

**CADENCE** OVERALL - SITE CONTEXT MAP

RIVERSIDE, CA  
 Address: 6008 VAN BUREN BOULEVARD

PR-2022-001269 - Exhibit 7 - Project Plans



CDCP PROJECT #: 21007

DECEMBER 16, 2022

conceptual design & planning company

Corporate Office:  
 31196-C Airport Loop Drive  
 Studio One  
 Costa Mesa, CA 92626  
 T: 949.395.0870  
 www.cdpcinc.com

COSTA MESA / ANASCADERO / SAN JOSE



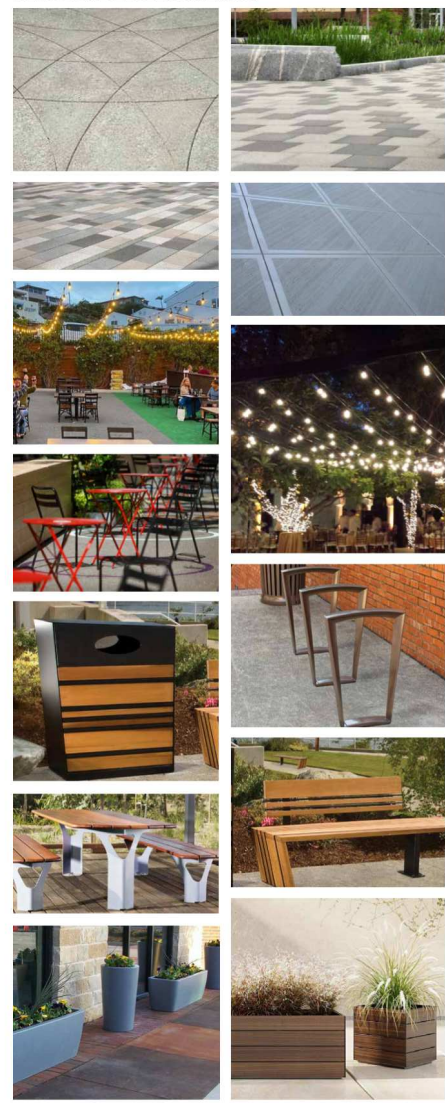
# PARCEL 2 - LANDSCAPE CONCEPT

RIVERSIDE, CA  
Address: 6008 VAN BUREN BOULEVARD

PR-2022-001269 - Exhibit 7 - Project Plans



## HARDSCAPE AND FURNISHINGS

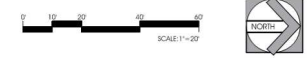
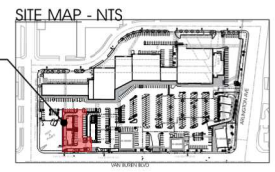


## PLANT PALETTE

Summit Zone: 18  
Symbol  
EXISTING TREES

Symbol	Botanical Name	Common Name	WUCOLS Region 4
		Existing Tree to Remain	
		Existing Palm to Remain	
<b>PROPOSED TREES</b>			
	<i>Abutilon 'Moina'</i>	Moina Strawberry Tree	Mod
	<i>Logestoaemia Dynamite'</i>	Dynamite Cape Myrtle	Mod
	<i>Lophoslemon confertus</i>	Brisbane Box	Mod
<b>SHRUBS/GROUNDCOVERS</b>			
	<i>Baccharis 'Centennial'</i>	Centennial Baccharis	Low
	<i>Bougainvillea spec.</i>	Bougainvillea	Low
	<i>Dianella novae-zelae 'Red'</i>	Red New Zealand Lily	Low
	<i>Hesperaloe parviflora</i>	Red Yucca	Low
	<i>Lantana camara ssp.</i>	Common Lantana	Low
	<i>Lantana montana ssp.</i>	Trellis Lantana	Low
	<i>Rosemarinus o. 'Huntington Carpet'</i>	Huntington Carpet Rosemary	Low
	<i>Rosemarinus o. 'Prostratus'</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
<b>ACCENT PLANTING</b>			
	<i>Aeonium urbicum</i>	Saucer Plant	Low
	<i>Aeonium 'Sunburst'</i>	Sunburst Aeonium	Low
	<i>Aeonium 'Woodoo'</i>	Giant Red Aeonium	Low
	<i>Agave attenuata</i>	Fountain 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
<b>NO BAIN PLANTINGS</b>			
	<i>Carex albota 'Aurea'</i>	Bowles Golden Sedge	Mod
	<i>Carex 'Ice Dancer'</i>	Japanese Sedge	Mod
	<i>Miscanthus transmontanus</i>	Evergreen Miscanthus	Mod
	<i>Muhlenbergia capillaris</i>	Pin Millie	Mod
<b>FOUNDATION SHRUBS</b>			
	<i>Justicia spicigera</i>	Mexican Honeyuckle	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
<b>EXISTING LANDSCAPE</b>			
		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.



CDCP PROJECT #: 21007

DECEMBER 16, 2022

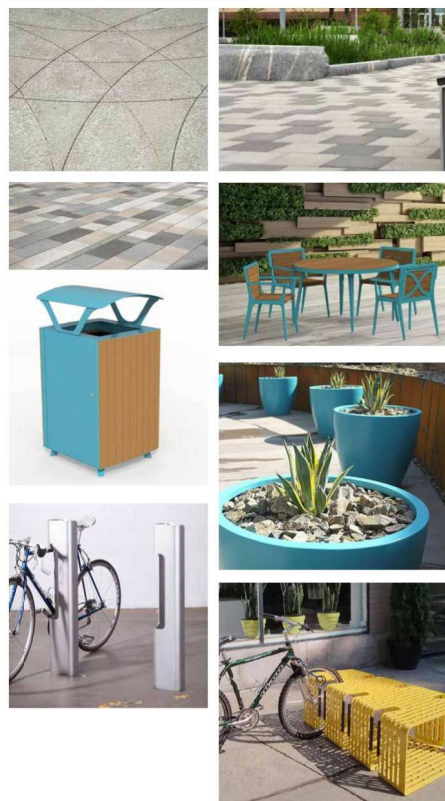
conceptual design & planning company  
Corporate Office:  
31195-C Airport Loop Drive  
Suite One  
Costa Mesa, CA 92626  
T: 949.395.0870  
www.cdpcinc.com



