

FILE NAME: I:\TRA\PROJECTS\152300 SPEEDWAY WEST CHICAGO DP2\5.0 CAD\5.08 WORKING DRAWINGS\3994-CS1-2.DWG LAST PLOTTED: 4/26/2016 12:16:42 PM BY: willey

KEY NOTES

A. GENERAL NOTES

- ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- RESTORE TO ORIGINAL OR BETTER CONDITION ALL AREAS DISTURBED BY CONSTRUCTION. UPON COMPLETION, POWER WASH ALL PAVING TO OWNER'S SATISFACTION.
- SHOW ALL MODIFIED PIPING, CONDUIT RUNS, UTILITIES AND ANY MODIFICATIONS MADE TO THE ORIGINAL DRAWINGS ON "AS-BUILT" PRINT AND TURN OVER TO OWNER'S REPRESENTATIVE UPON COMPLETION.
- TURNOVER MANUAL:
ON THE DAY OF THE "TURNOVER" THE CONTRACTOR WILL PROVIDE (THREE) COPIES OF THE COMPLETION MANUALS.
- OWNER SHALL PROVIDE AND THE CONTRACTOR SHALL IMMEDIATELY INSTALL AND MAINTAIN THROUGH OUT CONSTRUCTION (2) TEMPORARY BANNER SIGNS ANNOUNCING SPEEDWAY COMING SOON. THE SIGN SHALL DIRECT CUSTOMERS TO NEAREST SPEEDWAY(S) IF APPLICABLE. CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO COORDINATE WITH SPEEDWAY'S VENDOR TO ERECT THE ID SIGN(S) AS EARLY IN THE CONSTRUCTION PROCESS AS POSSIBLE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF THE ENTIRE SITE. THE PROPERTY CORNERS SHALL BE MARKED BY OWNER AND PROTECTED AND MAINTAINED BY CONTRACTOR.

B. BUILDING DETAILS

- CONSTRUCT C-STORE BUILDING #3994-L QUIK-BRIK PER DRAWINGS LISTED. HVAC SYSTEM SHALL BE ELECTRIC AND BE ROOF MOUNTED. THE FOLLOWING OPTIONS SHALL BE INSTALLED: ALLUCOBOND SCREENING PANELS ON ROOFTOP HANDRAIL.
- PAINT THE ENTIRE VERTICAL FACE OF THE SIDEWALK HIGHWAY YELLOW (1600014) INCLUDING 4" ONTO THE TOP OF SIDEWALK EXCEPT WHERE GRADES ARE FLUSH AT HANDICAP RAMPS OR ADJACENT TO NON-PAVED SURFACES.
- CONSTRUCT BUILDING SIDEWALK AS SHOWN ON PLOT PLAN AND PER DRAWING 3994-CP-1.
- INSTALL C-STORE ACCESS LADDER PER DRAWING STD-SF-LAD.
- PLACE 4' LANDSCAPED AREA BETWEEN THE BUILDING SIDEWALK AND THE BUILDING. SEE LANDSCAPE PLANS FOR MORE INFORMATION W/ EXCEPTION TO THE FRONT.

C. CANOPY DETAILS

- COORDINATE WITH VENDOR TO INSTALL NEW AUTO CANOPY PER MCGEE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR FOOTERS AND INSTALLING VENDOR SUPPLIED ANCHOR BOLTS.
- USE AUTO CANOPY COLUMN FOUNDATIONS SIZE (16) 4'X 4'X 5' FOR BIDDING PURPOSES IF AUTO CANOPY DRAWINGS ARE NOT AVAILABLE IN TIME FOR BIDDING. AUTO CANOPY DRAWINGS WILL BE AVAILABLE FOR CONSTRUCTION.
- CONSTRUCT 4' QUIK-BRIK SQUARE AROUND CANOPY COLUMNS PER DETAIL ON DRAWING STD-SB-1A. FINISH SHALL MATCH BUILDING.
- COORDINATE WITH VENDOR TO INSTALL NEW COMMERCIAL FUELING LANE CANOPY PER MCGEE DRAWINGS.
- USE COMMERCIAL FUELING LANE CANOPY COLUMN FOUNDATIONS SIZE (6) 4'X 4'X 7' FOR BIDDING PURPOSES IF COMMERCIAL FUELING LANE CANOPY DRAWINGS ARE NOT AVAILABLE IN TIME FOR BIDDING. COMMERCIAL FUELING LANE CANOPY DRAWINGS WILL BE AVAILABLE FOR CONSTRUCTION.
- INSTALL NEW HEAT TRACE CABLE THERMOSTAT CONTROLLER ON THE TRUCK CANOPY COLUMN OR UNDER THE BUILDING SOFFIT OUT OF DIRECT SUNLIGHT. (1) 3/4" CONDUIT TO BE INSTALLED FROM NEW THERMOSTAT TO BUILDING WIRE WAY.
- INSTALL (2) 3/4" CONDUIT WITH PULLSTRING TO TRUCK CANOPY, STUBBED ABOVE DECKING IN CENTER OF CANOPY, FOR FUTURE INSTALL OF SMARTO RFID READER.

D. DISPENSER DETAILS

- THE CONTRACTOR IS RESPONSIBLE FOR PURGING OF THE FUELING SYSTEM NECESSARY AT START-UP AND DISPENSER CALIBRATION. THE OWNER SHALL PAY FOR (1) THIRD-PARTY LINE TEST FOR EACH PRODUCT LINE AFTER PURGING IS COMPLETE. COST OF ANY ADDITIONAL DISPENSER CALIBRATIONS AND/OR LINE TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PURGE SYSTEM PER DISPENSER MANUFACTURER'S INSTRUCTIONS AND OWNER'S SPECIFICATIONS. ALL TESTING TO BE COORDINATED WITH SPEEDWAY COMPLIANCE DEPARTMENT. AFTER PURGING IS COMPLETE, CONTRACTOR SHALL REMOVE AND DISCARD SCREENS AND FACTORY FILTERS AND INSTALL NEW FILTERS (MODEL NOTED BELOW), FURNISHED BY OWNER. INSTALLATION DATES SHALL BE CLEARLY MARKED ON FILTER BY CONTRACTOR. FILTER MODELS ARE (A) AUTO: PETROCLEAR 40510A (B) AUTO-DSL AND K-1: PETROCLEAR 40510W (C) E85: CIMTEK 70991 (D) HIGHFLOW DSL: PETROCLEAR 51110W. SPEEDWAY'S MAINTENANCE DEPARTMENT SHALL INSTALL DISPENSER FACE LABELS.
- THE CONTRACTOR SHALL COMPLETE THE GILBARCO PROVIDED FORM "A" PRIOR TO START-UP. THE 0.1 TEST MUST BE COMPLETED VIA THE ATG PRIOR TO OPENING FUEL SALES. FORMS "B" AND "C" SHALL BE COMPLETED BY GILBARCO'S AUTHORIZED SERVICE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH SPEEDWAY'S PREFERRED AUTHORIZED SERVICE CONTRACTOR (ASC) FOR TRIPS AS FOLLOWS:

TRIP	GILBARCO ASC RESPONSIBILITIES	FINANCIAL RESPONSIBILITY
1.	PREP DISPENSERS FOR CONTRACTOR TO PURGE	GILBARCO
2.	REVIEW CONTRACTOR'S PURGE WORK	GILBARCO
	REVIEW CONTRACTOR'S COMPLETED GILBARCO FORM "A"	
	COMPLETE FORM "B" AND FORM "C" (PRE POS INTEGRATION)	
3.	COMPLETE FORM "B" AND FORM "C" (POST POS INTEGRATION)	GILBARCO
4.	OPENING DAY SUPPORT (SPEEDWAY REQUIREMENT)	CONTRACTOR

- INSTALL (5) NEW GILBARCO 3 PRODUCT (3+0) HIGH HOSE DISPENSER WITH CARD READER AND VAC. ASSIST. INSTALL (10) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR GASOLINE DISPENSERS. PRODUCT PIPING LINE-UP AND FRONT SIDE "A" (F.S."A") OF DISPENSERS SHALL BE AS SHOWN.
- INSTALL (3) NEW GILBARCO 4 PRODUCT (3+1) HIGH HOSE DISPENSER WITH CARD READER AND VAC. ASSIST. INSTALL (6) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR GASOLINE DISPENSERS, (2) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR DIESEL DISPENSERS AND (1) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR E-85 DISPENSER(S). PRODUCT PIPING LINE-UP AND FRONT SIDE "A" (F.S."A") OF DISPENSERS SHALL BE AS SHOWN.
- INSTALL (1) NEW GILBARCO SINGLE PRODUCT "MASTER" DIESEL DISPENSER WITH CARD READER. INSTALL (1) HOSE, NOZZLE, SWIVEL AND BREAKAWAY FOR DIESEL PRODUCT. FRONT SIDE "A" (F.S."A") OF DISPENSER SHALL BE PER STANDARD DRAWING #STD-TF-3.
- INSTALL (1) NEW GILBARCO SINGLE PRODUCT "MASTER/SATELLITE" DIESEL DISPENSERS WITH CARD READER. INSTALL (1) HOSE, NOZZLE, SWIVEL AND BREAKAWAY FOR DIESEL PRODUCT. FRONT SIDE "A" (F.S."A") OF DISPENSER SHALL BE PER STANDARD DRAWING #STD-TF-3.
- INSTALL (1) NEW GILBARCO SINGLE PRODUCT "SATELLITE" DIESEL DISPENSER. INSTALL (1) HOSE, NOZZLE, SWIVEL AND BREAKAWAY FOR DIESEL PRODUCT. FRONT SIDE "A" (F.S."A") OF DISPENSER SHALL BE PER STANDARD DRAWING #STD-TF-3.
- INSTALL NEW (1) 1" AND (2) 3/4" CONDUITS FROM WIRE WAY IN BUILDING TO EACH DISPENSER. (1) 1" CONDUIT TO BE USED FOR POWER/DATA. (1) 3/4" CONDUIT TO BE USED FOR DISPENSER SUMP SENSOR. OTHER 3/4" CONDUIT TO BE USED FOR INTERCOM AND APPLAUSE MEDIA SYSTEM. PULL NEW WIRE AND WIRE DISPENSER PER MANUFACTURER'S SPECIFICATIONS.
- INSTALL (1) 3/4" CONDUIT FROM WIRE WAY IN BUILDING TO SATELLITE DISPENSER FOR DISPENSER SUMP SENSOR. PULL NEW WIRE AND WIRE PER MANUFACTURER'S SPECIFICATIONS.
- INSTALL (1) 3/4" JUMPER CONDUIT FROM EACH MASTER DISPENSER TO THE LIKE NUMBERED SATELLITE DISPENSER. INSTALL CONSOLE AND INTERFACE EQUIPMENT. PULL NEW WIRE AND WIRE DISPENSER PER MANUFACTURER'S SPECIFICATIONS.

E. PAVING DETAILS

- CONSTRUCT NEW HIGH STRENGTH CONCRETE TANK SLAB PER DRAWINGS STD-PQ-4.1 AND 3994-CP-1.
- CONSTRUCT NEW CONCRETE CAR CANOPY ISLAND SLAB PER DRAWINGS STD-SB-2 AND 3994-CP-1.
- CONSTRUCT NEW HIGH STRENGTH CONCRETE TRUCK CANOPY SLAB PER STD-SB-2 AND 3994-CP-1.
- INSTALL NORMAL STRENGTH ASPHALT PAVEMENT WITH AN AGGREGATE BASE PER PAVEMENT SECTION 3994-CP-1 AND USE THE RECOMMENDATIONS OF GEOTECHNICAL CONSULTANT FOR ALL OTHER SUBSURFACE CONDITIONS ON THIS SITE. NOTIFY THE OWNER'S REPRESENTATIVE IF THERE ARE ANY CONFLICTS.
- INSTALL HIGH STRENGTH ASPHALT PAVEMENT WITH AN AGGREGATE BASE PER PAVEMENT SECTION 3994-CP-1 AND USE THE RECOMMENDATIONS OF GEOTECHNICAL CONSULTANT FOR ALL OTHER SUBSURFACE CONDITIONS ON THIS SITE. NOTIFY THE OWNER'S REPRESENTATIVE IF THERE ARE ANY CONFLICTS.
- CONSTRUCT A 9' WIDE NORMAL STRENGTH CONCRETE SLAB ON BUILDING FRONT PARKING AREAS AS SHOWN ON PLOT PLAN.
- CONSTRUCT (3) CONCRETE APPROACH(ES) USE HIGH STRENGTH CONCRETE PER STATE AND/OR LOCAL SPECIFICATIONS. IF APPLICABLE, REMOVE CURB THROUGH APPROACH WIDTH AND REPLACE WITH 1-1/2" HIGH DEPRESSED CURB PER APPLICABLE SPECIFICATIONS.
- INSTALL (8) NEW CONCRETE DISPENSER ISLANDS WITH 4' X 5' X 13' ISLAND FORM FOR AUTO DISPENSERS.
- INSTALL (2) NEW CONCRETE DISPENSER ISLANDS WITH 4' X 7' X 13' ISLAND FORM FOR MASTER OR MASTER/SATELLITE DIESEL DISPENSERS. ENTIRE WIDTH OF THE DEF AND DIESEL CABINETS TO BE CENTERED ON THE ISLAND PER STD-TF DETAILS.
- INSTALL (1) NEW CONCRETE DISPENSER ISLAND WITH 4' X 5' X 13' ISLAND FORM FOR SATELLITE DIESEL DISPENSER.
- CONSTRUCT CONCRETE CURB AND GUTTER IN RIGHT-OF-WAY PER STATE AND/OR LOCAL SPECIFICATIONS. MACHINE FORMED CURB AND GUTTER MAY BE USED IF ALLOWED BY STATE AND/OR LOCAL SPECIFICATIONS.
- CONSTRUCT MACHINE FORMED OR CAST IN PLACE CONCRETE CURB AND GUTTER INSIDE PROPERTY LINES PER DRAWING 3994-CP-1.
- CONSTRUCT RAMP WITH DETECTABLE WARNING SURFACE IN CONCRETE WALK PER APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS
- INSTALL 2'-0" WIDE DETECTABLE WARNING SURFACE ALIGNED ON ACCESSIBLE AISLE PER APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS
- INSTALL CONCRETE SLAB FOR AIR MACHINE PER DRAWING 3994-QS-1. INSTALL (1) 3/4" CONDUIT AND WIRE PER MANUFACTURER'S RECOMMENDATIONS. VERIFY INSTALLATION DETAILS WITH VENDOR.
- AFTER MILLING ALL EXISTING ASPHALT PAVEMENT NOT AFFECTED BY NEW CONSTRUCTION OR NEW GRADING DESIGN. APPLY TACK COAT AND OVERLAY WITH A 1-1/2" THICK ASPHALT WEARING SURFACE PER DRAWING 3994-CP-1. CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER SURFACE DRAINAGE. NO PONDING OF WATER ON THE FINAL SURFACE WILL BE ALLOWED.
- BID AS ALTERNATE A: PROVIDE A PRICE TO SUBSTITUTE CONCRETE PAVEMENT FOR ASPHALT PAVEMENT AND PROTECT FOR COLD WEATHER INSTALLATION.

