

Project Name: 7155 E 36th Ave.
Project Location: 7155 E. 36th Ave.
PWROWS-Survey Project Number: 2013-0591
DS D Log Number: 2013I00023
Reviewed By: Scott Castaneda
DS Project Coordinator: Deidre Oss
Concept Meeting Date: N/A
Concept Comments Filed: 12-19-13

1st Submittal Comments

1. 1st Submittal is approved as submitted. Approval is for this phase only.
2. Re-zoning does affect Right-of-way, so Survey has no issues with this project. Following comments apply only if the project progresses to the concept or site plan phase.

Concept Plan Comments

3. Concept Plan approved as submitted. Approval is for concept phase only.
4. A Site Plan Review fee will be charged when the project site plan is formally submitted. For specifics regarding the Site Plan Review Fee and other fees listed below, please review the Public Works Schedule of Fees at:
<http://www.denvergov.org/Portals/696/documents/SiteEngineering/StandardFeeConsolidation.pdf>.
5. A survey plat and legal description, prepared by a professional land surveyor, will be required. See Section 2 below.
6. All range line and boundary control will be found or set. Range lines must be shown on the survey plat and monuments must be called out. Sufficient geometry must be shown so as to enable the reestablishment of the entire block or subdivision containing the subject property. See Section 3 below.
7. Encroachments will not be allowed in right-of-way unless approved by Transportation. A Major Encumbrance Permit may be required. See Section 4 below.
8. All sidewalks and public alleys will be in Right-of-Way. If sidewalk or public alley falls outside of existing right-of-way, the land must be deeded to the city. See Section 5 below.

Site Plan Submittal Requirements

The following information is provided to the applicant as the project proceeds to the Site plan phase:

The [Formal Site Development Plan Submittal Checklist](#) will assist in preparing documents that will meet the minimum standards required for approval. For additional information please see:
http://www.denvergov.org/Portals/696/documents/SitePlanReview/Formal_Site_Development_Plan_Checklist.pdf

A full list of survey-related project practices is available from [Guidelines for Planned Development Submittals](#) page on the City and County of Denver website:
<http://www.denvergov.org/rightofwayservices/RightofWayServices/Survey/GuidelinesforPlannedDevelopmentSubmittals/tab>

**More particularly, the applicant will need to address the following
Survey requirements on the Site Plan:**

1. General Site Plan Requirements

- a. The page header or title must contain the name of the site plan, the type of site plan, Quarter Section, Section, Township, Range, street intersection, and street address on ALL pages. Nothing else should be listed here.
- b. The parcel land description must be in the upper left-hand corner of the cover sheet. Typically, the parcel will be contained in a single description. Multiple parcels (and descriptions) are discouraged.
- c. The cover sheet must include the surveyor's certification. Standard language for this certification is:

*"I, <name of surveyor>, a Registered Land Surveyor in the State of Colorado,
do hereby certify that the survey for the <name and type of development>
was made under my supervision and the accompanying plan properly shows said survey."*

- d. For all sheets depicting the site boundary, the boundary must be drawn as a heavy, solid line, distinguishable from other lines on the page.
- e. The name of the site plan and the page name must appear in the lower right-hand corner of every page of the Site Plan, near the page number.
- f. All bench marks must be verified against the most recent bench mark data. The bench mark status must be on the front page under the parcel description and on any sheet showing elevations. A current benchmark list can be found at:
<http://www.denvergov.org/rightofwayservices/RightofWayServices/Survey/BenchMarkData/tabid/442502/Default.aspx>
- g. On the architect elevations page(s), property lines must be shown and the distance(s) from all structures to the adjacent right-of-way must be shown.

2. Land Survey Plat

A complete Land Survey Plat of the development boundary will be required. This plat must be prepared by a Professional Land Surveyor licensed in Colorado. The Survey page of the Site Plan must meet the following requirements:

- a. This page must show the boundary line with angles and distances or bearings and distances. These must match the parcel description on the front page, and be annotated in the same order and direction as the submitted parcel description.
- b. A basis of bearings statement must be included, and must be in accordance with state statute and board rules.
- c. This page must show existing lot and blocks as background information.

3. Range Points

- a. All site plans must show range lines and range points, and bearings or angles, and distances or curve data between range points (measured and record). At a minimum, description of range points found or set will include physical attributes of the monument and/or cap. Include "in range box" in the description if range box is found or set.
- b. Range points that control the block that the project is located within must be recovered or replaced as part of the survey process.
- c. If range point monuments are set, City tie book monument records for each monument are required to be submitted to the City Surveyor.

- d. For additional information, please see:
<http://www.denvergov.org/rightofwayservices/RightofWayServices/Survey/GuidelinesandRequirementsforRangePoints/tabid/442344/Default.aspx>.

4. Existing Rights-of-Way and Easements

- a. Show and label existing and proposed right-of-way lines. Dimension the ROW width and FL-FL distances on all adjacent streets. Dimensions must agree with City records. Show FL-PL (Flow Line to Property Line) distances and labels near the same location where the FL-FL distances were annotated on the side of the streets adjacent to the project. These dimensions are most commonly placed on the site plan page.
- b. All ordinances or resolutions which have changed the right-of-way from the original subdivision plat must be shown.
- c. Buildings are not allowed over any right-of-way, including public alleys. The ROW must first be vacated and/or relinquished (without reservation) through the City's right-of-way vacation process.
- d. Buildings are not allowed over public easements. These easements must first be relinquished through the City's relinquishment process. Private easements must be relinquished by the owner of the easement.
- e. Encroachments will not be allowed in right-of-way unless approved by Transportation. A Major Encumbrance Permit (MEP) may be required.
- f. Easements must be referenced by reception number and date, or by book-and-page and date. If requested, a copy of any or all referenced instruments will be supplied by the applicant.

5. New Rights-of-Way and Easements

When land is required for dedication or easement purposes, the following shall apply:

- a. All sidewalks and other public improvements, if required, will be in right-of-way. If sidewalk falls outside of ROW the land under the sidewalk will be deeded to the city.
- b. The City Surveyor requires the new proposed right-of-way line be located parallel to the existing ROW line and be located so that the final ROW width is in full one foot increments. Any waiver of this requirement must be granted by the City Surveyor.
- c. The developer must submit a land description for any land to be deeded to the City for review and approval by the City Surveyor. See <http://www.denvergov.org/rightofwayservices/RightofWayServices/Survey/GuidelinesforLandDescriptions/tabid/442347/Default.aspx> for land description requirements.
- d. The land to be conveyed to the city for right-of-way should be free and clear of any encumbrances or easements. Upon technical approval of the land description, the developer must provide a current (within 30 days) title commitment with supporting documentation for the property, along with the PLS signed final land description. The supporting documentation includes hard copies of all recorded agreements, licenses, easements, liens and deeds as shown in 'Exceptions' of Schedule B Section II of the Title Commitment. The Division of Real Estate and the City Attorney's office will review the title commitment for any encumbrances affecting use of the property that will become ROW.
- e. Please provide copies of the Phase 1 Environmental Study or other associated environmental reports that are completed for this project. Any contamination in the property to be deeded to the City must be removed by the developer before the land is conveyed to the City. Contact Dave Erickson at 720-865-5433 or Lisa Farrell at 720-856-5439 in the Department of Environmental Health for additional information.

- f. Once the land description and title work have been approved by the City and the Department of Environmental Health has determined that the property is clean, The Division of Real Estate will provide a deed to the developer to convey the property to the City. The Site Plan cannot be approved until the land has been deeded to the City.