

BOARD APPROVED

Case No: 2016-0800

Date: 4.3.17

W/Conditions: YES RESIDENTIAL AREA R-3 (VILLAGE OF ORLAND PARK)

W/Out Conditions: PER RECORDS

VILLAGE OF ORLAND PARK

15' ACCESS EASEMENT GRANTED TO VILLAGE

WATER TOWER

PROPOSED TRASH ENCLOSURE

PROPOSED CONCRETE RETAINING WALL MAX HEIGHT 3.5'

GEORGIO'S BANQUETS (8800 W 159TH ST, ORLAND PARK, IL 60462)

VILLAGE OF ORLAND HILLS

PROPOSED INGRESS-EGRESS EASEMENT FOR RIZZA TO GRANT TO GEORGIO'S AND THE VILLAGE FOR ACCESS TO THE WATER TOWER

PROPOSED CONCRETE RETAINING WALL MAX HEIGHT 3.5'

PROPOSED INGRESS-EGRESS EASEMENT FOR GEORGIO'S TO GRANT TO RIZZA

SITE BENCHMARK

GROUND-MONUMENT SIGN

WEST 159TH STREET

88TH AVENUE

WEST 159TH STREET

PROPOSED RIGHT IN RIGHT OUT PROPOSED 10' DEDICATION TO RIGHT OF WAY

WEST 159TH STREET



00 20 40 80 160

RESIDENTIAL AREA R-4 (VILLAGE OF ORLAND PARK) PER RECORDS

RESIDENTIAL AREA R-3 (VILLAGE OF ORLAND PARK) PER RECORDS

LOT COVERAGE

LOT	DESCRIPTION	VALUE	LOT COVERAGE %
RIZZA PORSCHE	DETENTION AT HIGH WATER LEVEL	0.64 ACRES	70%
	DEVELOPMENT INCLUDING FUTURE PARKING	3.10 ACRES	
	NEW BUILDING	0.41 ACRES	
OUTLOT A	GREEN SPACE	1.78 ACRES	30%
	DEVELOPMENT	0.65 ACRES	75%
OUTLOT B	GREEN SPACE	0.22 ACRES	25%
	DEVELOPMENT	0.56 ACRES	75%
OUTLOT B	DEVELOPMENT	0.56 ACRES	75%
	GREEN SPACE	0.19 ACRES	25%

HATCH LEGEND

[Hatch]	GREEN SPACE (PERVIOUS AREA)
[Hatch]	DEVELOPED AREA (IMPERVIOUS AREA)
[Hatch]	STORMWATER DETENTION (HIGH WATER LEVEL)
[Hatch]	OUTLOT A AREA
[Hatch]	OUTLOT B AREA

PARKING LEGEND

[Symbol]	PUBLIC PARKING
[Symbol]	STORAGE PARKING

SITE BENCHMARK

- BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF 88TH AVENUE AND 159TH STREET INTERSECTION. ELEVATION = 720.85 NAVD88

SECTION 14 TOWNSHIP 36 NORTH RANGE 12 EAST

LEGEND

[Symbol]	NEW FULL DEPTH SAWCUT	[Symbol]	EXISTING MANHOLE/INLET TO REMAIN	[Symbol]	NEW WATER VALVE WITH VALVE VAULT
[Symbol]	EXISTING FENCE TO REMAIN	[Symbol]	EXISTING EDISON MANHOLE TO REMAIN	[Symbol]	NEW RESTRICTOR STRUCTURE
[Symbol]	EXISTING STORM SEWER TO REMAIN	[Symbol]	EXISTING WATER VALVE TO REMAIN	[Symbol]	NEW OPEN LID STRUCTURE
[Symbol]	NEW STORM SEWER	[Symbol]	EXISTING TRAFFIC LIGHT	[Symbol]	NEW TRIPLE BASIN
[Symbol]	EXISTING FIBER LINE TO REMAIN	[Symbol]	EXISTING LIGHT POLE TO REMAIN	[Symbol]	NEW CLOSED LID STRUCTURE
[Symbol]	EXISTING SANITARY SEWER TO REMAIN	[Symbol]	EXISTING TRAFFIC SIGN TO REMAIN	[Symbol]	NEW INLET
[Symbol]	NEW PROPOSED SANITARY SEWER	[Symbol]	EXISTING FIRE HYDRANT TO REMAIN	[Symbol]	NEW FIRE HYDRANT
[Symbol]	EXISTING WATER MAIN TO REMAIN	[Symbol]	EXISTING TRANSFORMER TO REMAIN	[Symbol]	NEW FLARED END SECTION
[Symbol]	NEW WATERMAIN	[Symbol]	EXISTING GAS METER TO REMAIN	[Symbol]	EXISTING ATT BOX TO REMAIN
[Symbol]	EXISTING UNDERGROUND TELEPHONE TO REMAIN	[Symbol]	EXISTING ATT PEDESTAL TO REMAIN	[Symbol]	EXISTING AMERITECH PEDESTAL TO REMAIN
[Symbol]	EXISTING ELECTRIC LINE TO REMAIN	[Symbol]	EXISTING ILLINOIS BELL PEDESTAL TO REMAIN	[Symbol]	TREE PROTECTION
[Symbol]	EXISTING GAS MAIN TO REMAIN	[Symbol]			
[Symbol]	BUFFER/SETBACK LINE				
[Symbol]	PROPERTY LINE				
[Symbol]	EXISTING TREE TO REMAIN				
[Symbol]					

DATA BOX

DESCRIPTION	VALUE
GROSS AREA OF SUBJECT SITE	7.55 ACRES
NET AREA OF SUBJECT SITE (BUILDABLE)	6.50 ACRES
AREA OF WETLANDS, FLOODWAY, FLOODPLAIN	NOT APPLICABLE
AREA OF OPEN WATER (NORMAL WATER LEVEL)	0.31 ACRES
AREA OF HIGH WATER (HIGH WATER LEVEL)	0.64 ACRES
LANDSCAPED AREA	2.19 ACRES
FLOOR AREA RATIO	0.054
NUMBER OF PARKING SPACES REQUIRED (INCLUDING HANDICAP)	60 SPACES
NUMBER OF PARKING SPACES PROVIDED (INCLUDING HANDICAP)	206 SPACES
AREA TO BE DEDICATED TO IDOT (10')	0.09 ACRES
GROSS IMPERVIOUS SURFACE AREA AND PERCENTAGE OF SITE COVERAGE	5.36 ACRES / 70.99%
NUMBER OF PROPOSED LOTS	3 LOTS
NUMBER OF BUILDINGS	1 PROPOSED BUILDING
NEW BUILDING FOOTPRINT	18,010 SQ. FT
NEW IMPERVIOUS AREA	5.27 ACRES
EXISTING IMPERVIOUS AREA UNDISTURBED	0.09 ACRES

LOT COVERAGE

VILLAGE OF ORLAND PARK STORM MANAGEMENT SUMMARY

STORAGE SUMMARY:
DESIGN 2-YR, 24 HR HNL = 649.30'
DESIGN 2-YR RELEASE RATE = 0.27 CFS
DESIGN 100-YR, 24 HR HNL = 702.40'
DESIGN 100-YR RELEASE RATE = 0.45 CFS
OVERFLOW ELEVATION = 703.40'
REQUIRED 100 YEAR DETENTION VOLUME = 2.01ST AC-FIT
PROVIDED 100 YEAR DETENTION VOLUME = 3.1360 AC-FIT

CURVE NUMBER CALCULATIONS:
CN ON-SITE DEVELOPMENT TRIBUTARY TO BASIN = 93
CN UPSTREAM TRIBUTARY TO BASIN (AREA 2) = 80
CN DISTURBED UPSTREAM TRIBUTARY TO BASIN (AREA 9) = 80

RELEASE RATE SUMMARY:
PROPOSED DISTURBED AREA = 1.14 ACRES
UNRESTRICTED AREA (NATIVE PLANTINGS) = 0.34 ACRES
ALLOWABLE AREA = 1.14 ACRES - 0.34 ACRES = 0.80 ACRES
UPSTREAM AREATO BE DETAINED IN DETENTION BASIN = 0.04 ACRE

2-YEAR 24-HOUR:
TOTAL SITE FLOW PER ORDINANCE = [(6.80 ACRES + 0.04 ACRE) * 0.04 CFS/ACRE] = 0.27 CFS

2.3" RESTRICTOR

100-YEAR 24-HOUR:
TOTAL SITE FLOW PER ORDINANCE = [(6.80 ACRES + 0.04 ACRE) * 0.15 CFS/ACRE] = 1.03 CFS

3.6" RESTRICTOR

LEGAL DESCRIPTION:

PARCEL A: THE SOUTH 10.55 ACRES (EXCEPT THE NORTH 211.0 FEET THEREOF) AND ALSO EXCEPT, THE WEST 163 FEET OF THE SOUTH 381 FEET OF THE SOUTH 10.55 ACRES OF THE WEST 30 ACRES OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (ALSO EXCEPTING THE SOUTH 47 FEET, AND EXCEPTING THAT PART OF THE WEST 30 ACRES AS TAKEN BY STATE OF ILLINOIS THROUGH CONDEMNATION PROCEEDING 12194340 ON MAY 23, 1972 AND DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 14, WITH THE NORTH LINE 159TH STREET AS PER DOCUMENT NUMBER 10049314 RECORDED MAY 26, 1991 THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 100 FEET TO A POINT, THENCE NORTH ALONG A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 10 FEET TO A POINT, THENCE WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF 159TH STREET TO A POINT ON SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 14, THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL B: THE WEST 163 FEET OF THE SOUTH 381 FEET OF THE SOUTH 10.55 ACRES OF THE WEST 30 ACRES OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THE SOUTH 47 FEET THEREOF), AND ALSO EXCEPTING THAT PART OF THE WEST 30 ACRES AS TAKEN BY STATE OF ILLINOIS THROUGH CONDEMNATION PROCEEDING 12194340 ON MAY 23, 1972 AND DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 14, WITH THE NORTH LINE 159TH STREET AS PER DOCUMENT NUMBER 10049314 RECORDED MAY 26, 1991 THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 100 FEET TO A POINT, THENCE NORTH ALONG A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 10 FEET TO A POINT, THENCE WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF 159TH STREET TO A POINT ON SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 14, THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

BY

DATE

REVISIONS

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RIZZA PORSCHE
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ORLAND PARK, ILLINOIS 60462
(PRELIMINARY SITE PLAN)

PRELIMINARY
SITE
PLAN

DATE: 09-24-2017
SCALE: AS SHOWN
DRAWN: BRA
CHECK: JEG
JOB: CE16063
SHEET: C-1.0

DATE: 09-24-2017

SCALE: AS SHOWN

DRAWN: BRA

CHECK: JEG

JOB: CE16063

SHEET: C-1.0