

GENERAL NOTES:

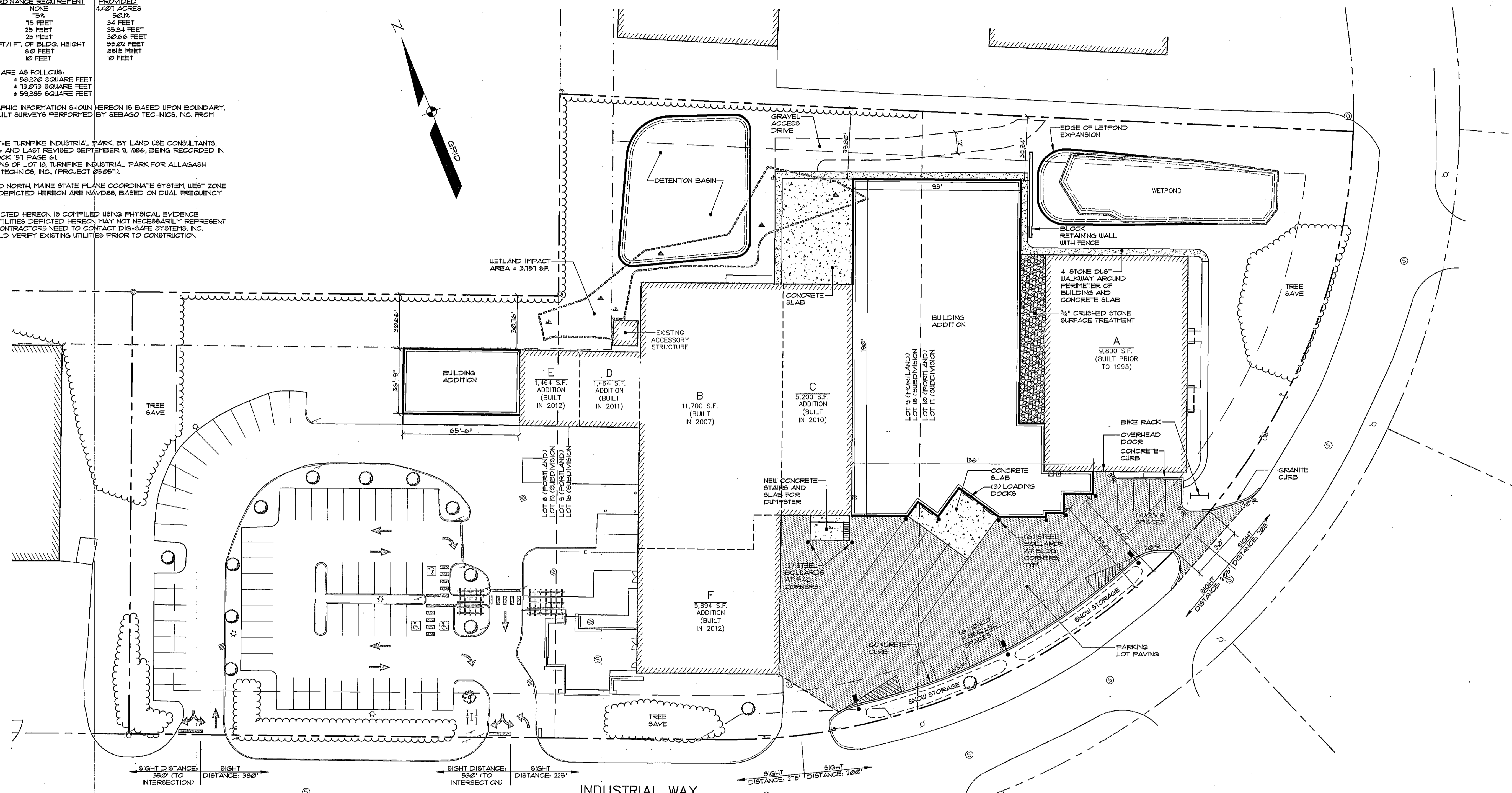
- THE RECORD OWNER OF THE PARCELS IS 50 INDUSTRIAL WAY LLC, 50 INDUSTRIAL WAY, PORTLAND, MAINE 04103 BY DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD) IN THE FOLLOWING:
 - LOT 11 BOOK 2916-1 PAGE 291, DATED NOVEMBER 30, 2011
 - LOT 18 BOOK 19388 PAGE 348, DATED NOVEMBER 14, 2002
 - 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 11), LOT 9 (SUBDIVISION LOT 18) AND LOT 8 (SUBDIVISION LOT 19) IS LOCATED IN THE IM ZONE.
- SPACE AND BULK CRITERIA FOR THE IM ZONE ARE AS FOLLOWS:

