

1. OWNER: ROBERT HANSON
70 PLEASANT HILL ROAD
HOLLIS, MAINE 04042
2. ENGINEER/SURVEYOR: TIMOTHY O. BROWN
PE#2961, PLS#611
BH2M INC.
28 STATE STREET
GORHAM, MAINE
3. SITE EVALUATOR: TIMOTHY O. BROWN
4. ZONING: R4 RURAL 4 ACRES
5. SPACE AND BULK REQUIREMENTS: MIN. LOT SIZE - 160,000 S.F.
(ZONE), 40,000 (PROVIDED)
MIN. FRONTAGE - 300 FT.
(ZONE), 150' (PROVIDED)
MIN. SETBACK - 50' FRONT
35' SIDE/REAR
6. TAX MAP REFERENCE: MAP 15, LOT 59
7. DEED REFERENCE: BK. 1580, PG. 499
8. PROPOSED USE: SINGLE FAMILY DWELLING
9. AREAS: PARCEL=37.29 AC. ±
ROAD & LOTS=15.88 AC. ±
OPEN SPACE=21.41 AC. ±
10. WATER SERVICE: INDIVIDUAL DRILLED WELLS.
11. SEPTIC SERVICE: ON SITE SUBSURFACE DISPOSAL SYSTEMS.
12. CONTOUR INTERVAL IS 2' USGS APPROXIMATE, DEVELOPED BY
FIELD SURVEY METHODS BY BH2M INC.
13. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN
ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS
OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION
CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT
PRACTICES, 1991.
14. PLAN REFERENCES
A. PLOT PLAN LAND OF CONWAY, WEBBER & MULLIGAN
HOLLIS, MAINE DATED APRIL 1977 BY T.O.BROWN PLS#611.
B. KILLOCK HILL ACRES HOLLIS, MAINE FOR WALTER RICE &
KATHLEEN BAKER DATED MAY 1982 BY BROWN & TAYLOR
ASSOCIATES AND RECORDED IN THE YORK COUNTY REGISTRY
OF DEEDS PLAN BOOK 116, PAGE 36.
15. CONTOURS FOR OPEN SPACE FROM U.S.G.S., BUXTON QUAD.
16. NO FUTURE DEVELOPMENT OF OPEN SPACE IS PERMITTED.
17. RESOURCE PROTECTION ZONE LINE FROM HOLLIS TAX MAP 15
FLOOD ZONE LINE FROM F.E.M.A. MAP 230150 0004 DATED JULY 19, 1983
18. WETLAND DELINEATION AND LOCATION BY MARK HAMPTON ASSOCIATES,
19. LOTS 1 & 7 ARE CONVENTIONAL LOTS WITHIN THE RURAL 4 ACRE ZONE
LOTS 2 THRU 6 ARE CLUSTERED LOTS AS DESCRIBED IN THE TOWN OF
HOLLIS SUBDIVISION REGULATIONS SECTION 11.7.
20. SIGHT DISTANCE EASEMENT SHALL CONTAIN NO VISUAL OBSTRUCTIONS
OR VEGETATION HIGHER THAN 2 FEET.
21. THE INTENT OF CAROLINE CROSSING IS TO REMAIN A GRAVELED PRIVATE
WAY UNLESS THE DEVELOPER OR THE ASSOCIATION OF LOT OWNERS
DESIRES TO PETITION THE TOWN TO ACCEPT A PAVED PUBLIC WAY.
22. THE FILLING OF WETLANDS SHOWN REQUIRES TOWN AND DEPARTMENT
OF ENVIRONMENTAL PROTECTION APPROVAL.

ROBERT HANSON
70 PLEASANT HILL ROAD
HOLLIS, MAINE 04042

TIMOTHY O. BROWN
PE#2961, PLS#611
BH2M INC.
28 STATE STREET
GORHAM, MAINE

TIMOTHY O. BROWN

R4 RURAL 4 ACRES

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(ZONE), 40,000 (PROVIDED)
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MAP 15, LOT 59

BK. 1580, PG. 499

SINGLE FAMILY DWELLING

PARCEL=37.29 AC. ±
ROAD & LOTS=15.88 AC. ±
OPEN SPACE=21.41 AC. ±

INDIVIDUAL DRILLED WELLS.

ON SITE SUBSURFACE DISPOSAL SYSTEMS.

12. CONTOUR INTERVAL IS 2' USGS APPROXIMATE, DEVELOPED BY FIELD SURVEY METHODS BY BH2M INC.

13. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, 1991.