F. YARD AREA DETAILS

- CONSTRUCT DUMPSTER ENCLOSURE AND COLLECTION PAD W/ ATTACHED COMPRESSOR SHED AND RELOCATED WIRING AND CONDUIT PER DRAWING 3994-SS-QB-C6. GATE SHALL BE BOARD ON BOARD. ENCLOSURE SHALL BE SAME AS BUILDING MATERIAL.
- SUPPLY AND INSTALL (10) 6" BOLLARDS PER DETAIL ON DRAWING 3994-QS-1 AND STD-SS SERIES DRAWING. BOLLARD SHALL BE PAINTED RED PER OWNER'S SPECIFICATIONS.
- SUPPLY AND INSTALL (12) 8" BOLLARDS PER DETAIL ON DRAWING 3994-QS-1. BOLLARD SHALL BE PAINTED RED PER OWNER'S SPECIFICATIONS.
- PAINT INDICATED ACCESSIBLE PARKING STALLS AND INSTALL SIGNAGE PER APPLICABLE CODES. PAINT ALL OTHER PARKING STRIPES YELLOW.
- INSTALL 3" PVC PIPE TO HOLD TANK STICK PER OWNER'S REPRESENTATIVE.
- PROVIDE AND INSTALL CODE APPROVED FIRE EXTINGUISHER(S) (1 MINIMUM) WITH PLASTIC BOX HOLDER IN APPROVED LOCATIONS AS REQUIRED BY LOCAL FIRE OFFICIALS. FIRE EXTINGUISHERS SHALL BE LOCATED SUCH THAT AN EXTINGUISHER IS NOT MORE THAN 75 FEET FROM PUMPS, DISPENSERS, OR STORAGE TANK FILL OPENING FIRE EXTINGUISHER MINIMUM RATING SHALL BE 2-A20-B-C.
- CONSTRUCT (10) 24" DIAMETER LIGHT POLE BASES 2'-0" HIGH FOR 30' HIGH LIGHTS PER DETAILS ON DRAWING 3994-QS-1. INSTALL (1) 3/4" CONDUIT TO EACH BASE FROM ELECTRICAL PANELS PER THE OWNER'S REPRESENTATIVE AND WIRE FIXTURES. CONTRACTOR IS RESPONSIBLE FOR TOUCH-UP PAINTING ON POLES, ANCHORS BOLTS, ETC.
- PROVIDE AND INSTALL (1) 1" CONDUIT AND WIRING FROM ELECTRICAL PANEL TO PRICER SIGN FOR 120V POWER. ALSO PROVIDE A WIRELESS CONTROL FROM MANAGER'S WORKSTATION TO PRICER SIGN.
- PROVIDE AND INSTALL (1) 3/4" CONDUIT (OR LARGER BASED ON NEC CODES) AND WIRING FROM ELECTRICAL PANEL TO DIRECTIONAL SIGN FOR 120V POWER.
- CONTRACTOR SHALL SUPPLY AND INSTALL CONDUIT (SIZED PER NEC CODES), AND RG59/18-2 SIAMESE CABLE FOR YARD SECURITY CAMERAS TO THESE LOCATIONS. SECURITY CAMERAS SHALL BE INSTALLED BY SPEEDWAY MAINTENANCE DEPT.
- CONTRACTOR SHALL INSTALL CONDUIT (SIZED PER NEC CODES) AND INSTALL PULL STRING FOR FUTURE YARD SECURITY CAMERAS TO THESE LOCATIONS.
- CONTRACTOR TO INSTALL 72 SQ.FT. MONUMENT TRADEMARK SIGN (3994-AG-S072B).
- 24 INCH PAINTED STOP BAR.
- CROSS WALK PAINTED STRIPING.
- DIRECTIONAL SIGNAGE.
- PAINTED DIRECTIONAL ARROWS.
- MOUNTABLE RUMBLE MEDIAN.
- EXISTING FIRE HYDRANT.
- PROPOSED FIRE HYDRANT.
- PROPOSED IDOT WATER VALVE VAULT (BY OTHERS).
- EXISTING SANITARY MANHOLE.
- PROPOSED STORM STRUCTURE.
- PROPOSED IDOT STORM STRUCTURE.
- PROPOSED WATER STRUCTURE.
- PROPOSED TRANSFORMER PAD.

LINE AND CURVE TABLE

NO.	RADIUS	LENGTH	PC / START	PT / END
C1	50.00'	36.07'	N: 1898061.14 E: 1010824.23	N: 1898063.96 E: 1010789.04
C2	5.00'	12.10'	N: 1898059.02 E: 1010771.90	N: 1898049.69 E: 1010771.15
C3	3.00'	4.71'	N: 1898040.59 E: 1010790.43	N: 1898042.03 E: 1010794.42
C4	3.00'	4.21'	N: 1897966.21 E: 1010955.47	N: 1897962.46 E: 1010956.46
C5	12.00'	20.86'	N: 1897962.46 E: 1010956.46	N: 1897967.19 E: 1010974.17
C6	5.00'	7.85'	N: 1898053.12 E: 1011014.70	N: 1898059.77 E: 1011012.31
C7	3.00'	6.23'	N: 1898076.55 E: 1010944.43	N: 1898080.82 E: 1010941.53
C8	2.00'	5.27'	N: 1898075.51 E: 1010858.82	N: 1898071.70 E: 1010858.09
C9	35.00'	49.24'	N: 1898070.55 E: 1011126.11	N: 1898058.79 E: 1011082.38
C10	45.00'	24.97'	N: 1898071.07 E: 1011056.34	N: 1898075.08 E: 1011032.02
C11	15.00'	8.32'	N: 1898075.08 E: 1011032.02	N: 1898076.41 E: 1011023.92
C12	1.00'	2.42'	N: 1898093.06 E: 1010988.62	N: 1898094.93 E: 1010988.77
C13	5.00'	10.02'	N: 1898144.86 E: 1011161.93	N: 1898139.29 E: 1011168.25
C14	70.00'	41.27'	N: 1898139.29 E: 1011168.25	N: 1898102.63 E: 1011150.65
C15	20.00'	43.97'	N: 1898248.64 E: 1011148.90	N: 1898213.65 E: 1011142.14
C16	20.00'	21.24'	N: 1898070.96 E: 1010647.27	N: 1898075.97 E: 1010627.64

LINE AND CURVE TABLE

NO.	RADIUS	LENGTH	PC / START	PT / END
C17	50.00'	16.56'	N: 1897999.62 E: 1010532.19	N: 1897996.54 E: 1010548.38
C18	100.00'	50.17'	N: 1897996.54 E: 1010548.38	N: 1898007.79 E: 1010596.74
C19	20.00'	27.44'	N: 1898007.79 E: 1010596.74	N: 1898031.08 E: 1010606.73
C20	3.00'	7.26'	N: 1897979.79 E: 1010590.24	N: 1897985.41 E: 1010590.33
C21	118.00'	36.49'	N: 1897985.41 E: 1010590.33	N: 1898002.77 E: 1010622.27
C22	8.00'	18.78'	N: 1898002.77 E: 1010622.27	N: 1897995.42 E: 1010635.06
C23	68.00'	29.60'	N: 1897995.42 E: 1010635.06	N: 1897966.18 E: 1010637.80
C24	3.00'	6.78'	N: 1897966.18 E: 1010637.80	N: 1897962.48 E: 1010633.83
C25	55.00'	36.81'	N: 1897938.78 E: 1010685.37	N: 1897963.06 E: 1010658.63
C26	50.00'	89.45'	N: 1897963.06 E: 1010658.63	N: 1898035.03 E: 1010688.68
C27	30.00'	21.64'	N: 1898039.63 E: 1010704.64	N: 1898037.93 E: 1010725.75
C28	10.00'	15.71'	N: 1898035.43 E: 1010731.05	N: 1898022.12 E: 1010735.83
C29	20.00'	31.42'	N: 1898003.13 E: 1010726.87	N: 1897976.51 E: 1010736.43
C30	25.00'	16.89'	N: 1897898.93 E: 1010900.91	N: 1897897.23 E: 1010917.39
C31	20.00'	16.51'	N: 1897907.80 E: 1010961.59	N: 1897917.48 E: 1010974.38
C32	15.00'	23.56'	N: 1898032.93 E: 1011031.72	N: 1898040.10 E: 1011051.68

LINE AND CURVE TABLE

NO.	RADIUS	LENGTH	PC / START	PT / END
C33	35.00'	57.42'	N: 1898036.23 E: 1011059.87	N: 1897987.48 E: 1011075.48
L1		26.12'	N: 1898050.00 E: 1010847.86	N: 1898061.14 E: 1010824.23
L2		17.85'	N: 1898063.96 E: 1010789.04	N: 1898059.02 E: 1010771.90
L3		21.32'	N: 1898049.69 E: 1010771.15	N: 1898040.59 E: 1010790.43
L4		15.00'	N: 1898042.03 E: 1010794.42	N: 1898055.59 E: 1010800.82
L5		178.00'	N: 1898055.59 E: 1010800.82	N: 1897979.66 E: 1010961.81
L6		14.87'	N: 1897979.66 E: 1010961.81	N: 1897966.21 E: 1010955.47
L7		95.00'	N: 1897967.19 E: 1010974.17	N: 1898053.12 E: 1011014.70
L8		11.00'	N: 1898059.77 E: 1011012.31	N: 1898064.46 E: 1011002.37
L9		24.00'	N: 1898064.46 E: 1011002.37	N: 1898042.76 E: 1010992.13
L10		57.55'	N: 1898042.76 E: 1010992.13	N: 1898067.31 E: 1010940.08
L11		2.21'	N: 1898074.54 E: 1010943.49	N: 1898076.55 E: 1010944.43
L12		82.88'	N: 1898080.82 E: 1010941.53	N: 1898075.51 E: 1010858.82
L13		28.79'	N: 1898058.79 E: 1011082.38	N: 1898071.07 E: 1011056.34
L14		39.03'	N: 1898076.41 E: 1011023.92	N: 1898093.06 E: 1010988.62
L15		180.22'	N: 1898094.93 E: 1010988.77	N: 1898144.86 E: 1011161.93

LINE AND CURVE TABLE

NO.	RADIUS	LENGTH	PC / START	PT / END
L16		10.48'	N: 1898255.09 E: 1011140.63	N: 1898248.64 E: 1011148.90
L17		515.04'	N: 1898213.65 E: 1011142.14	N: 1898070.96 E: 1010647.27
L18		36.85'	N: 1898031.08 E: 1010606.73	N: 1898066.49 E: 1010596.52
L19		46.91'	N: 1897962.48 E: 1010633.83	N: 1897979.79 E: 1010590.24
L20		16.61'	N: 1898035.03 E: 1010688.68	N: 1898039.63 E: 1010704.64
L21		5.86'	N: 1898037.93 E: 1010725.75	N: 1898035.43 E: 1010731.05
L22		9.00'	N: 1898022.12 E: 1010735.83	N: 1898013.98 E: 1010731.99
L23		7.00'	N: 1898009.46 E: 1010729.86	N: 1898003.13 E: 1010726.87
L24		181.85'	N: 1897976.51 E: 1010736.43	N: 1897898.93 E: 1010900.91
L25		45.44'	N: 1897897.23 E: 1010917.39	N: 1897907.80 E: 1010961.59
L26		37.38'	N: 1897917.48 E: 1010974.38	N: 1897950.09 E: 1010992.64
L27		91.59'	N: 1897950.09 E: 1010992.64	N: 1898032.93 E: 1011031.72
L28		9.05'	N: 1898040.10 E: 1011051.68	N: 1898036.23 E: 1011059.87

ENgineering

28100 TORCH PARKWAY
WARRENVILLE, IL 60555
TEL 630-353-4000
FAX 630-353-7777
WWW.ENGINEERING.COM

Speedway®

Prepared By:
Speedway
Engineering and Construction Dept.
Evan, OH 45223

PLOT PLAN NOTES

NEW BUILD
1501 W. ROOSEVELT ROAD
DUPAGE COUNTY
CITY OF WEST CHICAGO, IL

STORE OR
BLDG NO.

3994

VERSION OR
PROJECT ID

75697

SCALE

NO SCALE

DESIGN TEAM

DATE

OWNER R. WILLEY 04/03/15

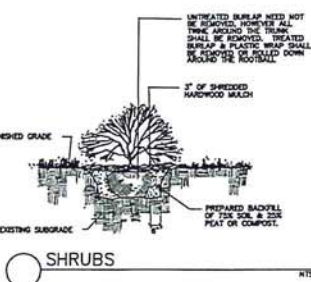
PMGR. R. RABERG 04/03/15

BYWR. E. DUL 04/03/15

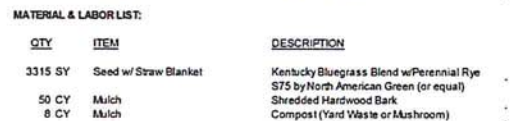
CRWG. NO.