COSTA MESA / AMASCADERO / SAN JOSE



**HARDSCAPE AND FURNISHINGS**

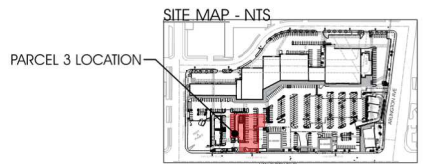


**PLANT PALETTE**

Summit Zone: 18  
Symbol  
EXISTING TREES

Symbol	Botanical Name	Common Name	WUCOLS Region 4
		Existing Tree to Remain	
		Existing Palm to Remain	
<b>PROPOSED TREES</b>			
	<i>Abutilon 'Moina'</i>	Moina Strawberry Tree	Mod
	<i>Logestoaemia Dynamite'</i>	Dynamite Cape Myrtle	Mod
	<i>Lophostemon confertus</i>	Brisbane Box	Mod
<b>SHRUBS / GROUNDCOVERS</b>			
	<i>Baccharis 'Centennial'</i>	Centennial Baccharis	Low
	<i>Bougainvillea spec.</i>	Bougainvillea	Low
	<i>Dianella nodiflora 'Little River'</i>	Little River Blue Lily	Low
	<i>Hesperaloe parviflora</i>	Red Yucca	Low
	<i>Lantana camara spp.</i>	Common Lantana	Low
	<i>Lantana monticola spp.</i>	Trailing Lantana	Low
	<i>Rosemarinus o. 'Huntington Carpet'</i>	Huntington Carpet Rosemary	Low
	<i>Rosemarinus o. 'Prostratus'</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
<b>ACCENT PLANTING</b>			
	<i>Aeonium urbicum</i>	Saucer Plant	Low
	<i>Aeonium 'Sunburst'</i>	Sunburst Aeonium	Low
	<i>Aeonium 'Voodoo'</i>	Glair Red Aeonium	Low
	<i>Agave attenuata</i>	Fountain 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 'Copperstone'</i>	Copperstone Stonecrop	Low
<b>NO BURN PLANTINGS</b>			
	<i>Carex albota 'Aurea'</i>	Boxles Golden Sedge	Mod
	<i>Carex 'Ice Dancer'</i>	Japanese Sedge	Mod
	<i>Miscanthus transmontanus</i>	Evergreen Miscanthus	Mod
	<i>Muhlenbergia capillaris</i>	Pink Muhly	Mod
<b>FOUNDATION SHRUBS</b>			
	<i>Justicia spicigera</i>	Mexican Honeyucella	Low
	<i>Lantana camara spp.</i>	Common Lantana	Low
	<i>Salvia greggii</i>	Autumn Sage	Low
	<i>Westringia l. 'Morning Light'</i>	Coast Rosemary	Low
<b>EXISTING LANDSCAPE</b>			
		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.



**CADENCE** PARCEL 3 - LANDSCAPE CONCEPT  
RIVERSIDE, CA  
Address: 6008 VAN BUREN BOULEVARD  
PR-2022-001269 - Exhibit 7 - Project Plans

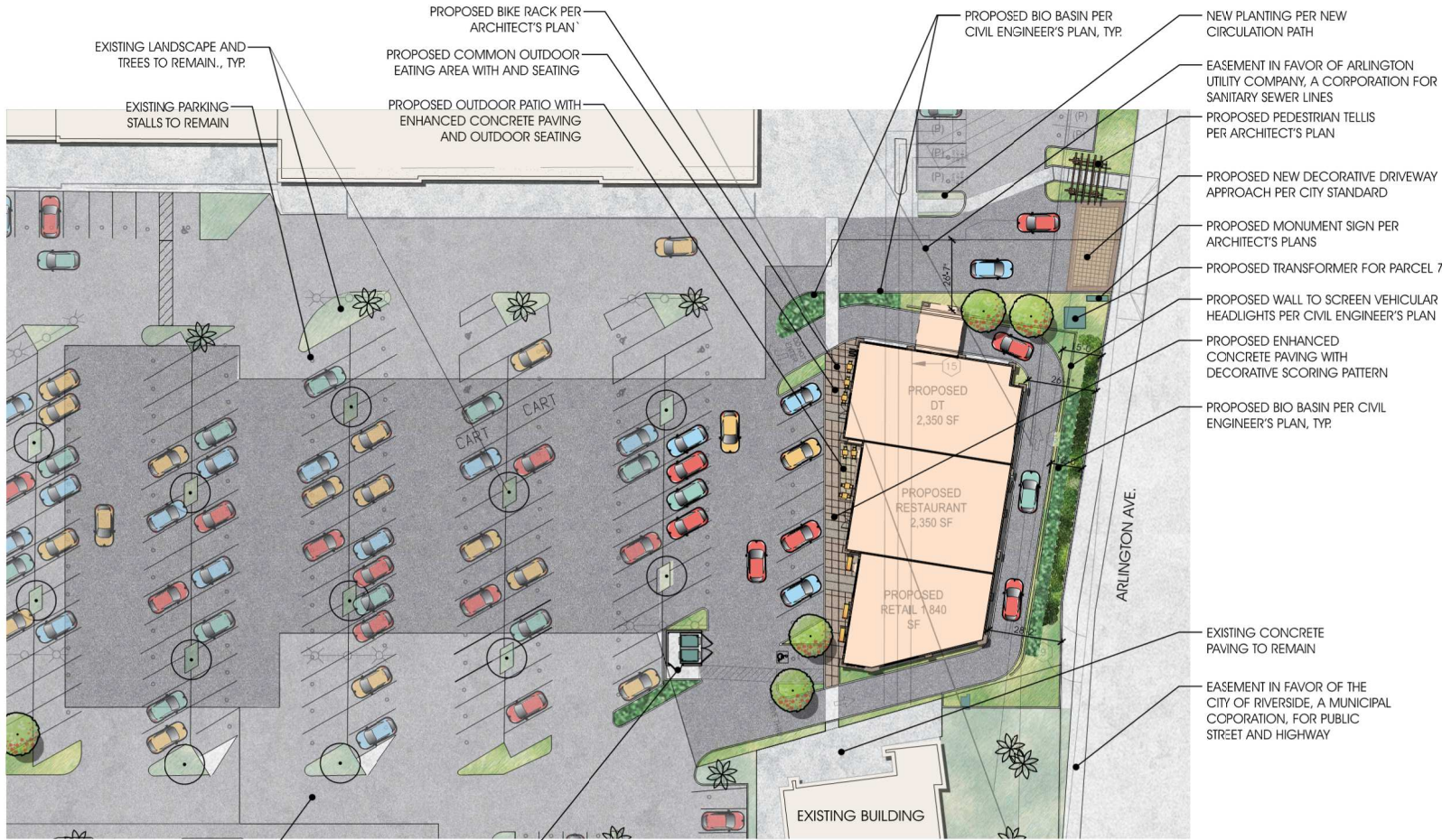


CDCP PROJECT #: 21007  
DECEMBER 16, 2022

conceptual design & planning company  
Corporate Office:  
3119-C Airport Loop Drive  
Suite One  
Costa Mesa, CA 92626  
T: 949.395.0870  
www.cdpcinc.com



