

SUBMITTED BY:

PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHALMBURG, IL 60173

RETURN TO:

CITY OF AURORA PLANNING AND ZONING
44 E. DOWNER PLACE
AURORA, IL 60507

PRELIMINARY PLAT

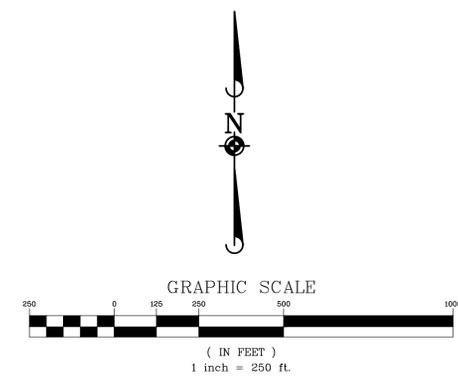
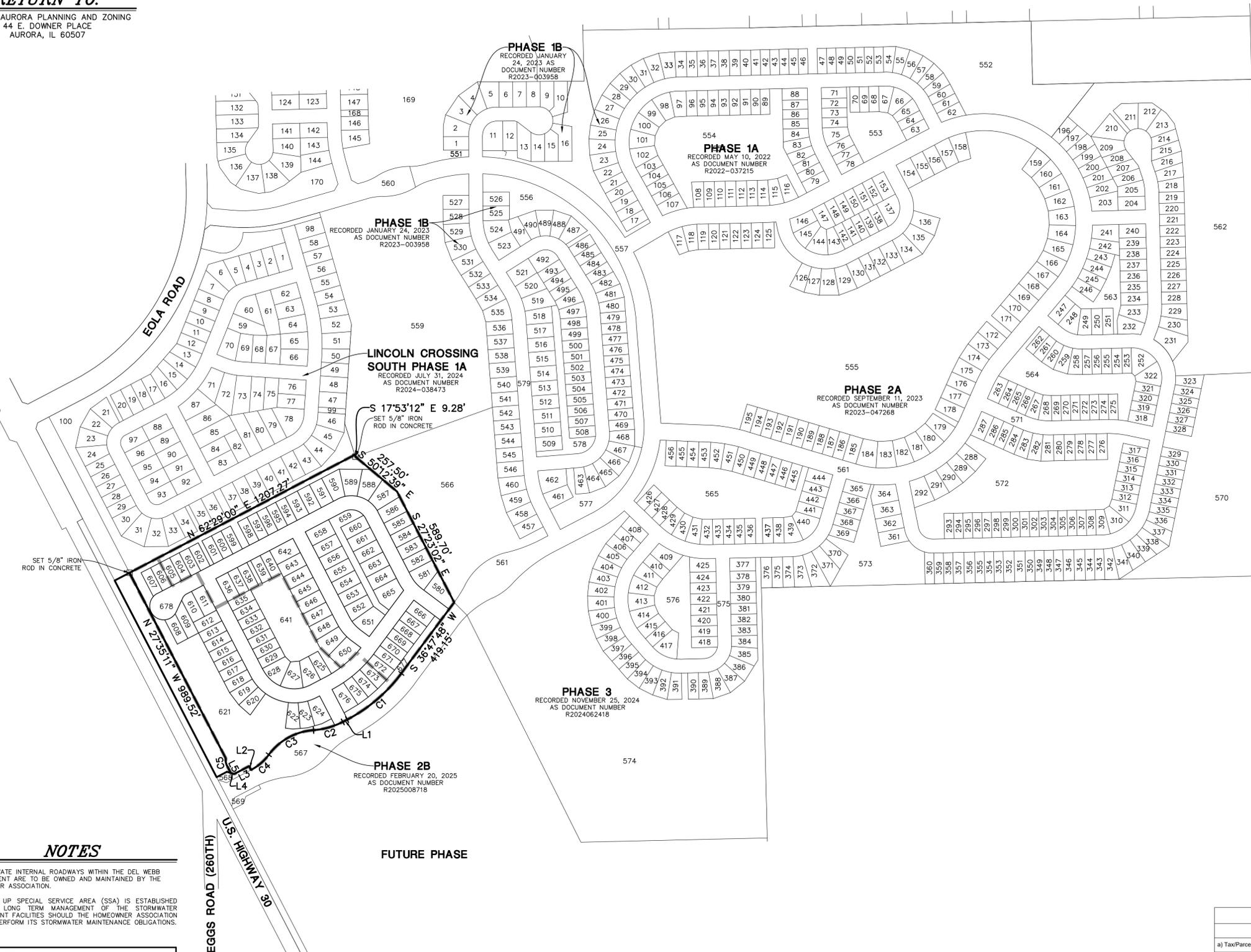
OF

LINCOLN PRAIRIE BY DEL WEBB, PHASE 4A

BEING A SUBDIVISION OF THAT PART OF SECTION 17 AND 18, TOWNSHIP 37 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

CITY RESOLUTION: _____

PASSED ON: _____



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 VRS NOW NETWORK.

