

LINE/CURVE DATA

L1	- S55°42'19"E 50.65'
L2	- N72°13'35"W 25.66'
L3	- S07°28'56"W 40.00'
L4	- S82°31'04"E 30.00'
L5	- S07°28'56"W 50.00'
L6	- N82°31'04"W 30.00'
L7	- S07°28'56"W 30.00'
L8	- N82°31'04"W 50.00'
C1	- R=20.00', L=31.42'
C2	- R=20.00', L=31.42'
C3	- R=20.00', L=31.42'
C4	- R=20.00', L=31.42'

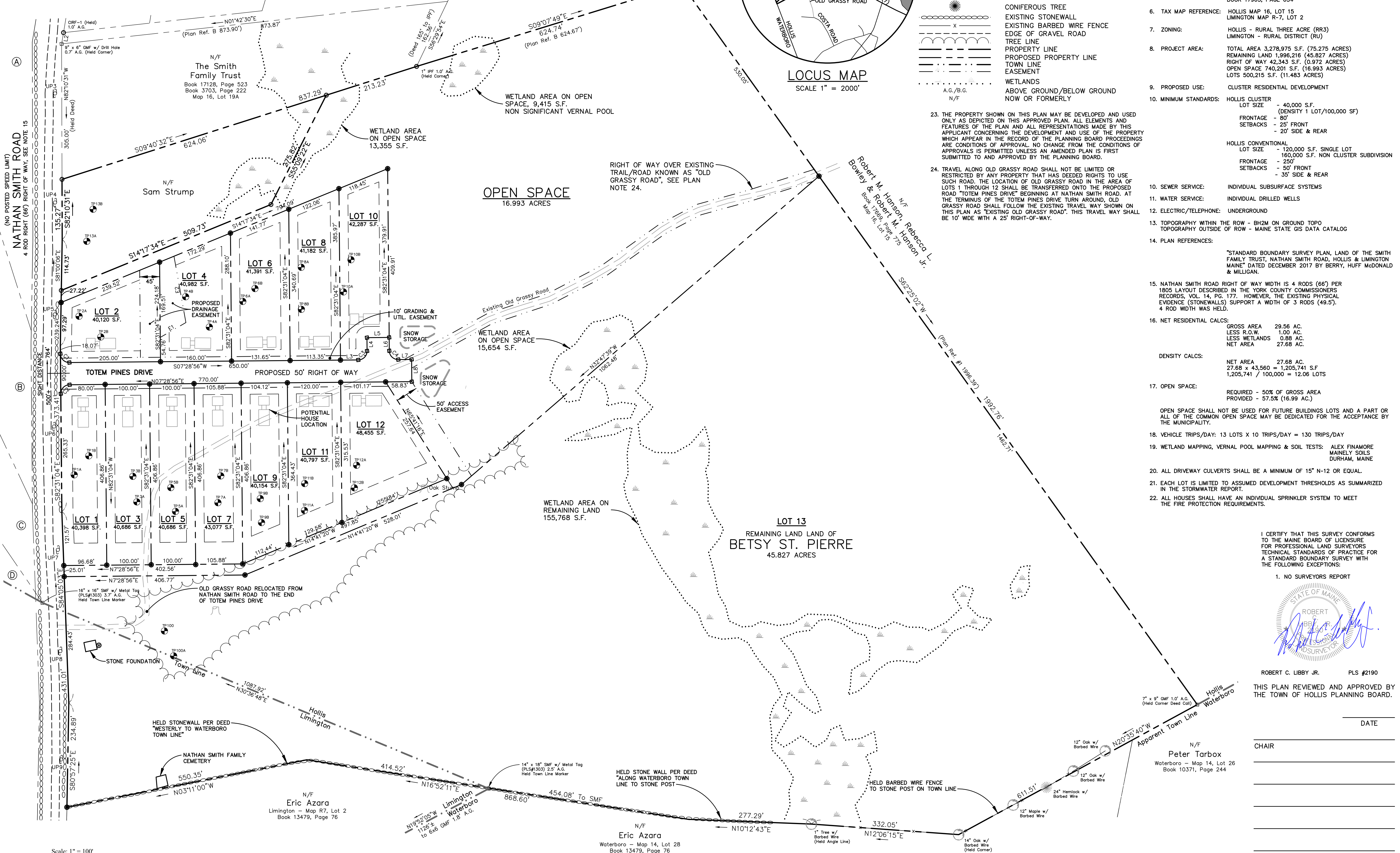
ABUTTERS

A.	Mary Christensen, Et Al. Book 16068, Page 325 Map 16, Lot 18
B.	Mary Christensen, Et Al. Book 16068, Page 325 Map 16, Lot 18A
C.	Mary Christensen, Et Al. Book 16068, Page 352 Map 16, Lot 18B
D.	Mark Christensen, Et Al. Book 16068, Page 352 Map 16, Lot 18C

