LAND FOR SALE

CHAIN WATERFRONT

0 Manor Ave.
Fox Lake, IL 60020

Asking

$649,900

Concept Designs And Drawings

Robert E. Frank, GRI
Robert E. Frank Real Estate, Inc.
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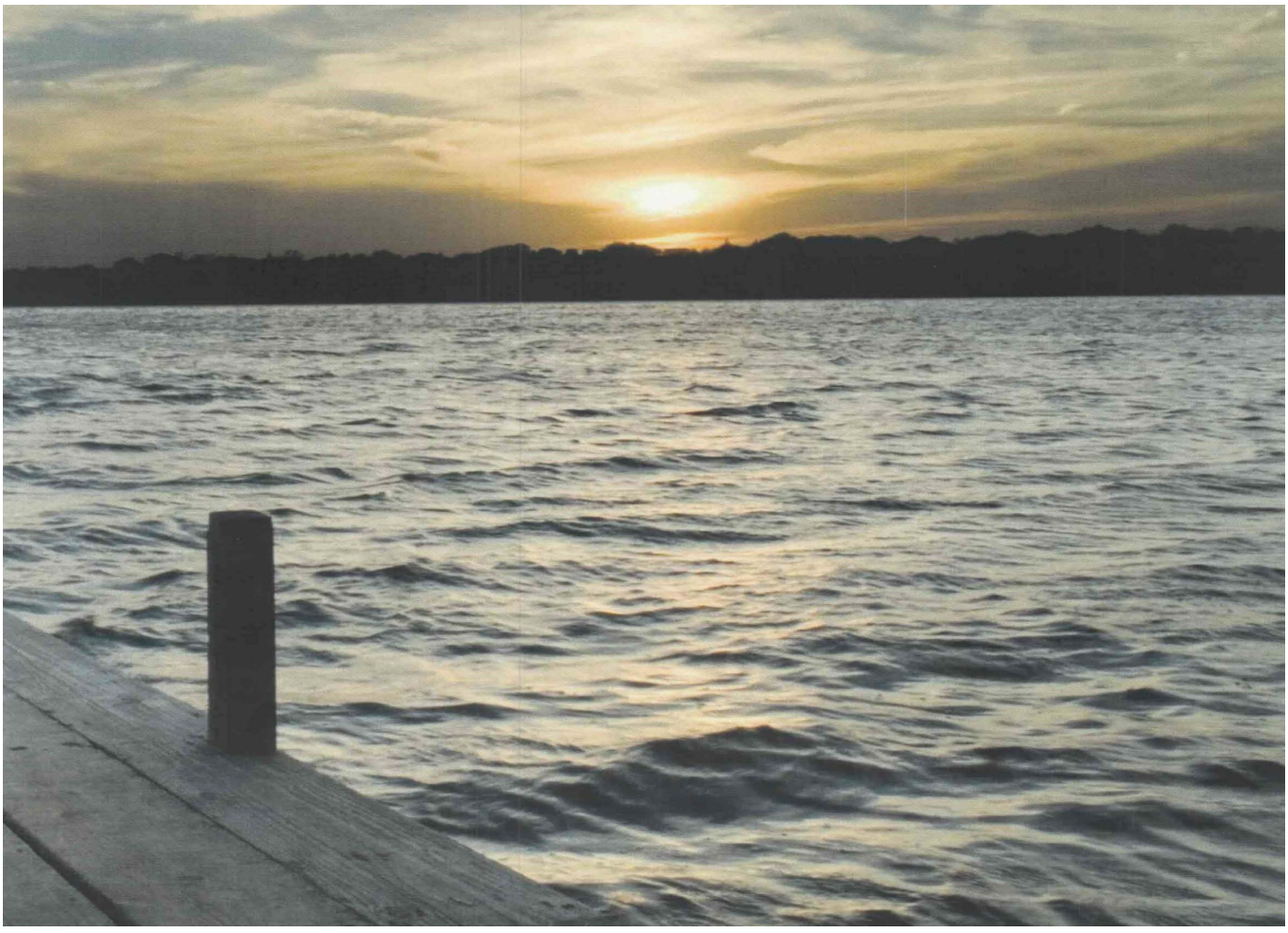
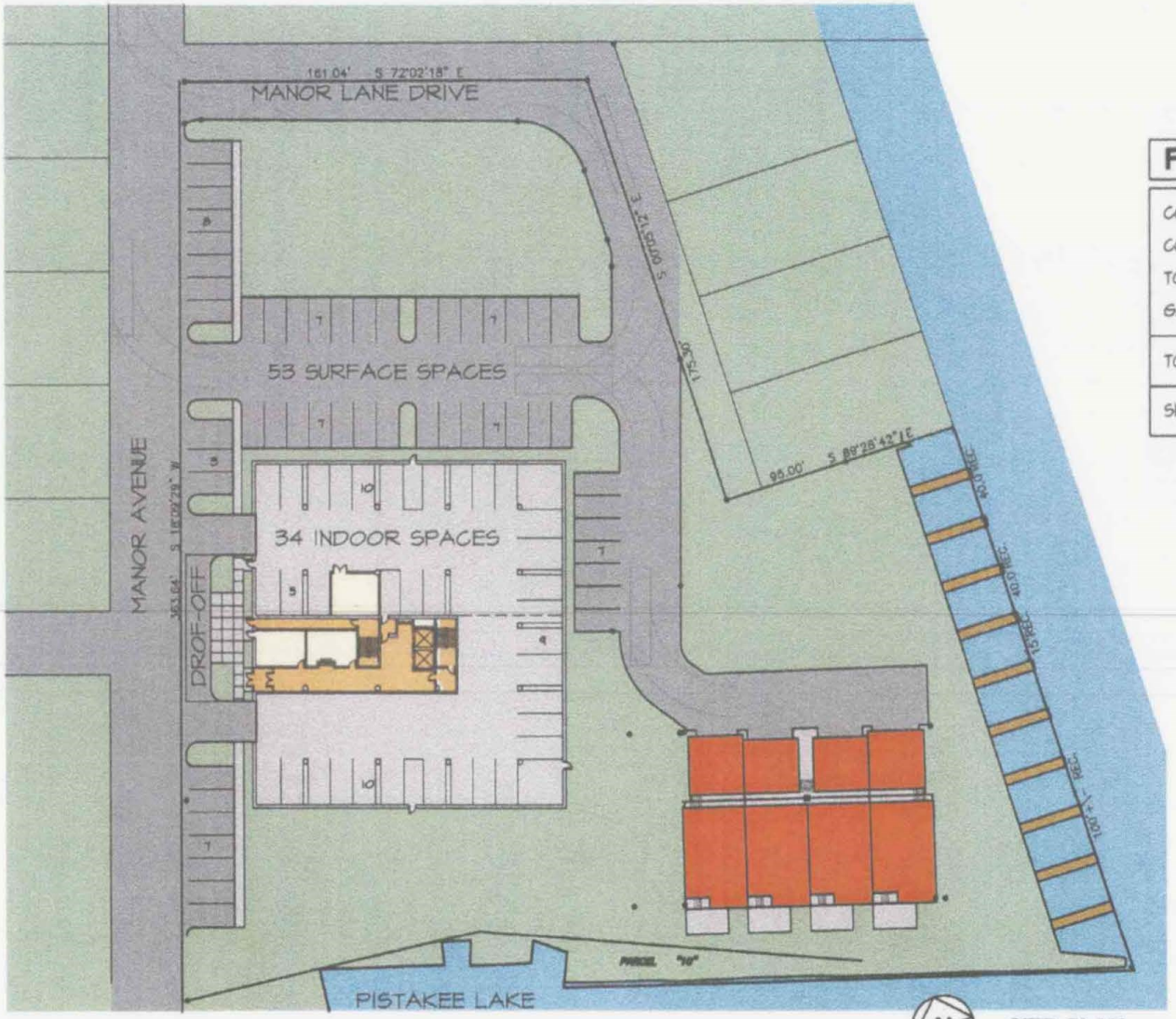
All information is Not Guaranteed



