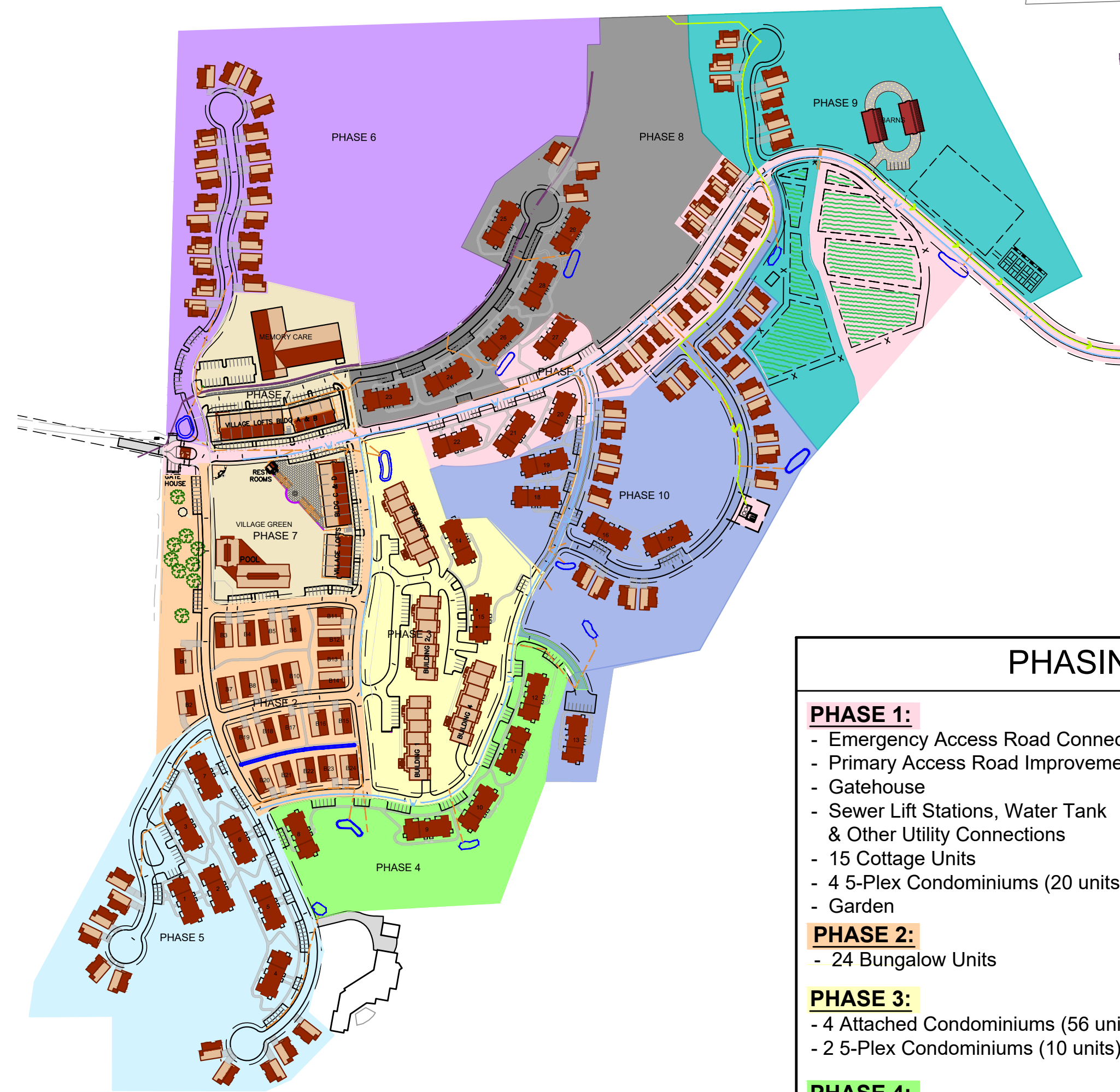


# OVERALL SITE PLAN

## RINCON DEL RIO SENIOR LIVING

JANUARY, 2021

EXHIBIT B



**PHASING EXHIBIT**

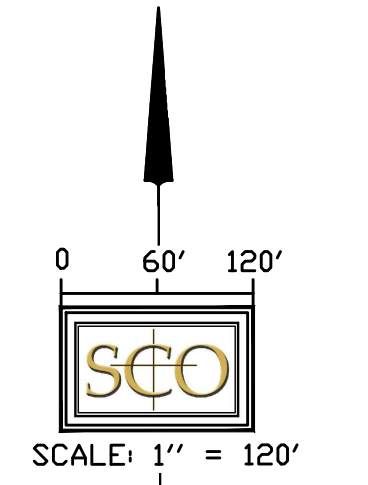
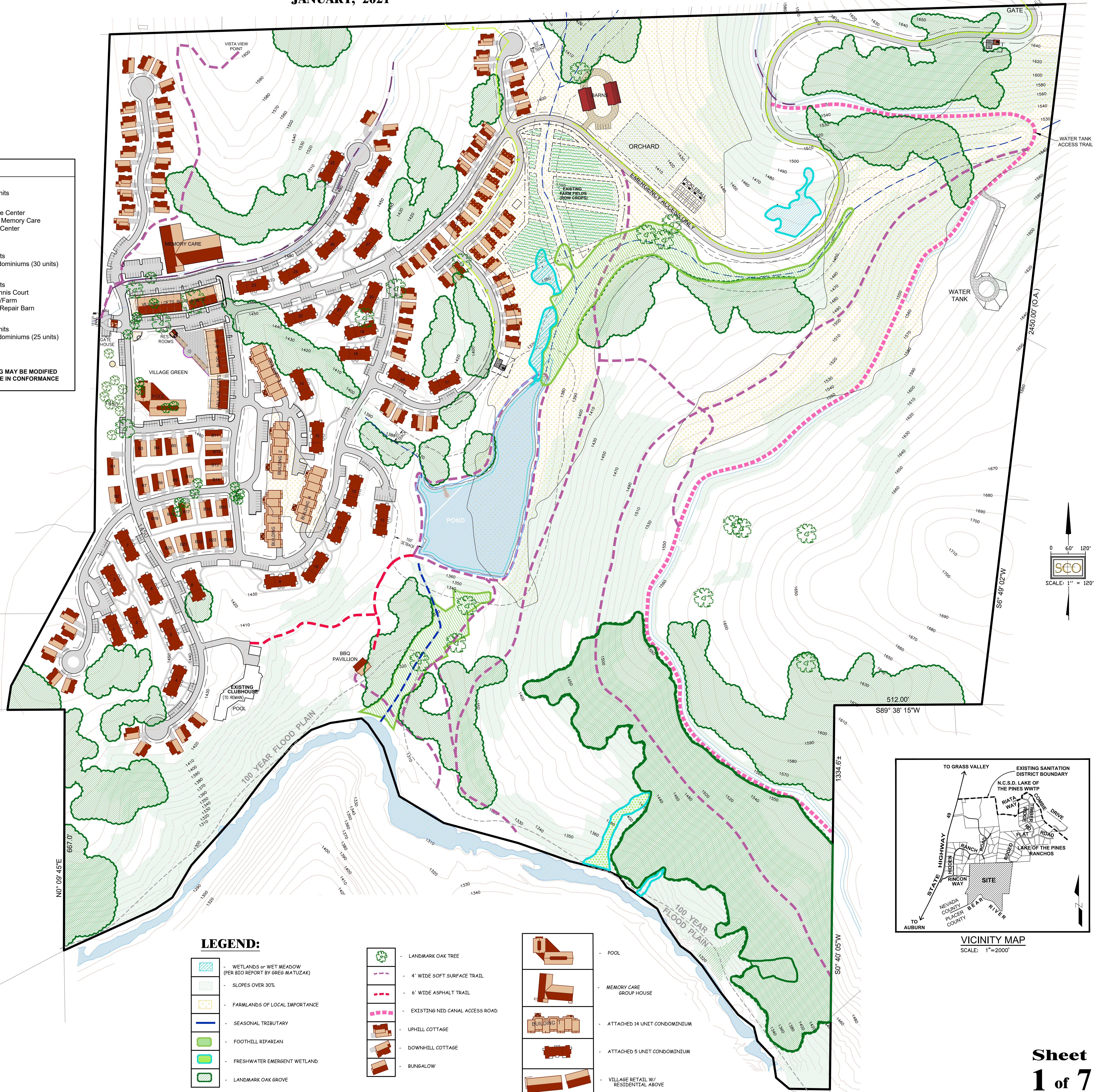
SCALE: 1" = 250'

### PHASING & UNIT COUNT

- |  |  |
|--|--|
| <p><b>PHASE 1:</b></p> <ul style="list-style-type: none"> <li>- Emergency Access Road Connection</li> <li>- Primary Access Road Improvements</li> <li>- Gatehouse</li> <li>- Sewer Lift Stations, Water Tank &amp; Other Utility Connections</li> <li>- 15 Cottage Units</li> <li>- 4 5-Plex Condominiums (20 units)</li> <li>- Garden</li> </ul> <p><b>PHASE 2:</b></p> <ul style="list-style-type: none"> <li>- 24 Bungalow Units</li> </ul> <p><b>PHASE 3:</b></p> <ul style="list-style-type: none"> <li>- 4 Attached Condominiums (56 units)</li> <li>- 2 5-Plex Condominiums (10 units)</li> </ul> <p><b>PHASE 4:</b></p> <ul style="list-style-type: none"> <li>- 5 5-Plex Condominiums (25 units)</li> </ul> <p><b>PHASE 5:</b></p> <ul style="list-style-type: none"> <li>- 11 Cottage Units</li> <li>- 7 5-Plex Condominiums (35 units)</li> </ul> | <p><b>PHASE 6:</b></p> <ul style="list-style-type: none"> <li>- 21 Cottage Units</li> </ul> <p><b>PHASE 7:</b></p> <ul style="list-style-type: none"> <li>- Village Service Center</li> <li>- Group House Memory Care</li> <li>- Pool/ Fitness Center</li> </ul> <p><b>PHASE 8:</b></p> <ul style="list-style-type: none"> <li>- 3 Cottage Units</li> <li>- 6 5-Plex Condominiums (30 units)</li> </ul> <p><b>PHASE 9:</b></p> <ul style="list-style-type: none"> <li>- 7 Cottage Units</li> <li>- Pickleball/ Tennis Court</li> <li>- Row Gardens/Farm</li> <li>- Auto/ Tractor Repair Barn</li> </ul> <p><b>PHASE 10:</b></p> <ul style="list-style-type: none"> <li>- 21 Cottage Units</li> <li>- 5 5-Plex Condominiums (25 units)</li> </ul> |
|--|--|

**PHASING NOTE:**

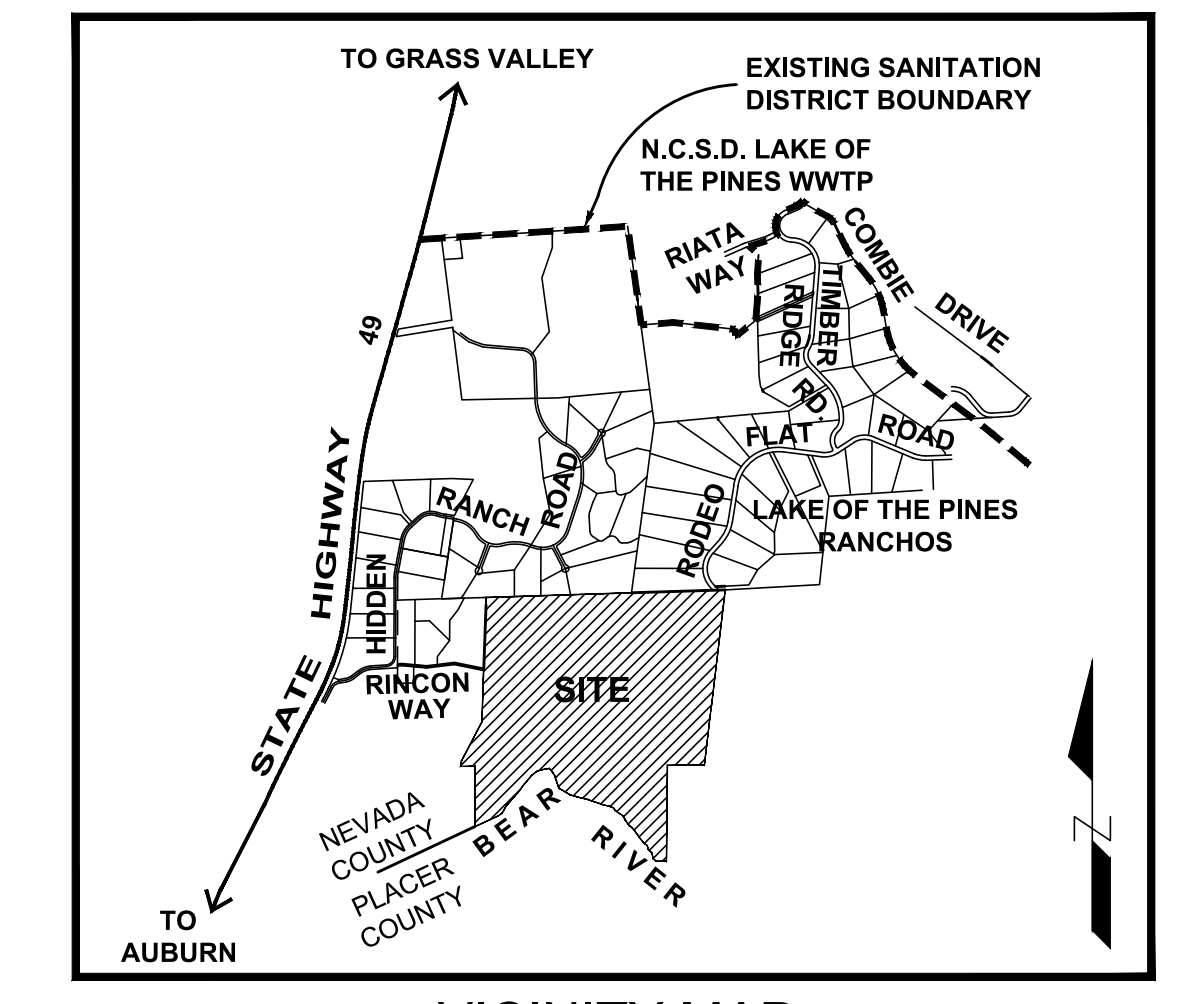
1. THIS IS A PHASED PROJECT. THE ORDER OF PHASING MAY BE MODIFIED AND/OR COMBINED WITH OTHER PHASES, BUT SHALL BE IN CONFORMANCE WITH THE DEVELOPMENT AGREEMENT.



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

**LEGEND:**

- |  |   |  |                                |  |                                     |
|--|---|--|--------------------------------|--|-------------------------------------|
|  | WETLANDS w/ WET MEADOW (PER BEO REPORT BY GREG MATUZAK) |  | LANDMARK OAK TREE              |  | POOL                                |
|  | SLOPES OVER 30%   |  | 4' WIDE SOFT SURFACE TRAIL     |  | MEMORY CARE GROUP HOUSE             |
|  | FARMLANDS OF LOCAL IMPORTANCE                           |  | 6' WIDE ASPHALT TRAIL          |  | ATTACHED 14 UNIT CONDOMINIUM        |
|  | SEASONAL TRIBUTARY                                      |  | EXISTING NID CANAL ACCESS ROAD |  | ATTACHED 5 UNIT CONDOMINIUM         |
|  | FOOTHILL RIPARIAN                                       |  | UPHILL COTTAGE                 |  | VILLAGE RETAIL W/ RESIDENTIAL ABOVE |
|  | FRESHWATER EMERGENT WETLAND                             |  | DOWNHILL COTTAGE               |  |                                     |
|  | LANDMARK OAK GROVE                                      |  | BUNGALOW                       |  |                                     |



**VICINITY MAP**  
SCALE: 1" = 2000'



**PROJECT INFORMATION:**  
**OWNER / APPLICANT:**  
 YOUNG ENTERPRISES, L.P.  
 140 LITTON DRIVE, SUITE 240  
 GRASS VALLEY, CA 95945  
 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:**  
 215.4 AC

**ZONING / GENERAL PLAN:**  
 CCRC

**FIRE PROTECTION:**  
 HIGGINS FIRE PROTECTION DISTRICT

**WATER:**  
 NEVADA IRRIGATION DISTRICT

**ELECTRICAL & GAS UTILITIES:**  
 PACIFIC GAS & ELECTRIC

**TELEPHONE:**  
 AT&T

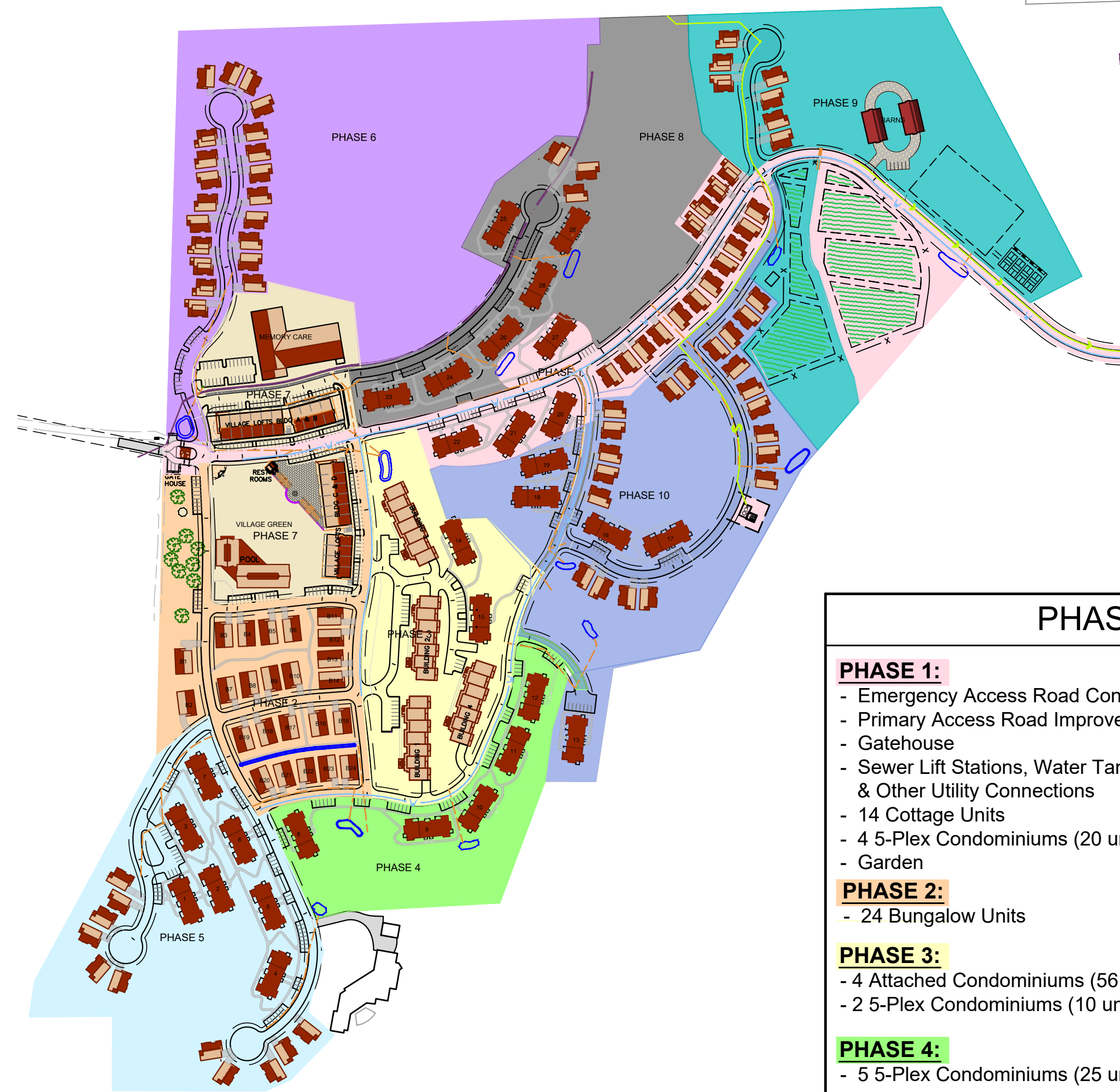
**SEWAGE DISPOSAL:**  
 LAKE OF THE PINES TREATMENT PLANT

S:\Job\_Proj\030803\_Young\wp\030803\_Siteplan25.dwg 1/6/2021 2:07:17 PM

# 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
  - 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.



**PROJECT INFORMATION:**

**OWNER / APPLICANT:**  
 YOUNG ENTERPRISES, L.P.  
 P.O. BOX 8626  
 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:**  
 215± AC

