

GENERAL NOTES:

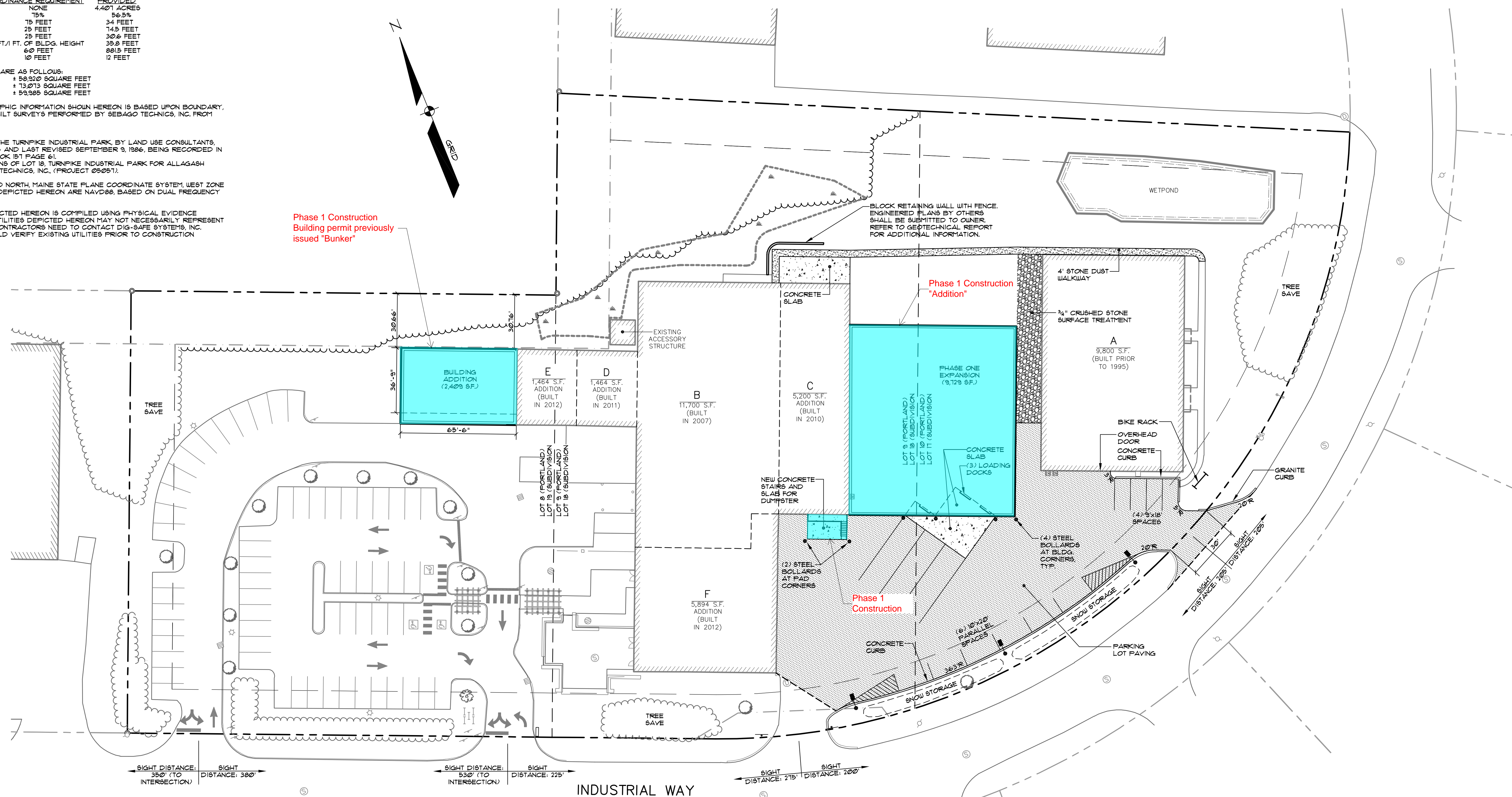
- THE RECORD OWNER OF THE PARCELS IS 50 INDUSTRIAL WAY LLC, 50 INDUSTRIAL WAY, PORTLAND, MAINE 04103 BY DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD) IN THE FOLLOWING:
 LOT 11 BOOK 29161 PAGE 791, DATED NOVEMBER 30, 2011
 LOT 18 BOOK 19389 PAGE 348, DATED NOVEMBER 14, 2007
 LOT 19 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 17), LOT 9 (SUBDIVISION LOT 18) AND LOT 8 (SUBDIVISION LOT 19) IS LOCATED IN THE M ZONE.
- SPACE AND BULK CRITERIA FOR THE M ZONE ARE AS FOLLOWS:

