

NOT FOR CONSTRUCTION

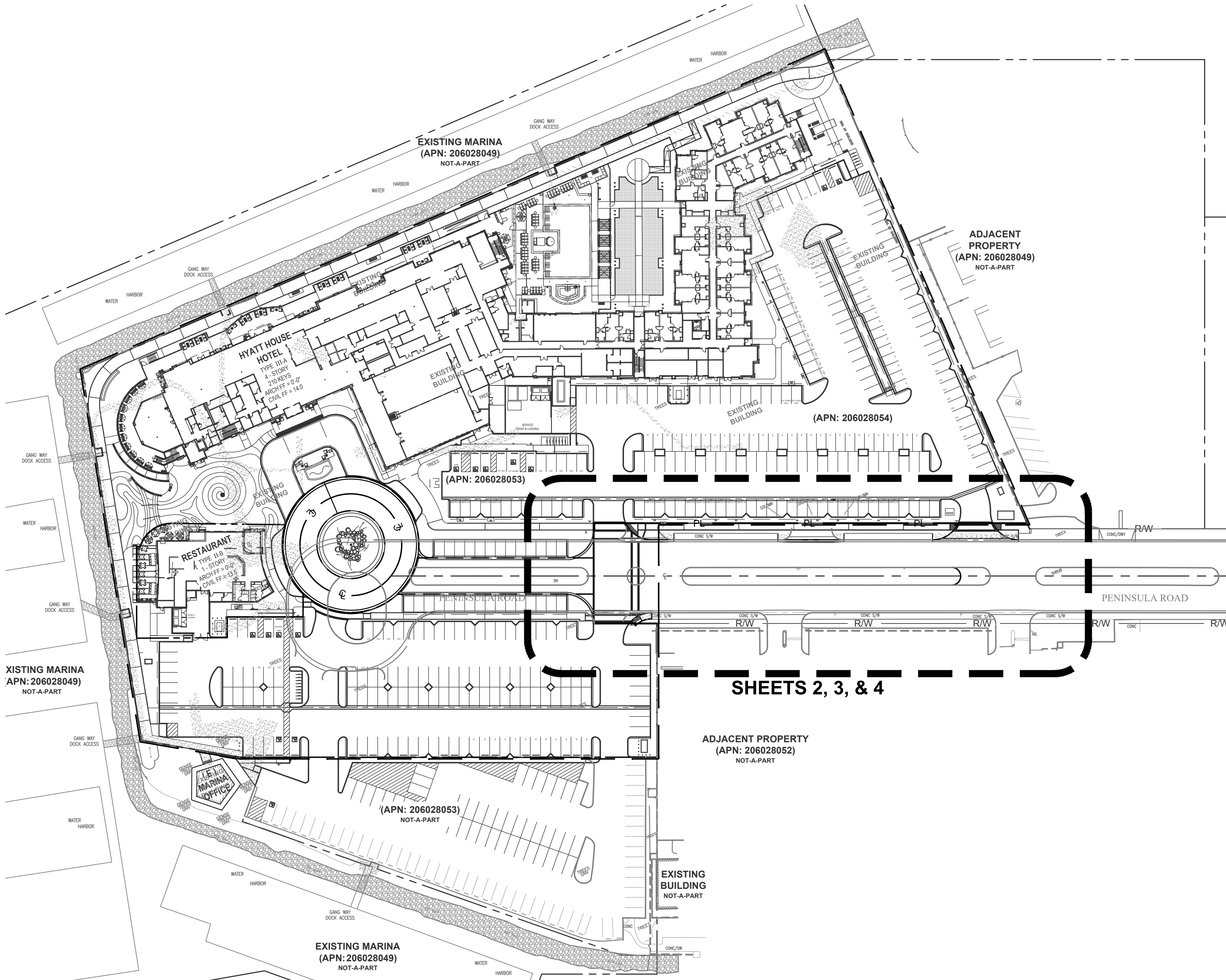
GENERAL NOTES FOR STREET IMPROVEMENTS

- THE STREETS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST EDITIONS OF THE CITY OF OXNARD DEPARTMENT OF PUBLIC WORKS STANDARDS, "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" AND THE CITY OF OXNARD STANDARD LAND DEVELOPMENT SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE CITY INSPECTION DIVISION AND ALL OTHER INTERESTED PARTIES AND ARRANGE FOR A PRECONSTRUCTION CONFERENCE 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION (PHONE 385-7840).
- AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE REGIONAL NOTIFICATION CENTER (UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA—U.S.A. AT (800-422-4133) TO OBTAIN AN INQUIRY IDENTIFICATION NUMBER AND TO REQUEST THE UTILITY OWNERS TO MARK OR OTHERWISE INDICATE THE LOCATION OF THEIR SUBSURFACE FACILITIES. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES, INCLUDING ALL SERVICE CONNECTIONS, WHICH HAVE BEEN MARKED BY THE RESPECTIVE OWNERS AND WHICH MAY AFFECT OR BE AFFECTED BY ITS OPERATIONS. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL UTILITIES AND ALL STRUCTURES FOUND AT THE SITE.
- ALL PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION SHALL BE OBTAINED BY THE CONTRACTOR.
- THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING SUSPENSION OF WORK, UNTIL FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL KEEP THE WORK SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE BY CLEANING, SWEEPING AND SPRINKLING WITH WATER AND USING DUST FENCES OR OTHER METHODS AS DIRECTED BY THE CITY THROUGHOUT THE CONSTRUCTION OPERATION.
- THE DEVELOPER'S ENGINEER SHALL KEEP A STRICT RECORD OF ALL CHANGES AND SUBMIT THIS RECORD TO THE CITY OF OXNARD DEVELOPMENT SERVICES DEPARTMENT. CERTIFIED "AS-BUILT" PLANS SHALL BE PROVIDED TO THE CITY OF OXNARD BY THE DEVELOPER'S ENGINEER BEFORE THE RELEASE FOR OCCUPANCY WILL BE ISSUED.
- ALL DAMAGE CAUSED TO PUBLIC STREETS, INCLUDING HAUL ROUTES, ALLEYS, SIDEWALKS, CURBS OR STREET FURNISHINGS, OR TO PRIVATE PROPERTY SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ENGINEER'S SATISFACTION.
- THE CONTRACTOR SHALL REMOVE AND REPLACE ANY EXISTING BROKEN OR DAMAGED SIDEWALK, CURB, GUTTER OR ASPHALT PAVING (PATCH, REPAIR OR OVERLAY) AND UPGRADE THE ALLEY ADJACENT TO THE PROPERTY TO CURRENT CITY STANDARDS AS DIRECTED BY THE CITY INSPECTOR.
- SAWCUTTING OF EXISTING PAVEMENT SHALL BE TO A CLEAN STRAIGHT EDGE AS DIRECTED BY THE CITY INSPECTOR.
- PAVEMENT REMOVAL AND REPLACEMENT SHALL BE IN CONFORMANCE WITH THE CITY OF OXNARD STANDARDS AND SPECIFICATIONS. COMPACTION EFFORTS SHALL NOT DISTURB ADJACENT STREET STRUCTURAL SECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SUCH DAMAGE.
- ALL UNDERGROUND SEWER, STORM DRAIN, AND WATER PIPELINES, ELECTRIC POWER, TELEPHONE OR CABLE TV CONDUITS AND CABLE AND GAS PIPELINES SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS AND PAVEMENT.
- WHERE JOINING THE EXISTING PAVEMENT, SAWCUT TO SOUND PAVEMENT AND OVERLAY AS REQUIRED TO PROVIDE PROPER GRADE AND 2% CROSS-SLOPE. ANY UNSOUND PAVEMENT SHALL BE REPLACED.
- THE DEVELOPER SHALL OBTAIN FINAL APPROVAL OF REIMBURSEMENT AMOUNTS PRIOR TO BEGINNING CONSTRUCTION ON REIMBURSABLE ITEMS.
- ALL WATER WELLS LOCATED WITHIN THE SITE SHALL BE REPORTED TO THE CITY OF OXNARD WATER SUPERINTENDENT PRIOR TO THEIR MODIFICATION OR DESTRUCTION (CITY OF OXNARD ORDINANCE NO. 2219).
- STATIONS SHOWN ON STREET IMPROVEMENT DRAWINGS ARC ALONG CENTERLINE OF STREET.
- THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTATION DURING GRADING AND ALL SUBSEQUENT CONSTRUCTION. CONTRACTOR SHALL GIVE THE ENGINEER ADEQUATE NOTICE, BEFORE DISTURBING SAID MONUMENTS, SO THE ENGINEER CAN REPLACE OR RELOCATE ANY EXISTING SURVEY MONUMENTATION.
- ALL MANHOLE RIMS, LIDS, VALVE BOXES AND OTHER STREET APPURTENANCES SHALL BE SET TO FINISH GRADE BY THE CONTRACTOR AS PART OF THIS PROJECT.
- STREET LIGHTS, STREET NAME SIGNS AND TRAFFIC SIGNS SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY STANDARDS AND SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. CONSTRUCT STANDARD ACCESS RAMP FOR THE PHYSICALLY DISABLED PER CITY STANDARD PLAN PLATE 110 AT EACH CURB RETURN AT EVERY INTERSECTION HAVING A SIDEWALK.

