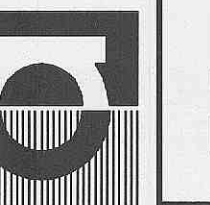


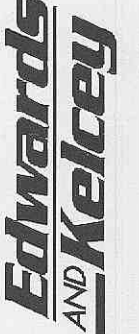
RED ROBIN GOURMET BURGERS
1440 MEXICO LOOP ROAD EAST
OF FALLON, MO

SITE PLAN
ENGINEERING RE-ISSUE: 10/28/05

CHIPMAN ADAMS LTD.
Architects
1850 N. Northwest Highway, Suite 400
Park Ridge, Illinois 60068-1443
T 847-298-6900 F 847-298-4966

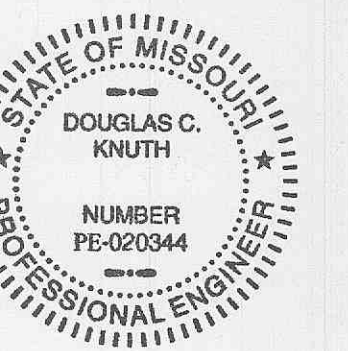


One North Franklin, Suite 500
Chicago, Illinois 60606
Voice: 312-251-3000
Fax: 312-251-3015
www.sicorp.com



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



I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE THEY COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF STATE, LOCAL AND FEDERAL GOVERNMENT RELATING TO LANDSCAPE, SITE, AND CIVIL ENGINEERING.

Drawn By: JMM
Checked By: MBM

Scale: 1" = 30'
Date: 6/17/05

Job No.: 05-4393

Sheet No.: C2.0

SITE DATA:

SITE AREA (LOT 2 PIDGEON PARK WEST)	1.68 AC (72,980 S.F.)
EXISTING ZONING	C-2 GENERAL BUSINESS
YARD SETBACK REQUIREMENTS	
FRONT	25 FT.
SIDE	10 FT.
REAR	N/A
PARKING	10 FT.
MAXIMUM LOT COVERAGE	N/R
MAXIMUM BUILDING HEIGHT ALLOWED	50 FT.
MAXIMUM BUILDING HEIGHT PROPOSED	23 FT.
PARKING REQUIRED	20.00
20 SPACES BASE	
+ 1SPACE/100 S.F. BUILDING/PATIO	
BUILDING - 6,350 S.F.	63.50
PATIO - 750 S.F.	7.50
TOTAL:	91.00 SPACES
PARKING PROVIDED	99.00 ON SITE
	28.00 OFF SITE *
TOTAL:	127.00 SPACES
LOADING SPACE REQUIRED	1
PROVIDED	WAIVER REQUESTED **

NOTES:

