

Monday, March 17, 2025 11:28:58 AM

C:\Users\jndrich\Continental Properties\CAD - Documents\Wisconsin\DeForest\Tierney Crossing - Dalmore Road - NEE\dwg\JP-1.dwg

LEGEND

- 1 CLUBHOUSE
- 2 MAIL KIOSK
- 3 PET PLAYGROUND
- 4 TRASH ENCLOSURE
- 5 GROUNDS BUILDING
- 6 STORMWATER MANAGEMENT
- 7 TEMPORARY LEASING TRAILER

In event of any conflict, the layout represented in the final engineering plans shall control



| SITE INFORMATION          |                    |
|---------------------------|--------------------|
| MULTIFAMILY AREA          | 20.77 ACRES        |
| BIFURCATING PUBLIC R.O.W. | 1.53 ACRES         |
| ANNEXED SWM AREA          | 1.92 ACRES         |
| TOTAL AREA                | 24.22 ACRES        |
| DENSITY                   | 13.21 D.U. / ACRES |

| BUILDING INFORMATION       |                  |
|----------------------------|------------------|
| CLUBHOUSE                  | 2014             |
| RESIDENT BUILDINGS         | QUANTITY HEIGHT  |
| S20-8 (20 D.U. / BUILDING) | 16 2-STORY / 35' |
| TOTAL RESIDENT BUILDINGS   | 16               |
| GENERAL HOME MIX           | HOMES PERCENTAGE |
| STUDIO                     | 32 10%           |
| 1-BEDROOM                  | 128 40%          |
| 2-BEDROOM                  | 128 40%          |
| 3-BEDROOM                  | 32 10%           |
| TOTAL                      | 320 100%         |

| PARKING INFORMATION      |                  |
|--------------------------|------------------|
| PARKING                  | QUANTITY         |
| ATTACHED GARAGES         | 128              |
| TANDEM PARKING           | 32               |
| DETACHED GARAGES         | 60               |
| 12G (12-BAY)             | 5                |
| GROUNDS BUILDING (SBG-P) | 1                |
| TOTAL COVERED PARKING    | 221              |
| SURFACE PARKING          | 346              |
| TOTAL UNCOVERED PARKING  | 346              |
| TOTAL PARKING PROVIDED   | 567              |
| HOME PARKING RATIO       | 1.77             |
| OVERALL GARAGES / HOME   | 0.69             |
| COVERED PARKING RATIO    | 0.39             |
| CLUBHOUSE PARKING        | 19               |
| ADA PARKING              | 11               |
| PARKING DIMENSIONS       |                  |
| STANDARD STALL           | 9'w x18'd        |
| ADA STALL                | 9'w x18'd        |
| DRIVE WIDTH              | 24'w             |
| SITE AMENITIES           | QTY / SF / NOTES |
| AMENITY                  |                  |
| SWIMMING POOL            | INCLUDED         |
| FITNESS CENTER           | INCLUDED         |
| CAR CARE CENTER          | INCLUDED         |
| PET PLAYGROUND TYPE A    | INCLUDED         |
| ENCLOSED YARDS           | 28               |
| PROPERTY BOUNDARY        | CIVIL            |

VICINITY MAP  
SCALE: NTS

CONTINENTAL PROPERTIES  
W134 N8675 EXECUTIVE PARKWAY  
MENOMONEE FALLS, WI 53051  
262.502.5500 \* FAX 262.502.5522

ON BEHALF OF  
CONTINENTAL 784 FUND LLC

PROJECT INFORMATION

SPRINGS AT DEFOREST  
TIERNEY CROSSING & DALMORE ROAD - NORTHEAST CORNER | DEFOREST, WI

CONTINENTAL 784 FUND LLC

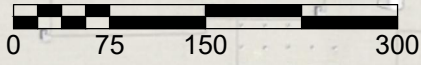
SHEET INFORMATION

SITE PLAN

DRAWN DATE: 3/17/2025  
DRAWN BY: DCC

SHEET NUMBER

D1-1.0



SCALE 1" = 150'

