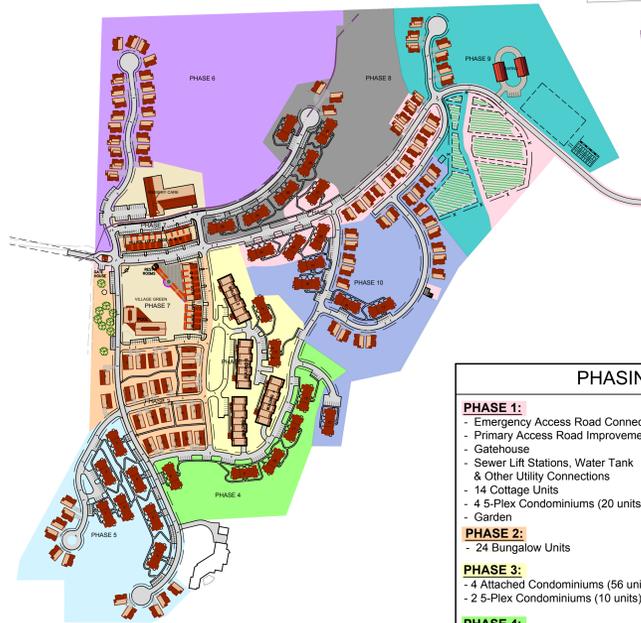


OVERALL SITE PLAN RINCON DEL RIO SENIOR LIVING



PHASING EXHIBIT

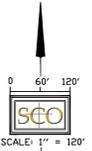
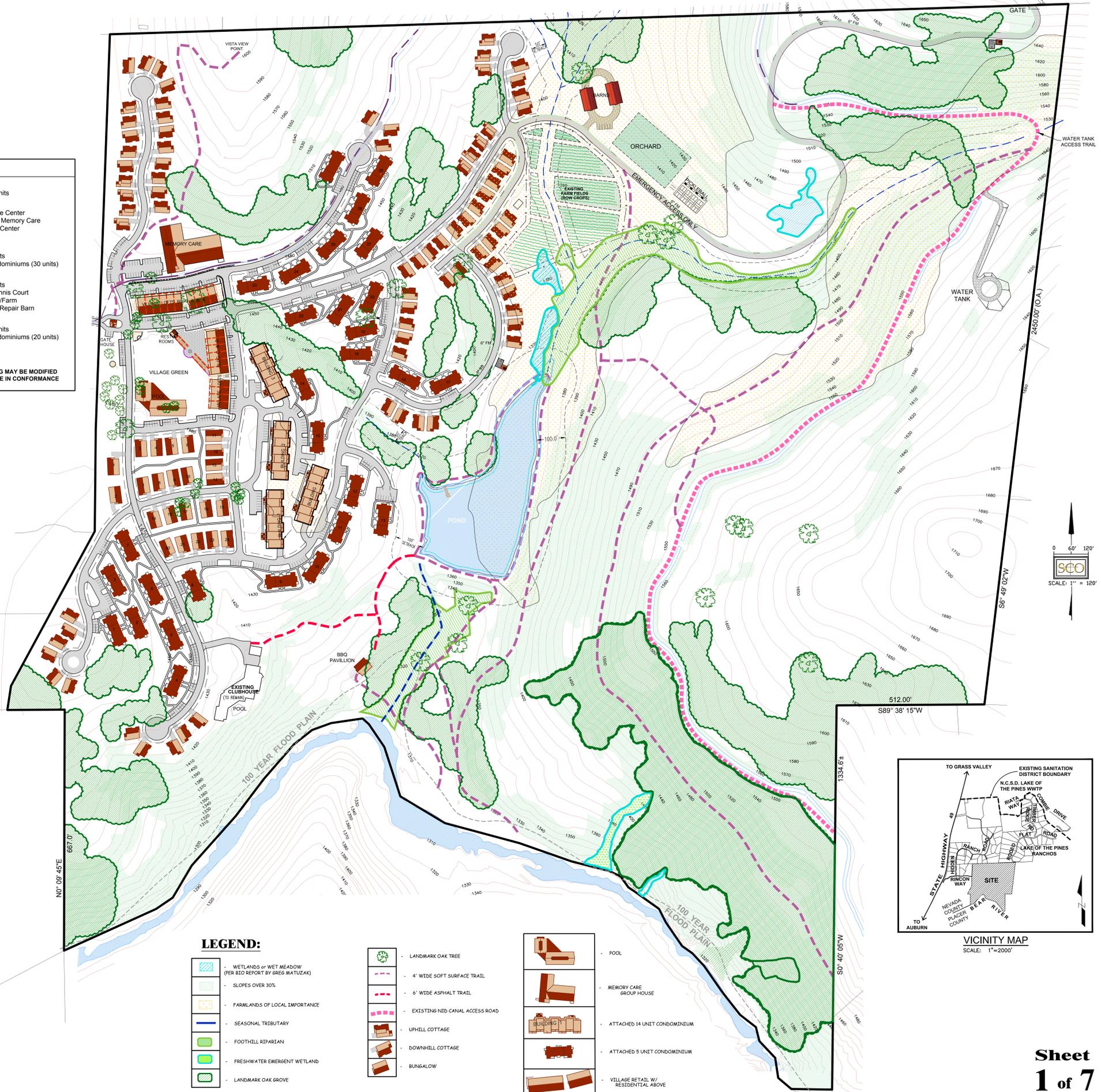
SCALE: 1" = 250'

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 6:
- 21 Cottage Units |
| PHASE 2:
- 24 Bungalow Units | PHASE 7:
- Village Service Center
- Group House Memory Care
- Pool/ Fitness Center |
| PHASE 3:
- 4 Attached Condominiums (56 units)
- 2 5-Plex Condominiums (10 units) | PHASE 8:
- 3 Cottage Units
- 6 5-Plex Condominiums (30 units) |
| PHASE 4:
- 5 5-Plex Condominiums (25 units) | PHASE 9:
- 9 Cottage Units
- Pickleball/ Tennis Court
- Row Gardens/Farm
- Auto/ Tractor Repair Barn |
| PHASE 5:
- 11 Cottage Units
- 7 5-Plex Condominiums (35 units) | 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.

