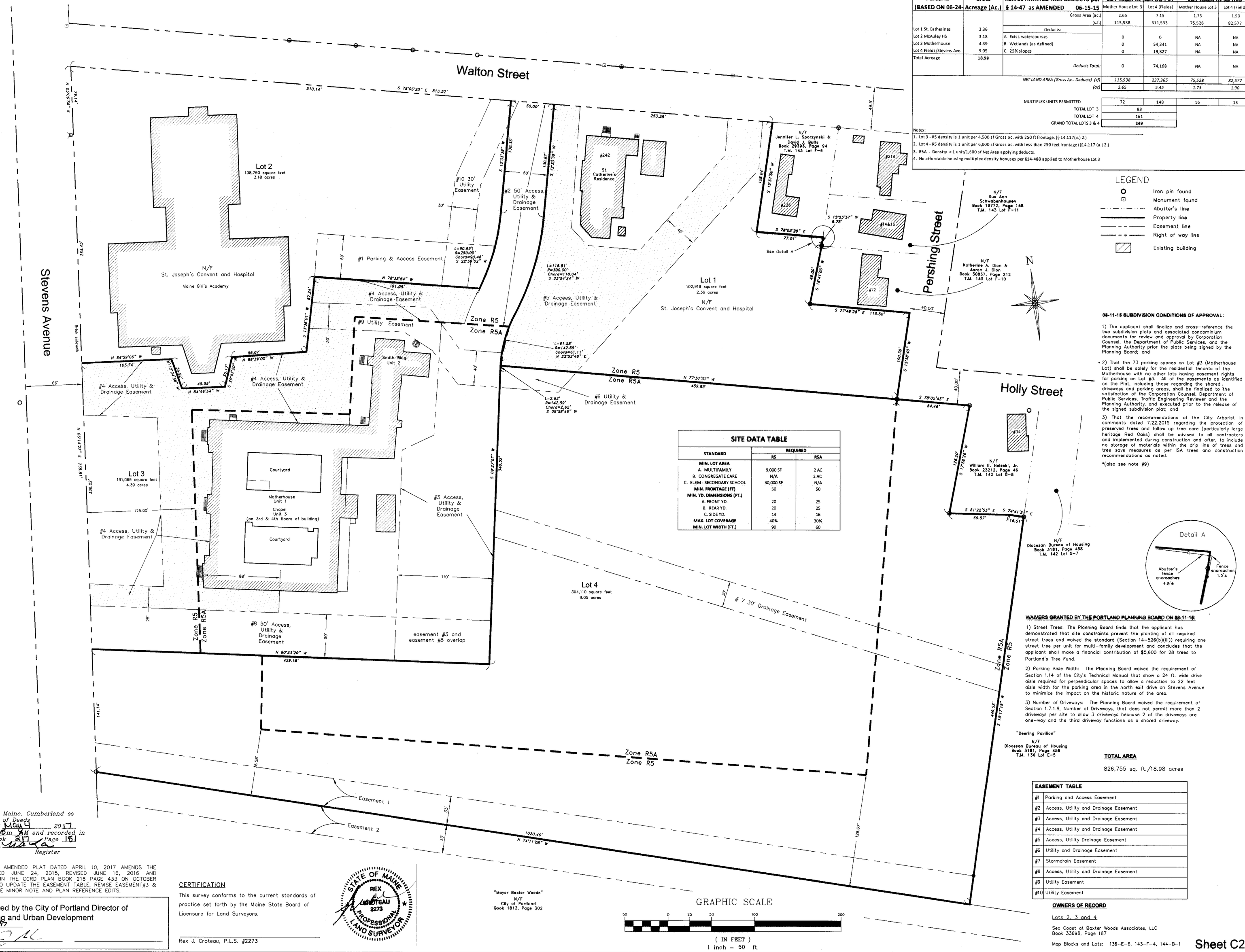


605 Stevens Avenue, Portland - Residential Density Computations **Lots 3 & 4**

Parcel ID (BASED ON 06-24-)	Gross Acreage (Ac.)	RSA ESTIMATED NRA DEDUCTS per § 14-47 as AMENDED 06-15-15	LOT AREA IN RSA (APPLY) Mother House Lot 3	LOT AREA IN RSA (APPLY) Lot 4 (Fields)	LOT AREA IN R5 (NO) Mother House Lot 3	LOT AREA IN R5 (NO) Lot 4 (Fields)
		Gross Area (ac.)	2.65	7.15	1.73	1.90
		(s.f.)	115,538	311,533	75,528	82,577
Lot 1 St. Catherines	2.36	Deducts:				
Lot 2 McAuley HS	3.18	A. Exist. watercourses	0	0	NA	NA
Lot 3 Motherhouse	4.39	B. Wetlands (as defined)	0	54,341	NA	NA
Lot 4 Fields/Stevens Ave.	9.05	C. 25% slopes	0	19,827	NA	NA
Total Acreage	18.98					
		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*
		MULTIPLEX UNITS PERMITTED	72	148	16	13
		TOTAL LOT 3	88			
		TOTAL LOT 4	161			
		GRAND TOTAL LOTS 3 & 4	249			

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. RSA - 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

SITE DATA TABLE

STANDARD	REQUIRED R5	REQUIRED 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.)	90	60

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

08-11-15 SUBDIVISION CONDITIONS OF APPROVAL:

1) The applicant shall finalize and cross-reference the two subdivision plats and associated condominium documents for review and approval by Corporation Counsel, the Department of Public Services, and the Planning Authority prior the plats being signed by the Planning Board; and

2) That the 73 parking spaces on Lot #3 (Motherhouse Lot) shall be solely for the residential tenants of the Motherhouse with no other lots having easement rights for parking on Lot #3. All of the easements as identified on the Plat, including those regarding the shared driveways and parking areas, shall be finalized to the satisfaction of the Corporation Counsel, Department of Public Services, Traffic Engineering Reviewer and the Planning Authority, and executed prior to the release of the signed subdivision plat; and

3) That the recommendations of the City Arborist in comments dated 7.22.2015 regarding the protection of preserved trees and follow up tree care (particularly large heritage Red Oaks) shall be advised to all contractors and implemented during construction and after, to include no storage of materials within the drip line of trees and tree save measures as per ISA trees and construction recommendations as noted.

