



VICINITY MAP
(NOT TO SCALE)

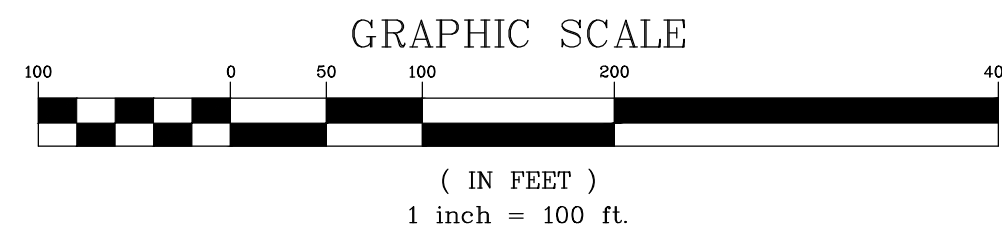
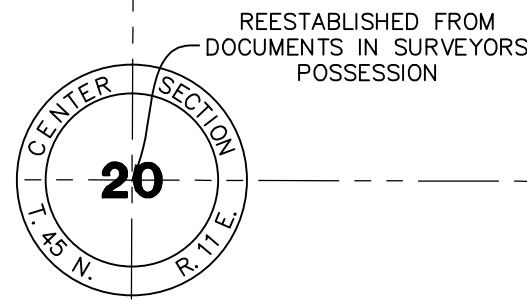
LOT #	AREA (S.F.)	WIDTH AT BSL
1	12,831	91.33
2	8,520	60.00
3	8,520	60.00
4	8,533	60.00
5	8,928	60.00
6	12,253	69.00
7	9,796	69.47
8	9,115	69.47
9	9,027	74.58
10	9,775	68.23
11	8,619	60.00
12	8,553	60.00
13	9,561	70.00
14	9,779	60.12
15	15,242	60.00
16	9,961	60.00
17	11,045	87.52
18	8,520	60.00
19	8,520	60.00
20	8,520	60.00
21	13,297	95.00
22	11,933	85.39
23	8,520	60.00
24	8,520	60.00
25	8,520	60.00
26	9,254	65.00
27	10,359	65.00
28	9,638	72.70
29	9,302	72.70
30	11,784	89.93
31	12,697	90.00
32	8,594	60.00
33	8,594	60.00
34	8,594	60.00
35	8,594	60.00
36	13,044	93.19
37	12,090	114.74
38	11,962	98.38
39	13,683	95.53
40	12,180	60.00
41	8,628	60.00
42	12,684	90.00
43	11,506	94.07
44	9,449	74.51
45	10,822	74.72
46	13,127	93.61
47	8,520	60.00
48	8,520	60.00
49	13,519	98.93
50	12,264	97.64
51	11,478	96.90
52	10,990	92.26
53	8,576	64.00
54	8,576	64.00
55	8,576	64.00
56	8,566	64.07
57	8,597	80.66
58	8,795	65.28
59	8,854	65.72
60	9,333	61.71
61	10,695	66.84
62	9,372	66.00
63	9,372	66.00
64	9,372	66.00
65	9,461	66.26

SURVEYOR'S NOTES

- ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- DENOTES CONCRETE MONUMENTS.
- IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8"X 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS SHOWN OTHERWISE.
- THERE SHALL BE NO DIRECT ACCESS TO HUNT CLUB ROAD (C.H. 29) FROM OUTLOT 101.

VISTA RIDGE SUBDIVISION
CONVENTIONAL SINGLE-FAMILY RESIDENTIAL SUBDIVISION

OF
THE SOUTH 7/8'S OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 45 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

