

RIZZA PORSCHE BUILDING & PARKING ADDITION

SITE PLAN & PRELIMINARY ENGINEERING PLANS

8760 W 159TH STREET
 ORLAND PARK, COOK COUNTY, ILLINOIS
 (ORLAND TWP PIN #'S 27-14-300-068, 27-14-300-070, 27-14-300-069)

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MASTER NOTES

- ALL ITEMS OF THIS PROJECT SHALL BE GOVERNED BY SPECIFICATIONS INCLUDED IN THE DOCUMENTS LISTED BELOW:
 - VILLAGE OF ORLAND PARK STANDARDS SPECIFICATIONS.
 - "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PREPARED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS AND ADOPTED BY SAID DEPARTMENT (LATEST REVISION) AND HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS".
 - "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
 - "ILLINOIS URBAN MANUAL" (LATEST REVISION) BY ASSOCIATION OF ILLINOIS SOIL & WATER CONSERVATION DISTRICTS.
 - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
 - "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
 - "ILLINOIS ACCESSIBILITY CODE", (LATEST EDITION).
- LATEST REVISION IN EFFECT ON THE DATE OF THESE PLANS
- PRIOR TO BID, THE CONTRACTOR SHALL VERIFY CONFORMANCE BETWEEN PLANS AND THE ABOVE REFERENCED CODES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BID.
- IN THE EVENT OF A CONFLICT BETWEEN THESE VARIOUS STANDARDS, MUNICIPAL STANDARDS SHALL APPLY.
- ALL TRAFFIC CONTROL AND OTHER ADVISORY SIGNS NEEDED FOR CONSTRUCTION ARE TO BE FURNISHED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 701 OF THE STANDARD SPECIFICATIONS.
- ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF OSHA.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING JULIE 1-630-554-3242 AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. ALL UTILITIES MUST BE STAKED/LOCATED BEFORE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITY PUBLIC WORKS DEPARTMENT 708-403-6350 A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION ACTIVITIES. A 48-HOUR NOTICE MUST BE PROVIDED FOR INSPECTIONS AND TESTS. CITY STAFF MUST OPERATE ALL WATERMAIN VALVES AND HYDRANTS ONLY.
- THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL SURVEYING MONUMENTS UNTIL THE OWNER, THEIR AGENT OR A LICENSED SURVEYOR HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATIONS.
- THE CONTRACTOR SHALL BE AWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES AS MAY BE INDICATED ON THE PLANS. THESE AREAS SHALL BE EXCAVATED TO DETERMINE ELEVATIONS BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- SAWING OF REMOVAL ITEMS AS NOTED IN THE PLANS OR AS REQUIRED BY THE ENGINEER SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT OF THE ITEM BEING REMOVED AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- ALL ROAD SIGNS, STREET SIGNS AND TRAFFIC SIGNS WHICH NEED TO BE RELOCATED OR MOVED DUE TO CONSTRUCTION SHALL BE TAKEN DOWN AND STORED BY THE CONTRACTOR AT HIS OWN EXPENSE EXCEPT THOSE WHICH THE PERMIT AGENCY SHALL REQUIRE TO BE TEMPORARILY RESET UNTIL COMPLETION OF CONSTRUCTION OPERATIONS. AFTER COMPLETION OF THE WORK, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, RESET ALL SAID SIGNS AT THE LOCATIONS DESIGNATED BY THE PERMIT AGENCY ENGINEER.
- THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE OWNER'S ENGINEER AT A COST TO BE BORNE BY THE CONTRACTOR THAT DESTROYED THE STAKES.
- CONTRACTOR SHALL USE CARE NEAR ANY AND ALL EXISTING ITEMS WHICH ARE NOT INDICATED TO BE REMOVED OR MODIFIED. ANY DAMAGE DONE TO THESE ITEMS BY CONTRACTORS OPERATIONS SHALL BE REPAIRED AND/OR RESTORED BY THE CONTRACTOR AT THE CONTRACTORS OWN EXPENSE.
- THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER, THE PERMIT AGENCY AND ITS OFFICERS, EMPLOYEES, AND AGENTS, AND THE OWNER'S ENGINEERS, FROM AND AGAINST ALL LOSSES, CLAIMS, DEMANDS, PAYMENTS, SUITS, ACTIONS, RECOVERIES AND JUDGMENT OF EVERY NATURE AND DESCRIPTION BROUGHT OR RECOVERED AGAINST THEM, BY REASON OF ANY ACT OR OMISSION OF SAID CONTRACTOR, HIS AGENTS OR EMPLOYEES, IN THE EXECUTION OF THE WORK OR IN THE GUARDING OF IT.
- BURNING ON THE SITE IS NOT PERMITTED.
- ALL IMPROVEMENTS SHOWN ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR.



