

PROPOSED SITE RE-DEVELOPMENT PLANS

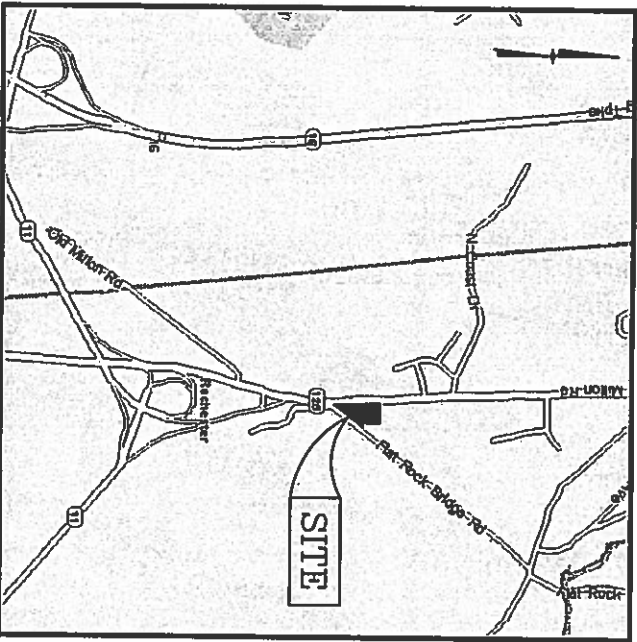
for

ASSESSORS MAP 210 - LOTS 55 & 56
79 MILTON ROAD & 2 FLAT ROCK BRIDGE ROAD
ROCHESTER, NEW HAMPSHIRE 03868

Prepared for:



100 CROSSING BLVD, FRAMINGHAM, MASSACHUSETTS 01702



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DS1.1	DOWNSPOUT LOCATION PLAN *
LI.1	EXTERIOR BUILDING LIGHTING PLAN *

FINAL APPROVAL BY ROCHESTER PLANNING BOARD
DATE: 3/6/15
CERTIFIED BY: [Signature]

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
CITY OF ROCHESTER
PLANNING DEPT.
2/23/15

NO.	DATE	REV. BY	DESCRIPTION
1	8/25/14	CMT	REV. SHEETS 1.3-9.12-13.TTP
2	11/8/14	CMT	REV. SHEETS 4-8 & 13
3	11/10/14	CMT	REV. SHEET 3-8 CFG09.4 & CFG16.0
4	11/18/14	CMT	REV. SHEET CFG09.4
5	12/9/14	CMT	REV. SHEET CFG07.0
6	2/4/15	CMT	REV. SHEET CFG08.0

56,475 SQUARE FEET
1.296 ACRES
V# 0899
Store# 5401
Gas Station# 2823

79 MILTON ROAD
ROCHESTER, NEW HAMPSHIRE

Cumberland Farms Inc.
100 CROSSING BLVD.
FRAMINGHAM, MA 01702

DATE: JULY 8, 2014
FILE: 3443VR.dwg
DRAWN BY: CMT
CHECKED BY: CMT

RECEIVED
FEB 24 2015
Planning Dept.

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CONTRACTOR TO REFER TO STAMPED, SIGNED, SEALED
PLANS LABELED FOR CONSTRUCTION.

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TITLE SHEET

CFG01.0

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REPORT DESCRIPTION

STANDARD DESCRIPTION

I certify that this makes a bounds description in the same kind as described in the title commitment and in book 977 page 484.

BEFORE INTERVIEW:

STANDARD DESCRIPTION

I certify that this notice & bounds description is the same land as described in the title commitment and in book 1751 page 708.



MAP 210 LOT 5
N/F MARCIA L. NESCO
13 CASSIDY LANE
DOVER, NH 03820

ENCROACHMENTS

BASED ON THE SURVEYED LOCATION OF THE LAMPOLES AND THE RECORD PLAN, IT APPEARS THE GREAT WATER LEACHING ROCK ON MAP 210 LOT 36 HAS ENCRACHED INTO THE FLAT



MAP 210 LOT 65
CUMBERLAND FARMS INC.
100 CROSSING BOULEVARD
FRANKLIN, MA 01702
BOOK 997 PAGE 464

MAP 210 LOT 56
PAUL J. NAYLSTED
P.O. BOX 2075
ROCHESTER, NH 03860
BOOK 1751 PAGE 708

ALTA/ACSM LAND TITLE SURVEY

CUMBERLAND FARMS G

100 CROSSING BOULEVARD
FRAMINGHAM, MASSACHUSETTS 01702

44 Siles Road.

Salem, New Hampshire
(603) 281-

DESIGNERS • PLANNERS

1" = 20'	DATE: JULY 8, 2014
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MAN BY:	CHECKED BY:	PROJECT NO.
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CMF	34313
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MHT PROJECT NO. 244313 SHEET

11

NOTES
(not to scale)

MAY BE ENCOUNTERED

0.50'± HIGH.

2005.

PCS-650/88-HOU1, E

ADJACENT STREETS, ROW

1) SUBDIVISION OF LAND.

DEEDS PLAN #24A-104

DATE: APPROVED 8/28,

TO: CUMBERLAND FARMS,

FIRST AMERICAN TITLE

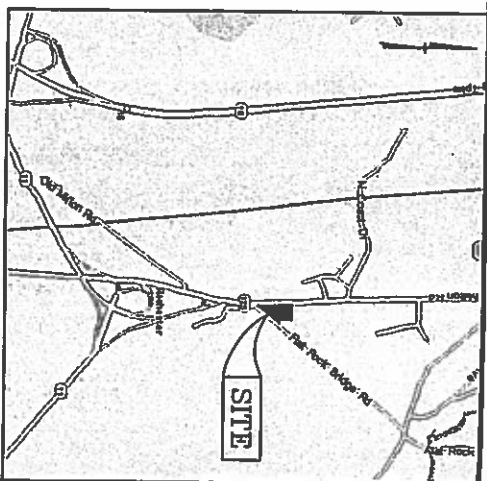
COMPLETED ON APRIL 18,

NOT MORE THAN ONE PAR

DATE OF PLAN OR MAP: FEB

2/5/16

SEE EROSION & SEDIMENTATION CONTROL PLAN
FOR CONSTRUCTION SEQUENCE, TEMPORARY
EROSION CONTROL MEASURES, AND LOCATION
OF EROSION CONTROL DEVICES.



LOCATION MAP
(NOT TO SCALE)

MAP 210 LOT 182
N/F ROSALIE MARY CROCCOTTELL
4501 PICTON ROAD
ALEXANDRIA, VA 22310

MAP 210
LOT 56
38,050 Sq. Ft.
0.873 Ac.±

MAP 210 LOT 57
N/F RONALD R. HORTON
PO BOX 6377
KAYULU, HI 96732
BOOK 1180 PAGE 68

MAP 210 LOT 54
N/F ALAN D. &
JUDY L. MAYFIELD
81 MILTON ROAD
ROCHESTER, NH 03868
BOOK 1157 PAGE 327

MAP 210
LOT 56
18,425 Sq. Ft.
0.423 Ac.±

MILTON ROAD (NH ROUTE 125)

MAP 210 LOT 8
N/F OKEEFE MARTIN ALCTIONS PARTNERSHIP
85 MILTON ROAD
ROCHESTER, NH 03867

MAP 210 LOT 5
N/F LARSEN L. NESBITT
13 CASSIDY LANE
DOVER, NH 03820

LEGEND

SYMBOL	DESCRIPTION
—	OVERHEAD SERVICE WIRES
—	DOUBLE SOLID YELLOW LINE
—	SINGLE SOLID WHITE LINE
—	TELEPHONE WIRELINE
—	SEWER
—	CATCH BASIN
—	WATER LINE
—	WATER VALVE
—	FIRE HYDRANT
—	GAS LINE
—	TO BE REMOVED
—	TO BE REMOVED

OWNERS OF RECORD:

MAP 210 LOT 56
CUMBERLAND FARMS INC.
100 CROSSING BOULEVARD
PLYMOUTH, MA 01702
BOOK 897 PAGE 464

MAP 210 LOT 56
PAUL J. NATZLSKI
P.O. BOX 2076
ROCHESTER, NH 03868
BOOK 1761 PAGE 708

NOTES:

- 1) A DEMOLITION REPORT MUST BE OBTAINED FROM THE CITY OF ROCHESTER PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING UTILITY DISCONNECTIONS MUST BE COMPLETED WITH RESPECTIVE UTILITY COMPANIES.
- 2) ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND RULES GOVERNING DEMOLITION ACTIVITIES.
- 3) PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURES TO THE GROUND.
- 4) DEMOLISH CONCRETE IN ALL SECTIONS.
- 5) BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.
- 6) CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT SLURRY, DUST TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
- 7) RETURN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENT AGENCIES.
- 8) CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO AVOID INTERFERENCE WITH ROADS, STREETS, UTILITIES AND OTHER ADJACENT STRUCTURES. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 9) USE VIBRATING, TEMPORARY ENCLOSURES AND OTHER SUITABLE MEASURES AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE ORIGINAL CONDITION EXISTING PRIOR TO THE START OF WORK.
- 10) ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
- 11) COMPLETELY FILL BELOW GRADE AREAS AND VENTS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF SAND, GRAVEL OR OTHER SUITABLE MATERIALS. FILL MATERIALS SHALL BE PLACED IN LAYERS NOT EXCEEDING 18" IN THICKNESS. FILL MATERIALS SHALL BE PLACED IN LAYERS NOT EXCEEDING 18" IN THICKNESS. FILL MATERIALS SHALL BE PLACED IN LAYERS NOT EXCEEDING 18" IN THICKNESS.
- 12) REMOVE FROM THE DEMOLISHED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS SHALL BE ACCUMULATED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND GOVERNMENTS.
- 13) DISCONNECT, SHUT OFF AND SEAL ALL UTILITIES SERVING THE STRUCTURES TO BE DEMOLISHED BEFORE THE DEMOLITION ACTIVITIES BEGIN. OBTAIN REPORT BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE PROPERTY OWNER, ENGINEER, ARCHITECT, AND OTHER INTERESTED PARTIES. AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO INSURE THE COMPLETION OF SERVICE.
- 14) PROTECT EXISTING DRAINAGE SYSTEMS AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR DRAINAGE CONTROL DEVICES.
- 15) ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO CITY OF ROCHESTER AND HDOT STANDARDS.
- 16) THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLOSURE.
- 17) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF ROCHESTER 72 HOURS PRIOR TO ANY DEMOLITION ON THIS SITE. CONSTRUCTION SHALL ALSO NOTIFY LOCAL WATER DEPARTMENT TO MARK CUT THRU LINES.
- 18) NOTES ON THIS PLAN THAT READ "TO BE REMOVED" SHALL BE CONSIDERED DURING TO REMAIN.
- 19) NOTES ON THIS PLAN THAT READ "TO BE REMOVED" SHALL BE CONSIDERED DURING TO REMAIN.

SEE ROADWAY
IMPROVEMENT PLANS
BY GPI



70 MILTON ROAD
ROCHESTER, NEW HAMPSHIRE

CUMBERLAND FARMS INC.
100 CROSSING BLVD.
PLYMOUTH, MA 01702
DATE: JULY 5, 2014
FILE: 3443SP.dwg
DRAWN BY: CGC
CHECKED BY: CMT

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

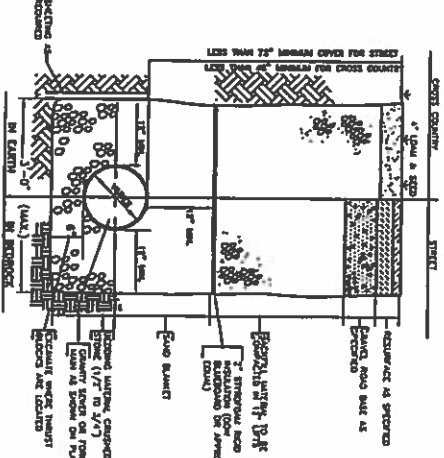
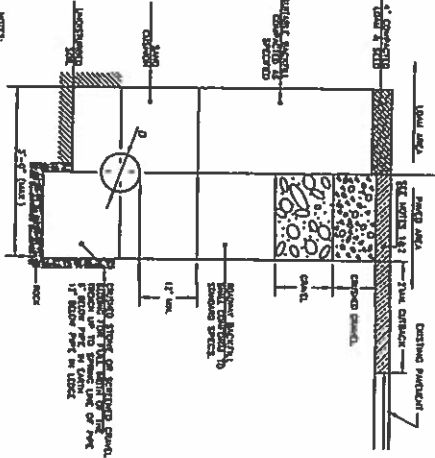
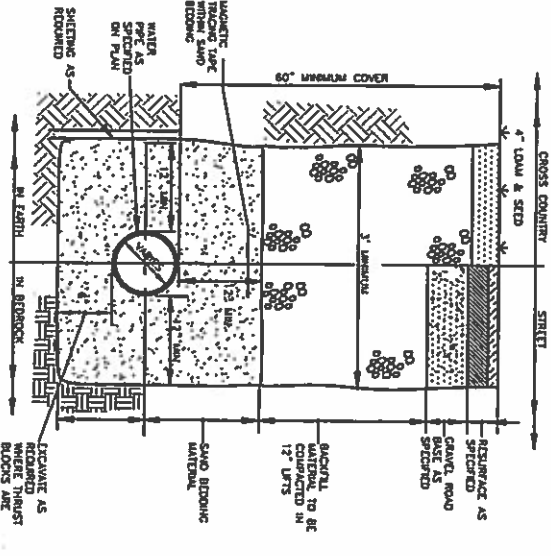
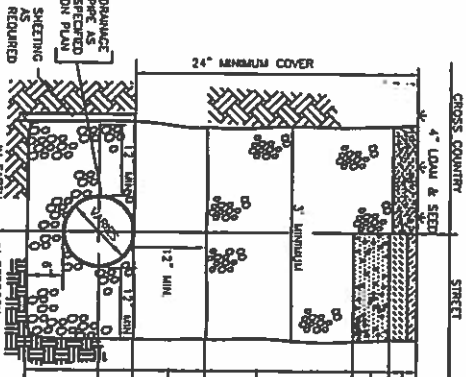
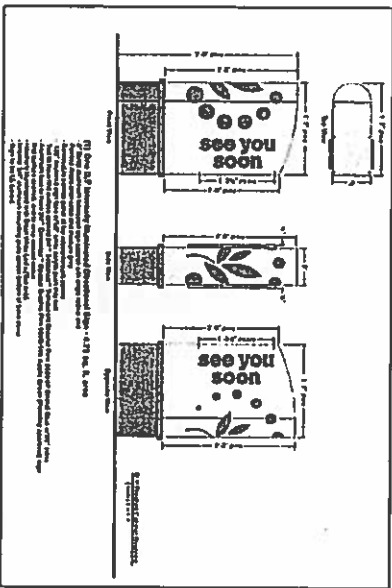
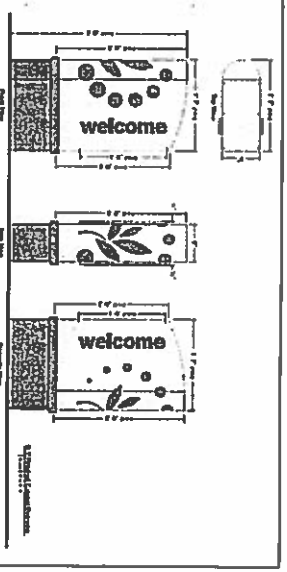
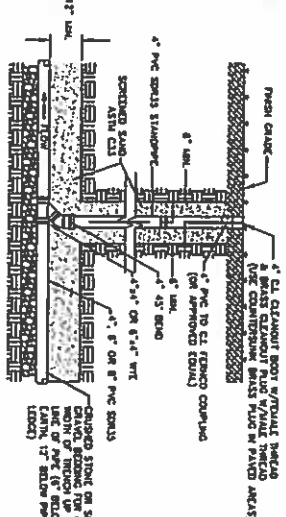
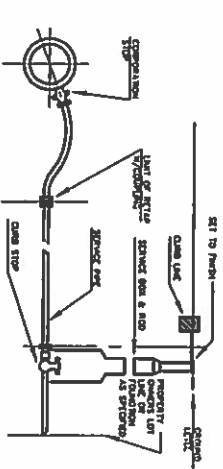
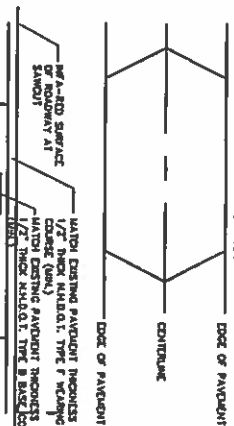
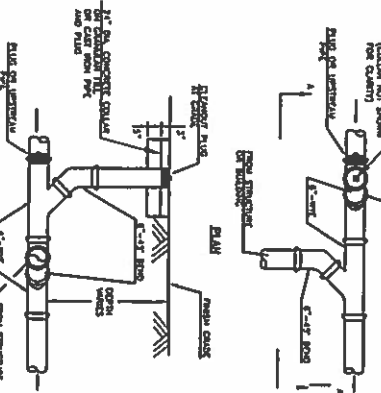
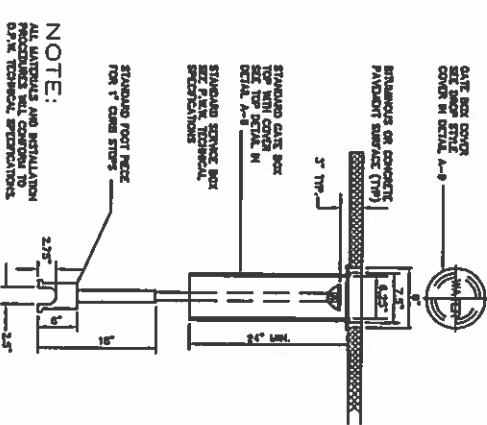
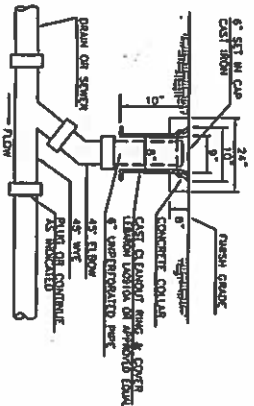
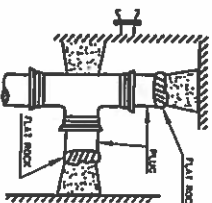
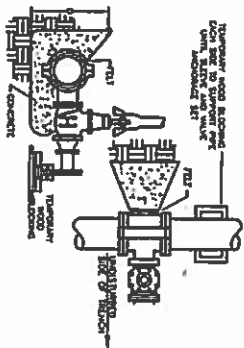
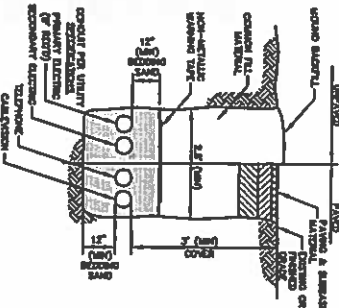


