



For Use by Permitting Coordinator:

Date Received: _____

Determination of Completeness: _____

Additional Information Received: _____

Application Withdrawn: _____

TOWN OF STURBRIDGE

**ARCHITECTURAL REVIEW APPLICATION
DESIGN REVIEW COMMITTEE**

REVISED 2/07/11

RECEIVED

FEB 27 2013

**DESIGN REVIEW
COMMITTEE**

Site: 234 Haynes Street and 236 Haynes Street - Sturbridge, MA
Location (Street Number and Street Name)

Section 1. Applicant/Owner/Agent Information:

A. Applicant:

Business Name: Petrogas Group New England, Inc.

Applicant Name: Trevor Moore

Address: 168 North Main Street - Andover, MA 01810

Phone: 1-347-909-0738 Fax: _____

Email: trevor.moore@applegreen.ie

B. Property Owner: 10 Mashapaug Road Sturbridge, LLC
(234 Haynes Street)

Address: 645 Hamilton Street
Allentown, PA 18101

Phone: _____ Fax: _____

Email: _____



For Use by Permitting Coordinator:

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TOWN OF STURBRIDGE

ARCHITECTURAL REVIEW APPLICATION DESIGN REVIEW COMMITTEE

REVISED 2/07/11

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Location (Street Number and Street Name)

Section 1. Applicant/Owner/Agent Information:

A. Applicant:

Business Name: Petrogas Group New England, Inc.

Applicant Name: Trevor Moore

Address: 168 North Main Street - Andover, MA 01810

Phone: 1-347-909-0738 Fax: _____

Email: trevor.moore@applegreen.ie

B. Property Owner: Perry Holdings, LLC
(236 Haynes Street)

Address: 803 Charlton Street

Southbridge, MA 01550

Phone: 1-484-273-0425 Fax: _____

Email: _____

C. Agent Information:

Business Name: Upland Architects, Inc.
Agent: Robert C. Medeiros
Address: 250 East Main Street - Suite 13
Norton, MA 02766
Phone: 774-430-3390 Fax: 774-430-3393
Email: bobm@55upland.com

Section 2. Basic Site and Project Information:

A. Assessor's Parcel Identification Numbers:

552-04135-236, 552-04136-234, 552-04126-228 & 423-04136-010

B. Please describe the proposed project:

Renovate existing restaurant building into a new convenience store
with two quick serve restaurants with one to have a drive-thru window.
Convenience store to have 6 fuel dispensers with overhead canopy and
and 4 diesel truck fuel dispensers also with an overhead canopy.

C. Note any special permits or variances granted, denied to this location.

Note any current zoning or general bylaw non-conformance associated with the property or the application.
In 1987, the planning board approved a definitive site plan for construction of the then Roy Rogers building. In 1987, the ZBA granted a variance from signage requirements for a free standing sign. In 1992, the planning board approved a definitive site plan for an addition to the Roy Rogers building. In 1994, the ZBA denied a variance for the erection of a 70 foot tall flag pole.

D. CHECKLIST OF PLANS AND MATERIALS SUBMITTED WITH APPLICATION

The applicant shall submit one original set and six copies of the application and final drawings and one set of materials at the time the application is submitted to the Town Planner. A *copy* of any site plan that is prepared under the Zoning Bylaws Site Plan Review process shall also be submitted. The DRC may waive site plan submittal requirements for specific projects and may substitute a site visit for some or all of the required materials. In the absence of such waiver, the following materials shall be submitted at the time of the application to the DRC:

- A drawing showing the location, type, size or dimensions of existing structures on the project site, abutting properties and significant site features such as existing trees @ 4 inch caliper and larger, topography, retaining walls, walks, patios, drives, roads, parking, wetlands, and water bodies.
- Photographs showing the proposed building site and surrounding properties. Photographs should include the existing site features identified in the preceding paragraph as well as the same existing features where they exist in close proximity to the project site but on parcels immediately adjacent to the project site.
- Design plans for alterations and/or additions shall depict existing structures to be altered and their relationship to adjacent property including dimensions showing the shortest distance between the proposed structure/s and the nearest buildings on adjacent properties.
- Applicants should note that the objective is to present a complete picture to the DRC. Applicants are required to include Manufacturers' material cut-sheets.

Architectural Drawings shall include:

- Floor plans of all proposed building levels;
- Architectural elevations of all exteriors including the dimensioned height of the proposed building above grade at the foundation, window and door locations
- Descriptions of exterior materials, and colors including roofing, walls, doors, windows, any special features, etc.
- Facade drawings (elevations) should include all existing and proposed entrances and windows, including those slated to be removed. Elevation drawings should make explicit how the proposed work fits in with the design of the abutting properties (are windows, doors and other fenestrations, etc along the same plane, etc. See pages 10-16 of the Design Review Committee Handbook and Design Guidelines for more information for more information).
- Information on the style of doors, windows, special features or building elements (porch, balcony, shutters, etc).

Site Plans shall include:

- Existing buildings and plantings
- Proposed new structures

- Handicapped access features
- Sidewalks, drives and parking lots shown where they exist on site and identified by type of existing paving material;
- All site objects and fixtures (Including signs and lighting)

Landscape Plans shall include:

- All existing buildings and site features to remain;
- Existing and proposed grading
- Paving materials. Existing pavement to remain along with proposed pavement both indicated by layout and paving materials;
- Planting plan, with descriptions of materials. Planting plan identifying the proposed plant material and quantity of each by location on plan; an overall plant list, which at a minimum identifies total quantities of each plant used; botanical and common name for each plant, and size of the plant material at time of installation.

E. CONFORMANCE WITH DESIGN STANDARDS

Explain how each of the design standards outlined below has been addressed in the proposal. Applicants shall review the ‘Design Review Committee Handbook and Design Guidelines’ when preparing this application. Where specific pages within the Guidelines could be referenced to provide a starting point to applicants completing this form, those have been included. The page numbers are intended as an initial point of reference for applicants and are not meant to denote the only pages that refer to a specific item.

1. Please explain if the height of the structure will be affected by the proposed alteration. If so, please explain how the height of this structure relates to the style and character of your structure and the buildings surrounding your property (For guidance please refer to Page 9-18 of the Design Review Committee Handbook and Design Guidelines)..

The facade height of the proposed building shall be increased to create a better proportioned building than to long and low building currently on site. The building will feature steeper sloped mansard roofs, a taller 4 sided sloped roof tower and gable end entrance roofs. It is in our opinion that the proposed building better fits with the architecture throughout the town.

2. Please explain any changes that are proposed for the windows and doors of the structure. If changes are proposed, please explain how the windows and doors selected for your project will be compatible with the architectural style and character of the surrounding area. (For guidance please refer to Page 9-18 of the Design Review Committee Handbook and Design Guidelines)

The proposed work will include upgrades to the existing entrance door and window, and will include the installation of new doors and windows. The windows and doors compliment the

proportions of the building in terms of size and frequency. The windows and doors shall be trimmed to compliment the proposed traditional / craftsman style architecture of the proposed building.

3. The **relationship** of building masses and shapes to open space between it and adjoining structures shall be compatible; for example the length and width of a proposed structure should replicate the approximate length and width of neighboring buildings (See page 13-14 of the Design Review Committee Handbook and Design Guidelines for more information) please explain how your proposal accomplishes this general guideline.

The proposed building stands alone on the project site and is surrounded on two sides by wooded areas. However the relationships of the proposed building masses create modules along it's featured front and right side elevations.

4. If changes to the roof of your structure are proposed please explain. If changes are proposed, describe how the **roof** design and pitch of the structure will be compatible with the architectural style and character of the surrounding buildings. For example, the roofing material and design should be appropriate for the architectural style of your structure and should be compatible with the buildings surrounding your structure. (See page 13 of the Design Review Committee Handbook and Design Guidelines for more information).

The intent of the main roof elevation will not be changing. However due to the increase in height of the facade of the building, we propose to utilize steeper mansard roofs, steep sloping gables and steep slope four sided tower elements. We feel this design intent is better fitting of the general traditional architecture contained within the town.

5. If changes to the overall scale of the structure are proposed, please explain. If so, describe how the **scale** of the structure shall be compatible with the architectural style and character of the surrounding buildings. (See page 14 of the Design Review Committee Handbook and Design Guidelines for more information).

We propose not to increase the existing footprint of the building, however we do proposed to increase the vertical scale of the building. Doing this will eliminate the low and long proportioned building into a better balanced vertical proportioned building which shall compliment the traditional architecture throughout the town.

6. The **facade** line, shape and profile shall blend with other structures in the surrounding area with respect to its dominant vertical and horizontal aspects. If façade alterations are proposed, please explain how the alignment will occur at similar intervals as those of neighboring structures. (See page 14-16 of the Design Review Committee Handbook and Design Guidelines for more information, photographs and sketches that explain this concept).

The proposed building sits alone on the project site. However the proposed architecture of the _____ is intended to make the current hard lined simple low and long form of the current building, and _____ create a building that features architectural elements typical to traditional / craftsman style _____ buildings.

7. **Signage for projects are covered within the DRC Sign application and process, however, please explain any existing and proposed signage and how the signage relates to the overall architecture of the project.**

- o **Signs**, with associated architectural details, materials, colors and textures shall be compatible with the predominant architectural character of the neighborhood, while preserving and enhancing the surrounding area.
- o **Advertising features**, including size, location, design, color, texture, lighting and materials, shall not detract from the use and enjoyment of the proposed building and structures and the surrounding properties.

The proposed signs shall be exterior illuminated. The materials used will be a high density _____ urethane material. The colors shall be a low gloss finish and in accordance with the proposed _____ businesses that shall occupy the building.

We proposed a main ID sign sign along the main travel road that will feature materials that match _____ the materials on the building. The signs applied to the ID structure shall be externally illuminated _____ and constructed of the high density urethane and low gloss paint finish.

8. **Preservation** of historic, traditional or significant uses, structures or architectural elements shall been preserved to the greatest extent possible during any project. Please explain the methods employed to preserve such features during the design of this project.

The existing building does not contain any historical elements requiring preservation.

10. **Landscaping** shall enhance the character and appearance of the surrounding area and parking areas shall be located to the side or rear of buildings when possible. Please describe, in detail, the landscaping that is proposed for your project. (The Design Review Committee Handbook and Design Guidelines provide good information on landscaping for specific applications. The Zoning Bylaw, Chapter 25 also contains detailed information on landscaping and buffering requirements. Applicants shall review both documents prior to completing this application.)

11. **Lighting** shall be used to enhance appearance of the property, provide for safety and security of the property, and of those visiting the property. Lighting shall be shielded so that it does not cause surrounding properties and roadways to be illuminated and in all cases Dark Skies Compliant lighting is encouraged. Please describe the lighting that is proposed as part of your project (Please see Page 20-22 in the Design Review Committee Handbook and Design Guidelines for more information on lighting selection).

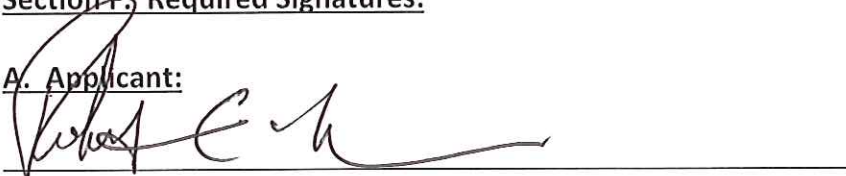
The proposed lighting shall consist of gooseneck light fixtures to illuminate the building signs.

It is also proposed to utilize undercanopy LED lighting to illuminate the walkways surrounding the building, as well a building mounted LED lighting around the rear and side of the building to illuminate the vehicular ways around the building as well a create a safe environment.

* Please note: Photographs of existing site and the building can aid the DRC in making its decision.

