

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

PRUD & MULTIPLEX/MULTIFAMILY ANALYSIS

Overall Subdiv. Parcel ID	Gross Acreage (Ac.)	R5A ESTIMATED NRA DEDUCTS per § 14-47 as AMENDED					
		LOT 3 - MOTHERHOUSE-MULTIFAMILY/ MULTIPLEX		LOT 4-FIELDS MULTIFAMILY/ MULTIPLEX		LOT 4 - FIELDS PRUD	
		Gross Area (ac.)		9.05		9.05	
		(s.f.)		394,110		394,110	
		Zone R5	R5A	R5	R5A	R5	R5A
		Proposed Area in Ea. Zone (Ac.)		1.73	2.66	4.20	4.85
		Deducts:					
		A. Exist. watercourses		0	0	0	0
		B. Wetlands & Slopes		0	0	0.25	1.66
		Deducts Total:		0	0	0.25	1.66
		NET LAND AREA (Gross Ac. - Deducts) (Ac.)		1.73	2.66	4.20	4.60
		MULTIPLEX UNITS PERMITTED					
		TOTAL		16	72	30	125
		TOTAL LOT 3 + 4 PRUD		249			
		TOTAL LOT 3 + 4 MULTI		243			

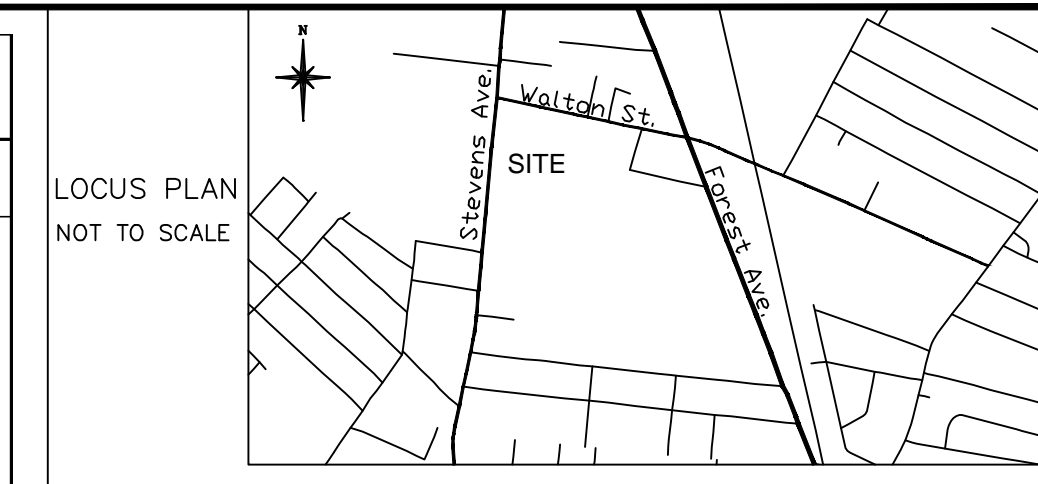
- Notes:
- Under Multiplex Analysis: R5 density is 1 unit per 4,500 sf Gross ac. with 250 ft frontage (Lot 3) and 1 unit per 6,000 sf Gross ac. with < 250 ft. frontage (Lot 4) per § 14.117(a)
 - Under Multifamily Analysis: R5A density is 1 unit per 1600 sf NET ac. based on Amended § 14-47 Net Land Area def. of 06-15-15
 - Under PRUD Analysis: R5 density is 1 unit per 3000/sf NET ac and R5A is 1 unit per 1600 sf NET ac.
 - No affordable housing multiplex density bonuses per §14-488 applied to Motherhouse Lot 3

SITE DATA TABLE-LOT 4

STANDARD	REQUIRED		PROVIDED
	R5	R5A	
MIN. LOT AREA (PRUD)	2 AC	2 AC	9.05 AC
MIN. FRONTAGE (FT)	50	50	141.14
MIN. YD. DIMENSIONS (FT.)			
A. FRONT YD.	20	25	191+/-
B. REAR YD.	20	25	668+/-
C. SIDE YD. (>2.5 STORIES)	14	16	78+/-
MIN. SETBACK TO EXTERNAL SUBDIV. BOUNDARY (FT.)	35	35	78+/-
MAX. LOT COVERAGE	40%	30%	2.98%
MIN. LOT WIDTH (FT.)	90	60	162+/-
MAX. STRUCTURE HEIGHT (FT.)	35	55	43'-3" (R5A ZONE)
MIN. OPEN SPACE (SF/DU)(1)	300 (PRUD) (2)	200 (PRUD)	7 AC+/-
	6,300	4,200	305,000+/-

NET AREA PER DWELLING UNIT
MIN LOT AREA/DU (2, 3, 4) (SF) N/A 33,600 200,376 (NET-R5A ZONE)

- NOTES:
- OPEN SPACE PROVIDED - EXISTING ATHLETIC FIELDS AND LOT 4 LAWN/GARDEN AREAS
 - R5 LOT AREA/DU - USE 6000 SF GROSS AC WITH LESS THAN 250 FT. FRONTAGE. NO UNITS LOCATED IN R5 DISTRICT - NOT APPLICABLE.
 - R5A LOT AREA/DU = 1600 SF OF NET LAND AREA (PRUD)
 - REFER TO NRD TABLE ON SUBDIVISION PLAT FOR COMPUTATION OF DENSITY AND NET AREA.



