



**I COMMERCIAL DISTRICT 99.14 acres**

<b>A PHASE 1 (East + West):</b>	
outlots (11) .....	46 k
strip retail (5) .....	100 k
main retail (1) .....	202 k
total .....	348 k

48.61 acres

<b>B PHASE 2 (West):</b>	
outlots (4) .....	20 k
pad retail (4) .....	55 k
main retail (2) .....	457 k
total sf .....	532 k

50.53 acres

<b>C OFFSITE:</b>	
Occidental Pond Esmt	18.2 acres

**II MULTIFAMILY DISTRICT 46.72 acres**

<b>A NORTH APARTMENTS:</b>	
# buildings .....	6
units/bldg .....	84
total units .....	504
apt bldg (25k/floor) .....	100 k
apt bldg total (x6) .....	600 k
clubhs (1) .....	9 k
garages (4) .....	80 k
total .....	689 k

22.86 acres

<b>B SOUTH APARTMENTS:</b>	
# buildings .....	8
units/bldg .....	64
total units .....	512
apt bldg (20.5k/floor) .....	82 k
apt bldg total (x8) .....	656 k
clubhs sf (2) .....	18 k
garages (4) .....	80 k
total .....	754 k

23.86 acres

**III SINGLE FAMILY DISTRICT 49.79 acres**

<b>A NORTH SINGLE FAMILY:</b>	
# lots/homes .....	75
units / acre .....	5.8
12.96 acres	
<b>B SOUTH SINGLE FAMILY:</b>	
# lots/homes .....	121
units / acre .....	5.7
21.17 acres	

**IV OTHER 36.81 acres**

onsite ROWs, Ponds, esmts	21.17 acres
offsite ROWs, Park & Ride	15.64 acres

**V TOTAL DEVELOPMENT 232.46 acres**

<b>TOTAL w OFFSITE</b>	<b>250.66 acres</b>
(incl offsite pond, ROW & park & ride)	

- LEGEND:**
- OPEN SHOPS
  - EXISTING - AVAILABLE
  - EXISTING - SIGNED LEASE
  - FUTURE - SIGNED LEASE
  - FUTURE - AVAILABLE
  - APARTMENTS

Overall Site Plan  
February 21, 2024  
north  
0 200 400

# Ledge Rock Center

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

Carson Development, Inc

DeGasperi & Associates Architecture / Point Consulting