



REVERE

AT JOHNSTOWN

REVERE NORTH PRELIMINARY DEVELOPMENT PLAN

September 18, 2023

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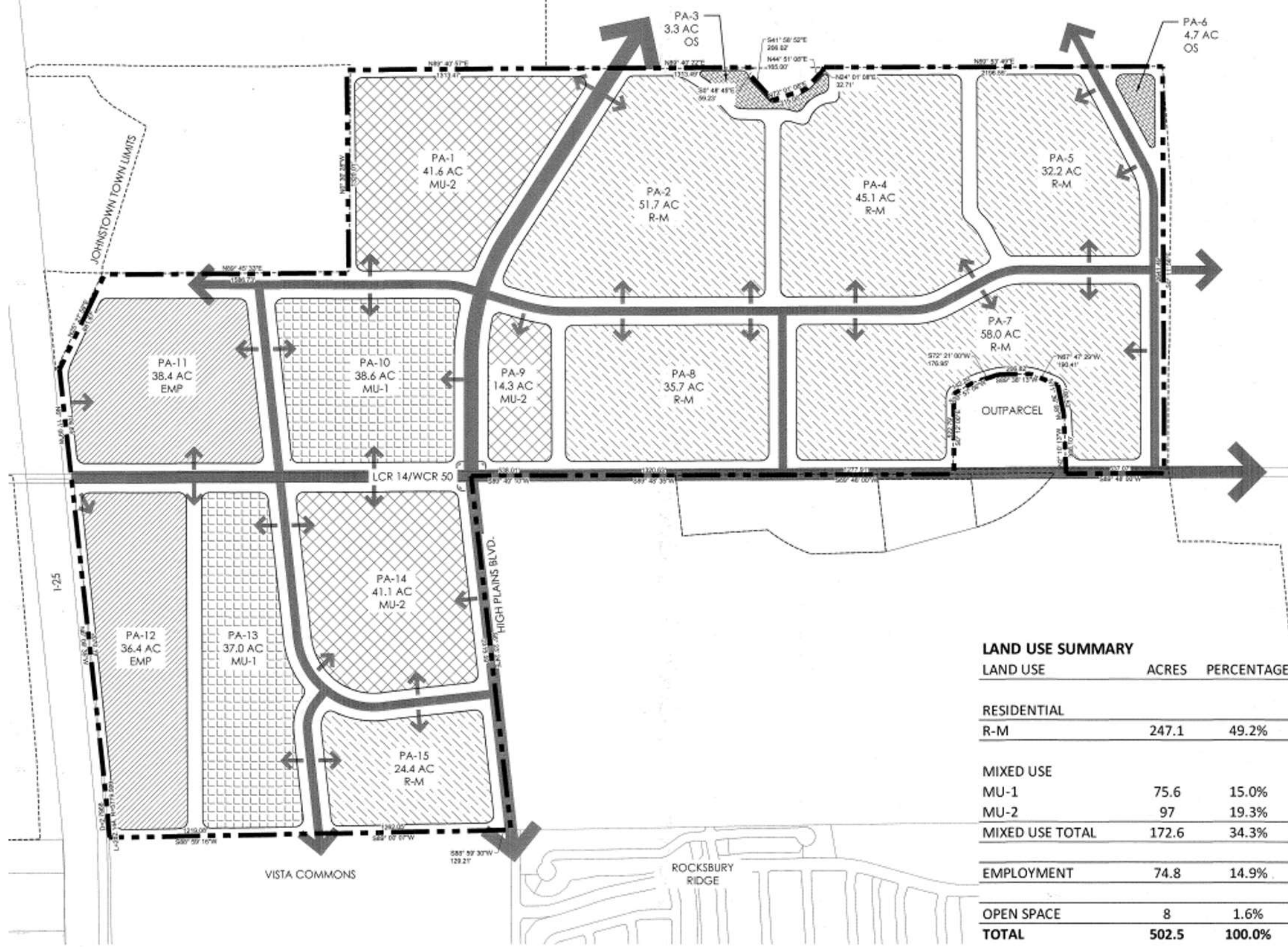
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REVERE

AT JOHNSTOWN

OUTLINE DEVELOPMENT PLAN



LAND USE SUMMARY

LAND USE	ACRES	PERCENTAGE
RESIDENTIAL		
R-M	247.1	49.2%
MIXED USE		
MU-1	75.6	15.0%
MU-2	97	19.3%
MIXED USE TOTAL	172.6	34.3%
EMPLOYMENT	74.8	14.9%
OPEN SPACE	8	1.6%
TOTAL	502.5	100.0%

LEGEND

	MIXED USE - 1 (MU-1)
	MIXED USE - 2 (MU-2)
	EMPLOYMENT (EMP)
	MEDIUM DENSITY RESIDENTIAL (R-M)
	OPEN SPACE (OS)



REVERE

AT JOHNSTOWN

OVERALL SITE PLAN





FUTURE DEVELOPMENT

HIGH PLAINS BOULEVARD
(ARTERIAL 120' ROW)

FUTURE DEVELOPMENT

DETENTION POND

JUNEGRASS ST.

BLUE GRAMA ST.

IRRIGATION DITCH TO REMAIN

CAREX ST.

STIPA ST.

PARK

BLANKETFLOWER ST.

GRASSLAND DR.

HOPSAGE ST.

PARSLEY ST.

POPULUS ST.

CHIMNEY BELLS ST.

MORNING VIEW ST.

MORNING VIEW ST.

SEdge DR.

BITTERROOT ST.

CROWN SPARROW ST.

AMENITY

RED POPPY ST.

FUTURE DEVELOPMENT

ARROWLEAF ST.

GRASSLAND DR.

PADUS DR.

BEEPLANT ST.

CATALPA DR.

LAURA W. CHASE

EMERGENCY VEHICLE ACCESS

ARROWLEAF ST.

MARIO HERRARA /
JANICE D REVOCABLE TRUST

SALIX ST.

DETENTION POND

VETERANS PARKWAY



REVERE
AT JOHNSTOWN

SITE ENLARGEMENT





REVERE

AT JOHNSTOWN

OPEN SPACE & PARKS
ENLARGEMENT



REVERE NORTH PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO



Know what's below.
Call before you dig.



LJA ENGINEERING

PROJECT NAME

REVERE NORTH FILING NO. 1 & 2
PRELIMINARY/FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:

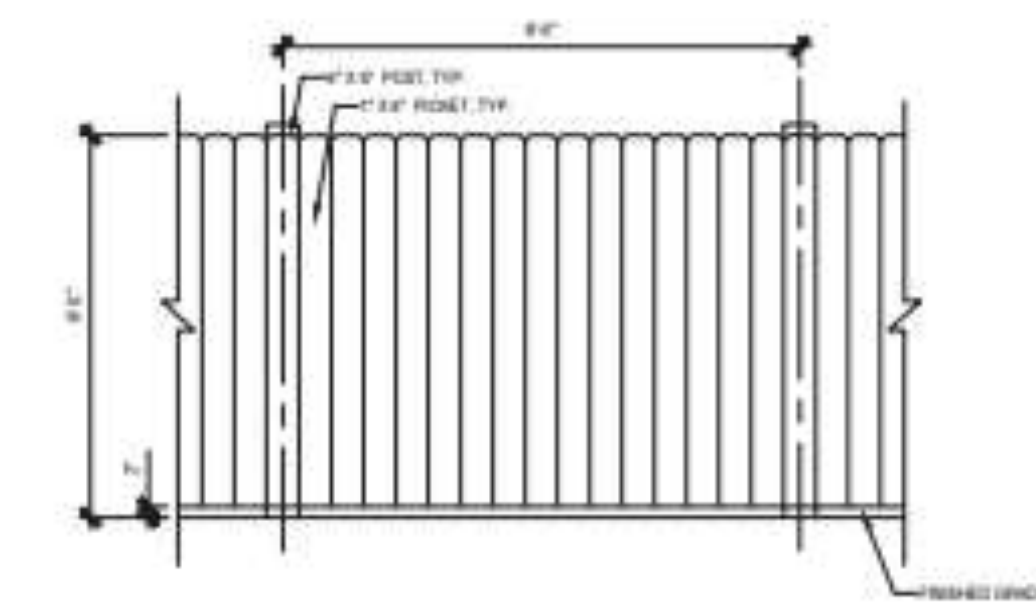
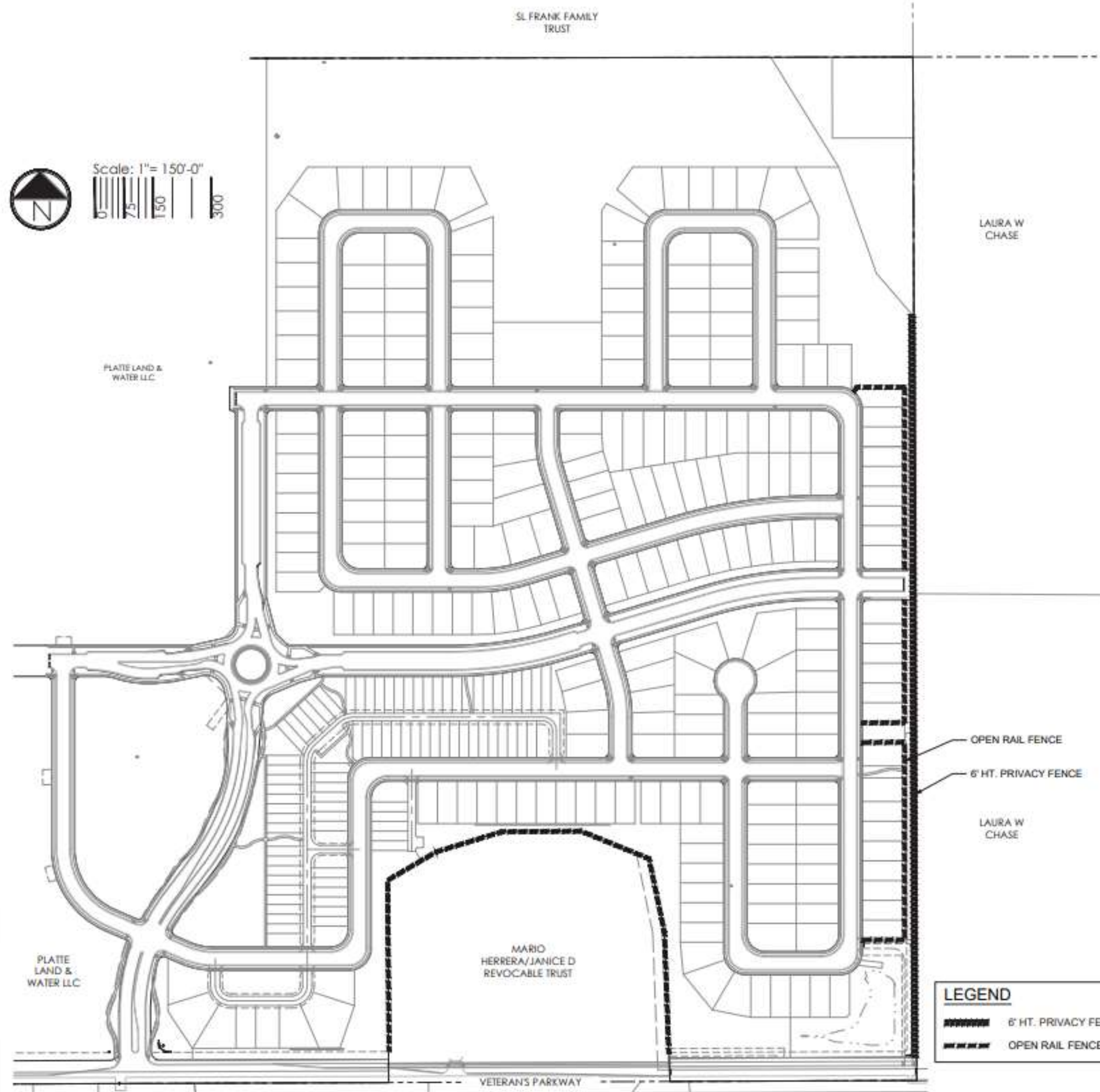
06-20-2023