COSTA MESA / AMASCADERO / SAN JOSE



**PLANT PALETTE**  
Sunset Zone: 18  
Symbol:

**EXISTING TREES**

Symbol	Botanical Name	Common Name	WUCOLS Region 4
		Existing Tree to Remain	
		Existing Palm to Remain	

**PROPOSED TREES**

Symbol	Botanical Name	Common Name	WUCOLS
	<i>Abutilon Maiana</i>	Maiana Strawberry Tree	Mod
	<i>Lagotisemia Dynamis</i>	Dynamis Cape Myrtle	Mod
	<i>Lophosomon confertus</i>	Brisbane Box	Mod

**SHRUBS / GROUNDCOVERS**

Symbol	Botanical Name	Common Name	WUCOLS
	<i>Baccharis Centennial</i>	Centennial Baccharis	Low
	<i>Bougainvillea sp.</i>	Bougainvillea	Low
	<i>Dianella nodiflora</i>	Little Lily	Low
	<i>Hesperaloe parviflora</i>	Red Yucca	Low
	<i>Lantana camara</i>	Common Lantana	Low
	<i>Lantana montana</i>	Trolling Lantana	Low
	<i>Rosemaria sp.</i>	Huntington Carpet Rosemary	Low
	<i>Rosmarinus sp.</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

**ACCENT PLANTING**

Symbol	Botanical Name	Common Name	WUCOLS
	<i>Aeonium urbicum</i>	Saucer Plant	Low
	<i>Aeonium 'Sunburst'</i>	Sunburst Aeonium	Low
	<i>Aeonium 'Voodoo'</i>	Glare Red Aeonium	Low
	<i>Agave attenuata</i>	Fountain 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

**BIO BASIN PLANTINGS**

Symbol	Botanical Name	Common Name	WUCOLS
	<i>Carex albota 'Aurea'</i>	Boxles Golden Sedge	Mod
	<i>Carex 'Ice Dancer'</i>	Japanese Sedge	Mod
	<i>Miscanthus transmontanus</i>	Evergreen Miscanthus	Mod
	<i>Muhlenbergia capillaris</i>	Pin Murrly	Mod

**FOUNDATION SHRUBS**

Symbol	Botanical Name	Common Name	WUCOLS
	<i>Justicia spicigera</i>	Mexican Honeycucull	Low
	<i>Lantana camara</i>	Common Lantana	Low
	<i>Salvia greggii</i>	Autumn Sage	Low
	<i>Westringia L. Morning Light</i>	Coast Rosemary	Low

**EXISTING LANDSCAPE**

Symbol	Description
	Existing Planting Area

**HARDSCAPE AND FURNISHINGS**



**CADENCE** PARCEL 7 - LANDSCAPE CONCEPT  
RIVERSIDE, CA  
Address: 6008 VAN BUREN BOULEVARD



conceptual design & planning company  
Corporate Office:  
3195-C Airport Loop Drive  
Suite One  
Costa Mesa, CA 92626  
T: 949.395.0870  
www.cdpcinc.com



CDCP PROJECT #: 21007  
DECEMBER 16, 2022

**TREE PLANTING**



Abutilon 'Maitna'  
Maitna 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 ssp.  
Common Lantana



Lantana montevidensis ssp.  
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 ssp.  
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 transmanilensis  
Evergreen Miscanthus



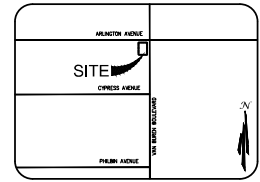
Muhlenbergia capillaris  
Pink Muhly

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:**

<b>PARCEL 2</b>	ESTIMATED CUT VOLUME:	250 CY
	ESTIMATED FILL VOLUME:	80 CY
	ESTIMATED IMPORT MATERIAL:	170 CY (CUT)
<b>PARCEL 3</b>	ESTIMATED CUT VOLUME:	350 CY
	ESTIMATED FILL VOLUME:	100 CY
	ESTIMATED IMPORT MATERIAL:	250 CY (CUT)
<b>PARCEL 7</b>	ESTIMATED CUT VOLUME:	120 CY
	ESTIMATED FILL VOLUME:	300 CY
	ESTIMATED IMPORT MATERIAL:	180 CY (FILL)
<b>OVERALL</b>	ESTIMATED CUT VOLUME:	720 CY
	ESTIMATED FILL VOLUME:	480 CY
	ESTIMATED IMPORT MATERIAL:	240 CY (CUT)

