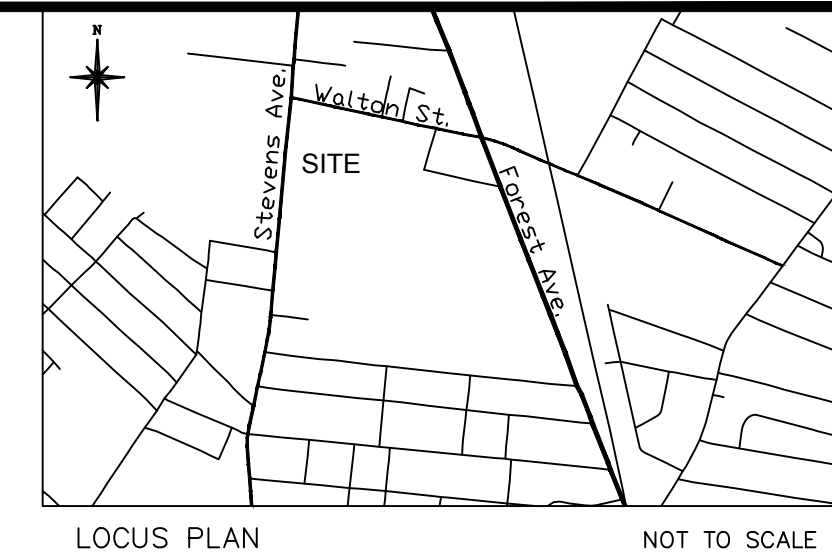


605 Stevens Avenue, Portland - Residential Density Computations Lots 3 & 4

Parcel ID (BASED ON 06-24- Acreeage (Ac.))	Gross Area (ac.)	RSA ESTIMATED NRA DEDUCTS per 06-15-15 \$ 14-47 as AMENDED	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 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
			(sf)	2,65	5,45	1,73
MULTIPLY UNITS PERMITTED						
TOTAL LOT 3			72	148	16	13
TOTAL LOT 4			88	161		
TOTAL LOT 4			161			
GRAND TOTAL LOTS 3 & 4			249			

Notes:

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



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.)	50	50

- 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, 1958, 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 Mulken 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 521, 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 521, 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 821, Page 57
Book 494, Page 178	Book 1649, Page 160
Book 496, Page 71	Book 1652, Page 357
Book 479, Page 327	Book 4057, Page 310
Book 563, Page 275	
Book 698, Page 426	

