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 PERALTAI
PHONE: (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:

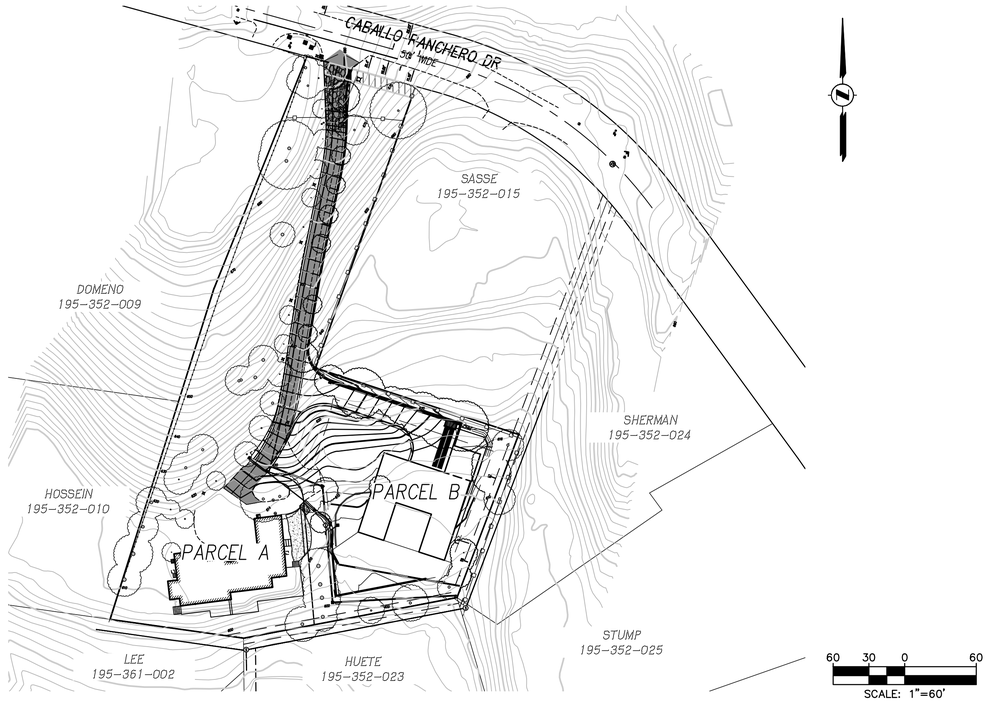
THE BASIS OF ELEVATION FOR THIS PROJECT IS ASSUMED AT A FOUND 1" IRON PIPE, BEING CONTROL POINT #1042.
ELEVATION TAKEN AS 665.59 FEET.

SURVEY NOTES:

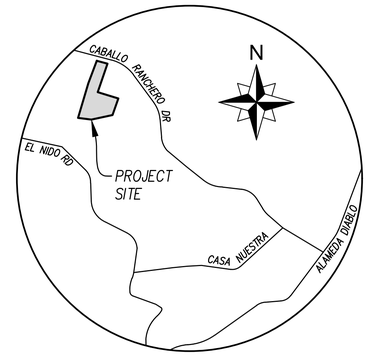
1. SURVEY WORK WAS PERFORMED IN JULY AND AUGUST, 2024.
2. A TITLE REPORT WAS NOT PROVIDED.

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.



60 30 0 60
SCALE: 1"=60'



VICINITY MAP
N.T.S.

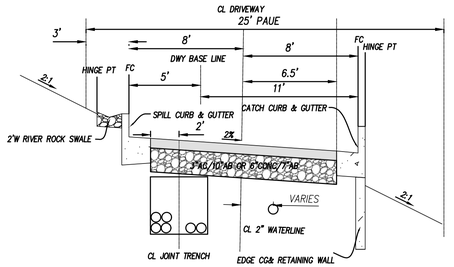
SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY
3	EXISTING CONDITIONS – AERIAL PHOTO
4	DEMOLITION & TREE REMOVAL PLAN
5	PRELIMINARY LOTTING PLAN
6	COMPOSITE SITE PLAN
7	COMPOSITE SITE PLAN
8	DRIVEWAY PLAN & PROFILE
9	SITE PHOTO INDEX PLAN

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:

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



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

REVIEW COPY
SUBJECT TO REVISION
NOT FINAL
THIS NOTICE TO BE REMOVED UPON COMPLETION OF MAP AND UPON AGENCY/CLIENT APPROVAL OF MAP

