

1 **#REZ-2014-0101**

2 **BILL NO. Z-14-10-20**

3
4 **ZONING MAP ORDINANCE NO. Z-_____**

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map No. D-02 (Sec. 7 of Wayne Township)**

7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
8 INDIANA:

9 SECTION 1. That the area described as follows is hereby designated a C3
10 (General Commercial) District under the terms of Chapter 157 Title XV of the Code of the
11 City of Fort Wayne, Indiana:

12 PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH,
13 RANGE 12 EAST OF THE SECOND PRINCIPAL MERIDIAN, ALLEN COUNTY,
14 INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

15 COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER;
16 THENCE ON THE NORTH LINE OF SAID NORTHWEST QUARTER SOUTH 89
17 DEGREES 42 MINUTES 07 SECONDS WEST (GRID BEARING BASED ON THE
18 STATE PLANE COORDINATE SYSTEM - INDIANA EAST (ZONE 1301) (NAD
19 83(2011))) 325.00 FEET TO THE EXTENSION OF THE WEST LINE OF WALNUT
20 HILLS TERRACE ADDITION PER THE PLAT THEREOF RECORDED IN PLAT
21 BOOK 16, PAGE 139 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY,
22 INDIANA; THENCE SAID EXTENSION SOUTH 00 DEGREES 36 MINUTES 25
23 SECONDS EAST 65.00 FEET TO A 5/8 INCH DIAMETER REBAR WITH YELLOW
24 PLASTIC CAP STAMPED "WEIHE ENGR. 0012" (REBAR) ON THE SOUTH RIGHT-
25 OF-WAY LINE OF STATE ROAD 14; THENCE ON SAID RIGHT-OF-WAY LINE
26 NORTH 89 DEGREES 42 MINUTES 07 SECONDS EAST 271.65 FEET TO A RIGHT-
27 OF-WAY MONUMENT; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE
28 SOUTH 45 DEGREES 17 MINUTES 53 SECONDS EAST 18.98 FEET TO A REBAR
29 ON THE WEST RIGHT-OF-WAY OF GETZ ROAD BEING 40 FEET WEST OF THE
30 EAST LINE OF SAID NORTHWEST QUARTER AS MEASURED PERPENDICULAR
 THERETO; THENCE ON SAID RIGHT-OF-WAY LINE SOUTH 00 DEGREES 36
 MINUTES 25 SECONDS EAST 286.58 FEET TO A REBAR ON THE SOUTH LINE
 OF LOT 2 OF SAID WALNUT HILLS TERRACE ADDITION; THENCE ON SAID
 SOUTH LINE SOUTH 89 DEGREES 42 MINUTES 07 SECONDS WEST 285.00
 FEET TO A REBAR AT THE SOUTHWEST CORNER THEREOF; THENCE ON THE
 WEST LINE THEREOF NORTH 00 DEGREES 36 MINUTES 25 SECONDS WEST
 89.67 FEET TO A REBAR AT THE SOUTHEAST CORNER OF THE LAND

DESCRIBED IN INSTRUMENT NUMBER 88-024041 IN SAID RECORDER'S OFFICE; THENCE ON THE SOUTH LINE THEREOF SOUTH 89 DEGREES 42 MINUTES 07 SECONDS WEST 195.08 FEET TO A REBAR ON THE EAST RIGHT-OF-WAY LINE OF MAGNAVOX WAY PER THE PLAT OF COMMERCE SQUARE RECORDED IN PLAT BOOK 33, PAGES 62 AND 63 IN SAID RECORDER'S OFFICE; THENCE ON SAID RIGHT-OF-WAY LINE NORTH 00 DEGREES 22 MINUTES 53 SECONDS WEST 137.54 FEET TO A REBAR ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 14; THENCE ON SAID RIGHT-OF-WAY LINE NORTH 43 DEGREES 18 MINUTES 17 SECONDS EAST 86.71 FEET TO A REBAR; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE NORTH 89 DEGREES 42 MINUTES 07 SECONDS EAST 134.40 FEET TO A REBAR; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE NORTH 00 DEGREES 36 MINUTES 25 SECONDS WEST 10.00 FEET TO THE POINT OF BEGINNING CONTAINING 2.813 ACRES, MORE OR LESS.

and the symbols of the City of Fort Wayne Zoning Map No. D-02 (Sec. 7 of Wayne Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

Council Member

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2014-0101
Bill Number: Z-14-10-20
Council District: 4 – Mitch Harper

Introduction Date: October 28, 2014

Plan Commission
Public Hearing Date: November 10, 2014

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 2.8 acres of property from C2-Limited Commercial to C3-General Commercial

Location: 6205 Illinois Road

Reason for Request: To rezone the former bank property to be included in the redevelopment of the Speedway gas station.

