

1/20/17/17022 - Lot 4 Firestone Apartments/CAD/Basic Drawings/Lot 4 2018 123.dwg 11/17/2018 11:30:18 3/4/2018 3/4/2018

ENHANCED ENTRY WITH CROP
ROW PLANTINGS AND ORNAMENTAL
ORCHARD TO REFLECT FARM STYLE

PRIMARY ENTRANCE AND
PROJECT SIGNAGE

AMENITY COURTYARD WITH POOL,
FITNESS YARD, AND FIRE PIT

AMENITY BUILDING

- 5,000 TO 6,000 SF
- LEASING OFFICE
- FITNESS CENTER
- CO-WORK SPACE
- DINING/KITCHEN
- FAMILY ROOM
- MAIL ROOM

20' LANDSCAPE ZONE AND
BUILDING SETBACK

EX. TWO LANE ROAD
FUTURE ROADWAY

2.2 ACRE PROPERTY

PARCEL 4.4 ACRES

EXISTING DRAINAGE

OVERSIZED PARKING BAYS

POTENTIAL TRAILER PARKING AND
CAR WASH STATION

BIKE SHOP AND DOG WASH STATION
ADDED TO GARAGES

CARRIAGE UNITS
OVER GARAGES

CARRIAGE UNITS
OVER GARAGES

CARRIAGE UNITS
OVER GARAGES

CARRIAGE UNITS
OVER GARAGES

EXISTING DRAINAGE

30' UTILITY
EASEMENT
VACATED EASEMENT

SITE TABULATION

252 Apartments
100 units within 1 type A Building
144 units within 6 type B Buildings (24 units per building)
8 Carriage Units (Optional alternate units)
15.2 ac +/- 16.5 du/ac

Unit Summary

	BLDG A	BLDG B	CARRIAGE	TOTAL	%
1 BED	48	72	0	120	47.5%
1 BED + DEN	14	0	0	14	5.5%
2 BED	38	36	8	82	33%
3 BED	0	36	0	36	14%
TOTAL	100	144	8	252	100%

Required Parking

252 units at 2.25 spaces per units = 567 spaces
(City Code R-C allows fro SF attached, MF and Apartments)

Proposed Parking

119 Garages
378 Surface Spaces
497 Total Spaces / 1.97 spaces per unit

Maximum Building Height

Building A 55'
Building B 45'
Clubhouse 35'
Carriage Units 35'
Garages 25'

FIRESTONE CITY CENTRE

LOT 4 CONCEPTUAL SITE PLAN

SHEET

1

REDLAND

Where Great Places Begin

720.383.6789 Office
1500 West Canal Court
Littleton, Colorado 80120

REDLAND.COM

DRAWN T.J.F.

CHECKED T.J.F.

APPROVED T.J.F.

PROJECT NO. 1009

HORIZ. SCALE 1" = 60'

VERT. SCALE

NOTES

DATE 01/31/2018