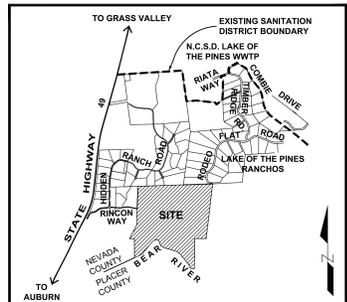


SCALE: 1" = 120'

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
Total Residential Units		323			
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 w/ WET MEADOW (PER BEO REPORT BY GREG MATYZAK) | | 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 REPAIRIAN | | UPHILL COTTAGE | | VILLAGE RETAIL W/ RESIDENTIAL ABOVE |
| | FRESHWATER EMERGENT WETLAND | | DOWNHILL COTTAGE | | |
| | LANDMARK OAK GROVE | | BUNGALOW | | |



VICINITY MAP

SCALE: 1" = 2000'



PLANNING, ENGINEERING & SURVEYING
340 LYON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
P.O. BOX 6626
AUBURN, CA 95602
CONTACT PERSON: CAROL YOUNG
(530) 269-1047

PLANNING & ENGINEERING:
SCO PLANNING & ENGINEERING, INC.
140 LYTON 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:
215.4 AC

ZONING / GENERAL PLAN:
CCRC

FIRE PROTECTION:
HIGGINS FIRE PROTECTION DISTRICT

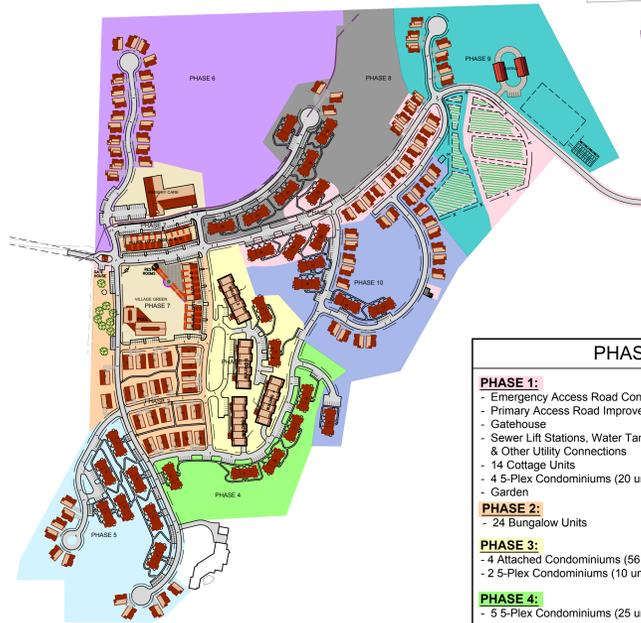
WATER:
NEVADA IRRIGATION DISTRICT

ELECTRICAL & GAS UTILITIES:
PACIFIC GAS & ELECTRIC

TELEPHONE:
A&T

SEWAGE DISPOSAL:
LAKE OF THE PINES TREATMENT PLANT

OVERALL SITE PLAN with AERIAL PHOTO RINCON DEL RIO SENIOR LIVING



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.



PROJECT INFORMATION:

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

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(530) 272-5841

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

LAND AREA:
215.4 AC

ZONING / GENERAL PLAN:
CCRC

FIRE PROTECTION:
HIGGINS FIRE PROTECTION DISTRICT

WATER:
NEVADA IRRIGATION DISTRICT

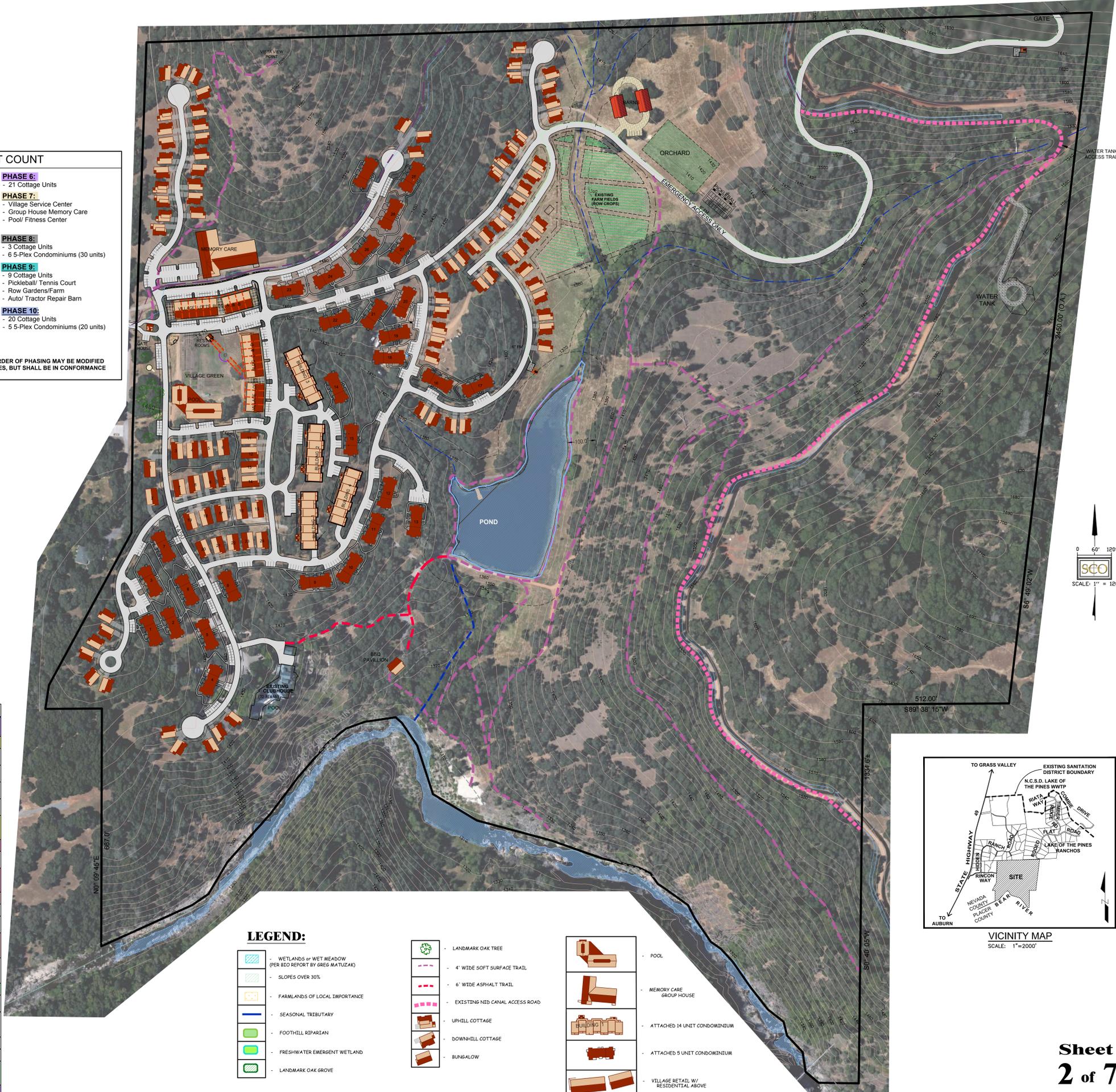
ELECTRICAL & GAS UTILITIES:
PACIFIC GAS & ELECTRIC

