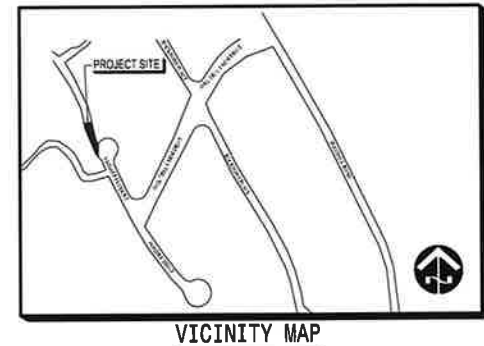


IMPROVEMENT PLANS FOR SASSAFRAS COURT STORM DRAINAGE IMPROVEMENTS (CIP #22484) PLEASANTON, CALIFORNIA APRIL 2026



VICINITY MAP



SITE PLAN
1"=20'

HAUL ROUTE:

ACCESS TO THE DEVELOPMENT BY CONSTRUCTION EQUIPMENT, MATERIAL DELIVERIES, AND OTHER HEAVY LOADS SHALL BE LIMITED BY ALL CONTRACTORS TO THE FOLLOWING ROUTE:

HIGHWAY 680 TO SUNOL BLVD/CASTLEWOOD DRIVE IN WESTERLY DIRECTION TO FOOTHILL ROAD IN SOUTHERLY DIRECTION TO OAK TREE FARM DRIVE IN WESTERLY DIRECTION TO SASSAFRAS COURT IN NORTHERLY DIRECTION TO THE CUL-DE-SAC TO TRAIL TO PROJECT SITE.

WORK HOURS:

8:00 AM TO 5:00 PM MONDAY THROUGH FRIDAY.

BASIS OF BEARING

COORDINATES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM-B3 (NAD83) CA ZONE 3. ALL DISTANCES ARE GROUND LEVEL DISTANCES AND MUST BE MULTIPLIED BY 0.99992129 TO OBTAIN GRID DISTANCES.

BENCH MARK

NGS BENCHMARK HS4089 H 1259
FD 2.5IN BRASS DISK STAMPED "NATIONAL GEODETIC SURVEY H 1259 1974" NEAR THE INTERSECTION OF INTERSTATE 680 AND SUNOL BLVD. IN PLEASANTON, CA. AT THE NORTHEAST END OF A RAILROAD BRIDGE OVERCROSSING, ±120' WEST OF THE SOUTHBOUND OFFRAMP OF THE INTERSTATE, IN THE TOP OF THE EAST END OF THE NORTH CONCRETE ABUTMENT, ±0.5' WEST OF THE EAST END OF THE ABUTMENT.
ELEVATION = 338.4' NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

ELECTRONIC VERSIONS OF THE LINEWORK ON THIS PLAN MAY NOT BE CONSISTENT WITH OTHER DIMENSIONS, NOTES, DETAILS OR DESCRIPTIONS WHICH CONTROL THE INTENDED DESIGN. ELECTRONIC VERSIONS OF THIS PLAN ARE NOT TO BE USED TO ESTABLISH THE LOCATION OF PROPERTY OR IMPROVEMENTS IN THE FIELD.

ABBREVIATIONS

AB - AGGREGATE BASE	LP - LOW POINT
AC - ASPHALT CONCRETE	LT - LEFT
ARV - AIR RELEASE VALVE	MC - MEDIAN CURVE
BC - BEGINNING OF CURVE	MH - MANHOLE
BFP - BACKFLOW PREVENTER	MID PT - MIDPOINT
BFV - BUTTERFLY VALVE	MTC - MEDIAN TOP OF CURB
BNDY - BOUNDARY	OH - OVERHEAD POWER
BO - BLOWOFF	PAD - PAD
BT - BEGIN TRANSITION	P/L - PROPERTY LINE
BW - BOTTOM OF RETAINING WALL	PCC - POINT OF COMPOUND CURVATURE
B/W/BOW - BACK OF WALK	PW - POST INDICATOR VALVE
BWC - BACK OF WEDGE CURB	PME - PRIVATE MAINTENANCE EASEMENT
CB - CATCH BASIN	PP - POWER POLE
CFF - CLOSET FINISHED FLOOR ELEV	PRC - POINT OF REVERSE CURVATURE
CL - CENTERLINE	PS - PROTECTIVE SLOPE ELEVATIONS
CLR - CLEAR	PSOE - PRIVATE STORM DRAIN EASEMENT
COND - CONDOMINIUM	PUE - PUBLIC UTILITY EASEMENT
CR - CROWN	PW - POTABLE WATER
C&G - CURB AND GUTTER	RP - RADIUS POINT
DI - DROP INLET	RT - RIGHT
DMA - DRAINAGE MAINTENANCE AREA	ROW - RIGHT OF WAY
D/W/DWY - DRIVEWAY	RW - RECYCLED WATER
DIV - DIVERSION STRUCTURE	S - SANITARY SEWER LATERAL
EC - END OF CURVE	SD - STORM DRAIN
EL - ELEVATION	SD(C) - STORM DRAIN (CLEAN DRAINAGE)
EP - EDGE OF PAVEMENT	SDE - STORM DRAIN EASEMENT
ER - END OF RETURN	SDCO - STORM DRAIN CLEAN OUT
ET - END TRANSITION	SDMH - STORM DRAIN MANHOLE
EX - EXISTING	SL - STREET LIGHT
FC - FACE OF CURB	SS - SANITARY SEWER
FF - FINISHED FLOOR ELEVATION	S/W - SIDEWALK
FG - FINISH GRADE	TBO - TEMPORARY BLOWOFF
FH - FIRE HYDRANT	TC - TOP OF CURB
FI - FIELD INLET	TG - TOP OF GRATE
FL - FLOWLINE	THC - TOP OF HIGH CURB
FS - FIRE SERVICE	TI - TRAFFIC INDEX
G - GAS	TYP - TYPICAL
GB - GRADE BREAK	TWC - TOP OF WEDGE CURB
GRD - GROUND	TW - TOP OF RETAINING WALL
HP - HIGH POINT	VG - VALLEY GUTTER
INV - INVERT	W - WATER
IRR - IRRIGATION	WR - RECYCLED WATER
	WS - WATER SERVICE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	RIGHT OF WAY / LOT LINE
---	---	EASEMENT
---	---	CENTERLINE
---	---	FACE OF CURB
---	---	SANITARY SEWER & MANHOLE
---	---	STORM DRAIN & INLET
---	---	STORM MANHOLE
---	---	WATER LINE & VALVES
---	---	FIRE HYDRANT WITH VALVE
---	---	BLOWOFF
---	---	WATER SERVICE
---	---	ELECTROLIER
---	---	STREET MONUMENT
---	---	SIDEWALK
---	---	GRADE SLOPE
---	---	OVERLAND SURFACE RELEASE
---	---	DRAINAGE MANAGEMENT AREA (DMA)
---	---	BORENTENTION AREA / FLOW THROUGH PLANTER
---	---	HAUL ROUTE
---	---	EARTH SWALE

SHEET INDEX

SHEET	DESCRIPTION
00.0	TITLE SHEET
00.1	GENERAL NOTES
C1.0	DEMOLITION PLAN & TREE PROTECTION PLAN
C1.1	EROSION CONTROL PLAN
C2.0	GRADING PLAN
C2.1	STORM DRAINAGE PLAN & PROFILE
C3.0	DETAILS
C3.1	POLLUTION PREVENTION PLAN

ENGINEER'S NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF CURRENT PLANS AVAILABLE DURING ALL PHASES OF CONSTRUCTION. ANYTIME THE CONTRACTOR DOUBTS THE REASONABLENESS OR CORRECTNESS OF AN ELEMENT IN THE PLANS OR FIELD CONTROL STAKING, THEY SHALL CONTACT THE OWNERS ENGINEER FOR CLARIFICATION OR CONFIRMATION.
- ALL WORK WITHIN THIS PROJECT SHALL COMPLY WITH THE 2024 DETAILS & STANDARD SPECIFICATIONS FOR THE CITY OF PLEASANTON.
- THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL STAKES AGAINST THE LOCATION SHOWN ON THE PLANS PRIOR TO POURING CONCRETE.

GENERAL APPROVAL NOTE:

APPROVAL OF THESE PLANS IS FOR THE WORK WITHIN THE STREET RIGHT OF WAY AND PUBLIC UTILITY SYSTEMS WITHIN PUBLIC SERVICE EASEMENTS UNLESS OTHERWISE NOTED.

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS PUBLIC INTEREST REQUIRES A MODIFICATION OR A DEPARTURE FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OF PLEASANTON OR THESE PLANS THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH SAME IS TO BE MADE.

APPROVED AS TO DESIGN ONLY BASED UPON INFORMATION SUBMITTED HEREDON THIS 17 DAY OF APRIL 2026

Adam Niekirk
ADAM NIEKIRK P.E. 78830
ASSISTANT DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
CITY OF PLEASANTON
COUNTY OF ALAMEDA, STATE OF CALIFORNIA



MACKAY & SOMPS
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 67033
CIVIL



PLANS PREPARED UNDER THE DIRECTION OF:
CHRISTOPHER W. GUENTHER
REGISTERED PROFESSIONAL ENGINEER
No. 67033
CIVIL

IMPROVEMENT PLANS FOR
SASSAFRAS COURT
STORM DRAINAGE IMPROVEMENTS
COVER SHEET

PROJECT NO.
29225

SHT
00.0

OF 8

STANDARD GENERAL NOTES:

- EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED, SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL AFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING AND BRACING OR EQUIVALENT METHOD, FOR THE PROTECTION OF LIFE, OR LIMB, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA, THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS NECESSARY TO PERFORM THE WORK SHOWN IN THESE PLANS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS FAILURE TO DO SO.
- THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY.
- THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITY IN THE VICINITY OF JOB SITE.
- STATIONING HEREON IS ALONG STREET CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
- ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB.
- ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
- LENGTHS OF SANITARY SEWERS AND STORM DRAINS ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED OFF TO THE NEAREST FOOT.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 800-642-2444. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTING AND LOCATION OF THOSE UTILITIES SHOWN ON THE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.
- THE CONSTRUCTION OF ALL GRAVITY UNDERGROUND LINES (SANITARY SEWERS AND STORM DRAINS) SHALL BEGIN AT THE MOST DOWNSTREAM END, UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE CITY ENGINEER OF THE CITY OF PLEASANTON.
- ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE LOCAL AGENCY ENGINEER, AT THE CONTRACTOR'S SOLE EXPENSE.
- ANY RELOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY INCLUDING FEES, BONDS, AND PERMITS AND WORKING CONDITIONS, ETC. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE UTILITY COMPANY. THE OWNER SHALL PAY THE COST OF ALL SUCH RELOCATION WORK INCLUDING FEES, BONDS, PERMITS, ETC.
- IF ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING GRADING, TRENCHING, OR OTHER EXCAVATION, STOP WORK IN THE IMMEDIATE AREA AND NOTIFY THE CITY. WORK SHALL NOT RESUME UNTIL THE CITY PROVIDES DIRECTION.
- THE CITY OF PLEASANTON OR MACKAY & SOMPS DO NOT SPECIFY NOR RECOMMEND THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY PARTY INSTALLING OR USING SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES, OR LIABILITIES OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT. THE PROVISIONS OF THIS NOTE SHALL APPLY UNLESS THEY ARE EXPRESSLY WAIVED IN WRITING.
- THE CONTRACTOR SHALL MEET AND FOLLOW ALL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
- IF ANY PORTION OF THE WORK IS UNCLEAR OR NOT SUFFICIENTLY DETAILED ON THESE PLANS, CONTACT THE CITY FOR CLARIFICATION BEFORE PROCEEDING.

PROJECT NOTES:

- THE CONTRACTOR SHALL NOT DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. ANY PERMANENT MONUMENTS OR POINTS DESTROYED SHALL BE REPLACED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING, ETC. AND BY AVOIDING ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW-SPOTS OR HAZARDOUS CONDITIONS.
- THESE PLANS AND SPECIFICATIONS, INCLUDING GRADES AND STREET DRAINAGE ARE SUBJECT TO MODIFICATION DURING CONSTRUCTION SHOULD CONDITIONS APPEAR THAT WERE NOT APPARENT DURING DESIGN. ANY SUCH MODIFICATION SHALL BE APPROVED BY THE PLEASANTON CITY ENGINEER.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FOR THE LOCAL AGENCY ENGINEER, CITY ENGINEER AND MACKAY & SOMPS. ANY DEVIATIONS OR CHANGES IN THESE PLANS WITHOUT OFFICIAL APPROVAL OF THE CIVIL ENGINEER SHALL ABSOLVE THE CIVIL ENGINEER OF ANY AND ALL RESPONSIBILITY OF SAID DEVIATION OR CHANGE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE CITY INSPECTOR UPON DISCOVERY OF ANY FIELD CONFLICTS.
- ANY EXISTING WELLS ENCOUNTERED SHALL BE ABANDONED AND SEALED BY THE CONTRACTOR PER ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT (COUNTY ZONE 7) REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL UTILITIES 48 HOURS PRIOR TO ANY EXCAVATION SO THAT THEIR LINES CAN BE MARKED. CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 800-642-2444. SEE STANDARD GENERAL NOTE #12.
- THE CONTRACTOR SHALL KEEP A COPY OF THE SIGNED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND A COPY OF ALL PERMITS AT THE SITE TRAILER FOR INSPECTION. SWPPP SHALL BE AVAILABLE AT THE PROJECT SITE DURING THE ENTIRE CONSTRUCTION PHASE OF THE PROJECT FOR REVIEW AND COMPLIANCE.
- MANHOLE FRAMES, COVERS AND VALVE BOXES SHALL BE BROUGHT TO FINISH GRADE AFTER FINAL PAVING.
- AT NO TIME SHALL CAMPERS, TRAILERS, MOTOR HOMES, OR ANY OTHER VEHICLE BE USED AS LIVING OR SLEEPING QUARTERS ON THE CONSTRUCTION SITE. ALL SUCH VEHICLES SHALL BE REMOVED FROM THE SITE AT THE END OF EACH WORKDAY.
- IF EXISTENCE OF ABANDONED SEPTIC TANKS AND DRAIN LINES ARE FOUND TO EXIST ON THE SITE, THEY SHOULD BE EXCAVATED AND REMOVED FROM THE SITE PRIOR TO GRADING AS DETERMINED BY THE CITY ENGINEER.

CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES, INCLUDING THE FOLLOWING, TO REDUCE CONSTRUCTION NOISE:
 - LOCATE STATIONARY CONSTRUCTION EQUIPMENT AS FAR FROM ADJACENT OCCUPIED BUILDINGS AS POSSIBLE.

