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 Not 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 Rocksby 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
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 Rocksby 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, Rocksby 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 Rocksby 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-intensive 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.

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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 AT&T 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
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 5, Township 3 North, Range 68 West of the Sixth Principal Meridian, Town of Johnstown, County of Weld, State of Colorado.

73.314 Acres, 320 Lots, 23 Outlots

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For review by Aztec Consultants, Inc.
LEGAL DESCRIPTION

PARCELS OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 46 WEST OF THE 8TH PRINCIPAL MERIDIAN, TOWN OF JEFFERSON, COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH OF 53°21'07" EAST, A DISTANCE OF 3,037.84 FEET TO A POINT IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE 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;

THENCE SOUTH 06°12'56" WEST, A DISTANCE OF 553.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

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

THENCE THE FOLLOWING ELEVEN (11) COURSES;

1. NORTH OF 23°36'30" EAST, A DISTANCE OF 33.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 30.32 FEET;

2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°32'39", AN ARC LENGTH OF 110.95 FEET;

3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

4. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

5. NORTHEASTERNLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

6. NORTHWESTERNLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

7. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

8. NORTHEASTERNLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

9. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

10. NORTHWESTERNLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

11. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

CONTAINING AN AREA OF 73.514 ACRES, (3,202,273 SQUARE FEET), MORE OR LESS.
1. LOT EASEMENTS SHALL BE AS SHOWN ON THIS SHEET, UNLESS OTHERWISE NOTED ON PLANS.

2. FIRE HYDRANT FLANGE ELEVATION SHALL BE 6" ABOVE FINISH GRADE ELEVATION.

3. FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. PROJECT ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY AND ALL UNDERDRAIN NOT CONSTRUCTED IN ACCORDANCE WITH UNDERDRAIN DESIGN REQUIREMENTS FROM THE GEOTECHNICAL INVESTIGATION REPORT. FINAL DRAIN SHALL HAVE A 6" LAYER OF EXTRUDED POLYSTYRENE FOAM (XPS) WRAPPED AROUND THE OTHERWISE SHOWN ON THESE PLANS. CROSSING OR WITH A WATER MAIN CROSSING BELOW SHALL BE ENCASED PER TOWN OF JOHNSTOWN, COLORADO.

4. ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.

5. CURB AND GUTTER SHALL BE ENCASED PER TOWN OF JOHNSTOWN, COLORADO.

6. FUTURE WATER MAIN LOCATIONS, ADJACENT TO GOLDEN HILL ROW, SHALL BE MINIMUM OF 5' ON EACH SIDE OF THE STORM DRAIN.

7. FIRE HYDRANT FLANGE ELEVATION SHALL BE 6" ABOVE FINISH GRADE ELEVATION.

8. SANITARY SEWER MAIN PIPES SHALL BE SDR-35 PVC.

9. SANITARY SEWER MAIN PIPES SHALL BE SDR-35 PVC.

10. LOT EASEMENTS SHALL BE AS SHOWN ON THIS SHEET, UNLESS OTHERWISE NOTED ON PLANS.

11. FIRE HYDRANT FLANGE ELEVATION SHALL BE 6" ABOVE FINISH GRADE ELEVATION.

12. MAINTAIN A MINIMUM OF 1.5' VERTICAL SEPARATION BETWEEN WATER MAINS AND STORM SEWER.

13. CONTRACTORS SHALL MAINTAIN A MINIMUM OF 0.5% GRADE AT FLOW LINE INTO INLET.

14. ALL WATER SERVICES SHALL BE 3/4" TYPE K COPPER.

15. MAINTAIN A MINIMUM OF 1.5' VERTICAL SEPARATION BETWEEN WATER MAINS AND STORM SEWER.

16. CONTRACTORS SHALL MAINTAIN A MINIMUM OF 0.5% GRADE AT FLOW LINE INTO INLET.

17. ALL WATER SERVICES SHALL BE 3/4" TYPE K COPPER.

18. FIRE HYDRANT FLANGE ELEVATION SHALL BE 6" ABOVE FINISH GRADE ELEVATION.

19. INSPECT LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. PROJECT ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY AND ALL UNDERDRAIN NOT CONSTRUCTED IN ACCORDANCE WITH UNDERDRAIN DESIGN REQUIREMENTS FROM THE GEOTECHNICAL INVESTIGATION REPORT. FINAL DRAIN SHALL HAVE A 6" LAYER OF EXTRUDED POLYSTYRENE FOAM (XPS) WRAPPED AROUND THE OTHERWISE SHOWN ON THESE PLANS. CROSSING OR WITH A WATER MAIN CROSSING BELOW SHALL BE ENCASED PER TOWN OF JOHNSTOWN, COLORADO.

