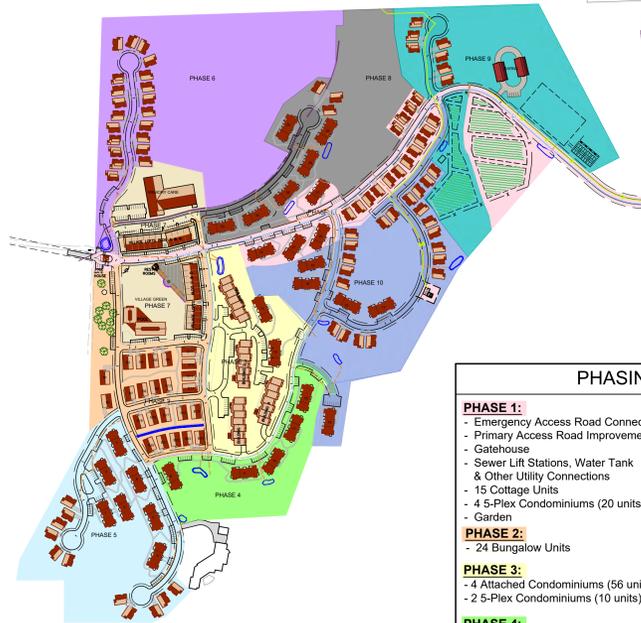


OVERALL SITE PLAN RINCON DEL RIO SENIOR LIVING JANUARY, 2021



PHASING EXHIBIT

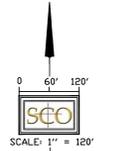
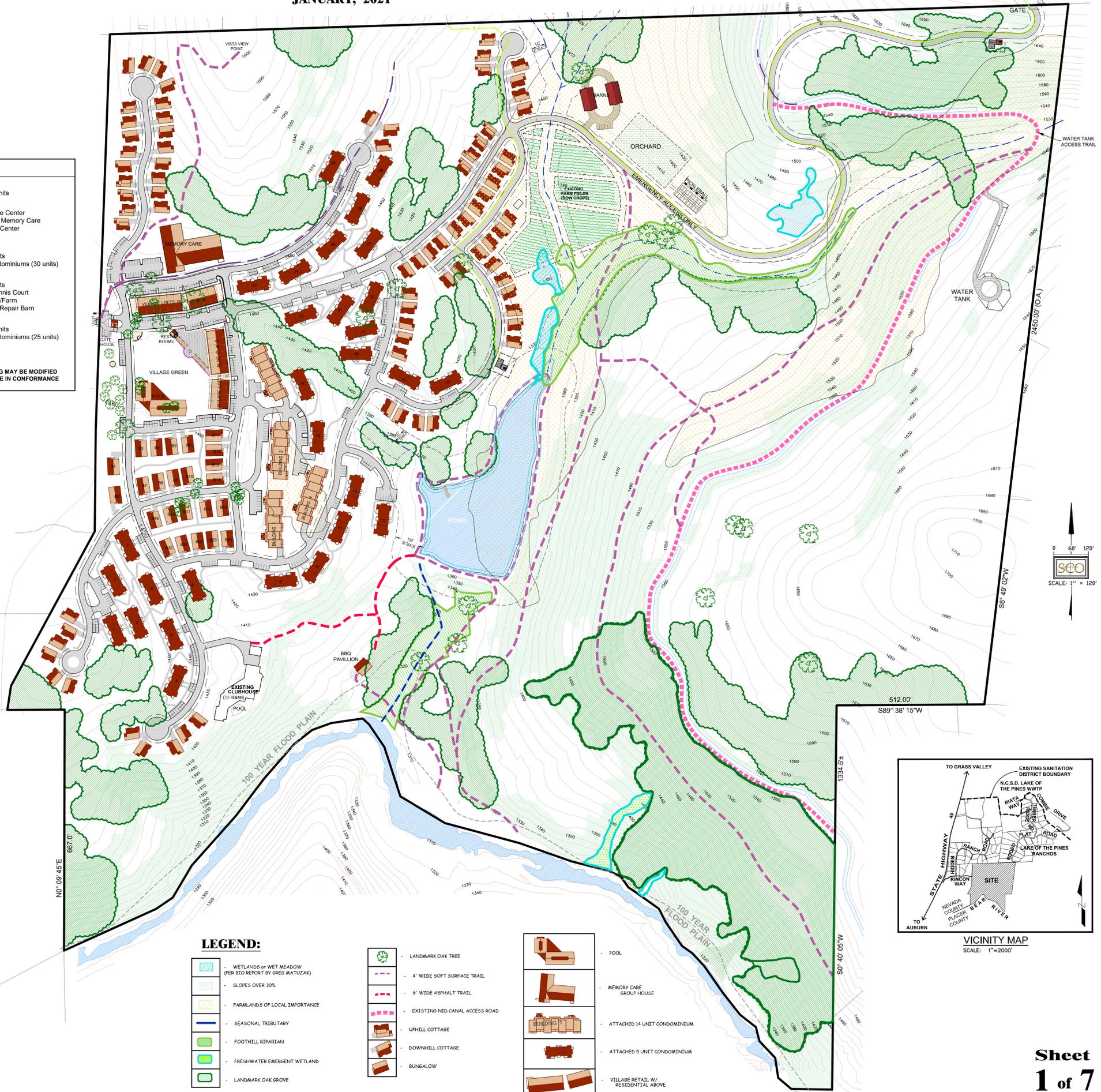
SCALE: 1" = 250'

PHASING & UNIT COUNT

- | | |
|--|--|
| <p>PHASE 1:</p> <ul style="list-style-type: none"> - 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 <p>PHASE 2:</p> <ul style="list-style-type: none"> - 24 Bungalow Units <p>PHASE 3:</p> <ul style="list-style-type: none"> - 4 Attached Condominiums (56 units) - 2 5-Plex Condominiums (10 units) <p>PHASE 4:</p> <ul style="list-style-type: none"> - 5 5-Plex Condominiums (25 units) <p>PHASE 5:</p> <ul style="list-style-type: none"> - 11 Cottage Units - 7 5-Plex Condominiums (35 units) | <p>PHASE 6:</p> <ul style="list-style-type: none"> - 21 Cottage Units <p>PHASE 7:</p> <ul style="list-style-type: none"> - Village Service Center - Group House Memory Care - Pool/ Fitness Center <p>PHASE 8:</p> <ul style="list-style-type: none"> - 3 Cottage Units - 6 5-Plex Condominiums (30 units) <p>PHASE 9:</p> <ul style="list-style-type: none"> - 7 Cottage Units - Pickleball/ Tennis Court - Row Gardens/Farm - Auto/ Tractor Repair Barn <p>PHASE 10:</p> <ul style="list-style-type: none"> - 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			
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



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

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

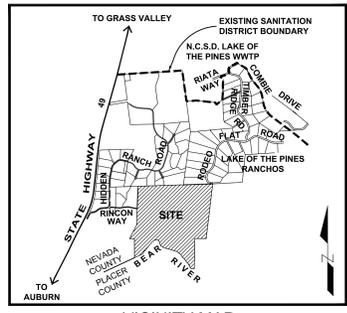
ELECTRICAL & GAS UTILITIES:
 PACIFIC GAS & ELECTRIC

TELEPHONE:
 AT&T

SEWAGE DISPOSAL:
 LAKE OF THE PINES TREATMENT PLANT

LEGEND:

- | | | | | | |
|--|---|--|--------------------------------|--|-------------------------------------|
| | WETLANDS or 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 | | |

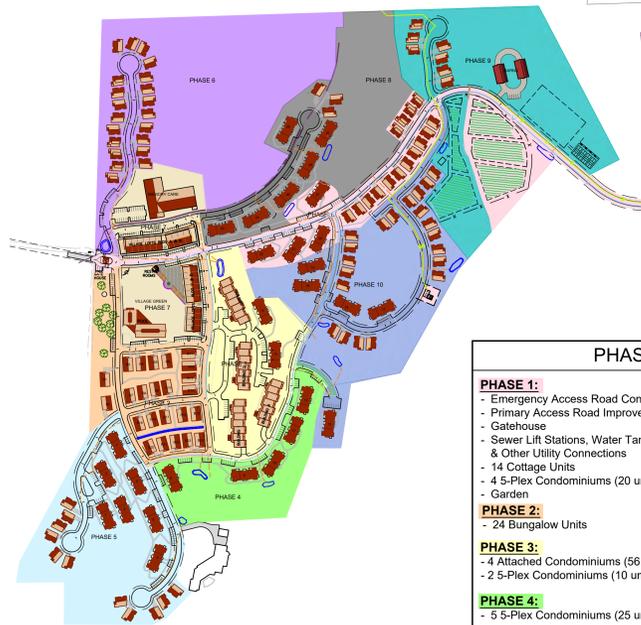


VICINITY MAP
SCALE: 1" = 2000'

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.



