PLANNING & ZONING COMMISSION MEETING

7:00 PM, Wednesday, March 10, 2021
Remote Hearing Held VIA Zoom

Agenda

I. Call to Order for Planning & Zoning Commission

II. Roll Call

III. Swearing in of new Planning & Zoning Commissioner Sally Boccella

a. Commissioner introduction

IV. Approval of Agenda

V. Public Comments Regarding Items <u>Not</u> on the Agenda (limited to 3 minutes each)

VI. New Business

a. **Public Hearing – SUB20-0008 Revere at Johnstown Filing 1, Preliminary/Final Subdivision and Development Plan:** N/W of Rocksbury Ridge subdivision, along Weld County Road 50 / Larimer County Road 14. 320-lot single-family subdivision as part of the Great Plains Village ODP.

VII. Departmental Report

VIII. Commissioner Reports and Comments

IX. Adjournment

PLANNING & ZONING COMMISSION
AGENDA MEMORANDUM

ITEM:	**Item #1: Public Hearing for Revere at Johnstown Filing 1**
DESCRIPTION:	Combined Preliminary & Final Subdivision and Development Plan for 320 single-family lots across 73.514 acres
LOCATION:	East ½ of Section 2, Township 4 North, Range 68 West
APPLICANT:	Forestar Real Estate Group, Inc.
STAFF:	Darryll Wolnik, Planner II
HEARING DATE:	March 10, 2021

BACKGROUND & SUMMARY

The Applicant, Forestar Real Estate Group, is requesting approval a combined Preliminary & Final Plat and Development Plan of Revere at Johnstown Filing 1. The project, located N/W of Rocksbury Ridge subdivision and bounded to the north by Weld County Road 50 / Larimer County Road 14, is zoned PUD-MU (Planned Unit Development – Mixed Use) as part of the Great Plains Village ODP (Outline Development Plan).

Surrounding land uses are primarily agricultural. Properties north across Weld County Road 50 / Larimer County Road 14 are used for farming / agriculture. This is the same for those properties directly south, east, west of this property. There is one residential subdivision to the southeast of this project, Rocksbury Ridge. Those properties north and west are part of the Great Plains Village ODP. Property to the south is zoned PUD-MU as part of the Vista Commons ODP. Southeast is the afformentioned Rocksbury Ridge development, which is zoned SF-1. Finally, property across future High Plains Blvd. to the east is zoned PUD-R and is also included in the Great Plains Village ODP.

In the interest of time, and at risk to the Applicant, the Applicant requested a combined review of their proposed subdivision and development plans. The Town determined this combined review and hearing process for the preliminary and final subdivision and plans meets the intent and requirements of the Johnstown Municipal Code, while providing a potentially more streamlined hearing process for the Applicant. Town Staff reviewed a preliminary set of plans and plats initially, and at a point in the review process provided feedback such that the Applicant was able to move forward with the more detailed engineering and design work to produce final plans, plat, and engineering reports and plans.

HISTORY
This property was annexed on September 16, 2002, as part of the Hamilton Annexation. It was annexed via Ordinance 2002-695. It was assigned PUD-MU zoning through an ODP approved on that same date via Ordinance 2002-696. After this initial annexation and zoning, the property was not developed. The Hamilton ODP was superceeded by the Great Plains Village ODP, which was approved on January 22, 2020 through Ordinance 2020-168.

ATTACHMENTS
1-Vicinity Map
2- Application
3-ODP
4-Neighborhood Meeting Materials
5-Comment Letters

NOTICE
Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, February 25, 2020. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the proposed annexation and zoning.

As of the date of this staff report, staff has received two comment letters. Those letters express concerns related to water availability and traffic on High Plains Blvd., and are attached to this report. A neighborhood meeting was held on October 22, 2020. There were roughly a dozen residents logged into the meeting at any given time. No major issues were brought up. Information regarding that meeting is attached to this report.

ANALYSIS
Johnstown Comprehensive Plan Alignment

Goal CF-1: New development achieves the community's goals and is consistent with the Town's vision – Contiguous, compact pattern.

Revere Filing 1 features smaller lot sizes (minimum 3,200 square feet) for detached single family homes. Additionally, this filing will include 150 attached single-family homes, allowing a more compact form and more efficient use of land. This first filing will also extend an existing road – High Plains Boulevard – to the north to intersect with WCR 50, with extensions of services, providing a more complete pattern of development and beginning to fill in gaps between existing development areas of Johnstown.

Goal CF-4: Encourage sustainable environment through techniques such as water-wise landscaping and water efficient irrigation – Water-wise landscaping.

Landscaping for Revere Filing 1 will be tailored to Colorado's arid climate. Lots are limited in how much irrigated grasses they can have, with only 30% of total landscape area for detached single-family homes is allotted for irrigated sod. Attached single-family homes will have no irrigated sod, instead utilizing more xeric, drip-irrigated and mulched beds to provide an attractive and more waterwise development.

Goal NH-1: A diversity of housing types to support the housing needs of a diverse population – Housing diversity distribution.

Both detached and attached single-family homes are proposed for Revere Filing 1, providing a better housing mix than standard detached single-family homes on large lots. The minimum lot size as proposed is significantly smaller than lots in existing developments, where minimums are typically 6,000 square feet; however this trend is being seen in many new, developing areas with smaller lots sizes that help contribute to more affordable housing that can serve a wider range of lifestyles and needs.

Zoning

The zoning for the property is PUD-MU, which was assigned to the property at ODP.; more precisely, the Great Plains Village ODP separated the project area into planning areas with more specific zoning designations and specified uses. This development has two zoning designations. The north portion is zoned MU-2, which is a mixed-use zoning designation. MU-2 is a less-intense mixed-use zone that allows for single-family attached units as well as single-family detached units, provided those units are 300' from an arterial road. In this instance, High Plains Blvd. and County Road 50 / County Rd 14 are arterials roads.

The south portion of the property is designated as R-M, as residential-only zoning classification within the ODP. R-M allows for both single-family attached and detached homes, with no requirements for setbacks from arterial road.

Density within the two planning areas in question, PA-14 and PA-15, has both a required minimum and maximum density. Both areas must contain at least three dwelling units per acre (DU/AC). PA-14, on the north half and zoned MU-2, has a maximum allowable density of 15 DU/AC, while PA-15, zoned R-M, has a maximum density of only 8 DU/AC. Both development areas, as proposed, comply with these densities; PA-14 will have 5.2 DU/AC while PA-15 will have a density of 4.9 DU/AC.

Development Standards and Design Guidelines

The FDP sets some additional development standards and design guidelines, above and beyond those addressed in the ODP. The majority of these standards are run-of-the-mill and are typically seen in other developments in Town. Basic development standards will remain unchanged from the ODP. Building height will remain at 35' maximum, and setbacks will remain the same.

A significant portion of the design guidelines speak to commonplace design elements such as house color. Within these design guidelines are requirements for façade and window coverage, porches, and similar architectural features intended to provide a pleasing streetscape. These elements are useful to the Planning & Development Department and Building Department in reviewing proposed home elevations, to ensure each proposed elevation and all of its possible variants meet these guidelines. The guidelines provided in terms of design and building are acceptable to staff, and are similar to those seen in Johnstown's other developments.

There are some notable items missing that Staff requests be made a condition of approval. The FDP and ODP are silent on third and additional garages. These garages can significantly impact not only the lot upon which they are constructed, but also adjacent lots as it relates to drainage and massing. Staff requests a stipulation be included in the FDP that 3rd garages be setback a minimum of five feet from the front face of the home to offset the visual impact of the additional mass and length of the structure. Staff also requests a condition of approval such that there may be no more than three single garage spaces upon a single property.

Another item absent from these guidelines is trailer, RV, and boat-type parking. Staff requests a condition of approval such that storage of RV's, boats, trailers, campers, and similar items be stored in a fully-enclosed space only, or behind the front of the home with appropriate fencing or screening.

Infrastructure

Addition of significant amounts of new public roadways are proposed as part of Revere Filing 1. In all, the project proposes 20.724 acres (902,758 square feet) of total right-of-way area, comprising 28.19% of the total land area. This right-of-way includes the street and the landscaped areas within the right-of-way, not just impervious driving surface.

Revere Filing 1 would extend High Plains Blvd. from its current terminus just south of this proposed development and extends it north to County Road 50 / County Road 14. High Plains Blvd is forecast as a 4-lane major arterial, and is designated as CDOT's I-25 parallel arterial. This is a regionally significant road that has been planned since the early 2000's, and will eventually run from southern Weld County to US-34 and beyond. The Applicant in this case will be constructing interim arterial improvements; the other portions will most likely be built by the developers of the property east-adjacent, across High Plains Blvd., when it develops, or as may be required by nearby development as it occurs

In addition to High Plains Blvd. improvements and dedications, 30' of additional ROW will be dedicated along the project's frontage on County Road 50 / 14, which is also forecast as a 4-lane major arterial. This will allow County Road 50 / 14 to be widened to its ultimate half-width along this stretch of roadway, and will also accommodate turn lanes and accel/decel lanes.

Aside from these major roadway dedications and improvements, the property will be served by two, 2-lane collector streets with continuous center turn lanes; Adderly Ave., which runs east-west and will connect High Plains Blvd. to the other collector. The other collector is Armstrong Ave., which runs north-south from County Road 50/14 and stubs at the south property line, intersection with Adderly Ave. along the way. Armstrong Ave. will only be a half-width/interim improvement south of Adderly Ave., with this phase of the development.

The rest of the streets within Revere Filing 1 will be either local residential streets, or private roads. Private drives will be separately maintained by an entity other than the Town, either by a homeowner's association or a metropolitan service district ("metro district"). Most private drives will have 20' of drive surface bounded by a 5' utilities easement on either side. The exception is Monheit Ct., located on the southeast corner of the proposed development. This drive will have 30' of drivable surface, bounded by 5' utilities easements on either side due to its dual use as emergency access for the south portion of the single-family detached development.

Parks/Open Space/Trails

Revere Filing 1 will include approximately three acres of active parkland. This will be divided into two separate parks; a one-acre park on the southwest portion, and a 2-acre park in the center-west portion of the development, at the northeast corner of Adderly and Armstrong Avenues. The northern park will contain those park amenities commonly found in playground-type areas. In addition, Applicant proposes picnic tables, BBQs, a shaded structure, and a large irrigated sod field. The south park will contain only a picnic table, bench, and irrigated sod. Applicant is proposing 19.4 acres of open space area. Said area includes drainage areas that are both usable and not usable for active recreation. All open space will be dedicated to the High Plains Metro District for operation and maintenance, and be available for public use of the spaces and trails.

A meandering 8'-10' sidewalk is proposed along High Plains Blvd., Armstrong Ave., and County Road 50 / 14. This walk will have connections to the internal development via trails extending from the perimeter, providing connectivity and the opportunity for not just recreation, but also multi-modal transportation via bicycle.

Density Transfer

The Great Plains Village ODP gives the Planning & Development Director the authority to grant planning area acreage changes of up to 30% at the administrative level. Applicant is proposing changes to three planning areas by way of this proposed PDP/FDP.

The most significant change is subtraction of 8.2 acres of anticipated ROW from the involved planning areas. This causes a net loss across all areas. PA-13 is an employment area located on the southwest portion of the property. That planning area is being reduced by 17% (6.3 acres). PA-14, a mixed use area

anticipated to be more commercial in nature, covers roughly the northern half of the subject site, will be reduced by a net 16.5% (6.8 acres). PA-15, intended for residential, covering most of the south portion of the proposed development, will then gain 4.9 acres (20.1%). ROW will comprise 8.2 acres of these areas.

PLANNING AREA DATA			
PLANNING AREA	ODP ACREAGE	FDP ACREAGE	% CHANGE
PA-13	37.0	30.7	-17.0%
PA-14	41.1	34.3	-16.5%
PA-15	24.4	29.3	20.1%
R.O.W.		8.2	
TOTAL	102.5	102.5	

Easements / Oil & Gas

This property is encumbered by a few oil & gas easements. A 30' wide gas pipeline easement runs north-south down the eastern extremity of this site. The pipeline follows along High Plains Blvd and does not encroach upon any buildable lots. The closest residential lot to this pipeline abuts the easement. The Town does not have required setbacks in the municipal code. There is another pipeline easement that runs north-south on the west side of the property. This easement is older and does not specify a width. The Applicant intends to survey and set the width at 50' via a separate document. Staff requests this be a condition of approval.

Additionally, there is a surface use agreement surrounding some plugged and abandoned wells. Staff requests a condition of approval requiring his agreement be recorded by way of a separate document as indicated on the proposed plat. There are currently five plugged and abandoned PDC energy wells on site, and said easement will provide operator access to those wells. These wells are buried. No lots are proposed over these wells, they exist under proposed common open spaces, with the closest residential lot proposed 30 feet from the well site.

Outside of these oil & gas easements, there are a number of easements granted to various entities that run across or otherwise encumber the property. A 20' wide ATT easement runs north-south along the east portion of the property. The easement runs near buildable lots, but is kept separate, running through various outlots.

A 12' irrigation ditch ROW easement runs through the north half of the property in an east-west manner. This easement is to be vacated via this plat. Another easement, for a 12" irrigation line, is to be vacated and relocated to another part of the property. The new easement will enter the property at the same point. The ditch company shall sign the final plat, certifying their acceptance of the revised easement.

Staff Concerns

Before addressing concerns, it should be noted that items listed in this section do not necessarily preclude this project from staff approval. Some concerns are brought up for informational purposes, so that Planning & Zoning Commission can make their decision while utilizing the most complete picture of the property and potential issues. Those genuine concerns will be called out as such, and Staff may request conditions of approval to address or mitigate them.

Staff's primary concern is centered on the plugged and abandoned wells. There are currently five plugged and abandoned wells located. One of these wells is located just 30' from the property line of a single-family residence. While neither the Town nor the Colorado Oil & Gas Conservation Commission (COGCC) have jurisdiction over development near oil & gas facilities, to include plugged and abandoned wells at such a minimal distance warrants mention in this report. Per the Applicant, these wells are buried underground and are not accessible without appropriate equipment. No conditions are requested by Staff.

Additionally, Staff has concerns about active parkland and phasing. The Applicant is proposing to split the project into two phases, separated by Adderly Ave. The south portion will be constructed first, meaning the south park will be constructed before the north park. Should the project stall out prior to phase two, the residents of the first phase would be left without a park that contains any amenities outside of a picnic table and a bench. The Applicant is insistent on not including the main, northern park with phase one. Therefore, staff requests a condition of approval such that either additional amenities are provided at the southern park, or the northern park be constructed with phase one.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Recommended Findings:

1. The proposed development is in agreement with the Johnstown Area Comprehensive Plan and its Future Land Use Map.

2. The proposed development is serviceable by Town services and utilities.

3. The proposed development is in substantial compliance with all Town codes, regulations, and standards and specifications.

4. The proposed density and planning area transfers meet the allowances within the Great Plains Village ODP are approvable by the Planning & Development Director.

Recommended Conditions:

1. The Applicant continue to work with the Town and its reviewers to address all final comment and redlines and receive approved plans, documents, and reports prior to any construction.

2. The Applicant address trailer/RV/boat parking and 3rd garages in the FDP design guidelines.

3. The Applicant work with staff to either provide additional recreational amenities for the south park, or include the north park in phase one.

4. Applicant record, via a separate document, a 50' easement for the oil and gas pipeline described in this report.

Recommended Motion

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that Revere at Johnstown Filing 1 furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council approval, with conditions, of Revere at Johnstown Filing 1 Preliminary and Final Subdivision and Preliminary and Final Development Plans based upon the analysis, findings and conditions as stated in this staff report

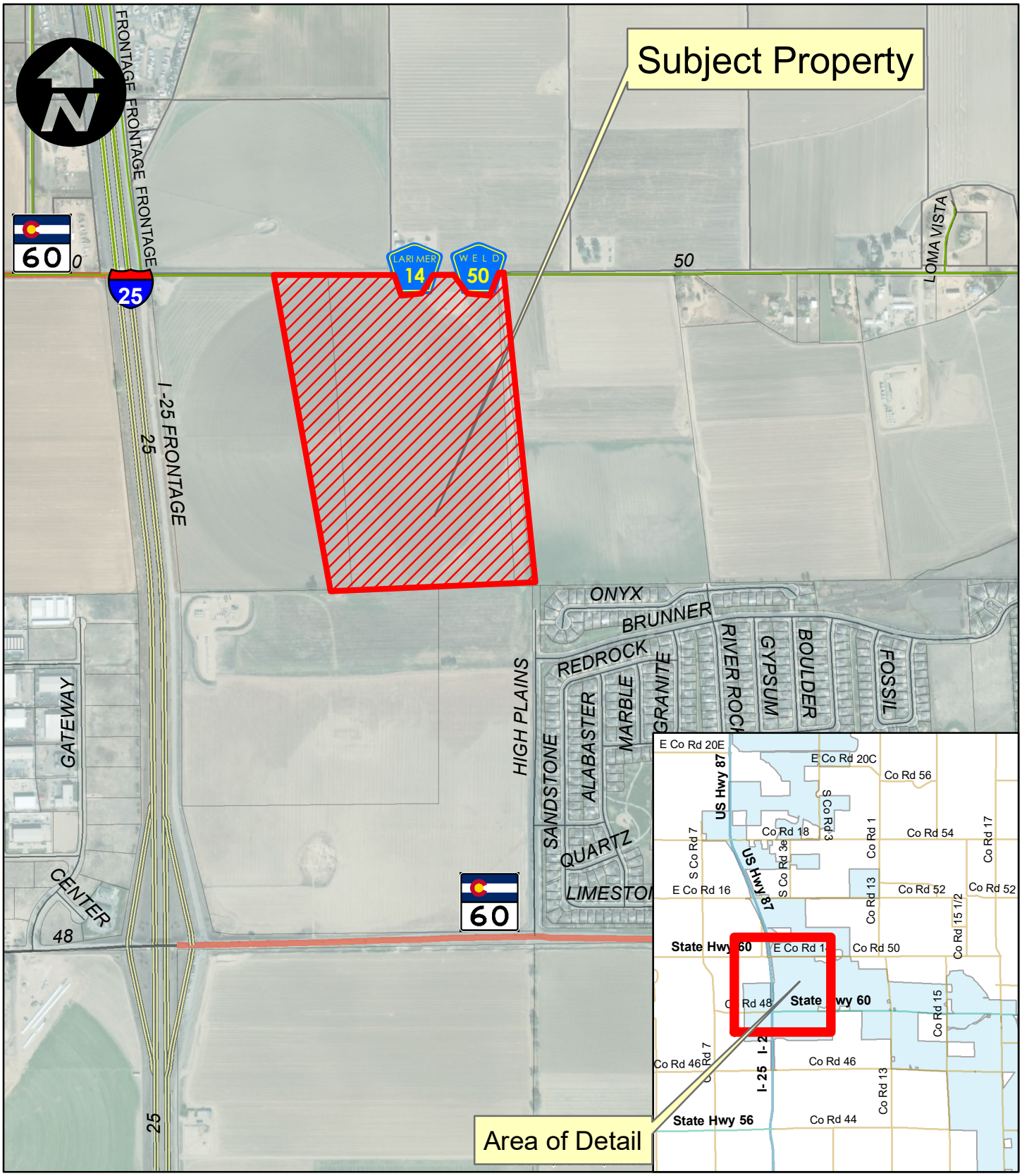
Alternate Motions

A. Motion to Approve with Conditions: "I move that the Commission recommend to Town Council approval of Revere at Johnstown Filing 1 with the following conditions…"

B. Motion to Deny: "I move that the Commission recommend to the Town Council denial of Revere at Johnstown Filing 1 based upon the following…"

Planner:	Reviewed by:
Darryll Wolnik	Kim Meyer
Planner II	Planning & Development Director

File Name: S:\PLANNING\2002 Land Use Projects\SUB20-0008 Revere Great Plains Village Filing 1\Staff Report.docx



Town of Johnstown

SUB20-0008
Revere at Johnstown Flg 1
S/E of LCR14/WCR50 & I-25

1,000 2,000 4,000 Feet

450 S. Parish Ave. Johnstown, CO 80534 P: 970-587-4664 F: 970-587-0141

Town of Johnstown

LAND USE APPLICATION

Project Name: GREAT PLAINS VILLAGE FILING NO. 1

Land Use Action: ☐ Site Development Plan *Subdivision*: ☐ Replat ✓ Preliminary ☐ Final

☐ Use by Special Review *PUD*: ☐ Outline/ODP ✓ Prel/PDP ☐ Final/FDP

☐ Annexation *Zoning*: ☐ Establish Zoning (Annexation) ☐ Rezone

Wireless: ☐ Small Cell ☐ EFR ☐ Alt. Tower ☐ Base Station ☐ Tower/Other

Site Address or Parcel #s: Weld Parcels No. 106102000001, 106102200030, 106102000019

Applicant/Project Owner: (Applicant) Forestar (USA) Real Estate Group, Inc. / Kristin Dean

Address: 9555 S. Kingston Ct., Suite 200, Englewood, CO 80112

Email: KristinDean@Forestar.com Telephone: 970-389-5764

Consultant /Representative: Terracina Design / Jeff Marck

Address: 10200 E Girard Ave., Suite A-314, Denver, CO 80231

Email: JMarck@TerracinaDesign.com Telephone: 303-632-8867 ex.111

Landowner Authorization to Proceed with Land Use Action: *(Required)*

The undersigned (1) affirms ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "applicant" and/or "authorized representative" to represent me/us in all aspects of the land use process for the project being submitted with this application.

✓ Please keep me informed of the status and progress of this project via email at the address below.

☐ I do NOT want to be updated on this project. (To modify this request, contact Planning@TownofJohnstown.com)

Landowner(s): Platte Land & Water, LLC

Email: Tim@PlatteAssets.com Telephone: 720-510-8084

Signature of Landowner Signature of Landowner

REV. 11-19

REVERE AT JOHNSTOWN FILING NO. 1

A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO. 73.514 ACRES, 320 LOTS, 23 OUTLOTS

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT PLATTE LAND & WATER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY;

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN; TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 03°12'37" EAST, A DISTANCE OF 2,307.04' WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 06°25'27" EAST, A DISTANCE OF 30.18 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 50 AS DEDICATED IN BOOK 86 AT PAGE 273 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE SOUTH 06°25'27" EAST, A DISTANCE OF 2,285.39 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2;

THENCE SOUTH 88°56'44" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 129.91 FEET TO SAID CENTER QUARTER CORNER OF SECTION 2;

THENCE SOUTH 88°59'30" WEST, ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1,262.03 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 2;

THENCE SOUTH 88°57'54" WEST, ALONG THE SOUTH LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 139.80 FEET;

THENCE THE FOLLOWING ELEVEN (11) COURSES;

1. NORTH 06°12'56" WEST, A DISTANCE OF 553.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 800.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°33'04", AN ARC LENGTH OF 356.76 FEET;
3. NORTH 70°39'52" WEST, A DISTANCE OF 40.00 FEET;
4. NORTH 19°20'08" EAST, A DISTANCE OF 0.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
6. NORTH 19°20'08" EAST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 19°20'08" EAST;
7. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
8. NORTH 19°20'08" EAST, A DISTANCE OF 164.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 760.00 FEET;
9. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°32'39", AN ARC LENGTH OF 338.83 FEET;
10. NORTH 06°12'32" WEST, A DISTANCE OF 738.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
11. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°57'00", AN ARC LENGTH OF 36.63 FEET;

THENCE SOUTH 89°50'28" WEST, A DISTANCE OF 13.99 FEET;

THENCE NORTH 04°42'30" WEST, A DISTANCE OF 30.10 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 50;

THENCE NORTH 89°50'17" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 1,324.79 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 73.514 ACRES, (3,202,273 SQUARE FEET), MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD, SUBJECT TO APPROVAL BY THE BOARD OF TRUSTEES OF THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

DO HEREBY SUBDIVIDE THE SAME INTO THE LOTS, BLOCKS, TRACTS, RIGHTS-OF WAY AND EASEMENTS AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHTS-OF-WAYS AND EASEMENTS AND TRACT A TO THE TOWN OF JOHNSTOWN, UNLESS OTHERWISE NOTED.

OWNER ACKNOWLEDGEMENT

OWNER: PLATTE LAND & WATER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
, AUTHORIZED SIGNATORY

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY _____, AS AUTHORIZED SIGNATORY OF PLATTE LAND & WATER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF PLATTE LAND & WATER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

THIS ____ DAY OF _____, 20_____,

WITNESS MY HAND AND SEAL:

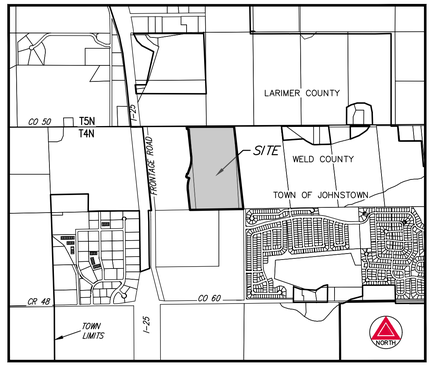
MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

TITLE CERTIFICATION

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 20___ A.D., I EXAMINED THE TITLE TO THE PROPERTY AS DESCRIBED HEREON AND ESTABLISHED THAT THE OWNERS AND PROPRIETORS OF RECORD OF THE SAID PROPERTY AS CONSTRUED IN C.R.S. 1973, 31-23-111, ARE THE SAME AS SHOWN HEREON AS OF SAID DATE.

BY: _____ OF STEWART TITLE GUARANTY COMPANY



VICINITY MAP
SCALE 1" = 2,000'

DISTRICT ACCEPTANCE

THE UNDERSIGNED HIGH PLAINS METROPOLITAN DISTRICT #2, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO HEREBY ACKNOWLEDGES AND ACCEPTS THE GRANT OF EASEMENTS TO THE UNDERSIGNED AS DESIGNATED AND SHOWN HEREON FOR MAINTENANCE RESPONSIBILITY AS SPECIFIED HEREON.

HIGH PLAINS METROPOLITAN DISTRICT #2, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

BY: _____

NAME: _____

TITLE: _____

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20_____ BY _____ AS _____ OF HIGH PLAINS METROPOLITAN DISTRICT #2, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OUTLOT SUMMARY CHART

OUTLOT	ACREAGE	OWNERSHIP	MAINTENANCE	USE
A	1.092	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	ACCESS, DRAINAGE AND UTILITY
B	0.777	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	ACCESS, DRAINAGE AND UTILITY
C	1.482	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	DRAINAGE AND PEDESTRIAN ACCESS
D	2.838	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	DRAINAGE AND PEDESTRIAN ACCESS
E	2.158	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	DRAINAGE, UTILITY AND PEDESTRIAN ACCESS
F	1.486	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	LANDSCAPE, DRAINAGE, UTILITY AND PED. ACCESS
G	2.609	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	DRAINAGE AND LANDSCAPE
H	0.099	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	LANDSCAPE, DRAINAGE AND PED. ACCESS
I	0.228	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	LANDSCAPE AND DRAINAGE
J	0.359	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	LANDSCAPE, DRAINAGE, UTILITY AND PED. ACCESS
K	2.558	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	PARK, LANDSCAPE AND PEDESTRIAN ACCESS
L	0.149	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	LANDSCAPE
M	0.140	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	LANDSCAPE
N	0.149	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	LANDSCAPE
O	0.063	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	LANDSCAPE
P	0.049	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	LANDSCAPE
Q	2.421	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	LANDSCAPE, DRAINAGE, UTILITY AND PED. ACCESS
R	1.171	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	LANDSCAPE, DRAINAGE AND PED. ACCESS
S	0.233	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	UTILITY
T	0.101	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	LANDSCAPE AND PEDESTRIAN ACCESS
U	0.084	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	UTILITY
V	1.174	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	LANDSCAPE, DRAINAGE AND PED. ACCESS
W	0.039	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	LANDSCAPE AND PEDESTRIAN ACCESS
TOTALS	21.459			

LAND SUMMARY CHART

	SQ. FT.	ACRES	%
LOTS (320 TOTAL)	1,364,786	31.331	42.62
RIGHT-OF-WAY	902,758	20.724	28.19
OUTLOTS	934,729	21.459	29.19
TOTALS	3,202,273	73.514	100.00

NUMBER OF DWELLINGS: 320

SHEET INDEX

SHEET 1 = COVER SHEET
SHEET 2-3 = OVERALL SHEETS
SHEET 4-13 = LOT DETAIL SHEETS
SHEET 14 = LINE AND CURVE TABLES

GENERAL NOTES

1. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY".
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
3. BASIS OF BEARING: THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON AND HAVING A BEARING OF SOUTH 03°12'37" EAST, A DISTANCE OF 2307.04 FEET.
4. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS – ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08069C1405F, MAP REVISED DECEMBER 19, 2006.
5. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN STEWART TITLE GUARANTY COMPANY FILE NO. 2000310449, WITH AN EFFECTIVE DATE OF APRIL 29, 2020, AT 5:30 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
6. LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING. IN ACCORDANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS FILING, NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN WITHOUT PRIOR APPROVAL FROM THE TOWN OF JOHNSTOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH TOWN CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF JOHNSTOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH OPERATION AND/OR MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER(S).
7. THE EXISTING GAS PIPELINE EASEMENT RECORDED IN BOOK 1199 AT PAGE 377, AS SHOWN HEREON, WILL BE SUBJECT TO A PARTIAL RELEASE AND GRANT OF RIGHT-OF-WAY EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.
8. THE EXISTING IRRIGATION PIPELINE EASEMENT RECORDED UNDER RECEPTION NUMBER 1455615, AS SHOWN HEREON, WILL BE SUBJECT TO AN AMENDMENT AND RELOCATION OF IRRIGATION EASEMENT AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENT.