CAUTION: UNDERGROUND STRUCTURES

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR THOSE SHOWN ON RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE DEVELOPER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, UNDERSTANDS THAT THEY AGREE TO ASSUME LIABILITY, AND AGREE TO HOLD THE UNDERSIGNED HARMLESS FOR ANY LIABILITY FOR DAMAGE RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED, NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING TO WORK.

DEVELOPMENT SERVICES DEPARTMENT
PENINSULA ROAD STREET IMPROVEMENT PLAN



LEGEND

- PL ——— PR. PROPERTY LINE
— — — — — EX. PROPERTY BOUNDARY
— — — — — EX. PROPERTY LINE
— — — — — EX. LOT LINE
- - - - - EX. PROPERTY TIES
— — — — — EX. STREET CENTERLINE
R/W ——— EX. RIGHT OF WAY EASEMENT
— — — — — PROJECT BOUNDARY
- - - - - LIMITS OF WORK
▽▽▽▽ SAWCUT LINE
AC PAVEMENT REMOVAL
SIDEWALK REMOVAL
3' V-DITCH
SIDEWALK
LANDSCAPE
e ——— EX. ELECTRICAL
E ——— PR. ELECTRICAL
g ——— EX. GAS
G ——— PR. GAS
FW ——— PR. FIRE
sd ——— EX. STORM DRAIN
SD ——— PR. STORM DRAIN
ss ——— EX. SEWER
SS ——— PR. SEWER
t ——— EX. TELEPHONE
T ——— PR. TELEPHONE
W ——— EX. WATER
W ——— PR. WATER

EXISTING / PROPOSED

- CMB — COMMUNICATIONS PULLBOX
EVT — ELECTRICAL VAULT
EPB — ELECTRICAL PULLBOX
S — SEWER MANHOLE
D — STORM DRAIN MANHOLE
T — TELEPHONE MANHOLE
TR — TELEPHONE RISER
BFP — BACKFLOW PREVENTER
DCDA —
FIRE HYDRANT
WM — WATER METER
W — WATER VALVE
W — WATER VAULT

SHEET INDEX

SHEET	DESCRIPTION
SI-01	TITLE SHEET
SI-02	DEMOLITION PLAN
SI-03	PLAN AND PROFILE
SI-04	STREET SECTIONS AND UTILITIES

OWNER

BRIGHT MELROSE LLC
20342 ACACIA STREET
NEWPORT BEACH, CA 92660
CONTACT:
PHONE:

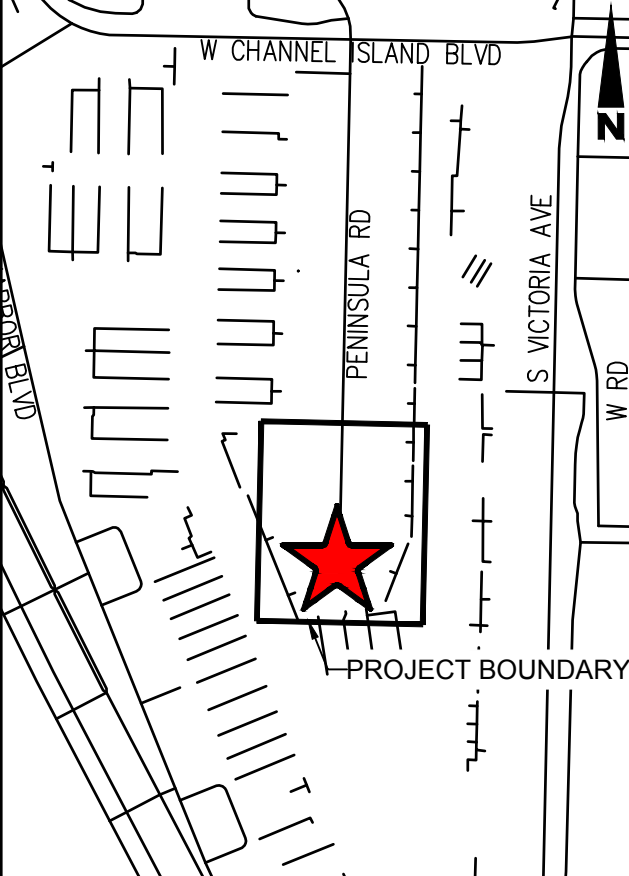
CIVIL ENGINEER

N CONSULTING ENGINEERS, INC.
17780 FITCH
IRVINE, CA 92614
CONTACT: DEREK KARIMOTO, P.E., QSD
PHONE: 949.396.1161

LANDSCAPE ARCHITECT

LANDSTUDIO360
333 EL CAMINO REAL, STUDIO 200
TUSTIN, CA 92780
CONTACT: DAVID LING, KIRK TANI
PHONE: 714.202.0094

LOCATION MAP



APPROVAL BY CONSULTANTS

THIS PLAN IS ACCEPTABLE IN REGARD TO SOILS (AND GEOLOGIC,... IF APPLICABLE) CONDITIONS AND CONFORMS TO THE RECOMMENDATIONS OF SUPPORTIVE REPORTS.

SOILS ENGINEERING REPORT(S) No. AAA-72260.4 03/18/2016 DATED

ENGINEERING GEOLOGIC REPORT No. AAA-72260.4 03/18/2016 DATED

BY: MOHAMMAD JOOLAZADEH GE 2199 R.C.E.
SOILS ENGINEER

COMPANY: EEI, 20

BY: JEFFREY P. BLAKE EG 2248
ENGINEERING GEOLOGIST CERT. No.

COMPANY: EEI, 20

BENCH MARK

DESIGNATION: 2A-154-RM-1 DATUM: NAVD88 ELEVATION: 12.70FT
780.0 FEET WESTERLY ALONG CHANNEL ISLANDS BLVD. FROM ITS INTERSECTION WITH VICTORIA AVENUE, 4.0FT. SOUTHERLY FROM THE NORTHERLY EDGE OF A CONCRETE MEDIAN STRIP TO A CONCRETE BRIDGE, ON THE WESTERLY END OF THE BRIDGE.

FLOOD ZONE FROM F.I.R.M. "X"

BASE FLOOD ELEVATION (REQUIRED FOR ALL "A" OR "V" ZONES)

EARTHWORK QUANTITIES:

CUT= 1241 CU. YDS.

FILL= 10598 CU. YDS.

EXPORT= CU. YDS.

IMPORT= 9357 CU. YDS.

DESIGNATED SITE FOR IMPORT/EXPORT:

OWNER'S AGENT

AGENT GONZALO GONZALEZ

24 HRS. PHONE No. ()

NOTICE OF INTENT

THE LAND OWNERS MUST FILE A NOTICE OF INTENT (N.O.I.) WITH THE STATE WATER RESOURCES CONTROL BOARD WHEN THE GRADING CONSTRUCTION ACTIVITY RESULTS IN LAND DISTURBANCE OF ONE ACRE OR MORE WJD# 456C382937

PREPARED BY:

N CONSULTING ENGINEERS

17780 Fitch
Irvine, CA 92614
PHONE: 949.396.1161
www.nconsulteng.com

PLACE THE ENGINEER'S SEAL IN THIS SPACE

REGISTERED PROFESSIONAL ENGINEER
DEREK H. KARIMOTO
No. 42356
Exp. 3/31/24
CIVIL
STATE OF CALIFORNIA

42356

R.C.E. No. DATE

AS-BUILT CERTIFICATE

I HEREBY CERTIFY THAT THE WORK SHOWN ON DRAWING No. SHEET No. THROUGH , MARKED AS "RECORD DRAWING", HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCED SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

DATE	SIGNATURE	R.C.E. No.

