

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:

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

SITE DATA

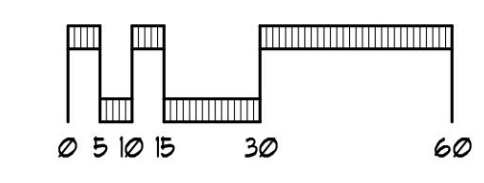
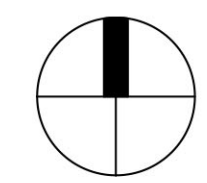
SITE AREA	4.966 AC
PROPOSED SITE IMPERVIOUS COVERAGE	70.00%
MAXIMUM IMPERVIOUS COVERAGE ALLOWED	80.00%
EXISTING ZONING	001 PUD
PROPOSED ZONING	001 PUD
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
NUMBER OF UNITS	297 UNITS
DENSITY	59.81 UNITS/ACRE
PROPOSED OPEN SPACE	1.66 AC (33.47%)
TOTAL BUILDING SQUARE FOOTAGE (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
BUILDING SETBACK (FERRY RD)	30'-0"
BUILDING SETBACK (COMFORT AVE)	20'-0"
BUILDING SETBACK (WESTING AVE)	20'-0"
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	=67 SPACES MIN.
INTERIOR BICYCLE ROOM	=47 SPACES MIN.
EXTERIOR BICYCLE RACKS	=20 SPACES