OVERALL SUBDIVISION PLAN

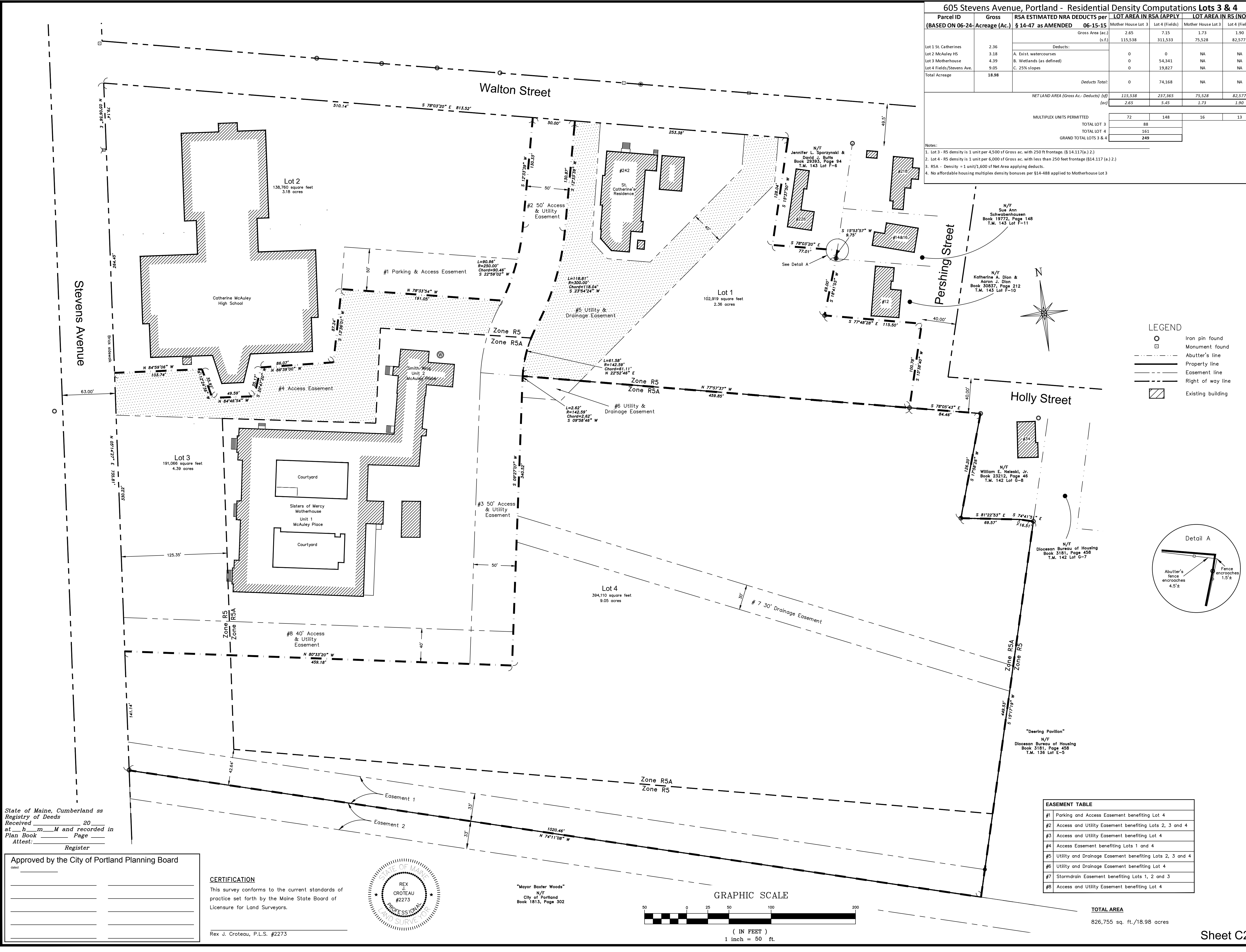
605 Stevens Avenue

Stevens Avenue & Walton Street Portland, Maine

MADE FOR
Sea Coast at Baxter Woods Associates, LLC
966 Riverside Street Portland, Maine

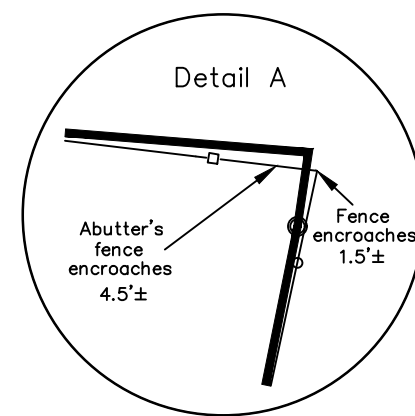
JOB# 202096-1	DATE: June 24, 2015	SCALE: 1" = 50'
BOOK# 525, 578		
202096-2006.dwg		
FILE# 8538		

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



LEGEND

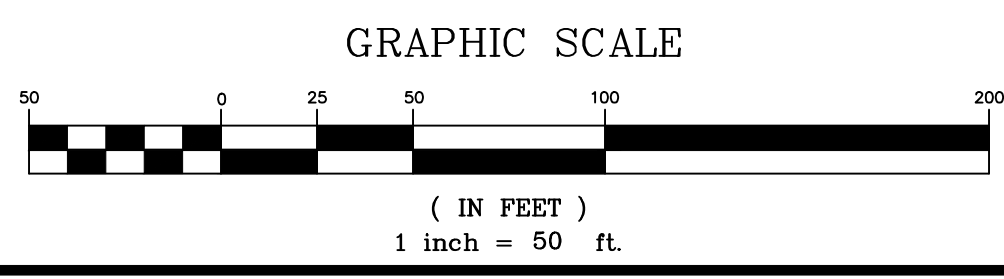
- Iron pin found
- Monument found
- Abutter's line
- Property line
- Easement line
- Right of way line
- Existing building



EASEMENT TABLE

#1	Parking and Access Easement benefiting Lot 4
#2	Access and Utility Easement benefiting Lots 2, 3 and 4
#3	Access and Utility Easement benefiting Lot 4
#4	Access Easement benefiting Lots 1 and 4
#5	Utility and Drainage Easement benefiting Lots 2, 3 and 4
#6	Utility and Drainage Easement benefiting Lot 4
#7	Stormdrain Easement benefiting Lots 1, 2 and 3
#8	Access and Utility Easement benefiting Lot 4

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

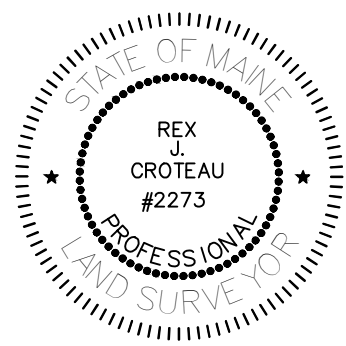


State of Maine, Cumberland ss
Registry of Deeds
Received _____ 20____
at _____ m _____ and recorded in
Plan Book _____ Page _____
Attest: _____
Register

Approved by the City of Portland Planning Board

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 1613, Page 302