VICINITY MAP

(NOT TO SCALE)

SYMBOL LEGEND

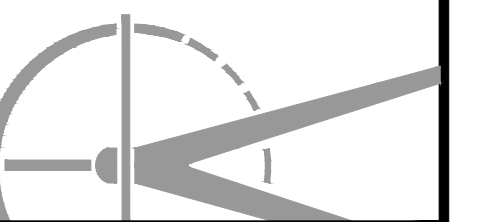
PROPOSED		EXISTING
---	PROPERTY LINE	---
---	BUILDING SETBACK LINE	---
---	EASEMENT LINE	---
---	DEPRESSED CURB	---
—C—	STORM SEWER	—C—
—<—	SANITARY SEWER	—<—
—W—	WATER MAIN	—W—
—G—	GAS LINE	—G—
—E—	ELECTRIC LINE	—E—
—T—	TELEPHONE LINE	—T—
—OH—	OVERHEAD WIRES	—OH—
---	FENCE LINE	---
—SF—	SILT FENCE	---
---	GRADING CONTOUR	---
○	MANHOLE	○
■	STORM CURB FRAME & GRATE	○
○	STORM MANHOLE	○
○	STORM CATCH BASIN	○
○	STORM FLARED END SECTION	○
○	SANITARY MANHOLE	○
○	VALVE VAULT	○
○	FIRE HYDRANT	○
○	BUFFALO BOX	○
○	GAS VALVE	○
□	ELECTRIC STRUCTURE	□
□	TRANSFORMER	□
□	POWER POLE	□
□	PEDESTAL	□
□	TRAFFIC SIGNAL	□
□	MANHOLE	□
→	DRAINAGE FLOW	→
→	ARROW	→
→	OVERFLOW ROUTE	→
→	AIR CONDITIONER	→
→	SINGLE POLE SIGN	→
→	DOUBLE POLE SIGN	→
→	STREET LIGHT	→
○	BOLLARD	○
○	CLEAN OUT	○
○	DOWN SPOUT	○
○	TREE	○
□	EROSION CONTROL BLANKET	□
□	FINAL STABILIZATION (SEED)	□
□	CONCRETE SIDEWALK	□
□	NEW HEAVY DUTY ASPHALT PAVEMENT	□
□	STANDARD DUTY ASPHALT PAVEMENT	□
□	PERMEABLE BRICK PAVEMENT	□

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SHEET NO.	SHEET NAME
1	COVER SHEET
2	EXISTING CONDITION PLAN
3	SITE PLAN
4	PRELIMINARY ENGINEERING PLAN

DESCRIPTION: VILLAGE OF ORLAND PARK
 DATE: 03/28/2024
 SUBMIT TO VILLAGE OF ORLAND PARK
 05/14/2024
 RESUBMIT TO VILLAGE OF ORLAND PARK

MeritCorp
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 Other Office Locations:
 Gurnee, IL



