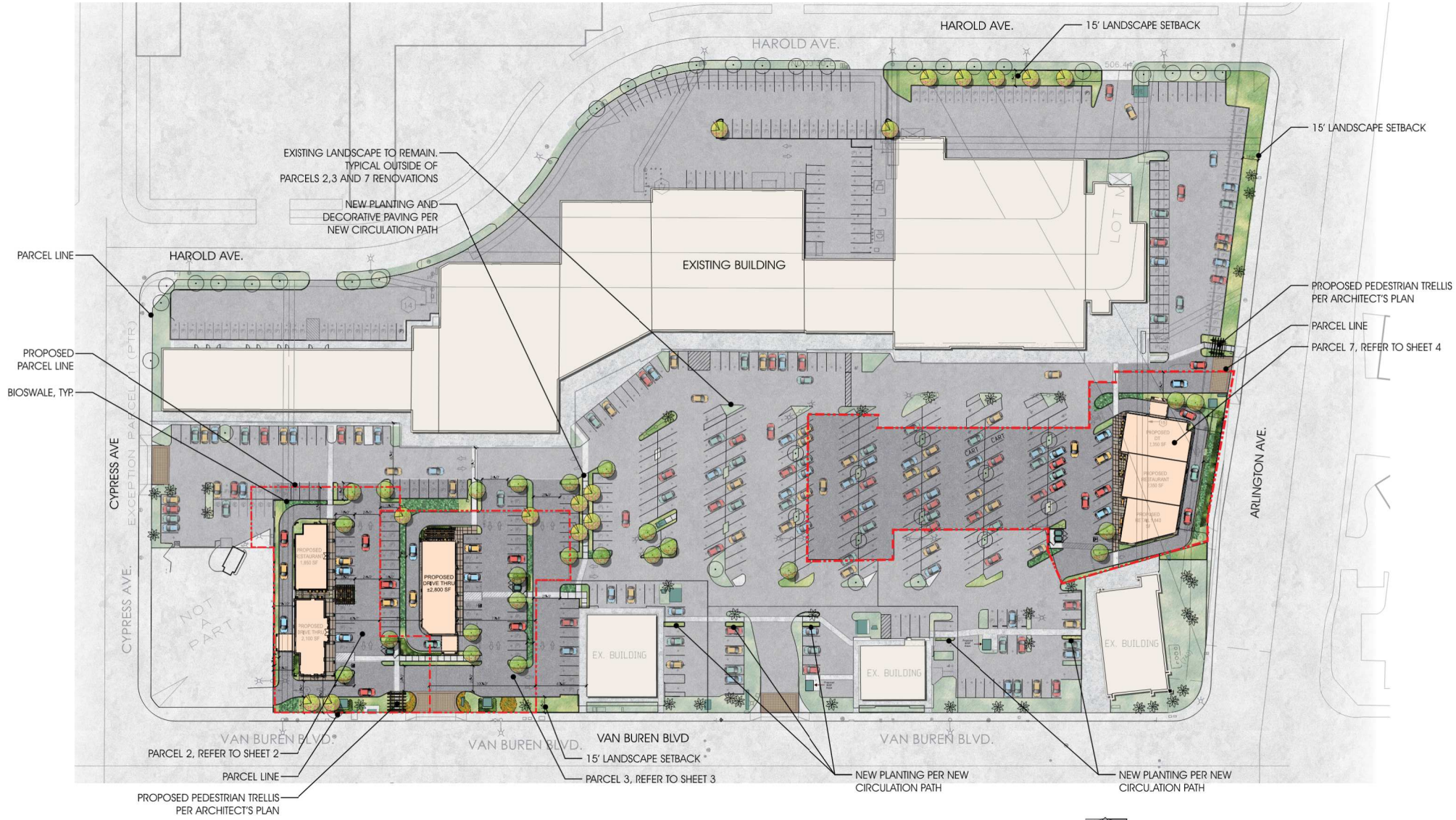

CADENCE

OVERALL - SITE CONTEXT MAP

RIVERSIDE, CA

Address: 6008 VAN BUREN BOULEVARD

PR-2022-001269 - Exhibit 7 - Project Plans

0 20' 40' 80' 120'
SCALE: 1"=40'

NORTH

CDPC PROJECT #: 21007

DECEMBER 16, 2022

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T: 949.399.0870
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PROPOSED PEDESTRIAN PATH PER ARCHITECT'S PLAN

PROPOSED BIO BASIN PER CIVIL ENGINEER PLANS, TYP.

PROPOSED 3' HIGH RETAINING WALL PER CIVIL ENGINEER PLANS

COLOR CONCRETE WITH DECORATIVE SCORE PATTERN

PROPOSED COMMON OUTDOOR SEATING AREA WITH ENHANCED PAVING, PLANTER BUFFERS, TRELLIS AND TABLE SEATING

PROPOSED COMMON OUTDOOR EATING AREA WITH ENHANCED PAVING, OVERHEAD STRING LIGHTING, BISTRO SEATING AND PROPOSED BIKE RACK

EXISTING GAS STATION - NOT A PART

EXISTING PARKING LIGHT POLE TO REMAIN

PROPOSED BIO BASIN PER CIVIL ENGINEER'S PLANS, TYP.

15' LANDSCAPE SETBACK

PROPOSED PARKING STALLS PER CIVIL ENGINEER'S PLAN

PARCEL LINE PER CIVIL ENGINEER'S PLAN, TYP.

PROPOSED BIO BASIN PER CIVIL ENGINEER'S PLANS, TYP.

EXISTING ASPHALT PAVING TO REMAIN, TYP.

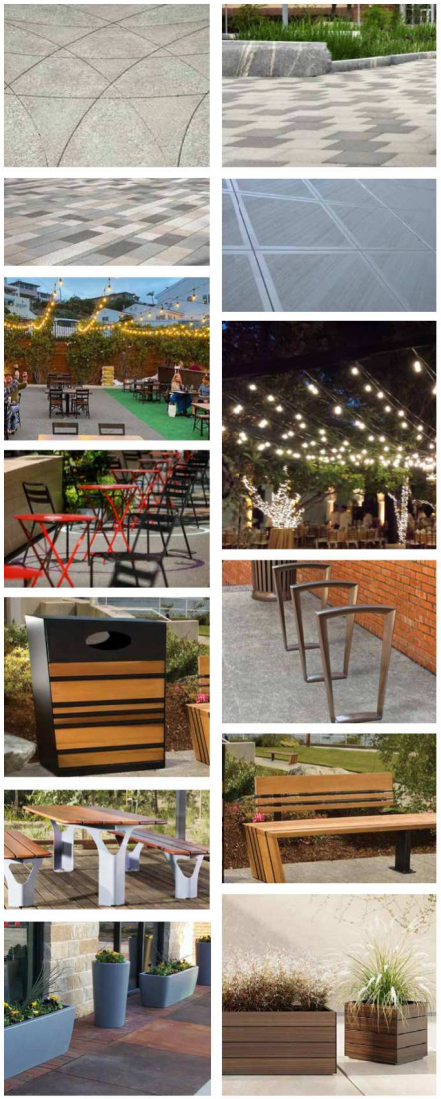
PROPOSED TRASH ENCLOSURE PER ARCHITECT'S PLAN, TYP.