**ZONING / GENERAL PLAN:**  
 CCRC

**FIRE PROTECTION:**  
 HIGGINS FIRE PROTECTION DISTRICT

**WATER:**  
 NEVADA IRRIGATION DISTRICT

**ELECTRICAL & GAS UTILITIES:**  
 PACIFIC GAS & ELECTRIC

**TELEPHONE:**  
 A&T

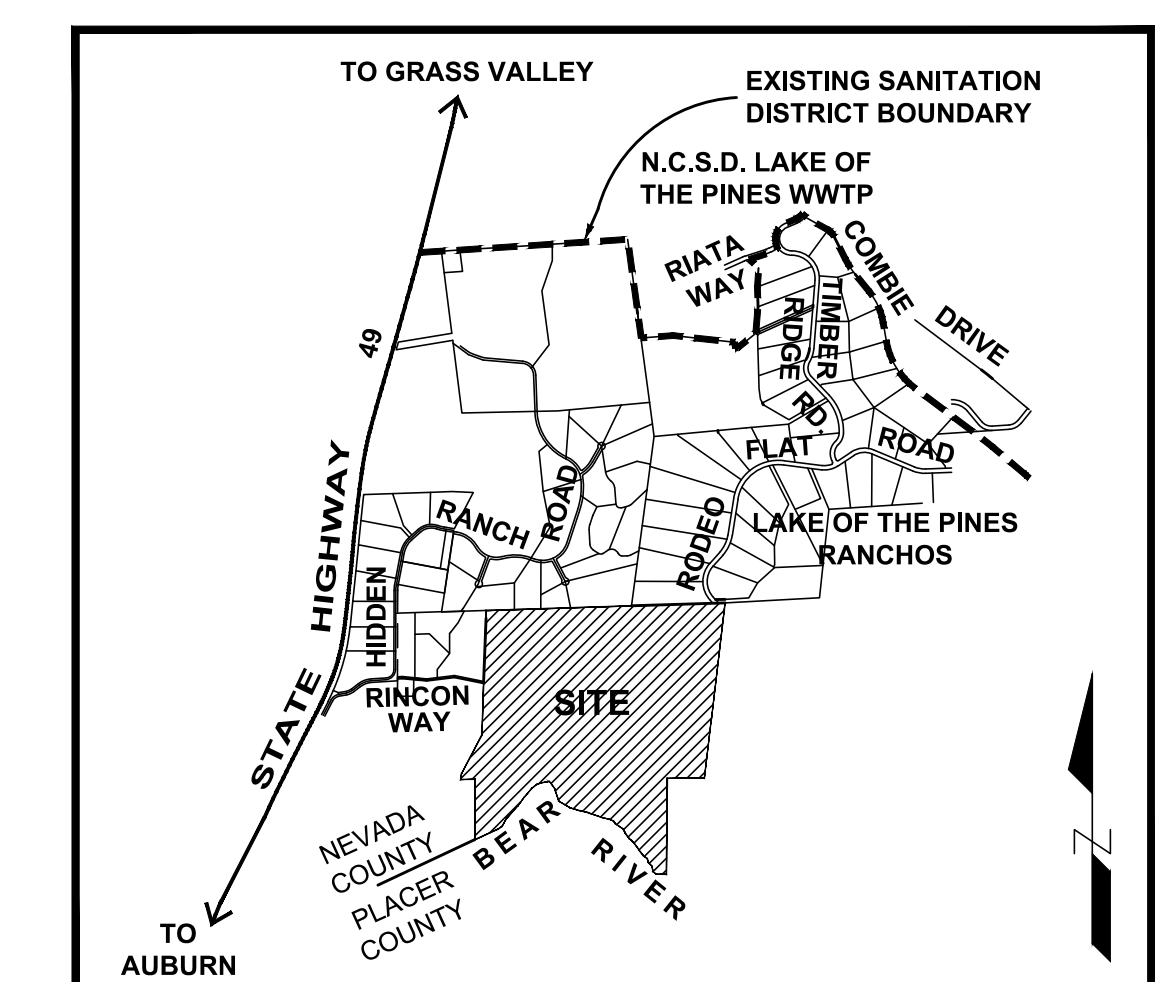
**SEWAGE DISPOSAL:**  
 LAKE OF THE PINES TREATMENT PLAN

**Rincon del Rio Proposed Project Revisions**

Building Type	No. of Buildings	No. of Units	Unit Size	Building Size (sf)	Parking
<b>Residential Independent Living</b>					
Cottages	78	78	1,785-2,600 sf	Varies	78 Resident 78 Guest
Bungalows	24	24	1,750	Varies	24 Resident 24 Guest
5 unit Condo	29	145			150 Resident 94 Guest
14 unit Condos	4	56	1,300	28,000	56 Resident 24 Guest
<b>Subtotals</b>	<b>135</b>	<b>303</b>			<b>528</b>
<b>Residential Nursing Care</b>					
Group House Memory Care	1	22	88 Beds	46,000*	44
<b>Subtotals</b>	<b>1</b>	<b>22</b>			<b>44</b>
<b>Village Center</b>					
Support Retail	4			30,000	100
Residential Loft Condominiums		20	1,500		20 Residential 7 Guest
<b>Subtotals</b>	<b>4</b>	<b>20</b>			<b>127</b>
<b>Common Area Support Services</b>					
Clubhouse (Existing Building)	1			14,000	8
Pool					
Building/Classroom/ Gathering	1			10,000	18
Community Barn	2		2,800		6
Gatehouse	1			935	
<b>Subtotals</b>	<b>5</b>				<b>32</b>
<b>Totals</b>	<b>145</b>	<b>345</b>			<b>731</b>

**LEGEND:**

- WETLANDS or WET MEADOW (PER BIO REPORT BY GREG MATUZAK)
- SLOPES OVER 30%
- FARMLANDS OF LOCAL IMPORTANCE
- SEASONAL TRIBUTARY
- FRESHWATER RIPARIAN
- 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'

S:\Job\_Proj\030803\_Young\030803\_Siteplan25.dwg 1/6/2021 2:07:25 PM

# COMPREHENSIVE MASTER PLAN

## RINCON DEL RIO SENIOR LIVING

JANUARY, 2021

**LEGEND:**

- WETLANDS or WET MEADOW (PER BTO 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
- 6' WIDE ASPHALT TRAIL
- EXISTING NID CANAL ACCESS ROAD
- 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						
Building Type	No. of Buildings	No. of Units	Unit Size	Business Size (sf)	Parking	
<b>Residential Independent Living</b>						
Cottages	78	78	1785-2600 sf	Varies	78 Resident 28 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	
<b>Subtotals</b>	<b>135</b>	<b>303</b>				<b>528</b>
<b>Residential Nursing Care</b>						
Group House Memory Care	1	22	88 Beds	46,000*	44	
<b>Subtotals</b>	<b>1</b>	<b>22</b>				<b>44</b>
<b>Village Center</b>						
Support Retail	4			30,000	100	
Residential Loft Condominiums	1	20	1,500		20 Residential 7 Guest	
<b>Subtotals</b>	<b>4</b>	<b>20</b>				<b>127</b>
<b>Common Area Support Services</b>						
Clubhouse (Existing/Building)	1			14,000	8	
Pool						18
Building Classroom/Gathering	1			10,000		
Community Barn	2		2,800		6	
Gatehouse	1			935		
<b>Subtotals</b>	<b>5</b>					<b>32</b>
<b>Totals</b>	<b>145</b>	<b>345</b>				<b>731</b>

**SCO** PLANNING, ENGINEERING & SURVEYING  
 140 LITTON DRIVE, SUITE 240  
 GRASS VALLEY, CA 95945  
 (530) 272-5841 / (530) 272-5888  
 www.scoplanet.net

**PROJECT INFORMATION:**

**OWNER / APPLICANT:**  
 YOUNG ENTERPRISES, L.P.  
 P.O. BOX 8626  
 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 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:**  
 215.4 AC

**ZONING / GENERAL PLAN:**  
 CCRC

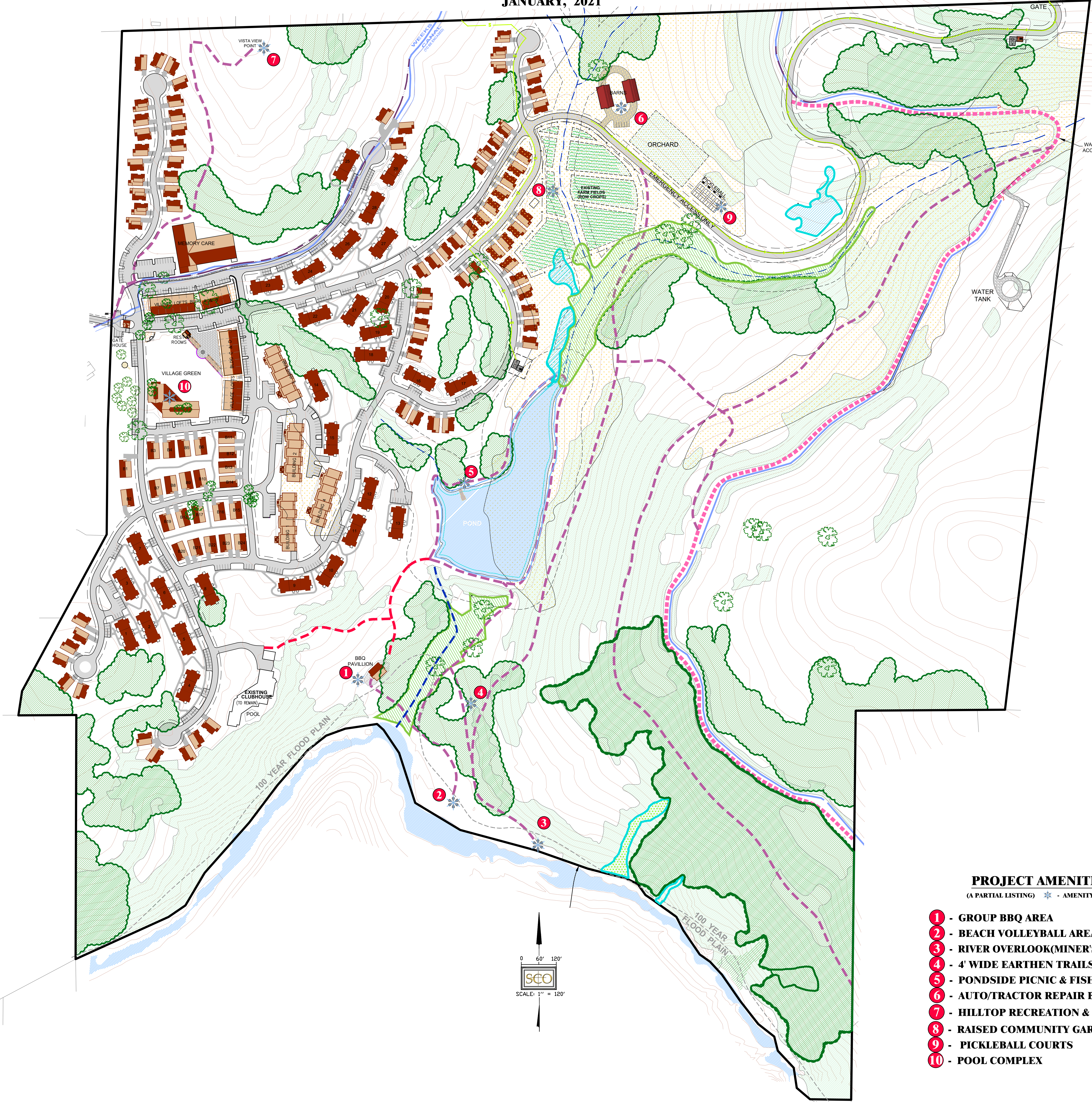
**FIRE PROTECTION:**  
 HIGGINS FIRE PROTECTION DISTRICT

**WATER:**  
 NEVADA IRRIGATION DISTRICT

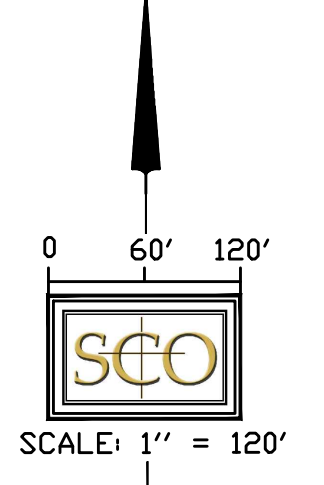
**ELECTRICAL & GAS UTILITIES:**  
 PACIFIC GAS & ELECTRIC

**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: \_\_\_\_\_

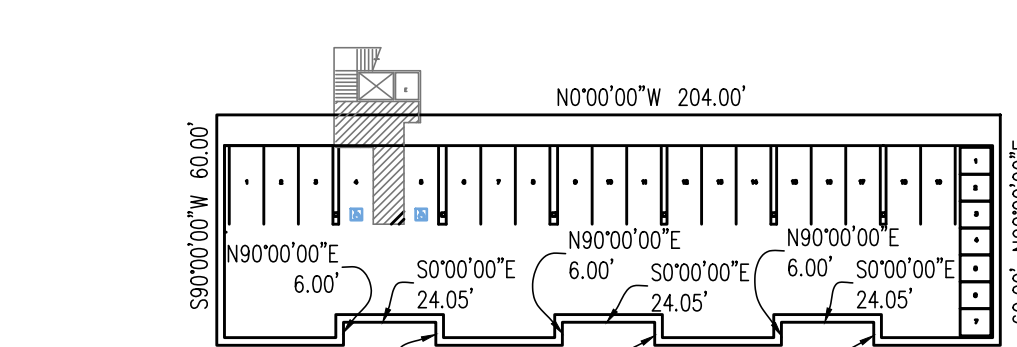
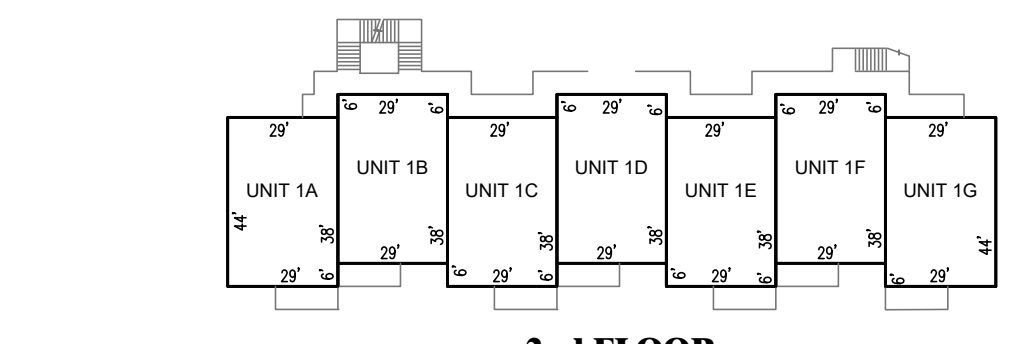
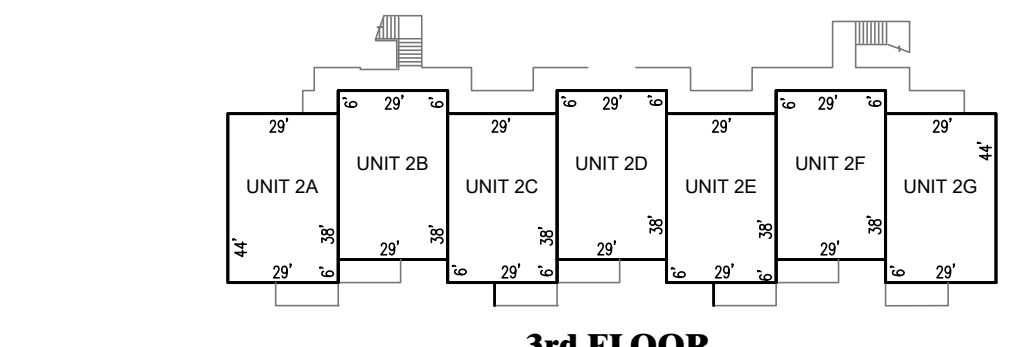
S:\Jobs\_Proj\050803\_Young\050803\_Siteplan25.dwg 1/6/2021 2:07:33 PM

# TENTATIVE MAP

## RINCON DEL RIO SENIOR LIVING

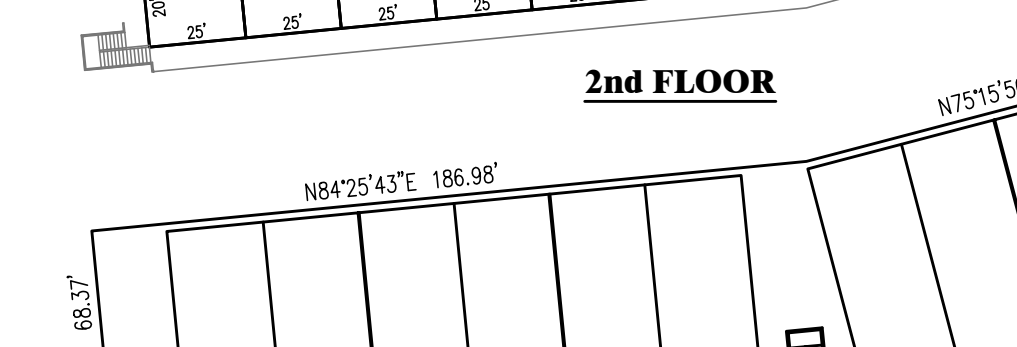
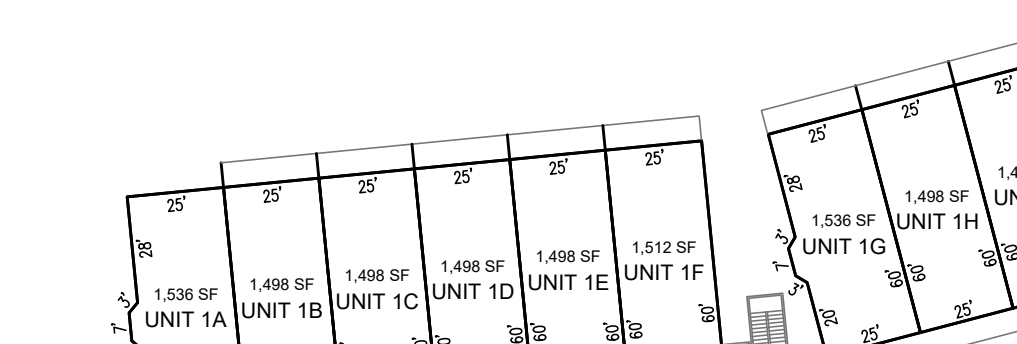
### JANUARY, 2021

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%

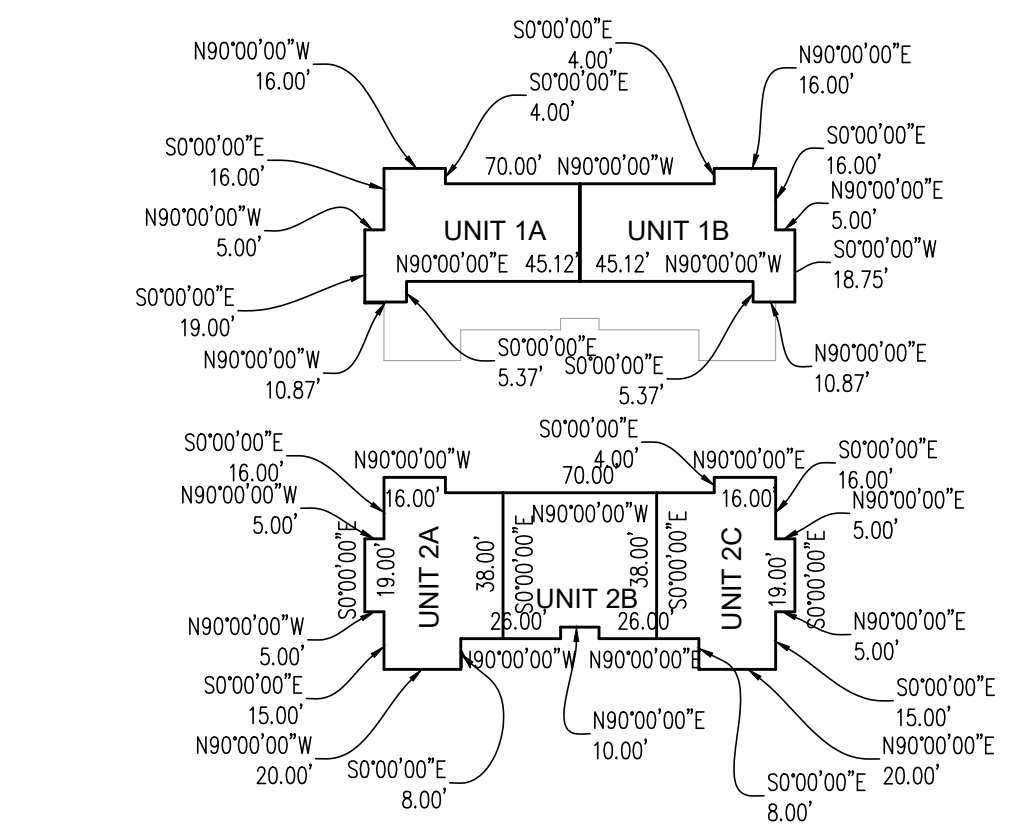
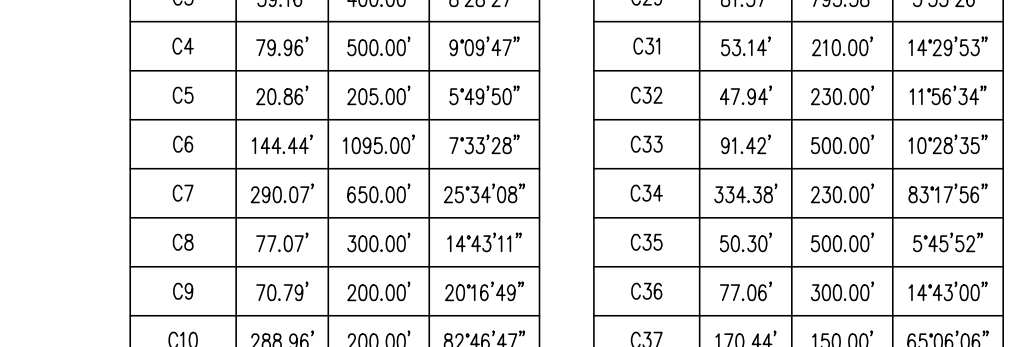
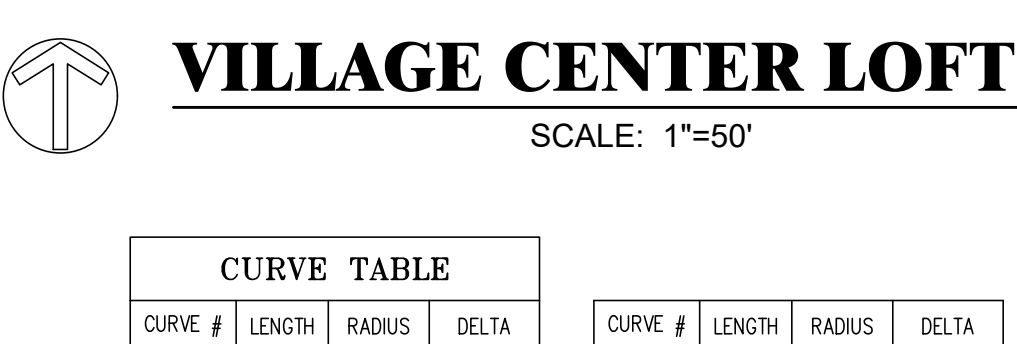


