



REVERE

AT JOHNSTOWN

**REVERE NORTH FILING NO. 1 and NO. 2
FINAL DEVELOPMENT PLAN
FINAL PLAT**

MAY 6, 2024



FORESTAR



ENTITLEMENT APPROVALS:

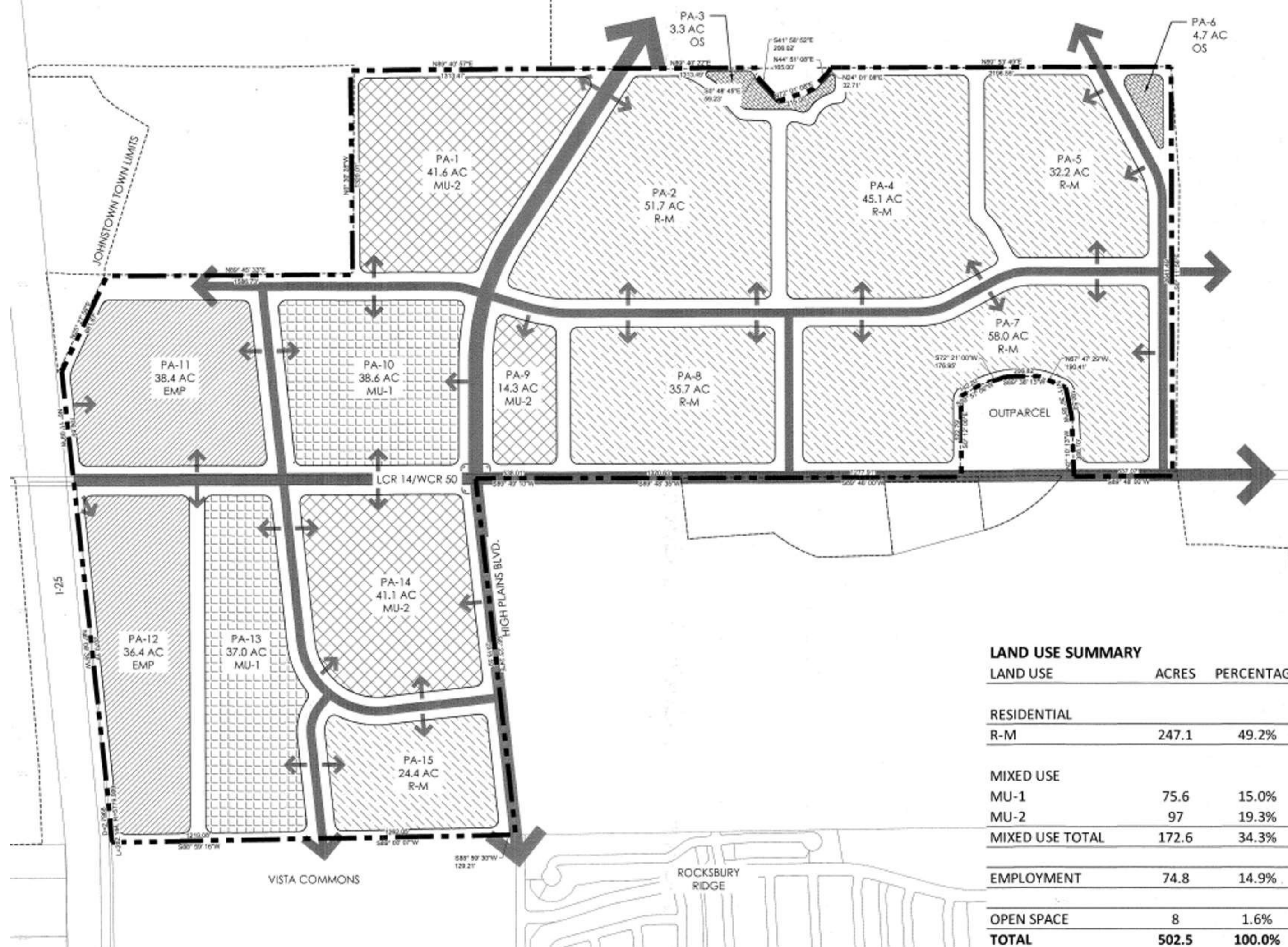
- ODP APPROVED January 6, 2020
- PDP APPROVED December 4, 2023
- PDP approval subject to two conditions:
 1. The access on Grassland Drive shall be improved to minimize interference with the real properties located on the south side of Veteran's Parkway; and
 2. The applicant, or its successor, shall enter into an agreement with the Harry Lateral Ditch Company related to the crossing of the Harry Lateral Ditch.