**RIZZA PORSCHE
 BUILDING & PARKING ADDITION
 8760 W. 159TH STREET
 ORLAND PARK, ILLINOIS 60462**

**SITE PLAN & PRELIM ENGINEERING PLANS
 COVER SHEET**

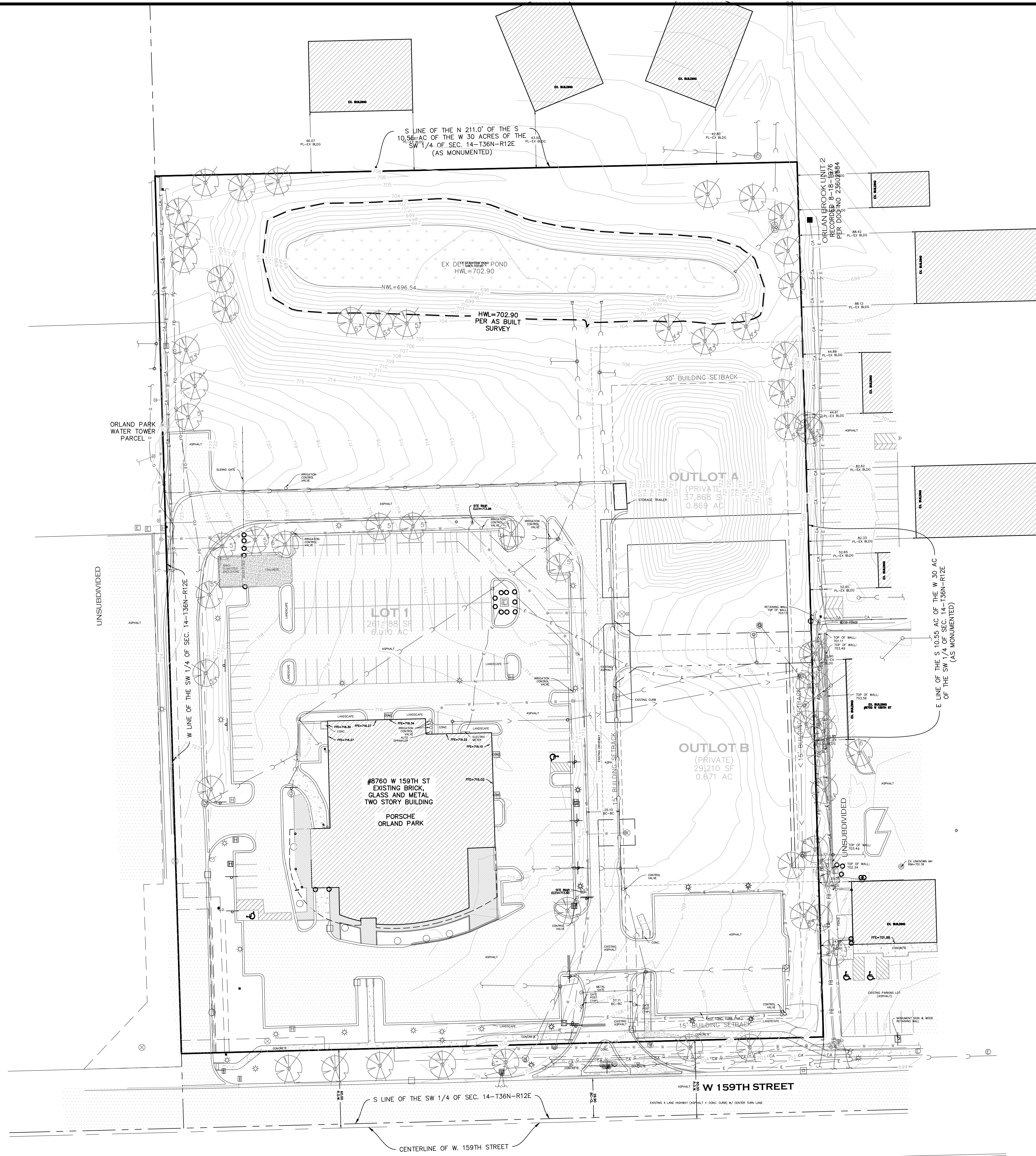
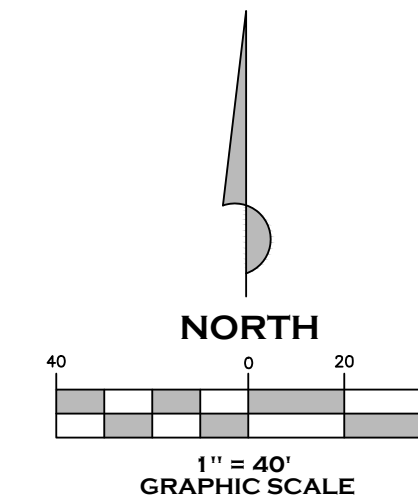
PROJECT NO. M17098B
 DRAWN BY: ZDS
 CHECKED BY: TDR
 SHEET NO. 1 / 4

