

I COMMERCIAL DISTRICT 99.14 acres

A PHASE 1 (East + West):

outlots (11)	46 k
strip retail (5)	100 k
main retail (1)	202 k
total	348 k

48.61 acres

B PHASE 2 (West):

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

50.53 acres

C OFFSITE:

Occidental Pond Esmt	18.2 acres
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II MULTIFAMILY DISTRICT 46.72 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 (1)	9 k
garages (4)	80 k
total	689 k

22.86 acres

B SOUTH APARTMENTS:

# 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

A NORTH SINGLE FAMILY:

# lots/homes	75
units / acre	5.8

12.96 acres

B SOUTH SINGLE FAMILY:

# 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

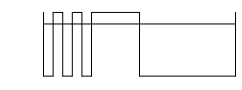
TOTAL w OFFSITE 250.66 acres
(incl offsite pond, ROW & park & ride)

LEGEND:

- OPEN SHOPS
- EXISTING - AVAILABLE
- EXISTING - SIGNED LEASE
- FUTURE - SIGNED LEASE
- FUTURE - AVAILABLE
- APARTMENTS

Overall Site Plan

October 17, 2024



Ledge Rock Center

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

Carson Development, Inc

DeGasperi & Associates Architecture / Point Consulting