Applicant: Speedway LLC

Property Owner: Speedway LLC

Related Petitions: Primary Development Plan, Speedway Store #5161

Effect of Passage: Property will be rezoned to C3-General Commercial to allow the existing Speedway gas station to utilize the former bank property for access and a part of a new gas canopy.

Effect of Non-Passage: The property will remain zoned C2-Limited Commercial. The property may continue as a banking business or redevelopment with a C2 use. Speedway will not be permitted to use the bank property for access for fueling purposes.

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant Speedway LLC, Mike Bergman
Address 5000 W. 86th Street
City Indianapolis State IN Zip 46268
Telephone 937-206-9605 Fax _____ E-mail mbergman@speedway.com

Property Ownership
Property Owner Speedway LLC, by Jeffrey J. Wild, Dir. R.E., Const. & Engineering
Address 500 Speedway Drive
City Enon State OH Zip 45323
Telephone 937-864-3000 Fax _____ E-mail jwild@speedway.com

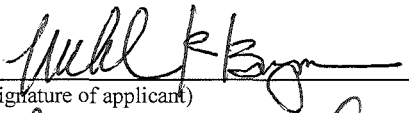
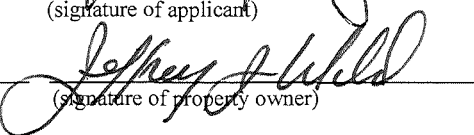
Contact Person
Contact Person Eric Carter, Weihe Engineers, Inc.
Address 10505 N. College Avenue
City Indianapolis State IN Zip 46280
Telephone 317-846-6611 Fax _____ E-mail cartere@weihe.net

All staff correspondence will be sent only to the designated contact person.

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 6205 Illinois Rd.
Present Zoning C2 Proposed Zoning C3 Acreage to be rezoned 2.813 +/-
Proposed density _____ units per acre
Township name Wayne Township section # _____
Purpose of rezoning (attach additional page if necessary) After meeting with Staff, it was concluded that rezoning the site to C3 would allow for gas use, bringing the site up to current standards.
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff for applicable filing fees and plan/survey submittal requirements.
☒ Applicable filing fee
☒ Applicable number of surveys showing area to be rezoned (plans **must be folded**)
☒ Legal Description of parcel to be rezoned
☐ Rezoning Questionnaire (original and 10 copies) County Rezonings Only

I/we understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

Mike Bergman
(printed name of applicant)  9/24/2014
(signature of applicant) (date)
Speedway LLC - by Jeffrey J. Wild
(printed name of property owner)  9/23/14
(signature of property owner) (date)
Director R.E., Const. & Engineering
(printed name of property owner) _____ (signature of property owner) _____ (date)

(printed name of property owner) _____ (signature of property owner) _____ (date)