PROPOSED PEDESTRIAN PATH WITH DECORATIVE PAVING PER ARCHITECT'S PLAN

PROPOSED PEDESTRIAN TRELLIS PER ARCHITECT'S PLAN

PROPOSED TRANSFORMER FOR PARCEL 2, PER CIVIL ENGINEER'S PLAN

HARDSCAPE AND FURNISHINGS



PLANT PALETTE

Sunset Zone: 18

Symbol	Botanical Name	Common Name	WUCOLS Region 4
EXISTING TREES			
	Existing Tree to Remain		
	Existing Palm to Remain		
PROPOSED TREES			
	Arbutus 'Marina'	Marina Strawberry Tree	Mod
	Lagerstroemia 'Dynamite'	Dynamite Crape Myrtle	Mod
	Lophostemon confertus	Brisbane Box	Mod
SHRUBS/ GROUNDCOVERS			
	Baccharis 'Centennial'	Centennial Baccharis	Low
	Bougainvillea spp.	Bougainvillea	Low
	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	Low
	Hesperaloe parviflora	Red Yucca	Low
	Lantana camara spp	Common Lantana	Low
	Lantana montevidensis spp	Trailing Lantana	Low
	Rosmarinus o. 'Huntington Carpet'	Huntington Carpet Rosemary	Low
	Rosmarinus o. 'Prostratus'	Creeping Rosemary	Low
	Salvia greggii	Autumn Sage	Low
	Salvia greggii 'Lipstick'	Lipstick Sage	Low
	Westringia f. 'Morning Light'	Coast Rosemary	Low
	Westringia f. 'Blue Gem'	Blue Gem Coast Rosemary	Low
ACCENT PLANTING			
	Aeonium urbicum	Saucer Plant	Low
	Aeonium 'Sunburst'	Sunburst Aeonium	Low
	Aeonium 'Voodoo'	Giant Red Aeonium	Low
	Agave attenuata	Foxtail 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 'Copperlone'	Coppertone Stonecrop	Low
BIO BASIN PLANTINGS			
	Carex elata 'Aurea'	Bowles Golden Sedge	Mod
	Carex 'Ice Dance'	Japanese Sedge	Mod
	Miscanthus transmorisonensis	Evergreen Miscanthus	Mod
	Muhlenbergia capillaris	Pink Muhly	Mod
FOUNDATION SHRUBS			
	Justicia spicigera	Mexican Honeysuckle	Low
	Lantana camara spp	Common Lantana	Low
	Salvia greggii	Autumn Sage	Low
	Westringia f. 'Morning Light'	Coast Rosemary	Low
EXISTING LANDSCAPE			
	Existing Planting Area		

NOTES:

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

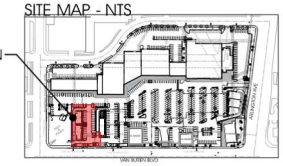
ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED BY OWNER.

SITE MAP - NTS

PARCEL 2 LOCATION



CADENCE

PARCEL 2 - LANDSCAPE CONCEPT

RIVERSIDE, CA

Address: 6008 VAN BUREN BOULEVARD

PR-2022-001269 - Exhibit 7 - Project Plans

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

NORTH

CDPC PROJECT #: 21007

DECEMBER 16, 2022

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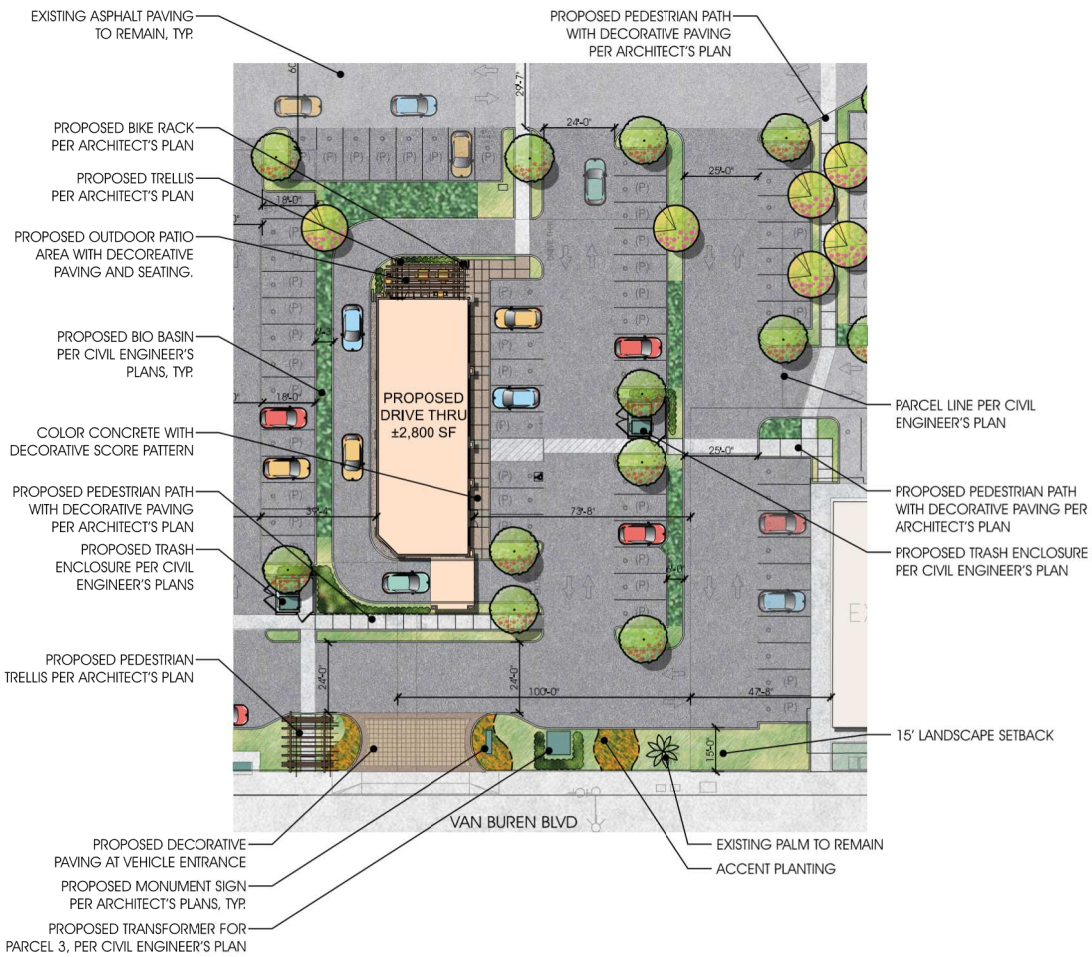
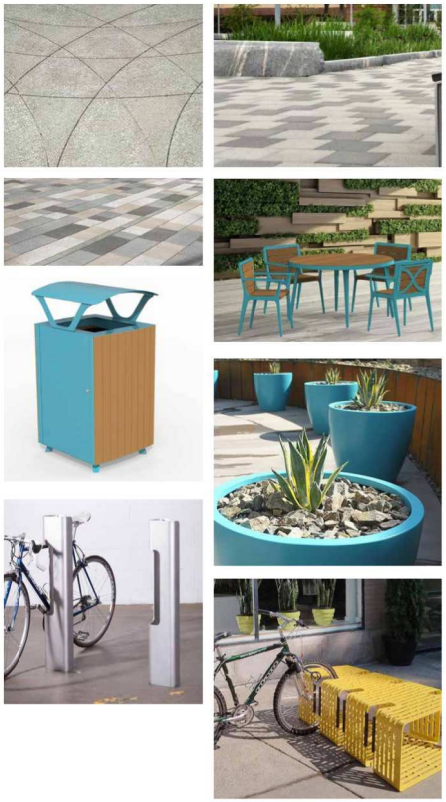


