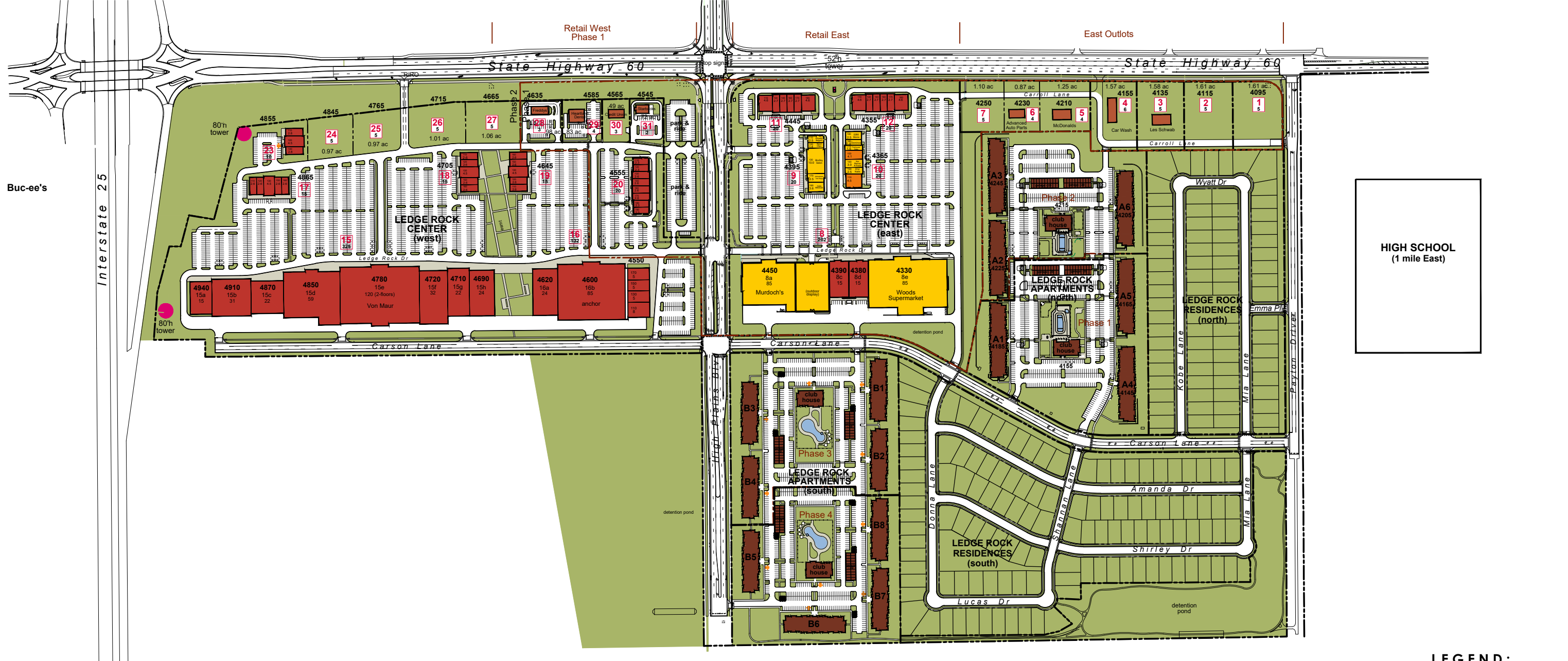




I COMMERCIAL DISTRICT 99.14 acres

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

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
May 20, 2025
north
0 200 400

Ledge Rock Center

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

Carson Development, Inc

DeGasperi & Associates Architecture / Point Consulting