TENTATIVE PLAT OF
STONEBRIDGE OF LAKE BLUFF RESUBDIVISION

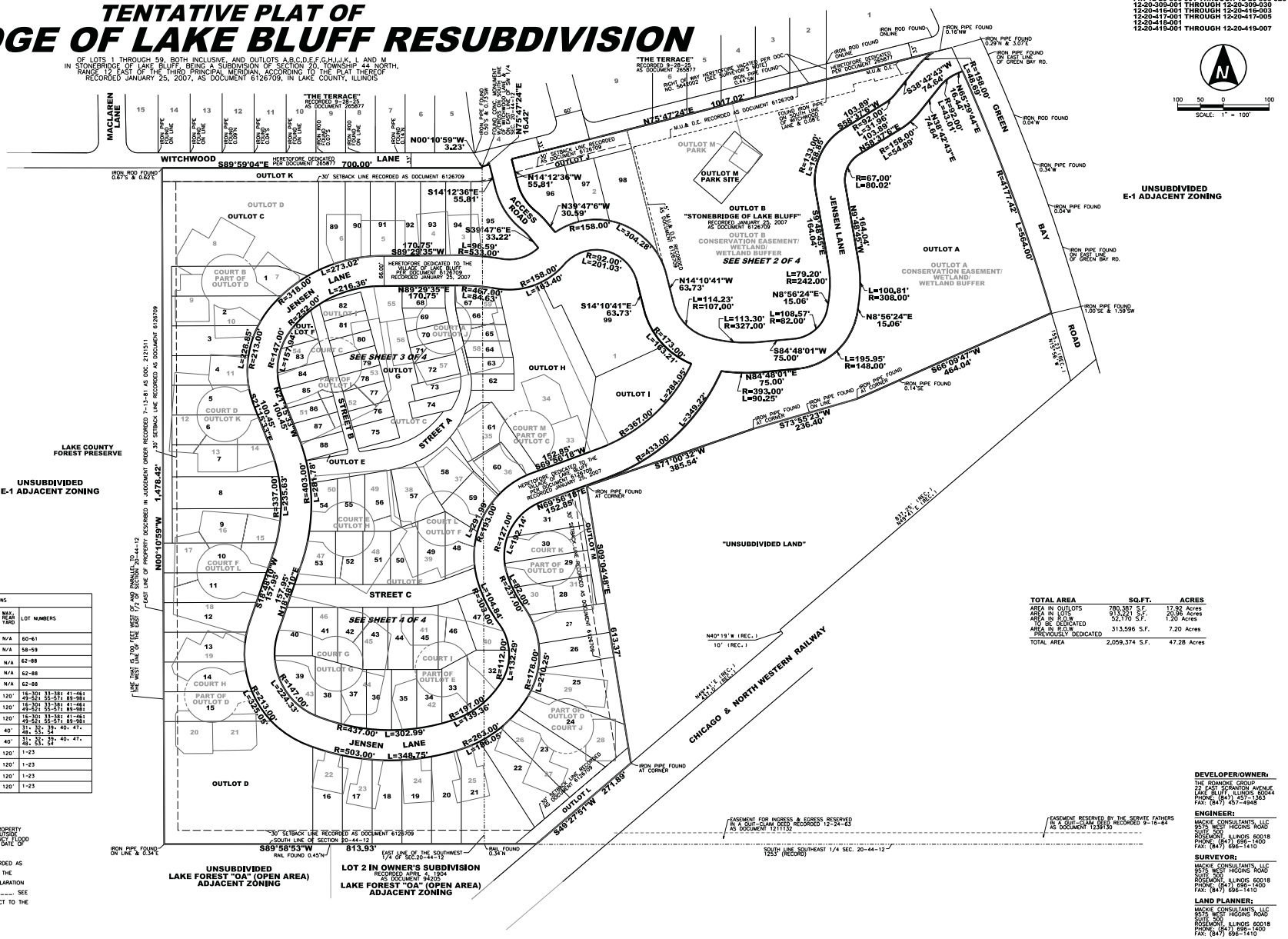
OF LOTS 1 THROUGH 59, BOTH INCLUSIVE, AND OUTLOTS A,B,C,D,E,F,G,H,I,J,K, L AND M IN STONEBRIDGE OF LAKE BLUFF, BEING A SUBDIVISION OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 2007, AS DOCUMENT 6126709, IN LAKE COUNTY, ILLINOIS

