

PLANS FOR CONSTRUCTION OF:

CITY OF LOS BANOS

'F' STREET CORPORATION YARD PARKING LOT IMPROVEMENTS

PROJECT ENGINEER: NATHAN GLEAVES



Know what's below.
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PLANNING & SURVEYING & CIVIL ENGINEERING
1934 O STREET, FRESNO, CALIFORNIA 93711
TEL: 559-449-4500 FAX: 559-449-4575
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SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	DRAWING & TOPOGRAPHIC PLAN

BENCHMARK:

ELEVATIONS ARE RELATIVE

SITE ADDRESS:

1015 F STREET
LOS BANOS, CA 93835



LEGEND:

AC	ASPHALT CONCRETE
AP	ANGLE POINT
BLOG	BUILDING
BLKW	BLOCK WALL
BOL	BOLLARD
BOTTOM X	BOTTOM OF RAMP
C	CONCRETE
CLF	CHAINLINK FENCE
EC	EDGE OF CONCRETE
EG	EDGE OF GUTTER
FL	FLOWLINE
GB	GRADEBREAK
ME	MATCH EXISTING
OH	BUILDING OVERHANG
P	PAVEMENT
TC	TOP OF CURB
TOP X	TOP OF RAMP
1-2-3	EXISTING GRADE
	PROPOSED PAVEMENT SECTION
	EXISTING CURB AND GUTTER
	EXISTING BUILDING
	EXISTING CHAIN LINK FENCE
	EXISTING OVERHEAD ELECTRICAL
	EXISTING TREE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING GATE VALVE
	EXISTING STORM DRAIN INLET
	EXISTING SEWER MANHOLE
	EXISTING STREET LIGHT
	EXISTING POWER POLE
	EXISTING GAS METER
	EXISTING PROPANE TANK
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING SEWER LINE, SIZE AS SHOWN
	EXISTING STORM DRAIN LINE, SIZE AS SHOWN
	EXISTING SECTION LINE
	EXISTING ROAD CENTERLINE
	EXISTING RIGHT OF WAY
	EXISTING PROPERTY LINE

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 MAINTENANCE OF CONSTRUCTION AND OF POSSIBLE DELAYS. SEE "TRAFFIC CONTROL" SECTION.
- ALL EXISTING MANHOLE, 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 TRANSACTIONS 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 OTHER BENCHMARK 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.
- ANY EXISTING SIGNING, STRIPING, AND STENCILING AND/OR IMPROVEMENT SHOWN ON THE PLANS TO REMAIN BUT ARE DAMAGED, DISTURBED OR LOST 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 REPLACING ANY SIGNS, MARKINGS, STRIPING OR STENCILING SUCH AS DIRECTIONAL ARROWS, STOPS, CROSS WALKS, ETC. DAMAGED OR LOST BY THE WORK. THE CITY STREET MANAGER SHALL BE INFORMED OF ALL LOCATIONS, TYPES, DATES AND SCHEDULE OF WORK (SEE "STRIPING").
- 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, ENCROACHING ON EXISTING OR PROPOSED STREET EASEMENTS OR ENCROACHING ON EXISTING OR PROPOSED UTILITY EASEMENTS AND 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.
- FOR CITY PROJECTS AND SUBMISSION 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 S&B 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.
 - 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 BARTALL AND PROVIDE TEMPORARY TRENCH RESURFACING BEFORE LEAVING THE SITE.

SIGNATURE BLOCK

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

CHARLES BETENSON, P.E.
PUBLIC WORKS DIRECTOR/CITY ENGINEER
DATE

PROJECT TITLE:
F STREET CORPORATION YARD PARKING LOT IMPROVEMENTS

SHEET DESCRIPTION:
COVER SHEET

CITY OF:
LOS BANOS

COUNTY OF:
MERCED

PREPARED FOR:
CITY OF LOS BANOS
411 MADISON AVENUE
LOS BANOS, CA 93835
(209) 827-7066

REVISIONS

DRAWN BY: DG
CHECKED BY: DY
DATE: 5/16/2025



SHEET NUMBER:
1 OF 2

JOB NUMBER:
19-163.40



Know what's below.
Call before you dig.

PLANS FOR CONSTRUCTION OF:

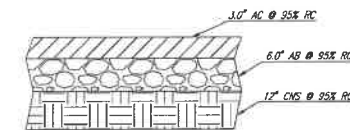
CITY OF LOS BANOS

'F' STREET CORPORATION YARD PARKING LOT IMPROVEMENTS

PROJECT ENGINEER: NATHAN GLEAVES

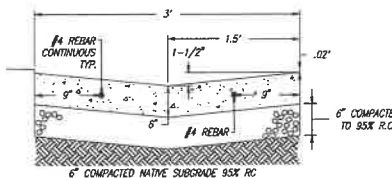
LEGEND

PROPOSED GRADE BREAK/HEDGE POINT	EXISTING STORM DRAIN INLET
PROPOSED SAWCUT	EXISTING SEWER MANHOLE
EXISTING PAVEMENT TO BE REMOVED AND REPLACED (NEW PAVEMENT SECTION SHALL BE CONSTRUCTED PER DETAIL 'A' ON THIS SHEET)	EXISTING STREET LIGHT
EXISTING CURB AND GUTTER	EXISTING POWER POLE
EXISTING BUILDING	EXISTING GAS METER
EXISTING CHAIN LINK FENCE	EXISTING PROPANE TANK
EXISTING OVERHEAD ELECTRICAL	EXISTING SIGN
EXISTING TREE	EXISTING BOLLARD
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EXISTING GATE VALVE	EXISTING SECTION LINE
	EXISTING ROAD CENTERLINE
	EXISTING RIGHT OF WAY
	EXISTING PROPERTY LINE
	EXISTING CONCRETE TO REMAIN
	EXISTING PAVEMENT TO REMAIN
	LIMITS OF PHASE I CONSTRUCTION AREA
	LIMITS OF PHASE II CONSTRUCTION AREA



PAVEMENT SECTION DETAIL

NOT TO SCALE



3' CONCRETE VALLEY GUTTER

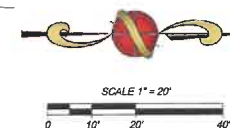
NOT TO SCALE

KEYNOTES

- CONSTRUCT 3' WIDE CONCRETE VALLEY GUTTER PER DETAIL 'B' ON THIS SHEET
- ADJUST EXISTING SEWER MANHOLE TO FINISH GRADE
- EXISTING SEWER PIPE TO REMAIN AND PROTECTED IN PLACE

PHASE CONSTRUCTION NOTES:

- CONTRACTOR SHALL DEAD AND OVER-EXCAVATE INTO PHASE II AREA APPROXIMATELY 15' (FIFTEEN) TO COMPACT SUBGRADE AND PLACE BASE ROCK.
- CONTRACTOR SHALL INSTALL 2"x4" HEADER AT PHASE BREAK LINE TO PAVE AGAINST.
- CONTRACTOR SHALL REMOVE HEADER AND APPLY BITUMEN JOINT SEALER PRIOR TO PAVING PHASE II AREA.



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SHEET DESCRIPTION: #####
CITY OF: LOS BANOS
COUNTY OF: MERCED

PREPARED FOR: CITY OF LOS BANOS
411 MADISON AVENUE
LOS BANOS, CA 93635
(209) 827-7056

REVISIONS

DRAWN BY: DG
CHECKED BY: DY
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