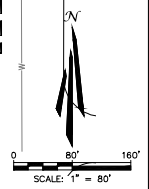
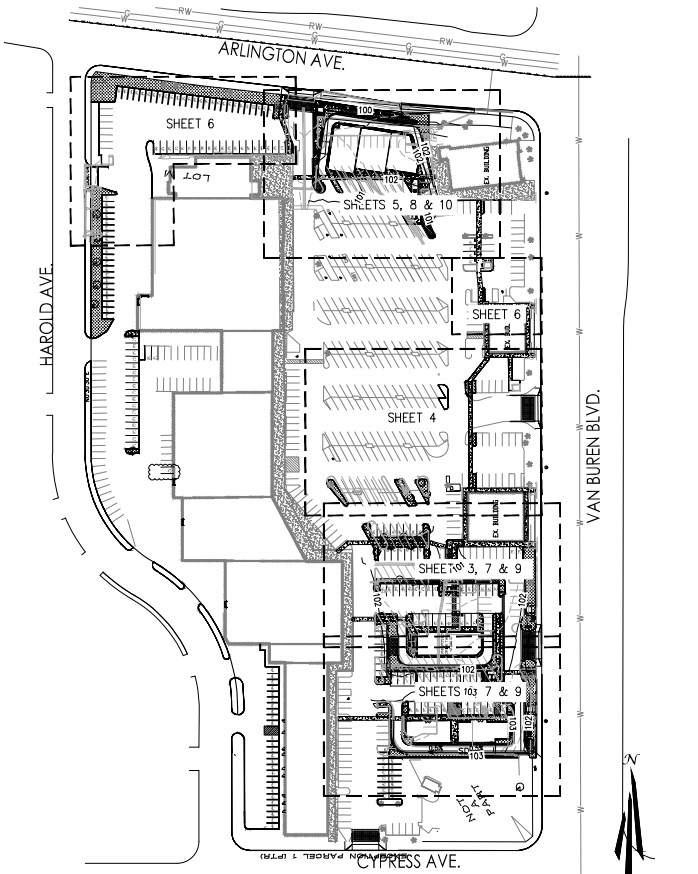
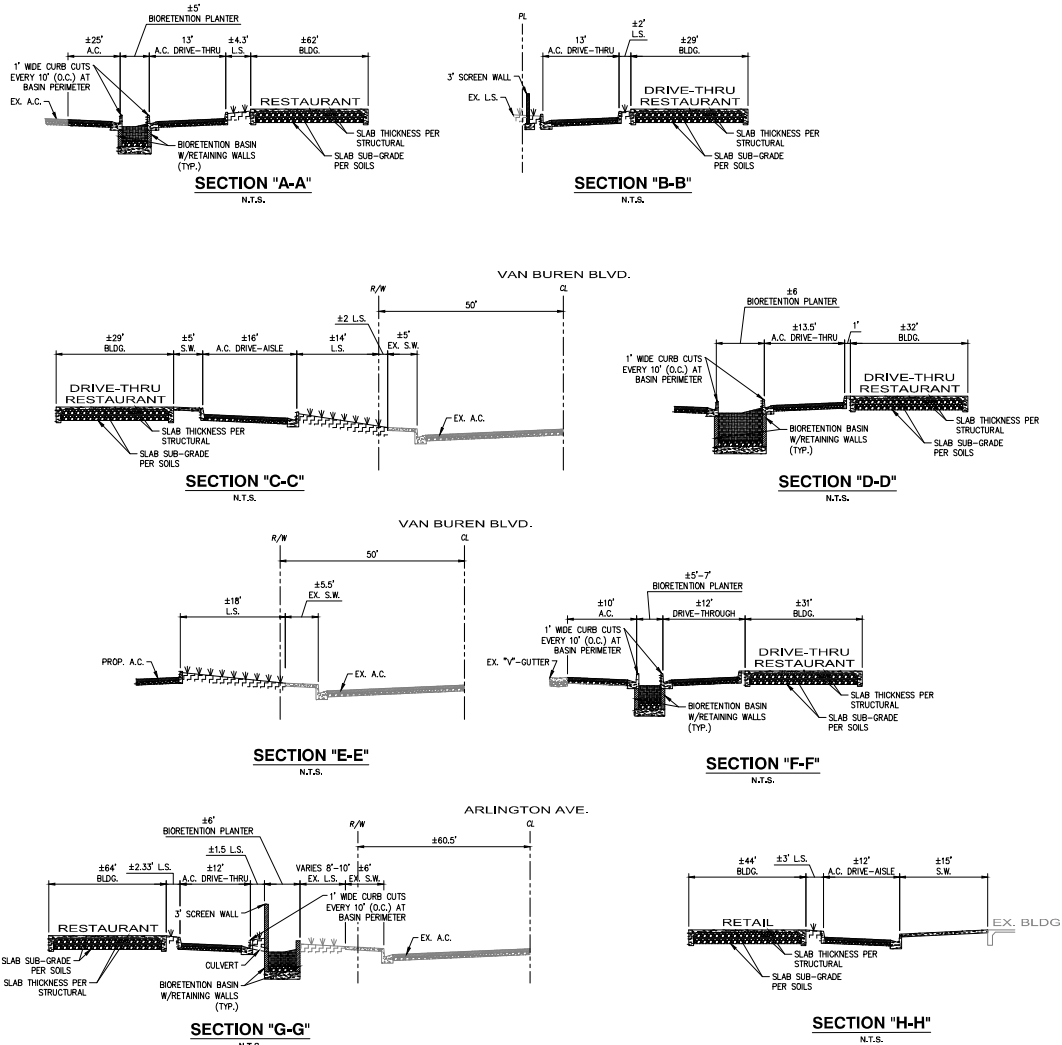


VICINITY MAP  
NTS

**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

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.



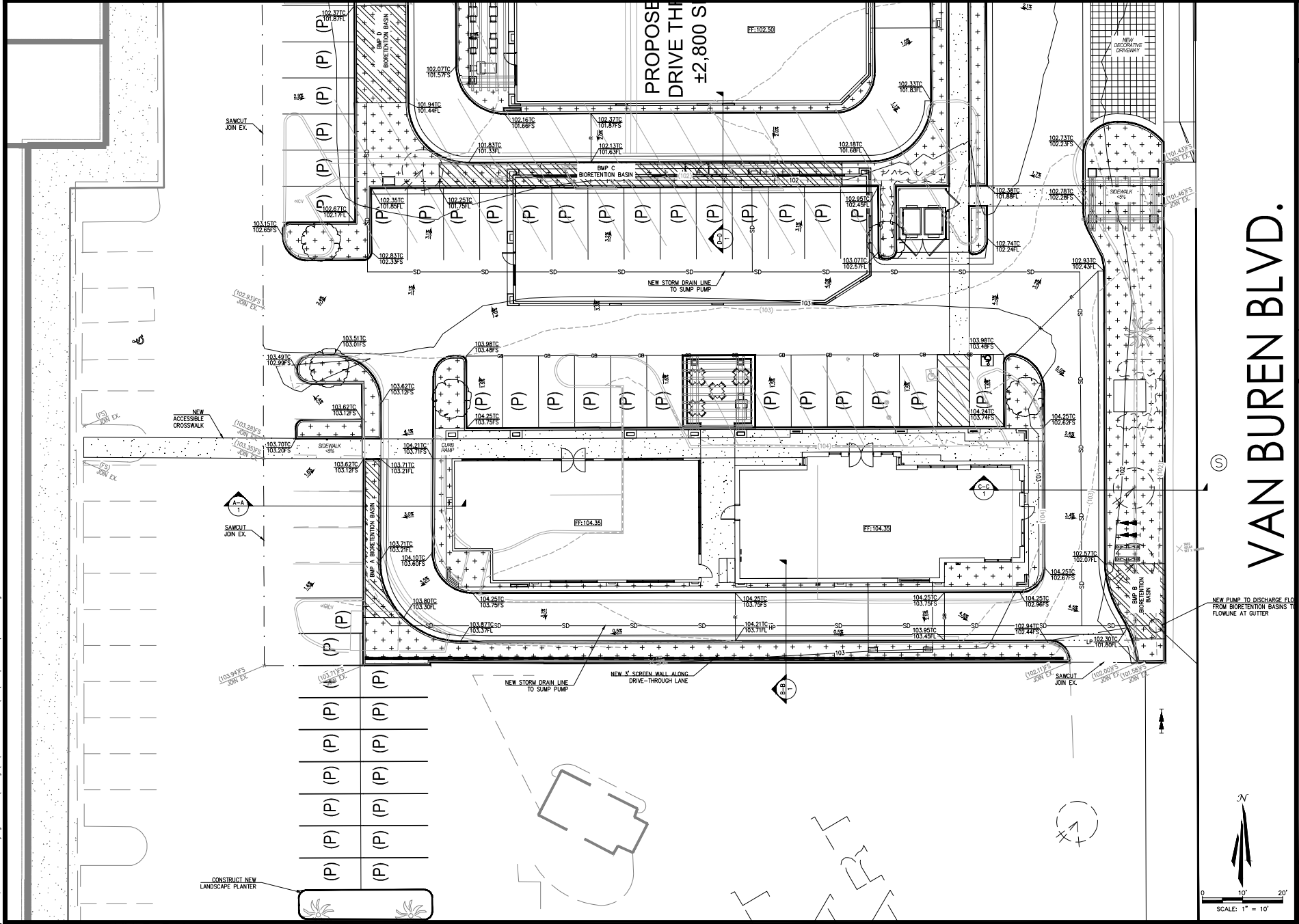
DRAWN BY: DATE: 12/16/2022  
 CHECKED BY: DATE: 12/16/2022  
 JOB NO: SPR844