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

LAND AREA:
 215± AC

ZONING / GENERAL PLAN:
 CCRC

FIRE PROTECTION:
 HIGGINS FIRE PROTECTION DISTRICT

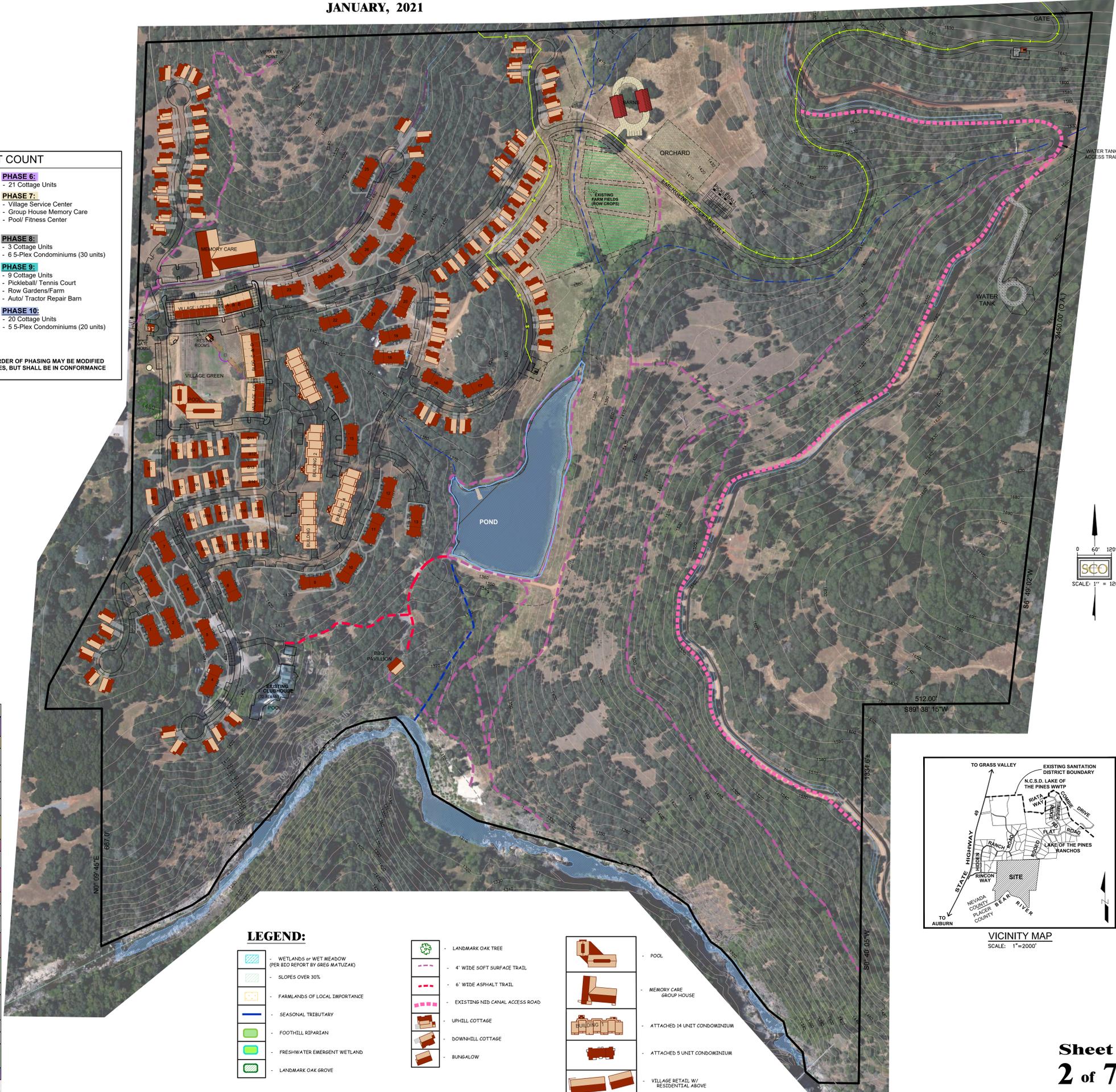
WATER:
 NEVADA IRRIGATION DISTRICT

ELECTRICAL & GAS UTILITIES:
 PACIFIC GAS & ELECTRIC

TELEPHONE:
 A&T

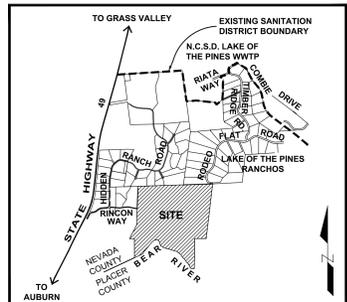
SEWAGE DISPOSAL:
 LAKE OF THE PINES TREATMENT PLAN

Rincon del Rio Proposed Project Revisions					
Building Type	No. of Buildings	No. of Units	Unit Size	Building Size (sq ft)	Parking
Residential Independent Living					
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
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 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'

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	Building Size (sq ft)	Parking	
Residential Independent Living						
Cottages	78	78	1,785-3,600 sf	Varies	78 Resident 28 Guest	
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5 unit Condo	29	145			150 Resident 94 Guest	
14 unit Condos	4	56	1,300	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	20	1,500		100	
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Common Area Support Services						
Clubhouse (existing building)	1			14,000	8	
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Subtotals	5					32
Totals	145	345				731

SCO PLANNING, ENGINEERING & SURVEYING
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 www.scoplan.net

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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

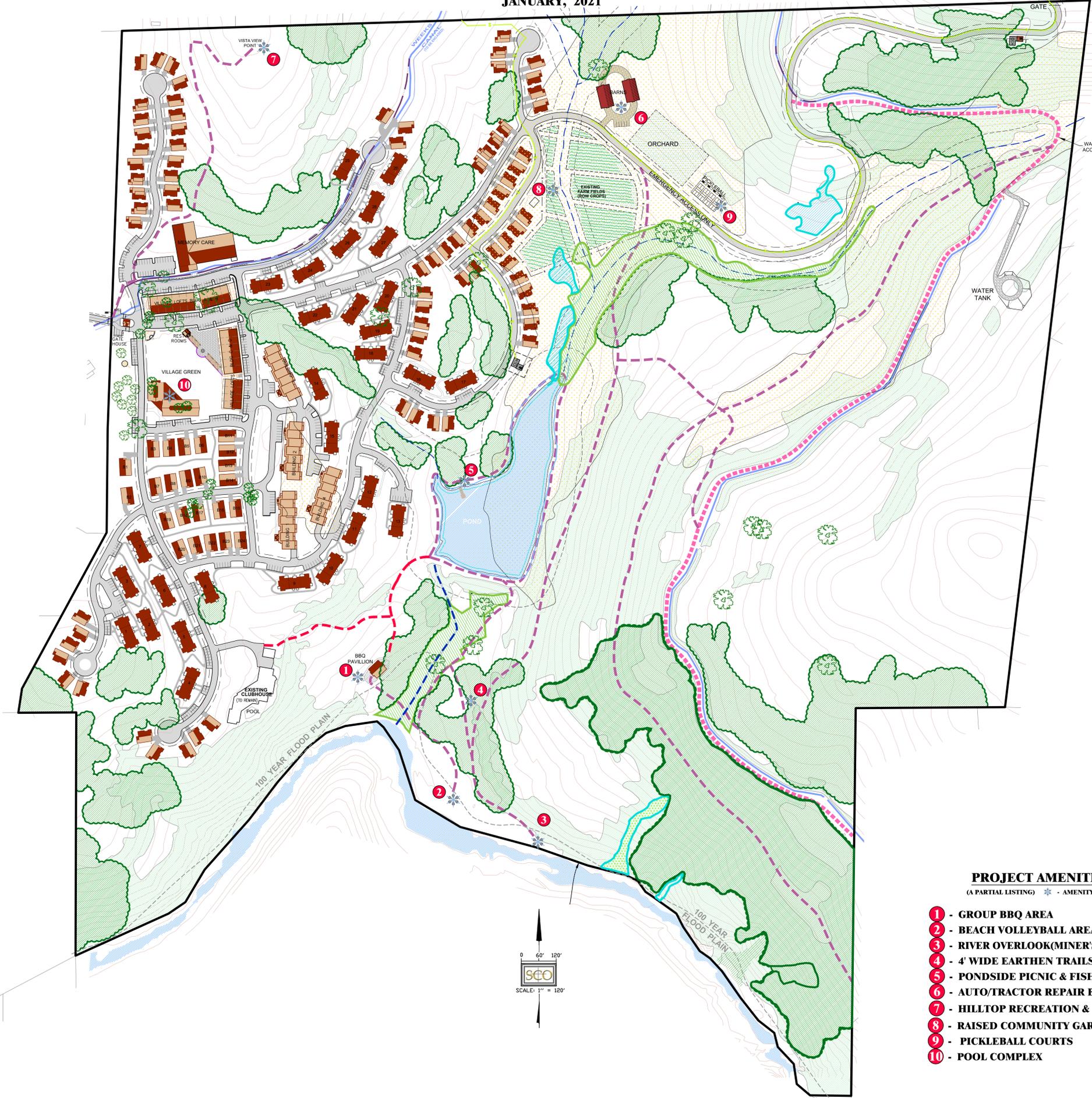
FIRE PROTECTION:
 HIGGINS FIRE PROTECTION DISTRICT