**14 UNIT CONDOMINIUM (TYP)**  
SCALE: 1"=50'

**VILLAGE CENTER LOFTS BLDG A & B**  
SCALE: 1"=50'

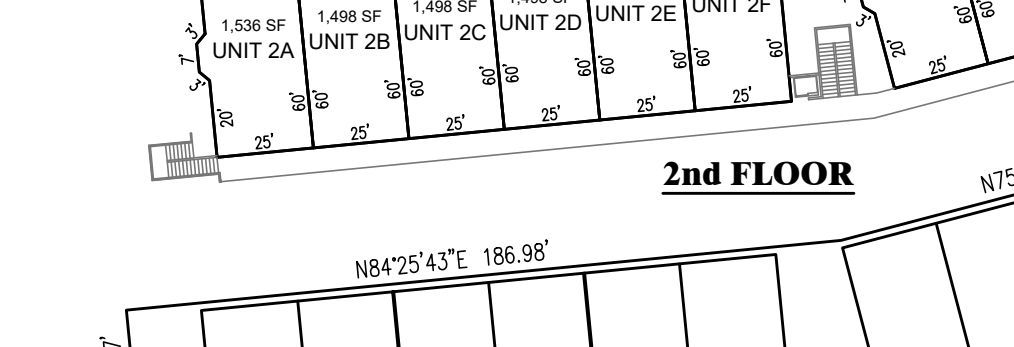
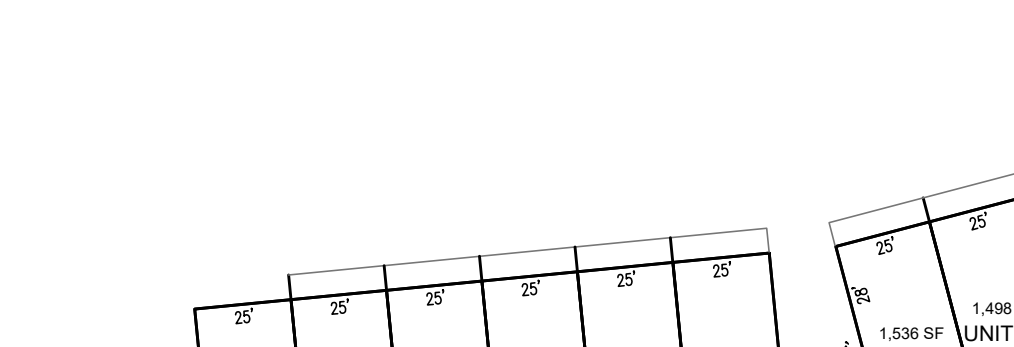


**VILLAGE CENTER LOFTS BLDG C & D**  
SCALE: 1"=50'

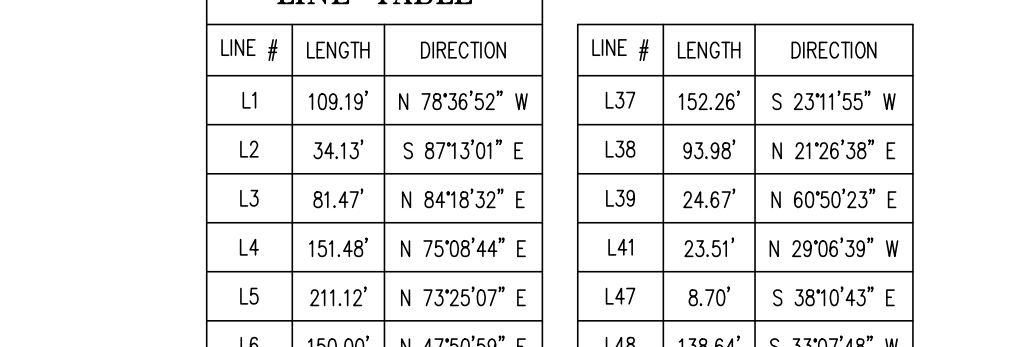
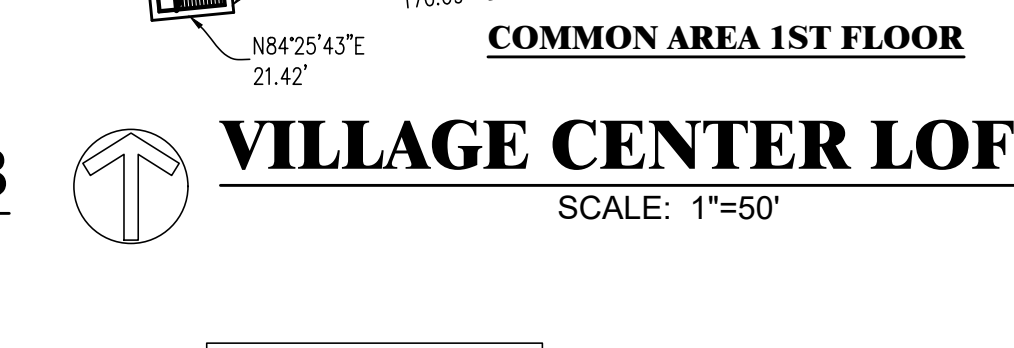


**5 PLEX CONDOMINIUM (TYP)**  
SCALE: 1"=50'

**VILLAGE CENTER LOFTS BLDG A & B**  
SCALE: 1"=50'

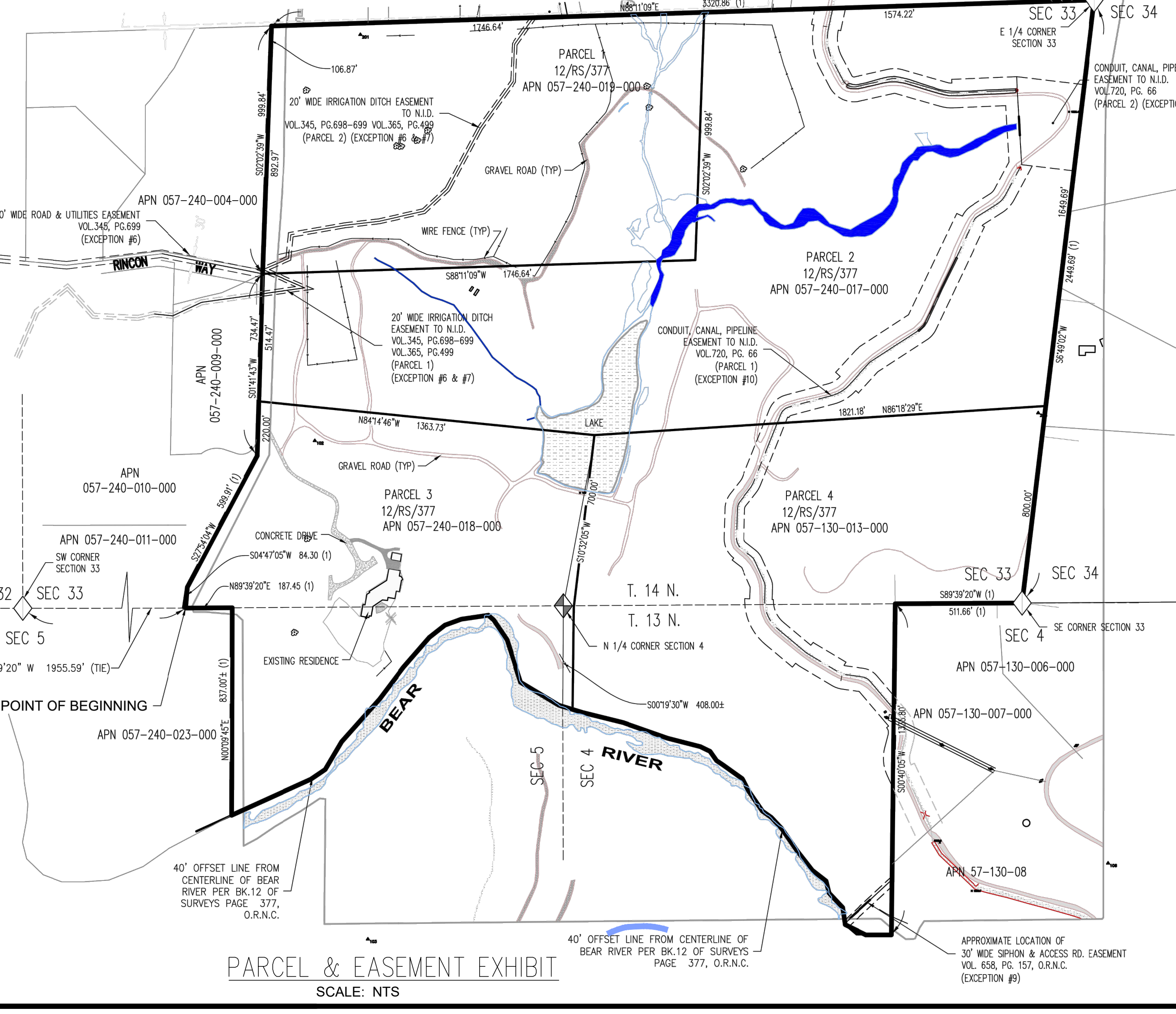


**VILLAGE CENTER LOFTS BLDG C & D**  
SCALE: 1"=50'



CURVE TABLE			CURVE #			CURVE #			CURVE #		
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C1	59.16	400.00	92°27'37"	C29	81.57	793.38	25°23'38"	C67	24.56	190.00	73°41'47"
C2	78.86	500.00	110°41'47"	C30	53.14	210.00	142°51'37"	C68	57.40	190.00	171°30'37"
C3	20.86	205.00	214°50'37"	C31	47.84	230.00	115°51'34"	C69	181.03	830.00	111°30'37"
C4	144.44	1005.00	73°28'37"	C32	91.47	500.00	102°28'37"	C70	181.03	830.00	83°17'37"
C5	290.07	650.00	225°54'37"	C33	34.38	230.00	83°17'37"	C71	77.07	300.00	214°51'37"
C6	77.07	300.00	142°51'37"	C34	56.30	500.00	214°51'37"	C72	77.07	300.00	214°51'37"
C7	77.07	300.00	214°51'37"	C35	77.07	300.00	214°51'37"	C73	170.67	110.00	68°10'37"
C8	288.96	200.00	82°46'37"	C36	170.67	110.00	68°10'37"	C74	170.67	110.00	68°10'37"
C9	51.85	460.00	82°46'37"	C37	170.67	110.00	68°10'37"	C75	170.67	110.00	68°10'37"
C10	38.70	560.00	235°23'37"	C38	220.90	670.00	185°42'37"	C76	170.67	110.00	68°10'37"
C11	281.44	180.00	144°48'37"	C39	220.90	670.00	185°42'37"	C77	170.67	110.00	68°10'37"
C12	36.82	700.00	210°31'37"	C40	220.90	670.00	185°42'37"	C78	170.67	110.00	68°10'37"
C13	152.30	241.12	307°12'37"	C41	34.11	210.00	115°51'34"	C79	170.67	110.00	68°10'37"
C14	61.85	420.00	88°43'37"	C42	175.84	150.00	87°12'37"	C80	170.67	110.00	68°10'37"
C15	133.05	150.00	47°00'37"	C43	34.11	210.00	115°51'34"	C81	170.67	110.00	68°10'37"
C16	76.48	65.00	87°24'37"	C44	160.94	475.00	192°54'37"	C82	170.67	110.00	68°10'37"
C17	159.82	150.00	81°02'37"	C45	92.78	475.00	111°29'37"	C83	170.67	110.00	68°10'37"
C18	104.79	793.38	09°43'37"	C46	43.45	175.84	143°51'37"	C84	170.67	110.00	68°10'37"
C19	126.46	261.24	274°40'37"	C47	257.34	700.00	210°31'37"	C85	170.67	110.00	68°10'37"
C20	169.63	135.00	71°59'37"	C48	69.50	135.00	292°54'37"	C86	170.67	110.00	68°10'37"
C21	187.68	175.00	61°26'37"	C49	188.02	135.00	71°18'37"	C87	170.67	110.00	68°10'37"
C22	128.70	210.00	355°51'37"	C50	117.29	460.57	143°31'37"	C88	170.67	110.00	68°10'37"
C23	101.57	210.00	274°40'37"	C51	117.29	460.57	143°31'37"	C89	170.67	110.00	68°10'37"

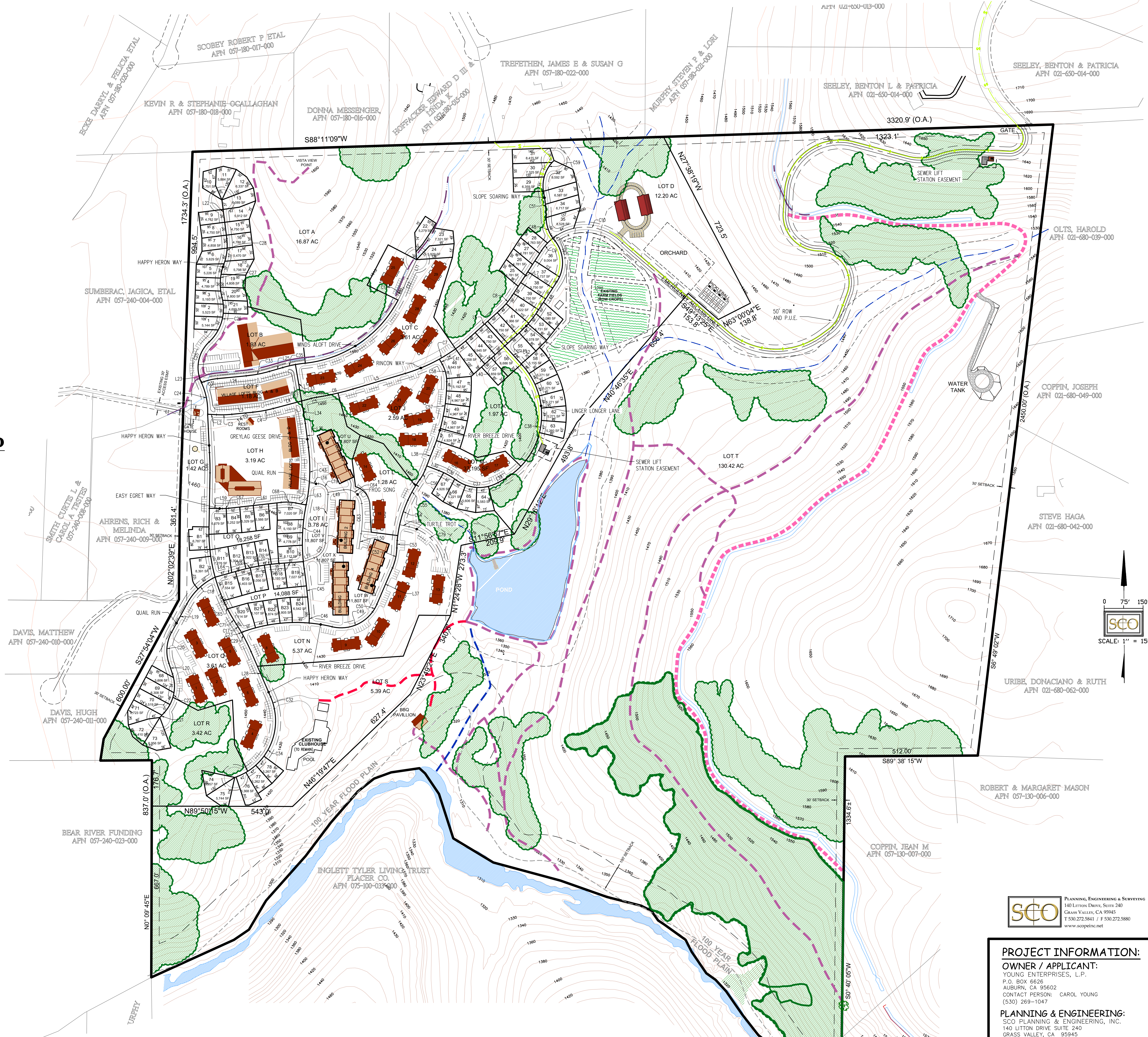
LINE TABLE			LINE #			LINE #			LINE #		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	109.19	N 78°30'37" E	L37	152.20	S 231°55'37" W	L73	50.37	S 88°57'37" E	L109	108.37	N 83°58'37" E
L2	34.13	N 87°30'37" E	L38	83.88	N 217°38'37" E	L74	40.52	S 390°31'37" E	L110	108.37	N 83°58'37" E
L3	81.47	N 84°18'37" E	L39	24.87	N 60°52'37" E	L75	40.52	S 390°31'37" E	L111	108.37	N 83°58'37" E
L4	151.48	N 75°08'37" E	L40	23.51	N 29°08'37" W	L76	83.84	N 74°17'37" E	L112	108.37	N 83°58'37" E
L5	211.12	N 72°02'37" E	L41	6.70	S 381°04'37" W	L77	92.37	N 85°54'37" E	L113	108.37	N 83°58'37" E
L6	150.00	N 47°50'37" E	L42	138.64	S 330°48'37" W	L78	61.99	S 80°50'37" W	L114	108.37	N 83°58'37" E
L7	206.72	N 33°07'37" E	L43	49.58	S 49°32'37" E	L79	58.66	N 08°19'37" E	L115	108.37	N 83°58'37" E
L8	499.58	S 49°32'37" E	L44	35.47	N 87°23'37" E	L80	50.37	S 88°57'37" E	L116	108.37	N 83°58'37" E
L9	35.47	N 87°23'37" E	L45	186.37	N 03°09'37" E	L81	203.13	N 83°58'37" E	L117	108.37	N 83°58'37" E
L10	186.37	N 03°09'37" E	L46	108.37	S 390°31'37" E	L82	40.52	S 390°31'37" E	L118	108.37	N 83°58'37" E
L11	108.37	S 390°31'37" E	L47	40.52	S 390°31'37" E	L83	40.52	S 390°31'37" E	L119	108.37	N 83°58'37" E
L12	40.52	S 390°31'37" E	L48	83.84	N 74°17'37" E	L84	83.84	N 74°17'37" E	L120	108.37	N 83°58'37" E
L13	83.84	N 74°17'37" E	L49	92.37	N 85°54'37" E	L85	92.37	N 85°54'37" E	L121	108.37	N 83°58'37" E
L14	92.37	N 85°54'37" E	L50	37.03	N 77°46'37" E	L86	37.03	N 77°46'37" E	L122	108.37	N 83°58'37" E
L15	37.03	N 77°46'37" E	L51	37.03	N 77°46'37" E	L87	37.03	N 77°46'37" E	L123	108.37	N 83°58'37" E



**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. 698, O.R.N.C.) - PLOTTED, SEE MAP.  
EXCEPTION #7 - 20' WIDE IRRIGATION DITCH EASEMENT (VOL. 345, PG. 698, 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. SPHON 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-GAGE, PAC BELL EASEMENT (DOC. 87-12175) - PLOTTED SEE MAP.  
EXCEPTION #12 - RIGHT OF ENTRY AND MONITORING AGREEMENT EXISTS PER DOC. 2002-0017038, O.R.N.C.  
EXCEPTION #13 - NOTICE OF CONSENT TO USE LAND - AFFECTS PARCELS 1-4, BK.



