



PZ Review Memo – January 7, 2021

Subject: 2021.306 Pulte Home Group /Lincoln Prairie by Del Webb Phase / Final Plat and Plan

Petitioner Contact: Matt Brolley, matt.brolley@pultegroup.com

CC: Russell Whitaker (russ@rw-attorneys.com); Joe Iovinelli (jiovinelli@manhard.com); Peter Verdicchio (peterv@secplanning.com);

Review Comments: The materials submitted have been reviewed and a few items have been found that need to be addressed, requiring a subsequent submittal and review. This re-submittal (in paper and digital form) should be delivered to the Planning and Zoning Office.

Tracey Vacek, Vacekt@aurora.il.us

A. Please include the following changes to the **Final Plan** document submitted to bring it into conformance with the [Format Guidelines 2-4](#):

1. Change the following on all pages:
 - a. Please make sure that all the lots are labeled with Lot numbers.
 - b. Remove all utility labels.
 - c. Use a gray scale for all proposed public utility systems.
 - d. Please make sure that the labels indicating the width of the multi-paths are readable.
 - e. Label the contours for the detention ponds and indicate the normal and high-water lines.
 - f. Remove the easements for the final plan.
 - g. Please make sure that all sidewalks at intersections extend to the street and that there are connecting sidewalks on the other side of the street and that the correct symbol is being used.
 - h. Show the location of the signage on the plan. This should include any neighborhood signage and any directional signage. Indicating the height and the setbacks to the property line.
 2. Change the following on page 1:
 - a. Show the limits for Phase 1 of Del Webb.
 - b. Show the entire lot 559 as it is part of Phase 1.
 - c. Show the southern and eastern property line for Lot 552 and Lot 555.
 - d. Gray on Lincoln Crossing as it is not part of this submittal
 3. Change the following on Page 2:
 - a. Clean up the double lots lines as they appear all over.
 - b. Show the entire Lot 559 on this page.
 - c. Show the signage and label with height and square footage. In addition, show the setback to the property lines.
 - d. The multi-use path on Lot 559 should be extended to the south property line.
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- e. Is there offsite improvements being made south of 559? If so, please show them.
 - f. Modify the turnaround at the south end of Bell Wether Drive per Fire comments.
 - g. Show a sidewalk on the north side of Del Webb Road between Stonecrop Drive and Bell Wether Court as pedestrians from Del Webb should be using this sidewalk to get to the bridge including golf carts.
 - h. Provide a turnaround on the fire access road to Bode on both sides of the gate.
 - i. What type of pavement is the fire lane as this symbol is not shown in the legend.
 - j. Show the south property line of 555.
 - k. Update the multi-path wide on Lot 555 (behind 126 and 127) to 10 feet in width and use the correct symbol.
 - l. Update the multi-path wide on Lot 555 (south side of the Pond G) to 10 feet in width and use the correct symbol. (half of the path is correct).
 - m. It does not look like the building pad fills in Lot 125 with the setback requirement.
 - n. Add the correct sidewalk symbol that go into the amenity center.
4. Change the following on Page 3
- a. Clean up the double lots lines as they appear all over
 - b. Add the property line for Lot 555.
 - c. A turnaround needs to be add at the south of Del Webb Boulevard and Lincoln Prairie per Fire.
 - d. Lot number for Pond D should be 552 not 555 per Final Plat.
5. Change the following on Page 4 (Final Plan Amenity Center)
- a. Please better define the sidewalks/concrete/amenities. I have no idea what anything is in the rear of the buildings. Please use labels!
 - b. Dash the future tennis courts and future shelters by the bacci ball courts.
 - c. Show fencing around the courts, if applicable. Please label with type of fence and height.
 - d. Make sure that all the paths are shown in the correct location and match the landscaping plan.
 - e. Label the retaining walls and indicate the height.
 - f. Reduce the size of the property dimensions.
 - g. Show berming along Del Webb Boulevard and south of the courts, if proposed.
 - h. Update plan per fire comments.
 - i. Is there signage for the amenity center? If so, please show on the plan.
 - j. It appears the trash enclosure is over a manhole.
- B. Please include the following changes to the **Final Plat** document submitted to bring it into conformance with the [Format Guidelines 2-5](#):
- 1. Change the following items on Page 3:
 - a. Change the Per Document Number to "R2021-115294" for the existing easement dedication along the south side of Del Webb Boulevard.
 - 2. Change the following items on Page 6
 - a. Change the label under 554 to "Stormwater control easement and C.E. easement hereby granted over all of Lot 554"
 - 3. The City is in review of the proposed easement provision language that you have provided and will be commenting separately.
- C. Please include the following changes to the **Landscape Plan** document submitted to bring it into conformance with the [Format Guidelines 2-7](#) :
- 1. Update the Landscape Plan to match the Final Plan.
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2. Change the following on Page LP-1
 - a. Remove the Landscaping on for the north side of Del Webb Boulevard (Lot 170 of Lincoln Crossing) as this is not part of the Final Plan. This should be part of the submittal for the Final Plan on Lot 170 for the pedestrian bridge.
 - b. Add Street Trees on the south side of Del Webb Boulevard. (3 canopy trees per 100 feet). This should be within the parkway (between the sidewalk and the street)
 3. Add foundation landscaping around the guard house.
 4. Provide the wetland mitigation plantings and maintenance plan and schedule on the Landscape Plan.
 5. Add street trees and a landscaping with the sod area along Lincoln Prairie Boulevard the amenity center lot on Page LP-15:
 6. Landscaping is required for the Wetland Area 1 as this is part of Lot 555, Please add a sheet.
 7. Please add model park plans landscaping page.
 8. Move the signage and the table to the elevation package. Remove bridge from the plans as these should be part the Final Plan for Lot 170.
- D. Please include the following changes to the **Building and Signage Elevations** document submitted to bring it into conformance with the [Format Guidelines 2-11](#):
1. Please make the Title Bar smaller.
 2. Move the signage to the elevation package. This should include the development signage (south side of Del Webb Boulevard), amenity center signage and neighborhood signage.
 3. Move the Ground Signage Data Table to the elevation package.
 4. Add accurate dimension and exterior material labels on the Building Elevations.
 5. Change the ground (black strip) on the building elevation to gray so that the elevation does not blend with it.
 6. Full Color Elevations for all four sides of the trash enclosure, and shelters or other design elements with accurate dimension and exterior details including but not limited to exterior façade treatments by material.
 7. Ground Sign Location Plan with accurate sign foot print and setback dimensions indicated.
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Please include the following documents with your next submittal (in paper and digital form) to the Planning and Zoning Offices.

- Revised Final Plan with the modifications made as stated above.
- Revised Final Plat with the modifications made as stated above.
- Revised Landscape Plan with the modifications made as stated above.
- Revised Building and Signage Elevations with the modifications made as stated above.