

REVERE NORTH FILING NO. 1
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. 1 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 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 CORER 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;

APPROVALS

TOWN COUNCIL

THIS PRELIMINARY/FINAL DEVELOPMENT PLAN, TO BE KNOWN AS REVERE NORTH FILING NO. 1 PDP/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____.

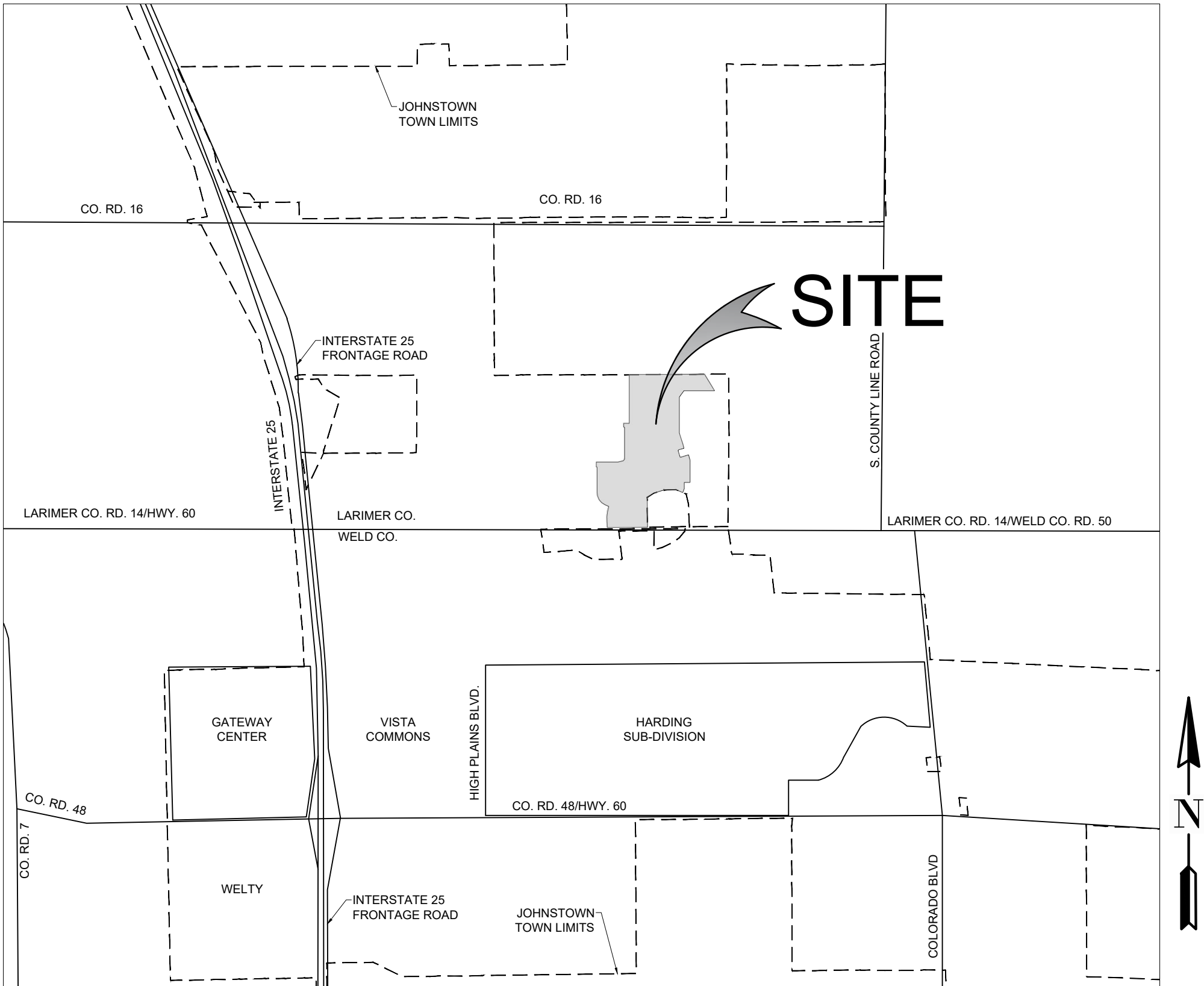
BY: _____ ATTEST: _____
MAYOR TOWN CLERK

REVERE NORTH GENERAL NOTES

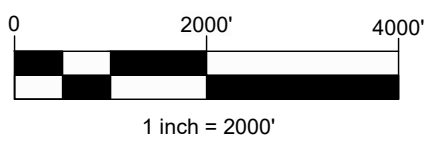
- ALL UNPLATTED PROPERTY (PER THE FINAL PLAT SUBDIVISION PROCESS) WITHIN THIS PUD MAY REMAIN IN AGRICULTURAL USE UNTIL SUCH TIME AS DEVELOPMENT OF THAT AREA BEGINS.
- FINAL DETERMINATIONS OF THE DRAINAGE SYSTEM, TO INCLUDE THE PLACEMENT OF DETENTION/RETENTION PONDS, CHANNELS, AND STORM SEWER, WILL BE MADE IN ACCORDANCE WITH THE APPLICABLE FINAL DRAINAGE REPORTS AND PLANS.
- THE SITE DOES NOT CONTAIN ANY KNOWN ENDANGERED SPECIES.
- NO ARCHAEOLOGICAL OR HISTORIC AREAS HAVE BEEN IDENTIFIED ON THE SITE.
- NO FLOODPLAINS OR GEOLOGIC HAZARDS HAVE BEEN IDENTIFIED OR MAPPED ON THE SITE.
- 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.
- 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.
- LOT1/BLOCK 15; LOT 1/BLOCK 17; LOT 1/BLOCK18 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.



VICINITY MAP



OWNER/APPLICANT

JAMES HAYES
FORESTAR REAL ESTATE GROUP INC
188 INVERNESS DRIVE WEST
SUITE 420
ENGLEWOOD, CO 80112
303-754-3283
jameshayes@forestar.com

ENGINEER

KEVIN LOVEFACE
LJA ENGINEERING
1765 WEST 121ST AVENUE
SUITE 300
WESTMINSTER, CO 80234
303-421-4224
klovelace@lja.com

PLANNER

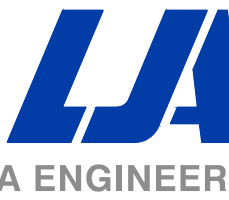
JEFF MARCK
TERRACINA DESIGN
10200 E. GIRARD AVENUE
BLDG. A, SUITE 314
DENVER, CO 80231
303-632-8867
jmarck@terracinadesign.com

SURVEYOR

DEREK BROWN
LJA ENGINEERING
1765 WEST 121ST AVENUE
SUITE 300
WESTMINSTER, CO 80234
303-421-4224
dbrown@lja.com

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SUBMITTAL DATE:

09/05/2023

REVISION DATE:

SHEET TITLE

COVER

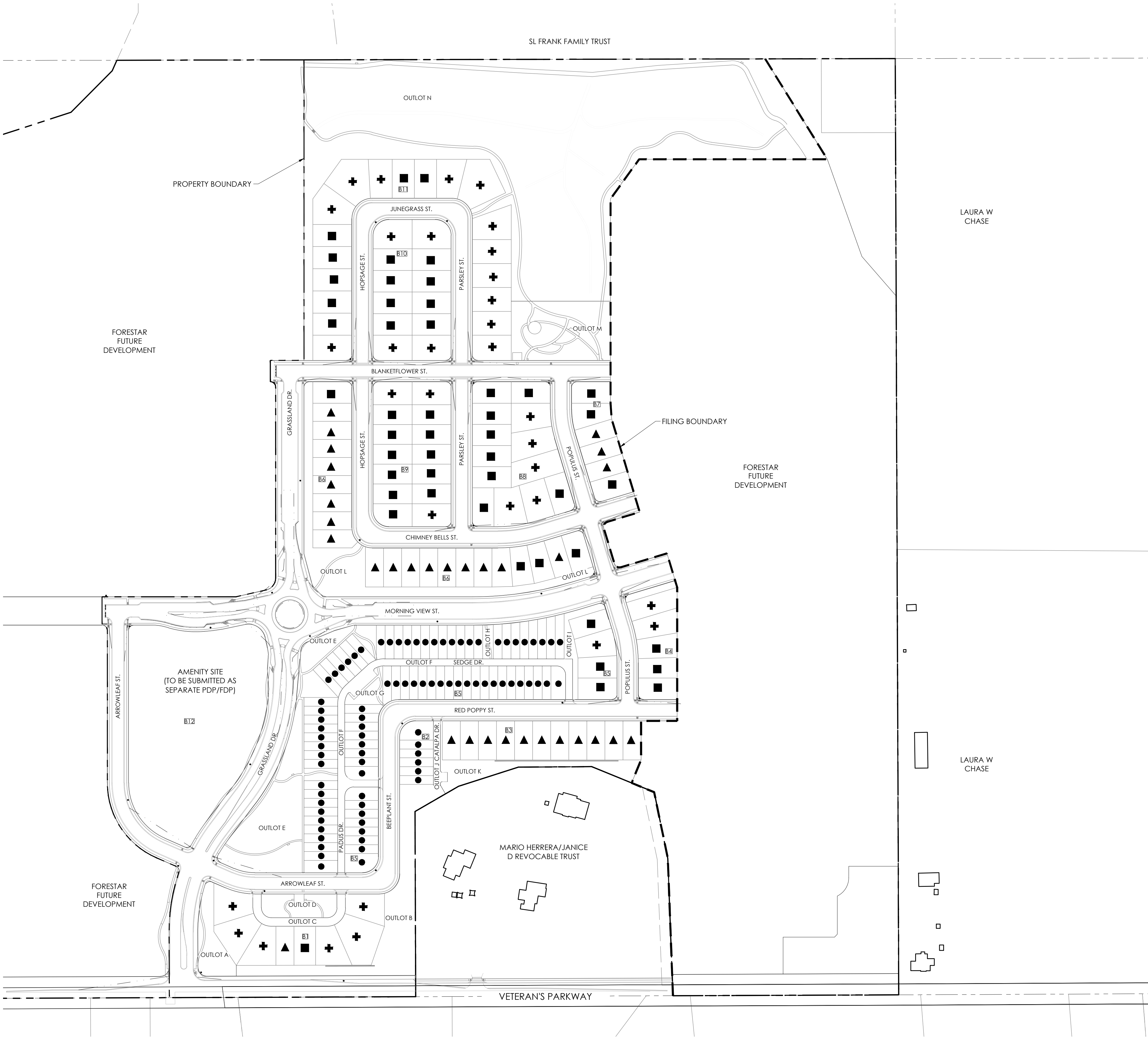
SHEET NUMBER

C.0

SHEET 1 OF 33

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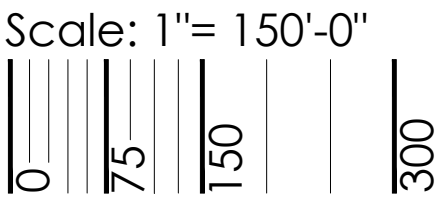
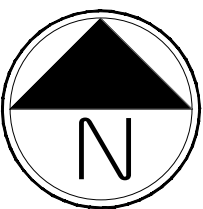
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LEGEND

- 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			
FILING 1	HOUSING TYPE	# OF UNITS	% OF UNITS
	SINGLE FAMILY ATTACHED	86	43.0%
	SINGLE FAMILY DETACHED <6,000 S.F.	32	16.0%
	SINGLE FAMILY DETACHED 6,000-7,000 S.F.	48	24.0%
	SINGLE FAMILY DETACHED >7,000 S.F.	33	16.5%
	AMENITY	1	0.5%
	TOTAL	200	100.0%



terracedesign
10200 E. Grand Ave., A-314
Denver, CO 80231
PH: 303.522.8867

LJA
LJA ENGINEERING

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HOUSING TYPE
PLAN

SHEET NUMBER

C.1

SHEET 2 OF 33

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

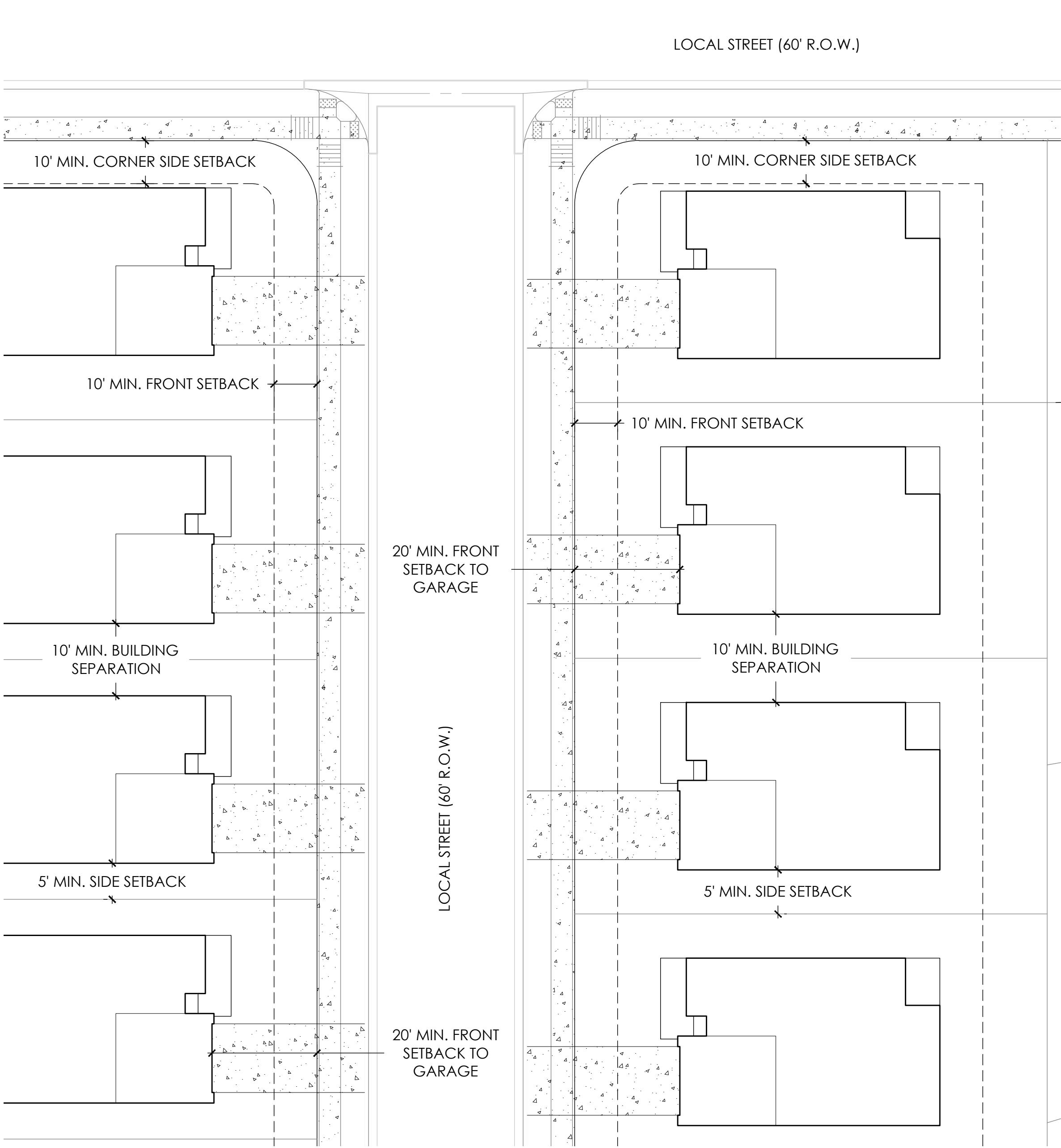


EXHIBIT A - SINGLE FAMILY DETACHED LOT TYPICAL

LEGEND

CONCRETE

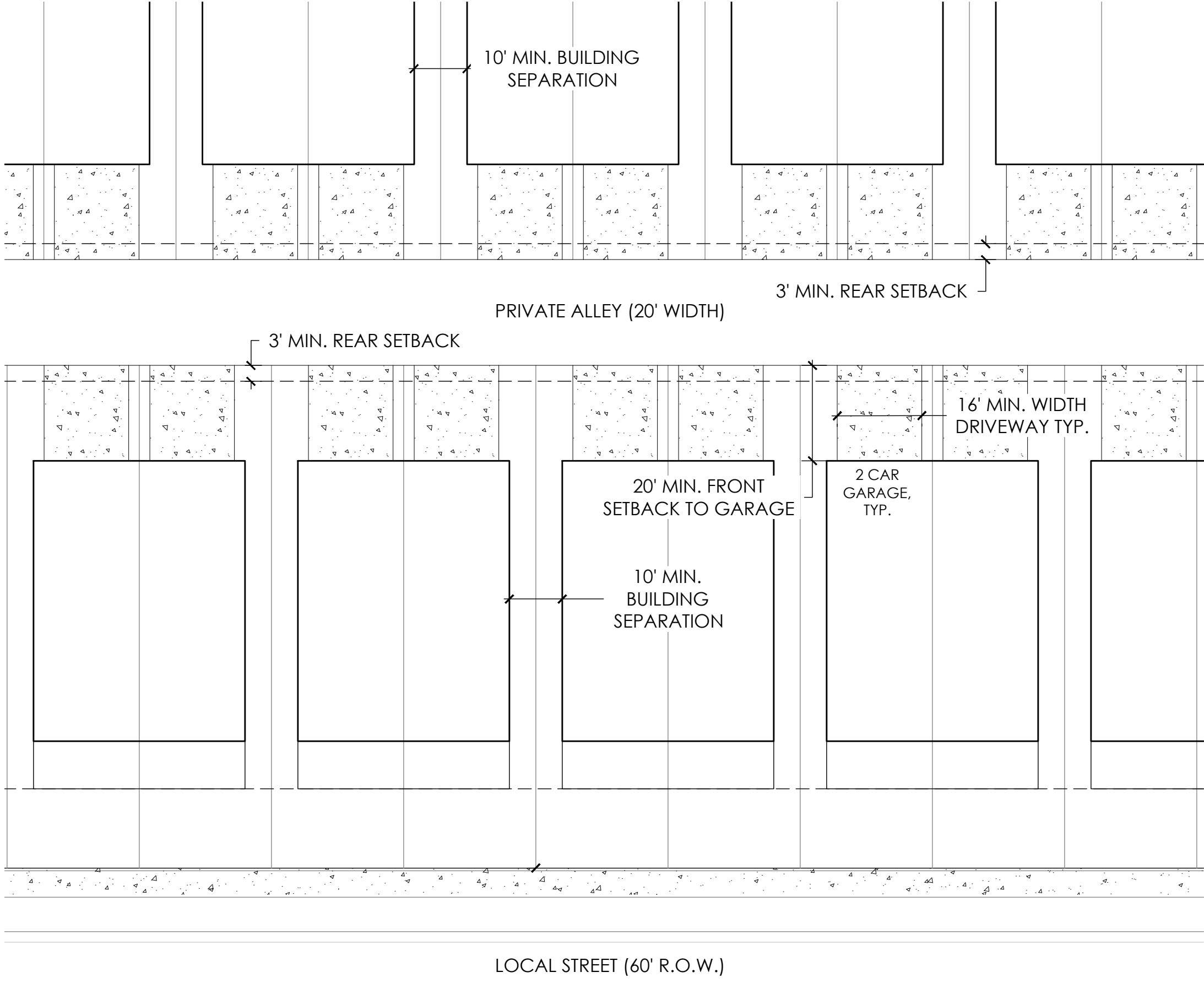
SETBACK LINE

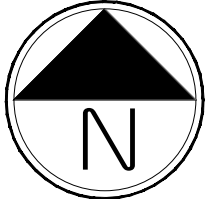
EXHIBIT B - SINGLE FAMILY ATTACHED
ALLEY-LOADED LOT TYPICAL

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'	

*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.

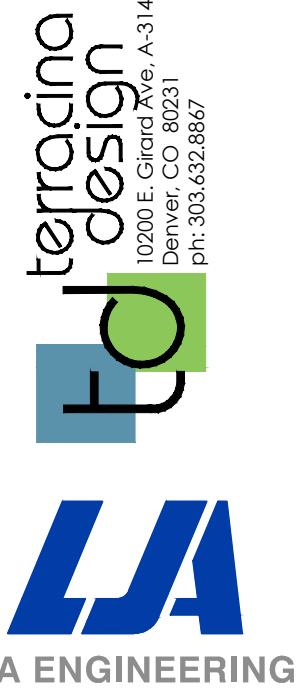
LAND USE DEVELOPMENT STANDARDS MATRIX		
RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX		
SINGLE FAMILY ATTACHED (SFA) RESIDENTIAL		
PRINCIPAL USE	R-M	
FRONT SETBACK TO BUILDING FACE	15'	
FRONT SETBACK TO COVERED PORCH	10'	
SIDE SETBACK MINIMUM	0'	
*BUILDING SEPARATION	10'	
REAR SETBACK	15'	
REAR SETBACK - 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.)
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Scale: 1"= 20'-0"

40



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LOT TYPICALS

SHEET NUMBER

C.2

SHEET 3 OF 33

NOT FOR CONSTRUCTION

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REVERE NORTH
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

LAND USE TABLE				
	LOT NO.	SQ. FT.	ACRES	%
LOT AREA - RESIDENTIAL	199	994,878	22.839	7.4%
LOT AREA - AMENITY SITE (BLK 15 LOT 1)	1	197,989	4.545	1.5%
RIGHT OF WAY AREA		1,489,899	34.203	11.1%
TRACT AREA - FUTURE DEVELOPMENTS (A, B, C, D ,E)		9,728,690	223.340	72.6%
OUTLOTS - PRIVATE DRIVES		42,596	0.978	0.3%
OUTLOTS - DETENTION PONDS (N, P)		600,525	13.786	4.5%
OUTLOTS - OPEN AREAS (A, B, C, D, E, F, G, H, I, J, K M, O)		343,534	7.886	2.6%
TOTALS	200	13,398,111	307.578	100%

LOT SUMMARY		
	LOT COUNT	LOT SIZE
TOWNHOME LOTS	86	2375 SF - 4717 SF
SINGLE FAMILY HOME LOTS	32	5610 SF - 5999 SF
	68	6000 SF - 7999 SF
	12	8000 SF - 200,000 SF
FUTURE DEVELOPMENT LOTS	1	200,000+ SF
TOTAL LOTS	199	

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, BITTERROOT CT, ARROWLEAD ST, BEEPLANT ST, RED POPPY ST, HOPSAGE ST, CHIMNEY BELLS ST, PARSLEY ST, JUNEGRASS ST, BLUE GAMMA ST, S 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

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
	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

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.ATT.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.	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
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
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
WL	WATER LINE
WS	WATER SERVICE
W.S.W.	WATER SURFACE ELEVATION
WV	WATER VALVE



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TABLES &
ABBREVIATIONS

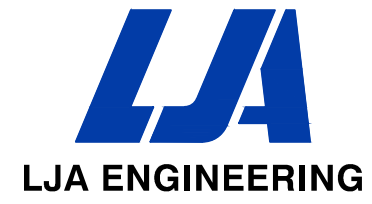
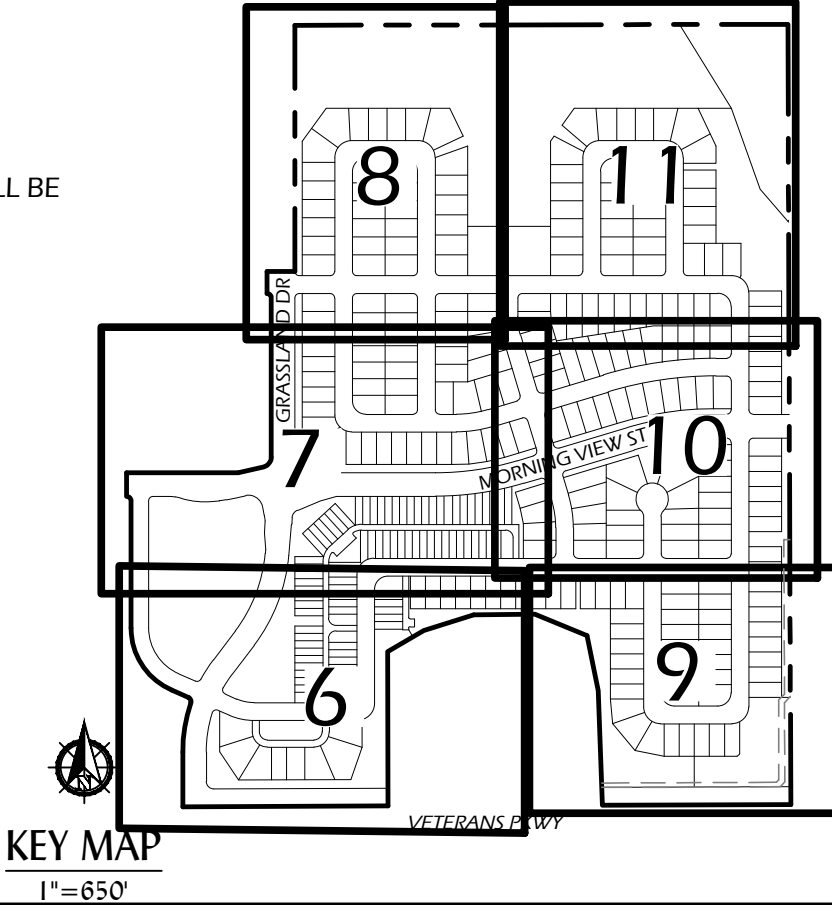
SHEET NUMBER

C.3

SHEET 4 OF 36

REVERE NORTH
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

- NOTES :
- 1. SEE SHEET 4 (C.6) FOR TYPICAL STREET SECTIONS, GENERAL ABBREVIATIONS LIST, GENERAL NOTES, TYPICAL LOT EASEMENT LAYOUT, AND LEGEND.
 - 2. ALL FLOWLINE CURB RETURNS NOT LABELED ON THE PLANS SHALL BE 15' RADIUS.



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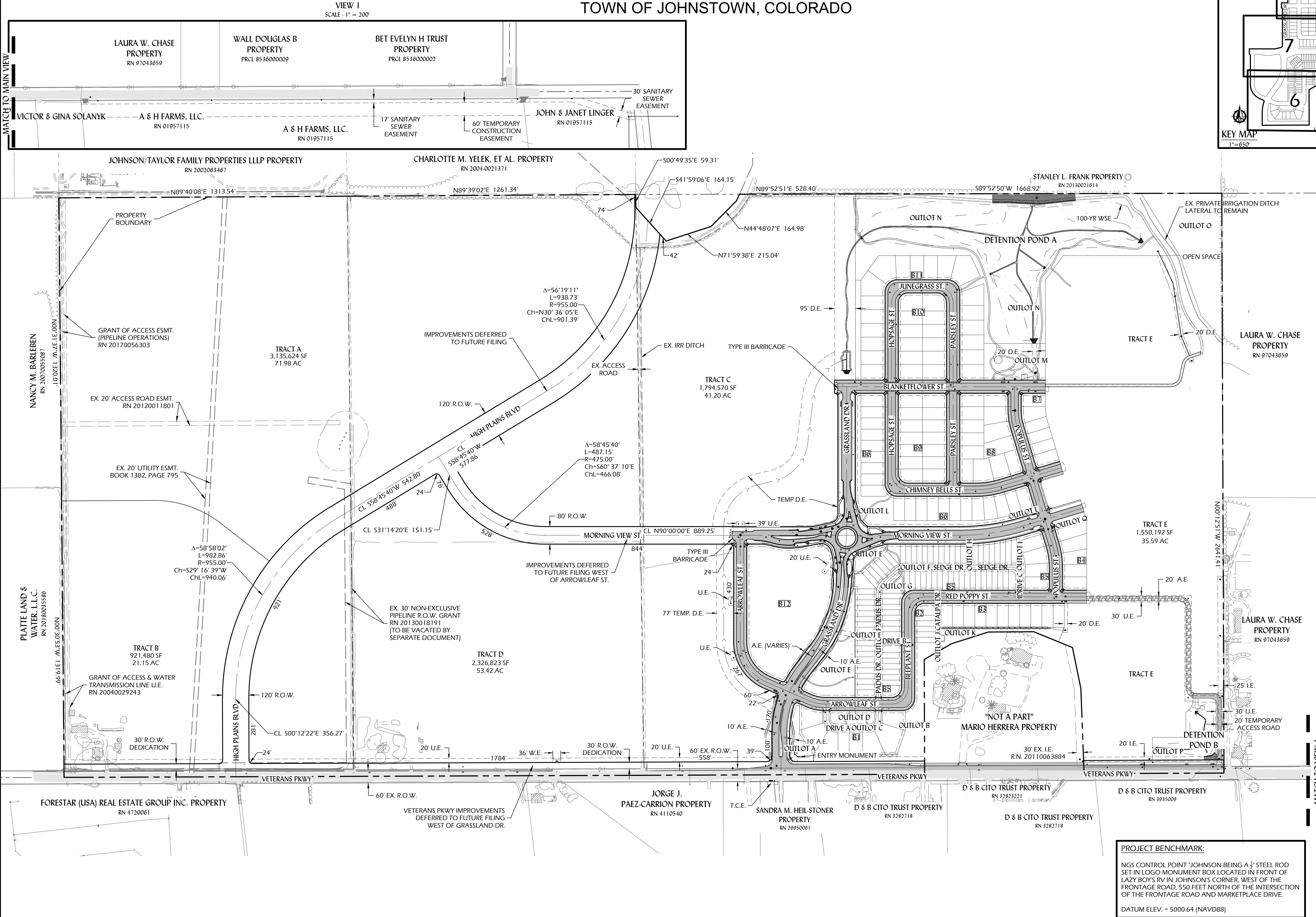
SHEET TITLE

OVERALL PLAN

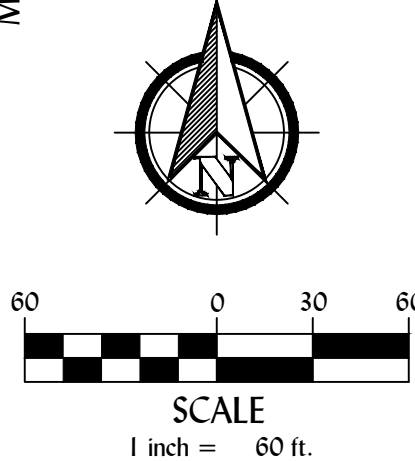
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C.4

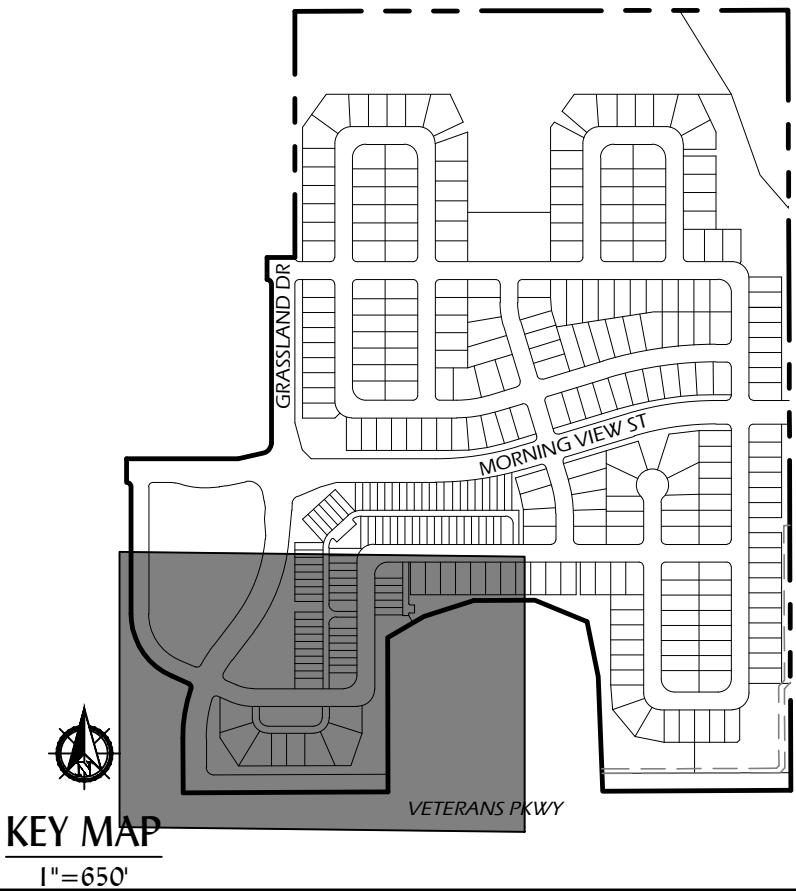
SHEET 5 OF 36



PROJECT BENCHMARK:
NGS CONTROL POINT "JOHNSON BEING A 1" 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
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



- NOTES:
- SEE SHEET 4 (C.6) FOR TYPICAL STREET SECTIONS, GENERAL ABBREVIATIONS LIST, GENERAL NOTES, TYPICAL LOT EASEMENT LAYOUT, AND LEGEND.
 - ALL FLOWLINE CURB RETURNS NOT LABELED ON THE PLANS SHALL BE 15' RADIUS.



