



LANDSCAPE LEGEND

- UNDERSTORY & FOUNDATION PLANTING TO INCLUDE: SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS
- BIORETENTION PLANTING TO INCLUDE TREES, SHRUBS AND NATIVE/ORNAMENTAL GRASSES
- PROPOSED LAWN AREA
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHADE TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

NOTES:

- ALL LANDSCAPE COMPLIES WITH THE SEPARATION DISTANCES FROM UTILITIES AS SPECIFIED IN SECTION 5-10-3.10 (LANDSCAPING, SCREENING, AND TREE PRESERVATION, INSTALLATION).
- ALL PROPOSED LAWN AND LANDSCAPE BEDS TO BE IRRIGATED.
- SEE ELECTRICAL PLAN FOR FIXTURES AND PHOTOMETRICS.
- FOUNDATION PLANTINGS WILL CONFORM TO SECTION 5-10-3.4.2.1.2 OF THE MUNICIPAL CODE
- PARKWAY TREES SHALL BE ALTERNATED SO THAT A MAX. OF 5 TREES OF THE SAME SPECIES ARE PLANTED ADJACENTLY.
- PICKLEBALL COURT PERIMETER PLANTING WILL CONFORM TO THE MUNICIPAL CODE.

SITE DATA

SITE AREA	4.966 AC
PROPOSED SITE IMPERVIOUS COVERAGE	70.00%
MAXIMUM IMPERVIOUS COVERAGE ALLOWED	80.00%
EXISTING ZONING	OC1 PUD
PROPOSED ZONING	OC1 PUD
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
NUMBER OF UNITS	297 UNITS
DENSITY	59.81 UNITS/ACRE
PROPOSED OPEN SPACE	1.66 AC (33.47%)
TOTAL BUILDING SQUARE FOOTAGE (W/O GARAGE)	325,151 SF
TOTAL BUILDING SQUARE FOOTAGE (WITH GARAGE)	476,278 SF
BUILDING FOOTPRINT AREA (W/O GARAGE)	81,490 SF
BUILDING FOOTPRINT AREA (WITH GARAGE)	110,051 SF
AVERAGE UNIT SIZE	816.92 SF
BUILDING HEIGHT FROM FINISHED FLOOR	45'-3 1/2" (4-STORIES)
BUILDING HEIGHT PER MUNICIPAL CODE	50'-6 1/2"
AVERAGE SITE ELEV DATUM POINT =	718.35
REQUIRED OC1 BUILDING SETBACK (FERRY RD)	20'-0"
REQUIRED OC1 BUILDING SETBACK (COMFORT AVE)	20'-0"
REQUIRED OC1 BUILDING SETBACK (WESTING AVE)	20'-0"
REQUIRED OC1 BUILDING SIDE SETBACK	10'-0"
MAX CAMPUS WIDE FLOOR AREA RATIO	1.5
EXISTING CAMPUS WIDE FLOOR AREA RATIO	0.83
PROPOSED ON-SITE FLOOR AREA RATIO	1.45
PROPOSED TOTAL CAMPUS WIDE FLOOR AREA RATIO	1.07

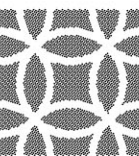
PROPOSED UNIT COUNT

1 BED UNITS	225 UNITS
2 BED UNITS	72 UNITS
TOTAL UNITS PROPOSED	297 UNITS
TOTAL BEDROOMS PROPOSED	369 BEDROOMS

PARKING SUMMARY

TOTAL PARKING SPACES REQUIRED (PER CITY REQUIREMENTS)	=668 SPACES
RESIDENT PARKING REQUIRED (2.0 SPACES PER UNIT)	=594 SPACES
GUEST PARKING REQUIRED (0.25 SPACES PER UNIT)	=74 SPACES
TOTAL PARKING SPACES PROPOSED (REQUESTED VARIANCE)	=422 SPACES
RESIDENT PARKING PROPOSED (1.24 SPACES PER UNIT)	=369 SPACES
GUEST PARKING PROPOSED (0.18 SPACES PER UNIT)	=53 SPACES
TOTAL GARAGE PARKING PROPOSED	=414 SPACES
STANDARD PARKING SPACES PROPOSED	=405 SPACES
ADA PARKING SPACES PROPOSED	=9 SPACES
TOTAL SURFACE PARKING PROPOSED	=8 SPACES
STANDARD SURFACE PARKING PROPOSED	=6 SPACES
ADA SURFACE PARKING PROPOSED	=2 SPACES
BICYCLE PARKING REQUIRED (10% OF VEHICLE PARKING REQUIREMENTS)	=67 SPACES
TOTAL BICYCLE PARKING PROVIDED	=47 SPACES MIN.
INTERIOR BICYCLE ROOM	=20 SPACES
EXTERIOR BICYCLE RACKS	=20 SPACES

1 LANDSCAPE PLAN
SCALE: 1" = 30"



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Revisions

8.		
7.		
6.		
5.		
4.	REVISED CITY REVIEW PER COMMENTS	06/15/26
3.	REVISED CITY REVIEW PER COMMENTS	05/08/26
2.	REVISED CITY REVIEW PER COMMENTS	03/27/26
1.	ISSUED FOR CITY REVIEW	12/19/06

Project

CITYGATE II

2160 CITYGATE LANE
NAPERVILLE, IL 60563

Sheet Title

SITE &
LANDSCAPE
PLAN

Date

00/00/06

Project No.

DWP 06-000

Scale

1" = 20'-0"

Sheet No.

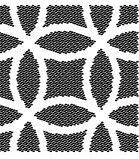
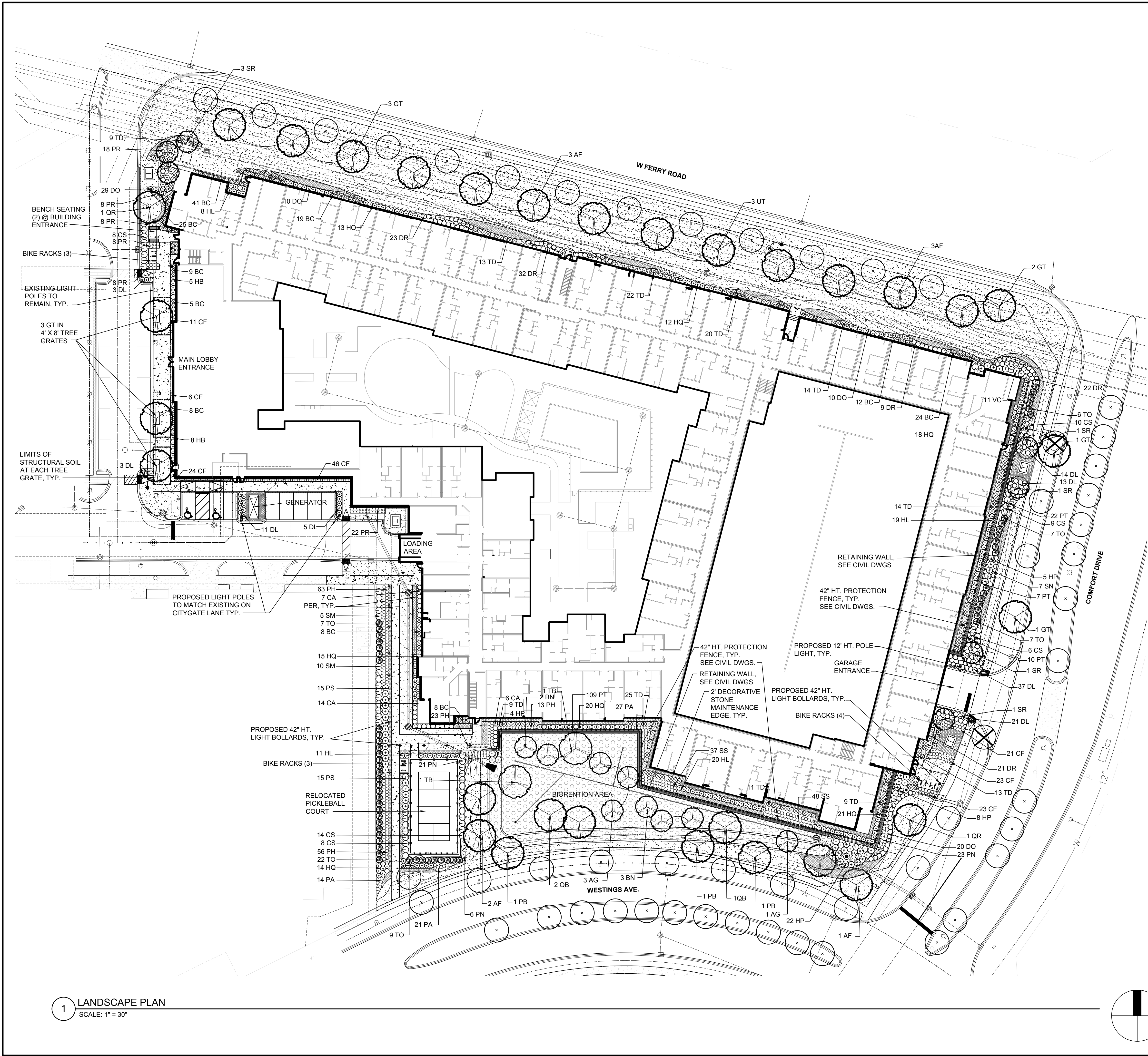
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Drawn By

NAME

Approved

NAME

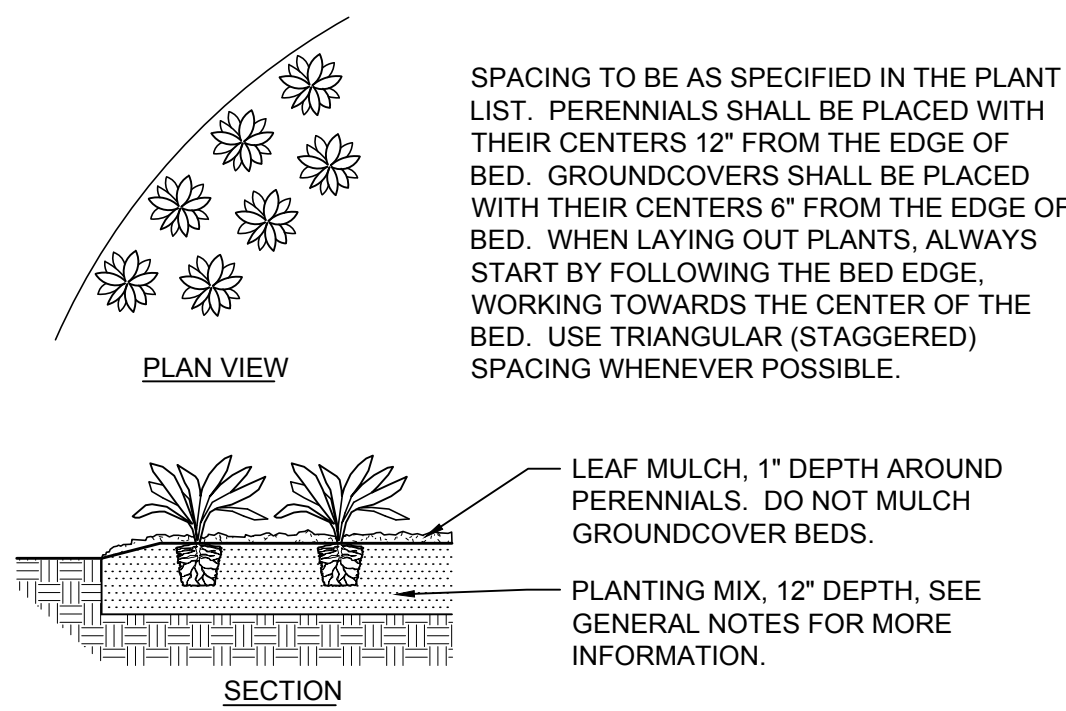


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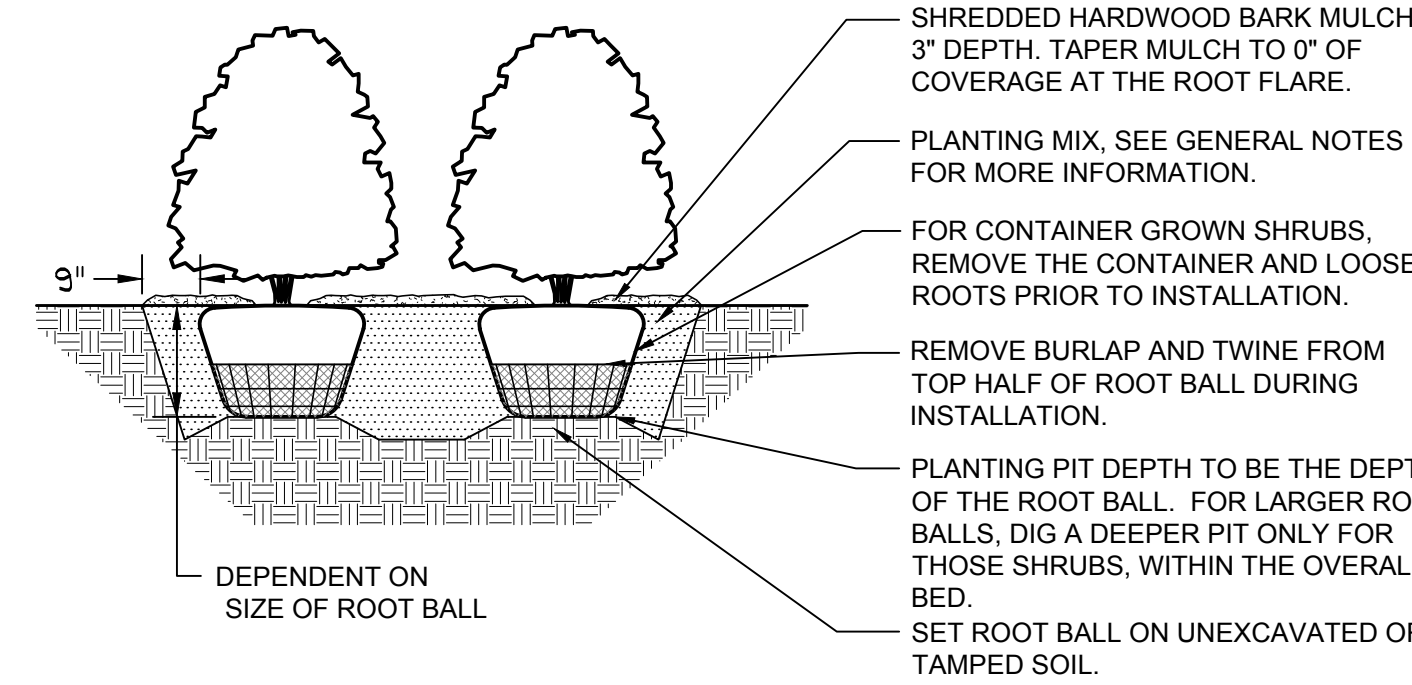
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LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PERENNIAL / GROUNDCOVER BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL BEDS TO EXTEND TO ALL EDGES OF THE BEDS. SEE PLANS FOR BED LAYOUTS. SEE PLANT LIST FOR PLANT SPACING. GAPS BETWEEN PLANTS SHALL BE NO GREATER THAN THE SPECIFIED SPACING FOR THAT PARTICULAR PLANT.



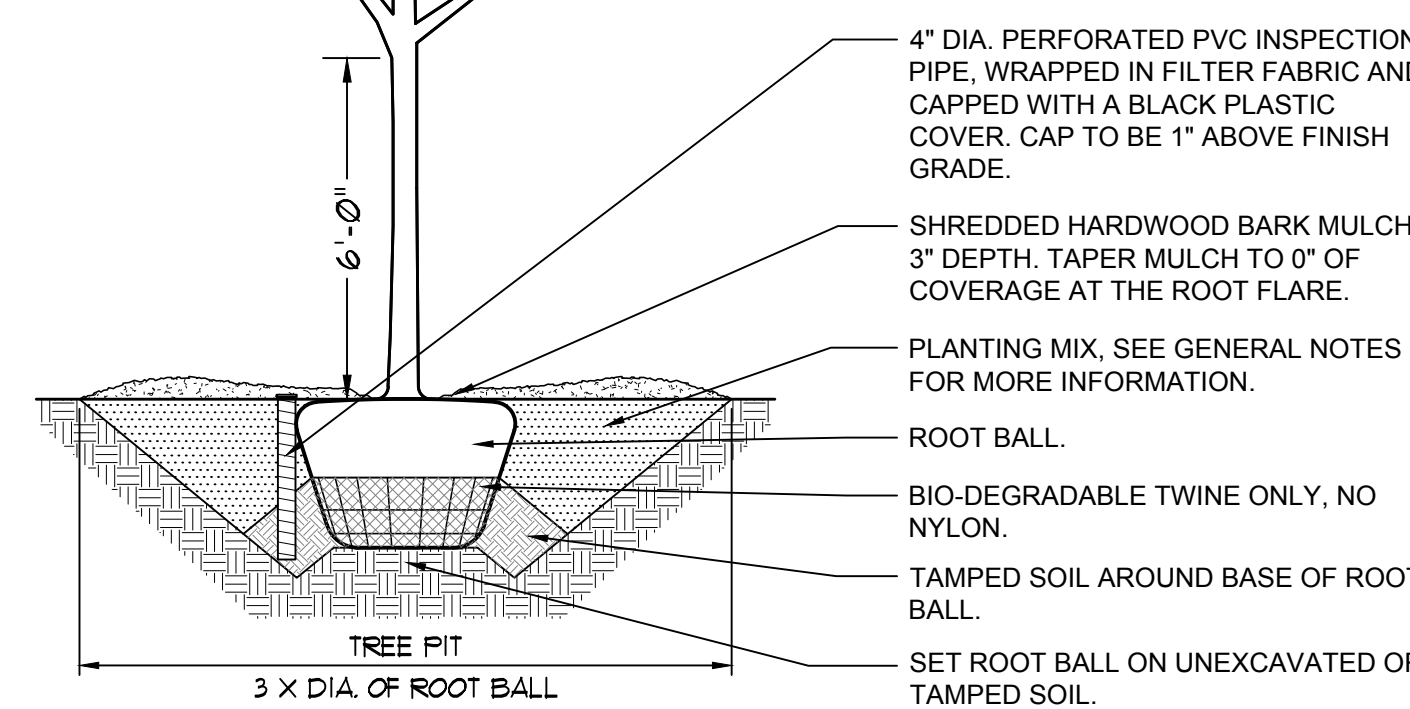
1 PERENNIAL AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. SHRUB PIT WIDTH TO BE EXTENDED 9" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST SHRUB PIT FOR DRAINAGE PRIOR TO INSTALLING SHRUB. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. REMOVE ALL TWINE FROM AROUND THE ROOT FLARE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB PLUMB. STRAIGHTEN SHRUB IF SETTLING OCCURS. MULCH LIMITS FOR SHRUBS TO EXTEND TO ALL EDGES OF PLANTING BEDS, SEE PLANS FOR BED LAYOUTS.



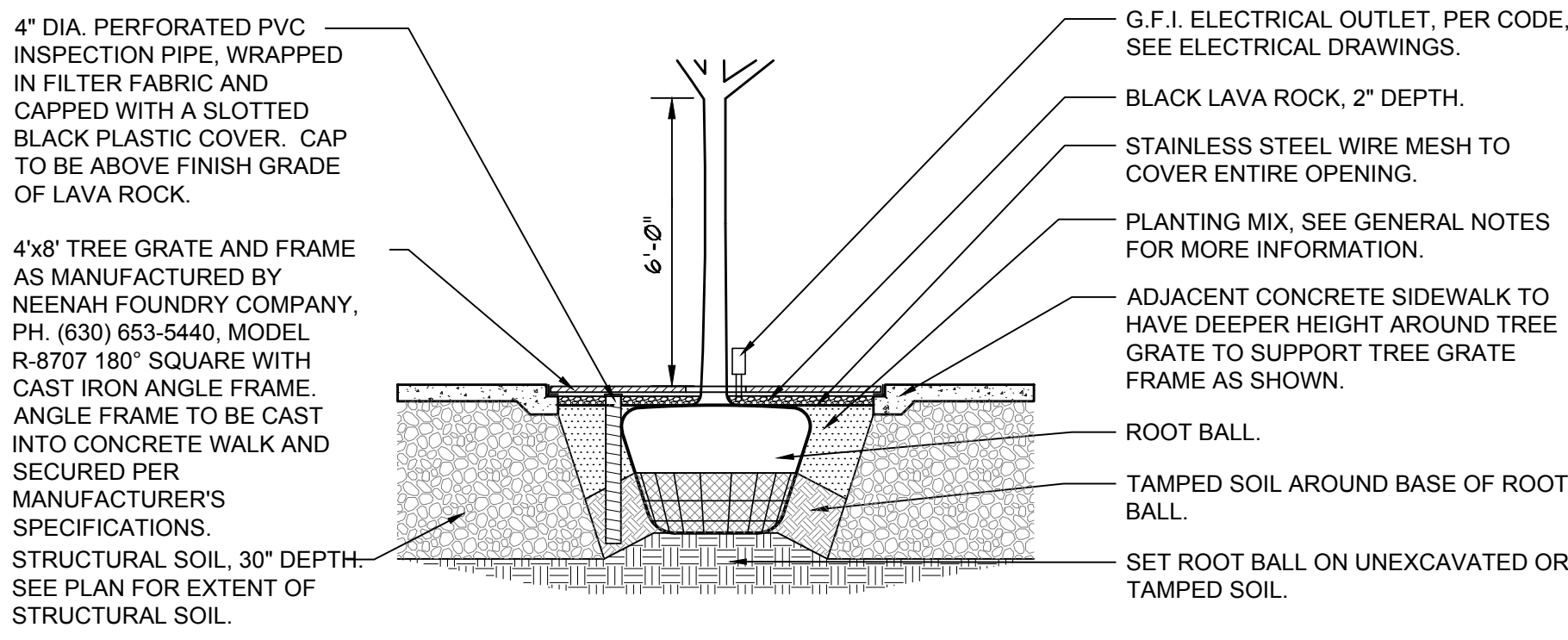
2 SHRUB PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE THREE TIMES THE WIDTH OF THE ROOT BALL. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 5% -10% OF THE OVERALL BRANCHING. FOR TREES OVER 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 15%-20% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. REMOVE ALL BASKET WIRE, TWINE AND BURLAP FROM THE TOP HALF OF THE ROOT BALL. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS.



3 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 5% -10% OF THE OVERALL BRANCHING. FOR TREES OVER 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 15%-20% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH THE PLANTING MIX. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO REMOVE ALL TWINE, ROPE, BASKET WIRE AND BURLAP FROM THE TOP HALF OF THE ROOT BALL.



4 DECIDUOUS TREE IN TREE GRATE PLANTING DETAIL
NOT TO SCALE

PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	QTY	NOTES
SHADE TREES						
AF	ACER x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	3" CALIPER	50' HT x 40' W	9	
GT	GLEDITSIA TRICANTHOS INERMIS	SKYLINE HONEYLOCUST	3" CALIPER	45' HT x 35' W	10	
PB	PLATANUS ACERIFOLIA 'EXCLAMATION'	EXCLAMATION LONDON PLANETREE	3" CALIPER	60' HT x 45' W	3	
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CALIPER	50' HT x 50' W	3	
QR	QUERCUS RUBRA	RED OAK	3" CALIPER	60' HT x 60' W	2	
TB	TAXODIUM DISTICHUM	BALD CYPRESS	3" CALIPER	50' HT x 20' W	2	
UT	ULMUS x TRIUMPH'	TRIUMPH ELM	3" CALIPER	60' HT x 35' W	3	

ORNAMENTAL TREES						
AG	ALNUS GLUTINOSA	BLACK ALDER	10' HEIGHT	40' HT x 20' W	4	
BN	BETULA NIGRA	RIVER BIRCH	10' HEIGHT	40' HT x 40' W	5	
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	8' HEIGHT	25' HT x 30' W	7	

EVERGREEN TREES						
TO	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	8' HEIGHT	13' HT x 8' W	51	

