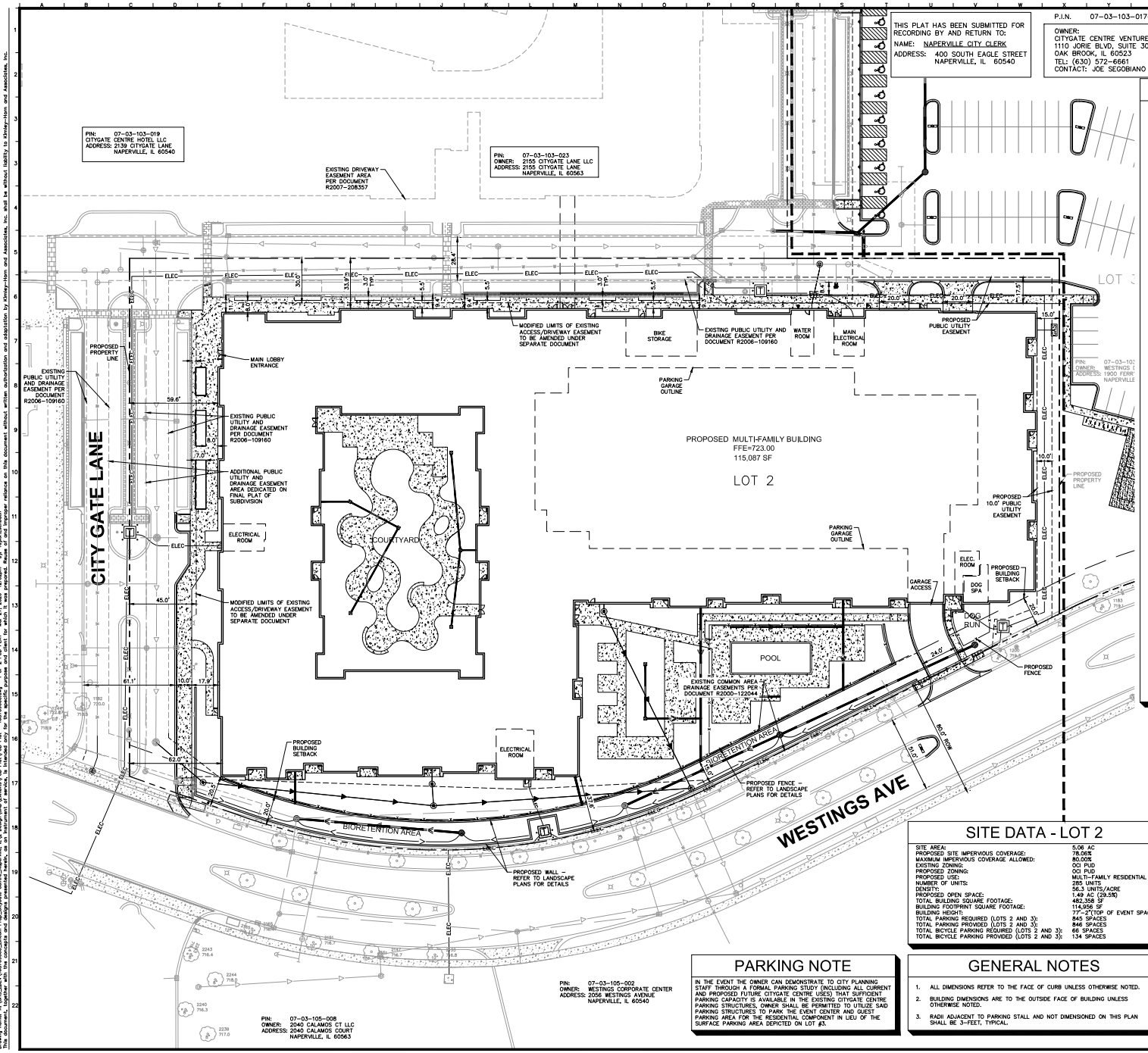


LEGEND

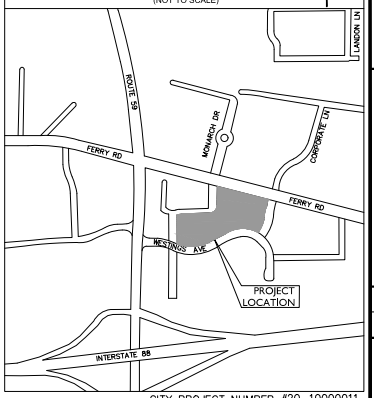
- STANDARD PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED BUILDING SETBACK
- PROPOSED UTILITY EASEMENT LINE
- PROPOSED ACCESS EASEMENT LINE
- EXISTING PU&DE LINE
- EXISTING ROAD CENTERLINE
- EXISTING BUILDING SETBACK
- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM SEWER LINE
- EX. STORM MANHOLE
- EX. STORM STRUCTURE/INLET
- EX. LIGHT POLE
- PROPOSED FENCE
- GAS — GAS LINE (BY GAS COMPANY)
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2502 PER NAPERVILLE DETAIL 290.10) (GRASS USE NEENAH R-4340-B BEEHIVE PER NAPERVILLE DETAIL 290.14)
- PROPOSED CLOSED LID STORM STRUCTURE (USE NEENAH R-1772 PER NAPERVILLE DETAIL 290.10)
- PROPOSED OPEN LID CURB STRUCTURE (B6.12 C&G USE NEENAH R-3278-A PER NAPERVILLE DETAIL 290.11)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- CONCRETE MONUMENT
- IRON / STEEL ROD
- IRON PIPE
- CUT CROSS
- PK / MAG NAIL
- RAILROAD SPIKE

ABBREVIATIONS

BFE	BASE FLOOD ELEVATION	PU&DE	PUBLIC UTILITIES & DRAINAGE EASEMENT
REC.	RECORD DATA	S.F.	SQUARE FEET
MEAS.	MEASURED DATA	A.C.	ACRE
DEED	DEEDED DATA	IP	IRON PIPE
R.	RADIUS	IR	IRON ROD
A.	ARC DATA	FND	FOUND
ROW	RIGHT OF WAY	N	NORTH
PL	PROPERTY LINE	S	SOUTH
CL	CENTERLINE	E	EAST
CONC	CONCRETE	W	WEST
