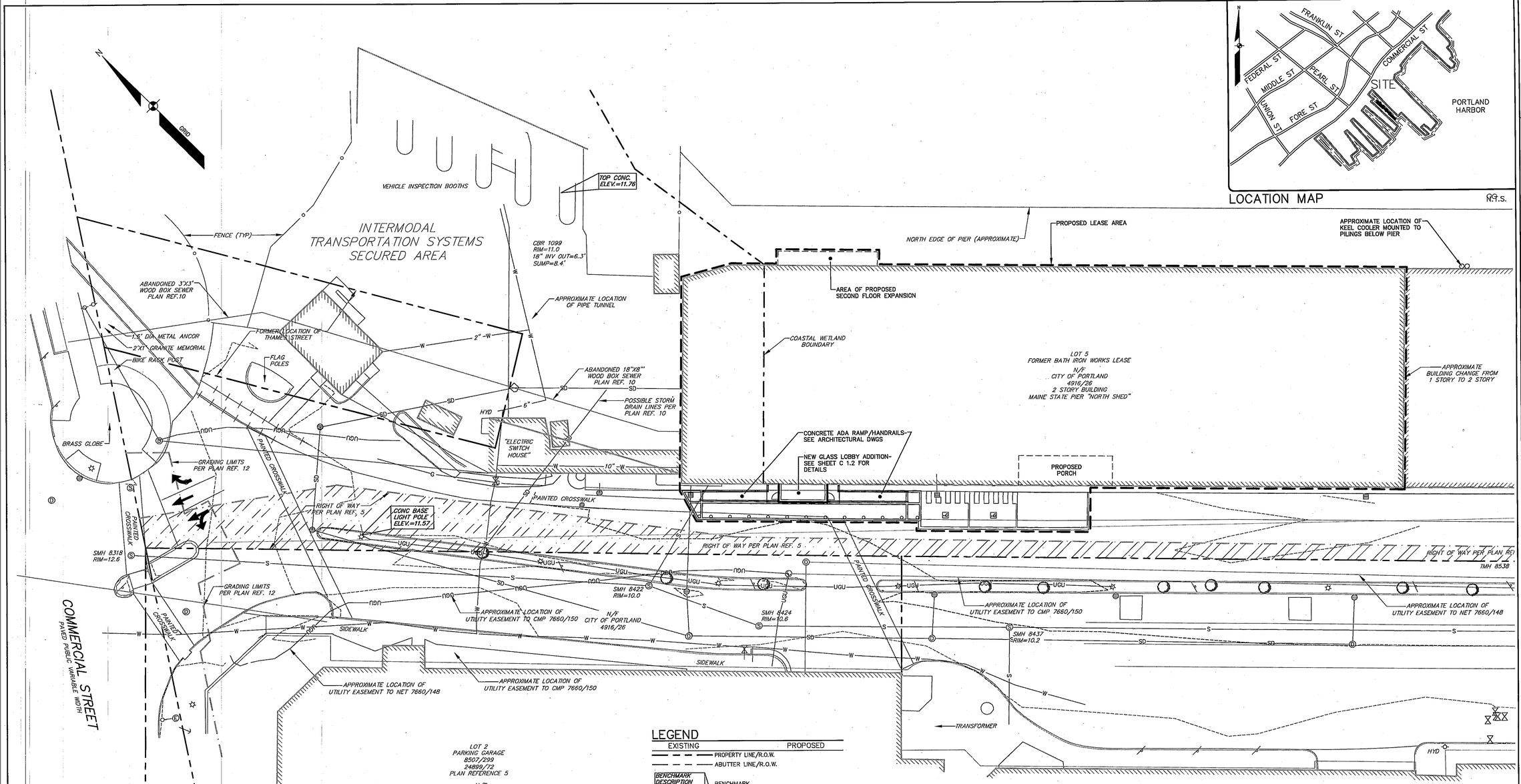

LOCATION MAP N.T.S.

PLAN REFERENCES

1. RECORDING PLAT SHEET 1 OF 3 OCEAN GATEWAY COMMERCIAL STREET AND FORE STREET, PORTLAND, MAINE MADE FOR RECORD OWNERS CITY OF PORTLAND AND STATE OF MAINE DATED AUGUST 4, 2004 BY OWEN HASKELL, INC. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN PLAN BOOK 204 PAGE 622.
2. RECORDING PLAT SHEET 2 OF 3 OCEAN GATEWAY COMMERCIAL STREET AND FORE STREET, PORTLAND, MAINE MADE FOR RECORD OWNERS CITY OF PORTLAND AND STATE OF MAINE DATED AUGUST 4, 2004 BY OWEN HASKELL, INC. AND RECORDED IN PLAN BOOK 204 PAGE 623 CCRD.
3. RECORDING PLAT SHEET 3 OF 3 OCEAN GATEWAY COMMERCIAL STREET AND FORE STREET, PORTLAND, MAINE MADE FOR RECORD OWNERS CITY OF PORTLAND AND STATE OF MAINE DATED AUGUST 4, 2004 BY OWEN HASKELL, INC. AND IN PLAN BOOK 204 PAGE 624 CCRD.
4. MAINE STATE PIER AND VICINITY CITY OF PORTLAND CUMBERLAND COUNTY STATE OF MAINE DATED 11-7-1985 BY SMRT AND RECORDED IN PLAN BOOK 161 PAGE 21 (SHEET 1 OF 2) CCRD.
5. MAINE STATE PIER AND VICINITY CITY OF PORTLAND CUMBERLAND COUNTY STATE OF MAINE REVISED SUBDIVISION PLAN DATED NOV. 1985 BY SMRT AND RECORDED IN PLAN BOOK 161 PAGE 21 (SHEET 2 OF 2) CCRD.
6. MAINE STATE PIER AND VICINITY CITY OF PORTLAND CUMBERLAND COUNTY STATE OF MAINE AMENDED REVISED SUBDIVISION PLAN DATED 9-20-88 BY SMRT AND RECORDED IN PLAN BOOK 174 PAGE 8 CCRD.
7. CASCO BAY FERRY TERMINAL PORTLAND MAINE UTILITY PLAN NORTH, AS BUILT DRAWING 2-3-87 ON FILE WITH THE CITY OF PORTLAND ENGINEERING DEPARTMENT.

