

Drawing name: K:\ONS\DEVA\168709000\_Lincan\_Prog\_Citygate Centre\_Naperville\_IL\2\_Design\CAD\PlanSheets\C2.0 - Overall Site & Pavement Plan.dwg C2.0 Apr 14, 2020 10:53am by Taylor.Eashbach  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

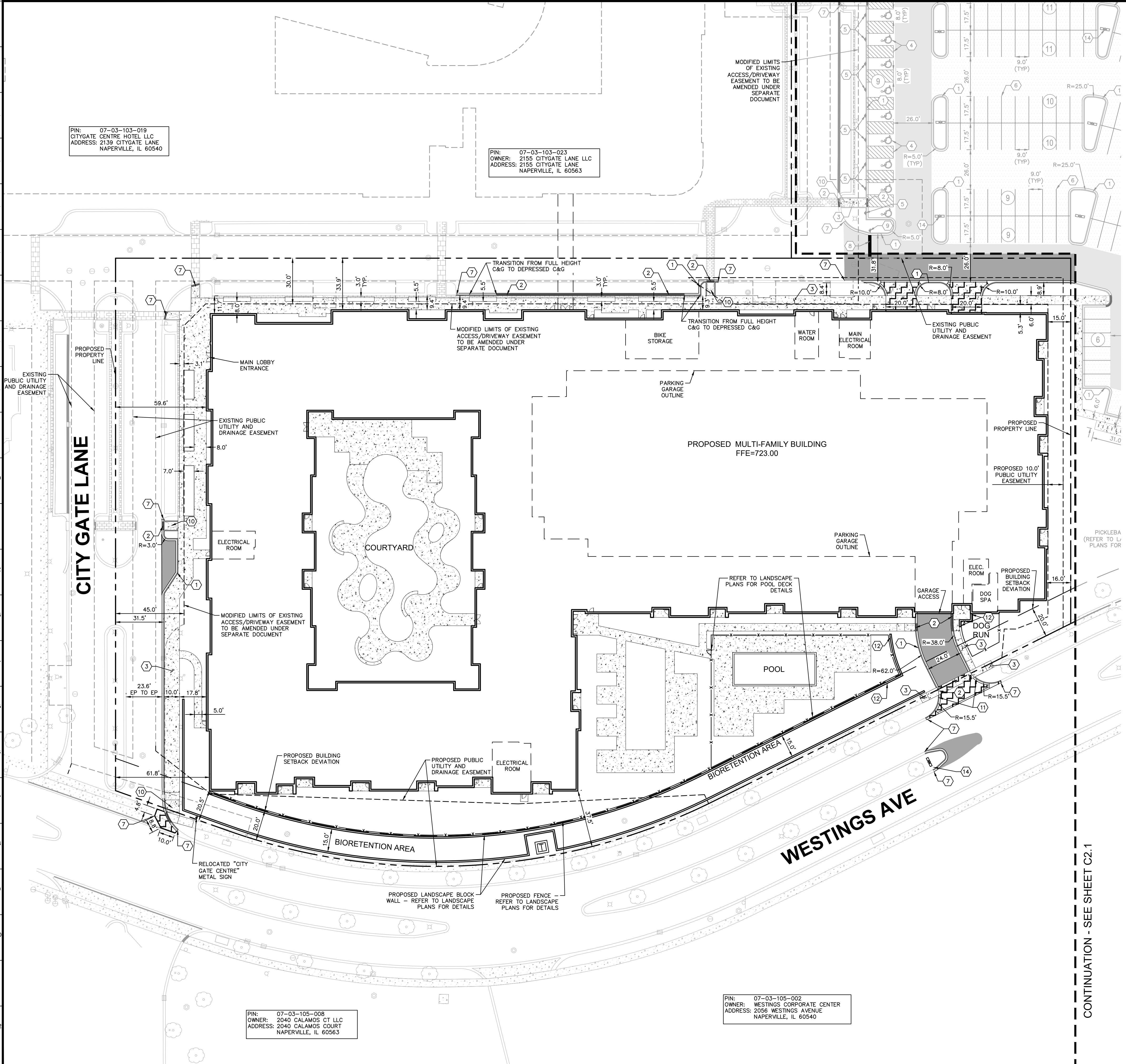
Call Before You Dig  
**Julie**  
 1-800-892-0123

