

TENTATIVE PARCEL MAP - MS25-00003
2485 CABALLO RANCHERO DR
DIABLO, CONTRA COSTA COUNTY, CALIFORNIA

GENERAL NOTES:

OWNER:
JEFF & SHEILA LANGON
2485 CABALLO RANCHERO DRIVE
DIABLO, CA 94528
PHONE: (925) 570-5227

CIVIL ENGINEER:
MIKE MILANI
PHONE: (925) 674-9082
MILANI & ASSOCIATES
2655 STANWELL DRIVE, SUITE #105
CONCORD, CA 94520
RCE 35121 exp 09-30-25
PLS 5311 exp 12-31-25
mmilani@milani-eng.com

ARBORIST:
BOB PERALTA
(707) 332-5980
BOB PERALTA ARBOR CONSULTING
237 BERNA AVENUE
NAPA, CA 94559

SITE ADDRESS:
2485 CABALLO RANCHERO DRIVE, DIABLO, CA 94528

ASSESSOR PARCEL NUMBER:
195-352-014

EXISTING ZONING:
RL (RESIDENTIAL-LOW)

GENERAL PLAN LAND USE:
SV (SINGLE FAMILY RESIDENTIAL - VERY LOW)

EXISTING LOT AREA:
82,927.7 SF, 1.9 AC

PROPOSED LOT AREA:
PARCEL 'A' 42,899.4 SF, 0.985 AC
PARCEL 'B' 40,028.3 SF, 0.919 AC

MINIMUM RESIDENTIAL LOT REQUIREMENTS:
SQUARE FEET: 40,000
AVERAGE LOT WIDTH: 140 FT
LOT DEPTH: 140 FT

MINIMUM RESIDENTIAL SETBACK REQUIREMENTS:
FRONT: 25 FT, (CORNER LOTS APPLY)
SIDE: 20 FT
AGGREGATE SIDE YARD: 40 FT
REAR: 15 FT (PRINCIPAL STRUCTURE),
3 FT (ACCESSORY STRUCTURE)

MAXIMUM LOT COVERAGE:
35%

MAXIMUM BUILDING HEIGHT:
TWO AND ONE-HALF STORIES OR 35 FEET

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF JEFF & SHEILA LANGON IN JUNE OF 2024.

MICHAEL E. MILANI
L.S. NO. 5311, EXP. 12/31/2025

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, NAD83(2011), ZONE 3, US SURVEY FOOT, ESTABLISHED BY TRIMBLE ACCESS SOLUTION, TAKEN BETWEEN A FOUND 2" IRON PIPE AS SHOWN ON THE RECORD OF SURVEY FILED JULY 30, 1964 IN BOOK 29 OF LICENSED SURVEYORS' MAPS AT PAGE 15, CONTRA COSTA COUNTY RECORDS, AND A FOUND 1" IRON PIPE AS SHOWN ON THE PARCEL MAP FILED OCTOBER 10, 1973 IN BOOK 30 OF PARCEL MAPS AT PAGE 28, CONTRA COSTA COUNTY RECORDS.
BEARING TAKEN AS NORTH 74° 36' 40" WEST.

BASIS OF ELEVATION:

THE BASIS OF ELEVATION FOR THIS PROJECT IS ASSUMED AT A FOUND 1" IRON PIPE, BEING CONTROL POINT #1042.
ELEVATION TAKEN AS 665.59 FEET.

SURVEY NOTES:

- SURVEY WORK WAS PERFORMED IN JULY AND AUGUST, 2024.
- A TITLE REPORT WAS NOT PROVIDED.

LEGAL DESCRIPTION:

PARCEL B, MAP OF MINOR SUBDIVISION 178-72, FILED OCTOBER 10, 12973, BOOK 30 OF PARCEL MAPS, PAGE 28, CONTRA COSTA COUNTY RECORDS.

Storm Water Monitoring & Reporting
Land Development Engineering
Environmental Engineering
Municipal Engineering
Surveying & Mapping
Construction Staking



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Fax: (925) 674-9279
Web: www.milaniassociates.com

