



TOWN OF BRUNSWICK
STAFF REVIEW COMMITTEE

STAFF REVIEW COMMITTEE
- AGENDA -
BRUNSWICK TOWN HALL
85 UNION STREET
ROOM 206
WEDNESDAY, JULY 27, 2016, 10:00 A.M.

1. ~~Case # 16-027 – 720 Old Portland Rd, Vehicle Greenhouse:~~ The Staff Review Committee will review and take action on a **Minor Development Review** application submitted by Sitelines, PA to construct a 1,800 square foot greenhouse at 720 Old Portland Road in the **Rural Mixed Use 5 (MU5) Zoning District; Assessor's Map 11, Lot 12.***
2. ~~Case #16-028 – Hancock Mid-Coast, LLC:~~ The Staff Review Committee will review and take action on a **Minor Development Review** application submitted by Main Land Development Consultants, Inc. to demolish an existing 2,497 square foot storage building and construct a new 9,246 square foot warehouse building at 158 Church Road in the **Church Road Industrial Park (I2) Zoning District; and the Natural Resource Protection Zone (NRPZ); Assessor's Map 17, Lot 22.****
3. **Case #16-035 –Cumberland Farms:** The Staff Review Committee will review and provide a recommendation to the Planning Board on a **Sketch Plan** Major Development Review application submitted by authorized representative Sandra L. Guay for a proposed Cumberland Farms retail store with fuel service at 190 Bath Road in the **Cooks Corner Center (CC) Zoning District; Assessors Map CC1, Lot 28.*****
4. **Adjourn**

***Case #16-027 – 720 Old Portland Rd, Vehicle Greenhouse has been rescheduled for Minor Development Review at the Staff Review Committee (SRC) meeting on Wednesday, August 3, 2016**

****Case #16-028 – Hancock Mid-Coast, LLC has been rescheduled for Minor Development Review at the Staff Review Committee (SRC) meeting on Wednesday, August 3, 2016**

*****Case #16-035 – Cumberland Farms Sketch Plan added to SRC agenda**

This agenda is mailed to owners of property within 200 feet of proposed development sites. In cases where Committee action is pending this agenda serves as notice of same. In cases where the Committee's role is to advise the Planning Board, this agenda is mailed as a courtesy along with notice of the Planning Board meeting. The Staff Review Committee meeting is open to the public. All are invited to attend and participate. For further information call Anna Breinich at the Brunswick Department of Planning and Development (725-6660).

WOODMAN EDMANDS DANYLIK AUSTIN
SMITH & JACQUES, P.A.

ATTORNEYS-AT-LAW

ROBERT B. WOODMAN
THOMAS DANYLIK
RALPH W. AUSTIN
JAMES B. SMITH
KEITH R. JACQUES
MICHAEL J. O'TOOLE
HARRY B. CENTER II
SANDRA L. GUAY
AMY McNALLY

234 MAIN STREET
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BIDDEFORD, ME 04005-0468
TELEPHONE: 207-284-4581
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E-MAIL: SLG@woodedlaw.com

PETER L. EDMANDS
(Retired)

July 11, 2016

Ms. Anna Breinich
Director of Planning and Development
Town of Brunswick
85 Union Street
Brunswick, ME 04011

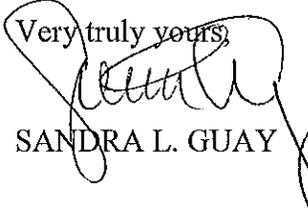
Re: Sketch Plan Application
Cumberland Farms / 190 Bath Road

Dear Ms. Breinich:

Enclosed please find one copy of a Sketch Plan Application submitted by LHB Enterprises, Inc., for the redevelopment of the Cumberland Farms located at 190 Bath Road, Brunswick, Maine (Town of Brunswick as Map CC1 Lot 28). Also enclosed is our check for what we understand to be the requisite filing fee of \$363.58, which includes an additional \$20.00 for the mailing of the abutter's notices and \$200.00 public hearing fee.

I understand that the application will be reviewed for completeness within 5 days of submission, and once deemed complete we will submit 9 copies for staff review.

Kindly let me know when this application will be scheduled for Staff review, and also please confirm that it will appear on the July 21st Bike/Pedestrian Advisory Committee Meeting agenda.

Very truly yours,

SANDRA L. GUAY

SLG/lb
Enclosures
Copy to:

Kathleen Sousa, Cumberland Farms, Inc.
Christopher Tymula, MHF Design Consultants, Inc.

TOWN OF BRUNSWICK PLANNING BOARD

SKETCH PLAN APPLICATION

APPLICANT: LHB Enterprises, Inc.

AGENT: Sandra L. Guay, Esquire
Woodman Edmands Danylik Austin Smith & Jacques, P.A.
234 Main Street, P.O. Box 468
Biddeford, Maine 04005

ENGINEERS: MHF Design Consultants, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

**Sketch Plan Application of
LHB Enterprises, Inc.**

**Cumberland Farms Project
190 Bath Road**

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9. Plans (submitted separately)

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**MAJOR DEVELOPMENT REVIEW
SKETCH PLAN APPLICATION**

1. Project Name: Cumberland Farms Project

2. Project Applicant
Name: LHB Enterprises, Inc.
Address: 3 Battery Wharf, #3411
Boston, MA 02109
Phone Number: _____

3. Authorized Representative
Name: Sandra L. Guay, Esq.
Address: 234 Main Street
Biddeford, ME 04005
Phone Number: (207) 284-4581

3. List of Design Consultants. Indicate the registration number, address and phone number
Of any engineer, surveyor, architect, landscape architect or planner used:

1. MHF Design Consultants, Inc., 44 Stiles Road, Ste One, Salem, NH 03079 (603)893-0720
2. _____
3. _____

5. Physical location of property being affected: 190 Bath Road

6. Lot Size: 50,960 sq. ft.

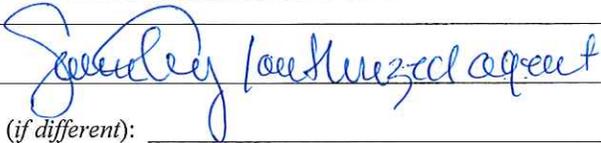
7. Zoning District: CC

8. Indicate the interest of the applicant in the property and abutting property. For example, is the
applicant the owner of the property and abutting property? If not, who owns the property subject to
this application? Applicant is the owner of the property

9. Assessor's Tax Map CC1 Lot Number 28 of subject property.

10. Brief description of proposed use: Redevelopment of the Cumberland Farms retail store
with fuel service.

11. Describe specific physical improvements to be done: Please see attached

Owner Signature: 
Applicant Signature (if different): _____

Required Attachments (by Applicant):

- Sketch Plan Check List
- Sketch Plan Requirements for Open Space Developments (if applicable)
- Request for Waivers (if applicable)
- Required Copies of Sketch Plan

Required Attachment (by Planning and Development Department):

- Listing of all owners of property within 200-foot radius of property under review.

SKETCH PLAN REQUIREMENTS

Key: "O"= omit; "S"=submit; "NA"=not applicable; "W" = waiver; "P"=pending

Item	O	S	NA	W	P	Comments
Indicate Variances Granted			X			
Indicate Special Permits			X			
Indicate Special Exceptions			X			
Date, north point, scale		X				
Land area, existing use of the property, location of proposed development, locations reserved for future development		X				
Tentative rights-of-way locations, lot lines, lot numbers, lot areas		X				
Estimated soil boundary locations from the Soil Conservation Service Medium Intensity Soil Survey noting areas of severe and very severe soil limitations			X			
Existing natural, topographical, and cultural features including areas of steep slopes, bedrock outcrops, ponds, streams, aquifers, and other water bodies, wetlands, groundwater recharge areas, slumps, flood hazard areas, trees, and other vegetation, excavation sites, stone walls, net site area, historic and archeological sites, structures, or districts, and any other pertinent features.			X			
Tentative locations of proposed structures, owners of existing structures, and neighboring land uses		X				
Special conservation and recreation areas			X			
Location map		X				
Zoning information, including the zoning district(s) in which the property is located and the location of any overlay zones depicted on the plan.		X				
Any conditions imposed by previous development on the site.			X			
Other information Planning Board/Staff Review Committee deems necessary to conduct an informed review.		X				Traffic Report
Letter of consent signed by property owner authorizing the development review application in cases where applicant is not the owner of the property.		X				
Application Fee		X				
For Open Space Developments, sketch plan design review requirements indicated in Section 308.1			X			
Open Space Development: Request for Bonus Density			X			

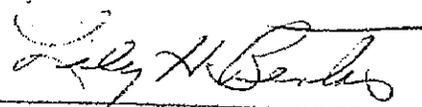
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AUTHORIZATION

I, Lily H. Bentas, on behalf of myself and my company LHB Enterprises, Inc., hereby authorize our attorneys, Woodman Edmands Danylik Austin Smith & Jacques, P.A., Cumberland Farms, Inc., and our engineers, MHF Design Consultants, Inc., to sign any and all State of Maine or Town of Brunswick permit and appeal applications on our behalf with regard to the proposed Cumberland Farms development located at 190 Bath Road, Brunswick, Maine. I further authorize any of the attorneys or engineers in the above referenced firms to appear on our behalf and to represent the company before any department, board, committee or agency of said State or Town, including, but not limited to, the Maine Department of Environmental Protection, Planning Board and the Zoning Board of Appeals.

DATED: July 6, 2016

LHB Enterprises, Inc.



By: Lily H. Bentas
Its: President

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021569

DEEDB95.2

QUITCLAIM DEED

Lily H. Bentas, of 431 Lewis Wharf, Boston, MA 02110,

for consideration paid of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

grants to L. H. B. Enterprises, Inc., a Florida corporation with offices at 431 Lewis Wharf, Boston, MA 02110,

the real property located at Route 1 and 24, Brunswick, Cumberland County, Maine, more particularly described in Exhibit A attached hereto and made a part hereof (the "Property") together with any and all servitudes, easements, rights-of-way, licenses and other rights in real property appurtenant thereto, and all improvements located thereon.

Said Property is conveyed subject to any liens for taxes not yet due and payable, provisions of any ordinance, municipal regulation and public or private law, all matters of the public record and any state of facts which an accurate survey of the premises would disclose.

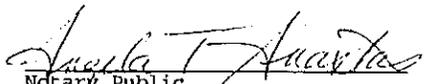
IN WITNESS WHEREOF, Grantor has executed this deed this
29th day of April, 1997.

By: 
Lily H. Bentas,

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk SS. April 29, 1997

Then personally appeared the above Lily H. Bentas, to me known and known by me to be the person executing the foregoing instrument, and she acknowledged said instrument by her executed to be her free act and deed, before me.


Notary Public

My Commission Expires: 3/17/00

SEAL

EXHIBIT A

Certain lots or parcels of land, together with buildings and improvements thereon, situated on the southerly side of Old Route #1 (also being known as the Bath Road), in the Town of Brunswick, County of Cumberland, and State of Maine, bounded and described as follows:

Parcel I. Beginning at an iron pipe situated on the Westerly side of Thomas Point Road, which iron pipe marks the most Northerly corner of land now or formerly owned by one Evrard; thence proceeding South 49° 21' 0" West along the Northwesterly side of said Evrard Land, a distance of 150.02 feet to an iron pin at the most Westerly corner of said Evrard land, said iron pin also marking the Northeasterly corner of land of McDonald's Corporation, as conveyed to said McDonald's Corporation by Bo-Ed Inc. by deed dated April 30, 1969 and recorded in the Cumberland County Registry of Deeds in Book 3083, Page 284; thence proceeding North 84° 57' 34" West along the Northerly side of said McDonald's Corporation land a distance of 115 feet to an iron pipe; thence proceeding North 87° 46' 39" West along the Northerly side of said McDonald's Corporation land a distance of 54.82 feet to an iron pipe situated at the Southeasterly corner of a 20 foot right-of-way; thence proceeding North 2° 53' 11" West along the Easterly side of said right-of-way, a distance of 192.07 feet to an iron pipe situated on the Southerly side of Old Route #1, so-called also being known as the Bath Road; thence proceeding North 89° 19' 26" East along the Southerly side of Old Route #1, a distance of 149.57 feet to a granite monument; thence proceeding South 80° 53' 37" East along the Southerly side of Old Route #1, a distance of 29.43 feet to an iron pipe situated on the westerly side of said Thomas Point Road; thence proceeding South 47° 49' 53" East along the Westerly side of said Thomas Point Road, a distance of 154.07 feet to an iron pipe in the point of beginning.

Parcel II. Beginning at an iron pipe situated on the Westerly side of Thomas Point Road, which iron pipe marks the most Northerly corner of land now or formerly owned by one Evrard; thence proceeding South 49° 21' 0" West along the Northwesterly side of said Evrard land, a distance of 150.02 feet to an iron pin at the most Westerly corner of said Evrard land, said iron pin also marking the Northeasterly corner of land of McDonald's Corporation, as conveyed to said McDonald's Corporation by Bo-Ed Inc. by deed dated April 30, 1969 and recorded in the Cumberland County Registry of Deeds in Book 3083, Page 284; thence proceeding North 84° 57' 34" West along the Northerly side of said McDonald's Corporation land a distance of 115 feet to an iron pipe; thence proceeding North 87° 46' 39" West along the Northerly side of said McDonald's Corporation land a distance of 54.82 feet to an iron pipe situated at the Southeasterly corner of a twenty foot right-of-way and the point of beginning; thence proceeding North 2° 53' 11" West 192.07 feet to an iron pipe situated on the Southerly side of Old Route #1, so-called, also being known as the Bath Road; thence proceeding South 89° 19' 26" West along the Southerly side of Old Route #1, a distance of 20.01 feet to an iron pipe; thence South 2° 53' 11" East a distance of 191.05 feet to an iron pipe; thence proceeding South 87° 46' 39" East 20.08 feet to the point of beginning.

Meaning and intending to describe the same premises described in the deed recorded in Book 4183, Page 22.

RECEIVED
RECORDED REGISTRY OF DEEDS

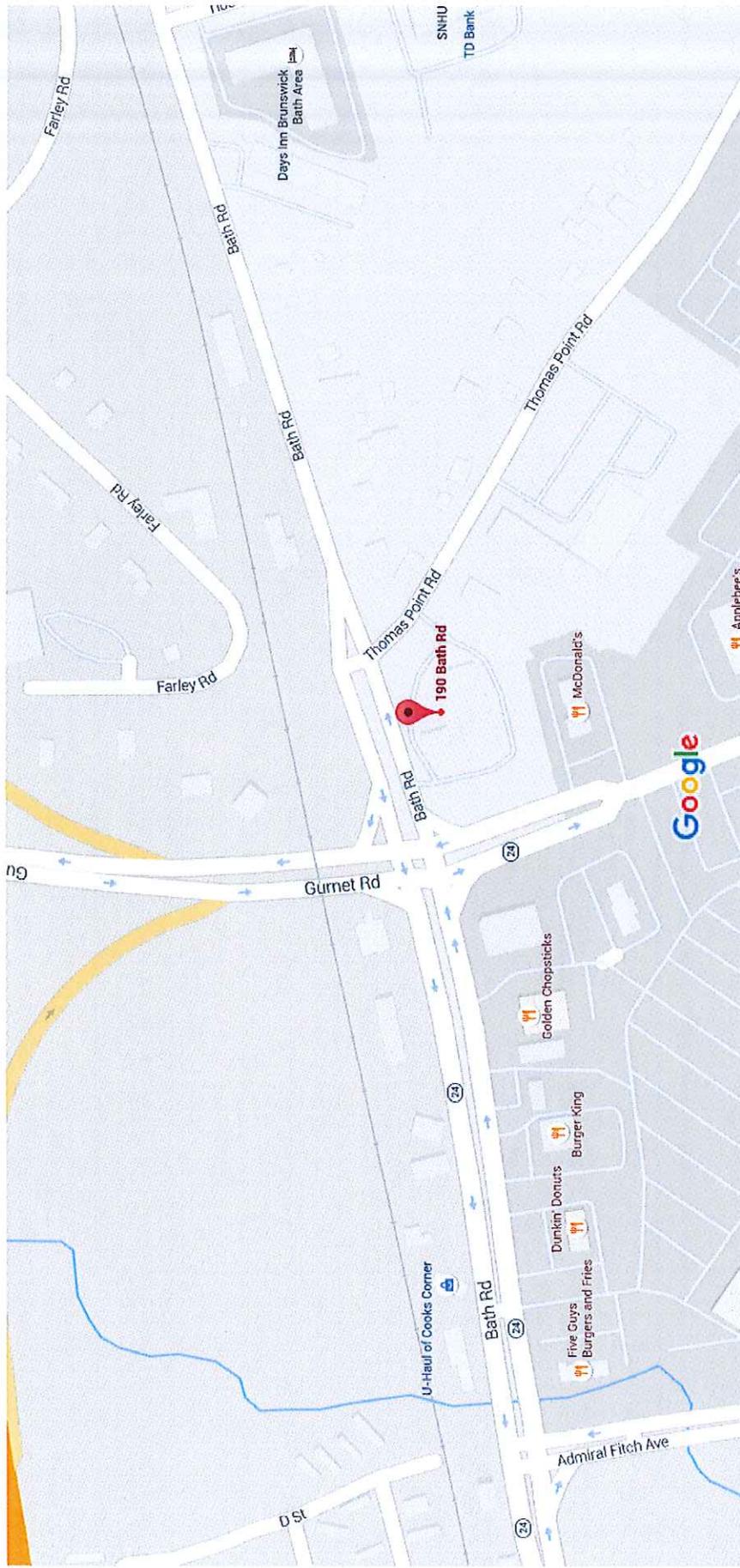
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CUMBERLAND COUNTY

John B. Curran

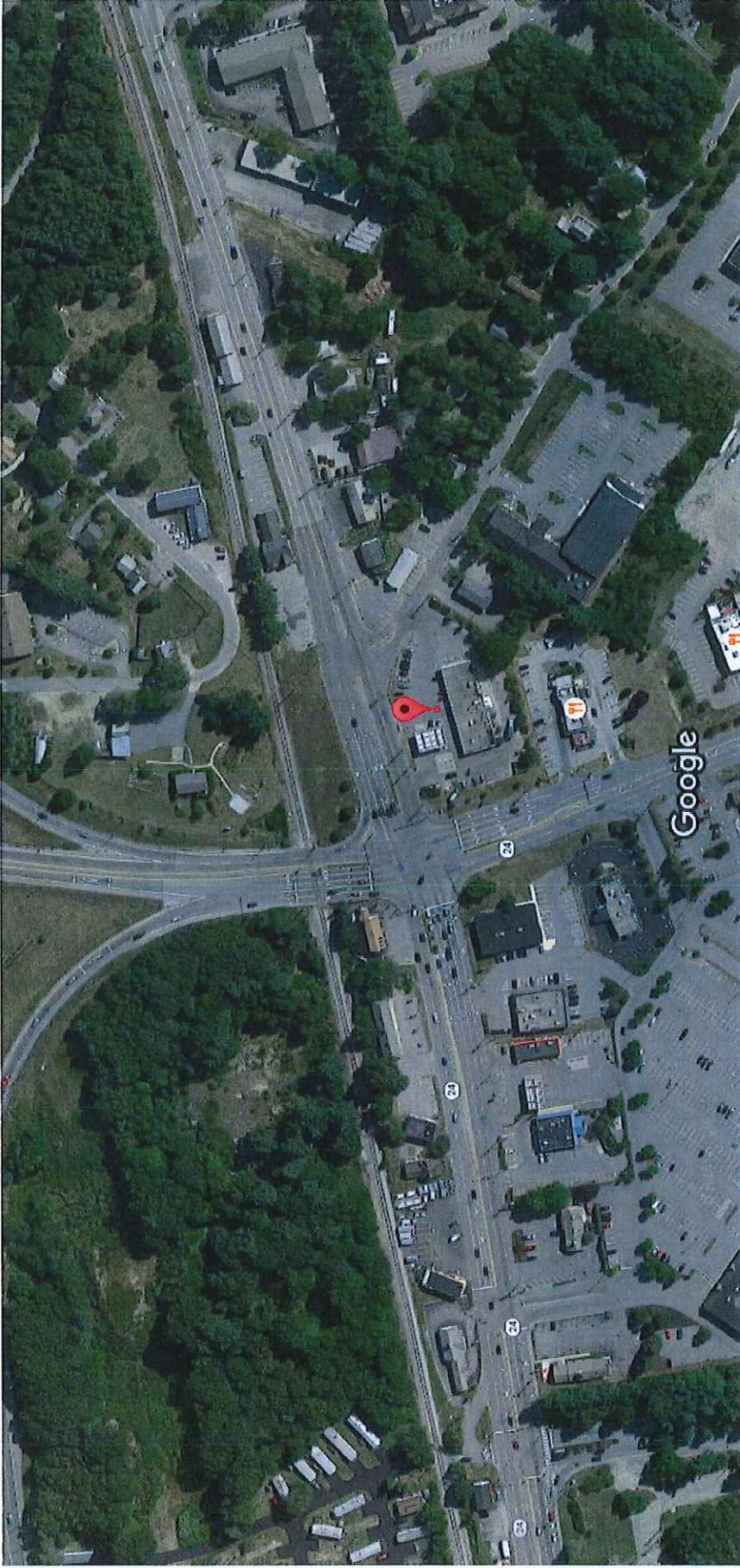
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Google Maps 190 Bath Rd



Map data ©2016 Google 200 ft

Google Maps 190 Bath Rd



Map data ©2016 Google 200 ft

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**Sketch Plan Application of
LHB Enterprises, Inc.**

**Cumberland Farms Project
19 Bath Road**

LIST OF ABUTTERS

Map	Lot	Owner	Mailing Address
CC1	7	Ricky and Monique Lachapelle	379 Lisbon Street Lewiston, ME 04240
CC1	21	Just Because, LLC	P.O. Box 9340 Auburn, ME 04210
CC1	27	Prompto, Inc.	70 Scott Drive Westbrook, ME 04092
CC1	29A	McDonalds Corporation c/o Joe Breisacher	P.O. Box 653 Brunswick, ME 04011
CC1	31	Developers Diversified Cooks Corner LP	P.O. Box 228042 Beachwood, OH 44122
CC2	9	Crooker Enterprises, Inc. c/o Estes Lobster House	1909 Harpswell Neck Road Harpswell, ME 04079
CC2	11	State of Maine c/o MDOT	16 State House Station Augusta, ME 04333
CC2	29	Linda A. Johnson	206 Bath Road Brunswick, ME 04011
CC2	30	Cook's Corner Group, LLC	204 Bath Road Brunswick, ME 04011
CC2	31	Edward and Samantha Hannan	169 Cedar Pond Road Durham, ME 04222
CC2	32	Sunshine Too, Inc.	200 Bath Road Brunswick, ME 04011
CC2	42	Brunswick Landing Development Group, LLC	2 Main Street, Suite 200 Topsham, ME 04086
CC2	53	State of Maine c/o MDOT	16 State House Station Augusta, ME 04333

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July 11, 2016

Ms. Anna Breinich
Director of Planning and Development
Town of Brunswick
85 Union Street
Brunswick, ME 04011

Re: Cumberland Farms, Inc.
Map CC1 Lot 28
190 Bath Road
Brunswick, ME 04011

Sub: Drainage Memorandum

Dear Ms. Breinich,

MHF Design Consultants, Inc., on behalf of our client, Cumberland Farms Inc., is pleased to provide the following information summarizing the proposed site re-development project relative to the effects it will have on stormwater management on the surrounding areas at the above referenced site. Please refer to the attached Proposed Site Re-Development Plans, dated July 11, 2016, as prepared by this office.

The property is located on a parcel of land that is approximately 1.17 Ac in size and identified as Tax Map CC1, Lot 28 and is located in the Cooks Corner Center zoning district at the southeast intersection of Bath Road and Route 24. The lot is currently occupied by a 6,883 sf Cumberland Farms Convenience Store which includes an AT&T Retail shop and Papa John's Pizza shop. The site also includes a fuel dispensing area with 4 dispensers (8 fueling locations) and an overhead canopy, 16 striped parking spaces and many additional un-striped paved areas accessed by driveways located along both Bath Road and Thomas Point Road.

Cumberland Farms Inc. proposes to raze the existing building and fuel dispensing area and construct a new standalone Cumberland Farms convenience store (4,786 sf), a new fuel canopy with five (5) dispensers (10 fueling locations), new fuel piping and two (2) new 20,000 gallon double wall fiberglass underground fuel storage tanks. Site improvements will also include a reconfigured parking area, new trash enclosure, bike rack and modified entrance driveways. New utility connections including water, gas, electric and sewer are proposed along with new landscaping to enhance the site.

Re-development of this parcel will result in a decrease in onsite impervious coverage of approximately 11,372 sf which will in turn reduce both the peak rate and volume of runoff discharging into the Bath Road and Thomas Point Road closed drainage systems. The proposed on-site stormwater management system includes installing several deep sump, hooded catch basins and the installation of two (2) hydrodynamic separators prior to discharge into the existing closed drainage systems in Bath Road and Thomas Point Road which will significantly improve



the stormwater quality. While there is an existing closed drainage system currently onsite, it appears that the pipes are undersized and that little or no pretreatment of the stormwater is provided before leaving the site.

Based on the reduction in impervious coverage of over 1/4-ac and the implementation of a new stormwater management system, we believe that the owner is improving the current conditions while reducing peak rates of runoff and volume discharging from the site and that there will be no negative impact on the abutting properties as a result of the proposed redevelopment project.

Please review the attached information and should you have any questions, please feel free to call our office at your convenience.

Sincerely,
MHF Design Consultants, Inc.

A handwritten signature in blue ink, appearing to read 'Chris Tymula', is written over the printed name.

Chris Tymula
Project Manager

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Cc: Dalina Boryszewski - Cumberland Farms, Inc. (EB Upload)
Sandra Guay - Woodman Edmands Danylik Austin Smith & Jacques, P.A.

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GPI Greenman-Pedersen, Inc.

Engineering and Construction Services

REF.: MAX-2016046

July 7, 2016

Ms. Kathleen A. Sousa
Cumberland Gulf Group of Companies
100 Crossing Boulevard
Framingham, MA 01702

SUBJECT: Trip-Generation and Collision Summary Letter
Cumberland Farms Redevelopment
190 Bath Road
Brunswick, Maine

Dear Ms. Sousa:

Greenman-Pedersen Inc. (GPI) has prepared this letter to evaluate the expected trips associated with the proposed Cumberland Farms redevelopment located at 190 Bath Road in Brunswick, Maine. The subject sites consists of a Cumberland Farms facility that includes a $\pm 3,000$ square-foot (sf) convenience store with 4 Multi-Product Dispensers (MPDs) having eight (8) vehicle fueling positions (vfps) as well as $\pm 3,870$ sf of retail space which is occupied by an AT&T store ($\pm 2,250$ sf) and a Papa John's restaurant ($\pm 1,350$ sf). The development consists of razing the existing structures on the site and constructing a 4,786 sf convenience store with 5 MPDs having ten (10) vfps. Access and egress is currently provided via two driveways; one right-in/right-out only driveway on Bath Road and one full access/egress driveway on Thomas Point Road. Access and egress to the site will remain the same as part of the redevelopment, however, the Bath Road driveway will be modified/widened slightly to allow an easier right-turn movement onto Bath Road from the site. The subject site is located on the southeast quadrant of the signalized intersection of Bath Street (Route 24) at Gurnet Road (Route 24), bounded by Bath Road to the north, Thomas Point Road to the east, Gurnet Road (Route 24) to the west and a McDonald's restaurant to the south. The site location in relation to the surrounding roadways is shown on the map on Figure 1.

TRIP-GENERATION AND COLLISION SUMMARY LETTER

Cumberland Farms Redevelopment – Brunswick, Maine

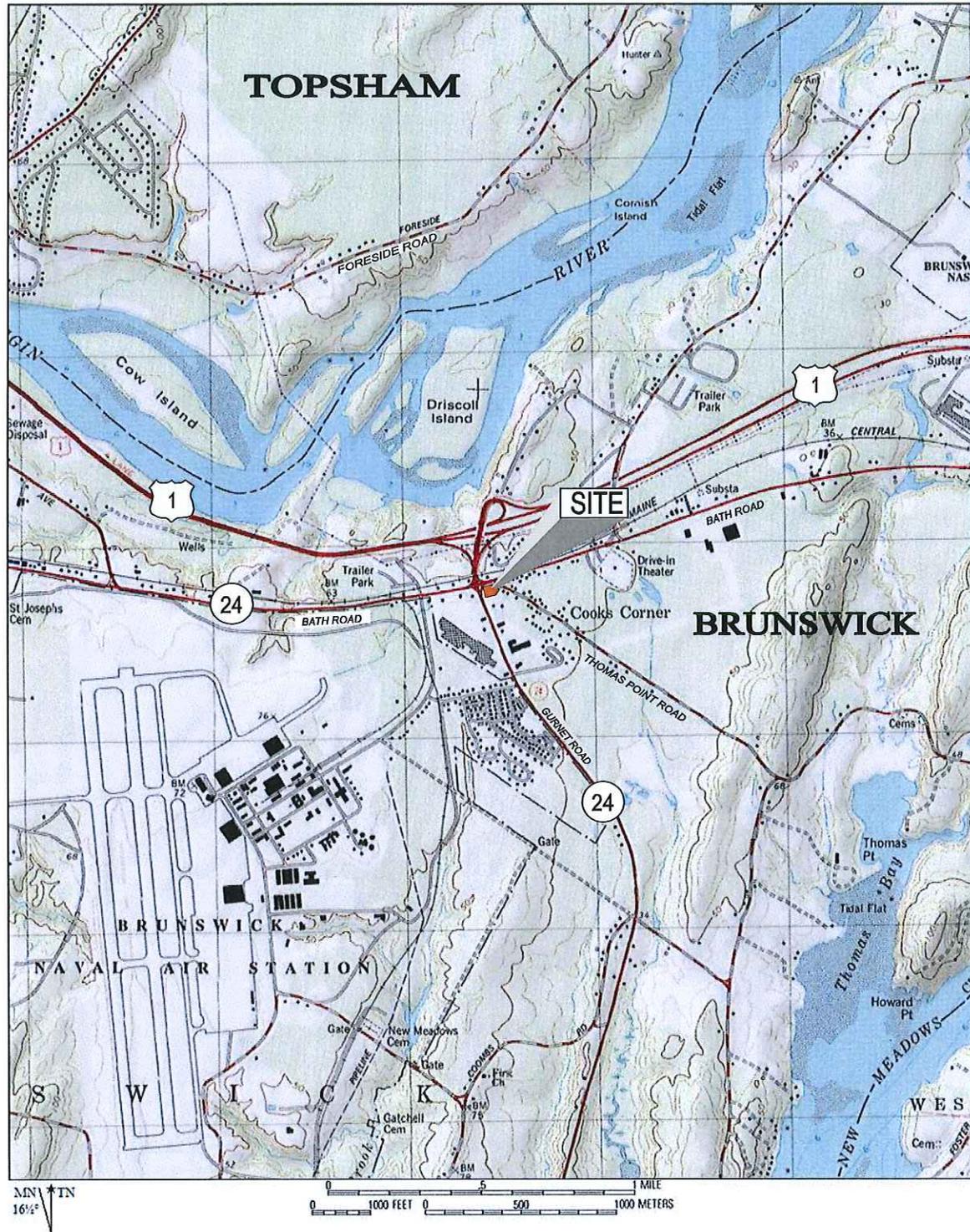


Figure 1
Site Location Map

Existing Conditions

Geometry

Adjacent to the site, Bath Road consists of two general-purpose travel lanes in each direction and one general-purpose lane in each direction beyond the vicinity, with exclusive turn lanes at major intersections. Gurnet Road consists of one general purpose lane in the northbound direction and two general-purpose lanes in the southbound direction with a two-way left-turn lane along the roadway and additional exclusive turn lanes at major intersections. Thomas Point Road consists of one general-purpose lane in each direction with no pavements markings. The posted speed limit along Bath Road and Gurnet Road is 35 miles per hour (mph) and the posted speed limit along Thomas Point Road is 25 mph. Currently, the Cumberland Farms site contains two curb cuts; one on Bath Road and one on Thomas Point Road. Access will remain the same but the Bath Road curb-cut will be modified to provide both right-in and right-out access.

Collision History

Collision data for the study area intersections were obtained from Maine Department of Transportation (MaineDOT) for the most recent three-year period available (2013 through 2015). A summary of the collision data at the intersections is provided in Table 1.

The signalized intersection of Bath Road (Route 24) at Gurnet Road (Route 24) has experienced on average 14.6 reported collisions per year. Of the 44 collisions, eight have resulted in injury and thirty-six resulted in property damage only. Thirty-two of the crashes were rear end collisions, nine were angle collisions, two were reported as other and one was a collision with the curb. Forty-eight percent of the reported crashes occurred during the weekday AM or weekday PM commuter peak periods and fourteen percent occurred during wet conditions.