OPEN SPACE LOTS		LOT COUNT	
LOT A	16.87 AC	BUNGALOWS	24
LOT B	1.93 AC	COTTAGES	78
LOT C	3.61 AC	5-PLEX'S	145
LOT D	12.20 AC	14 UNIT CONDOS	56
LOT E (not used)		LOFTS	20
LOT F	1.18 AC	MEMORY CARE UNITS	22
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	37,195 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		
		TOTAL	345



**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 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:**  
215+ AC

**ZONING / GENERAL PLAN:**  
C26

**FIRE PROTECTION:**  
HIGGINS FIRE PROTECTION DISTRICT

**WATER:**  
NEVADA IRRIGATION DISTRICT

**ELECTRICAL & GAS UTILITIES:**  
PACIFIC GAS & ELECTRIC

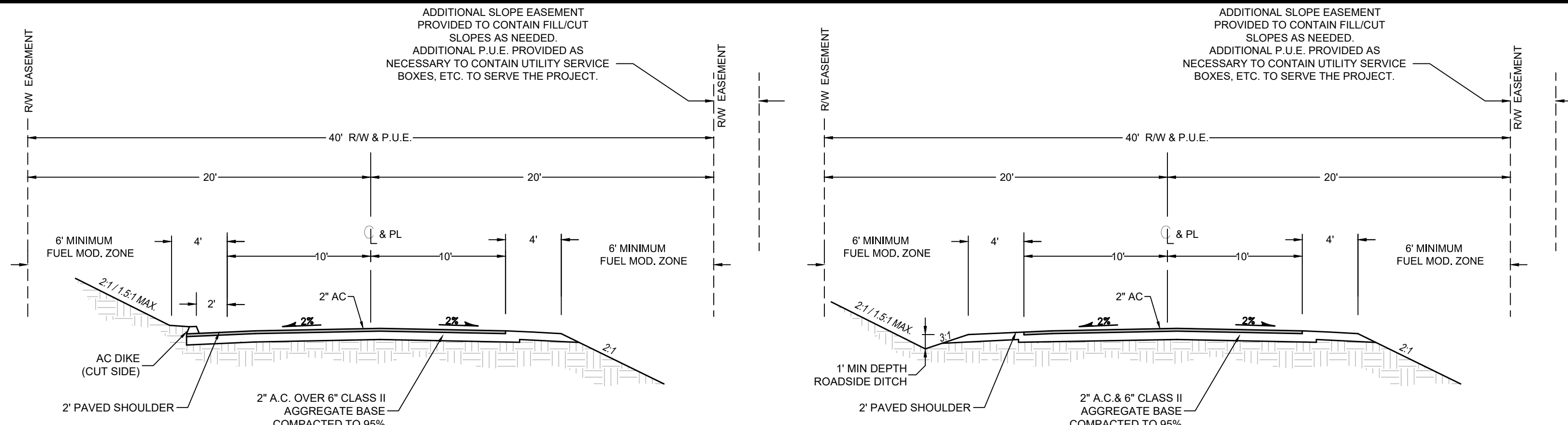
**TELEPHONE:**  
AT&T

**SEWAGE DISPOSAL:**  
LAKE OF THE PINES TREATMENT PLAN

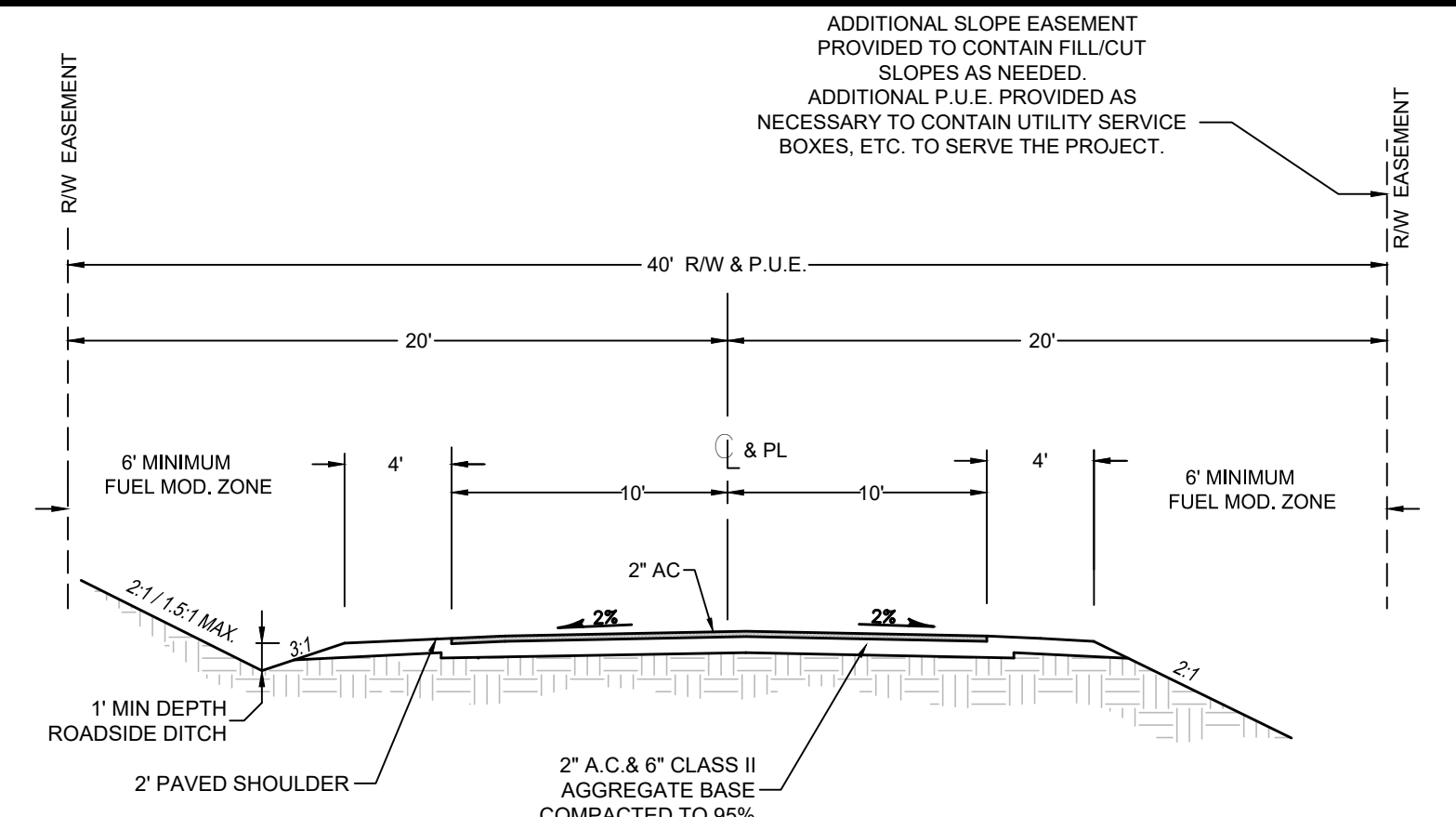
SCO PLANNING & ENGINEERING, INC. 1/6/2021 2:07:37 PM

# OVERALL CIRCULATION PLAN RINCON DEL RIO SENIOR LIVING

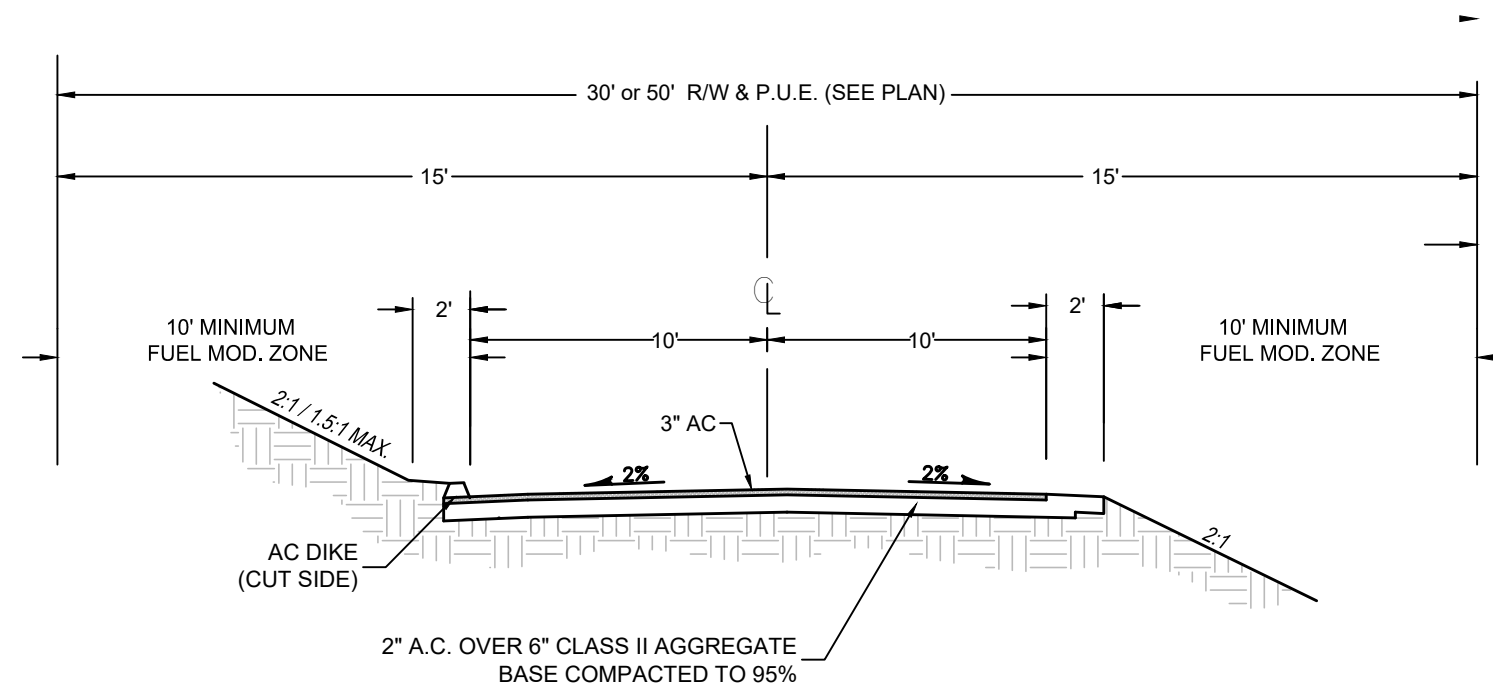
JANUARY, 2021



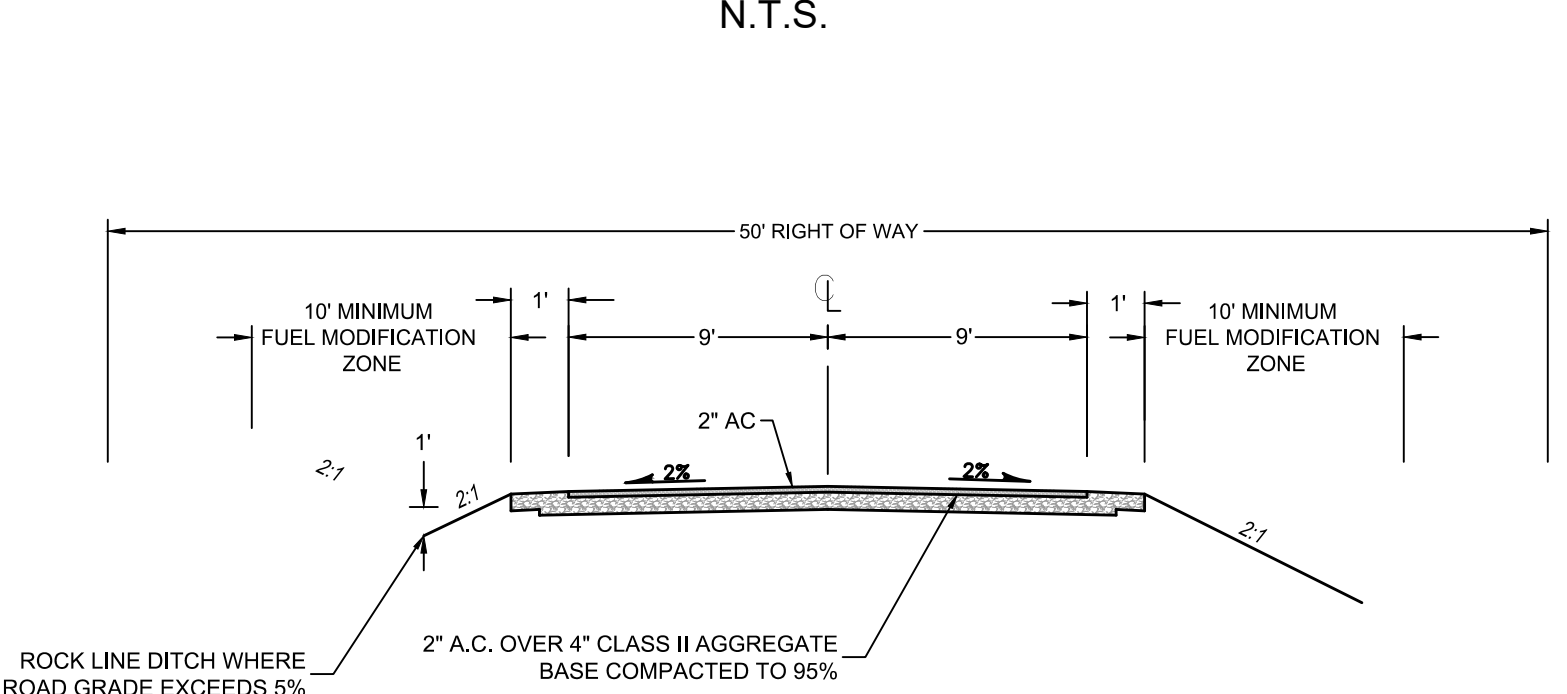
TYPICAL CAMPUS ROAD SECTION **A**  
N.T.S.



OPTIONAL TYP. CAMPUS ROAD SECTION **A2**  
(WHERE TOPOGRAPHY ALLOWS)  
N.T.S.



TYPICAL RINCON ROAD SECTION **B**  
N.T.S.



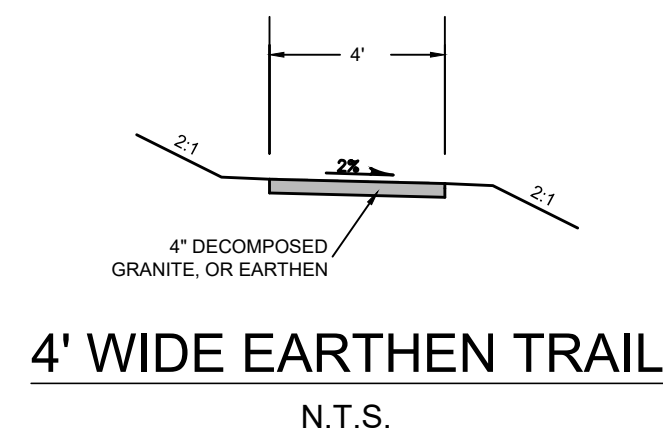
TYPICAL EMERGENCY ACCESS ROAD SECTION **ER**  
N.T.S.

### EASEMENTS / RIGHT OF WAY:

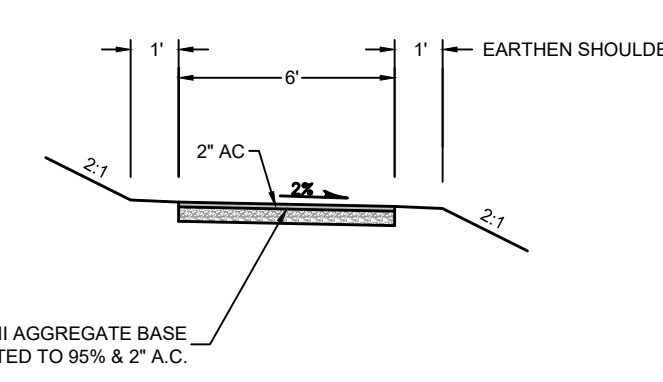
- A** - "HIDDEN RANCH ROAD" PER HIDDEN MEADOW RANCH (FINAL MAP NO. 76-9) RECORDED IN BK. 6 SUBD., PG. 15, O.R.N.C.. ROADWAY WAS OFFERED FOR DEDICATION. ROADWAY ACCEPTANCE WAS "DEFERRED", BUT A "PUE" WAS ACCEPTED ACROSS THE 50' ROADWAY ALONG WITH 10' WIDE PUE ON EACH SIDE OF THE RIGHT OF WAY.
- B** - 30' WIDE ROAD & UTILITY EASEMENT PER 940/173, 319/38, 378/42, 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.



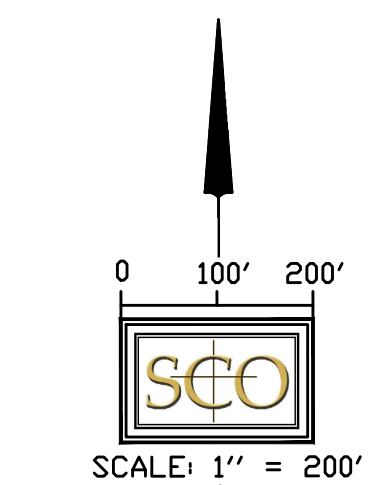
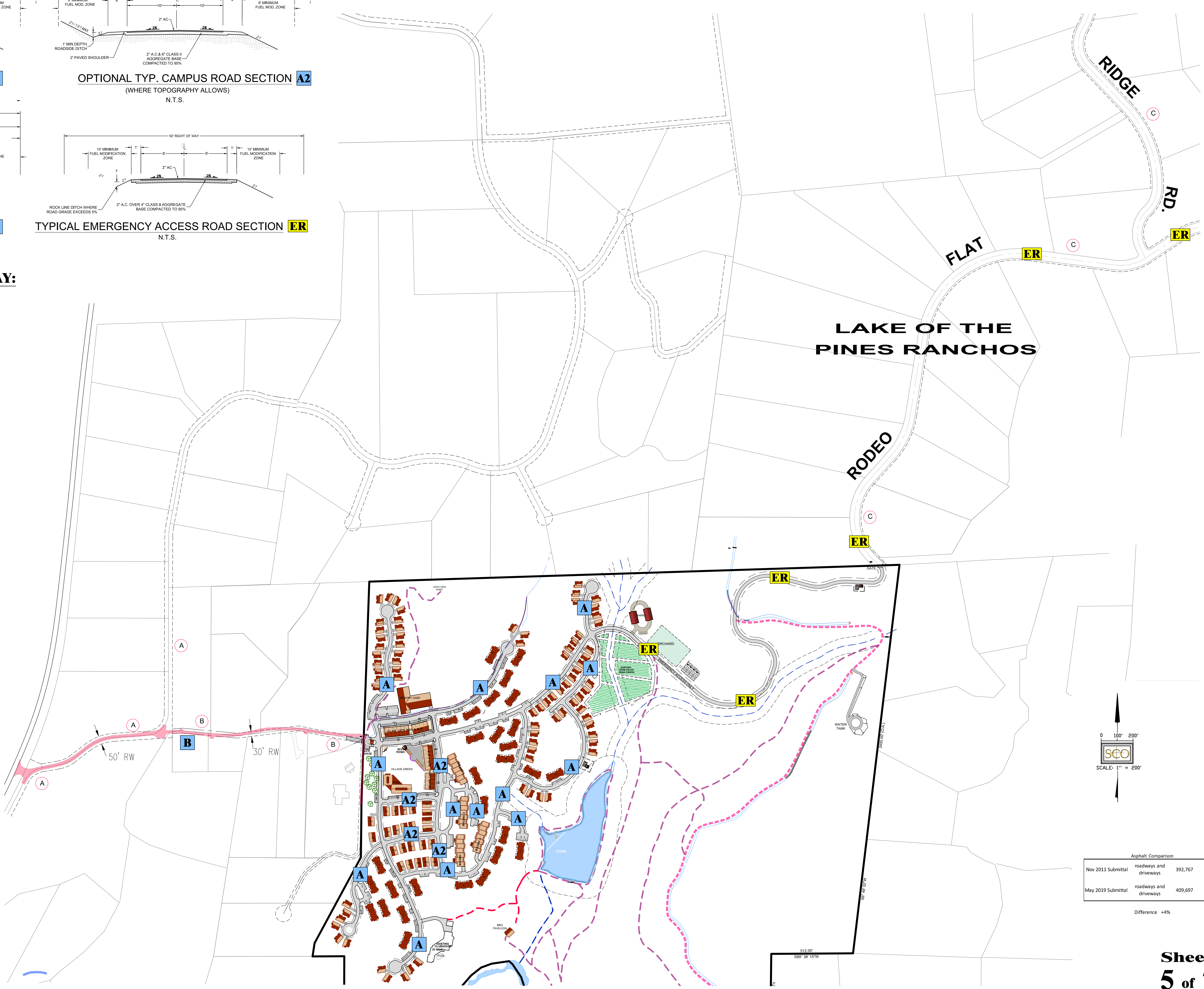
4' WIDE EARTHEN TRAIL  
N.T.S.



6' WIDE ASPHALT TRAIL  
N.T.S.

