOVE

Rincon del Rio Proposed Project Revisions					
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Bungalows	24	24	1750	Varies	24 Resident 24 Guest
5 unit Condo	29	145			150 Resident 94 Guest
14 unit Condos	4	56	1300	28,000	56 Resident 24 Guest
Subtotals	135	303	-	-	528
Residential Nursing Care					
Group House Memory Care	1	22	88 Beds	46,000*	44
Subtotals	1	22	-	-	44
Village Center					
Support Retail	4			30,000	100
Residential Loft Condominiums		20	1,500		20 Residential 7 Guest
Subtotals	4	20	-	-	127
Common Area Support Services					
Caboose (Existing Building)	1			14,000	8
Pool					
Building (Classroom/ Gathering)	1			10,000	18
Community Barn	2		2,800		6
Gatehouse	1			935	
Subtotals	5	-	-	-	32
Totals	145	345			731



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OWNER / APPLICANT:
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CONTACT PERSON: CAROL YOUNG
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140 LITTON DRIVE SUITE 240
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CONTACT PERSON: MARTIN WOOD, P.L.S. OR
DALE CREIGHTON, A.I.C.P.

ASSESSOR'S PARCELS:
057-240-017-000; 057-240-018-000;
057-240-019-000; 057-130-013-000

LAND AREA:
2154 AC

ZONING / GENERAL PLAN:
C0RC

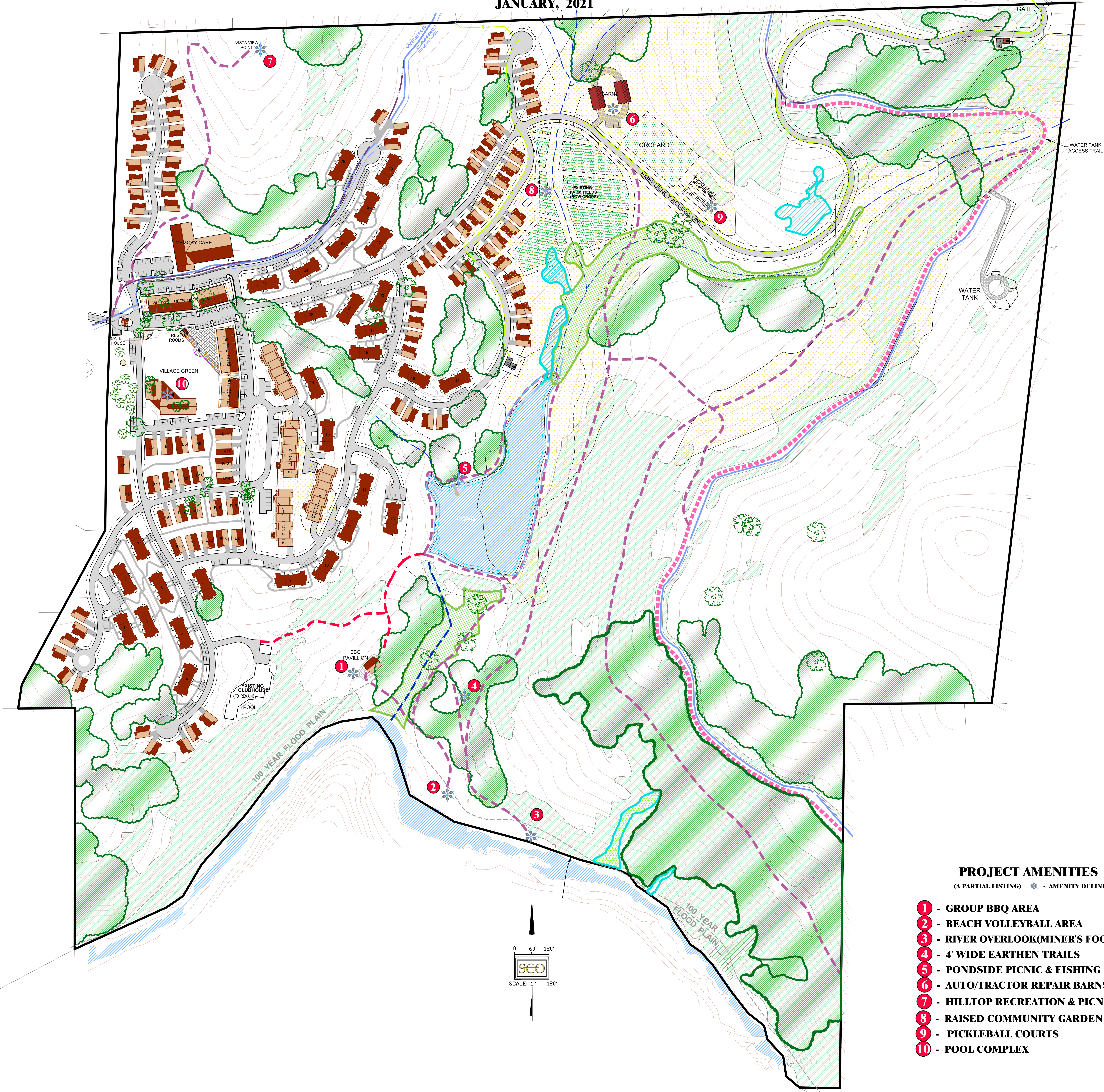
FIRE PROTECTION:
HIGGINS FIRE PROTECTION DISTRICT

WATER:
NEVADA IRRIGATION DISTRICT

ELECTRICAL & GAS UTILITIES:
PACIFIC GAS & ELECTRIC

TELEPHONE:
AT&T

SEWAGE DISPOSAL:
LAKE OF THE PINES TREATMENT PLAN



PROJECT AMENITIES

(A PARTIAL LISTING) * - AMENITY DELINEATOR

- 1 - GROUP BBQ AREA
- 2 - BEACH VOLLEYBALL AREA
- 3 - RIVER OVERLOOK(MINER'S FOOT BRIDGE)
- 4 - 4' WIDE EARTHEN TRAILS
- 5 - PONDSIDE PICNIC & FISHING AREA
- 6 - AUTO/TRACTOR REPAIR BARN
- 7 - HILLTOP RECREATION & PICNIC SITE
- 8 - RAISED COMMUNITY GARDEN BEDS
- 9 - PICKLEBALL COURTS
- 10 - POOL COMPLEX

DATE SIGNED: _____

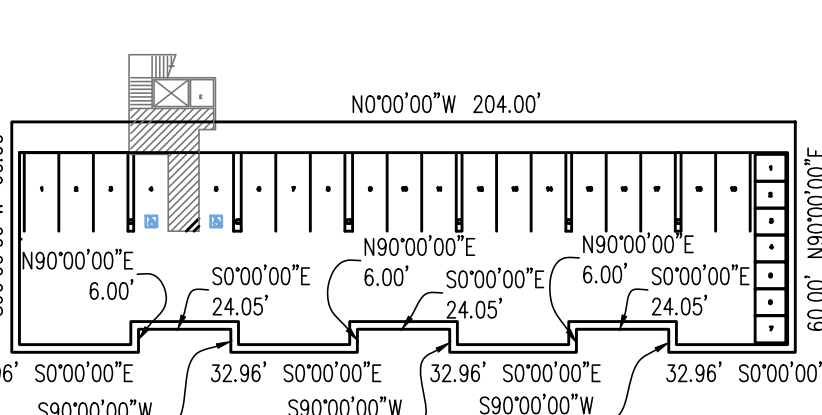
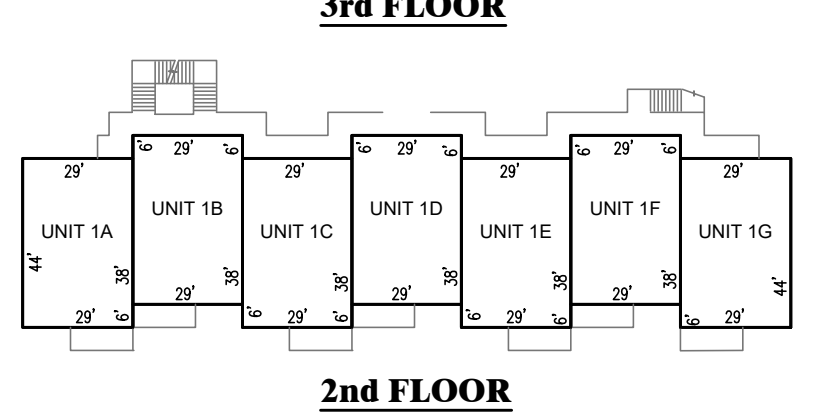
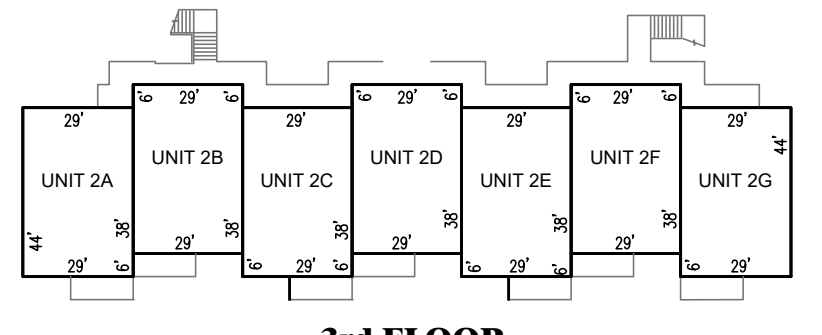
TENTATIVE MAP

RINCON DEL RIO SENIOR LIVING

JANUARY, 2021

Impervious Comparison		
Nov 2011 Submittal	roadways, driveways, and roofs	868,629 sq ft
Current Submittal	roadways, driveways, and roofs	948,243 sq ft

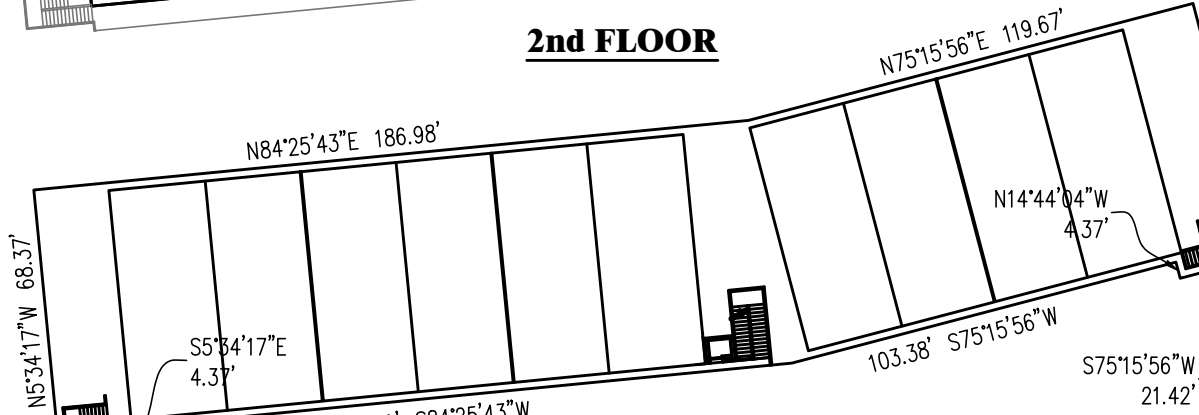
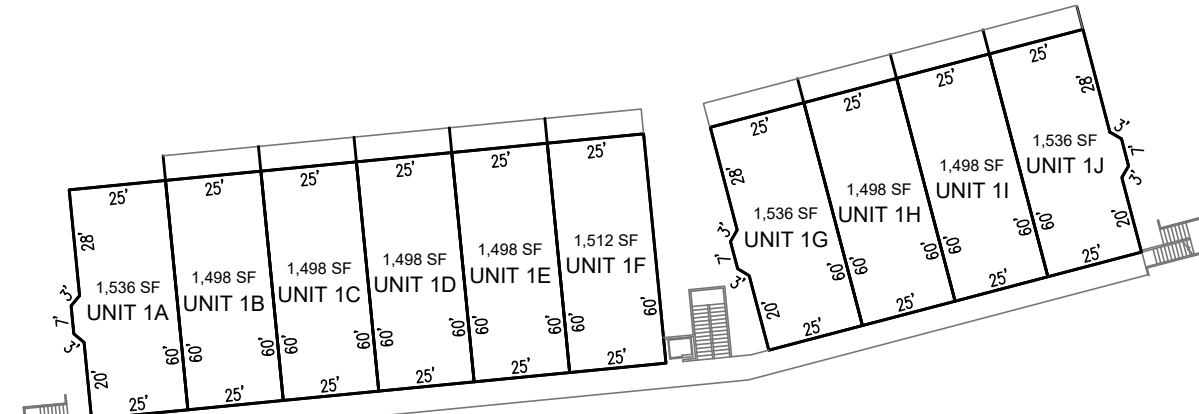
Difference +8.8%



COMMON AREA 1ST FLOOR - 11,807 sq ft

14 UNIT CONDOMINIUM (TYP)

SCALE: 1"=50'

