

NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. EXISTING CONDITIONS BASED ON TOPOGRAPHIC SURVEY COMPLETED BY OWEN HASKELL, INC. MAY 7, 2013. FIELD CONDITIONS MAY VARY SLIGHTLY FROM WHAT IS DEPICTED ON THE PLANS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY UNUSUAL CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ATTENTION OF THE OWNER.
4. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
5. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED.

6. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
7. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
8. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
9. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A STREET - OPENING PERMIT FROM THE CITY OF PORTLAND AND COORDINATION WITH THE DEPARTMENT OF PUBLIC SERVICES.

605 Stevens Avenue, Portland - Residential Density Computations Lots 3 & 4 V10 06-23-15 LED

Parcel ID (BASED ON 06-24-15 UPDATED SITE PLAN)	Gross Acreage (Ac.)	RSA ESTIMATED NRA DEDUCTS per § 14-47 as AMENDED 15-15	LOT AREA IN RSA (APPLY DEDUCTS)		LOT AREA IN R5 (NO DEDUCTS)	
			06 Mother House Lot 3	Lot 4 (Fields)	Mother House Lot 3	Lot 4 (Fields)
Lot 1 St. Catharines	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 Acreage	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) (sf)			115,538	237,365	75,528	82,577
(ac)			2.65	5.45	1.73	1.90
MULTIPLY UNITS PERMITTED						
TOTAL LOT 3			72	148	16	13
TOTAL LOT 4			88			
TOTAL LOT 3 & 4			160			
GRAND TOTAL LOTS 3 & 4			249			

Notes:
 1. Lot 3 - R5 density is 1 unit per 4,500 sf of Gross ac. with 250 ft Frontage. (§ 14.117(a) 2.)
 2. Lot 4 - R5 density is 1 unit per 6,000 sf of Gross ac. with less than 250 feet frontage (§14.117 (a) 2.)
 3. RSA - Density = 1 unit/1,600 sf of Net Area applying deducts.
 4. No affordable housing multiplex density bonuses per §14-488 applied to Motherhouse Lot 3

LOT 3 MOTHERHOUSE DATA

SITE DATA TABLE			
STANDARD	REQUIRED	RSA	PROVIDED
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.)	85	55	58 (EXISTING)
MIN. OPEN SPACE (SF/DU)	300 (PRUD) (2)	200	373
	(SF)	17,600	32,863

NOTES:
 1. R5 LOT AREA/DU = 4500 SF WITH 250 FT. FRONTAGE & 6000 SF. WITH <250 FT. FRONTAGE
 2. NO OPEN SPACE REQUIREMENT R5 FOR NON-PRUD MULTIPLEX.

PARKING & BICYCLE DATA			
STANDARD	REQUIRED	PROVIDED	
AUTOMOBILES (ESP/UNIT) (1) (2)			
REGULAR	88	64	
HC	9	9	
TOTAL	88	73	(RATIO PROVIDED 0.83 SP/UNIT)
BICYCLE (1 SP/5 UNITS) (3)	35	36	

