EXHIBIT E

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

PIN: 07-03-103-019
CITYGATE CENTRE HOTEL LLC
ADDRESS: 2139 CITYGATE LANE
NAPERVILLE, IL 60540

PIN: 07-03-103-023
OWNER: 2155 CITYGATE LANE LLC
ADDRESS: 2155 CITYGATE LANE
NAPERVILLE, IL 60563

EXISTING DRIVEWAY EASEMENT AREA PER DOCUMENT R2007-208357

EXISTING PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOCUMENT R2006-109160

EXISTING DRIVEWAY EASEMENT AREA PER DOCUMENT R2007-208357

PROPOSED ACCESS EASEMENT

LOT 3

PIN: 07-03-103-018
OWNER: WESTINGS DEVELOPMENT LLC
ADDRESS: 1900 FERRY ROAD
NAPERVILLE, IL 60540

CITY GATE LANE

MAIN LOBBY ENTRANCE

PROPOSED PROPERTY LINE

EXISTING PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOCUMENT R2006-109160

EXISTING PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOCUMENT R2006-109160

PROPOSED ACCESS EASEMENT

BIKE STORAGE

ELECTRIC ROOM

WATER ROOM

EXISTING PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOCUMENT R2006-109160

RESIDENTIAL LOADING

EVENT LOADING

PARKING GARAGE OUTLINE

NEW MULTI-FAMILY BUILDING
FFE=723.0±
115,087 SF

PROPOSED PROPERTY LINE

EXISTING DRIVEWAY EASEMENT AREA PER DOCUMENT R2007-208357

COURTYARD

PARKING GARAGE OUTLINE

EXISTING BUILDING SETBACK TO BE VACATED

PROPOSED DC BUILDING SF SETBACK

PROPOSED WALL

GARAGE ACCESS

DOG RUN

PROPOSED FENCE

POOL

PROPOSED ACCESS EASEMENT

PROPOSED BUILDING SETBACK

EXISTING BUILDING SETBACK TO BE VACATED

EXISTING COMMON AREA DRAINAGE EASEMENTS PER DOCUMENT R2000-122044

PROPOSED FENCE – REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS

PROPOSED BIOSWALE

PROPOSED WALL – REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS

WESTINGS AVE

PIN: 07-03-105-002
OWNER: WESTINGS CORPORATE CENTER
ADDRESS: 2056 WESTINGS AVENUE
NAPERVILLE, IL 60540

PIN: 07-03-105-008
OWNER: 2040 CALAMOS CT LLC
ADDRESS: 2040 CALAMOS COURT
NAPERVILLE, IL 60563

Call Before You Dig
JULIE
1-800-892-0123

NORTH

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

LEGEND

Symbol	Description
	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)
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
	PROPOSED OPEN LID CURB STRUCTURE (B6.12 C&G USE NEENAH R-3281-A)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
T	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)

ABBREVIATIONS

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

Kimley»Horn

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2550 MAPLE ROAD, SUITE 300
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

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

LINCOLN PROPERTY COMPANY

LINCOLN AT CITYGATE CENTRE

NE CORNER OF CITY GATE LANE AND WESTINGS AVENUE

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

LOCATION MAP
(NOT TO SCALE)

LANDON LN
FERRY RD
MONARCH DR
CORPORATE DR
RTE 59
WESTINGS AVE
PROJECT LOCATION
INTERSTATE 88

ORIGINAL ISSUE: 02/15/19

KHA PROJECT NO. 168709000

SHEET NUMBER

1 OF 1

CITY PROJECT NUMBER #19-10000020

SITE DATA

SITE AREA:	5.06 AC
PROPOSED SITE IMPERVIOUS COVERAGE:	77.67%
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
TOTAL PARKING REQUIRED (2.25/UNIT):	641 SPACES
TOTAL PARKING SPACES PROVIDED:	429 SPACES
BICYCLE PARKING REQUIRED (10% VEHICLE PARKING):	43 BIKES
BICYCLE PARKING SPACES PROVIDED:	50 BIKES
PROPOSED OPEN SPACE:	1,496. SF (29.6%)
TOTAL BUILDING SQUARE FOOTAGE:	482,358 SF
BUILDING FOOTPRINT SQUARE FOOTAGE:	114,956 SF
BUILDING HEIGHT:	77'-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. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.