

### SITE DATA

LOT 1	5.844 AC. / 254,979 S.F.
LOT 2	10.715 AC. / 466,171 S.F.
TOTAL PARKING PROVIDED:	188 STALLS INCLUDING 7 ADA
TOTAL PARKING PROVIDED:	22 STALLS INCLUDING 2 ADA

### STRIPING/SIGNAGE LEGEND

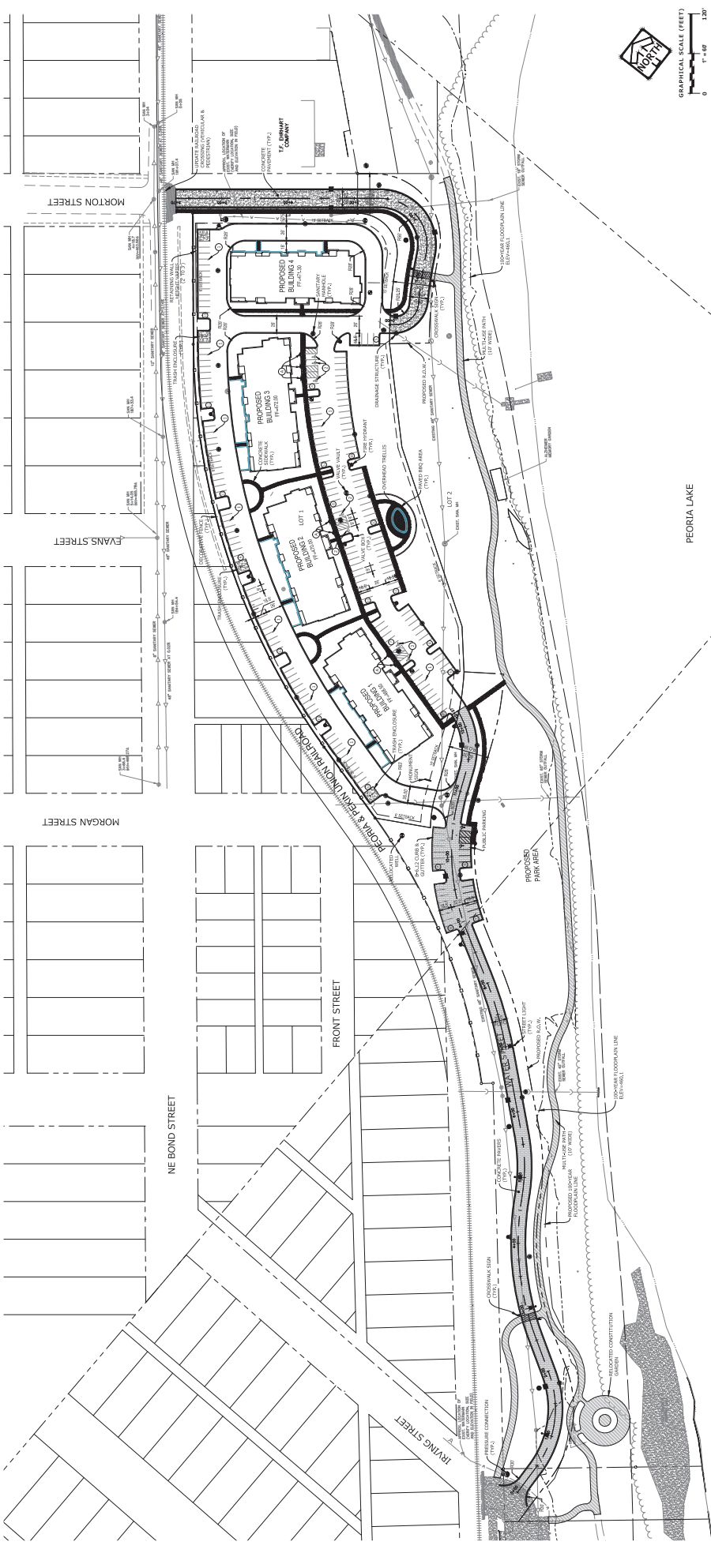
	4" YELLOW LINE
	LETTERS AND SYMBOLS PAVERS/PAVEMENT MARKINGS
	17.5 X 8.5 SIGN
	17.5 X 8.5 SIGN