NO.	DATE	REV. BY:	DESCRIPTION
1	8/25/14	CMT	REV'S PER TAG COMMENTS
2	11/10/14	CMT	MISC. REVISIONS

56,475 SQUARE FEET
1.296 ACRES
V# 0899
Store# 5401
Gas Station# 2823

DEMOLITION PLAN

CFG03.0



FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY: DATE:



NO	DATE	REV. BY	DESCRIPTION

REVISIONS	56,475 SQUARE FEET
1.296 ACRES	V# 0899
Store# 5401	Gas Station# 2823

79 MILTON ROAD
ROCHESTER, NEW HAMPSHIRE

Cumberland
100 CROSSING BLVD.
FRAMINGHAM, MA 01702

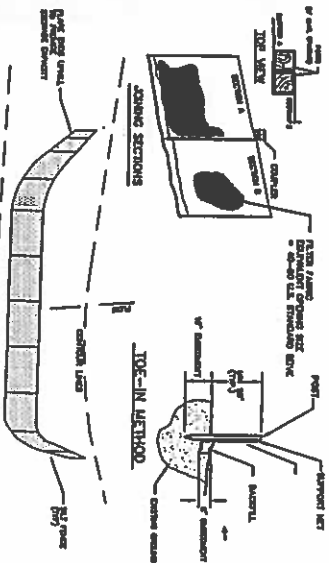
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DRAWN BY: DMF
CHECKED BY: CHT

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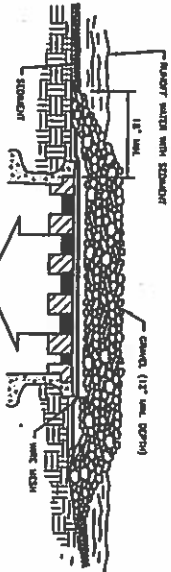
CFG09.1

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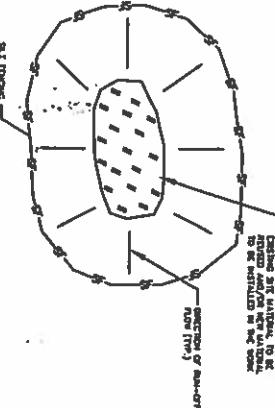
MHF PROJECT NO. 344314 SHEET 10 OF 14



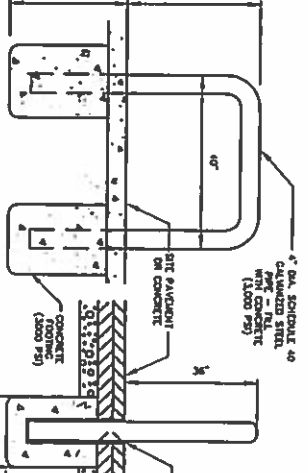
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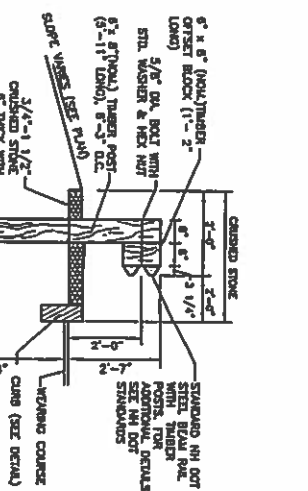
ON-SITE INLET PROTECTION DETAIL
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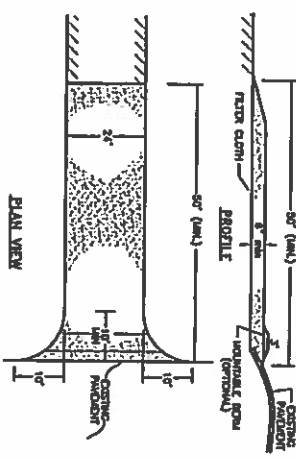
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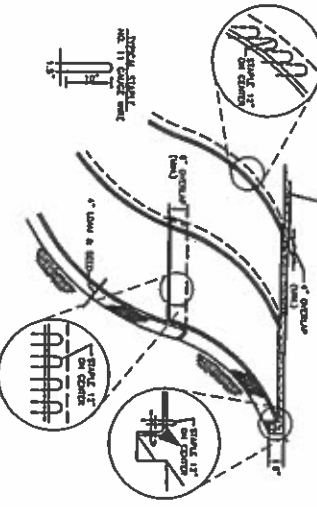
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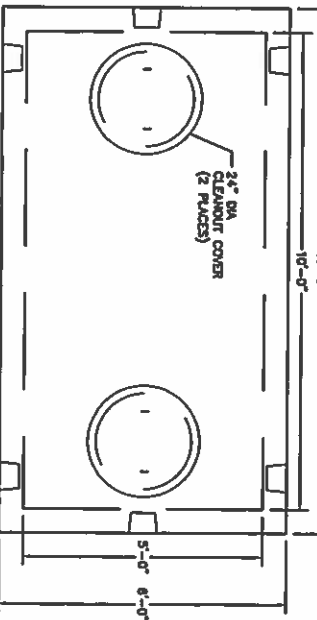
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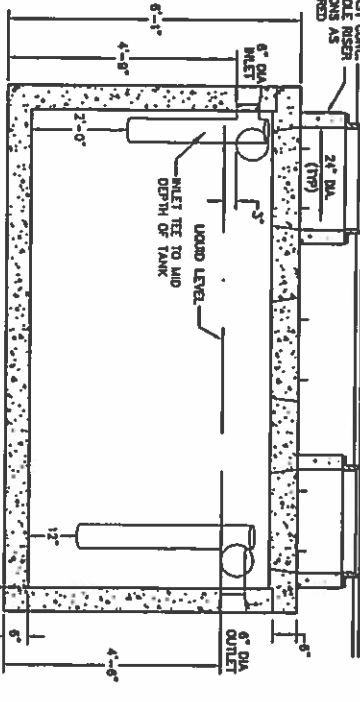
STABILIZED CONSTRUCTION
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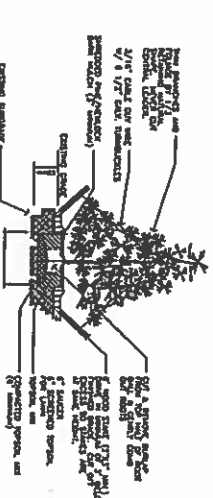
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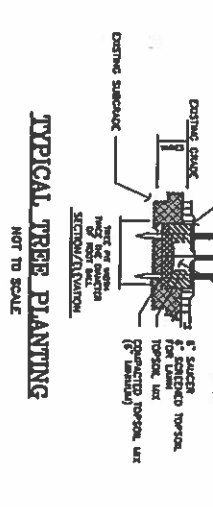
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(H-20 LOADING)



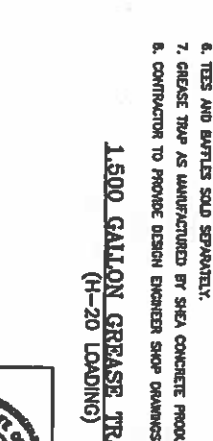
1,500 GALLON GREASE TRAP DETAIL
(H-20 LOADING)



TYPICAL EVERGREEN TREE PLANTING
NOT TO SCALE



TYPICAL SHRUB PLANTING
NOT TO SCALE



TYPICAL TREE PLANTING
NOT TO SCALE

FINAL APPROVAL BY ROCHESTER PLANNING BOARD



NO.	DATE	REV. BY	DESCRIPTION
1			
2			
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REVISIONS

56,475 SQUARE FEET
1.296 ACRES

Store# 5401
Gas Station# 2823

DETAIL SHEET

DATE: JULY 8, 2014
FILE: 3443021.dwg
DRAWN BY: DHP
CHECKED BY: GAT

SCALE: N.T.S.

