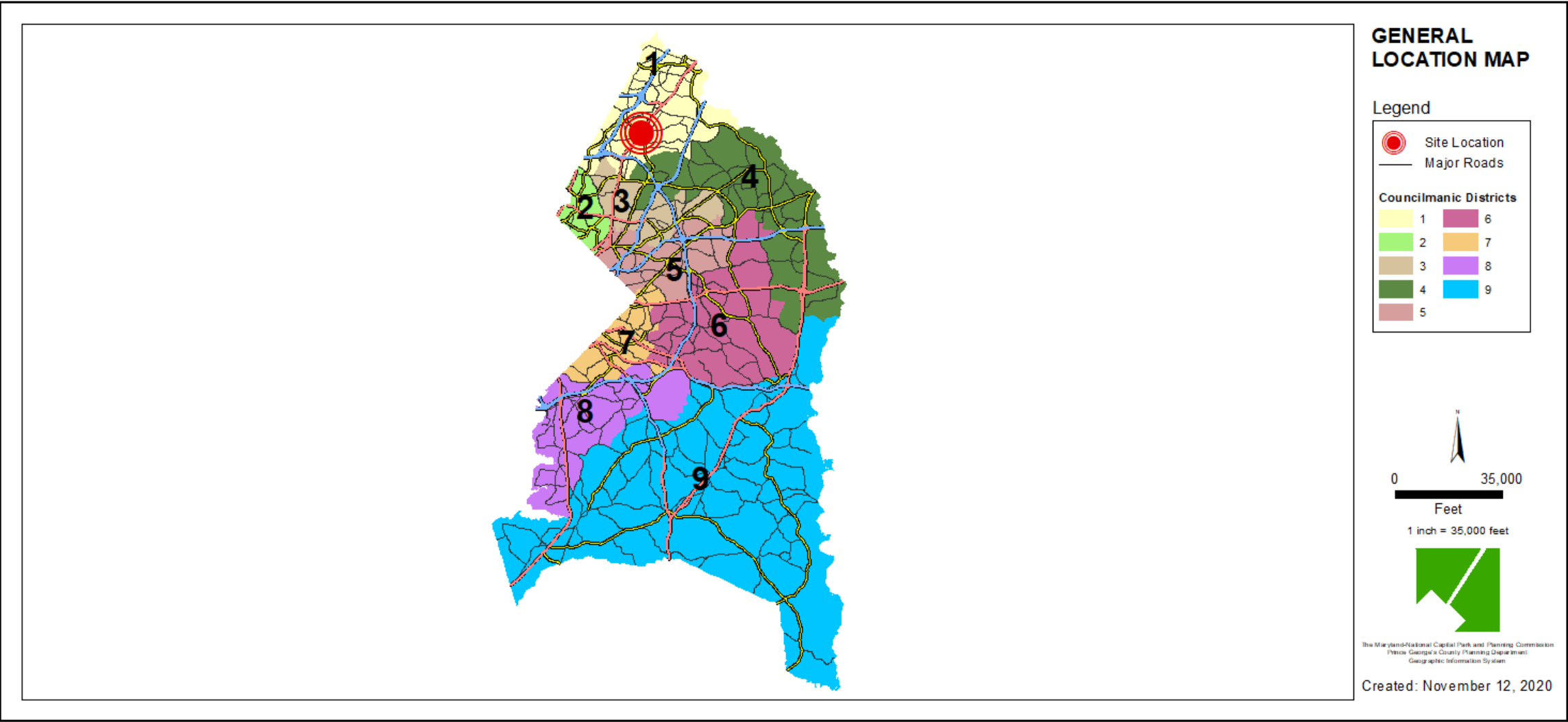


ITEM: 6

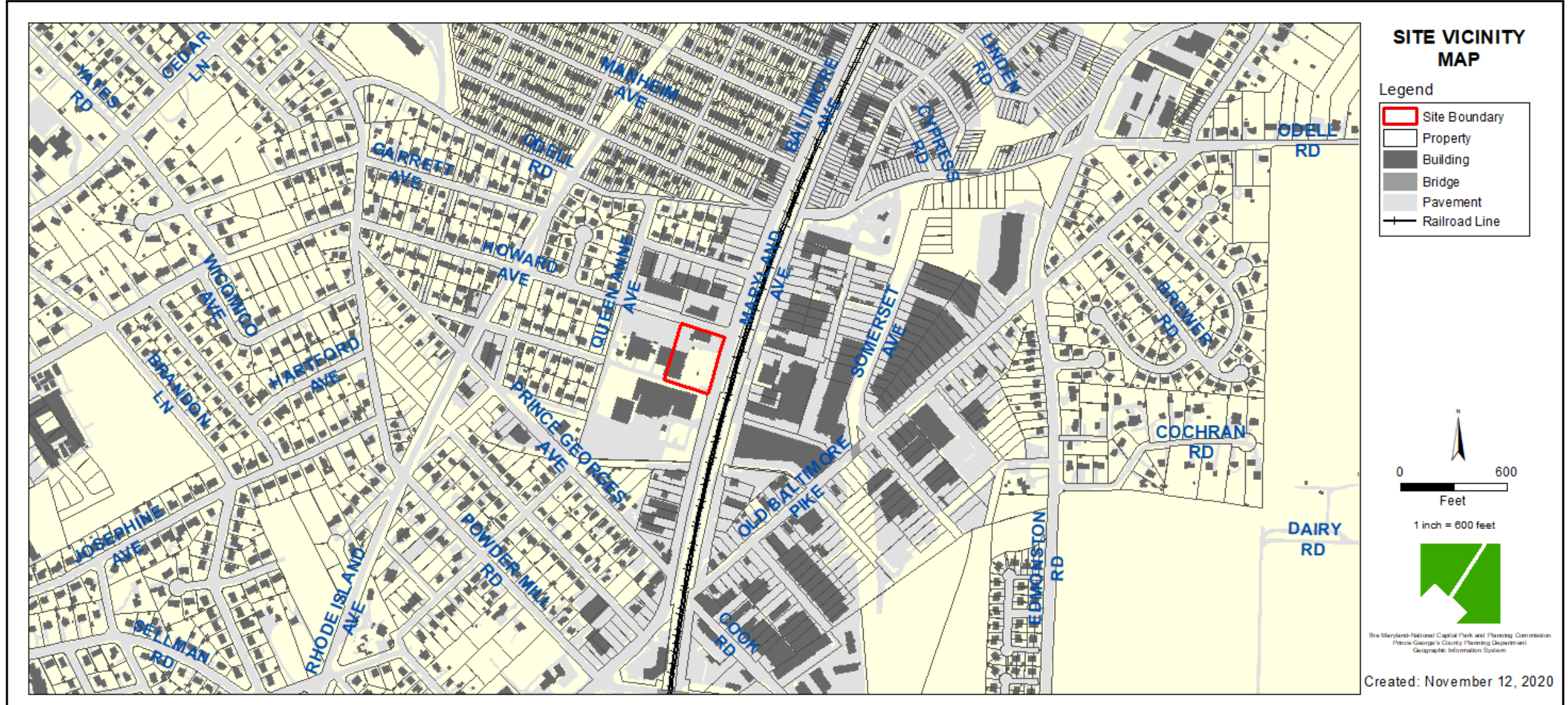
CASE: DSP-20029 REMAND

REMAND - 7-ELEVEN BEHNKE PROPERTY

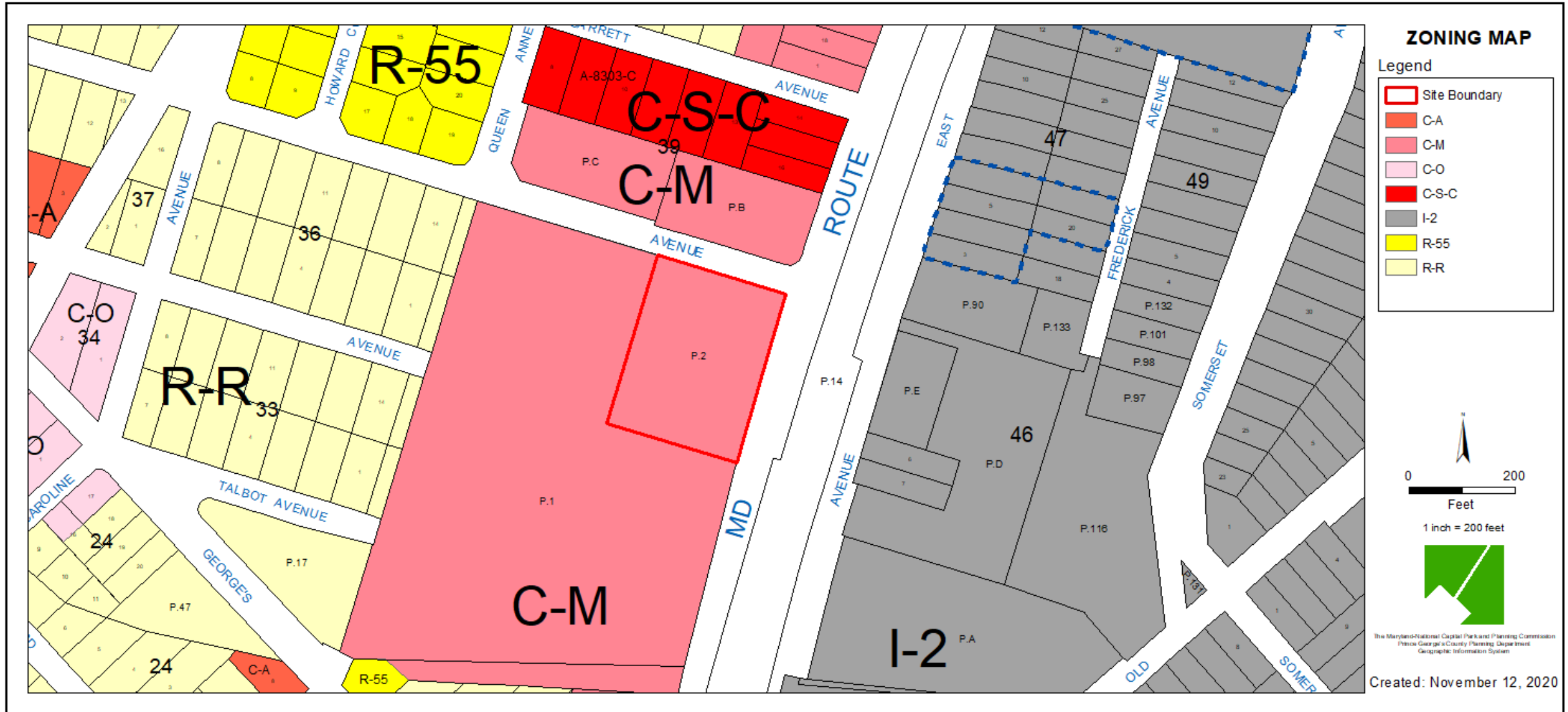
GENERAL LOCATION MAP



SITE VICINITY



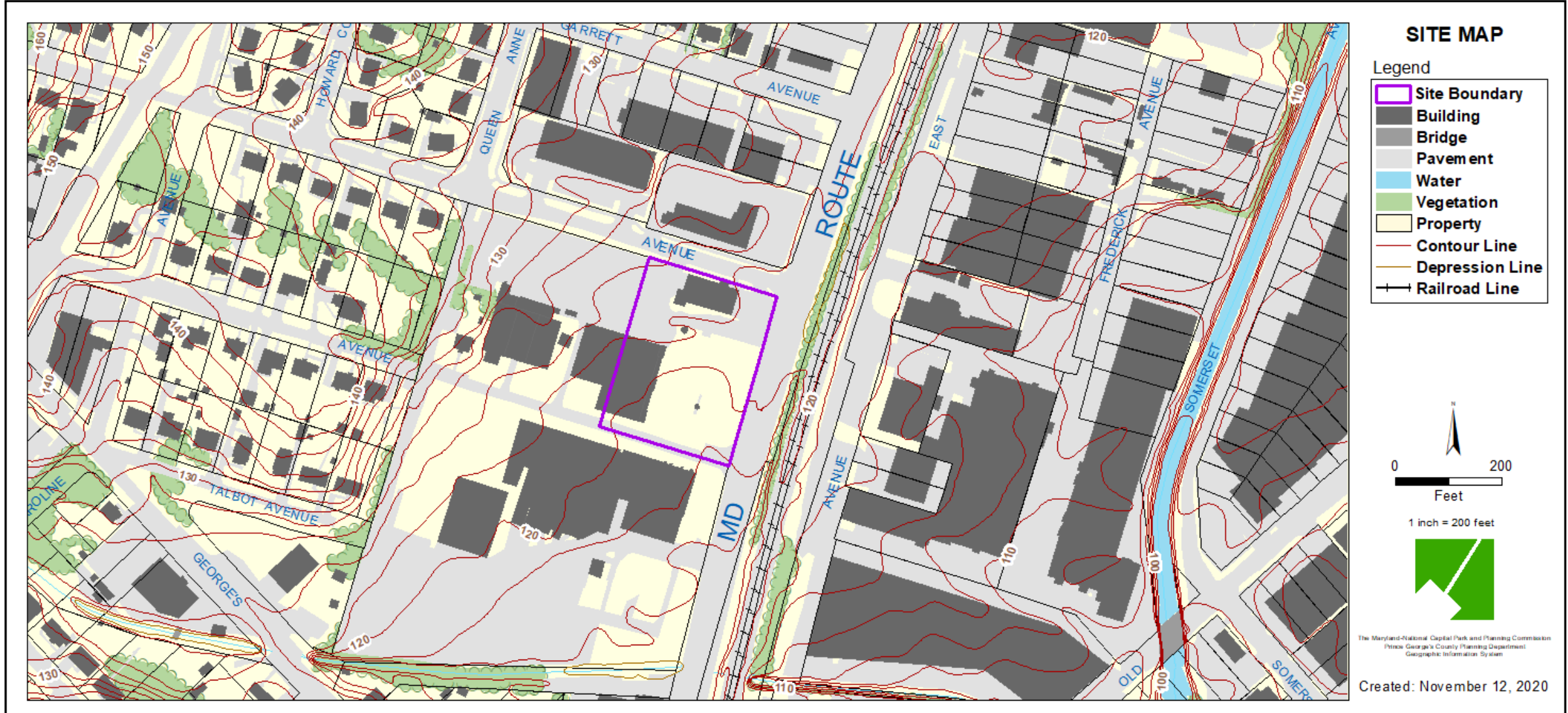
ZONING MAP



AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



POINTS OF REMAND

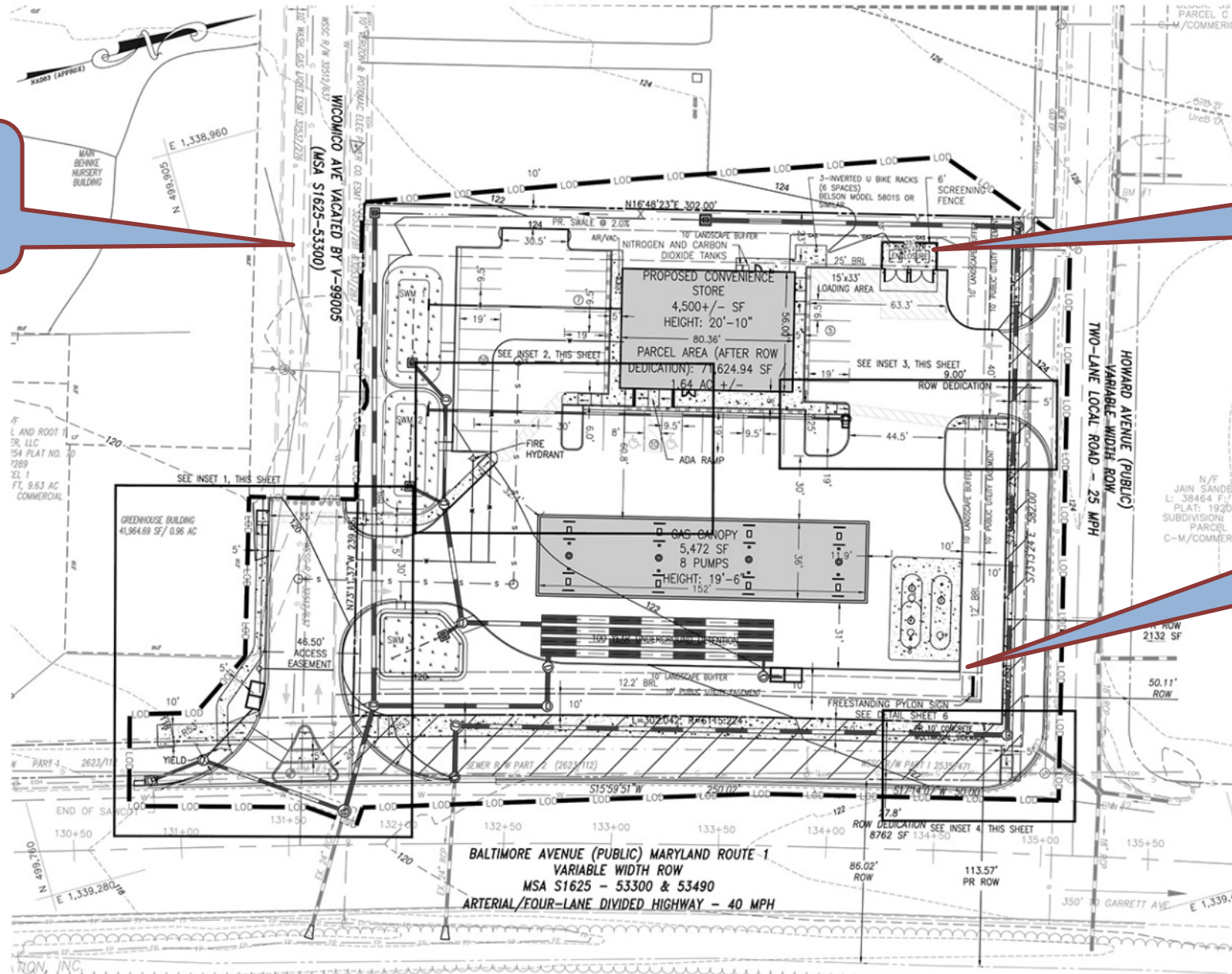
- 1. The development implements the 15 purposes of Subtitle 27.**
- 2. The development implements the purposes of the Commercial Zones.**
- 3. The development is in accordance with the principles for the orderly, planned, efficient and economical development contained in Plan 2035, and the 2010 Subregion I Master Plan, including the Vision for Focus Area 1 and relevant goals, policies and strategies for Focus Area 1.**
- 4. The development provides for a sidewalk along with the entire southern frontage of the subject property.**
- 5. The development provides for a monument sign instead of a freestanding sign. Planning Board shall evaluate the monument sign location and size.**
- 6. The development provides for fill-in planting areas at the northeast corner, and along the US 1 frontage, and the southeast boundary of the property. The goal of filling-in these planting areas is to screen the fuel pumps as effectively as possible. Shrubs along the US 1 frontage should be 4-6 foot-high and maintained at that height.**
- 7. The development facilitates smart growth along US 1 with the installation of an Electrical Vehicle Charging Device (EVCD). A space containing an EVCD shall be designated as exclusively for use by electric cars and the space shall be created as one of the reserved spaces on the premises.**
- 8. The development relocates the trash dumpster at least 25 feet from the west property boundary.**

