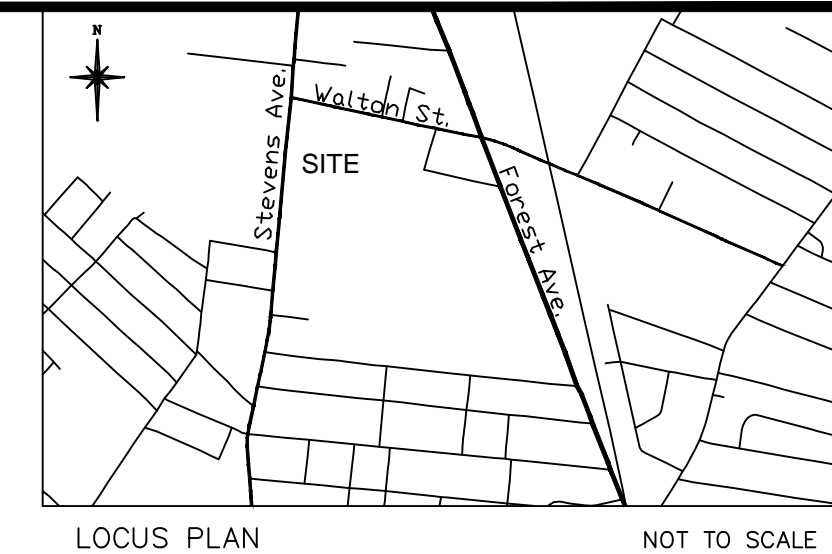


605 Stevens Avenue, Portland - Residential Density Computations Lots 3 & 4

Parcel ID (BASED ON 06-24- Acreeage (Ac.))	Gross Area (ac.)	RSA ESTIMATED NRA DEDUCTS per 06-15-15 (s/f)	LOT AREA IN RSA (APPLY)		LOT AREA IN RS (NO)	
			Mother House Lot 3	Lot 4 (Fields)	Mother House Lot 3	Lot 4 (Fields)
Lot 1 St. Catherine's	2.36		2.65	7.15	1.73	1.90
Lot 2 McAuley HS	3.18		115.538	311.533	75.528	82.577
Lot 3 Motherhouse	4.39					
Lot 4 Fields/Stevens Ave.	9.05					
Total Acreeage	18.98					
Deducts:						
A. Exist. watercourses			0	0	NA	NA
B. Wetlands (as defined)			0	54.341	NA	NA
C. 25% slopes			0	19.827	NA	NA
Deducts Total:			0	74.168	NA	NA
NET LAND AREA (Gross Ac. - Deducts) (s/f)			115.538	237.365	75.528	82.577
			(a)	2.65	5.45	1.73
MULTIPLX UNITS PERMITTED						
TOTAL LOT 3			72	148	16	13
TOTAL LOT 4				88		161
GRAND TOTAL LOTS 3 & 4				161		249

Notes:
 1. Lot 3 - RS density is 1 unit per 4,500 sq Gross ac. with 250 ft frontage. (S 14.117(a) 2.)
 2. Lot 4 - RS density is 1 unit per 6,000 sq Gross ac. with less than 250 ft frontage (S 14.117 (a) 2.)
 3. RSA - Density = 1 unit/1,600 sq Net Area applying deducts.
 4. No affordable housing multiple density bonuses per §14-488 applied to Motherhouse Lot 3



LOCUS PLAN NOT TO SCALE

SITE DATA TABLE		
STANDARD	RS	RSA
MIN. LOT AREA		
A. MULTIFAMILY	9,000 SF	2 AC
B. CONGREGATE CARE	N/A	2 AC
C. ELEM. - SECONDARY SCHOOL	30,000 SF	N/A
MIN. FRONTAGE (FT)	50	50
MIN. YD. DIMENSIONS (FT.)		
A. FRONT YD.	20	25
B. REAR YD.	20	25
C. SIDE YD.	14	16
MAX. LOT COVERAGE	40%	30%
MIN. LOT WIDTH (FT.)	30	60

- NOTES**
- Book and Page references are to the Cumberland County Registry of Deeds.
 - Bearings are referenced to Grid North. See Plan Reference 1.
 - This plan has been prepared and approved in accordance with the City of Portland Land Use Code, Article IV Subdivisions as a four (4)-lot subdivision. Development of Lots 1-4 shall be subject to Site Plan Review and approval by the Planning Board pursuant to Article V Site Plan Review standards. A sectional recording plan for individual or master planned development shall be prepared and approved for individual lot or section development in accordance with Article IV, § 14-495(n) requirements prior to construction on any lots.
 - No development shall occur within the 33-foot right of way easement located on the southerly property line (the Baxter Easement). Said easement shall forever remain natural, however allowing for tree and vegetation maintenance by a licensed arborist, creation and maintenance of trails for use by the public or other activities consistent with permitted uses within the adjacent Mayor Baxter Woods property.