The intersection of Bath Road at the Cumberland Farms driveway has experienced on average 1 reported collision per year. None of the three collisions resulted in personal injury. All three of the crashes were rear end collisions. None of the reported crashes occurred during the weekday AM or weekday PM commuter peak periods and thirty-three percent occurred during snowy conditions.

The intersection of Thomas Point Road at Cumberland Farms driveway has experienced one collision over the three-year period. The collision did not result in personal injury. The crash was an angle collision and occurred during the AM commuter peak hour. The collision occurred during icy conditions.

GPI

Ms. Kathleen A. Sousa
 July 7, 2016
 Page 4 of 7

Table 1
COLLISION SUMMARY

Location	Number of Collisions		Severity ^a			Collision Type ^b						Percent During	
	Total	Average per Year	PD	PI	F	CM	RE	HO	FO	Cyc	U	Commuter Peak ^c	Wet/Icy Conditions ^d
Bath Road (Rte 24) at Gurnet Road (Rte 24)	44	14.6	36	8	--	9	32	--	1	--	2	48%	14%
Bath Road at Cumberland Farms Dwy	3	1.00	3	--	--	--	3	--	--	--	--	0%	33%
Thomas Point Rd at Cumberland Farms Dwy	1	0.33	1	--	--	1	--	--	--	--	--	100%	100%

Source: MaineDOT (2013-2015).

^a PD = property damage only; PI = personal injury; F = fatality.

^b CM = cross movement/angle; RE = rear end; HO = head on; FO = fixed object; Cyc = cyclist; U = unknown.

^c Percent of vehicle incidents that occurred during the weekday AM and weekday PM commuter peak periods.

^d Represents the percentage of only "known" collisions occurring during inclement weather conditions.



Ms. Kathleen A. Sousa
July 7, 2016
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Design Conditions

The subject sites consists of a Cumberland Farms facility that includes a $\pm 3,000$ sf convenience store with 4 MPDs having eight (8) vfps as well as $\pm 3,870$ sf of retail space which is occupied by an AT&T store ($\pm 2,250$ sf) and a Papa John's Pizza restaurant ($\pm 1,350$ sf). The development consists of razing the existing structures on the site and constructing a 4,786 sf convenience store with 5 MPDs having ten (10) vfps.

Trip-Generation

For trip-generation purposes, traffic anticipated to be generated by the proposed Cumberland Farms redevelopment project was forecast using the trip rates contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*¹ utilizing Land Use Code (LUC) 853 (Convenience Market with Gasoline Pumps). Table 2 provides a trip-generation summary for the traffic anticipated to be generated by the proposed project. All trip-generation data are attached to this letter.

Not all of the vehicle trips expected to be generated by the proposed project represent *new* trips on the study area roadway system. Studies have shown that for developments such as the one proposed, a substantial portion of the site-generated vehicle trips are already present in the adjacent passing stream of traffic or are diverted from another route to the proposed site. Based on information published in the ITE *Trip Generation Handbook*, the average *pass-by* trip percentage is 63 percent during the weekday AM peak hour and 66 percent during the weekday PM peak hour for Convenience Markets with Gasoline Pumps (Land Use Code 853).² Table 2 summarizes the additional peak-hour trips expected to be generated as compared to the existing uses. All trip-generation data are attached to this letter.

¹ *Trip Generation Manual*, 9th Edition; Institute of Transportation Engineers; Washington, DC; 2012.

² *Trip Generation Handbook*; 3rd Edition; Institute of Transportation Engineers; Washington, DC; August 2014.



Ms. Kathleen A. Sousa
 July 7, 2016
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Table 2
TRIP-GENERATION SUMMARY

Time Period/Direction	Existing Trips			Proposed Trips	Additional Trips		
	Retail ^a	Restaurant ^b	Total ^c	Convenience / Gasoline ^d	Total Trips ^e	Pass-By Trips ^f	New Trips ^g
Weekday Daily	4,100	630	4,730	5,430	700	440	260
Weekday AM Peak Hour:							
<i>Enter</i>	65	26	91	83	(8)	(1)	(7)
<i>Exit</i>	<u>58</u>	<u>21</u>	<u>79</u>	<u>83</u>	<u>4</u>	<u>(1)</u>	<u>5</u>
<i>Total</i>	123	47	170	166	(4)	(2)	(2)
Weekday PM Peak Hour:							
<i>Enter</i>	82	13	95	96	1	0	1
<i>Exit</i>	<u>86</u>	<u>10</u>	<u>96</u>	<u>95</u>	<u>(1)</u>	<u>0</u>	<u>(1)</u>
<i>Total</i>	168	23	191	191	0	0	0
Saturday Daily	1,400	610	2,010	2,040	30	20	10
Saturday Midday Peak Hour:							
<i>Enter</i>	31	25	56	51	(5)	(4)	(1)
<i>Exit</i>	<u>32</u>	<u>23</u>	<u>55</u>	<u>49</u>	<u>(6)</u>	<u>(4)</u>	<u>(2)</u>
<i>Total</i>	63	48	111	100	(11)	(8)	(3)

^a ITE *Trip Generation Handbook*, Procedure for Estimating Multi-Use Trip Generation for ITE Land Use Code 853 (Convenience Market with Gasoline Pumps) for 8 vfps and ITE Land Use Code 826 (Specialty Retail Center) for 2,250 sf.

^b ITE *Trip Generation Handbook*, Procedure for Estimating Multi-Use Trip Generation for ITE Land Use Code 933 (Fast-Food Restaurant without Drive-Through Window) for 1,350 sf.

^c Existing Retail Trips (which includes the Convenience/Gasoline Trips) plus Restaurant Trips.

^d ITE Land Use Code 853 (Convenience Market with Gasoline Pumps) for 10 vfps.

^e Proposed Trips minus Total Existing Trips.

^f 63 percent of Total Additional Trips during the Weekday, AM peak hour, Saturday, and Saturday midday peak hour; 66 percent of Total Additional Trips during the weekday PM peak hour.

^g Additional Total Trips minus Pass-By Trips.

As shown in Table 2, the proposed Cumberland Farms redevelopment project as compared to the existing uses is expected to generate 2 less vehicle trips (7 less entering and 5 more exiting) during the weekday AM peak hour, the same vehicle trips (1 more entering and 1 less exiting) during the weekday PM peak hour, and 3 less vehicle trips (1 less entering and 2 less exiting) during the Saturday

GPI

Ms. Kathleen A. Sousa

July 7, 2016

Page 7 of 7

midday peak hour. Traffic decreases as a result of the redevelopment are expected to be approximately 1 less vehicle every 20 to 30 minutes during the peak hours.

Since the section of Bath Road where the Cumberland Farms driveway exists in not under state jurisdiction, a MaineDOT Traffic Movement Permit (TMP) and Application for Driveway/Entrance Permit it not expected to be required. Should you have any questions, or require additional information, please contact me at (978) 570-2968.

Sincerely,

GREENMAN – PEDERSEN, INC.



for Heather L. Monticup, P.E.
Senior Project Manager

Attachment(s)

TRIP-GENERATION AND COLLISION SUMMARY

Cumberland Farms Redevelopment – Brunswick, Maine

ATTACHMENTS

TRIP-GENERATION WORKSHEETS

Trip Generation Summary

Existing Gas Station = 8 Vehicle Fueling Positions
 Existing Retail = 2,250 Square Feet
 Existing Restaurant = 1,350 Square Feet
 Proposed Gas Station = 10 Vehicle Fueling Positions

	Existing Trips (External)			Proposed Trips	Additional Trips		
	Retail	Restaurant	Total Trips	Retail	Total Trips	Pass-By Trips	New Trips
Weekday Daily	4,102	630	4,732	5,426	694	437	257
Weekday AM Peak Hour	65	26	91	83	-8	-1	-7
	<u>58</u>	<u>21</u>	<u>78</u>	<u>83</u>	<u>5</u>	<u>-1</u>	<u>6</u>
	123	47	170	166	-4	-2	-1
Weekday PM Peak Hour	82	13	95	96	1	0	1
	<u>86</u>	<u>10</u>	<u>96</u>	<u>95</u>	<u>-1</u>	<u>0</u>	<u>-1</u>
	168	23	191	191	0	0	0
Saturday Daily	1,401	611	2,012	2,044	32	20	12
Saturday Midday Peak Hour	31	25	56	51	-5	-4	-2
	<u>32</u>	<u>23</u>	<u>55</u>	<u>49</u>	<u>-6</u>	<u>-4</u>	<u>-2</u>
	63	48	111	100	-11	-7	-4

Pass-By Percentages
 LUC 853
 AM 63%
 PM 66%
 SAT 63%

Institute of Transportation Engineers (ITE)

Land Use Code (LUC) 853 - Convenience Market with Gasoline Pumps

Average Vehicle Trips Ends vs: Vehicle Fueling Positions

Independent Variable (X): 8

AVERAGE WEEKDAY DAILY

$$T = 542.60 * (X)$$

$$T = 542.60 * 8$$

$$T = 4340.80$$

T = 4,340 vehicle trips

with 50% (2,170 vpd) entering and 50% (2,170 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 16.57 * (X)$$

$$T = 16.57 * 8$$

$$T = 132.56$$

T = 133 vehicle trips

with 50% (67 vph) entering and 50% (66 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 19.07 * (X)$$

$$T = 19.07 * 8$$

$$T = 152.56$$

T = 153 vehicle trips

with 50% (77 vph) entering and 50% (76 vph) exiting.

SATURDAY DAILY

$$T = 204.47 * (X)$$

$$T = 204.47 * 8$$

$$T = 1635.76$$

T = 1,636 vehicle trips

with 50% (818 vpd) entering and 50% (818 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

$$T = 10.00 * (X)$$

$$T = 10.00 * 8$$

$$T = 80.00$$

T = 80 vehicle trips

with 51% (41 vph) entering and 49% (39 vph) exiting.

Institute of Transportation Engineers (ITE)
Land Use Code (LUC) 826 - Specialty Retail Center

Average Vehicle Trips Ends vs: 1,000 Sq. Feet Gross Leasable Area
 Independent Variable (X): 2.250

AVERAGE WEEKDAY DAILY

T = 44.32 * (X)
 T = 44.32 * 2.250
 T = 99.72
 T = 100 vehicle trips
 with 50% (50 vpd) entering and 50% (50 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$\frac{\text{ITE LUC 820 Weekday Morning Trip Rate}}{\text{ITE LUC 820 Weekday Evening Trip Rate}} = \frac{\text{ITE LUC 826 Weekday Morning Trip Rate}}{\text{ITE LUC 826 Weekday Evening Trip Rate}}$$

$$\frac{0.96}{3.71} = \frac{(Y)}{2.71} \quad Y = 0.70123989$$

T = Y * 2.250
 T = 1.578
 T = 2 vehicle trips
 with 62% (1 vph) entering and 38% (1 vph) exiting.

(same distribution split as ITE LUC 820 during the weekday morning peak hour of adjacent street traffic)

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 2.40 * (X) + 21.48
 T = 2.40 * 2.250 + (21.48)
 T = 26.88
 T = 27 vehicle trips
 with 44% (12 vph) entering and 56% (15 vph) exiting.

SATURDAY DAILY

T = 42.04 * (X)
 T = 42.04 * 2.250
 T = 94.59
 T = 94 vehicle trips
 with 50% (47 vpd) entering and 50% (47 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR

$$\frac{\text{ITE LUC 820 Saturday Midday Trip Rate}}{\text{ITE LUC 820 Saturday Daily Trip Rate}} = \frac{\text{ITE LUC 826 Saturday Midday Trip Rate}}{\text{ITE LUC 826 Saturday Daily Trip Rate}}$$

$$\frac{4.82}{49.97} = \frac{(Y)}{42.04} \quad Y = 4.05508905$$

T = Y * 2.250
 T = 9.124
 T = 9 vehicle trips
 with 52% (5 vph) entering and 48% (4 vph) exiting.

(same distribution split as ITE LUC 820 during the Saturday midday peak hour of generator)

Institute of Transportation Engineers (ITE)

Land Use Code (LUC) 933 - Fast-Food Restaurant without Drive-Through Window

Average Vehicle Trips Ends vs: 1,000 Sq. Feet Gross Floor Area
Independent Variable (X): 1.350

AVERAGE WEEKDAY DAILY

$$T = 716.00 * (X)$$

$$T = 716.00 * 1.350$$

$$T = 966.60$$

$$T = 968 \text{ vehicle trips}$$

with 50% (484 vpd) entering and 50% (484 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 43.87 * (X)$$

$$T = 43.87 * 1.350$$

$$T = 59.22$$

$$T = 59 \text{ vehicle trips}$$

with 60% (35 vph) entering and 40% (24 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 26.15 * (X)$$

$$T = 26.15 * 1.350$$

$$T = 35.30$$

$$T = 35 \text{ vehicle trips}$$

with 51% (18 vph) entering and 49% (17 vph) exiting.

SATURDAY DAILY

$$T = 696.00 * (X)$$

$$T = 696.00 * 1.350$$

$$T = 939.60$$

$$T = 940 \text{ vehicle trips}$$

with 50% (470 vpd) entering and 50% (470 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

$$T = 54.55 * (X)$$

$$T = 54.55 * 1.350$$

$$T = 73.64$$

$$T = 74 \text{ vehicle trips}$$

with 49% (36 vph) entering and 51% (38 vph) exiting.

Institute of Transportation Engineers (ITE)

Land Use Code (LUC) 853 - Convenience Market with Gasoline Pumps

Average Vehicle Trips Ends vs: Vehicle Fueling Positions
Independent Variable (X): 10

AVERAGE WEEKDAY DAILY

$$T = 542.60 * (X)$$

$$T = 542.60 * 10$$

$$T = 5426.00$$

T = 5,426 vehicle trips
with 50% (2,713 vpd) entering and 50% (2,713 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 16.57 * (X)$$

$$T = 16.57 * 10$$

$$T = 165.70$$

T = 166 vehicle trips
with 50% (83 vph) entering and 50% (83 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 19.07 * (X)$$

$$T = 19.07 * 10$$

$$T = 190.70$$

T = 191 vehicle trips
with 50% (96 vph) entering and 50% (95 vph) exiting.

SATURDAY DAILY

$$T = 204.47 * (X)$$

$$T = 204.47 * 10$$

$$T = 2044.70$$

T = 2,044 vehicle trips
with 50% (1,022 vpd) entering and 50% (1,022 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

$$T = 10.00 * (X)$$

$$T = 10.00 * 10$$

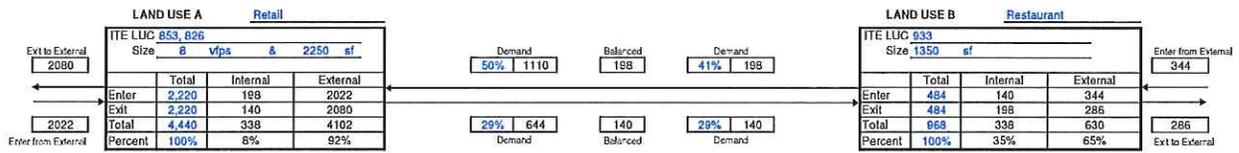
$$T = 100.00$$

T = 100 vehicle trips
with 51% (51 vph) entering and 49% (49 vph) exiting.

Analyst: Susannah E. Theriault
 Date: May 12, 2016

**MULTI-USE DEVELOPMENT
 TRIP GENERATION
 AND INTERNAL CAPTURE SUMMARY**

Name of Dvlpt: Cumberland Farms
 Time Period: Weekday Daily



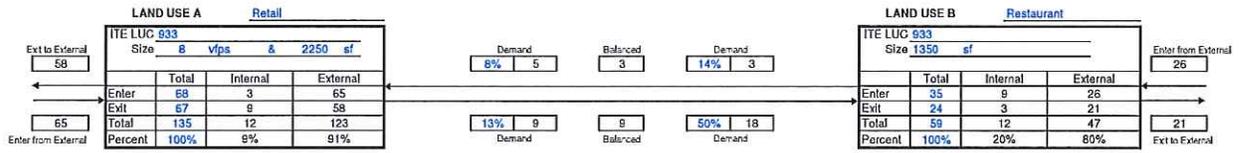
	Enter	Exit	Total	Single-Use Trip Gen Est.	Internal Capture
Land Use A	2022	2080	4102	4440	
Land Use B	344	286	630	968	
TOTAL	2366	2366	4732	5408	13%

Based on ITE Trip Generation Handbook, June 2004.

Analyst: Susannah E. Theriault
 Date: May 12, 2016

**MULTI-USE DEVELOPMENT
 TRIP GENERATION
 AND INTERNAL CAPTURE SUMMARY**

Name of Dvlpt: Cumberland Farms
 Time Period: Weekday AM Peak Hour



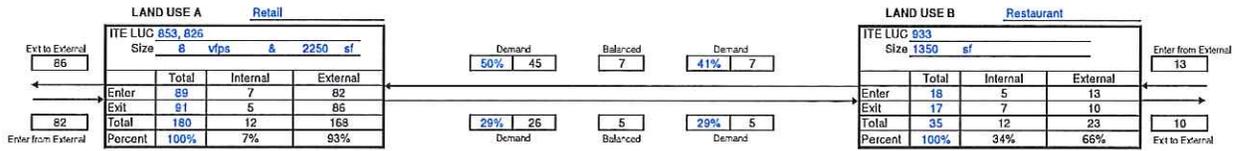
	Enter	Exit	Total	Single-Use Trip Gen Est.	Internal Capture
Land Use A	65	58	123	135	
Land Use B	26	21	47	59	
TOTAL	91	78	170	194	13%

Based on ITE Trip Generation Handbook, June 2004.

Analyst: Susannah E. Theriault
 Date: May 12, 2016

**MULTI-USE DEVELOPMENT
 TRIP GENERATION
 AND INTERNAL CAPTURE SUMMARY**

Name of Dvlpt: Cumberland Farms
 Time Period: Weekday PM Peak Hour



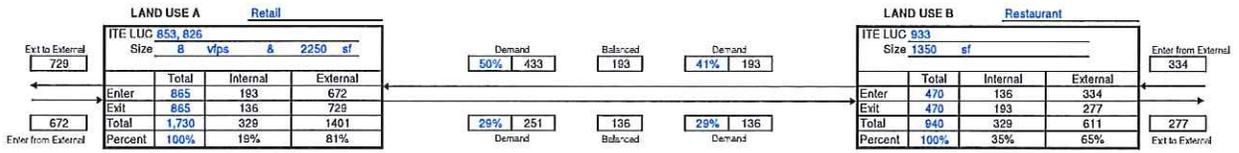
	Enter	Exit	Total	Single-Use Trip Gen Est.	Internal Capture
Land Use A	82	86	168	180	
Land Use B	13	10	23	35	
TOTAL	95	96	191	215	11%

Based on ITE Trip Generation Handbook, June 2004.

Analyst: Susannah E. Theriault
 Date: May 12, 2016

**MULTI-USE DEVELOPMENT
 TRIP GENERATION
 AND INTERNAL CAPTURE SUMMARY**

Name of Dvlpt: Cumberland Farms
 Time Period: Saturday Daily



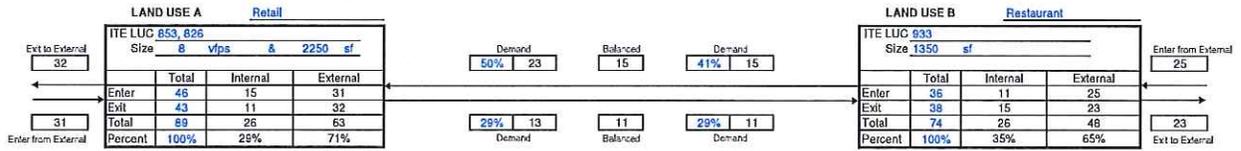
	Enter	Exit	Total	Single-Use Trip Gen Est.	Internal Capture
Land Use A	672	729	1401	1730	
Land Use B	334	277	611	940	
TOTAL	1006	1006	2012	2570	25%

Based on ITE Trip Generation Handbook, June 2004.

Analyst: Susannah E. Theriault
 Date: May 12, 2016

**MULTI-USE DEVELOPMENT
 TRIP GENERATION
 AND INTERNAL CAPTURE SUMMARY**

Name of Dvlp: Cumberland Farms
 Time Period: Saturday Midday Peak Hour



	Enter	Exit	Total	Single-Use Trip Gen Est.	Internal Capture
Land Use A	31	32	63	89	
Land Use B	25	23	48	74	
TOTAL	56	55	111	163	32%

Based on ITE Trip Generation Handbook, June 2004.

**Table F.14 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period
Land Use Code 851—Convenience Market (Open 24 Hours)**

SIZE (1,000 SQ. FT. (GFA))	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
						PRIMARY	DIVERTED	TOTAL		
3	Overland Park, KS	Aug. 1987	68	4:30-5:30 p.m.	34	53	13	66	—	—
3	Overland Park, KS	July 1987	68	4:30-5:30 p.m.	28	50	22	72	—	—
~1.9	Billings, MT	1987	461	4:00-6:00 p.m.	62	13	25	30	—	ITE Montana Section Tech Comm
<50.0	Chicago suburbs, IL	1987	72	3:00-6:00 p.m.	28	—	—	72	—	Kenig, O'Hara, Humes, Flock
<50.0	Chicago suburbs, IL	1987	54	3:00-6:00 p.m.	78	—	—	22	—	Kenig, O'Hara, Humes, Flock
<50.0	Chicago suburbs, IL	1987	34	3:00-6:00 p.m.	69	—	—	31	—	Kenig, O'Hara, Humes, Flock
<50.0	Chicago suburbs, IL	1987	100	3:00-6:00 p.m.	63	—	—	37	—	Kenig, O'Hara, Humes, Flock
<50.0	Chicago suburbs, IL	1987	43	3:00-6:00 p.m.	43	—	—	57	—	Kenig, O'Hara, Humes, Flock
<50.0	Chicago suburbs, IL	1987	135	3:00-6:00 p.m.	39	—	—	61	—	Kenig, O'Hara, Humes, Flock
<50.0	Chicago suburbs, IL	1987	74	3:00-6:00 p.m.	53	—	—	47	—	Kenig, O'Hara, Humes, Flock
<50.0	Chicago suburbs, IL	1987	80	3:00-6:00 p.m.	64	—	—	36	—	Kenig, O'Hara, Humes, Flock

Average Pass-By Trip Percentage: 51
 "—" means no data were provided

**Table F.15 Pass-By and Non-Pass-By Trips Weekday, AM Peak Period
Land Use Code 853—Convenience Market with Gasoline Pumps**

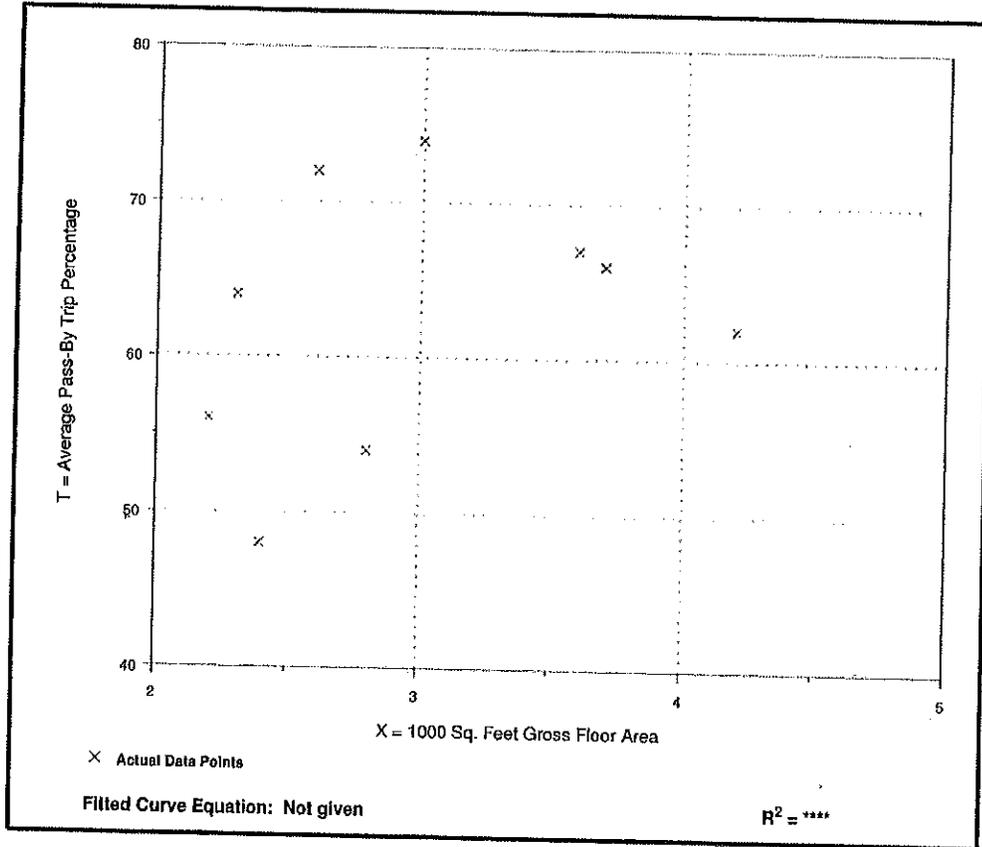
SIZE (1,000 SQ. FT. (GFA))	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
						PRIMARY	DIVERTED	TOTAL		
2.8	Louisville area, KY	1993	—	7:00-9:00 a.m.	54	11	35	46	1,240	Barton-Aschman Assoc.
2.4	Louisville area, KY	1993	—	7:00-9:00 a.m.	48	17	35	52	1,210	Barton-Aschman Assoc.
4.2	Louisville area, KY	1993	47	7:00-9:00 a.m.	62	19	19	38	1,705	Barton-Aschman Assoc.
2.6	Crestwood, KY	1993	—	7:00-9:00 a.m.	72	15	13	28	940	Barton-Aschman Assoc.
3.7	Louisville area, KY	1993	49	7:00-9:00 a.m.	66	16	18	34	990	Barton-Aschman Assoc.
3.0	New Albany, IN	1993	62	7:00-9:00 a.m.	74	10	16	26	790	Barton-Aschman Assoc.
2.3	Louisville, KY	1993	58	7:00-9:00 a.m.	64	5	31	36	1,255	Barton-Aschman Assoc.
2.2	New Albany, IN	1993	79	7:00-9:00 a.m.	56	6	38	44	635	Barton-Aschman Assoc.
3.6	Louisville area, KY	1993	49	7:00-9:00 a.m.	67	4	29	33	1,985	Barton-Aschman Assoc.

Average Pass-By Trip Percentage: 63
 "—" means no data were provided

Figure F.11 Convenience Market with Gasoline Pumps (853)

Average Pass-By Trip Percentage vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday, A.M. Peak Period
Number of Studies: 9
Average 1000 Sq. Feet GFA: 3

Data Plot



**Table F.16 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period
Land Use Code 853—Convenience Market with Gasoline Pumps**

SIZE (1,000 SQ. FT. GSA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET CAPACITY US/CONF.	SOURCE
						PRIMARY	DIVERTED	TOTAL		
2.8	Louisville area, KY	1993	—	4:00–6:00 p.m.	62	11	27	38	2,875	Barton-Aschman Assoc.
2.4	Louisville area, KY	1993	—	4:00–6:00 p.m.	58	13	29	42	2,655	Barton-Aschman Assoc.
4.2	Louisville area, KY	1993	61	4:00–6:00 p.m.	58	26	16	42	2,300	Barton-Aschman Assoc.
2.6	Crestwood, KY	1993	68	4:00–6:00 p.m.	67	15	18	33	950	Barton-Aschman Assoc.
3.7	Louisville area, KY	1993	70	4:00–6:00 p.m.	61	16	23	39	2,175	Barton-Aschman Assoc.
3.0	New Albany, IN	1993	80	4:00–6:00 p.m.	65	15	20	35	1,165	Barton-Aschman Assoc.
2.3	Louisville, KY	1993	67	4:00–6:00 p.m.	57	16	27	43	1,954	Barton-Aschman Assoc.
2.2	New Albany, IN	1993	115	4:00–6:00 p.m.	48	16	36	52	820	Barton-Aschman Assoc.
3.6	Louisville area, KY	1993	60	4:00–6:00 p.m.	56	17	27	44	2,505	Barton-Aschman Assoc.
2.6	Seminole Co., FL	1989	82	4:00–6:00 p.m.	73	20	7	27	—	Tipton Associates Inc.
2.6	Seminole Co., FL	1989	98	4:00–6:00 p.m.	81	15	4	19	—	Tipton Associates Inc.
2.6	Seminole Co., FL	1989	115	4:00–6:00 p.m.	69	16	15	31	—	Tipton Associates Inc.
2.6	Volusia Co., FL	1989	98	4:00–6:00 p.m.	74	15	11	26	—	Tipton Associates Inc.
2.4	Volusia Co., FL	1989	38	4:00–6:00 p.m.	74	24	2	26	—	Tipton Associates Inc.
2.7	Volusia Co., FL	1989	82	4:00–6:00 p.m.	87	8	5	13	—	Tipton Associates Inc.
2.6	Seminole Co., FL	1989	99	2:00–4:00 p.m.	64	28	8	36	—	Tipton Associates Inc.
2.4	Volusia Co., FL	1989	38	2:00–4:00 p.m.	68	21	11	32	—	Tipton Associates Inc.

