PRELIMINARY SITE PLAN
FOR
THE VILLAS OF TALLGRASS
ORLAND PARK, ILLINOIS

ZONING REQUIREMENTS

ZONING:	R-4
TOTAL SINGLE FAMILY LOTS:	19
ATTACHED UNITS	38
DENSITY:	4.83 DU/ACRE
MIN. LOT SIZE ALLOWED:	8,500 SF
MIN. LOT SIZE ACTUAL:	11,693 SF
ATTACHED UNITS	
FRONT SETBACK:	30 FEET
SIDE-SIDE SIDE SETBACK:	25 FEET
REAR YARD SETBACK:	30 FEET

EXISTING STORMWATER DETENTION AREA
H.W.L. = 695.5'
MWRD H.W.L. = 694.5
H.W.L. = 691.3

SITE DATA

GROSS AREA:	11.13 ACRES
NET AREA (BUILDABLE):	8.53 ACRES
IMPERVIOUS AREA	3.59 AC/SQ
SITE COVERAGE	34%
EXISTING WETLANDS (MITIGATE OFF-SITE)	0.78 ACRES

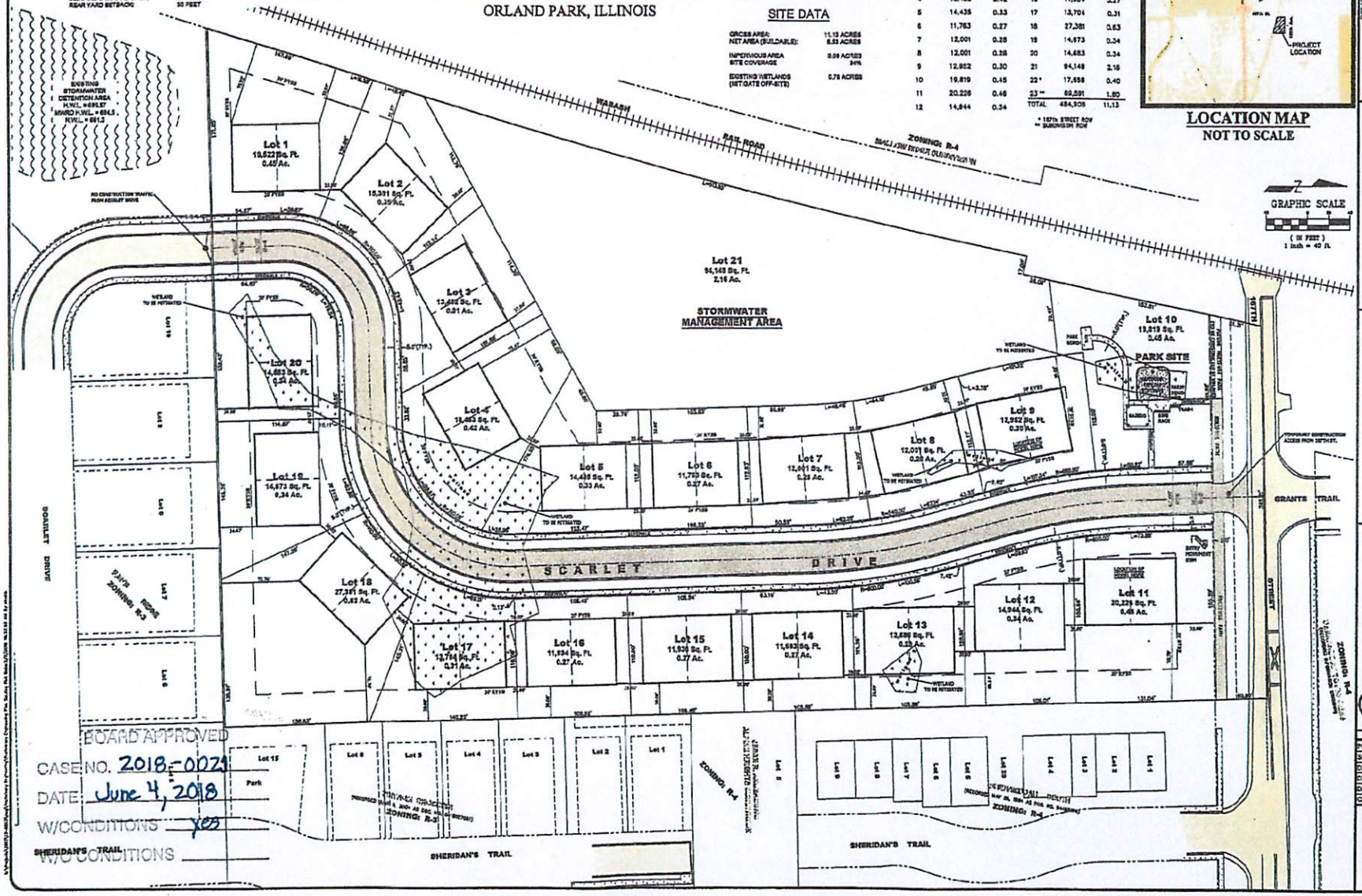
SUMMARY TABLE OF LOT SIZES

LOT	SQ FT	AC	LOT	SQ FT	AC
1	19,522	0.45	13	12,585	0.29
2	15,391	0.35	14	11,693	0.27
3	13,482	0.31	15	11,936	0.27
4	18,463	0.42	16	11,934	0.27
5	14,435	0.33	17	13,704	0.31
6	11,763	0.27	18	27,381	0.63
7	12,001	0.28	19	14,673	0.34
8	12,001	0.28	20	14,683	0.34
9	12,952	0.30	21	94,149	2.16
10	19,819	0.45	22*	17,658	0.40
11	20,226	0.46	23**	69,591	1.60
12	14,944	0.34	TOTAL	484,908	11.13

* 167th STREET ROW
** SUBDIVISION ROW

LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



BOARD APPROVED
CASE NO. 2018-0023
DATE: June 4, 2018
W/CONDITIONS yes
W/O CONDITIONS

REVISIONS		
NO.	DATE	DESCRIPTION
1	12-13-2017	PER VILLAGE REVIEW

MARTH CONSTRUCTION
14800 S. BOTH AVENUE
ORLAND PARK, ILLINOIS 60462
708-873-9700

SITE PLAN
FOR
THE VILLAS OF TALLGRASS
10851 W. 167TH STREET
ORLAND PARK, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
0030 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60481
(708) 326-4961
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION	
Project No.:	17-0053
Scale:	1" = 40'
Date:	12-8-2017
Design By:	SDD
Drawn By:	DB
Checked By:	SDS

1 OF 4

PRELIMINARY SITE PLAN