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22. SANITARY SEWER MAIN PIPES SHALL BE SDR-35 PVC.

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24. INSPECT LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. PROJECT ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY AND ALL UNDERDRAIN NOT CONSTRUCTED IN ACCORDANCE WITH UNDERDRAIN DESIGN REQUIREMENTS FROM THE GEOTECHNICAL INVESTIGATION REPORT. FINAL DRAIN SHALL HAVE A 6" LAYER OF EXTRUDED POLYSTYRENE FOAM (XPS) WRAPPED AROUND THE OTHERWISE SHOWN ON THESE PLANS. CROSSING OR WITH A WATER MAIN CROSSING BELOW SHALL BE ENCASED PER TOWN OF JOHNSTOWN, COLORADO.

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32. LOT EASEMENTS SHALL BE AS SHOWN ON THIS SHEET, UNLESS OTHERWISE NOTED ON PLANS.

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35. LOT EASEMENTS SHALL BE AS SHOWN ON THIS SHEET, UNLESS OTHERWISE NOTED ON PLANS.

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50. LOT EASEMENTS SHALL BE AS SHOWN ON THIS SHEET, UNLESS OTHERWISE NOTED ON PLANS.
REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

Know what's below.
before you dig.
Call
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

LEGEND
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREES
- SHRUBS & PERENNIALS
- STEEL EDGER
- TURF
- CRUSHER FINES
- CONCRETE WALK
- ROCK MULCH
- NATIVE SEED
- LOW-GROW NATIVE SEED
- NATIVE SEED, NON-IRRIGATED
- HARDSCAPES
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.

LANDSCAPE NOTES

1. THESE LANDSCAPE STANDARDS SHALL ONLY APPLY TO REVERE FILING NO. 1.
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 3-FEET OF CLEAR SPACE IN ALL DIRECTIONS OF A FIRE HYDRANT WHEN PLANTING IS AT FULL MATURITY.
7. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH SIGHT DISTANCE CRITERIA.
8. 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.
9. THE IRRIGATED TURF (SOD OR SEED) AND DRY LAND MIXES WILL BE DETERMINED WITH FINAL DEVELOPMENT PLANS.
10. DECIDUOUS STREET TREES SHALL NOT BE WITHIN 40' OF STREET LIGHTS.
11. ALL PARK FACILITIES, INCLUDING TRAILS, SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND ASHTO GUIDELINES.
12. NO LANDSCAPING SHALL BE PLANTED THAT IMPAIRS DRAINAGE, INCLUDING SWALES AND DRAINAGE OVERFLOW PATHS.
13. GRASSES ARE CALCULATED AT A RATE OF 5 GRASSES TO 1 SHRUB.
14. ONLY IMPROVEMENTS SHOWN IN THE PLANS ARE PERMITTED WITHIN THE MAGELLAN EASEMENT. FUTURE IMPROVEMENTS MUST BE APPROVED BY MAGELLAN.

PLANT LIST

LANDSCAPE AREA TABLE

LANDSCAPE AREA MAP

LANDSCAPE PERCENTAGES

NUMBER OF SHEETS AND SHEET SIZE: 30 SHEETS 24" X 36" (609.6 X 914.4 MM)
1. DECIDUOUS TREE PLANTING

2. EVERGREEN TREE PLANTING

3. TYPICAL SHRUB PLANTING

4. STEEL EDDGER

5. MAIL KIOSK

6. BENCH

7. PRIMARY MONUMENT & PARK MONUMENT

8. CRUSHER FINES TRAIL

9. PDC ENERGY STONE

NOTES:

1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN LAWN AREAS.

2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

3. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN TYPICAL SHRUB PLANTING.