REVERE

AT JOHNSTOWN

OUTLINE DEVELOPMENT PLAN



LAND USE SUMMARY

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

LEGEND

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

IAX



REVERE
AT JOHNSTOWN

OUTLINE DEVELOPMENT PLAN



REVERE

AT JOHNSTOWN

OVERALL SITE PLAN





SITE ENLARGEMENT





REVERE

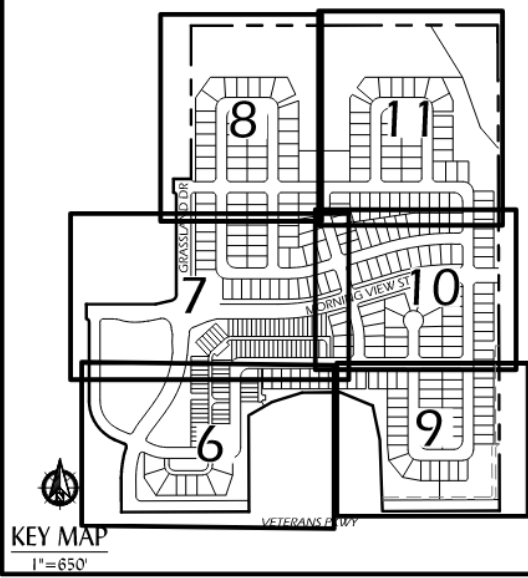
AT JOHNSTOWN

OPEN SPACE & PARKS
ENLARGEMENT



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.



811
Know what's below.
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terracedesign
10000 E. COLORED AVE. A-314
JOHNSTOWN, CO 80120
PH: 303.532.8867

LJA
LJA ENGINEERING

PROJECT NAME

REVERE NORTH
FINAL DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

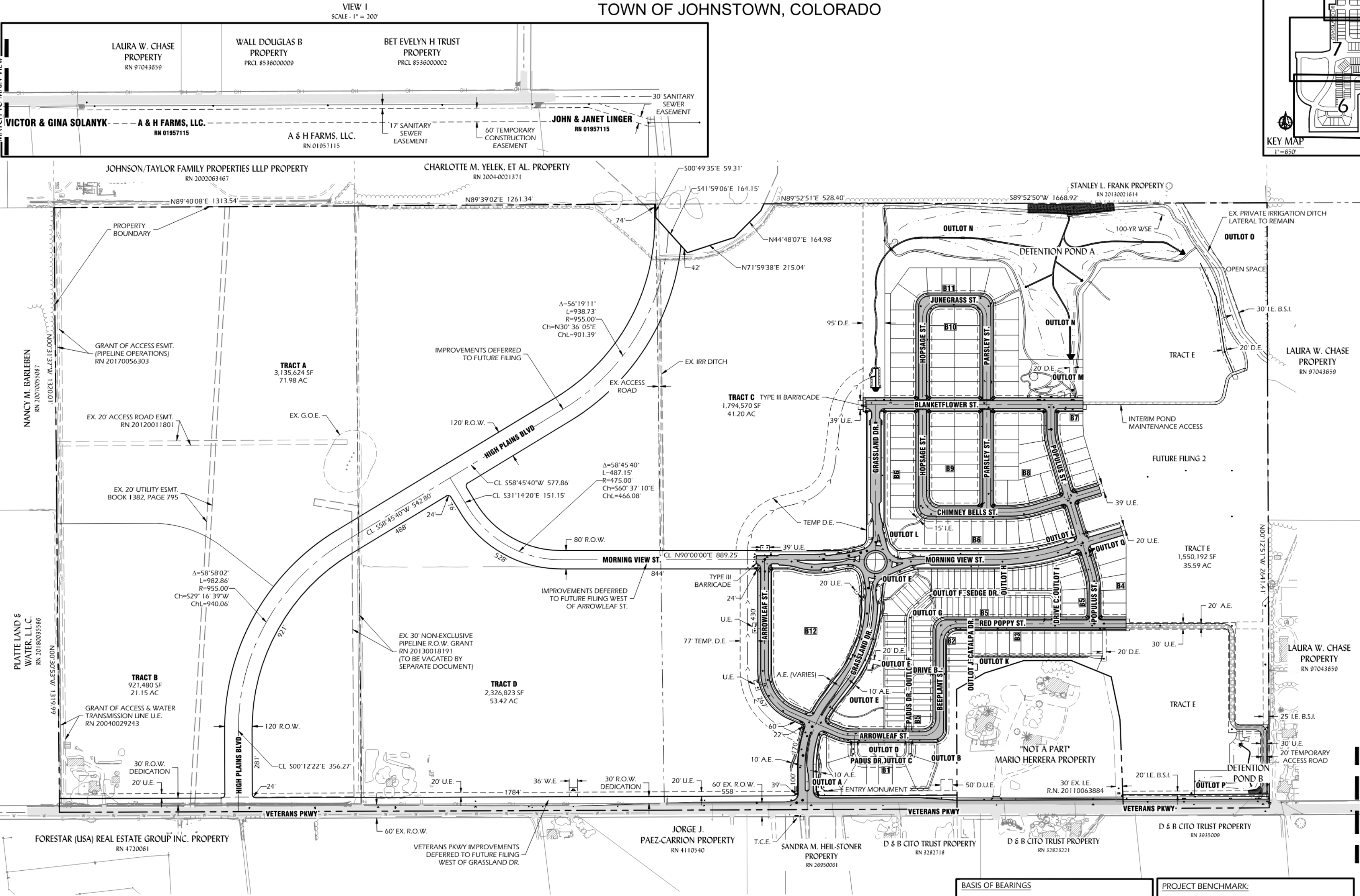
SUBMITTAL DATE:
01-12-2024
REVISION DATE:

SHEET TITLE

OVERALL PLAN

SHEET NUMBER

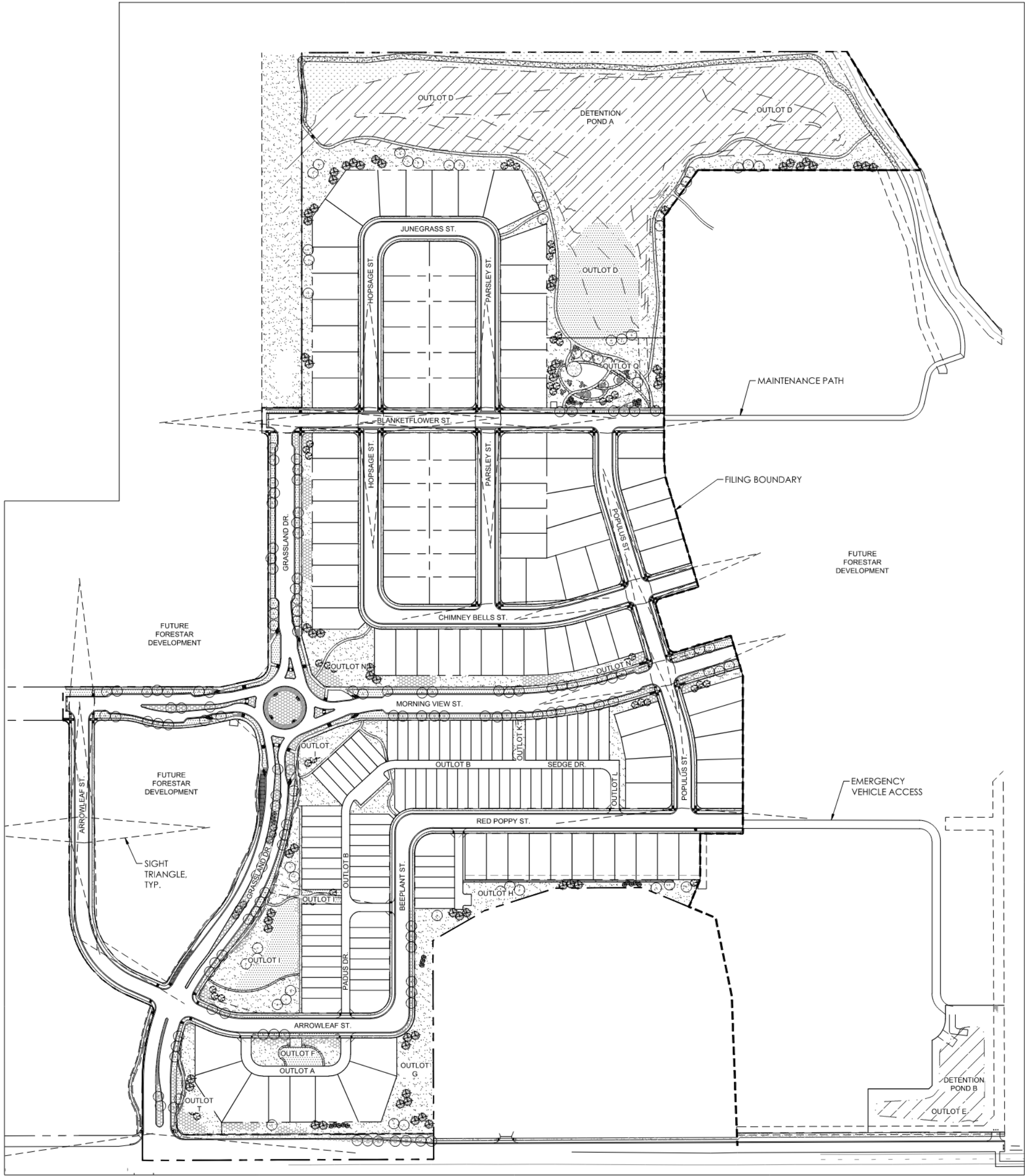
C.4
SHEET 5 OF 36



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 "JOHNSTOWN BEING A 1" STEEL ROD SET IN LOGO MONUMENT BOX LOCATED IN FRONT OF LAZY BOY'S RV IN JOHNSTOWN'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

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



Know what's below.
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Scale: 1"= 150'-0"
0 75 150 300



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PROJECT NAME

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

SUBMITTAL DATE:

01/12/2024

REVISION DATE:

SHEET TITLE

OVERALL LANDSCAPE
PLAN

SHEET NUMBER

L.1

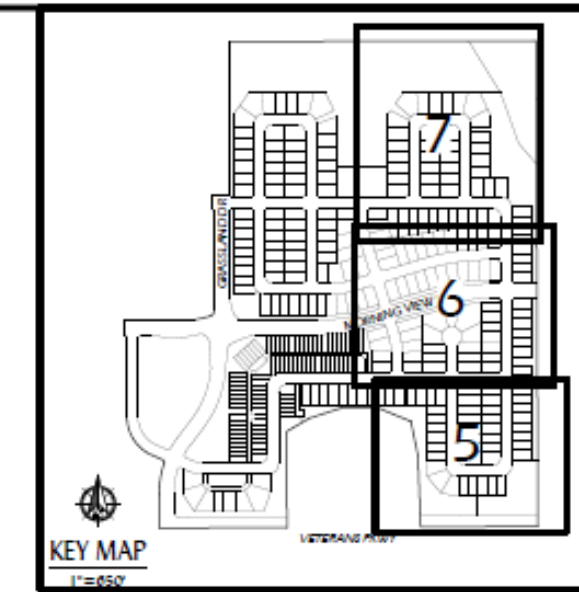
SHEET 12 OF 33

NOT FOR CONSTRUCTION

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

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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PROJECT NAME

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

SUBMITTAL DATE:

REVISION DATE:

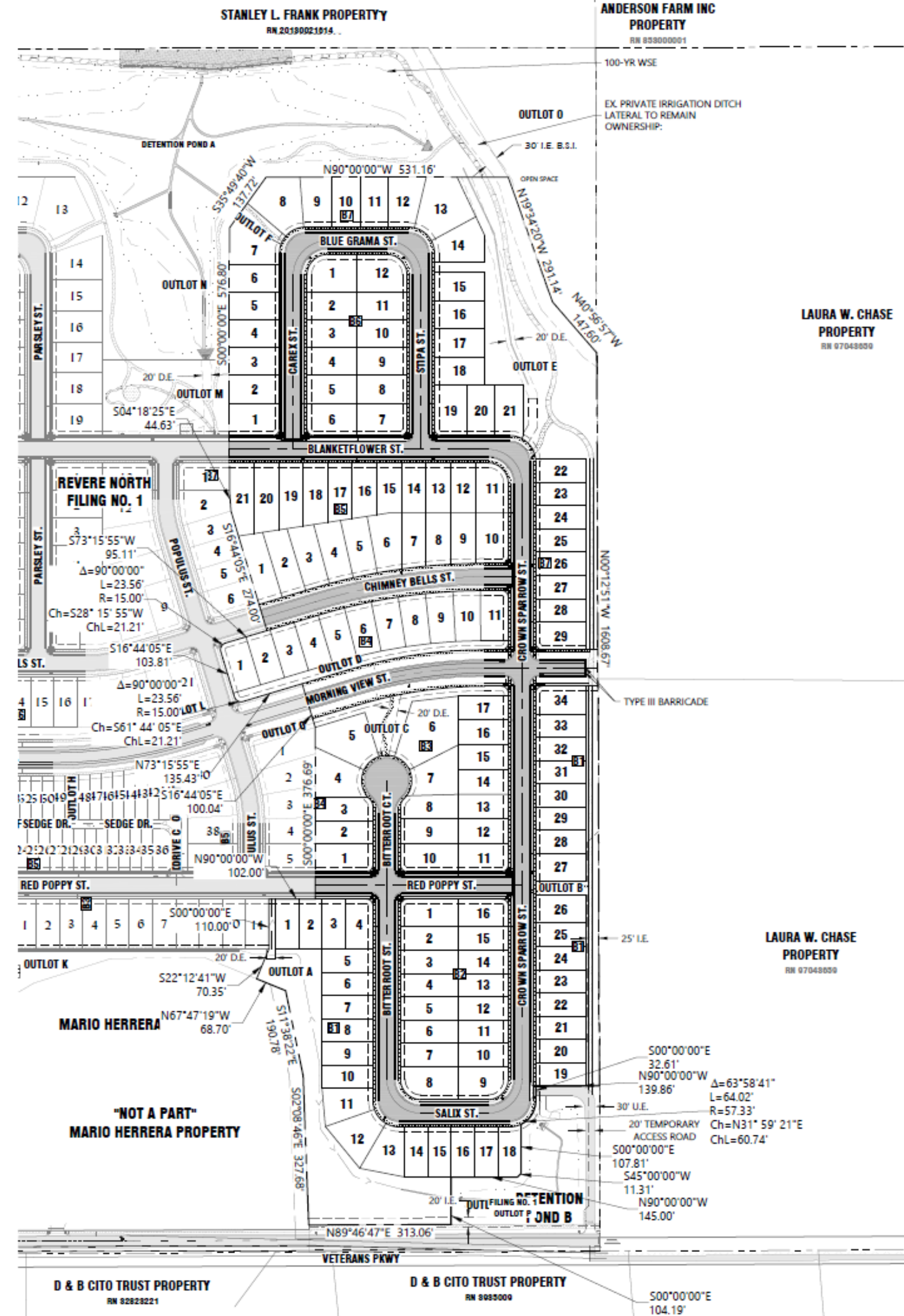
SHEET TITLE

OVERALL PLAN

SHEET NUMBER

C.4

SHEET 5 OF 36



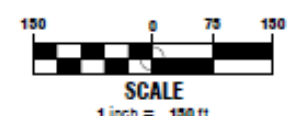
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PROJECT BENCHMARK