3994-CS2

NOT FOR CONSTRUCTION



DECIDUOUS TREE



STORE OR BLDG NO.	3994	
VERSION OR PROJECT ID	75697	
SCALE	1"=30'-0"	
DESIGN TEAM	DATE	
DGNR. R. METZ	4/2/15	
P.MGR. R. METZ		
RYMR. R. METZ		
DRWG. NO.	3994.1 P1	

NOT FOR CONSTRUCTION

ROOSEVELT RD. LANDSCAPE YARD - 361.98"
361.95 x 5 = 1809.9 or 1810 LANDSCAPE POINTS

Qty.	Plant type & Point Value	Points	%
7	Deciduous Shade Trees @ 100	700	39%
8	Evergreen Trees @ 60	480	27%
4	Ornamental Trees @ 50	200	11%
0	Tall Shrubs @ 15	0	0%
37	Low Shrubs @ 10	370	20%
60	Perennials/Grasses @ 1	60	3%
		1810	100%

ROOSEVELT RD. & WASHINGTON ST. LANDSCAPE YARD - 71.65
71.65 x 5 = 358.25 or 358 LANDSCAPE POINTS

Qty.	Plant type & Point Value	Points	%
2	Deciduous Shade Trees @ 100	200	56%
0	Evergreen Trees @ 60	0	0%
2	Ornamental Trees @ 50	100	29%
0	Tall Shrubs @ 15	0	0%
6	Low Shrubs @ 10	60	16%
0	Perennials/Grasses @ 1	0	0%
		360	100%

WASHINGTON ST. LANDSCAPE YARD - 306.57"
306.57 x 5 = 1532.85 or 1533 LANDSCAPE POINTS

Qty.	Plant type & Point Value	Points	%
7	Deciduous Shade Trees @ 100	700	46%
5	Evergreen Trees @ 60	300	20%
3	Ornamental Trees @ 50	150	10%
5	Tall Shrubs @ 15	75	5%
26	Low Shrubs @ 10	260	17%
78	Perennials/Grasses @ 1	78	5%
		1533	100%

N.W. PROPERTY LINE LANDSCAPE YARD - 659.10"
659.10 x 5 = 3295.5 or 3296 LANDSCAPE POINTS

Qty.	Plant type & Point Value	Points	%
18	Deciduous Shade Trees @ 100	1800	55%
0	Evergreen Trees @ 60	0	0%
6	Ornamental Trees @ 50	300	9%
60	Tall Shrubs @ 15	900	27%
30	Low Shrubs @ 10	300	9%
0	Perennials/Grasses @ 1	0	0%
		3300	100%

N.W. BUILDING FOUNDATION LANDSCAPE YARD - 37"
37 x 4 = 148 LANDSCAPE POINTS

Qty.	Plant type & Point Value	Points	%
0	Deciduous Shade Trees @ 100	0	0%
0	Evergreen Trees @ 60	0	0%
0	Ornamental Trees @ 50	0	0%
0	Tall Shrubs @ 15	0	0%
14	Low Shrubs @ 10	140	95%
8	Perennials/Grasses @ 1	8	5%
		148	100%

WEST BUILDING FOUNDATION LANDSCAPE YARD - 37"
37 x 4 = 148 LANDSCAPE POINTS

Qty.	Plant type & Point Value	Points	%
0	Deciduous Shade Trees @ 100	0	0%
0	Evergreen Trees @ 60	0	0%
0	Ornamental Trees @ 50	0	0%
0	Tall Shrubs @ 15	0	0%
15	Low Shrubs @ 10	150	100%
0	Perennials/Grasses @ 1	0	0%
		150	100%

EAST BUILDING FOUNDATION LANDSCAPE YARD - 37"
37 x 4 = 148 LANDSCAPE POINTS

Qty.	Plant type & Point Value	Points	%
0	Deciduous Shade Trees @ 100	0	0%
0	Evergreen Trees @ 60	0	0%
0	Ornamental Trees @ 50	0	0%
0	Tall Shrubs @ 15	0	0%
15	Low Shrubs @ 10	150	100%
0	Perennials/Grasses @ 1	0	0%
		150	100%

NORTH BUILDING FOUNDATION LANDSCAPE YARD - 68"
68 x 4 = 272 LANDSCAPE POINTS

Qty.	Plant type & Point Value	Points	%
0	Deciduous Shade Trees @ 100	0	0%
0	Evergreen Trees @ 60	0	0%
1	Ornamental Trees @ 50	50	18%
2	Tall Shrubs @ 15	30	11%
19	Low Shrubs @ 10	190	68%
8	Perennials/Grasses @ 1	8	3%
		278	100%

SIGN AREA = 72 s.f.
72 x 1.5 = 108 s.f. of Landscape Area
Landscape Area Provided = 345 s.f.

* Length less curb cuts
** Length less sidewalks

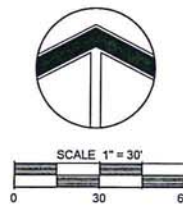
A. GENERAL NOTES

- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT. ALL MATERIAL SHALL ALSO CONFORM TO THE SPEEDWAY SPECIFICATIONS SECTION 329200 - TURF & GRASSES AND SECTION 329300 - PLANTS. FOR ANY SPECIFICATION CONFLICTS, THE AMERICAN STANDARD FOR NURSERY STOCK IS THE CONTROLLING SPECIFICATION.
- IF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST ARE FOUND, CONTACT THE OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR LANDSCAPE PORTION OF WORK.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY OWNERS REPRESENTATIVE. AT THE END OF THIS PERIOD, PLANT MATERIAL DEEMED AS DEAD OR UNSATISFACTORY BY OWNERS REPRESENTATIVE SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS OR GET DAMAGED.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS SHOWN ARE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION SHOWING GENUS, SPECIES AND VARIETY AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNERS PROPERTY. AFTER REMOVAL OF NOTED ITEMS, AMEND SOIL WITH ONE PART COMMERCIAL GRADE POTTING SOIL, 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4 INCH LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
- ALL PLANTS, INCLUDING TREES, SHRUBS, GROUND COVER, AND FLOWERS, SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- GROUND COVER AND FLOWERS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS ORIGINAL GRADE BEFORE DIGGING. TREES AND SHRUBS SHALL HAVE A FINISH GRADE OF +1 INCH MAXIMUM TO ORIGINAL GRADE.
- REFER TO SPEEDWAY SPECIFICATIONS SECTION 329200 - "TURF AND GRASSES" AND SECTION 329300 - "PLANTS" FOR TYPES OF MULCHES TO BE USED ON SITE.
- TREES ARE TO BE A MINIMUM OF 3 FEET AWAY FROM ANY HARDSCAPE FEATURE SUCH AS CURBS, WALKS, ETC. TREES SHALL HAVE A ROOT BARRIER SYSTEM IF WITHIN 3-5 FEET OF ANY HARDSCAPE FEATURE.
- MAINTAIN 3 FEET MINIMUM FROM THE NEAREST DRIPLINE/ROOT BALL EDGE OF PLANTED TREES TO THE NEAREST EDGE OF ANY UTILITY LINES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCING WORK AND PROVIDE A ROOT BARRIER SYSTEM FOR TREES WITHIN 3-5 FEET OF UTILITY LINES.
- ALL AREAS NOTED "GRADE AND SEED" AND "MULCHED PLANT BED" WILL RECEIVE TOP SOIL AS INDICATED IN SPEEDWAY SPECIFICATIONS. FOR NON-IRRIGATION SITES, WATER LAWN FOR 30 DAYS POST TURNOVER DATE.
- ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT AND WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
- ALL STORM WATER DETENTION BASINS SHALL HAVE GRASS COVERAGE UNLESS LOCAL CODE DICTATES OTHER TYPE OF VEGETATION TREATMENT OR AS CALLED OUT ON THE LANDSCAPING PLAN.

B. IRRIGATION NOTES

- CONTRACTOR SHALL DESIGN, SUPPLY, AND INSTALL IRRIGATION SYSTEM FOR ALL SODDED AND PLANTER AREAS AS SHOWN THIS SHEET. DESIGN SHALL BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- THE IRRIGATION SYSTEM SHALL CONFORM TO SPEEDWAY SPECIFICATIONS SECTION 328400 - "PLANTING IRRIGATION".
- PROVIDE HYDRAULIC ANALYSIS OF CRITICAL FLOW RATE (GPM) AND STATIC PRESSURE REQUIRED FOR SYSTEM TO FUNCTION AS DESIGNED.
- CONFIRM EXISTING WATER SOURCE AVAILABLE FLOW RATE (GPM), STATIC PRESSURE AT POINT OF CONNECTION AND SERVICE LINE SIZE AT POINT OF CONNECTION. CONTRACTOR NOTE: NOTIFY SPEEDWAY IF WATER SOURCE DOES NOT COMPLY WITH HYDRAULIC ANALYSIS REQUIREMENTS.
- LOCATE AND IDENTIFY TYPE / SIZE OF DEDICATED WATER METER AND BACKFLOW PREVENTER ON PLANS.
- DESIGN SEPARATE ZONES FOR TURF AND MIXED LANDSCAPE (TREES, SHRUBS, PERENNIALS OR GROUND COVER).
- SHRUBS, GROUND COVER AND TREES SHOULD BE IRRIGATED WITH DRIP IRRIGATION.
- PROVIDE DRIP PLANT IRRIGATION, WITH A FLOW METER, FOR LANDSCAPED AREAS WHERE TYPICAL SPRAY IRRIGATION LINES CANNOT BE UTILIZED.
- TURF SHALL BE IRRIGATED WITH 6 INCH POP-UP SPRINKLERS.
- LIST OF SPRINKLER NOZZLES THAT ARE ACCEPTABLE TO SPEEDWAY: HUNTER MPROTATOR, RAIN BIRD HE-VAN SPRAY NOZZLE, AND TORO PRECISION SPRAY NOZZLE.
- PROVIDE A DETAIL SHEET OR MANUFACTURERS SPECIFICATIONS FOR CONTROLLER, VALVES, DRIPLINE, HEADS, AND PIPES.
- MINIMUM 2 YEAR MANUFACTURER WARRANTY ON IRRIGATION PRODUCTS.
- CONTROLLER TYPE, SIZE AND LOCATION SHALL BE IDENTIFIED ON PLANS ALONG WITH POWER REQUIREMENTS AND CONNECTIONS.
- LOCATE ALL SLEEVING ON PLANS FOR HARD SURFACE CROSSINGS. SLEEVES SHOULD BE CALLED OUT 2 TIMES PIPE SIZE.
- ALL PIPE SHALL BE SIZED ON THE PLAN AND OR A STATEMENT OF WHAT SIZE THE UN-SIZED PIPE SHOULD BE ON THE PLAN.
- SHOW ALL CONTROL VALVES, PRESSURE REDUCERS, QUICK COUPLERS AND IRRIGATION HEADS.
- PROVIDE FLOW SENSOR ON EACH SYSTEM THAT WILL SHUT DOWN A ZONE OR MAINLINE IF A LEAK IS DETECTED.
- PROVIDE SMART CONTROL SYSTEM THAT EMPLOYS EITHER A CLIMATE SENSOR OR MOISTURE SENSOR TO AUTOMATICALLY ADJUST THE IRRIGATION OPERATIONAL PROGRAM TO MEET THE ACTUAL PLANT WATER REQUIREMENTS.
- PROVIDE A DETAIL AND OR NOTES THAT DEFINE PIPE DEPTHS, MAINLINE, LATERALS AND SLEEVES AND PIPE LOCATION RELATIVE TO CURBS AND HARDSCAPES.
- NO IRRIGATION HEADS, VALVES OR LINES TO BE WITHIN 36 INCHES FROM BACK OF CURB TO PROTECT SYSTEM FROM VEHICULAR DAMAGE. PUT THE IRRIGATION HEADS, VALVES OR LINES AT THE BACK OF NARROW LANDSCAPED AREAS. CONTRACTOR TO ADJUST SPRINKLER HEADS TO ACCOMMODATE 36 INCH (MIN.) STRIP OF GRASS BEHIND THE CURB.
- INSTALL A 3 INCH PVC PIPE WITH PROPER COVER AND CAPPED ENDS UNDER APPROACHES. PIPE WILL BE UTILIZED FOR IRRIGATION LINES GOING UNDER PAVEMENT BETWEEN PLANTING BEDS.
- PREVENT EXCESSIVE WATER SPRAY OVER SIDEWALKS OR DRIVES.