### LEGEND:

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

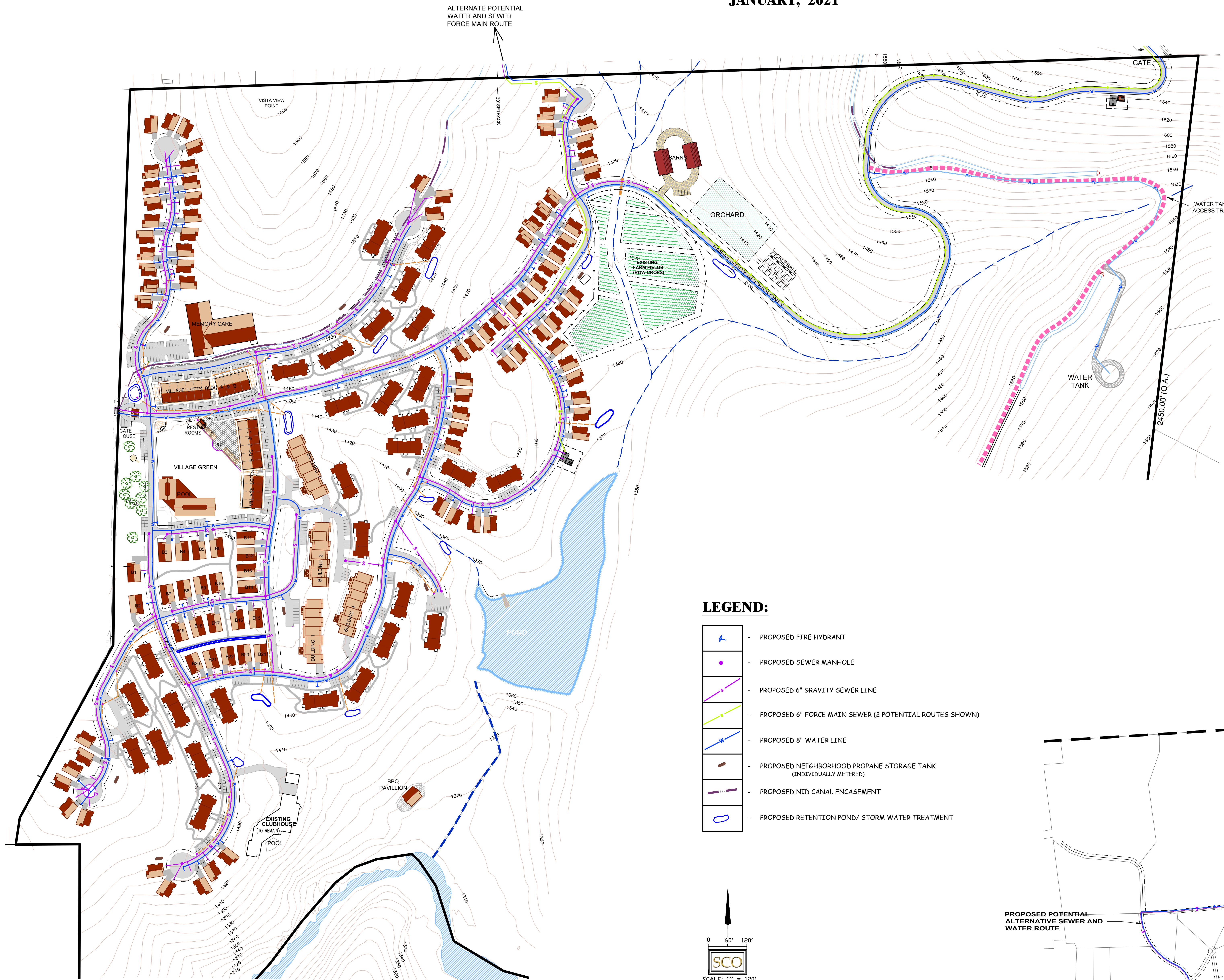


Asphalt Comparison			
Nov 2011 Submittal	roadways and driveways	392,767	sq ft
May 2019 Submittal	roadways and driveways	409,697	sq ft
		Difference +4%	









# OVERALL INFRASTRUCTURE PLAN

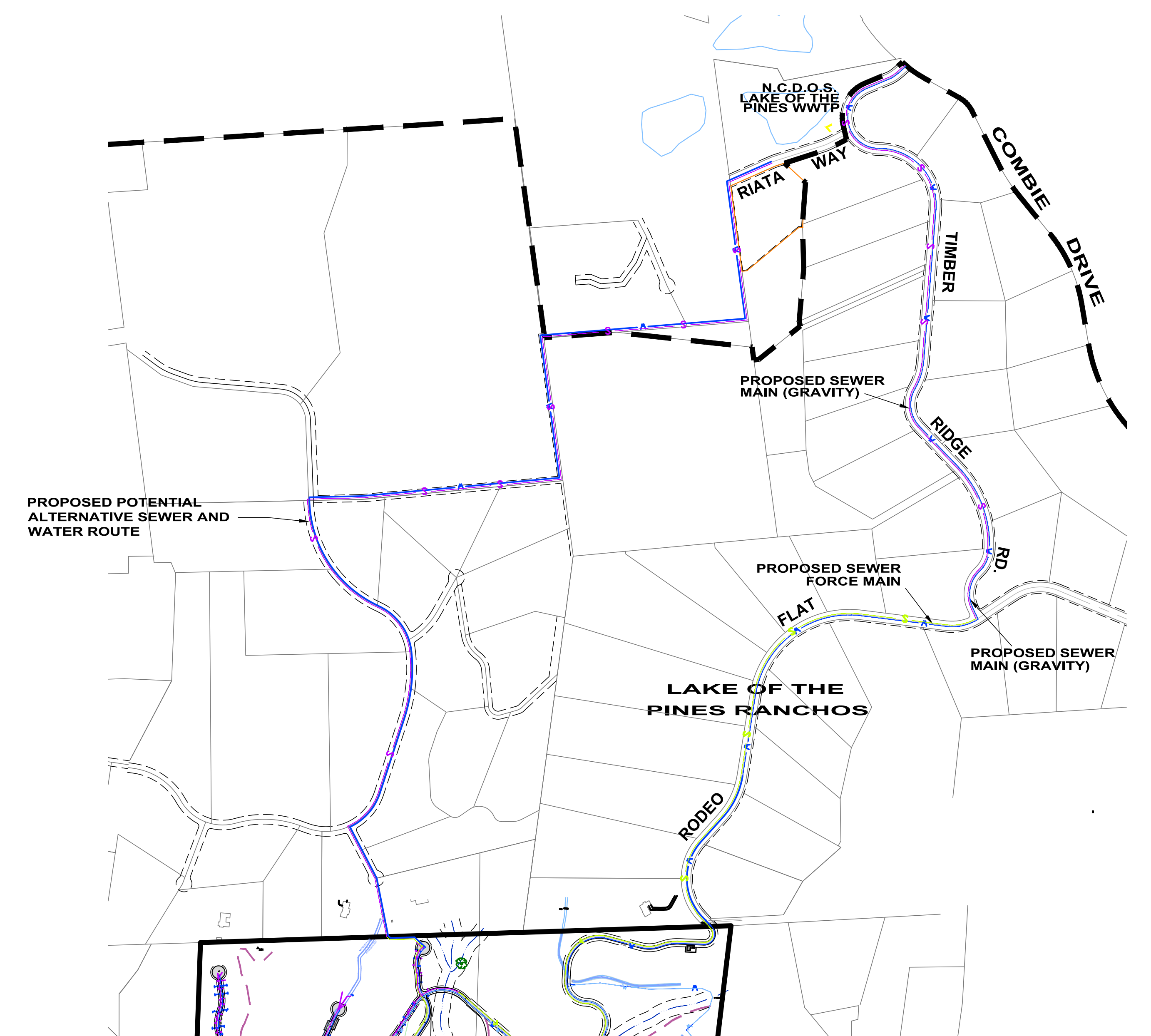
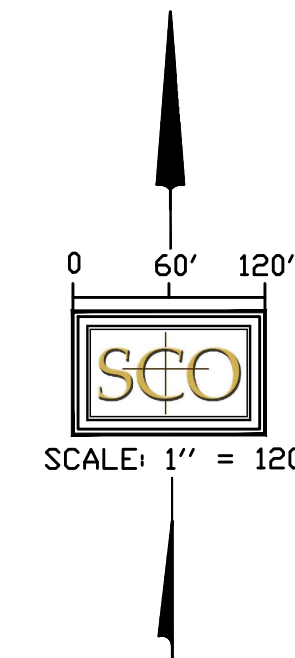
## RINCON DEL RIO SENIOR LIVING

JANUARY, 2021



### LEGEND:

-  - PROPOSED FIRE HYDRANT
-  - PROPOSED SEWER MANHOLE
-  - PROPOSED 6" GRAVITY SEWER LINE
-  - PROPOSED 6" FORCE MAIN SEWER (2 POTENTIAL ROUTES SHOWN)
-  - PROPOSED 8" WATER LINE
-  - PROPOSED NEIGHBORHOOD PROPANE STORAGE TANK (INDIVIDUALLY METERED)
-  - PROPOSED NID CANAL ENCASEMENT
-  - PROPOSED RETENTION POND/ STORM WATER TREATMENT

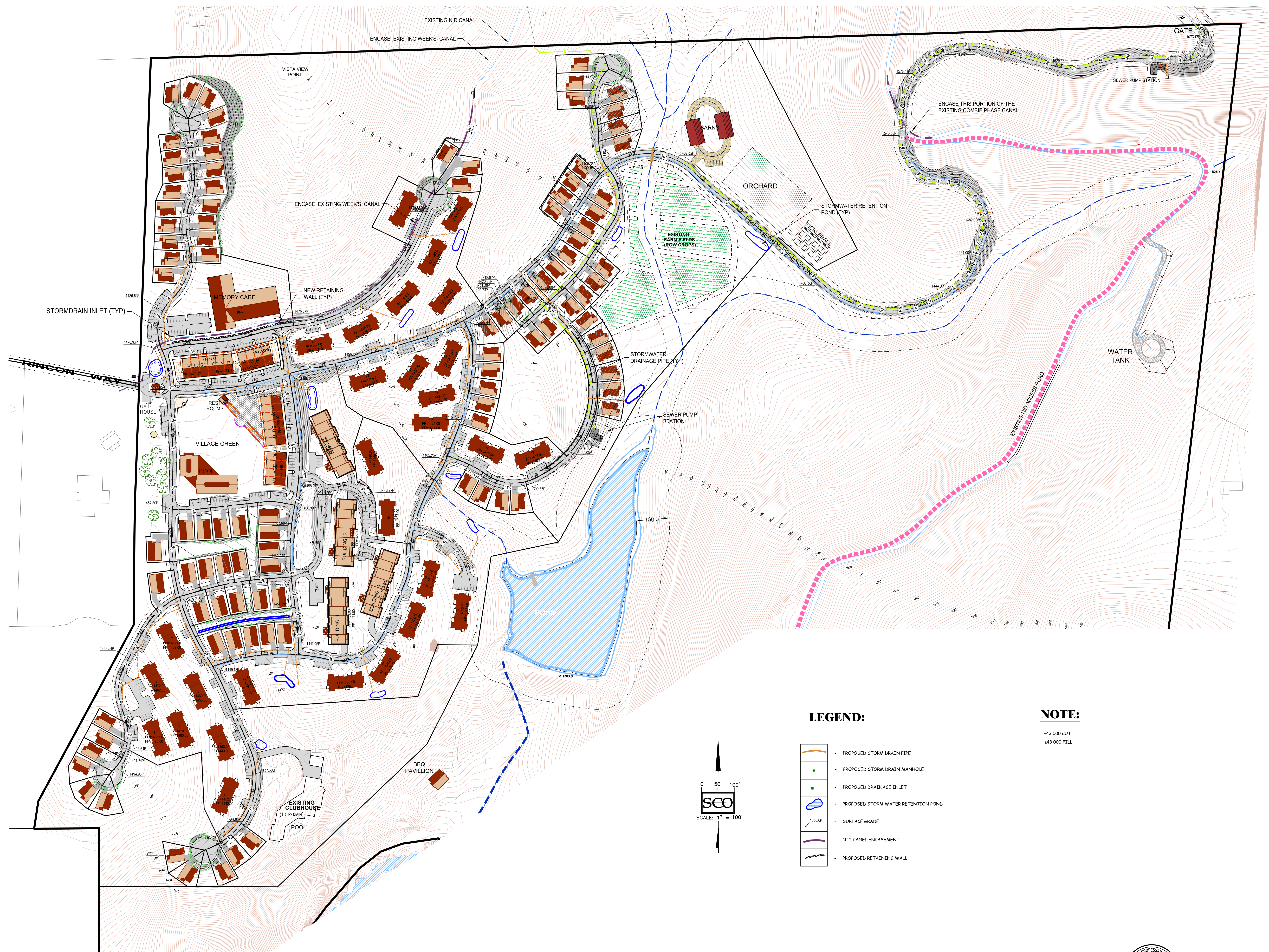


OFF-SITE SEWER CONNECTION DETAIL  
SCALE: 1" = 600'





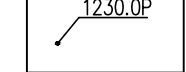


# PRELIMINARY GRADING AND DRAINAGE PLAN

## 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

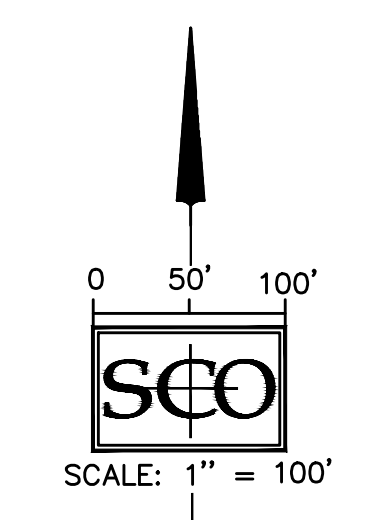


### LEGEND:

-  PROPOSED STORM DRAIN PIPE
-  PROPOSED STORM DRAIN MAN-HOLE
-  PROPOSED DRAINAGE INLET
-  PROPOSED STORM WATER RETENTION POND
-  SURFACE GRADE
-  NID CANAL ENCASUREMENT
-  PROPOSED RETAINING WALL

### NOTE:

+43,000 CUT  
+43,000 FILL



# GATE HOUSE TURN- A-ROUND EXHIBIT

## **RINCON DEL RIO SENIOR LIVING**





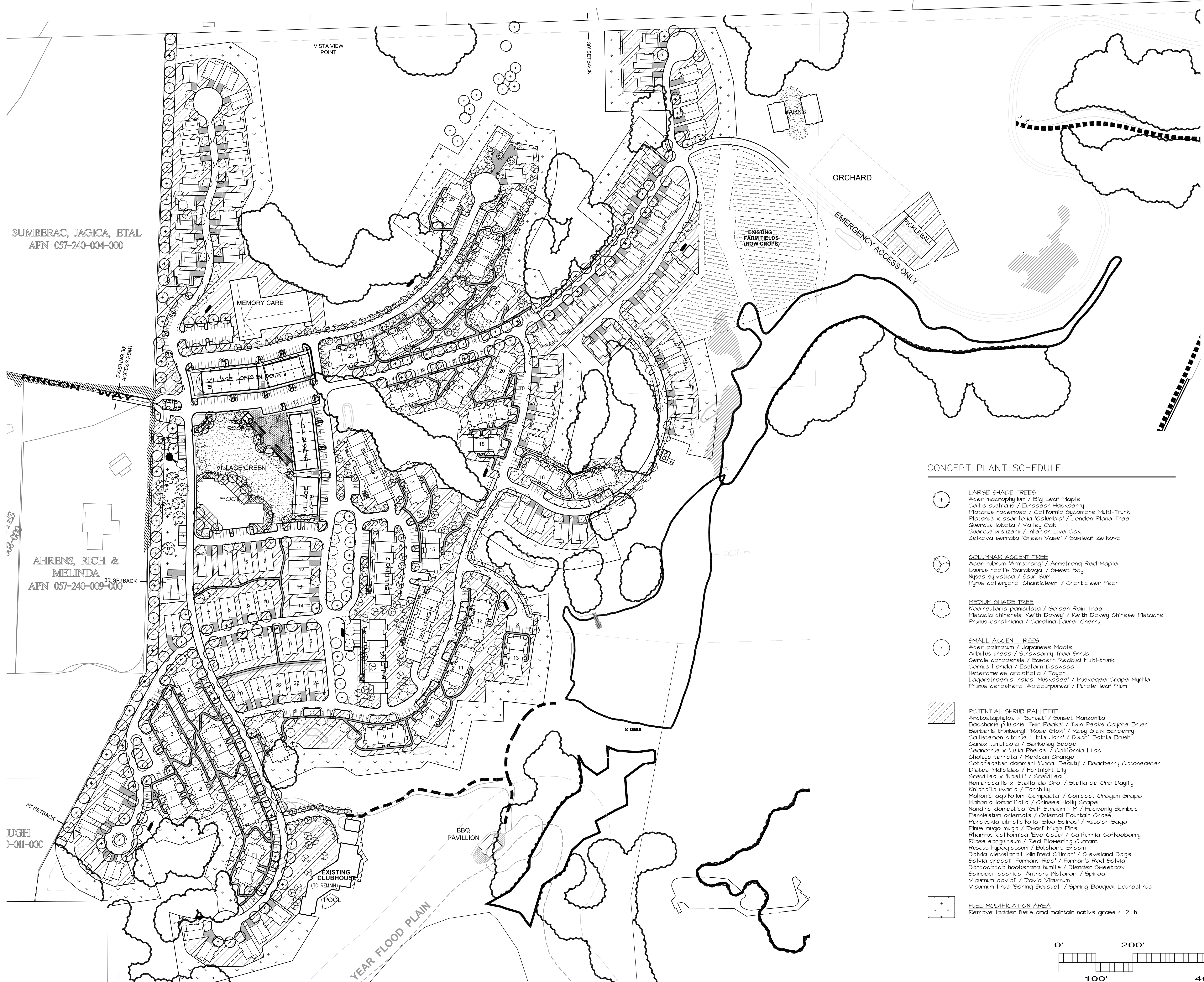


YAMASAKI  
LANDSCAPE ARCHITECTURE

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






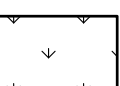


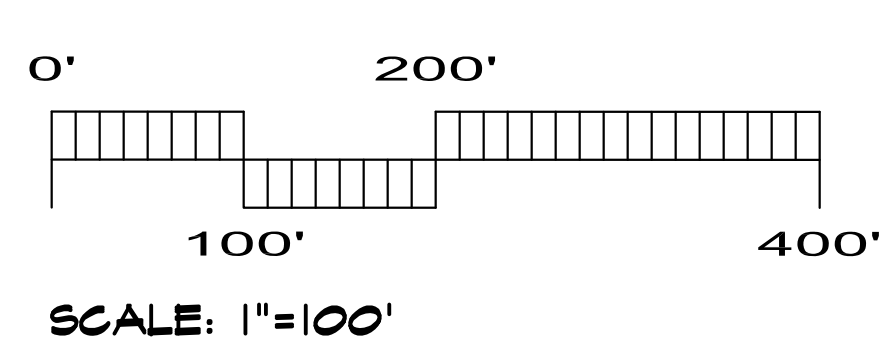
SUMBERAC, JAGICA, ETAL  
APN 057-240-004-000

AHRENS, RICH &  
MELINDA  
APN 057-240-009-000

UGH  
011-000

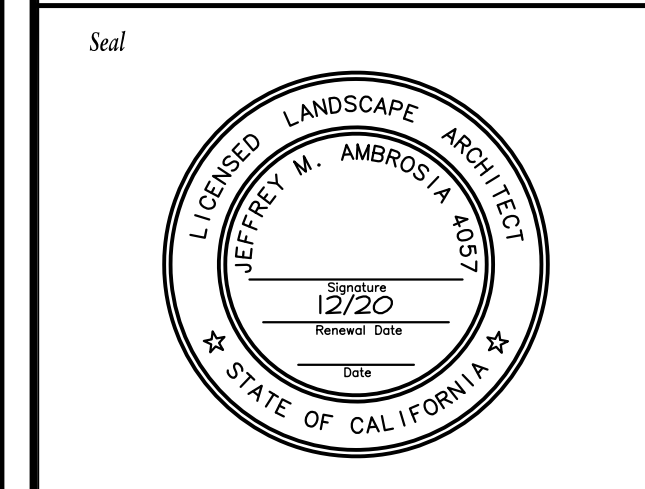
CONCEPT PLANT SCHEDULE

-  **LARGE SHADE TREES**  
Acer macrophyllum / Big Leaf Maple  
Celtis australis / European Hackberry  
Platanus racemosa / California Sycamore Multi-Trunk  
Platanus x acerifolia 'Colombia' / London Plane Tree  
Quercus lobata / Valley Oak  
Quercus wislizenii / Interior Live Oak  
Zelkova serrata 'Green Vase' / Sawleaf Zelkova
-  **COLUMNAR ACCENT TREE**  
Acer rubrum 'Armstrong' / Armstrong Red Maple  
Laurus nobilis 'Saratoga' / Sweet Bay  
Nyssa sylvatica / Sour Gum  
Ficus ciliolata 'Chanticleer' / Chanticleer Pear
-  **MEDIUM SHADE TREE**  
Koeberlinia paniculata / Golden Rain Tree  
Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache  
Prunus caroliniana / Carolina Laurel Cherry
-  **SMALL ACCENT TREES**  
Acer palmatum / Japanese Maple  
Arbutus unedo / Strawberry Tree Shrub  
Cercis canadensis / Eastern Redbud Multi-trunk  
Cornus florida / Eastern Dogwood  
Heteromeles arbutifolia / Toyon  
Lagerstroemia indica 'Muskogee' / Muskogee Crape Myrtle  
Prunus cerasifera 'Atrorubra' / Purple-leaf Plum
-  **POTENTIAL SHRUB PALETTE**  
Arctostaphylos x 'Sunset' / Sunset Manzanita  
Baccharis pilularis 'Twin Peaks' / Twin Peaks Coyote Brush  
Berberis thunbergii 'Rose Glow' / Rose Glow Barberry  
Callistemon citrinus 'Little John' / Dwarf Bottle Brush  
Carex tumulicola / Berkeley Sedge  
Ceanothus x Julia Phelps / California Lilac  
Cholla ternata / Mexican Orange  
Cotoneaster dammeri 'Coral Beauty' / Bearberry Cotoneaster  
Dietsia iridoides / Fortnight Lily  
Grevillea x 'Noel III' / Grevillea  
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily  
Kniphofia uvaria / Torchlily  
Mahonia aquifolium 'Compacta' / Compact Oregon Grape  
Mahonia lomarifolia / Chinese Holly Grape  
Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo  
Pennisetum orientale / Oriental Fountain Grass  
Perovskia atriplicifolia 'Blue Spires' / Russian Sage  
Pinus mugo mugo / Dwarf Mug Pine  
Rhamnus californica 'Eve Case' / California Coffeeberry  
Ribes sanguineum / Red Flowering Currant  
Ruscus hypoglossum / Butcher's Broom  
Salvia clevelandii 'Winifred Gilman' / Cleveland Sage  
Salvia greggii 'Fumans Red' / Fumans Red Salvia  
Sarcococca hookerana humilis / Slender Sweetbox  
Spiraea japonica 'Anthony Waterer' / Spirea  
Viburnum davidii / David Viburnum  
Viburnum tinus 'Spring Bouquet' / Spring Bouquet Laurestinus
-  **FUEL MODIFICATION AREA**  
Remove ladder fuels and maintain native grass < 12" h.



