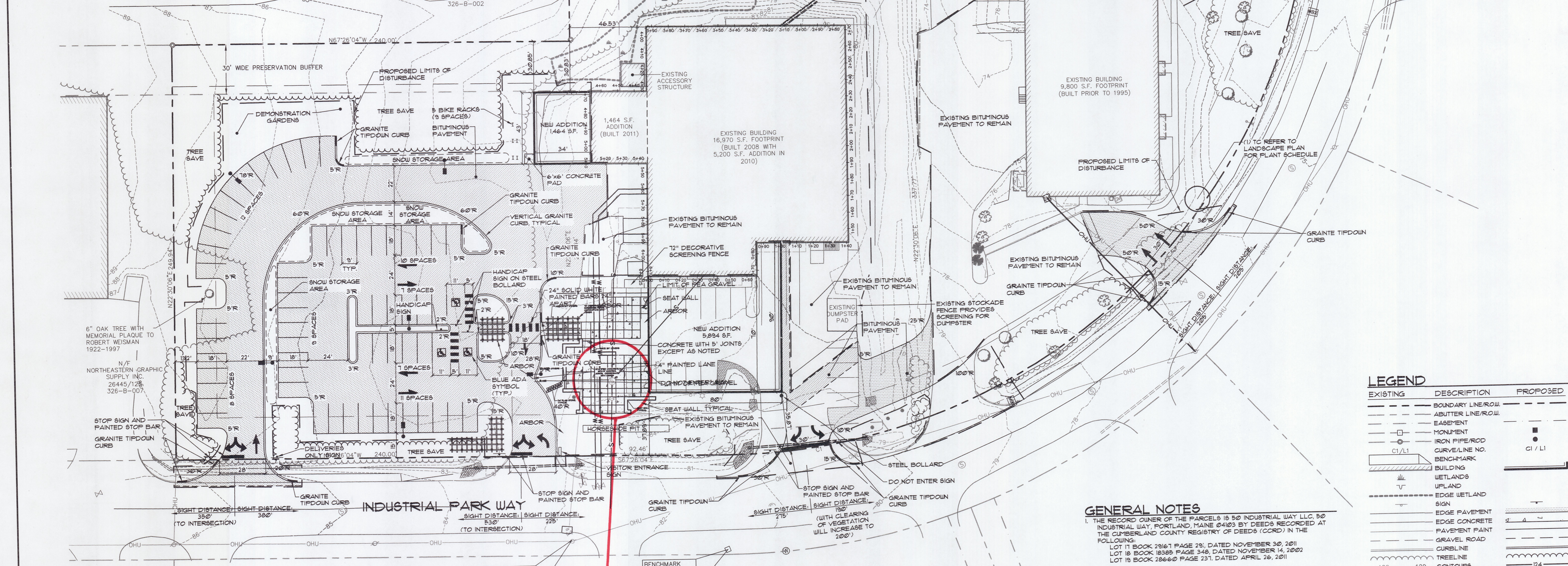


LOCATION MAP

NOT FOR CONSTRUCTION

CI



N.T.S.

INDUSTRIAL PARK WAY

STOP SIGN AND PAINTED STOP BAR

GRANITE TIFDOWN CURB

6" OAK TREE WITH MEMORIAL PLAQUE TO ROBERT WEISMAN 1922-1997

N/E NORTHEASTERN GRAPHIC SUPPLY INC. 26445/126 326-5-007

N/E TURNPIKE PROPERTIES LLC 20405/308 326-5-001

N/E RAYMOND PECOR, JR. & JAN ROSENTHAL TRUSTEES OF THE J. RICHARD CORLEY & LINDA CORLEY TRUST FUND #1 3453/442 326-5-002

N/E TURNPIKE PROPERTIES LLC 20405/308 326-5-001

N/E TURNPIKE PROPERTIES LLC 20405/308 326-5-001

N/E TURNPIKE PROPERTIES LLC 20405/308 326-5-001

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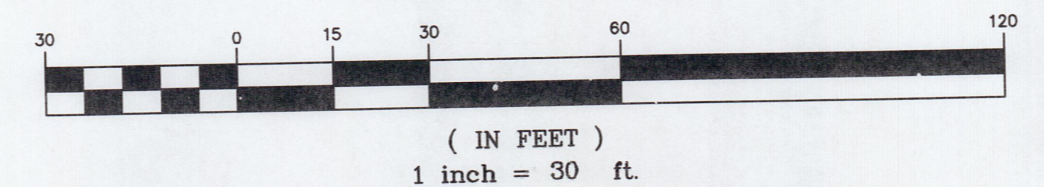
N/E TURNPIKE PROPERTIES LLC 20405/308 326-5-001