HARDSCAPE AND FURNISHINGS



PLANT PALETTE

Sunset Zone: 18

Symbol	Botanical Name	Common Name	WUCOLS Region 4
EXISTING TREES			
	Existing Tree to Remain		
	Existing Palm to Remain		
PROPOSED TREES			
	Arbutus 'Marina'	Marina Strawberry Tree	Mod
	Lagerstroemia 'Dynamite'	Dynamite Crape Myrtle	Mod
	Lophostemon confertus	Brisbane Box	Mod
SHRUBS/ GROUNDCOVERS			
	Baccharis 'Centennial'	Centennial Baccharis	Low
	Bougainvillea spp.	Bougainvillea	Low
	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	Low
	Hesperaloe parviflora	Red Yucca	Low
	Lantana camara spp	Common Lantana	Low
	Lantana montevidensis spp	Trailing Lantana	Low
	Rosmarinus o. 'Huntington Carpet'	Huntington Carpet Rosemary	Low
	Rosmarinus o. 'Prostratus'	Creeping Rosemary	Low
	Salvia greggii	Autumn Sage	Low
	Salvia greggii 'Lipstick'	Lipstick Sage	Low
	Westringia f. 'Morning Light'	Coast Rosemary	Low
	Westringia f. 'Blue Gem'	Blue Gem Coast Rosemary	Low
ACCENT PLANTING			
	Aeonium urbicum	Saucer Plant	Low
	Aeonium 'Sunburst'	Sunburst Aeonium	Low
	Aeonium 'Voodoo'	Giant Red Aeonium	Low
	Agave attenuata	Foxtail 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 'Copperlone'	Coppertone Stonecrop	Low
BIO BASIN PLANTINGS			
	Carex elata 'Aurea'	Bowles Golden Sedge	Mod
	Carex 'Ice Dance'	Japanese Sedge	Mod
	Miscanthus transmorisonensis	Evergreen Miscanthus	Mod
	Muhlenbergia capillaris	Pink Muhly	Mod
FOUNDATION SHRUBS			
	Justicia spicigera	Mexican Honeysuckle	Low
	Lantana camara spp	Common Lantana	Low
	Salvia greggii	Autumn Sage	Low
	Westringia f. 'Morning Light'	Coast Rosemary	Low
EXISTING LANDSCAPE			
	Existing Planting Area		

NOTES:

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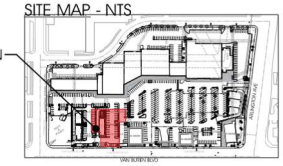
SITE MAP - NTS

PARCEL 3 LOCATION



CADENCE

PARCEL 3 - LANDSCAPE CONCEPT

RIVERSIDE, CA

Address: 6008 VAN BUREN BOULEVARD

PR-2022-001269 - Exhibit 7 - Project Plans

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

NORTH

CDPC PROJECT #: 21007

DECEMBER 16, 2022

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Studio One
Costa Mesa, CA 92626
T: 949.399.0870
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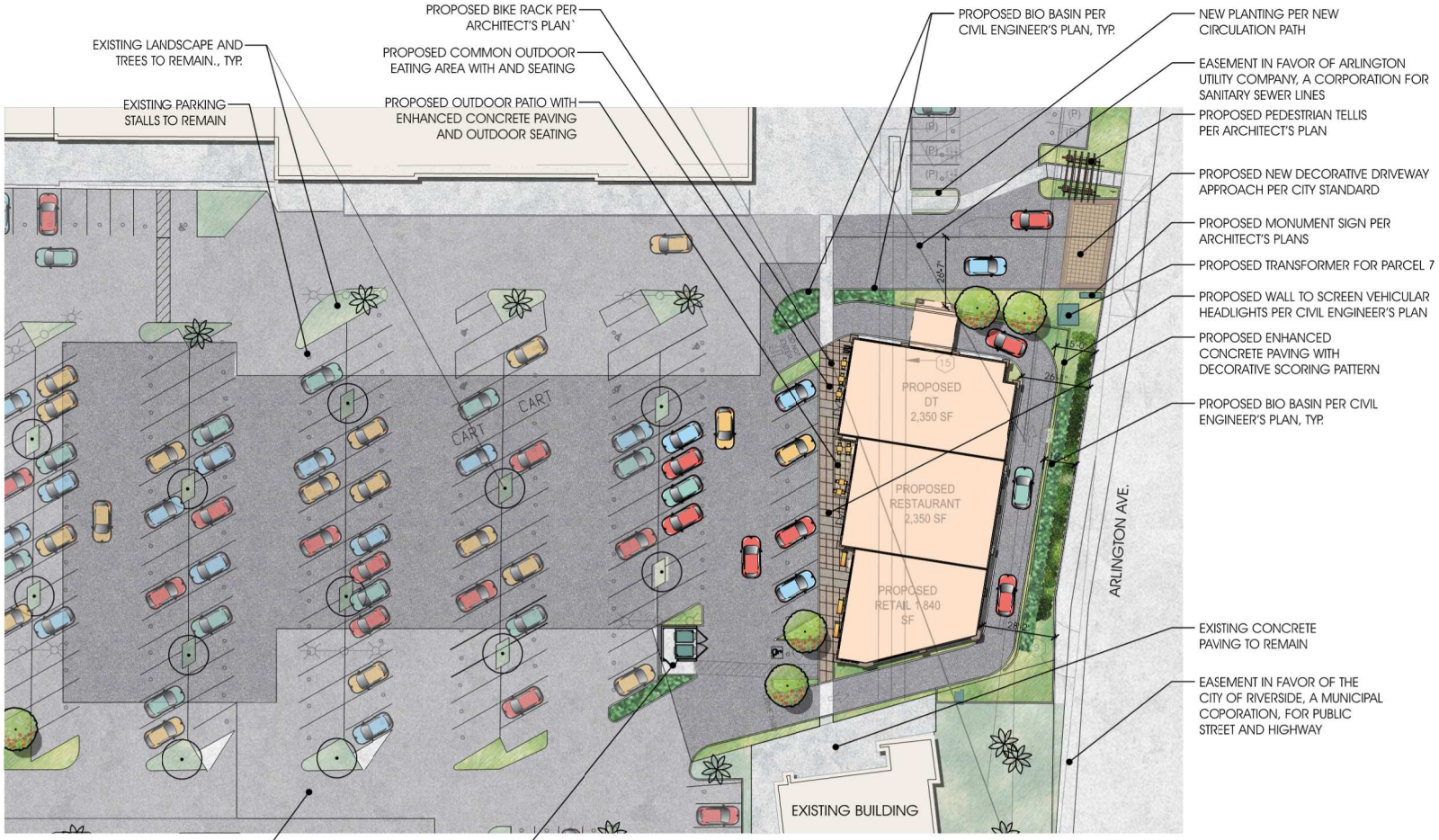
COSTA MESA / ATASCADERO / SAN JOSE



PLANT PALETTE

Sunset Zone: 18

Symbol	Botanical Name	Common Name	WUCOLS Region 4
EXISTING TREES			
	Existing Tree to Remain		
	Existing Palm to Remain		
PROPOSED TREES			
	Arbutus 'Marina'	Marina Strawberry Tree	Mod
	Lagerstroemia 'Dynamite'	Dynamite Crape Myrtle	Mod
	Lophostemon confertus	Brisbane Box	Mod
SHRUBS/ GROUNDCOVERS			
	Baccharis 'Centennial'	Centennial Baccharis	Low
	Bougainvillea spp.	Bougainvillea	Low
	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	Low
	Hesperaloe parviflora	Red Yucca	Low
	Lantana camara spp	Common Lantana	Low
	Lantana montevidensis spp	Trailing Lantana	Low
	Rosmarinus o. 'Huntington Carpet'	Huntington Carpet Rosemary	Low
	Rosmarinus o. 'Prostratus'	Creeping Rosemary	Low
	Salvia greggii	Autumn Sage	Low
	Salvia greggii 'Lipstick'	Lipstick Sage	Low
	Westringia f. 'Morning Light'	Coast Rosemary	Low
	Westringia f. 'Blue Gem'	Blue Gem Coast Rosemary	Low
ACCENT PLANTING			
	Aeonium urbicum	Saucer Plant	Low
	Aeonium 'Sunburst'	Sunburst Aeonium	Low
	Aeonium 'Voodoo'	Giant Red Aeonium	Low
	Agave attenuata	Foxtail 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 'Copperlone'	Coppertone Stonecrop	Low
BIO BASIN PLANTINGS			
	Carex elata 'Aurea'	Bowles Golden Sedge	Mod
	Carex 'Ice Dance'	Japanese Sedge	Mod
	Miscanthus transmorrisonensis	Evergreen Miscanthus	Mod
	Muhlenbergia capillaris	Pink Muhly	Mod
FOUNDATION SHRUBS			
	Justicia spicigera	Mexican Honeysuckle	Low
	Lantana camara spp	Common Lantana	Low
	Salvia greggii	Autumn Sage	Low
	Westringia f. 'Morning Light'	Coast Rosemary	Low
EXISTING LANDSCAPE			
	Existing Planting Area		

NOTES:

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

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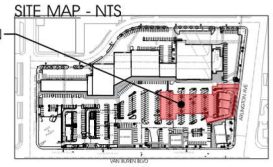
HARDSCAPE AND FURNISHINGS

SITE MAP - NTS

PARCEL 7 LOCATION



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

NORTH

CADENCE

PARCEL 7 - LANDSCAPE CONCEPT

RIVERSIDE, CA

Address: 6008 VAN BUREN BOULEVARD

CDPC PROJECT #: 21007

DECEMBER 16, 2022

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TREE PLANTING

Arbutus 'Marina'
Marina Strawberry Tree

Lagerstroemia indica 'Dynamite'
Dynamite Crape Myrtle

Lophostemon confertus
Brisbane Box

SHRUBS/GROUNDCOVER

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

Westringia f. 'Morning Light'
Coast Rosemary

Westringia f. 'Blue Gem'
Blue Gem Coast Rosemary

ACCENT PLANTING

Aeonium urbicum
Saucer Plant

Aeonium 'Sunburst'
Sunburst Aeonium

Aeonium 'Voodoo'
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

Westringia f. 'Morning Light'
Coast Rosemary

Westringia f. 'Blue Gem'
Blue Gem Coast Rosemary

BIO-BASIN PLANTING

Carex elata 'Aurea'
Bowles Golden Sedge

Carex 'Ice Dance'
Japanese Sedge

Miscanthus transmorrisonen
Evergreen Miscanthus

Muhlenbergia capillaris
Pink Muhly

CADENCE

PLANT PALETTE

RIVERSIDE, CA

Address: 6008 VAN BUREN BOULEVARD

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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:

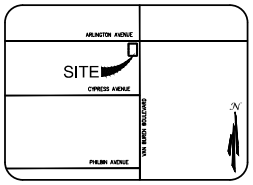
PARCEL 2
ESTIMATED CUT VOLUME: 250 CY
ESTIMATED FILL VOLUME: 80 CY
ESTIMATED IMPORT MATERIAL: 170 CY (CUT)

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)

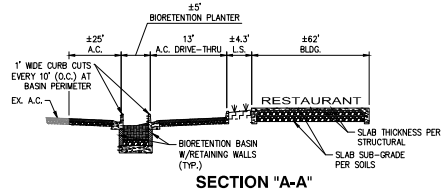
NOTE: THE QUANTITIES AS SHOWN HEREON ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES PRIOR TO THE START OF GRADING AND ACCOUNT FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO DESIGN GRADE. THE 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	1
PRELIMINARY GRADING & DRAINAGE PLAN	2
PRELIMINARY GRADING & DRAINAGE PLAN	3
PRELIMINARY GRADING & DRAINAGE PLAN	4
PRELIMINARY GRADING & DRAINAGE PLAN	5
PRELIMINARY GRADING & DRAINAGE PLAN	6
PRELIMINARY COMPOSITE UTILITY PLAN	7
PRELIMINARY COMPOSITE UTILITY PLAN	8
PRELIMINARY PRIVATE UTILITY PLAN	9
PRELIMINARY PRIVATE UTILITY PLAN	10



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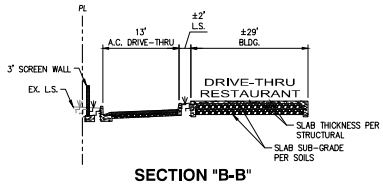

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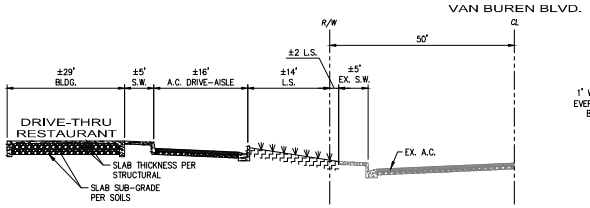

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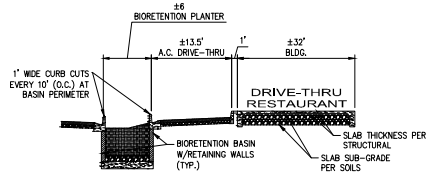

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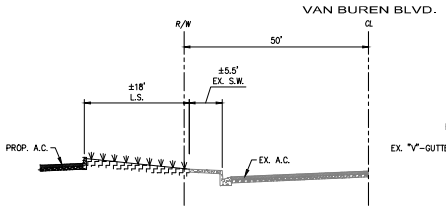

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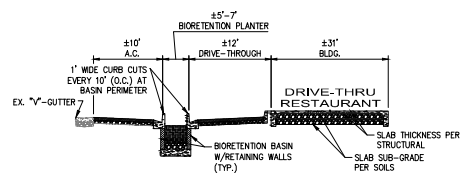

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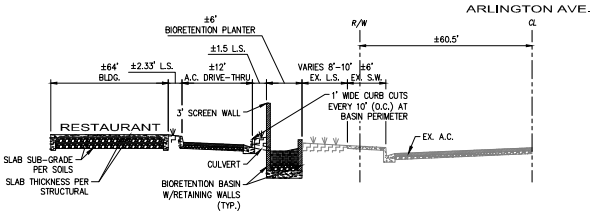

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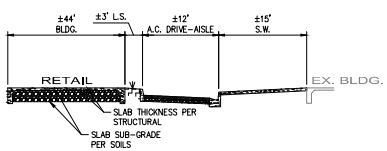

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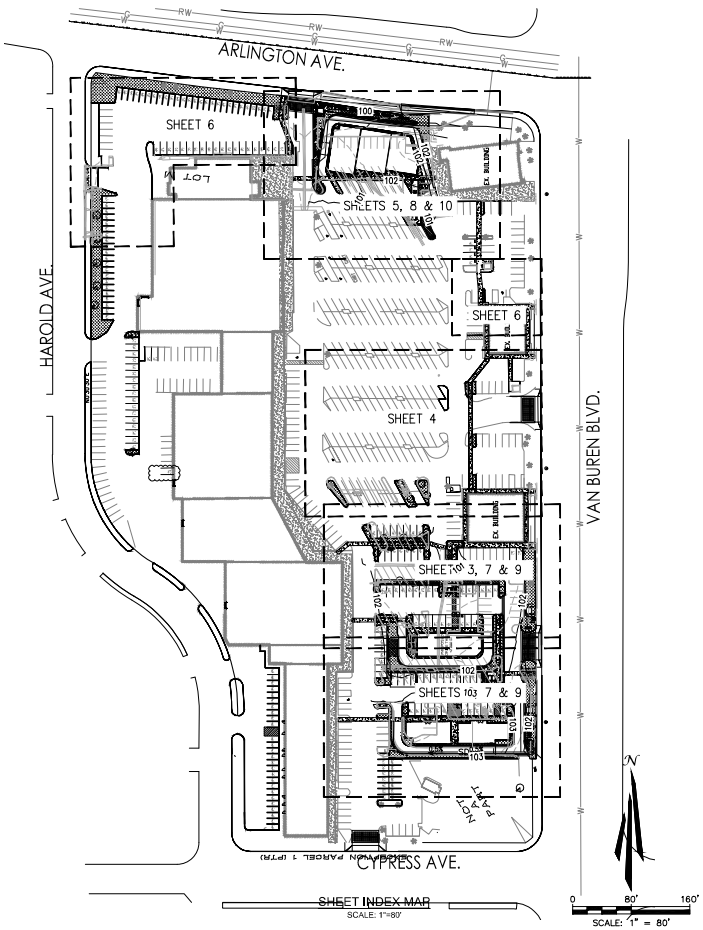

SHEET INDEX MAP
SCALE: 1"=80'

DRAWN: AG
DATE: 12/16/2022
CHECKED: MS
DATE: 12/16/2022
JOB NO: SP8648

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Since 1964
703 North Parkcenter Drive
Santa Ana, CA 92705
P: 714.560.8200
www.tait.com
INGENUITY IN LAND DEVELOPMENT
Orange County
San Luis Obispo
Sacramento
Riverside
Dallas
Denver
Austin

