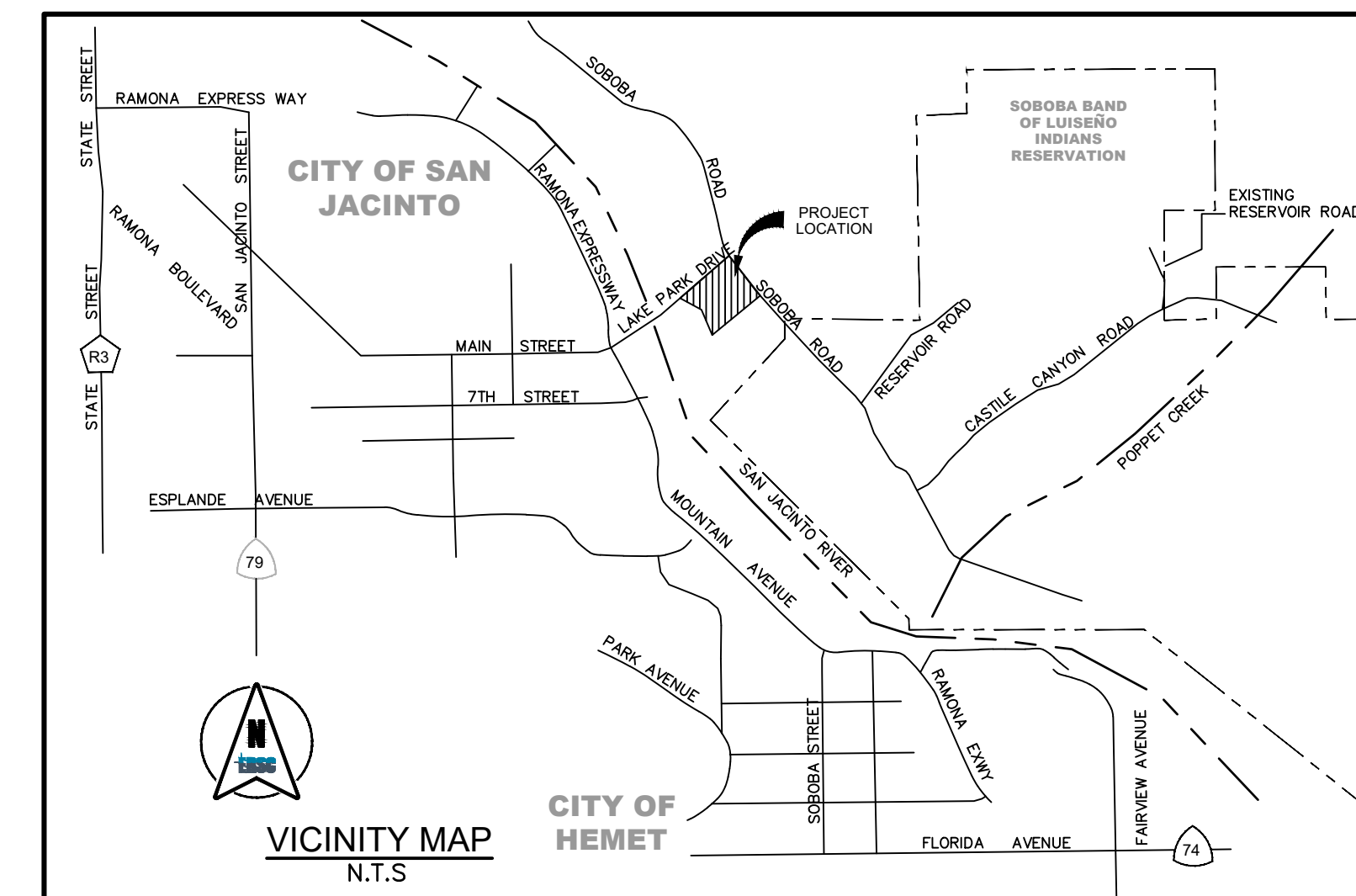
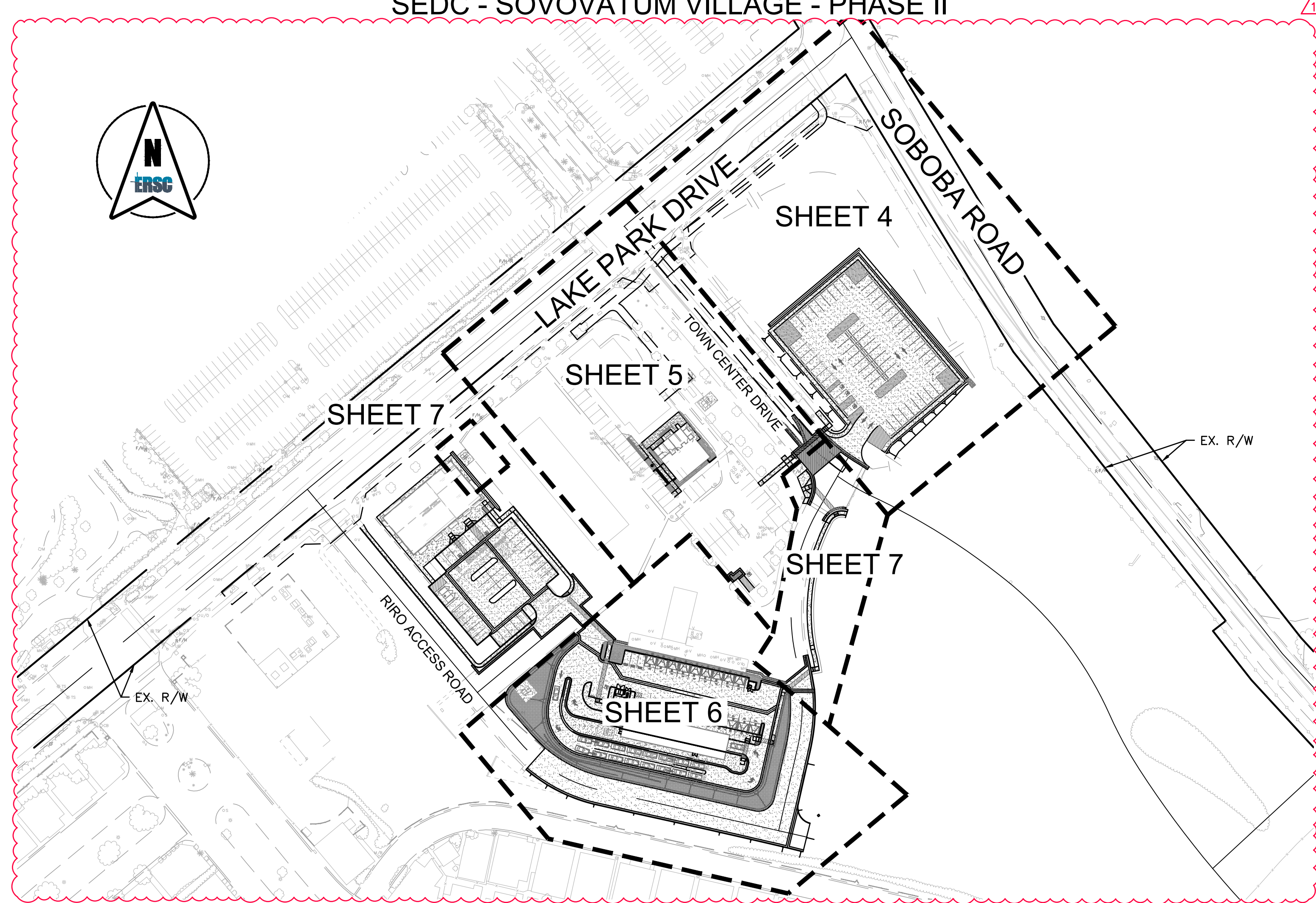
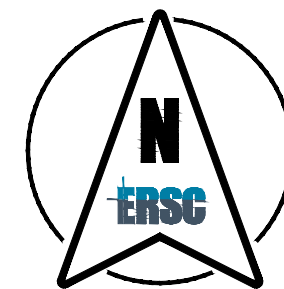


**SOBOBA BAND OF LUISEÑO INDIANS  
ECONOMIC DEVELOPMENT CORPORATION IN THE COUNTY OF RIVERSIDE, CALIFORNIA  
PRECISE GRADING PLAN FOR THE CONSTRUCTION OF  
SEDC - SOVOVATUM VILLAGE - PHASE II**

**GRADING GENERAL NOTES**

- ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE (CBC), APPENDIX J.
- MINIMUM BUILDING PAD SLOPE AWAY FROM BUILDING SHALL BE 5%. DRAINAGE SWALES LOCATED WITHIN 10 FEET OF BUILDING FOUNDATIONS SHALL HAVE A MINIMUM LONGITUDINAL SLOPE OF 2%.
- MAXIMUM CUT AND FILL SLOPE = 2:1, UNLESS APPROVED BY THE SOILS ENGINEER. FILL SLOPES SHALL HAVE NOT LESS THAN 90% RELATIVE COMPACTION AS DETERMINED BY ASTM D1557-70 AND CERTIFIED BY SOILS ENGINEER. BE LOCATED PER APPENDIX J OF THE IBC.
- PROVIDE 5' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH.
- ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A COMPETENT SOILS ENGINEER WHO SHALL CERTIFY THAT ALL FILL HAS BEEN PROPERLY PLACED AND WHO SHALL SUBMIT A FINAL COMPACTION REPORT FOR ALL FILLS OVER 1' DEEP.
- FINAL COMPACTION REPORT WILL BE REQUIRED FOR ALL FILLS GREATER THAN ONE FOOT.
- ALL GRADING SHALL BE IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY INLAND FOUNDATION ENGINEERING, INC. DATED MAY 13, 2020, AND ANY UPDATES THERETO. TWO SETS OF THE FINAL COMPACTION REPORT SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WHICH SHALL INCLUDE FOUNDATION DESIGN RECOMMENDATIONS AND CERTIFICATION THAT GRADING HAS BEEN DONE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS REPORT.
- THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT LEAST 24 HOURS IN ADVANCE REQUESTING FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
- CUT AND FILL SLOPES EQUAL TO AND GREATER THAN 3' IN VERTICAL HEIGHT SHALL BE PLANTED WITH GRASS OR GROUND COVER TO PROTECT THE SLOPE FROM EROSION AND INSTABILITY PRIOR TO THE APPROVAL OF FINAL INSPECTION.
- NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, AND OTHER MATERIAL.
- IF STEEP SLOPING TERRAIN, UPON WHICH FILL IS TO BE PLACED, IT MUST BE CLEARED, KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. PREPARATION SHALL BE APPROVED BY A REGISTERED SOILS ENGINEER PRIOR TO.
- DURING GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
- DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
- ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION ESPECIALLY DURING STORM CONDITIONS. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
- STABILITY CALCULATIONS WITH A FACTOR OF AT LEAST ONE AND FIVE TENTH (1.5) SHALL BE SUBMITTED BY A SOILS ENGINEER TO THE PUBLIC WORKS DEPARTMENT FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT.
- FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 5% FOR A MINIMUM OF 10 FEET PER CBC SECTION 1804.
- NO OBSTRUCTION OF FLOOD PLAINS OR NATURAL WATER COURSES SHALL BE PERMITTED.
- ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1 (800) 227-2600.
- ALL SCREEN AND RETAINING WALLS TO BE CONSTRUCTED UNDER SEPARATE PERMIT.
- THE CONTRACTOR SHALL PROPERLY MAINTAIN AND CLEAN STREET, ESPECIALLY AT THE END OF EACH DAY.
- HAULING ROUTE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO START OF THE IMPORTATION/EXPORTATION OF DIRT.
- DRAINAGE ACROSS THE PROPERTY LINE SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON-SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- UTILITY TRENCH BACKFILL: UTILITY TRENCH BACKFILL CONSISTING OF ON-SITE SOILS OR APPROVED IMPORTED GRANULAR SOIL SHOULD BE MECHANICALLY COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION. THIS IS WITH THE EXCEPTION OF THE UPPER 12 INCHES UNDER PAVEMENT AREAS WHERE THE MINIMUM RELATIVE COMPACTION IS 95 PERCENT. JETTING OF UTILITY TRENCH BACKFILL IS NOT RECOMMENDED.



**SOIL'S ENGINEER CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE REVIEWED THESE PRECISE GRADING PLANS AND FURTHER CERTIFY THAT THESE PLANS ARE IN CONFORMANCE WITH AND INCORPORATE THE RECOMMENDATIONS CONTAINED IN THE PRELIMINARY SOILS INVESTIGATION REPORT PREPARED BY INLAND FOUNDATION ENGINEERING, INC., DATED MAY 13, 2020. ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH SAID REPORT, AND THE FINAL COMPACTION REPORT SHALL CERTIFY COMPLIANCE THEREWITH.