REVISION DATE:

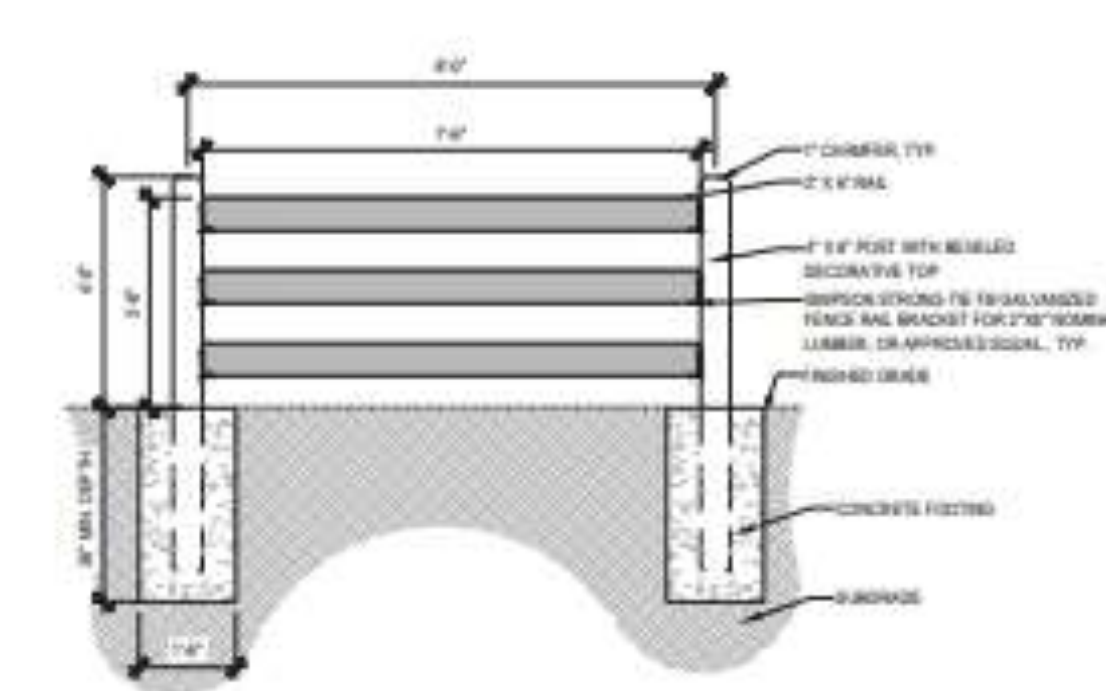
SHEET TITLE

FENCING PLAN
OPTION 1

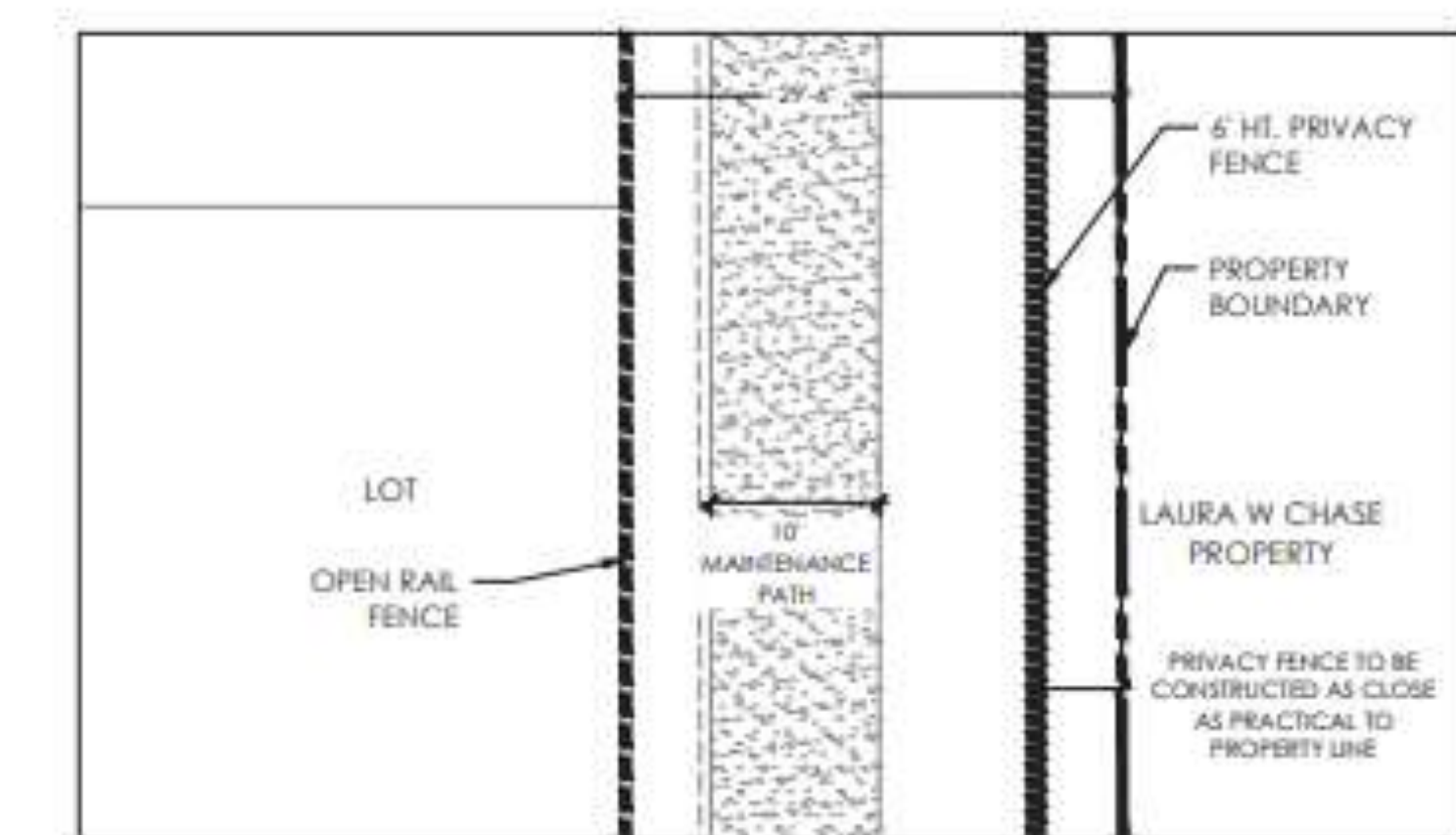
NOT FOR CONSTRUCTION



1 6' PRIVACY FENCE
3/8" = 1'