Average Pass-By Trip Percentage: 66

"—" means no data were provided

Figure F.12 Convenience Market with Gasoline Pumps (853)

Average Pass-By Trip Percentage vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday, P.M. Peak Period
Number of Studies: 17
Average 1000 Sq. Feet GFA: 3

Data Plot

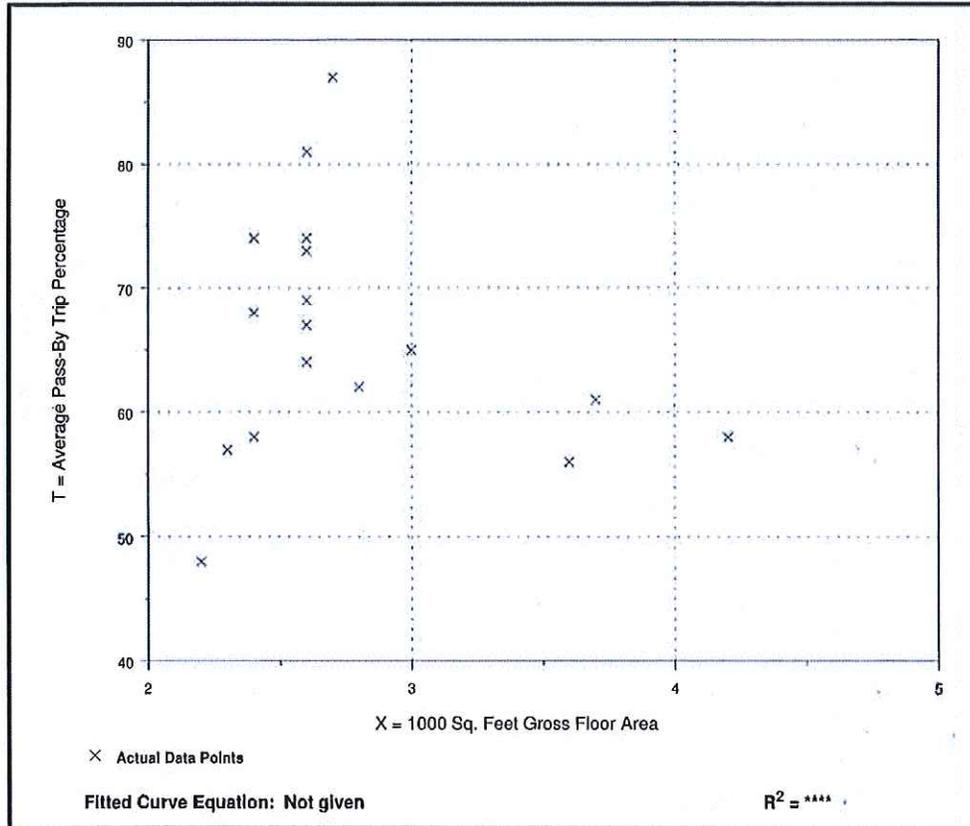
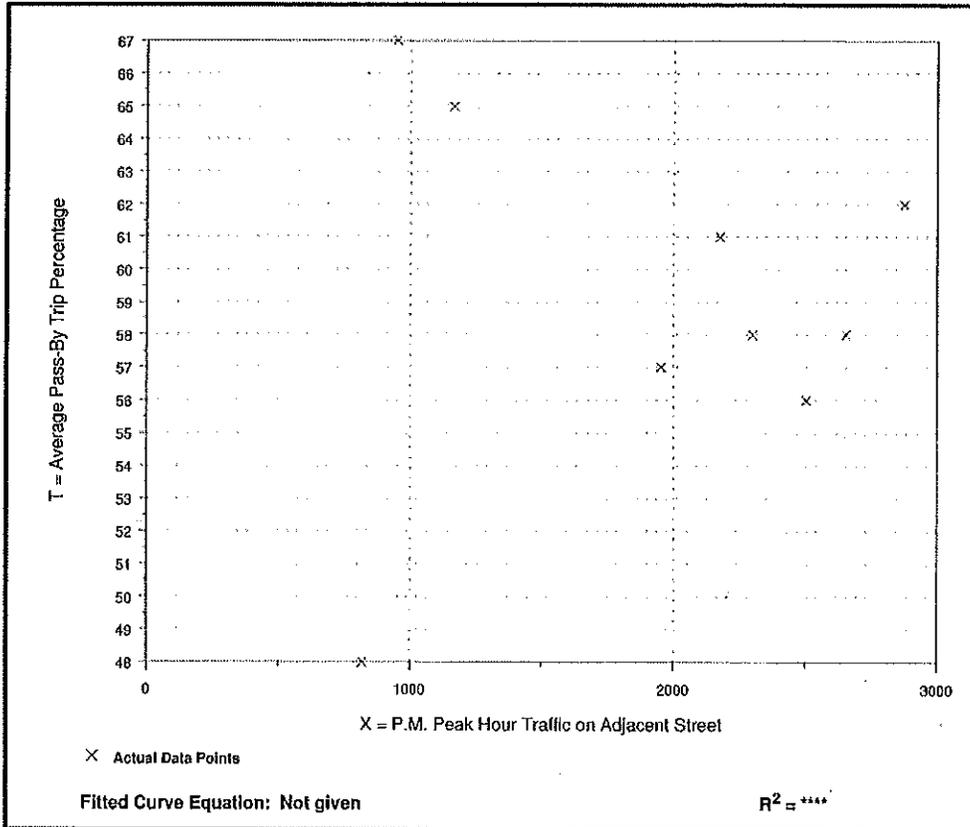


Figure F.13 Convenience Market with Gasoline Pumps (853)

Average Pass-By Trip Percentage vs: P.M. Peak Hour Traffic on Adjacent Street
 On a: Weekday, P.M. Peak Period
 Number of Studies: 9
 Avg. P.M. Peak Hr. Traf. on Adj. Street: 1,933

Data Plot



8

**CUMBERLAND FARMS SITE PLAN APPLICATION
190 BATH ROAD, BRUNSWICK, MAINE**

WAIVER REQUESTS

Pursuant to Section 205.3.A. of the Brunswick Zoning Ordinance, and due to the unique shape of the subject parcel, the required location of the fuel service area, and the location of the sewer easement on the south side of the parcel, Cumberland Farms respectfully requests the following waivers from the Cook's Corner Design Standards:

1. Corner Lot Treatment: The proposed redesign meets the required minimum setbacks from all street frontages. Due to the unique shape of the parcel, the location of the sewer easement, and for safety reasons, the fuel service area must however be located in the front of the store with clear visibility from the retail cashier location. As such, Cumberland Farms requests a waiver from the design standard requiring no parking, vehicular travel, or service areas to be located between the building and property lines on both streets.
2. Corner Buildings: The design of the redeveloped structure is two-story with a pitched roof and dormers. Due to the nature of the business as well as required parking, the second story does not have useable floor area and Cumberland Farms requests a waiver from this design standard.
3. Entrance (Corner Lot): Due to the unique shape of the parcel and the necessary location of the placement of the fuel service area within a straight visual line from the retail cashier, Cumberland Farms requests a waiver from the design requirement that the entrance be located on the corner.
4. Side Lot Parking: Due to the unique shape of the parcel, some of the parking spaces along the sideline will extend closer to Thomas Point Road than the front façade of the building, although not closer than the canopy structure for the fuel service area. To the extent that a waiver is required, Cumberland Farms requests a waiver from this design standard.
5. Relationship of Building to Thomas Point Road: Due to the unique shape of the subject parcel, the need to orient the retail building facing Bath Road, and the location of the underground fuel storage tanks, the side of the structure facing Thomas Point Road is further than 25 feet from the property line. The Design Guidelines reference the "front lot line" and Thomas Road is the side lot line for this project. To the extent that a waiver is required, Cumberland Farms request such waiver.
6. Relationship of Building to Bath Road: Due to the unique shape of the parcel, the required location of the fuel service area, and the need for vehicles to safely access the fuel service area, the building is located 108.7 feet from the front lot line which is further than the maximum 100-foot setback in the Design Guidelines. Cumberland Farms therefore requests a waiver from this Design Standard.

PROPOSED SITE RE-DEVELOPMENT PLANS

for

ASSESSORS MAP CC1 LOT 28

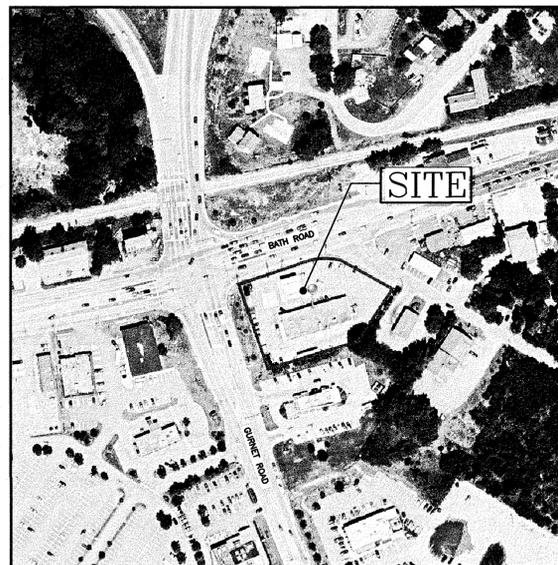
190 BATH ROAD

BRUNSWICK, ME 04011

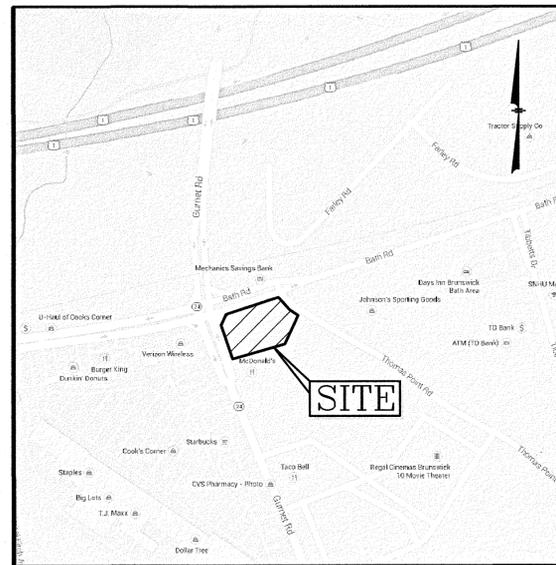
Prepared for:



100 CROSSING BLVD, FRAMINGHAM, MASSACHUSETTS 01702



AERIAL IMAGE
(NOT TO SCALE)



LOCATION MAP
(NOT TO SCALE)

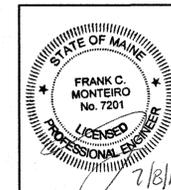
INDEX TO DRAWINGS

- CFG01.0 TITLE SHEET
- CFG02.0 ALTA/ACSM LAND TITLE SURVEY
- CFG03.0 DEMOLITION PLAN
- CFG04.0 SITE PLAN
- CFG05.0 GRADING & DRAINAGE PLAN
- CFG06.0 EROSION & SEDIMENTATION CONTROL PLAN
- CFG07.0 UTILITY PLAN
- CFG08.0 LANDSCAPE PLAN
- CFG09.0 DETAIL SHEET
- CFG09.1 DETAIL SHEET
- CFG09.2 DETAIL SHEET
- CFG09.3 DETAIL SHEET
- CFG10.0 LIGHTING PLAN
- CFG10.1 FIXTURE SPECIFICATION SHEET
- CFG11.0 FIRE SUPPRESSION PLAN (BY OTHERS)
- CFG12.0 PROPOSED CANOPY PLAN & ELEVATIONS
- CFG13.0 SIGN PLAN 1
- CFG13.1 SIGN PLAN 2
- CFG16.0 TRUCK TURN PLAN (CFG TANKER)
- A1.1 FLOOR PLAN & PARTITION TYPES *
- A3.1 EXTERIOR ELEVATIONS *
- A3.2 EXTERIOR ELEVATIONS *
- DS1.1 DOWNSPOUT LOCATION PLAN *
- L1.1 EXTERIOR BUILDING LIGHTING PLAN *

* ARCHITECTURAL PLANS FOR PERMITTING USE ONLY.
CONTRACTOR TO REFER TO STAMPED, SIGNED, SEALED
PLANS LABELED "FOR CONSTRUCTION".



44 Silles Road, Suite One
Salem, New Hampshire 03079
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REVISIONS			
NO.	DATE	REV. BY.	DESCRIPTION

50,965 FEET
1.170 ACRES
V# L0589
Store# 5585
Gas Station# 1818

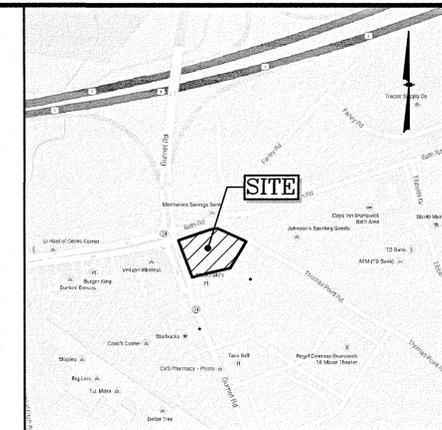
190 BATH ROAD
BRUNSWICK, MAINE 04011

Cumberland Farms
100 CROSSING BLVD.
FRAMINGHAM, MA 01702

SCALE: AS NOTED
DATE: JULY 11, 2016
FILE: 3751SP.dwg
DRAWN BY: CMT
CHECKED BY: FCM

TITLE SHEET
CFG01.0

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LOCATION MAP
(NOT TO SCALE)

MAP CC1 LOT 31
N/F DEVELOPERS DIVERSIFIED
COOKS CORNER LP
3300 ENTERPRISE PKWY.
PO BOX 228042
BEACHWOOD, OHIO 44122
BOOK 13256 PAGE 134

MAP CC1 LOT 29A
N/F McDONALD'S CORP.
C/O JOE BREISACHER
PO BOX 653
BRUNSWICK, ME 04011
BOOK 3368 PAGE 26

MAP CC1 LOT 27
N/F PROMPTO, INC.
70 SCOTT DRIVE
WESTBROOK, ME 04092
BOOK 8252 PAGE 135

MAP CC1- LOT 28
50,965 Sq.Ft.
1.170 Ac.±

MAP CC2 LOT 32
N/F SUNSHINE TOO, INC.
200 BATH ROAD
BRUNSWICK, ME 04011
BOOK 17214 PAGE 199

MAP CC2 LOT 53
N/F STATE OF MAINE C/O
DEPT OF TRANSPORTATION
16 STATE STATION HOUSE
AUGUSTA, ME 04333
BOOK PAGE

NOTES:

- 1) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.
- 2) ELEVATIONS SHOWN HEREON ARE ON NGVD 1929. CURB ELEVATIONS SHOWN ARE AT THE "TOE" OF CURB. CURBS ARE 0.50'± HIGH.
- 3) THE SURVEY TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF BRUNSWICK, MAINE CUMBERLAND COUNTY, PANEL 15 OF 35, COMMUNITY PANEL NUMBER 230042 0015 B; EFFECTIVE DATE: JANUARY 3, 1986.
- 4) REFER TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE #NCS-727776-HOU1, EFFECTIVE: APRIL 23 2015.
- 5) NONE OF THE SURVEY TRACT LIES WITHIN THE BOUNDS OF ANY ADJACENT STREETS, ROADS OR WAYS.

PLAN REFERENCES:

- 1) CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.) PLAN BOOK 197 PAGE 350.
- 2) C.C.R.D. PLAN BOOK 195 PAGE 161.
- 3) C.C.R.D. PLAN BOOK 118 PAGE 28.
- 4) C.C.R.D. PLAN BOOK 66 PAGE 68.
- 5) C.C.R.D. PLAN BOOK 66 PAGE 58.
- 6) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP. D.O.T. FILE NO. 3-350 DATED APRIL, 1987.
- 7) STANDARD BOUNDARY SURVEY ON ROUTE 24, BRUNSWICK, MAINE MADE FOR McDONALD'S CORPORATION; SCALE: 1"=20'; DATE: APRIL 2, 1993 BY OWEN HASKELL, INC. COPY OBTAINED FROM THE TOWN OF BRUNSWICK PLANNING DEPARTMENT.

CERTIFICATION:

TO: CUMBERLAND FARMS, INC., HINCKLEY, ALLEN & SNYDER AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7A, 7B, 8, 9, 10, 11B, 12, 13 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 7, 2015.



Gordon D. Hislop Jr. 7/2/16
DATE OF PLAT OR MAP:



MHF Design Consultants, Inc.
44 Stiles Road, Suite One
Salem, New Hampshire 03079
(603) 893-0720
ENGINEERS • PLANNERS • SURVEYORS
www.mhfdesign.com

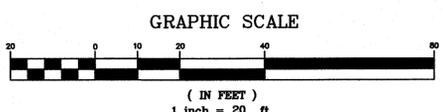
190 BATH ROAD
BRUNSWICK, MAINE 04011
SCALE: 1" = 20'
DATE: JULY 11, 2016
FILE: 3751TWS.dwg
DRAWN BY: MJK
CHECKED BY: FCM
CUMBERLAND FARMS INC.
100 CROSSING BLVD.
FRAMINGHAM, MA 01702
ALTA/ACSM LAND TITLE SURVEY CFG02.0

REVISIONS			50,965 FEET
NO.	DATE	REV. BY.	DESCRIPTION

1.170 ACRES
V# L0589
Store# 5585
Gas Station# 1818



OWNER OF RECORD:
LHB ENTERPRISES
3 BATTERY WHARF UNIT 3411
BOSTON, MASSACHUSETTS 02109
BOOK 13060 PAGE 174

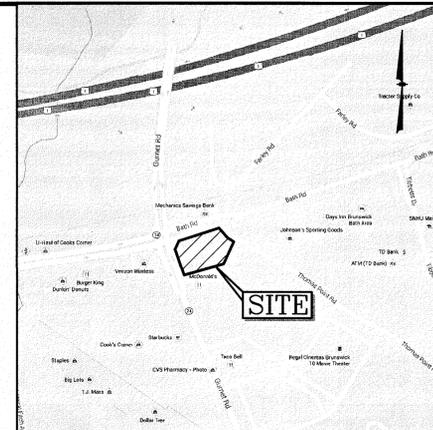


LEGEND

VCC	VERTICAL GRANITE CURB	U	UTILITY POLE
SOC	SLOPED GRANITE CURB	DM	DRAIN MANHOLE
BCC	BITUMINOUS CONCRETE LIP CURBING	SM	SEWER MANHOLE
OSW	OVERHEAD SERVICE WIRES	TM	TELEPHONE MANHOLE
SWL	SINGLE SOLID WHITE LINE	CB	CATCH BASIN
BWL	BROKEN WHITE LINE	WL	WATER LINE
S	SIGN	WV	WATER VALVE
TB	TEST BORING	FH	FIRE HYDRANT
TL	TREELINE	GV	GAS VALVE
CE	CONTOUR ELEVATION	GL	GAS LINE
SE	SPOT ELEVATION		

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

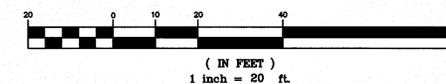


LOCATION MAP (NOT TO SCALE)

NOTES:

- 1) A DEMOLITION PERMIT MUST BE OBTAINED FROM THE TOWN OF BRUNSWICK PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING UTILITY DISCONNECTIONS MUST BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.
- 2) ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR TO INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH GRADING & DRAINAGE PLAN PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
- 3) PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) 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 INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
- 7) REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
- 8) CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
- 9) USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS 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 VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY, GRADE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- 12) REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND DEPARTMENTS.
- 13) DISCONNECT, SHUT OFF AND SEAL ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO INSURE THE CONTINUATION OF SERVICE.
- 14) PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR EROSION CONTROL DEVICES.
- 15) ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO TOWN OF BRUNSWICK AND MDOT STANDARDS.
- 16) THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
- 17) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY "DIG SAFE" (1-888-344-7233) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE.
- 18) NOTES ON THIS PLAN THAT READ "TBR" REPRESENT FEATURES TO BE REMOVED. ANY FEATURES NOT LABELED "TBR" OR "TO BE REMOVED" SHALL BE CONSIDERED EXISTING TO REMAIN.

GRAPHIC SCALE

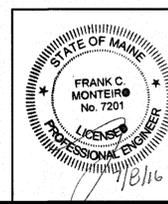


LEGEND

○	UTILITY POLE	—	OVERHEAD SERVICE WIRES
⊙	DRAIN MANHOLE	—	DOUBLE SOLID YELLOW LINE
⊙	SEWER MANHOLE	—	SINGLE SOLID WHITE LINE
⊙	TELEPHONE MANHOLE	—	SIGN
⊙	CATCH BASIN	⊕	OBSERVATION WELL
—	WATER LINE	—	TREELINE
—	WATER VALVE	—	CONTOUR ELEVATION
—	FIRE HYDRANT	—	GAS LINE
—	GAS VALVE	(TBR)	TO BE REMOVED
		—	TO BE REMOVED



PRIOR TO CONSTRUCTION CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION FENCING AROUND PERIMETER OF SITE



REVISIONS			
NO.	DATE	REV. BY.	DESCRIPTION

50,965 FEET
1.170 ACRES
V# L0589
Store# 5585
Gas Station# 1818

MHF Design Consultants, Inc.
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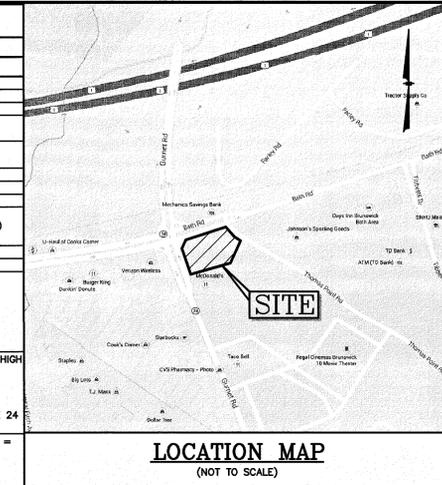
SCALE: 1" = 20'
DATE: JULY 11, 2016
FILE: 3751SP.dwg
DRAWN BY: CMT
CHECKED BY: FCM

DEMOLITION PLAN
CFG03.0

SIGN KEY			
SIGN I.D. NUMBER	TEXT/COLOR	QTY.	SIZE/REMARKS
R1-1	STOP R/W	2	30" x 30" NEW SIGN WITH POST
R7-8	G/B/W	1	12" x 18" NEW SIGN WITH POST

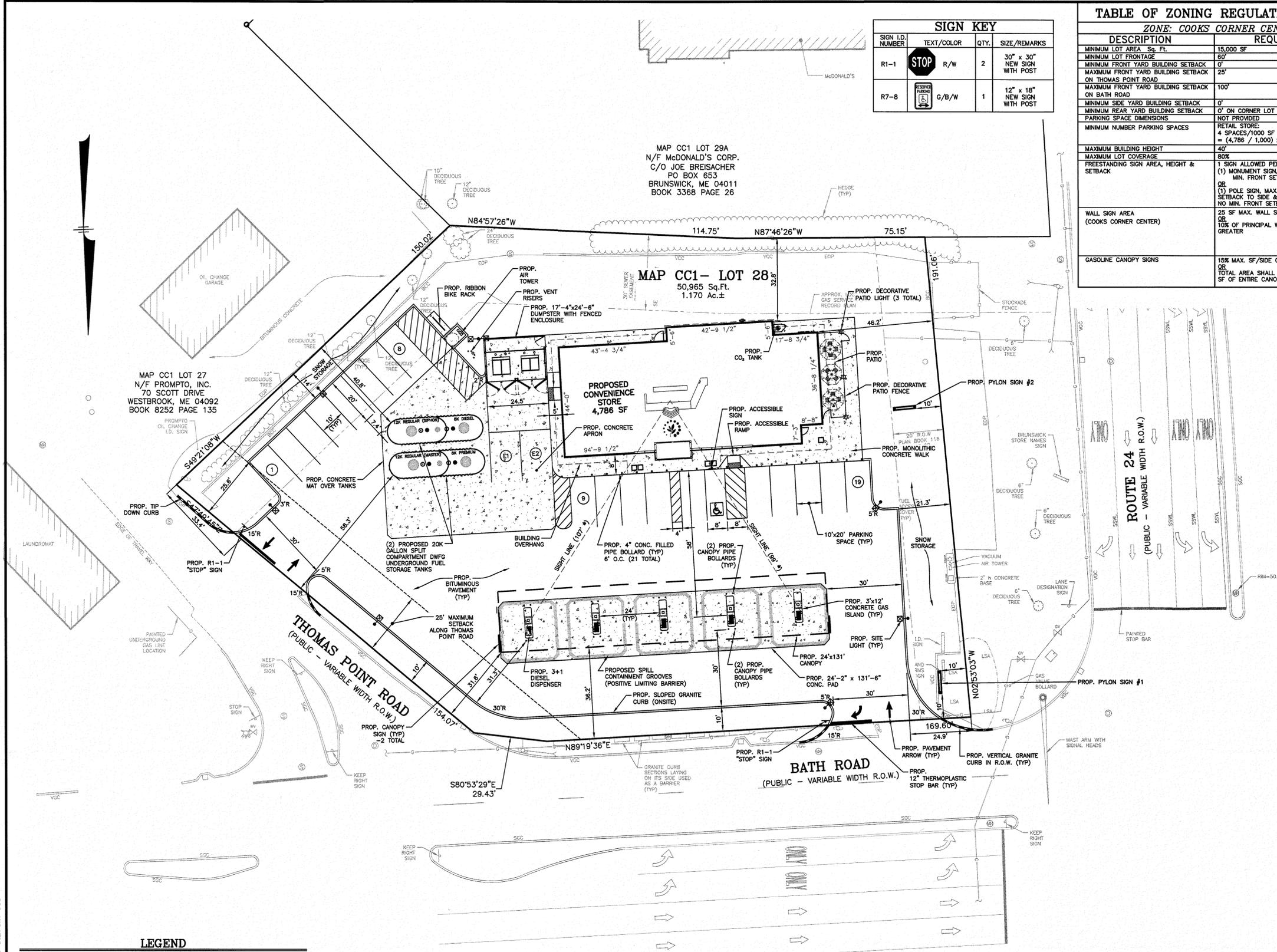
TABLE OF ZONING REGULATIONS - BRUNSWICK, ME

ZONE: COOKS CORNER CENTER DISTRICT (CCD)		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000 SF	50,965 SF
MINIMUM LOT FRONTAGE	60'	189.03' (ALONG BATH ROAD)
MINIMUM FRONT YARD BUILDING SETBACK	0'	31.6' (CANOPY)
MAXIMUM FRONT YARD BUILDING SETBACK ON THOMAS POINT ROAD	25'	MIN.=31.6' (CANOPY)
MAXIMUM FRONT YARD BUILDING SETBACK ON BATH ROAD	100'	(CANOPY) MIN=36.2' (C-STORE) MIN=108.7'
MINIMUM SIDE YARD BUILDING SETBACK	0'	46.2' (BUILDING)
MINIMUM REAR YARD BUILDING SETBACK	0' ON CORNER LOT	32.8' (BUILDING)
PARKING SPACE DIMENSIONS	NOT PROVIDED	10'x20'
MINIMUM NUMBER PARKING SPACES	4 SPACES/1000 SF FLOOR AREA = (4,786 / 1,000) x 4 = 21 SPACES REQUIRED	21 SPACES (INCLUDES 2 EMPLOYEE SPACES)
MAXIMUM BUILDING HEIGHT	40'	32'-10"
MAXIMUM LOT COVERAGE	80%	35,111 SF± (68.8%)
FREESTANDING SIGN AREA, HEIGHT & SETBACK	1 SIGN ALLOWED PER 250 LF OF LOT FRONTAGE: (1) MONUMENT SIGN, MAX. 32 SF, 10' HIGH, NO MIN. FRONT SETBACK OR (1) POLE SIGN, MAX. 25 SF, 15' HIGH, 5' SETBACK TO SIDE & REAR PROPERTY LINES & NO MIN. FRONT SETBACK	54416 LF FRONTAGE (2) 10' HIGH, 32 SF MONUMENT SIGNS PROPOSED
WALL SIGN AREA (COOKS CORNER CENTER)	25 SF MAX. WALL SIGNAGE OR 10% OF PRINCIPAL WALL FACADE, WHICHEVER IS GREATER	103.5' WALL FACADE x 13'-10" HIGH = 1,431 SF 10% = 143 SF ALLOWED (1) 37.8 SF SIGN FACING BATH ROAD (1) 24.5 SF SIGN FACING ROUTE 24 TOTAL WALL SIGNS = 62.1 SF
GASOLINE CANOPY SIGNS	15% MAX. SF/SIDE OF CANOPY OR TOTAL AREA SHALL NOT EXCEED 8% OF TOTAL SF OF ENTIRE CANOPY	24' WIDE CANOPY x 3'-8" HIGH = 88 SF 15% = 13.2 SF ALLOWED/SIDE (3) 11 SF SIGNS PROPOSED



MAP CC1 LOT 29A
N/F McDONALD'S CORP.
C/O JOE BREISACHER
PO BOX 653
BRUNSWICK, ME 04011
BOOK 3368 PAGE 26

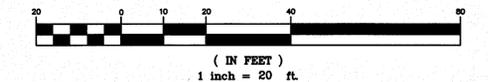
MAP CC1- LOT 28
50,965 Sq.Ft.
1.170 Ac.±



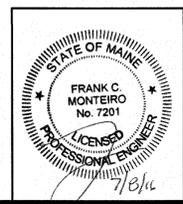
NOTES:

- THE BOUNDARY INFORMATION SHOWN HEREON FOR MAP CC1 LOT 28 IS THE RESULT OF A STANDARD BOUNDARY SURVEY BY THIS OFFICE.
- ZONING DISTRICT: COOKS CORNER CENTER DISTRICT (CCD)
- LOT AREA = 50,965 Sq.Ft.± = 1.170 Ac.±
- EXISTING USE: RETAIL MOTOR FUEL OUTLET WHICH INCLUDES A 6,883 SF CONVENIENCE STORE, A FUEL DISPENSING AREA WITH 4 DISPENSERS (8 FUELING POSITIONS), AN OVERHEAD CANOPY, AN AT&T RETAIL STORE AND A PAPA JOHN'S PIZZA.
PROPOSED USE: RETAIL MOTOR FUEL OUTLET WHICH INCLUDES A 4,786 SF CONVENIENCE STORE AND A FUEL DISPENSING AREA WITH 5 DISPENSERS (10 FUELING POSITIONS) AND AN OVERHEAD CANOPY.
- ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS PUBLISHED IN THE FEDERAL REGISTER, VOL. 56, NO. 144, DATED JULY 26, 1991, REVISED JULY 23, 2004.
- THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 PRIOR TO ANY EXCAVATION.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF BRUNSWICK AND THE STATE OF MAINE.
- THE SURVEY TRACT IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL #230042 0015 B FOR THE TOWN OF BRUNSWICK, MAINE, CUMBERLAND COUNTY. EFFECTIVE DATE: JANUARY 3, 1986.
- ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY CUMBERLAND FARMS.
- A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION. SIGNAGE SHALL COMPLY WITH THE LAND USE CODE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY MHF DESIGN CONSULTANTS, INC. DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- ALL UNDERGROUND STORAGE TANKS, PRODUCT PIPING AND VENT LINES SHALL COMPLY WITH CURRENT STATE AND E.P.A. REGULATIONS.
- ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN PARKING LOTS OR TRAVEL AISLES.
- ALL WASTE MATERIALS AND RECYCLABLES SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON PROPERTY.
- EXISTING IMPERVIOUS COVERAGE = 46,521 SF± (91.3%)
PROPOSED IMPERVIOUS COVERAGE = 35,149 SF± (68.0%)

GRAPHIC SCALE



LEGEND	
○	IRON PIN FOUND
□	CONCRETE BOUND FOUND
△	RAILROAD SPIKE FOUND
⊙	DRILL HOLE FOUND
—	VERTICAL GRANITE CURB
—	SLOPED GRANITE CURB
—	BITUMINOUS CONCRETE LIP CURBING
—	BITUMINOUS CONCRETE BERM
—	OVERHEAD SERVICE WIRES
—	DOUBLE SOLID YELLOW LINE
—	SINGLE SOLID WHITE LINE
—	BROKEN WHITE LINE
—	SIGN
⊕	OBSERVATION WELL
⊙	TEST PIT
⊙	TEST BORING
—	TREELINE
⊙	UTILITY POLE
⊙	DRAIN MANHOLE
⊙	SEWER MANHOLE
⊙	TELEPHONE MANHOLE
⊙	CATCH BASIN
—	WATER LINE
—	WATER VALVE
—	FIRE HYDRANT
—	GAS VALVE
—	GAS LINE
—	UNDERGROUND TELEPHONE LINE
—	UNDERGROUND ELECTRIC AND TELEPHONE



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NO.	DATE	REV. BY.	DESCRIPTION

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1.170 ACRES
V# L0589
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**190 BATH ROAD
BRUNSWICK, MAINE 04011**

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SITE PLAN
CFG04.0

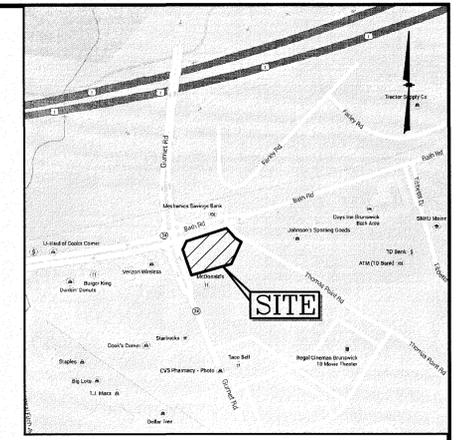
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FROM STRUCTURE NUMBER	PIPE SIZE (inches)	TYPE OF PIPE	APPROX. PIPE LENGTH (feet)	SLOPE OF PIPE (ft./ft.)	TO STRUCTURE NUMBER
CB-2	12	HDPE	58	0.005	CB-1
CB-1	12	HDPE	68	0.005	DMH-1
CB-3	12	HDPE	65	0.008	DMH-1
CB-5	12	HDPE	58	0.011	DMH-2
DMH-2	12	HDPE	90	0.007	CB-4
CB-4	12	HDPE	45	0.007	EX. CB-B
DMH-1	12	HDPE	15	0.005	EX. CB-A

DRAINAGE STRUCTURES

CB-1*	RIM=49.30 INV.IN=46.60 INV.OUT=46.50	DMH-1 (FD)	RIM=50.20 INV.IN=46.67 INV.S IN=46.17 (CB'S) INV.OUT=46.17
CB-2	RIM=49.85 INV.IN=47.35(RD) INV.OUT=46.85	DMH-2	RIM=51.20 INV.IN=46.70 INV.OUT=46.80
CB-3	RIM=49.70 INV.IN=46.70	CB-4 (FD)	RIM=49.00 INV.IN=45.00 INV.OUT=45.90
CB-5	RIM=50.70 INV.IN=47.70(RD) INV.OUT=47.20	CB-5	RIM=50.70 INV.IN=47.70(RD) INV.OUT=47.20

FD = FIRST DEFENSE UNIT
* = LOW PROFILE FRAME GRATE & TOP SLAB



LOCATION MAP
(NOT TO SCALE)

NOTES:

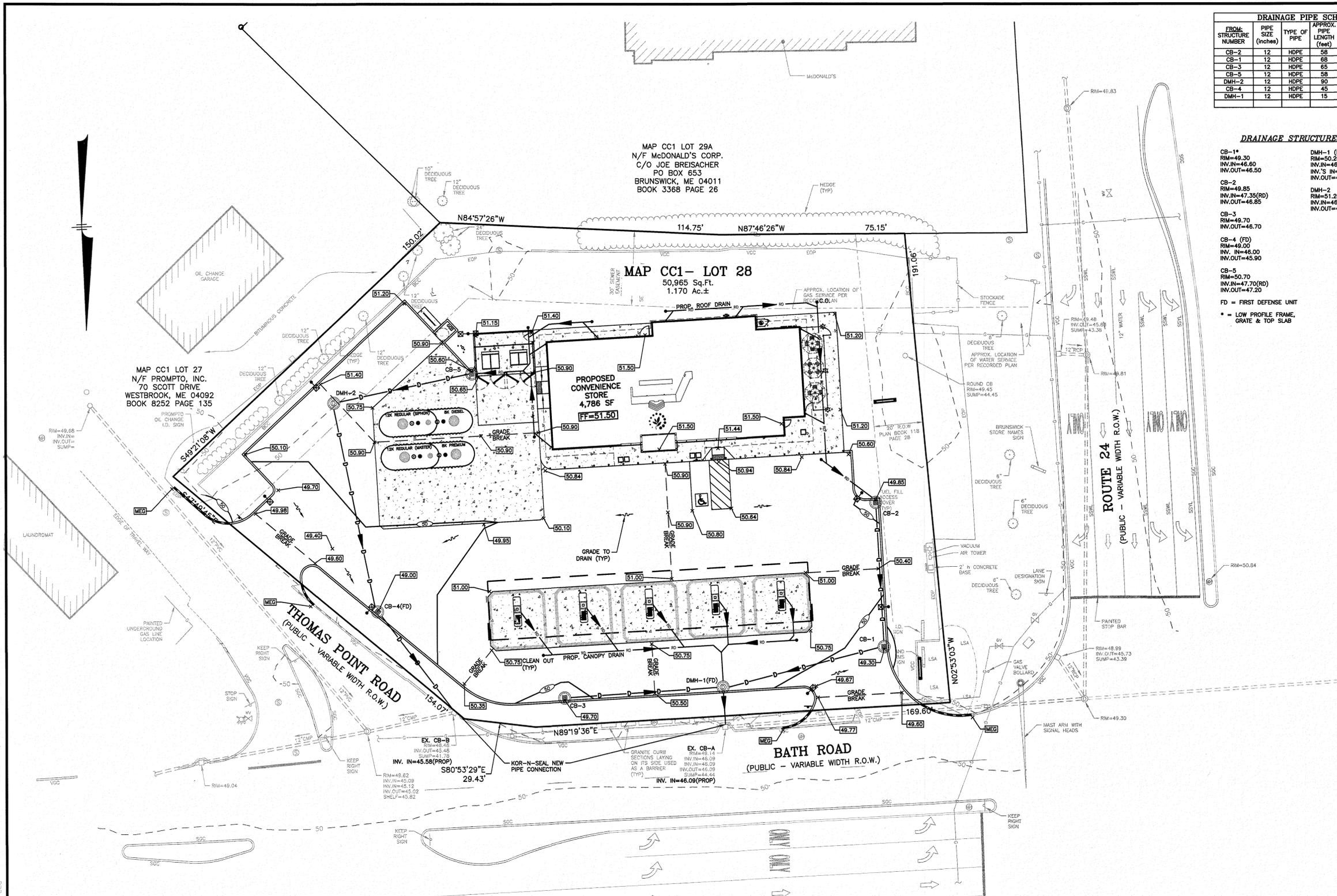
- ALL SITE DRAINAGE PIPE SHALL BE CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE WITH STANDARD JOINTS, DUAL-WALL, SMOOTH INTERIOR, AS MANUFACTURED BY ADS, INC., OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON PLAN.
- ALL ROOF AND CANOPY DRAIN PIPE SHALL BE 6" PVC (SDR-35).
- ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
- ALL PROPOSED ELEVATIONS AS SHOWN ARE BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
- ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE LOCAL AUTHORITIES AND THE DEVELOPER PRIOR TO INSTALLATION.
- THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (811) PRIOR TO COMMENCING ANY EXCAVATION.
- ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO MDT AND THE TOWN OF BRUNSWICK, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
- ALL ADA ACCESSIBLE WALKWAYS CANNOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE. RAMPS CANNOT EXCEED 8.33% RUNNING SLOPE AND 2% CROSS SLOPE, AND HC PARKING STALLS AND ACCESS ANGLES CANNOT EXCEED 2% SLOPE IN ANY DIRECTION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- SEE UTILITY PLAN FOR DETAILED UTILITY LAYOUT.
- CONTRACTOR IS TO FIELD ADJUST GRADES FOR THE TANK PAD TO SHED WATER.
- CONTRACTOR TO INCORPORATE RECOMMENDATIONS MADE IN THE GEOTECHNICAL ENGINEERING EXPLORATION EVALUATION AS PREPARED BY ENVIRONMENTAL COMPLIANCE SERVICES, INC. (ECS) DATED JULY 16, 2015.