SUPERVISING CIVIL ENGINEER    G.E. NUMBER    SIGNATURE    DATE

**LEGEND**

<b>PROPOSED IMPROVEMENTS:</b>	
PROPOSED CONTOUR	— 1420 —
PROPOSED IMPROVEMENTS	— — — — —
PROPOSED FIRE WATER	— FW —
PROPOSED SANITARY SEWER	— S —
PROPOSED WATER LINE	— W —
PROPOSED RETAINING WALL	— — — — —
PROPOSED SIDE SLOPE	— — — — —
<b>EXISTING IMPROVEMENTS:</b>	
CENTER LINE	— — — — —
RIGHT OF WAY	— — — — —
PROPERTY LINE	— — — — —
FLOW LINE	— — — — —
EXISTING ELECTRIC	— E —
EXISTING GAS	— G —
EXISTING STORM DRAIN	— SD —
EXISTING SANITARY SEWER	— S —
EXISTING TELECOMMUNICATIONS	— T —
EXISTING WATER LINE	— W —
EXISTING CURB AND GUTTER	— — — — —
EXISTING CONTOUR	— (1420) —
EXISTING EDGE OF PAVEMENT	— — — — —
EXISTING IMPROVEMENTS	— — — — —
EASEMENT	— — — — —

**ESTIMATE OF EARTHWORK QUANTITIES**

RAW CUT	320	C.Y.
RAW FILL	11,230	C.Y.
<b>TOTAL (NET FILL)</b>	<b>10,910</b>	<b>C.Y.</b>

NOTE: THESE QUANTITIES ARE THE ENGINEER'S VOLUME CALCULATIONS AND DO NOT REFLECT ANY LOSSES. REFER TO THE SOILS ENGINEER'S REPORT FOR LOSSES DUE TO SHRINKAGE, SUBSIDENCE OR ANY OTHER FACTORS CALLED OUT BY THE SOILS ENGINEER. ANY EXCESS DIRT CREATED FROM THIS PROJECT SHALL BE SPREAD OVER THE SITE PER THE SOILS ENGINEER'S RECOMMENDATIONS.

**HATCH LEGEND**

PROPOSED AC PAVEMENT	[Hatch Pattern]
PROPOSED PCC PAVEMENT	[Hatch Pattern]
PROPOSED LANDSCAPE AREA	[Hatch Pattern]
PROPOSED TRUNCATED DOMES	[Hatch Pattern]
EXISTING RIP-RAP AND/OR SUB-GRADE	[Hatch Pattern]
EXISTING AC PAVEMENT	[Hatch Pattern]
NATIVE SOIL	[Hatch Pattern]
FULL DEPTH REMOVAL	[Hatch Pattern]
CONCRETE REMOVAL	[Hatch Pattern]
AC PAVEMENT REMOVAL	[Hatch Pattern]
LANDSCAPE REMOVAL	[Hatch Pattern]
RIP RAP REMOVAL	[Hatch Pattern]

**UTILITY CONTACT INFORMATION**

NOTE: THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES FORTY-EIGHT (48) HOURS PRIOR TO STARTING CONSTRUCTION OR EXCAVATION.

CITY OF SAN JACINTO	1-951-538-9499
EASTERN MUNICIPAL WATER DISTRICT (E.M.W.D.)	1-951-928-3777
FRONTIER TELEPHONE	1-800-921-8106
SOUTHERN CALIFORNIA GAS COMPANY	1-877-423-1391
SOUTHERN CALIFORNIA EDISON COMPANY	1-800-611-1911
SPECTRUM	1-844-780-6054

**SHEET INDEX**

DESCRIPTION	SHT NO.
TITLE SHEET	1
DETAILS SHEET	2
DEMOLITION PLAN	3
PRECISE GRADING PLAN	4
PRECISE GRADING PLAN	5
PRECISE GRADING PLAN	6
PRECISE GRADING PLAN	7
UTILITY PLAN	8
EROSION CONTROL PLAN	9

**SIGN LEGEND**



**ABBREVIATIONS**

AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
C	CENTER LINE
C&G	CURB AND GUTTER
E	ELECTRIC
EL	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX.	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FW	FIRE WATER
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
N.T.S.	NOT TO SCALE
PCC	PORTLAND CEMENT CONCRETE
P	PROPERTY LINE
PROP.	PROPOSED
R/W	RIGHT OF WAY
S	SANITARY SEWER
SD	STORM DRAIN
TC	TOP OF CURB
TF	TOP OF FOOTING
TW	TOP OF WALL
TYP.	TYPICAL
W	WATER
WRS	WATER RECLAIM SYSTEM

**APPLICANT/OWNER**

SEDC 23906 SOBOBA ROAD  
SAN JACINTO, CA 92581  
SHANE MELBO, OWNER'S REPRESENTATIVE  
PHONE: (760) 855-7434

**GEOTECHNICAL ENGINEER**

INLAND FOUNDATION ENGINEERING, INC.  
1310 S. SANTA FE AVENUE, PO BOX 937,  
SAN JACINTO, CA 92581  
PHONE: (951) 654-1555

**ENGINEERING**

ENGINEERING RESOURCES OF  
SOUTHERN CALIFORNIA INC.  
1861 W. REDLANDS AVE.,  
REDLANDS, CA 92373  
PHONE: (909) 890-1255

**TOPOGRAPHY**

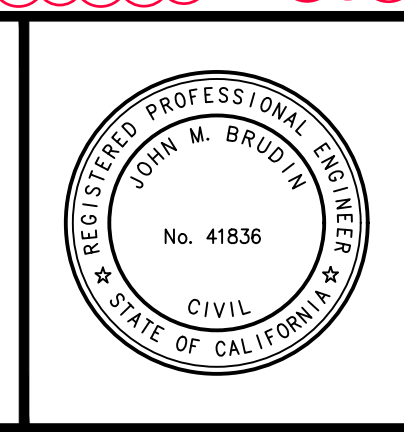
ENGINEERING RESOURCES OF  
SOUTHERN CALIFORNIA INC.  
1861 W. REDLANDS AVE.,  
REDLANDS, CA 92373  
PHONE: (909) 890-1255

**PRIVATE ENGINEER'S NOTICE TO CONTRACTOR**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

DATE	BY	REVISIONS	APPR.	DATE
7/2/26	ZD	PHASE II PLAN SET REVISIONS		

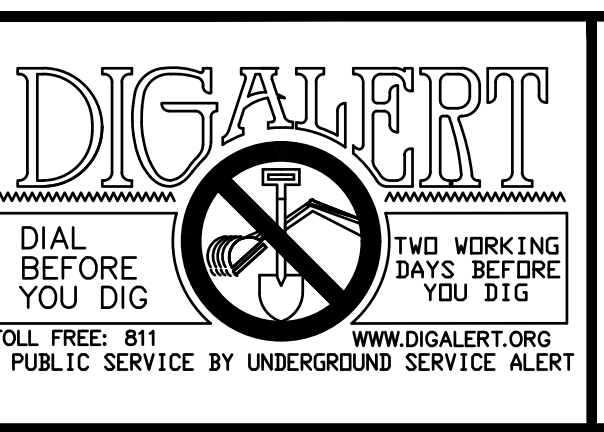
SOBOBA BAND OF LUISEÑO INDIANS  
RECOMMENDED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



DESIGN BUILD CONTRACTOR:  
**ERSC**  
Engineering Resources of Southern California  
1861 W. Redlands Blvd. Bldg. 7B  
Redlands CA 92373  
(909) 890-1255  
FAX: (909) 890-0995  
5/21/2026  
DATE



**SOBOBA BAND OF LUISEÑO INDIANS**  
**SEDC - SOVOVATUM VILLAGE PHASE II**  
TITLE SHEET  
FOR: \_\_\_\_\_ W.O. \_\_\_\_\_ FILE NO. - \_\_\_\_\_  
SHEET No. **1** OF **9** SHEETS



BENCHMARK: THE BENCH MARK FOR THIS PROJECT WAS CONTROL POINT "STA 6" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, 740' S. SOUTHEASTERLY FROM MAIN STREET, ALONG THE WESTERLY LEVEE OF THE SAN JACINTO RIVER, AS SHOWN ON SAID MAP, ELEV. 1611.25.  
BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 4" AND "STA 11" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.