SURVEY PREPARED FOR

D.R. HORTON
800 S. MILWAUKEE AVENUE, SUITE 250
LIBERTYVILLE, ILLINOIS 60048

OWNER/DEVELOPER

D.R. HORTON
800 S. MILWAUKEE AVENUE, SUITE 250
LIBERTYVILLE, ILLINOIS 60048

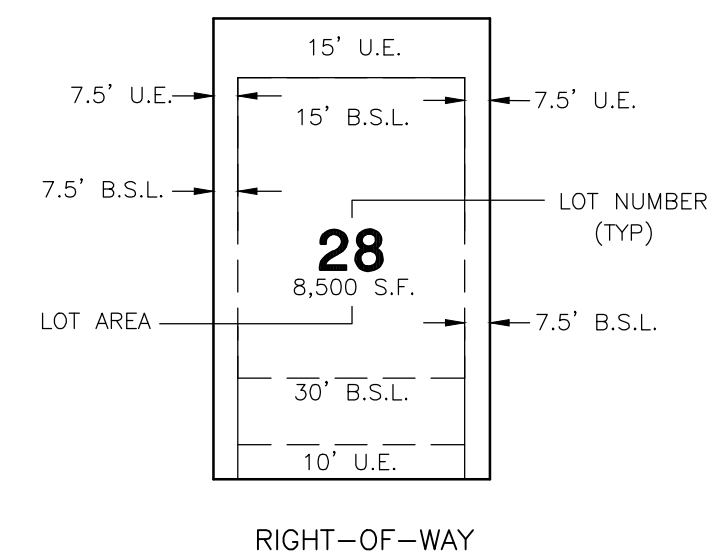
SITE SUMMARY

LOTS 1 - 65 (SINGLE-FAMILY): 656,409 SQ. FT. (15.069 ACRES)
OUTLOTS 100 & 101: 60,148 SQ. FT. (13.846 ACRES)
DEDICATED R.O.W. (INTERIOR): 216,313 SQ. FT. (4.966 ACRES)
HUNT CLUB ROAD R.O.W.: 23,168 SQ. FT. (0.532 ACRES)
TOTAL: 1,499,036 SQ. FT. (34.413 ACRES ±)

MINIMUM LOT AREA PROPOSED: 8,500 SQ. FT.
MINIMUM LOT WIDTH PROPOSED: 60.00 FEET
MINIMUM LOT DEPTH PROPOSED: 132.00 FEET
PROPOSED FRONT YARD SETBACK: 30.00 FEET
PROPOSED REAR YARD SETBACK: 15.00 FEET
PROPOSED SIDE YARD SETBACK: 7.50 FEET (6/15)
PROPOSED CORNER YARD SETBACK: 30.00 FEET
EXISTING LAND USAGE: R-4 RESIDENTIAL
PROPOSED LAND USAGE: R-4 RESIDENTIAL

TYPICAL LOT DETAIL: LOTS 1-65
(UNLESS SHOWN OTHERWISE)

*COMBINED SIDE YARDS ARE 15' MINIMUM



LEGEND

PROPERTY LINE	———
LOT LINE	———
EASEMENT LINE	----
SETBACK LINE	----
B.S.L.	BUILDING SETBACK LINE
T.Y.S.	TRANSITION YARD SETBACK
U.E.	UTILITY EASEMENT
S.M.E.	STORMWATER MANAGEMENT EASEMENT
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION

SHEET INDEX

SHEET 1 OF 2	BOUNDARY, OVERALL DEVELOPMENT LAYOUT, LOT DETAIL AND SETBACK INFORMATION.
SHEET 2 & 3 OF 3	LOT DETAIL, RIGHT-OF-WAYS & OUTLOTS.

DRAWN BY	
DATE	
REVISIONS	
SIP	
CNB	
SIP	



VISTA RIDGE SUBDIVISION
GURNEE, ILLINOIS
PRELIMINARY SITE PLAN

PROJ. MGR.	JDA
PROJ. ASSOC.	SJP
DRAWN BY	CNB
DATE	03-25-16
SCALE	1"=100'
SHEET	1 OF 3
DRH.LCL01	

SURVEY PREPARED FOR

D.R. HORTON
800 S. MILWAUKEE AVENUE, SUITE 250
LIBERTYVILLE, ILLINOIS 60048

OWNER/DEVELOPER

D.R. HORTON
800 S. MILWAUKEE AVENUE, SUITE 250
LIBERTYVILLE, ILLINOIS 60048

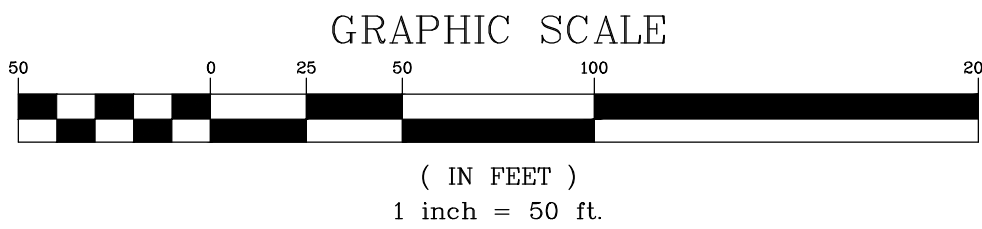
VISTA RIDGE SUBDIVISION

CONVENTIONAL SINGLE-FAMILY RESIDENTIAL SUBDIVISION

OF

THE SOUTH 7/8'S OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 45 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