- 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 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.
 - 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.
 - This four lot subdivision approval was granted by the City of Portland Planning Board 8/11/15.
 - 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 in Book 33698, Page 187.
 - 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)(3).
 - 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.
 - Lot 4 benefits from a right of way 33 feet wide adjoining the southerly side 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.
 - No record evidence of an easement for utility poles on the property was found.
 - Reference is made to the 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.
 - Reference is made to the covenants, conditions, restrictions, reservations, easements, liens for assessments, and other matters set forth in the Declaration of Condominium of 605 Stevens Avenue Condominium, recorded in Book 34016, Page 34016.
 - Reference is made to the rights, easements and covenants set forth in the Declaration of Covenants and Easements, recorded in Book 33698, Page 187. This Declaration provides for rights of access, drainage, utilities, landscaping and related activities between Lots 1, 2, 3 and 4. Refer to the Easement Table for specific easements.
 - Building-1 provides 28 covered parking and 14 surface parking spaces for a total 42 parking spaces (including 4 accessible spaces) at a ratio of 2:1 approved with the June 14, 2016 Master Development Plan (MDP) approval.

PLAN REFERENCES

- Site Plan done by SYTDesign 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, 1968, 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 Mulkerin by Titcomb Associates, dated July 14, 1987, not recorded.
- Standard Boundary Survey, Property of St. Joseph's Convent and Hospital, made for SYTDesign 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, 2009.
- 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 as modified by the First Amended Overall Subdivision Plan made for Sea Coast at Baxter Woods Associates, LLC dated April 10, 2017 as recorded in Plan Book 217, Page 151.
- Plan of Lot 3 Sectional Subdivision 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 Associates dated April 10, 2017 as recorded in Plan Book 217, Page 152 recorded May 4, 2017.

THIS PLAN INCLUDES BY REFERENCE THE ACCOMPANYING UIII SITE AND SUBDIVISION PLAN SET ENTITLED "SEA COAST AT BAXTER WOODS-BUILDING 1, 583 STEVENS AVENUE PORTLAND, MAINE DATED AUGUST 16, 2017, 19 SHEETS INCLUDED