**Architecture + Planning**  
17911 Von Karman Ave.  
Suite 200  
Irvine, CA 92614  
ktgy.com  
949.851.2133

**KTGY Project No:** 190293

**Project Contact:** MARIO TUTINO  
**Email:** mtutino@ktgy.com

**Principal:** MICHAEL TSENG  
**Project Designer:** DWYONE KEITH

**Developer**

SEDC  
23906 SOBOBA ROAD  
SAN JACINTO, CA 92581  
PHONE NO. 951-663-2058

**SEDC - SOVOVATUM VILLAGE PHASE II**  
2214 LAKE PARK DRIVE  
SAN JACINTO, CA 92583

**Sheet Issue & Revision Log**

NO.	DATE	DESCRIPTION
1		INITIAL SUBMITAL

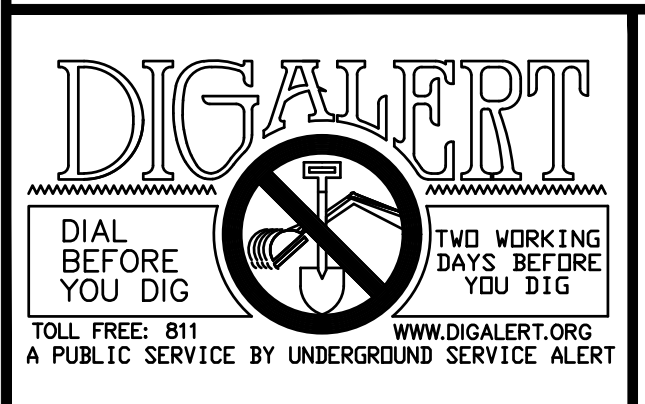
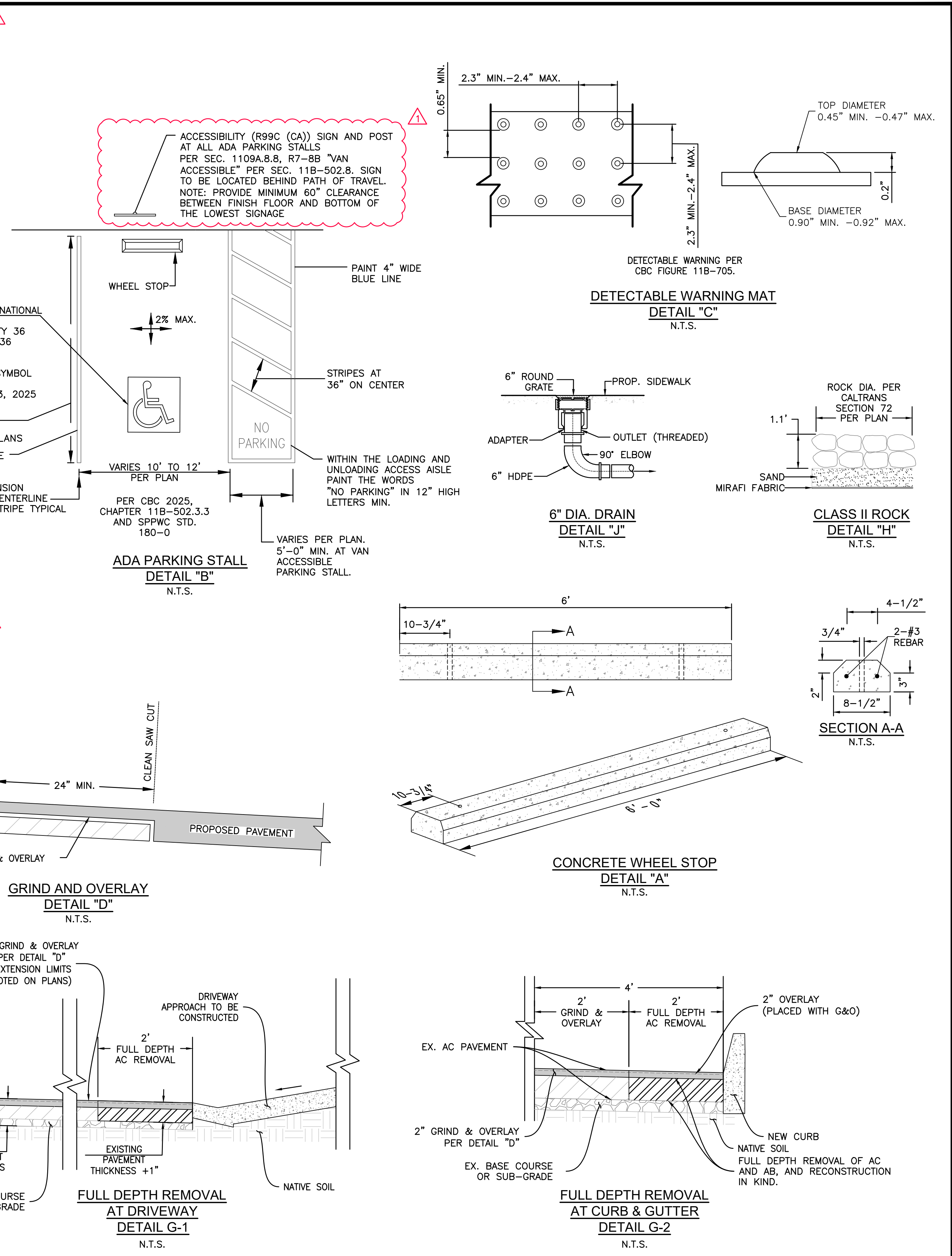
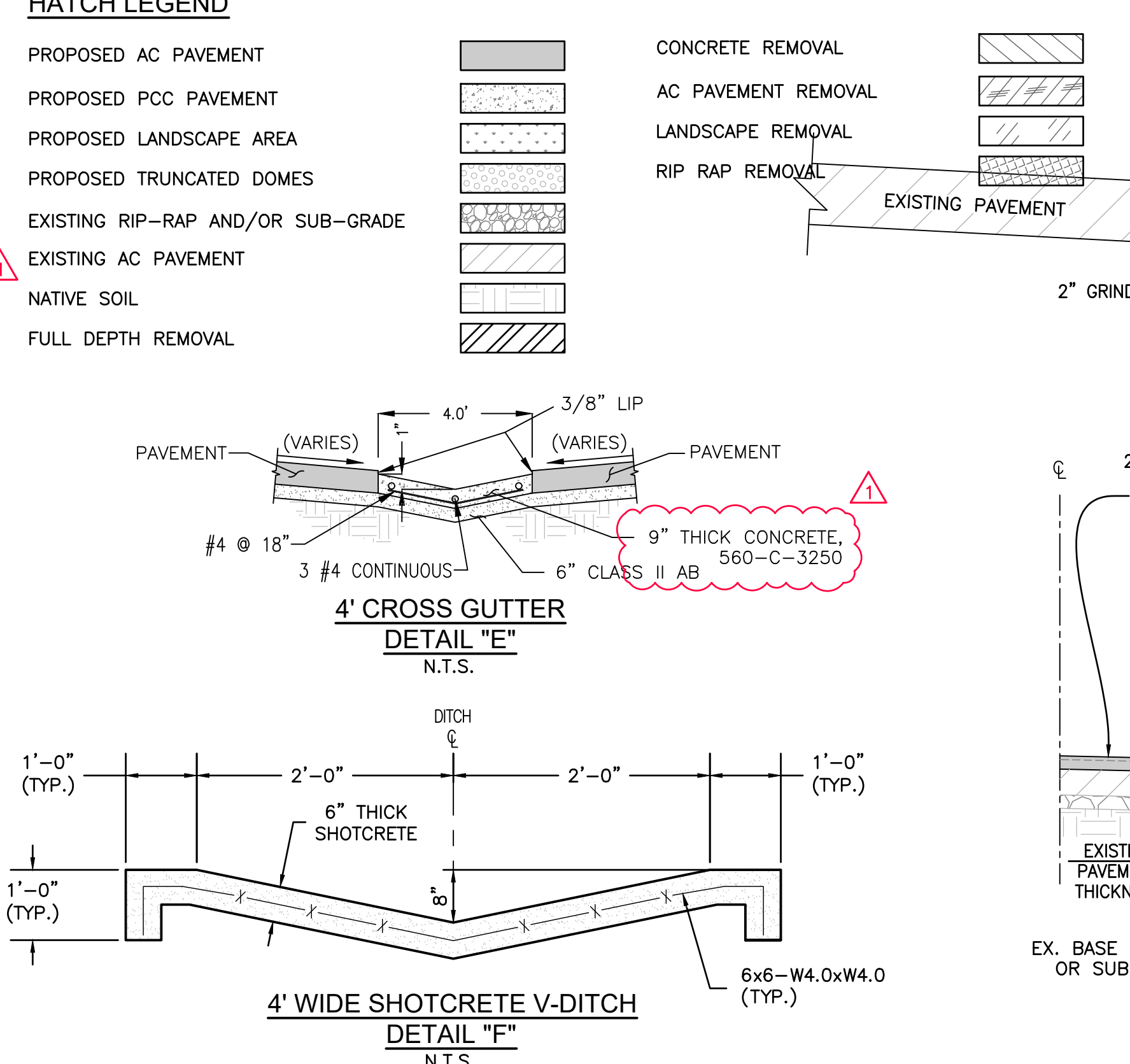
If the client's responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should be aware. Written instructions addressing such proposed errors or omissions with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CONSTRUCTION NOTES:	QUANTITIES:
1 CONSTRUCT 3" AC PAVEMENT OVER 7.2" CLASS II AGGREGATE BASE.	65,500 SF
2 CONSTRUCT COMMERCIAL DRIVE APPROACH PER COUNTY OF RIVERSIDE STD. 207A.	1 EA
3 CONSTRUCT 4" THICK SIDEWALK PER COUNTY OF RIVERSIDE STD. 401.	27,300 SF
4 CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. 200.	1320 LF
5 CONSTRUCT TYPE "C" ROLLED CURB PER COUNTY OF RIVERSIDE STD. 202.	600 LF
6 CONSTRUCT CONCRETE WHEEL STOP PER DETAIL "A" ON SHEET 2.	43 EA
7 CONSTRUCT ADA PARKING STALL PER DETAIL "B" ON SHEET 2.	5 EA
8 INSTALL DETECTABLE WARNING MAT PER DETAIL "C" ON SHEET 2.	13 EA
9 INSTALL 4" WHITE THERMOPLASTIC PARKING STRIPE.	1370 LF
10 SAWCUT EXISTING CONCRETE SIDEWALK.	130 LF
11 CONSTRUCT TYPE D CURB ONLY PER COUNTY OF RIVERSIDE STD. 204.	900 LF
12 2" GRIND AND OVERLAY PER DETAIL "D" ON SHEET 2.	1300 SF
13 CONSTRUCT CONCRETE CURB WITH A TRANSITION FROM 0" TO 6".	105 SF
14 CONSTRUCT RETAINING WALL PER SPPWC STD. DWG. 610-3, H=6".	160 LF
15 CONSTRUCT CASE CH CURB RAMP PER PER CALTRANS STD. PLAN A88B.	3 EA
16 4' WIDE SHOTCRETE V-DITCH PER DETAIL "F" ON SHEET 2.	750 LF
17 REMOVE EXISTING CONCRETE AND REPLACE WITH LANDSCAPE.	105 SF
18 CONSTRUCT 4' CROSS GUTTER PER DETAIL "E" ON SHEET 2.	75 LF
19 INSTALL THERMOPLASTIC 12" WHITE HATCH MARKINGS @ 45' PER CAMUTCD STD. PLANS.	4590 SF
20 INSTALL THERMOPLASTIC TYPE I ARROW PER CALTRANS STD. PLAN A24A.	11 EA
21 CONSTRUCT TWO CONCRETE 15" WIDE STEPS WITH 3" RISERS.	150 SF
22 REMOVE CONFLICTING STRIPING OR MARKINGS BY WET SANDBLASTING.	-
23 INSTALL THERMOPLASTIC TYPE IV ARROW (RT/LT) PER CALTRANS STD. PLAN A24A.	3 EA
24 REMOVE 3" AC AND 7.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS G-1 AND G-2 ON SHEET 2.	154 SF
25 REMOVE 3.6" AC AND 13.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS G-1 AND G-2 ON SHEET 2.	1230 SF
26 CONSTRUCT CASE F CURB RAMP PER PER CALTRANS STD. PLAN A88B.	6 EA
27 FURNISH AND INSTALL W11-2 SIGN WITH POST PER PLANS.	1 EA
28 RAISE EXISTING FIRE HYDRANT TO GRADE.	1 EA
29 CONSTRUCT CASE A CURB RAMP PER PER COUNTY OF RIVERSIDE STD. 403.	1 EA
30 CONSTRUCT CASE B CURB RAMP PER PER COUNTY OF RIVERSIDE STD. 403.	1 EA
31 INSTALL CLASS II RIPRAP PER DETAIL "H" ON SHEET 2.	- TON
32 CONSTRUCT CURB DRAIN PER DETAIL "O" ON SHEET 7.	1 EA
33 CONSTRUCT PCC PAD FOR SCE TRANSFORMER PER DRY UTILITY PLANS.	1550 SF
34 CONSTRUCT TYPE D CURB ONLY PER COUNTY OF RIVERSIDE STD. 204, MODIFIED PER DETAIL "R" ON SHEET 7.	150 LF
35 CONSTRUCT RETAINING WALL PER SPPWC STD. DWG. 610-3. SEE SECTION B-B ON SHEET 7.	45 LF
36 KEY AND BENCH EXISTING SLOPE. SEE SECTION C-C ON SHEET 7.	220 LF
37 CONSTRUCT TRENCH FOR ELECTRICAL CONDUIT PER DETAIL "S" ON SHEET 3. REMOVE AND REPLACE AC PAVEMENT AS REQUIRED.	1840 SF
38 CONSTRUCT ROLLED CURB TO CURB AND GUTTER TRANSITION PER COUNTY OF RIVERSIDE STD. 211.	20 LF
39 INSTALL METAL HAND RAILINGS PER SPPWC STD. DWG. 608-5.	40 LF
STORM DRAIN NOTES:	QUANTITIES:
A INSTALL 6" ROUND GRATE COVER PER DETAIL "J" ON SHEET 2.	3 EA
B INSTALL 4" PVC PIPE OR APPROVED EQUAL.	268 LF
C INSTALL 24"x24" JENSEN PRECAST DROP INLET BASIN MODEL 2424 WITH GRATE, OR APPROVED EQUAL.	2 EA
D INSTALL 6" PVC PIPE OR APPROVED EQUAL.	565 LF
E INSTALL 3" PVC PIPE OR APPROVED EQUAL.	72 LF
WATER NOTES:	QUANTITIES:
1 INSTALL 2-INCH SCH. 40PVC PIPE.	90 LF
2 INSTALL 4-INCH COPPER SERVICE CONNECTION PER EMWD STD. B-993.	35 LF
3 INSTALL 8-INCH C900, CL150 PVC PIPE.	30 LF
4 STANDARD RESTRAINT PER EMWD STD. B-663.	3 EA
5 INSTALL 8-INCH 22.5' BEND.	2 EA
6 INSTALL 2-INCH WATER METER PER EMWD STD. B-344.	1 EA
7 INSTALL 2-INCH REDUCE PRESSURE DEVICE PER EMWD STD. 597A.	1 EA
8 THRUST BLOCK PER EMWD STD. B-407.	4 EA
9 REMOVE BLIND FLANGE.	2 EA
10 INSTALL 8X8X4-INCH TEE.	1 EA

DEMOLITION NOTES:	QUANTITIES:
P PROTECT IN PLACE.	-
1 REMOVE PCC SIDEWALK.	1730 SF
2 REMOVE PCC CURB.	320 LF
3 REMOVE PCC GUTTER.	375 SF
4 REMOVE AC DIKE.	275 LF
5 REMOVE AC PAVEMENT.	4580 SF
6 REMOVE BOLLARDS.	3 EA
7 REMOVE LANDSCAPING.	5520 EA
8 REMOVE RIP RAP.	700 SF
9 REMOVE CMP RISER.	1 EA
10 REMOVE AND SALVAGE SIGN AND POST.	3 EA
SEWER NOTES:	QUANTITIES:
1 INSTALL 6-INCH PVC PIPE, SDR 35.	210 LF
2 INSTALL 6-INCH SEWER CLEANOUT PER EMWD STD. SB-52A.	1 EA
3 REMOVE BLIND FLANGE.	1 EA
EROSION CONTROL NOTES:	QUANTITIES:
1 STABILIZED CONSTRUCTION ENTRANCE (TC-1).	-
2 SILT FENCE (SE-1).	-
3 FIBER ROLLS (SE-5).	-
4 GRAVEL BAG BERM (SE-6).	-
5 STREET SWEEPING AND VACUUMING (SE-7).	-
6 STORM DRAIN INLET PROTECTION (SE-10).	-
7 MATERIAL DELIVERY AND STORAGE (WM-1).	-
8 STOCKPILE MANAGEMENT (WM-3).	-
9 SPILL PREVENTION AND CONTROL (WM-4).	-
10 SOLID WASTE MANAGEMENT (WM-5).	-
11 CONCRETE WASTE MANAGEMENT (WM-8).	-
12 VEHICLE AND EQUIPMENT FUELING (NS-9).	-
13 VEHICLE AND EQUIPMENT MAINTENANCE (NS-10).	-

HATCH LEGEND:
PROPOSED AC PAVEMENT
PROPOSED PCC PAVEMENT
PROPOSED LANDSCAPE AREA
PROPOSED TRUNCATED DOMES
EXISTING RIP-RAP AND/OR SUB-GRADE
EXISTING AC PAVEMENT
NATIVE SOIL
FULL DEPTH REMOVAL
CONCRETE REMOVAL
AC PAVEMENT REMOVAL
LANDSCAPE REMOVAL
RIIP RAP REMOVAL

**\*\*NOTE TO CONTRACTOR:**  
 THE QUANTITIES PROVIDED HEREIN ARE ENGINEER'S ESTIMATED QUANTITIES ONLY AND ARE INTENDED SOLELY FOR THE OWNER AND OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY ALL QUANTITIES, MEASUREMENTS, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.