- SELECT ROUTES FOR MOVEMENT OF CONSTRUCTION RELATED VEHICLES AND EQUIPMENT SO THAT NOISE SENSITIVE AREAS, INCLUDING RESIDENCES AND OUTDOOR RECREATION AREAS, ARE AVOIDED AS MUCH AS POSSIBLE. INCLUDE THESE ROUTES IN MATERIALS SUBMITTED TO THE CITY OF PLEASANTON FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - ALL CONSTRUCTION EQUIPMENT MUST MEET DEPARTMENT OF MOTOR VEHICLE (DMV) NOISE STANDARDS AND SHALL BE EQUIPPED WITH MUFFLING DEVICES.
 - ADDITIONAL BEST MANAGEMENT PRACTICES MAY BE REQUIRED BY THE BUILDING AND SAFETY DIVISION AND/OR CITY ENGINEER. ALL ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE REVIEWED AND APPROVED BY THE BUILDING AND SAFETY DIVISION AND/OR CITY ENGINEER, PRIOR TO IMPLEMENTATION.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE CITY OF PLEASANTON DATED JULY 2024, EXCEPT AS NOTED BELOW FOR SPECIFIC UTILITIES.
 - ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF CURBS, FINAL PREPARATION OF SUBGRADE AND PLACEMENT OF BASE MATERIAL. THE CITY ENGINEER SHALL BE NOTIFIED BY THE DEVELOPER, OR ACCEPTING AGENCY, OR EACH INSTALLATION (UTILITY) BENEATH THE AREA TO BE PAVED, THAT THE INSTALLATION HAS SATISFACTORILY PASSED FINAL ACCEPTANCE TESTS. SERVICE FROM PUBLIC UTILITIES AND FROM SANITARY SEWERS SHALL CONSTRUCTED IN SUCH A MANNER THAT WILL PREVENT THE NECESSITY OF DISTURBING THE STREET PAVEMENT, CURB, GUTTER AND SIDEWALK WHEN SERVICE CONNECTIONS ARE MADE.
 - TRAFFIC CONTROL MAINTENANCE AND OPERATION SHALL COMPLY WITH THE FOLLOWING 2024 STATE STANDARD SPECIFICATION: SECTION 7-1.09 "PUBLIC SAFETY 7-1.08 "PUBLIC CONVENIENCE," AND SECTION 12 "CONSTRUCTION AREA TRAFFIC CONTROL DEVICES."
 - HAUL ROUTE FOR CONSTRUCTION MATERIALS AND EQUIPMENT TRANSPORTED TO/FROM THIS DEVELOPMENT VIA LARGE TRUCKS (THREE TONS AND GREATER) SHALL BE RESTRICTED TO HAUL ROUTE AS STATED HEREIN. THE CONTRACTOR(S) SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEER PRIOR TO MOVING ANY CONSTRUCTION EQUIPMENT ONTO THE SITE.
 - CONTRACTOR SHALL INSTALL TEMPORARY 6' HIGH ORANGE PLASTIC FENCES AT THE DRIPLINE OF TREES AS REQUIRED, TO PROTECT THE TRUNK, LOWER LIMBS AND SURFACE ROOTS FROM INJURY DURING DEMOLITION, GRADING AND CONSTRUCTION. THE FENCES MUST BE INSTALLED PRIOR TO DEMOLITION AND/OR GRUBBING AND REMAIN UNTIL CONSTRUCTION IS COMPLETE. NO STORAGE OF EQUIPMENT, MATERIALS, SPOILS OR OTHER ITEMS SHALL BE PERMITTED BENEATH THE DRIPLINES OF TREES.
 - ANY TREE PRUNING NECESSARY TO PROVIDE CLEARANCE SHOULD BE PERFORMED BY A CERTIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
 - CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN PER CITY STANDARDS, SPECIFICATIONS, AND DETAILS SECTION 3-03F.
 - CONTRACTOR SHALL REMOVE ALL USA MARKINGS WITH THE PROJECT CONSTRUCTION LIMITS.
 - ALL PAVED OUTDOOR STORAGE AREAS SHALL BE DESIGNED TO MINIMIZE POLLUTANT RUNOFF. BULK MATERIALS STORED OUTDOORS THAT MAY CONTRIBUTE TO THE POLLUTION OF STORMWATER RUNOFF MUST BE COVERED AS DEEMED APPROPRIATE BY THE CITY ENGINEER/CHIEF BUILDING OFFICIAL AND AS REQUIRED BY THE STATE WATER BOARD.
 - A REGULAR PROGRAM OF INSPECTING VEHICLES FOR LEAKS AND SPILLS, AND OF SWEEPING/VACUUMING, LITTER CONTROL, AND SPILL CLEANUP SHALL BE IMPLEMENTED. SUCH PROGRAM SHALL BE SUBMITTED TO THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT (BMPS). AS STATED ON THE PROJECT SWPPP, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL SUBCONTRACTORS ARE AWARE OF AND IMPLEMENT SUCH MEASURES.
 - THE CONTRACTOR SHALL GATHER ALL SORTED CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN THE APPROPRIATE CONTAINER FOR RECYCLING, TO BE EMPTIED AT LEAST ON A WEEKLY BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER RUNOFF POLLUTION.
 - THE CONTRACTOR SHALL REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE AND GREEN WASTE FROM THE STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL ON THEM. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF PAVED OR GRAVELED AREAS DURING WET WEATHER. BROOM SWEEP THE STREET PAVEMENT ADJOINING THE PROJECT SITE ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING.
 - THE CONTRACTOR SHALL INSTALL FILTER MATERIALS (SUCH AS SANDBAGS, FILTER FABRIC, ETC.) AT THE STORM DRAIN INLET NEAREST THE DOWNSTREAM SIDE OF THE PROJECT SITE IN ORDER TO RETAIN ANY DEBRIS OR DIRT FLOWING IN THE STORM DRAIN SYSTEM. MAINTAIN AND/OR REPLACE FILTER MATERIALS TO ENSURE EFFECTIVENESS AND TO PREVENT STREET FLOODING.
 - THE CONTRACTOR SHALL CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH BEING WINDBLOWN OR IN THE EVENT OF A MATERIAL SPILL.
 - THE CONTRACTOR SHALL NEVER CLEAN MACHINERY, EQUIPMENT, TOOLS, BRUSHES, OR RINSE CONTAINERS INTO A STREET, GUTTER OR STORM DRAINS.
 - THE CONTRACTOR SHALL ENSURE THAT CONCRETE/GUNITE SUPPLY TRUCKS OR CONCRETE/PLASTER OPERATIONS DO NOT DISCHARGE WASH WATER INTO STREET, GUTTERS OR STORM DRAINS.
 - THE CONTRACTOR SHALL USE OFF-SITE FUELING STATIONS AS MUCH AS POSSIBLE. WHERE ON-SITE FUELING OCCURS, USE DESIGNATED AREAS AWAY FROM THE STORM DRAINAGE FACILITY USE SECONDARY CONTAINMENT AND SPILL RACS WHEN FUELING. DISCOURAGE TOPPING OFF OF FUEL TANKS. PLACE A STOCKPILE OF ABSORBENT MATERIAL WHERE IT WILL BE READILY ACCESSIBLE, AND CHECK VEHICLES AND EQUIPMENT REGULARLY FOR LEAKING OILS AND FUELS. DISPOSE OF RACS AND ABSORBENT MATERIALS PROMPTLY AND PROPERLY.
 - THE CONTRACTOR SHALL LOCATE WASH OUT AREAS AWAY FROM THE STORM DRAINS AND OPEN DITCHES, CONSTRUCT A TEMPORARY PIT LARGE ENOUGH TO STORE THE LIQUID AND SOLID WASTE, CLEAN PIT BY ALLOWING CONCRETE TO SET, BREAKING UP THE CONCRETE, THEN RECYCLING OR DISPOSING OF PROPERLY.
 - THE CONTRACTOR SHALL USE AN OFF-SITE REPAIR SHOP AS MUCH AS POSSIBLE FOR ON-SITE MAINTENANCE, USE DESIGNATED AREAS AWAY FROM THE STORM DRAINAGE FACILITY, ALWAYS USE SECONDARY CONTAINMENT AND KEEP STOCKPILE OR CLEANUP MATERIALS NEARBY, REGULARLY INSPECT VEHICLES AND EQUIPMENT FOR LEAKS AND REPAIR QUICKLY OR REMOVE FROM THE PROJECT SITE. CONTRACTOR SHALL TRAIN EMPLOYEES ON SPILL CLEANUP PROCEDURES.
 - THE CONTRACTOR SHALL:
 - WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
 - COVER ALL TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIALS TO OR FROM THE PROJECT AREA OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
 - PAVE, APPLY WATER THREE TIMES DAILY OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
 - SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
 - HYDROSEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS INACTIVE FOR TEN DAYS OR MORE)
 - ENCLOSE, COVER, WATER TWICE DAILY OR APPLY (NON TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.).
 - LIMIT TRAFFIC SPEEDS ON UNPAVED STREETS TO 15 MPH.
 - INSTALL SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS.
 - REPLANT VEGETATION IN DISTURBED AREAS AS QUICKLY AS POSSIBLE.
 - SUSPEND EXCAVATION AND GRADING ACTIVITIES TO THE EXTENT FEASIBLE WHEN INSTANTANEOUS WIND GUSTS EXCEED 25 MPH.
 - LIMIT, TO THE EXTENT FEASIBLE, THE NUMBER OF AREAS ADJACENT TO RESIDENCES SUBJECT TO EXCAVATION, GRADING AND OTHER CONSTRUCTION ACTIVITY AT ANY ONE TIME.
 - CONTRACTOR SHALL LOCATE STATIONARY CONSTRUCTION EQUIPMENT AS FAR FROM ADJACENT OCCUPIED BUILDINGS AS POSSIBLE AND SELECT ROUTES FOR MOVEMENT OF CONSTRUCTION-RELATED VEHICLES AND EQUIPMENT SO THAT NOISE SENSITIVE-AREAS, INCLUDING RESIDENCES, AND OUTDOOR RECREATION AREAS ARE AVOIDED AS MUCH AS POSSIBLE; INCLUDE THESE ROUTES IN MATERIALS SUBMITTED TO THE CITY OF

- PLEASANTON FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- NO EXISTING TREE MAY BE TRIMMED OR PRUNED WITHOUT PRIOR APPROVAL BY THE CITY LANDSCAPE ARCHITECT. NO EQUIPMENT MAY BE STORED WITHIN OR BENEATH THE DRIPLINES OF THE EXISTING TREES TO BE SAVED. NO OIL, GASOLINE, CHEMICALS, OR OTHER HARMFUL MATERIALS SHALL BE DEPOSITED OR DISPOSED WITHIN THE DRIPLINE OF THE TREES OR IN DRAINAGE CHANNELS, SWALES, OR AREAS THAT MAY LEAD TO THE DRIPLINE. NO STOCKPILING/ STORAGE OF FILL, ETC., SHALL TAKE PLACE UNDERNEATH OR WITHIN FIVE FEET OF THE DRIPLINE OF THE EXISTING TREES.
 - THE CONTRACTOR SHALL RESTORE TRENCHES AND EXCAVATIONS TO THE SURFACE DAILY FOR PUBLIC SAFETY. EXCAVATIONS AND TRENCHES SHALL BE BACKFILLED OR TRENCH PLATED AT THE END OF EACH DAY. TRENCH PLATES, IF USED, SHALL HAVE A NON-SKID COATING AND ARE LIMITED TO NO MORE THAN 50 FEET OF OPEN TRENCH AT ANY ONE LOCATION UNLESS APPROVED BY THE CITY. THEY SHALL BE ANCHORED OR WEDGED TO PREVENT SHIFTING. TRENCH PLATES MAY REST ABOVE THE TRENCH WITH CONTINGENT CUT BACK AND COMPACTED CL2 AB USED AROUND THE PLATES TO PREVENT TIRE DAMAGE.

PUBLIC STORM DRAIN:

- MATERIAL AND CONSTRUCTION OF STORM DRAINS SHALL CONFORM TO CITY OF PLEASANTON LATEST STANDARD SPECIFICATIONS AND LATEST DRAWINGS DATED JULY 2024.
- STORM DRAIN PIPES, MANHOLES, AND CATCH BASINS SHALL BE CLASS III RCP, OR AS NOTED ON THE PLAN.
- MANHOLE LIDS SHALL BE CONSTRUCTED PER CITY STD. DWG. NO. 203 TO 207, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- STORM WATER INLET SHALL CONFORM TO REQUIREMENTS OF THE CITY STD. DWG. NO. 201A-E TYPE I STORM DRAINAGE CURB INLET IN VERTICAL CURB AND GUTTER.
- ALL SUB DRAIN CONNECTIONS TO STORM DRAIN SYSTEM SHALL BE TAP TIE CONNECTIONS OR APPROVED EQUAL.
- ALL CLEANOUTS SHALL HAVE METAL CAP FOR LOCATING.
- "NO DUMPING - DRAIN TO BAY" CATCH BASIN MARKING, PER CITY STANDARD DWG. NO. 210 & 211 SHALL BE INSTALLED AT ALL INLETS.

TRENCH EXCAVATION AND BACKFILL:

- BEDDING AND BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PLEASANTON STANDARD SPECIFICATIONS SECTION 11, "TRENCH EXCAVATION AND BACKFILL," AND THE CITY STANDARD DWG. NO. 113.

CONCRETE:

- CONCRETE CURB & GUTTER SHALL BE CONSTRUCTED PER CITY OF PLEASANTON STANDARD DWG. NO. 103 AND DETAILS ON SHEET C4.0 AND CITY STANDARD SPECIFICATION SECTION 15, "CONCRETE IMPROVEMENTS."
- EXISTING CURB & GUTTER THAT ARE DAMAGED OR DISPLACED BY THE CONTRACTOR AS DETERMINED BY CITY INSPECTOR, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY INSPECTOR, AT CONTRACTOR'S EXPENSE.

ROADWAY:

- AGGREGATE BASE SHALL BE STATE STANDARDS SPECIFICATIONS CLASS II AND SHALL CONFORM TO SECTION 7, "AGGREGATE BASE," OF THE CITY STANDARD SPECIFICATIONS.
- ASPHALT CONCRETE SHALL BE STATE STANDARDS SPECIFICATIONS TYPE A, AND SHALL CONFORM TO SECTION 8, "ASPHALT CONCRETE, LIQUID ASPHALT, AND ASPHALTIC EMULSION," OF THE CITY STANDARD SPECIFICATIONS.


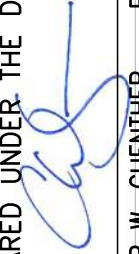
IRRIGATION:

- ANY PRIVATE IRRIGATION LINES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND WITH MINIMUM COVER OF 8".