10100 Van Buren Blvd  
 Riverside, CA 92504  
 (951) 508-0200  
 www.tait.com  
 TAIT  
 ENGINEERING ARCHITECTURE INTERIOR DESIGN  
 10100 Van Buren Blvd  
 Riverside, CA 92504

**TAIT**

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

Dec 16, 2022 - 8:26am by apolozar - Drawings\SP\SP8448 - Riverside\ENG\Conceptual Plans\SP8448-CD.dwg



# VAN BUREN BLVD.

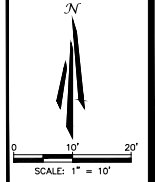
PRELIMINARY GRADING & DRAINAGE PLAN

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

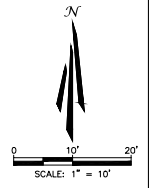
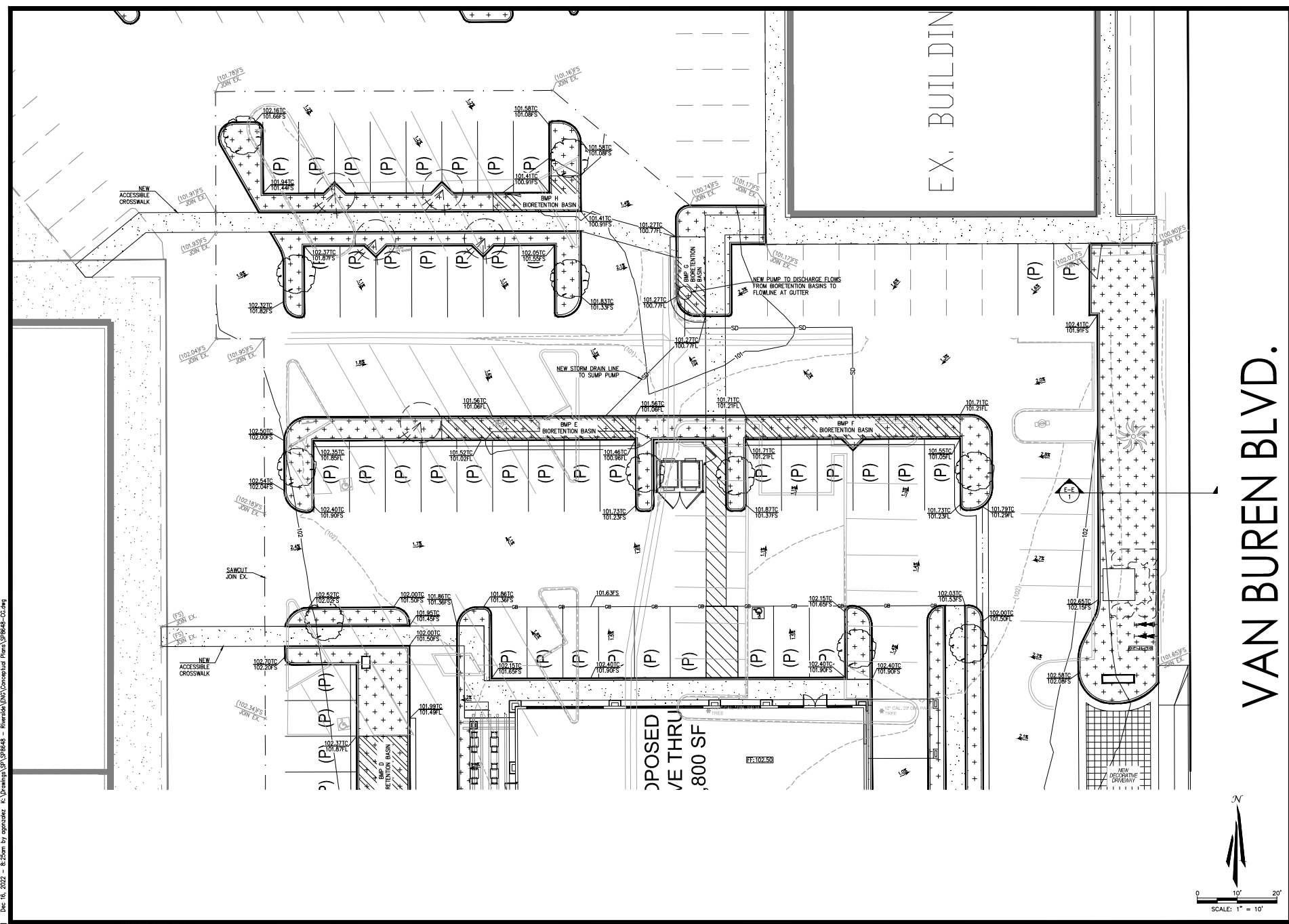


101 W. Riverside Drive  
 San Jose, CA 95131  
 (415) 436-0200  
 www.tait.com  
 ENGINEERING: TEMPERLEY, HERRIS, AND  
 TAIT  
 ARCHITECTURE: TAIT  
 CIVIL: TAIT  
 LANDSCAPE: TAIT  
 SINCE 1984

DRAWN BY  
 DATE: 12/16/2022  
 CHECKED BY  
 DATE: 12/16/2022  
 JOB NO: SP8448



Dec 16, 2022 - 8:25am by appolizer C:\Drawings\SP\S98448 - Riverside\DWG\Conceptual Plans\S98448-00.dwg



# VAN BUREN BLVD.

PRELIMINARY GRADING & DRAINAGE PLAN

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

3  
 OF  
 10



101 W. Riverside Drive  
 Riverside, CA 92502  
 (951) 514-5000  
 www.tait.com  
 TAIT CONSULTANTS  
 CIVIL ENGINEERING  
 ARCHITECTURE  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 SURVEYING  
 SINCE 1914