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Salem, NH 03079
(603) 883-0720
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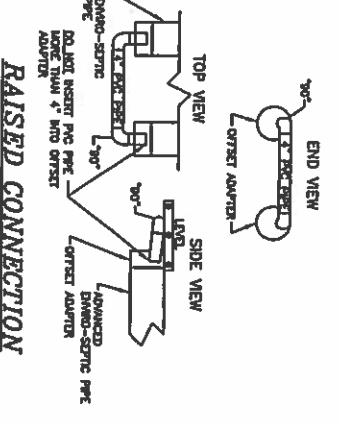
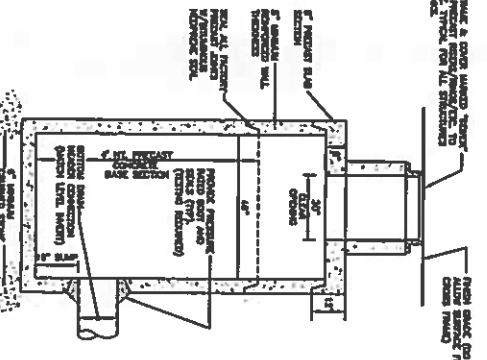
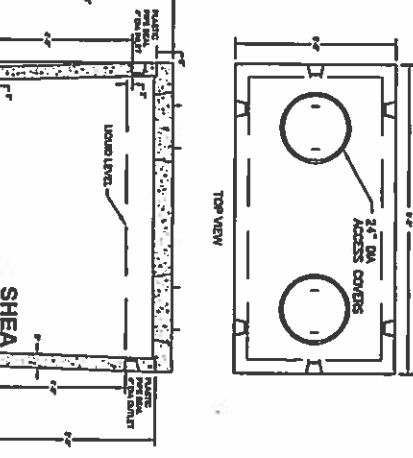
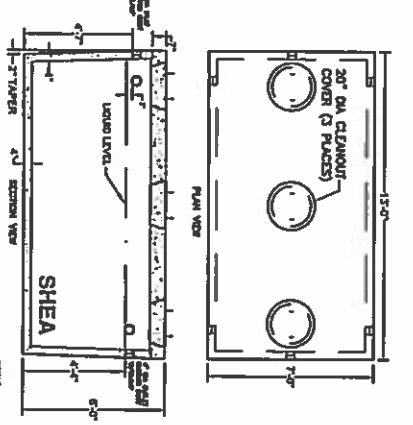
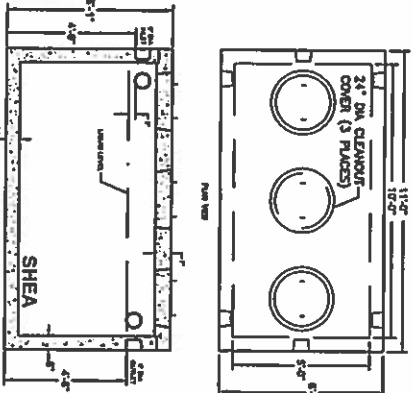
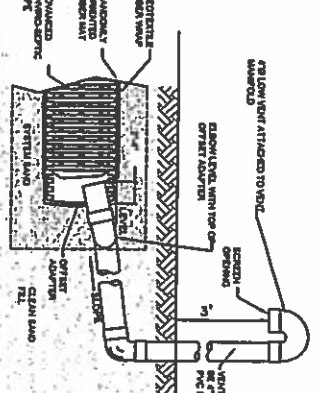
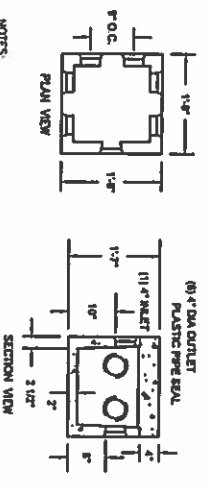
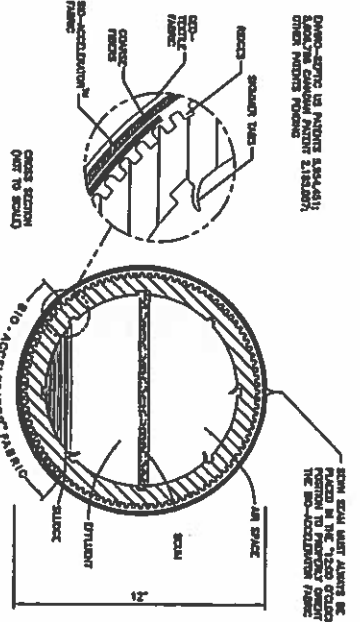
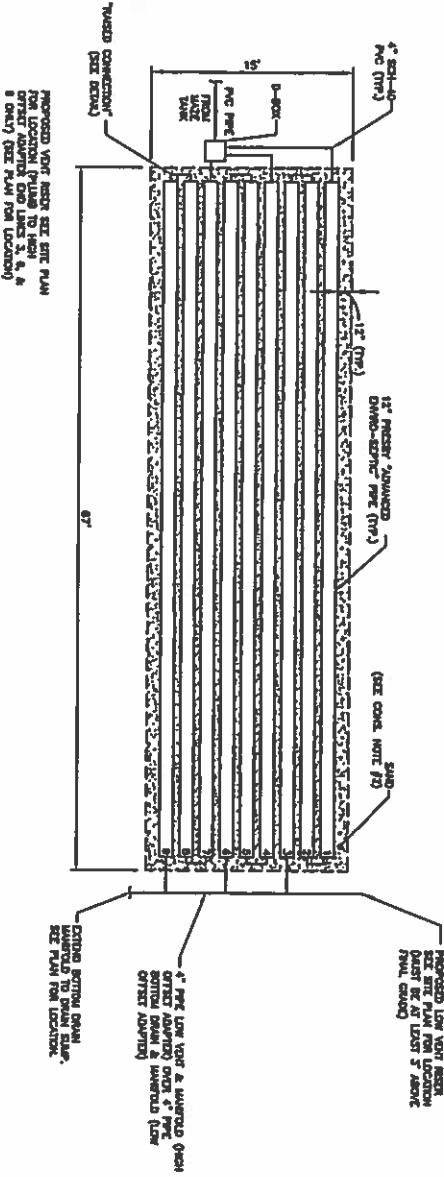
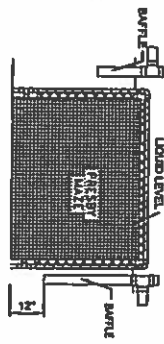
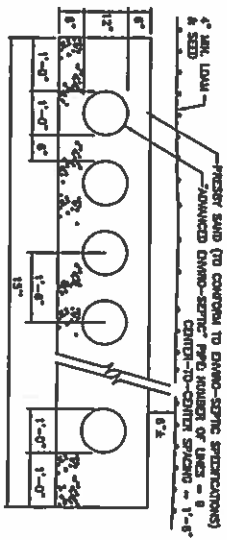
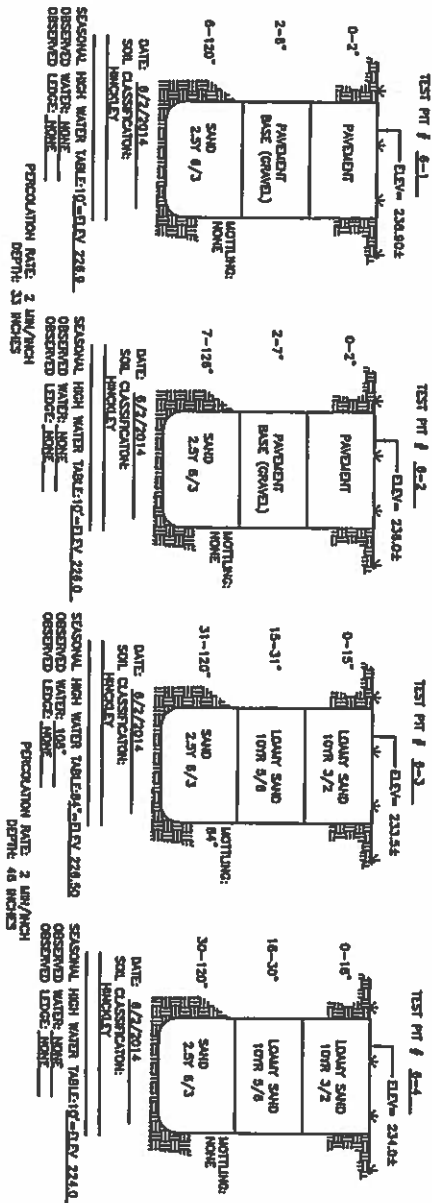
ROCHESTER, NEW HAMPSHIRE