TELEPHONE:
AT&T

SEWAGE DISPOSAL:
LAKE OF THE PINES TREATMENT PLANT

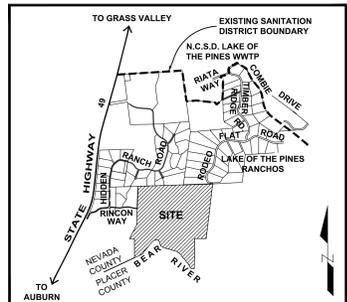
Rincon del Rio Proposed Project Revisions

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
Total Residential Units		323			
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
- 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 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

LEGEND:

-  WETLANDS or WET MEADOW (PER B10 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
Residential Independent Living					
Cottages	78	78	1785-7600 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
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	1	20	1,500		20 Resident 7 Guest
Subtotals	4	20			127
Total Residential Units		345			
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

SCO PLANNING, ENGINEERING & SURVEYING
140 LYTON 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
AGURN, CA 95602
CONTACT PERSON: CAROL YOUNG
(530) 269-1047

PLANNING & ENGINEERING:
SCO PLANNING & ENGINEERING, INC.
140 LYTON 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:
CCRC

FIRE PROTECTION:
HIGGINS FIRE PROTECTION DISTRICT

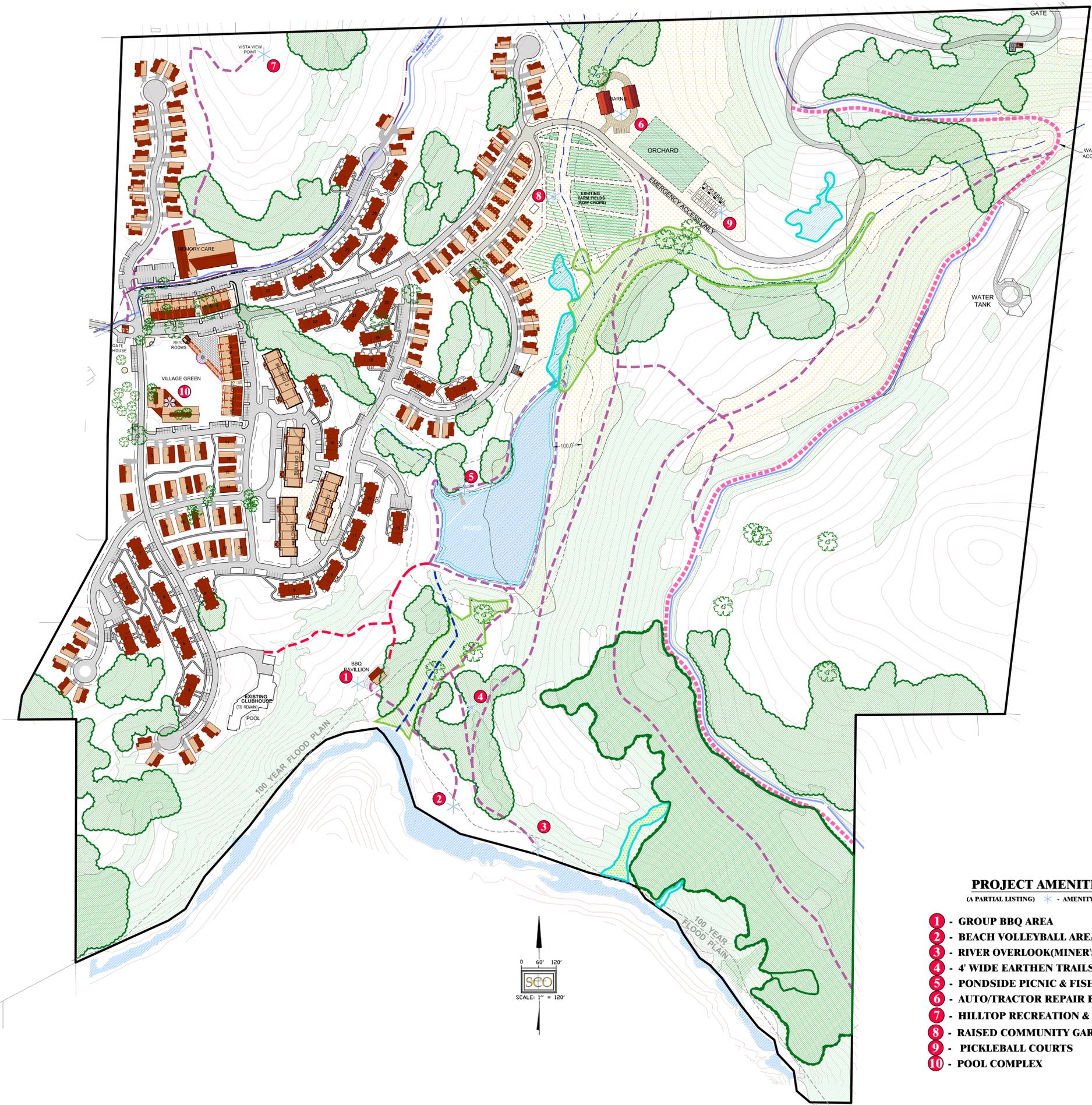
WATER:
NEVADA IRRIGATION DISTRICT

ELECTRICAL & GAS UTILITIES:
PACIFIC GAS & ELECTRIC

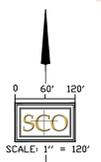
TELEPHONE:
AT&T

SEWAGE DISPOSAL:
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- ### 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



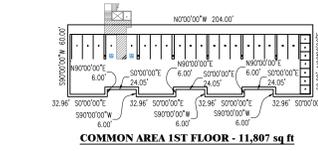
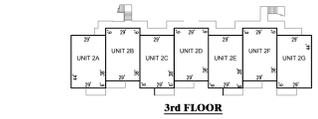
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TENTATIVE MAP

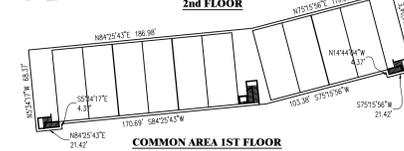
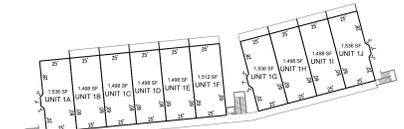
RINCON DEL RIO SENIOR LIVING