LIST OF DETAILS

CITY OF PLEASANTON STANDARDS, JULY 2024

TYPE 'A' CURB, GUTTER AND SIDEWALK	- 101
TYPE 'A' DRIVEWAY APPROACH	- 106
CONFORM TO PAVEMENT	- 110
TRENCH BACKFILL FOR STREETS	- 113
REMOVABLE PATHWAY BOLLARD	- 126
CURB INLET	- 201A-201E
TYPE II STORM DRAIN CURB INLET	- 202A-202B
TYPE I STORM DRAIN MANHOLE PIPE SIZES 12"-36"	- 203
MANHOLE FRAME AND COVER	- 206
"NO DUMPING" CATCH BASIN MARKING	- 210
"NO DUMPING" INLET MARKING	- 211
UTILITY UNDERCROSSING DETAIL 2	- 318
NEW PIPE INSTALLATION UNDER EXISTING PIPE	- 403
CLOSE CROSSING DETAIL	- 406

DATE: APRIL 2026	SCALE: AS NOTED	DRAWN BY: IT	DESIGNED BY: RC	CHECKED BY: JPS	NO. REVISION	DATE
						
PLANS PREPARED UNDER THE DIRECTION OF:  CHRISTOPHER W. GUENTHER PCE #67033						
IMPROVEMENT PLANS FOR SASSAFRAS COURT STORM DRAINAGE IMPROVEMENTS GENERAL NOTES						
PROJECT NO. 29225						
SHT GO.1 OF 8						

SIGNATURE BLOCK FOR RECORD DRAWING

THE FINAL CONSTRUCTION PLANS FOR THE PROJECT WITH ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR, AND THE CITY INSPECTOR AFTER SIGNATURE.

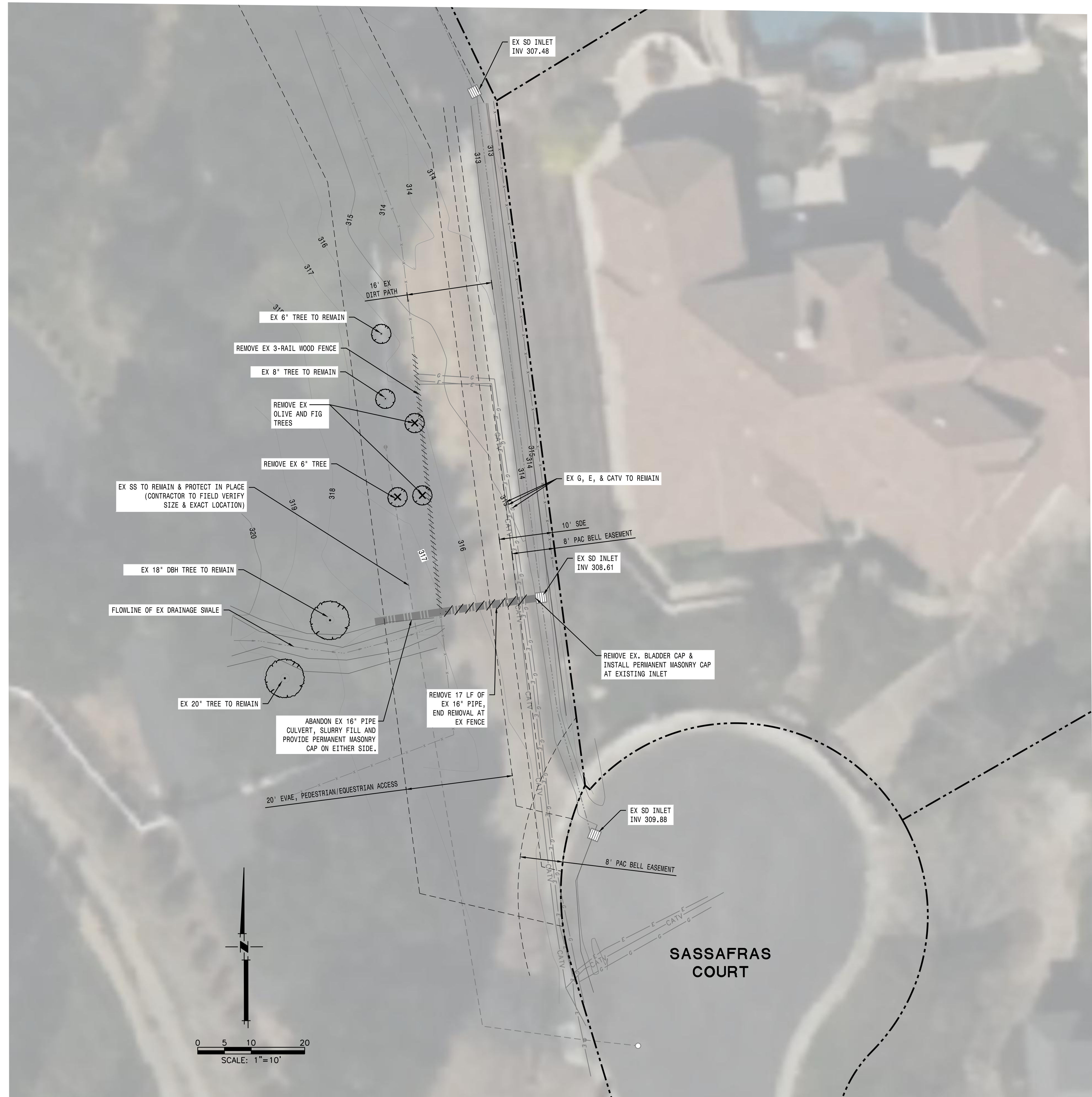
BY: CHRISTOPHER W. GUENTHER

DEMOLITION NOTES:

1. REMOVE EXISTING PAVING, SIDEWALK, CURBS, AND TREES AS SHOWN ON PLAN.
2. ALL LANDSCAPE, LOOSE DEBRIS, TREES, AND UTILITIES WITHIN BOUNDARY LINES ARE TO BE REMOVED UNLESS OTHERWISE NOTED. ALL UNUSED UTILITY STUBS ARE TO BE ABANDONED PER CITY OF PLEASANTON AND UTILITY STANDARD SPECIFICATIONS AND DETAILS.
3. ALL TREE REMOVALS AND TREE PRESERVATIONS ARE PER THE RECOMMENDATIONS IN THE PROJECT.
4. THE TREES TO BE REMOVED SHALL BE MARKED FOR THE CITY'S ARBORIST TO CONFIRM PRIOR TO ACTUAL REMOVAL.
5. ALTHOUGH NOT ANTICIPATED, IF REQUIRED, ALL EXISTING SEPTIC TANKS OR TANKS, OR LEACH FIELD(S) SHALL BE PROPERLY ABANDONED PER THE REQUIREMENTS OF THE ALAMEDA COUNTY DEPARTMENT OF HEALTH SERVICES PRIOR ANY DEMOLITION ACTIVITIES.
6. ALL EXISTING UTILITY SERVICES WITHIN WORK LIMITS ARE TO BE REMOVED AND CAPPED AT THE PROPERTY LINE UNLESS OTHERWISE NOTED ON PLAN.
7. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND UTILITY LOCATIONS.
8. PRIOR DEMOLITION ACTIVITIES CONTRACTOR SHALL COORDINATE WITH ALL UTILITY SERVICE PROVIDERS TO PROPERLY TURN OFF AND ABANDON ALL UTILITY CONNECTIONS TO THE SITE THAT WILL BE AFFECTED. THIS INCLUDES NATURAL GAS, ELECTRICAL, TELEPHONE/COMMUNICATIONS, CABLE, WATER AND SEWER.
9. CONTRACTOR IS RESPONSIBLE TO LEGALLY DISPOSE OF ALL REMOVED MATERIAL.

LEGEND:

- EXISTING PROPERTY BOUNDARY
- - - EX RIGHT-OF-WAY LIMIT
- ⊗ EXISTING TREE TO BE REMOVED
- ⊙ EXISTING TREE TO BE PRESERVED WHERE FEASIBLE; CONFIRM REQUIREMENTS WITH CITY ENGINEER AND INSPECTOR.



WARNING • CAUTION
 EXISTING UNDERGROUND UTILITIES
 CONTACT: UNDERGROUND SERVICE ALERT
 PHONE: (800) 227-2600
 FOR MARKING PRIOR TO DIGGING

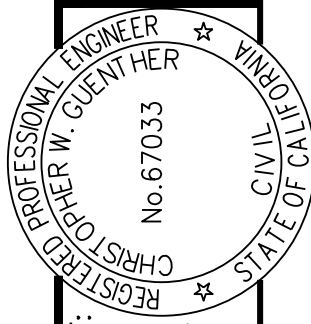


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 BY: CHRISTOPHER W. GUENTHER



