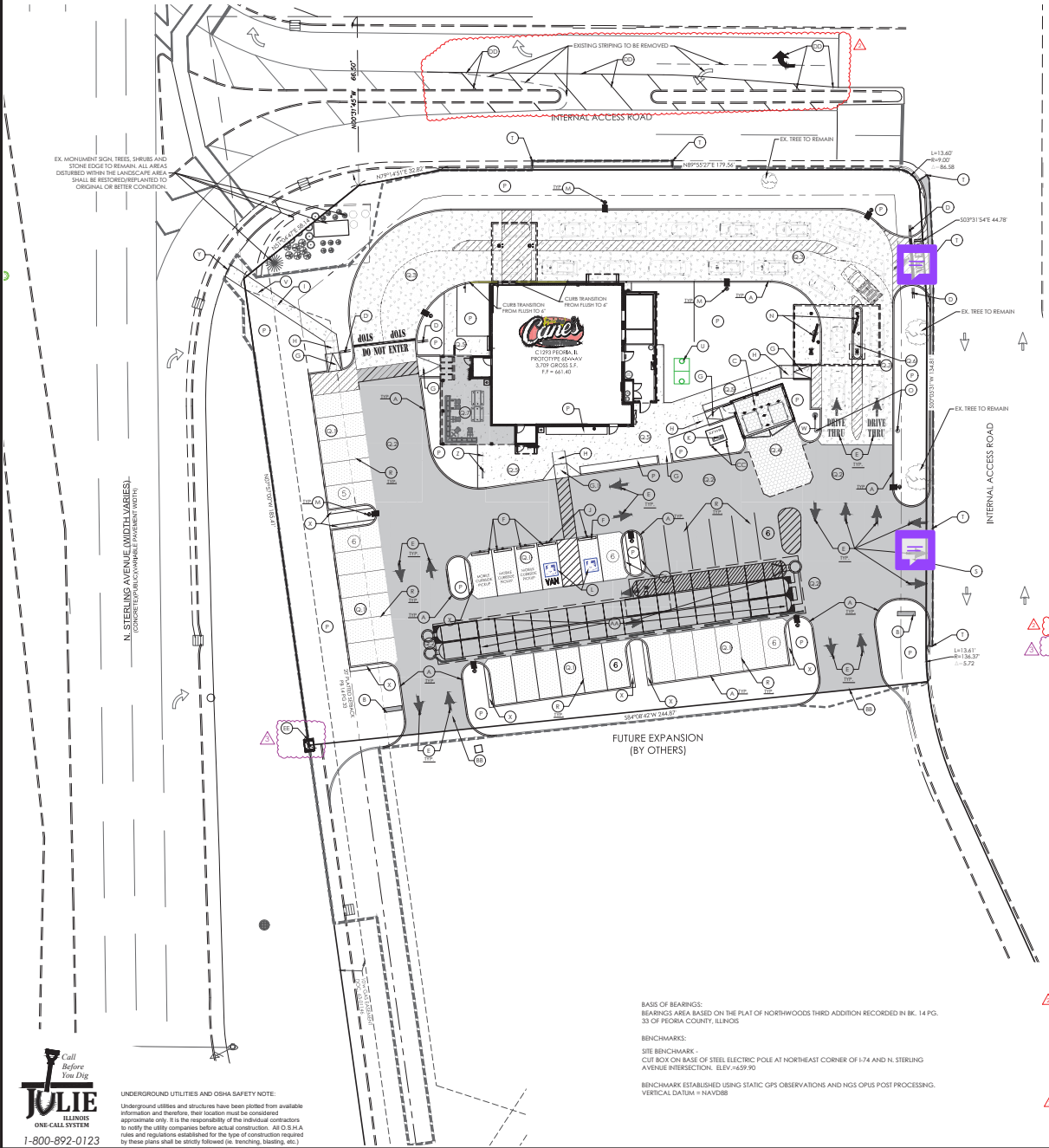

SITE KEYNOTES	
A	TYPE "A" INTEGRAL CONCRETE CURB, SEE DETAIL SHEET C-8.0
B	PROPOSED MONUMENT SIGN. REFER TO SIGN VENDOR PLANS FOR DETAILS.
C	RECYCLING/TRASH ENCLOSURE LOCATION. REFER TO ARCH. PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY
D	SITE DIRECTIONAL SIGNAGE, SEE DETAIL SHEET C-5.2 FOR TYPE
E	DIRECTIONAL PAVEMENT MARKING, SEE DETAIL SHEET C-5.2
F	PRECAST WHEELSTOP, SEE DETAIL SHEET C-8.0
G	ADA ACCESSIBLE CURB RAMP, SEE DETAIL SHEET C-8.0
H	ADA ACCESSIBLE FLARED RAMP, SEE DETAIL SHEET C-8.0
I	PROPOSED LANDING, NOT TO EXCEED 2% SLOPE IN ANY DIRECTION
J	ADA ACCESSIBLE ROUTE NOT TO EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL SLOPE.
K	ACCESSIBLE PARKING SIGN, SEE DETAILS ON SHEET C-5.2.
L	PROPOSED ELECTRIC TRANSFORMER PER AMEREN ILLINOIS - ELECTRIC SPECIFICATIONS.
M	INTERNATIONAL SYMBOL OF ACCESSIBILITY, SEE DETAIL SHEET C-5.2
N	LIGHT STANDARD. REFER TO LIGHTING PLANS FOR DETAILS
O	MENU BOARD. REFER TO ARCHITECTURAL SITE DETAILS
P	HEIGHT DETECTOR POLE. REFER TO ARCHITECTURAL SITE DETAILS
Q	LANDSCAPE AREA, SEE LANDSCAPE PLAN
2.1	LIGHT DUTY CONCRETE PAVEMENT, SEE PVMT. NOTES AND DETAIL SHEET C-8.0
2.2	MEDIUM DUTY CONCRETE PAVEMENT, SEE PVMT. NOTES AND DETAIL SHEET C-8.0