- REFERENCES**
- Site Plan done by SYDesign Consultants, December 2000 and May 2001, not recorded.
 - Standard Boundary Survey of "Mayor Baxter Woods" by Public Works Department of the City of Portland, Maine, dated April 2001, not recorded.
 - Plan of Land Attached to the Last Will and Testament of Annie E. Ewing by E.C. Jordan, dated April 25, 1892, recorded in Plan Book 10, Page 131.
 - Plan of Topography in Portland, Maine for Mercy Hospital by E.C. Jordan, dated March 21, 1968, not recorded.
 - Plan of Maple Grove, Portland, not signed, recorded October 20, 1868 in Plan Book 2, Page 52.
 - Plan of Property made for St. Joseph's Convent and Hospital Corp. by H.I. & E.C. Jordan, dated June 28, 1977, not recorded.
 - Standard Boundary Survey made for Amy Mulkerin by Titcomb Associates, dated July 14, 1987, not recorded.
 - Standard Boundary Survey, Property of St. Joseph's Convent and Hospital, made for SYDesign Consultants by Titcomb Associates, dated November 4, 2002.
 - Plan of Property and Existing Conditions, Catherine McAuley High School & St. Joseph's Convent made for Land Use Consultants by Land Use Consultants dated September 26, 2006.

- EASEMENTS AND ENCUMBRANCES**
- Property is subject to a right of way 33 feet wide as shown, reserved in deed of James P. Baxter to the Roman Catholic Bishop of Portland dated March 10, 1908 and recorded in Book 821, Page 59.
 - Property benefits from a right of way 33 feet wide adjoining the southerly sideline as shown, described in deed of James P. Baxter to the Roman Catholic Bishop of Portland dated March 10, 1908 and recorded in Book 821, Page 59.
 - No record evidence of an easement for utility poles on the property was found.