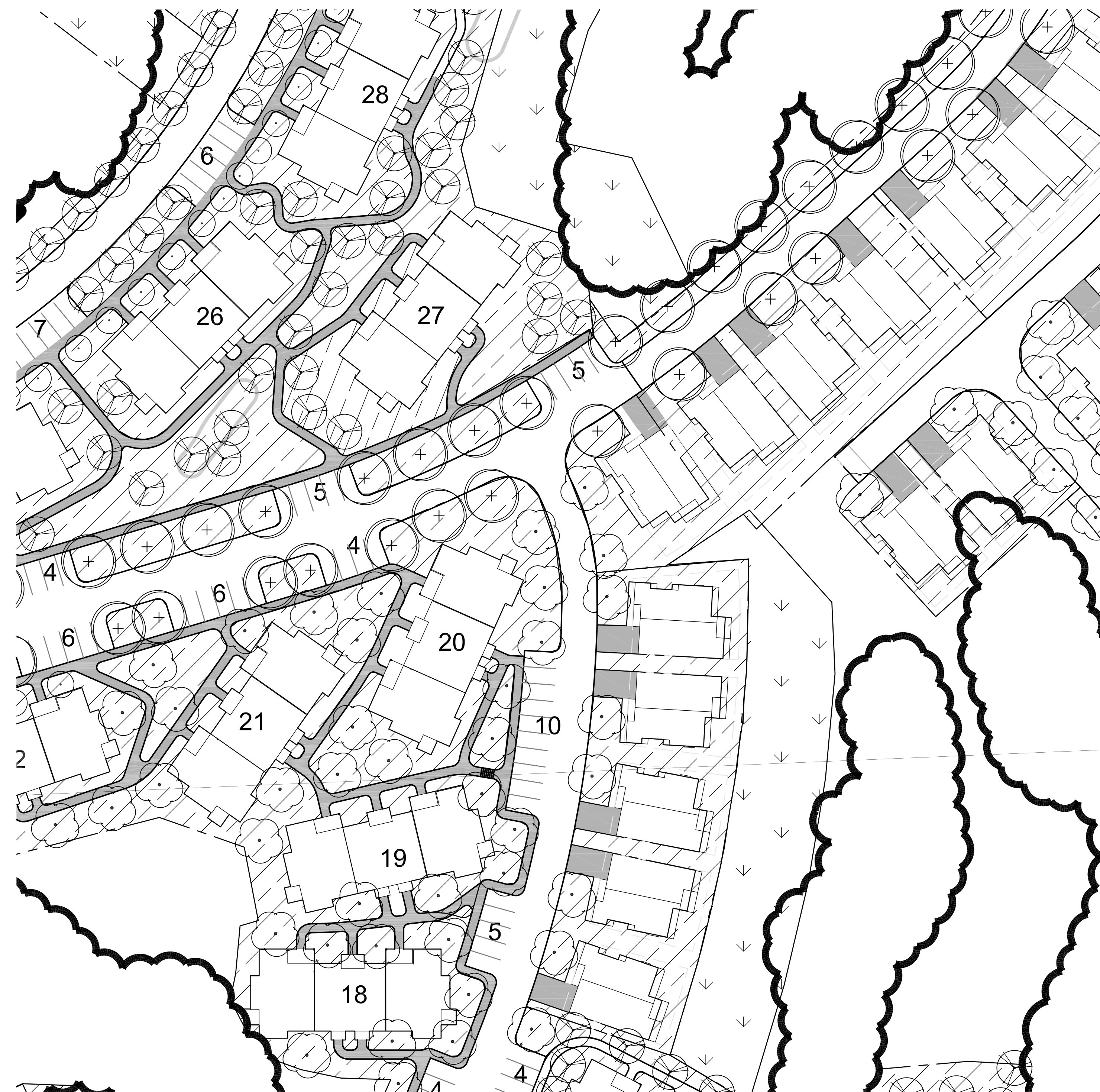
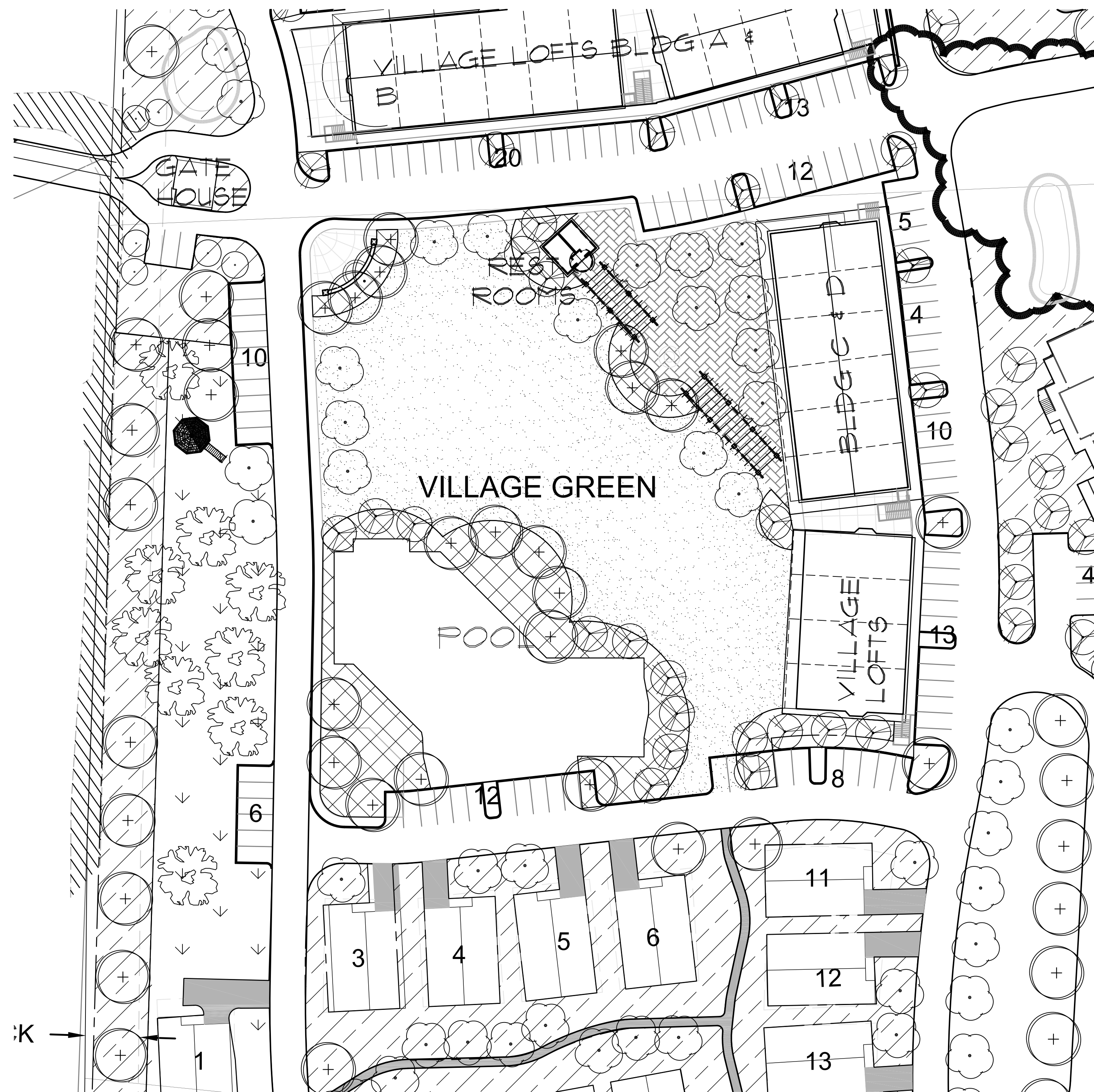
These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

PRELIMINARY PLANTING PLAN



No.	Date	Revision
△		
△		
△		
△		

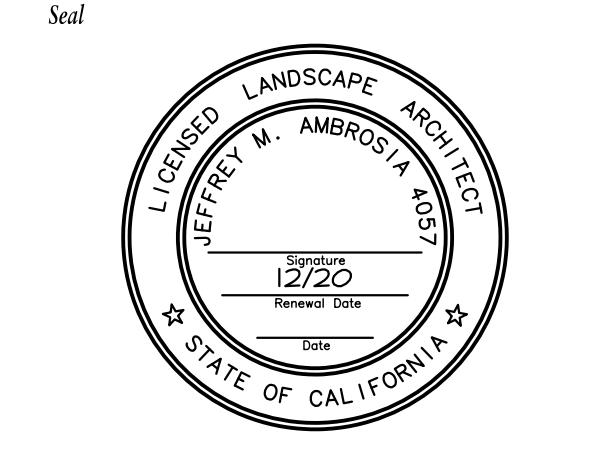
Project Mgr.: JMA Sheet No.:  
 Drawn By: CJM  
 Scale: 1"=100'-0" **L1.1**  
 Date: 10/2/19  
 File Name: RD-DD of 2 sheets



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

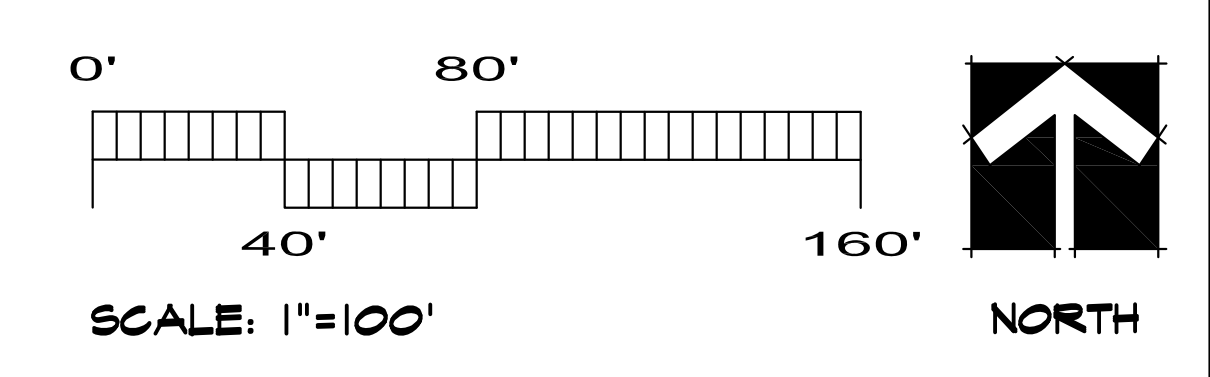
These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Sheet Title  
**LANDSCAPE ENLARGEMENTS**

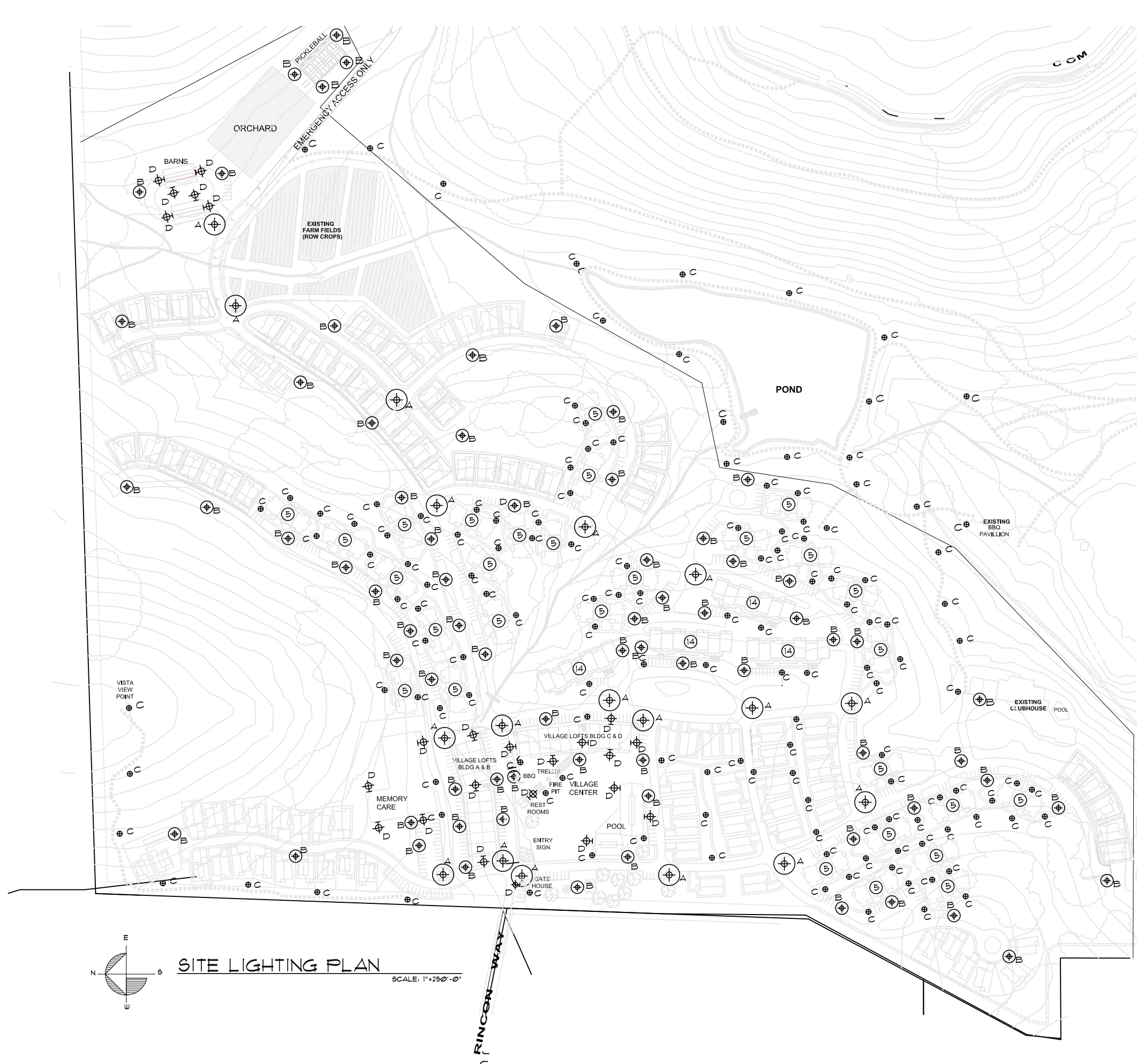


No.	Date	Revision
△		
△		
△		
△		

Project Mgr.: JMA Sheet No.:  
 Drawn By: CJM  
 Scale: 1"=40'-0" **L1.2**  
 Date: 10/2/19  
 File Name: RD-DD of 2 sheets



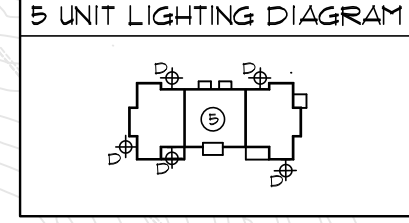
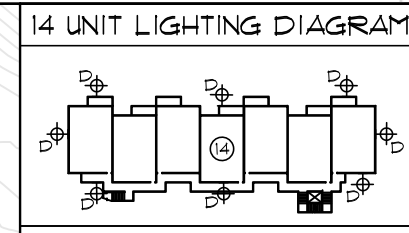
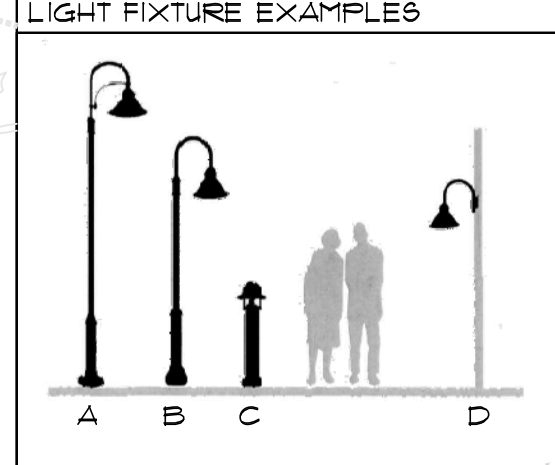
Drawing created with AutoCAD 2012. Plotting with AutoCAD 2012. Plotting with AutoCAD 2012. Plotting with AutoCAD 2012.

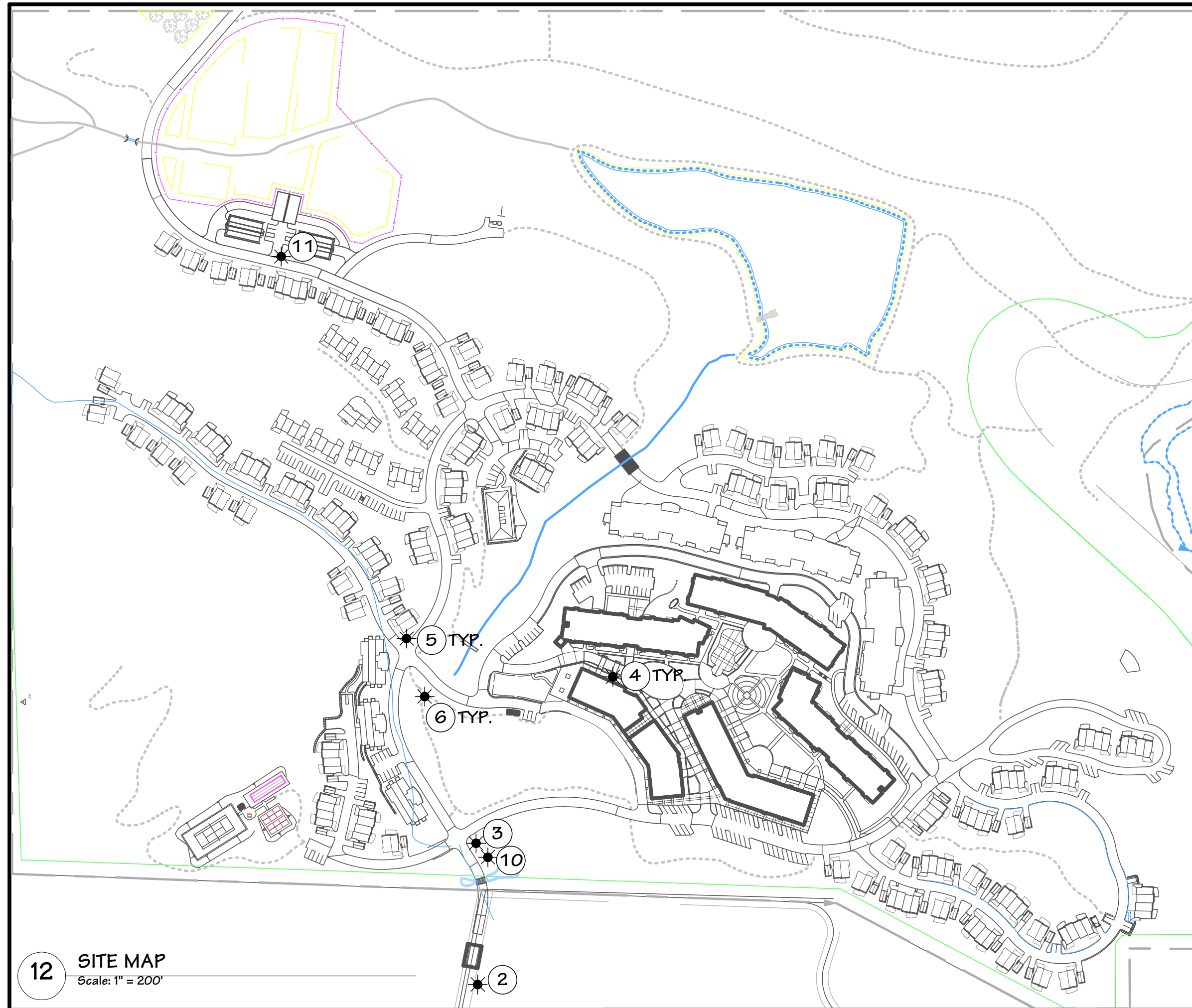


LIGHTING LEGEND		
SYMBOL	DESCRIPTION	FIXTURE COUNT
⊕ A	DOMUS SMALL SERIES (OR SIMILAR) 12' POLE	18
⊕ B	DOMUS SMALL SERIES (OR SIMILAR) 8' POLE	71
● C	DOMUS SMALL SERIES (OR SIMILAR) BOLLARD	139
⊕ D	DOMUS SMALL SERIES (OR SIMILAR) WALL MOUNT	225

