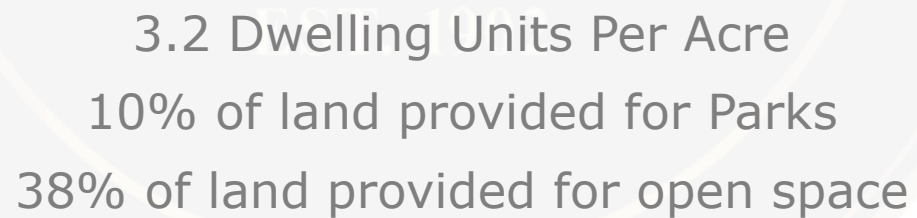


The seal of the Town of Johnston, Colorado, is a circular emblem. It features a mountain range in the center, with the words "TOWN OF JOHNSTON" arched across the top and "COLORADO" arched across the bottom. A banner across the middle of the seal contains the text "THE COMMUNITY THAT CARES".

# Estates at Encore Filing 2

North of Highway 34 and east of future  
High Plains Blvd. Naturally bounded on  
the south by the Loveland Greeley Canal.

*The Community that Cares*



## The Community that Cares

NORTH QUARTER CORNER  
SECTION 12  
1.5 N. 4. 45 W.  
FOUND NO. 4 BEAR  
WITH 3-1/4" ALUMINUM CAP  
ELEVATION

CORNER 3600'

FOUND NO. 4 BEAR  
WITH 3-1/4" ALUMINUM CAP  
ELEVATION

NORTH QUARTER CORNER  
SECTION 12  
1.5 N. 4. 45 W.  
FOUND NO. 4 BEAR  
WITH 3-1/4" ALUMINUM CAP  
ELEVATION

CORNER QUARTER CORNER  
SECTION 12, 1.5 N. 4. 45 W.  
FOUND NO. 4 BEAR  
WITH 3-1/4" ALUMINUM CAP  
ELEVATION

388°51'46"E 347.49'

388°52'07"E 1387.90'

388°52'35"E 1342.87'

388°52'35"E 1342.87'

388°52'35"E 1342.87'

SOUTH QUARTER CORNER  
SECTION 12 AND 11  
1.5 N. 4. 45 W.  
FOUND NO. 4 BEAR  
WITH 3-1/4" ALUMINUM CAP  
ELEVATION

ENGINE PLANS 1  
REC. NO.



# Various Lot Types Proposed

## LOT TYPE LEGEND

Single Family  
Attached  
30X100  
(82 Lots)

Single Family  
Detached

42X100  
(21 Lots)

42X110  
(78 Lots)

50X100  
(19 Lots)

50X110  
(97 Lots)

60X110  
(73 Lots)



The Community that Cares

(SINGLE-FAMILY DETACHED & ATTACHED):

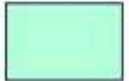

FRONT YARD: 15'

SIDE YARD: 5'

REAR YARD: 10'

DEVELOPMENT TO MEET THE ENCORE  
RESIDENTIAL DESIGN GUIDELINES

## LOT DATA

	SINGLE-FAMILY DETACHED (288 LOTS)
	SINGLE-FAMILY ATTACHED (82 LOTS)

GROSS SITE AREA:	114 AC	114 AC
TOTAL LOTS:	370	370
DENSITY:	3.2 DU/AC	3.2 DU/AC

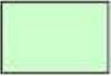




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# ENCORE

## PARKS & OPEN SPACE

-  PARKS (10%)
-  OPEN SPACE (38%)
-  INTERNAL PEDESTRIAN CIRCULATION

INTERNAL TRAILS AND OPEN SPACE CONNECTIVITY PROVIDED ALONG SIDE CONNECTIONS TO I-25 CORRIDOR PLAN AND GREELEY PARKS AND TRAILS MASTER PLAN TO THE SOUTH.