DATE:	APRIL 2026
SCALE:	AS NOTED
DRAWN BY:	TT
DESIGNED BY:	RC
CHECKED BY:	IPS
NO.	REVISION
	DATE

MACKAY & SOMPS
 REGISTERED PROFESSIONAL ENGINEER
 51428 TRINULIN DR., PLEASANTON, CA 94588 (925)225-5800
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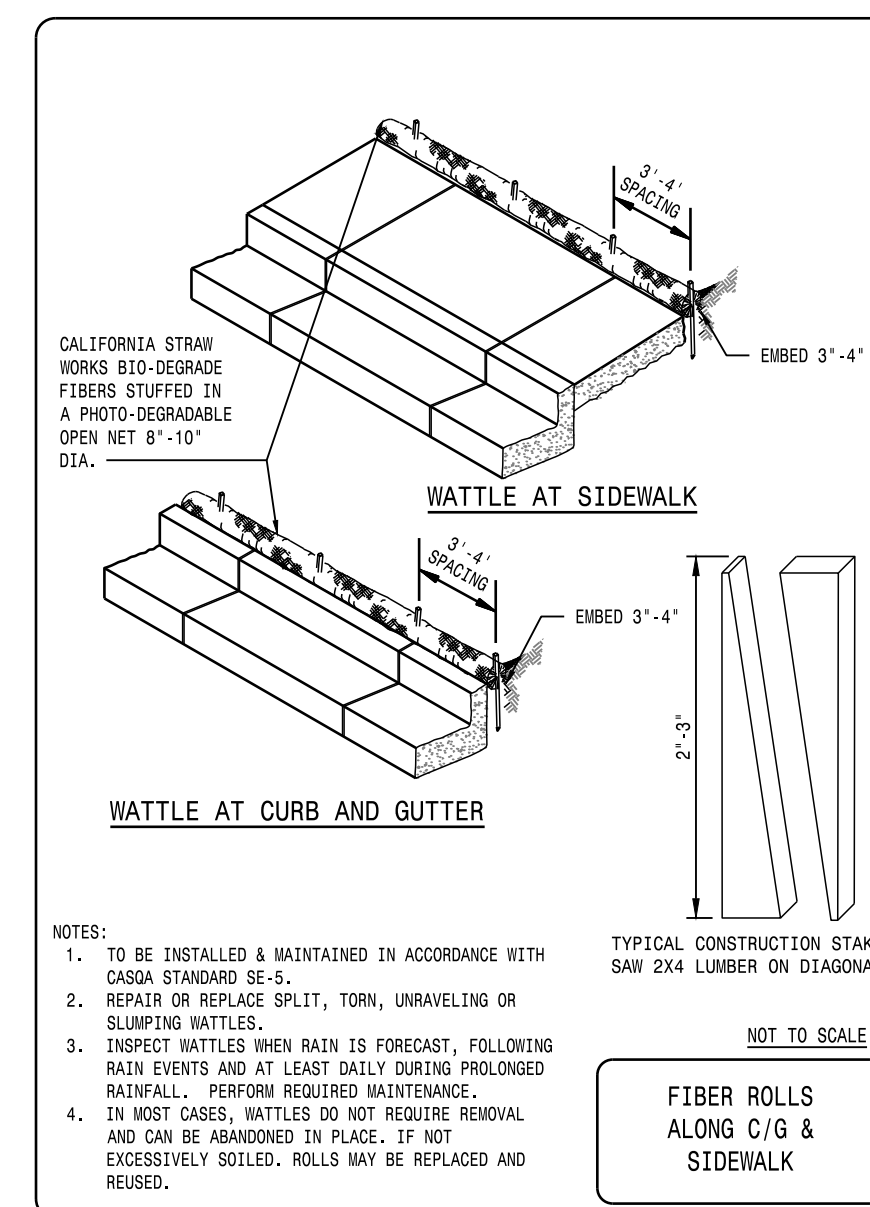
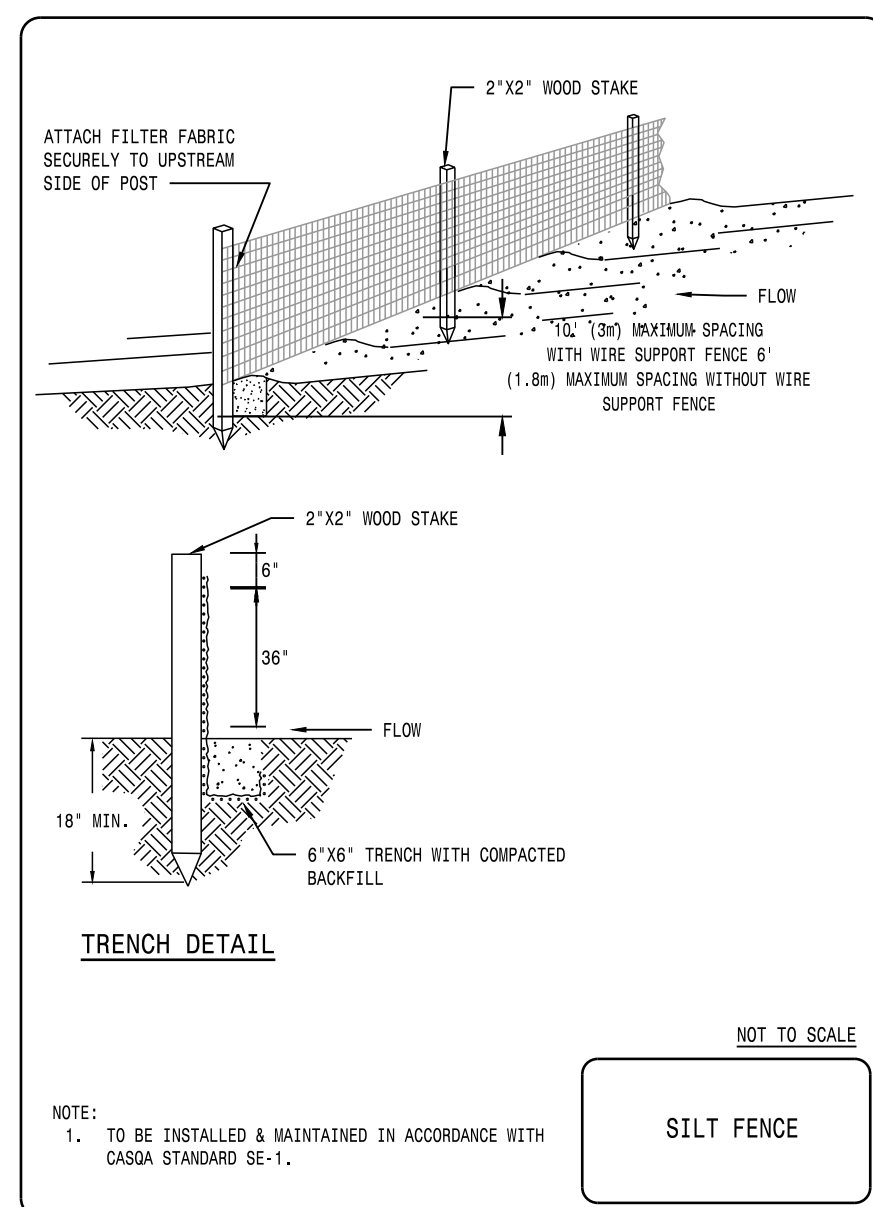
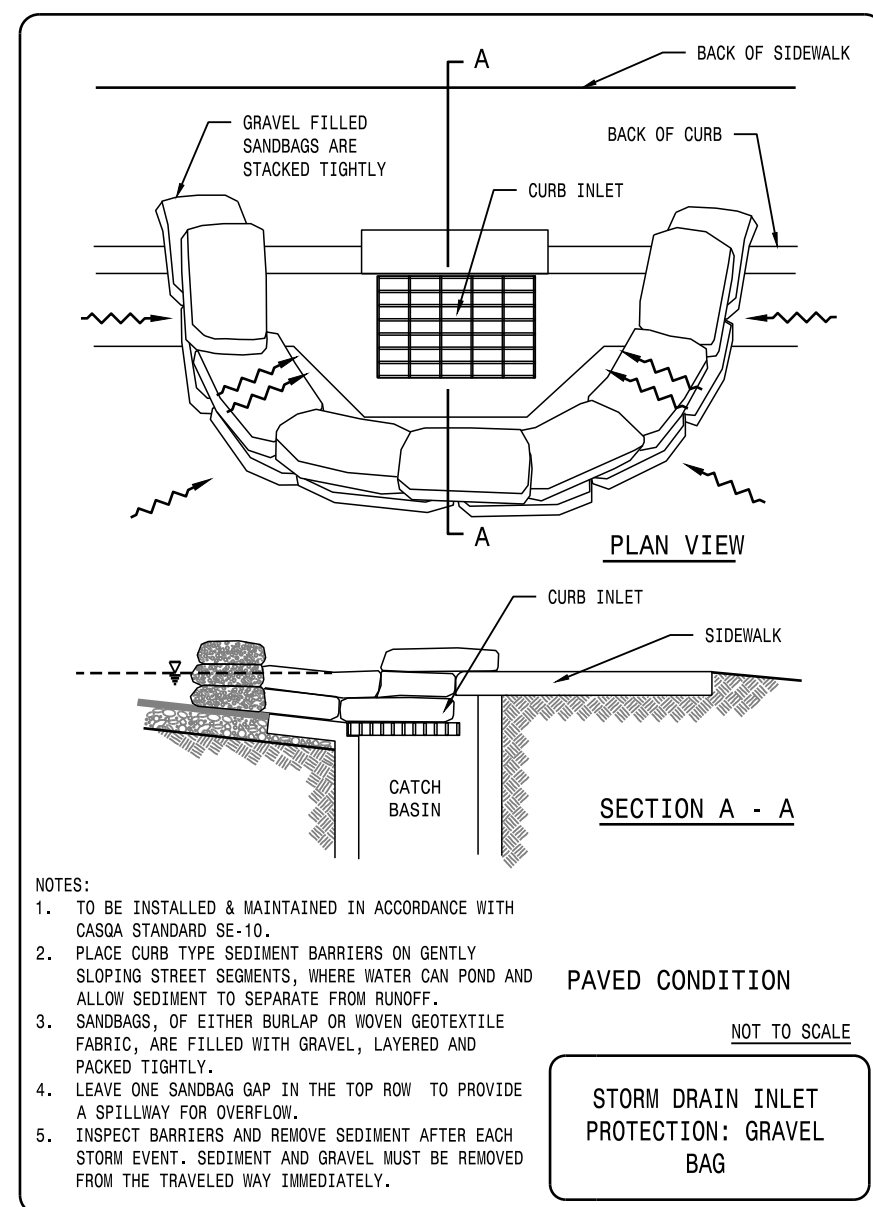
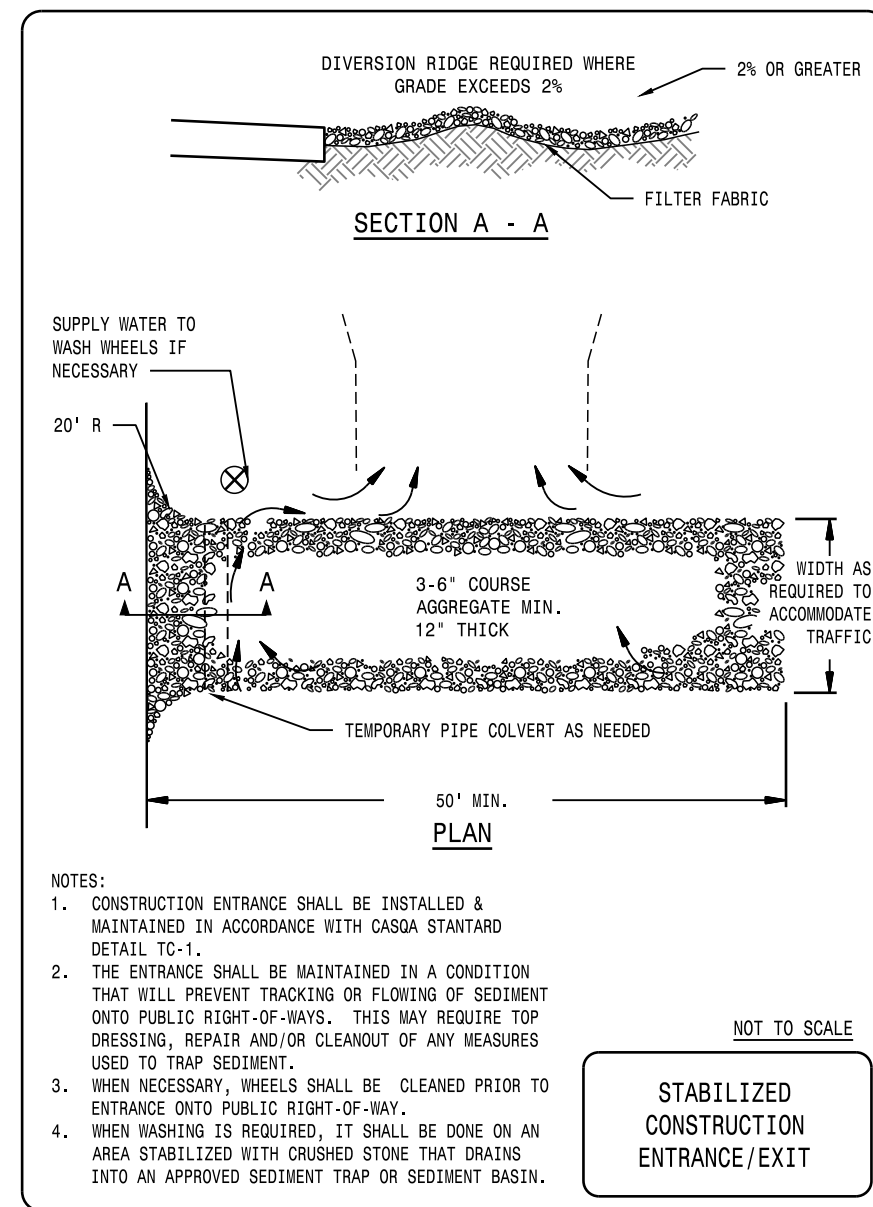
PLANS PREPARED UNDER THE DIRECTION OF:
 CHRISTOPHER W. GUENTHER
 REGISTERED PROFESSIONAL ENGINEER
 No. 67033
 CIVIL ENGINEER
 STATE OF CALIFORNIA

IMPROVEMENT PLANS FOR
SASSAFRAS COURT
STORM DRAINAGE IMPROVEMENTS
DEMOLITION & TREE PROTECTION PLAN
 PLEASANTON CALIFORNIA