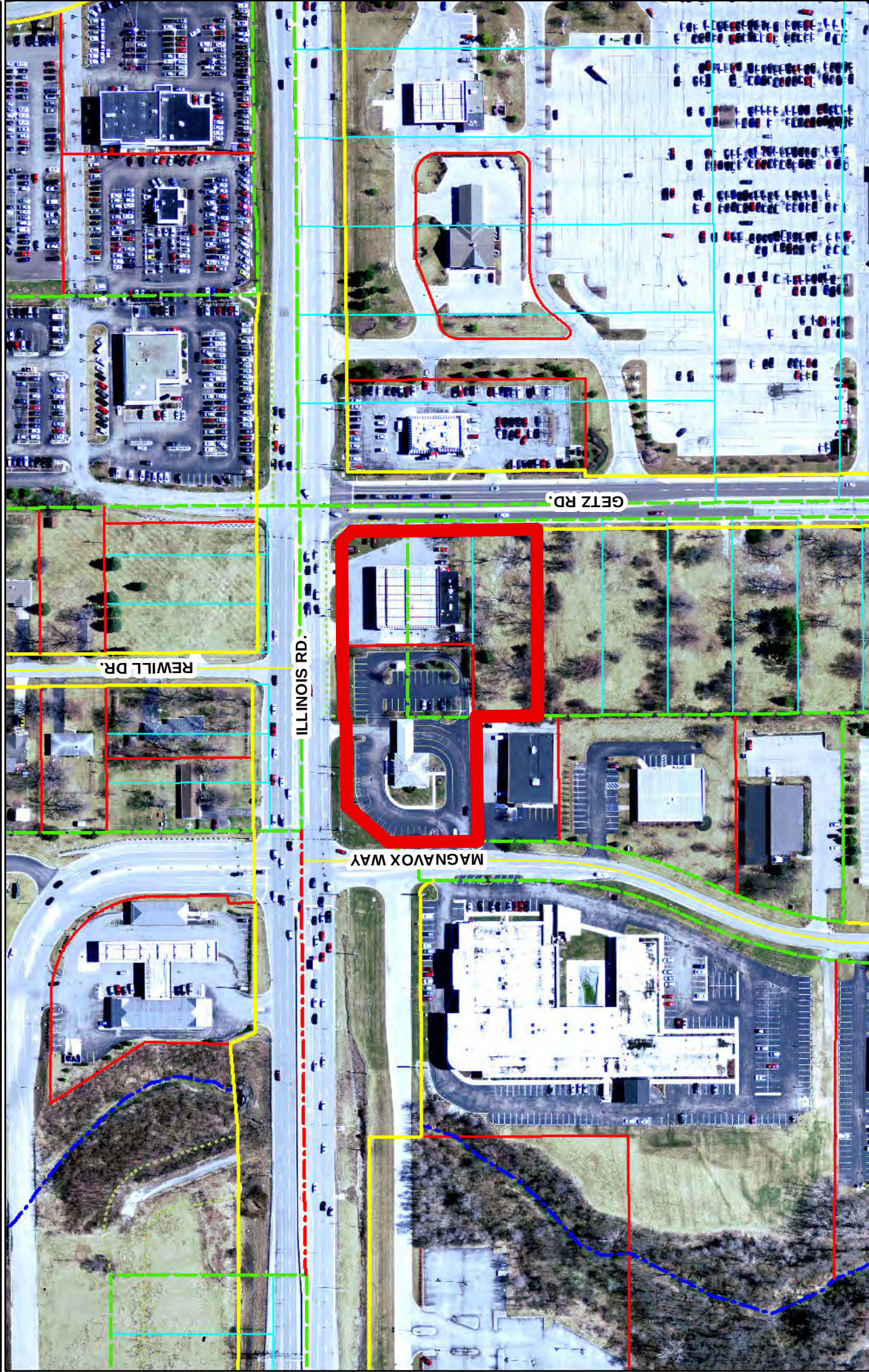


Received	Receipt No.	Hearing Date	Petition No.
10/1/14	116349	11/10/14	

RL2-2014-0101



Rezoning Petition REZ-2014-0101 and Primary Development Plan - Speedway Getz and Illinois Road



Project boundaries represented by bold colored lines are for representational purposes only.

Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 10/20/2014

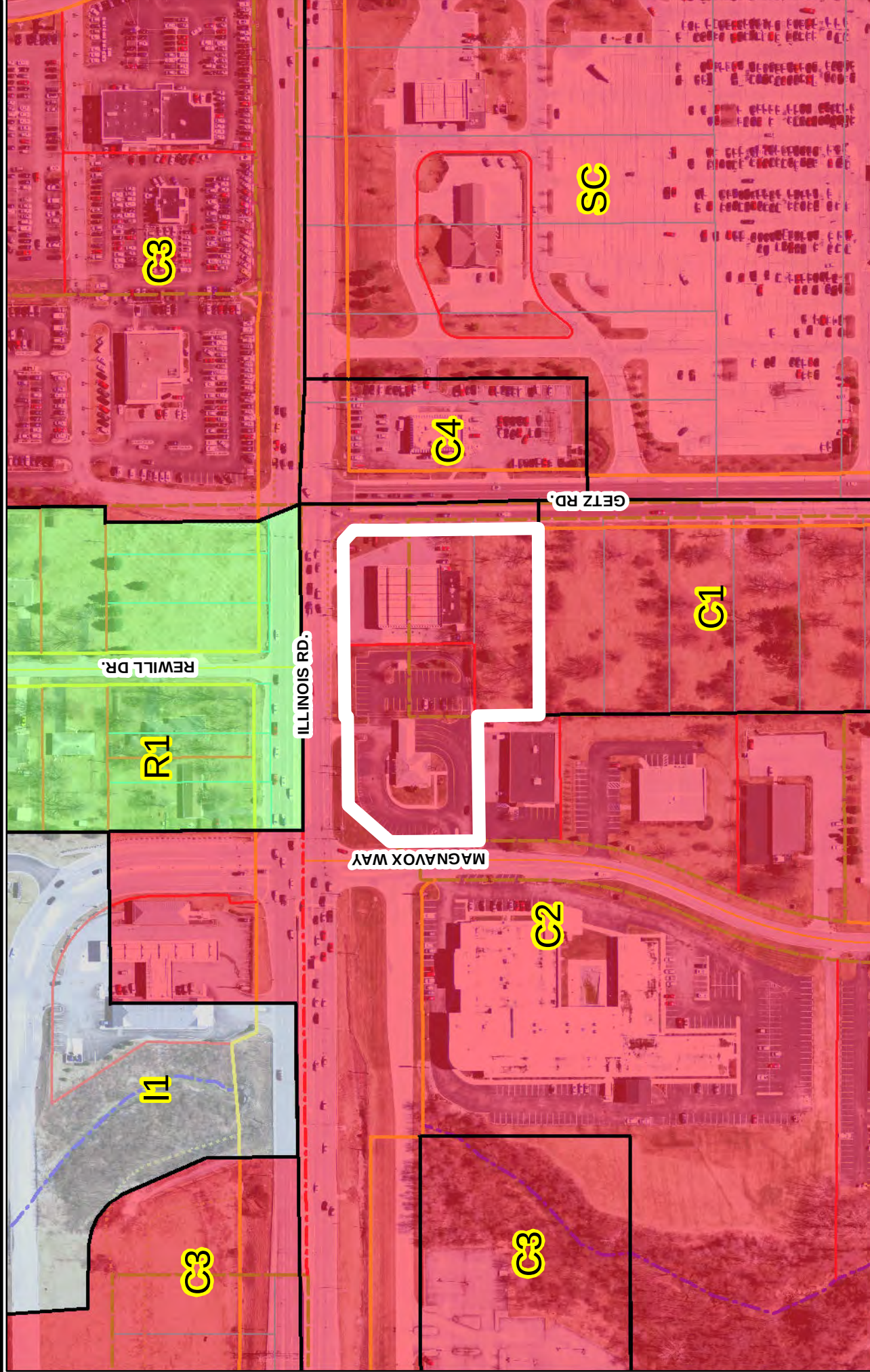


1 inch = 200 feet

0 100 200 Feet



Rezoning Petition REZ-2014-0101 and Primary Development Plan - Speedway Getz and Illinois Road



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1 inch = 200 feet

0 100 200 Feet



SITE DATA
SITE AREA = 2.8 AC
BUILDING AREA = 4,600 SF
EXISTING ZONING = C-2
PROPOSED ZONING = C-3
FRONT YARD BSL REQUIRED = 35 FT
REAR YARD BSL REQUIRED = 10 FT
SIDE YARD BSL REQUIRED = 25 FT

PARKING REQUIRED:
PARKING REQUIREMENT: 1 SPACE / 400 SF
PARKING REQUIRED = 12 SPACES
PARKING DIMENSIONS = 9' x 18'
BIKE PARKING REQUIRED = 1 SPACES