CUMBERLAND FARMS INC.
100 CROSSING BLVD.
FRAMINGHAM, MA 01702

DETAIL SHEET

CFG09.2

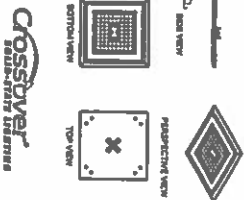
TEST PIT DATA



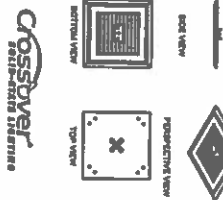
DESIGNER'S STAMP

REVISIONS			56,475 SQUARE FEET	
NO.	DATE	REV. BY	DESCRIPTION	
1				
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7				
8				
9				
10				
CUMBERLAND FARMS INC.				SCALE: 1" = 20'
100 CROSSING BLVD.				DATE: JULY 8, 2014
FARMINGTON, NH 03022				DRAWN BY: DMF
CHECKED BY: DMF				
SEPTIC SYSTEM DETAILS				CFG9.5

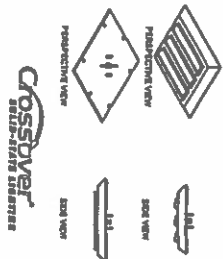
CRS-SC-LED-84
LED Crossover Gold Symmetric Canopy Light



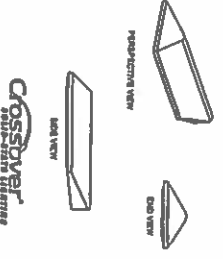
CRS-AC-LED-84
LED Crossover Gold Asymmetric Canopy Light



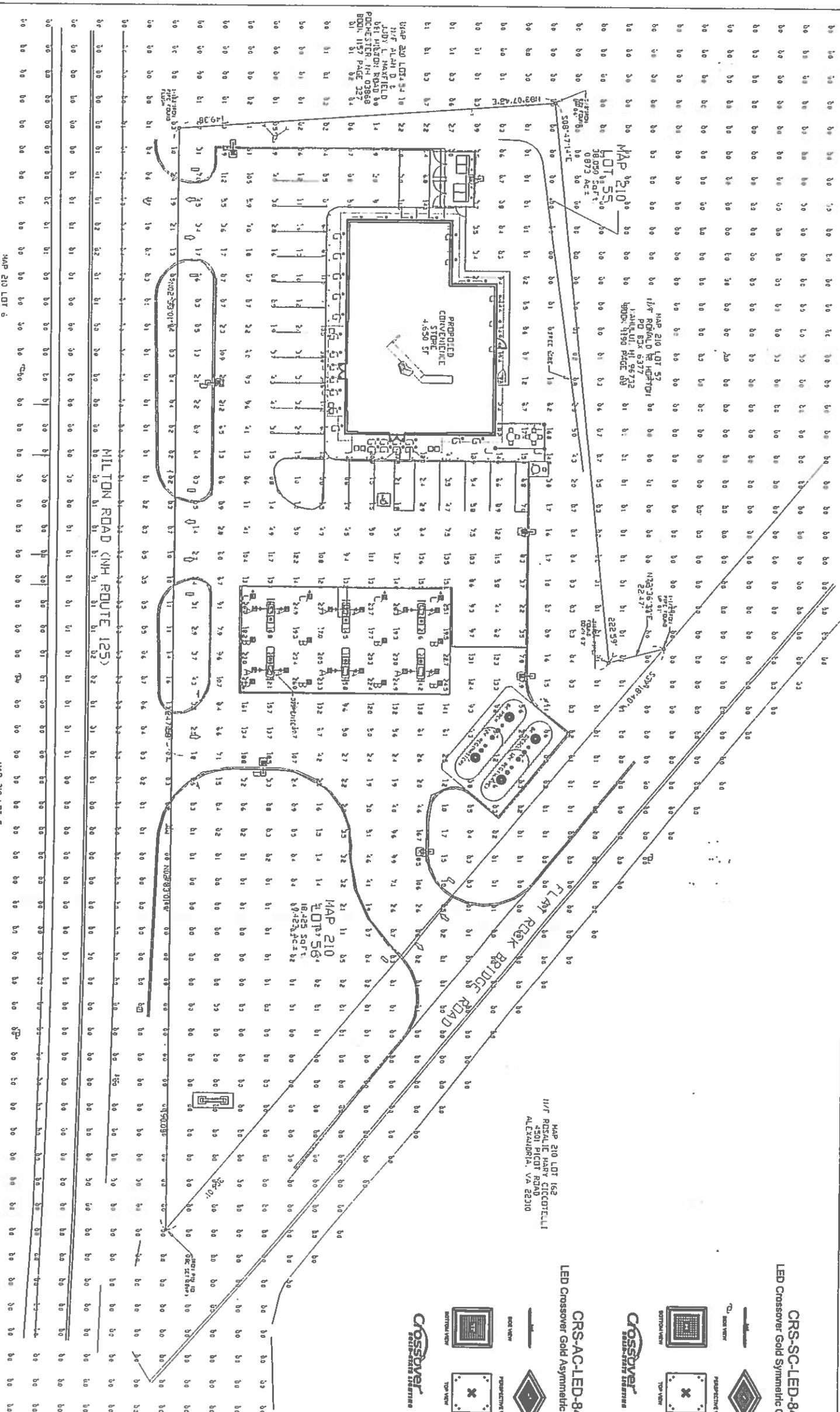
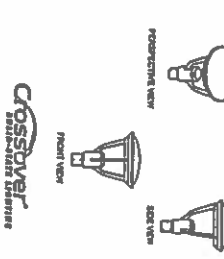
CRO3-FO
LED Crossover Focus Light



XAMU
LED Crossover Area Light



XENM3 PT
LED Crossover Area Light



MAP 210 LOT 5
N/F MARCIA L. HESLOT
13 CASSIDY LANE
DOVER, NH 03820

Initial Footcandle levels at grade

Calculation Summary			
Label	CalcType	Units	Avg
COULERS	ILLUMINANCE	FC	20.7
PUMP VERTICAL	ILLUMINANCE	FC	50.6
CANOPY	ILLUMINANCE	FC	28.0
INTERIOR STOREFRONT	ILLUMINANCE	FC	3.91

Luminaire Schedule			
Symbol	Qty	Label	Arrangement
	12	A	SINGLE
	8	B	SINGLE
	4	C	SINGLE
	7	D	SINGLE
	3	J	SINGLE

Total Project Units			
Label	Qty	Label	Qty
CRS-FO-LED-30-CV-UE	12	CRS-SC-LED-84-SS-CV-UE	8
CRS-AC-LED-84-SS-CV-UE	4	XAMU-PT-LED-30-CV-UE-S-14-POL-C-1-BASIC	7
XENM3-PT-LED-30-CV-UE-S-7-NH	3		

