

P:\CIVIL_3D PROJECTS\2019\19-163.41\DOCUMENTS\EXHIBITS\19-163.41-45 COVER SHEET.DWG 9/6/2024 10:15:59 AM

PLANS FOR CONSTRUCTION OF:
CITY OF LOS BANOS
THREE CITY OWNED PARKING LOT IMPROVEMENTS

PROJECT ENGINEER: NATHAN GLEAVES



PLANNING • SURVEYING • CIVIL ENGINEERING
1234 O STREET, FRESNO, CALIFORNIA 93721
TEL: 559-449-4500 FAX: 559-449-4515
WWW.PRECISIONENG.NET

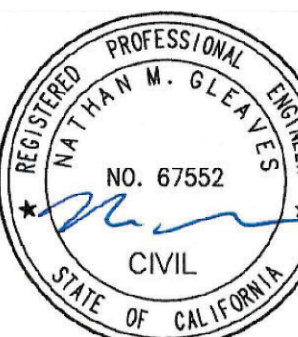


PROJECT TITLE: CITY OF LOS BANOS
THREE CITY OWNED PARKING LOT IMPROVEMENTS
SHEET DESCRIPTION: LOCATION MAP & INDEX OF DRAWINGS
CITY OF: LOS BANOS
COUNTY OF: FRESNO

PREPARED FOR:
CITY OF LOS BANOS
520 J STREET
LOS BANOS, CA 93635
(209) 827-7000

REVISIONS

DRAWN BY: VYT
CHECKED BY: DY
DATE: 9/6/2024



SHEET NUMBER:
1 OF 6
JOB NUMBER:
19-163.40-45

GENERAL CONSTRUCTION NOTES

GENERAL:

ALL PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK FOR WHICH A PERMIT IS REQUIRED.

- AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY TRAFFIC CONTROL MEASURES OR WORK WITHIN EXISTING CITY RIGHTS-OF-WAY. CITY PERMITS MAY BE OBTAINED AT LOS BANOS PUBLIC WORKS DEPARTMENT, CONSTRUCTION MANAGEMENT AND INSPECTION DIVISION.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE MEASURES TO PREVENT THE GENERAL PUBLIC FROM ACCESSING THE CONSTRUCTION AREAS AT ALL TIMES.

PROCEDURES:

- PRIOR TO BEGINNING CONSTRUCTION, ADVANCE WARNING SIGNS SHALL BE PLACED 7 DAYS PRIOR TO COMMENCING WORK IN ORDER TO NOTIFY THE PUBLIC OF THE IMMINENCE OF CONSTRUCTION AND OF POSSIBLE DELAYS. SEE "TRAFFIC CONTROL" SECTION.
- ALL EXISTING MAINS, UTILITIES, SIGNS, STRIPING, ETC., FOUND TO BE IN CONFLICT WITH THIS PLAN, WHETHER SPECIFICALLY IDENTIFIED ON THE PLANS AND PROJECT SPECIFICATIONS OR NOT, SHALL BE CONSIDERED AS PART OF THE REQUIRED WORK TO BE PERFORMED.
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- THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC UTILITIES DEPARTMENT STREETS MANAGER AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO POURING SIDEWALKS, AND/OR INSTALLING ANY SIGNS, MARKINGS, STRIPING OR STENCILING SUCH AS DIRECTIONAL ARROWS, STOPS, CROSS WALKS, ETC. THE CITY STREET MANAGER SHALL BE INFORMED OF ALL LOCATIONS, TYPES, DATES AND SCHEDULE OF INSTALLATION. ANY CHANGES PROPOSED TO THE PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.
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SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	LOCATION MAP & SHEET INDEX
2	"J" STREET & 7TH STREET GRADING PLAN
3	RANCHWOOD PARK DEMOLITION PLAN
4	RANCHWOOD PARK GRADING PLAN
5	VINEYARD BASIN "B" PARK DEMOLITION PLAN
6	VINEYARD BASIN "B" PARK GRADING PLAN

UTILITY CONTACTS

PG&E - STEVE MURPHY MAIN (209) 726-6338
3185 W STREET CELL (209) 363-2216
MERCED, CA 95349
AT&T - RENEE BINGHAM MAIN (209) 578-7354
1116 W STREET
MERCED, CA 95354

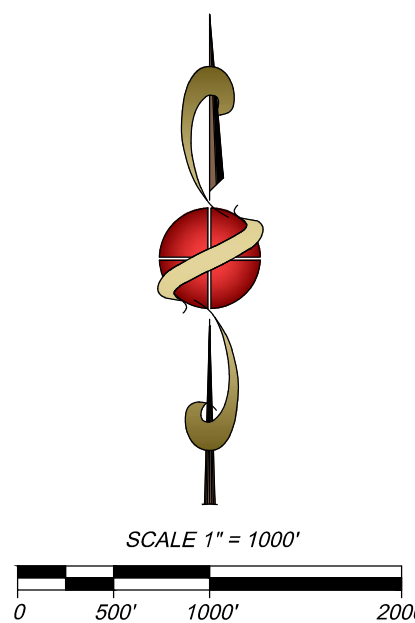
SIGNATURE BLOCK

REVIEWED AND APPROVED BY THE CITY OF LOS BANOS PUBLIC WORKS
DIRECTOR/CITY ENGINEER

BY: Charles Bergson DATE: 9/9/24
CHARLES BERGSON, P.E.
PUBLIC WORKS DIRECTOR/CITY ENGINEER

BENCHMARK

ELEVATIONS ARE RELATIVE



P:\CIVIL_3D PROJECTS\2019\19-163.41\PRODUCTION DRAWINGS\CIVIL\19-163.41 DEMOLITION & GRADING PLANNING 9/5/2024 1:41:30 PM

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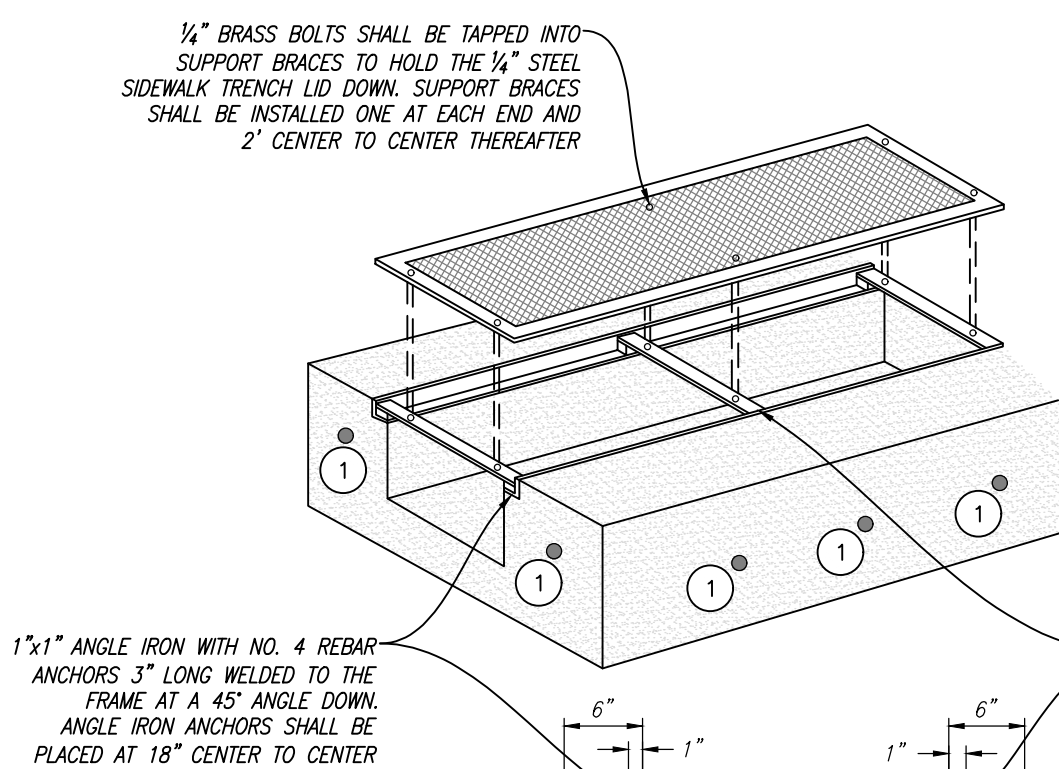
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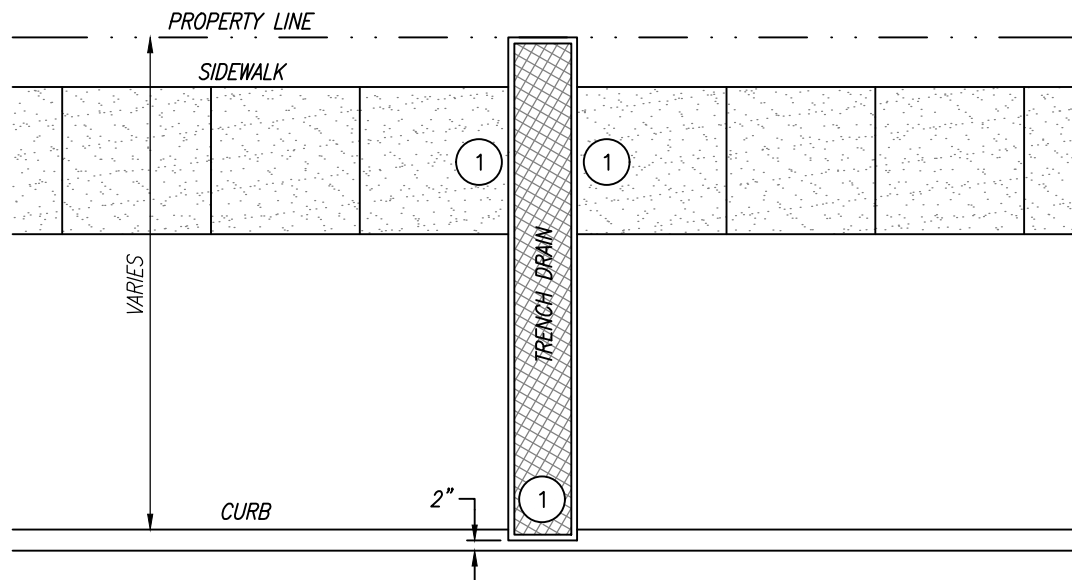
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CONTRACTION JOINTS SHALL BE SCORED 1/2 THE DEPTH OF THE CONCRETE. ALL JOINTS IN THE GUTTER SHALL BE SEALED.

