



CITY OF LOMPOC CALIFORNIA

STANDARD REQUIREMENTS FOR THE DESIGN AND CONSTRUCTION OF SUBDIVISIONS AND SPECIAL DEVELOPMENTS

SECTION 1 DEVELOPMENT DESIGN REQUIREMENTS

REVISED: JULY 3, 1990

SECTION I

DEVELOPMENT IMPROVEMENTS

General Notes

All construction shall conform to the City of Lompoc Municipal Code, including all amendments in effect at the time of construction of the development. The code requirement is, in general, the Standard Specifications of the State of California, Department of Public Works, Division of Highways, current edition. Prior to construction, the contractor or developer shall obtain from the City, permits under the municipal code governing work within the streets and the grading and filling of land, and shall conform to the specific requirements of that code. Vertical control for all off-site improvements shall be designed from the City bench mark system which may be obtained from the City Engineer's office prior to design.

Sewer main and manhole construction shall conform to Section 3 of these Specifications and to any special details shown *on* the approved development plans. All trench work must be compacted with compaction test reports furnished to the City.

All water mains and house connections and appurtenances shall conform to Section 4 of these Specifications and to any special detail shown on the approved development plan. All trench work must be compacted with compaction test reports furnished to the City.

All storm drain construction shall conform to Section 5 of these specifications and to any special detail shown on the approved development plans. All trench work must be compacted, with compaction test reports furnished to the City.

All street construction shall conform to Section 6 of these specifications and to any special details shown on the approved development plans. All required compaction tests shall be approved prior to commencing the following stage construction. A copy of these test reports shall be furnished to the City.

All electrical and street lighting work shall conform to the Plans and Specifications approved by the City of Lompoc Electrical Division and will be installed by the City by special contract agreement with the developer.

IMPROVEMENTS REQUIRED

- A. The design and type of improvements shall conform to the City standard details and specifications approved and in use by the City for public streets and facilities. Any permit required for work in a public street or place shall be obtained prior to commencement of installation of any improvements.
- B. Improvements to be installed shall include, but not limited to, the following:
 - 1. Paved streets, curbs, gutters, sidewalks and walkways. Parking bays, bikeway and equestrian trails.
 - 2. Water lines, cable television, gas, electric and other utility services to serve each lot, which utility shall be extended to the lot line.
 - 3. Sanitary sewers and laterals to serve each lot, extended to the lot line.
 - 4. Storm sewers, drains and channel improvements.
 - 5. Slope planting, retaining walls and any other forms of erosion control.
 - 6. Street tree wells.
- C. The following on-site and off-site improvements are required:
 - 1. A developed water supply, or financial contributions for the improvement of any existing source of supply for the construction of transmission lines from that supply to the proposed development.
 - 2. Development of sewage disposal facility or financial contributions for the improvement of any existing or planned sewer disposal system or the construction of transmission lines for sewage disposal.
 - 3. The development of storm drainage facilities or financial contributions for the improvement of any existing or planned storm drainage facility or the construction of transmission or drainage ways for the proposed improvement to a point of natural or man-made disposal of storm waters.
 - 4. Fences where necessary to protect the subdivision and its occupants from drainage, canal or river channels, cliffs or similar steep or precipitous places at which passersby might fall.
 - 5. When flood zones have been established by the proper authority, the divider shall comply with the requirements applicable thereto.

Improvements Required (Continued)

- D. All improvement work, including grading, shall not be commenced until improvement plans for such work have been submitted and approved by the City Engineer. All such improvements shall be constructed under the inspection of, and to the satisfaction of, the City Engineer. Costs of such inspection shall be paid in advance to the City by the divider and shall be in amounts established by the City Council by resolution.
- E. Existing streets, sidewalks, bikeways and similar facilities shall be extended as required by the City.
- F. Street stubs shall be required to adjacent unsubdivided property when the City Engineer deems they are necessary for future public circulation or utility service to serve both the subdivision and said adjacent property.
- G. Streets shall intersect at or as near right angles as practicable with a maximum skew of 10 degrees.
- H. All curb returns on minor streets shall have a minimum 20 foot radius; the curb return radius on all other streets shall be a minimum 30 feet. Where a minor and other street intersects, the larger radius shall apply.
- I. A "T" intersection may not be located closer than 150 feet to any other intersection.
- J. Reserve strips, where required to control access over certain lot lines or over the ends of stub streets shall be dedicated or deeded to the City.
- K. Alleys may be required where necessary to provide access to or through blocks.
- L. Utility lines, including but not limited to, electric communications, street lighting and cable television shall be placed underground. The divider is responsible for complying with this requirement, and he shall make necessary arrangements and agreements with the utilities for the installation of such facilities. The standard locations for the installation of utility lines in the alleys and streets of the City of Lompoc, California, based upon the official Map of the City of Lompoc, adopted by Resolution No. 429 of the City Council of the City of Lompoc on the 2nd day of August, 1949, shall be hereafter used as the official reference map. The official map is divided into four quadrants to be designated as follows:
 - 1. The Northeast Quadrant includes all the area north of Ocean Avenue and east of "H" Street.
 - 2. The Northwest Quadrant includes all the area north of Ocean Avenue and west of "H" Street.
 - 3. The Southeast Quadrant includes all the area south of Ocean Avenue and east of "H" Street.
 - 4. The Southwest Quadrant, includes all the area south of Ocean Avenue and west of "H" Street.

Improvements Required.

Where special utility conditions or existing installations require that the location of utility lines should vary from the standard locations designated above, the location of new or replacement lines shall be determined by agreement between the Public Works Director and the representative of the utility company. Where existing installations do not interfere, the locations of water, gas, sewer, power, telephone, and cable TV underground utilities in the alleys and streets of the four quadrants shall be standard as hereinafter described.

1. STREETS SOUTH OF OCEAN AVENUE RUNNING EAST AND WEST

Water - South side - 15 ft. south of center line of street.

Gas - North side - 3 ft. south of north curb line.

Sewer - 5 ft. south of center line of street.

Power - 12 inches inside of the property side edge of the sidewalk on each side of the street.

Telephone - Same location wherever practical.

Cable TV -- Same location wherever practical.

2. STREETS NORTH OF OCEAN AVENUE RUNNING EAST AND WEST.

Water - North side - 15 ft. north of center line of street.

Gas - South side - 3 ft. north of south curb line.

Sewer - 5 ft. north of center line of street.