PROJECT NAME

REVERE NORTH
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:

08-15-2023

REVISION DATE:

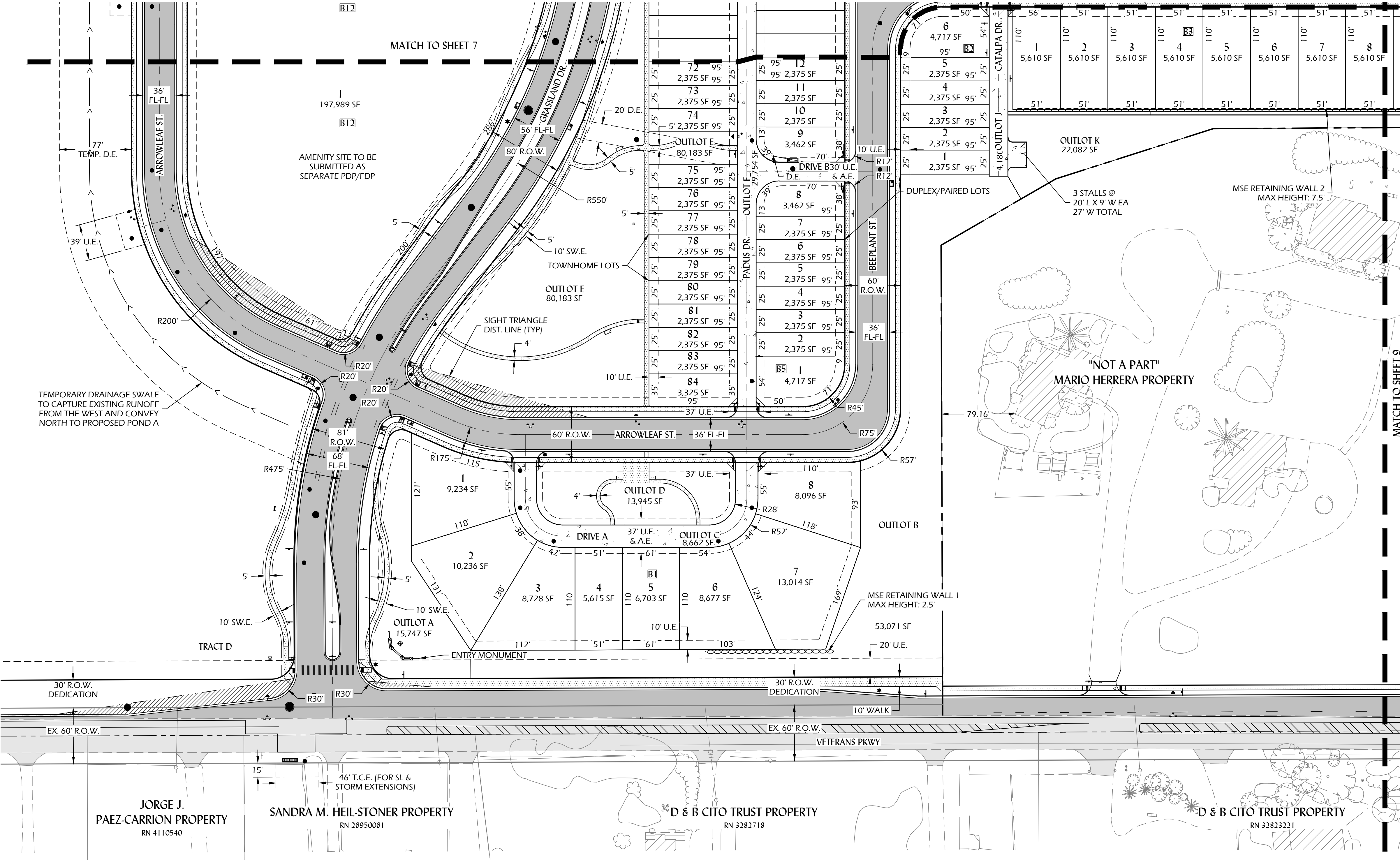
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SITE PLAN

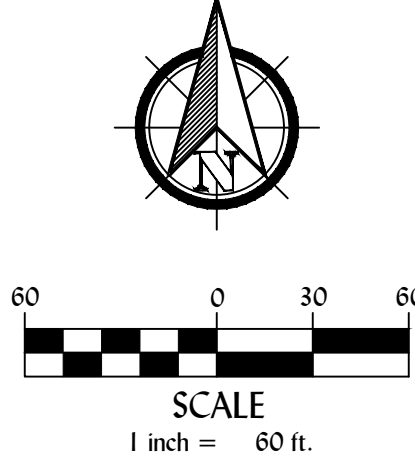
SHEET NUMBER

C.5

SHEET 6 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)



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PROJECT NAME

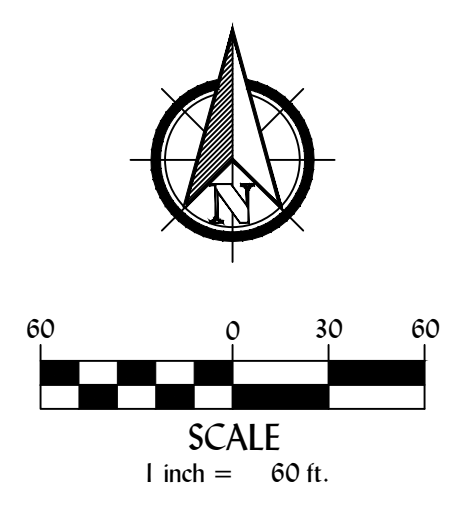
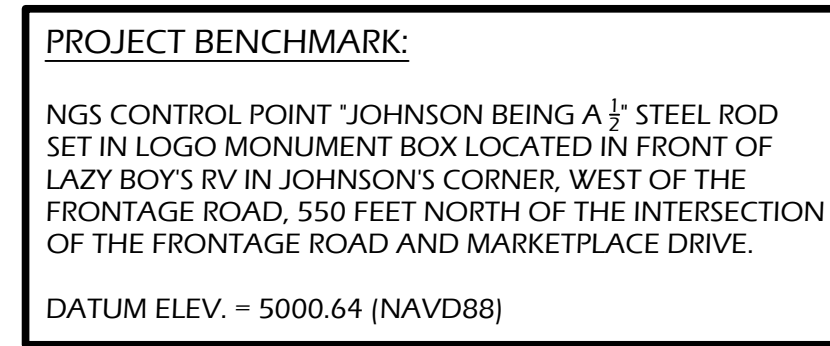
SUBMITTAL DATE:
08-15-2023

REVISION DATE:

SHEET TITLE

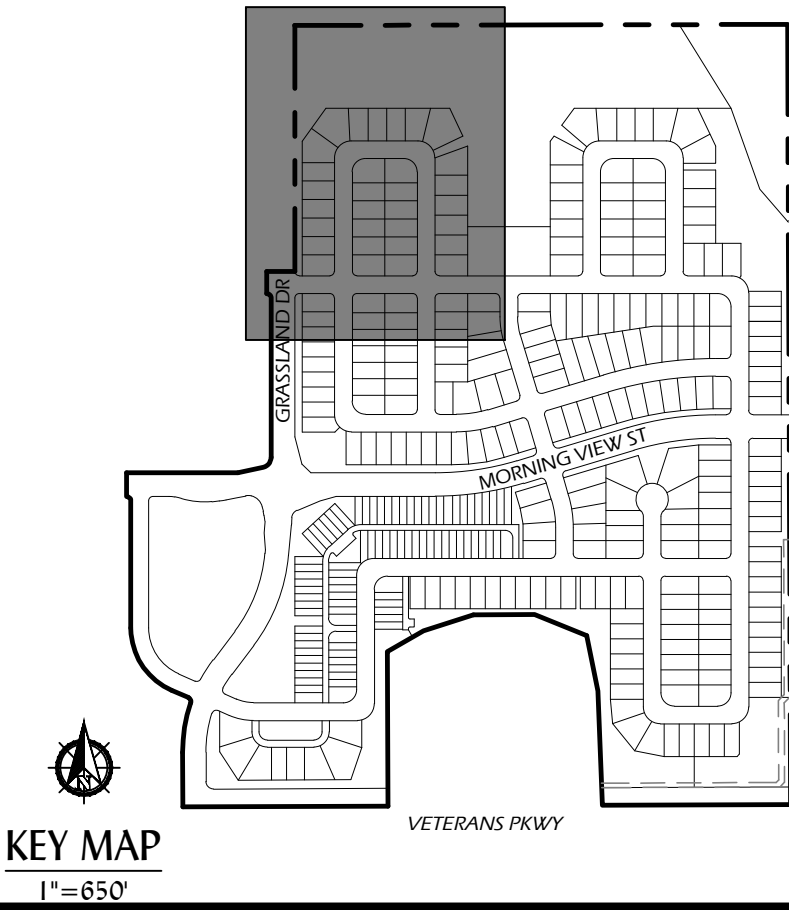
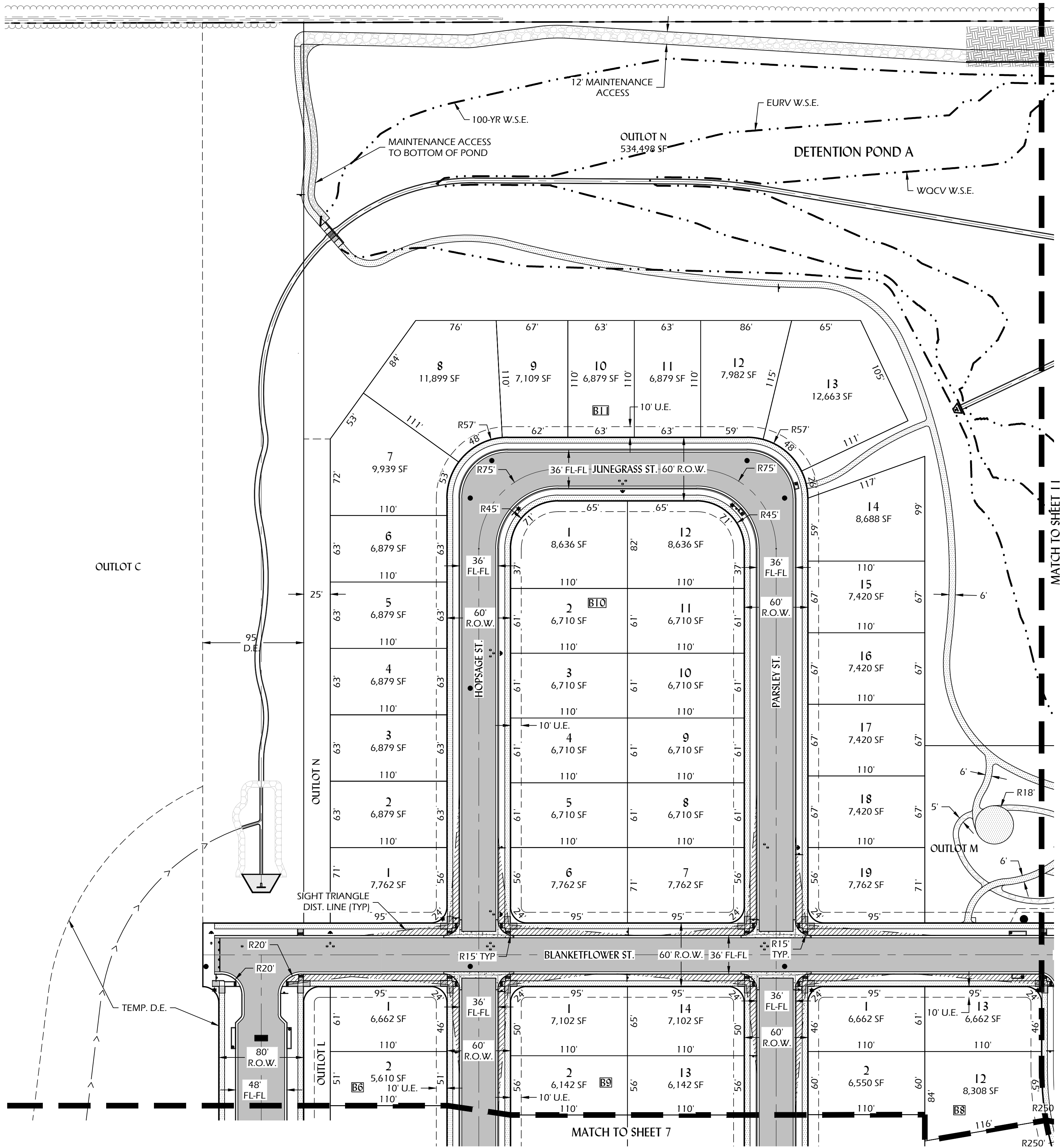
SHEET NUMBER

SHEET 7 OF 36



REVERE NORTH
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

STANLEY L. FRANK PROPERTY
RN 20130021614



- NOTES :
- SEE SHEET 4 (C.6) FOR TYPICAL STREET SECTIONS, GENERAL ABBREVIATIONS LIST, GENERAL NOTES, TYPICAL LOT EASEMENT LAYOUT, AND LEGEND.
 - ALL FLOWLINE CURB RETURNS NOT LABELED ON THE PLANS SHALL BE 15' RADIUS.



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REVERE NORTH
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SUBMITTAL DATE:
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SHEET TITLE

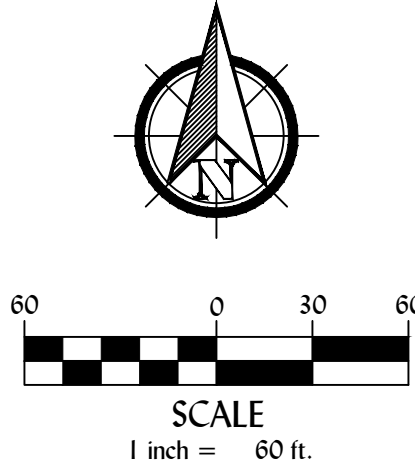
SITE PLAN

SHEET NUMBER

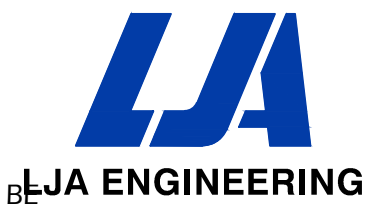
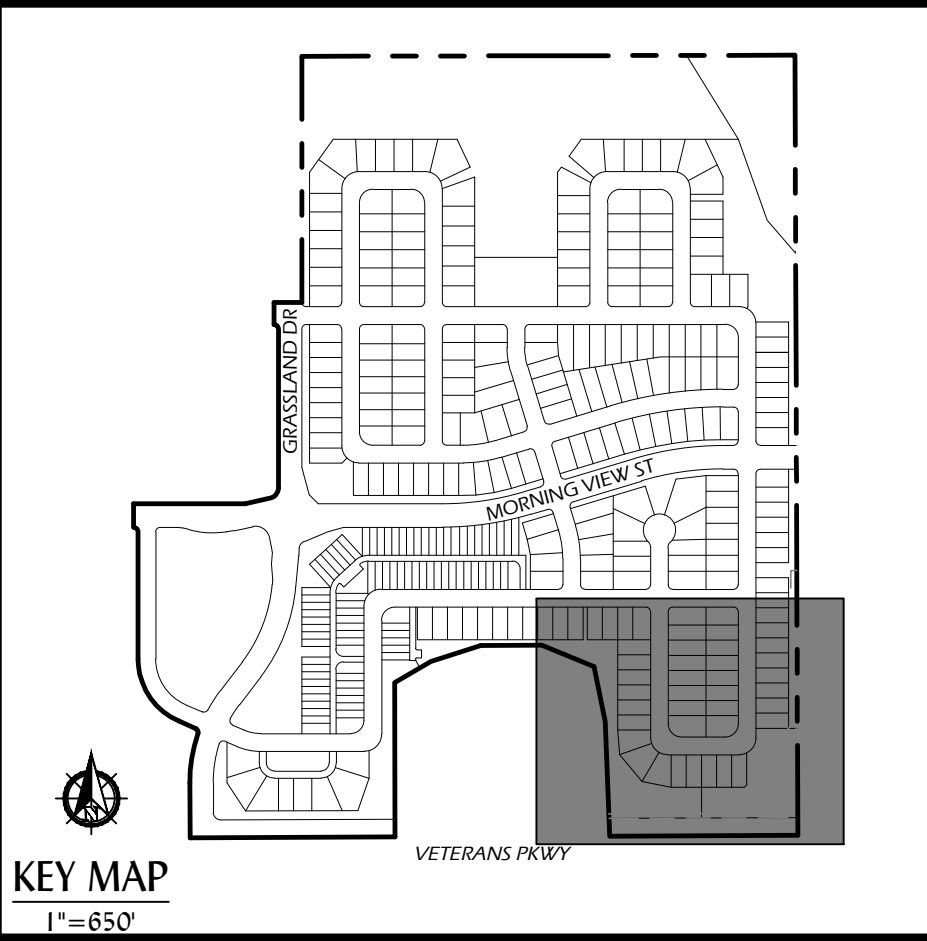
C.7

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
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



- NOTES :
- SEE SHEET 4 (C.6) FOR TYPICAL STREET SECTIONS, GENERAL ABBREVIATIONS LIST, GENERAL NOTES, TYPICAL LOT EASEMENT LAYOUT, AND LEGEND.
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PROJECT NAME

REVERE NORTH
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
08-15-2023

REVISION DATE:

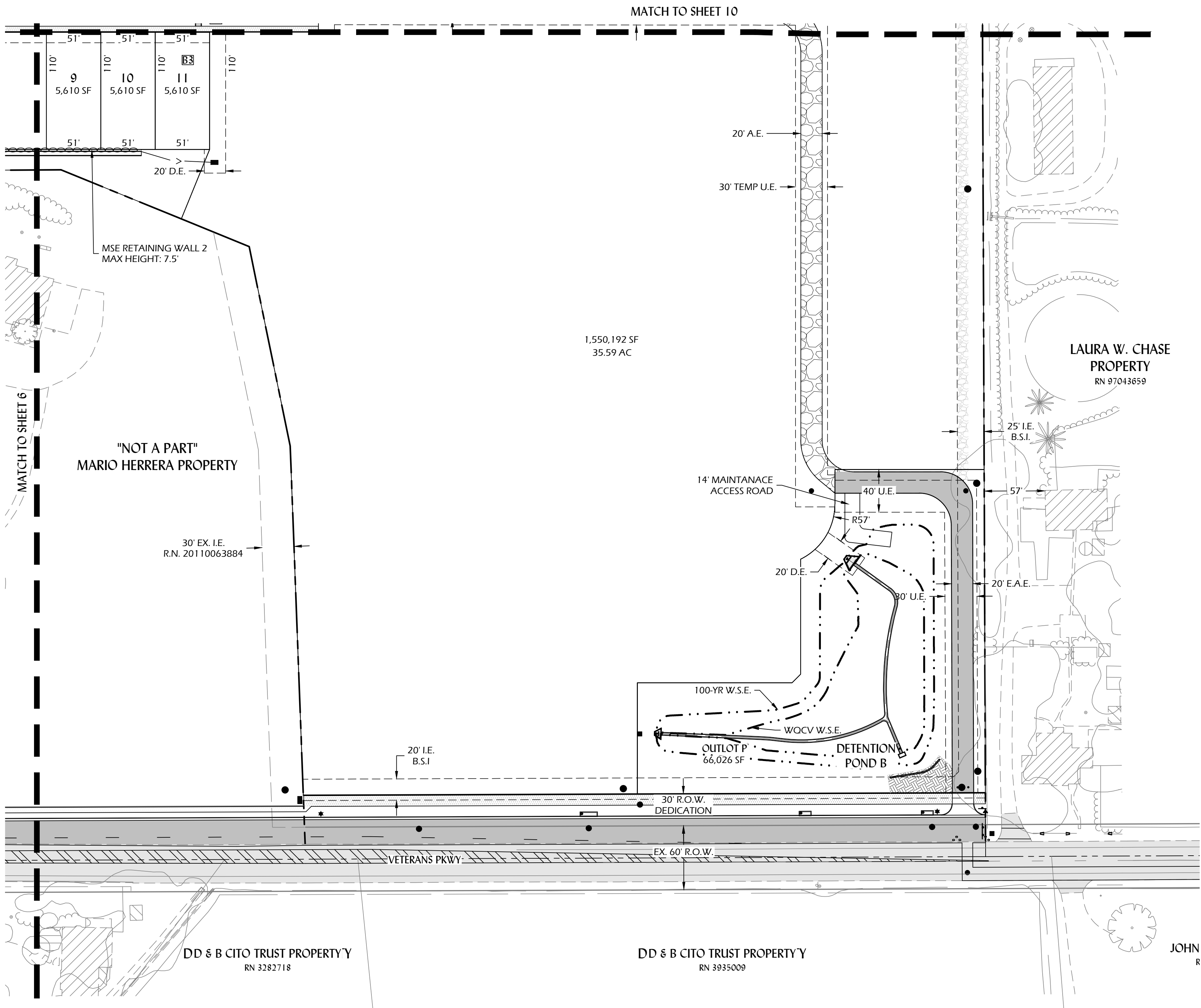
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SITE PLAN

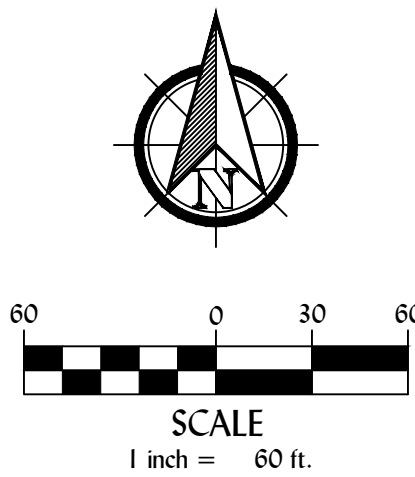
SHEET NUMBER

C.8

SHEET 9 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)



KEY MAP
1" = 650'

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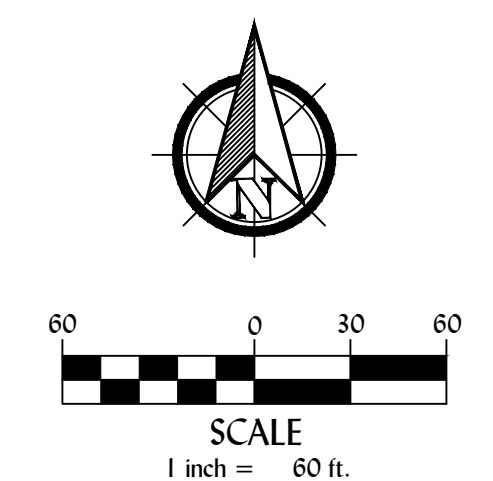
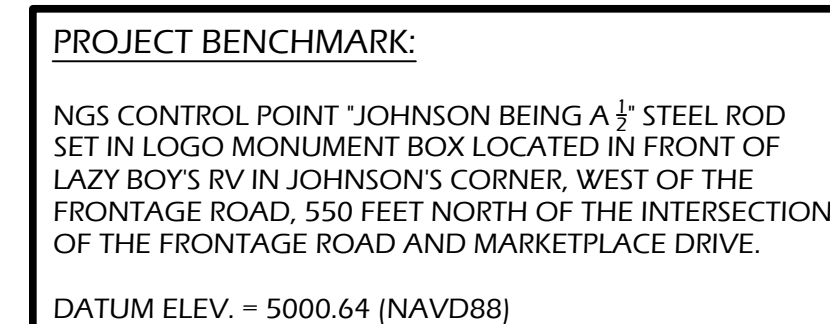
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08-15-2023

REVISION DATE:

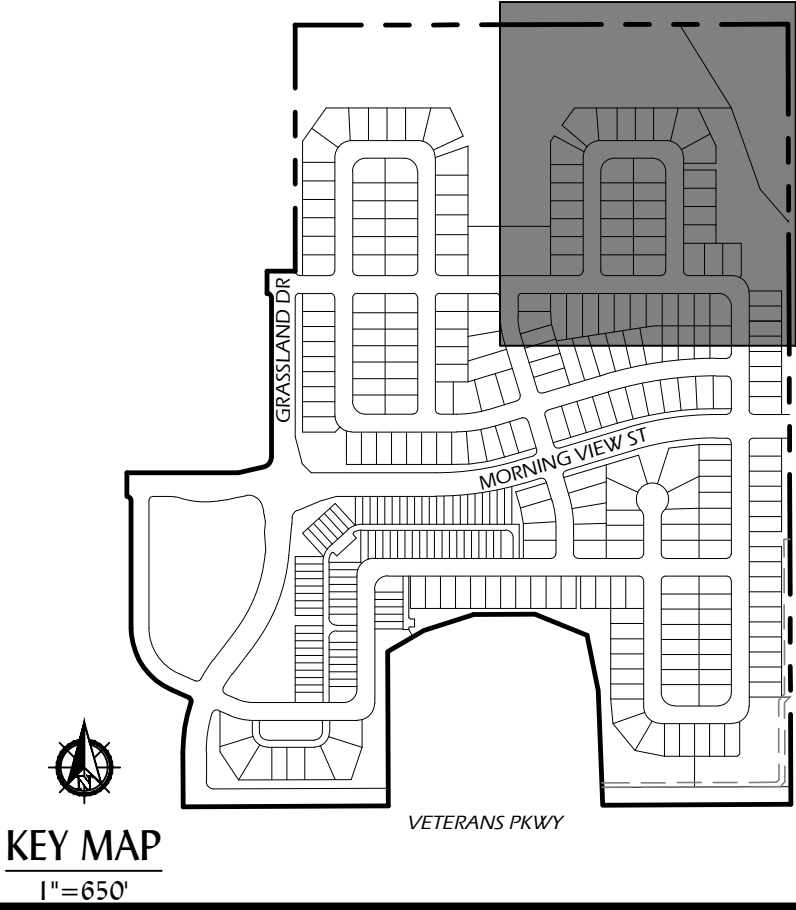
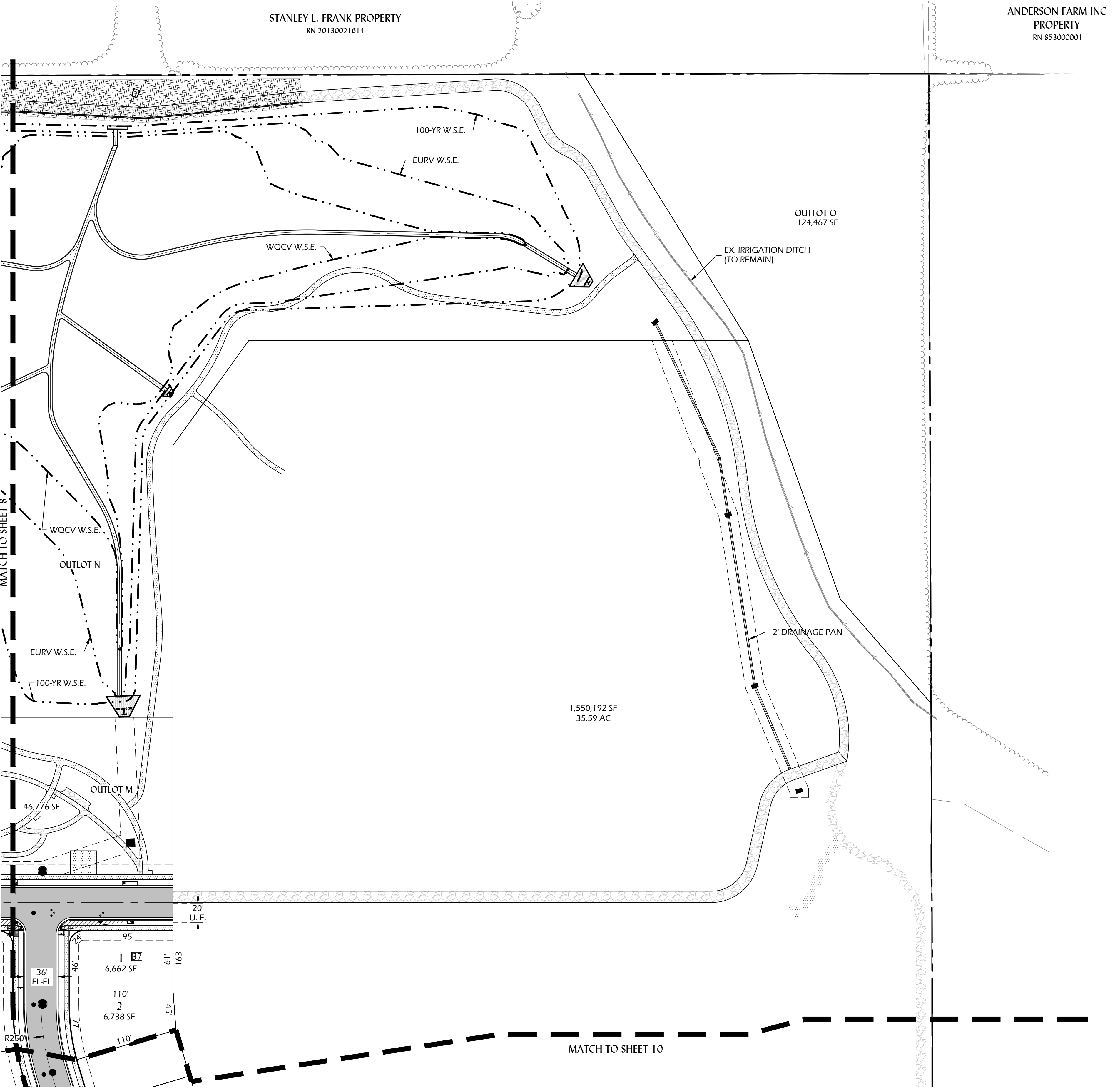
SHEET TITLE

SHEET NUMBER

SHEET 10 OF 36



REVERE NORTH
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



- NOTES :
- SEE SHEET 4 (C.6) FOR TYPICAL STREET SECTIONS, GENERAL ABBREVIATIONS LIST, GENERAL NOTES, TYPICAL LOT EASEMENT LAYOUT, AND LEGEND.
 - ALL FLOWLINE CURB RETURNS NOT LABELED ON THE PLANS SHALL BE 15' RADIUS.