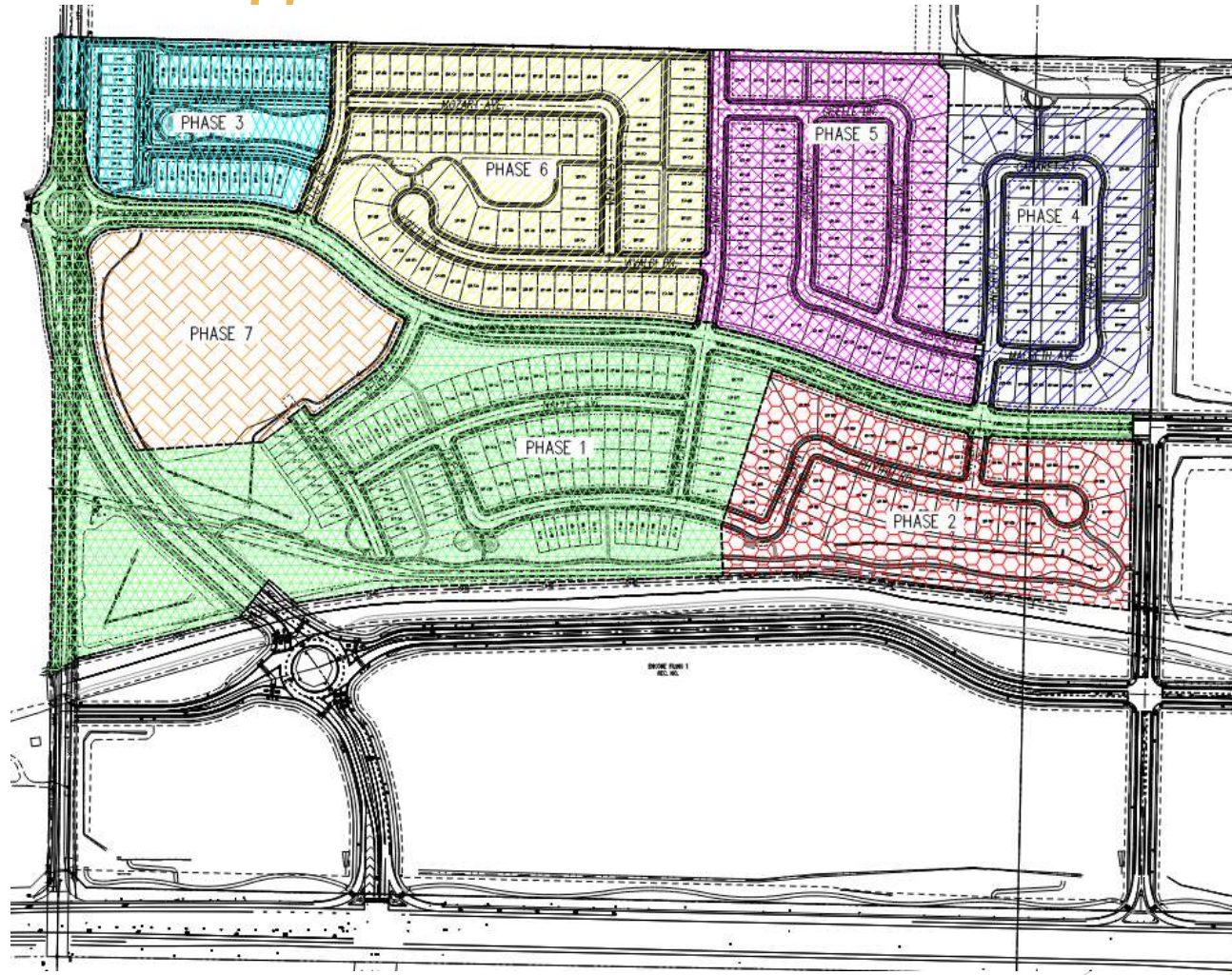


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# Residential Phasing Plan

Phase 1  
Phase 2  
Phase 3  
Phase 4  
Phase 5  
Phase 6  
Phase 7

\*The phasing designations shown are for reference only. Additional breaks in the phases may be necessary at the time of construction. All water, sewer, and stormwater improvements will follow the residential phasing plan.



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# Water Phasing Plan



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# Stormwater Phasing Plan



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