MAP CC1 LOT 29A
N/F McDONALD'S CORP.
C/O JOE BREISACHER
PO BOX 653
BRUNSWICK, ME 04011
BOOK 3368 PAGE 26

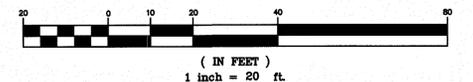
MAP CC1 - LOT 28
50,965 Sq.Ft.
1.170 Ac.±

PROPOSED CONVENIENCE STORE
4,786 SF
FF=51.50

MAP CC1 LOT 27
N/F PROMPTO, INC.
70 SCOTT DRIVE
WESTBROOK, ME 04092
BOOK 8252 PAGE 135

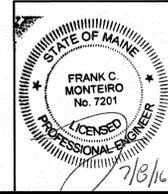


GRAPHIC SCALE



LEGEND

- | | | | |
|---|---------------------------------|---|------------------------------------|
| ○ | IRON PIN FOUND | — | TREELINE |
| □ | CONCRETE BOUND FOUND | — | UTILITY POLE |
| △ | RAILROAD SPIKE FOUND | — | DRAIN MANHOLE |
| ⊙ | DRILL HOLE FOUND | — | SEWER MANHOLE |
| — | VERTICAL GRANITE CURB | — | TELEPHONE MANHOLE |
| — | SLOPED GRANITE CURB | — | CATCH BASIN |
| — | BITUMINOUS CONCRETE LIP CURBING | — | WATER LINE |
| — | BITUMINOUS CONCRETE BERM | — | WATER VALVE |
| — | OVERHEAD SERVICE WIRES | — | FIRE HYDRANT |
| — | DOUBLE SOLID YELLOW LINE | — | GAS VALVE |
| — | SINGLE SOLID WHITE LINE | — | GAS LINE |
| — | BROKEN WHITE LINE | — | UNDERGROUND TELEPHONE LINE |
| — | SIGN | — | UNDERGROUND ELECTRIC AND TELEPHONE |
| — | OBSERVATION WELL | — | WETLAND LINE |
| — | TEST PIT | — | SPOT ELEVATION |
| — | TEST BORING | — | CONTOUR ELEVATION |



REVISIONS			
NO.	DATE	REV. BY.	DESCRIPTION

50,965 FEET
1.170 ACRES
V# L0589
Store# 5585
Gas Station# 1818

MHF Design Consultants, Inc.
44 Stiles Road, Suite One
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Cumberland Farms
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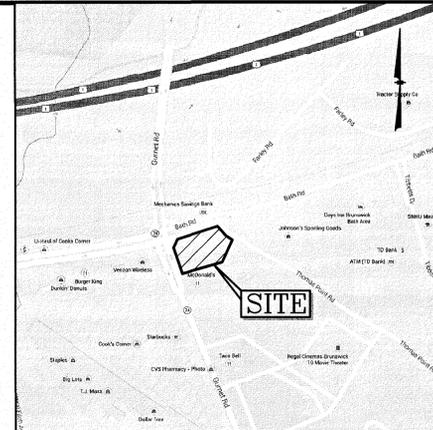
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CHECKED BY: FCM

GRADING & DRAINAGE PLAN CFG05.0

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CONSTRUCTION SEQUENCE:

- CUT AND STUMP AREAS OF PROPOSED CONSTRUCTION.
- INSTALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AS REQUIRED. CONSTRUCT CONSTRUCTION ENTRANCE AS SHOWN ON PLAN.
- REMOVE AND STOCKPILE TOPSOIL. STOCKPILE SHALL BE SEED TO PREVENT EROSION. THE DOWN GRADIENT PORTION OF THE STOCKPILE SHALL BE ENCIRCLED WITH EITHER SILT FENCE OR A STRAW OR HAYBALE BARRIER INSTALLED ACCORDING TO DETAILS SHOWN ON THIS PLAN.
- CONSTRUCT DETENTION BASIN AND CLOSED DRAINAGE SYSTEM. PROTECT CULVERT INLETS AND CATCH BASINS WITH SEDIMENTATION BARRIERS.
- PERFORM SITE GRADING, PLACING HAY BALES AND SILTATION FENCES AS REQUIRED TO CONTROL SOIL EROSION.
- INSTALL UNDERGROUND UTILITIES.
- BEGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEED OR MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
- DAILY, OR AS REQUIRED, CONSTRUCT, INSPECT, AND IF NECESSARY, RECONSTRUCT TEMPORARY BERRIS, GRASS, DITCHES, SILT FENCES AND SEDIMENT TRAPS INCLUDING MULCHING AND SEEDING. SEE LANDSCAPE PLAN FOR MULCHING SPECIFICATIONS.
- BEGIN EXCAVATION FOR AND CONSTRUCTION OF BUILDINGS.
- FINISH PAVING ALL DRIVES AND PARKING AREAS.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- NO FLOW SHALL BE DIVERTED TO ANY WETLANDS UNTIL A HEALTHY STAND OF GRASS HAS BEEN ESTABLISHED IN REGRADED AREAS.
- AFTER GRASS HAS BEEN FULLY GERMINATED IN ALL SEED AREAS, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

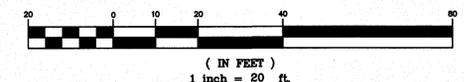


LOCATION MAP
(NOT TO SCALE)

EROSION CONTROL MEASURES & MAINTENANCE

- DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:
- INSTALLATION OF STONE CHECK DAMS, SILTATION FENCES AND ORANGE CONSTRUCTION FENCE SHALL BE COMPLETED PRIOR TO THE START OF THE SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- STONE CHECK DAMS, SILTATION FENCES, AND ORANGE CONSTRUCTION FENCE SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A HEALTHY STAND OF VEGETATIVE COVER. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY 0.5" OF RAINFALL.
- EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
- THE AREA OF LAND EXPOSED AND THE TIME OF EXPOSURE SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING OR OTHER TEMPORARY MEASURES OR TEMPORARY MEASURES. IN NO CASE SHALL ANY DISTURBED AREAS BE LEFT UNSTABILIZED WITH EITHER PERMANENT OR TEMPORARY EROSION CONTROL MEASURES FOR MORE THAN 72 HOURS, OR AS NEEDED TO ENSURE SUFFICIENT STABILIZATION DUE TO WEATHER OR OTHER CONDITIONS. SIMULTANEOUS WORK IN MULTIPLE AREAS MAY BE PERMITTED AS NEEDED, SUBJECT TO THE ABOVE. HOWEVER THE CONTRACTOR SHALL NOT DISTURB AREAS THAT CANNOT REASONABLY BE PROPERLY STABILIZED AND MAINTAINED WITHIN 72 HOURS.
- ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 6" OF LOAM INSTALLED WITH MIX. SEED MIXTURE SHALL BE:
 - A. SLOPE AND DETENTION MIX - 1.5LBS/1000SF (TYPE 2):
 - PERENNIAL SWEET PEA - 20%
 - WILD LUPINE - 15%
 - SNOWY TACK TREFLOID - 15%
 - WHITE CLOVER - 15%
 - B. MIX LAWN MIX - 3LBS/1000SF (TYPE 1):
 - PERENNIAL RYEGRASS - 10%
 - ANNUAL PERGRASS - 10%
 - KENTUCKY BLUEGRASS - 25%
 - CREeping RED FESCUE - 45%
 - CHEWINGS RYEGRASS - 15%
- LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 300 LBS. PER ACRE OF 10-10-10 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
- HAY MULCH AND SLOPE PROTECTION BLANKET SHALL BE USED WHERE INDICATED ON THE PLANS. A MINIMUM OF 1.5 TONS OF MULCH PER ACRE SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACE WHERE NECESSARY. SLOPE PROTECTION BLANKET SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR THE DETAILS.
- PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM APRIL 15 TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS.
- PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS, ALL DRAINAGE STRUCTURES AND PIPES SHALL BE INSTALLED AND INSPECTED FOR PROPER FUNCTION. DURING CONSTRUCTION OF OTHER SITE FEATURES, ALL DRAINAGE FACILITIES SHALL BE INSPECTED ON A DAILY BASIS AND CLEANED/PREPARED IMMEDIATELY UPON DISCOVERY OF SEDIMENT BUILD-UP OR DAMAGE.
- EROSION CONTROLS ARE TO BE INSPECTED AND MAINTAINED ON A DAILY BASIS. DISCOVERY OF SILT BUILD-UP IN CATCH BASIN SUMPS OR ANY OTHER STRUCTURE SHALL REQUIRE CLEANING.
- ALL EXPOSED SOILS SHALL BE IMMEDIATELY STABILIZED WITH A LAYER OF MULCH HAY.
- UPON INSTALLATION OF CATCH BASINS, INLET PROTECTION - AS DESCRIBED ON AFOREMENTIONED PLAN - SHALL BE INSTALLED AND MAINTAINED UNTIL READY FOR PAVING.
- CALCIUM CHLORIDE AND/OR WATER SHALL BE USED FOR DUST CONTROL IN APPROPRIATE AREAS.
- IF DURING CONSTRUCTION IT COMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS THE CONTRACTOR SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY OR OWNER.
- OVER WINTER STABILIZATION (IF NEEDED):
 - A. PERMANENT STABILIZATION CONSISTS OF AT LEAST 85% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP
 - B. DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.
 - C. APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.
 - D. USE MULCH AND MULCH NETTING OR AN EROSION CONTROL BLANKET OR MIX FOR ALL SLOPES GREATER THAN 5% OR OTHER AREAS EXPOSED TO DIRECT WIND.
 - E. INSTALL EROSION CONTROL BLANKETS IN ALL DRAINAGE WAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3%.
 - F. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.
- WINTER CONSTRUCTION (IF NEEDED):
 - A. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED AS SUCH NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
 - B. AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.
 - C. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.
 - D. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THE SAME DAY.
 - E. IN THE EVENT OF A SNOWFALL GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM AREAS DUE TO BE SEEDING AND MULCHED.
 - F. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.
 - G. A DITCH THAT WILL BE CONSTRUCTED DURING THE WINTER MUST BE STABILIZED WITH RIPRAP.
 - H. ALL DITCHES OR SWALES WHICH DO NOT SHOW A MIN. OF 80% VEGETATION BY OCT. 15 OR WHICH ARE DISTURBED AFTER OCT. 15 SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW.
 - I. AFTER NOV. 15 INCOMPLETE ROAD OR PARKING SURFACES WHERE WORK HAS STOPPED FOR THE WINTER SEASON SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER FOOT.

GRAPHIC SCALE



LEGEND

○	IRON PIN FOUND	—	TREELINE
□	CONCRETE BOUND FOUND	—	UTILITY POLE
△	RAILROAD SPIKE FOUND	—	DRAIN MANHOLE
○	DRILL HOLE FOUND	—	SEWER MANHOLE
—	VERTICAL GRANITE CURB	—	TELEPHONE MANHOLE
—	SLOPED GRANITE CURB	—	CATCH BASIN
—	BITUMINOUS CONCRETE LIP CURBING	—	WATER LINE
—	BITUMINOUS CONCRETE BERM	—	WATER VALVE
—	OVERHEAD SERVICE WIRES	—	FIRE HYDRANT
—	DOUBLE SOLID YELLOW LINE	—	GAS VALVE
—	SINGLE SOLID WHITE LINE	—	GAS LINE
—	BROKEN WHITE LINE	—	UNDERGROUND TELEPHONE LINE
—	SIGN	—	UNDERGROUND ELECTRIC AND TELEPHONE
—	OBSERVATION WELL	—	WETLAND LINE
—	TEST PIT	—	SPOT ELEVATION
—	TEST BORING	—	CONTOUR ELEVATION



MAP CC1 LOT 29A
N/F McDONALD'S CORP.
C/O JOE BREISACHER
PO BOX 653
BRUNSWICK, ME 04011
BOOK 3368 PAGE 28

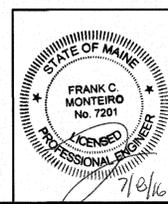
MAP CC1 - LOT 28
50,965 Sq.Ft.
1.170 Ac.±

PROPOSED CONVENIENCE STORE
4,786 SF
FF=51.50

THOMAS POINT ROAD
(PUBLIC - VARIABLE WIDTH R.O.W.)

BATH ROAD
(PUBLIC - VARIABLE WIDTH R.O.W.)

ROUTE 24
(PUBLIC - VARIABLE WIDTH R.O.W.)



REVISIONS			
NO.	DATE	REV. BY.	DESCRIPTION

50,965 FEET
1.170 ACRES
V# L0589
Store# 5585
Gas Station# 1818

190 BATH ROAD
BRUNSWICK, MAINE 04011

44 Stiles Road, Suite One
Salem, New Hampshire 03079
(603) 893-0720
ENGINEERS • PLANNERS • SURVEYORS
www.mhfdesign.com

MHF Design Consultants, Inc.

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

SCALE: 1" = 20'
DATE: JULY 11, 2016
FILE: 3751SP.dwg
DRAWN BY: CMT
CHECKED BY: FCM

EROSION & SEDIMENTATION CONTROL PLAN
CFG06.0

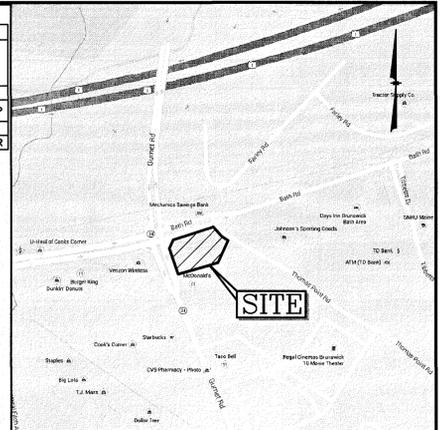
MHF PROJECT NO. 375115 SHEET 6 OF 12

FROM: STRUCTURE NUMBER	PIPE SIZE (inches)	TYPE OF PIPE	APPROX. PIPE LENGTH (feet)	SLOPE OF PIPE (ft./ft.)	TO: STRUCTURE NUMBER
BLDG. SEWER TRAP	6	SDR 35 PVC	42	0.020	WYE #1
GR. TRAP	6	SDR 35 PVC	15	0.020	GREASE TRAP
WYE #1	6	SDR 35 PVC	8	0.020	WYE #1
	6	SDR 35 PVC	41	0.1540	EXIST. SEWER

SEWER STRUCTURES

PROPOSED 1,500 GALLON GREASE TRAP
 RIM=51.00
 INV.IN=47.50
 INV.OUT=47.25

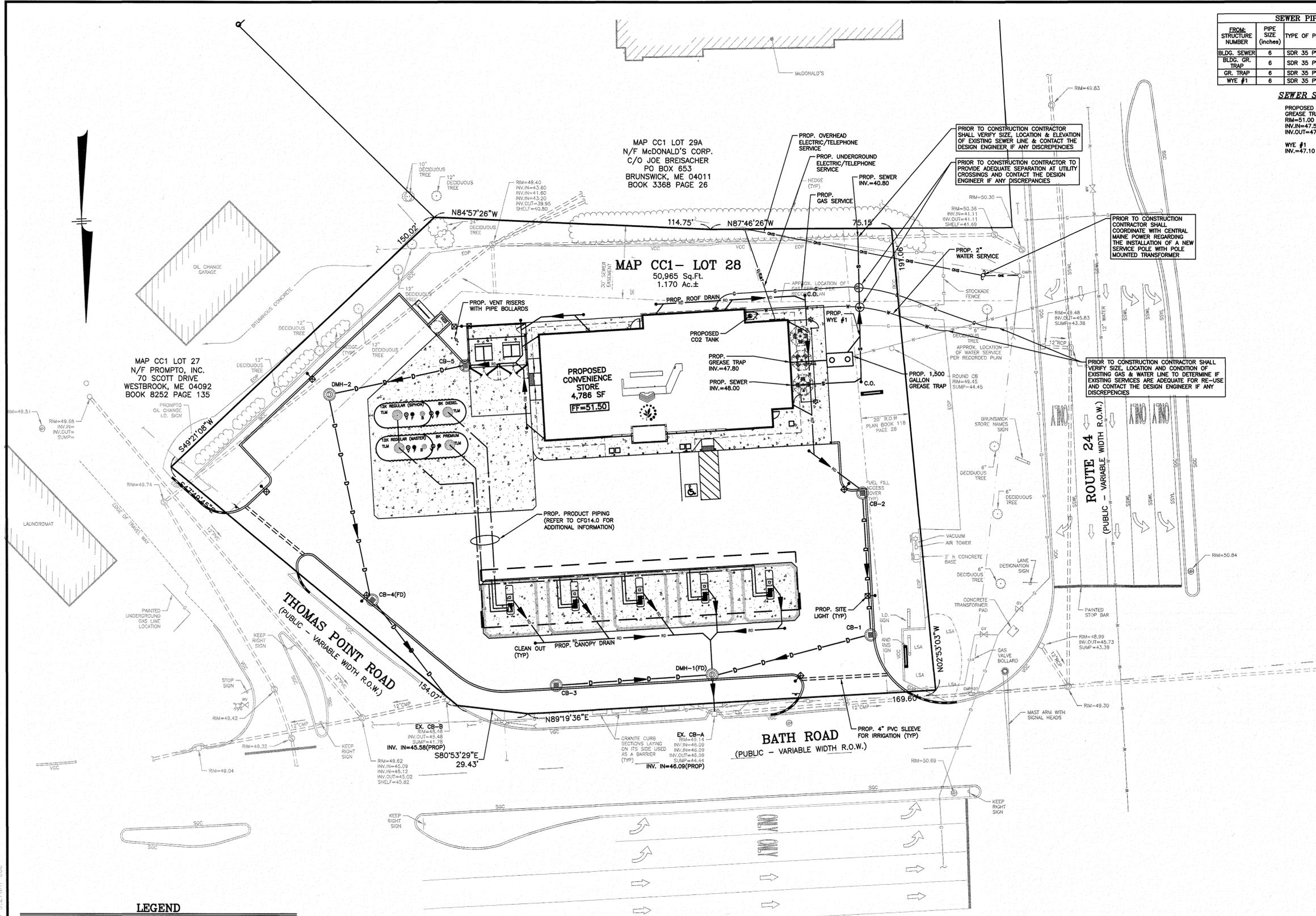
WYE #1
 INV.=47.10



LOCATION MAP
(NOT TO SCALE)

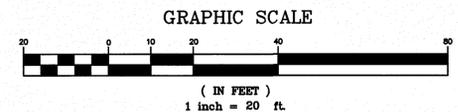
NOTES:

- 1) ALL SANITARY SEWER PIPE SHALL BE PVC (SDR-35), UNLESS OTHERWISE NOTED.
- 2) ALL WATER PIPE SHALL BE COPPER (TYPE K), UNLESS OTHERWISE NOTED.
- 3) ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
- 4) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE LOCAL AUTHORITIES AND THE DEVELOPER PRIOR TO INSTALLATION.
- 5) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER IF ANY DISCREPANCIES.
- 6) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.
- 7) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (1-888-344-7233) PRIOR TO COMMENCING ANY EXCAVATION.
- 8) ALL WATER, SEWER AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TOWN OF BRUNSWICK STANDARDS AND SPECIFICATIONS.
- 9) ALL ELECTRIC, TELEPHONE AND CABLE TV LINES ARE TO BE UNDERGROUND AND INSTALLED IN CONFORMANCE WITH APPLICABLE UTILITY CO. SPECIFICATIONS.
- 10) ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.
- 11) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO MAINE DOT AND BRUNSWICK DEPARTMENT OF PUBLIC WORKS, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
- 12) SEE GRADING & DRAINAGE PLAN FOR DETAILED DRAINAGE INFORMATION.
- 13) ELECTRICAL CONDUIT WITHIN 20' OF TANKS OR DISPENSERS MAY NEED TO BE RIGID METAL CONDUIT WITH CONCRETE ENCASUREMENT. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND/OR TOWN ELECTRICAL INSPECTOR AS REQUIRED.

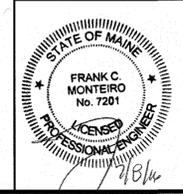


LEGEND

○	IRON PIN FOUND	—	TREELINE
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—	TEST BORING		



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REVISIONS			
NO.	DATE	REV. BY.	DESCRIPTION

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 1.170 ACRES
 V# L0589
 Store# 5585
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190 BATH ROAD
 BRUNSWICK, MAINE 04011

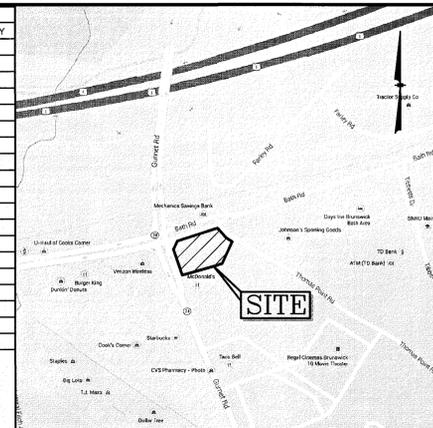
Cumberland FARMS
 CUMBERLAND FARMS INC.
 100 CROSSING BLVD.
 FRAMINGHAM, MA 01702

SCALE: 1" = 20'
 DATE: JULY 11, 2016
 FILE: 3751SP.dwg
 DRAWN BY: CMT
 CHECKED BY: FCM

UTILITY PLAN
 CFG07.0

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Plant Schedule					
SYMB.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	QUANTITY
Shrubs					
CNP	Chamaecyparis nootkanensis "Pendula"	Weeping Alaskan cedar	6' - 8' ht	B & B	4
SBG	Spiraea bumaldii "Goldmound"	Goldmound Spirea	18" - 24" spr	3 gal.	29
TMD	Taxus media "Densiflora"	Dense Spreading Yew	24" - 30" ht	B & B or 5 gal.	4
VFS	Viburnum plicatum tomentosum "Shasta"	Shasta Doublefile Viburnum	24" - 30" ht	B & B or 5 gal.	10
Shade & Ornamental Trees					
MLB	Magnolia stellata loebneri "Ballerina"	Ballerina Star Magnolia	2.5' cal.	B & B	3
MSS	Malus var. "Spring Snow"	Spring Snow Crabapple	2.5' cal.	B & B fullleaf	6
SRI	Syringa reticulata "Ivory Silk"	Ivory Silk Japanese Tree Lilac	3" cal.	B & B	3
ZSV	Zelkova serrata "Village Green"	Village Green Zelkova	3" cal.	B & B	1
Ornamental Grasses & Perennials					
EP	Echinacea purpurea	Purple Cone Flower	1 gal	24" o.c.	10
FEB	Festuca ovina "Elijah Blue"	Elijah Blue Fescue	1 gal	12" o.c.	150
HHR	Hemerocallis "Happy Returns"	Happy Returns daylily	1 gal	18" o.c.	175
PAH	Perennisetum alopecuroides "Hamelii"	Dwarf Fountain Grass	1 gal	18" o.c.	100
RFG	Rudbeckia fulgida "Little Gold Star"	Little Gold Star Black-eyed Susan	1 gal	23" o.c.	40



LOCATION MAP
(NOT TO SCALE)

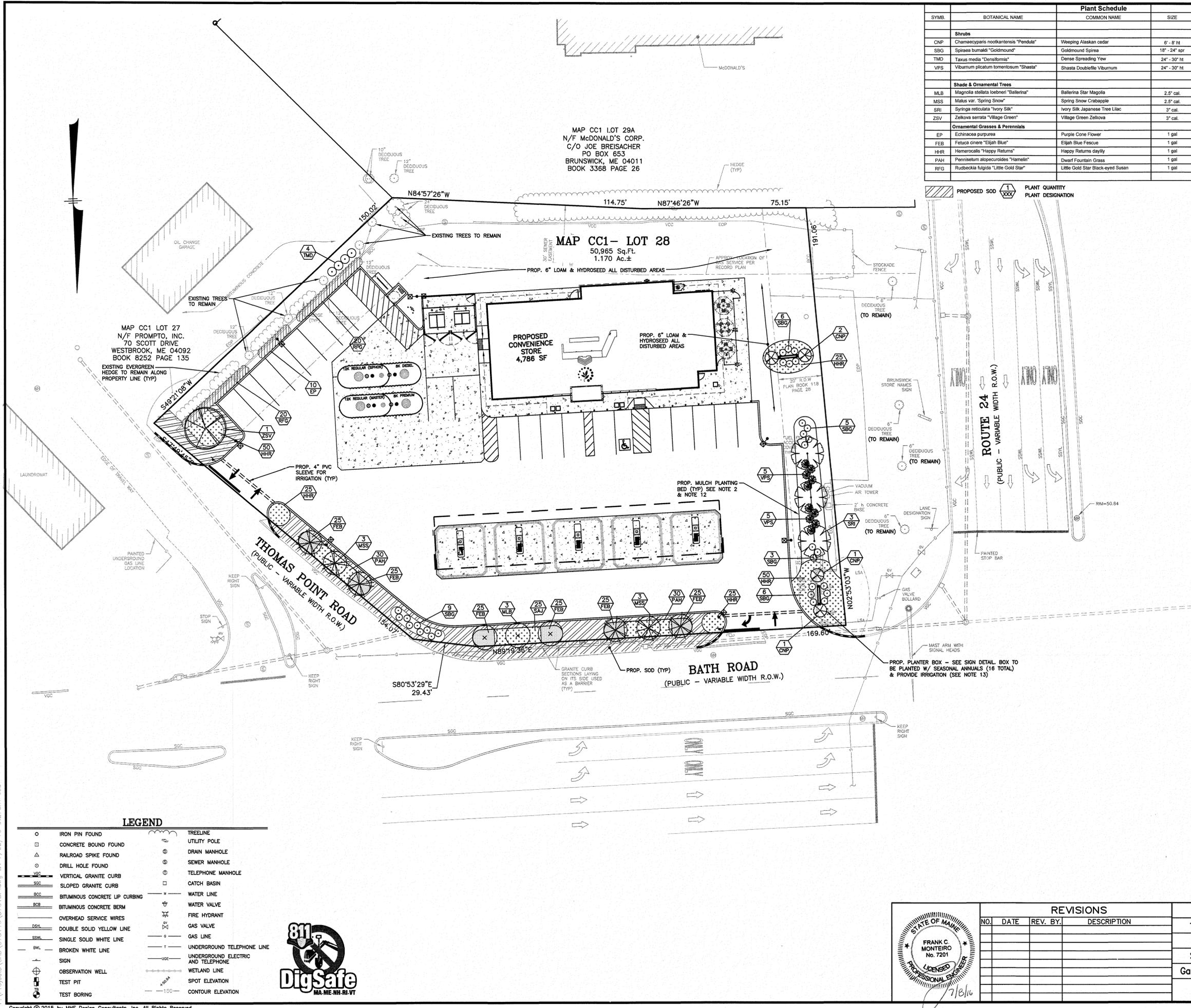
NOTES:

- ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
- 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
- PLANT PIT BACKFILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PART OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACKFILL WHEN AVAILABLE.
- ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.
- ALL SOD, SEED, SHRUB AND TREE AREAS SHALL RECEIVE 6" PH CORRECTED TOPSOIL AFTER TOPSOIL IS SPREAD EVENLY OVER ENTIRE AREA. ALL CLODS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL SHALL BE RAKED UP AND REMOVED.
- APPLICATION OF GRASS SEED, FERTILIZERS AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:
LIMESTONE: 100 LBS./1,000 SQUARE FEET.
FERTILIZER: 500 LBS./ACRE OF 10-20-20 OR 1000 LBS./ACRE OF 5-10-10.
MULCH: HAY MULCH APPROXIMATELY 3 TONS/ACRE

SEED MIX (SLOPES LESS THAN 4:1)	LBS./ACRE
CREeping RED FESCUE	20
TALL FESCUE	15
PERENNIAL RYEGRASS	5
	42

SLOPE MIX (SLOPES GREATER THAN 4:1)	LBS./ACRE
CREeping RED FESCUE	20
TALL FESCUE	20
BIRDFOOT TREEFOIL	8
	48

- FOR TEMPORARY EROSION CONTROL NOTES, SEE EROSION & SEDIMENT CONTROL PLAN.
- NEWLY GRADED AREAS REQUIRING SLOPE PROTECTION OUTSIDE OF NORMAL SEEDING SEASON SHALL RECEIVE STRAW MULCH AT THE APPROXIMATE RATE OF NO MORE THAN 3 TONS PER ACRE.
- ANY CHANGES IN PLANT LOCATIONS OR TYPES SHALL BE APPROVED BY THE DEVELOPER AND TOWN PRIOR TO INSTALLATION.
- PLANTINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR AFTER WRITTEN ACCEPTANCE OF THE DEVELOPER.
- EXPOSED SOILS SHALL BE SEEDED OR HAY MULCHED WITHIN 72 HOURS OF FINAL GRADING.
- THE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM TO PROVIDE COMPLETE COVERAGE OF ALL SEED, SOD AREAS AND SHRUB BEDS. THE SYSTEM SHALL INCLUDE A TIMER WITH RAIN SENSOR AND SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES. IRRIGATION SYSTEM SHALL BE ROUTED TO PYLON SIGN PLANTER BED AND PLANTER BED ALONG BUILDING.