PARKING PROVIDED:
45 - STANDARD SPACES
2 - ADA SPACES
47 - TOTAL SPACES

- | 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 |

- F. YARD AREA DETAILS**
1. CONSTRUCT DUMSTER ENCLOSURE AND COLLECTION PAD PER DRAWING STD-SS-DET AND STD-SS-2E. GATE SHALL BE WOODEN BOARD ON BOARD. ENCLOSURE SHALL BE SAME AS BUILDING MATERIAL.
2. SUPPLY AND INSTALL (11) #6 BOLLARDS PER DETAIL ON DRAWING STD-QS-1 AND STD-SS SPECIENS DRAWING. BOLLARD SHALL BE PAINTED RED PER OWNER'S SPECIFICATIONS.
3. PAINT INDICATED ACCESSIBLE PARKING STALLS AND INSTALL SIGNAGE PER APPLICABLE CODES. PAINT ALL OTHER PARKING STRIPES YELLOW.
4. PROVIDE AND WIRE PIPES TO HOLD TAXI CABS REPRESENTATIVE.
5. PROVIDE AND INSTALL CODE APPROVED FIRE EXTINGUISHER(S) (1 MINIMUM) WITH PLASTIC BOU 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 SUPPLY TANK FILL OPENINGS. FIRE EXTINGUISHER MINIMUM RATING SHALL BE 2-A-20-B-C.
6. CONSTRUCT (15) 18" DIAMETER LIGHT POLES 2'-0" HIGH FOR 15" HIGH LIGHTS PER DETAILS ON DRAWING STD-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.
7. PROVIDE AND INSTALL (1) #1 CONDUIT AND WIRING FROM ELECTRICAL PANEL TO PRICER SIGN FOR 120V POWER, ALSO PROVIDE A WEATHER CONTROL FROM MANAGER'S WORKSTATION TO PRICER SIGN.
8. CONTRACTOR SHALL SUPPLY AND INSTALL CONDUIT (SIZED PER NEC CODES), AND RGS5918-2 SIAMSE CABLE FOR YARD SECURITY CAMERAS TO THESE LOCATIONS. SECONDARY CABLE SHALL BE INSTALLED BY SPEEDWAY MAINTENANCE DEPT.
9. CONTRACTOR SHALL INSTALL CONDUIT (SIZED PER NEC CODES) AND INSTALL PLUMB STRUNG FOR FUTURE YARD SECURITY CAMERAS TO THESE LOCATIONS.
10. INSTALL APPROXIMATELY (119) LINEAR FEET OF MODULAR BLOCK, POURED CONCRETE, CONCRETE BLOCK RETAINING WALL PER DETAILS PROVIDED BY OTHERS.
11. INSTALL APPROXIMATELY (119) LINEAR FEET OF GUARDRAIL PER DETAILS ON DRAWING STD-QS-1.
12. INSTALL 6" X 6" SIDEWALK EXTENSION AND ONE (1) 1" STYLE BICYCLE RACK PER DETAIL ON DRAWING 5161-CS1.
13. EXISTING SIGN SHALL BE CLEANED AND RECEIVE NEW FACES, LAMPS, BALLASTS, UPGRADED TO LED PRICER PANELS AND PAINT TO THE EXTENT ALLOWED BY THE SIGN ORDINANCE.
14. ATM STATION AND RELATED BASE TO BE INSTALLED BY OTHERS. COORDINATE ANY POWER AND AV/ LINES GOING TO ATM.
15. "ENTER" SIGN
16. "DO NOT ENTER" SIGN
17. "DELIVERY TRUCK PARKING ONLY" SIGN

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING 5(5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS, ATM RELATED DETAILS, AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. + DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL. IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SHEET 5162-CS1 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

[illegible]

PLOT PLAN	
RE-BUILD	ILLINOIS RD 6205 ALLEN COUNTY FORT WAYNE, IN
STORE OR BLDG NO.	5161
VERSION OR A/E NO.	
SCALE  0' 30'	
BESTION TEAM	DATE
DIGNR. S. RUCKER	09-19-2014
P.MGR. R. BAIRD	09-19-2014
FWRMR. J. SHINNEMAN	09-19-2014
DRWG. NO.	
5161-CS	

