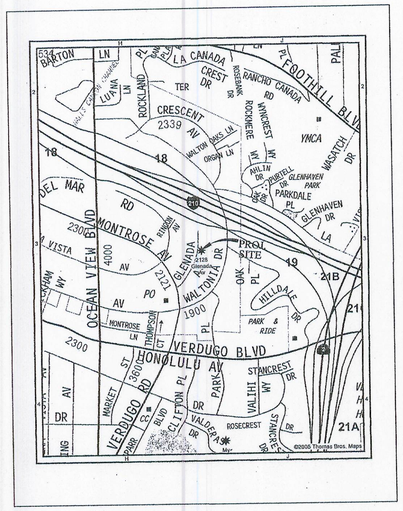
"MINOR LAND DIVISION"
TENTATIVE PARCEL MAP NO. 071617

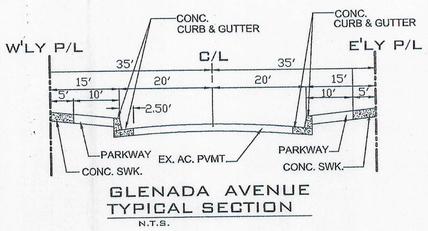
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES

~~DATE: APRIL 20, 2011~~
REVISED DATE: JAN. 10, 2012

DEPT OF REGIONAL PLANNING
MAR 2 8 2012 REV. (REV RECD)
RECEIVED CS INDEX NO.



VICINITY MAP
NO SCALE



GLENADA AVENUE
TYPICAL SECTION
N.T.S.

OWNER/SUBDIVIDER

GEVORG & ARAX VOSKANIAN
RAZMIK & IVET TAHMASIAN
2600 FOOTHILL BLVD. SUITE 300
LA CRESCENTA, CA. 91214
TEL: (818) 957-0543

PROJECT ADDRESS

2124-28 GLENADA AVE.
MONTROSE, CA 91020

ENGINEER

TECHNA LAND CO.INC.
HAYK MARTIROSIAN
GLENDALE, CA 91208
TEL: (818) 547-0543
RCE 52563

LEGAL DESCRIPTION

LOT 211, TRACT NO. 1701
MB 22, PAGES 178-179

EARTH WORK QUANTITY

CUT: 295 CY.
FILL: 295 CY.
EXPORT/IMPORT: 0 CY.

PROJECT DATA

EXIST. ZONE: R-2
PROP. ZONE: R-2
GEN. PLAN CAT.: 3 (12-22 UNITS/GROSS ACRE)
EXIST. USE: UNDER CONSTRUCTION
PROPOSED USE: SINGLE FAMILY/EA. LOT
NO. OF STORIES: 2 STORY
LOT GROSS AREA: 17,991 SQ. FT.= 0.413 AC. (TO STREET CENTERLINE)
LOT NET AREA: 14,411 SQ. FT.= 0.331 AC.
WATER: CRESCENTA VALLEY
SEWER: CRESCENTA VALLEY
POWER: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA GAS
TELEPHONE: AT&T
APN: 5807-005-013

