

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

PROJECT INTENT

THIS SUBDIVISION IS DESIGNED TO MEET THE INTENT OF THE GREAT PLAINS VILLAGE OUTLINE DEVELOPMENT PLAN (ODP). REVERE NORTH FILING NO. 1 & 2 INCLUDES A MIX OF LARGER SINGLE-FAMILY DETACHED LOTS (60' x 110'), SMALLER SINGLE-FAMILY DETACHED LOTS (50' x 110'), AND ALLEY-LOADED DUPLEX LOTS (25' x 90'). 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 & 2 WILL BE A QUALITY COMMUNITY WITH A METRO DISTRICT RESPONSIBLE FOR MAINTENANCE OF ALL DETENTION PONDS, COMMON AREA LANDSCAPING, PARKS, AND OPEN SPACE. PERIMETER LANDSCAPING WILL ENHANCE THE QUALITY OF THE COMMUNITY AND WILL BE MAINTAINED THROUGHOUT THE DEVELOPMENT.

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS, AND/OR LIEN HOLDER OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 36 IS ASSUMED TO BEAR SOUTH 89°46'47" WEST, AS MONUMENTED ON THE EAST BY A 3.25" ALUMINUM CAP STAMPED, "MANHARD PLS 38361, 2022" IN A MONUMENT BOX AND ON THE WEST BY A 3.25" ALUMINUM CAP STAMPED, "MANHARD PLS 38361, 2022" IN A MONUMENT BOX;

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 89°46'47" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 637.21 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF HERRERA SUBDIVISION RECORDED OCTOBER 19, 2011, AT RECEPTION NO. 20110063884, IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID SOUTHERLY EXTENSION OF THE EASTERLY LINE AND CONTINUING ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINES OF SAID HERRERA SUBDIVISION, THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 02°08'46" WEST, A DISTANCE OF 387.72 FEET;
2. NORTH 11°38'22" WEST, A DISTANCE OF 190.78 FEET;
3. NORTH 67°47'19" WEST, A DISTANCE OF 190.49 FEET;
4. SOUTH 89°36'34" WEST, A DISTANCE OF 206.85 FEET;
5. SOUTH 72°19'30" WEST, A DISTANCE OF 176.98 FEET;
6. SOUTH 59°56'08" WEST, A DISTANCE OF 142.24 FEET;
7. SOUTH 00°12'21" EAST, ALONG THE WESTERLY LINE AND THE SOUTHERLY EXTENSION OF SAID LINE A DISTANCE OF 522.70 FEET TO SAID SOUTH LINE;

THENCE SOUTH 89°46'47" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1,277.82 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35;

THENCE SOUTH 89°47'38" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 2,641.25 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35;

THENCE NORTH 00°03'53" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,319.99 FEET TO THE CENTER-SOUTH SIXTEENTH CORNER OF SAID SECTION 35;

THENCE N 00°31'37" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,320.01 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 35;

THENCE N 89°40'08" EAST ALONG THE NORTH LINE OF WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,313.54 FEET TO THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION 35;

THENCE NORTH 89°39'02" EAST ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,313.57 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35, ALSO BEING A POINT ON THE WESTERLY BOUNDARY OF THAT PROPERTY DESCRIBED IN BOOK 214 AT PAGE 583, IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

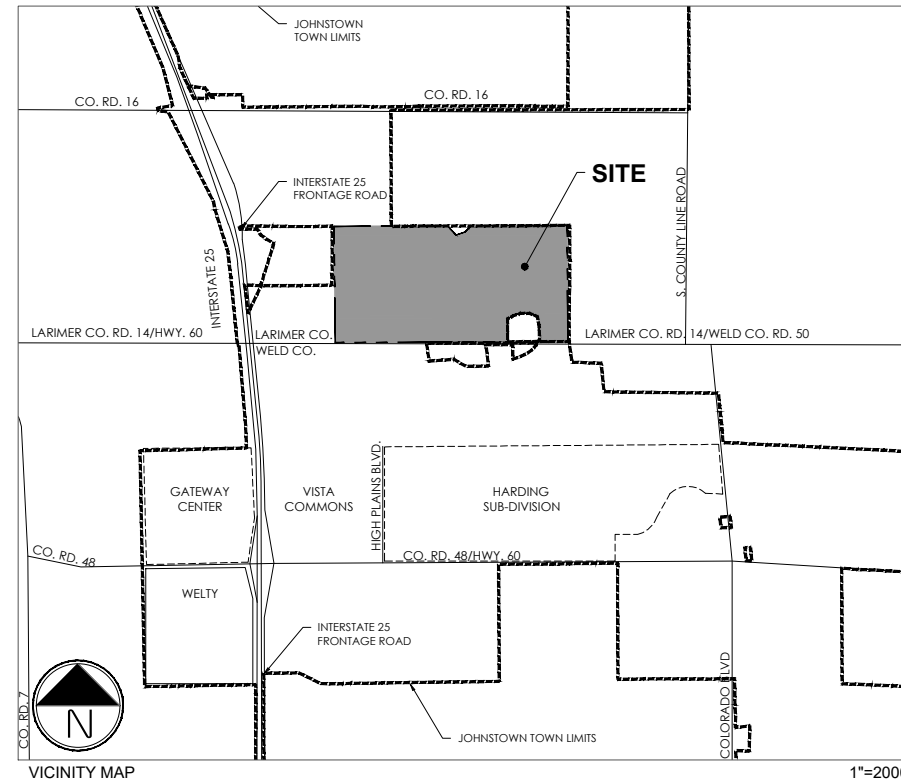
THENCE ALONG THE WESTERLY, SOUTHERLY AND EASTERLY BOUNDARIES OF SAID PROPERTY THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 00°49'35" EAST, A DISTANCE OF 59.31 FEET;
2. SOUTH 41°59'06" EAST, A DISTANCE OF 205.98 FEET;
3. NORTH 71°59'38" EAST, A DISTANCE OF 215.04 FEET;
4. NORTH 44°48'07" EAST, A DISTANCE OF 164.98 FEET;
5. NORTH 24°08'49" EAST, A DISTANCE OF 32.73 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH 89°52'50" EAST ALONG SAID NORTH LINE, A DISTANCE OF 2,196.57 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 36;

THENCE SOUTH 00°12'51" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION 36, A DISTANCE OF 2,641.41 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 13,479,981 SQUARE FEET OR 309.458 ACRES, MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD;



VICINITY MAP

1"=2000'

APPROVALS

TOWN COUNCIL

THIS PRELIMINARY DEVELOPMENT PLAN, TO BE KNOWN AS REVERE NORTH FILING NO. 1 PDP, 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: _____ ATTEST: _____
MAYOR TOWN CLERK

REVERE NORTH 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 OR GEOLOGIC HAZARDS HAVE BEEN IDENTIFIED OR MAPPED ON THE SITE.
- F. MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE DEVELOPMENT AGREEMENT. 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. ALL SUCH MAINTENANCE COSTS INCURRED BY THE TOWN WILL BE ASSESSED TO THE PROPERTY OWNER.
- G. LOTS AND TRACTS AS PLATTED MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN OF JOHNSTOWN REQUIREMENTS AND THE APPROVED 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. 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 MAINTENANCE COSTS INCURRED BY THE TOWN WILL BE ASSESSED TO THE PROPERTY OWNER.
- H. THIS PRELIMINARY DEVELOPMENT PLAN IS UNDER TOWN OF JOHNSTOWN CASE NUMBER: SUB22-0007.
- I. TRACTS A, B, C, AND D HAVE BEEN RESERVED FOR FUTURE DEVELOPMENT. WATER DEDICATION AND STORM DRAINAGE IMPACT FEES FOR THESE LOTS WILL BE SATISFIED CONCURRENT WITH THE RE-PLAT OF EACH RESPECTIVE LOT.

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.

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5	OVERALL PLAN
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32	OPEN SPACE PLAN
33	CIRCULATION PLAN
34	PARKING PLAN
35	FENCING PLAN
36	PLANNING AREA PLAN

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Know what's below.
Call before you dig.



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

COVER

SHEET NUMBER

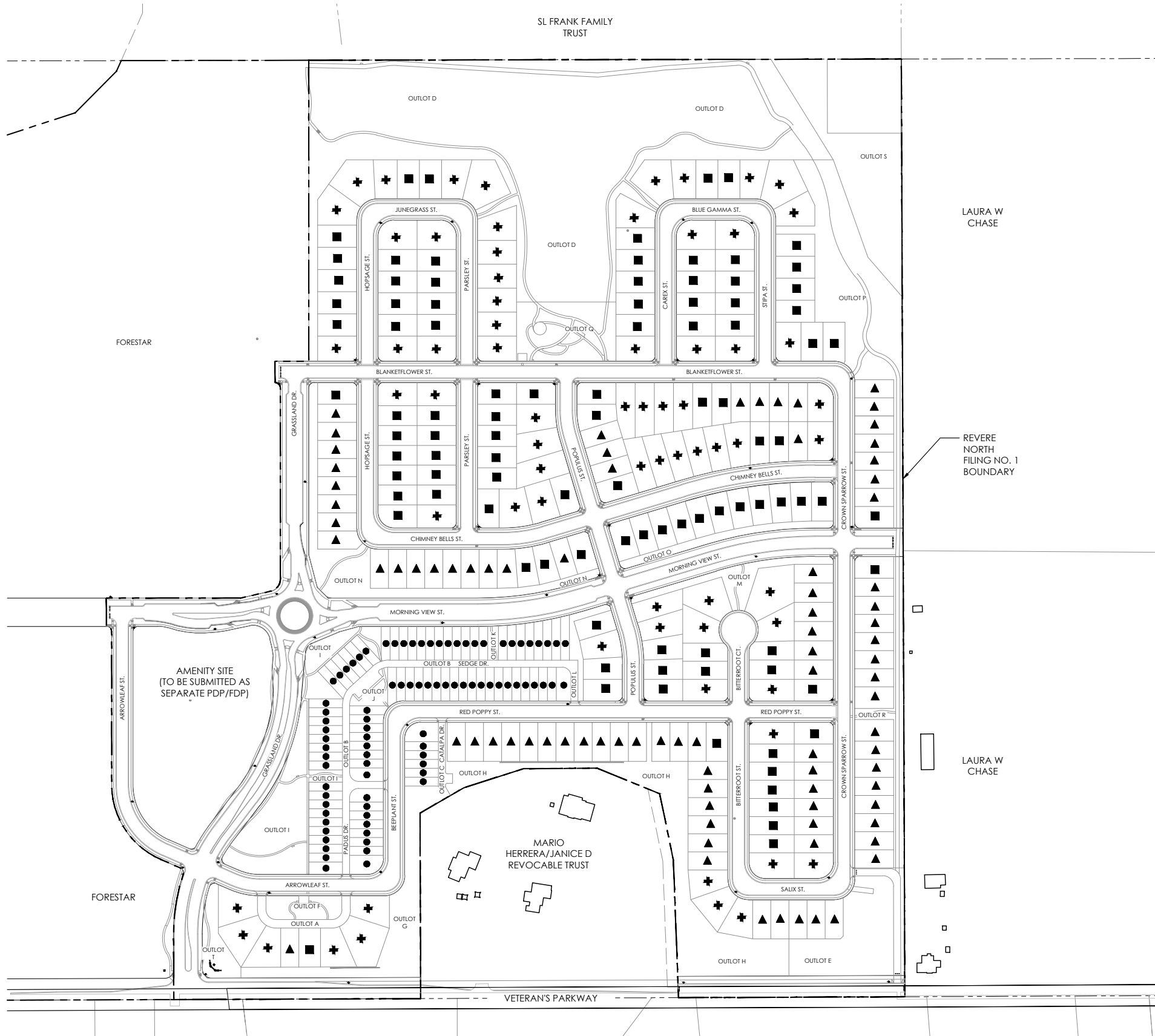
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SHEET 1 OF 36

NOT FOR CONSTRUCTION

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

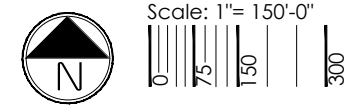


LEGEND

- SINGLE FAMILY ATTACHED
- ▲ SINGLE FAMILY DETACHED <6,000 S.F.
- SINGLE FAMILY DETACHED 6,000-7,000 S.F.
- ✦ SINGLE FAMILY DETACHED >7,000 S.F.

RESIDENTIAL LOT TYPE DATA				
PLANNING AREA	ACRES	HOUSING TYPE	# OF UNITS	% OF UNITS
PA-4A	12.6	SINGLE FAMILY DETACHED <6,000 S.F.	17	5.0%
		SINGLE FAMILY DETACHED 6,000-7,000 S.F.	38	11.2%
		SINGLE FAMILY DETACHED >7,000 S.F.	24	7.1%
SUBTOTAL	12.6		79	23.2%
PA-5	12.5	SINGLE FAMILY DETACHED <6,000 S.F.	15	4.4%
		SINGLE FAMILY DETACHED 6,000-7,000 S.F.	40	11.8%
		SINGLE FAMILY DETACHED >7,000 S.F.	24	7.1%
SUBTOTAL	12.5		79	23.2%
PA-7	5.0	SINGLE FAMILY ATTACHED	86	25.3%
		SINGLE FAMILY DETACHED <6,000 S.F.	53	15.6%
	14.4	SINGLE FAMILY DETACHED 6,000-7,000 S.F.	21	6.2%
		SINGLE FAMILY DETACHED >7,000 S.F.	21	6.2%
SUBTOTAL	19.4		181	53.2%
AMENITY SITE			1	0.3%
TOTAL	44.5		340	100.0%

NOTES:
1. TOTAL ACREAGE IN THE ABOVE TABLE REPRESENTS THE ACREAGE OF RESIDENTIAL LOTS ONLY.



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PRELIMINARY/FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO**

SUBMITTAL DATE:
06-20-2023
REVISION DATE:

SHEET TITLE

**HOUSING TYPE
PLAN**

SHEET NUMBER

C.1

SHEET 2 OF 36

NOT FOR CONSTRUCTION

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REVERE NORTH FILING NO. 1 & 2

PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO



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

LOT TYPICALS

SHEET NUMBER

C.2

SHEET 3 OF 36

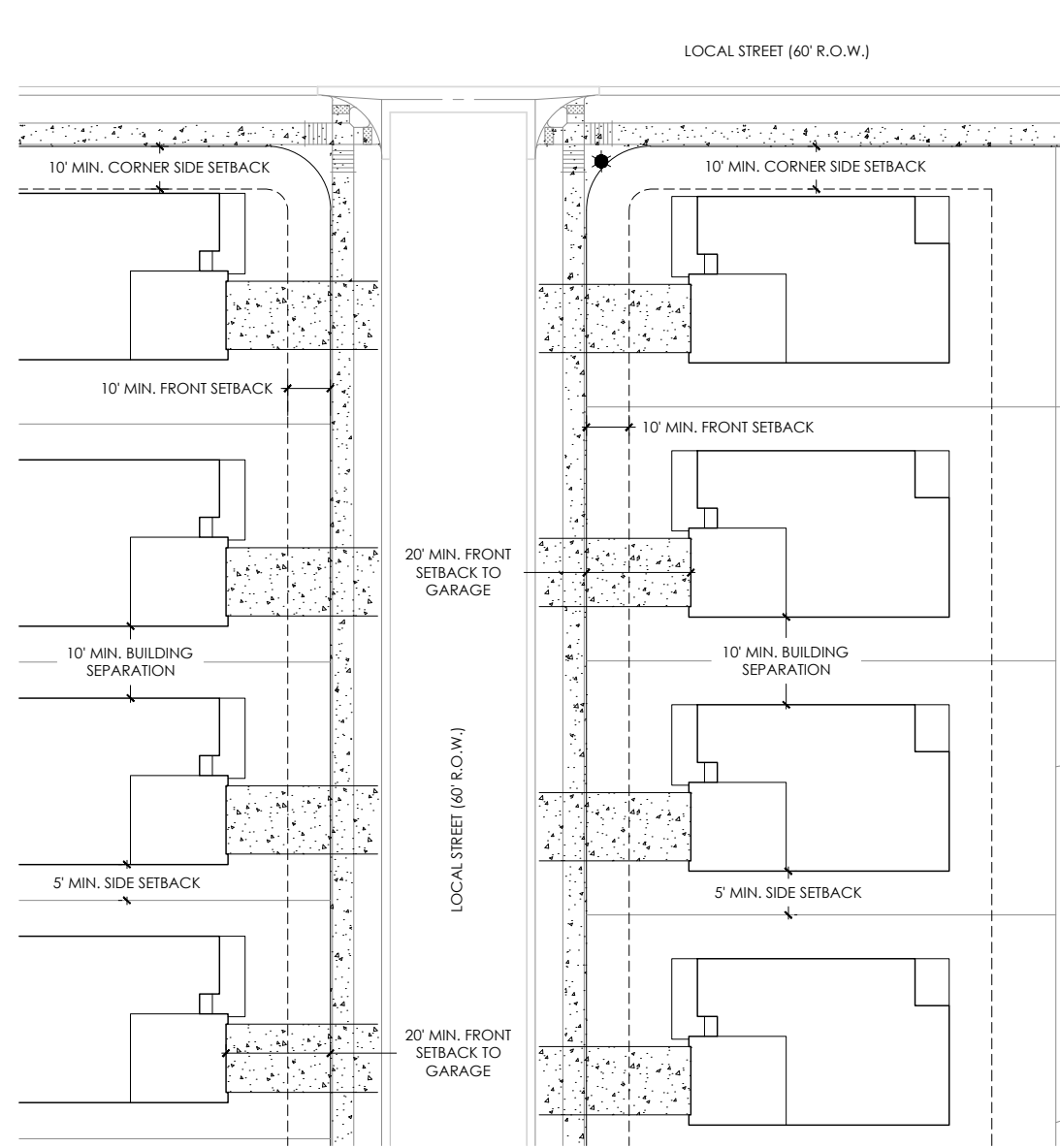


EXHIBIT A - SINGLE FAMILY DETACHED LOT TYPICAL

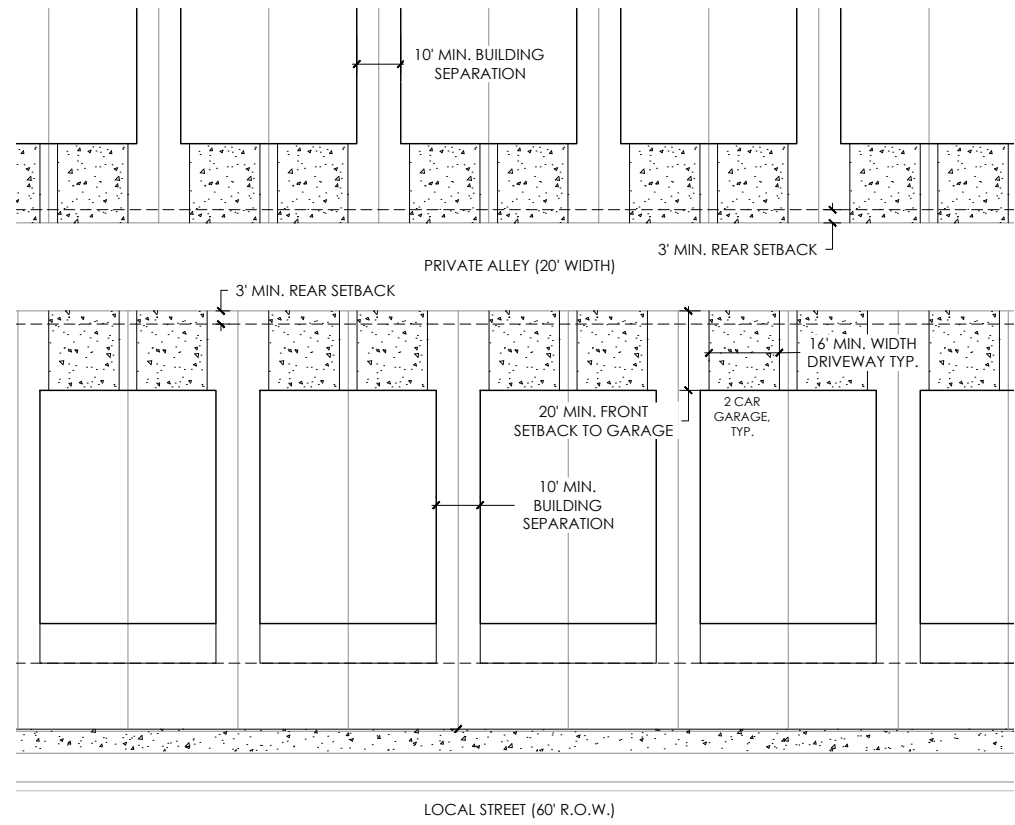
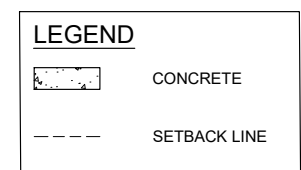