Power - 12 inches inside of the property side edge of the sidewalk on each side of the street.

Cable TV - Same location wherever practical.

Telephone - Same location wherever practical.

3. STREETS EAST OF "H" STREET RUNNING NORTH AND SOUTH

Water - East side - 15 ft. east of center line of street.

Gas - West side - 3 ft. east of west curb line.

Sewer - 5 ft. east of center line of street.

Power - 12 inches inside of the property side edge of the sidewalk on each side of street.

Telephone - Same location wherever practical.

Cable TV - Same location wherever practical.

4. STREETS WEST OF "H" STREET RUNNING NORTH AND SOUTH.

Water - West side - 15 ft. west of center Line of street.

Gas - East side - 3 ft. west of east curb line.

Sewer - 5 ft. west of center line of street.

Power - 12 inches inside of the property side edge of the sidewalk on each side of street.

Telephone - Same location wherever practical.

CABLE TV - Same side wherever practical.

5. ALLEYS NORTH OF OCEAN AVENUE RUNNING EAST AND WEST.

Water - North side - 5 ft. north of center line of alley.

Gas - South side - 5 ft. south of center line of alley.

Sewer -- Center line of alley.

Power North side - 30 inches south of north property line.

Telephone - Same location as power.

Cable TV - Same location as power.

6. ALLEYS SOUTH OF OCEAN AVENUE RUNNING EAST AND WEST.

Water - South side - 5 ft. south of center line of alley.

Gas - North side - 5 ft. north of center line of alley.

Sewer - Center Line of alley.

Power - South side - 30 inches north of south property line.

Telephone - Same location as power.

Cable TV - Same location as power.

7. ALLEYS EAST OF "H" STREET RUNNING NORTH AND SOUTH.

Water - East side - 5 ft. east of center line of alley.

Gas - West side - 5 ft. west of center line of alley.

Sewer - Center Line of alley.

Power -- East side - 30 inches west of east property line.

Telephone - Same location as power.

Cable TV - Same location as power.

8. ALLEYS WEST OF "H" STREET RUNNING NORTH AND SOUTH

Water - West side - 5 ft. west of center line of alley.

Gas - East side - 5 ft. east of center line of alley.

Sewer - Center line of alley.

Power - West side - 30 inches east of west property line.

Telephone - Same location as power.

Cable TV - Same location as power.

9. OCEAN AVENUE

Water - North side -- 15 ft. north of center line of Ocean Avenue.

Gas - South side - 3 ft. north of south curb line.

Sewer - North side - 5 ft. south of north curb line.

Power - North and south side 30 inches from property lines.

Telephone - Same location as power.

Cable TV - Same location as power.

10. "H" STREET

Water - East side - 15 ft. east of center line of "H" Street.

Gas - West side - 3 ft. east of west curb line.

Sewer - From North Avenue to Central Avenue. 5 ft. from property line on each side of "H" Street.

Power - 30 inches from property line on either side.

Telephone - Same location as power.

Cable TV - Same location as power.

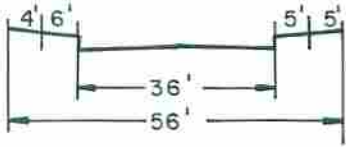
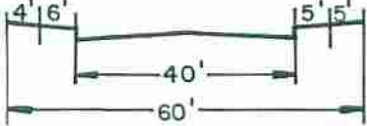
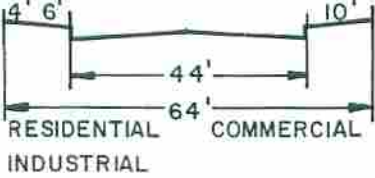
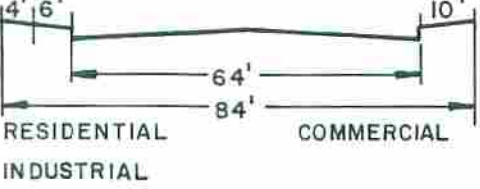
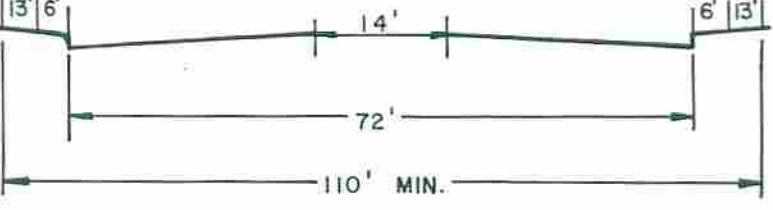
11. EASEMENTS

Easements will be optional subject to individual agreements for each development.

MAILBOX INSTALLATION

Current postal regulations require that certain new developments be provided with curbside mailboxes. The following standards shall be applied in the construction of new sidewalk and in the installation of mailboxes in areas where the requirement of curbside mailboxes applies:

1. Supporting posts shall be 2" O.D. maximum steel pipe and shall be located 18 inches from centerline of pipe behind the curb face and set 18 inches deep in concrete. The bottom of the mailbox shall be installed a maximum height of 40 inches from the top of curb but not less than 36 inches.
2. Mailboxes shall be installed with the long dimension parallel to the curb and with the opening either facing the street or facing toward approaching vehicles.
3. Mailboxes shall, where feasible, be located 3 feet from driveway approaches. A minimum clearance of 5 feet is required from street lights, street trees, fire hydrants and other street furniture items. Mailboxes shall not be located within 20 feet of the end of curb returns.
4. New sidewalk construction shall be provided with 6 inch diameter holes at required locations. The holes shall be filled with concrete after installation of the mailbox to provide a smooth surface. Temporary filling of the holes shall be required in cases where the mailbox is not installed at the time of acceptance of the sidewalk by the City.
5. Items 2 and 4 shall not apply in areas where the mailboxes are in parkways.
6. All mailbox locations and installations within sidewalk or parkway are subject to approval of the Public Works Department. An Encroachment Permit is required for any mailbox installation within the street right-of-way.
7. In cases where a permit for construction of sidewalk is to be issued, the Engineering Division will contact the Post Office to determine whether curb-side mailboxes are required.
8. All curbside mailboxes shall remain private property and shall be maintained, repaired and/or replaced by the property owner as needed.
9. Postal regulations allow mailboxes to be located at locations other than at curbside when installed in groups of three or more. Developers are encouraged to use such alternate installations where possible.

