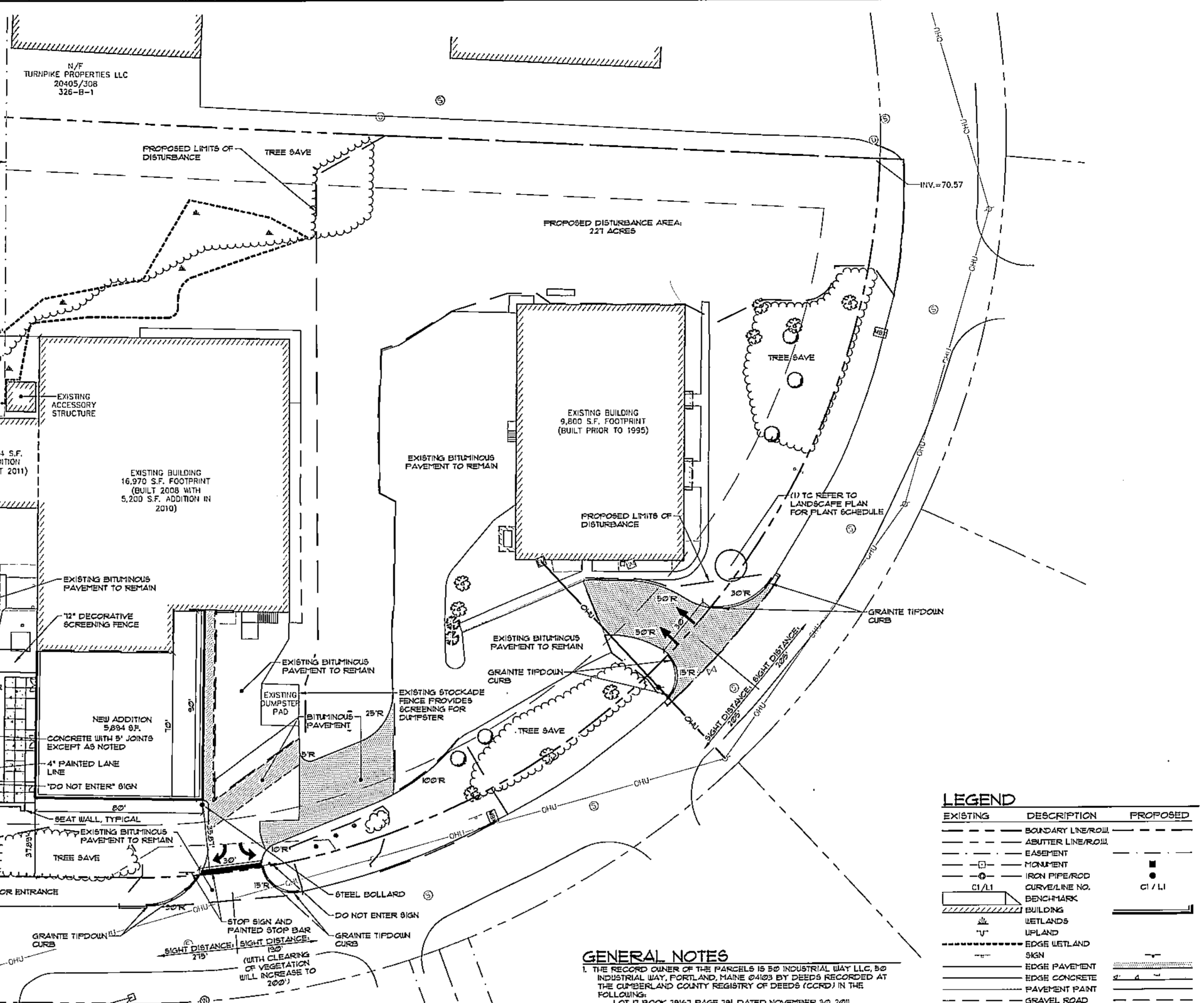


LOCATION MAP

N.T.S.

