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ARTICLE IX

PUD Mapping Requirements

Sec. 27-9-10. Sketch plan map requirements.

The following criteria are required for the sketch plan map associated with the PUD process: A map of the PUD project of professional quality, drawn at a scale of one (1) inch equals one hundred (100) feet, one (1) inch equals two hundred (200) feet, or an approved scale by the Department of Planning Services. The map shall be composed of one (1) or more sheets with an outer dimension of twenty-four (24) by thirty-six (36) inches, showing the following information:

- A. Name of the planned unit development.
- B. Legal description, including total area.
- C. Title, scale and north arrow.
- D. The date of the drawing with adequate space for revision dates.
- E. Outline of the proposed PUD perimeter. The proposed location of land uses by block and lot, including block and lot sizes in acres, gross density and number of each type of residential unit; approximate floor areas, height and type of businesses, commercial and industrial uses; and the location of common open space areas, i.e., public parks and similar uses. The percentage of common open space shall be delineated on the map.
- F. The proposed location of vehicular and nonvehicular traffic circulation, including roadways, sidewalks and pedestrian trails.
- G. The location of any existing easements, rights-of-way, structures and uses within the PUD development, including oil wells, plugged or abandoned oil and gas wells, tank batteries, irrigation ditches, water bodies and railroad tracks.
- H. The location of any floodplain, geologic hazard and airport overlay districts within the PUD.
- I. Vicinity map, located on either the sketch plan map or an additional map, showing the location of the PUD in relation to the general area, roadways, irrigation ditches and water features, professionally drawn at a scale of one (1) inch equals two thousand (2,000) feet or an approved scale by the Department of Planning Services, with an outer dimension of twenty-four (24) by thirty-six (36) inches showing the following items:
 1. Existing zone districts within one-half (½) mile of the boundaries of the PUD.

2. Existing uses within one-half (½) mile of the boundaries of the PUD.
3. The existing roadways within one-half (½) mile of the boundaries of the PUD. (Weld County Code Ordinance 2003-10; Weld County Code Ordinance 2007-1)

Sec. 27-9-20. Change of zone and final plat map requirements.

The following criteria are required for the change of zone and final plan plat associated with the PUD process: The change of zone and final plan plat map shall be in black drawing ink on Mylar (not sepia) at a scale of one (1) inch equals one hundred (100) feet, one (1) inch equals two hundred (200) feet or a scale approved by the Department of Planning Services, composed of one (1) or more sheets with an outer dimension of twenty-four (24) by thirty-six (36) inches, showing the following information:

A. Outline of the proposed PUD perimeter, and a certified boundary and tract survey of the parcel under consideration, showing all bearings and distances outside the perimeter boundary lines or along the lot boundary lines. The closure error of the survey may not exceed one to five thousand (1:5,000). When the parcel is bounded by an irregular shore line or a body of water, the bearings and distances of a closing meander traverse shall be given and a notation made that the plat includes all land to the water's edge or otherwise. On curved boundaries and all curves on the plat, sufficient data shall be given to enable the reestablishment of the curves on the ground. This curve data shall include the following for circular curves: (1) radius of curve, (2) central angle, (3) tangent, (4) arc length and (5) notation of nontangent curves.

B. Name of the planned unit development.

C. Legal description, including total area involved, as certified by the surveyor.

D. Title, scale and north arrow.

E. The development's name and zoning district approved at the change of zone.

F. The date of the drawing with adequate space for revision dates.

G. The boundary area of proposed zone districts for the change of zone plat.

H. The proposed location of land uses by block for the final plat. The size of each block in acres or square feet, if less than an acre. The maximum size and number of each business, commercial and industrial structure, facility and area in square feet by block. The total number and type of each residential unit by block. The location and size (acres and square feet) of common open areas, i.e., public parks, school sites and similar uses.

I. The proposed location of vehicular and nonvehicular traffic circulation, including road classification, right-of-way width, road surface width and depth, and access to public right-of-way.

J. The location of any existing easements, rights-of-way, structures and uses within the PUD development, including oil wells, plugged or abandoned oil and gas wells, tank batteries, irrigation ditches, water bodies, railroad tracks or dwellings. The plugged or abandoned well shall be permanently marked by a brass plaque set in concrete, similar to a permanent bench mark, to monument its location. Such plaque shall contain any information required on a dry hole marker by the Colorado oil and Gas Conservation Commission.

