

42-B-1

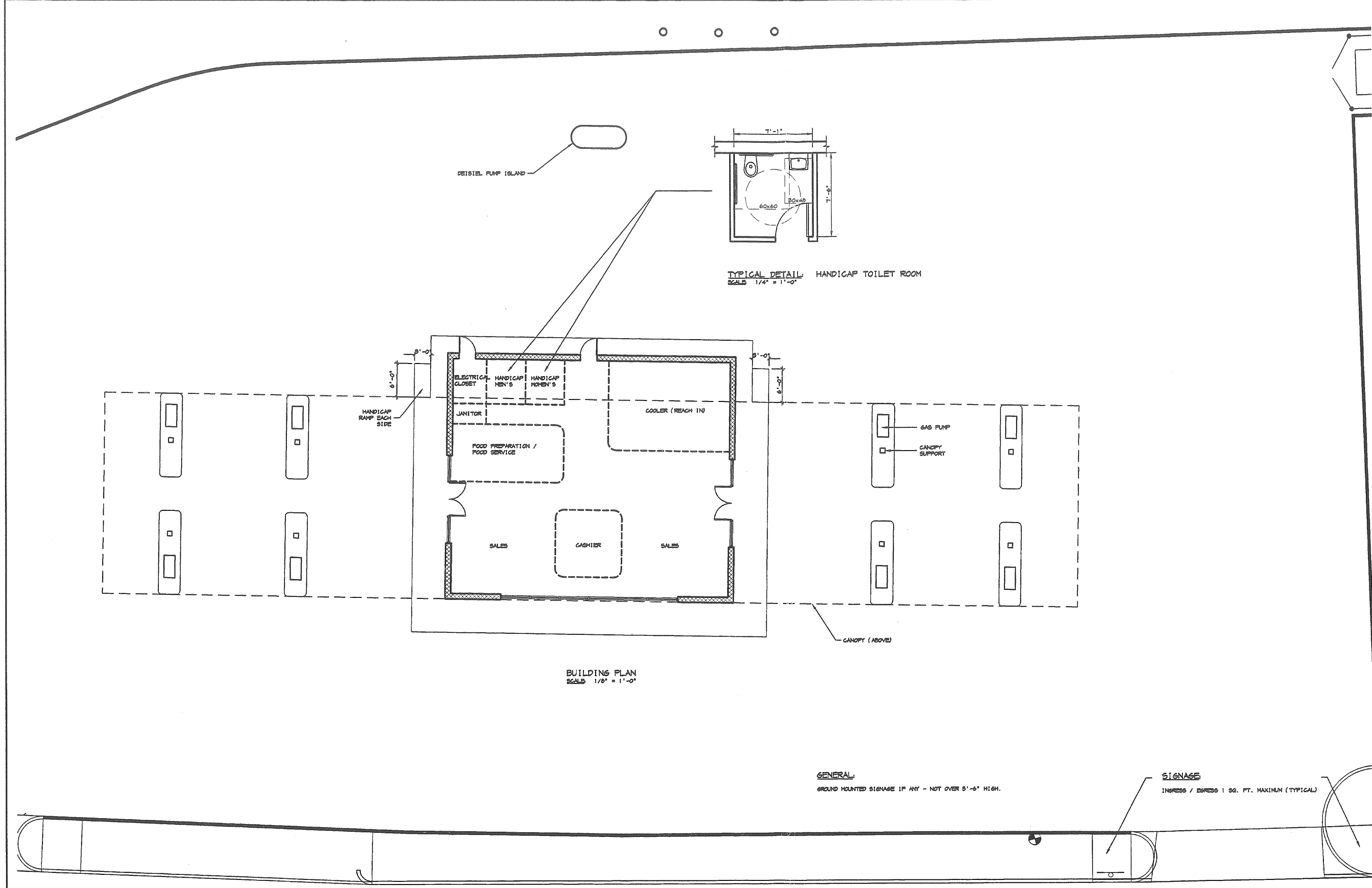
407 Commercial St.

Gas Station

AGA Realty Trust

added to Spreadsheet





REV	DESCRIPTION	DATE	DRWN	CHKD	APPV
A	PRESENTED AT CITY FOR REVIEW	1-31-97			
B	PRESENTED AT MIT	2-05-97			
C	PRESENTED TO CITY FOR REVIEW	2-10-97			

Architects  
207-781-5346

PROJECT: UNION OIL CONVENIENCE STORE AND GAS STATION  
SHEET TITLE: BUILDING PLAN  
SCALE: AS NOTED  
DATE: 02-06-97  
DES BY: P. DOUGHTY  
DWN BY: D. TRAM  
CHK BY: P. DOUGHTY  
APPV D:  
RDA • Phillip J. Doughty Associates • Falmouth, ME 04105  
364 U.S. Route One

