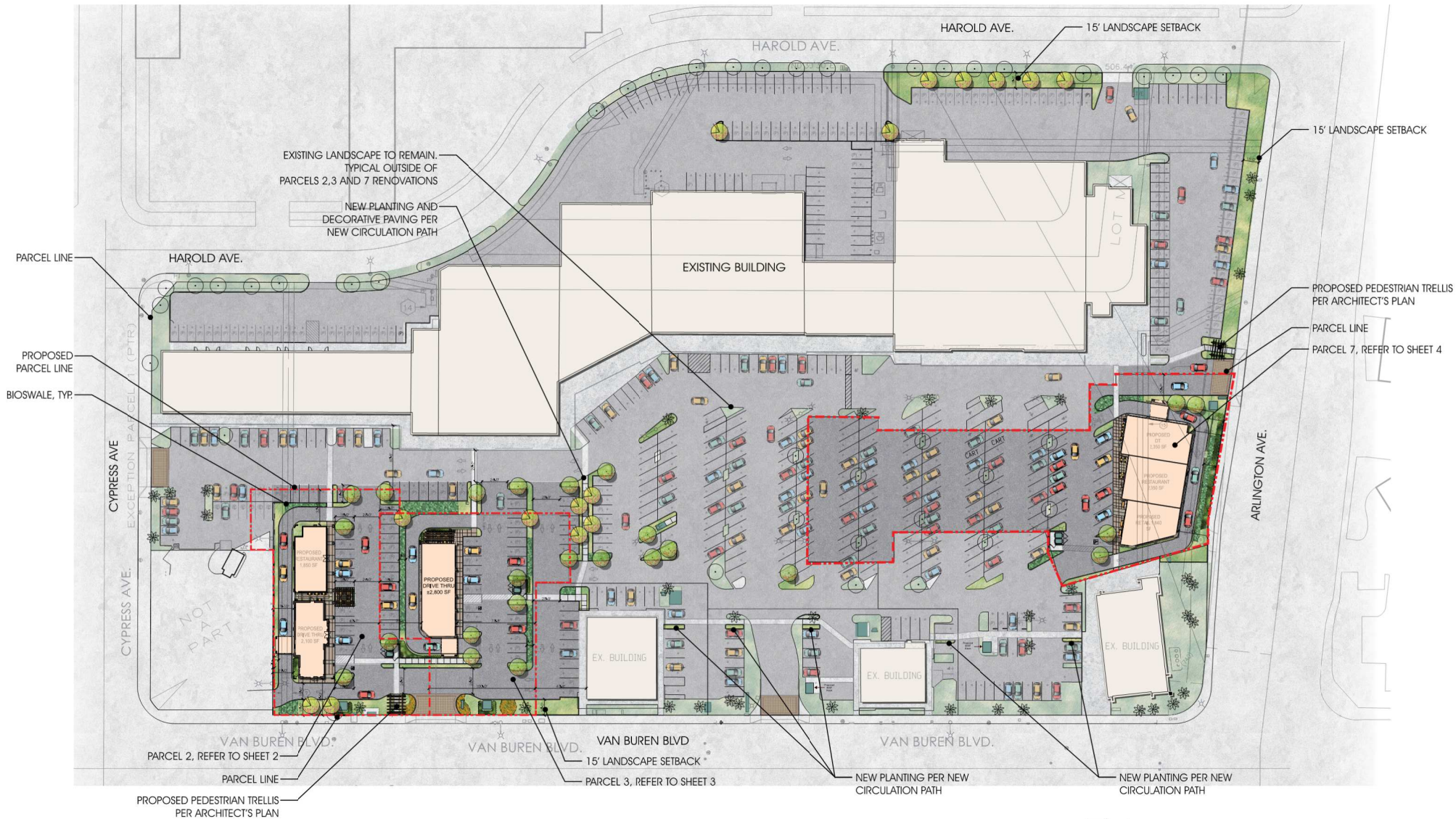




CADENCE OVERALL - SITE CONTEXT MAP

RIVERSIDE, CA
Address: 6008 VAN BUREN BOULEVARD

PR-2022-001269 - Exhibit 7 - Project Plans



CDPC PROJECT #: 21007

DECEMBER 16, 2022

conceptual design & planning company

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COSTA MESA / ANASCADERO / SAN JOSE



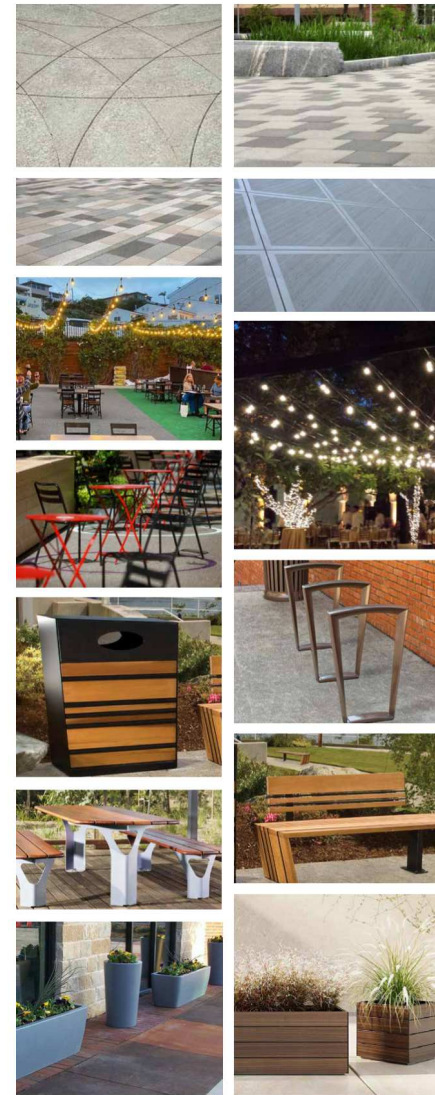
PARCEL 2 - LANDSCAPE CONCEPT

RIVERSIDE, CA
Address: 6008 VAN BUREN BOULEVARD

PR-2022-001269 - Exhibit 7 - Project Plans



HARDSCAPE AND FURNISHINGS



PLANT PALETTE

Summit Zone: 18
Symbol
EXISTING TREES



Symbol	Botanical Name	Common Name	WUCOLS Region 4
	PROPOSED TREES		
	<i>Arbutus Menziesii</i>	Mahoe Strawberry Tree	Mod
	<i>Lagerstroemia speciosa</i>	Dynamite Crape Myrtle	Mod
	<i>Lophospermum canaliculatum</i>	Brisbane Box	Mod

Symbol	Botanical Name	Common Name	WUCOLS
	SHRUBS / GROUNDCOVERS		
	<i>Baccharis confertifolia</i>	Centennial Baccharis	Low
	<i>Bougainvillea speciosa</i>	Bougainvillea	Low
	<i>Dianella caerulea</i>	Little River Blue Lily	Low
	<i>Hesperaloe parviflora</i>	Red Yucca	Low
	<i>Lantana camara ssp.</i>	Common Lantana	Low
	<i>Lantana montevidensis ssp.</i>	Trellis Lantana	Low
	<i>Rosemaria o. Huntingtonii</i>	Huntington Carpet Rosemary	Low
	<i>Rosemaria o. Prostrata</i>	Creeping Rosemary	Low
	<i>Salvia greggii</i>	Autumn Sage	Low
	<i>Salvia greggii 'Lipstick'</i>	Lipstick Sage	Low
	<i>Westringia l. Morning Light</i>	Coast Rosemary	Low
	<i>Westringia l. Blue Gem</i>	Blue Gem Coast Rosemary	Low

