## GENERAL NOTES:

1. 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 11 BOOK 29967 PAGE 291, DATED NOVEMBER 30, 2011
   LOT 18 BOOK 29369 PAGE 349, DATED NOVEMBER 14, 2002
   LOT 19 BOOK 28668 PAGE 237, DATED APRIL 26, 2011

2. 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 I-1 ZONE.

3. SPACE AND BULK CRITERIA FOR THE I-1 ZONE ARE AS FOLLOWS:

| | ORDINANCE REQUIREMENT | PROVIDED |
|---|---|---|
| MIN. LOT SIZE | NONE | 4,467 ACRES |
| MAX. IMPERVIOUS RATIO | 75% | 76.5% |
| MAX. BUILDING HEIGHT | 75 FEET | 34 FEET |
| MIN. SIDE YARD | 25 FEET | 145 FEET |
| MIN. REAR YARD | 25 FEET | 304 FEET |
| MIN. FRONT YARD | 1 FT./1 FT. OF BLDG. HEIGHT | 39.8 FEET |
| MIN. STREET FRONTAGE | 60 FEET | 883.5 FEET |
| PAVEMENT SETBACK | 10 FEET | 0 FEET |

4. TOTAL AREA OF PARCELS ARE AS FOLLOWS:
   LOT 11 ± 58,520 SQUARE FEET
   LOT 18 ± 13,073 SQUARE FEET
   LOT 19 ± 59,385 SQUARE FEET

5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON BOUNDARY, TOPOGRAPHIC AND AS-BUILT SURVEYS PERFORMED BY SEBAGO TECHNICS, INC. FROM 2003 THROUGH 2014.

6. PLAN REFERENCES:
   A. RECORDING PLAT OF THE TURNPIKE INDUSTRIAL PARK, BY LAND USE CONSULTANTS, DATED MARCH 29, 1984 AND LAST REVISED SEPTEMBER 9, 1986, BEING RECORDED IN THE CCRD IN PLAN BOOK 187 PAGE 61.
   B. SITE PLAN SET OF PLANS OF LOT 18, TURNPIKE INDUSTRIAL PARK FOR ALLAGASH BREWING, BY SEBAGO TECHNICS, INC. (PROJECT #2057.1).

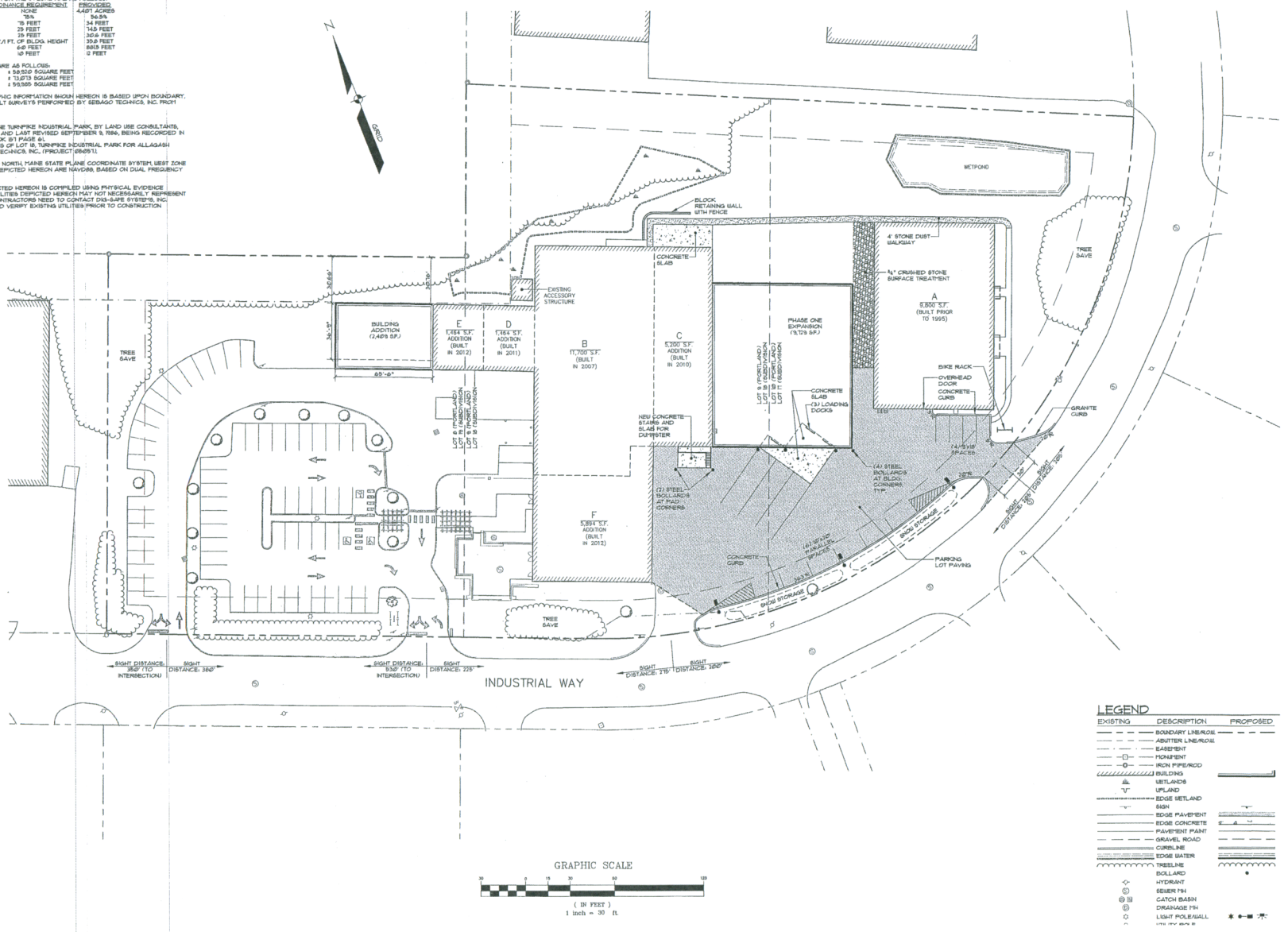
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE (1927-NAD83). ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.