### LEGEND

	CONCRETE FINISHES / HORIZONTAL STREET / TRASH BASKS
	PORTLAND CEMENT CONCRETE
	COMP. C-6.5 AGGREGATE BASE COURSE, TYPE B
	SEWER
	SEWER MANHOLE
	COMP. C-6.5 AGGREGATE BASE COURSE, TYPE B
	MULTI-USE PATH (10' WIDE)
	2" BIT SURFACE COURSE, 1/4" IN. 10, 5-5/8" W
	3" BIT SURFACE COURSE, 1/4" IN. 10, 5-5/8" W
	4" BIT SURFACE COURSE, 1/4" IN. 10, 5-5/8" W
	5" BIT SURFACE COURSE, 1/4" IN. 10, 5-5/8" W
	6" BIT SURFACE COURSE, 1/4" IN. 10, 5-5/8" W
	7" BIT SURFACE COURSE, 1/4" IN. 10, 5-5/8" W
	8" BIT SURFACE COURSE, 1/4" IN. 10, 5-5/8" W
	9" BIT SURFACE COURSE, 1/4" IN. 10, 5-5/8" W
	10" BIT SURFACE COURSE, 1/4" IN. 10, 5-5/8" W
	CONCRETE BARRIER, METAL STREET
	C-6.5 C&G
	REVERSE PITCH C-6.5 C&G

NOTE: PRELIMINARY SURFACE IMPROVEMENTS SHOWN ABOVE. FINAL DECISIONS TO BE DETERMINED PRIOR TO FINAL APPROVAL.

- ### SITE DIMENSIONAL AND PAVING NOTES
- ALL PROPOSED CURBS SHALL BE 6" HIGH C&G CURBS & GUTTER UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FACE UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS HAVE BEEN PREPARED BASED ON ARCHITECTURAL INFORMATION.



GRAPHICAL SCALE (FEET)

1" = 40'