SIDEWALK TRENCH DRAIN DETAIL

NOT TO SCALE



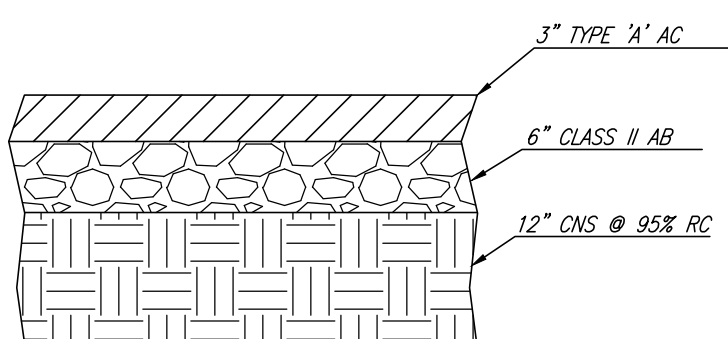
NOTE NO. 1

INSTALL DRILLED IN DOWELS OR REINFORCING STEEL BARS AS DIRECTED BY THE ENGINEER

TRENCH DRAINS SHALL BEGIN AT PROPERTY LINE OR PROPOSED BACK EDGE OF SIDEWALK AND SHALL EXTEND TO 2" FROM THE FACE OF THE CURB. ALL DRAINS MUST BE COMPLETELY COVERED INCLUDING THE BOULEVARD BETWEEN THE SIDEWALK AND THE CURB.

PROPOSED PAVEMENT SECTION

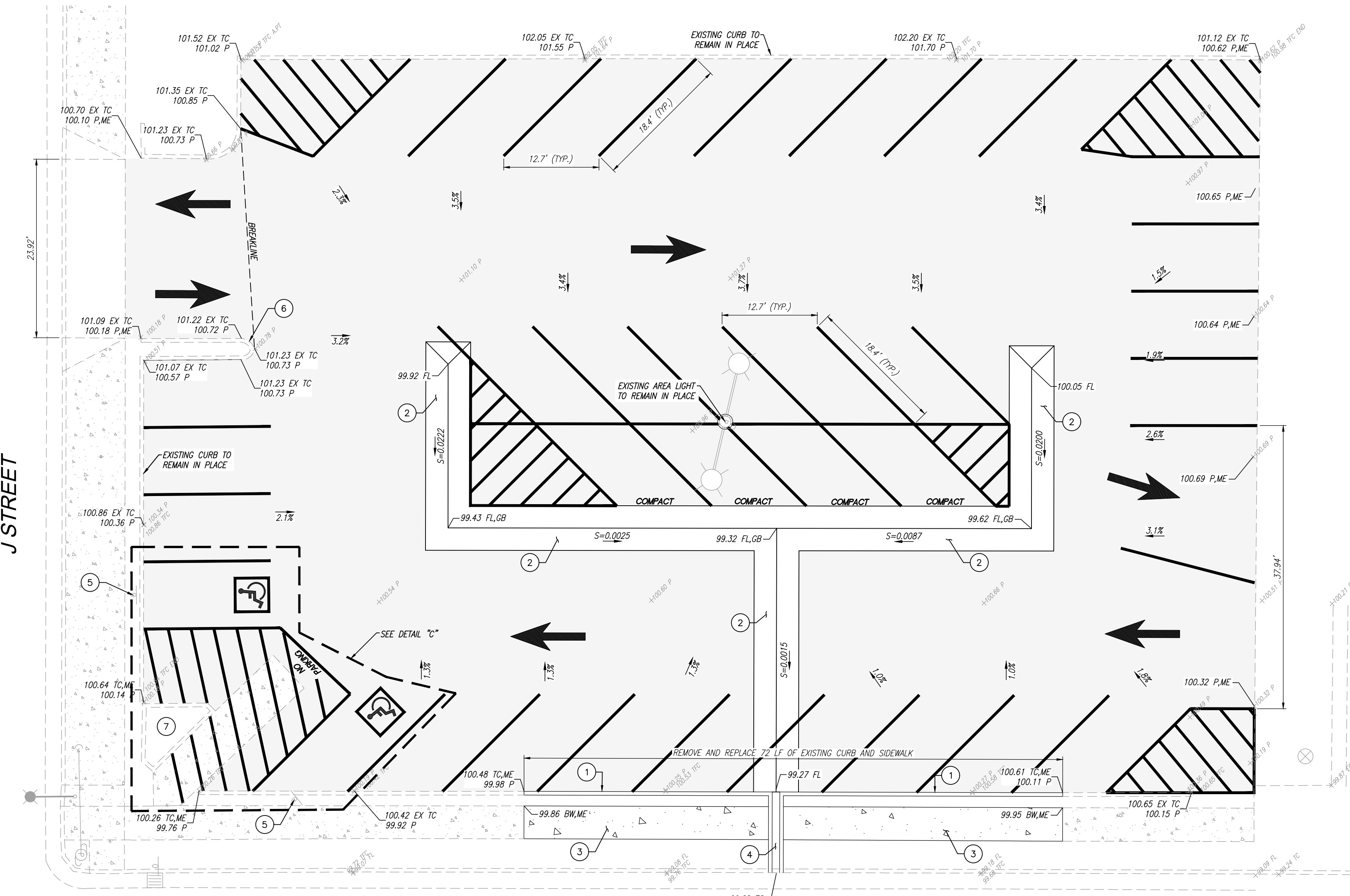
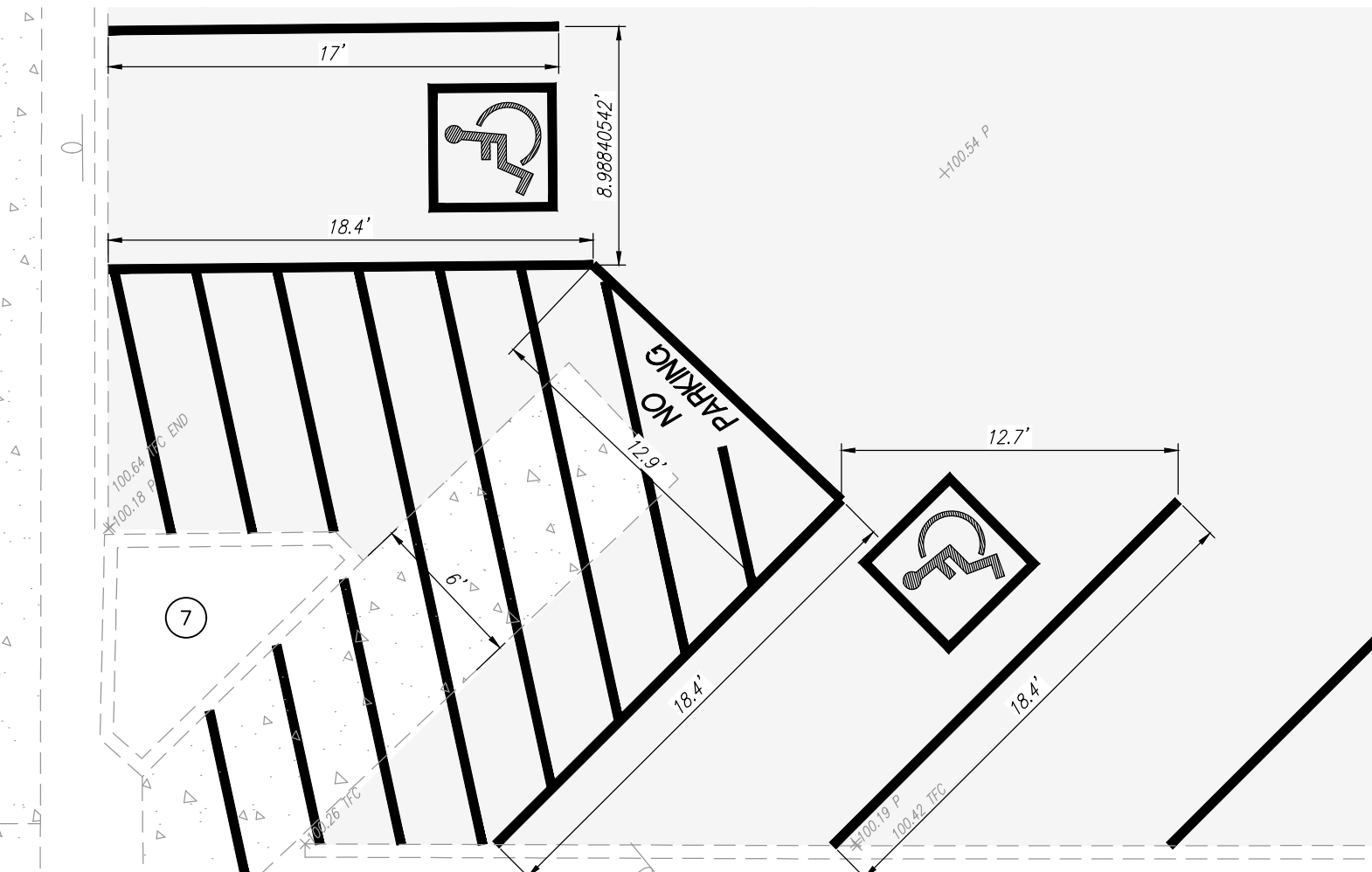
NOT TO SCALE