PROJ	960-011	SHT	OF
DWG. NO.	A2		

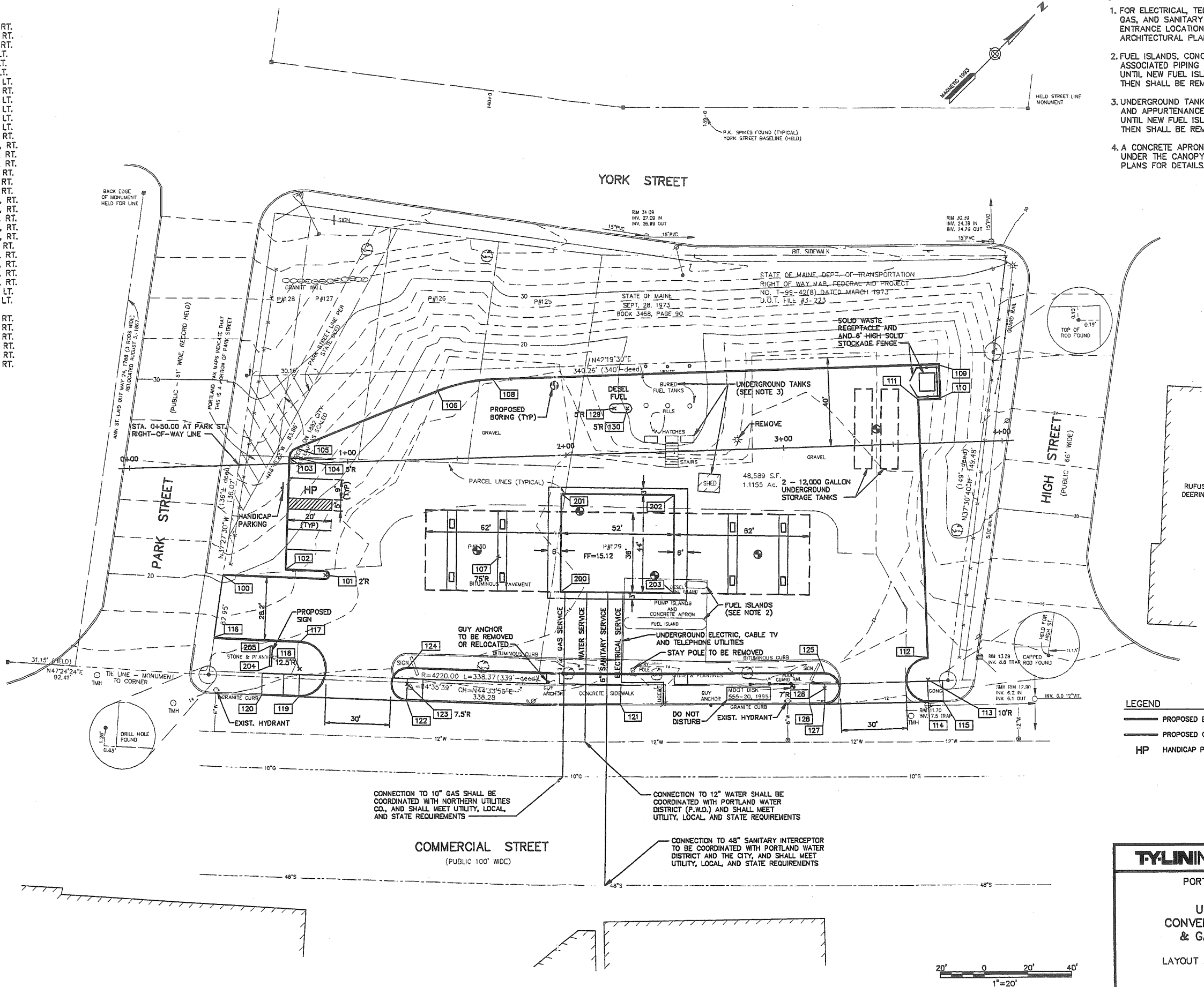
\img\960-011\FR\196-A2 Thu Feb 06 15:34:17 1997 PHILLIP J. DOUGHTY ASSOCIATES - ARCHITECTS  
 PHILLIP J. DOUGHTY ASSOC. ARCHITECTS. IT SHALL NOT BE REPRODUCED, COPIED,  
 LENT OR DISPOSED OF DIRECTLY OR INDIRECTLY NOR USED FOR ANY PURPOSE  
 OTHER THAN FOR WHICH IT IS SPECIFICALLY FURNISHED AND MUST BE RETURNED TO  
 PHILLIP J. DOUGHTY ASSOC. ARCHITECTS ON COMPLETION OF WORK, IF REQUESTED.

POINT LOCATIONS:

100	0+41.17	49.51, RT.
101	0+87.75	50.60, RT.
102	0+69.92	47.41, RT.
103	0+73.23	2.47, LT.
104	0+78.21	2.14, LT.
105	0+76.52	6.84, LT.
106	1+42.22	30.55, LT.
107	1+67.67	40.00, RT.
108	1+67.67	35.00, LT.
109	3+71.99	35.00, LT.
110	3+71.99	20.00, LT.
111	3+61.99	20.00, LT.
112	3+61.99	96.47, RT.
113	3+61.99	106.47, RT.
114	3+61.83	116.46, RT.
115	3+68.83	116.58, RT.
116	0+76.22	77.26, RT.
117	0+75.41	80.18, RT.
118	0+74.48	92.61, RT.
119	0+73.66	105.04, RT.
120	0+56.93	103.93, RT.
121	2+21.16	113.26, RT.
122	1+23.50	108.34, RT.
123	1+24.00	100.86, RT.
124	1+24.51	93.39, RT.
125	3+15.17	101.77, RT.
126	3+14.95	108.81, RT.
127	3+14.75	115.85, RT.
128	3+07.75	115.66, RT.
129	2+22.94	20.45, LT.
130	2+28.93	20.19, LT.
200	1+96.31	61.64, RT.
201	1+98.24	17.50, RT.
202	2+50.19	19.79, RT.
203	2+48.25	63.75, RT.
204	0+60.99	90.93, RT.
205	0+61.64	81.95, RT.

NOTES:

1. FOR ELECTRICAL, TELEPHONE, CABLE TV, WATER, GAS, AND SANITARY SERVICE SIZES, BUILDING ENTRANCE LOCATION AND DETAILING, REFER TO ARCHITECTURAL PLANS.
2. FUEL ISLANDS, CONCRETE APRON AND ASSOCIATED PIPING TO REMAIN IN SERVICE UNTIL NEW FUEL ISLANDS ARE OPERATIONAL, THEN SHALL BE REMOVED.
3. UNDERGROUND TANKS AND ASSOCIATED PIPES AND APPURTENANCES SHALL REMAIN IN SERVICE UNTIL NEW FUEL ISLANDS ARE OPERATIONAL, THEN SHALL BE REMOVED.
4. A CONCRETE APRON SHALL BE CONSTRUCTED UNDER THE CANOPY. SEE ARCHITECTURAL PLANS FOR DETAILS.



LEGEND

- PROPOSED BITUMINOUS CURB
- PROPOSED GRANITE CURB
- HP HANDICAP PARKING

**TYLINTERNATIONAL**

PORTLAND, MAINE

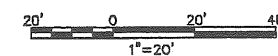
UNION OIL  
CONVENIENCE STORE  
& GAS STATION

LAYOUT AND UTILITY PLAN

SHEET 1 OF 3

3-28-97

FILE NAME: G:\1130\OCSP1 : DR. TBK : DATE: 1007-03-25



CONNECTION TO 10" GAS SHALL BE COORDINATED WITH NORTHERN UTILITIES CO. AND SHALL MEET UTILITY, LOCAL, AND STATE REQUIREMENTS

CONNECTION TO 12" WATER SHALL BE COORDINATED WITH PORTLAND WATER DISTRICT (P.W.D.) AND SHALL MEET UTILITY, LOCAL, AND STATE REQUIREMENTS

CONNECTION TO 48" SANITARY INTERCEPTOR TO BE COORDINATED WITH PORTLAND WATER DISTRICT AND THE CITY, AND SHALL MEET UTILITY, LOCAL, AND STATE REQUIREMENTS

COMMERCIAL STREET  
(PUBLIC 100' WDC)

STATE OF MAINE, DEPT. OF TRANSPORTATION  
RIGHT OF WAY MAP, FEDERAL AID PROJECT  
NO. T-99-42(B), DATED MARCH 1973  
U.O.I. FILE #3-223

SOLID WASTE RECEPTACLE AND  
AND-6" HIGH-SOLID STOCKADE FENCE

UNDERGROUND TANKS  
(SEE NOTE 3)

REMOVE

GRAVEL

48,589 S.F.  
1,1155 Ac. 2 - 12,000 GALLON  
UNDERGROUND STORAGE TANKS

FUEL ISLANDS  
(SEE NOTE 2)

PUMP ISLANDS AND CONCRETE APRON

FUEL ISLAND

UNDERGROUND ELECTRIC, CABLE TV AND TELEPHONE UTILITIES

STAY POLE TO BE REMOVED

BITUMINOUS CURB

CONCRETE SIDEWALK

DO NOT DISTURB

EXIST. HYDRANT

GRANITE CURB

12" W

12" W

12" W

12" W

12" W

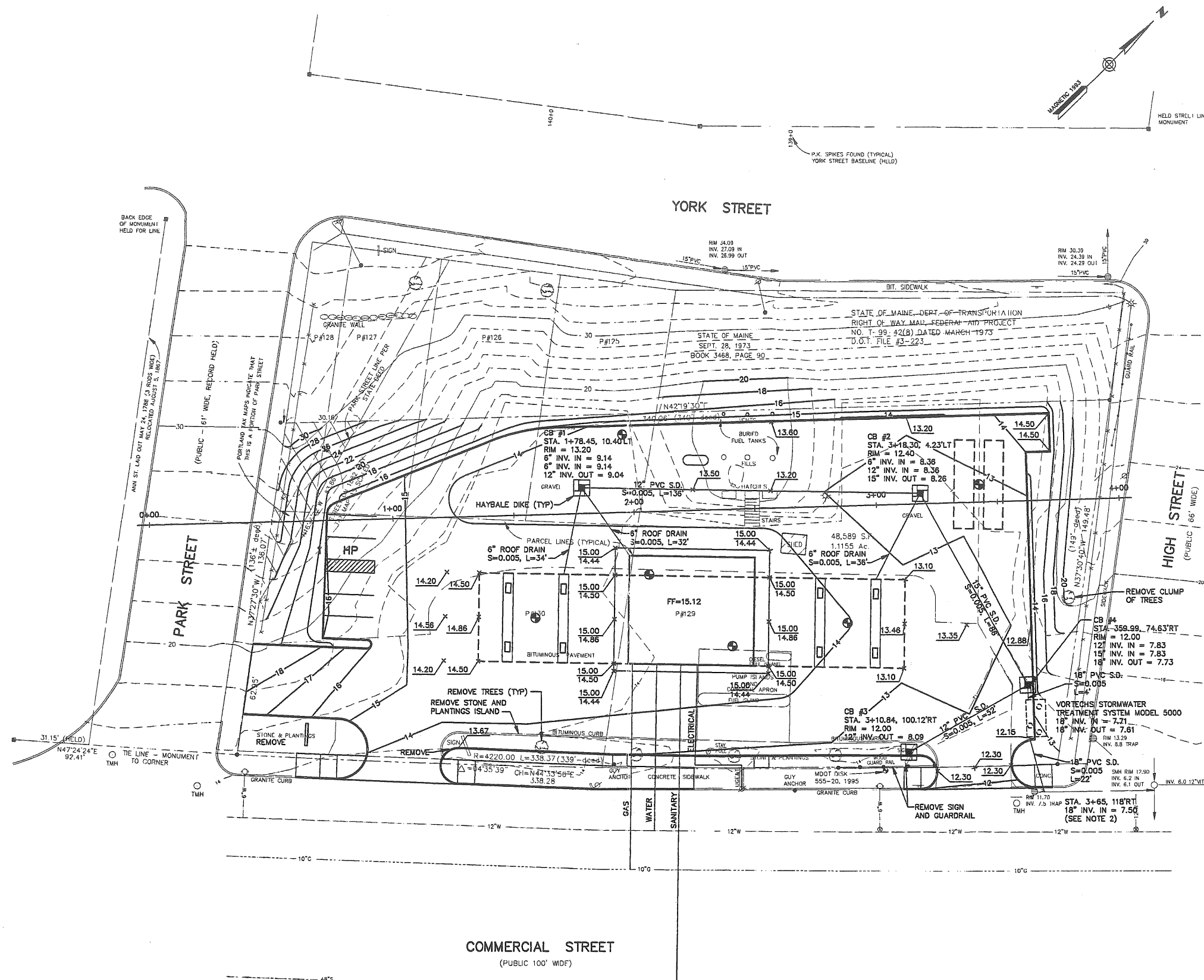
12" W

12" W

12" W

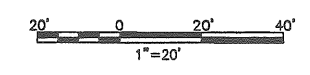
12" W

12" W



- NOTES:**
1. ALL CATCH BASINS TO BE 4'Ø, PRECAST CONCRETE, WITH 2 FOOT SUMPS, CASCO TRAPS ON OUTLETS AND FLAT TOPS.
  2. CONFIRM INVERT ELEVATION PRIOR TO INSTALLING PIPE. IF CONDITIONS ARE DIFFERENT THAN SHOWN, CONTACT ENGINEER BEFORE PROCEEDING.
  3. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCES AT ALL THREE ENTRANCES PRIOR TO ANY SITE CONSTRUCTION. SEE DETAIL.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WEEKLY CLEANING OF THE ADJACENT STREETS THAT HAVE SEDIMENT DEPOSITS DUE TO THE CONSTRUCTION ACTIVITIES.
  5. THE STATE OF MAINE WILL ISSUE THE OWNER A PERMIT TO ACCESS A 20' WIDE STRIP ON THE STATE PROPERTY FOR REMOVAL OF TANKS AND REGRADING.
  6. ALL AREAS OUTSIDE OF THE PAVED AREA SHALL BE LOAMED, SEEDED AND MULCHED.

FILE NAME: G:\113\UCC32P1\_1.BX.TSK; DATE: 1997-03-26



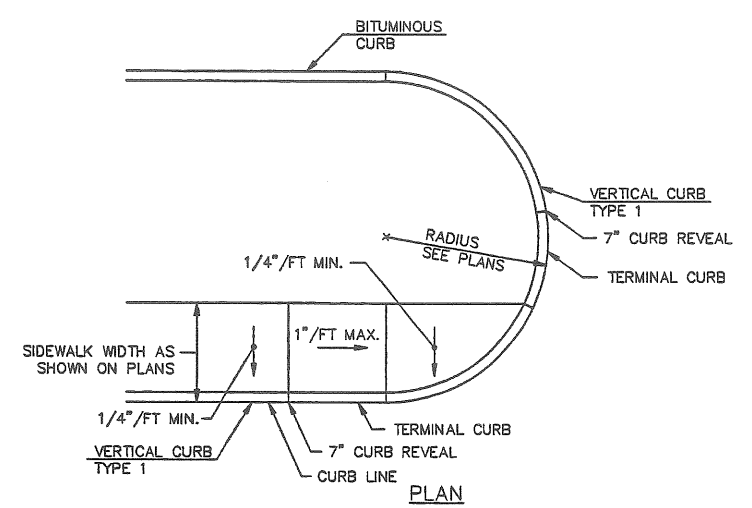
**TYLINT INTERNATIONAL**  
 PORTLAND, MAINE

UNION OIL  
 CONVENIENCE STORE  
 & GAS STATION

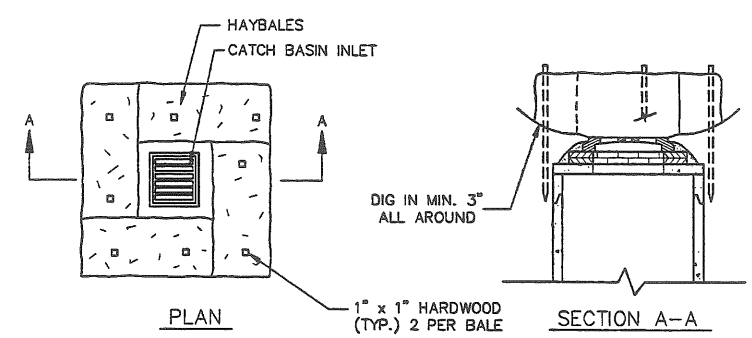
GRADING AND DRAINAGE PLAN

3-28-97

SHEET 2 OF 3

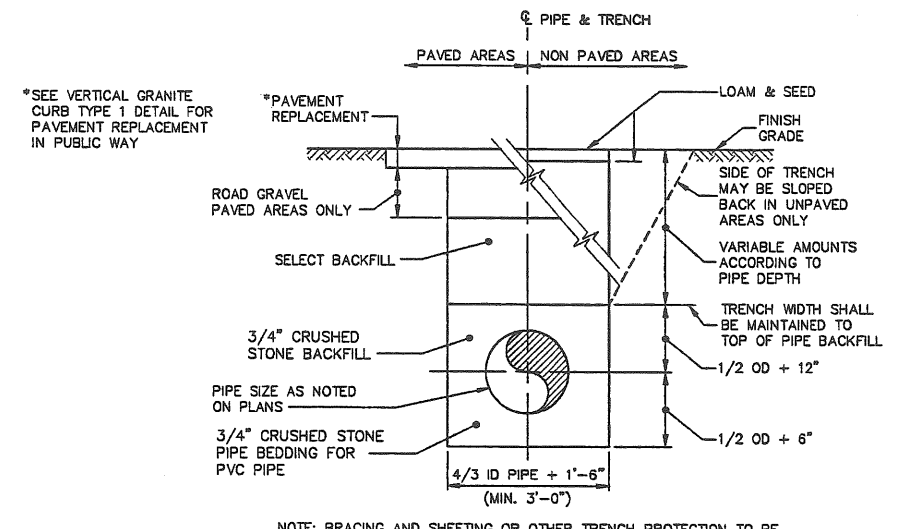


**CURB CUT RAMP DETAILS**  
NOT TO SCALE



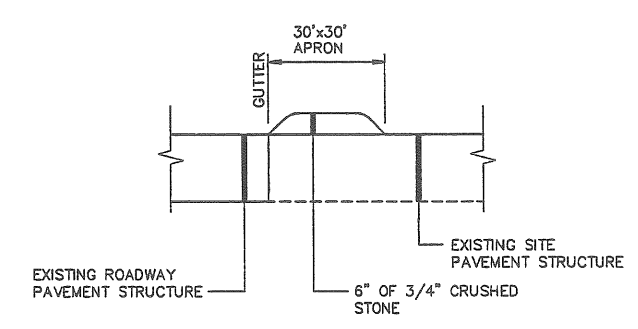
**CATCH BASIN HAYBALE DIKE**  
NOT TO SCALE

NOTE:  
INSTALL AT ALL PROPOSED ON-SITE CATCH BASINS AFTER COVER IS INSTALLED AND BROUGHT TO GRADE. REMOVE BEFORE PLACEMENT OF PAVING.

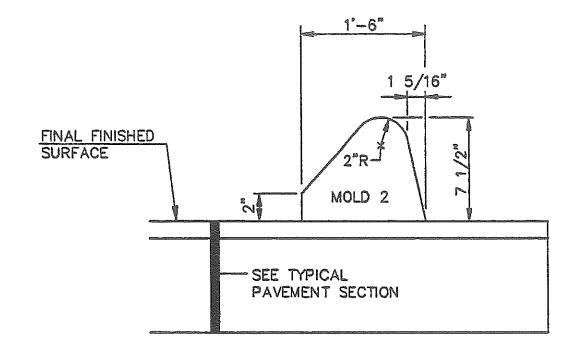


**TYPICAL TRENCH SECTION**  
NOT TO SCALE

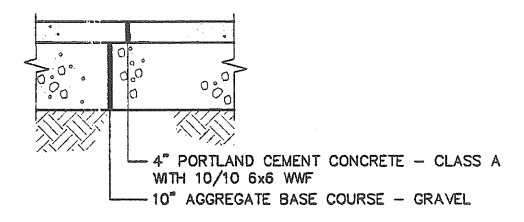
NOTE: BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE RESPONSIBILITY OF CONTRACTOR.



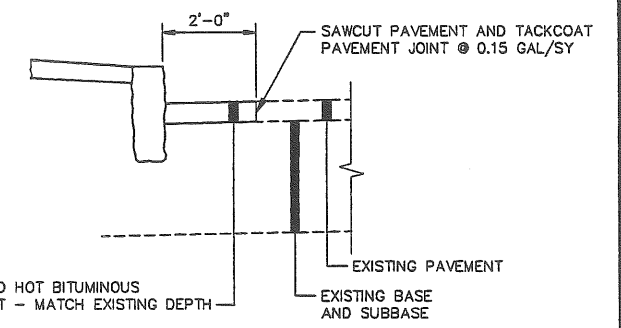
**TEMPORARY CONSTRUCTION ENTRANCE**  
NOT TO SCALE



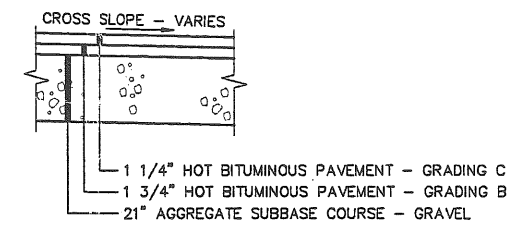
**BITUMINOUS CURB - TYPE 3**  
NOT TO SCALE



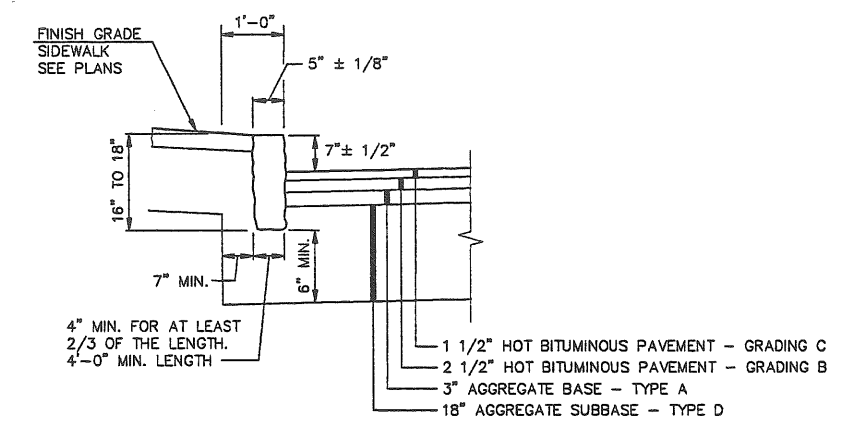
**REINFORCED PORTLAND CEMENT CONCRETE SIDEWALK**  
NOT TO SCALE



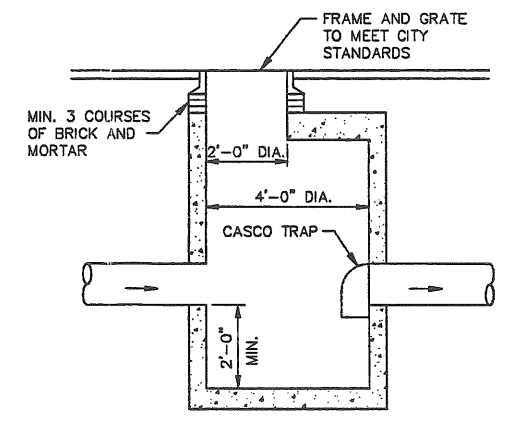
**SAWCUT DETAIL**  
NOT TO SCALE



**TYPICAL PAVEMENT SECTION - PARKING LOT**  
NOT TO SCALE



**VERTICAL GRANITE CURB TYPE 1**  
NOT TO SCALE



**TYPICAL CATCH BASIN DETAIL**  
NOT TO SCALE

**TYLIN INTERNATIONAL**

PORTLAND, MAINE

UNION OIL  
CONVENIENCE STORE  
& GAS STATION

SITE DETAILS

3-28-97

FILE NAME: G:\125\UG32011.DWG; TSK: 1; DATE: 1997-03-25

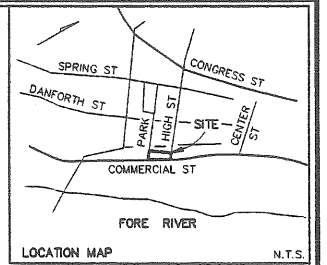
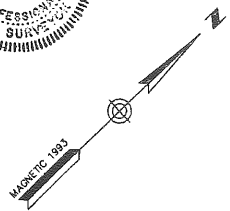
**NOTES:**

- 1) OWNER OF RECORD: A.G.A REALTY TRUST  
22 NOV. 1995 BOOK 12,233 PAGE 319  
LEASED TO UNION OIL CO. OF MAINE BOOK 12,233 PG. 343
- 2) BENCH MARK: GRANITE STREET LINE MONUMENT ON NORTH SIDE OF COMMERCIAL STREET, 31 FEET ± WEST FROM THE WEST LINE OF PARK STREET, ELEV. 14.74 FROM PORTLAND CITY ENGINEERS RECORDS.
- 3) THE SURVEYOR HAS MADE NO SEARCH TO LOCATE ANY UNDERGROUND UTILITIES, EITHER ON THE GROUND OR IN THE FILES OF THE UTILITY COMPANIES. LOCATION, EXISTENCE OR NON-EXISTENCE OF SUCH UTILITIES IS OUTSIDE EXISTING AGREEMENTS.
- 4) PARCEL NOS. 128-130 REFER TO PORTLAND TERMINAL CO. RIGHT OF WAY & TRACK MAP AS COPIED FEB. 2, 1953.

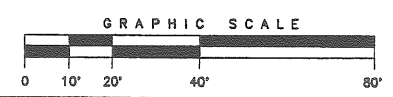
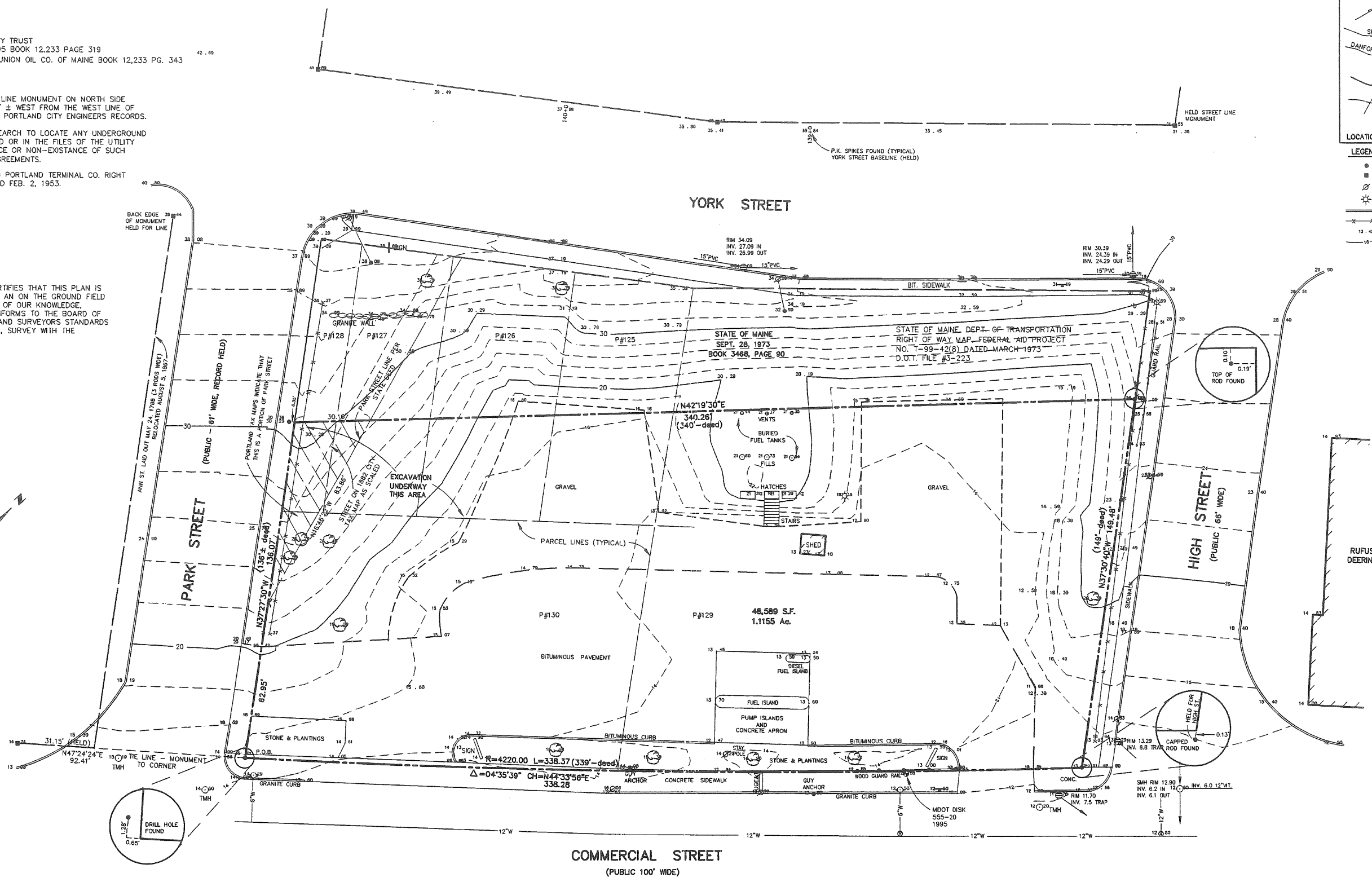
**CERTIFICATION:**

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS FOR A CATEGORY 1, CONDITION II, SURVEY WITH THE FOLLOWING EXCEPTIONS:  
NO REPORT.

*John P.R. Cyr*  
JOHN P.R. CYR, PLS NO. 509  
DATE: 2-7-97



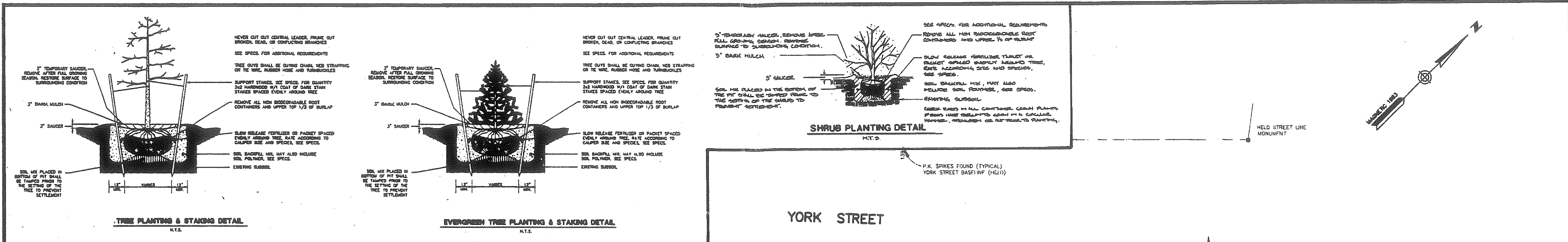
- LEGEND**
- IRON PIPE OR ROD FOUND
  - MONUMENT FOUND
  - ⊗ UTILITY POLE
  - ⊛ LIGHT POLE
  - CURB
  - - - FENCE
  - 13.45 SPOT ELEVATION
  - 16 EXISTING 2' CONTOUR



