

605 Stevens Avenue, Portland - Residential Density Computations **Lots 3 & 4** **V11**

06-23

Parcel ID (BASED ON 06-24-15 UPDATED SITE PLAN)	Gross Acreage (Ac.)	R5A ESTIMATED NRA DEDUCTS per § 14-47 as AMENDED 06- 15-15	LOT AREA IN R5A (APPLY DEDUCTS)		LOT AREA IN R5
			Mother House Lot 3	Lot 4 (Fields)	Mother House Lot 3
		Gross Area (ac.)	2.65	7.15	1.73
		(s.f.)	115,538	311,533	75,528
		Deducts:			
Lot 1 St. Catherines	2.36	A. Exist. watercourses	0	0	NA
Lot 2 McAuley HS	3.18	B. Wetlands (as defined)	0	54,341	NA
Lot 3 Motherhouse	4.39	C. 25% slopes	0	19,827	NA
Lot 4 Fields/Stevens Ave.	9.05				
Total Acreage	<b>18.98</b>	<i>Deducts Total:</i>	0	74,168	NA
<i>NET LAND AREA (Gross Ac.- Deducts) (sf)</i>			<i>115,538</i>	<i>237,365</i>	<i>75,528</i>
<i>(ac)</i>			<i>2.65</i>	<i>5.45</i>	<i>1.73</i>
MULTIPLEX UNITS PERMITTED			72	148	16
TOTAL LOT 3			88		
TOTAL LOT 4			161		
GRAND TOTAL LOTS 3 & 4			<b>249</b>		

Notes:

1. Lot 3 - R5 density is 1 unit per 4,500 sf Gross ac. with 250 ft frontage. (§ 14.117(a.) 2.)
2. Lot 4 - R5 density is 1 unit per 6,000 sf Gross ac. with less than 250 feet frontage (§14.117 (a.) 2.)
3. R5A - Density = 1 unit/1,600 sf Net Area applying deducts.
4. No affordable housing multiplex density bonuses per §14-488 applied to Motherhouse Lot 3

3-15 LED

(NO DEDUCTS)

Lot 4 (Fields)

1.90  
82,577

NA  
NA  
NA

NA

82,577

1.90

13