0 40 80 120

SHEET C-1 C-3

PRELIMINARY SITE DIMENSIONAL & PAVING PLAN

NO.	DATE	DESCRIPTION
1	10/15/2024	ISSUED FOR PERMIT
2	10/15/2024	ISSUED FOR PERMIT
3	10/15/2024	ISSUED FOR PERMIT

PEORIA RIVER TRAIL  
 PEORIA, IL

PLAN DESIGN | DELIVER  
 WWW.PINNACLEENGINEERING.COM  
 ENGINEERING | LANDSCAPE | ARCHITECTURE | INTERIORS

**ELEVATIONS**

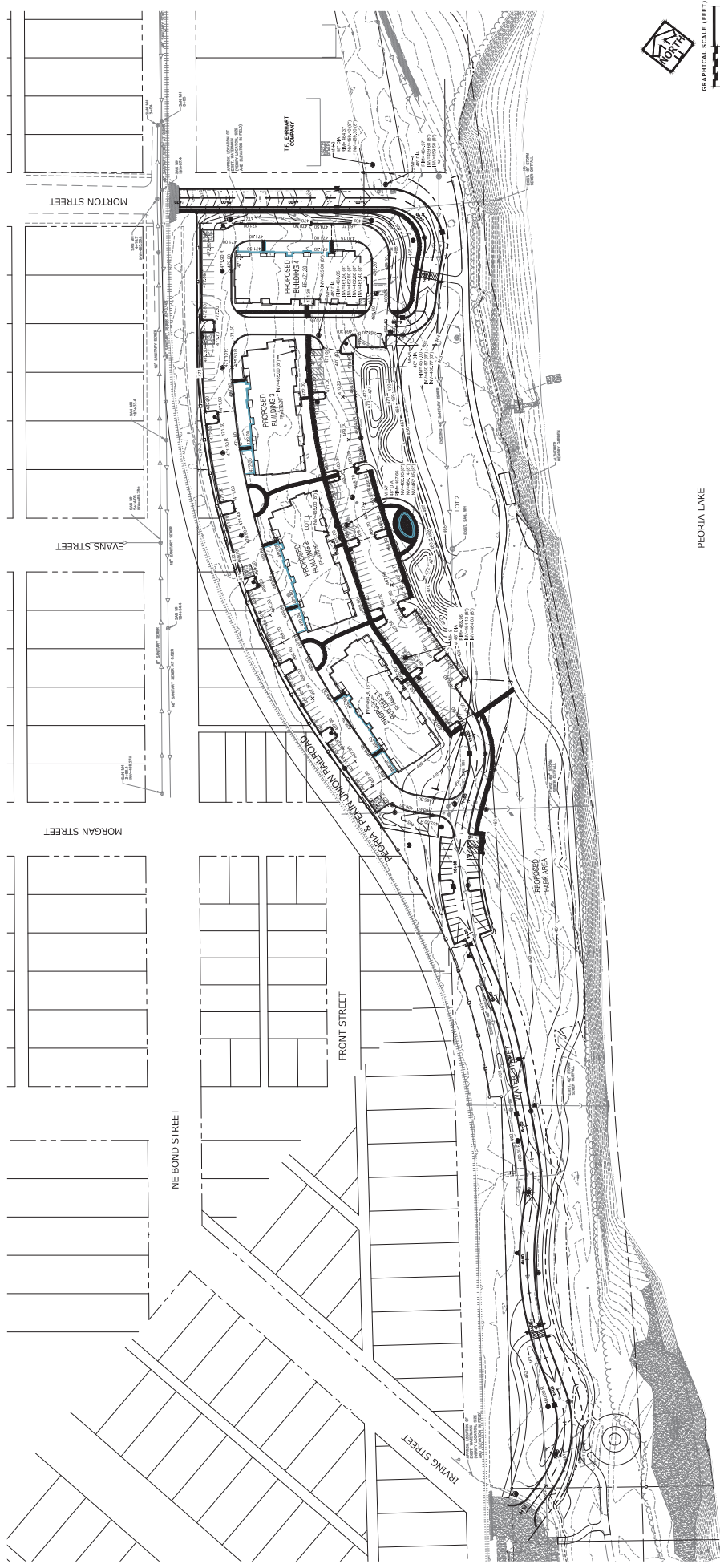
1. CONTOURS ARE SHOWN AS FINISHED GRADE.
2. SPOT ELEVATIONS ARE SHOWN AS FLOW LINE ALONG THE CURB AS SHOWN ON THE PLAN.
3. SPOT ELEVATIONS AND FINISHED GRADE ELSE WHERE UNLESS SPECIFIED ARE AS SHOWN ON THE PLAN.
4. SPOT ELEVATIONS AND FINISHED GRADE ELSE WHERE UNLESS SPECIFIED ARE AS SHOWN ON THE PLAN.

**GRADING NOTES**

1. CONTRACTOR SHALL VERIFY ALL UTILITIES TO CONSTRUCTION AND NOTIFY ALL UTILITIES OWNERS OF ANY CHANGES TO THE UTILITIES.
2. BUILDING DIMENSIONS, GRADING, PARKING, AND UTILITY LAYOUT HAVE BEEN VERIFIED BY THE DESIGNER AND CONTRACTOR. ANY CHANGES TO THE ARCHITECTURAL CHANGES MUST BE APPROVED BY THE DESIGNER AND CONTRACTOR. ANY CHANGES TO THE ARCHITECTURAL CHANGES MUST BE APPROVED BY THE DESIGNER AND CONTRACTOR.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES TO CONSTRUCTION AND NOTIFY ALL UTILITIES OWNERS OF ANY CHANGES TO THE UTILITIES.
4. CONTRACTOR SHALL VERIFY ALL UTILITIES TO CONSTRUCTION AND NOTIFY ALL UTILITIES OWNERS OF ANY CHANGES TO THE UTILITIES.
5. CONTRACTOR SHALL VERIFY ALL UTILITIES TO CONSTRUCTION AND NOTIFY ALL UTILITIES OWNERS OF ANY CHANGES TO THE UTILITIES.
6. CONTRACTOR SHALL VERIFY ALL UTILITIES TO CONSTRUCTION AND NOTIFY ALL UTILITIES OWNERS OF ANY CHANGES TO THE UTILITIES.
7. CONTRACTOR SHALL VERIFY ALL UTILITIES TO CONSTRUCTION AND NOTIFY ALL UTILITIES OWNERS OF ANY CHANGES TO THE UTILITIES.
8. CONTRACTOR SHALL VERIFY ALL UTILITIES TO CONSTRUCTION AND NOTIFY ALL UTILITIES OWNERS OF ANY CHANGES TO THE UTILITIES.
9. CONTRACTOR SHALL VERIFY ALL UTILITIES TO CONSTRUCTION AND NOTIFY ALL UTILITIES OWNERS OF ANY CHANGES TO THE UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL UTILITIES TO CONSTRUCTION AND NOTIFY ALL UTILITIES OWNERS OF ANY CHANGES TO THE UTILITIES.