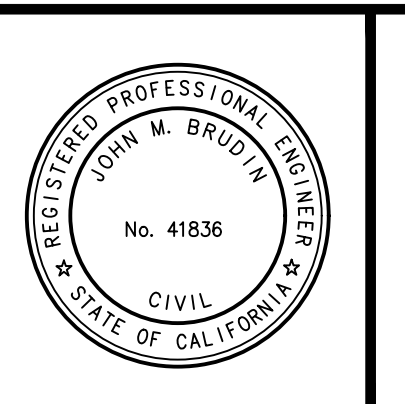


**BENCHMARK:**  
 THE BENCH MARK FOR THIS PROJECT WAS CONTROL POINT "STA 6" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, 740' SOUTHEASTERLY FROM MAIN STREET, ALONG THE WESTERLY LEG OF THE SAN JACINTO RIVER, AS SHOWN ON SAID MAP. ELEV. 1611.35

**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 6" AND "STA 1", AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
7/2/26	ZD	PHASE II PLAN SET REVISIONS		

**SOBOBA BAND OF LUISEÑO INDIANS**  
 RECOMMENDED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



**DESIGN BUILD CONTRACTOR:**  
**ERSG**  
 Engineering Resources of Southern California  
 1861 W. Redlands Blvd. Bldg. 7B  
 Redlands CA, 92373  
 (909) 890-1255  
 FAX: (909) 890-0995  
 JOHN M. BRUDIN  
 5/21/2026  
 DATE



**SOBOBA BAND OF LUISEÑO INDIANS**  
**SEDC - SOVOVATUM VILLAGE PHASE II**  
 DETAILS SHEET  
 SHEET No. 2  
 OF 9 SHEETS  
 FOR: \_\_\_\_\_ W.O. \_\_\_\_\_ FILE NO. \_\_\_\_\_

Sheet Issue & Revision Log	
INITIAL	SUBMITTAL

It is the client's responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor should be made aware. Written instructions concerning such proposed errors or omissions shall be received from the architect prior to the start of construction. The contractor shall be responsible for any defects in construction if these instructions are not followed.

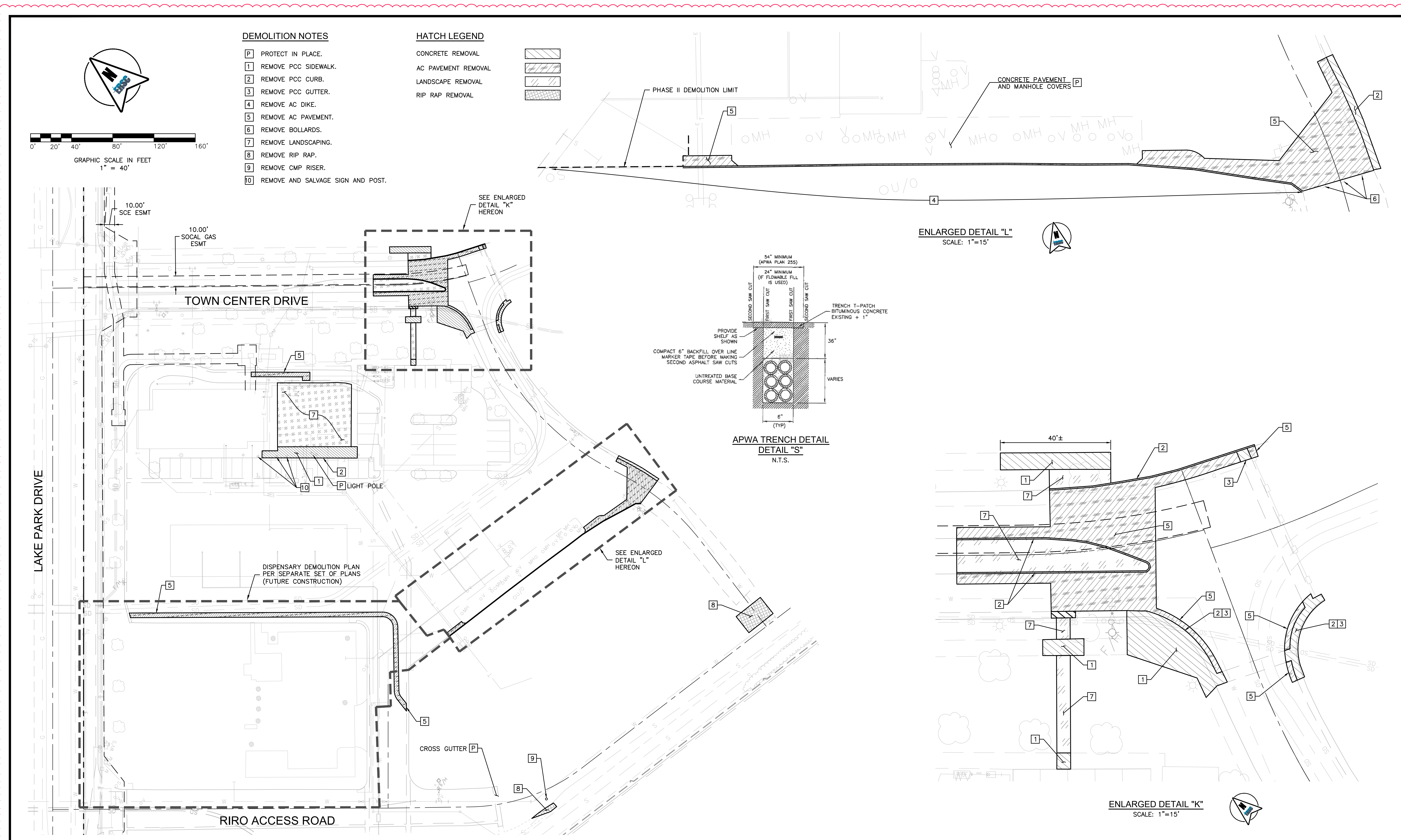
**SEDC - SOVOVATUM VILLAGE PHASE II**

2214 LAKE PARK DRIVE  
 SAN JACINTO, CA 92583

**Sheet Issue & Revision Log**

NO.	REVISION	DATE	BY	INITIAL	SUBMITTAL
1					INITIAL SUBMITTAL
2					
3					
4					
5					
6					
7					
8					
9					
10					

It is the client's responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor is not responsible. The client's responsibility shall not be limited by the fact that the contractor has been notified of such errors or omissions. The client shall be responsible for any defects in construction if these procedures are not followed.

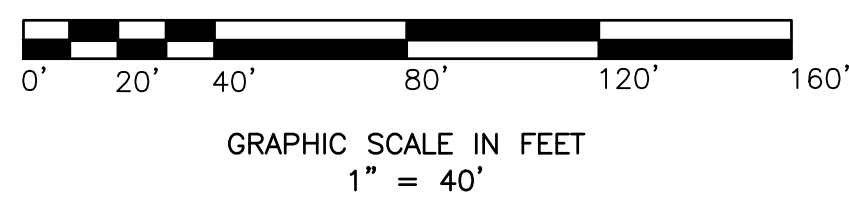
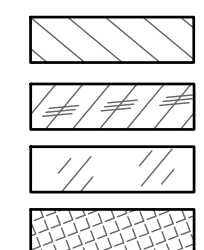


**DEMOLITION NOTES**

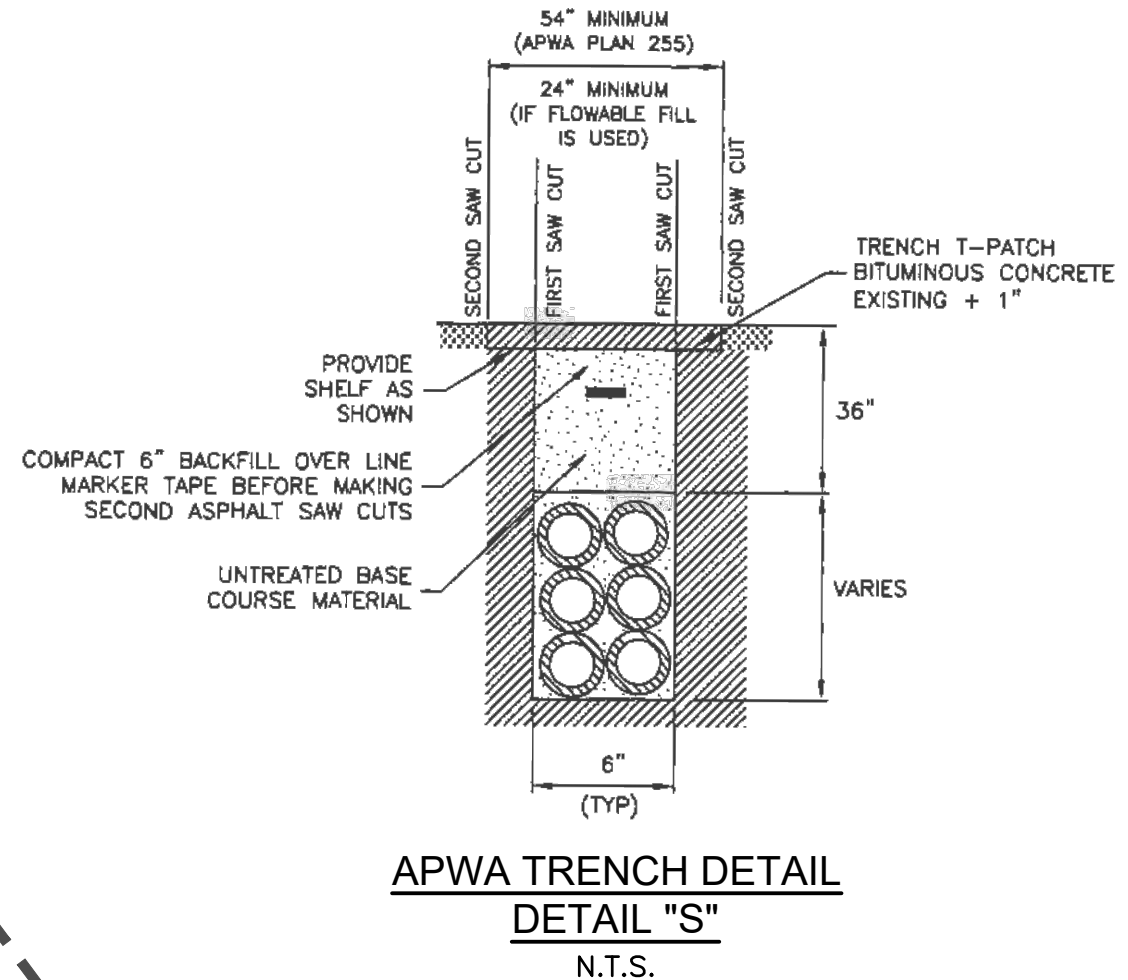
- 10 REMOVE AND SALVAGE SIGN AND POST.
- 9 REMOVE CMP RISER.
- 8 REMOVE RIP RAP.
- 7 REMOVE LANDSCAPING.
- 6 REMOVE BOLLARDS.
- 5 REMOVE AC PAVEMENT.
- 4 REMOVE AC DIKE.
- 3 REMOVE PCC GUTTER.
- 2 REMOVE PCC CURB.
- 1 REMOVE PCC SIDEWALK.
- PROTECT IN PLACE.

