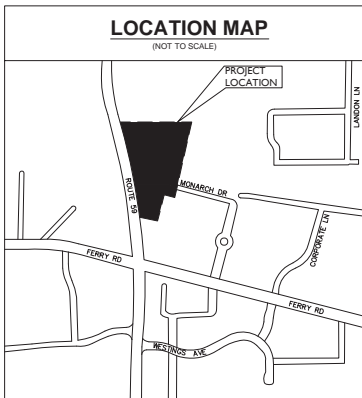




PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT MONARCH LANDING



LEGAL DESCRIPTION

PARCEL 1:
LOT 1A, LOT 1B AND LOT 1C IN THE FINAL PLAT OF SUBDIVISION OF MONARCH LANDING LOT 1A AND 1B RESUBDIVISION, BEING A SUBDIVISION PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN DUPAGE COUNTY, ILLINOIS, AS DOCUMENT NUMBER _____.

PARCEL 2:
LOT 2 IN MONARCH LANDING, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 2005 AS DOCUMENT NUMBER R2005-102350, IN DUPAGE COUNTY, ILLINOIS.

COVER SHEET

THIS IS NOT A SUBDIVISION PLAT. FOR SUBDIVISION INFORMATION, PLEASE REFER TO THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY WHICH IS A SEPARATE DOCUMENT.

LOT 1A - PHASE 2

BUILDABLE AREA*
NAPERVILLE = 4.64 AC
WARRENVILLE = 3.52 AC
*(SEE STATEMENT OF INTENT ON PAGE 3)

AREAS

LOT 1A	2,160,938 SF	49.608 AC
LOT 1B	1,995,908 SF	25.159 AC
LOT 1C	41,343 SF	0.949 AC
LOT 2	95,010 SF	2.181 AC
CORPORATE LN. 85,692 SF	1.967 AC	
TOTAL SUBDIVISION	3,478,879 SF	79.864 AC

GENERAL NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS.
- ALL DISTANCES ARE ALONG ALL CURVES.
- BASES OF BEARINGS: THE BEARINGS SHOWN ON THIS PLAT MAP ARE BASED ON THE NORTH LINE OF THE N.W. 1/4 OF SECTION 3-38-9, ALSO BEING THE NORTH LINE OF PRAIRIE POINT CORPORATE PARK UNIT 3 RESUBDIVISION NO. 4, WHICH HAS A RECORD BEARING OF N 88° 52' 46" E.
- THE GENERAL INTERNAL USES OF EACH BUILDING ARE AS SUCH: SKILLED NURSING FACILITY, ASSISTED LIVING/MEMORY CARE, AND TOWNCENTER COMMON BUILDING. THE RESIDENTIAL BUILDING SHALL BE FOR SENIOR CITIZEN RESIDENTIAL HOUSING AND THE COMMON BUILDING SHALL BE FOR FOOD SERVICE AND AMENITIES TO SUPPORT THE RESIDENTIAL BUILDING.
- ALL BUILDINGS IN THE CITY OF NAPERVILLE WILL BE SERVICED BY NAPERVILLE ELECTRIC. ALL STRUCTURES IN WARRENVILLE WILL BE SERVICED BY COMED. THERE WILL BE AN ENGINEERED BARRIER AT ALL POINTS ALONG THE CORPORATE BOUNDARY LINE THAT WILL MEET ALL APPLICABLE CODES.
- ALL CROSSWALKS WILL BE STRIPED OR WILL BE STAMPED PAVEMENT IN ORDER TO CONNECT PEDESTRIAN LINKAGES WITH ONE ANOTHER.
- PUD NOTE:
AS REQUIRED BY THE FOLLOWING PUD ORDINANCE THE CITY APPROVED FOR THIS PROJECT, ORDINANCE # _____ THE FOLLOWING PUD NOTE SHALL BE INCLUDED ON THE FACE OF THE PROPOSED PHASE 1 FINAL PUD PLAT:
"THE PROPERTY COVERED BY THIS FINAL PUD PLAT IS SUBJECT TO THE CONDITIONS, REQUIREMENTS AND PROVISIONS OF CITY OF WARRENVILLE PRELIMINARY PUD ORDINANCE # _____ CITY OF WARRENVILLE FINAL PUD ORDINANCE # _____ CITY OF NAPERVILLE PRELIMINARY PUD ORDINANCE # _____ AND CITY OF NAPERVILLE FINAL PUD ORDINANCE # _____"