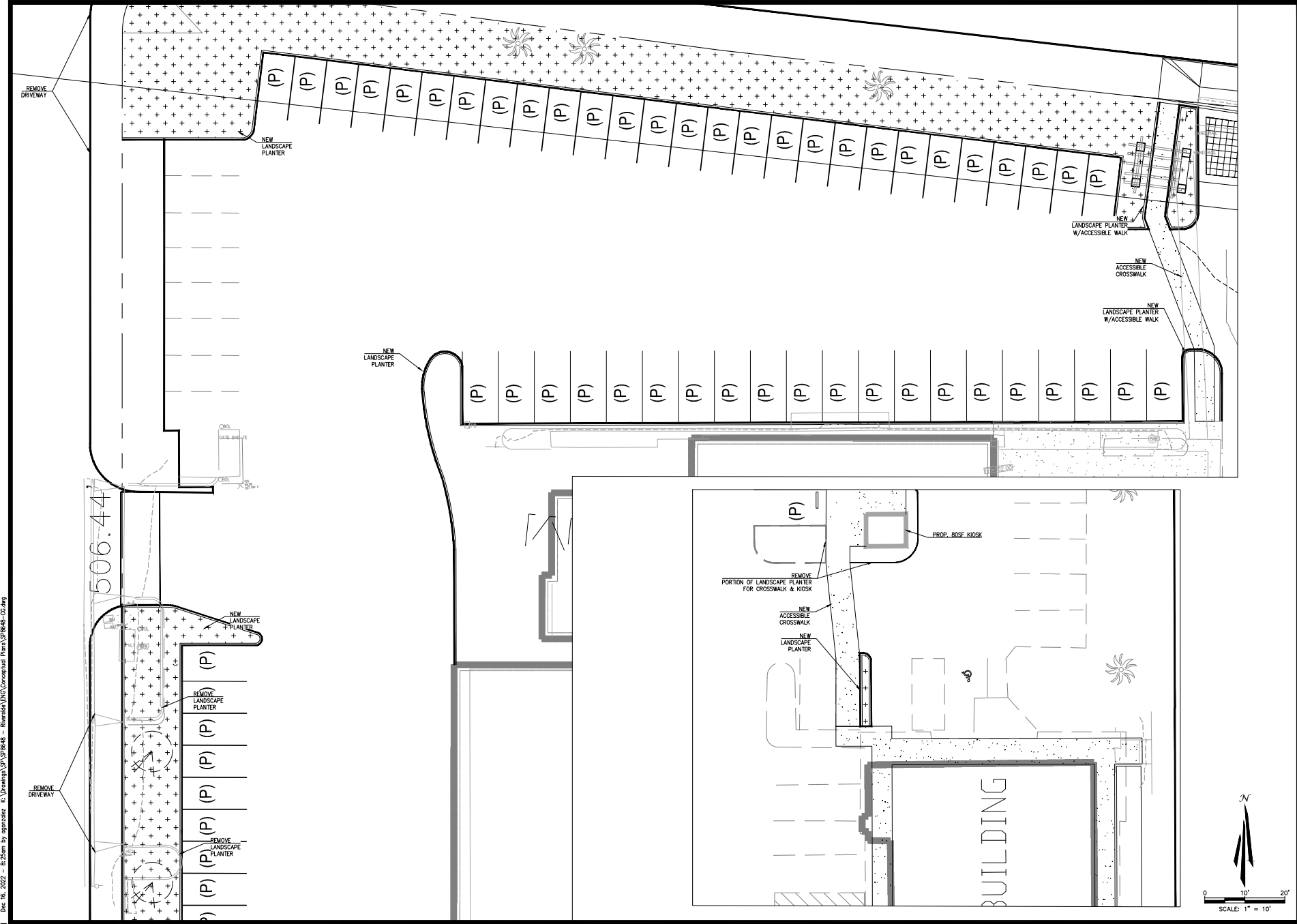
DRAWN BY  
 DATE: 12/16/2022  
 CHECKED BY  
 DATE: 12/16/2022  
 JOB NO: SP98448







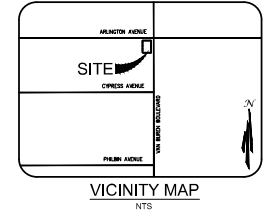
Dec 16, 2022 - 8:25am by appolozet @ Drawings.SP\S98448 - Riverside\ENG\Conceptual Plans\S98448-00.dwg



<p><b>TAIT</b></p> <p>1100 Wilshire Boulevard Drive          Suite 400, CA 92105          (619) 450-0200          www.tait.com</p> <p>FOR MORE INFORMATION, PLEASE VISIT          www.tait.com</p> <p>Since 1984</p>	<p>DRAWN BY: AG</p> <p>DATE: 12/16/2022</p> <p>CHECKED BY: MS</p> <p>DATE: 12/16/2022</p> <p>JOB NO: SP9844</p>
	<p><b>PRELIMINARY GRADING &amp; DRAINAGE PLAN</b></p> <p>ARLINGTON PLAZA          CADENCE CAPITAL INVESTMENTS LLC          6008-6390 VAN BUREN BLVD., RIVERSIDE, CA 92503</p>

