



All PUD/SUBDIVISION Plats require a Plat Survey. The following are the minimum requirements for a City of Aspen PUD/Subdivision Plat Survey:

- A final plat survey shall be drawn with permanent ink on 3 or 4 mil thick Mylar. Two copies are to be submitted for recordation.
- Sheet size shall be 24 inches by 36 inches with a margin of 1 ½ inches on the left hand side and a ½ inch on the remaining three. **Architectural scales are not permitted.**
- Title of plat survey shall be on the top center of front page in large letters not less than 1 inch tall.
- Directly under the title, clearly describe the purpose of the plat.
- Directly under the title, provide the legal description of property.
- If multiple sheets, provide an index of sheets and match lines.
- The name of the owner of the proposed PUD or Subdivision and the person and firm preparing the plat.
- Surveyor's name, address and phone number.
- Field and recorded bearings and distances around the property. All curves shall be circular arcs and shall be defined by the radius, central angle, tangent, arc and chord distances.
- Surveyor's certificate stating that the error of closure is less than 1/15,000.**
- Vicinity map showing the property surveyed in reference to nearby highway(s) or major street intersections (shown at a legible scale).
- 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 or witness to the corner.
- Legend of symbols, scale, and north arrow.
- Survey tied to two COA (City of Aspen, GPS Control Monumentation, dated 12-2-2009 on the Engineering website) monuments. Use 1988 NAVD datum.
- Overlaps and gores along the exterior of the boundaries. Explain how they were found.
- All improvements within 5 feet extending beyond the property boundaries, including parking areas.
- Gross land area to the nearest thousandth of an acre.
- One foot contours and the datum of the elevations.
- Basis of bearing.
- Roads (edge of pavement as applicable), Rights-of- Way and distance to the nearest intersecting street if within 200 feet of property.
- Building(s) locations and dimensions with ties.
- Label easements and encroachments add reference numbers as applicable.
- Indication of access to a public Right-of-Way such as curb cuts and driveways and waters adjoining the surveyed tract.
- List setbacks and building envelopes.
- Names of adjoining owners of platted lands or subdivision names.
- Location, species, trunk diameter of trees at 4 ½' from the ground, and extents of drip line.

- Natural hazards: Identify the areas that constitute natural hazard areas including but not limited to snow slide, avalanche, mudslide, and rockslide, as identified by the City on the 2001 Surface Drainage Master Plan and the 2009 Percent Slope Map. Differentiate areas with slopes from 30% to 40% and areas with slopes greater than 40%. Areas with slopes from 30% to 40% and areas with slopes greater than 40% will require a slope stability study performed by the Colorado Geological Survey (800-945-0451).
- 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.)
- Location of all utilities existing on or serving the surveyed property as determined by observed evidence and observed evidence together with evidence from plans obtained from utility companies or provided by client, and markings by utility companies and other appropriate sources (with reference as to the source of information).
- List all documents used in the survey with recording information.
- Label and delineate public and private roads.
- Ponds, ditches springs and rivers.
- The lot layout, dimensions and street geometry. A systematic identification of all lots and blocks and names of streets.
- Snow and trash storage areas.
- Plat Signature Block to say “reviewed by City Engineer.”
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