Section F, Required Signatures:

A. Applicant:



Applicant or Authorized Signatory

02-23-2018

Date

B Property Owner: I hereby grant permission for the applicant to apply for and make the changes to the premises as proposed above.

Owner or Authorized Signatory

Date

C. Agent: If someone is representing the applicant or the owner, the applicant must designate such representative below:

Name of Representative: Upland Architects, Inc. - Robert C. Medeiros

Address of Representative: 250 East Main Street - Suite 13 - Norton, MA 02766

Phone: 774-430-3390 Fax: 774-430-3393

Email: bobm@55upland.com

Relationship of representative to owner or applicant: Project Architect

Finance Director/Tax Collector: I certify that the taxes are current for the above property (applicant must obtain this signature prior to submission of this application)

Authorized Signatory

Date

Design Review Committee Decision:

Summary of Recommendations:

The Design Review Committee has reviewed the above referenced architectural application at its meeting held on _____.

The Design Review Committee found that the following with respect to conformance with the Design Guidelines:

C. CONFORMANCE WITH DESIGN GUIDELINES

YES NO

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Height |
| <input type="checkbox"/> | <input type="checkbox"/> | Relation of building masses and spaces |
| <input type="checkbox"/> | <input type="checkbox"/> | Proportion of windows and doors |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof shape |
| <input type="checkbox"/> | <input type="checkbox"/> | Scale |
| <input type="checkbox"/> | <input type="checkbox"/> | Facade line, shape and profile |
| <input type="checkbox"/> | <input type="checkbox"/> | Architectural detail |
| <input type="checkbox"/> | <input type="checkbox"/> | Advertising features |
| <input type="checkbox"/> | <input type="checkbox"/> | Heritage |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscape |
| <input type="checkbox"/> | <input type="checkbox"/> | Historic Features |
| <input type="checkbox"/> | <input type="checkbox"/> | Lighting |

D. SUMMARY OF RECOMMENDATIONS

Based upon the above findings the application is:

- Approved as proposed
- Approved with the following comments or modifications: _____
-

Denied due to the following: _____

Additional Comments of the Design Review Committee: _____

Authorized Signatory

Date

Zoning Enforcement Officer/Building Inspector Decision:

Approved as proposed

Approved with the following comments or modifications: _____

Denied due to the following: _____

Authorized Signatory

Date

Attach Additional Sheets as Necessary

AUTHORIZATION

I, Audrey Martinez, as Co-Manager for Perry Holdings, LLC (the "Owner"), the owner of property located at 236 Haynes Street (Route 15), Sturbridge, Massachusetts (the "Property"), hereby authorize Dunne Manning Realty LP, its officers, directors, partners, managers, engineers, attorneys, consultants, representatives and agents, to execute and sign on behalf of the Owner as owner of the Property, all applications, petitions, forms, documents and papers that may be required by the town of Sturbridge or any boards, commissions or authorities thereof, in order to facilitate the submission of applications, petitions, notices of intent, certificates (including tax collection compliance certificates) and forms for any and all permits, approvals or orders, including, but not limited to, special permits, variances, site plan review approval, orders of conditions, licenses, waivers and other related government approvals, in connection with the development and permitting of the Property.

PERRY HOLDINGS, LLC

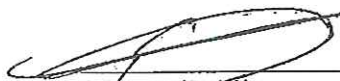
By: 
Name: Audrey Martinez
Title: Co-Manager

STATE OF MASSACHUSETTS)
)
COUNTY OF WORCESTER)

SS: WORCESTER

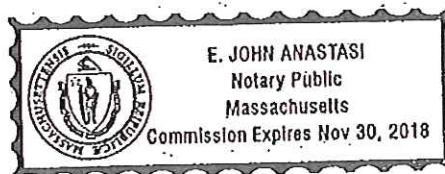
On this 21st day of February, 2018, personally appeared before me, AUDREY MARTINEZ, who proved to me through satisfactory evidence of identification, to wit, MASSACHUSETTS DRIVER'S LICENSE, to be the signer of the foregoing document, and who swore or affirmed to me that the contents of said document are truthful and accurate to the best of affiant's knowledge and belief.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 11/30/2018





TOWN OF STURBRIDGE

Zoning Board of Appeals

Special Permit Application (2010)

REQUIREMENTS NECESSARY FOR PROPER FILING AN APPLICATION FOR A SPECIAL PERMIT AND/OR FINDING:

1. An application for Special Permit and/or Finding must be completed and returned to the office of the Zoning Board of Appeals (Planning Department) along with an original plan and fifteen (15) copies. The application and plan shall be submitted to the Planning Department during regular business hours with an additional copy filed forthwith with the Town Clerk by the applicant. The effective date of the submittal shall be the date the plan and application are submitted to the Town Clerk. At least one copy of the plan shall be produced in size 11" X 17". Additionally, all application submittals shall be provided as a PDF on CD Rom.
2. The appropriate filing fee must also be provided at the time of submission. Please contact the Planning Department at 508-347-2508 to determine the appropriate fee for your application type.
3. In all cases, it is necessary to provide a site plan drawn at a scale of 1" = 40', unless another scale is previously requested by the applicant and found suitable by the Planning Department. All plans shall be prepared, signed and sealed by a Massachusetts licensed engineer and/or surveyor.
4. The plan for Special Permit shall be stamped by the registered land surveyor who performed the instrument boundary survey and who shall certify the accuracy of the locations of the building(s), setbacks, and all other required dimensions, elevations and measurements and shall be signed under the penalty of perjury. At the discretion of the Planning Department a plot plan may be accepted for a Finding.
5. The plan shall contain sufficient detail to show that the application and plan as presented meets the criteria for your specific project as outlined in the appropriate section of the Zoning Bylaw. All applicants are encouraged to meet with the Town Planner to review the application process and submittal requirements prior to filing.
6. The applicant must notify all abutters within three hundred (300) feet of the property as the names appear on the most recent tax list. The applicant must obtain a certified list of abutters from the Assessor's Office. All notices must be sent via certificate of mailing, at the applicant's expense and the certificates must be provided to the Planning Department prior to the hearing, or they may be hand delivered the evening of the public hearing. The notice

to abutters should be sent to coincide with the first publication date of the legal notice; in no case shall an abutter receive a notice less than fourteen days prior to the hearing.

7. The applicant is responsible for placing and paying for the legal advertisement in the Southbridge Evening News. The wording will be supplied by the Planning/Zoning department and must appear verbatim as provided. The advertisement must be published for two consecutive weeks with the first publication occurring no less than fourteen days before the day of the public hearing. The applicant will be responsible for providing proof of publication prior to the public hearing in which their application is heard.

For Official Use:

Date of Receipt: _____ Received By: _____
File Number: _____ Date of Approval: _____
Completed: _____ Not Completed: _____

Part A. General Information

1. NAME OF REGISTERED OWNER 10 Mashapaug Road Sturbridge LLC
Perry Holdings, LLC
Address 234-236 Route 15 (Haynes Street)
City Sturbridge State MA Zip Code 01566
Telephone No. _____
Email Address _____
2. NAME OF APPLICANT/ AGENT Petrogas Group New England Inc.
Address c/o Bowditch & Dewey, LLP, Attn: Joshua Lee Smith, 311 Main Street
City Worcester State MA Zip Code 01608
Telephone No. 508-926-3464
Email Address jsmith@bowditch.com
3. MATTERS RELATED TO THE APPLICATION SHOULD BE ADDRESSED TO (check one or more):
 Owner Applicant/Agent
4. PROOF OF OWNERSHIP ACCOMPANYING APPLICATION: (check one):
 Copy of front page of deed Parcel Registry

Part B. Details of Application

5. Location of Subject Property

Municipal Address: 234-236 Route 15 (Haynes Street)

Lot(s): 234 and 236 Plan: _____

Assessment Lot Number(s): Tax Map 41, Lots 234 and 236

6. Is the subject property subject to any easements, rights-of-way, or other rights over adjacent properties (i.e. mutual driveway)?

Yes

No

7. Existing use of Property: Retail gasoline service station and convenient store; former restaurant

8. Date of construction of all existing and proposed buildings and structures on the subject property:

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	Public water supply well	Public water supply well
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	Public water supply well	Public water supply well
Type of storm drainage (i.e. sewers, ditches, swales or other means)	Catch basins to existing culvert	Catch basins to existing culvert

9. Nature of Relief Requested:

Special Permit pursuant to Article/Sections 20.05 and 24.09 of the Zoning

Ordinance/Bylaw which authorizes the Zoning Board of Appeals

to permit expansion, change, or alteration of pre-existing nonconforming structures and uses

Detailed explanation of request:

See Statement in Support attached hereto.

10. Evidence to support grant of special permit:

Because of the reasons set forth below, the special permit request will be in harmony with the intent and purpose of the Zoning Ordinance/Bylaw:

See Statement in Support attached hereto.

Because of the reasons set forth below, the special permit requested will meet the additional requirements of the Zoning Ordinance/Bylaw as follows:

See Statement in Support attached hereto.

AUTHORIZATION (Must be signed by applicant)

I hereby request that the Town of Sturbridge Zoning Board of Appeals review this application for Special Permit and/or Finding, including all plans, documents and information herewith. I represent to the best of my knowledge and belief, this application is being submitted in accordance with the Regulations of the Zoning Board of Appeals of the Town of Sturbridge.

_____ _____
 Signature of Applicant Date

AUTHORIZATION (Must be signed by owner)

I am the record owner of the property for which this application is being filed and as such, I am familiar with the work proposed to be carried out on my property.

I hereby give permission for this application to be filed with the full understanding that certain restrictions may be placed on the property relative to the approval of the proposed work.

I further certify that under the penalties of perjury, I am authorized to sign this application.

 Signature of Owner Date 2-21-18

If someone is representing the applicant or the owner, the applicant must designate such representative below:

Name of Representative: Rudry Martinez
 Address of Representative: 803 Cheever St. Southbury, CT 04770
 Telephone No.: 863-409-8253
 Relationship of representative to owner or applicant: Co-Manager.

If representing a group, corporation or other organization please attach a copy of the vote authorizing you to act on behalf of such organization for the purposes of this application.

An application will not be considered complete and will not be accepted by the Zoning Board of Appeals for its action until all required documentation/information has been submitted to the Town Planner and filed with the Town Clerk.

Incomplete applications will be automatically rejected and returned to the applicant.

Applications should be submitted to:

Town of Sturbridge Planning Department
Center Office Building
301 Main Street
Sturbridge, MA, 01566
508-347-2508

Applicants are *strongly* encouraged to schedule a submitted meeting with the Town Planner.

Application for Permit to Access State Highway

This Access Permit Application, including the attached Access Permit Submittal Checklist, must be completed in full by the Applicant. Instructions for this page are located on page 2. Descriptions of the two types of access permits and related categories are located on page 6. MassDOT will make the final determination regarding Access Permit Application type and category.

1. Town/City: Sturbridge
2. State Highway route number and/or name: Route 15
3. Locus/Property Address: 234 & 236 Haynes Street (Route 15)
4. Description of property and/or facility for which access is sought (attach additional sheets if necessary):
See attached sheet.

5. Description of work to be performed within State Highway Layout (attach additional sheets if necessary):
See attached sheet.

Telecommunications (wireless or wireline) or Renewable Energy (Solar, Wind, etc) – Agreement Process and OREAD* coordination required. (*see pg 2 Instruction)

- | | |
|---|--|
| <ol style="list-style-type: none"> 6. Dig Safe number: <u>To be obtained at time of construction.</u> 7. Applicant Information ¹ (See footnote below.)
Name <u>Petrogas Group New England, Inc.</u>

Mailing Address <u>168 North Main Street, Suite B</u>
<u>Andover, Massachusetts 01810</u>

Telephone _____
Fax _____
E-Mail <u>Trevor.Moore@applegreen.ie</u>
Signature _____
Print Name <u>Trevor Moore</u>
Date _____ | <ol style="list-style-type: none"> 8. Property Owner
Name <u>See attached sheet.</u>

Mailing address _____

Telephone _____
Fax _____
E-Mail _____
Signature _____
Print Name _____
Date _____ |
|---|--|

Return completed application, including Submittal Checklist, to the District Highway Director for your town/city. Refer to reverse side for appropriate address.