PROJECT TEAM	
DEVELOPER	JOE RIZZA ENTERPRISES, INC. 8150 W. 159TH STREET ORLAND PARK, IL 60462
ARCHITECT	SIMON DESIGN GROUP 500 LAKE COOK ROAD DEERFIELD, IL 60015 PH (847) 572.3002
CIVIL ENGINEER	MeritCorp Group, LLC 4222 MERIDIAN PARKWAY STE 112 AURORA, IL 60504 Ph.(630)554.6655

NOTE
1. DETAILS AND NOTES WITHIN THESE PLANS, ALONG WITH NOTATIONS TO SUPPLEMENT SAME ARE CRUCIAL TO THE PROPER CONSTRUCTION OF THE DESIGN CONTAINED HEREIN.
2. CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH ALL CONDITIONS PRIOR TO ENGAGING IN A CONTRACT TO PERFORM WORK AS PROPOSED HEREIN.
3. PLANS ARE NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE ENGINEER.

BENCHMARKS
ELEVATIONS SHOWN ARE RELATIVE TO NAVD'88.
SITE BM #1: UPPER FLANGE BOLT ON FIRE HYDRANT, LOCATED APPROXIMATED 70' NORTH OF THE NORTH CURB LINE OF 159TH STREET ON WEST SIDE OF DRIVE JUST EAST OF THE PORSCHE BUILDING, AS NOTED HEREON. ELEV=713.80'

ABBREVIATIONS		
AGG. AGGREGATE GRAVEL	F-F FACE TO FACE	R RADIUS
ALT. ALTERNATE	FES FLARED END SECTION	RCF REINFORCED CONCRETE PIPE
B.A.M. BIT. AGG. MIXTURE	FF FINISHED FLOOR	R.O.W. RIGHT OF WAY
B-B BACK TO BACK	FL FLOW LINE	R.D. ROOF DRAIN
BB BUFFALO BOX	FG FINISHED GRADE	SAN. SANITARY
BT BITUMINOUS CONCRETE	HDWL HEADWALL	STMH STORM MANHOLE
BM BENCHMARK	HWL HIGH WATER LEVEL	STA. STATION
B.O. BY OTHERS	HYD. HYDRANT	SE SQUARE FEET
B.P. BOTTOM OF PIPE	INL. INLET	BY SQUARE YARD
B.W. BOTTOM OF WALL	INVERT	TO BE REMOVED
CB CATCH BASIN	IP. IRON PIPE	T.C. TOP OF CURB
CAV. CABLE TELEVISION	MAX. MAXIMUM	TF TOP OF FOUNDATION
CE COMM. ED.	M.E. MATCH EXISTING	T.P. TOP OF PIPE
CL. CENTER LINE	MN. MANHOLE	T.W. TOP OF WALL
CMF CORRUGATED METAL PIPE	MIN. MINIMUM	TRANS. TRANSFORMER
CS. CENTER OF STRIPE	N.W.L. NORMAL WATER LEVEL	V.V. VALVE VAULT
C.O. CLEAN-OUT	PC. PERESTAL	W.M. WATER MAIN
CONC. CONCRETE	PC. POINT OF CURVE	
DA. DIAMETER	PC. POINT OF COMPOUND CURVE	
D.I.W.M. DUCTILE IRON WATER MAIN	PI. POINT OF INTERSECTION	
D.S. DOWN SPOUT	PI. POINT OF REVERSE CURVE	
E.P. EDGE OF PAVEMENT	PT. POINT OF TANGENCY	
E.E. EDGE TO EDGE	PVC. POINT OF VERTICAL CURVE	
ELEV. ELEVATION	PVI. POINT OF VERTICAL INTERSECTION	
ES. EDGE OF STRIPE	PL. PROPERTY LINE	
EW. EDGE OF WALK	PP. POWER POLE	
EX. EXISTING	PVC. POLY(VINYL CHLORIDE) PIPE	