EXHIBIT B - SINGLE FAMILY ATTACHED ALLEY-LOADED LOT TYPICAL

LAND USE DEVELOPMENT STANDARDS MATRIX	
RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX	
SINGLE FAMILY DETACHED (SFD) RESIDENTIAL	
PRINCIPAL USE	R-M
FRONT SETBACK TO BUILDING	10'
FRONT SETBACK TO COVERED PORCH	5'
FRONT SETBACK TO GARAGE	20'
SIDE SETBACK MINIMUM	5'
*BUILDING SEPARATION	10'
REAR SETBACK - FRONT LOAD	15'
REAR SETBACK - CLUSTER	10'
REAR SETBACK - ALLEY LOAD	3'
SIDE (CORNER) SETBACK	10'
ACCESSORY USE	R-M
MAXIMUM HEIGHT	15'
FRONT SETBACK	20'
SIDE SETBACK	3**
REAR SETBACK	5'
REAR SETBACK (ALLEY LOAD GARAGE)	3'
SIDE (CORNER) SETBACK	15'

LAND USE DEVELOPMENT STANDARDS MATRIX	
RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX	
SINGLE FAMILY ATTACHED (SFA) RESIDENTIAL	
PRINCIPAL USE	R-M
FRONT SETBACK TO BUILDING FACE	15'
FRONT SETBACK TO COVERED PORCH	10'
SIDE SETBACK MINIMUM	0'
*BUILDING SEPARATION	10'
REAR SETBACK	15'
REAR SETBACK - ALLEY LOAD GARAGE	3**
SIDE (CORNER) SETBACK	15'
ACCESSORY USE	R-M
MAXIMUM HEIGHT	15'
FRONT SETBACK	20'
SIDE SETBACK	5'
REAR SETBACK - NON GARAGE	10'
REAR SETBACK (ALLEY LOAD GARAGE)	3**
SIDE (CORNER) SETBACK	15'

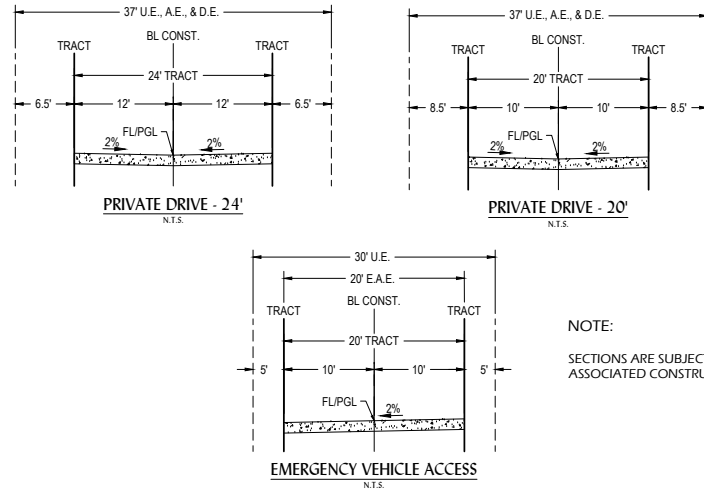
*OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)
NOTE: SETBACKS ONLY APPLY TO FILING NO. 1. FUTURE FILINGS ARE SUBJECT TO THE SETBACKS ESTABLISHED IN THE ODP UNLESS AMENDED THROUGH THE PDP/FDP PROCESS.



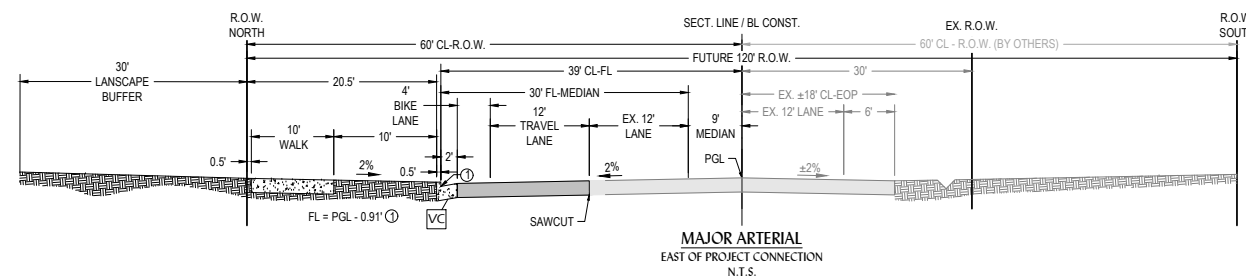
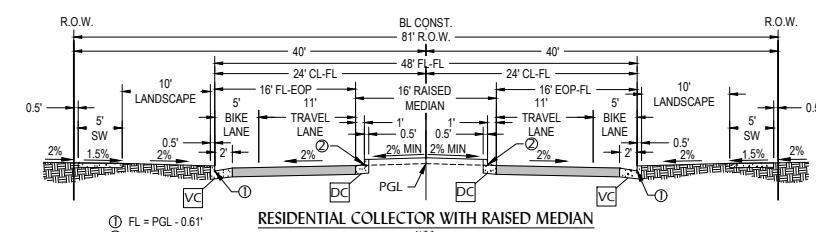
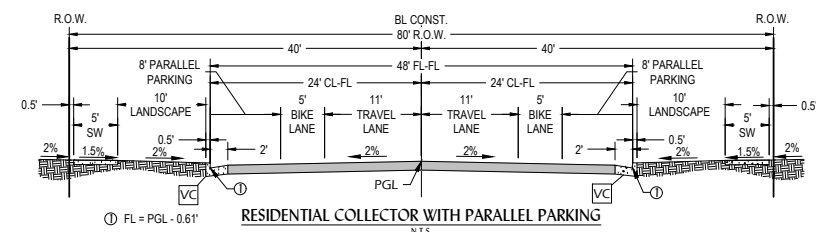
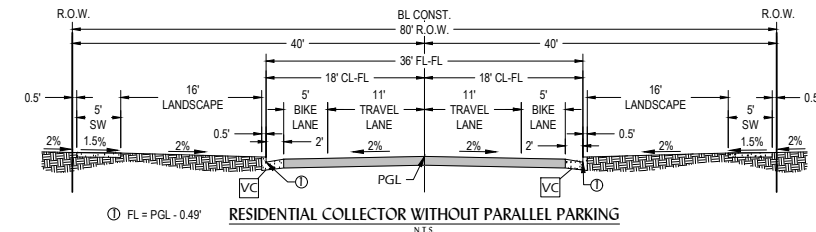
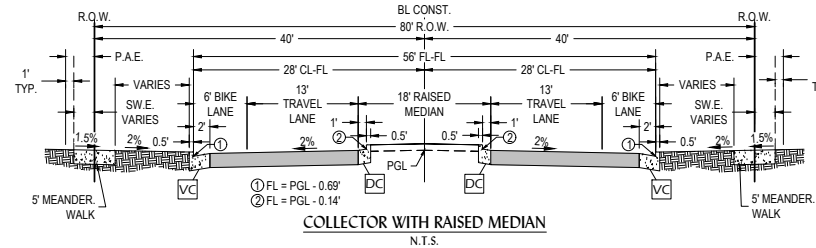
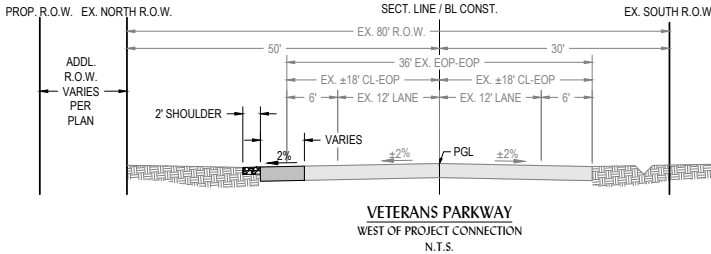
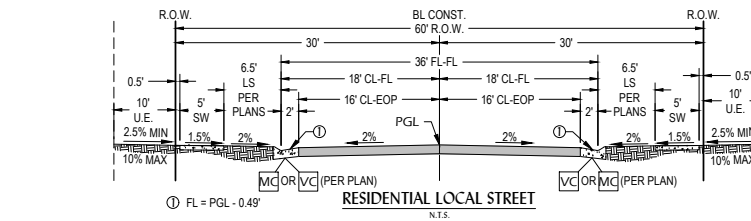
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REVERE NORTH FILING NO. 1 PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO



NOTE:
SECTIONS ARE SUBJECT TO TOWN APPROVAL VIA ASSOCIATED CONSTRUCTION DOCUMENT REVIEW



LEGEND	
---	Property Line
---	Right of Way Line
---	Centerline
---	Easement Line
---	Lot Line
---	Site Line
---	Sight Distance Line
---	Top of Embankment
---	100-YR W.S.E.
---	Phase Line
---	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
---	Proposed Major Contour
---	Proposed Minor Contour
---	Existing Major Contour
---	Existing Minor Contour

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
CDS	CUL-DE-SAC
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
EOA	EDGE OF ASPHALT
EOP	EDGE OF PAVEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT
E.A.T.T.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
P&P	PLAN & PROFILE
P.A.E.	PUBLIC ACCESS EASEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCR	POINT OF CURB RETURN
PERF.	PREPARED
PGL	PROFILE GRADE LINE
PI	POINT OF INFLECTION
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
S.W.E.	SIDEWALK EASEMENT
TB	THRUST BLOCK
TC	TOP OF CURB
T.C.E.	TEMP. CONSTRUCTION EASEMENT
TRANS.	TRANSITION
T.R.E.	TRANSPORTATION EASEMENT
TD	TOP ELEVATION OF RISER
UD	UNDERDRAIN
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

OUTLOT SUMMARY					
	USE	OWNED	MAINTAINED	SO. FT.	ACRES
OUTLOT A	ACCESS & DRAINAGE & UTILITY	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	8,662	0.199
OUTLOT B	ACCESS & DRAINAGE & UTILITY	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	29,754	0.683
OUTLOT C	ACCESS & DRAINAGE	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	4,180	0.096
OUTLOT D	DRAINAGE	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	538,145	12.354
OUTLOT E	DRAINAGE	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	65,994	1.515
OUTLOT F	LANDSCAPE & PED ACCESS	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	13,945	0.320
OUTLOT G	LANDSCAPE & PED ACCESS	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	53,071	1.218
OUTLOT H	LANDSCAPE, PED ACCESS	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	94,741	2.175
OUTLOT I	LANDSCAPE, PED ACCESS, & DRAINAGE	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	80,183	1.841
OUTLOT J	LANDSCAPE	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	5,866	0.135
OUTLOT K	LANDSCAPE & PED ACCESS	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	2,878	0.066
OUTLOT L	LANDSCAPE & PED ACCESS	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	7,049	0.162
OUTLOT M	LANDSCAPE, PED ACCESS, & DRAINAGE	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	19,365	0.445
OUTLOT N	LANDSCAPE & PED ACCESS	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	50,374	1.156
OUTLOT O	LANDSCAPE & PED ACCESS	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	13,468	0.309
OUTLOT P	LANDSCAPE, PED ACCESS, & DRAINAGE	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	109,721	2.519
OUTLOT Q	LANDSCAPE & PED ACCESS	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	46,776	1.074
OUTLOT R	LANDSCAPE & PED ACCESS	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	28,160	0.646
OUTLOT S	PARK & LANDSCAPE	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	124,467	2.857
OUTLOT T	LANDSCAPE & PED ACCESS	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	15,747	0.362
				TOTAL AREA	1,312,548 30.132

STREET SUMMARY	
STREET TYPE	NAME
PRIVATE DRIVE - 20'	PADUS DR, SEDGE DR, CATALPA DR, DRIVE B & C
PRIVATE DRIVE - 24'	DRIVE A
RESIDENTIAL LOCAL STREET	BLANKETFLOWER ST, CROWN SPARROW ST, SALIX ST, BITTERROOT ST, BITTERROOT CT, ARROWLEAD ST, BEEPLANT ST, RED POPPY ST, HOPSAGE ST, CHIMNEY BELLS ST, PARSLEY ST, JUNEGRASS ST, CAREX ST, BLUE GAMMA ST, STIPA ST, POPULUS ST
COLLECTOR W/ FLUSH MEDIAN	MORNING VIEW ST
COLLECTOR W/ RAISED MEDIAN	GRASSLAND DR
RESIDENTIAL COLLECTOR W/ RAISED MEDIAN	GRASSLAND DR
RESIDENTIAL COLLECTOR W/ PARALLEL PARKING	MORNING VIEW ST
RESIDENTIAL COLLECTOR W/O PARALLEL PARKING	MORNING VIEW ST
MAJOR ARTERIAL	VETERANS PARKWAY, HIGH PLAINS BLVD
EMERGENCY VEHICLE ACCESS - 20'	EVA

LAND USE TABLE				
	LOT NO.	SO. FT.	ACRES	%
LOT AREA - RESIDENTIAL	339	1,937,869	44.487	14.4%
LOT AREA - AMENITY SITE (BLK 15 LOT 1)	1	197,989	4.545	1.5%
RIGHT OF WAY AREA		1,853,077	42.541	13.7%
TRACT AREA - FUTURE DEVELOPMENTS (A, B, C, D)		8,178,687	187.757	60.7%
OUTLOTS - PRIVATE DRIVES (A, B, C)		42,596	0.978	0.3%
OUTLOTS - DETENTION PONDS (D, E)		604,140	13.869	4.5%
OUTLOTS - OPEN AREAS (F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T)		665,812	15.285	4.9%
TOTALS	340	13,480,170	309.462	100%

LOT SUMMARY		
TOWNHOME LOTS	LOT COUNT	LOT SIZE
SINGLE FAMILY HOME LOTS	86	2375 SF - 4717 SF
	83	5610 SF - 5999 SF
	138	6000 SF - 7999 SF
	32	8000 SF - 200,000 SF
FUTURE DEVELOPMENT LOTS	1	200,000+ SF
TOTAL LOTS	340	



PROJECT NAME

REVERE NORTH FILING NO. 1
PRELIMINARY DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
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REVISION DATE:

SHEET TITLE

TYPICAL SECTIONS & NOTES

SHEET NUMBER

C.3

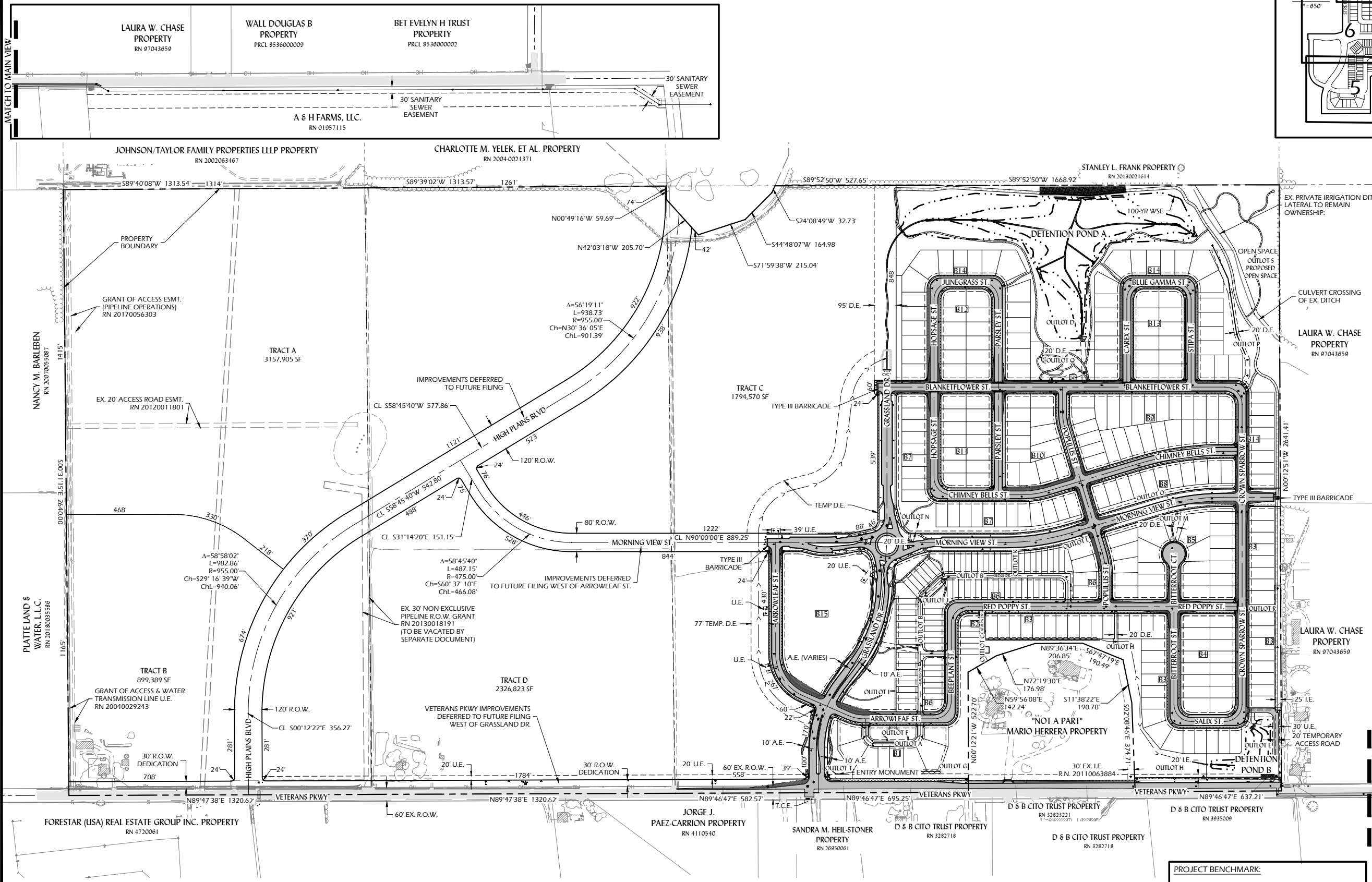
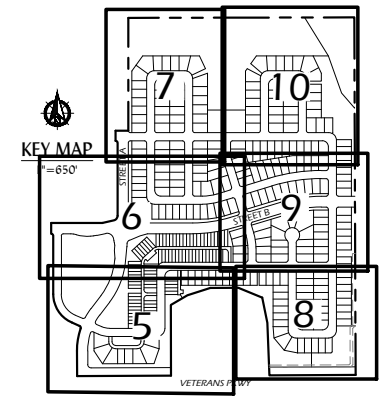
SHEET 4 OF 36

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REVERE NORTH FILING NO. 1 PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO

NOTES:

1. SEE SHEET 3 (C.3) FOR TYPICAL STREET SECTIONS, GENERAL ABBREVIATIONS LIST, GENERAL NOTES, TYPICAL LOT EASEMENT LAYOUT, AND LEGEND.
2. ALL FL CURB RETURNS NOT LABELED ON THE PLANS SHALL BE 15' RADIUS.