PLANNING AND ZONING COMMISSION APPROVALS

THIS PLAT, TO BE KNOWN AS REVERE AT JOHNSTOWN FILING NO. 1, WAS APPROVED BY ACTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, _____.

BY: _____
CHAIR, PLANNING AND ZONING COMMISSION

EASEMENT APPROVAL

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED, AND OR VACATED AS SHOWN ON THIS PLAT

_____ _____
DITCH COMPANY PUBLIC WORKS DEPARTMENT

TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS REVERE AT JOHNSTOWN FILING NO. 1, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO

HELD ON THE _____ DAY OF _____, 20___.

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

SURVEYOR'S STATEMENT

I, JAMES E. LYNCH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A FIELD SURVEY MADE ON MARCH 17, 2020, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF JOHNSTOWN.
I ATTEST THE ABOVE ON THIS _____DAY OF _____, 20_____.

_____
JAMES E. LYNCH, PLS NO 37933
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122

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 HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

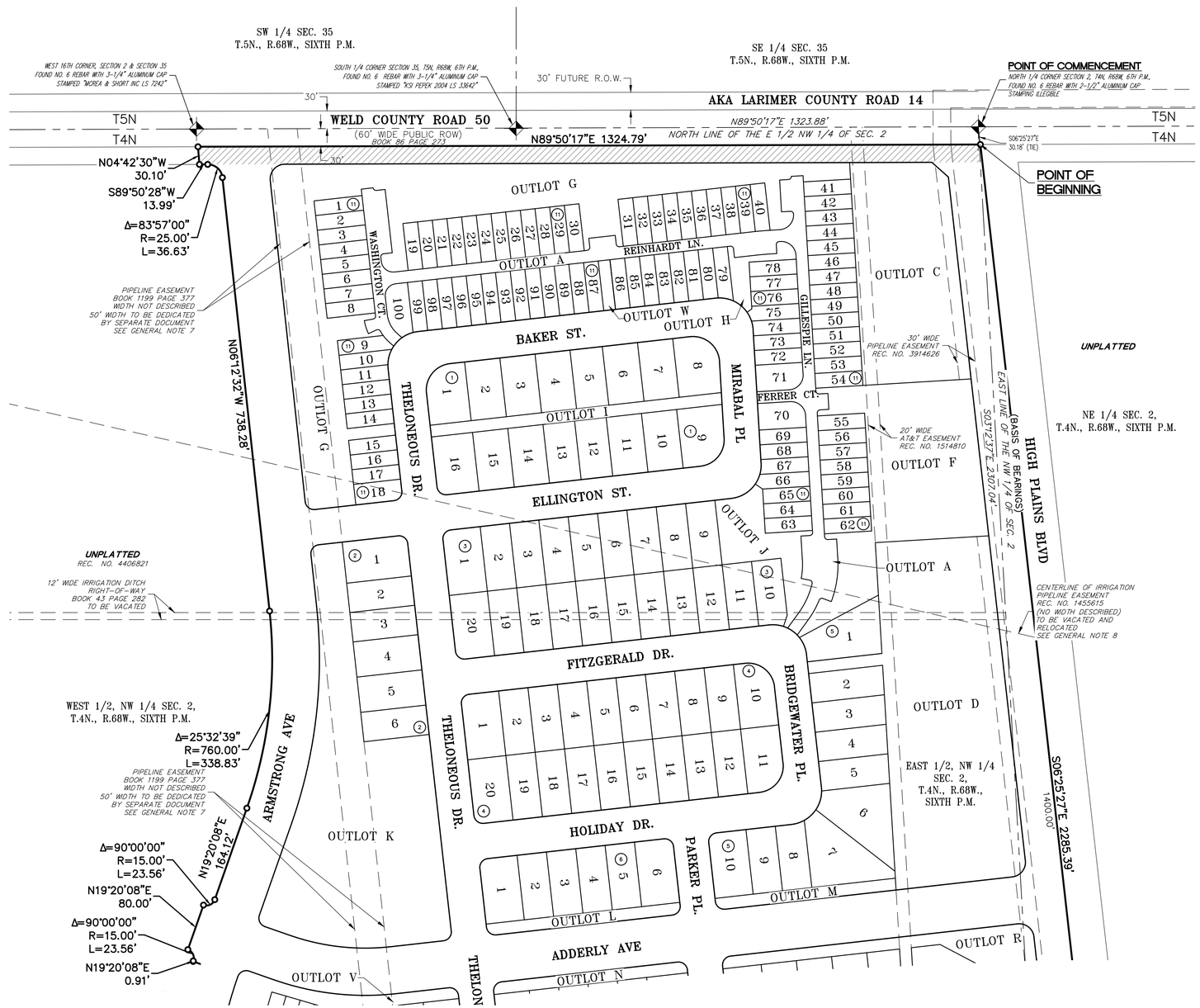
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	11-13-2020
SCALE:	N/A
SHEET 1 OF 14	

LAST REVISED: 1/29/2021 AzTec Proj. No.: 155820-03 Drawn By: RBA

REVERE AT JOHNSTOWN FILING NO. 1

A PORTION OF THE NORTH HALF OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
73.514 ACRES, 320 LOTS, 23 OUTLOTS



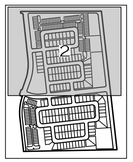
SEE SHEET 3

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EXISTING EASEMENT
- EASEMENT BEING DEDICATED
- ADDITION TO EXISTING RIGHT-OF-WAY

U.E. UTILITY EASEMENT BEING DEDICATED BY THIS PLAT

D.E. DRAINAGE EASEMENT BEING DEDICATED BY THIS PLAT



KEY MAP
NOT TO SCALE

MONUMENT SYMBOL LEGEND

- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "MCREA & SHORT LS 7242 1993" AT N57°26'20"E 0.98' FROM CALCULATED POSITION
- FOUND SECTION CORNER AS SHOWN HEREON

PLAT NOTES

1. STREET MAINTENANCE. IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF JOHNSTOWN IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED BY THE TOWN ENGINEER, AND PROVIDED THAT CONSTRUCTION OF SAID ROADWAY(S) IS STARTED WITHIN ONE (1) YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE CITY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

2. DRIVES, PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION, METROPOLITAN DISTRICTS, OR OTHER ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL PRIVATE DRIVES, PARKING AREAS AND EASEMENTS (CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.)

3. LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION, METROPOLITAN DISTRICTS, OR ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE CITY. AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

4. SIGHT DISTANCE RESTRICTIONS, CONSISTING OF A 30 FOOT BY A 30 FOOT SIGHT DISTANCE TRIANGLE OR OF SUCH OTHER DIMENSIONS AS REQUIRED TO PROTECT AASHTO SIGHT LINES, SHALL APPLY TO ALL LAND AREAS ADJACENT TO ALL PUBLIC AND PRIVATE ROAD INTERSECTIONS ON THIS PLAT. THE OWNERS OF SUCH ADJACENT LAND AREAS ARE PROHIBITED FROM ERECTING, GROWING, OR OTHERWISE PERMITTING ANY OBSTRUCTION WITHIN SUCH LAND AREA THAT IS OVER 3 FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY.

5. PUBLIC SAFETY ACCESS, WHETHER FOR EMERGENCY OR NONEMERGENCY PURPOSES, IS GRANTED OVER AND ACROSS ALL ACCESS WAYS FOR POLICE, FIRE AND EMERGENCY VEHICLES. IF ANY OR ALL OF THE ACCESS WAYS IN THIS SUBDIVISION ARE PRIVATE, THE HOMEOWNERS' ASSOCIATION OR METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR ENSURING THAT SUCH ACCESS WAYS ARE PASSABLE AT ALL TIMES, FOR POLICE, FIRE AND EMERGENCY VEHICLES.

SEE SHEET 14
FOR LINE AND
CURVE TABLES

N

0' 50' 100' 200'
SCALE: 1" = 100'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

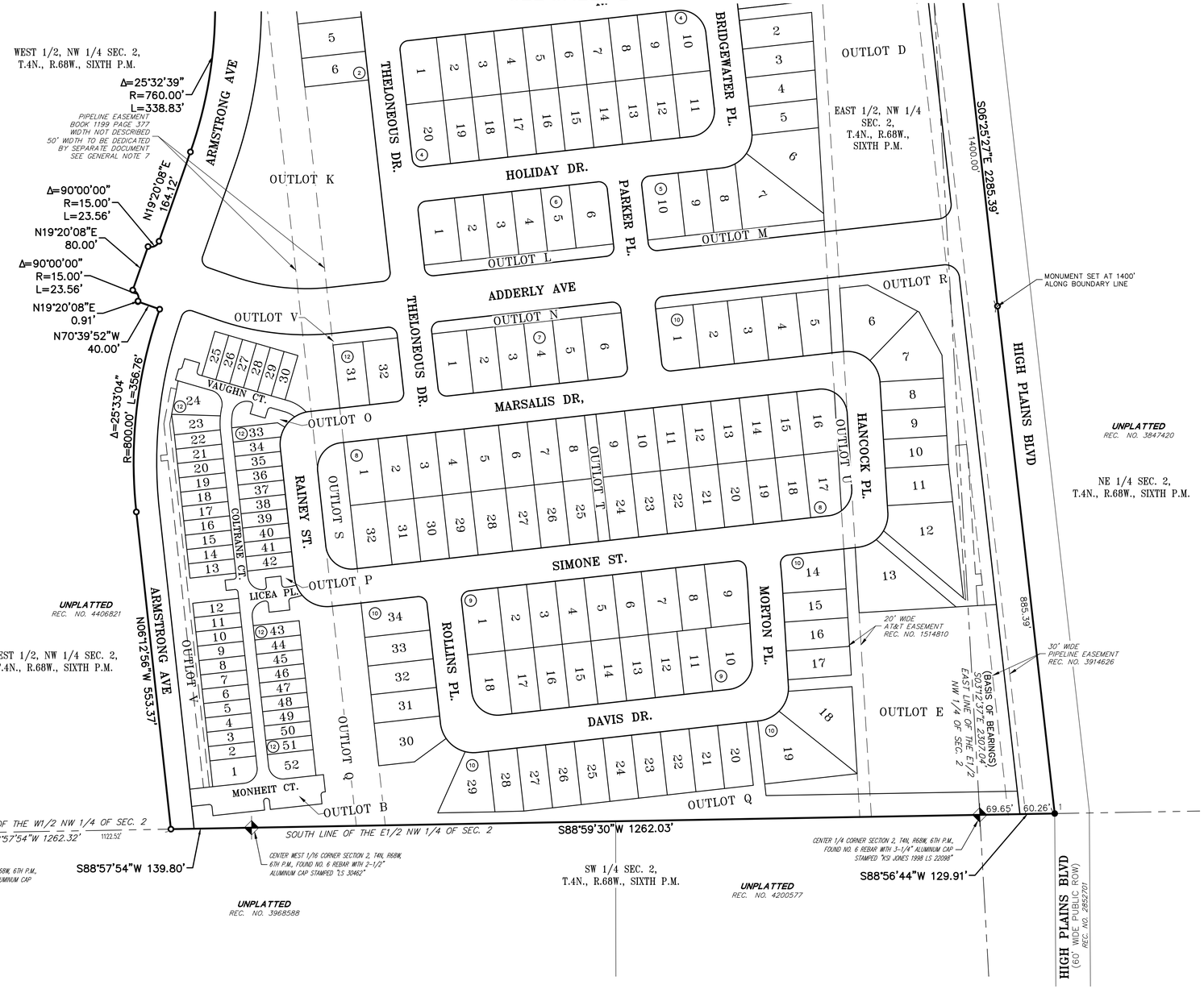
DATE OF PREPARATION:	11-13-2020
SCALE:	1" = 100'
SHEET 2 OF 14	

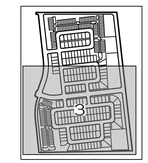
AzTec Proj. No.: 155820-03 Drawn By: RBA

REVERE AT JOHNSTOWN FILING NO. 1

A PORTION OF THE NORTH HALF OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
73.514 ACRES, 320 LOTS, 23 OUTLOTS

SEE SHEET 2





LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EXISTING EASEMENT
- EASEMENT BEING DEDICATED
- ADDITION TO EXISTING RIGHT-OF-WAY
- U.E. UTILITY EASEMENT BEING DEDICATED BY THIS PLAT
- D.E. DRAINAGE EASEMENT BEING DEDICATED BY THIS PLAT

MONUMENT SYMBOL LEGEND

- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "MCRAE & SHORT LS 7242 1993" AT N57°26'20"E 0.98' FROM CALCULATED POSITION
- FOUND SECTION CORNER AS SHOWN HEREON

SEE SHEET 14 FOR LINE AND CURVE TABLES

N

0' 50' 100' 200'
SCALE: 1" = 100'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	11-13-2020
SCALE:	1" = 100'
SHEET 3 OF 14	

AzTec Proj. No.: 155820-03 Drawn By: RBA

REVERE AT JOHNSTOWN FILING NO. 1

A PORTION OF THE NORTH HALF OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
73.514 ACRES, 320 LOTS, 23 OUTLOTS

MONUMENT SYMBOL LEGEND

- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "MCRAE & SHORT LS 7242 1993" AT N57°26'20"E 0.98' FROM CALCULATED POSITION
- FOUND SECTION CORNER AS SHOWN HEREON

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EXISTING EASEMENT
- EASEMENT BEING DEDICATED
- ADDITION TO EXISTING RIGHT-OF-WAY

U.E. UTILITY EASEMENT BEING DEDICATED BY THIS PLAT

D.E. DRAINAGE EASEMENT BEING DEDICATED BY THIS PLAT

SEE SHEET 14 FOR LINE AND CURVE TABLES

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

N

SCALE: 1" = 30'

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	11-13-2020
SCALE:	1" = 30'
SHEET 4 OF 14	

AzTec Proj. No.: 155820-03 Drawn By: RBA

REVERE AT JOHNSTOWN FILING NO. 1

A PORTION OF THE NORTH HALF OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
73.514 ACRES, 320 LOTS, 23 OUTLOTS

SEE SHEET 14
FOR LINE AND
CURVE TABLES

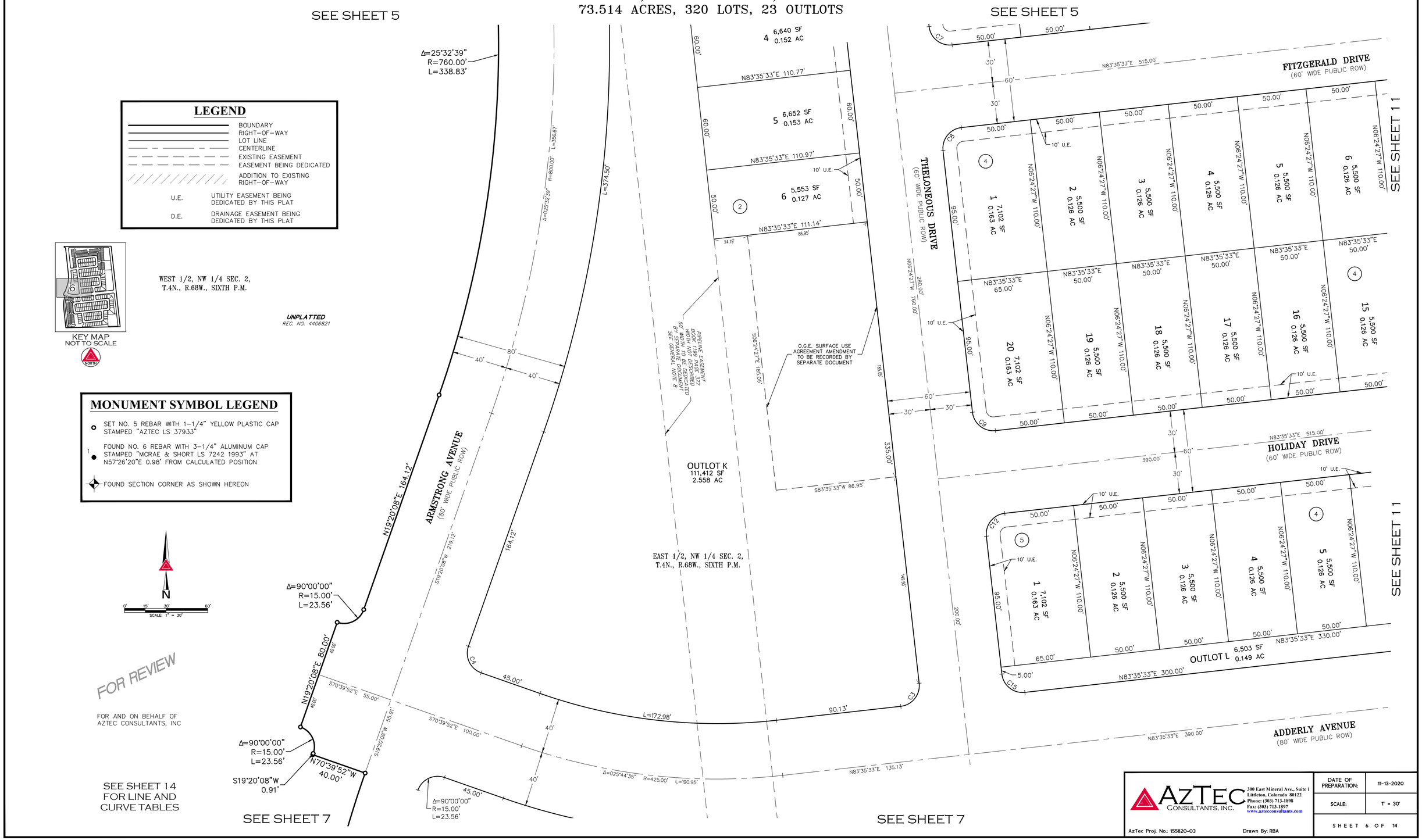
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	11-13-2020
SCALE:	1" = 30'
SHEET 5 OF 14	

AzTec Proj. No.: 155820-03 Drawn By: RBA

REVERE AT JOHNSTOWN FILING NO. 1

A PORTION OF THE NORTH HALF OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
73.514 ACRES, 320 LOTS, 23 OUTLOTS



REVERE AT JOHNSTOWN FILING NO. 1

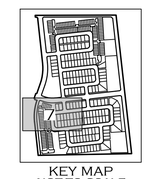
A PORTION OF THE NORTH HALF OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
73.514 ACRES, 320 LOTS, 23 OUTLOTS

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EXISTING EASEMENT
- EASEMENT BEING DEDICATED
- ADDITION TO EXISTING RIGHT-OF-WAY

U.E. UTILITY EASEMENT BEING DEDICATED BY THIS PLAT

D.E. DRAINAGE EASEMENT BEING DEDICATED BY THIS PLAT



KEY MAP
NOT TO SCALE

WEST 1/2, NW 1/4 SEC. 2, T.4N., R.68W., SIXTH P.M.

MONUMENT SYMBOL LEGEND

- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "MCRAE & SHORT LS 7242 1993" AT N57°26'20"E 0.98' FROM CALCULATED POSITION
- FOUND SECTION CORNER AS SHOWN HEREON

AzTec Consultants, Inc.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.azteccomsultants.com

DATE OF PREPARATION:	11-13-2020
SCALE:	1" = 30'

AzTec Proj. No.: 155820-03 Drawn By: RBA

REVERE AT JOHNSTOWN FILING NO. 1

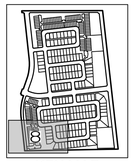
A PORTION OF THE NORTH HALF OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
73.514 ACRES, 320 LOTS, 23 OUTLOTS

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EXISTING EASEMENT
- EASEMENT BEING DEDICATED
- ADDITION TO EXISTING RIGHT-OF-WAY

U.E. UTILITY EASEMENT BEING DEDICATED BY THIS PLAT

D.E. DRAINAGE EASEMENT BEING DEDICATED BY THIS PLAT



KEY MAP
NOT TO SCALE

WEST 1/2, NW 1/4 SEC. 2, T.4N., R.68W., SIXTH P.M.

UNPLATTED
REC. NO. 4406821

MONUMENT SYMBOL LEGEND

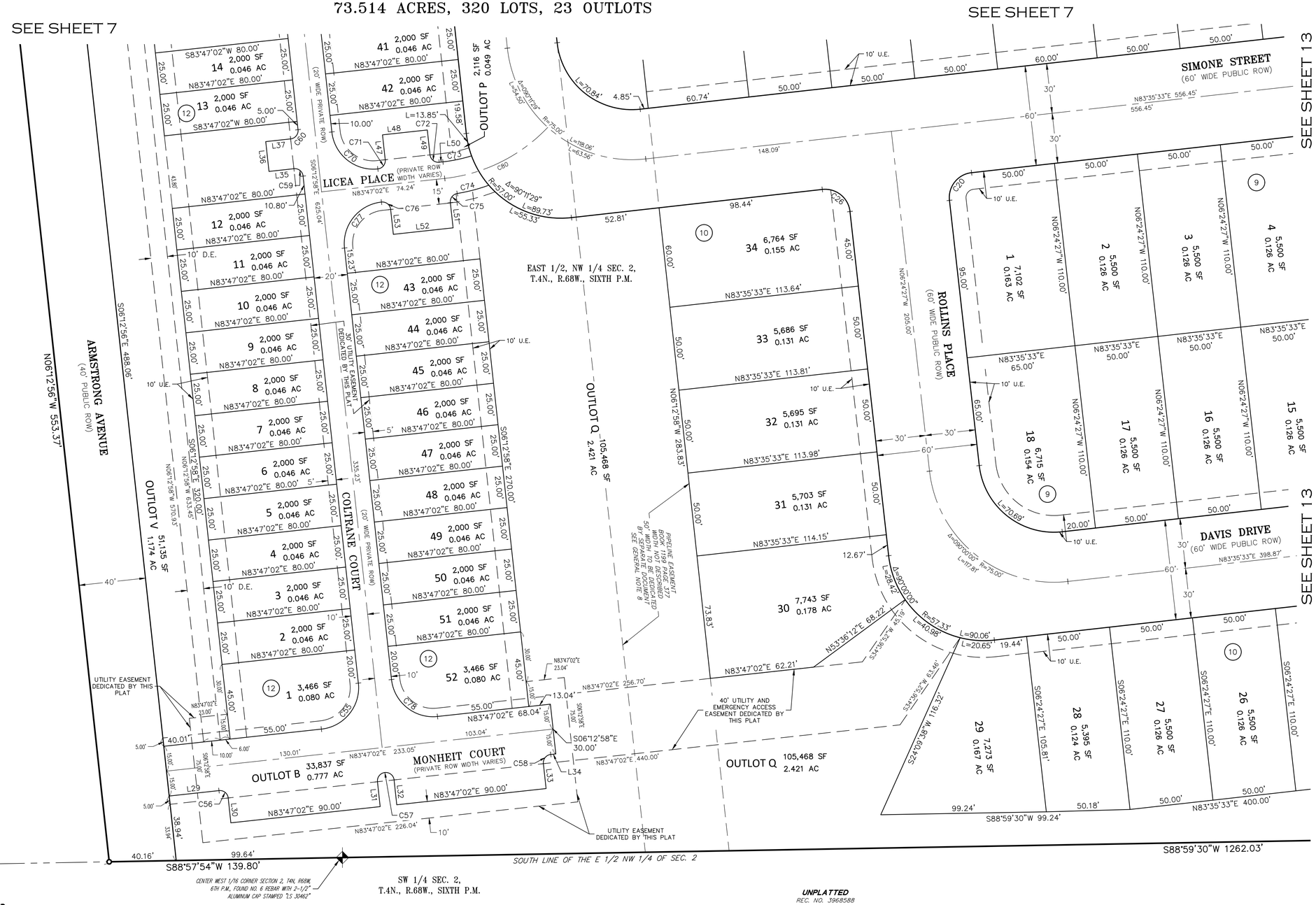
- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "MCRAE & SHORT LS 7242 1993" AT N57°26'20"E 0.98' FROM CALCULATED POSITION
- FOUND SECTION CORNER AS SHOWN HEREON

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

N

SCALE: 1" = 30'



SEE SHEET 14
FOR LINE AND
CURVE TABLES

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite I
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	11-13-2020
SCALE:	1" = 30'
SHEET 8 OF 14	

AzTec Proj. No.: 155820-03 Drawn By: RBA

REVERE AT JOHNSTOWN FILING NO. 1

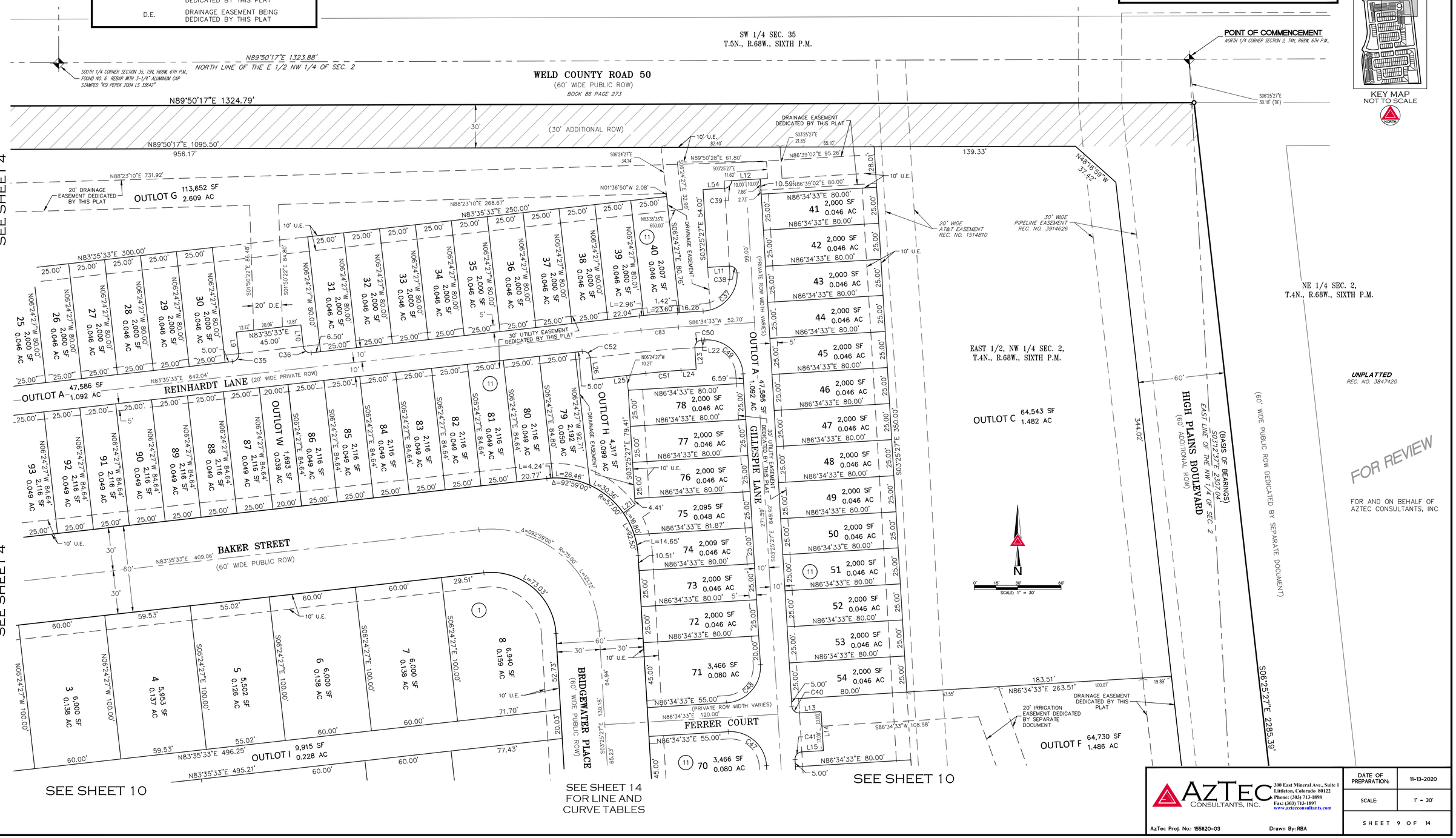
A PORTION OF THE NORTH HALF OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
73.514 ACRES, 320 LOTS, 23 OUTLOTS