APN: 195-352-014

LANGON PROPERTY

TENTATIVE PARCEL MAP - MS25-0003
COVER SHEET

DIABLO

CONTRA COSTA COUNTY

CALIFORNIA

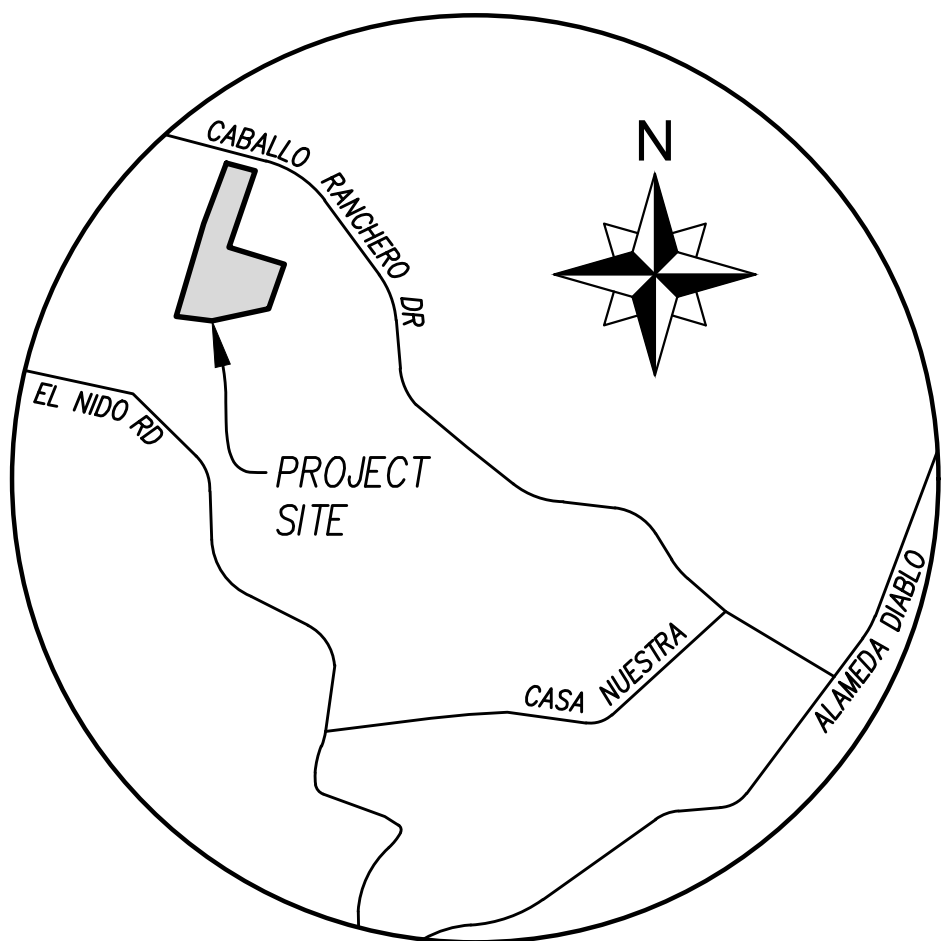
DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25 PLS 5311 REGISTRATION EXPIRES 12-31-25
DATE
DESIGN: SMS/LLC JOB NO: 3326
DRAWN: JMG DATE: MAY 2025
CHECKED: KRA/MEM SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE

SHEET
1
OF
9
SHEETS



VICINITY MAP
N.T.S.

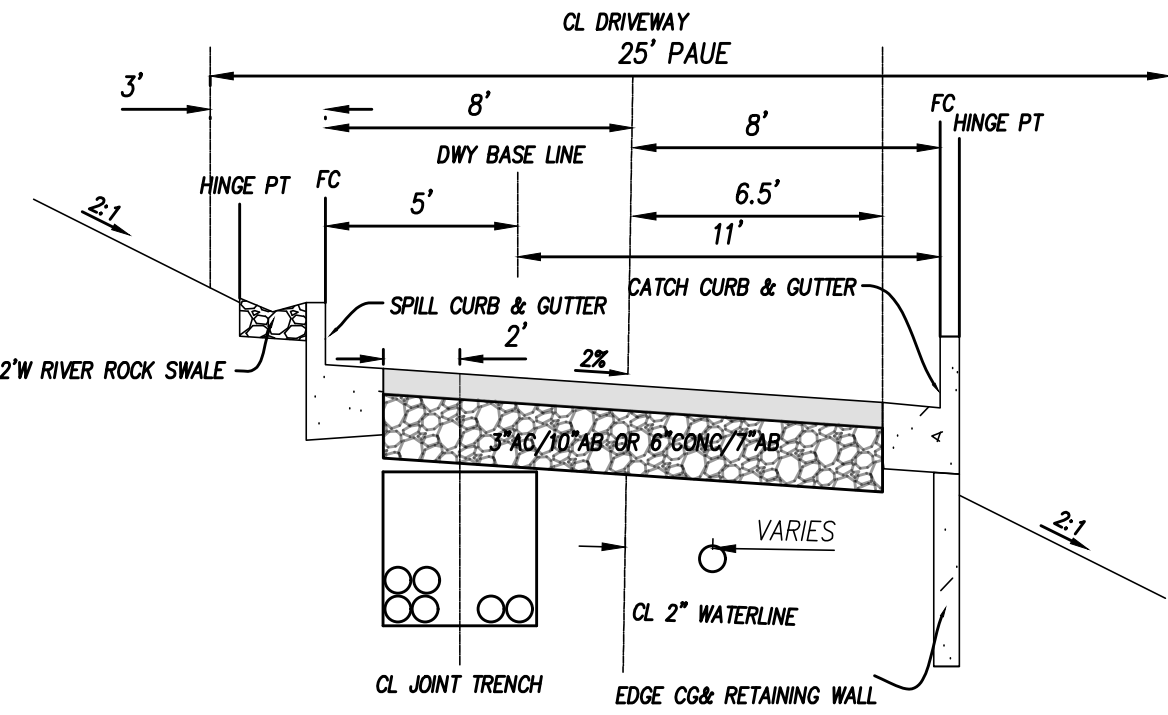
SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY
3	EXISTING CONDITIONS - AERIAL PHOTO
4	DEMOLITION & TREE REMOVAL PLAN
5	PRELIMINARY LOTTING PLAN
6	COMPOSITE SITE PLAN
7	COMPOSITE SITE PLAN
8	DRIVEWAY PLAN & PROFILE
9	SITE PHOTO INDEX PLAN