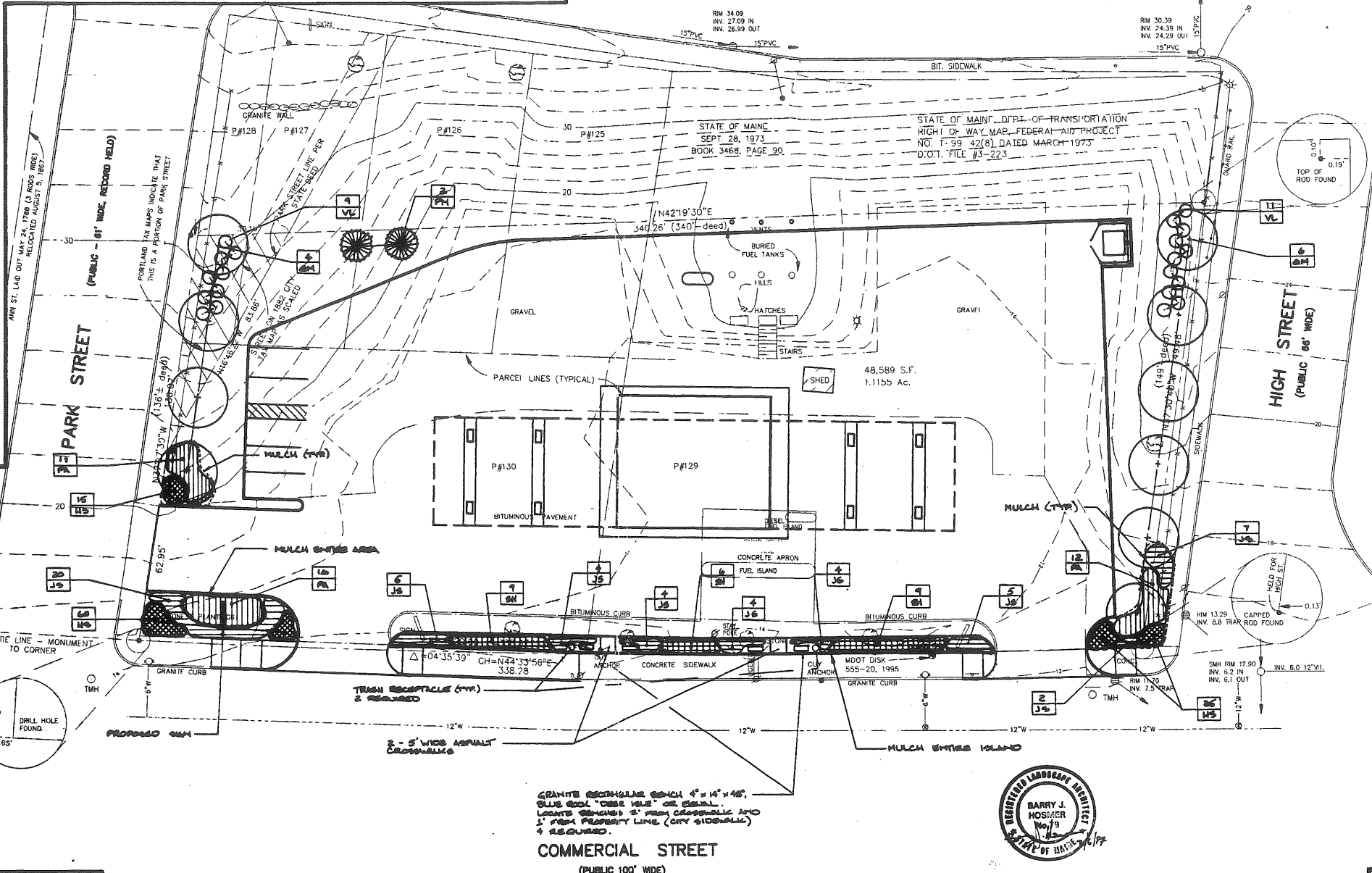
**STANDARD BOUNDARY & EXISTING CONDITIONS SURVEY**  
ON  
COMMERCIAL STREET, PORTLAND, MAINE  
UNION OIL COMPANY  
MADE FOR  
TY-LIN  
FIVE FUNDY ROAD, FALMOUTH, MAINE

**OWEN HASKELL, INC.**  
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424  
PROFESSIONAL LAND SURVEYORS

Drawn By	JDK	Date	FEBRUARY 07, 1997	Job No.	96296P
Trace By	JLW	Scale	1" = 20'	Drawn No.	1
Check By	JDK	Book No.	754		



- PLAN NOTES**
- No planting of trees and shrubs shall occur until all grading and loaming is completed.
  - All plants shall have a normal habit of growth for the species and shall be sound, healthy and free of disease and insects. They shall conform to the measurements on the Plant List and shall conform to ANSI Z60.1 - Nursery Stock, latest revision.
  - All plants shall have all non biodegradable materials (string, wire, pots, etc.) removed at the time of planting.
  - Planting pits shall be excavated to twice the diameter and to the same depth of the plant root ball. Care shall be taken when excavating all planting pits. Take note of all underground pipes and utilities. Backfill with an 80/20 loam/peat moss mix. Backfill 1/2 of depth at a time and compact. See Note 5 and install slow release fertilizer after first backfill lift.
  - All plants shall have installed slow release fertilizer tablets. Tablets to be approximately 21 gram 20-10-5 planting tablets or an approved equal. Application rate: perennials - 1 tablet, woody shrubs to 4'-0" - 2 tablets, woody shrubs and trees 4'-0" to 6'-0" - 3 tablets, trees larger than 6'-0" 4 tablets. After plants are installed liquid feed all plants with *Rooting* or an approved equal. Mix according to manufactures instructions. Application rate: perennials - 2 Qt's/plant, woody shrubs to 4'-0" - 1.5 gal/plant, and woody shrubs or trees 4'-0" to 6'-0" - 2.0 gal/plant, trees larger than 6'-0" - 3.0 gal/plant.
  - All planting beds shall be free of weed or grass prior to installation of mulch. If vegetation exists, treat with herbicide. Mulch to be installed to a depth of 4" after normal setting. Mulch shall be fine shredded Hemlock bark, treated with *Triclopyr* or equal prior to installation. Mulch shall be used on all beds and around individually planted trees and shrubs.
  - All plants shall have their locations staked and approved by the Landscape Architect prior to plant installation. All plants shall be oriented for best appearance.
  - All plants shall be guaranteed for one growing season. Any plants that die during the guarantee shall be replaced by the landscaper contractor at no cost to the owner.
  - Plant species substitutions will not be allowed unless first approved by the Landscape Architect.
  - All disturbed areas not otherwise noted shall have 4" of screened loam, seeded with *Lofts Tri-Flax General* or approved equal and straw mulched. Maintenance shall commence at the time of planting and last until a good full catch of grass is established.



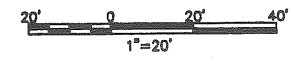
**PLANT SPECIES LIST**

SYM.	QTY.	Botanical Name	Common Name	Size	Remarks
HS	100	Hamamelis x hybrida 'Stella D'oro'	Stella D'oro Daylily	2 yr.	18" o.c.
JS	55	Juniperus squarata 'Blue Star'	Blue Star Juniper	15-18"	4' o.c., Full
PN	2	Pinus rigida	Austrian Pine	5-6'	15' o.c., B&B, Full
PA	39	Penstemon fruticosus 'Aldenwood'	Aldenwood Penstemon	18-24"	4' o.c.
QA	10	Quercus macrocarpa	Red Oak	2.5-3" cal.	25' o.c., B&B
SH	25	Spiraea x hybrida 'Yuan Flax'	Yuan Flax Spiraea	18-24"	4' o.c.
VL	20	Viburnum lentana 'Natchez'	Natchez Viburnum	2-3'	6' o.c.