4. SPECIFIED POSTS

5. SPECIFIED STAKES DRIVEN AT AN ANGLE, FLUSH WITH GRADE

6. SPECIFIED TRUNK ATTACHMENT

7. DO NOT CUT LEADER

8. SPECIFIED SOIL MIX

9. SPECIFIED EDGING

10. NOTE: PRIMARY MONUMENT & PARK MONUMENT ARE CONCEPTUAL AND SUBJECT TO CHANGE.

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

12. NOTE: MONUMENT IS CONCEPTUAL AND SUBJECT TO CHANGE.

13. NOTE: MONUMENT IS CONCEPTUAL AND SUBJECT TO CHANGE.

14. NOTE: MATERIALS, COLORS, ETC. ARE PRELIMINARY.

15. NOTE: PRIMARY MONUMENT & PARK MONUMENT ARE CONCEPTUAL AND SUBJECT TO CHANGE.

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

WABASH PLASTISOL COATED TABLES
SLATE BLUE

SIDE VIEW
19 5/8" 96 3/8"
19 1/4" 29 1/2"
55 1/2" 72 3/8"
27 3/8" 64 1/2"
30 3/8" 69 3/4"
10 3/8"
10200 E. Girard Ave, A-314
Denver, CO  80231
ph: 303.632.8867

PLAYGROUND EQUIPMENT

PET WASTE STATION
BBQ
TRASH
PICNIC TABLE

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

SINGLE FAMILY DETACHED (SF D)

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PRINCIPAL USE

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<td>FRONT SETBACK TO COVERED PORCH</td>
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<td>FRONT SETBACK TO GARAGE</td>
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<td>FRONT SETBACK TO SIDE LOADED GARAGE</td>
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<td>REAR SETBACK - FRONT LOAD</td>
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<td>REAR SETBACK - CLUSTER</td>
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<td>REAR SETBACK - ALLEY LOAD</td>
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ACCESSORY USE

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<td>SIDE SETBACK</td>
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<td>REAR SETBACK (ALLEY LOAD GARAGE)</td>
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LAND USE DEVELOPMENT STANDARDS MATRIX

RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

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<tr>
<td>MAXIMUM HEIGHT</td>
<td>30'</td>
</tr>
</tbody>
</table>

PRINCIPAL USE

<table>
<thead>
<tr>
<th>B. M.</th>
<th>MU. 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRONT SETBACK TO BUILDING</td>
<td>15'</td>
</tr>
<tr>
<td>FRONT SETBACK TO COVERED PORCH</td>
<td>10'</td>
</tr>
<tr>
<td>FRONT SETBACK TO GARAGE</td>
<td>10'</td>
</tr>
<tr>
<td>FRONT SETBACK TO SIDE LOADED GARAGE</td>
<td>10'</td>
</tr>
<tr>
<td>SIDE SETBACK MINIMUM</td>
<td>9'</td>
</tr>
<tr>
<td>BUILDING SEPARATION</td>
<td>10'</td>
</tr>
<tr>
<td>REAR SETBACK - ALLEY LOAD GARAGE</td>
<td>2'</td>
</tr>
<tr>
<td>SIDE (CORNER) SETBACK</td>
<td>15'</td>
</tr>
</tbody>
</table>

ACCESSORY USE

<table>
<thead>
<tr>
<th>B. M.</th>
<th>MU. 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAXIMUM HEIGHT</td>
<td>15'</td>
</tr>
<tr>
<td>FRONT SETBACK</td>
<td>20'</td>
</tr>
<tr>
<td>SIDE SETBACK</td>
<td>20'</td>
</tr>
<tr>
<td>REAR SETBACK (ALLEY LOAD GARAGE)</td>
<td>3'</td>
</tr>
<tr>
<td>SIDE (CORNER) SETBACK</td>
<td>15'</td>
</tr>
</tbody>
</table>

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.
SINGLE-FAMILY ATTACHED LOTS

1. At least four (4) shrubs will be planted in the front yard of every lot.
2. At least one (1) tree of one and one-half (1 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 DETACHED INTERIOR LOTS

1. At least four (4) shrubs will be planted in the front yard of every lot.
2. At least one (1) tree of one and one-half (1 1/2) inch caliper will be provided for each single-family detached 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 detached lots.

SINGLE-FAMILY ATTACHED LOTS

1. At least four (4) shrubs will be planted in the open area front yard of every lot.
2. At least five (5) shrubs will be planted in the street side front yard of every lot.
3. At least one (1) tree of one and one-half (1 1/2) inch caliper will be provided for each single-family attached unit in the open area front yard.
4. Trees required in the adjacent right-of-way will not be used to meet the lot standards.
5. Turf/sod is not permitted for single-family attached lots.

SINGLE-FAMILY ATTACHED LOTS

1. 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 1/2) inch caliper will be provided.
2. Maximum 50% of landscape area can be turf.
3. Trees required in the adjacent right-of-way will not be used to meet the lot standards.
4. Turf/sod may be a low water seed mix.