PIN: 07-03-103-019  
 CITYGATE CENTRE HOTEL LLC  
 ADDRESS: 2139 CITYGATE LANE  
 NAPERVILLE, IL 60540

PIN: 07-03-103-023  
 OWNER: 2155 CITYGATE LANE LLC  
 ADDRESS: 2155 CITYGATE LANE  
 NAPERVILLE, IL 60563

PIN: 07-03-105-002  
 OWNER: WESTINGS CORPORATE CENTER  
 ADDRESS: 2036 WESTINGS AVENUE  
 NAPERVILLE, IL 60540

PIN: 07-03-105-008  
 OWNER: 2040 CALAMOS CT LLC  
 ADDRESS: 2040 CALAMOS COURT  
 NAPERVILLE, IL 60563



- ### GENERAL NOTES
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
  - RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
  - SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
  - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

- ### KEY NOTES
- B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
  - FLUSH ADA CURB AND GUTTER
  - CONCRETE SIDEWALK, TYP. (SEE DETAILS)
  - ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
  - ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
  - 4" WIDE PAINTED SOLID LINE, TYP.
  - CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
  - 24" WIDE STOP BAR, TYP. (SEE DETAILS)
  - STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
  - ACCESSIBLE RAMP (SEE DETAILS)
  - 3'-FT TRANSITION CURB
  - ARCHITECTURAL RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
  - 3'-FT CURB CUT (SEE DETAILS)
  - LIGHT POLE, TYP.

### PAVING AND CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD PITCH CONCRETE CURB AND GUTTER
	REVERSE PITCH CONCRETE CURB AND GUTTER
	CONCRETE FLUSH ADA CURB AND GUTTER

### SITE DATA - LOT 2

SITE AREA:	5.06 AC
OUTDOOR COMMON/AMENITY AREA:	1.49 AC (29.5%)
OPEN SPACE REQUIRED (MIXED-USE):	20%
TOTAL IMPERVIOUS AREA:	3.95 AC
PROPOSED SITE IMPERVIOUS COVERAGE:	78.06%
MAXIMUM IMPERVIOUS COVERAGE ALLOWED:	80.00%
EXISTING ZONING:	OCI PUD
PROPOSED ZONING:	OCI PUD
NUMBER OF UNITS:	285 UNITS
DENSITY:	56.3 UNITS/ACRE

### OVERALL PARKING SUMMARY

REQUIRED RESIDENT PARKING IN GARAGE (PER APPROVED PUD):	429 SPACES
REQUIRED ADA PARKING IN GARAGE:	9 SPACES
REQUIRED GUEST PARKING IN SURFACE LOT (PER APPROVED PUD):	36 SPACES
REQUIRED EVENT SPACE PARKING IN SURFACE LOT (PER APPROVED PUD):	380 SPACES
REQUIRED ADA PARKING IN SURFACE LOT:	9 SPACES
TOTAL REQUIRED PARKING (PER APPROVED PUD):	845 SPACES (18 ADA)
PROVIDED RESIDENT PARKING IN GARAGE:	430 SPACES
PROVIDED ADA PARKING IN GARAGE:	9 SPACES
PROVIDED GUEST PARKING IN SURFACE LOT:	36 SPACES
PROVIDED EVENT SPACE PARKING IN SURFACE LOT:	380 SPACES
PROVIDED ADA PARKING IN SURFACE LOT:	9 SPACES
TOTAL PROVIDED PARKING:	846 SPACES (18 ADA)
REQUIRED BICYCLE PARKING FOR RESIDENTIAL:	47 SPACES
10% VEHICLE PARKING = 10% X (430+36)	
REQUIRED BICYCLE PARKING FOR EVENT SPACE:	19 SPACES
5% VEHICLE PARKING = 5% X 380	
TOTAL REQUIRED BICYCLE PARKING:	66 SPACES
PROVIDED BICYCLE PARKING (INTERNAL TO BUILDING):	114 SPACES
PROVIDED BICYCLE PARKING FOR EVENT SPACE (EXTERNAL):	20 SPACES
TOTAL PROVIDED BICYCLE PARKING:	134 SPACES

NO.	REVISIONS	DATE	BY
1	REVISED PER CITY COMMENTS	04/14/20	WAW
2	REVISED PER CITY COMMENTS	03/27/20	WAW
3	REVISED PER CITY COMMENTS	03/06/20	WAW