WATER:
 NEVADA IRRIGATION DISTRICT

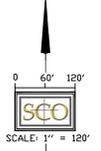
ELECTRICAL & GAS UTILITIES:
 PACIFIC GAS & ELECTRIC

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: _____

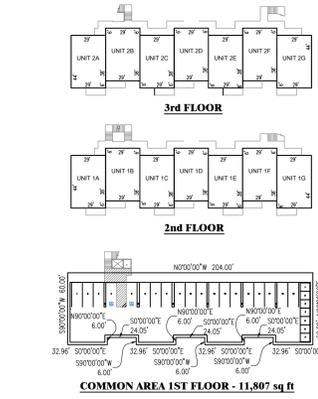
Sheet
3 of 7

TENTATIVE MAP

RINCON DEL RIO SENIOR LIVING

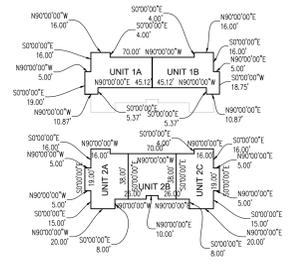
JANUARY, 2021

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%



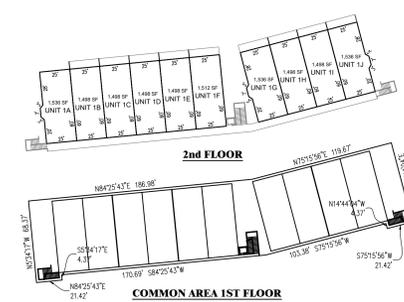
5 PLEX CONDOMINIUM (TYP)

SCALE: 1"=50'



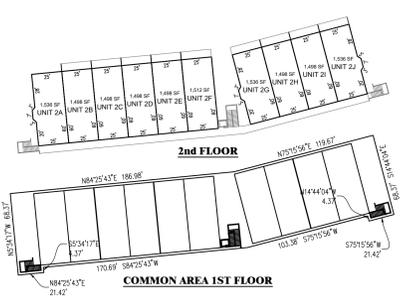
14 UNIT CONDOMINIUM (TYP)

SCALE: 1"=50'



VILLAGE CENTER LOFTS BLDG A & B

SCALE: 1"=50'



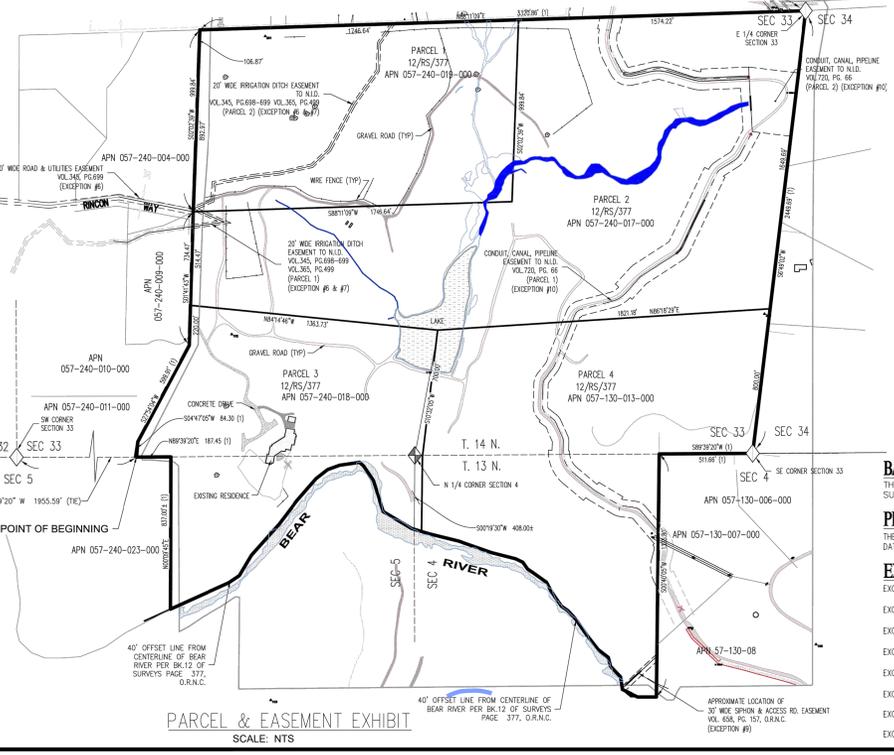
VILLAGE CENTER LOFTS BLDG C & D

SCALE: 1"=50'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	59.16	400.00	92°29'27"
C2	78.86	500.00	119°44'17"
C3	20.86	205.00	214°50'50"
C4	144.44	1095.00	73°28'28"
C5	290.07	650.00	225°54'28"
C6	77.07	300.00	144°51'11"
C7	70.77	200.00	207°16'49"
C8	288.96	200.00	82°46'41"
C9	51.85	460.00	82°27'52"
C10	38.70	360.00	235°27'52"
C11	281.44	650.00	144°50'50"
C12	36.82	300.00	270°31'17"
C13	152.30	241.12	303°17'12"
C14	61.40	42.00	88°43'49"
C15	133.00	150.00	47°00'01"
C16	76.48	65.00	87°24'58"
C17	159.82	150.00	81°02'44"
C18	104.17	793.38	109°43'30"
C19	126.46	261.24	274°45'09"
C20	169.63	135.00	71°58'31"
C21	187.68	175.00	61°26'53"
C22	128.70	210.00	355°56'51"
C23	101.57	210.00	274°24'46"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C24	81.57	793.38	252°38'12"
C25	51.14	210.00	142°51'17"
C26	47.94	230.00	175°54'54"
C27	91.47	500.00	102°28'25"
C28	334.38	230.00	83°71'56"
C29	50.30	500.00	274°52'52"
C30	77.06	300.00	144°51'11"
C31	170.44	150.00	45°26'56"
C32	220.90	670.00	185°42'42"
C33	221.50	720.00	172°59'58"
C34	178.00	800.00	249°12'42"
C35	34.11	210.00	191°28'28"
C36	175.34	150.00	87°21'12"
C37	150.00	42.00	88°43'49"
C38	79.31	210.00	31°28'31"
C39	29.00	475.00	32°37'42"
C40	160.94	475.00	192°45'44"
C41	92.78	475.00	111°29'29"
C42	43.46	175.00	143°51'44"
C43	257.34	700.00	215°41'17"
C44	69.00	135.00	292°29'44"
C45	168.00	135.00	71°18'32"
C46	117.29	460.51	143°31'31"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	109.19	N 78°30'32" W
L2	34.13	S 87°30'31" E
L3	81.47	N 84°58'32" E
L4	151.48	N 75°08'34" E
L5	211.12	N 73°20'37" E
L6	150.00	N 47°50'39" E
L7	206.72	N 33°07'48" E
L8	499.58	S 49°13'25" E
L9	35.47	N 89°23'05" E
L10	186.57	N 03°59'46" E
L11	104.72	S 39°29'57" W
L12	43.17	S 18°36'44" E
L13	32.60	S 47°20'36" W
L14	150.71	N 07°09'50" W
L15	10.61	S 49°53'34" W
L16	111.17	S 84°20'47" W
L17	53.60	S 73°57'12" W
L18	43.88	N 70°54'17" E
L19	190.43	N 27°23'25" W
L20	50.14	S 48°46'31" W
L21	142.31	N 09°30'13" W
L22	87.57	N 09°30'13" W
L23	93.46	N 07°16'41" W
L24	87.21	N 78°30'32" W
L25	24.56	N 190°00'00" E
L26	57.40	N 190°00'00" E
L27	57.40	N 190°00'00" E
L28	57.40	N 190°00'00" E
L29	57.40	N 190°00'00" E
L30	57.40	N 190°00'00" E
L31	57.40	N 190°00'00" E
L32	57.40	N 190°00'00" E
L33	57.40	N 190°00'00" E
L34	57.40	N 190°00'00" E
L35	57.40	N 190°00'00" 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-G.A.E. 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.