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

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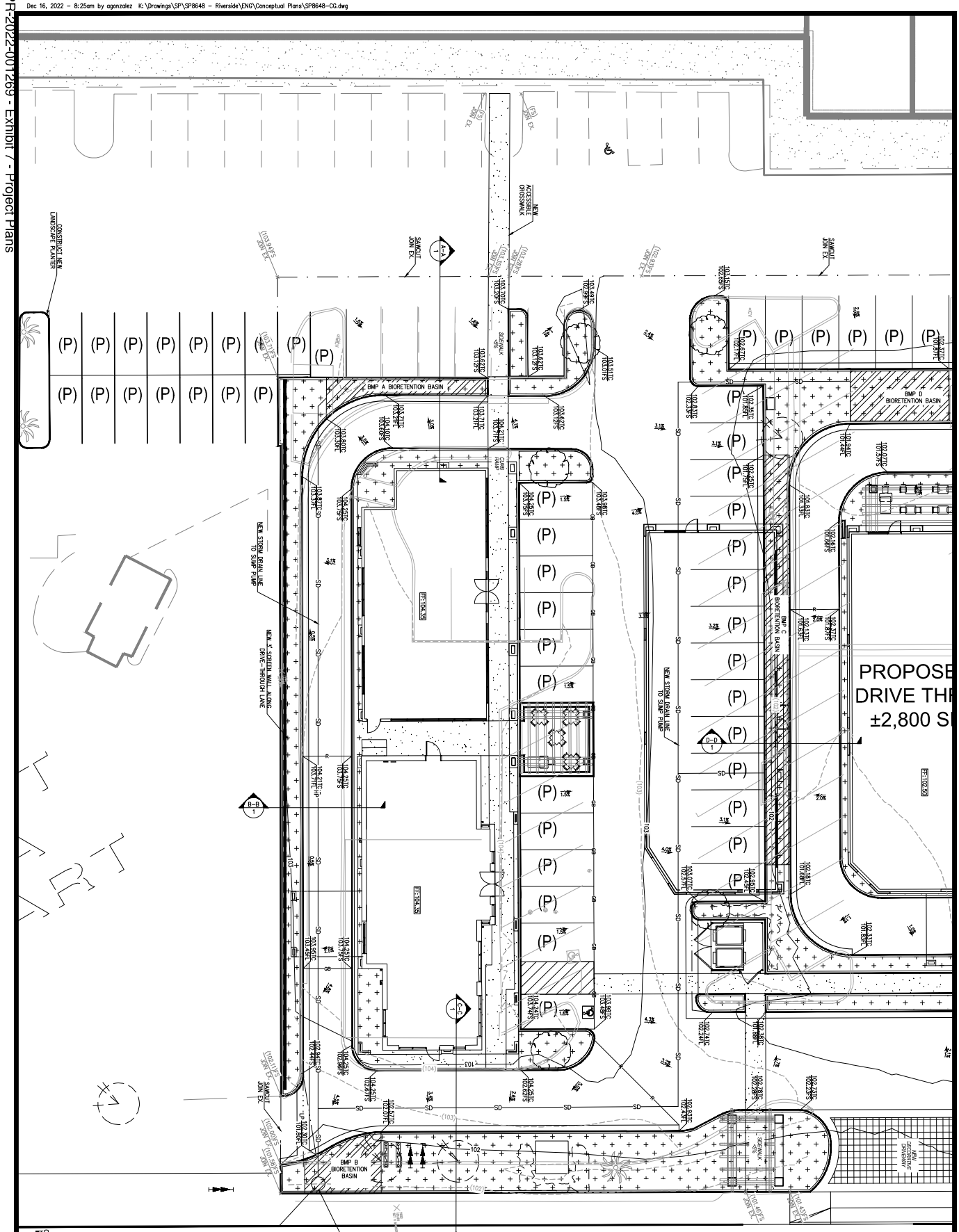

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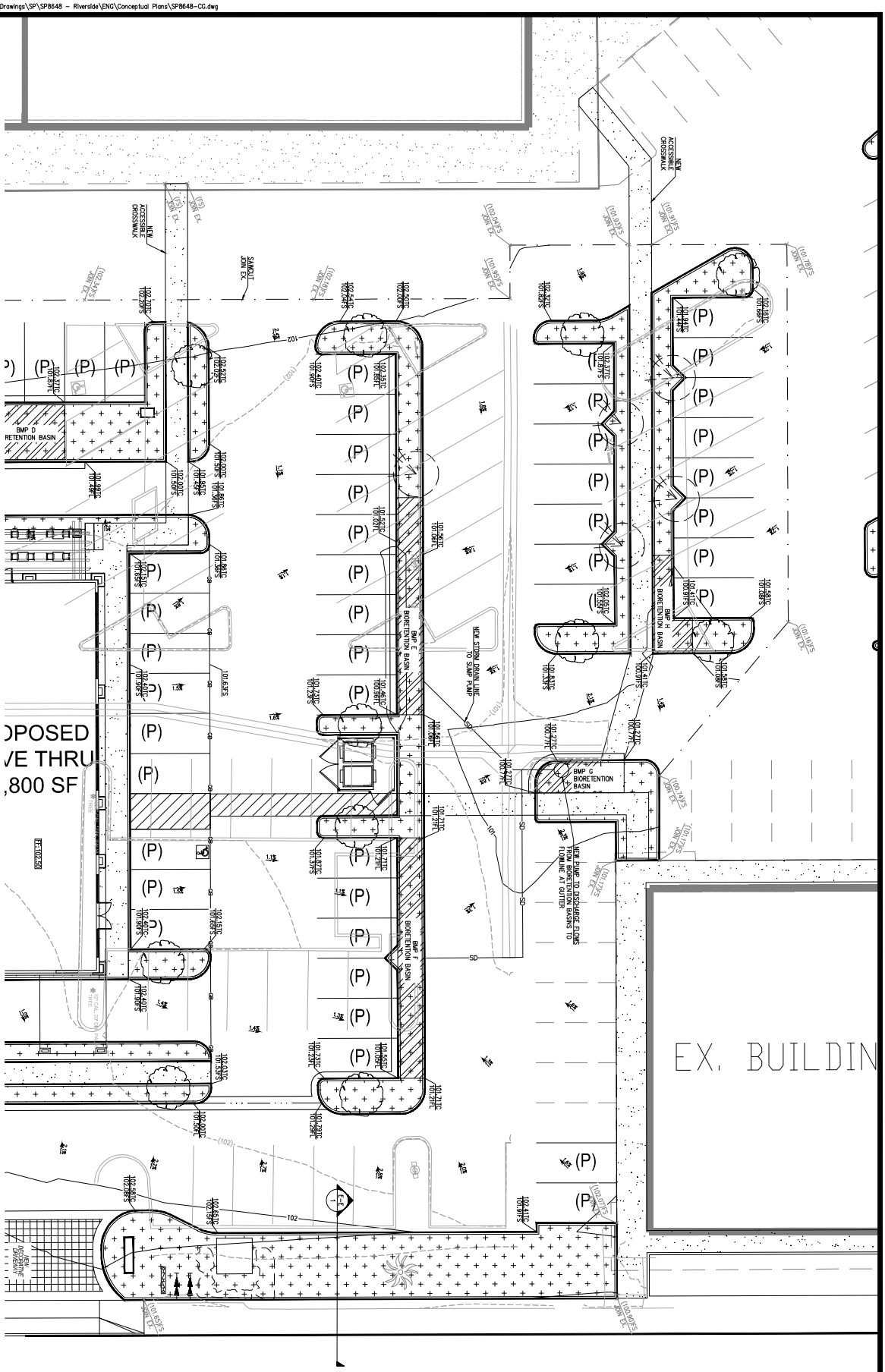