MAP CC1 LOT 29A
N/F McDONALD'S CORP.
C/O JOE BREISACHER
PO BOX 653
BRUNSWICK, ME 04011
BOOK 3368 PAGE 26

MAP CC1 - LOT 28
50,965 Sq.Ft.
1.170 Ac.±

MAP CC1 LOT 27
N/F PROMPTO, INC.
70 SCOTT DRIVE
WESTBROOK, ME 04092
BOOK 8252 PAGE 135

PROPOSED CONVENIENCE STORE
4,786 SF

THOMAS POINT ROAD
(PUBLIC - VARIABLE WIDTH R.O.W.)

BATH ROAD
(PUBLIC - VARIABLE WIDTH R.O.W.)

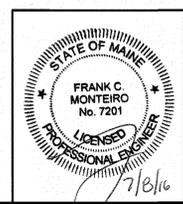
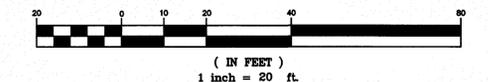
ROUTE 24
(PUBLIC - VARIABLE WIDTH R.O.W.)

LEGEND

- | | |
|-----------------------------------|--------------------------------------|
| ○ IRON PIN FOUND | ○ TRENCH |
| □ CONCRETE BOUND FOUND | ○ UTILITY POLE |
| △ RAILROAD SPIKE FOUND | ○ DRAIN MANHOLE |
| ○ DRILL HOLE FOUND | ○ SEWER MANHOLE |
| — VERTICAL GRANITE CURB | ○ TELEPHONE MANHOLE |
| — SLOPED GRANITE CURB | □ CATCH BASIN |
| — BITUMINOUS CONCRETE LIP CURBING | — WATER LINE |
| — BITUMINOUS CONCRETE BERM | — WATER VALVE |
| — OVERHEAD SERVICE WIRES | — FIRE HYDRANT |
| — DOUBLE SOLID YELLOW LINE | — GAS VALVE |
| — SINGLE SOLID WHITE LINE | — GAS LINE |
| — BROKEN WHITE LINE | — UNDERGROUND TELEPHONE LINE |
| — SIGN | — UNDERGROUND ELECTRIC AND TELEPHONE |
| — OBSERVATION WELL | — WETLAND LINE |
| — TEST PIT | — SPOT ELEVATION |
| — TEST BORING | — CONTOUR ELEVATION |



GRAPHIC SCALE



REVISIONS			
NO.	DATE	REV. BY.	DESCRIPTION

50,965 FEET
1.170 ACRES
V# L0589
Store# 5585
Gas Station# 1818

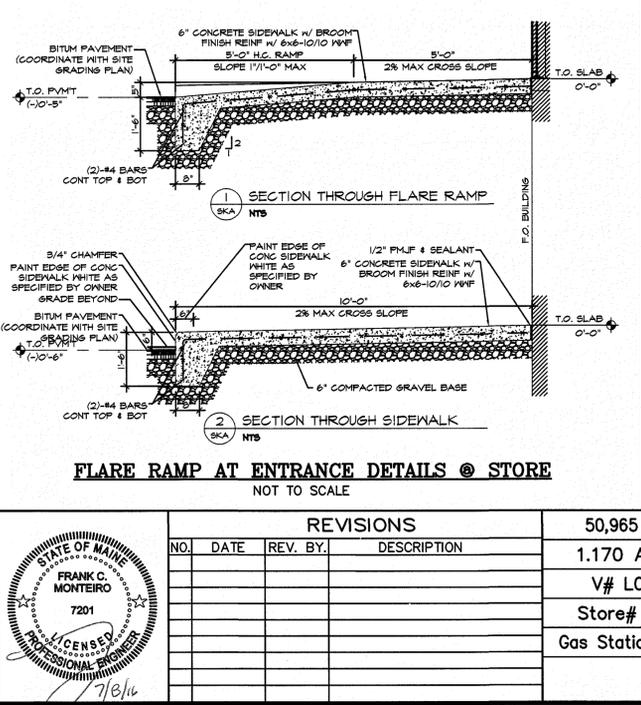
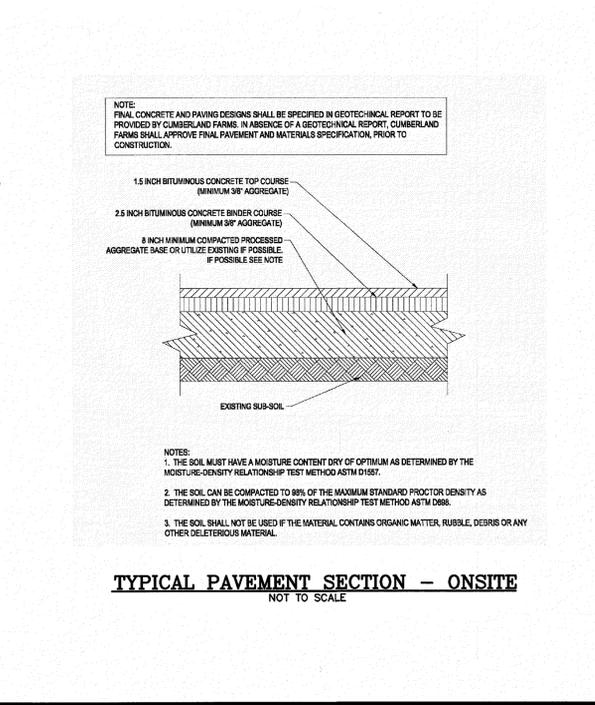
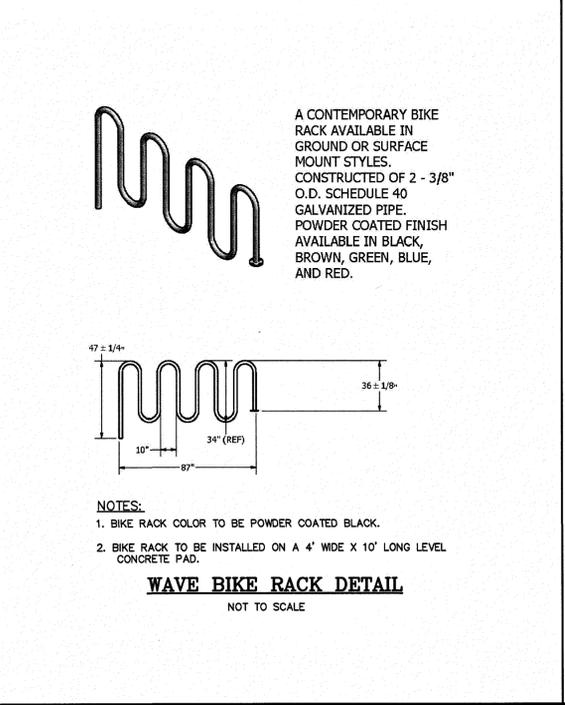
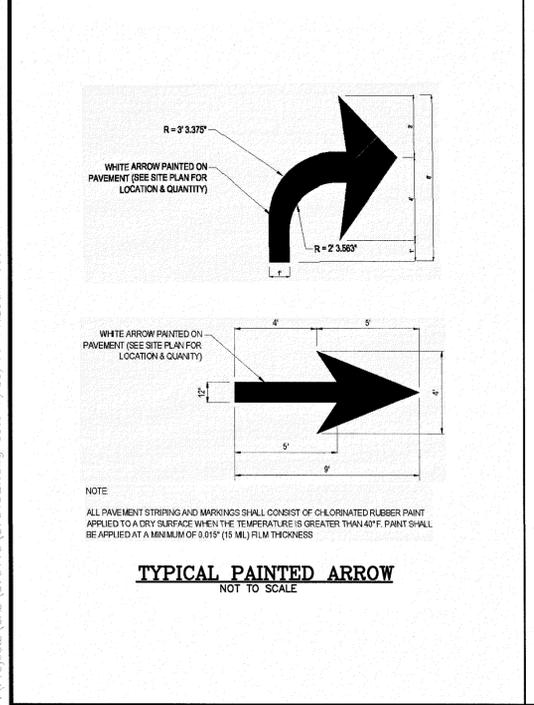
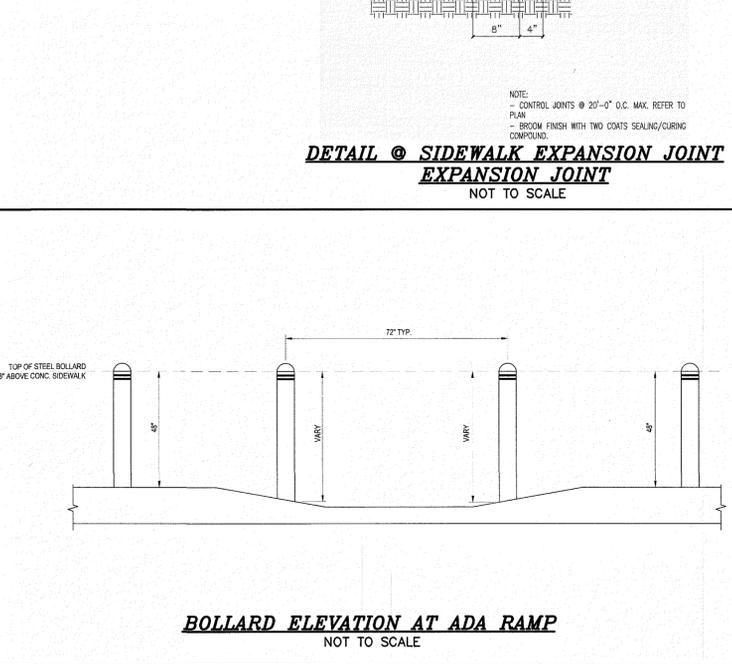
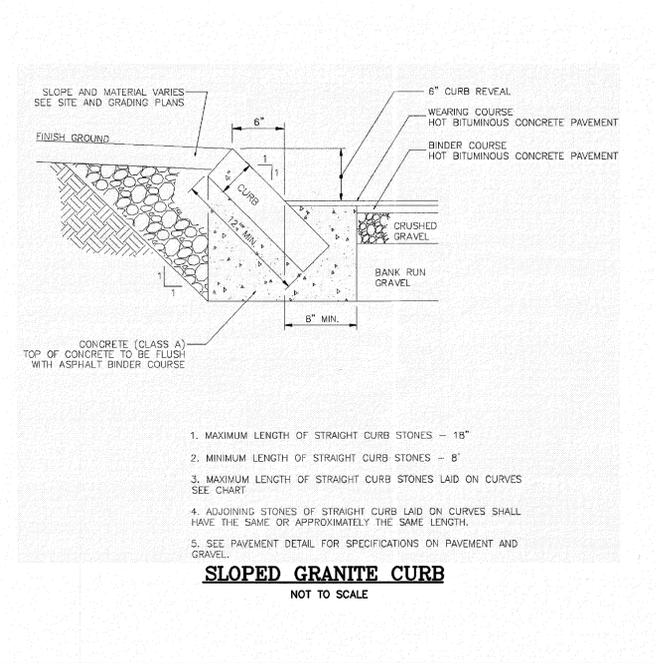
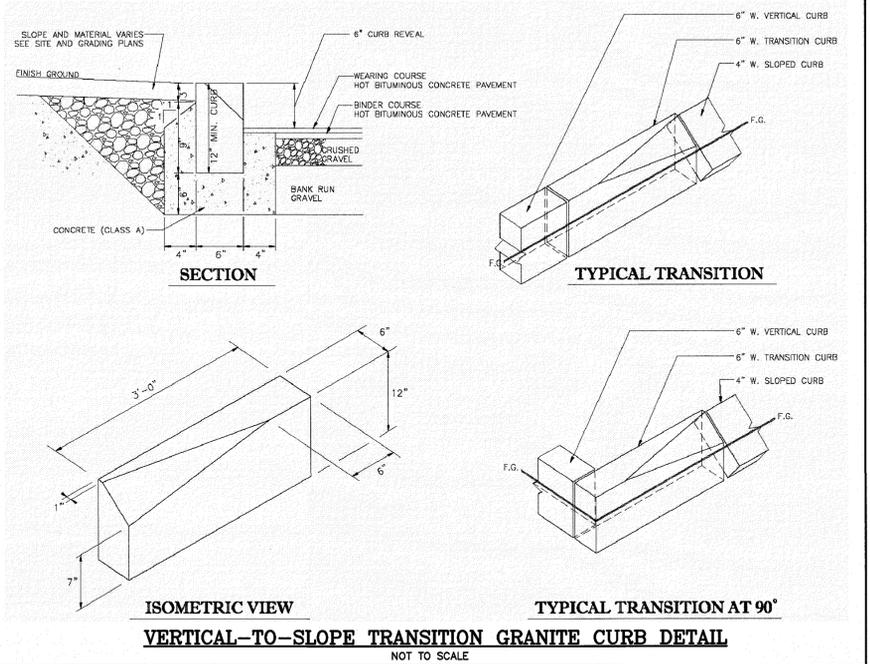
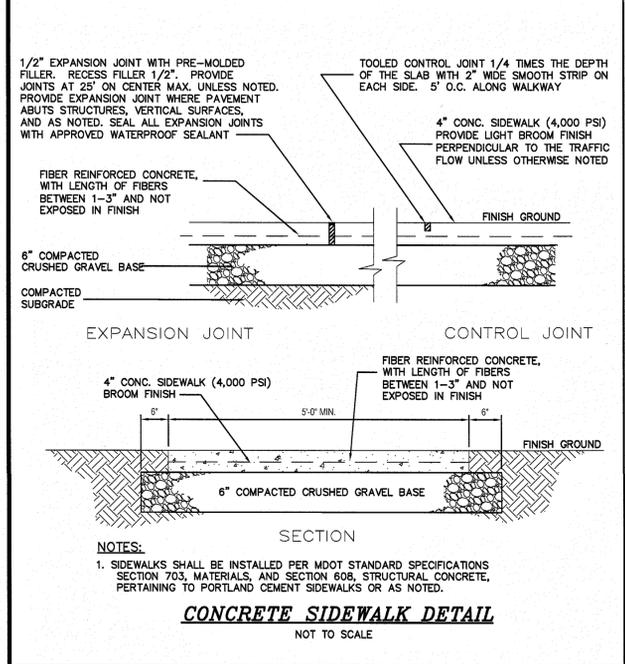
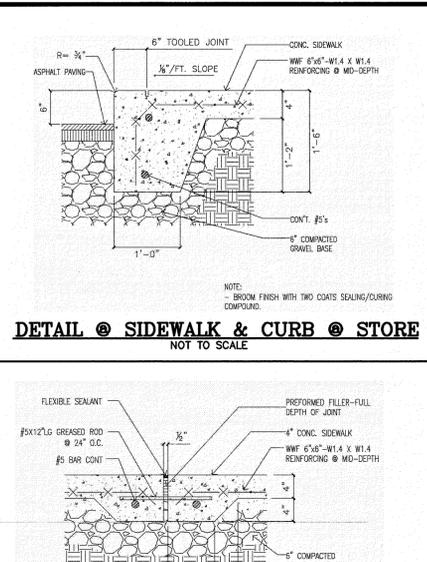
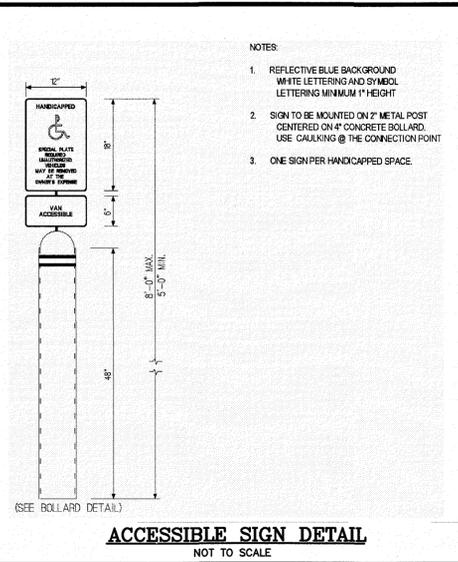
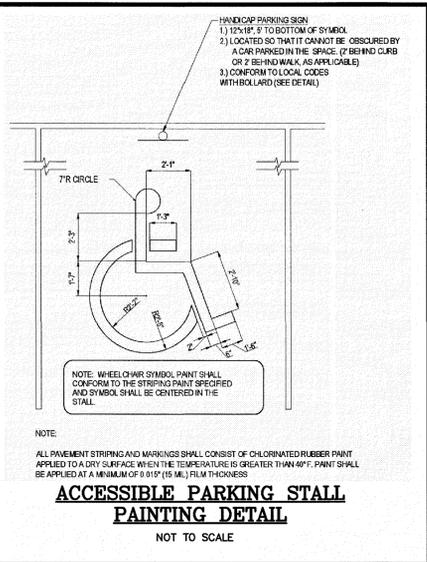
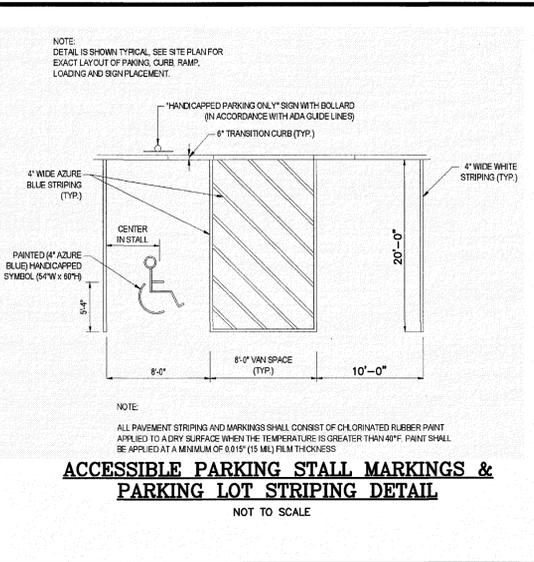
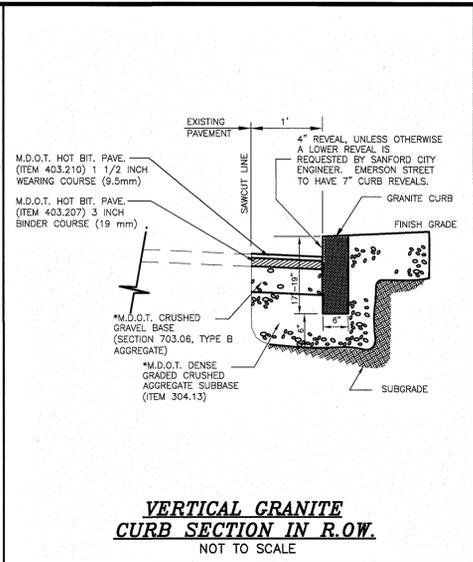
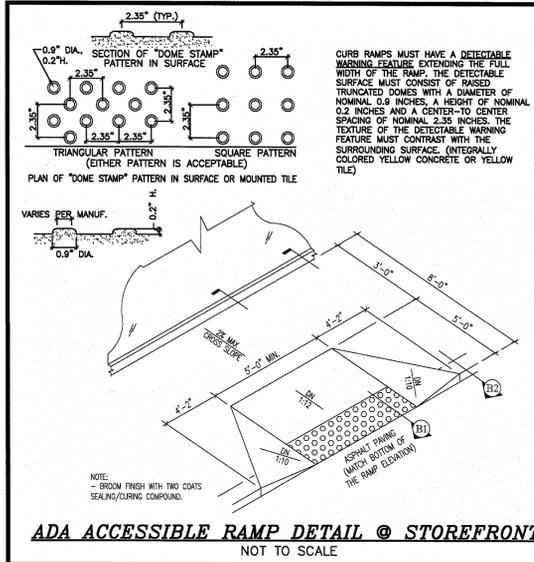
190 BATH ROAD
BRUNSWICK, MAINE 04011

SCALE: 1" = 20'
DATE: JULY 11, 2016
FILE: 3751SP.dwg
DRAWN BY: CMT
CHECKED BY: FCM

LANDSCAPE PLAN
CFG08.0

MHF PROJECT NO. 375115 SHEET 8 OF 12

FAX: Projects\CAD\375115\3751SP.dwg LA 7/08/16 9:27am ccc
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DETAIL @ SIDEWALK EXPANSION JOINT (NEW TO EXISTING)
NOT TO SCALE

MHF Design Consultants, Inc.
44 Stiles Road, Suite One
Salem, New Hampshire 03079
(603) 693-0720
ENGINEERS • PLANNERS • SURVEYORS
www.mhfdesign.com

REVISIONS

NO.	DATE	REV. BY.	DESCRIPTION

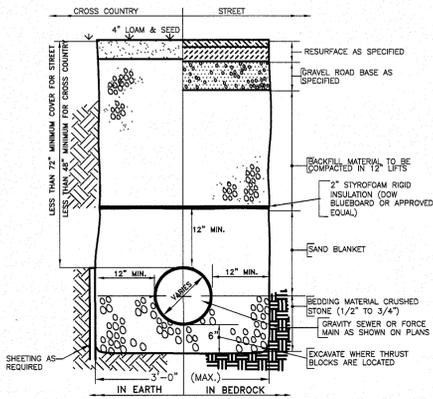
50,965 FEET
1.170 ACRES
V# L0589
Store# 5585
Gas Station# 1818

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

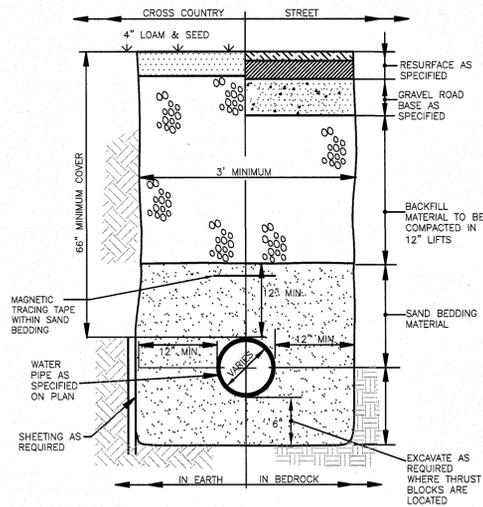
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DATE: JULY 11, 2016
FILE: 3751DET.dwg
DRAWN BY: CMT
CHECKED BY: FCM

DETAIL SHEET
CFG09.0

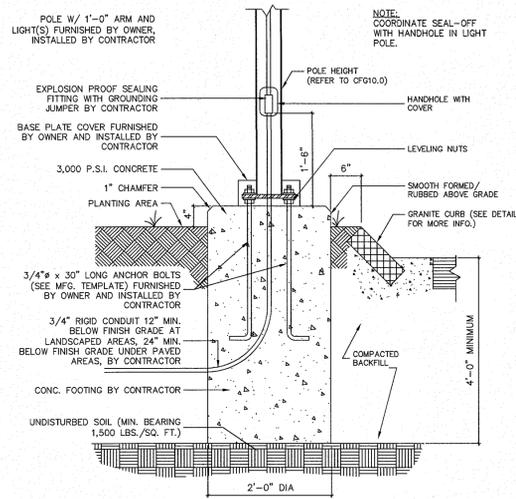
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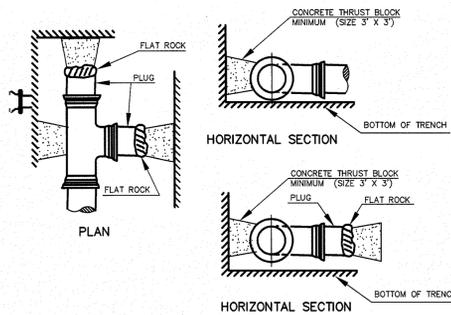
TYPICAL TRENCH SECTION FOR SANITARY SEWER SERVICE WITH LESS THAN 6' OF COVER
NOT TO SCALE



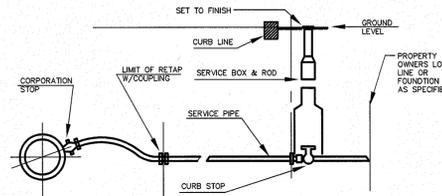
TYPICAL TRENCH SECTION FOR WATER SERVICE
NOT TO SCALE



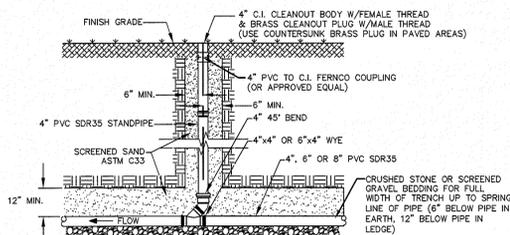
LIGHT POLE DETAIL
NOT TO SCALE



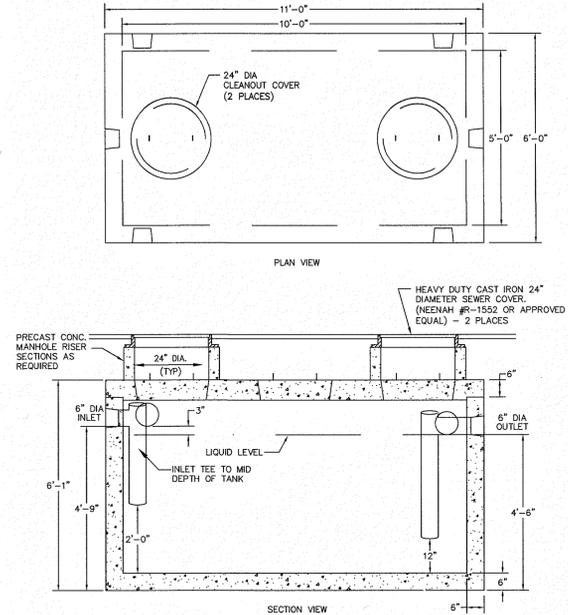
THRUST BLOCK DETAILS
NOT TO SCALE



TYPICAL SERVICE CONNECTION
NOT TO SCALE

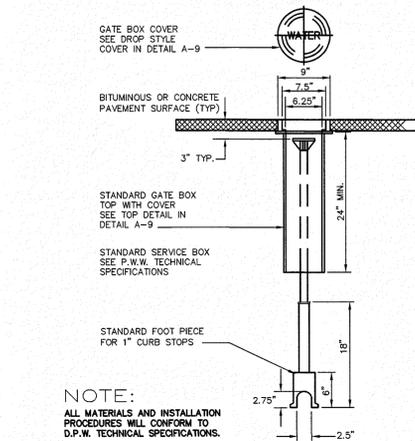


TYPICAL SEWER SERVICE CLEANOUT
NOT TO SCALE



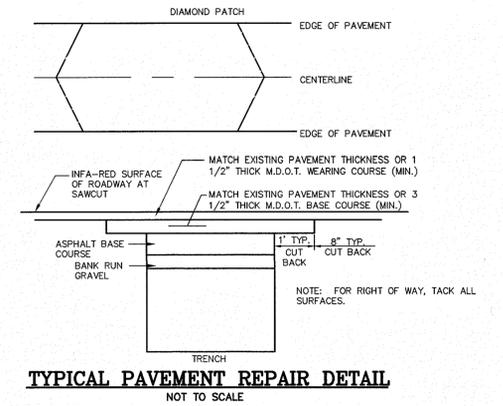
- NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 2. FINAL DESIGN OF GREASE TRAP TO MEET ALL LOCAL AND STATE REQUIREMENTS.
 3. ALL REINFORCEMENT PER ASTM C1227-93.
 4. DESIGNED FOR H-20 LOADING.
 5. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
 6. TEES AND BAFFLES SOLD SEPARATELY.
 7. GREASE TRAP AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR APPROVED EQUAL.
 8. CONTRACTOR TO PROVIDE DESIGN ENGINEER SHOP DRAWINGS PRIOR TO CONSTRUCTION.

1,500 GALLON GREASE TRAP DETAIL
NOT TO SCALE

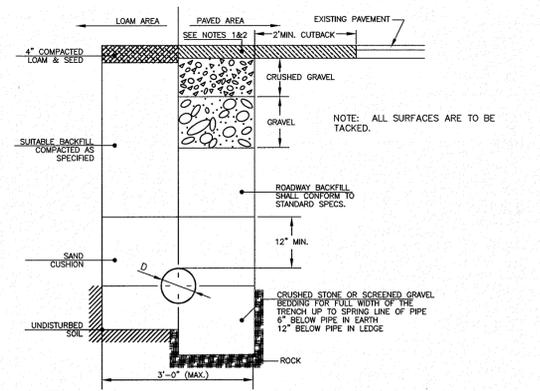


NOTE:
ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO D.P.W. TECHNICAL SPECIFICATIONS.

SERVICE BOX INSTALLATION IN PAVEMENT
NOT TO SCALE

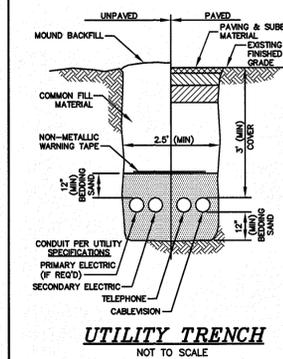


TYPICAL PAVEMENT REPAIR DETAIL
NOT TO SCALE

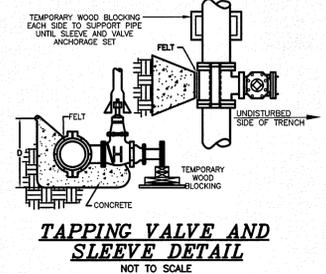


- NOTES:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS. DEPTH FOR BITUMINOUS PAVEMENT SHALL BE EQUAL TO EXISTING PAVEMENT WITH 3" MINIMUM (1 1/2" WEARING, 2 1/2" BASE).
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO DPW & M.D.O.T. SPECIFICATIONS.
 3. REFER TO OFFITE AND ORSITE PAVEMENT CROSS SECTIONS FOR DEPTH OF SELECT MATERIALS, OR MATCH EXISTING DEPTH, WHICHEVER IS GREATER.
 4. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO DPW & M.D.O.T. SPECIFICATIONS.
 5. A MINIMUM 2' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.
 6. 12.5 MM HMA CAN BE PLACED FOR THE ENTIRE THICKNESS OF TRENCHES IN EMERSON STREET, NO. 9.5 FRESH HMA. MINIMUM THICKNESS FOR PAVEMENT LIFTS SHALL BE 1.25 INCHES.