PROJECT NO.
 29225
 SHT
C1.0
 OF 8

EROSION CONTROL NOTES

- STATE CONSTRUCTION GENERAL PERMIT (2022-0057-DWQ EFFECTIVE SEPTEMBER 01, 2023):
 - THIS EROSION CONTROL PLAN HAS BEEN PREPARED TO MEET THE LOCAL PUBLIC AGENCY GRADING PERMIT REQUIREMENTS ONLY. UNDER THE STATE CONSTRUCTION GENERAL PERMIT, IF REQUIRED, A SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE PREPARED BY A QUALIFIED SWPPP DEVELOPER (QSD). THIS EROSION CONTROL PLAN IS INTENDED TO BE INCORPORATED INTO THE REQUIRED SWPPP AND UPDATED ACCORDINGLY BASED ON THE RECOMMENDATIONS OF THE QSD OR QUALIFIED SWPPP PRACTITIONER (QSP) AS DIRECTED IN THE FIELD, WHOSE DIRECTION WILL SUPERSEDE THIS PLAN ACCORDINGLY.
 - FIELD CONDITIONS MAY VARY AND ALTERNATIVE EROSION AND SEDIMENT CONTROLS (ESC) AND BEST MANAGEMENT PRACTICES (BMPs) MAY BE REQUIRED. THIS PLAN SHALL BE MODIFIED BY THE QSD / QSP TO ACCOUNT FOR ACTUAL FIELD CONDITIONS.
- THE DISCHARGER SHALL COMPLY WITH THE BELOW CONDITIONS:
 - IF NECESSARY, A SITE-SPECIFIC SWPPP IS DEVELOPED, AND AMENDED AS NECESSARY, BY A QSD. THE DISCHARGER IS RESPONSIBLE FOR KEEPING THE SWPPP AND ASSOCIATED DOCUMENTS UPDATED IN SMARTS TO REFLECT CURRENT SITE CONDITIONS AND CONSTRUCTION ACTIVITIES.
 - TRAINED PERSONNEL AND BEST MANAGEMENT PRACTICES (BMP) MATERIALS ARE AVAILABLE AT THE SITE AS REQUIRED BY THE GENERAL PERMIT.
 - THE SWPPP INCLUDES THE IMPLEMENTATION OF THE BMPs THAT COMPLY WITH THE BEST AVAILABLE TECHNOLOGY ECONOMICALLY ACHIEVABLE (BAT), BEST AVAILABLE POLLUTANT CONTROL TECHNOLOGY (BCT), AND ENSURE COMPLIANCE WITH WATER QUALITY STANDARDS; ADDITIONAL BMPs BASED ON INPUT FROM THE QSD TO ADDRESS NUMERIC ACTION LEVEL AND NUMERIC EFFLUENT LIMITATION EXCEEDANCES; AND ADDITIONAL TRAINING NEEDED FOR THE QSD, LEGALLY RESPONSIBLE PERSON (LRP), OR DESIGNATED PERSONS ON-SITE.
 - THE SWPPP IS AVAILABLE AT THE SITE AND MADE AVAILABLE UPON REQUEST BY A FEDERAL, STATE, OR MUNICIPAL INSPECTOR. A CURRENT COPY OF THE SITE-SPECIFIC SWPPP AND ANY SITE INSPECTION REPORTS REQUIRED BY THIS GENERAL PERMIT MAY BE KEPT IN ELECTRONIC FORMAT AT THE SITE SO LONG AS THE INFORMATION REQUESTED BY A FEDERAL, STATE, OR MUNICIPAL INSPECTOR CAN BE MADE AVAILABLE DURING AN INSPECTION. ALL MAPS ARE LEGIBLE AND AVAILABLE IN HARD COPY AT THE SITE.
 - THE DISCHARGER SHALL COMPLY WITH ALL GENERAL PERMIT CONDITIONS AND REQUIREMENTS. ANY GENERAL PERMIT NON-COMPLIANCE CONSTITUTES A VIOLATION OF THE CLEAN WATER ACT AND THE PORTER-COLOONE WATER QUALITY CONTROL ACT AND IS GROUNDS FOR ENFORCEMENT ACTION AND/OR REMOVAL OF GENERAL PERMIT COVERAGE.
 - THE DISCHARGER SHALL COMPLY WITH EFFLUENT STANDARDS OR PROHIBITIONS ESTABLISHED UNDER CLEAN WATER ACT SECTION 307(A) FOR TOXIC POLLUTANTS WITHIN THE TIME PROVIDED IN THE REGULATIONS THAT ESTABLISH THESE STANDARDS OR PROHIBITIONS.
 - THE DISCHARGER SHALL TAKE ALL RESPONSIBLE STEPS TO MINIMIZE OR PREVENT ANY DISCHARGE THAT HAS A REASONABLE LIKELIHOOD OF ADVERSELY AFFECTING HUMAN HEALTH OR THE ENVIRONMENT IN VIOLATION OF THIS GENERAL PERMIT, WHICH INCLUDES CEASING DISCHARGE AS NECESSARY.
 - THE DISCHARGER SHALL AT ALL TIMES PROPERLY INSTALL, OPERATE, AND MAINTAIN ANY TREATMENT AND CONTROL FACILITIES, SYSTEMS, RELATED APPURTENANCES, AND BACKUP OR AUXILIARY SYSTEMS (TREATMENT CONTROL SYSTEMS) WHICH ARE INSTALLED OR USED BY THE DISCHARGER TO ACHIEVE COMPLIANCE WITH THIS GENERAL PERMIT'S CONDITIONS.
 - THE DISCHARGER SHALL MAINTAIN A PAPER OR ELECTRONIC COPY OF ALL REQUIRED RECORDS AND REPORTS, INCLUDING BUT NOT LIMITED TO, A COPY OF THIS GENERAL PERMIT AND ALL ITS ATTACHMENTS AND FACT SHEET, FOR THREE YEARS FROM THE DATE GENERATED OR DATE SUBMITTED WHICHEVER IS LATER.
- RUNOFF: ALL RUNOFF SHALL BE TREATED UTILIZING EROSION AND SEDIMENT CONTROLS (ESC) AND BEST MANAGEMENT PRACTICES (BMPs) AS IDENTIFIED IN THE EROSION CONTROL PLAN, SWPPP, AND THE RECOMMENDATIONS OF THE QSD / QSP TO THE STANDARDS DEFINED IN THE STATE CONSTRUCTION GENERAL PERMIT PRIOR TO DISCHARGING FROM THE PROJECT SITE OR TO ANY TYPE OF PRIVATE OR PUBLIC STORM WATER CONVEYANCE SYSTEM (NATURAL WATERCOURSES, STREETS, GUTTERS, CONCRETE-LINED V-DITCHES, STORM DRAINS, FLOW-LINES, INLETS, OUTLETS, ETC.). ALL UN-TREATED DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM WATER CONVEYANCE SYSTEM YEAR ROUND.
- EROSION AND SEDIMENT CONTROL (ESC): ALL ESC MEASURES SHALL BE INSPECTED, RESTORED, REPAIRED OR MODIFIED YEAR-ROUND THROUGHOUT THE SITE TO PROTECT PERIMETERS, ADJACENT PROPERTIES, ENVIRONMENTALLY-SENSITIVE AREAS AND ALL PRIVATE/PUBLIC STORM WATER CONVEYANCE SYSTEMS. IF ANY EROSION OR SEDIMENT CONTROLS FAIL DURING ANY RAIN EVENT, ALTERNATE MEASURES SHALL BE EMPLOYED AT THE DIRECTION OF THE SITE QSD / QSP TO MORE ADEQUATELY ADDRESS THE EROSION OR SEDIMENT PROBLEMS.
 - EROSION CONTROLS: EROSION CONTROLS SHALL INCLUDE, BUT ARE NOT LIMITED TO APPLYING AND ESTABLISHING: VEGETATIVE COVER, WOOD MULCH, STAPLES OR PINNED BLANKETS (STRAW, COCONUT OR OTHER), POLYPROPYLENE MATS OR SPRAY-ON CONTROLS TO ALL DISTURBED AREAS. JUTE NETTING SHALL NOT BE USED AS A STAND-ALONE EROSION CONTROL. HYDROSEED WITH BLOWN STRAW AND/OR A TACKIFIER SHALL BE UTILIZED FOR ALL DISTURBED AREAS AND FIBER ROLLS SHALL BE INSTALLED ON SLOPES (AT AN APPROPRIATE INTERVAL).
 - SEDIMENT CONTROLS: SEDIMENT CONTROLS SHALL INCLUDE, BUT ARE NOT LIMITED TO: SEDIMENT BASINS, GRADED BERMS, FIBER ROLLS, SILT FENCES, CHECK DAMS, DRAINAGE INLET PROTECTION, ETC. FIBER ROLLS SHALL BE INSTALLED AT APPROPRIATE INTERVALS ALONG THE FACE OF THE SLOPE. SILT FENCE OR FIBER ROLLS SHALL BE INSTALLED ALONG INTERIOR STREETS OR INSIDE THE SIDEWALK, RIGHT-OF-WAY, OR BACK OF CURBS, WITH APPROPRIATE INLET PROTECTION MEASURES EMPLOYED.
- BEST MANAGEMENT PRACTICES (BMP'S): POLLUTION PREVENTION MEASURES, ALSO KNOWN AS BEST MANAGEMENT PRACTICES (BMP'S), MUST BE INSTALLED YEAR-ROUND. BMP HANDBOOKS CAN BE DOWNLOADED AT WWW.CASQA.ORG/RESOURCES/BMP-HANDBOOKS. ADDITIONAL BMP MEASURES MUST BE INSTALLED, INSPECTED, AND MAINTAINED PRIOR TO AND THROUGHOUT EACH RAINY SEASON. THE DISCHARGER IS RESPONSIBLE FOR BMP MEASURES THROUGHOUT THE DURATION OF THE PROJECT FOR ALL CLEARING, DISKING, GRADING, EXCAVATING AND STOCKPILING ACTIVITIES, AND ON ALL EXPOSED SLOPES AND INACTIVE PADS THROUGHOUT THE ENTIRE SITE. IF ANY BMP FAILS DURING ANY RAIN EVENT, ALTERNATE MEASURES SHALL BE EMPLOYED AT THE DIRECTION OF THE SITE QSD / QSP TO MORE ADEQUATELY ADDRESS THE EROSION OR SEDIMENT PROBLEMS.
 - STOCKPILING OF BMP'S: SUFFICIENT MATERIAL FOR BMP IMPLEMENTATION SHALL BE STOCKPILED AT VARIOUS LOCATIONS THROUGHOUT THE SITE FOR IMMEDIATE USE PRIOR TO ANY FORECAST RAIN EVENT. IN EMERGENCY SITUATIONS, THE DEVELOPER/CONTRACTOR SHALL IMMEDIATELY MAKE EQUIPMENT AND WORKERS AVAILABLE TO PROTECT THE SITE.
- PERIMETER PROTECTION: PERIMETER PROTECTION MUST BE INSTALLED PRIOR TO ANY CLEARING ACTIVITIES. CLEARING SHALL BE LIMITED TO AREAS THAT WILL BE IMMEDIATELY GRADED OR DISTURBED. A COMBINATION OF ESC MEASURES SHALL BE IMPLEMENTED IN AREAS THAT HAVE BEEN CLEARED. ALL DISTURBED AREAS OF AN INACTIVE SITE SHALL ALSO BE PROTECTED.
- CONSTRUCTION ACCESS POINTS: CONSTRUCTION ACCESS POINTS SHALL BE STABILIZED WITH ROCK AND/OR SHAKER PLATES YEAR-ROUND TO PREVENT TRACK-OUT. INTERIOR ACCESS POINTS (ALL PROPOSED DRIVEWAYS, MATERIAL STORAGE AND STAGING AREA ENTRANCES/EXITS, ETC) SHALL ALSO BE PROTECTED TO PREVENT TRACK-OUT ONTO INTERIOR STREETS. STREET SWEEPING BY VACUUM TRACK SHALL BE PERFORMED ON ALL PAVED STREETS WHERE TRACKING IS OBSERVED.
- DESILTING BASINS: DESILTING BASINS SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL ACCORDING TO THE GUIDANCE PROVIDED IN CASQA'S CONSTRUCTION BMP HANDBOOK. APPROPRIATE WARNING NOTICE, SUCH AS SIGNAGE INDICATING "PONDED WATER - DO NOT ENTER" SHALL BE POSTED.
- MATERIAL STORAGE: MATERIAL STORAGE AND STAGING AREAS SHALL BE ESTABLISHED. FIELD TANKS, PORTABLE TOILETS, LIQUIDS, GELS, POWDERS, LANDSCAPE MATERIALS AND STOCKPILES OF SOIL SHALL BE STORED AWAY FROM AL PRIVATE/PUBLIC STORM WATER CONVEYANCE SYSTEMS, SIDEWALKS, RIGHT-OF-WAYS AND FLOW-LINES AND SHALL HAVE SECONDARY CONTAINMENT. INACTIVE STOCKPILES OF SOIL SHALL BE COVERED AT ALL TIMES. ACTIVE STOCKPILES SHALL BE STABILIZED PRIOR TO A FORECAST RAIN EVENT.
- CONSTRUCTION WASTE: CONSTRUCTION WASTE AND MISCELLANEOUS DEBRIS SHALL BE PLACED IN WATER-TIGHT BINS. WIRE MESH RECEPTACLES SHALL NOT BE ALLOWED. WASH-OUT STATIONS SHALL BE PROVIDED FOR CONCRETE, PAINTS, STUCCO AND OTHER LIQUID WASTE, AND SHALL BE LINED WITH PLASTIC AND LOCATED AWAY FROM PUBLIC RIGHT-OF-WAYS, FLOW LINES, ETC. PRIOR TO ANY FORECAST RAIN, BINS AND WASH-OUTS SHALL BE COVERED WITH LIDS OR PLASTIC TAPS.
- SLOPE PROTECTION: STORM WATER RUNOFF SHALL BE DIRECTED AWAY FROM SLOPES WHERE FEASIBLE. IF RUNOFF CAN'T BE REDIRECTED, ADDITIONAL ESC MEASURES SHALL BE UTILIZED TO MAINTAIN THE SLOPE INTEGRITY. ESC MEASURES ARE REQUIRED ON ALL EXPOSED SLOPES UNTIL SUFFICIENT/PERMANENT LANDSCAPE IS ESTABLISHED.
- MAINTENANCE: ALL ON-SITE AND OFF-SITE DRAINAGE CONVEYANCE DITCHES, DRAINS, GUTTERS, CHECK DAMS, SILT FENCES AND DESILTING BASINS SHALL BE FREE OF SEDIMENT, CONSTRUCTION MATERIALS, WASTE, MISCELLANEOUS DEBRIS AND DETERIORATED ESC MEASURES YEAR-ROUND.

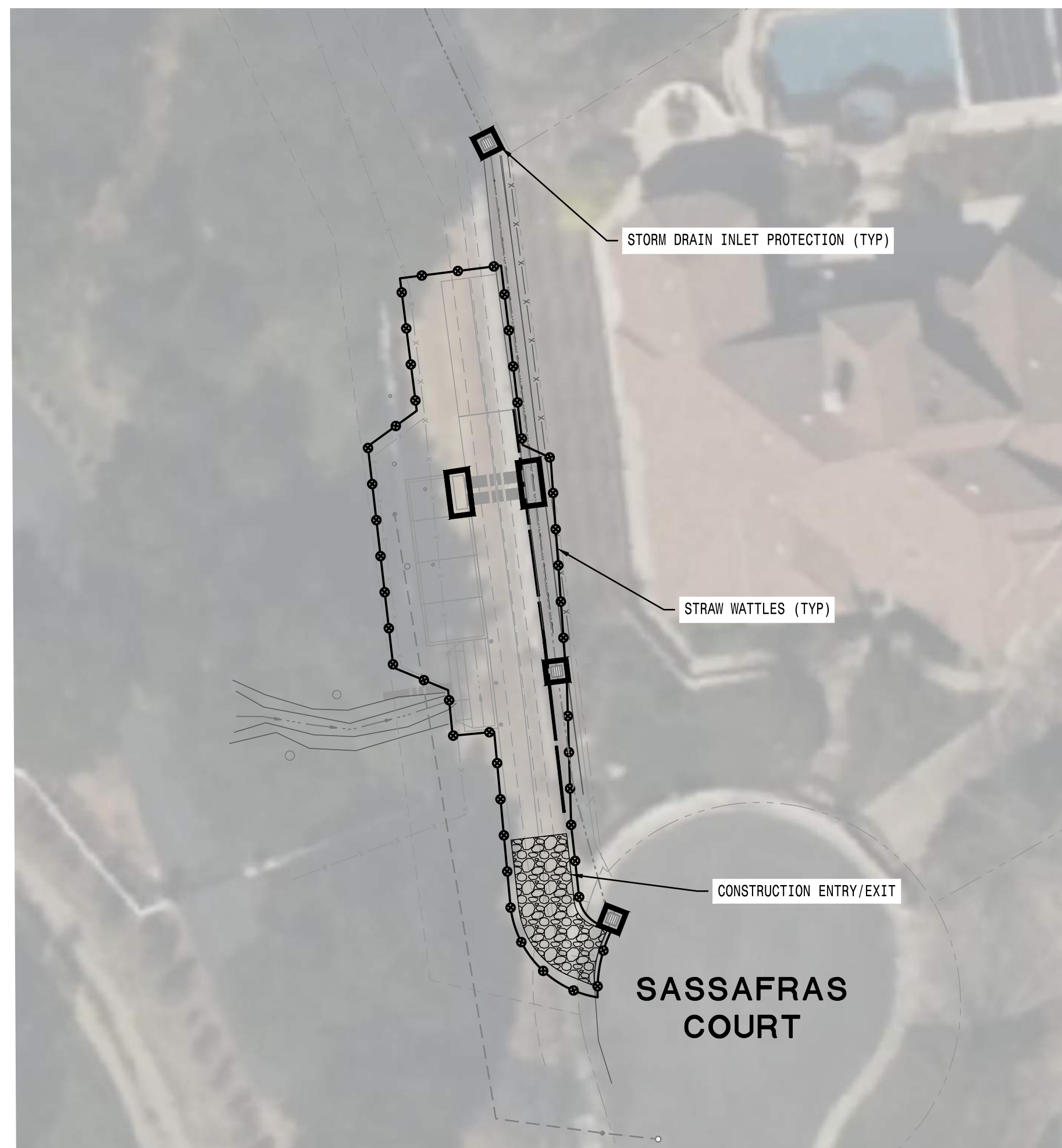


ENVIRONMENTAL NOTES - BAAQMD

- ALL EXPOSED SURFACES (E.G., PARKING AREAS, STAGING AREAS, SOIL PILES, GRADED AREAS, AND UNPAVED ACCESS ROADS) SHALL BE WATERED TWO TIMES PER DAY.
- ALL HAUL TRUCKS TRANSPORTING SOIL, SAND, OR OTHER LOOSE MATERIAL OFF-SITE SHALL BE COVERED
- ALL VISIBLE MUD OR DIRT TRACK-OUT ONTO ADJACENT PUBLIC ROADS SHALL BE REMOVED USING WET POWER VACUUM STREET SWEEPERS AT LEAST ONCE PER DAY. THE USE OF DRY POWER SWEEPING IS PROHIBITED.
- ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MPH.
- ALL ROADWAYS, DRIVEWAYS, AND SIDEWALKS TO BE PAVED SHALL BE COMPLETED AS SOON AS POSSIBLE. BUILDING PADS SHALL BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED
- ALL EXCAVATION, GRADING, AND/OR DEMOLITION ACTIVITIES SHALL BE SUSPENDED WHEN AVERAGE WIND SPEEDS EXCEED 20 MPH.
- ALL TRUCKS AND EQUIPMENT, INCLUDING THEIR TIRES, SHALL BE WASHED OFF PRIOR TO LEAVING THE SITE.
- UNPAVED ROADS PROVIDING ACCESS TO SITES LOCATED 100 FEET OR FURTHER FROM A PAVED ROAD SHALL BE TREATED WITH A SIX- TO 12-INCH LAYER OF COMPACTED LAYER OF WOOD CHIPS, MULCH, OR GRAVEL.
- PUBLICLY VISIBLE SIGNS SHALL BE POSTED WITH THE TELEPHONE NUMBER AND NAME OF THE PERSON TO CONTACT AT THE LEAD AGENCY REGARDING DUST COMPLAINTS. THIS PERSON SHALL RESPOND AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE AIR DISTRICT'S GENERAL AIR POLLUTION COMPLAINTS NUMBER SHALL ALSO BE VISIBLE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS.