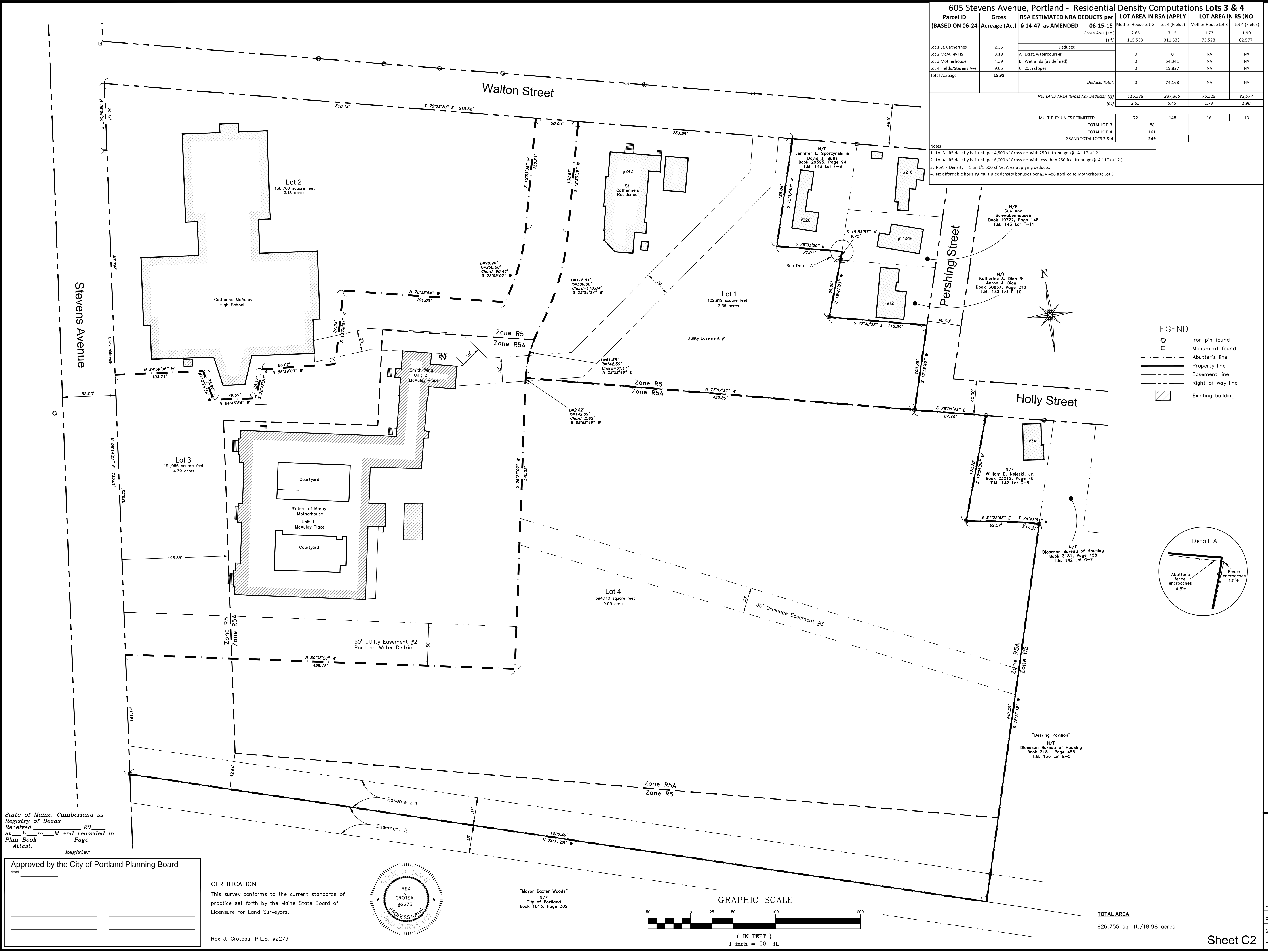
OWNERS OF RECORD

Tax Assessment Map 136, Lot E-6	Book 698, Page 427
St. Joseph's Convent and Hospital	Book 821, Page 57
Book 486, Page 322	Book 494, Page 178
Book 494, Page 178	Book 496, Page 71
Book 496, Page 71	Book 479, Page 327
Book 479, Page 327	Book 563, Page 275
Book 563, Page 275	Book 698, Page 426
Book 698, Page 426	Book 4087, Page 310

OVERALL SUBDIVISION PLAN
605 Stevens Avenue
 Stevens Avenue & Walton Street Portland, Maine
 MADE FOR
Sea Coast at Baxter Woods Associates, LLC
 966 Riverside Street Portland, Maine

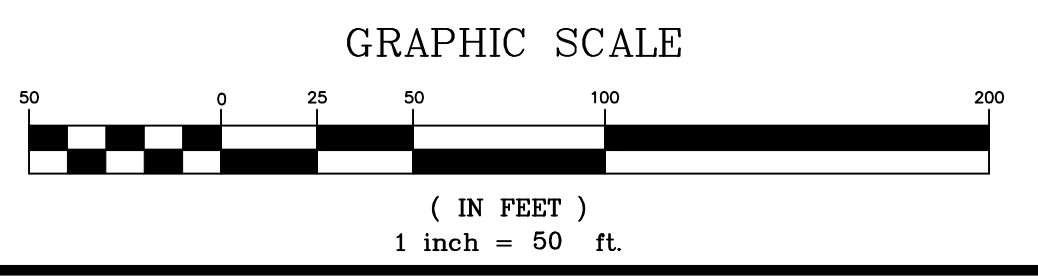
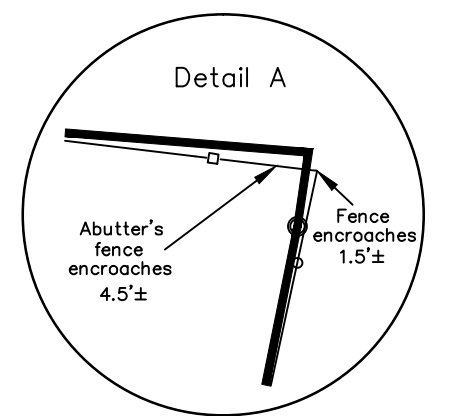
JOB# 202096.1	DATE: June 24, 2015	SCALE: 1" = 50'
BOOK# 525, 578		
202096-2006.dwg		
FILE# 8538		

Titcomb Associates
 133 Gray Road, Falmouth, Maine 04105
 (207)797-9199 www.titcombsurvey.com



LEGEND

- Iron pin found
- Monument found
- Abutter's line
- Property line
- Easement line
- Right of way line
- ▨ Existing building

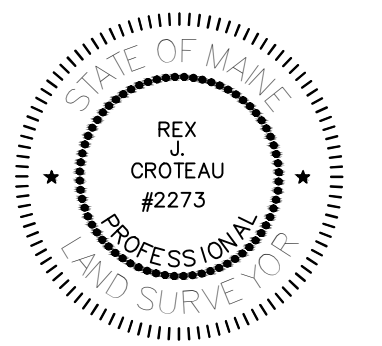


State of Maine, Cumberland ss
 Registry of Deeds
 Received _____ 20____
 at _____ h _____ m _____ and recorded in
 Plan Book _____ Page _____
 Attest: _____
 Register

Approved by the City of Portland Planning Board

CERTIFICATION
 This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Rex J. Croteau, P.L.S. #2273



"Mayor Baxter Woods"
 N/F
 City of Portland
 Book 1815, Page 302

TOTAL AREA
 826,755 sq. ft./18.98 acres