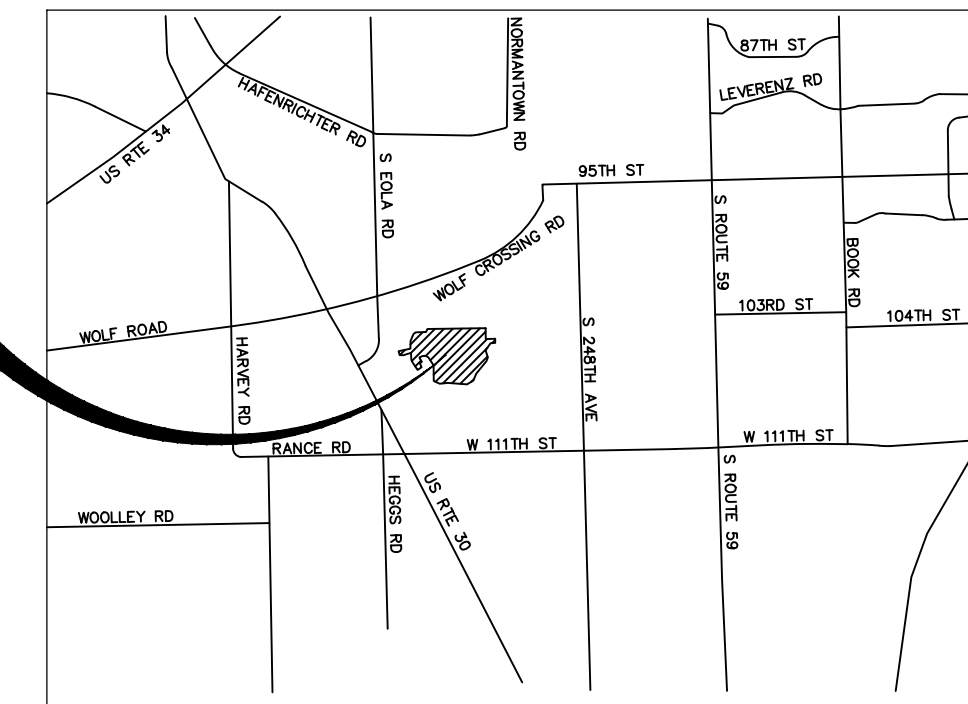


GRAPHIC SCALE

250 0 125 250 500 1000

(IN FEET)
1 inch = 250 ft.

PROJECT LOCATION

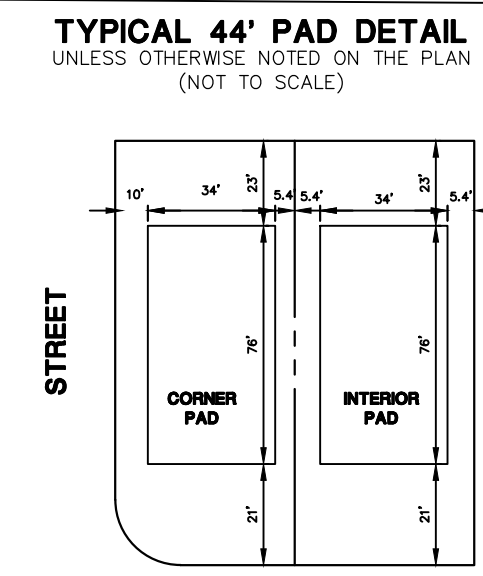


EXISTING

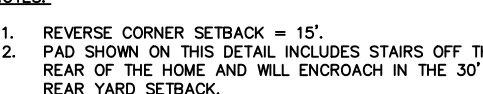
PROPOSED

	SANITARY SEWER	
	WATER MAIN	
	ELECTRIC	
	FIBER	
	OVERHEAD WIRES	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	VALVE IN VAULT	
	FIRE HYDRANT	
	STREET LIGHT	
	CURB AND GUTTER	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	POWER POLE	
	GUY WIRE	
	TELEPHONE EQUIPMENT	
	FENCE	
	RETAINING WALL	
	WETLAND	
	AGRICULTURAL DITCH	
	SHEET MATCHLINES	
	FORCE MAIN	
	STOP SIGN	
	WETLAND STYLE PLANTINGS	
	EXISTING ASPHALT PAVEMENT	
LOCAL ROAD - 66' ROW (CITY OF AURORA SPECIFICATIONS)		
1.5" HMA SURFACE COURSE, MIX "C", N50		
2.5" HMA BINDER COURSE, N50		
10" COMPACTED CA-6 (CRUSHED STONE)		
COLLECTOR ROAD - 80' ROW (CITY OF AURORA SPECIFICATIONS)		
1.5" HMA SURFACE COURSE, MIX "C", N50		
4.5" HMA BINDER COURSE, N50		
10" COMPACTED CA-6 (CRUSHED STONE)		
FIRE ACCESS ROAD (BRICK PAVERS, 75,000 LBS LOADING)		
FIRE ACCESS ROAD/TEMPORARY TURNAROUND (ASPHALT)		
1.5" HMA SURFACE COURSE, MIX "C", N50		
2.5" HMA BINDER COURSE, N50		
10" COMPACTED CA-6 (CRUSHED STONE)		
SIDEWALK		
5" PORTLAND CEMENT CONCRETE (6" AT DRIVEWAYS)		
4" COMPACTED AGGREGATE BASE COURSE, TYPE B		
MULTI-USE PATH		
1.5" HMA SURFACE COURSE, MIX "C", N50		
1.5" HMA BINDER COURSE, N50		
6" COMPACTED AGGREGATE BASE COURSE, TYPE B		

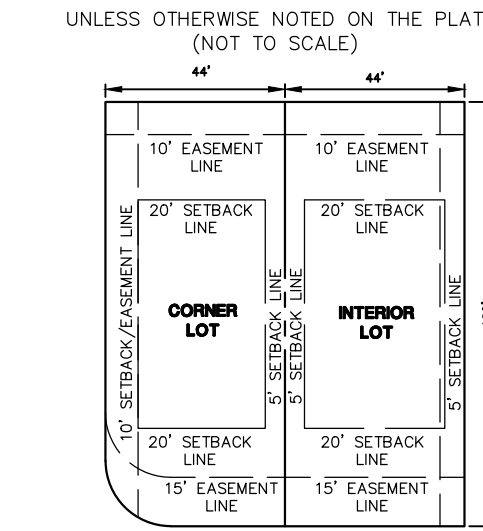
PLAN DESCRIPTION PARCEL	PARCEL 2
44' WIDE LOTS	LOTS 41-90, 137-146
50' WIDE LOTS	LOTS 17-40, 91-127, 131-132, 147-153
64' WIDE LOTS	LOTS 1-16, 128-130, 133-136, 154-158, 523-531



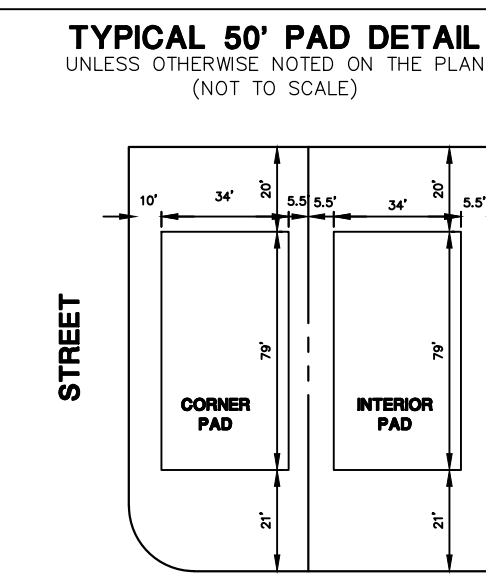
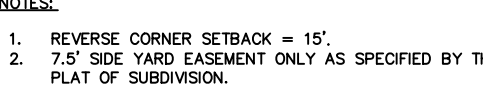
STREET



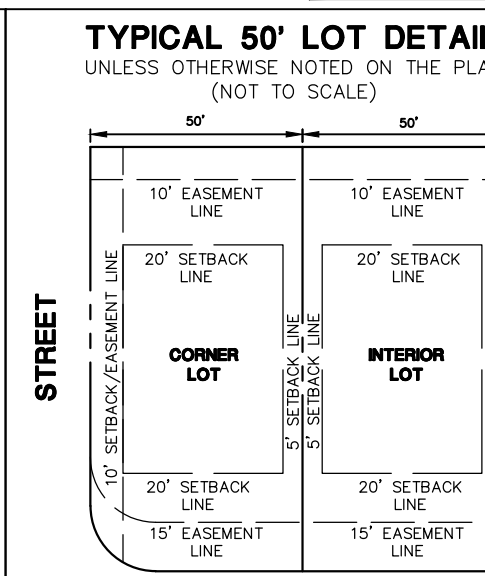
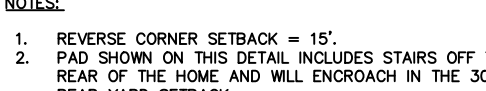
TYPICAL 44' LOT DETAIL



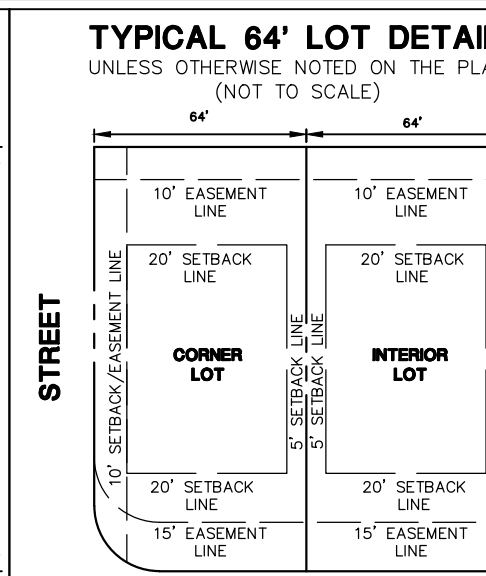
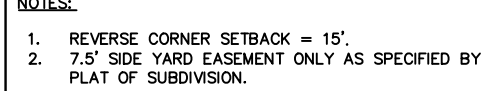
STREET



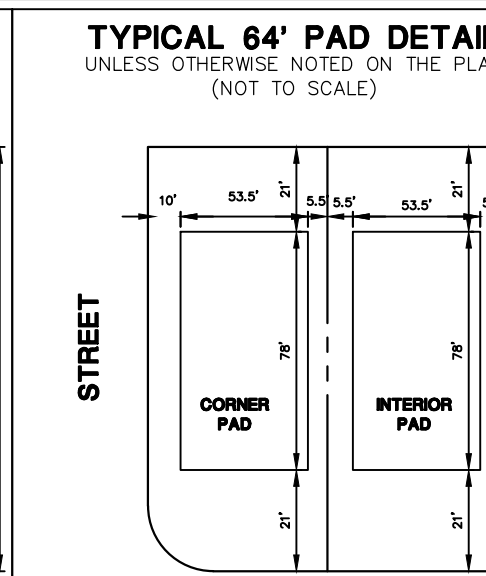
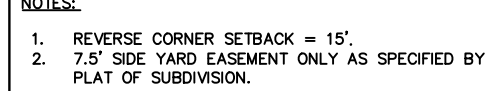
STREET



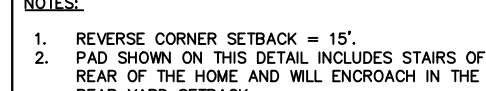
STREET



STREET



STREET

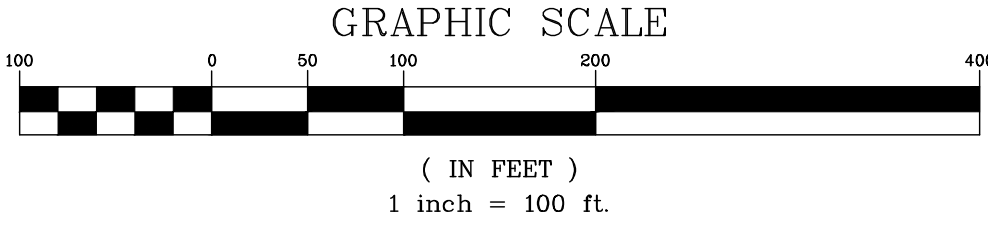
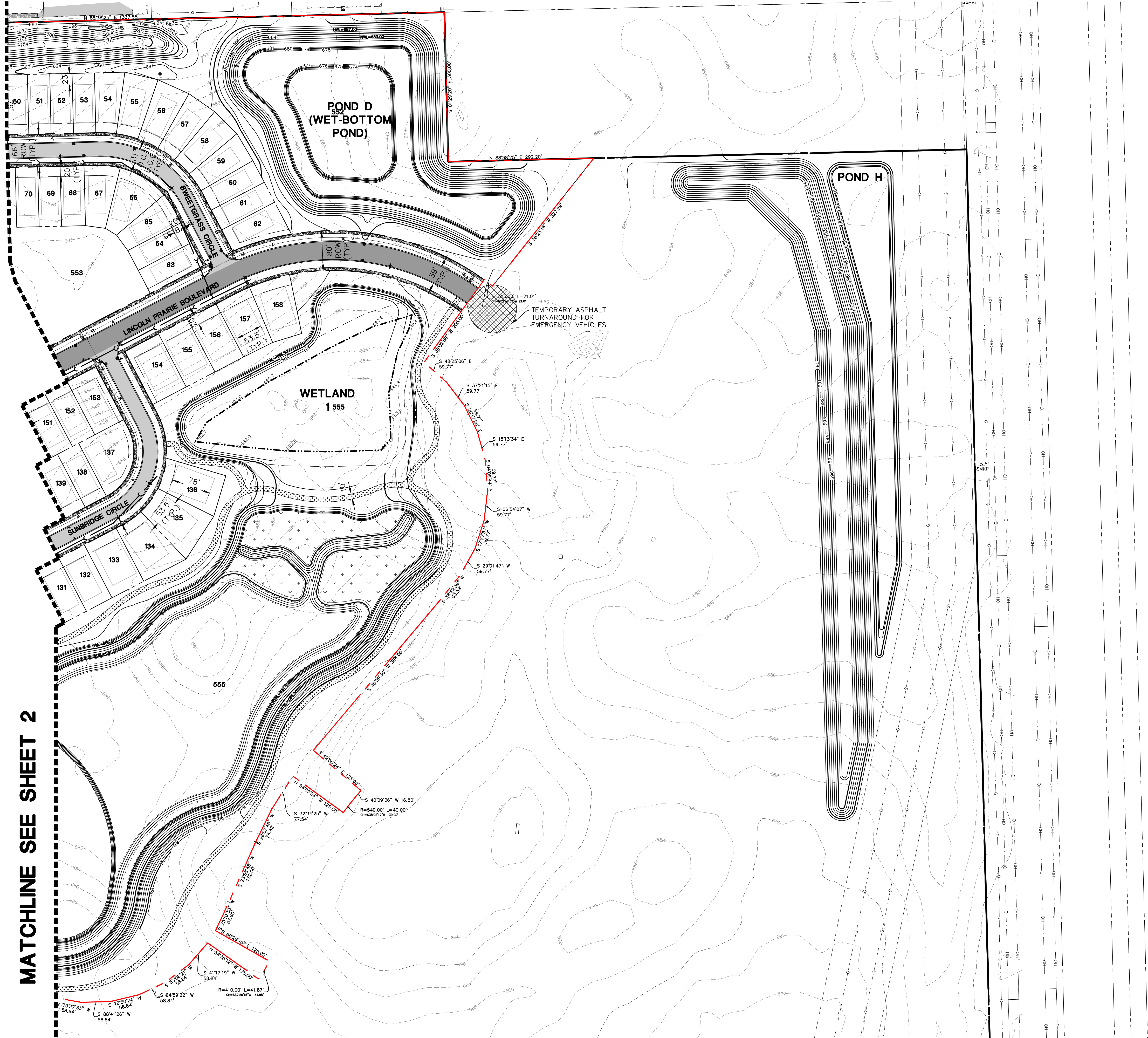


Description		Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 01-18-20-001, 01-18-20-002, 01-18-20-003, 01-17-100-021, 01-17-100-023				j) Total Number of Residential Dwelling Units	169	units
				i. Gross Density	1.46	du/acre
				ii. Net Density	1.69	Net Density
				k) Number of Single Family Dwelling Units	169	units
b) Proposed land use(s): Area restricted single family				i. Gross Density	1.46	du/acre
				ii. Net Density	1.69	Net Density
				iii. Unit Square Footage (average)	1950	square feet
				iv. Bedroom Mix	0%	% 1 bdr
c) Total Property Size	115.527801	Acres			0%	% 2 bdr
	5032391	Square feet			20%	% 3 bdr
d) Total Lot Coverage (buildings and pavement)	1181234	Square feet			80%	% 4 bdr
	23%	Percent				
e) Open space / landscaping	3851157	Square feet		v. Number of Single Family Corner Lots	17	units
	77%	Percent		l) Number of Single Family Attached Dwelling Units	0	units
i) Land to be dedicated to the School District	0	Acres		i. Gross Density	0.00	du/acre
ii) Land to be dedicated to the Park District	0	Acres		ii. Net Density	0.00	Net Density
h) Number of parking spaces provided (individually accessible)	0	spaces		iii. Unit Square Footage (average)	0	square feet
i. surface parking lot	0	spaces		iv. Bedroom Mix	0%	% 1 bdr
perpendicular	0	spaces			90%	% 2 bdr
parallel	0	spaces			10%	% 3 bdr
angled	0	spaces			0%	% 4 bdr
handicapped	0	spaces				
iii. enclosed	0	spaces		m) Number of Multifamily Dwelling Units	0	units
iii. bike	0	spaces		i. Gross Density	0.00	du/acre
	0	spaces		ii. Net Density	0.00	Net Density
Number of buildings	0	spaces		iii. Unit Square Footage (average)	0	square feet
				iv. Bedroom Mix	0%	% Efficiency
i. Number of stories	0	stories			40%	% 1 bdr
ii. Building Square Footage (typical)	1950	square feet			50%	% 2 bdr
iii. Square Footage of retail floor area	0	square feet				

January 21, 2022 - 07:33 Dwg Name: P:\pulaul01\ LINCOLN PRAIRIE BY DEL WEBB - PHASE 1.dwg\Eng\Final Drawings\Exhibits Eng\Final Plan - DVDPH1.dwg Updated By: MEgan

[illegible]

MATCHLINE SEE SHEET 2

[illegible]

OWNER: LINCOLN PRAIRIE AURORA LLC
PETITIONER: PULTE HOME COMPANY
1900 E GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
CONTACT: MATT BROLLEY, P.E.
630.311.7723

LINCOLN PRARIE BY DEL WEBB - PHASE 1

CITY OF AURORA, ILLINOIS

FINAL PLAN FOR LINCOLN PRAIRIE BY DEL WEBB, PHASE 1

PROJ. MGR.: JMI
PROJ. ASSOC.: MSP
DRAWN BY: BTV
DATE: 12/14/2021
SCALE: 1"=100'

SHEET

3 OF 5

PUL.AUIL01

MATCHLINE: SEE SHEET 2



(IN FEET)
1 inch = 100 ft



MATCHLINE: SEE SHEET 5

POND B
WET-BOTTOM
POND)

TEMPORARY ASPHALT
TURNAROUND FOR
EMERGENCY VEHICLE

MATCHLINE: SEE LEFT

FMWRD LIFT
STATION PARC

MATCHLINE: SEE RIGHT

LINCOLN PRARIE BY DEL WEBB - PHASE 1

CITY OF AURORA, ILLINOIS

FINAL PLAN FOR LINCOLN PRAIRIE BY DEL WEBB, PHASE 1

PROJ. MGR.: JMI
PROJ. ASSOC.: MSP
DRAWN BY: BTB
DATE: 12/14/2021
SCALE: 1"=100'

SHEET

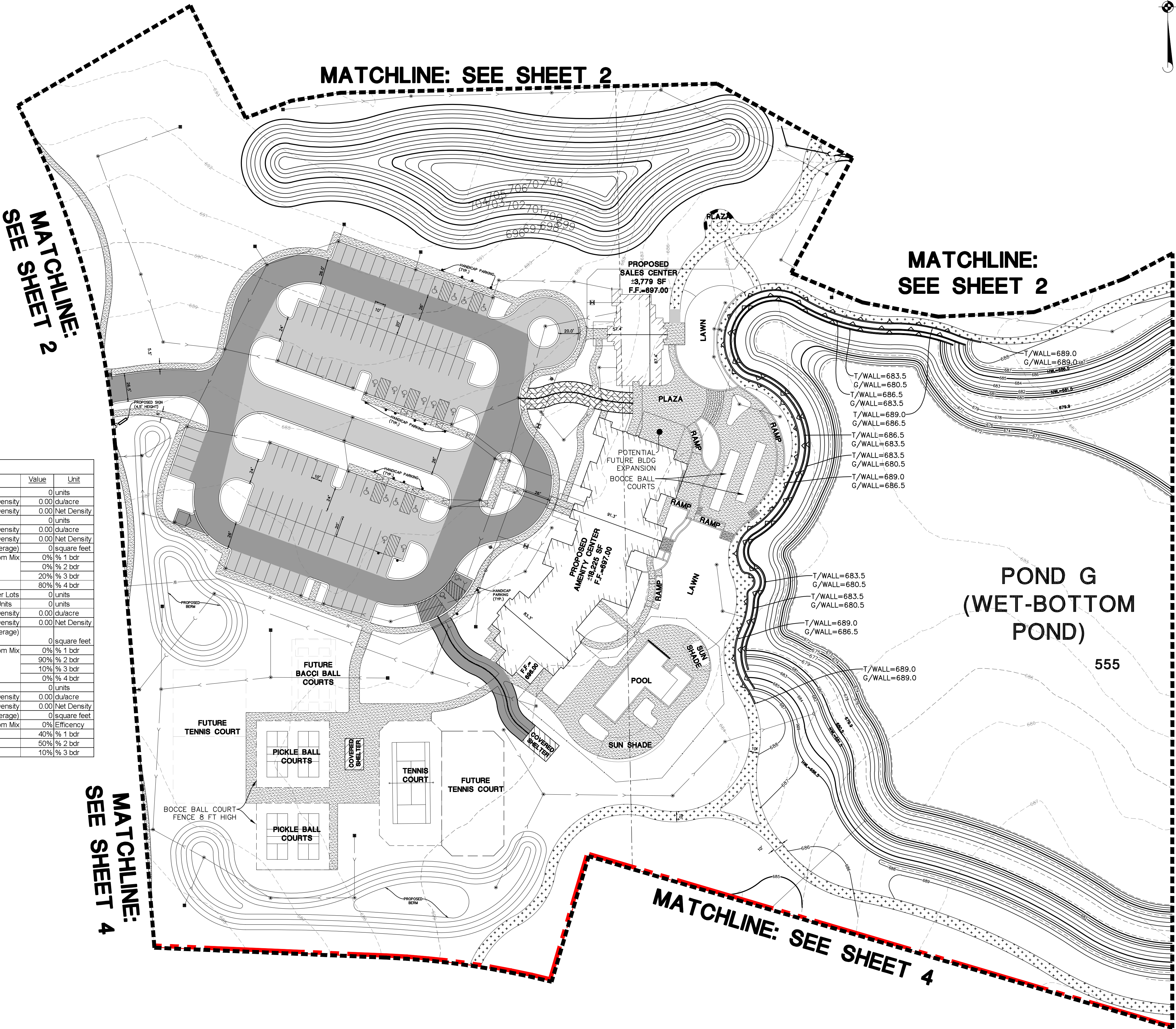
4 OF **5**

PUL.AU101

[illegible]

January 21, 2022 - 07:29 Dwg Name: P:\Pulauil01\ LINCOLN PRAIRIE BY DEL WEBB - PHASE 1\dwg\Eng\Final Drawings\Exhibits Eng\Final Plan - DWPH1.dwg Updated By: jiovinelli

Development Data Table: Final Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 01-18-20-001, 01-18-200-002, 01-18-200-003, 01-17-100-021, 01-17-100-023			j) Total Number of Residential Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
b) Proposed land use(s): Amenity Center			k) Number of Single Family Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
			iii. Unit Square Footage (average)	0	square feet
c) Total Property Size	9.76349862	Acres	iv. Bedroom Mix	0%	% 1 bdr
	425298	Square feet		0%	% 2 bdr
d) Total Lot Coverage (buildings and pavement)	187012	Square feet		0%	% 3 bdr
	44%	Percent		80%	% 4 bdr
e) Open space / landscaping	238286	Square feet	v. Number of Single Family Corner Lots	0	units
	56%	Percent	j) Number of Single Family Attached Dwelling Units	0	units
f) Land to be dedicated to the School District	0	Acres	i. Gross Density	0.00	du/acre
g) Land to be dedicated to the Park District	0	Acres	ii. Net Density	0.00	Net Density
h) Number of parking spaces provided (individually accessible)			iii. Unit Square Footage (average)	0	square feet
	129	spaces	iv. Bedroom Mix	0%	% 1 bdr
i. surface parking lot	129	spaces		90%	% 2 bdr
perpendicular	115	spaces		10%	% 3 bdr
parallel	0	spaces		0%	% 4 bdr
angled	0	spaces	m) Number of Multifamily Dwelling Units	0	units
handicapped	14	spaces	i. Gross Density	0.00	du/acre
ii. enclosed	0	spaces	ii. Net Density	0.00	Net Density
iii. bike	0	racks	iii. Unit Square Footage (average)	0	square feet
i) Number of buildings	2		iv. Bedroom Mix	0%	Efficiency
i. Number of stories	1	stories		40%	% 1 bdr
ii. Building Square Footage (typical)	22004	square feet		50%	% 2 bdr
iii. Square Footage of retail floor area	0	square feet		10%	% 3 bdr
iv. First Floor Building Square Footage (typical)	22004	square feet			



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PROJECT INFORMATION

PROJECT: LINCOLN PRAIRIE BY DEL WEBB - AMENITY CENTER

CITY OF AURORA, ILLINOIS

AMENITY CENTER - FINAL PLAN

PROJECT MANAGER

PROJECT ASSOCIATE

DRAWN BY

DATE

SCALE

SHEET 5 OF 5

PULAY101

REVISIONS

DATE

1/21/2022

REVISED PER CITY COMMENTS

1/14/2022

REVISED PER CITY COMMENTS

MANHARD CONSULTING, LTD.

200 West 1st Street, Suite 100, Aurora, IL 60018

TEL: 630.584.1100 FAX: 630.584.1101

WWW.MANHARDCONSULTING.COM

PROPOSED DEVELOPMENT FOR

OWNER: PALTE HOME COMPANY

PREPARED BY: MANHARD CONSULTING, LTD.

CONTACT: MATT BROLEY, P.E.

630.722.9293