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EXISTING EASEMENT
- EASEMENT BEING DEDICATED
- ADDITION TO EXISTING RIGHT-OF-WAY
- U.E. UTILITY EASEMENT BEING DEDICATED BY THIS PLAT
- D.E. DRAINAGE EASEMENT BEING DEDICATED BY THIS PLAT

MONUMENT SYMBOL LEGEND

- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "MCRAE & SHORT LS 7242 1993" AT N57°26'20"E 0.98' FROM CALCULATED POSITION
- FOUND SECTION CORNER AS SHOWN HEREON



AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	11-13-2020
SCALE:	1" = 30'
SHEET 9 OF 14	

AzTec Proj. No.: 155820-03 Drawn By: RBA

REVERE AT JOHNSTOWN FILING NO. 1

A PORTION OF THE NORTH HALF OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
73.514 ACRES, 320 LOTS, 23 OUTLOTS

MONUMENT SYMBOL LEGEND

- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "MCRAE & SHORT LS 7242 1993" AT N57°26'20"E 0.98' FROM CALCULATED POSITION
- FOUND SECTION CORNER AS SHOWN HEREON

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EXISTING EASEMENT
- EASEMENT BEING DEDICATED
- ADDITION TO EXISTING RIGHT-OF-WAY

U.E. UTILITY EASEMENT BEING DEDICATED BY THIS PLAT

D.E. DRAINAGE EASEMENT BEING DEDICATED BY THIS PLAT

KEY MAP
NOT TO SCALE

N

0' 15' 30' 60'
SCALE: 1" = 30'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	11-13-2020
SCALE:	1" = 30'
SHEET 10 OF 14	

AzTec Proj. No.: 155820-03 Drawn By: RBA

REVERE AT JOHNSTOWN FILING NO. 1

A PORTION OF THE NORTH HALF OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
73.514 ACRES, 320 LOTS, 23 OUTLOTS

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EXISTING EASEMENT
- EASEMENT BEING DEDICATED
- ADDITION TO EXISTING RIGHT-OF-WAY

U.E. UTILITY EASEMENT BEING DEDICATED BY THIS PLAT

D.E. DRAINAGE EASEMENT BEING DEDICATED BY THIS PLAT

MONUMENT SYMBOL LEGEND

- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "MCRAE & SHORT LS 7242 1993" AT N57°26'20"E 0.98' FROM CALCULATED POSITION
- FOUND SECTION CORNER AS SHOWN HEREON

KEY MAP
NOT TO SCALE

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SCALE: 1" = 30'

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	11-13-2020
SCALE:	1" = 30'
SHEET 11 OF 14	

AzTec Proj. No.: 155820-03 Drawn By: RBA

REVERE AT JOHNSTOWN FILING NO. 1

A PORTION OF THE NORTH HALF OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
73.514 ACRES, 320 LOTS, 23 OUTLOTS

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EXISTING EASEMENT
- EASEMENT BEING DEDICATED
- ADDITION TO EXISTING RIGHT-OF-WAY

U.E. UTILITY EASEMENT BEING DEDICATED BY THIS PLAT

D.E. DRAINAGE EASEMENT BEING DEDICATED BY THIS PLAT

MONUMENT SYMBOL LEGEND

- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "MCRAE & SHORT LS 7242 1993" AT N57°26'20"E 0.98' FROM CALCULATED POSITION
- FOUND SECTION CORNER AS SHOWN HEREON

SEE SHEET 14
FOR LINE AND
CURVE TABLES

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.azteconsultants.com

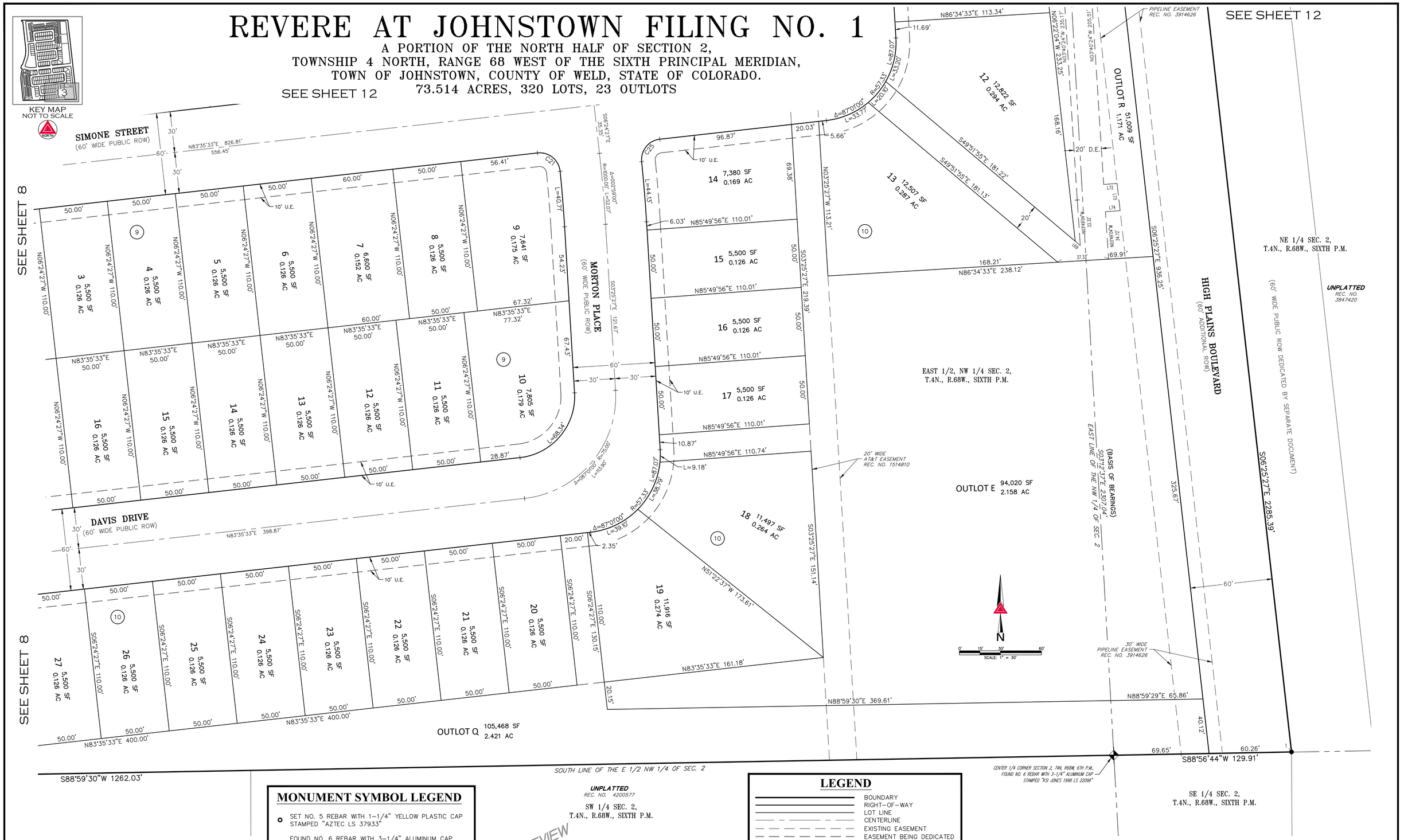
AzTec Proj. No.: 155820-03 Drawn By: RBA

DATE OF PREPARATION:	11-13-2020
SCALE:	1" 30'

REVERE AT JOHNSTOWN FILING NO. 1

A PORTION OF THE NORTH HALF OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

SEE SHEET 12 — 73.514 ACRES, 320 LOTS, 23 OUTLOTS



SEE SHEET 14
FOR LINE AND
CURVE TABLES

MONUMENT SYMBOL LEGEND

- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "MCRAE & SHORT LS 7242 1993" AT N57°26'20"E 0.98' FROM CALCULATED POSITION
- FOUND SECTION CORNER AS SHOWN HEREON

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EXISTING EASEMENT
- EASEMENT BEING DEDICATED
- ADDITION TO EXISTING RIGHT-OF-WAY
- U.E. — UTILITY EASEMENT BEING DEDICATED BY THIS PLAT
- D.E. — DRAINAGE EASEMENT BEING DEDICATED BY THIS PLAT

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	11-13-2020
SCALE:	1" = 30'
SHEET 13 OF 14	

AzTec Proj. No.: 155820-03 — Drawn By: RBA

REVERE AT JOHNSTOWN FILING NO. 1

A PORTION OF THE NORTH HALF OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
73.514 ACRES, 320 LOTS, 23 OUTLOTS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S18°08'55"W	20.11'
L2	N35°52'44"E	31.77'
L3	N35°52'44"E	31.78'
L4	S79°46'12"W	15.17'
L5	S65°01'36"W	15.17'
L6	N48°49'10"W	9.70'
L7	N83°35'33"E	15.00'
L8	S06°24'27"E	7.75'
L9	N06°24'27"W	15.00'
L10	N06°24'27"W	15.00'
L11	S86°34'33"W	15.00'
L12	N86°34'33"E	20.00'
L13	N86°34'33"E	15.00'
L14	S03°25'27"E	27.00'
L15	N86°34'33"E	15.00'
L16	N86°34'33"E	15.00'
L17	S69°32'51"E	15.08'
L18	S78°37'10"E	14.91'
L19	N86°34'33"E	15.00'
L20	N55°37'54"W	15.13'
L21	S54°57'41"W	9.93'
L22	S86°34'33"W	2.21'
L23	S03°25'27"E	15.00'
L24	S86°34'33"W	10.49'
L25	S83°35'33"W	37.04'

LINE TABLE		
LINE	BEARING	LENGTH
L26	S06°24'27"E	15.00'
L27	N06°24'27"W	30.17'
L28	N48°49'10"W	10.80'
L29	N83°47'02"E	30.01'
L30	S06°12'58"E	15.00'
L31	S06°12'58"E	15.00'
L32	S06°12'58"E	15.00'
L33	S06°12'58"E	15.00'
L34	N83°47'02"E	3.04'
L35	S83°47'02"W	15.00'
L36	S06°12'58"E	18.00'
L37	S83°47'02"W	15.00'
L38	N16°11'41"E	20.00'
L39	N16°11'41"E	15.00'
L40	S73°48'19"E	27.00'
L41	S16°11'41"W	15.00'
L42	N73°48'19"W	23.76'
L43	S58°49'06"E	14.75'
L44	N17°26'31"E	15.11'
L45	N73°48'19"W	27.00'
L46	N16°11'41"E	15.00'
L47	N06°12'58"W	15.00'
L48	N83°47'02"E	27.00'
L49	N06°12'58"W	15.00'
L50	N83°47'02"E	2.24'

LINE TABLE		
LINE	BEARING	LENGTH
L51	S06°12'58"E	15.20'
L52	N83°47'02"E	36.00'
L53	S06°12'58"E	15.00'
L54	S86°34'33"W	15.00'
L55	N83°35'33"E	20.00'
L56	N83°35'33"E	15.00'
L57	N07°59'12"E	6.09'
L58	N07°59'12"E	4.82'
L59	S06°24'27"E	29.47'
L60	N83°35'33"E	13.00'
L61	N06°24'27"W	10.00'
L62	S83°35'33"W	6.00'
L63	S83°35'33"W	6.00'
L64	S73°48'19"E	10.04'
L65	N11°02'56"E	17.02'
L66	N83°47'02"E	11.71'
L67	S06°12'58"E	10.00'
L68	N83°47'02"E	11.71'
L69	N49°51'55"W	4.82'
L70	N84°58'05"E	19.05'
L71	S06°24'39"E	20.01'
L72	N85°41'16"E	9.82'
L73	S06°24'39"E	20.01'
L74	N85°41'16"E	10.75'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	90°00'00"	15.00'	23.56'
C3	90°00'00"	15.00'	23.56'
C4	90°00'00"	15.00'	23.56'
C5	89°48'05"	15.00'	23.51'
C6	90°00'00"	15.00'	23.56'
C7	90°00'00"	15.00'	23.56'
C8	90°00'00"	15.00'	23.56'
C9	90°00'00"	15.00'	23.56'
C10	90°00'00"	15.00'	23.56'
C11	90°00'00"	15.00'	23.56'
C12	90°00'00"	15.00'	23.56'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	15.00'	23.56'
C17	90°00'00"	15.00'	23.56'
C18	90°00'00"	15.00'	23.56'
C19	90°00'00"	15.00'	23.56'
C20	90°00'00"	15.00'	23.56'
C21	90°34'43"	15.00'	23.71'
C22	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C23	90°00'00"	15.00'	23.56'
C24	89°59'00"	25.00'	39.26'
C25	89°28'16"	15.00'	23.42'
C26	90°00'00"	15.00'	23.56'
C27	90°11'55"	15.00'	23.61'
C28	96°02'48"	25.00'	41.91'
C29	86°10'39"	5.00'	7.52'
C30	14°44'36"	90.00'	23.16'
C31	86°10'39"	5.00'	7.52'
C32	90°00'00"	15.00'	23.56'
C33	90°00'00"	5.00'	7.85'
C34	90°00'00"	20.00'	31.42'
C35	90°00'00"	5.00'	7.85'
C36	90°00'00"	5.00'	7.85'
C37	90°00'00"	25.00'	39.27'
C38	90°00'00"	5.00'	7.85'
C39	90°00'00"	5.00'	7.85'
C40	90°00'00"	5.00'	7.85'
C41	90°00'00"	5.00'	7.85'
C42	90°00'00"	5.00'	7.85'
C43	88°15'49"	5.00'	7.70'
C44	92°07'21"	5.00'	8.04'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C45	14°48'17"	120.00'	31.01'
C46	90°00'00"	5.00'	7.85'
C47	90°00'00"	25.00'	39.27'
C48	90°00'00"	25.00'	39.27'
C49	90°00'00"	25.00'	39.27'
C50	90°00'00"	5.00'	7.85'
C51	2°59'00"	470.00'	24.47'
C52	90°00'00"	5.00'	7.85'
C53	90°00'00"	20.00'	31.42'
C54	42°24'43"	50.00'	37.01'
C55	90°00'00"	25.00'	39.27'
C56	90°00'00"	5.00'	7.85'
C57	180°00'01"	5.00'	15.71'
C58	90°00'00"	5.00'	7.85'
C59	90°00'00"	5.00'	7.85'
C60	90°00'00"	5.00'	7.85'
C61	85°48'27"	25.00'	37.44'
C62	90°00'00"	5.00'	7.85'
C63	90°00'00"	5.00'	7.85'
C64	90°00'00"	15.00'	23.56'
C65	90°00'00"	15.00'	23.56'
C66	22°45'14"	50.00'	19.86'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C67	88°45'10"	5.00'	7.75'
C68	90°00'00"	5.00'	7.85'
C69	97°28'04"	25.00'	42.53'
C70	90°00'00"	25.00'	39.27'
C71	90°00'00"	5.00'	7.85'
C72	90°00'00"	5.00'	7.85'
C73	11°10'13"	90.00'	17.55'
C74	10°12'35"	110.00'	19.60'
C75	86°37'48"	5.00'	7.56'
C76	90°00'00"	5.00'	7.85'
C77	90°00'00"	25.00'	39.27'
C78	90°00'00"	25.00'	39.27'
C79	90°01'00"	25.00'	39.28'
C84	90°00'00"	5.00'	7.85'
C85	12°54'41"	70.00'	15.77'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	11-13-2020
SCALE:	N/A

AzTec Proj. No.: 155820-03 Drawn By: RBA

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

PROJECT INTENT

THIS SUBDIVISION IS DESIGNED TO MEET THE INTENT OF THE GREAT PLAINS VILLAGE ODP. FILING NO. 1 INCLUDES A MIX OF SMALLER SINGLE-FAMILY DETACHED LOTS (50' x 110') AND ALLEY-LOADED DUPLEX LOTS. THE SUBDIVISION WILL RESULT IN ADDING HOUSING DIVERSITY TO MEET A VARIETY OF NEEDS IN THE JOHNSTOWN COMMUNITY. VEHICULAR ACCESS, PARKS, OPEN SPACE, AND PEDESTRIAN CONNECTIONS MEET THE REQUIREMENTS ESTABLISHED IN THE ODP, AS WELL AS THE TOWN MUNICIPAL CODE AND DESIGN GUIDELINES. FILING NO.1 WILL BE A QUALITY COMMUNITY WITH A METRO DISTRICT RESPONSIBLE FOR MAINTENANCE OF ALL DETENTION PONDS, COMMON AREA LANDSCAPING, AND PARKS AND OPEN SPACE. PERIMETER LANDSCAPING WILL ENHANCE THE QUALITY OF THE COMMUNITY AND WILL BE MAINTAINED THROUGHOUT THE DEVELOPMENT.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN; TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 03°12'37" EAST, A DISTANCE OF 2,307.04, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 06°25'27" EAST, A DISTANCE OF 30.18 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 50 AS DEDICATED IN BOOK 86 AT PAGE 273 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE SOUTH 06°25'27" EAST, A DISTANCE OF 2,285.39 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2;

THENCE SOUTH 88°56'44" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 129.91 FEET TO SAID CENTER QUARTER CORNER OF SECTION 2;

THENCE SOUTH 88°59'30" WEST, ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1,262.03 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 2;

THENCE SOUTH 88°57'54" WEST, ALONG THE SOUTH LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 139.80 FEET;

THENCE THE FOLLOWING ELEVEN (11) COURSES;

1. NORTH 06°12'56" WEST, A DISTANCE OF 553.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 800.00 FEET;

2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°33'04", AN ARC LENGTH OF 356.76 FEET;

3. NORTH 70°39'52" WEST, A DISTANCE OF 40.00 FEET;

4. NORTH 19°20'08" EAST, A DISTANCE OF 0.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

6. NORTH 19°20'08" EAST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 19°20'08" EAST;

7. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

8. NORTH 19°20'08" EAST, A DISTANCE OF 164.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 760.00 FEET;

9. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°32'39", AN ARC LENGTH OF 338.83 FEET;

10. NORTH 06°12'32" WEST, A DISTANCE OF 738.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

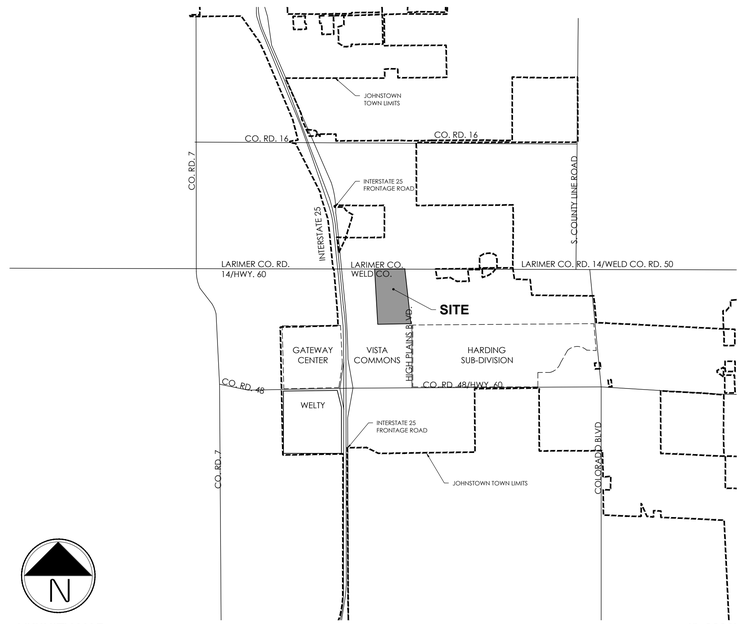
11. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°57'00", AN ARC LENGTH OF 36.63 FEET;

THENCE SOUTH 89°50'28" WEST, A DISTANCE OF 13.99 FEET;

THENCE NORTH 04°42'30" WEST, A DISTANCE OF 30.10 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 50;

THENCE NORTH 89°50'17" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 1,324.79 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 73.514 ACRES, (3,202,273 SQUARE FEET), MORE OR LESS.



VICINITY MAP

1"=3000'

OUTLOT SUMMARY					
	USE	OWNED	MAINTAINED	SQ. FT.	ACRES
OUTLOT A	ACCESS & DRAINAGE & UTILITY	METRO DISTRICT #2	METRO DISTRICT #2	47,586	1.09
OUTLOT B	ACCESS & DRAINAGE & UTILITY	METRO DISTRICT #2	METRO DISTRICT #2	33,837	0.78
OUTLOT C	DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	64,543	1.48
OUTLOT D	DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	123,620	2.84
OUTLOT E	DRAINAGE & UTILITY & PED ACESS	METRO DISTRICT #2	METRO DISTRICT #2	94,020	2.16
OUTLOT F	LANDSCAPE & DRAINAGE & UTILITY & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	64,730	1.49
OUTLOT G	LANDSCAPE & DRAINAGE	METRO DISTRICT #2	METRO DISTRICT #2	113,652	2.61
OUTLOT H	LANDSCAPE & DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	4,317	0.10
OUTLOT I	LANDSCAPE & DRAINAGE	METRO DISTRICT #2	METRO DISTRICT #2	9,915	0.23
OUTLOT J	LANDSCAPE & DRAINAGE & UTILITY & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	15,639	0.36
OUTLOT K	PARK & LANDSCAPE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	111,412	2.56
OUTLOT L	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	6,503	0.15
OUTLOT M	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	6,087	0.14
OUTLOT N	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	6,503	0.15
OUTLOT O	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	2,759	0.06
OUTLOT P	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	2,116	0.05
OUTLOT Q	LANDSCAPE & DRAINAGE & UTILITY & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	105,468	2.42
OUTLOT R	LANDSCAPE & DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	51,009	1.17
OUTLOT S	UTILITY	METRO DISTRICT #2	METRO DISTRICT #2	10,131	0.23
OUTLOT T	LANDSCAPE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	4,400	0.10
OUTLOT U	UTILITY	METRO DISTRICT #2	METRO DISTRICT #2	3,656	0.08
OUTLOT V	LANDSCAPE & DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	51,135	1.17
OUTLOT W	LANDSCAPE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	1,693	0.04
			TOTAL AREA	934,729	21.46

APPROVALS

PLANNING AND ZONING COMMISSION

THIS FINAL DEVELOPMENT PLAN, TO BE KNOWN AS REVERE AT JOHNSTOWN FILING NO. 1 FDP, WAS APPROVED BY ACTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 20____.

BY: _____
CHAIR, PLANNING AND ZONING COMMISSION

TOWN COUNCIL

THIS FINAL DEVELOPMENT PLAN, TO BE KNOWN AS REVERE AT JOHNSTOWN FILING NO. 1 FDP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 20____.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

REVERE AT JOHNSTOWN FILING NO. 1 GENERAL NOTES

A. ALL UNPLATTED PROPERTY (PER THE FINAL PLAT SUBDIVISION PROCESS) WITHIN THIS PUD MAY REMAIN IN AGRICULTURAL USE UNTIL SUCH TIME AS DEVELOPMENT OF THAT AREA BEGINS.

B. FINAL DETERMINATIONS OF THE DRAINAGE SYSTEM, TO INCLUDE THE PLACEMENT OF DETENTION/RETENTION PONDS, CHANNELS, AND STORM SEWER, WILL BE MADE IN ACCORDANCE WITH THE APPLICABLE FINAL DRAINAGE REPORTS AND PLANS.

C. THE SITE DOES NOT CONTAIN ANY KNOWN ENDANGERED SPECIES.

D. NO ARCHAEOLOGICAL OR HISTORIC AREAS HAVE BEEN IDENTIFIED ON THE SITE.

E. NO FLOODPLAINS, WETLANDS, OR GEOLOGIC HAZARDS HAVE BEEN IDENTIFIED OR MAPPED ON THE SITE.

RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN DEVELOPMENT TO THE EXTENT PERMITTED BY THE TOWN OF JOHNSTOWN MUNICIPAL CODE. WHERE STANDARDS, DETAILS, AND GUIDELINES OF THE PUD (OUTLINE, PRELIMINARY, OR FINAL DEVELOPMENT PLANS) DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT OR ARE SILENT, THE JOHNSTOWN MUNICIPAL CODE AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.