LEGEND

PROPERTY BOUNDARY	---
OFFSITE PROPERTY LINE	---
EASEMENT LINE	---
BUILDING SETBACK LINE	---
MEASURED OR CALCULATED DISTANCE	xxx.xx'
DEED OR RECORD DISTANCE	(xxx.xx')
FOUND IRON PIPE	○
FOUND IRON ROD	●
FOUND PK NAIL	⊙
FOUND CUT CROSS	+
STORM SEWER	—
SANITARY SEWER	—
WATERMAIN	—
UNDERGROUND GAS LINE	—
UNDERGROUND CABLE LINE	—
UNDERGROUND ELECTRIC LINE	—
UNDERGROUND TELEPHONE LINE	—
OVERHEAD UTILITY LINES	—
GRADING CONTOUR	—
FENCE LINE	—
DEPRESSED CURB	—
TREELINE	—
TREE	—
POWER POLE	—
TELEPHONE PEDESTAL	—
TRANSFORMER	—
DRAINAGE FLOW ARROW	—
OVERFLOW ROUTE	—
LIGHT POLE	—
WALL PACK	—
SANITARY MANHOLE	—
SANITARY CLEANOUT	—
FIRE HYDRANT	—
VALVE AND VAULT	—
GATE VALVE	—
STORM CURB FRAME & GRATE	—
STORM MANHOLE	—
STORM CATCH BASIN	—
STORM FLARED END SECTION	—
MANHOLE (UNKNOWN UTILITY)	—

DESCRIPTION:
SUBMIT TO VILLAGE OF ORLAND PARK
RESUBMIT TO VILLAGE OF ORLAND PARK

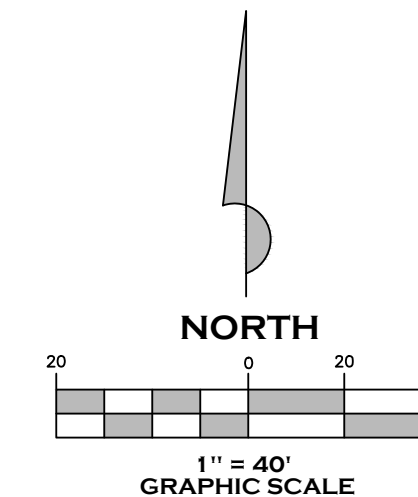
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PROJECT NO. M17098B
DRAWN BY: ZDS
CHECKED BY: TDR
SHEET NO. 2 / 4

