



**Garden
Spot of
Colorado**

NEIGHBORHOOD MASTER PLAN Information Sheet and Checklist

807 Mountain Avenue | PO Box 1229 | Berthoud, CO 80513 | O: 970.532.2643 | F: 970.532.0640 | Berthoud.org

To ensure compliance with the regulations laid out in the Town of Berthoud Code, a Neighborhood Master Plan is required for all residential and/or mixed-use re-zonings or subdivisions over 10 acres in size. Any new zoning amendments shall require a new Neighborhood Master Plan approval. Major proposed changes to any approved preliminary plat, will require a new Neighborhood Master Plan approval. The Neighborhood Master will consist of the following required elements...

- Completed development application form and MOU, along with any fees required**
- Zoning Map Amendment and/or Preliminary Development Plan**
- Title commitment (dated no more than thirty days from the date of the application submittal)**
- Vicinity map**
- Acreage of property; acreage in each zoning district; acreage in parks; acreage in open space**
- USGS topographic contours**
- Location and approximate acreage of proposed land uses**
- Existing easements and rights-of-way on or adjacent to the property**
- Existing streets on or adjacent to the property**
- A Street Network Plan of the proposed street system depicting the location and layout of all arterial and collector roads within the development (local streets and alleys do not need to be depicted)**
- A Pedestrian Network Plan showing the proposed sidewalks, trails, bike lanes, and other non-vehicular transportation options.**
- A Land Use Map with a table providing the following information for each proposed land use area: total acreage; proposed density; proposed number of dwelling units**
- Compliance with lot area size and lot diversity, as identified in Section 30-2-116 of the Town's Code**

- A Parks/Open Space Map showing the location and acreage of proposed parks; trails; regional trail connections; playgrounds; schools; open space; and other public uses as well as a table proving compliance with open space elements laid out in the Town Code.**
- A Subdivision Identity Plan showing how the proposed project meets the Town's Subdivision Identity Standards and their proposed locations.**
- A preliminary traffic impact study which evaluates proposed access points, the existing street system, and any need for any road improvements created by the proposed development**
- Floodplain boundary with a note regarding the source of information (if one is not located on the property, it must be stated)**
- Geologic hazard areas**
- Zoning on adjoining properties**
- A preliminary utility plan depicting the existing capacity of the surrounding utility system and the future capacity of the utility system for both the proposal and any potential adjoining future development**
- Proposed connections to the existing utility system**
- The location of any proposed or required lift stations**
- Description of how the development is connected to/integrated with surrounding area, how it responds to site features/constraints, and how it is consistent with the Code**
- General description of plan for drainage and storm water management**
- Water supply information including: the estimate of the number of water taps needed; the amount of raw water that will be provided to the Town; and the source of the water**
- Statement indicating whether any commercial mineral deposits are located on the sit**
- Description of how the proposed development complies with Town Comprehensive Plan**