LAND SUMMARY			
	SQ. FT.	ACRES	%
LOT AREA	1,364,786	31.33	42.6%
ROADWAY AREA	902,758	20.72	28.2%
OPEN SPACE AREA (OUTLOTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W)	934,729	21.46	29.2%
TOTAL AREA	3,202,273	73.51	100%
TOTAL LOTS	320		

SHEET INDEX

1	COVER
2-5	SITE PLANS
6-16	LANDSCAPE PLANS
17-19	LANDSCAPE NOTES & DETAILS
20	HOUSING TYPE PLAN
21-22	LOT TYPICALS
23-24	ARCHITECTURAL CHARACTER IMAGERY
25	OPEN SPACE PLAN
26	CIRCULATION PLAN
27	PARKING PLAN
28	FENCING PLAN
29	PHASING PLAN & PLANNING AREA PLAN
30	DESIGN GUIDELINES

OWNER

PLATTE LAND & WATER, LLC
210 UNIVERSITY BLVD.
SUITE 710
DENVER, CO 80206
303-263-2105

APPLICANT/PROJECT MANAGER

KRISTIN DEAN
FORESTAR GROUP, INC.
9555 S. KINGSTON CT.
SUITE 200
ENGLEWOOD, CO 80112
303-754-3223
KristinDean@forestar.com

ENGINEER

TESS HOGAN
INNOVATIVE LAND CONSULTANTS, INC.
12071 TEJON STREET
SUITE 470
WESTMINSTER, CO 80234
303-421-4224
tess@innovativelandinc.com

PLANNER

JEFF MARCK
TERRACINA DESIGN
10200 E. GIRARD AVENUE
BLDG. A, SUITE 314
DENVER, CO 80231
303-632-8867
jmarck@terracinadesign.com

SURVEYOR

JIM LYNCH
AZTEC CONSULTANTS, INC.
300 E MINERAL AVENUE
UNIT #1
LITTLETON, CO 80122
303-713-1898
jlynch@aztecconsultants.com

Know what's below. Call before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
02-05-2021
REVISION DATE:

SHEET TITLE

COVER

SHEET NUMBER

L.0

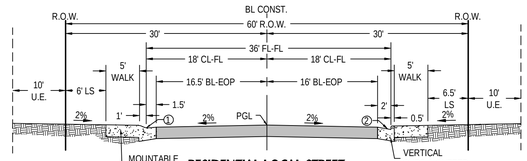
SHEET 1 OF 30

p:\forestar\great plains village\cad\submittals\fdp submittal #2\cover.dwg

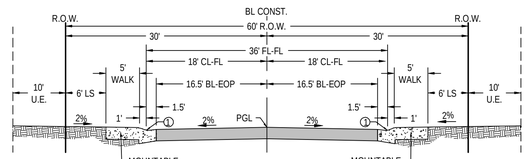
REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

GENERAL NOTES:

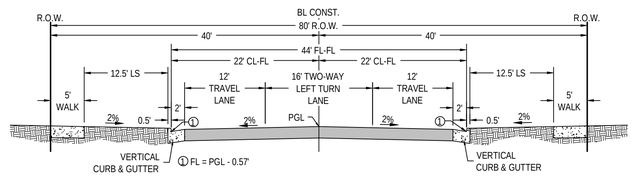
1. AREAS OUTSIDE THE LIMITS OF CONSTRUCTION OF REVERE AT JOHNSTOWN FILING NO. 1 ARE SHOWN FOR INFORMATION ONLY.
2. ALIGNMENTS AND STATIONING ARE OFF THE BASELINE OF CONSTRUCTION UNLESS OTHERWISE NOTED.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. PROJECT ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF CONFLICTS WITH EXISTING UTILITIES.
4. ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
5. EXISTING UTILITIES SHALL BE PROTECTED AT ALL TIMES THROUGHOUT CONSTRUCTION UNLESS OTHERWISE SHOWN IN THESE PLANS.
6. CONNECTIONS TO EXISTING CONCRETE CURB, GUTTER AND/OR SIDEWALK SHALL BE TO NEAREST JOINT.
7. FIRE HYDRANT FLANGE ELEVATION SHALL BE 6" ABOVE FINISH GRADE ELEVATION.
8. ALL PROPOSED WATER MAIN PIPES SHALL BE C900 PVC.
9. SANITARY SEWER MAIN PIPES SHALL BE SDR-35 PVC.
10. RIM AND TOP ELEVATIONS OF ALL EXISTING STRUCTURES (MANHOLES, VALVES, HYDRANTS, INLETS) SHALL BE ADJUSTED TO MATCH FINISH GRADE ELEVATIONS.
11. STORM INLETS LOCATED AT PCR ARE STATIONED AT PCR. ALL OTHERS ARE STATIONED AT FLOW LINE MIDPOINT.
12. MAINTAIN A MINIMUM OF 1.5' VERTICAL SEPARATION BETWEEN WATER MAINS AND STORM SEWER AT ALL LOCATIONS. ANY WATER CROSSING WITH LESS THAN A 2' VERTICAL CLEARANCE TO STORM DRAIN SHALL HAVE A 6" LAYER OF EXTRUDED POLYSTYRENE FOAM (XPS) WRAPPED AROUND THE WATER MAIN TO A MINIMUM OF 5' ON EACH SIDE OF THE STORM DRAIN.
13. ANY SANITARY SEWER OR STORM DRAIN WITHIN 18" VERTICAL CLEARANCE OF WATER MAIN CROSSING OR WITH A WATER MAIN CROSSING BELOW SHALL BE ENCASED PER TOWN OF JOHNSTOWN UTILITY ENCASEMENT DETAIL.
14. WATERLINES ARE REQUIRED TO BE A MINIMUM OF 5' BELOW FINISH GRADE.
15. ALL SANITARY SERVICES SHALL BE 4" PVC AND SLOPED AT 2% MIN.
16. ALL WATER SERVICES SHALL BE 3/4" TYPE K COPPER.
17. CURB AND GUTTER TRANSITIONS FROM MOUNTABLE CATCH TO VERTICAL CATCH OR VICE-VERSA SHALL OCCUR WITHIN THE CURB RAMP AT THE CURB RETURNS.
18. CONTRACTORS SHALL MAINTAIN A MINIMUM OF 0.5% GRADE AT FLOW LINE INTO INLET.
19. FLOWLINE ELEVATION AT INLETS IS THEORETICAL. INLETS THROAT INVERT SHALL BE DETERMINED PER CURB SECTION DETAIL AND INLET DETAIL, WHICH RESULTS IN A THROAT INVERT OF 3" BELOW FL WHEN LOCATED WITHIN VERTICAL CURB & GUTTER, AND 5" BELOW FL WHEN LOCATED WITHIN MOUNTABLE CURB & GUTTER
20. AT TIME OF PLAN PREPARATION, NO UNDERDRAIN SYSTEM WAS ANTICIPATED AND THEREFORE NOT SHOWN ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO VERIFY ACTUAL UNDERDRAIN DESIGN REQUIREMENTS FROM THE GEOTECHNICAL INVESTIGATION REPORT. FINAL DESIGN OF ANY AND ALL UNDERDRAIN SYSTEMS SHALL BE IN ACCORDANCE WITH A GEOTECHNICAL INVESTIGATION PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY AND ALL UNDERDRAIN NOT CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
21. AT ALL POINTS WHERE PROPOSED UTILITIES CONNECT TO EXISTING, THE CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, SLOPE, AND ELEVATION OF EXISTING UTILITIES. IF FIELD VERIFIED INFORMATION DIFFERS FROM THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY PROJECT CIVIL ENGINEER.



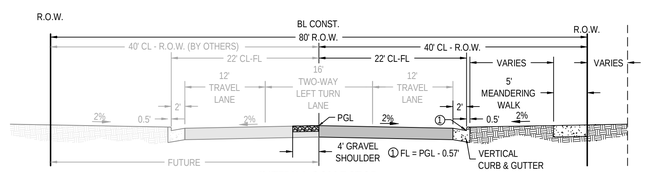
RESIDENTIAL LOCAL STREET
BAKER ST., THELONEOUS DR NORTH OF ELLINGTON ST, MIRABAL PL, & RAINEY ST
N.T.S.



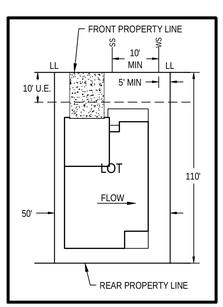
RESIDENTIAL LOCAL STREET
ELLINGTON ST, THELONEOUS SOUTH OF ELLINGTON ST,
FITZGERALD DR, BRIDGEWATER PL, HOLIDAY DR, PARKER PL, MARSALIS DR, HANCOCK PL, SIMONE ST, ROLLINS PL, DAVIS DR & MORTON
N.T.S.



COLLECTOR WITH FLUSH MEDIAN
ADDERLY AVE.
N.T.S.



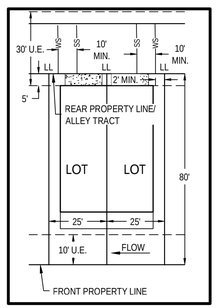
INTERIM COLLECTOR
ARMSTRONG AVE. SOUTH OF ADDERLY AVE.
N.T.S.



TYPICAL LOT EASEMENT LAYOUT
SINGLE FAMILY DETACHED
N.T.S.

NOTES:

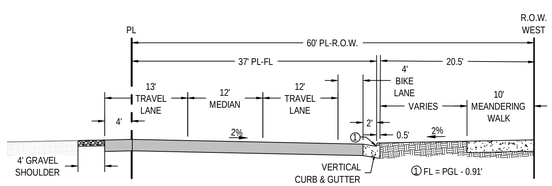
1. LOT EASEMENTS SHALL BE AS SHOWN ON THIS DETAIL UNLESS OTHERWISE NOTED ON PLANS.



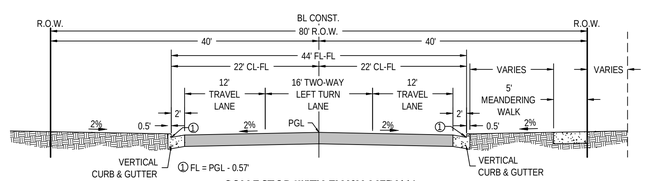
TYPICAL LOT EASEMENT LAYOUT
DUPLEX
N.T.S.

NOTES:

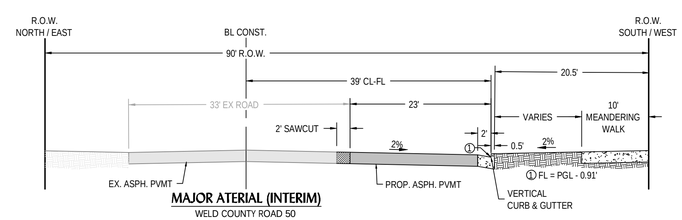
1. LOT EASEMENTS SHALL BE AS SHOWN ON THIS DETAIL UNLESS OTHERWISE NOTED ON PLANS.



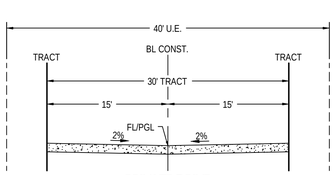
MAJOR ATERIAL (INTERIM)
HIGH PLAINS BLVD.
NTS



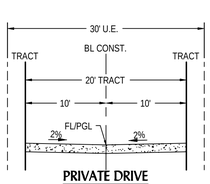
COLLECTOR WITH FLUSH MEDIAN
ARMSTRONG AVE. NORTH OF ADDERLY AVE.
N.T.S.



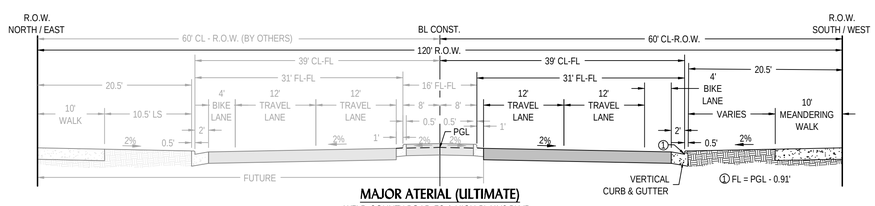
MAJOR ATERIAL (INTERIM)
WELD COUNTY ROAD 50
NTS



PRIVATE DRIVE
MONHEIT CT.
N.T.S



PRIVATE DRIVE
WASHINGTON CT, REINHARDT LN, GILLESPIE LN, FERRER CT, VAUGHN CT., LICEA PL, COLTRANE CT
N.T.S.



MAJOR ATERIAL (ULTIMATE)
WELD COUNTY ROAD 50 & HIGH PLAINS BLVD.
NTS

GENERAL ABBREVIATIONS

A.E.	ACCESS EASEMENT
BKL	BIKE LANE
BL CONST	BASELINE OF CONSTRUCTION
BS	BOTTOM ELEVATION OF RISE
B.S.I.	BY SEPARATE INSTRUMENT
CE	CURB EXTENSION
CL	CENTERLINE
CT	CURB TRANSITION
CWN	CROWN
DBO	DESIGN BY OTHERS
DC	MEDIAN CURB & GUTTER
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
EOP	EDGE OF PAVEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT
E.ATT.E.	EXISTING AT&T EASEMENT
E.P.E.	EXISTING PIPELINE EASEMENT
FES	FLARED END SECTION
FGB	FINISHED GROUND AT BOTTOM WALL ELEVATION
FGT	FINISHED GROUND AT TOP WALL ELEVATION
FH	FIRE HYDRANT
FL	FLOWLINE
FV	FIELD VERIFY
G	FINISHED GROUND
G.E.	GAS EASEMENT
G.O.E.	GAS & OIL EASEMENT
GV	GATE VALVE
HP	HIGH POINT
I.E.	IRRIGATION EASEMENT
LL	LOT LINE
LP	LOW POINT
LTWD	LITTLE THOMPSON WATER DISTRICT
MC	MOUNTABLE CURB & GUTTER
MH	MANHOLE
MSE	MECHANICALLY STABILIZED EARTH
P	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCR	POINT OF CURB RETURN
PGL	PROFILE GRADE LINE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R.O.W.	RIGHT OF WAY
RN	RECORDING NUMBER
S.E.	SANITARY EASEMENT
SEC	SECTION LINE
SL	SANITARY LINE
SS	SANITARY SERVICE
SW	SIDEWALK
TB	THRUST BLOCK
TC	TOP OF CURB
TR.E.	TRANSPORTATION EASEMENT
TS	TOP ELEVATION OF RISER
U.E.	UTILITY EASEMENT
U.G.E	UTILITY & GAS EASEMENT
VC	VERTICAL CURB & GUTTER
W.E.	WATER EASEMENT
WL	WATER LINE
WS	WATER SERVICE
W.S.W.	WATER SURFACE ELEVATION
WV	WATER VALVE

LEGEND

- Property Line
- Right of Way Line
- Centerline
- Easement Line
- Lot Line
- Site Line
- Sight Distance Line
- 100-YR W.S.E.
- Retaining Wall
- Prop. Asphalt Pavement
- Prop. Asphalt Mill & Overlay
- Prop. Concrete Pavement
- Prop. Concrete Walk
- Prop. Crushed Fines
- Ex. Concrete Walk
- Ex. Asphalt Pavement
- Sight Distance Area
- Sanitary Sewer Line
- Water Line
- Storm Sewer Line
- Ex. Sanitary Line
- Ex. Water Line
- Ex. Storm Sewer Line
- Ex. Irrigation Pipe
- Ex. Fiber Optic Line
- Ex. Gas Line
- Ex. Telephone Line
- Ex. Overhead Electric
- Ex. Fence
- Sanitary Service Line
- Water Service Line
- Sanitary Sewer Manhole
- Fire Hydrant
- Thrust Block
- Water Valve
- Water Meter
- Storm Manhole
- Ex. Sanitary Sewer Manhole
- Ex. Water Valve
- Ex. Fire Hydrant
- Ex. Storm Manhole
- Ex. Street Light
- Ex. Sign
- Prop. Street Light
- Prop. Sign

PROJECT BENCHMARK:

NGS CONTROL POINT "JOHNSON" BEING A ¾" STEEL ROD SET IN LOGO MONUMENT BOX LOCATED IN FRONT OF LAZY BOY'S RV IN JOHNSON'S CORNER, WEST OF THE FRONTAGE ROAD, 550 FEET NORTH OF THE INTERSECTION OF THE FRONTAGE ROAD AND MARKETPLACE DRIVE.

DATUM ELEV. = 5000.64 (NAVD88)

811 Know what's below. Call before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
02-05-2021
REVISION DATE:

SHEET TITLE

TYPICAL SECTIONS & NOTES

SHEET NUMBER

C.1

I:\job folders\10601\10601-02\prod\psp\cover.dwg

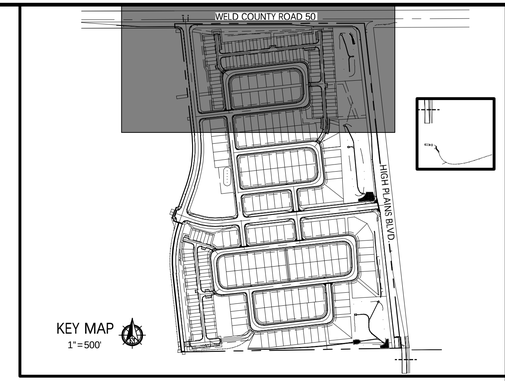
REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

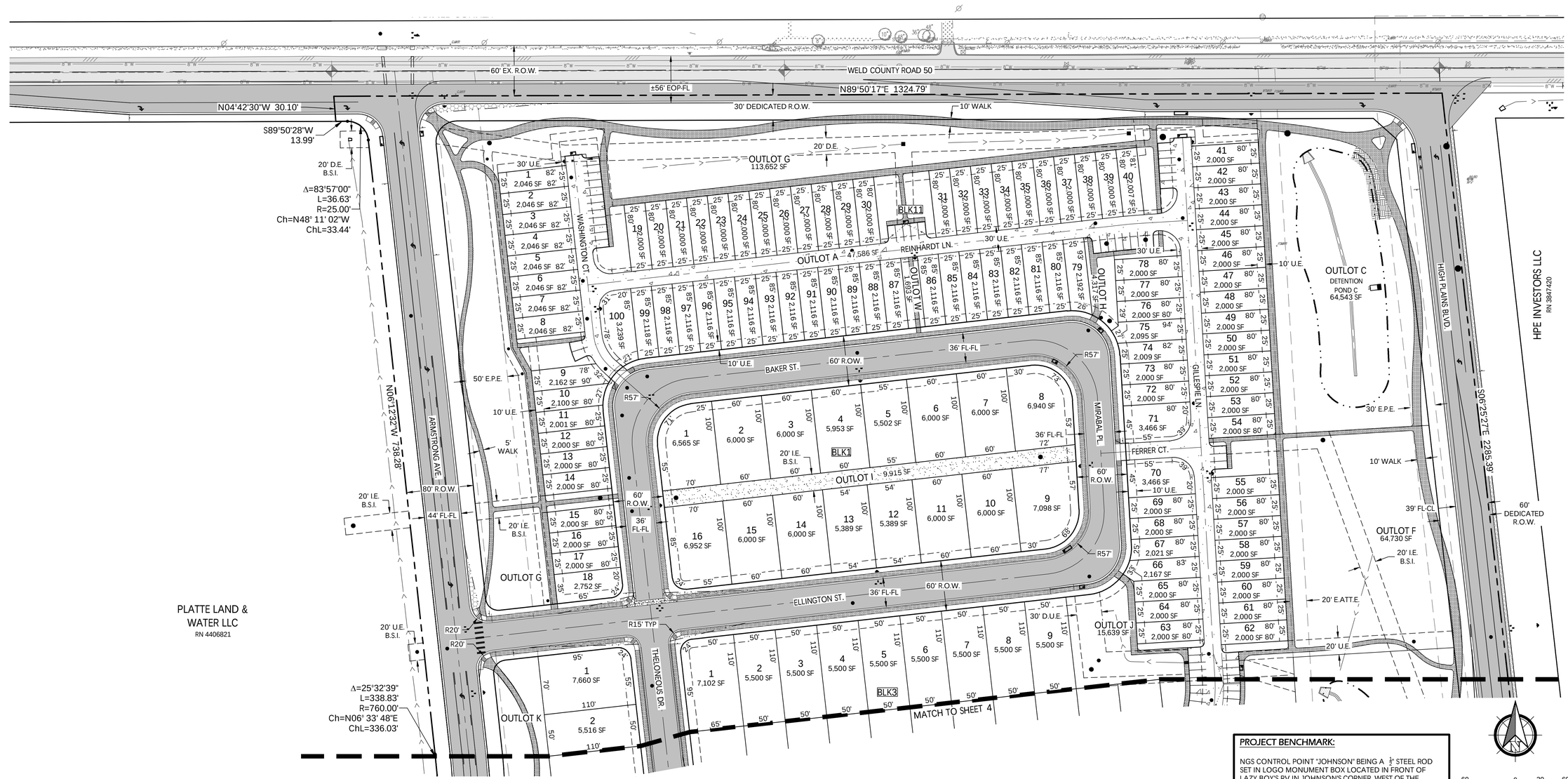
OUTLOT SUMMARY					
	USE	OWNED	MAINTAINED	SQ. FT.	ACRES
OUTLOT A	ACCESS & DRAINAGE & UTILITY	METRO DISTRICT #2	METRO DISTRICT #2	47,586	1.09
OUTLOT B	ACCESS & DRAINAGE & UTILITY	METRO DISTRICT #2	METRO DISTRICT #2	33,837	0.78
OUTLOT C	DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	64,543	1.48
OUTLOT D	DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	123,620	2.84
OUTLOT E	DRAINAGE & UTILITY & PED ACESS	METRO DISTRICT #2	METRO DISTRICT #2	94,020	2.16
OUTLOT F	LANDSCAPE & DRAINAGE & UTILITY & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	64,730	1.49
OUTLOT G	LANDSCAPE & DRAINAGE	METRO DISTRICT #2	METRO DISTRICT #2	113,652	2.61
OUTLOT H	LANDSCAPE & DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	4,317	0.10
OUTLOT I	LANDSCAPE & DRAINAGE	METRO DISTRICT #2	METRO DISTRICT #2	9,915	0.23
OUTLOT J	LANDSCAPE & DRAINAGE & UTILITY & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	15,639	0.36
OUTLOT K	PARK & LANDSCAPE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	111,412	2.56
OUTLOT L	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	6,503	0.15
OUTLOT M	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	6,087	0.14
OUTLOT N	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	6,503	0.15
OUTLOT O	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	2,759	0.06
OUTLOT P	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	2,116	0.05
OUTLOT Q	LANDSCAPE & DRAINAGE & UTILITY & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	105,468	2.42
OUTLOT R	LANDSCAPE & DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	51,009	1.17
OUTLOT S	UTILITY	METRO DISTRICT #2	METRO DISTRICT #2	10,131	0.23
OUTLOT T	LANDSCAPE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	4,400	0.10
OUTLOT U	UTILITY	METRO DISTRICT #2	METRO DISTRICT #2	3,656	0.08
OUTLOT V	LANDSCAPE & DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	51,135	1.17
OUTLOT W	LANDSCAPE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	1,693	0.04
			TOTAL AREA	934,729	21.46

LAND SUMMARY			
	SQ. FT.	ACRES	%
LOT AREA	1,364,786	31.33	42.6%
ROADWAY AREA	902,758	20.72	28.2%
OPEN SPACE AREA (OUTLOTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W)	934,729	21.46	29.2%
TOTAL AREA	3,202,273	73.51	100%
TOTAL LOTS	320		

NOTES:

1. SEE SHEET 2 (C.1) FOR TYPICAL STREET SECTIONS, GENERAL ABBREVIATIONS LIST, GENERAL NOTES, TYPICAL LOT EASEMENT LAYOUT AND LEGEND.





PROJECT BENCHMARK:

NGS CONTROL POINT "JOHNSON" BEING A ½" STEEL ROD SET IN LOGO MONUMENT BOX LOCATED IN FRONT OF LAZY BOY'S RV IN JOHNSON'S CORNER, WEST OF THE FRONTAGE ROAD, 550 FEET NORTH OF THE INTERSECTION OF THE FRONTAGE ROAD AND MARKETPLACE DRIVE.

DATUM ELEV. = 5000.64 (NAVD88)

SCALE 1 inch = 60 ft.

Know what's **below.** **Call** before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE: 02-05-2021

REVISION DATE:

SHEET TITLE

SITE PLAN

SHEET NUMBER

C.2

I:\job folders\1060\1060-02\prod\psp\site.dwg

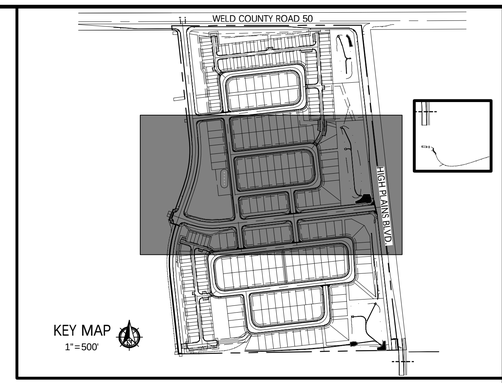
REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

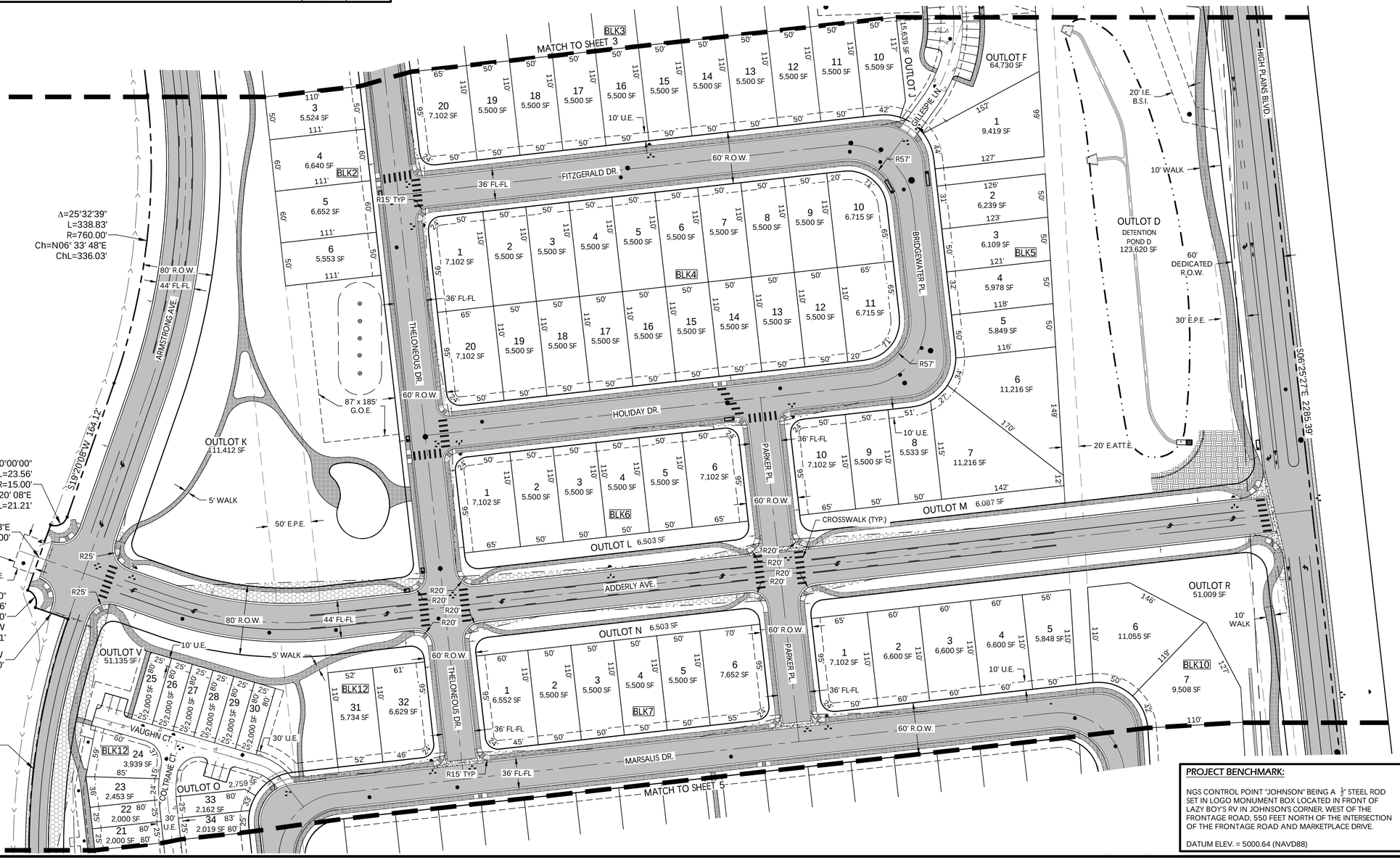
OUTLOT SUMMARY					
	USE	OWNED	MAINTAINED	SQ. FT.	ACRES
OUTLOT A	ACCESS & DRAINAGE & UTILITY	METRO DISTRICT #2	METRO DISTRICT #2	47,586	1.09
OUTLOT B	ACCESS & DRAINAGE & UTILITY	METRO DISTRICT #2	METRO DISTRICT #2	33,837	0.78
OUTLOT C	DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	64,543	1.48
OUTLOT D	DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	123,620	2.84
OUTLOT E	DRAINAGE & UTILITY & PED ACESS	METRO DISTRICT #2	METRO DISTRICT #2	94,020	2.16
OUTLOT F	LANDSCAPE & DRAINAGE & UTILITY & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	64,730	1.49
OUTLOT G	LANDSCAPE & DRAINAGE	METRO DISTRICT #2	METRO DISTRICT #2	113,652	2.61
OUTLOT H	LANDSCAPE & DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	4,317	0.10
OUTLOT I	LANDSCAPE & DRAINAGE	METRO DISTRICT #2	METRO DISTRICT #2	9,915	0.23
OUTLOT J	LANDSCAPE & DRAINAGE & UTILITY & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	15,639	0.36
OUTLOT K	PARK & LANDSCAPE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	111,412	2.56
OUTLOT L	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	6,503	0.15
OUTLOT M	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	6,087	0.14
OUTLOT N	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	6,503	0.15
OUTLOT O	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	2,759	0.06
OUTLOT P	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	2,116	0.05
OUTLOT Q	LANDSCAPE & DRAINAGE & UTILITY & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	105,468	2.42
OUTLOT R	LANDSCAPE & DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	51,009	1.17
OUTLOT S	UTILITY	METRO DISTRICT #2	METRO DISTRICT #2	10,131	0.23
OUTLOT T	LANDSCAPE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	4,400	0.10
OUTLOT U	UTILITY	METRO DISTRICT #2	METRO DISTRICT #2	3,656	0.08
OUTLOT V	LANDSCAPE & DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	51,135	1.17
OUTLOT W	LANDSCAPE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	1,693	0.04
			TOTAL AREA	934,729	21.46

LAND SUMMARY			
	SQ. FT.	ACRES	%
LOT AREA	1,364,786	31.33	42.6%
ROADWAY AREA	902,758	20.72	28.2%
OPEN SPACE AREA (OUTLOTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W)	934,729	21.46	29.2%
TOTAL AREA	3,202,273	73.51	100%
TOTAL LOTS	320		

NOTES:

1. SEE SHEET 2 (C.1) FOR TYPICAL STREET SECTIONS, GENERAL ABBREVIATIONS LIST, GENERAL NOTES, TYPICAL LOT EASEMENT LAYOUT AND LEGEND.