(M)	MEASURED		
(R)	RECORD		

LOCATION MAP

(NOT TO SCALE)



SITE DATA - LOT 2

SITE AREA:	5.06 AC
PROPOSED SITE IMPERVIOUS COVERAGE:	78.06%
MAXIMUM IMPERVIOUS COVERAGE ALLOWED:	80.00%
EXISTING ZONING:	OCI PUD
PROPOSED ZONING:	OCI PUD
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
NUMBER OF UNITS:	285 UNITS
DENSITY:	56.3 UNITS/ACRE
PROPOSED OPEN SPACE:	1.49 AC (29.5%)
TOTAL BUILDING SQUARE FOOTAGE:	462,358 SF
BUILDING FOOTPRINT SQUARE FOOTAGE:	114,956 SF
BUILDING HEIGHT:	77'-2"(TOP OF EVENT SPACE)
TOTAL PARKING REQUIRED (LOTS 2 AND 3):	845 SPACES
TOTAL PARKING PROVIDED (LOTS 2 AND 3):	846 SPACES
TOTAL BICYCLE PARKING REQUIRED (LOTS 2 AND 3):	66 SPACES
TOTAL BICYCLE PARKING PROVIDED (LOTS 2 AND 3):	134 SPACES

PARKING NOTE

IN THE EVENT THE OWNER CAN DEMONSTRATE TO CITY PLANNING STAFF THROUGH A FORMAL PARKING STUDY (INCLUDING ALL CURRENT AND PROPOSED FUTURE CITYGATE CENTRE USES) THAT SUFFICIENT PARKING CAPACITY IS AVAILABLE IN THE EXISTING CITYGATE CENTRE PARKING STRUCTURES, OWNER SHALL BE PERMITTED TO UTILIZE SAID PARKING STRUCTURES TO PARK THE EVENT CENTER AND GUEST PARKING AREA FOR THE RESIDENTIAL COMPONENT IN LIEU OF THE SURFACE PARKING AREA DEPICTED ON LOT #3.

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. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.