PRELIMINARY EARTHWORK SUMMARY

GRADING	RAW CUT (CY)	RAW FILL (CY)
RAW CUT	160	
RAW FILL		1,100
SUBTOTAL	160	1,100
ADJUSTMENTS		
STREET CORE		(200)
PRECOMPACT(0.15')	NA	NA
SHRINK @ 10%	NA	NA
TOTAL	160	900
IMPORT		740

EARTHWORK NOTES:

- EARTHWORK QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION OF FINAL EARTHWORK QUANTITIES.



16' PRIVATE DRIVEWAY
(N.T.S.)

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LEGEND

- BUILDING FACE
- FENCE
- FIRE HYDRANT
- FLOWLINE
- LIGHT
- JP • JOINT UTILITY POLE
- MANHOLE - STORM
- METER - ELECTRIC
- METER - GAS
- METER - WATER
- SANITARY SEWER CLEANOUT
- USA UNK UTILITY MARKINGS - UNKNOWN
- WATER VALVE
- (15) TREE NUMBER (REFER TO ARBORIST REPORT)

SURFACE LEGEND

- ASPHALTIC CONCRETE
- BRICK
- COBBLESTONE
- CONCRETE

ABBREVIATIONS

- AC ASPHALTIC CONCRETE
- EL ELECTRIC UTILITY
- FF FINISHED FLOOR
- JP JOINT UTILITY POLE
- PEX PIPE EXPOSED
- T TREE
- TYP TYPICAL



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TENTATIVE PARCEL MAP - MS25-0003

EXISTING CONDITIONS/ BOUNDARY & EASEMENTS

DIABLO

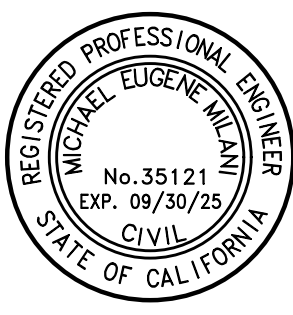
CONTRA COSTA COUNTY

CALIFORNIA

LANGON PROPERTY

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SCALE: AS SHOWN



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SHEET
2
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9
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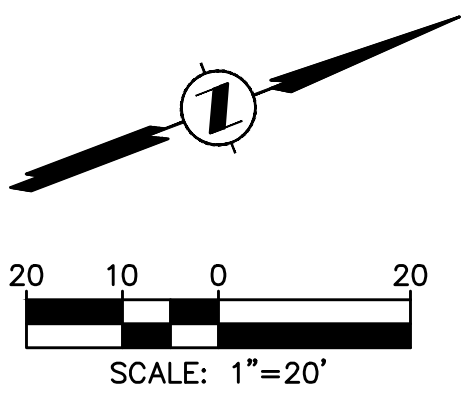
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TENTATIVE PARCEL MAP - MS25-0003