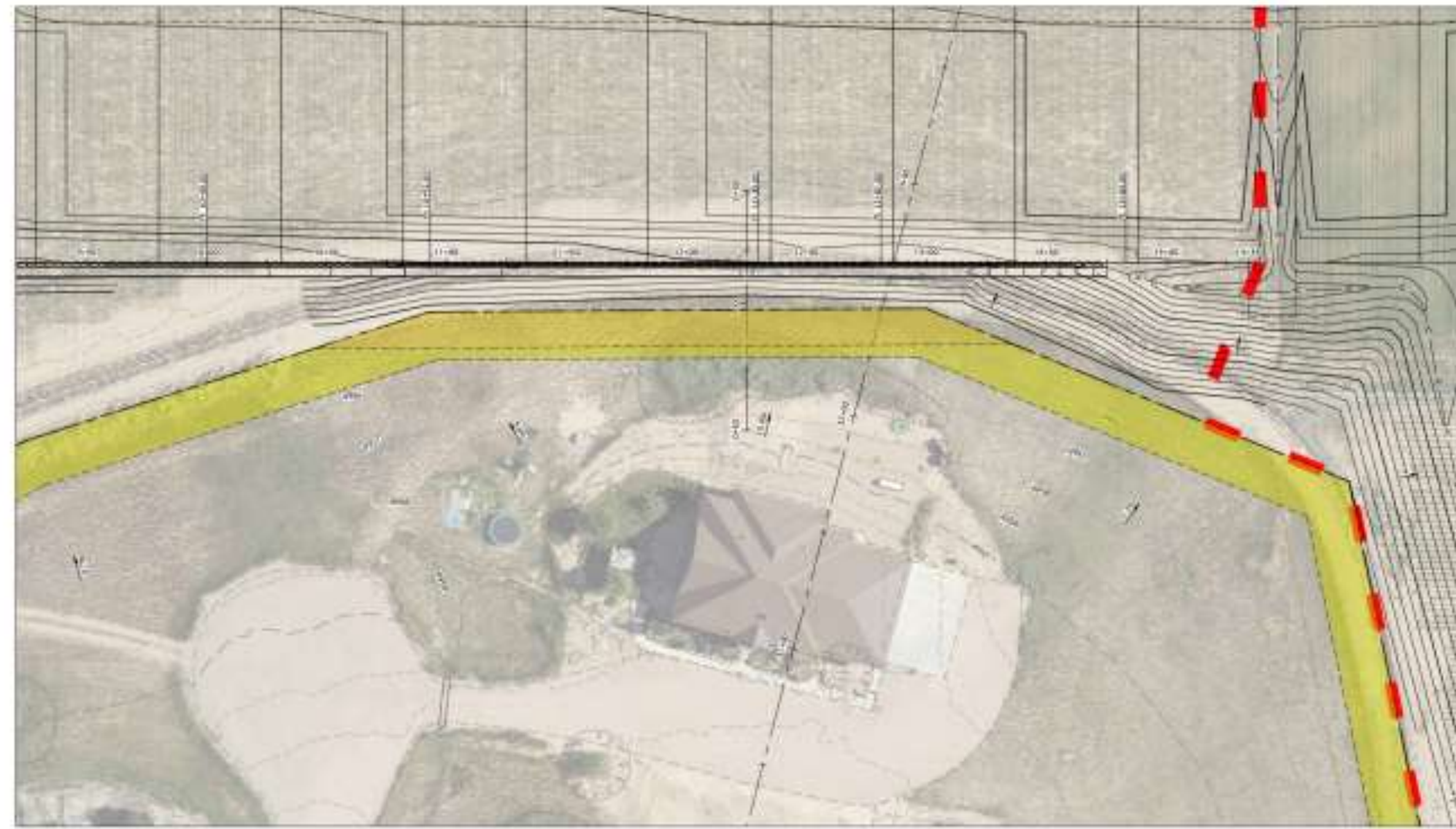
2 OPEN RAIL FENCE
3/8" = 1'



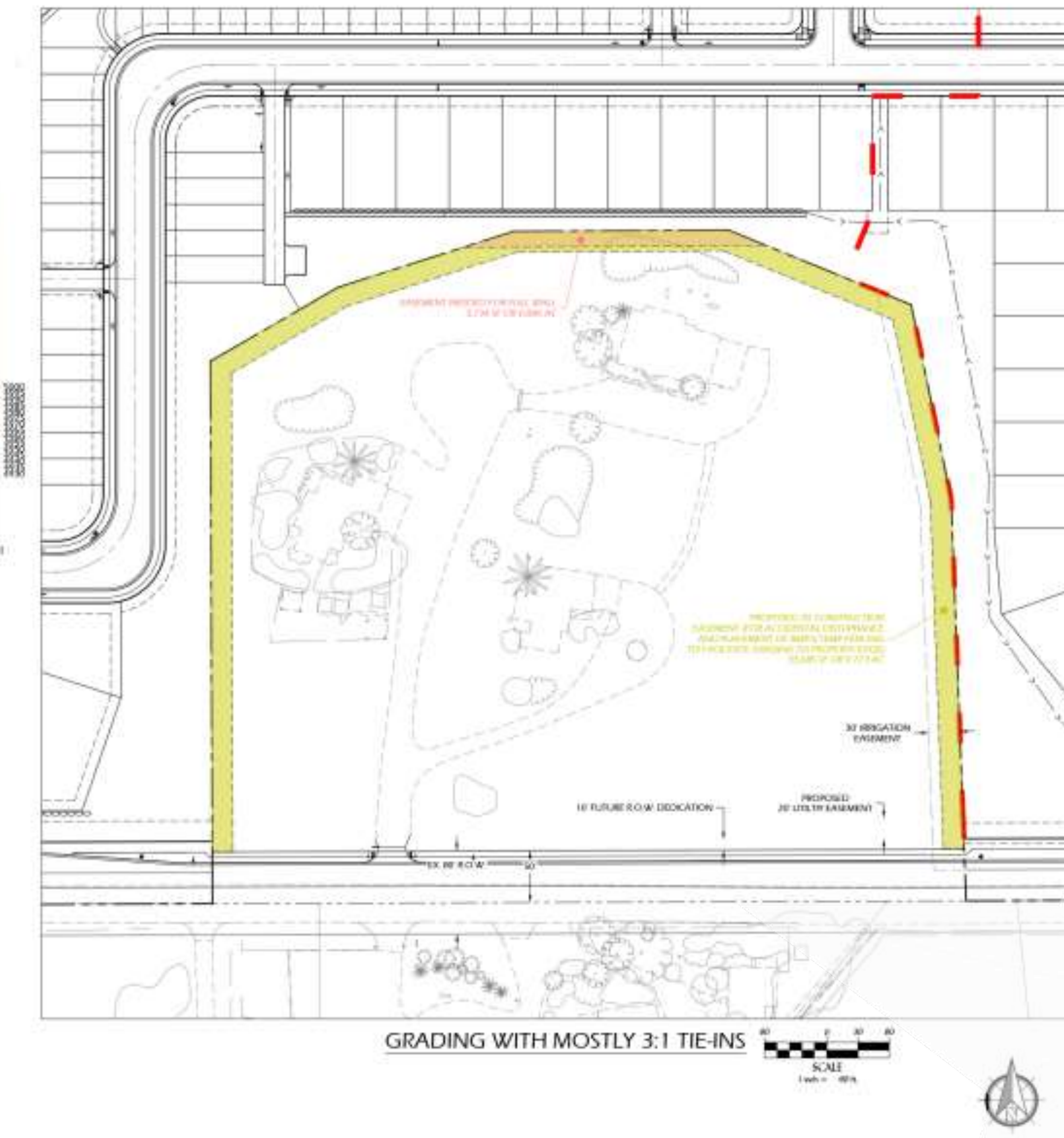
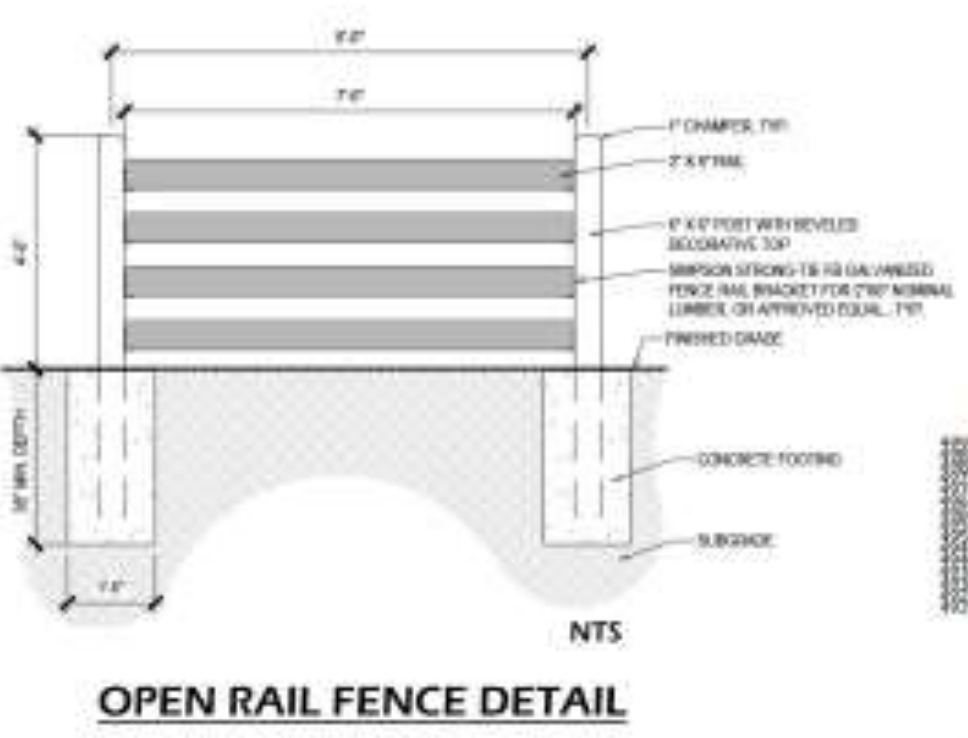
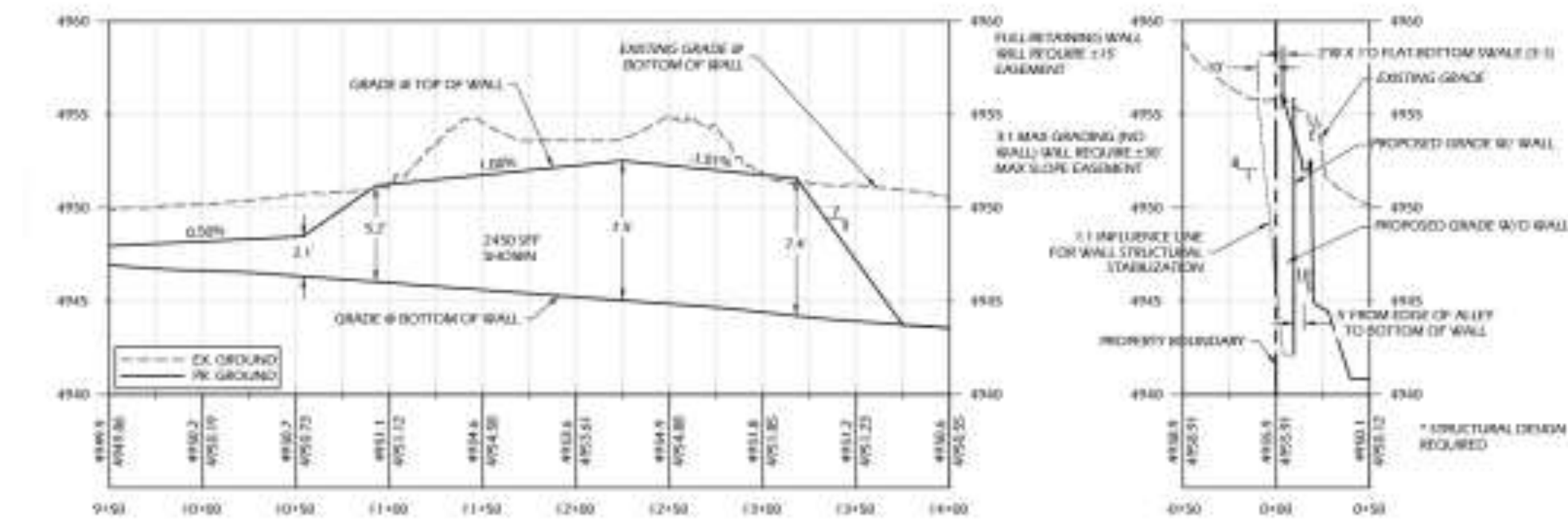
3 EAST PROPERTY LINE FENCE TYPICAL
1" = 10'-0"