Revisions

8.		
7.		
6.		
5.		
4.		
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

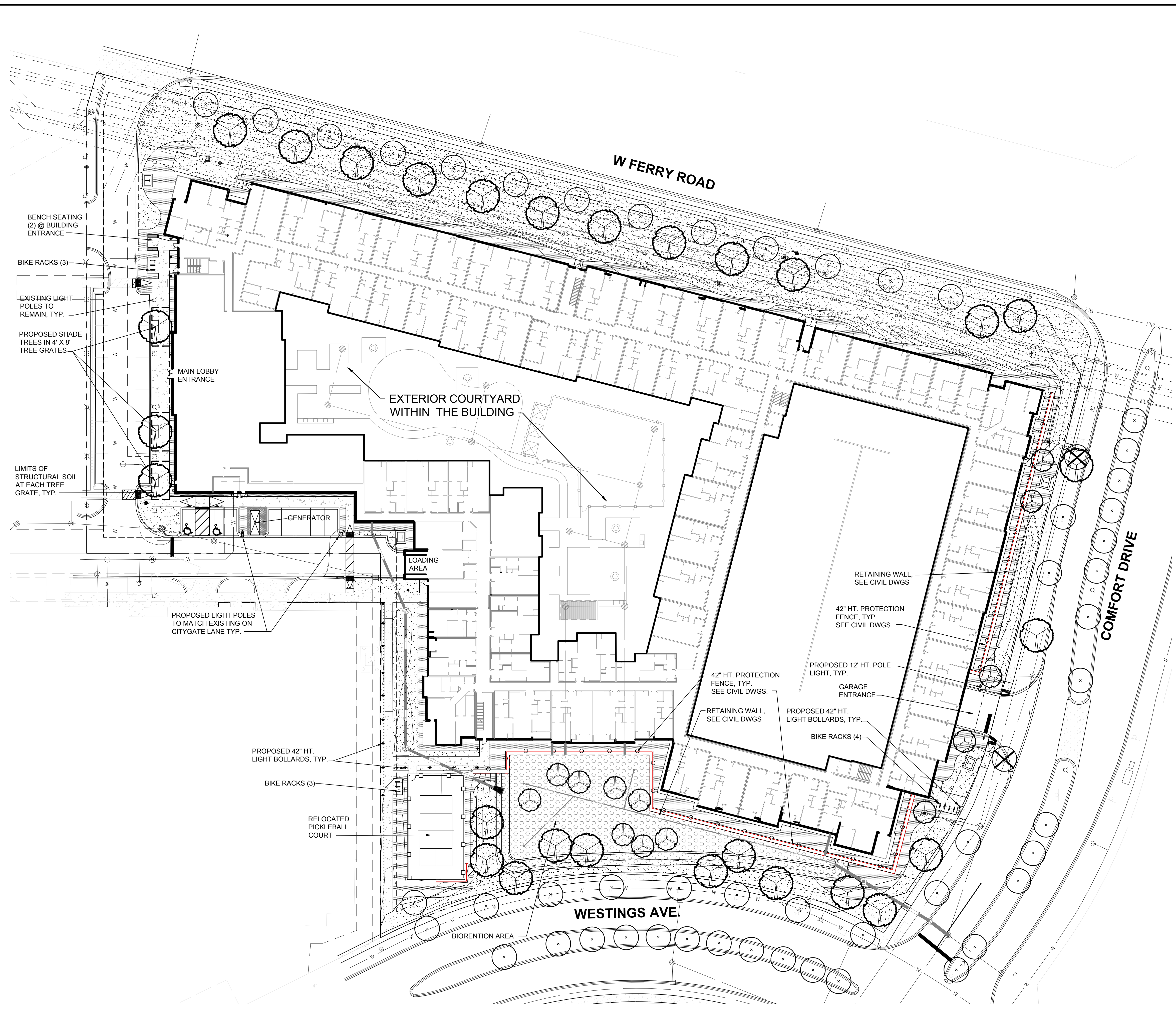
CITYGATE II

2160 CITYGATE LANE
NAPERVILLE, IL 60563

Sheet Title

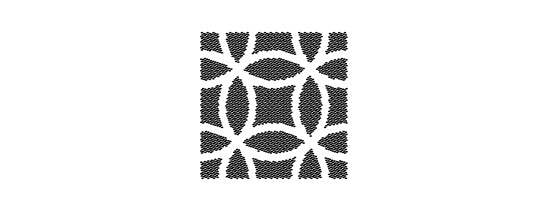
SITE & LANDSCAPE PLAN

Date	00/00/06	Project No.	DWP 06-000
