



John W Hickenlooper
Mayor

CITY AND COUNTY OF DENVER

DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

Development Engineering Services Dept. 507
201 W. Colfax Avenue
Denver, CO 80202

www.denvergov.org/DESSurveying

SURVEYOR REVIEW REQUIREMENTS FOR SUBDIVISIONS

1. The correct border for all sheets in the plat is a heavy solid line 1" from top, bottom, right and 3" on the left of the 24" X 36" sheet. Refer to the Subdivision Rules and Regulations dated Feb. 3, 1997, page 28.
2. Layout sheet one (1) of the plat to show the name of the subdivision, the location under the name by ¼ Section, Township, and Range, the legal description, a vicinity map to scale, notes, signatures of owner(s) with notary certificate(s), Surveyor's Certificate, City Attorney's Certificate, City approvals and Clerk and Recorder certification, in the format required by the Subdivision Rules and Regulations dated Feb. 3, 1997, pages 28-29.
3. Format the boundary line of the development in a heavy solid line on all sheets in plan.
4. Include a complete land survey of the development boundary including angles or bearings and distances, conforming to CRS 38-51-104, -105-, -106, along **with ties to three (3) ¼ Section corners** and ties to any existing range lines.
5. Electronic review submittals are required in "AutoCad" release 14 to 2002 (.dwg) formats per Development Engineering Services - City Surveyor Standards at **Preliminary Plat** submittal and **Final Plat** submittal. The electronic submittals may be e-mailed to the appropriate City Surveyor's staff.
6. Fully describe all monuments shown on the survey. Include the central state plane coordinates for the ¼ section corners in the note section on sheet one (1) the subdivision plat (coordinates available from City Surveyor).
7. Include all easements of record with the Denver Clerk and Recorder and/or other counties which have been annexed by the City and County of Denver. Include the book and page and county; or reception no., date and county. Dimension and tie all easements to the property boundary.
8. Furnish copies and file monument records for ¼ Section corners shown on the plat if not of record.
9. Dimension and identify areas to be dedicated to public use (right-of-way, parks, etc.).
10. Range line and boundary geometry must close within a tolerance of 0.01' by 0.01'. Legal description and boundary geometry must agree. Label the boundary on the plat in the same direction as the legal description. All Blocks and Lots will be checked for closure. Lot areas will not be checked by the City Surveyor staff.
11. Please add range points at the intersection of the plat boundary and the range lines. A centerline range line is preferred. Place monuments at every location where the block face varies from the centerline.
12. A subdivision field check is required before final approval. All boundary and interior range point locations must be marked temporarily in the field. A drawing of the monument type (temporary monuments may be nails and lath) must be provided to the City Surveyor's crew. Please schedule the field check at the final submission of the plat with the City Surveyor.
13. Final plat shall be ink on mylar or photomylar with all **signatures in black ink**. Mylar must be double matte, 3 mil minimum thickness, emulsion side up, direct read, hold scale and hold borders. See lettering standards attached.
14. All subdivision plats require Wastewater and Transportation Engineering approval prior to City Surveyor approval.