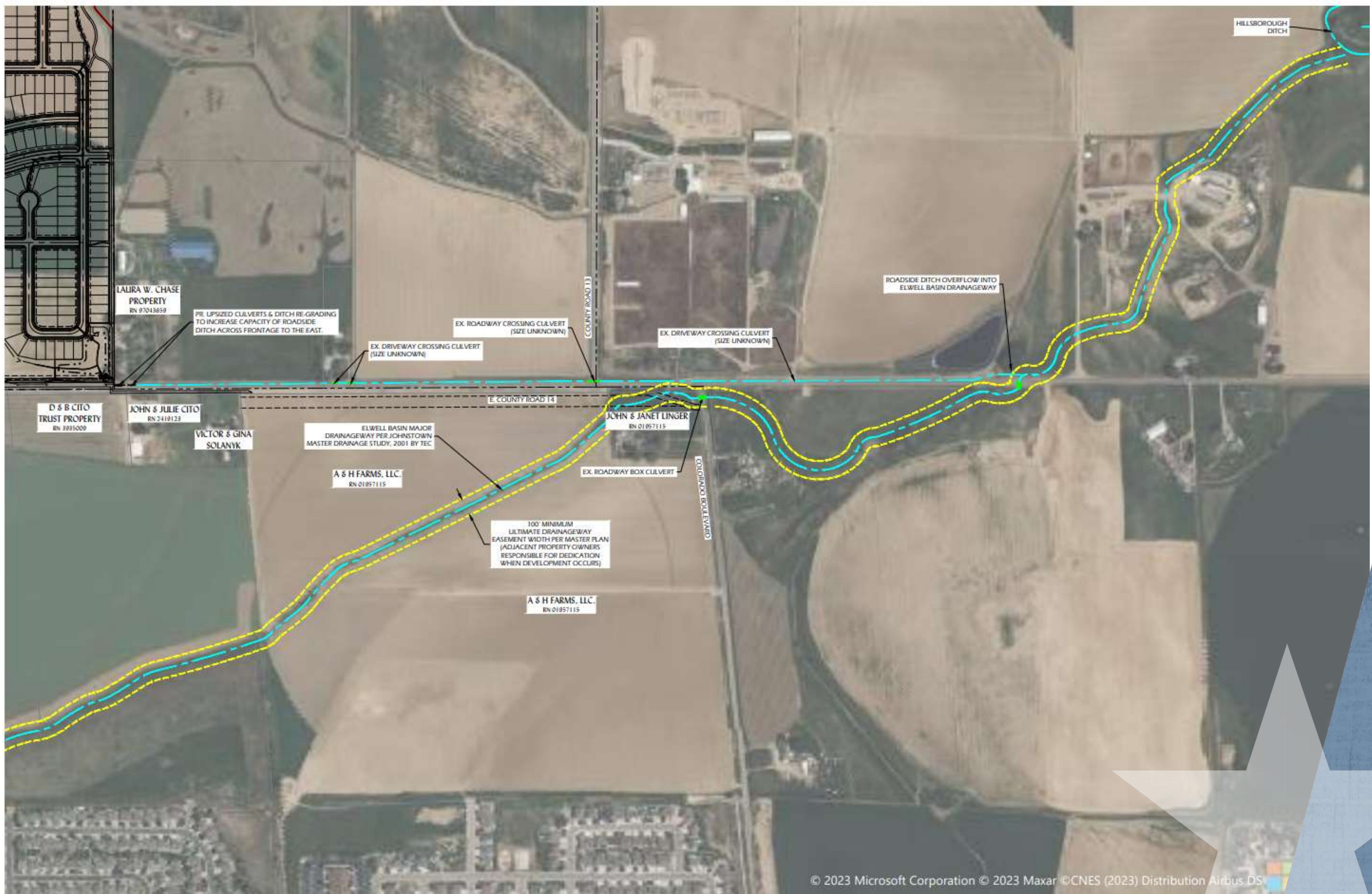
LEGEND	
	6' HT. PRIVACY FENCE
	OPEN RAIL FENCE

NOTE: ALL FENCING ON SHOWN PLAN SHALL BE INSTALLED BY DEVELOPER.



GRADING WITH MINIMAL OFFSITE GRADING IMPACT (WALLS)





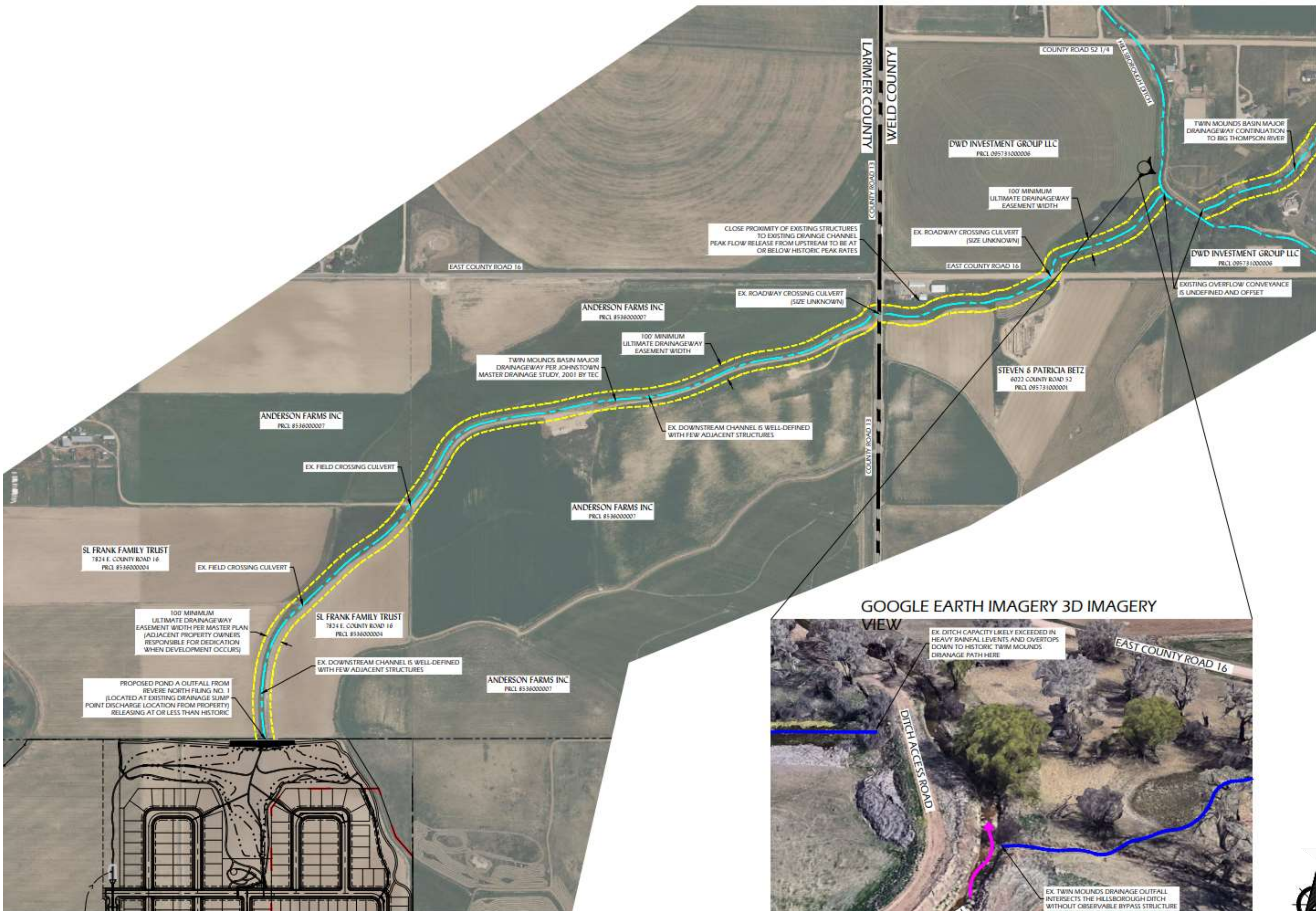
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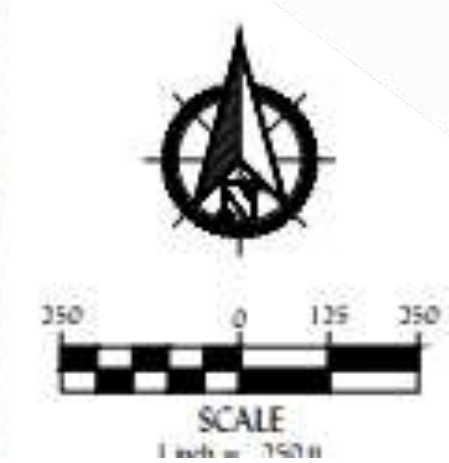
AT JOHNSTOWN