TENTATIVE MAP

SCALE: 1"=150'

LOT	ACRES	SQ. FT.
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	37,195 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	
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.

Sheet
4 of 7

SCO PLANNING, ENGINEERING & SURVEYING
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
T 530.272.5881 | F 530.272.5886
www.scoptic.net

PROJECT INFORMATION:
OWNER / APPLICANT:
YOUNG ENTERPRISES, L.P.
P.O. BOX 6626
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LAND AREA:
215± AC

ZONING / GENERAL PLAN:
C265

FIRE PROTECTION:
HIGGINS FIRE PROTECTION DISTRICT

WATER:
NEVADA IRRIGATION DISTRICT

ELECTRICAL & GAS UTILITIES:
PACIFIC GAS & ELECTRIC

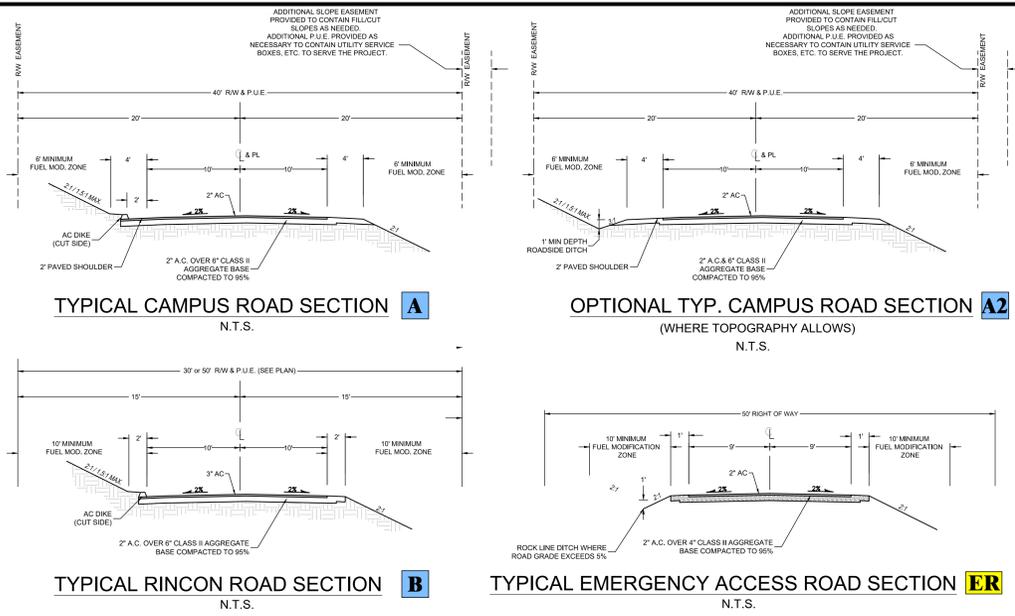
TELEPHONE:
AT&T

SEWAGE DISPOSAL:
LAKE OF THE PINES TREATMENT PLAN

OVERALL CIRCULATION PLAN

RINCON DEL RIO SENIOR LIVING

JANUARY, 2021

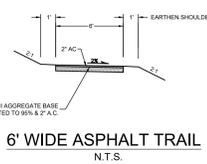
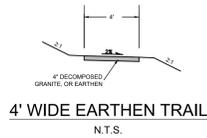


EASEMENTS / RIGHT OF WAY:

- 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 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.

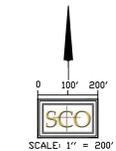
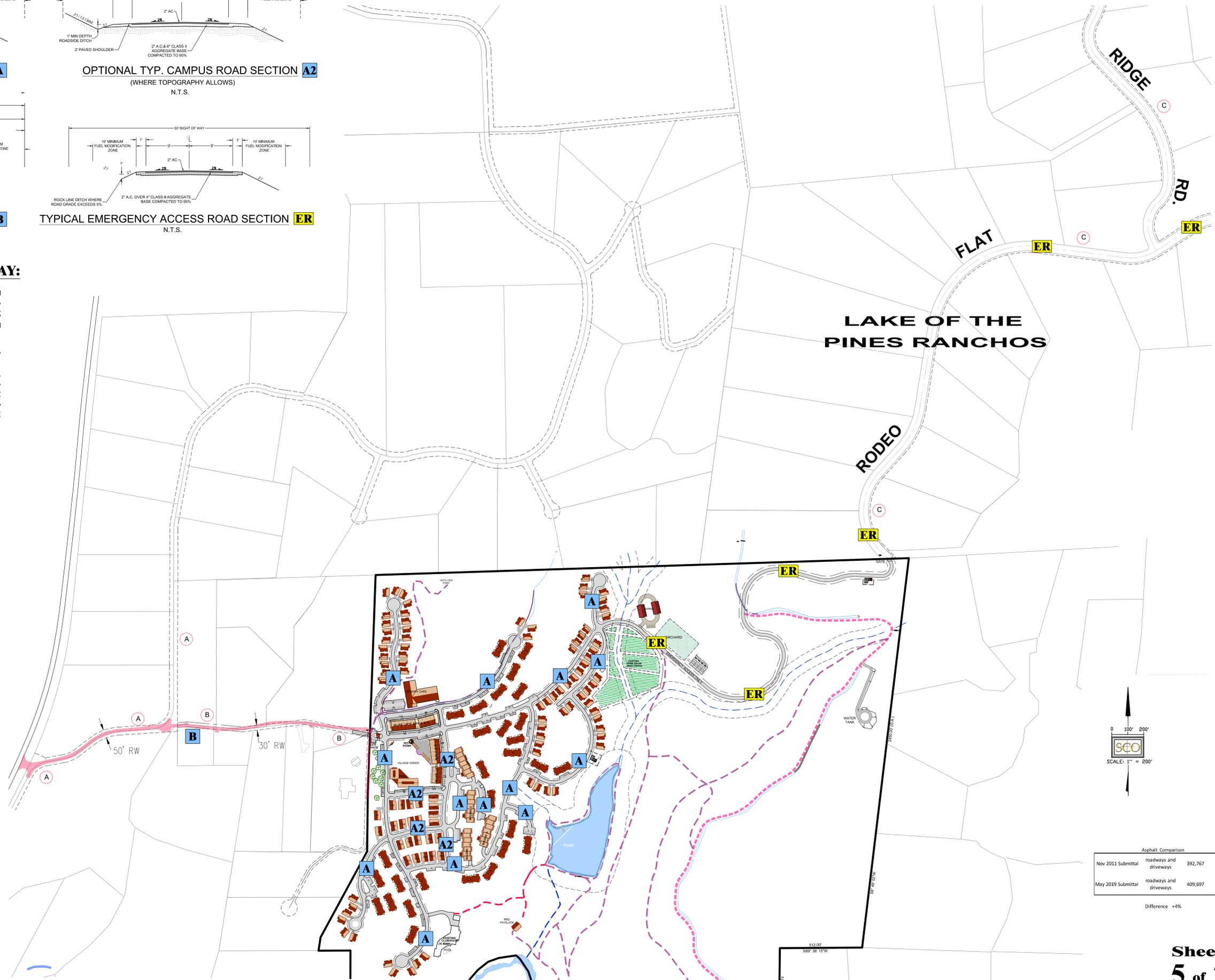
RINCON WAY NOTE:

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.