EXISTING CONDITIONS - AERIAL PHOTO

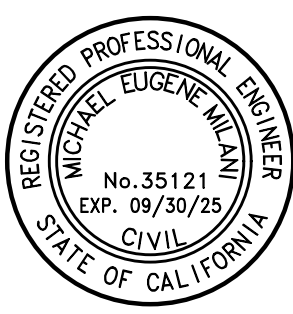
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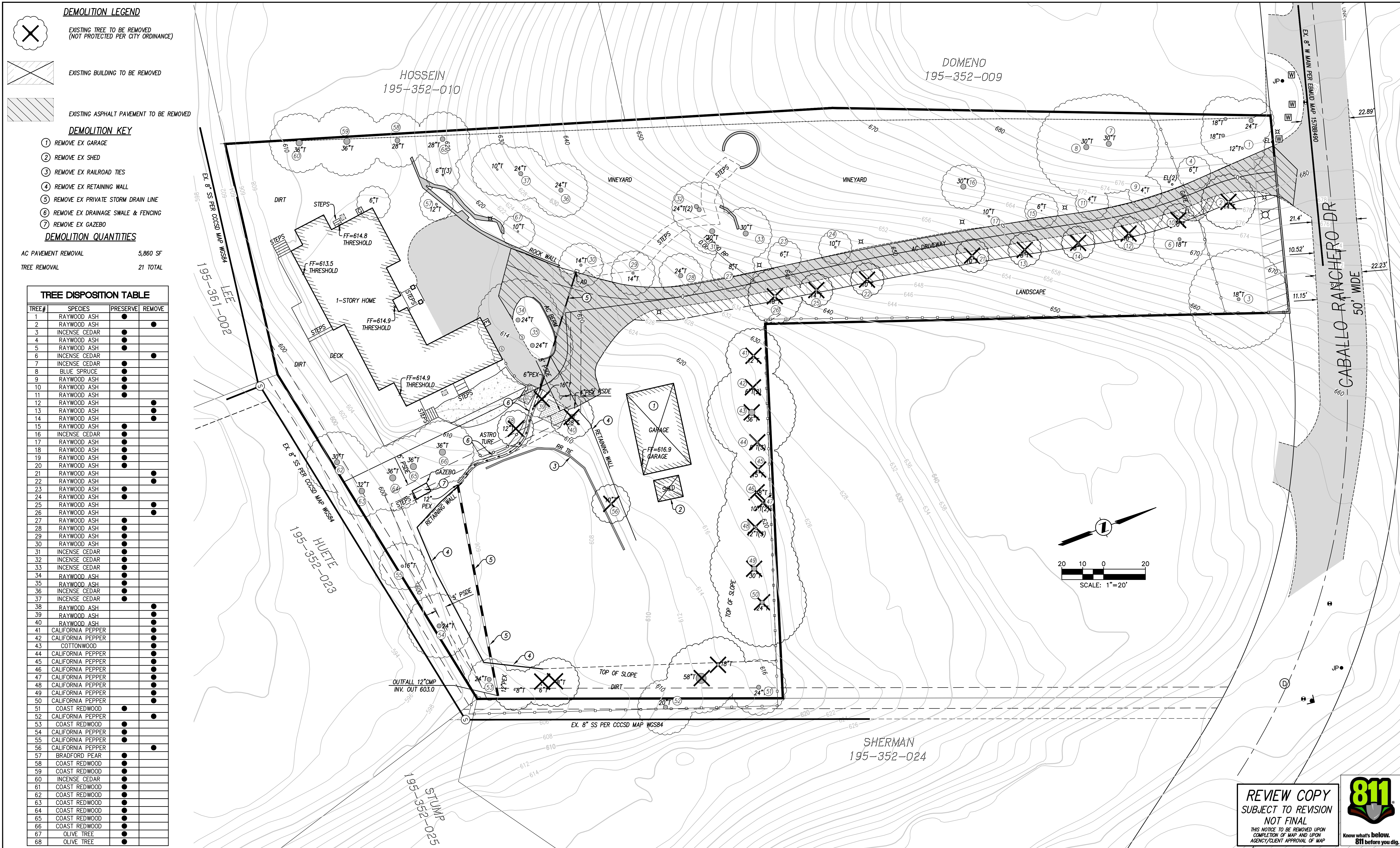


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SHEET
3
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9
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DEMOLITION LEGEND

- EXISTING TREE TO BE REMOVED (NOT PROTECTED PER CITY ORDINANCE)
- EXISTING BUILDING TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED

DEMOLITION KEY

- REMOVE EX GARAGE
- REMOVE EX SHED
- REMOVE EX RAILROAD TIES
- REMOVE EX RETAINING WALL
- REMOVE EX PRIVATE STORM DRAIN LINE
- REMOVE EX DRAINAGE SWALE & FENCING
- REMOVE EX GAZEBO

DEMOLITION QUANTITIES

AC PAVEMENT REMOVAL 5,860 SF
TREE REMOVAL 21 TOTAL

TREE DISPOSITION TABLE

TREE#	SPECIES	PRESERVE	REMOVE
1	RAYWOOD ASH		
2	RAYWOOD ASH		
3	INCENSE CEDAR		
4	RAYWOOD ASH		
5	RAYWOOD ASH		
6	INCENSE CEDAR		
7	INCENSE CEDAR		
8	BLUE SPRUCE		
9	RAYWOOD ASH		
10	RAYWOOD ASH		
11	RAYWOOD ASH		
12	RAYWOOD ASH		
13	RAYWOOD ASH		
14	RAYWOOD ASH		
15	RAYWOOD ASH		
16	INCENSE CEDAR		
17	RAYWOOD ASH		
18	RAYWOOD ASH		
19	RAYWOOD ASH		
20	RAYWOOD ASH		
21	RAYWOOD ASH		
22	RAYWOOD ASH		
23	RAYWOOD ASH		
24	RAYWOOD ASH		
25	RAYWOOD ASH		
26	RAYWOOD ASH		
27	RAYWOOD ASH		
28	RAYWOOD ASH		
29	RAYWOOD ASH		
30	RAYWOOD ASH		
31	INCENSE CEDAR		
32	INCENSE CEDAR		
33	INCENSE CEDAR		
34	RAYWOOD ASH		
35	RAYWOOD ASH		
36	INCENSE CEDAR		
37	INCENSE CEDAR		
38	RAYWOOD ASH		
39	RAYWOOD ASH		
40	RAYWOOD ASH		
41	CALIFORNIA PEPPER		
42	CALIFORNIA PEPPER		
43	COTTONWOOD		
44	CALIFORNIA PEPPER		
45	CALIFORNIA PEPPER		
46	CALIFORNIA PEPPER		
47	CALIFORNIA PEPPER		
48	CALIFORNIA PEPPER		
49	CALIFORNIA PEPPER		
50	CALIFORNIA PEPPER		
51	COAST REDWOOD		
52	CALIFORNIA PEPPER		
53	COAST REDWOOD		
54	CALIFORNIA PEPPER		
55	CALIFORNIA PEPPER		
56	CALIFORNIA PEPPER		
57	BRADFORD PEAR		
58	COAST REDWOOD		
59	COAST REDWOOD		
60	INCENSE CEDAR		
61	COAST REDWOOD		
62	COAST REDWOOD		
63	COAST REDWOOD		
64	COAST REDWOOD		
65	COAST REDWOOD		
66	COAST REDWOOD		
67	OLIVE TREE		
68	OLIVE TREE		

