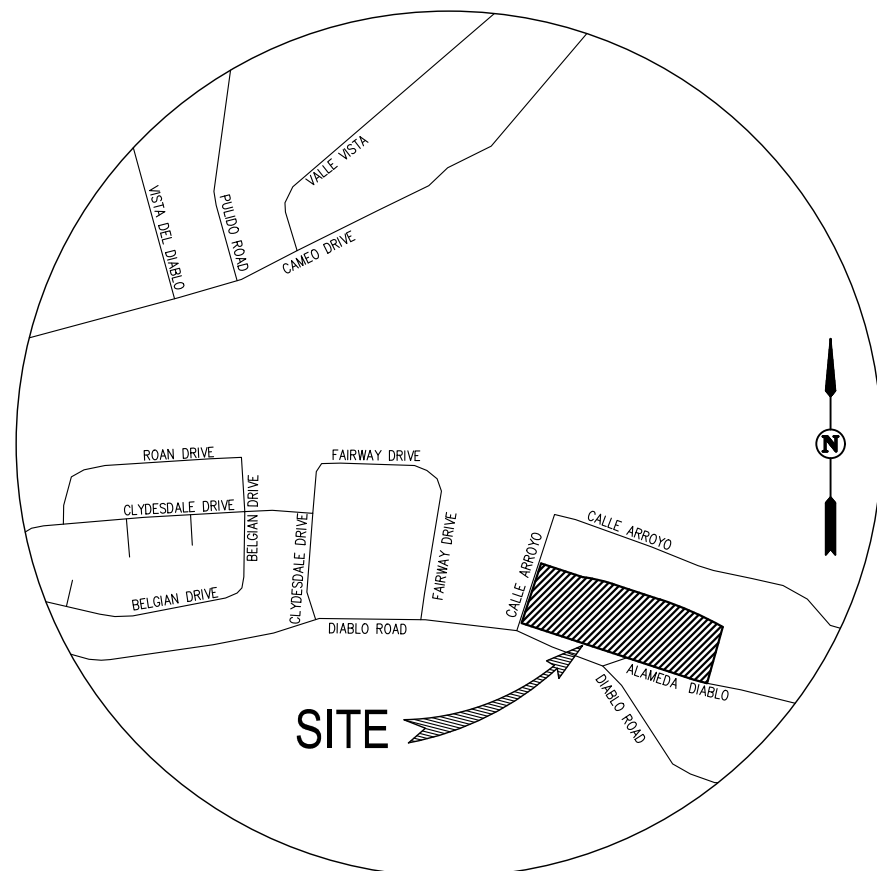
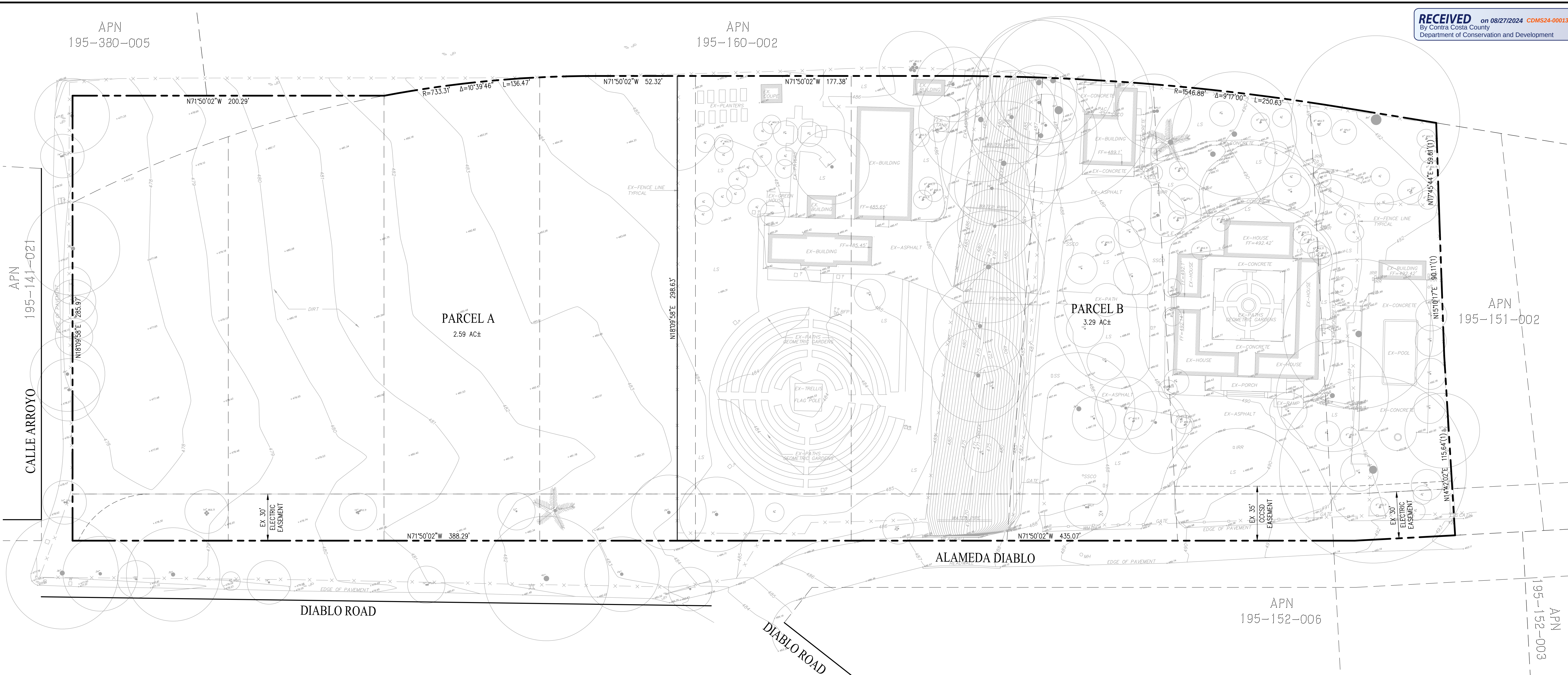




