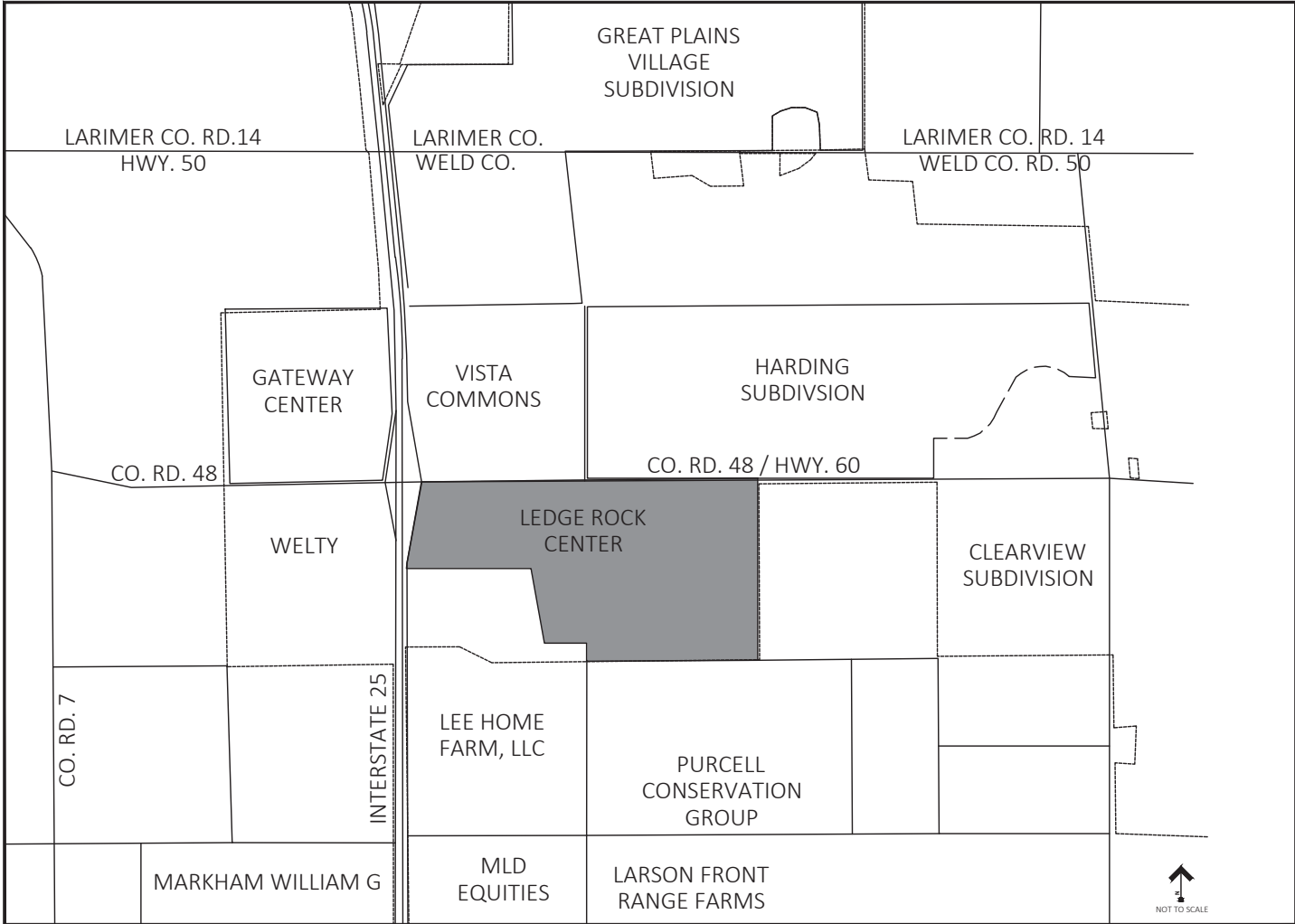





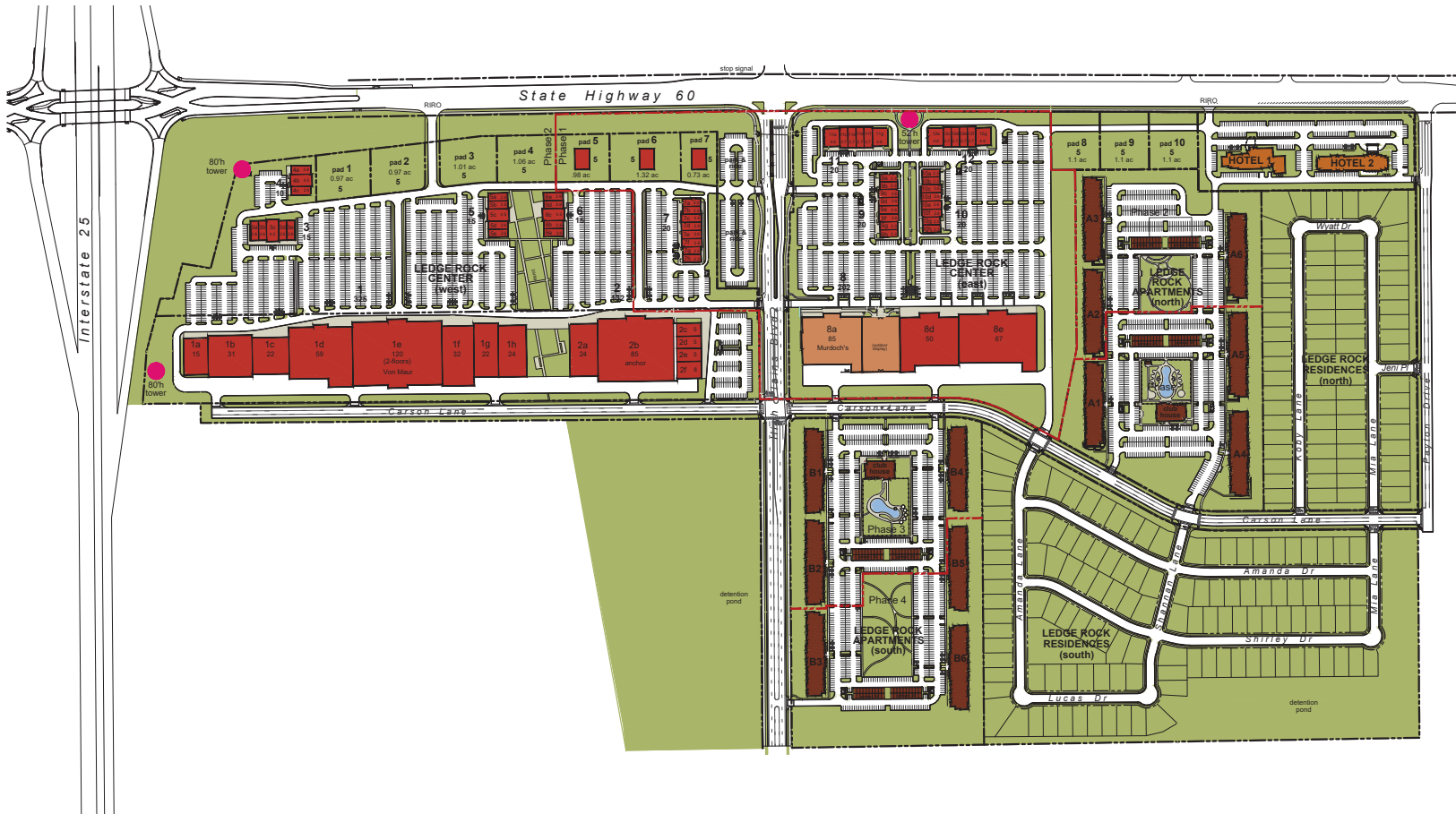
LEGEND

 COMMERCIAL DISTRICT 46.8 ACRES

DATE	DESCRIPTION
2021-03-22	PROJECT ADVANCEMENT
2021-03-22	REVISIONS
2021-03-22	REVISIONS
2021-03-22	REVISIONS
2021-03-22	REVISIONS



	
POINT CONSULTING LLC 800 WEST LITTLETON, CO 80120 WWW.POINTCONSULTING.COM PLANNING CIVIL ENGINEERING LANDSCAPE ARCHITECTURE LAND SURVEYING	
PROJECT EXHIBITS Ledge Rock Center JOHNSTOWN, COLORADO	
DATE: 2021.03.29 2021.03.29 2022.01.18 2022.04.27	DESCRIPTION: 2021 PROJECT ADVISOR REGULATORY REVIEW OF PARCEL ACQUISITION
VICINITY MAP: FEBRUARY 21, 2022 SHEET 1/1	



I COMMERCIAL DISTRICT 127.7 acres

A EAST RETAIL (phase 1):

outlots (3)	15 k	
main retail (1)	202 k	
pad retail (5)	100 k	
total	317 k	42.5 acres

Future Inclusion Area 2:
Park & Ride facility 2.5 acres

Future Inclusion Area 3:
2 hotels (219 units) 35 k
outlots (3)

B WEST RETAIL (phase 2):

