

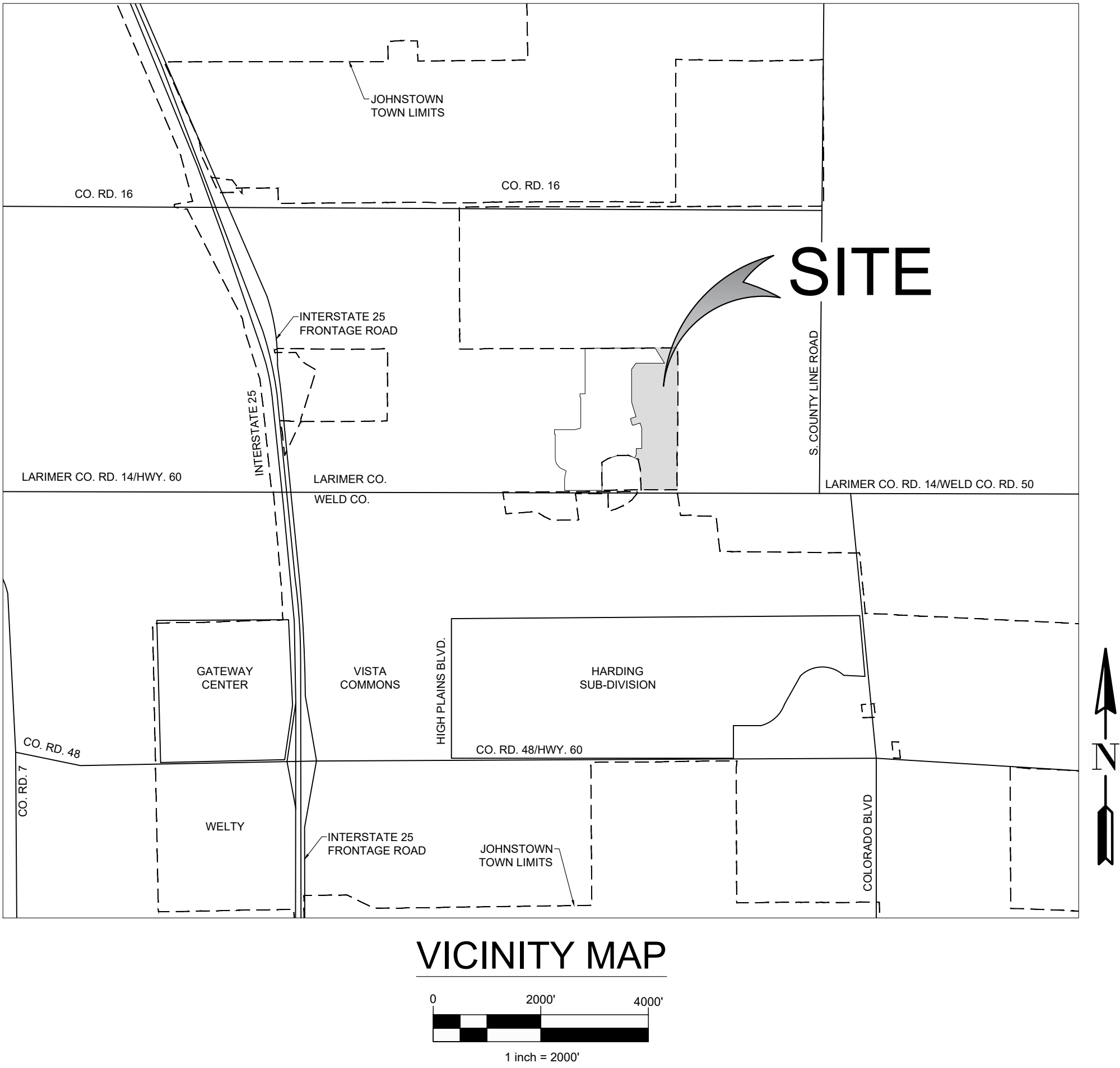
REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

PROJECT INTENT

THIS SUBDIVISION IS DESIGNED TO MEET THE INTENT OF THE GREAT PLAINS VILLAGE OUTLINE DEVELOPMENT PLAN (ODP). REVERE NORTH FILING NO. 2 INCLUDES A MIX OF LARGER SINGLE-FAMILY DETACHED LOTS (60' x 110') AND SMALLER SINGLE-FAMILY DETACHED LOTS (50' x 110'). THE SUBDIVISION WILL RESULT IN ADDING HOUSING DIVERSITY TO MEET A VARIETY OF NEEDS IN THE JOHNSTOWN COMMUNITY. ALONG WITH REVERE NORTH FILING NO. 1, 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.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

A REPLAT OF TRACT E, REVERE NORTH FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO; CONTAINING A CALCULATED AREA OF 1,550,192 SQUARE FEET OR 35.588 ACRES, MORE OR LESS.



APPROVALS

TOWN COUNCIL

THIS FINAL DEVELOPMENT PLAN, TO BE KNOWN AS REVERE NORTH FILING NO. 2 FDP, 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 UNDEVELOPED PROPERTY 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.

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.

TOWN OF JOHNSTOWN

REVIEWED AND ACCEPTED:

FOR IMEG, AS TOWN REVIEW ENGINEER

DATE

REVIEWED AND ACCEPTED:

FOR FHU, AS TOWN TRAFFIC ENGINEER

DATE

REVIEWED AND ACCEPTED:

TOWN ENGINEERING DIRECTOR

DATE

REVIEWED AND ACCEPTED:

FOR IMEG, AS TOWN REVIEW ENGINEER

DATE

FRONT RANGE FIRE RESCUE

REVIEWED AND ACCEPTED:

DATE

OWNER/APPLICANT

JAMES HAYES
FORESTAR REAL ESTATE GROUP INC
188 INVERNESS DRIVE WEST
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ENGLEWOOD, CO 80112
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jameshayes@forestar.com

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1765 WEST 121ST AVENUE
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WESTMINSTER, CO 80234
303-421-4224
klovelace@lja.com

PLANNER

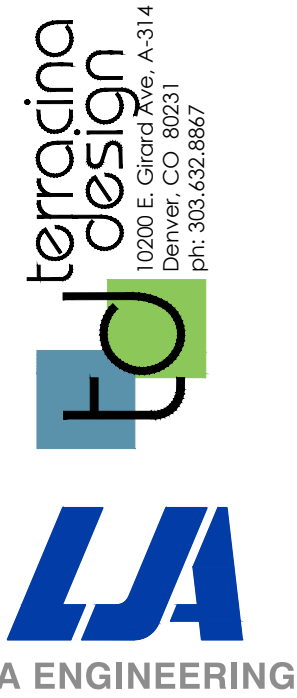
JEFF MARCK
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dbrown@lja.com

SHEET INDEX

- 1 COVER
- 2 HOUSING TYPE PLAN
- 3 LOT TYPICALS
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- 6-8 SITE PLANS
- 9 OVERALL LANDSCAPE PLAN
- 10-13 LANDSCAPE PLANS
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- 17 ARCHITECTURAL CHARACTER IMAGERY
- 18 OPEN AREA & TRAILS PLAN
- 19 CIRCULATION PLAN
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- 21 PLANNING AREA PLAN



PROJECT NAME

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FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
04/16/2024

REVISION DATE:

SHEET TITLE

COVER

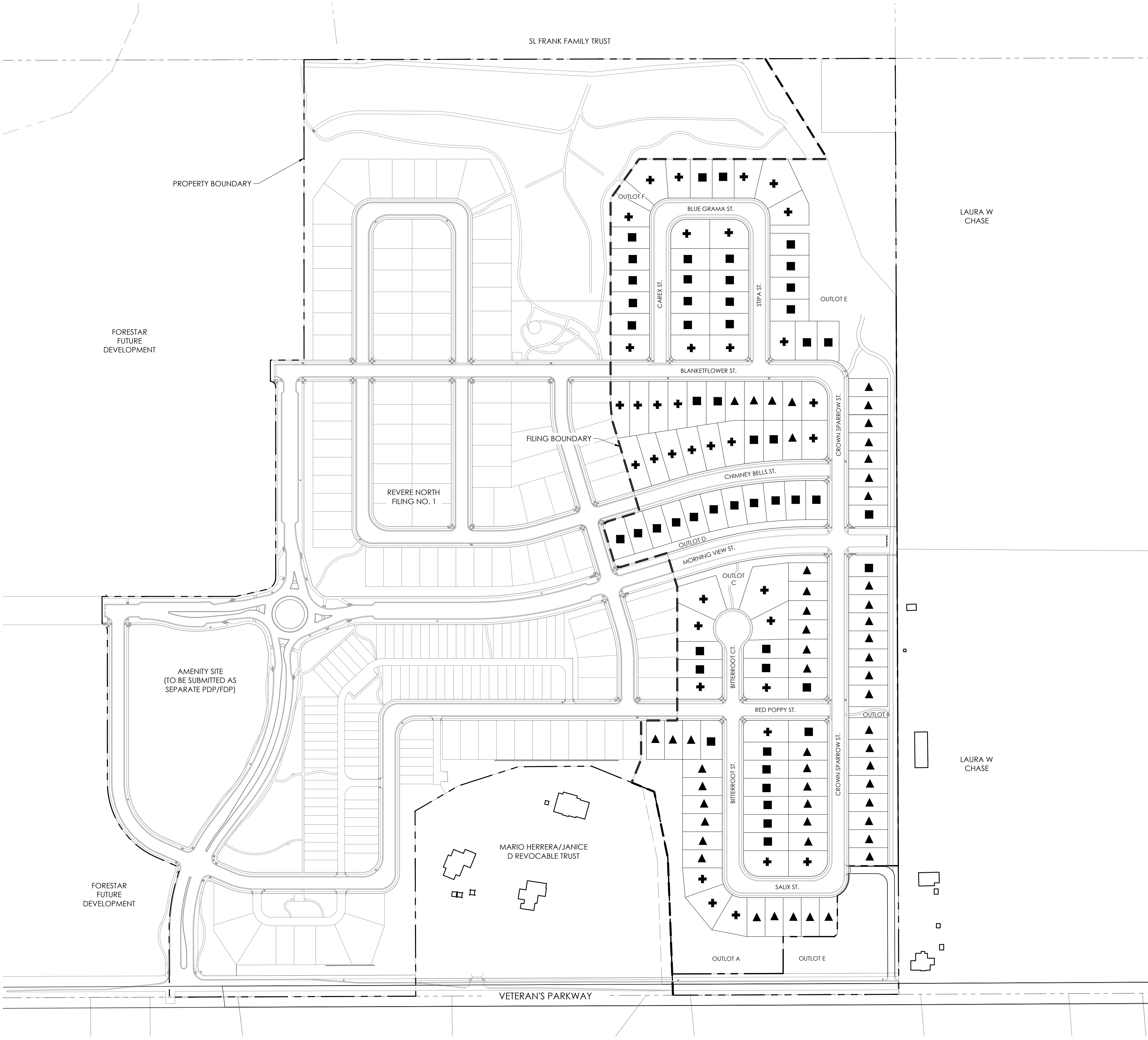
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SHEET 1 OF 21

NOT FOR CONSTRUCTION

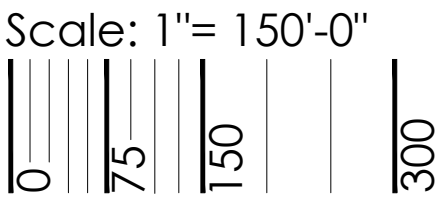
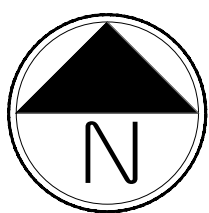
REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



LEGEND

- ▲ 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			
FILING 2	HOUSING TYPE	# OF UNITS	% OF UNITS
	SINGLE FAMILY DETACHED <6,000 S.F.	53	37.9%
	SINGLE FAMILY DETACHED 6,000-7,000 S.F.	51	36.4%
	SINGLE FAMILY DETACHED >7,000 S.F.	36	25.7%
	TOTAL	140	100.0%



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SHEET TITLE

HOUSING TYPE
PLAN

SHEET NUMBER

C.1

SHEET 2 OF 21

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LA ENGINEERING

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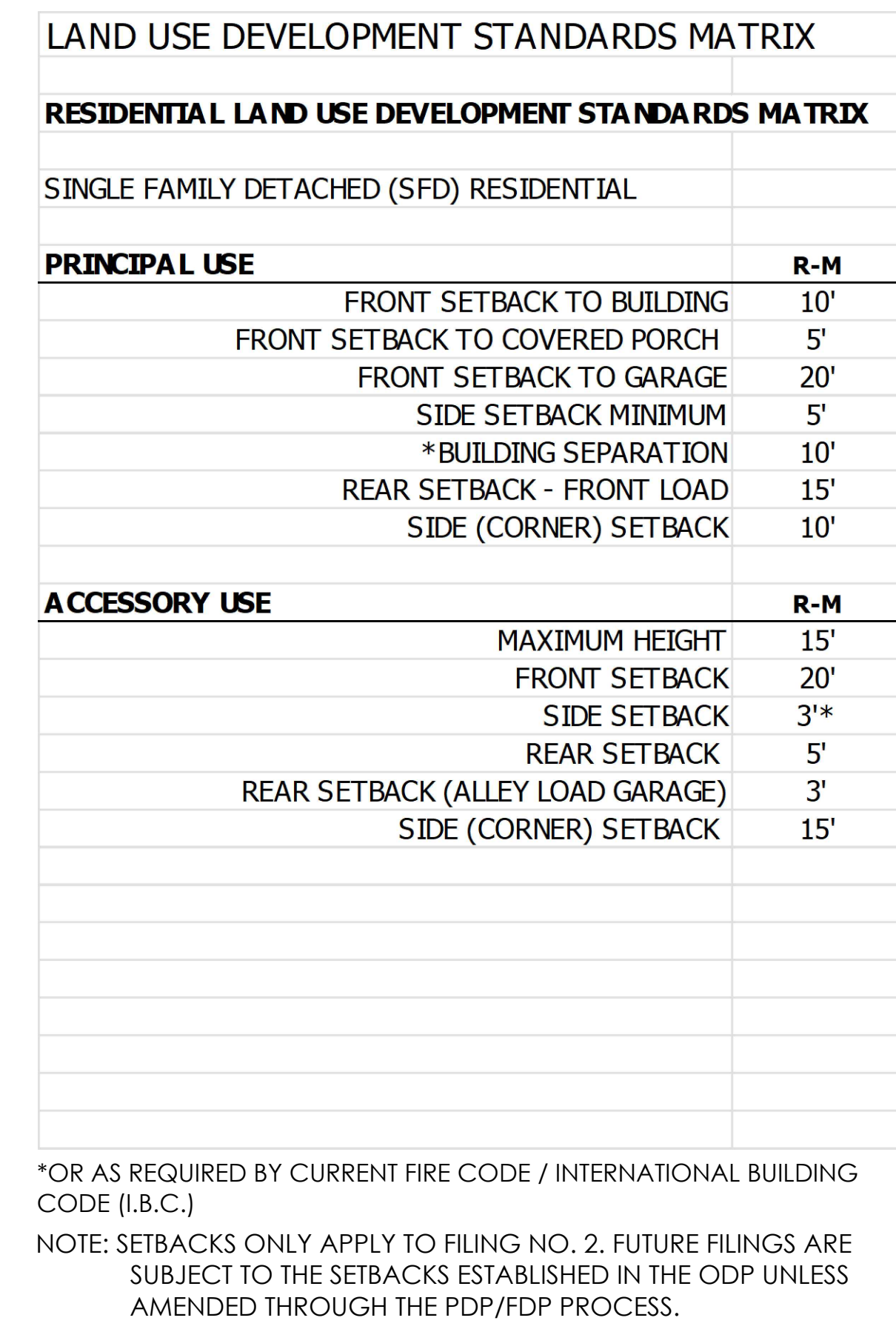
SHEET TITLE

LOT TYPICALS

SHEET NUMBER

C.2

SHEET 3 OF 21



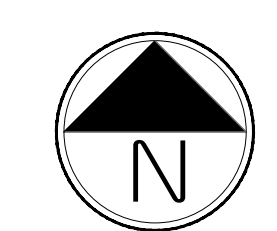
*OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

NOTE: SETBACKS ONLY APPLY TO FILING NO. 2. FUTURE FILINGS ARE SUBJECT TO THE SETBACKS ESTABLISHED IN THE ODP UNLESS AMENDED THROUGH THE PDP/FDP PROCESS.

LEGEND

 CONCRETE

 SETBACK LINE



Scale: 1"= 20'-0"



A horizontal graphic scale bar with four major segments. The first segment is labeled '0' at its left end. The second segment is labeled '10' at its right end. The third segment is labeled '20' at its right end. The fourth segment is labeled '40' at its right end. The segments are separated by vertical lines, and the labels are positioned below the bar.

NOT FOR CONSTRUCTION

REVERE NORTH FILING 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

LAND USE TABLE				
	LOT NO.	SQ. FT.	ACRES	%
LOT AREA - RESIDENTIAL	140	942,960	21.65	60.8%
RIGHT OF WAY AREA		363,178	8.34	23.4%
OUTLOTS - OPEN AREAS (A, B, C, D, E, F)		244,054	5.60	15.7%
TOTALS	140	1,550,192	35.59	100.0%

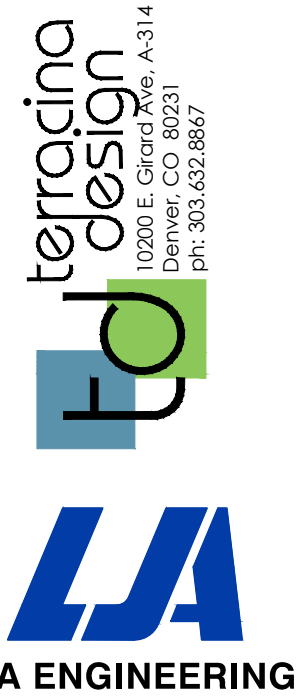
LOT SUMMARY		
	LOT COUNT	LOT SIZE
SINGLE FAMILY HOME LOTS	51	5610 SF - 5999 SF
	74	6000 SF - 7999 SF
	15	8000 SF - 200,000 SF
TOTAL LOTS	140	

STREET SUMMARY	
STREET TYPE	NAME
RESIDENTIAL LOCAL STREET	BLANKETFLOWER ST,
	BITTERROOT CT, BITTERROOT ST,
	BLUE GAMMA ST, CROWN
	SPARROW ST., CAREX ST,
	CHIMNEY BELLS ST, RED POPPY
RESIDENTIAL COLLECTOR W/O PARALLEL PARKING	ST, SALIX ST., STIPA ST
	MORNING VIEW ST
MAJOR ARTERIAL	VETERANS PARKWAY
EMERGENCY VEHICLE ACCESS - 20'	EVA

OUTLOT SUMMARY					
	USE	OWNED	MAINTAINED	SQ. FT.	ACRES
OUTLOT A	LANDSCAPE, PED ACCESS	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	72,659	1.67
OUTLOT B	DRAINAGE	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	28,160	0.65
OUTLOT C	LANDSCAPE, PED ACCESS, & DRAINAGE	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	16,399	0.38
OUTLOT D	LANDSCAPE & PED ACCESS	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	13,468	0.31
OUTLOT E	DRAINAGE / DETENTION POND	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	109,721	2.52
OUTLOT F	LANDSCAPE & PED ACCESS	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	3,647	0.08
TOTAL AREA				244,054	5.60

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.
	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
	Pipe Encasement
	Pipe Restraining
	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
	Block and Lot Number

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
DIST.	DISTANCE
D.U.E.	DRAINAGE & UTILITY EASEMENT
EOA	EDGE OF ASPHALT
EOP	EDGE OF PAVEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT
E.ATT.E.	EXISTING AT&T EASEMENT
E.P.E.	EXISTING PIPELINE EASEMENT
ESMT.	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.	PREFORATED
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
SD.E.	SIGHT DISTANCE EASEMENT
SEC	SECTION LINE
SL	SANITARY LINE
SS	SANITARY SERVICE
SW	SIDEWALK
SW.E.	SIDEWALK EASEMENT
TB	THRUST BLOCK
TC	TOP OF CURB
T.C.E.	TEMP. CONSTRUCTION EASEMENT
TEMP.	TEMPORARY
TRANS.	TRANSITION
TR.E.	TRANSPORTATION EASEMENT
TS	TOP ELEVATION OF RISER
UD	UNDERDRAIN
U.E.	UTILITY EASEMENT
U.G.E.	UTILITY & GAS EASEMENT
VC	VERTICAL CURB & GUTTER
W.E.	WATER EASEMENT



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SHEET TITLE

TABLES &
ABBREVIATIONS

SHEET NUMBER

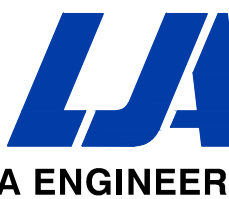
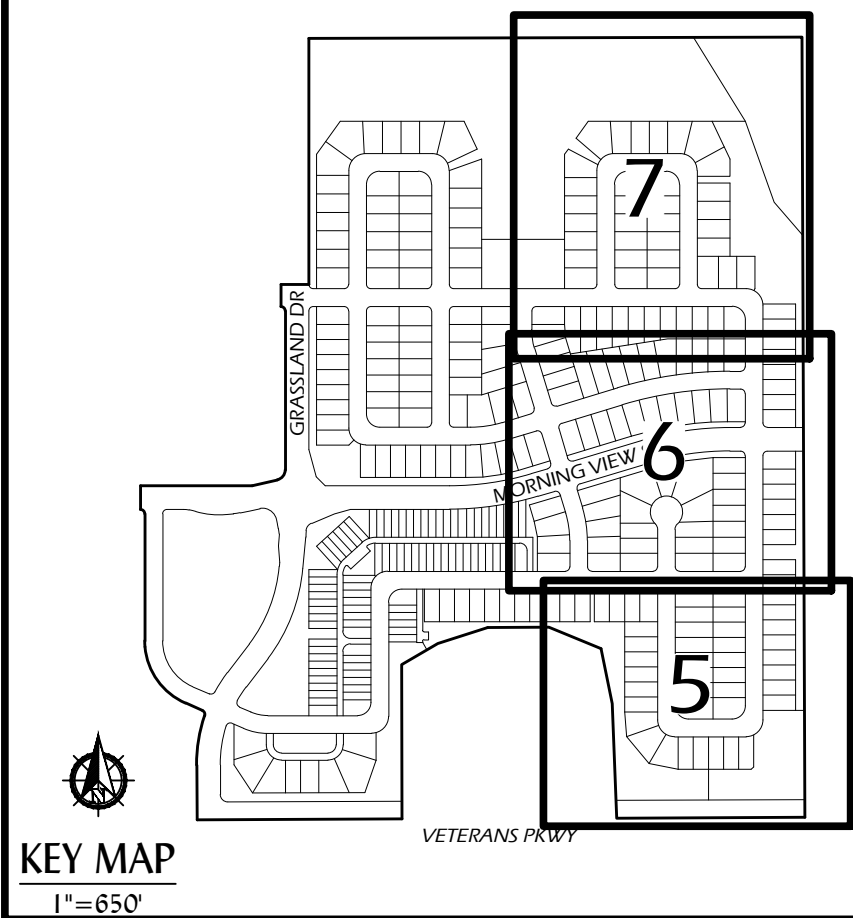
C.3

SHEET 4 OF 36

REVERE NORTH FILING 2
FINAL DEVELOPMENT PLAN
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NOTES :

1. SEE SHEET 4 (C.4) FOR GENERAL ABBREVIATIONS LIST, GENERAL NOTES, AND LEGEND.
2. ALL FLOWLINE CURB RETURNS NOT LABELED ON THE PLANS SHALL BE 15' RADIUS.