**HATCH LEGEND**

- CONCRETE REMOVAL
- AC PAVEMENT REMOVAL
- LANDSCAPE REMOVAL
- RIP RAP REMOVAL



**ENLARGED DETAIL "L"**  
 SCALE: 1"=15'

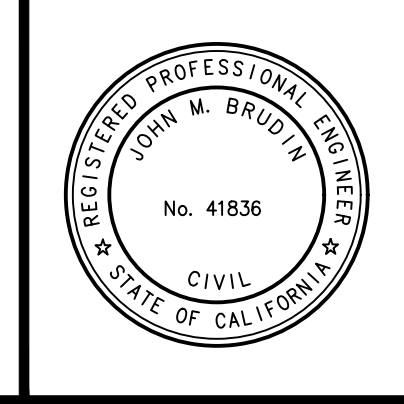


**ENLARGED DETAIL "K"**  
 SCALE: 1"=15'

**BENCHMARK:**  
 THE BENCHMARK FOR THIS PROJECT WAS CONTROL POINT "STA 6" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, 740' SOUTHEASTERLY FROM MAIN STREET, ALONG THE WESTERLY LEVEE OF THE SAN JACINTO RIVER, AS SHOWN ON SAID MAP, ELEV. 1611.25.  
**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 6" AND "STA 11" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
7/2/26	ZD	PHASE II PLAN SET REVISIONS		

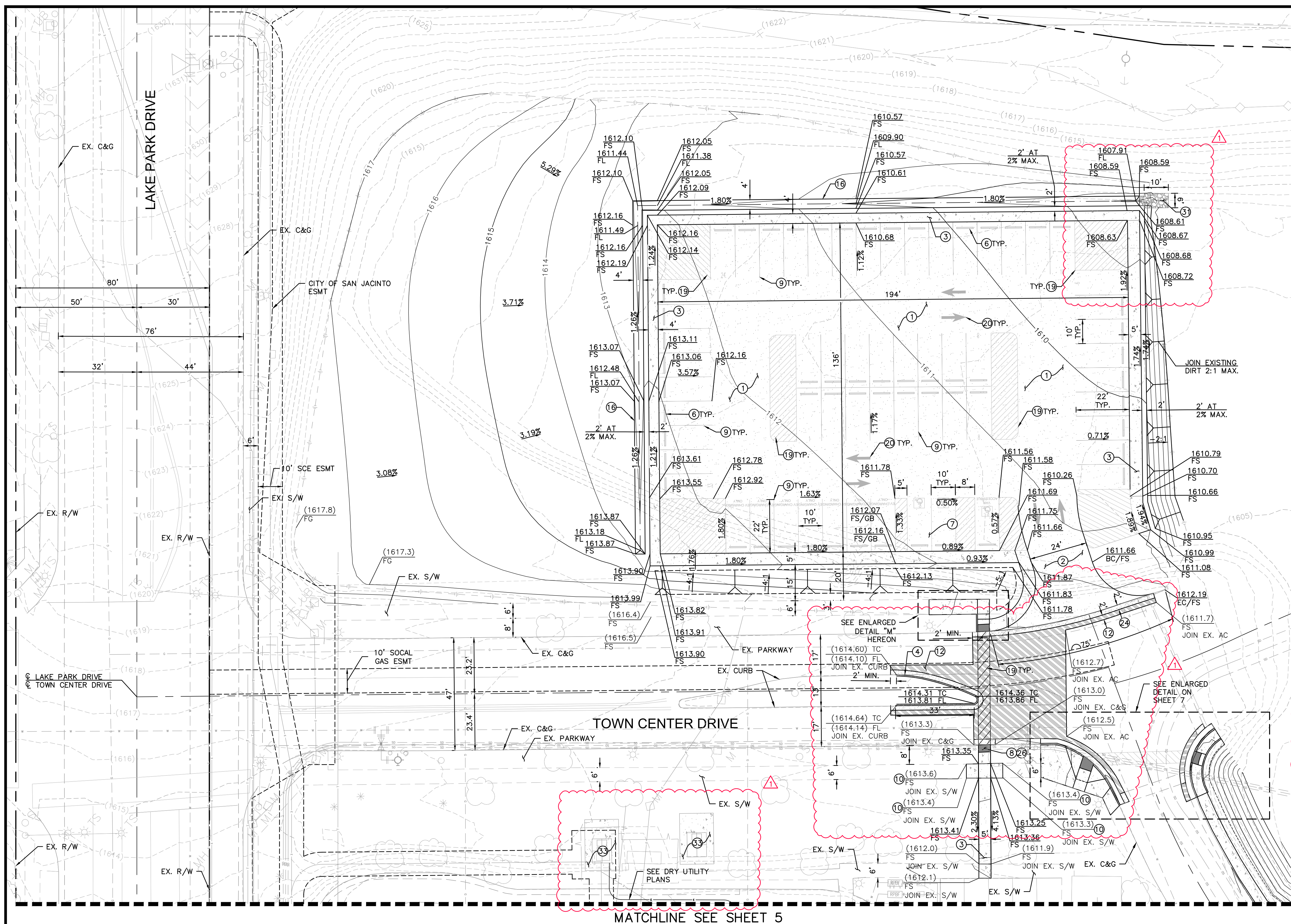
**SOBOBA BAND OF LUISEÑO INDIANS**  
 RECOMMENDED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



**DESIGN-BUILD CONTRACTOR:**  
**ERSC INC.**  
 Engineering Resources of Southern California  
 1861 W. Redlands Blvd. Bldg. 7B  
 Redlands CA, 92373  
 (909) 890-1255  
 FAX: (909) 890-0995  
 JOHN M. BRUDIN 5/21/2026 DATE



**SOBOBA BAND OF LUISEÑO INDIANS**  
**SEDC - SOVOVATUM VILLAGE PHASE II**  
 DEMOLITION PLAN  
 SHEET No. 3 OF 9 SHEETS  
 FOR: \_\_\_\_\_ W.O. FILE NO. - \_\_\_\_\_

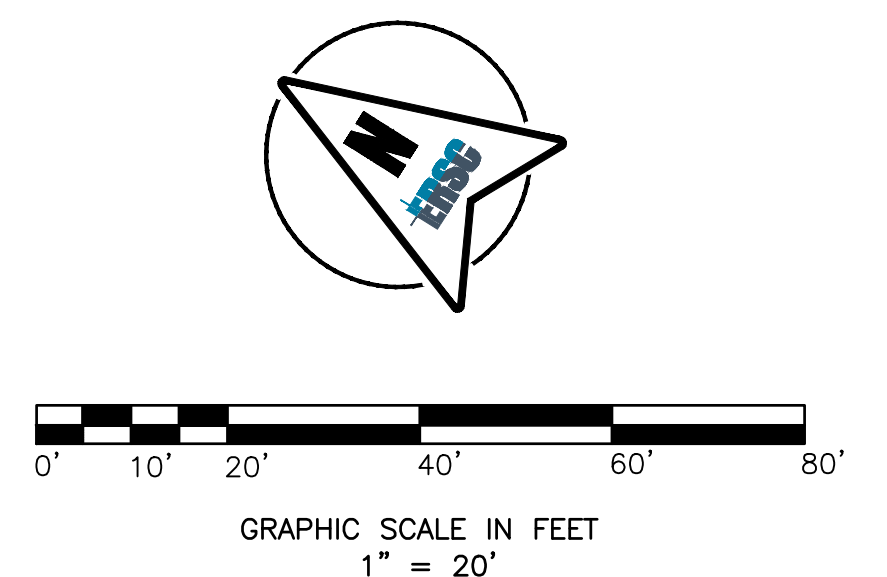
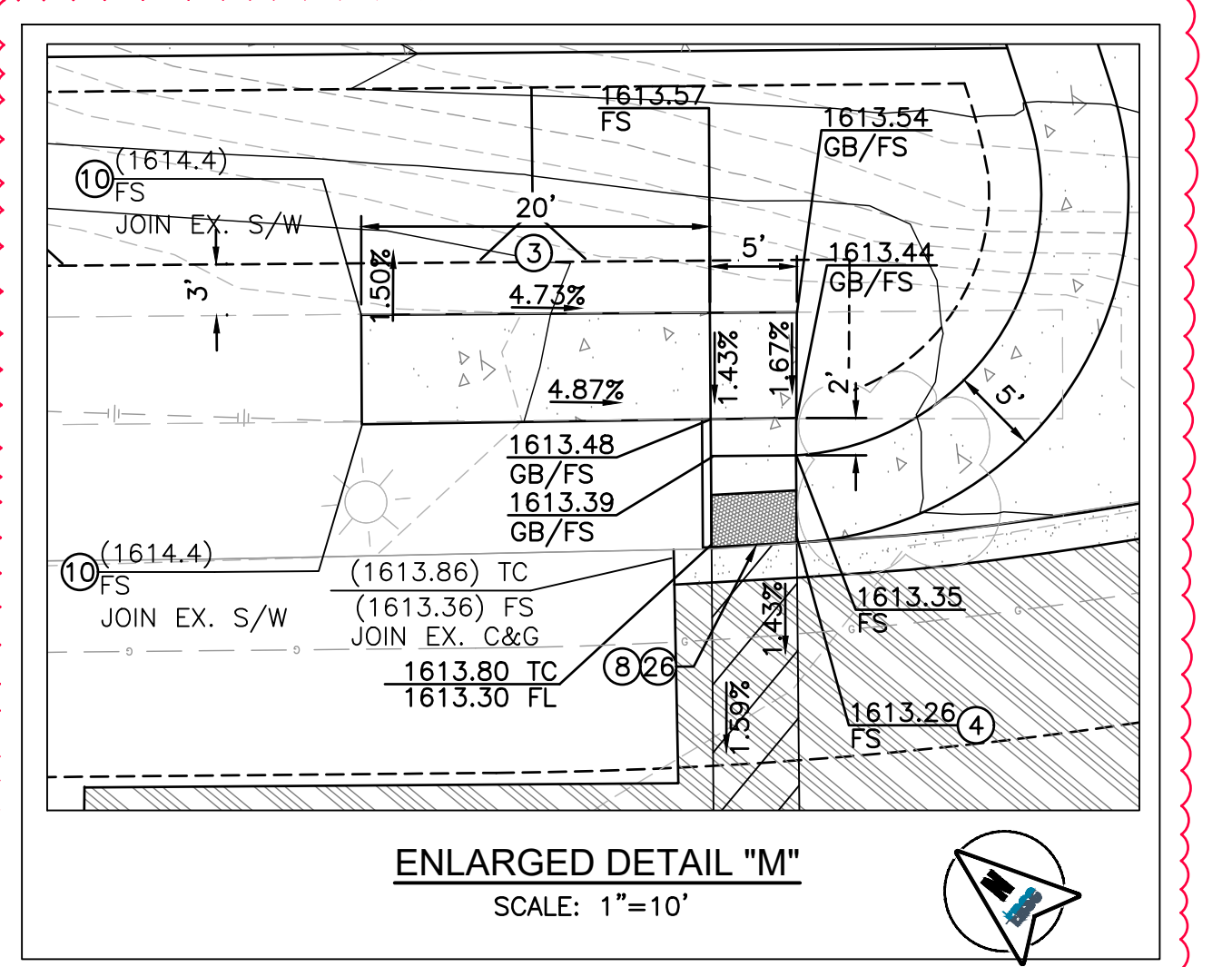


- CONSTRUCTION NOTES:**
- CONSTRUCT 3" AC PAVEMENT OVER 7.2" CLASS II AGGREGATE BASE.
  - CONSTRUCT COMMERCIAL DRIVE APPROACH PER COUNTY OF RIVERSIDE STD. 207A.
  - CONSTRUCT 4" THICK SIDEWALK PER COUNTY OF RIVERSIDE STD. 401.
  - CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. 200.
  - CONSTRUCT CONCRETE WHEEL STOP PER DETAIL "A" ON SHEET 2.
  - CONSTRUCT ADA PARKING STALL PER DETAIL "B" ON SHEET 2.
  - INSTALL DETECTABLE WARNING MAT PER DETAIL "C" ON SHEET 2.
  - INSTALL 4" WHITE THERMOPLASTIC PARKING STRIPE.
  - SAWCUT EXISTING CONCRETE SIDEWALK.
  - 2" GRIND AND OVERLAY PER DETAIL "D" ON SHEET 2.
  - 4' WIDE SHOTCRETE V-DITCH PER DETAIL "E" ON SHEET 2.
  - INSTALL THERMOPLASTIC 12" WHITE HATCH MARKINGS @ 45° PER CAMUTCD STD. PLANS.
  - INSTALL THERMOPLASTIC TYPE I ARROW PER CALTRANS STD. PLAN A24A.
  - REMOVE 3" AC AND 7.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS G-1 AND G-2 ON SHEET 2.
  - CONSTRUCT CASE F CURB RAMP PER PER CALTRANS STD. PLAN A88B.
  - INSTALL CLASS II RIPRAP PER DETAIL "H" ON SHEET 2.
  - CONSTRUCT PCC PAD FOR SCE TRANSFORMER PER DRY UTILITY PLANS.