SECOND AMENDED SUBDIVISION & BUILDING-1 SECTIONAL PLAT

Sea Coast at Baxter Woods Building-1

583 Stevens Avenue Portland, Maine

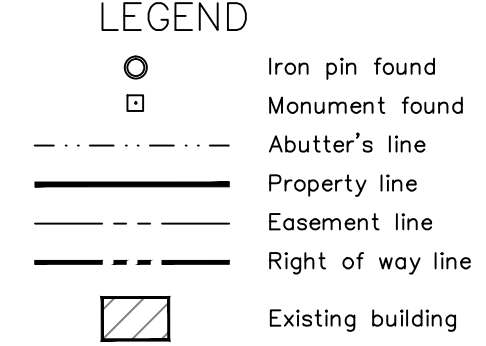
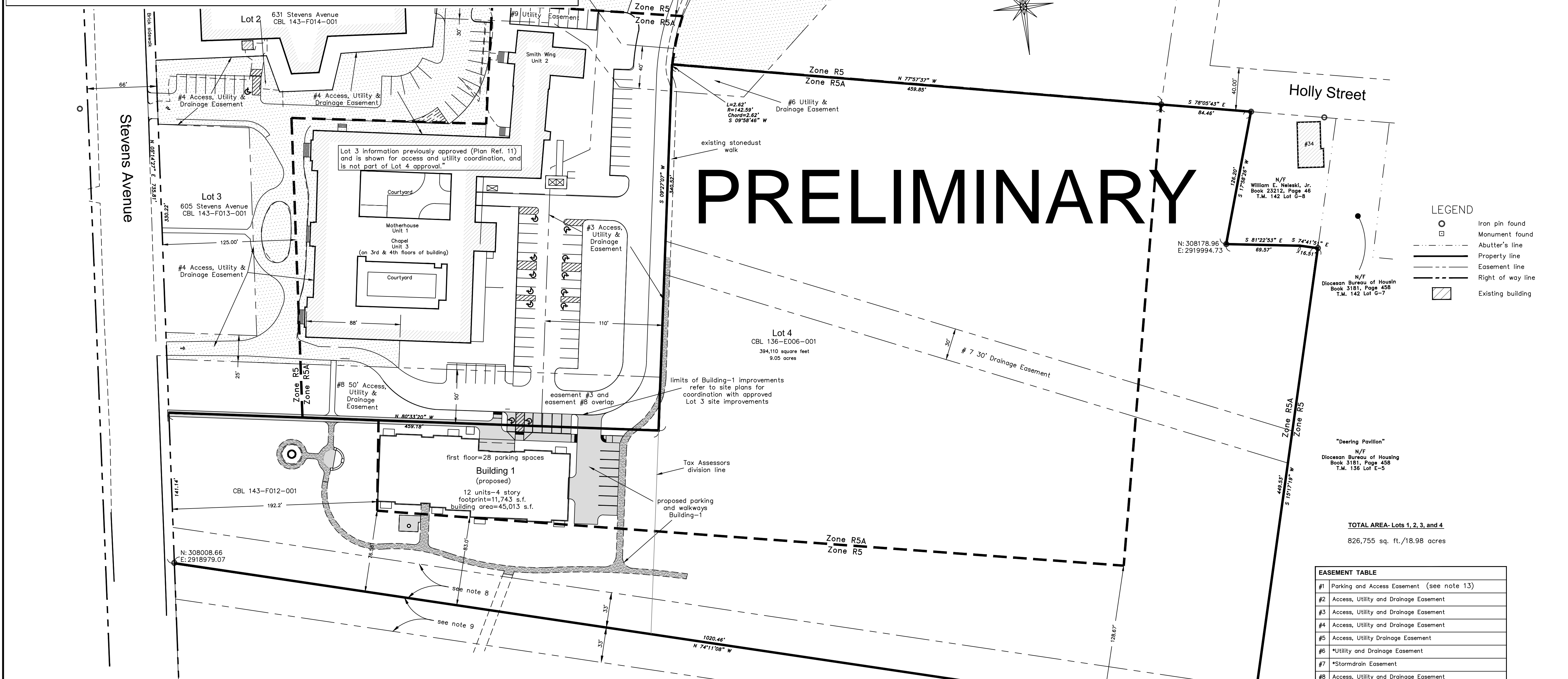
MADE FOR
Sea Coast at Baxter Woods Associates, LLC
20 Blueberry Lane Falmouth, Maine 04105

JOB# 202096.1 DATE: August 16, 2017 SCALE: 1" = 50'

BOOK# 525, 578
202096_Lot 4.dwg
FILE# 8538

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

PRELIMINARY

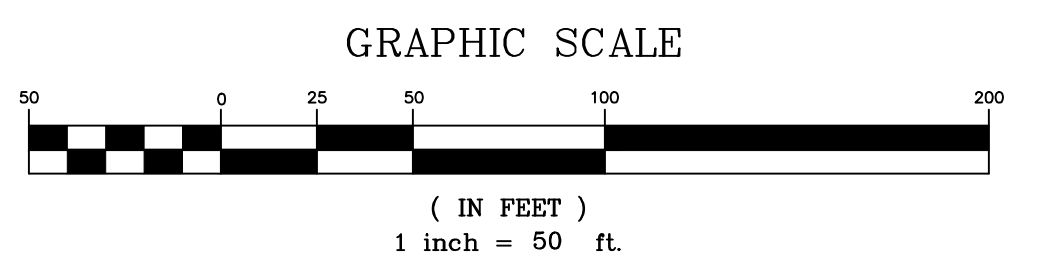


TOTAL AREA- Lots 1, 2, 3, and 4
826,755 sq. ft./18.98 acres

EASEMENT TABLE

#1	Parking and Access Easement (see note 13)
#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

*Easements that affect Lot 4



CERTIFICATION
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Ret. J. Croteau, P.L.S. #2273

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

MPD CONDITIONS OF APPROVAL

- MPD Conditions of Approval (June 14, 2016) relating to Lot 4-Building-1 Development include:
- Condition A.ii: Parking Monitoring of Site and Maine Girls Academy (Formerly McAuley School).
 - Condition A.iii: The Planning Board may allow a reduction in the approved parking ratio of 2:1 should Lot 4 build-out conditions demonstrate a lesser ratio is satisfactory.
 - Condition A.viii: Analysis of light sources and impacts to Baxter Woods.
 - Condition A.ix: Architectural Characteristics Summary shall be reviewed for consistency with the Designer's Design Review memo dated June 9, 2016 and comments related to the window design.
 - Condition A.x: Provide a summary of all easements and covenants, etc. relating to the subdivision.
 - Condition A.xi: Incorporate comments of the Urban Designer dated June 9, 2016 into the building design.
 - Condition A.xii: Provide an analysis of how each building site plan relates to the overall MDP utility and stormwater management plan.

"Mayor Baxter Woods"
N/F
City of Portland
Book 1813, Page 302