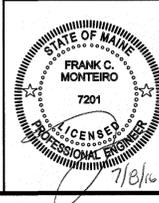
TYPICAL SEWER TRENCH DETAIL
NOT TO SCALE



UTILITY TRENCH
NOT TO SCALE



TAPPING VALVE AND SLEEVE DETAIL
NOT TO SCALE



REVISIONS			
NO.	DATE	REV. BY.	DESCRIPTION

50,965 FEET
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V# L0589
Store# 5585
Gas Station# 1818

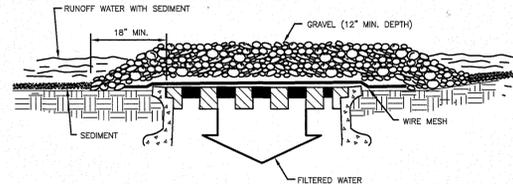
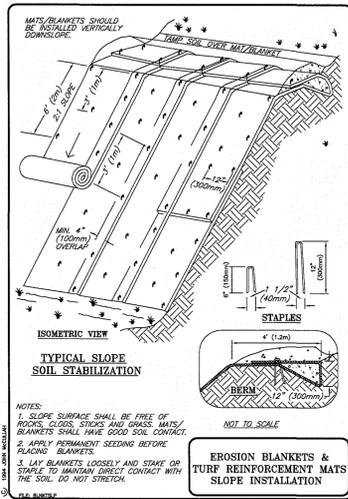
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190 BATH ROAD
BRUNSWICK, MAINE 04011

Cumberland FARMS
100 CROSSING BLVD.
FRAMINGHAM, MA 01702

SCALE: N.T.S.
DATE: JULY 11, 2016
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DETAIL SHEET
CFG09.1

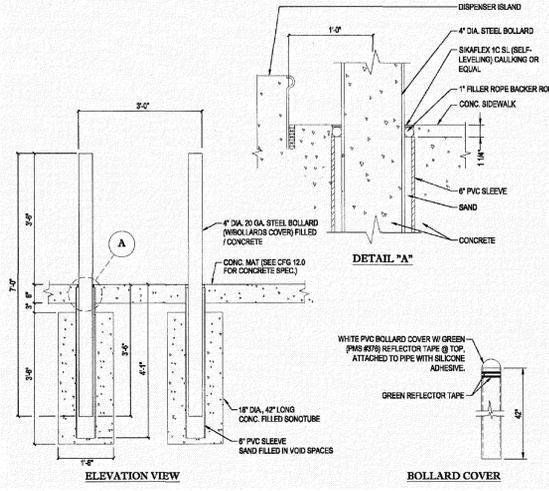


CONSTRUCTION SEQUENCE:

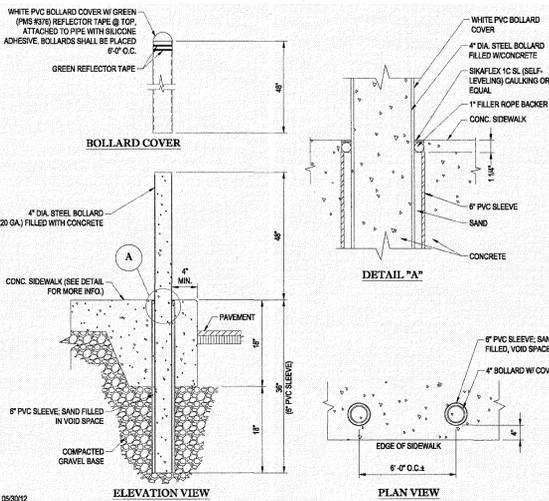
- 1) A WIRE MESH SHOULD BE PLACED OVER THE DROP INLET OR CURB OPENING SO THAT THE ENTIRE OPENING AND A MINIMUM OF 12 INCHES AROUND THE OPENING ARE COVERED BY THE MESH. THE MESH MAY BE ORDINARY HARDWARE CLOTH OR WIRE MESH WITH OPENINGS UP TO 1/2 INCH.
- 2) THE WIRE MESH SHOULD BE COVERED WITH CLEAN COARSE AGGREGATE SUCH AS SEWER STONE FOR A MINIMUM DEPTH OF 12 INCHES.
- 3) THE COARSE AGGREGATE SHOULD EXTEND AT LEAST 18 INCHES ON ALL SIDES OF THE DRAIN OPENING.

MAINTENANCE: ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM THE TRAPPING BEFORE THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURAL OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

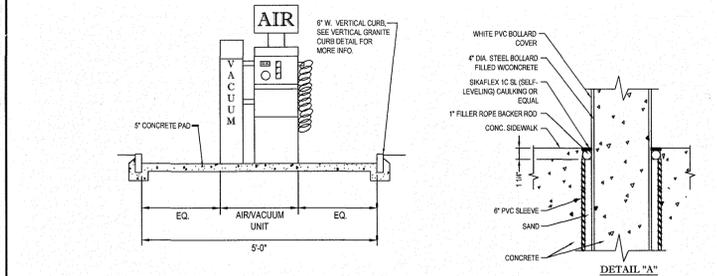
ON-SITE INLET PROTECTION DETAIL
NOT TO SCALE



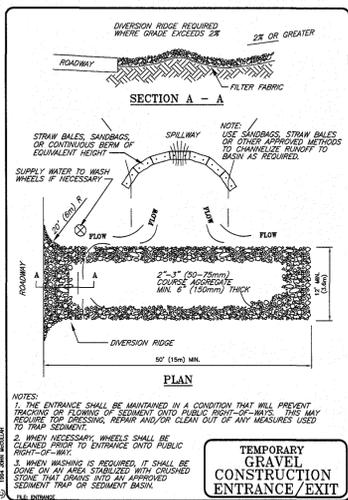
CANOPY BOLLARD DETAIL
NOT TO SCALE



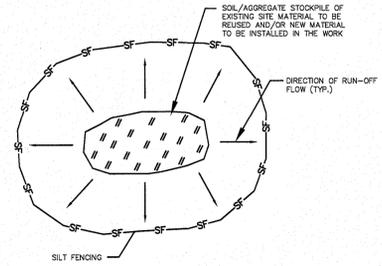
BOLLARD SET IN CONCRETE WALK
NOT TO SCALE



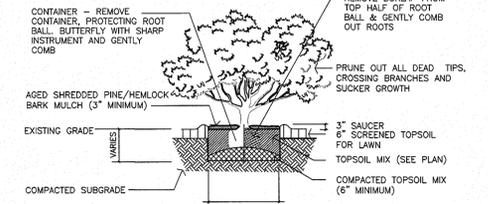
AIR TOWER DETAIL
NOT TO SCALE



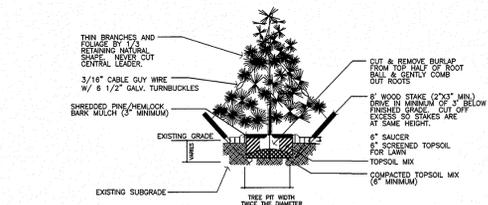
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT



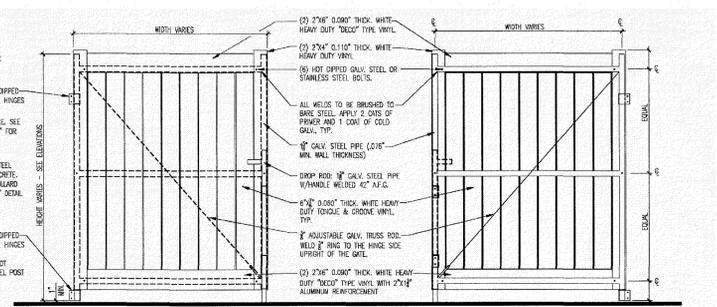
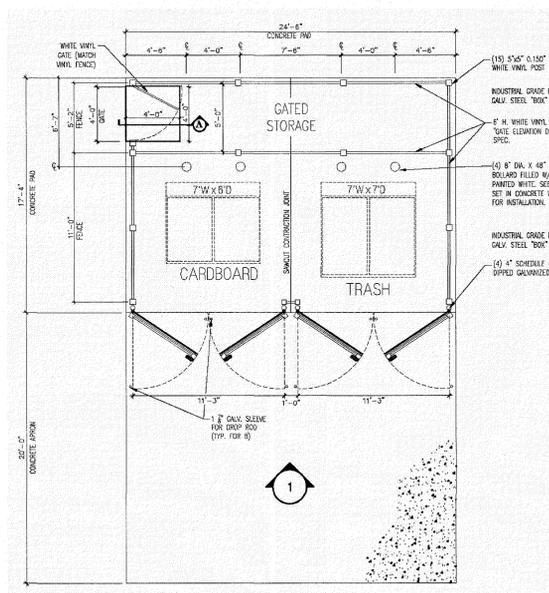
MATERIALS STOCKPILE DETAIL
NOT TO SCALE



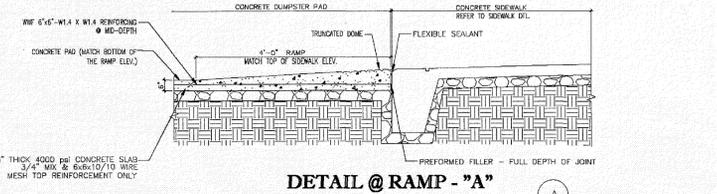
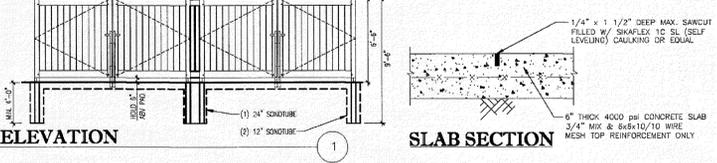
TYPICAL SHRUB PLANTING
NOT TO SCALE



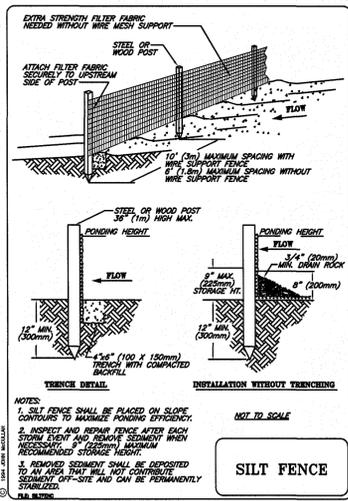
TYPICAL EVERGREEN TREE PLANTING
NOT TO SCALE



DUMPSTER ENCLOSURE - GATE ELEVATION DETAILS

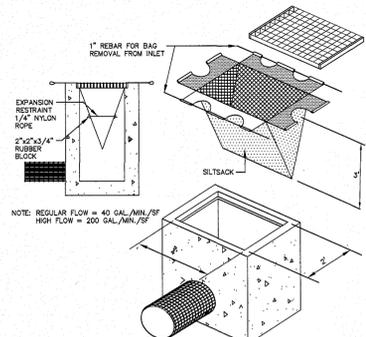


DUMPSTER DETAIL
NOT TO SCALE

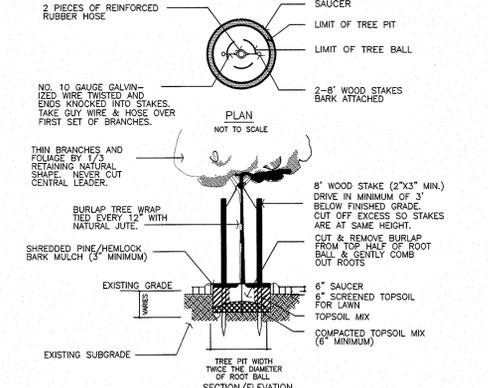


SILT FENCE

LOW POINT SEDIMENTATION CONTROL BARRIER
NOT TO SCALE

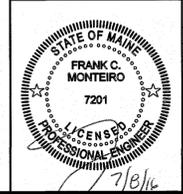


SILTSACK DETAIL-ON OR OFF SITE
NOT TO SCALE



TYPICAL TREE PLANTING
NOT TO SCALE

NOTE: FINAL CONCRETE AND PAVING DESIGNS SHALL BE SPECIFIED IN GEOTECHNICAL REPORT TO BE PROVIDED BY CUMBERLAND FARMS. IN ABSENCE OF A GEOTECHNICAL REPORT, CUMBERLAND FARMS SHALL APPROVE FINAL PAVEMENT AND MATERIALS SPECIFICATION, PRIOR TO CONSTRUCTION.



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Gas Station# 1818

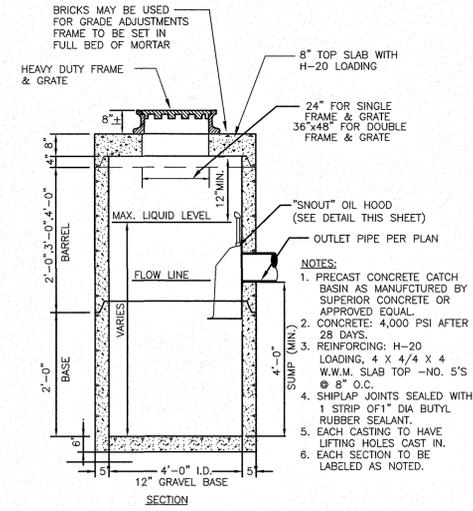
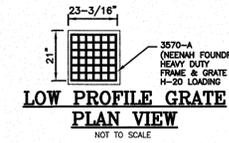
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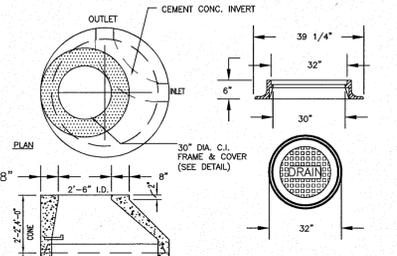
Cumberland FARMS
CUMBERLAND FARMS INC.
100 CROSSING BLVD.
FRAMINGHAM, MA 01702

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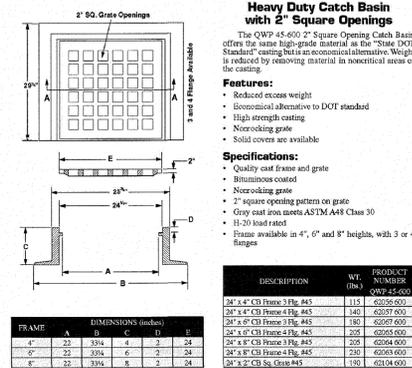
DETAIL SHEET
CFG09.2
MHF PROJECT NO. 375115 SHEET 11 OF 12



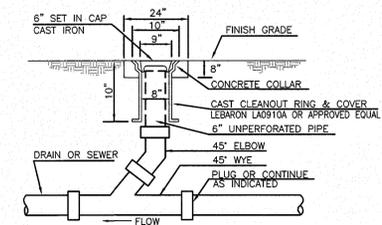
PRECAST CONCRETE CATCH BASIN WITH HOOD
NOT TO SCALE



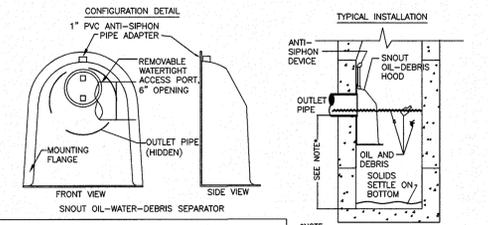
PRECAST CONCRETE DRAIN MANHOLE
MAXIMUM PIPE DIAMETER 30" NOT TO SCALE



CATCH BASIN FRAME & GRATE DETAIL
NOT TO SCALE



TYPICAL CLEANOUT
NOT TO SCALE

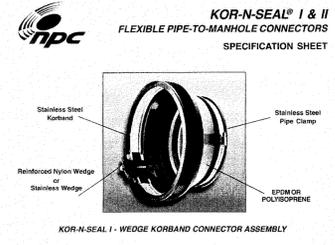


SNOUT - OIL - WATER - DEBRIS SEPARATOR
NOT TO SCALE

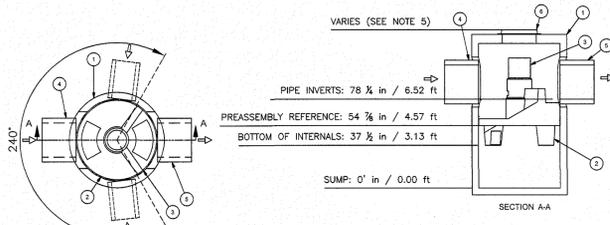
NOTES:

- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. 23 Mt. Archer Rd., Lyme, CT 06357 (860) 434-0277 (860) 434-3193 FAX TOLL FREE: (800) 504-8008 OR (888) 354-7568 WEB SITE: www.bestmp.com OR PRE-APPROVED EQUAL.
- ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
- ALL HOODS SHALL BE EQUIPPED WITH A WATER-TIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN (SEE CONFIGURATION DETAIL).
- THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
- THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 4" FOR PIPES < 12" I.D.
- THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
- THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
- THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL).
- INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
 - A. INSTALLATION INSTRUCTIONS
 - B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
 - C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
 - D. 3/8" STAINLESS STEEL BOLTS
 - E. ANCHOR SHIELDS

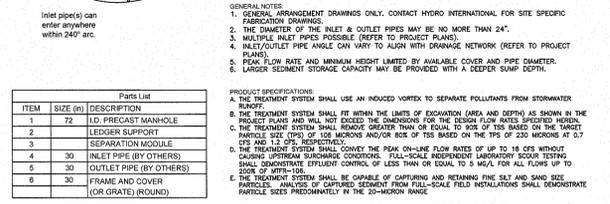
US Patent # 6126817



KOR-N-SEAL DETAIL
NOT TO SCALE

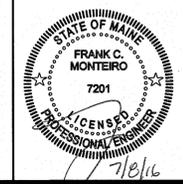


TYPICAL TRENCH SECTION FOR STORM DRAIN
NOT TO SCALE



"FIRST DEFENSE" UNIT DETAIL - FD-6HC
(OR APPROVED EQUAL)
NOT TO SCALE

NOTE: CONTRACTOR SHOULD CONFIRM SYSTEM PARTS AND OBTAIN SHOP DRAWINGS FROM MANUFACTURER PRIOR TO CONSTRUCTION.



REVISIONS			
NO.	DATE	REV. BY.	DESCRIPTION

50,965 FEET
1.170 ACRES
V# L0589
Store# 5585
Gas Station# 1818

MHF Design Consultants, Inc.

44 Stiles Road, Suite One
Salem, New Hampshire 03079
(603) 893-0720
ENGINEERS • PLANNERS • SURVEYORS
www.mhfdesign.com

190 BATH ROAD
BRUNSWICK, MAINE 04011

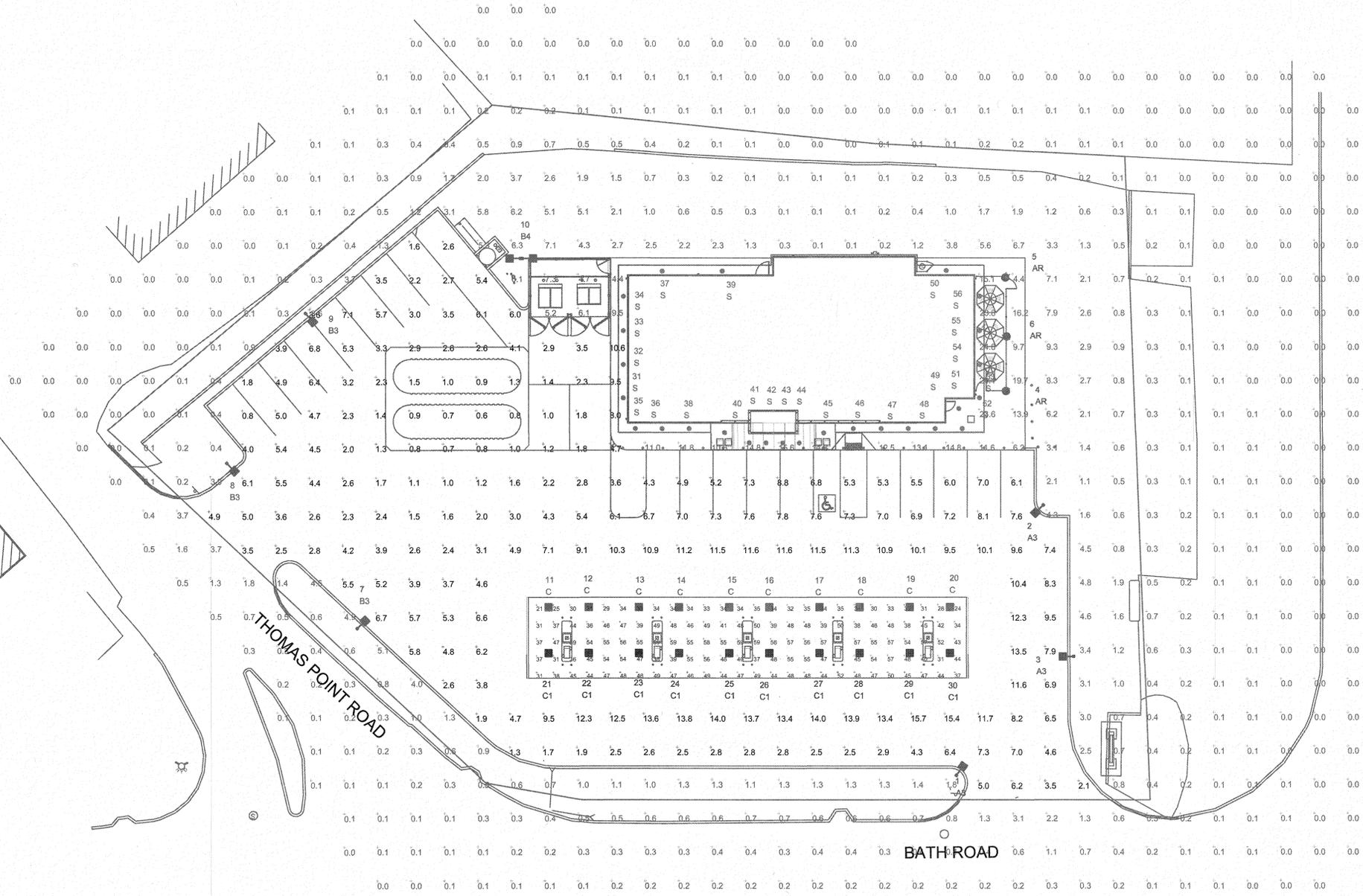
Cumberland FARMS
CUMBERLAND FARMS INC.
100 CROSSING BLVD.
FRAMINGHAM, MA 01702

SCALE: N.T.S.
DATE: JULY 11, 2016
FILE: 3751DET.dwg
DRAWN BY: CMT
CHECKED BY: FCM
CFG09.3

MHF PROJECT NO. 375115 SHEET 12 OF 12

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NOTE:
- FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES
- EXCEPT FOR TYPE "AR" FIXTURES, ALL POLE MOUNTED FIXTURES ARE MOUNTED ON A 15FT POLE ATOP A CONCRETE BASE FLUSH AT GRADE.
- TYPE "AR" FIXTURE IS MOUNTED ON AN 8 FT POLE ATOP A CONCRETE BASE FLUSH AT GRADE.



LumNo	Label	MTG. HGT.
1	A3	15
2	A3	15
3	A3	15
4	AR	8
5	AR	8
6	AR	8
7	B3	15
8	B3	15
9	B3	15
10	B4	15
11	C	14
12	C	14
13	C	14
14	C	14
15	C	14
16	C	14
17	C	14
18	C	14
19	C	14
20	C	14
21	C1	14
22	C1	14
23	C1	14
24	C1	14
25	C1	14
26	C1	14
27	C1	14
28	C1	14

LUM NO.	LABEL	MTG. HT.
29	C1	14
30	C1	14
31	S	12
32	S	12
33	S	12
34	S	12
35	S	12
36	S	12
37	S	12
38	S	12
39	S	12
40	S	12
41	S	16.228
42	S	16.945
43	S	16.945
44	S	16.228
45	S	12
46	S	12
47	S	12
48	S	12
49	S	12
50	S	12
51	S	12
52	S	12
53	S	12
54	S	12
55	S	12
56	S	12

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	44.08	59	21	2.10	2.81
PAVED AREA	5.44	15.7	0.6	9.07	26.17
UNDEFINED AREA	1.23	24.8	0.0	N.A.	N.A.

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	ARR. WATTS	TOTAL WATTS	MANUFACTURER	DESCRIPTION
[Symbol]	3	A3	SINGLE	7896	1.040	134	402	CREE, INC.	ARE-EDG-3MB-DA-06-E-UL-XX-700-57K
[Symbol]	3	AR	SINGLE	7985	1.040	92	276	CREE INC.	ARE-EDR-5M-R5-04-E-UL-XX-700-57K
[Symbol]	3	B3	SINGLE	8480	1.040	134	402	CREE INC.	ARE-EDG-4MB-DA-06-E-UL-700-57K
[Symbol]	1	B4	BACK-BACK	8480	1.040	268	268	CREE INC.	ARE-EDG-4MB-DA-06-E-UL-700-57K
[Symbol]	10	C	SINGLE	12060	1.040	134	1340	CREE, INC.	CAN-304-5M-RS-06-E-UL-XX-700-57K
[Symbol]	10	C1	SINGLE	13696	1.040	134	1340	CREE, INC.	CAN-304-PS-RS-06-E-UL-XX-700-57K
[Symbol]	26	S	SINGLE	1757	1.000	19.8	514.8	Cree Lighting - Recessed Downlight	LR618L-40K-120V-A-DR +RC6 HOUSING

AREA

SYMBOL:	QTY:	LABEL:
	3	A3

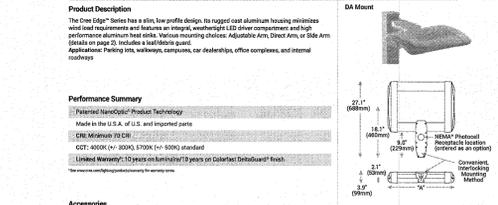
ARE-EDG-3MB-DA-06-E-UL-XX-700-57K

SYMBOL:	QTY:	LABEL:
	3	B3
	1	B4

ARE-EDG-4MB-DA-06-E-UL-700-57K

Cree Edge™ Series

LED Area/Flood Luminaire



Part Number	Part Name	Material	Weight
ARE-EDG-3MB-DA-06-E-UL-XX-700-57K	3MB DA Mount	Aluminum	1.8 lbs (0.8 kg)
ARE-EDG-4MB-DA-06-E-UL-700-57K	4MB DA Mount	Aluminum	2.2 lbs (1.0 kg)

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weatherlight LED driver component and high performance aluminum heat sink. For mounting, Cree Edge™ offers Direct Arm, Direct Arm II, Side Arm and a variety of other mounting options. Applications include parking lots, walkways, campuses, facade lighting and general site lighting applications.

Part Number	Part Name	Material	Weight
ARE-EDG-3MB-DA-06-E-UL-XX-700-57K	3MB DA Mount	Aluminum	1.8 lbs (0.8 kg)
ARE-EDG-4MB-DA-06-E-UL-700-57K	4MB DA Mount	Aluminum	2.2 lbs (1.0 kg)

Performance Summary

Patented NanoCoat™ Product Technology
Made in the U.S.A. of U.S. and imported parts
CREE MINIMUM T8 COI
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard
Limited Warranty: 10 years on luminaires/10 years on ColorCast™ Deflection™ Finish

Accessories

Part Number	Part Name	Material	Weight
ARE-EDG-3MB-DA-06-E-UL-XX-700-57K	3MB DA Mount	Aluminum	1.8 lbs (0.8 kg)
ARE-EDG-4MB-DA-06-E-UL-700-57K	4MB DA Mount	Aluminum	2.2 lbs (1.0 kg)

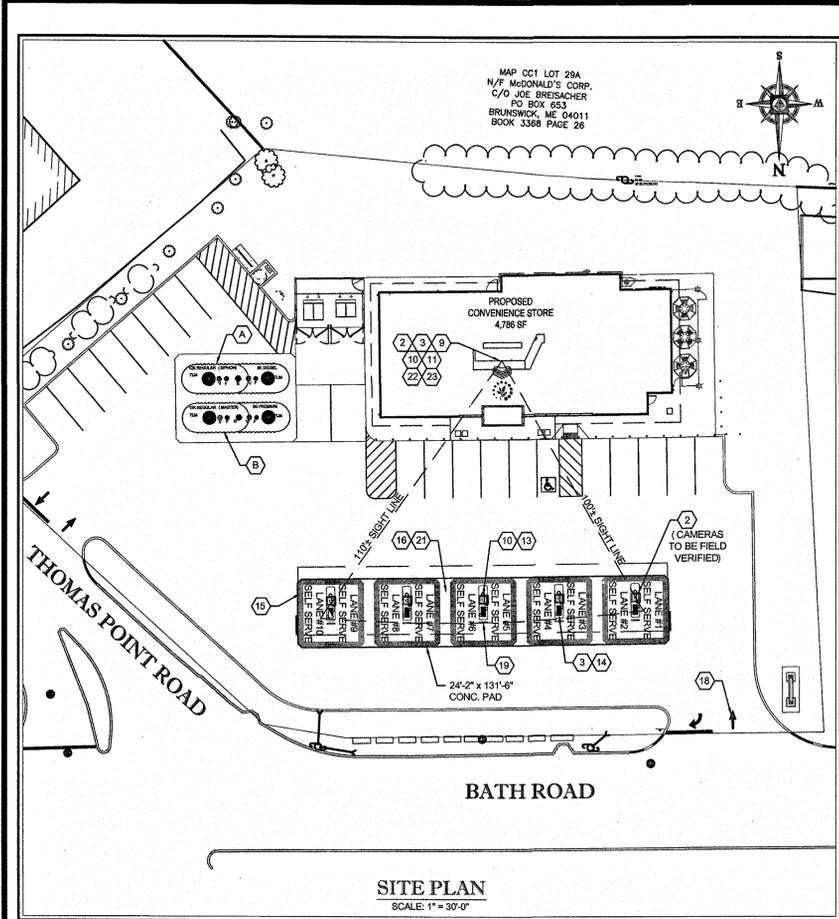
Ordering Information

Part Number	Part Name	Material	Weight
ARE-EDG-3MB-DA-06-E-UL-XX-700-57K	3MB DA Mount	Aluminum	1.8 lbs (0.8 kg)
ARE-EDG-4MB-DA-06-E-UL-700-57K	4MB DA Mount	Aluminum	2.2 lbs (1.0 kg)

Product Specifications

CONSTRUCTION & MATERIALS
• Slim, low profile, mounting and load requirements
• Luminaire offers an integral, weatherlight LED driver component and high performance aluminum heat sink
• 100% aluminum housing with anodized finish
• 100% aluminum housing with anodized finish
• 100% aluminum housing with anodized finish

ELECTRICAL SYSTEM
• Input Voltage: 120V/277V/347V/480V/575V/600V/690V/720V/800V/900V/1000V/1100V/1200V/1380V/1500V/1650V/1800V/2000V/2200V/2400V/2600V/2800V/3000V/3300V/3600V/3900V/4200V/4500V/4800V/5100V/5400V/5700V/6000V/6300V/6600V/6900V/7200V/7500V/7800V/8100V/8400V/8700V/9000V/9300V/9600V/9900V/10200V/10500V/10800V/11100V/11400V/11700V/12000V/12300V/12600V/12900V/13200V/13500V/13800V/14100V/14400V/14700V/15000V/15300V/15600V/15900V/16200V/16500V/16800V/17100V/17400V/17700V/18000V/18300V/18600V/18900V/19200V/19500V/19800V/20100V/20400V/20700V/21000V/21300V/21600V/21900V/22200V/22500V/22800V/23100V/23400V/23700V/24000V/24300V/24600V/24900V/25200V/25500V/25800V/26100V/26400V/26700V/27000V/27300V/27600V/27900V/28200V/28500V/28800V/29100V/29400V/29700V/30000V/30300V/30600V/30900V/31200V/31500V/31800V/32100V/32400V/32700V/33000V/33300V/33600V/33900V/34200V/34500V/34800V/35100V/35400V/35700V/36000V/36300V/36600V/36900V/37200V/37500V/37800V/38100V/38400V/38700V/39000V/39300V/39600V/39900V/40200V/40500V/40800V/41100V/41400V/41700V/42000V/42300V/42600V/42900V/43200V/43500V/43800V/44100V/44400V/44700V/45000V/45300V/45600V/45900V/46200V/46500V/46800V/47100V/47400V/47700V/48000V/48300V/48600V/48900V/49200V/49500V/49800V/50100V/50400V/50700V/51000V/51300V/51600V/51900V/52200V/52500V/52800V/53100V/53400V/53700V/54000V/54300V/54600V/54900V/55200V/55500V/55800V/56100V/56400V/56700V/57000V/57300V/57600V/57900V/58200V/58500V/58800V/59100V/59400V/59700V/60000V/60300V/60600V/60900V/61200V/61500V/61800V/62100V/62400V/62700V/63000V/63300V/63600V/63900V/64200V/64500V/64800V/65100V/65400V/65700V/66000V/66300V/66600V/66900V/67200V/67500V/67800V/68100V/68400V/68700V/69000V/69300V/69600V/69900V/70200V/70500V/70800V/71100V/71400V/71700V/72000V/72300V/72600V/72900V/73200V/73500V/73800V/74100V/74400V/74700V/75000V/75300V/75600V/75900V/76200V/76500V/76800V/77100V/77400V/77700V/78000V/78300V/78600V/78900V/79200V/79500V/79800V/80100V/80400V/80700V/81000V/81300V/81600V/81900V/82200V/82500V/82800V/83100V/83400V/83700V/84000V/84300V/84600V/84900V/85200V/85500V/85800V/86100V/86400V/86700V/87000V/87300V/87600V/87900V/88200V/88500V/88800V/89100V/89400V/89700V/90000V/90300V/90600V/90900V/91200V/91500V/91800V/92100V/92400V/92700V/93000V/93300V/93600V/93900V/94200V/94500V/94800V/95100V/95400V/95700V/96000V/96300V/96600V/96900V/97200V/97500V/97800V/98100V/98400V/98700V/99000V/99300V/99600V/99900V/100200V/100500V/100800V/101100V/101400V/101700V/102000V/102300V/102600V/102900V/103200V/103500V/103800V/104100V/104400V/104700V/105000V/105300V/105600V/105900V/106200V/106500V/106800V/107100V/107400V/107700V/108000V/108300V/108600V/108900V/109200V/109500V/109800V/110100V/110400V/110700V/111000V/111300V/111600V/111900V/112200V/112500V/112800V/113100V/113400V/113700V/114000V/114300V/114600V/114900V/115200V/115500V/115800V/116100V/116400V/116700V/117000V/117300V/117600V/117900V/118200V/118500V/118800V/119100V/119400V/119700V/120000V/120300V/120600V/120900V/121200V/121500V/121800V/122100V/122400V/122700V/123000V/123300V/123600V/123900V/124200V/124500V/124800V/125100V/125400V/125700V/126000V/126300V/126600V/126900V/127200V/127500V/127800V/128100V/128400V/128700V/129000V/129300V/129600V/129900V/130200V/130500V/130800V/131100V/131400V/131700V/132000V/132300V/132600V/132900V/133200V/133500V/133800V/134100V/134400V/134700V/135000V/135300V/135600V/135900V/136200V/136500V/136800V/137100V/137400V/137700V/138000V/138300V/138600V/138900V/139200V/139500V/139800V/140100V/140400V/140700V/141000V/141300V/141600V/141900V/142200V/142500V/142800V/143100V/143400V/143700V/144000V/144300V/144600V/144900V/145200V/145500V/145800V/146100V/146400V/146700V/147000V/147300V/147600V/147900V/148200V/148500V/148800V/149100V/149400V/149700V/150000V/150300V/150600V/150900V/151200V/151500V/151800V/152100V/152400V/152700V/153000V/153300V/153600V/153900V/154200V/154500V/154800V/155100V/155400V/155700V/156000V/156300V/156600V/156900V/157200V/157500V/157800V/158100V/158400V/158700V/159000V/159300V/159600V/159900V/160200V/160500V/160800V/161100V/161400V/161700V/162000V/162300V/162600V/162900V/163200V/163500V/163800V/164100V/164400V/164700V/165000V/165300V/165600V/165900V/166200V/166500V/166800V/167100V/167400V/167700V/168000V/168300V/168600V/168900V/169200V/169500V/169800V/170100V/170400V/170700V/171000V/171300V/171600V/171900V/172200V/172500V/172800V/173100V/173400V/173700V/174000V/174300V/174600V/174900V/175200V/175500V/175800V/176100V/176400V/176700V/177000V/177300V/177600V/177900V/178200V/178500V/178800V/179100V/179400V/179700V/180000V/180300V/180600V/180900V/181200V/181500V/181800V/182100V/182400V/182700V/183000V/183300V/183600V/183900V/184200V/184500V/184800V/185100V/185400V/185700V/186000V/186300V/186600V/186900V/187200V/187500V/187800V/188100V/188400V/188700V/189000V/189300V/189600V/189900V/190200V/190500V/190800V/191100V/191400V/191700V/192000V/192300V/192600V/192900V/193200V/193500V/193800V/194100V/194400V/194700V/195000V/195300V/195600V/195900V/196200V/196500V/196800V/197100V/197400V/197700V/198000V/198300V/198600V/19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SITE PLAN
SCALE: 1" = 30'-0"

MISCELLANEOUS CHARTS

VEHICLE CAPACITY

TYPE	FULL SERVE	SELF SERVE
FUELING	-	10
WAITING TO BE FUELED	-	5
TOTALS	-	15
TOTAL NUMBER OF DISPENSING UNITS: (5) GASOLINE AND DIESEL		
TOTAL NUMBER OF FUELING POSITIONS: (10) GASOLINE AND DIESEL		

U/G STORAGE TANKS

TANK	CAPACITY	PRODUCT	TANK TYPE	INSTALL DATE
A SPLIT TANK	12,000 GAL.	REG. GASOLINE	DWFG	PROPOSED
B SPLIT TANK	8,000 GAL.	DIESEL	DWFG	PROPOSED
C SPLIT TANK	12,000 GAL.	REG. GASOLINE	DWFG	PROPOSED
D SPLIT TANK	8,000 GAL.	PREMIUM	DWFG	PROPOSED

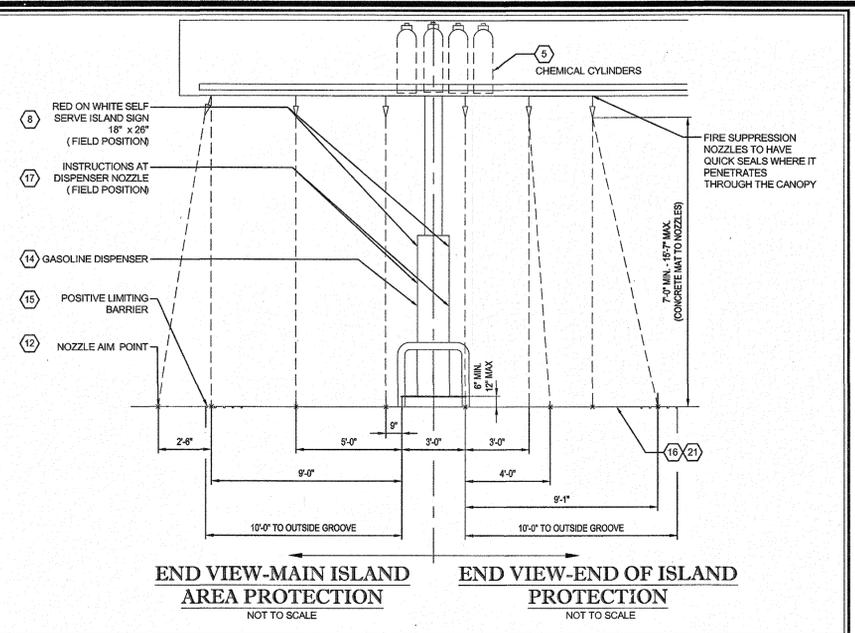
CCTV CAMERAS

LANE #	FULL/SELF SERVE	SELF SERVE	FULL SERVE
LANE #12	--	1	--
LANE #34	--	1	--
LANE #56	--	1	--
LANE #78	--	1	--
LANE #910	--	1	--

SITE SPECIFIC SYSTEM COMPONENT TABLE *

NUMBER OF SYSTEMS REQD	NUMBER OF NOZZLES REQD	NUMBER OF CYL. REQD	CYLINDER SIZE & QTY.
(1) 9'-8" LONG SYSTEM	(24) PER SYSTEM	(4) PER SYSTEM	ATD-3580+0 ATD-8080+4
(5) TOTAL SYSTEMS	(120) TOTAL NOZZLES	(20) TOTAL CYLINDERS	ATD-3580+0 ATD-8080+20

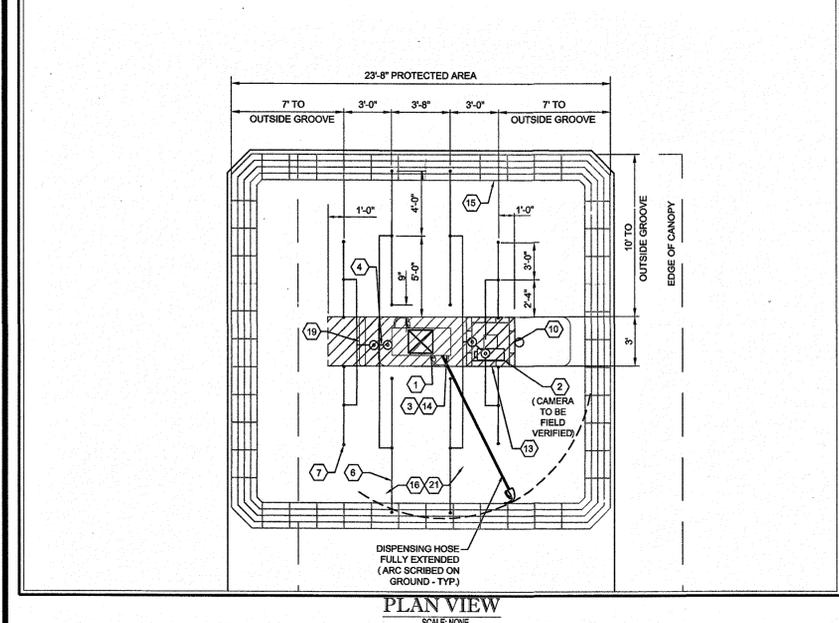
*INCLUDES MAIN AND END OF ISLAND PROTECTION.



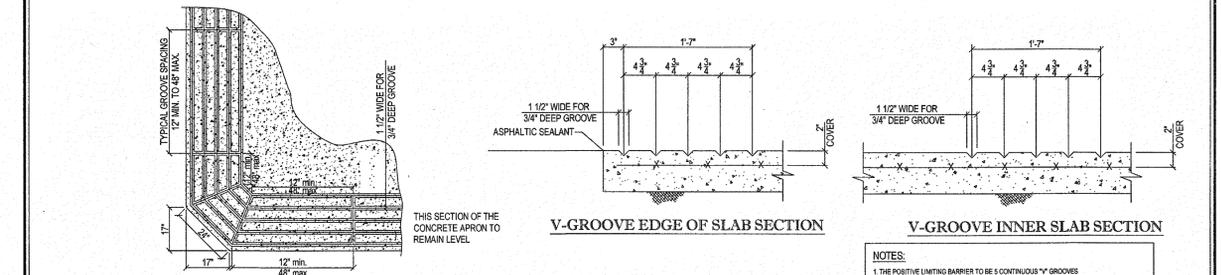
SPECIAL NOTE:
IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE UL LISTED PYRO-CHEM INC. "THE ATTENDANT II" TECHNICAL MANUAL, THE TECHNICAL MANUAL SHALL GOVERN.
NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICT

SPECIAL INSTALLATION NOTES:

- DO NOT PAINT THE HEAT SENSORS.
- PITCH ELECTRICAL CONDUIT AWAY FROM THE ELECTRICAL JUNCTION BOXES.
- ALL CONDUIT RUNS AND JUNCTION BOXES ARE TO BE SECURED TO THE TOP OF THE PURLINS AS DETAILED ON THIS DRAWING.
- ALL RIGID METAL CONDUIT THREADS TO BE SEALED USING TEFLON PASTE FOR WATERTIGHT INSTALLATION.



PLAN VIEW
SCALE: NONE

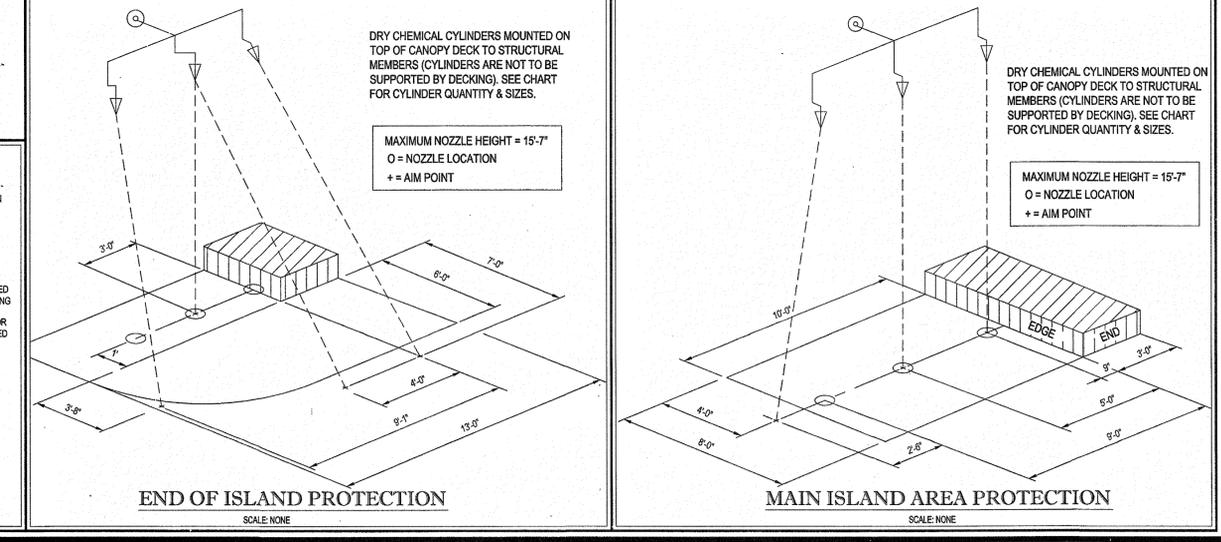
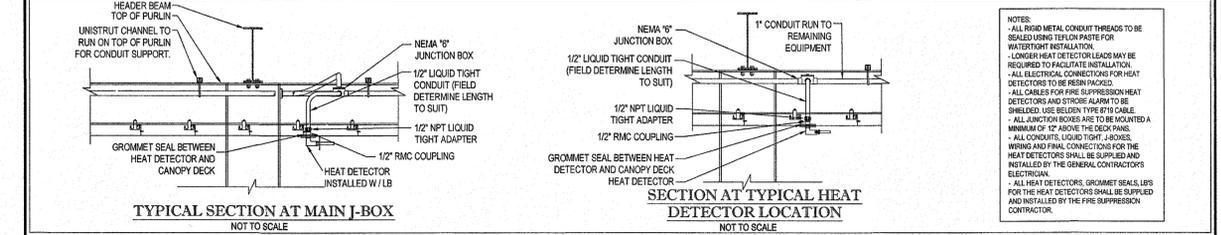


15 POSITIVE LIMITING BARRIER SAWCUTS AND PATTERNS
NOT TO SCALE

POSITIVE LIMITING BARRIER NOTE:
CONTRACTOR TO VERIFY LOCATION OF POSITIVE LIMITING BARRIER WITH CUMBERLAND FARMS PRIOR TO INSTALLATION.

NOTES:

- THE POSITIVE LIMITING BARRIER TO BE A CONTINUOUS "Y" GROOVES
- 1 1/2" WIDE x 3/4" DEEP, ON 3/4" CENTERS WITH GROOVE INTERCONNECTING GROOVES, EQUALLY SPACED ON MIN. 12" MAX. 48" CENTERS.
- 2" GROOVES SHALL BE TROWELED IN CONCRETE SLAB.
- 3" GROOVES SHALL BE A CONSTANT WIDTH AND DEPTH FOR THE ENTIRE APRON.
- GROOVES MUST BE KEPT CLEAN OF DIRT AND DEBRIS.



LEGEND

- 150° HIGH TEMP. AUTOMATIC THERMOSTAT INSTALLED ON 15 FOOT MAXIMUM CENTERS INTERCONNECTED TO FIRE SUPPRESSION SYSTEM CENTER OF EACH ISLAND ABOVE DISPENSERS.
- CCTV CAMERA MOUNTED TO CANOPY COLUMN AT ISLAND WITH CCTV MONITOR(S) LOCATED NEAR CASH REGISTER AT THE TRANSACTION AREA WITHIN THE BUILDING. CCTV MONITORS SHALL DISPLAY ALL CAMERA ANGLES SIMULTANEOUSLY ON THE SCREEN WITH A MINIMUM PICTURE FRAME OF 5 INCHES BY 6.5 INCHES PER CAMERA.
- INTERCOM SPEAKERS AT EACH DISPENSER WITH MASTER CONTROL LOCATED AT CENTRAL CONTROL AREA.
- OVERHEAD FIRE SUPPRESSION PIPING (SUPPLY).
- DRY CHEMICAL CYLINDERS AS REQUIRED BY MANUFACTURER OF SUPPRESSION SYSTEM WITH REFERENCE TO UL APPROVED INSTALLATION AND MAINTENANCE MANUAL.
- OVERHEAD FIRE SUPPRESSION PIPING (DISTRIBUTION).
- NOZZLE.
- NO SMOKING AND TURN OFF ENGINE SIGN.
- GASOLINE DISPENSER CONTROL CONSOLE EQUIPMENT WITH COMPLETE EQUIPMENT SHUTDOWN EMERGENCY MODE UL APPROVED.
- HAND OPERATED 40 LB FIRE EXTINGUISHER.
- CONTROL CENTER.
- FIRE SUPPRESSION STRIKE POINT - FOR END OF ISLAND NOZZLE AIM POINTS REFER TO THE UL LISTED PYRO-CHEM, INC. "THE ATTENDANT II" TECHNICAL MANUAL.
- GASOLINE OR DIESEL DISPENSER UL APPROVED WITH AUTOMATIC CREDIT CARD READING DEVICE.
- POSITIVE LIMITING BARRIER AROUND PERIMETER OF SELF-SERVE GASOLINE DISPENSING AREA.
- SELF-SERVE GASOLINE DISPENSING AREA.
- APPROPRIATE INSTRUCTIONS FOR USE AT EACH SELF-SERVE DISPENSING NOZZLE.
- TRAFFIC FLOW ARROWS.
- SAFETY BARRICADE.
- LIGHTING WITHIN SELF-SERVE DISPENSING AREA.
- CONCRETE MAT SURROUNDING THE DISPENSING AREA SHALL BE MADE AS LEVEL AS POSSIBLE.
- APPROPRIATE INSTRUCTIONS FOR USE AT EACH SELF-SERVE DISPENSING NOZZLE.
- MANUAL RELEASE LOCATED IN CONTROL CENTER CONVENIENT TO ATTENDANT. REMOTE RELEASE ENGINEERED BY FACTORY, INSTALLED BY AUTHORIZED FIRE SUPPRESSION CONTRACTOR.

NOTES

- NOTES TAKEN FROM MAINE DEPARTMENT OF PUBLIC SAFETY CHAPTER 34 "SPECIAL REGULATIONS FOR ATTENDED SELF-SERVICE GASOLINE FACILITIES" PAGE 3 & 4.
- NO ONE SHALL CONSTRUCT, RECONSTRUCT, CONVERT OR ALTER ANY SERVICE STATION TO PROVIDE ATTENDED SELF-SERVICE GASOLINE DISPENSING WITHOUT FIRST NOTIFYING THE OFFICE OF THE STATE FIRE MARSHAL IN WRITING OF THE TYPE AND ADDRESS OF THE FACILITY.
 - EVERY GASOLINE SERVICE STATION SHALL BE UNDER THE DIRECT CONTROL OF THE OWNER, OPERATOR OR DULY AUTHORIZED EMPLOYEE WHO SHALL BE ON DUTY AT ALL TIMES THAT GASOLINE IS BEING SOLD OR DISPENSED.
 - EACH FACILITY SHALL BE EQUIPPED WITH A FIXED FIRE EXTINGUISHING SYSTEM INSTALLED IN ACCORDANCE WITH NFPA800, CODE FOR MOTOR DISPENSING FACILITIES AND REPAIR GARAGES, 2008 EDITION. THE SYSTEM SHALL PROVIDE PROTECTION FOR ALL PUMPS IN THE DISPENSING AREA. EACH EXTINGUISHER HEAD SHALL BE INSTALLED IN SUCH A MANNER THAT AN ACCUMULATION OF ICE OR SNOW WILL NOT ADVERSELY AFFECT THE PROPER FUNCTIONING OF THE SYSTEM.
 - THE NUMBER OF NOZZLES CAPABLE OF SIMULTANEOUS OPERATION MAY NOT EXCEED SIXTEEN NOZZLES PER OPERATOR ON DUTY IN ISLANDS OPEN TO USE, AND NO MORE THAN EIGHT NOZZLES MAY BE IN USE AT ONE TIME.
 - THE CONTROLLING MECHANISM CONSOLE AND ITS RELATED EQUIPMENT ARE TO BE LISTED BY UNDERWRITERS LABORATORIES.
 - IN ADDITION TO THE REQUIRED OPERATING INSTRUCTIONS SET FORTH IN NFPA800, SIGNAGE SHALL INCLUDE A REQUIREMENT THAT THE USER STAY IN VIEW OF THE FUELING NOZZLE DURING DISPENSING.
 - THE CONTROLLING CONSOLE PROVIDING POWER TO THE PUMP MOTOR MUST BE MONITORED BY THE OWNER, OPERATOR OR DULY AUTHORIZED EMPLOYEE AT ALL TIMES WHEN GASOLINE IS BEING DISPENSED AND PROPERLY PROTECTED AGAINST PHYSICAL DAMAGE FROM MOTOR VEHICLES.
 - THERE SHALL BE CONSTANT CONTACT BY THE CONTROL CONSOLE OPERATOR AND THE PUMP ISLAND BY MEANS OF INTER-COMMUNICATION SYSTEM THAT SHALL BE MAINTAINED IN PROPER OPERATING CONDITIONS.
 - THE CONTROL CONSOLE OPERATOR MUST OBSERVE THE FUELING OPERATION OF EACH VEHICLE. MIRRORS ARE NOT ACCEPTABLE AS PROVIDING ADEQUATE VISUAL CONTROL.
 - THE PRIMARY FIRE DEPARTMENT HAVING JURISDICTION OR PROVIDING MUTUAL AID IN THE AREA IN THE AREA IN WHICH A PROPOSED SELF-SERVICE STATION IS TO BE LOCATED SHALL BE INFORMED OF SUCH PROPOSAL AND THE REQUIREMENTS OF ALL LOCAL ORDINANCE MUST BE MET.
 - THE OPERATIONS PERMIT MUST BE POSTED IN THE PLAN VIEW OF THE PUBLIC, UNOBSTRUCTED, AT THE SITE.
 - AN AUTOMATIC CLOSING TYPE HOSE NOZZLE VALVE LISTED WITH UNIFIED LABORATORIES (OR OTHER RECOGNIZED AGENCY APPLYING AN EQUIVALENT TEST) WITH LATCH OPEN DEVICE MAY BE INSTALLED.
 - THE OWNER OR OPERATOR OF ANY ATTENDED SELF-SERVICE FACILITY EXISTING PRIOR TO THE DATE OF THIS RULE MUST NOTIFY THE OFFICE OF THE STATE FIRE MARSHAL IN WRITINGS OF BY JULY 1, 2006.

_____, CHIEF OF DEPARTMENT OR HIS DESIGNEE, HAVE REVIEWED THE ATTACHED INFORMATION AND HAVE ACKNOWLEDGMENT OF:
CITY/TOWN: _____
DATE: _____

FOR FIRE MARSHAL USE:

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING AND DESIGN
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

NORTHERN VIRGINIA
CENTRAL VIRGINIA
CHARLOTTE, NC
TAMPA, FL
SOUTH BEND, INDIANA
SOUTH FORT WORTH, TEXAS

PHILADELPHIA, PA
LEHIGH VALLEY, PA
REHOBOTH BEACH, DE
BALTIMORE, MD
NEW YORK, NY
NEW YORK, NY
NEW YORK, NY

REVISIONS

REV	DATE	COMMENT	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

PERMIT PLAN

PROJECT No.: W041623
DRAWN BY: CFD
LMD
CHECKED BY: LMD
DATE: 05/16/2016
SCALE: AS NOTED
CAD I.D.: BRUNSWICK 60

FIRE SUPPRESSION PLAN
FOR
CUMBERLAND FARMS
(NEW SITE)
190 BATH ROAD
TOWN OF BRUNSWICK
CUMBERLAND COUNTY
MAINE

BOHLER ENGINEERING

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9800
Fax: (508) 480-9808
www.BohlerEngineering.com

W.D. GOEBEL
REGISTERED PROFESSIONAL ENGINEER
NEW YORK STATE LICENSE NO. 12204-1

SHEET TITLE:
PYRO-CHEM, INC. "THE ATTENDANT II" GASOLINE FIRE SUPPRESSION SYSTEM

SHEET NUMBER:
CFG11.0

REV 0 - 05/16/2016

811

Know what's below.
Call before you dig.

WARNING NO SMOKING-STOP MOTOR

IT IS UNLAWFUL AND DANGEROUS TO DISPENSE GASOLINE INTO UNAPPROVED CONTAINERS.

NO FILLING OF PORTABLE CONTAINERS IN OR ON A MOTOR VEHICLE OR TRAILER. PLACE CONTAINER ON GROUND BEFORE FILLING.

8 NO SMOKING TURN-OFF ENGINE SIGN
NOT TO SCALE

NOTES:
DIMENSIONS 18" BY 26" WHITE BACKGROUND WITH RED MASKING

LETTERING SIZE AND ARRANGEMENT SHALL BE IN BLOCK LETTERS MIN. HEIGHT 2, AS SHOWN TO RIGHT.

TYPICAL HEAT DETECTOR LOCATION
NOT TO SCALE

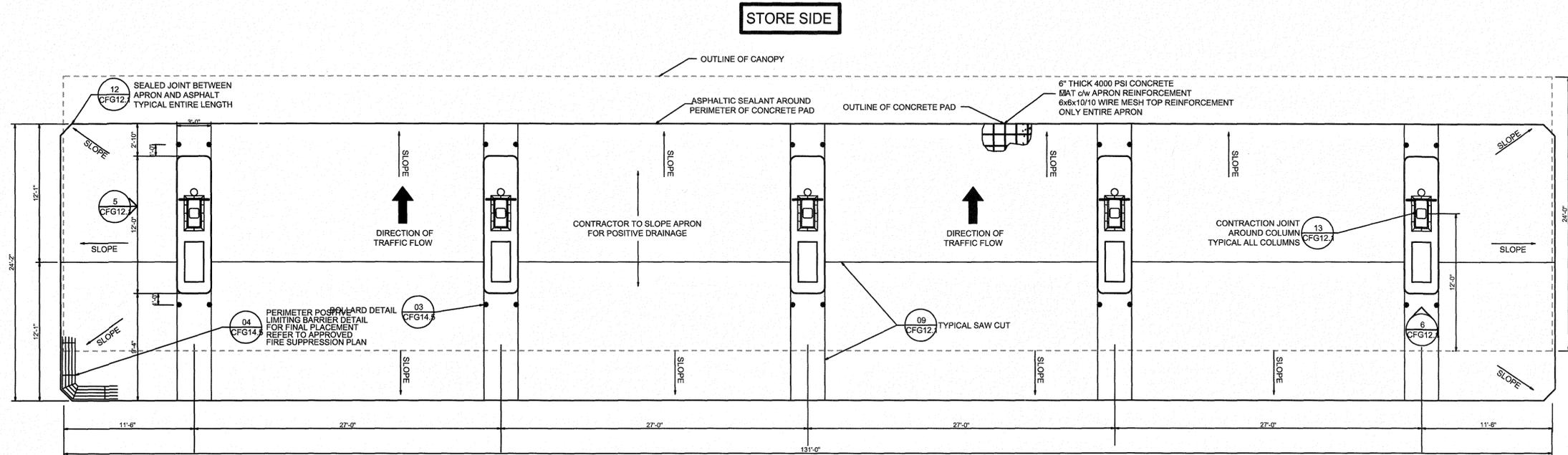
ALL PENETRATIONS THROUGH CANOPY DECK MUST BE WATER TIGHT (CRITICAL) AVOID EXPOSED THREADS ABOVE CANOPY DECK WHERE POSSIBLE.

1/2" COMPRESSION FITTING

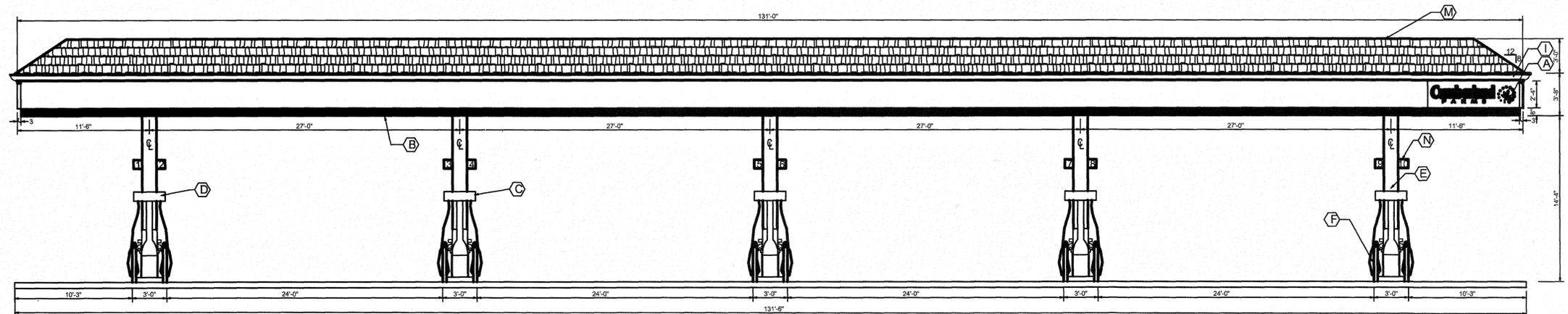
1/2" THEREAD RMC COUPLING

HEAT DETECTOR NUTS TIGHTENED TO MAX. OF 20# FT LBS TORQUE

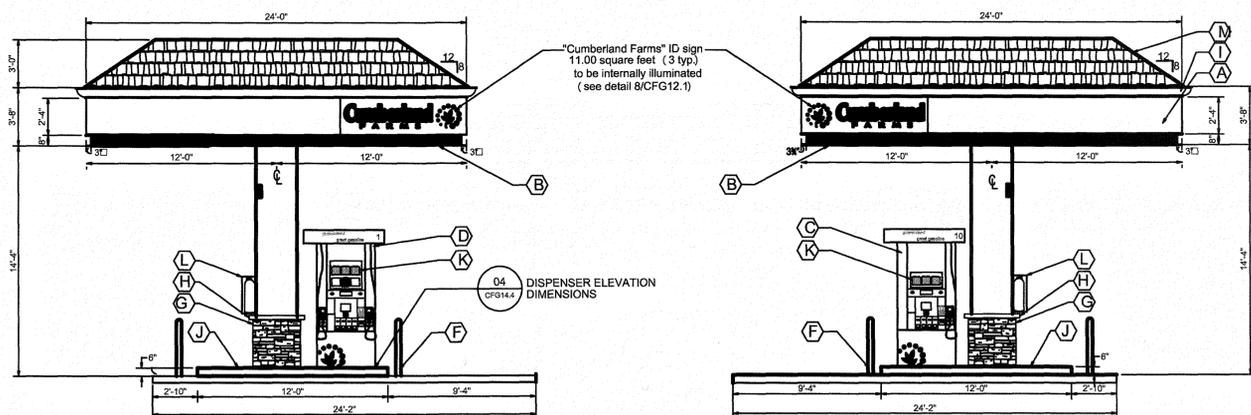
ALL HEAT DETECTOR PENETRATIONS TO BE SEALED AROUND THE 1/2" CONDUIT AND TO BE OFFSET TO THE ROOK SIDE OF DISPENSER AND WIRED IN PARALLEL.