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

LEGEND

EXISTING	DESCRIPTION	PROPOSED
100	MAJOR CONTOUR	100
100	MINOR CONTOUR	100
	PROPERTY LINE	
	CENTERLINE	
	EASEMENT LINE	
	CONCRETE CURB & GUTTER	
	FENCE	
	CONCRETE SIDEWALK	
EX.GAS	GAS LINE	GAS
EX.ELEC	ELECTRICAL LINE	JT JT
	PERFORATED PIPE	
EX.SS	SANITARY SEWER	SS
EX.SD	STORM DRAIN	SD
EX.W	WATER LINE	W
	BUILDING OVERHANG	
N/A	GRADE PERCENT	2%
N/A	RIP RAP, SPLASH BLOCK	
	STREET LIGHT	
	TREE	
	AREA DRAIN	
	BLOW OFF	
	FIRE HYDRANT	
	GATE VALVE, PIV	
D	STORM DRAIN MANHOLE	D
S	SANITARY SEWER MANHOLE	S
	SANITARY SEWER CLEANOUT	
M	STORM DRAIN INLET/JUNCTION BOX	
	WATER/IRRIGATION METER	
N/A	DOWNSPOUT	

ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
ACP	ASBESTOS CEMENT PIPE	OG	ORIGINAL GRADE, ORIGINAL GROUND
AD	AREA DRAIN	O.H.U.	OVERHEAD UTILITY
AP	ANGLE POINT	PAV	PAVEMENT
BC	BEGIN CURVE	PAUE	PRIVATE ACCESS AND UTILITY EASEMENT
BF	BOTTOM OF FOOTING	PCC	POINT OF COMPOUND CURVE
BO	BLOW OFF	PERF	PERFORATED PIPE
BVC	BEGIN VERTICAL CURVE	POC	POINT ON CURVE
BW	BACK OF WALK	PRC	POINT OF REVERSE CURVATURE
CB	CATCH BASIN	(P), PROP.	PROPOSED
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
DG	DECOMPOSED GRANITE	PVI	POINT OF VERTICAL INTERSECTION
DWY	DRIVEWAY	R	RADIUS
EC	END OF CURVE	RCP	REINFORCED CONCRETE PIPE
EL, ELEV	ELEVATION	RET	RETURN (CURB)
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	RSR	RISER
EVC	END OF VERTICAL CURVE	RT	RIGHT
EW	END WALL	RW	RIGHT OF WAY
(E), EX, EXIST.	EXISTING	S	SLOPE
FF	FINISH FLOOR	SD	STORM DRAIN
FG	FINISH GRADE	SDJB	STORM DRAIN JUNCTION BOX
FH	FIRE HYDRANT	SDMH	STORM DRAIN MANHOLE
FI	FIELD INLET	SO	SIDE OPENING
FL	FLOW LINE	SS	SANITARY SEWER
FLSO	FLOW LINE SIDE OPENING	SSCO	SANITARY SEWER CLEAN OUT
FW	FIRE WATER MAIN	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK	SWK	SIDEWALK
GFF	GARAGE FINISH FLOOR	TC	TOP OF CURB
GL	GARAGE LIP	TDC	TOP OF DEPRESSED CURB
GR	GRATE	TFC	TOP OF FLUSH CURB
HDPE	HIGH-DENSITY POLYETHYLENE	TP	TOP OF PAVEMENT
HP	HIGH POINT	TR	TOP OF RAMP
INV	INVERT	TS	TOP OF STEP
LAT	LATERAL	TW	TOP OF WALL
LT	LEFT	VCP	VITRIFIED CLAY PIPE
MIN	MINIMUM	U.U.	UNDERGROUND UTILITY
N/A	NOT APPLICABLE	W	WATER MAIN OR WATER SERVICE
		WM	WATER METER

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

MILANI & Associates

2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
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 DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25 PLS 5311 REGISTRATION EXPIRES 12-31-25

DESIGN: SMS/LLC	JOB NO: 3326
DRAWN: JMG	DATE: MAY 2025
CHECKED: KRA/MEM	SCALE: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER MICHAEL EUGENE MILANI No. 35121 EXP. 09/30/25 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	BY	APP	DATE

SHEET 1 OF 9 SHEETS

R:\Jobs\3326\Tentative Map\3326-TM.dwg 1-CV 5-08-25 08:45:05 PM MikeMilani

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:

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

LEGAL DESCRIPTION:

PARCEL B, MAP OF MINOR SUBDIVISION 178-72, FILED OCTOBER 10, 1973, BOOK 30 OF PARCEL MAPS, PAGE 28, CONTRA COSTA COUNTY RECORDS.