SHRUBS						
BC	BUXUS x CHICAGOLAND GR."	CHICAGOLAND GREEN BOXWOOD	5 GAL / 24"	4' HT x 4' W	159	
CA	CEANOTHUS AMERICANUS	NEW JERSEY TEA	5 GAL / 24"	4' HT x 4' W	27	
CS	CORNUS SERICEA 'ISANTI'	ISANTI REDTWIG DOGWOOD	4' HT.	6' HT x 5' W	55	
DL	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	5 GAL / 24"	3' HT x 4' W	107	
DO	DIERVILLA RIVULARIS 'KODIAK ORANGE'	KODIAK ORANGE BUSH HONEYSUCKLE	5 GAL / 30"	4' HT x 4' W	69	
DR	DIERVILLA RIVULARIS 'KODIAK RED'	KODIAK RED BUSH HONEYSUCKLE	5 GAL / 30"	4' HT x 4' W	107	
HB	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	3 GAL / 24"	3' HT x 4' W	13	
HL	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	5 GAL / 30"	4' HT x 4' W	58	
HP	HYDRANGEA PANICULATA 'PINKY WINKY'	PINKY WINKY HYDRANGEA	4' HT.	8' HT x 7' W	39	
HQ	HYDRANGEA PAN. 'LITTLE QUICK FIRE'	LITTLE QUICK FIRE HYDRANGEA	5 GAL / 30"	4' HT x 6' W	113	
PS	PHYSIOCARPUS OP. 'SUMMER WINE'	SUMMER WINE NINEBARK	5 GAL / 36"	5' HT x 5' W	30	
SN	SPIRAEA JAPONICA 'NEON FLASH'	NEON FLASH SPIREA	5 GAL / 36"	3' HT x 3' W	7	
SM	SYRINGA PUBESCENS PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL / 36"	6' HT x 6' W	15	
TD	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	5 GAL / 30"	4' HT x 6' W	166	
VC	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	5 GAL / 36"	5' HT x 6' W	11	

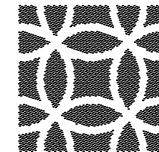
ORNAMENTAL GRASSES						
CF	CALAMAGROSTIS ACUT. 'KARL FOERSTER'	FEATHER REED GRASS	3 GALLON	6' HT x 3' W	108	
PA	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	3 GALLON	4' HT x 4' W	62	
PH	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	3 GALLON	3' HT x 3' W	155	
PN	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	3 GALLON	8' HT x 3' W	50	
PR	PENNISETUM ALOPECUROIDES 'RED HEAD'	RED HEAD FOUNTAIN GRASS	3 GALLON	4' HT x 3' W	72	
SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	3 GALLON	4' HT x 24' W	85	

VINES						
PT	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	2 GALLON	3' HT x 8' W	148	

PERENNIALS AND GROUNDCOVERS - FINAL LIST T.B.D. - LIST REPRESENTS POSSIBLE SPECIES TO BE USED BUT IS NOT LIMITED TO THIS LIST

ASTILBE SP.	ASTILBE SP.	1 GALLON	
COREOPSIS SP.	COREOPSIS SP.	1 GALLON	
ECHINACEA SP.'	CONEFLOWER SP.	1 GALLON	
GERANIUM SANGUINEUM 'MAX FREI'	MAX FREI BLOODY CRANESBILL	1 GALLON	
HEMEROCALLIS SP.	DAYLILY SP.	1 GALLON	
HEUCHERA SP.	CORALBELLS SP.	1 GALLON	
HOSTA SP.	HOSTA SP.	1 GALLON	
LIATRIS SPICATA 'KOBOLD'	KOBOLD BLAZING STAR	1 GALLON	
LIRIOPE SPICATA	CREeping LILYTurf	3" POT	
NEPETA SP.	CATMINT SP.	1 GALLON	
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GALLON	
RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GALLON	
SALVIA SP.	SALVIA SP.	1 GALLON	

NOTE: BIORETENTION AREA TO BE A NATIVE SEED MIX SPECIFIC FOR SOIL CONDITIONS CONSISTING OF NATIVE GRASSES AND FORBS WITH COVER CROP.



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CITYGATE II

2160 CITYGATE LANE
NAPERVILLE, IL 60563

Sheet Title

LANDSCAPE
PLANT LIST
& DETAILS

Date

12/19/25

Project No.

DWP 25-125

Scale

AS NOTED

Drawn By

JC

Approved

DW

Sheet No.

L2