PROJECT NAME

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SUBMITTAL DATE:
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SHEET TITLE

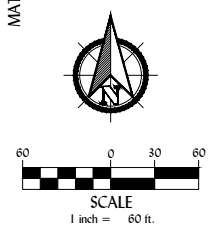
OVERALL PLAN

SHEET NUMBER

C.4

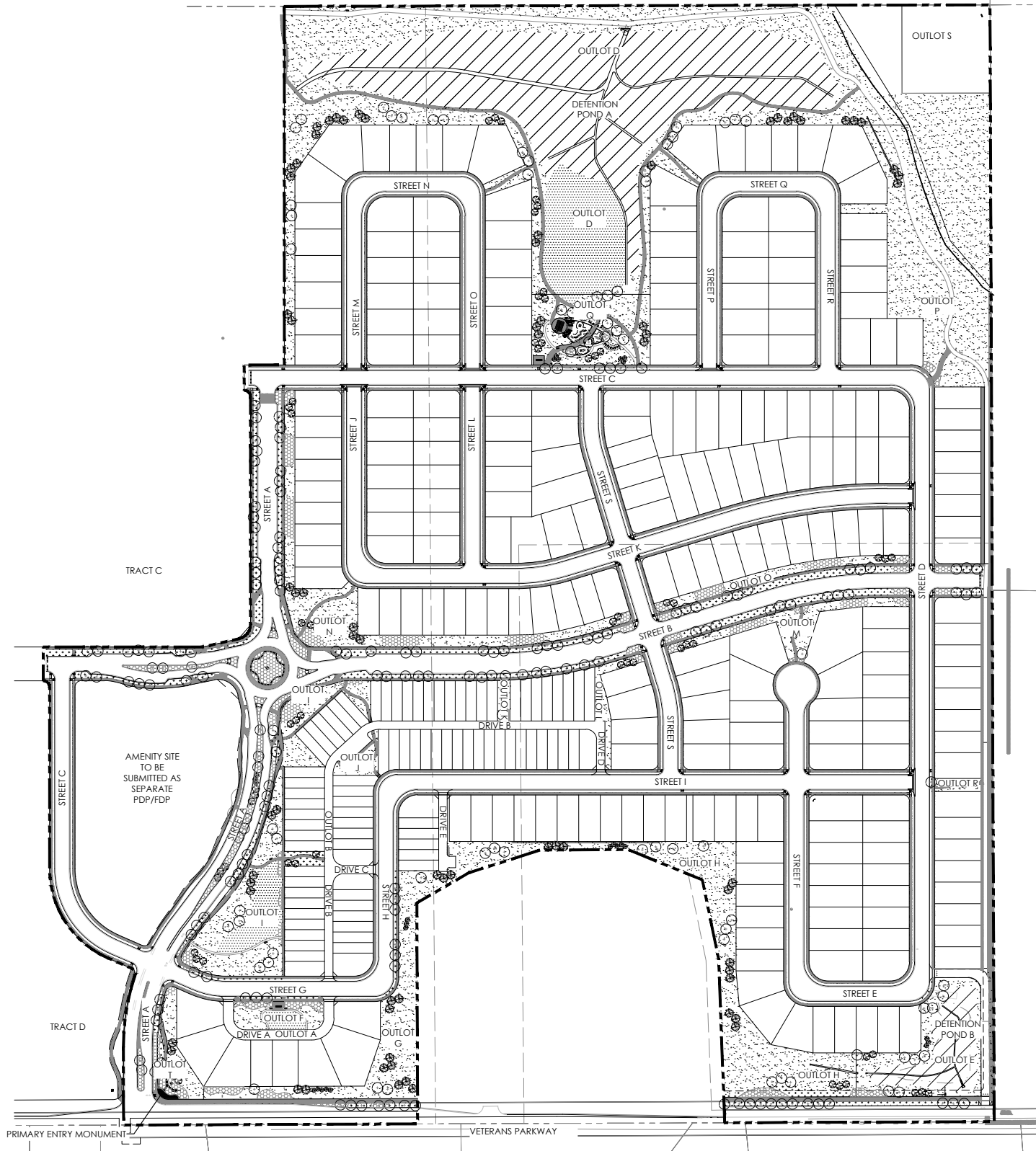
SHEET 5 OF 36

PROJECT BENCHMARK:
NGS CONTROL POINT "JOHNSON BEING A" STEEL ROD SET IN LOGO MONUMENT BOX LOCATED IN FRONT OF LAZY BOYS 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)

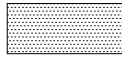
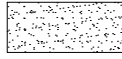


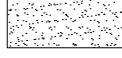







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REVERE NORTH FILING NO. 1 & 2 PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO



LEGEND

-  DROUGHT TOLERANT SOD
-  IRRIGATED NATIVE GRASS
-  NON-IRRIGATED NATIVE GRASS
-  LOW GROW NATIVE GRASS
-  CRUSHER FINES
-  SHRUB BED
-  CONCRETE
-  DECIDUOUS SHADE TREES
-  EVERGREEN TREES
-  ORNAMENTAL TREES



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TOWN OF JOHNSTOWN, COLORADO

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SHEET TITLE

OVERALL
LANDSCAPE PLANS

SHEET NUMBER

L.1

SHEET 12 OF 36

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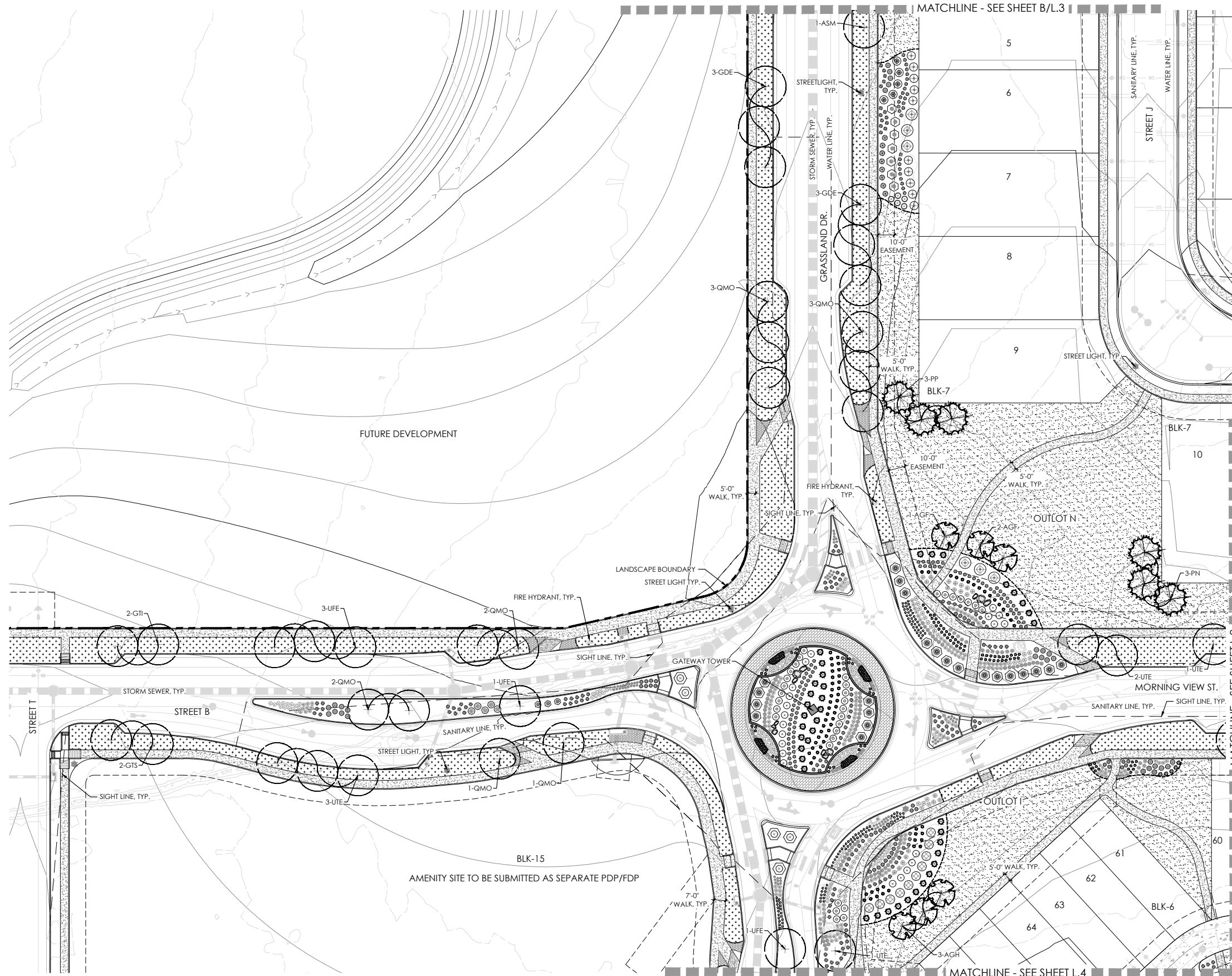
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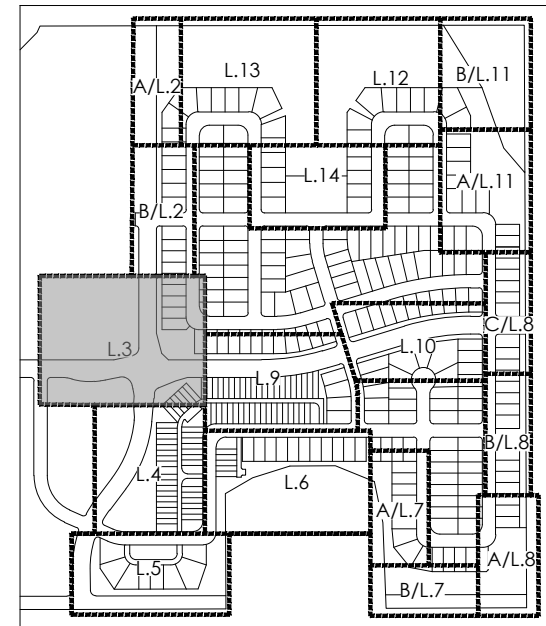
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REVERE NORTH FILING NO. 1 & 2 PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO



KEY MAP



NOT TO SCALE

LEGEND

- DROUGHT TOLERANT SOD
- IRRIGATED NATIVE GRASS
- NON-IRRIGATED NATIVE GRASS
- LOW GROW NATIVE GRASS
- ROCK MULCH
- CRUSHER FINES
- CONCRETE
- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES



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Scale: 1" = 30'-0"



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TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:

06-20-2023

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SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

L.3

SHEET 14 OF 36

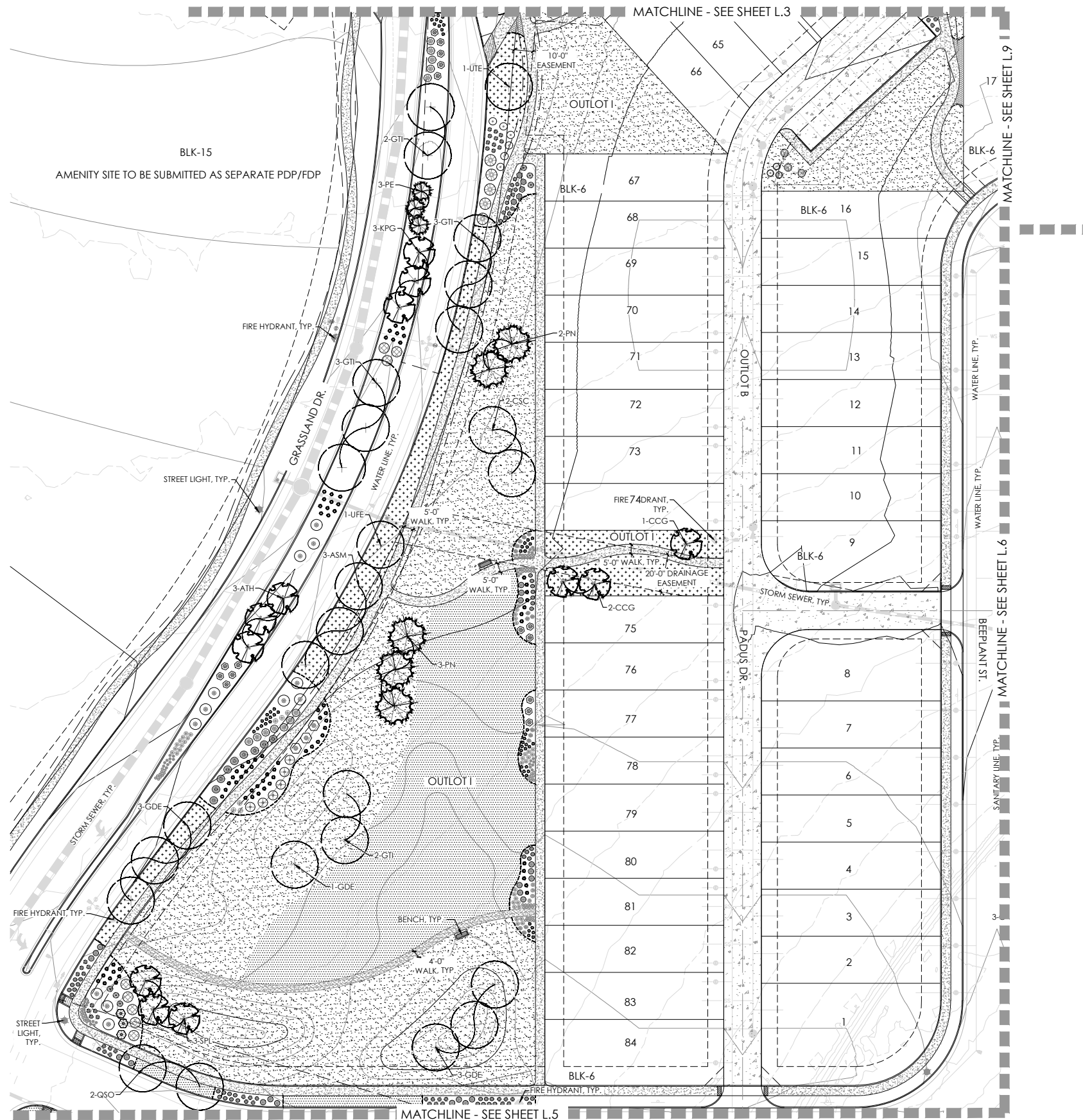
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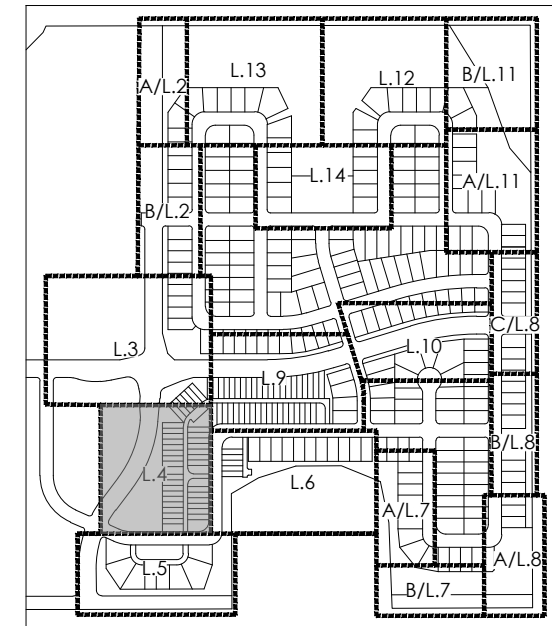
REVERE NORTH FILING NO. 1 & 2

PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO



KEY MAP



NOT TO SCALE

LEGEND

- DROUGHT TOLERANT SOD
- IRRIGATED NATIVE GRASS
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Scale: 1" = 30'-0"



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TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:

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REVISION DATE:

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

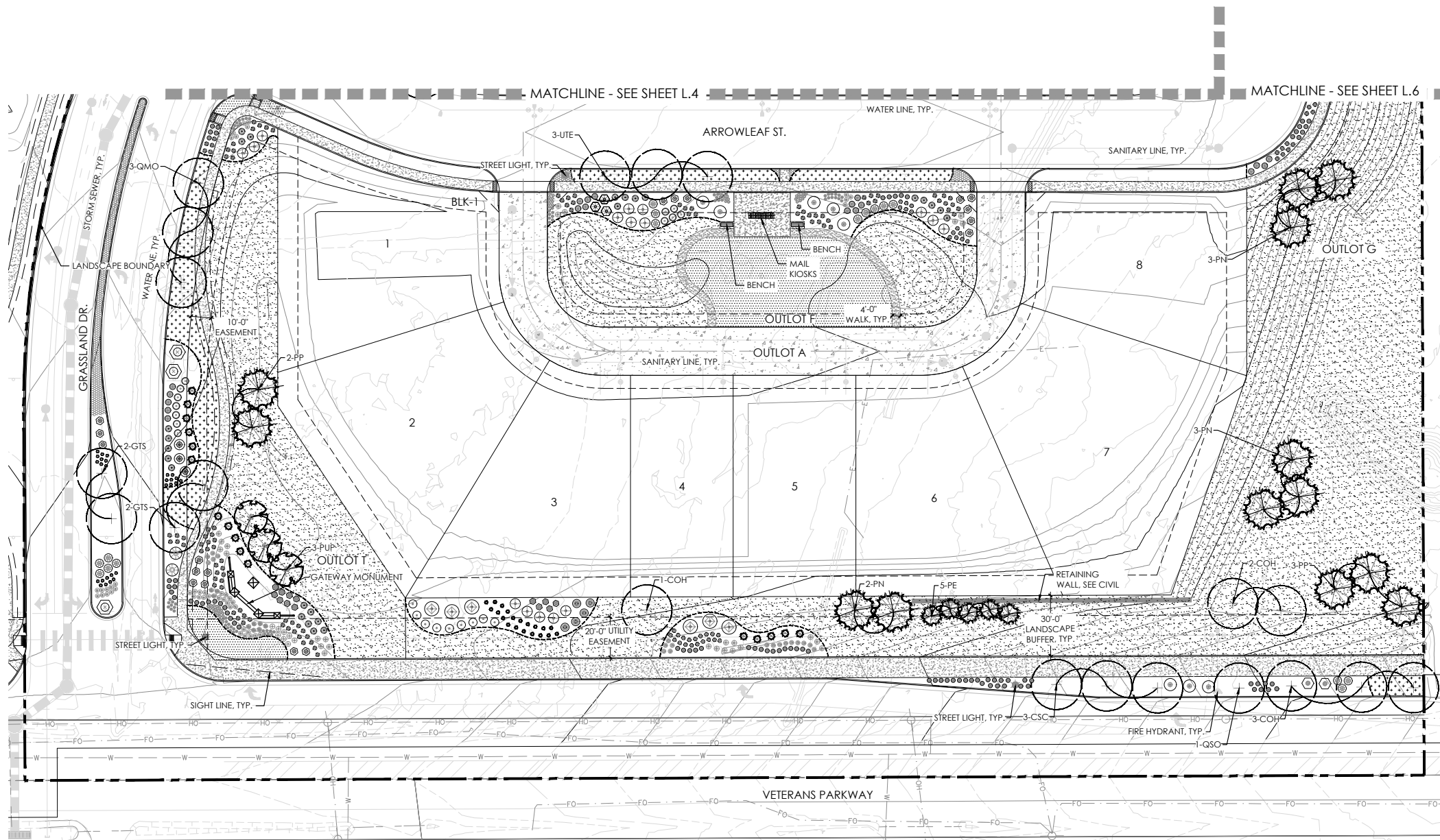
L.4

SHEET 15 OF 36

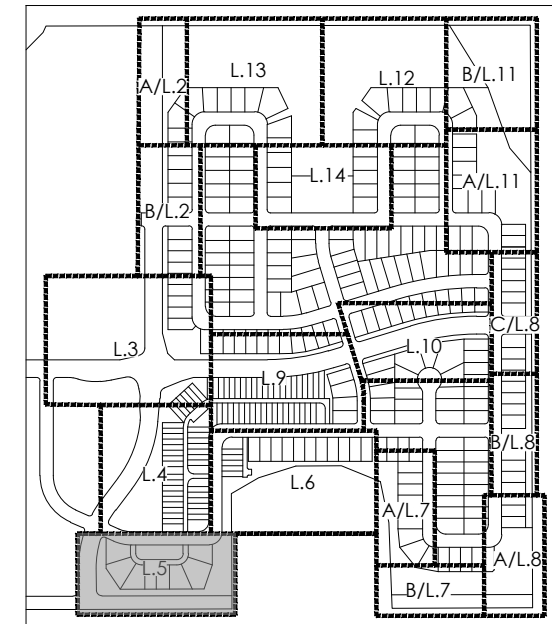
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REVERE NORTH FILING NO. 1 & 2 PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO













KEY MAP



NOT TO SCALE

LEGEND

-  DROUGHT TOLERANT SOD
-  IRRIGATED NATIVE GRASS
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TOWN OF JOHNSTOWN, COLORADO

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SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

L.5

SHEET 16 OF 36



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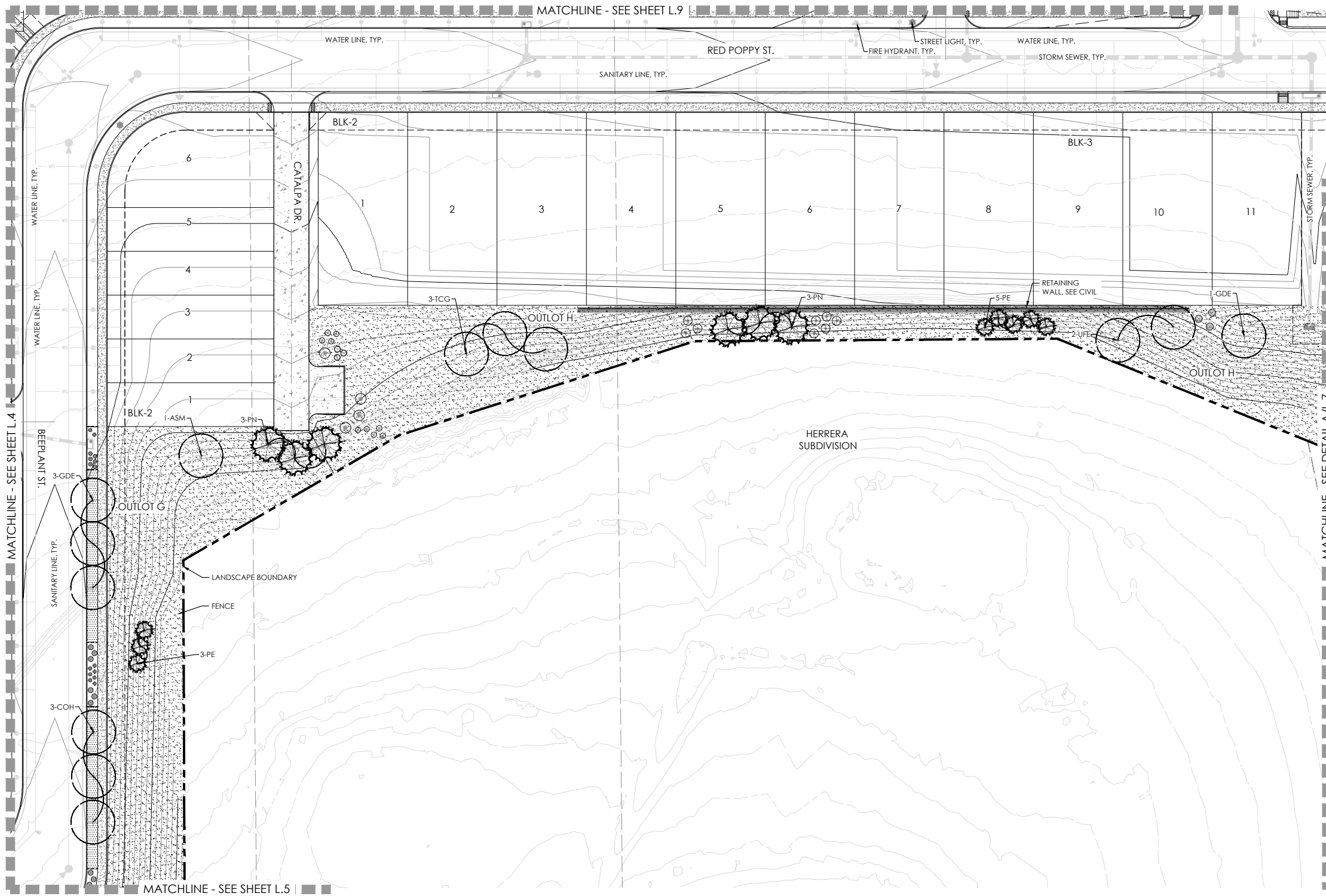
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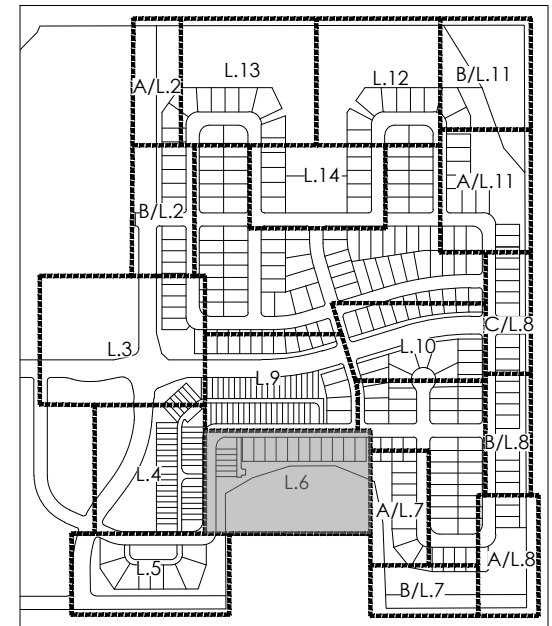
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PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO



KEY MAP



NOT TO SCALE

LEGEND

- DROUGHT TOLERANT SOD
- IRRIGATED NATIVE GRASS
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- LOW GROW NATIVE GRASS
- ROCK MULCH
- CRUSHER FINES
- CONCRETE
- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES



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SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

L.6

SHEET 17 OF 36

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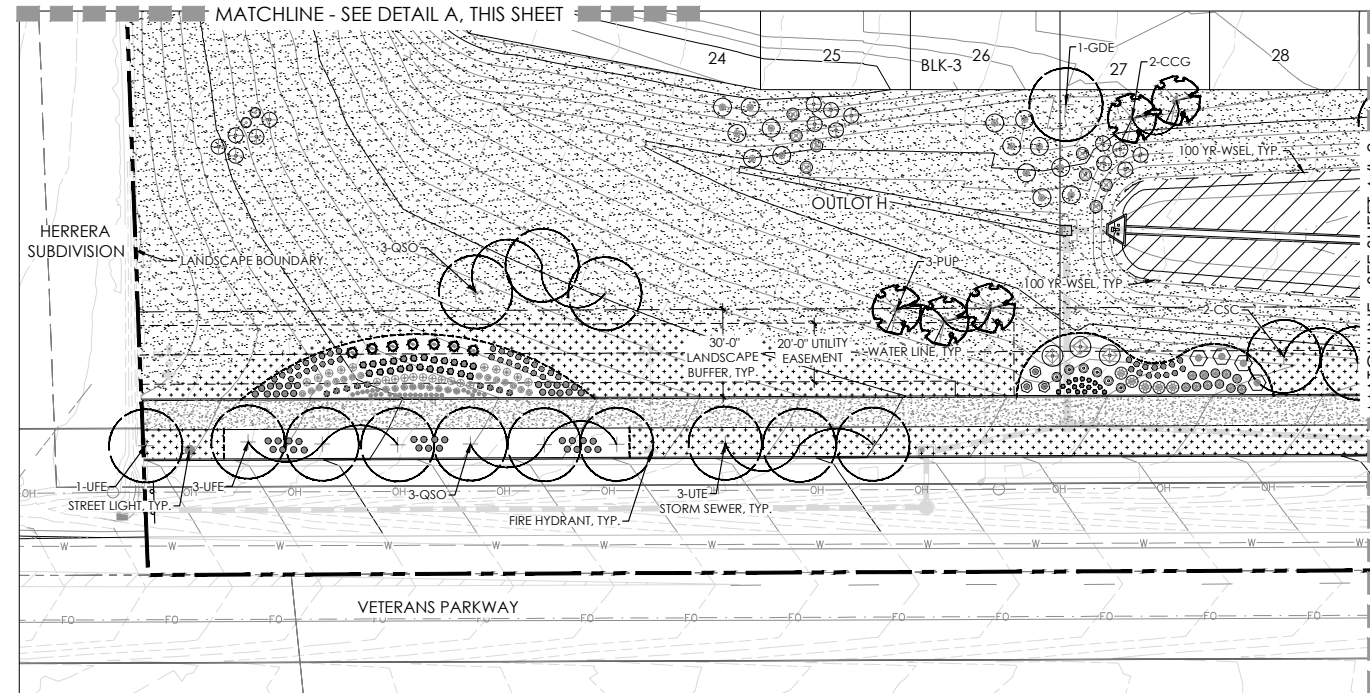


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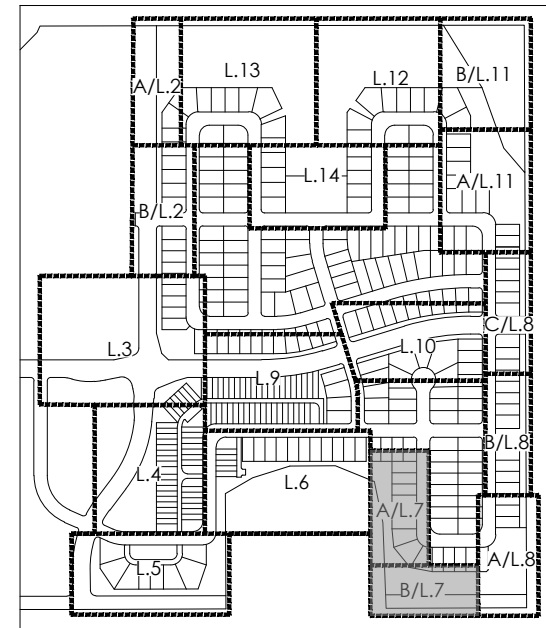


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KEY MAP



NOT TO SCALE

LEGEND

-  DROUGHT TOLERANT SOD
-  IRRIGATED NATIVE GRASS
-  NON-IRRIGATED NATIVE GRASS
-  LOW GROW NATIVE GRASS
-  ROCK MULCH
-  CRUSHER FINES
-  CONCRETE
-  DECIDUOUS SHADE TREES
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-  ORNAMENTAL TREES



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SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

L.7

SHEET 18 OF 36

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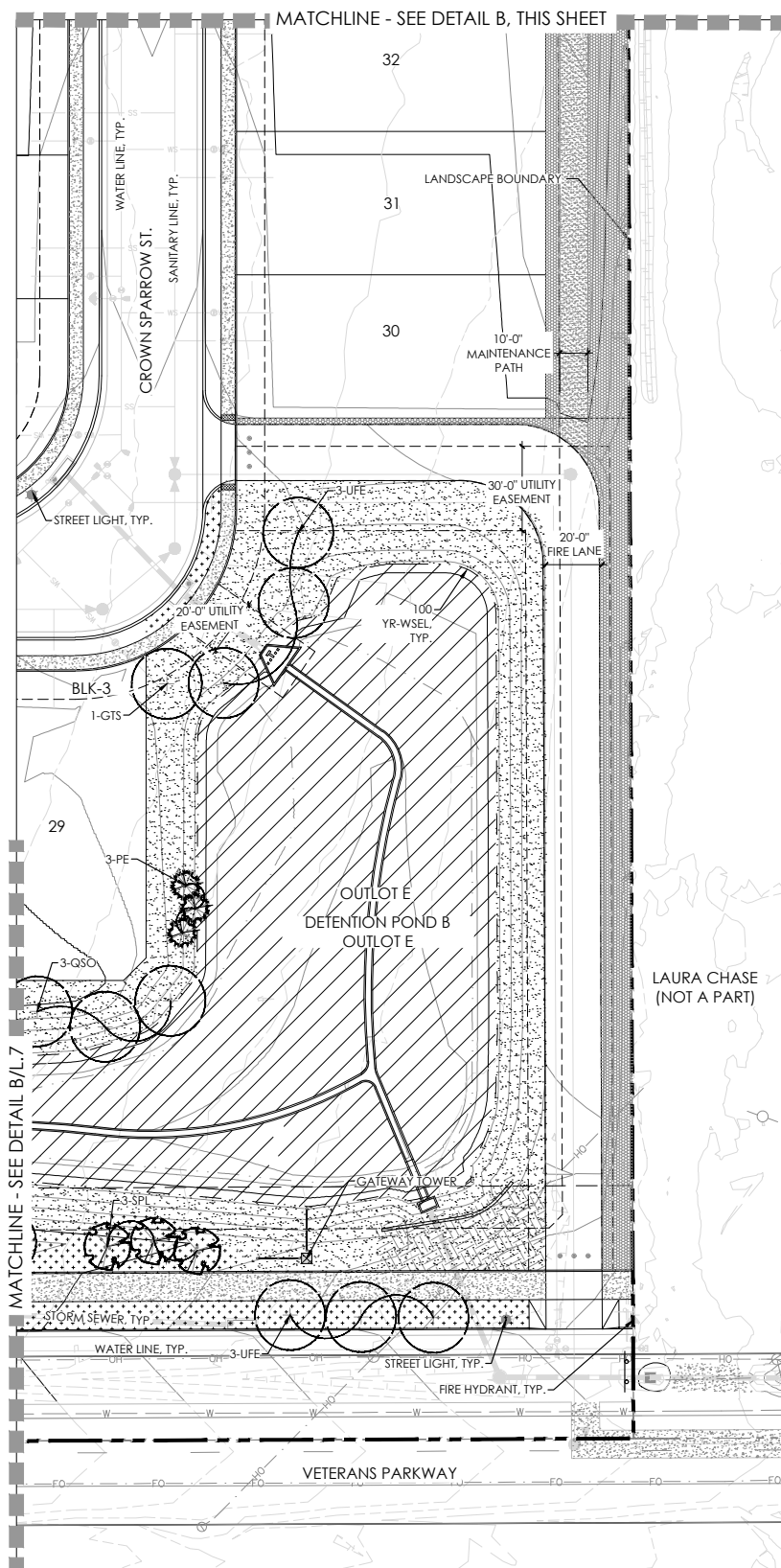
A

B

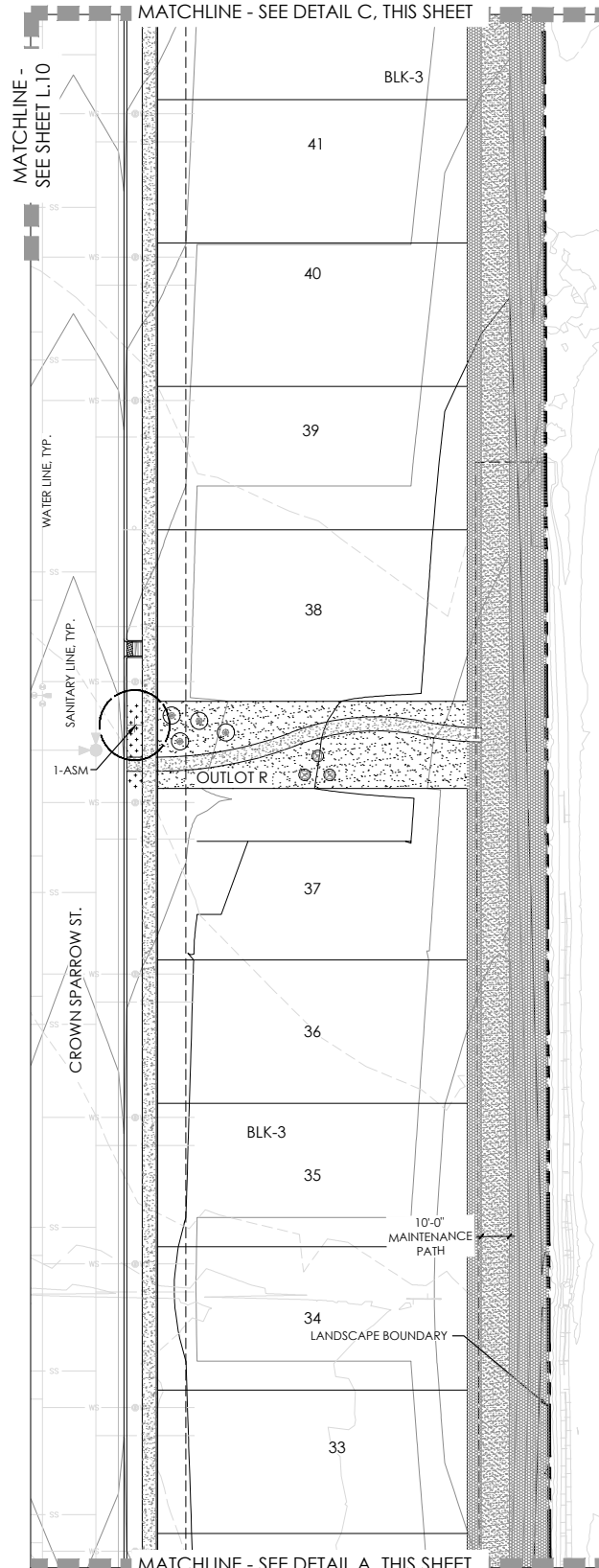


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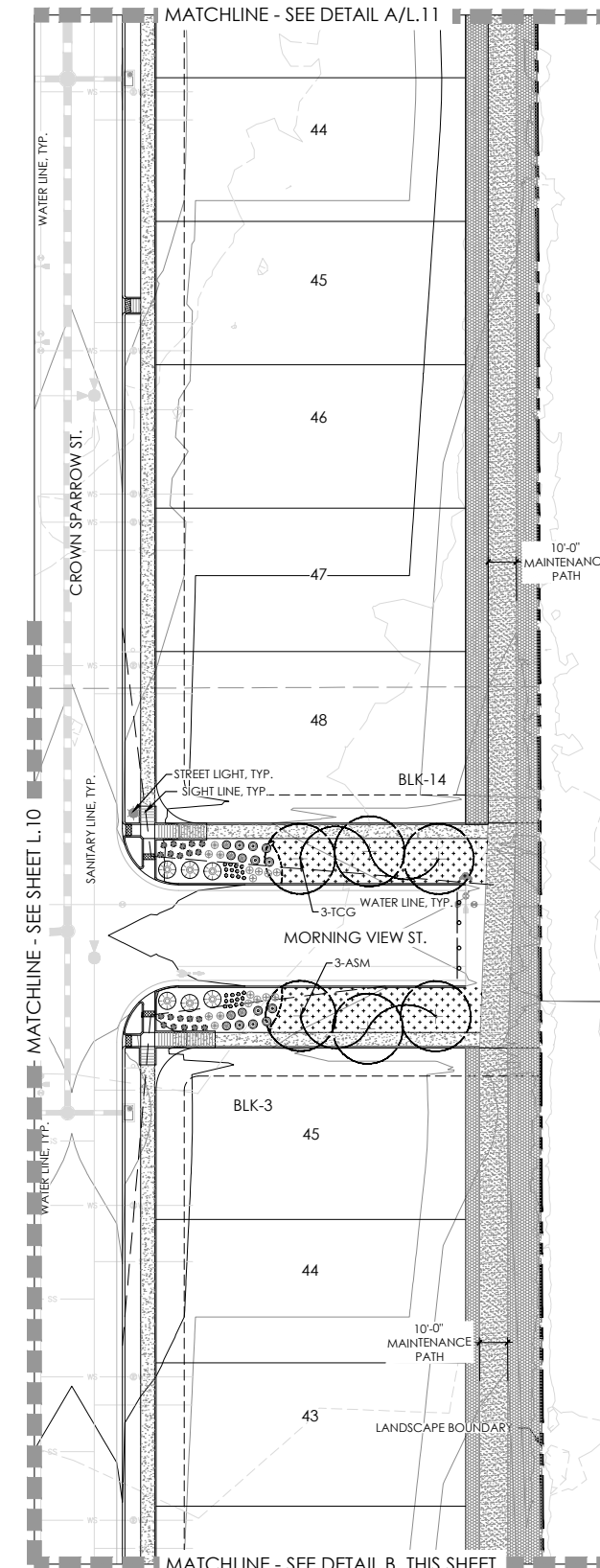
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A

