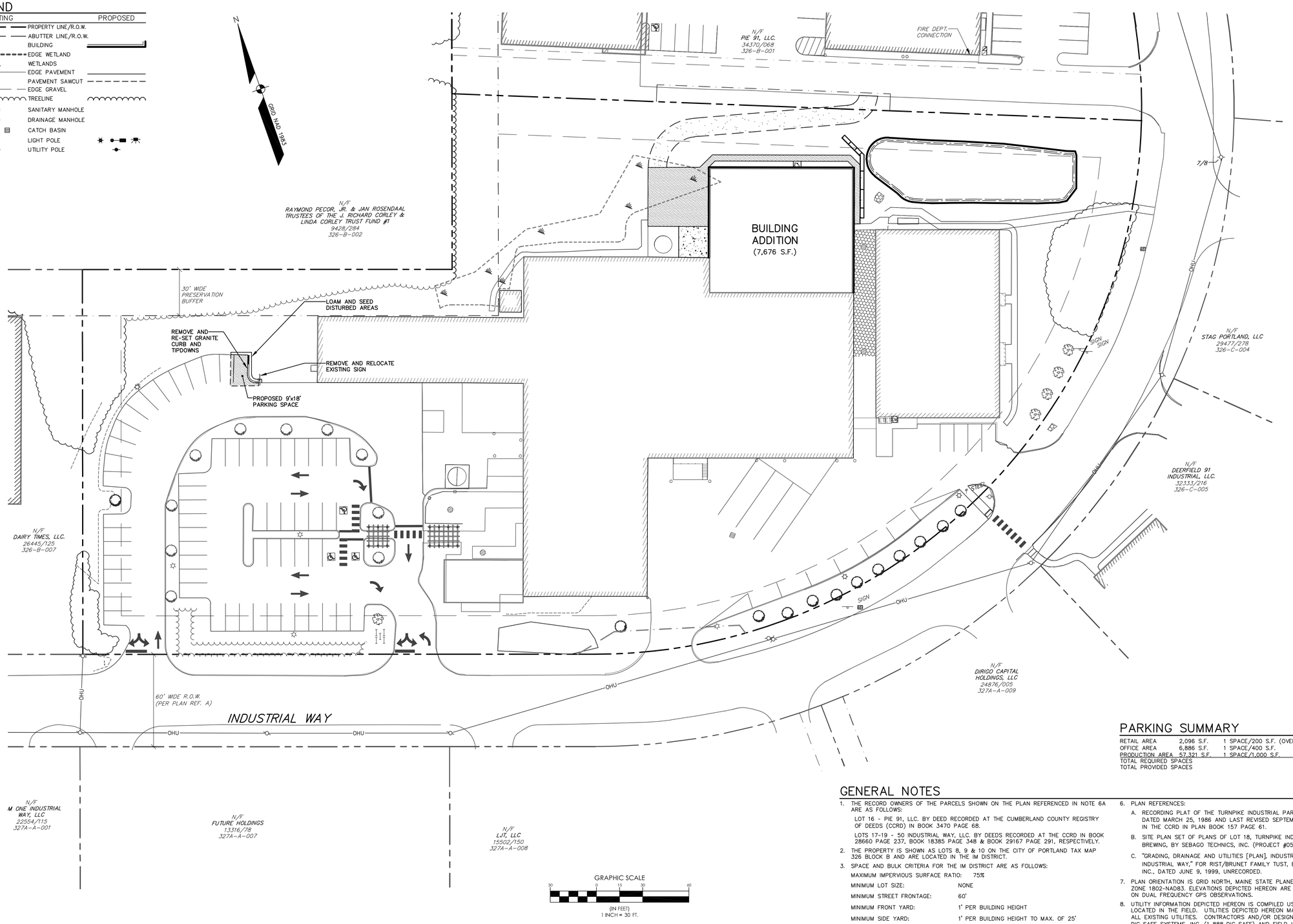
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	BUILDING	
	EDGE WETLAND	
	WETLANDS	
	EDGE PAVEMENT	
	PAVEMENT SAWCUT	
	EDGE GRAVEL	
	TREELINE	
Ⓢ	SANITARY MANHOLE	
Ⓓ	DRAINAGE MANHOLE	
	CATCH BASIN	
	LIGHT POLE	
	UTILITY POLE	



