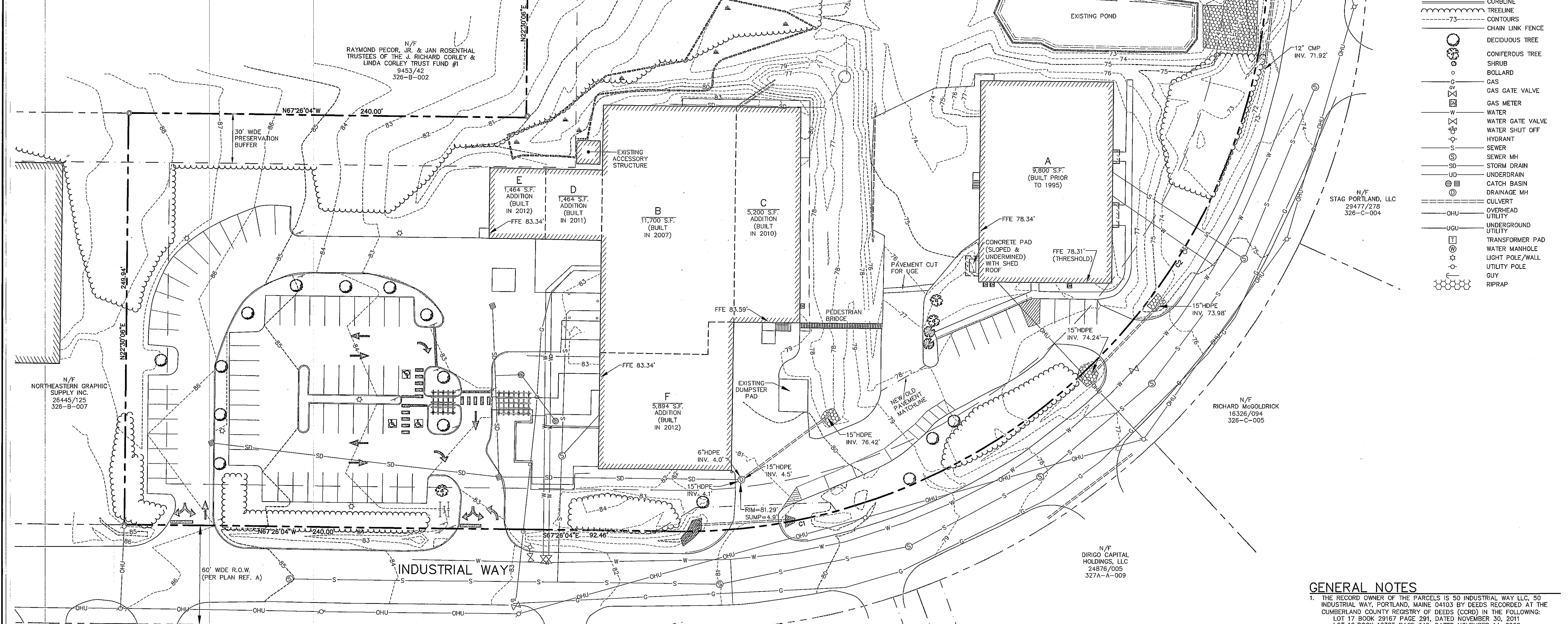
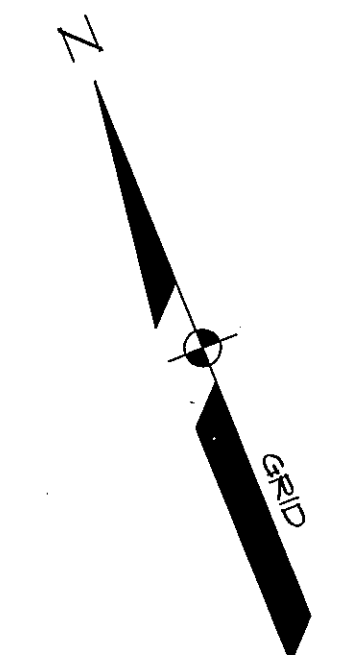
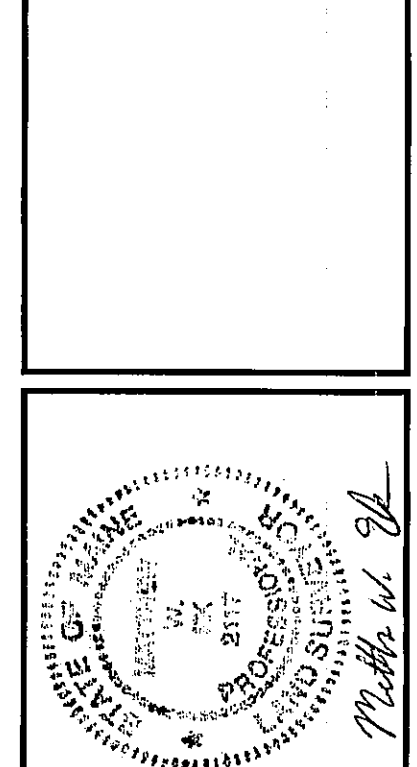