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SUBMITTAL DATE:
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SHEET TITLE

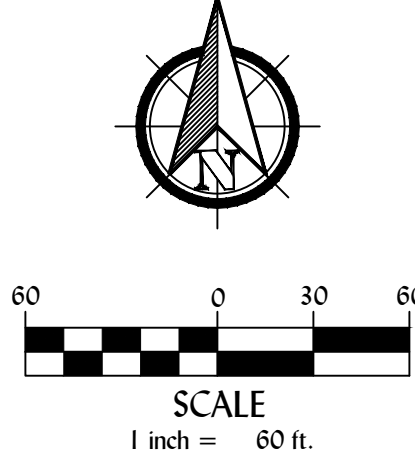
SITE PLAN

SHEET NUMBER

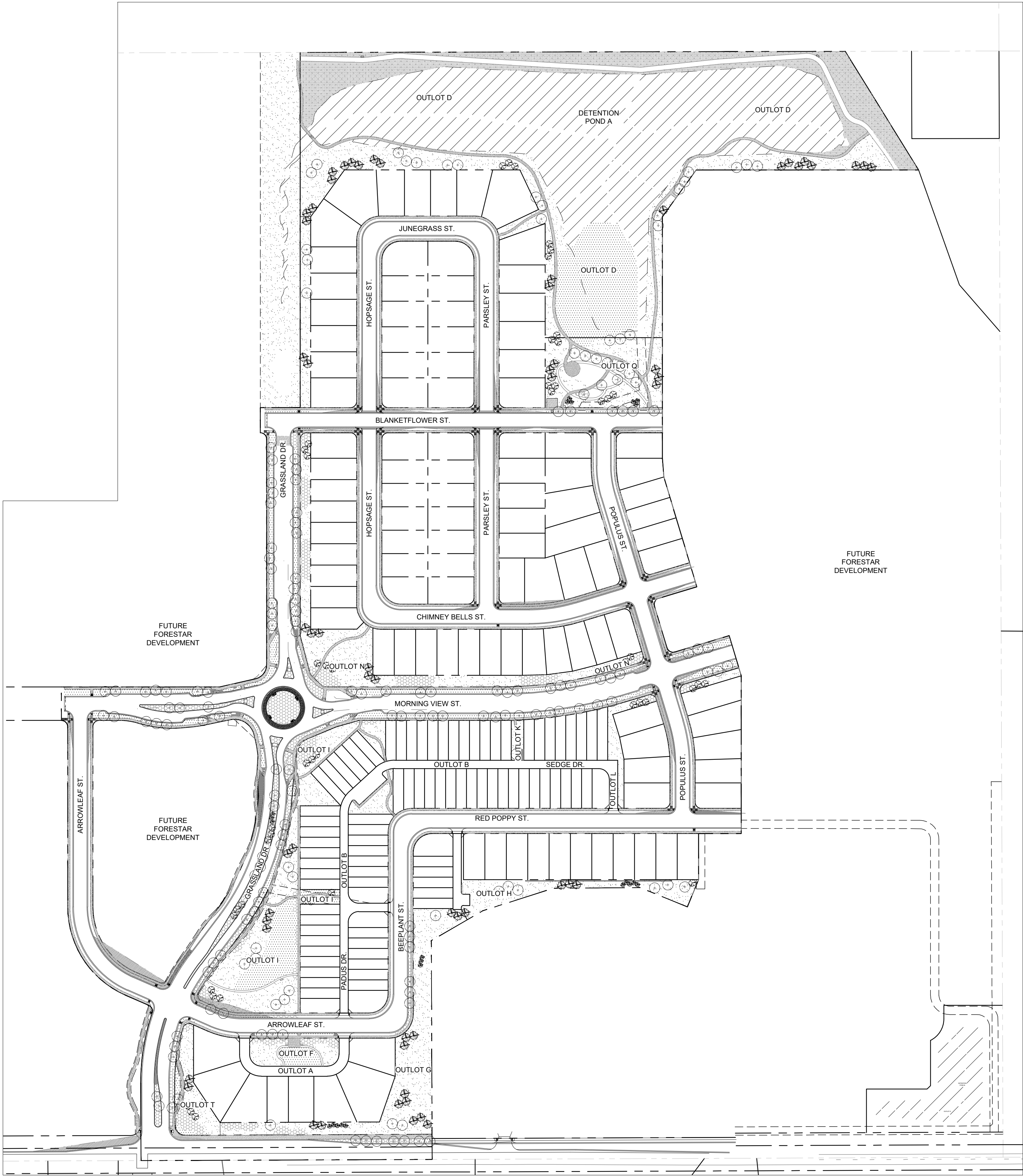
C.10

SHEET 11 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)



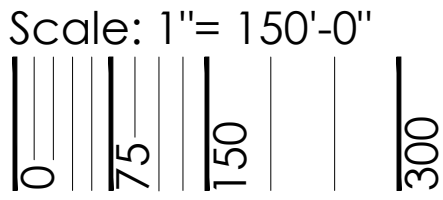
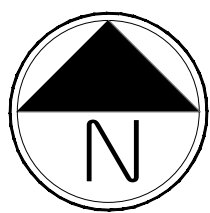
REVERE NORTH FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



LEGEND

[Pattern]	DROUGHT TOLERANT SOD
[Pattern]	PERMANENT IRRIGATED NATIVE GRASS
[Pattern]	NON-IRRIGATED NATIVE GRASS
[Pattern]	TEMPORARY IRRIGATED NATIVE GRASS
[Pattern]	CRUSHER FINES
[Pattern]	SHRUB BED
[Pattern]	CONCRETE
[Symbol]	DECIDUOUS SHADE TREES
[Symbol]	EVERGREEN TREES
[Symbol]	ORNAMENTAL TREES

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FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
09/05/2023

REVISION DATE:

SHEET TITLE

OVERALL LANDSCAPE
PLAN

SHEET NUMBER

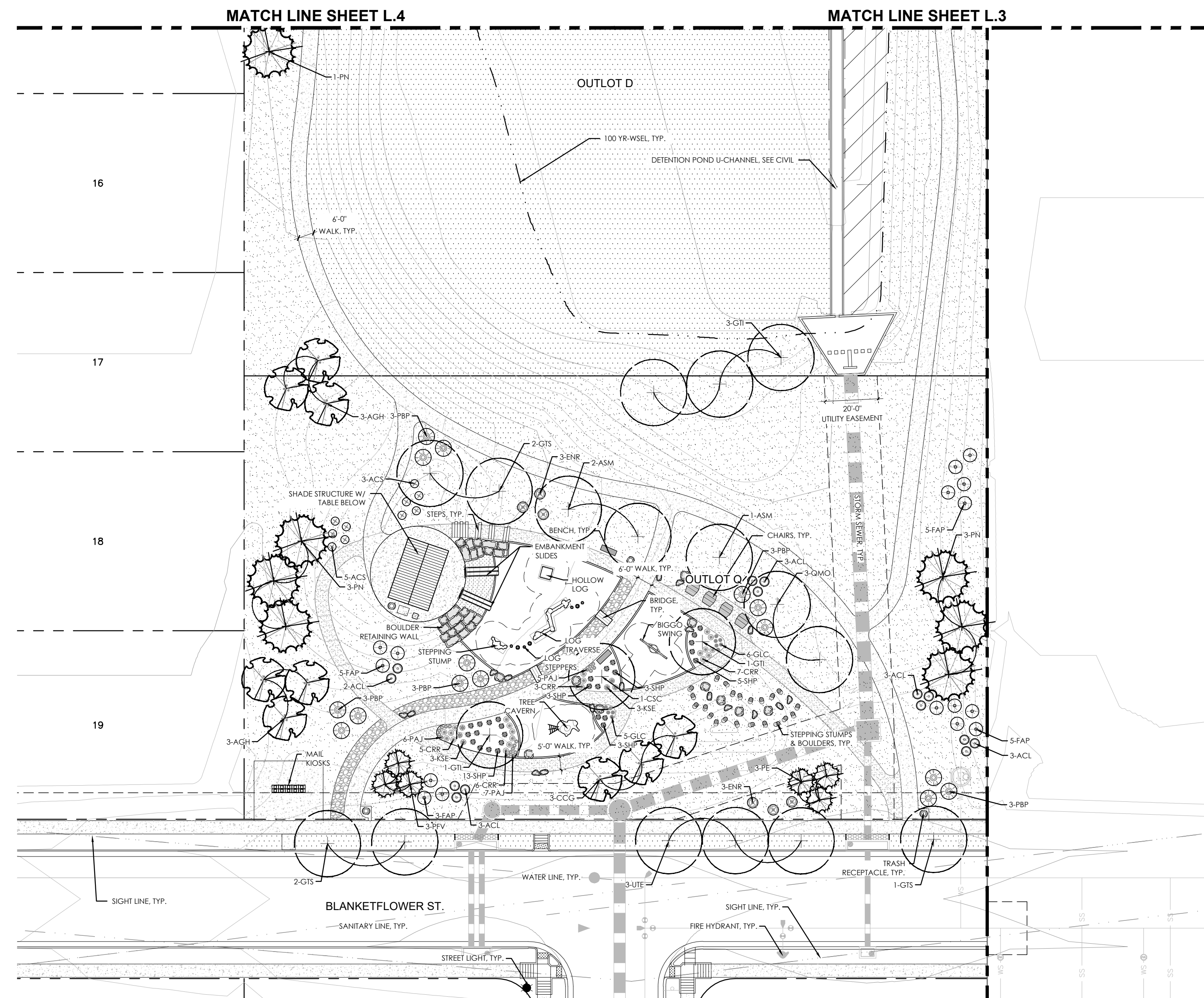
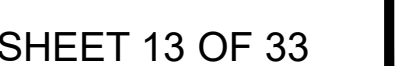
L.1

SHEET 12 OF 33

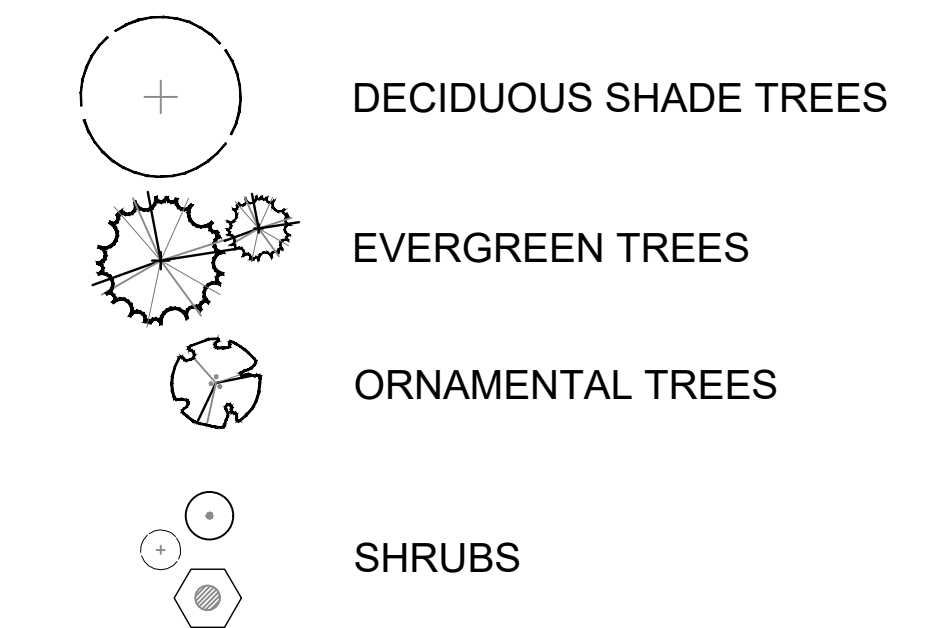
NOT FOR CONSTRUCTION

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A detailed site plan map of the Key Map area. The map shows various lots labeled L.1 through L.11. Lot L.2 is shaded in gray. The map includes a north arrow pointing upwards and a scale bar indicating 1" = 500'. The map also shows a network of roads and a central area with a grid-like pattern, possibly representing a parking lot or a specific development area.



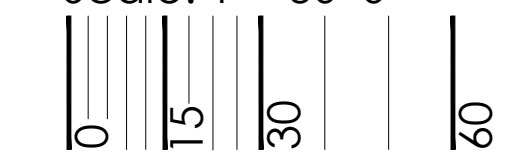
	DROUGHT TOLERANT SOD
	PERMANENT IRRIGATED NATIVE GRASS
	NON-IRRIGATED NATIVE GRASS
	TEMPORARY IRRIGATED NATIVE GRASS
	CRUSHER FINES
	CONCRETE



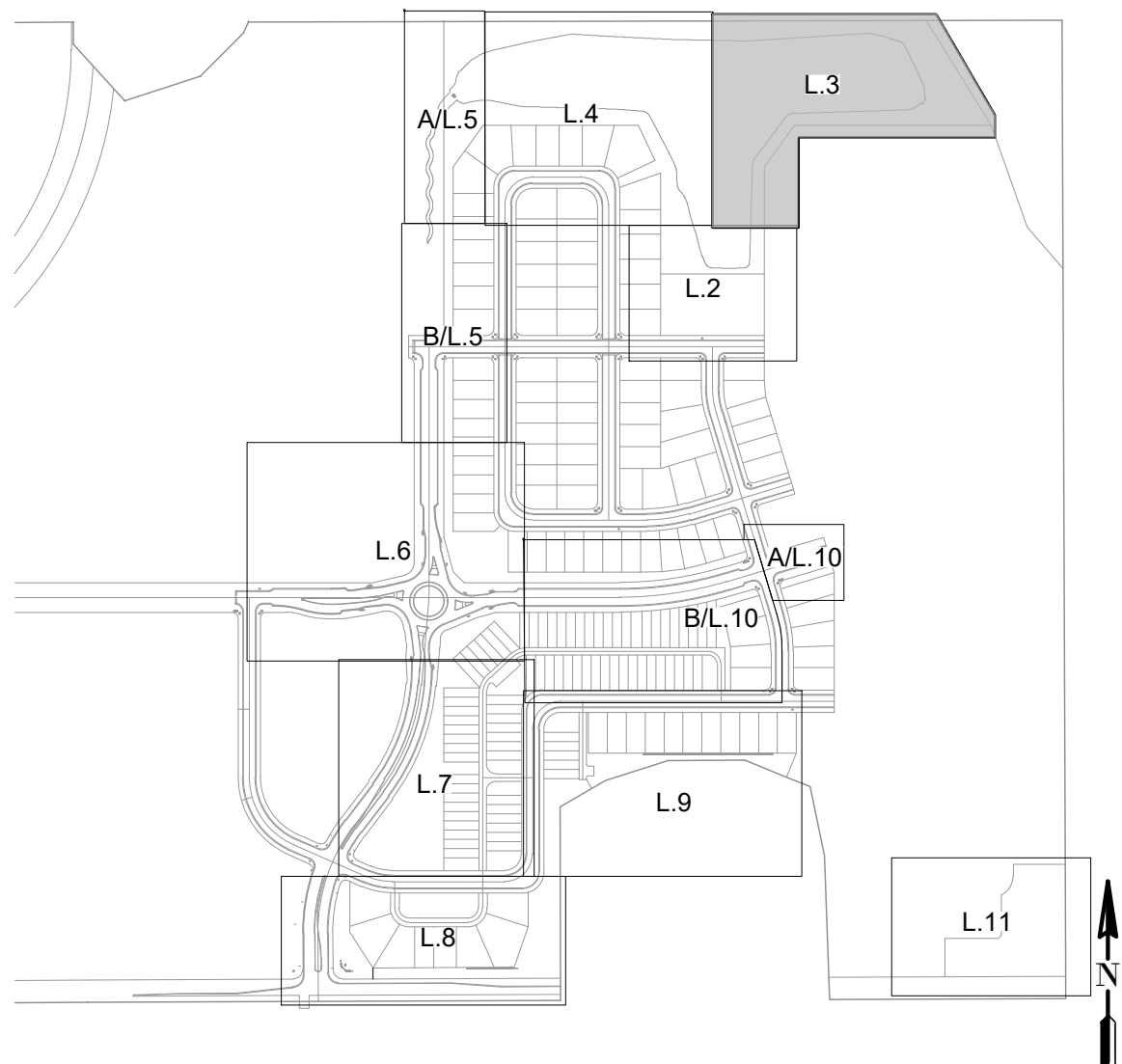
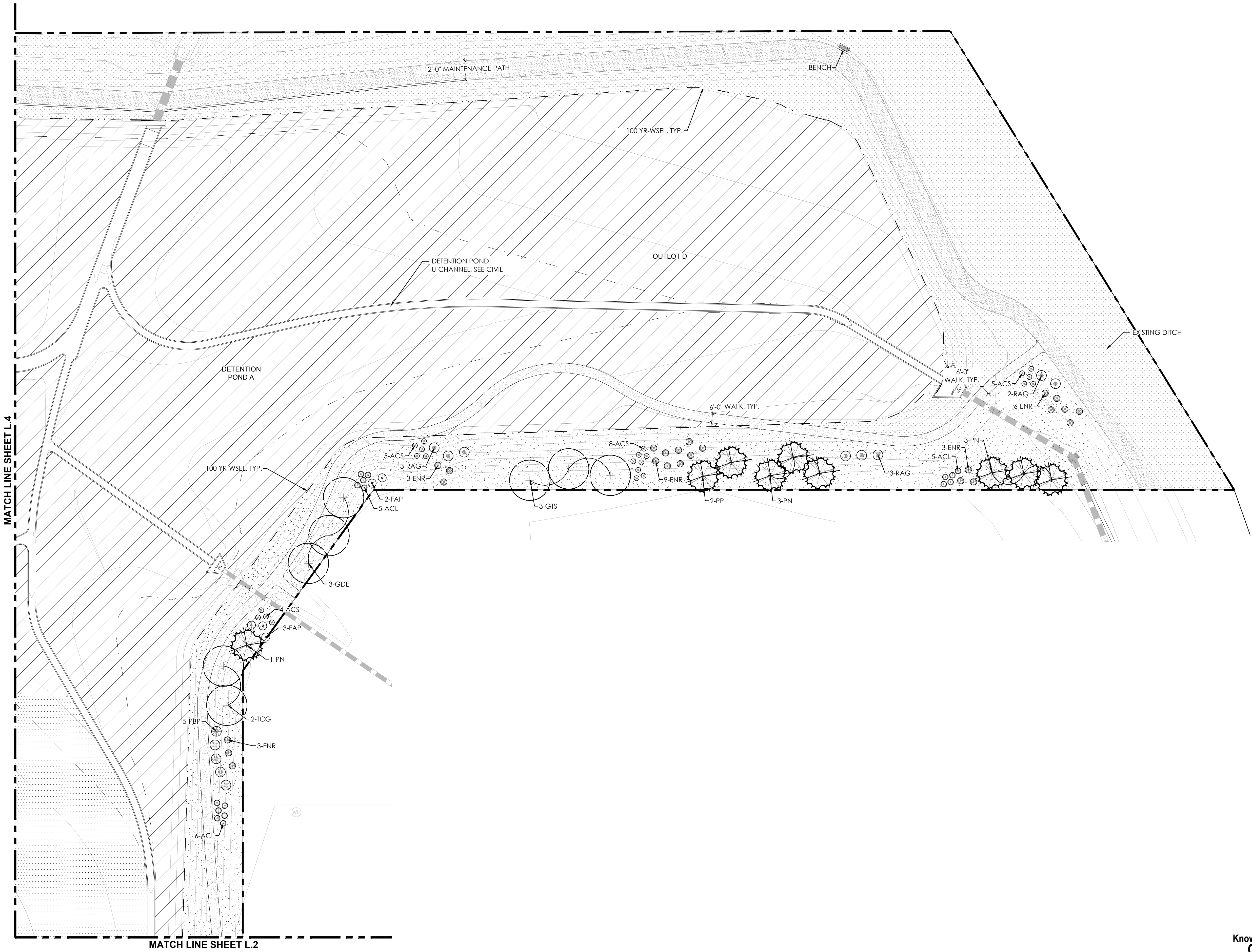
811
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Scale: 1"= 30'-0"



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FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

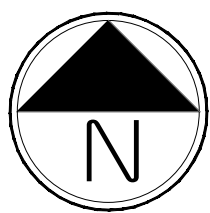


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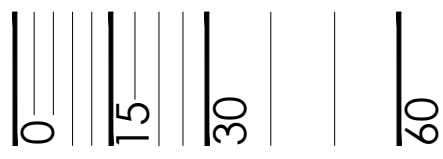
- DROUGHT TOLERANT SOD
- PERMANENT IRRIGATED NATIVE GRASS
- NON-IRRIGATED NATIVE GRASS
- TEMPORARY IRRIGATED NATIVE GRASS
- CRUSHER FINES
- CONCRETE
- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUBS



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Scale: 1" = 30'-0"



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FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:

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REVISION DATE:

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

L.3

SHEET 14 OF 33

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PROJECT NAME

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

SUBMITTAL DATE:

09/05/2023

REVISION DATE:

SHEET TITLE

LANDSCAPE PLANS

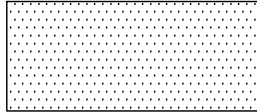
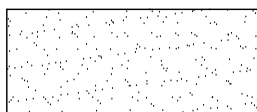
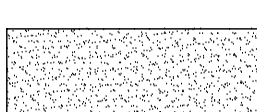
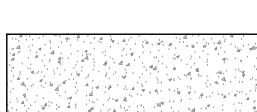
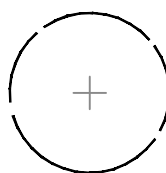
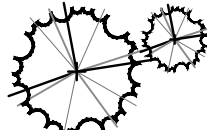
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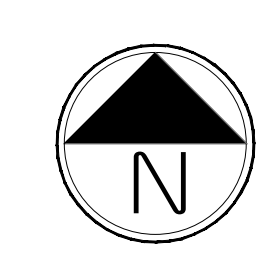
L.4

SHEET 15 OF 33

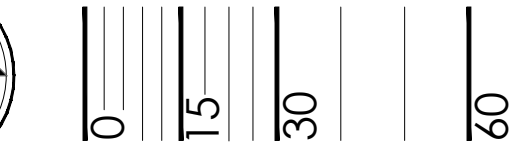


LEGEND

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



Scale: 1"= 30'-0"