K. The location and description of any flood hazard, geologic hazard or airport overlay districts.

L. The following certificate blocks shall appear on the PUD change of zone plat:

1. Property owner's certificate.
2. Surveyor's certificate.
3. Planning Commission certificate.
4. Board of County Commissioners certificate.

M. The following certificate blocks shall appear on the PUD final plat:

1. Property owner's certificate.
2. Surveyor's certificate.
3. Board of County Commissioners certificate (if applicable).
4. Department of Planning Services certificate (if applicable).
5. Certificate of dedication, ownership and maintenance.

N. A PUD vicinity location map in compliance with Section 27-9-10 I above. (Weld County Code Ordinance 2003-10; Weld County Code Ordinance 2007-1)

Sec. 27-9-30. Landscape map requirements.

A. The landscape map shall include a drawing of the PUD development and PUD plan map at a scale of one (1) inch equals one hundred (100) feet, one (1) inch equals two hundred (200) feet or an approved scale by the Department of Planning Services, composed on one (1) or more sheets with an outer dimension of twenty-four (24) inches by thirty-six (36) inches.

B. The landscape map shall show the following:

1. Extent and location of all existing and proposed plant materials, including grasses and other landscape features, identified by direct labeling on the plat or by a clearly understandable legend. Where existing plants are to be retained, the applicant shall include proposed methods of protecting the plants during construction.

2. Flower and shrub bed definition drawn on the plan to scale with dimensions.

3. Plant material will meet specifications of the American Association of Nurserymen (AAN) for No. 1 grade, unless an appropriate alternative exists. All trees will be balled and burlaped or the equivalent.

4. The proposed treatment of the perimeter of the PUD, including materials and techniques to be used, such as screens, fences, walls, berms and other landscaping.

5. A description of any proposed park, type of proposed grasses, plant species and any structures located in the park. If trails are proposed, the dimensions and type of trail material proposed.

6. Location and description of proposed screening and buffering materials.

Sec. 27-9-40. Final plan utility map requirements.

The final plan plat map shall contain the following information: A utility plan map shall consist of a drawing of the PUD project at a scale of one (1) inch equals one hundred (100) feet or one (1) inch equals two hundred (200) feet composed of one (1) or more sheets with an outer dimension of twenty-four (24) by thirty-six (36) inches showing the following information:

A. A utility plan showing the easements for water, sewer, electric, gas, telephone and any other utilities within the PUD development. Easements shall be designed to meet the provisions of Chapter 24 of this Code for easement standards.

B. A utility service statement block shall appear on the map. The block shall identify each special district, municipality or utility company intended to service the PUD. The block shall include:

1. The name of the utility.

2. A dated signature and statement from the utility's representative indicating one of the following: (1) service is available, (2) service is available subject to specific conditions, or (3) service is not available for the PUD. In the event number (2) is indicated, the specific condition shall be described.

3. Plans, profiles and typical cross-section drawings of streets, bridges, culverts and all drainage detention areas and structures. Streets, including pavement design, bridges, culverts and other drainage structures and computations, shall be designed and constructed to meet the requirements of the Department of Public Works and of Chapter 24, Article VII, of this Code.

4. A grading and drainage plan map shall consist of a drawing of the PUD project at a scale of one (1) inch equals one hundred (100) feet, one (1) inch equals two hundred (200) feet or an approved scale composed of one (1) or more sheets with an outer dimension of twenty-four (24) by thirty-six (36) inches showing the following information:

a. A grading and drainage plan indicated by solid line contours superimposed on dashed line contours of existing topography for the area of the final plat. Such contours shall be at two-foot intervals for predominant ground slopes within the tract between level and five-percent grade and five-foot contours for predominant ground slopes within the tract over five-percent grade.

b. All watercourses on the property will be shown. In addition, all flood hazard areas will be delineated.

c. All drainage ways, streets, arroyos, dry gullies, diversion ditches, spillways, reservoirs, etc., which may be incorporated into the stormwater management system for the PUD shall be designated.

d. All irrigation ditches and laterals shall be shown.

e. All required on-site detention areas, including notes indicating the area and volume of the facility.

f. All plans shall indicate the proposed outlet for the storm drainage from the property, including the name of the drainage way (where appropriate), the downstream conditions and any downstream restrictions.

g. Storm drainage design computations shall be submitted in accordance with Chapter 24, Article VII, of this Code.