T.I. = 4.0 ; R-VALUE = 5

PROPOSED ADA PARKING STALL DETAIL

NOT TO SCALE



LEGEND:

BW	BACK OF WALK
C	CONCRETE
EP	EDGE OF PAVEMENT
EX	EXISTING
FL	FLOWLINE
LIP	LIP OF GUTTER
ME	MATCH EXISTING
P	PAVEMENT
TC	TOP OF CURB
---	EXISTING GRADE
---	EXISTING CURB AND GUTTER
---	EXISTING STORM DRAIN INLET
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CONCRETE SIDEWALK

BENCHMARK:

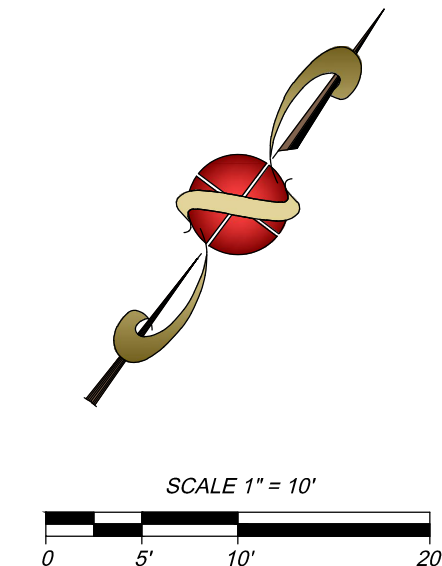
ELEVATIONS ARE RELATIVE

SITE ADDRESS:

NORTHWEST CORNER OF J STREET AND 7TH STREET.

KEYNOTES

- CONSTRUCT 6" CONCRETE CURB CITY OF LOS BANOS STD. ST-5
 - CONSTRUCT 6" WIDE VALLEY GUTTER PER CITY OF LOS BANOS STD. ST-13
 - CONSTRUCT CONCRETE SIDEWALK PER CITY OF LOS BANOS STD. ST-7
 - CONSTRUCT SIDEWALK TRENCH DRAIN PER DETAIL 'A' ON THIS SHEET
 - EXISTING ADA PARKING SIGN TO REMAIN
 - SAWCUT, REMOVE AND REPLACE ±6 LF OF CONCRETE CURB, NEW CURB TO BE DOWELED INTO EXISTING WITH #4 REBAR EPOXIED INTO EXISTING.
 - EXISTING PLANTER BOX & SIGN TO REMAIN
- CONSTRUCT ASPHALT PAVEMENT PER PAVEMENT SECTION AS SHOWN ON DETAIL 'B'



Know what's below.
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1234 O STREET, FRESNO, CALIFORNIA 93771
TEL: 559-449-1500 FAX: 559-449-4515
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PROJECT TITLE: 7TH STREET & J STREET PARKING LOT IMPROVEMENTS

SHEET DESCRIPTION: GRADING PLAN

COUNTY OF: MERCED

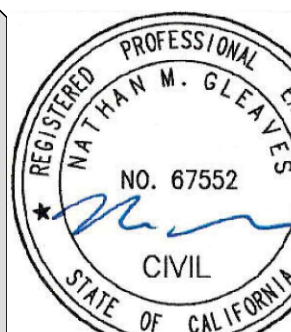
PREPARED FOR: CITY OF LOS BANOS

520 J STREET

LOS BANOS, CA 93635
(209) 827-7000

REVISIONS

DRAWN BY: VYT
CHECKED BY: DSY
DATE: 9/5/2024



SHEET NUMBER: 2 OF 6

JOB NUMBER: 19-163.41

PLANS FOR CONSTRUCTION OF:
CITY OF LOS BANOS
RANCHWOOD PARK PARKING LOT IMPROVEMENTS

PROJECT ENGINEER: NATHAN GLEAVES



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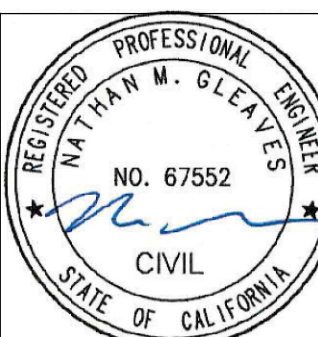


PROJECT TITLE: RANCHWOOD PARK PARKING LOT IMPROVEMENTS
SHEET DESCRIPTION: DEMOLITION PLAN
COUNTY OF: MERCED
CITY OF: LOS BANOS

PREPARED FOR: CITY OF LOS BANOS
520 J STREET
LOS BANOS, CA 93635
(209) 827-7000

REVISIONS

DRAWN BY: VYT
CHECKED BY: DY
DATE: 9/5/2024



SHEET NUMBER:
3 OF 6
JOB NUMBER:
19-163.44

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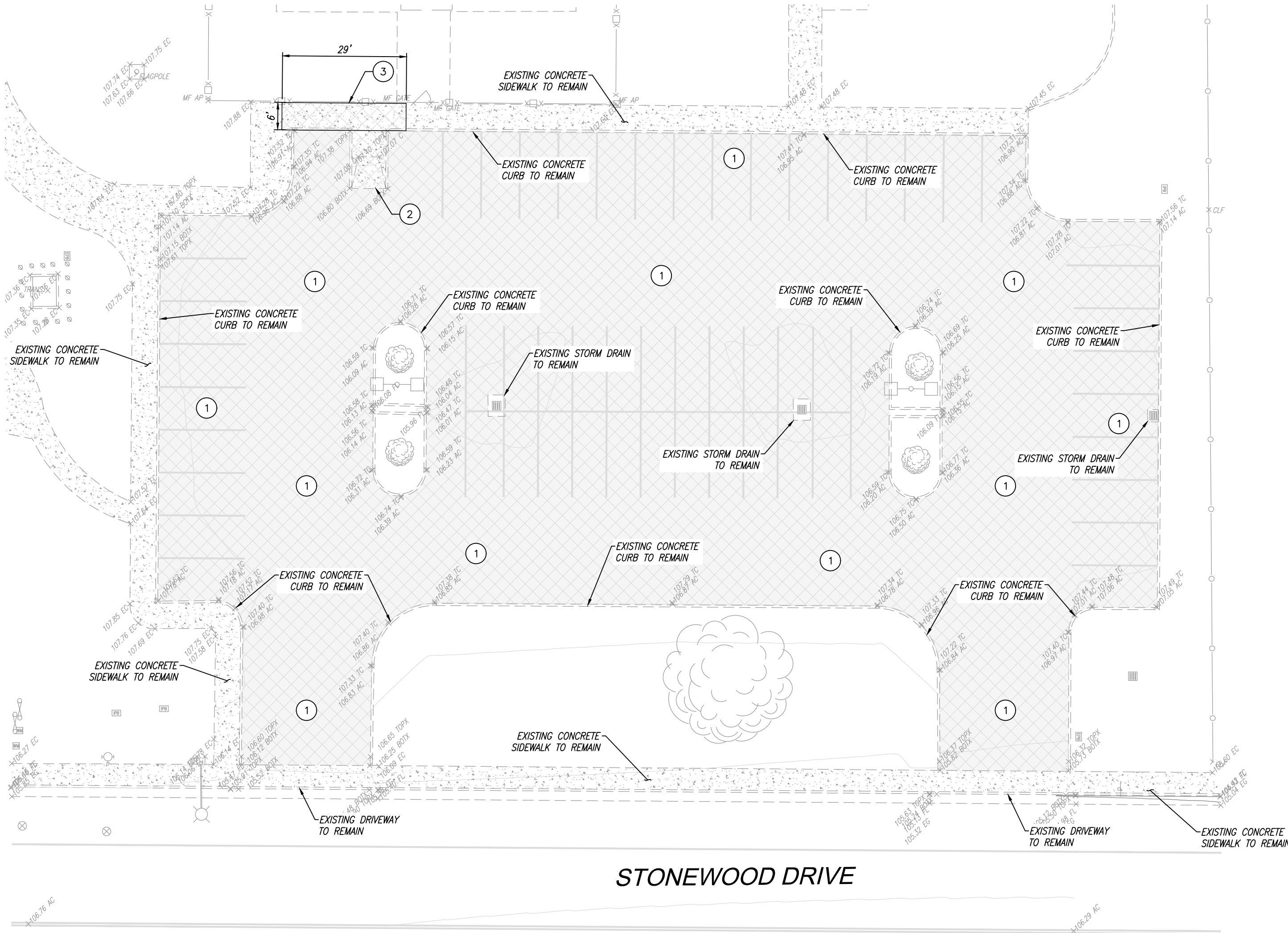
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TRAFFIC CONTROL:

12. TRAFFIC CONTROL SHALL CONFORM TO THE CITY OF LOS BANOS STANDARD SPECIFICATIONS AND, FOR CITY PROJECTS, THE PROJECT SPECIAL PROVISIONS. TRAFFIC CONTROL SHALL ALSO CONFORM TO THE LATEST VERSION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. COMPLIANCE WITH THE REQUIREMENTS OF SAID MANUAL SHALL BE CONSIDERED AS A MINIMUM REQUIREMENT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADDITIONAL SAFETY DEVICES WHEN NECESSARY TO MAINTAIN A SAFE CONDITION.
13. AN APPROVED TRAFFIC CONTROL PLAN IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION, UNLESS OTHERWISE PRESCRIBED IN THE PLAN, AS A MINIMUM ON MAJOR STREETS, AT LEAST ONE TWELVE (12) FOOT WIDE LANE IN EACH DIRECTION OF TRAVEL SHALL BE MAINTAINED AT ALL TIMES. PRIOR TO COMPLETION OF WORK EACH DAY, THE CONTRACTOR SHALL BACKFILL AND PROVIDES TEMPORARY TRENCH RESURFACING BEFORE LEAVING THE SITE.



LEGEND:

AC	ASPHALT CONCRETE
BLKW	BLOCK WALL
BW	BACK OF WALK
C	CONCRETE
EP	EDGE OF PAVEMENT
FL	FLOWLINE
FNC	FENCE
GRD	GROUND
HW	HEADWALL
LIP	LIP OF CUTTER
P	PAVEMENT
TC	TOP OF CURB
+100.00	EXISTING GRADE
---	EXISTING CURB AND GUTTER
■	EXISTING STORM DRAIN INLET
- - -	EXISTING EASEMENT
- - -	EXISTING CENTERLINE
- - -	EXISTING PROPERTY LINE
- - -	EXISTING RIGHT-OF-WAY
- - -	EXISTING SECTION LINE
▨	EXISTING CONCRETE SIDEWALK
⊙	EXISTING 48" SEWER MANHOLE
⊙	EXISTING 48" STORM DRAIN MANHOLE
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING GATE VALVE
⊙	EXISTING WATER METER
⊙	EXISTING IRRIGATION PULLBOX
⊙	EXISTING STREETLIGHT

BENCHMARK:

ELEVATIONS ARE RELATIVE

SITE ADDRESS:

515 STONEWOOD DRIVE
LOS BANOS, CA 93635



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

DEMOLITION KEYNOTES

- 1 EXISTING ASPHALT PAVEMENT TO BE REMOVED
 - 2 EXISTING ACCESS RAMP TO BE REMOVED
 - 3 EXISTING CONCRETE SIDEWALK TO BE REMOVED
- ▨ INDICATES LIMITS OF EXISTING ASPHALT PAVEMENT
- ▨ INDICATES LIMITS OF DEMOLITION

PLANS FOR CONSTRUCTION OF:
CITY OF LOS BANOS
RANCHWOOD PARK PARKING LOT IMPROVEMENTS

PROJECT ENGINEER: NATHAN GLEAVES



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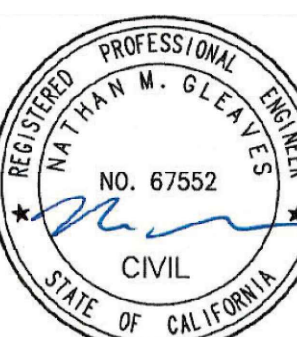


PROJECT TITLE: RANCHWOOD PARK PARKING LOT IMPROVEMENTS
SHEET DESCRIPTION: GRADING PLAN
CITY OF: LOS BANOS
COUNTY OF: MERCED

PREPARED FOR:
CITY OF LOS BANOS
520 J STREET
LOS BANOS, CA 93635
(209) 827-7000

REVISIONS

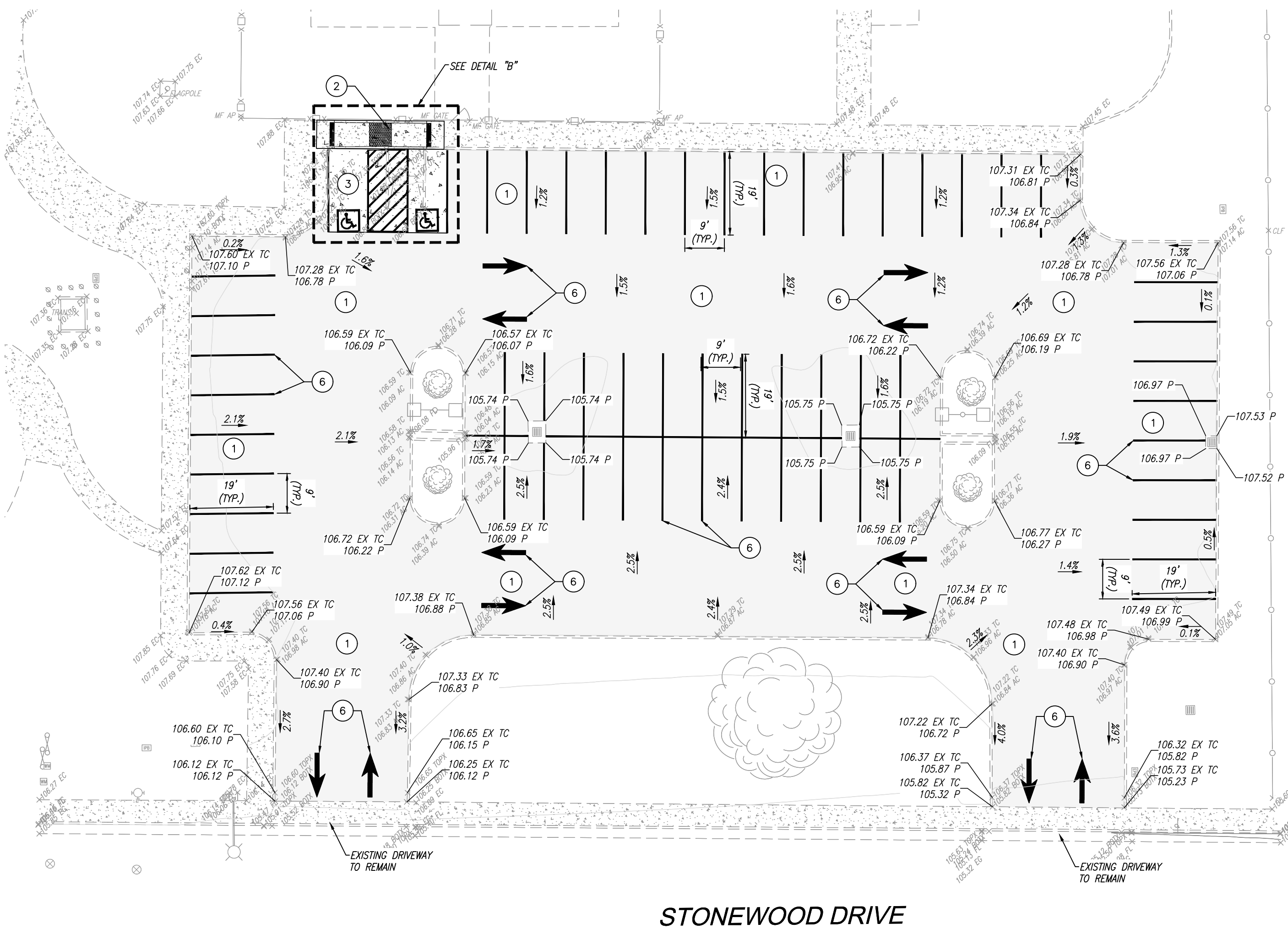
DRAWN BY: VYT
CHECKED BY: DY
DATE: 9/5/2024