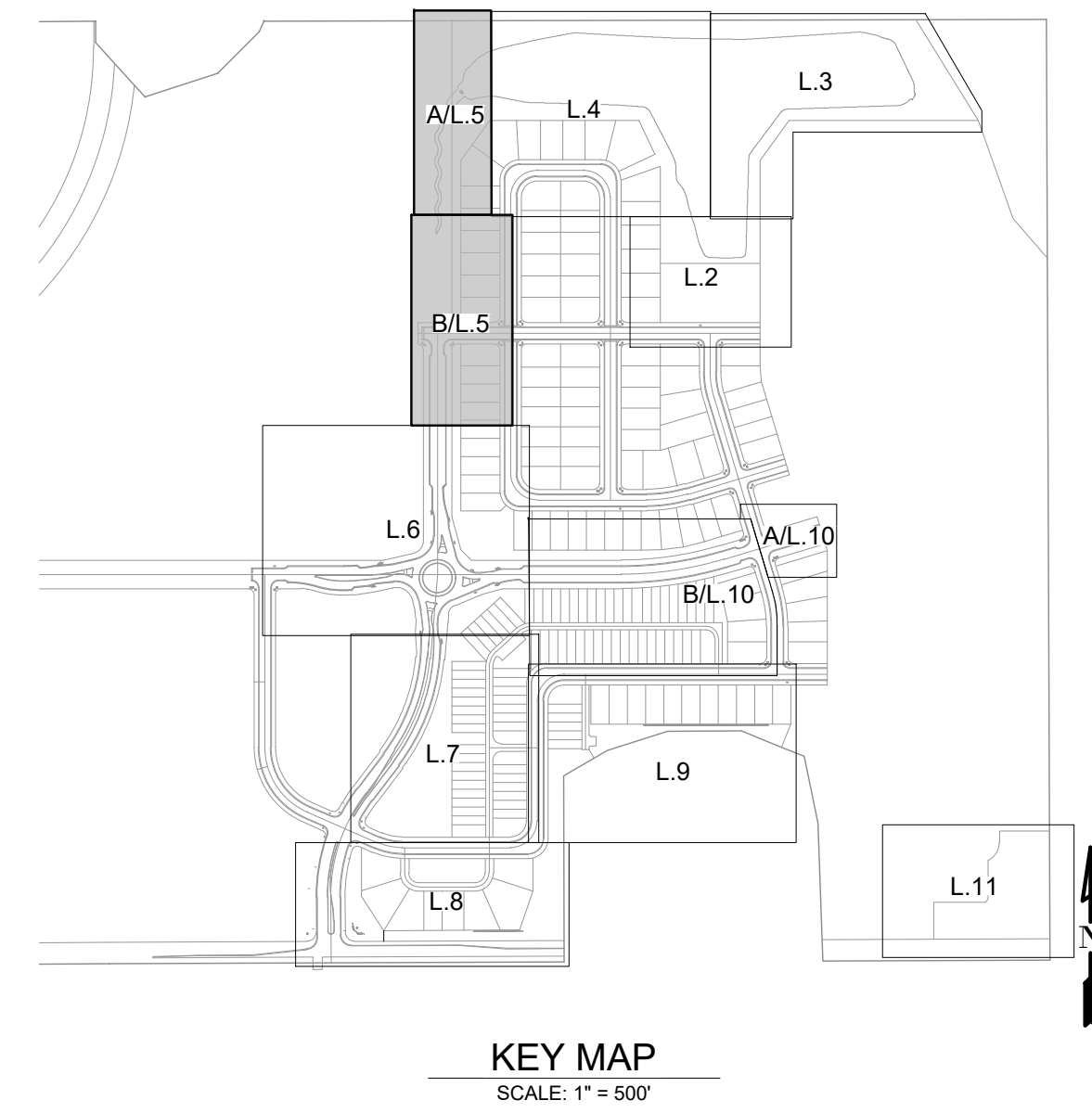
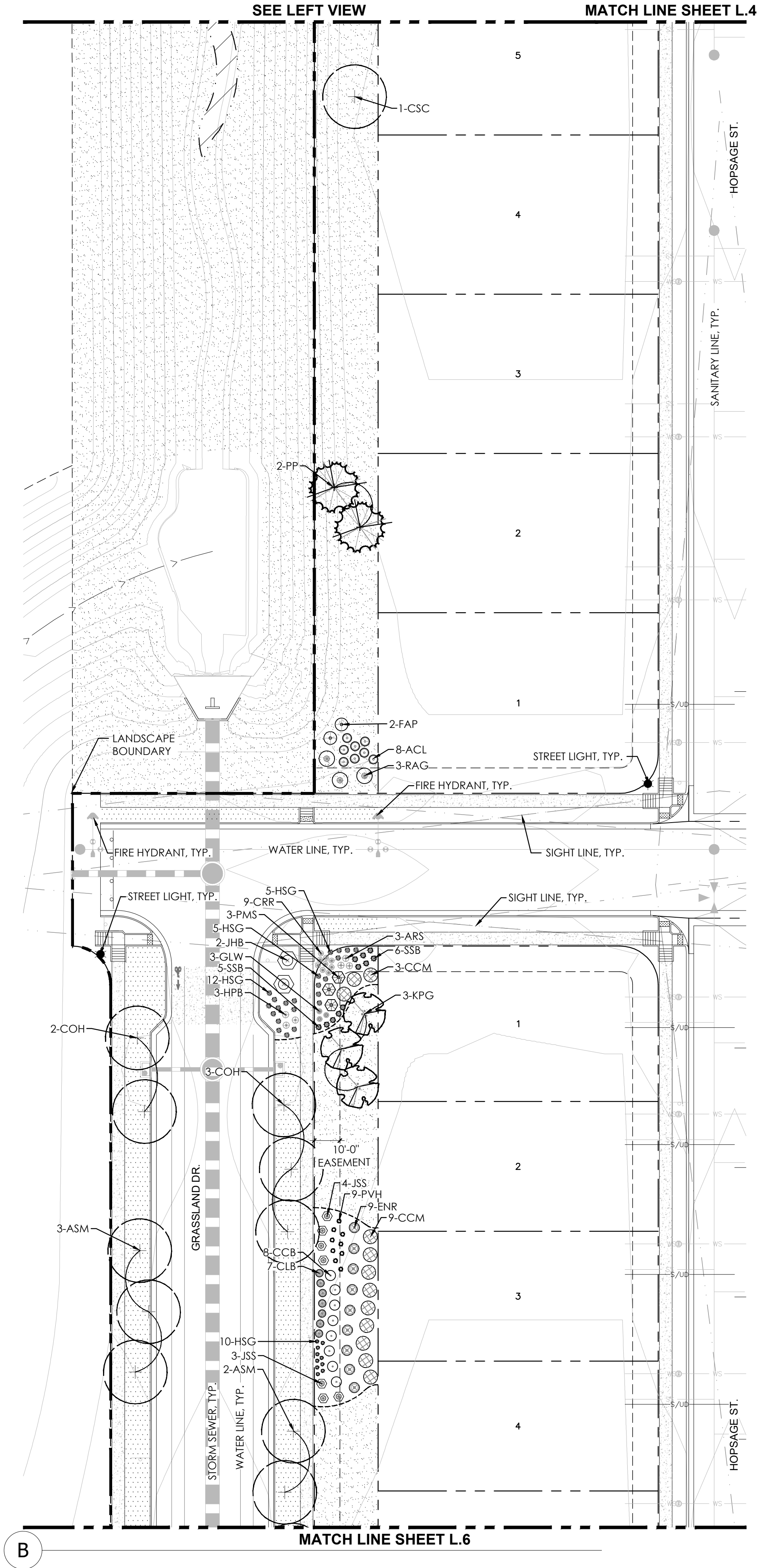
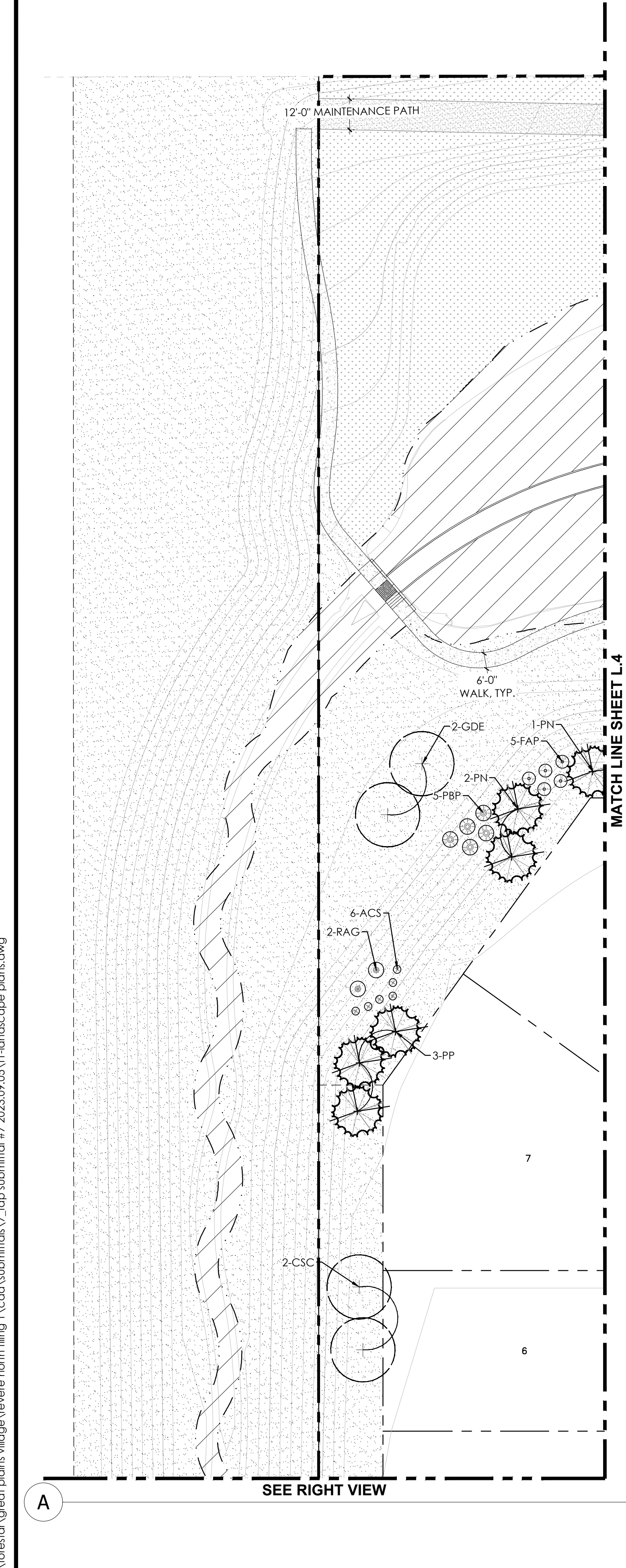


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REVERE NORTH FILING NO. 1
FINAL DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO



- LEGEND**
- DROUGHT TOLERANT SOD
 - PERMANENT IRRIGATED NATIVE GRASS
 - NON-IRRIGATED NATIVE GRASS
 - TEMPORARY IRRIGATED NATIVE GRASS
 - CRUSHER FINES
 - CONCRETE
 - DECIDUOUS SHADE TREES
 - EVERGREEN TREES
 - ORNAMENTAL TREES
 - SHRUBS

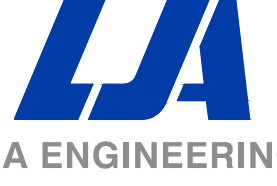




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PROJECT NAME

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FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
09/05/2023
REVISION DATE:

SHEET TITLE

LANDSCAPE PLANS

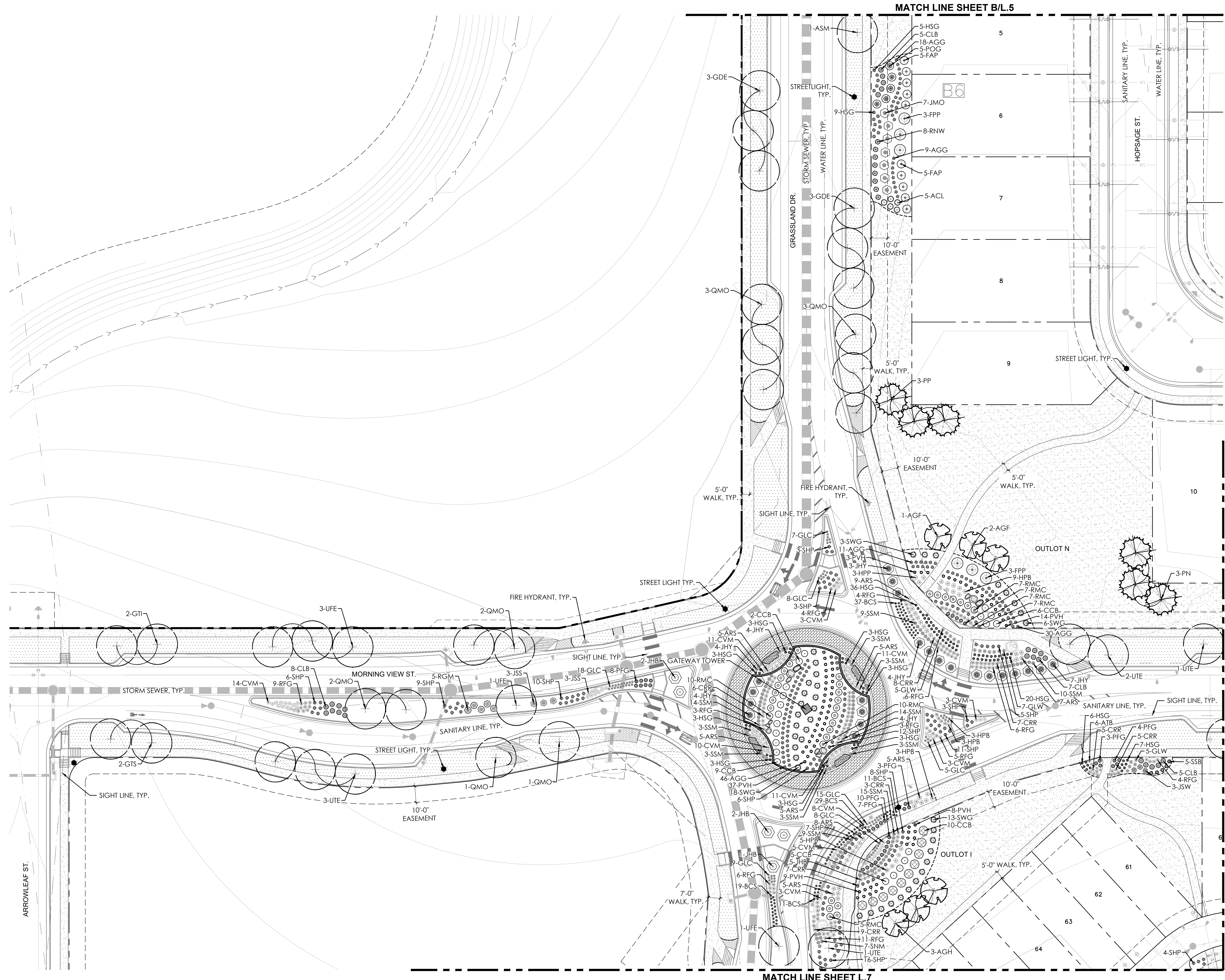
SHEET NUMBER

L.5

SHEET 16 OF 33

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



- LEGEND**
- DROUGHT TOLERANT SOD
 - PERMANENT IRRIGATED NATIVE GRASS
 - NON-IRRIGATED NATIVE GRASS
 - TEMPORARY IRRIGATED NATIVE GRASS
 - CRUSHER FINES
 - CONCRETE
 - DECIDUOUS SHADE TREES
 - EVERGREEN TREES
 - ORNAMENTAL TREES
 - SHRUBS

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Scale: 1" = 30'-0"

0 15 30 60

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LJA ENGINEERING

PROJECT NAME

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

SUBMITTAL DATE:
09/05/2023

REVISION DATE:

SHEET TITLE

LANDSCAPE PLANS

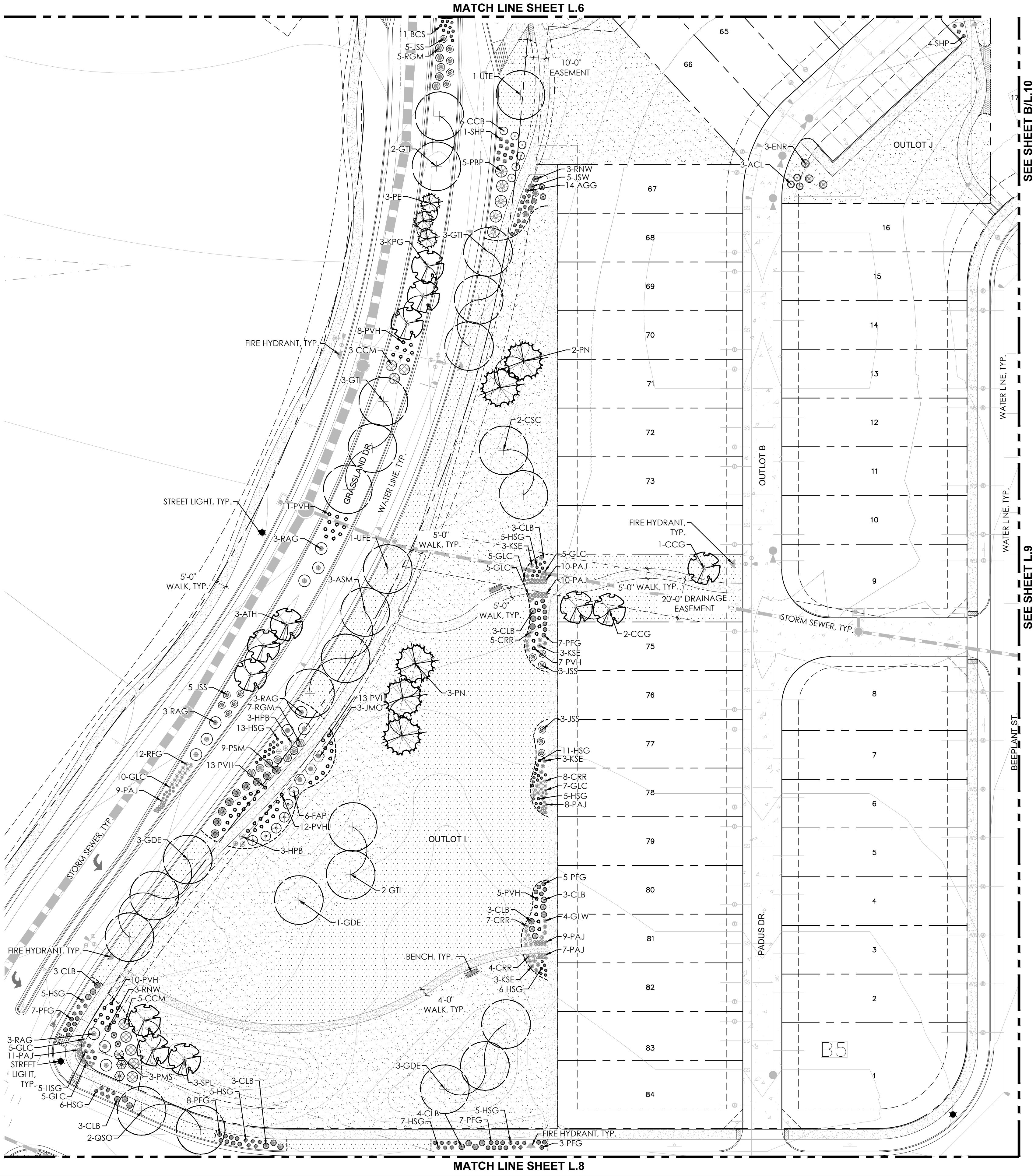
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SHEET 17 OF 33

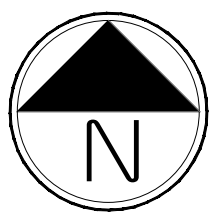
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REVERE NORTH FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

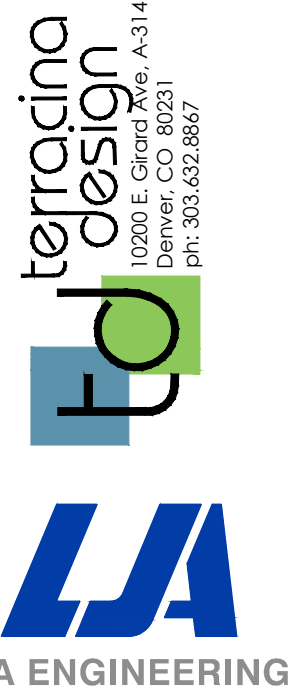


LEGEND

- DROUGHT TOLERANT SOD
- PERMANENT IRRIGATED NATIVE GRASS
- NON-IRRIGATED NATIVE GRASS
- TEMPORARY IRRIGATED NATIVE GRASS
- CRUSHER FINES
- CONCRETE
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- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUBS



Scale: 1"= 30'-0"



PROJECT NAME

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TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
09/05/2023
REVISION DATE:

SHEET TITLE

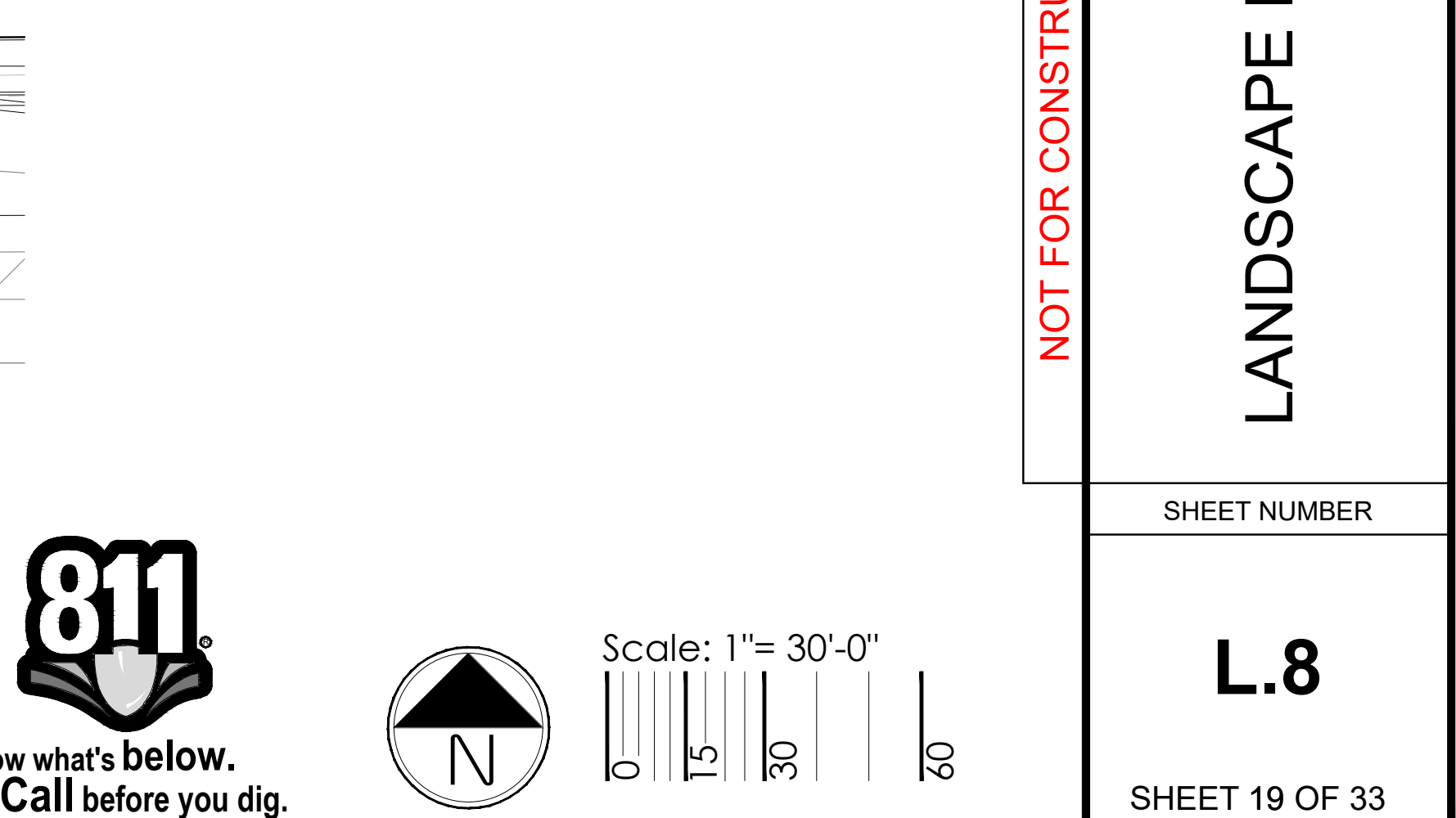
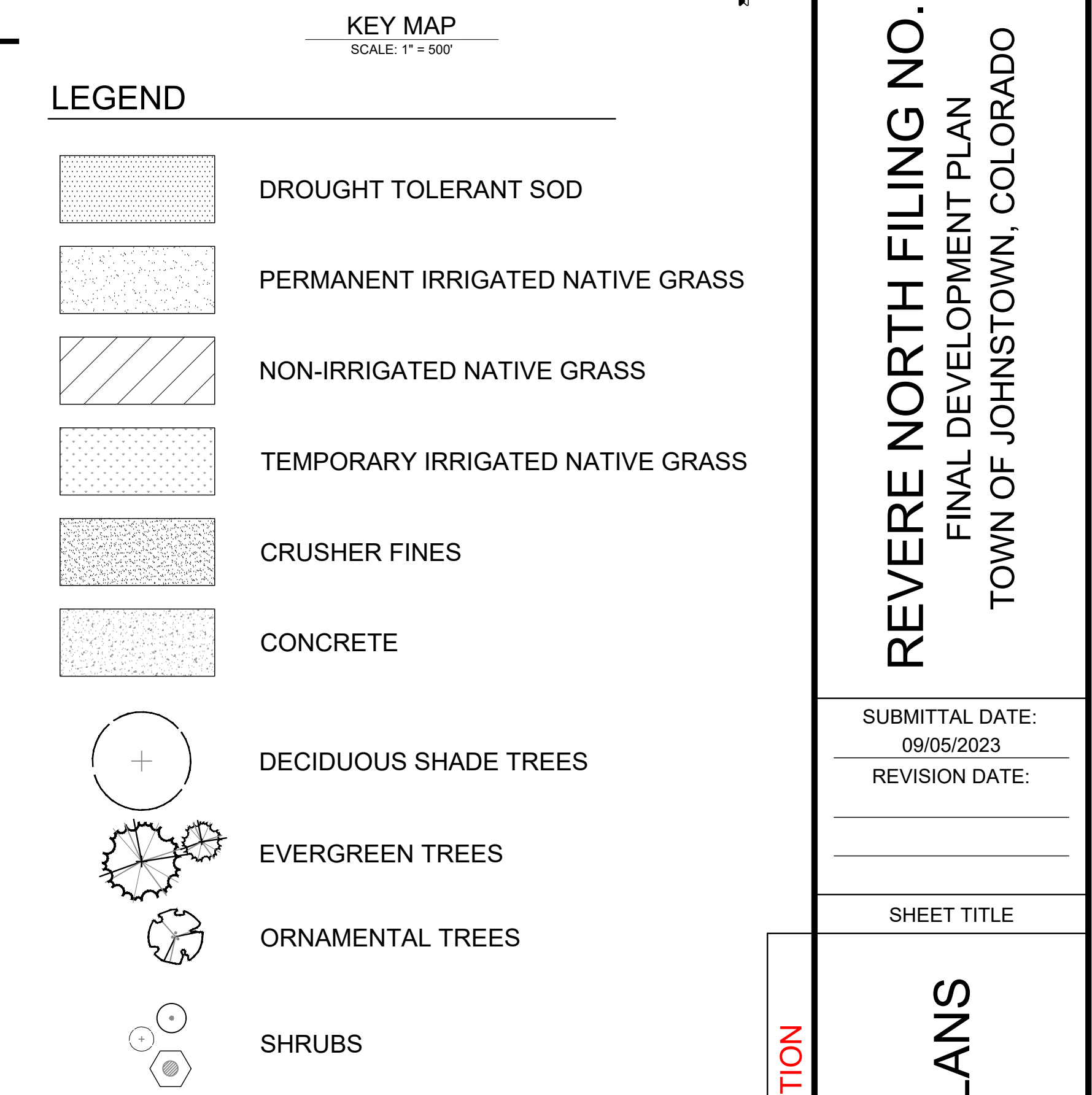
LANDSCAPE PLANS

SHEET NUMBER

L.7
SHEET 18 OF 33

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The site plan shows a residential development with several lots. Lot L.1 is the central focus, surrounded by L.2, L.3, L.4, L.5, L.6, L.7, L.8, L.9, L.10, and L.11. Streets A/L.5, B/L.5, A/L.10, and B/L.10 are shown. A north arrow and a scale bar are included.



