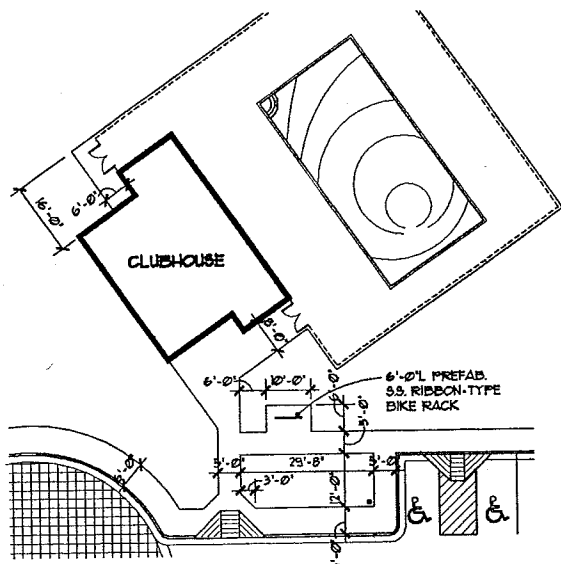
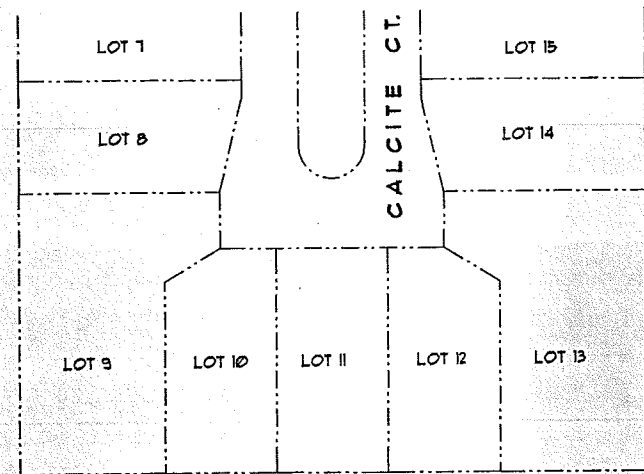


Brookstone



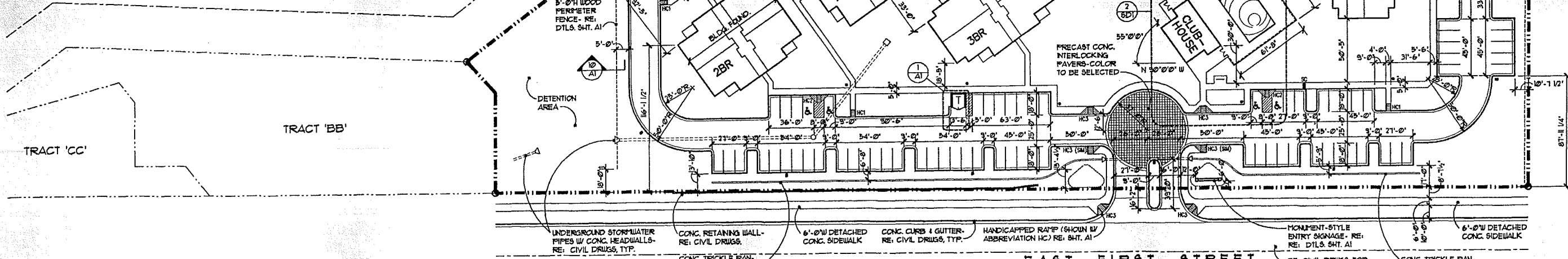
PARTIAL SITE PLAN
1" = 20'-0"



- GENERAL NOTES**
1. ALL PARKING STALLS (INCLUDING HANDICAPPED ACCESSIBLE ONES) ARE 9'-0" WIDE X 18'-0" DEEP.
 2. ALL ON-SITE CONCRETE SIDEWALKS ARE 4'-0" W UNLESS DIMENSIONS NOTED OTHERWISE.
 3. DESIGN AND STRUCTURAL ENGINEERING OF PREFAB. PEDESTRIAN BRIDGE CROSSING FARMER'S DITCH TO BE SUBMITTED BY THE CONSTRUCTION PLANS FOR THE BUILDINGS AS A PART OF THE BUILDING PERMIT PROCESS.
 4. DIMENSIONS ARE FROM FACE OF FOUNDATION WALL, FACE OF CONCRETE CURB, EDGE OF CONCRETE WALK, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
 5. PARKING LOT LIGHTING AND WALL-MTD. LIGHTING SHALL BE GLARE-SHIELDED TO PREVENT DIRECT LIGHT FROM LEAVING THE SITE.
 6. QUANTITY & EXACT LOCATIONS OF POLE-MTD. LIGHT FIXTURES TO BE ADJUSTED WHEN EXACT FIXTURE TYPE & WATTAGE IS SELECTED.

SITE DATA TABLE

CURRENT ZONING:	P.U.D.	OPEN SPACE, WALKS & DETENTION AREA:	28,453 SF. 4.9 ACRES (6.1%)
GROSS ACREAGE:	345,621 SF. 7.93 ACRES	CURB & GUTTER, PARKING & DRIVES:	84,133 SF. 1.93 ACRES (24.3%)
TOTAL LIVING UNITS:	12	BUILDING FOOTPRINTS:	41,439 SF. 0.93 ACRES (13.1%)
PARKING REQUIRED:	2/UNIT = 144	GROSS DENSITY:	9.08 UNITS/ACRE
PARKING PROVIDED:	51	No. OF STORES/HEIGHT:	2 STORES MAX 35'-0" H
ADDITIONAL PARKING STALLS PROVIDED * CLUBHOUSE:	22	BUILDING SETBACKS:	30'-0" FRONT 25'-0" SIDE & REAR
H.C. STALLS (INCLUDED IN QUANTITIES LISTED ABOVE):	11		



FINAL DEVELOPMENT PLAN SITE PLAN
1" = 40'-0"
LEGAL DESCRIPTION:
TRACT AA, ANDERSON FARM 5th SUBDIVISION

PINE TREE VILLAGE P.U.D.
MULTI-FAMILY F.D.P. - E. FIRST ST.
LOVELAND, COLORADO



ALLER-UNGLER ARCHITECTS, P.C.
748 WHALERS WAY
BLDG E, SUITE 200
FORT COLLINS, CO 80525
(970) 223-1820

F.D.P. SITE PLAN
SITE DATA TABLE
GENERAL NOTES
FILE: 844edl.dwg

PROJECT 9844
DATE 10-28-98
DRAWN BAI
SD1

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