363.64' S 18°09'29" W
25' Building Line
HEREBY DEDICATED TO THE VILLAGE OF FOX LAKE FOR STREET PURPOSES
161.04' S 72°02'18" E
10' PUBLIC UTILITY EASEMENT
HEREBY DEDICATED TO THE VILLAGE OF FOX LAKE FOR STREET PURPOSES
S 00°05'12" E
175.30'
10' PUBLIC UTILITY EASEMENT
95.00'
S 89°28'42" E



FLOOR AREA CALCULATIONS

CONDO. FLOOR 1	17,202 ±
CONDO. FLOORS 2-6	47,390 ± (9,478 ± EA.)
TOWNHOMES (4)	9,600 ± (2,400 ± EA.)
GARAGE STRUCTURES (2)	2,000 ± (1,000 ± EA.)
TOTAL GROSS FLOOR AREA	76,192 ±
SITE AREA	104,980 ±

N

SITE PLAN

22107 North Pepper Road
Suite 201
Barrington, Illinois 60010
tel 847.381.2946
fax 847.304.1218
www.ruckpate.com

BELLA TERRA CONDOMINIUMS

Fox Lake, Illinois

DD.1

Project No: 0941.0
Date: 10 DEC 20

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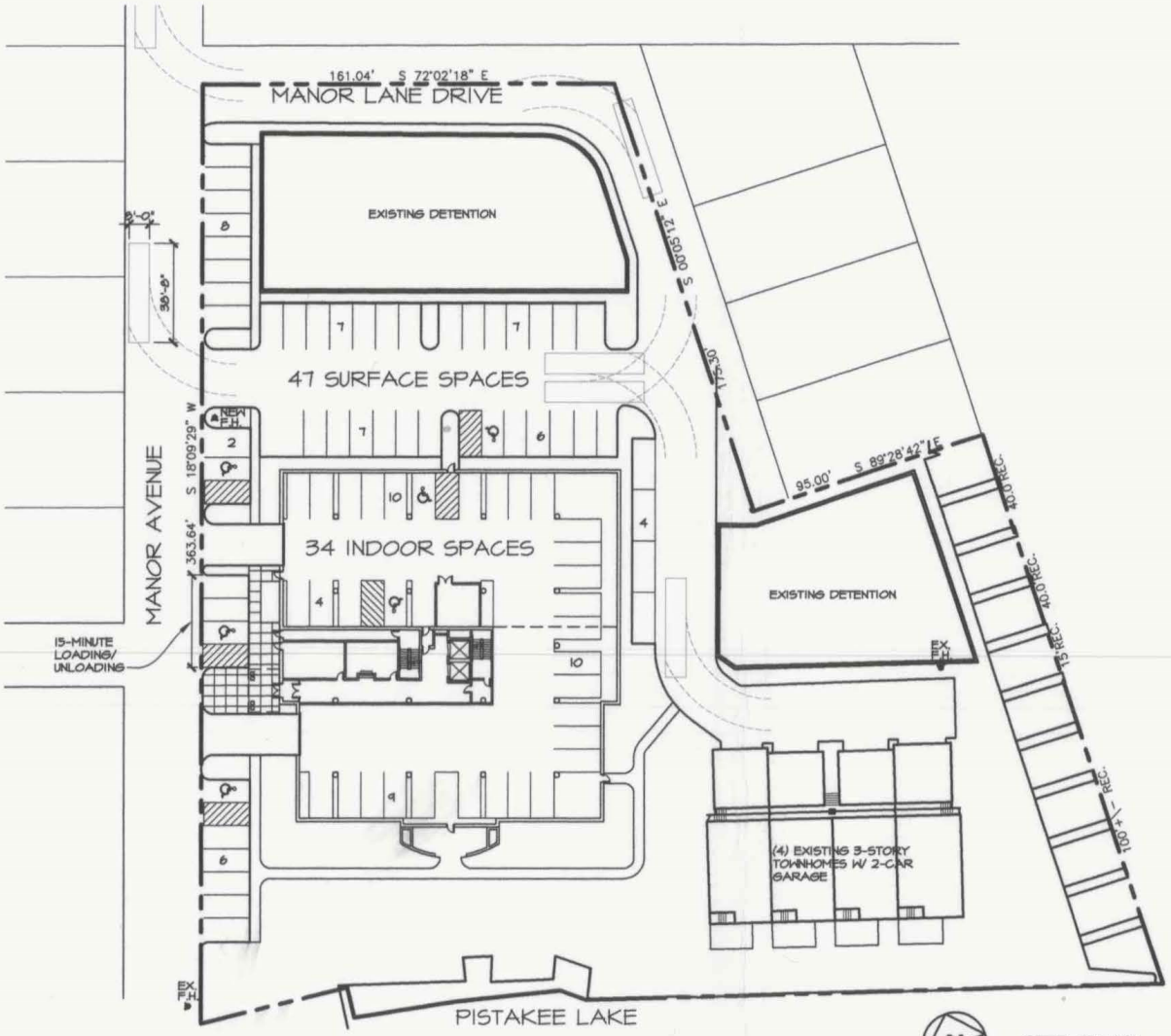
C H I T E C T U R E