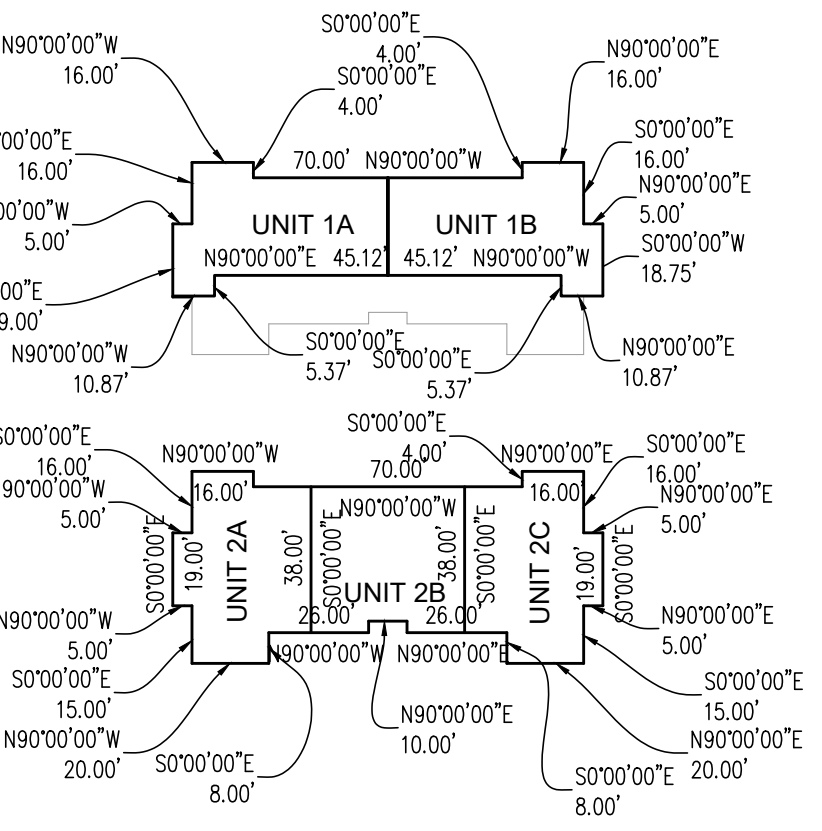


VILLAGE CENTER LOFTS BLDG A & B

SCALE: 1"=50'

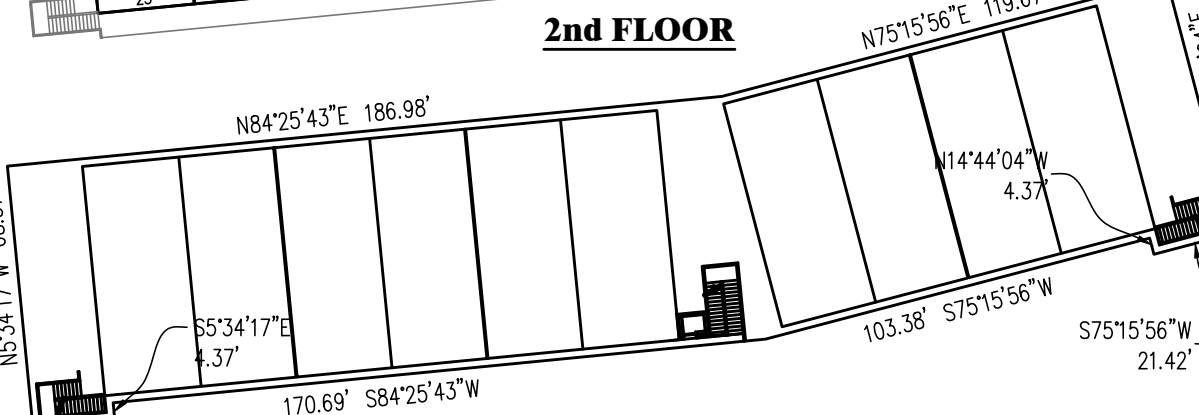
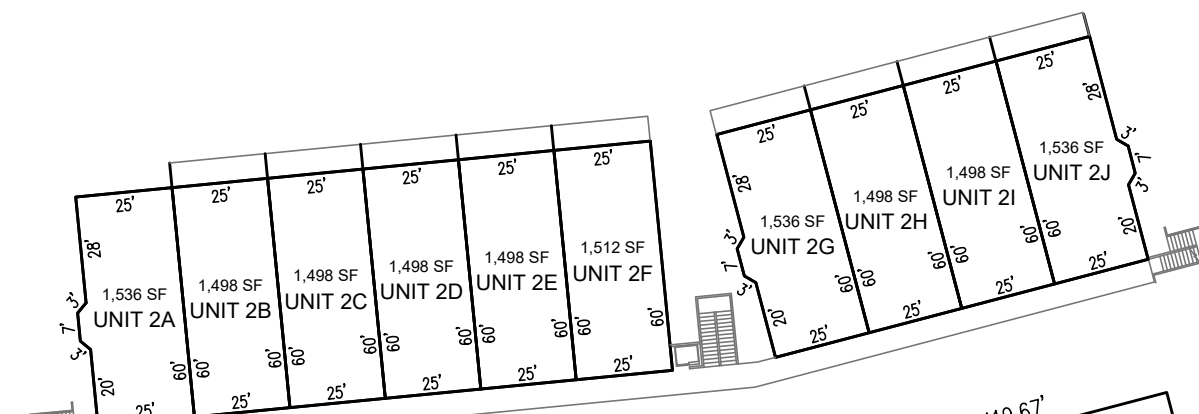
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	59.16'	400.00'	92°52'27"
C2	79.86'	500.00'	109°44'47"
C3	20.86'	205.00'	2°49'50"
C4	144.44'	1095.00'	7°32'28"
C5	290.07'	650.00'	2°54'58"
C6	77.07'	300.00'	14°31'11"
C7	70.79'	200.00'	20°16'49"
C8	288.86'	200.00'	82°46'47"
C9	51.85'	460.00'	6°27'32"
C10	38.70'	360.00'	7°55'29"
C11	281.44'	650.00'	14°49'58"
C12	36.82'	200.00'	20°16'49"
C13	152.36'	241.12'	34°12'12"
C14	61.92'	420.00'	8°43'49"
C15	133.01'	150.00'	4°00'50"
C16	76.48'	65.00'	6°24'58"
C17	159.82'	150.00'	81°02'44"
C18	1.04'	793.38'	0°04'30"
C19	126.46'	261.24'	27°44'09"
C20	169.63'	135.00'	71°59'37"
C21	187.68'	175.00'	61°26'52"
C22	128.70'	210.00'	35°36'51"
C23	101.57'	210.00'	27°42'46"

CURVE #			
LENGTH	RADIUS	DELTA	
C29	81.57'	793.38'	0°04'30"
C30	53.14'	210.00'	14°29'53"
C31	47.84'	230.00'	11°56'54"
C32	91.42'	500.00'	10°28'35"
C33	334.38'	230.00'	83°17'56"
C34	50.30'	500.00'	5°45'52"
C35	77.06'	300.00'	14°31'07"
C36	170.64'	150.00'	65°06'56"
C37	220.85'	670.00'	18°52'42"
C38	221.50'	720.00'	17°25'54"
C39	176.00'	860.00'	7°49'42"
C40	34.11'	210.00'	9°38'28"
C41	175.94'	150.00'	67°12'12"
C42	34.08'	400.00'	1°07'06"
C43	79.31'	210.00'	37°38'31"
C44	29.05'	475.00'	3°30'46"
C45	160.94'	475.00'	19°24'54"
C46	92.78'	475.00'	11°17'29"
C47	43.46'	175.00'	14°13'14"
C48	257.34'	700.00'	21°03'47"
C49	69.50'	135.00'	29°29'44"
C50	168.02'	135.00'	71°18'32"
C51	117.29'	460.53'	14°35'31"



5 PLEX CONDOMINIUM (TYP)

SCALE: 1"=50'



VILLAGE CENTER LOFTS BLDG C & D

SCALE: 1"=50'

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	109.19'	N 78°30'52" W	
L2	34.13'	S 87°30'51" E	
L3	81.47'	N 84°18'32" E	
L4	151.48'	N 72°50'07" E	
L5	211.12'	N 72°50'07" E	
L6	150.00'	N 47°50'59" E	
L7	206.72'	N 33°07'48" E	
L8	499.58'	S 49°13'25" E	
L9	35.43'	N 89°23'05" E	
L10	186.57'	N 03°09'46" E	
L11	104.72'	S 89°23'05" E	
L12	43.17'	S 18°36'46" E	
L13	25.60'	S 42°50'56" E	
L14	150.71'	N 07°09'50" E	
L15	13.61'	S 69°50'54" W	
L16	111.17'	S 84°25'47" W	
L17	53.60'	S 73°57'12" E	
L18	43.88'	N 70°54'17" E	
L19	190.43'	N 27°23'25" W	
L20	50.14'	S 68°46'31" W	
L21	142.31'	N 09°35'11" W	
L22	87.31'	N 09°35'11" W	
L23	93.46'	N 07°16'41" W	

BASIS OF BEARINGS:

THE MERIDIAN FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK 12 OF SURVEYS AT PAGE 377, O.R.N.C.

PRELIMINARY TITLE REPORT:

THE ALTA/PLAT PRELIMINARY TITLE REPORT USED FOR THIS SURVEY AND PLAT WAS PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 2903-5251095, DATED JULY 28, 2016.

EXCEPTION NOTES:

- EXCEPTION #6 - 20' WIDE IRRIGATION DITCH EASEMENT (VOL. 345, PG. 699, O.R.N.C.) - PLOTTED, SEE MAP.
- EXCEPTION #7 - 20' WIDE IRRIGATION DITCH EASEMENT (VOL. 345, PG. 699, O.R.N.C.) - PLOTTED, SEE MAP.
- EXCEPTION #8 - 20' WIDE IRRIGATION DITCH EASEMENT (VOL. 365, PG. 699, O.R.N.C.) - PLOTTED, SEE MAP.
- EXCEPTION #9 - N.I.D. SIPHON AND ACCESS ROAD EASEMENT (VOL. 658, PG. 157, O.R.N.C.) - PLOTTED APPROXIMATE TO MATCH EX. IMPROVEMENTS. SEE MAP.
- EXCEPTION #10 - N.I.D. CONDUIT, CANAL, PIPELINE EASEMENT (VOL. 720, PG. 66, O.R.N.C.) - PLOTTED, SEE MAP.
- EXCEPTION #11 - P.G.E., PAC BELL EASEMENT (DOC. 87-12175) - PLOTTED SEE MAP.
- EXCEPTION #12 - RIGHT OF ENTRY AND MONITORING AGREEMENT EXISTS PER DOC. 2002-007038, O.R.N.C.
- EXCEPTION #13 - NOTICE OF CONSENT TO USE LAND - AFFECTS PARCELS 1-4, BK.

TENTATIVE MAP

SCALE: 1"=150'

OPEN SPACE LOTS	
LOT A	16.87 AC
LOT B	1.93 AC
LOT C	3.61 AC
LOT D	12.20 AC
LOT E	(not used)
LOT F	1.18 AC
LOT G	1.42 AC
LOT H	3.19 AC
LOT I	3.78 AC
LOT J	2.59 AC
LOT K	1.97 AC
LOT L	1.28 AC
LOT M	37.185 SF

LOT N	5.37 AC
LOT O	18.259 SF
LOT P	14.088 SF
LOT Q	3.61 AC
LOT R	3.42 AC
LOT S	5.39 AC
LOT T	130.42 AC
LOT U	11.807 SF
LOT V	11.807 SF
LOT W	11.807 SF
LOT X	11.807 SF

UNIT COUNT	
BUNGALOWS	24
COTTAGES	78
5-PLEX'S	145
14-UNIT CONDOS	56
LOFTS	20
MEMORY CARE UNITS	22
TOTAL	345

SEE PHASING EXHIBIT ON PAGE 1 FOR UNIT COUNT IN EACH PHASE.

DATE SIGNED: _____

Sheet
4 of 7

PROJECT INFORMATION:

OWNER / APPLICANT:
YOUNG ENTERPRISES, L.P.
P.O. BOX 6626
ALBUQUERQUE, NM 87106
CONTACT PERSON: CAROL YOUNG
(505) 269-1047

PLANNING & ENGINEERING:
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5841
CONTACT PERSON: MARTIN WOOD, P.L.S. OR
DALE CREIGHTON, A.L.C.P.

