

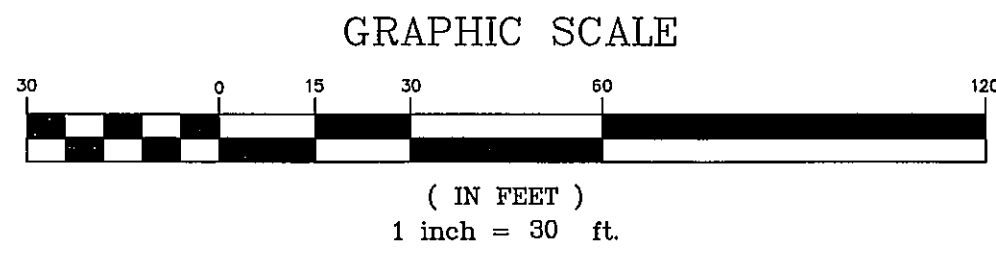
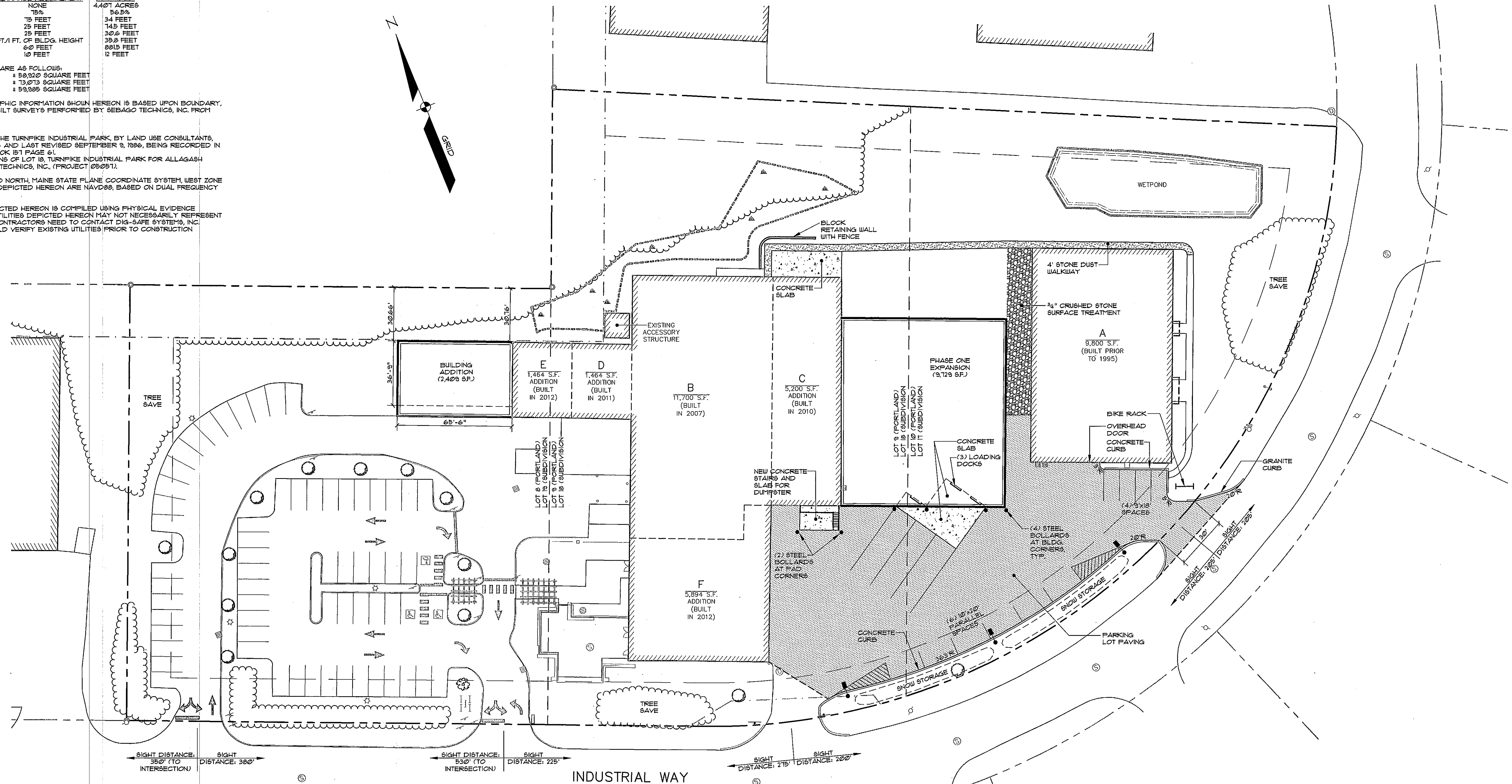
**GENERAL NOTES:**