RECOMMENDED FOR APPROVAL	REVISIONS						
DEPARTMENT	SIGNATURE	TITLE	DATE	MARK	DATE	DESCRIPTION	BY
PUBLIC WORKS							
TRAFFIC							
FIRE							
PLANNING							
PARKS							

REVIEWED BY: DATE

LAND DEVELOPMENT PERMIT NO. PZ



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

LAND DEVELOPMENT PERMIT NO. PZ

UNDERGROUND SERVICE ALERT (USA) OF SOUTHERN CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT

STREET IMPROVEMENTS
TITLE SHEET

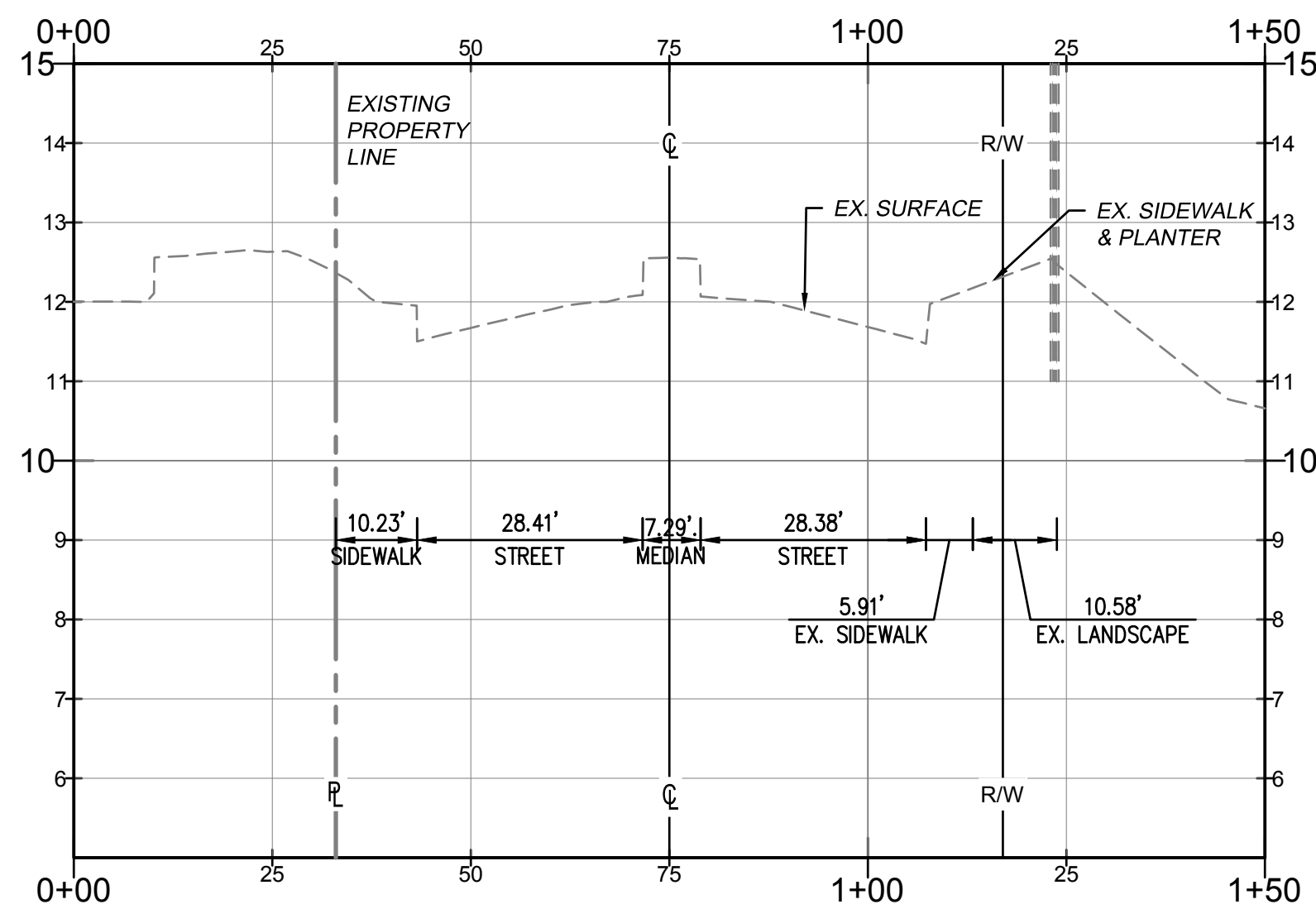
APPROVED: CITY ENGINEER R.C.E. EXP. DATE DATE

SCALE: HORIZ. 1" = 60'
VERT. 1" = 60'

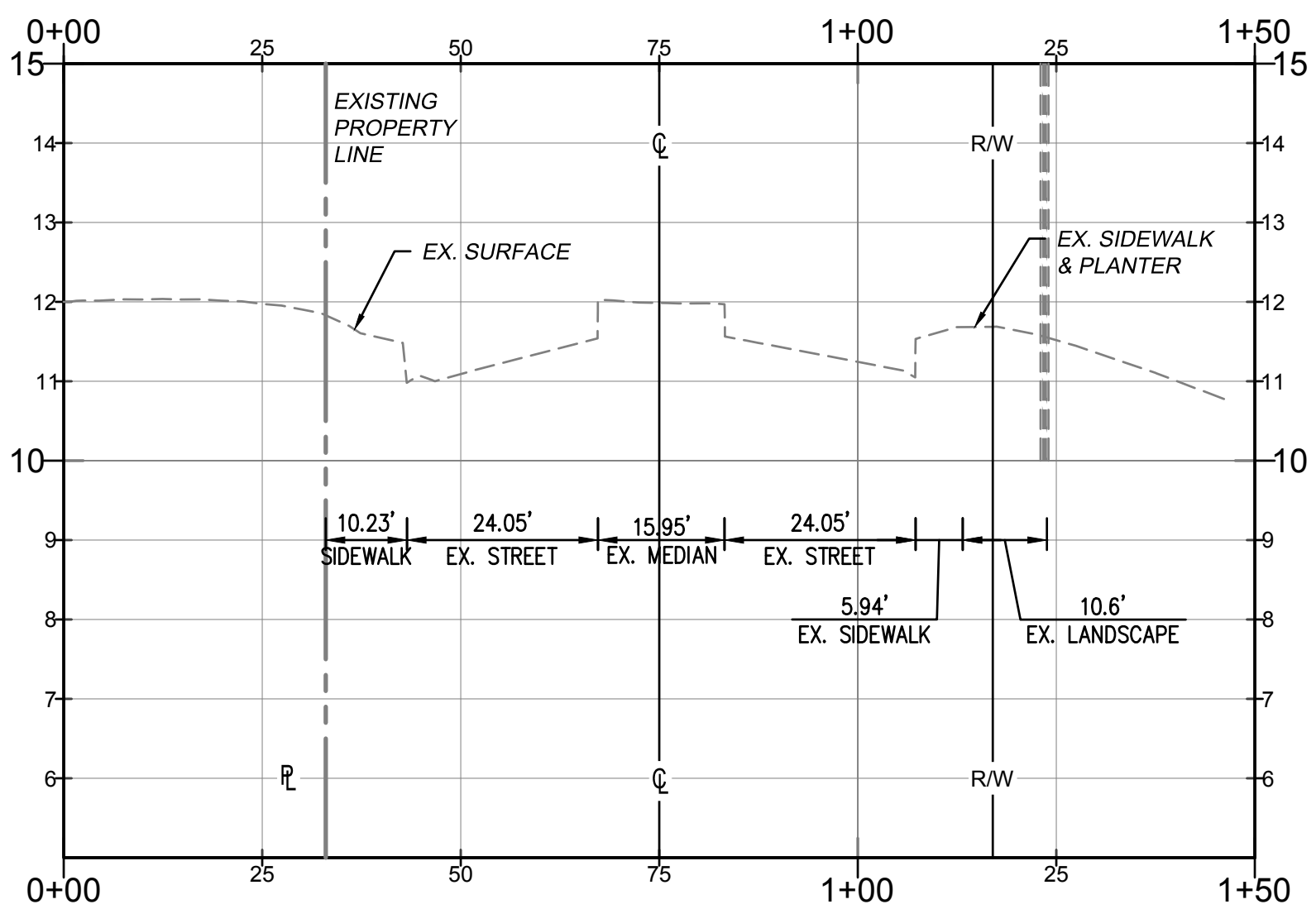
DESIGN BY: S.S. SHEET No. 1 OF 5
DRAWING NUMBER

CHECKED BY: D.H.K. SI-01

NOT FOR CONSTRUCTION



SECTION A-A
H: 1" = 20' | V: 1" = 2'



SECTION B-B
H: 1" = 20' | V: 1" = 2'