ASSESSOR'S PARCELS:
057-240-017-000; 057-240-018-000;
057-240-019-000; 057-130-013-000

LAND AREA:
215+ AC

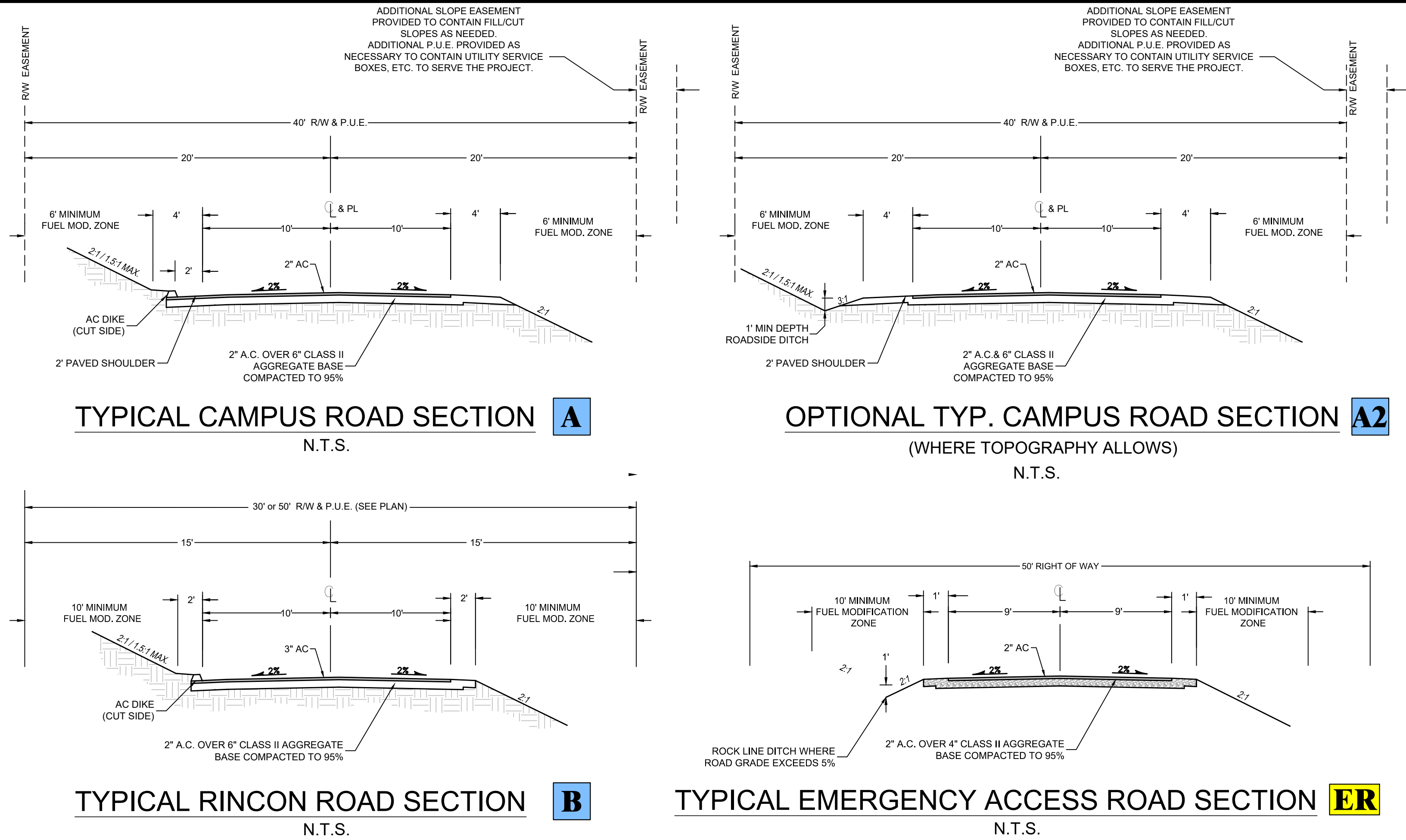
ZONING / GENERAL PLAN:
CDB

FIRE PROTECTION:
HIGGINS FIRE PROTECTION DISTRICT

WATER:
NEVADA IRRIGATION DISTRICT

ELECTRICAL & GAS UTILITIES:
PACIFIC GAS & ELECTRIC
TELEPHONE:
AT&T
SEWAGE DISPOSAL:
LAKE OF THE PINES TREATMENT PLANT

OVERALL CIRCULATION PLAN
RINCON DEL RIO SENIOR LIVING
JANUARY, 2021

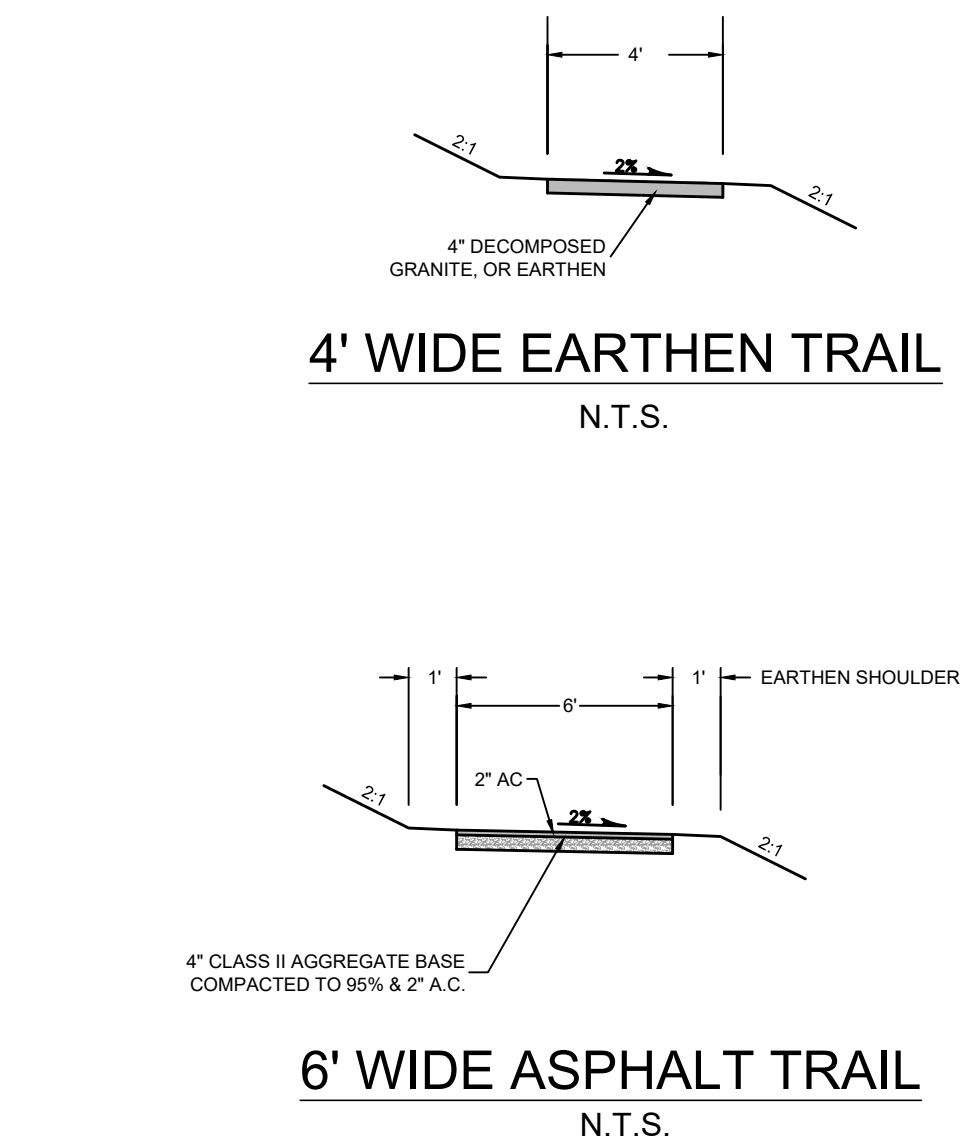


EASEMENTS / RIGHT OF WAY:

- A - "HIDDEN RANCH ROAD" PER HIDDEN MEADOW RANCH (FINAL MAP NO. 76-9) RECORDED IN BK. 6 SUBD., PG. 15, O.R.N.C.. ROADWAY WAS OFFERED FOR DEDICATION. ROADWAY ACCEPTANCE WAS "DEFERRED", BUT A "PUE" WAS ACCEPTED ACROSS THE 50' ROADWAY ALONG WITH 10' WIDE PUE ON EACH SIDE OF THE RIGHT OF WAY.
- B - 30' WIDE ROAD & UTILITY EASEMENT PER 340/173, 319/38, 376/42, O.R.N.C.
- C - "RODEO FLAT RD., TIMBER RIDGE DR., RIDGE TOP CT. AND RIATA WAY" PER LAKE OF THE PINES RANCHOS, RECORDED IN BK 3 OF SUBDIVISIONS, PAGE 40, O.R.N.C.. ROADWAYS AND P.U.E.'S WITHIN ROADWAY RIGHT OF WAYS ALONG WITH PUES 10' ADJACENT TO ROADWAYS, 5' ADJACENT TO SIDE AND REAR PROPERTY LINES HAVE BEEN OFFERED FOR DEDICATION AND ACCEPTED.

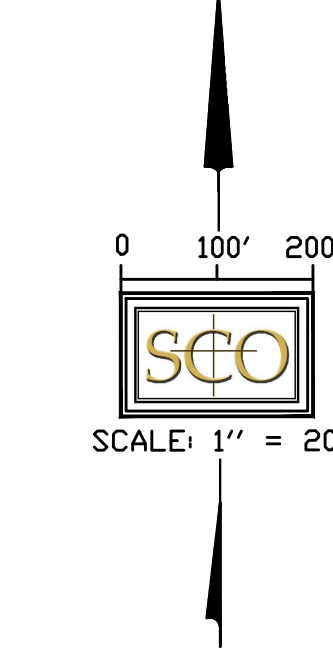
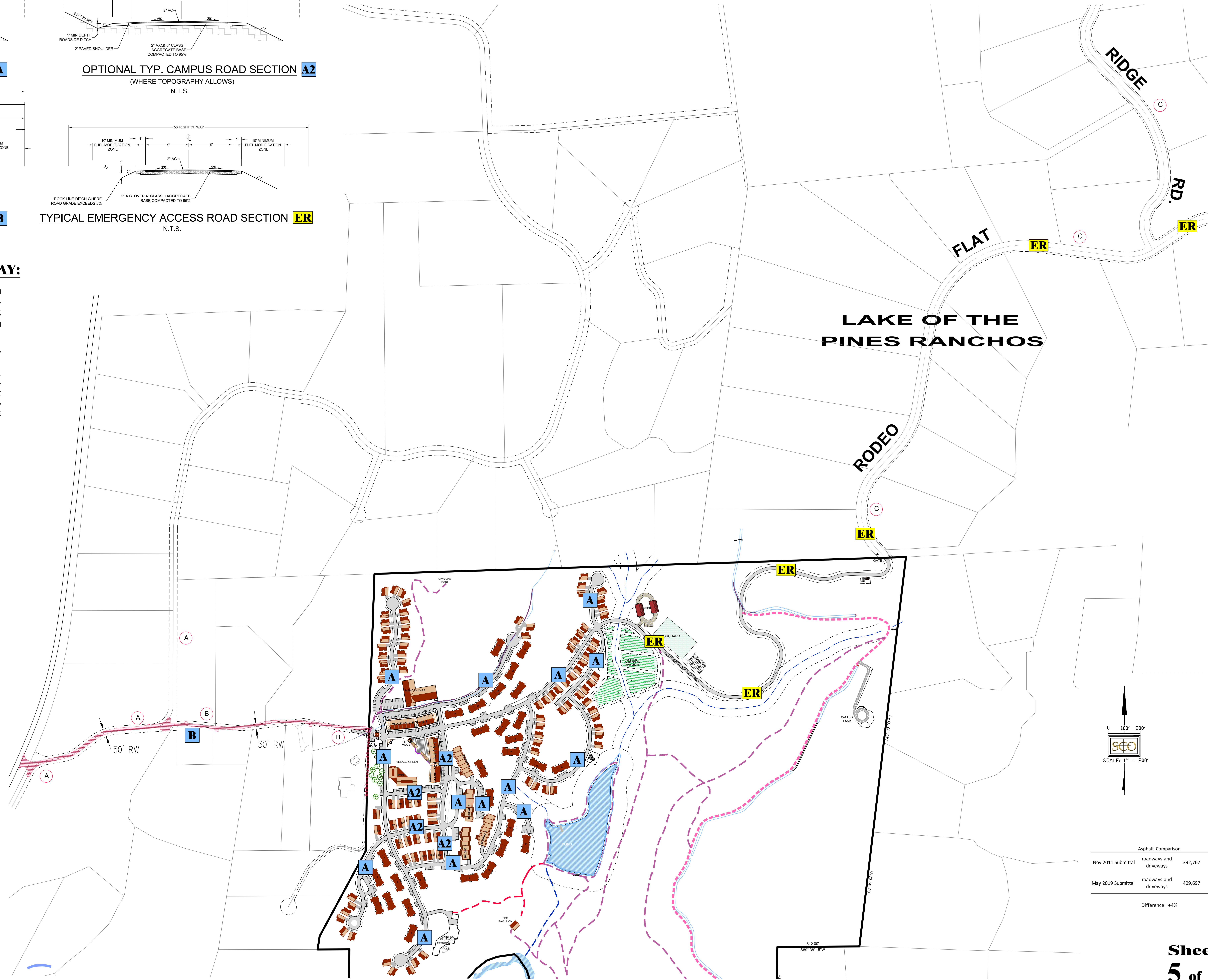
RINCON WAY NOTE:

PORTIONS OF RINCON WAY THAT CURRENTLY FALL OUTSIDE THE EXISTING 30' WIDE EASEMENT WILL BE RELOCATED/RECONSTRUCTED TO FALL WITHIN THE EXISTING EASEMENT, OR ADDITIONAL EASEMENTS WILL BE ACQUIRED TO CONTAIN THE ROADWAY WHERE IT CURRENTLY EXISTS (TYPICAL). THE TYPICAL CAMPUS ROAD SECTION "A" IS PROPOSED.