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TENTATIVE PARCEL MAP - MS25-0003

DEMOLITION & TREE REMOVAL PLAN

DIABLO

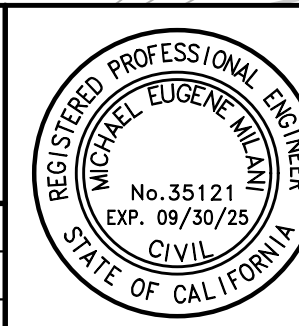
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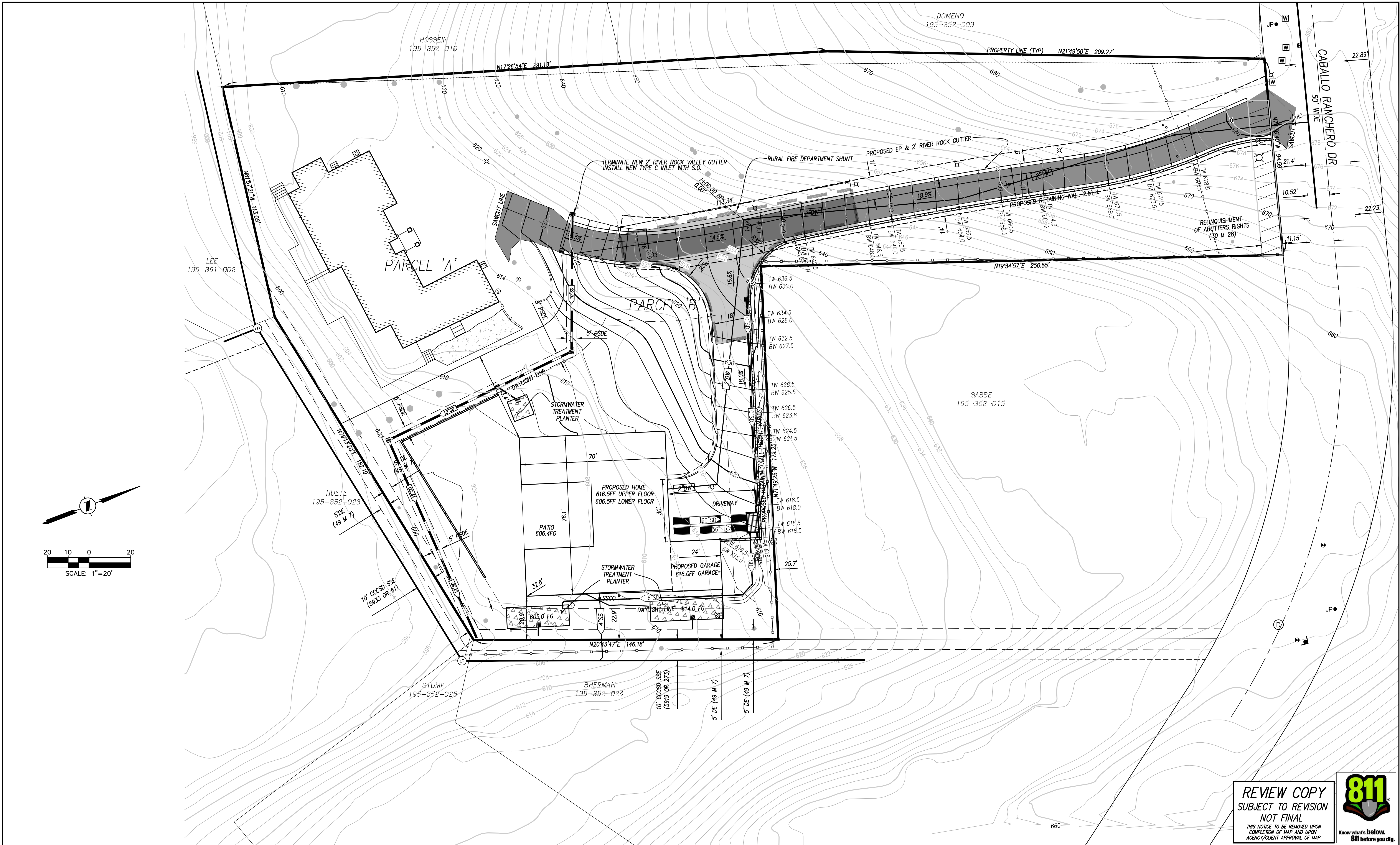
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					4
					9
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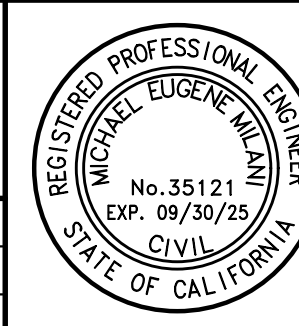