CALL
JULIE
48 HOURS
BEFORE YOU DIG
1-800-892-0123
TOLL FREE
Operator 24 Hours
Every Day



STORE OR BLDG NO.	3994
VERSION OR PROJECT ID	75697
SCALE	1"=30'-0"
DESIGN TEAM	DATE
OWNER R. METZ	4/2/15
P.MGR. R. METZ	
RYMR. R. METZ	
DRAW. NO.	3994-LP2

NOT FOR CONSTRUCTION

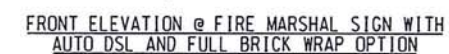
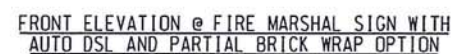
ENEngineering
28100 TORCH PARKWAY
WARRENVILLE, IL 60555
TEL. 630-353-4000
FAX 630-353-7777
WWW.ENENGINEERING.COM



Speedway
Prepared By:
Speedway Engineering and Construction Dept.
Engr. OH 45323

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PROJECT NUMBER: 187200



Speedway®

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Engineering and Construction Dept.
Enon, OH 45323

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CANOPY COLUMN DETAILS
AUTO

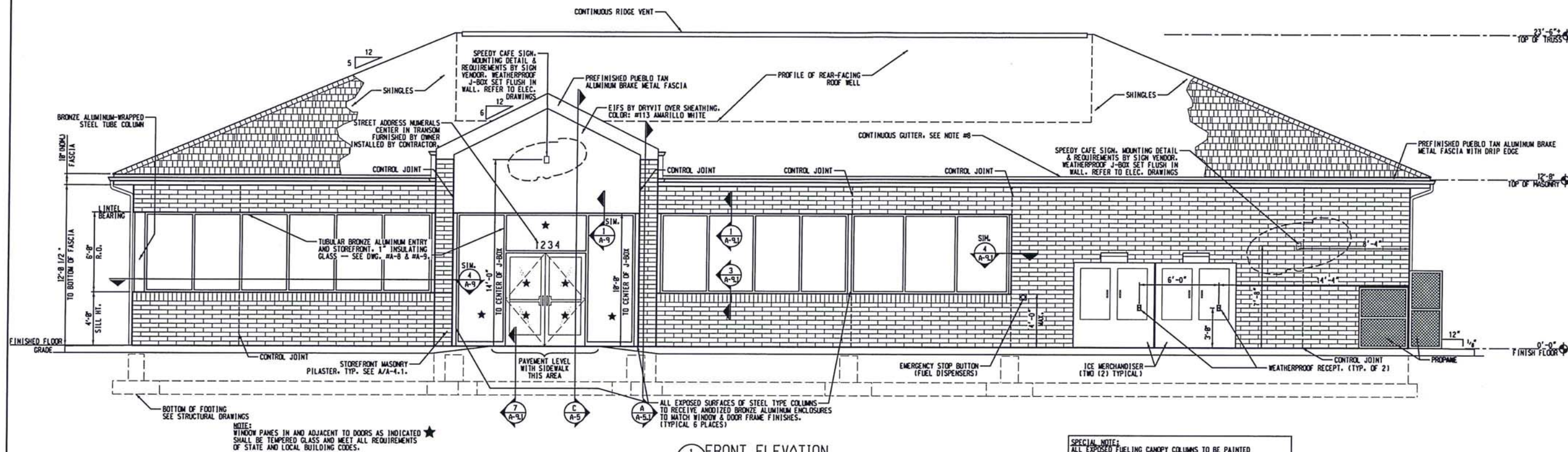
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OWNER. R. THORNTON	02/01/16
P.MGR. J. FRYE	02/01/16
RYMR. E. NICHOLAS	02/01/16
DRWG. NO.	

STD-ACC-A



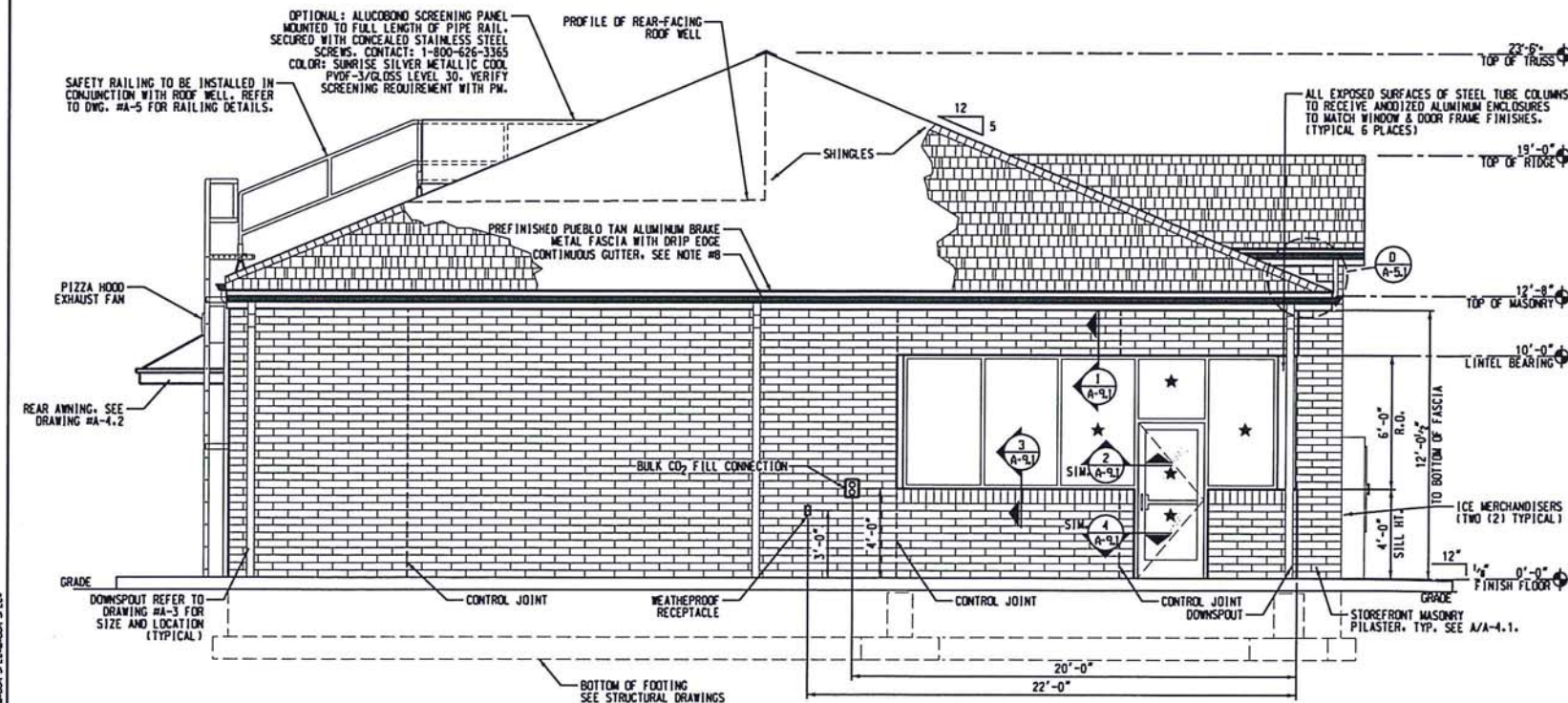
RICHARD L. BOWEN
+ ASSOCIATES INC.
13000 S. Highway 4400
Enon, OH 45323
Phone: (614) 453-2100
Fax: (614) 453-2101
www.rlb.com

Speedway
Prepared By:
Speedway Engineering and Construction Dept.
Enon, OH 45323

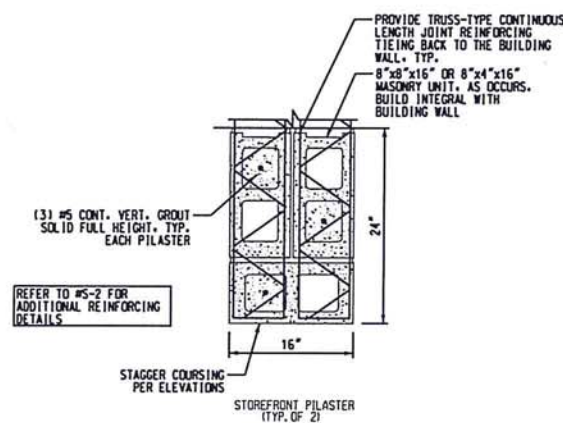


1 FRONT ELEVATION
A-1.2 SCALE: 1/4" = 1'-0"

SPECIAL NOTES:
ALL EXPOSED FUELING CANOPY COLUMNS TO BE PAINTED
P-5 (METSLIKE) - SEE BUILDING PAINT SCHEDULE ON SHEET #A-6.



2 LEFT ELEVATION
A-1.2 SCALE: 1/4" = 1'-0"



A PILASTER DETAIL
A-4.1 SCALE: 1" = 1'-0"

NOTES:

1. STOREFRONT FRAMING SYSTEM WILL BE MANUFACTURED BY TUBELITE, INC. (OR APPROVED EQUIVALENT). CONTRACTOR SHALL PLACE ORDER BY CONTACTING:
TUBELITE, INC.
REED CITY, MI
PURCHASED FROM:
BIGLOW GLASS, INC.
PHONE: (419) 422-3523 EMAIL: info@biglowglass.com
2. ARCHITECTURAL CONCRETE MASONRY UNITS, MORTAR AND A.C.M. UNITS SHALL HAVE INTEGRAL WATER PROOFING. PROVIDE SPRAY APPLIED SEALER AS BASE "ENVIROSEAL PBT" OR EQUAL.
AS MANUFACTURED BY:
- OLD CASTLE MASONRY: QUIKBRIX - HERITAGE BLEND
WEBSITE: www.quikbrix.com
ATTN: JIM COOPER PHONE: (877) 506-2745
3. MORTAR COLOR: GRAY MASONRY CEMENT
ALL MASONRY TO BE LAID IN RUNNING BOND. SILL COURSE TO BE 8" "SOLDIER COURSE" w/ 3 VERTICAL SCORES. ALL UNITS (REGARDLESS OF STYLE) THAT WILL BE VISIBLE FOR INSPECTION WHEN CONSTRUCTION IS COMPLETE MUST HAVE "RAKED" JOINTS.
4. ATTENDANT COUNTER SIDE OF BUILDING STOREFRONT TO RECEIVE WINDOW SHADES FOR ANY SOUTHERLY OR WESTERLY EXPOSURES, UP TO, BUT NOT INCLUDING, THE FLOOR-TO-CEILING TEMPERED GLASS PANE NEXT TO THE ENTRANCE DOORS. SEE PLOT PLAN. SHADES TO BE TRANSLUCENT CLUTCH ROLLER SHADES (TICR SHADES). SHADE COVERS TO MATCH WINDOW FRAMES. CONTRACTOR SHALL PLACE ORDER BY CONTACTING:
INSIDE OUTFITTERS
PHONE: 1-614-339-4155
OR
UNITED SHADE
PHONE: 1-877-262-0954
5. WHEN INSTALLING SIGNAGE, TAKE CARE TO ALIGN SIGN EDGES PLUMB AND SQUARE WITH BUILDING SURFACES. MAINTAIN UNIFORM AVERAGE SPACING BETWEEN BACK OF SIGN AND BUILDING WALL FACE.
6. ALL EXTERIOR DOORS & FRAMES, AND LOWERS LEVEL, ALUM. STOREFRONT ARE TO BE PAINTED SHERWIN-WILLIAMS "P3". SEE FINISH PLAN AND SCHEDULES.
7. SEE PLOT PLAN FOR ANY SITE SPECIFIC FINISH REQUIREMENTS THAT DEVIATE FROM THIS STANDARD DRAWING.
8. GUTTER SHALL BE 0.032 ALUMINUM GUTTER COIL STOCK, COLOR "BRIGHT RED" BY DIMENSIONAL METALS, INC.
ATTN: PHIL GASTALO
9. ALL ELECTRICAL RECEPTACLES AND WALL HYDRANTS TO BE COORDINATED WITH MECHANICAL AND ELECTRICAL DRAWINGS. IN CASE OF A DISCREPANCY CONTACT PROJECT MANAGER. ANY ELECTRICAL RECEPTACLES IN A FIRE-RATED WALL SHALL BE TESTED FOR USE IN THE FIRE-RESISTANT RATED ASSEMBLY AND INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING.
10. HOSE BIBS AND RECEPTACLES ARE SHOWN FOR REFERENCE. SEE ELECTRICAL AND PLUMBING PLANS FOR EXACT LOCATIONS.
11. ALL DOWNSPOUTS TO BE BRASS METAL SMOOTH FINISH TO MATCH EXTERIOR WINDOWS AND DOOR FRAME FINISHES.

EXTERIOR ELEVATIONS

MASONRY CONSTRUCTION
LEFT HAND STORE: 4608 SQ. FT.
48'-0" X 96' - 0"

STORE OR BLDG. NO. C4600

VERSION OR A/E NO. 1.0

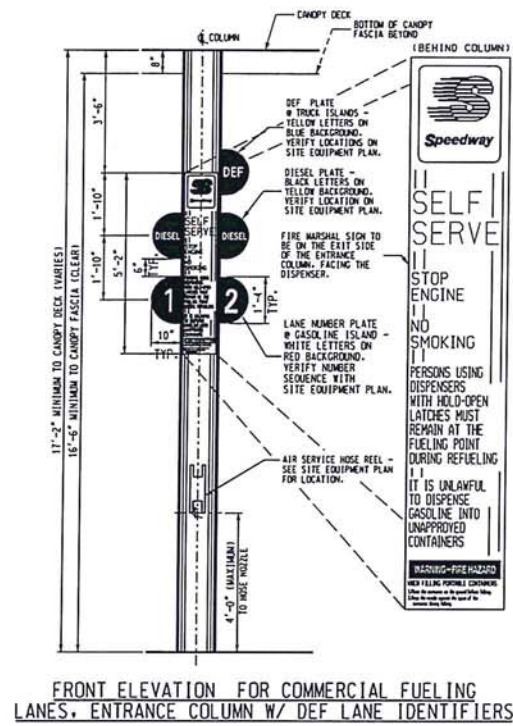
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DESIGN TEAM DATE