Type of Street and Adjacent Land Use	Flat Areas (0-15% Cross Slope) Cross Section, any lot
<u>MINOR</u> Culs-de-sac less than 350'	(NO SCALE) 
<u>MINOR</u> Residential	
<u>MINOR</u> Commercial Industrial <u>SECONDARY COLLECTOR</u> Residential	
<u>MAJOR</u> Residential Commercial Industrial	
<u>EXPRESSWAY</u> All Areas	

NOTE:

- ① THIS STANDARD SHALL APPLY TO ALL PUBLIC AND PRIVATE STREETS
- ② ALL RIGHTS-OF-WAY TO CONTAIN SLOPE OR PROVIDE SLOPE EASEMENT, PARKWAYS OR INTEGRAL CURB AND SIDEWALK OPTIONAL ON APPROVAL OF PLANNING COMMISSION.

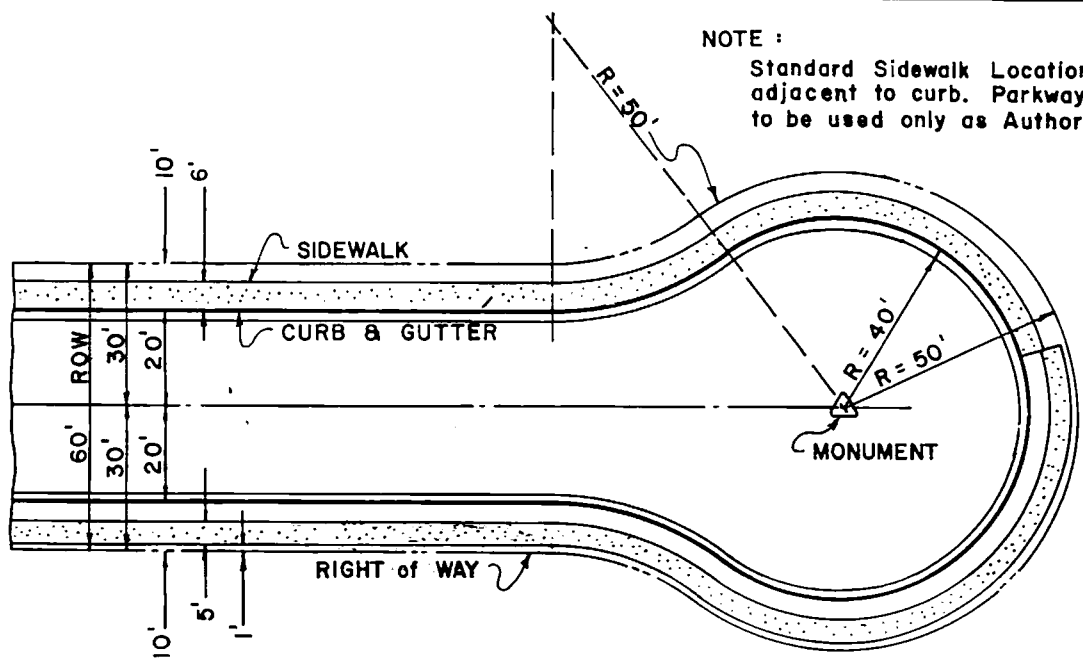
APPROVED:  DATE 7-3-84
CITY ENGINEER RCE 24658

CITY OF LOMPOC

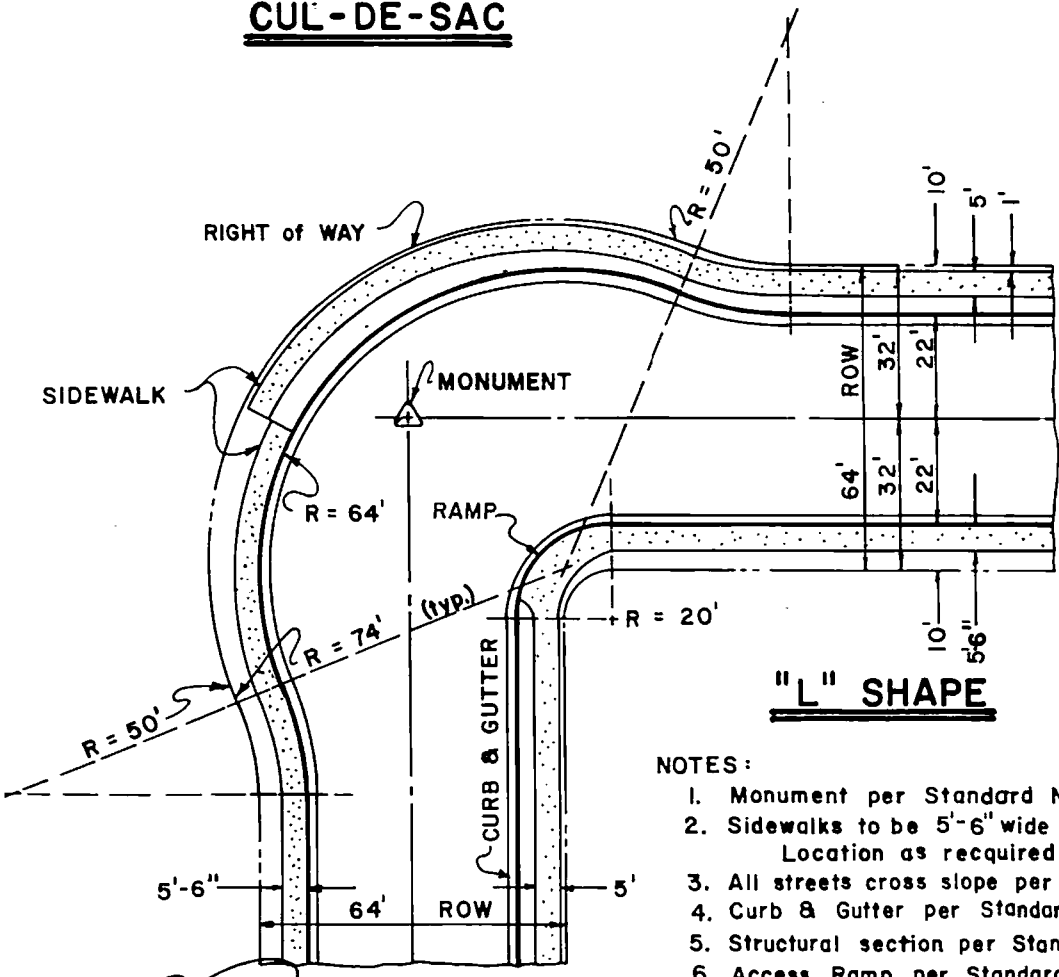
△	REVISED NOTES		7-7-89
MARK	REVISIONS	APPRO	DATE

TYPICAL STREET DESIGN WIDTH DETAILS
STANDARD DRAWING NO. 100
RESOLUTION NO. 3366(84) . SHT 1 OF 1

NOTE :
 Standard Sidewalk Location to be adjacent to curb. Parkway Location to be used only as Authorized.



