

| SITE DATA | |
|---|-------------|
| ZONE: URBAN COMMERCIAL - MIXED USE (B-5b) | |
| 1.90 ACRES | |
| BUILDING AREA | 48,292 S.F. |
| SHIPYARD BREWERY | |

| SPACE AND BULK STANDARDS | | |
|--------------------------|----------|------------|
| B-5b ZONE | REQUIRED | PROVIDED |
| MIN. LOT SIZE | NONE | 0.78 ACRES |
| MIN. FRONTAGE | NONE | 450'± |
| BUILDING SETBACKS | | |
| FRONT | 0'-10' | 0' |
| SIDE | NONE | 0' |
| REAR | NONE | 0' |
| MAXIMUM LOT COVERAGE | 100% | 100% |
| MAXIMUM BLDG HEIGHT | 65' | 65' |

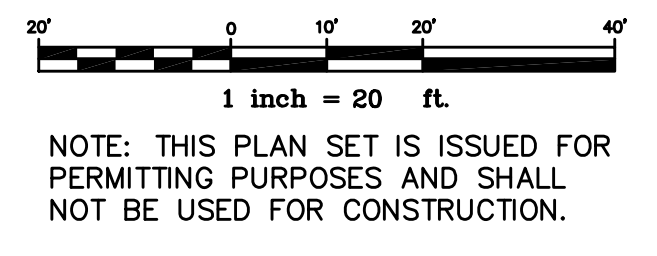
| PAVEMENT LEGEND | |
|--|-----------------------------------|
| ALL PAVEMENT SHALL BE STANDARD DUTY EXCEPT AS FOLLOWS: | |
| [Symbol] | STANDARD DUTY BITUMINOUS CONCRETE |
| [Symbol] | PORTLAND CEMENT CONCRETE |
| [Symbol] | BITUMINOUS CONCRETE OVERLAY |

| STRIPING LEGEND | |
|---|---|
| SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY. | |
| [Symbol] | 24" SL - 24" WIDTH STOP LINE |
| [Symbol] | 4" SWL - 4" WIDTH SOLID WHITE LANE LINE |
| [Symbol] | 4" DYCL - 4" WIDTH DOUBLE YELLOW CENTERLINE |
| [Symbol] | 4" DWL - 4" WIDTH DASHED WHITE LANE LINE |

| DRAINAGE STRUCTURE SCHEDULE | | | | |
|-----------------------------|------|-------|------------------------------------|--------------------|
| STRUCTURE | SIZE | RIM | INV. IN/SIZE (FROM) | INV. OUT/SIZE (TO) |
| CB2 | 4"φ | 23.75 | 12.53/12"(CB3) | 12.43/12"(EX DMH1) |
| CB3 | 4"φ | 21.80 | 19.00/6"(EX CB1) 13.33/12"(CB4) | 13.23/12"(CB2) |
| CB4 | 4"φ | 21.50 | 14.10/12"(CB5) 14.10/12"(STUB) | 14.00/12"(CB3) |
| CB5 | 4"φ | 18.60 | 14.50/12"(ROOF) | 14.40/12"(CB4) |
| EX CB1 | 4"φ | 21.89 | - | 20.19/6"(DMH3) |
| EX DMH1 | 4"φ | 21.25 | 11.55/12"(DMH2) | EXISTING |

| SANITARY SEWER STRUCTURE SCHEDULE | | | | |
|-----------------------------------|------|-------|--|--------------------|
| STRUCTURE | SIZE | RIM | INV. IN/SIZE (FROM) | INV. OUT/SIZE (TO) |
| EX DMH1 | 4"φ | 21.25 | 11.55/12"(SMH1) | EXISTING |
| SMH1 | 4"φ | 23.50 | 13.44/8"(SMH2) 13.34/8"(EX DMH1) | |
| SMH2 | 4"φ | 21.69 | 15.39/8"(EXISTING) 15.09/8"(EXISTING) | 14.90/8"(SMH1) |

- NOTES:**
- TOPOGRAPHY DATA AND EXISTING CONDITIONS WERE PROVIDED BY OWEN HASKELL, INC. OF PORTLAND, MAINE DATED DECEMBER 15, 2006.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



| Rev. | Date | Revision |
|------|---------|-------------------|
| 1 | 5/30/07 | PER CITY COMMENTS |

| SITE PLAN APPLICATION | Date | By |
|-----------------------|---------|-----|
| SITE PLAN APPLICATION | 4/10/07 | MPM |
| Issued For | | |

| | | |
|--|----------------|----------------|
| Design: WHS | Draft: DMB/JBC | Date: FEB 2007 |
| Checked: MPM | Scale: 1"=20' | Job No.: 1830 |
| File Name: 1830-SP.dwg | | |
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|---------------|--|
| Drawing Name: | Site Layout Plan |
| Project: | SHIPYARD BREWERY, SITE PLAN AMMENDMENT - PORTLAND, MAINE |
| Client: | Shipyard Brewery Company, L.L.C 86 Newbury Street, Portland, ME 04101 |

Drawing No.
C101