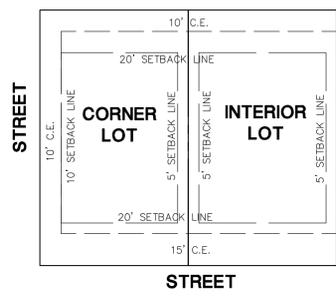
ABBREVIATIONS

C.E. = CITY EASEMENT HEREBY GRANTED

LEGEND

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

TYPICAL LOT DETAIL
UNLESS OTHERWISE NOTED ON THE PLAT



NOTES

- THE PRIVATE INTERNAL ROADWAYS WITHIN THE DEL WEBB DEVELOPMENT ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.
- A BACK UP SPECIAL SERVICE AREA (SSA) IS ESTABLISHED FOR THE LONG TERM MANAGEMENT OF THE STORMWATER MANAGEMENT FACILITIES SHOULD THE HOMEOWNER ASSOCIATION FAIL TO PERFORM ITS STORMWATER MAINTENANCE OBLIGATIONS.

SHEET INDEX

SHEET 1:	OVERALL BOUNDARY
SHEET 2:	SHEET LAYOUT DETAIL
SHEETS 3-8:	LOT AND EASEMENT DETAILS
SHEET 9:	CERTIFICATES

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	760.00'	340.72'	S49°38'24"W	337.88'
C2	354.00'	145.55'	S74°15'43"W	144.52'
C3	290.00'	249.87'	S61°21'25"W	242.21'
C4	248.00'	111.72'	S49°34'42"W	110.77'
C5	55.00'	35.39'	S09°04'54"E	34.79'

LINE TABLE

LINE	BEARING	LENGTH
L1	S62°29'00"W	22.87'
L2	N27°31'02"W	20.00'
L3	S62°29'00"W	80.00'
L4	N73°28'09"W	16.48'
L5	N27°31'00"W	39.22'

Development Data Table: Final Plat

Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):		
07-01-18-100-014-0000, 07-01-18-100-016-0000		
07-01-18-400-012-0000, 07-01-18-400-010-0010		
07-01-18-200-015-0000		
b) Subdivided Area	30.467	Acres
	1,327,149	Square Feet
c) Proposed New Right-of-way (Private)	6.232	Acres
	271,446	Square Feet
	4,142	Linear Feet of Centerline
d) Proposed New Easements	10.401	Acres
	453,075	Square Feet

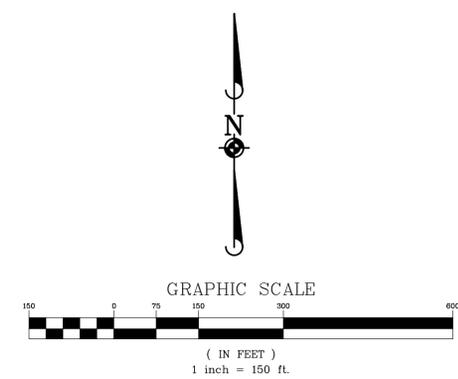
DRAWN BY: _____
 REVISIONS: _____
 DATE: _____
 12/19/25 REVISED PER CITY COMMENTS
 10/16/25 REVISED PER CITY COMMENTS
 JID
 PGA
Manhard CONSULTING
 1100 E. GOLF ROAD, SUITE 300
 PULASKI, ILLINOIS 62451
 PHONE: 618.772.9253
 CONTACT: MAT PROLEY, P.E.
 (618) 772-9253
 PROPOSED DEVELOPMENT FOR:
 PULASKI, ILLINOIS
 PROJECT ASSOC.: PGA
 DRAWN BY: PGA
 DATE: 08/08/25
 SCALE: 1"=250'
 SHEET
1 OF 5
 PULASKI

December 19, 2025 11:08 Dwg Name: \\net\ch-nat\Projects\01\Subdivision\Drawings\Plot\Del Webb - Phase 4\01-02-PULAUI01-PS-DEL WEBB-PH4.dwg Updated By: jidunham



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DATE	REVISIONS	BY	CHKD
12/19/25	REVISED PER CITY COMMENTS	JID	

Manhard CONSULTING
 1111 East Lincoln Road, Suite 100, Aurora, IL 60506
 (630) 772-2923
 PROPOSED DEVELOPMENT FOR:
 OWNER: PALTE HOME COMPANY
 PETITIONER: PALTE HOME COMPANY
 1900 E GOLF ROAD, SUITE 200
 CONTACT: MATT BROOLEY, P.E.
 (630) 772-2923

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

PROJ. MGR: JID
 PROJ. ASSOC: PGA
 DRAWN BY: PGA
 DATE: 08/08/25
 SCALE: 1"=150'

SHEET
2 OF **5**
 PULAUI01

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