CUL-DE-SAC



"L" SHAPE

- NOTES :
1. Monument per Standard NO. 606
 2. Sidewalks to be 5'-6" wide when adjacent to curb. Location as required by City.
 3. All streets cross slope per Standard NO. 601
 4. Curb & Gutter per Standard NO. 602
 5. Structural section per Standard NO. 600
 6. Access Ramp per Standard NO. 606 & 607

APPROVED  DATE 7-3-84
 CITY ENGINEER R.C.E. 24658

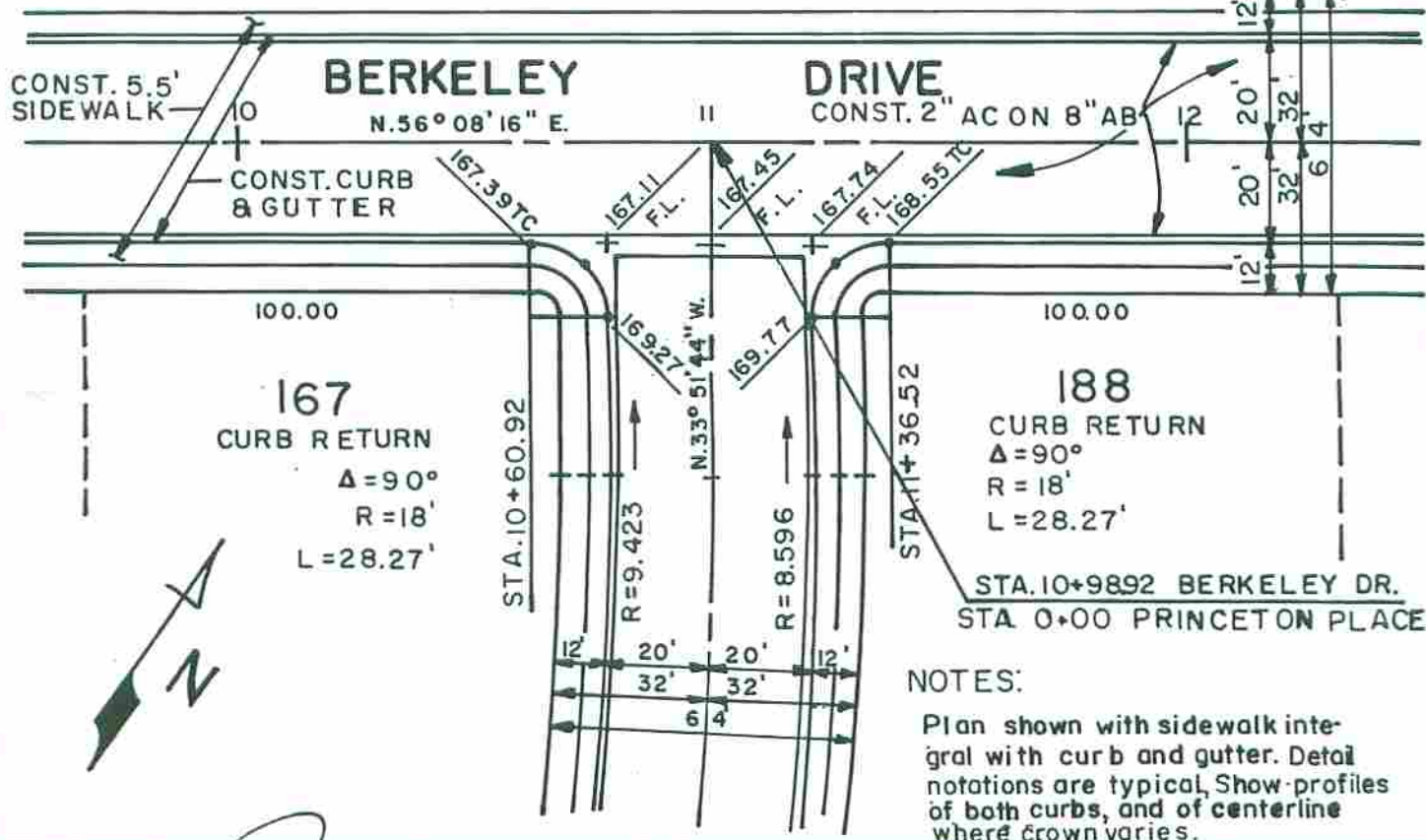
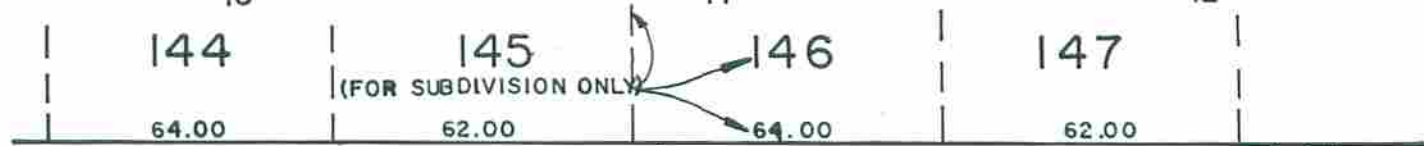
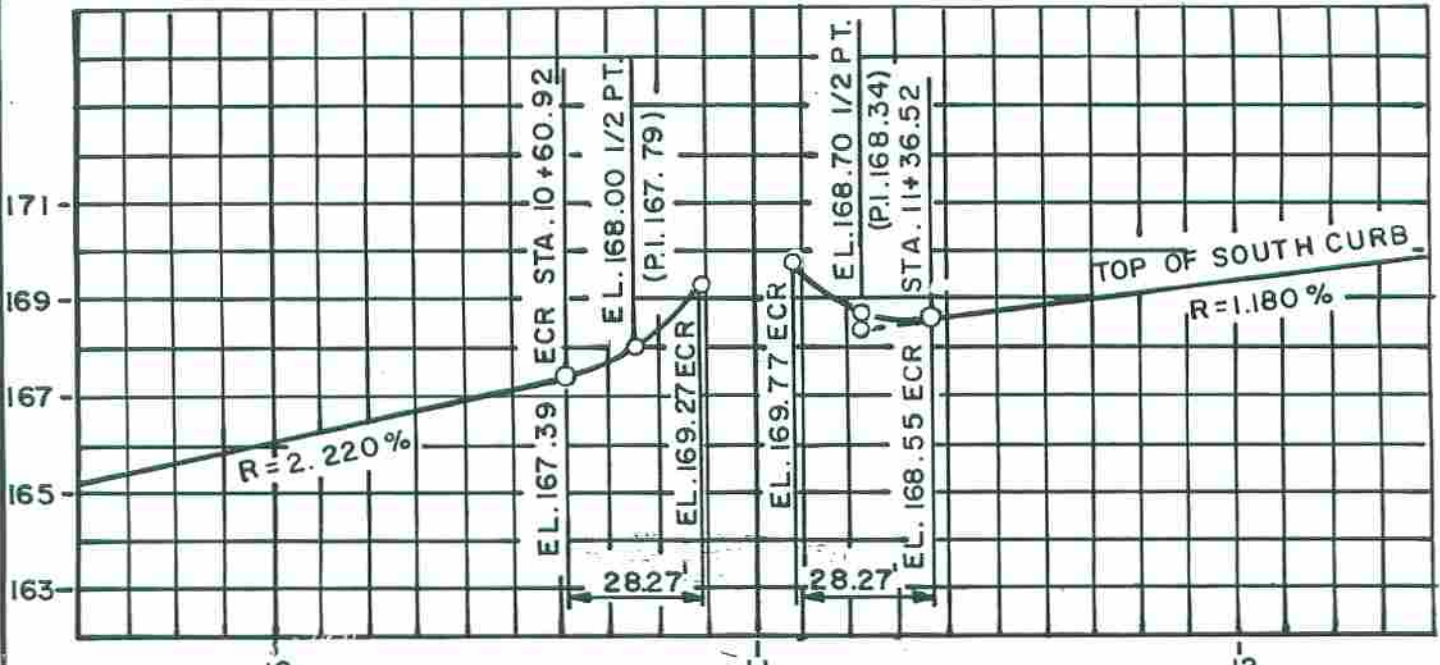
CITY OF LOMPOC
 ENGINEERING DIV.