2.3	DRIVE THRU CONCRETE PAVEMENT, SEE PVMT. NOTES AND DETAIL SHEET C-8.0
2.4	DUMPSTER PAD CONCRETE PAVEMENT, SEE PVMT. NOTES AND DETAIL SHEET C-8.0
2.5	STANDARD DUTY CONCRETE PAVEMENT FOR SIDEWALK, SEE DETAIL SHEET C-8.0
2.6	BRICK PAVERS, REFER TO ARCHITECTURAL PLANS FOR DETAIL
3.1	INTEGRAL COLORED CONCRETE AT PATIO, REFER TO ARCHITECTURAL PLANS
R	PAVEMENT STRIPING, SEE DETAIL SHEET C-5.2 FOR SPECIFICATIONS
S	PROPOSED ENTRANCE PER CITY OF PEORIA SPECIFICATIONS
T	SAWCUT AND MATCH EXISTING CURB AND GUTTER AND PAVEMENT/SIDEWALK AT NEAREST JOINT. PROVIDE SMOOTH, CONTINUOUS TRANSITION TO EXISTING CURB AND GUTTER
U	1500 GAL. GREASE INTERCEPTOR. REFER TO ARCHITECTURAL PLANS FOR DETAIL
V	5' CONCRETE WALK PER CITY OF PEORIA SPECIFICATIONS
W	PRE-ORDER MENU BOARD
X	18" WIDE, 6" THICK CONCRETE ADJACENT TO PARKING STALL
Y	CONNECT TO EXISTING WALK PER CITY OF PEORIA SPECIFICATIONS.
Z	PROPOSED BIKE RACK PER CITY OF PEORIA SPECIFICATIONS. REFER TO ARCHITECTURAL PLANS FOR DETAIL.
AA	PROPOSED UNDERGROUND VOLUME CONTROL PER CITY OF PEORIA. SEE SHEETS C-4.4 - C-4.8.
BB	PROPOSED CONNECTION FOR FUTURE DEVELOPMENT
CC	PROPOSED CONCRETE BOLLARD. REFER TO ARCHITECTURAL PLANS FOR DETAIL
DD	PROPOSED PAVEMENT STRIPING AND ARROW
EE	PROPOSED JUNCTION BOX PROVIDED BY AND INSTALLED BY AMEREN ILLINOIS - ELECTRIC