5161 ELEV

DATE: 9/30/14

DESIGN TEAM: G. BUS

DATE: 9/30/14

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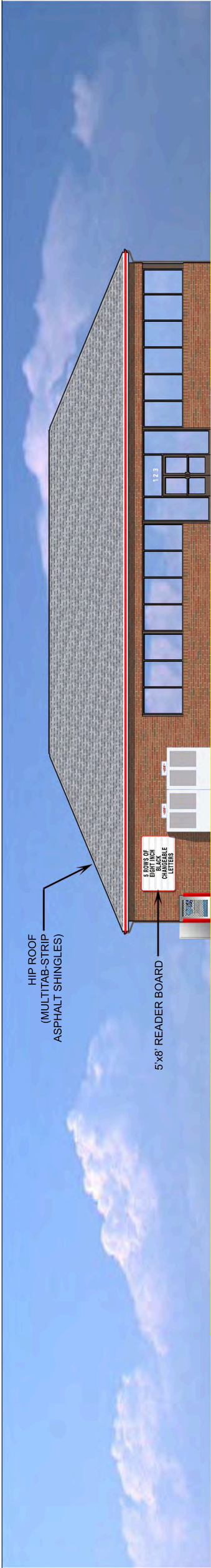
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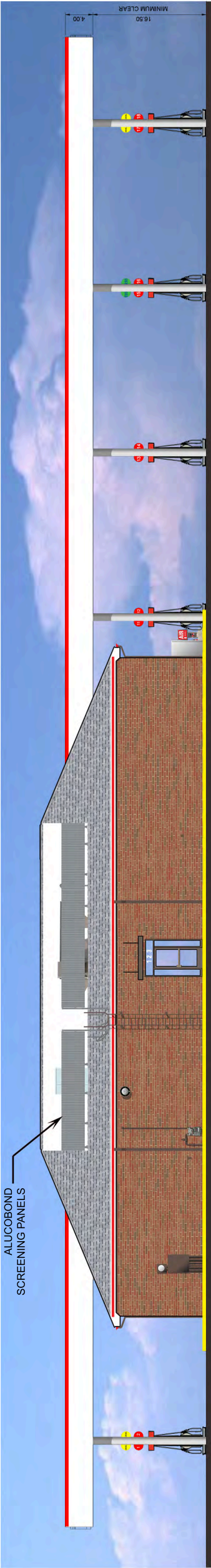
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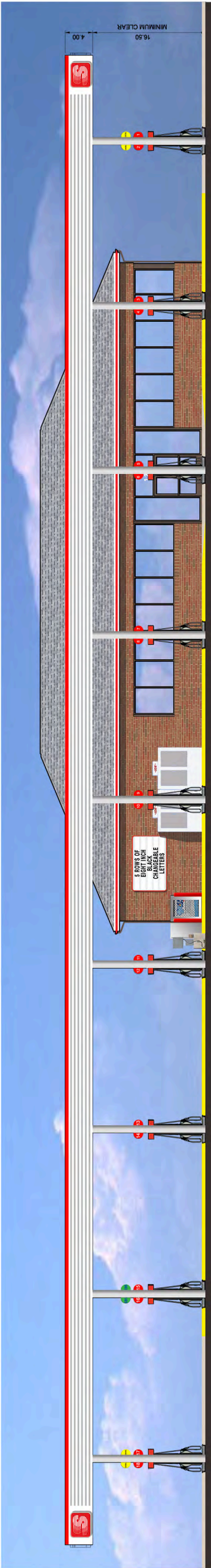
FRONT ELEVATION



SOUTH ELEVATION



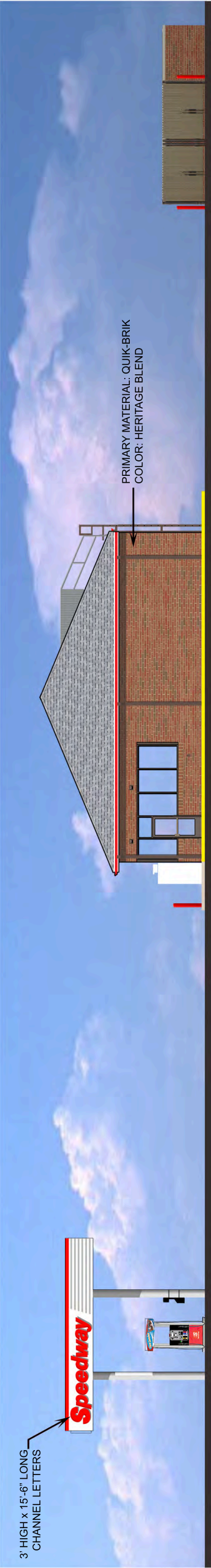
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



BUILDING ELEVATIONS

6205 ILLINOIS RD.
ALLEN COUNTY
FT. WAYNE, IN

5161
80829

SCALE: 1/8" = 1'-0"

DESIGN TEAM: G. BUS

DATE: 9/30/14

DATE: 9/30/14

DATE: 9/30/14

DATE: 9/30/14

DATE: 9/30/14

DATE: 9/30/14

DATE: 9/30/14

Speedway
Engineering and Construction Dept.
Enon, OH 45323

NO. 1
REVISIONS
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