**Kimley-Horn**  
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 1001 WARRENVILLE ROAD, SUITE 350,  
 LISLE, IL 60532  
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
 DESIGNED BY: TRE  
 DRAWN BY: RM  
 CHECKED BY: WAW

## CITYGATE CENTRE III NE CORNER OF CITY GATE LANE AND WESTINGS AVENUE SITE & PAVEMENT PLAN - LOT 2

ORIGINAL ISSUE:  
 01/31/20  
 KHA PROJECT NO.  
 168709000  
 SHEET NUMBER

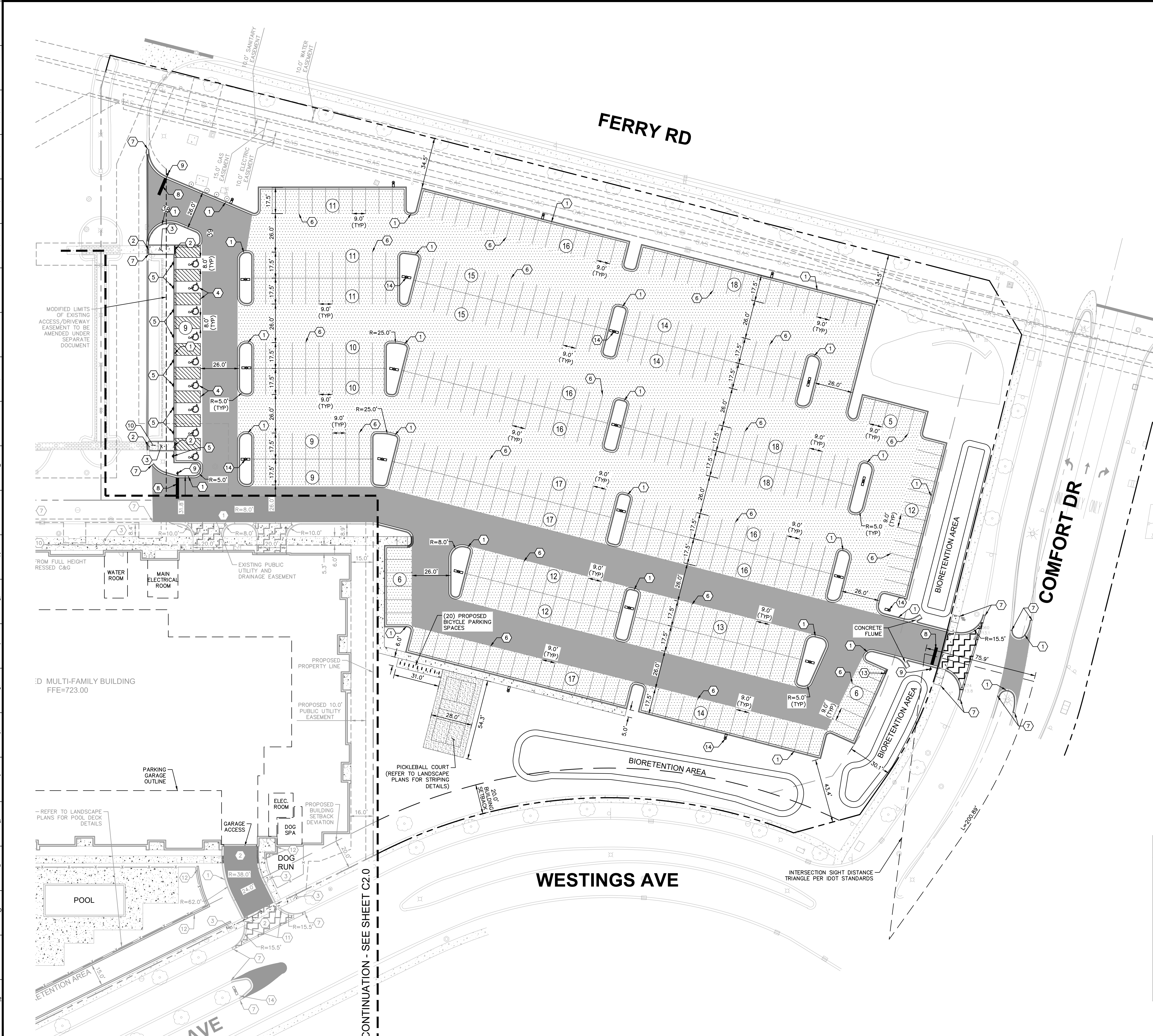
**C2.0**

CONTINUATION - SEE SHEET C2.1

Drawing name: K:\CHS\_LDEV\168709000\_Line\Drawings\Site\Site\Overall Site & Pavement Plan.dwg C2.1 Apr 14, 2020 10:53am by Taylor Eschbach  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Call Before You Dig  
**TULLIE**  
 1-800-892-0123