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:**

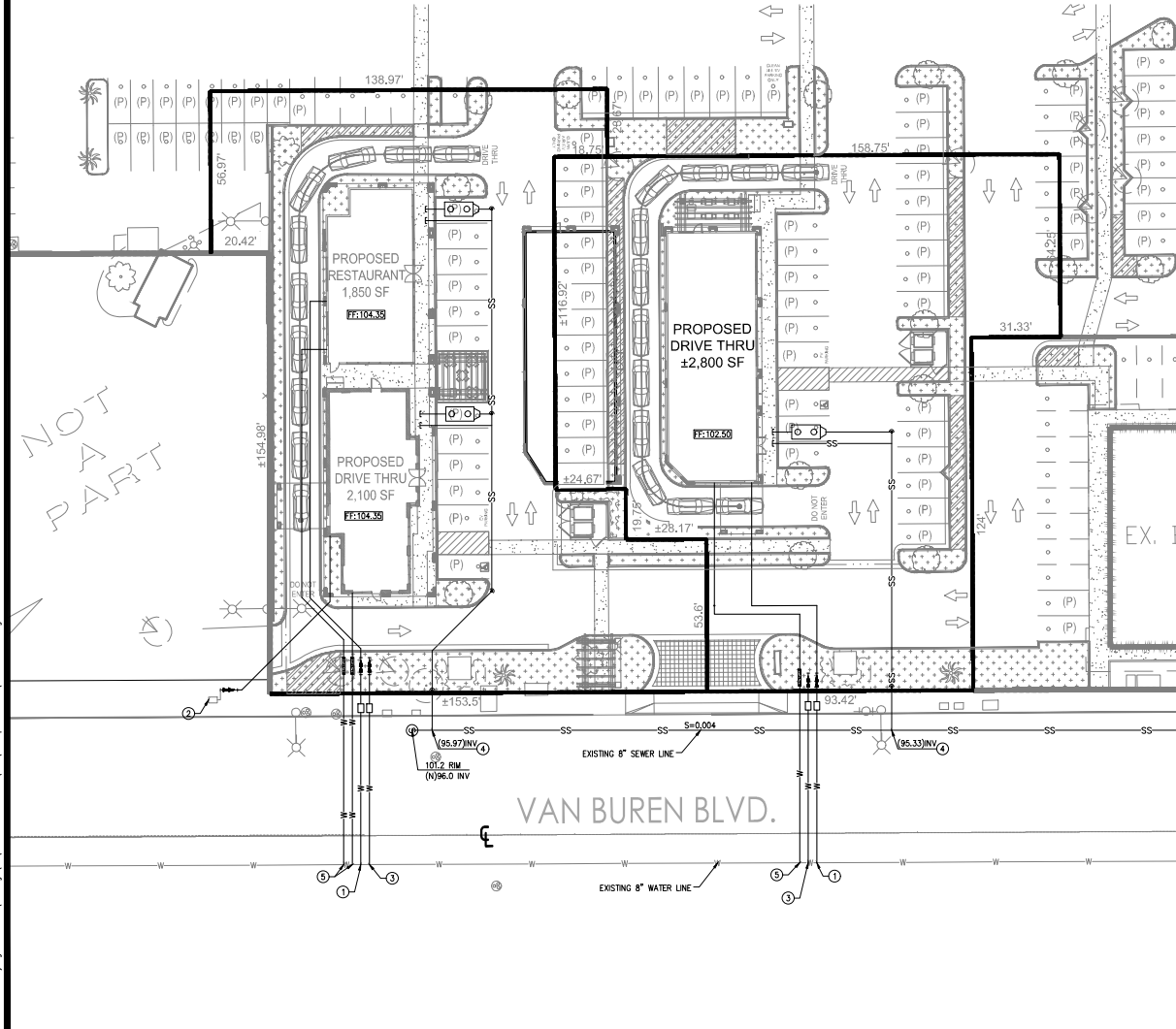
PRIOR TO INSTALLATION OF BACKFLOW DEVICES CONTACT THE BACKFLOW ADMINISTRATOR AT (951) 351-6382 TO OBTAIN APPROVAL OF BACKFLOW DEVICE INSTALLATION LOCATION AND ORIENTATION.

**STREET NOTE:**

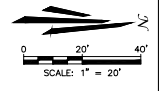
1. A STREET OPENING OR CONSTRUCTION PERMIT FROM THE CITY PUBLIC WORKS DEPARTMENT IS REQUIRED PRIOR TO PERFORMING ANY FIELD WORK WITHIN THE PUBLIC RIGHT OF WAY.
2. INSTALLATION LOCATION MAY VARY DEPENDING ON SITE CONDITIONS.

**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.



NOT  
A  
PART



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

1111 West Independence Drive  
 San Jose, CA 95128  
 (408) 436-0000  
 www.tait.com  
 ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, PLANNING, CONSTRUCTION MANAGEMENT, SURVEYING, ENVIRONMENTAL SCIENCE, AND LANDSCAPE ARCHITECTURE

**TAIT**

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

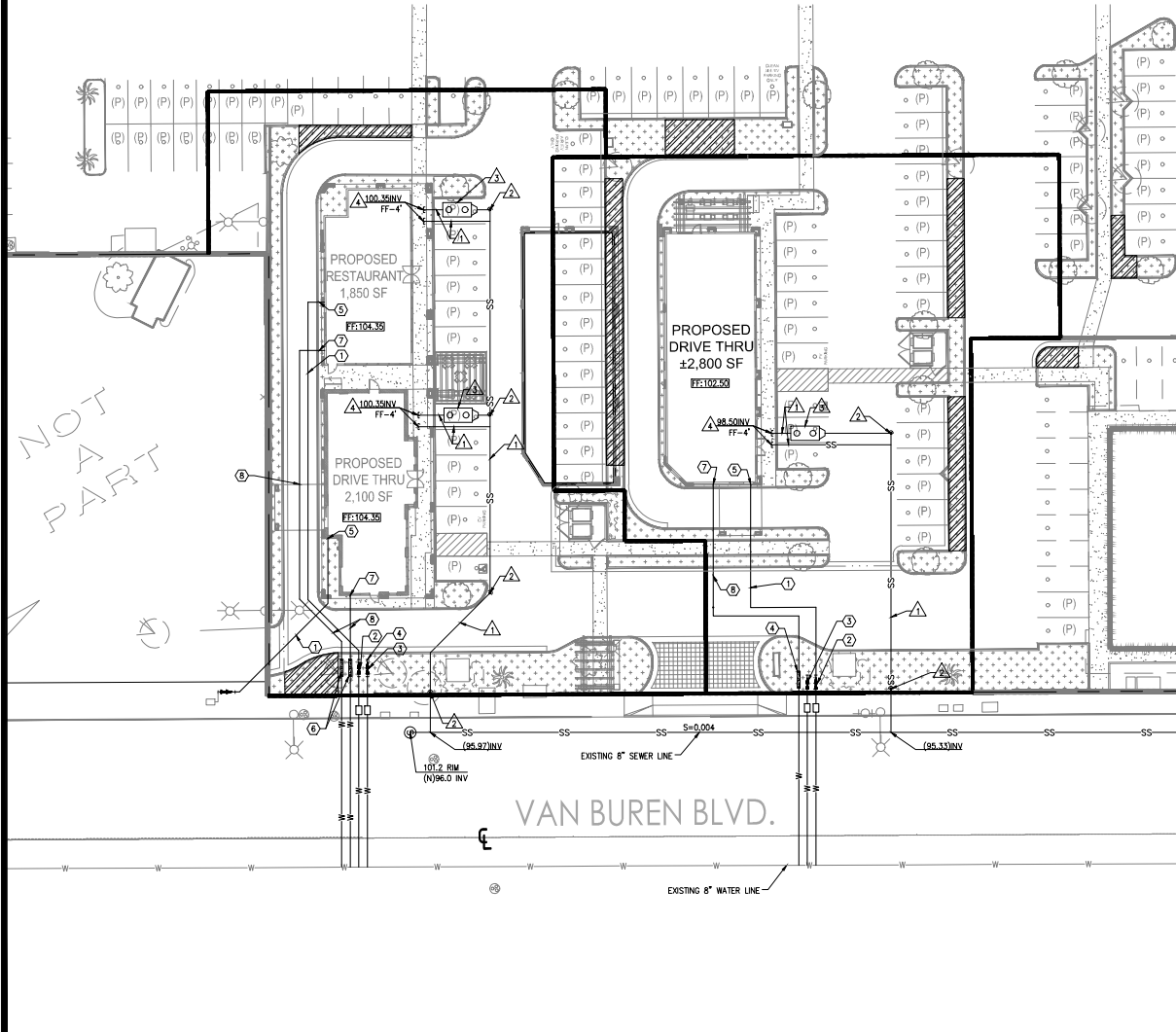
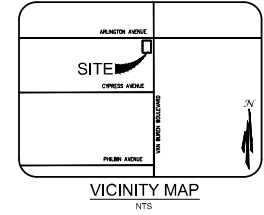
7  
OF  
10