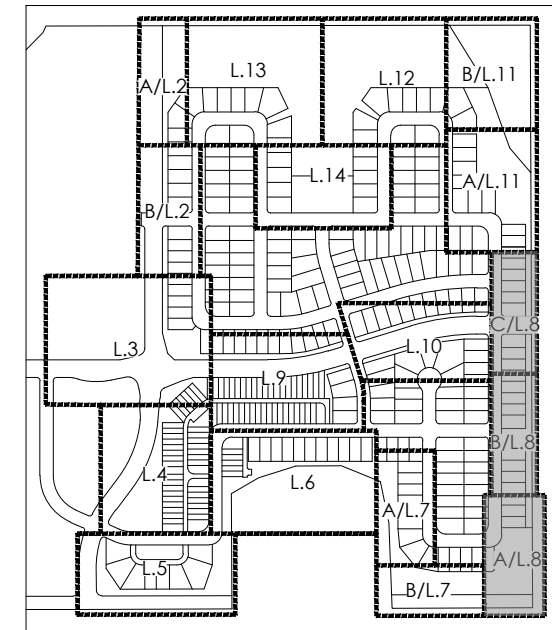


B



C

KEY MAP



NOT TO SCALE

LEGEND

- DROUGHT TOLERANT SOD
- IRRIGATED NATIVE GRASS
- NON-IRRIGATED NATIVE GRASS
- LOW GROW NATIVE GRASS
- ROCK MULCH
- CRUSHER FINES
- CONCRETE
- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES



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SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

L.8

SHEET 19 OF 36

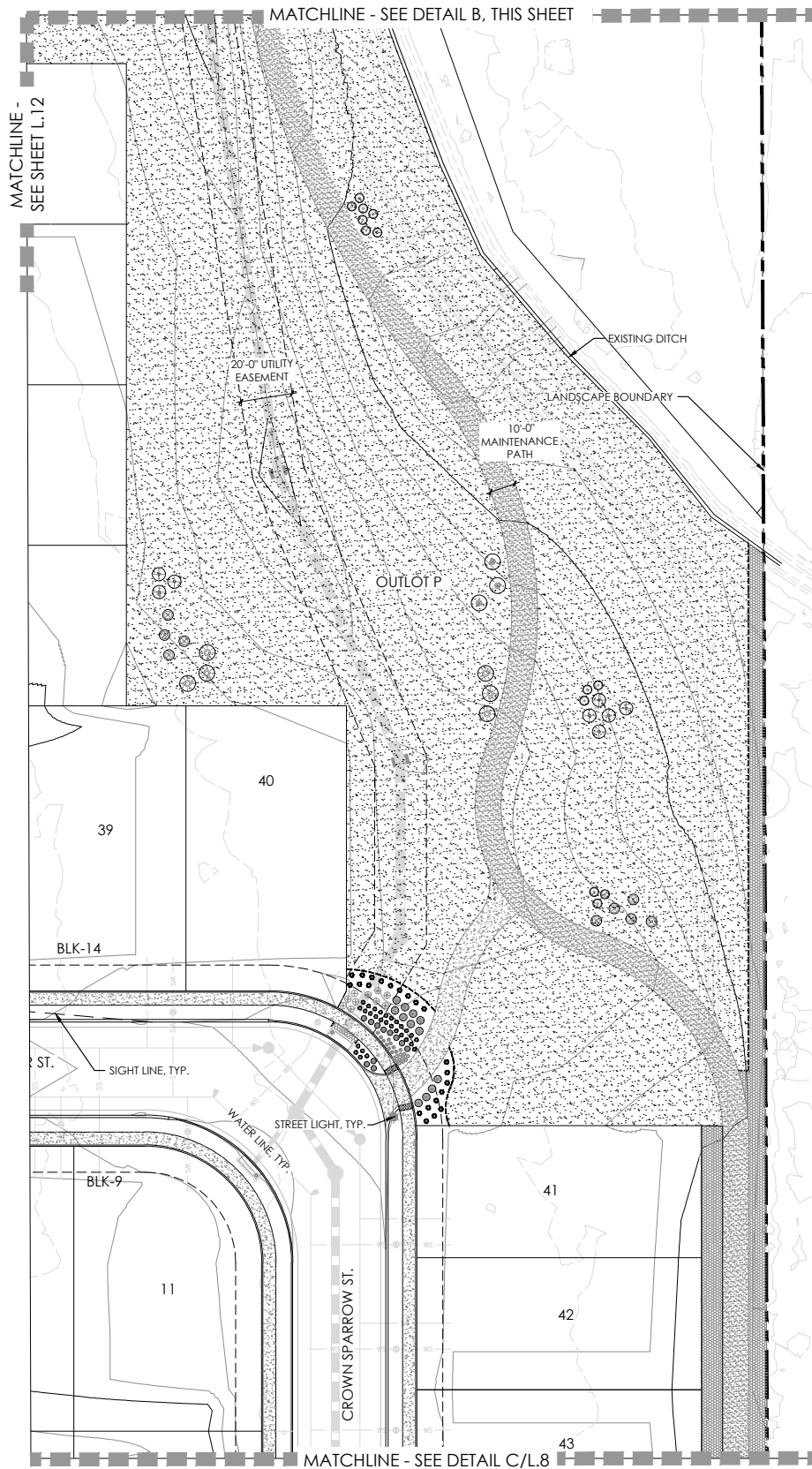
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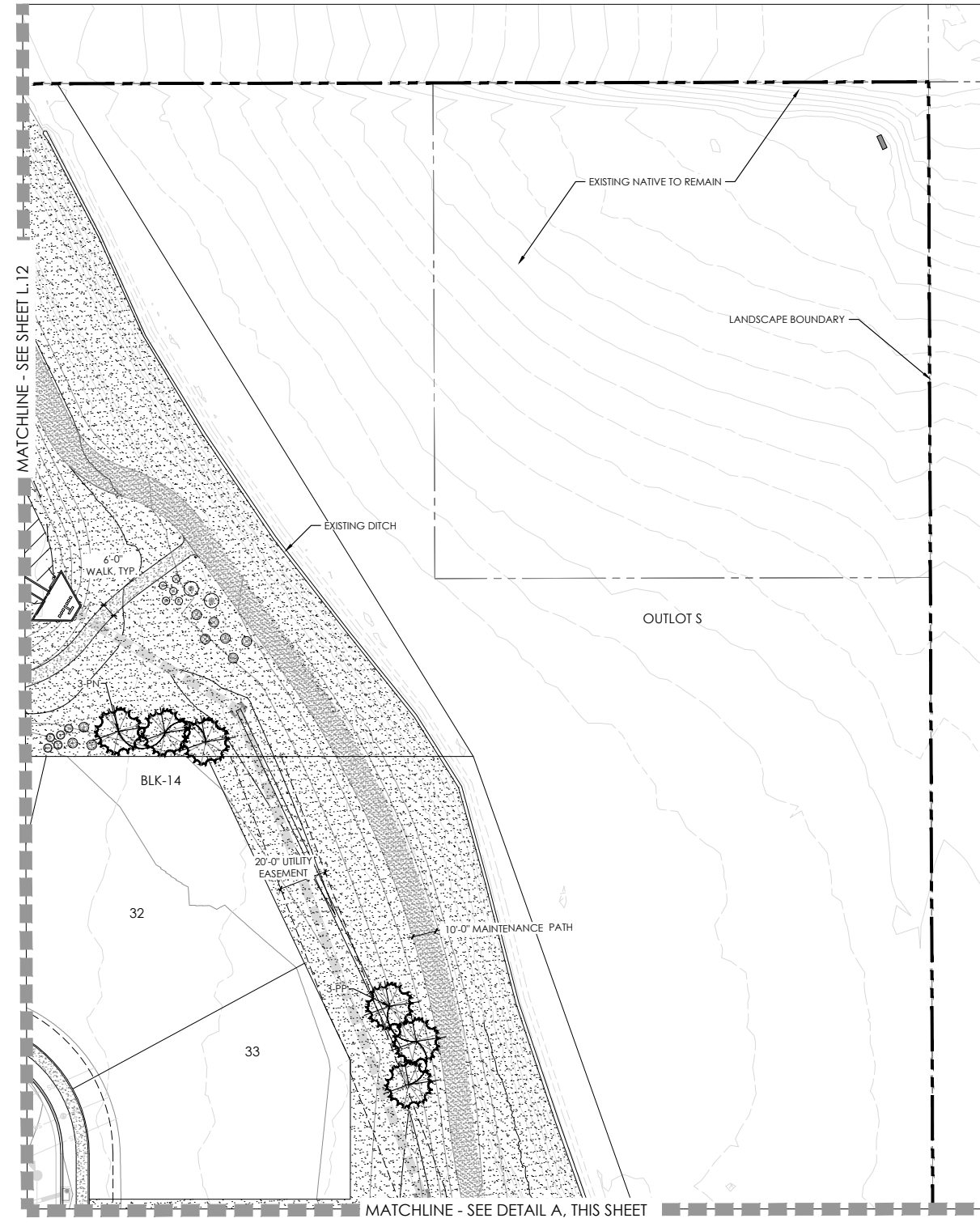
REVERE NORTH FILING NO. 1 & 2

PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO

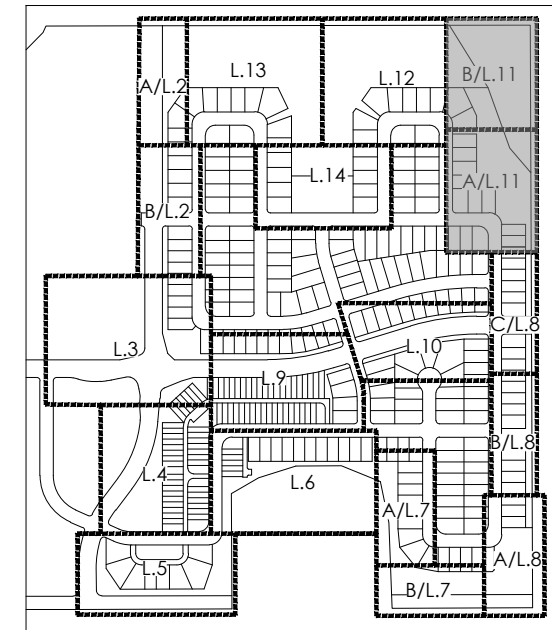


A



B

KEY MAP



NOT TO SCALE

LEGEND

- DROUGHT TOLERANT SOD
- IRRIGATED NATIVE GRASS
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- CRUSHER FINES
- CONCRETE
- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES



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Denver, CO 80231
ph: 303.637.8867



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SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

L.11

SHEET 22 OF 36

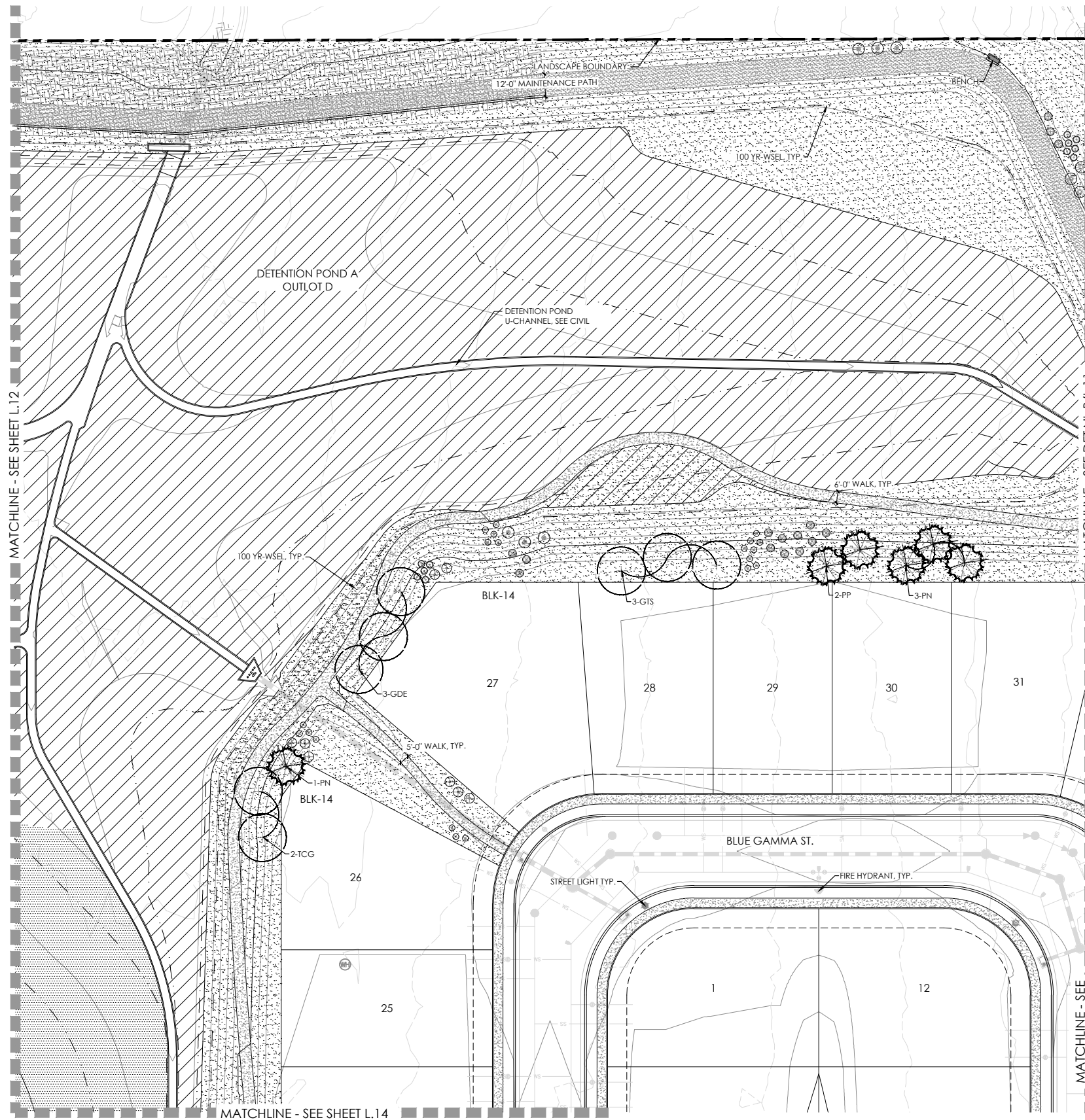
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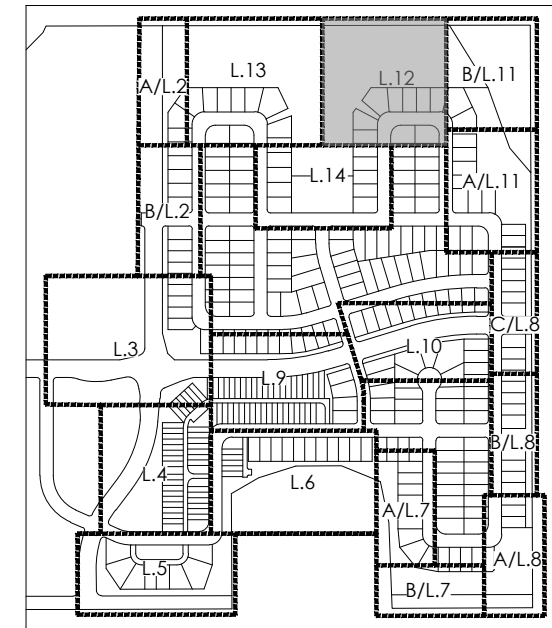
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PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO



KEY MAP



NOT TO SCALE

LEGEND

- DROUGHT TOLERANT SOD
- IRRIGATED NATIVE GRASS
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- ROCK MULCH
- CRUSHER FINES
- CONCRETE
- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES



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TOWN OF JOHNSTOWN, COLORADO

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SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

L.12

SHEET 23 OF 36

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MATCHLINE - SEE SHEET L.12

MATCHLINE - SEE DETAIL B/L.11

MATCHLINE - SEE
DETAIL A/L.11

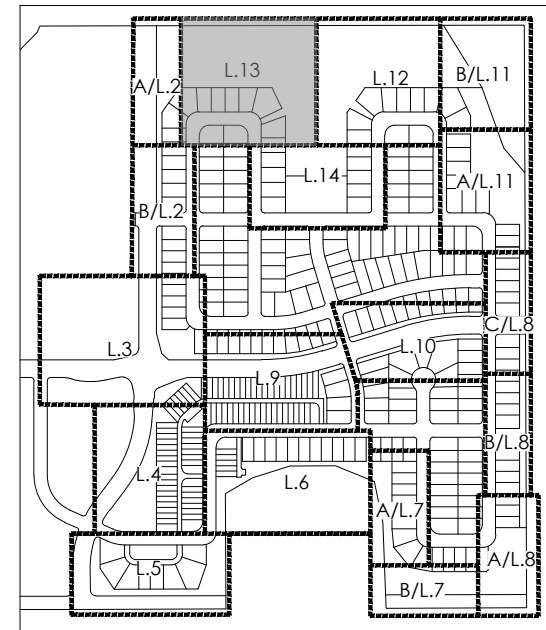
MATCHLINE - SEE SHEET L.14

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



KEY MAP



NOT TO SCALE



LEGEND

- DROUGHT TOLERANT SOD
- IRRIGATED NATIVE GRASS
- NON-IRRIGATED NATIVE GRASS
- LOW GROW NATIVE GRASS
- ROCK MULCH
- CRUSHER FINES
- CONCRETE
- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES



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LANDSCAPE PLANS

SHEET NUMBER

L.13

SHEET 24 OF 36

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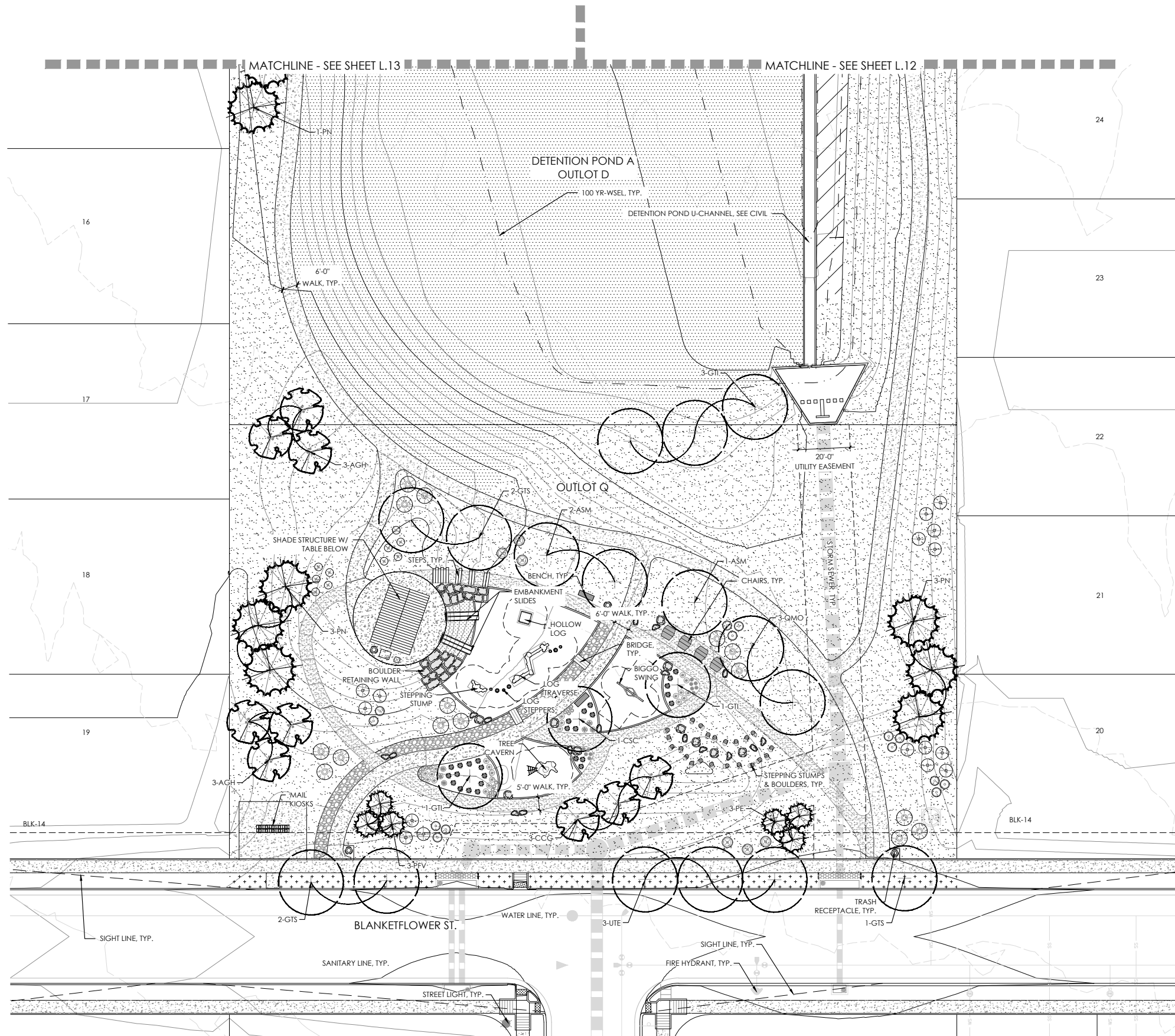


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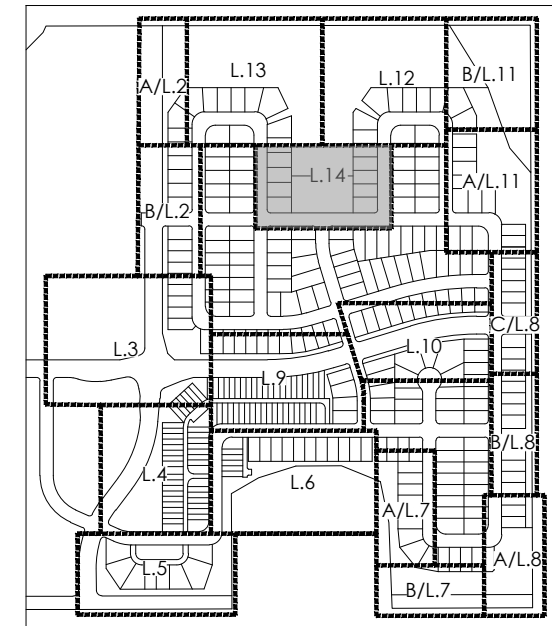
REVERE NORTH FILING NO. 1 & 2

PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO



KEY MAP



NOT TO SCALE

LEGEND

- DROUGHT TOLERANT SOD
- IRRIGATED NATIVE GRASS
- NON-IRRIGATED NATIVE GRASS
- LOW GROW NATIVE GRASS
- ARTIFICIAL/ SYNTHETIC TURF
- ROCK MULCH
- CRUSHER FINES
- CONCRETE
- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- LANDSCAPE BOULDERS



Scale: 1"= 20'-0"



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SUBMITTAL DATE:

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REVISION DATE:

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

L.14

SHEET 25 OF 36

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PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO



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TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
06-20-2023
REVISION DATE:

SHEET TITLE

LANDSCAPE NOTES

SHEET NUMBER

L.15

SHEET 26 OF 36

LANDSCAPE DESIGN INTENT STATEMENT

THE LANDSCAPE DESIGN FOR REVERE NORTH 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 NORTH FILING NO. 1 HAS ACTIVE AND PASSIVE FEATURES TO ACCOMMODATE THE RECREATIONAL NEEDS OF VARIOUS AGE GROUPS. A NATURE PLAY AREA FOR THE YOUNGEST USERS IS ADJACENT TO SHADED SEATING AND MEANDERING WALKS, AND AN OPEN TURF AREA PROVIDES SPACE FOR INFORMAL SPORTS.

LANDSCAPE NOTES

- THESE LANDSCAPE STANDARDS SHALL ONLY APPLY TO REVERE NORTH FILING NO. 1. STANDARDS FOR FUTURE FILINGS MAY VARY.
- LOW AND MODERATE WATER-CONSUMING TURF AND OTHER PLANT MATERIAL SHALL BE USED TO THE EXTENT PRACTICAL.
- TREES SHALL NOT BE PLANTED WITHIN 10' OF WATER SEWER OR STORM SEWER UTILITY MAINS.
- EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLES.
- DECIDUOUS STREET TREES SHALL NOT BE PLACED WITHIN 25' OF STREET LIGHTS.
- ALL PARK FACILITIES, INCLUDING TRAILS, SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND AASHTO GUIDELINES.
- NO LANDSCAPING SHALL BE PLANTED THAT IMPAIRS DRAINAGE, INCLUDING SWALES AND DRAINAGE OVERFLOW PATHS.
- SOIL AMENDMENTS SHALL MEET TOWN OF JOHNSTOWN LANDSCAPE REQUIREMENTS.
- NO LANDSCAPING OTHER THAN TURF GRASS SHALL BE INSTALLED WITHIN THREE (3) FEET OF A FIRE HYDRANT, INCLUDING OVERHEAD. THIS RESTRICTION INCLUDES ROCKS, FENCES, TREES, SHRUBS OR OTHER OBJECTS THAT MAY INTERFERE WITH FIREFIGHTER ACCESS TO EFFECTIVELY OPERATE THE FIRE HYDRANT.

PLANT LIST

QTY	SYM	SCIENTIFIC NAME	COMMON NAME	SIZE
DECIDUOUS SHADE TREES				
27	ASM	ACER SACCHARUM 'GREEN MOUNTAIN'	MAPLE, SUGAR GREEN MOUNTAIN	2" CAL
25	COH	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2" CAL
25	CSC	CATALPA SPECIOSA	CATALPA, W. ESTERN	2" CAL
26	GDE	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2" CAL
36	GII	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2" CAL
25	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	HONEYLOCUST, SHADEMASTER	2" CAL
27	QMO	QUERCUS MACROCARPA	OAK, BUR	2" CAL
23	QSO	QUERCUS SHUMARDI	OAK, SHUMARD	2" CAL
28	TCC	TILLIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2" CAL
28	UFE	ULMUS 'FRONTIER'	ELM, FRONTIER	2" CAL
22	UTE	ULMUS X TRIUMPH	ELM, TRIUMPH	2" CAL
ORNAMENTAL TREES				
17	AGF	ACER GINNALA 'FLAME'	MAPLE, AMUR OR GINNALA FLAME	6'-8' HT MULTI
24	AGH	ACER X GRANDIDENTATUM 'HIGHLAND PARK'	MAPLE, BIGTOOTH 'HIGHLAND PARK'	6'-8' HT MULTI
26	AH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	6'-8' HT MULTI
26	CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR	6'-8' HT MULTI
12	KFC	KOELREUTERIA 'PANICULATA'	GOLDENRAIN TREE	1.5' CAL
24	PUP	PYRUS USSURIENSIS 'PRAIRIE GEM'	PEAR, PRAIRIE GEM	1.5' CAL
4	SPL	SYRINGA PEKINENSIS	LILAC, PEKING	1.5' CAL
EVERGREEN TREES				
36	PE	PINUS EDULIS	PINE, PINON	6'-8' HT
8	PFV	PINUS FLEXILIS 'VANDERWOLF'S PYRIMID'	PINE, LUMBER 'VANDERWOLF'S PYRIMID'	6'-8' HT
84	PN	PINUS NIGRA	PINE, AUSTRIAN	6'-8' HT
39	PP	PINUS PONDEROSA	PINE, PONDEROSA	6'-8' HT
EVERGREEN SHRUBS				
23	JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5 CONT.
22	JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5 CONT.
75	JSS	JUNIPERUS SABINA 'SCANDIA'	JUNIPER, SCANDIA	#5 CONT.
21	JSW	JUNIPERUS SCOPULARUM 'WOODWARD'	JUNIPER, WOODWARD ROCKY MOUNTAIN	#5 CONT.
15	PMS	PINUS MUGO 'SLOW MOUND'	PINE, MUGO SLOW MOUND	#5 CONT.
DECIDUOUS SHRUBS				
143	ACL	AMORPHA CANESCENS	LEADPLANT	#5 CONT.
75	ACS	ARTEMISIA CANA	SAGEBRUSH	#5 CONT.
55	COM	COTINUS COGONIGRIA 'WINECRAFT BLACK'	SMOKE TREE, WINECRAFT BLACK	#5 CONT.
48	CCB	CHRYSOTHAMNUS NAUSEOSUS 'ALBIC AULIS'	SPIREA, BLUE MIST	#5 CONT.
160	CLB	CYTISUS X LENA	BROOM, LENA	#5 CONT.
107	ENR	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, TALL BLUE	#5 CONT.
168	FAP	FALLUGIA PARADOXA	APACHE PLUME	#5 CONT.
25	FFP	FORESTIERA NEOMEXICANA	NEW MEXICO, PRIVET	#5 CONT.
77	PBP	PRUNUS BESSEYI 'PAWNEE BUTTES'	WESTERN SAND CHERRY	#5 CONT.
193	PPG	POTENTILLA FRUITICOSA 'GOLDSTAR'	POTENTILLA, GOLD STAR	#5 CONT.
19	POG	PHYSOCARPUS OPULIFOLIUS 'DARIS GOLD'	NINEBARK, DART'S GOLD	#5 CONT.
19	PSM	PHILADELPHUS X 'SNOWBELLE'	MOCKORANGE, SNOWBELLE	#5 CONT.
67	RAG	RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5 CONT.
58	RGM	RIBES ALPINUM 'GREENMOUND'	CURRENT, GREEN MOUND	#5 CONT.
94	RMC	ROSA 'MEIPelta'	ROSE, FUCHSIA MEIDLAND	#5 CONT.
94	RNW	ROSA 'NEARLY WILD'	ROSE, NEARLY WILD	#5 CONT.
ORNAMENTAL GRASSES				
322	AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1 CONT.
154	BCS	BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA GRASS	#1 CONT.
241	HSG	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#1 CONT.
227	PVH	PANICUM VIRGATUM 'HEAVY METAL'	DALLAS BLUES SWITCH GRASS	#1 CONT.
492	SHF	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT.
73	SSB	SCHIZACHYRILUM SCOPARILUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM GRASS	#1 CONT.
84	SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1 CONT.
PERENNIALS				
115	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	F15
31	ATB	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	F15
135	CRK	CENTRANTHUS RUBER	RED VALERIAN	F15
250	GLC	GAURA LINDHEIMERI 'CRIMSON'	WHIRLING BUTTERFLIES 'CRIMSON'	F15
81	GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	F15
83	HPB	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	FALSE YUCCA, BRAKELIGHTS RED	#1 CONT.
60	KSE	KNIPHOFIA 'STARK'S EARLY HYBRIDS'	TORCHLILLY, RED	#1 CONT.
147	RFG	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	1 GAL
202	PAJ	PERSKARIA AFFINIS	HIMALAYAN BORDER JEWEL	F15

PBSI NATIVE SEED MIX

LBS/ACRE	BOTANICAL NAME	COMMON NAME
GRASSES		
1.5	BUCHLOE DACTYLOIDES	BUFFALOGRASS, NATIVE
0.25	CAREX NEBRASCENSIS	NEBRASKA SEDGE, NATIVE *
1	DISTICHLIS STRICTA	INLAND SALTGRASS, NATIVE
0.25	JUNJUCUS BALTICUS	BALTIC RUSH, NATIVE*
1	SPARTINA PECTINATA	PRAIRIE CORDGRASS, NATIVE*
1	PASCOPYRUM SCOPARILUM	WESTERN WHEATGRASS, ARIBA*
2	PANICUM VIRGATUM	SWITCHGRASS, BLACKWELL*

PBSI LOW GROW SEED MIX

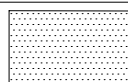
LBS/ACRE	BOTANICAL NAME	COMMON NAME
GRASSES		
7.5	AGROPYRON CRISTATUM	EPHRAIM CRESTED WHEATGRASS
6.25	FESTUCA OVINA	SHEEP FESCUE
5	LOLIUM PERENNE	PERENNIAL RYE
3.75	FESTUCA RUBRA	CHEWINGS FESCUE
2.5	POA COMPRESSA	CANADA BLUEGRASS
TOTAL: 25		

*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST 25 LBS/ACRE RATE FOR MIX.
**1/4 LBS MIN. PER SPECIES ORDER

SEED MIX AVAILABLE THROUGH:
PAWNEE BUTTES SEED, INC.
605 25TH ST.
GREELEY, COLORADO 80631
(970) 356-7002

TURF

RTF SOD OR APPROVED EQUAL



LANDSCAPE AREA LEGEND

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



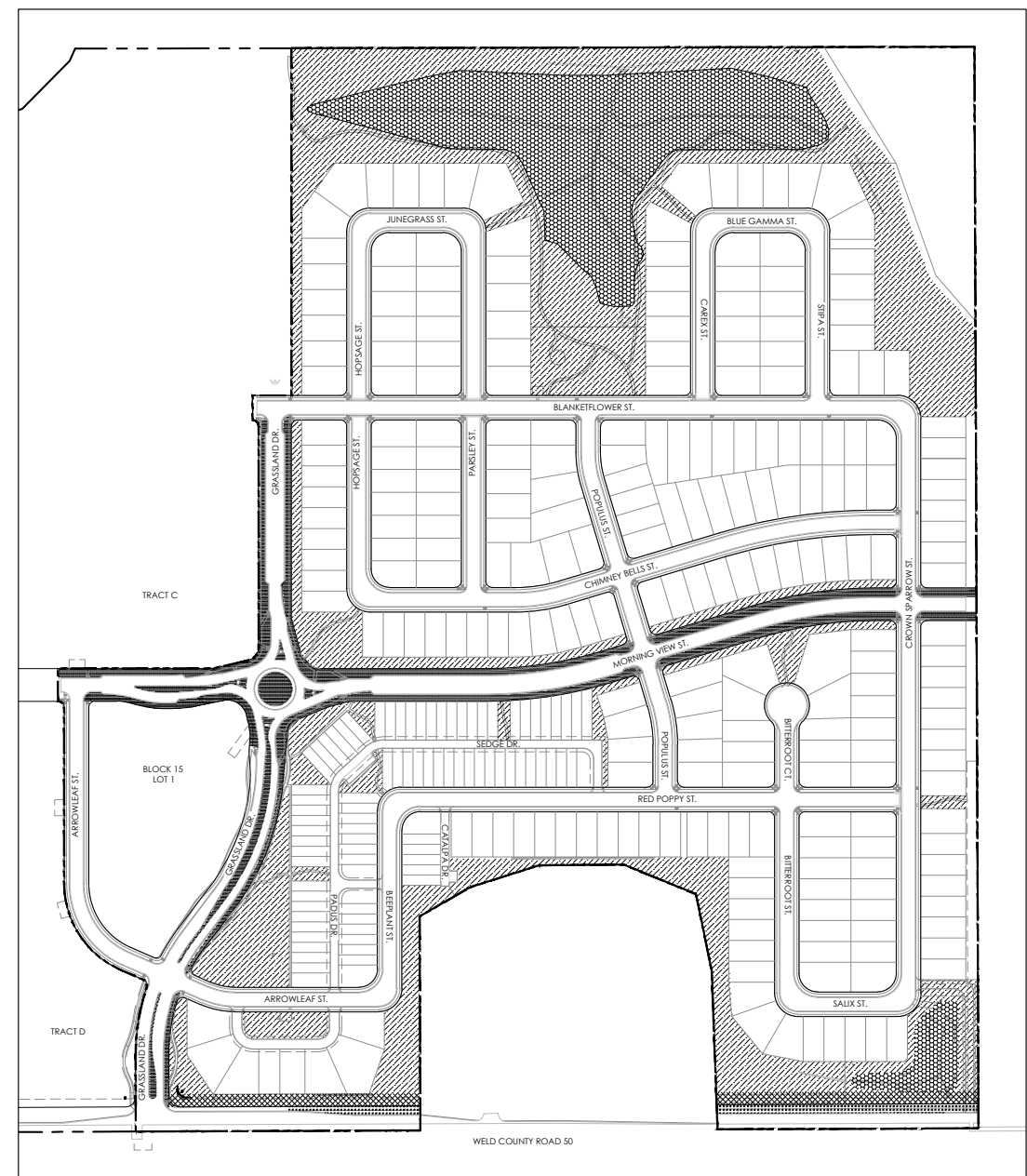
Scale: 1"= 200'-0"



LANDSCAPE AREA TABLE

	Length (LF)	Area (SF)	Area (AC)	% of Development	Trees Required	Trees Proposed	Shrubs Required	Shrubs Proposed
Arterial Buffer								
1 tree + 5 Shrubs per 2,000 square feet		37,621			19	19	95	95
Arterial ROW								
1 tree + 5 Shrubs per 1,000 square feet		19,131			20	20	96	96
Collector ROW								
1 tree per 50 linear ft. and 1 shrub per 2,000 square feet	6,311	127,902			127	127	64	322
Privately Owned and Operated Land								
1 tree + 5 shrubs for every 4,500 square feet		734,795			164	164	817	817
Detention Areas								
1 tree + 5 shrubs for every 75 linear feet of perimeter	4,115	310,999			55	55	275	275
Total	10,426	1,230,448	28.2	27%	385	385	1,347	1,605

LANDSCAPE AREA MAP



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



Know what's below.
Call before you dig.