**EARTHWORK QUANTITIES - OVERFLOW PARKING**  
CUT: 227 CY  
FILL: 5,763 CY  
NET: 5,536 CY

**EARTHWORK NOTE**  
EARTHWORK VOLUME SHOWN HERE ARE FOR FEE PURPOSES ONLY NOT FOR BIDDING. CONTRACTOR SHALL PERFORM INDEPENDENT EARTHWORK CALCULATIONS AND BID A COMPLETE JOB. THE SOURCE OF FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD AND THE CITY BEFORE IMPORT OF THE MATERIAL.

THIS PROJECTS PROPOSED TO IMPORT 762 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

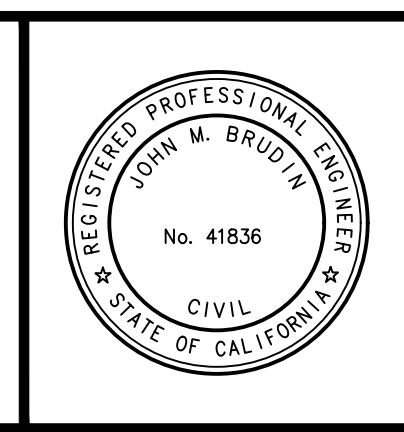


**BENCHMARK:**  
THE BENCH MARK FOR THIS PROJECT WAS CONTROL POINT "STA 6" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, 740' SOUTHEASTERLY FROM MAIN STREET, ALONG THE WESTERLY LEVEE OF THE SAN JACINTO RIVER, AS SHOWN ON SAID MAP, ELEV. 1611.05.

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 8" AND "STA 11" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
7/2/26	ZD	PHASE II PLAN SET REVISIONS		

**SOBOBA BAND OF LUISEÑO INDIANS**  
RECOMMENDED BY:  
DATE  
APPROVED BY:  
DATE



**DESIGN BUILD CONTRACTOR:**  
**ERSC INC.**  
Engineering Resources of Southern California  
1861 W. Redlands Blvd. Bldg. 7B  
Redlands CA. 92373  
(909) 890-1255  
FAX: (909) 890-0995  
5/21/2026  
DATE



**SOBOBA BAND OF LUISEÑO INDIANS**  
**SEDC - SOBOVATUM VILLAGE PHASE II**  
PRECISE GRADING PLAN  
FOR: W.O. FILE NO. -  
SHEET No. 4 OF 9 SHEETS

**Sheet Issue & Revision Log**

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	

If the client's responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should be responsible for aware. Written instructions acknowledging such proposed errors or omissions when so received from the architect prior to the client or client's subcontractor proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



**Architecture + Planning**  
17911 Von Karman Ave.  
Suite 200  
Irvine, CA 92614  
ktgy.com  
949.851.2133

**KTGY Project No:** 190293

**Project Contact:** MARIO TUTINO  
**Email:** mtutino@ktgy.com

**Principal:** MICHAEL TSENG  
**Project Designer:** DWYONE KEITH

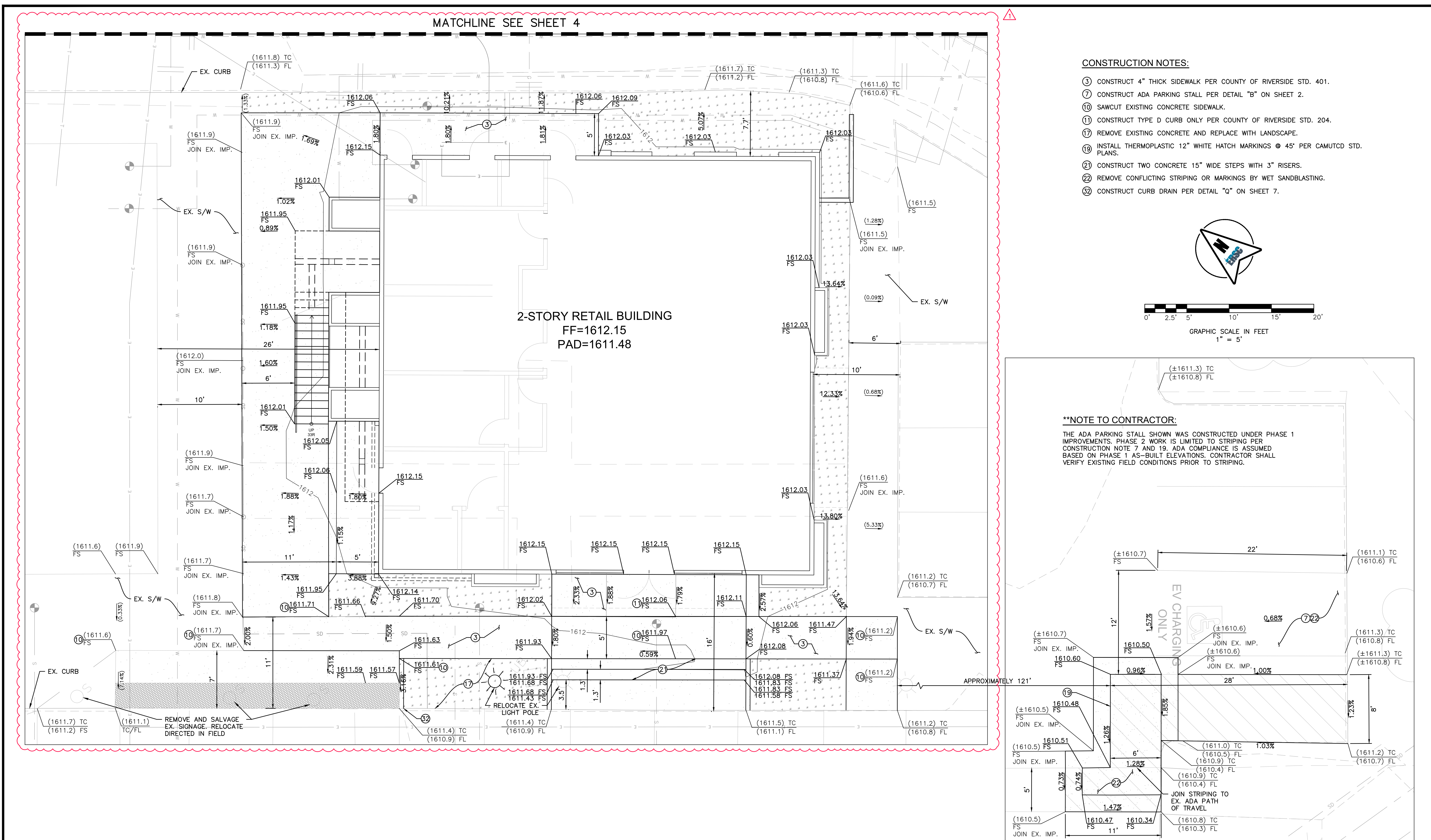
**Developer**

SEDC  
23906 SOBOBA ROAD

SAN JACINTO, CA 92581  
**PHONE NO.** 951-663-2058

**SEDC - SOBOVATUM VILLAGE PHASE II**

2214 LAKE PARK DRIVE  
SAN JACINTO, CA 92583

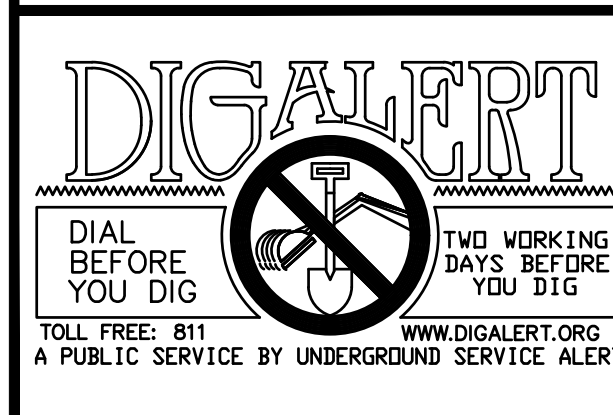


**CONSTRUCTION NOTES:**

- ③ CONSTRUCT 4" THICK SIDEWALK PER COUNTY OF RIVERSIDE STD. 401.
- ⑦ CONSTRUCT ADA PARKING STALL PER DETAIL "B" ON SHEET 2.
- ⑩ SAWCUT EXISTING CONCRETE SIDEWALK.
- ⑪ CONSTRUCT TYPE D CURB ONLY PER COUNTY OF RIVERSIDE STD. 204.
- ⑫ REMOVE EXISTING CONCRETE AND REPLACE WITH LANDSCAPE.
- ⑬ INSTALL THERMOPLASTIC 12" WHITE HATCH MARKINGS @ 45° PER CAMUTCD STD. PLANS.
- ⑭ CONSTRUCT TWO CONCRETE 15" WIDE STEPS WITH 3" RISERS.
- ⑮ REMOVE CONFLICTING STRIPING OR MARKINGS BY WET SANDBLASTING.
- ⑯ CONSTRUCT CURB DRAIN PER DETAIL "Q" ON SHEET 7.

**\*\*NOTE TO CONTRACTOR:**

THE ADA PARKING STALL SHOWN WAS CONSTRUCTED UNDER PHASE 1 IMPROVEMENTS. PHASE 2 WORK IS LIMITED TO STRIPING PER CONSTRUCTION NOTE 7 AND 19. ADA COMPLIANCE IS ASSUMED BASED ON PHASE 1 AS-BUILT ELEVATIONS. CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS PRIOR TO STRIPING.



BENCHMARK: THE BENCH MARK FOR THIS PROJECT WAS CONTROL POINT "STA 6" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, 740' SOUTHEASTERLY FROM MAIN STREET, ALONG THE WESTERLY LEVEE OF THE SAN JACINTO RIVER, AS SHOWN ON SAID MAP, ELEV. 1611.25.  
BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 6" AND "STA 11" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
7/2/26	ZD	PHASE II PLAN SET REVISIONS		

SOBOBA BAND OF LUISEÑO INDIANS  
RECOMMENDED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



DESIGN BUILD CONTRACTOR:  
**ERSC INC.**  
Engineering Resources of Southern California  
1861 W. Redlands Blvd. Bldg. 7B  
Redlands CA 92373  
(909) 890-1255  
FAX: (909) 890-0995  
5/21/2026  
DATE: \_\_\_\_\_



**SOBOBA BAND OF LUISEÑO INDIANS**  
**SEDC - SOBOVATUM VILLAGE PHASE II**  
PRECISE GRADING PLAN  
FOR: \_\_\_\_\_ W.O. \_\_\_\_\_ FILE NO. - \_\_\_\_\_