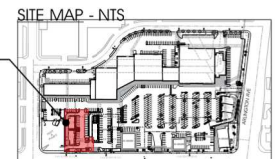
Symbol	Botanical Name	Common Name	WUCOLS
	ACCENT PLANTINGS		
	<i>Aeonium urbicum</i>	Saucer Plant	Low
	<i>Aeonium 'Sunburst'</i>	Sunburst Aeonium	Low
	<i>Aeonium 'Voodoo'</i>	Giant Red Aeonium	Low
	<i>Agave attenuata</i>	Florida Agave	Low
	<i>Agave 'Blue Flame'</i>	Blue Flame Agave	Low
	<i>Agave 'Blue Glow'</i>	Blue Glow Agave	Low
	<i>Hesperaloe parviflora</i>	Red Yucca	Low
	<i>Kalanchoe thyrsiflora</i>	Paddle Plant	Low
	<i>Salvia leucantha</i>	Mexican Bush Sage	Low
	<i>Sedum 'Coppertone'</i>	Coppertone Stonecrop	Low

Symbol	Botanical Name	Common Name	WUCOLS
	NO BASIN PLANTINGS		
	<i>Carex alba 'Aurea'</i>	Boxes Golden Sedge	Mod
	<i>Carex 'Ice Dance'</i>	Japanese Sedge	Mod
	<i>Miscanthus transmontanus</i>	Evergreen Miscanthus	Mod
	<i>Muhlenbergia capillaris</i>	Pink Muhly	Mod

Symbol	Botanical Name	Common Name	WUCOLS
	FOUNDATION SHRUBS		
	<i>Justicia spiciger</i>	Mexican Honeycreeper	Low
	<i>Lantana camara ssp.</i>	Common Lantana	Low
	<i>Salvia greggii</i>	Autumn Sage	Low
	<i>Westringia l. Morning Light</i>	Coast Rosemary	Low

Symbol	Botanical Name	Common Name	WUCOLS
	EXISTING LANDSCAPE		
	<i>Existing Planting Area</i>		

NOTES:
PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.
ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED BY OWNER.



CDC PROJECT #: 21007
DECEMBER 16, 2022

conceptual design & planning company

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Suite One
Costa Mesa, CA 92626
T: 949.595.0870
www.cdpcinc.com

COSTA MESA / ATASCADERO / SAN JOSE





RIVERSIDE, CA
Address: 6008 VAN BUREN BOULEVARD

0 10 20 40 60
SCALE: 1" = 20'

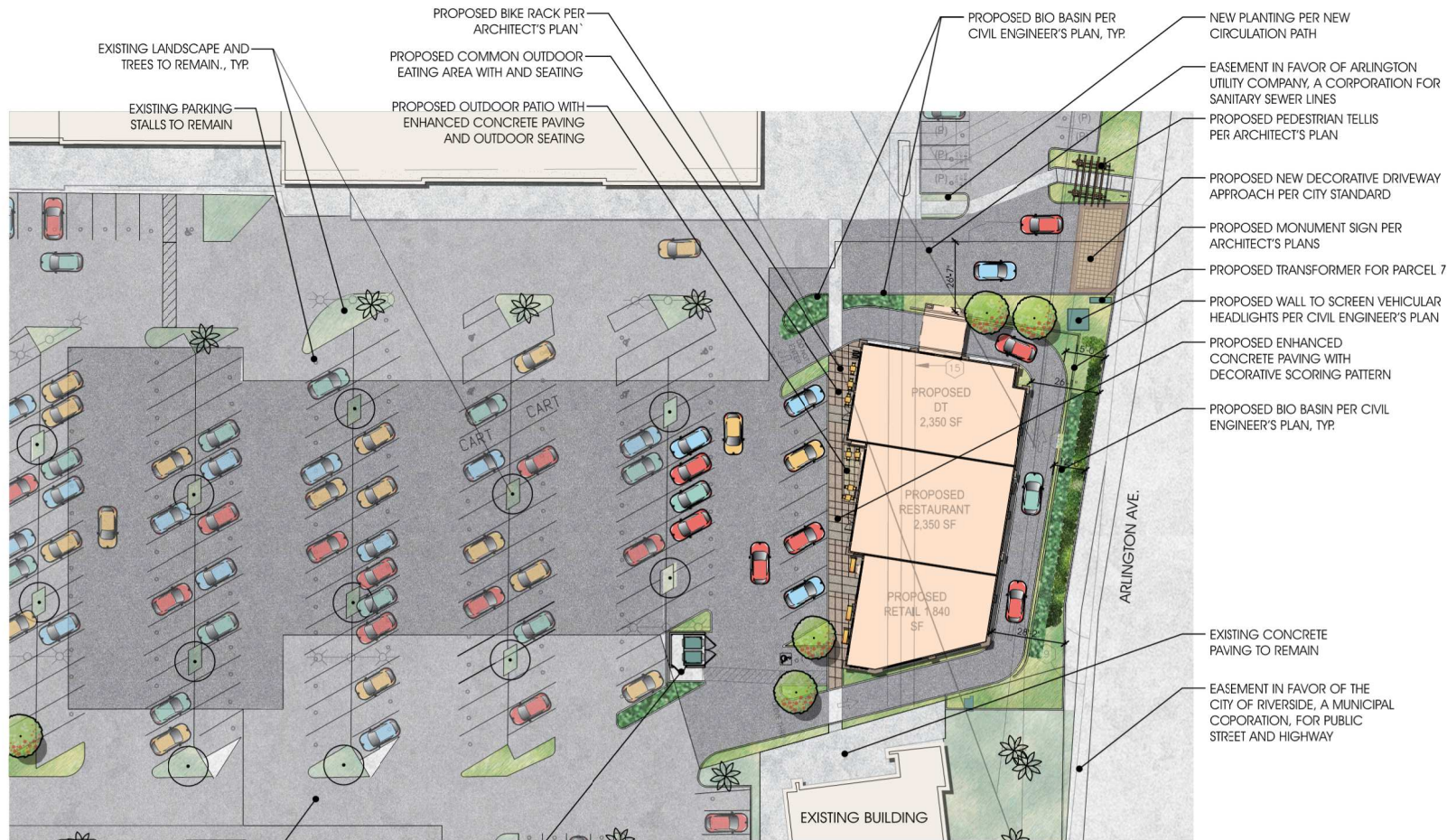
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3 OF 5

A site map of the INTS facility. The map shows a large complex of buildings. A red building is highlighted in the lower-left portion of the map. A line points from this red building to the 'Red Building' label in the adjacent text block. The map also shows parking lots, roads, and other structures within the facility.



PLANT PALETTE

Summit Zone: 18

Symbol

EXISTING TREES

Existing Tree to Remain

Existing Palm to Remain

Symbol

PROPOSED TREES

Arbutus Menziesii

Menziesii Strawberry Tree

Mod

Loganostoma Dynamis

Dynamis Cape Myrtle

Mod

Lophosiphon confertus

Brisbane Box

Mod

Symbol

SHRUBS / GROUNDCOVERS

Baccharis Centennial

Centennial Baccharis

Low

Bougainvillea sp.

Bougainvillea

Low

Dianella Nevada Little River

Little River Lily

Low

Hesperaloe parviflora

Red Yucca

Low

Lantana camara spp.

Common Lantana

Low

Lantana montevidensis spp.