VICINITY MAP
NOT TO SCALE

CONTACTS

- APPLICANT: ALEXANDER R. MEHRAN
2600 CAMINO RAMON, SUITE 201
SAN RAMON, CA 94583
(925)-866-0100
- OWNERS: ALEXANDER R. MEHRAN, AS SUCCESSOR TRUSTEE UNDER THAT CERTAIN DECLARATION OF TRUST ESTABLISHED BY MARYAM R. MEHRAN DATED MAY 5, 1992
2600 CAMINO RAMON, SUITE 201
SAN RAMON, CA 94583
(925)-866-0100
- CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
RYAN HANSEN, P.E.
(925)-866-0322

GENERAL NOTES

- BASIS OF BEARING: THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN AS N75°45'20"W BETWEEN THE TWO FOUND MONUMENTS "MON 1" AND CCCSD PER RECORD OF SURVEY 3869 (162 LSM 3).
- BENCHMARK: COUNTY OF CONTRA COSTA BENCHMARK 3712, BEING A SET FASTENER & TAG IN TOP OF HEADWALL APEX EAST SIDE OF OLYDESDALE, AT ITS INTERSECTION WITH FAIRWAY DRIVE; 0.1 MILES NORTH OF ITS INTERSECTION WITH DIABLO ROAD, HAVING AN ELEVATION OF 458.089.
- UTILITIES: WATER: EAST BAY MUNICIPAL UTILITY DISTRICT
SANITARY SEWER: CENTRAL CONTRA COSTA SANITARY DISTRICT
STORM DRAIN: COUNTY OF CONTRA COSTA
- APN: 195-151-007-0
- LAND USE: SINGLE FAMILY
- GROSS SITE AREA: 5.89 AC±
- LOTS: EXISTING: 1
PROPOSED: 2
- LOT AREAS: PARCEL A: 2.59 AC±
PARCEL B: 3.29 AC±
- ZONING: RESIDENTIAL
- FLOOD ZONE DESIGNATION: ZONE X; AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD INSURANCE RATE MAP, NUMBER 06013C0455G.
- WELLS ONSITE: NONE
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL PARCEL MAP.
- CONTOUR INTERVAL: 1'