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



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

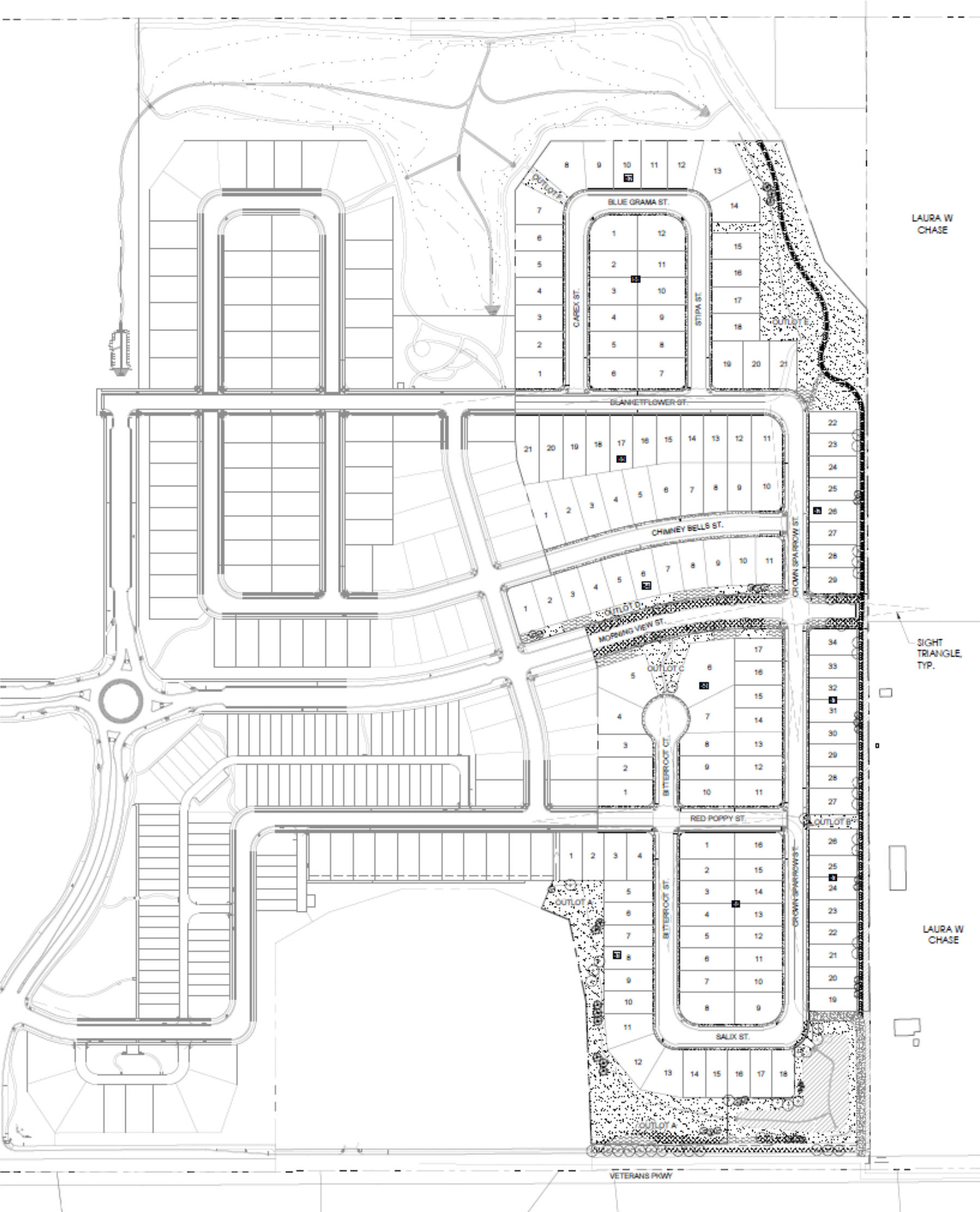
SUBMITTAL DATE:
01/12/2024
REVISION DATE:

SHEET TITLE

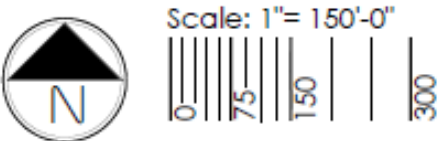
OVERALL
LANDSCAPE
PLAN

SHEET NUMBER

L.1
SHEET 9 OF 21

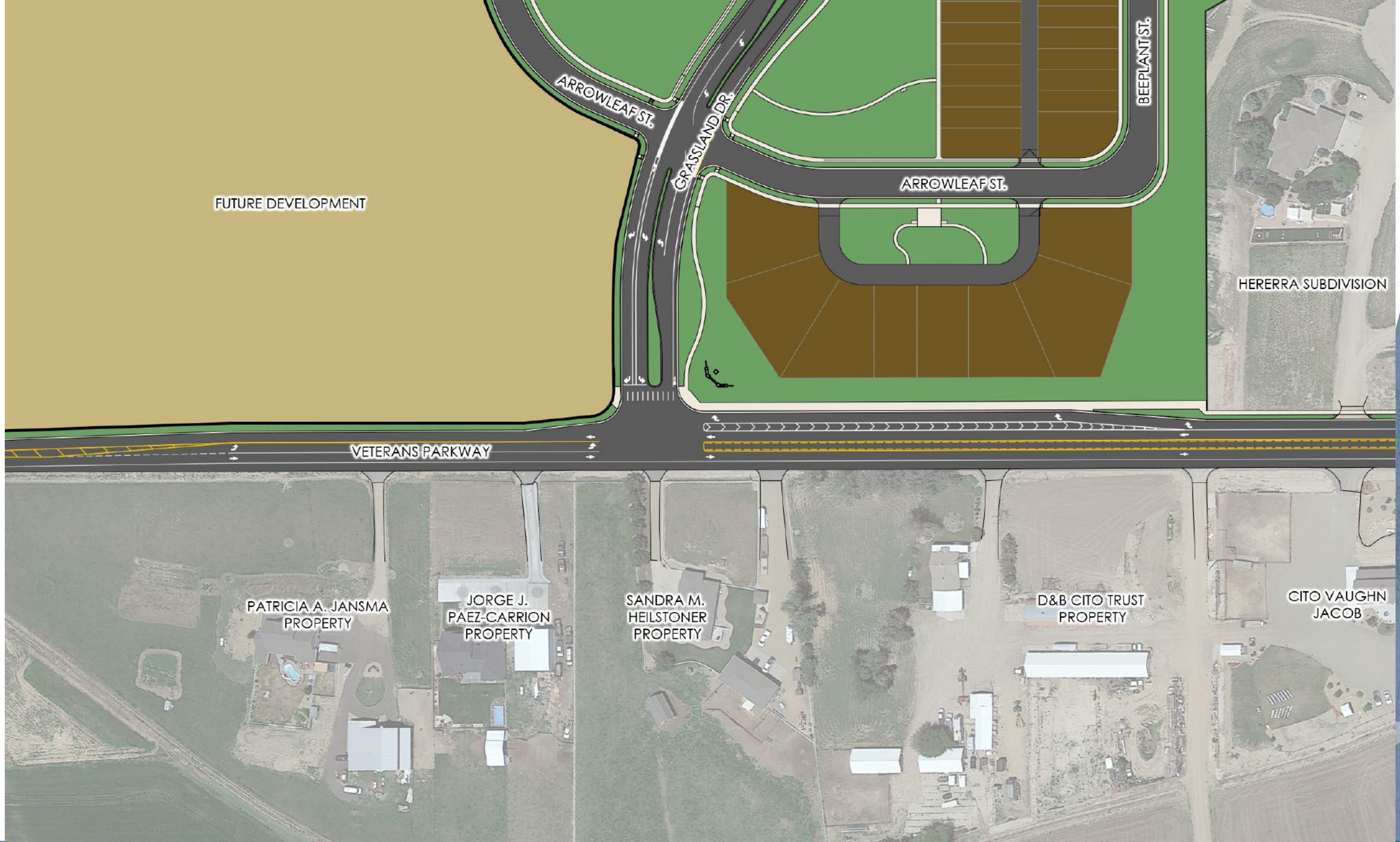


- LEGEND
- CRUSHER FINES
 - IRRIGATED NATIVE GRASS
 - NON-IRRIGATED NATIVE GRASS
 - DROUGHT TOLERANT SOD
 - SHRUB BED
 - CONCRETE
 - ROCK MULCH
 - DECIDUOUS SHADE TREES
 - EVERGREEN TREES
 - ORNAMENTAL TREES