Asphalt Comparison		
Nov 2011 Submittal	roadways and driveways	392,767 sq ft
May 2019 Submittal	roadways and driveways	475,862 sq ft

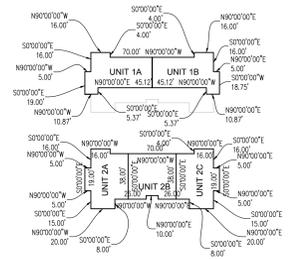
Difference +19%



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



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



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



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

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	57.58	637.50	270°31'
C2	38.13	637.50	270°31'
C3	59.15	400.00	87°22'
C4	79.85	500.00	87°22'
C5	20.85	205.00	274°50'
C6	144.44	1095.00	73°25'
C7	290.07	650.00	253°06'
C8	77.07	300.00	143°51'
C9	70.79	300.00	209°46'
C10	288.96	300.00	52°46'
C11	503.53	460.00	67°42'
C12	30.70	565.00	75°20'
C13	47.44	750.00	237°28'
C14	281.44	450.00	244°02'
C15	152.34	241.12	307°21'
C16	61.92	40.00	88°43'
C17	133.05	150.00	47°00'
C18	76.48	65.00	87°24'
C19	199.82	150.00	81°02'
C20	106.70	650.00	87°21'
C21	126.46	261.24	274°09'
C22	169.63	135.00	71°58'
C23	187.68	175.00	81°26'

CURVE #

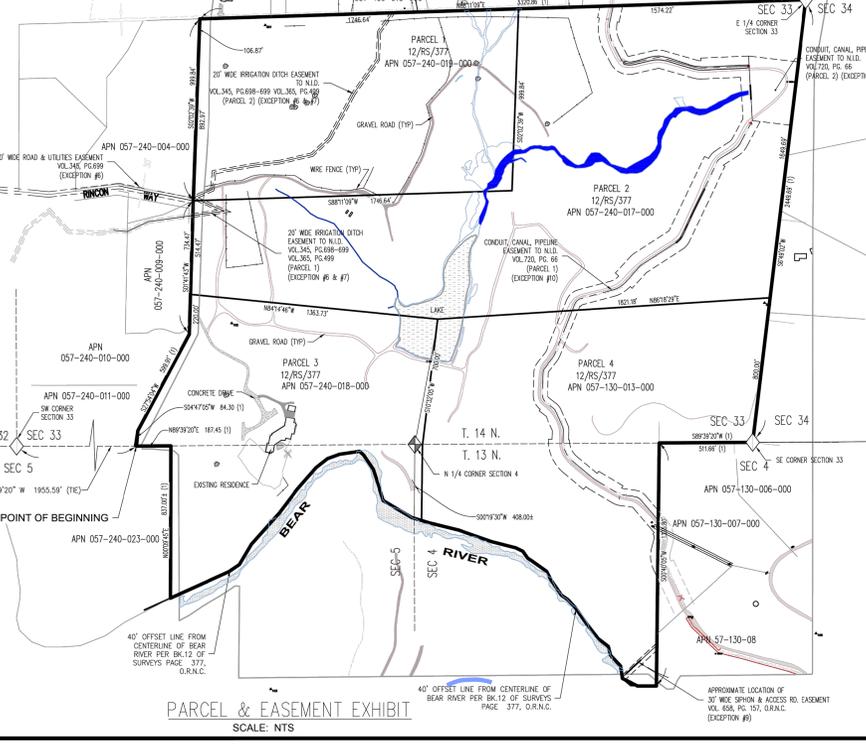
CURVE #	LENGTH	RADIUS	DELTA
C27	128.10	210.00	209°53'
C28	101.57	210.00	274°46'
C29	81.57	793.38	253°28'
C30	53.14	210.00	147°33'
C31	47.94	230.00	179°34'
C32	47.94	230.00	179°34'
C33	81.42	500.00	102°29'
C34	134.38	230.00	83°75'
C35	56.30	500.00	249°52'
C36	77.96	300.00	143°50'
C37	170.44	150.00	85°06'
C38	220.85	600.00	85°02'
C39	221.50	720.00	172°58'
C40	176.00	200.00	248°74'
C41	34.11	210.00	179°34'
C42	259.00	600.00	244°02'
C43	175.94	150.00	47°12'
C44	34.08	150.00	137°00'
C45	79.31	210.00	273°21'
C46	29.65	475.00	37°01'
C47	160.96	475.00	192°43'
C48	92.78	475.00	111°29'
C49	43.46	175.00	143°14'
C50	251.34	700.00	210°41'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	109.19	N 78°30'32" W
L2	34.13	N 87°30'31" E
L3	81.47	N 84°18'32" E
L4	151.48	N 75°04'44" E
L5	211.12	N 73°20'37" E
L6	150.00	N 47°50'48" E
L7	206.72	N 33°07'48" E
L8	499.58	S 49°13'25" E
L9	148.12	N 02°41'24" W
L10	210.00	N 01°02'37" E
L11	116.64	N 89°52'37" W
L12	38.43	N 02°19'17" E
L13	58.66	N 02°19'17" E
L14	185.51	N 03°04'46" E
L15	124.72	S 29°53'12" W
L16	43.17	S 18°38'40" W
L17	25.62	S 42°23'36" W
L18	150.71	N 07°09'30" W
L19	10.87	S 69°53'54" W
L20	111.87	S 84°23'47" W
L21	53.62	S 73°57'12" W
L22	43.88	N 70°34'17" E
L23	190.43	N 23°23'25" E
L24	58.14	S 68°46'31" E
L25	69.50	S 135°00'00" E
L26	117.29	N 07°16'41" W
L27	83.46	N 09°03'13" W
L28	93.46	N 07°16'41" W
L29	6.17	S 60°13'12" W
L30	152.26	S 23°15'55" W
L31	93.98	N 21°26'38" E
L32	24.67	N 60°52'32" E
L33	33.51	N 29°06'32" W
L34	8.70	S 38°10'47" E
L35	138.84	S 33°07'45" W
L36	81.68	S 89°50'47" W
L37	58.66	N 02°19'17" E
L38	50.33	S 85°17'32" E
L39	203.13	N 83°30'14" E
L40	40.32	S 79°03'27" E
L41	93.34	N 74°27'48" E
L42	92.33	N 85°34'48" E
L43	37.03	N 77°49'52" E