Tall Lantana

Low

Rosemarinus o. Huntington Carpet

Huntington Carpet Rosemary

Low

Rosemarinus o. Prostratus

Creeping Rosemary

Low

Salvia greggii

Autumn Sage

Low

Salvia greggii Lipstick

Lipstick Sage

Low

Westringia l. Morning Light

Coast Rosemary

Low

Westringia l. Blue Gem

Blue Gem Coast Rosemary

Low

Symbol

ACCENT PLANTING

Aeonium urbicum

Saucer Plant

Low

Aeonium 'Sunburst'

Sunburst Aeonium

Low

Aeonium 'Voodoo'

Giant Red Aeonium

Low

Agave attenuata

Fountain Agave

Low

Agave 'Blue Flame'

Blue Flame Agave

Low

Agave 'Blue Glow'

Blue Glow Agave

Low

Hesperaloe parviflora

Red Yucca

Low

Kalanchoe thyrsiflora

Paddle Plant

Low

Salvia leucantha

Mexican Bush Sage

Low

Sedum 'Coppertone'

Coppertone Stonecrop

Low

Symbol

BIO BASIN PLANTINGS

Carex alba 'Aurea'

Golden Sedge

Mod

Carex 'Ice Dance'

Japanese Sedge

Mod

Miscanthus transmontanus

Evergreen Miscanthus

Mod

Muhlenbergia capillaris

Pink Muhly

Mod

Symbol

FOUNDATION SHRUBS

Justicia spicigera

Mexican Honeycreeper

Low

Lantana camara spp.

Common Lantana

Low

Salvia greggii

Autumn Sage

Low

Westringia l. Morning Light

Coast Rosemary

Low

Symbol

EXISTING LANDSCAPE

Existing Planting Area

Low

Notes:

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN

GUIDELINES, CODES AND REGULATIONS.

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED BY OWNER.

Symbol

PARCEL 7 LOCATION

SITE MAP - NTS

Symbol

Symbol

Symbol

Symbol

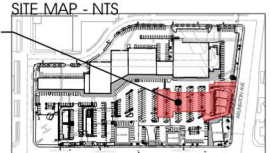
Symbol

Symbol

HARDSCAPE AND FURNISHINGS



PARCEL 7 LOCATION



PARCEL 7 - LANDSCAPE CONCEPT

RIVERSIDE, CA

Address: 6008 VAN BUREN BOULEVARD

PR-2022-001269 - Exhibit 7 - Project Plans

CDPC PROJECT #: 21007

DECEMBER 16, 2022

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4 OF 5

TREE PLANTING



Atrebus 'Maitia'
Maitia Strawberry Tree



Lagerstroemia indica 'Dynamite'
Dynamite Crape Myrtle



Lophostemon confertus
Brisbane Box

SHRUBS/GROUND COVER



Baccharis 'Centennial'
Centennial Baccharis



Bougainvillea spp.
Bougainvillea



Dianella revoluta 'Little Rev'
Little Rev Flax Lily



Hesperaloe parviflora
Red Yucca



Lantana camara spp.
Common Lantana



Lantana montevidensis spp.
Trailing Lantana



Rosemarinus o. 'Huntington Carpet'
Huntington Carpet Rosemary



Rosemarinus o. 'Prostratus'
Creeping Rosemary



Salvia greggii
Autumn Sage



Salvia 'Lipstick Sage'
Hot Lips Sage



Westingia l. 'Morning Light'
Coast Rosemary



Westingia l. 'Blue Gem'
Blue Gem Coast Rosemary

ACCENT PLANTING



Aeonium urbicum
Saucer Plant



Aeonium 'Sunburst'
Sunburst Aeonium



Aeonium 'Woodoo'
Giant Red Aeonium



Agave attenuata
Foxtail Agave



Agave 'Blue Flame'
Blue Flame Agave



Agave 'Blue Glow'
Blue Glow Agave



Hesperaloe parviflora
Red Yucca



Kalanchoe thyrsiflora
Paddle Plant



Salvia leucantha
Mexican Bush Sage



Sedum 'Coppertone'
Coppertone Stonecrop

FOUNDATION SHRUBS



Justicia spicigera
Mexican Honeysuckle



Lantana camara spp.
Common Lantana



Salvia greggii
Autumn Sage



Westingia l. 'Morning Light'
Coast Rosemary



Westingia l. 'Blue Gem'
Blue Gem Coast Rosemary

BIO-BASIN PLANTING



Carex elata 'Aurea'
Bowles Golden Sedge



Carex 'Ice Dance'
Japanese Sedge



Miscanthus transmontanus
Evergreen Miscanthus



Muhlenbergia capillaris
Pink Muhly

CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN

ARLINGTON PLAZA

PREPARED FOR:
CADENCE CAPITAL INVESTMENTS, LLC.
6400 S. FIDDLERS GREEN CIRCLE, SUITE 1820
GREENWOOD VILLAGE, CO 80111

EARTHWORK QUANTITIES:

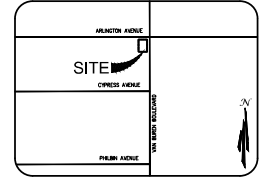
PARCEL 2
ESTIMATED CUT VOLUME: 250 CY
ESTIMATED FILL VOLUME: 80 CY
ESTIMATED IMPORT MATERIAL: 170 CY (CUT)

PARCEL 3
ESTIMATED CUT VOLUME: 350 CY
ESTIMATED FILL VOLUME: 100 CY
ESTIMATED IMPORT MATERIAL: 250 CY (CUT)

PARCEL 7
ESTIMATED CUT VOLUME: 120 CY
ESTIMATED FILL VOLUME: 300 CY
ESTIMATED IMPORT MATERIAL: 180 CY (FILL)

OVERALL
ESTIMATED CUT VOLUME: 720 CY
ESTIMATED FILL VOLUME: 480 CY
ESTIMATED IMPORT MATERIAL: 240 CY (CUT)

NOTE: THE QUANTITIES AS SHOWN HEREON ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES PRIOR TO THE START OF GRADING AND ACCOUNT FOR DISTRIBUTE ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO DESIGN GRADE. THE ABOVE CUT AND FILL FIGURES REPRESENT PURE VOLUME FIGURES ONLY. THE CONTRACTOR'S BID WILL BE THE SOLE BASIS FOR ALL PAYMENTS FOR WORK DONE.



VICINITY MAP
NTS

SHEET INDEX:

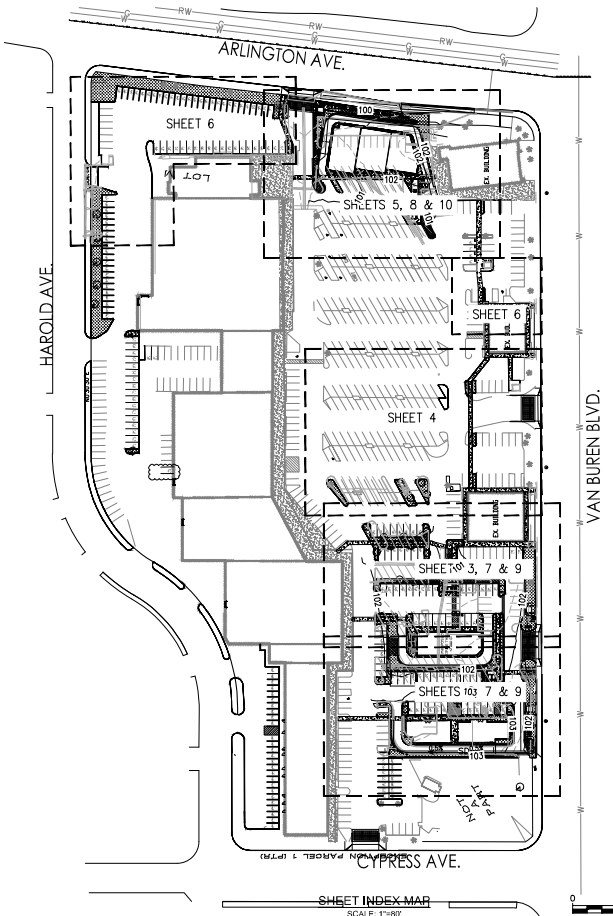
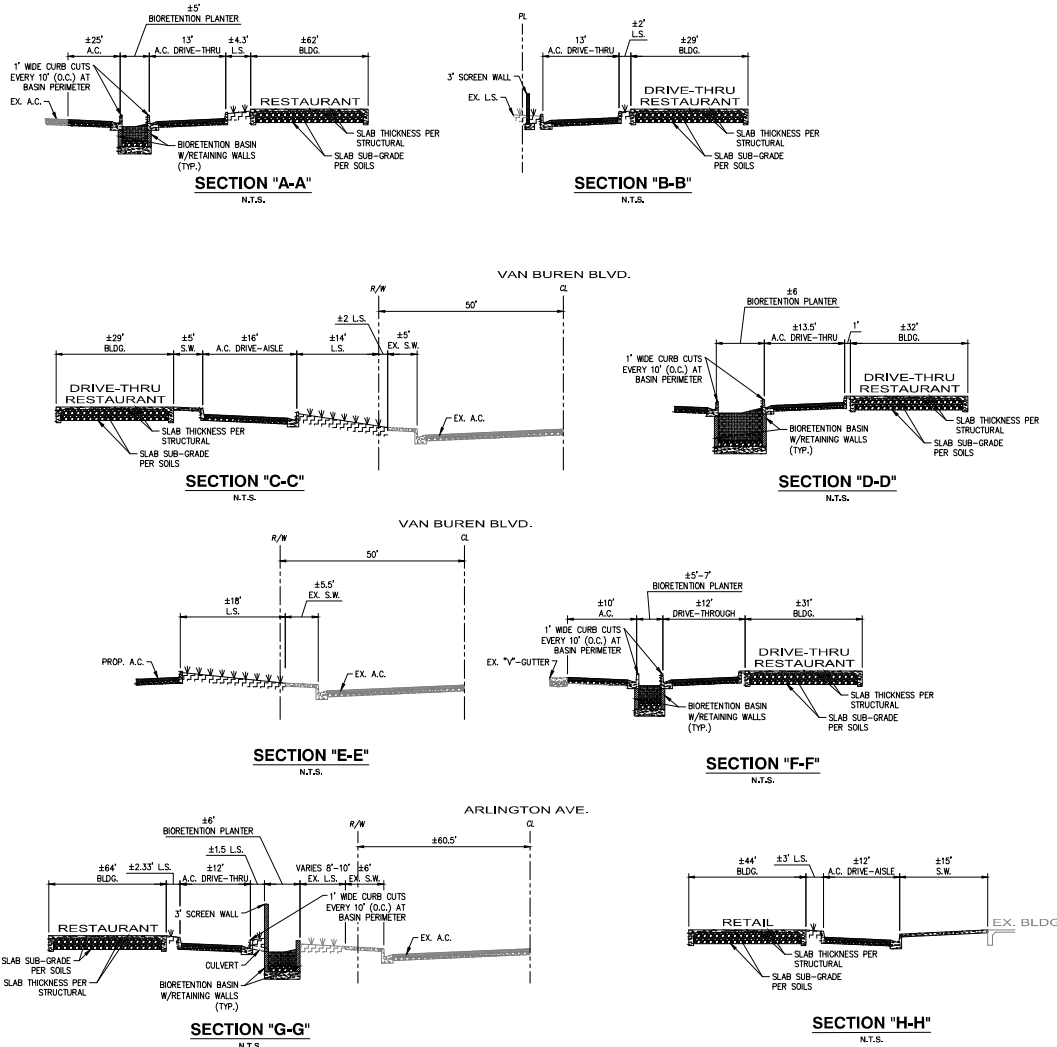
COVER SHEET
PRELIMINARY GRADING & DRAINAGE PLAN
PRELIMINARY GRADING & DRAINAGE PLAN
PRELIMINARY GRADING & DRAINAGE PLAN
PRELIMINARY GRADING & DRAINAGE PLAN
PRELIMINARY GRADING & DRAINAGE PLAN
PRELIMINARY COMPOSITE UTILITY PLAN
PRELIMINARY PRIVATE UTILITY PLAN
PRELIMINARY PRIVATE UTILITY PLAN

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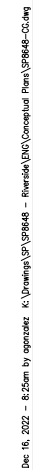
PRELIMINARY GRADING & DRAINAGE PLAN
ARLINGTON PLAZA
CADENCE CAPITAL INVESTMENTS LLC
6008-6390 VAN BUREN BLVD., RIVERSIDE, CA 92503

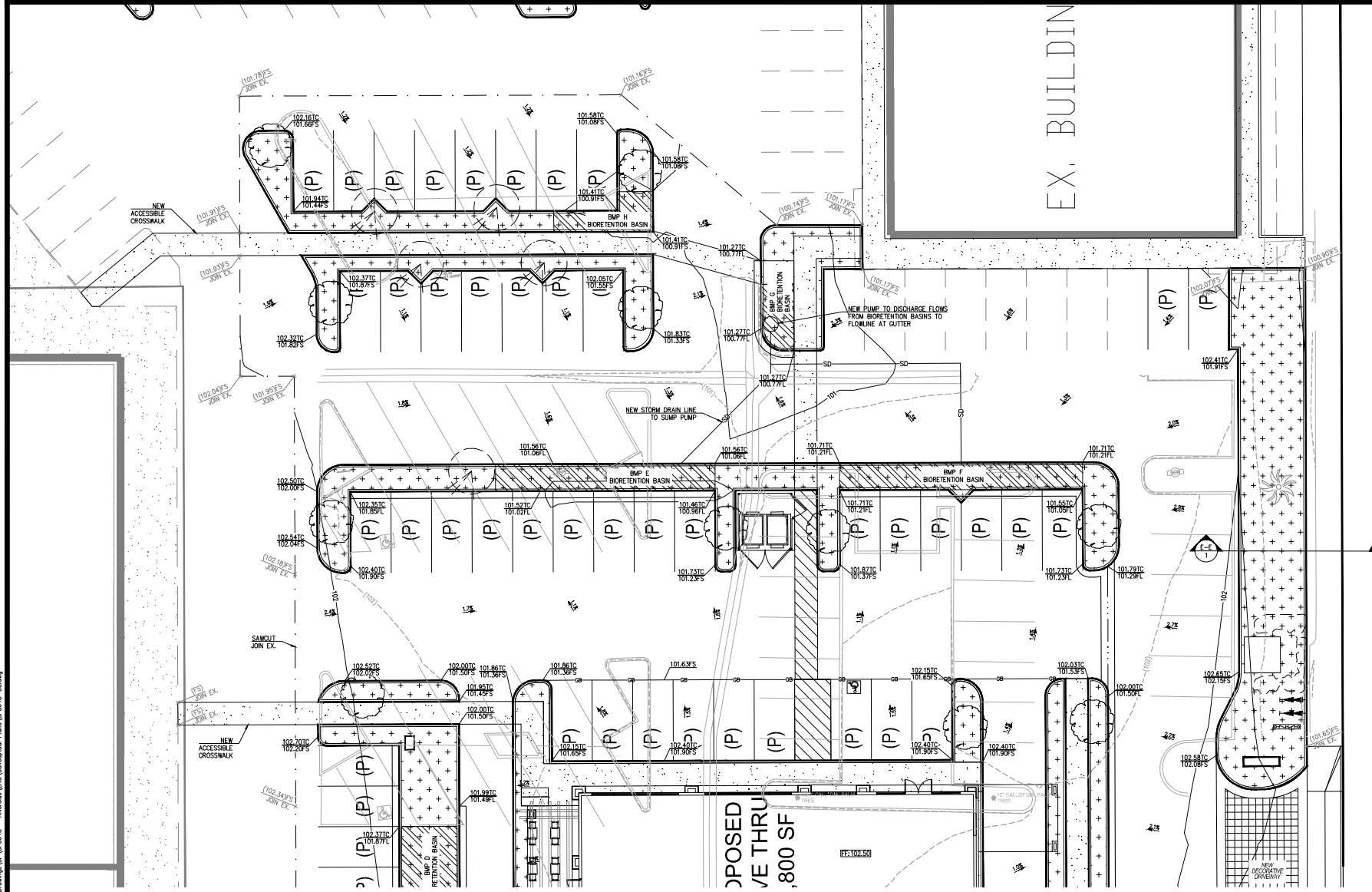
1
OF
10



SHEET INDEX MAP
SCALE 1"=80'

SCALE: 1" = 80'





VAN BUREN BLVD.