Initial Project Units
Total Units = 31992

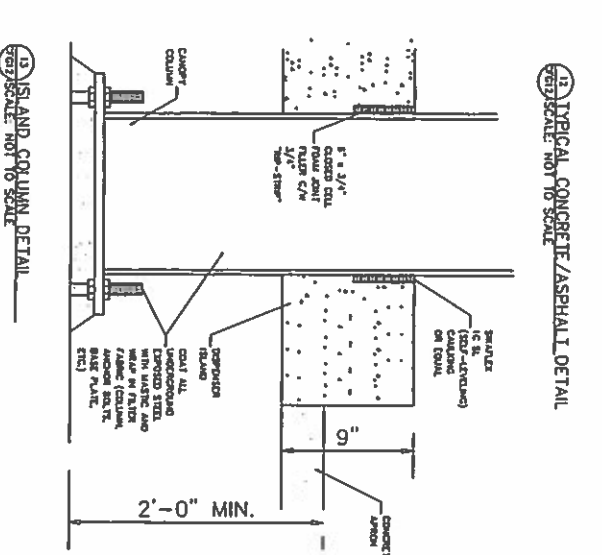
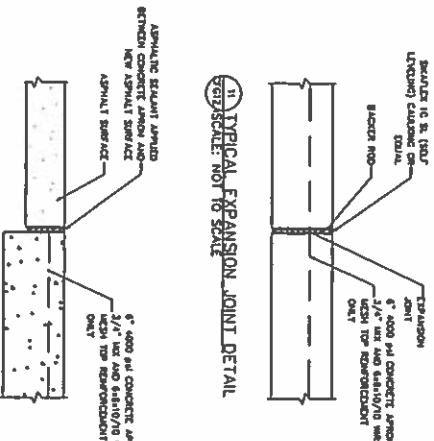
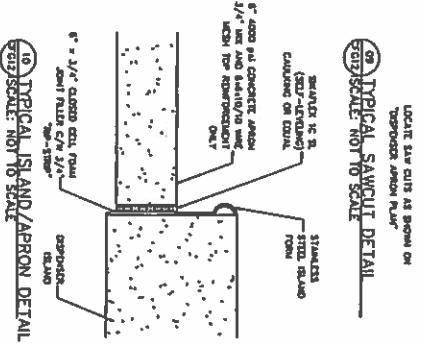
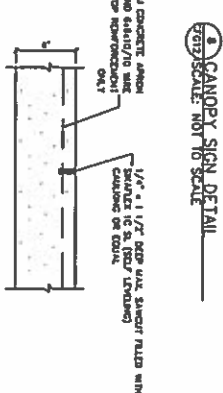
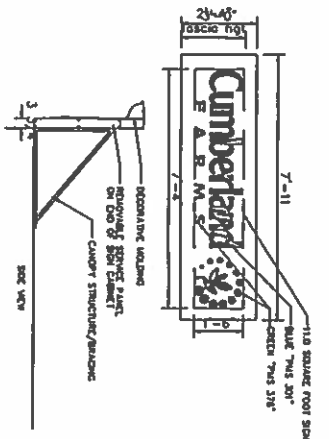
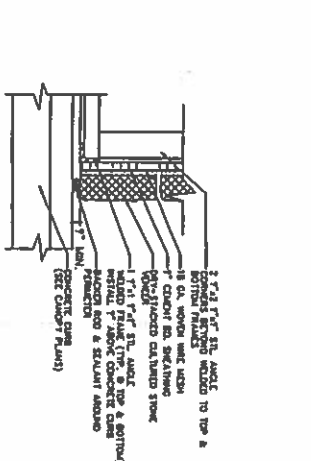
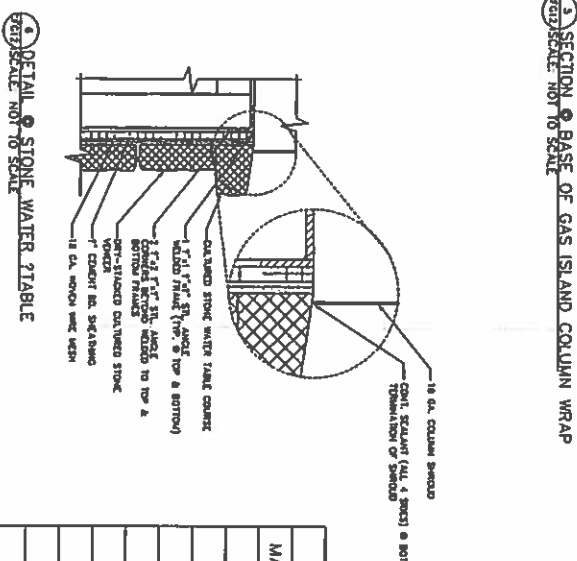
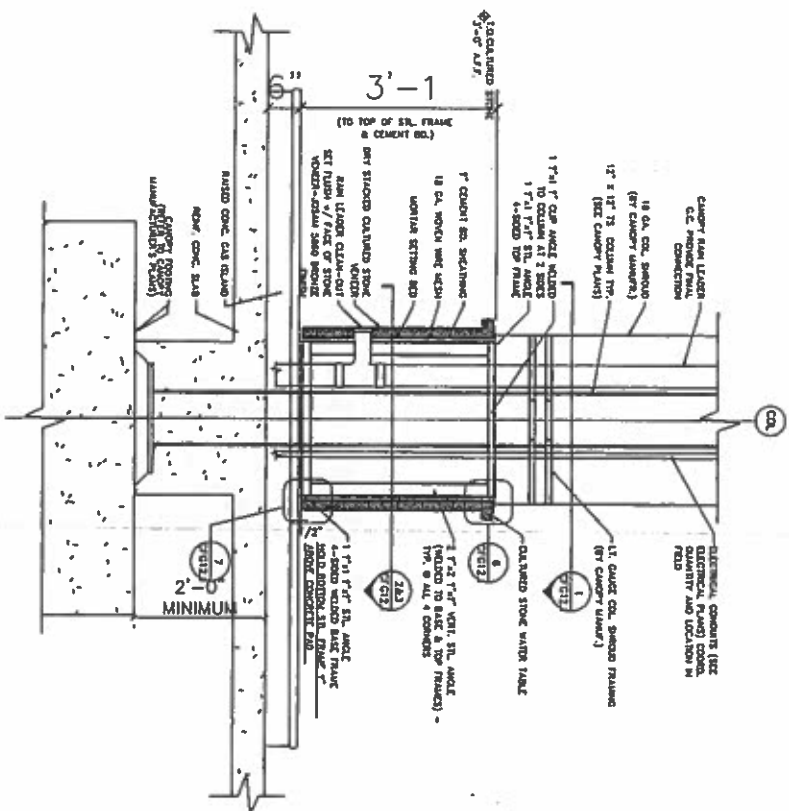
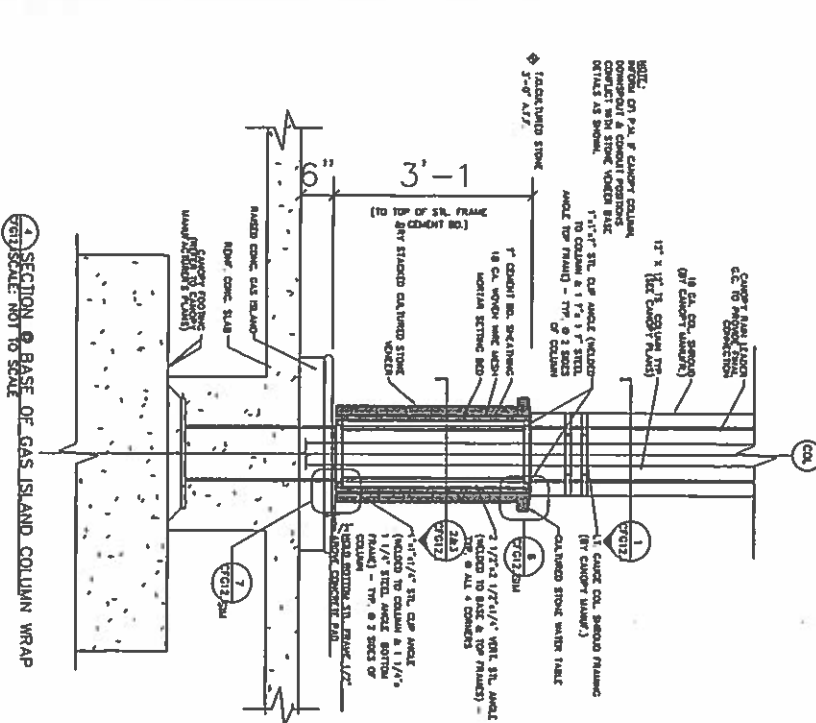
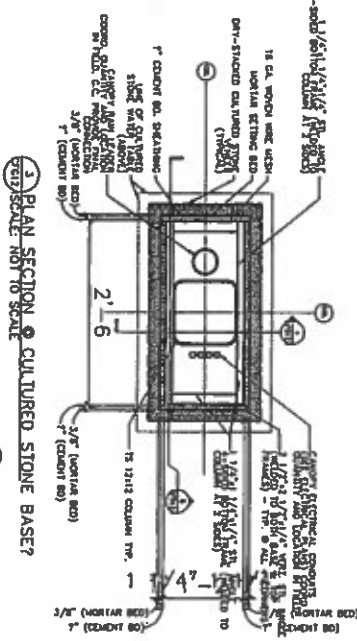
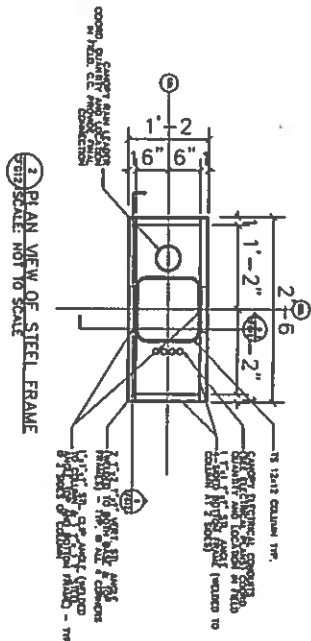
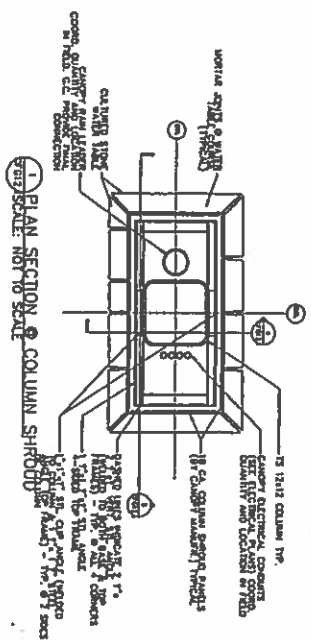
Lighting Proposal
LD-1226-43

Scale 1"=20'

DATE 01/11/11

BY [Signature]