PLAN REFERENCES

8. CASCO BAY FERRY TERMINAL PORTLAND MAINE UTILITY PLAN NORTH, AS BUILT DRAWING 2-3-87 ON FILE WITH THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
9. CASCO BAY FERRY TERMINAL PORTLAND MAINE UTILITY PLAN SOUTH, AS BUILT DRAWING 2-3-87 ON FILE WITH THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
10. CASCO BAY FERRY TERMINAL PORTLAND MAINE STORM DRAIN AND SANITARY SEWER PROFILES ON FILE WITH THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
11. STATE OF MAINE DEPARTMENT OF TRANSPORTATION BUREAU OF WATERWAYS AND MAINE PORT AUTHGORITY PORTLAND CUMBERLAND COUNTY DATED JULY 1974 SHEET 1 OF 8 DOT FILE NO. 3-238-A.
12. STATE OF MAINE DEPARTMENT OF TRANSPORTATION FRANKLIN STREET PLANS PROJECT NUMBER 0885(1) SHEET 3 OF 3 REVISED AS BUILT DATED 12-7-89.
13. STATE OF MAINE DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 009215.00 CITY OF PORTLAND OCEAN GATEWAY PHASE 1 DEMOLITION PLAN DATED 10-11-04:
    SHEET C100 EXISTING CONDITIONS PLAN
    SHEET C201 DEMOLITION PLAN
    SHEET C216 OUTFALL PLAN AND PROFILES
    SHEET C217 UTILITY PLAN 1
    SHEET E101 ELECTRICAL SITE DEMOLITION-1

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER LINE/R.O.W.	
BENCHMARK	
BUILDING	
EDGE PAVEMENT	
EDGE CONCRETE	
PAVEMENT PAINT	
CURB LINE	
PAVEMENT SAWCUT	
CHAIN LINK FENCE	
DECIDUOUS TREE	
BOLLARD	
SIGN	
RAILROAD	
GAS	
GAS METER	
GAS MANHOLE	
WATER	
WATER GATE VALVE	
WATER SHUT OFF	
HYDRANT	
SANITARY SEWER	
SANITARY MANHOLE	
STORM DRAIN	
DRAINAGE MANHOLE	
CATCH BASIN	
OVERHEAD UTILITY	
TRANSFORMER PAD	
LIGHT POLE	
UTILITY POLE	
GUY WIRE	

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS THE CITY OF PORTLAND BY DEED DATED FEBRUARY 1, 1982 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4916 PAGE 26.
2. THE SURVEYED PARCEL IS SHOWN AS A PORTION OF LOTS 3 AND 4, BLOCK A ON THE CITY OF PORTLAND ASSESSORS MAP 444.
3. BEARINGS ARE GRID NORTH BASED ON CONTROL POINTS FOUND AS NOTED ON PLAN REFERENCE 1.
4. THE TOTAL AREA OF THE PROPERTY IS 65.40 ACRES.
5. PROPERTY IS LOCATED IN THE EASTERN WATERFRONT PORT ZONE (EWPZ).
6. SPACE AND BULK REGULATIONS:

MINIMUM LOT SIZE	NONE
MINIMUM FRONTAGE	NONE
MINIMUM FRONT SETBACK	NONE
MINIMUM SIDE SETBACK	NONE
MINIMUM REAR SETBACK	NONE
MINIMUM SETBACK FROM PIER LINE	25 FEET
MAXIMUM IMPERVIOUS SURFACE AREA	100%
MAXIMUM BUILDING HEIGHT	45 FEET

7. PARKING REQUIREMENTS:
   27,016 S.F. PROPOSED OFFICE USE @ 1 SPACE PER 400 S.F. = 68 REQUIRED SPACES IN EWPZ 68 SPACES / 2 = 34 REQUIRED PARKING SPACES
   (2) ADA PARKING SPACES PROVIDED ON-SITE
   (32) SPACES TO BE PROVIDED PER CITY CODE ARTICLE 14-345 PAY IN-LIEU FEE
   (2) BICYCLE PARKING SPACES TO BE PROVIDED WITHIN THE GROUND FLOOR OF THE BUILDING

Project Title

NEW ENGLAND OCEAN CLUSTER HOUSE

PORTLAND OCEAN TERMINAL, MAINE STATE PIER, PORTLAND, MAINE, 04101

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A, South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite 9, Lewiston, ME 04240 Tel. 207-783-5655

REGISTERED LANDSCAPE ARCHITECT
WILLIAM T. CONWAY No. 108
STATE OF MAINE

STI Project No. 15063
CSS Project No. 15004

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Mark	Date	Description
A	06/08/15	SUBMIT TO CITY

Project Status

CITY REVIEW

June 8, 2015

Drawing Title

OVERALL SITE PLAN

Scale:

Drawing Number

C1.1