NORTH  
 GRAPHIC SCALE IN FEET  
 0 15 30 60



- ### GENERAL NOTES
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
  4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
  5. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
  6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

- ### KEY NOTES
- ① B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
  - ② FLUSH ADA CURB AND GUTTER
  - ③ CONCRETE SIDEWALK, TYP. (SEE DETAILS)
  - ④ ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
  - ⑤ ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
  - ⑥ 4" WIDE PAINTED SOLID LINE, TYP.
  - ⑦ CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
  - ⑧ 24" WIDE STOP BAR, TYP. (SEE DETAILS)
  - ⑨ STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
  - ⑩ ACCESSIBLE RAMP (SEE DETAILS)
  - ⑪ 3-FT TRANSITION CURB
  - ⑫ ARCHITECTURAL RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
  - ⑬ 3-FT CURB CUT (SEE DETAILS)
  - ⑭ LIGHT POLE, TYP.

### PAVING AND CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	SPECIAL CONCRETE PAVEMENT FOR PICKLE BALL COURT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD PITCH CONCRETE CURB AND GUTTER
	REVERSE PITCH CONCRETE CURB AND GUTTER
	FLUSH ADA CURB AND GUTTER

### SITE DATA - LOT 3

PARCEL AREA:	4.96 AC
TOTAL IMPERVIOUS AREA:	3.38 AC
PROPOSED SITE IMPERVIOUS COVERAGE:	68.15%
MAXIMUM IMPERVIOUS COVERAGE ALLOWED:	80.00%
EXISTING ZONING:	OCI PUD
PROPOSED ZONING:	OCI PUD

### OVERALL PARKING SUMMARY

REQUIRED RESIDENT PARKING IN GARAGE (PER APPROVED PUD):	429 SPACES
REQUIRED ADA PARKING IN GARAGE:	9 SPACES
REQUIRED GUEST PARKING IN SURFACE LOT (PER APPROVED PUD):	36 SPACES
REQUIRED EVENT SPACE PARKING IN SURFACE LOT (PER APPROVED PUD):	380 SPACES
REQUIRED ADA PARKING IN SURFACE LOT:	9 SPACES
TOTAL REQUIRED PARKING (PER APPROVED PUD):	845 SPACES (18 ADA)
PROVIDED RESIDENT PARKING IN GARAGE:	430 SPACES
PROVIDED ADA PARKING IN GARAGE:	9 SPACES
PROVIDED GUEST PARKING IN SURFACE LOT:	36 SPACES
PROVIDED EVENT SPACE PARKING IN SURFACE LOT:	380 SPACES
PROVIDED ADA PARKING IN SURFACE LOT:	9 SPACES
TOTAL PROVIDED PARKING:	846 SPACES (18 ADA)
REQUIRED BICYCLE PARKING FOR RESIDENTIAL:	47 SPACES
10% VEHICLE PARKING = 10% X (430+36)	
REQUIRED BICYCLE PARKING FOR EVENT SPACE:	19 SPACES
5% VEHICLE PARKING = 5% X 380	
TOTAL REQUIRED BICYCLE PARKING:	66 SPACES
PROVIDED BICYCLE PARKING (INTERNAL TO BUILDING):	114 SPACES
PROVIDED BICYCLE PARKING FOR EVENT SPACE (EXTERNAL):	20 SPACES
TOTAL PROVIDED BICYCLE PARKING:	134 SPACES

**Kimley»Horn**  
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 1001 WARRENVILLE ROAD, SUITE 350,  
 LISLE, IL 60532  
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
 DESIGNED BY: TRE  
 DRAWN BY: RM  
 CHECKED BY: WAW

**SITE & PAVEMENT PLAN - LOT 3**

**CITYGATE CENTRE III**  
 NE CORNER OF CITY GATE LANE AND WESTINGS AVENUE

REVISIONS	DATE	BY
AW	04/14/20	WAW
AW	03/27/20	WAW
AW	03/06/20	WAW

ORIGINAL ISSUE: 01/31/20  
 KHA PROJECT NO. 168709000  
 SHEET NUMBER C2.1