8. 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 | 1,136 S.F. @ 1 SPACE/300 S.F. (OVER 2,000 S.F.) | = 0 SPACES |
| OFFICE | 1,336 S.F. @ 1 SPACE/400 S.F. | = 15 SPACES |
| PRODUCTION | 44,700 S.F. @ 1 SPACE/1,000 S.F. | = 45 SPACES |
| TOTAL REQUIRED: | | = 60 SPACES |
| TOTAL PROVIDED: | | = 74 SPACES |




## LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|---|---|---|
| | BOUNDARY LINE/ROW | |
| | ABUTTER LINE/ROW | |
| | EASEMENT | |
| | MONUMENT | |
| | IRON PIPE/ROD | |
| | BUILDING | |
| | WETLANDS | |
| | UPLAND | |
| | EDGE WETLAND | |
| | SIGN | |
| | EDGE PAVEMENT | |
| | EDGE CONCRETE | |
| | PAVEMENT PAINT | |
| | GRAVEL ROAD | |
| | CURBLINE | |
| | EDGE WATER | |
| | TREELINE | |
| | BOLLARD | |
| | HYDRANT | |
| | SEWER MH | |
| | CATCH BASIN | |
| | DRAINAGE MH | |
| | LIGHT POLE/WALL | |

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

| REV. | BY | DATE | STATUS |
|---|---|---|---|
| A | RLM | 07-11-14 | FINAL SITE PLAN SUBMISSION TO CITY |
| B | RLM | 08-03-14 | SITE PLAN SUBMISSION TO CITY |

THESE PLANS SHALL NOT BE MODIFIED WITHOUT THE WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

STATE OF MAINE — RICHARD L. WEEK — No. 12468D — REGISTERED PROFESSIONAL ENGINEER

SEBAGO TECHNICS INC.
75 John Roberts Rd., Suite 1A, South Portland, ME 04106
Tel. 207-200-2100
255 Gorham Rd., Suite B, Scarborough, ME 04074
Tel. 207-885-5885

| PROJECT NO. | FIELD BOOK | DESIGN | CHKD | DRAWN |
|---|---|---|---|---|
| 02249 | 847 | RLM | RLM | MAL |

SITE PLAN - PHASE 1
OF:
ALLAGASH BREWING COMPANY
INDUSTRIAL WAY
PORTLAND, MAINE
FOR:
50 INDUSTRIAL WAY, LLC
50 INDUSTRIAL WAY
PORTLAND, MAINE 04103

| DATE | SCALE |
|---|---|
| 05-20-14 | 1" = 30' |

SHEET C5.1

02249-PHASE1.dwg, TAB: SP--PH1