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APN: 195-352-014 LANGON PROPERTY
TENTATIVE PARCEL MAP - MS25-0003
COMPOSITE SITE, GRADING, & UTILITY PLAN
DIABLO CONTRA COSTA COUNTY CALIFORNIA

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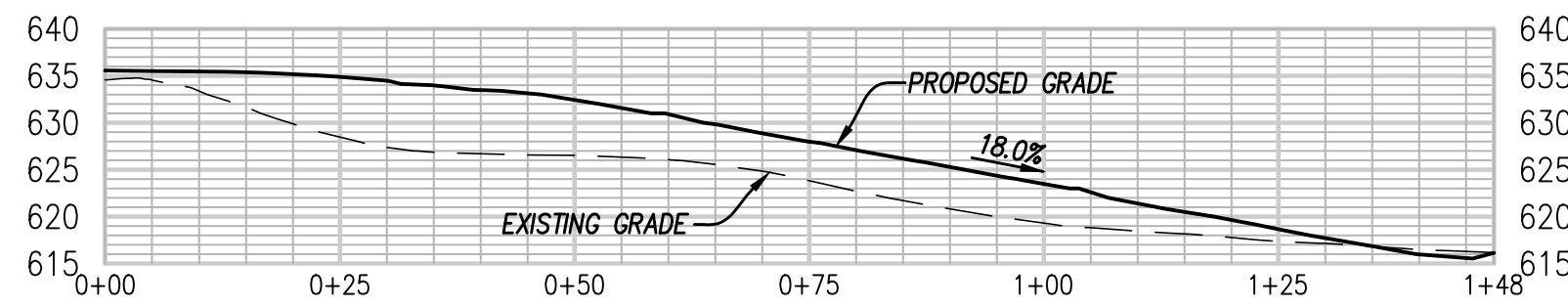