No.	REVISIONS	DATE	BY
1	REVISED PER CITY COMMENTS	03/27/20	WAW
2	REVISED PER CITY COMMENTS	03/06/20	WAW

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1551 N. RIVER RD, SUITE 300, LISLE, IL 60532 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM

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

EXHIBIT B

FINAL PUD PLAT

RESUBDIVISION OF LOTS 2 & 3 OF CITYGATE CENTRE SUBDIVISION

CITYGATE CENTRE III

NE CORNER OF CITY GATE LANE AND WESTINGS AVENUE

ORIGINAL ISSUE: 03/06/20

KHA PROJECT NO. 168709000

SHEET NUMBER

1 OF 2

CITY PROJECT NUMBER #20-10000011

Drawing name: G:\CIVIL_LIDEV\168709000_Lincoln Prop_CityGate Centre_Naperville, IL\2 Design\CAD\exhibits\PUD Plat\PUD Plat – 168709000.dwg – 1 OF 2 PUD PLAT Mar 27, 2020 12:03pm by: Taylor.Eschbach
This document, together with the concepts and designs presented therein, as an instrument of service, 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.

OWNER'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

THIS IS TO CERTIFY THAT _____, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.

BY: _____ ATTEST_____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
PRINT NAME
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____
OF
PRINT NAME

_____, AND _____ OF
TITLE PRINT NAME TITLE
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH

_____ AND _____ RESPECTFULLY, APPEARED
TITLE TITLE
BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20_____.
DATE MONTH YEAR

_____
NOTARY PUBLIC SIGNATURE

_____
PRINT NAME

MY COMMISSION EXPIRES ON _____ _____, 20_____.
MONTH DATE YEAR

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE

RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE _____ DAY OF

_____, 20____, AT_____ O'CLOCK.

_____
RECORDER OF DEEDS

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF

THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD ON THE _____ DAY

OF _____ 20____.

BY: _____ ATTEST: _____.
MAYOR CITY CLERK

ENGINEER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, WILLIAM A. WALKER, AN ILLINOIS LICENSED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

LOTS 2 AND 3 OF CITYGATE CENTRE, BEING A SUBDIVISION OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2006 AS DOCUMENT NO. R2006-109160, DUPAGE COUNTY, ILLINOIS.

THIS PLAT HAS BEEN PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY

OF _____, 20_____.

_____
ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-066048
MY LICENSE EXPIRES ON NOVEMBER 30, 2021

PROFESSIONAL ENGINEER WILLIAM A. WALKER 062-066048 STATE OF ILLINOIS

Date of Expiration: 11-30-21

DEVELOPER CONTACT

CITYGATE CENTRE VENTURES, LLC
1110 JORIE BLVD, SUITE 300
OAK BROOK, IL 60523
TEL: (630) 572-6661
CONTACT: JOE SEGOBIANO

STATEMENT OF INTENT:

THE PROPOSED 285 UNIT LUXURY MULTI-FAMILY DEVELOPMENT WILL BRING THE LIVE COMPONENT OF LIVE, WORK, PLAY TO THE CITYGATE CENTRE PUD. THE DEVELOPMENT WILL PROVIDE COMPATABLE ARCHITECTURE TO THAT OF THE SURROUNDING CAMPUS. IT WILL ALSO PROVIDE HIGH-END AMENITIES TO ITS RESIDENTS LIKE A FITNESS FACILITY, POOL WITH OUTDOOR DECK, OUTDOOR KITCHEN, OUTDOOR COURTYARD, PET SERVICES, AND MORE.

LEGAL DESCRIPTION

THAT PART OF LOTS 2 AND 3 OF CITYGATE CENTRE, BEING A SUBDIVISION OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2006 AS DOCUMENT NO. R2006-109160, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 301.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION 627.46 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO LAST DESCRIBED LINE 239.94 FEET TO A POINT ON THE NORTH LINE OF WESTINGS AVENUE PER THE WESTINGS CORPORATE COMMUNITY SUBDIVISION RECORDED JULY 07, 2000 AS DOCUMENT R2000-110800; THENCE SOUTH 63 DEGREES 33 MINUTES 43 SECONDS WEST ALONG SAID NORTH LINE 261.83 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 329.37 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, ALSO BEING THE NORTH LINE OF SAID WESTINGS AVENUE, HAVING A RADIUS OF 410.00 FEET AND WHOSE CHORD BEARS SOUTH 86 DEGREES 34 MINUTES 33 SECONDS WEST 320.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 70 DEGREES 24 MINUTES 36 SECONDS WEST ALONG SAID NORTH LINE 77.49 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 349.68 FEET; TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING 5.064 ACRES OR 220,577 SQUARE FEET MORE OR LESS.