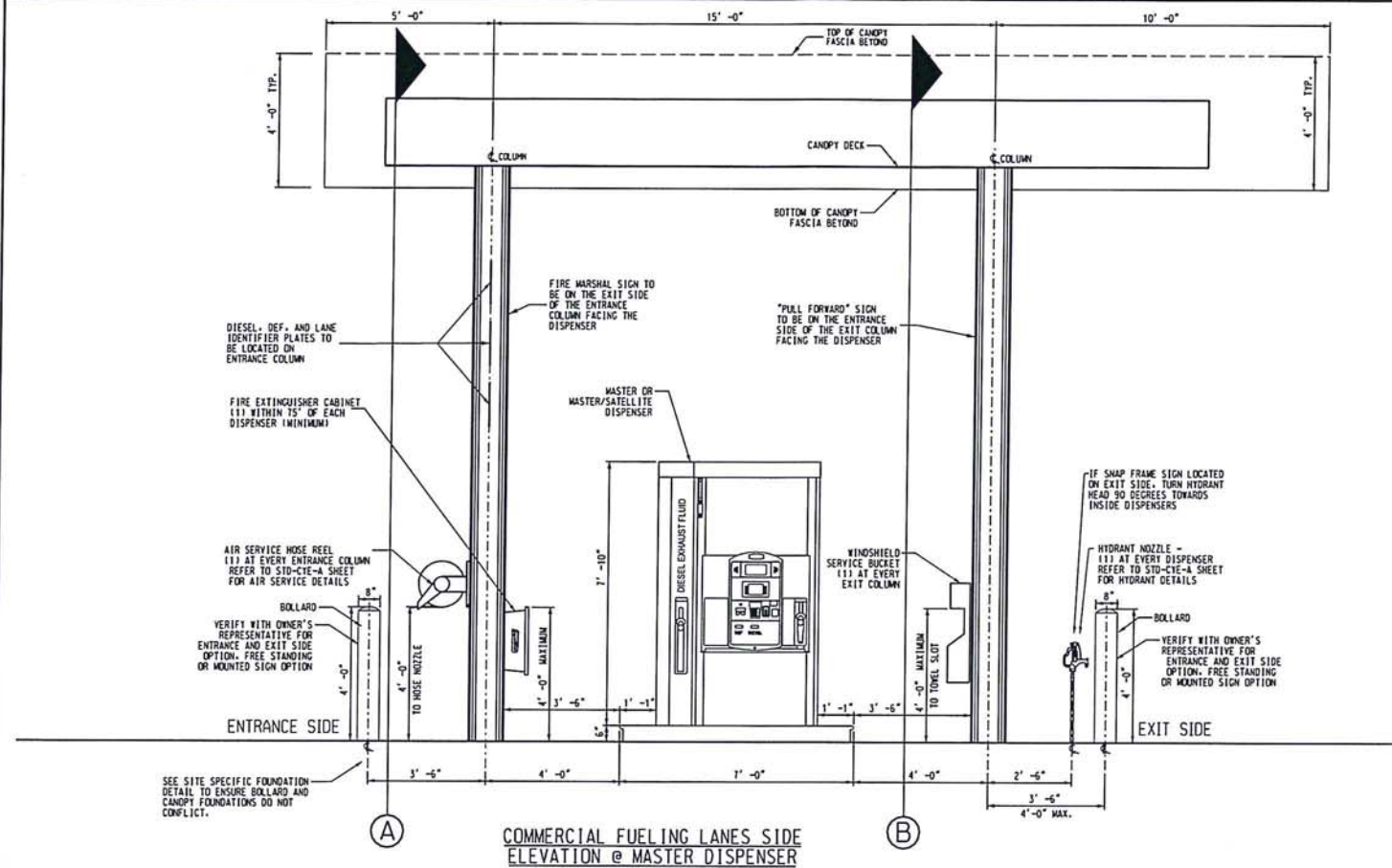
DOOR C. HAYES 02-22-14

PH/DR J. SABOURIN 02-22-14

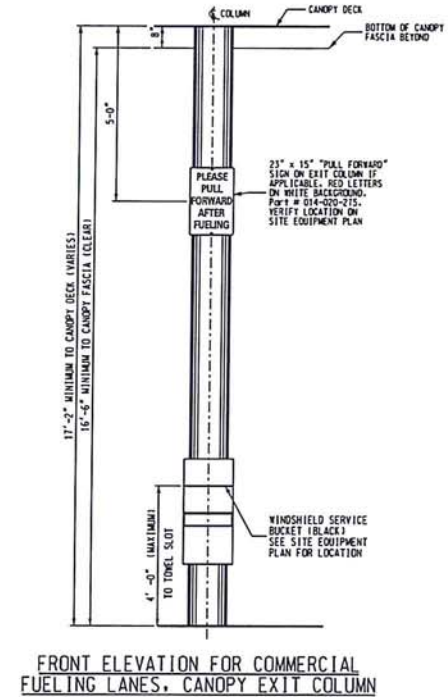
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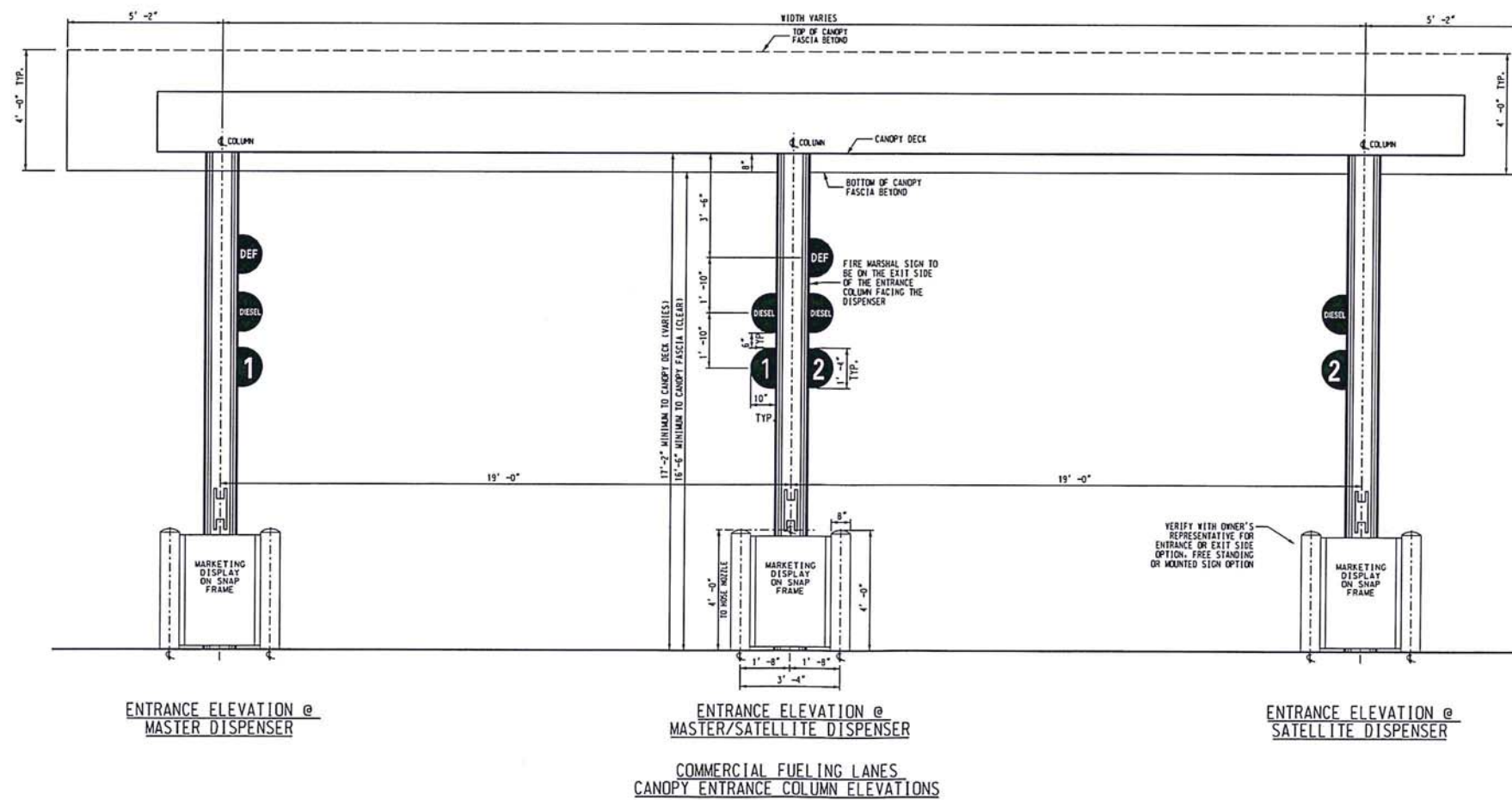
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B



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Speedway®

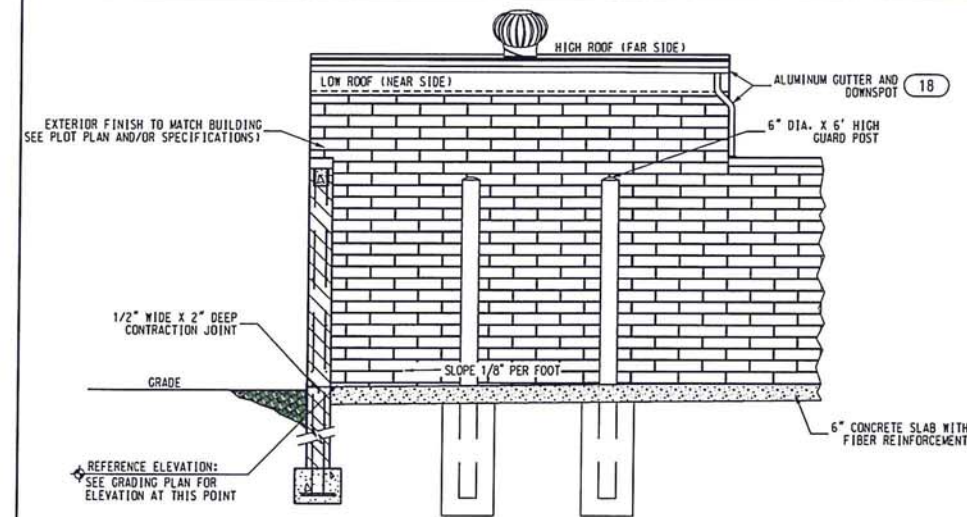
Prepared By:
Speedway Engineering and Construction Dept.
Enon, OH 45323

NO.	REVISIONS	DATE	BY	CHKD.
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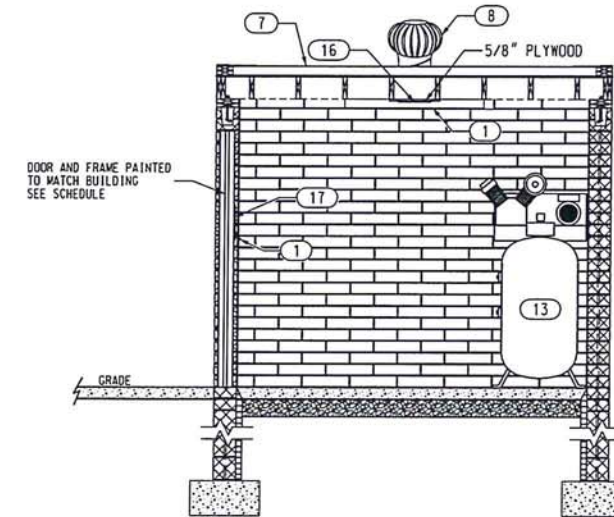
CANOPY COLUMN DETAILS
CFL

STORE OR BLDG. NO.	
VERSION OR AFE. NO.	
SCALE	3/8" = 1'-0"
DESIGN TEAM	DATE
DCNR. R. THORNTON	02/01/15
P.MGR. J. FRYE	02/01/15
RYNR. E. NICHOLS	02/01/15
DRWG. NO.	
STD-ACC-CFL	

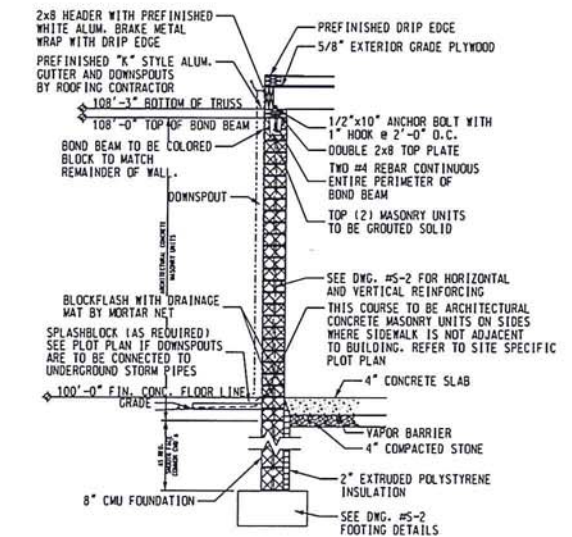
SECTIONS



SECTION "A-A"



SECTION "B-B"