*(also see note #9)

WAIVERS GRANTED BY THE PORTLAND PLANNING BOARD ON 08-11-15:

1) Street Trees: The Planning Board finds that the applicant has demonstrated that site constraints prevent the planting of all required street trees and waived the standard (Section 14-526(b)(iii)) requiring one street tree per unit for multi-family development and concludes that the applicant shall make a financial contribution of $5,600 for 28 trees to Portland's Tree Fund.

2) Parking Aisle Width: The Planning Board waived the requirement of Section 1.14 of the City's Technical Manual that show a 24 ft. wide drive aisle required for perpendicular spaces to allow a reduction to 22 feet aisle width for the parking area in the north exit drive on Stevens Avenue to minimize the impact on the historic nature of the area.

3) Number of Driveways: The Planning Board waived the requirement of Section 1.7.1.8, Number of Driveways, that does not permit more than 2 driveways per site to allow 3 driveways because 2 of the driveways are one-way and the third driveway functions as a shared driveway.

TOTAL AREA

826,755 sq. ft./18.98 acres

EASEMENT TABLE	
#1	Parking and Access Easement
#2	Access, Utility and Drainage Easement
#3	Access, Utility and Drainage Easement
#4	Access, Utility and Drainage Easement
#5	Access, Utility Drainage Easement
#6	Utility and Drainage Easement
#7	Stormdrain Easement
#8	Access, Utility and Drainage Easement
#9	Utility Easement
#10	Utility Easement

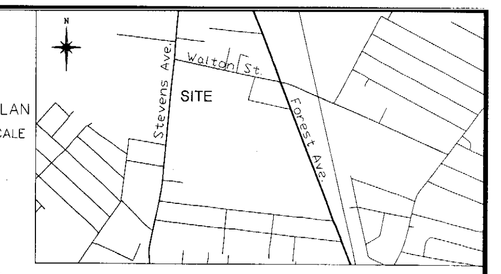
OWNERS OF RECORD

Lots 2, 3 and 4

Sea Coast at Baxter Woods Associates, LLC
Book 33698, Page 187

Map Blocks and Lots: 136-E-6, 143-F-4, 144-B-1

LOCUS PLAN
NOT TO SCALE



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) 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 plat for individual or master planned development shall be prepared and approved for individual lot or section development in accordance with Article IV, § 14-495(h) requirements prior to construction on any lots.