- 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 11 BOOK 28161 PAGE 231, DATED NOVEMBER 30, 2011  
 LOT 18 BOOK 18385 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:  

ORDINANCE REQUIREMENT	PROVIDED
MIN LOT SIZE	NONE
MAX IMPERVIOUS RATIO	75% 4,407 ACRES
MAX BUILDING HEIGHT	15 FEET 34 FEET
MIN SIDE YARD	25 FEET 145 FEET
MIN REAR YARD	25 FEET 30.6 FEET
MIN FRONT YARD	1 FT./1 FT. OF BLDG. HEIGHT 35.8 FEET
MIN STREET FRONTAGE	60 FEET 80.5 FEET
PAVEMENT SETBACK	10 FEET 12 FEET
- TOTAL AREA OF PARCELS ARE AS FOLLOWS:  
 LOT 11 ± 59,320 SQUARE FEET  
 LOT 18 ± 13,073 SQUARE FEET  
 LOT 19 ± 59,995 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 FLAT OF THE TURNPIKE INDUSTRIAL PARK, BY LAND USE CONSULTANTS, DATED MARCH 25, 1996 AND LAST REVISED SEPTEMBER 9, 1996, BEING RECORDED IN THE CORD IN PLAN BOOK 81 PAGE 6.  
 B. SITE PLAN SET OF PLANS OF LOT 18, TURNPIKE INDUSTRIAL PARK FOR ALLAGASH BREWING, BY SEBAGO TECHNICS, INC. (PROJECT 05051).
- 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. (1-800-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

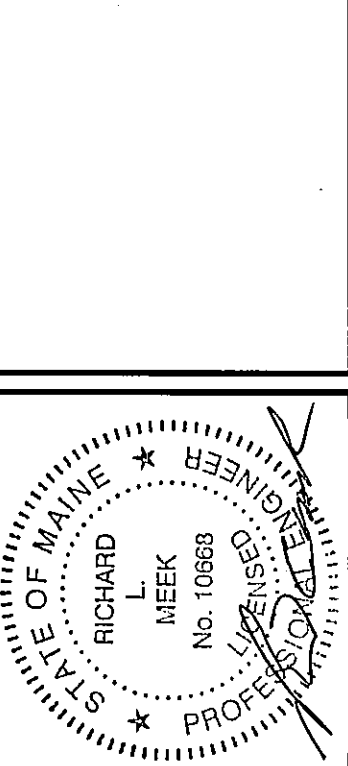
**PARKING SUMMARY:**

50 INDUSTRIAL WAY	SPACES
RETAIL	1,136 SF
OFFICE	1,336 SF
EROSION CONTROL	44,100 SF
TOTAL REQUIRED:	46 SPACES
TOTAL PROVIDED:	14 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.	DATE	STATUS
B	07-11-14	FINAL SITE PLAN SUBMISSION TO CITY
A	06-08-14	SITE PLAN SUBMISSION TO CITY

BY: RLM  
 DATE: 06-08-14  
 STATUS: 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**  
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 Scarborough, ME 04074  
 Tel: 207-282-5558  
 Fax: 207-282-5559

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