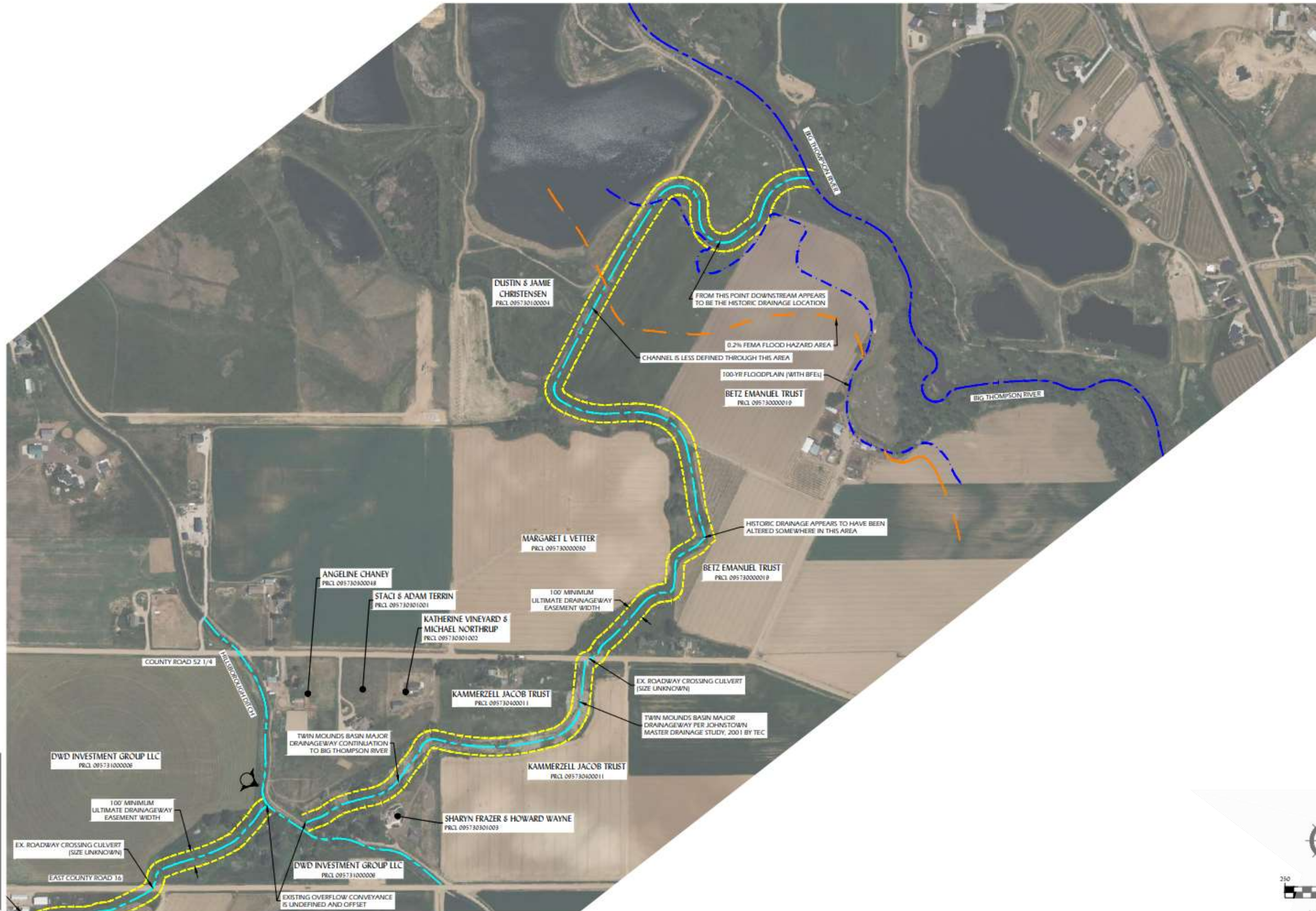
OFF-SITE MAJOR DRAINAGE BASIN CORRIDORS - SOUTH