SITE PLAN

FLOOR AREA CALCULATIONS

CONDO. FLOOR 1	17,706 ±
CONDO. FLOORS 2-5	39,688 ± (9,922 ± EA.)
TOWNHOMES (4)	9,600 ± (2,400 ± EA.)
GARAGE STRUCTURES (2)	2,000 ± (1,000 ± EA.)
TOTAL GROSS FLOOR AREA	68,994 ±
SITE AREA	104,980 ±

UNIT COUNT

EXISTING		
TOWNHOMES	4 UNITS	12 BEDROOMS
NEW		
CONDOMINIUMS	23 UNITS	48 BEDROOMS
TOTAL	27 UNITS	58 BEDROOMS

PARKING

EXISTING	
TOWNHOMES	8
NEW	
CONDOMINIUM (INDOOR)	33 (2 ACCESSIBLE)
SURFACE	47 (3 ACCESSIBLE)
15-MINUTE LOADING	3 (1 ACCESSIBLE)
TOTAL	91 (6 ACCESSIBLE)

BUILDING HEIGHT

ROOF ELEVATION	58'-4" ABOVE GRADE
MECHANICAL UNIT ELEVATION	68'-4" ABOVE GRADE

DETENTION STORAGE

PREVIOUS PROPOSED	
IMPERVIOUS AREA	61,973 ±
CURRENT PROPOSED	
IMPERVIOUS AREA	52,830 ±
CURRENT DETENTION STORAGE	0.56 AC-FT