ENGINEER'S NOTES

- FIELD CONDITIONS MAY VARY AND ALTERNATIVE BMP'S MAY BE REQUIRED. THIS PLAN SHALL BE MODIFIED BY THE CONTRACTOR/ EROSION CONTROL SPECIALIST (QUALIFIED PRACTITIONER) TO ACCOUNT FOR ACTUAL FIELD CONDITIONS.
- THIS EROSION CONTROL PLAN HAS BEEN PREPARED TO MEET CITY OF PLEASANTON STANDARDS.



WARNING • CAUTION
EXISTING UNDERGROUND UTILITIES
CONTACT: UNDERGROUND SERVICE ALERT
PHONE: (800) 227-2600
FOR MARKING PRIOR TO DIGGING



SIGNATURE BLOCK FOR RECORD DRAWING
THE FINAL CONSTRUCTION PLANS FOR THE PROJECT WITH ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR, AND THE CITY INSPECTOR AFTER SIGNATURE.
BY: CHRISTOPHER W. GUENTHER

LEGEND

- STORM DRAIN INLET PROTECTION
- FIBER WATTLES
- ▭ STABILIZED CONSTRUCTION ENTRANCE/EXIT

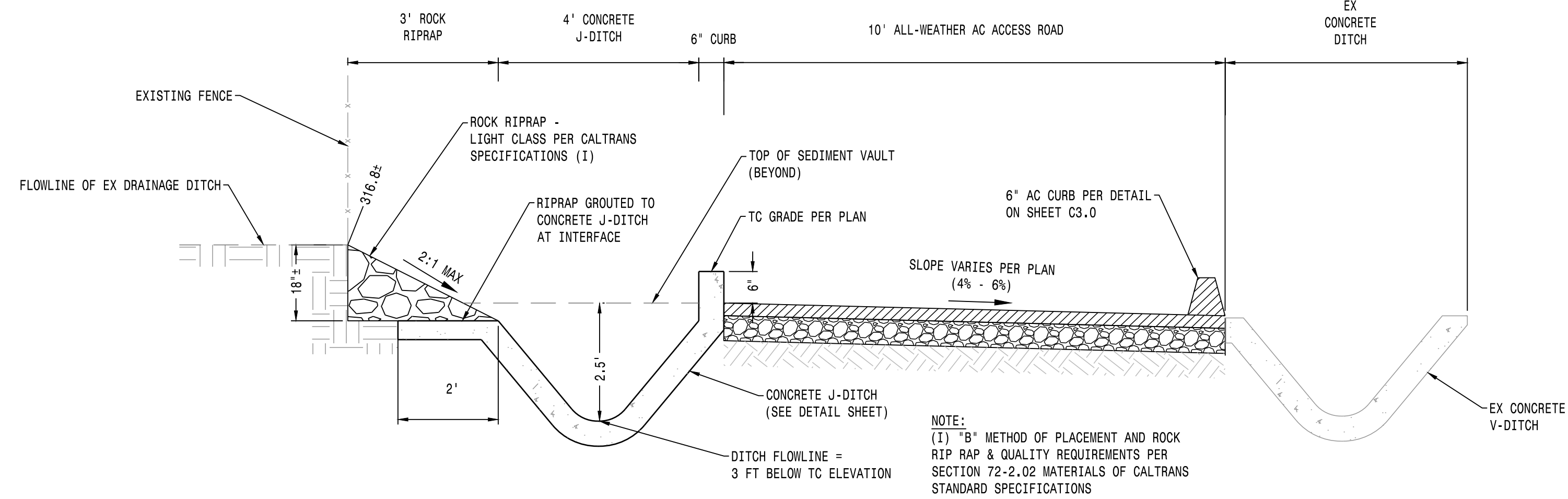
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Mackay & Somp's
REGISTERED PROFESSIONAL ENGINEER
No. 67033
CHRISTOPHER W. GUENTHER
CIVIL ENGINEER
STATE OF CALIFORNIA

PLANS PREPARED UNDER THE DIRECTION OF:
CHRISTOPHER W. GUENTHER
REGISTERED PROFESSIONAL ENGINEER
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CIVIL ENGINEER
STATE OF CALIFORNIA

IMPROVEMENT PLANS FOR
SASSAFRAS COURT
STORM DRAINAGE IMPROVEMENTS
EROSION CONTROL PLAN

PROJECT NO. 29225
SHT C1.1 OF 8



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CATV EX CATV
- EX ELECTRICAL
- EX GAS
- ALL-WEATHER AC ACCESS ROAD
- CONCRETE SEDIMENT VAULT
- CLASS II AB ACCESS ROAD

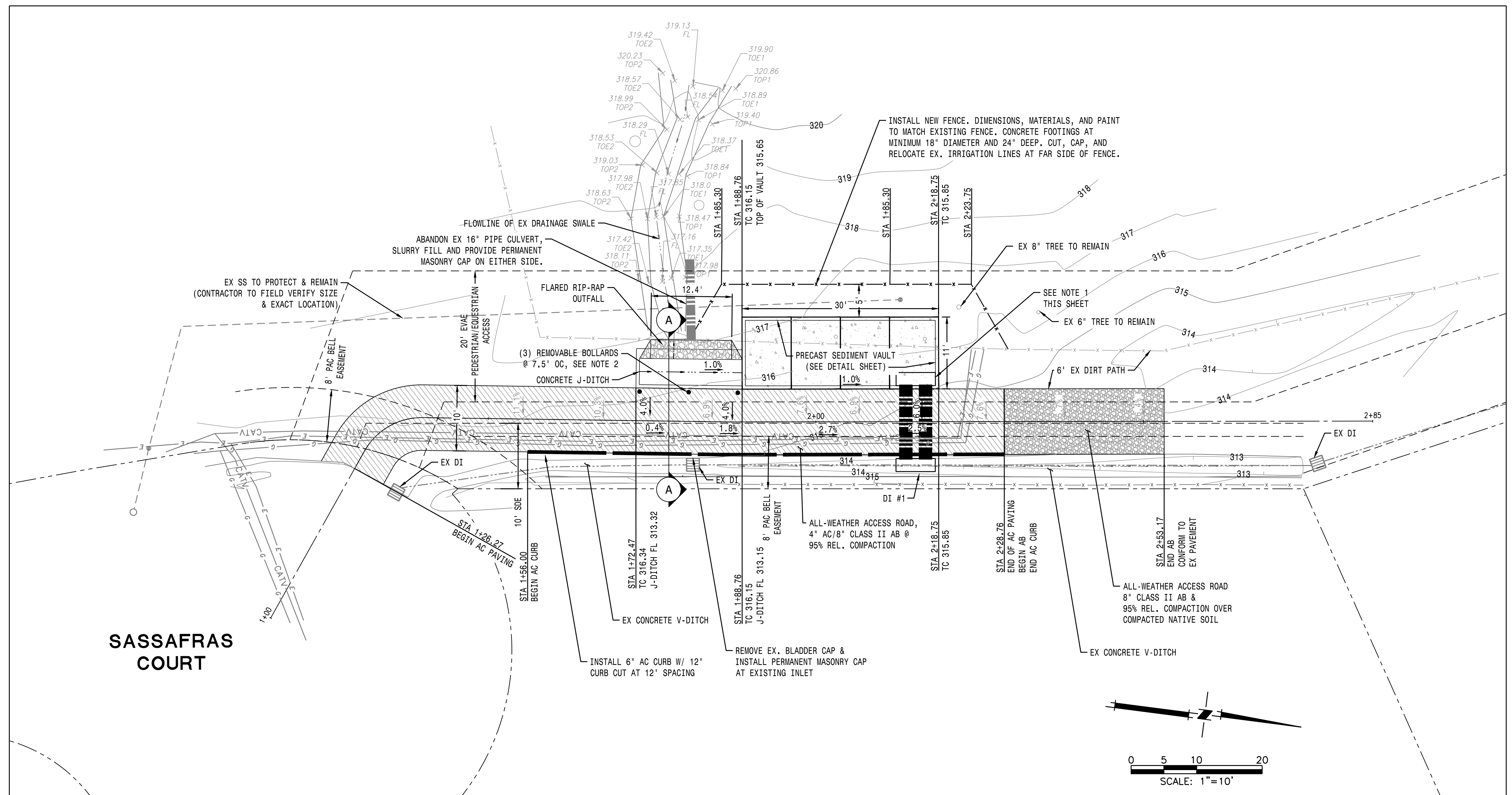
NOTES:

1. PROVIDE PRECAST CONCRETE GRATED OUTLET STRUCTURE, 6'-0" (L) x 2'-0" (W), WITH HEIGHT OF 2'-2" FROM TOP OF GRATE TO PIPE INVERT. INSTALL STEEL GRATE OVER OPENING. CONNECT STRUCTURE TO PREFABRICATED SEDIMENT VAULT AT UPSTREAM END AND TO PROPOSED ELLIPTICAL RCP AT DOWNSTREAM END. ALL CONNECTIONS SHALL BE WATERTIGHT USING MANUFACTURER-APPROVED BOOTS, GASKETS, OR APPROVED EQUIVALENT. USE NON-SHRINK GROUT AS NEEDED FOR COMPLETE INSTALLATION.
2. PROVIDE REMOVABLE BOLLARDS PER CITY STANDARD DETAIL 126. INSTALL NON-REMOVABLE GALVANIZED SAFETY CHAINS BETWEEN ADJACENT BOLLARDS WITH ONE CHAIN AT TOP AND ONE AT APPROXIMATELY MID-HEIGHT. CHAINS SHALL BE PERMANENTLY ATTACHED WITH TAMPER-RESISTANT HARDWARE. SUBMIT PRODUCT DATA FOR CHAINS AND HARDWARE FOR REVIEW PRIOR TO INSTALLATION.

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THE FINAL CONSTRUCTION PLANS FOR THE PROJECT WITH ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR, AND THE CITY INSPECTOR AFTER SIGNATURE.
BY: CHRISTOPHER W. GUENTHER



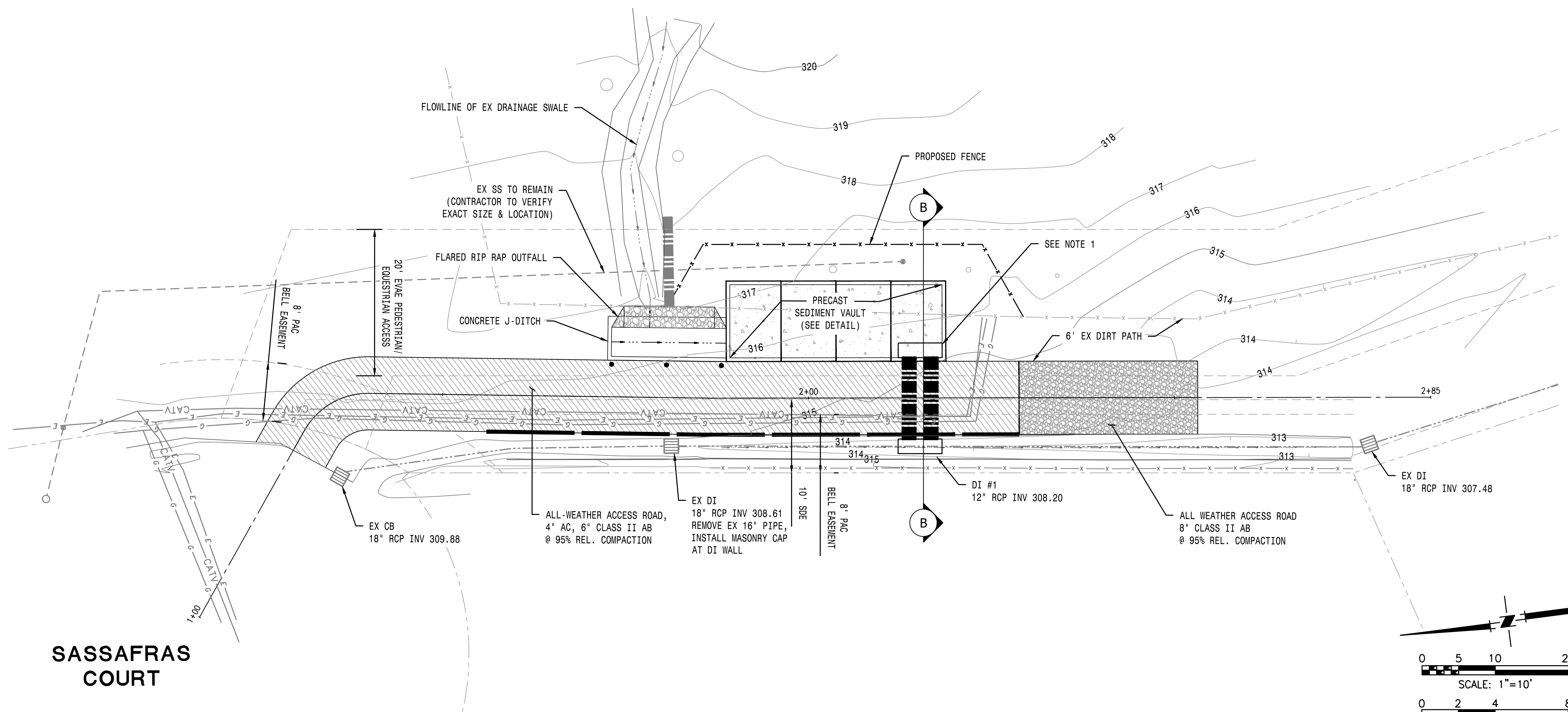
DATE: APRIL 2026	AS NOTED	TT	RC	IPS	NO.	REVISION	DATE
SCALE:	DRAWN BY:	DESIGNED BY:	CHECKED BY:				
<p>MACKAY & SOMPS REGISTERED PROFESSIONAL ENGINEER 5102 TRAVELER DR. PLEASANTON, CA 94588 (925)224-5800 MACKAY & SOMPS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY INFORMATION OF THIS DOCUMENT THAT WAS OBTAINED BY THIRD PARTY FROM SEPARATE SOURCES.</p>							
<p>PLANS PREPARED UNDER THE DIRECTION OF: CHRISTOPHER W. GUENTHER REGISTERED PROFESSIONAL ENGINEER No. 67033 STATE OF CALIFORNIA CIVIL</p>							
<p>IMPROVEMENT PLANS FOR SASSAFRAS COURT STORM DRAINAGE IMPROVEMENTS GRADING PLAN</p>							
<p>PROJECT NO. 29225</p>							
<p>SHT C2.0 OF 8</p>							