OWNER:
NAPERVILLE SENIOR CARE
224 CHURCH STREET, SUITE 901
NEW HAVEN, CT 06510
(203) 222-6262
cshelburne@seniorcaredevelopment.com
CONTACT: DENISE DEFEBRE

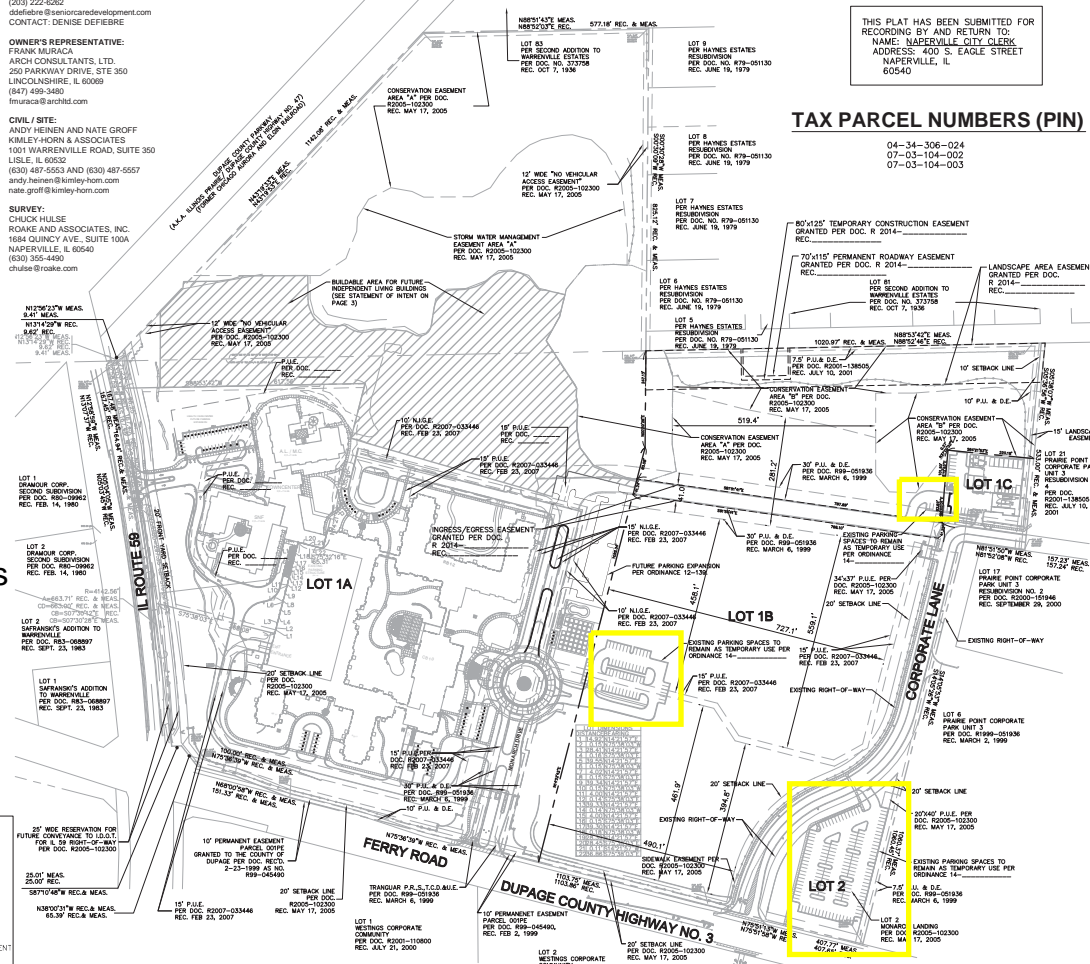
OWNER'S REPRESENTATIVE:
FRANK MURACA
ARCH CONSULTANTS, LTD.
250 PARKWAY DRIVE, STE 350
LINCOLNSHIRE, IL 60069
(847) 459-3480
fmuraca@archild.com

CIVIL / SITE:
ANDY HEINEN AND NATE GROFF
KIMLEY-HORN & ASSOCIATES
1001 WARRENVILLE ROAD, SUITE 350
LISLE, IL 60532
(630) 487-5553 AND (630) 487-5557
andy.heinen@kimley-horn.com
nate.groff@kimley-horn.com

SURVEY:
CHUCK HULSE
ROAKE AND ASSOCIATES, INC.
1084 QUINCY AVE., SUITE 100A
NAPERVILLE, IL 60540
(630) 355-4440
chulse@roake.com