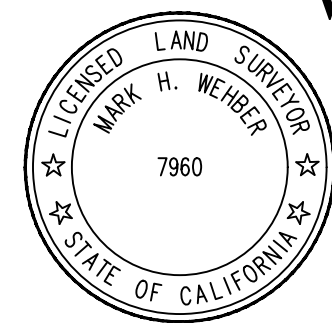
NOTES:

- (1) PER APPLICATION 2024-CDLL24-00011

SHEET INDEX	
SHEET NO	SHEET TITLE
1	LOTING PLAN
2	EXISTING CONDITIONS

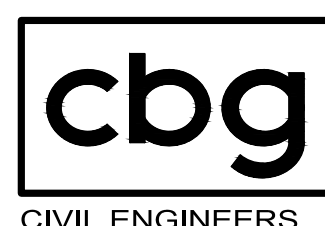
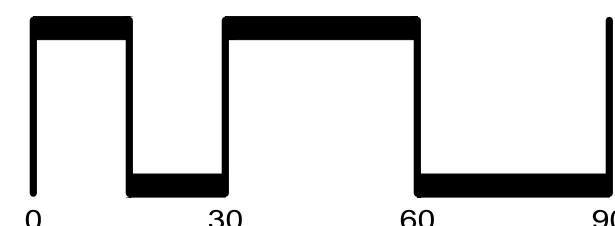
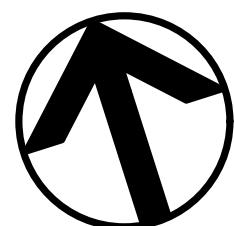
LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY
- ADJACENT PROPERTY BOUNDARY
- HISTORIC LOT LINE
- EXISTING EASEMENT
- EXISTING CONTOUR



VESTING TENTATIVE PARCEL MAP LOTING PLAN 1699 ALAMEDA DIABLO SUBDIVISION CDMS24-00013

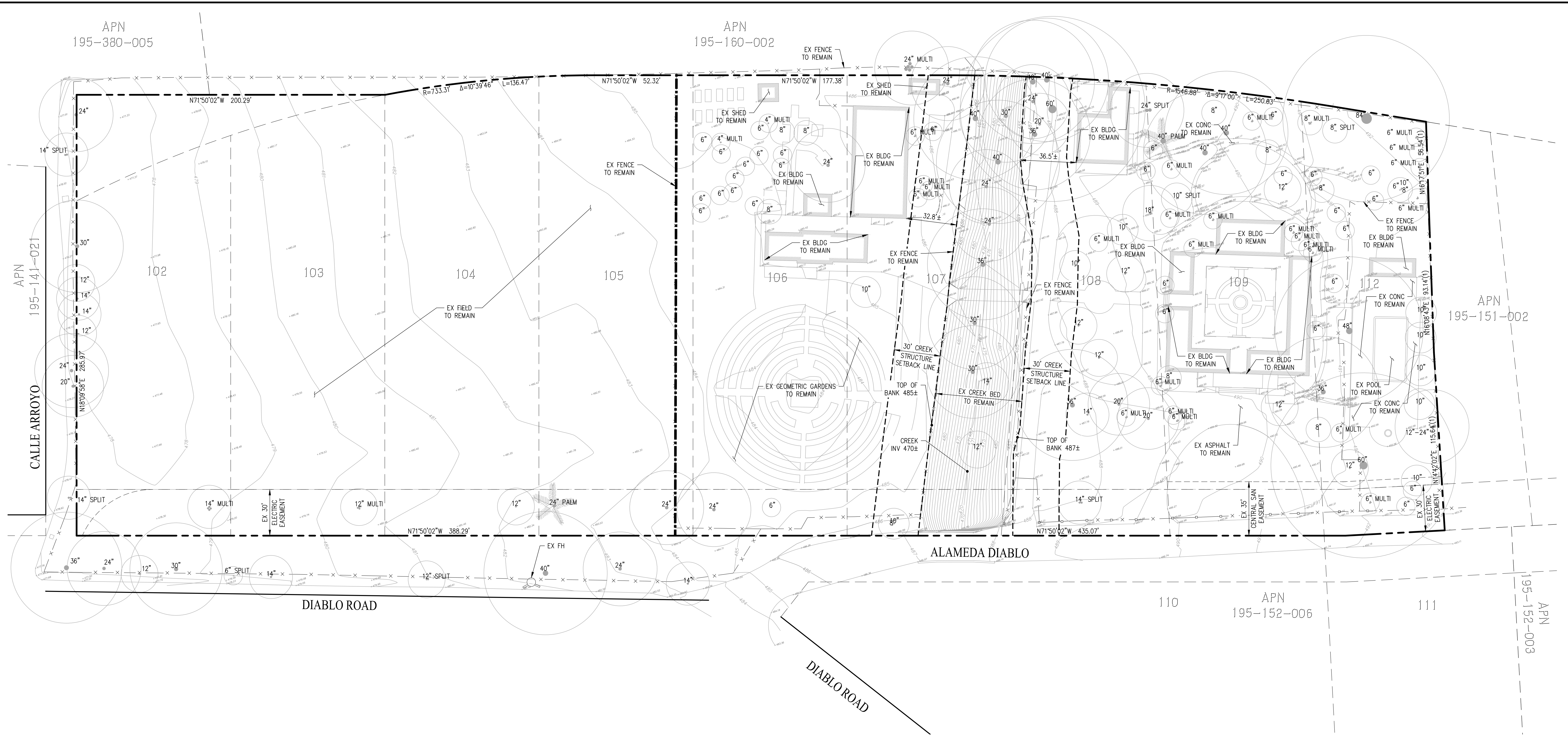
CITY OF DIABLO CONTRA COSTA COUNTY COUNTY CALIFORNIA
SCALE: 1" = 30' DATE: AUGUST 27, 2024