Scale	1" = 20'-0"	Sheet No.	
Drawn By	NAME		LO
Approved	NAME		



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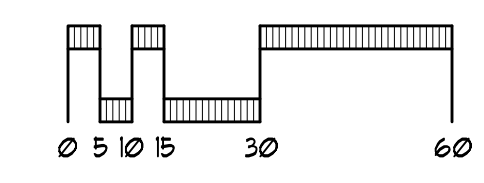
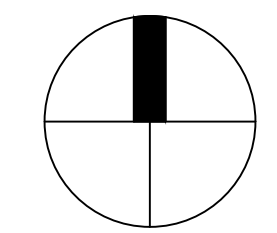
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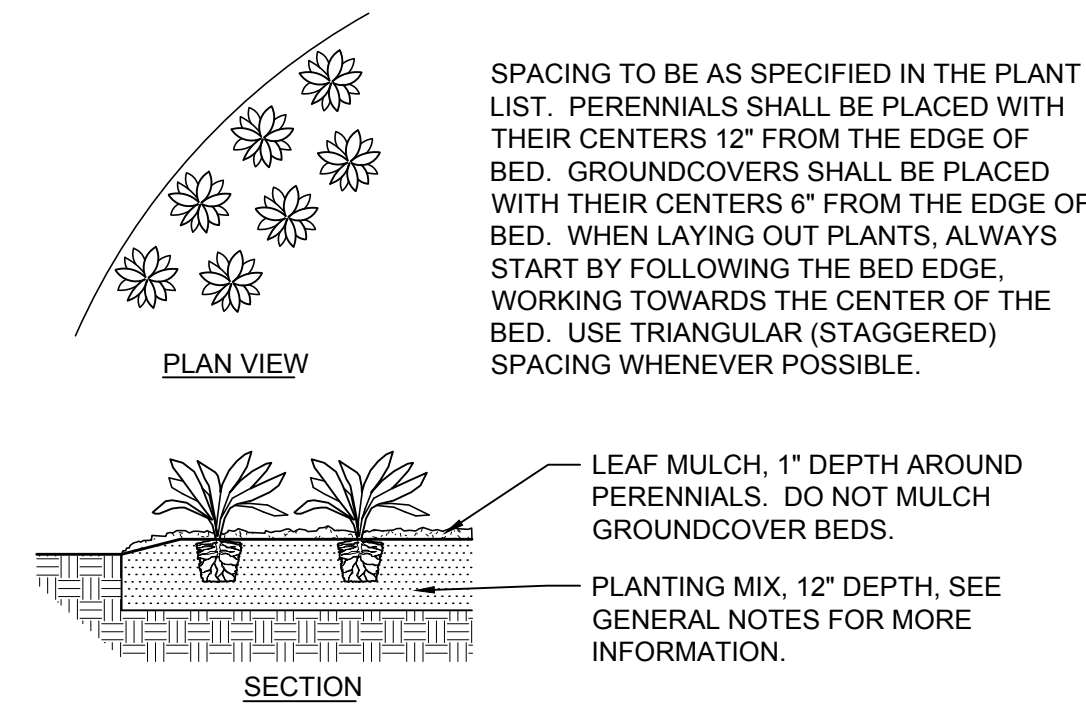
Sheet Title
LANDSCAPE PLAN