LEGEND:

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



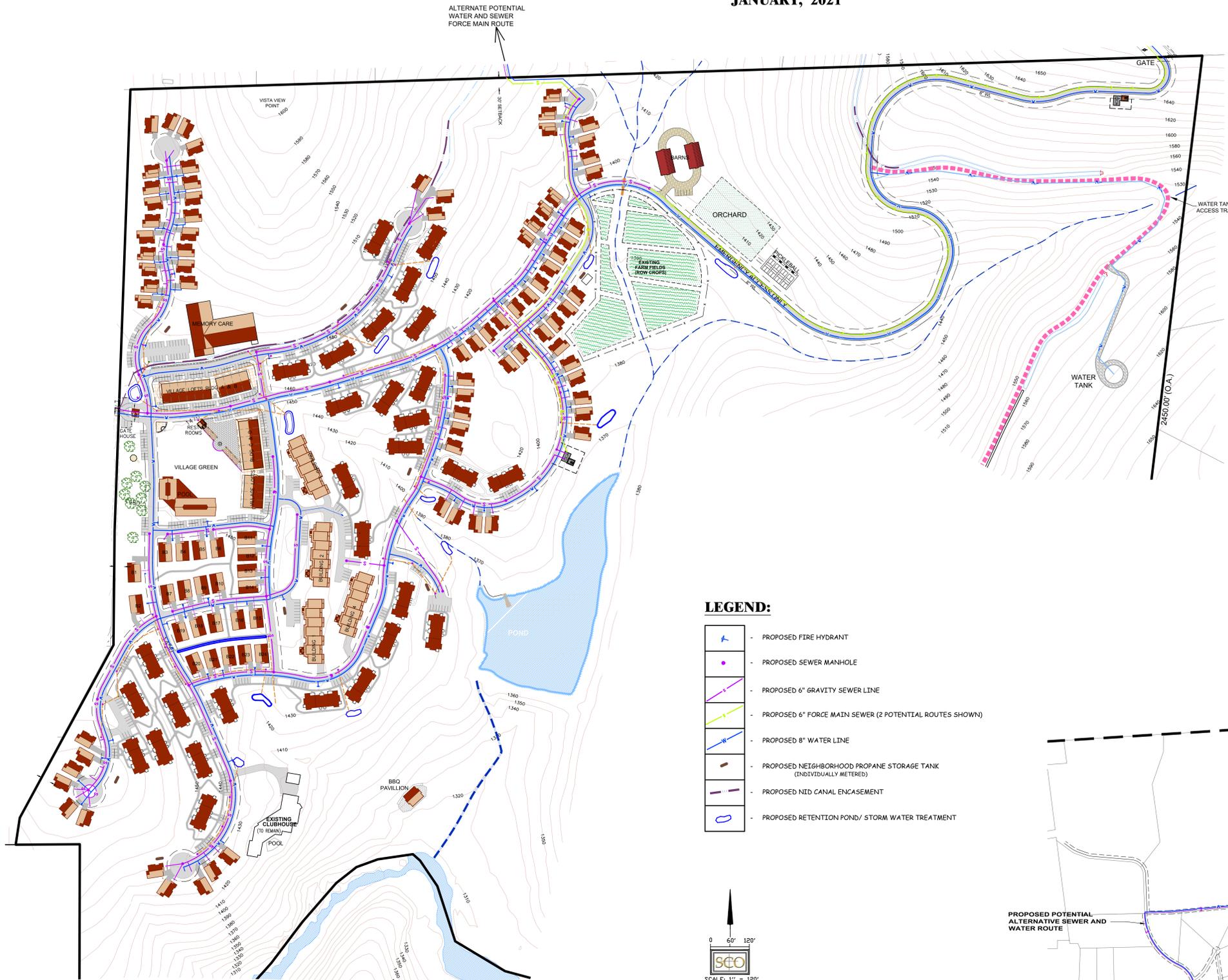
Asphalt Comparison

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

OVERALL INFRASTRUCTURE PLAN

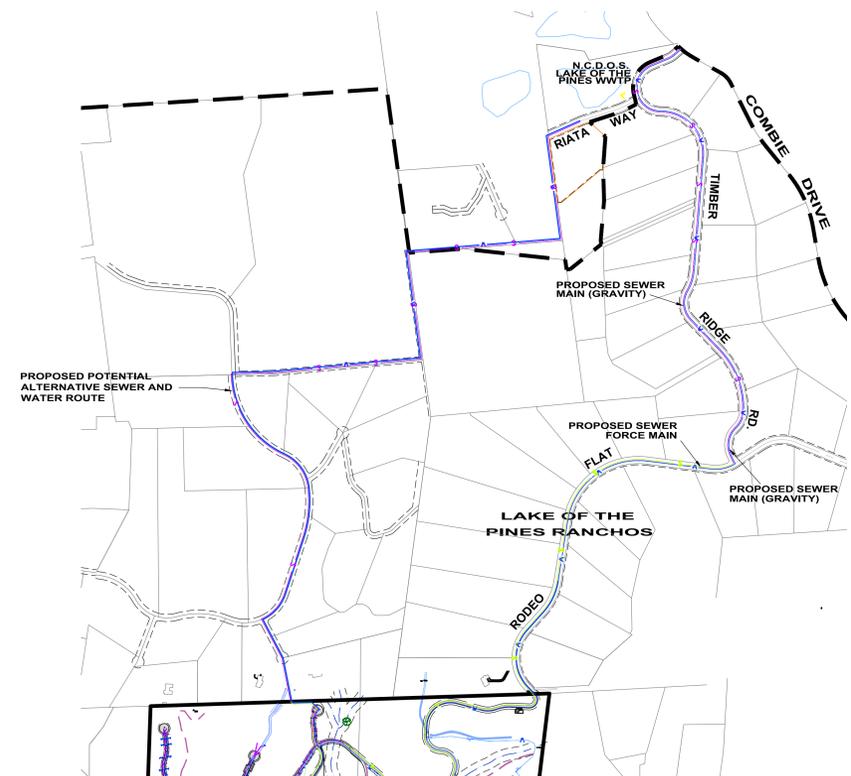
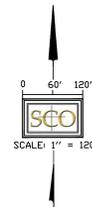
RINCON DEL RIO SENIOR LIVING