4) Notwithstanding any deeded rights granted to the City of Portland 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.

5) This four lot subdivision approval was granted by the City of Portland Planning Board 8/11/15.

6) Reference is made to the Lot 3 Sectional Subdivision Plat Motherhouse-88 Units prepared by Titcomb Associates, last dated 6/24/15 and approved by the City of Portland on 8/11/15 for Lot 3 conditions of approval as recorded in Plan Book 216, Page 434 as modified by the First Amended Plan of Lot 3 Sectional Subdivision Plat Motherhouse-88 Units prepared by Titcomb Associates dated April 10, 2017, to be recorded.

7) The easements are referenced and described by the corresponding number in the 605 Stevens Avenue, Declaration of Covenants and Easements to be recorded in the Cumberland County Registry of Deeds.

8) Lots 3 and 4 are referenced to a City of Portland Master Development Plan approval dated 06-14-16 in conformance with City Code Section 14-524(a).3c.

9) This plan provides 76 parking spaces on lot 3 (3 spaces in excess of the08-11-15 approved 73 spaces)- 73 spaces shall be assigned to the Motherhouse, Condominium Unit 1 and 3 spaces assigned to the Smith Wing, unit 2. refer to plan reference 11 for parking locations.

PLAN 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, 2006.

10) Overall Subdivision Plan-605 Stevens Avenue made for Sea Coast at Baxter Woods Associates, LLC dated June 24, 2015 and revised through June 15, 2016 as recorded in Plan Book 216, Page 433.

11) Plan of Lot 3 Sectional Subdivisional Plat Motherhouse-88 Units made for Motherhouse Associates LP by Titcomb Associates, dated June 24, 2015 recorded in the Cumberland County Registry of Deeds in Plan Book 216, Page 434 as modified by a plan entitled "First Amended Plan of Lot 3 Sectional Subdivision Plat Motherhouse-88 Units" made for Motherhouse Associates LP by Titcomb Associated dated April 10, 2017, to be recorded.

EASEMENTS and ENCUMBRANCES

1) Lot 4 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 821, Page 59.

2) Lot 4 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 821, Page 59.

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

4) Rights, covenants and easements set forth in the Stormwater Drainage System Maintenance Agreement from Sea Coast at Baxter Woods Associates, LLC to the City of Portland, dated December 23, 2016 and recorded in the Cumberland County Registry of Deeds, Book 33752, Page 170 as modified by an Addendum to Stormwater Drainage System Maintenance Agreement, to be recorded. Not plottable.

5) Covenants, conditions, restrictions, reservations, easements, liens for assessments, and other matters set forth in the Declaration of Condominium of 605 Stevens Avenue Condominium, to be recorded.

6) Rights, easements and covenants set forth in the Declaration of Covenants and Easements, to be recorded.

State of Maine, Cumberland ss
Registry of Deeds
Received May 4 *2017*
at 11 *h* 20 *m.* AM *and recorded in*
Plan Book 217 *Page* 151
Attest: _____
Register

THIS FIRST AMENDED PLAT DATED APRIL 10, 2017 AMENDS THE PLAT DATED JUNE 24, 2015, REVISED JUNE 16, 2016 AND RECORDED IN THE CCRD PLAN BOOK 216 PAGE 433 ON OCTOBER 28, 2016 TO UPDATE THE EASEMENT TABLE, REVISE EASEMENT#3 & 4 AND MAKE MINOR NOTE AND PLAN REFERENCE EDITS.

Approved by the City of Portland Director of Planning and Urban Development
dated 5/9/17

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

STATE OF MAINE · REX CROTEAU · 2273 · PROFESSIONAL LAND SURVEYOR

FIRST AMENDED OVERALL SUBDIVISION PLAN

605 Stevens Avenue

Stevens Avenue & Walton Street — Portland, Maine

MADE FOR

Sea Coast at Baxter Woods Associates, LLC
20 Blueberry Lane — Falmouth, Maine 04105

JOB# 202096.1	DATE: April 10, 2017	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

Sheet C2