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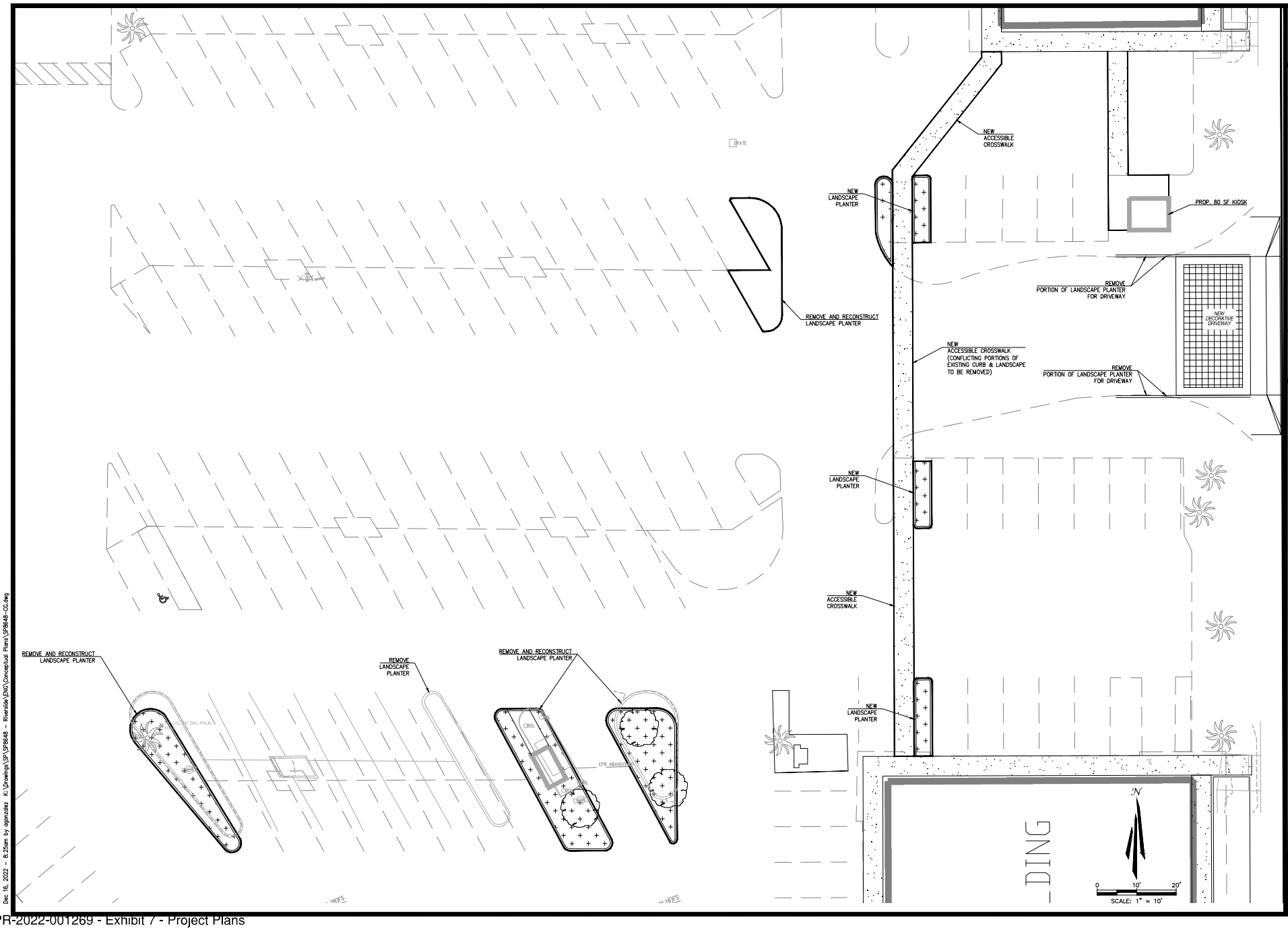

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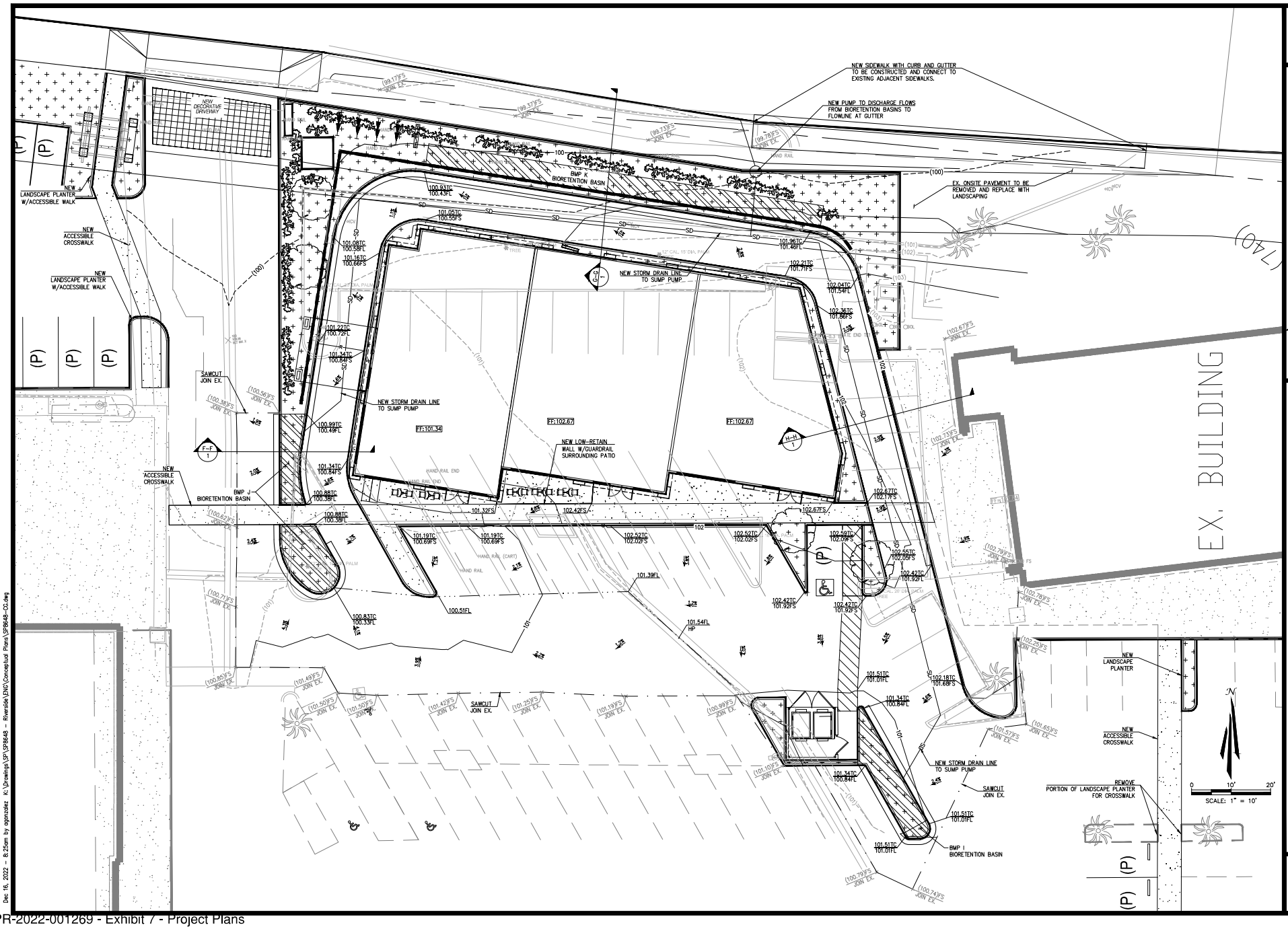