PIN 12-20-306-001 THROUGH 12-20-306-026
12-20-309-001 THROUGH 12-20-309-030
12-20-416-001 THROUGH 12-20-416-003
12-20-417-001 THROUGH 12-20-417-005
12-20-418-001
12-20-419-001 THROUGH 12-20-419-007

LOCATION MAP

NOT TO SCALE

SCALE: 1" = 100'



PRD PRELIMINARY PROPOSED LOT SET-BACK CONDITIONS								
PLAN TYPE	PRE-PLOTTED	MIN. FRONT YARD SETBACK	MAX FRONT YARD SETBACK	MIN SIDE YARD	MAX. SIDE YARD	MIN. REAR YARD	MAX. REAR YARD	LOT NUMBERS
EXISTING - SFD	YES	N/A	N/A	N/A	N/A	N/A	N/A	60-61
EXISTING - DUPLEX	YES	N/A	N/A	N/A	N/A	N/A	N/A	58-59
COTTAGE - A1	YES	N/A	N/A	5'	10'	N/A	N/A	62-88
COTTAGE - A2	YES	N/A	N/A	5'	10'	N/A	N/A	62-88
COTTAGE - A3	YES	N/A	N/A	5'	10'	N/A	N/A	62-88
CARRIAGE - B1	NO	15'	25'	5'	20'	20'	120'	16-301 33-381 41-461 49-521 55-571 89-981
CARRIAGE - B2	NO	15'	25'	5'	20'	20'	120'	16-301 33-381 41-461 49-521 55-571 89-981
CARRIAGE - B3	NO	15'	25'	5'	20'	20'	120'	16-301 33-381 41-461 49-521 55-571 89-981
CARRIAGE - B2x	YES	N/A	N/A	5'	10'	20'	40'	31- 32, 39- 40, 47- 48, 53- 54
CARRIAGE - B3x	YES	N/A	N/A	5'	10'	20'	40'	31- 32, 39- 40, 47- 48, 53- 54
MANOR - C1/C1x	NO	20'	10'	7'	25'	50'	120'	1-23
MANOR - C2/C2x	NO	20'	10'	7'	25'	50'	120'	1-23
MANOR - C3/C3x	NO	20'	10'	7'	25'	50'	120'	1-23
MANOR - C4/C4x	NO	20'	10'	7'	25'	50'	120'	1-23

TOTAL AREA	SQ.FT.	ACRES
AREA IN OUTLOTS	780,387 S.F.	17.92 Acres
AREA IN LOTS	913,251 S.F.	20.96 Acres
AREA IN R.O.W. TO BE DEDICATED	52,170 S.F.	1.20 Acres
AREA IN R.O.W. PREVIOUSLY DEDICATED	313,596 S.F.	7.20 Acres
TOTAL AREA	2,059,374 S.F.	47.28 Acres

SURVEYOR'S NOTES:

1. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS, THE PROPERTY DESCRIBED HEREIN FALLS WITHIN ZONE "C" (UNSHADED), WHICH IS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AND EVENTS SUBJECT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17097C0194E, EFFECTIVE WITH AN EFFECTIVE DATE OF SEPTEMBER 7, 1997, SUBJECT TO SCALING AND MAP INTERPRETATION.
2. THIS PLAN IS A PLANNED UNIT DEVELOPMENT SITE PLAN.
3. THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LAKE BLUFF.
4. BEARINGS BASED ON THE RECORD BEARINGS FOR STONEBRIDGE LAKE BLUFF RECORDED AS DOCUMENT 6126709.
5. OUTLOTS A,B,J,K AND L ARE TO BE CONVEYED TO THE VILLAGE OF LAKE BLUFF IN THE FUTURE.
6. THERE EXISTS A CERTAIN GRANT OF CONSERVATION RIGHT AND EASEMENT AND DECLARATION OF COVENANTS DOCUMENT, DATED ____AS DOCUMENT NO. _____ AND RECORDED ON _____ AS DOCUMENT NO. _____. SEE DOCUMENT FOR CONSERVATION EASEMENT PROVISIONS AND "SHUT-OFF RESTRICTIONS".
7. THE FINAL LOCATION OF STORMWATER AND OTHER UTILITY IMPROVEMENTS IS SUBJECT TO THE VILLAGE OF LAKE BLUFF ENGINEER'S APPROVAL.
8. ALL EASEMENTS SHOWN AS "TO BE VACATED" SHALL BE VACATED ON FINAL PLAT OF SUBDIVISION.