N/E TURNPIKE PROPERTIES LLC 20405/308 326-5-001

PROPERTY LINE CURVE DATA				
CURVE	LENGTH	BEARING	CRD. DIST.	SPACE
C1	114.32	135° 00' 00"	32.86	6 SPACES
C2	434.72	113° 00' 00"	118.68	23 SPACES
100' INDUSTRIAL WAY WAREHOUSE				10 SPACES
TOTAL REQUIRED				43 SPACES
TOTAL PROVIDED				64 SPACES

**LOCATION OF PAVILLION AT EXISTING PATIO**

GRAPHIC SCALE



**GENERAL NOTES**

- THE RECORD OWNER OF THE PARCELS 18 50 INDUSTRIAL WAY, LLC, 50 INDUSTRIAL WAY, PORTLAND, MAINE 04103 BY DEEDS RECORDED AT THE CLIMBERLAND COUNTY REGISTRY OF DEEDS (CORC) IN THE FOLLOWING: LOT 11 BOOK 29167 PAGE 28, DATED NOVEMBER 30, 2011; LOT 18 BOOK 18385 PAGE 348, DATED NOVEMBER 14, 2002; LOT 19 BOOK 28660 PAGE 251, DATED APRIL 26, 2011.
- THE PROPERTY IS SHOWN AS ON THE CITY OF PORTLAND TAX MAP 326 BLOCK B AS LOT 18 (SUBDIVISION LOT 17), LOT 9 (SUBDIVISION LOT 18) AND LOT 9 (SUBDIVISION LOT 19) IS LOCATED IN THE IM ZONE.
- SPACE AND BULK CRITERIA FOR THE IM ZONE ARE AS FOLLOWS:
 

ORDINANCE REQUIREMENT	PROVIDED
NONE	4.401 ACRES
MIN. LOT SIZE	5018
MAX. IMPERVIOUS RATIO	15 FEET
MAX. BUILDING HEIGHT	34 FEET
MIN. SIDE YARD	25 FEET
MIN. REAR YARD	25 FEET
MIN. FRONT YARD	25 FEET
MIN. STREET FRONTAGE	1 FT. 1 FT. OF BLDG. HEIGHT
PAVEMENT SETBACK	6.0 FEET
	8815 FEET
	10 FEET
- TOTAL AREA OF PARCELS ARE AS FOLLOWS:
 

LOT #	SQUARE FEET
LOT 11	4,583,520
LOT 18	4,193,213
LOT 19	4,593,985
- 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:
  - RECORDING PLAN OF THE TURNPIKE INDUSTRIAL PARK BY LAND USE CONSULTANTS, DATED MARCH 29, 1986 AND LAST REVISED SEPTEMBER 9, 1986, BEING RECORDED IN THE CORC IN PLAN BOOK 81 PAGE 61.
  - SITE PLAN SET OF PLANS OF LOT 18, TURNPIKE INDUSTRIAL PARK FOR ALLAGASH BREWING, BY SEBAGO TECHNICS, INC. (PROJECT 09257).
- PLAN ORIENTATION IS GRID NORTH MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE (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. (1-888-278-6484) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	EASEMENT	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	CURVE/LINE NO.	---
---	BENCHMARK	---
---	BUILDING	---
---	WETLANDS	---
---	UPLAND	---
---	EDGE WETLAND	---
---	SIGN	---
---	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 MH	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	TRANSFORMER PAD	---
---	LIGHT POLE/UTILITY POLE	---
---	UTILITY POLE	---
---	GIUY	---
---	RIPRAP	---

**SEBAGO TECHNICS**  
 75 Oak Ridge Rd., Suite B  
 South Portland, ME 04106  
 Tel. 207-763-9656

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

DATE	SCALE
06/19/12	1" = 30'