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SITE PLAN & PRELIM ENGINEERING PLANS
EXISTING CONDITION PLAN

Other Office Locations:
Gurnee, IL



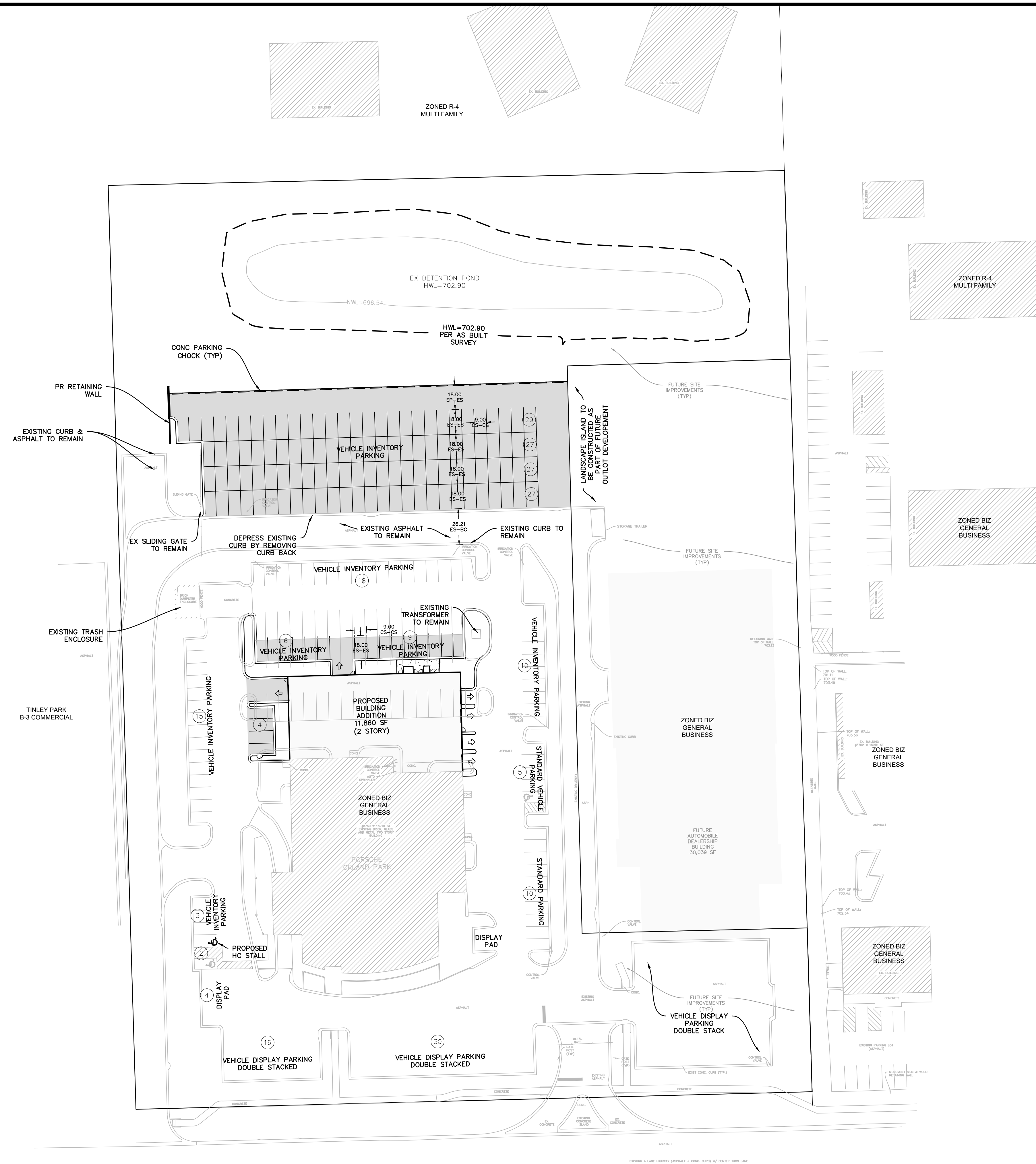
LEGEND

	DEPRESSED CURB AND GUTTER
	CONCRETE RETAINING WALL (DESIGN BY OTHERS)
	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PERMEABLE BRICK PAVEMENT
LS	LANDSCAPED AREA
EC	EDGE OF CONCRETE
CS	CENTER OF STRIPE
ES	EDGE OF STRIPE
FW	FACE OF WALL

NOTES

- PARKING LOT LIGHTING BY OTHERS
 - THE "JOE RIZZA PORSCHE LOT 1" DATA TABLE INCLUDES EXISTING AND PROPOSED CONDITIONS WITHIN EXISTING LOT 1 AREA.
- THE EXISTING PARKING LOT SOUTH OF "OUTLOT B" IS INCLUDED IN THIS LOT 1.
- THE EXISTING LOT 1 HAS NO SIDE YARD SETBACK FOR THE PORTION OF LOT 1 THAT IS ADJACENT TO OUTLOTS A AND B.

