



GENERAL NOTES:

THE RECORD OWNER OF THE PARCELS IS 50 INDUSTRIAL WAY LLC, 50 INDUSTRIAL WAY, PORTLAND, MAINE 04103 BY DEEDS RECORDED AT THE GUMBERLAND 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

2. 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 I1 ZONE.

3. SPACE AND BULK CRITERIA FOR THE I1 ZONE ARE AS FOLLOWS:

MIN. LOT SIZE	ORDINANCE REQUIREMENT	PROVIDED
	NONE	4.401 ACRES
MAX. IMPERVIOUS RATIO	75%	36.9%
MAX. BUILDING HEIGHT	75 FEET	34 FEET
MIN. SIDE YARD	25 FEET	14.5 FEET
MIN. REAR YARD	25 FEET	30.6 FEET
MIN. FRONT YARD	1 FT./1 FT. OF BLDG. HEIGHT	39.8 FEET
MIN. STREET FRONTAGE	60 FEET	88.5 FEET
PAVEMENT SETBACK	10 FEET	12 FEET

4. TOTAL AREA OF PARCELS ARE AS FOLLOWS:

LOT 11	= 50,920 SQUARE FEET
LOT 18	= 13,073 SQUARE FEET
LOT 19	= 53,935 SQUARE FEET

5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON BOUNDARY, TOPOGRAPHIC AND AS-BUILT SURVEYS PERFORMED BY SEBAGO TECHNICS, INC. FROM 2007 THROUGH 2014.

6. PLAN REFERENCES:

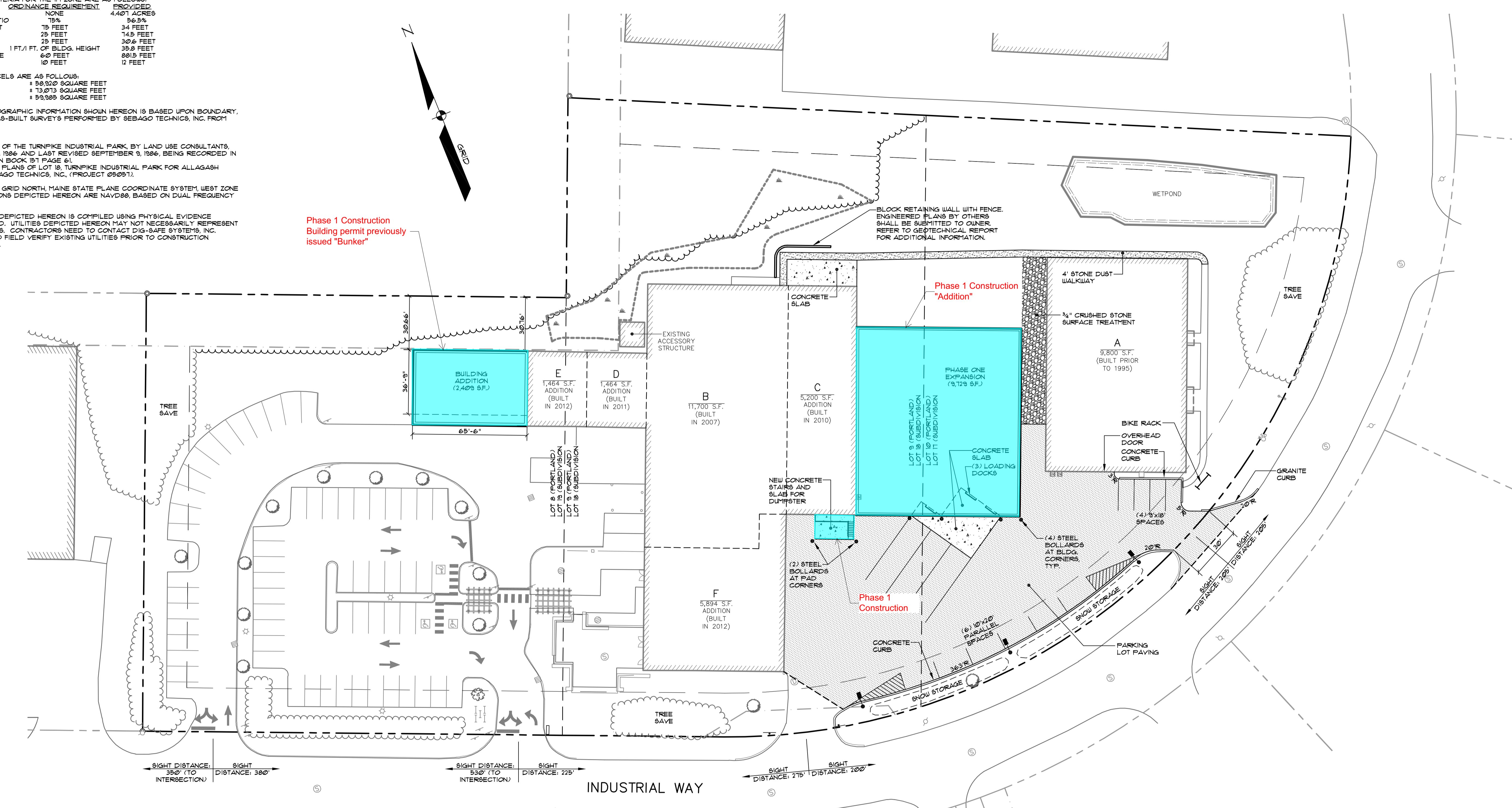
- A. RECORDING PLAT OF THE TURNPIKE INDUSTRIAL PARK BY LAND USE CONSULTANTS, DATED MARCH 25, 1986 AND LAST REVISED SEPTEMBER 9, 1986, BEING RECORDED IN THE CORD IN PLAN BOOK 191 PAGE 61.
- B. SITE PLAN SET OF PLANS OF LOT 19, TURNPIKE INDUSTRIAL PARK FOR ALLAGASH BREWING, BY SEBAGO TECHNICS, INC. (PROJECT 08091).