N/F
RAYMOND PECOR, JR. & JAN ROSENTHAL
TRUSTEES OF THE J. RICHARD CORLEY &
LINDA CORLEY TRUST FUND #1
9453/42
326-B-082



LEGEND

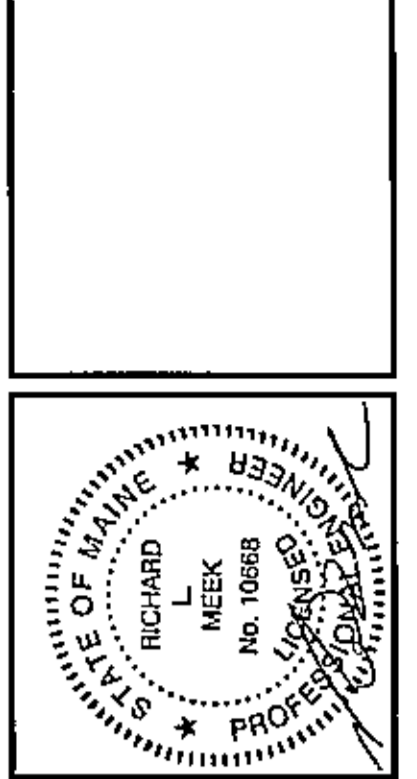
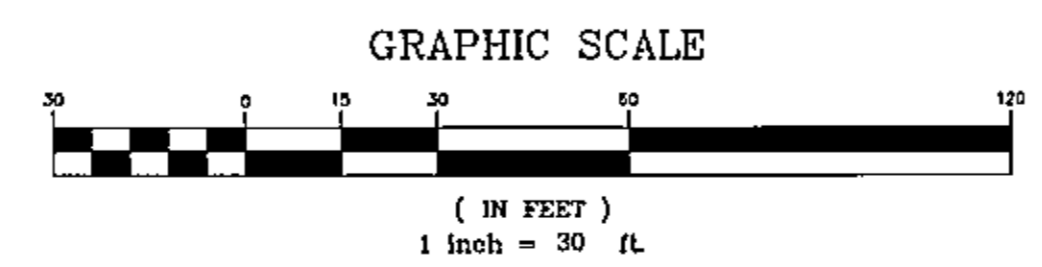
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ASUTTER LINE/ROW	---
---	EASEMENT	---
○	MONUMENT	○
○	ICSN PIPE/ROD	○
○	CURVE/LINE NO.	○
---	BENCH-MARK	---
---	BUILDING	---
---	WETLANDS	---
---	UPLAND	---
---	EDGE WETLAND	---
---	SGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	CHAIN LINK FENCE	---
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
○	BOLLARD	○
○	GAS	○
○	GAS GATE VALVE	○
○	GAS METER	○
○	WATER	○
○	WATER GATE VALVE	○
○	WATER SHUT OFF	○
○	HYDRANT	○
○	WATER MANHOLE	○
○	SEWER	○
○	SEWER MH	○
○	STORM DRAIN	○
---	UNDERDRAIN	---
---	CATCH BASIN	---
---	DRAINAGE FH	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	TRANSFORMER PAD	---
---	LIGHT POLE/WALL	---
---	UTILITY POLE	---
---	GUY	---
---	RIPRAP	---

GENERAL NOTES

- THE RECORD OWNER OF THE PARCELS IS 50 INDUSTRIAL WAY LLC, 50 INDUSTRIAL WAY, FORTLAND, MAINE 04103 BY DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN THE FOLLOWING:
LOT 11 BOOK 29161 PAGE 291, DATED NOVEMBER 30, 2011
LOT 18 BOOK 18385 PAGE 348, DATED NOVEMBER 14, 2002
LOT 19 BOOK 28660 PAGE 231, DATED APRIL 26, 2011
- THE PROPERTY IS SHOWN AS ON THE CITY OF PORTLAND TAX MAP 326 BLOCK B AS LOT 10 (SUBDIVISION LOT 11), LOT 9 (SUBDIVISION LOT 18) AND LOT 8 (SUBDIVISION LOT 19) IS LOCATED IN THE 1M ZONE.
- SPACE AND BULK CRITERIA FOR THE 1M ZONE ARE AS FOLLOWS:
MIN LOT SIZE NONE PROVIDED 4,401 SQUARE FEET
MAX IMPERVIOUS RATIO 15% 50.1%
MAX BUILDING HEIGHT 15 FEET 34 FEET
MIN SIDE YARD 25 FEET 30 FEET
MIN REAR YARD 25 FEET 30 FEET
MIN FRONT YARD 1 FT/1 FT. OF BLDG. HEIGHT 35.01 FEET
MIN STREET FRONTAGE 60 FEET 8015 FEET
PAVEMENT SETBACK 10 FEET 10 FEET
- TOTAL AREA OF PARCELS ARE AS FOLLOWS:
LOT 11 1/2-58,920 SQUARE FEET
LOT 18 1/2-13,013 SQUARE FEET
LOT 19 1/2-59,385 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 28, 1986 AND LAST REVISED SEPTEMBER 9, 1986, BEING RECORDED IN THE CCRD IN PLAN BOOK 1ST PAGE 61.
B. SITE PLAN SET OF PLANS OF LOT 18, TURNPIKE INDUSTRIAL PARK FOR ALLAGASH BREWING, BY SEBAGO TECHNICS, INC. (PROJECT 090911).
- 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.

PARKING SUMMARY

50 INDUSTRIAL WAY	RETAIL	3,230 SF	1 SPACE/100 SF (OVER 2,000 SF)	6 SPACES
50 INDUSTRIAL WAY	OFFICE	1,130 SF	1 SPACE/100 SF	4 SPACES
50 INDUSTRIAL WAY	WAREHOUSE	22,559 SF	1 SPACE/100 SF	23 SPACES
100 INDUSTRIAL WAY	WAREHOUSE	9,800 SF	1 SPACE/100 SF	10 SPACES
	TOTAL REQUIRED			43 SPACES
	TOTAL PROVIDED			64 SPACES



REV.	DATE	BY	STATUS
C	09/08/12	RLM	REVISED PER CONDITIONS OF APPROVAL
B	08/10/12	RLM	REVISED PER CITY REVIEW COMMENTS
A	07/09/12	RLM	PRELIMINARY SITE PLAN SUBMISSION TO CITY

THIS PLAN SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, ADDITIONS OR DELETIONS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
75 John Bowler Rd., Suite 1A
South Portland, ME 04106
Tel: 207-283-5868
Fax: 207-283-5100

PROJECT NO. 02249
FIELD BOOK 847
DESIGN CHKD RLM
DRAWN JAR

ALLAGASH BREWING COMPANY
INDUSTRIAL WAY
PORTLAND, MAINE
FOR: 50 INDUSTRIAL WAY, LLC
50 INDUSTRIAL WAY
PORTLAND, MAINE 04103