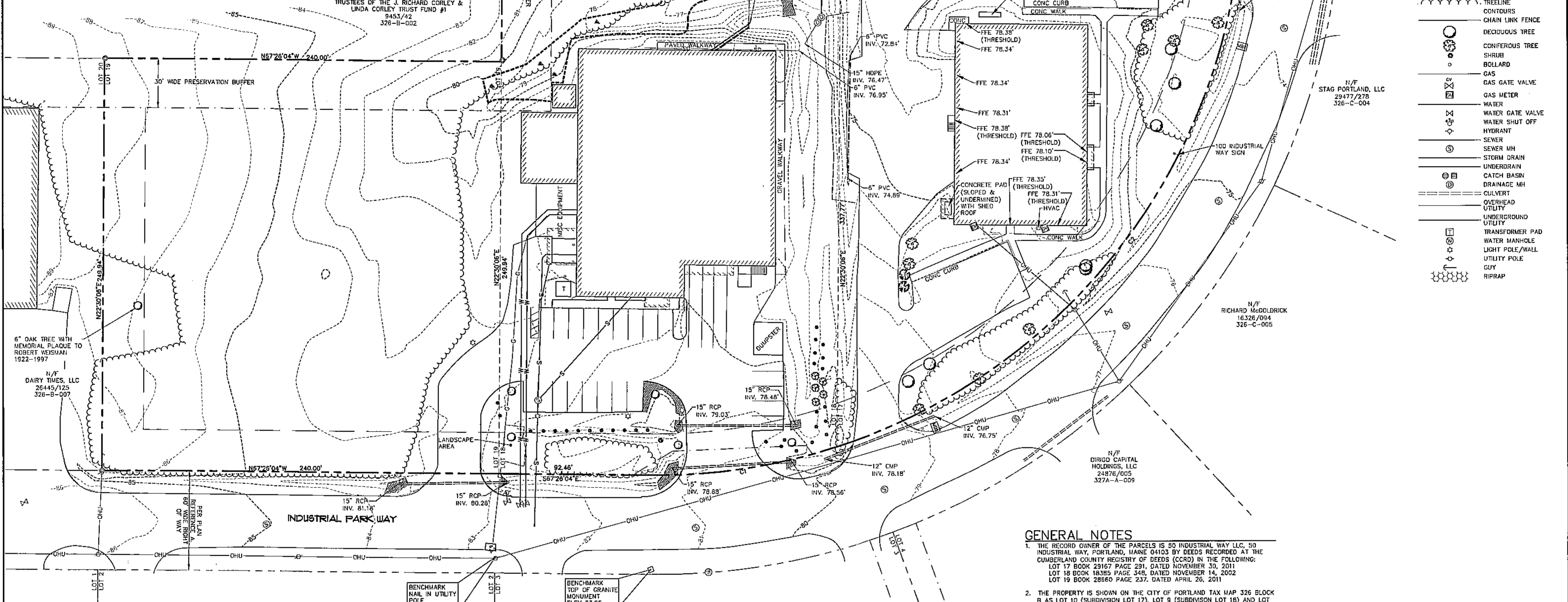


LOCATION MAP



LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	SETBACK
---	EASEMENT
---	MONUMENT
---	IRON PIPE/ROD
---	CURVE/LINE NO.
---	BENCHMARK
---	BUILDING
---	WETLANDS
---	EDGE WETLAND
---	SIGN
---	EDGE PAVEMENT
---	EDGE CONCRETE
---	PAVEMENT PAINT
---	GRAVEL
---	CURBLINE
---	TREELINE
---	CONTOURS
---	CHAIN LINK FENCE
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	SHRUB
---	BOLLARD
---	GAS
---	GAS GATE VALVE
---	GAS METER
---	WATER
---	WATER GATE VALVE
---	WATER SHUT OFF
---	HYDRANT
---	SEWER MH
---	STORM DRAIN
---	UNDERDRAIN
---	CATCH BASIN
---	DRAINAGE MH
---	CULVERT
---	OVERHEAD UTILITY
---	UNDERGROUND UTILITY
---	TRANSFORMER PAD
---	WATER MANHOLE
---	LIGHT POLE/WALL
---	UTILITY POLE
---	GUY
---	RIPRAP



REVISED PER CITY REVIEW COMMENTS	08/10/12	RLM	BY:
PRELIMINARY SITE PLAN SUBMISSION TO CITY	07/05/12	RLM	BY:
DATE:			STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT THE WRITTEN PERMISSION OF SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED FOR CONTRACTOR SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