Date 00/00/06	Project No. DWP 06-000
Scale 1" = 20'-0"	Sheet No. L1
Drawn By NAME	
Approved NAME	

1 LANDSCAPE PLAN
SCALE: 1" = 30"

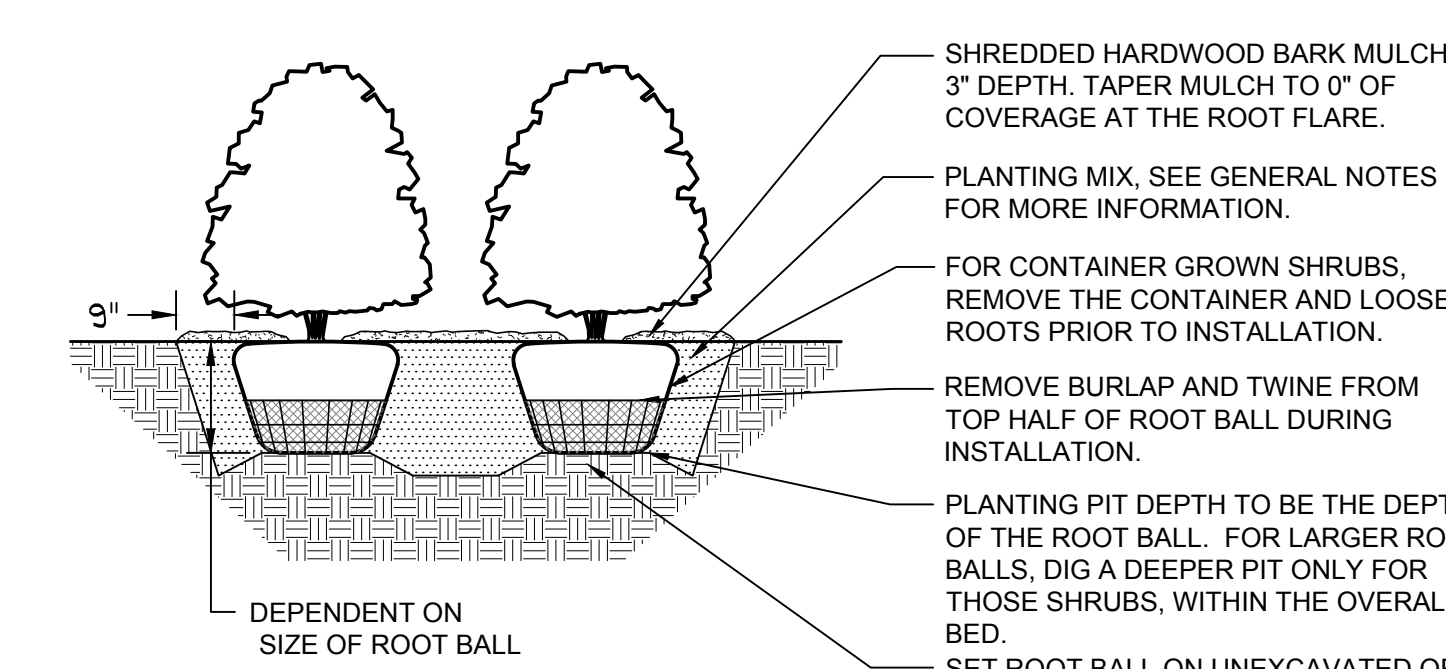


LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PERENNIAL / GROUND COVER BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL BEDS TO EXTEND TO ALL EDGES OF THE BEDS. SEE PLANS FOR BED LAYOUTS. SEE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