PRELIMINARY GRADING & DRAINAGE PLAN

ARLINGTON PLAZA
CADENCE CAPITAL INVESTMENTS LLC
6008-6390 VAN BUREN BLVD., RIVERSIDE, CA 92503



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 Since 1964

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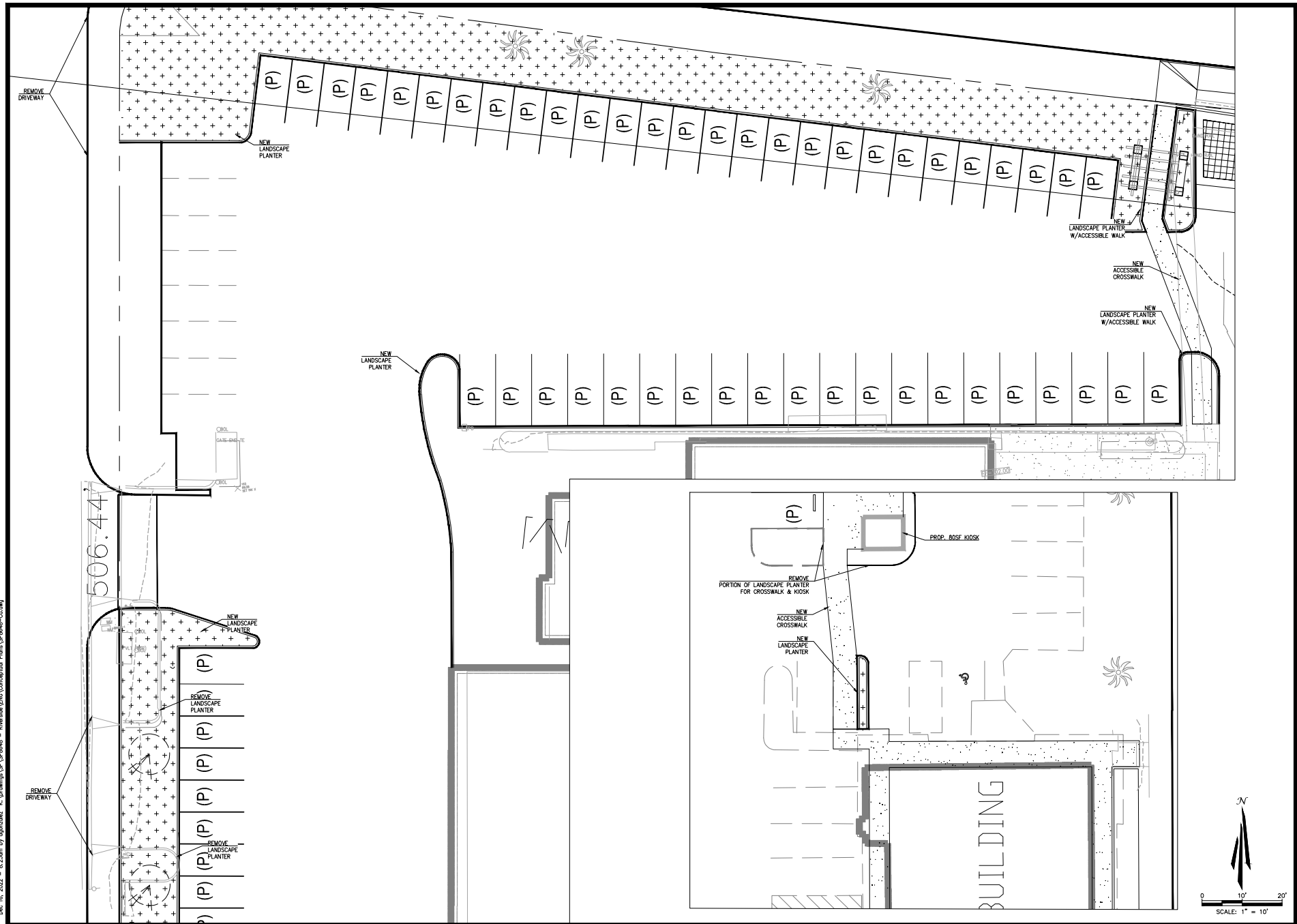
BUSINESS-TO-ENVIRONMENTAL BUILDING

Orange County	Dallas
San Luis Obispo	Denver
Riverside	Bolton

DRAWN: AG
DATE: 12/16/2022
CHECKED: MS
DATE: 12/16/2022
JOB NO: SP9648

3
OF
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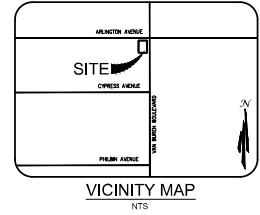


CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY COMPOSITE UTILITY PLAN

ARLINGTON PLAZA

PREPARED FOR:
CADENCE CAPITAL INVESTMENTS, LLC.
6400 S. FIDDLERS GREEN CIRCLE, SUITE 1820
GREENWOOD VILLAGE, CO 80111



BACKFLOW NOTE:

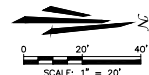
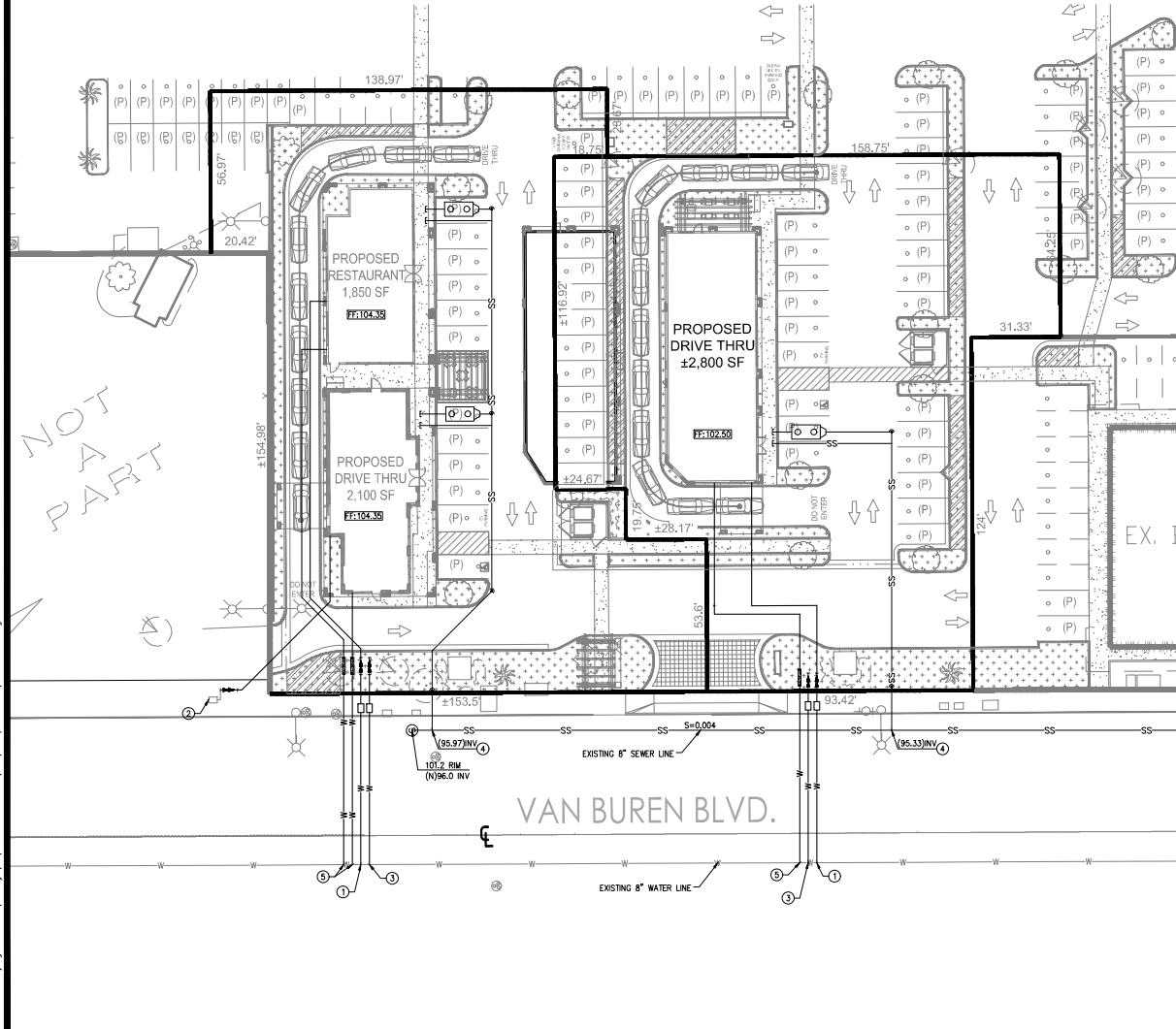
PRIOR TO INSTALLATION OF BACKFLOW DEVICES CONTACT THE BACKFLOW ADMINISTRATOR AT (951) 351-6282 TO OBTAIN APPROVAL OF BACKFLOW DEVICE INSTALLATION LOCATION AND ORIENTATION.

STREET NOTE:

1. A STREET OPENING OR CONSTRUCTION PERMIT FROM THE CITY PUBLIC WORKS DEPARTMENT IS REQUIRED PRIOR TO PERFORMING ANY FIELD WORK WITHIN THE PUBLIC RIGHT OF WAY.
2. INSTALLATION LOCATION MAY VARY DEPENDING ON SITE CONDITIONS.

CITY FORCES INSTALLATION

- ① INSTALL 2" DOMESTIC SERVICE AND 2" METER PER CWD-601.
- ② EXISTING 2" DOMESTIC SERVICE, 2" METER AND 2" BACKFLOW.
- ③ INSTALL 2" IRRIGATION SERVICE AND 2" METER PER CWD-601.
- ④ INSTALL 6" SEWER LATERAL WITH P.L. C.O. PER 562 STD. DWG. NO. 562.
- ⑤ INSTALL 6" FIRE SERVICE PER CWD-615.

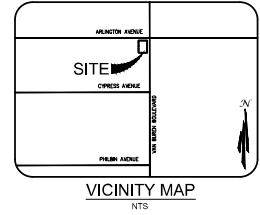


CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY COMPOSITE UTILITY PLAN

ARLINGTON PLAZA

PREPARED FOR:
CADENCE CAPITAL INVESTMENTS, LLC.
6400 S. FIDDLERS GREEN CIRCLE, SUITE 1820
GREENWOOD VILLAGE, CO 80111



BACKFLOW NOTE:

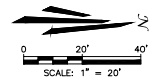
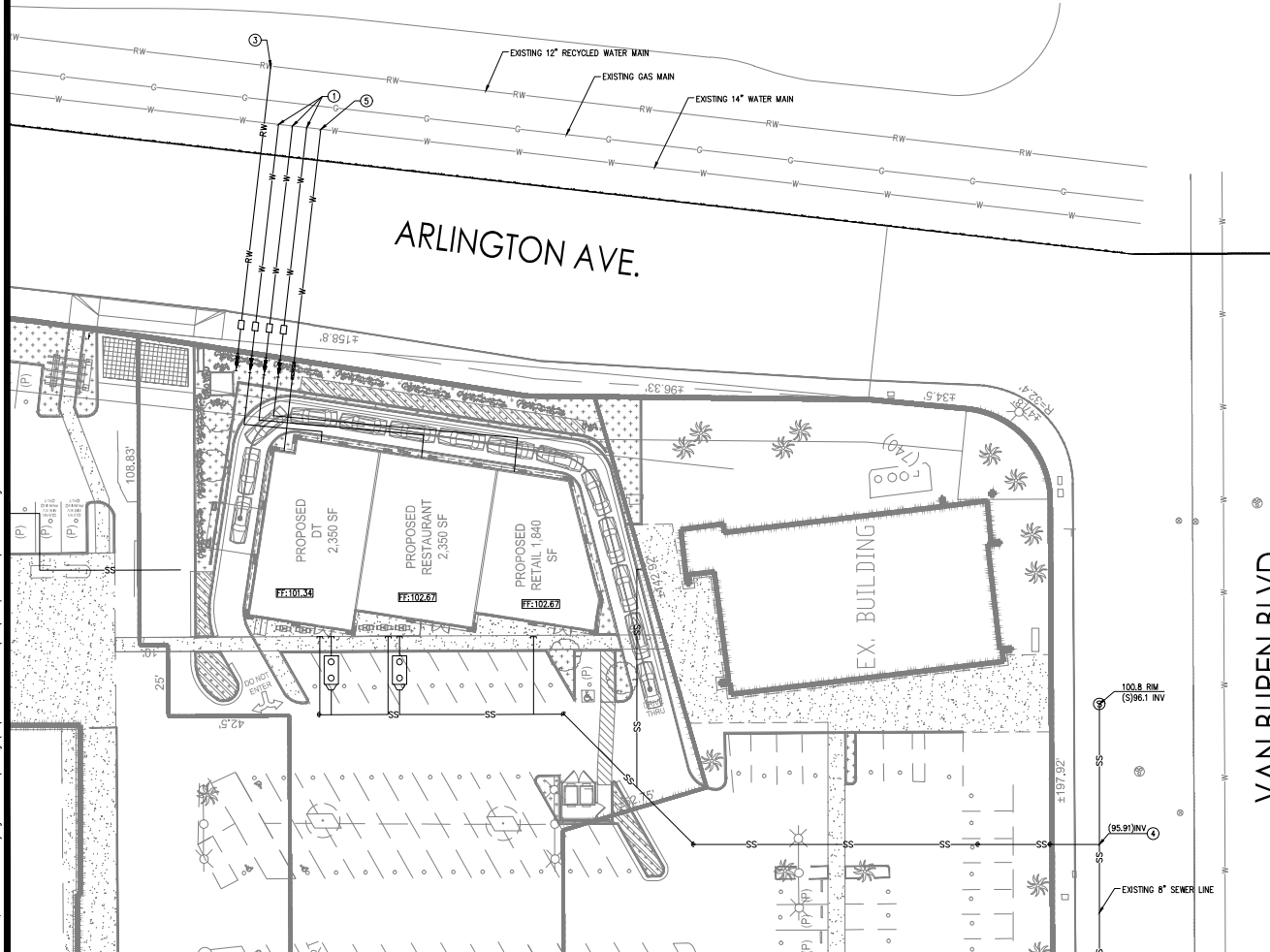
PRIOR TO INSTALLATION OF BACKFLOW DEVICES CONTACT THE BACKFLOW ADMINISTRATOR AT (951) 351-6282 TO OBTAIN APPROVAL OF BACKFLOW DEVICE INSTALLATION LOCATION AND ORIENTATION.