TYPICAL CUL-DE-SAC AND KNUCKLE

STANDARD DRAWING NO. 101

RESOLUTION NO. 3366 (84) SHT. 1 OF 1

MARK	REVISIONS	APPR.	DATE



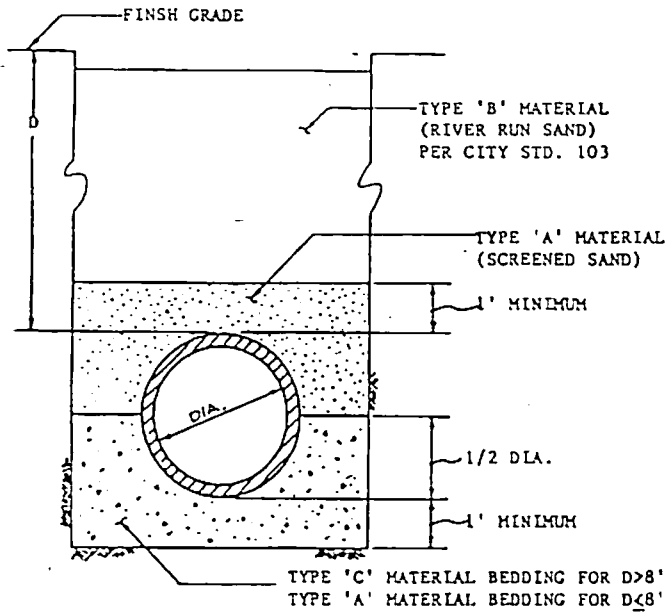
NOTES:
 Plan shown with sidewalk integral with curb and gutter. Detail notations are typical. Show profiles of both curbs, and of centerline where crown varies.

APPROVED  DATE 7-3-84
 CITY ENGINEER R.C.E. 24658

MARK	REVISIONS	APPR.	DATE

CITY OF LOMPOC
 ENGINEERING DIV.
TYPICAL DETAILING
OF STREET CONSTRUCTION
 STANDARD DRAWING NO. 102
 RESOLUTION NO. 3366(84) SHT. 1 OF 1

BEDDING MATERIAL FOR P.V.C. PIPE



A. Type 'A' Material (Screened Sand): shall be well graded imported sand with varying sizes within the following range:

Sieve Size	Percent Passing
No. 4	100
No. 8	80-95
No. 200	0-10

B. Type 'B' Material (River Run Sand): shall be an imported sand/gravel mixture as follows:

Sieve Size	Percent Passing
3/4" (20mm)	100
No. 4	35-65
No. 200	0-10

and have a sand equivalent value of not less than 30.

C. Type 'C' Material (Pea Gravel): shall be an imported gravel mixture as follows:

3/8" Pea Gravel ASTM C-33, Size 18 (3/8" to 18)

P.V.C. WATER PIPE
TRENCH WIDTH

PIPE O.D. + 2' MAX
PIPE O.D. + 1' MIN

P.V.C. SEWER PIPE
TRENCH WIDTH

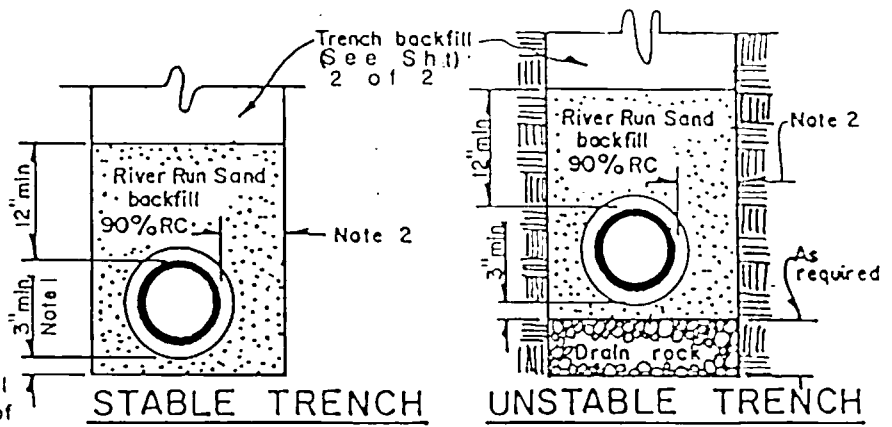
18" MINIMUM
PIPE O.D. + 1' MAX

BEDDING MATERIAL FOR A.C. PIPE

NOTES:

- 1/4 pipe OD or 4" minimum when excavation is in rocky ground
- Pipe diameter 18" or less:
6" min - 9" max

Pipe diameter greater than 18":
9" min - 12" max
- Relative compaction designated RC
- Compaction tests shall be required in each trench at 250' intervals on longitudinal trenches and at each even foot interval or as required by the City Engineer.
- The thickness of each layer of backfill shall not exceed 3' before compaction. The cost of all necessary tests, including excavation shall be paid for by the owner or permittee.



APPROVED CITY ENGINEER

DATE 7-13-90
R.C.E. 21157

CITY OF LOMPOC
ENGINEERING DIV.

STANDARD TRENCH DETAILS

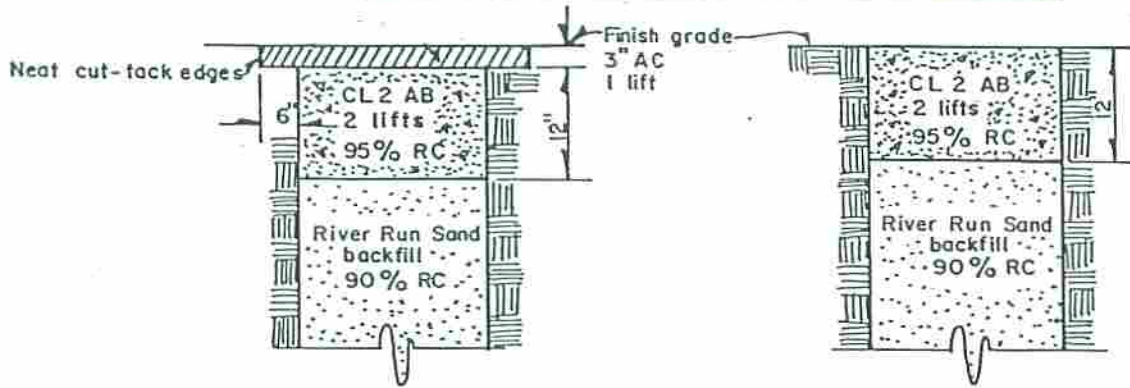
STANDARD DRAWING NO. 103

RESOLUTION NO. 3967(90)

SHT 1 OF 2

MARK	REVISIONS	APPR	DATE
	Number Correction	CDA	10-8-91

TRENCH BACKFILL AND SURFACING

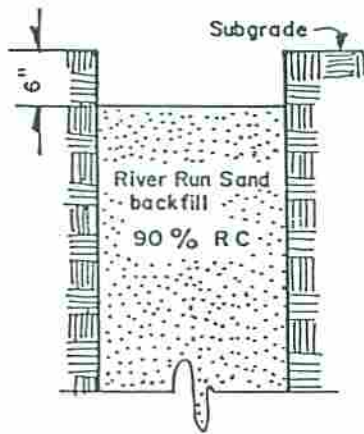


TYPE A

Exist City streets & county roads

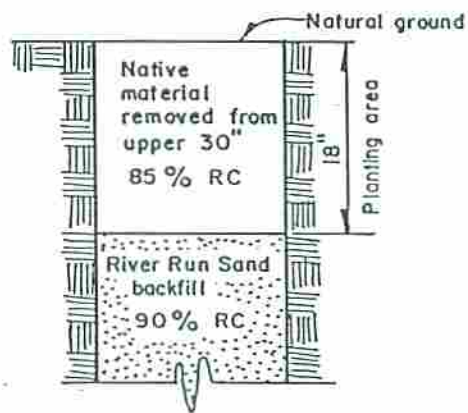
TYPE B

Shoulder areas



TYPE C

Streets under construction



TYPE D

Public utility easements
outside street area

NOTES:

1. Relative compaction designated RC.
2. Compaction tests shall be required in each trench at 250' intervals on longitudinal trenches and at each even foot interval or as required by the City Engineer.
3. Thickness of each layer of backfill shall not exceed 3' before compaction. The cost of all necessary tests including excavation shall be paid for by the owner or permittee.

APPROVED

CITY ENGINEER

DATE 7-13-90
R.C.E. 21157

CITY OF LOMPOC
ENGINEERING DIV.

STANDARD TRENCH DETAILS

STANDARD DRAWING NO. 103

RESOLUTION NO. 3967(90)