LINE #

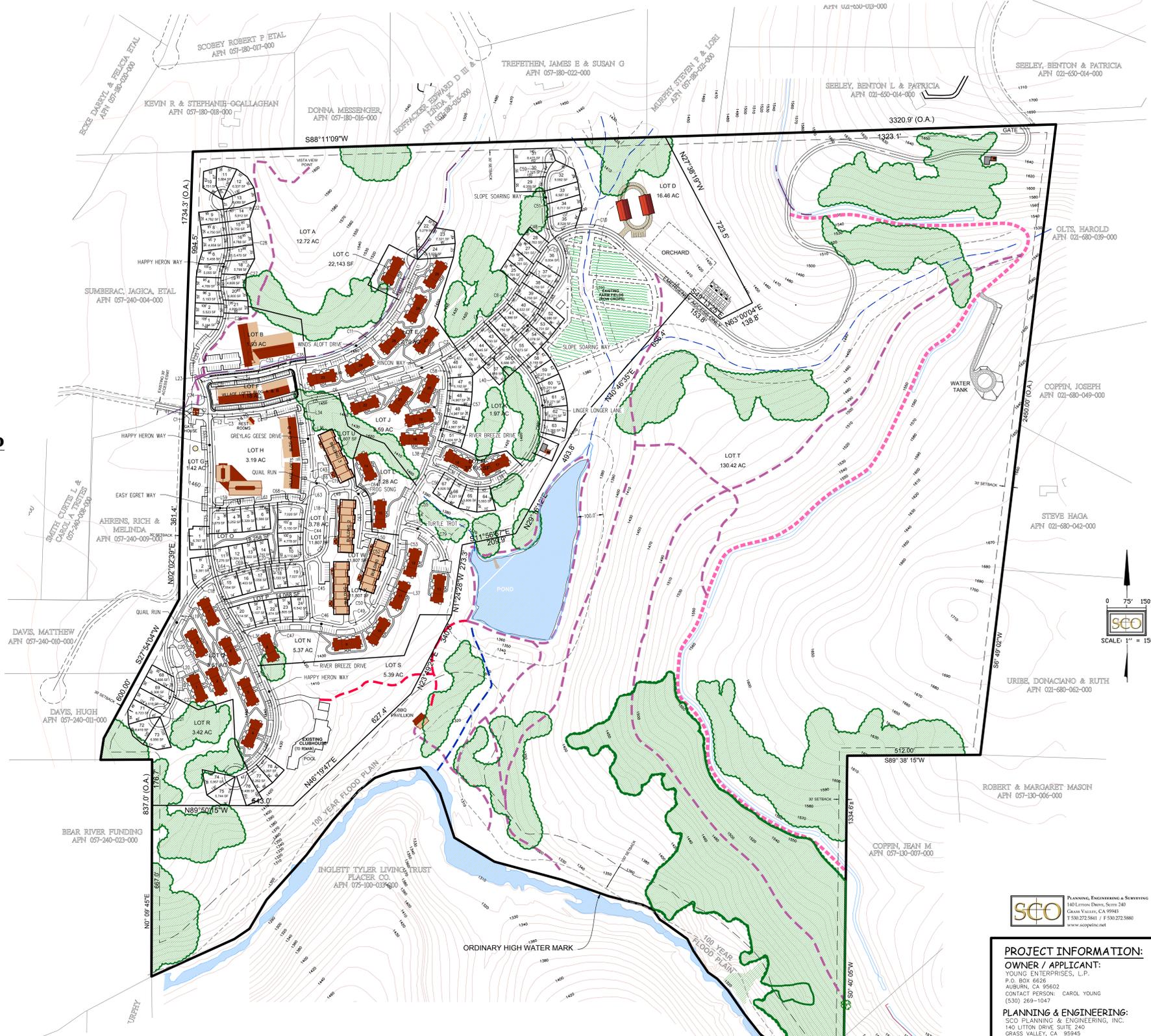
LINE #	LENGTH	DIRECTION
L44	142.31	N 09°20'13" W
L45	83.46	N 07°16'41" W
L46	6.17	S 60°13'12" W
L47	152.26	S 23°15'55" W
L48	93.98	N 21°26'38" E
L49	24.67	N 60°52'32" E
L50	33.51	N 29°06'32" W
L51	8.70	S 38°10'47" E
L52	138.84	S 33°07'45" W
L53	81.68	S 89°50'47" W
L54	58.66	N 02°19'17" E
L55	50.33	S 85°17'32" E
L56	203.13	N 83°30'14" E
L57	40.32	S 79°03'27" E
L58	93.34	N 74°27'48" E
L59	92.33	N 85°34'48" E
L60	37.03	N 77°49'52" 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/TITLE 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. 86, 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 DEC. 2002-0017038, O.R.N.C.
EXCEPTION #13 - NOTICE OF CONSENT TO USE LAND - AFFECTS PARCELS 1-4, BC.



LOT	AREA	LOT	AREA	LOT	AREA
LOT A	12.63 AC	LOT M	37,195 SF	LOT Y	24
LOT B	84,072 SF	LOT N	5,37 AC	LOT Z	78
LOT C	24,629 SF	LOT O	18,259 SF	5-PLEX'S	145
LOT D	16,56 AC	LOT P	14,088 SF	14 UNIT CONDOS	56
LOT E	3,10 AC	LOT Q	3,61 AC	LOFTS	20
LOT F	1,18 AC	LOT R	3,42 AC	MEMORY CARE UNITS	22
LOT G	1,42 AC	LOT S	5,39 AC		
LOT H	3,19 AC	LOT T	130,42 AC		
LOT I	4,86 AC	LOT U	11,807 SF		
LOT J	2,59 AC	LOT V	11,807 SF		
LOT K	1,97 AC	LOT W	11,807 SF		
LOT L	55,942 SF	LOT X	11,807 SF		
LOT M	40,733 SF				

TOTAL 345

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



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

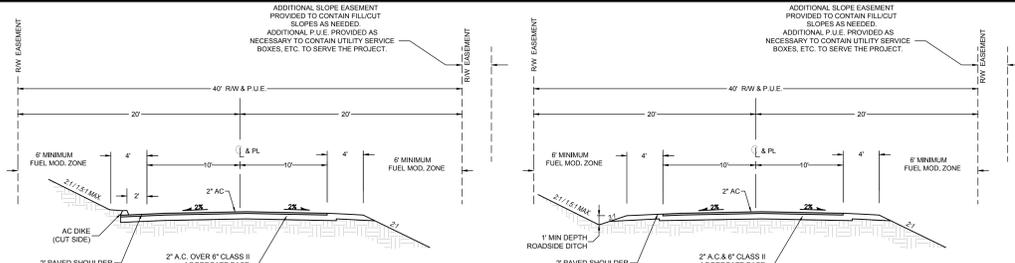
ASSESSOR'S PARCELS:
057-240-017-000; 057-240-018-000;
057-240-019-000; 057-130-013-000