DEMOLITION NOTES

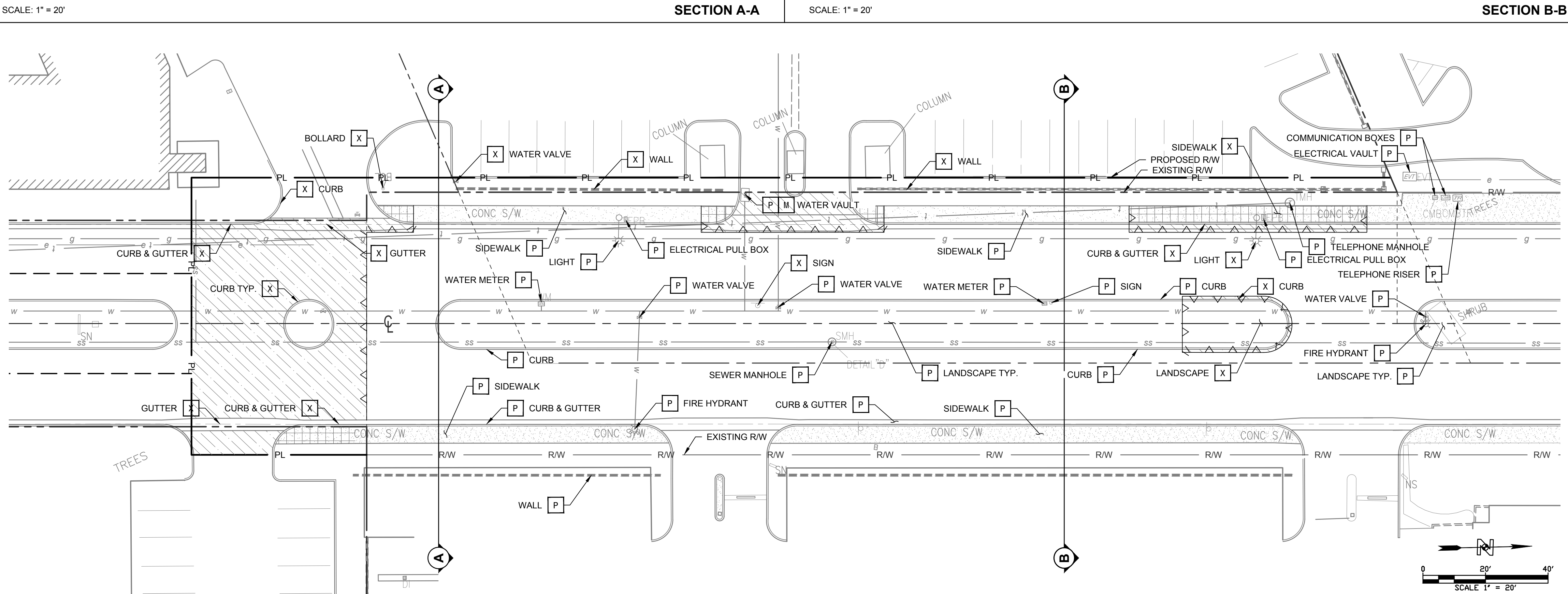
1. ALL ITEMS ARE EXISTING UNLESS OTHERWISE NOTED.
2. EXISTING FEATURES, NOTED AS PROTECT IN PLACE, DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND.
3. DEMOLITION SHALL BE IN COMPLIANCE WITH APPLICABLE GOVERNMENT REGULATIONS AND LAWS.
4. REFERENCE LANDSCAPE PLANS FOR RELOCATION OR DISPOSAL OF EXISTING TREES.
5. REMOVE ALL CONCRETE AND FOOTINGS 3' BELOW SURFACE.
6. SEE SEPARATE GRADING PLAN FOR ON-SITE DEMOLITION

DEMOLITION KEYNOTES

- A** ADJUST TO GRADE
- M** RELOCATE TO NEW LOCATION
- P** PROTECT-IN-PLACE
- X** REMOVE & DISPOSE OF OFF-SITE

DEMOLITION LEGEND

- SAWCUT LINE
- AC PAVEMENT REMOVAL
- SIDEWALK REMOVAL



SCALE: 1" = 20'

DEMOLITION PLAN

LAND DEVELOPMENT PERMIT NO. PZ

PREPARED BY:



42356

R.C.E. No.

17780 Fitch
Irvine, CA 92614
PHONE: 949.396.1161
www.nconsulteng.com

DATE

PLACE THE ENGINEER'S SEAL IN THIS SPACE



RECOMMENDED FOR APPROVAL

DEPARTMENT	SIGNATURE	TITLE	DATE
PUBLIC WORKS			
TRAFFIC			
FIRE			
PLANNING			
PARKS			

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:



DEVELOPMENT SERVICES DEPARTMENT

STREET IMPROVEMENTS DEMOLITION PLAN

APPROVED:	CITY ENGINEER	R.C.E.	EXP. DATE	DATE
SCALE:	HORIZ. 1" = 20'	VERT. 1" = 20'	SHEET No. 2	OF 5
DESIGN BY:	S.S.	DRAWING NUMBER		SI-02
CHECKED BY:	D.H.K.			

PENINSULA ROAD PROFILE
H: 1" = 20' | V: 1" = 5'

STREET IMPROVEMENT PLAN AND PROFILE

SCALE: 1" = 20'

STREET IMPROVEMENT PLAN AND PROFILE

DEVELOPMENT SERVICES DEPARTMENT

APPROVED: _____

CITY ENGINEER	P.C.E.	EXP. DATE	DATE

SCALE: _____	VERT. <u> </u> SHOWN <u> </u>	SHEET No. <u> 3 </u> OF <u> 5 </u>
DESIGN BY: <u> S.S. </u>	DRAWING NUMBER <u> SI-03 </u>	
CHECKED BY: <u> D.H.K. </u>		

1	CONSTRUCT 6" CURB, TYPE A1-6 PER CITY OF OXNARD STD. PLATE 111 ON SHEET 5.	LF
2	CONSTRUCT 6" CURB AND GUTTER, TYPE A2-6 PER CITY OF OXNARD STD. PLATE 111 ON SHEET 5.	LF
3	CONSTRUCT 3' WIDE V-DITCH.	LF
4	CONSTRUCT 4" AC / 6" CLASS 2 AB PER GEOTECH REPORT.	SF
5	CONSTRUCT CONCRETE SIDEWALK PER LANDSCAPE PLANS.	SF
6	CONSTRUCT DRIVEWAY PER CITY OF OXNARD STD. PLATE 116 ON SHEET 5.	SF
7	CONSTRUCT RAMP CASE B, TYPE 1 PER CITY OF OXNARD STD. PLATE 110 ON SHEET 5.	EA
8	CONSTRUCT RAMP CASE D, TYPE 2 PER CITY OF OXNARD STD. PLATE 110 ON SHEET 5.	EA
9	STRIPE CROSSWALK.	LF



PROFILE
 H: 1" = 20' | V: 1" = 5'

The profile view shows the road's elevation from station 1+50 to 0+00. The vertical axis represents elevation in feet, ranging from 6 to 20. The horizontal axis represents stationing. Key features include the proposed (PR) and existing (EX) road surfaces, a 61' intersection, and various road features such as drive aisles, walks, and ditches. Vertical curve data is provided for the existing surface, including a 19' driveway, an 8' walk, a 6.5' driveway, a 3' ditch, a 3' ditch, a 3' ditch, a 7' walk, and a 3' ditch. The vertical curve length is 75 feet, and the vertical curve offset is 50 feet. The vertical curve data is summarized in the table below:

Feature	Length (ft)	Station (approx.)
DRIVEWAY	19'	1+50 to 1+21
WALK	8'	1+21 to 1+29
DRIVEWAY	6.5'	1+29 to 1+35.5
DITCH	3'	1+35.5 to 1+38.5
DITCH	3'	1+38.5 to 1+41.5
DITCH	3'	1+41.5 to 1+44.5
WALK	7'	1+44.5 to 1+51.5
DITCH	3'	1+51.5 to 1+54.5

B PROFILE
 H: 1" = 20' | V: 1" = 5'

The profile view shows the vertical alignment of the road. The horizontal axis represents stationing from 1+50 to 0+00. The vertical axis represents elevation in feet, ranging from 6 to 20. The profile includes a dashed line for the existing ground surface (EX. SURFACE) and a solid line for the proposed road surface (PR. SURFACE). Key features include a 3' V-DITCH, a 14.5' PARK area, a 5.5' LS (Left Shoulder), a 15' WALK area, a 24' DRIVE area, a 16' MEDIAN area, another 24' DRIVE area, a 6' WALK area, and a 10' LS (Right Shoulder). The profile also shows the existing ground surface (EX. SURFACE) and the proposed road surface (PR. SURFACE). The profile is labeled with stationing (1+50, 25, 1+00, 75, 50, 25, 0+00) and elevations (20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6). The profile is labeled with 'PR. SURFACE' and 'EX. SURFACE'. The profile is labeled with 'V-DITCH', 'PARK', 'LS', 'WALK', 'DRIVE', 'MEDIAN', 'WALK', 'LS'. The profile is labeled with 'H: 1" = 20' | V: 1" = 5''. The profile is labeled with 'B PROFILE'.