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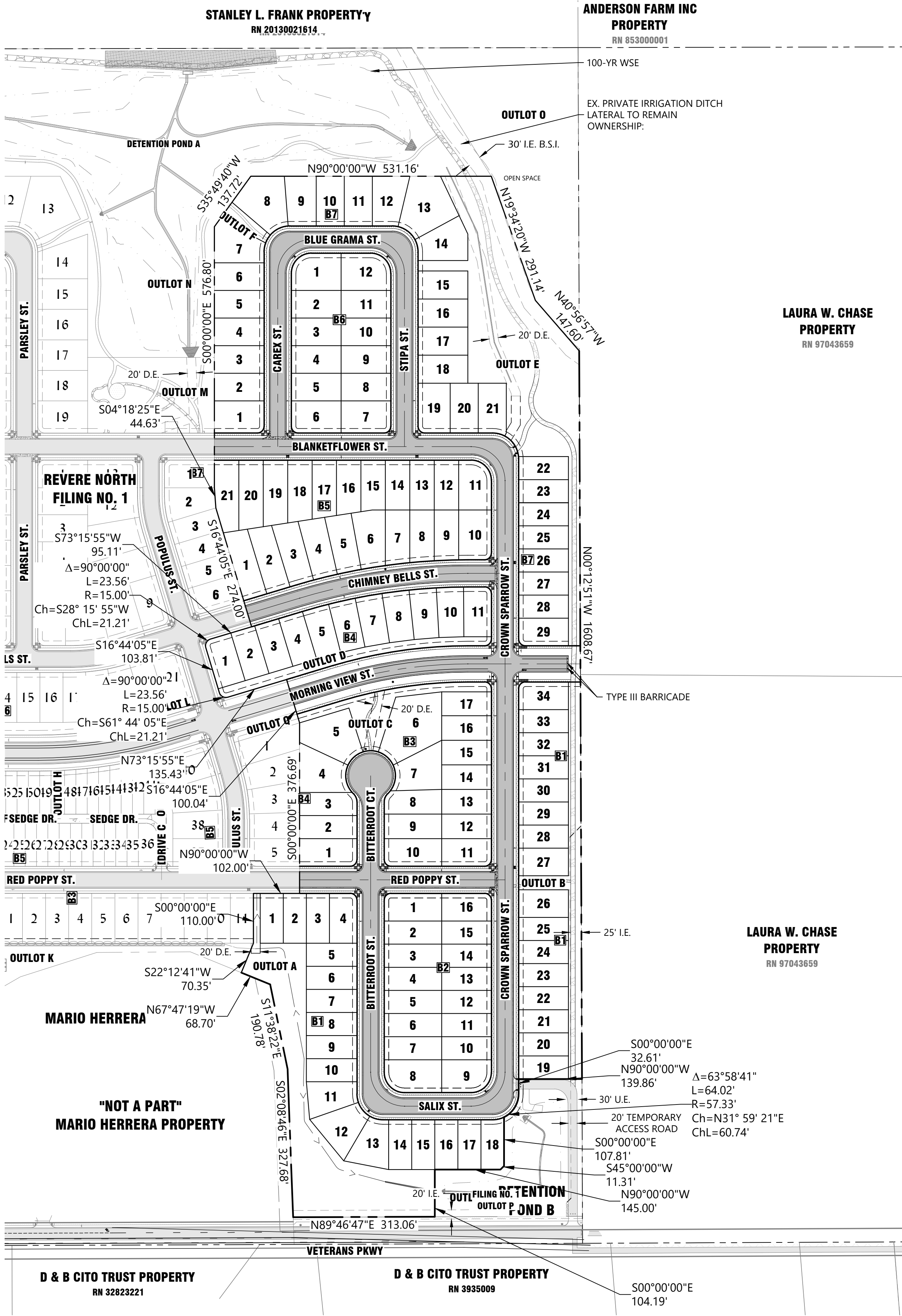
SHEET TITLE

OVERALL PLAN

SHEET NUMBER

C.4

SHEET 5 OF 36



BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°29'31" EAST, A DISTANCE OF 2,648.56 FEET.

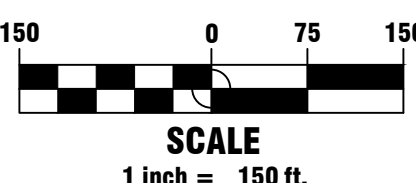
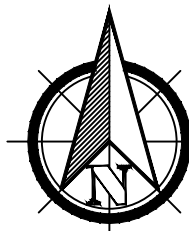
PROJECT BENCHMARK:

NGS CONTROL POINT JOHNSON BEING A 1/2" STEEL ROD SET IN LOGO MONUMENT BOX LOCATED IN FRONT OF LAZY BOY'S RV IN JOHNSON'S CORNER, WEST OF THE FRONTAGE ROAD, 550 FEET NORTH OF THE INTERSECTION OF THE FRONTAGE ROAD AND MARKETPLACE DRIVE.

DATUM ELEV. = 5000.64 (NAVD88)

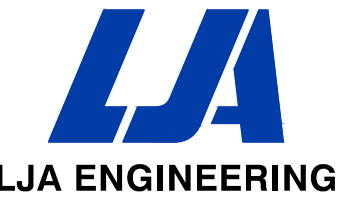


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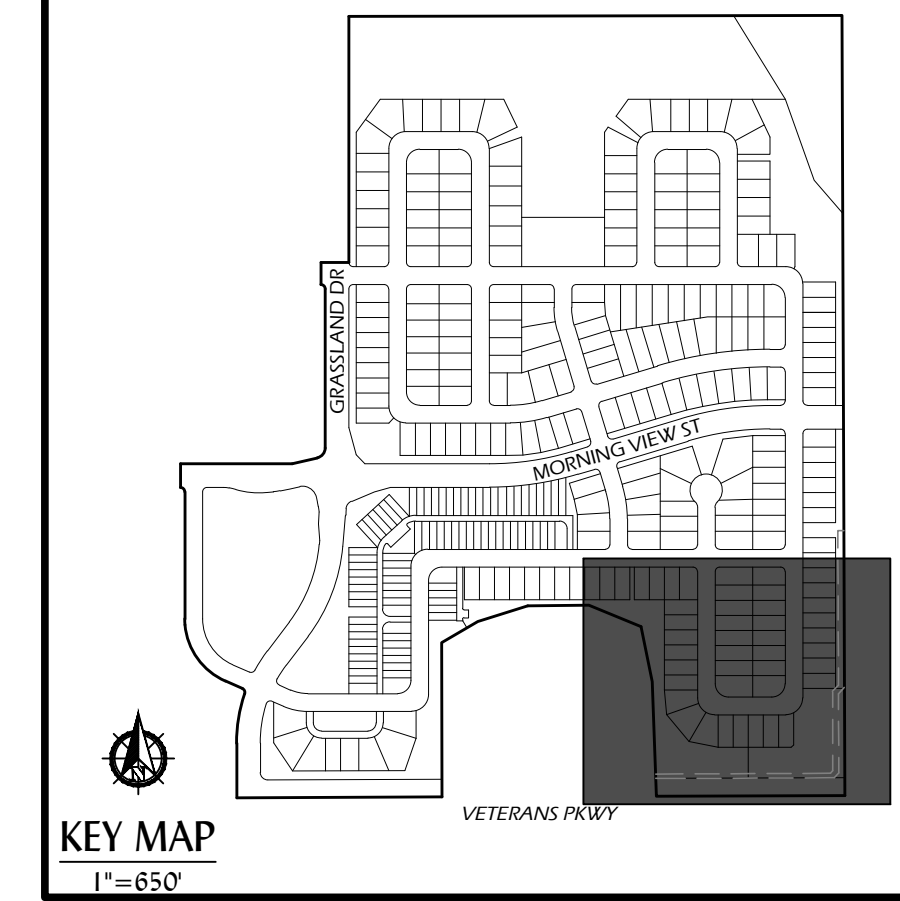
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SITE PLAN

SHEET NUMBER

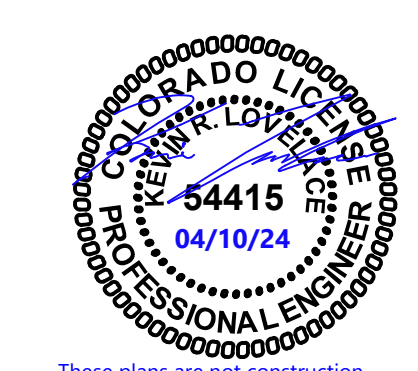
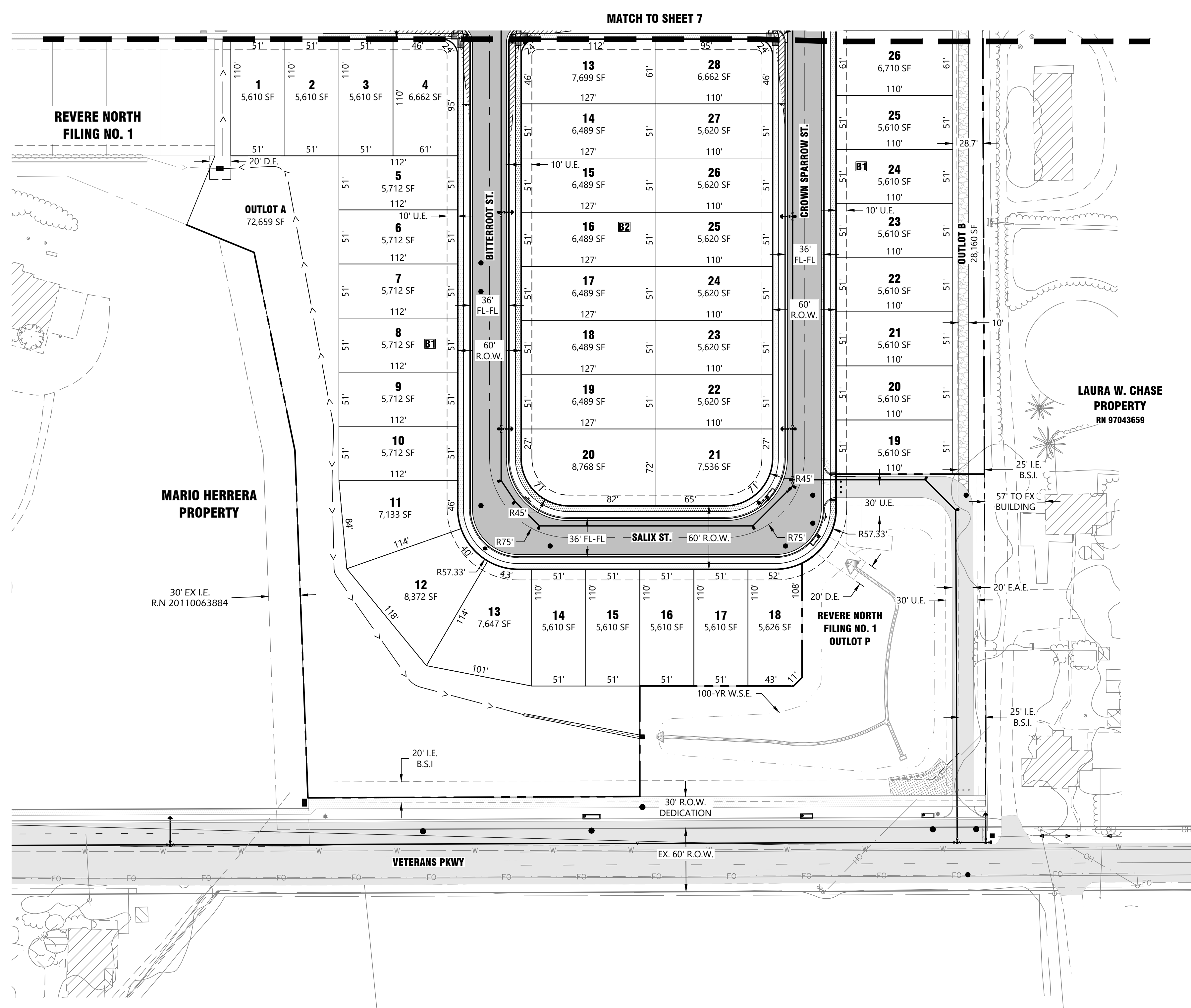
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SHEET 6 OF 36

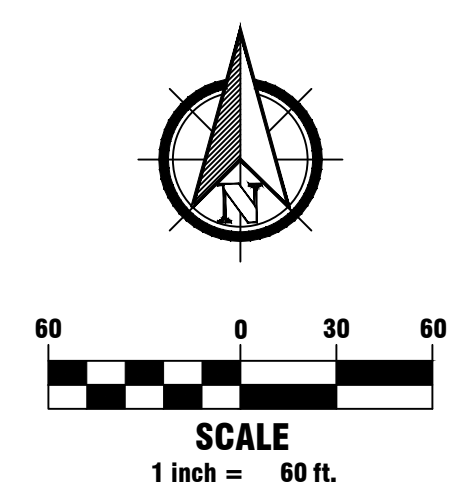


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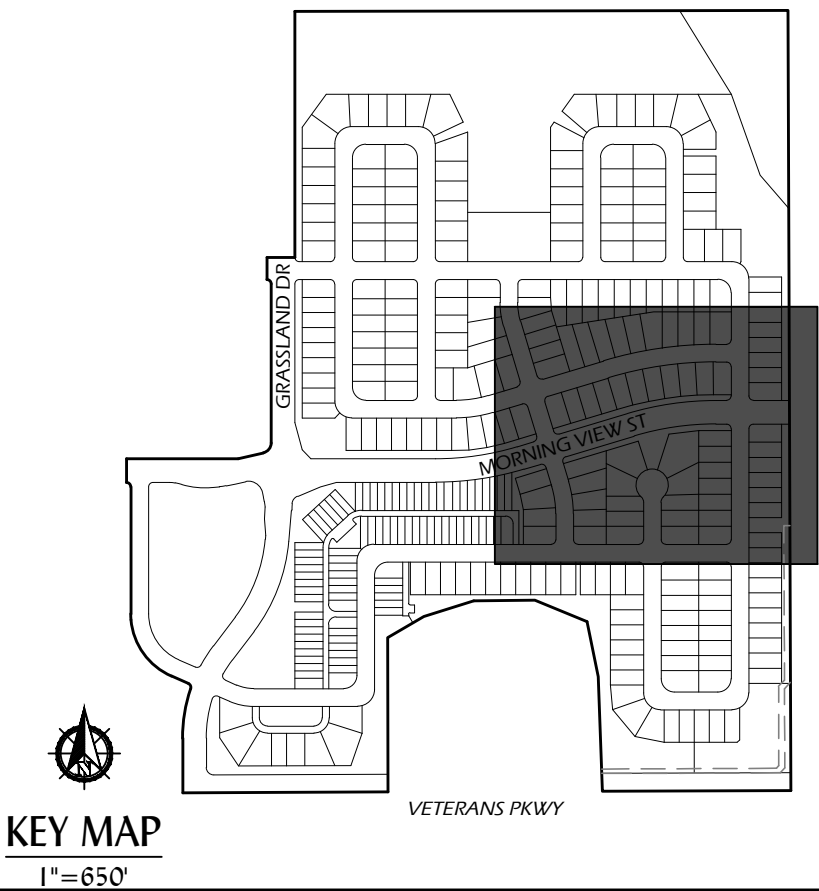
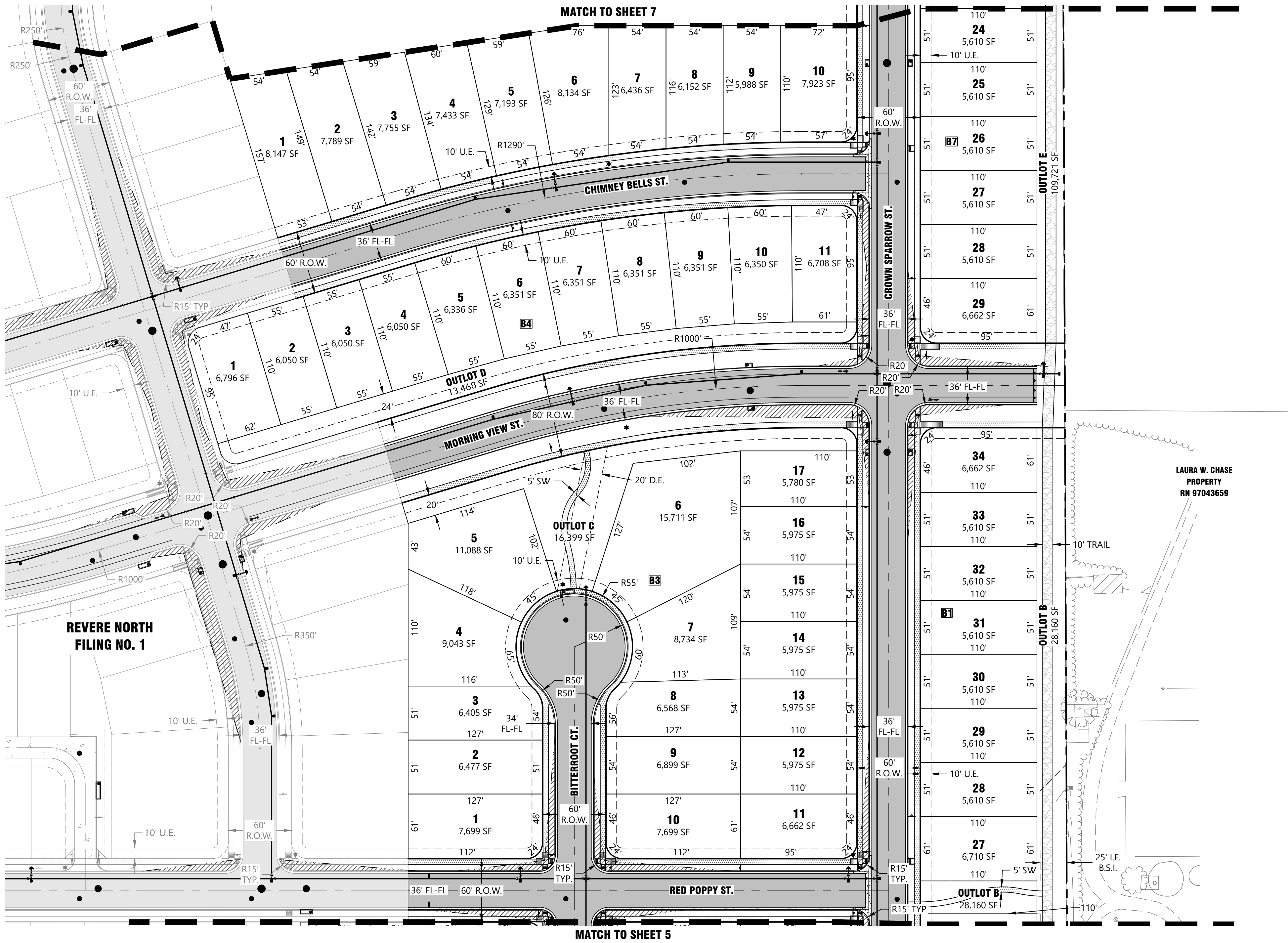