MATCH LINE SHEET B/L.10



DROUGHT TOLERANT SOD

PERMANENT IRRIGATED NATIVE GRASS

NON-IRRIGATED NATIVE GRASS

TEMPORARY IRRIGATED NATIVE GRASS

CRUSHER FINES

CONCRETE



DECIDUOUS SHADE TREES



EVERGREEN TREES



ORNAMENTAL TREES



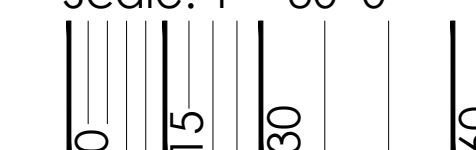
SHRUBS



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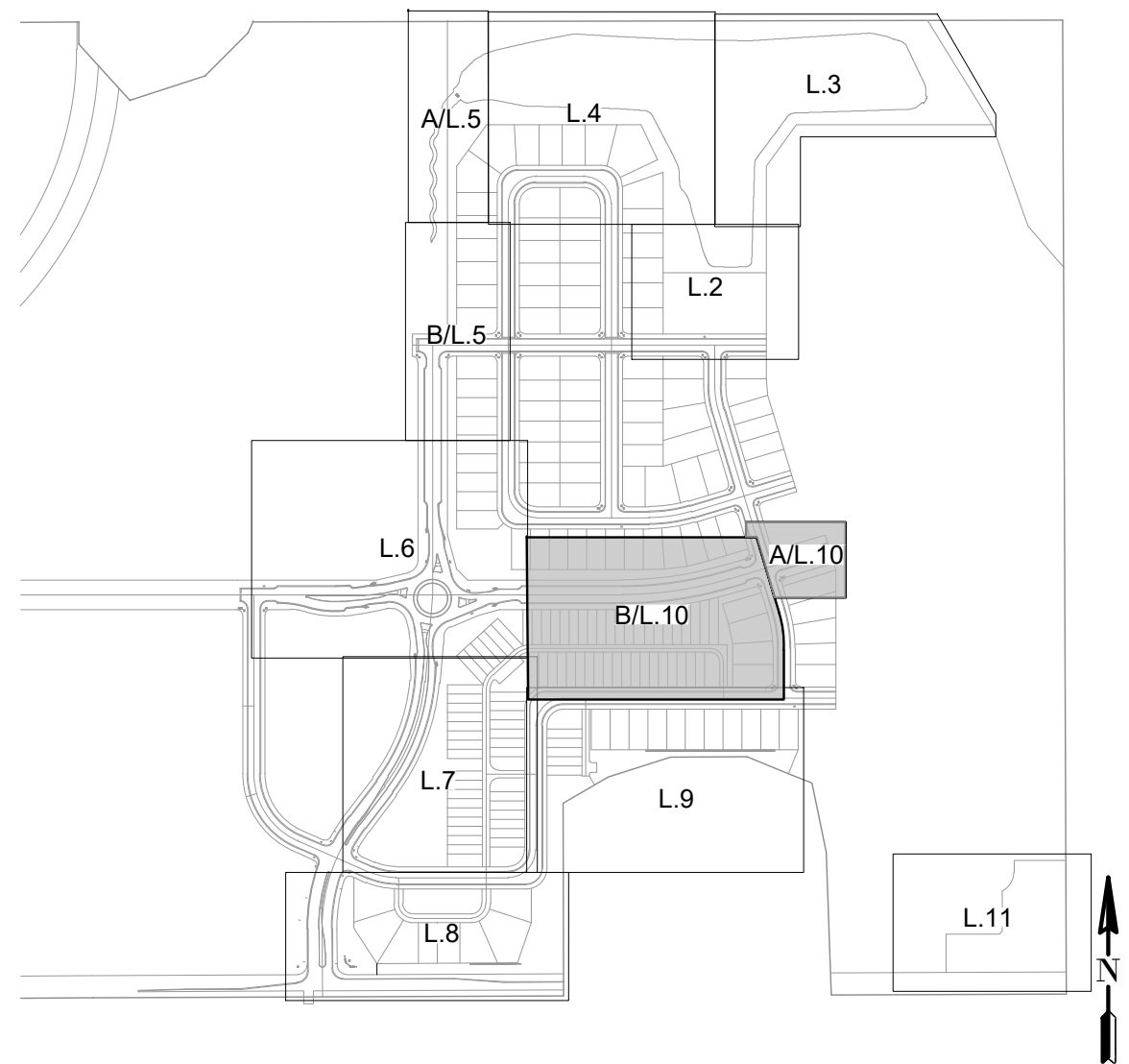
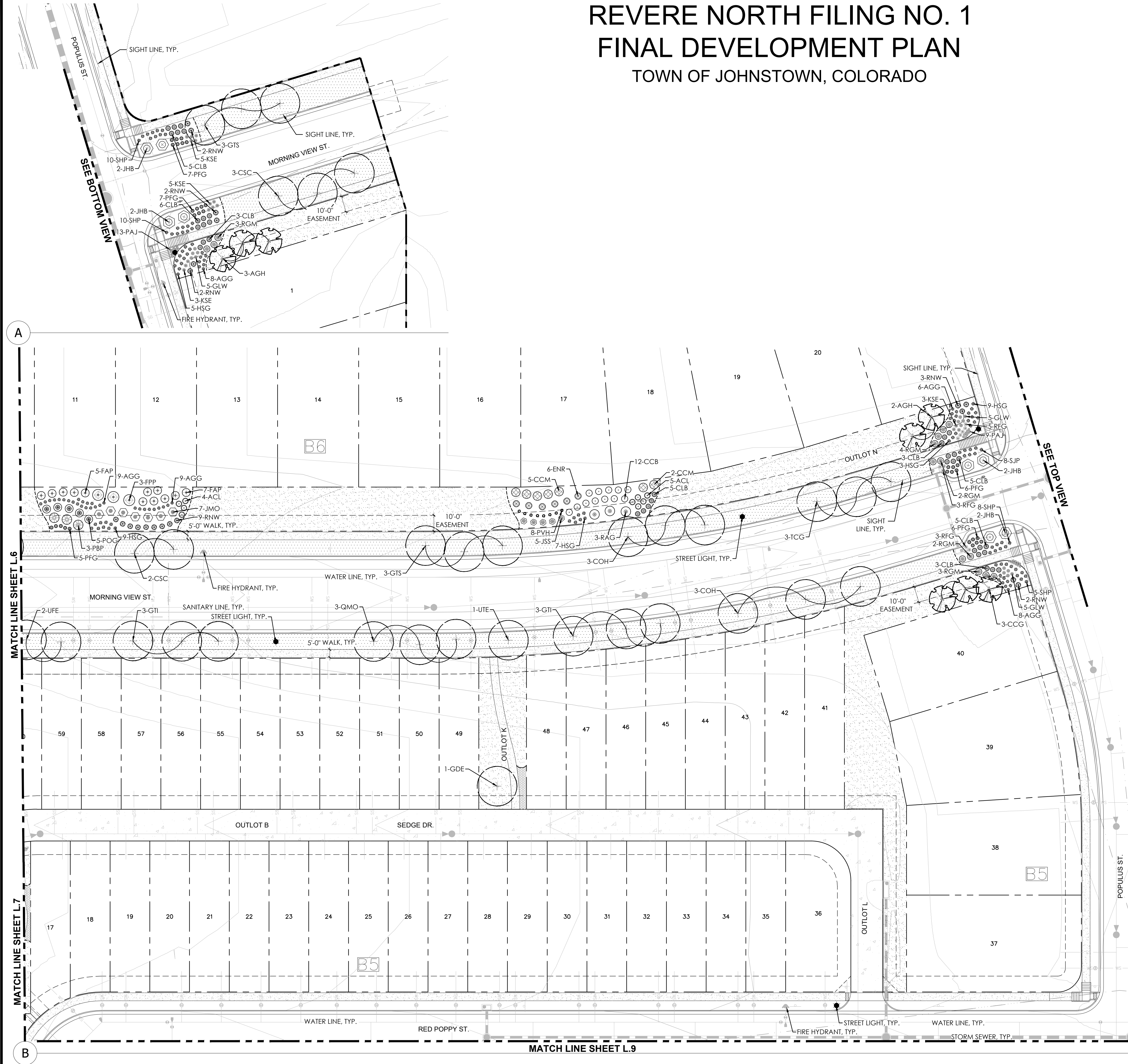
Scale: 1"= 30'-0"



SHEET 20 OF 33

NOT FOR CONSTRUCTION

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



- LEGEND**
- DROUGHT TOLERANT SOD
 - PERMANENT IRRIGATED NATIVE GRASS
 - NON-IRRIGATED NATIVE GRASS
 - TEMPORARY IRRIGATED NATIVE GRASS
 - CRUSHER FINES
 - CONCRETE
 - DECIDUOUS SHADE TREES
 - EVERGREEN TREES
 - ORNAMENTAL TREES
 - SHRUBS

811
Know what's below.
Call before you dig.

Scale: 1" = 30'-0"

0 15 30 60

N

811
Know what's below.
Call before you dig.

terracedesign
10200 E. Grand Ave., A-314
Denver, CO 80231
ph: 303.632.8867

LJA
LJA ENGINEERING

PROJECT NAME

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

SUBMITTAL DATE:
09/05/2023
REVISION DATE:

SHEET TITLE

LANDSCAPE PLANS

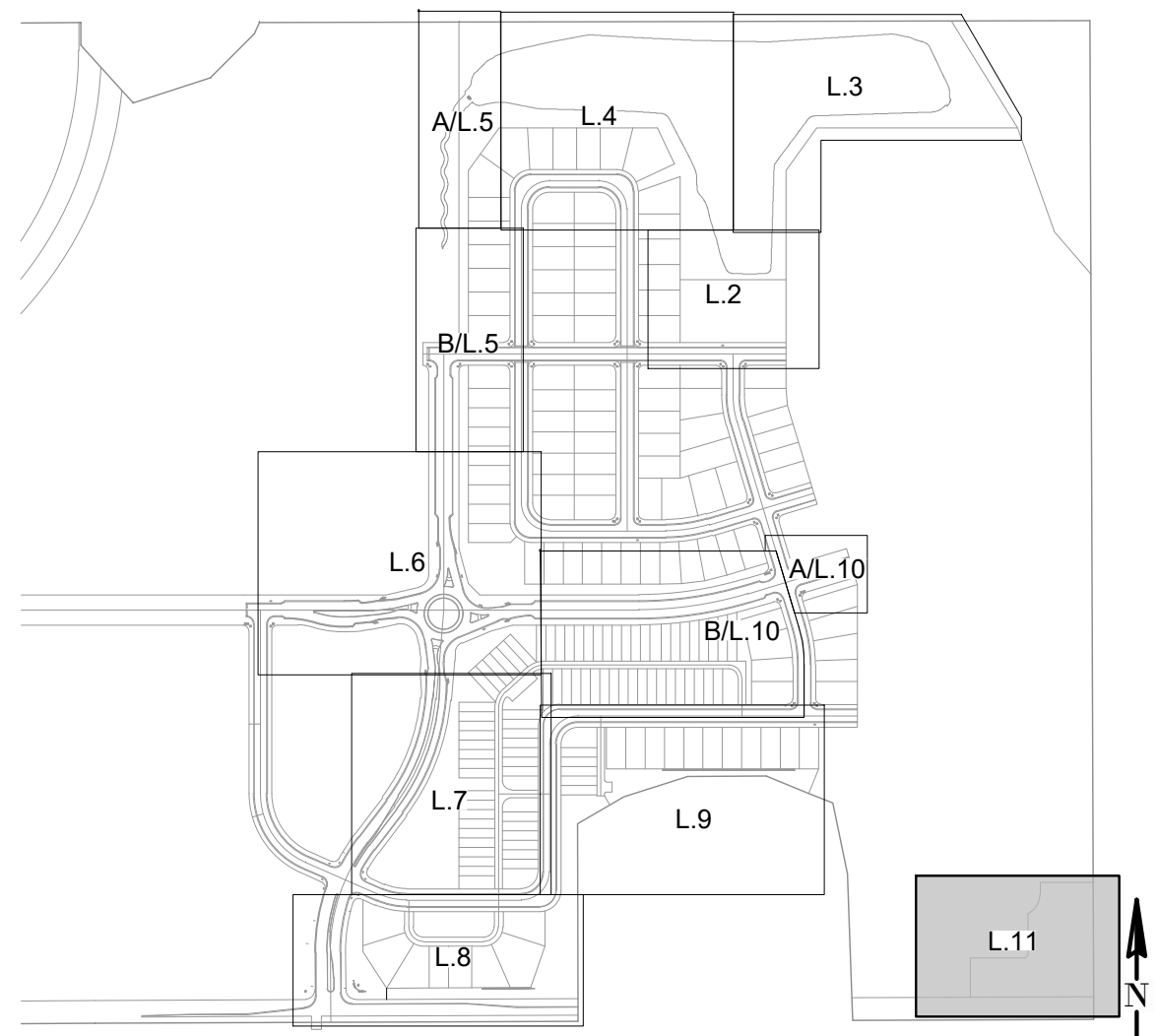
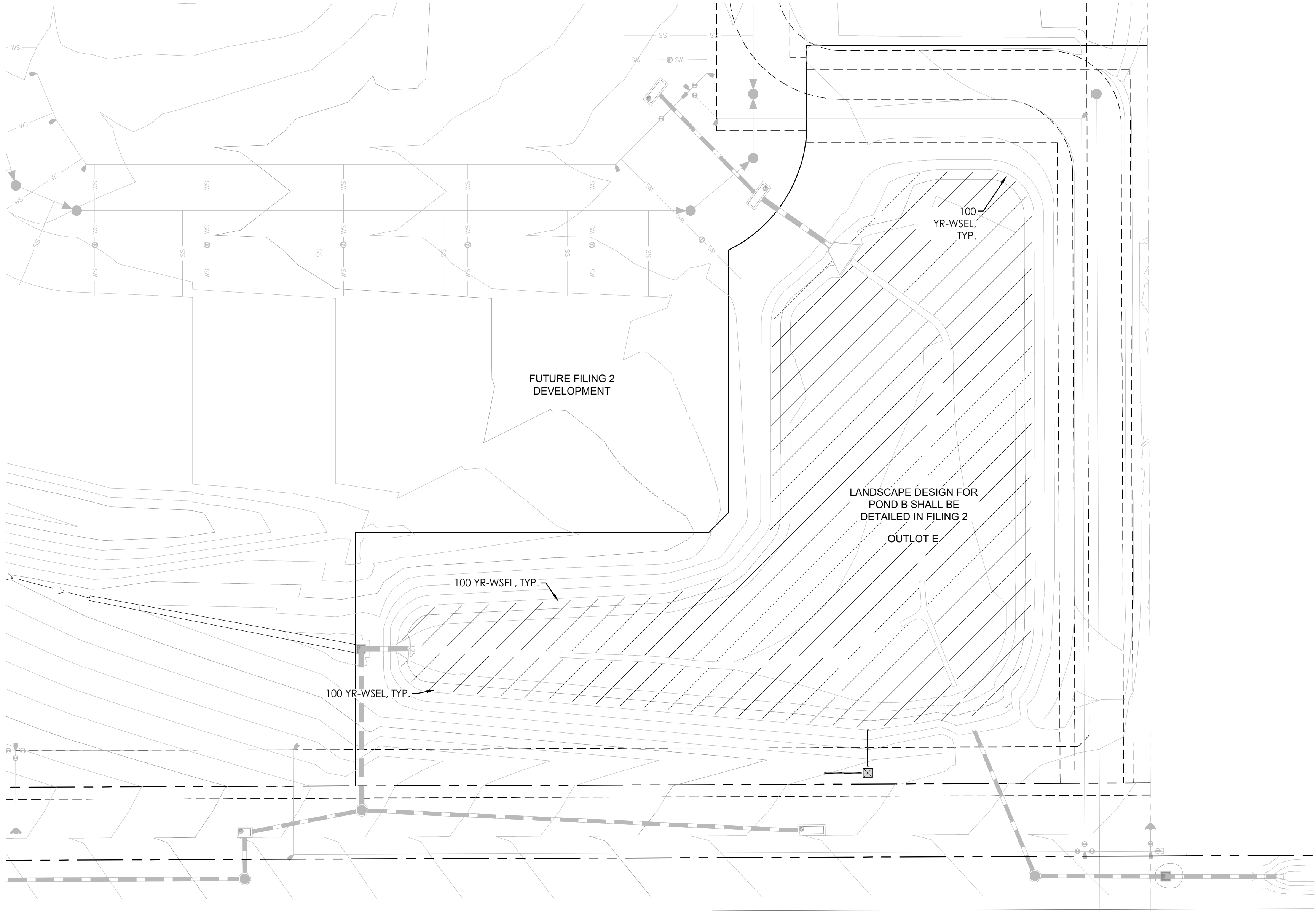
SHEET NUMBER

L.10

SHEET 21 OF 33

NOT FOR CONSTRUCTION

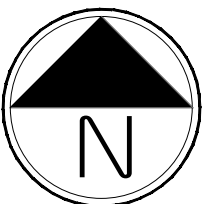
REVERE NORTH FILING NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



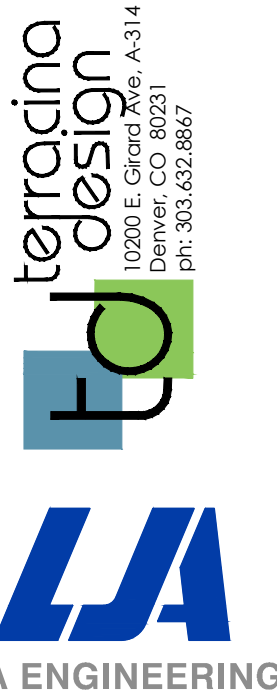
KEY MAP
SCALE: 1" = 500'

LEGEND

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



Scale: 1" = 30'-0"



PROJECT NAME

REVERE NORTH FILING NO. 1
FINAL DEVELOPMENT PLAN
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SUBMITTAL DATE: 09/05/2023
REVISION DATE:

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

L.11

SHEET 22 OF 33

NOT FOR CONSTRUCTION

p:\forestar\great plains village\revere north filing 7 - fdp\submittals\7 - fdp\submittal #7 - fdp\submittal #7 - fdp\landscape plan notes & details.dwg

REVERE NORTH FILING NO. 1

FINAL DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO

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. 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

- 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. NO TREE OR SHRUBS WILL BE PLANTED WITHIN 5' OF A FIRE HYDRANT.
- EVERGREEN TREES SHALL NOT BE PLACED 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.
- 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.
- DECIDUOUS STREET TREES SHALL NOT BE 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				
18	ASM	ACER SACCHARUM 'GREEN MOUNTAIN'	MAPLE, SUGAR GREEN MOUNTAIN	2' CAL
25	COH	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2' CAL
18	CSC	CATALPA SPECIOSA	CATALPA, WESTERN	2' CAL
25	GDE	GYMNOCALADIUS DIOCIUS	KENTUCKY COFFEETREE	2' CAL
27	GTI	GLEDITSIA TRIACANTHOS 'INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2' CAL
26	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	HONEYLOCUST, SHADEMASTER	2' CAL
23	QMO	QUERCUS MACROCARPA	OAK, BUR	2' CAL
13	QSO	QUERCUS SHUMARDII	OAK, SHUMARD	2' CAL
18	TCG	TILLIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2' CAL
13	UFE	ULMUS 'FRONTIER'	ELM, FRONTIER	2' CAL
15	UTE	ULMUS X TRIUMPH	ELM, TRIUMPH	2' CAL
ORNAMENTAL TREES				
17	AGF	ACER GINNALA 'FLAME'	MAPLE, AMUR OR GINNALA FLAME	6'-8' HT MULTI
19	AGH	ACER X GRANDIDENTATUM 'HIGHLAND PARK'	MAPLE, BIGTOOTH 'HIGHLAND PARK'	6'-8' HT MULTI
15	ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	6'-8' HT MULTI
16	CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR	6'-8' HT MULTI
13	KPG	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	1.5' CAL
18	PUP	PYRUS USSURIENSIS 'PRAIRIE GEM'	PEAR, PRAIRIE GEM	1.5' CAL
3	SPL	SYRINGA PEKINENSIS	ULAC, PEKING	1.5' CAL
EVERGREEN TREES				
33	PE	PINUS EDULIS	PINE, PINON	6'-8' HT
8	PFV	PINUS FLEXILIS, 'VANDERWOLF'S PYRIMID'	PINE, LUMBER 'VANDERWOLF'S PYRIMID'	6'-8' HT
64	PN	PINUS NIGRA	PINE, AUSTRIAN	6'-8' HT
27	PP	PINUS PONDEROSA	PINE, PONDEROSA	6'-8' HT
EVERGREEN SHRUBS				
18	JHB	JUNIPERUS HOROZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5 CONT.
19	JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5 CONT.
49	JSS	JUNIPERUS SABINA 'SCANDIA'	JUNIPER, SCANDIA	#5 CONT.
21	JSW	JUNIPEROUS SCOPULARIUM 'WOODWARD'	JUNIPER, WOODWARD ROCKY MOUNTAIN	#5 CONT.
9	PMS	PINUS MUGO 'SLOWMOUND'	PINE, MUGO SLOWMOUND	#5 CONT.
DECIDUOUS SHRUBS				
98	ACL	AMORPHA CANESCENS	LEADPLANT	#5 CONT.
63	ACS	ARTEMISIA CANA	SAGEBRUSH	#5 CONT.
38	CCM	COTINUS COGGYGRIA 'WINECRAFT BLACK'	SMOKE TREE, WINECRAFT BLACK	#5 CONT.
56	CCB	CHRYSOTHAMNUS NAUSEOSUS 'ALBICAULIS'	SPIREA, BLUE MIST	#5 CONT.
118	CLB	CYTISUS X LENA	BROOM, LENA	#5 CONT.
83	ENR	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, TALL BLUE	#5 CONT.
110	FAP	FALLUGIA PARADOXA	APACHE PLUME	#5 CONT.
15	FPP	FORESTIERA NEOMEXICANA	NEW MEXICO, PRIVET	#5 CONT.
54	PBP	PRUNUS BESSEYI 'PAWNEE BUTTES'	WESTERN SAND CHERRY	#5 CONT.
194	PFG	POTENTILLA FRUTICOSA 'GOLDSTAR'	POTENTIALLA, GOLD STAR	#5 CONT.
13	POG	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	NINEBARK, DARTS GOLD	#5 CONT.
14	PSM	PHILADELPHUS X 'SNOWBELLE'	MOCKORANGE, SNOWBELLE	#5 CONT.
54	RAG	RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5 CONT.
47	RGM	RIBES ALPINUM 'GREENMOUND'	CURRENT, GREEN MOUND	#5 CONT.
32	RMC	ROSA 'MEIPelta'	ROSE, FUCHSIA MEDILAND	#5 CONT.
59	RNW	ROSA 'NEARLY WILD'	ROSE, NEARLY WILD	#5 CONT.
ORNAMENTAL GRASSES				
210	AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1 CONT.
107	BCS	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS	#1 CONT.
176	HSG	HELICOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#1 CONT.
184	PVH	PANICUM VIRGATUM 'HEAVY METAL'	DALLAS BLUES SWITCH GRASS	#1 CONT.
448	SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT.
16	SSB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM GRASS	#1 CONT.
55	SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1 CONT.
PERENNIALS				
65	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	F15
5	ATB	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	F15
139	CRR	CENTRANTHUS RUBER	RED VALERIAN	F15
190	GLC	GAURA LINDHEIMERI 'CRIMSON'	WHIRLING BUTTERFLIES 'CRIMSON'	F15
58	GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	F15
55	HPB	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	FALSE YUCCA, BRAKELIGHTS RED	#1 CONT.
45	KSE	KNIPHOFIA 'STARK'S EARLY HYBRIDS'	TORCHLILY, RED	#1 CONT.
126	RFG	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	1 GAL
161	PAJ	PERSICARIA 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	JUNUCUS BALTICUS	BALTIC RUSH ,NATIVE*
1	SPARTINA PECTINATA	PRAIRIE CORDGRASS, NATIVE*
1	PASCOPYRIUM 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	DISTICHLIS STRICTA	INLAND SALTGRASS, NATIVE
3.75	JUNUCUS BALTICUS	BALTIC RUSH ,NATIVE*
2.5	SPARTINA PECTINATA	PRAIRIE CORDGRASS, NATIVE*
TOTAL:25		

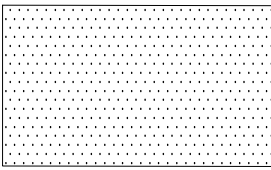
*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST 25 LBS/ACRE RATE FOR MIX
**1/4 LBS MIN. PER SPECIES ORDER

SEED MIX AVAILABLE THROUGH:

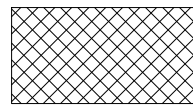
PAWNEE BUTTES SEED, INC.
605 25TH ST.
GREELEY, COLORADO 80631
(970) 356-7002

TURF

RTF SOD OR APPROVED EQUAL



LEGEND



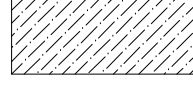
ARTERIAL BUFFER



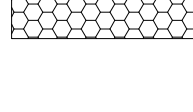
ARTERIAL ROW



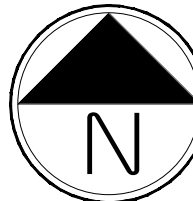
COLLECTOR ROW



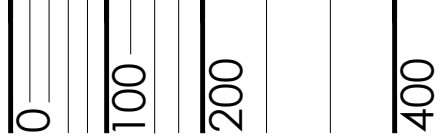
PRIVATELY OWNED &
OPERATED LAND



DETENTION AREA



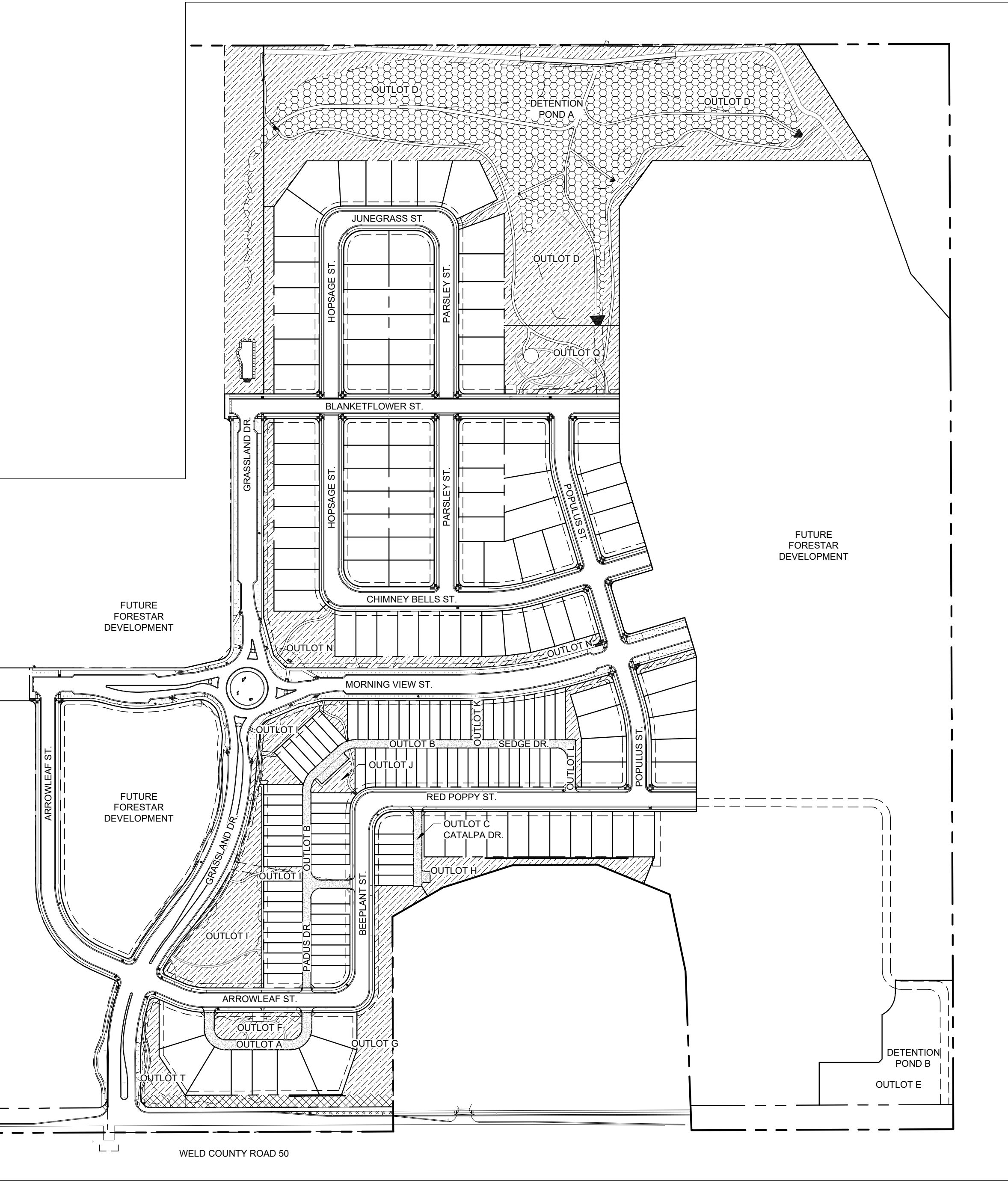
Scale: 1"= 200'-0"



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		18,632	10	47	13	70
Arterial ROW						
1 tree + 5 Shrubs per 1000 square feet		2,287	3	12	8	37
Collector ROW						
1 tree per 50 linear ft. and 1 shrub per 2000 square feet	3,461	52,652	70	27	109	278
Privately Owned and Operated Land						
1 tree + 5 shrubs for every 4500 square feet		314,820	70	350	277	556
Detention Areas						
1 tree + 5 shrubs for every 100 linear feet of perimeter	4,255		43	213	47	223

LANDSCAPE AREA MAP



Know what's below.
Call before you dig.