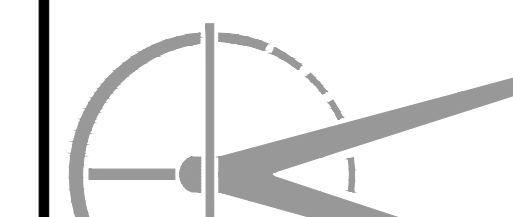
Site Data Table	Required	Porsche	
		Existing Condition	Proposed Condition
Zoning District	BIZ	BIZ	BIZ
Existing Use	-	Motor Vehicle Sales and Motor Vehicle Services	Motor Vehicle Sales and Motor Vehicle Services
Porsche Building Size (sq. ft.)	-	36,020	47,880
Requirements	Required	Current	Proposed
Attributable Gross Area (sq. ft.)	10,000	261,788	261,788
Net Area (sq. Ft.)	N/A	218,482	182,462.00
Floor Area Ratio (1 story)	1.00	0.07	0.08
Detention Pond Area (sq. ft.)	N/A	28,347	28,347
Lot Coverage	75% (80% w/ BMP's)	70%	67%
Green Space (sq. ft.)	25% Min	77,537	85,814
Height (ft)	50	26	26
Standard Parking Stalls	1 space/300 sq.ft.	14	14
Accessible Parking Stalls	1 B.F. space/25 spaces	3	3
Inventory Parking Stalls	-	145	218
Service Vehicle Parking Stalls	-	18	18
Total Parking	-	180	253
Bicycle Parking Stalls	0 None Required	0	0
Setbacks			
159 th Street (South) ft.	25	94.4	94.4
Interior Side (East) ft.	15	79.2	79.2
Interior Side (West) ft.	15	103.5	103.5
Rear (North) ft.	30	831	803
Parking Lot Setback			
North Lot Line	15	241	241
East Lot Line	10	83	83
West Lot Line	10	104	104
South Lot Line	30	20	20



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RESUBMIT TO VILLAGE OF ORLAND PARK