Sebago Technics
 Environmental Expertise You Can Build On.
 One Chubb Street
 Westbrook, ME 04090-1238
 Tel: (207) 566-8777
 Fax: (207) 745-5658
 www.sebago-technics.com

PROJECT NO.	02249
FIELD BOOK	847
DESIGN	RLM
CHKD	MWE
DRAWN	MWE
AWVE	MWE

EXISTING CONDITIONS PLAN
 OF:
ALLAGASH BREWING COMPANY
 INDUSTRIAL WAY
 PORTLAND, MAINE
 FOR:
50 INDUSTRIAL WAY, LLC
 50 INDUSTRIAL WAY
 PORTLAND, MAINE 04103

RECORD OWNER:
 50 INDUSTRIAL WAY LLC
 50 INDUSTRIAL WAY
 PORTLAND, MAINE 04103

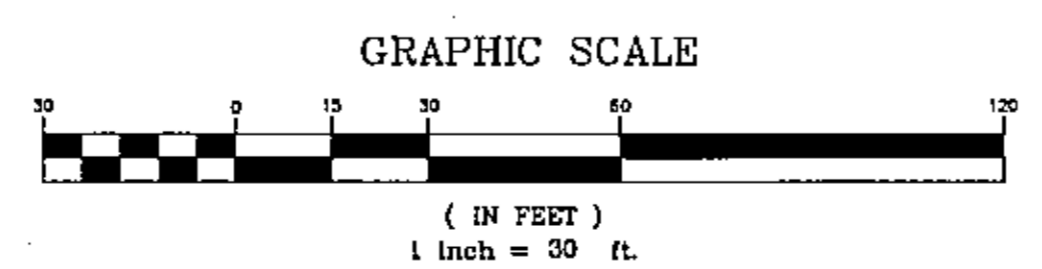
DATE	SCALE
12/29/11	1" = 30'

SHEET 2 OF 8

PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	114.32'	355.00'	S76°39'38"E	113.63'
C2	434.77'	355.00'	N59°01'45"E	408.11'

- GENERAL NOTES**
- THE RECORD OWNER OF THE PARCELS IS 50 INDUSTRIAL WAY LLC, 50 INDUSTRIAL WAY, PORTLAND, MAINE 04103 BY DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN THE FOLLOWING: LOT 17 BOOK 29157 PAGE 231, DATED NOVEMBER 30, 2011; LOT 18 BOOK 18385 PAGE 348, DATED NOVEMBER 14, 2002; LOT 19 BOOK 28860 PAGE 237, DATED APRIL 26, 2011.
 - THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 326 BLOCK B AS LOT 10 (SUBDIVISION LOT 17), LOT 9 (SUBDIVISION LOT 18) AND LOT 8 (SUBDIVISION LOT 19) AND IS LOCATED IN THE IM ZONE.
 - SPACE AND BULK CRITERIA FOR THE IM ZONE ARE AS FOLLOWS:
 MINIMUM FRONT YARD: 1 FOOT/FOOT OF BUILDING HEIGHT
 MINIMUM SIDE & REAR YARD: 25' MIN. & 1 FOOT/FOOT OF BUILDING HEIGHT
 NO PAVEMENT WITHIN 10 FEET OF PROPERTY LINE
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION
 - TOTAL AREA OF PARCELS ARE AS FOLLOWS:
 LOT 17 ±58,920 SQUARE FEET
 LOT 18 ±73,073 SQUARE FEET
 LOT 19 ±59,965 SQUARE FEET
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON BOUNDARY, TOPOGRAPHIC AND AS-BUILT SURVEYS PERFORMED BY SEBAGO TECHNICS, INC. FROM 2002 THROUGH 2011.
 - PLAN REFERENCES:
 A. RECORDING PLAT OF THE TURNPIKE INDUSTRIAL PARK, BY LAND USE CONSULTANTS, DATED MARCH 25, 1986 AND LAST REVISED SEPTEMBER 9, 1986, BEING RECORDED IN THE CCRD IN PLAN BOOK 157 PAGE 61.
 B. SITE PLAN SET OF PLANS OF LOT 18, TURNPIKE INDUSTRIAL PARK FOR ALLAGASH BREWING, BY SEBAGO TECHNICS, INC., (PROJECT 05057).
 - PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802--NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
 - UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.



02249EC-201.dwg, TAB:EC-201