PROJECT NAME

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

SUBMITTAL DATE:

06-20-2023

REVISION DATE:

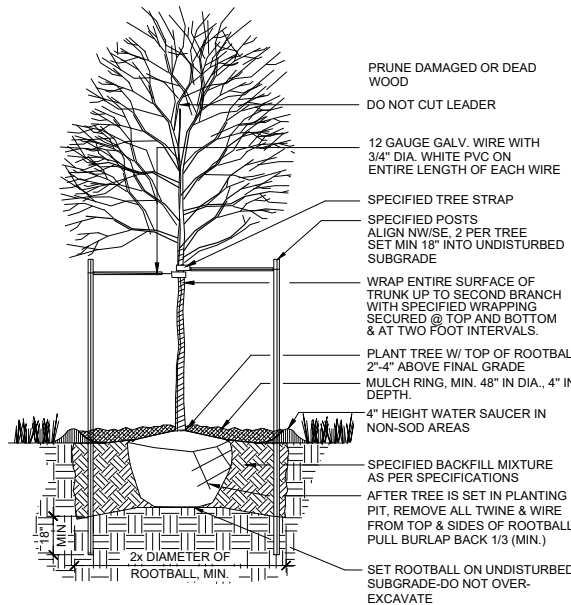
SHEET TITLE

LANDSCAPE DETAILS

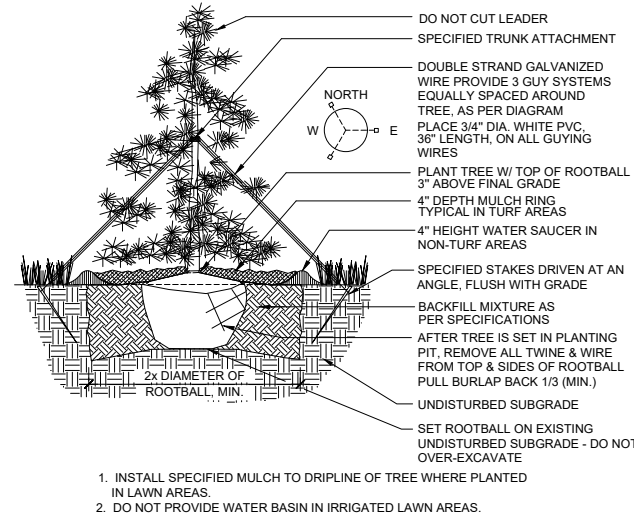
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L.16

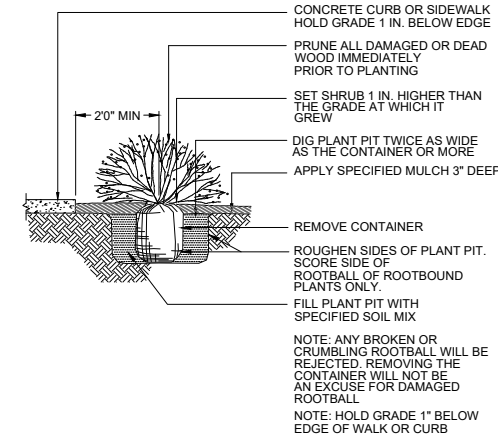
SHEET 27 OF 36



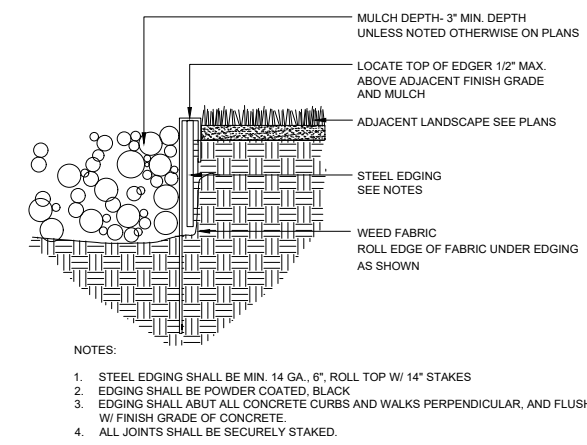
1 DECIDUOUS TREE PLANTING
NTS



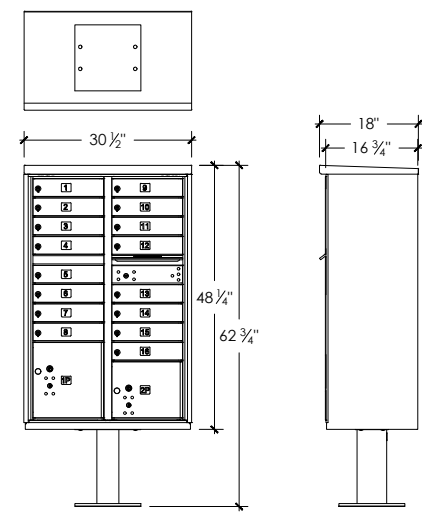
2 EVERGREEN TREE PLANTING
NTS



3 TYPICAL SHRUB PLANTING
NTS

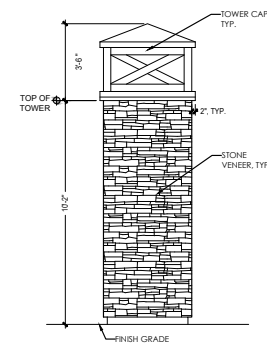


4 STEEL EDGER
NTS

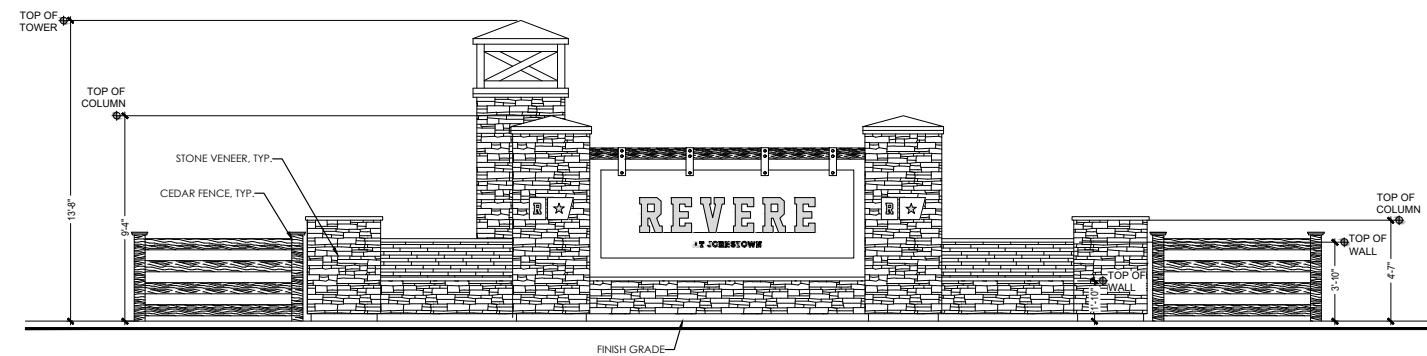


NOTES:
1) EXACT MODEL AND COLOR WILL BE DETERMINED AT A LATER DATE.

5 MAIL KIOSK
NTS



6 GATEWAY TOWER
NTS *PER APPROVED MASTER SIGN PLAN FOR REVERE (ZON22-0001)



7 GATEWAY MONUMENT
NTS *PER APPROVED MASTER SIGN PLAN FOR REVERE (ZON22-0001)

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

NOTE:
IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE.
FINAL DESIGN WILL BE PROVIDED AT THE TIME OF FINAL
DEVELOPMENT PLAN.



1 MAIL KIOSK/ SHADE STRUCTURE
NTS



2 BRIDGE
NTS



3 BALANCE LOG
NTS



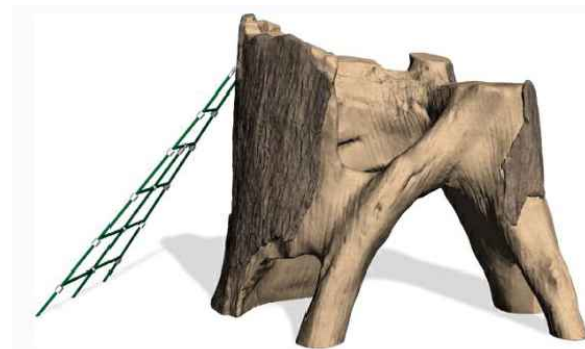
4 STEPPING STUMPS
NTS



5 TUNNEL CRAWL
NTS



6 BIGGO SWING
NTS



7 TREE CAVERN
NTS



8 STEPPING STONE & STUMP
NTS



9 TABLE
NTS



10 BENCH
NTS



11 CHAIR
NTS



12 TRASH RECEPTACLE
NTS



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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

LANDSCAPE DETAILS

SHEET NUMBER

L.17

SHEET 28 OF 36

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



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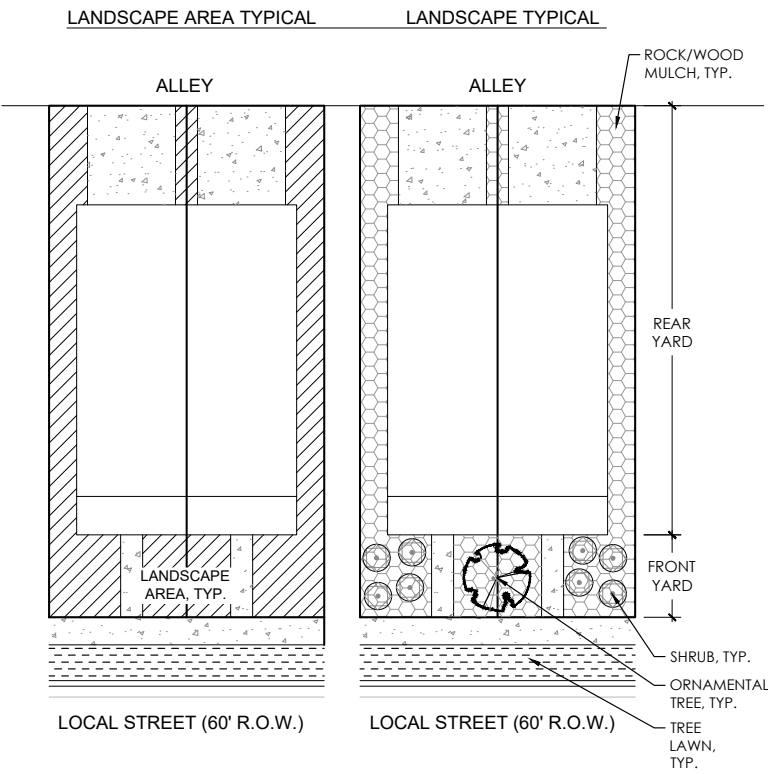
LOT TYPICALS
(LANDSCAPE)

SHEET NUMBER

L.19

SHEET 29 OF 36

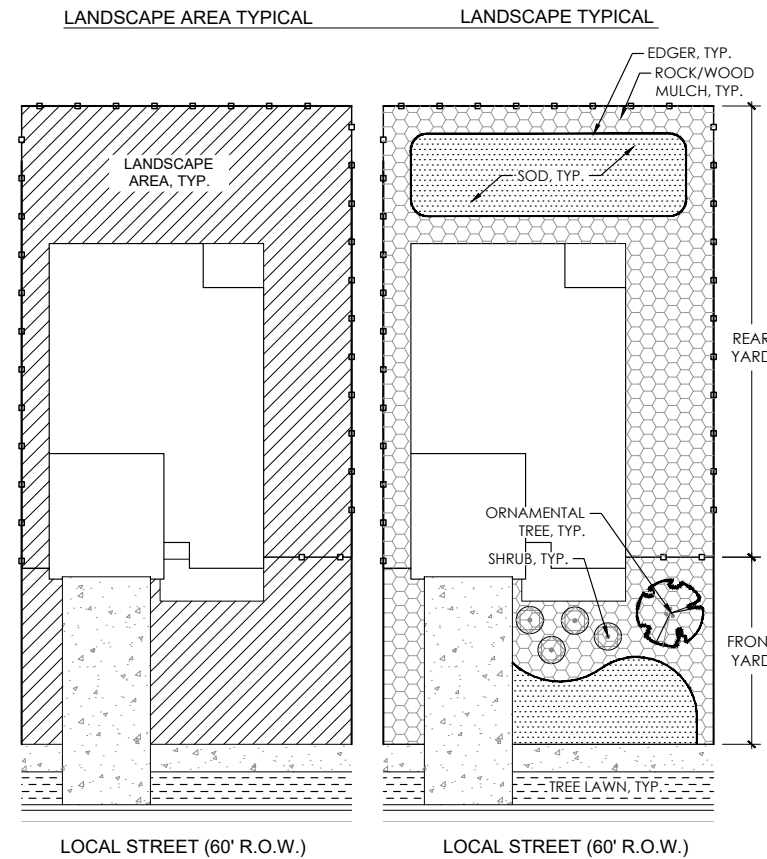
ALLEY LOAD SINGLE-FAMILY ATTACHED LOTS



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 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 AREAS MAY BE A LOW WATER TURF OR SEED MIX.

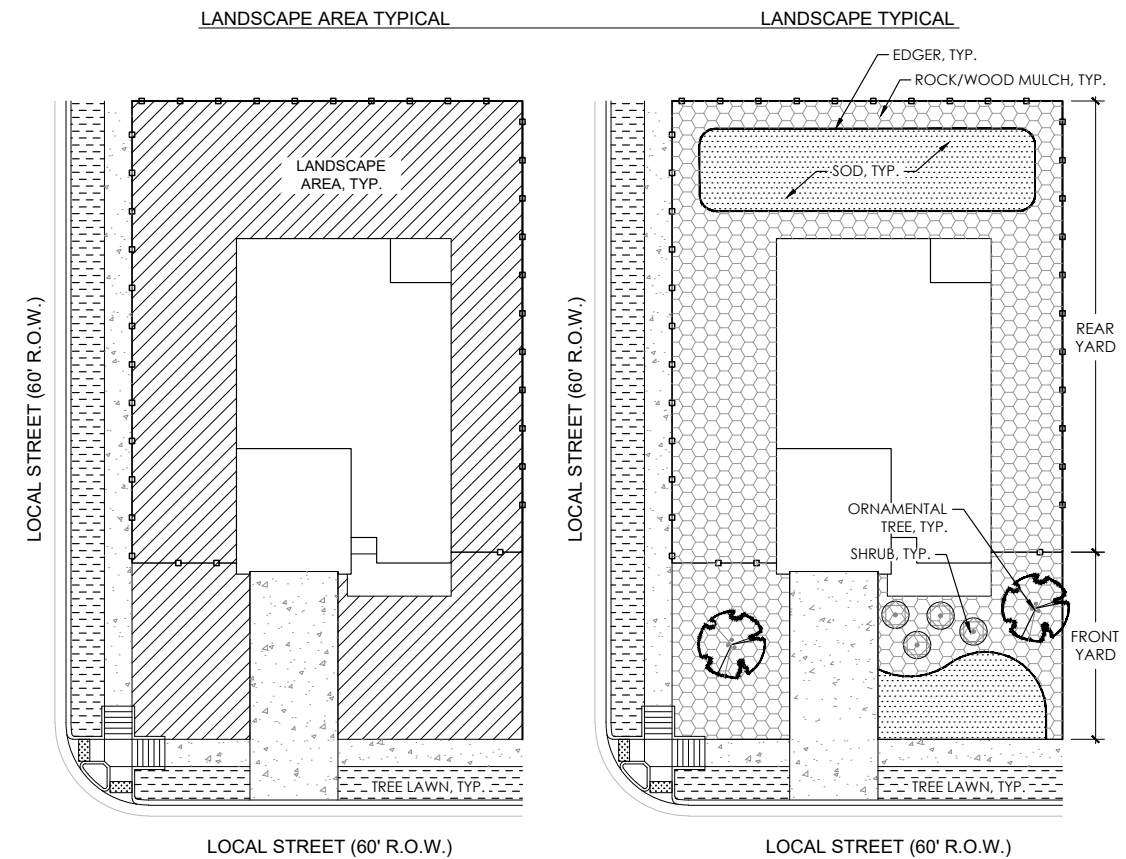
SINGLE-FAMILY DETACHED INTERIOR LOTS



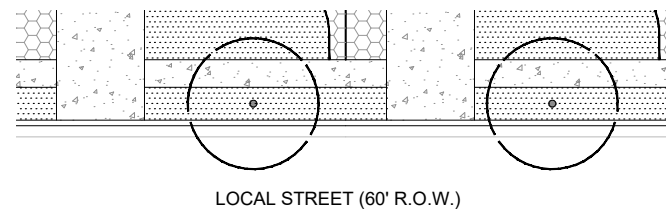
SINGLE-FAMILY RESIDENTIAL LOT LANDSCAPE STANDARDS

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 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 TURF OR SEED MIX.
6. REAR YARDS MAY INCLUDE SYNTHETIC TURF

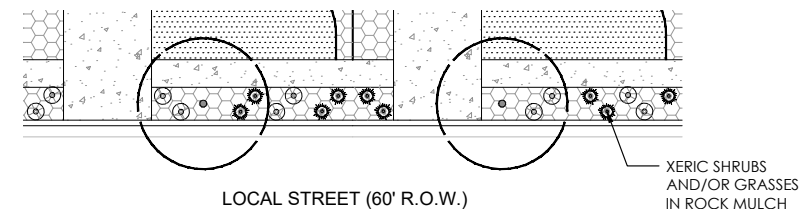
SINGLE-FAMILY DETACHED CORNER LOTS



TREE LAWN TYPICAL - TURF



TREE LAWN TYPICAL - XERIC PLANTING



LEGEND

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

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



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SHEET TITLE

OPEN AREA &
TRAILS PLAN

SHEET NUMBER

L.22

SHEET 32 OF 36



LEGEND

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

OPEN AREA DATA									
FILING	TOTAL GROSS ACREAGE	OPEN AREA REQUIRED	OPEN AREA PROVIDED	% OF TOTAL ACREAGE	USABLE OPEN AREA REQUIRED	USABLE OPEN AREA PROVIDED	% OF TOTAL ACREAGE	PARK AREA REQUIRED	PARK AREA PROVIDED
REVERE AT JOHNSTOWN FILING NO. 1	73.5	11.0	19.4	26%	7.3	8.4	11%	1.3	3.0
REVERE NORTH FILING NO. 1	107.1***	16.1	33.7	31%	10.7	11.6	11%	1.4	5.7
TOTAL	180.6	27.1	53.1	29%	18.0	20.0	11%	2.7	8.7

*REVERE AT JOHNSTOWN FILING NO. 1 DETENTION PONDS ACCOUNT FOR APPROXIMATELY 3 ACRES OF THE REQUIRED OPEN AREA.