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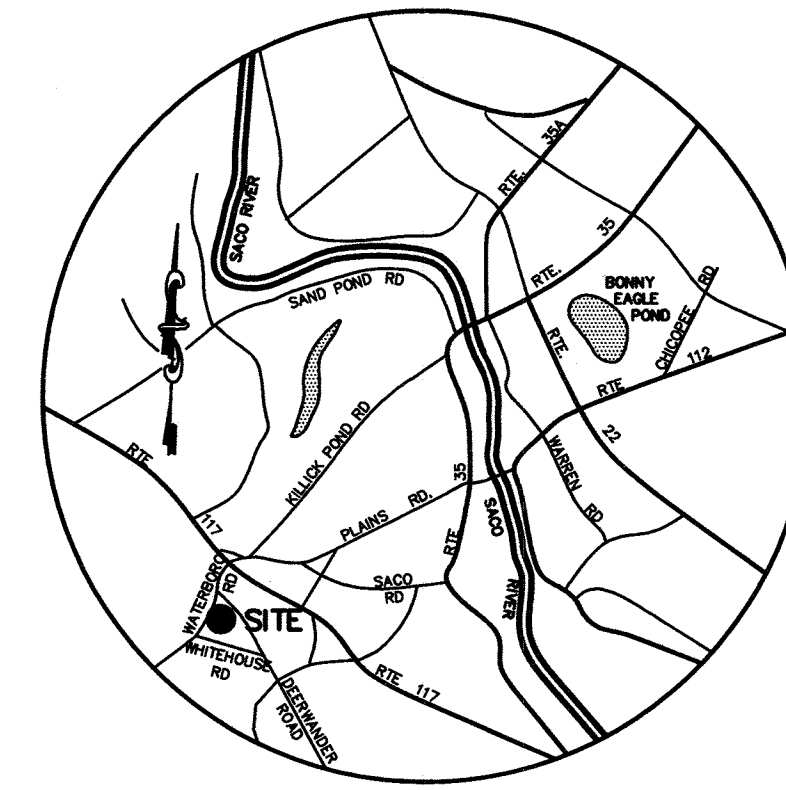
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19. LOTS 1 & 7 ARE CONVENTIONAL LOTS WITHIN THE RURAL 4 ACRE ZONE, LOTS 2 THRU 6 ARE CLUSTERED LOTS AS DESCRIBED IN THE TOWN OF HOLLIS SUBDIVISION REGULATIONS SECTION 11.7.