STREET NOTE:

1. A STREET OPENING OR CONSTRUCTION PERMIT FROM THE CITY PUBLIC WORKS DEPARTMENT IS REQUIRED PRIOR TO PERFORMING ANY FIELD WORK WITHIN THE PUBLIC RIGHT OF WAY.
2. INSTALLATION LOCATION MAY VARY DEPENDING ON SITE CONDITIONS.

CITY FORCES INSTALLATION

- ① INSTALL 2" DOMESTIC SERVICE AND 2" METER PER CWD-601.
- ② EXISTING 2" DOMESTIC SERVICE, 2" METER AND 2" BACKFLOW.
- ③ INSTALL 2" IRRIGATION SERVICE AND 2" METER PER CWD-601.
- ④ INSTALL 6" SEWER LATERAL WITH P.L. C.O. PER 562 STD. DWG. NO. 562.
- ⑤ INSTALL 6" FIRE SERVICE PER CWD-615.



COMPOSITE UTILITY PLAN

ARLINGTON PLAZA
CADENCE CAPITAL INVESTMENTS LLC
6008-6390 VAN BUREN BLVD., RIVERSIDE, CA 92503

8
OF
10

DRAWN BY: AG
DATE: 12/16/2022
CHECKED BY: MS
DATE: 12/16/2022
JOB NO: SP9848

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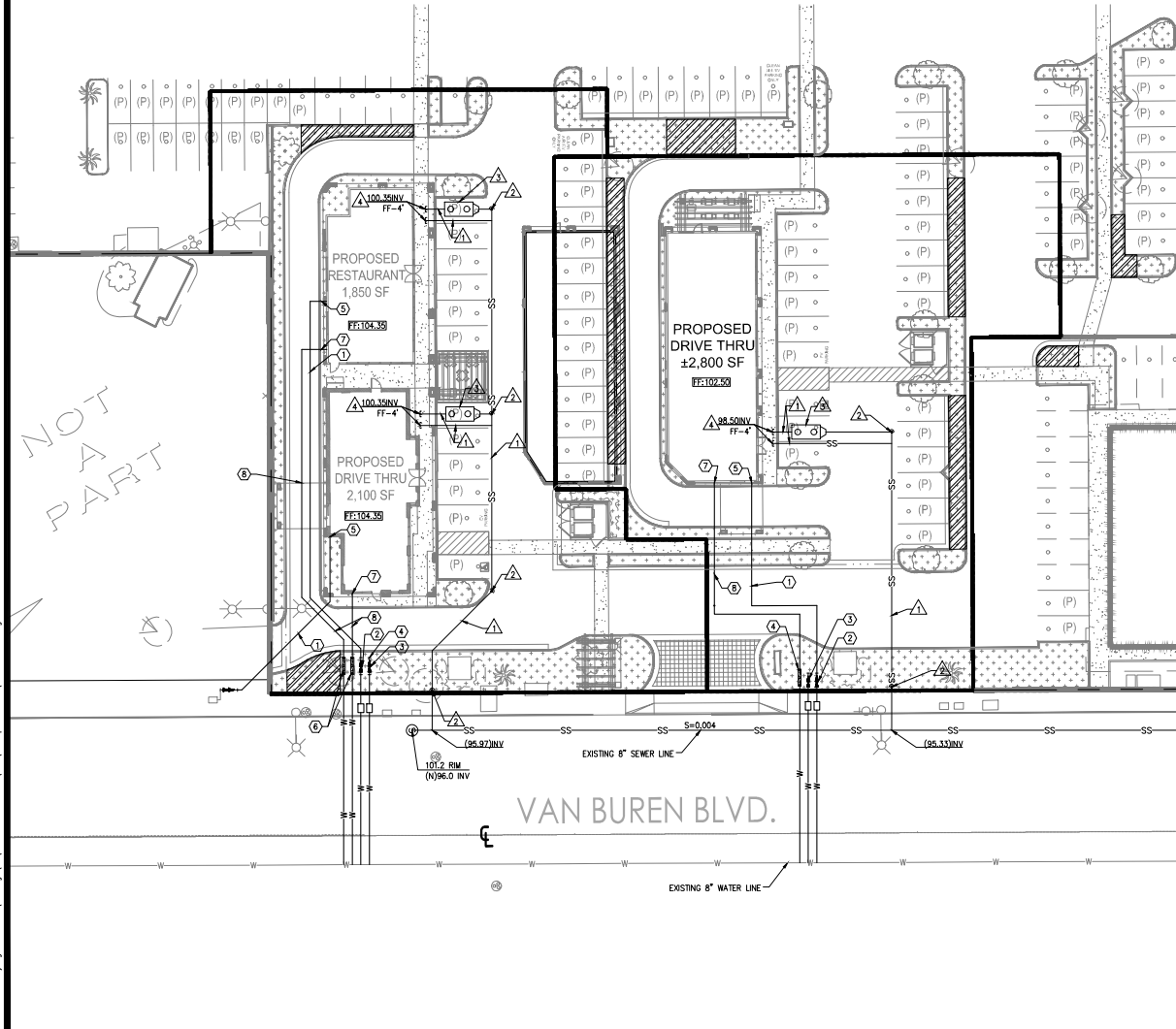
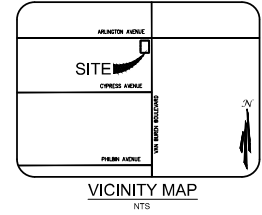
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CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY PRIVATE UTILITY PLAN

ARLINGTON PLAZA

PREPARED FOR:
CADENCE CAPITAL INVESTMENTS, LLC.
6400 S. FIDDLERS GREEN CIRCLE, SUITE 1820
GREENWOOD VILLAGE, CO 80111

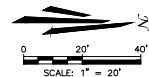


PRIVATE WATER CONSTRUCTION NOTES

- ① INSTALL 2" PVC SCH 40 DOMESTIC WATER LINE INCLUDING ALL BENDS AND FITTINGS.
- ② INSTALL 2" DOMESTIC BACKFLOW PREVENTION DEVICE PER CWD-616.
- ③ INSTALL 2" IRRIGATION BACKFLOW PREVENTION DEVICE PER CWD-616.
- ④ SEE LANDSCAPE PLANS FOR CONTINUATION OF IRRIGATION WATER SERVICE. (TO BE PROVIDED WITH BUILDING PLANS).
- ⑤ SEE BUILDING'S PLUMBING PLANS FOR CONTINUATION OF DOMESTIC WATER SERVICE. (TO BE PROVIDED WITH BUILDING PLANS).
- ⑥ INSTALL 6" DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) PER CWD-615 (SPECIFIC MODEL TO BE VERIFIED BY CITY BACKFLOW SPECIALIST PRIOR TO INSTALLATION) WITH ATTACHED FIRE DEPARTMENT CONNECTION.
- ⑦ INSTALL AMES SINGLE PIECE FIRE RISER.
- ⑧ INSTALL 6" C900 PVC CLASS 200 WATER LINE WITH ALL BENDS AND FITTINGS.

