Reviewed for Code Compliance
Inspection Division
Department of Planning & Urban Development
Date: 06/16/16

SITE DATA

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

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:

- STANDARD DUTY BITUMINOUS CONCRETE
- PORTLAND CEMENT CONCRETE
- 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.

24"SL – 24" WIDTH STOP LINE
4"SWLL – 4" WIDTH SOLID WHITE LANE LINE
4"DYCL – 4" WIDTH DOUBLE YELLOW CENTERLINE
4"DWLL – 4" WIDTH DASHED WHITE LANE LINE

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	SIZE	RIM	INV. IN/SIZE (FROM)	INV. OUT/SIZE (TO)
CB2	4'ø	23.75	12.53/12"(CB3)	12.43/12"(EX DMH1)
CB3	4'ø	21.80	19.00/6"(EX CB1) 13.33/12"(CB4)	13.23/12"(CB2)
CB4	4'ø	21.50	14.10/12"(CB5) 14.10/12"(STUB)	14.00/12"(CB3)
CB5	4'ø	18.60	14.50/12"(ROOF)	14.40/12"(CB4)
EX CB1	4'ø	21.89	–	20.19/6"(DMH3)
EX DMH1	4'ø	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'ø	21.25	11.55/12"(SMH1)	EXISTING
SMH1	4'ø	23.50	13.44/8"(SMH2)	13.34/8"(EX DMH1)
SMH2	4'ø	21.69	15.39/8"(EXISTING) 15.09/8"(EXISTING)	14.90/8"(SMH1)

NOTES:

1. TOPOGRAPHY DATA AND EXISTING CONDITIONS WERE PROVIDED BY OWEN HASKELL, INC. OF PORTLAND, MAINE DATED DECEMBER 15, 2006.
2. 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.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

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

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

Design: WHS | Draft: DMB/JBC | Date: FEB 2007
Checked: MPM | Scale: 1"=20' | Job No.: 1830
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Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
15 Shaker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

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