C PROFILE
H: 1" = 20' | V: 1" = 5'

A cross-sectional diagram of a pavement structure. The top layer is labeled "TYPICAL ASPHALT PAVEMENT SECTION". Below it is a layer of "6\" THICK CONCRETE". The bottom layer is labeled "6\" TYPE II AB COMPACTED TO 90% RELATIVE DENSITY PER APPROVED SOIL REPORTS". The diagram shows a central section with a width of 36\" (divided into two 18\" sections) and a total width of 60\" (divided into two 30\" sections). The concrete layer is 6\" thick. The bottom layer is 6\" thick. The diagram also shows "6\" BARS CONTINUOUS" and "NATIVE MATERIAL COMPACTED TO 90% PER APPROVED SOIL REPORT".

SCALE: 1" = 20'

SECTION A-A

1+50 25 1+00 75 50 25 0+00

20 19 18 17 16 15 14 13 12 11 10 9 8 7 6

PR. SURFACE EX. SURFACE

PARK 14' 6' LS 15' WALK 24' DRIVE 16' MEDIAN 24' DRIVE 6' WALK 10' LS

3' V-DITCH

D PROFILE

H: 1" = 20' | V: 1" = 5'

SCALE: 1" = 20'

SECTION B-B

1+50 25 1+00 75 50 25 0+00

20 19 18 17 16 15 14 13 12 11 10 9 8 7 6

PR. SURFACE EX. SURFACE RW

3' V-DITCH 15' PARK 5' LS 15' WALK 23.6' DRIVE 16' MEDIAN 24' DRIVE 6' WALK 10' LS

1+50 25 1+00 75 50 25 0+00

E PROFILE

H: 1" = 20' | V: 1" = 5'

SCALE: 1" = 20'

SECTION C-C

1+50 1+00 75 50 25 0+00

20 19 18 17 16 15 14 13 12 11 10 9 8 7 6

PR SURFACE EX SURFACE

PR EX

8' 6.5' 22' 16' 24' 6' 11'



WALK DRIVE MEDIAN WALK LS

3' V-DITCH

1+50 1+00 75 50 25 0+00

F PROFILE

H: 1" = 20' | V: 1" = 5'

LEGEND	
	AC PAVEMENT PER PLATE 602 (TRENCH OVERLAY)
	AC PAVEMENT PER PLATE 602 (FULL DEPTH AC)

LAND DEVELOPMENT PERMIT NO. PZ

R.C.E. No.