LAND AREA:
215+ AC

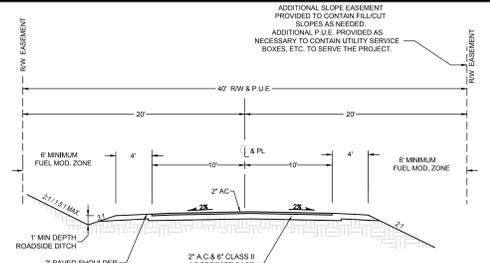
ZONING / GENERAL PLAN:
CGR:
FIRE PROTECTION:
HIGGINS FIRE PROTECTION DISTRICT

WATER:
NEVADA IRRIGATION DISTRICT
ELECTRICAL & GAS UTILITIES:
PACIFIC GAS & ELECTRIC
TELEPHONE:
AT&T
SEWAGE DISPOSAL:
LAKE OF THE PINES TREATMENT PLAN

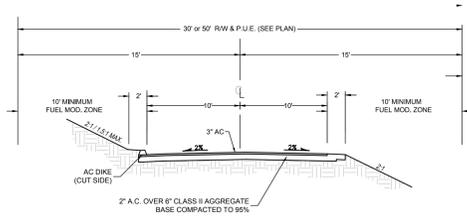
OVERALL CIRCULATION PLAN RINCON DEL RIO SENIOR LIVING



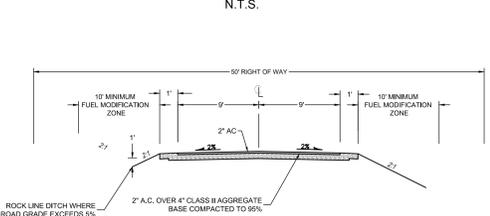
TYPICAL CAMPUS ROAD SECTION A
N.T.S.



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



TYPICAL RINCON ROAD SECTION B
N.T.S.



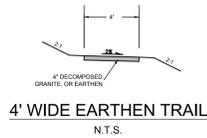
TYPICAL EMERGENCY ACCESS ROAD SECTION ER
N.T.S.

EASEMENTS / RIGHT OF WAY:

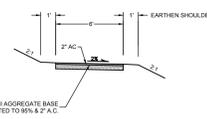
- A** - "HIDDEN RANCH ROAD" PER HIDDEN MEADOW RANCH (FINAL MAP NO. 76-9) RECORDED IN BK. 6 SUBD., PG. 15, O.R.N.C.. ROADWAY WAS OFFERED FOR DEDICATION. ROADWAY ACCEPTANCE WAS "DEFERRED", BUT A "PUE" WAS ACCEPTED ACROSS THE 50' ROADWAY ALONG WITH 10' WIDE PUE ON EACH SIDE OF THE RIGHT OF WAY.
- B** - 30' WIDE ROAD & UTILITY EASEMENT PER 240/173, 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.



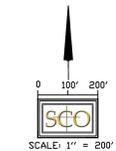
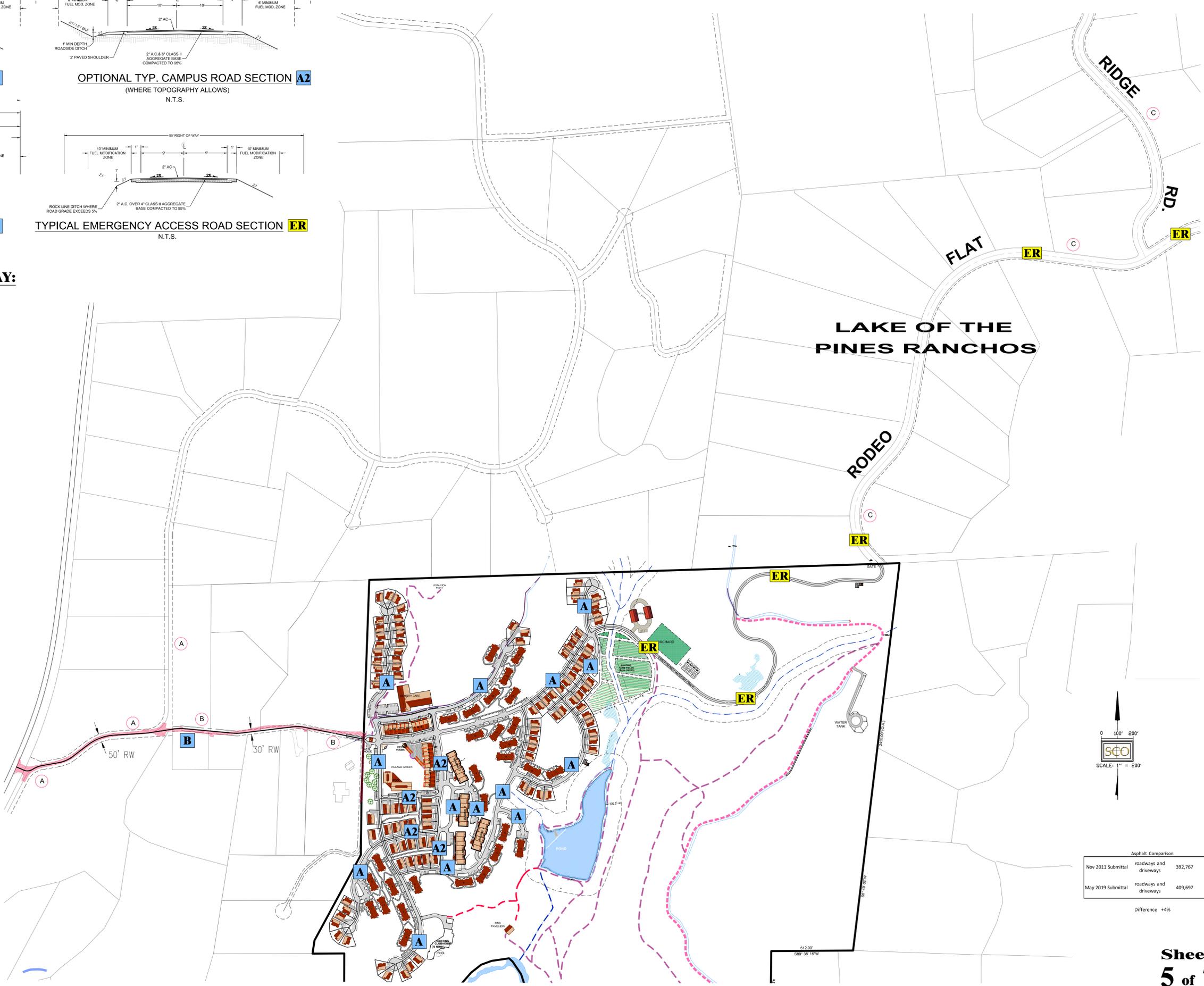
4' WIDE EARTHEN TRAIL
N.T.S.