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
1
OF 2 SHEETS



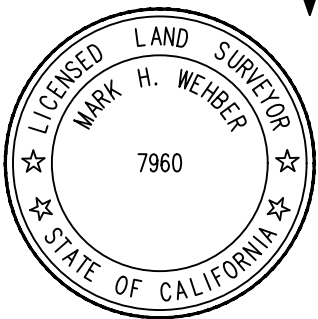
ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
EX	EXISTING
FH	FIRE HYDRANT
INV	INVERT

LEGEND

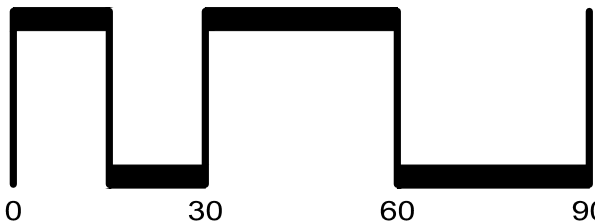
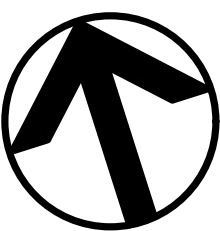
	PROPERTY BOUNDARY
	EXISTING RIGHT OF WAY
	ADJACENT PROPERTY BOUNDARY
	HISTORIC LOT LINE
	EXISTING EASEMENT
	STRUCTURE SETBACK LINE
	EXISTING CONTOUR
	HISTORIC LOT NUMBER
	EXISTING FIRE HYDRANT
	EX TREE TO REMAIN & DIAMETER SIZE(2)

- NOTES:
- (1) PER APPLICATION 2024-CDLL24-00011
- (2) TREE LOCATION & DIAMETER PER TOPOGRAPHIC SURVEY BY ALEXANDER & ASSOCIATES, INC. DATED JUNE 28, 2017.
- (3) CREEK INVERT AND TOP OF BANK PER TOPOGRAPHIC SURVEY BY ALEXANDER & ASSOCIATES, INC. DATED JUNE 28, 2017.



VESTING TENTATIVE PARCEL MAP
EXISTING CONDITIONS
1699 ALAMEDA DIABLO
SUBDIVISION CDMS24-00013

CITY OF DIABLO CONTRA COSTA COUNTY CALIFORNIA
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CIVIL ENGINEERS SURVEYORS PLANNERS