GENERAL NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL TWO (2) 4" FLOURESCENT 4' STRIP LIGHTS, ICOPER - MODEL #558-322-129-EB81-U (2) LAMPS OR EQUIVALENT. LAMPS SHALL BE FURNISHED AND INSTALLED WITH CLEAR GLASS GUARDS. TWO (2) 1/2" OR (2) EQUIVALENT PROVIDE SINGLE-POLE WALL SWITCH GABBELL #1221, 120V, 125 WAC OR EQUIVALENT AT DOOR, MOUNT @ 48" AFF, WITH STAINLESS STEEL COVER PLATE.
2. FURNISH & INSTALL THREE (3) DUPLEX RECEPTABLES (GABBELL #5362-D) ON A GFCI PROTECTED CIRCUIT, MOUNT @ 36" AFF.
3. CONTRACTOR SHALL INSTALL ONE (1) 1-1/2" PVC CONDUIT WITH 1/4" Ø AND 3/8" Ø VDO FROM THE STORAGE SISED TO THE BUILDING ELECTRICAL EQUIPMENT PANEL "D".
4. DOOR SHALL NORMALLY SWING AWAY FROM THE MAIN BUILDING, SO THE SWING MAY BE REVERSED FROM WHAT IS SHOWN IN THIS DRAWING. SEE FLOT PLAN OR OWNER'S REPRESENTATIVE
5. INSTALL A 3/4" PVC CONDUIT WITH PULL STRING FOR FUTURE SECURITY DEVICE (STURBED UP 12" AFF). ROUTE TO SECURITY PANEL SHOWN ON THE BUILDING ELECTRICAL DRAWINGS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
6. 4" FLOOR SLAB SHALL HAVE THE FOLLOWING SPECIFICATION: FIBERS SHALL BE 100% POLYPROPYLENE MULTIFILAMENT FIBERS MANUFACTURED FOR USE AS CONCRETE REINFORCING. THEY SHALL BE 1/2" TO 3/4" IN LENGTH WITH AN ADDITION RATE OF 1-1/2 LB/CY OF CONCRETE. THE USE OF THE FIBERS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
7. SINGLE-PLY MEMBRANE ROOFING SYSTEM SHALL BE AS MANUFACTURED BY: DUNLOP INC. 525 MORLEY DRIVE SAGINAW, MICHIGAN 48681 (800) 248-8268
8. FURNISH AND INSTALL ONE (1) 1/2" TURBINE, GALVANIZED BRASS AIR VENT 52587 OR EQUIVALENT.
9. TRUSS TYPE CONTINUOUS LENGTH JOINT REINFORCEMENT ALTERNATE OVERLAP EVERY OTHER COURSE TO BE PLACED IN THE FIRST TWO COURSES, AND THE LAST TWO COURSES, BEGINNING AT THE FOOTING, AND EVERY OTHER COURSE WHEN REINFORCEMENT SHALL NOT BE CONTINUOUS THROUGH CONTROL JOINTS.
10. CONTRACTOR SHALL PROVIDE AND INSTALL ALL WIRING AND CONNECT ELECTRICAL UNIT HEATER TO PANEL "Y", REFER TO NOTE 10.
11. CONTRACTOR SHALL INSTALL ELECTRICAL FEEDER TO COMPRESSOR FROM PANEL "Y", REFER TO NOTE 10.
12. BLOCK WALL CORES NOT INDICATED FOR REINFORCING SHALL BE POURED FULL OF PERLITE GRANULAR INSULATION.
13. CONTRACTOR SHALL PROVIDE AND INSTALL ONE (1) TWO STAGE ELECTRIC POWER AIR COMPRESSOR MODEL #1209N, INgersoll RAND - MODEL # 2475H1-5-P
14. CONTRACTOR SHALL PROVIDE AND INSTALL ONE (1) COMPACT UNIT HEATER WITH THERMOSTAT CONTROL, MOUNT ON WALL WHERE SHOWN, SET THERMOSTAT AT 40 DEGREES F, DUPLEX COMPACT UNIT HEATER MODEL # CUMSBEST 6000
15. CONTRACTOR SHALL PROVIDE AND INSTALL (1) 100A 2P MLO SERVICE PANEL "N", PANEL SHALL INCLUDE (1) 40A/3 BREAKER FOR AIR COMPRESSOR, (1) 30A/2 BREAKER FOR HEATER, AND (1) 20A/1 BREAKER FOR OUTLETS AND LIGHTS
16. LIGHTS & RECEPTABLES: (1) #12 WAG (MIN) DND (1) #12 WAG (MIN) DND
17. COMPRESSOR: (1) #12 WAG (MIN) DND (1) #12 WAG (MIN) DND
18. HEATER: (1) #12 WAG (MIN) DND (1) #12 WAG (MIN) DND
19. INSTALL ALUMINUM ADJUSTABLE COVER IN CEILING, HWY/COLEY 4710MS (COLOR: WHITE FINISH) OR EQUIVALENT.
20. PLACE SIGN ON DOOR OR NEAR LIGHT SWITCH "CLOSE CEILING AND DOOR VENT DURING WINTER / OPEN DURING SUMMER".
21. PROVIDE A GUTTER AND DOWNSPOUT WHEN THE BACKSIDE OF THE SHEED ROOF OPPOSITE THE ENTRY DOORS IS NEAT TO HARD, IMPERVIOUS SURFACE (E.G. DUMPER AREA, SIDEWALK, DRIVE, ETC.). IF THE ADJACENT AREA IS A GRASS AREA, THEN THE GUTTER AND DOWNSPOUT CAN BE OMITTED.

1. THE MINIMUM LAP FOR BOTH CONCRETE & MASONRY SPLICES SHALL BE THE FOLLOWING:

$$\begin{array}{l} \mu - 2'-6" \\ \mu - 3'-0" \end{array}$$
2. STANDARD CONSTRUCTION TO BE QUIK-BRIK MASONRY UNITS -(TO MATCH BUILDING) LAD IN RUNNING BOND, SEE PLOT PLAN, SPECIFICATIONS AND/OR OWNERS REPRESENTATIVE FOR VARIATIONS IN FINISH & COLORS.
3. REFER TO GRADING PLAN FOR PAVEMENT ELEVATIONS.

DOOR AND HARDWARE SCHEDULE

- 1 - 3'-10" x 7'-4" x 5/16" IS GAGE HOLLOW METAL FRAME, TO BE INTERNALLY PAINTED WITH RUST INHIBITIVE PRIMER
- 1 - 3'-5" x 7'-0" x 13/16" IS GAGE HOLLOW METAL DOOR WITH 24" x 24" AIR LOUVERS 1400 SERIES WITH BIRD SCREEN AND RUSKIN M0355-788 DAMPER WITH JACKFAST OPTION
- 1 1/2 - PAIR, STAINLY FBB 179 HINGES X USP X 4 1/2" X 4 1/2"
- 1 - SARGENT 1431 OR HAGER #5200 DOOR CLOSER
- 1 - SARGENT #28-BLG05 LL x 260 BORED LOCK
- 1 - REESE #S204A THRESHOLD
- 1 - REESE #323C SWEEP
- 1 - REESE #0569C WEATHERSTRIP

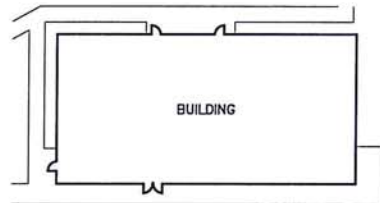
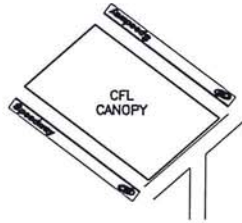
Speedway®

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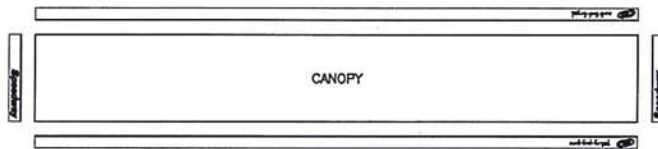
BRIK DUMPSTER ENCLOSURE
Y SIDE WITH SMALL STORAGE
SHED W/ COMPRESSOR
"L" CONFIGURATION

DESIGN TEAM	DATE
MR. R. THORNTON	03/02/16
W/DP.	
R/DP.	
NG, MD. 3994-SS-QB-C6	

FILE NAME: \\ATV\PROJECTS\157300 SPEEDWAY WEST CHICAGO\02\5.0 CADD\5.08 WORKING DRAWINGS\3994-SS1.DWG LAST PLOTTED: 4/26/2016 10:34:32 AM BY: ralley



W. WASHINGTON STREET
(COUNTY ROAD 21)



IL ROUTE 38
(ROOSEVELT ROAD)

CANOPY SIGNAGE LAYOUT

SCALE: NOT TO SCALE

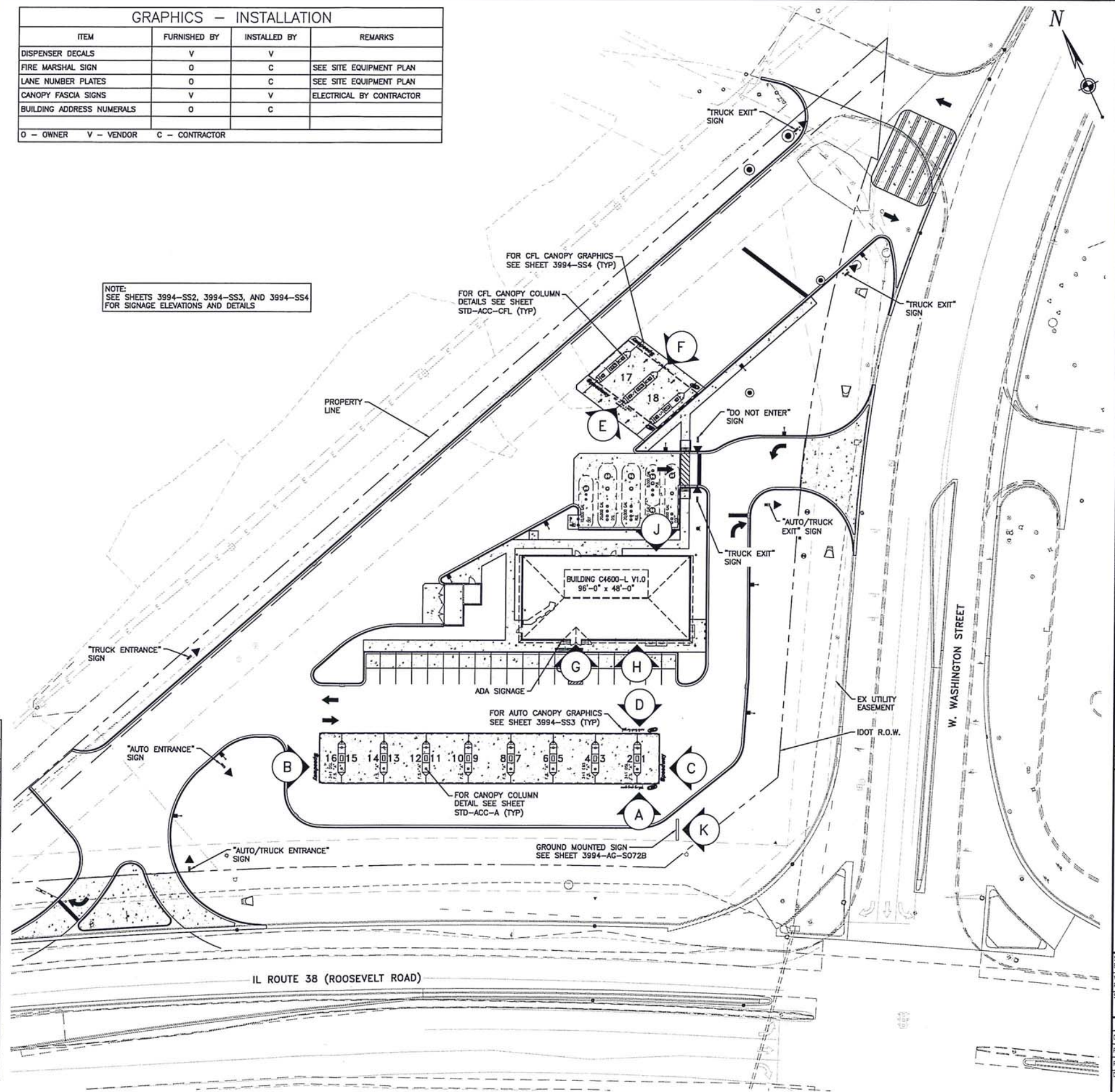
SIGNAGE

REF. LET.	LOCATION	MESSAGE	ILLUMINATION	DIMENSION	AREA
BUILDING					
G	GABLE ENTRY	SPEEDY CAFE OVAL BADGE	ILLUMINATED	36"x67.69"	16.92 SF
H	BUILDING FRONT (RIGHT)	SPEEDY CAFE OVAL BADGE	ILLUMINATED	51"x96"	34.00 SF
J	BUILDING REAR (LEFT)	SPEEDY CAFE OVAL BADGE	ILLUMINATED	51"x96"	34.00 SF
BUILDING TOTAL:					84.92 SF
CANOPY					
A	LONG SIDE (SW)	SPEEDY CAFE LOGO	ILLUMINATED	36"x67.69"	16.92 SF
		MADE FRESH FOR YOU	NONE	156"x30"	5.18 SF
B	SHORT SIDE (NW)	SPEEDWAY	ILLUMINATED	LETTER FACING	19.48 SF
C	SHORT SIDE (SE)	SPEEDWAY	ILLUMINATED	LETTER FACING	19.48 SF
D	LONG SIDE (NE)	SPEEDY CAFE LOGO	ILLUMINATED	36"x67.69"	16.92 SF
		MADE FRESH FOR YOU	NONE	156"x30"	5.18 SF
E	CFL ENTRANCE (W)	SPEEDWAY	ILLUMINATED	LETTER FACING	19.48 SF
		SPEEDY CAFE LOGO	ILLUMINATED	36"x67.69"	16.92 SF
		DEF AT ALL LANES	NONE	LETTER FACING	17.82 SF
F	CFL EXIT (E)	SPEEDWAY	ILLUMINATED	LETTER FACING	19.48 SF
		SPEEDY CAFE LOGO	ILLUMINATED	36"x67.69"	16.92 SF
		EXIT THIS SIDE ONLY	NONE	LETTER FACING	6.30 SF
CANOPY TOTAL:					180.08 SF
YARD SIGN - GROUND MOUNT SIGN					
K	SOUTH CORNER OF SITE	TRADEMARK/PRICE	ILLUMINATED		72.00 SF
YARD SIGN TOTAL:					72.00 SF
SITE TOTAL:					337.00 SF

GRAPHICS - INSTALLATION

ITEM	FURNISHED BY	INSTALLED BY	REMARKS
DISPENSER DECALS	V	V	
FIRE MARSHAL SIGN	O	C	SEE SITE EQUIPMENT PLAN
LANE NUMBER PLATES	O	C	SEE SITE EQUIPMENT PLAN
CANOPY FASCIA SIGNS	V	V	ELECTRICAL BY CONTRACTOR
BUILDING ADDRESS NUMERALS	O	C	
O - OWNER V - VENDOR C - CONTRACTOR			

NOTE:
SEE SHEETS 3994-SS2, 3994-SS3, AND 3994-SS4
FOR SIGNAGE ELEVATIONS AND DETAILS



ENGINEERING

28100 TORCH PARKWAY
WARRENVILLE, IL 60555
TEL. 630-353-4000
FAX 630-353-7777
WWW.ENGINEERING.COM

Speedway

Prepared By:
Speedway Engineering and Construction Dept.
Enon, OH 45323

SIGNAGE PLAN

NEW BUILD
1501 W. ROOSEVELT ROAD
DUPAGE COUNTY
CITY OF WEST CHICAGO, IL

STORE OR BLDG NO. 3994

VERSION OR PROJECT NO. 75697

SCALE 0 15 30
1" = 30'

DESIGN TEAM DATE

OWNER R. WILLEY 04/03/15

PMGR. R. RAMBERG 04/03/15

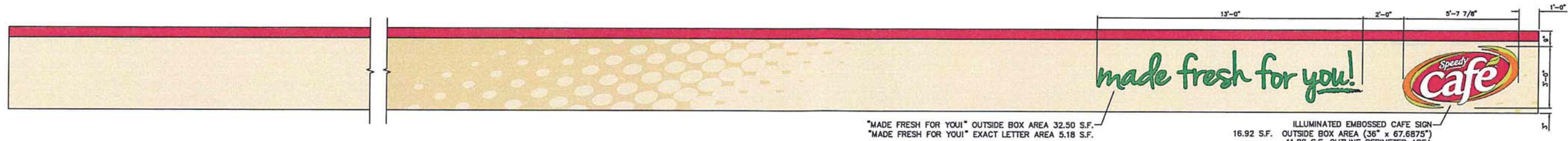
OWNER E. DUL 04/03/15

DRWG. NO.