SHEET No. **5**  
OF **9** SHEETS

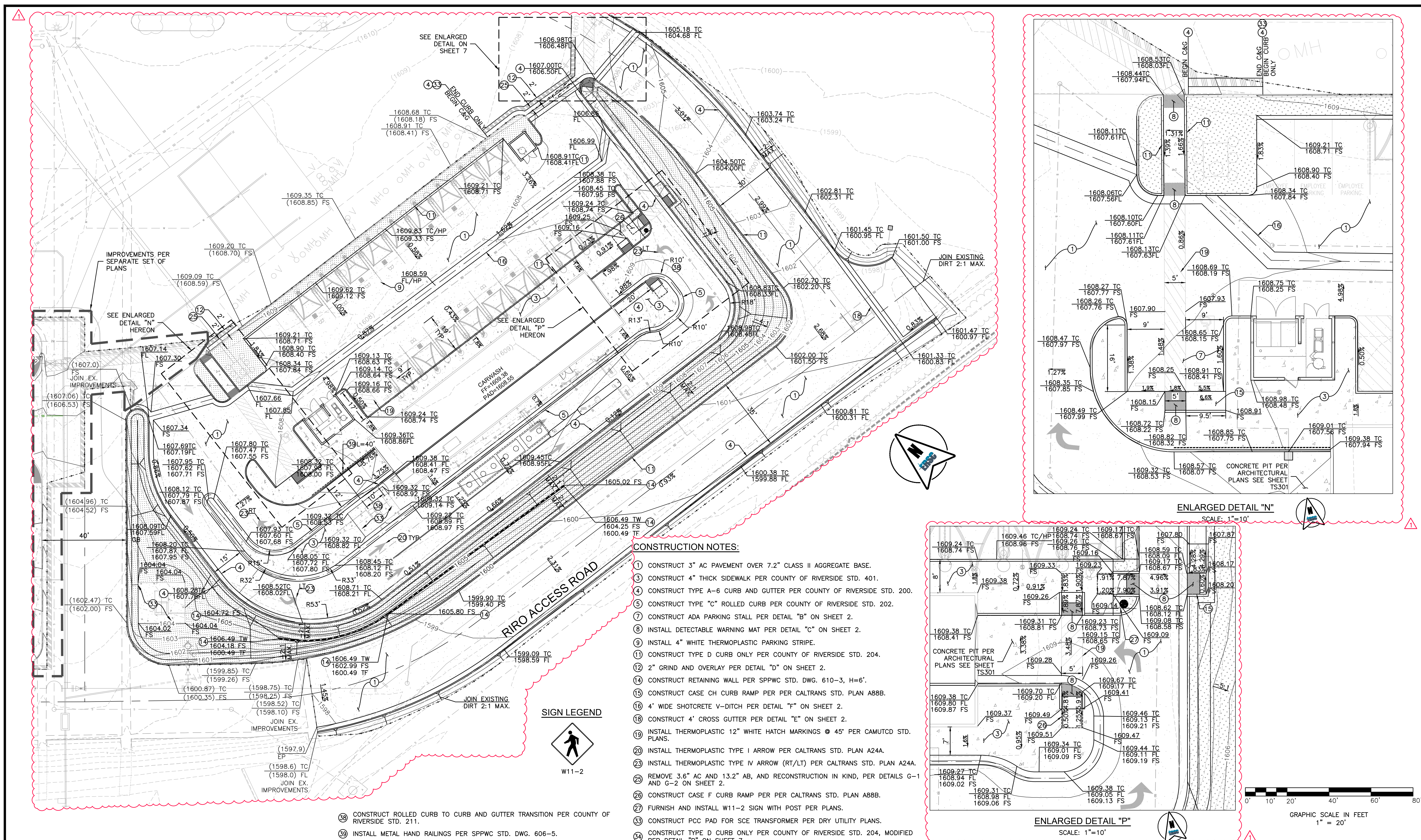
**Sheet Issue & Revision Log**

NO.	DATE	DESCRIPTION
1		INITIAL SUBMITTAL

If it is the client's responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor is not responsible, the architect shall not be held responsible for any errors or omissions. The client shall be responsible for any errors or omissions in construction if these procedures are not followed.

**SEDG - SOBOVATUM VILLAGE PHASE II**

2214 LAKE PARK DRIVE  
 SAN JACINTO, CA 92583



**CONSTRUCTION NOTES:**

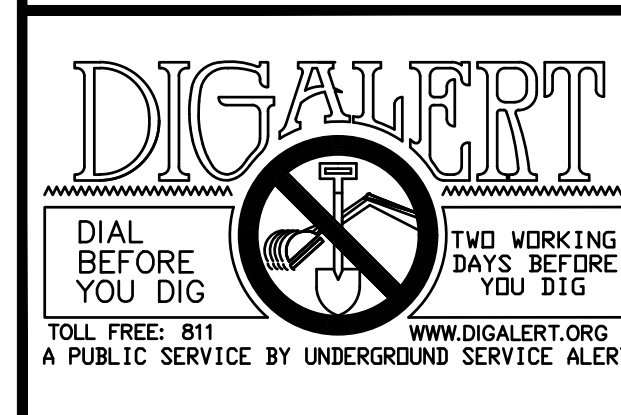
- 1) CONSTRUCT 3" AC PAVEMENT OVER 7.2" CLASS II AGGREGATE BASE.
- 2) CONSTRUCT 4" THICK SIDEWALK PER COUNTY OF RIVERSIDE STD. 401.
- 3) CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. 200.
- 4) CONSTRUCT TYPE "C" ROLLED CURB PER COUNTY OF RIVERSIDE STD. 202.
- 5) CONSTRUCT ADA PARKING STALL PER DETAIL "B" ON SHEET 2.
- 6) INSTALL DETECTABLE WARNING MAT PER DETAIL "C" ON SHEET 2.
- 7) INSTALL 4" WHITE THERMOPLASTIC PARKING STRIPE.
- 8) CONSTRUCT TYPE D CURB ONLY PER COUNTY OF RIVERSIDE STD. 204.
- 9) 2" GRIND AND OVERLAY PER DETAIL "D" ON SHEET 2.
- 10) CONSTRUCT RETAINING WALL PER SPPWC STD. DWG. 610-3, H=6'.
- 11) CONSTRUCT CASE CH CURB RAMP PER PER CALTRANS STD. PLAN A88B.
- 12) 4' WIDE SHOTCRETE V-DITCH PER DETAIL "F" ON SHEET 2.
- 13) CONSTRUCT 4" CROSS GUTTER PER DETAIL "E" ON SHEET 2.
- 14) INSTALL THERMOPLASTIC 12" WHITE HATCH MARKINGS @ 45° PER CAMUTCD STD. PLANS.
- 15) INSTALL THERMOPLASTIC TYPE I ARROW PER CALTRANS STD. PLAN A24A.
- 16) INSTALL THERMOPLASTIC TYPE IV ARROW (RT/LT) PER CALTRANS STD. PLAN A24A.
- 17) REMOVE 3.6" AC AND 13.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS G-1 AND G-2 ON SHEET 2.
- 18) CONSTRUCT CASE F CURB RAMP PER PER CALTRANS STD. PLAN A88B.
- 19) FURNISH AND INSTALL W11-2 SIGN WITH POST PER PLANS.
- 20) CONSTRUCT PCC PAD FOR SCE TRANSFORMER PER DRY UTILITY PLANS.
- 21) CONSTRUCT TYPE D CURB ONLY PER COUNTY OF RIVERSIDE STD. 204, MODIFIED PER DETAIL "R" ON SHEET 7.

**SIGN LEGEND**



W11-2

- 22) CONSTRUCT ROLLED CURB TO CURB AND GUTTER TRANSITION PER COUNTY OF RIVERSIDE STD. 211.
- 23) INSTALL METAL HAND RAILINGS PER SPPWC STD. DWG. 606-5.

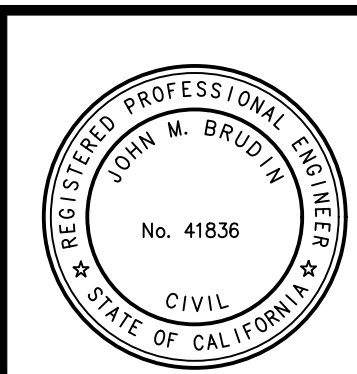


**BENCHMARK:**  
 THE BENCH MARK FOR THIS PROJECT WAS CONTROL POINT "STA 6" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, 740'S SOUTHEASTERLY FROM MAIN STREET, ALONG THE WESTERLY LEVEE OF THE SAN JACINTO RIVER, AS SHOWN ON SAID MAP, ELEV. 1611.25.

**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 6" AND "STA 11" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
7/2/26	ZD	PHASE II PLAN SET REVISIONS		

**SOBOBA BAND OF LUISEÑO INDIANS**  
 RECOMMENDED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



**DESIGN BUILD CONTRACTOR:**  
**ERSC INC.**  
 Engineering Resources of Southern California  
 1861 W. Redlands Blvd. Bldg. 7B  
 Redlands CA. 92373  
 (909) 890-1255  
 FAX: (909) 890-0995  
 5/21/2026  
 DATE: \_\_\_\_\_



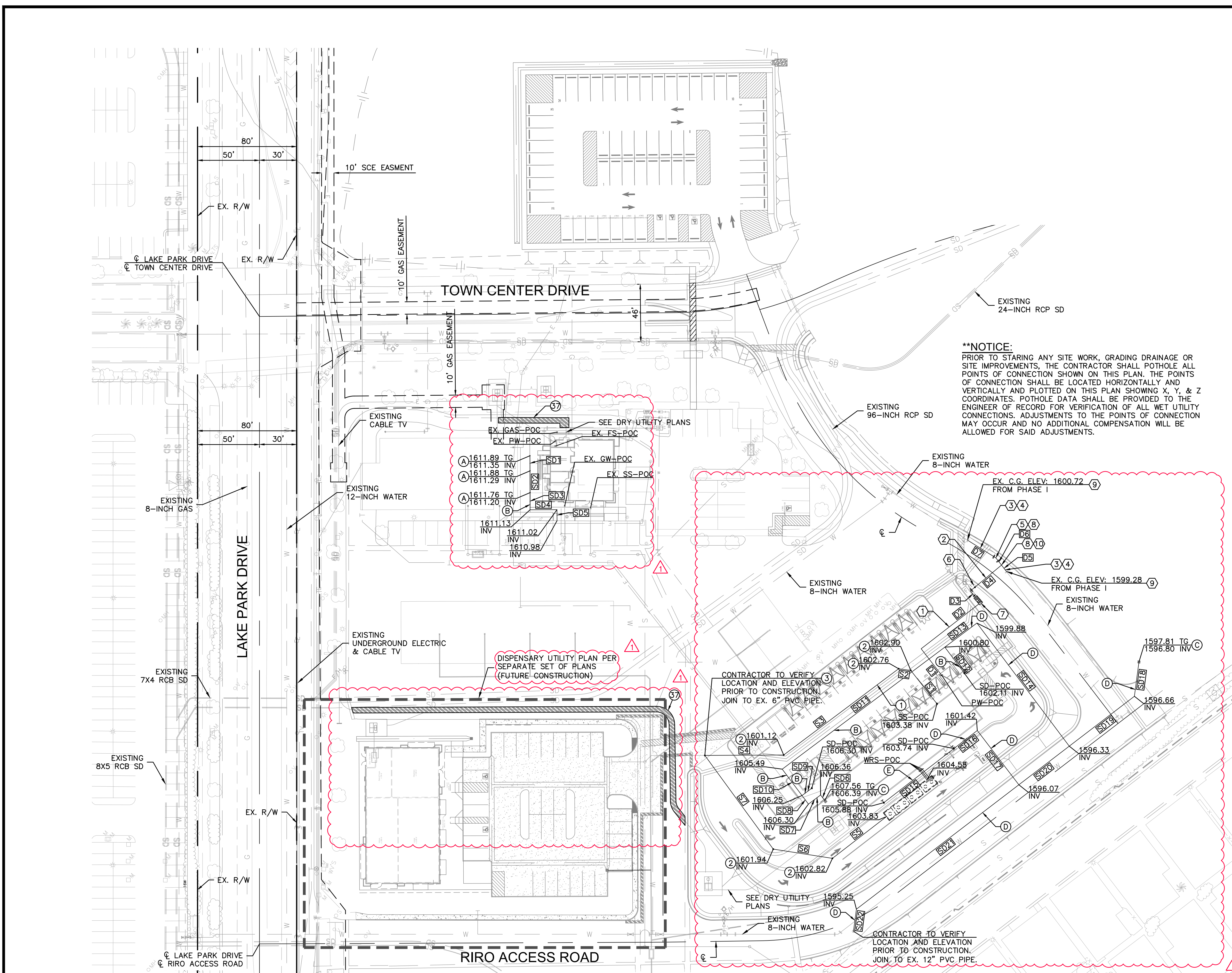
**SOBOBA BAND OF LUISEÑO INDIANS**  
**SEDG - SOBOVATUM VILLAGE PHASE II**  
 PRECISE GRADING PLAN  
 SHEET No. 6 OF 9 SHEETS  
 FOR: W.O. FILE NO. -

**Sheet Issue & Revision Log**

NO.	DATE	DESCRIPTION	INITIAL	SUBMITTAL

If the client's responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should be responsible. Within instructions indicating such proposed errors or omissions when so received from the architect prior to the client's commencement of construction with the work. The client will be responsible for any defects in construction if these procedures are not followed.





**CONSTRUCTION NOTES:**

- ⑦ CONSTRUCT TRENCH FOR ELECTRICAL CONDUIT PER DETAIL "S" ON SHEET 3. REMOVE AND REPLACE AC PAVEMENT AS REQUIRED.