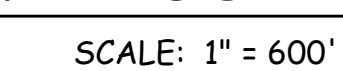
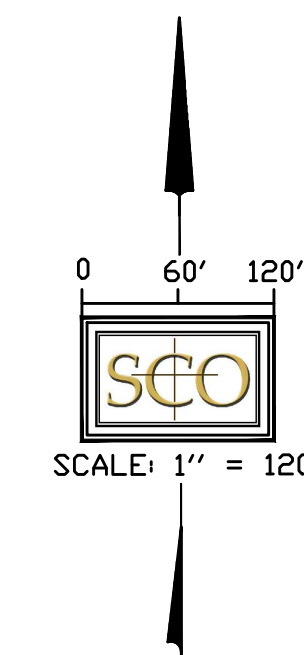
LEGEND:

- EXISTING 4' WIDE EARTHEN TRAIL
- 6' WIDE ASPHALT TRAIL
- EXISTING RINCON WAY ROADWAY SECTION



Asphalt Comparison			
Nov 2011 Submittal	roadways and driveways	392,767	sq ft
May 2019 Submittal	roadways and driveways	409,697	sq ft
Difference +4%			

JANUARY, 2021



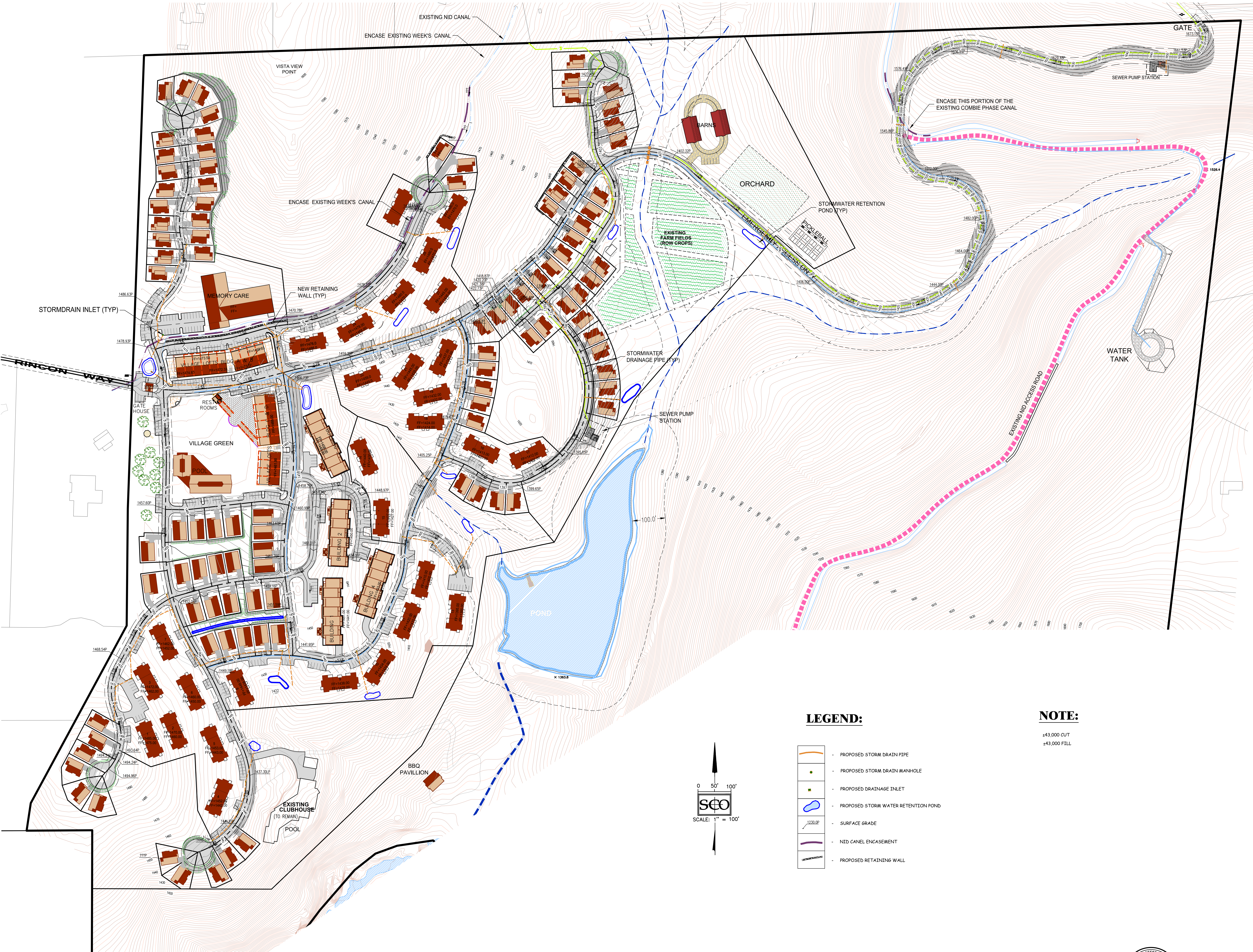
Sheet

Sheet
6 of 7

PRELIMINARY GRADING AND DRAINAGE PLAN

RINCON DEL RIO SENIOR LIVING

BEING A PORTION OF THE SOUTH 1/2 SECTION 33, TOWNSHIP 14 NORTH, RANGE 8 EAST AND THE NORTH 1/2 SECTION 4, TOWNSHIP 13 NORTH, RANGE 8 EAST, M.D.B. & M. WITHIN NEVADA COUNTY, CALIFORNIA
JANUARY 2021

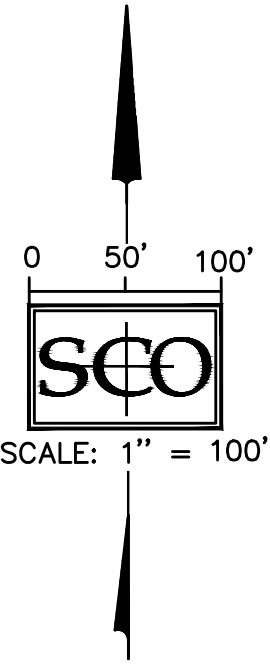


LEGEND:

- PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED DRAINAGE INLET
- PROPOSED STORM WATER RETENTION POND
- SURFACE GRADE
- NID CANAL ENCASEMENT
- PROPOSED RETAINING WALL

NOTE:

±43,000 CUT
±43,000 FILL

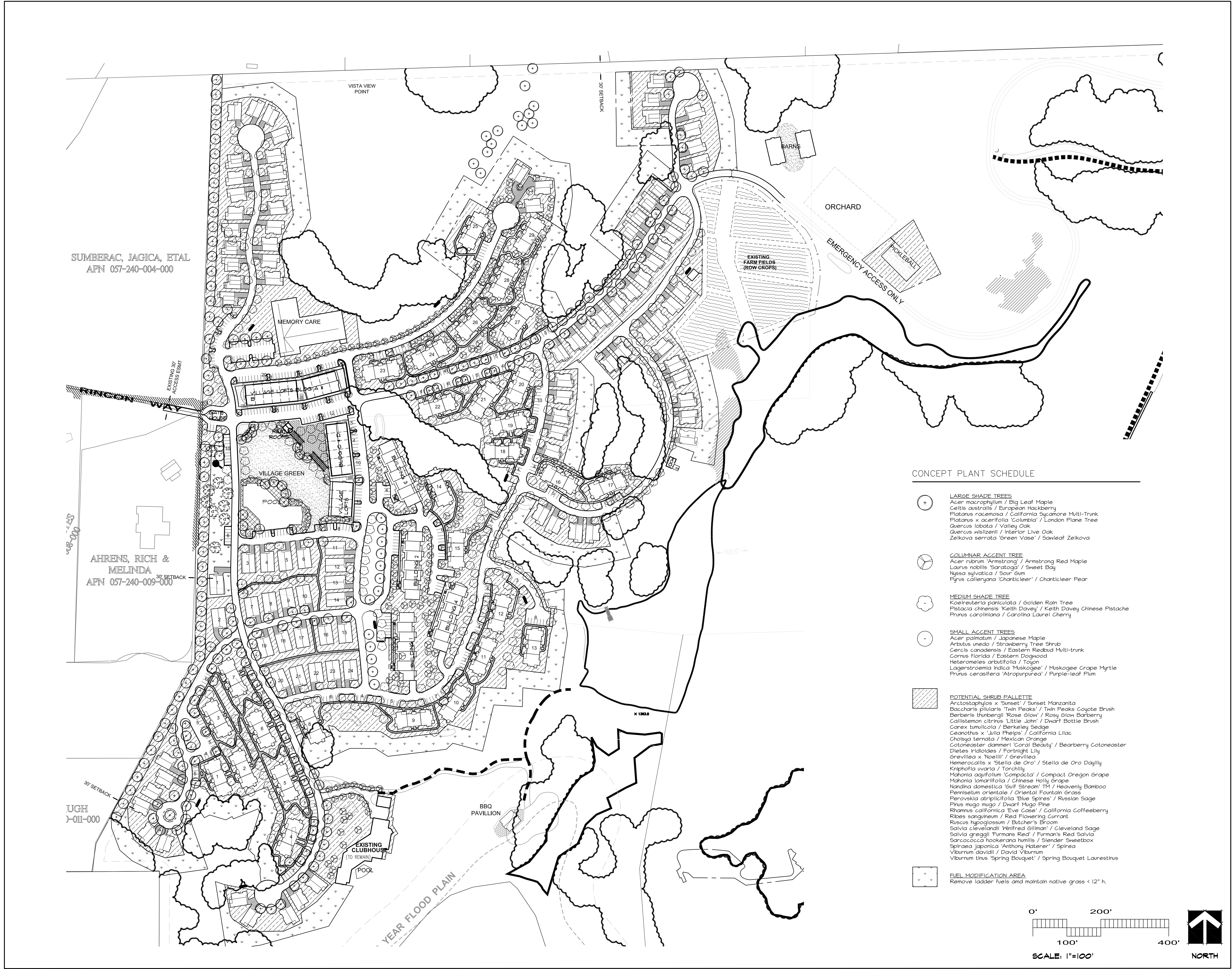


GATE HOUSE TURN- A-ROUND EXHIBIT

RINCON DEL RIO SENIOR LIVING



PLANNING, ENGINEERING & SURVEYING
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
T 530.272.5841 / F 530.272.5880
www.scopeinc.net





YAMASAKI
LANDSCAPE ARCHITECTURE

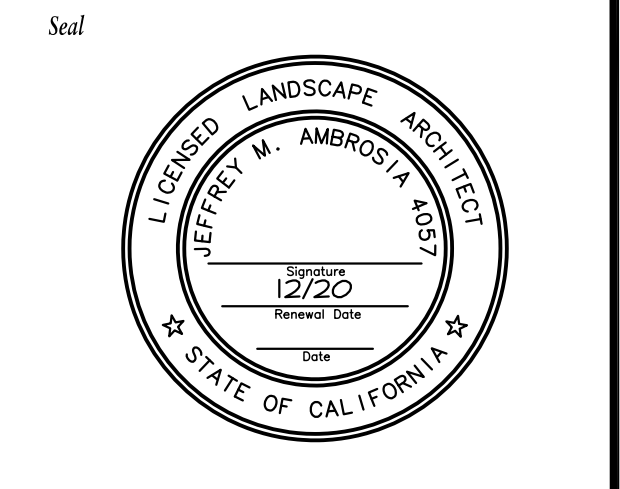
JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