PROJECT BENCHMARK:

NGS CONTROL POINT "JOHNSON" BEING A ½" STEEL ROD SET IN LOGO MONUMENT BOX LOCATED IN FRONT OF LAZY BOY'S RV IN JOHNSON'S CORNER, WEST OF THE FRONTAGE ROAD, 550 FEET NORTH OF THE INTERSECTION OF THE FRONTAGE ROAD AND MARKETPLACE DRIVE.

DATUM ELEV. = 5000.64 (NAVD88)

SCALE
1 inch = 60 ft.

811 Know what's **below.** **Call** before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

ILC Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
02-05-2021
REVISION DATE:

SHEET TITLE

SITE PLAN

SHEET NUMBER

C.3

SHEET 4 OF 30

i:\job folders\1060\1060-02\prod\psp\site.dwg

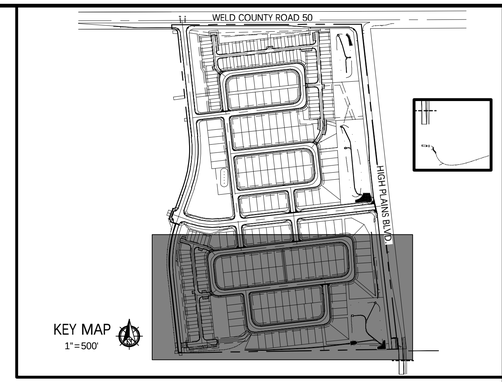
REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

OUTLOT SUMMARY					
	USE	OWNED	MAINTAINED	SQ. FT.	ACRES
OUTLOT A	ACCESS & DRAINAGE & UTILITY	METRO DISTRICT #2	METRO DISTRICT #2	47,586	1.09
OUTLOT B	ACCESS & DRAINAGE & UTILITY	METRO DISTRICT #2	METRO DISTRICT #2	33,837	0.78
OUTLOT C	DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	64,543	1.48
OUTLOT D	DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	123,620	2.84
OUTLOT E	DRAINAGE & UTILITY & PED ACESS	METRO DISTRICT #2	METRO DISTRICT #2	94,020	2.16
OUTLOT F	LANDSCAPE & DRAINAGE & UTILITY & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	64,730	1.49
OUTLOT G	LANDSCAPE & DRAINAGE	METRO DISTRICT #2	METRO DISTRICT #2	113,652	2.61
OUTLOT H	LANDSCAPE & DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	4,317	0.10
OUTLOT I	LANDSCAPE & DRAINAGE	METRO DISTRICT #2	METRO DISTRICT #2	9,915	0.23
OUTLOT J	LANDSCAPE & DRAINAGE & UTILITY & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	15,639	0.36
OUTLOT K	PARK & LANDSCAPE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	111,412	2.56
OUTLOT L	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	6,503	0.15
OUTLOT M	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	6,087	0.14
OUTLOT N	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	6,503	0.15
OUTLOT O	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	2,759	0.06
OUTLOT P	LANDSCAPE	METRO DISTRICT #2	METRO DISTRICT #2	2,116	0.05
OUTLOT Q	LANDSCAPE & DRAINAGE & UTILITY & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	105,468	2.42
OUTLOT R	LANDSCAPE & DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	51,009	1.17
OUTLOT S	UTILITY	METRO DISTRICT #2	METRO DISTRICT #2	10,131	0.23
OUTLOT T	LANDSCAPE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	4,400	0.10
OUTLOT U	UTILITY	METRO DISTRICT #2	METRO DISTRICT #2	3,656	0.08
OUTLOT V	LANDSCAPE & DRAINAGE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	51,135	1.17
OUTLOT W	LANDSCAPE & PED ACCESS	METRO DISTRICT #2	METRO DISTRICT #2	1,693	0.04
			TOTAL AREA	934,729	21.46

LAND SUMMARY			
	SQ. FT.	ACRES	%
LOT AREA	1,364,786	31.33	42.6%
ROADWAY AREA	902,758	20.72	28.2%
OPEN SPACE AREA (OUTLOTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W)	934,729	21.46	29.2%
TOTAL AREA	3,202,273	73.51	100%
TOTAL LOTS	320		

NOTES:

1. SEE SHEET 2 (C.1) FOR TYPICAL STREET SECTIONS, GENERAL ABBREVIATIONS LIST, GENERAL NOTES, TYPICAL LOT EASEMENT LAYOUT AND LEGEND.



PROJECT BENCHMARK:

NGS CONTROL POINT "JOHNSON" BEING A ½" STEEL ROD SET IN LOGO MONUMENT BOX LOCATED IN FRONT OF LAZY BOY'S RV IN JOHNSON'S CORNER, WEST OF THE FRONTAGE ROAD, 550 FEET NORTH OF THE INTERSECTION OF THE FRONTAGE ROAD AND MARKETPLACE DRIVE.

DATUM ELEV. = 5000.64 (NAVD88)

SCALE
1 inch = 60 ft.

Know what's **below.** **Call** before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
02-05-2021
REVISION DATE:

SHEET TITLE

SITE PLAN

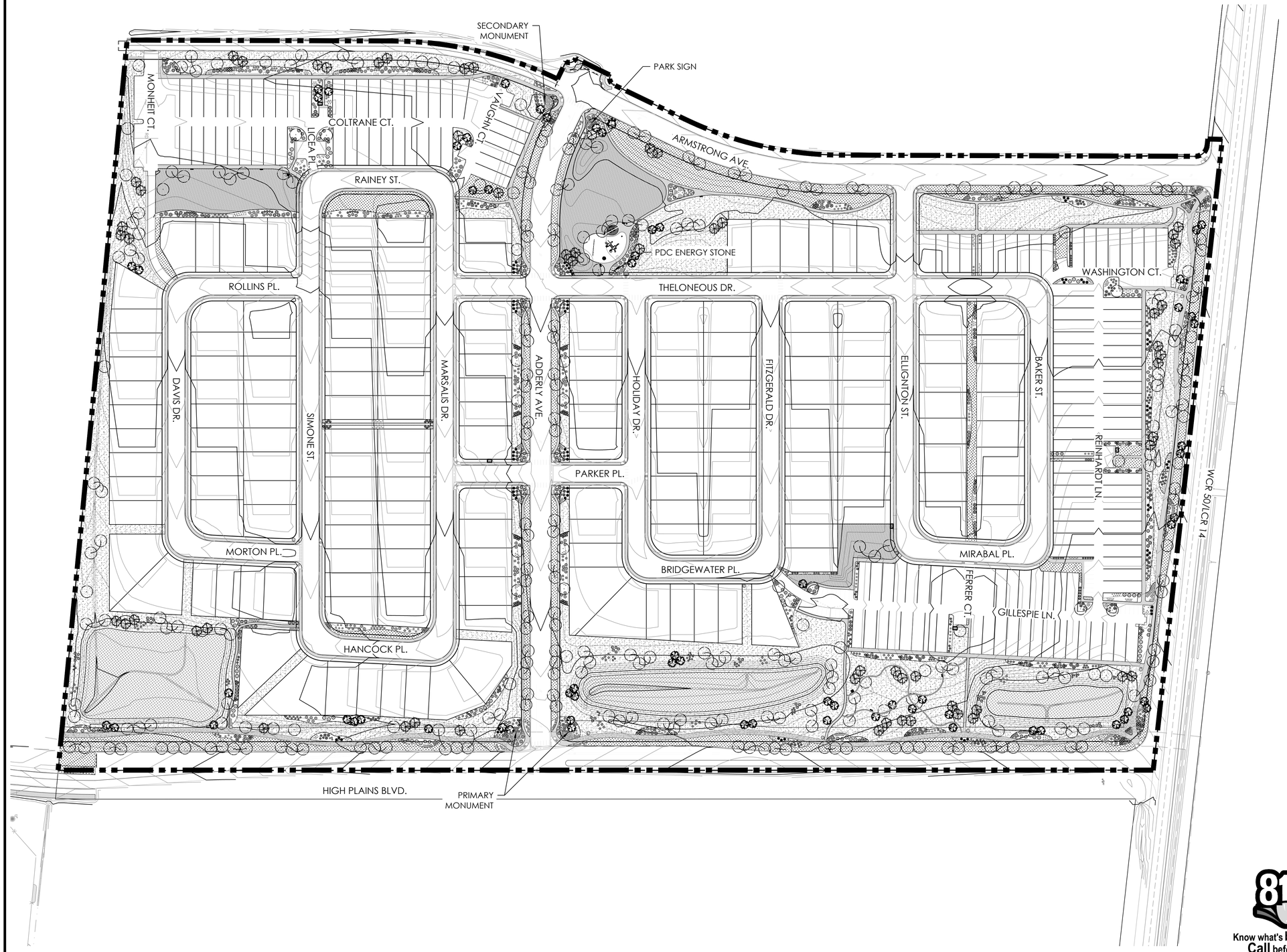
SHEET NUMBER

C.4

SHEET 5 OF 30

i:\job folders\10601\10601-02\ prod\psp\site.dwg

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS & PERENNIALS
- STEEL EDGER
- TURF
- CRUSHER FINES
- CONCRETE WALK
- ROCK MULCH
- NATIVE SEED
- LOW-GROW NATIVE SEED
- NATIVE SEED, NON-IRRAGATED
- MAILBOX KIOSK

Know what's below. Call before you dig.

Scale: 1"= 100'-0"

0 50 100 200

Know what's **below.** **Call** before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
02-05-2021
REVISION DATE:

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

L.1

SHEET 6 OF 30

p:\forestar\great plains village\cad\submittals\fdp submittal #2\landscape plans.dwg

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

LANDSCAPE DESIGN INTENT STATEMENT

THE LANDSCAPE DESIGN FOR FILING NO. 1 IS INTENDED TO ESTABLISH A UNIQUE SENSE OF PLACE, WHICH REFLECTS THE CHARACTER AND QUALITIES OF THE COLORADO PLAINS. NATIVE AND XERIC PLANT SPECIES HAVE BEEN SELECTED TO FULFILL THIS INTENT. PLANT MATERIAL AND LANDSCAPE FEATURES ARE ARRANGED FOR MAXIMUM VISUAL IMPACT WITH MINIMAL WATER WASTE AND SIMPLE MAINTENANCE.

PARKS
THE PARK AT REVERE HAS ACTIVE AND PASSIVE FEATURES TO ACCOMMODATE THE RECREATIONAL NEEDS OF A VARIOUS AGE GROUPS. A PLAY AREA FOR THE YOUNGEST USERS IS ADJACENT TO SHADED SEATING AND MEANDERING WALKS. AN OPEN TURF AREA PROVIDES SPACE FOR INFORMAL SPORTS, WHICH IS SHIELDED SLIGHTLY WITH BERMING AND TREES FROM TWO COLLECTOR ROADS AND ONE INTERSECTION.

LANDSCAPE AREA TABLE

	Length (LF)	Area (SF)	Trees Required	Total Trees Proposed **	Shrubs Required	Shrubs Proposed: Shrubs	Shrubs Proposed: Grasses *	Total Shrubs Proposed **
Arterial Buffer								
1 tree + 5 Shrubs per 2000 square feet		*104155*	*53*	***85***	*261*	*453*	*54*	***507***
Arterial ROW								
1 tree + 5 Shrubs per 1000 square feet		*66826*	*67*	***65***	*335*	*82*	*16*	***98***
Arterial Sub-Total								
		170981	120	**150**	596	535	70	**605**
Collector ROW								
1 tree per 50 linear ft. and 1 shrub per 2000 square feet	3371	41539	68	**74**	208	187	23	**210**
Privately Owned and Operated Land								
1 tree + 5 shrubs for every 4500 square feet		573597	128	**151**	638	539	101	**640**
Detention Areas								
1 tree + 5 shrubs for every 75 linear feet of perimeter	2686	122966	36	**36**	180	180		**180**
TOTAL			352	**411**	1622	1441	194	**1635**

Notes
*Number of grasses shown has conversion of 5 to 1 applied
** Certain trees and shrubs may not be in the artertial ROW and/or buffer due to site restrictions (utilities, walks, detention, etc.). Such trees are located as close to the ROW and/or buffer as possible.

PLANT LIST

QUANTITY	ABV	SCIENTIFIC NAME	COMMON NAME	SIZE	WATER USE
		DECIDUOUS SHADE TREES			
	AGO	AESCULUS GLABRA	OHIO BUCKEYE	2" CAL	LOW
	COH	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2" CAL	LOW
	CSC	CATALPA SPECIOSA	WESTERN CATALPA	2" CAL	LOW
	GDK	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2" CAL	LOW
	GTI	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	HONEYLOCUST, SHADEMASTER	2" CAL	LOW
	QMO	QUERCUS MACROCARPA	OAK, BUR	2" CAL	LOW
	UFE	ULMUS 'FRONTIER'	ELM, FRONTIER	2" CAL	LOW
	UTE	ULMUS X TRIUMPH	ELM, TRIUMPH	2" CAL	LOW
		DECIDUOUS ORNAMENTAL TREES			
	AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	SERVICEBERRY, AUTUMN BRILLIANCE	MULTI-STEM	LOW
	AGB	ACER X GRANDIDENTATUM 'HIGHLAND PARK'	MAPLE, BIGTOOTH 'HIGHLAND PARK'	MULTI-STEM	LOW
	ATG	ACER TATARICUM SUBSP. GINNALA 'FLAME'	MAPLE, GINNALLA	MULTI-STEM	LOW
	ATH	ACER TATARICUM 'HOTWINGS'	MAPLE, HOTWINGS	MULTI-STEM	LOW
	CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR	2" CAL	LOW
	KPG	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL	MEDIUM
	MPC	MALUS X 'PRAIRIFIRE'	CRABAPPLE, PRAIRIFIRE	MULTI-STEM	MEDIUM
	PUP	PYRUS USSURIENSIS 'PRAIRIE GEM'	PEAR, PRAIRIE GEM	2" CAL	LOW
	SPL	SYRINGA PEKINENSIS	LILAC, PEKING	2" CAL	LOW
		EVERGREEN TREES			
	PN	PINUS NIGRA	AUSTRIAN PINE	6' HT	VERY LOW
	PE	PINUS EDULIS	PINON PINE	6' HT	VERY LOW
	PF	PINUS FLEXILUS	LIMBER PINE	6' HT	VERY LOW
	PP	PINUS PONDEROSA	PONDEROSA PINE	6' HT	VERY LOW
		EVERGREEN SHRUBS			
	JSS	JUNIPERUS SABINA 'SCANDIA'	JUNIPER, SCANDIA	5 GAL	LOW
	JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	5 GAL	LOW
	JHB	JUNIPERUS HOROZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	5 GAL	LOW
	JSW	JUNIPEROUS SCOPULARUM 'WOODWARD'	JUNIPER, WOODWARD ROCKY MOUNTAIN	5 GAL	VERY LOW
	PMT	PINUS MUGO 'TANNENBAUM'	MUGO PINE, TANNENBAUM	5 GAL	LOW
	PMS	PINUS MUGO 'SLOWMOUND'	PINE, MUGO SLOWMOUND	5 GAL	LOW
		DECIDUOUS SHRUBS			
	ACL	AMORPHA CANESCENS	LEADPLANT	5 GAL	VERY LOW
	ATS	ARTEMISIA TRIDENTATA	SAGEBRUSH	5 GAL	VERY LOW
	CPS	CYTISUS PURGENS 'SPANISH GOLD'	BROOM, SPANISH GOLD	5 GAL	LOW
	CNA	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH	5 GAL	VERY LOW
	FAP	FALLUGIA PARADOXA	APACHE PLUME	5 GAL	LOW
	FNP	FORESTIERA NEOMEXICANA	NEW MEXICO, PRIVET	5 GAL	LOW
	PBS	PRUNUS BESSEYI	WESTERN SAND CHERRY	5 GAL	LOW
	POG	PHYSOCARPUS OPUFOLIUS 'DARTS GOLD'	NINEBARK, DARTS GOLD	5 GAL	LOW
	RGM	RIBES ALPINUM 'GREENMOUND'	CURRANT GREEN MOUND	5 GAL	LOW
	RAM	RIBES AUREUM	CURRANT YELLOW FLOWERING	5 GAL	LOW
	RAS	RHUS AROMATICA 'GRO-LOW'	SUMAC DWARF FRAGRANT	5 GAL	LOW
	RNW	ROSA 'NEARLY WILD'	ROSE NEARLY WILD SHRUB	5 GAL	LOW
		ORNAMENTAL GRASSES			
	AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	1 GAL	LOW
	BGB	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1 GAL	LOW
	HSG	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	1 GAL	LOW
	SSB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM GRASS	1 GAL	LOW
	SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	1 GAL	LOW
	PVD	PANICUM VIRGATUM 'DALLAS BLUES'	DALLAS BLUES SWITCH GRASS	1 GAL	LOW
	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL	LOW
	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL	LOW
		PERENNIALS			
	ATM	ACHILLA MILLEFOLIUM 'TERRA COTTA'	YARROW, TERRA COTTA	1 GAL	LOW
	ACR	AGASTACHE CORONADO RED	HYSSOP, CORONADO RED	1 GAL	LOW
	CIP	CALLIRHOE INVOLUCRATA	PRAIRIE WINECUPS	1 GAL	LOW
	GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	1 GAL	LOW
	KSE	KNIPHOFIA 'STARK'S EARLY HYBRIDS'	TORCHLILY, RED	1 GAL	LOW
	SNM	SALVIA NEMOROSA 'MAYNIGHT'	MAYNIGHT SALVIA	1 GAL	LOW

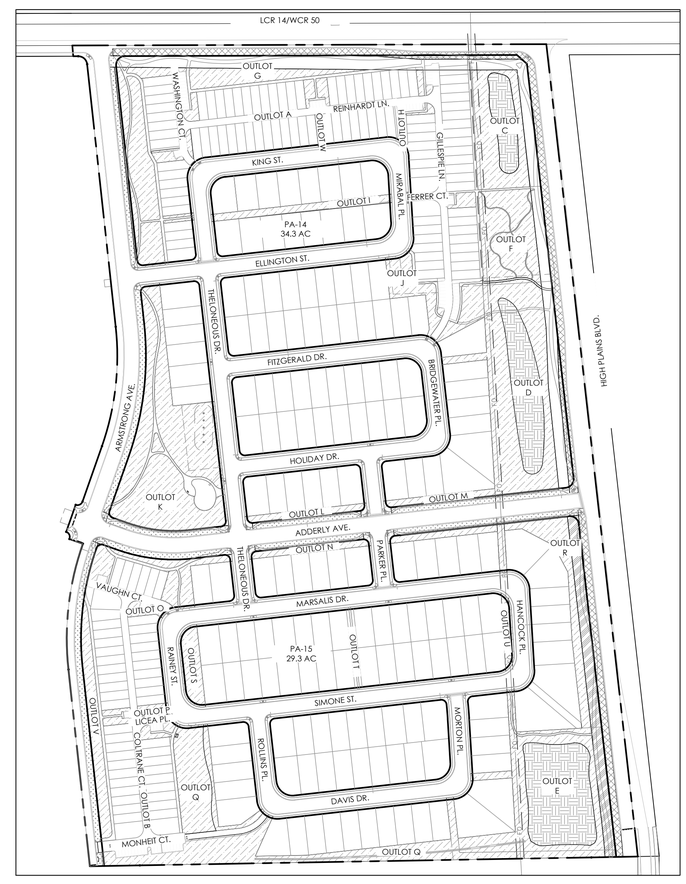
LANDSCAPE NOTES

1. THESE LANDSCAPE STANDARDS SHALL ONLY APPLY TO REVERE FILING NO. 1. STANDARDS FOR FUTURE FILINGS MAY VARY.
2. SOME, BUT NOT ALL, COMMON OPEN SPACE AREAS ARE ANTICIPATED TO BE IRRIGATED WITH AUTOMATIC UNDERGROUND IRRIGATION SYSTEMS USING RAW WATER.
3. LOW AND MODERATE WATER CONSUMING TURF AND OTHER PLANT MATERIAL SHALL BE USED TO THE EXTENT PRACTICAL.
4. TREES SHALL NOT BE PLANTED WITHIN 10' OF WATER SEWER OR STORM SEWER UTILITY MAINS. SHRUBS SHALL NOT BE PLANTED WITHIN 5' OF WATER SEWER OR STORM SEWER MAINS.
5. NO TREE SHALL BE PLANTED WITHIN 5' OF A FIRE HYDRANT. ALL OTHER PLANTINGS, OTHER THAN SOD/GRASS, MUST PROVIDE MINIMUM CLEARANCE OF THREE (3) FEET AROUND ANY FIRE HYDRANT, WHEN PLANTING IS AT FULL MATURITY.
6. ALL LANDSCAPING SHALL ALLOW FOR A MINIMUM OF 13'-6" UNOBSTRUCTED OVERHEAD CLEARANCE FOR FULL WIDTH OF ALL ROADWAYS. IN ADDITION, ALL LANDSCAPING SHALL ALLOW FOR A MINIMUM OF 20'-0" UNOBSTRUCTED WIDTH FOR ALL EMERGENCY VEHICLE ACCESS ROUTES.
7. ALL LANDSCAPING SHALL ALLOW FOR A MINIMUM OF 3-FEET OF CLEAR SPACE IN ALL DIRECTIONS OF A FIRE HYDRANT WHEN PLANTING IS AT FULL MATURITY.
8. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH SIGHT DISTANCE CRITERIA.
9. PLANT MATERIAL CONDITIONS AND QUANTITIES WILL CONFORM TO THE REQUIREMENTS OF THE GREAT PLAINS VILLAGE ODP, PERFORMANCE STANDARDS, AND DESIGN GUIDELINES. THEY WILL BE REVIEWED IN CONJUNCTION WITH THE FINAL PLATS AND FINAL DEVELOPMENT PLANS.
10. THE IRRIGATED TURF (SOD OR SEED) AND DRY LAND MIXES WILL BE DETERMINED WITH FINAL DEVELOPMENT PLANS.
11. DECIDUOUS STREET TREES SHALL NOT BE WITHIN 40' OF STREET LIGHTS.
12. ALL PARK FACILITIES, INCLUDING TRAILS, SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND ASHTO GUIDELINES.
13. NO LANDSCAPING SHALL BE PLANTED THAT IMPAIRS DRAINAGE, INCLUDING SWALES AND DRAINAGE OVERFLOW PATHS.
14. GRASSES ARE CALCULATED AT A RATE OF 5 GRASSES TO 1 SHRUB.
15. ONLY IMPROVEMENTS SHOWN IN THE PLANS ARE PERMITTED WITHIN THE MAGELLAN EASEMENT. FUTURE IMPROVEMENTS MUST BE APPROVED BY MAGELLAN.

LANDSCAPE PERCENTAGES

TYPE	MIN. REQUIRED AREA (SF)	PROVIDED AREA (SF)	REQUIRED % OF TOTAL LANDSCAPE AREA	PROVIDED % OF TOTAL LANDSCAPE AREA
SOD/TURF	N/A	74,959	MAX. 70%	8.4%
IRRIGATED LOW GROW NATIVE GRASS	N/A	170,604	N/A	19.1%
IRRIGATED NATIVE GRASS	N/A	413,805	N/A	46.3%
NON-IRRIGATED NATIVE GRASS	N/A	100,859	N/A	11.3%
SHRUB BED	N/A	134,002	N/A	15.0%
TOTAL LANDSCAPE AREA	N/A	894,229	N/A	100.0%

LANDSCAPE AREA MAP



LANDSCAPE AREA KEY

- ARTERIAL BUFFER
- ARTERIAL ROW
- COLLECTOR ROW
- PRIVATELY OWNED & OPERATED LAND
- DETENTION AREA

N

Scale: 1"= 200'-0"
0 100 200 400

Know what's below. Call before you dig.

Know what's below. Call before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN
FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
02-05-2021
REVISION DATE:

SHEET TITLE

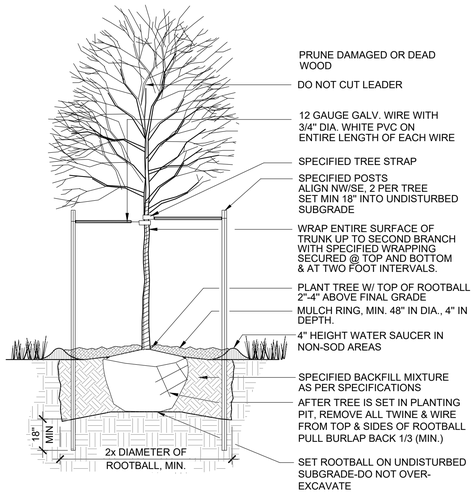
LANDSCAPE NOTES

SHEET NUMBER

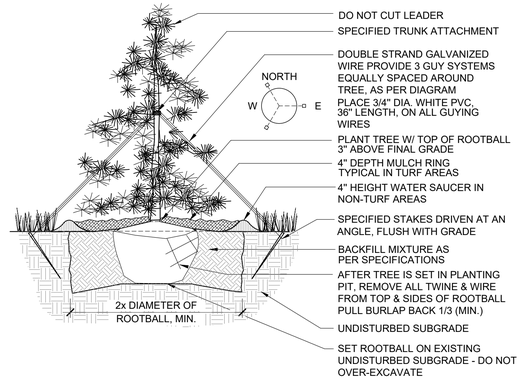
L.12

p:\forestar\great plains village\cad\submittals\fdp submittal #2\landscape notes and details.dwg

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

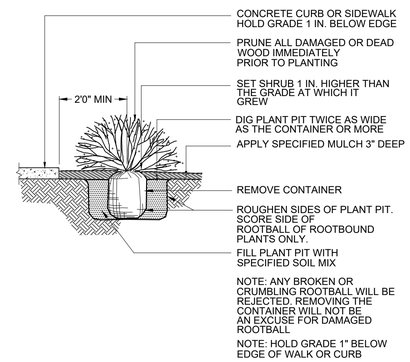


1 DECIDUOUS TREE PLANTING
NTS



1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN LAWN AREAS.
2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

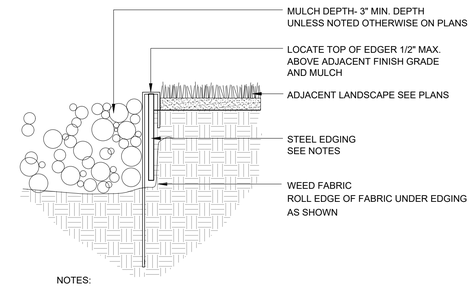
2 EVERGREEN TREE PLANTING
NTS



NOTE: ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINER WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALL.

NOTE: HOLD GRADE 1" BELOW EDGE OF WALK OR CURB

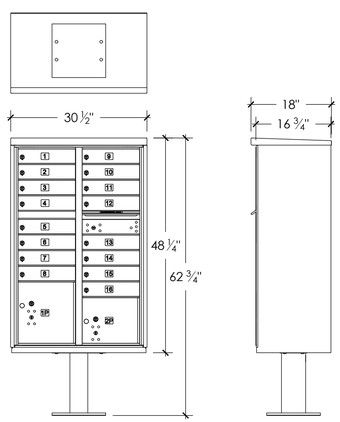
3 TYPICAL SHRUB PLANTING
NTS



NOTES:

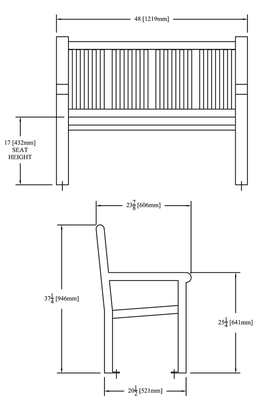
1. STEEL EDGING SHALL BE MIN. 14 GA., 6", ROLL TOP W/ 14" STAKES
2. EDGING SHALL BE POWDER COATED, BLACK
3. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ FINISH GRADE OF CONCRETE.
4. ALL JOINTS SHALL BE SECURELY STAKED.

4 STEEL EDGER
NTS

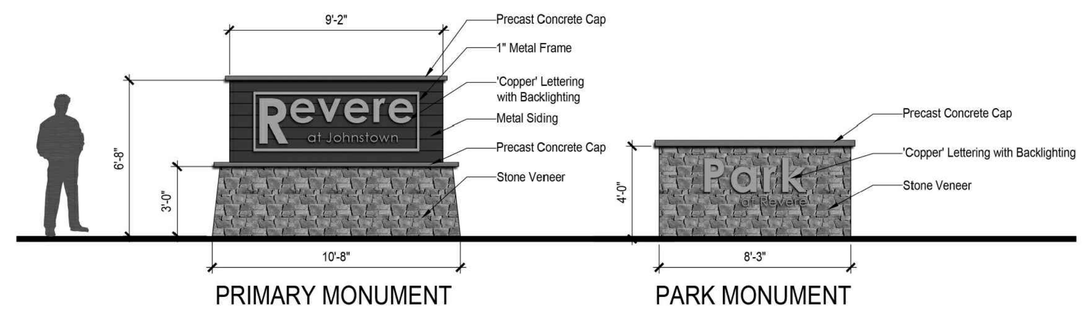


NOTES:
1) EXACT MODEL AND COLOR WILL BE DETERMINED AT A LATER DATE.