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BELLA TERRA CONDOMINIUMS

Fox Lake, Illinois

DD.1 v6

Project No. 0941.01
Date 30 JUNE 2011

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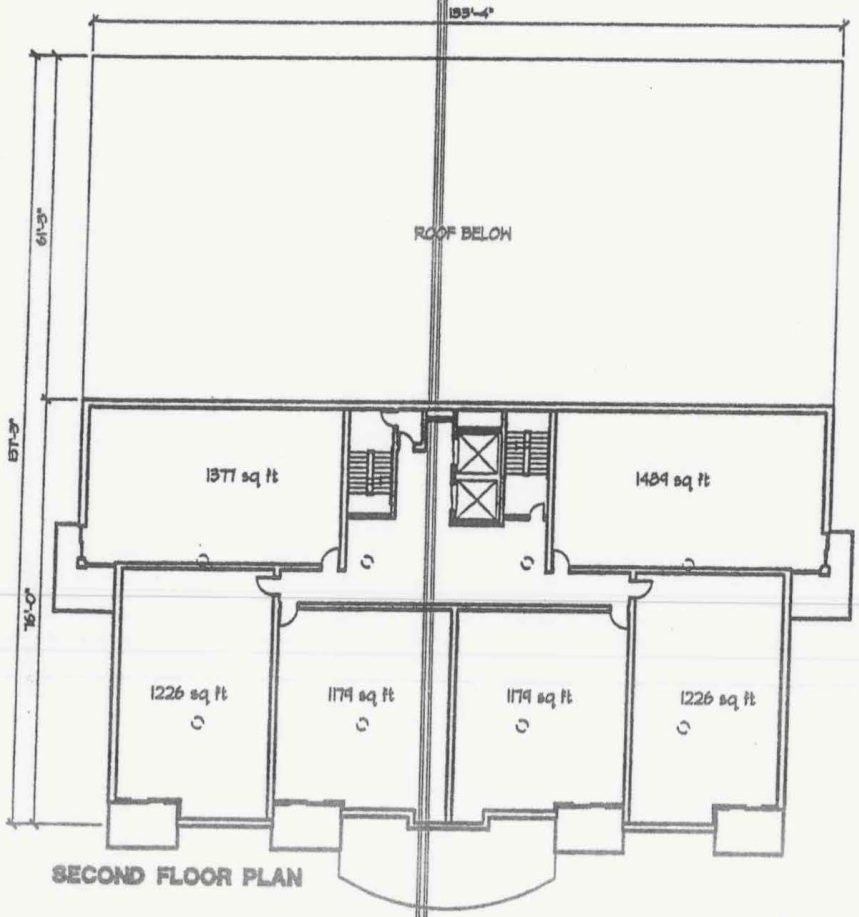
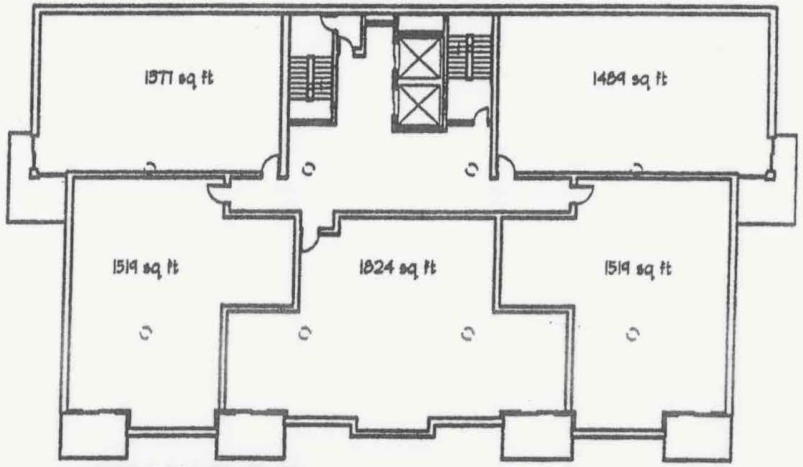
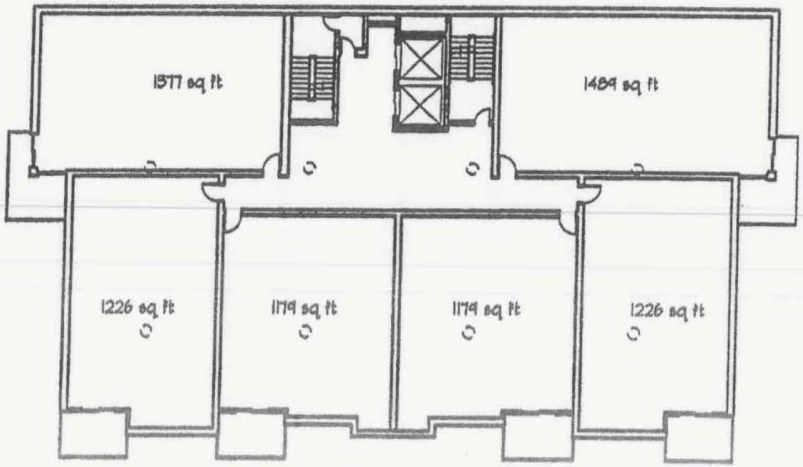
ARCHITECTURE