PROJECT BENCHMARK:

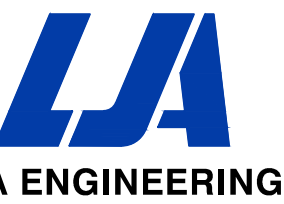
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REVISION DATE:

SHEET TITLE

SITE PLAN

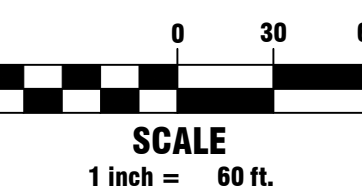
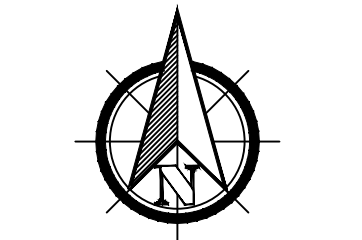
SHEET NUMBER

C.6

SHEET 7 OF 36

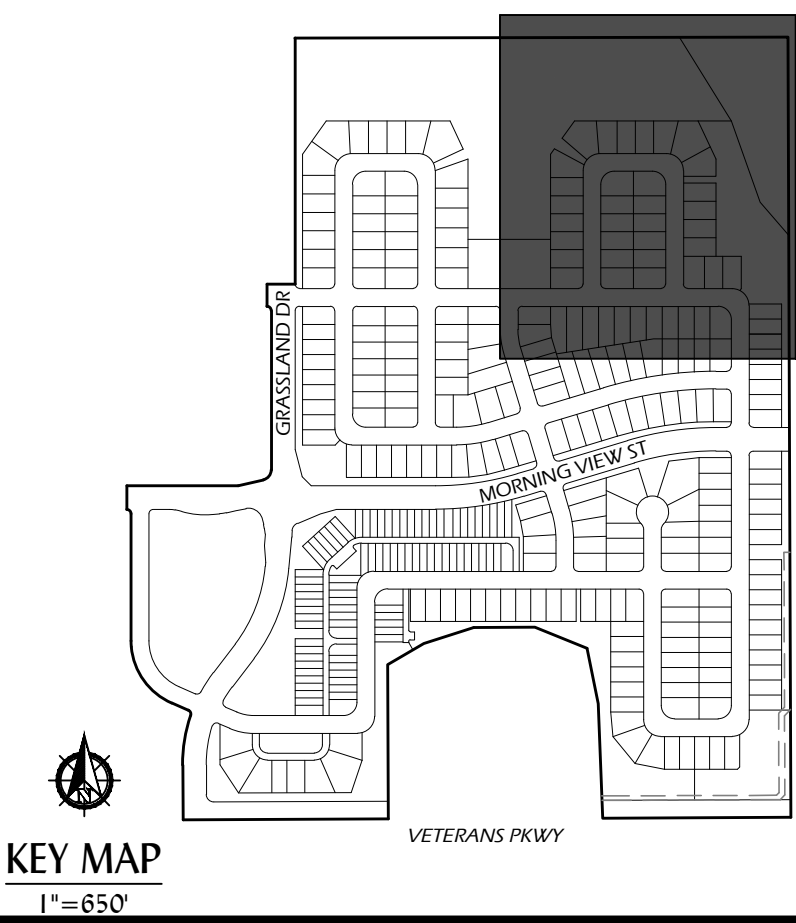
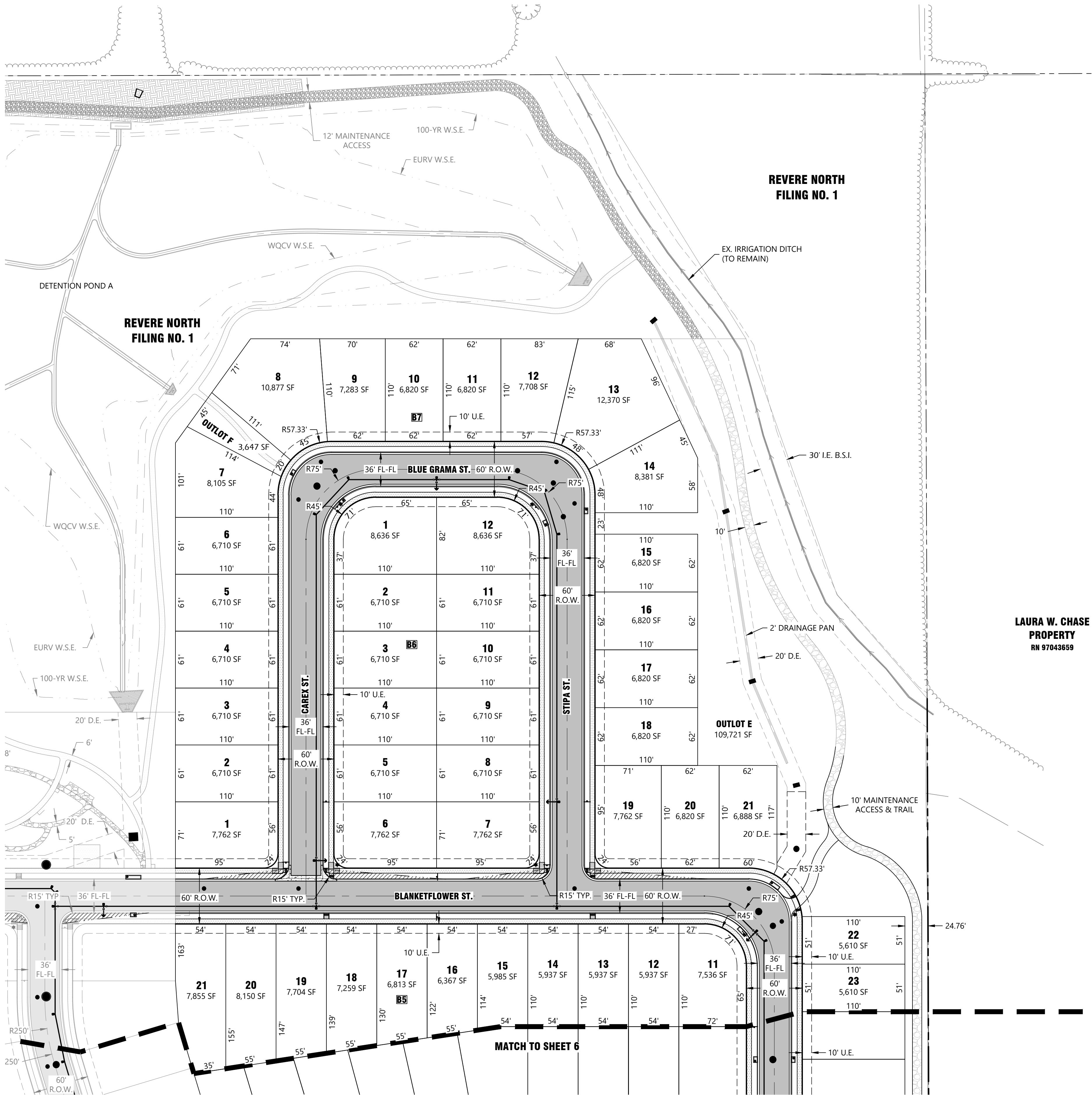


These plans are not construction documents, signature and seal is provided per Johnstown requirements. See separate construction document set for construction plans & details.

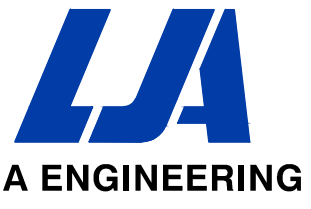
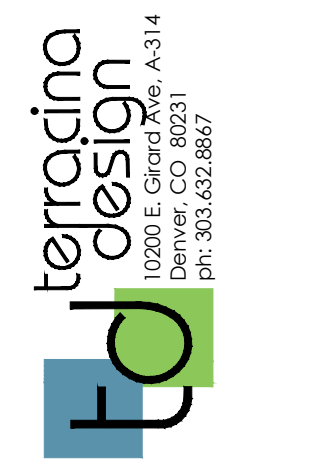


PROJECT BENCHMARK:
NGS CONTROL POINT JOHNSON BEING A 1/2" STEEL ROD SET IN LOGO MONUMENT BOX LOCATED IN FRONT OF LAZY BOYS RV IN JOHNSON'S CORNER, WEST OF THE FRONTAGE ROAD, 550 FEET NORTH OF THE INTERSECTION OF THE FRONTAGE ROAD AND MARKETPLACE DRIVE.
DATUM ELEV. = 5000.64 (NAVD88)

REVERE NORTH FILING 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



- NOTES:
- SEE SHEET 4 (C.4) FOR GENERAL ABBREVIATIONS LIST, GENERAL NOTES, AND LEGEND.
 - ALL FLOWLINE CURB RETURNS NOT LABELED ON THE PLANS SHALL BE 15' RADIUS.



PROJECT NAME

REVERE NORTH FILING 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
04/16/2024

REVISION DATE:

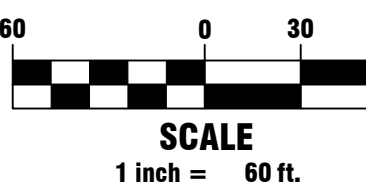
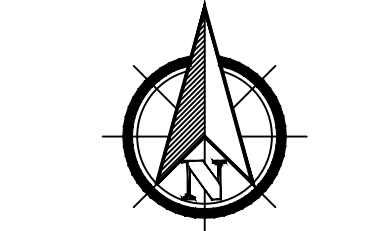
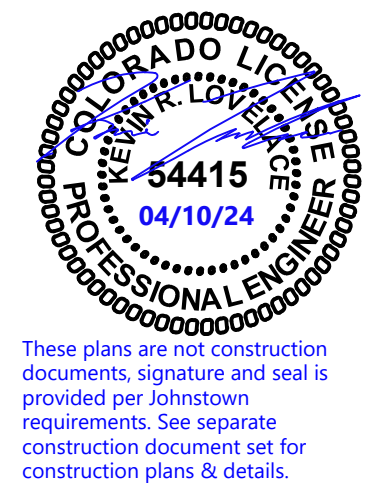
SHEET TITLE

SITE PLAN

SHEET NUMBER

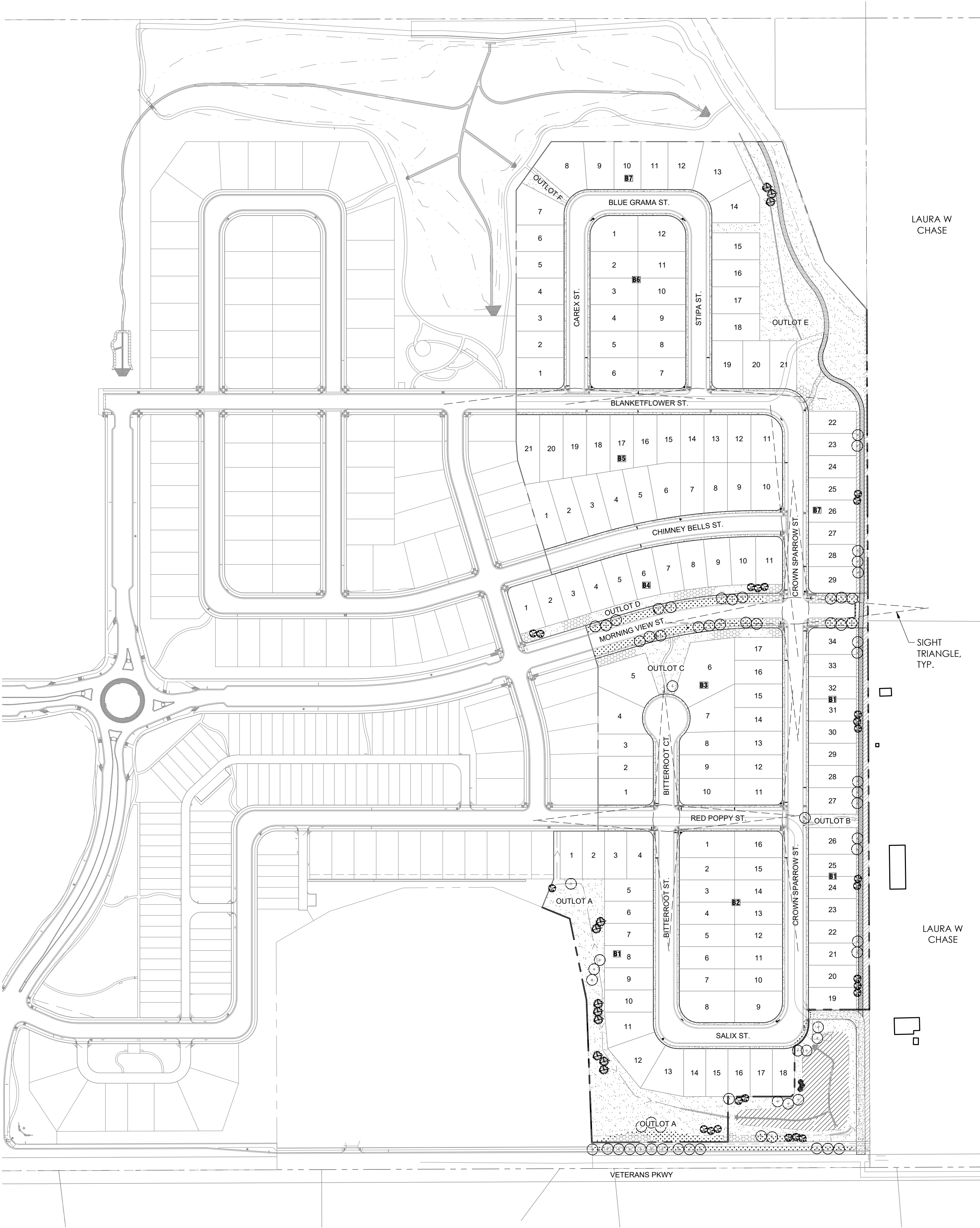
C.7

SHEET 8 OF 36



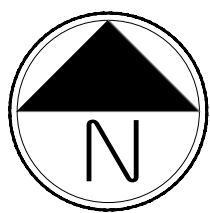
PROJECT BENCHMARK:
NGS CONTROL POINT JOHNSON BEING A 1/2" STEEL ROD SET IN LOGO MONUMENT BOX LOCATED IN FRONT OF LAZY BOY'S RV IN JOHNSON'S CORNER, WEST OF THE FRONTAGE ROAD, 550 FEET NORTH OF THE INTERSECTION OF THE FRONTAGE ROAD AND MARKETPLACE DRIVE.
DATUM ELEV. = 5000.64 (NAVD88)

REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



LEGEND

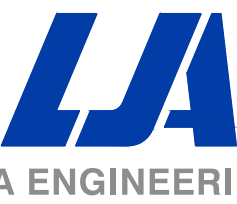
- CRUSHER FINES
- IRRIGATED NATIVE GRASS
- NON-IRRIGATED NATIVE GRASS
- DROUGHT TOLERANT SOD
- SHRUB BED
- CONCRETE
- ROCK MULCH
- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES



Scale: 1"= 150'-0"



Know what's below.
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PROJECT NAME

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FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
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REVISION DATE:

SHEET TITLE

OVERALL
LANDSCAPE
PLAN

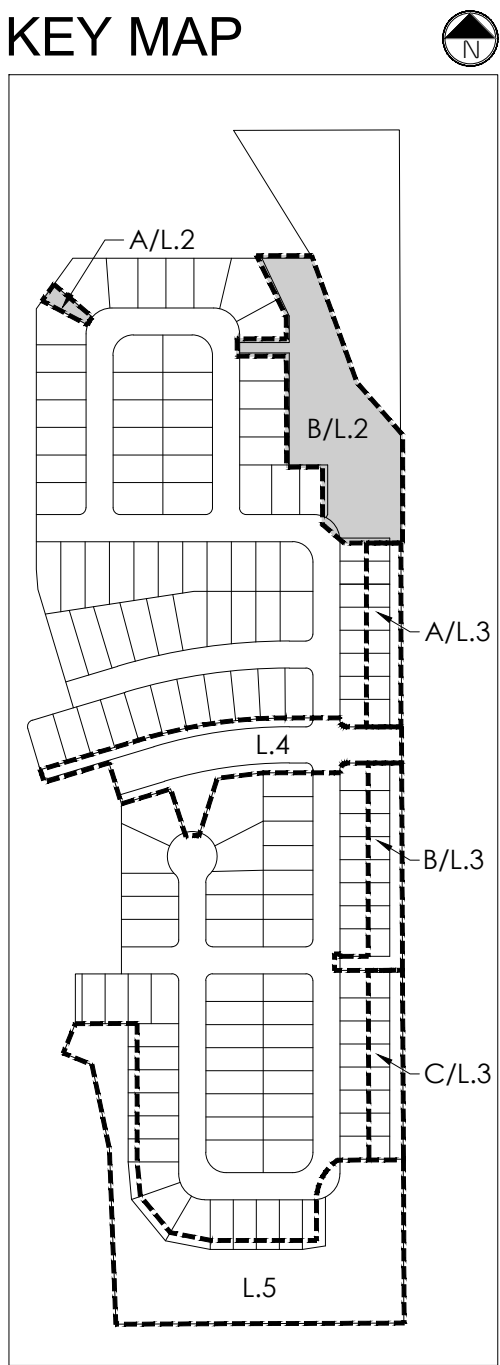
SHEET NUMBER

L.1

SHEET 9 OF 21

NOT FOR CONSTRUCTION

REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



PROJECT NAME

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FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
04/16/2024

REVISION DATE:

SHEET TITLE

LANDSCAPE
PLANS

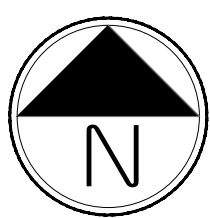
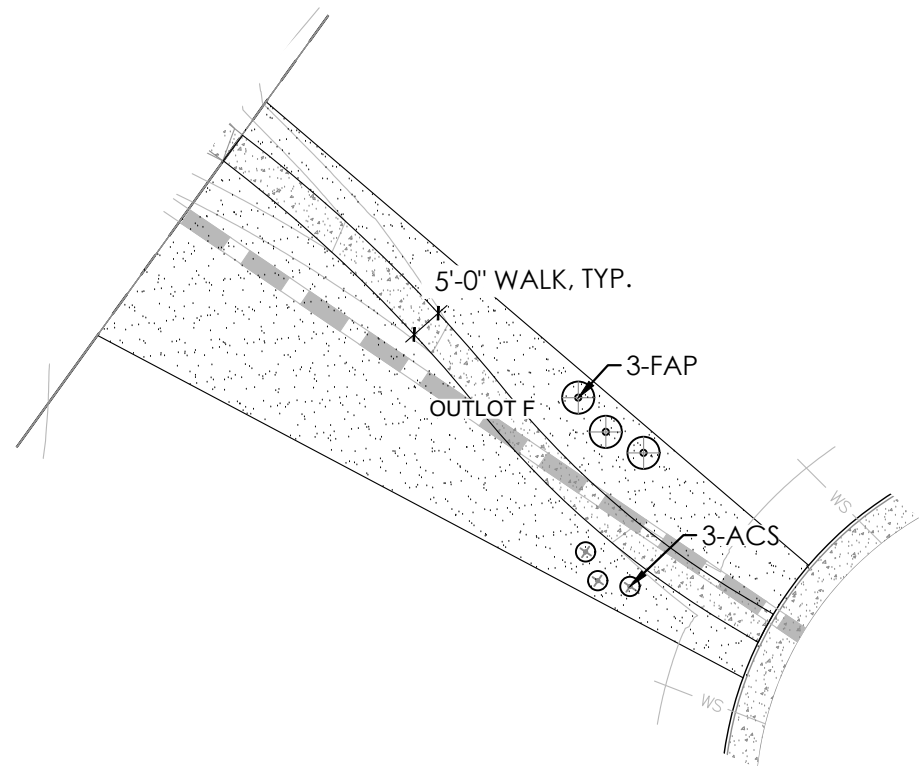
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L.2

