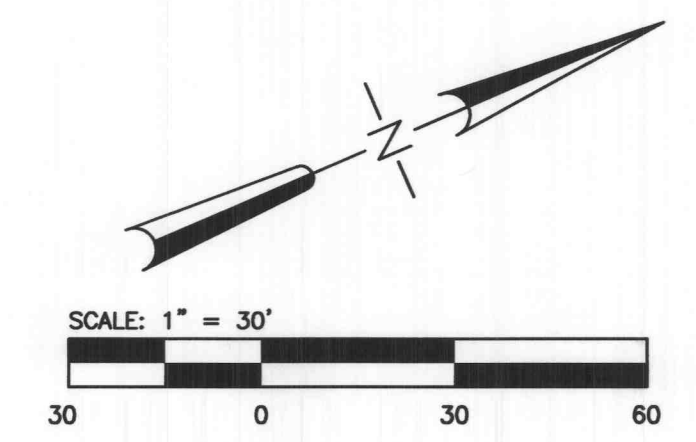


- NOTES:
1. STORMWATER DETENTION IS PROVIDED AS PART OF THE OVERALL PIGEON PARK WEST DEVELOPMENT.
 2. NO ADDITIONAL RETAINING WALL TO BE ADDED.
 3. THE 100-YEAR STORM HIGH WATER ELEVATION IS 507.00.
 4. ALL LIGHT POLES ARE LOCATED WITHIN LANDSCAPED ISLANDS.
 5. ON ENTRANCE DETAIL, EXISTING PAVEMENT REMOVAL IS TO BE TO THE NEAREST JOINT.
 6. PROVIDE COMPACTED GRANULAR BACKFILL OVER PIPES UNDER PAVEMENT.
 7. UTILITIES ARE: AMEREN UE (ELECTRIC), LACLEDE GAS COMPANY (GAS), AND THE CITY OF O'FALLON (WATER AND SEWER).
 8. SIDEWALK REPLACEMENT TO CLOSEST JOINT.
 9. ALL RAMPS TO BE ADA COMPLIANT WITH YELLOW DETECTABLE WARNING SURFACE.
 10. REFER TO SHEET C8.1 OF PIGEON PARK WEST DEVELOPMENT FOR AREA DRAINAGE MAP.

LEGEND

---	PROPERTY LINE	•••••	PROPOSED ELEVATION
- - - -	BUILDING SETBACK LINE	— — —	PROPOSED TOP OF CURB ELEVATION
- - - -	EASEMENT LINE	— — —	PROPOSED GUTTER ELEVATION
- - - -	CENTERLINE OF ROAD	— — —	PROPOSED CONTOUR
- - - -	EXISTING STORM SEWER	↑	PROPOSED SUMMIT LINE
- - - -	EXISTING SANITARY SEWER	↗	PROPOSED DIRECTION OF FLOW
- - - -	EXISTING SWALE OR DITCH	↘	PROPOSED OVERFLOW ROUTE
- - - -	EXISTING FENCE LINE	●	PROPOSED CATCH BASIN
XXX.XX	EXISTING TOP OF CURB ELEVATION	■	PROPOSED CURB INLET
DCI [] AI	EXISTING EDGE OF PAVEMENT ELEVATION	⊙	PROPOSED SAN MANHOLE
GI []	EXISTING CURB INLET/AREA INLET	■	PROPOSED WATER VALVE
GI []	EXISTING DOUBLE CURB INLET/AREA INLET		
MH ○	EXISTING GRATED INLET		
SANT. MH ○	EXISTING STORM MH		
WV ○	EXISTING SANITARY MH		
WM ○	EXISTING WATER VALVE		
GV ○	EXISTING WATER METER		
GM ○	EXISTING GAS VALVE		
FH ○	EXISTING GAS METER		
UP ○ PP	EXISTING FLARED END SECTION		
TB □ TP	EXISTING FIRE HYDRANT		
	EXISTING UTILITY OR POWER POLE		
	EXISTING TELEPHONE BOX OR PEDESTAL		

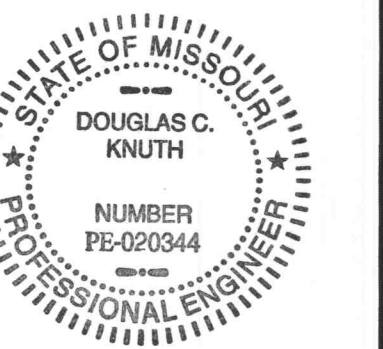
<p>1 EXT. CONC. BOLLARD SCALE: NOT TO SCALE</p>	<p>2 SIDEWALK SLAB DETAIL SCALE: NOT TO SCALE</p>	<p>3 CONCRETE WALK CJ SCALE: NOT TO SCALE</p>
<p>4 CONC. PAVING DETAIL SCALE: NOT TO SCALE</p>	<p>5 H.C. RAMP SCALE: NOT TO SCALE</p>	<p>6 CONCRETE APRON DETAIL SCALE: NOT TO SCALE</p>
<p>7 CURB & GUTTER DETAIL SCALE: NOT TO SCALE</p>	<p>8 ASPHALT PAVEMENT SCALE: NOT TO SCALE</p>	<p>8 ASPHALT PAVEMENT SCALE: NOT TO SCALE</p>



RED ROBIN GOURMET BURGERS
1440 MEXICO LOOP ROAD EAST
O'FALLON, MO
GRADING AND PAVING PLAN
ENGINEERING RE-ISSUE: 10/28/05

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- Revisions
- △ PLANNING & ZONING ISSUE 06/17/05
 - △ PLANNING & ZONING RE-ISSUE 07/06/05
 - △ PLAN REVIEW ISSUE 08/24/05
 - △ ENGR. RE-ISSUE # 24X36 09/16/05
 - △ ENGINEERING RE-ISSUE 10/12/05
 - △ ENGINEERING RE-ISSUE 10/28/05
 - △ RFI 01/10/06



I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF O'FALLON, MO. RELATING TO LANDSCAPE SITE AND CIVIL.

Drawn By NMG Checked By JPG
Scale 1" = 30' Date 6/17/05
Job No. 05-4393
Sheet No. C3.0
PLANNING AND ZONING FILE # BA-V-05-66