17780 Fitch
Irvine, CA 92614
PHONE: 949.396.1161
www.nconsulteng.com



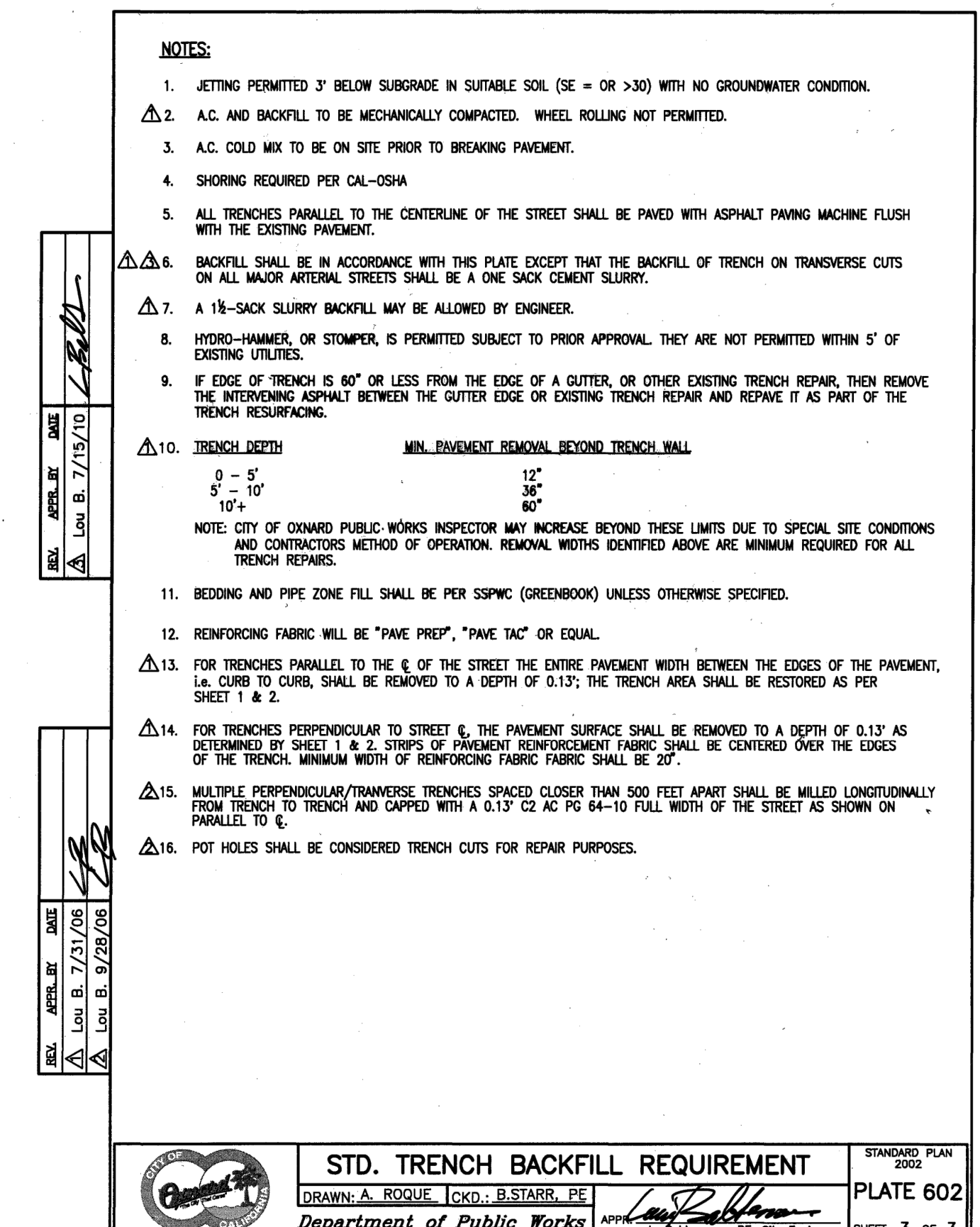
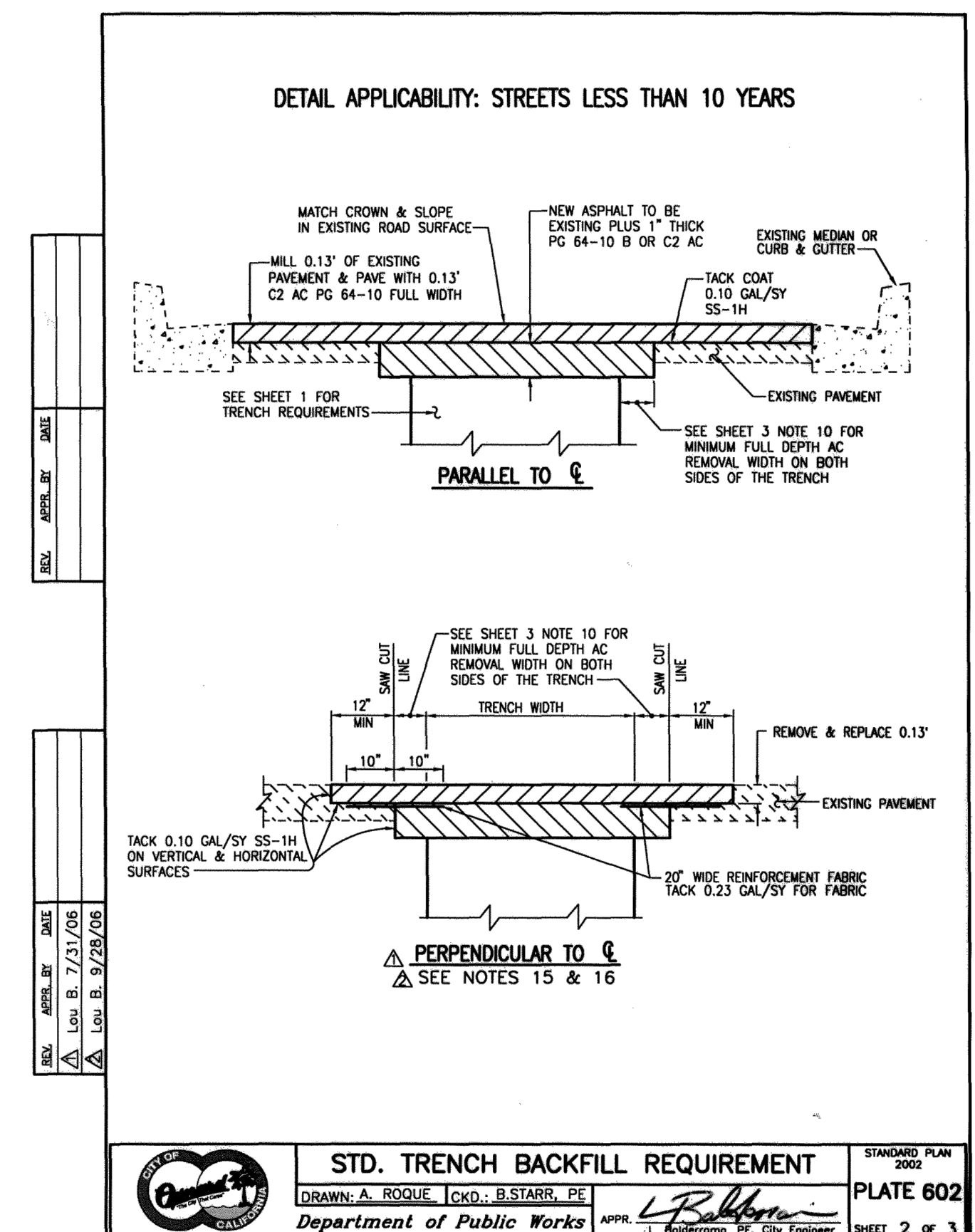
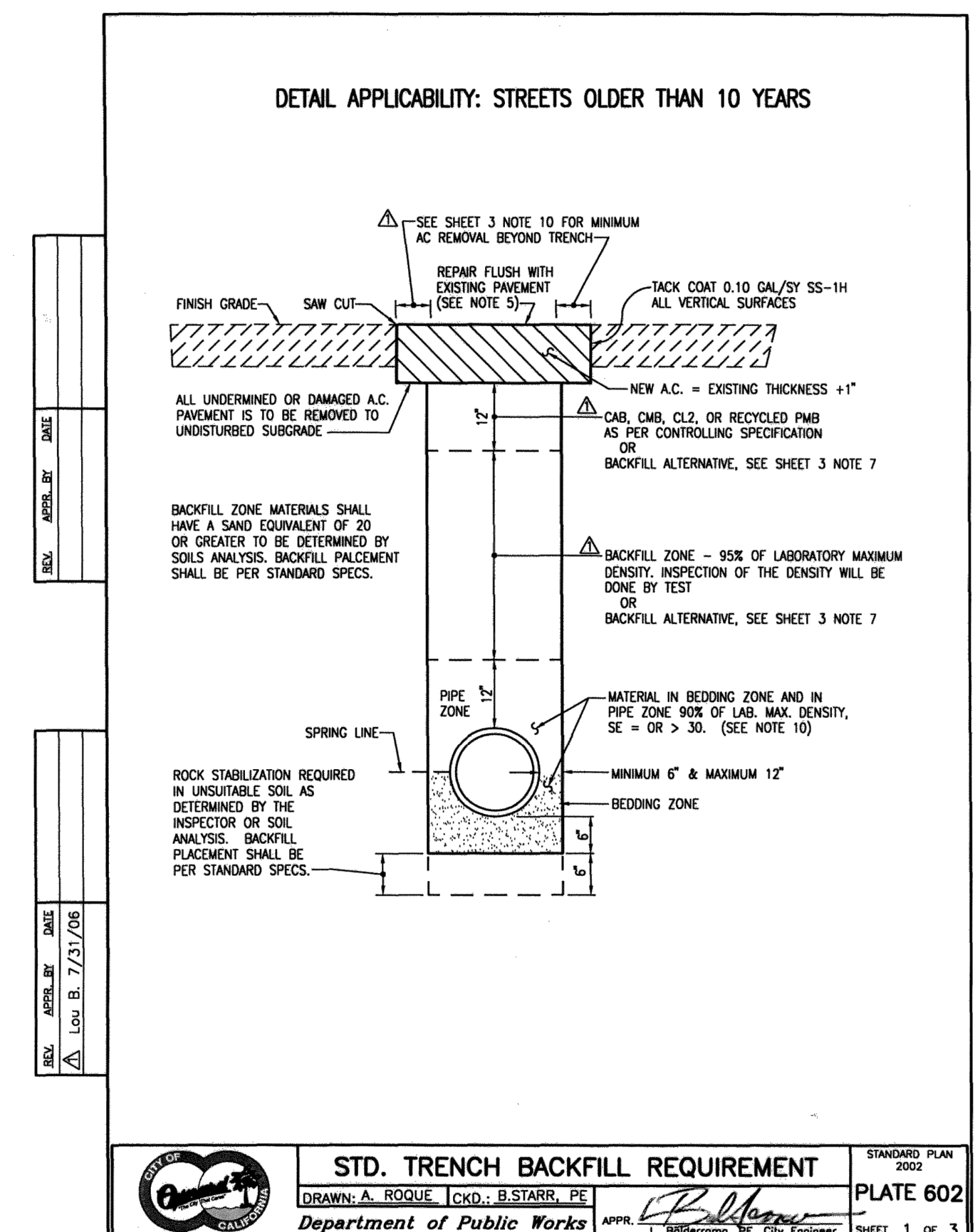
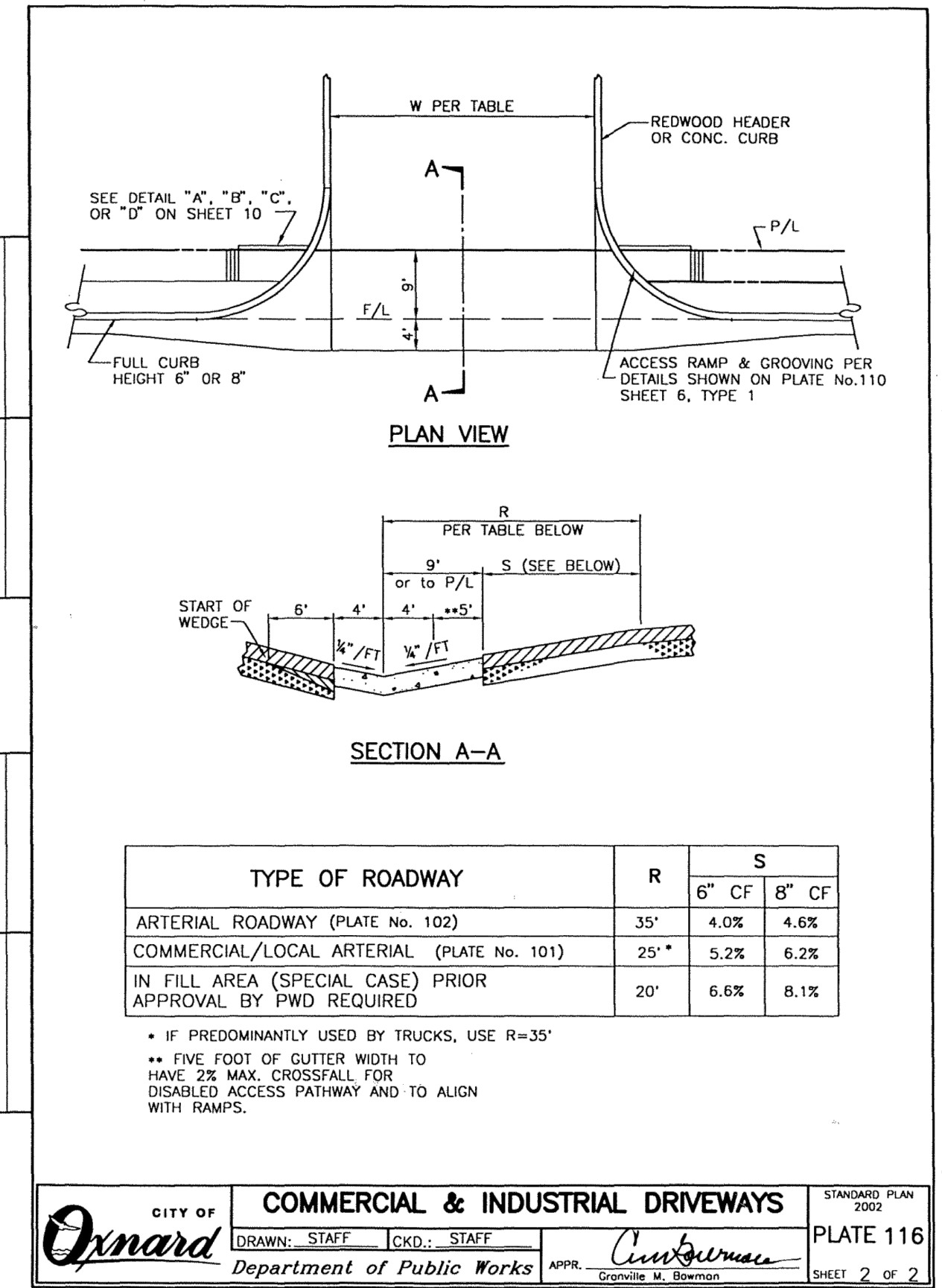