PROJECT NAME

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FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:

09/05/2023

REVISION DATE:

SHEET TITLE

LANDSCAPE NOTES

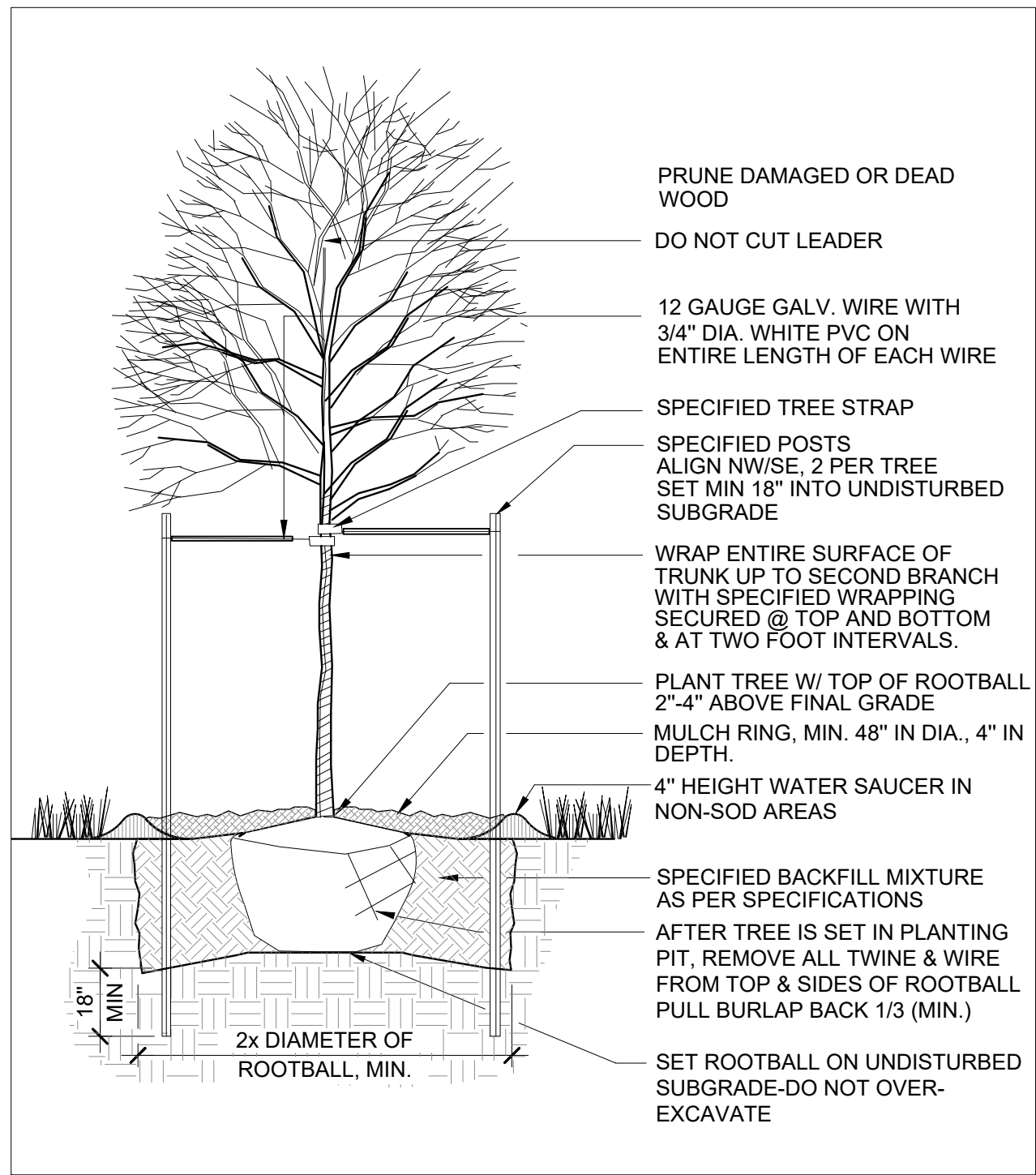
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L.12

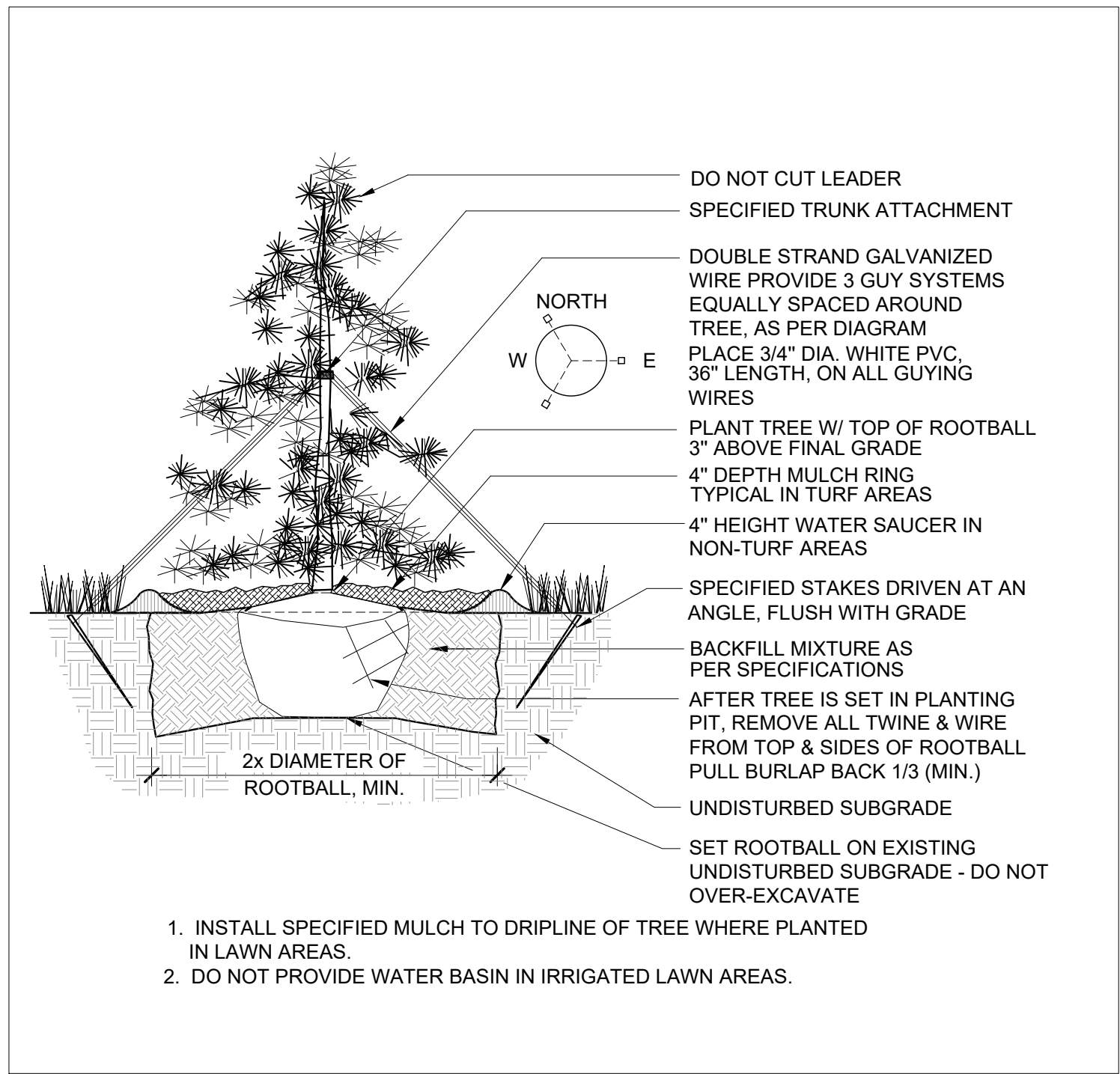
SHEET 23 OF 33

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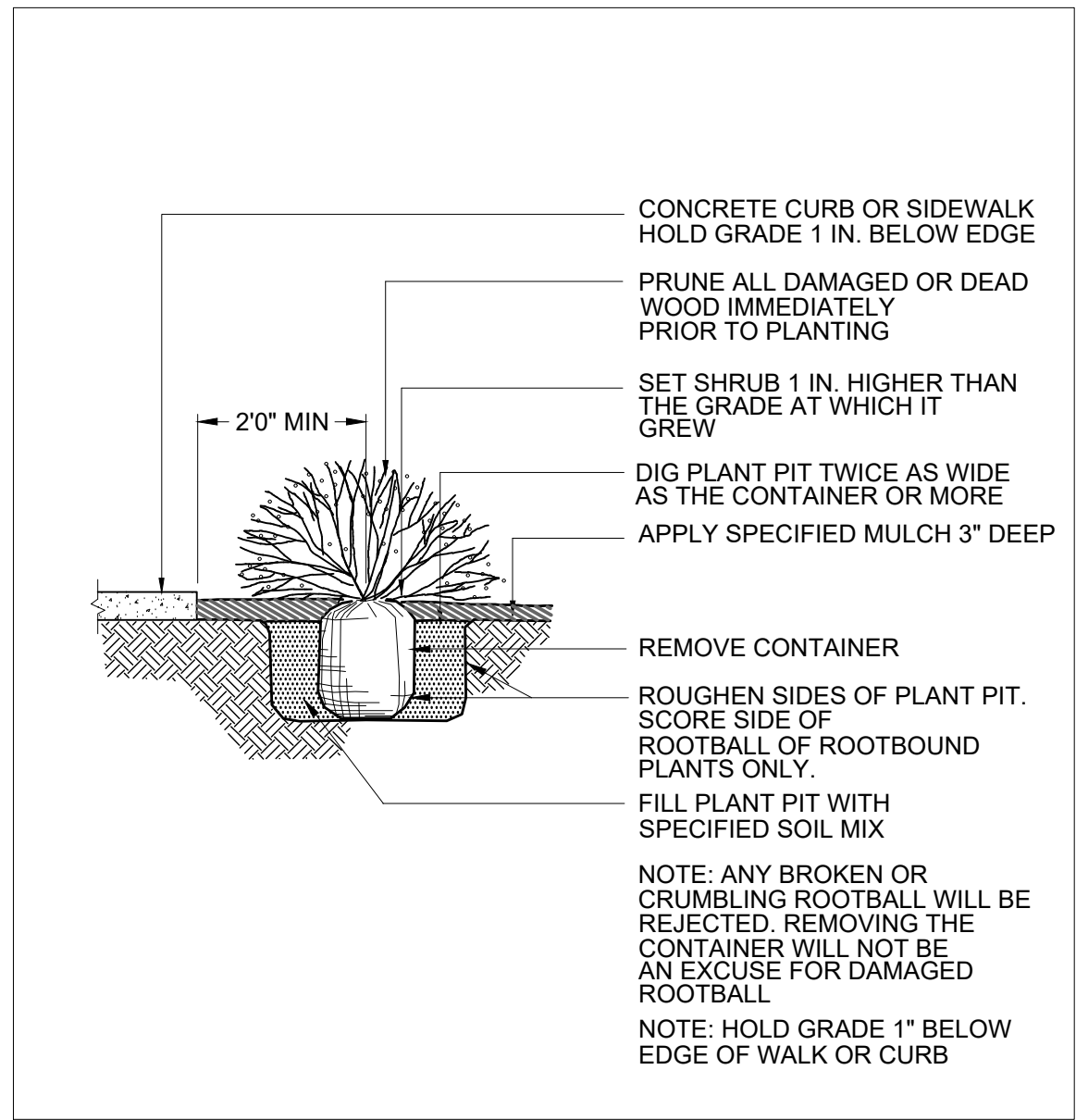
REVERE NORTH FILING NO. 1
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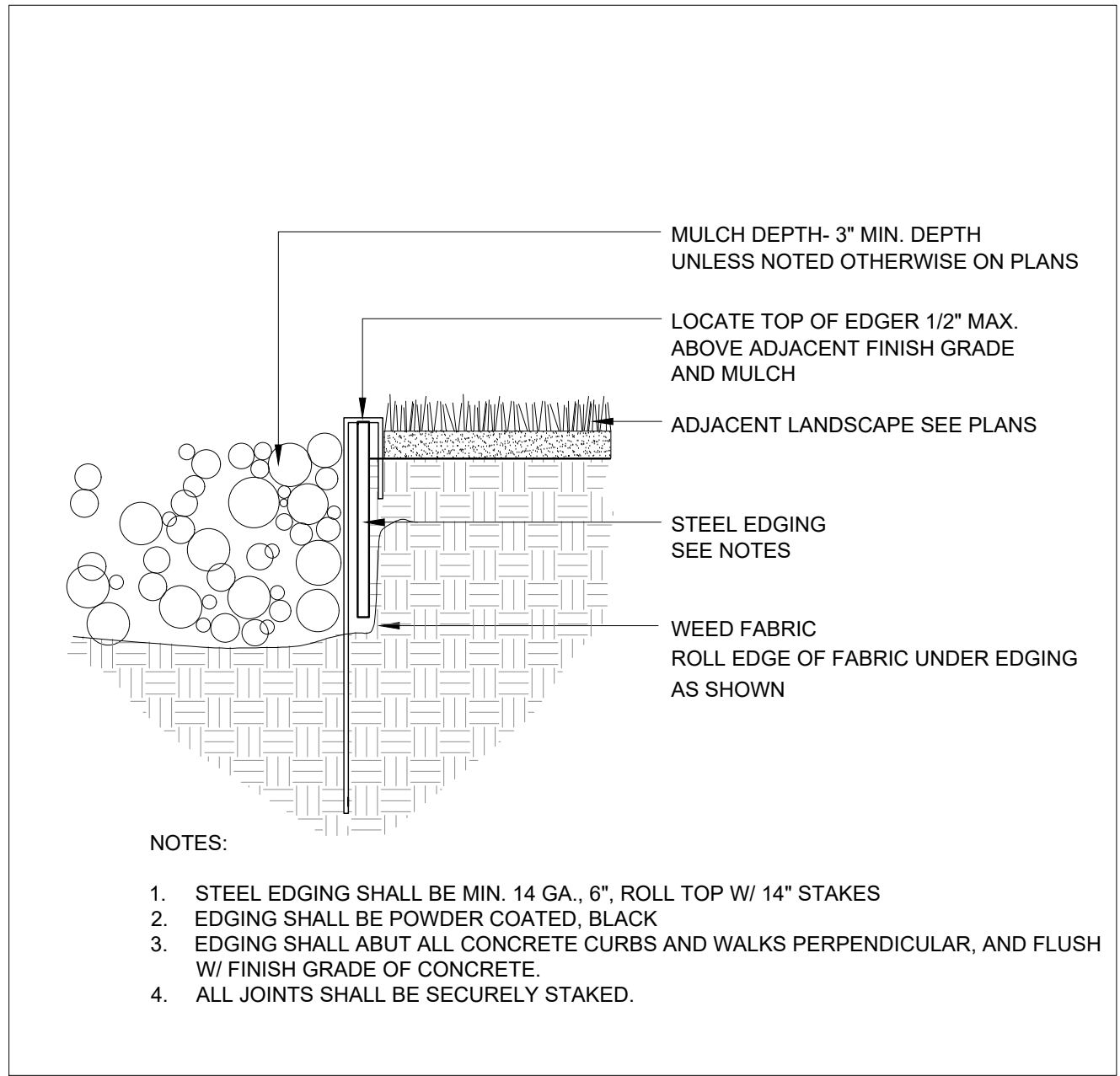
1 DECIDUOUS TREE PLANTING
NTS



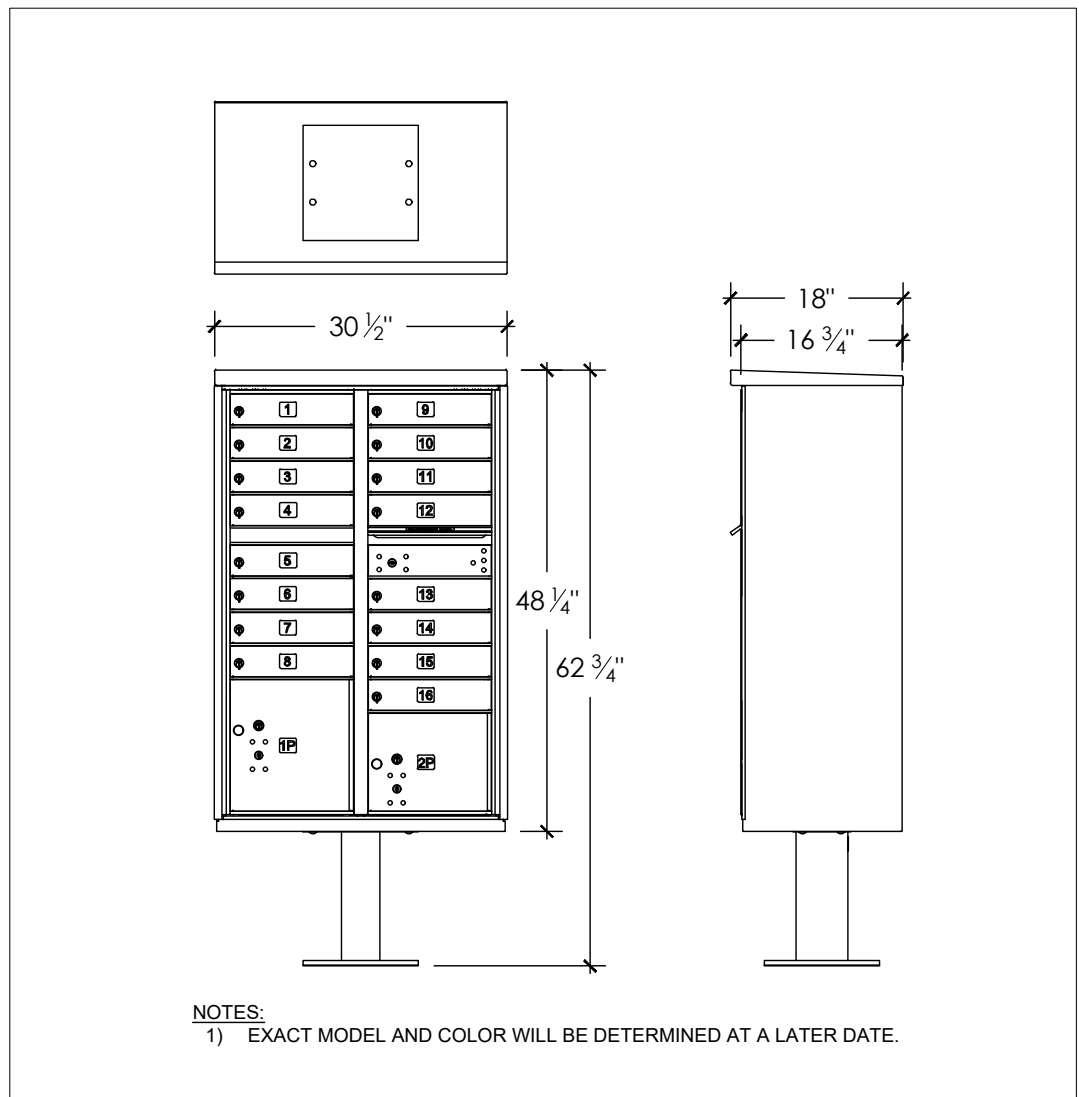
2 EVERGREEN TREE PLANTING
NTS



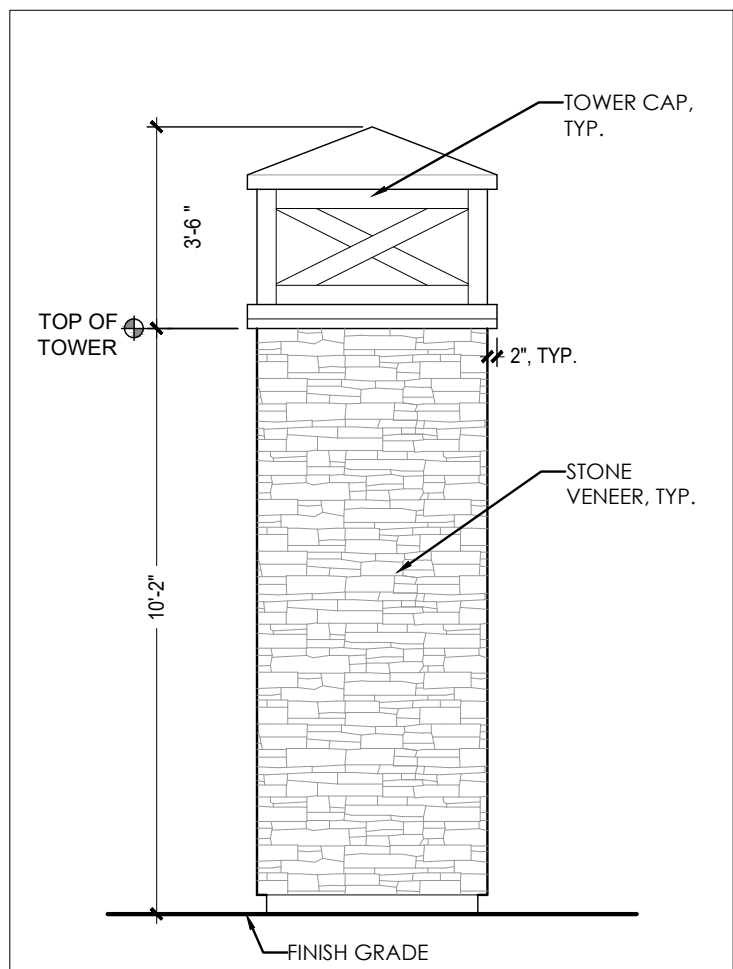
3 TYPICAL SHRUB PLANTING
NTS



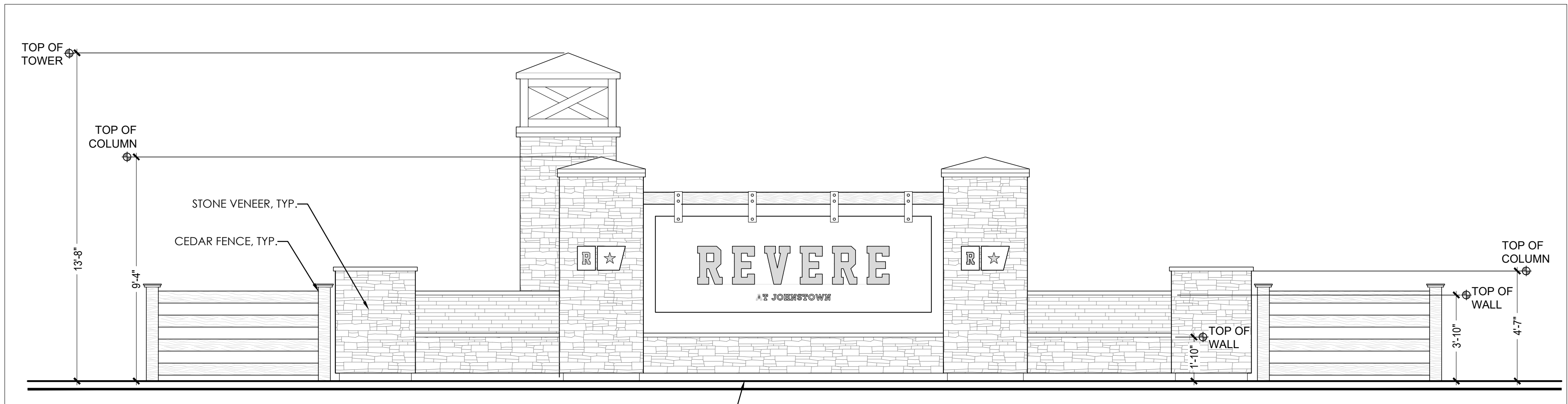
4 STEEL EDGER
NTS



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)



Know what's below.
Call before you dig.



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SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER

L.13

SHEET 24 OF 33

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REVERE NORTH FILING NO. 1
FINAL 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.



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FINAL DEVELOPMENT PLAN
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REVISION DATE:

SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
L.14
SHEET 25 OF 33



1 MAIL KIOSK/ SHADE STRUCTURE
NTS



2 BRIDGE
NTS



3 BALANCE LOG
NTS



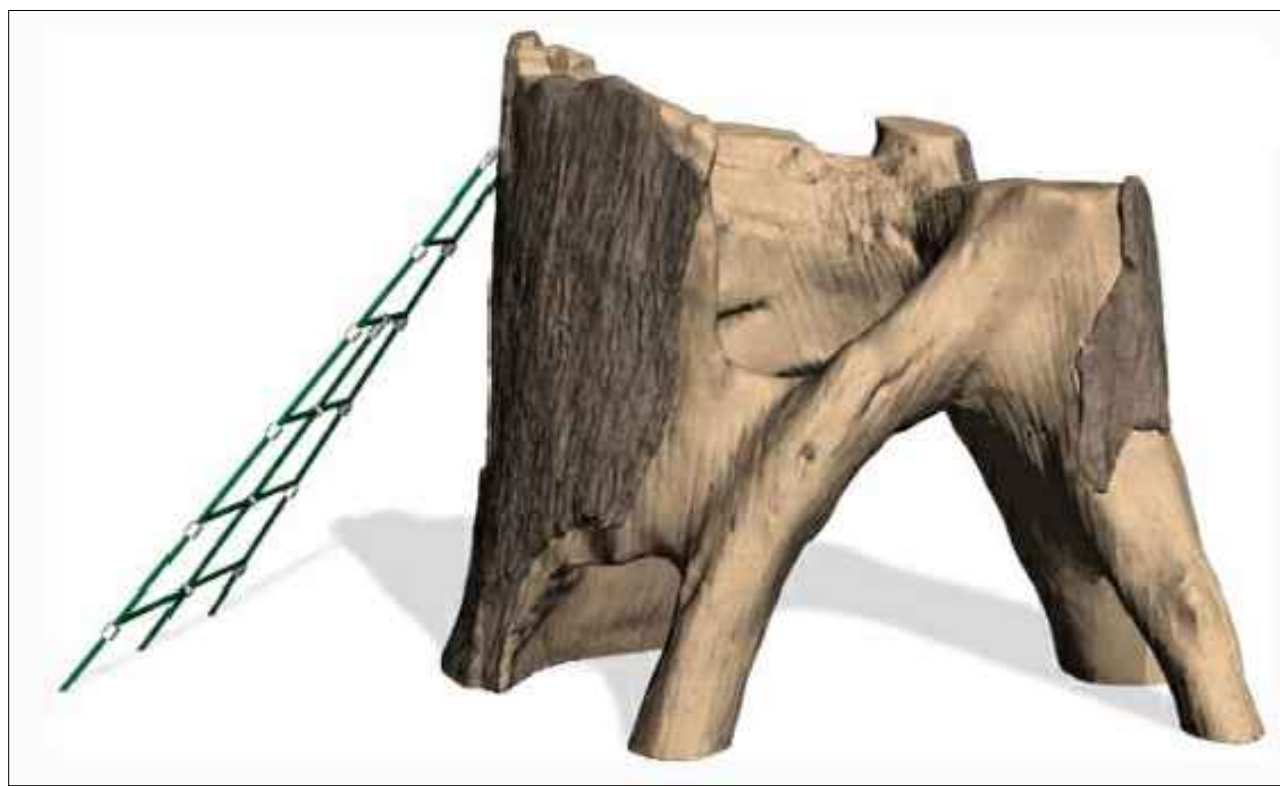
4 STEPPING STUMPS
NTS



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

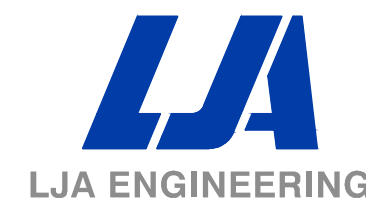


12 TRASH RECEPTACLE
NTS



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LOT TYPICALS
(LANDSCAPE)