RINCON DEL RIO
SENIOR LIVING
PRELIMINARY LANDSCAPE DEVELOPMENT PLANS
NEVADA COUNTY, CALIFORNIA

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

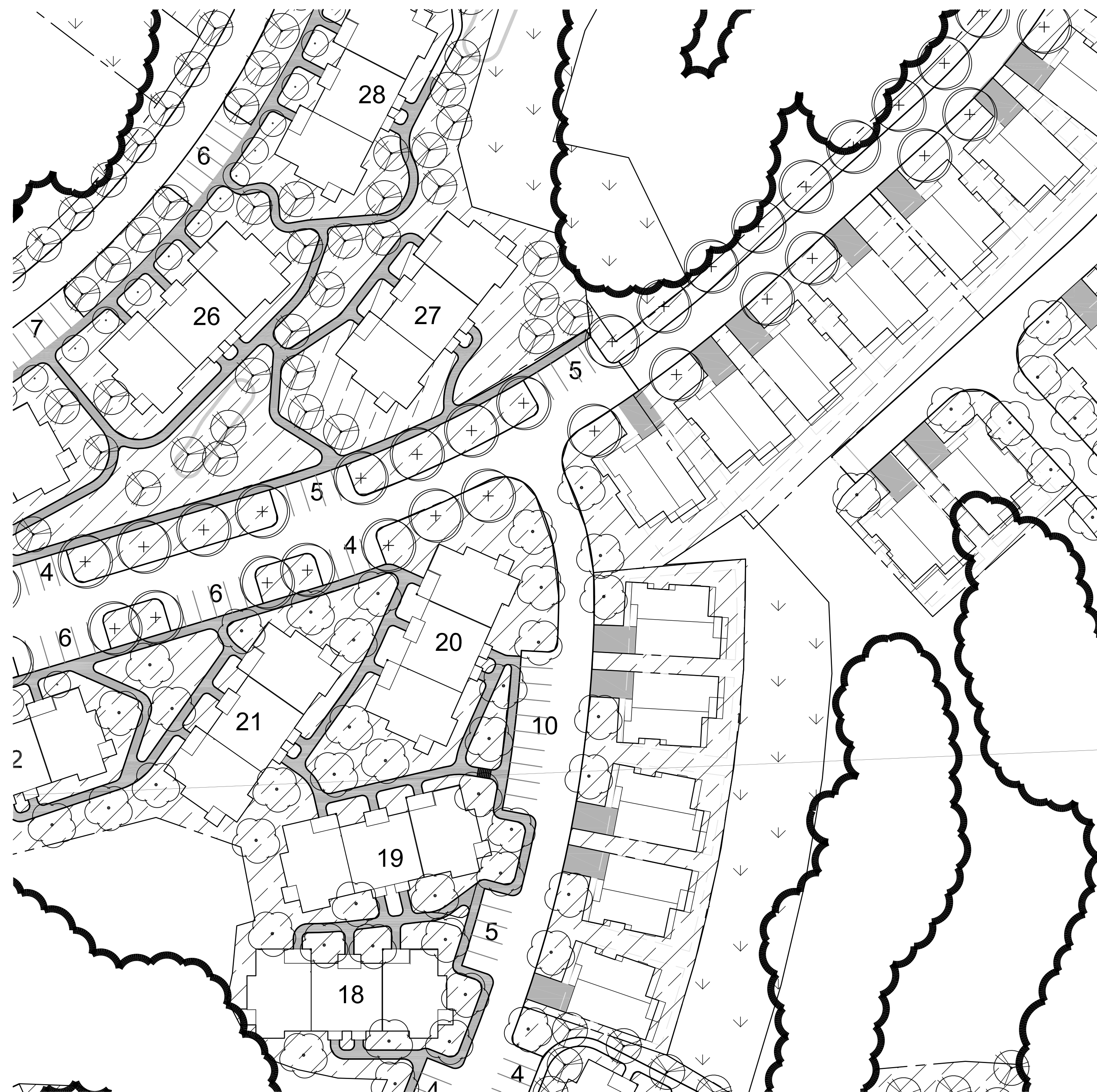
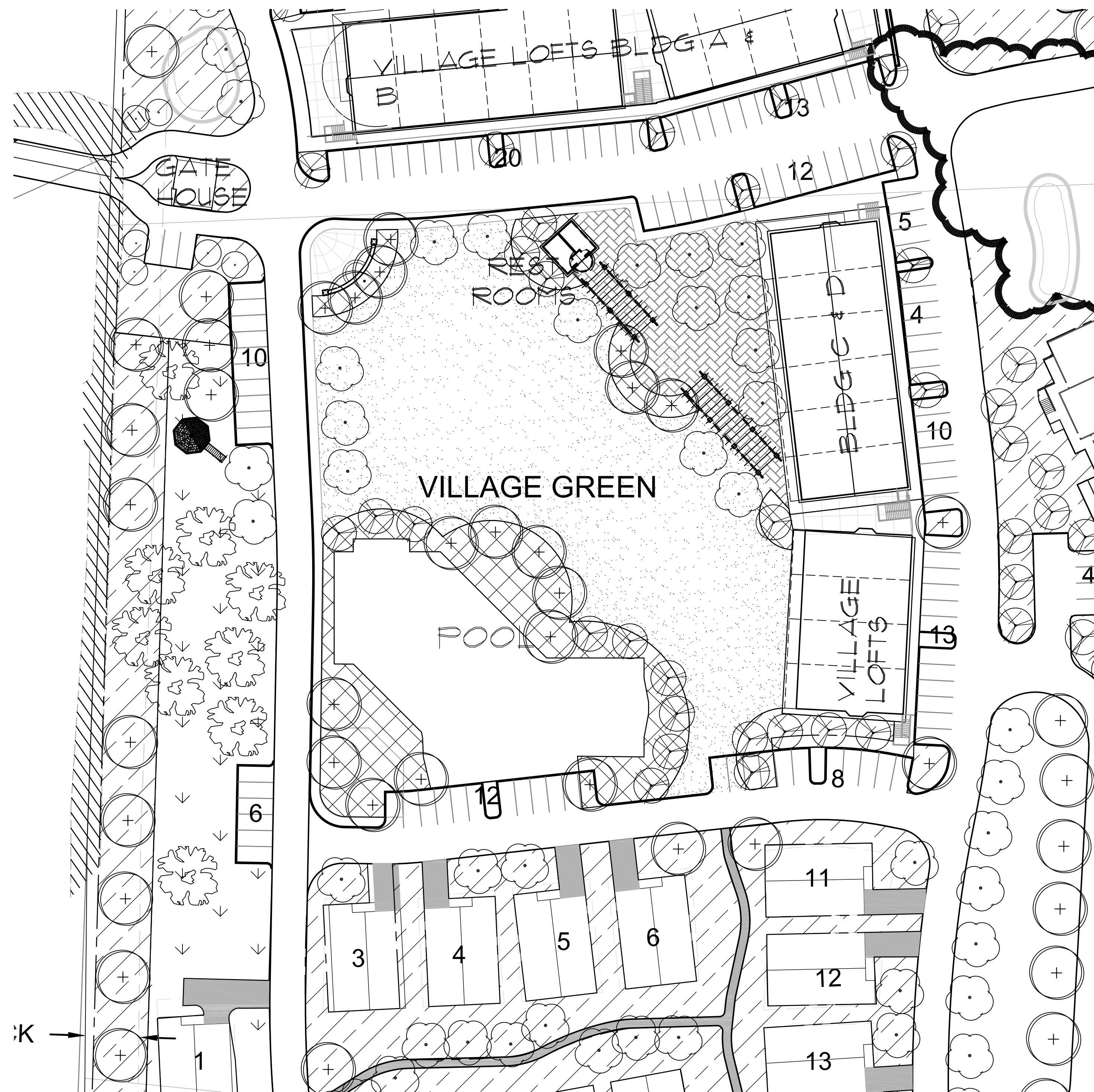
Sheet Title
**PRELIMINARY
PLANTING PLAN**



No.	Date	Revision
△		
△		
△		
△		
△		

Project Mgr.: JMA	Sheet No.:
Drawn By: CJM	
Scale: 1"=100'-0"	L1.1
Date: 10/2/19	
File Name: RD-DD	of 2 sheets

Working in accordance with the Nevada State Board of Landscape Architecture, License No. 12720, Jeff M. Ambrosia, ASLA, No. 12720, State of California, Landscape Architect.



YAMASAKI
LANDSCAPE ARCHITECTURE

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**RINCON DEL RIO
SENIOR LIVING
PRELIMINARY LANDSCAPE DEVELOPMENT PLANS
NEVADA COUNTY, CALIFORNIA**

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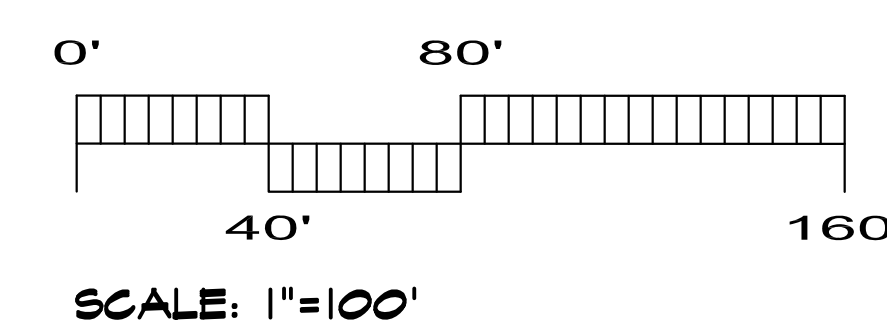
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**LANDSCAPE
ENLARGEMENTS**

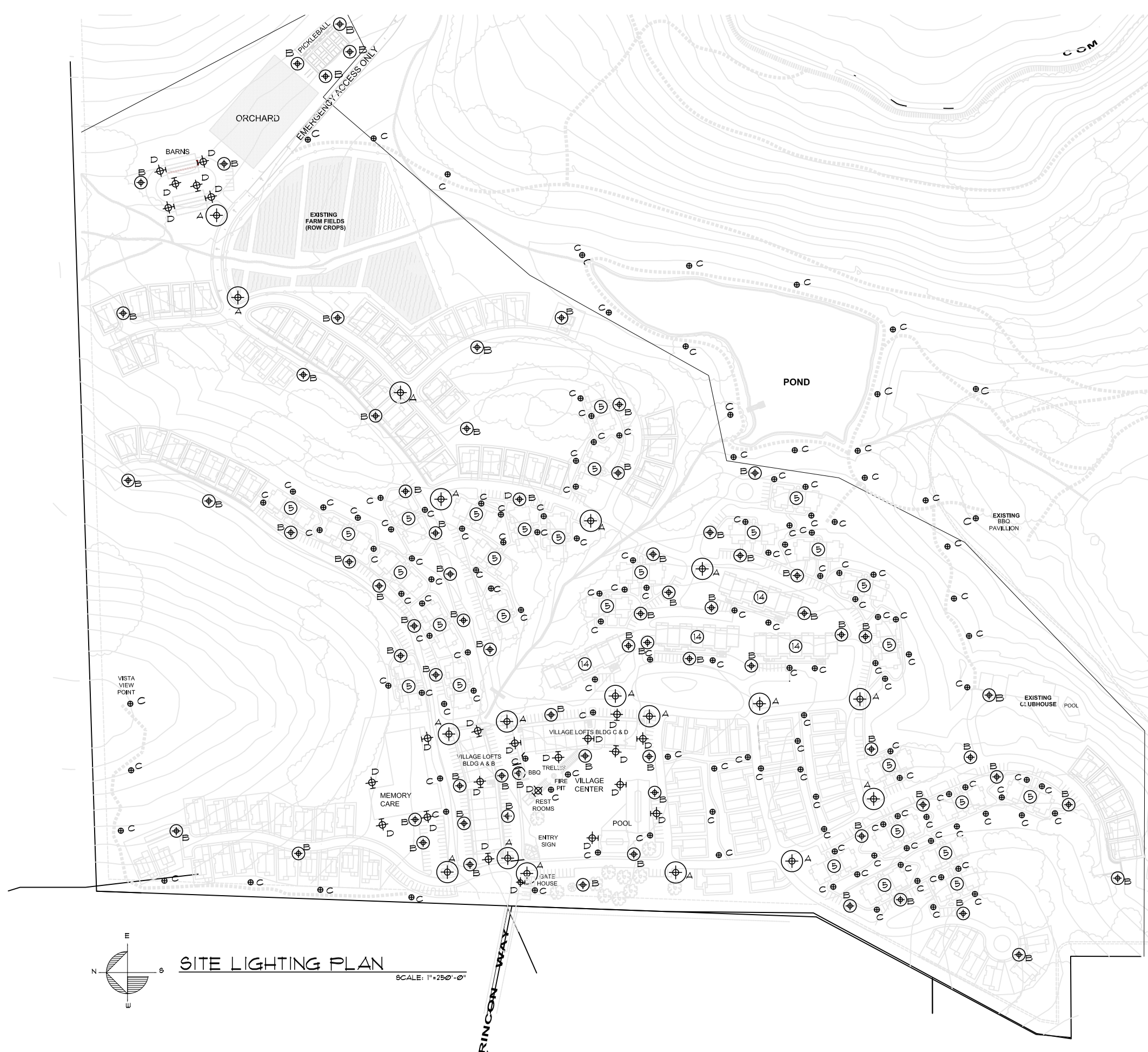
Seal



No. Date Revision
△
△
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△

Project Mgr.: JMA Sheet No.:
Drawn By: CJM
Scale: 1"=40'-0"
Date: 10/2/19
File Name: RD-DD of 2 sheets

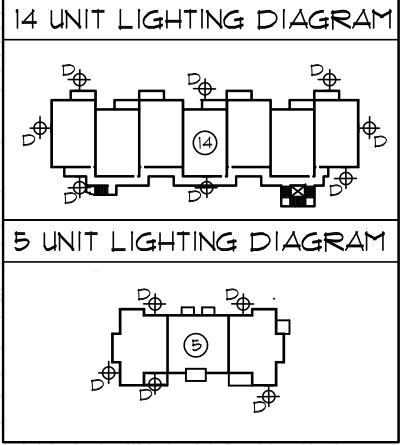
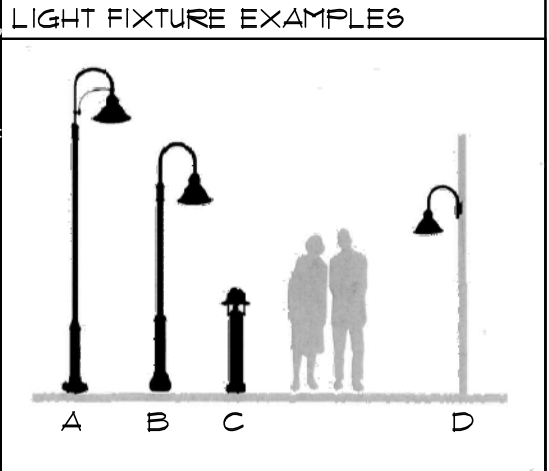


