



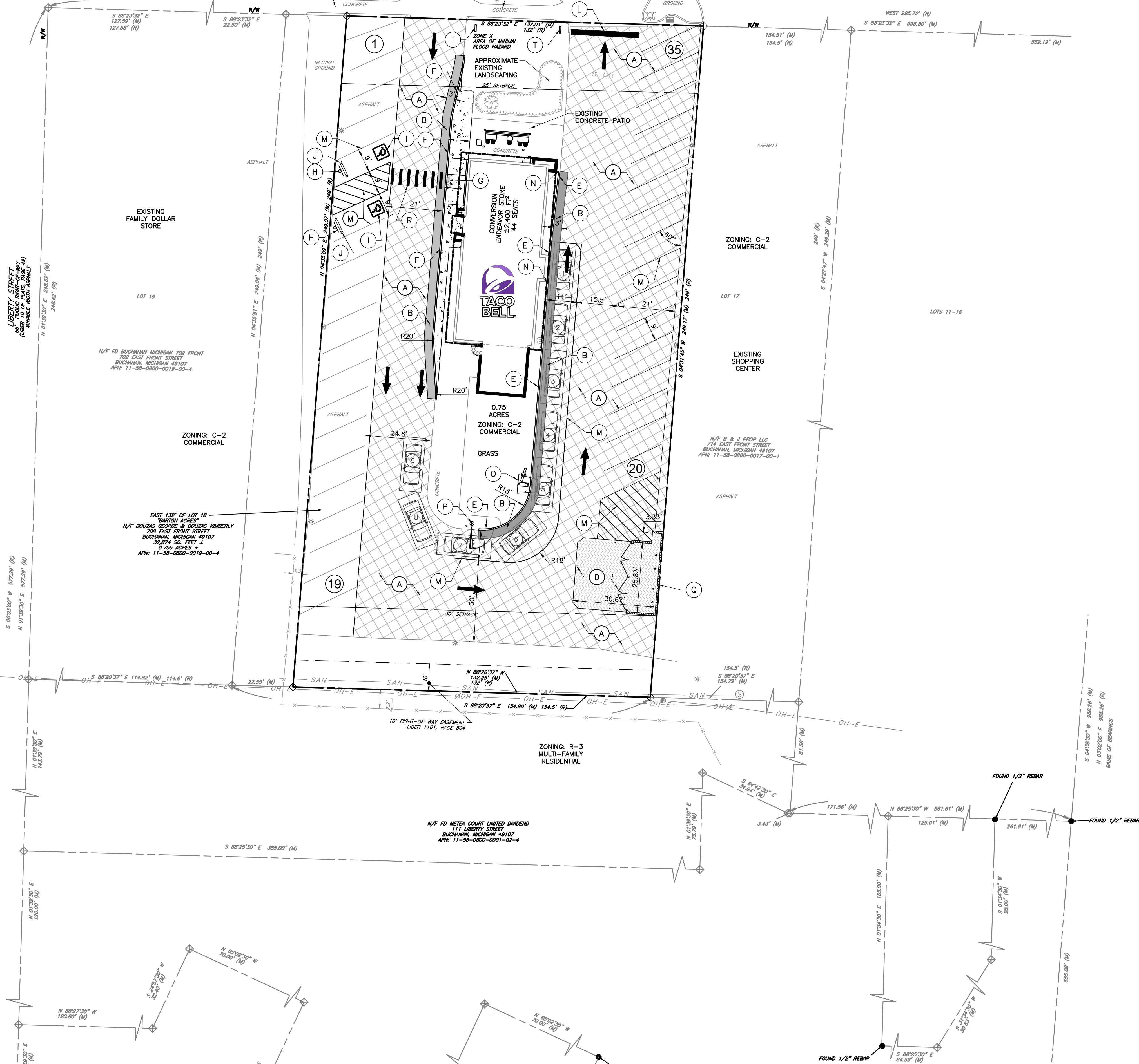
ZONING: C-2
COMMERCIAL

EAST FRONT STREET
65' PUBLIC RIGHT-OF-WAY
(LIBER 10 OF PLATS, PAGE 49)
WALKABLE WIDTH ASPHALT

EXISTING CONCRETE DRIVE
(UTILIZE AS ENTRANCE ONLY) EXISTING CONCRETE DRIVE
(UTILIZE AS EXIT ONLY)

EXISTING CONCRETE SIDEWALK EXISTING CONCRETE SIDEWALK

NATURAL GROUND NATURAL GROUND NATURAL GROUND



LEGEND:

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING SETBACK
	EXISTING DRAINAGE DITCH
	EXISTING FENCE LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED MILL AND RESURFACE
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED CONCRETE
	PROPOSED BLACK CONCRETE
	PROPOSED STRIPING
	PROPOSED SIDEWALK
	PROPOSED BUILDING
	PROPOSED PAVEMENT MARKING
	PROPOSED CHAIN LINK FENCE; TO BE DESIGNED BY OVERALL DEVELOPER
	PROPOSED LIGHT POLE