SHEET NUMBER

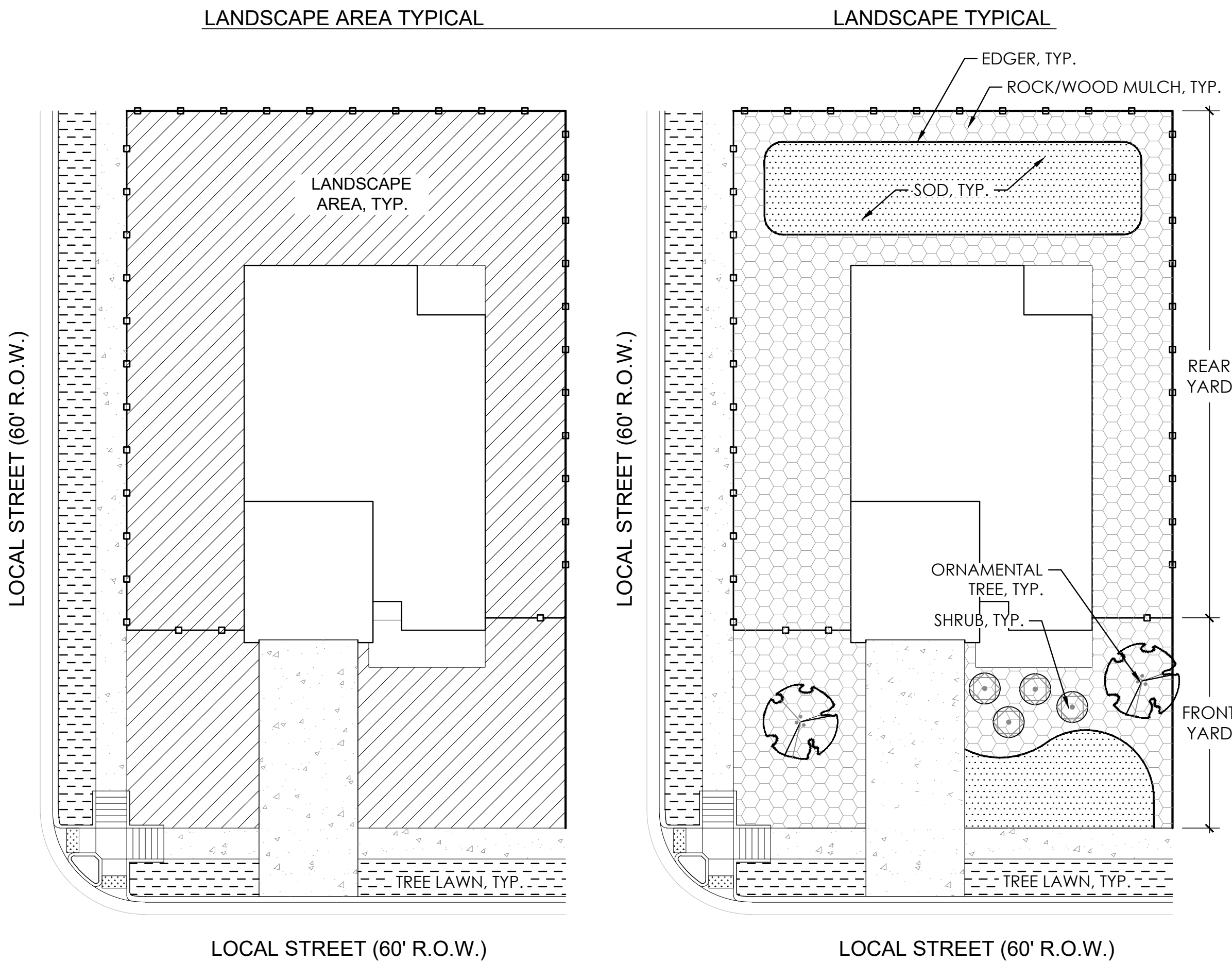
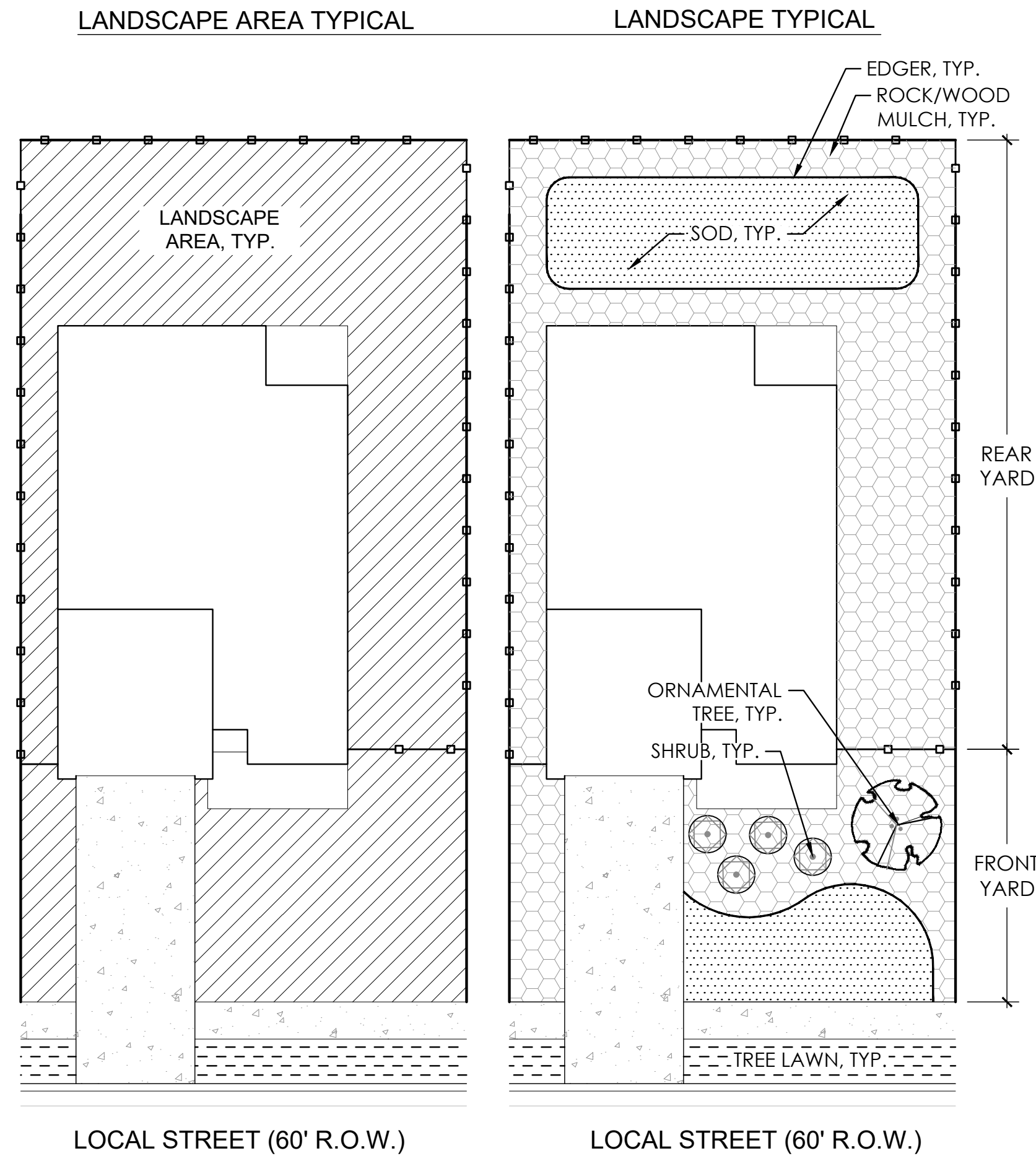
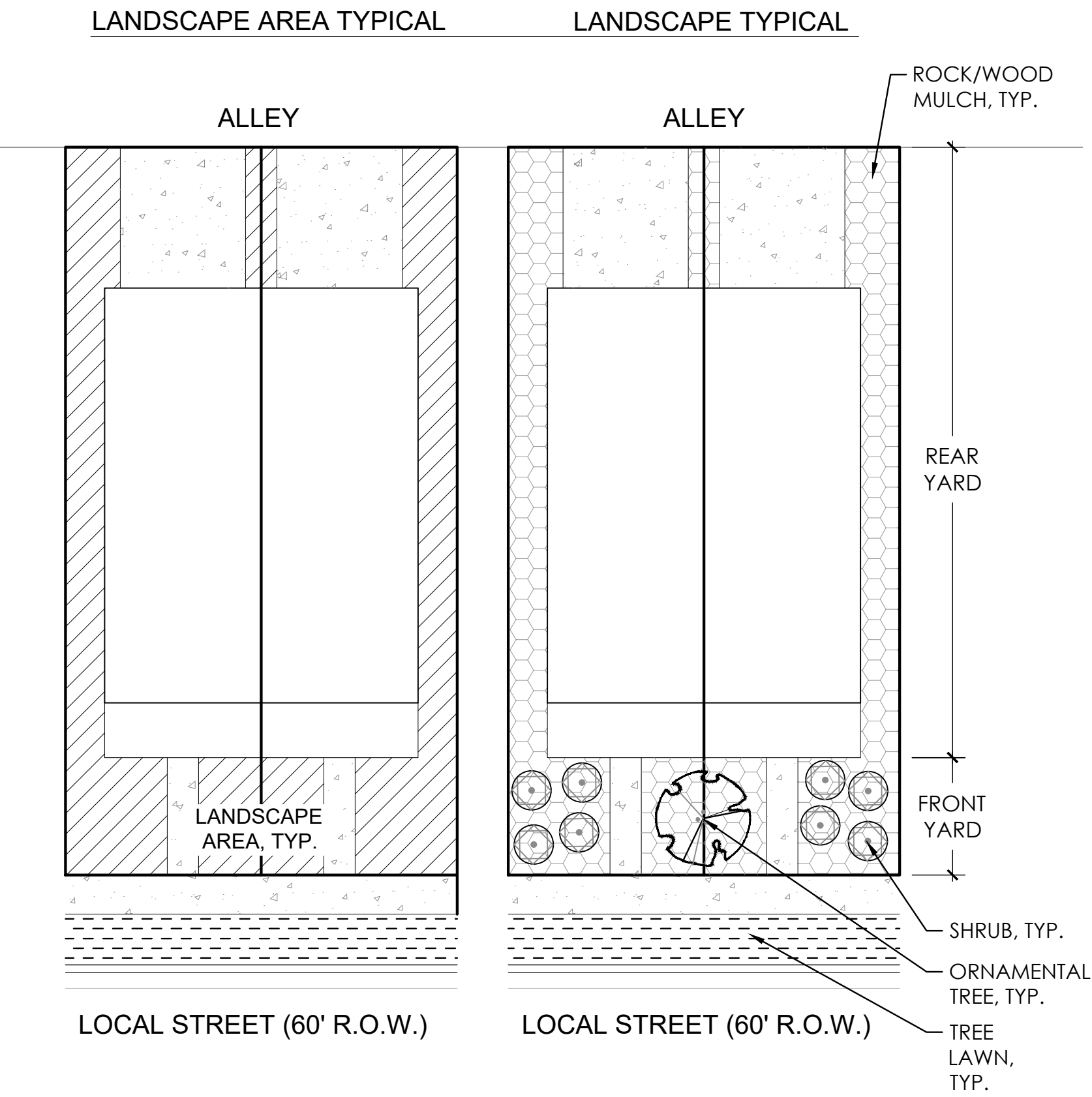
L.15

SHEET 26 OF 33

ALLEY LOAD SINGLE-FAMILY
ATTACHED LOTS

SINGLE-FAMILY DETACHED INTERIOR LOTS

SINGLE-FAMILY DETACHED CORNER 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.

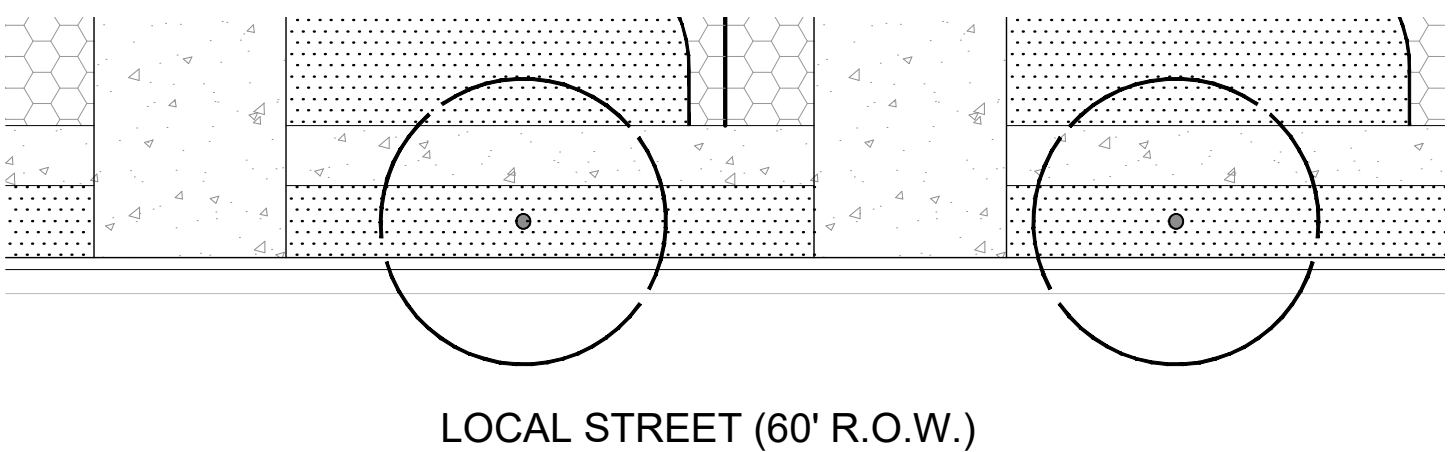
SINGLE-FAMILY RESIDENTIAL LOT LANDSCAPE STANDARDS

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

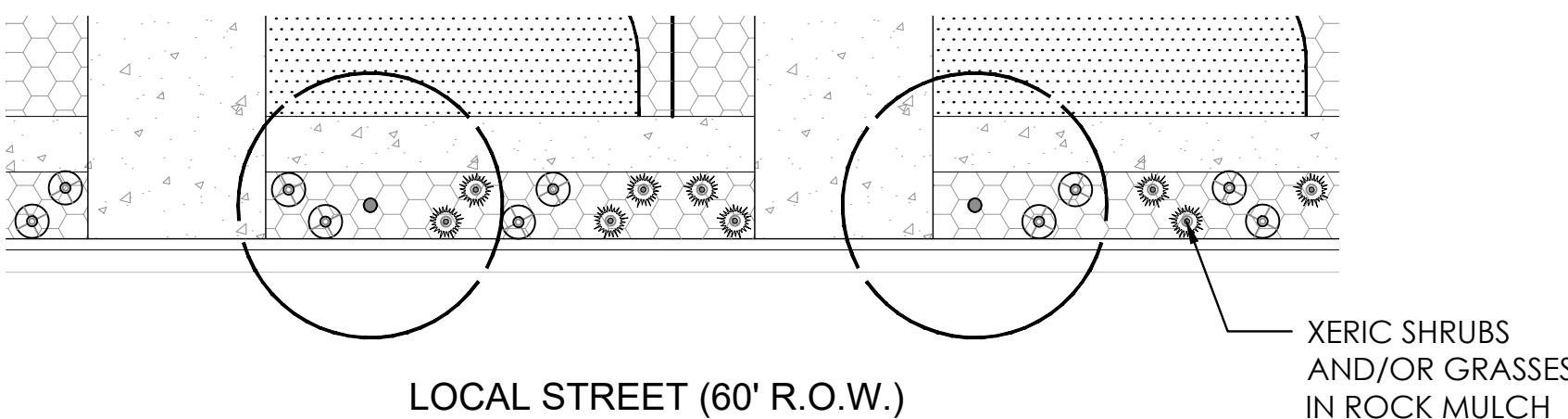
LEGEND

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

TREE LAWN TYPICAL - TURF



TREE LAWN TYPICAL - XERIC PLANTING



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REVERE NORTH FILING NO. 1
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TOWN OF JOHNSTOWN, COLORADO



NOTES:
1. ELEVATIONS ARE CONCEPTUAL AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. MODELS AND ELEVATIONS MAY DIFFER, BUT MUST BE APPROVED BY THE TOWN OF JOHNSTOWN.



SINGLE FAMILY DETACHED



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TOWN OF JOHNSTOWN, COLORADO

SUBMITTAL DATE:
09/05/2023
REVISION DATE:

SHEET TITLE

ARCHITECTURAL
CHARACTER
IMAGERY

SHEET NUMBER

L.16

SHEET 27 OF 33

NOT FOR CONSTRUCTION

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



1 FRONT ELEVATION BUILDING TYPE A
NTS



2 FRONT ELEVATION BUILDING TYPE B
NTS



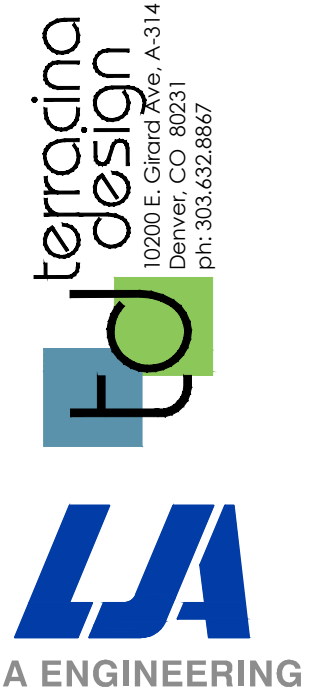
3 FRONT ELEVATION BUILDING TYPE C
NTS



4 FRONT ELEVATION BUILDING TYPE D
NTS

SINGLE FAMILY ATTACHED

- NOTES:
1. ELEVATIONS ARE CONCEPTUAL AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
 2. MODELS AND ELEVATIONS MAY DIFFER, BUT MUST BE APPROVED BY THE TOWN OF JOHNSTOWN.



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L.17

SHEET 28 OF 33

NOT FOR CONSTRUCTION

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



LEGEND

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

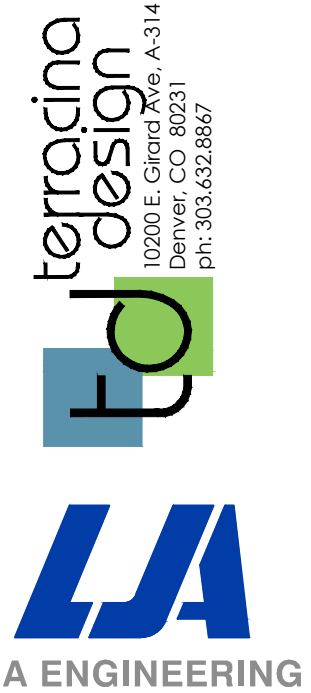
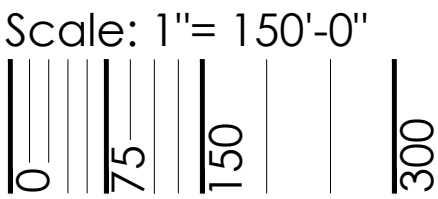
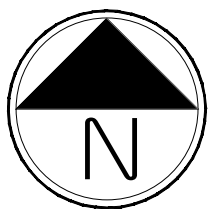
OPEN AREA DATA									
FILING	TOTAL GROSS ACREAGE	OPEN AREA REQUIRED	OPEN AREA PROVIDED	% OF TOTAL ACREAGE	USABLE OPEN AREA REQUIRED	USABLE OPEN AREA PROVIDED	% OF TOTAL ACREAGE	PARK AREA REQUIRED	PARK AREA PROVIDED
REVERE AT JOHNSTOWN FILING NO. 1	73.5	11.0	19.4	26%	7.3	8.4	11%	1.3	3.0
REVERE NORTH FILING NO. 1	64.6***	9.7	23.7	37%	6.5	10.0	15%	0.8	7.4
TOTAL	180.6	20.7	43.1	24%	13.8	18.4	10%	2.1	10.4

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

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

*** 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."
 - THE OPEN AREA CALCULATION ABOVE INCLUDES LOT 1/BLOCK 12 (AMENITY SITE) BUT DOES NOT INCLUDE FUTURE DEVELOPMENT TRACTS (TRACTS A, B, C, AND D).



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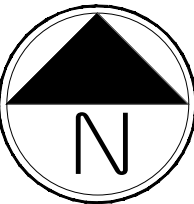
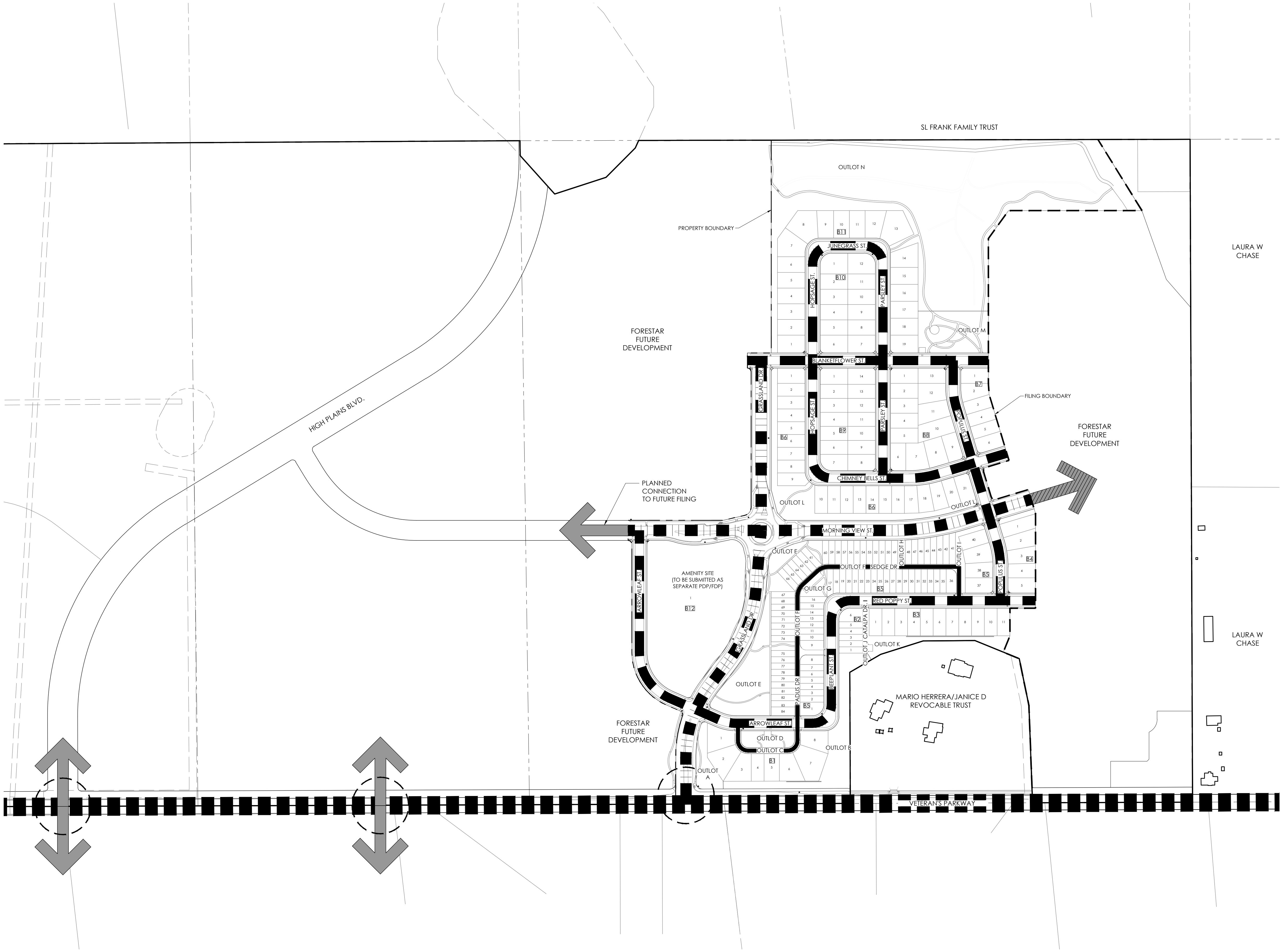
OPEN AREA &
TRAILS PLAN

SHEET NUMBER

L.18
SHEET 29 OF 33

NOT FOR CONSTRUCTION

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

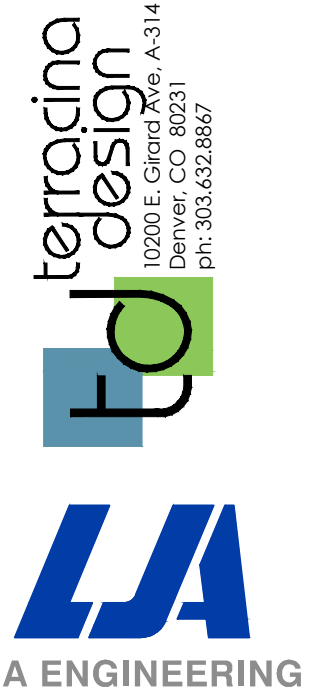


Scale: 1"= 200'-0"

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.



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REVISION DATE:

SHEET TITLE

CIRCULATION
PLAN

SHEET NUMBER

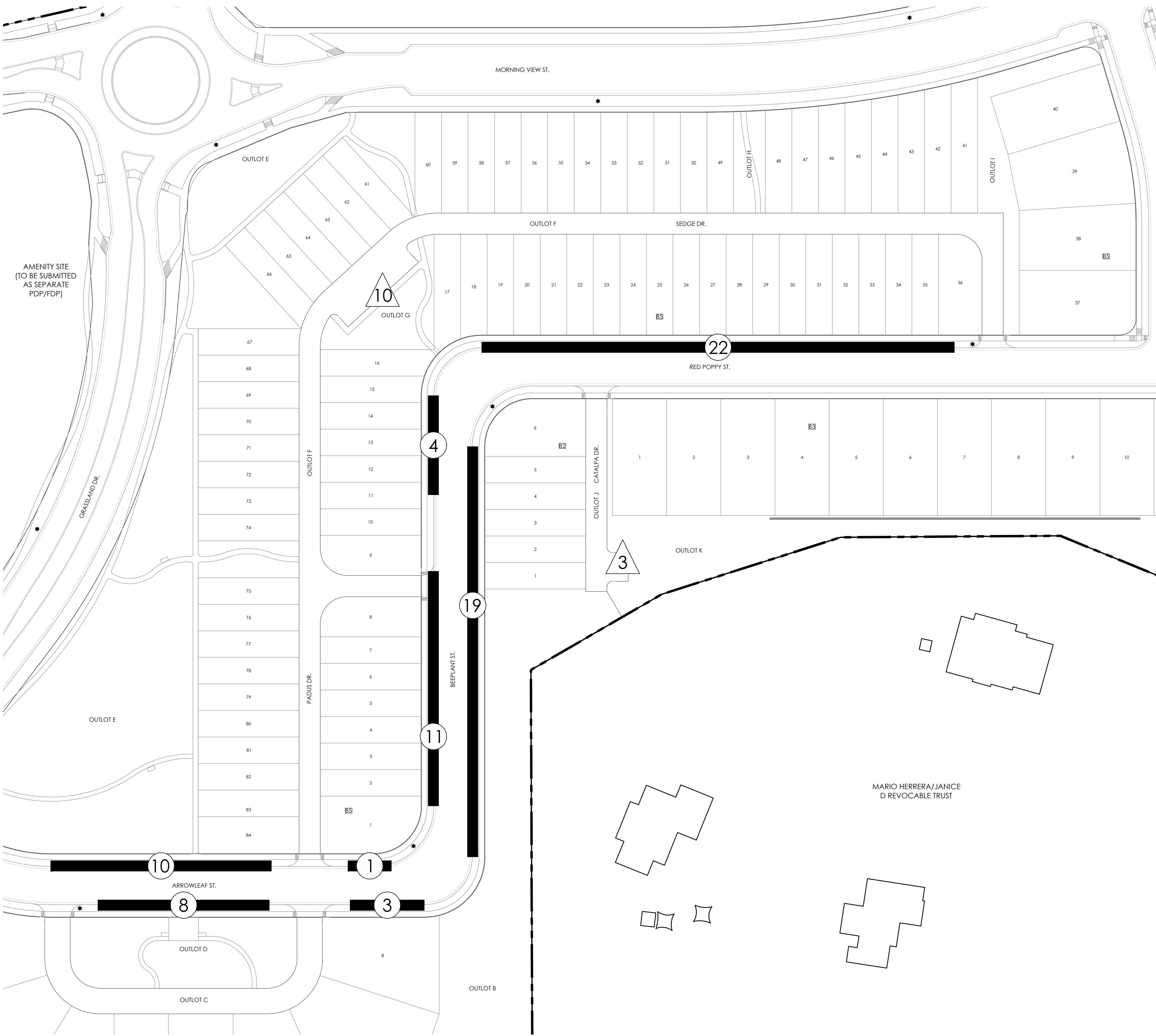
L.19

SHEET 30 OF 33

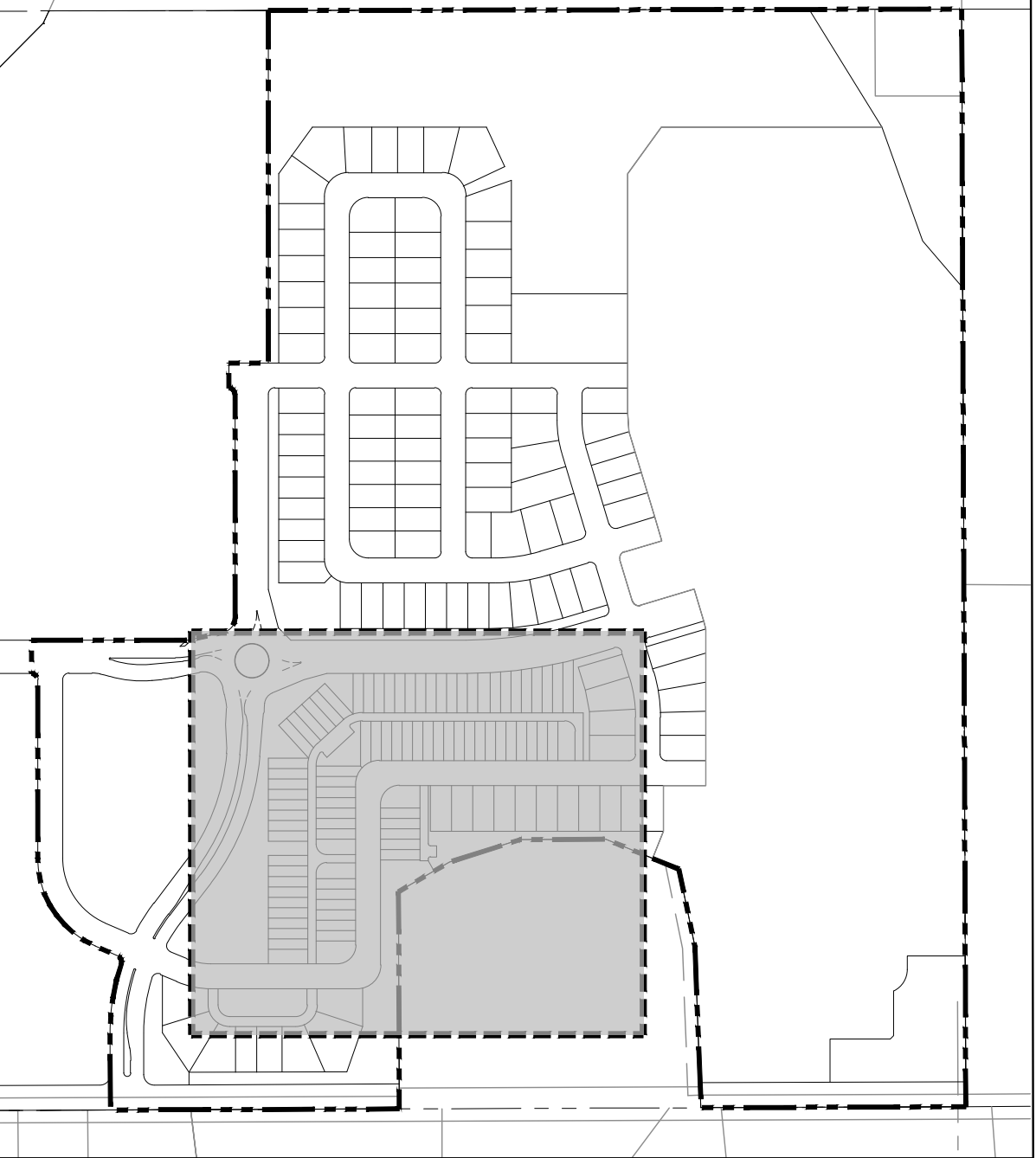
NOT FOR CONSTRUCTION

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



KEY MAP

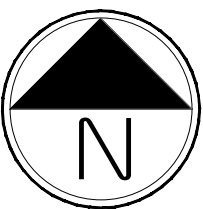


LEGEND

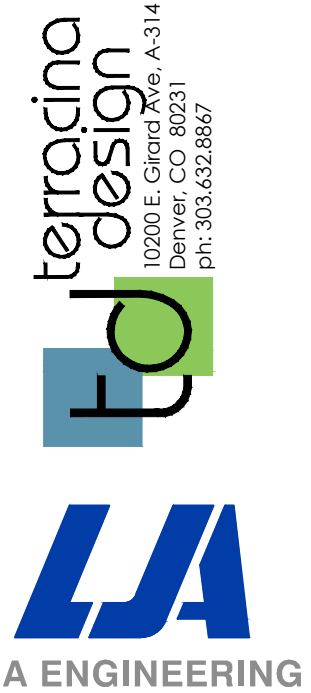
- ON-STREET PARKING (SFA)
- OFF-STREET PARKING

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	678	170	848	78
OFF-STREET				13
DRIVEWAY				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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PARKING PLAN

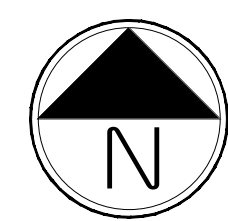
SHEET NUMBER

L.20
SHEET 31 OF 33

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FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