For office use only. Do not write below this line.

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Application number: _____ 2. Date received: _____ 3. Fee amount (non-refundable) : _____ 4. Completeness Pre-Review date: _____ 5. MEPA required (yes or no): _____ ENF-EOEEA Cert. # _____ EIR-EOEEA Cert. # _____ Other-EOEEA Cert. # _____ | <ol style="list-style-type: none"> 6. Section 61 Finding date: _____ 7. Mass. Historic Action (yes or no): _____ 8. Plans returned to DHD: _____ 9. Permit Type/Category: _____ 10. Application complete date: _____ 11. Permit written date: _____ 12. Permit issued date: _____ 13. Permit denied: _____ 14. Permit Recording date at Registry of Deeds _____ |
|---|--|

¹ If an agent is representing an Applicant, the application must include a notarized letter from the Applicant outlining the specified duties and responsibilities of the agent. Where work is proposed on a utility, the utility department must sign the application as the Applicant[s].

4. Description of property and/or facility for which access is sought (attach additional sheets if necessary):

The site currently contains a retail motor fuel outlet with 4 Multi-Product Dispensers (MPDs) having 8 vehicle fueling positions (vfps) and 1 Diesel Truck Fuel Dispensers (DTFD) having 2 vfps at 236 Route 15 and what used to be two fast-food restaurants; a Roy Rogers and Sbarro, located at 234 Route 15. The proposed redevelopment consists of re-occupying the existing fast-food restaurants within the same footprint, and razing the existing canopies to provide 6 MPDs having 12 vfps and 4 DTFD having 3 vfps.

5. Description of work to be performed within State Highway Layout (attach additional sheets if necessary):

Hayes Street (Route 15) at the location of the site driveway is under Town of Sturbridge jurisdiction. MassDOT, however, does have jurisdiction at the I-84 Ramps and has a "No Access" Layout 7201 and Layout 5879 which runs through the center of Route 15 and cuts through a portion of the northerly of the two access/egress driveways, respectively. Access and egress to the site is currently provided via two full access/egress driveways on Route 15 and one full access/egress wide-open curb-cut on Mashapaug Road. As part of the redevelopment, access and egress is being sought via one full access/egress driveway on Route 15 at the current location of the northern site driveway on Route 15 and an access only driveway on Mashapaug Road. The existing southern driveway along Route 15 will be closed.

The driveway will be constructed as shown on the Site Plan prepared by MHF Design Consultants, Inc. dated November 16, 2017.

8. Property Owner:

Property Owner (234 Hayes Road [Route 15])

Name: 10 Mashapaug Road Sturbridge LLC, a subsidiary of Dunne Manning Realty LP

Mailing Address: 645 Hamilton Street, Suite 500, Allentown, PA 18101

Telephone: 610-625-8100

Fax: _____

E-Mail: equisenberry@dunne Manning.com

Signature: _____

Print Name: _____

Date: _____

Property Owner (236 Hayes Road [Route 15])

Name: Perry Holdings, LLC

Mailing Address: 803 Charlton St. Southbridge, Ma
01550

Telephone: 863-409-8253

Fax: N/A

E-Mail: N/A

Signature: 

Print Name: Audrey Martinez Co-Manager

Date: 2-21-18

Instructions for Completing Application for Permit to Access State Highway

General Instructions

MassDOT's Highway Division is granted authority to issue State Highway Access Permits by M.G.L. Chapter 81, Sec. 21. MassDOT adopted 720 CMR 13.00 under the authority of M.G.L. c. 81, § 21 and M.G.L. c.85 §2. 720 CMR 13.00 supersedes the Standard Operating Procedures for Review of State Highway Access Permits dated November 30, 1971, and board vote of September 17, 1991.

ACCESS is generally defined, but not limited to:
Any physical work performed within the State Highway Layout.

This Application governs issuance of the two types of access permit Applications, Non-Vehicular and Vehicular, which are issued under three categories:

- Category I Minor Vehicle Access Permits
- Category II Major Vehicular Access Permits
- Category III Complex Vehicular Access Permits

Please refer to the MassDOT Highway Access Permit Submittal Checklist for details regarding permit types and submittals required.

FEES:

A Check payable to MassDOT for the appropriate permit application fee must accompany the permit application. Fees are non-refundable.

Fee schedule for access and Utility Payments:

Residential Access Permits	
5 Units or less	\$25.00
From 6 to 49 Units	\$100.00
Greater than 49 Units	\$2000.00

Non-Residential Access Permits	
Less than 25,000 square feet	\$500.00
From 25,000 to 300,000 square feet	\$1000.00
From 300,000 to 750,000 square feet	\$2000.00
Greater than 750,000 square feet	\$3000.00

Non-Municipal Utility Permits not in conjunction With Access Permits:

Annual blanket utility permit	\$500.00
Capital improvements to a utility	\$500.00

Specific Instructions (print or type)

Line 1:
List name of municipality in which access is sought.

Line 2:
List name or number of State Highway Route(s) to which access is sought.

Line 3:
List Locus/Property address.

Line 4:
Describe property and/or facility. If access is sought under Category II above, briefly describe facility for which access is sought.

Example 1: Private single family residence at 100 State Road. Approximate size of proposed building 2,500 s.f. Approximate lot size 0.75 acres.

Example 2: 500,000 s.f. enclosed shopping mall adjacent to State Route I-290 and Route 20. Approx. lot size 67 acres.

Line 5:
Briefly describe the proposed work to be performed within the State Highway Layout.

***Office of Real Estate and Development (OREAD)**

Example 1: Remove 50 feet of existing granite curb on south side of highway in order to construct driveway access and modify the roadway geometry to accommodate left-hand turn.

Example 2: Excavate 10 foot x 10 foot section of roadway at Station 100+00 in westbound lane in order to install water service to residence at 100 State Street.

Line 6:
A Dig Safe number must be provided if the work will commence within 30 days of the filing of the permit. NOTE: A Dig Safe number must be obtained by calling 1-888-DIG-SAFE (1-888-344-7233). If construction within the State Highway Layout does not commence within the period allowed by Dig Safe, a new number must be obtained prior to beginning construction. (www.digsafe.com)

Line 7:
Individual or business making application must complete the required information, including application date and signature.

Line 8:
Complete this section only if the individual or business making application is other than the property owner of the land for which the permit applies.

Return completed application, submittal checklist and fee to appropriate District Office listed below. Please contact the Permit Engineer at this address if additional information is required.

District One
270 Main Street
Lenox, MA 01240
Tel. (413) 637-5700
Fax. (413) 637-0309

District Four
519 Appleton Street
Arlington, MA 02174
Tel. (781) 641-8300
Fax. (781) 646-5115

District Two
811 North King Street
Northampton, MA 01060
Tel. (413) 582-0599
Fax. (413) 582-0596

District Five
1000 County Street
Taunton, MA 02780
Tel. (508) 824-6633
Fax. (508) 880-6102

District Three
403 Belmont Street
Worcester, MA 01604
Tel. (508) 929-3800
Fax. (508) 799-9763

District Six
185 Kneeland Street
Boston, MA 02111
Tel. (857) 368-6100
Fax. (857) 368-0106

Highway Division Website:
www.massdot.state.ma.us/highway

DISCLAIMER

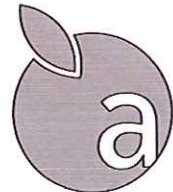
OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT.

REVISIONS

NUMBER	REMARKS	DATE
1		

RECEIVED
FEB 27 2013
DESIGN REVIEW COMMITTEE

ISSUED FOR:	DATE ISSUED:
CLIENT USE:	2-21-18
PROJECT TITLE:	



applegreen
Sturbridge, MA
Mashapaug Road
Sturbridge, MA 01566

DRAWING TITLE:
RENDERED EXTERIOR ELEVATIONS

PERMIT DWG DATE: XXXXXX	PROJECT NUMBER: 17-14-005
DRAWN BY: JAS	CHECKED BY: BCM

DRAWING NUMBER:

SK100



PROPOSED EXTERIOR ELEVATION (A) 1/4" = 1'-0" 1



PROPOSED EXTERIOR ELEVATION (B) 1/4" = 1'-0" 2

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REVISIONS

NUMBER	REMARKS	DATE

ISSUED FOR:	DATE ISSUED:
CLIENT USE	2-21-18

PROJECT TITLE:



applegreen
Sturbridge, MA

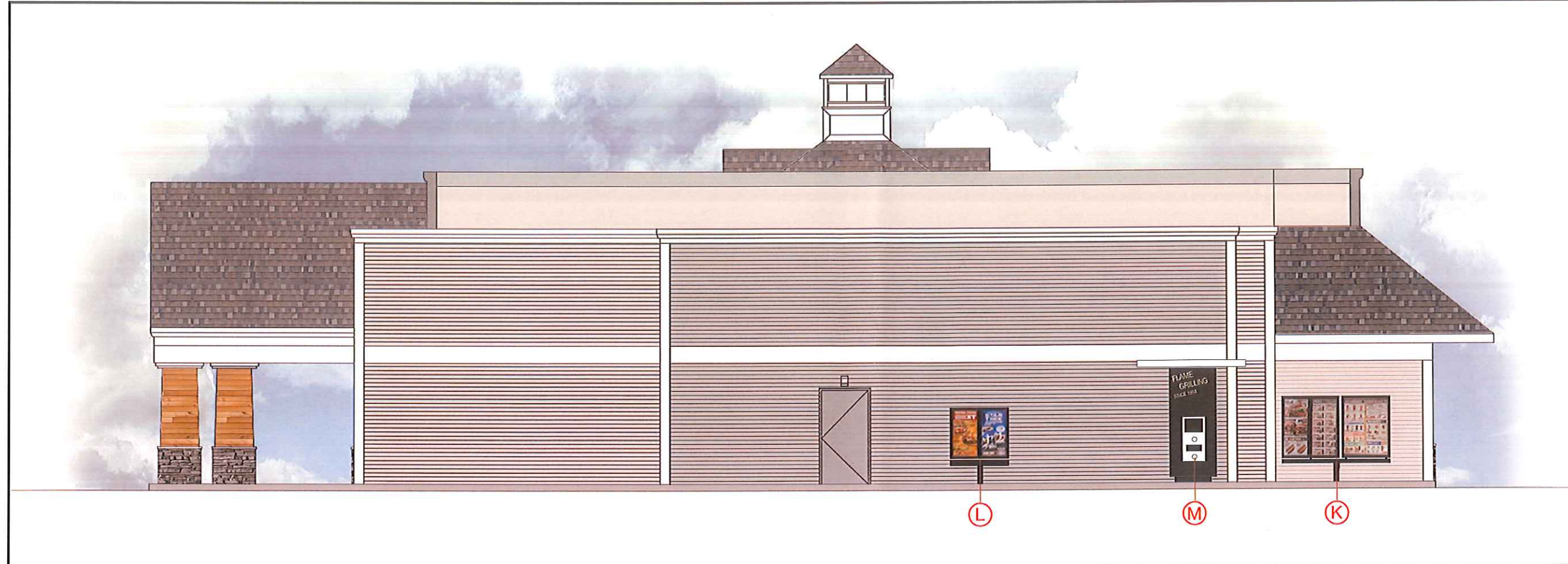
Mashapaug Road
Sturbridge, MA 01566

DRAWING TITLE:
PROPOSED EXTERIOR ELEVATIONS

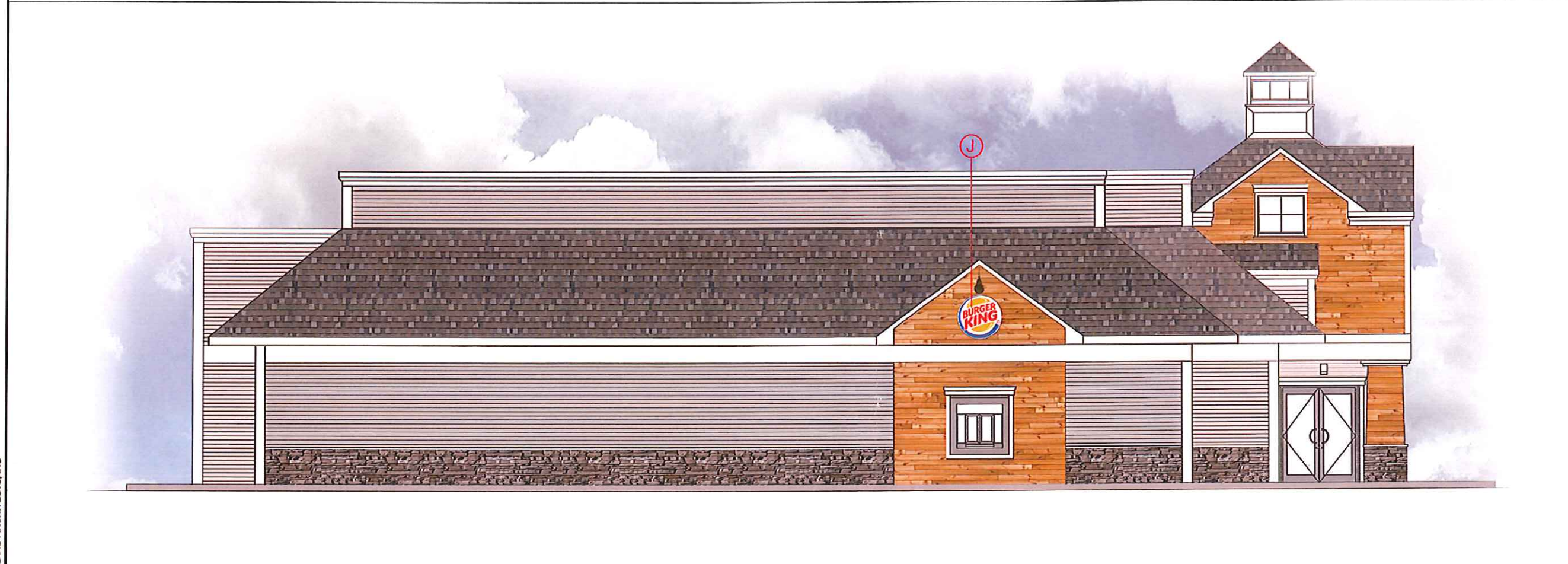
PERMIT DWG DATE: XX-XX-XX	PROJECT NUMBER: 17-14-005
DRAWN BY: JAS	CHECKED BY: BCM

DRAWING NUMBER:

SK101



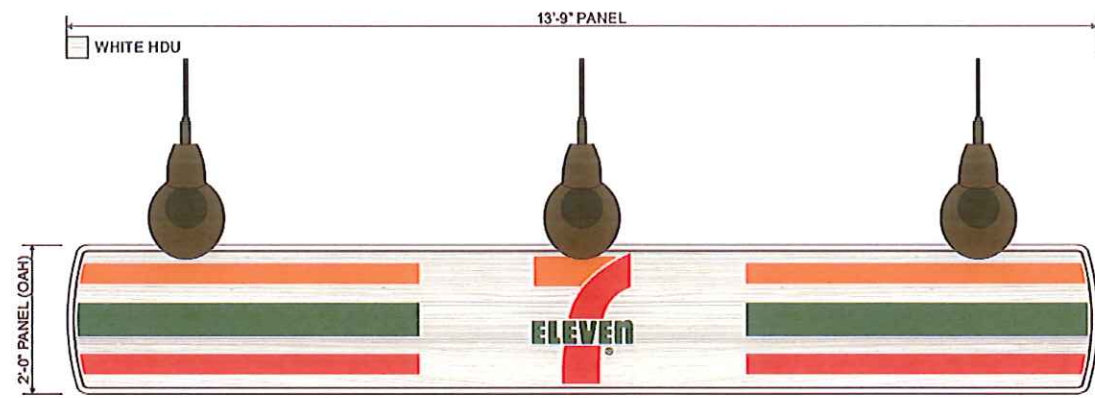
PROPOSED EXTERIOR ELEVATION (C) 1/4" = 1'-0" 1



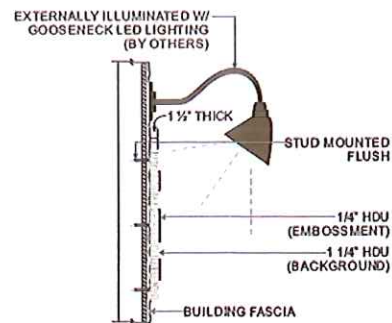
PROPOSED EXTERIOR ELEVATION (D) 1/4" = 1'-0" 2

DISCLAIMER

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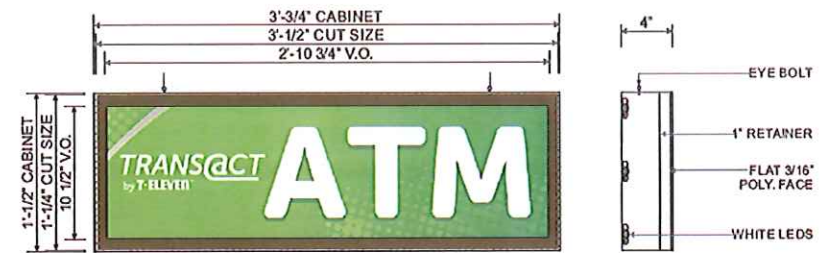
ONE (1) CUSTOM S/F NON-ILLUMINATED HDU WALL SIGN. 1 1/2" THICK SANDBLASTED WHITE HORIZONTAL WOOD GRAIN HDU PANELS (1/4" LOGO BORDER EMBOSSEMENT & 1 1/4" BACKGROUND), PAINTED ACCORDING TO PMS COLORS WITH A LOW GLOSS FINISH. SIGN TO BE STUD MOUNTED TO EXISTING FASCIA.
7-ELEVEN PAINT SPECS: PMS 411 C ORANGE, PMS 419 C RED, PMS 349 C GREEN, PMS WHITE (BORDER & BACKGROUND)



Front View & Side Detail - Custom S/F Non-Illuminated HDU Wall Sign

Display Square Footage (Wall Sign): 27.5 sqft

(A)



ONE (1) INTERIOR ATM INTERNALLY ILLUMINATED S/F WINDOW SIGN. 3/16" THICK FLAT WHITE POLYCARBONATE FACE W/ DIGITALLY PRINTED IMAGE VINYL TO BE APPLIED FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED W/ GE WHITE LEDES. 4 DEEP ALUM. CABINET & 1" RETAINERS ALL PAINTED 313E DURANODIC BRONZE. SIGN TO HANG INSIDE THE STORE BEHIND GLASS AS INDICATED IN PHOTO OVERLAY WITH EYE BOLTS.

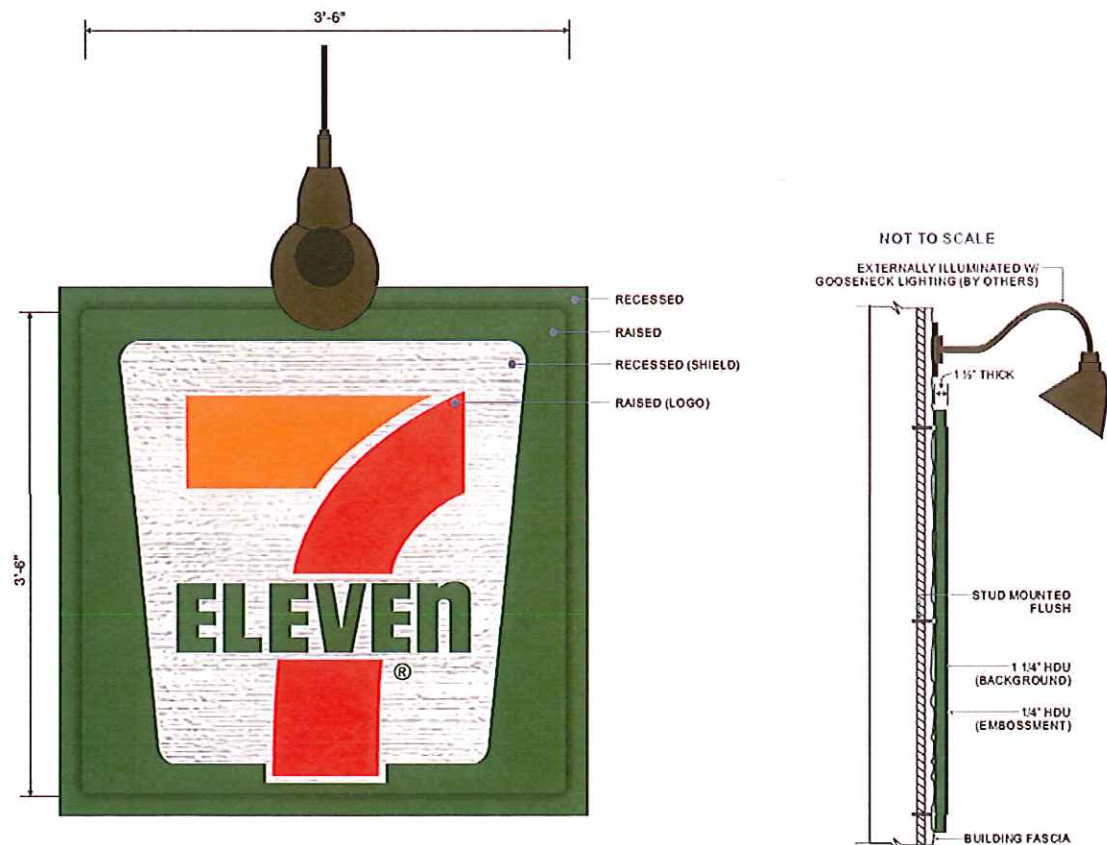
VINYL SPECS: DIGITALLY PRINTED IMAGE VINYL
PAINT SPECS: 313E DURANODIC BRONZE

NOTE: ATM SIGN TO BE FABRICATED & INSTALLED BY OTHERS

Front Elevation & Side Mounting Detail - ATM S/F Window Sign

Display Square Footage (Cabinet): 3.2

(B)