SHEET 10 OF 21

LEGEND

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



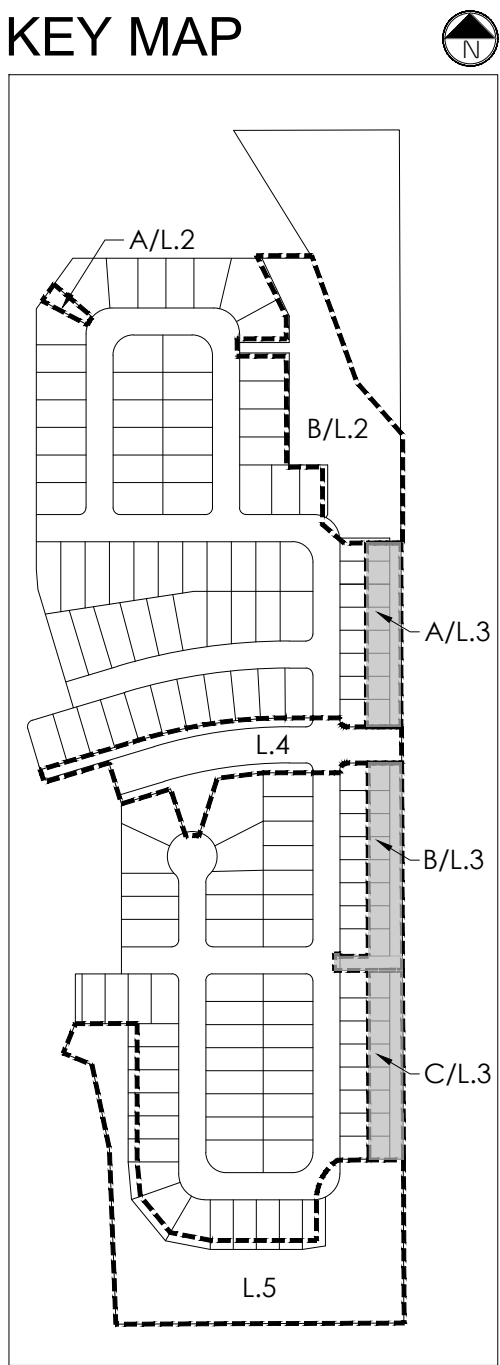
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0 15 30 60

NOT FOR CONSTRUCTION

MATCH LINE SHEET A/L.3

REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



PROJECT NAME

REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
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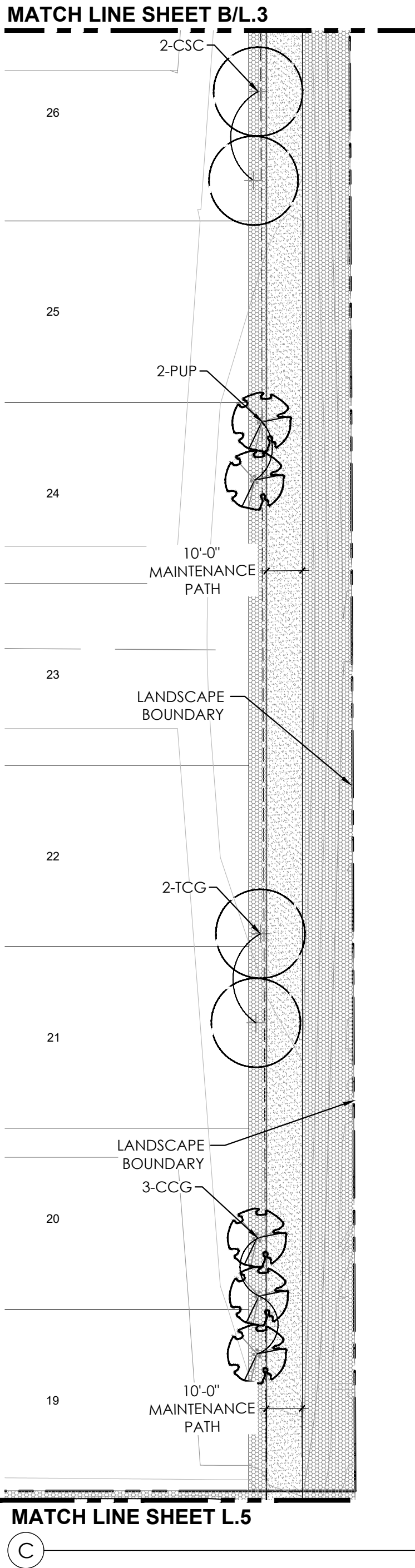
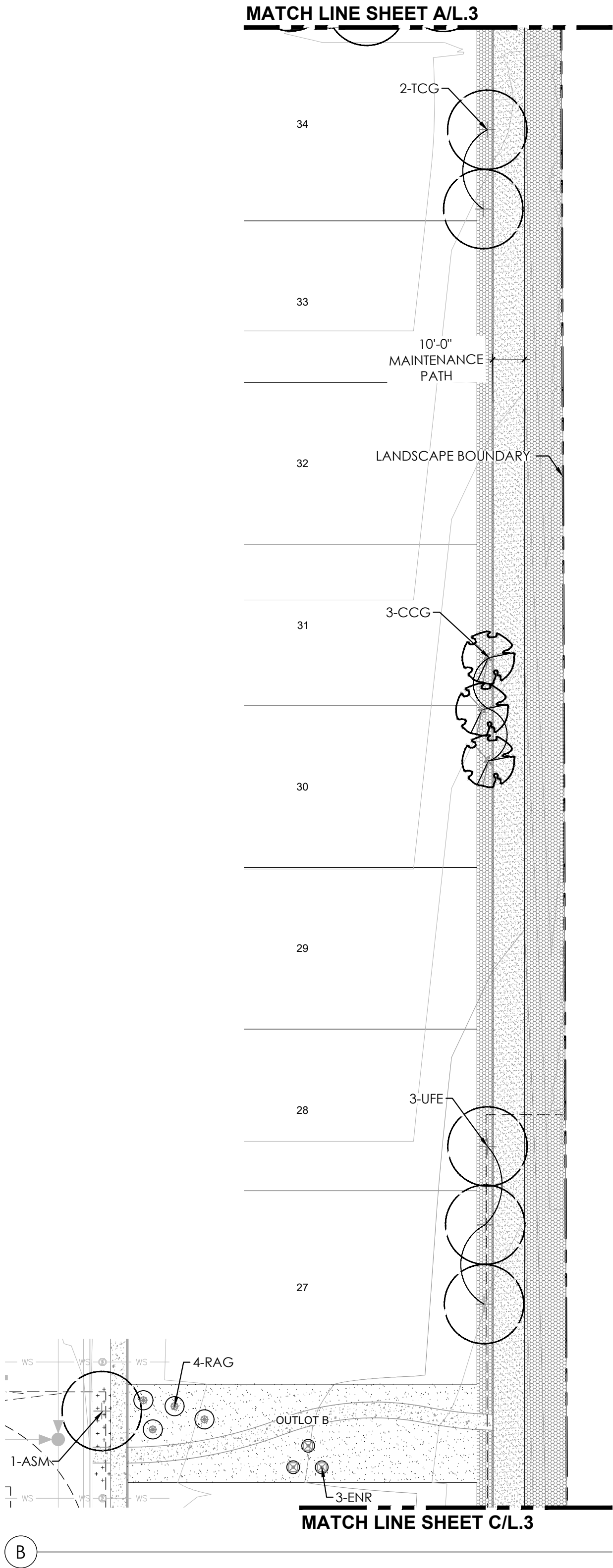
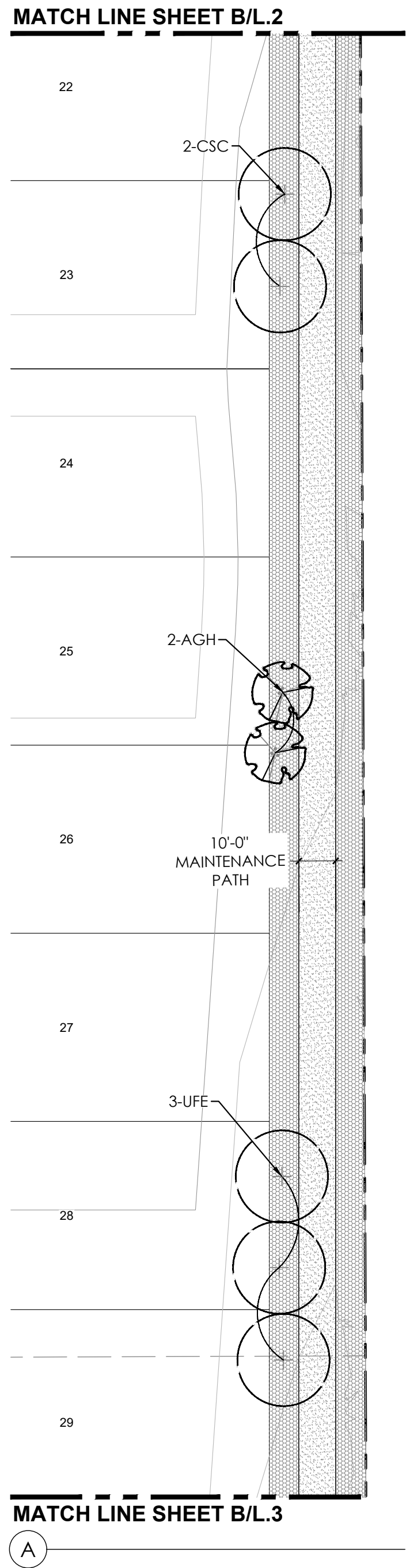
SUBMITTAL DATE:
04/16/2024
REVISION DATE:

SHEET TITLE

LANDSCAPE
PLANS

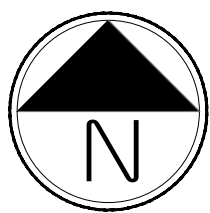
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L.3
SHEET 11 OF 21



LEGEND

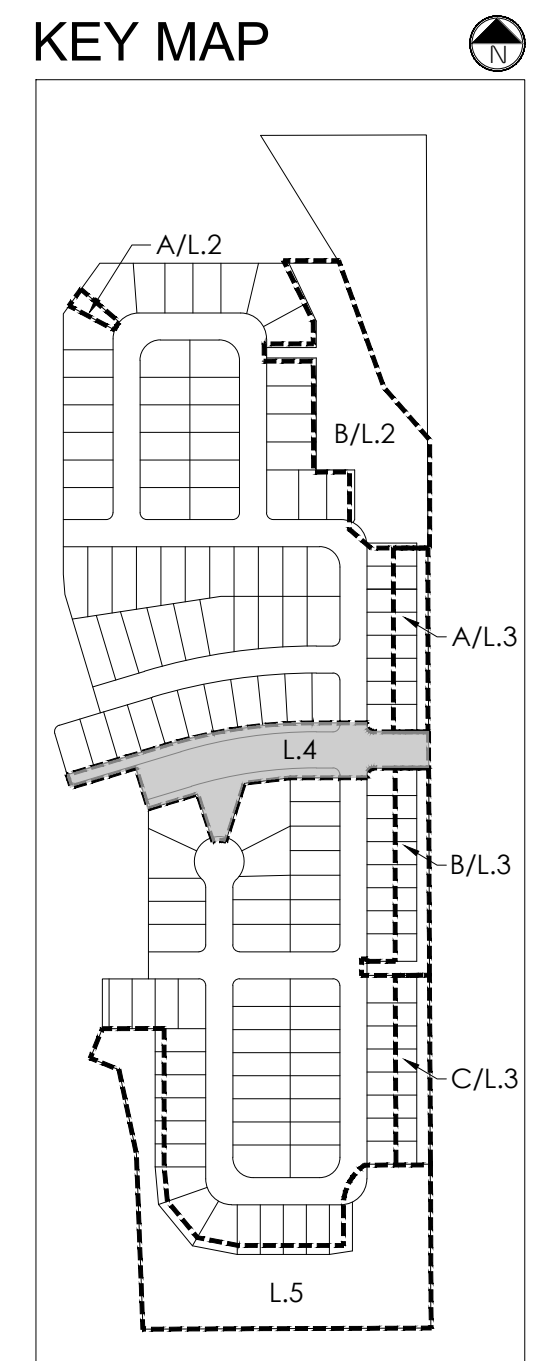
- DROUGHT TOLERANT SOD
- IRRIGATED NATIVE GRASS
- NON-IRRIGATED NATIVE GRASS
- ROCK MULCH
- CRUSHER FINES
- CONCRETE
- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUBS



Scale: 1"= 30'-0"

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REVERE NORTH FILING NO. 2 FINAL DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO



now what's **below**.
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Ed design
10200 E. Girard Ave., A-314
Denver, CO 80231
ph: 303.632.8867



LJA ENGINEERING

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SUBMITTAL DATE:
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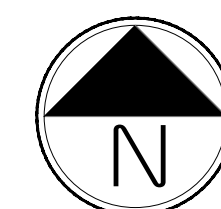
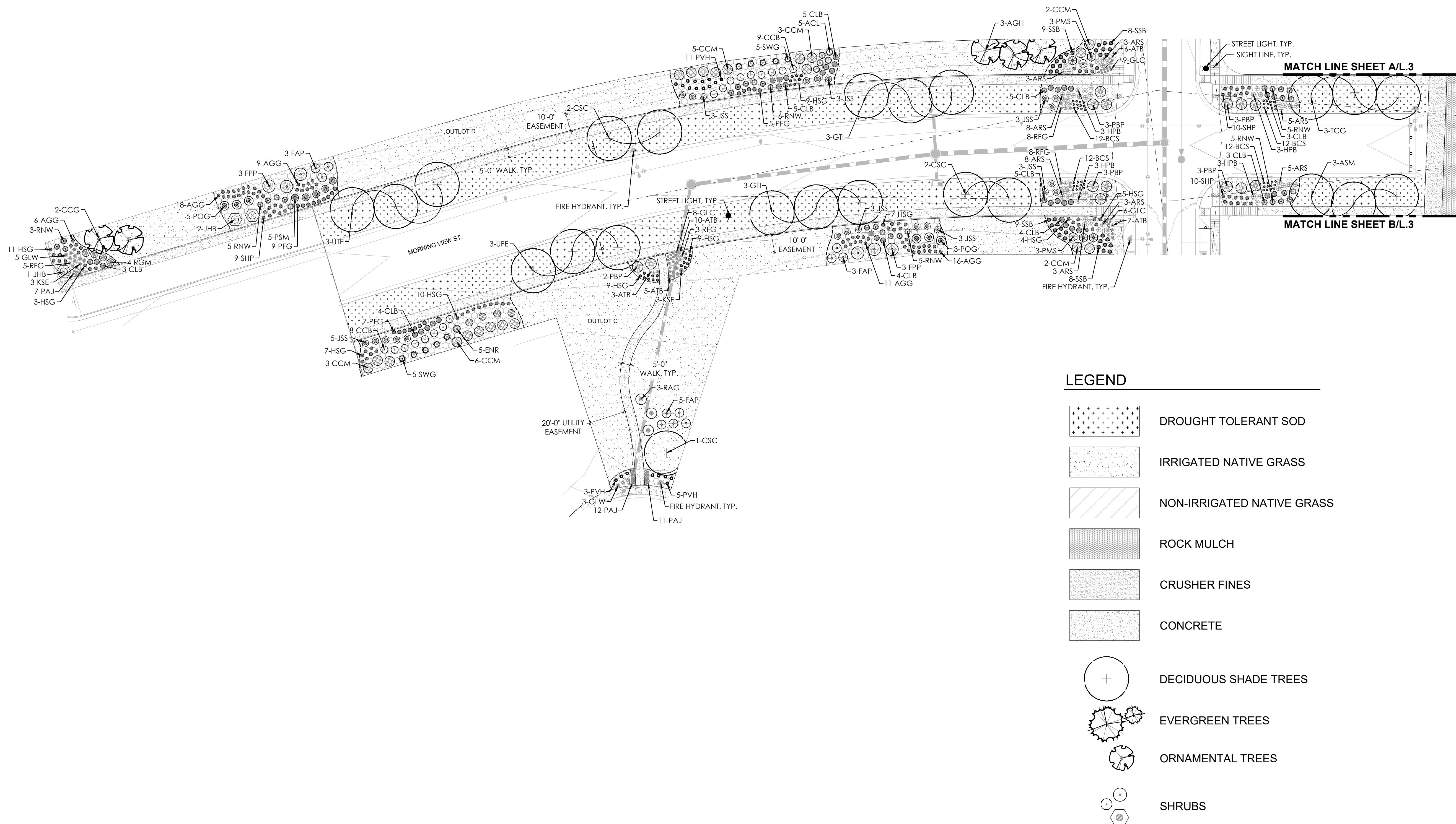
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LANDSCAPE
PLANS

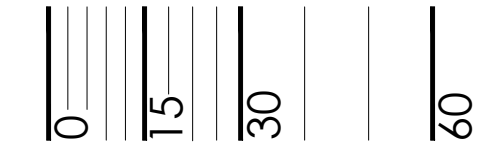
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SHEET 12 OF 21

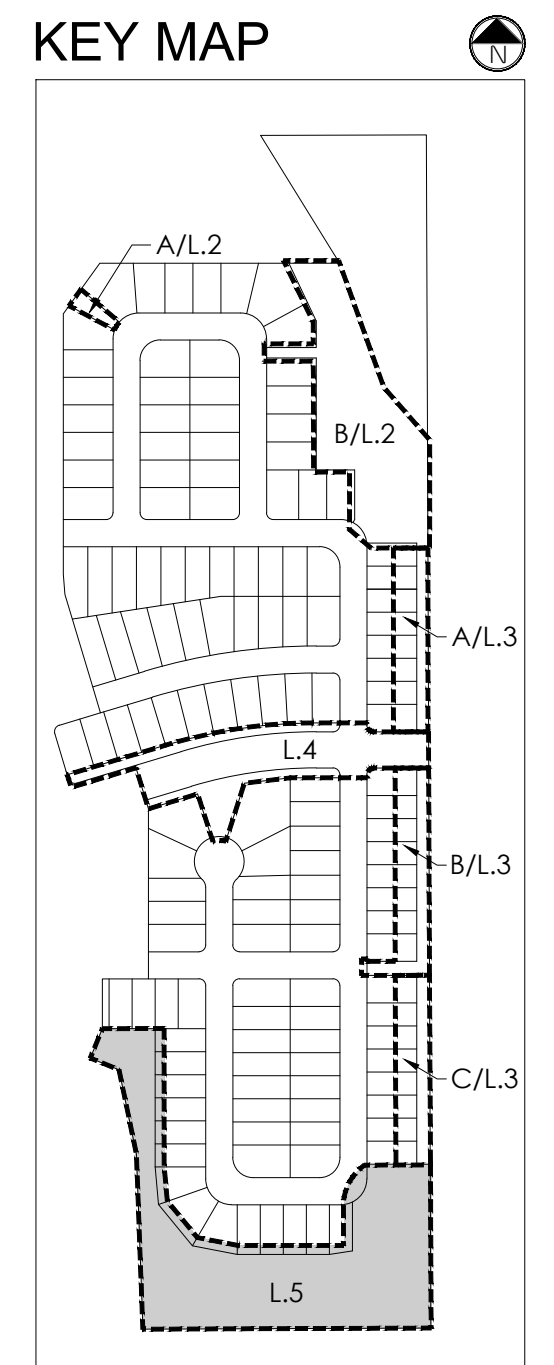


Scale: 1"= 30'-0"



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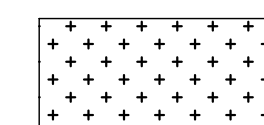
LANDSCAPE
PLANS

SHEET NUMBER

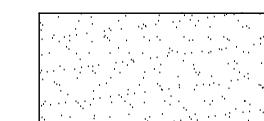
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SHEET 13 OF 21