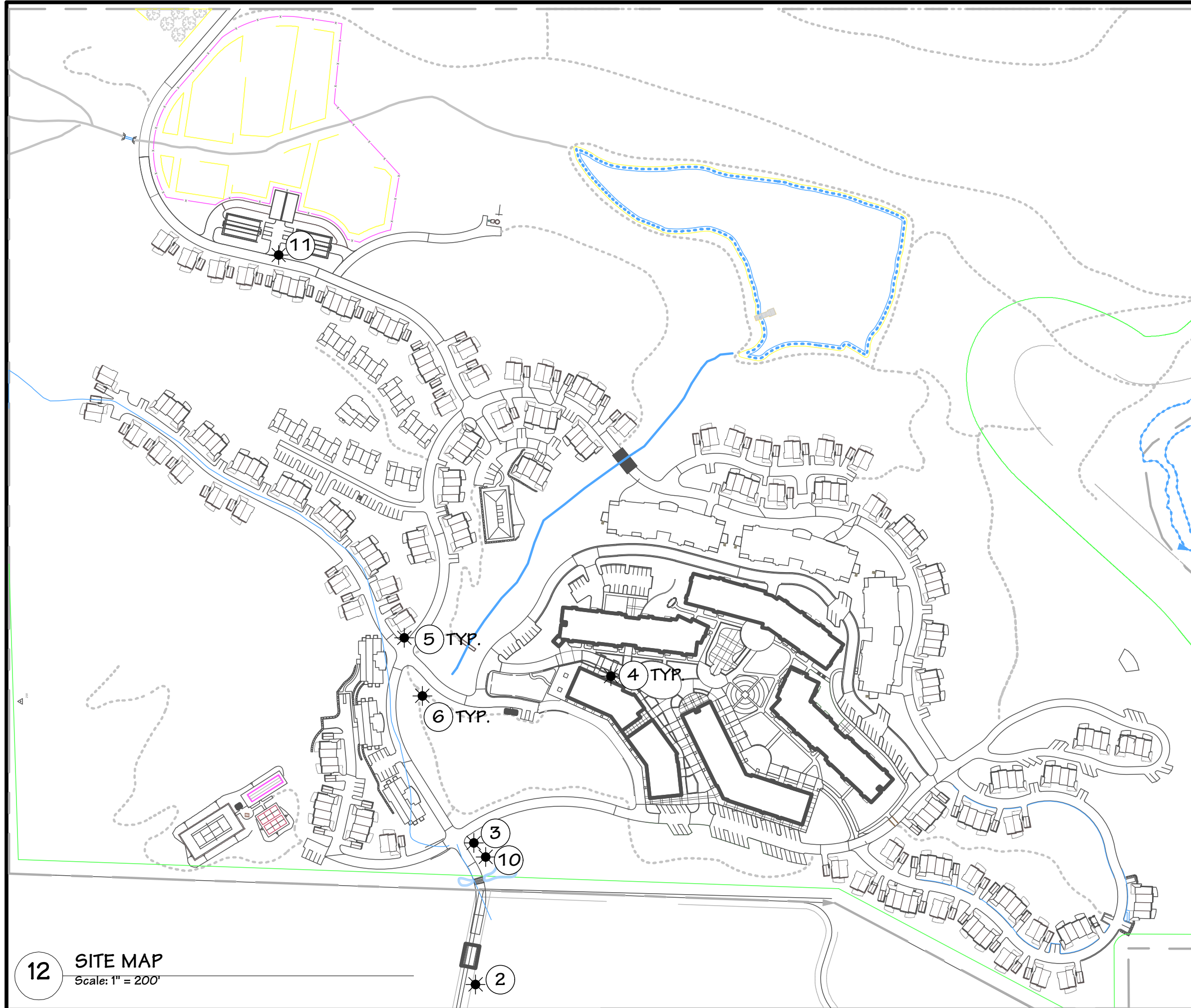


LIGHTING LEGEND		
SYMBOL	DESCRIPTION	FIXTURE COUNT
	DOMUS SMALL SERIES (OR SIMILAR) 12' POLE	18
	DOMUS SMALL SERIES (OR SIMILAR) 8' POLE	71
	DOMUS SMALL SERIES (OR SIMILAR) BOLLARD	139
	DOMUS SMALL SERIES (OR SIMILAR) WALL MOUNT	225

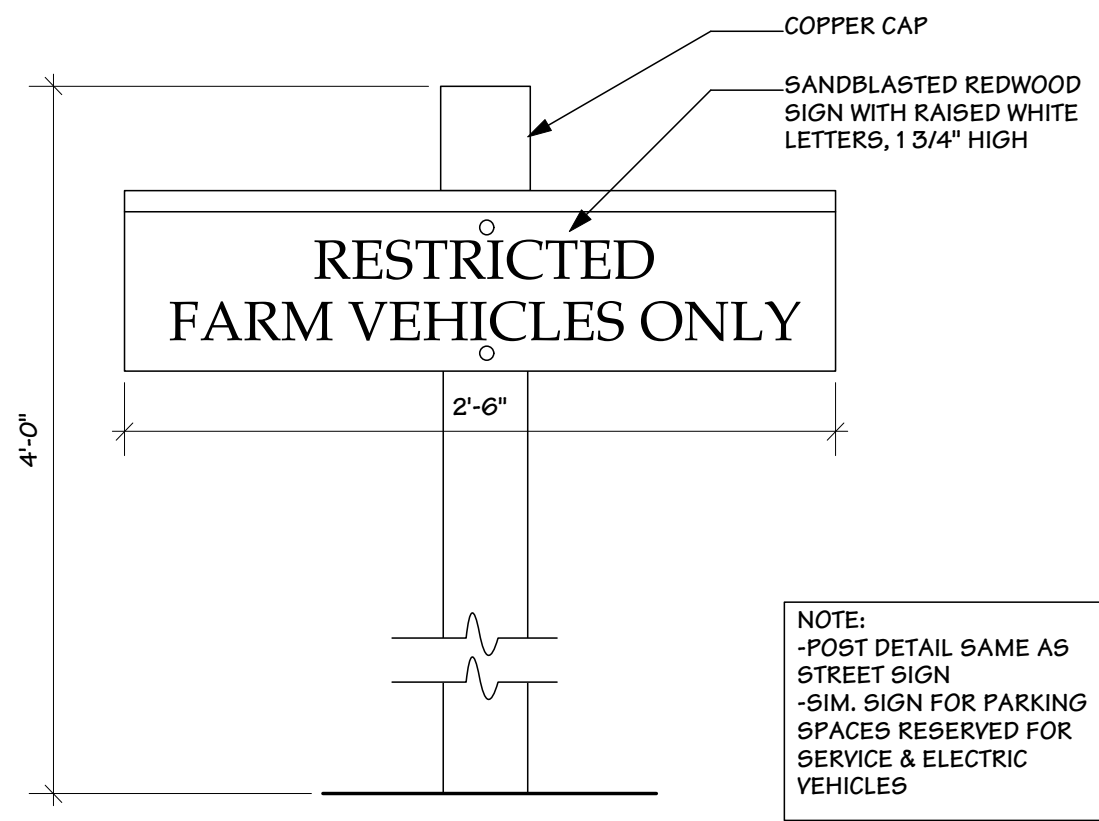
- LIGHT FIXTURE CRITERIA & QUALITIES**
- IDA (INTERNATIONAL DARK SKY ASSOCIATION) APPROVED.
 - LOW ENERGY USAGE LED BULB OPTIONS
 - MATCHING CONFIGURATIONS FOR POLE LIGHTS, BOLLARDS AND WALL LIGHTS.
 - DURABILITY SUITED TO APPLICATION.

- GENERAL NOTES**
- THIS PLAN DOES NOT SHOW INDIVIDUAL UNIT ENTRY PORCH LAMPS. THESE LAMPS WILL BE CONTROLLED BY THE INDIVIDUAL OCCUPANTS OR MOTION SENSORS
 - THE PLAN DOES NOT SHOW LIGHTS AT EXISTING BUILDINGS
 - THE ENTRY SIGN TO HAVE CUSTOM DESIGNED ARCHITECTURAL FEATURE LIGHTING.

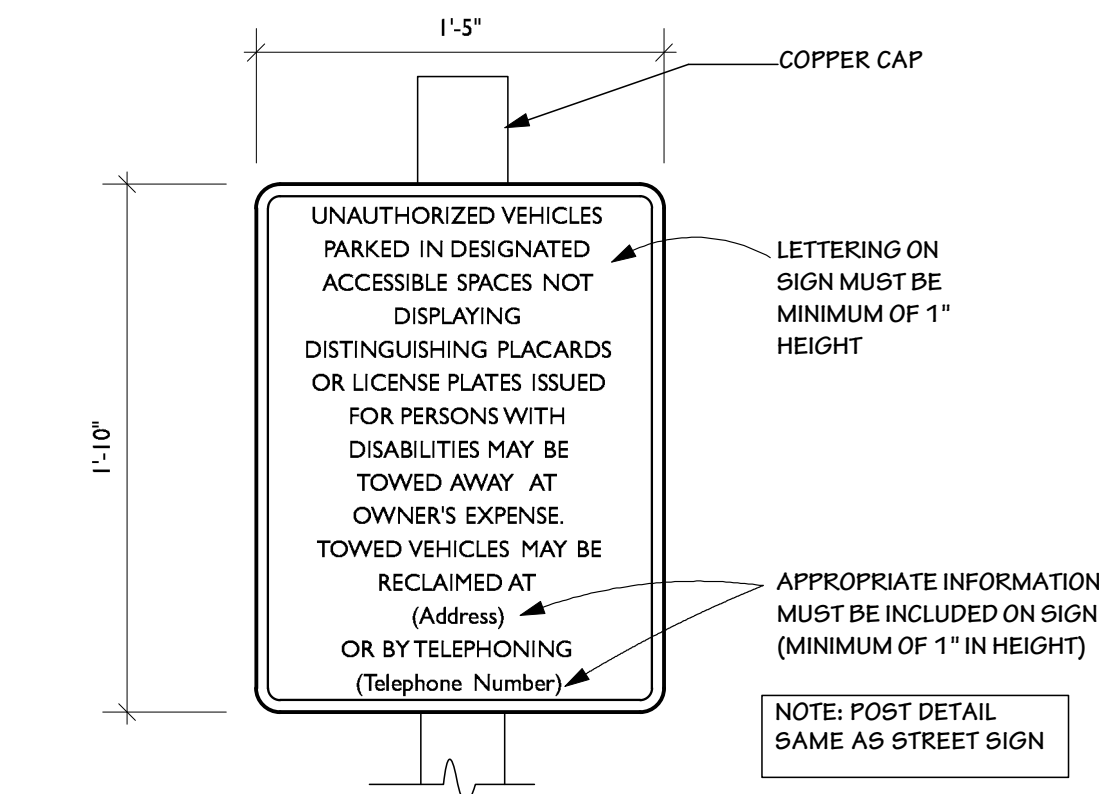




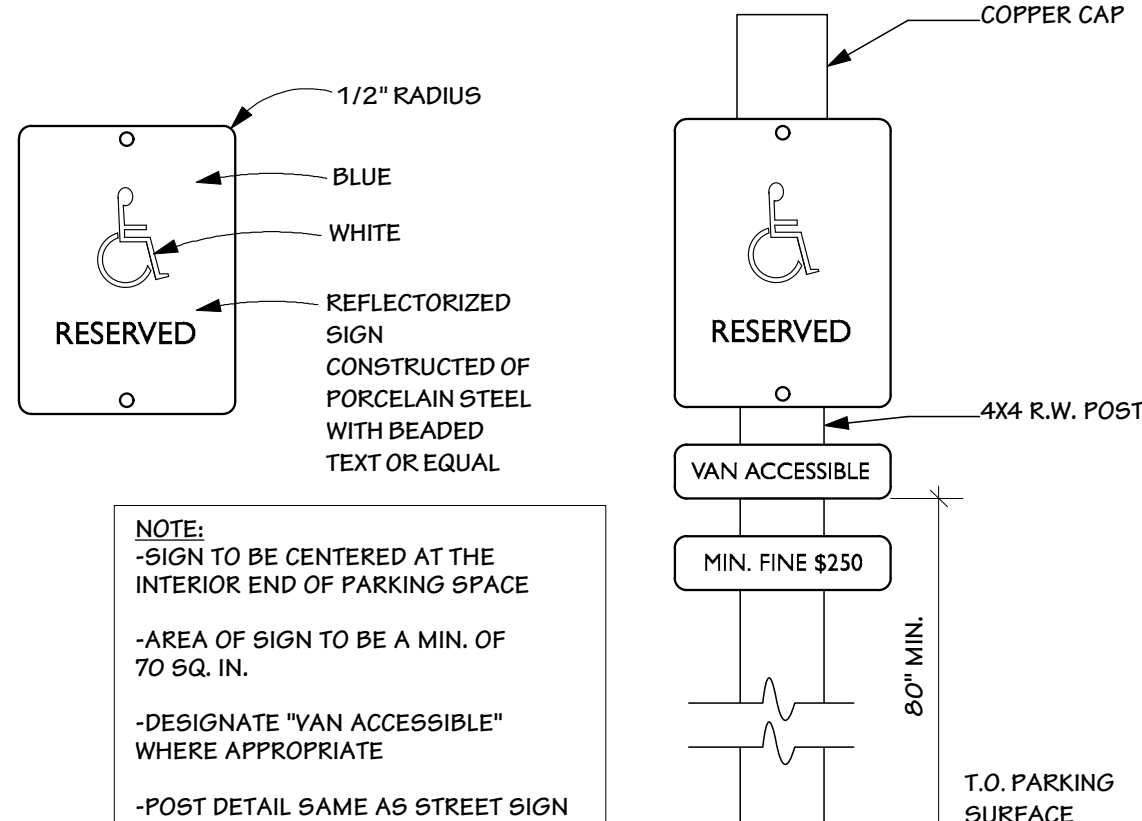
12 SITE MAP
Scale: 1" = 200'