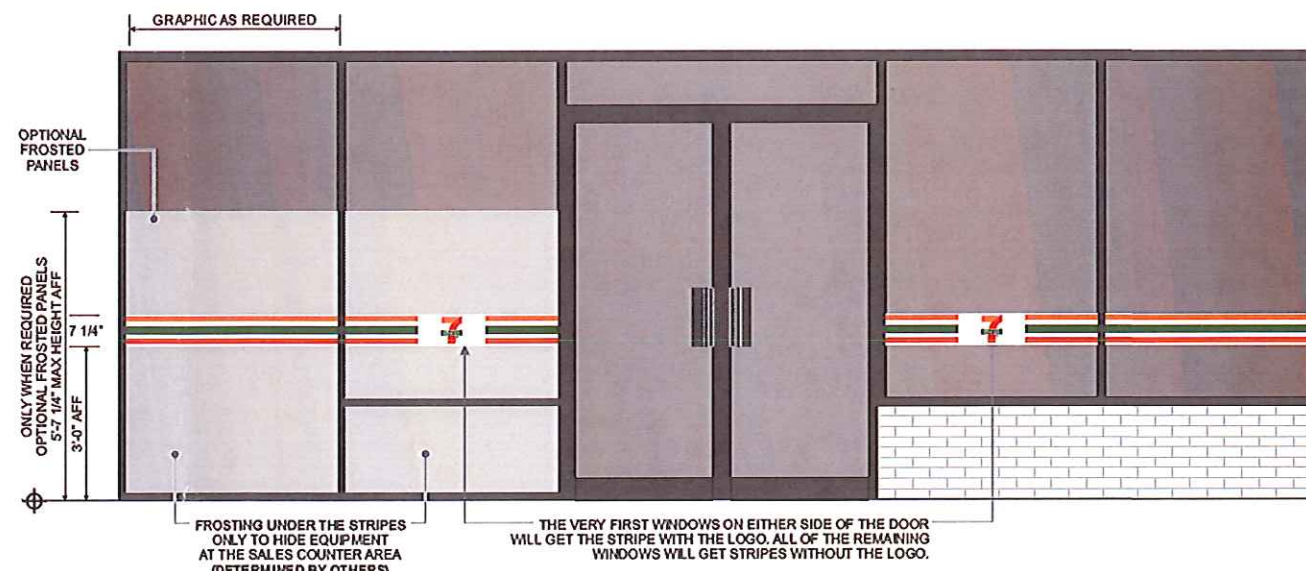


MANUFACTURE & SHIP ONE (1) CUSTOM MAIN-ID S/F NON-ILLUMINATED HDU WALL SIGN. 1 1/2" THICK SANDBLASTED HORIZONTAL WOOD GRAIN HDU FACE (1/4" RAISED EMBOSSEMENT & 1 1/4" RECESSED), PAINTED ACCORDING TO PMS COLORS WITH A LOW GLOSS FINISH. SIGN TO BE STUD MOUNTED TO EXISTING FASCIA. WALL SIGN TO BE EXTERNALLY ILLUMINATED W/ GOOSENECK LIGHTING (BY OTHERS).
7-ELEVEN PAINT SPECS: PMS 021 C ORANGE, PMS 485 C RED, PMS 349 C GREEN

Front Elevation & Side Detail - Custom S/F Non-Illuminated HDU Wall Sign

Display Square Footage (Wall Sign): 12.25 SQ. FT.!

(C)



WINDOW VINYL GRAPHICS.
VINYL GRAPHICS TO BE APPLIED SECOND SURFACE ONTO DESIGNATED STORE WINDOWS.
NOTE: WINDOW GRAPHICS KITS TO BE PROVIDED AND INSTALLED BY OTHERS. NOT PART OF HARBINGERS SCOPE OF WORK.
NOTE: FOR FULL INSTALLATION INSTRUCTIONS, REFER TO 7-ELEVEN SIGNAGE MANUAL.

Front Elevation - Typical Window Vinyl Graphics

(D)

REVISIONS:

NUMBER	REVISIONS	DATE
1		

ISSUED FOR	DATE ISSUED
CLIENT USE	2-21-18

PROJECT TITLE:

applegreen
Sturbridge, MA
Mashapaug Road
Sturbridge, MA 01566

DRAWING TITLE:
**TENANT #1 SIGN PACKAGE
7-ELEVEN INC.**

PERMIT DATE:	PROJECT NUMBER:
XXXXXX	17-14-005
DRAWN BY:	CHECKED BY:
JAS	BCM

DRAWING NUMBER:

SK102

DISCLAIMER

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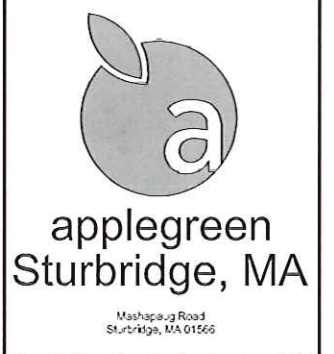
REVISIONS

NUMBER	REMARKS	DATE

ISSUED FOR: DATE ISSUED:

CLIENT USE: 2-21-18

PROJECT TITLE:



DRAWING TITLE:

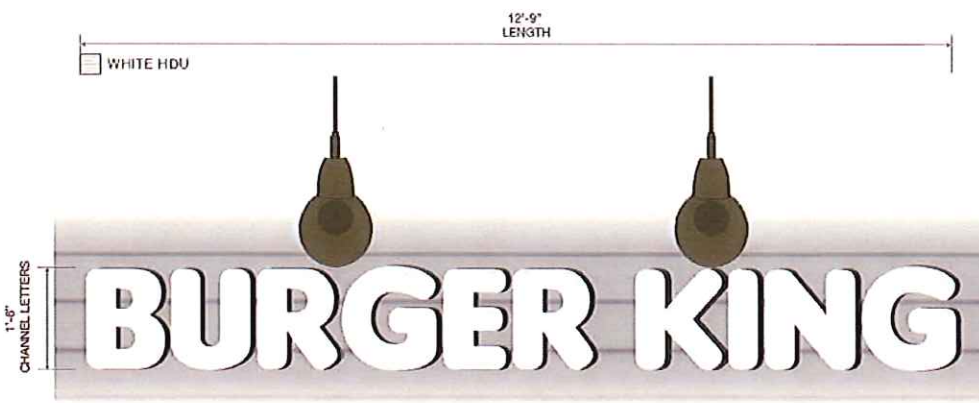
**TENANT #2 SIGN PACKAGE
BURGER KING**

PERMIT DWG DATE: PROJECT NUMBER:
XXXXXXXXX 17-14005

DRAWN BY: CHECKED BY:
JAS BCV

DRAWING NUMBER:

SK103

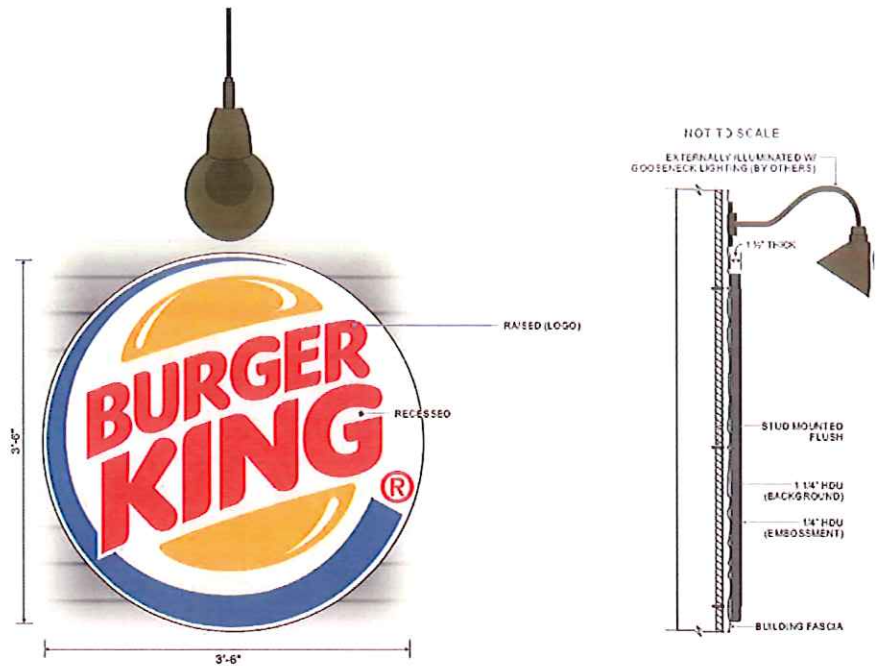


ONE (1) CUSTOM S/F NON-ILLUMINATED HDU WALL SIGN. 1 1/2" THICK SANDBLASTED WHITE HORIZONTAL WOOD GRAIN HDU LETTERS PAINTED ACCORDING TO BK COLORS WITH A LOW GLOSS FINISH. SIGN TO BE STUD MOUNTED TO EXISTING FASCIA.

Front View & Side Detail - Custom S/F Non-Illuminated HDU Wall Sign Letters

Display Square Footage (Wall Sign): 10.125 SQ. FT.

(E)

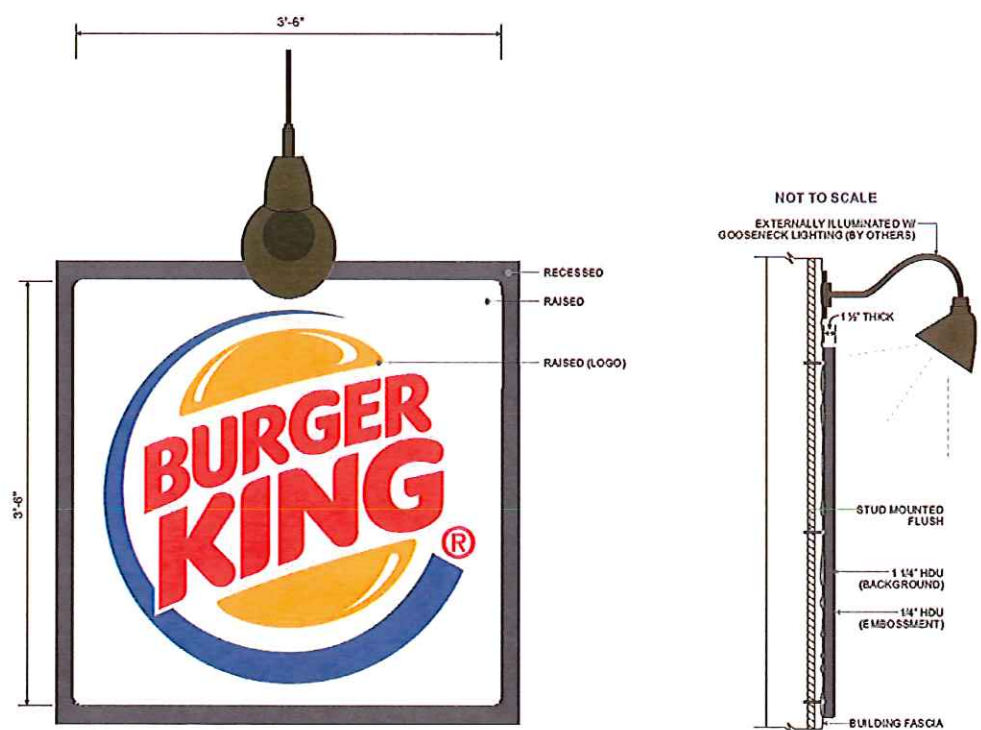


MANUFACTURE & SHIP ONE (1) CUSTOM MAIN-ID S/F NON-ILLUMINATED HDU WALL SIGN. 1 1/2" THICK SANDBLASTED HORIZONTAL WOOD GRAIN HDU FACE (1/4" RAISED EMBOSSMENT & 1 1/4" RECESSED). PAINTED ACCORDING TO BK COLORS WITH A LOW GLOSS FINISH. SIGN TO BE STUD MOUNTED TO EXISTING FASCIA. WALL SIGN TO BE EXTERNALLY ILLUMINATED W/ GOOSENECK LIGHTING (BY OTHERS).

Front Elevation & Side Detail - Custom S/F Non-Illuminated HDU Wall Sign

Display Square Footage (Wall Sign): 12.25 SQ. FT.