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.

DEVELOPER/OWNER:
THE ROANOKE GROUP
22 EAST SCRANTON AVENUE
LAKE BLUFF, ILLINOIS 60044
PHONE: (847) 457-1363
FAX: (847) 457-4948

ENGINEER:
MACKIE CONSULTANTS, LLC
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, ILLINOIS 60018
PHONE: (847) 696-1400
FAX: (847) 696-1410

SURVEYOR:
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SUITE 500
ROSEMONT, ILLINOIS 60018
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LAND PLANNER:
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9575 W. HIGGINS ROAD
SUITE 500
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PHONE: (847) 696-1400
FAX: (847) 696-1410

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CLIENT:
THE ROANOKE GROUP
22 East Scranton Avenue
Lake Bluff, IL 60044
Phone: 847-457-1363 Fax: 847-457-4948

DATE	DESCRIPTION OF REVISION	BY
8-11-14	REVISED PER VILLAGE COMMENTS	TKB
8-1-14	REVISED PER VILLAGE COMMENTS	TKB

DESIGNED	TKB
DRAWN	MRD
APPROVED	RWO
DATE	05/09/14
SCALE	1"=100'

TENTATIVE PLAT OF STONEBRIDGE OF LAKE BLUFF RESUBDIVISION LAKE BLUFF, ILLINOIS

SHEET 1 OF 4

PROJECT NUMBER 1309B

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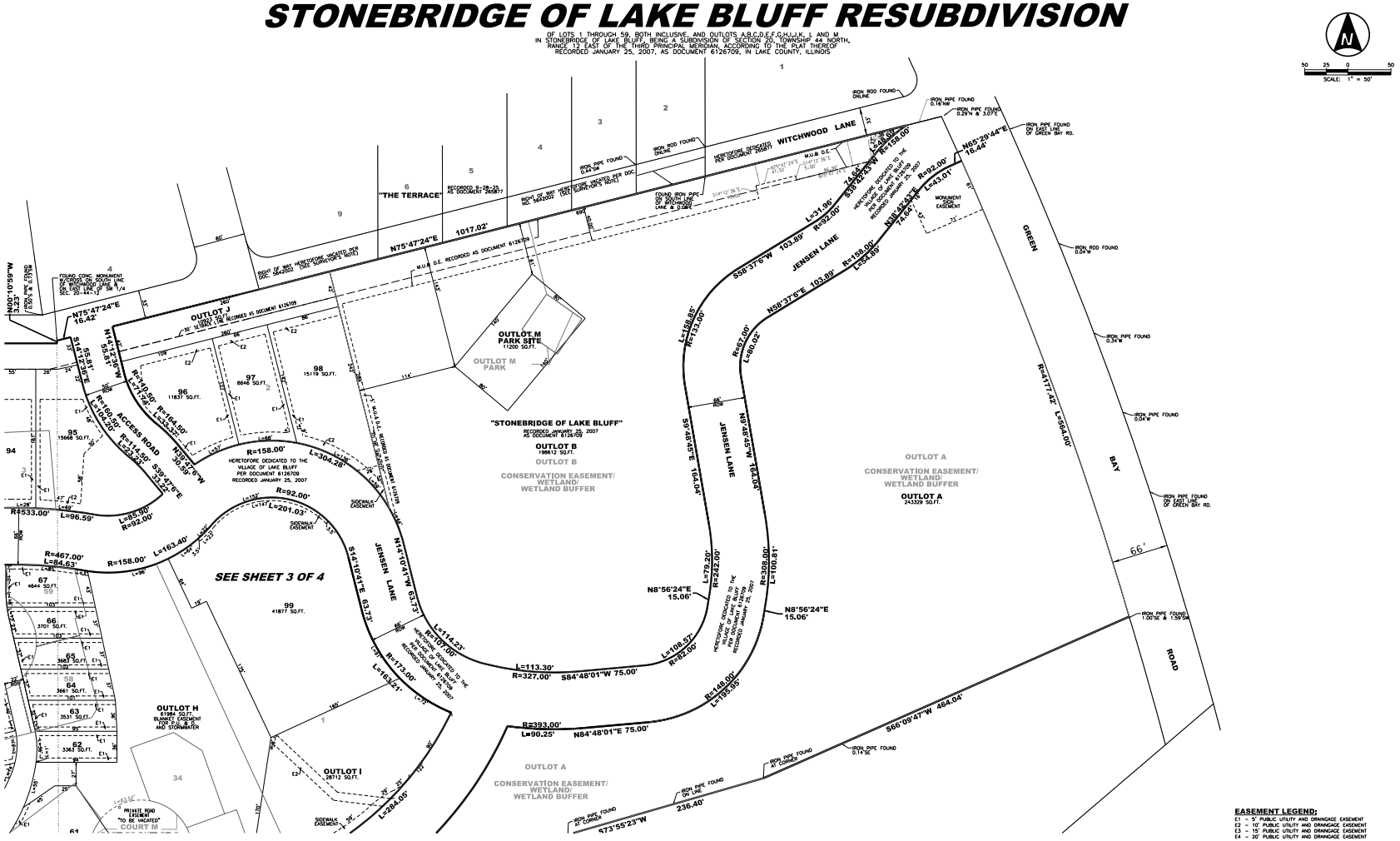
OF LOTS 1 THROUGH 59, BOTH INCLUSIVE, AND OUTLOTS A,B,C,D,E,F,G,H,I,J,K, L AND M IN STONEBRIDGE OF LAKE BLUFF, BEING A SUBDIVISION OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 2007, AS DOCUMENT 61267055, IN LAKE COUNTY, ILLINOIS



EASEMENT LEGEND:
E1 - 5' PUBLIC UTILITY AND DRAINAGE EASEMENT
E2 - 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
E3 - 15' PUBLIC UTILITY AND DRAINAGE EASEMENT
E4 - 20' PUBLIC UTILITY AND DRAINAGE EASEMENT

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8-1-14	REVISED PER VILLAGE COMMENTS	TKB

DESIGNED	TKB
DRAWN	MRD
APPROVED	RWO
DATE	05/09/14
SCALE	1"=50'