3994-SS1

NOT FOR CONSTRUCTION

FILE NAME: \\NVR\PROJECTS\157300 SPEEDWAY WEST CHICAGO DPT\5.0 CAD\5.08 WORKING DRAWINGS\3994-SS1-4.DWG LAST PLOTTED: 4/26/2016 10:51:48 AM BY: mllly



"MADE FRESH FOR YOU!" OUTSIDE BOX AREA 32.50 S.F.
"MADE FRESH FOR YOU!" EXACT LETTER AREA 5.18 S.F.

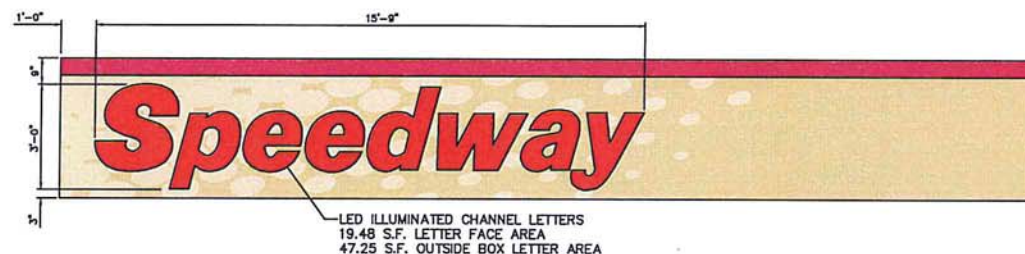
ILLUMINATED EMBOSSED CAFE SIGN
16.92 S.F. OUTSIDE BOX AREA (36" x 67.6875")
11.88 S.F. OUTLINE PERIMETER AREA

A STREET SIDE
AUTO CANOPY FASCIA SIGNAGE ELEVATION
3994-SS1 SCALE: NOT TO SCALE



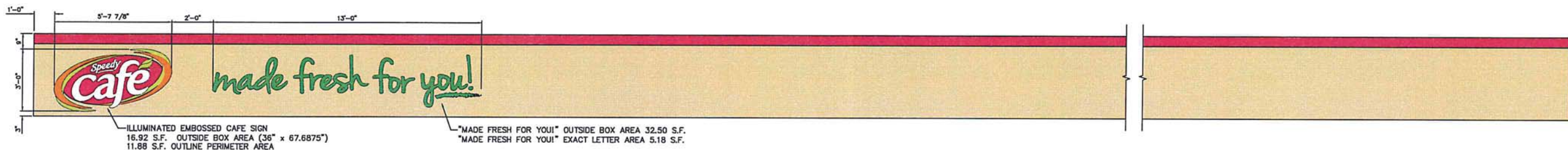
LED ILLUMINATED CHANNEL LETTERS
19.48 S.F. LETTER FACE AREA
47.25 S.F. OUTSIDE BOX LETTER AREA

B FRONT LEFT
AUTO CANOPY FASCIA SIGNAGE ELEVATION
3994-SS1 SCALE: NOT TO SCALE



LED ILLUMINATED CHANNEL LETTERS
19.48 S.F. LETTER FACE AREA
47.25 S.F. OUTSIDE BOX LETTER AREA

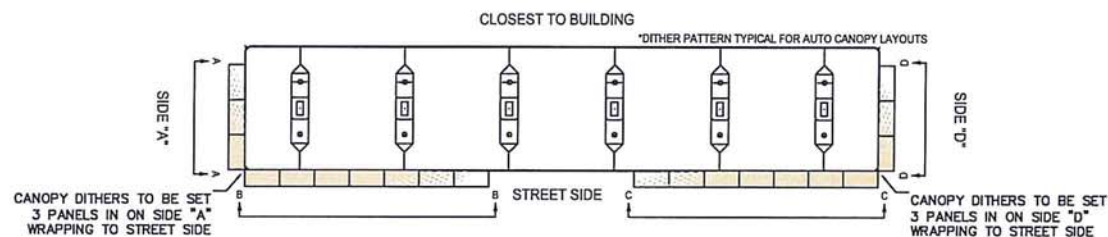
C FRONT RIGHT
CANOPY FASCIA WITH "SPEEDWAY" ELEVATION
3994-SS1 SCALE: NOT TO SCALE



ILLUMINATED EMBOSSED CAFE SIGN
16.92 S.F. OUTSIDE BOX AREA (36" x 67.6875")
11.88 S.F. OUTLINE PERIMETER AREA

"MADE FRESH FOR YOU!" OUTSIDE BOX AREA 32.50 S.F.
"MADE FRESH FOR YOU!" EXACT LETTER AREA 5.18 S.F.

D CLOSEST TO BUILDING
AUTO CANOPY FASCIA SIGNAGE ELEVATION
3994-SS1 SCALE: NOT TO SCALE



SECTION A-A

2 SPEEDY CAFE DITHER DETAILS
3994-SS1 SCALE: NOT TO SCALE



GABLE ENTRY SIGN (36"x67.69")

G SPEEDY CAFE OVAL BADGE ELEVATION
3994-SS1 SCALE: NOT TO SCALE



BUILDING WALL SIGN (51"x96")

H&J SPEEDY CAFE OVAL BADGE ELEVATION
3994-SS1 SCALE: NOT TO SCALE

ENEngineering
28100 TORCH PARKWAY
WARRENVILLE, IL 60555
TEL 630-353-4000
FAX 630-353-7777
WWW.ENENGINEERING.COM
PROJECT NUMBER: 157300

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Speedway Engineering and Construction Dept.
Enon, OH 45323

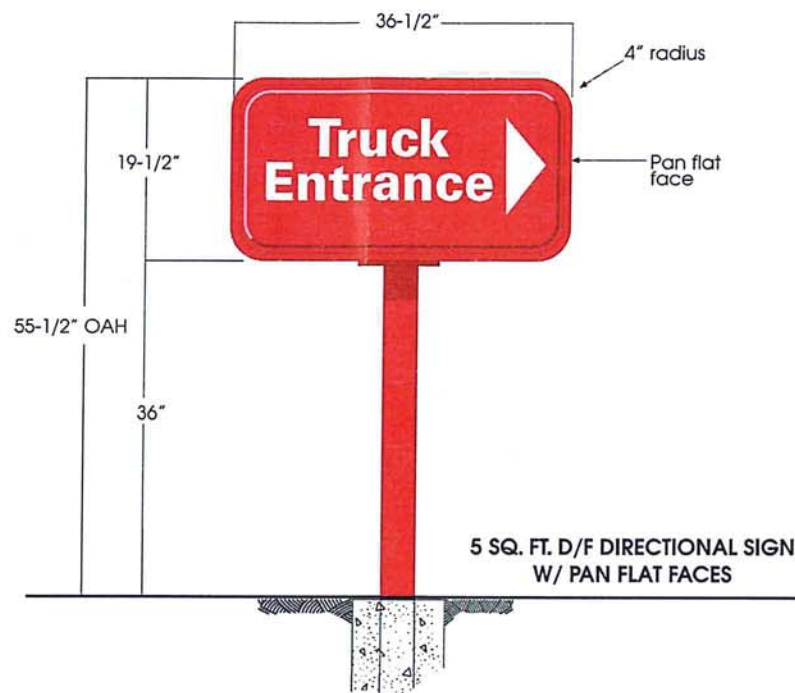
NO.	REVISIONS	DATE	BY	CHKD	APPD
1	REVISED PER SITE LAYOUT CHANGES	04/26/16	MLL		
2	REVISED PER CITY COMMENTS	04/26/16	MLL		

SIGNAGE DETAILS
NEW BUILD
1501 W. ROOSEVELT ROAD
DUPAGE COUNTY
CITY OF WEST CHICAGO, IL.

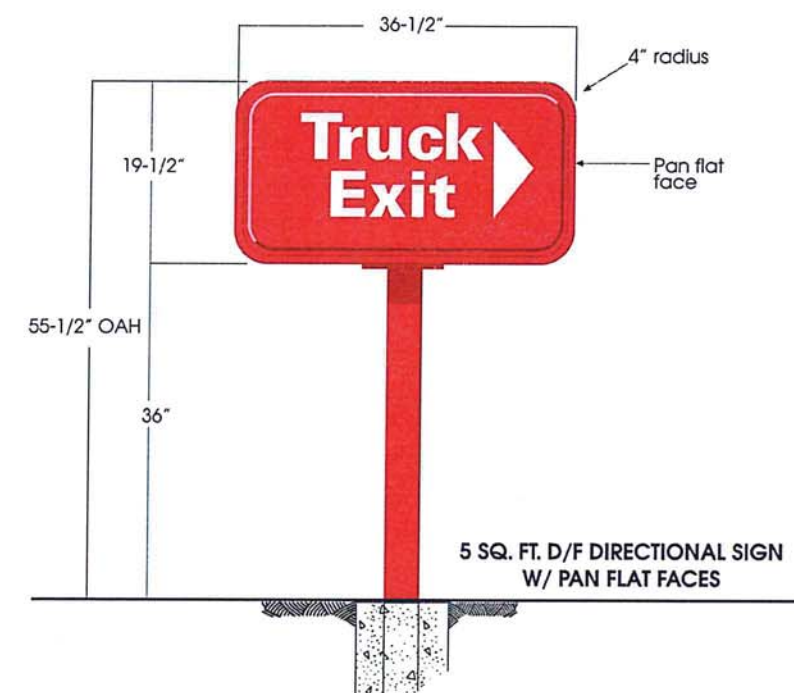
STORE OR BLDG NO.	3994
VERSION OR PROJECT ID	75697
SCALE	AS SHOWN
DESIGN TEAM	DATE
DGNR. R. WILLEY	04/03/15
P.WDR. R. RAMBERG	04/03/15
RYNR. E. DUL	04/03/15
DRWG. NO.	3994-SS3

NOT FOR CONSTRUCTION

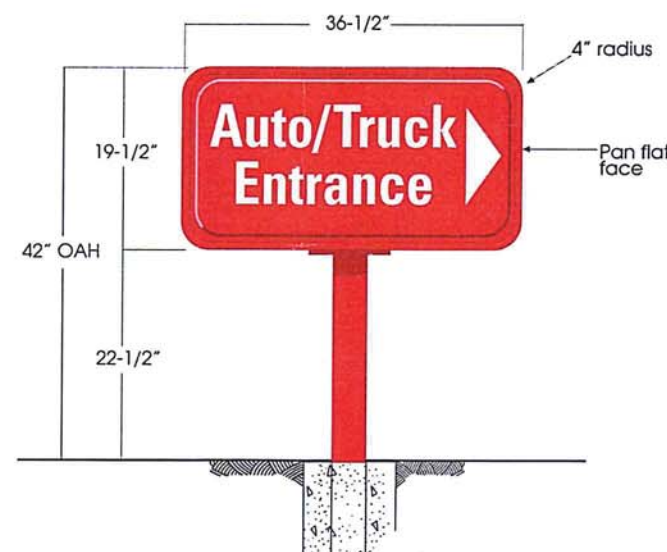
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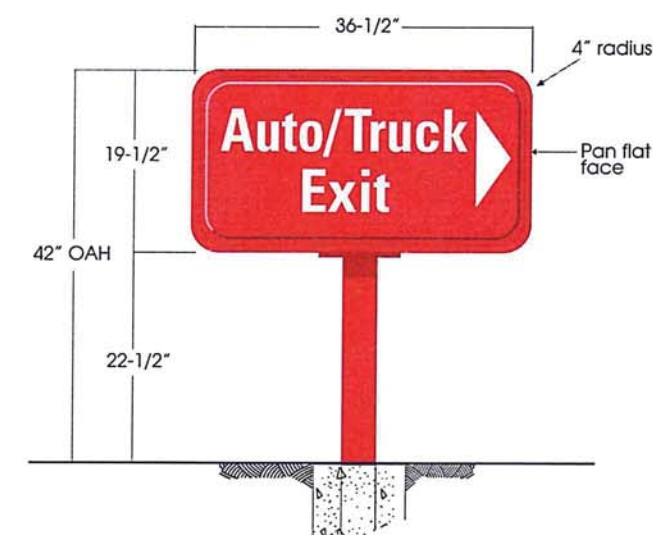
5 SQ. FT. D/F DIRECTIONAL SIGN
W/ PAN FLAT FACES



5 SQ. FT. D/F DIRECTIONAL SIGN
W/ PAN FLAT FACES



AUTO TRUCK ENTRANCE-ARROW RIGHT
5 SQ. FT. S/F DIRECTIONAL SIGN W/ PAN FLAT FACE



AUTO TRUCK EXIT-ARROW RIGHT
5 SQ. FT. S/F DIRECTIONAL SIGN W/ PAN FLAT FACE

1 DIRECTIONAL SIGNAGE DETAILS
SCALE: NOT TO SCALE

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PRODUCT NUMBER: 157000

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Speedway Engineering and Construction Dept.
Eaton, OH 45323

NO.	REVISIONS	DATE	BY	CHKD	APP'D
1	REVISED PER CITY OF WEST CHICAGO COMMENTS	04/26/16	milley		
2	REVISED PER SITE LAYOUT CHANGES	04/26/16	milley		
3	REVISED PER CITY COMMENTS	04/26/16	milley		

SIGNAGE DETAILS
NEW BUILD
1501 W. ROOSEVELT ROAD
DUPAGE COUNTY
CITY OF WEST CHICAGO, IL.