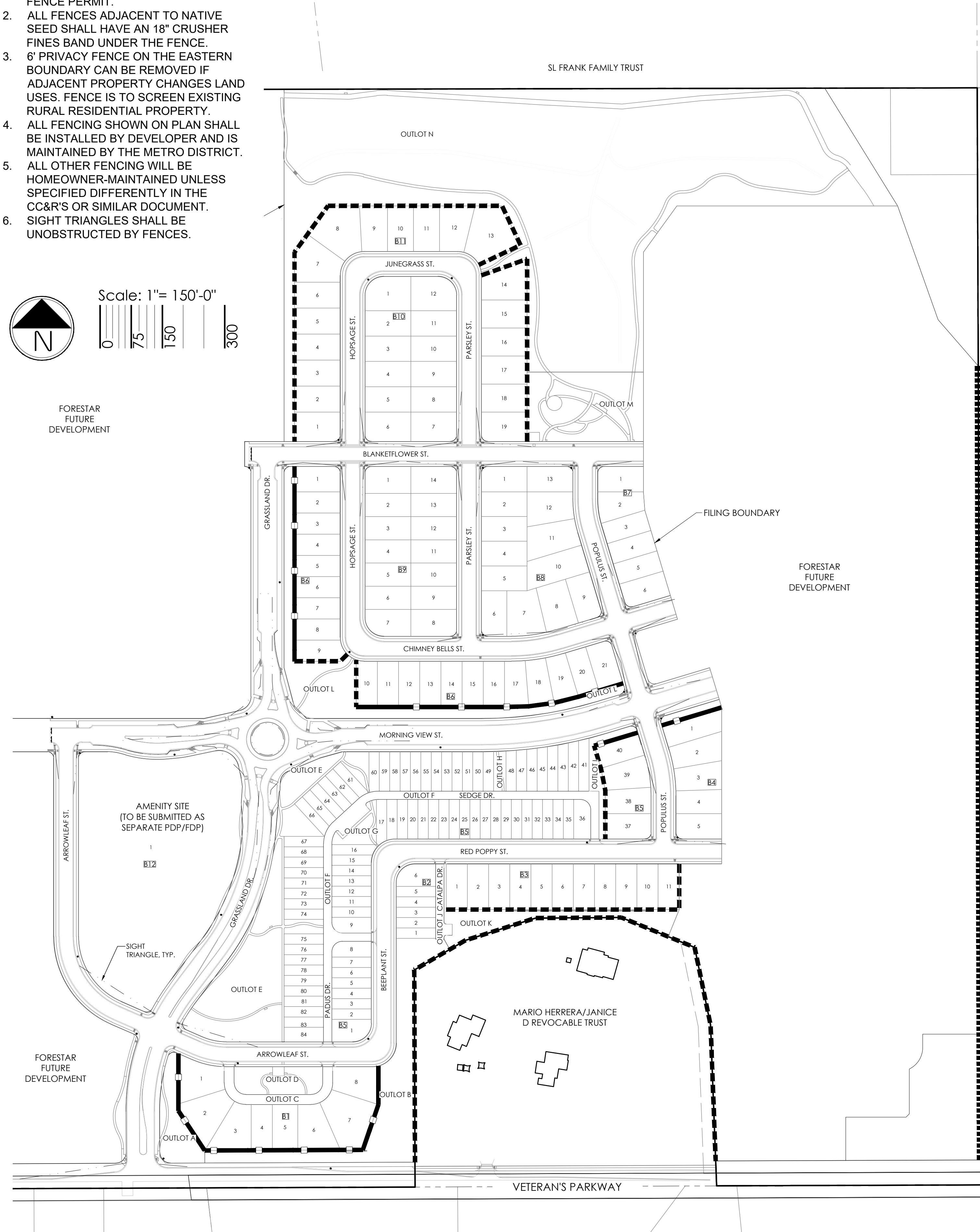
- NOTES:
1. COLUMN AND CROSS RAIL LOCATIONS WILL BE DETERMINED AT THE TIME OF FENCE PERMIT.
 2. ALL FENCES ADJACENT TO NATIVE SEED SHALL HAVE AN 18" CRUSHER FINES BAND UNDER THE FENCE.
 3. 6' PRIVACY FENCE ON THE EASTERN BOUNDARY CAN BE REMOVED IF ADJACENT PROPERTY CHANGES LAND USES. FENCE IS TO SCREEN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



Scale: 1"= 150'-0"

0 75 150 300

FORESTAR
FUTURE
DEVELOPMENT



LAURA W
CHASE

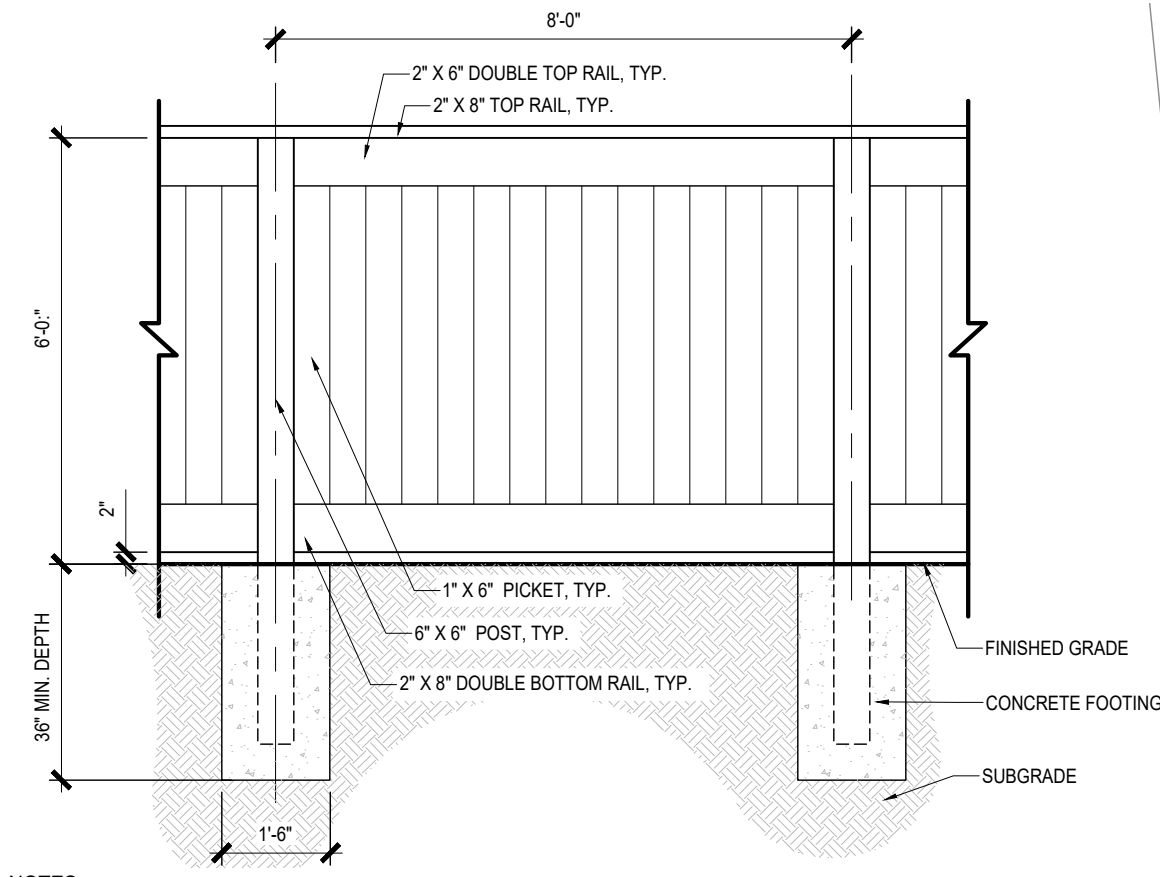
FORESTAR
FUTURE
DEVELOPMENT

LAURA W
CHASE

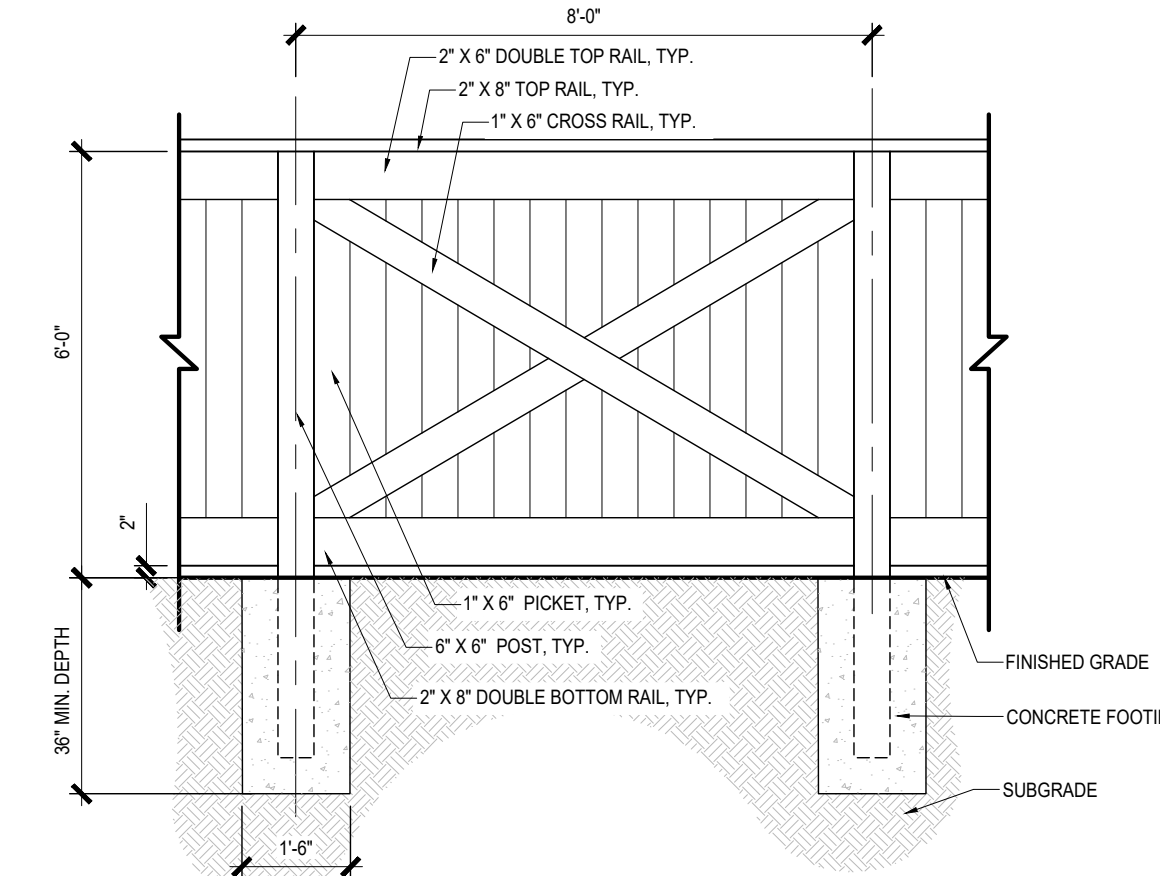
LEGEND

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

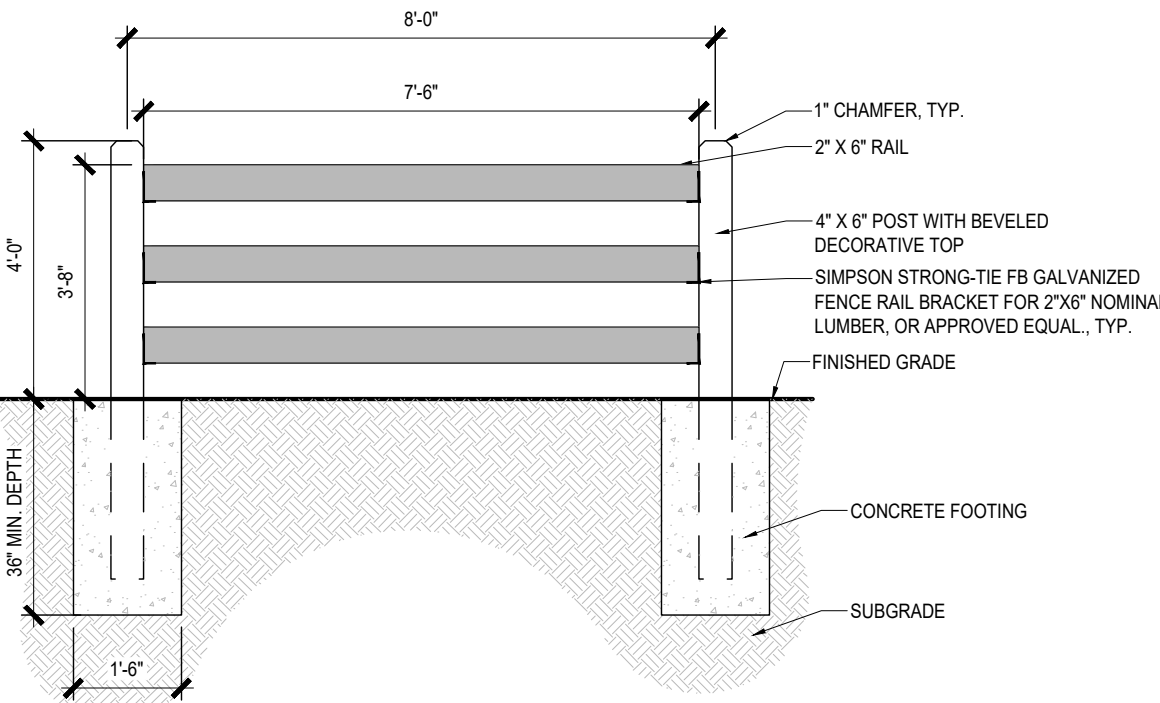
NOTE: LINETYPES ARE NOT REPRESENTATIVE OF FENCE CONSTRUCTION, INCLUDING COLUMN LOCATIONS.



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

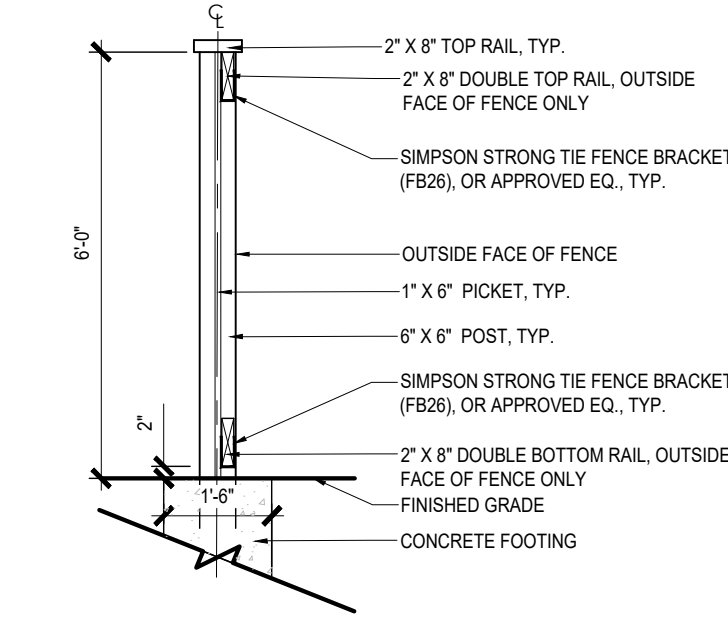


3 6' HT. PRIVACY FENCE WITH CROSS RAIL
3/8" = 1'
(USE THIS PANEL IN FENCING WITH COLUMNS)

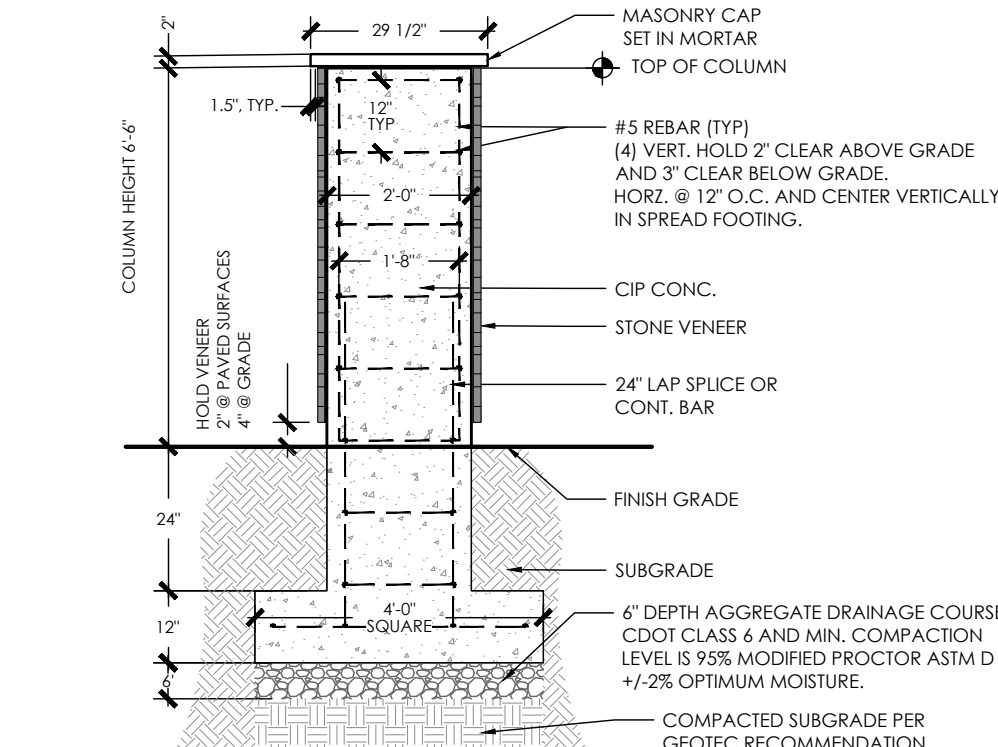


5 OPEN RAIL FENCE
3/8" = 1'
NOTE: OPTIONAL WELDED WIRE MESH TO BE ATTACHED BEHIND RAILS.

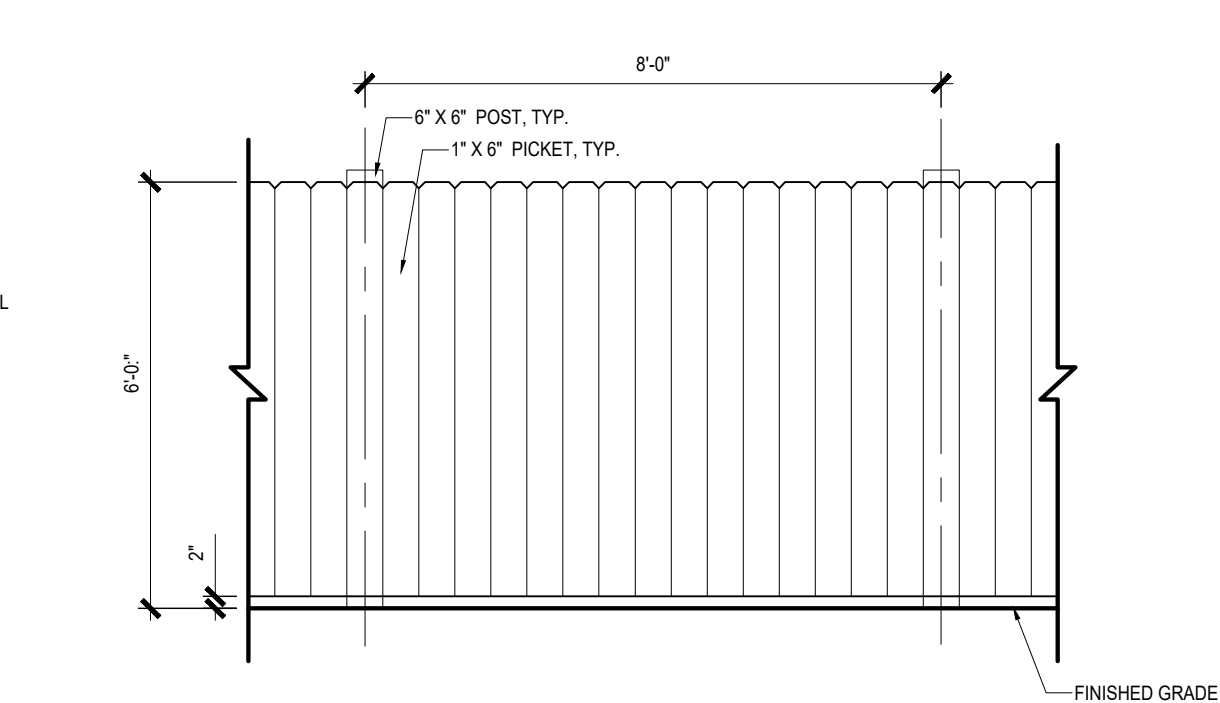
- MATERIAL NOTES:
1. ALL WOOD FOR FENCING SHALL BE PRESSURE TREATED CEDAR AND STAINED.
 2. FENCE COLUMNS STONE VENEER TO BE A SPLIT MODULAR STYLE.



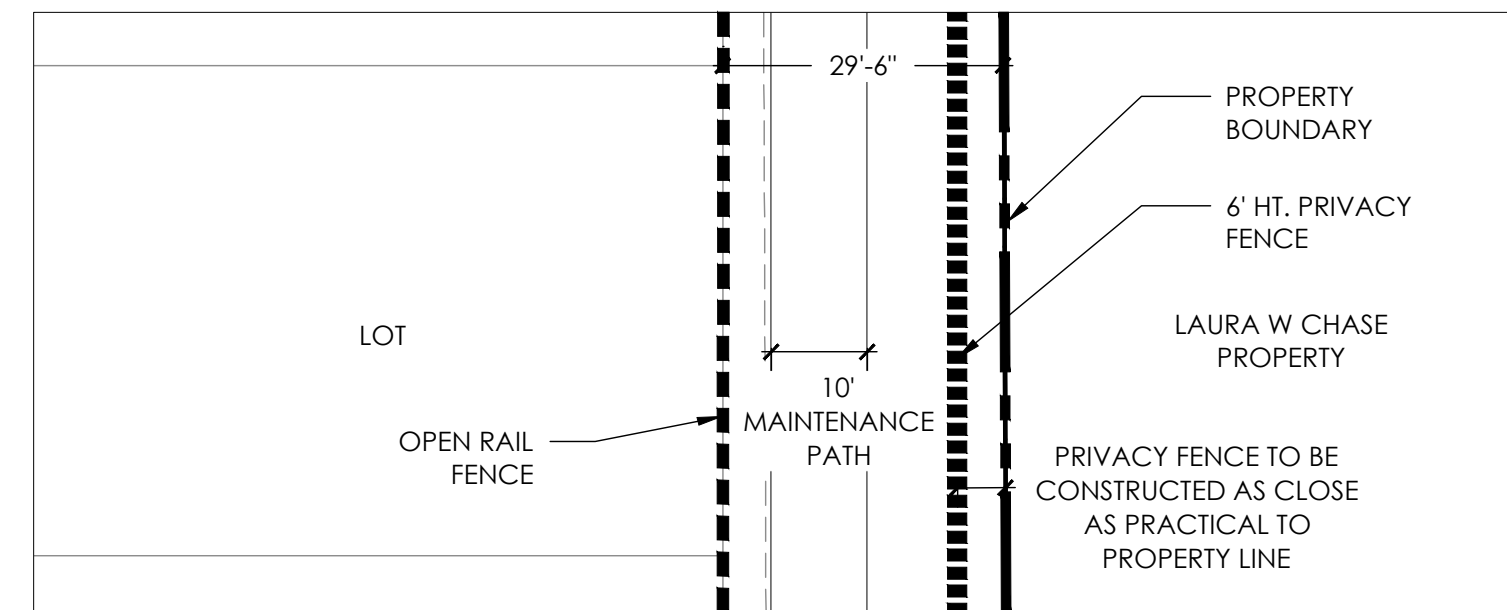
2 6' HT. PRIVACY FENCE SECTION
3/8" = 1'



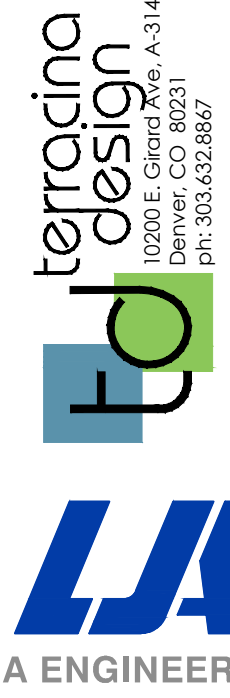
4 FENCE COLUMN
3/8" = 1'



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



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



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FENCING PLAN

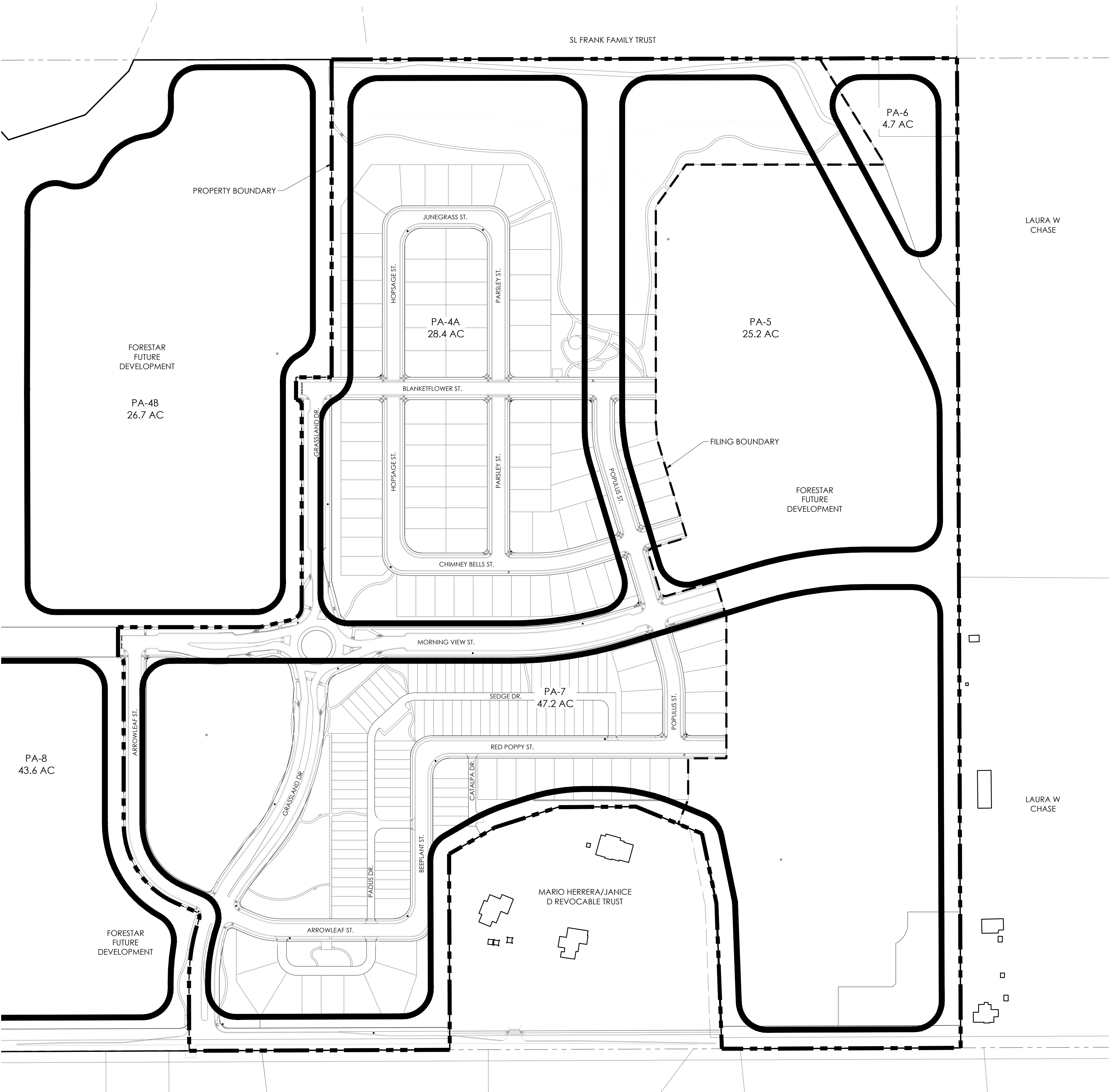
SHEET NUMBER

L.21

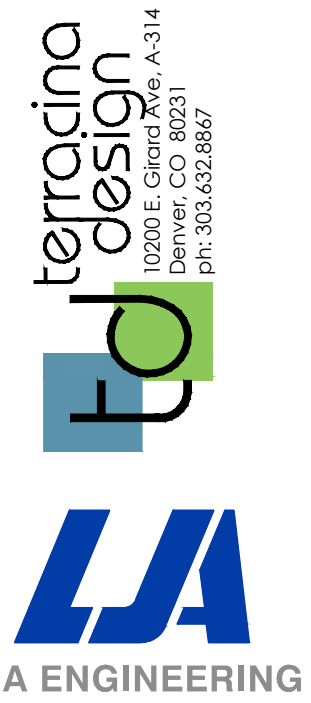
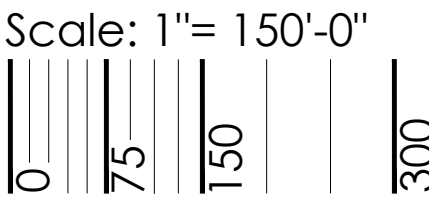
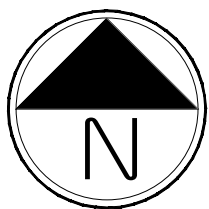
SHEET 32 OF 33

NOT FOR CONSTRUCTION

REVERE NORTH FILING NO. 1
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TOWN OF JOHNSTOWN, COLORADO



PLANNING AREA DATA			
PLANNING AREA	ODP ACREAGE	FDP ACREAGE	% CHANGE
PA-4A		28.4	
PA-4B	45.1	26.7	22.2%
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	



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PLANNING AREA
PLAN

SHEET NUMBER

L.22

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