LOCATION MAP



LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	SETBACK
---	EASEMENT
○	MONUMENT
○	IRON PIPE/ROD
○	CURVE/LINE NO.
○	BENCHMARK
▭	BUILDING
▭	WETLANDS
▭	EDGE WETLAND SIGN
▭	EDGE PAVEMENT
▭	EDGE CONCRETE
▭	PAVEMENT PAINT
▭	GRAVEL
▭	CURBLINE
▭	TREELINE
▭	CONTOURS
▭	CHAIN LINK FENCE
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	SHRUB
○	BOLLARD
○	GAS
○	GAS GATE VALVE
○	GAS METER
○	WATER
○	WATER GATE VALVE
○	WATER SHUT OFF
○	HYDRANT
○	SEWER MH
○	STORM DRAIN
○	UNDERDRAIN
○	CATCH BASIN
○	DRAINAGE MH
○	CULVERT
○	OVERHEAD UTILITY
○	UGU
○	UNDERGROUND UTILITY
○	TRANSFORMER PAD
○	WATER MANHOLE
○	LIGHT POLE/WALL
○	UTILITY POLE
○	GUY
○	RIPRAP



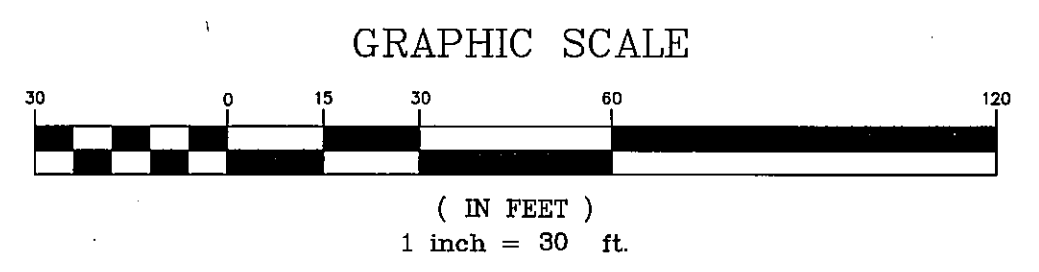
REV.	BY	DATE	STATUS
A	RLM	08-03-14	SITE PLAN SUBMISSION TO CITY

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

SEBAGO TECHNICS
 78 John Paul Road, South Portland, ME 04106
 Tel: 207-290-2100

PROJECT NO: 02249
 FIELD BOOK: 847
 DESIGN: MWE
 CHECK: MWE
 DRAWN: RWD

- 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 (CCRD) IN THE FOLLOWING: LOT 17 BOOK 29167 PAGE 291, DATED NOVEMBER 30, 2011; LOT 18 BOOK 18385 PAGE 348, DATED NOVEMBER 14, 2002; LOT 19 BOOK 28860 PAGE 237, DATED APRIL 26, 2011.
 - THE PROPERTY IS SHOWN 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) AND IS LOCATED IN THE IM ZONE.
 - SPACE AND BULK CRITERIA FOR THE IM ZONE ARE AS FOLLOWS:
 MINIMUM FRONT YARD: 1 FOOT/FOOT OF BUILDING HEIGHT
 MINIMUM SIDE & REAR YARD: 25' MIN. & 1 FOOT/FOOT OF BUILDING HEIGHT
 NO PAVEMENT WITHIN 10 FEET OF PROPERTY LINE
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION
 - TOTAL AREA OF PARCELS ARE AS FOLLOWS:
 LOT 17: ±58,920 SQUARE FEET
 LOT 18: ±73,073 SQUARE FEET
 LOT 19: ±59,985 SQUARE FEET
 - 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:
 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 CRD 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).
 - 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.



EXISTING CONDITIONS PLAN

OF:
ALLAGASH BREWING COMPANY
 INDUSTRIAL WAY
 PORTLAND, MAINE

FOR:
50 INDUSTRIAL WAY, LLC
 50 INDUSTRIAL WAY
 PORTLAND, MAINE 04103

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

SHEET 2 OF 9