Dec 16, 2022 - 8:26am by appolidez C:\Drawings\SP\SP9848 - Riverside\ENG\Conceptual Plans\SP9848-011.dwg



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



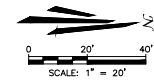
NOT  
A  
PART

**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**

- ⚠️ 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).



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

101 West Orange Avenue  
 Suite 100  
 Riverside, CA 92503  
 (951) 514-5600  
 www.tait.com

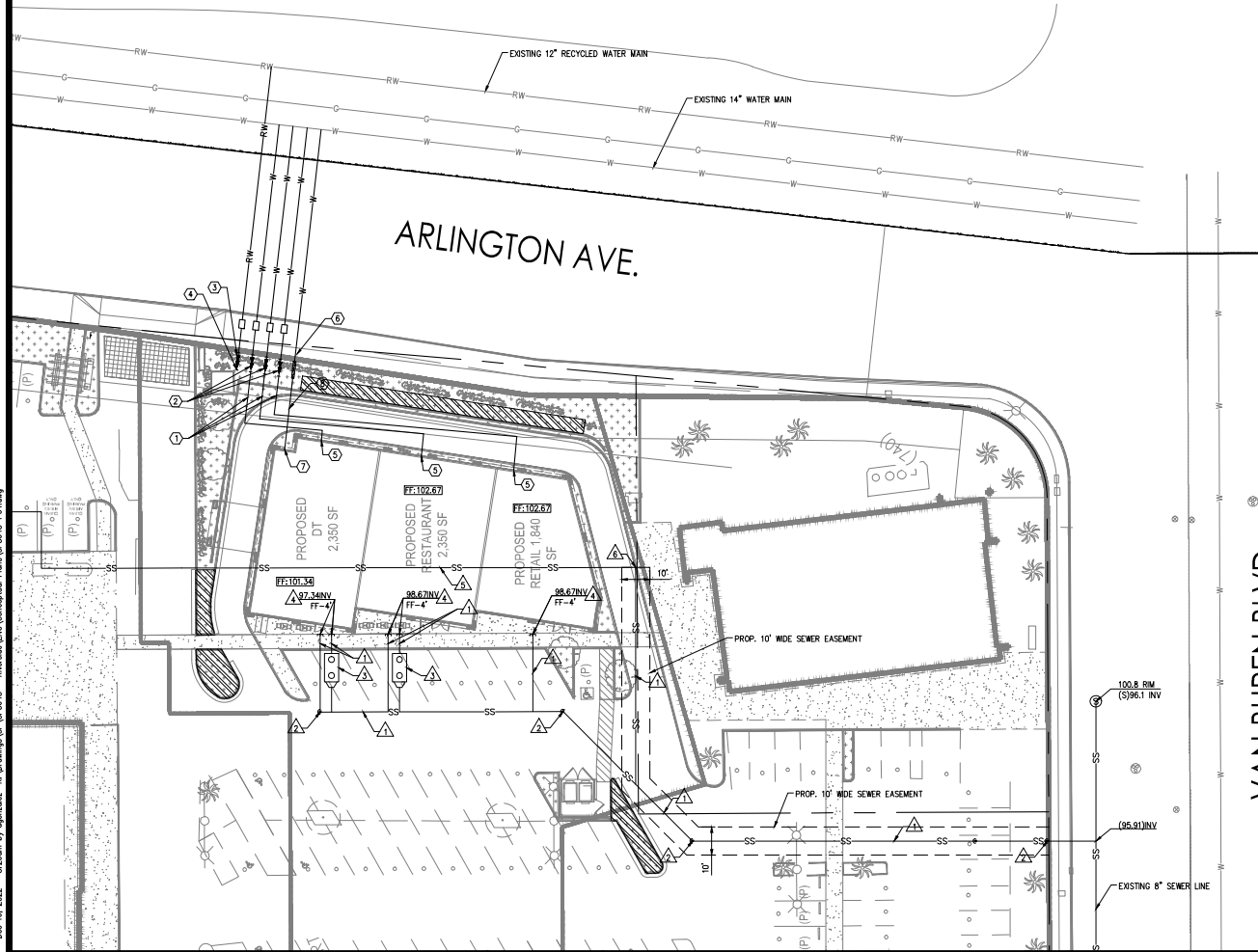
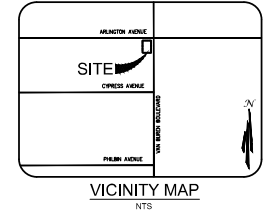
**TAIT**  
 ENGINEERING ARCHITECTURE INTERIOR DESIGN  
 101 West Orange Avenue  
 Suite 100  
 Riverside, CA 92503  
 (951) 514-5600

**PRELIMINARY PRIVATE UTILITY PLAN**  
 ARLINGTON PLAZA  
 CADENCE CAPITAL INVESTMENTS, LLC  
 6008-6390 VAN BUREN BLVD., RIVERSIDE, CA 92503

9  
 OF  
 10

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



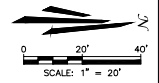
**PRIVATE WATER CONSTRUCTION NOTES**

- 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.

VAN BUREN BLVD.



DRAWING NO: 19160222  
 DATE: 12/16/2022  
 CHECKED: MS  
 DATE: 12/16/2022  
 JOB NO: SP9848

TAIT  
 15000 E. Greenway Drive  
 Suite 100  
 San Jose, CA 95131  
 Tel: 408.450.0200  
 www.tait.com  
 ENGINEERING, ARCHITECTURE, INTERIOR DESIGN  
 San Jose, CA  
 San Francisco, CA  
 San Diego, CA  
 Since 1914

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

10  
 OF  
 10

Dec 16, 2022 - 8:26am by apozidez - C:\Drawings\SP\SP9848 - Riverside\ENG\Conceptual Plans\SP9848-PU1.dwg