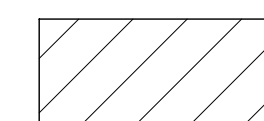
LEGEND



DROUGHT TOLERANT SOD



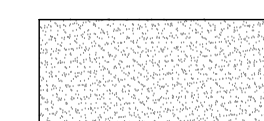
IRRIGATED NATIVE GRASS



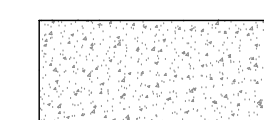
NON-IRRIGATED NATIVE GRASS



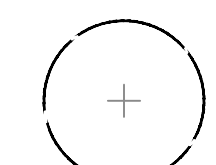
ROCK MULCH



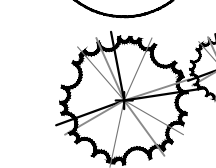
CRUSHER FINES



CONCRETE



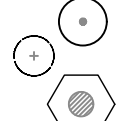
DECIDUOUS SHADE TREES



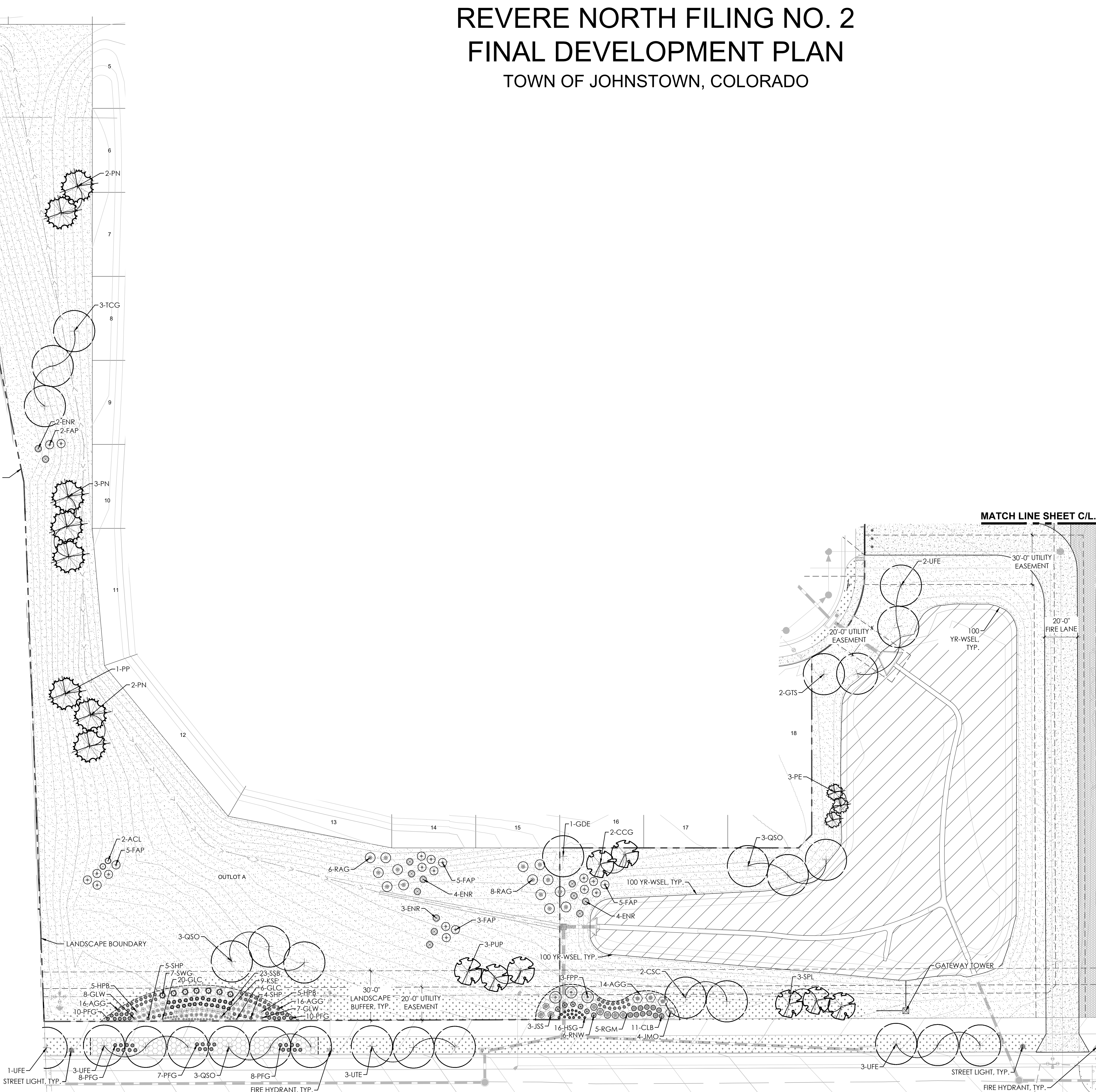
EVERGREEN TREES



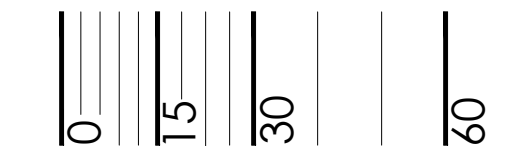
ORNAMENTAL TREES



SHRUBS



Scale: 1"= 30'-0"



NOT FOR CONSTRUCTION

REVERE NORTH FILING NO. 2 FINAL DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO

LANDSCAPE DESIGN INTENT STATEMENT

THE LANDSCAPE DESIGN FOR REVERE NORTH FILING NO. 2 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. 2 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. AN OPEN TURF AREA PROVIDES SPACE FOR INFORMAL SPORTS. TO THE WEST A 1 AC. DOG PARK WILL PROVIDE A RECREATION AREA FOR PET OWNERS.

LANDSCAPE NOTES

1. THESE LANDSCAPE STANDARDS SHALL ONLY APPLY TO REVERSE NORTH FILING NO. 2. STANDARDS FOR FUTURE FILINGS MAY VARY.
2. LOW AND MODERATE WATER-CONSUMING TURF AND OTHER PLANT MATERIAL SHALL BE USED TO THE EXTENT PRACTICAL.
3. TREES SHALL NOT BE PLANTED WITHIN 10' OF WATER SEWER OR STORM SEWER UTILITY MAINS. NO TREE OR SHRUBS WILL BE PLANTED WITHIN 5' OF A FIRE HYDRANT.
4. EVERGREEN TREES SHALL NOT BE PLANTED WITHIN SIGHT TRIANGLES. DECIDUOUS TREES WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED SUCH THAT THE LOWEST CANOPY IS A MINIMUM OF 7' ABOVE THE ADJACENT GRADE.
5. 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.
6. DECIDUOUS STREET TREES SHALL NOT BE WITHIN 25' OF STREET LIGHTS.
7. ALL PARK FACILITIES, INCLUDING TRAILS, SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND AASHTO GUIDELINES.
8. NO LANDSCAPING SHALL BE PLANTED THAT IMPAIRS DRAINAGE, INCLUDING SWALES AND DRAINAGE OVERFLOW PATHS.
9. SOIL AMENDMENTS SHALL MEET TOWN OF JOHNSTOWN LANDSCAPE REQUIREMENTS.
10. 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

SYM	SCIENTIFIC NAME	COMMON NAME	SIZE
DECIDUOUS SHADE TREES			
ASM	ACER SACCHARUM 'GREEN MOUNTAIN'	MAPLE, SUGAR GREEN MOUNTAIN	2' CAL
CSC	CATALPA SPECIOSA	CATALPA, WESTERN	2' CAL
G11	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2' CAL
G15	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	HONEYLOCUST, SHADEMASTER	2' CAL
QMS	QUERCUS MACROCARPA	OAK, BUR	2' CAL
QSO	QUERCUS SHUMARDII	OAK, SHUMARD	2' CAL
TCG	TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2' CAL
UFE	ULMUS 'FRONTIER'	ELM, FRONTIER	2' CAL
UTE	ULMUS X TRIUMPH	ELM, TRIUMPH	2' CAL
ORNAMENTAL TREES			
AGH	ACER X GRANDIDENTATUM 'HIGHLAND PARK'	MAPLE, BIGTOOTH 'HIGHLAND PARK'	6'-8' HT MULTI
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR	6'-8' HT MULTI
KPG	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	1.5' CAL
PUP	PYRUS USSURIENSIS 'PRAIRIE GEM'	PEAR, PRAIRIE GEM	1.5' CAL
SPL	SYRINGA PEKINENSIS	LILAC, PEKING	1.5' CAL
EVERGREEN TREES			
PE	PINUS EDULIS	PINE , PINON	6'-8' HT
PN	PINUS NIGRA	PINE, AUSTRIAN	6'-8' HT
PP	PINUS PONDEROSA	PINE, PONDEROSA	6'-8' HT
EVERGREEN SHRUBS			
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5 CONT.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5 CONT.
JSS	JUNIPERUS SABINA 'SCANDIA'	JUNIPER, SCANDIA	#5 CONT.
PMS	PINUS MUGO 'SLOWMOUND'	PINE, MUGO SLOW MOUND	#5 CONT.
DECIDUOUS SHRUBS			
ACL	AMORPHA CANESCENS	LEADPLANT	#5 CONT.
ACS	ARTEMISIA CANA	SAGEBRUSH	#5 CONT.
CCM	COTINUS COGGYGRIA 'WINECRAFT BLACK'	SMOKE TREE, WINECRAFT BLACK	#5 CONT.
CCB	CHRYSOTHAMNUS NAEUSEOSUS 'ALBICAULIS'	SPIREA, BLUE MIST	#5 CONT.
CLB	CYTISUS X LENA	BROOM, LENA	#5 CONT.
ENR	ERICAMERIA NAEUSEOSA SSP. NAEUSEOSA VAR. NAEUSEOSA	RABBITBRUSH, TALL BLUE	#5 CONT.
FAP	FALLUGIA PARADOXA	APACHE PLUME	#5 CONT.
FPP	FESTOERIA NEOMEXICANA	NEW MEXICO, PRIVET	#5 CONT.
PBP	PRUNUS BESSEYI 'PAWNEE BUTTES'	WESTERN SAND CHERRY	#5 CONT.
PFG	POTENTILLA FRUTICOSA 'GOLDSTAR'	POTENTIALIA, GOLD STAR	#5 CONT.
POG	PHYSOCARPUS OPUFOLIUS 'DARTS GOLD'	NINEBAR, DART'S GOLD	#5 CONT.
PSM	PHILADELPHUS X 'SNOWBELLE'	MOCKORANGE, SNOWBELLE	#5 CONT.
RAG	RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5 CONT.
RGM	RIBES ALPINUM 'GREENMOUND'	CURRANT, GREEN MOUND	#5 CONT.
RNW	ROSA 'NEARLY WILD'	ROSE, NEARLY WILD	#5 CONT.
ORNAMENTAL GRASSES			
AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1 CONT.
HSG	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#1 CONT.
PVH	PANICUM VIRGATUM 'HEAVY METAL'	DALLAS BLUES SWITCH GRASS	#1 CONT.
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSIED	#1 CONT.
SWB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM GRASS	#1 CONT.
SSG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1 CONT.
PERENNIALS			
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	F15
ATB	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	F15
GLC	GAURA LINDHEIMERI 'CRIMSON'	WHIRLING BUTTERFLIES 'CRIMSON'	F15
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	F15
HPB	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	FALSE YUCCA, BRAKELIGHTS RED	#1 CONT.
KSE	KNIPHOFIA 'STARK'S EARLY HYBRID'	TORCHLILY, RED	#1 CONT.
RFG	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	1 GAL
PAJ	PERISCARIA 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	DISTICHIS STRICTA	INLAND SALTGRASS, NATIVE
0.25	JUNICUS BALTICUS	BALTIC RUSH, NATIVE*
1	SPARTINA PECTINATA	PRAIRIE CORDGRASS, NATIVE*
1	PASPOPYRIUM SCOPARIUM	WESTERN WHEATGRASS, ARIBA*
2	PANICUM VIRGATUM	SWITCHGRASS, BLACKWELL*
TOTAL:12		

PBSI LOW GROW SEED MIX

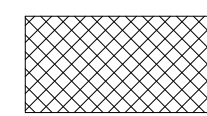
LBS/ACRE	BOTANICAL NAME	COMMON NAME
GRASSES		
7.5	BUCHLOE DACTYLOIDES	BUFFALOGRASS, NATIVE
6.25	CAREX NEBRASCENSIS	NEBRASKA SEDGE, NATIVE*
5	DISTICHUS STRICTA	INLAND SALTGRASS, NATIVE
3.75	JUNUCUS BALTICUS	BALTIC RUSH, NATIVE*
2.5	SPARTINA PECTINATA	PRAIRIE CORDGRASS, NATIVE*
TOTAL 25		

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

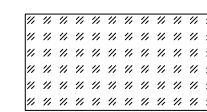
SEED MIX AVAILABLE THROUGH:

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

LEGEND



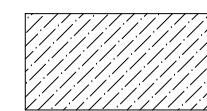
ARTERIAL BUFFER



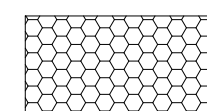
ARTERIAL ROW



COLLECTOR ROW



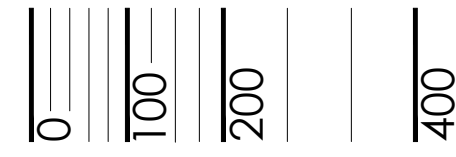
PRIVATELY OWNED & OPERATED LAND



DETENTION AREA



Scale: 1"= 200'-0"

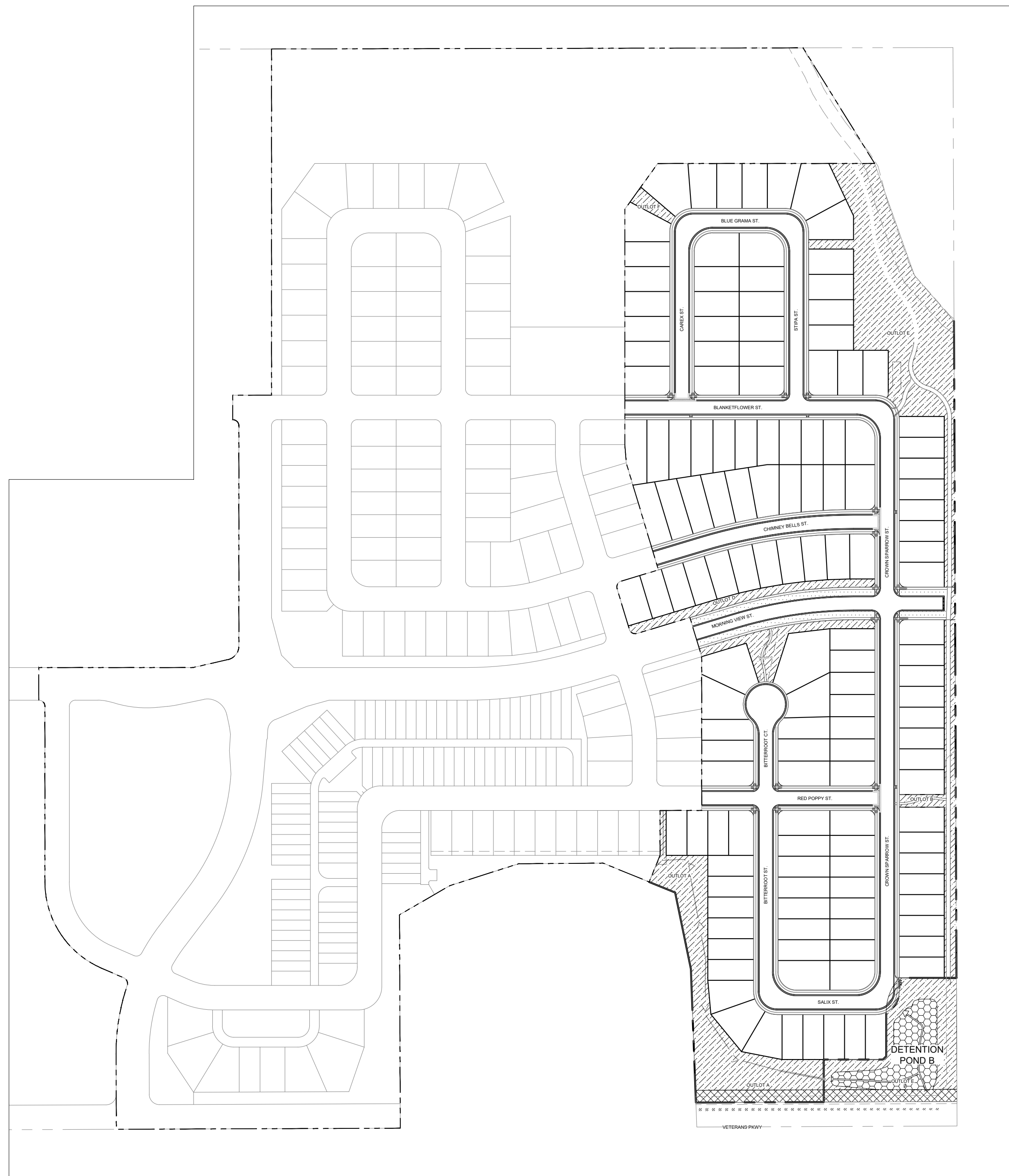


LANDSCAPE AREA TABLE

	Length (LF)	Area (SF)	Trees Required	Shrubs Required	Trees Proposed	Shrubs Proposed
Arterial Buffer						
1 tree + 5 shrubs per 2000 square feet		19,193	10	50	8	52
Arterial ROW						
1 tree + 5 shrubs per 1000 square feet		6,167	7	35	13	23
Collector ROW						
1 tree per 50 linear ft. and 1 shrub per 2000 square feet	1088	18,044	22	9	22	21
Privately Owned and Operated Land						
1 tree + 5 shrubs for every 4500 square feet		242,520	54	270	54	280
Defention Areas						
1 tree + 5 shrubs for every 100 linear feet of perimeter	872	27,457	9	45	9	45

NOTE: LANDSCAPE REQUIREMENTS ARE MET CUMULATIVELY BY REVERE NORTH FILING NO. 1 AND REVERE NORTH FILING NO. 2 AS SHOWN IN THE PRELIMINARY DEVELOPMENT PLAN.

LANDSCAPE AREA MAP



NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.



PROJECT NAME

REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:

REVISION DATE:

SHEET TITLE

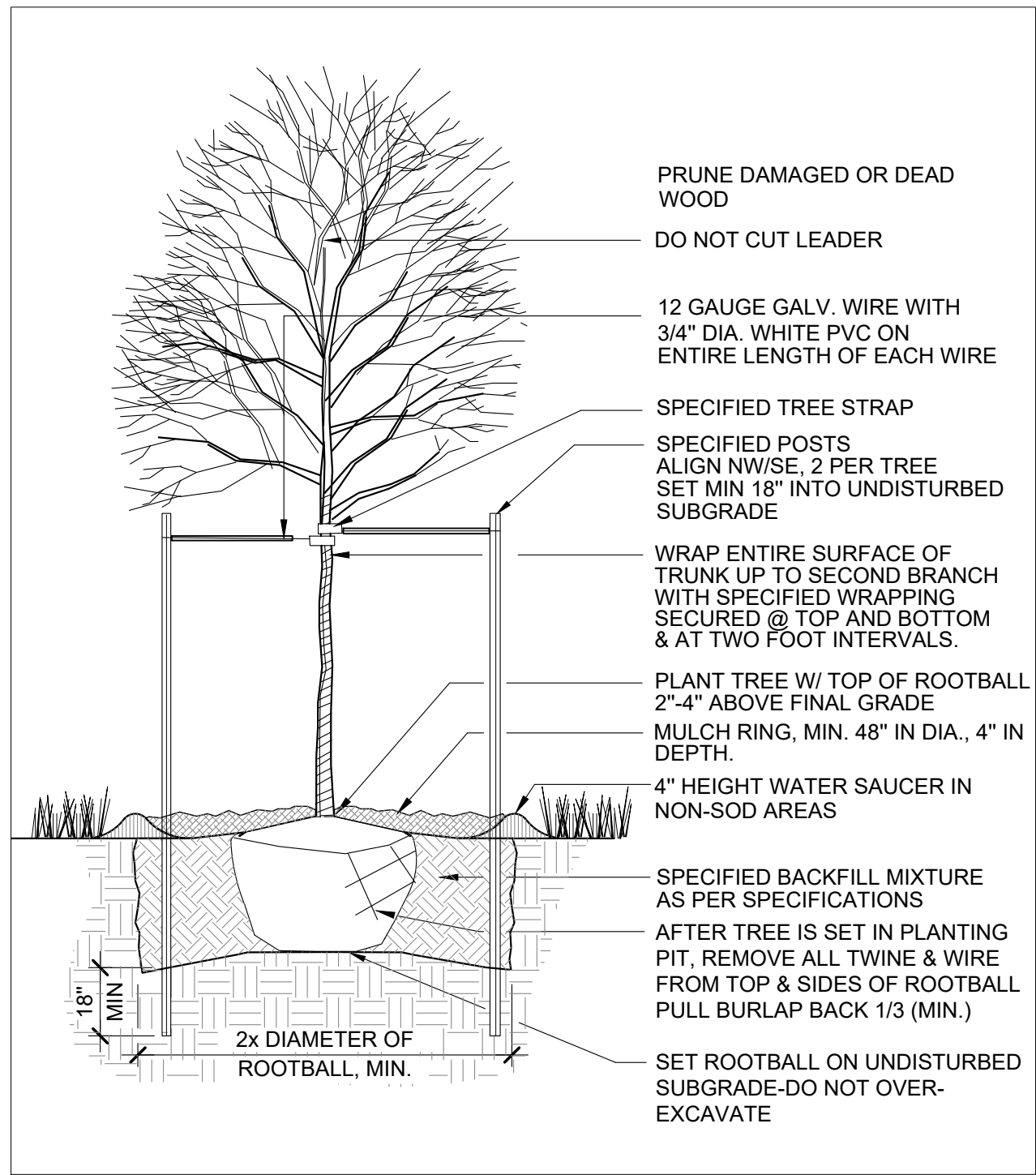
LANDSCAPE NOTES

SHEET NUMBER

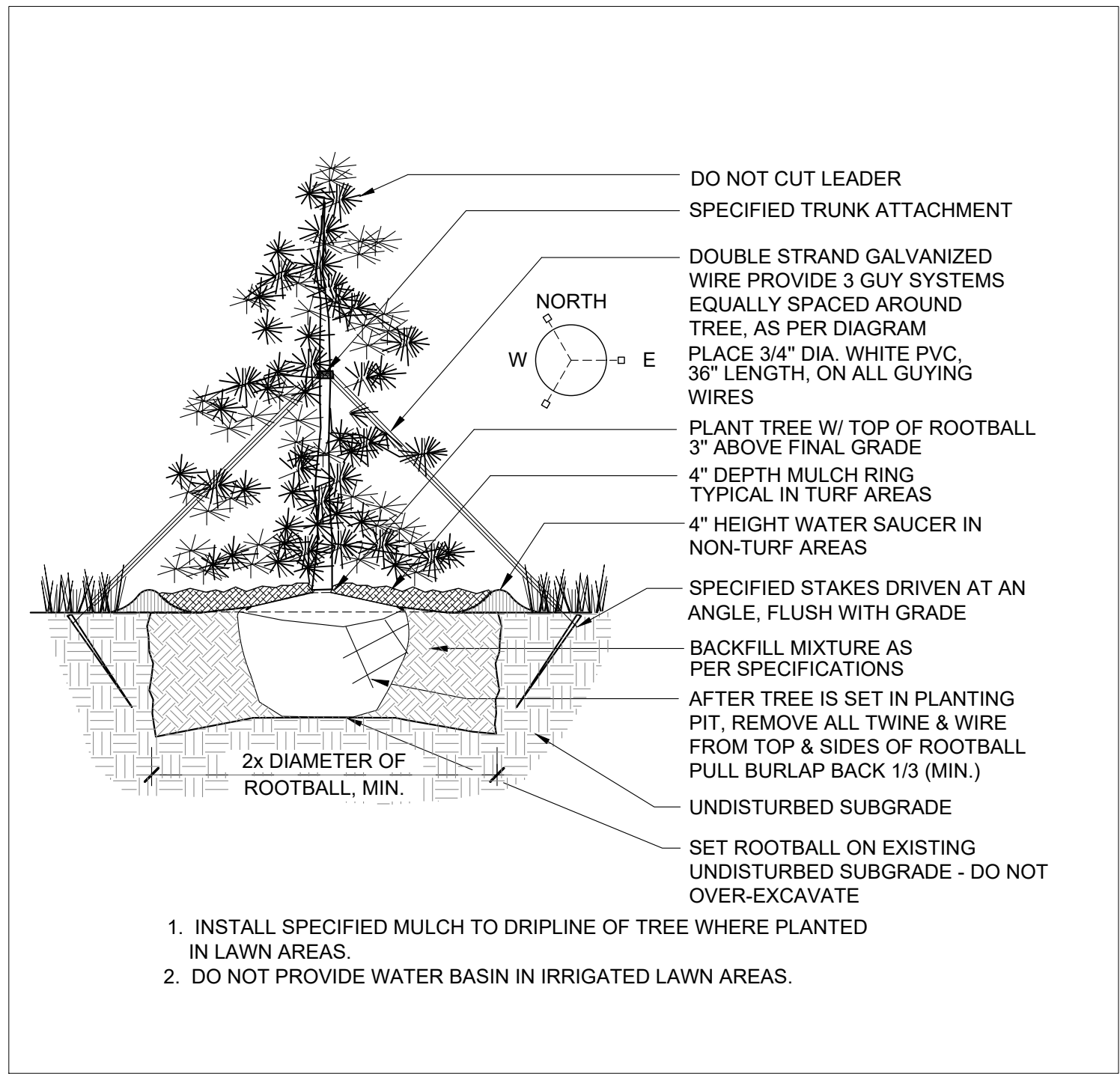
L.6

SHEET 14 OF 21

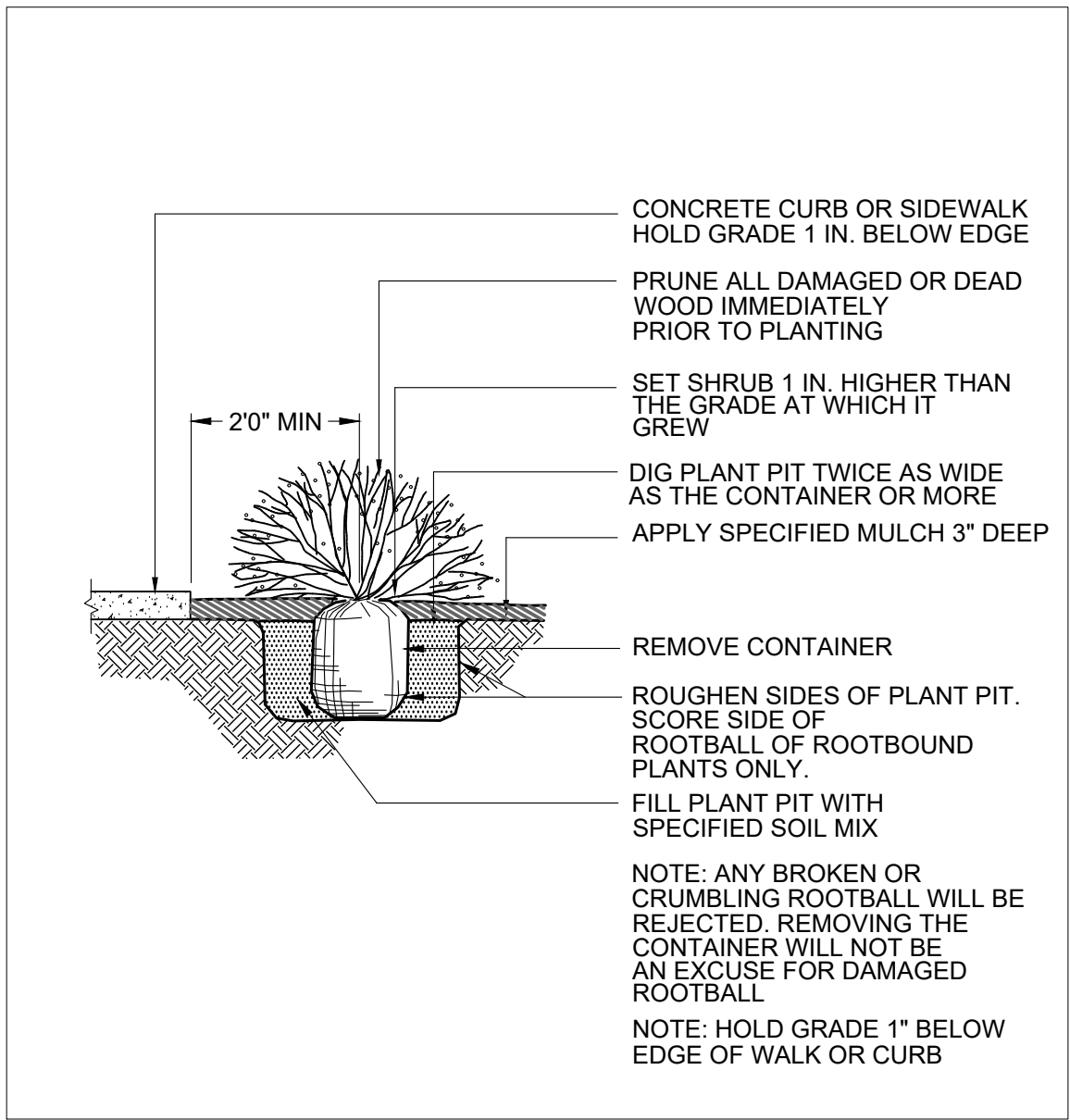
REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



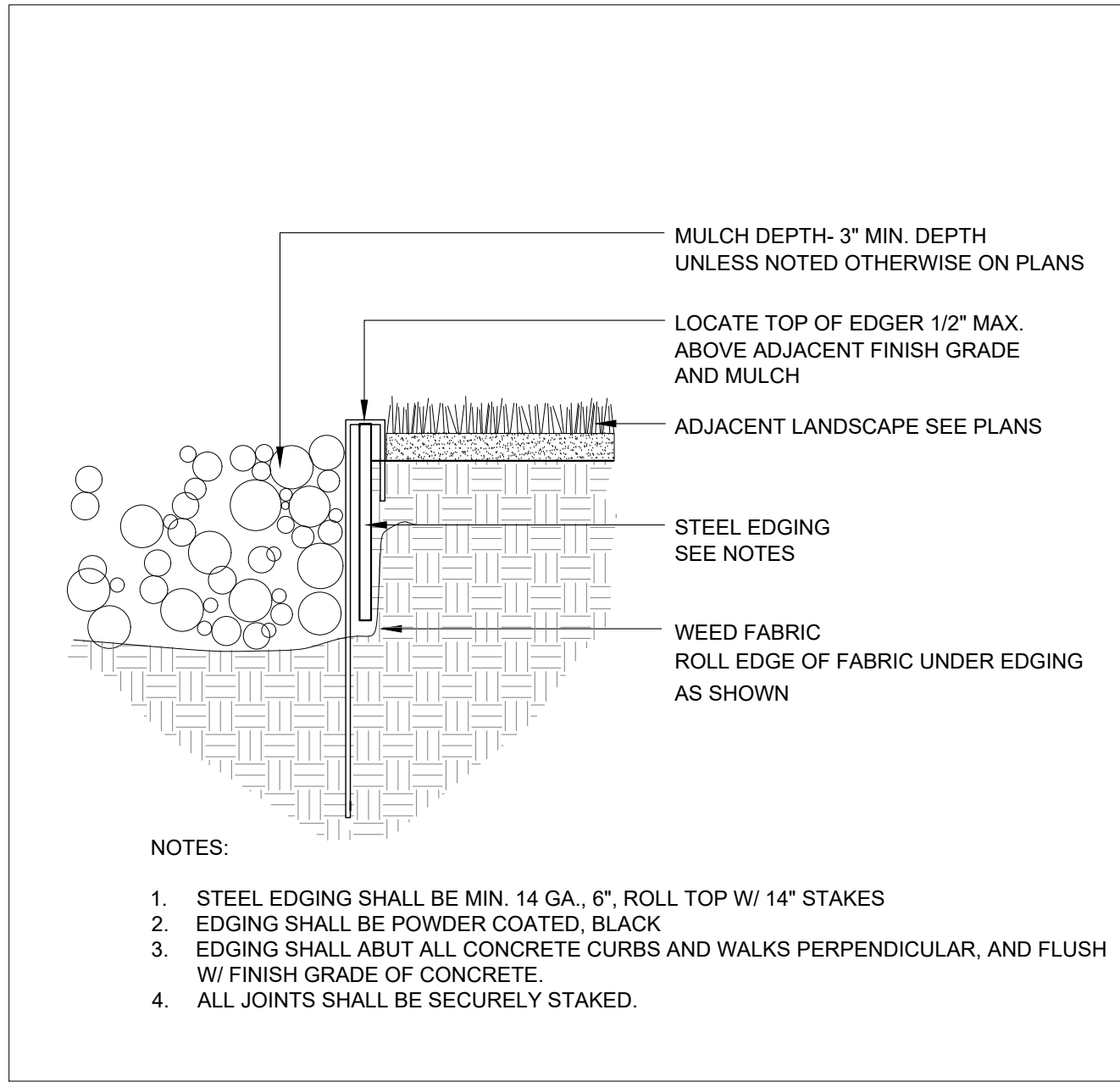
1 DECIDUOUS TREE PLANTING
NTS



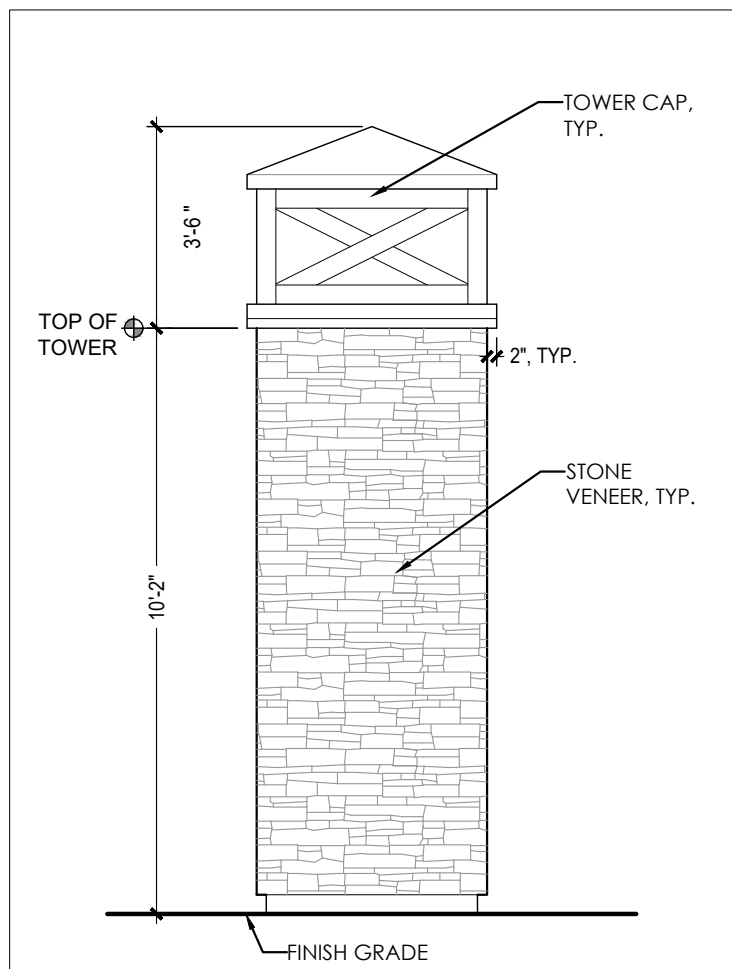
2 EVERGREEN TREE PLANTING
NTS



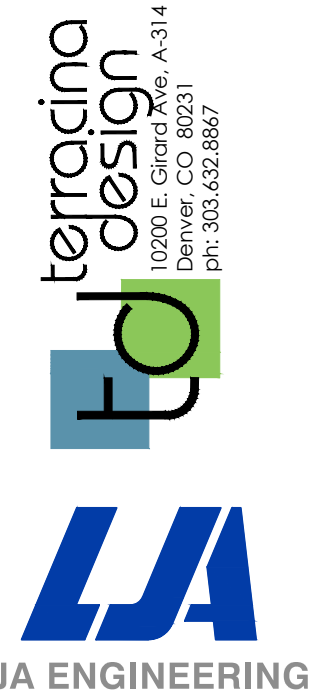
3 TYPICAL SHRUB PLANTING
NTS



4 STEEL EDGER
NTS



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



PROJECT NAME

REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
04/16/2024

REVISION DATE:

SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER

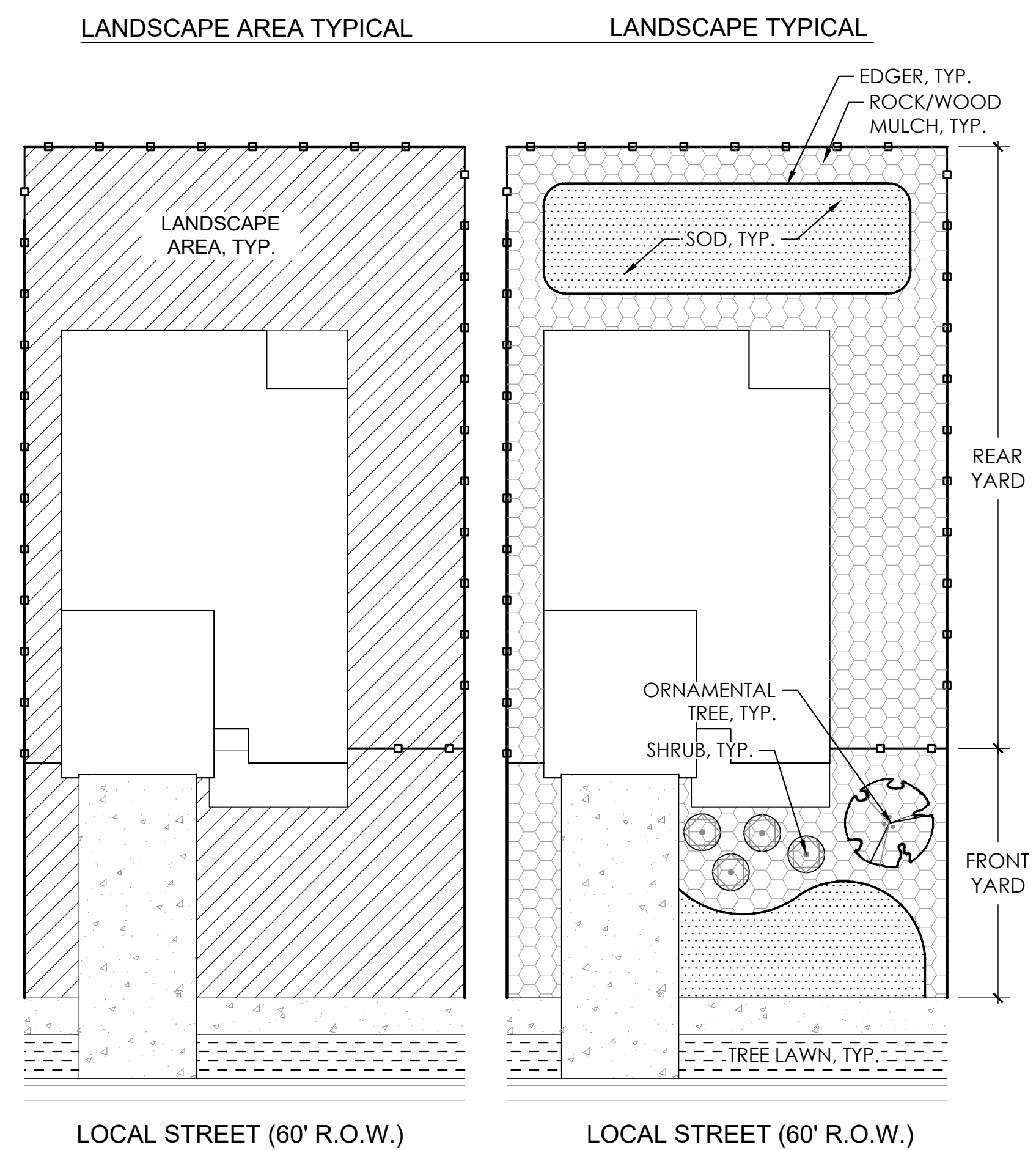
L.7

SHEET 15 OF 21

NOT FOR CONSTRUCTION

REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

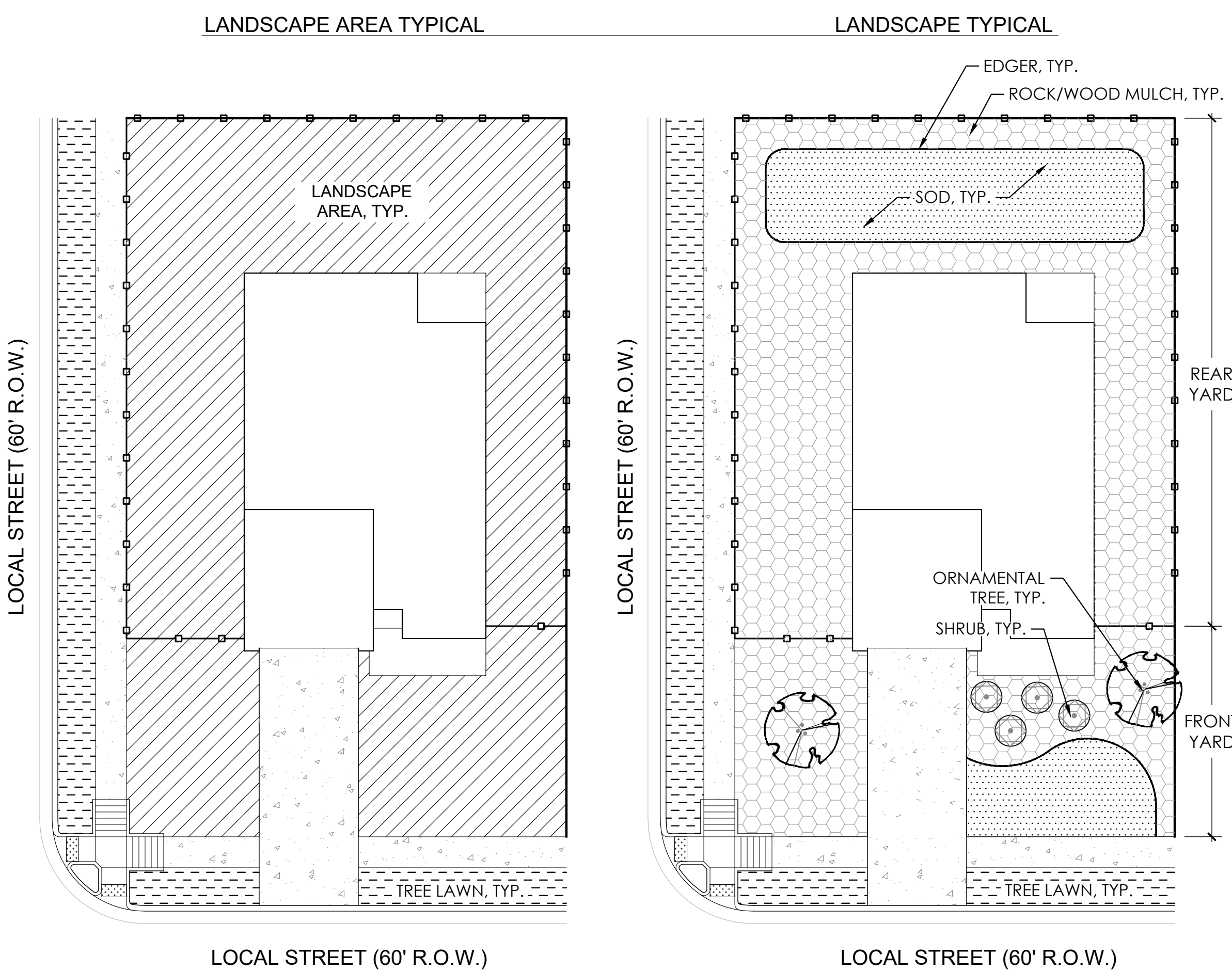
SINGLE-FAMILY DETACHED INTERIOR LOTS



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

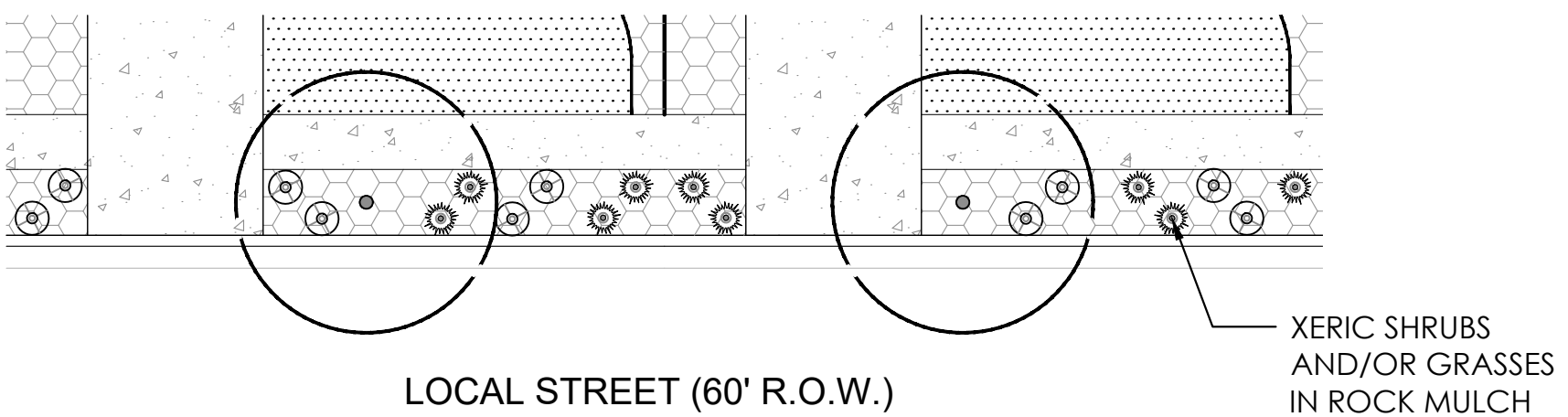
SINGLE-FAMILY DETACHED CORNER LOTS



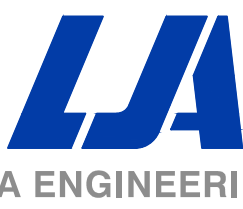
LEGEND

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

TREE LAWN TYPICAL - XERIC PLANTING



Know what's below.
Call before you dig.



PROJECT NAME

REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:

04/16/2024

REVISION DATE:

SHEET TITLE

LOT TYPICALS
(LANDSCAPE)

SHEET NUMBER

L.8

SHEET 16 OF 21

NOT FOR CONSTRUCTION

REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



SINGLE FAMILY DETACHED

- 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.



PROJECT NAME

REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
04/16/2024
REVISION DATE:

SHEET TITLE

ARCHITECTURAL
CHARACTER
IMAGERY

SHEET NUMBER

L.9

SHEET 17 OF 21

NOT FOR CONSTRUCTION

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REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



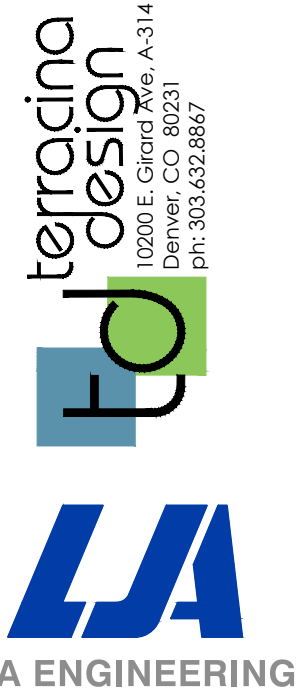
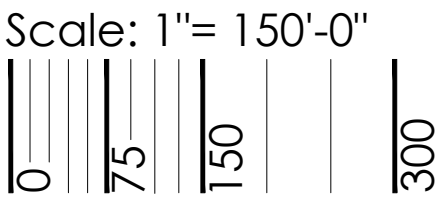
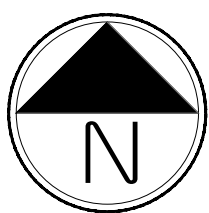
LEGEND

- OPEN AREA
- USABLE OPEN AREA
- NEIGHBORHOOD 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	64.6 (d)	9.7	23.7	37%	6.5	10.0	15%	0.8	7.4
REVERE NORTH FILING NO. 2	35.6	5.3	6.7	10%	3.6	0.4	1%	0.6	0.0
TOTAL	180.6	26.0	49.8	28%	17.3	18.8	10%	2.7	10.4

- a. REVERE AT JOHNSTOWN FILING NO. 1 DETENTION PONDS ACCOUNT FOR APPROXIMATELY 3 ACRES OF THE REQUIRED OPEN AREA.
- b. REVERE NORTH FILING NO. 1 DETENTION POND ACCOUNTS FOR APPROXIMATELY 7 ACRES OF THE REQUIRED OPEN AREA.
- c. REVERE NORTH FILING NO. 2 DETENTION POND ACCOUNTS FOR APPROXIMATELY 0.6 ACRES OF THE REQUIRED OPEN AREA.
- d. REVERE NORTH FILING NO. 1 TOTAL GROSS ACREAGE DOES NOT INCLUDE FUTURE DEVELOPMENT TRACTS.

- NOTES:
- 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.
 - PER THE GREAT PLAINS VILLAGE ODP, "SINGLE FAMILY DETACHED OR ATTACHED RESIDENTIAL DEVELOPMENT WILL REQUIRE A MINIMUM 15% OPEN AREA."
 - 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."
 - PER THE GREAT PLAINS VILLAGE ODP, "A MINIMUM OF 1 ACRE OF PARK PER 250 RESIDENTIAL UNITS IS REQUIRED."
 - 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."



PROJECT NAME

REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
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REVISION DATE:

SHEET TITLE

OPEN AREA &
TRAILS PLAN

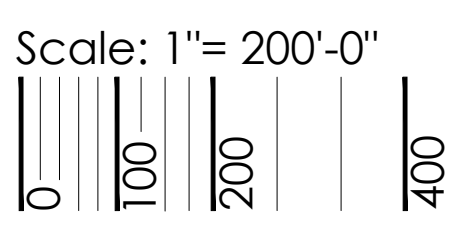
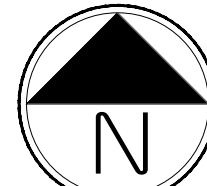
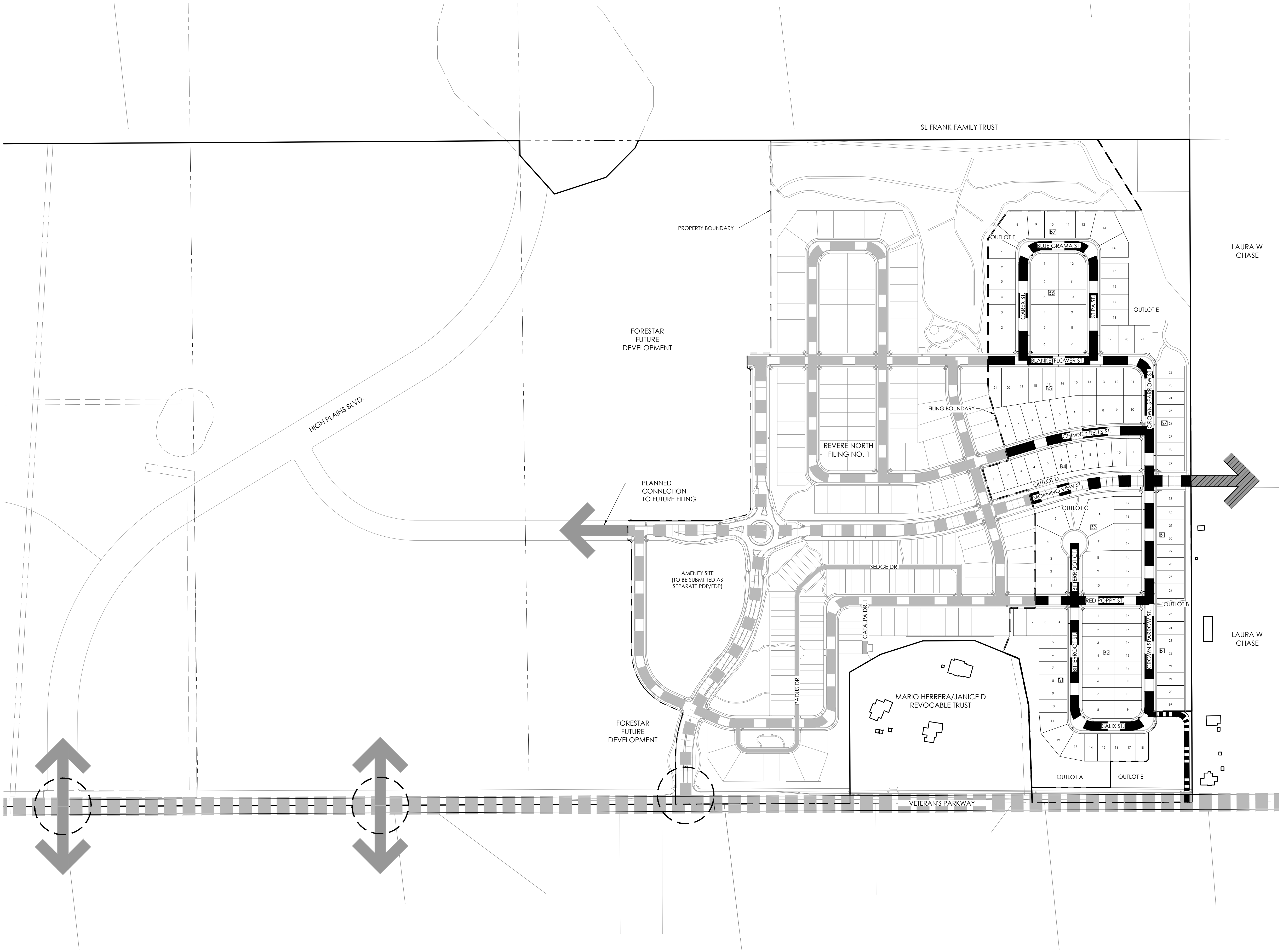
SHEET NUMBER

L.10
SHEET 18 OF 21

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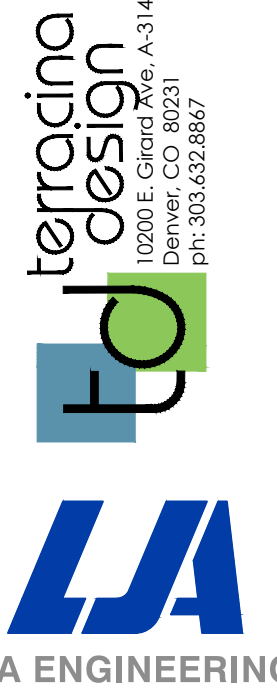
REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



LEGEND

- MAJOR ARTERIAL
- COLLECTOR
- LOCAL
- PRIVATE DRIVE / ALLEY
- EMERGENCY VEHICLE ACCESS
- PLANNED FUTURE ACCESS (AS DEVELOPMENT MAY OCCUR)
- POTENTIAL FUTURE ACCESS (BY OTHERS)
- FULL MOVEMENT INTERSECTION

NOTE: SEE CIVIL ENGINEERING CONSTRUCTION PLANS FOR FINAL STREET SECTIONS.



PROJECT NAME

REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
04/16/2024

REVISION DATE:

SHEET TITLE

CIRCULATION
PLAN

SHEET NUMBER

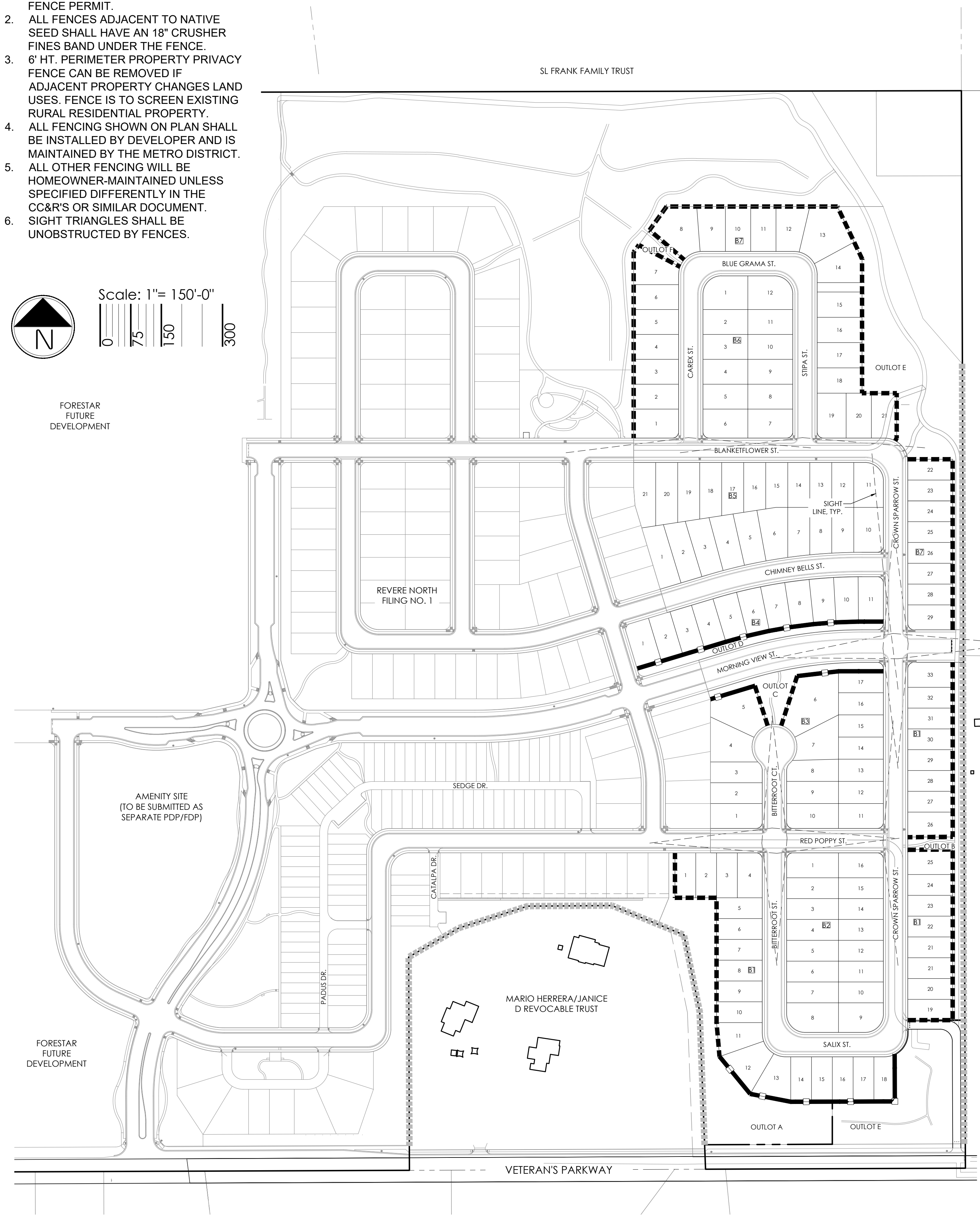
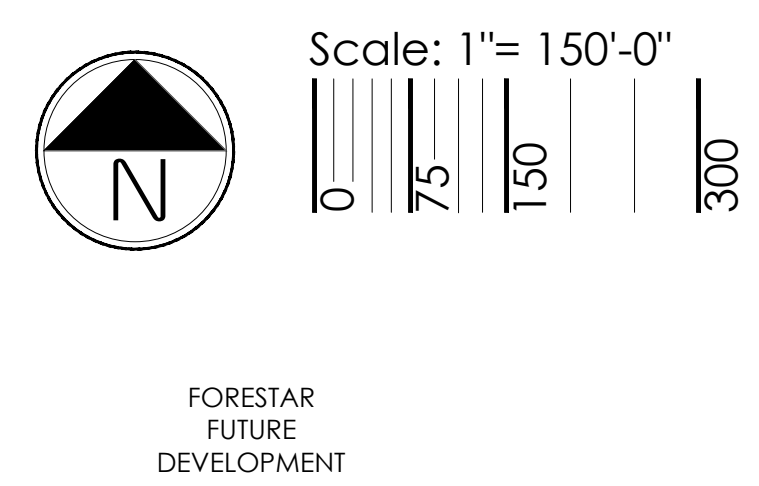
L.11

SHEET 19 OF 21

NOT FOR CONSTRUCTION

REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

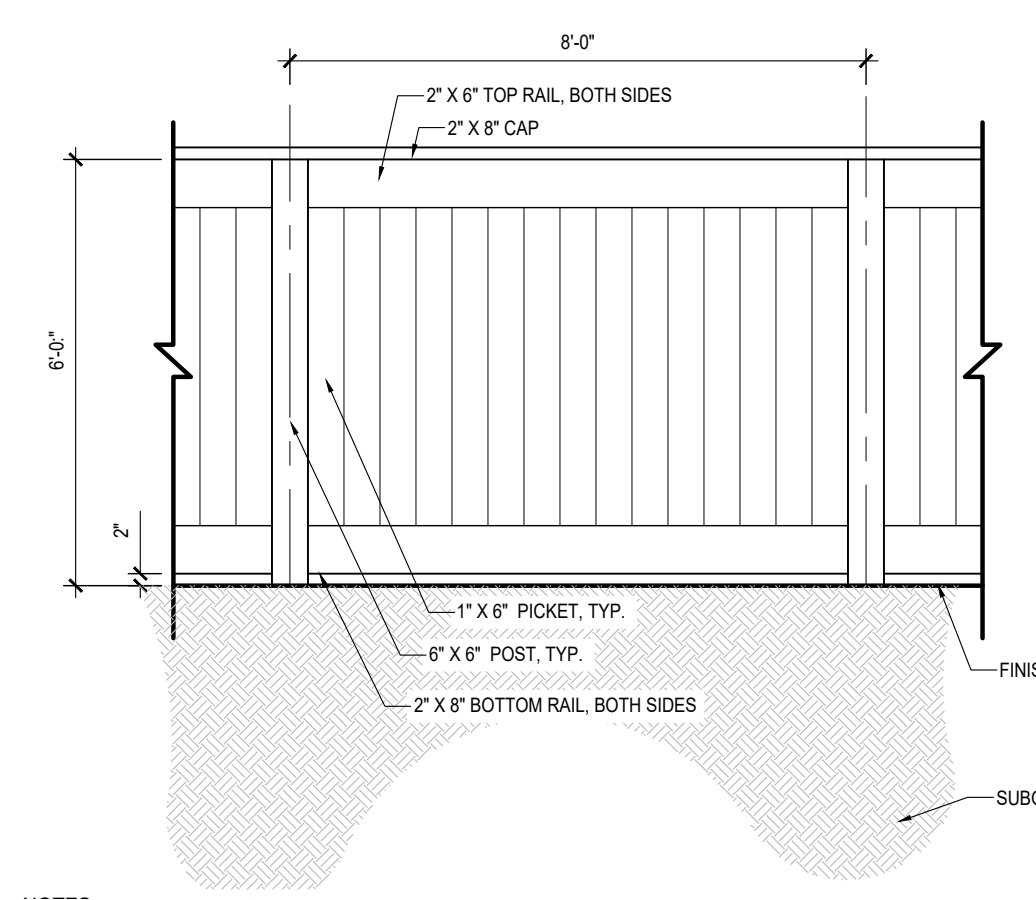
- NOTES:
1. COLUMN AND CROSS RAIL LOCATIONS WILL BE DETERMINED AT THE TIME OF FENCE PERMIT.
 2. ALL FENCES ADJACENT TO NATIVE SEED SHALL HAVE AN 18" CRUSHER FINES BAND UNDER THE FENCE.
 3. 6' HT. PERIMETER PROPERTY PRIVACY FENCE CAN BE REMOVED IF ADJACENT PROPERTY CHANGES LAND USES. FENCE IS TO SCREEN 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.