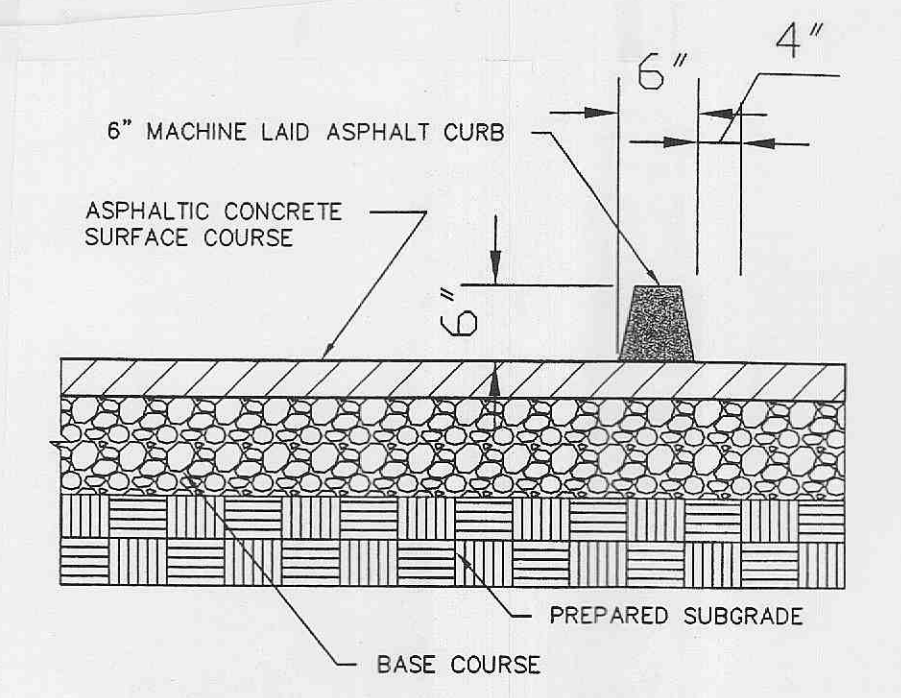
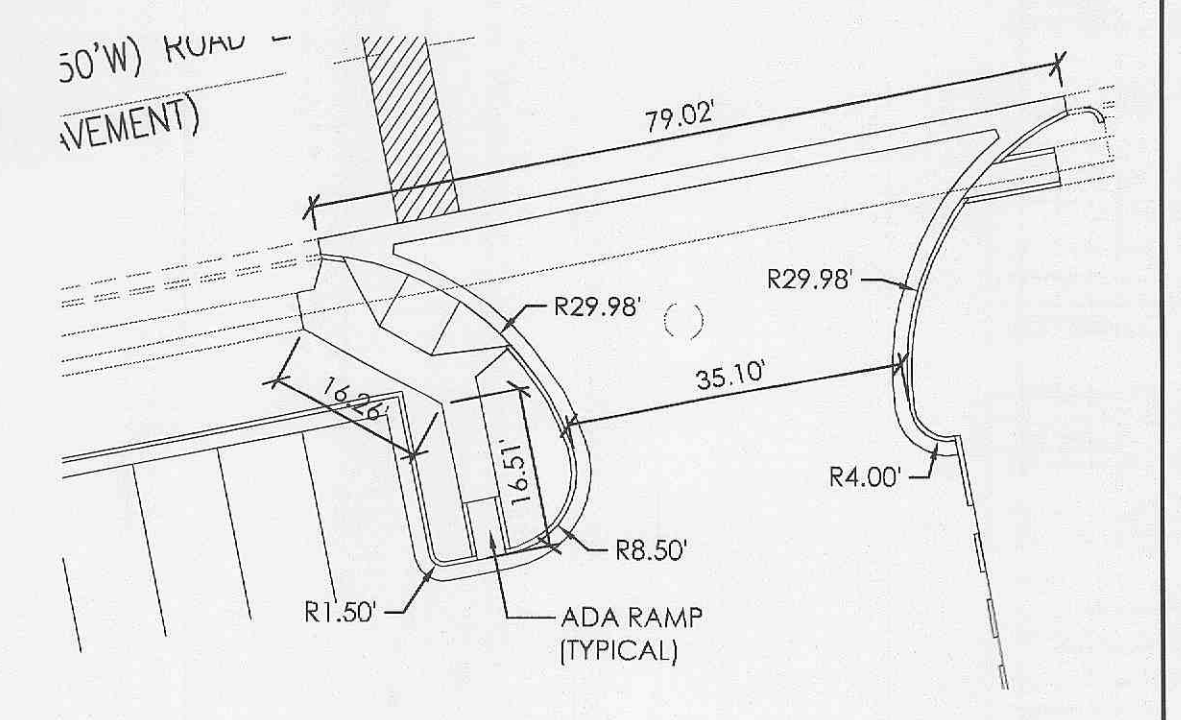
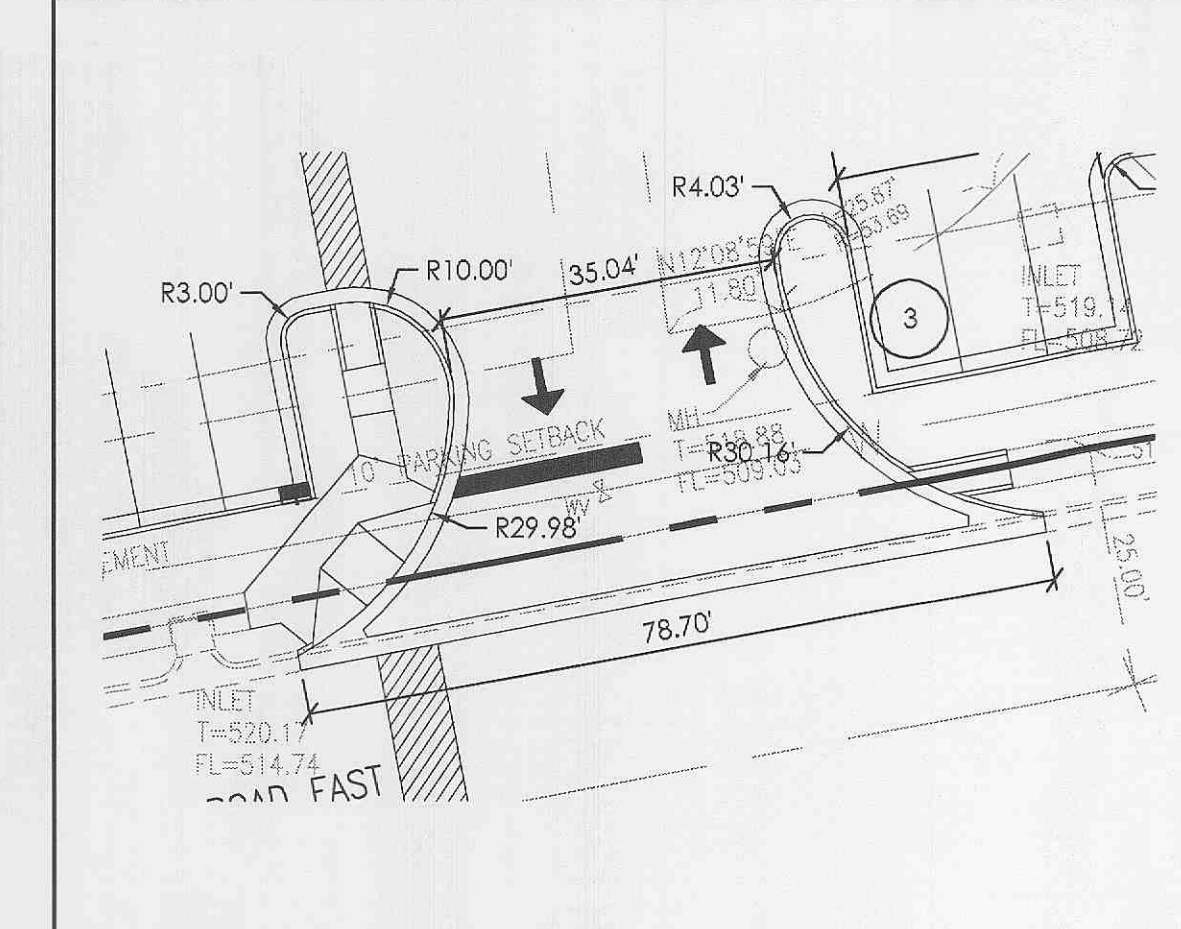
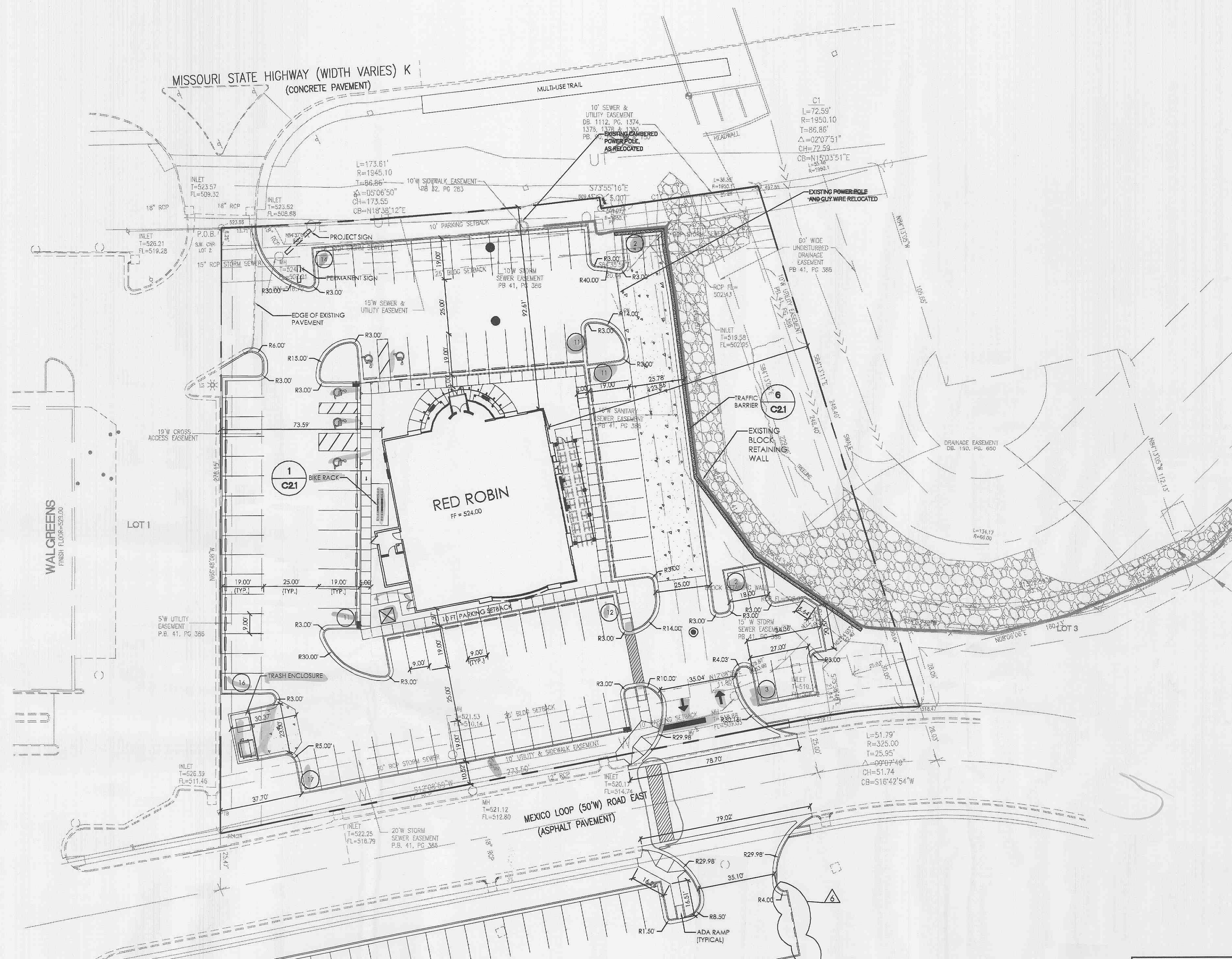
* OFF SITE PARKING TO BE PERMITTED AS PART OF THIS APPLICATION BUT CONSTRUCTED BY DEVELOPER OF PIDGEON PARK WEST.

** WAIVER REQUESTED DUE TO SITE CONSTRAINTS & DELIVERY SCHEDULE.

*** 10 FT UTILITY EASEMENT EXISTS BEHIND PUBLIC R.O.W. SIDEWALK REPLACEMENT TO CLOSEST JOINT.

LEGEND

---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	CENTERLINE OF ROAD
---	EXISTING SWALE OR DITCH
---	EXISTING FENCE LINE
CI □ AI	EXISTING CURB INLET/AREA INLET
DCI □ DAI	EXISTING DOUBLE CURB INLET/AREA INLET
□	EXISTING GRATED INLET
MHO	EXISTING STORM MH
SANT. MHO	EXISTING SANITARY MH
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
GV	EXISTING GAS VALVE
GM	EXISTING GAS METER
△	EXISTING FLARED END SECTION
FH	EXISTING FIRE HYDRANT
UP □ PP	EXISTING UTILITY OR POWER POLE
TB □ TP	EXISTING TELEPHONE BOX OR PEDESTAL



TEMPORARY ASPHALT CURB DETAIL
NOT TO SCALE

1 MEXICO LOOP ROAD EAST ACCESS DRIVES
SCALE: 1" = 20'

