

City of Lompoc
PUBLIC WORKS DEPARTMENT

MEMORANDUM



DATE: August 9, 2016

TO: Veda Ornelas, Building

FROM: Lori M. Speer, P.E.
Engineering Consultant

SUBJECT: NEW DUPLEX & CARPORTS
204 N. C STREET
B2016-0407

General Comments

1. Provide a simple grading plan in accordance with the requirements in City of Lompoc Development Assistance Brochure E-20, including General information under General Grading Plan Requirements, items 1-7. The Grading Plan will be used for the encroachment permit, including all utilities and public improvements, in addition to the site improvements (concrete work, grading, overexcavation, etc.).
2. Provide a soils report.
3. The grading plan should provide finished floors for the carports and residences.
4. Provide grading/drainage information for the site with spot elevations and flow arrows.
5. The grading plan and site plan (Sheet A-1) should show all landings from exterior doors. The grading plan must note elevations on the landings and slopes or elevations to construct the landings. Show dimensions of the landings.
6. The Grading Plan shall note the existing sidewalk to the north and south of the property along with the construction of the sidewalk along the property frontage. The sidewalk shall be noted as per City Standard Detail 614 with dimensions to match the existing sidewalk on both sides.
7. The new 20' wide driveway shall be noted as per City Standard 612.
8. Removal of the existing curb for the proposed driveway shall be noted per City Standard 609.
9. Broken/deteriorated curb shall be removed and replaced per City Standards 609 and 602 (curb and gutter).
10. Show required electric improvements on the Grading Plan.

11. Provide a signature block on the Grading Plan for the Soil's Engineer to sign that he has reviewed the plan such that it is in conformance with the Soil's Report. As an alternative, provide a letter from the Soil's Engineer that he has reviewed the plan and that it is in conformance with the Soil's Report.
12. Provide signature blocks as follows on the Grading Plan Title Sheet:

| | |
|---------------|------|
| Reviewed By: | |
| | |
| City Engineer | Date |

| | |
|-------------------|------|
| Reviewed By: | |
| | |
| Building Official | Date |

| | |
|------------------|------|
| Reviewed By: | |
| | |
| Planning Manager | Date |

Sheet A-1

13. Provide a vicinity map.
14. Note the utilities as existing or proposed (water service/meter, sewer lateral(s), electric, etc.).
15. Note the water service sizes and the meter sizes proposed. If existing utilities are to be used, please note as such with size information.
16. City standard sewer laterals are 4" minimum. If these are proposed, note them per City Standard Detail 305.
17. Verify finish grade elevation note per current building code requirements.
18. Verify separations on utilities. They appear to be overlapping or in a single trench...please clarify.
19. Driveway from alley into carports appears to have wings. Please clarify if these are necessary or if this will be a slab. Please note construction information for the concrete. Is this concrete the same construction as that under the carport?
20. Please note construction information for the concrete walk.

Sheet A-3

21. Footing Detail 2 references 6" from the finished grade to the top of the slab/wood, please revise per current building code.

22. Provide signature blocks as follows on sheet A-1.

| | |
|--------------|-------|
| Reviewed By: | |
| _____ | _____ |
| Fire Marshal | Date |

| | |
|-------------------|-------|
| Reviewed By: | |
| _____ | _____ |
| Building Official | Date |

Sheet A-8

23. Revise landscape plan to match the grading plan and site plan (detached public sidewalk. Include a signature block on the landscape plan as follows:

24. Provide signature blocks as follows on the Landscape Plan:

| | |
|---------------|-------|
| Reviewed By: | |
| _____ | _____ |
| City Engineer | Date |

| | |
|------------------|-------|
| Reviewed By: | |
| _____ | _____ |
| Planning Manager | Date |

| | |
|--------------|-------|
| Reviewed By: | |
| _____ | _____ |

Urban Forestry

Date