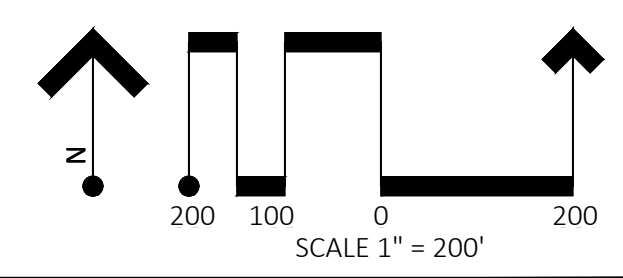


*ALL ACCESSES, INTERSECTIONS AND ROAD CONFIGURATION WILL BE SUBJECT TO APPROVAL BASED UPON TOWN AND CDOT REVIEWS OF TRAFFIC IMPACT STUDIES.

THIS CONCEPTUAL SITE PLAN ILLUSTRATES THE GENERAL INTENT OF THIS DEVELOPMENT AREA, AND POTENTIAL USES, DENSITIES, AND INTENSITIES OF USE BASED ON ASSOCIATED P.U.D. OUTLINE DEVELOPMENT PLAN. REVISIONS TO THIS CONCEPTUAL SITE PLAN ARE ANTICIPATED AS USERS AND BUILDERS ARE IDENTIFIED AND MORE DETAILED DESIGN PURSUED. FINAL DEVELOPMENT DESIGN, SUBDIVISION PLATTING, TRAFFIC STUDIES, AND FULL ENGINEERING AND CONSTRUCTION DRAWINGS AND REPORTS ARE TO BE REQUIRED TO FINALIZE EACH PORTION OF THIS DEVELOPMENT PRIOR TO CONSTRUCTION, MEETING TOWN STANDARDS, CODES, GUIDELINES AND PROCESSES.



DATE	DESCRIPTION
2022.05.06	2ND PDP SUBMITTAL
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LEDGE ROCK CENTER CONCEPTUAL SITE PLAN - FOR ILLUSTRATIVE PURPOSES ONLY

JOHNSTOWN, COLORADO

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