LEGEND

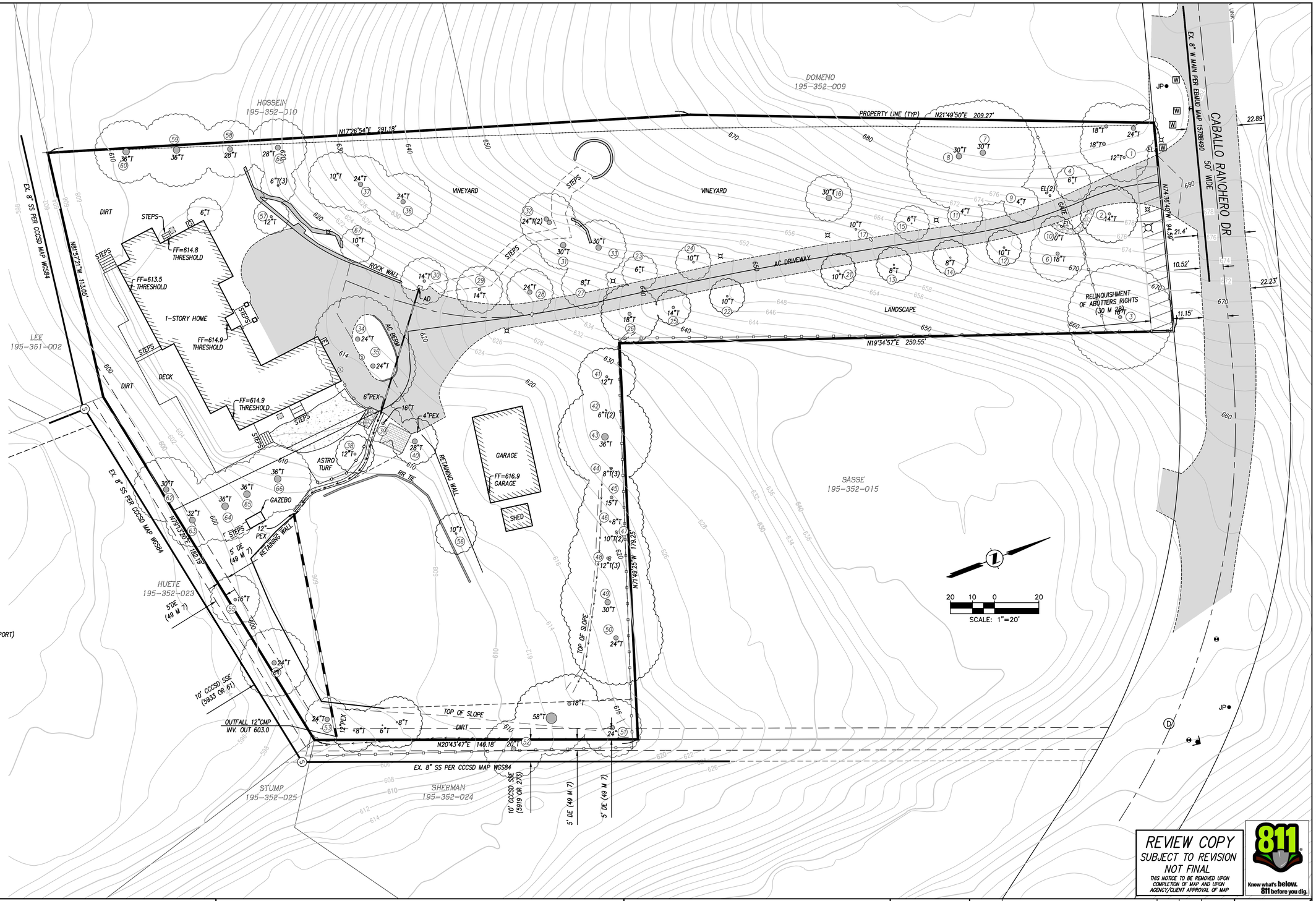
- BUILDING FACE
- FENCE
- FIRE HYDRANT
- FLOWLINE
- LIGHT
- JP● JOINT UTILITY POLE
- (D) MANHOLE – STORM
- [E] METER – ELECTRIC
- [G] METER – GAS
- [W] METER – WATER
- (S) SANITARY SEWER CLEANOUT
- USA UNK UTILITY MARKINGS – UNKNOWN
- WATER VALVE
- (15) TREE NUMBER (REFER TO ARBORIST REPORT)