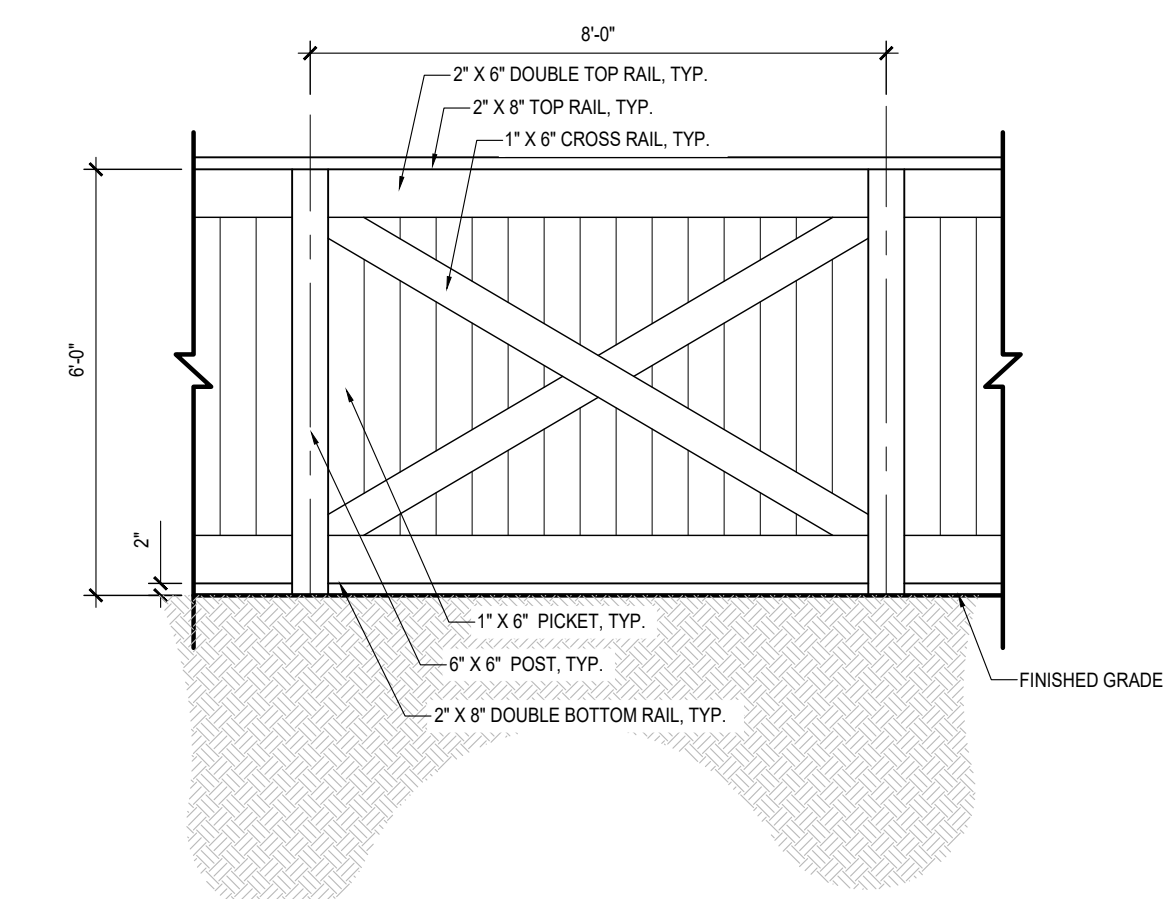
LEGEND

- 6' HT. PERIMETER PROPERTY PRIVACY FENCE (INCLUDED IN REVERE NORTH FILING NO.1 FDP)
- 6' HT. PRIVACY FENCE W/ COLUMNS
- OPEN RAIL FENCE

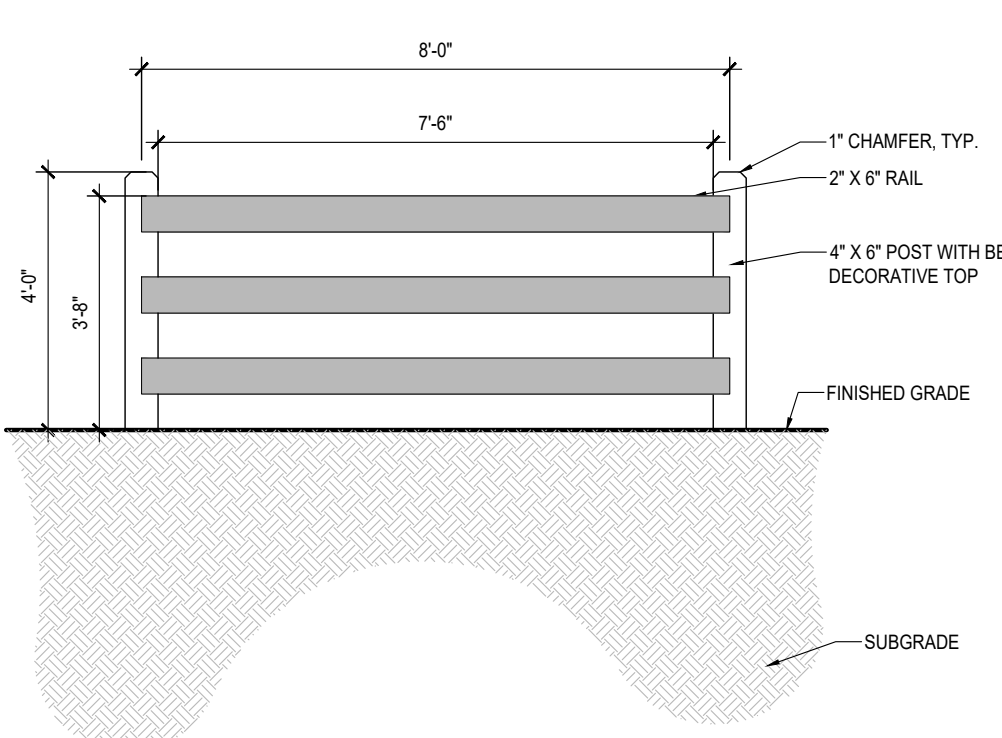
NOTE: LINETYPES ARE NOT REPRESENTATIVE OF FENCE CONSTRUCTION, INCLUDING COLUMN LOCATIONS.



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

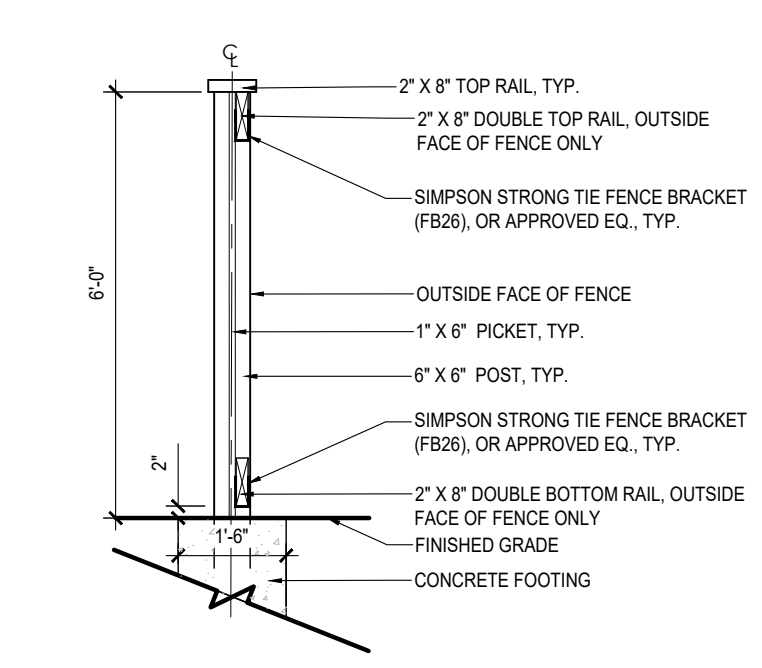


3 6' HT. PRIVACY FENCE WITH CROSS RAIL
3/8" = 1'
(USE THIS PANEL IN FENCING WITH COLUMNS)

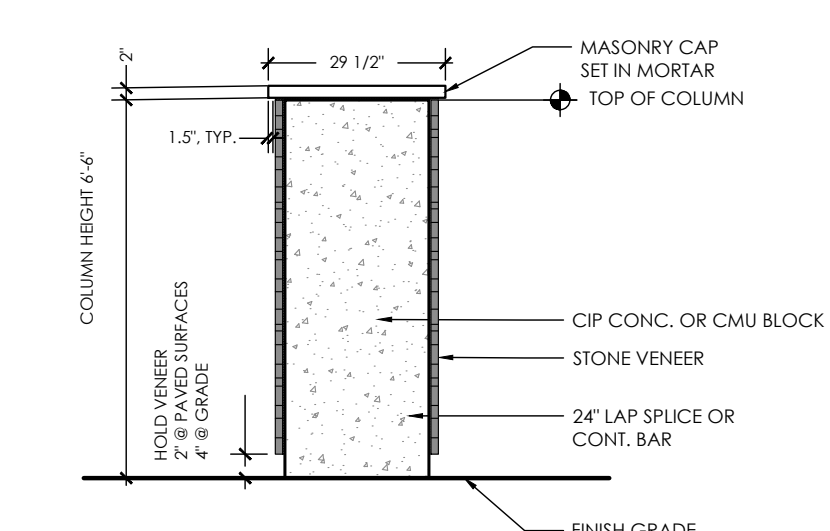


5 OPEN RAIL FENCE
3/8" = 1'
NOTE: OPTIONAL WELDED WIRE MESH TO BE ATTACHED BEHIND RAILS.

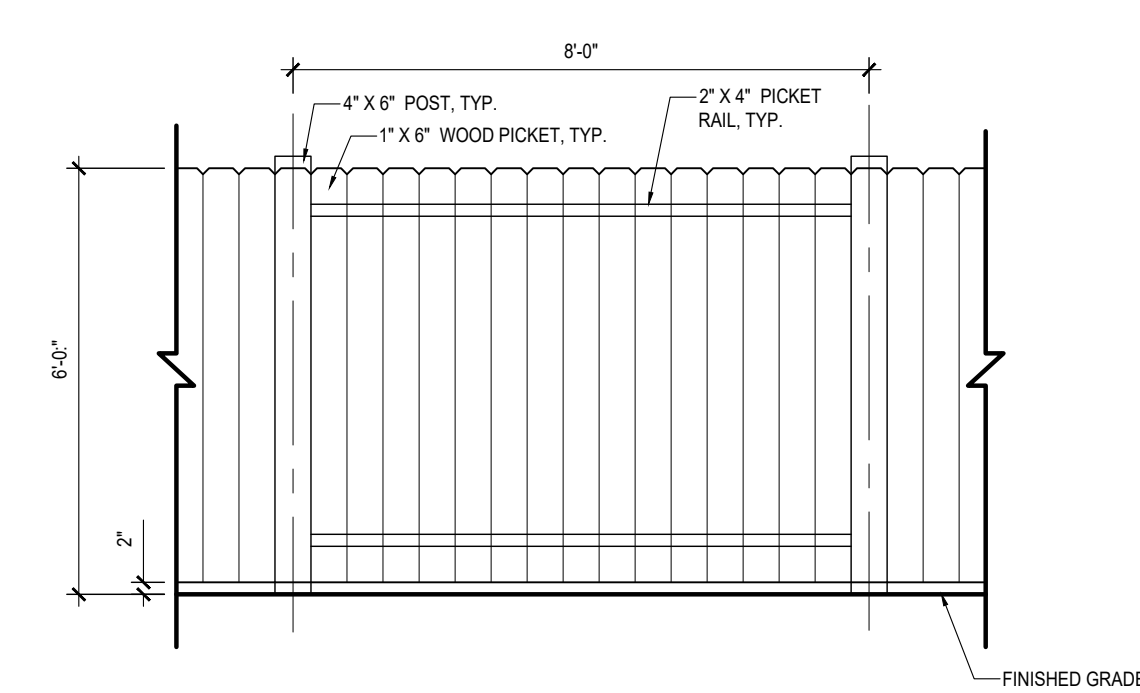
- MATERIAL NOTES:
1. ALL WOOD FOR FENCING SHALL BE PRESSURE TREATED CEDAR AND STAINED.
 2. FENCE COLUMNS STONE VENEER TO BE A SPLIT MODULAR STYLE.



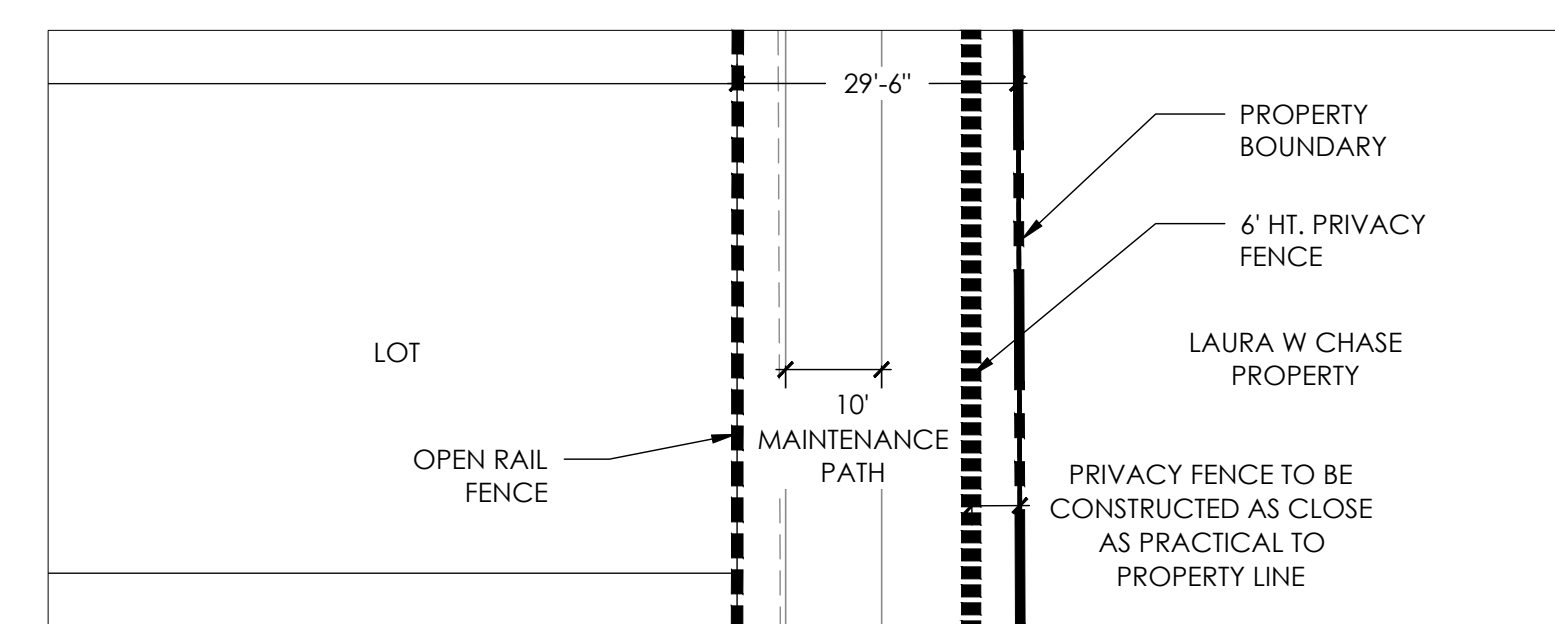
2 6' HT. PRIVACY FENCE SECTION
3/8" = 1'



4 FENCE COLUMN
3/8" = 1'



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



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



REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
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04/16/2024

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SHEET TITLE

FENCING PLAN

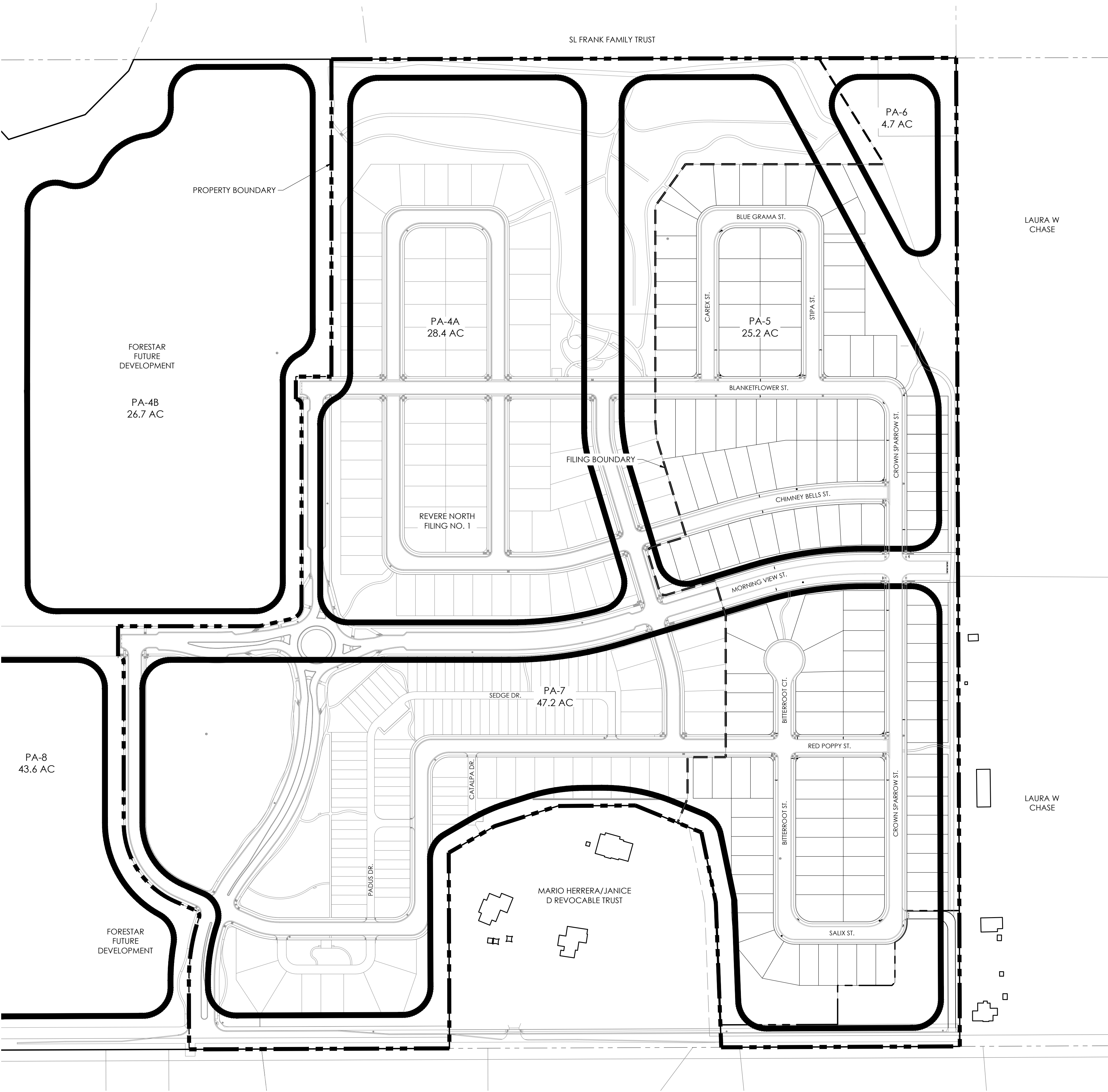
SHEET NUMBER

L.12

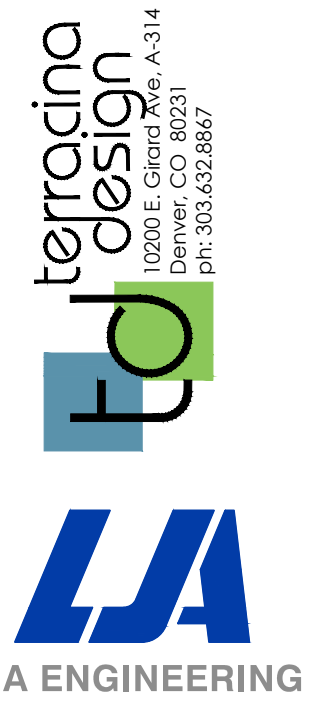
SHEET 20 OF 21

NOT FOR CONSTRUCTION

REVERE NORTH FILING NO. 2
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



PLANNING AREA DATA			
PLANNING AREA	ODP ACREAGE	FDP ACREAGE	% CHANGE
PA-4A	45.1	28.4	22.2%
PA-4B		26.7	
PA-5	32.2	25.2	-21.9%
PA-6	4.7	4.7	0.0%
PA-7	58.0	47.2	-18.6%
PA-8	35.7	43.6	22.1%
FILING NO. 1 TOTAL		105.4	
TOTAL	175.7	175.7	



PROJECT NAME

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FINAL DEVELOPMENT PLAN
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SUBMITTAL DATE:
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PLANNING AREA
PLAN

SHEET NUMBER

L.13

SHEET 21 OF 21

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