LEGEND - SITE KEYNOTE PLAN:

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- PROPOSED CURB
- EXISTING CURB
- XX — PARKING COUNT
- LIGHT STANDARD
- 2.1 — LIGHT DUTY CONCRETE PAVEMENT REFERENCE PAVEMENT DETAILS
- 2.2 — MEDIUM DUTY CONCRETE PAVEMENT REFERENCE PAVEMENT DETAILS
- 2.3 — 6" DRIVE THRU CONCRETE PAVEMENT REFERENCE PAVEMENT DETAILS (IF ASPHALT PAVEMENT INSTALLED FOR DRIVES AND PARKING, INTEGRAL COLOR 860 GRAPHITE (IRON OXIDE) SHALL BE USED IN CONCRETE.)
- 2.4 — 7" DUMPSTER PAD CONCRETE PAVEMENT REFERENCE PAVEMENT DETAILS (IF ASPHALT PAVEMENT INSTALLED FOR DRIVES AND PARKING, INTEGRAL COLOR 860 GRAPHITE (IRON OXIDE) SHALL BE USED IN CONCRETE.)
- 2.5 — STANDARD DUTY CONCRETE SIDEWALK PAVEMENT REFERENCE PAVEMENT DETAILS
- 2.6 — BRICK PAVERS. REFERENCE ARCHITECTURAL PLANS
- 3.1 — INTEGRAL COLORED CONCRETE AT PATIO. REFERENCE ARCHITECTURAL PLANS

SITE KEYNOTE PLAN NOTES:

1. ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PEORIA.
2. BUILDING HEIGHT, SITE LIGHTING AND SIGNAGE SHALL BE IN ACCORDANCE WITH CITY OF PEORIA REQUIREMENTS.
3. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
4. REFERENCE ARCHITECTURAL AND MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING EXISTING VALVE, MANHOLE RIMS AND OTHER UTILITY STRUCTURES TO FINISHED GRADE.
6. NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. LIGHT SHIELDS SHALL BE PLACED ON FIXTURES TO LIMIT THE DISBURSEMENT OF LIGHT INTO THE ADJACENT NEIGHBORHOOD.
7. SIDEWALKS ALONG ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20. SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS A RAMP. SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG)ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
8. PER FEMA FIRM MAP 17053C0013B, PEORIA COUNTY, ILLINOIS AND INCORPORATED AREAS, DATED 2/1/1980 THIS PROPERTY IS ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
9. ALL ROOFTOP EQUIPMENT, AIR CONDITIONING UNITS AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAY. EXTERIOR MECHANICAL/UTILITY EQUIPMENT SHALL BE PAINTED TO MATCH THE ADJACENT BUILDING COLOR.
10. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
11. DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PEORIA AND IDOT SPECIFICATIONS.
12. GENERAL CONTRACTOR WILL BE REQUIRED TO REPLACE ANY SOD DAMAGED BY SIGN VENDOR AT NO CHARGE TO RAISING CANES AND IS TO COMPLETE SOD REPAIR PRIOR TO THE GRAND OPENING.
13. THE GENERAL CONTRACTOR IS TO CONTACT THE ENGINEER AND/OR ARCHITECT WITHIN A 24 HOUR TIME TABLE WHEN A DISCREPANCY OCCURS BETWEEN BUILDING OR SITE CONSTRUCTION DOCUMENTS, GEOTECHNICAL REPORTS, ETC. TO DISCUSS AND DETERMINE A SOLUTION.
14. ALL PARKING LOT PAVING OR RESURFACING SHALL BE COMPLETED BY A CONTRACTOR WHO IS LICENSED AND BONDED WITH THE CITY OF PEORIA. ALL RESTRIPING OF PARKING AND PAVING SHALL COMPLY WITH CURRENT CITY CODES.
15. SIGNAGE, AWNINGS, CANOPIES AND MENU BOARDS SHALL BE REVIEWED AND PERMITTED UNDER A SEPARATE PERMIT APPLICATION.