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

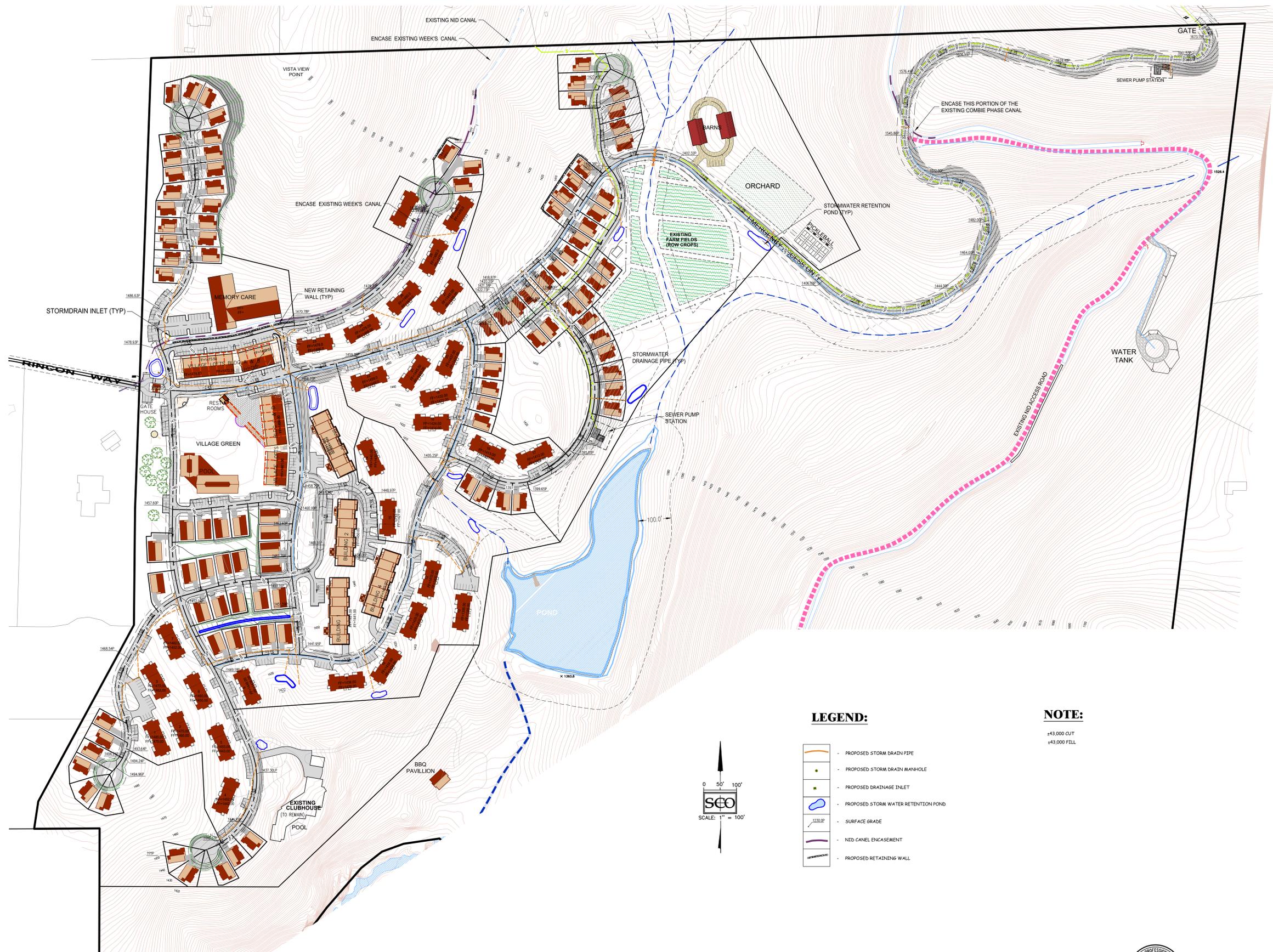
SCALE: 1" = 600'

DATE SIGNED: _____

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

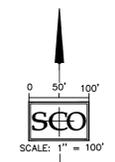


LEGEND:

-  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**



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

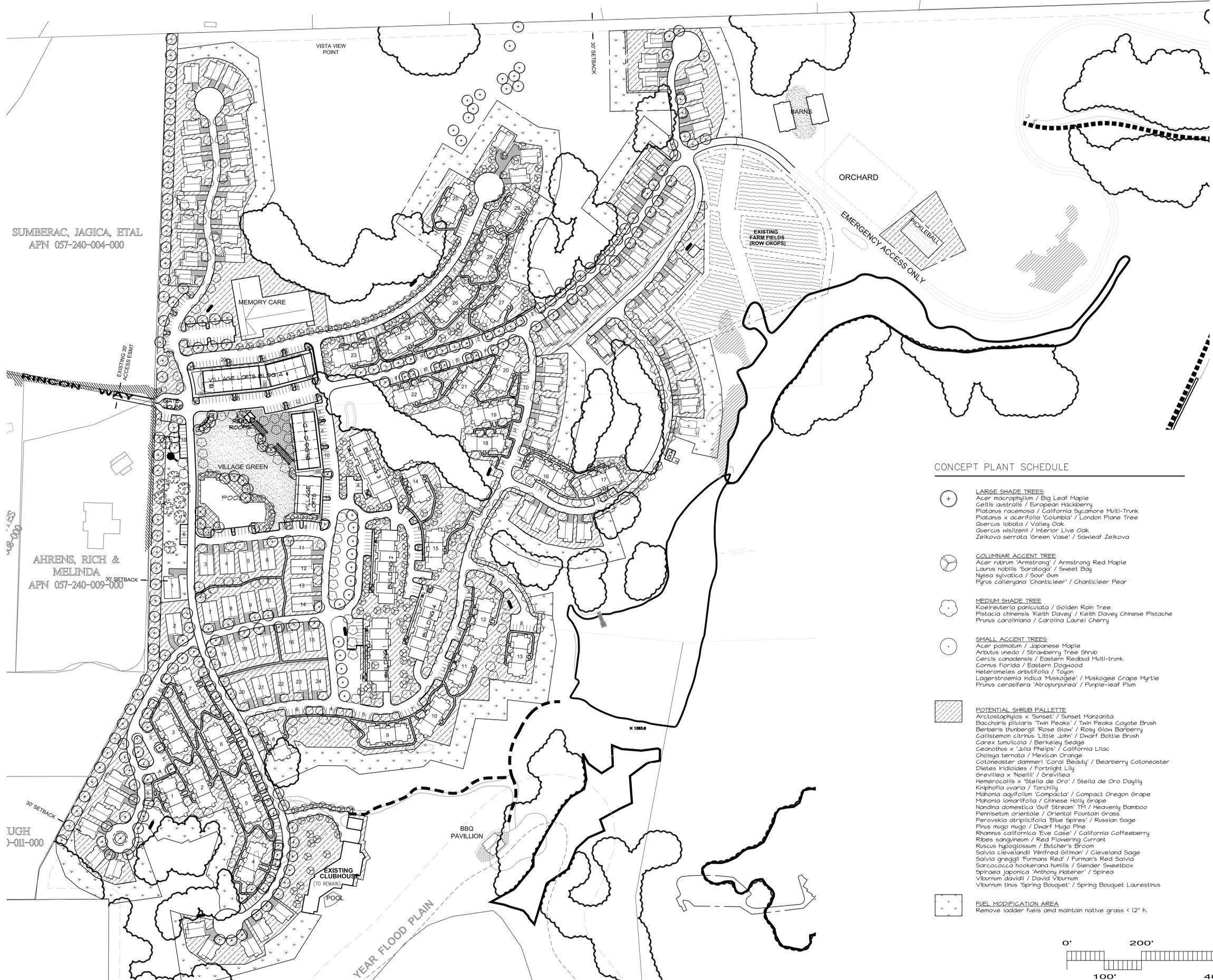


YAMASAKI
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**RINCON DEL RIO
SENIOR LIVING**
PRELIMINARY LANDSCAPE DEVELOPMENT PLANS
NEVADA COUNTY, CALIFORNIA



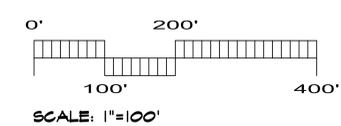
SUMBERAC, JAGICA, ETAL
APN 057-240-004-000

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 'Columbia' / 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 'Sarotoga' / Sweet Bay
Nyssa sylvatica / Sour Gum
Ficus ciliolata 'Chanticleer' / Chanticleer Pear
- MEDIUM SHADE TREE**
Kalmia latifolia / 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 iridifolia / Fortnight Lily
Grevillea x 'Noel III' / Grevillea
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily
Kniphofia uvaria / Torch Lily
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.