ORIGINAL SITE PLAN

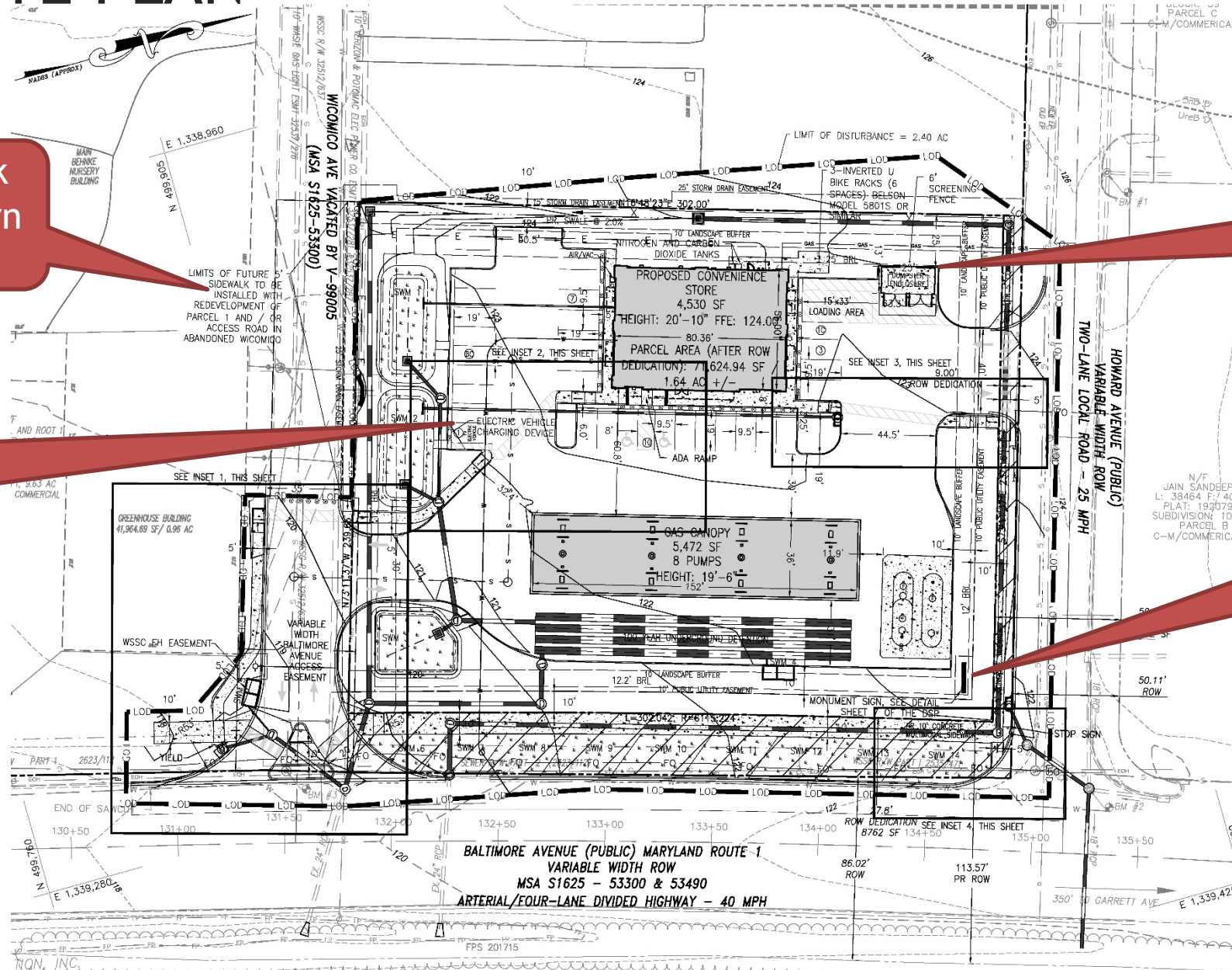
#4 No
sidewalk

#8 Trash
Enclosure

#5
Freestanding
Sign



REVISED SITE PLAN

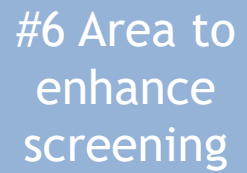


#4 - sidewalk along southern frontage

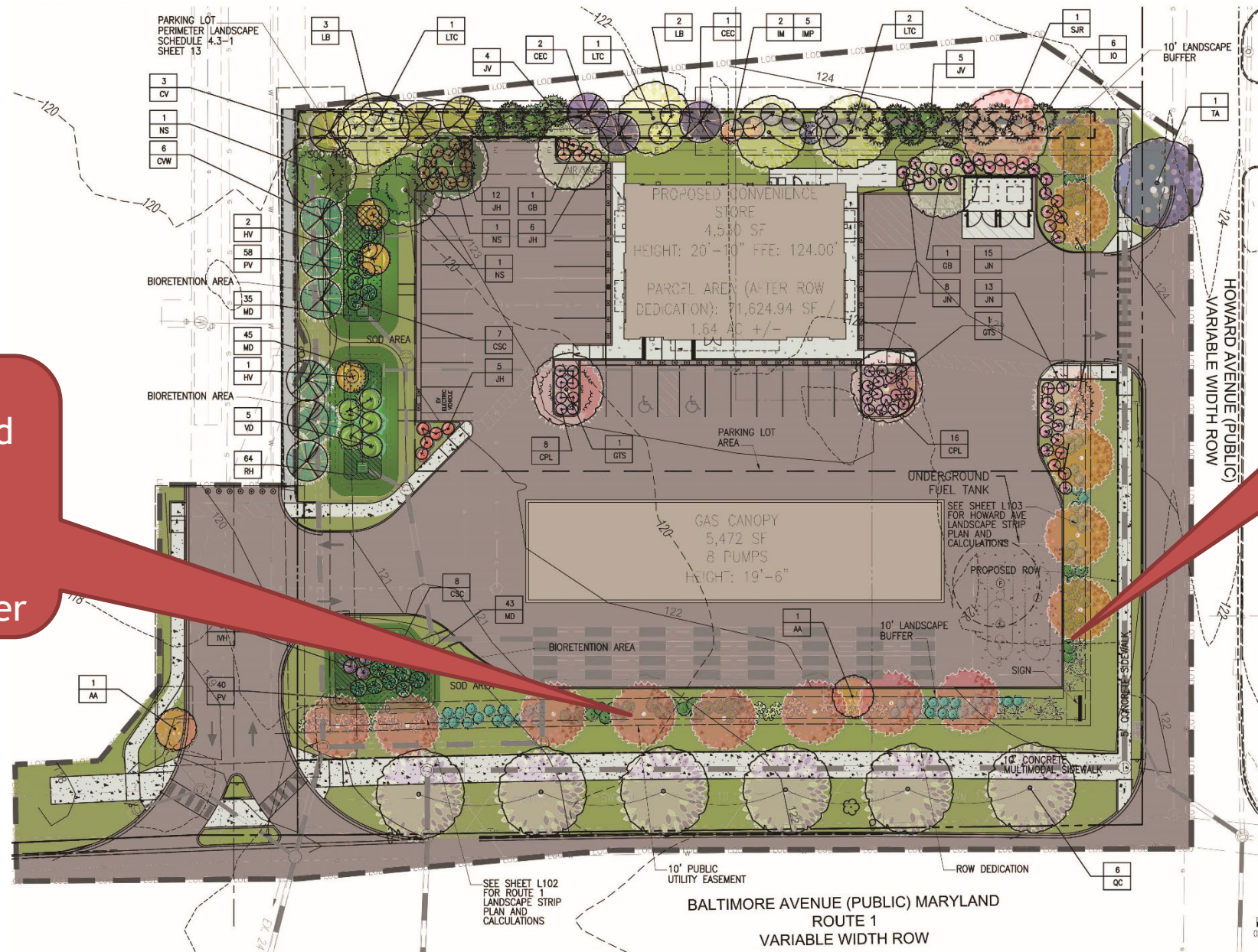
#7 - Electric Vehicle Charging Device

#8 - 25-foot setback to dumpster

#5 - monument sign location



REVISED LANDSCAPE PLAN



#6 - six additional, and taller shrubs along US 1 frontage and southeast corner

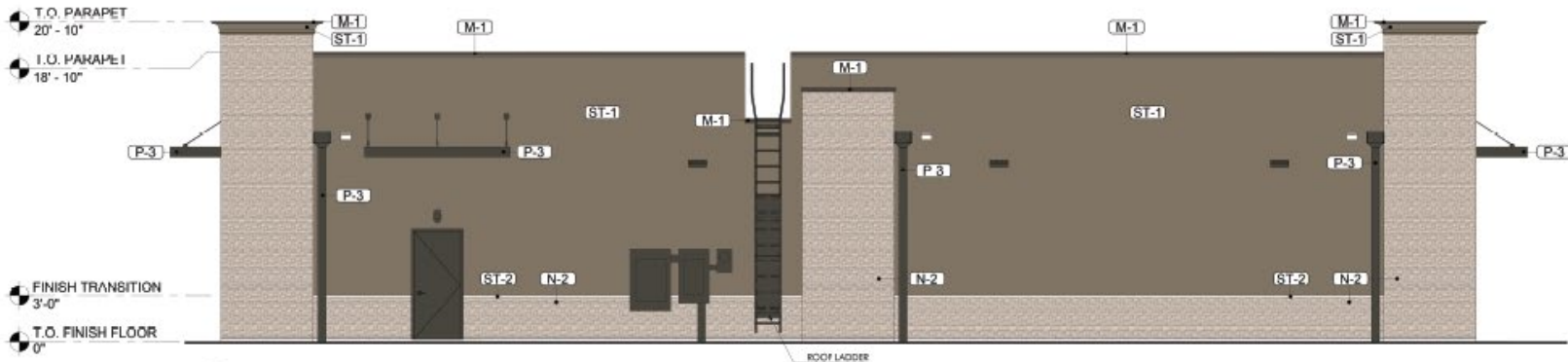
#6 - five additional, and taller shrubs at northeast corner

ELEVATION

EXTERIOR FINISH SCHEDULE		
ITEM	DESCRIPTION	PATTERN
ACM	ALUMINUM COMPOSITE MATERIAL FASCIA - WHITE	
M-1	24 GAUGE GALV. SHEET METAL COPING CAP, SLOPE 1/4" PER FOOT, PRE-FINISHED TO MATCH CANOPIES & OTHER METAL WORKS (SW 7048 "URBAN BRONZE") - OR SIMILAR	
P-3	PRE-FINISHED SHEET METAL DOWNSPOUT SYSTEM & PRE-FABRICATE AWNINGS TO MATCH CANOPIES & OTHER METAL WORKS (SW 7048 "URBAN BRONZE") - OR SIMILAR	
ST-1	DRYVIT (OR EQUAL) - EIFS - "SW7040 SMOKEHOUSE" - OR SIMILAR	
N-2	STONE VENEER - NICHHA - LEDGESTONE KURASTONE - "LEDGESTONE BLUFF" - OR SIMILAR	
S-1	KAWNEER, "DARK BRONZE" ALUMINUM STOREFRONT FRAME - 1" INSULATED CLEAR GLAZING BY OLDCASTLE OR EQUAL - OR SIMILAR	
ST-2	PRE-CAST CONCRETE SILL	