7. 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.

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:

RETAIL	1,136 SF	1 SPACE/200 SF (OVER 2,000 SF)	= 6 SPACES
OFFICE	1,336 SF	1 SPACE/400 SF	= 3 SPACES
PRODUCTION	44,120 SF	1 SPACE/100 SF	= 44 SPACES
TOTAL REQUIRED:			= 64 SPACES
TOTAL PROVIDED:			= 74 SPACES



Phase 1 Construction Building permit previously issued "Bunker"

BLOCK RETAINING WALL WITH FENCE. ENGINEERED PLANS BY OTHERS SHALL BE SUBMITTED TO OWNER. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

Phase 1 Construction "Addition"

PHASE ONE EXPANSION (9,179 SF.)

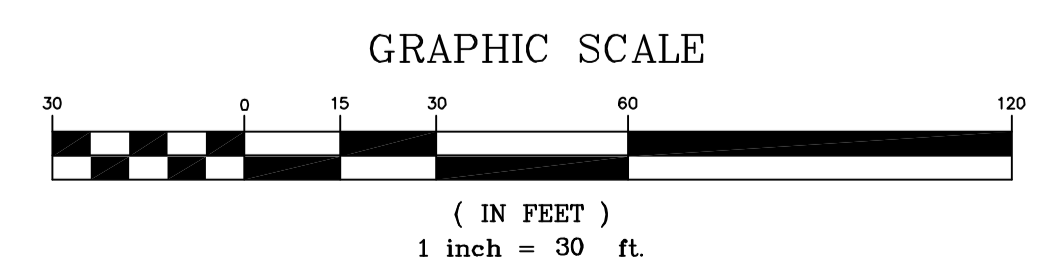
Phase 1 Construction

SIGHT DISTANCE: 350' (TO INTERSECTION)

SIGHT DISTANCE: 530' (TO INTERSECTION)

SIGHT DISTANCE: 215' | DISTANCE: 100'

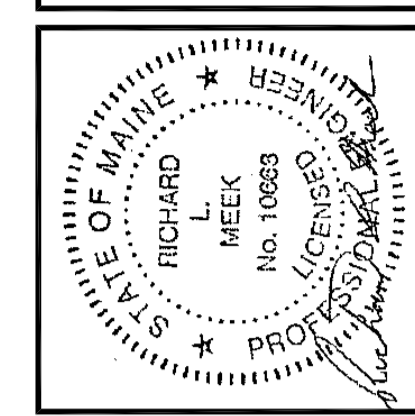
INDUSTRIAL WAY



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	○

DATE: 09/15/14



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

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 1A, 250 Goddard Rd., Suite B
 South Portland, ME 04106 Lewiston, ME 04240
 Tel: 207-252-2100 Fax: 207-852-8595

PROJECT NO. 02249 FIELD BOOK 847 DESIGN T RLM CHECK RLM DRAWN 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

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