

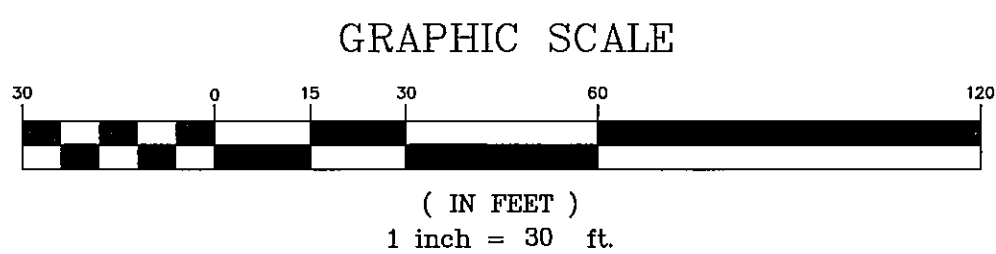
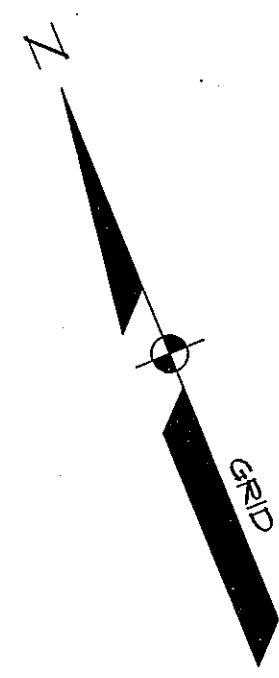
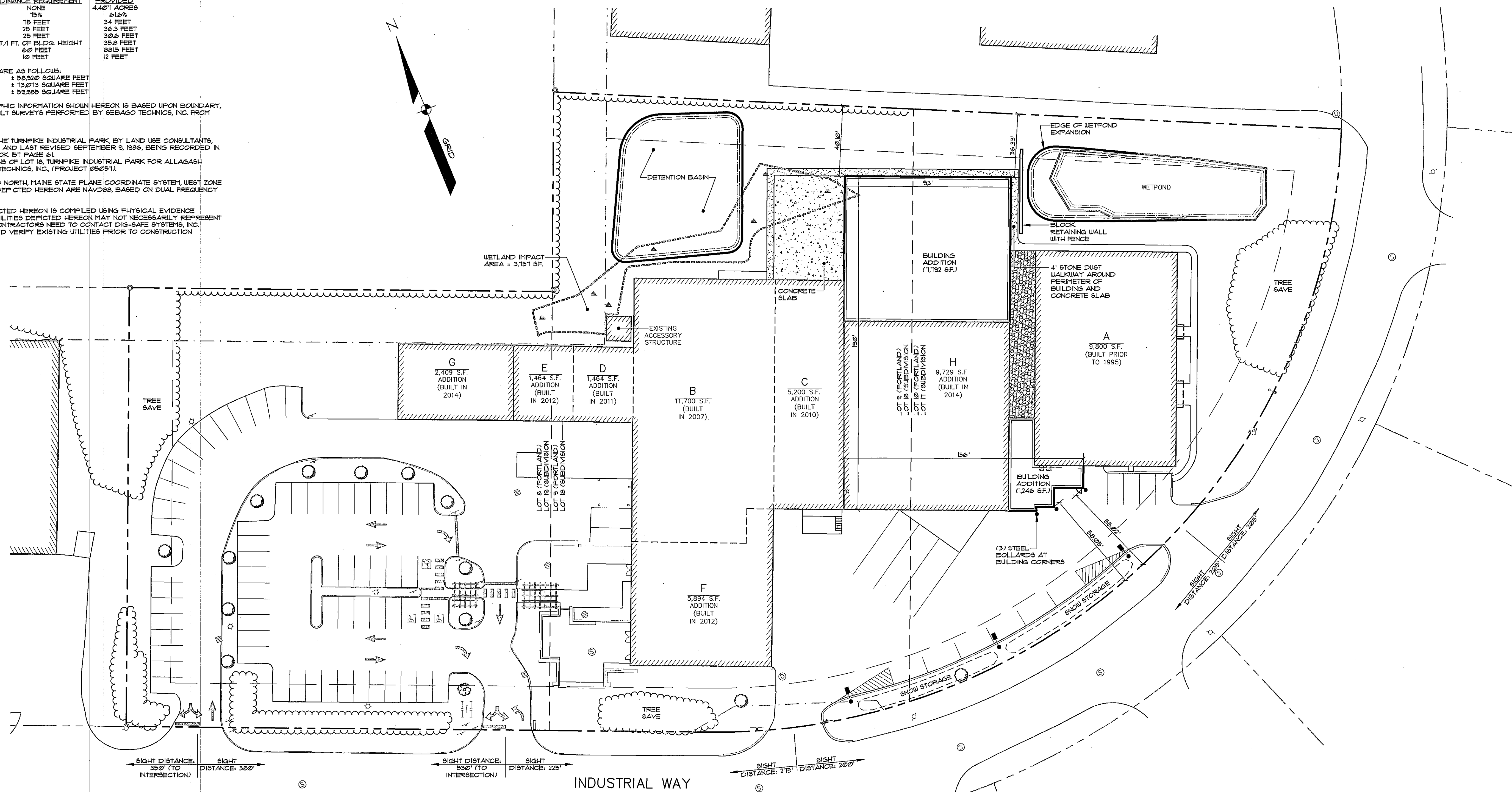
GENERAL NOTES:

- 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 28161 PAGE 291, DATED NOVEMBER 30, 2011
 LOT 18 BOOK 18385 PAGE 346, 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:

| ORDINANCE REQUIREMENT | PROVIDED |
|-----------------------|------------------------------|
| MIN. LOT SIZE | NONE |
| MAX. IMPERVIOUS RATIO | 15% |
| MAX. BUILDING HEIGHT | 34 FEET |
| MIN. SIDE YARD | 25 FEET |
| MIN. REAR YARD | 25 FEET |
| MIN. FRONT YARD | 1 FT./1. FT. OF BLDG. HEIGHT |
| MIN. STREET FRONTAGE | 60 FEET |
| PAVEMENT SETBACK | 10 FEET |
- TOTAL AREA OF PARCELS ARE AS FOLLOWS:
 LOT 11 : 59,320 SQUARE FEET
 LOT 18 : 15,013 SQUARE FEET
 LOT 19 : 59,935 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:
 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 151 PAGE 61.
 B. SITE PLAN SET OF PLANS OF LOT 18, TURNPIKE INDUSTRIAL PARK FOR ALLAGASH BREWING, BY SEBAGO TECHNICS, INC. (PROJECT 050951).
- 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.

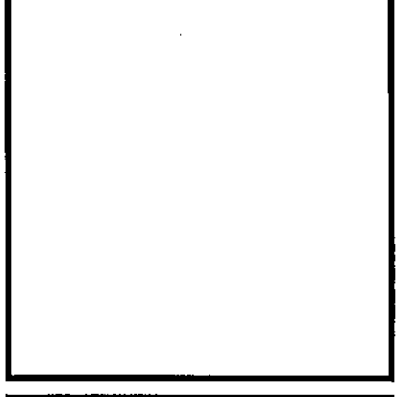
PARKING SUMMARY:

| 50 INDUSTRIAL WAY | SPACE(S) |
|-------------------|---|
| RETAIL | 1,136 S.F. : 1 SPACE/200 S.F. (OVER 2,000 S.F.) |
| OFFICE | 1,136 S.F. : 19 SPACES |
| RESIDUAL | 53,750 S.F. : 54 SPACES |
| TOTAL REQUIRED: | 73 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 | --- |
| --- | CURBLINE | --- |
| --- | EDGE WATER | --- |
| --- | TREELINE | --- |
| ⊙ | BOLLARD | ⊙ |
| ⊙ | HYDRANT | ⊙ |
| ⊙ | SEWER MH | ⊙ |
| ⊙ | CATCH BASIN | ⊙ |
| ⊙ | DRAINAGE MH | ⊙ |
| ⊙ | LIGHT POLE/WALL | ⊙ |
| ⊙ | UTILITY POLE | ⊙ |



| REV. | BY | DATE | STATUS |
|------|-----|----------|------------------------------------|
| B | RLM | 07-11-14 | FINAL SITE PLAN SUBMISSION TO CITY |
| A | RLM | 06-05-14 | 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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 Tel: 207-282-2100
 Fax: 207-755-5559

PROJECT NO. 02249
 FIELD BOOK 647
 DESIGN RLM
 CHECK RLM
 DRAWN MAL

SITE PLAN - PHASE 2
 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 C5.2

02249S-PHASE 2.dwg TAB:SP-PH2