

City of Aurora Requirements for Survey Control Drawings

Survey Control Drawing

A survey control drawing shall be included with the civil plan submittal for all City of Aurora projects, and shall meet the following requirements:

1. Title Block in the center top of page with: "Survey Control Drawing", Project Name, Project Location, (Section, Township, Range, Principal Meridian, City, County, and State) and entity performing the work.
2. North arrow and scale with bar scale.
3. Legend.
4. Basis of Bearing.
5. Project control must be tied to a minimum of two points in the City of Aurora GIS Horizontal Control. All Section and Quarter Section corners (the Public Land Survey System) are part of the City of Aurora GIS Horizontal Control Network.
6. Include a note stating all coordinates, distances, and elevations are to be in US Survey Feet. The conversion factor is: one meter equals 3937/1200 feet (3.2808333333.....).
7. If State Plane Coordinates NAD 83/92 are used and converted to Project Coordinates (Ground) include a note stating the Grid Factor (sea level factor combined with scale factor). Show the Grid Factor to nine decimal places. If Project Coordinates (Ground) were truncated, note what number was subtracted from the north and east coordinates. Project coordinates are to be shown to four decimal places.
8. Include a table titled "Project Control Coordinates" comparing the City of Aurora State Plane Coordinates (Grid) to the Project Coordinates (Ground) on the same section and/or quarter section corners. In the table include all control points used for the project and found or set property pins noting the point numbers, the coordinates (four decimal places), elevations (two decimal places), and description sufficiently detailed to allow others to locate and identify the monuments. Clearly identify what the Project Coordinates (Ground) are based on.
9. Use City of Aurora Bench Marks from the City of Aurora Vertical Control based on NAVD 88. Elevations shall be shown to two decimal places. Include a note listing the Bench Mark name, a complete description, and elevation (three decimal places for the COA Bench Mark), and clearly identify NAVD 88 is the bases for all elevations.
10. Any Public Land Survey System corner that was occupied and has been re-monumented must be noted and a Colorado State Monument Record must be filed

with the state, per Colorado Revised Statutes, “38-53-104, Filing of monument record required”.

11. Right-of-way shall be shown with adjoining subdivision names. The right-of-way limits shall be used to establish the street centerline stationing for plan and profiles.
12. The Survey Control Drawing shall be stamped and signed by the Professional Land Surveyor, licensed in the state of Colorado, under whose supervision the drawing was prepared. Signature and date shall be written over the PLS stamp.
13. All project control shall be shown on the construction plans to show the relationship of the project control to the construction site.
14. If applicable include notes similar to the following:
 - a. This survey is not a complete boundary and is prepared as a Survey Control Drawing only.
 - b. Notice: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown.
 - c. A Surveyor’s Statement:

I, _____, a licensed Professional Land Surveyor in the State of Colorado do hereby certify that the survey represented by this Survey Control Drawing was made under my supervision and monuments shown thereon actually exist and this Survey Control Drawing accurately represents said survey.

(Input Land Surveyors Name)
Colorado P.L.S. No. (Input number)
For and on behalf of the
City of Aurora, Colorado
13636 E Ellsworth Ave
Aurora, CO 80012
15. Any questions concerning the Survey Control Drawing and if you want to obtain samples of Survey Control Drawings, please call the City of Aurora Chief Surveyor, 303-326-8011.