6' WIDE ASPHALT TRAIL
N.T.S.

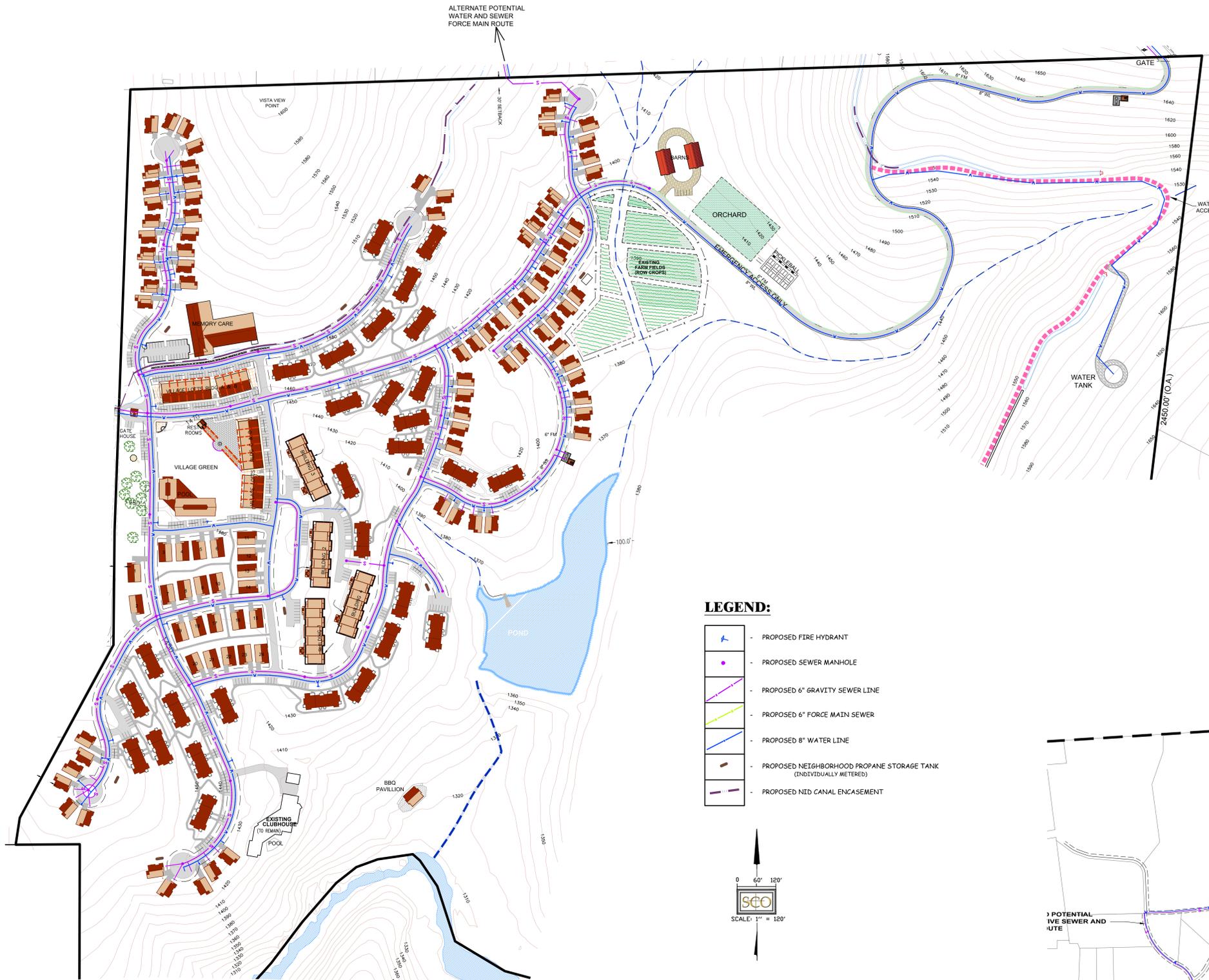
LEGEND:

- 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%			

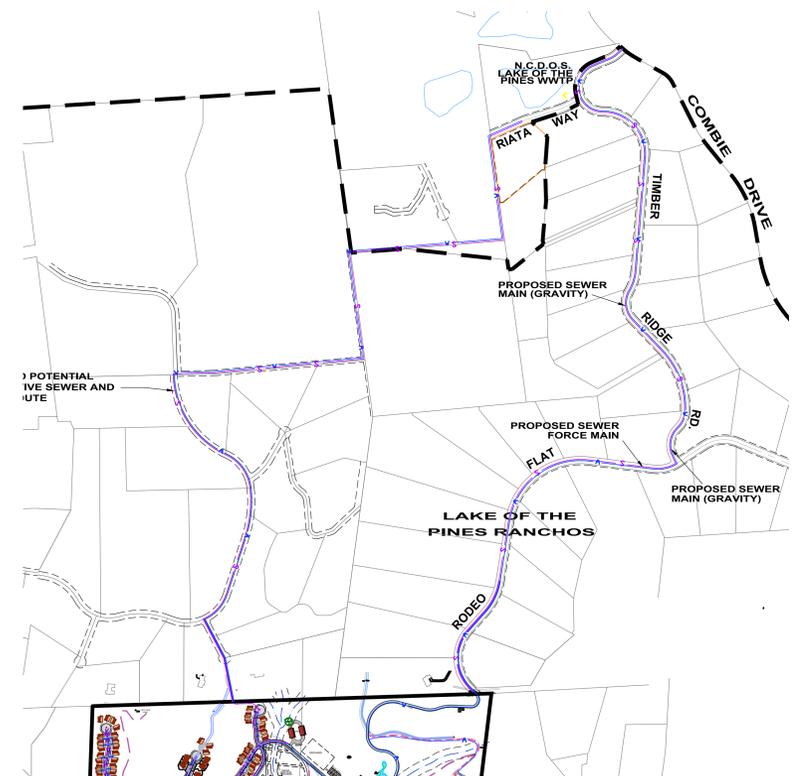
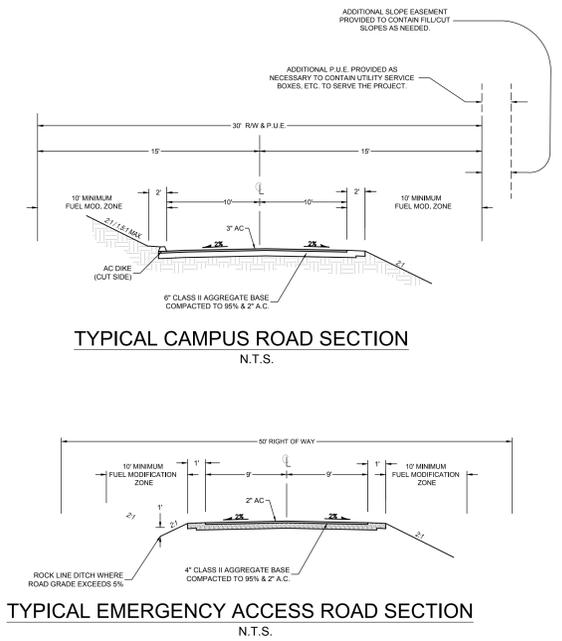
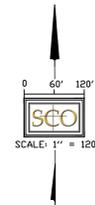
OVERALL INFRASTRUCTURE PLAN RINCON DEL RIO SENIOR LIVING