ORDINANCE REQUIREMENT	PROVIDED
MIN. LOT SIZE	4.401 ACRES
MAX. IMPERVIOUS RATIO	75%
MAX. BUILDING HEIGHT	34 FEET
MIN. SIDE YARD	25 FEET
MIN. REAR YARD	25 FEET
MIN. FRONT YARD	25 FEET
MIN. FRONT YARD OF BLDG. HEIGHT	38.8 FEET
MIN. STREET FRONTAGE	60 FEET
PAVEMENT SETBACK	10 FEET
- TOTAL AREA OF PARCELS ARE AS FOLLOWS:
 LOT 11 : 50,920 SQUARE FEET
 LOT 18 : 13,073 SQUARE FEET
 LOT 19 : 59,995 SQUARE FEET
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON BOUNDARY, TOPOGRAPHIC AND AS-BUILT SURVEYS PERFORMED BY SEBAGO TECHNIQS, INC. FROM 2007 THROUGH 2014.
- 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 CORD IN PLAN BOOK 191 PAGE 61.
 B. SITE PLAN SET OF PLANS OF LOT 19, TURNPIKE INDUSTRIAL PARK FOR ALLAGASH BREWING, BY SEBAGO TECHNIQS, INC. (PROJECT 06091).
- 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:

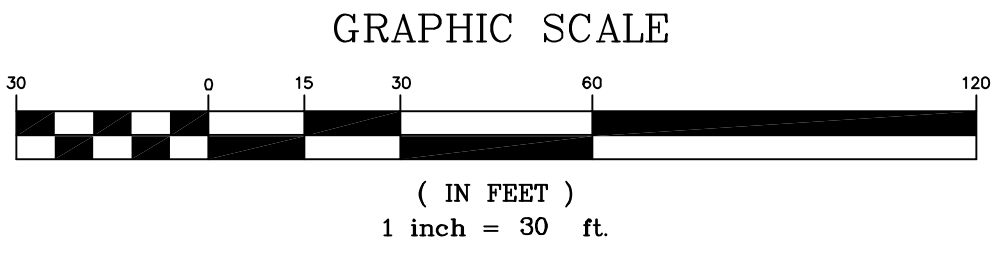
50 INDUSTRIAL WAY	1 SPACE/200 SF. (OVER 2,000 SF.)	14 SPACES
RETAIL	1,136 SF.	19 SPACES
OFFICE	1,336 SF.	49 SPACES
PRODUCTION	44,700 SF.	64 SPACES
TOTAL REQUIRED:		82 SPACES
TOTAL PROVIDED:		14 SPACES

Phase 1 Construction
Building permit previously issued "Bunker"



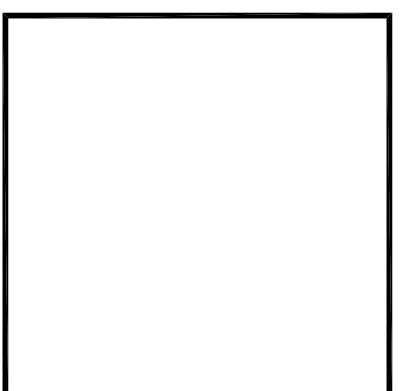
SIGHT DISTANCE: 350' (TO INTERSECTION) SIGHT DISTANCE: 320'
 SIGHT DISTANCE: 530' (TO INTERSECTION) SIGHT DISTANCE: 225'
 SIGHT DISTANCE: 215' SIGHT DISTANCE: 200'

INDUSTRIAL WAY



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	○
○	UTILITY POLE	○



REV.	DATE	BY	STATUS
C	07-28-14	RLM	REVISED TO ADDRESS CONDITIONS OF APPROVAL
B	07-11-14	RLM	FINAL SITE PLAN SUBMISSION TO CITY
A	06-03-14	RLM	SITE PLAN SUBMISSION TO CITY

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

SEBAGO
TECHNIQS
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South Portland, ME 04106
Tel: 207-282-2100 Fax: 207-783-5868

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'