

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

P.I.N. 07-03-103-017-0000
OWNER:
CITYGATE CENTRE VENTURES, LLC
1110 JORIE BLVD, SUITE 300
OAK BROOK, IL 60523
TEL: (630) 572-6661
CONTACT: JOE SEGOBIANO



GRAPHIC SCALE IN FEET
0 15 30 60
SCALE: 1" = 30'
BASIS OF BEARINGS:
ILLINOIS STATE PLANE - EAST ZONE

NO	REVISIONS PER CITY COMMENTS	DATE	WAW BY
		06/12/19	WAW
		05/14/19	WAW

SCALE:	AS NOTED
DESIGNED BY: TE	
DRAWN BY: JC	
CHECKED BY: DW	






































LINCOLN
PROPERTY
COMPANY

**MAJOR CHANGE
AND PRELIMINARY
PUD PLAT**
RESUBDIVISION OF LOTS 2 & 3 OF
CITYGATE CENTRE SUBDIVISION

LINCOLN AT
CITYGATE CENTRE
NE CORNER OF CITY GATE LANE
AND WESTINGS AVENUE

ORIGINAL ISSUE: 02/15/19
KHA PROJECT NO. 168709000
SHEET NUMBER 1 OF 1

LEGEND

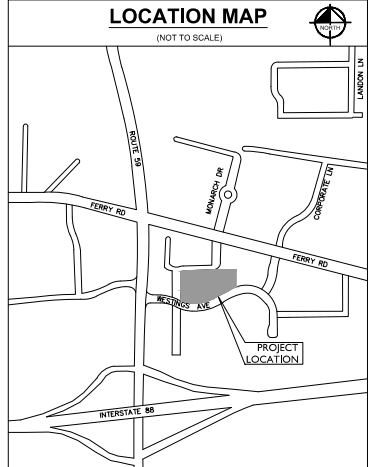
- | | |
|---|--|
|  | STANDARD PITCH CONCRETE CURB AND GUTTER |
|  | CONCRETE DEPRESSED CURB AND GUTTER |
|  | PROPERTY LINE |
|  | PROPOSED RIGHT OF WAY |
|  | PROPOSED BUILDING SETBACK |
|  | PROPOSED UTILITY EASEMENT LINE |
|  | PROPOSED ACCESS EASEMENT LINE |
|  | EXISTING PAVED LINE |
|  | EXISTING 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 LINE (BY GAS COMPANY) |
|  | PROPOSED UNDERGROUND ELECTRIC LINE |
|  | PROPOSED STORM SEWER LINE |
|  | PROPOSED OPEN LID STORM STRUCTURE
(PAVEMENT USE NENAH R-2540) |
|  | GRASS USE NENAH R-3340-B (RECURVE) |
|  | PROPOSED CLOSED LID STORM STRUCTURE
(PAVEMENT USE NENAH R-1772) |
|  | GRASS USE NENAH R-1796 |
|  | PROPOSED OPEN LID CURB STRUCTURE
(0.612 CAG USE NENAH R-3281-A) |
|  | PROPOSED SANITARY SEWER LINE |
|  | PROPOSED SANITARY MANHOLE |
|  | PROPOSED STORM/SANITARY CLEANOUT |
|  | PROPOSED WATER LINE |
|  | PROPOSED VALVE VAULT |
|  | PROPOSED WATER BOX |
|  | PROPOSED FIRE HYDRANT |
|  | PROPOSED LIGHT POLE |
|  | PROPOSED TRANSFORMER PAD
(FOR REFERENCE ONLY) |

ABBREVIATIONS

- | | | | |
|-------|----------------------|-------|--------------------|
| BYE | BASE FLOOD ELEVATION | PURDE | PUBLIC UTILITIES & |
| REC. | RECORD DATA | | DRAINAGE EASEMENT |
| MEAS. | MEASURED DATA | S.F. | SQUARE FEET |
| DEED | DEEDED DATA | A.C. | |
| R. | RADIUS | P | IRON PIPE |
| A. | ARC DATA | PND | FOUND |
| ROW | RIGHT OF WAY | N | NORTH |
| PL | PROPERTY LINE | S | SOUTH |
| CL | CENTERLINE | E | EAST |
| | | W | WEST |

LOCATION MAP

(NOT TO SCALE)



SITE DATA

SITE AREA:	5.06 AC
PROPOSED SITE IMPERVIOUS COVERAGE:	77.67%
MAXIMUM IMPERVIOUS COVERAGE ALLOWED:	80.00%
EXISTING ZONING:	OD PUD
PROPOSED ZONING:	OD PUD
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
NUMBER OF UNITS:	285 UNITS
DENSITY:	56.5 UNITS/ACRE
TOTAL PARKING REQUIRED (2.25/UNIT):	641 SPACES
TOTAL PARKING SPACES PROVIDED:	648 SPACES
BICYCLE PARKING REQUIRED (10% VEHICLE PARKING):	43 BIKES
BICYCLE PARKING SPACES PROVIDED:	50 BIKES
PROPOSED OPEN SPACE:	1.498 AC (29.6%)
TOTAL BUILDING SQUARE FOOTAGE:	482,308 SF
BUILDING FOOTPRINT SQUARE FOOTAGE:	714,905 SF
BUILDING HEIGHT:	7'-2" (TOP OF EVENT SPACE)

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