Future Inclusion Area 1:

outlots (4)	20 k	
pad retail (4)	55 k	
main retail (2)	457 k	
total sf	532 k	72.6 acres

II MULTIFAMILY DISTRICT 50.8 acres

A NORTH APARTMENTS:

# buildings	6	
units/bldg	84	
total units	504	
apt bldg (25k/floor)	100 k	
apt bldg total (x6)	600 k	
clubhs sf	20 k	
self-stor bldg (13k)	39 k	
total	659 k	25.3 acres

B SOUTH APARTMENTS:

# buildings	6	
units/bldg	84	
total units	504	
apt bldg (25k/floor)	100 k	
apt bldg total (x6)	600 k	
clubhs sf	20 k	
self-stor bldg (13k)	39 k	
total	659 k	25.5 acres

III SINGLE FAMILY DISTRICT 61.3 acres

A NORTH SINGLE FAMILY:

# lots/homes	77	
units / acre	4.4	17.8 acres

B SOUTH SINGLE FAMILY:

# lots/homes	119	
units / acre	2.9	40.2 acres

IV TOTAL DEVELOPMENT 241.1 acres

Overall Site Plan 
May 19, 2022 north

Ledge Rock Center

SEC of State Hwy 60 & I-25, Johnstown, Colorado

Carson Development, Inc

DeGasperi & Associates Architecture / Point Consulting