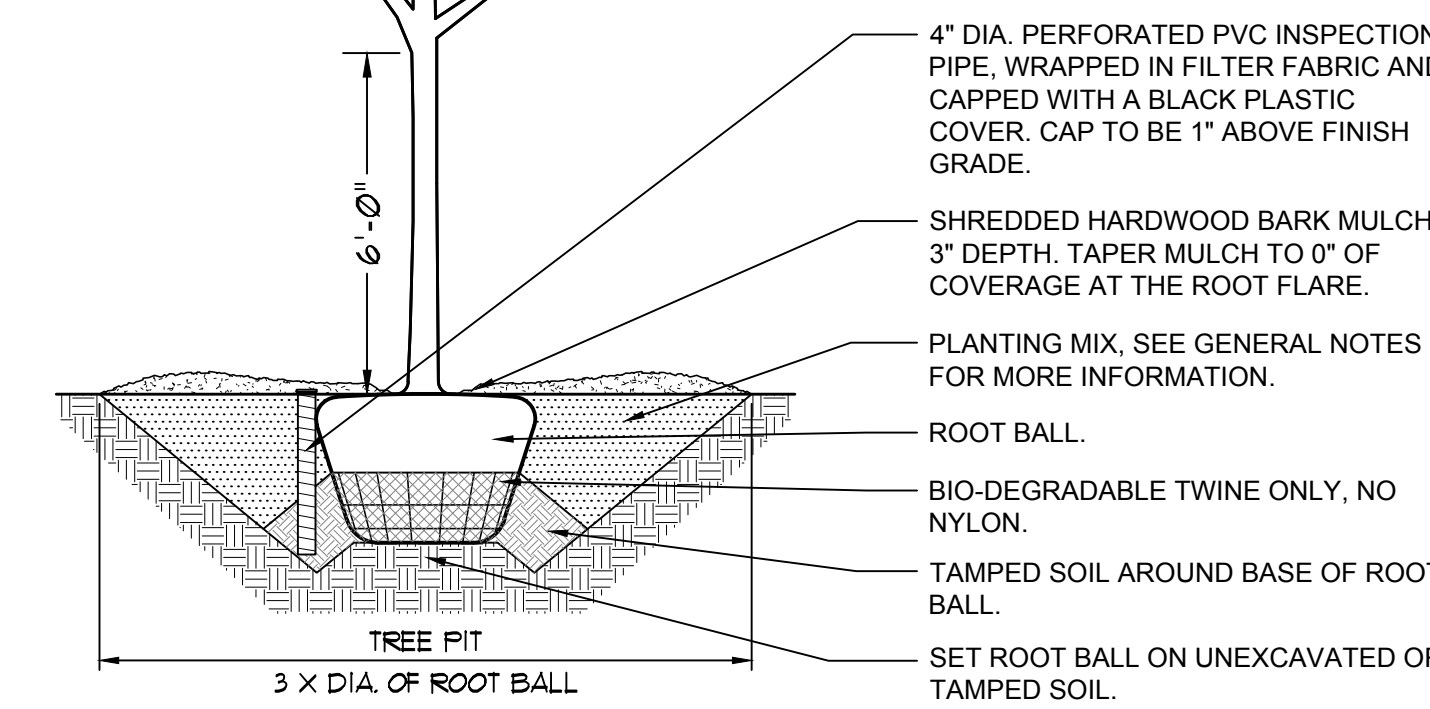
1 PERENNIAL AND GROUND COVER PLANTING DETAIL
NOT TO SCALE

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.



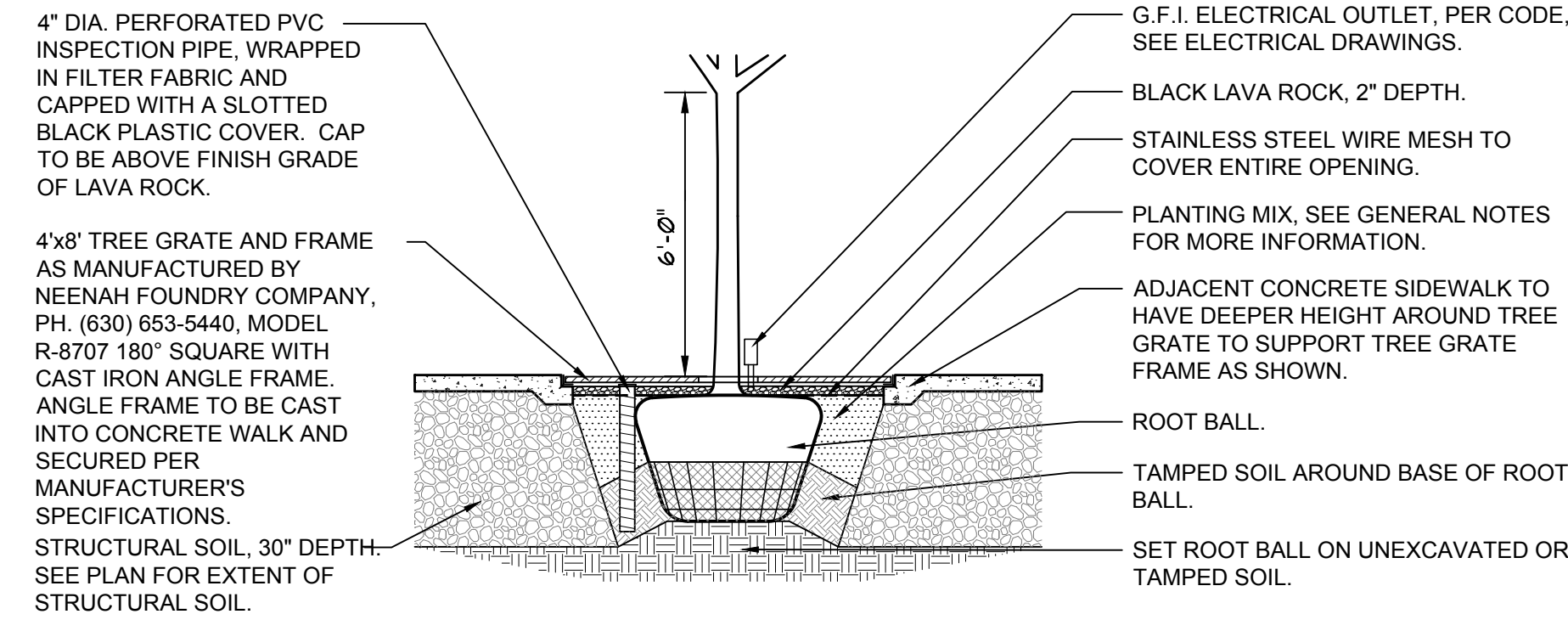
2 SHRUB PLANTING DETAIL
NOT TO SCALE

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 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. CONTRACTOR TO REMOVE ALL TWINE, ROPE, BASKET WIRE AND BURLAP FROM THE TOP HALF OF THE ROOT BALL.