AREA TABULATION

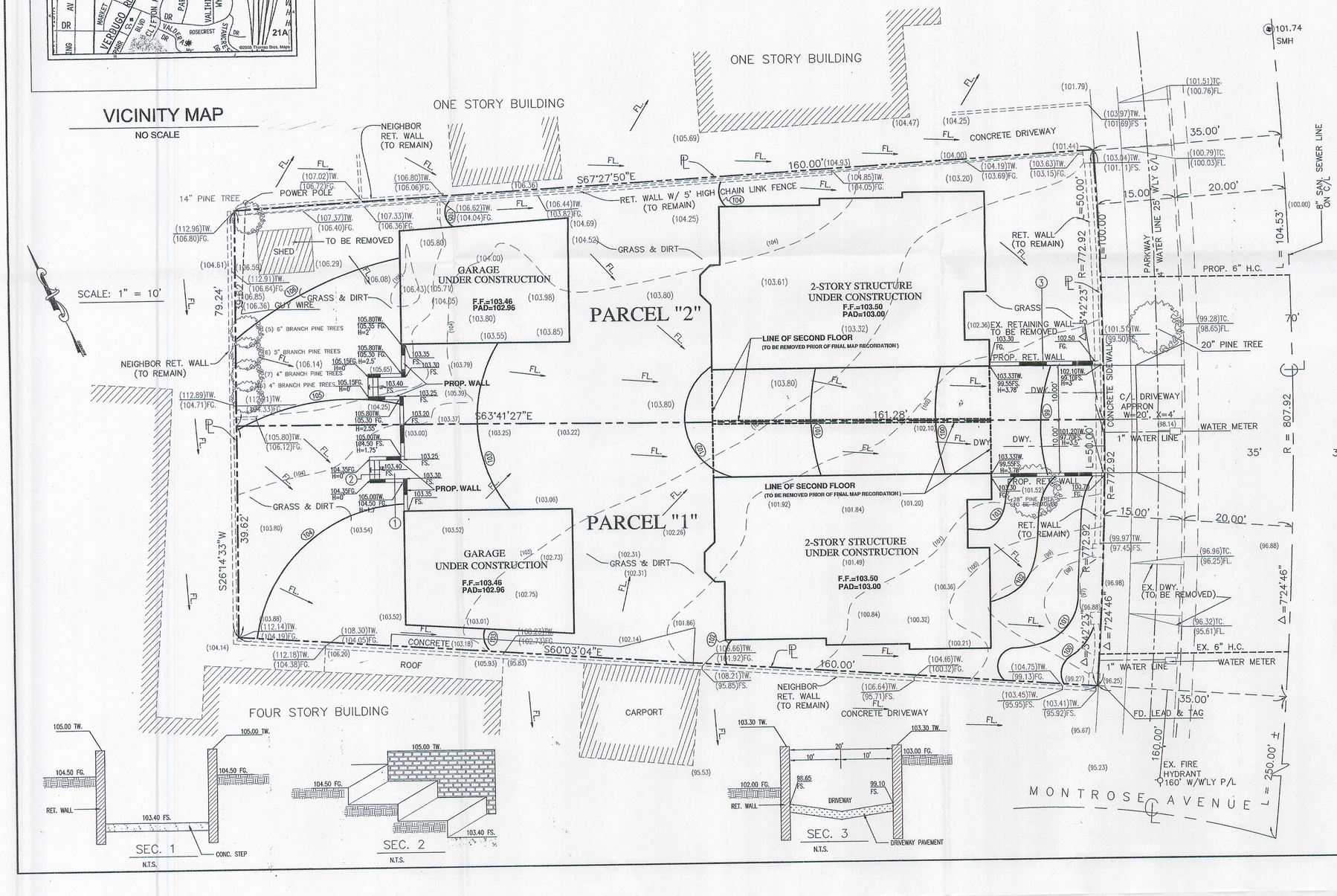
PARCEL "1" GROSS AREA= 7205.50 SQ. FT.=0.165 AC.
PARCEL "1" NET AREA= 5902.50 SQ. FT.=0.135 AC.
PARCEL "2" GROSS AREA= 7205.50 SQ. FT.=0.165 AC.
PARCEL "2" NET AREA= 5902.50 SQ. FT.=0.135 AC.

BENCH MARK

BM. NO. Y-9969
RDBM TAG IN E'LY CB. OCEAN VIEW BLVD.
CB. 2 FT. N/O BCR@NE. COR. MONTROSE AVE.
ELEV. 1324.798 LA CANADA (2005)
(ADD 1185.56 TO SHOWN ELEV.TO MATCH B.M. ELEV.)

EASEMENTS

NONE



NOTES:

1. REQUEST FOR LESS THAN REQUIRED LOT WIDTH FOR EACH PARCEL
2. ALL EXISTING TREES TO REMAIN UNLESS SHOWN OTHERWISE.
3. EXIST. DRIVEWAY TO BE REMOVED
4. COMMON DRIVEWAY APRON TO BE PROVIDED
5. RECEIPROCAL DRIVEWAY EASEMENT TO BE PROVIDED
6. NO ENTRY GATE IS PROPOSED FOR PROJECT.

TENT. P.M. NO. 071617

REGISTERED PROFESSIONAL ENGINEER — HAYK MARTIROSIAN — No. C52563 Exp. 12-31-12 — CIVIL — STATE OF CALIFORNIA

TLC TECHNA LAND CO.INC.
CIVIL ENGINEERING, LAND PLANNING, CONST. MGMT.
HAYK MARTIROSIAN
3-26-12
DATE
1545 N. VERDUGO RD. # 2 GLENDALE, CA 91208
TEL: (818) 547-0543, FAX: (818) 547-1074