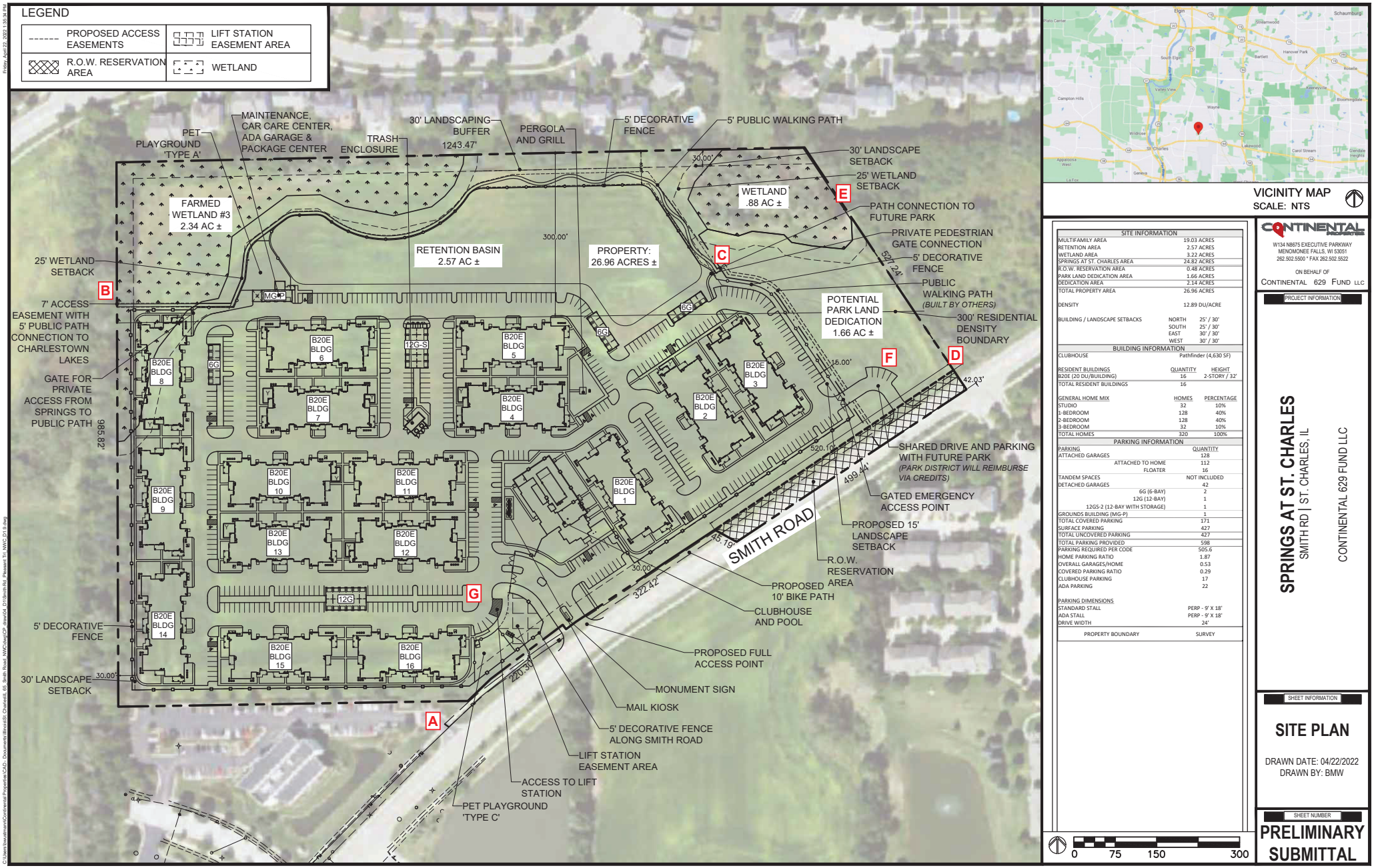

VICINITY MAP
SCALE: NTS

SITE INFORMATION		
MULTIFAMILY AREA	19.03 ACRES	
RETENTION AREA	2.57 ACRES	
WETLAND AREA	3.22 ACRES	
SPRINGS AT ST. CHARLES AREA	24.82 ACRES	
R.O.W. RESERVATION AREA	0.48 ACRES	
PARK LAND DEDICATION AREA	1.66 ACRES	
DEDICATION AREA	2.14 ACRES	
TOTAL PROPERTY AREA	26.96 ACRES	
DENSITY	12.89 DU/ACRE	
BUILDING / LANDSCAPE SETBACKS	NORTH	25' / 30'
	SOUTH	25' / 30'
	EAST	30' / 30'
	WEST	30' / 30'

BUILDING INFORMATION		
CLUBHOUSE	Pathfinder (4,630 SF)	
RESIDENT BUILDINGS	QUANTITY	HEIGHT
B20E (20 DU/BUILDING)	16	2-STORY / 32'
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 HOMES	320	100%

PARKING INFORMATION		
PARKING		QUANTITY
ATTACHED GARAGES		128
	ATTACHED TO HOME	112
	FLOATER	16
TANDEM SPACES		NOT INCLUDED
DETACHED GARAGES		42
	6G (6-BAY)	2
	12G (12-BAY)	1
	12GS-2 (12-BAY WITH STORAGE)	1
GROUNDS BUILDING (MG-P)		1
TOTAL COVERED PARKING		171
SURFACE PARKING		427
TOTAL UNCOVERED PARKING		427
TOTAL PARKING PROVIDED		598
PARKING REQUIRED PER CODE		505.6
HOME PARKING RATIO		1.87
OVERALL GARAGES/HOME		0.53
COVERED PARKING RATIO		0.29
CLUBHOUSE PARKING		17
ADA PARKING		22
PARKING DIMENSIONS		
STANDARD STALL		PERP - 9' X 18'
ADA STALL		PERP - 9' X 18'
DRIVE WIDTH		24'
PROPERTY BOUNDARY		SURVEY

0 75 150 300

CONTINENTAL PROPERTIES
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522
ON BEHALF OF
CONTINENTAL 629 FUND LLC

PROJECT INFORMATION

SPRINGS AT ST. CHARLES
SMITH RD | ST. CHARLES, IL
CONTINENTAL 629 FUND LLC

SHEET INFORMATION

SITE PLAN

DRAWN DATE: 04/22/2022
DRAWN BY: BMW

SHEET NUMBER

PRELIMINARY SUBMITTAL

Friday, April 22, 2022 1:03:34 PM
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