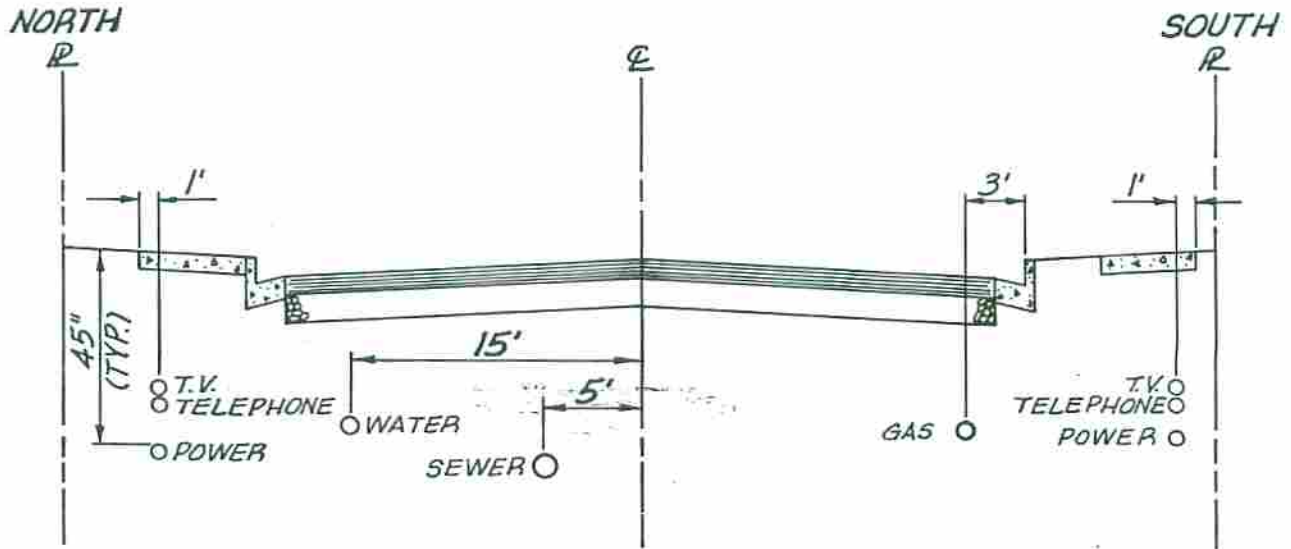
SHT. 2 OF 2

MARK

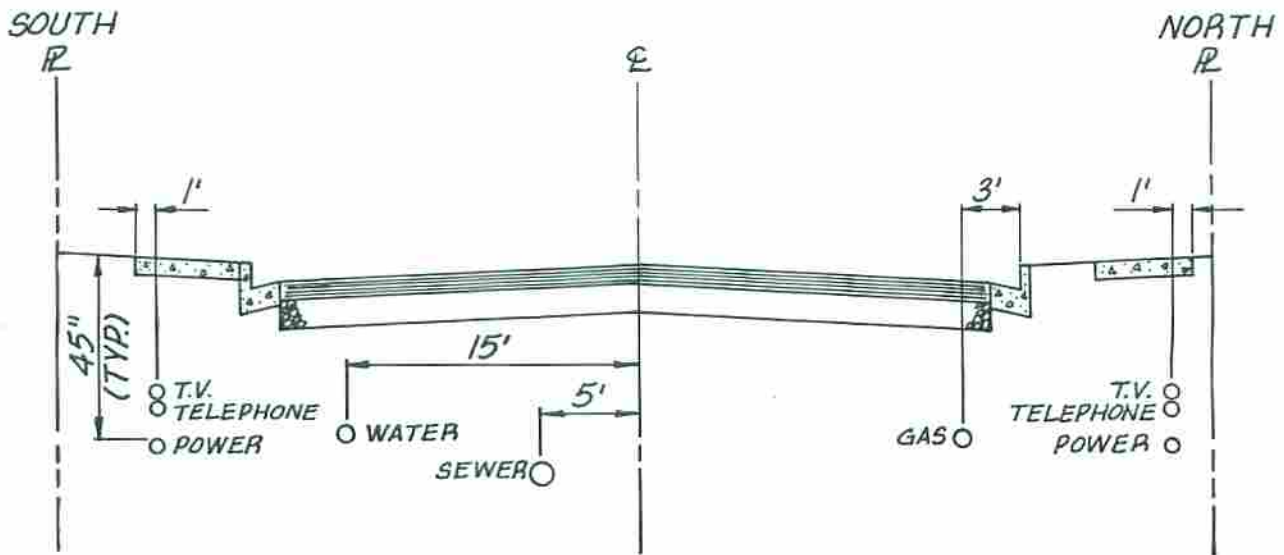
REVISIONS

APPR


DATE



CASE 1
STREETS N/O OCEAN AVE.
LOOKING EAST

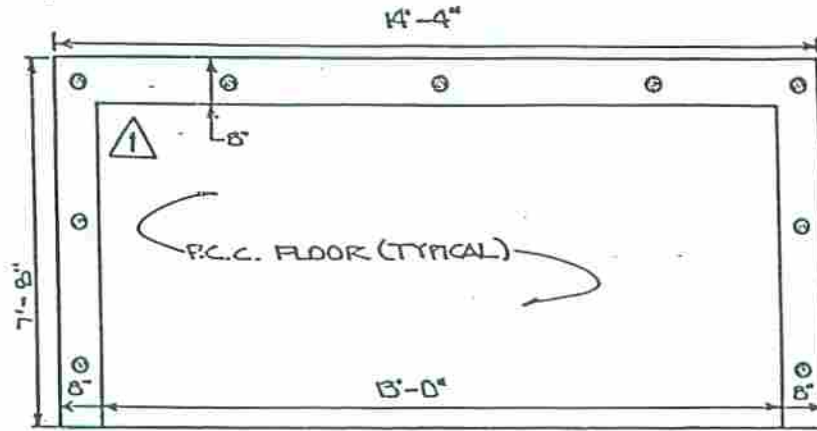


CASE 2
STREETS S/O OCEAN AVE.
LOOKING WEST

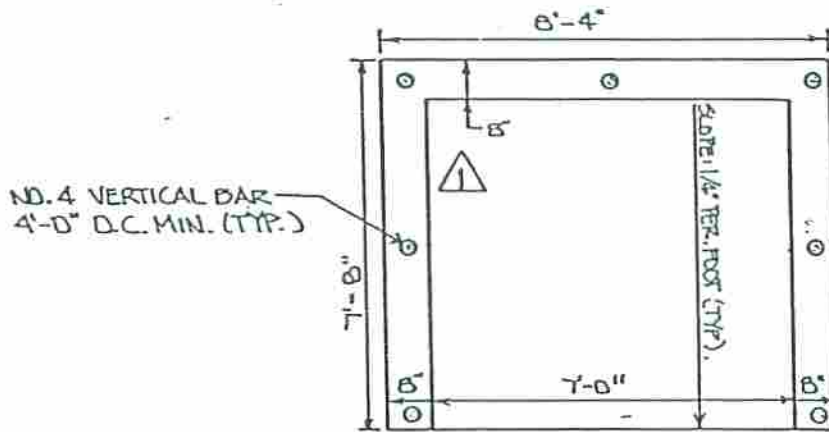
APPROVED		DATE 7-3-84
	CITY ENGINEER	R.C.E. 24658
MARK	REVISIONS	APPR. DATE

CITY OF LOMPOC
ENGINEERING DIV.
TYPICAL
UNDERGROUND UTILITY LOCATIONS
STANDARD DRAWING NO. 104
RESOLUTION NO. 3366(84) SHT. 1 OF 1