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



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

MILANI & Associates

2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com

APN: 195-352-014 LANGON PROPERTY

TENTATIVE PARCEL MAP - MS25-0003

EXISTING CONDITIONS/ BOUNDARY & EASEMENTS

DIABLO CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:
MICHAEL E. MILANI DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25 PLS 5311 REGISTRATION EXPIRES 12-31-25

DESIGN: SMS/LLC	JOB NO: 3326
DRAWN: JMG	DATE: MAY 2025
CHECKED: KRA/MEM	SCALE: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER — MICHAEL EUGENE MILANI — No. 35121 EXP. 09/30/25 — CIVIL — STATE OF CALIFORNIA

NO.	REVISIONS	BY	APP	DATE

SHEET 2 OF 9 SHEETS

REVIEW COPY
SUBJECT TO REVISION
NOT FINAL
THIS NOTICE TO BE REMOVED UPON COMPLETION OF MAP AND UPON AGENCY/CLIENT APPROVAL OF MAP

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

R:\Jobs\3326\Tentative Map\3326-TM.dwg 2-TOPO 5-08-25 08:48:16 PM MikeMilani

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:

1. SURVEY WORK WAS PERFORMED IN JULY AND AUGUST, 2024.
2. 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.

LEGEND

- BUILDING FACE
- FENCE
- FIRE HYDRANT
- FLOWLINE
- LIGHT
- JP● JOINT UTILITY POLE
- (D) MANHOLE – STORM
- [E] METER – ELECTRIC
- [G] METER – GAS
- [W] METER – WATER
- (S) SANITARY SEWER CLEANOUT
- USA UNK UTILITY MARKINGS – UNKNOWN
- WATER VALVE

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

20 10 0 20
SCALE: 1"=20'

REVIEW COPY
SUBJECT TO REVISION
NOT FINAL
THIS NOTICE TO BE REMOVED UPON COMPLETION OF MAP AND UPON AGENCY/CLIENT APPROVAL OF MAP

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

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

MILANI & Associates

2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com

APN: 195-352-014 LANGON PROPERTY

TENTATIVE PARCEL MAP - MS25-0003

EXISTING CONDITIONS – AERIAL PHOTO

DIABLO CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:
MICHAEL E. MILANI DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25 PLS 5311 REGISTRATION EXPIRES 12-31-25

DESIGN: SMS/LLC	JOB NO: 3326
DRAWN: JMG	DATE: MAY 2025
CHECKED: KRA/MEM	SCALE: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER MICHAEL EUGENE MILANI No. 35121 EXP. 09/30/25 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	BY	APP	DATE

SHEET 3 OF 9 SHEETS

R:\Jobs\3326\Tentative Map\3326-TM.dwg 3-AERIAL 5-08-25 08:56:22 PM MikeMilani

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

1. REMOVE EX GARAGE
2. REMOVE EX SHED
3. REMOVE EX RAILROAD TIES
4. REMOVE EX RETAINING WALL
5. REMOVE EX PRIVATE STORM DRAIN LINE
6. REMOVE EX DRAINAGE SWALE & FENCING
7. 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	●	

HOSSEIN 195-352-010

DOMENO 195-352-009

LEE 195-361-002

HUETE 195-352-023

SHERMAN 195-352-024

STUMP 195-352-025

EX. 8" SS PER CCCSD MAP WCS84

EX. 8" W MAIN PER EBMUD MAP 1578W490

CABALLO RANCHERO DR 50' WIDE

DIRT

STEPS

FF=614.8 THRESHOLD

FF=613.5 THRESHOLD

1-STORY HOME

FF=614.9 THRESHOLD

DECK

ROCK WALL

AC BERM

6"PEX

16"T

4"PEX PSDE

RR TIE

RETAINING WALL

ASTRO TURE

GAZEBO

12" PEX RETAINING WALL

5' PSDE

VINEYARD

AC DRIVEWAY

LANDSCAPE

GARAGE FF=616.9 GARAGE

SHED

TOP OF SLOPE

DIRT

OUTFALL 12"CMP INV. OUT 603.0

EL

JP

SCALE: 1"=20'

REVIEW COPY
SUBJECT TO REVISION
NOT FINAL
THIS NOTICE TO BE REMOVED UPON COMPLETION OF MAP AND UPON AGENCY/CLIENT APPROVAL OF MAP

Know what's below. 811 before you dig.