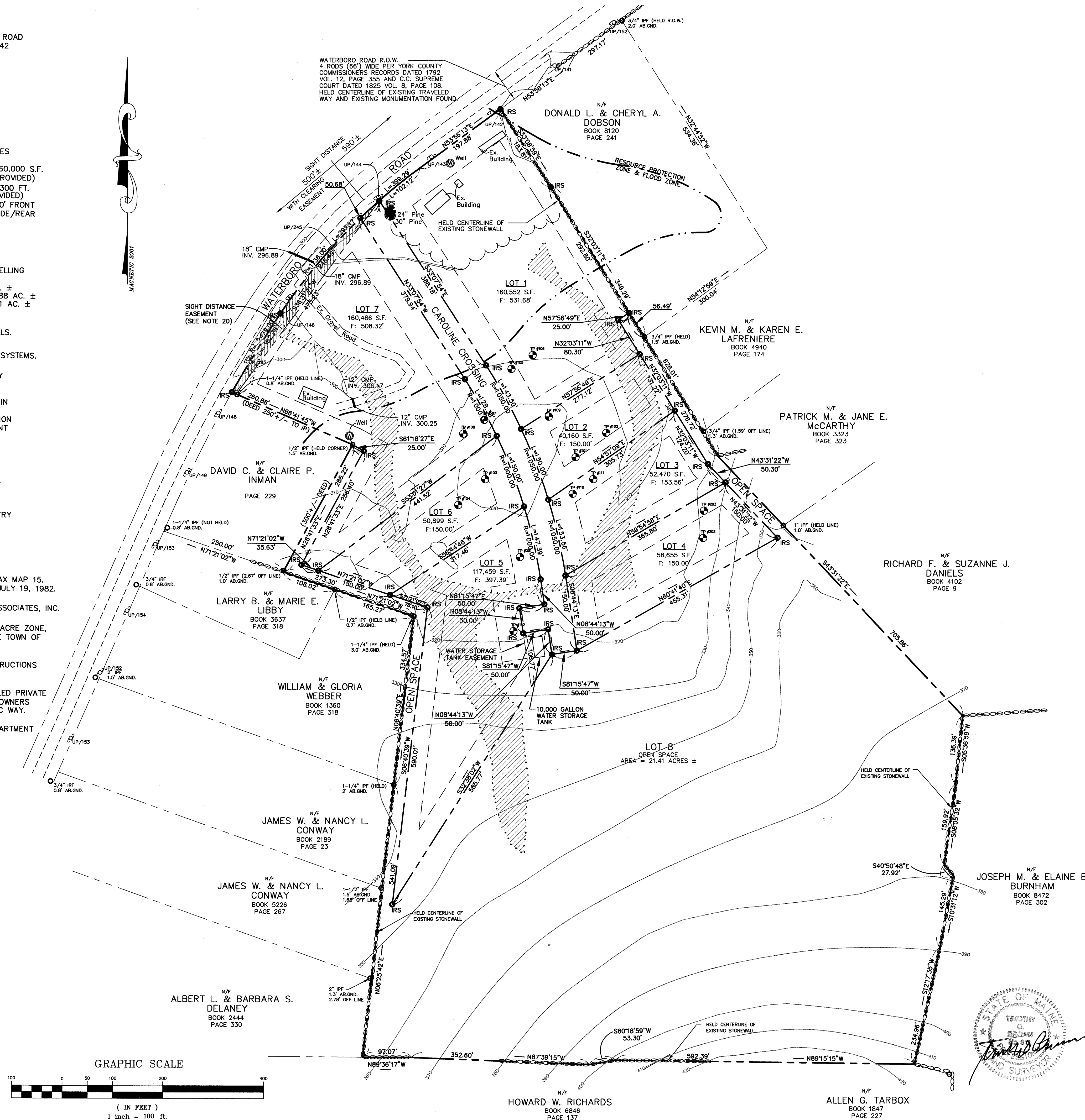
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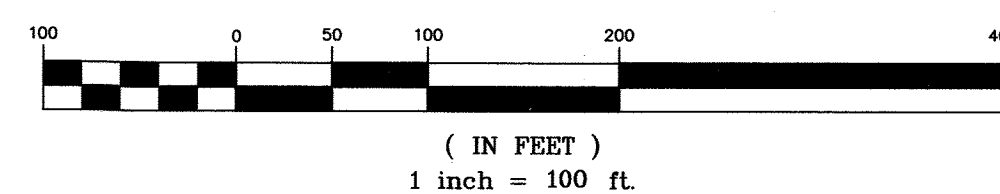


LOCATION MAP
SCALE: 1" = 2 MILES



<u>SYMBOL</u>	<u>LEGEND</u>	<u>DESCRIPTION</u>
 RF OFF  GMF  Q3	IRON ROD/PIPE FOUND GRANITE MONUMENT FOUND EXISTING UTILITY POLE	
	EXISTING STONE WALL	
	TREE	
	RESOURCE PROTECTION ZONE	
	EDGE OF PAVEMENT	
	PROPERTY LINE	
	WELL	
	EXISTING CONTOUR	
	EXISTING TREELINE	
	WETLANDS	
	TEST PIT	
	BUILDING SETBACK	
	EASEMENT	
	IRON ROD TO BE SET	

GRAPHIC SCALE



YORK, ss **REGISTRY OF DEEDS**
Received MAY 14 2002
at 2 h - 00 m P M., and
Filed in Plan Book 270 page 18
ATTEST: Jois M. Munn

Register

THIS PLAN REVIEWED AND APPROVED BY THE TOWN
OF HOLLIS PLANNING BOARD.

4/23/02
DATE

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CHA

[Signature]

M. Morse

Edith B. Babbington

[illegible]

SEAL

BH2M.
Berry * Huff * McDonald * Milligan Inc.
ENGINEERS * SURVEYORS * PLANNERS
28 State Street, Gorham, Maine 04038, (207) 839-2771

FOR
Robert M. Hanson
70 Pleasant Hill Road
Hollis, Maine 04042

FINAL
SUBDIVISION PLAN
THREE R's SUBDIVISION
WATERBORO ROAD
TOWN OF WATERBORO, VERMONT

DESIGNED T. Brown	DATE March 2002
DRAWN A. Morrell	SCALE 1"=100'
CHECKED T. Brown	JOB. NO. 01075