TENTATIVE PLAT OF STONEBRIDGE OF LAKE BLUFF RESUBDIVISION LAKE BLUFF, ILLINOIS

SHEET 2 OF 4
PROJECT NUMBER 1300B
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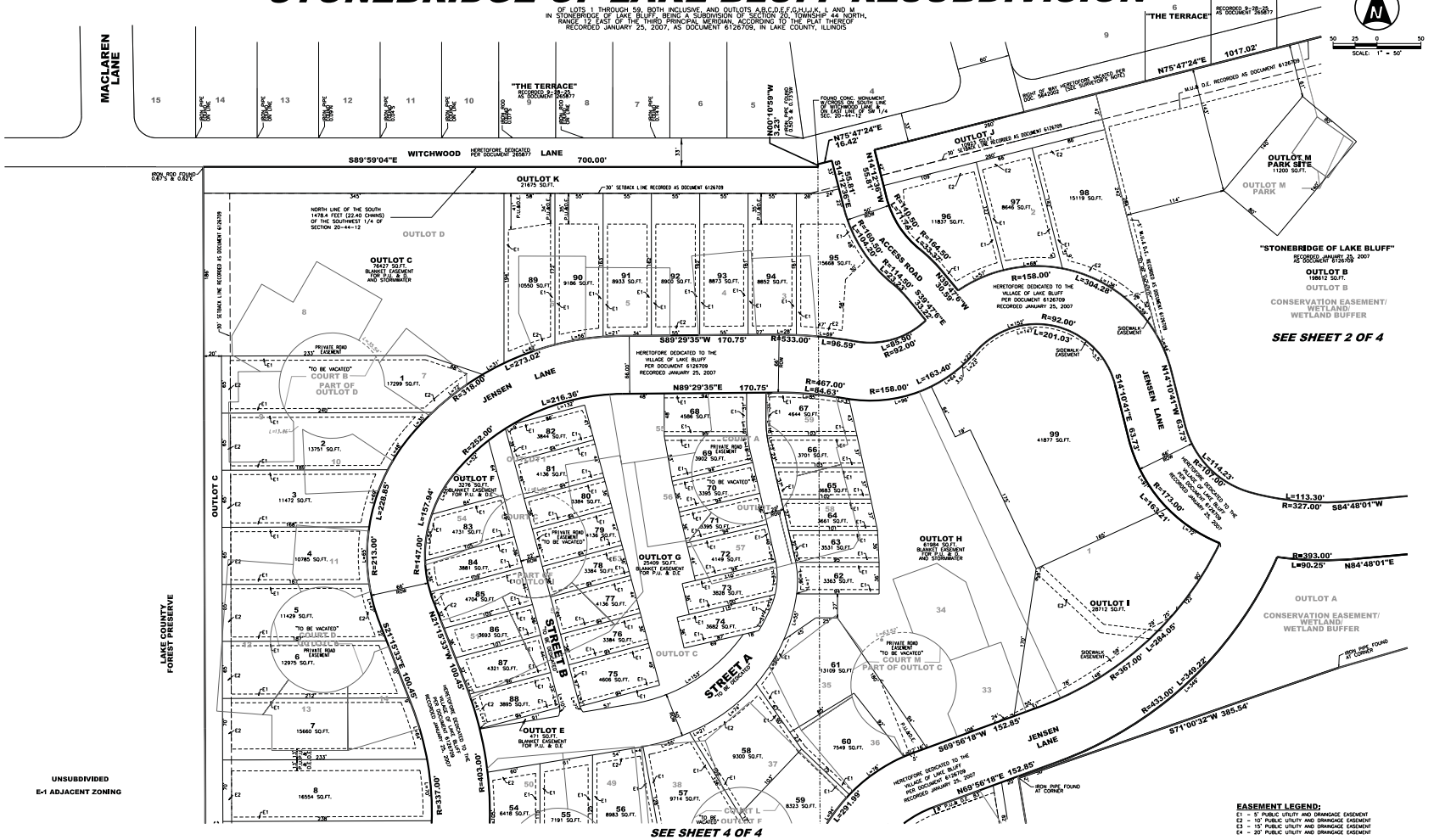
TENTATIVE PLAT OF
STONEBRIDGE OF LAKE BLUFF RESUBDIVISION



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TENTATIVE PLAT OF STONEBRIDGE OF LAKE BLUFF RESUBDIVISION LAKE BLUFF, ILLINOIS

