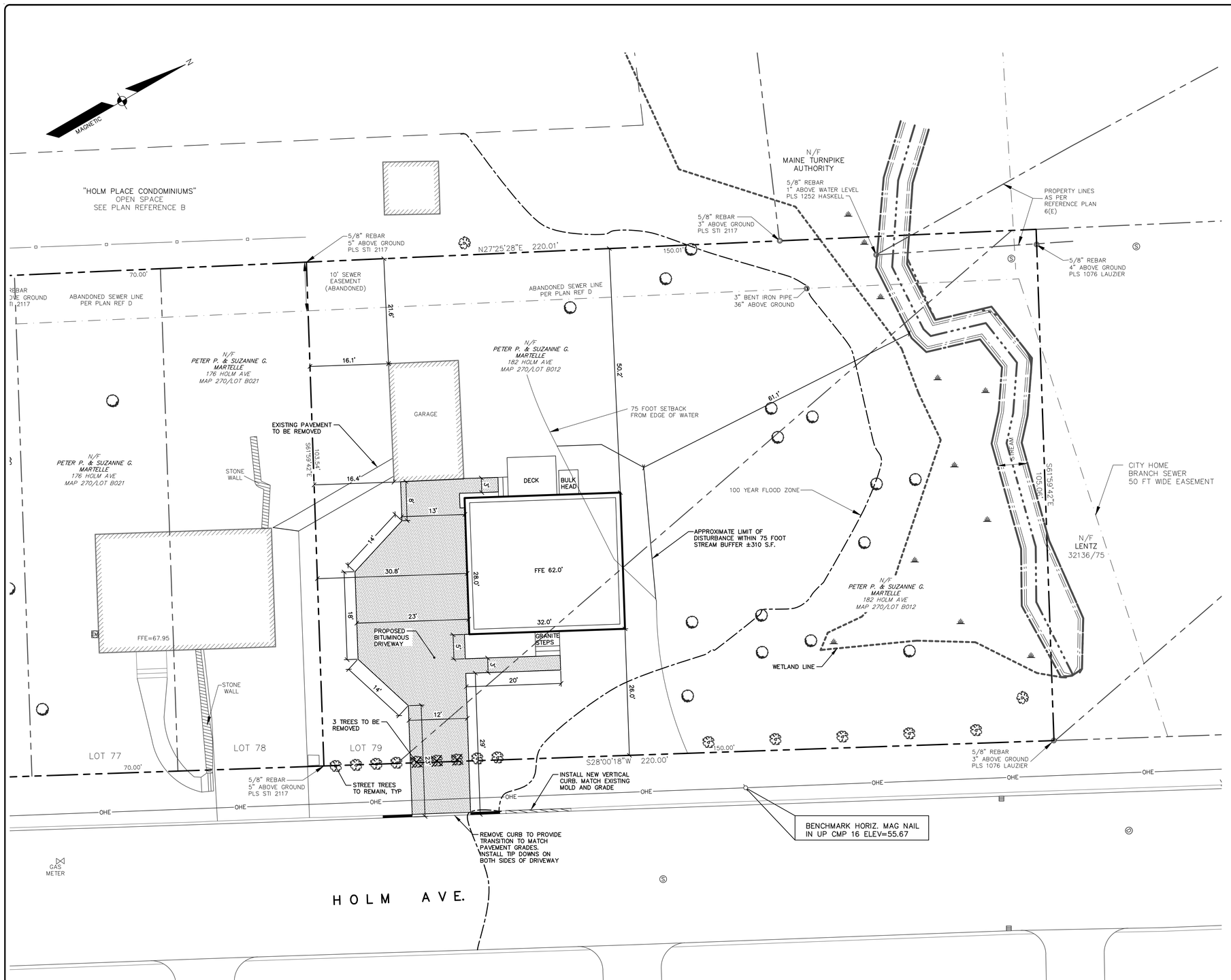

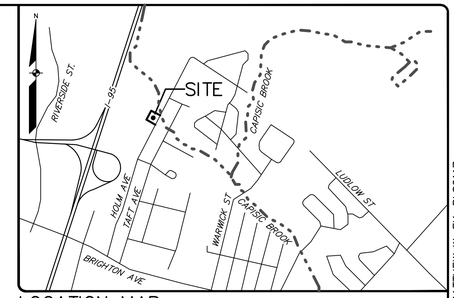

LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS PETER MARTELLE BY DEED DATED MARCH 14, 1986 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 7100, PAGE 299.
2. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 270 AS MULTIPLE LOTS: BLOCK A, LOTS 21-23 AND BLOCK B LOT 12, AND IS LOCATED IN THE R-3 RESIDENTIAL DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE R-3 RESIDENTIAL DISTRICT ARE AS FOLLOWS:

NET RESIDENTIAL DENSITY:	
MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM STREET FRONTAGE:	50 FT.
MINIMUM FRONT YARD:	25 FT.
MINIMUM SIDE YARD:	1 OR 1-1/2 STORIES: 8 FT.
	2 STORIES: 14 FT.
	2-1/2 STORIES: 16 FT.
MINIMUM REAR YARD:	25 FT.
MAXIMUM LOT COVERAGE:	35%

- SEE ORDINANCE FOR MORE PARTICULAR INFORMATION AND ADDITIONAL CRITERIA. SETBACKS SHOWN ARE FOR PLANNING PURPOSES AND NEED TO BE REVIEWED BY THE CODE ENFORCEMENT OFFICE BASED UPON THE PROPOSED BUILDING PLACEMENT.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 0.36 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON ON THE GROUND SURVEY BY SEBAGO TECHNICS, INC.
6. ELEVATION OF 56.5 FT IS THE ESTIMATED ELEVATION OF A FLOOD HAZARD ZONE IN THIS AREA. THIS AREA IS INDICATED AS BEING IN "ZONE AE" AND IS BASED UPON FIRM FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE; SEE PANEL 6 OF 17 COMMUNITY PANEL NUMBER 230051 0006 C DATED DECEMBER 8, 1998.
7. PLAN REFERENCES:
   A. PLAN OF PORTLAND GARDENS, BY A.L. ELIOT, SURVEYOR, DATED JULY 1, 1912, RECORDED IN THE CCRD IN PLAN BOOK 12, PAGE 23.
   B. SUBDIVISON PLAN OF HOLM PLACE, BY SEBAGO TECHNICS, DATED JANUARY 18, 2000, (JOB#99103)
   C. PLAN OF LAND OF PETER P AND SUZANNE G MARTELLE, BY MAINE TURNPIKE AUTHORITY, DATED JANUARY 1989.
   D. PLAN FROM THE DEPARTMENT OF PUBLIC WORKS, CITY OF PORTLAND ME, SEWER PLAN SHEET II-16 & II-17.
   E. BOUNDARY SURVEY FOR JOKER'S REALTY, BY OWEN HASKELL, INC. DATED JANUARY 30, 2006, JOB NO. 2005-307P.
8. THE BEARINGS, COORDINATES, AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802 ON NAD83 AND CITY OF PORTLAND DATUM IN US FEET.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
⊡	MONUMENT	
◎	IRON PIPE/ROD	
	BUILDING	
	DECK/STEPS/ OVERHANG	
	EDGE PAVEMENT	
	CURB LINE	
	STOCKADE FENCE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	WATER GATE VALVE	
	HYDRANT	
Ⓢ	SANITARY MANHOLE	
Ⓓ	DRAINAGE MANHOLE	
	CATCH BASIN	
	LIGHT POLE	
	UTILITY POLE	
	GUY WIRE	

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 INCH = 10 FT.

MATTHEW W. EK, PLS2117

STATE OF MAINE
MATTHEW
W.
EK
2117
PROFESSIONAL
LAND SURVEYOR

DESIGNED	CHECKED
BJB	MWE

REV:	BY:	DATE:	STATUS:
B	MWE	5/09/16	ISSUED FOR PERMIT BY RULE
A	MWE	4/21/16	RELEASED FOR CLIENT REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC., ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel: 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel: 207-783-3656

SITE PLAN
OF:
PROPOSED RESIDENTIAL HOUSE
HOLM AVE.
PORTLAND, MAINE
FOR:
PETE MARTELLE
12 SPRING STREET
CUMBERLAND, MAINE 04021

PROJECT NO.	SCALE
06157	1" = 10'

SHEET 1 OF 4

06157S.dwg, TAB:24x36