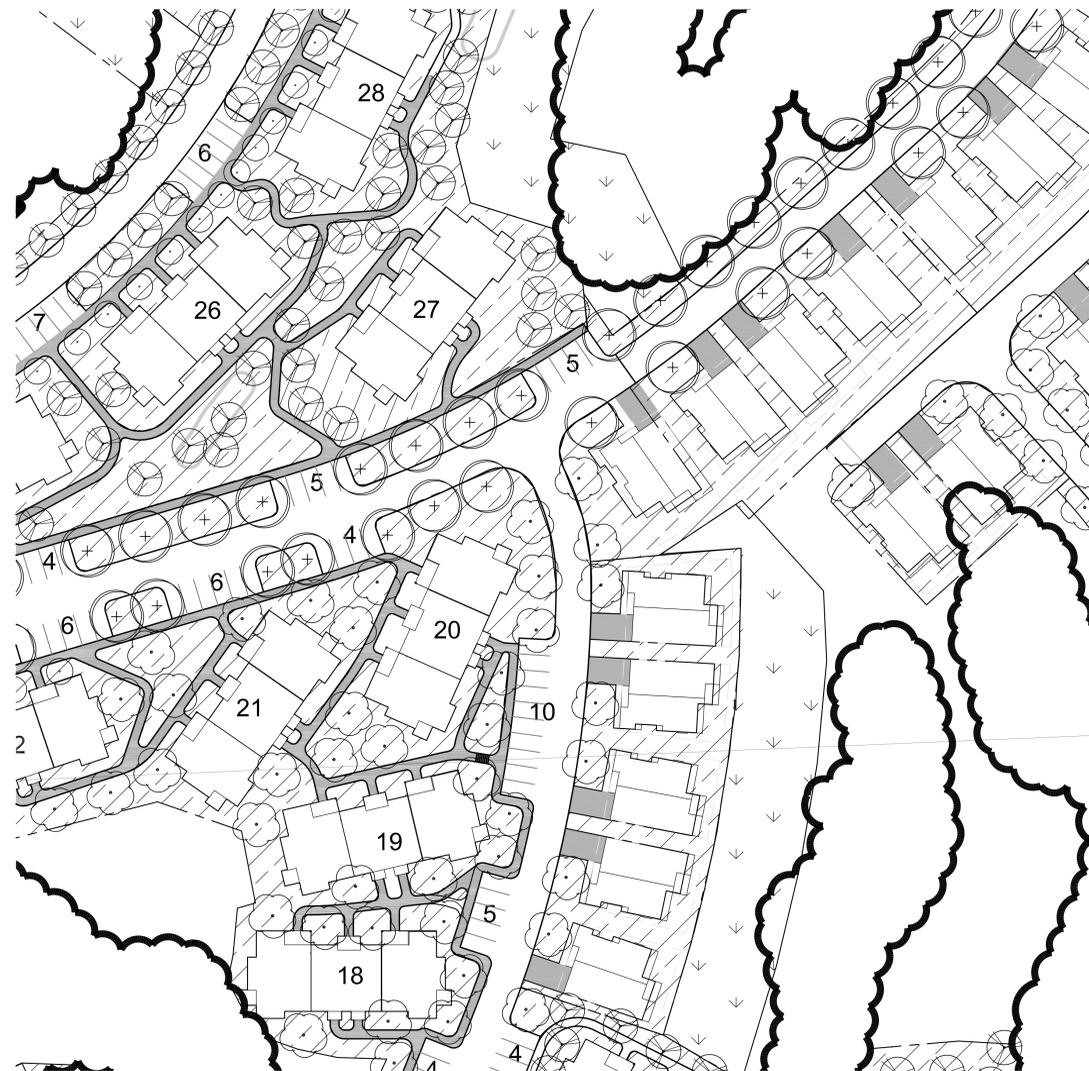
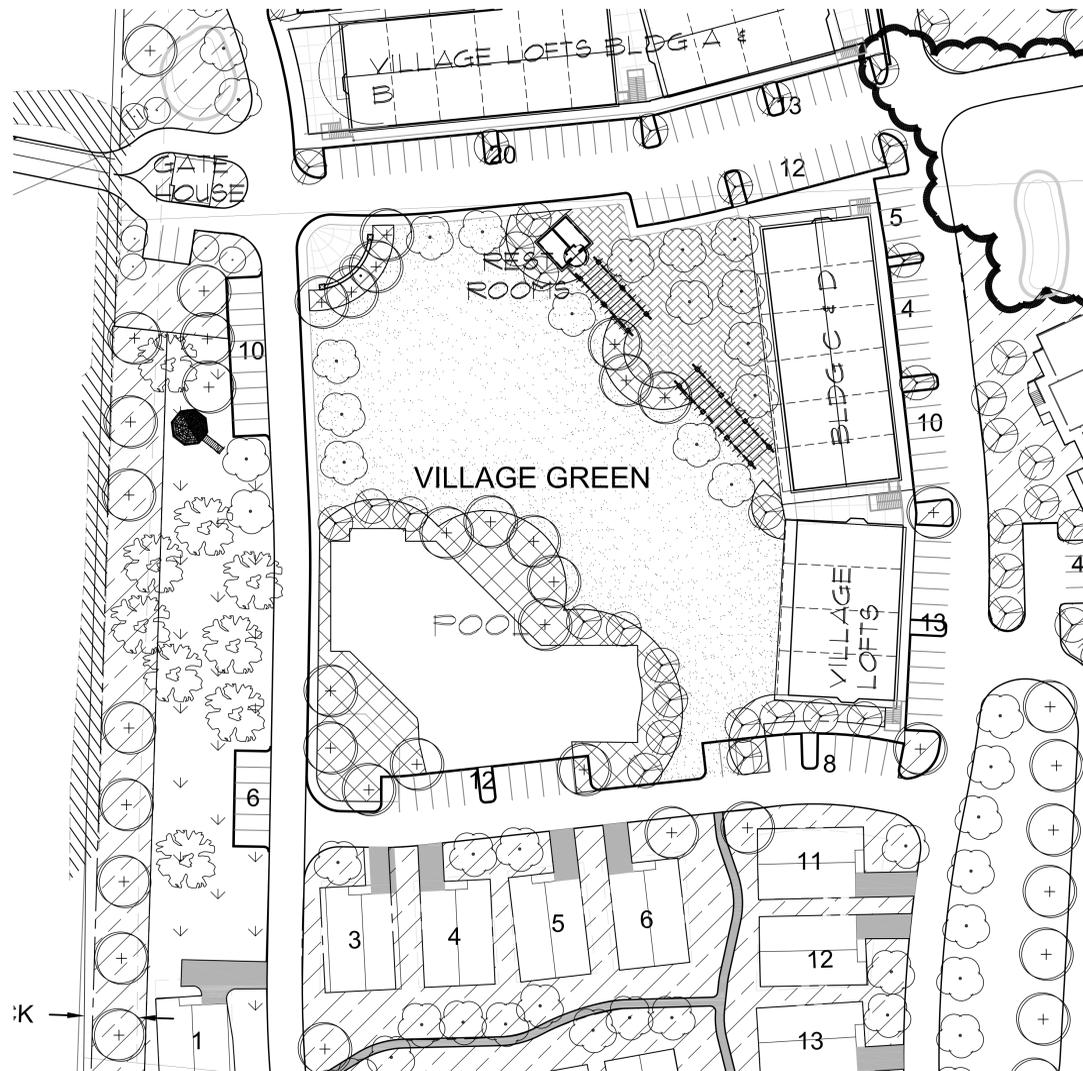
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Sheet Title
**PRELIMINARY
PLANTING PLAN**