- KEY NOTES:**
- (A) MILL AND RESURFACE ASPHALT PAVEMENT
 - (B) HEAVY DUTY ASPHALT PAVEMENT
 - (C) CONCRETE PAVEMENT
 - (D) BLACK CONCRETE PAVEMENT
 - (E) CONCRETE CURB
 - (F) CONCRETE CURB AND WALK
 - (G) ACCESSIBLE CURB RAMP
 - (H) ACCESSIBLE PARKING SIGNAGE
 - (I) ACCESSIBLE PARKING PAVEMENT MARKINGS
 - (J) PRECAST CONCRETE WHEELSTOP
 - (K) MOBILE ORDER PARKING SIGNAGE
 - (L) PAVEMENT STRIPING, 24" STOP BAR
 - (M) PAVEMENT STRIPING, 4" SOLID
 - (N) BOLLARD
 - (O) MENU BOARD, ORDER CONFIRMATION, AND CANOPY
 - (P) CLEARANCE BAR
 - (Q) DUMPSTER ENCLOSURE
 - (R) PIANO KEY CROSSWALK
 - (S) LIGHT POLE
 - (T) DIRECTIONAL SIGNAGE

PROJECT TEAM:

OWNER
 BELL AMERICAN GROUP
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 MRV ARCHITECTS, INC.
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 CONTACT: JEANNE ARMANDO

- GENERAL SITE LAYOUT NOTES:**
1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
 2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
 3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
 4. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS A (4,000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
 5. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
 6. SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 7. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
 8. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
 9. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF COLLINGSVILLE. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE OWNER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.
 10. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
 11. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
 12. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
 13. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
 14. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT AND THE MICHIGAN ACCESSIBILITY CODE.
 15. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
 16. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.

REFERENCE:
 EXISTING INFORMATION BASED ON PLANS PROVIDED BY BLEW & ASSOCIATES, P.A., 3825 N. SHILOH DRIVE, FAYETTEVILLE, ARKANSAS 72703, (479) 443-4506, PROJECT NO.: 23-1742, DATED 04-07-2023.

THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. CEC, INC. DOES NOT WARRANT ANY OF THE EXISTING INFORMATION SHOWN. PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, STORM SEWER AND SANITARY SEWER, FORCE MAIN, ELECTRIC, TELECOM. ANY CONFLICTS THAT OCCUR DURING CONSTRUCTION SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER.

SITE DATA:

ZONING DATA: EXISTING ZONING CLASSIFICATION:
 C-2 COMMERCIAL DISTRICT

ZONING DATA: ADJACENT ZONING CLASSIFICATIONS:

NORTH	C-2	COMMERCIAL DISTRICT
SOUTH	R-3	MULTI-FAMILY RESIDENTIAL DISTRICT
EAST	C-2	COMMERCIAL DISTRICT
WEST	C-2	COMMERCIAL DISTRICT

JURISDICTION:
 CITY OF BUCHANAN

SITE DATA:

SITE AREA	0.75± Acres (32,874 SQ.FT.)
EXISTING IMPERVIOUS AREA	0.67± Acres (±89% OF TOTAL)
PROPOSED IMPERVIOUS AREA	0.64± Acres (±85% OF TOTAL)

PROJECT DESCRIPTION:
 THE PROJECT CONSISTS OF A NEW QUICK-SERVE RESTAURANT WITH THE ASSOCIATED PARKING AND UTILITIES.

BUILDING DATA:

BUILDING AREA	2,400 SQ.FT.
BUILDING HEIGHT	12± FT
BUILDING COVERAGE	±7.3%

PROPOSED USE:
 NEW QUICK-SERVE RESTAURANT (TACO BELL)

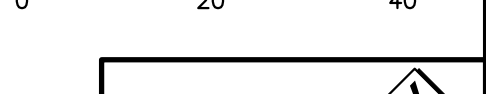
SETBACKS:

FRONT	25 FT BUILDING
SIDE	0 FT BUILDING
REAR	30 FT BUILDING

PARKING DATA:

REQUIRED PARKING SPACES (1 PER EVERY 400 SQ. FT. OF FLOOR AREA)	6 SPACES
PROPOSED PARKING SPACES (INCLUDES 2 ADA SPACES)	35 SPACES

SCALE IN FEET



PRELIMINARY
NOT FOR CONSTRUCTION

SUBMITTAL & REVISION RECORD

NO.	DATE	DESCRIPTION

Bell American Group, LLC
TACO BELL
708 EAST FRONT STREET
BUCHANAN, MICHIGAN 49107

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 Ph: 317.570.8800
 www.cecinc.com

BELL AMERICAN GROUP, LLC
TACO BELL
708 EAST FRONT STREET
BUCHANAN, MICHIGAN 49107

SITE PLAN

DATE:	JUNE 5, 2025	DRAWN BY:	KPB
DWG SCALE:	1" = 20'	CHECKED BY:	333-254
PROJECT NO.:		APPROVED BY:	

DRAWING NO. **C200**

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