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

MILANI & Associates

2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com

APN: 195-352-014

LANGON PROPERTY

TENTATIVE PARCEL MAP - MS25-0003

DEMOLITION & TREE REMOVAL PLAN

DIABLO CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25 PLS 5311 REGISTRATION EXPIRES 12-31-25

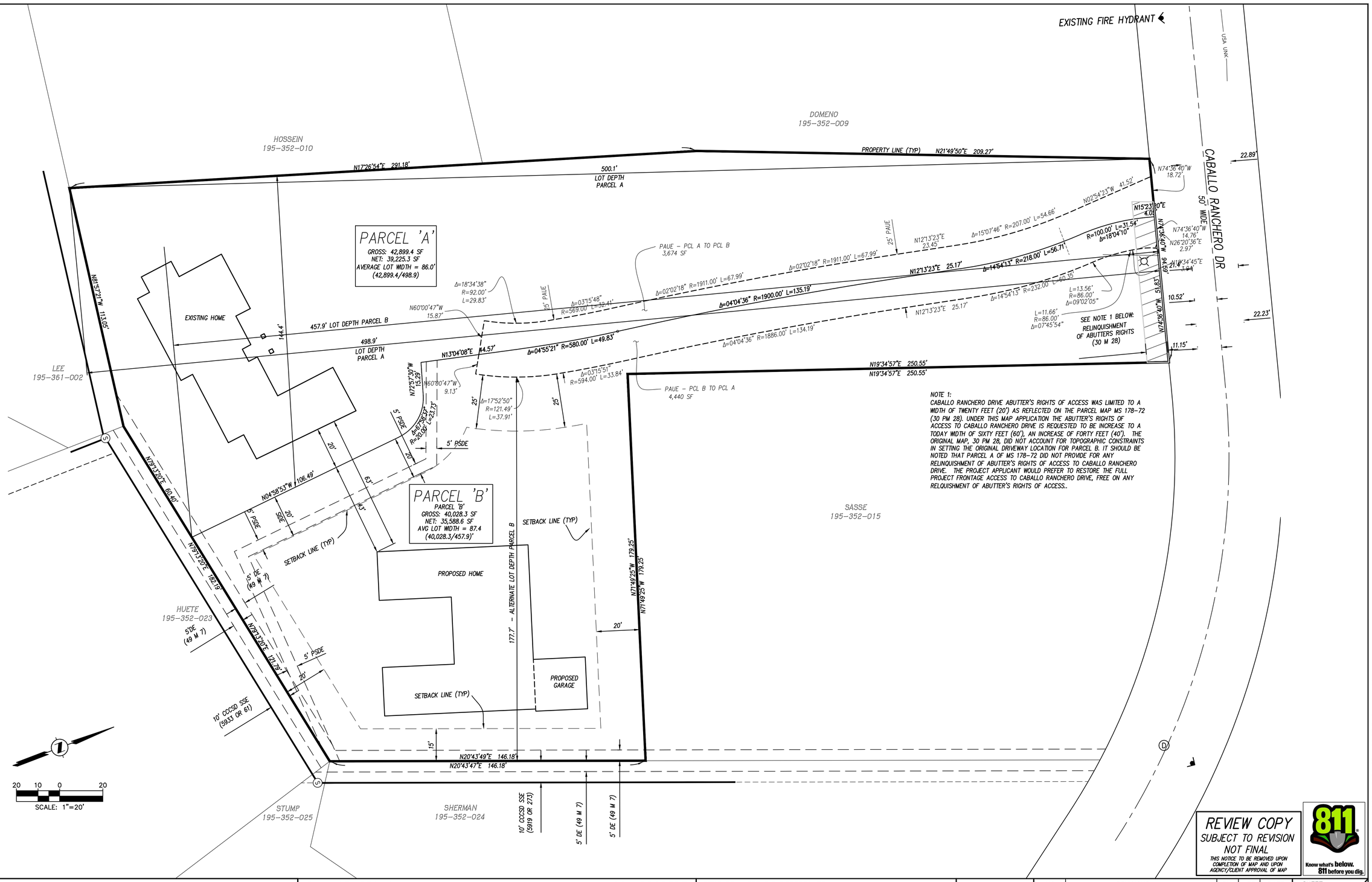
REGISTERED PROFESSIONAL ENGINEER MICHAEL EUGENE MILANI No.35121 EXP. 09/30/25 CIVIL STATE OF CALIFORNIA

DESIGN:	SMS/LLC	JOB NO:	3326
DRAWN:	JMG	DATE:	MAY 2025
CHECKED:	KRA/MEM	SCALE:	AS SHOWN

NO.	REVISIONS	BY	APP	DATE

SHEET 4 OF 9 SHEETS

R:\Jobs\3326\Tentative Map\3326-TM.dwg 4-DEMO 5-08-25 08:55:44 PM MikeMilani



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

MILANI & Associates

2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com

APN: 195-352-014

LANGON PROPERTY

TENTATIVE PARCEL MAP - MS25-0003

LOTTING AND SETBACKS

DIABLO CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI — DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25 PLS 5311 REGISTRATION EXPIRES 12-31-25