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



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

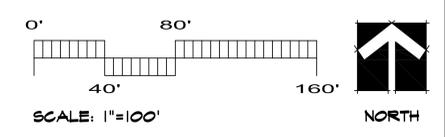
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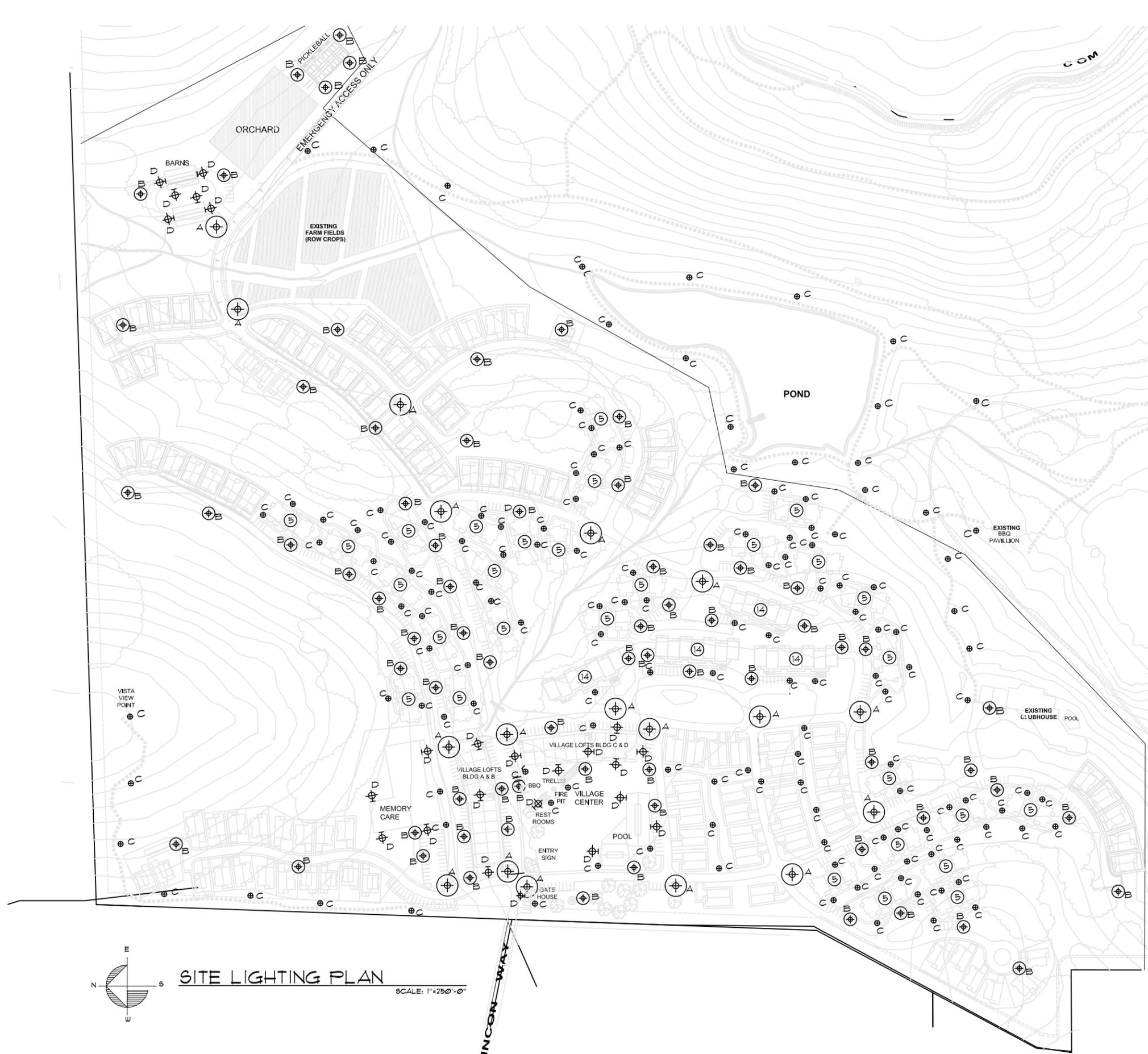
Sheet Title
LANDSCAPE ENLARGEMENTS



No.	Date	Revision
△		
△		
△		
△		

Project Mgr.: JMA
 Drawn By: CJM
 Scale: 1/4"=1'-0"
 Date: 10/2/19
 File Name: RD-DD of 2 sheets

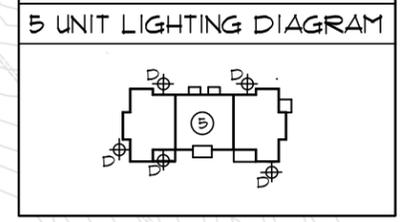
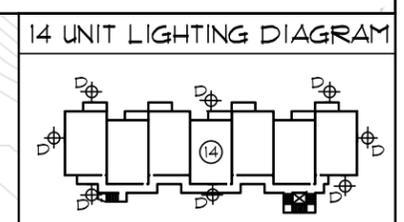
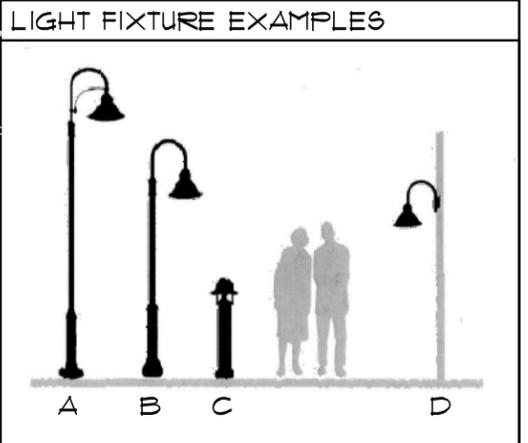




LIGHTING LEGEND		
SYMBOL	DESCRIPTION	FIXTURE COUNT
⊕ A	DOMUS SMALL SERIES (OR SIMILAR) 12' POLE	18
⊕ B	DOMUS SMALL SERIES (OR SIMILAR) 8' POLE	71
● C	DOMUS SMALL SERIES (OR SIMILAR) BOLLARD	139
⊕ D	DOMUS SMALL SERIES (OR SIMILAR) WALL MOUNT	225

- 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.



REVISIONS

DRAWN BY: **MM**

DATE: 3/21/19

NOT FOR CONSTRUCTION

MICHAEL KENT MURPHY ARCHITECT
 500 AUBURN FOLSOM RD. SUITE 100
 AUBURN CA 95603 - (530) 823-3379

NEVADA COUNTY

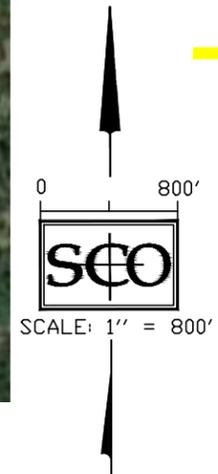
PROJECT FOR: **RINCON DEL RIO**
 RINCON WAY

SHEET



- ① A.P.N. 057-180-029 THOMAS O'CALLAGHAN, TRUSTEE
- ② A.P.N. 057-180-020 DARRYL & FELICIA ECKE
- ③ A.P.N. 057-180-018 KEVIN & STEPHANIE O'CALLAGHAN
- ④ A.P.N. 057-180-017 ROBERT SCOBY, ETAL
- ⑤ A.P.N. 057-180-016 DONNA MESSANGER, TRUSTEE
- ⑥ A.P.N. 057-180-015 EDWARD & LINDA HOFFACKER, TRUSTEE
- ⑦ A.P.N. 057-180-022 JAMES & SUSAN TREFETHEN, TRUSTEE
- ⑧ A.P.N. 057-180-021 STEPHAN & LORI MURPHY, TRUSTEE
- ⑨ A.P.N. 057-180-013 ZACHARY & DONNA MICKEL, ETAL
- ⑩ A.P.N. 057-180-010 WILLIAM & KAREN ABBOTT
- ⑪ A.P.N. 057-230-012 CHRISTOPHER & LAUREL VIAN
- ⑫ A.P.N. 057-230-010 MARK & PAMELA VIAN
- ⑬ A.P.N. 057-230-009 DAVID VIAN
- ⑭ A.P.N. 057-180-001 TERRY & SHERRY WARREN, TRUSTEE
- ⑮ A.P.N. 057-180-004 PEGGY PASTORE, ETAL
- ⑯ A.P.N. 057-180-035 DON & CAROL VIAN
- ⑰ A.P.N. 057-180-036 DON & ANN FAMILY, LLC
- ⑱ A.P.N. 057-180-005 NANCY WEST, ETAL
- ⑲ A.P.N. 057-180-008 FERGUS & MARGARET JOHNSON, TRUSTEE
- ⑳ A.P.N. 057-180-007 SEAN & HALLIE MURRAY
- ㉑ A.P.N. 057-180-011 LESLEY HERON
- ㉒ A.P.N. 057-180-012 ELFRIEDE PRESTEL, TRUSTEE, ETAL
- ㉓ A.P.N. 057-160-021 MARK & PAMELA VIAN, ETAL
- ㉔ A.P.N. 057-160-019 JOHN & SHARON ESKELSON, TRUSTEE
- ㉕ A.P.N. 057-160-020 ESTATE OF ELFREIDA BRANCH, TRUSTEE
- ㉖ A.P.N. 057-160-023 MERLA ETHRIDGE, TRUSTEE
- ㉗ A.P.N. 057-160-017 NEVADA CO SANITATION DIST #1
- ㉘ A.P.N. 057-160-016 NEVADA CO SANITATION DIST #1

— — — — — - PROPOSED WATER MAIN WITH FIRE HYDRANTS AND SEWER FORCE MAIN ALIGNMENT.



OPTIONAL INFRASTRUCTURE ALIGNMENT

SEPTEMBER, 2019

SCALE: 1"=800'