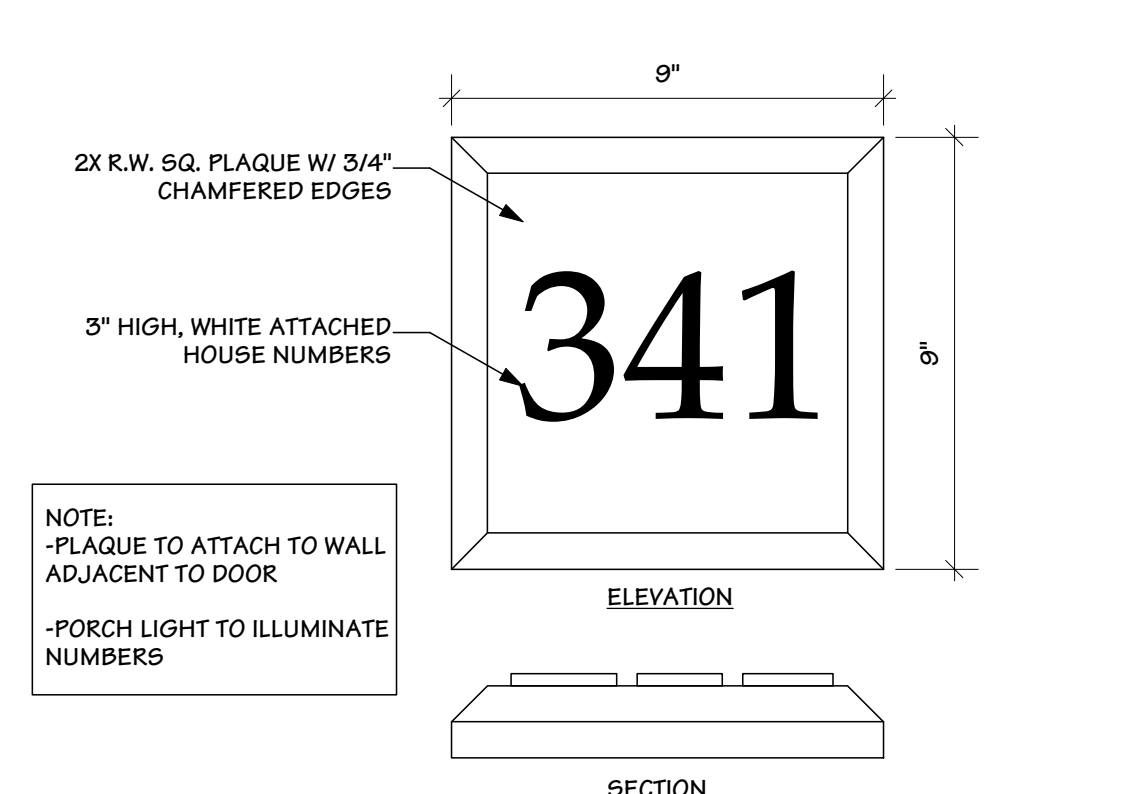
11 RESTRICTED PARKING
Scale: 1 1/2" = 1'-0"



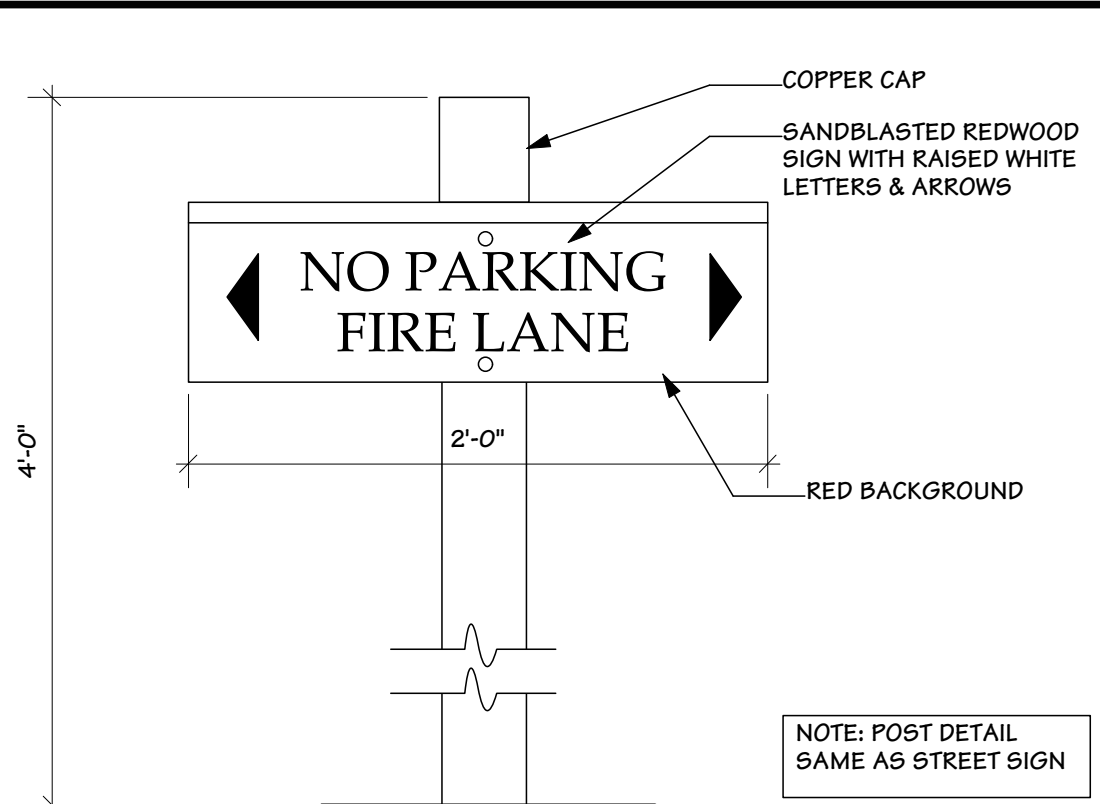
10 SITE ENTRY ACCESSIBLE PARKING SIGN
Scale: 1 1/2" = 1'-0"



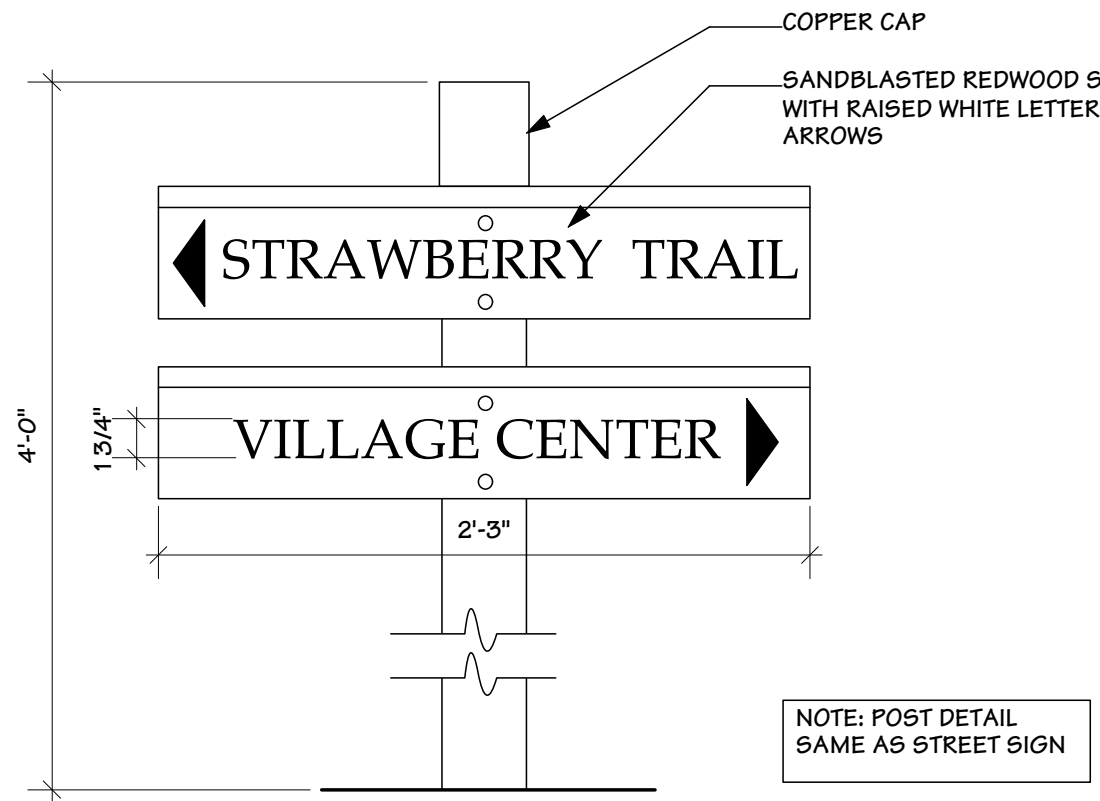
9 TYPICAL ACCESSIBLE PARKING SIGN
Scale: 1 1/2" = 1'-0"



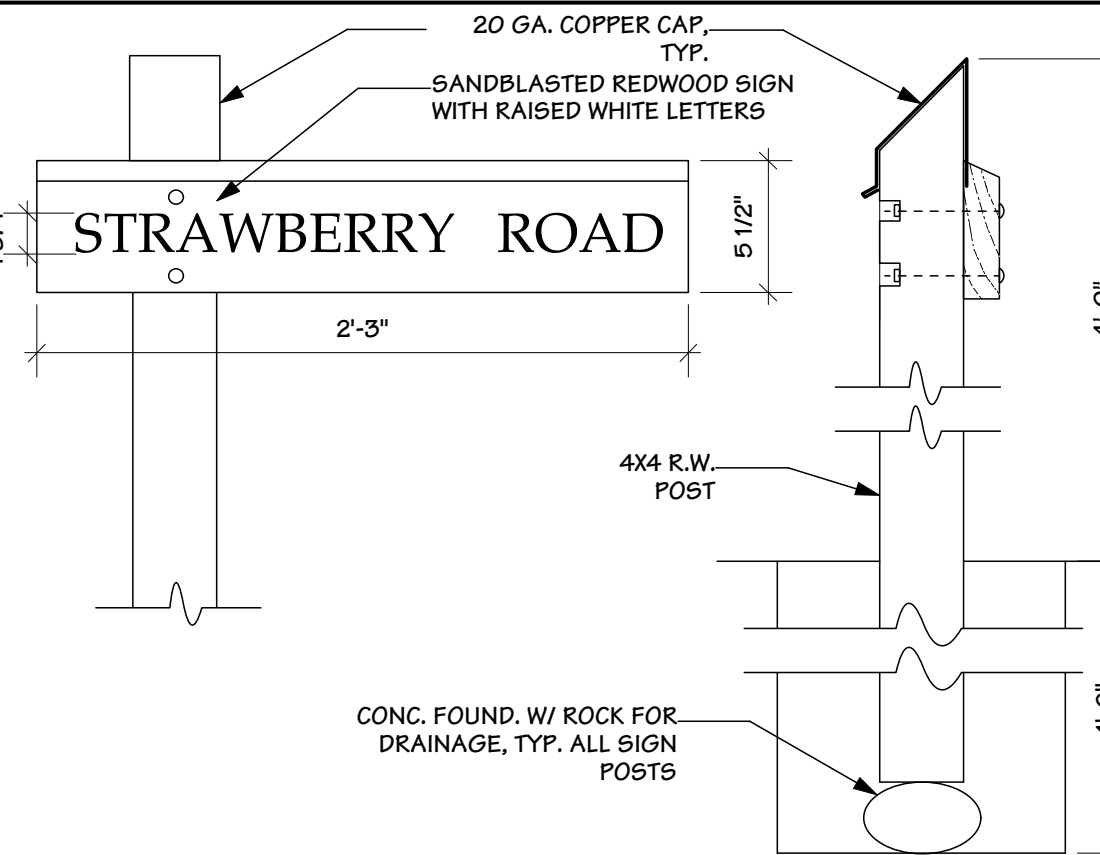
8 TYPICAL RESIDENTIAL UNIT NUMBER
Scale: 3" = 1'-0"