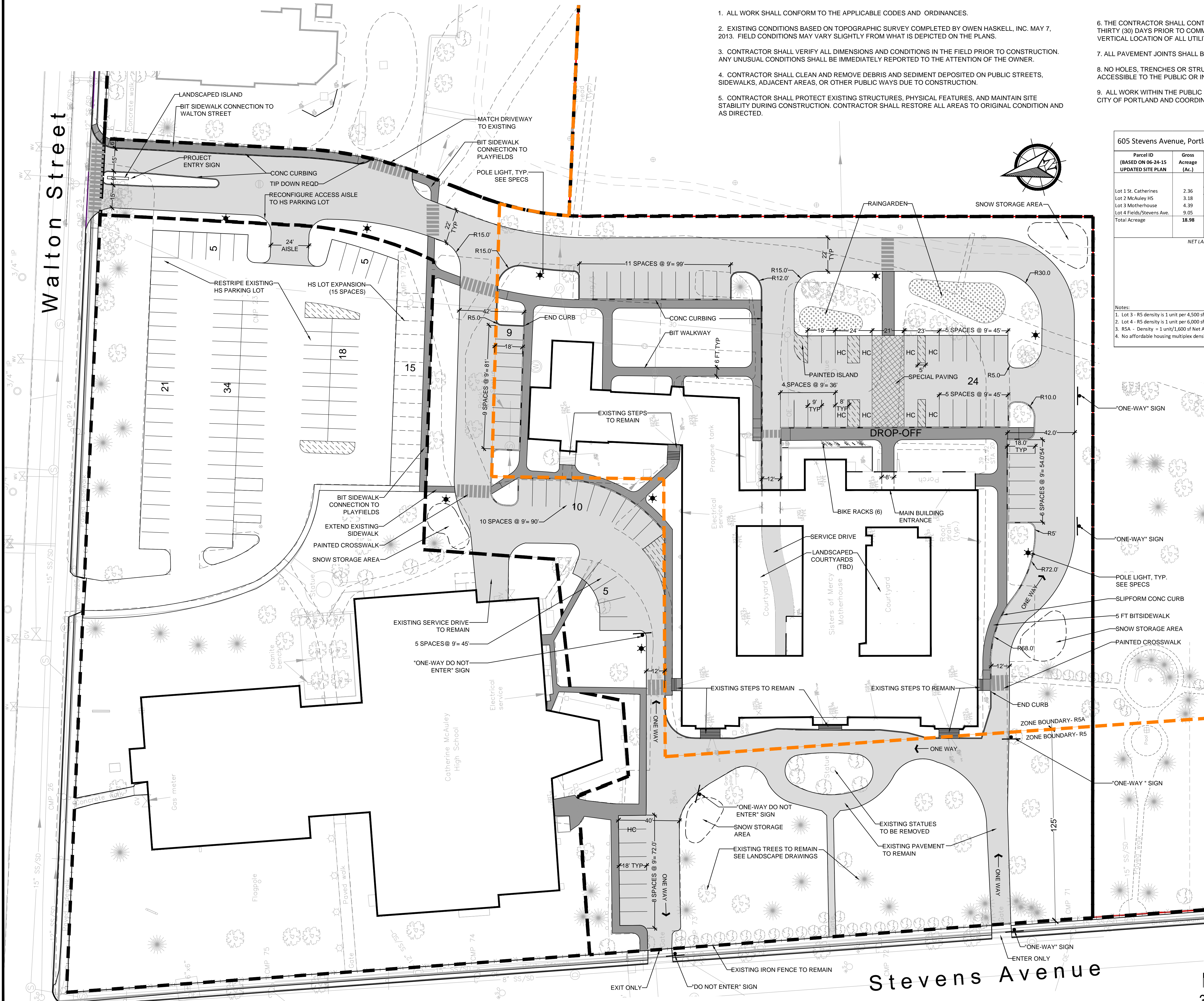
NOTES:
 1. LAND USE CODE § 14-332.2 (b) PROVIDES NO MORE THAN 1 SP/UNIT AFFORDABLE HSG.
 2. SITE PLAN ARTICLE V § 14-526 (a) 4. - PARKING TO BE DETERMINED BY PLANNING BD.
 3. BICYCLE STANDARD: ARTICLE V § 14-526 (a) 4. b. - INSIDE AND OUTSIDE BIKE AREAS PROVIDED.

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

NOTES:
 1. NO CHANGE IN EXIST. FOOTPRINT PROPOSED FOR MOTHERHOUSE REDEVELOPMENT.
 2. TOTAL FLOOR AREA DOES NOT INCLUDE ATTIC OR CHAPEL.

LEGEND:

(EXISTING)	(PROPOSED)
— PROPERTY LINE	— PROPERTY LINE
○ DECIDUOUS TREE	— ZONE BOUNDARY
○ EVERGREEN TREE	○ DECIDUOUS TREE
○ SHRUBS	○ EVERGREEN TREE
- - - EDGE OF PAVING	○ SHRUBS
— BUILDING OUTLINE	— BIT CONC (ROADWAY)
○ POLE LIGHT	— BIT CONC (SIDEWALK)
○ FIRE HYDRANT	— SPECIAL PAVING
○ DRAIN MH	— RAINGARDEN
○ UTILITY POLE	— GROUNDCOVER
○ SIGN	— EDGE OF PAVING
○ CATCH BASIN	— CURB
○ CAST IRON FENCE	— CROSSWALK STRIPING
○ CHAIN LINK FENCE	★ POLE LIGHT
	— TRAFFIC SIGNAGE



APPLICANT:
MOTHERHOUSE ASSOCIATES LP
 100 COMMERCIAL STREET
 SUITE 414
 PORTLAND, ME 04101
 207.772.7673

Project:
MOTHERHOUSE SENIOR HOUSING

Revisions	Date	Description

Approved By: P.C.
 Scale: 1" = 30'
 Drawn By: E.K.
SITE PLAN

Phase:
PERMITTING

CARROLL ASSOCIATES LANDSCAPE ARCHITECTS
 217 COMMERCIAL STREET, STE 200
 PORTLAND, MAINE 04101
 207.772.1552 V. F. 207.772.0112

Date:
JUNE 24, 2015

Sheet No:
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