**LEGEND**

- PROPOSED
- EXISTING
- STORM DRAINAGE STRUCTURE
- PRECAST FLARED END SECTION
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- CONCRETE CURB
- CONCRETE CURB WITH FLOW STOP
- CONCRETE CURB WITH FLOW STOP AND FLOW STOP
- SOIL BORINGS



**Pinnacle Engineering Group**  
ENGINEERING | LANDSCAPE ARCHITECTURE | SURVEYING

1115 SOUTH WASHINGTON STREET  
PEORIA, ILLINOIS 61604  
PH: 309.673.1111  
WWW.PINNACLE-ENG.COM

**PEORIA RIVER TRAIL**  
PEORIA, IL

**PRELIMINARY GRADING PLAN**

SHEET C-2 OF C-3

SCALE: 1" = 40'

DATE: 08/2024

PROJECT NO.: 24-001

REVISIONS	
1.	ISSUED FOR PERMIT
2.	ISSUED FOR PERMIT
3.	ISSUED FOR PERMIT
4.	ISSUED FOR PERMIT

GRAPHICAL SCALE (FEET)  
0 40 80 120  
1" = 40'

# PRELIMINARY UTILITY PLAN

PEORIA RIVER TRAIL  
PEORIA, IL

PLAN DESIGN | DELIVER  
www.pinnacle-engineering.com

**PINNACLE ENGINEERING GROUP**  
ENGINEERING | LANDSCAPE ARCHITECTURE | PLANNING

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2024	ISSUE FOR PERMIT
2	01/15/2024	ISSUE FOR PERMIT
3	01/15/2024	ISSUE FOR PERMIT

PEORIA RIVER TRAIL  
PEORIA, IL

PLAN DESIGN | DELIVER  
www.pinnacle-engineering.com

**PINNACLE ENGINEERING GROUP**  
ENGINEERING | LANDSCAPE ARCHITECTURE | PLANNING

GRAPHICAL SCALE (FEET)  
0 100 120  
1" = 40'

GRAPHICAL SCALE (FEET)  
0 100 120  
1" = 40'

GRAPHICAL SCALE (FEET)  
0 100 120  
1" = 40'

LEGEND

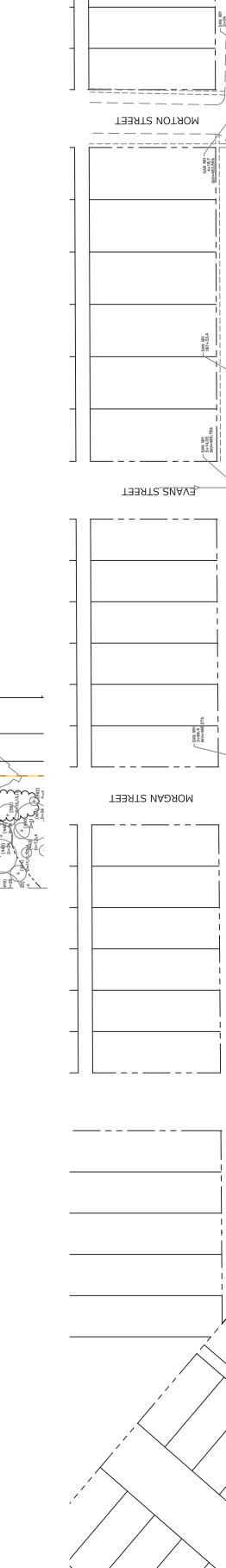
LEGEND

LEGEND

UTILITY NOTES

UTILITY NOTES

UTILITY NOTES



MATCHLINE (SEE BELOW)

MATCHLINE (SEE ABOVE)

MATCHLINE (SEE ABOVE)