

APPLICANT:

SEA COAST AT
BAXTER WOODS
ASSOCIATES, LLC
&
MOTHERHOUSE
ASSOCIATES LP
100 COMMERCIAL
STREET SUITE 414
PORTLAND, ME 04101
207.772.7673

605 Stevens Ave.
MASTER DEVELOPMENT PLAN
CONCEPTUAL SITE PLAN

- LEGEND
- PROPERTY LINE
 - - - ZONE BOUNDARY
 - - - LOT LINE
 - ▨ EXISTING BUILDING
 - ▩ PROPOSED BUILDING
 - ☉ EXISTING TREES
 - ☉ PROPOSED TREES
 - ▭ PROPOSED BIT CONC (ROADWAY)
 - ▭ PROPOSED BIT CONC (SIDEWALK)
 - ▭ FUTURE PARKING
 - EDGE OF PAVING
 - CURB
 - ▭ CROSSWALK STRIPING
 - * POLE LIGHT
 - ▨ EXISTING WETLAND
 - ▨ STEEP SLOPES >25%
 - ▨ PURPOSED RAIN GARDEN
 - ▶ BUILDING ACCESS POINT

PROPOSED DWELLING UNITS:	PROPOSED PARKING:
161	139 SURFACE SPACES 183 COVERED SPACES 322 TOTAL SPACES
PARKING RATIO 2.0 PS/DU	

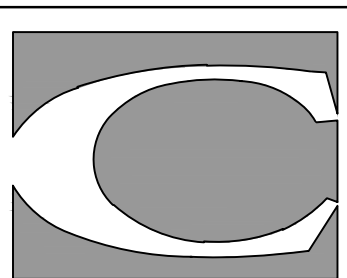
R-5A / RESIDENTIAL ZONE (MULTIPLEX): LOT 4

SPATIAL STANDARDS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	2 ACRES	9.03 AC	9.03 AC
MINIMUM LOT AREA / D.U.	1,600 SF	N/A	1,600 SF
MINIMUM FRONTAGE	50 FT.	140.85 FT.	140.85 FT.
FRONT YARD SETBACK	25 FT.	N/A	+185 FT.
SIDE YARD SETBACK (5 STORIES)	16 FT.	N/A	16 FT.
REAR YARD SETBACK	25 FT.	N/A	64 FT.
MAXIMUM STRUCTURE HEIGHT	55 FT.	N/A	55 FT.
MAXIMUM LOT COVERAGE	30%	N/A	19%
MINIMUM LOT WIDTH	60 FT.	+140 FT.	+140 FT.
MIN. BLDG. STBK. FROM EXTERNAL SUBDIV. PROP. LINES	35 FT.	N/A	64 FT.
MIN. RECREATION OPEN SPACE	200 SF / D.U.	N/A	MIN. 32,200 SF
PARKING	2 / UNIT (322)	N/A	2 / UNIT (322)

NOTE:
DENSITY FOR LOT #3 SEE MOTHERHOUSE SITE PLAN APPLICATION

Project	Description	Date	Revisions

PERMITTING



CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS
217 COMMERCIAL STREET, STE 200
PORTLAND, MAINE 04101
207.772.1552 V. F. 207.772.0712

Date:
FEBRUARY 16, 2016

Sheet No:
**CONCEPT
STORMWATER
AND UTILITY
PLAN**