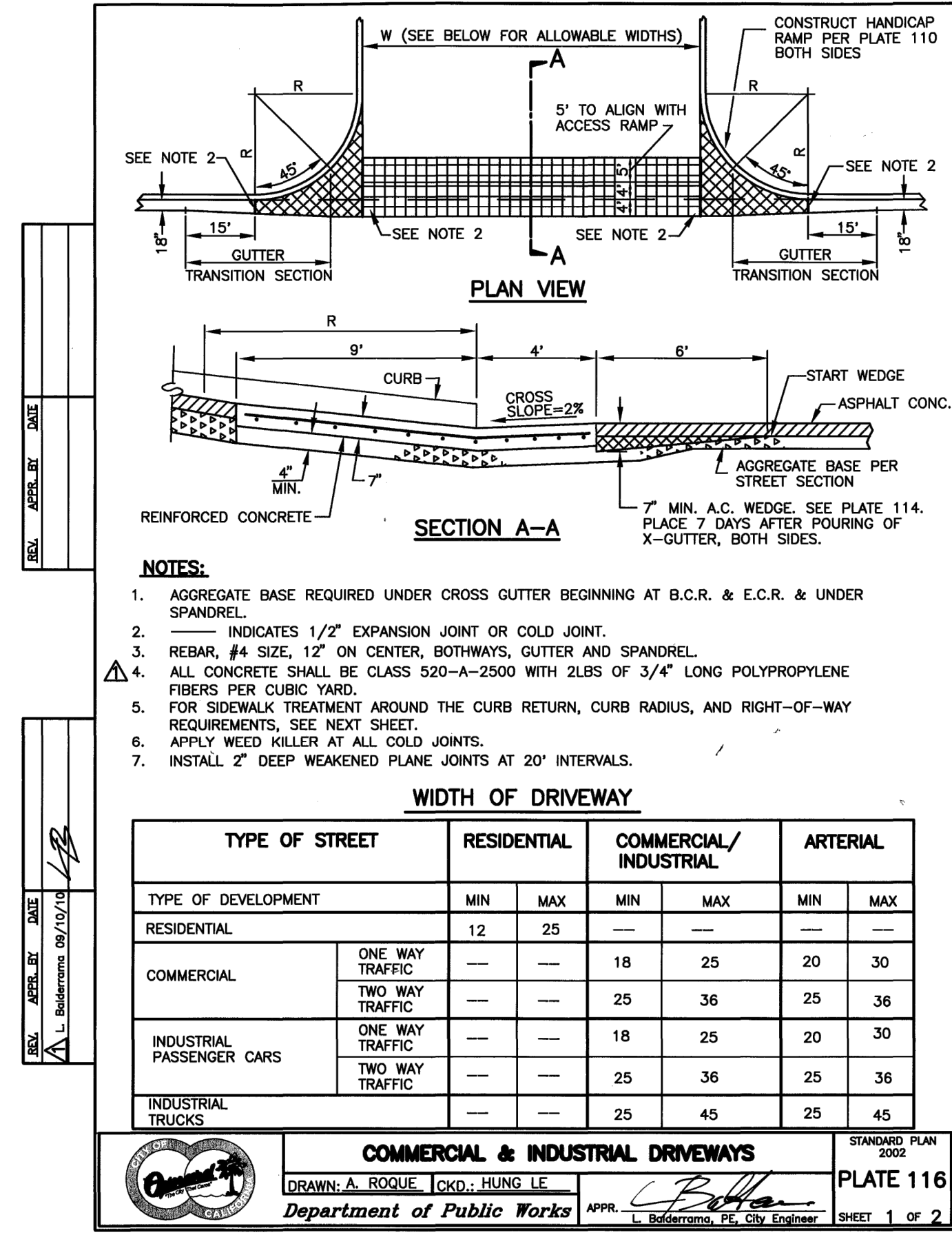
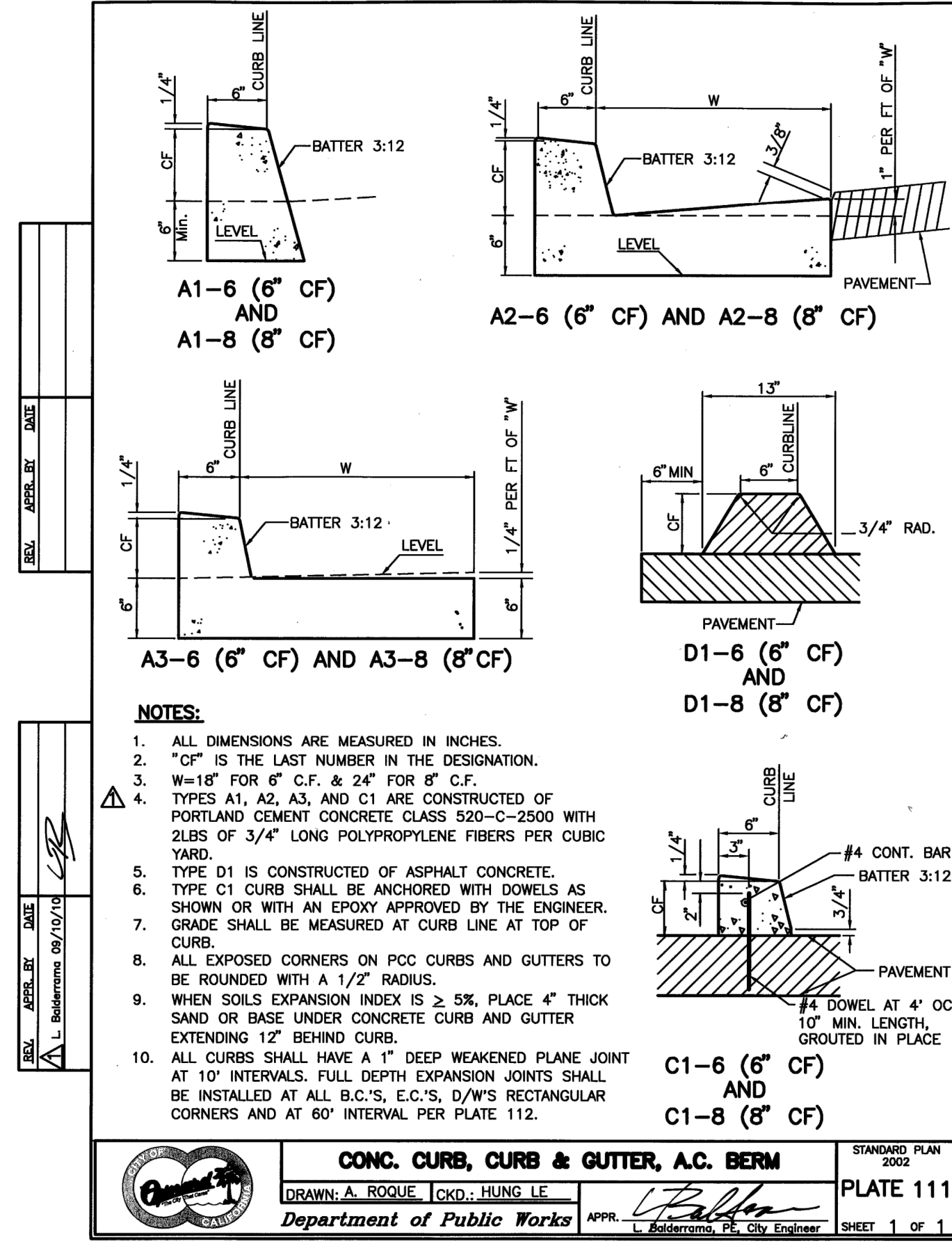
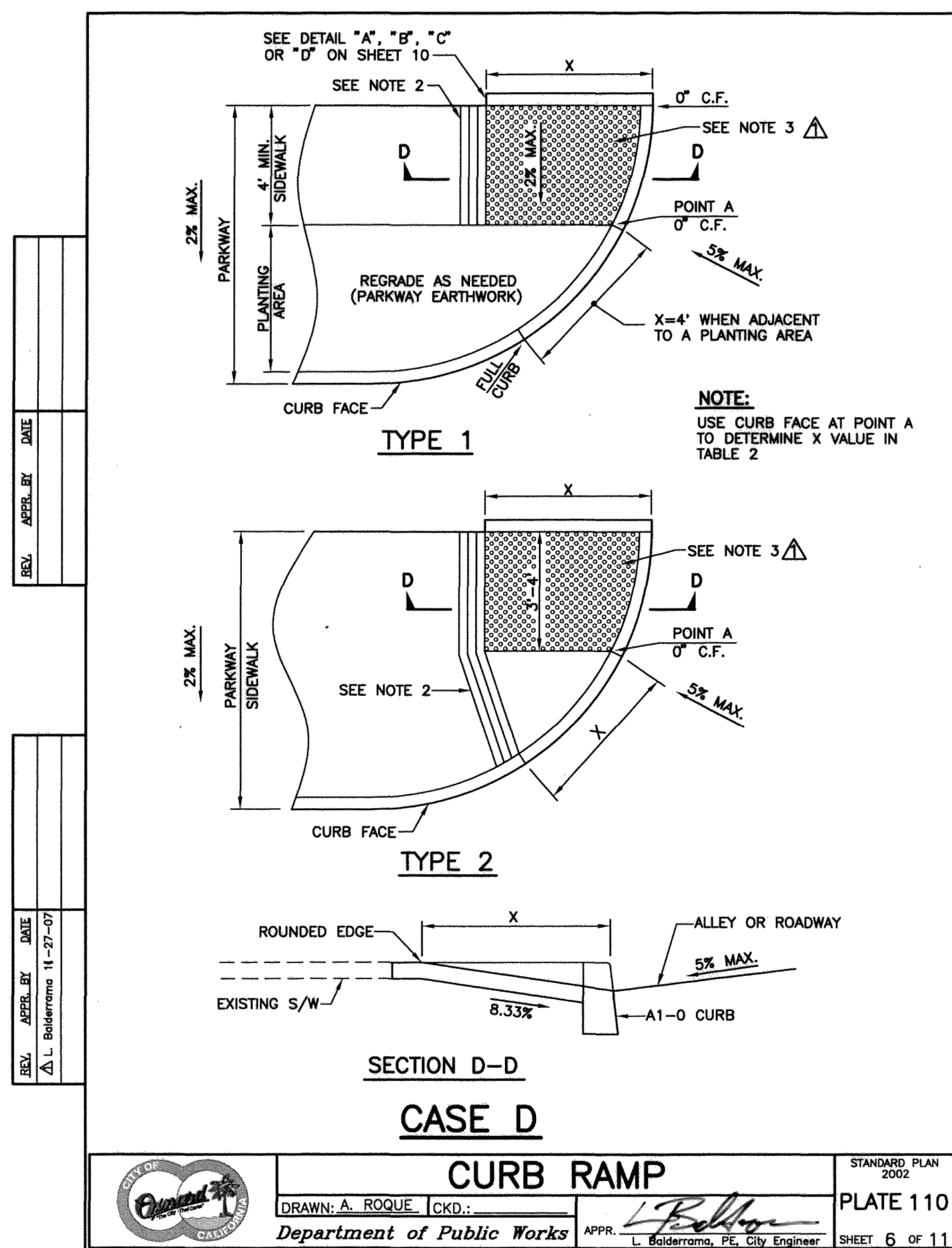
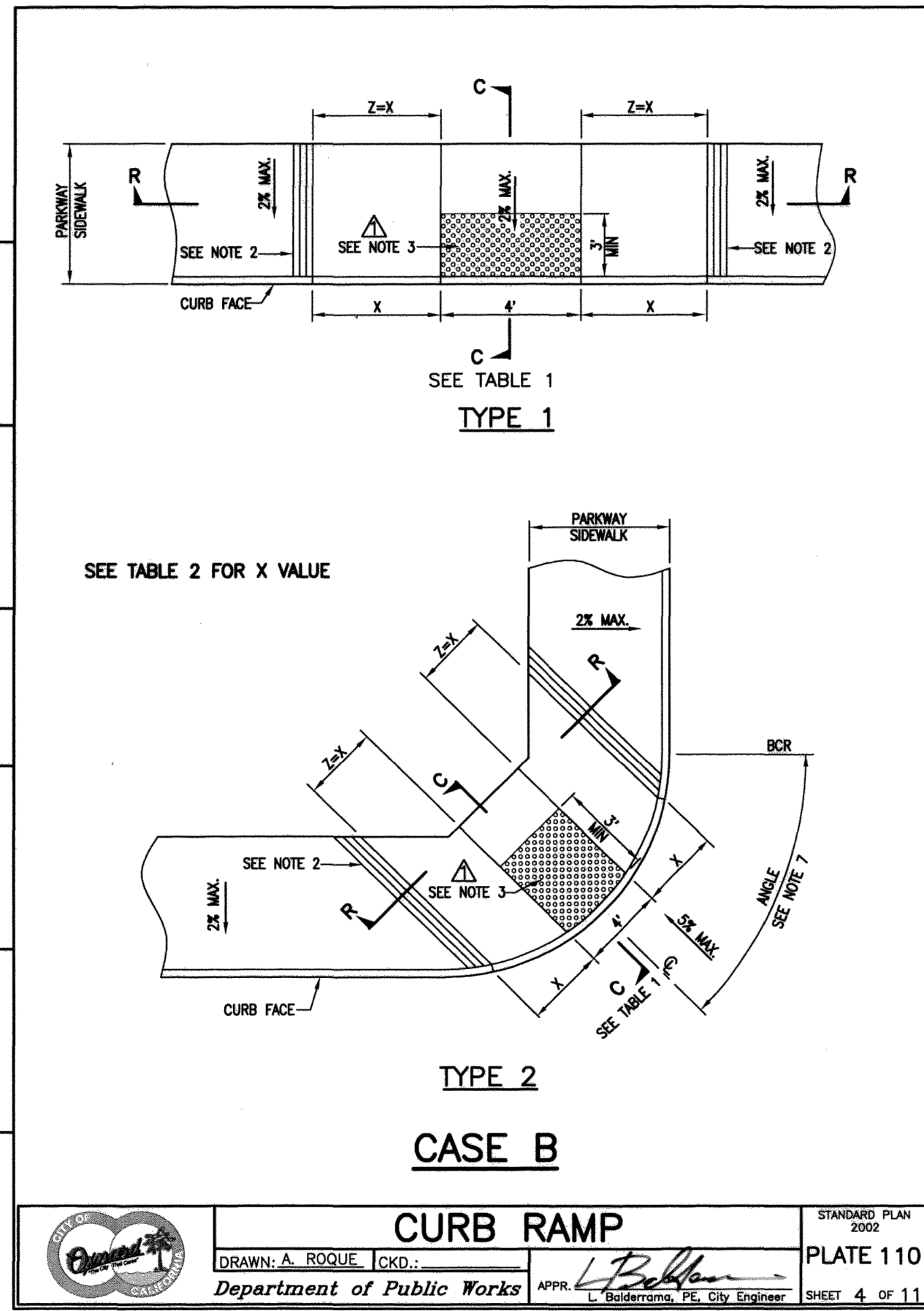
DEPARTMENT	SIGNATURE	TITLE	DATE
PUBLIC WORKS			
TRAFFIC			
FIRE			
PLANNING			
PARKS			