SHEET NUMBER:
4 OF 6
JOB NUMBER:
19-163.44

CONSTRUCTION NOTES

- GENERAL:**
- ALL PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK FOR WHICH A PERMIT IS REQUIRED.
1. A GRADING PERMIT IS REQUIRED FROM THE CITY OF LOS BANOS PLANNING AND DEVELOPMENT SERVICES DEPARTMENT FOR ANY GRADING. THE CONTRACTOR SHALL CONTACT THE CITY BUILDING INSPECTION DIVISION FOR NECESSARY PERMIT AND REQUIREMENTS. (SEE "GRADING" SECTION)
- PROCEDURES:**
2. PRIOR TO BEGINNING CONSTRUCTION, ADVANCE WARNING SIGNS SHALL BE PLACED 7 DAYS PRIOR TO COMMENCING WORK IN ORDER TO NOTIFY THE PUBLIC OF THE IMMINENCE OF CONSTRUCTION AND OF POSSIBLE DELAYS. SEE "TRAFFIC CONTROL" SECTION.
3. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC UTILITIES DEPARTMENT STREETS MANAGER AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO POURING SIDEWALKS, AND/OR INSTALLING ANY SIGNS, MARKINGS, STRIPING OR STENCILING SUCH AS DIRECTIONAL ARROWS, STOPS, CROSS WALKS, ETC. THE CITY STREET MANAGER SHALL BE INFORMED OF ALL LOCATIONS, TYPES, DATES AND SCHEDULE OF INSTALLATION. ANY CHANGES PROPOSED TO THE PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.
4. ANY DIRT OR DEBRIS TRACKED ONTO ANY CITY STREET FROM THIS PROJECT SHALL BE CLEANED OFF AT THE END OF EACH WORKING DAY TO THE SATISFACTION OF THE CITY. IN THE EVENT OF CONTRACTOR'S NON-PERFORMANCE AND THE CITY IS REQUIRED TO PROVIDE CLEAN UP OF DIRT OR DEBRIS, THE CONTRACTOR SHALL BE BILLED AT THREE (3) TIMES THE ACTUAL COST.
5. DURING THE SITE CONSTRUCTION, ANY PUBLIC STREETS FRONTING THE PROJECT SHALL BE KEPT CLEAR OF ANY CONSTRUCTION OR LANDSCAPING DEBRIS AND SHALL NOT BE USED AS STORAGE AREA FOR EQUIPMENT, MATERIALS OR OTHER ITEMS.
- LIABILITIES:**
6. ANY EXISTING SECTION CORNER, QUARTER SECTION CORNER, PROPERTY CORNER, STREET CENTERLINE MONUMENT, OR ANY OTHER BENCH MARK DAMAGED BY THE CONTRACTOR IN THE COURSE OF THE WORK COVERED BY THESE CONSTRUCTION PLANS, SHALL BE RESET TO THE SATISFACTION OF THE CITY ENGINEER. A LICENSED LAND SURVEYOR OR CIVIL ENGINEER LICENSED TO PERFORM LAND SURVEYING SHALL CERTIFY THE PLACEMENT OR REPLACEMENT OF ALL MONUMENTS AND BENCHMARKS IN ACCORDANCE WITH ALL LAWS, RULES AND REGULATIONS GOVERNING SUCH PLACEMENTS OR REPLACEMENTS. PLACEMENT/REPLACEMENT AND CERTIFICATION SHALL BE COMPLETED BEFORE FINAL ACCEPTANCE OF THE PROJECT/WORK BY THE CITY. BRASS CAPS REQUIRED FOR THE INSTALLATION OF NEW OR REPLACEMENT MONUMENTS SHALL BE FURNISHED BY THE CONTRACTOR PER CITY STANDARD, AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
7. ANY EXISTING SIGNING, STRIPING, AND STENCILING AND/OR IMPROVEMENT SHOWN ON THE PLANS TO REMAIN BUT ARE DAMAGED, DISTURBED OR FADED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN-KIND IN ACCORDANCE WITH THE CITY OF LOS BANOS STANDARD AND AS DIRECTED BY THE CITY ENGINEER. THE CONTRACTOR SHALL NOTIFY THE CITY STREETS MANAGER AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO INSTALLING OR REINSTALLING ANY SIGNS, MARKINGS, STRIPING OR STENCILING SUCH AS DIRECTIONAL ARROWS, STOPS, CROSS WALKS, ETC. DAMAGED OR FADED BY THE WORK, THE CITY STREET MANAGER SHALL BE INFORMED OF ALL LOCATIONS, TYPES, DATES AND SCHEDULE OF WORK. (SEE "STRIPING").
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL EXISTING STRUCTURES, TREES, SHRUBS, ETC., THAT ARE ON EXISTING OR PROPOSED RIGHT-OF-WAY LINES, ENROACHING ON EXISTING OR PROPOSED STREET EASEMENTS OR ENROACHING ON EXISTING OR PROPOSED UTILITY EASEMENTS. NO TREE SIX INCHES IN DIAMETER OR LARGER SHALL BE REMOVED WITHOUT THE WRITTEN APPROVAL OF THE CITY PLANNER OR AS SHOWN ON THE APPROVED IMPROVEMENT PLANS.
9. FOR CITY PROJECTS AND SUBDIVISION IMPROVEMENTS INSTALLED IN CONJUNCTION WITH A PARCEL MAP OR FINAL MAP, THE COST OF INITIAL TESTS (COMPACTION, ETC.) WILL BE PAID BY THE CITY. THE COSTS OF ALL REPEAT TESTING REQUIRED FOR ACCEPTANCE OF ANY WORK SHALL BE FULLY BORNE BY THE CONTRACTOR. FOR ALL OTHER PROJECTS, THE COSTS FOR BOTH INITIAL AND REPEAT TESTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- STANDARDS/SPECIFICATIONS:**
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS BANOS STANDARD DRAWINGS AND SPECIFICATIONS.
- TRAFFIC CONTROL:**
11. TRAFFIC CONTROL SHALL CONFORM TO THE CITY OF LOS BANOS STANDARD SPECIFICATIONS AND, FOR CITY PROJECTS, THE PROJECT SPECIAL PROVISIONS. TRAFFIC CONTROL SHALL ALSO CONFORM TO THE LATEST VERSION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. COMPLIANCE WITH THE REQUIREMENTS OF SAID MANUAL SHALL BE CONSIDERED AS A MINIMUM REQUIREMENT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADDITIONAL SAFETY DEVICES WHEN NECESSARY TO MAINTAIN A SAFE CONDITION.
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LEGEND:

- | | |
|----------------------------------|------------------|
| AC | ASPHALT CONCRETE |
| BLKW | BLOCK WALL |
| BW | BACK OF WALK |
| C | CONCRETE |
| EP | EDGE OF PAVEMENT |
| FL | FLOWLINE |
| FNC | FENCE |
| GRD | GROUND |
| HW | HEADWALL |
| LIP | LIP OF GUTTER |
| P | PAVEMENT |
| TC | TOP OF CURB |
| EXISTING GRADE | |
| EXISTING CURB AND GUTTER | |
| EXISTING STORM DRAIN INLET | |
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| EXISTING SECTION LINE | |
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| EXISTING FIRE HYDRANT | |
| EXISTING GATE VALVE | |
| EXISTING WATER METER | |
| EXISTING IRRIGATION PULLBOX | |
| EXISTING STREETLIGHT | |

BENCHMARK:

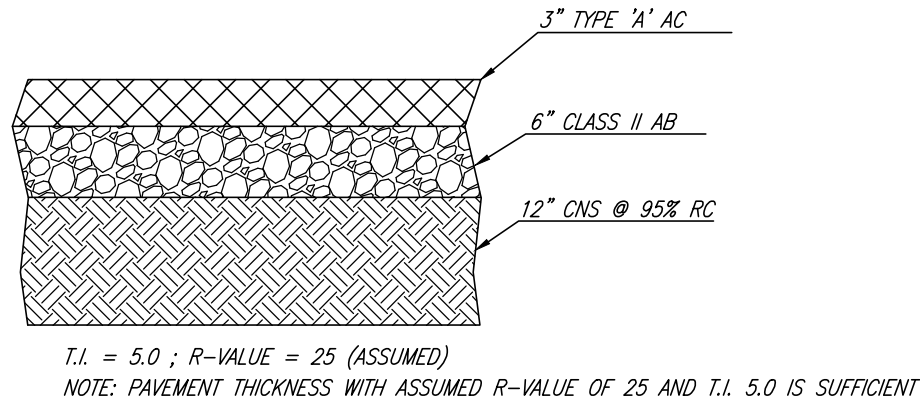
ELEVATIONS ARE RELATIVE

SITE ADDRESS:

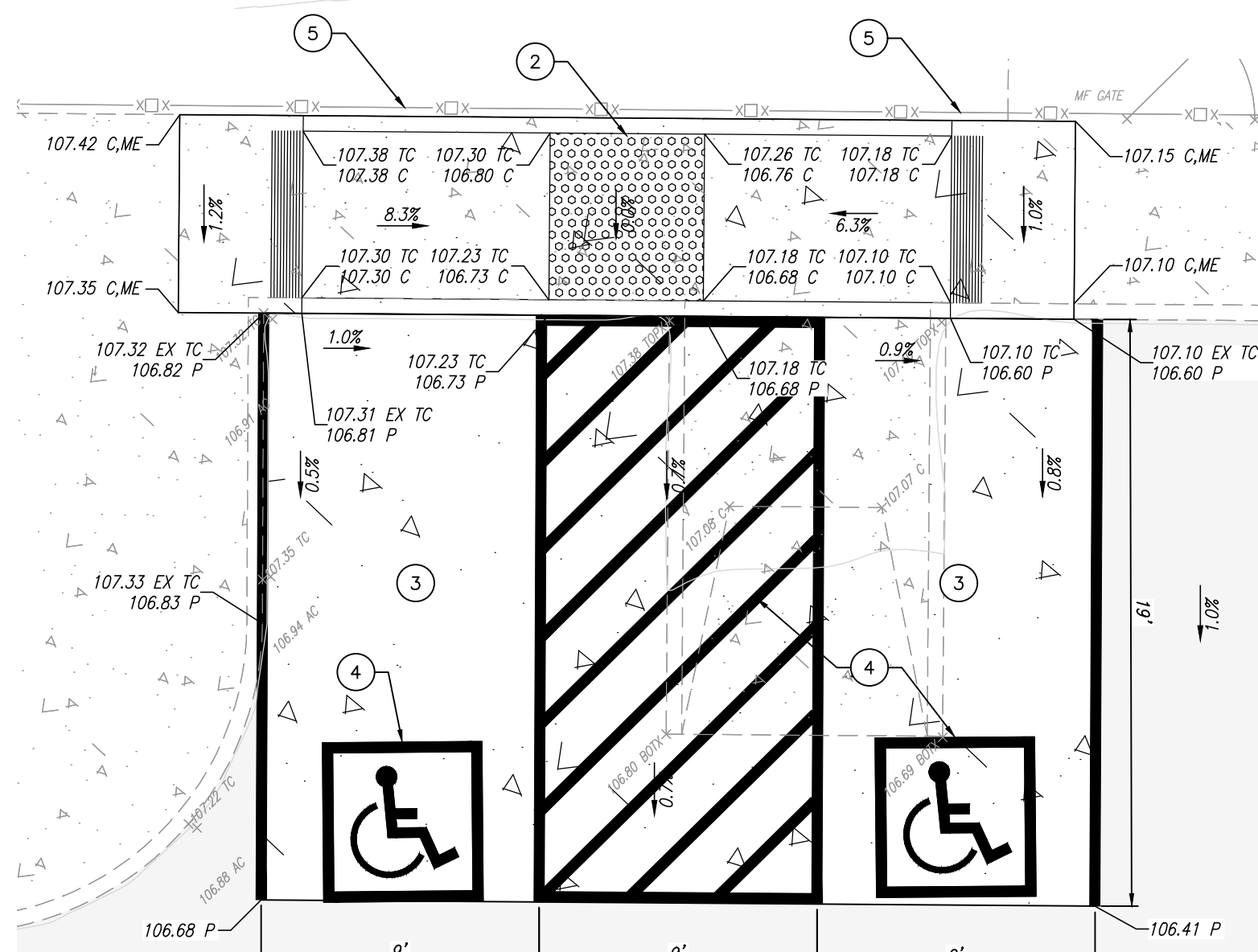
515 STONEWOOD DRIVE
LOS BANOS, CA 93635

CONSTRUCTION KEYNOTES

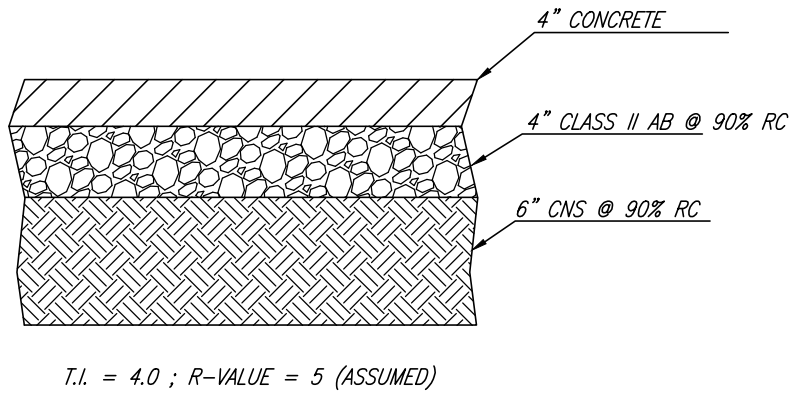
- CONSTRUCT ASPHALT PAVEMENT PER PAVEMENT SECTION (SEE DETAIL "A")
 - CONSTRUCT ACCESSIBLE RAMP PER DETAIL "B"
 - CONSTRUCT CONCRETE PAD PER DETAIL "C"
 - INSTALL ADA PARKING STALL STRIPING PER DETAIL "B"
 - REMOVE & REPLACE EXISTING ADA PARKING SIGN TO INCLUDE "VAN ACCESSIBLE". INSTALL NEW SIGNS ON CENTERLINE OF NEW ADA PARKING SPACES.
 - INSTALL PARKING LOT STRIPING & PAVEMENT MARKINGS PER CITY STANDARDS
- INDICATES LIMITS OF PROPOSED ASPHALT PAVEMENT



A PROPOSED ASPHALT PAVEMENT SECTION
NOT TO SCALE



B PROPOSED ADA PARKING STALL DETAIL
NOT TO SCALE



C PROPOSED CONCRETE PAVEMENT SECTION
NOT TO SCALE

PLANS FOR CONSTRUCTION OF:
CITY OF LOS BANOS
VINEYARD BASIN "B" PARK PARKING LOT IMPROVEMENTS

PROJECT ENGINEER: NATHAN GLEAVES



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PROJECT TITLE: VINEYARD BASIN "B" PARK PARKING LOT IMPROVEMENTS
SHEET DESCRIPTION: DEMOLITION PLAN
CITY OF: LOS BANOS
COUNTY OF: MERCED

PREPARED FOR:
CITY OF LOS BANOS
520 J STREET
LOS BANOS, CA 93635
(209) 827-7000

REVISIONS

DRAWN BY: VYT
CHECKED BY: DY
DATE: 9/6/2024



SHEET NUMBER:
5 OF 6
JOB NUMBER:
19-163.45

CONSTRUCTION NOTES

GENERAL:

- ALL PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK FOR WHICH A PERMIT IS REQUIRED.
- AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY TRAFFIC CONTROL MEASURES OR WORK WITHIN EXISTING CITY RIGHTS-OF-WAY. CITY PERMITS MAY BE OBTAINED AT LOS BANOS PUBLIC WORKS DEPARTMENT, CONSTRUCTION MANAGEMENT AND INSPECTION DIVISION.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE MEASURES TO PREVENT THE GENERAL PUBLIC FROM ACCESSING THE CONSTRUCTION AREAS AT ALL TIMES.

PROCEDURES:

- PRIOR TO BEGINNING CONSTRUCTION, ADVANCE WARNING SIGNS SHALL BE PLACED 7 DAYS PRIOR TO COMMENCING WORK IN ORDER TO NOTIFY THE PUBLIC OF THE IMMINENCE OF CONSTRUCTION AND OF POSSIBLE DELAYS. SEE "TRAFFIC CONTROL" SECTION.
- ALL EXISTING MAINS, UTILITIES, SIGNS, STRIPING, ETC., FOUND TO BE IN CONFLICT WITH THIS PLAN, WHETHER SPECIFICALLY IDENTIFIED ON THE PLANS AND PROJECT SPECIFICATIONS OR NOT, SHALL BE CONSIDERED AS PART OF THE REQUIRED WORK TO BE PERFORMED.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY AUTHORITIES OR UTILITY COMPANIES HAVING POSSIBLE INTEREST IN THE WORK OF THE CONTRACTOR'S INTENTION TO EXCAVATE PROXIMATE TO EXISTING FACILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITIES IN THE WORK AREA. THE CONTRACTOR SHALL NOTIFY U.S.A. TWO (2) WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION.
- THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC UTILITIES DEPARTMENT STREETS MANAGER AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO POURING SIDEWALKS, AND/OR INSTALLING ANY SIGNS, MARKINGS, STRIPING OR STENCILING SUCH AS DIRECTIONAL ARROWS, STOPS, CROSS WALKS, ETC. THE CITY STREET MANAGER SHALL BE INFORMED OF ALL LOCATIONS, TYPES, DATES AND SCHEDULE OF INSTALLATION. ANY CHANGES PROPOSED TO THE PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM ANY ADJACENT PROPERTY OWNER GIVING HIM PERMISSION TO ENTER HIS PROPERTY FOR PURPOSES OF CONSTRUCTING THE IMPROVEMENTS DELINEATED ON THESE PLANS AND TRANSTIONS THERETO. THE CONTRACTOR SHALL PROVIDE THE CITY WITH A COPY PRIOR TO START OF WORK.
- ANY DIRT OR DEBRIS TRACKED ONTO ANY CITY STREET FROM THIS PROJECT SHALL BE CLEANED OFF AT THE END OF EACH WORKING DAY TO THE SATISFACTION OF THE CITY. IN THE EVENT OF CONTRACTOR'S NON-PERFORMANCE AND THE CITY IS REQUIRED TO PROVIDE CLEAN UP OF DIRT OR DEBRIS, THE CONTRACTOR SHALL BE BILLED AT THREE (3) TIMES THE ACTUAL COST.
- DURING THE SITE CONSTRUCTION, ANY PUBLIC STREETS FRONTING THE PROJECT SHALL BE KEPT CLEAR OF ANY CONSTRUCTION OR LANDSCAPING DEBRIS AND SHALL NOT BE USED AS STORAGE AREA FOR EQUIPMENT, MATERIALS OR OTHER ITEMS.

LIABILITIES:

- ANY EXISTING SECTION CORNER, QUARTER SECTION CORNER, PROPERTY CORNER, STREET CENTERLINE MONUMENT, OR ANY OFFICIAL BENCH MARK DAMAGED BY THE CONTRACTOR IN THE COURSE OF THE WORK COVERED BY THESE CONSTRUCTION PLANS, SHALL BE RESET TO THE SATISFACTION OF THE CITY ENGINEER. A LICENSED LAND SURVEYOR OR CIVIL ENGINEER LICENSED TO PERFORM LAND SURVEYING SHALL CERTIFY THE PLACEMENT OR REPLACEMENT OF ALL MONUMENTS AND BENCHMARKS IN ACCORDANCE WITH ALL LAWS, RULES AND REGULATIONS GOVERNING SUCH PLACEMENTS OR REPLACEMENTS. PLACEMENT/REPLACEMENT AND CERTIFICATION SHALL BE COMPLETED BEFORE FINAL ACCEPTANCE OF THE PROJECT/WORK BY THE CITY. BRASS CAPS REQUIRED FOR THE INSTALLATION OF NEW OR REPLACEMENT MONUMENTS SHALL BE FURNISHED BY THE CONTRACTOR PER CITY STANDARD, AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
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- FOR CITY PROJECTS AND SUBDIVISION IMPROVEMENTS INSTALLED IN CONJUNCTION WITH A PARCEL MAP OR FINAL MAP, THE COST OF INITIAL TESTS (COMPACTION, ETC.) WILL BE PAID BY THE CITY. THE COSTS OF ALL REPEAT TESTING REQUIRED FOR ACCEPTANCE OF ANY WORK SHALL BE FULLY BORNE BY THE CONTRACTOR. FOR ALL OTHER PROJECTS, THE COSTS FOR BOTH INITIAL AND REPEAT TESTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

STANDARDS/SPECIFICATIONS:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS BANOS STANDARD DRAWINGS AND SPECIFICATIONS.

TRAFFIC CONTROL:

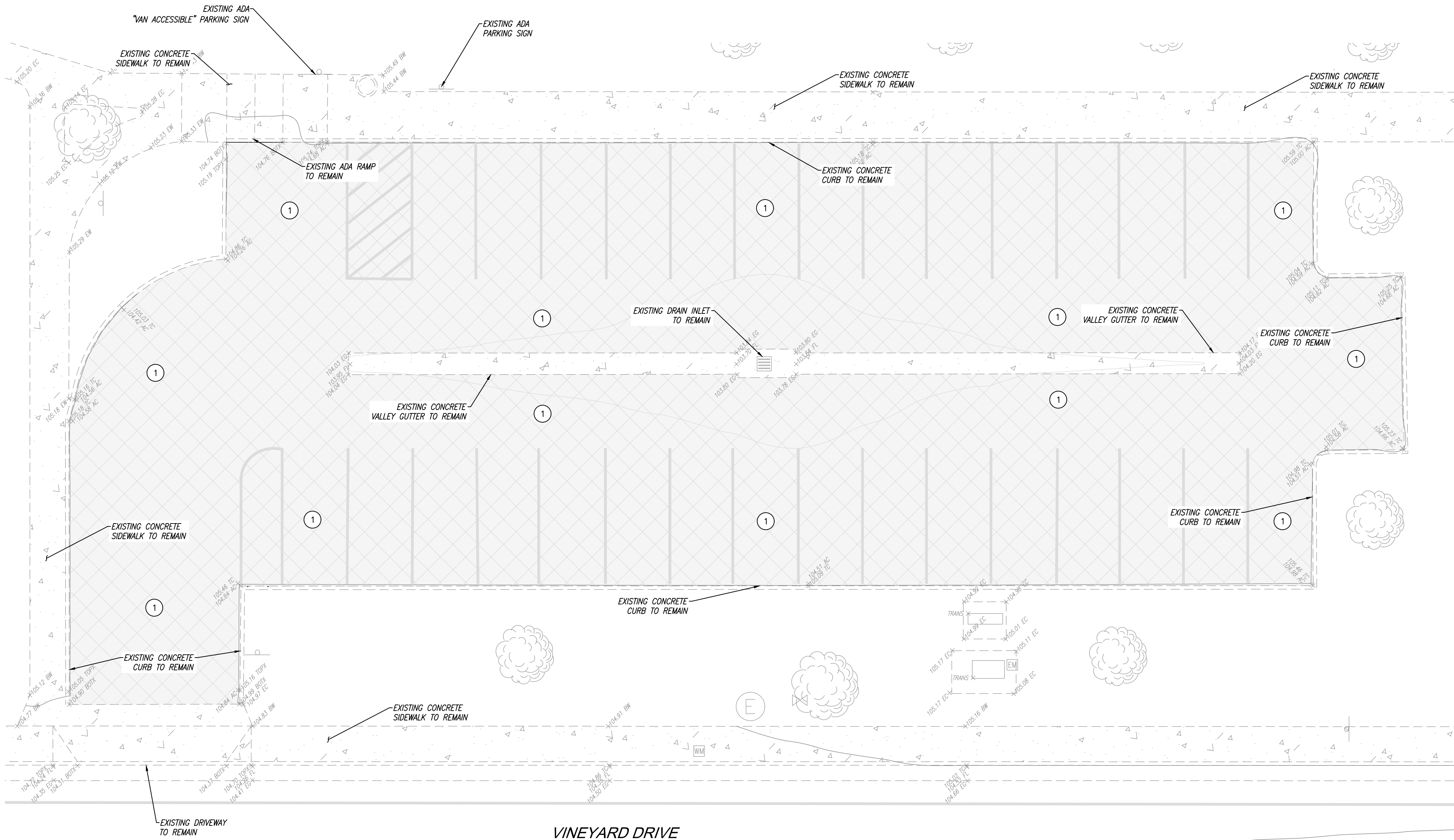
- TRAFFIC CONTROL SHALL CONFORM TO THE CITY OF LOS BANOS STANDARD SPECIFICATIONS AND, FOR CITY PROJECTS, THE PROJECT SPECIAL PROVISIONS. TRAFFIC CONTROL SHALL ALSO CONFORM TO THE LATEST VERSION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. COMPLIANCE WITH THE REQUIREMENTS OF SAID MANUAL SHALL BE CONSIDERED AS A MINIMUM REQUIREMENT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADDITIONAL SAFETY DEVICES WHEN NECESSARY TO MAINTAIN A SAFE CONDITION.
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BENCHMARK:

ELEVATIONS ARE RELATIVE

SITE ADDRESS:

VINEYARD BASIN "B" PARK
640 VINEYARD DRIVE
LOS BANOS, CA 93635

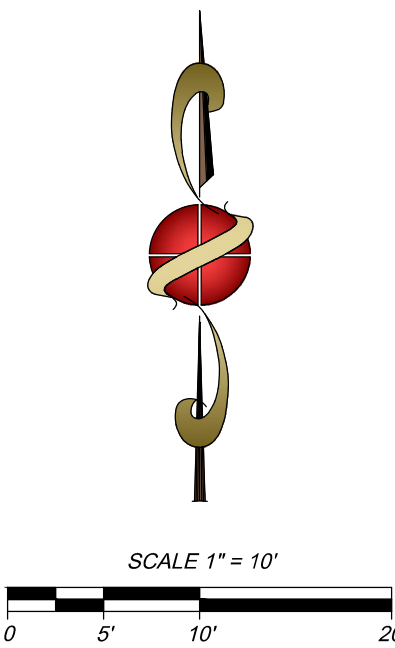


LEGEND:

AC	ASPHALT CONCRETE	---	EXISTING EASEMENT
BLKW	BLOCK WALL	---	EXISTING CENTERLINE
BW	BACK OF WALK	---	EXISTING PROPERTY LINE
C	CONCRETE	---	EXISTING RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	---	EXISTING SECTION LINE
FL	FLOWLINE	---	EXISTING CONCRETE SIDEWALK
FNC	FENCE	---	EXISTING 48" SEWER MANHOLE
GRD	GROUND	---	EXISTING 48" STORM DRAIN MANHOLE
HW	HEADWALL	---	EXISTING FIRE HYDRANT
LIP	LIP OF GUTTER	---	EXISTING GATE VALVE
P	PAVEMENT	---	EXISTING WATER METER
TC	TOP OF CURB	---	EXISTING IRRIGATION PULLBOX
	EXISTING GRADE	---	EXISTING STREETLIGHT
	EXISTING CURB AND GUTTER	---	
	EXISTING STORM DRAIN INLET	---	

DEMOLITION KEYNOTES

- ① EXISTING ASPHALT PAVEMENT TO BE REMOVED
- INDICATES LIMITS OF EXISTING ASPHALT PAVEMENT
- INDICATES LIMITS OF DEMOLITION



PLANS FOR CONSTRUCTION OF:
CITY OF LOS BANOS
VINEYARD BASIN "B" PARK PARKING LOT IMPROVEMENTS



PROJECT ENGINEER: NATHAN GLEAVES

CONSTRUCTION NOTES

- GENERAL:**
- ALL PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK FOR WHICH A PERMIT IS REQUIRED.
1. A GRADING PERMIT IS REQUIRED FROM THE CITY OF LOS BANOS PLANNING AND DEVELOPMENT SERVICES DEPARTMENT FOR ANY GRADING. THE CONTRACTOR SHALL CONTACT THE CITY BUILDING INSPECTION DIVISION FOR NECESSARY PERMIT AND REQUIREMENTS. (SEE "GRADING" SECTION)
- PROCEDURES:**
2. PRIOR TO BEGINNING CONSTRUCTION, ADVANCE WARNING SIGNS SHALL BE PLACED 7 DAYS PRIOR TO COMMENCING WORK IN ORDER TO NOTIFY THE PUBLIC OF THE IMMINENCE OF CONSTRUCTION AND OF POSSIBLE DELAYS. SEE "TRAFFIC CONTROL" SECTION.
3. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC UTILITIES DEPARTMENT STREETS MANAGER AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO POURING SIDEWALKS, AND/OR INSTALLING ANY SIGNS, MARKINGS, STRIPING OR STENCILING SUCH AS DIRECTIONAL ARROWS, STOPS, CROSS WALKS, ETC. THE CITY STREET MANAGER SHALL BE INFORMED OF ALL LOCATIONS, TYPES, DATES AND SCHEDULE OF INSTALLATION. ANY CHANGES PROPOSED TO THE PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.
4. ANY DIRT OR DEBRIS TRACKED ONTO ANY CITY STREET FROM THIS PROJECT SHALL BE CLEANED OFF AT THE END OF EACH WORKING DAY TO THE SATISFACTION OF THE CITY. IN THE EVENT OF CONTRACTOR'S NON-PERFORMANCE AND THE CITY IS REQUIRED TO PROVIDE CLEAN UP OF DIRT OR DEBRIS, THE CONTRACTOR SHALL BE BILLED AT THREE (3) TIMES THE ACTUAL COST.
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10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS BANOS STANDARD DRAWINGS AND SPECIFICATIONS.
- TRAFFIC CONTROL:**
11. TRAFFIC CONTROL SHALL CONFORM TO THE CITY OF LOS BANOS STANDARD SPECIFICATIONS AND, FOR CITY PROJECTS, THE PROJECT SPECIAL PROVISIONS. TRAFFIC CONTROL SHALL ALSO CONFORM TO THE LATEST VERSION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. COMPLIANCE WITH THE REQUIREMENTS OF SAID MANUAL SHALL BE CONSIDERED AS A MINIMUM REQUIREMENT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADDITIONAL SAFETY DEVICES WHEN NECESSARY TO MAINTAIN A SAFE CONDITION.
12. AN APPROVED TRAFFIC CONTROL PLAN IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION, UNLESS OTHERWISE PRESCRIBED IN THE PLAN, AS A MINIMUM ONE TWELVE (12) FOOT WIDE LANE IN EACH DIRECTION OF TRAVEL SHALL BE MAINTAINED AT ALL TIMES. PRIOR TO COMPLETION OF WORK EACH DAY, THE CONTRACTOR SHALL BACKFILL AND PROVIDES TEMPORARY TRENCH RESURFACING BEFORE LEAVING THE SITE.