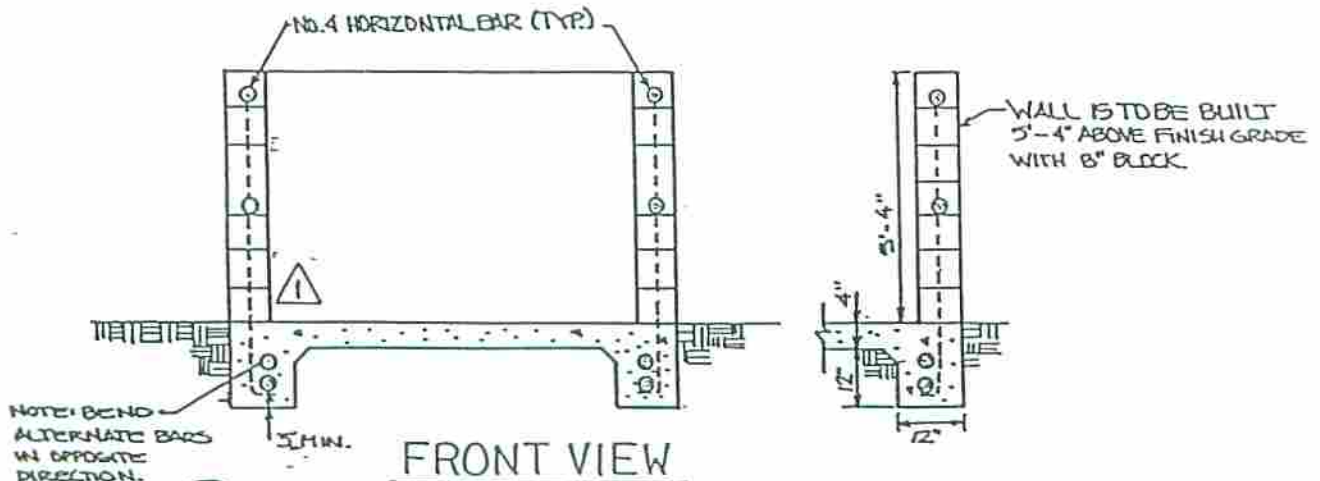
TRASH ENCLOSURES



DOUBLE BIN



SINGLE BIN



APPROVED		DATE 7-3-84	
	CITY ENGINEER	R.C.E. 24658	
△	REMOVED WHEEL STOP REQUIREMENT	C/A	1-20-84
	CHANGE TITLE		12-17-90
MARK	REVISIONS	APPR.	DATE

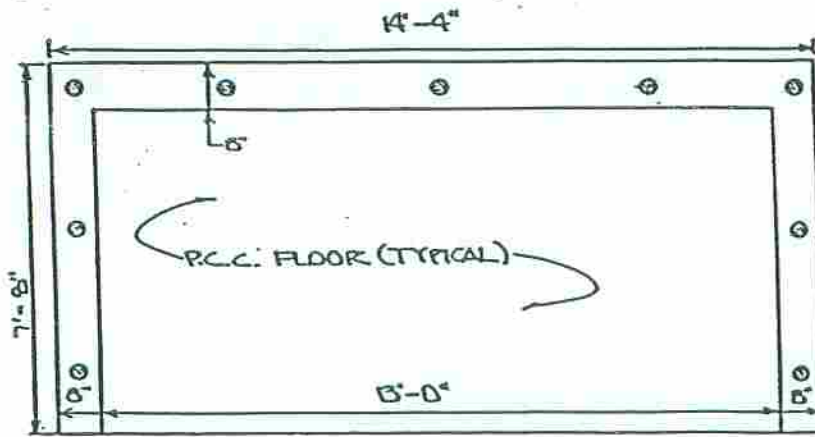
CITY OF LOMPOC
ENGINEERING DIV.

TRASH ENCLOSURES
(BLOCK WALL)

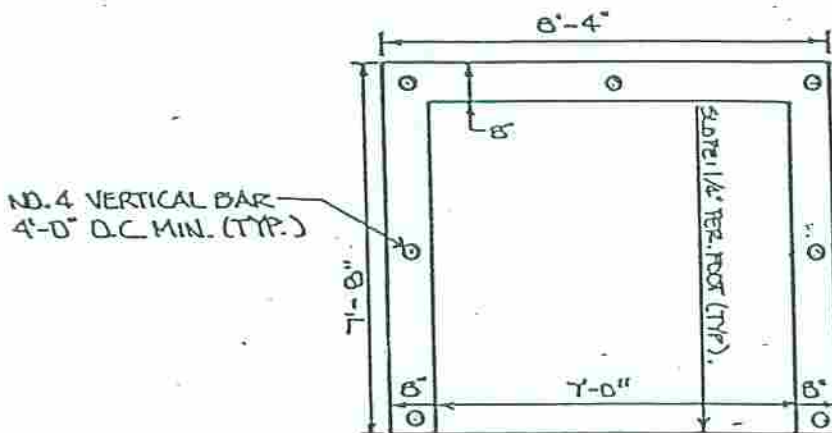
STANDARD DRAWING NO. 105

RESOLUTION NO. 3366 (84) SHT 1 OF 1

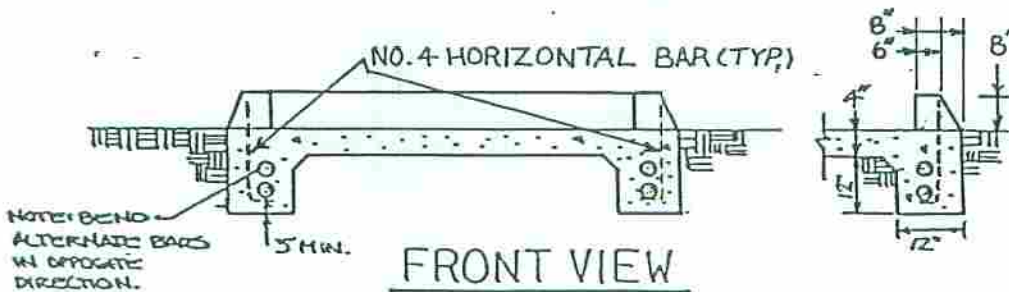
TRASH ENCLOSURES



DOUBLE BIN



SINGLE BIN



FRONT VIEW

APPROVED	DATE <u>12-18-90</u> R.C.E. <u>21157</u>	CITY OF LOMPOC ENGINEERING DIV.	
CITY ENGINEER		TRASH ENCLOSURES (CURB ONLY)	
		STANDARD DRAWING NO. 106	
		RESOLUTION NO. _____ SHT. <u>1</u> OF <u>1</u>	
MARK	REVISIONS	APPR	DATE