WARNING • CAUTION

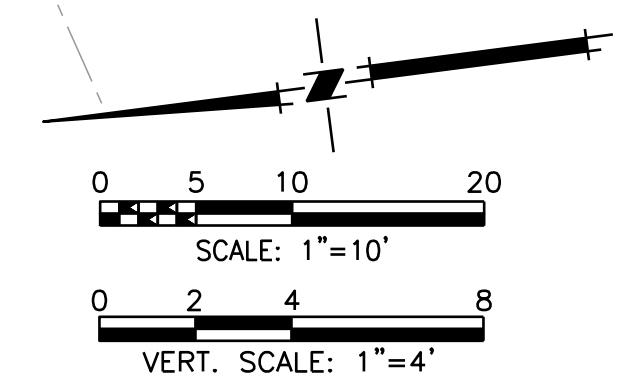
EXISTING UNDERGROUND UTILITIES
CONTACT: UNDERGROUND SERVICE ALERT
PHONE: (800) 227-2600
FOR MARKING PRIOR TO DIGGING



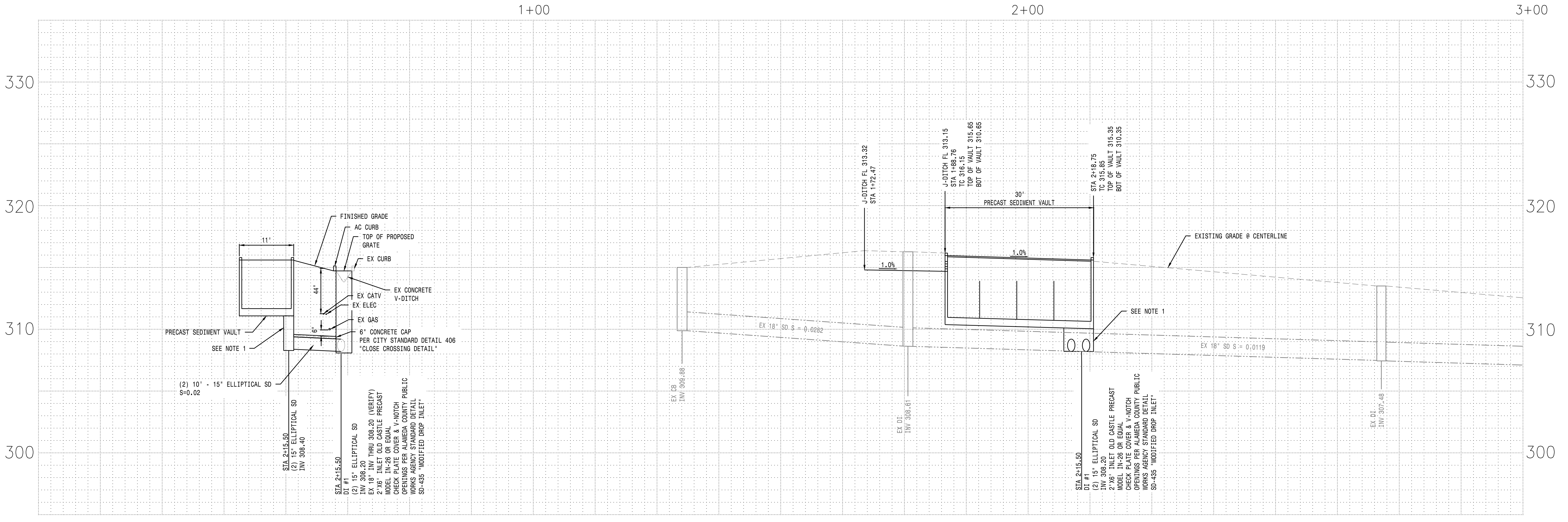
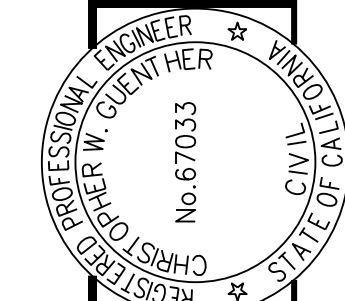
NOTES:
1. PROVIDE PRECAST CONCRETE GRATED OUTLET STRUCTURE, 6'-0" (L) X 2'-0" (W), WITH HEIGHT OF 2'-2" FROM TOP OF GRATE TO PIPE INVERT. INSTALL STEEL GRATE OVER OPENING. CONNECT STRUCTURE TO PREFABRICATED SEDIMENT VAULT AT UPSTREAM END AND TO PROPOSED ELLIPTICAL RCP AT DOWNSTREAM END. ALL CONNECTIONS SHALL BE WATERTIGHT USING MANUFACTURER-APPROVED BOOTS, GASKETS, OR APPROVED EQUIVALENT. USE NON-SHRINK GROUT AS NEEDED FOR COMPLETE INSTALLATION.



SASSAFRAS COURT



SIGNATURE BLOCK FOR RECORD DRAWING
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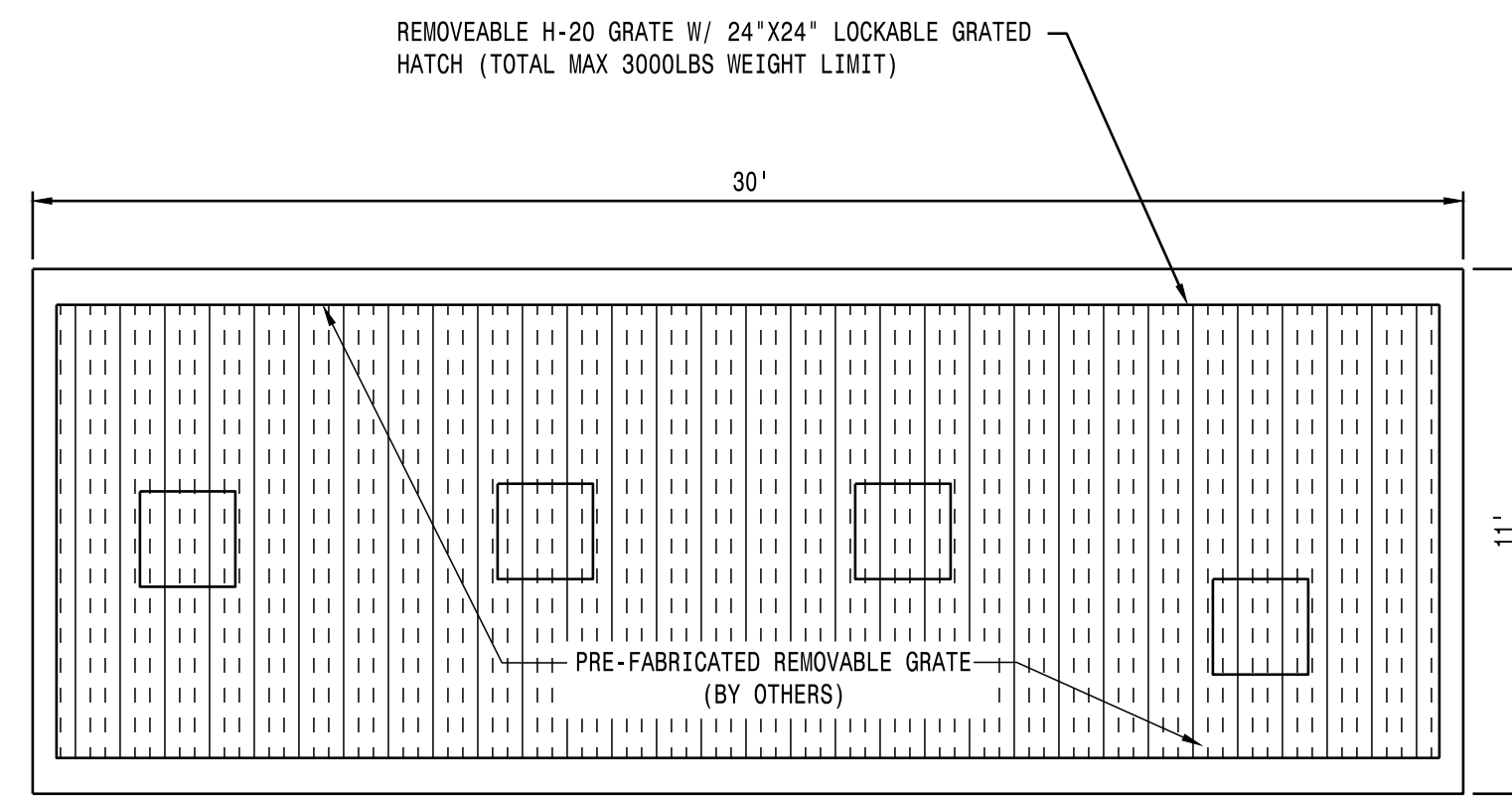


PLANS PREPARED UNDER THE DIRECTION OF:
Christopher W. Guenther
CHRISTOPHER W. GUENTHER
No. 67033
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEER
STATE OF CALIFORNIA

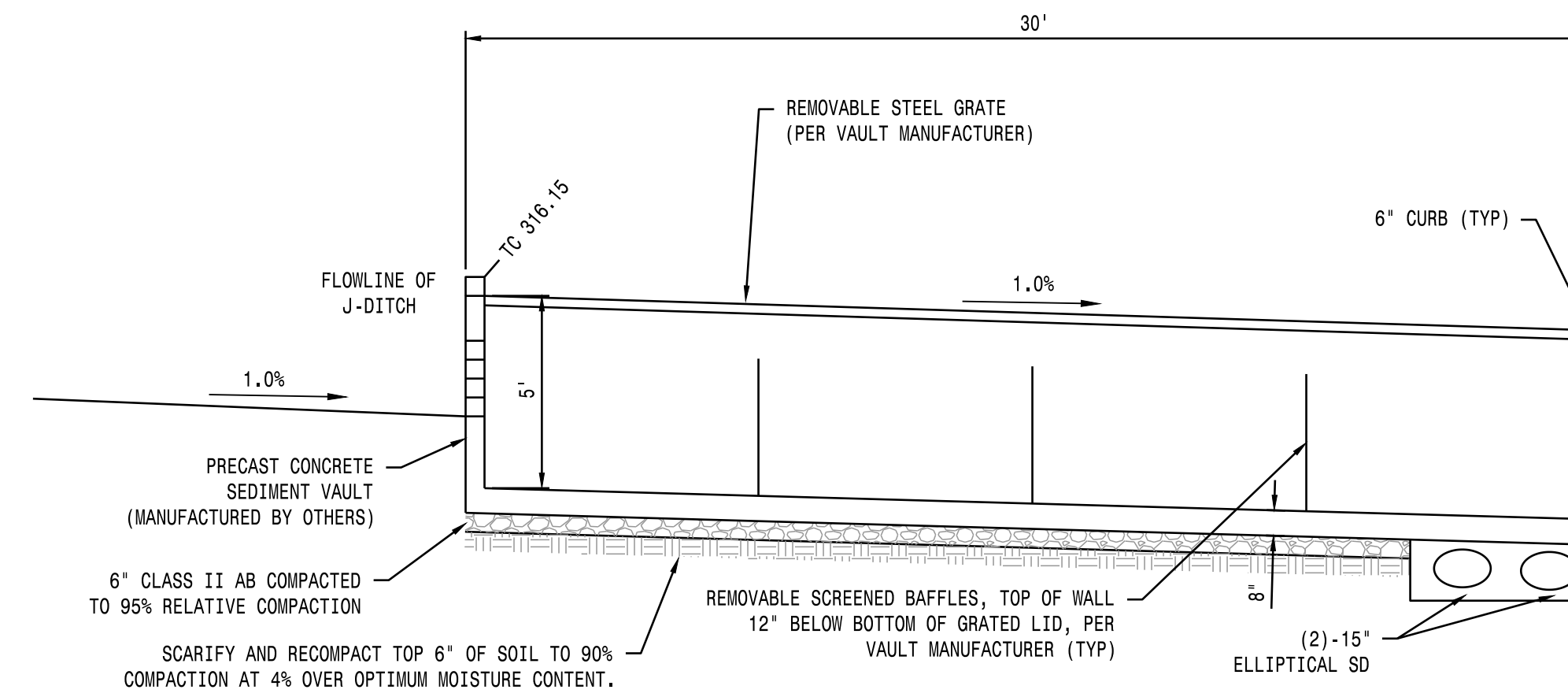
IMPROVEMENT PLANS FOR
SASSAFRAS COURT
STORM DRAINAGE IMPROVEMENTS
STORM DRAINAGE PLAN & PROFILE
PLEASANTON, CALIFORNIA