PARKING / SITE DATA		
4200 N. STERLING AVE.		
EXISTING ZONING	C2 - LARGE SCALE COMMERCIAL	
PROPOSED USE	RESTAURANT W/ DRIVE-THRU	
LOT AREA	54,145 SF/1.24 ACRES	
BUILDING AREA	3,709 SF (EXCLUDES PATIO)	
FINISHED FLOOR ELEV.	661.40 FT	
PAVEMENT AREA	29,739 SF (EXCLUDES WALKS AND PATIO)	
PARKING STALL SIZE	9.0' x 18.5'	
	REQUIRED	PROVIDED
TOTAL PARKING	35	35 SPACES
ACCESSIBLE	N/A	2 SPACES
DRIVE-THRU STACKING	10	19 TOTAL BOTH LANES
FLOOR AREA RATIO	N/A	6.85%
BUILDING HEIGHT	45' MAX.	21'-0"

PARKING REQUIRED PER ARTICLE 15.2.b(1) OF THE CITY OF PEORIA CODE OF ORDINANCES EATING/DRINKING - 12 SPACES PER 1,000 SQ. FT. GROSS FLOOR AREA 2,920 SQ. FT. (EXCLUDES VESTIBULES, CORRAL AND COOLER)/1,000 = 2.92 X 12 = 35.04 REQUIRED

GENERAL CONTRACTOR TO FIELD VERIFY EXISTING SEWER ELEVATIONS AND UTILITY CONNECTIONS WITHIN 30 DAYS OF GROUNDBREAKING.

BASIS OF BEARINGS:
BEARINGS AREA BASED ON THE PLAT OF NORTHWOODS THIRD ADDITION RECORDED IN BK. 14 PG. 33 OF PEORIA COUNTY, ILLINOIS

BENCHMARKS:

SITE BENCHMARK -
CUT BOX ON BASE OF STEEL ELECTRIC POLE AT NORTHEAST CORNER OF I-74 AND N. STERLING AVENUE INTERSECTION. ELEV.=659.90

BENCHMARK ESTABLISHED USING STATIC GPS OBSERVATIONS AND NGS OPUS POST PROCESSING. VERTICAL DATUM = NAVD88

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1-800-892-0123

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

N

1" = 20'

20 10 0 20 40

SCALE IN FEET

ADA ARCHITECTS
17710 Detroit Ave Lakewood, Ohio 44107
Phone: (216) 521-5134
Fax: (216) 521-4824
www.adaarchitects.com

ADA JOB NUMBER: 24317

SEAL:

STEVEN D. MARION — 062-058569 — REGISTERED PROFESSIONAL ENGINEER — STATE OF ILLINOIS

STEVE MARION P.E.
ENGINEER
062-058569

The responsibility for professional engineering lies only on the person or persons listed on the set of plans authenticated by the seal, signature, and date of the attached. Responsibility is disclaimed for all other engineering done or failure to do on this project and specifically excludes persons other than those above.

CONSULTANT:

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WINTZVILLE, MO 63385
Phone: (314) 925-7444
Fax: (314) 925-7459

PROTOTYPE: PROJ-AV
SCHEME: A
VERSION: 2024-1.0

RAISING CANE'S
RESTAURANT NO.: #C1293
4200 N. STERLING AVE.
PEORIA, IL 61614

SHEET REVISIONS		
REV.	DATE	DESCRIPTION
2	03/27/25	REVISION 2
3	6-4-25	MISC. UPDATES

UPDATE EVERY ISSUANCE: CONSTRUCTION SET

PERMIT/ BID DATE ISSUANCE: 02-18-2025

PDD JOB NUMBER: 2406120

SITE KEYNOTE PLAN

SHEET NAME:

C-5.0

SHEET NUMBER:

APPROVED FOR CONSTRUCTION

\\Mydrive\Projects\2024\Jobs\120_RC_C1293 Peoria IL_Sterling Ave\14 PERMITTING\CAD FILES\CONSTRUCTION DRAWINGS\SHEETS\SITE KEYNOTE PLAN.dwg 6/2/2025 8:53 AM PCS PIOTR.TELECKI