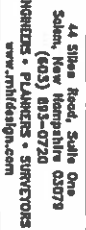
PROJECT NO. 03867



CANOPY DETAIL SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER	MODEL	COLOR
A	Canopy fascia	ALCON		Shell White
B	Canopy Striping	3M	#160-10	PMS 376C
C	Multi-Product Dispenser	Wayne	Division B12	
D	3+1 Diesel Dispenser	Wayne	Division B23	
E	Canopy Columns/Shrouds	See Canopy Manufacturer		Shell White
F	U-Shaped Bolster	Universal		Shell White
G	Cultured Stone Veneer	Owens Corning Cultured Stone	CSV-2028 Southern LedgeStone	Fog
H	Cultured Stone WaterTable	Owens Corning Cultured Stone	CSV-2028 Southern LedgeStone	Fog
I	Decorative Moulding	See Canopy Manufacturer		Shell White
J	Dispenser Island Form	Riverside Steel		Stainless Steel
K	Dispenser LED Pump Topper	ABLE		Black w/ Red Green & White LEDs



MHF Design Consultants, Inc.
44 Shiner Road, Suite One
Salem, MA 01970
(508) 881-1170
www.mhfdesign.com



CUMBERLAND FARMS INC.
100 CROSSING BLVD.
FRANKLIN, MA 01702

REVISIONS				7 th MILITON ROAD	
NO.	DATE	REV. BY	DESCRIPTION	ROCHESTER, NEW HAMPSHIRE	

Project Title:
New Construction:

Cumberland
FARM
Store # 5401
Prop # V08399

Palmdock Bridge & Milton Rd.
Rochester, MI 48306

Owner:
Cumberland Farms, Inc.
100 County Blvd
Farmington, MI
Tel: 508 271 6424

Architect:

ALLEVATO

Allevalo Architects Inc
31 Heywood Street, Providence, RI 02903
Tel: 401 528 8770 Fax: 401 528 9754

Scale:

Consultant:

Architect:

No. Issues Issued for:
1. BUILDING PERMIT SUBMISSION
2. BUILDING PERMIT SUBMISSION

Key Plan

Title:

FLOORPLAN

Sheet:

Drawing No.

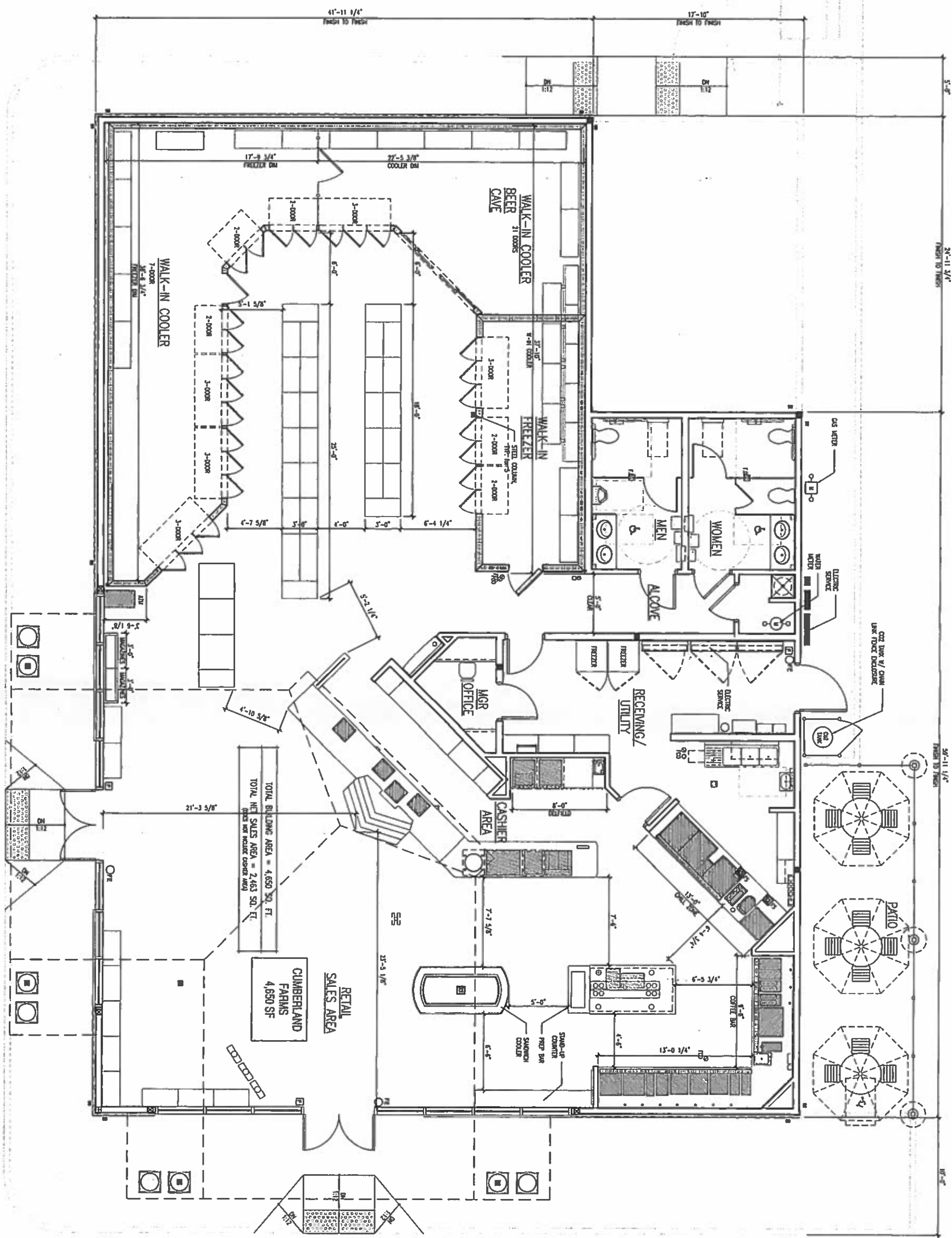
A1.1

Project No.

1300.82

MHF PROJECT NO. 344313 SHEET 1 OF 1

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



Project Title
New Construction:

Cumberland
F A R M S
Store # 5401
Prop # V0899

Flatrock Bridge & Milton Rd.
Rochester, NH Zip 03840

Owner
Cumberland Farms, Inc.
100 Oakley Blvd
Franklin, NH
Tel 603 271 6624

Architect

ALLEVATO

Allevalo Architects Inc
31 Highland Street
Tel 603 528 8770 Fax 603 528 8154

Scale

Overall

Revisions

No. Date Issued For
1 INITIAL SD SUBMISSION
2 REVISED SD SUBMISSION

Key Plan
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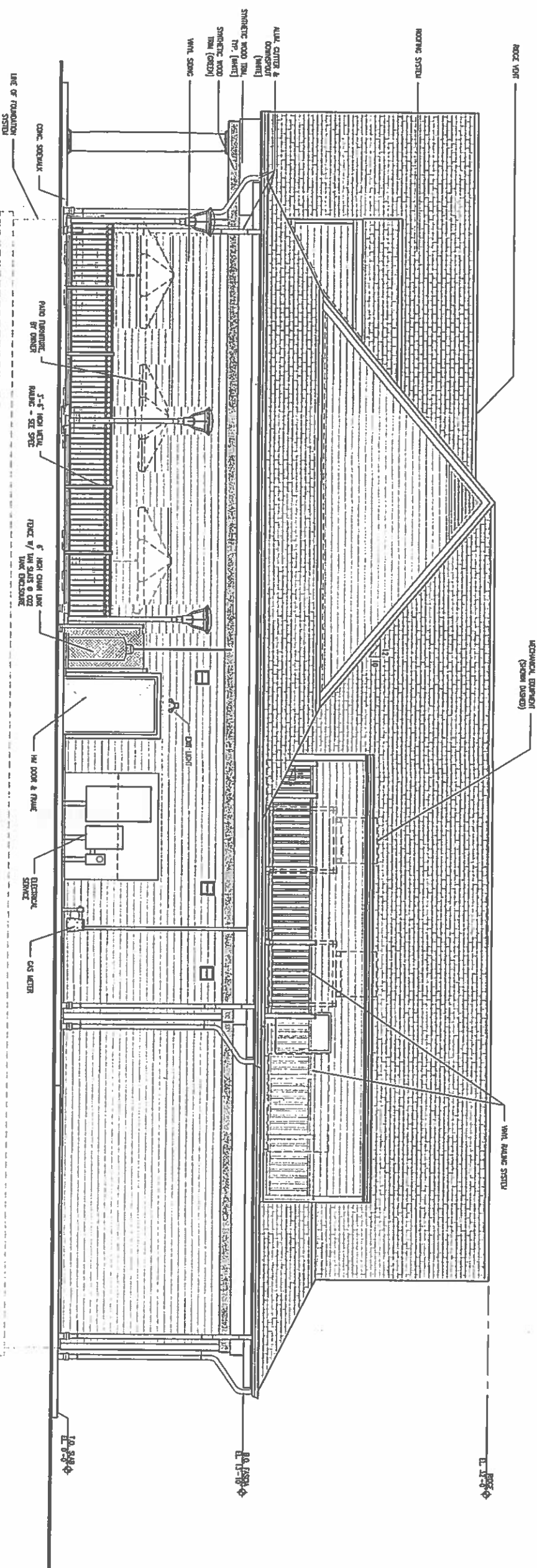
THS
EXTERIOR
ELEVATIONS

Date: 04/14/14
Drawing No.