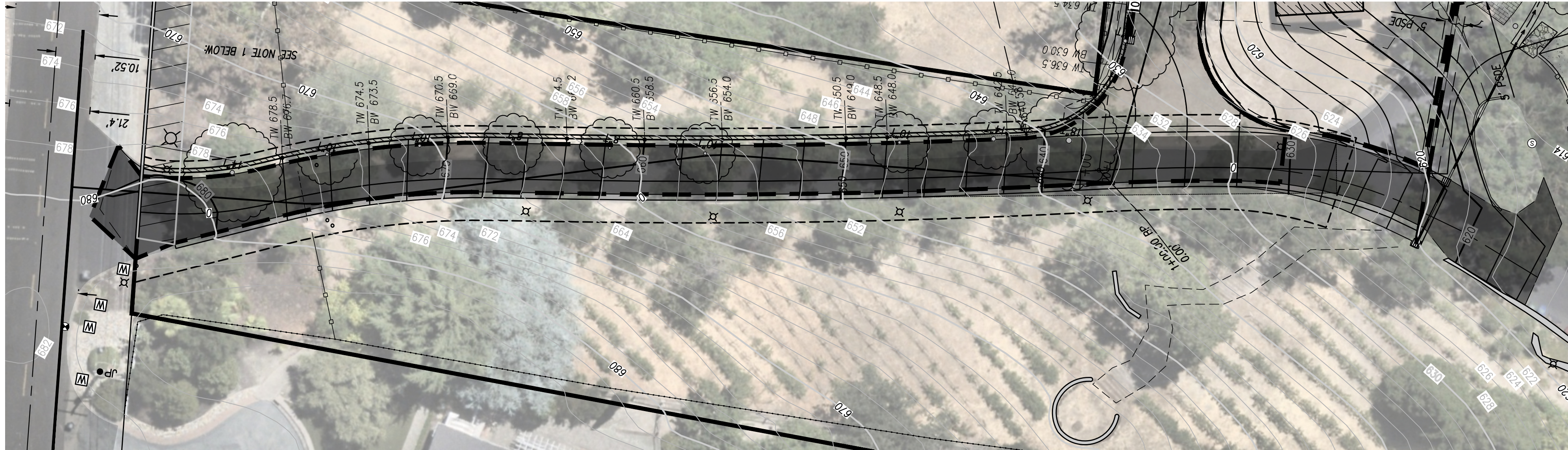
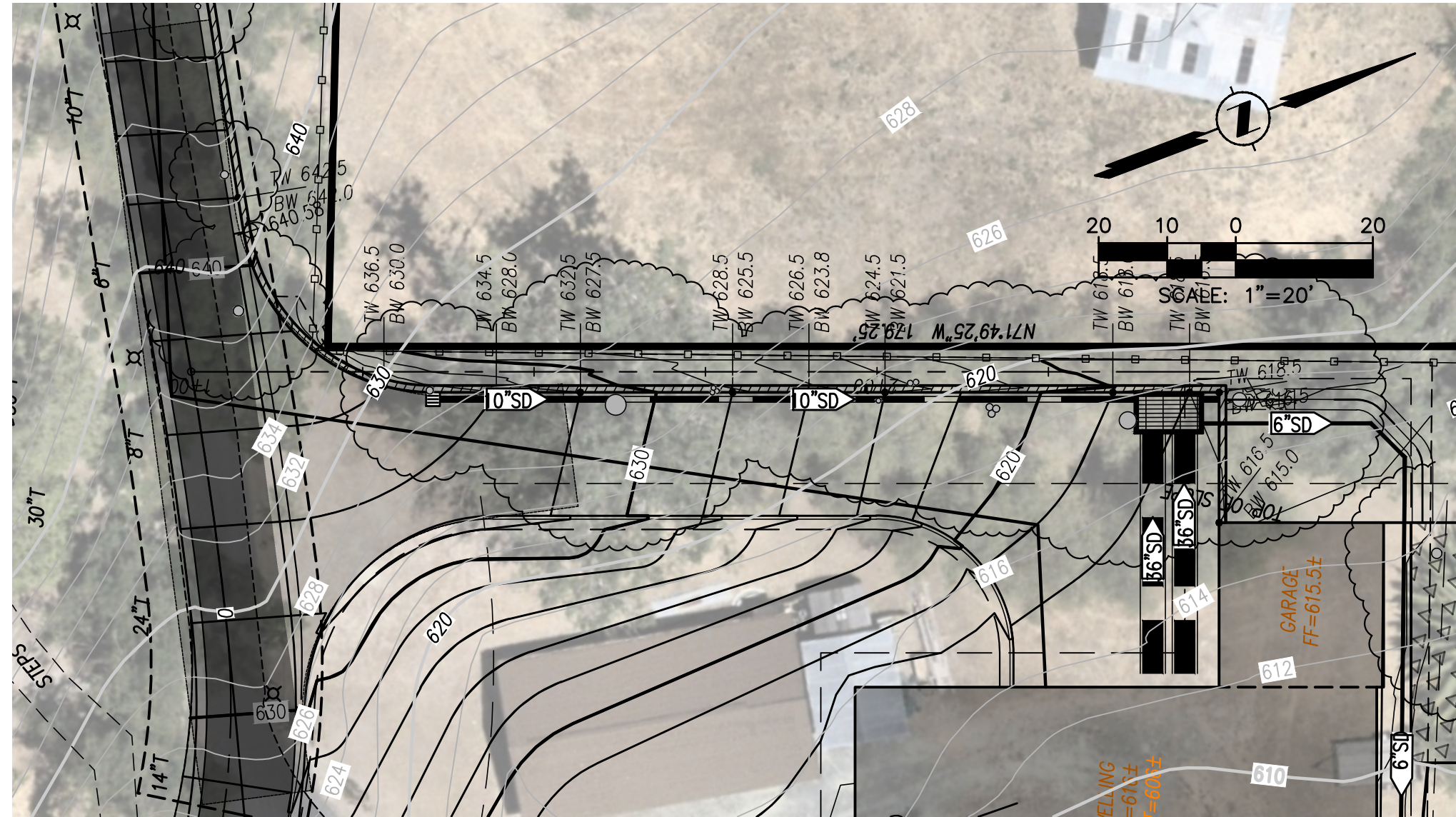
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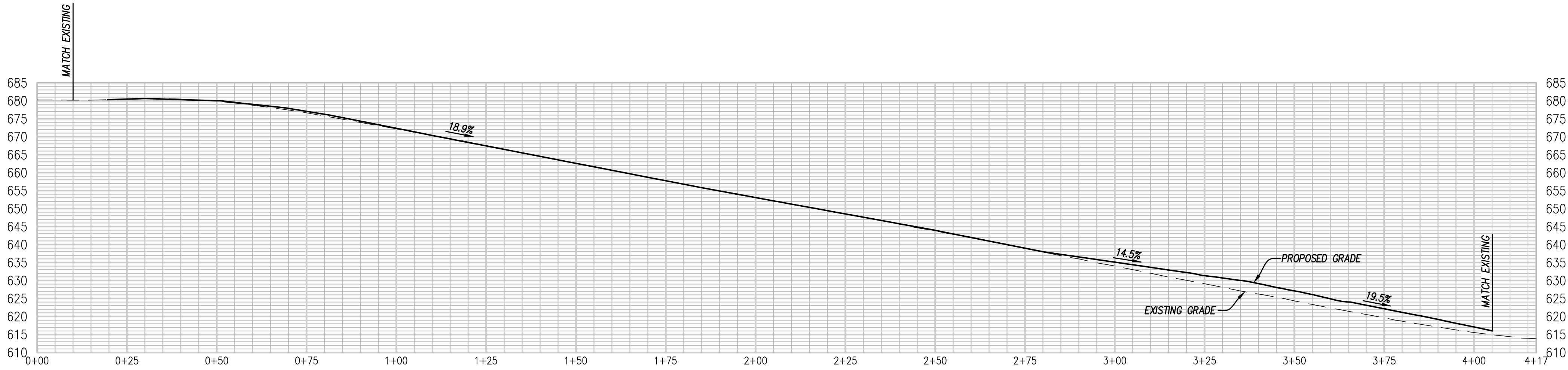
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PARCEL B DRIVEWAY PROFILE
HORIZ: 1"=20'
VERT: 1"=20'