1 CANOPY PLAN VIEW
CFG12 SCALE: 3/16" = 1'-0"

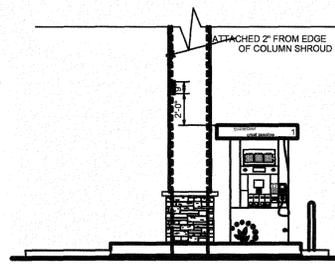
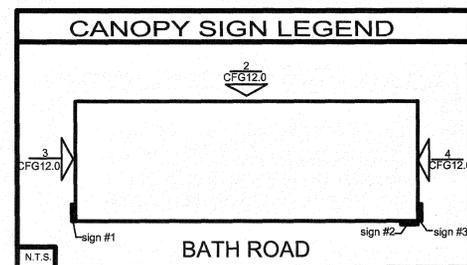


2 CANOPY FRONT ELEVATION
CFG12 SCALE: 3/16" = 1'-0"

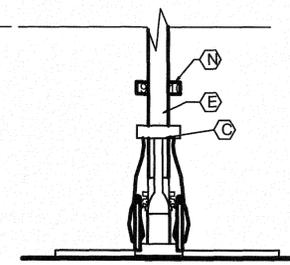


3 CANOPY LEFT ELEVATION
CFG12 SCALE: 3/16" = 1'-0"

4 CANOPY RIGHT ELEVATION
CFG12 SCALE: 3/16" = 1'-0"



5 GAS DISPENSER # SIGN LOCATION DETAIL
CFG12 SCALE: 3/16" = 1'-0"



6 GAS DISPENSER # SIGN LOCATION DETAIL
CFG12 SCALE: 3/16" = 1'-0"

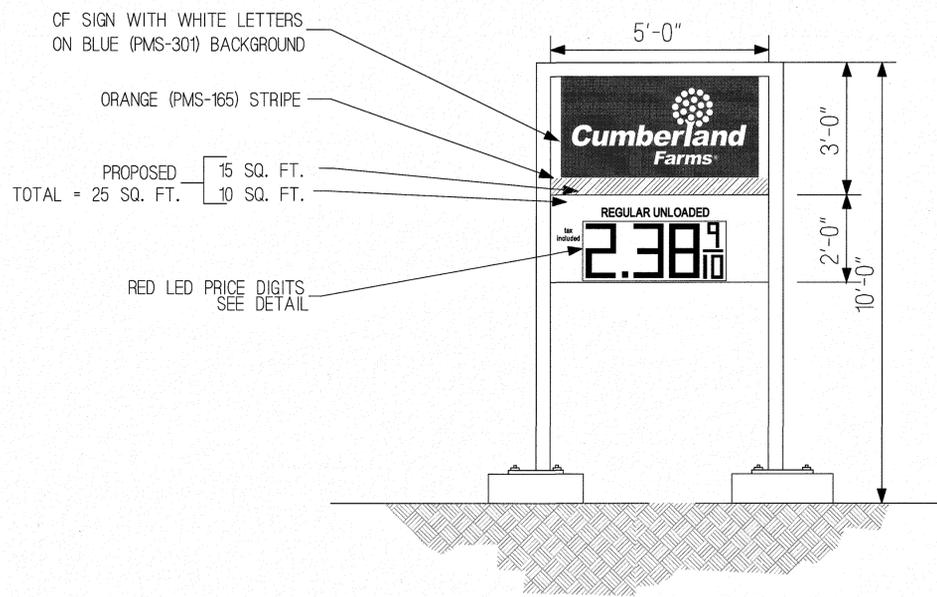
- NOTES:**
- COORDINATE APRON ELEVATIONS WITH CIVIL DRAWINGS AND FIELD ELEVATIONS.
 - DISPENSER SUMPS TO BE SET IN PLACE AND USED AS A FORM TO POUR CONCRETE AROUND.
 - CONCRETE SPECIFICATIONS:
-SOIL BEARING CAPACITY REQ'D: AS PER GEOTECHNICAL REPORT
-CONC. STRENGTH: 4000psi @ 28 DAYS 3% TO 7% AIR
-TROWELLED SMOOTH FINISH WITH TWO COATS SEALING/CURING COMPOUND
-CANOPY FOOTING CONC. STRENGTH: REFER TO DRAWINGS PROVIDED BY MANUFACTURER
 - ALL EQUIPMENT INSTALLATIONS MUST COMPLY WITH MANUFACTURER'S SPECIFICATIONS.
 - ALL EQUIPMENT AND CONSTRUCTION ARE NEW AND FACILITY IS TO BE ATTENDED SELF-SERVICE.
 - REFER TO CANOPY MANUFACTURERS DRAWINGS FOR SPECIFIC CANOPY FOOTING OPTIONS.
 - REFER TO CANOPY MANUFACTURERS DRAWINGS FOR ARCHITECTURAL DETAILS ON CANOPY AND COLUMNS.
 - SEE CIVIL PLANS FOR ORIENTATION ON SITE, AND FOR TRAFFIC FLOW
 - REFER TO CANOPY DETAIL SCHEDULE ON SHEET CFG12.1 FOR ADDITIONAL INFORMATION
 - GC TO COORDINATE THE SPECIFIC LOCATIONS OF THE APRON EXPANSION JOINTS BASED ON THE FINAL POSITIVE LIMITING BARRIER DESIGN. REFER TO THE FIRE SUPPRESSION PLAN FOR THE PLB LAYOUT

REVISIONS			V#NEW
DATE	REV. BY	DESCRIPTION	Store#NEW
			Gas Station#NEW

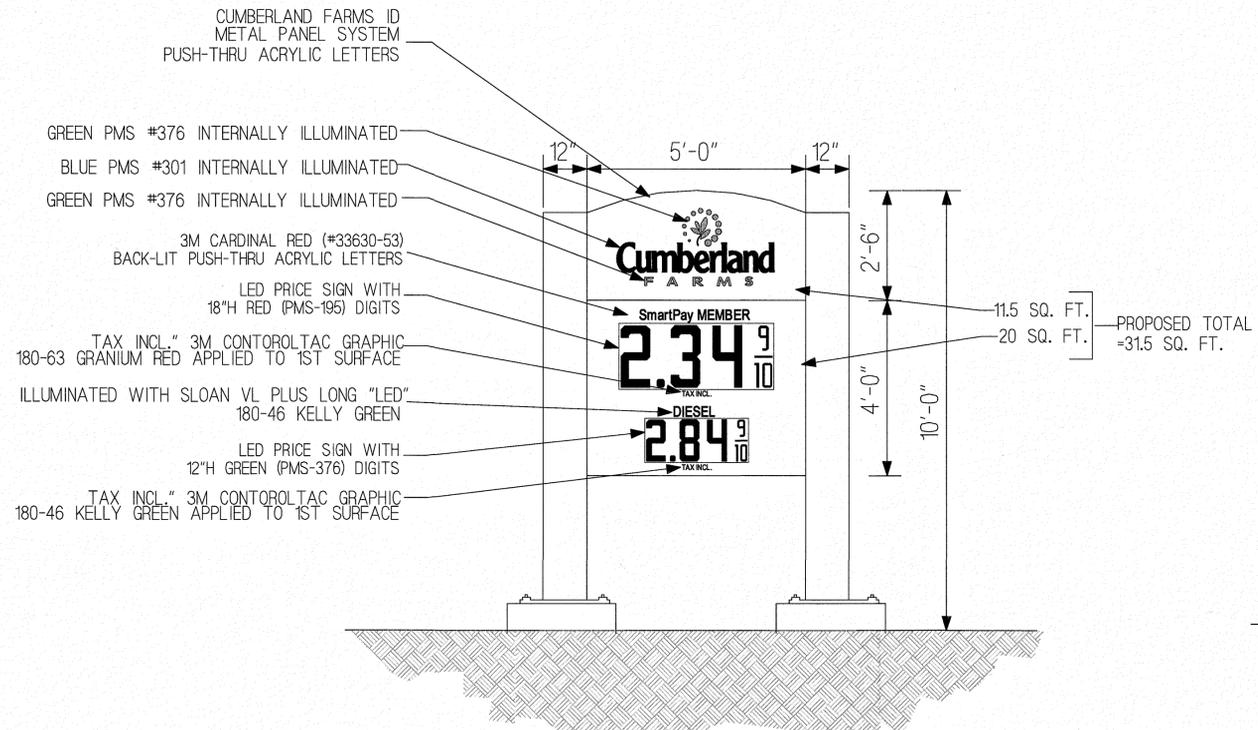
190 BATH ROAD, BRUNSWICK, ME

CUMBERLAND FARMS, INC.
100 Crossing Boulevard
Brunswick, Massachusetts 01702

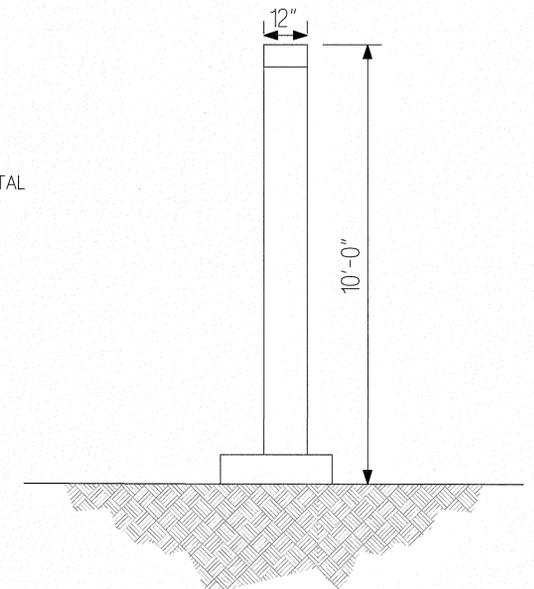
SCALE: 1/16" = 1'-0"
DATE: 03-22-2016
FILE: x:canopyL0589
DRAWN BY: DB
CHECKED BY:
CFG12.0



EXISTING



PROPOSED SIGN
FRONT VIEW



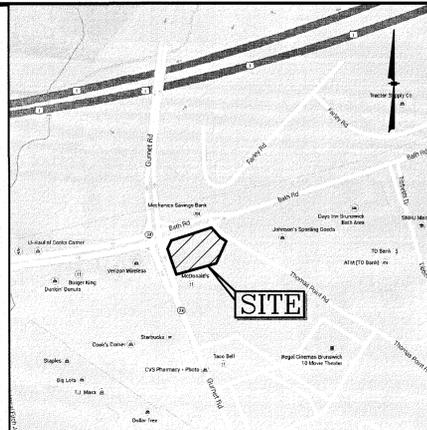
PROPOSED SIGN
SIDE VIEW

REVISIONS			L#0589	190 BATH ROAD - OLD ROUTE 1
DATE	REV. BY.	DESCRIPTION	STORE# 5585	BRUNSWICK, ME
			GAS STATION#	

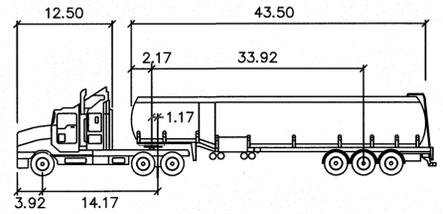

 CUMBERLAND FARMS, INC.
 310 CROSSING BOULEVARD
 FRAMINGHAM, MASSACHUSETTS 01702

SCALE: 1/2" = 1'-0"
 DATE: 4-20-16
 FILE: sign.plt 10589
 DRAWN BY: DB
 CHECKED BY:

SIGN PLAN 2 CFG13.1



LOCATION MAP
(NOT TO SCALE)



Fuel Tanker D

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 40.0
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

CUMBERLAND FARMS FUEL TANKER

MAP CC1 LOT 29A
N/F McDONALD'S CORP.
C/O JOE BREISACHER
PO BOX 653
BRUNSWICK, ME 04011
BOOK 3368 PAGE 26

MAP CC1- LOT 28
50,965 Sq.Ft.
1.170 Ac.±

PROPOSED CONVENIENCE STORE
4,786 SF

BATH ROAD
(PUBLIC - VARIABLE WIDTH R.O.W.)

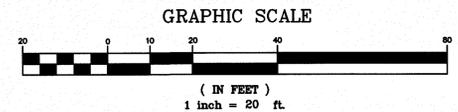
THOMAS POINT ROAD
(PUBLIC - VARIABLE WIDTH R.O.W.)

MAP CC1 LOT 27
N/F PROMPTO, INC.
70 SCOTT DRIVE
WESTBROOK, ME 04092
BOOK 8252 PAGE 135

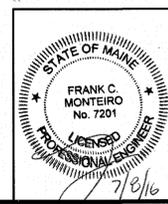
MAP CC2 LOT 53
N/F STATE OF MAINE C/O
DEPT OF TRANSPORTATION
16 STATE STATION HOUSE
AUGUSTA, ME 04333

LEGEND

- | | |
|-----------------------------------|--------------------------------------|
| ○ IRON PIN FOUND | — TREELINE |
| □ CONCRETE BOUND FOUND | — UTILITY POLE |
| △ RAILROAD SPIKE FOUND | — DRAIN MANHOLE |
| ○ DRILL HOLE FOUND | — SEWER MANHOLE |
| — VERTICAL GRANITE CURB | — TELEPHONE MANHOLE |
| — SLOPED GRANITE CURB | — CATCH BASIN |
| — BITUMINOUS CONCRETE LIP CURBING | — WATER LINE |
| — BITUMINOUS CONCRETE BERM | — WATER VALVE |
| — OVERHEAD SERVICE WIRES | — FIRE HYDRANT |
| — DOUBLE SOLID YELLOW LINE | — GAS VALVE |
| — SINGLE SOLID WHITE LINE | — GAS LINE |
| — BROKEN WHITE LINE | — UNDERGROUND TELEPHONE LINE |
| — SIGN | — UNDERGROUND ELECTRIC AND TELEPHONE |
| — OBSERVATION WELL | |
| — TEST PIT | |
| — TEST BORING | |



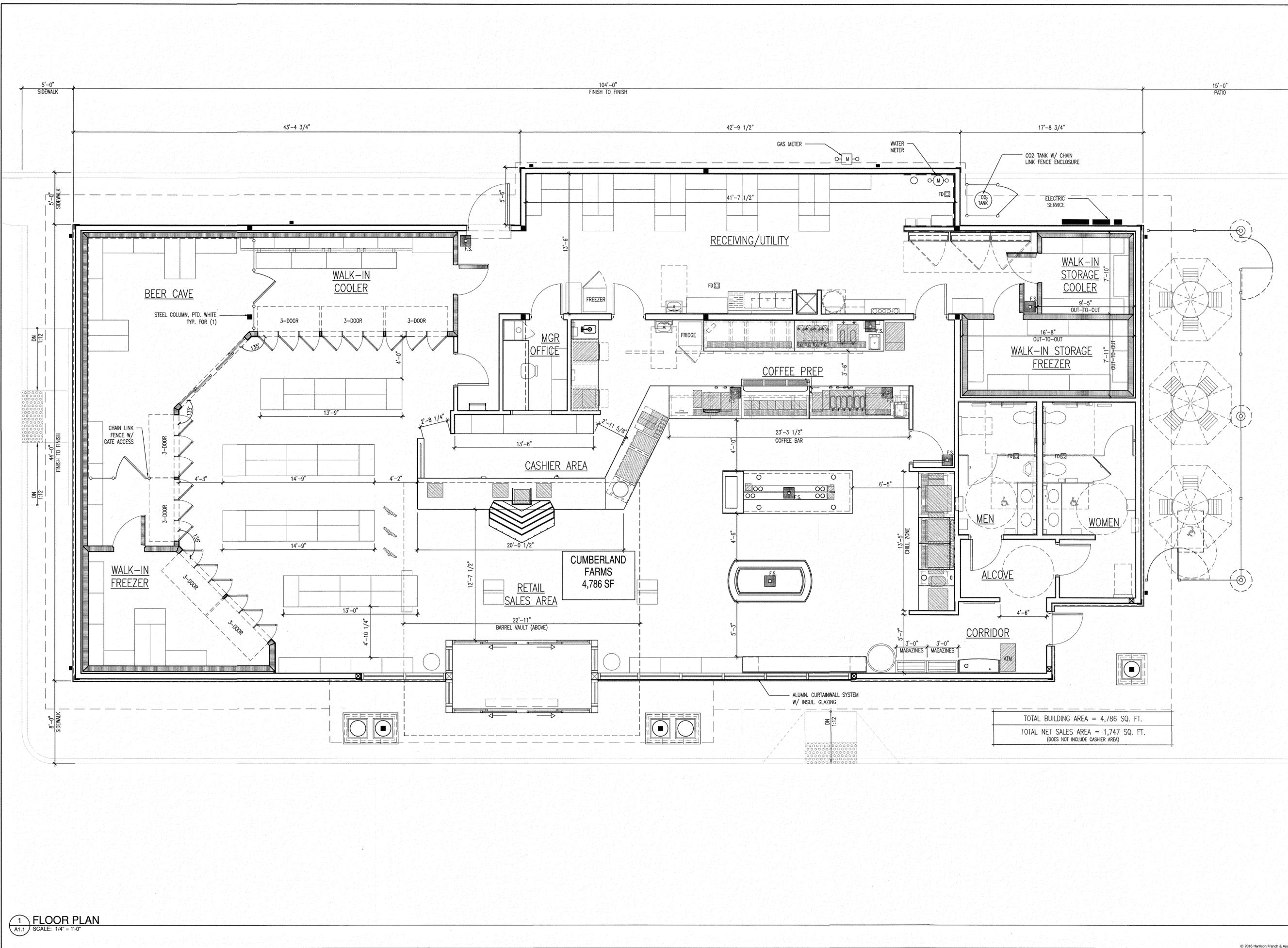
MHF Design Consultants, Inc.
44 Stiles Road, Suite One
Salem, New Hampshire 03079
(603) 893-0720
ENGINEERS • PLANNERS • SURVEYORS
www.mhfdesign.com



REVISIONS			
NO.	DATE	REV. BY.	DESCRIPTION

50,965 FEET
1.170 ACRES
V# L0589
Store# 5585
Gas Station# 1818

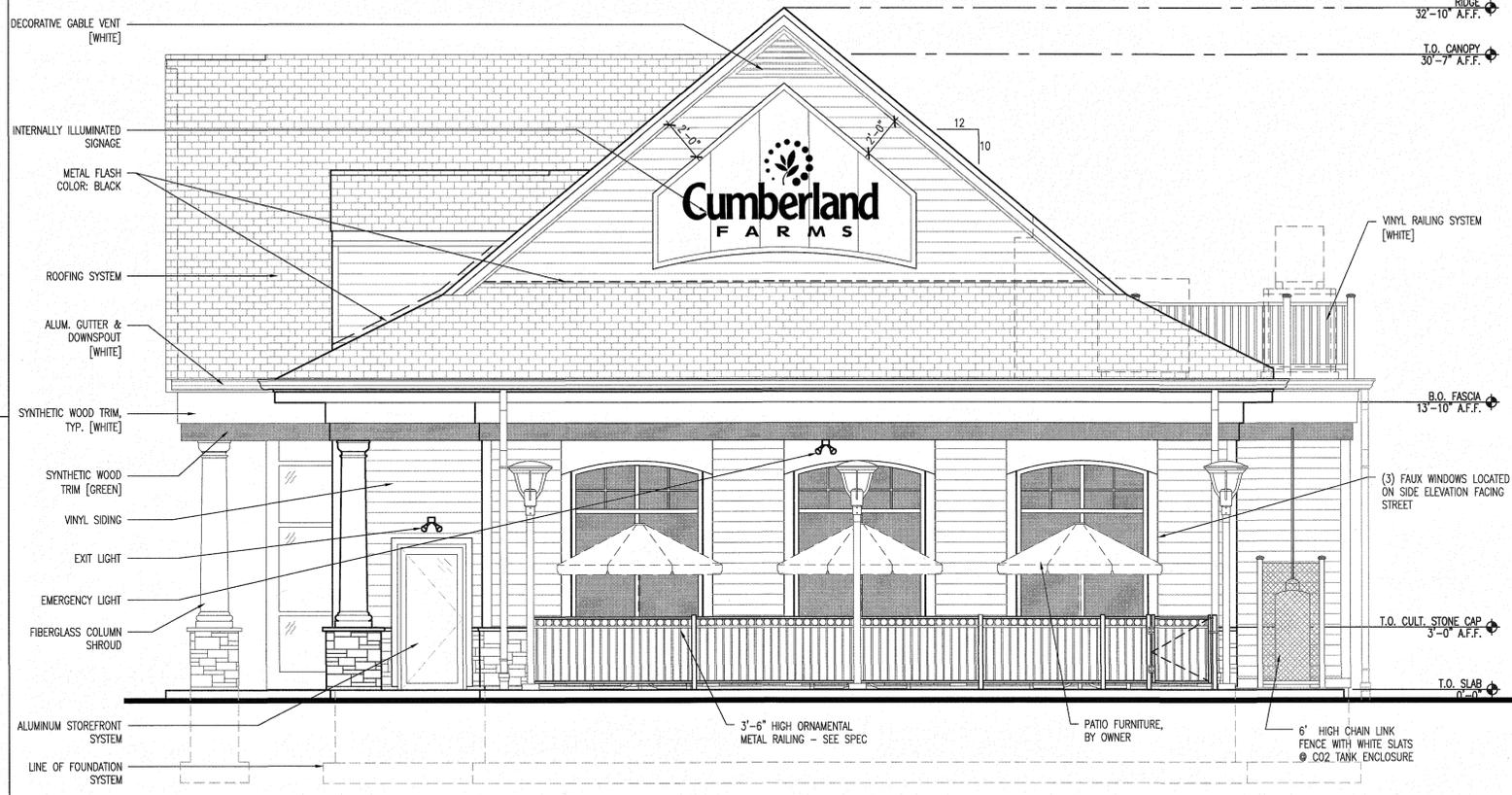
190 BATH ROAD
BRUNSWICK, MAINE 04011
SCALE: 1" = 20'
DATE: JULY 11, 2016
FILE: 3751SP.dwg
DRAWN BY: CMT
CHECKED BY: FCM
TRUCK TURN PLAN
CFG16.0



TOTAL BUILDING AREA = 4,786 SQ. FT.
TOTAL NET SALES AREA = 1,747 SQ. FT.
(DOES NOT INCLUDE CASHIER AREA)

1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

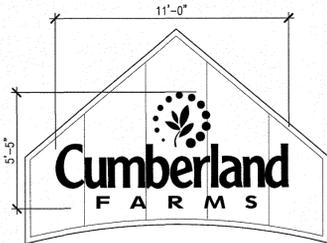
FINISH SCHEDULE	ANNO #	DESC.	MANUFACTURER	MODEL	COLOR	NOTES
SW-1		SYNTHETIC WOOD TRIM & FASCIA	CERTAINTEEED		PT-5; SEE A0.3	PROVIDE SCARF JOINTS ON ALL EXTERIOR SYNTHETIC WOOD TRIM. GC TO PUTTY ALL NAIL HOLES & PAINT ALL SYNTHETIC WOOD TRIM & PANELS.
SW-2		SYNTHETIC WOOD TRIM	CERTAINTEEED		PT-7; SEE A0.3	PROVIDE SCARF JOINTS ON ALL EXTERIOR SYNTHETIC WOOD TRIM. GC TO PUTTY ALL NAIL HOLES & PAINT ALL SYNTHETIC WOOD TRIM & PANELS.
FB-1		FIBERGLASS COLUMN SHROUD OR EQUAL	PACIFIC COLUMNS		PT-8; SEE A0.3	16"X9" ENDURA STONE PLAIN COLUMN ROUND SHAFT WITH TRUE ENTASIS TAPERED SMOOTH FINISH
VS-1		VINYL SIDING	CERTAINTEEED	MONOGRAM 46 DOUBLE 4"	HERRINGBONE	ROUGH CEDAR FINISH. PROVIDE ALL REQ'D ACCESSORIES AND TRIM FOR A COMPLETE INSTALLATION.
CS-1		CULTURED STONE	OWENS CORNING CULTURED STONE, LLC	COUNTRY LEDGESTONE	ECHO RIDGE	INSTALL DRYSTACK ONLY; SUPPLIED BY CFI
SHNG-1		ARCHITECTURAL ASPHALT SHINGLES	CERTAINTEEED LANDMARK	LANDMARK	COBBLESTONE GRAY	30 YEAR WARRANTY
GU-1		ALUMINUM GUTTER SYSTEM	ATAS	.032	WHITE	PROVIDE ALL ACCESSORIES REQ'D FOR A COMPLETE CONTINUOUS INSTALLATION. INSTALL PER MFG INSTRUCTIONS. ENSURE SEALED, WATERTIGHT CORNER CONNECTIONS. FLASH & SEAL TO DOWNSPOUTS AS REQ'D. PROVIDE SUPPORT STIFFENS AT MIN. 12" O.C. GUTTER SHALL BE SEAMLESS AND MIN. 6".



5 FINISH SCHEDULE
SCALE: NTS

FRONT WALL SIGNAGE SPECIFICATION

CUSTOM FABRICATED INTERNALLY ILLUMINATED SIGN BOX
SUPPLIED BY OWNER - INSTALLED BY SIGN VENDOR
SIGN AREA = 37.6 SQ.FT



SIDE WALL SIGNAGE SPECIFICATION

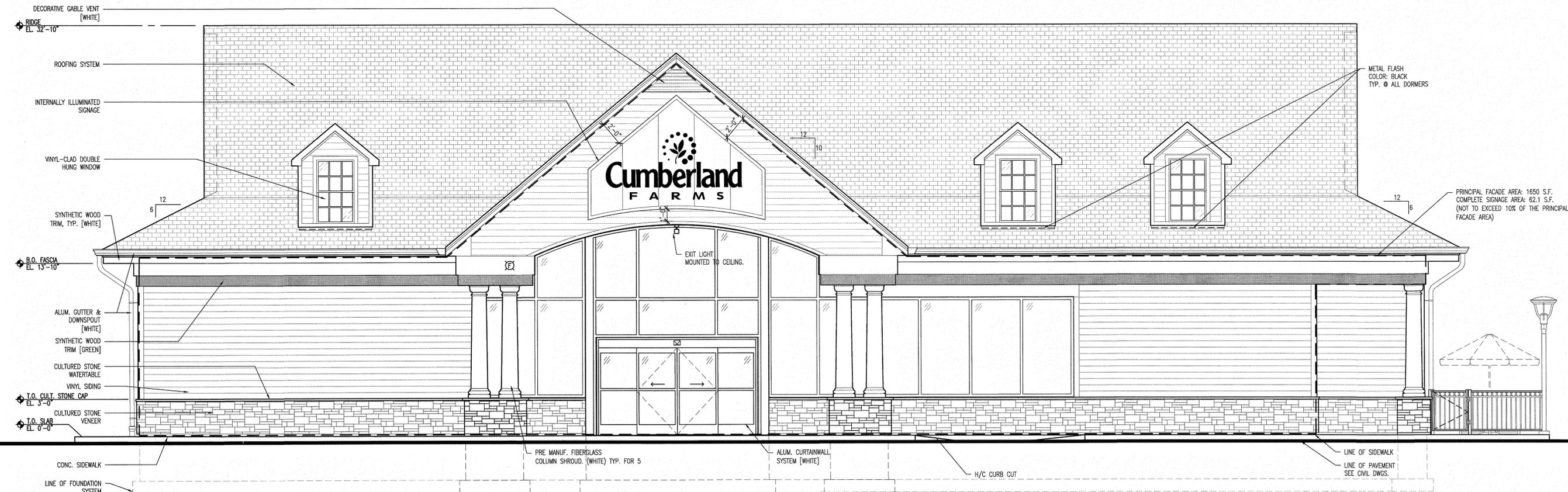
CUSTOM FABRICATED INTERNALLY ILLUMINATED SIGN BOX
SUPPLIED BY OWNER - INSTALLED BY SIGN VENDOR
SIGN AREA = 24.5 SQ.FT



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

4 FRONT WALL SIGNAGE DETAIL
SCALE: 1/4" = 1'-0"

3 SIDE WALL SIGNAGE DETAIL
SCALE: 1/4" = 1'-0"



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

Project Title
New Construction:

Cumberland FARMS
Store #5585
VSH #L0589
Oracle #TBD

190 BATH ROAD
Brunswick, ME 04011

Owner
Cumberland Farms, Inc.
100 Crossing Blvd
Framingham, MA 01702
tel 508 270 1400

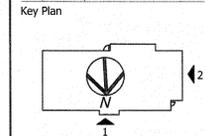
Architect
HARRISON FRENCH & ASSOCIATES, LTD
31 Haywood Street
Franklin, MA 02038
t 508.528.0770
f 508.528.9454
www.hfa-se.com

Stipulation for Reuse
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT BRUNSWICK, ME. CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 05/10/16 AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR ENGINEERING REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

Seal
Consultant

Revisions

No.	Date	Issued for
05/10/16	SD SUBMISSION	

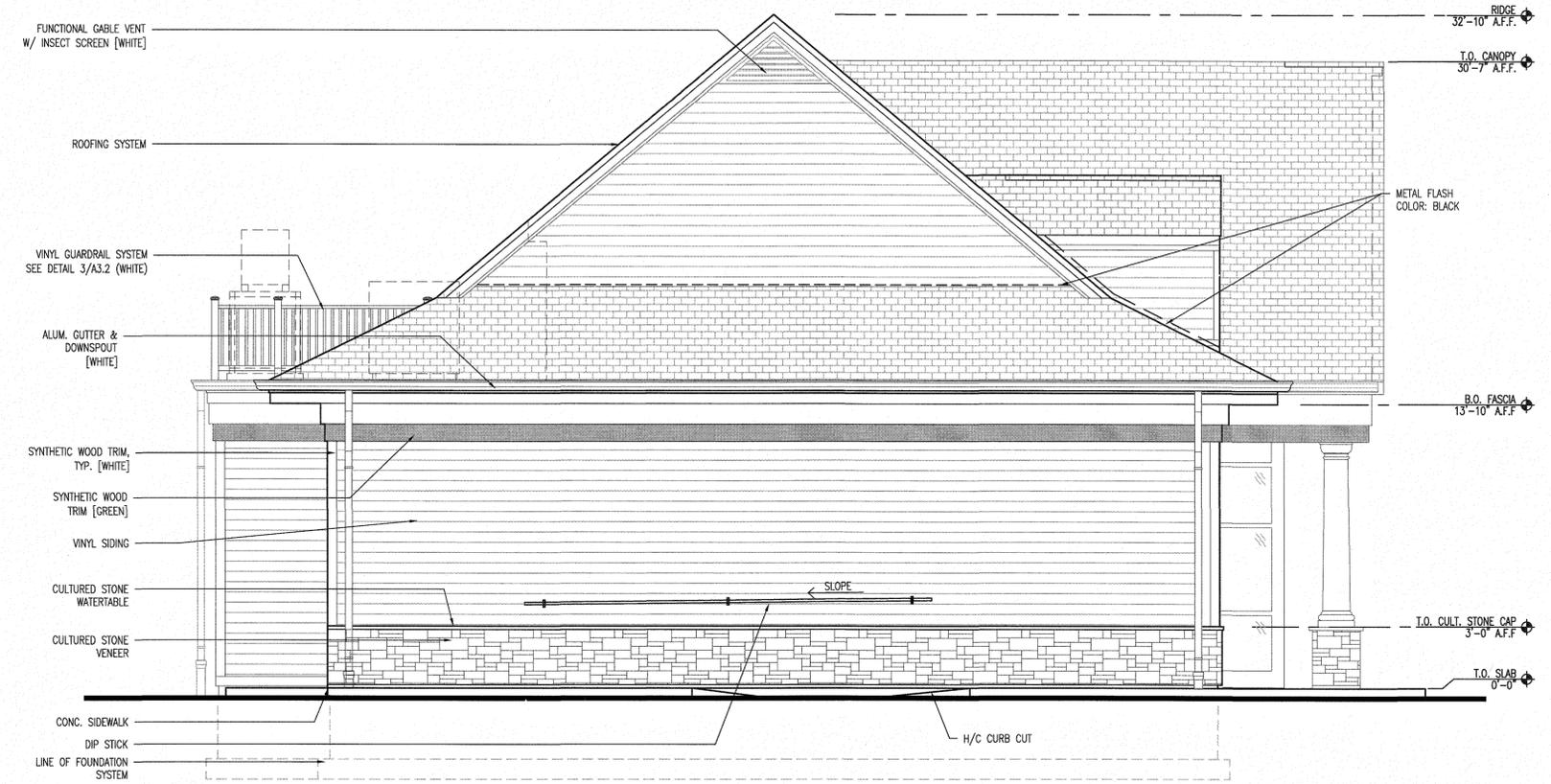
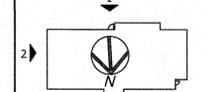


Title
EXTERIOR ELEVATIONS

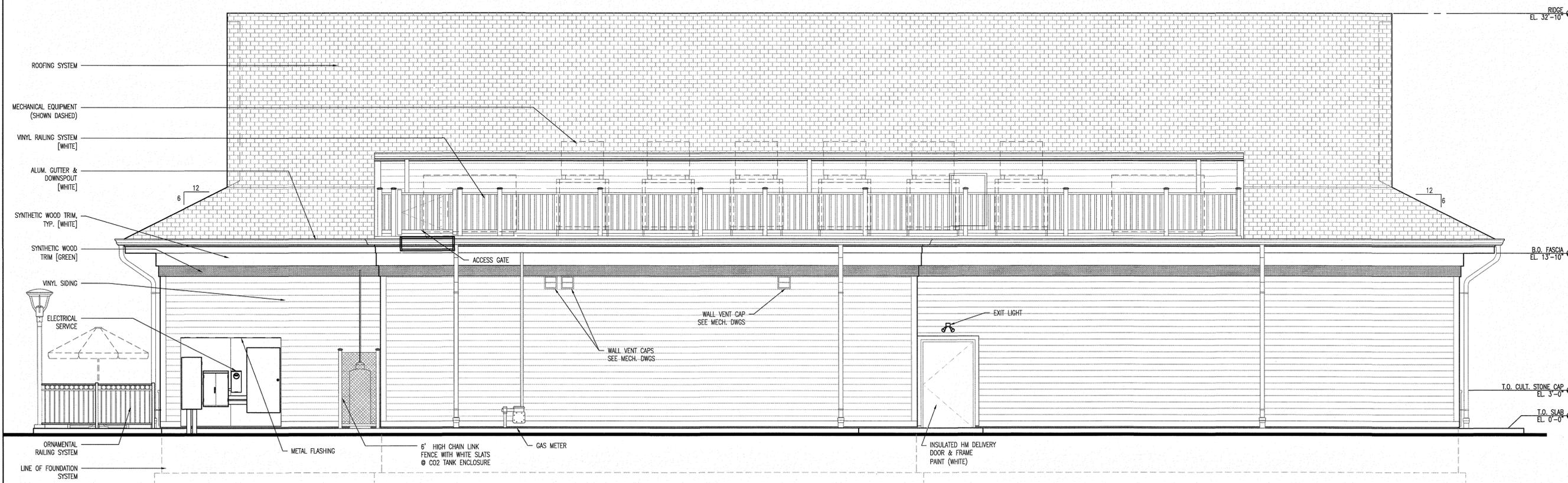
Date: 05/10/16
Drawing No.

A3.1

No.	Date	Issued for
05/10/16		SD SUBMISSION



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



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

A3.2

No.	Date	Issued for
05/10/16	SD SUBMISSION	