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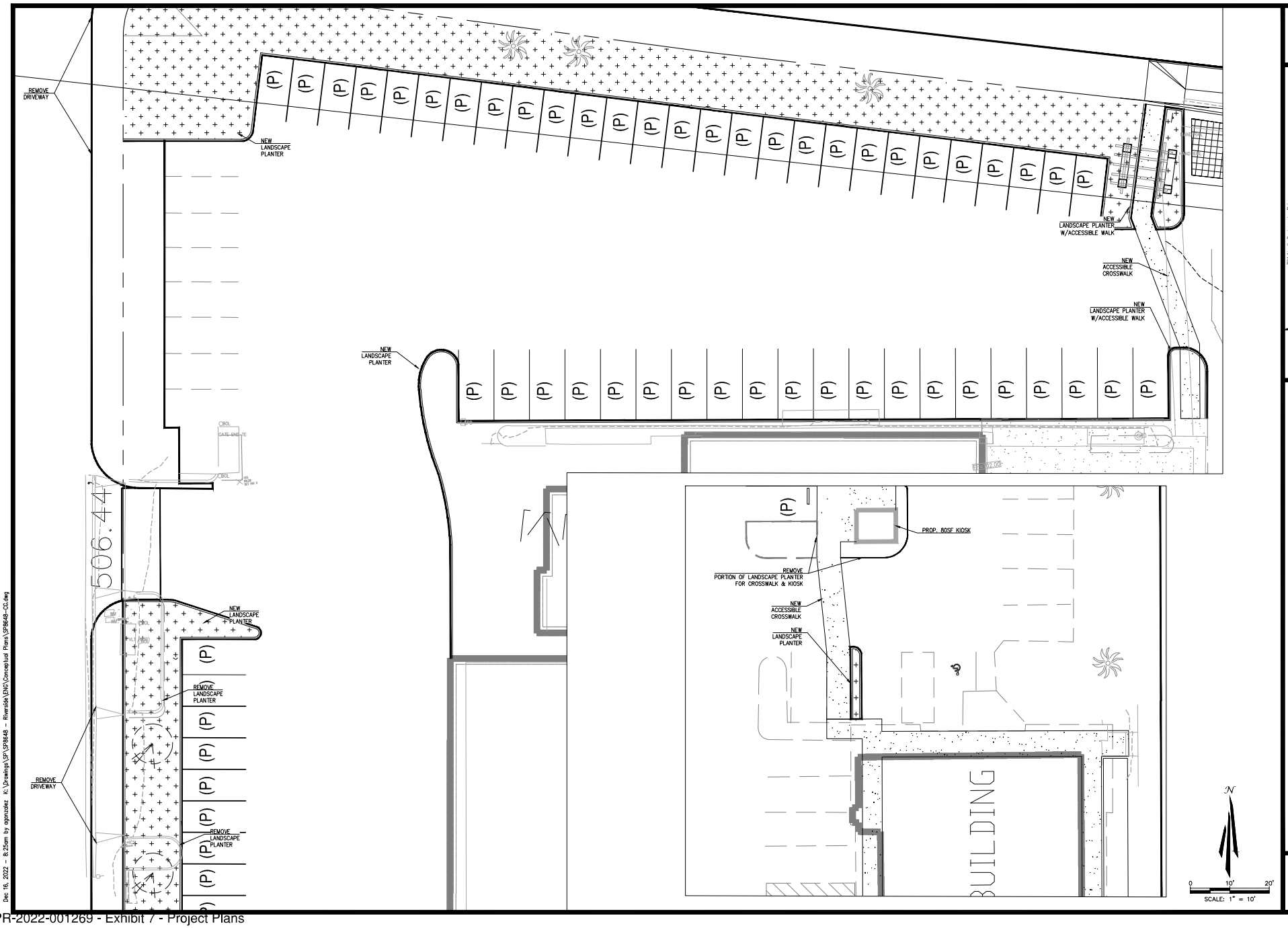

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CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY COMPOSITE UTILITY PLAN
ARLINGTON PLAZA

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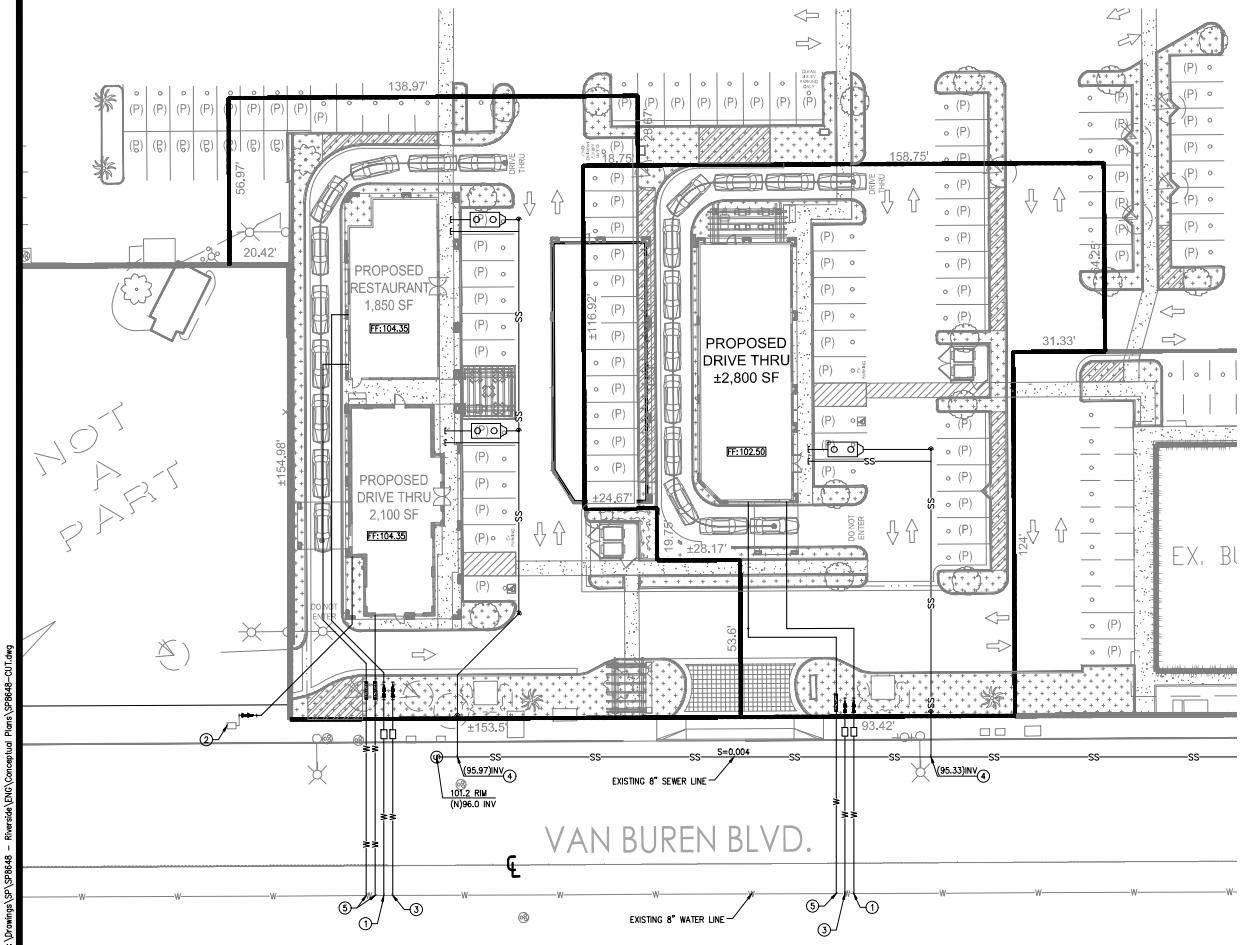
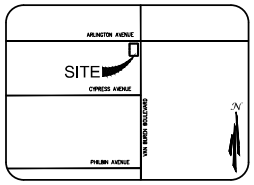
6400 S. FIDDLERS GREEN CIRCLE, SUITE 1820
GREENWOOD VILLAGE, CO 80111





VICINITY MAP
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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.

