



ALTA Requirements

The ALTA/ACSM Land Title Survey (Survey) must be current, certified, dated by a registered surveyor or engineer. The Survey must be submitted during the schematic design phase. It should include: all items specified in the 2005 (or most recent) Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by American Land Title Association and National Society of Professional Surveyors. Include the following items from Table A: Optional Survey Responsibilities and Specifications:

- #2 Vicinity map showing the property surveyed in reference to nearby highway(s) or major street intersection(s)
- #3 Flood zone designation
- #4 Gross land area in acreage and total square feet
- #5 Contours and grade elevations, if not provided on a separate drawing
- #11b Location of utilities (representative examples are shown below) existing on or serving the surveyed property:
 - railroad tracks and sidings;
 - manholes, catch basins, valve vaults or other surface indications of subterranean uses;
 - wires and cables (including their function, if readily identifiable) crossing the surveyed premises, all poles on or within ten feet of the surveyed premises, and the dimensions of all cross members or overhangs affecting the surveyed premises;
 - utility company installations on the surveyed premises.
- #12 Governmental Agency survey-related requirements:
 - Existing surrounding structures within 25' (buildings, walls, utilities, fences, etc. and heights). Aerial photos or alternate means may be used to locate these.
 - Existing off-site improvements serving the Project, such as sidewalks, curbs, gutters, street lights, fire hydrants, etc.
- # 17 Any changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs.