



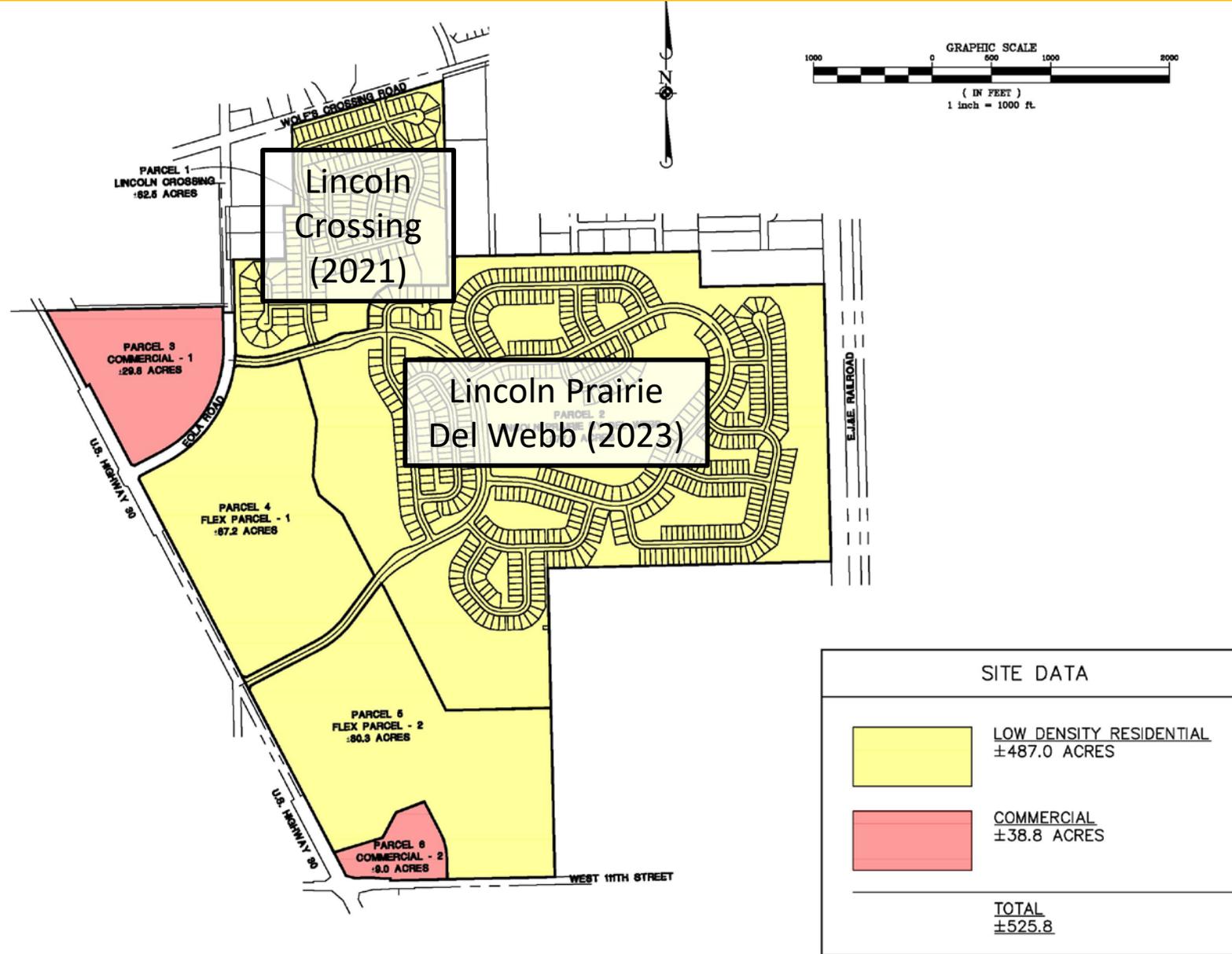
Aurora

**LINCOLN PRAIRIE BY DEL WEBB
PHASE 4**

- Publicly Traded Homebuilding Company (PHM)
- Third Largest Builder in US and Chicago
- Building homes in Chicagoland since the early 1960's
- Sold over 1,000 homes in 2025
- Actively selling in 17 different communities throughout Chicagoland
- Top selling community in Illinois 4 years running



GENERAL LAND USE PLAN



LINCOLN CROSSING SOUTH



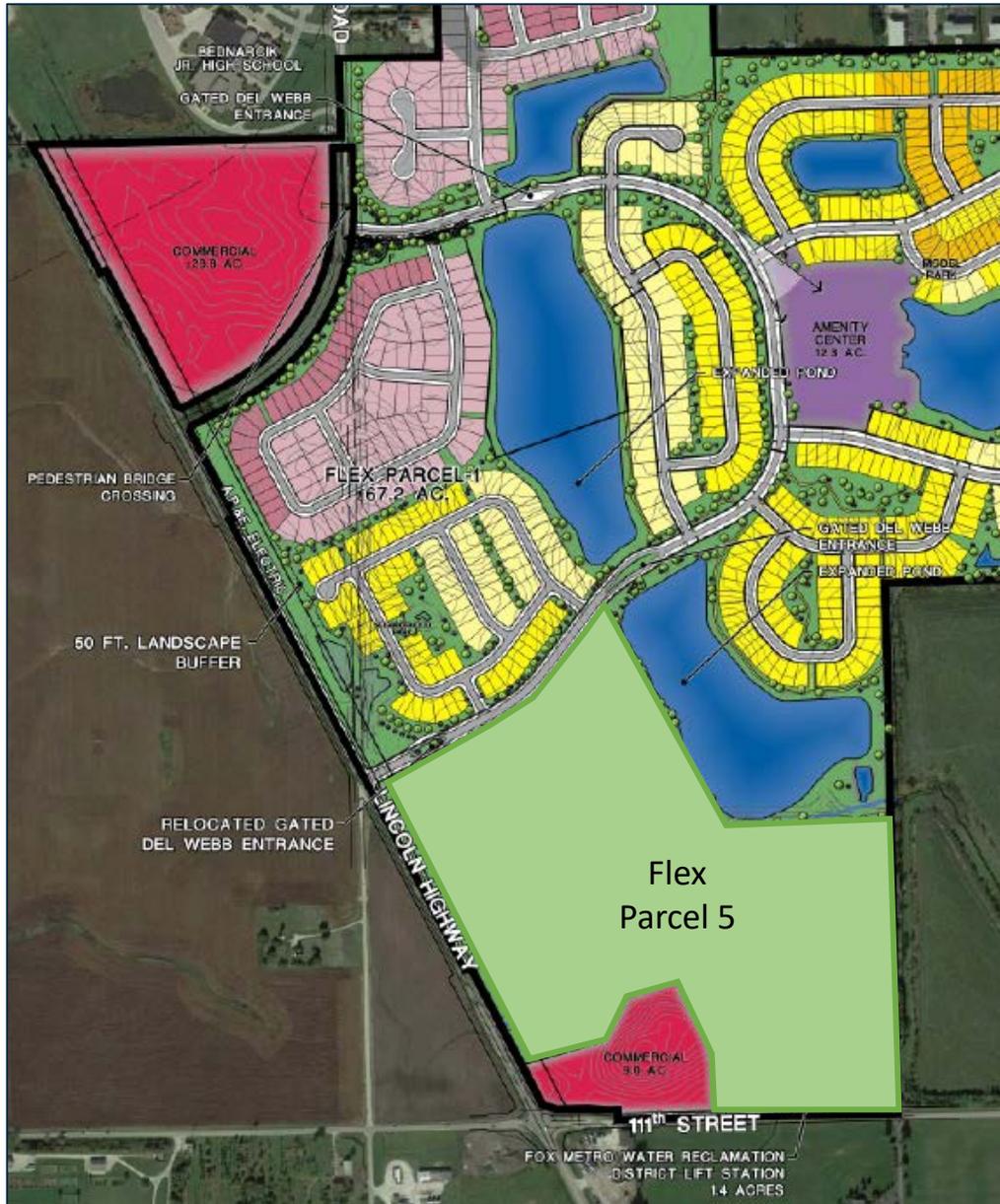
97 Single-Family
Homes

Grand Opening
2024

63 Closed to Date



SITE PLAN CONTEXT



Lot Summary

Del Webb

Product Type	Typ. Lot Size	Flex Parcels	Other Phases	Total	Mix
Scenic	44' x 120'	0 units	152 units	152 units	18.54%
Distinctive	50' x 120'	161 units	286 units	447 units	54.44%
Echelon	64' x 120'	115 units	107 units	222 units	27.05%
		276 units	545 units	821 units	

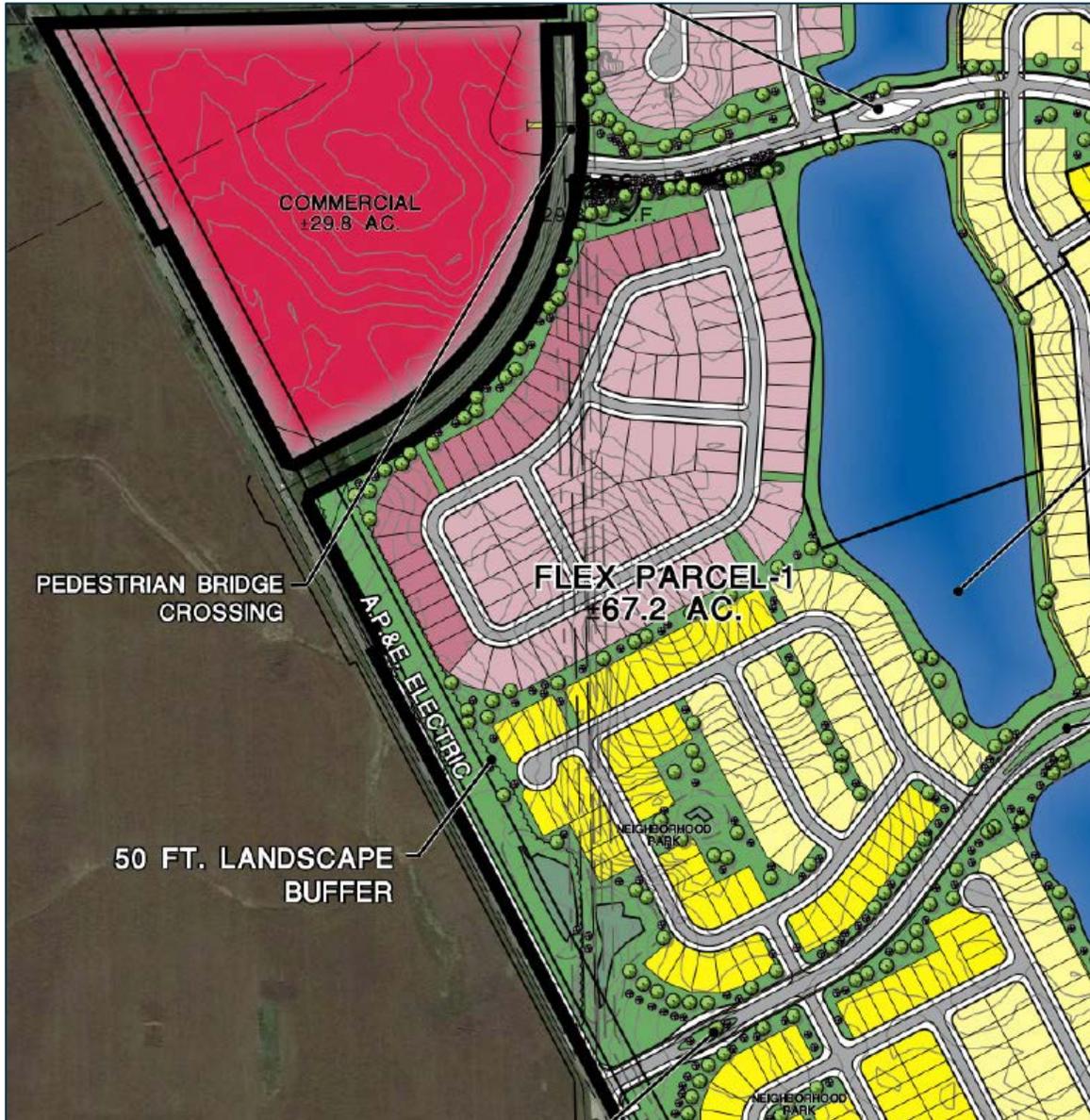
Pulte

Product Type	Typ. Lot Size	Flex Parcels	Other Phases	Total	Mix
Meadows	55' x 130'	30 units	110 units	140 units	54.05%
Estates	65' x 130'	67 units	52 units	119 units	45.95%
		97 units	162 units	259 units	

Residential Total:

373 units 707 units 1,080 units

SITE PLAN



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Pulte

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Residential Total: 373 units 707 units 1,080 units

A house-shaped keychain hanging from a door handle. The keychain is a simple, stylized outline of a house with a gabled roof, two windows, and a door. It is attached to a circular ring that is part of a door handle. The background is a dark, solid color.

THANK YOU



LINCOLN PRAIRIE - DEL WEBB

Del Webb[®]

Love life to the fullest.

551 Single-Family
Homes
(age restricted)

Grand Opening
2023

256 Closed to Date



LINCOLN CROSSING



162 Single-Family
Homes

Grand Opening
2022



Sold Out!



PRODUCT MATRIX

Lincoln Prairie by Del Webb- Product Matrix Scenic – 34' Product

Style	Minimum Size (sf)	Bed	Bath	Garage	Options	Elevations
Vista	1,502	2-3	2-3	2	Loft/Sunroom	6
Meadow	1,504	2-3	2-3	2 + Storage	Loft/Sunroom	6
Mirage	1,595	2-3	2-3	2	Loft/Sunroom	6

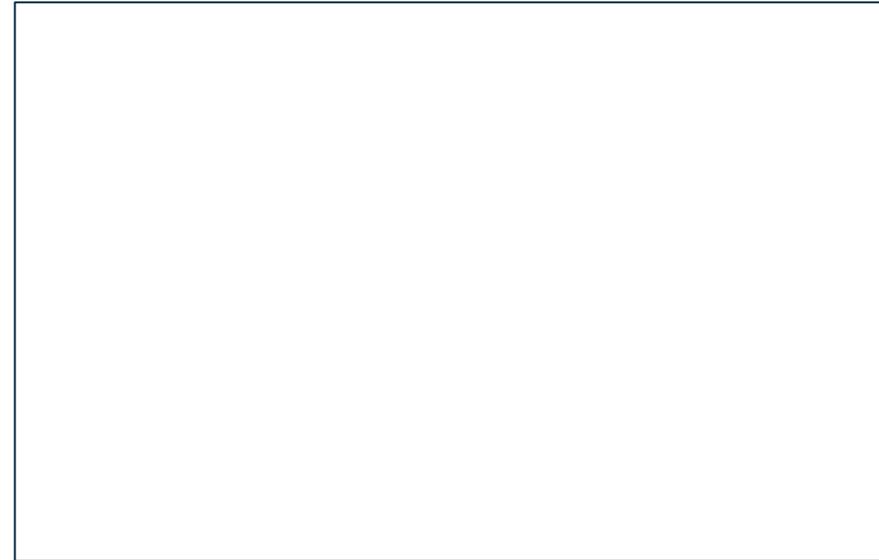
Distinctive – 40' Product

Style	Minimum Size (sf)	Bed	Bath	Garage	Options	Elevations
Prosperity	1,646	2-4	2-3	2	Basement / Loft/Sunroom	7
Mystique	1,841	2-4	2-3	2 + Storage	Basement / Loft/Sunroom	6
Palmary	1,892	2-4	2-3	2	Basement / Loft/Sunroom	6
Prestige	2,060	2-4	2-3	2	Basement / Loft/Sunroom	6

Echelon – 54' Product

Style	Minimum Size (sf)	Bed	Bath	Garage	Options	Elevations
Stardom	2,213	2-4	2-3	3	Basement / Loft/Sunroom	5
Stellar	2,421	2-4	2-3	3	Basement / Loft/Sunroom	7
Renown	2,754	2-4	2-3	3	Basement / Loft/Sunroom	5

SCENIC



DISTINCTIVE



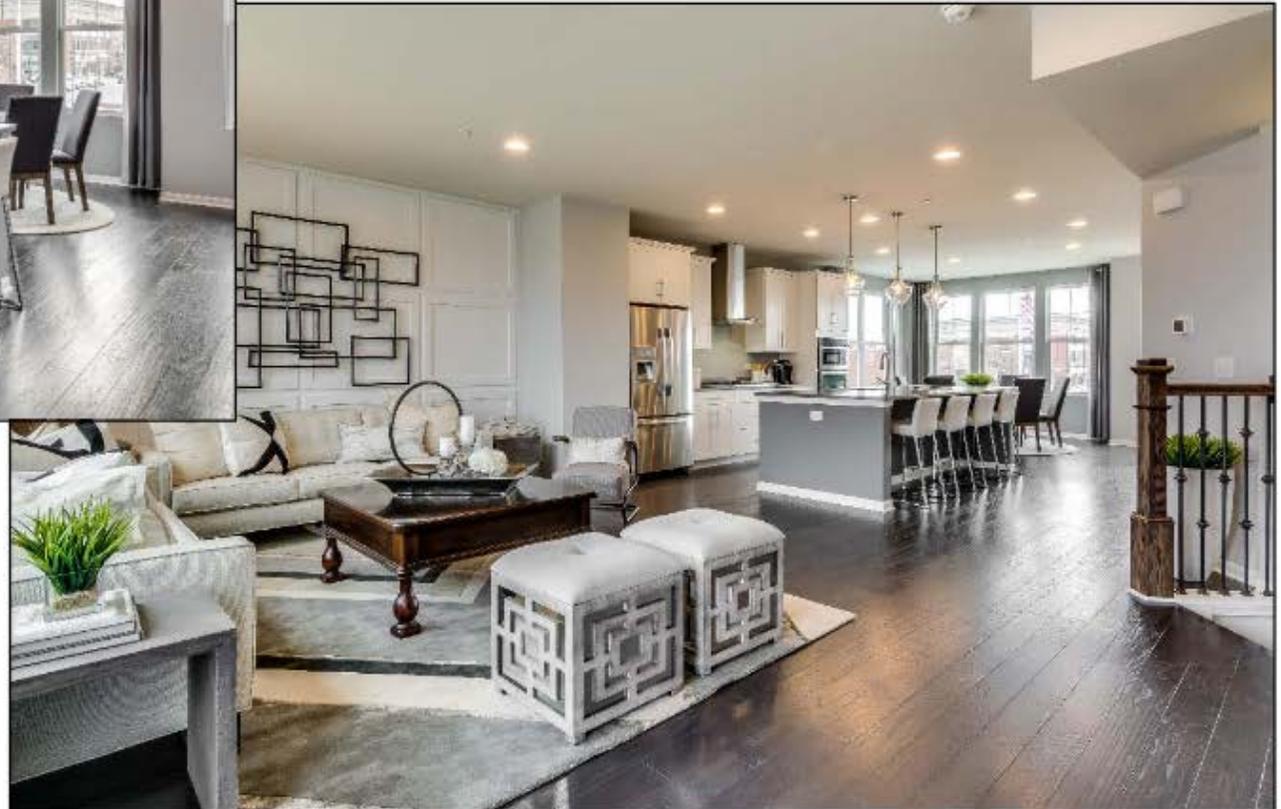
ECHELON



HOME INTERIORS



- Consumer-tested design
- Modern Open Floor Plans
- Design Studio Session



AERIAL

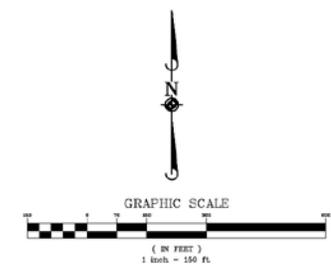


DEVELOPMENT PLANS





CURVE TABLE					LINE TABLE		
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	LINE	BEARING	LENGTH
C1	780.00'	340.72'	S49°36'14\"	231.86'	L1	S12°29'00\"	22.87'
C2	354.00'	145.55'	S74°15'43\"	144.52'	L2	N27°11'00\"	20.00'
C3	290.00'	249.87'	S61°11'20\"	242.21'	L3	S32°29'00\"	80.00'
C4	248.00'	111.72'	S49°34'42\"	116.77'	L4	N73°28'00\"	15.44'
C5	66.30'	35.33'	S29°54'54\"	34.70'	L5	N27°31'00\"	39.22'



NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Manhard
CONSULTING
 CONSULTING ENGINEERS
 1000 W. WASHINGTON ST., SUITE 200
 AURORA, ILLINOIS 60007
 PHONE: 630.583.1000
 FAX: 630.583.1001
 WWW.MANHARD.COM
 CONTRACT NO. 170725E
 SHEET NO. 40

LINCOLN PRAIRIE BY DEL WEBB, PHASE 4A
 AURORA, ILLINOIS
 FINAL PLAT OF SUBDIVISION

PROJ. NO. J10
 PROJ. ARCH. FGA
 DRAWN BY JCA
 DATE 08/08/21
 SCALE 1"=150'
 SHEET
2 OF **5**
 PULAWL01



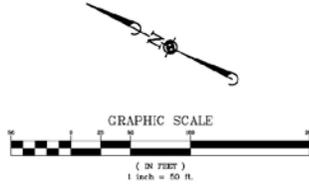
FINAL PLAT OF LINCOLN PRAIRIE BY DEL WEBB, PHASE 4B

BEING A SUBDIVISION OF THAT PART OF SECTION 17 AND 18, TOWNSHIP 33 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

CITY RESOLUTION: _____ PASSED ON: _____

SUBMITTED BY/RETURN TO:

CITY OF AURORA
44 EAST DOWNER PLACE, AURORA, IL 60505



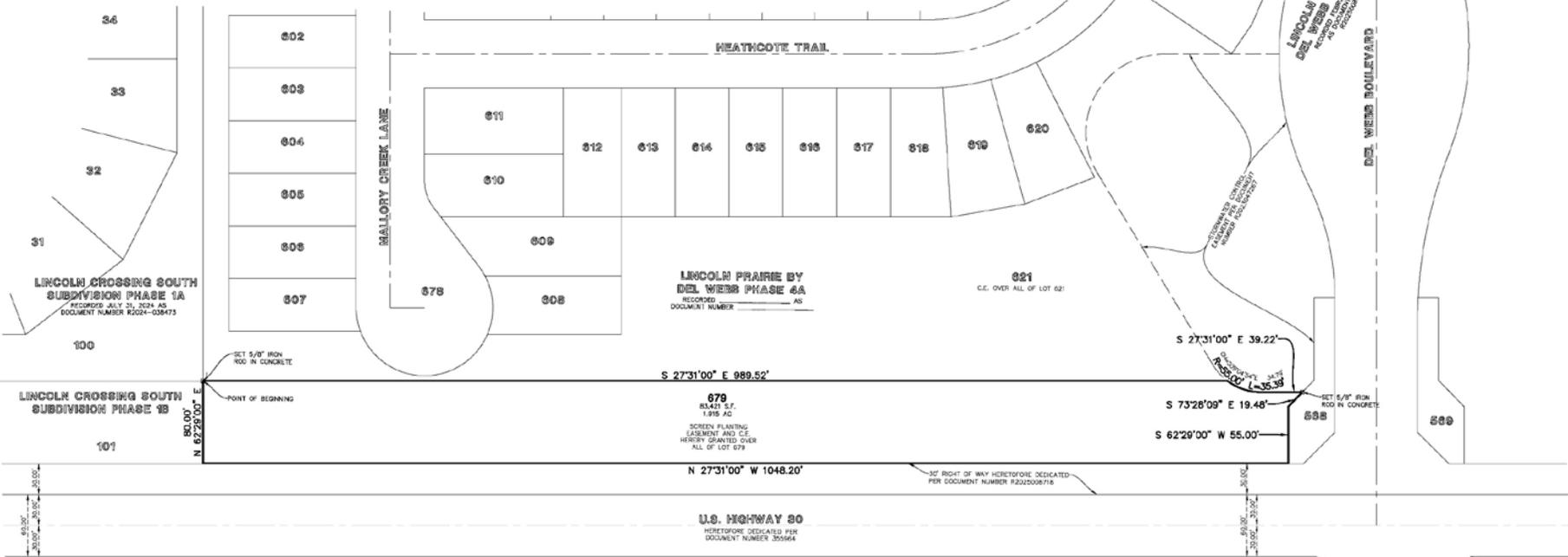
BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE
COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES,
AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION
SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VES NAV NETWORK.

LEGEND

- PROPERTY LINE
- LOT LINE
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE
- - - SECTION LINE
- - - BUILDING SETBACK LINE
- SET CONCRETE MONUMENT

ABBREVIATIONS
C.E. = CITY EASEMENT HEREBY GRANTED



SHEET INDEX

SHEET 1	LOT AND EASEMENT DETAILS
SHEET 2	CERTIFICATES

Development Data Table: Final Plat

Description	Value	Unit
a) Tax Parcel Identification Number(s) (TPIN): 07 81 18 103 415-0000, 07 01 18 400 012-0000		
b) Subdivided Area	1.945	Acres
c) Proposed New Right of Way	0.000	Acres
d) Proposed New Easements	1.945	Acres
e) Proposed New Encasements	83.421	Square Feet

REVISIONS	DATE

Manhard
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1000 W. WASHINGTON ST., SUITE 200
AURORA, IL 60506
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FAX: 630.584.1001
WWW.MANHARDCONSULTING.COM

LINCOLN PRAIRIE BY DEL WEBB, PHASE 4B
CITY OF AURORA, ILLINOIS
FINAL PLAT OF SUBDIVISION

SHEET
1 OF 2
PULAU.01



PRELIMINARY PLAN FOR LINCOLN PRAIRIE BY DEL WEBB, PHASE 4



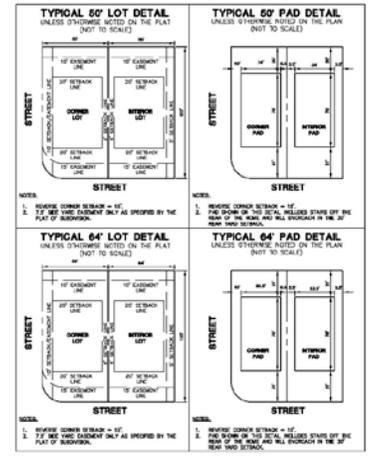
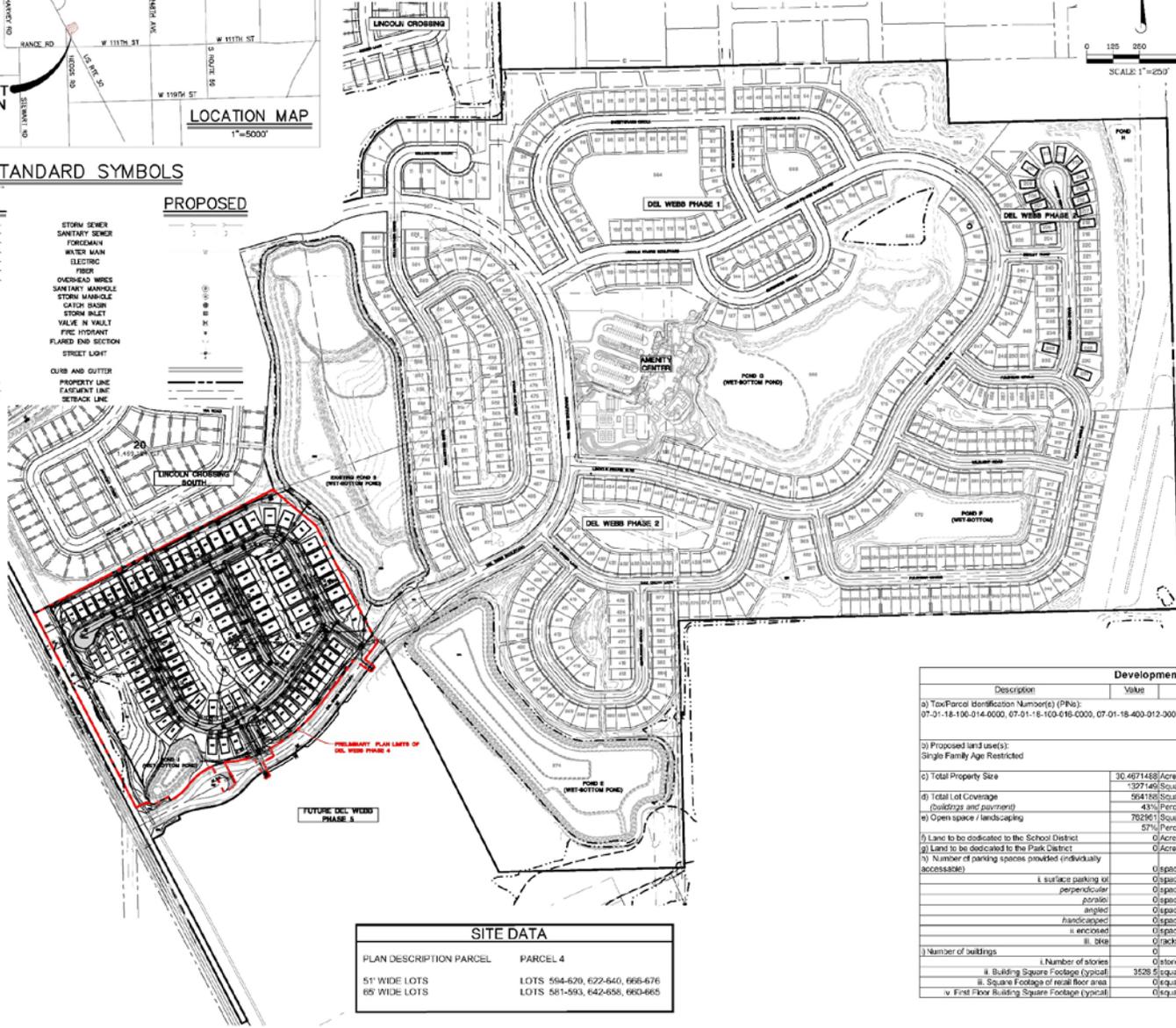
STANDARD SYMBOLS

EXISTING

- FM —
- F —
- FD —
- OH —
- ST —
- C —
- N —
- Z —
- O —
- S —
- R —
- T —
- L —
- G —
- P —
- U —
- V —
- W —
- X —
- Y —
- Z —

PROPOSED

- STORM SEWER
- SANITARY SEWER
- FORCE MAIN
- WATER MAIN
- ELECTRIC
- FIBER
- OVERHEAD WIRES
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- STORM INLET
- VALVE IN VAULT
- FIRE HYDRANT
- FLARED END SECTION
- STREET LIGHT
- CLUB AND GUTTER
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE



SITE DATA	
PLAN DESCRIPTION PARCEL	PARCEL 4
51' WIDE LOTS	LOTS 594-620, 622-640, 666-676
65' WIDE LOTS	LOTS 581-593, 642-658, 660-665

Development Data Table: Final Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-01-18-106-014-0000, 07-01-18-100-016-0000, 07-01-18-400-012-3000, 07-01-18-400-012-3000			i) Total Number of Residential Dwelling Units	60	Units
			i. Gross Density	3.05	Units/Acre
b) Proposed land use(s): Single Family Age Restricted			ii) Number of Single Family Dwelling Units	60	Units
			i. Gross Density	3.05	Units/Acre
c) Total Property Size	30.4671468	Acres	iii. Unit Square Footage (average)	3523.5	Square Feet
	1327146	Square Feet	i. Bedroom Min	9%	% 1 Bed
d) Total Lot Coverage (Buildings and pavements)	564190	Square Feet	ii. Bedroom Max	9%	% 2 Bed
	43%	Percent	iii. Bedroom	29%	% 3 Bed
e) Open space / landscaping	762951	Square Feet	iv. Bedroom	89%	% 4 Bed
	57%	Percent	v. Number of Single Family Corner Lots	10	Units
f) Land to be dedicated to the School District	0	Acres	vi) Number of Single Family Attached Dwelling Units	0	Units
g) Land to be dedicated to the Park District	0	Acres	i. Gross Density	0.00	Units/Acre
h) Number of parking spaces provided (individually accessible)	0	Spaces	ii. Unit Square Footage (average)	0	Square Feet
i. surface parking or	0	Spaces	i. Bedroom Min	9%	% 1 Bed
perpendicular	0	Spaces	ii. Bedroom	99%	% 2 Bed
parallel	0	Spaces	iii. Bedroom	19%	% 3 Bed
angled	0	Spaces	iv. Bedroom	9%	% 4 Bed
handicapped	0	Spaces	v. Bedroom	0	Units
i. enclosed	0	Spaces	m) Number of Multifamily Dwelling Units	0	Units
ii. deck	0	Tracks	i. Gross Density	0.00	Units/Acre
i) Number of buildings	0	Buildings	ii. Unit Square Footage (average)	0	Square Feet
i. Number of stories	0	Stories	i. Bedroom Min	9%	% 1 Bed
ii. Building Square Footage (typical)	3528	Square Feet	ii. Efficiency	49%	% 1 Bed
iii. Square Footage of retail floor area	0	Square Feet	iii. Bedroom	59%	% 2 Bed
iv. First Floor Building Square Footage (typical)	0	Square Feet	iv. Bedroom	19%	% 3 Bed

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LINCOLN PRAIRIE BY DEL WEBB - PHASE 4
CITY OF AURORA, ILLINOIS
PRELIMINARY PLAN FOR LINCOLN PRAIRIE BY DEL WEBB, PHASE 4

SHEET
1 OF 2
PUL_A1101



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 WWW.MANHARDCONSULTING.COM

LINCOLN PRAIRE BY DEL WEBB - PHASE 3
 CITY OF AURORA, ILLINOIS
 FINAL PLAN FOR LINCOLN PRAIRE BY DEL WEBB, PHASE 4

SHEET
2 OF **2**
 PUL_A1101

LINCOLN CROSSING SOUTH

EXISTING POND B (WET-BOTTOM POND)

POND J (WET-BOTTOM POND)

FUTURE DEL WEBB PHASE 5

FINAL PLAN LIMITS OF DEL WEBB PHASE 4

S27°31'00"E
 1048.22'

S62°29'00"W
 55.00'

S73°28'09"E
 35.96'

S62°29'00"E
 80.00'

S27°31'00"E
 20.00'

L=136.72'
 R=280.00'
 Δ=027°00'47"

L=140.39'
 R=554.17'
 Δ=014°30'54"

S36°17'48"W
 416.15'

S62°29'00"W
 1286.00'

ELEVATIONS



Scenic – Vista



Scenic – Vista



Scenic – Meadow



Scenic – Meadow



Scenic – Mirage



Scenic – Mirage



DISTINCTIVE

Distinctive – Prosperity



DISTINCTIVE

Distinctive – Prosperity



DISTINCTIVE

Distinctive – Mystique



Distinctive – Mystique



DISTINCTIVE

Distinctive – Palmary



DISTINCTIVE

Distinctive – Palmary



DISTINCTIVE

Distinctive – Prestige



DISTINCTIVE

Distinctive – Prestige



ECHELON

Echelon – Stardom



Echelon – Stardom



Echelon – Stellar



ECHELON

Echelon – Stellar



ECHELON

Echelon – Renown



Echelon – Renown