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

PARKING SUMMARY

RETAIL AREA	2,096 S.F.	1 SPACE/200 S.F. (OVER 2,000 S.F.)	= 1 SPACE
OFFICE AREA	6,886 S.F.	1 SPACE/400 S.F.	= 17 SPACES
PRODUCTION AREA	57,321 S.F.	1 SPACE/1,000 S.F.	= 57 SPACES
TOTAL REQUIRED SPACES			= 75 SPACES
TOTAL PROVIDED SPACES			= 75 SPACES

GENERAL NOTES

1. THE RECORD OWNERS OF THE PARCELS SHOWN ON THE PLAN REFERENCED IN NOTE 6A ARE AS FOLLOWS:
   LOT 16 - PIE 91, LLC. BY DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 3470 PAGE 68.
   LOTS 17-19 - 50 INDUSTRIAL WAY, LLC. BY DEEDS RECORDED AT THE CCRD IN BOOK 28660 PAGE 237, BOOK 18385 PAGE 348 & BOOK 29167 PAGE 291, RESPECTIVELY.
2. THE PROPERTY IS SHOWN AS LOTS 8, 9 & 10 ON THE CITY OF PORTLAND TAX MAP 326 BLOCK B AND ARE LOCATED IN THE IM DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE IM DISTRICT ARE AS FOLLOWS:

MAXIMUM IMPERVIOUS SURFACE RATIO:	75%
MINIMUM LOT SIZE:	NONE
MINIMUM STREET FRONTAGE:	60'
MINIMUM FRONT YARD:	1' PER BUILDING HEIGHT
MINIMUM SIDE YARD:	1' PER BUILDING HEIGHT TO MAX. OF 25'
MINIMUM REAR YARD:	1' PER BUILDING HEIGHT TO MAX. OF 25'
MAXIMUM BUILDING HEIGHT:	75'

4. TOTAL AREA OF PARCELS ARE AS FOLLOWS:

LOT 16	±84,842 S.F.
LOT 17	±58,920 S.F.
LOT 18	±73,073 S.F.
LOT 19	±59,985 S.F.

5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON SURVEYS PERFORMED BY SEBAGO TECHNICS, INC. FROM 2002 THROUGH 2017.
6. 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)
   C. "GRADING, DRAINAGE AND UTILITIES [PLAN], INDUSTRIAL WAY BUSINESS CENTER, 110 INDUSTRIAL WAY," FOR RIST/BRUNET FAMILY TUST, BY LAND USE CONSULTANTS, INC., DATED JUNE 9, 1999, UNRECORDED.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE +/- 0.3' OF NGVD29, 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 AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051000IB, HAVING AN EFFECTIVE DATE OF JULY 17, 1986. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
10. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN NOVEMBER 2017 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. AND LOCATED BY GROUND SURVEY. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.
11. LOT 16 IS FURTHER SUBJECT TO RESTRICTIONS, COVENANTS AND CONDITIONS AS DESCRIBED IN A DEED RECORDED AT THE CCRD IN BOOK 7361, PAGE 82.

RICHARD L. MEEK, PE 10668

STATE OF MAINE · RICHARD L. MEEK · No. 10668 · REGISTERED PROFESSIONAL ENGINEER · 04/13/18

DESIGNED	CHECKED
RLM	RLM

REV.	BY:	DATE:	STATUS
B	RLM	04/13/18	SUBMIT LEVEL II SITE PLAN APPLICATION TO CITY
A	RLM	03/16/18	ISSUED FOR CLIENT REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT 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.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

OVERALL SITE PLAN
OF:
2018 PACKAGING EXPANSION
ALLAGASH BREWING COMPANY 50 INDUSTRIAL WAY
PORTLAND, MAINE
FOR:
50 INDUSTRIAL WAY, LLC
50 INDUSTRIAL WAY
PORTLAND, MAINE 04103

PROJECT NO.	SCALE
02249	1" = 30'

SHEET C.3.1

02249S.dwg, TAB: S1