MAIN DRIVEWAY PROFILE
HORIZ: 1"=20'
VERT: 1"=20'

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DRIVEWAY PLAN & PROFILE

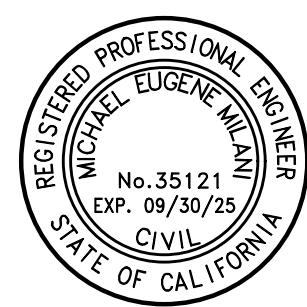
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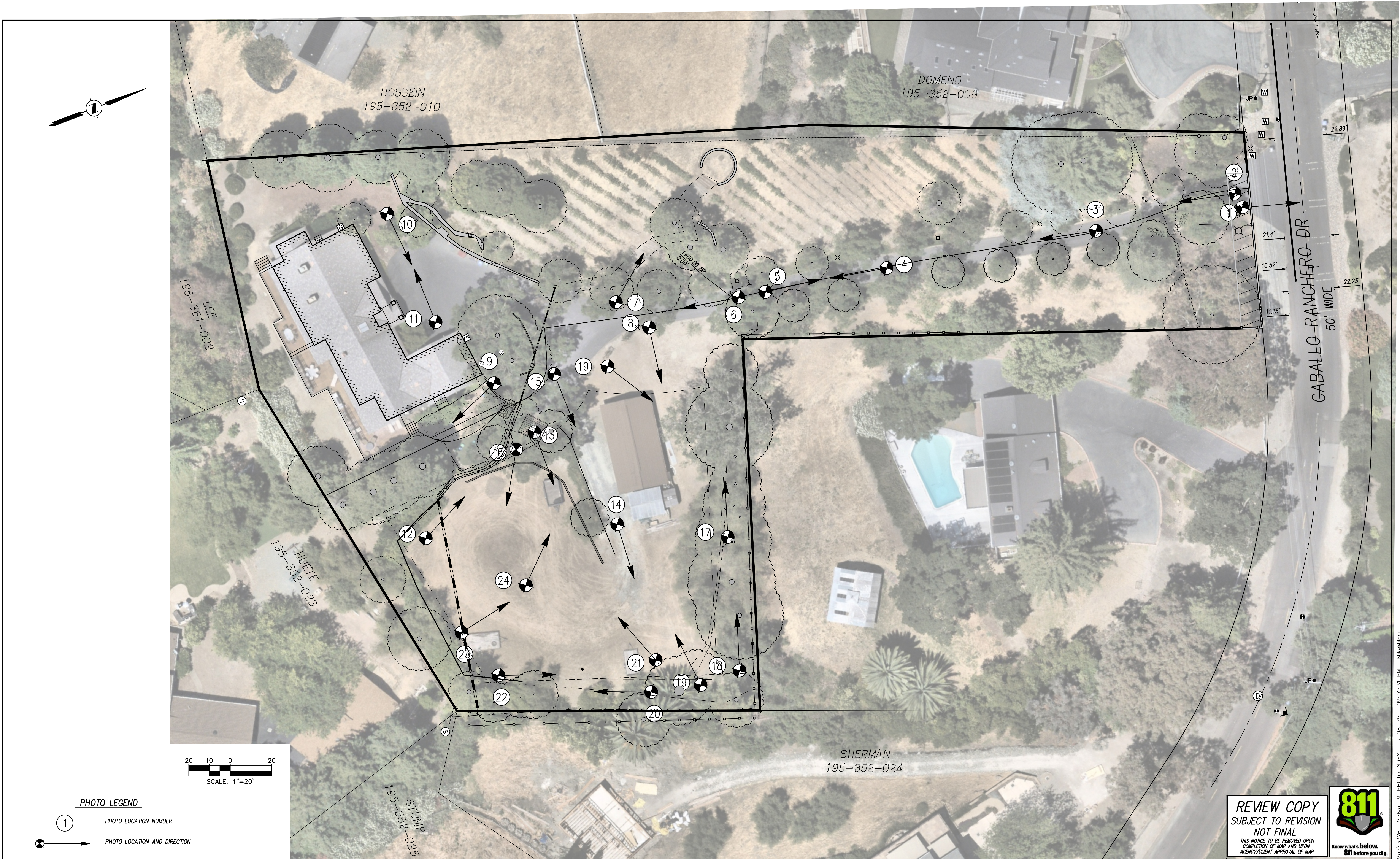


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PHOTO INDEX EXHIBIT

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CIVIL
STATE OF CALIFORNIA

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

SHEET	9
OF	9
SHEETS	

R:\Jobs\3326-Tentative Map\3326-TM.dwg 9-01:31 PM 5-08-25 9-PHOTO INDEX MikeMilani