[illegible]

STREET IMPROVEMENTS
STREET SECTIONS AND UTILITY PLAN

APPROVED:		CITY ENGINEER	R.C.E.	EXP. DATE	DATE
SCALE:	HORIZ.,	1" = 20'		SHEET No. 4 OF 5	DRAWING NUMBER
	VERT.,	1" = 20'			
DESIGN BY:	S.S.		SI-04		
CHECKED BY:	D.H.K.				

P:\15-117 hyatt house oxnard\Drawings\Street Improvements\City\15117si04-SECTIONS.dwg Nov 07, 2023 - 3:14pm



LAND DEVELOPMENT PERMIT NO. PZ

PREPARED BY:



42356

R.C.E. No.

17780 Fitch
Irvine, CA 92614
PHONE: 949.396.1161
www.nconsulteng.com

PLACE THE ENGINEER'S SEAL IN THIS SPACE



RECOMMENDED FOR APPROVAL

DEPARTMENT	SIGNATURE	TITLE	DATE	MARK	DATE
PUBLIC WORKS					
TRAFFIC					
FIRE					
PLANNING					
PARKS					

REVISIONS

DESCRIPTION	BY	DATE

REVIEWED BY:

DATE

OXNARD DEVELOPMENT SERVICES DEPARTMENT

STREET IMPROVEMENTS
DETAILS

APPROVED: CITY ENGINEER R.C.E. EXP. DATE DATE

HORIZ. AS SHOWN

VERT. AS SHOWN

DESIGN BY: D.M.

CHECKED BY: D.H.K.

SHEET No. 5 OF 5
DRAWING NUMBER
SI-05



Know what's below.
Call 811 before you dig.