**LANDSCAPE PLAN PREPARED BY:**  
**BARRY J. HOSMER - LANDSCAPE ARCHITECT**  
 5 WELLSTONE DRIVE  
 PORTLAND, MAINE 04103 207-874-0248

DATE: FEBRUARY 1997  
 REVISED: MARCH 28, 1997



**TYLINT INTERNATIONAL**

PORTLAND, MAINE

UNION OIL  
 CONVENIENCE STORE  
 & GAS STATION

LANDSCAPE PLAN

SHEET 1 OF 1

3-28-97

**CONTOUR SUMMARY-**

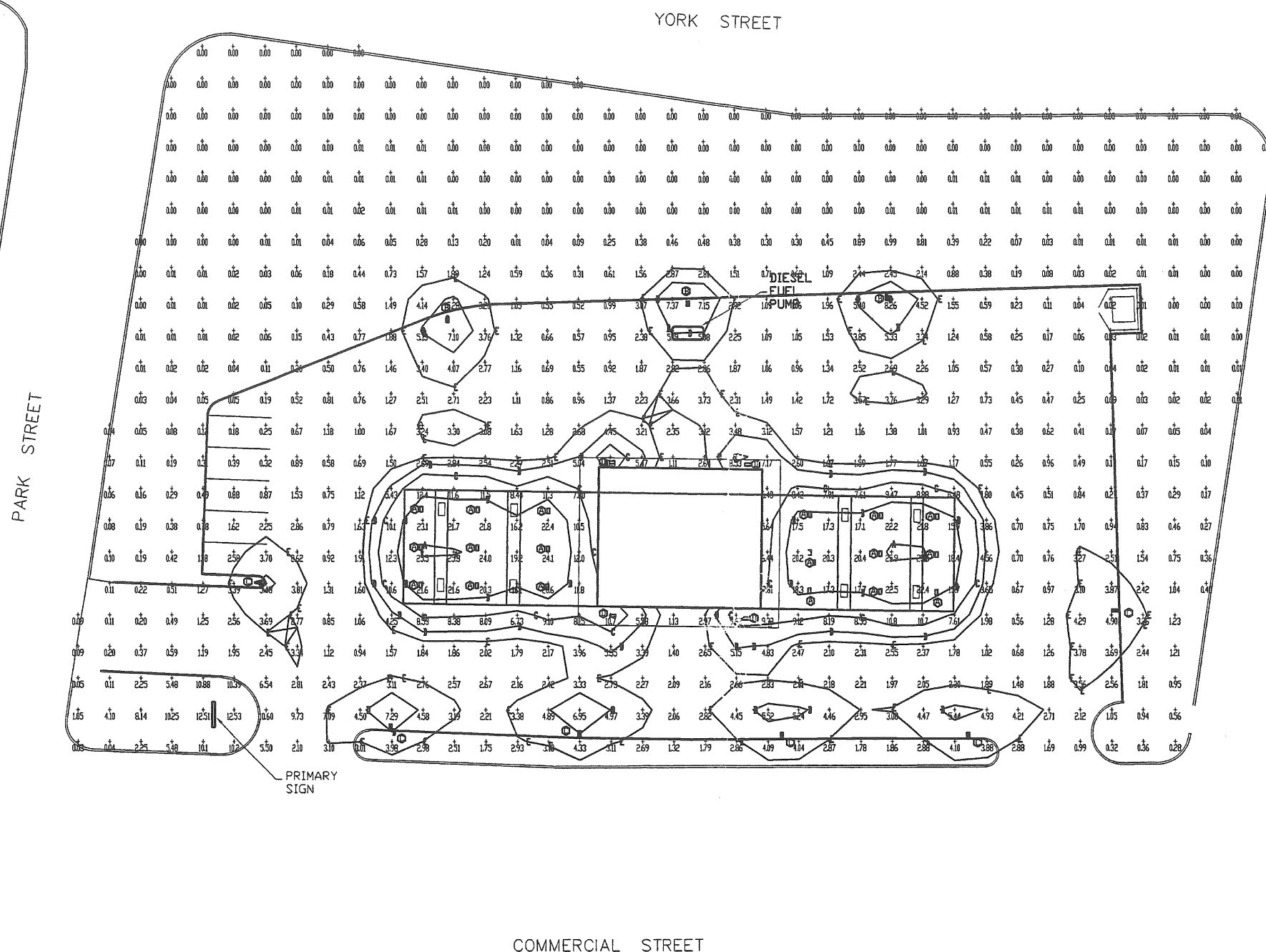
CONTOUR LEVELS:	A= 25.0	B= 15.0	C= 8.00	D= 5.00	E= 3.00
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**ILLUMINATION SUMMARY-**

AREA TYPE	DIMENSIONS	GROUND	TYPE	INCL	MIN
SITE/CANOPY	412x239 FT	GROUND	(+)	13	25.9

**LUMINAIRE SCHEDULE**

TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/HOIST	CUF	TOTAL
A	□	LUMINAIRE MODEL: 3479/04-000 HWP-34/5/04-000 E429-92 2X2 H	(U) H-250/U-HOR	18300	?	0.54	18
B	○	SPALLING 2X POLE (U) H-163-IV	(U) H-250/HOR	23000	SSS FLOSH MOUNT	0.61	3
C	○	SPALLING 2X POLE (U) H-163-III	(U) H-250/U-HOR	20500	SSS FLOSH MOUNT	0.60	6
D	□	LUMINAIRE MODEL: 3479/04-000 HWP-34/5/04-000 E429-98 2X2 H	(U) H-175/U-HOR	11300	?	0.60	4



**UNION OIL  
CONVENIENCE STORE AND GAS STATION  
SITE LIGHTING STUDY**

<b>EDC ELECTRICAL DESIGN CONSULTANTS</b>	
DESIGNED BY: RFS	FILENAME: GASSTAT2
DRAWN BY: BMC	REVISION: -
DATE: 2-6-97	SCALE: 1"=20'

E-SL

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