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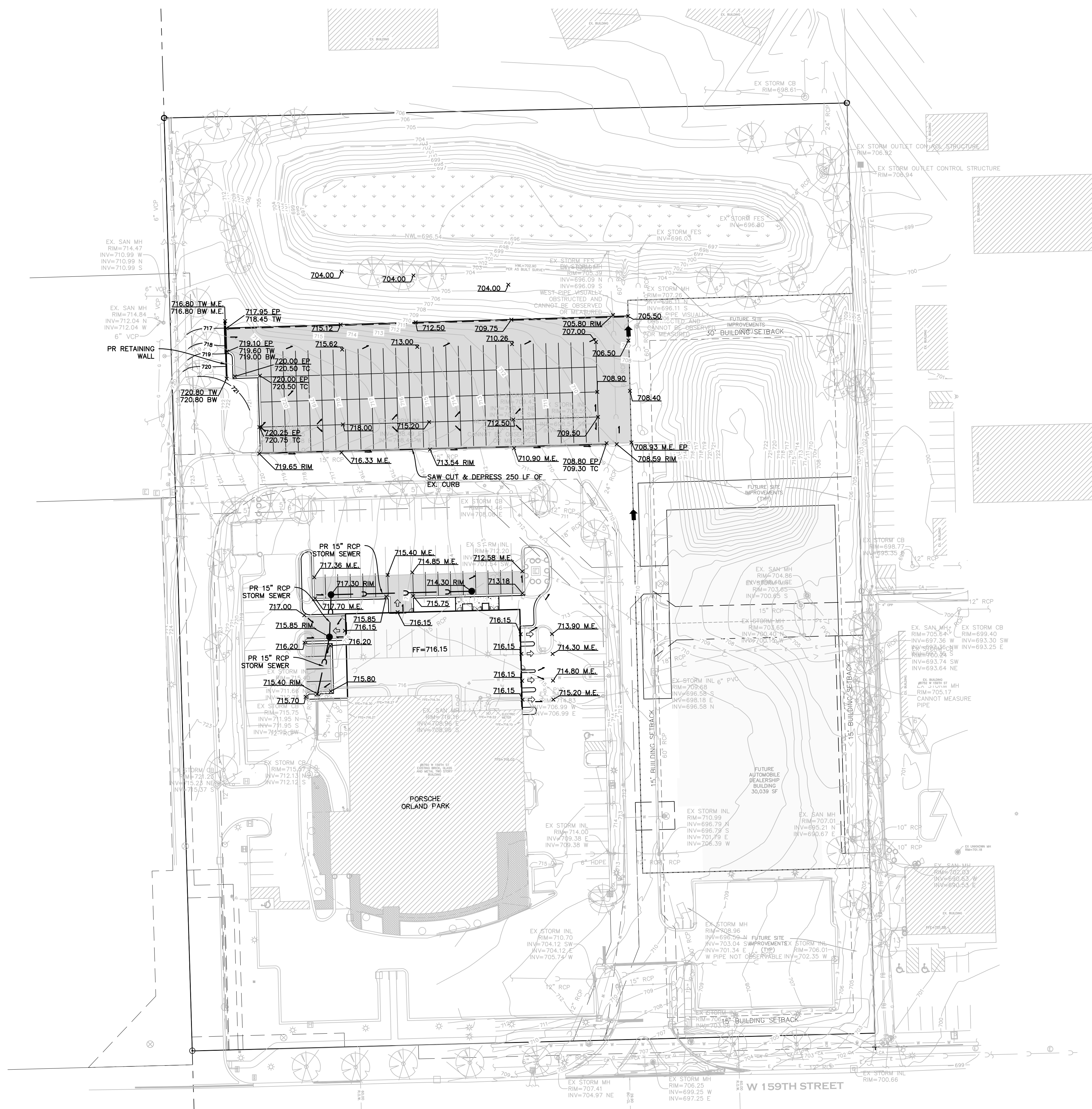
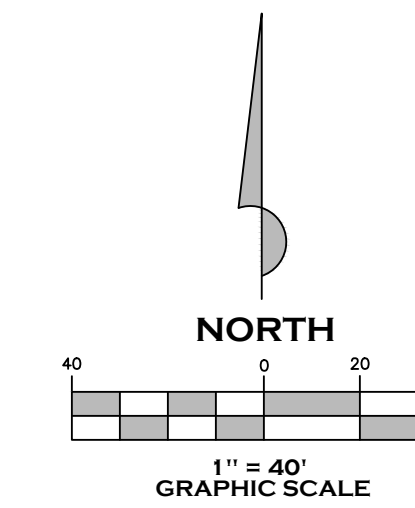
**SITE PLAN & PRELIM ENGINEERING PLANS
SITE PLAN**

PROJECT NO. M17098B

DRAWN BY: ZDS

CHECKED BY: TDR

SHEET NO. 3 / 4



LEGEND

- XXXXXXXXXXXXX REMOVE ITEM
- SAWCUT BACK OF CURB
- FULL DEPTH SAWCUT PAVEMENT
- [Cross-hatch pattern] REMOVE ASPHALT PAVEMENT
- [Diagonal lines pattern] REMOVE CONC. PAVEMENT
- [Brick pattern] PERMEABLE BRICK PAVEMENT
- T --- TELEPHONE LINE
- E --- ELECTRIC LINE
- G --- GAS LINE
- S --- SANITARY LINE
- W --- WATER LINE
- SANITARY MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- BUFFALO BOX
- GAS VALVE
- CLEAN OUT
- MATCH EXISTING
- C.O.
- M.E.

DESCRIPTION:
 SUBMIT TO VILLAGE OF ORLAND PARK
 RESUBMIT TO VILLAGE OF ORLAND PARK

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**SITE PLAN & PRELIM ENGINEERING PLANS
 PRELIMINARY ENGINEERING PLAN**

Other Office Locations:
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