5 MAIL KIOSK
NTS

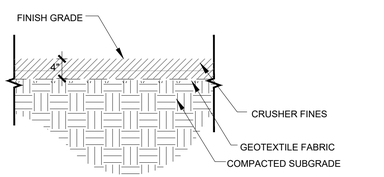


6 BENCH
NTS



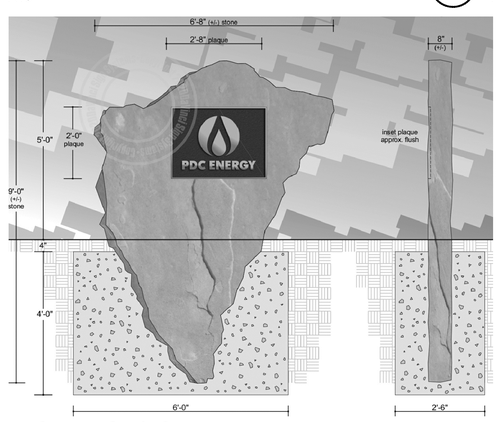
7 PRIMARY MONUMENT & PARK MONUMENT
NTS

NOTE: MONUMENT IS CONCEPTUAL AND SUBJECT TO CHANGE.



NOTE: CRUSHER FINES SHALL BE PLACED AND COMPACTED IN 2" LIFTS UNTIL FINISH GRADE IS MET
CRUSHER FINES COLOR SHALL BE: BUFF

8 CRUSHER FINES TRAIL
NTS



9 PDC ENERGY STONE
NTS

NOTE: DETAILS AND EQUIPMENT SHOWN ARE PRELIMINARY. FINAL EQUIPMENT, STRUCTURES, MATERIALS, COLORS, ETC ARE SUBJECT TO CHANGE.

Know what's below. Call before you dig.

Know what's below. Call before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE: 02-05-2021
REVISION DATE:

SHEET TITLE

LANDSCAPE DETAILS

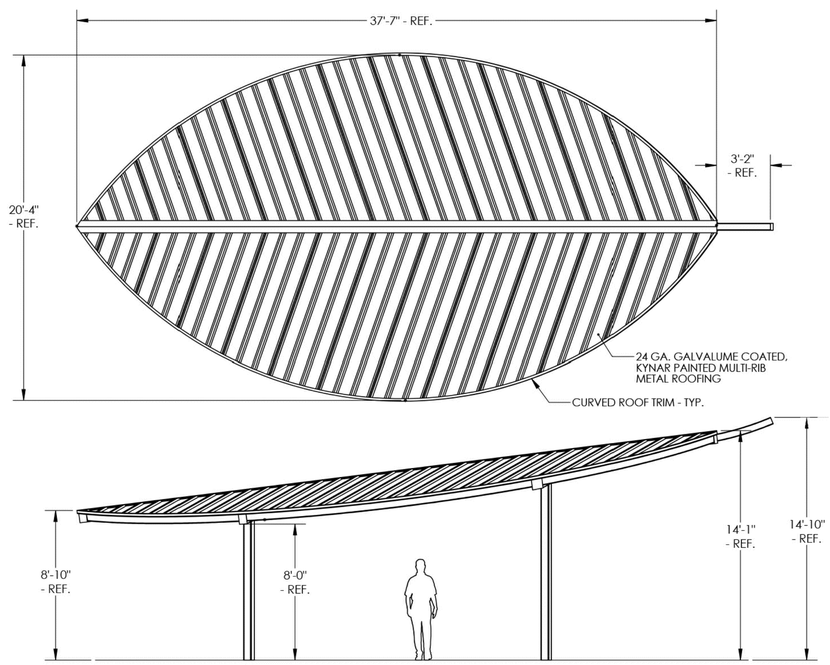
SHEET NUMBER

L.13

SHEET 18 OF 30

p:\forestar\great plains village\cad\submittals\fdp submittal #2\landscape notes and details.dwg

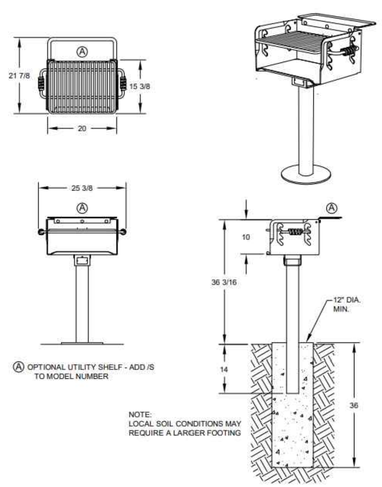
REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



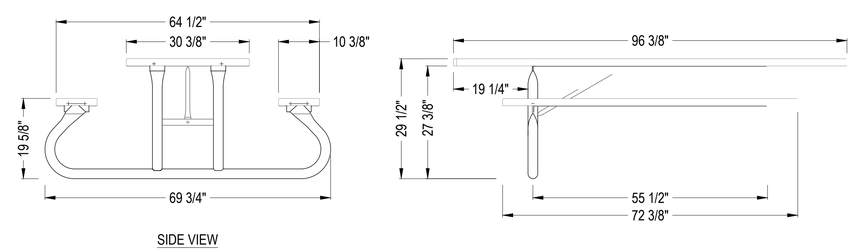
1 SHADE STRUCTURE
NTS

2 PLAYGROUND EQUIPMENT
NTS

3 PET WASTE STATION
NTS



4 BBQ
NTS



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5060-176.

5 PICNIC TABLE
NTS

6 TRASH
NTS

NOTE: DETAILS AND EQUIPMENT SHOWN ARE PRELIMINARY. FINAL EQUIPMENT, STRUCTURES,MATERIALS, COLORS, ETC ARE SUBJECT TO CHANGE.

Know what's below. Call before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Innovative Land Consultants, Inc.

PROJECT NAME
REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
02-05-2021
REVISION DATE:

SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
L.14

p:\forestar\great plains village\cad\submittals\fdp submittal #2\landscape notes and details.dwg

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

LEGEND

- ● SINGLE FAMILY ATTACHED
- ▲ SINGLE FAMILY DETACHED (50' MINIMUM LOT WIDTH)

HOUSING TYPE DATA

PLANNING AREA	ACRES	HOUSING TYPE	# OF UNITS	% OF UNITS
PA-14	5.2	SINGLE FAMILY ATTACHED	100	31.3%
	9.8	SINGLE FAMILY DETACHED	78	24.4%
SUBTOTAL	15.0		178	55.6%
PA-15	3.2	SINGLE FAMILY ATTACHED	50	15.6%
	13.3	SINGLE FAMILY DETACHED	92	28.8%
SUBTOTAL	16.5		142	44.4%
TOTAL	**31.5**		**320**	**100.0%**

N

Scale: 1"= 150'-0"

0 75 150 300

Know what's **below.** **Call** before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
02-05-2021

REVISION DATE:

SHEET TITLE

HOUSING TYPE PLAN

SHEET NUMBER

L.15

SHEET 20 OF 30

p:\forestar\great plains village\cad\submittals\fdp submittal #2\exhibits.dwg

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

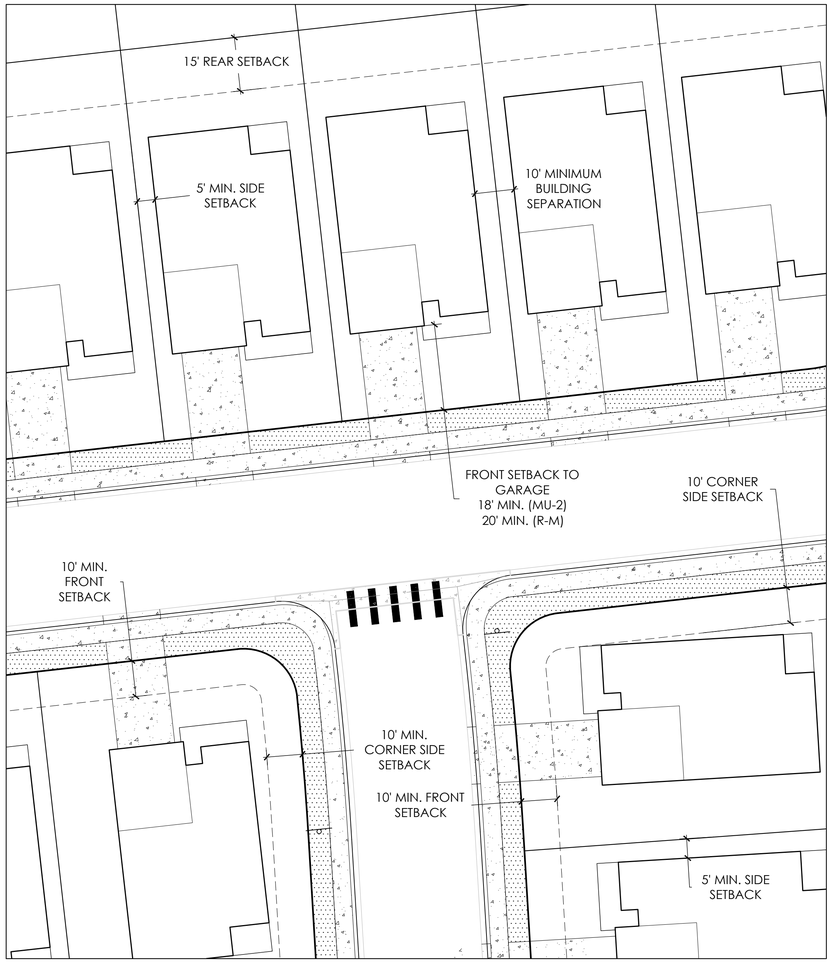


EXHIBIT A - SINGLE FAMILY DETACHED LOT TYPICAL

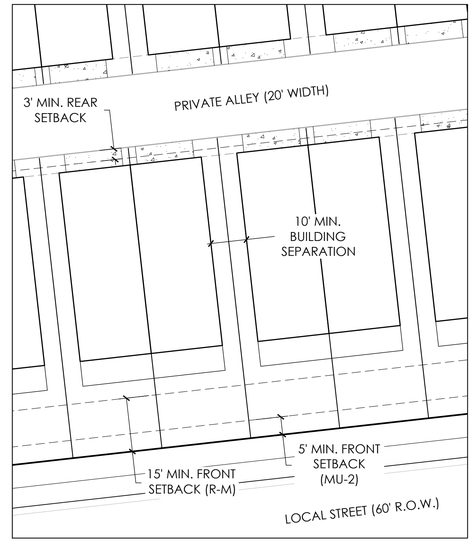


EXHIBIT B - SINGLE FAMILY ATTACHED ALLEY-LOADED LOT TYPICAL

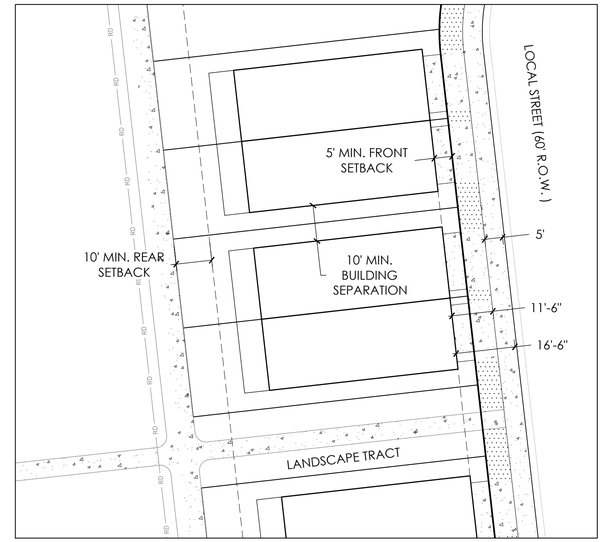


EXHIBIT C - SINGLE FAMILY ATTACHED STREET-LOADED LOT TYPICAL

LEGEND

- CONCRETE
- TURF
- SETBACK LINE

SINGLE FAMILY DETACHED (SFD)

STANDARDS	R-M	MU-2
MINIMUM LOT SIZE	3,200	3,200
MINIMUM CLUSTER LOT SIZE	2,000	2,000
PARKING REQUIREMENT	CODE	CODE
MAXIMUM HEIGHT	35'	35'
PRINCIPAL USE	**R-M**	**MU-2**
FRONT SETBACK TO BUILDING	10'	10'
FRONT SETBACK TO COVERED PORCH	5'	5'
FRONT SETBACK TO GARAGE	20'	18'
FRONT SETBACK TO SIDE LOADED GARAGE	10'	10'
SIDE SETBACK MINIMUM	5'	5'
*BUILDING SEPARATION	10'	10'
REAR SETBACK - FRONT LOAD	15'	15'
REAR SETBACK - CLUSTER	10'	5'
REAR SETBACK - ALLEY LOAD	3'	3'
SIDE (CORNER) SETBACK	10'	10'
ACCESSORY USE	**R-M**	**MU-2**
MAXIMUM HEIGHT	15'	15'
FRONT SETBACK	20'	20'
SIDE SETBACK	3'*	0'
REAR SETBACK	5'	0'
REAR SETBACK (ALLEY LOAD GARAGE)	3'	3'
SIDE (CORNER) SETBACK	15'	5'

* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

LAND USE DEVELOPMENT STANDARDS MATRIX

RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

SINGLE FAMILY ATTACHED (SFA) RESIDENTIAL

STANDARDS	R-M	MU-2
MINIMUM LOT SIZE	1200	1200
MAXIMUM HEIGHT	35'	50'
PRINCIPAL USE	**R-M**	**MU-2**
FRONT SETBACK TO BUILDING FACE	15'	5'
FRONT SETBACK TO COVERED PORCH	10'	0'
SIDE SETBACK MINIMUM	0'	0'
SIDE SETBACK WITH EASEMENT	15'	10'
*BUILDING SEPARATION	10'	10'
REAR SETBACK	15'	10'
REAR SETBACK - ALLEY LOAD GARAGE	3'*	3'*
SIDE (CORNER) SETBACK	15'	5'
ACCESSORY USE	**R-M**	**MU-2**
MAXIMUM HEIGHT	15'	15'
FRONT SETBACK	20'	20'
SIDE SETBACK	5'	5'
REAR SETBACK - NON GARAGE	10'	10'
REAR SETBACK (ALLEY LOAD GARAGE)	3'*	3'*
SIDE (CORNER) SETBACK	15'	0'

* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

NOTE: SETBACKS ONLY APPLY TO FILING NO. 1. FUTURE FILINGS ARE SUBJECT TO THE SETBACKS ESTABLISHED IN THE ODP UNLESS AMENDED THROUGH THE PDP/FDP PROCESS.

N

Scale: 1"= 20'-0"

0 10 20 40

Know what's below. Call before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE: 02-05-2021

REVISION DATE:

SHEET TITLE

LOT TYPICALS

SHEET NUMBER

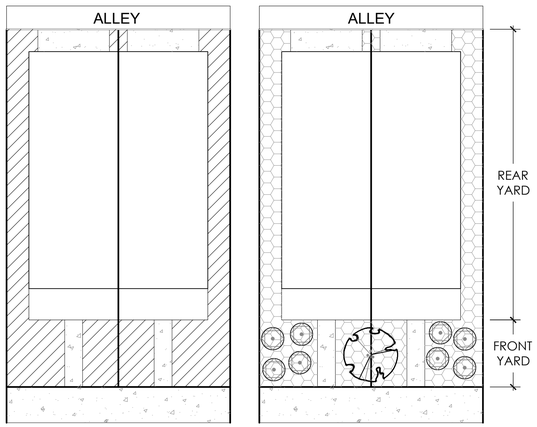
L.16

p:\forestar\great plains village\cad\submittals\fdp submittal #2\exhibits.dwg

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

ALLEY LOAD SINGLE-FAMILY ATTACHED LOTS

LANDSCAPE AREA TYPICAL | LANDSCAPE TYPICAL

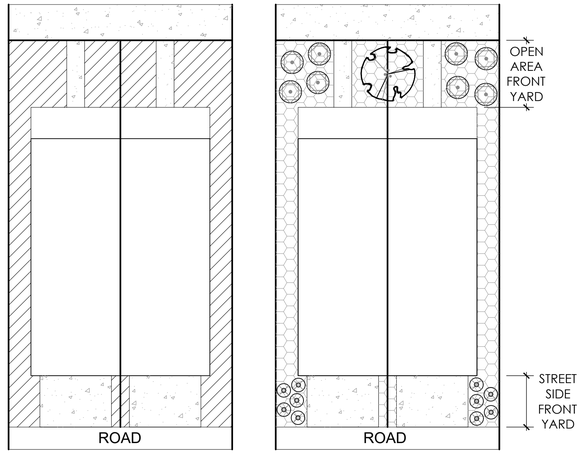


SINGLE FAMILY ATTACHED LOT LANDSCAPE STANDARDS

1. AT LEAST FOUR (4) SHRUBS WILL BE PLANTED ON EVERY LOT.
2. AT LEAST ONE (1) TREE OF ONE AND ONE-HALF (1 $\frac{1}{2}$) INCH CALIPER WILL BE PROVIDED FOR EACH SINGLE FAMILY ATTACHED BUILDING IN THE FRONT YARD.
3. TREES REQUIRED IN THE ADJACENT RIGHT-OF-WAY WILL NOT BE USED TO MEET THE LOT STANDARDS.
4. TURF/SOD IS NOT PERMITTED FOR SINGLE FAMILY ATTACHED LOTS.

SINGLE-FAMILY ATTACHED LOTS

LANDSCAPE AREA TYPICAL | LANDSCAPE TYPICAL

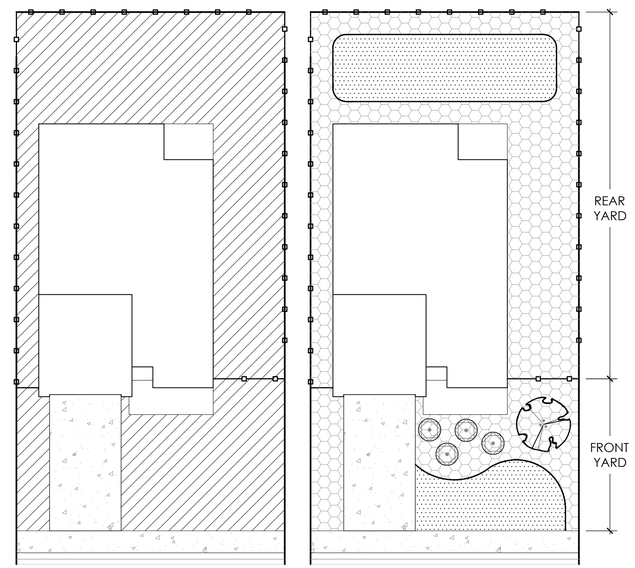


SINGLE FAMILY ATTACHED LOT LANDSCAPE STANDARDS

1. AT LEAST FOUR (4) SHRUBS WILL BE PLANTED IN THE OPEN AREA FRONT YARD OF EVERY LOT. AT LEAST FIVE (5) SHRUBS WILL BE PLANTED IN THE STREET SIDE FRONT YARD OF EVERY LOT.
2. AT LEAST ONE (1) TREE OF ONE AND ONE-HALF (1 $\frac{1}{2}$) INCH CALIPER WILL BE PROVIDED FOR EACH SINGLE FAMILY ATTACHED UNIT IN THE OPEN AREA FRONT YARD.
3. TREES REQUIRED IN THE ADJACENT RIGHT-OF-WAY WILL NOT BE USED TO MEET THE LOT STANDARDS.
4. TURF/SOD IS NOT PERMITTED FOR SINGLE FAMILY ATTACHED LOTS.

SINGLE-FAMILY DETACHED INTERIOR LOTS

LANDSCAPE AREA TYPICAL | LANDSCAPE TYPICAL



SINGLE-FAMILY RESIDENTIAL LOT LANDSCAPE STANDARDS

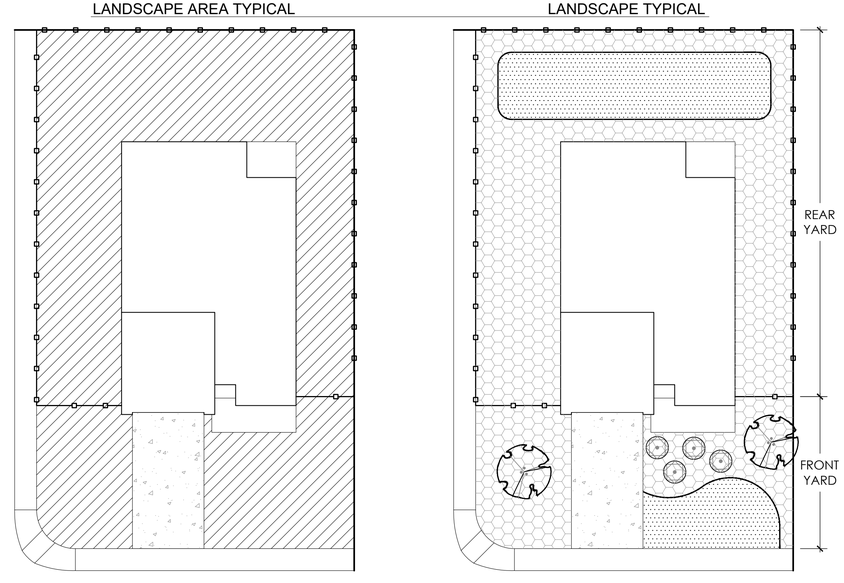
1. AT LEAST FOUR (4) SHRUBS WILL BE PLANTED IN THE FRONT YARD OF EVERY LOT.
2. AT LEAST ONE (1) TREE IN THE INTERIOR LOT FRONT YARD, AND TWO (2) TREES IN THE CORNER LOT FRONT YARD OF ONE AND ONE-HALF (1 $\frac{1}{2}$) INCH CALIPER WILL BE PROVIDED.
3. MAXIMUM 30% OF LANDSCAPE AREA CAN BE TURF.
4. TREES REQUIRED IN THE ADJACENT RIGHT-OF-WAY WILL NOT BE USED TO MEET THE LOT STANDARDS.
5. TURF AREAS MAY BE A LOW WATER SEED MIX.

LEGEND

- CONCRETE
- TURF (NON-SYNTHETIC)
- MULCH (ROCK/WOOD)
- LANDSCAPE AREA
- EDGER

SINGLE-FAMILY DETACHED CORNER LOTS

LANDSCAPE AREA TYPICAL | LANDSCAPE TYPICAL



Know what's below. Call before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE: 02-05-2021

REVISION DATE:

SHEET TITLE

LOT TYPICALS

SHEET NUMBER

L.17

SHEET 22 OF 30

p:\forestar\great plains village\cad\submittals\fdp submittal #2\exhibits.dwg

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

NOTES:
1. ELEVATIONS ARE CONCEPTUAL AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. MODELS AND ELEVATIONS MAY DIFFER, BUT MUST BE APPROVED BY THE TOWN OF JOHNSTOWN.

SINGLE FAMILY DETACHED

Know what's below. Call before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN
FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
02-05-2021
REVISION DATE:

SHEET TITLE

ARCHITECTURAL CHARACTER IMAGERY

SHEET NUMBER

L.18

p:\forestar\great plains village\cad\submittals\fdp submittal #2\exhibits.dwg

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

NOTES:
1. ELEVATIONS ARE CONCEPTUAL AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. MODELS AND ELEVATIONS MAY DIFFER, BUT MUST BE APPROVED BY THE TOWN OF JOHNSTOWN.

Front Elevation - Buidling Type (DT07 + DT08) 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Front Elevation - Buidling Type (DT07 + DT08) 'B'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Front Elevation - Buidling Type (DT07 + DT08) 'C'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Front Elevation - Buidling Type (DT07 + DT08) 'D'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

SINGLE FAMILY ATTACHED

Know what's below. Call before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE: 02-05-2021

REVISION DATE:

SHEET TITLE

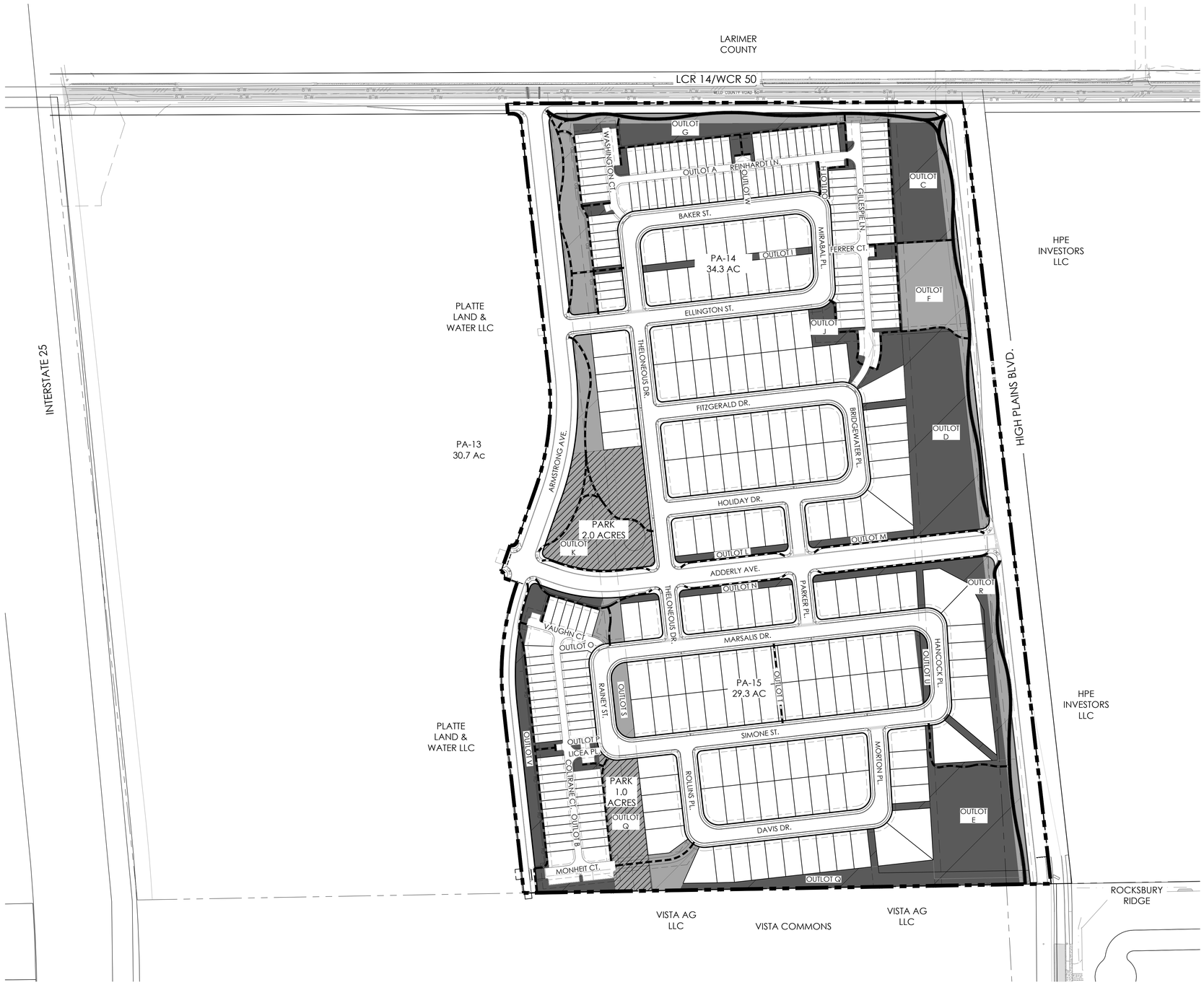
ARCHITECTURAL CHARACTER IMAGERY

SHEET NUMBER

L.19

p:\forestar\great plains village\cad\submittals\fdp submittal #2\exhibits.dwg

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



LEGEND

- OPEN AREA
- USABLE OPEN AREA
- PARK
- REGIONAL TRAIL
- NEIGHBORHOOD TRAIL

OPEN AREA DATA			
	OPEN AREA	PARK AREA ONLY	USABLE OPEN AREA + PARK
REQUIRED	11.0	1.3	7.3
PROVIDED	19.4	3.0	8.4

*DETENTION PONDS ACCOUNT FOR APPROXIMATELY 3 ACRES OF OPEN AREA.

