

BUILDING DATA			
AREAS	MOTHERHOUSE	SMITH WING	TOTAL
UNITS PROPOSED	88	NA	88
BUILDING FOOTPRINT (SF)	24,065	6,612	30,677
TOTAL FLOOR AREA (SF)	102,241	NA	NA

SITE DATA TABLE			
STANDARD	REQUIRED		PROVIDED
	R5	R5A	2 AC
MIN. LOT AREA	9000 SF	2 AC	4.35 AC
MIN. FRONTAGE (FT)	50	50	380.2
MIN. YD. DIMENSIONS (FT.)			
A. FRONT YD.	20	25	130.4
B. REAR YD.	20	25	80
C. SIDE YD.	14	16	36.4
MAX. LOT COVERAGE	40%	30%	30,677 SF (16.0%)
MIN. LOT WIDTH (FT.)	90	60	304
MAX. STRUCTURE HEIGHT (FT.)	35	55	58 (EXISTING)
MIN. OPEN SPACE (SF/DU)	300 (PRUD) (2)	200	373
			17,600



**LEGEND**

- Iron marker - found
- Property line (locus)
- Property line (abutter)
- Right of way line
- Zoning line
- R5A Zone Setback line
- Easement line
- Chain link fence
- Board fence
- Edge of pavement
- Edge of gravel
- Curb
- Sign
- Lamp or light pole
- Utility pole
- Water shutoff
- Gas valve
- Fire hydrant
- Sewer manhole
- Drain manhole
- Sewer line
- Storm drain
- Underground water line
- Underground gas line
- Now or formerly of
- Deed reference (Book/Page)
- Existing building
- Proposed Drive/Parking

- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds.
  - 2) Bearings are referenced to Grid North. See Plan Reference 1.
  - 3) All utility locations shown on this plan are approximate, based on location of visible features and information provided by others. Dig Safe and/or the appropriate utilities should be contacted prior to any construction.
  - 4) Property lies within Zone X based on FIRM Community #230051 Panel #0007 C, dated December 8, 1998. It does not lie within a special flood hazard area.
  - 5) This Plat for Lot 3 - of the Motherhouse Senior Apartments has been prepared pursuant to the City of Portland Land Use Code Article IV, Subdivisions, § 14-495(h). Sectional Recordings, for the re-development of the former St. Joseph's Convent (the Motherhouse) into 88 senior apartments.
  - 6) The "Motherhouse" and connected "Smith Wing" are collectively to be established as a condominium under the Maine Condominium Act, Title 33 Chapter 31 Maine Revised Statutes entitled McAuley Place, the Motherhouse being Unit 1 and the Smith Wing being Unit 2 of said condominium. Approval of this plat creates an 88 unit subdivision of Unit 1 only and does not propose to subdivide Unit 2.
  - 7) Lot 3 is shown on the approved 4 lot subdivision plat entitled "605 Stevens Avenue", made for Sea Coast at Baxter Woods Associates, LLC prepared by Titcomb Associates, Plan Sheet C2 dated June 24, 2015 and recorded in the CCRD Plan Book \_\_\_\_\_ Page \_\_\_\_\_ on \_\_\_\_\_ Date \_\_\_\_\_. All relevant conditions of that plan and approval shall apply to Lot 3.
  - 8) Approval of this Sectional Plat includes by reference the accompanying Site Plans entitled Motherhouse Senior Living, prepared by Corral Associates, et al, dated \_\_\_\_\_ and approved by the Portland Planning Board on \_\_\_\_\_.
  - 9) Lot 3 lies within the R5 Residential and R5A Residential zones.
- REFERENCES**
- 1) Site Plan done by SYTDesign Consultants, December 2000 and May 2001, not recorded.
  - 2) Standard Boundary Survey of "Mayor Baxter Woods" by Public Works Department of the City of Portland, Maine, dated April 2001, not recorded.
  - 3) 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.
  - 4) Plan of Topography in Portland, Maine for Mercy Hospital by E.C. Jordan, dated March 21, 1968, not recorded.
  - 5) Plan of Maple Grove, Portland, not signed, recorded October 20, 1868 in Plan Book 2, Page 52.
  - 6) Plan of Property made for St. Joseph's Convent and Hospital Corp. by H.I. & E.C. Jordan, dated June 28, 1977, not recorded.
  - 7) Standard Boundary Survey made for Amy Mulkerin by Titcomb Associates, dated July 14, 1987, not recorded.
  - 8) Standard Boundary Survey, Property of St. Joseph's Convent and Hospital, made for SYTDesign Consultants by Titcomb Associates, dated November 4, 2002.
  - 9) 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, 2066.
  - 10) Plan of Catherine McAuley High School & St. Joseph's Convent made for 605 Stevens Avenue Senior Apartments by Titcomb Associates dated June 24, 2015.

**EASEMENTS and ENCUMBRANCES**

- 1) No record evidence of an easement for utility poles on the property was found.

**AREA**

191,066 sq. ft./4.39 acres

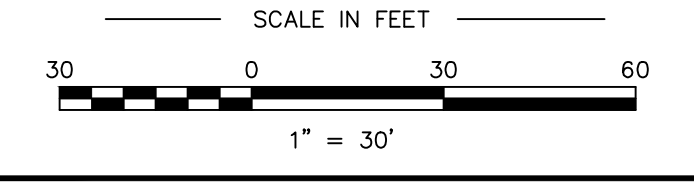
**OWNERS OF RECORD**

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

Book 698, Page 427  
Book 821, Page 57  
Book 1649, Page 160  
Book 1652, Page 357  
Book 4067, Page 310

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

Approved by the City of Portland Planning Board  
dated \_\_\_\_\_



**PLAN OF LOT 3**  
**Sectional Subdivisional Plat**  
**Motherhouse - 88 Units**

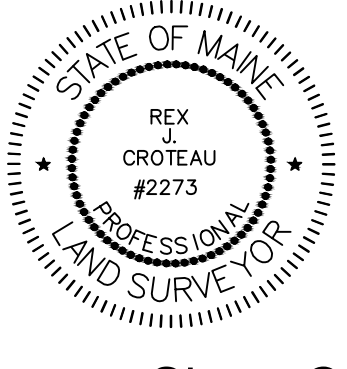
Stevens Avenue Portland, Maine

MADE FOR  
**Motherhouse Associates LP**  
100 Commercial Street-Suite 414 Portland, Maine

JOB# 202096.1 DATE: June 24, 2015 SCALE: 1" = 30'  
BOOK# 525, 578  
202096-2015-MH.dwg  
FILE# 8538

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

**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