MIN. LOT SIZE	MIN. SIDE YARD	MIN. REAR YARD	MIN. FRONT YARD	MIN. STREET FRONTAGE	PAVEMENT SETBACK
4,407 SQUARE FEET	15 FEET	25 FEET	1 FT./1 FT. OF BLDG. HEIGHT	60 FEET	10 FEET
- TOTAL AREA OF PARCELS ARE AS FOLLOWS:

LOT 11	59,320 SQUARE FEET
LOT 18	13,073 SQUARE FEET
LOT 19	59,385 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 2014.
- PLAN REFERENCES:
 - 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 181 PAGE 61.
 - SITE PLAN SET OF PLANS OF LOT 18, TURNPIKE INDUSTRIAL PARK FOR ALLAGASH BREWING, BY SEBAGO TECHNICS, INC. (PROJECT 08291).
- 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.

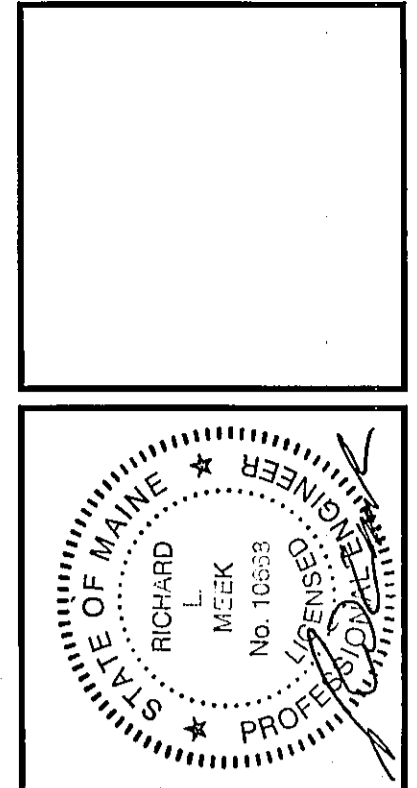
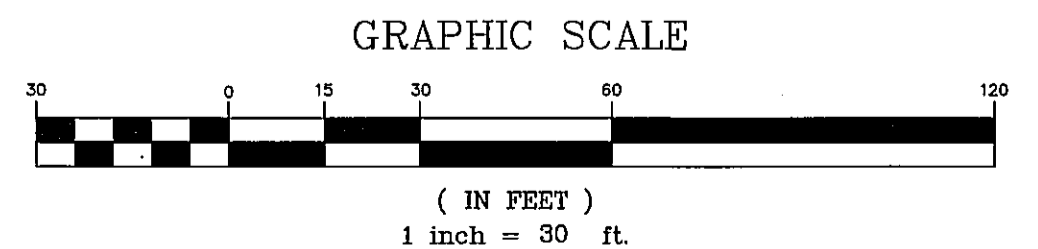
PARKING SUMMARY:

TYPE	AREA	SPACES	TOTAL
RETAIL	1,196 SF	1 SPACE/200 SF	6 SPACES
OFFICE	1,236 SF	1 SPACE/400 SF	3 SPACES
PRODUCTION	53,782 SF	1 SPACE/1,000 SF	54 SPACES
TOTAL REQUIRED			63 SPACES
TOTAL PROVIDED			74 SPACES



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	▨
▨	CURBS	▨
▨	EDGE WATER	▨
▨	TREELINE	▨
○	BOLLARD	○
○	HYDRANT	○
○	SEWER MH	○
○	CATCH BASIN	○
○	DRAINAGE MH	○
○	LIGHT POLE/WALL	○



REV.	BY:	DATE	STATUS
A	RLM	06-03-14	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 SOLE RISK, AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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T E C H N I C S

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

SITE 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 5 OF 9

02249S.dwg, TAB: 5