PRIVATE SEWER CONSTRUCTION NOTES

- ① INSTALL 6" VCP SEWER LINE (S=0.02 FT/FT MIN.) INCLUDING ALL BENDS AND FITTINGS.
- ② INSTALL CLEANOUT PER RIVERSIDE STD. DWG. 560.
- ③ INSTALL 750 GALLON GREASE INTERCEPTOR WITH SAMPLE BOX.
- ④ SEE BUILDING'S PLUMBING PLANS FOR CONTINUATION OF SEWER SERVICE. (TO BE PROVIDED WITH BUILDING PLANS).



PRELIMINARY PRIVATE UTILITY PLAN

ARLINGTON PLAZA
CADENCE CAPITAL INVESTMENTS LLC
6008-6390 VAN BUREN BLVD., RIVERSIDE, CA 92503

9
OF
10

DRAWN BY: AG
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CHECKED BY: MS
DATE: 12/16/2022
JOB NO: SP9848

101 N. Van Buren Drive
Riverside, CA 92503
TEL: 951.446.0200
WWW.TAIT.COM

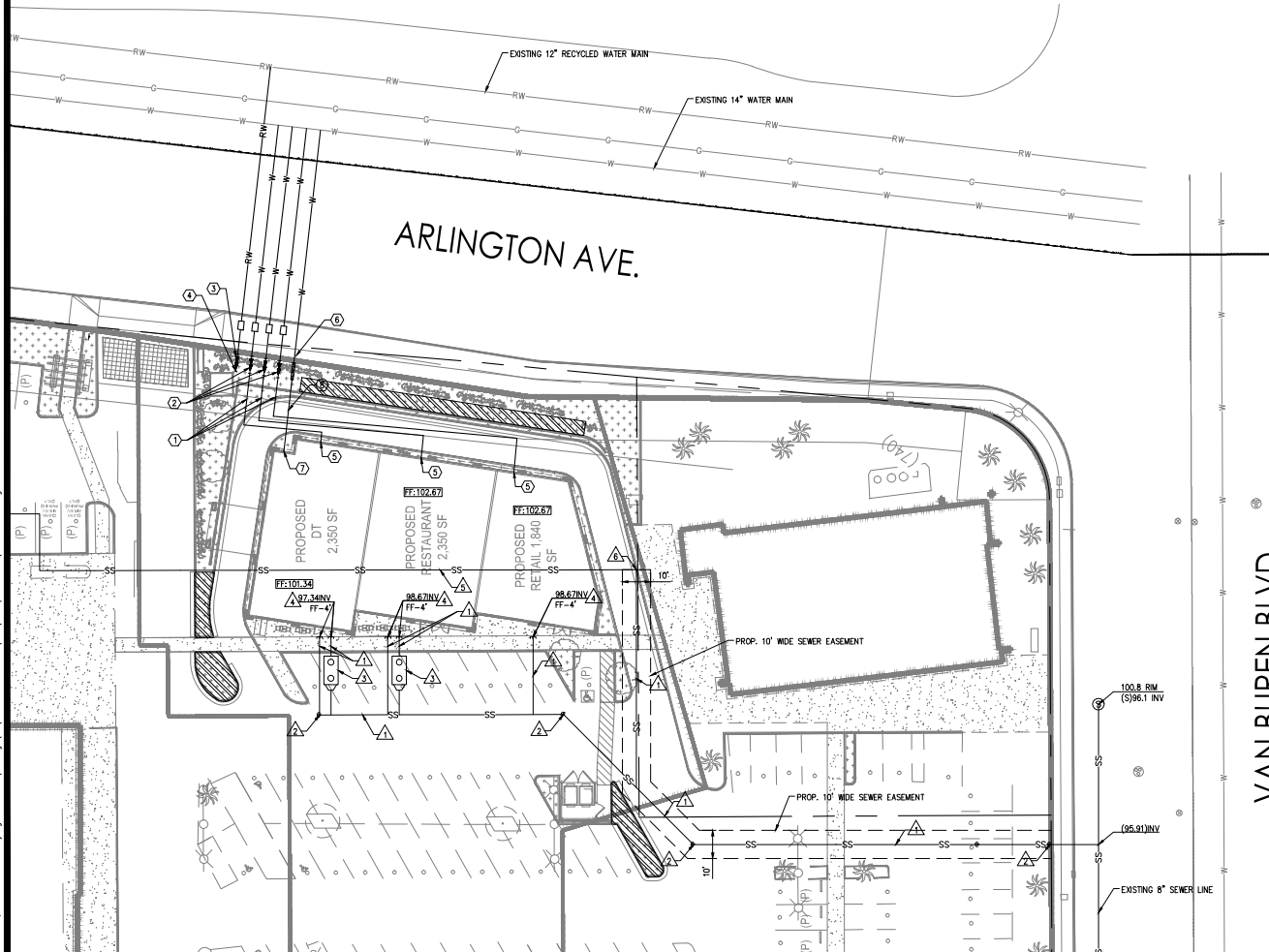
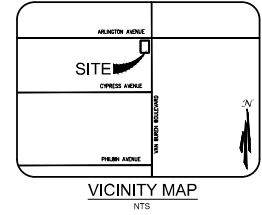
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RIVERSIDE, CA
SINCE 1964

CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY PRIVATE UTILITY PLAN

ARLINGTON PLAZA

PREPARED FOR:
CADENCE CAPITAL INVESTMENTS, LLC.
6400 S. FIDDLERS GREEN CIRCLE, SUITE 1820
GREENWOOD VILLAGE, CO 80111



PRIVATE WATER CONSTRUCTION NOTES

- ① INSTALL 2" PVC SCH 40 DOMESTIC WATER LINE INCLUDING ALL BENDS AND FITTINGS.
- ② INSTALL 2" DOMESTIC BACKFLOW PREVENTION DEVICE PER CWD-616.
- ③ INSTALL 2" IRRIGATION BACKFLOW PREVENTION DEVICE PER CWD-616.
- ④ SEE LANDSCAPE PLANS FOR CONTINUATION OF IRRIGATION WATER SERVICE. (TO BE PROVIDED WITH BUILDING PLANS).
- ⑤ SEE BUILDING'S PLUMBING PLANS FOR CONTINUATION OF DOMESTIC WATER SERVICE. (TO BE PROVIDED WITH BUILDING PLANS).
- ⑥ INSTALL 6" DOUBLE CHECK DETECTOR ASSEMBLY (DCCA) PER CWD-615 (SPECIFIC MODEL TO BE VERIFIED BY CITY BACKFLOW SPECIALIST PRIOR TO INSTALLATION) WITH ATTACHED FIRE DEPARTMENT CONNECTION.
- ⑦ INSTALL AMES SINGLE PIECE FIRE RISER.
- ⑧ INSTALL 6" C900 PVC CLASS 200 WATER LINE WITH ALL BENDS AND FITTINGS.

PRIVATE SEWER CONSTRUCTION NOTES

- ⚠️ INSTALL 6" VCP SEWER LINE (S=0.02 FT/FT MIN.) INCLUDING ALL BENDS AND FITTINGS.
- ⚠️ INSTALL CLEANOUT PER RIVERSIDE STD. DWG. 560.
- ⚠️ INSTALL 750 GALLON GREASE INTERCEPTOR WITH SAMPLE BOX.
- ⚠️ SEE BUILDING'S PLUMBING PLANS FOR CONTINUATION OF SEWER SERVICE. (TO BE PROVIDED WITH BUILDING PLANS).
- ⚠️ REMOVE CONFLICTING PORTION OF EXISTING SEWER LINE. EXISTING SEWER EASEMENT TO BE VACATED.
- ⚠️ CUT EXISTING SEWER LINE AND CONNECT NEW SEWER LINE.