NOTES:

1. ANY OPEN AREA AND/OR USABLE OPEN AREA THAT IS ABOVE THE REQUIRED SQUARE FOOTAGE MAY BE APPLIED TO FUTURE FILING REQUIREMENTS WITH THE APPROVAL OF THE PLANNING AND DEVELOPMENT DIRECTOR.

N

Scale: 1"= 150'-0"

0 75 150 300

Know what's **below.** **Call** before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE: 02-05-2021

REVISION DATE:

SHEET TITLE

OPEN AREA & TRAILS PLAN

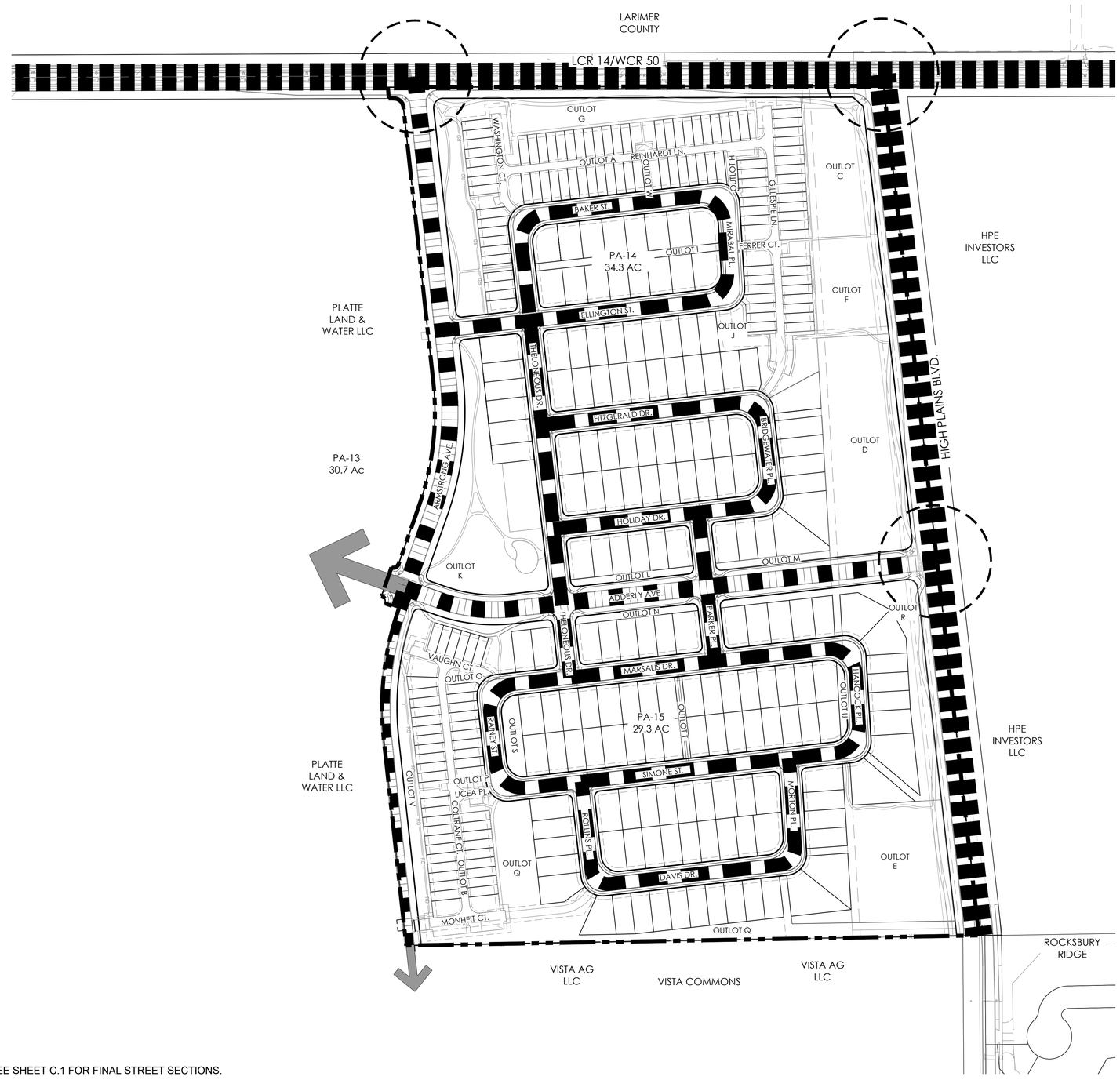
SHEET NUMBER

L.20

SHEET 25 OF 30

p:\forestar\great plains village\cad\submittals\fdp submittal #2\exhibits.dwg

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



LEGEND

- MAJOR ARTERIAL
- COLLECTOR
- INTERIM COLLECTOR
- LOCAL
- POTENTIAL FUTURE ACCESS
- FULL MOVEMENT INTERSECTION

NOTE: SEE SHEET C.1 FOR FINAL STREET SECTIONS.

Know what's below. Call before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE: 02-05-2021

REVISION DATE:

SHEET TITLE

CIRCULATION PLAN

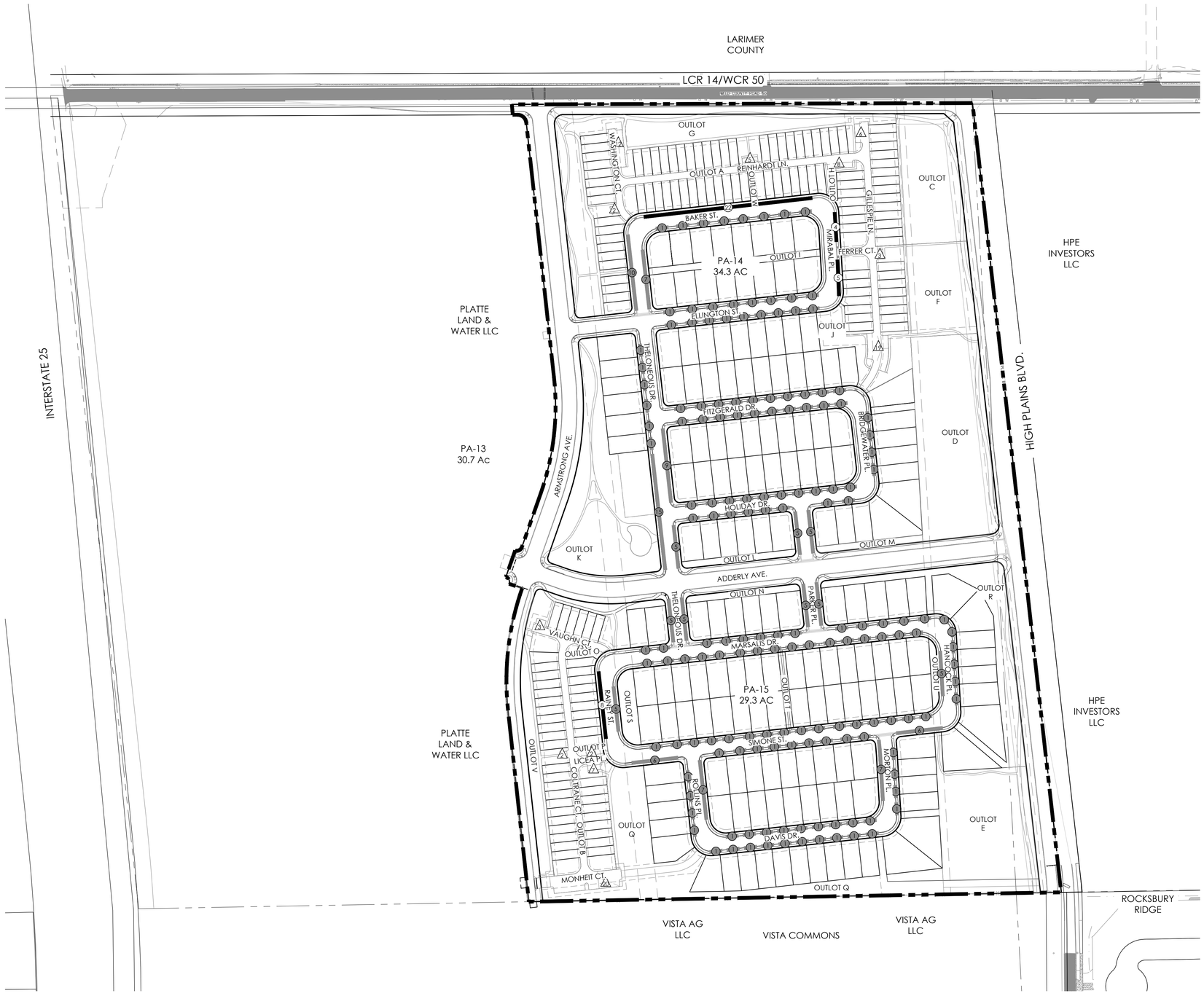
SHEET NUMBER

L.21

SHEET 26 OF 30

p:\forestar\great plains village\cad\submittals\fdp submittal #2\exhibits.dwg

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



LEGEND

- ON-STREET PARKING (SFA)
- ON-STREET PARKING (SFD)
- OFF-STREET PARKING

SINGLE FAMILY PARKING DATA

PARKING TYPE	PARKING REQUIRED PER CODE (2 PER UNIT)	ADDITIONAL GUEST PARKING (0.5 PER UNIT)	TOTAL PARKING	PARKING PROVIDED
ON-STREET		160	800	311
OFF-STREET	640			92
DRIVEWAY				340
GARAGE				640
TOTAL	640	160	800	1,383

NOTES:

1. PARKING REQUIREMENTS ARE TWO (2) SPACES PER UNIT.
2. ALL SINGLE FAMILY ATTACHED AND DETACHED UNITS INCLUDE A TWO-CAR GARAGE.

N

Scale: 1"= 150'-0"

0 75 150 300

Know what's **below.** **Call** before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
02-05-2021

REVISION DATE:

SHEET TITLE

PARKING PLAN

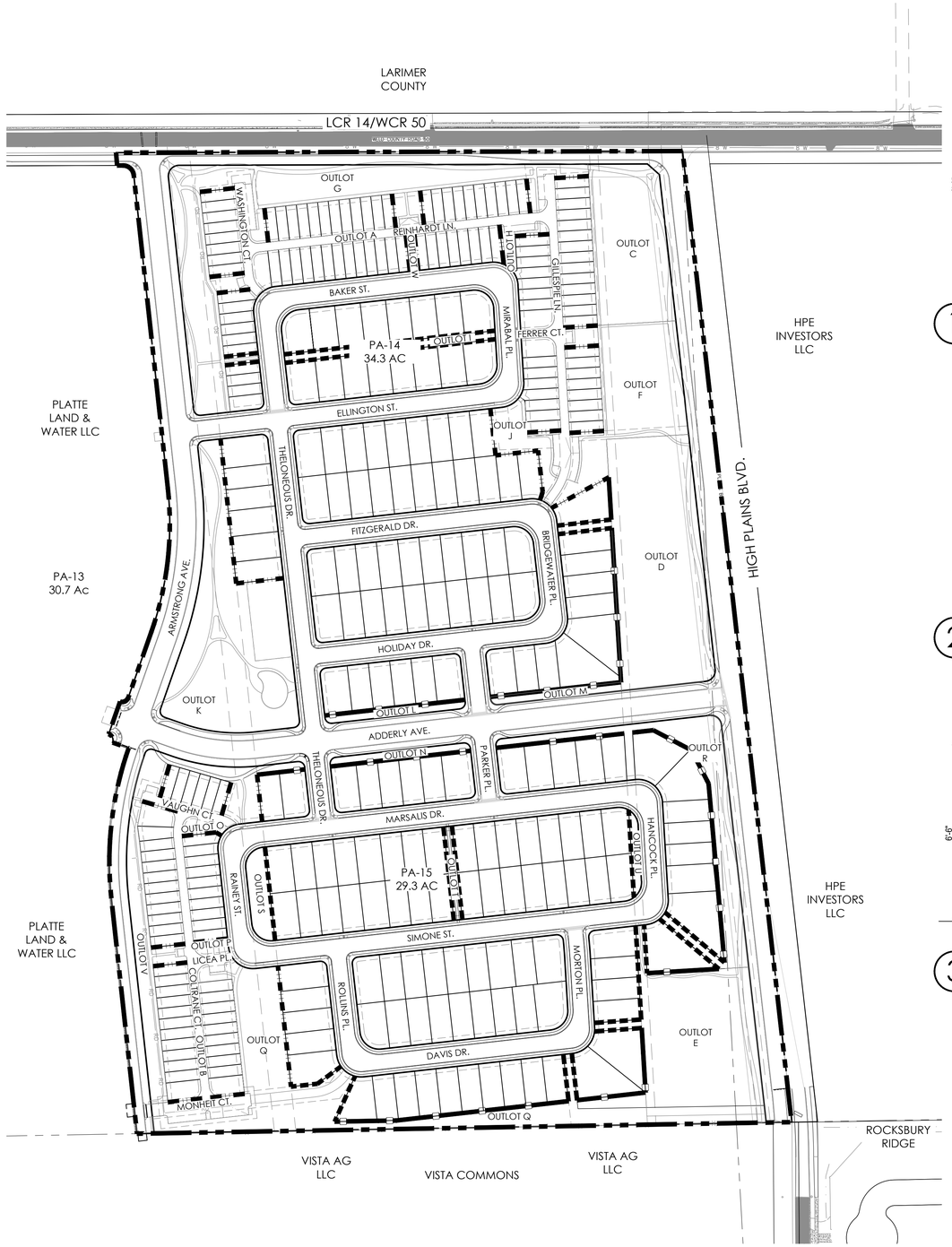
SHEET NUMBER

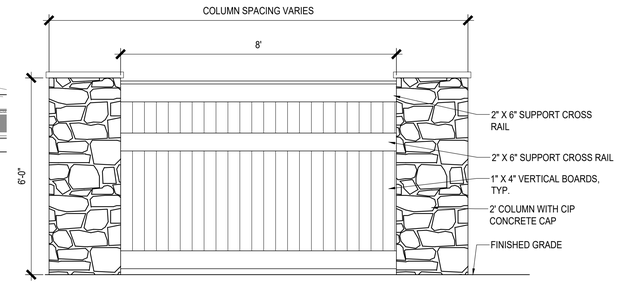
L.22

SHEET 27 OF 30

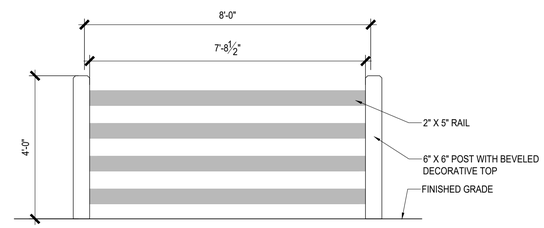
p:\forestar\great plains village\cad\submittals\fdp submittal #2\exhibits.dwg

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

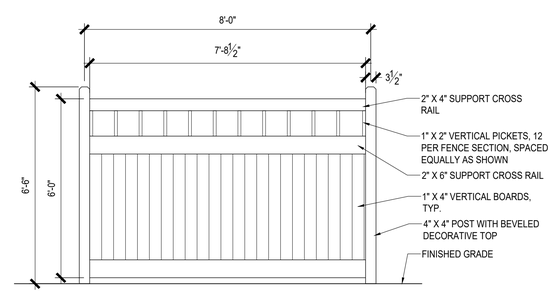




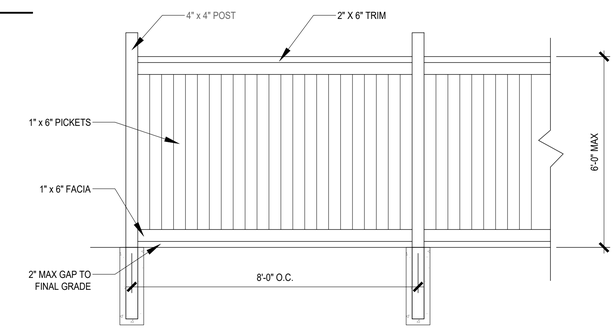
1 6' OPAQUE FENCE WITH COLUMNS
1/2"=1'-0"



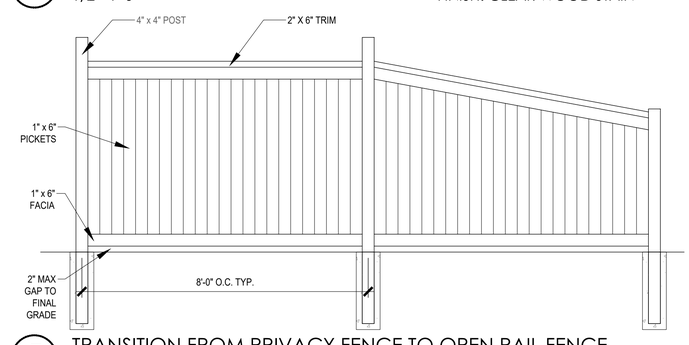
2 48" OPEN RAIL FENCE
1/2"=1'-0"



3 6' SEMI-OPAQUE FENCE
1/2"=1'-0"



4 PRIVACY FENCE
1/2"=1'-0"
FINISH: CLEAR WOOD STAIN



5 TRANSITION FROM PRIVACY FENCE TO OPEN RAIL FENCE
1/2"=1'-0"
FINISH: CLEAR WOOD STAIN

LEGEND

- 6' OPAQUE FENCE WITH COLUMNS
- 48" OPEN RAIL FENCE
- 6' SEMI-OPAQUE FENCE

NOTES:

1. COLUMNS WILL BE SPACED EVERY 100'.
2. FENCING SHOWN IS METRO DISTRICT OR HOA-MAINTAINED FENCING. INDIVIDUAL LOTS WILL HAVE FENCING WHICH WILL MEET TOWN OF JOHNSTOWN AND CC&R STANDARDS/REQUIREMENTS.

N

Scale: 1"= 150'-0"
0 75 150 300

Know what's below. Call before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
02-05-2021
REVISION DATE:

SHEET TITLE

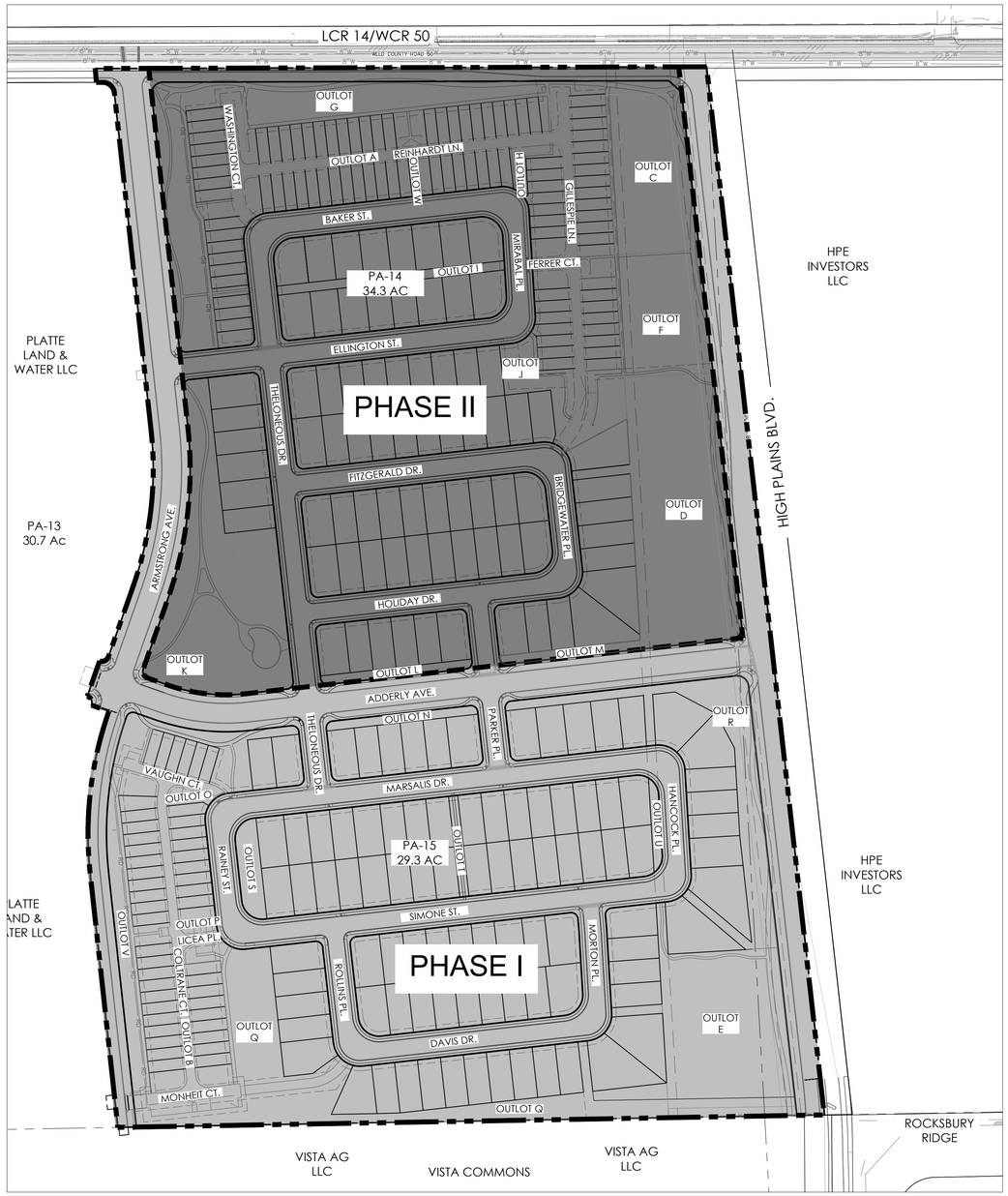
FENCING PLAN

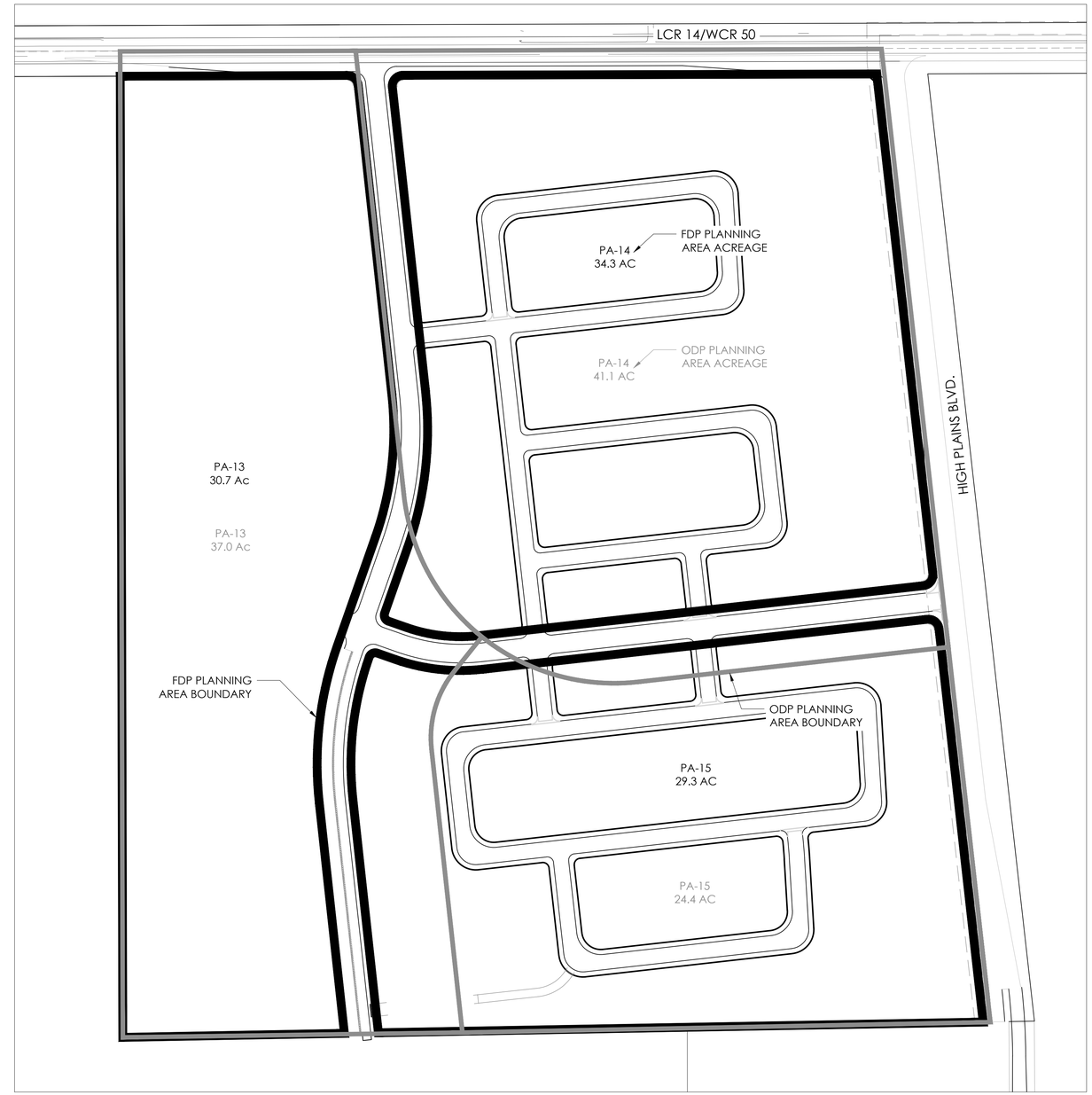
SHEET NUMBER

L.23

p:\forestar\great plains village\cad\submittals\fdp submittal #2\exhibits.dwg

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO





PHASING PLAN LEGEND

- PHASING BOUNDARY
- PHASE I
- PHASE II

PLANNING AREA DATA

PLANNING AREA	ODP ACREAGE	FDP ACREAGE	% CHANGE
PA-13	37.0	30.7	-17.0%
PA-14	41.1	34.3	-16.5%
PA-15	24.4	29.3	20.1%

N

Scale: 1"= 150'-0"

0 75 150 300

Know what's **below.** **Call** before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

ILC Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
02-05-2021
REVISION DATE:

SHEET TITLE

PHASING PLAN & PLANNING AREA PLAN

SHEET NUMBER

L.24

SHEET 29 OF 30

p:\forestar\great plains village\cad\submittals\fdp submittal #2\exhibits.dwg

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

DESIGN GUIDELINES

PART 1 - INTRODUCTION

1.1 STATEMENT OF INTENT

REVERE IS A COMMUNITY IN THE TOWN OF JOHNSTOWN LOCATED EAST OF INTERSTATE 25. FILING NO. 1 IS BOUND TO THE NORTH BY WCR 50/LCR 14, TO THE EAST BY THE FUTURE EXTENSION OF HIGH PLAINS BOULEVARD, AND TO THE SOUTH BY THE VISTA COMMONS PUD. PROPERTY TO THE WEST IS DESIGNATED FOR FUTURE DEVELOPMENT PER THE ODP. FILING NO. 1 CONSISTS OF 320 SINGLE-FAMILY DETACHED AND ATTACHED UNITS. THE DESIGN OF THE SITE AND UNITS WILL FOLLOW THE GUIDELINES SET FORTH HEREIN AND THOSE ESTABLISHED UNDER THE GREAT PLAINS VILLAGE ODP. WHERE THESE SPECIFIC GUIDELINES DO NOT ADDRESS A PARTICULAR ITEM, THE TOWN OF JOHNSTOWN DESIGN GUIDELINES AND THE MUNICIPAL CODE SHALL PREVAIL.

THESE GUIDELINES SERVE AS A DESIGN CONCEPT FOR THE FINAL PUD. HIGH QUALITY DEVELOPMENT IS ENCOURAGED ALONG THE INTERSTATE 25 CORRIDOR IN GENERAL AND HIGH PLAINS BOULEVARD IN PARTICULAR. GREAT PLAINS VILLAGE WILL BE VISIBLE FROM THE INTERSTATE AND ITS DEVELOPMENT WILL FORM A FIRST IMPRESSION OF THE COMMUNITY.