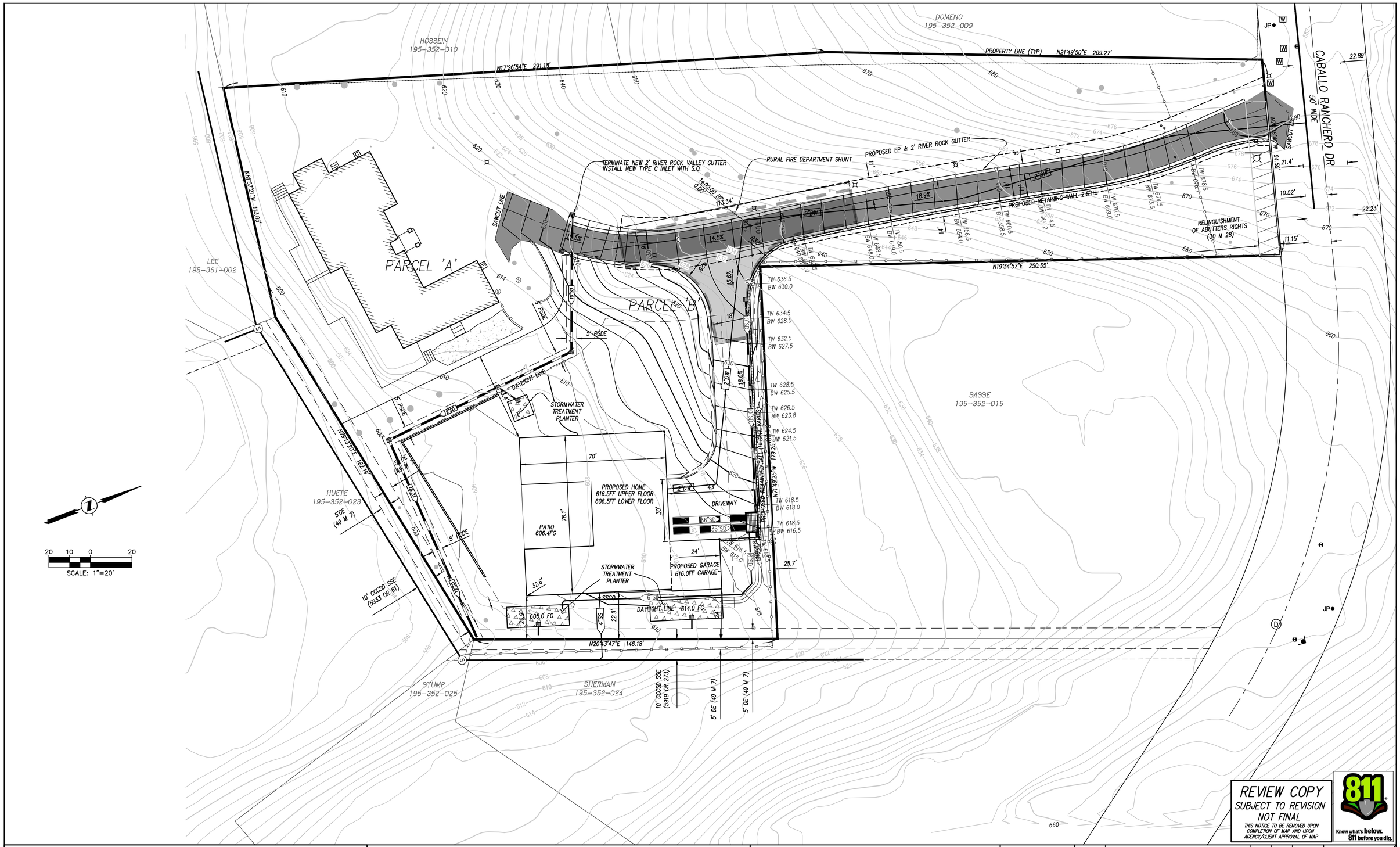
DESIGN:	SMS/LLC	JOB NO:	3326
DRAWN:	JMG	DATE:	MAY 2025
CHECKED:	KRA/MEM	SCALE:	AS SHOWN

REGISTERED PROFESSIONAL ENGINEER — MICHAEL EUGENE MILANI — No. 35121 — EXP. 09/30/25 — CIVIL — STATE OF CALIFORNIA

NO.	REVISIONS	BY	APP	DATE

SHEET 5 OF 9 SHEETS

R:\Jobs\3326\Tentative Map\3326-TM.dwg 5-LOT 5-08-25 08:57:51 PM MikeMilani



20 10 0 20

SCALE: 1"=20'

REVIEW COPY
SUBJECT TO REVISION
NOT FINAL
THIS NOTICE TO BE REMOVED UPON COMPLETION OF MAP AND UPON AGENCY/CLIENT APPROVAL OF MAP

Know what's below. 811 before you dig.