PROJECT NO.
29225

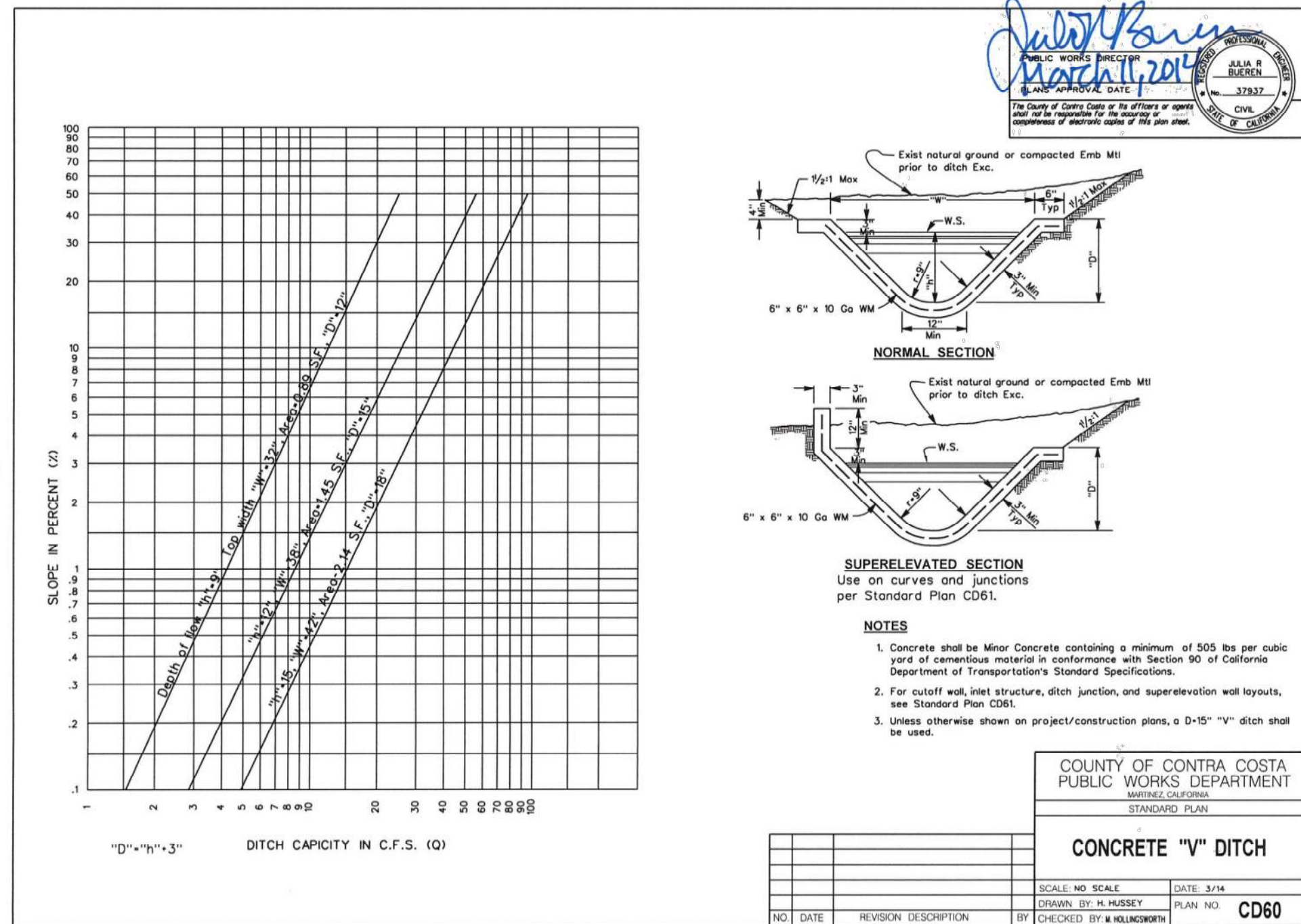
SHT
C2.1
OF 8



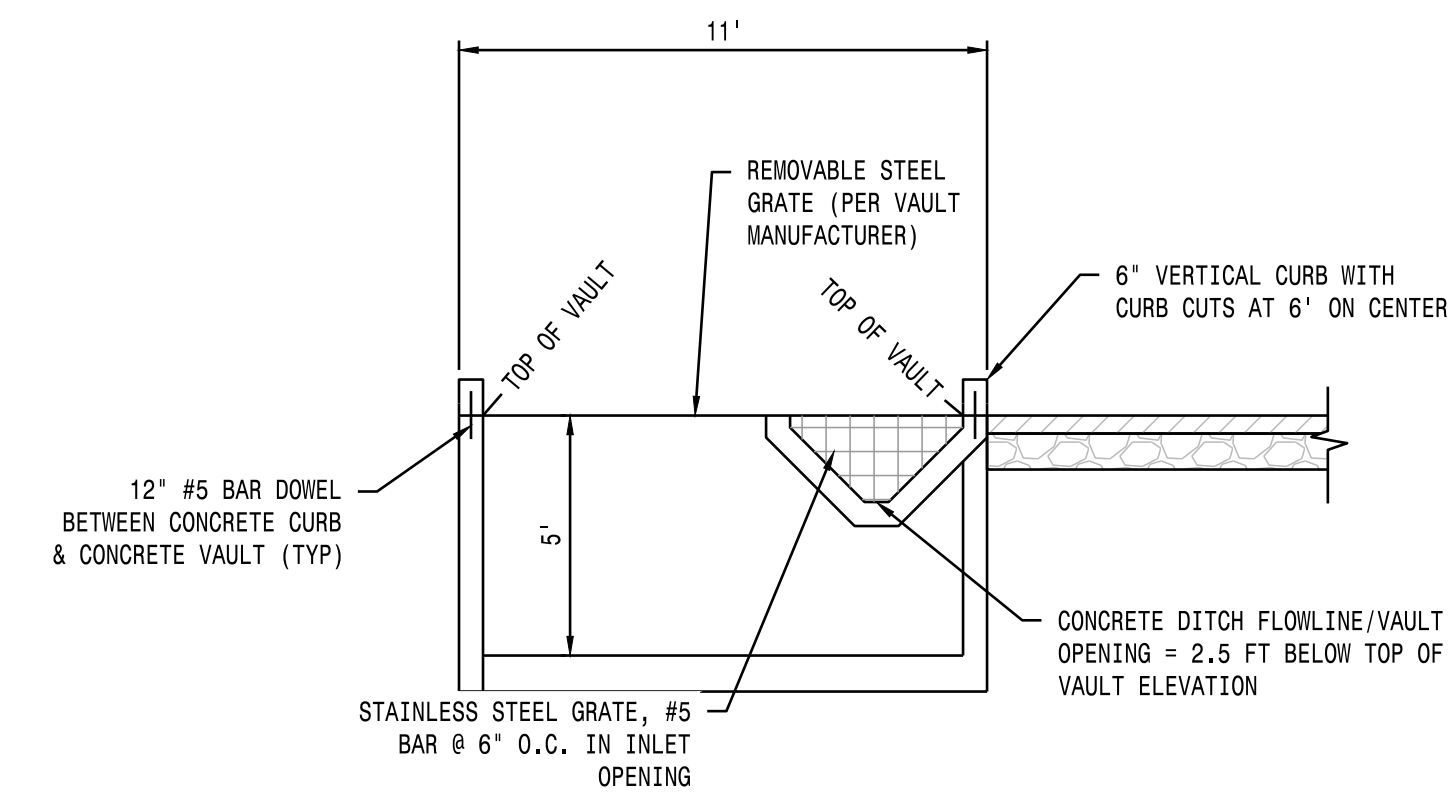
PRECAST CONCRETE SEDIMENT VAULT -
PLAN VIEW
SCALE: 1" = 4'



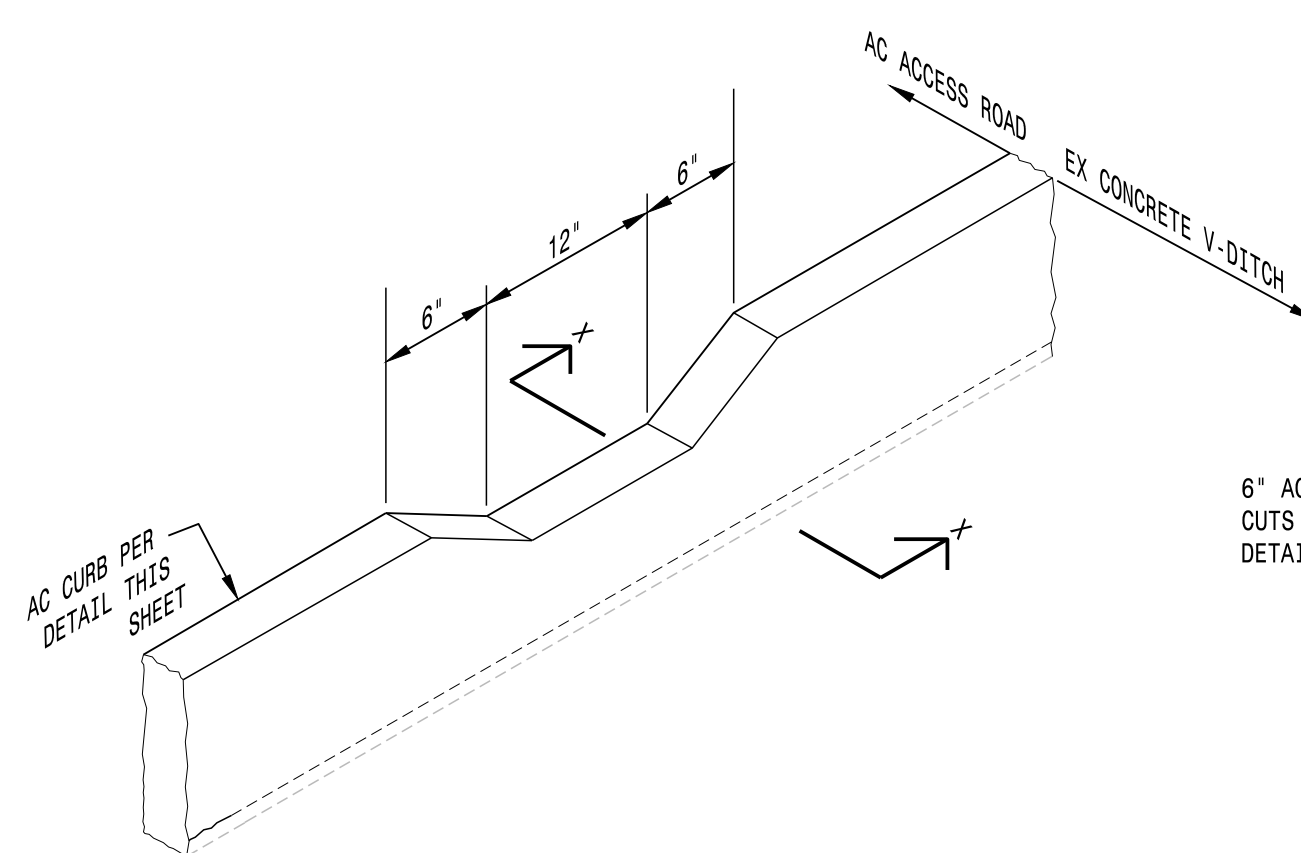
PRECAST CONCRETE SEDIMENT VAULT -
PROFILE VIEW
SCALE: 1" = 4'



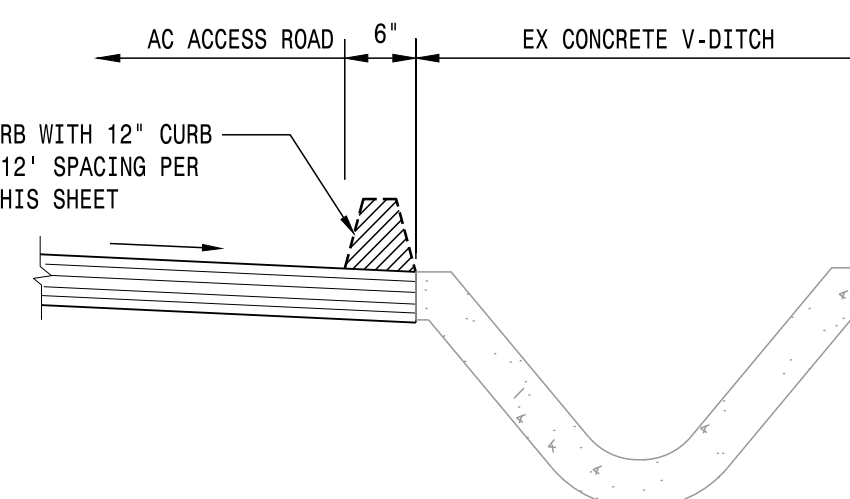
STD. PLAN CD60



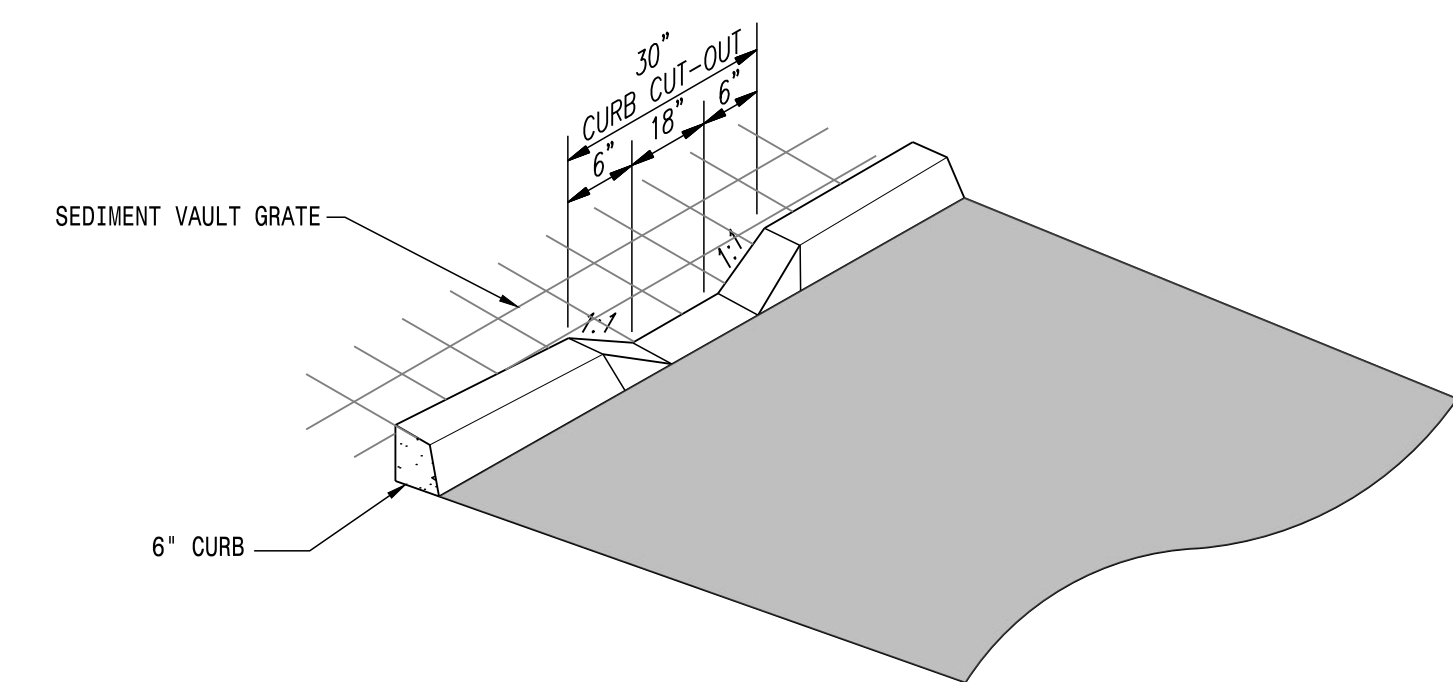
CONCRETE SEDIMENT VAULT - SIDE VIEW
SCALE: 1" = 4'



AC CURB CUT DETAIL
NTS

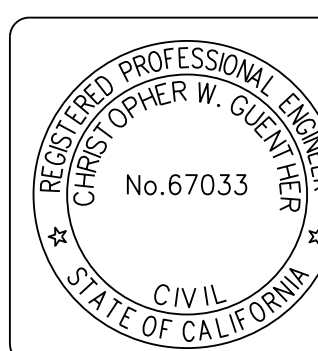


AC CURB DETAIL
NTS



VERTICAL CONCRETE CURB
CUT DETAIL
NTS

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BY: CHRISTOPHER W. GUENTHER



DATE: APRIL 2026
SCALE: AS NOTED
DRAWN BY: IT
DESIGNED BY: RC
CHECKED BY: JPS

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PLANS PREPARED UNDER THE DIRECTION OF:
CHRISTOPHER W. GUENTHER
REGISTERED PROFESSIONAL ENGINEER
No. 67033
STATE OF CALIFORNIA

IMPROVEMENT PLANS FOR
SASSAFRAS COURT
STORM DRAINAGE IMPROVEMENTS
DETAILS

PROJECT NO.
29225

SHT
C3.0
OF 8