STONE OR BLDG NO.	3994
VERSION OR PROJECT ID	75697
SCALE	AS SHOWN
DESIGN TEAM	DATE
DNMR. R. WILLEY	04/03/15
P.MGR. R. RANBERG	04/03/15
RYMR. E. DUL	04/03/15
DRWG. NO.	3994-SS2

NOT FOR CONSTRUCTION

Technical drawing of a canopy sign for Speedway Cafe. The sign is 15'-0" wide and 3'-0" high. It features a "Speedy Cafe" logo on the left, the text "EXIT THIS SIDE ONLY" in the center, and "Speedway" in large red letters on the right. Dimensions and area calculations are provided for each section.

Section	Dimensions	Area Calculations
Left Section (Logo)	5'-7 7/8" wide, 3'-0" high	ILLUMINATED EMBOSSED CAFE SIGN 16.92 S.F. OUTSIDE BOX AREA (36" x 67.6875") 11.88 S.F. OUTLINE PERIMETER AREA
Center Section (Exit Text)	15'-0" wide, 3'-0" high	DITHER PATTERN IS CENTERED ON CANOPY WITH 7 PANELS
Right Section (Speedway Text)	15'-0" wide, 3'-0" high	LED ILLUMINATED CHANNEL LETTERS 19.48 S.F. LETTER FACE AREA 47.25 S.F. OUTSIDE BOX LETTER AREA

Diagram illustrating three rectangular areas with dimensions and area calculations:

- DEF AT ALL LANES:** Dimensions are 12'-7" (width) and 16'-2" (height). The area is 12.62 S.F.
- CLEARANCE 16' 6":** Dimensions are 7'-9.5" (width) and 6" (height). The area is 5.2 S.F.
- EXIT THIS SIDE ONLY:** Dimensions are 9'-5" (width) and 6" (height). The area is 6.3 S.F.

3 CFL CANOPY TEXT DETAILS
SCALE: NOT TO SCALE

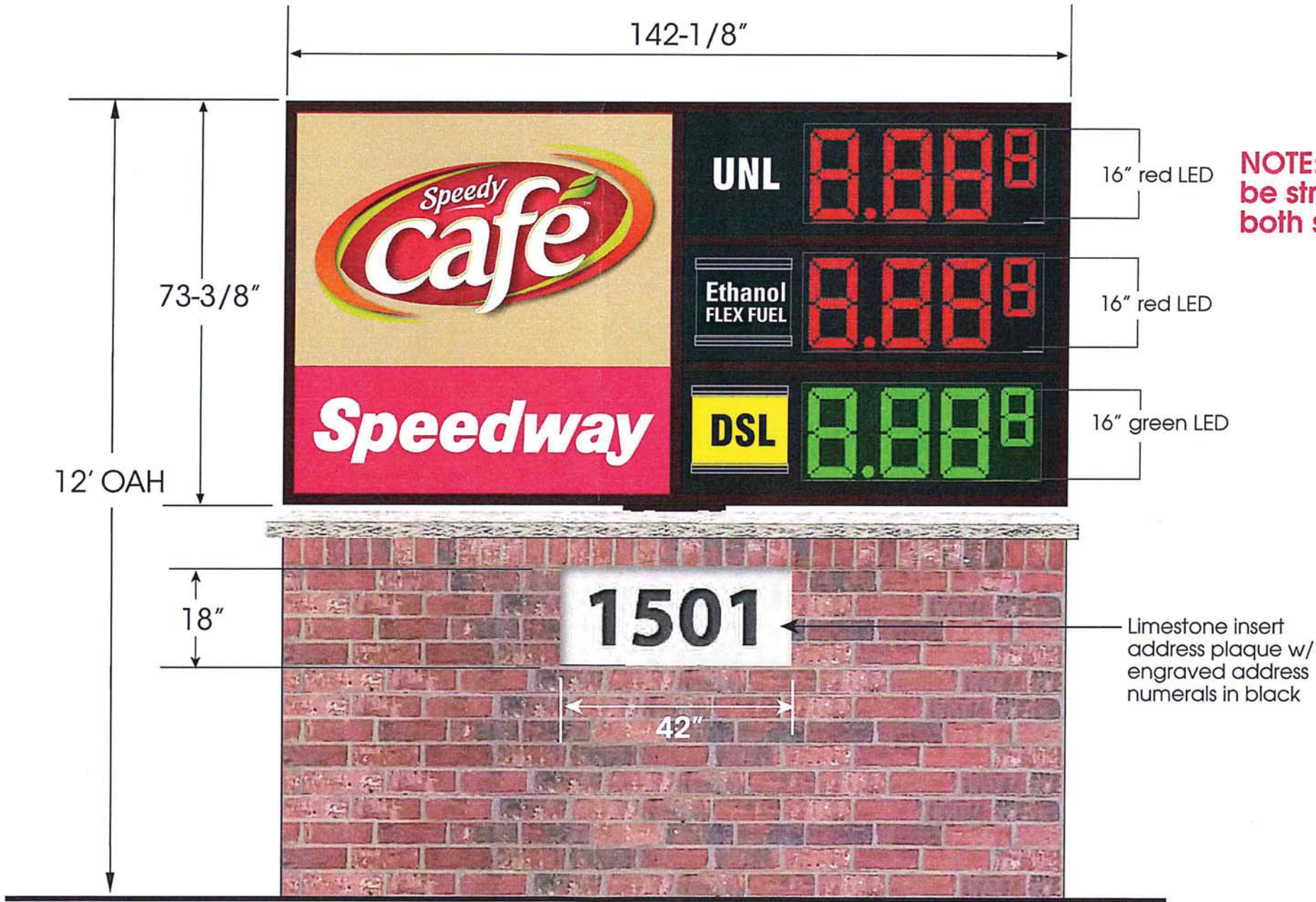
[illegible]

NEW BUILD
1501 W. ROOSEVELT ROAD
DUPAGE COUNTY
CITY OF WEST CHICAGO, IL.

STORE OR BLDG NO.	3994	
VERSION OR PROJECT ID	75697	
SCALE		
AS SHOWN		
DESIGN TEAM		DATE
DCNR.	R. WILLEY	03/14/16
P.NCR.	R. RAMBERG	03/14/16
RWR.	E. DUL	03/14/16
DWG. NO.		
3994-SS4		

FILE NAME: I:\PROJECTS\157200 SPEEDWAY WEST CHICAGO DPA\5.0 CAD\5.12 CIVIL 3D\W-CHL-DP-2\STD-DETAILS\3_ARCHITECTURAL\3994-AG-S072B.DWG LAST PLOTTED: 4/25/2016 1:39:26 PM BY: rmlley

GROUND MOUNT SIGN ELEVATION VIEW



NOTE: LED pricer to be street justified, both sides

Speedway®
Prepared By:
Speedway
Engineering and Construction Dept.
Enon, OH 43023

NO.	REVISIONS	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	04-21-16	RL	RL
2	ADDED LED PRICING	04-21-16	RL	RL
3	ADDED LED PRICING	04-21-16	RL	RL
4	ADDED LED PRICING	04-21-16	RL	RL
5	REVISED COMBAT SIZE FROM BUILDING DEPT	04-21-16	RL	RL
6	REVISED COMBAT SIZE FROM BUILDING DEPT	04-21-16	RL	RL
7	REVISED PER CITY OF WEST CHICAGO COMMENTS	04-21-16	RL	RL
8	REVISED PER SITE LAYOUT CHANGES	04-21-16	RL	RL

72 SQ.FT. "SPEEDWAY"
(CENTER MOUNT SIGN DETAILS)
HORIZONTAL PROFILE BRICK BASE WITH 1'-7" POLE
(30.0 P.S.F. WIND LOAD)

SCALE	AS SHOWN
DESIGN TEAM	DATE
OWNER: E. SNEAT	6-1-06
PM/DP: J. KERN	6-1-06
BYR/DP: F. T. PLEASANTS	6-1-06
DRWG. NO.	
3994-AG-S072B	



Speedway # 100321
West Chicago, IL

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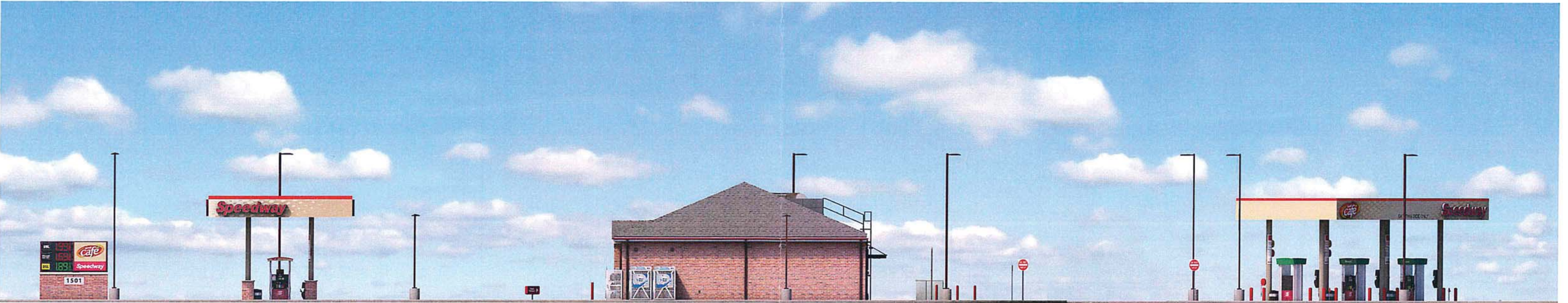
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Summary - Overview
General Mills – Hobby Lobby – Fox Valley VW
Draft Strategic Action Plan

AGENDA ITEM NUMBER: 5. A.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** May 9, 2016**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** John D. Said**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** _____**ITEM SUMMARY:**

In the last quarter of 2015, the City Council provided to direction to City staff to prepare a Strategic Action Plan for the General Mills, Hobby Lobby and Fox Valley Volkswagen sites. This direction was provided upon receiving news of the closure or planned closure of these three businesses in West Chicago. Since that time, staff has drafted and refined a Strategic Action Plan, with the resulting Plan provided for Committee review. The interest in this Plan effort arose due to the large scale and economic prominence of all three sites in the City's industrial and commercial areas. Large employment numbers, sales tax revenues and/or utility revenues have characterized each location.

To assist with preparation of the Plan, staff reached out to other communities, both in the Chicagoland region and in several other states, which have had similar experiences with business closures of this type. Staff also discussed these sites with the property owners, businesses (when possible), and real estate representatives for these three locations. The resulting Plan identifies the character of the three sites, their advantages and disadvantages, as well as market aspects that must be considered for any planning efforts for these areas.

The Plan concludes with a detailed section that identifies specific strategies and actions that the City can undertake, with the cooperation of the site owners, to support reuse and/or redevelopment of these sites. Some of these ideas, primarily focused on zoning, have already been discussed at a conceptual level with the Development Committee.

Upon conclusion of consideration for the Strategic Plan, staff will fully engage in the strategies outlined in the Plan.

ACTIONS PROPOSED:

Development Committee review and consideration of the Draft Strategic Action Plan for General Mills, Hobby Lobby and Fox Valley Volkswagen.

COMMITTEE RECOMMENDATION:

Strategic Action Plan: General Mills, Hobby Lobby, Fox Valley Volkswagen

Introduction

Background/Summary

This Strategic Action Plan has been prepared for the specific purpose of providing the City of West Chicago with a “game plan” to use in efforts to secure re-occupancy, redevelopment and/or reuse of the locations currently occupied by General Mills at 704 and 800 W. Washington Street, Hobby Lobby at 1851 N. Neltnor, and Fox Valley Volkswagen at 560 W. North Avenue. These three businesses have closed, or announced plans to close, their West Chicago locations, and the City desires a productive re-use of these sites to maintain the community’s tax base, secure employment opportunities for local residents, and to encourage and further enhance the local economy.

This Plan is neither intended as a comprehensive plan of the entire community, nor to address areas outside the subject sites. While the Plan has some aspirational aspects, it is also realistic and recognizes existing and potential future conditions and available resources. **The Plan is not intended as a final document, but rather a work in progress that reflects current perspectives and knowledge. Future changes in approach and strategy will be warranted as conditions change.**

This Plan also anticipates, and is therefore proactively responsive to, the recommendations identified in the City’s Strategic Plan Community Outreach Summary (September 9, 2015; Houseal Lavigne Associates).

The Plan includes this Introduction, sections addressing each of the three sites and a series of recommendations for all locations. While each location (and existing business where applicable) has its own unique characteristics, the recommendations provided are made up of common elements that can be used for each area.

City Role

While the subject sites are privately-owned, it is important for the local municipality to partner in efforts to reuse/redevelop them. Existing landowners, real estate professionals, and especially prospective businesses, all need to be made aware of the City’s proactive role to assist their efforts in locating in West Chicago. The existing businesses have made significant contributions to the local economy, so the City’s role in a smooth transition of each site to new business activities, is crucial.

Research and communications were attempted with other communities, including those impacted by General Mills plant closures, and those impacted by other commercial/retail or industrial closures. Other communities contacted regarding the General Mills closures were Lodi, California; Methuen, Massachusetts; and New Albany, Indiana. Each community was