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

MILANI & Associates

2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com

APN: 195-352-014 LANGON PROPERTY

TENTATIVE PARCEL MAP - MS25-0003

COMPOSITE SITE, GRADING, & UTILITY PLAN

DIABLO CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25 PLS 5311 REGISTRATION EXPIRES 12-31-25

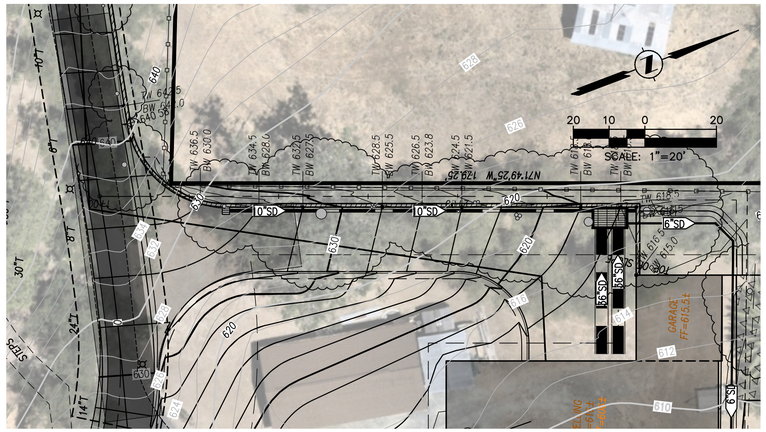
DESIGN: SMS/LLC	JOB NO: 3326
DRAWN: JMG	DATE: MAY 2025
CHECKED: KRA/MEM	SCALE: AS SHOWN

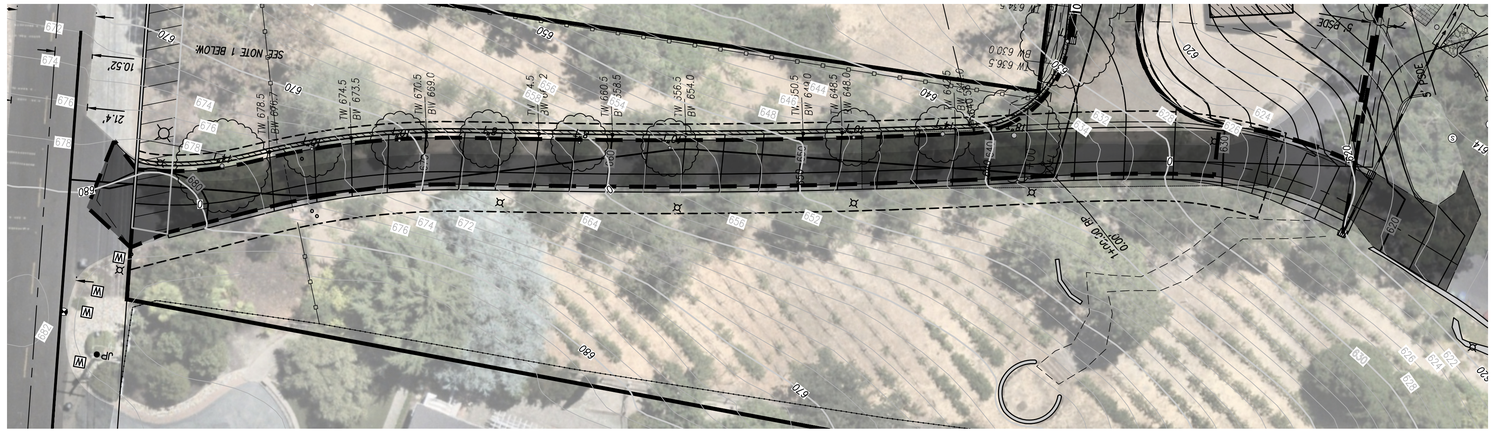
REGISTERED PROFESSIONAL ENGINEER
MICHAEL EUGENE MILANI
No. 35121
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	BY	APP	DATE