**STORM DRAIN NOTES**

- ④ INSTALL 6" ROUND GRATE COVER PER DETAIL "J" ON SHEET 2.
- ⑧ INSTALL 4" PVC PIPE OR APPROVED EQUAL.
- ⑨ INSTALL 24"x24" JENSEN PRECAST DROP INLET BASIN MODEL 2424 WITH GRATE, OR APPROVED EQUAL.
- ⑩ INSTALL 6" PVC PIPE OR APPROVED EQUAL.
- ⑪ INSTALL 3" PVC PIPE OR APPROVED EQUAL.

**WATER NOTES**

- ① INSTALL 2-INCH SCH. 40PVC PIPE.
- ② INSTALL 4-INCH COPPER SERVICE CONNECTION PER EMWD STD. B-993.
- ③ INSTALL 8-INCH C900, CL150 PVC PIPE.
- ④ STANDARD RESTRAINT PER EMWD STD. B-663.
- ⑤ INSTALL 8-INCH 22.5' BEND.
- ⑥ INSTALL 2-INCH WATER METER PER EMWD STD. B-344.
- ⑦ INSTALL 2-INCH REDUCE PRESSURE DEVICE PER EMWD STD. 597A.
- ⑧ THRUST BLOCK PER EMWD STD. B-407.
- ⑨ REMOVE BLIND FLANGE.
- ⑩ INSTALL 8X8X4-INCH TEE.

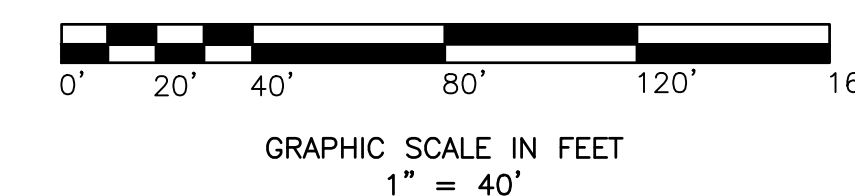
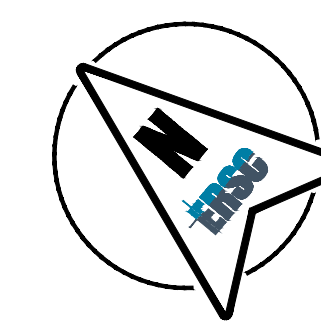
**SEWER NOTES**

- ① INSTALL 6-INCH PVC PIPE, SDR 35.
- ② INSTALL 6-INCH SEWER CLEANOUT PER EMWD STD. SB-52A.
- ③ REMOVE BLIND FLANGE.

LINE #	LENGTH	DIRECTION/Delta
D1	27.1'	S12° 29' 49.70"W
D2	59.0'	N77° 30' 10.30"W
D3	6.2'	N10° 30' 30.42"E
D4	32.6'	S79° 23' 44.58"E
D5	6.6'	N12° 08' 27.57"E
D6	7.4'	S12° 31' 01.51"W
D7	26.5'	N7° 39' 37.07"W

LINE #	LENGTH	DIRECTION	SLOPE
SD1	12.2'	S50° 06' 23.68"W	0.50%
SD2	17.6'	S50° 04' 54.82"W	0.50%
SD3	13.9'	S50° 28' 44.33"W	0.50%
SD4	21.7'	S39° 55' 32.95"E	0.50%
SD5	8.9'	S50° 00' 47.21"W	0.50%
SD6	5.5'	N12° 39' 29.83"E	0.50%
SD7	12.2'	N76° 33' 45.52"W	0.50%
SD8	8.7'	N13° 26' 14.48"E	0.50%
SD9	9.9'	S76° 33' 45.52"E	0.50%
SD10	26.6'	N13° 26' 14.48"E	2.86%
SD11	164.1'	S76° 33' 51.03"E	2.86%
SD12	26.2'	S13° 26' 14.48"W	5.00%
SD13	32.4'	S76° 33' 45.52"E	2.86%
SD14	124.2'	S13° 26' 14.48"W	2.86%
SD15	71.5'	N77° 20' 26.29"W	3.00%
SD16	23.9'	N77° 20' 26.29"W	9.70%
SD17	55.2'	N12° 52' 27.34"E	9.70%
SD18	27.9'	S57° 52' 27.34"W	0.50%
SD19	66.3'	N77° 07' 32.66"W	0.50%
SD20	51.3'	N77° 07' 32.66"W	0.50%
SD21	165.2'	N77° 07' 32.66"W	0.50%
SD22	17.9'	S57° 52' 27.34"W	0.50%

LINE #	LENGTH	DIRECTION
S5	55.4'	S77° 20' 26.29"E
S6	48.3'	S30° 49' 27.26"E
S7	93.7'	S14° 10' 30.47"W
S1	34.2'	S12° 09' 36.29"W
S2	9.9'	S31° 33' 45.52"E
S3	116.0'	S76° 33' 45.52"E
S4	63.7'	S40° 00' 00.00"E



BENCHMARK: THE BENCH MARK FOR THIS PROJECT WAS CONTROL POINT "STA 6" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, 740' SOUTHEASTERLY FROM MAIN STREET, ALONG THE WESTERLY LEVEE OF THE SAN JACINTO RIVER, AS SHOWN ON SAID MAP, ELEV. 1611.25.

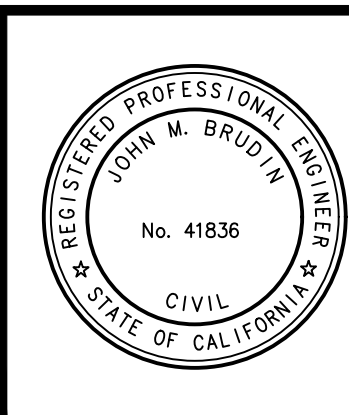
BASE OF BEARINGS: THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 8" AND "STA 11", AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
7/2/26	ZD	PHASE II PLAN SET REVISIONS		

**SOBOBA BAND OF LUISEÑO INDIANS**

RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



DESIGN BUILD CONTRACTOR:

1861 W. Redlands Blvd. Bldg. 7B  
Redlands CA. 92373  
(909) 890-1255  
FAX: (909) 890-0995

5/21/2026  
DATE: \_\_\_\_\_



**SOBOBA BAND OF LUISEÑO INDIANS**

SEDC - SOVOVATUM VILLAGE PHASE II

UTILITY PLAN

FOR: \_\_\_\_\_ W.O. \_\_\_\_\_ FILE NO. - \_\_\_\_\_

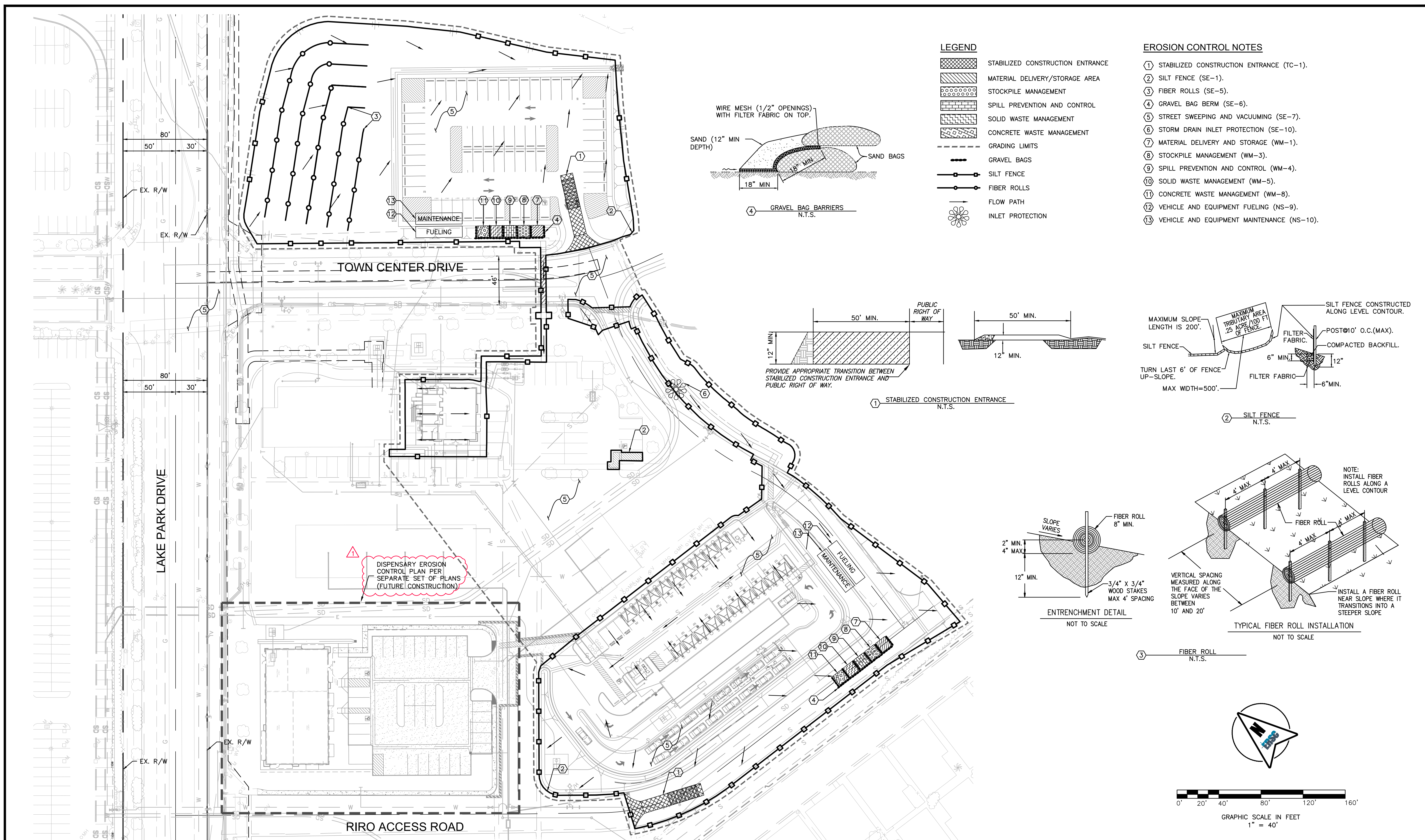
SHEET No. **8**

OF **9** SHEETS

**Sheet Issue & Revision Log**

INITIAL	SUBMITAL
▲	_____
▲	_____
▲	_____
▲	_____
▲	_____
▲	_____
▲	_____
▲	_____
▲	_____
▲	_____

If the client's responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor is responsible for the design. Written instructions indicating such proposed errors or omissions shall be received from the architect prior to the client or client's authorization proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



**BENCHMARK:**  
 THE BENCH MARK FOR THIS PROJECT WAS CONTROL POINT "STA 6" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, 740' SOUTHEASTERLY FROM MAIN STREET, ALONG THE WESTERLY LEVEE OF THE SAN JACINTO RIVER, AS SHOWN ON SAID MAP, ELEV. 1611.25.

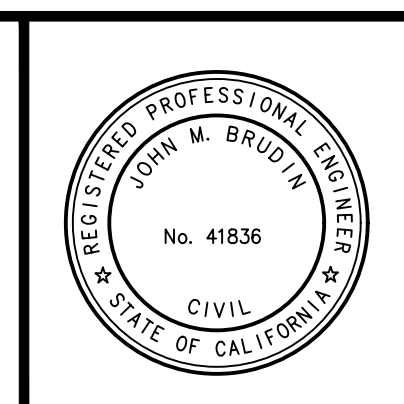
**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 6" AND "STA 11" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
7/2/26	ZD	PHASE II PLAN SET REVISIONS		

**SOBOBA BAND OF LUISEÑO INDIANS**

RECOMMENDED BY: \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



**DESIGN BUILD CONTRACTOR:**

**ERSC INC.**  
 Engineering Resources of Southern California

1861 W. Redlands Blvd. Bldg. 7B  
 Redlands CA. 92373  
 (909) 890-1255  
 FAX: (909) 890-0995

John M. Brudin  
 5/21/2026  
 DATE



**SOBOBA BAND OF LUISEÑO INDIANS**

**SEDC - SOVOVATUM VILLAGE PHASE II**

**EROSION CONTROL PLAN**

FOR: \_\_\_\_\_ W.O. \_\_\_\_\_ FILE NO. \_\_\_\_\_

SHEET No. **9**  
 OF **9** SHEETS

**Sheet Issue & Revision Log**

NO.	DATE	DESCRIPTION
1		INITIAL SUBMITTAL

It is the client's responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor is responsible for the building codes and methods of construction should be responsible for. Written instructions regarding such proposed errors or omissions shall be received from the architect prior to the start of client administration proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.