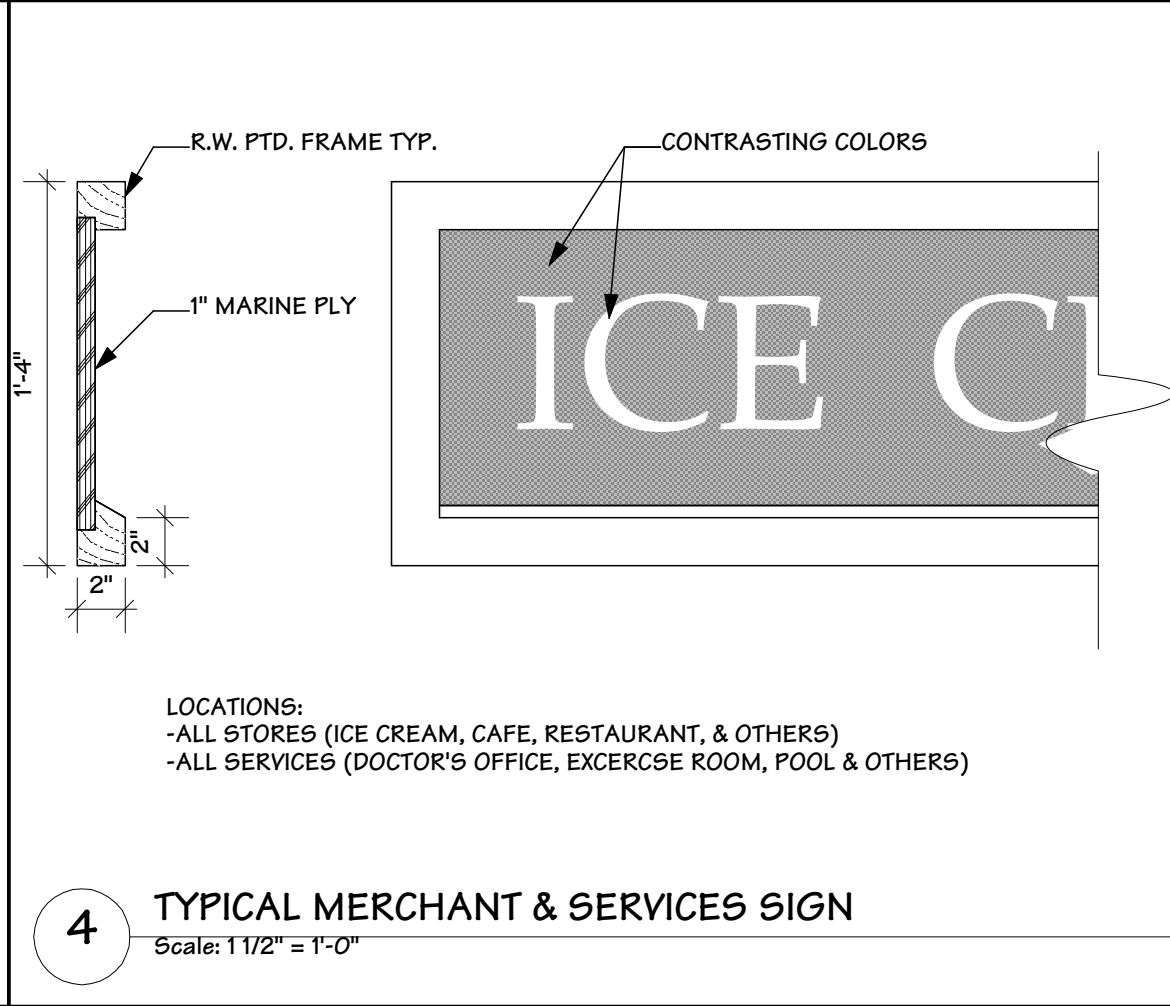
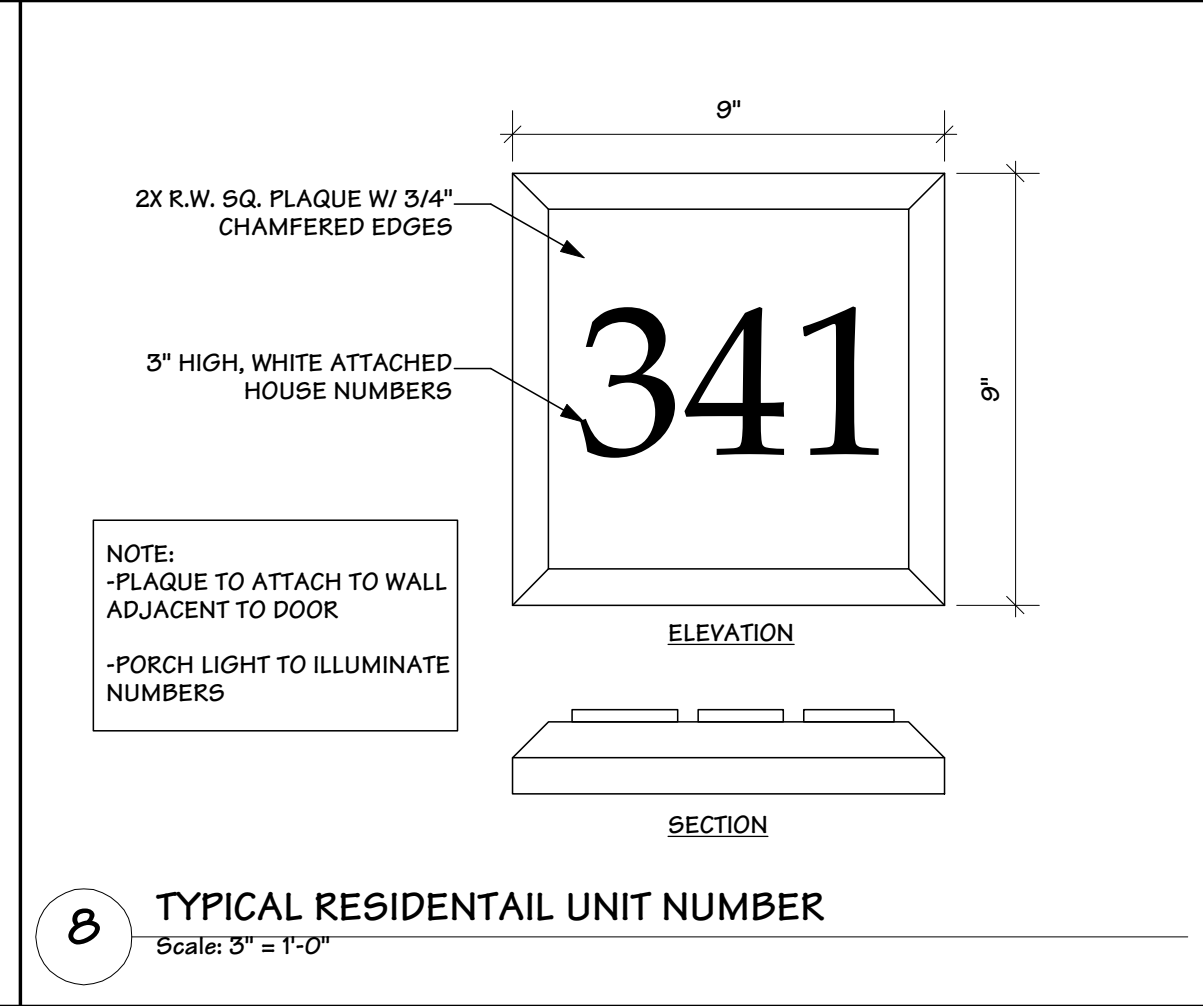
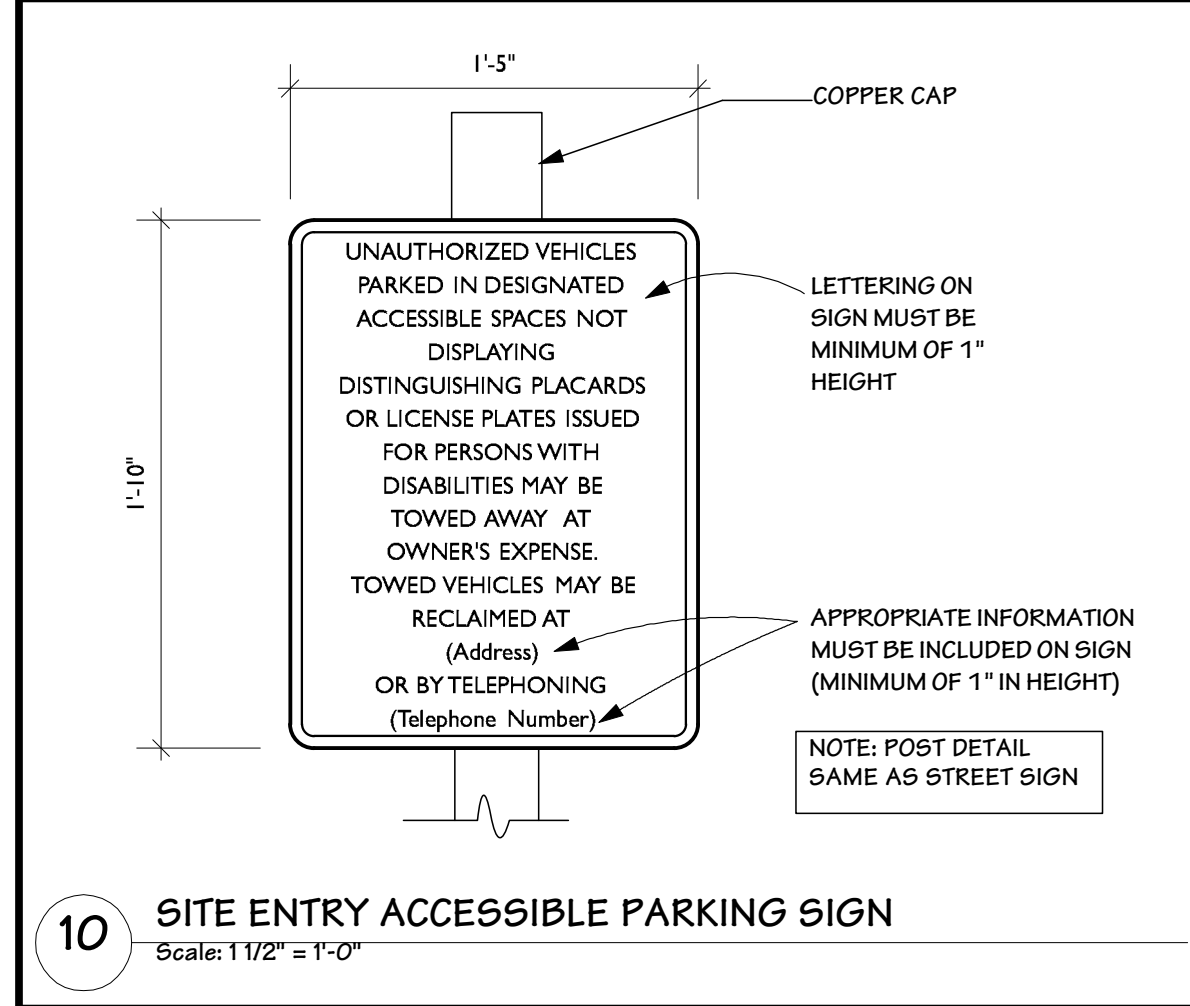
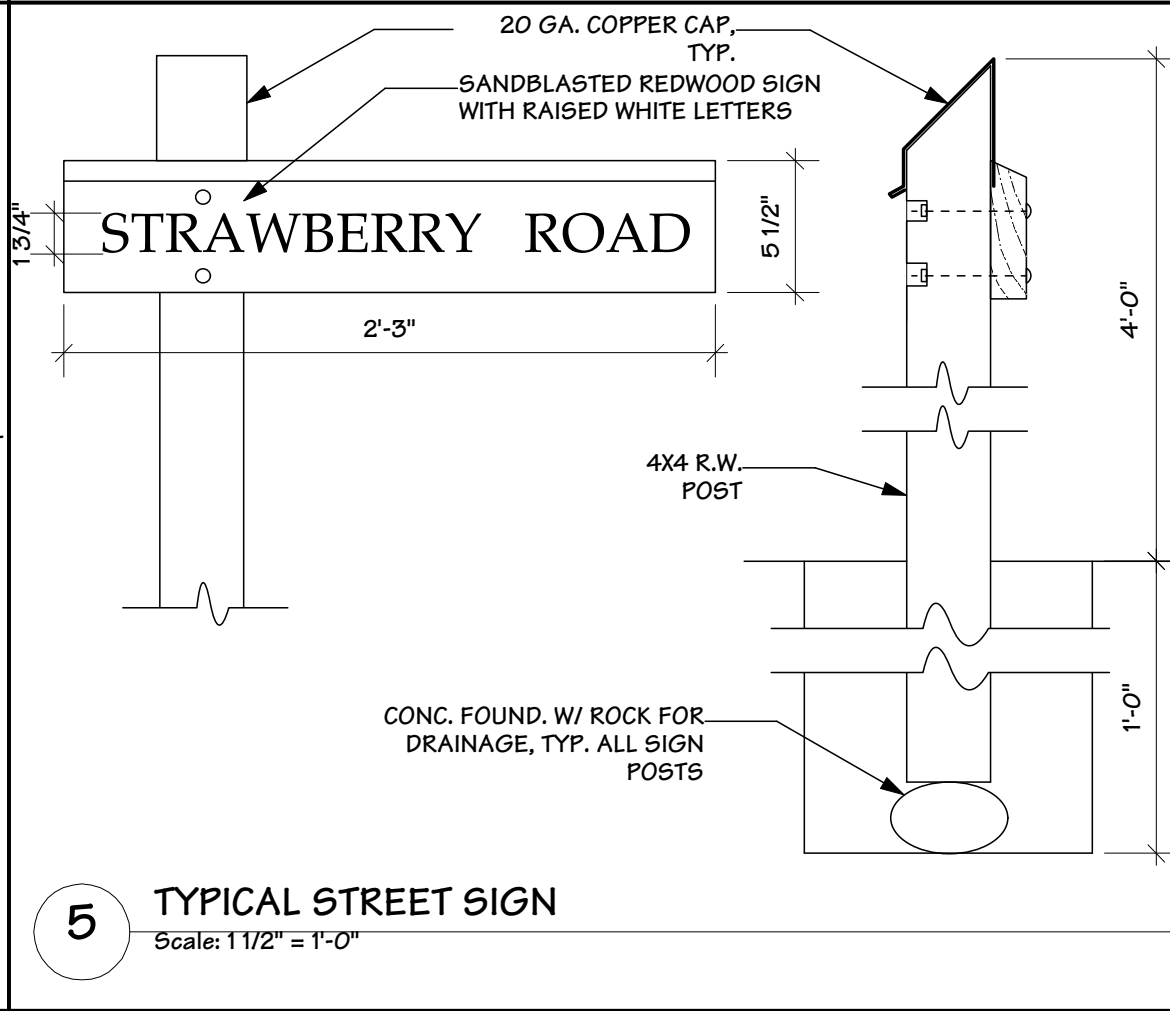
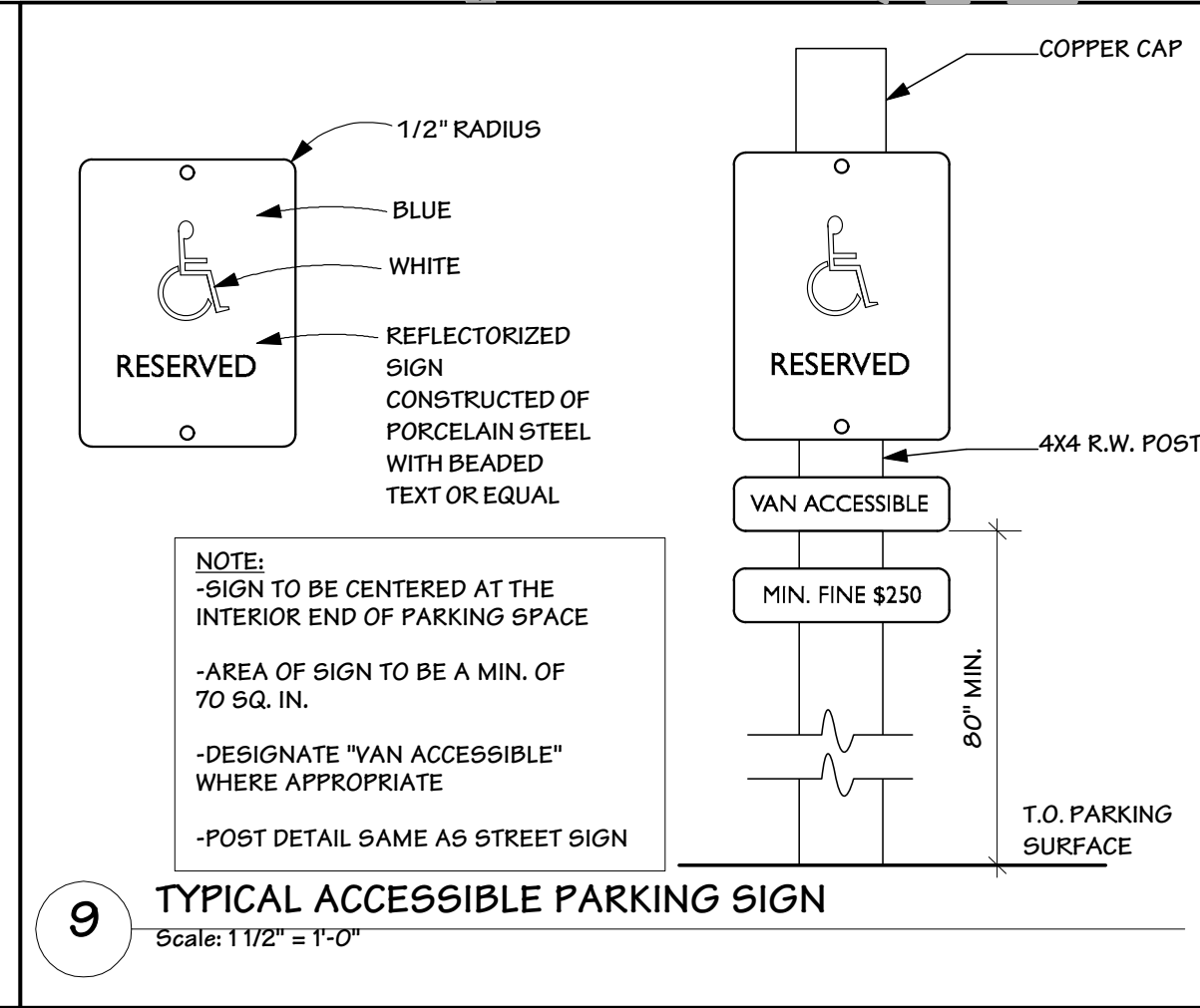
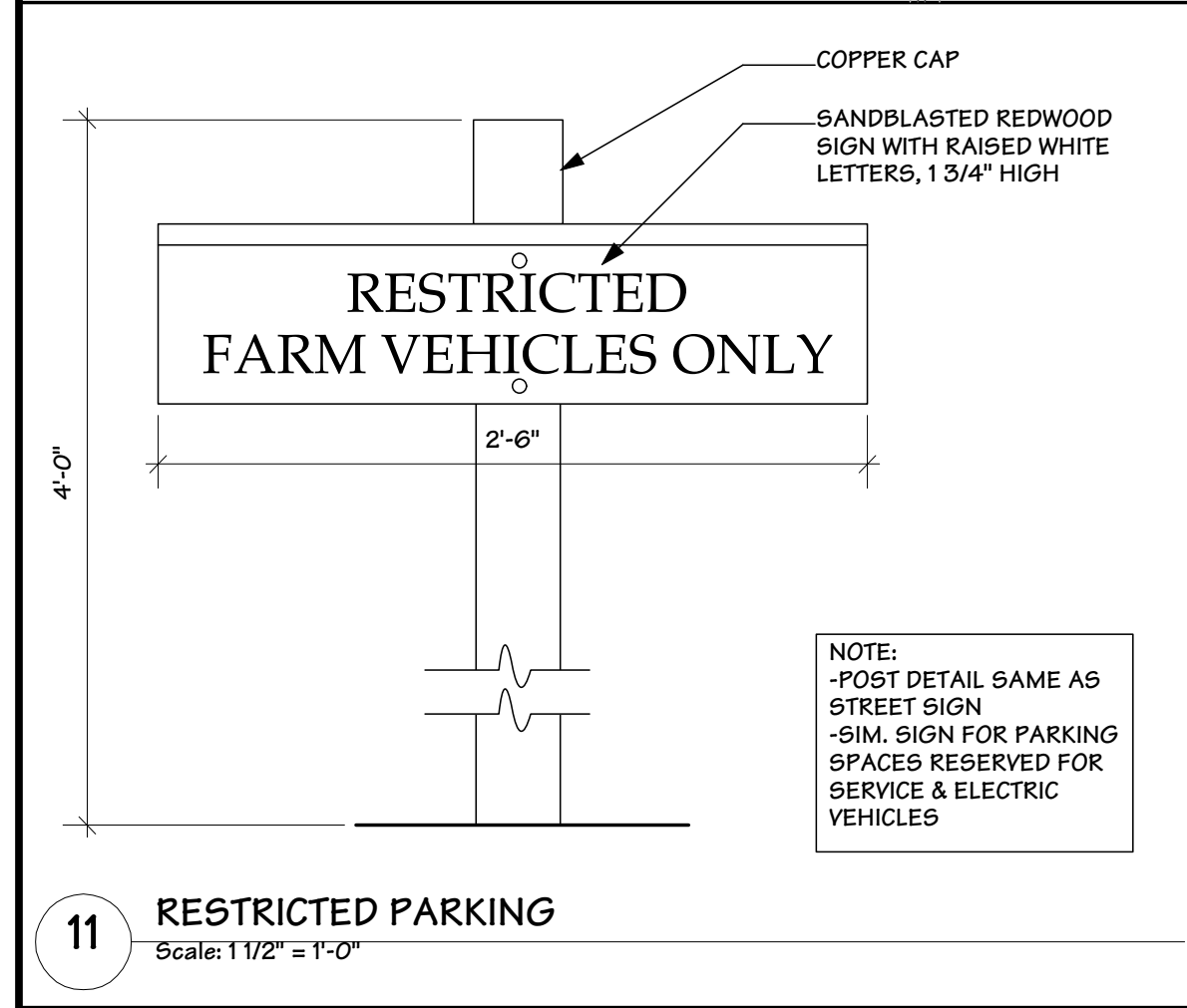
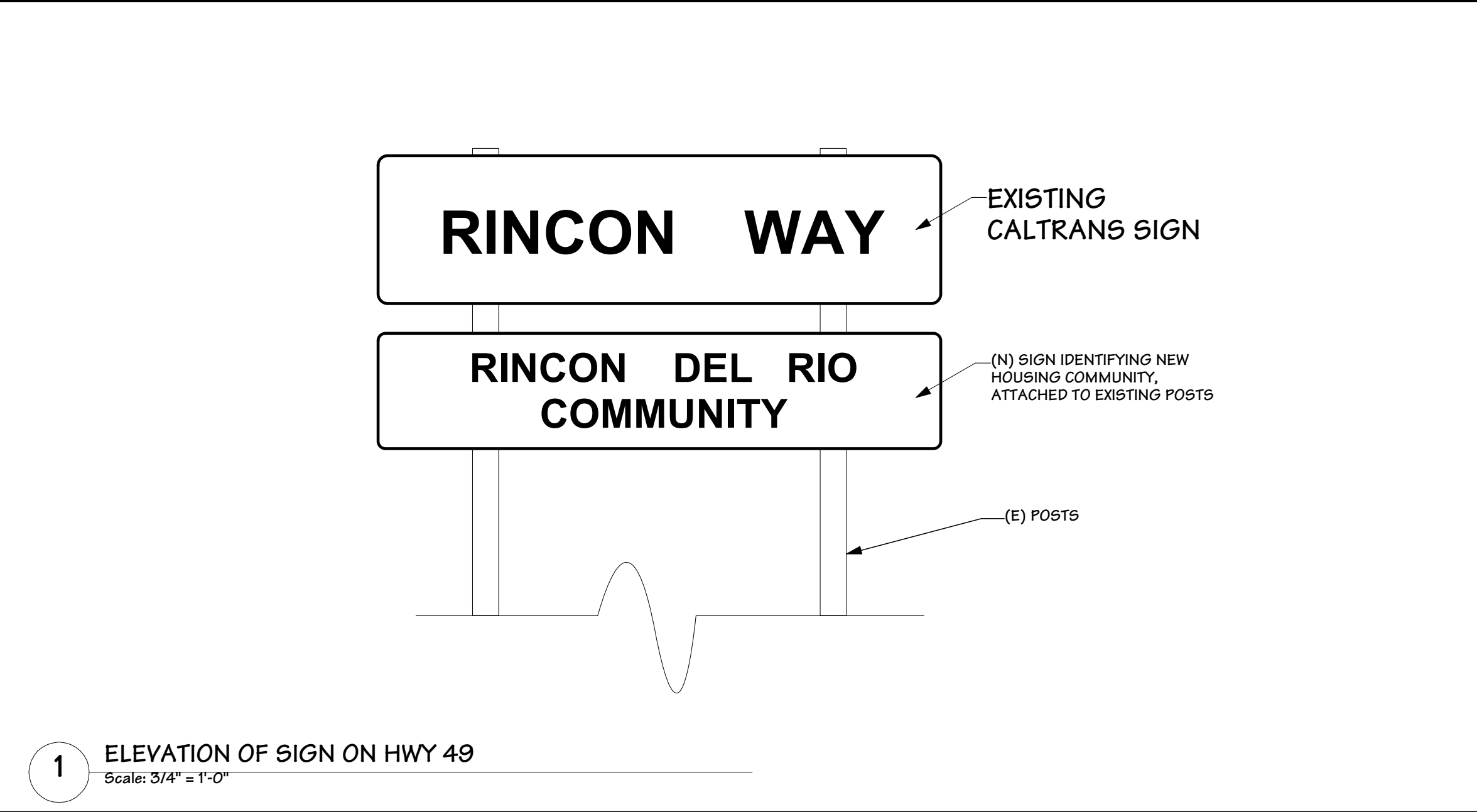
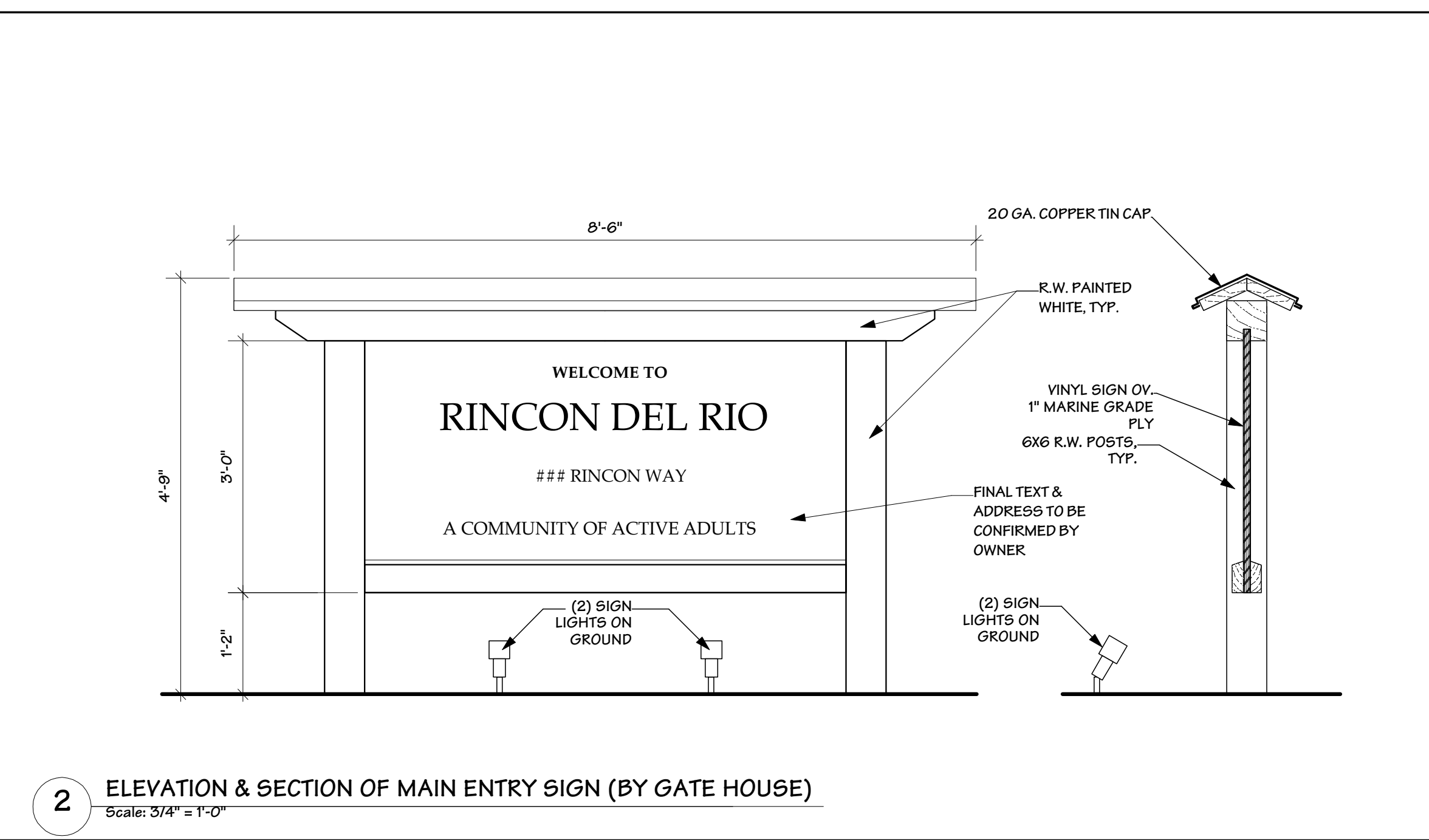
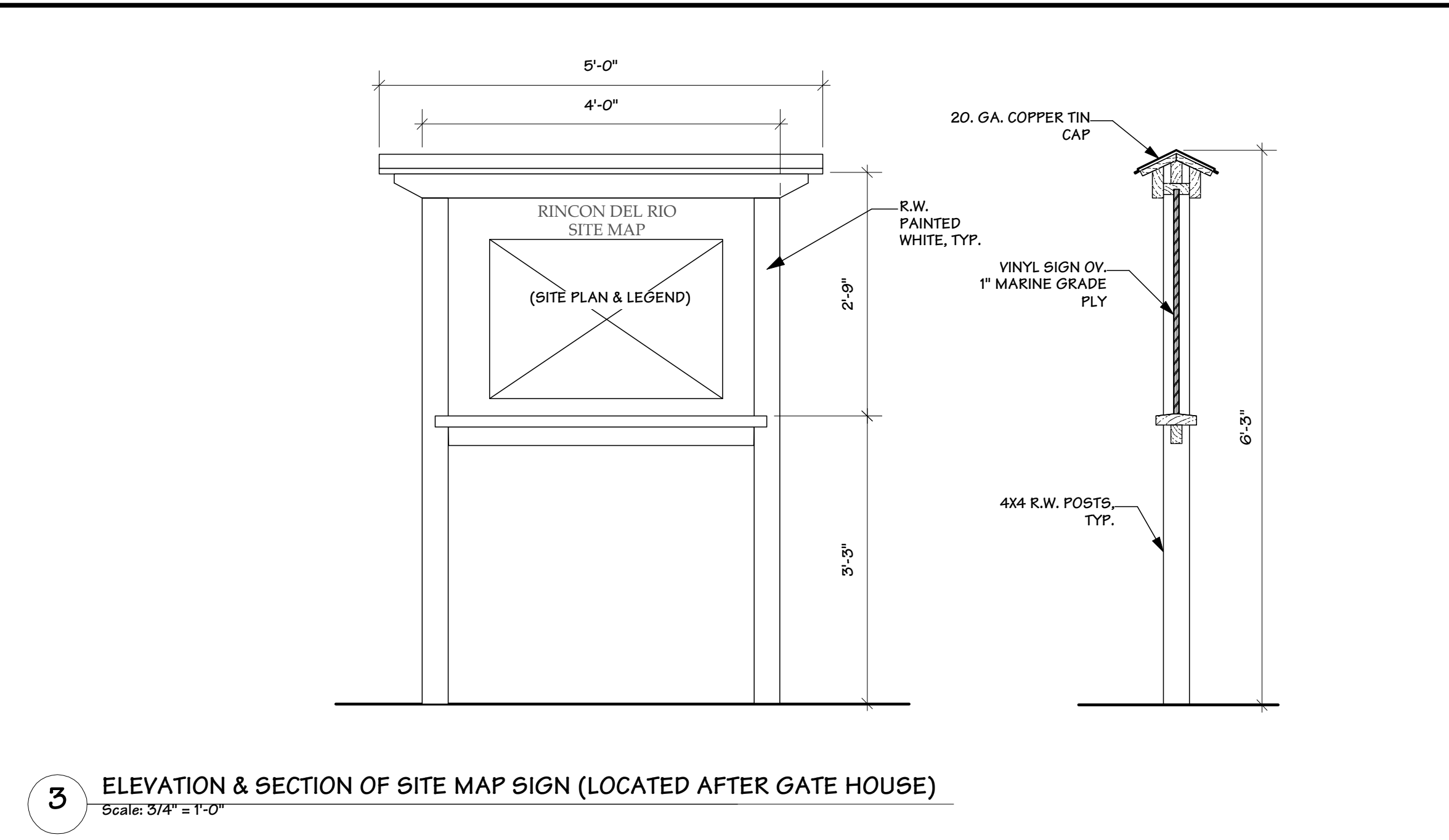
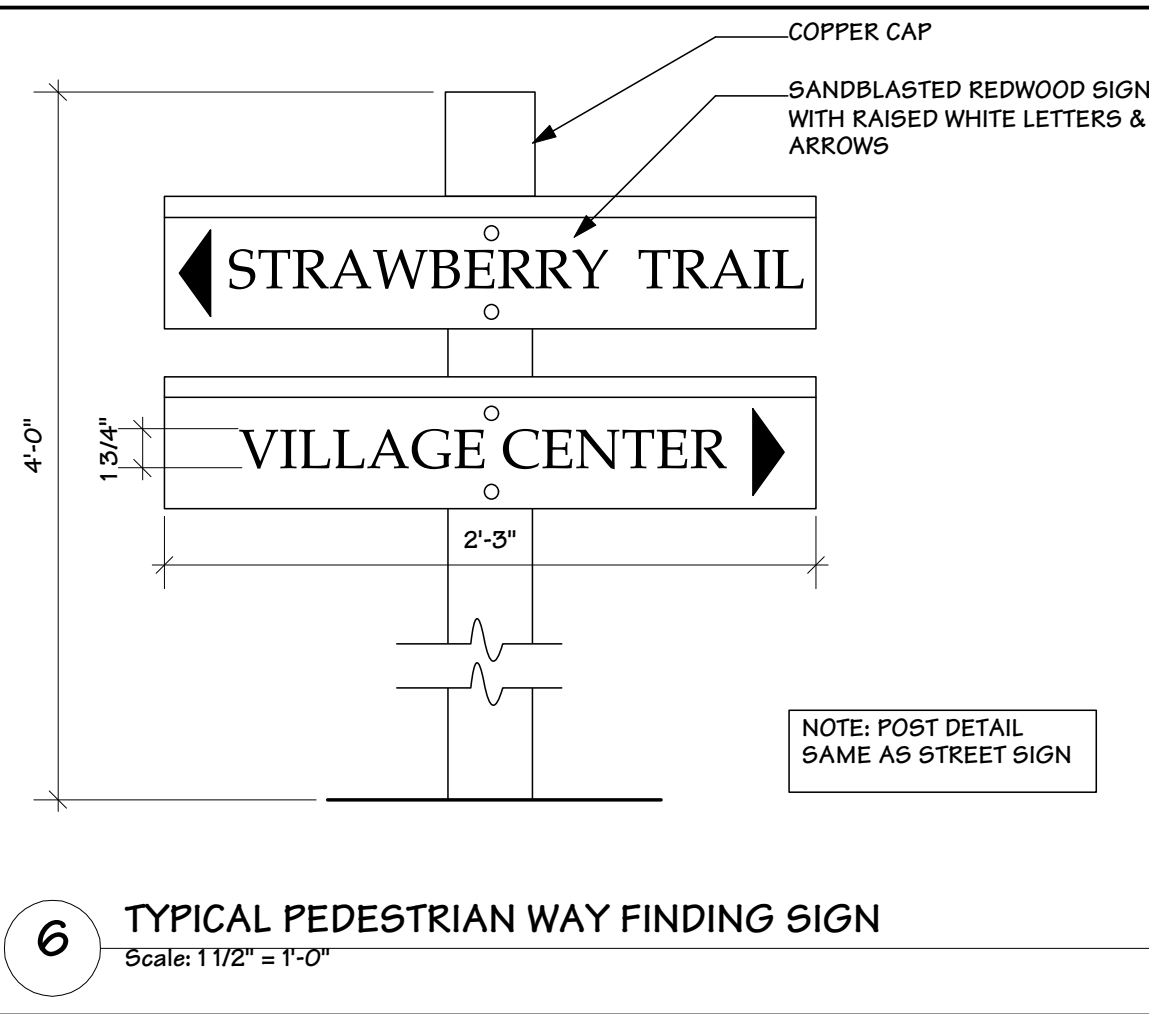
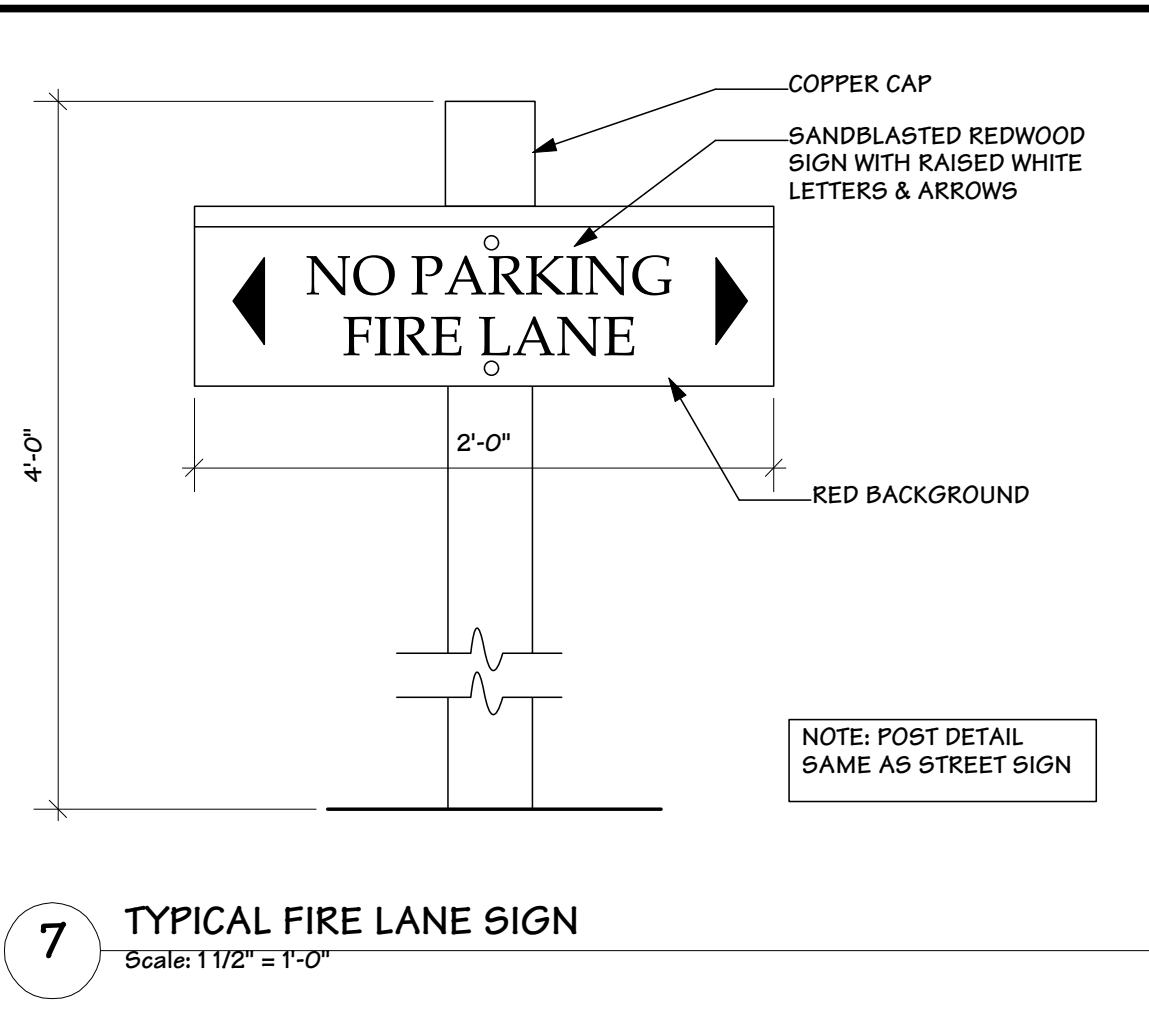
- LIGHT FIXTURE CRITERIA & QUALITIES**
- IDA (INTERNATIONAL DARK SKY ASSOCIATION) APPROVED.
  - LOW ENERGY USAGE LED BULB OPTIONS
  - MATCHING CONFIGURATIONS FOR POLE LIGHTS, BOLLARDS AND WALL LIGHTS.
  - DURABILITY SUITED TO APPLICATION.

