



Survey

Requirements

City of Aspen Engineering Department

1. Title, Purpose and legal description at the top of the first page
2. Survey performed or verified within the last 12 months.
3. Surveyor's certificate stating that the error of closure is less than 1/15,000.
4. Vicinity map showing the property surveyed in reference to nearby highway(s) or major street intersections (shown at a legible scale).
5. Monuments placed (or a reference monument or witness to the corner) at all corners of the boundary of the property, unless already marked or referenced by an existing monument witness to the corner.
6. Legend of symbols, scale, and north arrow.
7. Overlaps and gores along the exterior of the boundaries.
8. Legal description of property.
9. Survey tied to City (City of Aspen, GPS Control Monumentation, dated 12-2-2009 on the Engineering website) monuments. Use 1988 NAVD datum.
10. Existing building(s) locations and dimensions with ties.
11. All improvements within five (5) feet extending beyond the property boundaries, including parking areas.
12. Gross land area to the nearest thousandth of an acre.
13. One (1) foot contours and the datum of the elevations.
14. Basis of bearing tied to two City (City of Aspen GPS Control Monumentation, dated 12-2-2009 on the Engineering website) monuments and point of beginning graphically.
15. Show all roads (edge of pavement as applicable), right-of-way, and distance to the nearest intersecting street if within 200 feet of property.
16. Label easements and encroachments add reference numbers as applicable.
17. Indication of access to a public right-of-way on land, such as curb cuts and driveways, and to and from waters adjoining the surveyed tract.
18. List setbacks and building envelopes.
19. Names of adjoining platted lands or subdivision names.
20. Location, species, and trunk diameter of trees at four and a half (4 ½) feet from the ground, as well as the current extent of drip lines. Include neighboring trees whose driplines extend onto subject property.
21. Natural hazards: Identify the areas that constitute natural hazard areas including but not limited to snow slide, avalanche, mudslide, and rockslide. References include the City on the 2001 Surface Drainage Master Plan and the 2009 Percent Slope Map. Differentiate and tabulate areas with slopes from 0%–20%, 20%–30%, 30%–40%, and areas with slopes greater than 40%.
22. Flood zone designation (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent, by scaled map location and graphic plotting only.)
23. Location of all utilities existing on or serving the surveyed property, as determined by observed evidence (including locates and potholing) and observed evidence together with

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evidence from plans obtained from utility companies or provided by the client, along with markings by utility companies and other appropriate sources (with reference as to the source of information).

- 24. List all documents used in the survey with recording information.
- 25. Label and delineate Public and Private roads.
- 26. Ponds, ditches, spring and rivers.