EASEMENT NOTES

- PROPOSED CONSERVATION EASEMENTS ARE SHOWN ON THIS PLAT AND SHALL BE PRIVATELY MAINTAINED.
- PROPOSED STORMWATER MANAGEMENT EASEMENTS ARE SHOWN ON THIS PLAT AND SHALL BE PRIVATELY MAINTAINED.
- UPON FINAL CONSTRUCTION OF THE SITE INDIVIDUAL STRIP EASEMENTS FOR EACH UTILITY SHALL BE GRANTED VIA SEPARATE PLATS OF EASEMENT DEPICTING THE AS-BUILT LOCATION OF EACH UTILITY.
- THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:
 1. WATERMAIN - PUBLIC (DITY)
 2. SANITARY SEWER - PRIVATELY OWNED
 3. STORM SEWER (PRIVATE)
 4. ELECTRIC - PUBLIC (CITY)
 5. GAS - PRIVATE
 6. TELEPHONE - PRIVATE
 7. CABLE - PRIVATE
 8. WATER SERVICES - PRIVATELY OWNED



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

TAX PARCEL NUMBERS (PIN)

04-34-306-024
07-03-104-002
07-03-104-003

Monarch Landing
Composite Site & Data Chart

ITEM	APPROVED PRELIMINARY P.U.D.	EXISTING CAMPUS
CURRENT ZONING		
NAPERVILLE	OCL-P.U.D.	OCL-P.U.D.
WARRENVILLE	R-2-P.U.D.	R-2-P.U.D.
DENSITY		
NAPERVILLE TOTAL INDEPENDENT LIVING UNITS	1,476 UNITS	367 UNITS
WARRENVILLE TOTAL INDEPENDENT LIVING UNITS	174 UNITS	0
ASSISTED LIVING UNITS	160	28
SKILLED NURSING UNITS	N/A	96
PARKING SUMMARY		
PARKING DECKS TOTAL SPACES	1,809 SPACES	572
SURFACE PARKING TOTAL SPACES	581 SPACES	293**
PARKING PROVIDED		
LOT 1A	1,366	622*
LOT 1B	845	53
LOT 1C	32	31***
LOT 2	147	147**
TOTAL PARKING PROVIDED	2,390 SPACES (INC. 34 HANDICAP SPACES)	865

Temporary Parking Areas

*A 28-SPACE FUTURE PARKING EXPANSION IS PERMITTED FOR THE HEALTH CARE CENTER ON LOT 1A PER ORDINANCE 12-139.
**PERMITTED TO REMAIN AS A TEMPORARY USE PER ORDINANCE 14.
***TWO (2) OF THE 31 SPACES TO REMAIN AS A TEMPORARY USE PER ORDINANCE 14.

LEGEND

	EXISTING	PROPOSED
SUBDIVISION BOUNDARY	_____	_____
LOT LINE	_____	_____
CENTER LINE	_____	_____
EASEMENT LINE	_____	_____
SECTION LINE	_____	_____
RIGHT-OF-WAY (ROW) LINE	_____	_____
BUILDING SETBACK LINE	_____	_____

ABBREVIATIONS

000.00' MEAL	MEASURED DATA
000.00' REC	RECORD DATA
P.U. & D.E.	PUBLIC UTILITIES & DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITIES EASEMENT
N.L.G.	NORTHERN ILLINOIS GAS EASEMENT
P.R.S.T.O.D. & U.E.	PUBLIC ROADWAY, SIDEWALK, TRAFFIC CONTROL DEVICES AND UTILITIES EASEMENT
R=	RADIUS
A=	ARC LENGTH
CB=	CHORD BEARING
CD=	CHORD DISTANCE
P.I.N.	PERMANENT INDEX NUMBER

EXHIBIT B

Kimley-Horn and Associates, Inc.
© 2013 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 300, LISLE, IL 60532
WWW.KHAEY.COM

REVISED PER CITY COMMENTS	DATE	REVISIONS
1	10-14-13	
2	11-8-13	
3	07/02/17	
4	07/02/17	
5	07/02/17	
6	07/02/17	
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100	07/02/17	

MONARCH LANDING
2255 MONARCH DRIVE
NAPERVILLE, IL 60563

FINAL PLANNED UNIT DEVELOPMENT PLAT
MONARCH LANDING

MONARCH LANDING, NAPERVILLE, ILL.

SHEET NUMBER 1 OF 3
CITY PROJECT NUMBER 13-1000088