SEE NEXT SHEET

GOOGLE EARTH IMAGERY 3D IMAGERY VIEW





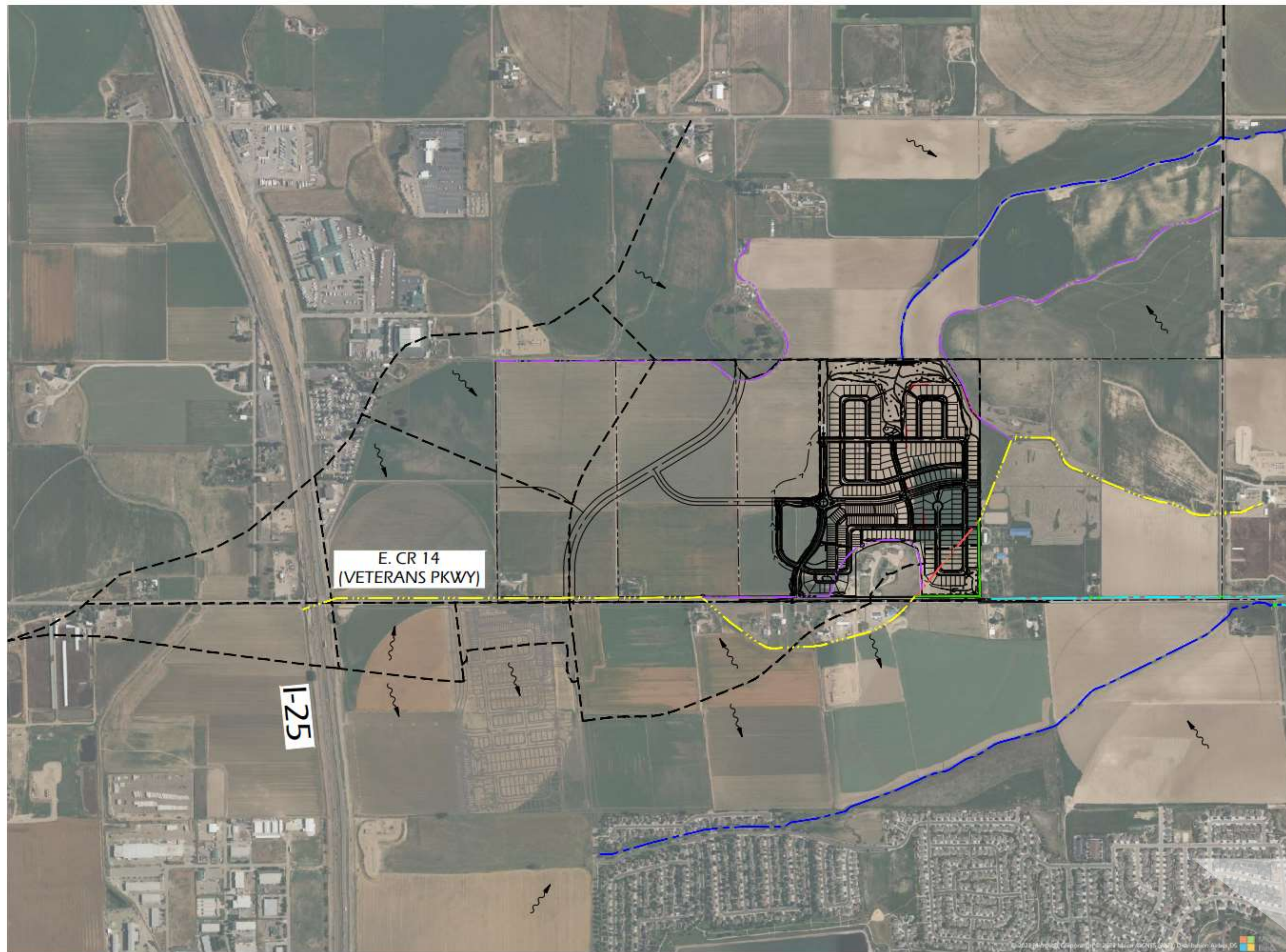
SEE PREVIOUS SHEET



REVERE

AT JOHNSTOWN

OFF-SITE MAJOR DRAINAGE BASIN CORRIDORS - NORTH



LEGEND
— HARRY LATERAL (MAIN)
— HARRY LATERAL (BRANCH)
— MAJOR DRAINAGE CL

E. CR 14
(VETERANS PKWY)

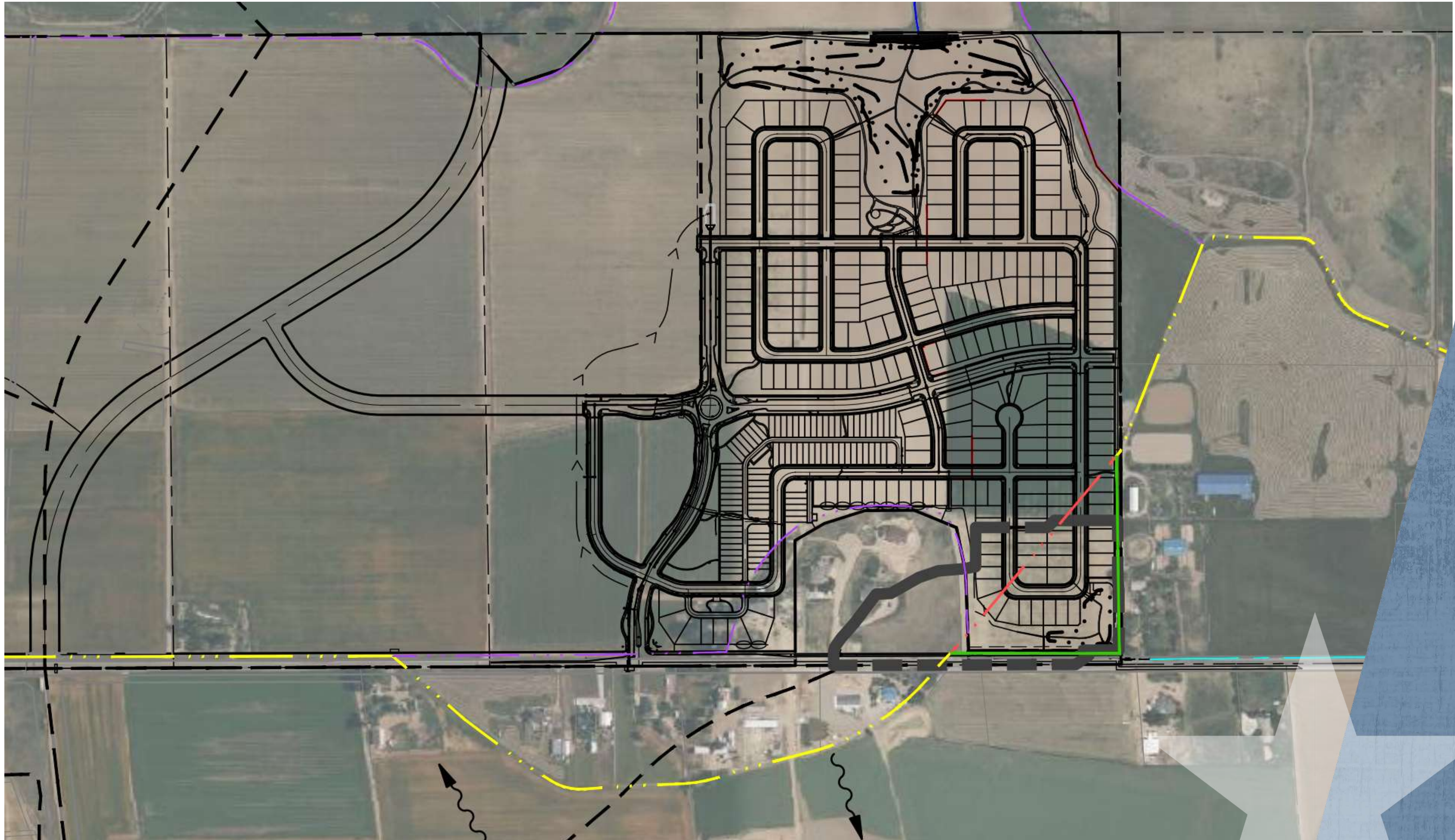
I-25

350 0 125
SCALE
1 inch = 250'



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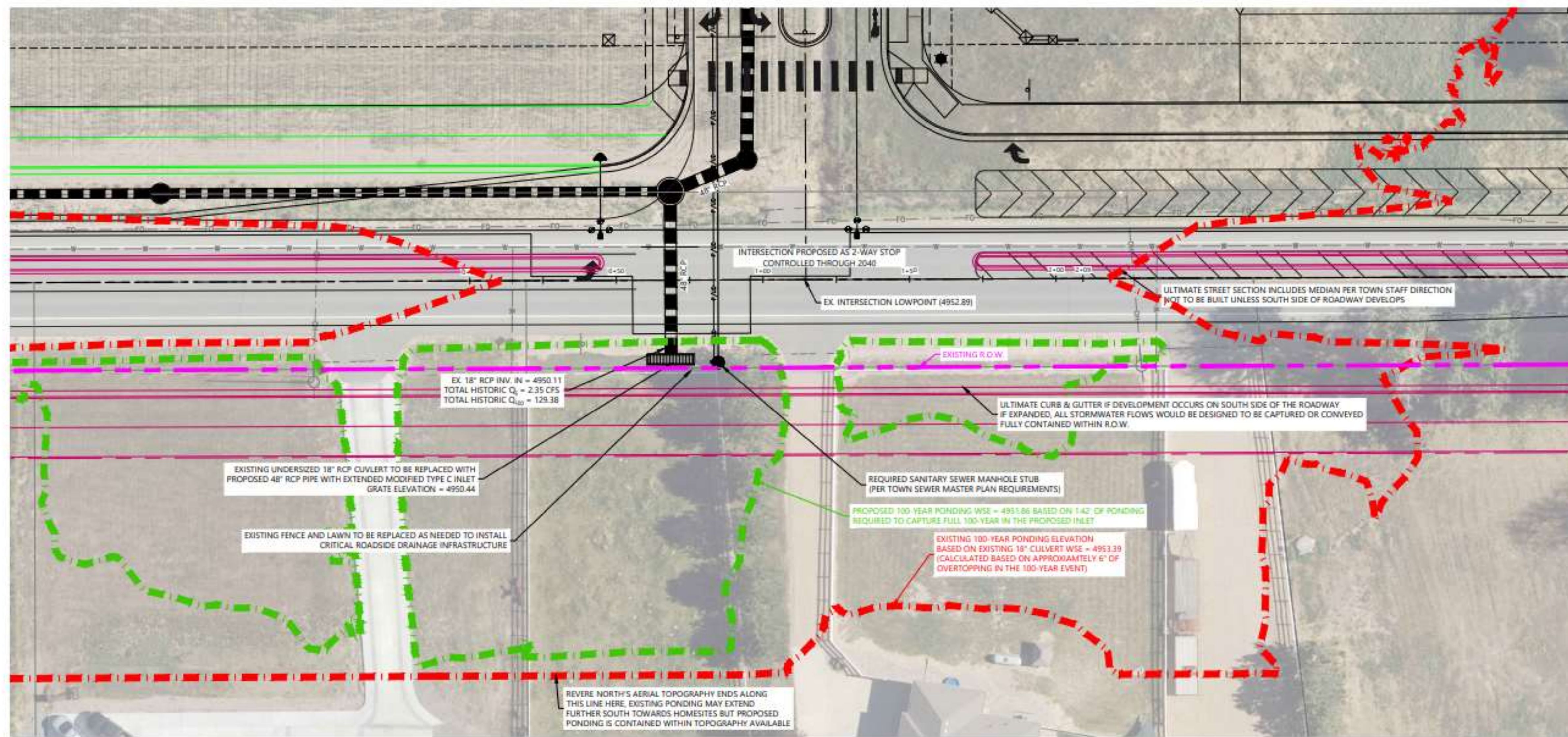
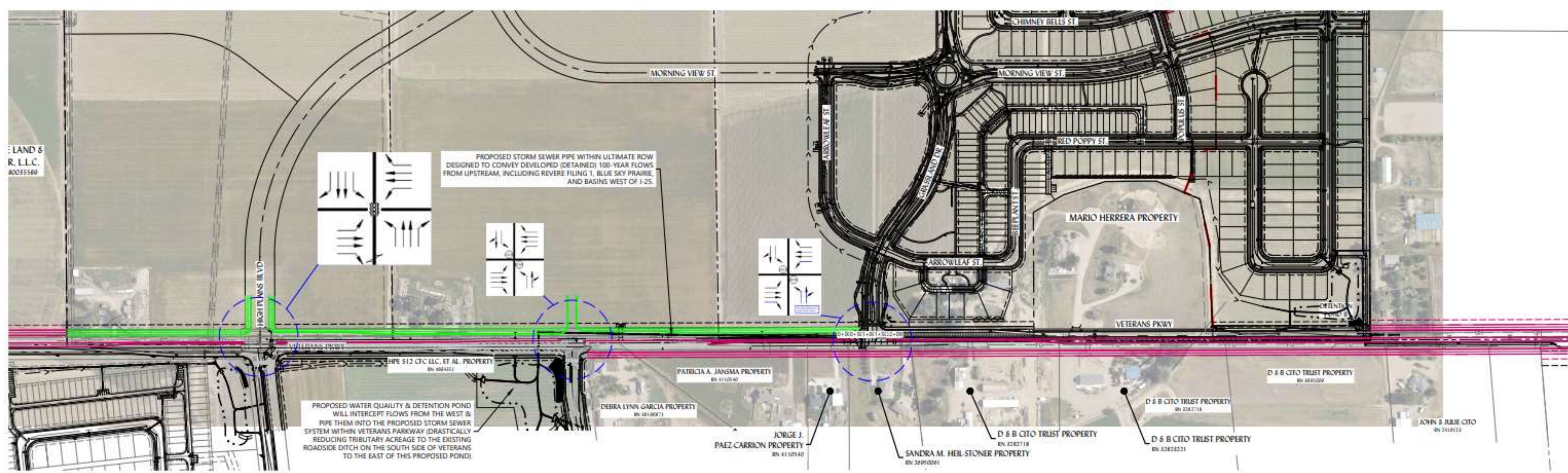
OVERALL DRAINAGE CONCEPT