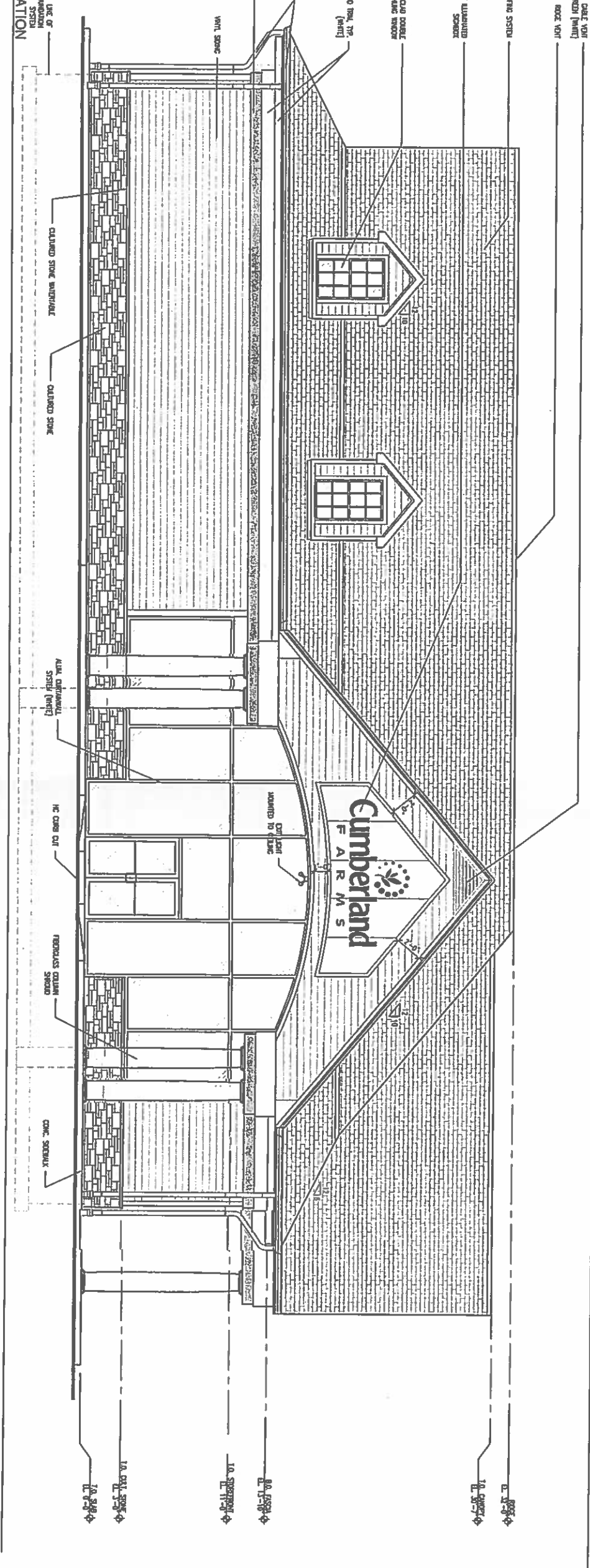
A3.2

Project No. 1300.02

1 RIGHT ELEVATION
A3 SCALE 1/4" = 1'-0"



1 LEFT ELEVATION
A3 SCALE 1/4" = 1'-0"



ALLEVATO

Allevato Architects Inc
31 Hayward Street, Franklin MA 02038
tel 508 524 0770 fax 508 528 9454

KEYS

Chen et al.

Reviewers	No. Items Reviewed	Issued for Review	Reviewed by
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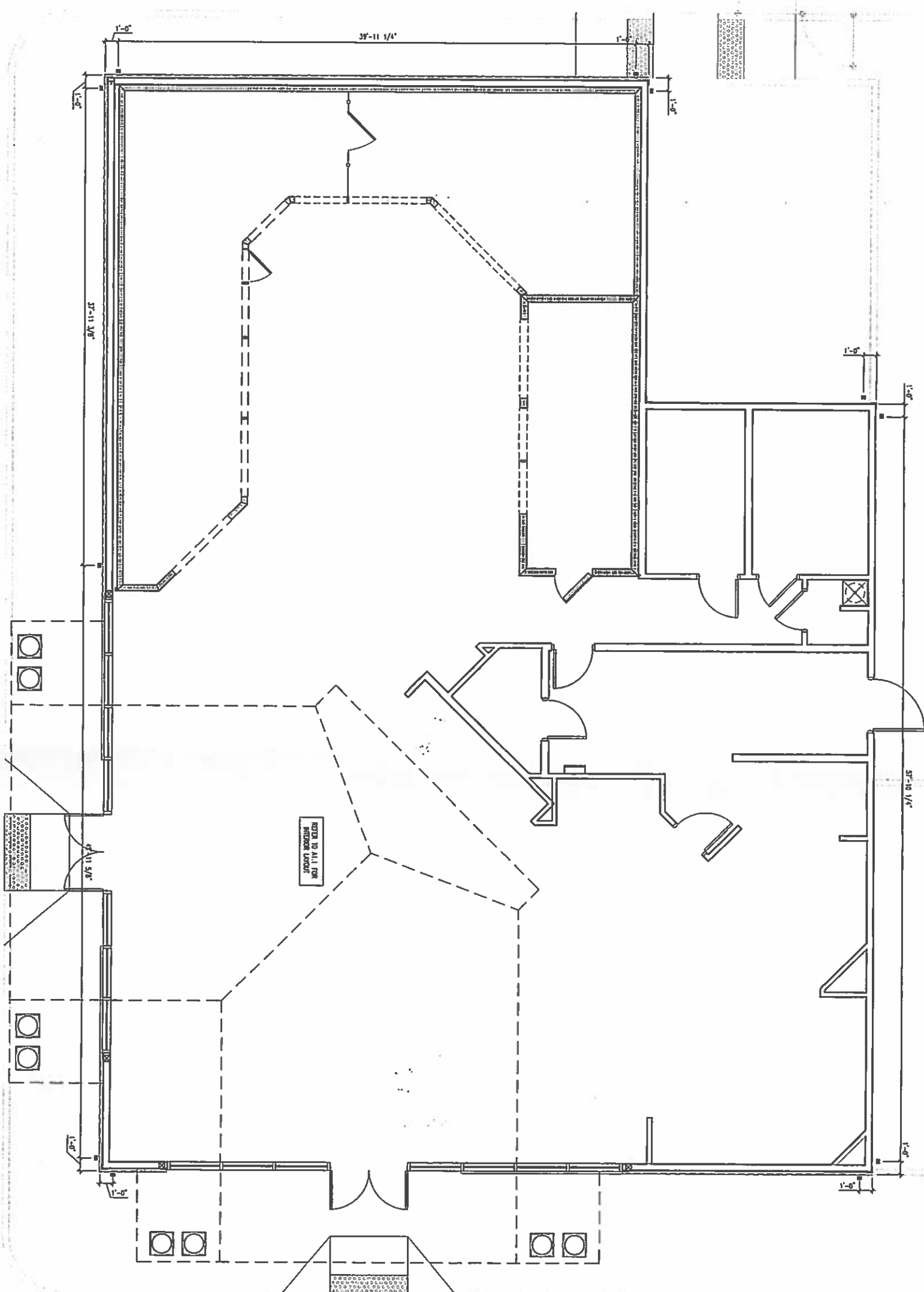
744
DOWNSPOUT
LOCATION PLAN

Date: 04/14/14

Drawing No. _____

DS1.1

1300.82



Project Title
New Construction:

Cumberland
FARM 5
Score # 5401
Prop # V08959

Fairport Bridge & Milton Rd.
Rochester, NY 14608

Owner
Cumberland Farms, Inc.
100 Country Road
Pittsford, NY
Tel 585 271 6624

Architect

ALLEVATO

Allevalo Architects Inc
31 Heyward Street, Franklin MA 02038
Tel 508 528 0770 Fax 508 528 9454

Scale

Checkmark

Revisions

No.	Date	Issued For
1	08/17/14	20% SUBMISSION
2	09/11/14	40% SUBMISSION
3	09/11/14	60% SUBMISSION

Key Plan

Type
Exterior
BUILDING LIGHTING
PLAN

Date: 08/15/14
Drawing No.



L1.1

1 BUILDING LIGHTING PLAN
L1.1 SCALE: 1/8" = 1'-0"

