

ZONING:
 THE PARCEL IS LOCATED WITHIN THE B5 ZONE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT SIZE NONE
 MINIMUM FRONTAGE NONE
 YARDS FRONT NONE
 SIDE NONE
 REAR NONE
 MAXIMUM LOT COVERAGE 100%
 MAXIMUM RESIDENTIAL DENSITY 60 DWELLING UNITS PER ACRE
 MAXIMUM BUILDING HEIGHT 65'

THE PARCEL IS LOCATED WITHIN THE WATERFRONT PORT DEVELOPMENT ZONE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT SIZE NONE
 MINIMUM FRONTAGE NONE
 MINIMUM YARD DIMENSIONS FRONT, SIDE, REAR NONE
 SETBACK FROM PIER LINE 5'
 MAXIMUM LOT COVERAGE 100%
 MAXIMUM BUILDING HEIGHT 45'

THE PARCEL IS LOCATED WITHIN THE WATERFRONT SPECIAL USE ZONE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT SIZE NONE
 MINIMUM FRONTAGE NONE
 MINIMUM YARD DIMENSIONS FRONT NONE
 SIDE NONE (25' IF ADJACENT TO RESIDENTIAL ZONE)
 REAR NONE (25' IF ADJACENT TO RESIDENTIAL ZONE)
 SETBACK FROM PIER LINE 5'
 MAXIMUM LOT COVERAGE 100%
 MAXIMUM BUILDING HEIGHT 45'

THE PARCEL IS LOCATED WITHIN THE SHORELAND ZONE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:

PRINCIPAL AND ACCESSORY STRUCTURES SETBACK 75' FROM NORMAL HIGH WATER LINE IN THE W-PD ZONE THERE ARE NO SETBACKS FROM NORMAL HIGH WATER. THE FIRST FLOOR ELEVATION OR OPENINGS OF ALL BUILDINGS AND STRUCTURES INCLUDING BASEMENTS SHALL BE ELEVATED AT LEAST ONE (1) FOOT ABOVE THE ELEVATION OF THE ONE HUNDRED (100) YEAR FLOOD. BUILDINGS LOCATED WITHIN SPECIAL FLOOD HAZARD ZONES SHALL HAVE A BASE ELEVATION AT LEAST TWO (2) FEET ABOVE THE ELEVATION OF THE 100 YEAR FLOOD PLAN.

REFERENCE IS MADE TO THE CITY OF PORTLANDS LAND USE ORDINANCE FOR ADDITIONAL DIMENSIONAL REQUIREMENTS, DEFINITIONS AND USE REQUIREMENTS.

W&C BASELINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD DIST
BLC1	350.00'	95.01'	15° 33' 10"	S 49° 22' 13" W	94.71'
BLC2	200.00'	18.50'	5° 17' 58"	N 54° 29' 49" E	18.49'
BLC3	200.00'	18.01'	5° 09' 36"	N 49° 16' 02" E	18.01'
BLC4	1000.00'	114.08'	6° 32' 11"	N 43° 08' 54" E	114.02'
BLC5	1000.00'	32.84'	1° 52' 53"	S 40° 49' 15" W	32.83'
BLC6	1000.00'	81.24'	4° 39' 18"	S 44° 05' 20" W	81.22'

W&C BASELINE LINE TABLE

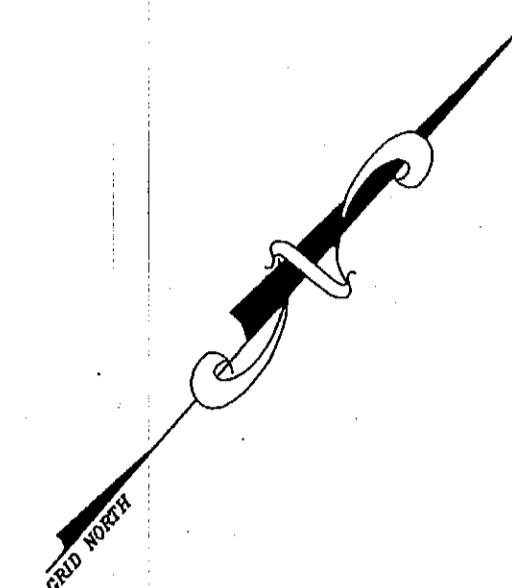
LINE	BEARING	DIST.
BLL1	N 57° 08' 48" E	78.58'
BLL2	N 46° 41' 14" E	105.42'
BLL3	N 46° 24' 59" E	130.31'
BLL4	N 46° 24' 59" E	108.11'
BLL5	N 47° 28' 43" E	330.31'