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

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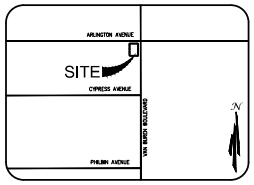

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ARLINGTON PLAZA

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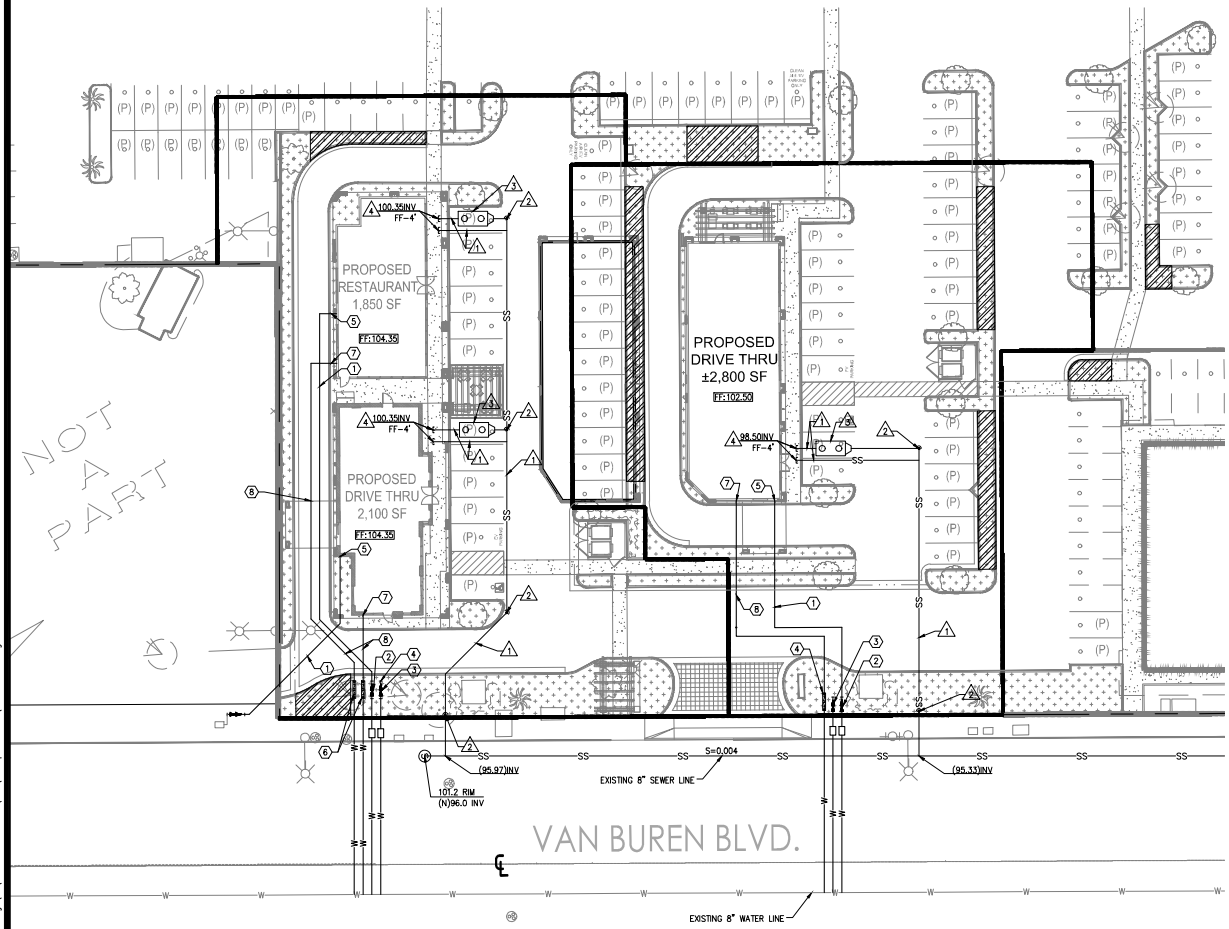

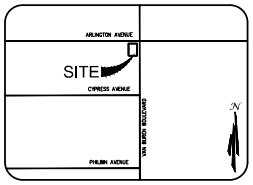

VICINITY MAP
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PRIVATE WATER CONSTRUCTION NOTES

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 BUIDLING PLANS).

N
0 20' 40'
SCALE: 1" = 20'

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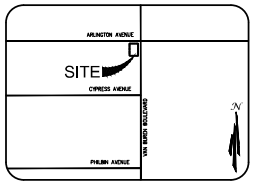

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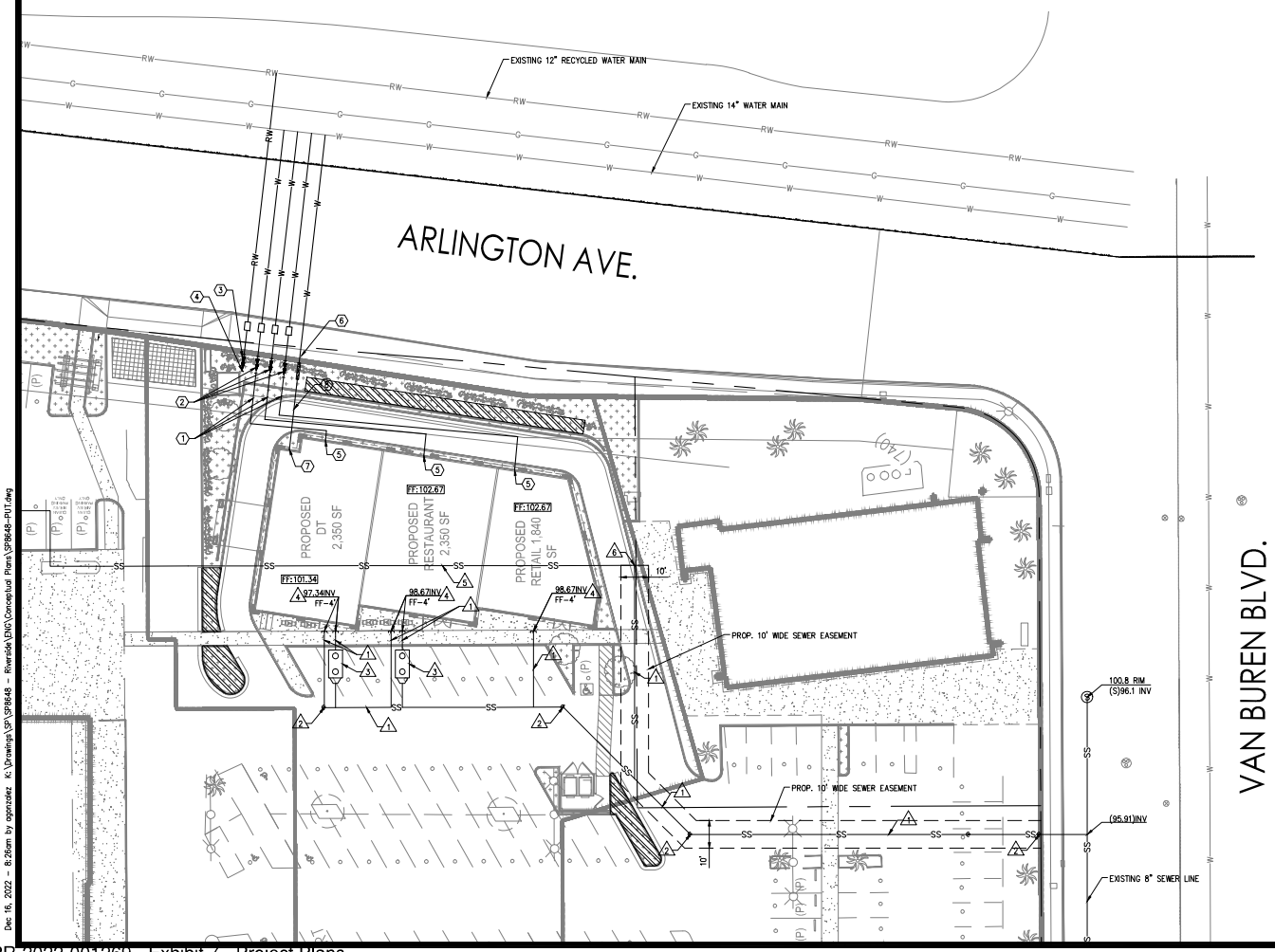

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5. REMOVE CONFLICTING PORTION OF EXISTING SEWER LINE. EXISTING SEWER EASEMENT TO BE VACATED.
6. CUT EXISTING SEWER LINE AND CONNECT NEW SEWER LINE.

0 20' 40'
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