BENCHMARKS

SOURCE BENCHMARKS:
DUPAGE COUNTY 2006 GEODETIC SURVEY MONUMENT:
BENCHMARK: NAPERVILLE 208
PID: AA3753
STATION IS LOCATED ALONG THE WEST SIDE OF RAYMOND DRIVE, NORTH OF THE INTERSECTION WITH DIEHL ROAD. STATION IS 36.15 FEET WEST OF THE CENTERLINE OF RAYMOND DRIVE, 583.0 FEET NORTH OF THE CENTERLINE OF DIEHL ROAD. MONUMENT IS AN ALUMINUM ROD 0.5 FEET ABOVE ROAD SURFACE AND 2.2 FEET BELOW THE LID.
ELEVATION = 706.12 NAVD88

BENCHMARK: 0122
PID: DK3291
STATION IS LOCATED ALONG THE WEST SIDE OF THE ILLINOIS PRAIRIE PATH, SOUTH OF THE INTERSECTION WITH FERRY ROAD. STATION IS 141.0 FEET SOUTH OF THE CENTERLINE OF FERRY ROAD AND 26.0 FEET WEST OF THE WEST WALL ALONG THE BICYCLE TRAIL OVERPASS. MONUMENT IS A 3.5 INCH BRASS DISK ON THE EAST SIDE OF THE CONCRETE BASE FOR TOWER #3017, 2.0 FEET ABOVE PATH SURFACE LEVEL.
ELEVATION = 723.85 NAVD88

SITE BENCHMARK #1:
SOUTHEAST TAG BOLT OF FIRE HYDRANT ON SOUTH SIDE OF WESTINGS AVENUE AND +/-16' SOUTH OF THE TOP OF CURB NEAR THE CENTER OF THE NORTH PROPERTY LINE.
ELEVATION = 717.44 NAVD88

SITE BENCHMARK #2:
NORTHEAST TAG BOLT OF FIRE HYDRANT ON EAST SIDE OF THE ACCESS DRIVE AND +/-4.5' EAST OF THE BACK OF CURB NEAR THE CENTER OF THE WEST PROPERTY LINE.
ELEVATION = 716.29 NAVD88

SITE BENCHMARK #3:
SOUTHEAST BOLT OF THE SECOND FIRE HYDRANT ON NORTH SIDE OF WESTINGS AVENUE AND WEST OF COMFORT DRIVE.
ELEVATION = 721.99 NAVD88

SITE BENCHMARK #4:
SOUTHEAST TAG BOLT OF FIRE HYDRANT AT THE SOUTHEAST CORNER OF THE EAST/WEST DIRECTION OF CITY GATE LANE.
ELEVATION = 724.48 NAVD88

SITE BENCHMARK #5:
SOUTHEAST TAG BOLT OF FIRE HYDRANT ON THE SOUTH SIDE OF THE EAST/WEST DIRECTION OF CITY GATE LANE SOUTH OF BUILDING NUMBER 2155.
ELEVATION = 724.49 NAVD88

SITE BENCHMARK #6:
SOUTHEAST TAG BOLT OF FIRE HYDRANT ON THE SOUTH SIDE OF THE EAST/WEST DIRECTION OF CITY GATE LANE BETWEEN BUILDING NUMBERS 2135 AND 2139.
ELEVATION = 724.60 NAVD88

SITE BENCHMARK #7:
SOUTHWEST TAG BOLT OF FIRE HYDRANT AT THE NORTHWEST CORNER OF THE NORTH/SOUTH DIRECTION OF CITY GATE LANE AND WESTINGS AVENUE.
ELEVATION 720.97 NAVD88

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LISLE, IL 60532
PHONE: 630-487-5550
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SCALE: AS NOTED
DESIGNED BY: TRE
DRAWN BY: RM
CHECKED BY: WAW

EXHIBIT B

FINAL PUD PLAT
RESUBDIVISION OF LOTS 2 & 3 OF CITYGATE CENTRE SUBDIVISION

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

ORIGINAL ISSUE: 03/06/20
KHA PROJECT NO. 168709000
SHEET NUMBER
2 OF 2

Drawing name: G:\CIVIL\LIBDV\168709000_Lincoln Prop_Citygate Centre_Naperville, IL\2 Design\CAD\Exhibits\PUD Plat\PUD Plat - 168709000.dwg - 2 OF 2 PUD PLAT - Mar 27, 2020 - 12:03pm - by: Taylor.Everbach
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