(J)

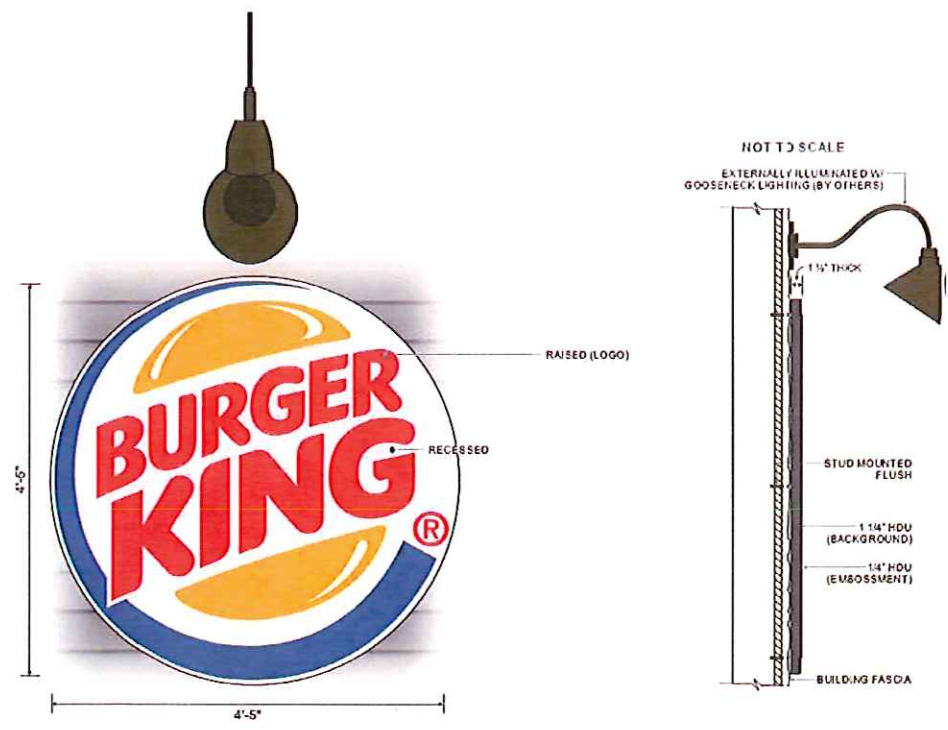


MANUFACTURE & SHIP ONE (1) CUSTOM MAIN-ID S/F NON-ILLUMINATED HDU WALL SIGN. 1 1/2" THICK SANDBLASTED HORIZONTAL WOOD GRAIN HDU FACE (1/4" RAISED EMBOSSMENT & 1 1/4" RECESSED). PAINTED ACCORDING TO BK COLORS WITH A LOW GLOSS FINISH. SIGN TO BE STUD MOUNTED TO EXISTING FASCIA. WALL SIGN TO BE EXTERNALLY ILLUMINATED W/ GOOSENECK LIGHTING (BY OTHERS).

Front Elevation & Side Detail - Custom S/F Non-Illuminated HDU Wall Sign

Display Square Footage (Wall Sign): 12.25 SQ. FT.

(F)



MANUFACTURE & SHIP ONE (1) CUSTOM MAIN-ID S/F NON-ILLUMINATED HDU WALL SIGN. 1 1/2" THICK SANDBLASTED HORIZONTAL WOOD GRAIN HDU FACE (1/4" RAISED EMBOSSMENT & 1 1/4" RECESSED). PAINTED ACCORDING TO BK COLORS WITH A LOW GLOSS FINISH. SIGN TO BE STUD MOUNTED TO EXISTING FASCIA. WALL SIGN TO BE EXTERNALLY ILLUMINATED W/ GOOSENECK LIGHTING (BY OTHERS).

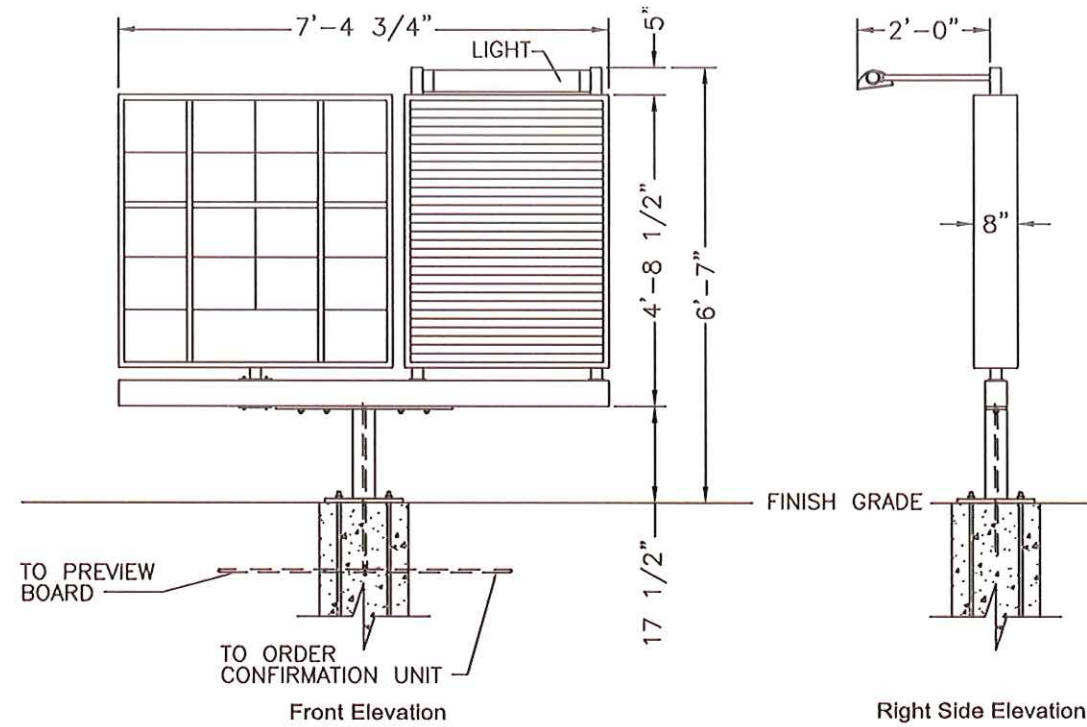
Front Elevation & Side Detail - Custom S/F Non-Illuminated HDU Wall Sign

Display Square Footage (Wall Sign): 15.327 SQ. FT.

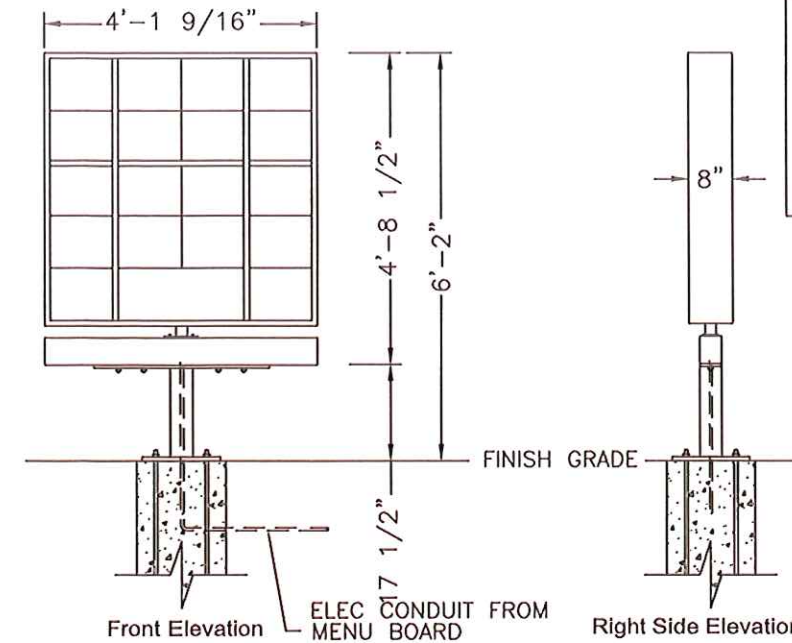
(G)

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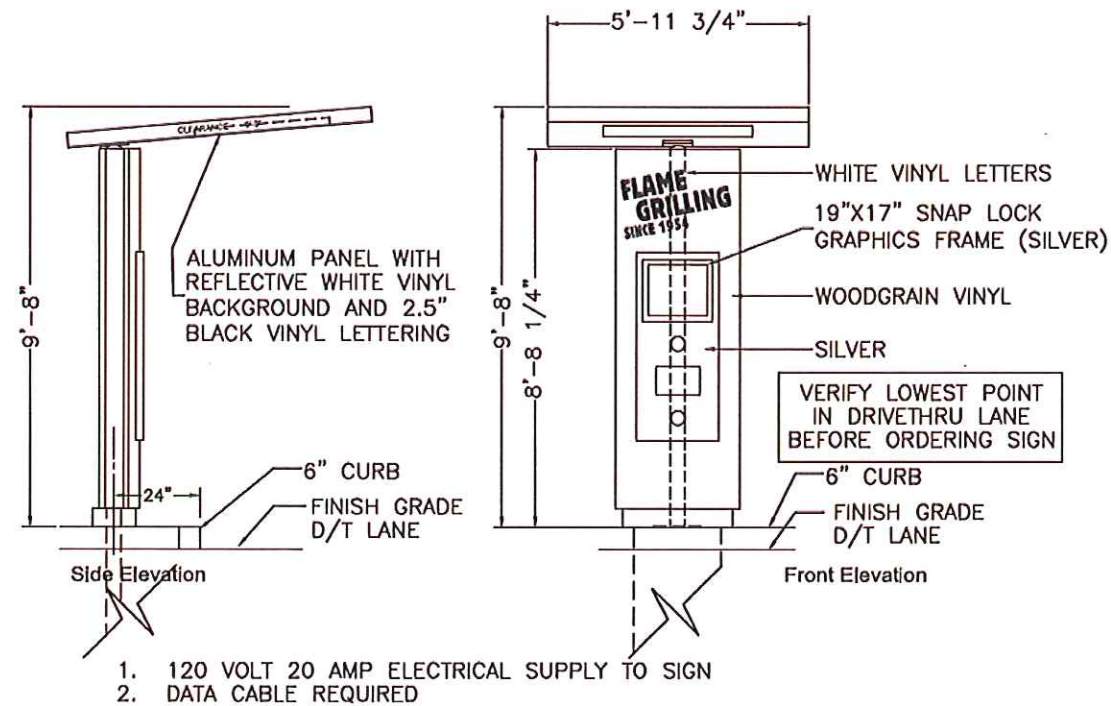


(E) MENUBOARD ELEVATIONS



SIGN STRUCTURAL FOUNDATION BASE AS REQ'D BY SITE CONDITIONS. DESIGN IS THE RESPONSIBILITY OF THE SUBCONTRACTOR. (MIN. 16" DIAMETER, 5'-0" DEEP)

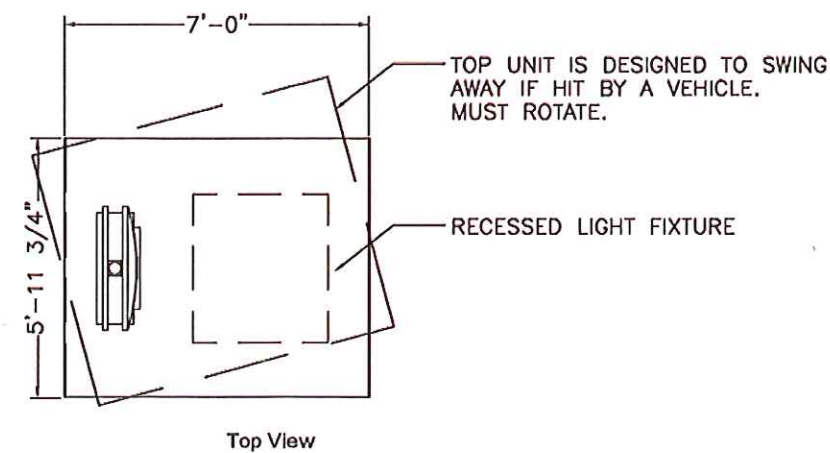
(J) PREVIEW BOARD ELEVATIONS



1. 120 VOLT 20 AMP ELECTRICAL SUPPLY TO SIGN
2. DATA CABLE REQUIRED

NOTE:
SIGN STRUCTURAL FOUNDATION AS REQUIRED BY SITE CONDITIONS. DESIGN IS THE RESPONSIBILITY OF THE SUBCONTRACTOR.