SECOND FLOOR PLAN



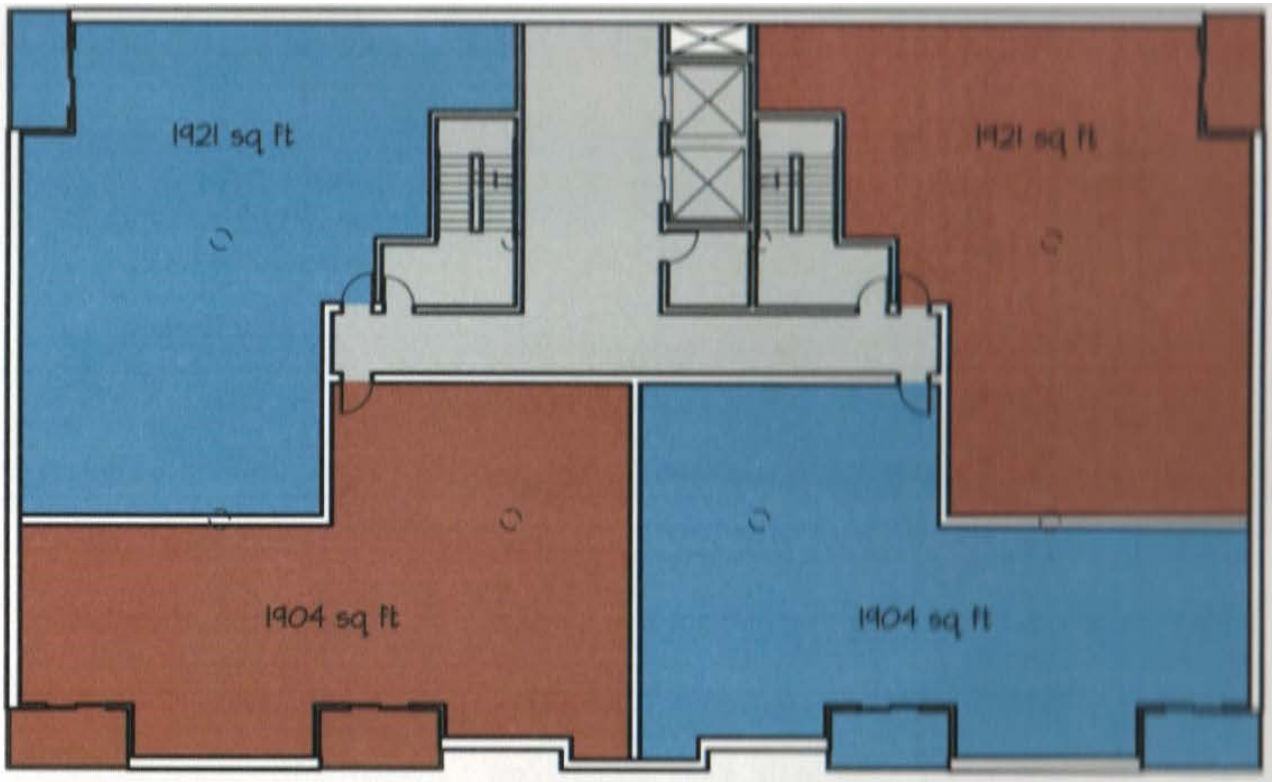
SIXTH FLOOR PLAN



TYPICAL FLOOR PLAN (FLOORS 3-5)

BELLA TERRA CONDOMINIUMS

DD.2



PENTHOUSE FLOOR PLAN

TYPICAL FLOOR PLAN

Concept Plan