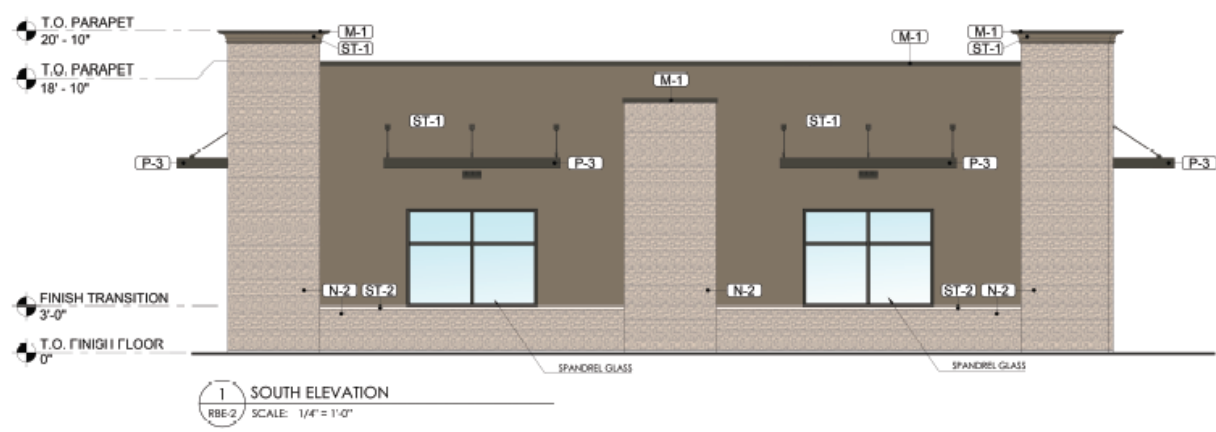
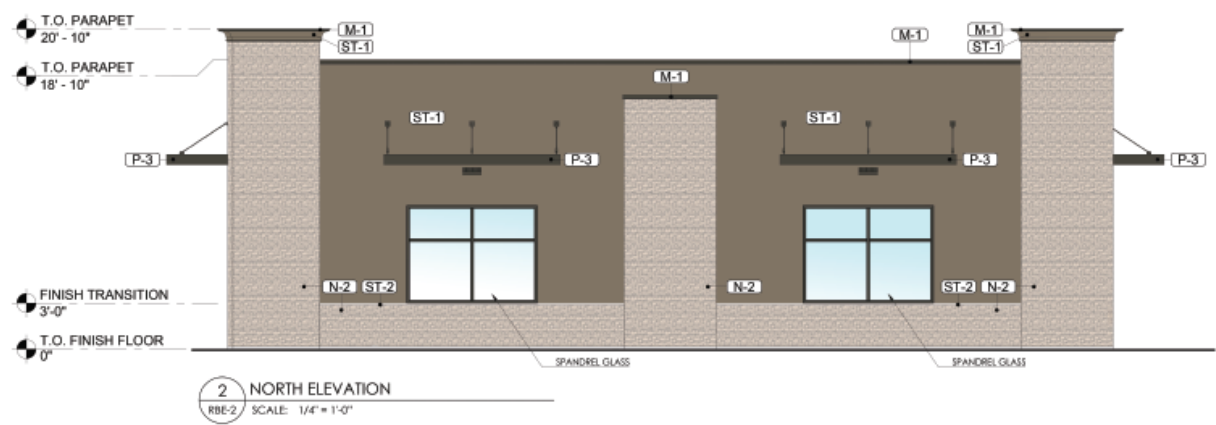


2 EAST ELEVATION
RBE-1 SCALE: 1/4" = 1'-0"

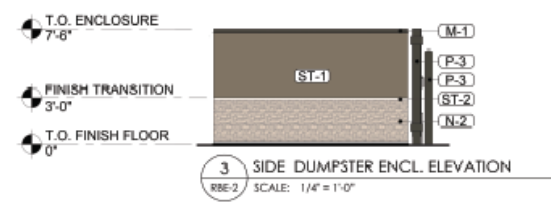
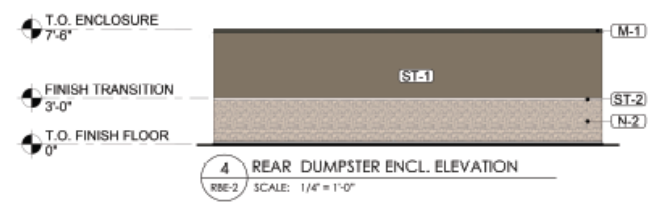
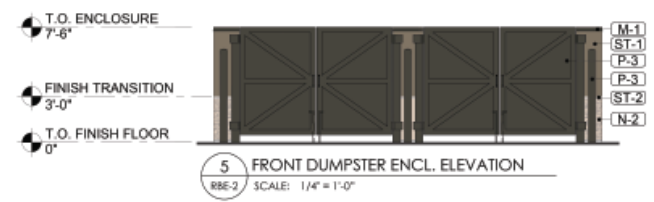


