



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

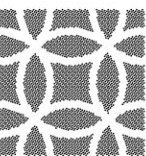
PROPOSED UNIT COUNT

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"

Drawn By

NAME

Approved

NAME

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