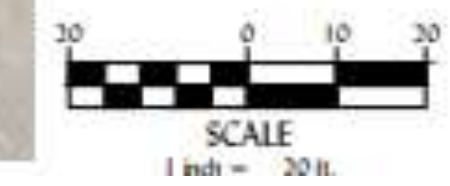
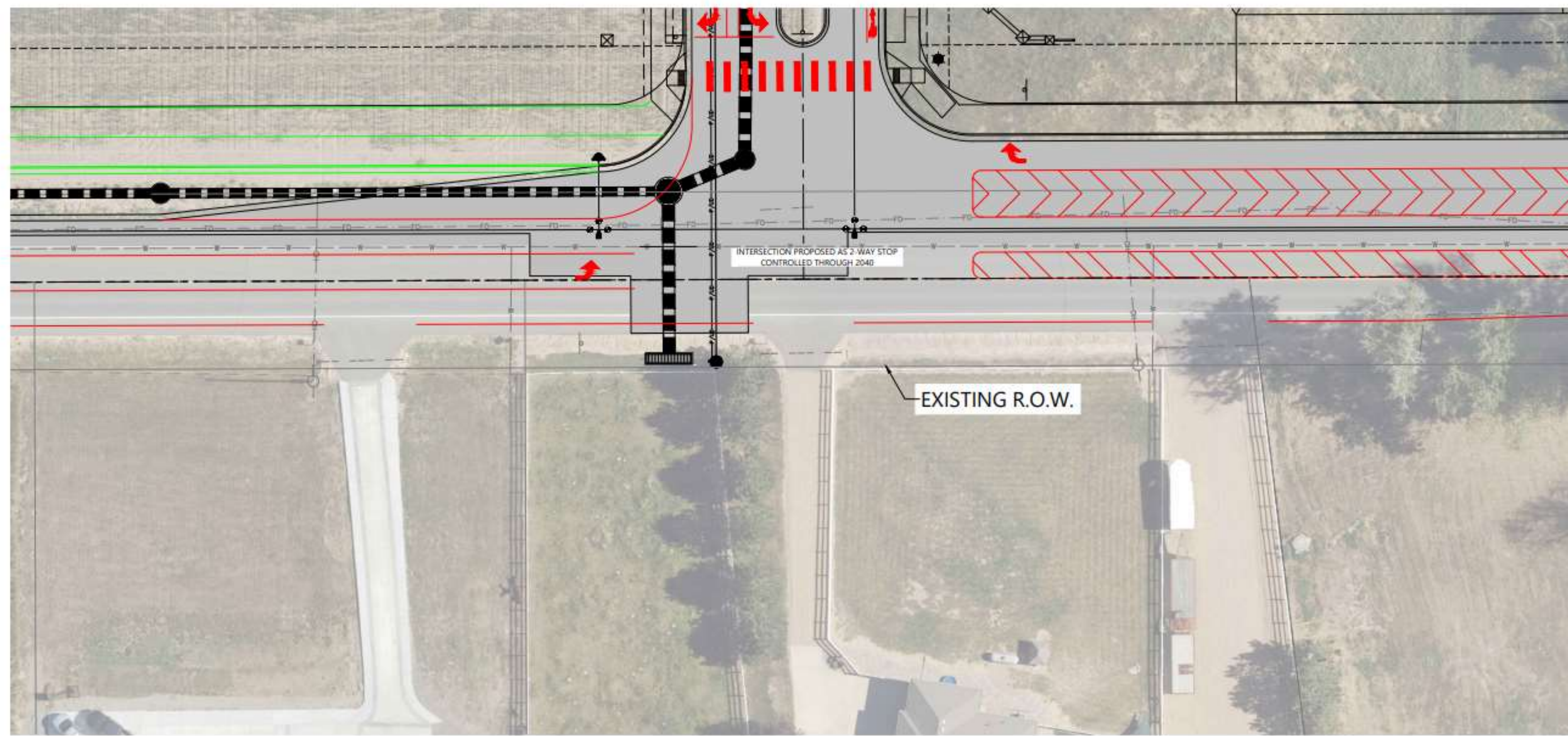
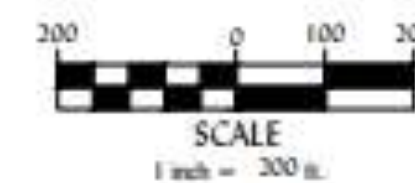
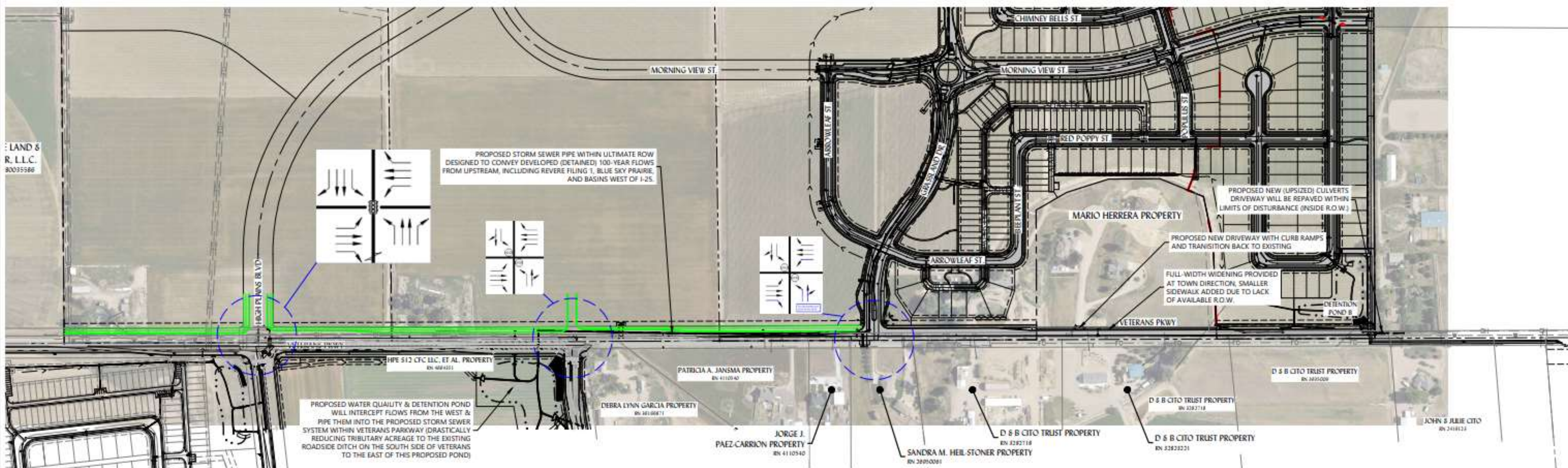