BENCHMARK:

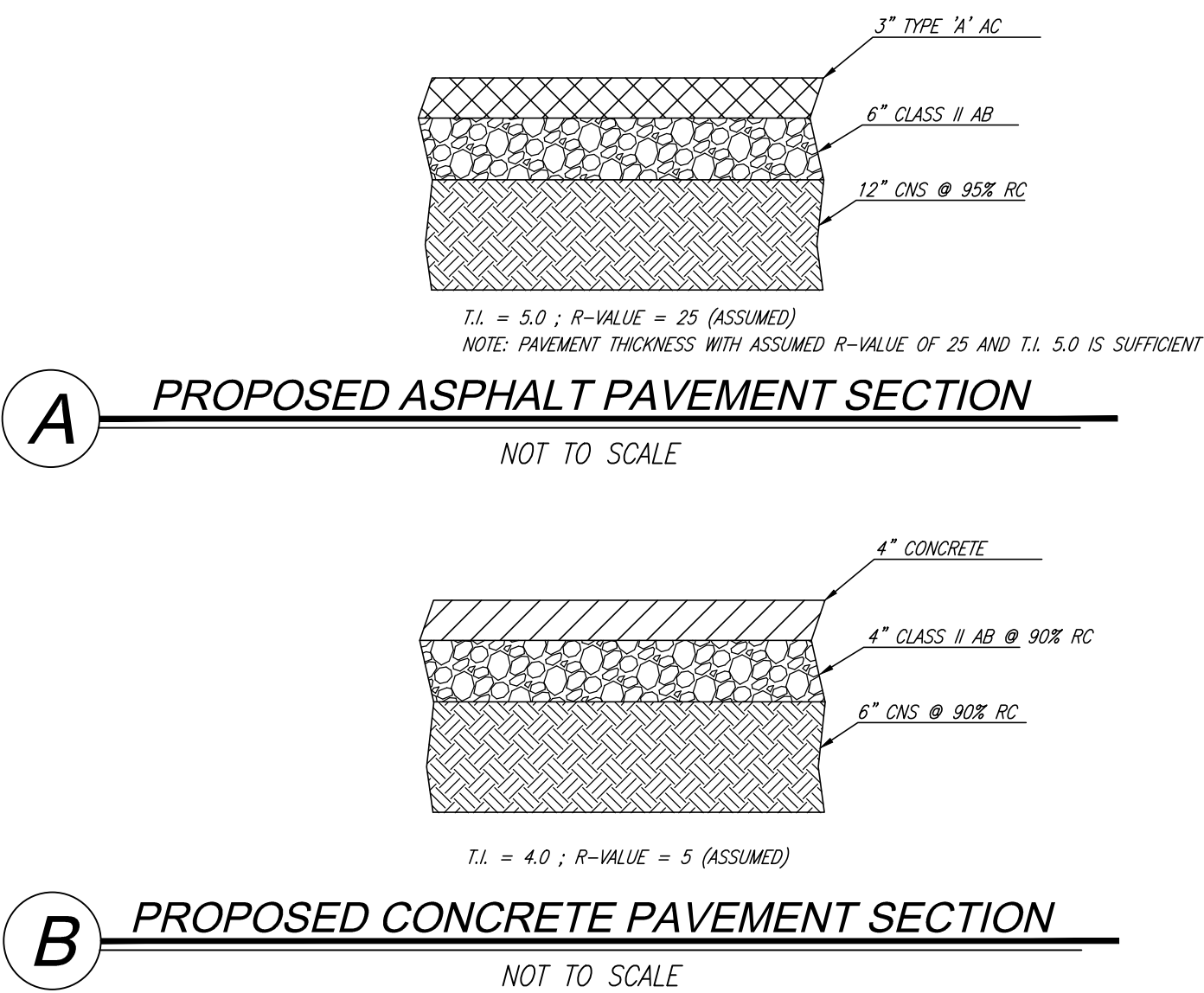
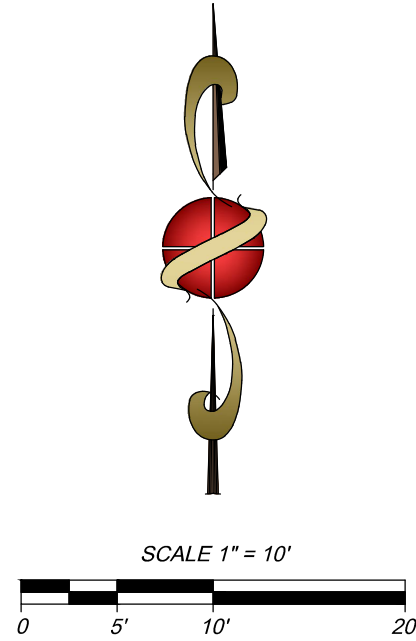
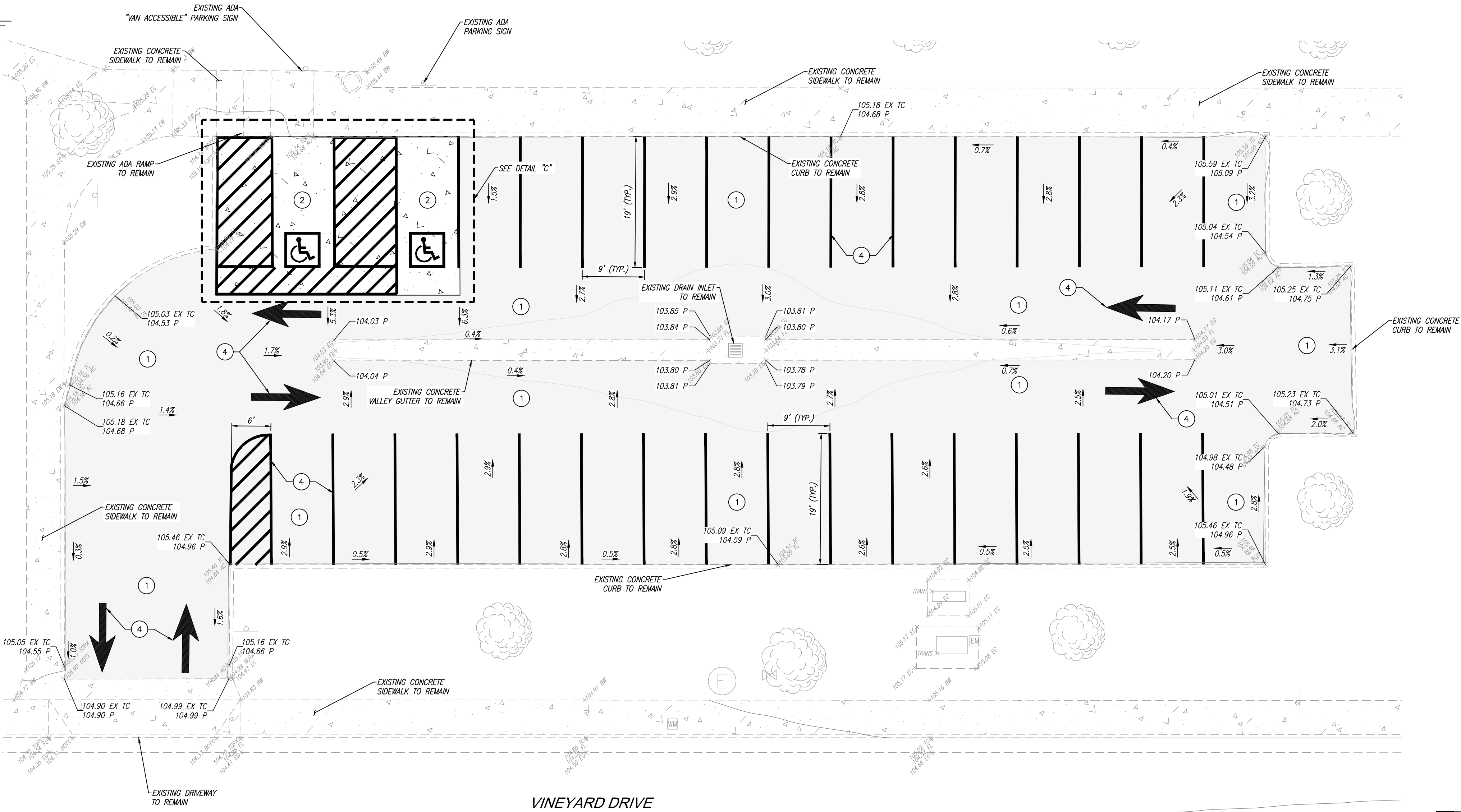
ELEVATIONS ARE RELATIVE

SITE ADDRESS:

VINEYARD BASIN "B" PARK
640 VINEYARD DRIVE
LOS BANOS, CA 93635

LEGEND:

AC	ASPHALT CONCRETE	---	EXISTING EASEMENT
BLKW	BLOCK WALL	---	EXISTING CENTERLINE
BW	BACK OF WALK	---	EXISTING PROPERTY LINE
C	CONCRETE	---	EXISTING RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	---	EXISTING SECTION LINE
FL	FLOWLINE	---	EXISTING CONCRETE SIDEWALK
FNC	FENCE	---	EXISTING 48" SEWER MANHOLE
GRD	GROUND	---	EXISTING 48" STORM DRAIN MANHOLE
HW	HEADWALL	---	EXISTING FIRE HYDRANT
LIP	LIP OF GUTTER	---	EXISTING GATE VALVE
P	PAVEMENT	---	EXISTING WATER METER
TC	TOP OF CURB	---	EXISTING IRRIGATION PULLBOX
---	EXISTING GRADE	---	EXISTING STREETLIGHT
---	EXISTING CURB AND GUTTER	---	
---	EXISTING STORM INLET	---	



- CONSTRUCTION KEYNOTES**
- CONSTRUCT ASPHALT PAVEMENT PER PAVEMENT SECTION (SEE DETAIL "A")
 - CONSTRUCT CONCRETE PAD PER DETAIL "B"
 - INSTALL ADA PARKING STALL STRIPING PER DETAIL "C"
 - INSTALL PARKING LOT STRIPING & PAVEMENT MARKINGS PER CITY STANDARDS
 - INSTALL STRIPING FOR ADA PATH OF TRAVEL PER CITY STANDARDS
- INDICATES LIMITS OF PROPOSED ASPHALT PAVEMENT

PRECISION CIVIL ENGINEERING, INC.

PROJECT TITLE: VINEYARD BASIN "B" PARK PARKING LOT IMPROVEMENTS

SHEET DESCRIPTION: GRADING PLAN

CITY OF: LOS BANOS

COUNTY OF: MERCED

PREPARED FOR: CITY OF LOS BANOS
520 J STREET
LOS BANOS, CA 93635
(209) 827-7000

REVISIONS

DRAWN BY: VYT
CHECKED BY: DY
DATE: 9/6/2024

SHEET NUMBER: 6 OF 6

JOB NUMBER: 19-163.45