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

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

ON-STREET PARKING (SFA)

ON-STREET PARKING (SFD)

OFF-STREET PARKING

NOTES:
1. PARKING REQUIREMENTS ARE TWO (2) SPACES PER UNIT.
2. ALL SINGLE FAMILY ATTACHED AND DETACHED UNITS INCLUDE A TWO-CAR GARAGE.
REVERE AT JOHNSTOWN FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

DESIGN GUIDELINES

PART 1 - INTRODUCTION

1.1 STATEMENT OF INTENT

REVERE AT JOHNSTOWN is the final development of a community on the north-western edge of the Town of Johnstown, Colorado. This development is intended to provide a unified and attractive residential environment for the residents of the area. The design guidelines are intended to serve as a design concept for the final development of the residential portions of said lots. The intent of these guidelines is to provide a clear, concise, and comprehensive statement of design purposes, standards, and requirements that will ensure the development's compliance with the Town of Johnstown's Comprehensive Plan and Zoning Ordinances. The guidelines are intended to ensure that the development will be consistent with the character of the surrounding area and provide a cohesive and unified appearance. The guidelines are intended to provide a framework for the development of the various phases of the development, and to serve as a reference for future developers and the Town of Johnstown.

2.1 APPLICATION

This section applies to all development within Filing No. 1 and provides general standards upon which the subsequent sections will build to reduce greater clarity and uniformity of design requirements, and statutes enforced by the Town of Johnstown.

2.2 LANDSCAPING

2.2.1 LANDSCAPE DESIGN PRINCIPLES

All developments shall demonstrate adherence to the following landscape design principles:

A. Design to provide an attractive, compatible environment for the area, while maintaining maintenance requirements and the use of native and non-native species.

B. Design to ensure the use of plant materials that are indigenous to northern Colorado, or that adapt to the climate and soil conditions of the area.

C. Design to improve the aesthetic quality of the street environment in order to achieve design objectives that cannot be achieved by means of other design guidelines.

D. Design to minimize the visual impact of any new development on the surrounding area.

E. Design and manage irrigation systems to achieve peak performance and compliance with the Town of Johnstown's water conservation programs.

2.2.3 STREETSCAPE DESIGN

Filing No. 1 consists of streetscape guidelines that include design standards for public and private roadways. The streetscape guidelines are intended to provide a cohesive and unified appearance for the area. The guidelines are intended to provide a framework for the development of the various phases of the development, and to serve as a reference for future developers and the Town of Johnstown.

PART 3 - RESIDENTIAL DISTRICTS

3.1 SINGLE-FAMILY DETACHED

The intent within the Filing No. 1 is to build homes of various sizes and styles that reflect the character of the neighborhood. The guidelines are intended to provide a cohesive and unified appearance for the area. The guidelines are intended to provide a framework for the development of the various phases of the development, and to serve as a reference for future developers and the Town of Johnstown.

3.2 ELEVATION

A. COVERED ENTRANCE DOOR

A covered entrance door shall be designated on the front elevation. The entrance door shall be located within 20 feet of the front door. The entrance door shall be designed to complement the architectural style of the building.

B. FRONT DOOR

The front door shall be designed to complement the architectural style of the building. The front door shall be located within 20 feet of the front door.

C. WINDOWS

The windows shall be designed to complement the architectural style of the building. The windows shall be located within 20 feet of the front door.

D. ROOFS

The roofs shall be designed to complement the architectural style of the building. The roofs shall be located within 20 feet of the front door.

3.3 COVERED ENTRIES AND PATIOS

A. COVERED ENTRANCE DOOR

A covered entrance door shall be designed and located to be functional and aesthetically pleasing. The covered entrance door shall be located within 20 feet of the front door. The covered entrance door shall be designed to complement the architectural style of the building.

B. FRONT DOOR

The front door shall be designed to complement the architectural style of the building. The front door shall be located within 20 feet of the front door.

C. WINDOWS

The windows shall be designed to complement the architectural style of the building. The windows shall be located within 20 feet of the front door.

D. ROOF LINING

The roof lining shall be designed to complement the architectural style of the building. The roof lining shall be located within 20 feet of the front door.
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.
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 a lot of building expansions, my concern is WATER. Where is all the water going to come from since we are in severe drought already. We obviously have little to very little based on what the reservoir 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
To: The Town of Johnstown  
From: Judith A. Riki-Lewin  
4425 Onyx Place  
Johnstown, CO 80534  
Re: Subdivision & Development Plan for Reverse @ Johnstown Filing 1

February 19, 2021

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. Riki-Lewin