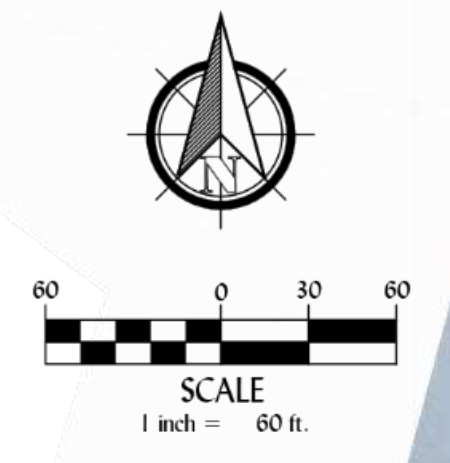
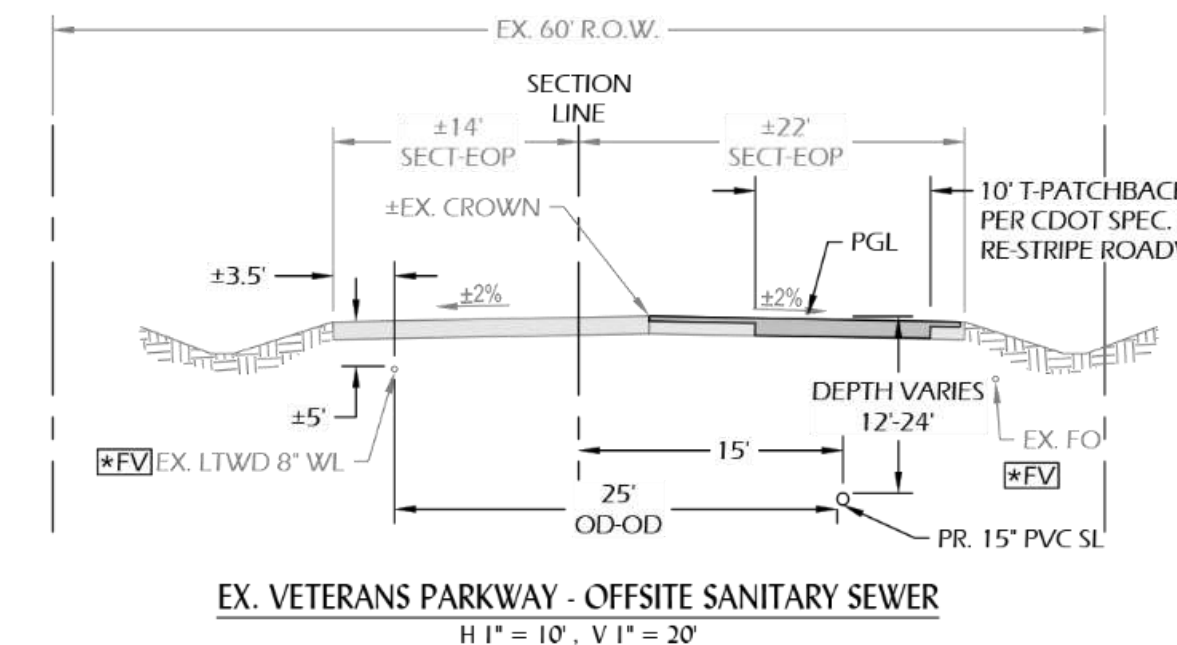
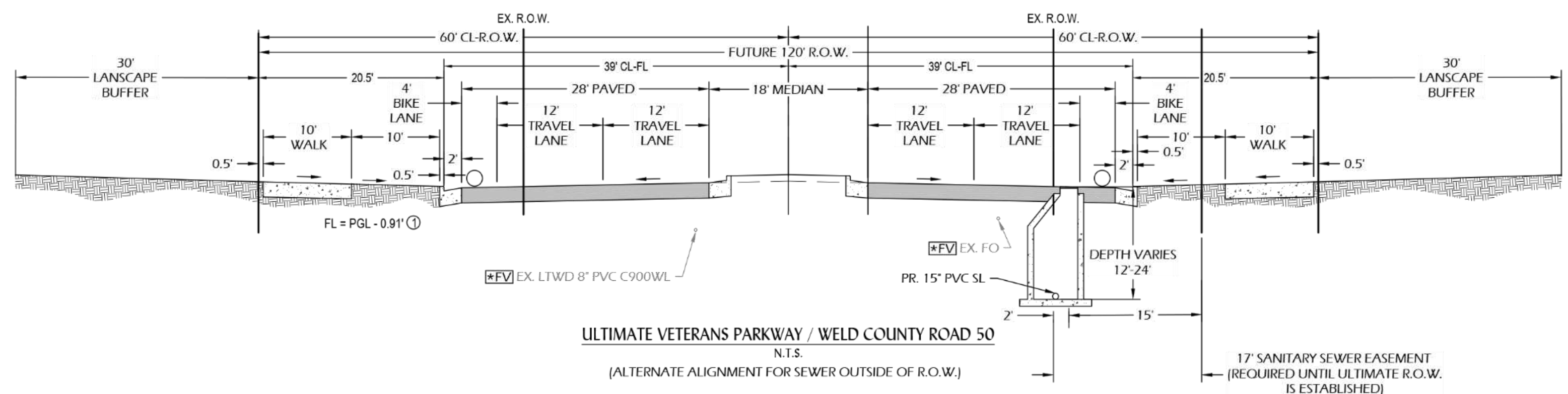
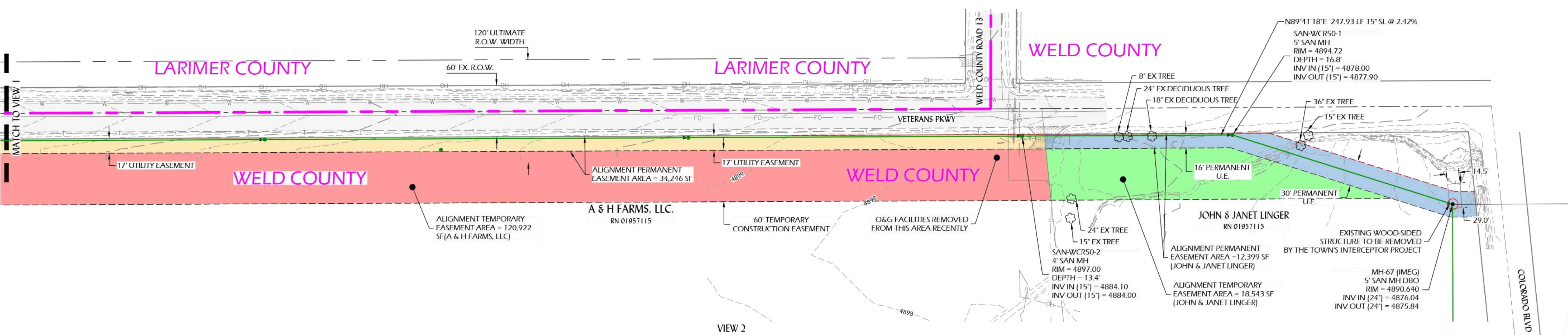
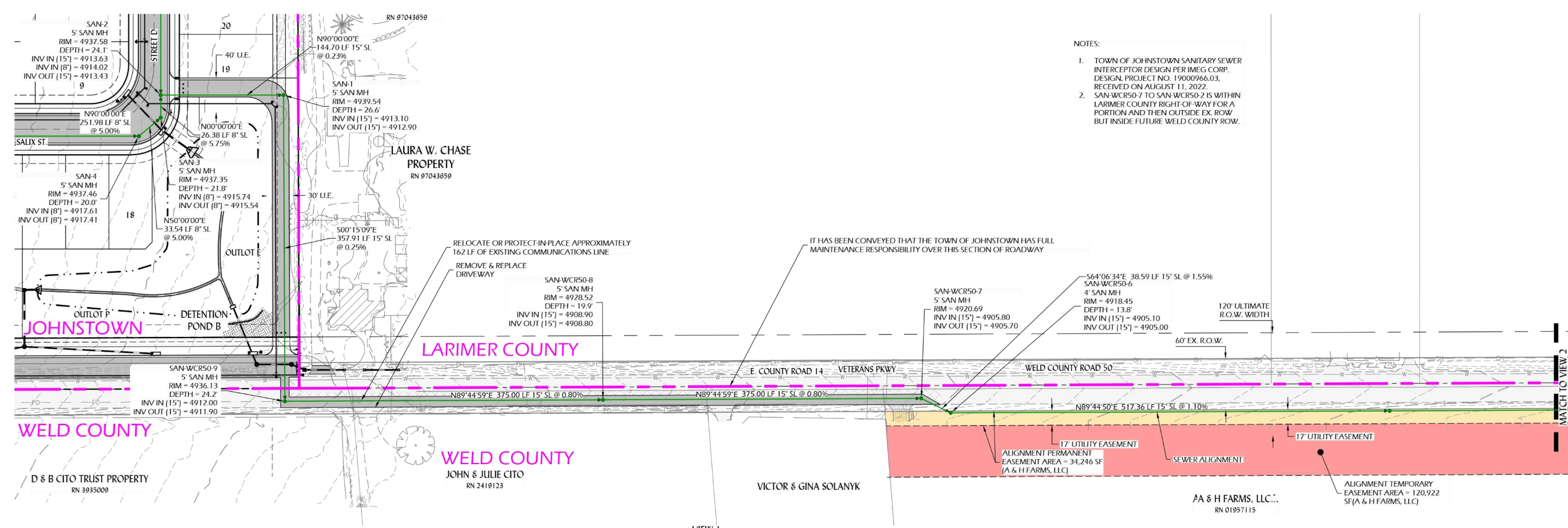
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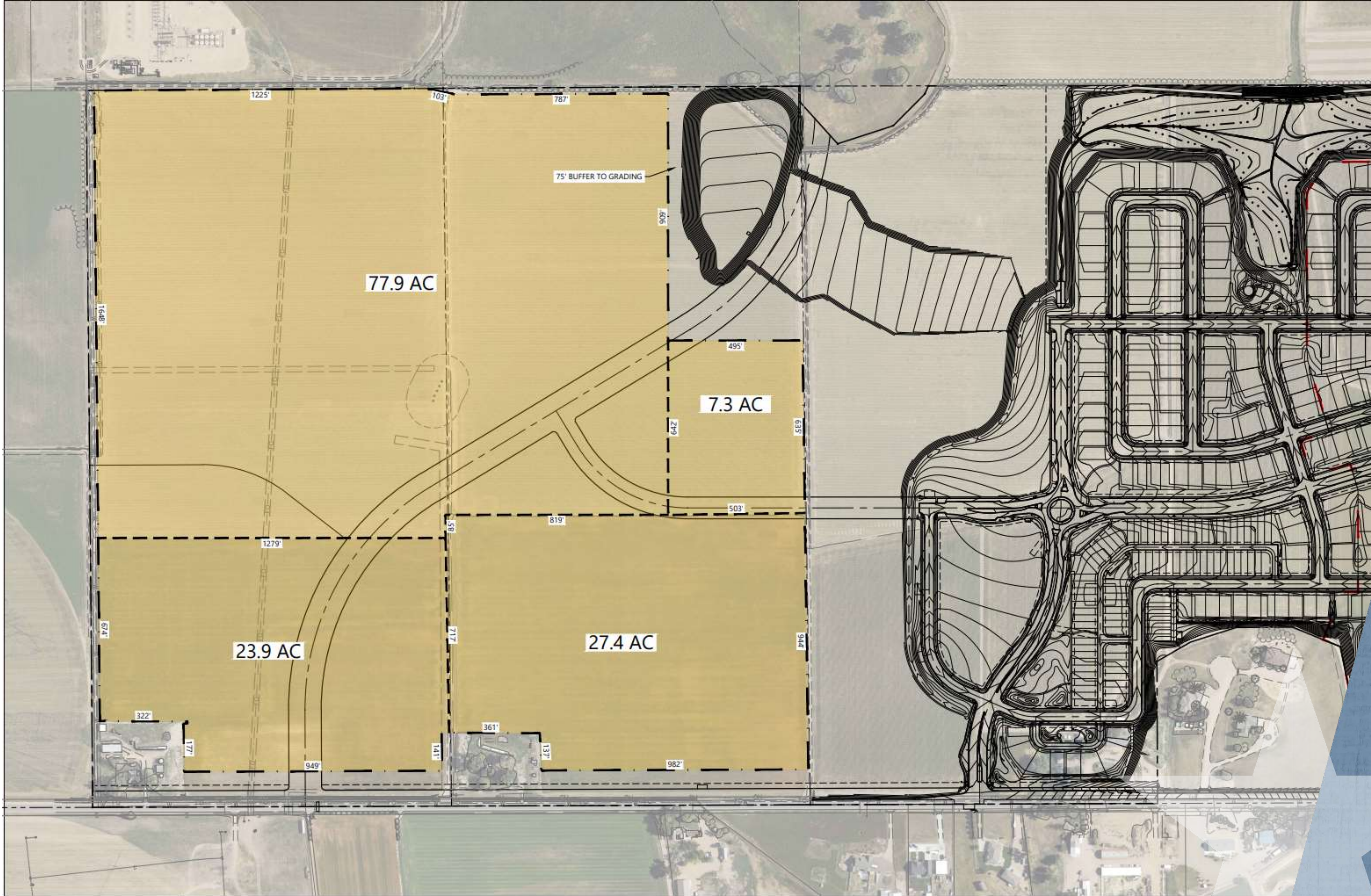
IRRIGATION DITCH DETAIL







OFF-SITE SANITARY SEWER ALIGNMENT



REVERE

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FARMING EXHIBIT

Review Criteria. A preliminary plat shall be reviewed according to the following criteria.

- a) The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns and concepts of the plan.
- b) The development and infrastructure are arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land.
- c) The arrangement and proposed design of streets, open spaces, and blocks meet the development and design standards in this Chapter and are coordinated with existing or potential development on adjacent property.
- d) The proposed blocks and lots are capable of meeting all development and site design standards of the applicable zoning district.

- e) The application demonstrates a preliminary feasibility of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.
- f) Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.
- g) Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
- h) The design does not impede the construction of anticipated or planned future public infrastructure or other development within the area.
- i) The plat has addressed issues of professional staff or any other public entity or review agencies asked to officially review the preliminary plat and received positive recommendations.



THANK YOU