SHEET 3 OF 4

PROJECT NUMBER 1300B

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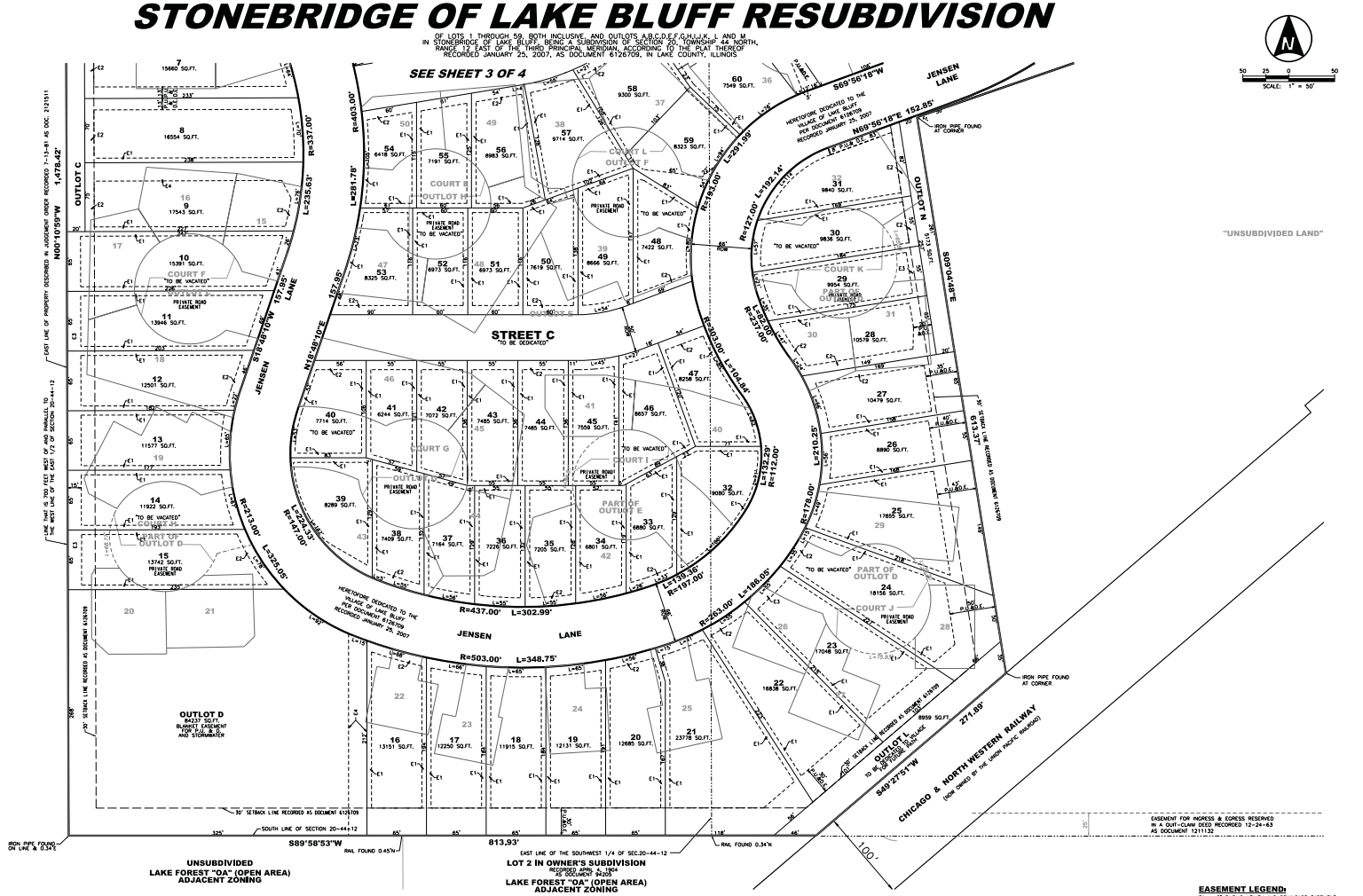

UNSUBDIVIDED
LAKE FOREST "OA" (OPEN AREA)
ADJACENT ZONING

LOT 2 IN OWNER'S SUBDIVISION
RECORDED APRIL 4, 1904
AS DOCUMENT 94205
LAKE FOREST "OA" (OPEN AREA)
ADJACENT ZONING

EASEMENT LEGEND:
E1 - 5' PUBLIC UTILITY AND DRAINGAGE EASEMENT
E2 - 10' PUBLIC UTILITY AND DRAINGAGE EASEMENT
E3 - 15' PUBLIC UTILITY AND DRAINGAGE EASEMENT
E4 - 20' PUBLIC UTILITY AND DRAINGAGE EASEMENT

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TENTATIVE PLAT OF STONEBRIDGE OF LAKE BLUFF RESUBDIVISION LAKE BLUFF, ILLINOIS

SHEET 4 OF 4

PROJECT NUMBER 1300B

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