ALTERNATE POTENTIAL WATER AND SEWER FORCE MAIN ROUTE

LEGEND:

-  - PROPOSED FIRE HYDRANT
-  - PROPOSED SEWER MANHOLE
-  - PROPOSED 6" GRAVITY SEWER LINE
-  - PROPOSED 6" FORCE MAIN SEWER
-  - PROPOSED 8" WATER LINE
-  - PROPOSED NEIGHBORHOOD PROPANE STORAGE TANK (INDIVIDUALLY METERED)
-  - PROPOSED NID CANAL ENCASUREMENT

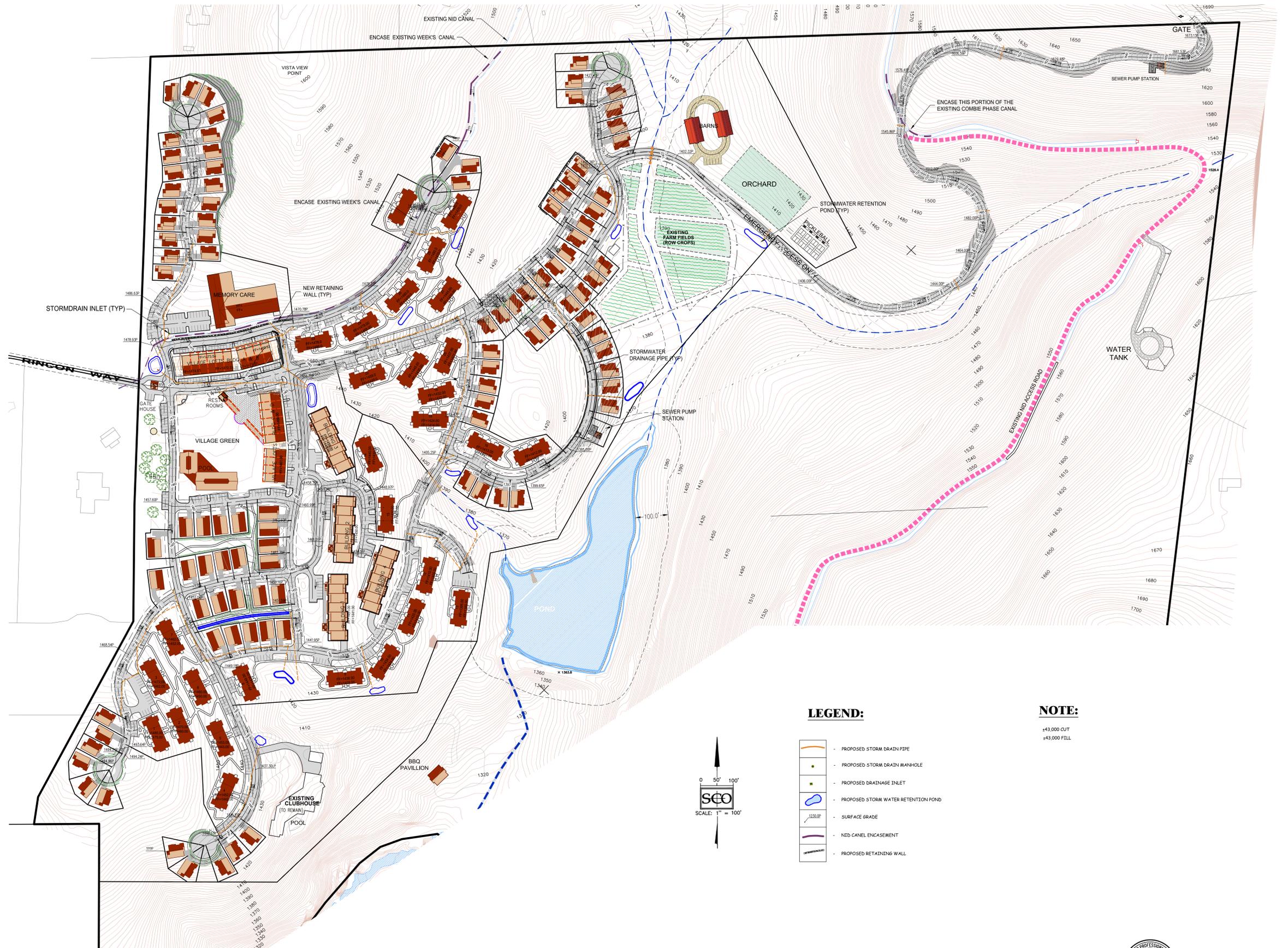


OFF-SITE SEWER CONNECTION DETAIL
SCALE: 1" = 600'

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
SEPTEMBER, 2019



PROJECT INFORMATION:
OWNER / APPLICANT:
 YOUNG ENTERPRISES, L.P.
 P.O. BOX 6826
 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) 272-5844
 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:
 CCRC

FIRE PROTECTION:
 HIGHWAYS FIRE PROTECTION DISTRICT

WATER:
 NEVADA IRRIGATION DISTRICT

ELECTRICAL & GAS UTILITIES:
 PACIFIC GAS & ELECTRIC

TELEPHONE:
 AT&T

SEWAGE DISPOSAL:
 LAKE OF THE PINES TREATMENT PLAN

- LEGEND:**
- PROPOSED STORM DRAIN PIPE
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED DRAINAGE INLET
 - PROPOSED STORM WATER RETENTION POND
 - SURFACE GRADE
 - NID CANAL ENCASUREMENT
 - PROPOSED RETAINING WALL

NOTE:
 ±43,000 CUT
 ±43,000 FILL