CURRENT P.I.N.:
07-20-400-008



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE
SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS
ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS



VISTA RIDGE SUBDIVISION
GURNEE, ILLINOIS
PRELIMINARY SITE PLAN

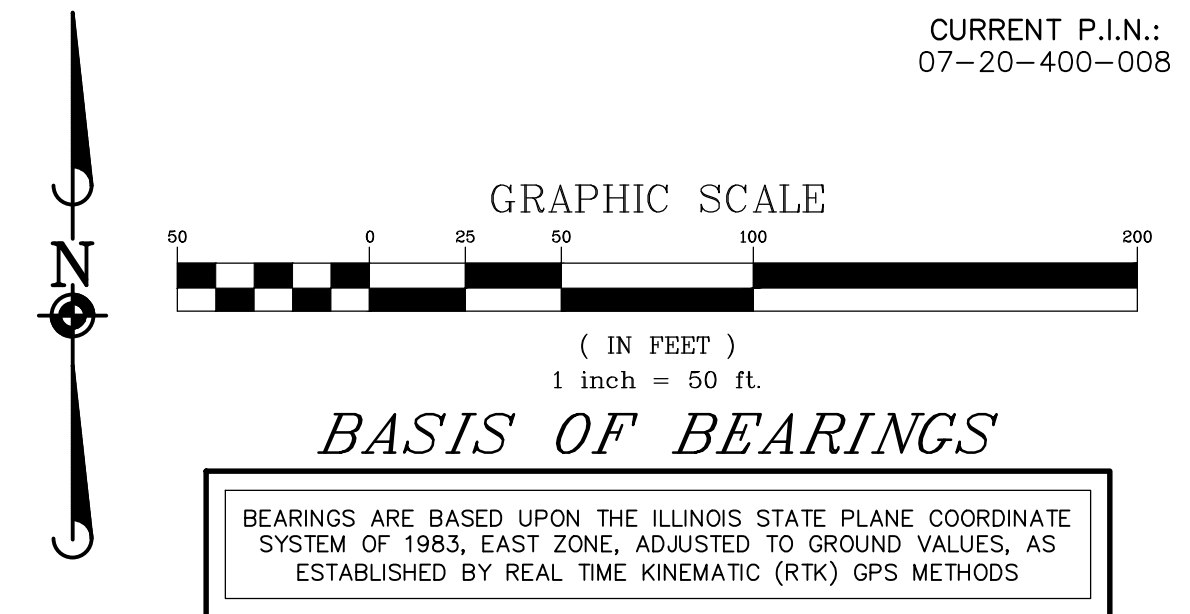
PROJ. MGR.: JDA
PROJ. ASSOC.: SJP
DRAWN BY: CNB
DATE: 03-25-16
SCALE: 1"=50'
SHEET
2 OF 3
DRH.LC101

D.R. HORTON
800 S. MILWAUKEE AVENUE, SUITE 250
LIBERTYVILLE, ILLINOIS 60048

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LIBERTYVILLE, ILLINOIS 60048

THE SOUTH $\frac{7}{8}$ 'S OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 45 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

CURRENT P.I.N.:
07-20-400-008



May 31, 2016 - 09:12 Dwg Name: P:\Drhlcil01\dwg\Surv\Final Drawings\Plot of Subdivision\ Preliminary Plot\DRHLCIL-PR SH 2-3.dwg Updated By: CBAconi

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Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

VISTA RIDGE SUBDIVISION

GURNEE, ILLINOIS

PRELIMINARY SITE PLAN

PROJ. MGR.:	<u>JDA</u>
PROJ. ASSOC.:	<u>SJP</u>
DRAWN BY:	<u>CNB</u>
DATE:	<u>03-25-16</u>
SCALE:	<u>1"=50'</u>
SHEET	
3	OF 3
DRH.LC101	