- 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.



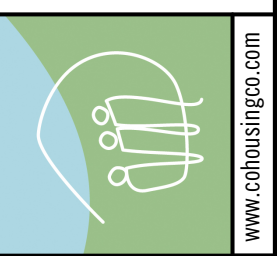


**12 SITE MAP**  
Scale: 1" = 200'



REVISIONS	BY

**McCamant & Durrett Architects**  
2418 Commercial Street, Nevada City, CA 95959  
Tel: 530.265.9980 Fax: 530.265.4288  
180 Sixth Street, Berkeley, CA 94710  
Tel: 510.549.9980 Fax: 510.550.2589  
E-mail: cc@ccandd.com  
www.ccandd.com



**RINCON DEL RIO  
SENIOR LIVING**  
SOUTH NEVADA COUNTY, CA

**SIGNAGE DETAILS**

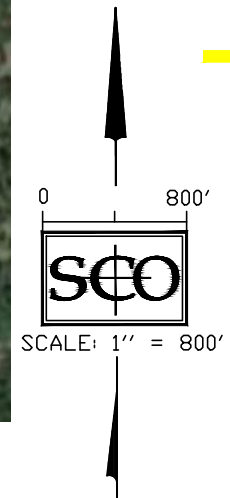
PLANNING SUBMITTAL SHEET ADDED	
Date	02 JUNE 2010
Scale	AS NOTED
Drawn	MER
Job	ROR
Sheet	

**A0.4**  
of - sheets

©2010 McCAMANT & DURRETT, ARCHITECTS. No part of this document can be reproduced without the written permission from McCAMANT & DURRETT, ARCHITECTS [2418 Commercial Street, Nevada City, CA 95959; (530)265-9980 or fax (530)265-4288] and [1810 Sixth St., Berkeley, CA 94710; (510)549-9980 or fax (510)550-2589].



- A 11111111-1111-1111 THOMAS O'AGHAN TRUSTEE
- A 11111111-1111-1111 DARRIN DEBIA E
- A 11111111-1111-1111 DEIN STEHANIE O'AGHAN
- A 11111111-1111-1111 ROBERT SLOBETA
- A 11111111-1111-1111 DONNA MESSANGER TRUSTEE
- A 11111111-1111-1111 EDARD LINDA HOOPER TRUSTEE
- A 11111111-1111-1111 JAMES SUSAN TRETETHEN TRUSTEE
- A 11111111-1111-1111 STEHAN TORI MURHO TRUSTEE
- A 11111111-1111-1111 AHAR DONNA MIEETA
- A 11111111-1111-1111 IJAM AREN ABBOTT
- A 11111111-1111-1111 CHRISTOPHER CAURELIAN
- A 11111111-1111-1111 MAR CAMELIAN
- A 11111111-1111-1111 DAVID LIAN
- A 11111111-1111-1111 TERR SHERR ARREN TRUSTEE
- A 11111111-1111-1111 EGG ASTORE ETA
- A 11111111-1111-1111 DON ARO LIAN
- A 11111111-1111-1111 DON ANN AMI
- A 11111111-1111-1111 NAN EST ETA
- A 11111111-1111-1111 ERGUS MARGARET JOHNSON TRUSTEE
- A 11111111-1111-1111 SEAN HAJIE MURRA
- A 11111111-1111-1111 ESE HERON
- A 11111111-1111-1111 ERIEDE RESTE TRUSTEE ETA
- A 11111111-1111-1111 MAR CAMELIAN ETA
- A 11111111-1111-1111 JOHN SHARON ESERSON TRUSTEE
- A 11111111-1111-1111 ESTATE O EREIDA BRANHO TRUSTEE
- A 11111111-1111-1111 MERCA ETHRIDGE TRUSTEE
- A 11111111-1111-1111 NEADA O SANITATION DIST
- A 11111111-1111-1111 NEADA O SANITATION DIST



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

**OPTIONAL INFRASTRUCTURE ALIGNMENT**  
 SEPTEMBER 2018 SCALE: 1" = 800'

