

California Riviera Homeowners Association (“CRHOA”/ the “Association”) Required Survey & Slope Band Analysis

A fully dimensioned certified survey prepared by a certified land surveyor must show:

- The entire property and areas are adjacent to it.
- Spot elevations and labeled contour lines.
- Sidewalks, driveways, patios and other hardscapes.
- Property line walls and fences, with heights, whether on the property itself or adjacent to it.
- The City-owned parkway in front of the property, from the street/curb to the front property line with dimensions from the front property line to the street side of the City standard curb in three locations.
- All easements and the surveyor’s source of information.
- Any encroachments affecting the property.
- The size, in square feet, of the property.
- The date of the survey, who prepared the survey and for whom it was prepared.

A certified slope band analysis map, prepared by the certified surveyor, is required for all projects on properties that include slopes 2:1 or steeper (which are excluded from the “Buildable Lot Area” of the property pursuant to Paragraph 9 of the CRHOA Architectural Guidelines and CRHOA CC&Rs), 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.

As-built survey requirements:

1. Survey showing house staking prior to pouring of the foundation.
2. Survey at the completion of framing showing the first-floor elevation, top of eave elevation, and top of roof elevation.

For remodeling and addition projects the survey must include:

- Dimensioned outlines of all structures and improvements currently existing on the property.
- The elevation of the highest portion of the roof of each structure.
- Dimensions from the outside corners of all structures on the property to the property lines.
- Pool equipment, AC and other condensers, heat pumps, generators, electrical panels, transformers and other exterior equipment.