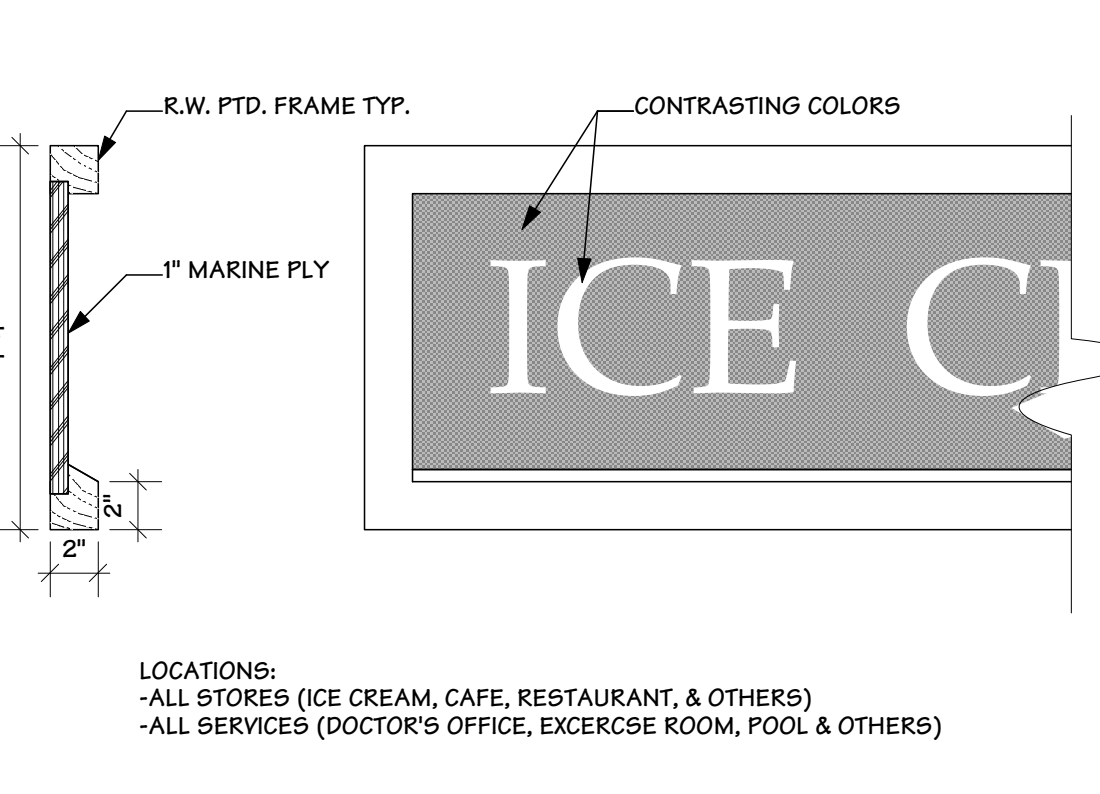
7 TYPICAL FIRE LANE SIGN
Scale: 1 1/2" = 1'-0"



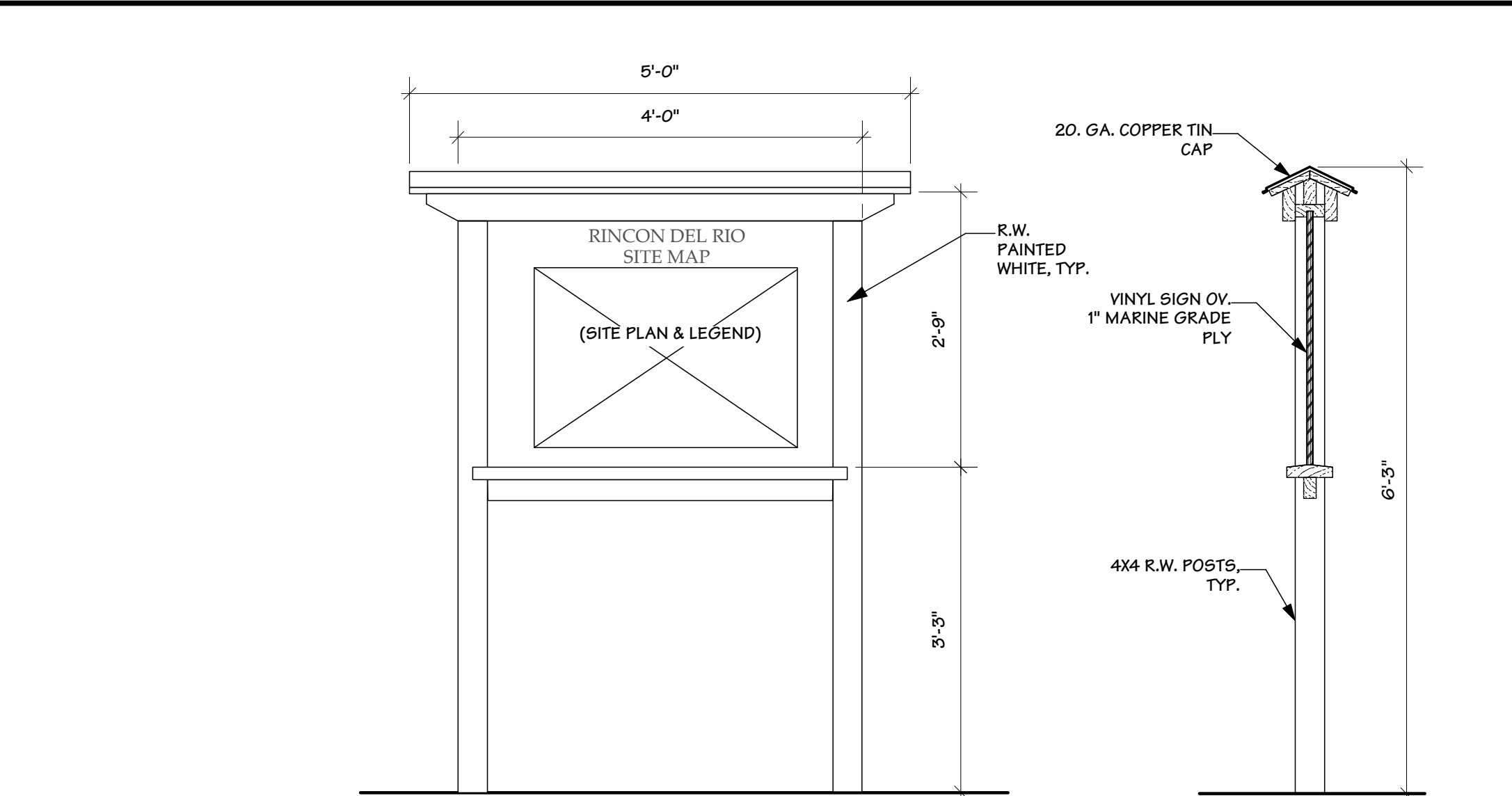
6 TYPICAL PEDESTRIAN WAY FINDING SIGN
Scale: 1 1/2" = 1'-0"



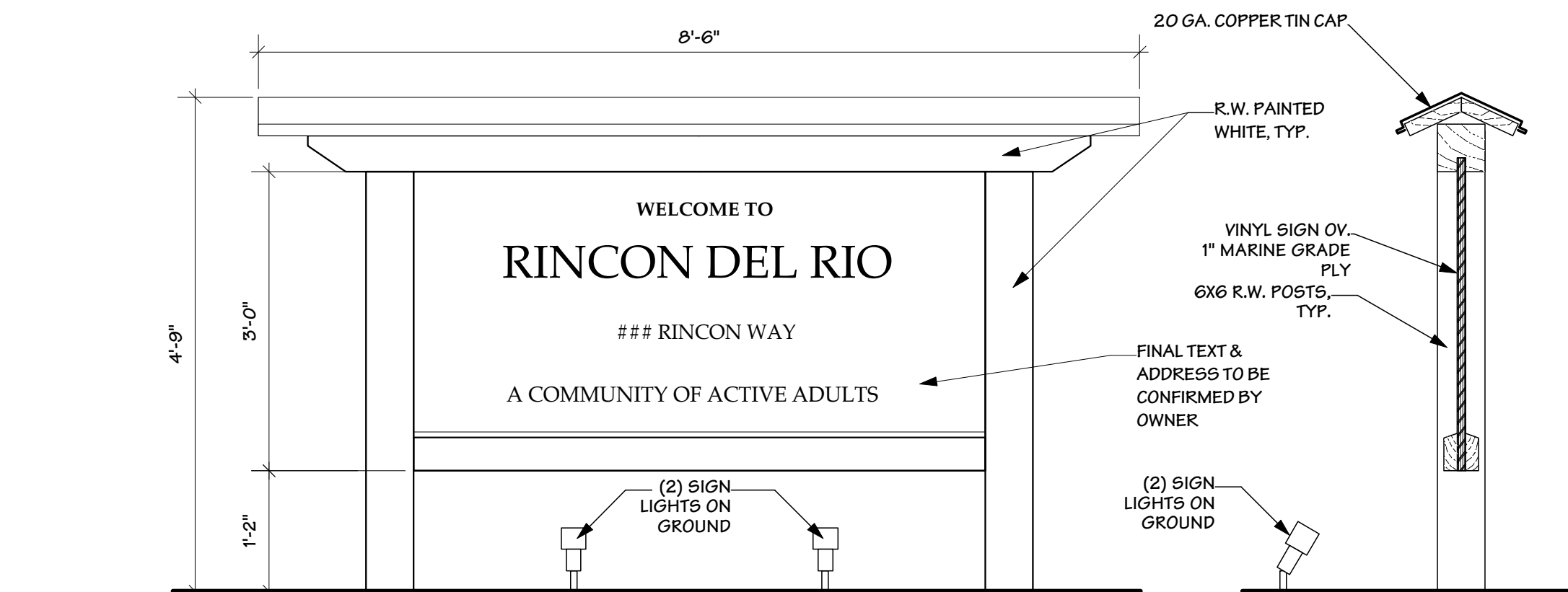
5 TYPICAL STREET SIGN
Scale: 1 1/2" = 1'-0"



4 TYPICAL MERCHANT & SERVICES SIGN
Scale: 1 1/2" = 1'-0"



3 ELEVATION & SECTION OF SITE MAP SIGN (LOCATED AFTER GATE HOUSE)
Scale: 3/4" = 1'-0"



2 ELEVATION & SECTION OF MAIN ENTRY SIGN (BY GATE HOUSE)
Scale: 3/4" = 1'-0"



1 ELEVATION OF SIGN ON HWY 49
Scale: 3/4" = 1'-0"

REVISIONS	BY
McCamant & Durrett Architects 2418 Commercial Street, Nevada City, CA 95959 Tel: (530) 265-9980 Fax: (530) 265-4398 1810 Sixth Street, Berkeley, CA 94710 Tel: (510) 549-9980 Fax: (510) 550-2589 E-mail: cobb@cobhouseingco.com	
RINCON DEL RIO SENIOR LIVING SOUTH NEVADA COUNTY, CA	
SIGNAGE DETAILS	
PLANNING SUBMITTAL SHEET ADDED	
Date	02 JUNE 2010
Scale	AS NOTED
Drawn	MER
Job	RDR
Sheet	A0.4
of - sheets	

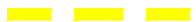


OPTIONAL IN-RASTRUCTURE ALIGNMENT

SEPTEMBER 2011

SHEET 1 OF 1

- 1. A. N. - THOMAS O. AGHAN, TRUSTEE
- 2. A. N. - DARRIN E. DIAZ
- 3. A. N. - STEPHANIE O. AGHAN
- 4. A. N. - ROBERT S. OBATA
- 5. A. N. - DONNA MESSANGER, TRUSTEE
- 6. A. N. - EDWARD L. HOOVER, TRUSTEE
- 7. A. N. - JAMES S. SUSAN TREMPER, TRUSTEE
- 8. A. N. - STEPHAN L. MURPHY, TRUSTEE
- 9. A. N. - A. HARVEY DONNA M. E. ET AL
- 10. A. N. - I. AMY A. AREN ABBOTT
- 11. A. N. - CHRISTOPHER L. AURELIAN
- 12. A. N. - MARCO A. AMEYAN
- 13. A. N. - DAVID L. IAN
- 14. A. N. - TERRILL SHERRILL ARREN, TRUSTEE
- 15. A. N. - JEGGASTORE ET AL
- 16. A. N. - DONALD A. ROY IAN
- 17. A. N. - DONALD ANN AMI
- 18. A. N. - NANCY L. ESTER ET AL
- 19. A. N. - EUGEN MARGARET JOHNSON, TRUSTEE
- 20. A. N. - SEAN H. H. MURRAY
- 21. A. N. - E. E. HERON
- 22. A. N. - E. RIEDE E. RESTE, TRUSTEE ET AL
- 23. A. N. - MARCO A. AMEYAN ET AL
- 24. A. N. - JOHN SHARON E. E. SON, TRUSTEE
- 25. A. N. - ESTATE OF E. REIDA BRANCO, TRUSTEE
- 26. A. N. - MERCEY ETHRIDGE, TRUSTEE
- 27. A. N. - NEVADA CO SANITATION DIST
- 28. A. N. - NEVADA CO SANITATION DIST



- PROPOSED WATER MAIN WITH FIRE
HYDRANTS AND SEWER OR FIRE MAIN
ALIGNMENT