SHEET 6 OF 9 SHEETS

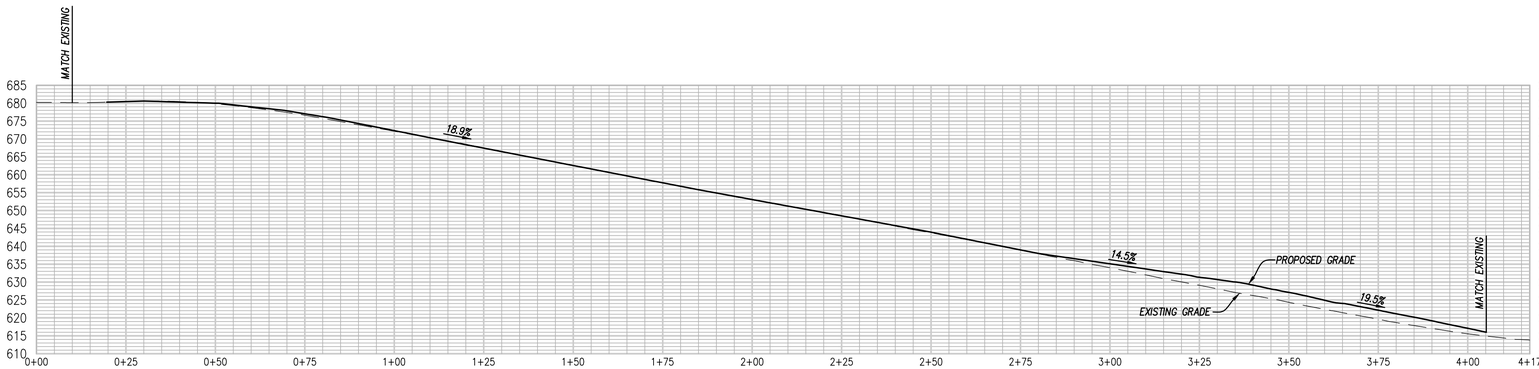
R:\Jobs\3326\Tentative Map\3326-TM.dwg 6-SITE 5-08-25 08:58:57 PM MikeMilani





PARCEL B DRIVEWAY PROFILE

HORIZ: 1"=20'
VERT: 1"=20'



MAIN DRIVEWAY PROFILE

HORIZ: 1"=20'
VERT: 1"=20'

REVIEW COPY
SUBJECT TO REVISION
NOT FINAL
THIS NOTICE TO BE REMOVED UPON COMPLETION OF MAP AND UPON AGENCY/CLIENT APPROVAL OF MAP

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

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

MILANI & Associates

2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com

APN: 195-352-014

LANGON PROPERTY

TENTATIVE PARCEL MAP - MS25-0003

DRIVEWAY PLAN & PROFILE

DIABLO CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25 PLS 5311 REGISTRATION EXPIRES 12-31-25

DESIGN: SMS/LLC	JOB NO: 3326
DRAWN: JMG	DATE: MAY 2025
CHECKED: KRA/MEM	SCALE: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER MICHAEL EUGENE MILANI No. 35121 EXP. 09/30/25 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	BY	APP	DATE

SHEET 8 OF 9 SHEETS

R:\Jobs\3326\Tentative Map\3326-TM.dwg 8-P&P 5-08-25 09:00:36 PM MikeMilani



20 10 0 20
SCALE: 1"=20'

PHOTO LEGEND

1 PHOTO LOCATION NUMBER

PHOTO LOCATION AND DIRECTION

REVIEW COPY
SUBJECT TO REVISION
NOT FINAL
THIS NOTICE TO BE REMOVED UPON COMPLETION OF MAP AND UPON AGENCY/CLIENT APPROVAL OF MAP

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

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

MILANI & Associates

2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com

APN: 195-352-014 LANGON PROPERTY

TENTATIVE PARCEL MAP - MS25-0003

PHOTO INDEX EXHIBIT

DIABLO CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25 PLS 5311 REGISTRATION EXPIRES 12-31-25

DESIGN: SMS/LLC	JOB NO: 3326
DRAWN: JMG	DATE: MAY 2025
CHECKED: KRA/MEM	SCALE: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER MICHAEL EUGENE MILANI No.35121 EXP. 09/30/25 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	BY	APP	DATE

SHEET 9 OF 9 SHEETS

R:\Jobs\3326\Tentative Map\3326-TM.dwg 9-PHOTO INDEX 5-08-25 09:01:31 PM MikeMilani