**REVERE NORTH FILING NO. 1 DETENTION PONDS ACCOUNT FOR APPROXIMATELY 7 ACRES OF THE REQUIRED OPEN AREA.

***REVERE NORTH FILING NO. 1 TOTAL GROSS ACREAGE DOES NOT INCLUDE FUTURE DEVELOPMENT TRACTS.

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.
2. PER THE GREAT PLAINS VILLAGE ODP, "SINGLE FAMILY DETACHED OR ATTACHED RESIDENTIAL DEVELOPMENT WILL REQUIRE A MINIMUM 15% OPEN AREA."
3. PER THE GREAT PLAINS VILLAGE ODP, "GREAT PLAINS VILLAGE REQUIRES A 10% USABLE OPEN AREA FOR RESIDENTIAL AREAS. FOR PURPOSES OF THIS PUD, THE 10% USABLE OPEN AREA SHALL BE CALCULATED FROM THE TOTAL AREA OF ALL RESIDENTIAL LOTS AND ADJACENT LOCAL ROADWAYS THAT SERVE AS DIRECT ACCESS TO THE RESIDENTIAL LOTS."
4. PER THE GREAT PLAINS VILLAGE ODP, "A MINIMUM OF 1 ACRE OF PARK PER 250 RESIDENTIAL UNITS IS REQUIRED."
5. PER THE GREAT PLAINS VILLAGE ODP, "DETENTION PONDS CAN COUNT TOWARDS USABLE OPEN AREA REQUIREMENTS AS LONG AS THEY MEET THE DEFINITION OF USABLE OPEN AREA PROVIDED IN THIS DOCUMENT. NOT MORE THAN 5% OF THE USABLE OPEN AREA REQUIREMENT CAN BE MET WITH DETENTION PONDS."
6. THE OPEN AREA CALCULATION ABOVE INCLUDES LOT 1/BLOCK 15 (AMENITY SITE) BUT DOES NOT INCLUDE FUTURE DEVELOPMENT TRACTS (TRACTS A, B, C, AND D).

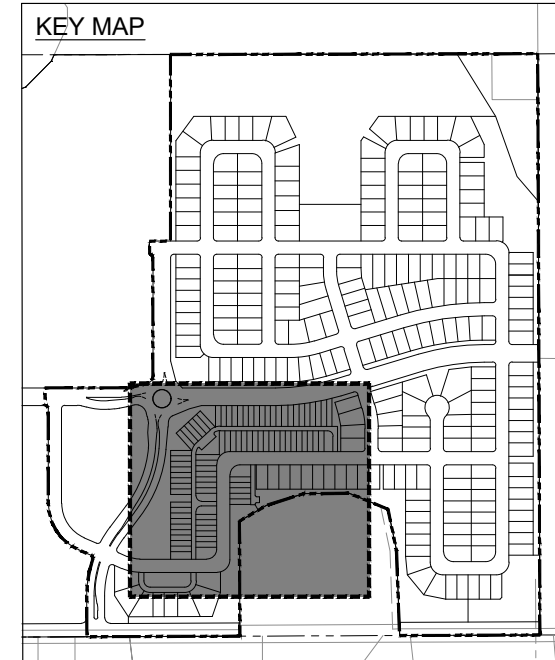
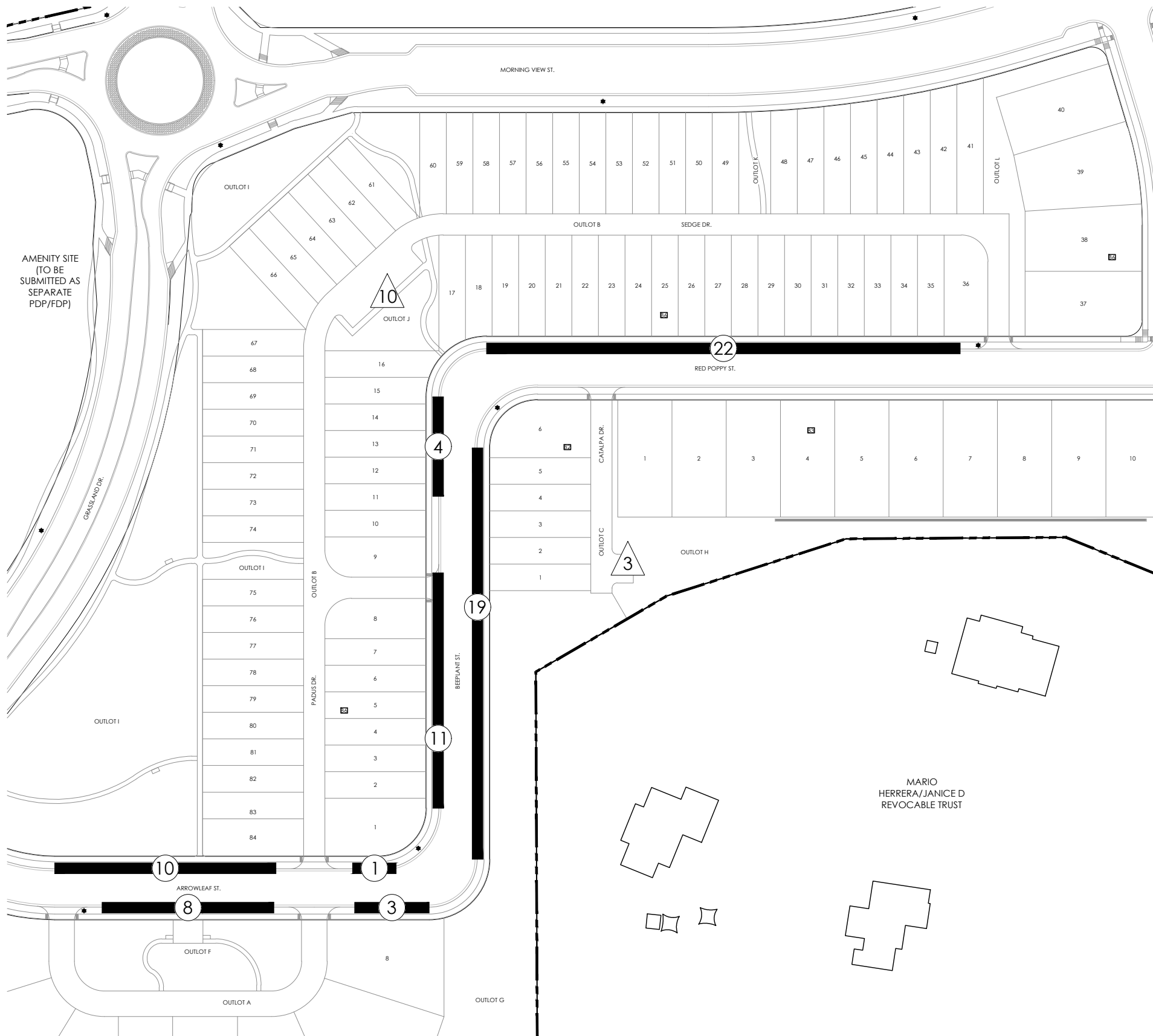


Scale: 1"= 150'-0"
0 75 150 300

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



LEGEND

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

SINGLE FAMILY ATTACHED PARKING DATA				
PARKING TYPE	PARKING REQUIRED PER CODE	ADDITIONAL GUEST PARKING (0.5 PER UNIT)	TOTAL PARKING REQUIRED	PARKING PROVIDED
ON-STREET				78
OFF-STREET				13
DRIVEWAY	678	170	848	678
GARAGE				678
TOTAL	678	170	848	1,447

- NOTES:**
- PARKING REQUIREMENTS ARE TWO (2) SPACES PER UNIT.
 - ALL SINGLE FAMILY ATTACHED AND DETACHED UNITS INCLUDE A TWO-CAR GARAGE.
 - ALL SINGLE FAMILY ATTACHED AND DETACHED UNITS HAVE DRIVEWAYS, PROVIDING TWO (2) ADDITIONAL GUEST PARKING SPACES PER UNIT.
 - PARKING ALLOWED ALONG LOCAL STREETS THAT SERVE SINGLE FAMILY DETACHED UNITS.

Scale: 1"= 50'-0"



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SHEET TITLE

PARKING PLAN

SHEET NUMBER

L.24

SHEET 34 OF 36

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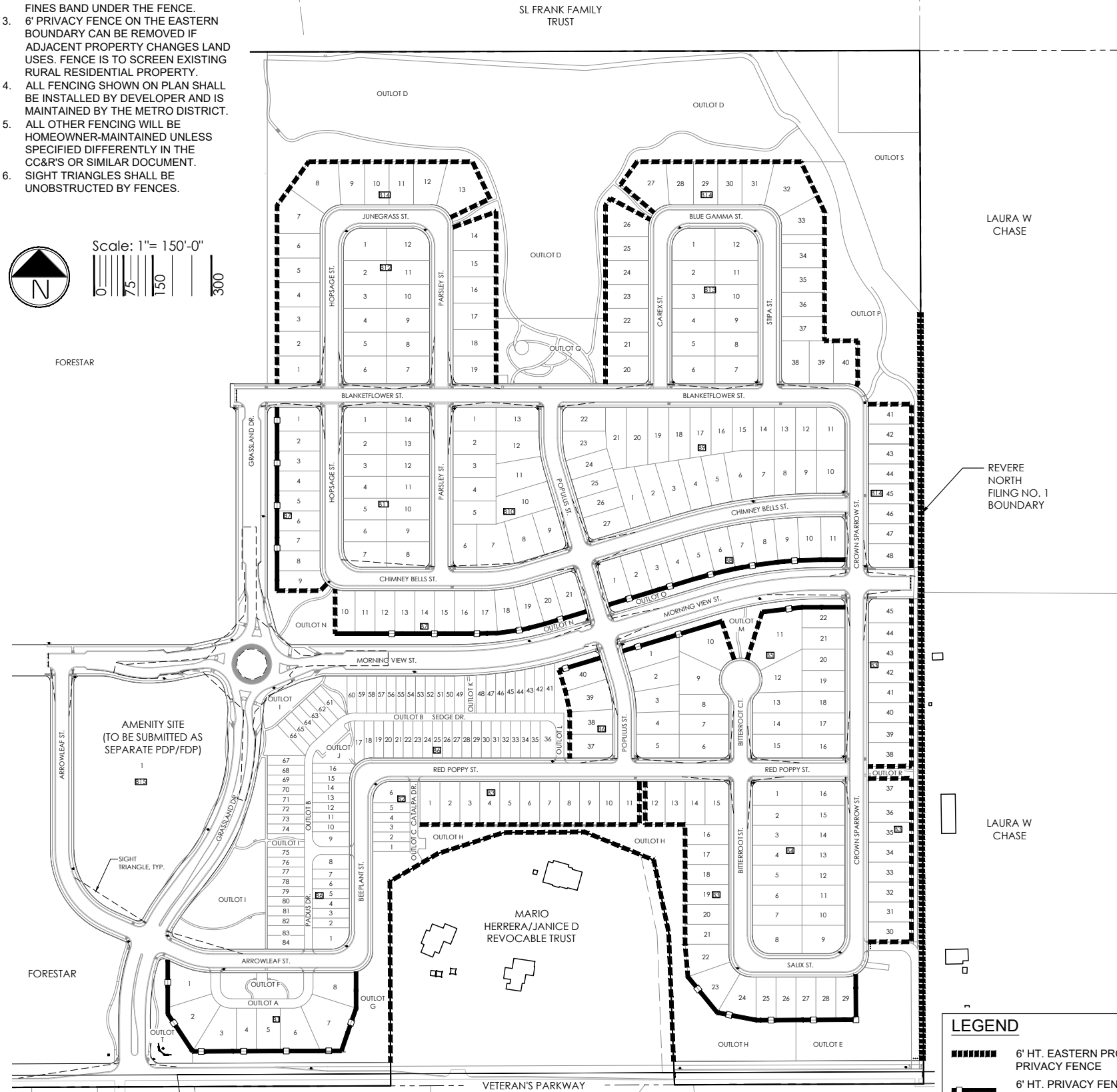
REVERE NORTH FILING NO. 1 & 2 PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO

- NOTES:
1. COLUMN AND CROSS RAIL LOCATIONS WILL BE DETERMINED AT THE TIME OF FENCE PERMIT.
 2. ALL FENCES ADJACENT TO NATIVE SEED SHALL HAVE AN 18" CRUSHER FINES BAND UNDER THE FENCE.
 3. 6' PRIVACY FENCE ON THE EASTERN BOUNDARY CAN BE REMOVED IF ADJACENT PROPERTY CHANGES LAND USES. FENCE IS TO SCREEN EXISTING RURAL RESIDENTIAL PROPERTY.
 4. ALL FENCING SHOWN ON PLAN SHALL BE INSTALLED BY DEVELOPER AND IS MAINTAINED BY THE METRO DISTRICT.
 5. ALL OTHER FENCING WILL BE HOMEOWNER-MAINTAINED UNLESS SPECIFIED DIFFERENTLY IN THE CC&R'S OR SIMILAR DOCUMENT.
 6. SIGHT TRIANGLES SHALL BE UNOBSTRUCTED BY FENCES.



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

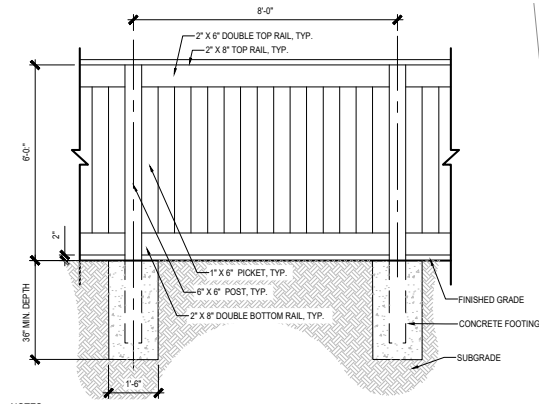
FORESTAR



LEGEND

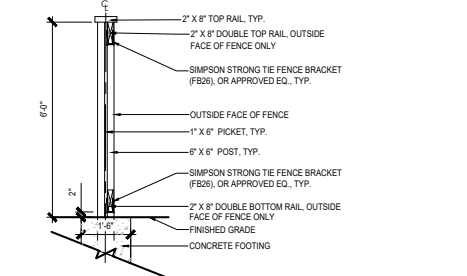
- 6' HT. EASTERN PROPERTY PRIVACY FENCE
- 6' HT. PRIVACY FENCE W/ COLUMNS
- OPEN RAIL FENCE

NOTE: LINETYPES ARE NOT REPRESENTATIVE OF FENCE CONSTRUCTION, INCLUDING COLUMN LOCATIONS.

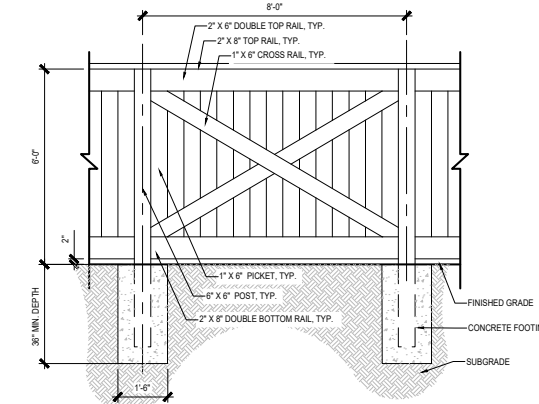


1 6' HT. PRIVACY FENCE
3/8" = 1"
(USE THIS PANEL IN FENCING BETWEEN LOT LINES AND IN FENCING WITH COLUMNS)

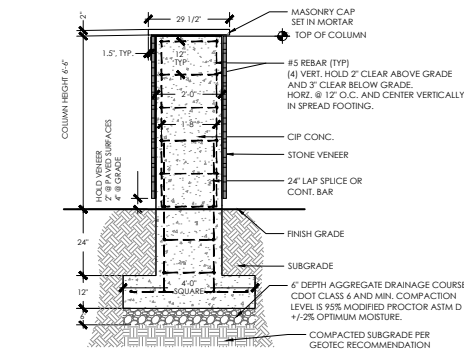
- MATERIAL NOTES:
1. ALL WOOD FOR FENCING SHALL BE PRESSURE TREATED CEDAR AND STAINED.
 2. FENCE COLUMNS STONE VENEER TO BE A SPLIT MODULAR STYLE.



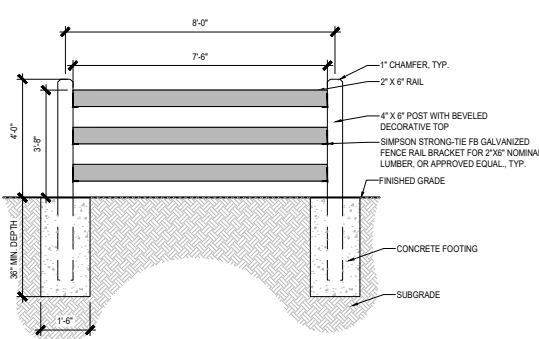
2 6' HT. PRIVACY FENCE SECTION
3/8" = 1"



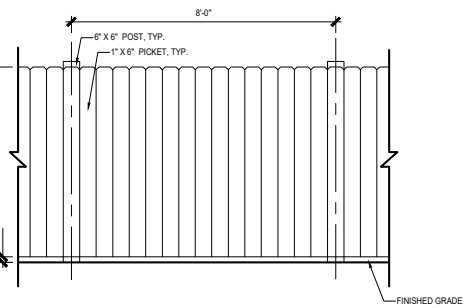
3 6' HT. PRIVACY FENCE WITH CROSS RAIL
3/8" = 1"
(USE THIS PANEL IN FENCING WITH COLUMNS)



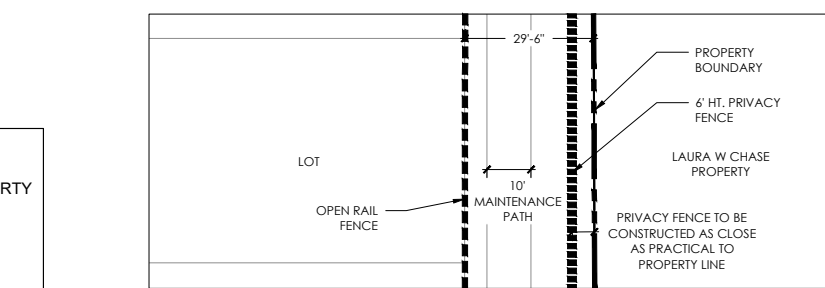
4 FENCE COLUMN
3/8" = 1"



5 OPEN RAIL FENCE
3/8" = 1"
NOTE: OPTIONAL WELDED WIRE MESH TO BE ATTACHED BEHIND RAILS.



6 6' HT. EASTERN PROPERTY PRIVACY FENCE
3/8" = 1"
NOTE: ADD 'NO TRESPASSING' SIGNS EVERY 500 FEET.



7 EASTERN PROPERTY LINE FENCE TYPICAL
1" = 20'-0"

NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.



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

SHEET NUMBER

L.25

SHEET 35 OF 36