PART 2 - GENERAL DESIGN GUIDELINES

2.1 APPLICABILITY

THIS SECTION APPLIES TO ALL DEVELOPMENT WITHIN FILING NO. 1 AND PROVIDES GENERAL STANDARDS UPON WHICH THE SUBSEQUENT SECTIONS WILL BUILD TO PROVIDE GREATER CLARITY FOR SPECIFIC LAND USES. ALL GOVERNING LOCAL CODES, REGULATIONS, AND STATUTES ENFORCED BY THE TOWN OF JOHNSTOWN WILL APPLY.

2.2 LANDSCAPING

2.2.1 LANDSCAPE DESIGN PRINCIPLES

ALL DEVELOPMENTS SHALL DEMONSTRATE ADHERENCE TO THE FOLLOWING LANDSCAPE DESIGN PRINCIPLES:

- DESIGN TO PROVIDE AN ATTRACTIVE, COMFORTABLE ENVIRONMENT FOR USERS WHILE MINIMIZING MAINTENANCE NEEDS, IRRIGATION WATER REQUIREMENTS AND THE USE OF HERBICIDES AND PESTICIDES.
- DESIGN LANDSCAPES TO CREATE A NATURALIZED APPEARANCE. USE PLANT MATERIALS THAT ARE INDIGENOUS TO NORTHERN COLORADO WHERE POSSIBLE. ONLY USE INTRODUCED SPECIES IN ORDER TO ACHIEVE DESIGN OBJECTIVES THAT CANNOT BE ACHIEVED WITH THE USE OF NATIVE SPECIES.
- COORDINATE THE DESIGN OF THE LANDSCAPE WITH SITE EROSION PROTECTION, STORM DRAINAGE AND WATER QUALITY IMPROVEMENT SYSTEMS.
- DESIGN AND MANAGE IRRIGATION SYSTEMS TO ACHIEVE PEAK EFFICIENCY.

2.2.2 STREETSCAPE DESIGN

FILING NO. 1 ENTRIES CONTAIN BOTH SIGNAGE AND LANDSCAPING THAT TIE INTO THE OVERALL DEVELOPMENT STREETSCAPE DESIGN. THE LANDSCAPE PLAN ILLUSTRATES THE MAJOR AND MINOR ENTRIES INTO THE SITE AND THE LOCATIONS OF ENTRY MONUMENTS. LARGE MASSES OF TREES AND SHRUBS CREATE A LANDSCAPE CORRIDOR ALONG WCR 50/LCR 14 AND HIGH PLAINS BLVD. THE RIGHT-OF-WAY (ROW) IS PRIMARILY DROUGHT-TOLERANT TURF AND/OR IRRIGATED NATIVE SEED. THIS TREATMENT TRANSITIONS TO DRIFTS OF SHRUB/PERENNIAL BEDS AND TREE GROUPINGS THAT MEANDER FROM JUST INSIDE THE ROW TO THE EDGE OF LANDSCAPE BUFFERS AND BACK. THE INTENT IS TO AVOID A STRAIGHT-LINE TREATMENT AT THE EDGE OF THE R.O.W. WALKS ARE DETACHED AND MEANDER WITHIN THE R.O.W. AND OUTSIDE OF THE R.O.W. INTO THE LANDSCAPE BUFFER.

COLLECTOR & ARTERIAL STREETS:

PLANTING OF ARTERIAL AND COLLECTOR STREETS WILL BE TREATED IN A SIMILAR FASHION IN ORDER TO CREATE A UNIFIED AND SIGNIFICANT STREETSCAPE IMAGE. THE STREETSCAPE DESIGN WILL EMPHASIZE XERISCAPE PRINCIPLES AND A UNIQUE LOOK THAT SETS FILING NO. 1 APART. TREES AND PERENNIALS MAY BE PLANTED WITHIN THE PUBLIC ROW, WHILE SHRUBS MAY BE PLANTED OUTSIDE THE PUBLIC ROW.

ARTERIAL LANDSCAPE BUFFER:

A 30' AVERAGE LANDSCAPE BUFFER IS PROVIDED ALONG WCR 50/LCR 14 AND HIGH PLAINS BLVD.

SIGHT DISTANCE LINES:

NO PLANTINGS, MONUMENT SIGNS, OR FENCES OVER 30" ABOVE THE ADJACENT GUTTER FLOWLINE SHALL OCCUR WITHIN A SIGHT DISTANCE LINES. REFER TO AASHTO REQUIREMENTS REGARDING SIGHT DISTANCE TRIANGLES.

2.3 PARKS, OPEN AREA, REGIONAL DETENTION AND NATURAL AREAS

THE DESIGN OF PARKS, OPEN AREA, DETENTION AND NATURAL AREAS SHALL MEET THE CRITERIA AS ESTABLISHED IN THE JOHNSTOWN/MILLIKEN PARKS, TRAILS, RECREATION AND OPEN SPACE PLAN OR ITS SUCCESSOR DOCUMENTS. FINAL DEVELOPMENT PLANS MAY BE SUBMITTED IN STAGES BY PHASE. AS SUCH, THE OPEN AREA DESIGN, APPROVAL AND LANDSCAPE INSTALLATION WILL OCCUR AS THE LOTS DEVELOP.

2.4 SITE SIGNAGE

2.4.1 PURPOSE

MONUMENT SIGNS ARE LOCATED AT EACH PRIMARY ENTRANCE TO THE NEIGHBORHOOD. MONUMENT SIGNS MAY BE BACKLIT, OR UPLIGHTING MAY BE PROVIDED, OR HAVE NO LIGHTING. ALSO, THE FREESTANDING SIGNAGE FOR FILING NO. 1 IS REFLECTIVE OF THE GENERAL INTENT FOR SIGNAGE IN FUTURE FILINGS. HOWEVER, FLEXIBILITY IN THE FINAL DESIGN OF FUTURE PHASES IS ENCOURAGED TO CREATE A UNIQUE IDENTITY FOR EACH OF THE VARIOUS NEIGHBORHOODS. SIGNS SHALL BE CONSTRUCTED WITH HIGH QUALITY MATERIALS THAT LEND TO THE OVERALL AESTHETICS OF THE NEIGHBORHOOD.

2.5 FENCING & WALLS

FENCE DESIGN AND LOCATIONS SHALL BE IN ACCORDANCE WITH THE FENCE DETAILS ON SHEET L.23. ALL OTHER FENCE RESTRICTIONS SHALL BE IN ACCORDANCE WITH THE ODP OR THE TOWN DESIGN GUIDELINES.

PART 3 - RESIDENTIAL DISTRICTS

3.1 SINGLE FAMILY DETACHED

THE INTENT WITHIN THE FILING NO. 1 IS TO BUILD HOMES OF VARIOUS ARCHITECTURAL DESIGNS THAT RELATE HOMES TO THE STREET, THAT CREATE DIVERSITY AND VARIETY ALONG RESIDENTIAL STREETS WITH MANY HAVING FRONT PORCHES THAT REFLECT TRADITIONAL COLORADO STYLES AND NEIGHBORHOODS, WHILE ALSO ALLOWING COMPLIMENTARY MODERN DESIGNS. THESE PUD STANDARDS ARE INTENDED TO ENSURE THAT AN ADEQUATE MIX OF MODELS AND STYLES ARE OFFERED WITHIN THE NEIGHBORHOOD AND WITHIN EACH BLOCK. THROUGH THE STANDARDS INCLUDED HERE, THE PUD SHALL COMPLY WITH THE INTENT OF THE TOWN'S DIVERSITY REQUIREMENTS. THE DEVELOPER/BUILDER, ALONG WITH THE TOWN, SHALL ENFORCE THESE REQUIREMENTS AS INDIVIDUAL HOMES ARE BUILT ON SAID LOTS.

1. MODEL DIVERSITY FOR BLOCKS GREATER THAN 6 LOTS:
   - A. EACH BLOCK FACE SHALL CONTAIN AT LEAST THREE (3) DIFFERENT MODELS THAT HAVE SIGNIFICANT VARIATIONS IN THE ELEVATIONS AND MASSING. DIFFERENTIATION IN MODELS REQUIRES AT LEAST THREE (3) OF THE FOLLOWING VARIATIONS:
     - 1.1. HOME SIZE
     - 1.2. ELEVATION
     - 1.3. COLOR SCHEME
     - 1.4. USE OF EXTERIOR MATERIAL
     - 1.5. ROOF FORM
   - B. EACH BLOCK FACE SHALL CONTAIN NO MORE THAN THREE (3) OF THE SAME MODEL WITH THE SAME ARCHITECTURAL STYLE.
   - C. SIGNIFICANT VARIATION IN THE RANGE OF WALL COLORS ON A BLOCK FACE IS REQUIRED. DIFFERENT BODY COLORS SHALL BE USED ON ADJACENT BUILDINGS AND ACROSS THE STREET FROM ONE ANOTHER. TREAT A BLOCK FACE AS A UNIFIED COMPOSITION.
   - D. THE SAME HOME MODEL AND ELEVATION SHALL NOT BE BUILT WITHIN TWO (2) LOTS OF EACH OTHER, ON BOTH SIDES OF THE STREET-I.E., THE 3RD LOT OVER MAY CONTAIN THE SAME MODEL. MODELS WITH TWO OR MORE APPROVED ELEVATIONS AND/OR A MODEL THAT IS MIRRORED, WITH A VARIED COLOR SCHEMES AND SOME MEANINGFUL CHANGE IN DESIGN FEATURE MAY BE PERMITTED UNDER THIS SECTION.
   - E. AT LEAST ONE THIRD OF THE BUILDINGS ON EACH BLOCK FACE SHALL HAVE A FRONT PORCH.
   - F. ALL HOMES SHALL HAVE AT LEAST A TWO-CAR, ATTACHED GARAGE AND SHALL HAVE NO MORE THAN THREE (3) COVERED PARKING SPACES, INCLUDING THE ATTACHED GARAGE.
   - G. ONLY ONE POINT OF ACCESS TO EACH LOT IS PERMITTED.
   - H. RV STORAGE IS NOT PERMITTED ON ANY LOT.
2. STYLISTIC DIVERSITY.

   EACH MODEL SHALL HAVE AT LEAST TWO (2) ARCHITECTURAL STYLES AND COLOR SCHEMES. THIS REQUIRES:
   - A. ROOF FORM/LINES AND PROFILES
   - B. DIFFERENT WINDOW AND DOOR STYLES
   - C. DIFFERENT ENTRY TREATMENTS AND LOCATIONS INCLUDING PORCHES, COLUMNS, ETC.
   - D. SINGLE AND TWO-STORY HOMES
3. ENHANCEMENTS AT CORNERS.

   AT CORNERS, BUILDINGS SHALL ADDRESS THE SIDE STREET OR OPEN SPACE. CORNER LOTS SHALL BE WIDE ENOUGH TO ALLOW FOR SIDE ELEVATION ENHANCEMENTS. AT LEAST TWO (2) OF THE FOLLOWING ENHANCEMENTS ARE REQUIRED:
   - A. WINDOWS OR GLAZED DOORS THAT FACE THE SIDE STREET OR OPEN SPACE.
   - B. ONE CHANGE IN THE VERTICAL OR HORIZONTAL WALL PLANE USING COLOR, MATERIAL OR SIDING ORIENTATION.
   - C. BRACKETS, PROJECTIONS, BELT COURSES, BELLY BANDS, ACCENT SIDING OR OTHER SUCH DETAILS.
   - D. ON-HIP ROOFS, ACCENT SIDING WILL NOT BE PROVIDED.
4. ARCHITECTURAL STYLE.

   NEW RESIDENTIAL ARCHITECTURE SHALL RESEMBLE THE ARCHITECTURE COMMONLY FOUND IN COLORADO NEIGHBORHOODS AS WELL AS MORE MODERN DESIGNS. THE GOAL IS TO CREATE THE MEMORABLE CHARACTER, IDENTITY AND APPEAL THAT THESE NEIGHBORHOODS DISPLAY, NOT TO PROVIDE EXACT REPLICAS OF HISTORIC BUILDINGS.
5. MASSING. THE MASS OF A HOUSE SHOULD STRONGLY REFLECT ITS ARCHITECTURAL STYLE AND SHALL BE SCALED TO PROVIDE VISUAL INTEREST AND DEPTH. SOME BUILDING ARTICULATION SHALL BE REQUIRED.
6. ROOFS.

   ROOF FORMS AND PITCHES OF A HOUSE SHALL STRONGLY REFLECT ITS ARCHITECTURAL STYLE. IN GENERAL, A SIMPLE DOMINANT ROOF FORM SHOULD BE USED IN COMBINATION WITH COMPLEMENTARY SECONDARY AND MINOR ROOF FORMS AND ELEMENTS.
   - A. ROOF OVERHANGS, EAVES, FASCIA AND SOFFIT DETAIL SHALL BE DETAILED APPROPRIATELY FOR THE ARCHITECTURAL STYLE OF THE BUILDING.
   - B. THE CHARACTER AND PLACEMENT OF DORMERS, WHEN USED, SHALL ALSO REFLECT THE ARCHITECTURAL STYLE OF THE BUILDING.
   - C. ALL ROOFS SHALL HAVE THIRTY (30) YEAR ARCHITECTURAL STYLE SHINGLES. ANY ALTERNATIVE SHINGLE TYPE SHALL BE SUBMITTED TO THE TOWN FOR PRIOR APPROVAL. THREE-TAB CONVENTIONAL ASPHALT SHINGLES SHALL NOT BE PERMITTED.
7. COVERED ENTRIES AND PORCHES.
   - A. A COVERED ENTRYWAY FOR THE FRONT DOOR IS REQUIRED.
   - B. PORCH DESIGNS SHALL REFLECT THE ARCHITECTURAL STYLE OF THE BUILDING.
   - C. RAISED PORCH FLOORS, SIXTEEN (16) INCHES OR MORE ABOVE THE FINISHED GRADE, ARE ENCOURAGED.
8. FRONT DOORS.

   FRONT DOORS SHALL BE DESIGNED, DETAILED AND LOCATED TO BE PROMINENT ARCHITECTURAL ELEMENTS VISIBLE FROM THE STREET. THE DOOR STYLE, SCALE AND TRIM SHALL COMPLEMENT THE ARCHITECTURAL STYLE OF THE BUILDING.
9. WINDOWS.

   THE WINDOW TYPE, COMPOSITION, PROPORTIONS AND TRIM FOR A HOUSE SHALL STRONGLY REFLECT ITS ARCHITECTURAL STYLE. A MINIMUM OF 20 SQUARE FEET OF THE FRONT FACADE OF ANY SINGLE-STORY RANCH PLAN AND A MINIMUM OF 30 SQUARE FEET OF THE FRONT FACADE OF ANY TWO-STORY PLAN (INCLUDING ANY GARAGE DOOR GLAZING) BE GLASS. ALL SIDE AND REAR ELEVATIONS SHALL HAVE A MINIMUM OF 20 SQUARE FEET OF GLASS. THE USE OF MUNTINS IS ENCOURAGED TO CREATE A SMALLER SCALE.
10. EXTERIOR EMBELLISHMENTS.
    - A. FRONT ELEVATIONS SHALL PROVIDE A MINIMUM OF TWENTY-FIVE PERCENT (25%) MASONRY (BRICK, STONE, CULTURED STONE, OR SIMILAR).
    - B. STREET-SIDE FACADES SHALL PROVIDE A MINIMUM FIVE (5) FOOT DEEP MASONRY WRAP FROM THE FRONT OF THE HOME, A MINIMUM OF THREE (3) FEET HIGH.
    - C. BAYS, PROJECTIONS, BRACKETS, TRIM AND MATERIAL CHANGES THAT ARE APPROPRIATE FOR THE EXPRESSION OF THE ARCHITECTURAL STYLE OF A BUILDING SHALL BE USED.
11. EXTERIOR COLOR.

    THE SKILLFUL USE OF COLOR VARIATION IS ESPECIALLY IMPORTANT. MONOTONOUS COLOR PALETTES ARE NOT ALLOWED AND MUST COMPLY WITH THE MODEL DIVERSITY VARIATIONS LISTED ABOVE.
    - A. STRONG COLORS SHALL BE MUTED SHADES OR TINTS OF THE PURE HUE TO ENSURE THAT COLORS ARE SUBDUED. HIGH GLOSS PAINTS ARE NOT ALLOWED. USE SATURATED COLOR HUES SPARINGLY AS ACCENTS.
    - B. WALL, TRIM, ACCENT, ROOF AND MASONRY COLORS SHALL BE COORDINATED.
    - C. GENERALLY, CORNER TRIM SHOULD BE OF SIMILAR OR LIGHTER VALUE THAN THE MAIN BODY COLOR.
12. DECKS.
    - A. DECKS ARE PERMITTED IN REAR AND SIDE YARDS.
    - B. DECKS OVER 36" IN HEIGHT SHALL NOT ENCROACH INTO SETBACKS.
    - C. DECKS SHALL BE STAINED OR TREATED TO BE WEATHER-RESISTANT.
13. ALLOWABLE BUILDING EXTENSIONS.

    CORNICES, CANOPIES, EAVES OR SIMILAR ARCHITECTURAL FEATURES, COUNTER/ARTS, BRICK LEDGES, MAY EXTEND FROM THE BUILDING INTO A REQUIRED YARD SETBACK NOT MORE THAN TWO (2) FEET. OPEN, UNENCLOSED, UNCOVERED PORCHES LESS THAN 30 INCHES ABOVE GROUND LEVEL MAY EXTEND INTO A REAR SETBACK NOT MORE THAN SIX (6) FEET.
14. ACCESSORY STRUCTURES.
    - A. ANY ACCESSORY STRUCTURES MUST MATCH COLOR OF RESIDENCE AND BE CONSTRUCTED OF RESIDENTIAL BUILDING MATERIALS.
    - B. STRUCTURES AND SHEDS SHALL NOT EXCEED 120 SQ. FT. AND SHALL NOT EXCEED 12' IN HEIGHT.
    - C. SHEDS SHALL BE A MINIMUM OF 5' FROM ANY PROPERTY LINE AND SHALL NOT BE LOCATED IN THE FRONT YARD.
    - D. PLUMBING IN ACCESSORY STRUCTURES IS PROHIBITED.
    - E. EXTERIOR LIGHTING FOR ACCESSORY STRUCTURES SHALL BE DOWNCAST.
15. LANDSCAPING.
    - A. THE DEVELOPER, HIS SUCCESSORS OR ASSIGNS SHALL INSTALL LANDSCAPING WITHIN THE COMMON OPEN SPACE AREA TRACTS AND ANY LOCAL STREET RIGHT-OF WAY WHICH ABUTS THESE AREAS. THE DEVELOPER WILL ALSO INSTALL LANDSCAPING WITHIN THE ABUTTING ARTERIAL AND COLLECTOR STREET RIGHT-OF-WAY. AUTOMATIC IRRIGATION SYSTEM(S) SHALL BE PROVIDED FOR ALL THE ABOVE LANDSCAPING. THE ONLY EXCEPTION WILL BE IN THOSE AREAS WHERE THE PRIMARY PROPOSED GROUND COVER IS NATIVE OR DRYLAND GRASSES.
    - B. THE HOME BUILDER SHALL INSTALL FRONT YARD LANDSCAPING AND AUTOMATIC IRRIGATION SYSTEMS AS FOLLOWS:
      - 1.1. AN AVERAGE OF ONE (1) DECIDUOUS OR ORNAMENTAL TREE FOR EVERY FORTY (40) LINEAR FEET OF RESIDENTIAL LOT FRONTAGE OR PORTION THEREOF BASED ON THE LOCATION OF THE DRIVEWAY, UTILITY SERVICES AND SITE VISIBILITY TRIANGLE. THE TREE SHALL BE ALONG WITH LIVE GROUNDCOVER, INCLUDING A COMBINATION OF GRASS, TREES, FLOWERS, GRASS OR SHRUBS WITHIN 7.5 FEET OF RIGHT-OF-WAY BEHIND THE SIDEWALK TO THE LOT LINE. THE ROW LANDSCAPING IS IN ADDITION TO THE REQUIRED FRONT YARD LANDSCAPING.
      - 1.2. FOR THE FRONT YARD SETBACK OF EACH HOME, THERE SHALL BE A MINIMUM OF SEVENTY-FIVE PERCENT (75%) LIVE MATERIALS BETWEEN THE FRONT OF THE HOUSE AND THE CURB UNLESS OTHERWISE APPROVED BY THE TOWN.
      - 1.3. FOUR (4) SHRUBS FOR THE FRONT YARD SETBACK OF EACH HOME.
      - 1.4. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE FROM THE DOMESTIC TAP FOR THE HOME.
      - 1.5. MULCH WITHIN THE 5' SIDE SETBACK OF EACH HOME.
      - 1.6. A MAXIMUM OF 30% OF THE LANDSCAPE AREA ON SINGLE FAMILY LOTS MAY BE TURF. REFER TO SHEET L.17 FOR DETAILS.
    - C. THE HOMEOWNER SHALL:
      - 1.1 INSTALL REMAINDER OF YARD, AND IS ENCOURAGED TO PLANT ADDITIONAL TREES, SHRUBS AND FLOWERS USING XERISCAPE PRINCIPLES AND THE GENERAL PROVISIONS SET FORTH IN TOWN REGULATIONS.
      - 1.2 MAINTAIN THE YARD AND LANDSCAPING WITHIN THE ADJACENT ROAD RIGHT-OF-WAY IN ACCORDANCE WITH TOWN REGULATIONS.

3.2 SINGLE FAMILY ATTACHED

SINGLE FAMILY ATTACHED HOUSING SHALL MEET THE TOWN OF JOHNSTOWN DESIGN GUIDELINES IN ADDITION TO THE FOLLOWING ARCHITECTURAL DESIGN STANDARDS.

1. THE FACADES OF BUILDING STRUCTURES SHALL BE ARTICULATED TO DIFFERENTIATE INDIVIDUAL UNITS.
2. THE STREET FACING ELEVATION (INCLUDING DOORS AND WINDOWS, BUT EXCLUDING ROOF AREA) SHALL HAVE A MINIMUM OF THIRTY (30) PERCENT MASONRY (BRICK, STONE, CULTURED STONE OR TEXTURE EIFS); AND OUTSIDE CORNERS OF STREET FACING ELEVATIONS SHALL BE WRAPPED WITH MASONRY PRODUCT A MINIMUM OF TWO (2) FEET.
3. BUILDING SIDE EXTERIOR WALL AREAS SHALL BE COMPOSED OF ONE OF THE FOLLOWING:
   - A. AT LEAST 25 PERCENT FULL-WIDTH BRICK OR STONE (EXCLUDING WINDOW AND DOOR AREAS AND RELATED TRIM AREAS) WITH THE BALANCE BEING ANY TYPE OF LAP SIDING AND/OR STUCCO.
   - B. A MAXIMUM OF 60 PERCENT STUCCO (EXCLUDING WINDOW AND DOOR AREAS AND RELATED TRIM AREAS) WITH THE BALANCE BEING ANY TYPE OF LAP SIDING, BRICK, STONE, OR COMBINATION THEREOF.
4. EACH INDIVIDUAL SINGLE-FAMILY ATTACHED BUILDING SHALL PROVIDE A PRIVATE OUTDOOR PATIO OR DECK AREA WITH MINIMUM FLOOR AREA DIMENSIONS OF AT LEAST FIVE FEET BY SEVEN FEET. SUCH AN AREA MAY BE EITHER AT OR ABOVE THE SURROUNDING GRADE, BUT SHALL BE CLEARLY DEMARCATED BY PATIO PAVING, DECKING, A PRIVACY SCREEN, A THREE-FOOT WALL, OR LANDSCAPE SCREENING.
5. NO MORE THAN TWO (2) BUILDING UNITS MAY BE ATTACHED IN ANY SINGLE ROW OR BUILDING CLUSTER.
6. EACH STREET FACING FACADE OF EACH HOME SHALL HAVE A MINIMUM WINDOW AREA OF TWELVE (12) SQUARE FEET OF GLASS AREA. ON ANY ELEVATION REQUIRING A WINDOW, THE GARAGE, BASEMENT OR ENTRY DOOR WINDOWS SHALL NOT BE USED TO SATISFY THE WINDOW REQUIREMENT.
7. EACH WINDOW THAT IS NOT LOCATED IN A PORTION OF THE WALL CLAD IN MASONRY SHALL HAVE EITHER A MINIMUM FOUR-INCH NOMINAL WIDE WOOD TRIM BORDER OR SHUTTERS A MINIMUM OF TWELVE (12) INCHES WIDE.
8. WINDOW FRAMES OTHER THAN WOOD SHALL BE EITHER ANODIZED, ELECTRO-STATICALLY PAINTED, VINYL CLAD OR VINYL. UNPAINTED ALUMINUM WINDOW FRAMES ARE PROHIBITED EXCEPT FOR BASEMENT WINDOWS. WOOD FRAMES SHALL BE PAINTED, SEALED OR STAINED.
9. EACH DOOR THAT IS NOT LOCATED IN A PORTION OF THE WALL CLAD IN MASONRY SHALL HAVE A MINIMUM FOUR-INCH NOMINAL WIDE TRIM BORDER.
10. ALL ROOFTOP EQUIPMENT, INCLUDING (WITHOUT LIMITATION) HVAC UNITS, SWAMP COOLERS AND ANTENNAS, SHALL NOT BE PLACED ON THE STREET FACING PORTION OF THE ROOF AND SHALL BE SCREENED FROM VIEW FROM THE PUBLIC R.O.W.
11. PIPING, VENTING, FLASHING, SOLAR PANEL FRAMES, AND OTHER ROOFTOP EQUIPMENT EXPOSED TO VIEW SHALL BE FINISHED TO MATCH THE ROOF SURFACE COLOR OR OTHERWISE DESIGNED TO BLEND WITH THE ROOF SURFACE.
12. A PRIMARY ROOF SLOPE OF AT LEAST 5:12 SHALL BE PROVIDED UNLESS THE ARCHITECTURAL STYLE DICTATES OTHERWISE.
13. IT IS ENCOURAGED THAT UNITS BE DESIGNED SO THAT THE UNIT'S GARAGE DOOR OR DOORS AND ITS FRONT ENTRY APPEAR ON DIFFERENT SIDES OF A BUILDING.

811 Know what's below. Call before you dig.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

Innovative Land Consultants, Inc.

PROJECT NAME

REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
02-05-2021
REVISION DATE:

SHEET TITLE

DESIGN GUIDELINES

SHEET NUMBER

L.25

p:\forestar\great plains village\cad\submittals\fdp submittal #2\design guidelines.dwg

MEETING SUMMARY

Type of Meeting: Neighborhood meeting for Revere at Johnstown Subdivision Filing 1

Date: October 22, 2020

Time: 7:00 p.m.

Facilitator: Darryll Wolnik, Planner II

Attendees: Applicant's representatives

Approximately 12 community members logged in at any given time

****

Summary:

Due to ongoing complications related to COVID-19, and with the desire to create as safe and welcoming an environment as possible, this meeting was held remotely via Zoom. Approximately 12 community members were logged into the meeting, though because of the remote nature, no sign-in sheet was provided.

Staff gave a short presentation on local government and the planning process. The project was introduced and the applicant's representatives proceeded to outline the project for attendees. Below are concern and questions posed by those in attendance.

Issues:

Traffic
High Plains Blvd
Construction Noise
Construction Traffic and Staging of Vehicles

Meeting completed at 8:03 p.m.

February 19, 2021

To: Town of JOHNSTOWN

From: Ed Lewin
4425 Onyx Place
JOHNSTOWN, CO

Re: Final Subdivision & Development Plan for REVERE @ JOHNSTOWN Filing 1

Since JOHNSTOWN is doing alot of building expansions, my concern is WATER. Where is all the water going to come from since we are in severe draught already. We ~~obvious~~ obvious have little to very little based on what the resevoir looks like. We may have to go to rationing or some other way to save our valuable resource. Additional housing makes that valuable resource even more likely to lessen.
Please reconsider building subdivision 20-0008!

Thank you for your reconsideration.
A valued community member,
X Ed Lewin

February 19, 2021

To: The Town of Johnstown
From: Judith A. Riba Lewin
4425 Onyx Place
Johnstown, CO 80534
Re: Subdivision & Development Plan for
Revere @ Johnstown Filing 1

I have no concerns of the development in general.
However, the real concern is how fast cars drive on High Plains Blvd.
In that concern, traffic flow should somehow be slowed down. Perhaps a round-about, or speed bumps, or speed dip/drain.
I hope you diligently consider a change in traffic flow by slowing down drivers on High Plains Blvd.
I know it was said there would be no round-abouts, but we are talking safety in our already safe neighborhood.

Thank you for your consideration,
Judith A. Riba-Lewin