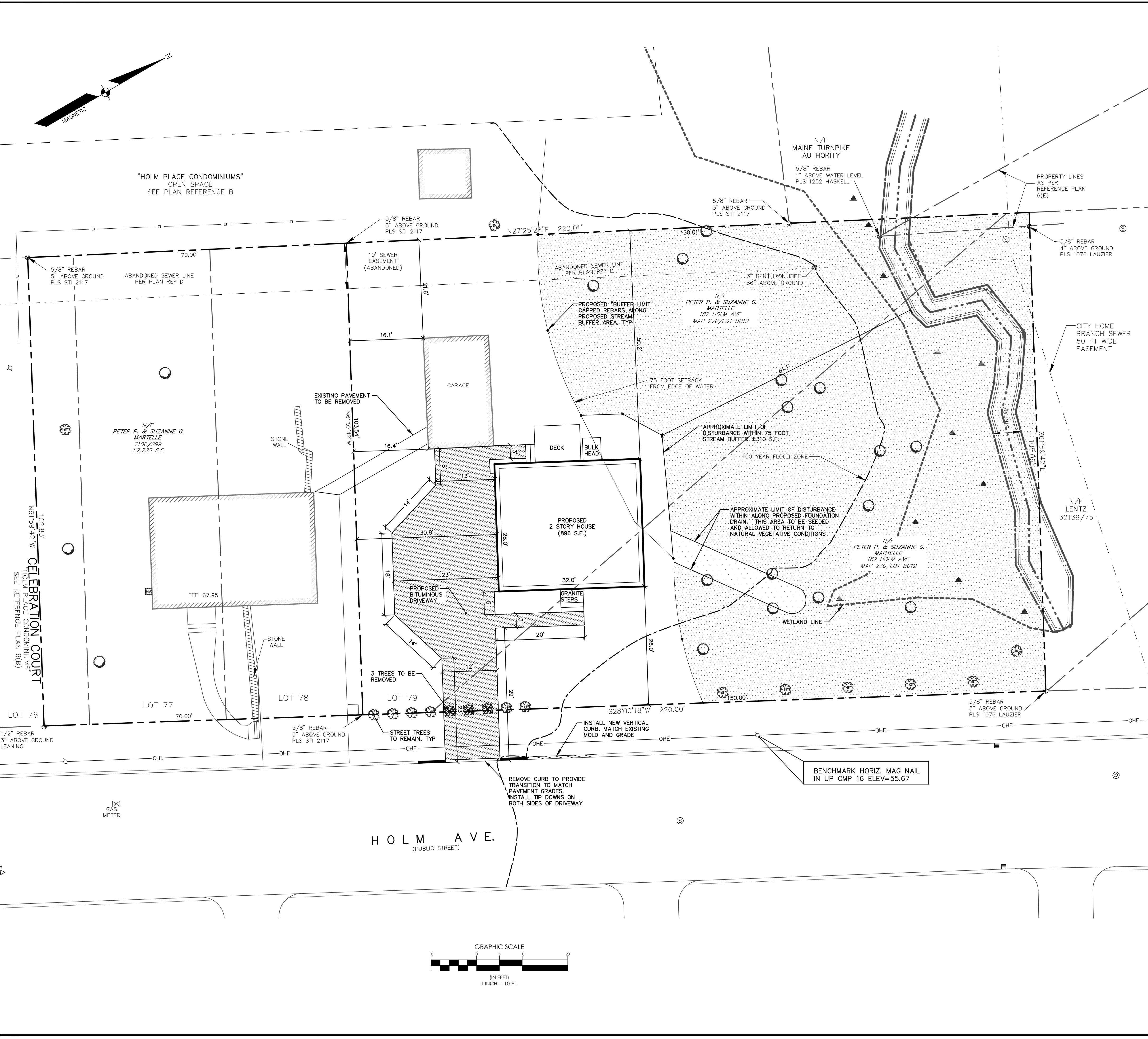


DESIGNED BY: MATTHEW W. EK, PLS2117  
 CHECKED BY: [Signature]  
 STATE OF MAINE REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 2117

LOCATION MAP N.T.S.

**GENERAL NOTES:**

- 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.
- 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.
- SPACE AND BULK CRITERIA FOR THE R-3 RESIDENTIAL DISTRICT ARE AS FOLLOWS:  
 NET RESIDENTIAL DENSITY: 6,500 S.F.  
 MINIMUM LOT SIZE: 50 FT.  
 MINIMUM STREET FRONTAGE: 25 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.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 0.36 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON THE GROUND SURVEY BY SEBAGO TECHINCS, INC.
- 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.
- PLAN REFERENCES:  
 A. PLAN OF PORTLAND GARDENS, BY A.L. ELIOT, SURVEYOR, DATED JULY 1, 1912, RECORDED IN THE CORD IN PLAN BOOK 12, PAGE 23.  
 B. SUBDIVISION PLAN OF HOLM PLACE, BY SEBAGO TECHINCS, 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.
- 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. CITY DATUM BASED UPON ELEVATIONS PROVIDED BY THE CITY ENGINEERING DEPARTMENT FROM FIELD BOOK LB 842.



DESIGNED	CHECKED
B.J.B.	M.W.E.
C MWE 9/16/16 REVISED PER CITY REVIEW COMMENTS	
B MWE 5/09/16 ISSUED FOR PERMIT BY RULE	
A MWE 4/23/16 RELEASED FOR CLIENT REVIEW	
REVIEW BY:	DATE:
REVISIONS: SEE PERMIT WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS AUTHORIZED FOR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.	

**SEBAGO TECHINCS**  
 WWW.SEBAGOTECHINCS.COM  
 250 Goddard Rd.  
 Suite 1A  
 South Portland, ME 04106  
 Tel: 207-200-2100 Fax: 207-783-5656

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

**LEGEND**

EXISTING	PROPOSED
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--- (solid line)	--- (solid line)
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▨ (hatched area)	▨ (hatched area)
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