1 WEST ELEVATION
RBE-1 SCALE: 1/4" = 1'-0"

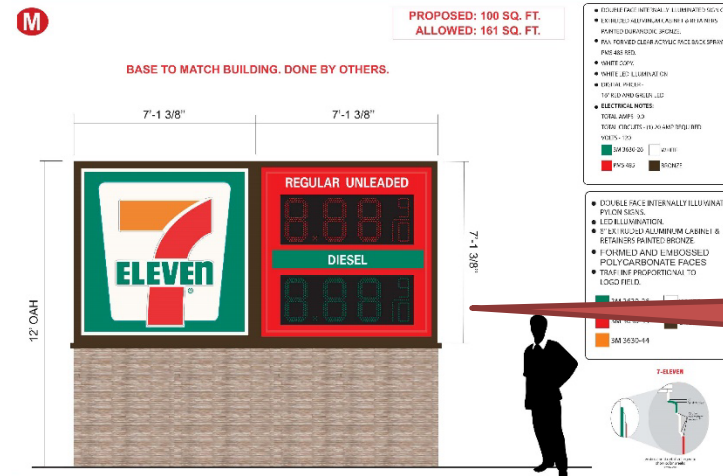
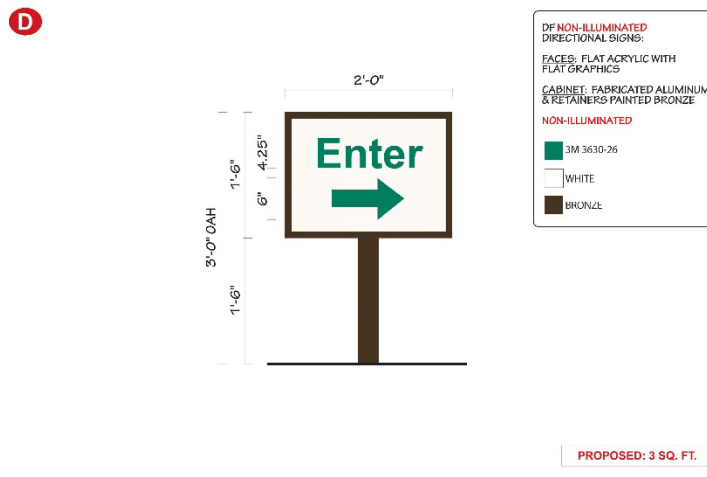
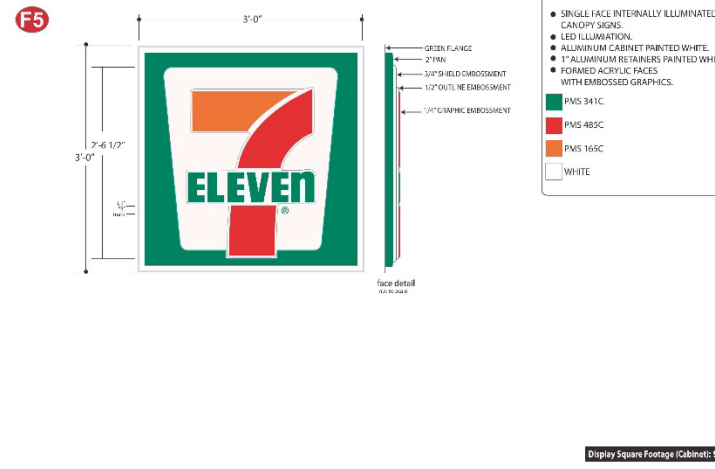
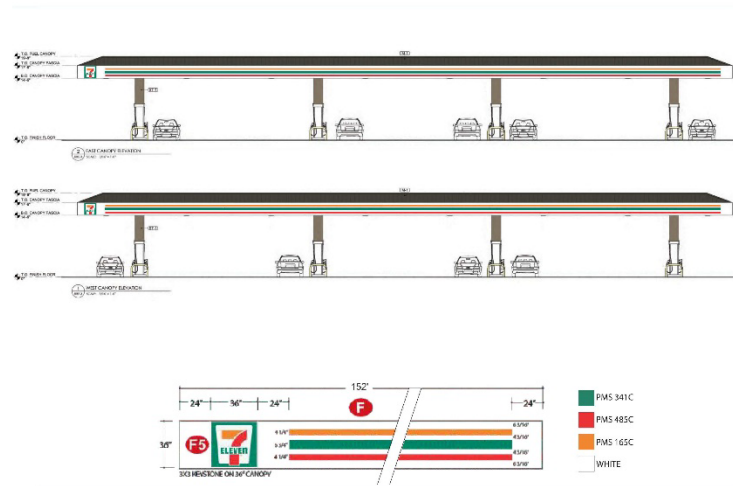
ELEVATION



EXTERIOR FINISH SCHEDULE		
ITEM	DESCRIPTION	PATTERN
ACM	ALUMINUM COMPOSITE MATERIAL FASCIA - WHITE	
M-1	24 GAUGE GALV. SHEET METAL COPING CAP, SLOPE 3/4" PER FOOT, PRE-FINISHED TO MATCH CANOPIES & OTHER METAL WORKS (SW 7048 "URBAN BRONZE") - OR SIMILAR	
P-3	PRE-FINISHED SHEET METAL DOWNSPOUT SYSTEM & PRE-FABRICATE AWNINGS TO MATCH CANOPIES & OTHER METAL WORKS (SW 7048 "URBAN BRONZE") - OR SIMILAR	
ST-1	DRYVIT (OR EQUAL) - EIFS - "SW7040 SMOKEHOUSE" - OR SIMILAR	
N-2	STONE VENEER - NICHHA - LEDGESTONE KURASTONE - "LEDGESTONE BLUFF" - OR SIMILAR	
S-1	KAWNEER, "DARK BRONZE" ALUMINUM STOREFRONT FRAME - 1" INSULATED CLEAR GLAZING BY OLDCASTLE OR EQUAL - OR SIMILAR	
ST-2	PRE-CAST CONCRETE SILL	



REVISED SIGNAGE



SUBMISSION		REVISION	
NO.	DATE	NO.	DATE
1	07/20/2021	1	07/20/2021
2	07/20/2021	2	07/20/2021
3	07/20/2021	3	07/20/2021
4	07/20/2021	4	07/20/2021

CLIENT	ATCS
NAME	ATCS
ADDRESS	1000 BELLEVILLE BLVD. SUITE 300
CITY	SPRINGFIELD, MA 01103
STATE	MA
COUNTRY	USA
PHONE	(417) 865-1234
FAX	(417) 865-1234
EMAIL	ATCS@ATCS.COM
WEBSITE	WWW.ATCS.COM

DESIGNED BY	ATCS
CHECKED BY	ATCS
DATE	07/20/2021
SCALE	AS SHOWN

#5 - 12-foot-high monument sign