(F) ORDER CONFIRMATION UNIT



(J) PREVIEW BOARD ELEVATIONS

REVISIONS: **X**

NUMBER	REMARKS	DATE

ISSUED FOR:	DATE ISSUED:
CLIENT USE:	2-21-18

PROJECT TITLE:

applegreen
Sturbridge, MA

Mashapaug Road
Sturbridge, MA 01566

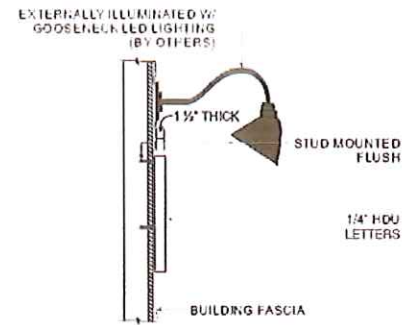
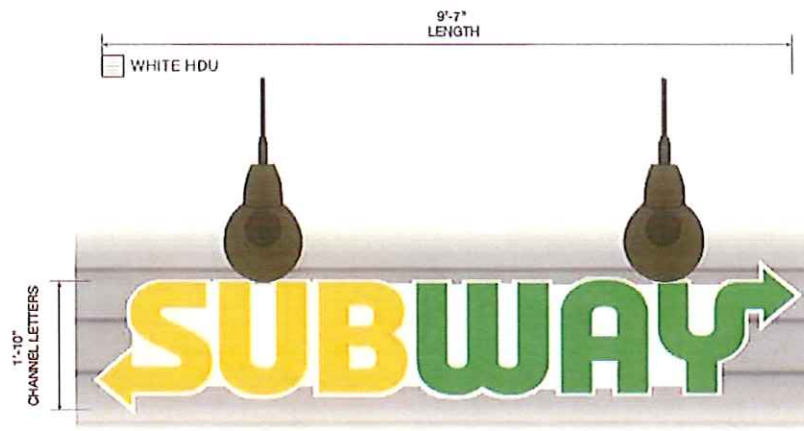
DRAWING TITLE:

TENANT #2 SIGN PACKAGE
BURGER KING

PERMIT DWG DATE:	PROJECT NUMBER:
XXXXXXXX	17-14-005
DRAWN BY:	CHECKED BY:
JAS	ECM

DRAWING NUMBER:

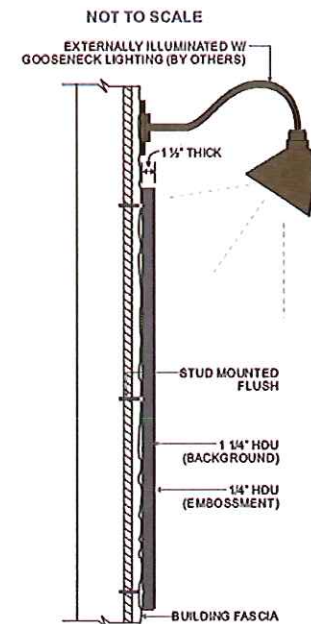
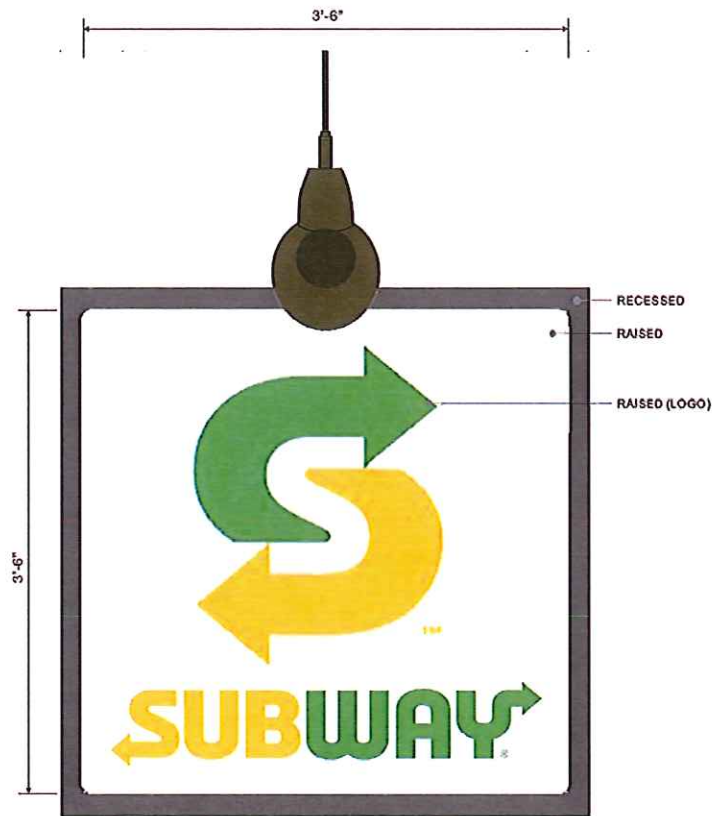
SK104



ONE (1) CUSTOM S/F NON-ILLUMINATED HDU WALL SIGN. 1 1/2" THICK SANDBLASTED WHITE HORIZONTAL WOOD GRAIN HDU LETTERS PAINTED ACCORDING TO SW COLORS WITH A LOW GLOSS FINISH. SIGN TO BE STUD MOUNTED TO EXISTING FASCIA.

Front View & Side Detail - Custom S/F Non-Illuminated HDU Wall Sign Letters

Display Square Footage (Wall Sign): 17.569 SQ. FT.



MANUFACTURE & SHIP ONE (1) CUSTOM MAIN-ID S/F NON-ILLUMINATED HDU WALL SIGN. 1 1/2" THICK SANDBLASTED HORIZONTAL WOOD GRAIN HDU FACE (1/4" RAISED EMBOSMENT & 1 1/4" RECESSED), PAINTED ACCORDING TO SW COLORS WITH A LOW GLOSS FINISH. SIGN TO BE STUD MOUNTED TO EXISTING FASCIA. WALL SIGN TO BE EXTERNALLY ILLUMINATED W/ GOOSENECK LIGHTING (BY OTHERS).

Front Elevation & Side Detail - Custom S/F Non-Illuminated HDU Wall Sign

Display Square Footage (Wall Sign): 12.25 SQ. FT.



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REVISIONS:

NUMBER	REMARKS	DATE
1		

ISSUED FOR: DATE ISSUED:

CLIENT USE: 2-21-18

PROJECT TITLE:

applegreen
Sturbridge, MA
Mashapaug Road
Sturbridge, MA 01566

DRAWING TITLE:

TENANT #3 SIGN PACKAGE
SUBWAY

PERFORMING DATE: XXXXXX

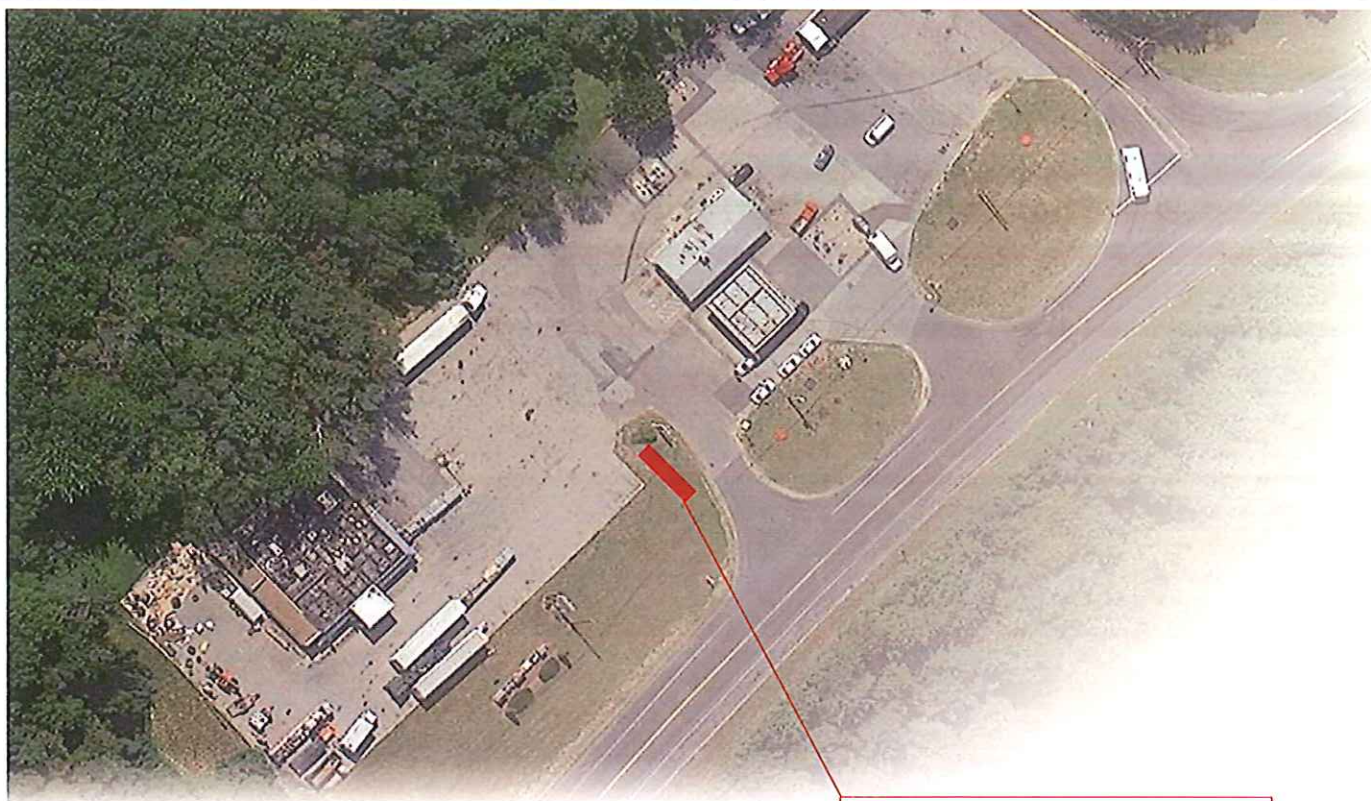
PROJECT NUMBER: 17-11-005

DRAWN BY: JAS

CHECKED BY: BCM

DRAWING NUMBER:

SK105

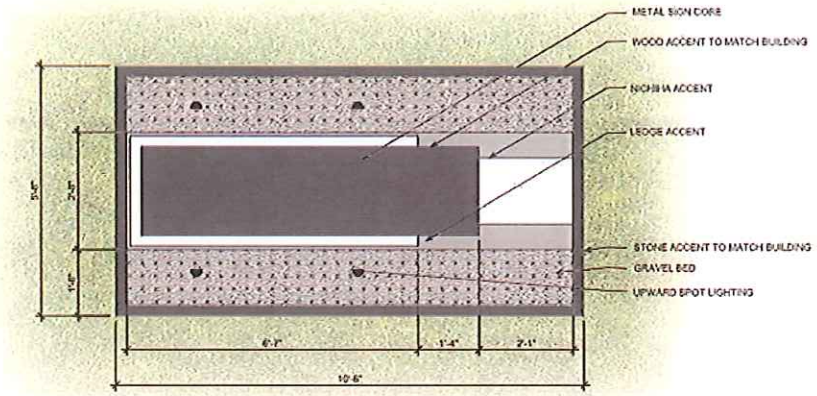


PROPOSED FREESTANDING SIGN LOCATION

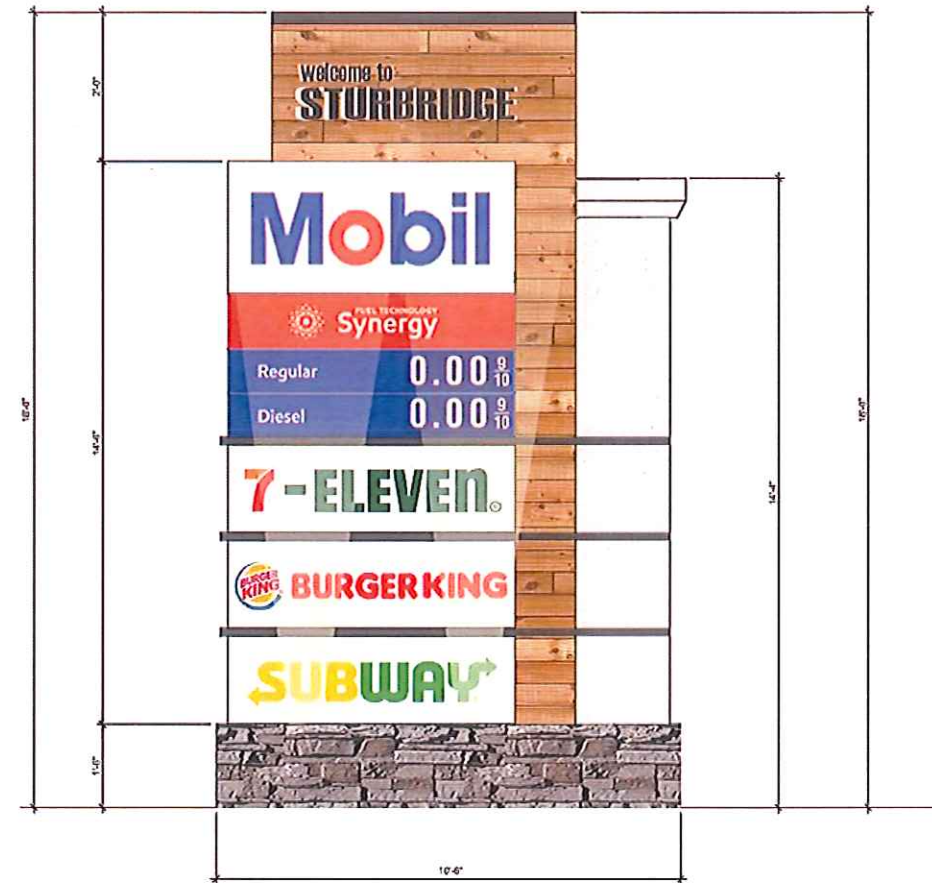
PROPOSED FREESTANDING SIGN

SIGN SQUARE FOOTAGE		TOTAL	
MOBIL	19.50 FT.	7-ELEVEN	13.50 FT.
SYNERGY FUEL	8.25 SQ. FT.	BURGER KING	13.50 FT.
FUEL PRICES	6.50 SQ. FT. (X2)	SUBWAY	13.50 FT.
		TOTAL	72.25 SQ. FT.

INTERNAL ILLUMINATION NONE
FUEL PRICES: NON-ILLUMINATED STATIC



PROPOSED FREESTANDING SIGN PLAN 1/2" = 1'-0" 2



PROPOSED FREESTANDING SIGN ELEVATION 1/2" = 1'-0" 1

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REVISIONS

NUMBER	REMARKS	DATE

ISSUED FOR:	DATE ISSUED:
CLIENT USE	2/26/18

PROJECT TITLE:



DRAWING TITLE:

PROPOSED FREESTANDING SIGN

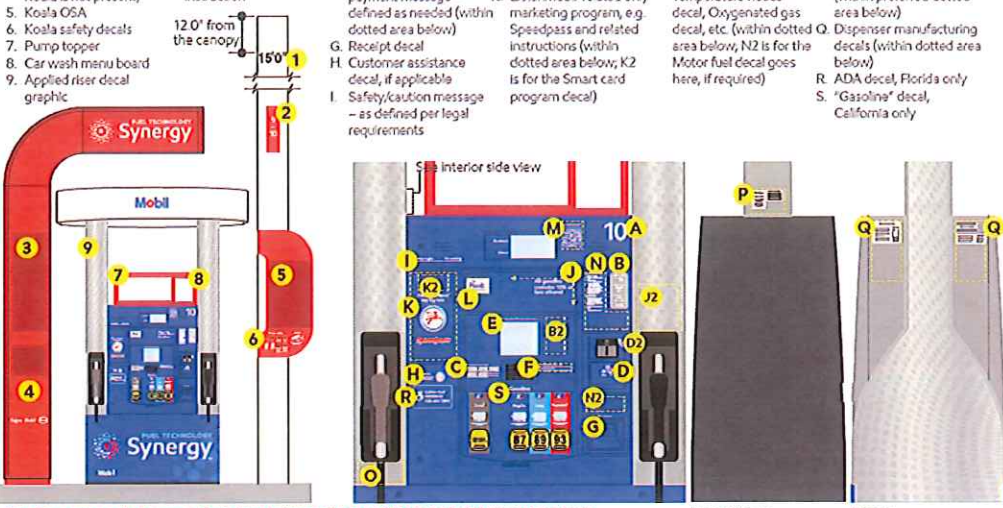
PERMIT DWG DATE XX-XXXX	PROJECT NUMBER 17-14-005
DRAWN BY: JAS	CHECKED BY: BSM

DRAWING NUMBER:

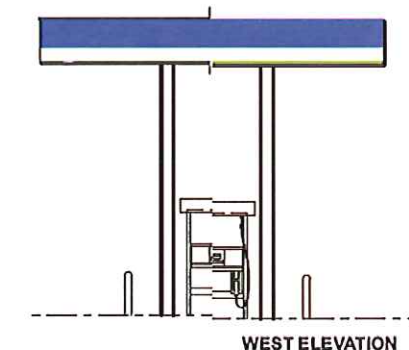
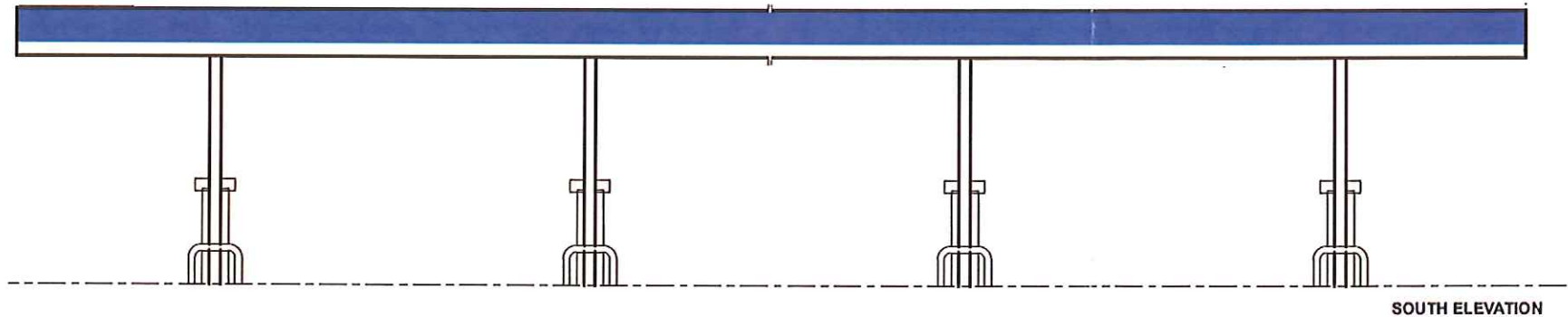
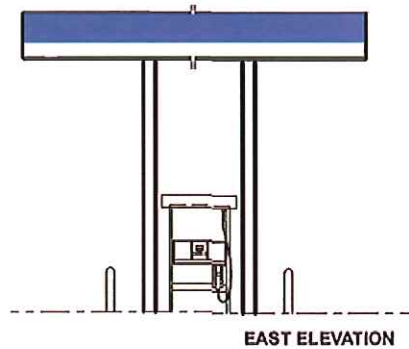
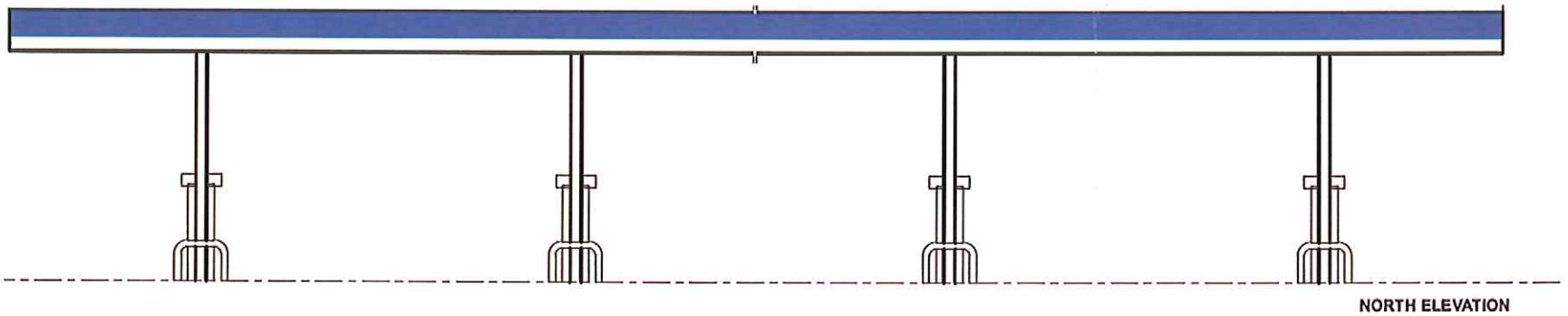
SK106

Dresser Wayne Ovation

- 1. Clearance decal
- 2. Number wedge
- 3. Wave OSA
- 4. Wave safety decals (alternate location if Koala is not present)
- 5. Koala OSA
- 6. Koala safety decals
- 7. Pump topper
- 8. Car wash menu board
- 9. Applied riser decal graphic
- A. Pump number
- B. Nozzle instruction (B2 is alternate location, space permitting)
- C. Pay at the pump instruction
- D. Card reader graphic (D2 is alternate option)
- E. Pump operation message - defined as needed
- F. Optional miscellaneous payment message - defined as needed (within dotted area below)
- G. Receipt decal
- H. Customer assistance decal, if applicable
- I. Safety/caution message - as defined per legal requirements
- J. Product content - ethanol %, bio %, sulphur ppm, if applicable (J2 is alternate placement for tall ethanol decals)
- K. Exxon/Mobil-related only marketing program, e.g. Speedpass and related instructions (within dotted area below; K2 is for the Smart card program decal)
- L. Marketing/loyalty stickers, e.g. PlanIt (within dotted area below)
- M. Speedpass+ QR code
- N. Clean air nozzle decal
- O. Cetane decal where required (within dotted area below)
- P. Local regulatory decals, e.g. Weights and Measures (within preferred dotted area below)
- Q. Dispenser manufacturing decals (within dotted area below)
- R. ADA decal, Florida only
- S. "Gasoline" decal, California only



Note: Please make sure the dispenser surface is cleaned prior to applying any of the adhesive backed or sponge tape decals. Dispenser illustrations are for demonstration only. Use actual final art files for reproduction.



GENERAL NOTE:
REFER TO SITE DRAWINGS FOR FUEL CANOPY SPECIFICATIONS.

DISCLAIMER

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REVISIONS:

NUMBER	REMARKS	DATE

ISSUED FOR:	DATE ISSUED:
CLIENT USE	2/15/18

PROJECT TITLE:

applegreen
Sturbridge, MA

Mashapaug Road
Sturbridge, MA 01566

FUEL CANOPY SIGN PACKAGE

PERMITS DATE:	PROJECT NUMBER:
XXXXXXX	17M-005
DRAWN BY:	CHECKED BY:
JAS	BCM

DRAWING NUMBER:
SK107