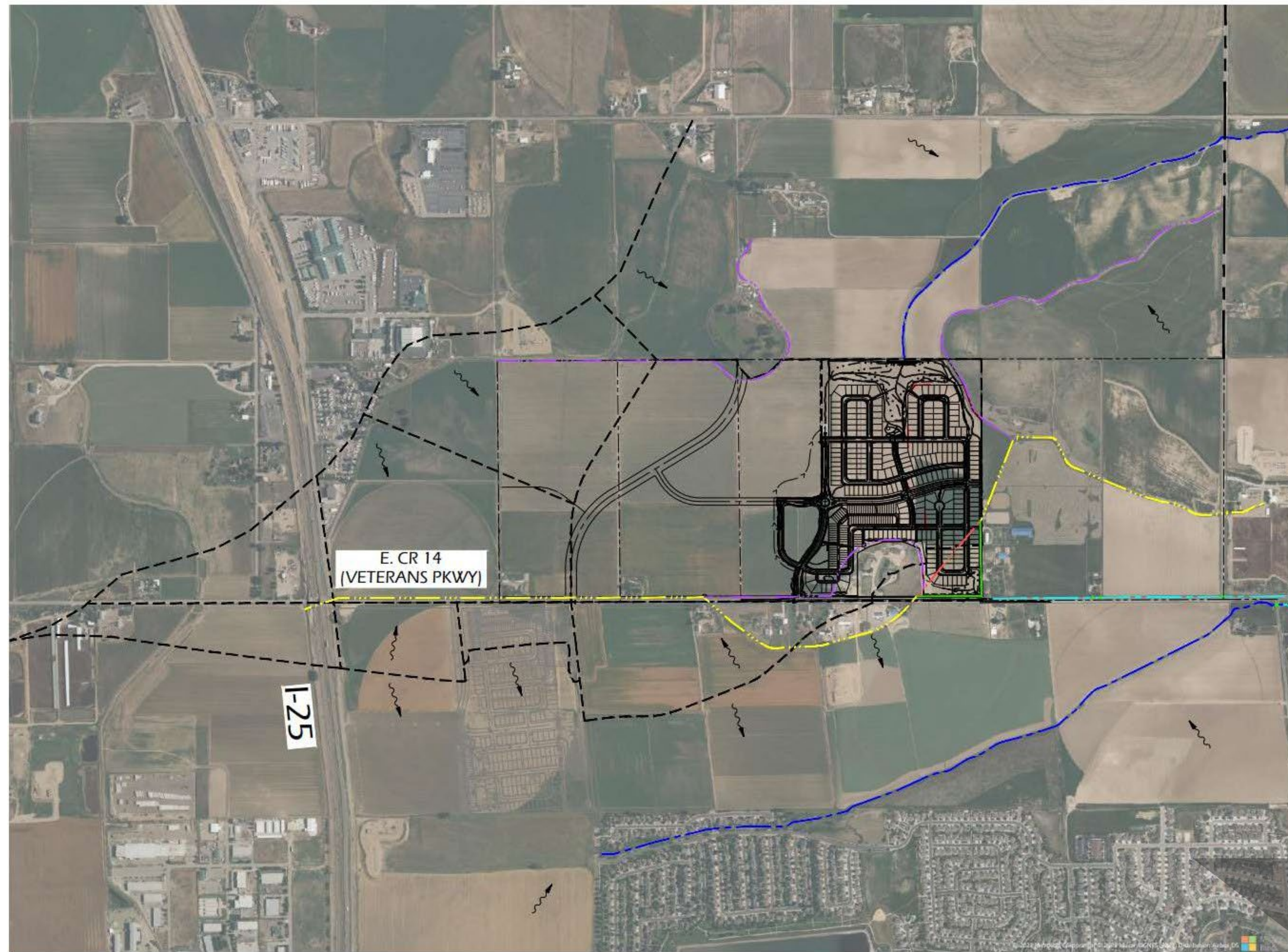
ENTITLEMENT APPROVALS:

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- PDP APPROVED December 4, 2023
- PDP approval subject to two conditions:
 1. The access on Grassland Drive shall be improved to minimize interference with the real properties located on the south side of Veteran's Parkway;
- *Final design of intersection incorporated into Final Construction Drawings*
- 2. The applicant, or its successor, shall enter into an agreement with the Harry Lateral Ditch Company related to the crossing of the Harry Lateral Ditch.
- *Final agreements executed on April 10, 2024*



