

CRHOA Required Survey, Slope Band Analysis and Site/Plot Plan

A fully dimensioned certified survey, prepared by a certified land surveyor, must be included with your submission, which survey must show: (1) the entire property and areas adjacent to it (and must include dimensioned outlines of all structures and improvements currently existing on the property, and the elevation of the highest portion of the roof of each structure), with dimensions from the outside corners of all structures on the property to property lines; (2) spot elevations and labeled contour lines based on the topography *prior to* any changes since the lot was originally platted or the earliest date determinable, except for changes subsequent to that earlier date that are shown on plans for the property previously approved by the Art Jury/CRHOA; (3) all sidewalks, driveways, patios and other hardscape; (4) all walls and fences, with heights, whether on the property itself or adjacent to it; (5) the location (or, if not yet installed, the designated location) of all pool equipment, AC and other condensers, heat pumps, generators, electrical panels, transformers, transformer vaults, and other exterior equipment; (6) an outline of the adjacent sides and corners of structures on the adjacent properties and their distances to the boundary line between the two properties; (7) the City-owned parkway in front of the property, from the street/curb to the front property line(s), with dimensions from the front property line to the street side of the City standard curb, if any, adjacent to the street (or if no City standard curb, to the equivalent; or, if none, to the street paving), at: (a) each front corner of the property, (b) at or adjacent to each driveway and each pedestrian entrance, and (c) near the center of the front property line(s) if that is not near one of the above required dimensions; (8) all easements, if any, and the surveyor's source of the information about them; (9) any encroachments affecting the property; (10) the size, in square feet, of the property; (11) the size, in square feet, of the first floor footprint (including the exterior walls and finishes) of each of the structures on the property, and of any second story; (12) the building setbacks required under the California Riviera CC&Rs and Architectural Guidelines with respect to the property as to which the submission is being made; (13) the dates of the field work for the survey, of the survey itself and of its certification; and (14) who prepared the survey and for whom it was prepared.

The site plan (aka plot plan) and other plans submitted must be based on that survey; and the site plan must show, among other things, the points from which the height datum for the property was determined.

In addition to that survey, a certified slope band analysis map, prepared by the certified surveyor, is required for all projects on properties that include slopes that are 2:1 or steeper (which sloped areas are excluded from the "Buildable Lot Area" of the property

pursuant to Paragraph 9 of the CRHOA Architectural Guidelines and CRHOA CC&Rs for various purposes), showing areas of the lot with a slope less than 2 horizontal to 1 vertical, and areas of the lot sloped 2:1 or steeper, and the square footage of each such area. (This must be a two-band analysis based on the above CRHOA requirements and, while the survey documents may show the City of Los Angeles multi-band slope analysis, that analysis for City purposes is based on areas which differ in degree of slope from those considered by the CRHOA in determining Buildable Lot Area for CRHOA and California Riviera Tract purposes, so the survey must show the CRHOA required two-band analysis separately and show clearly how the required deduction from total lot area to determine CRHOA Buildable Lot Area was determined by the surveyor.)

In the case of a corner property, the site plan and all landscaping and hardscaping plans must show the "visibility triangle" as defined in Section 62.200 of the Los Angeles Municipal Code.