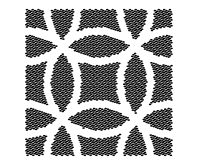
4 DECIDUOUS TREE IN TREE GRATE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE PLANT LIST - (WEST)
(PLANTS TO BE CONSIDERED BUT NOT LIMITED TO FOR FINAL LANDSCAPE PLAN)

BOTANICAL NAME	COMMON NAME	SIZE	ADDITIONAL NOTES
DECIDUOUS TREES - SHADE			
ACER x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	3" CALIPER	BRANCHED UP 6'
ACER x FREEMANII 'CELZAM'	CELEBRATION MAPLE	3" CALIPER	BRANCHED UP 6'
ACER MIYABEI 'MORTON'	STATE STREET MAPLE	3" CALIPER	BRANCHED UP 6'
ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3" CALIPER	BRANCHED UP 6'
ACER SACCHARUM 'BALSTA'	FALL FIESTA SUGAR MAPLE	3" CALIPER	BRANCHED UP 6'
CELTIS OCCIDENTALIS	COMMON HACKBERRY	3" CALIPER	BRANCHED UP 6'
GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	3" CALIPER	BRANCHED UP 6'
GLEDITSIA T. VAR. 'INERMIS' 'SKYLINE'	SKYLINE HONEYLOCUST	3" CALIPER	BRANCHED UP 6'
QUERCUS IMBRICARIA	SHINGLE OAK	3" CALIPER	BRANCHED UP 6'
QUERCUS MACROCARPA	BUR OAK	3" CALIPER	BRANCHED UP 6'
ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	3" CALIPER	BRANCHED UP 6'
ULMUS x 'MORTON GLOSSY'	TRIUMPH ELM	3" CALIPER	BRANCHED UP 6'
ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR ELM	3" CALIPER	BRANCHED UP 6'
DECIDUOUS TREES - ORNAMENTAL			
ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	8' HT x 6' W	
ALNUS GLUTINOSA	EUROPEAN BLACK ALDER	10' HT x 6' W	CLUMP FORM
AMELANCHIER x G. 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY	6' HT x 6' W	CLUMP FORM
BETULA NIGRA	RIVER BIRCH	10' HT x 6' W	CLUMP FORM
CERCIS CANADENSIS	EASTERN REDBUD	8' HT x 6' W	CLUMP FORM
CORNUS MAS 'GOLDEN GLORY'	GOLDEN GLORY CORNELIANCHERRY	8' HT x 6' W	CLUMP FORM
CRATEGUS CRUSGALLI VAR. 'INERMIS'	THORNLESS COCKSPUR HAWTHORN	8' HT x 6' W	
MAGNOLIA LOEBNERI 'MERRILL'	MERRILL MAGNOLIA	8' HT x 5' W	CLUMP FORM
MALUS 'RED JEWEL'	RED JEWEL CRABAPPLE	8' HT x 6' W	
MALUS 'SUTYZAM'	SUGAR TYME CRABAPPLE	6' HT x 6' W	
SYRINGA PEKINENSIS 'MORTON'	CHINA SNOW PEKING LILAC	8' HT x 6' W	
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	8' HT x 6' W	
VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	6' HT x 6' W	CLUMP FORM
DECIDUOUS SHRUBS			
ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC CHOKEBERRY	24" HT x 24" W	
ARONIA MELANOCARPA 'LOWSCAPE'	LOWSCAPE CHOKEBERRY	18" HT x 18" W	
CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	18" HT x 24" W	
CORNUS SERICEA 'ALLEMAN'S DWARF'	ALLEMAN'S DWARF DOGWOOD	30" HT x 30" W	
CORYLUS AMERICANA	AMERICAN HAZELNUT	36" HT x 30" W	
FORSYTHIA VIRDISSIMA 'BRONXENSIS'	BRONX FORSYTHIA	18" HT x 24" W	
HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	36" HT x 36" W	
HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	36" HT x 36" W	
HYDRANGEA PANICULATA 'PINKY WINKY'	PINKY WINKY HYDRANGEA	36" HT x 36" W	
HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18" HT x 18" W	
HYDRANGEA PANICULATA 'LITTLE QUICKFIRE'	LITTLE QUICKFIRE HYDRANGEA	18" HT x 18" W	
HYDRANGEA SERRATA TUFF STUFF 'MAK20'	TUFF STUFF HYDRANGEA	18" HT x 18" W	
RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18" HT x 24" W	
RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND CURRANT	24" HT x 18" W	
ROSA 'DRIFT' SP.	DRIFT ROSES	18" HT x 18" W	
ROSA 'NEARLY WILD'	NEARLY WILD ROSE	18" HT x 24" W	
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	30" HT x 30" W	
EVERGREEN SHRUBS			
BUXUS SP.	BOXWOOD SP.	24" HT x 24" W	
JUNIPERUS SP.	JUNIPER SP.	24" HT x 24" W	
TAXUS SP.	YEW SP.	24" HT x 24" W	
PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS			
ASTILBE SP.	ASTILBE SP.	1 GALLON	
CALAMAGROSTIS ACUT. 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON	
COREOPSIS SP.	COREOPSIS SP.	1 GALLON	
ECHINACEA SP.	CONEFLOWER SP.	1 GALLON	
GERANIUM SANGUINEUM 'MAX FREI'	MAX FREI BLOODY CRANESBILL	1 GALLON	
HEDERA HELIX	ENGLISH IVY	3" POT	
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	
MISCANTHUS SP.	MAIDEN GRASS SP.	1 GALLON	
NEPETA SP.	CATMINT SP.	1 GALLON	
PANICUM SP.	SWITCHGRASS SP.	1 GALLON	
PENNISETUM SP.	FOUNTAIN GRASS SP.	1 GALLON	
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GALLON	
PACHYSANDRA TERMINALIS 'GREEN CARPET'	GREEN CARPET PACHYSANDRA	3" POT	
RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GALLON	
SALVIA SP.	SALVIA SP.	1 GALLON	
VINCA MINOR 'DART'S BLUE'	DART'S BLUE PERIWINKLE	3" POT	

BIOSWALE PLANT LIST (WEST)
(PLANTS TO BE CONSIDERED BUT NOT LIMITED TO FOR FINAL LANDSCAPE PLAN)

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BETULA NIGRA	RIVER BIRCH	10' HT x 6' W	CLUMP FORM
TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CALIPER	CLUMP FORM
DECIDUOUS SHRUBS			
ARONIA SP.	CHOKEBERRY SP.	18" HT x 18" W	
CLETHRA SP.	SUMMERSWEET SP.	18" HT x 24" W	
CORNUS SERICEA SP.	REDTWIG DOGWOOD SP	30" HT x 30" W	
HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HT x 24" W	
PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS			
ASTER SP.	ASTER SP.	1 GALLON	
BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	1 GALLON	
IRIS SP.	IRIS SP.	1 GALLON	
LOBELIA CARDINALIS	CARDINAL FLOWER	1 GALLON	
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GALLON	



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Sheet Title

LANDSCAPE PLANT LIST & DETAILS

Date 12/19/25	Project No. DWP 25-125
Scale AS NOTED	Sheet No.
Drawn By JC	L2
Approved DW	