REVERE
AT JOHNSTOWN

EXHIBIT E – VETERANS PKWY / GRASSLAND INTERSECTION



LEGEND

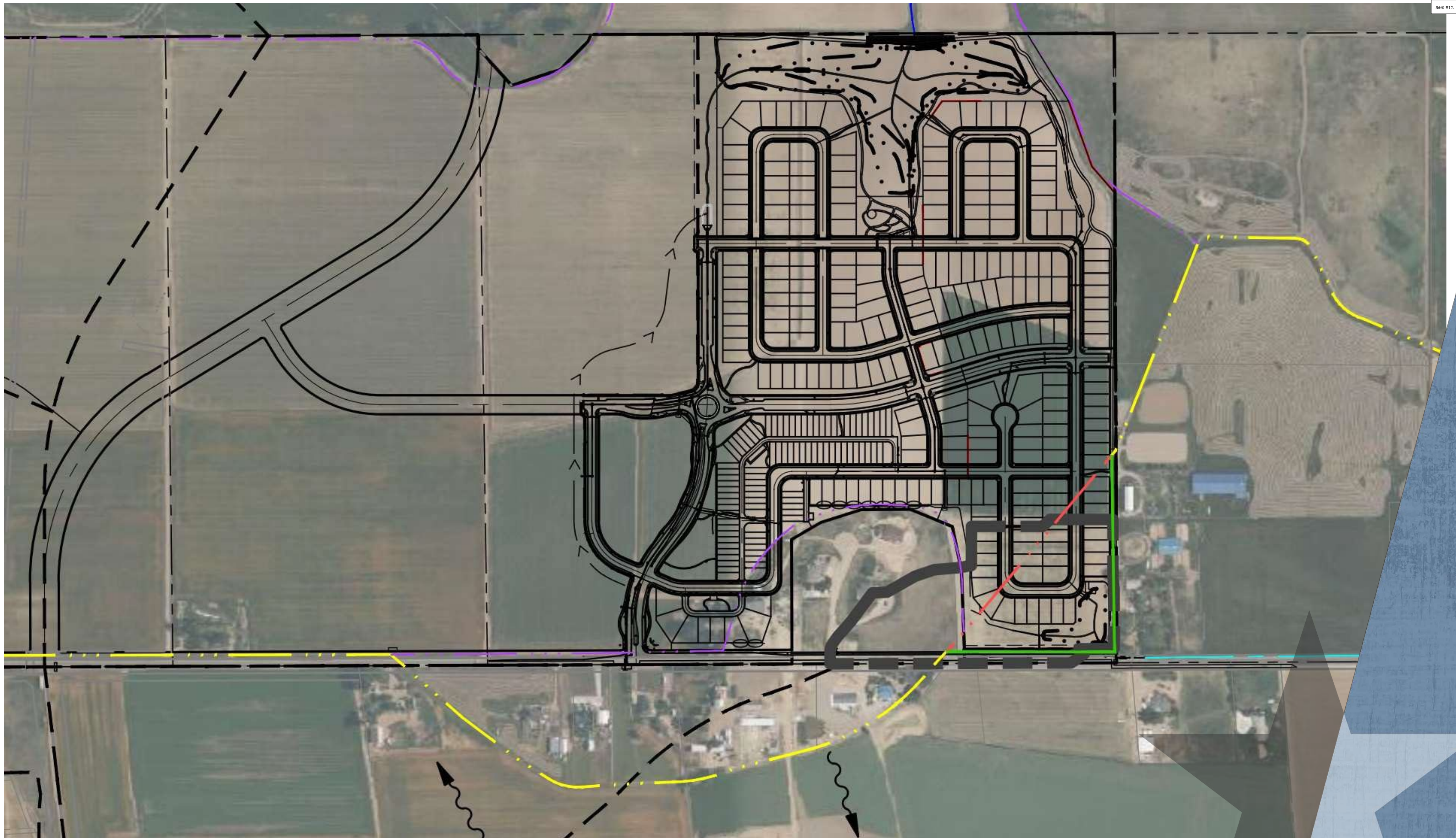
- HARRY LATERAL (MAIN)
- HARRY LATERAL (PROPOSED)
- MAJOR DRAINAGE CL

SCALE
1 inch = 250'



REVERE
AT JOHNSTOWN

OVERALL DRAINAGE CONCEPT



REVERE
AT JOHNSTOWN

IRRIGATION DITCH DETAIL

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

- a. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number and size of lots and outlots; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments. Deviations made necessary due to the further detail in planning, design and engineering, and which meet the standards of this code, are generally considered “substantially consistent” with the preliminary plat.
- b. The construction plans for any utilities, infrastructure, and public or common facilities meet all technical specifications.
- c. All required improvements, dedications, fees, financial guarantees, and maintenance guarantees are provided.
- d. The phasing and timing of required improvements ensures construction and performance guarantees. Any phasing that meets an approved preliminary plat is presumed acceptable. Any deviations of the final plats from an approved phasing plan shall not alter the timing or coordination of required improvements or amenities in the approved preliminary plat.



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

e. Deviations in the final plat from the approved preliminary plat may be considered where the change:

- (1) Complies with all applicable zoning standards, subdivision design standards, and meets the intent and design objectives of those standards.
- (2) Does not increase the impact of any development on required improvements beyond the capacity for required improvements identified in the preliminary plat;
- (3) Does not impact any condition of the Planning and Zoning Commission or Town Council associated with the approval of the preliminary plat;
- (4) Is generally consistent with development concepts in the preliminary plat in terms of land uses, scale, and intensity of development, and in no case changes the number of lots, dwelling units, buildings, or sizes of blocks and open spaces by more than 10 percent; and
- (5) If technical studies were required with the preliminary plat, the author of the study shall submit an amendment noting that the change does not impact any findings of the study.

f. Any other changes to the preliminary plat, including significant changes in the phasing or dedication of public lands and rights-of-way, may require resubmittal of a revised preliminary plat.

THEREFORE:

- We request approval of FDP and Final Plat for Revere North Filing No. 1 and No. 2 based on the associated Final Plat/FDP approval criteria.

THANK YOU