LEGEND

PROPERTY LINE
 ABUTTING PROPERTY INTERIOR PARCEL LINE
 EASEMENT LINE

CURVE TABLE FOR SHEETS 2 AND 3

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	10°01'16"	434.53	76.00	75.90	N35°16'03"E
C2	97°21'06"	15.00	25.49	22.53	N77°32'06"E
C3	94°22'55"	12.00	19.77	17.61	S06°35'54"E
C4	05°49'25"	971.00	98.70	98.65	S43°30'16"W
C5	76°21'22"	15.00	19.99	18.54	S15°36'40"E
C6	86°53'49"	11.00	16.68	15.13	S89°51'52"E
C7	02°32'51"	1029.00	45.75	45.75	N45°08'33"E
C8	18°06'40"	274.33	86.71	86.35	S80°29'48"E
C9	82°20'31"	12.00	17.25	15.80	N85°02'23"E



STREET
 FRANKLIN
 STREET

COMMERCIAL STREET
 PAVED - PUBLIC 100' WIDE
 PLAN REF. 5

CITY CONTROL POINT #2112 MON. AT CORNER OF INDIA STREET AND CONGRESS STREET
 CITY: N 302080.27 E 2930090.09
 OHI: N 302080.25 E 2930090.15

CITY CONTROL POINT #2101 MON. AT CORNER OF FORE STREET AND INDIA STREET
 CITY: N 301285.32 E 2930920.19
 OHI: N 301285.30 E 2930920.19

PROPOSED ABUTTER LAND TO CITY
 2,286 S.F.

PAVED - PUBLIC VARIABLE WIDTH
 N28°51'33"E 52.15'
 N22°34'01"E 39.66'
 N22°34'01"E 102.34'01"E 39.66'
 N22°34'01"E 102.34'01"E 39.66'

GRADING EASEMENT
 3,986 S.F.

PROPOSED STREET (TO BE RENAMED)
 N28°51'33"E 52.15'
 N22°34'01"E 39.66'
 N22°34'01"E 102.34'01"E 39.66'

PROPOSED PARKING LOT PARCEL
 46,364 S.F.
 1.0644 ACRES

INDIA STREET
 PAVED - PUBLIC 66' WIDE
 PLAN REF. 5

TM 19 BLOCK A LOT 1
 N/F
 ONE INDIA STREET ASSOCIATES
 11294/350
 LOT 1 PER PLAN REF. 1

10924/84
 VEHICULAR, PEDESTRIAN & UTILITY ACCESS
 12' STRIP OVER LOT 1
 BENEFITS LOT 2

N/F ME DOT EXISTING 26' WIDE "RAIL CORRIDOR"

EDGE OF EXISTING PARKING

EXISTING TRAIL

PROPOSED STREET (TO BE RENAMED)
 N40°32'12"E 619.24'
 N40°32'12"E 619.24'
 N40°32'12"E 619.24'
 N40°32'12"E 619.24'

EDGE OF PAVEMENT

PEDESTRIAN/BICYCLE EASEMENT

VEHICLE & UTILITY CROSSING

PROPOSED RELOCATED 26' WIDE CORRIDOR MAINE D.O.T.

C10
 C12

COASTAL WETLAND BOUNDARY

OUTFALL EASEMENT

ELEVATION 13
 ELEVATION 10

STATE OF MAINE, CUMBERLAND SS.
 Registry of Deeds
 Received SEPT 8, 2004
 at 9 h 46 m A.M. and recorded in
 Plan Book 204 Page 423
 Attest:
 John BOB

CO-APPLICANTS:
 STATE OF MAINE
 BOOK 10294 PAGE 91
 CITY OF PORTLAND
 BOOK 4916 PAGE 26
 BOOK 10924 PAGE 84
 BOOK 12907 PAGE 105

RECORDING PLAT SHEET 2 OF 3
 OCEAN GATEWAY
 COMMERCIAL STREET & FORE STREET, PORTLAND, MAINE
 MADE FOR
 CITY OF PORTLAND
 389 CONGRESS STREET, PORTLAND, MAINE 04101
 AND STATE OF MAINE
 16 STATE HOUSE STATION, AUGUSTA, MAINE 04333
 OWEN HASKELL, INC.
 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS

Drwn By WCS Date AUGUST 4, 2004 Job No. 2003-165P
 Trace By JLW Scale 1" = 40' Drwg. No.
 Check By WCS Scale 1" = 40' Drwg. No.
 Book No. FILE Scale 1" = 40' Drwg. No. 2 OF 3

GRAPHIC SCALE
 0 20' 40' 80' 160'

SEE SHEET 1 OF 3 FOR NOTES & PLAN REFERENCES