EASEMENT DATA

E1	- S22°04'02"E 66.61'
E2	- N87°49'14"W 151.71'

N/F
Kevin & Heidi
Young
Book 15847, Page 733
See Plan Reference B
Hollis - Map 16, Lot 19



LEGEND

SYMBOL	DESCRIPTION
□	GRANITE/STONE MONUMENT FOUND
○	IRON PIPE/IRON ROD FOUND
○	CAPPED IRON ROD FOUND (PLS#1208)
○	5/8" IRON ROD W/ CAP TO BE SET
○	GRANITE MONUMENT TO BE SET
○	UTILITY POLE
○	WELL LOCATION
○	TEST PITS
○	STUMP
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	EXISTING STONEWALL
○	EXISTING BARBED WIRE FENCE
○	EDGE OF GRAVEL ROAD
○	TREE LINE
○	PROPERTY LINE
○	PROPOSED PROPERTY LINE
○	TOWN LINE
○	EASEMENT
○	WETLANDS
○	ABOVE GROUND/BELOW GROUND
○	NOW OR FORMERLY

- NOTES:**
- OWNER/APPLICANT: BETSY ST. PIERRE
67 KINGSWOOD AVE
HOLLIS, MAINE
 - SURVEYOR: ROBERT C. LIBBY, JR. PLS #2190
28 STATE STREET
GORHAM, MAINE
 - ENGINEER: ANDREW S. MORRELL, PE #13285
BH2M
 - WETLAND SCIENTIST: ALEX FINAMORE, LSE, CWS
440 SWAMP ROAD
DURHAM, MAINE
 - DEED REFERENCE: BOOK 17965, PAGE 631
BOOK 17965, PAGE 634
 - TAX MAP REFERENCE: HOLLIS MAP 16, LOT 15
LIMINGTON MAP R-7, LOT 2
 - ZONING: HOLLIS - RURAL THREE ACRE (RR3)
LIMINGTON - RURAL DISTRICT (RU)
 - PROJECT AREA: TOTAL AREA 3,278,975 S.F. (75.275 ACRES)
REMAINING LAND 1,996,216 (45,827 ACRES)
RIGHT OF WAY 42,343 S.F. (0.972 ACRES)
OPEN SPACE 740,201 S.F. (16,993 ACRES)
LOTS 500,215 S.F. (11,483 ACRES)
 - PROPOSED USE: CLUSTER RESIDENTIAL DEVELOPMENT
 - MINIMUM STANDARDS: HOLLIS CLUSTER
LOT SIZE - 40,000 S.F.
(DENSITY 1 LOT/100,000 SF)
FRONTAGE - 80'
SETBACKS - 25' FRONT
- 20' SIDE & REAR
- HOLLIS CONVENTIONAL
LOT SIZE - 120,000 S.F. SINGLE LOT
FRONTAGE - 160,000 S.F. NON CLUSTER SUBDIVISION
SETBACKS - 50' FRONT
- 35' SIDE & REAR
- SEWER SERVICE: INDIVIDUAL SUBSURFACE SYSTEMS
 - WATER SERVICE: INDIVIDUAL DRILLED WELLS
 - ELECTRIC/TELEPHONE: UNDERGROUND
 - TOPOGRAPHY WITHIN THE ROW - BH2M ON GROUND TOPO
TOPOGRAPHY OUTSIDE OF ROW - MAINE STATE GIS DATA CATALOG
 - PLAN REFERENCES: "STANDARD BOUNDARY SURVEY PLAN, LAND OF THE SMITH
FAMILY TRUST, NATHAN SMITH ROAD, HOLLIS & LIMINGTON
MAINE" DATED DECEMBER 2017 BY BERRY, HUFF McDONALD &
MILLIGAN.
 - NATHAN SMITH ROAD RIGHT OF WAY WIDTH IS 4 RODS (66') PER
1805 LAYOUT DESCRIBED IN THE YORK COUNTY COMMISSIONERS
RECORDS, VOL. 14, PG. 177. HOWEVER, THE EXISTING PHYSICAL
EVIDENCE (STONEWALLS) SUPPORT A WIDTH OF 3 RODS (49.5').
4 ROD WIDTH WAS HELD.
 - NET RESIDENTIAL CALCS:
GROSS AREA 29.56 AC.
LESS R.O.W. 1.00 AC.
LESS WETLANDS 0.88 AC.
NET AREA 27.68 AC.
 - DENSITY CALCS:
NET AREA 27.68 AC.
27.68 x 43,560 = 1,205,741 S.F.
1,205,741 / 100,000 = 12.06 LOTS
 - OPEN SPACE: REQUIRED - 50% OF GROSS AREA
PROVIDED - 57.5% (16.99 AC.)
- OPEN SPACE SHALL NOT BE USED FOR FUTURE BUILDINGS LOTS AND A PART OR
ALL OF THE COMMON OPEN SPACE MAY BE DEDICATED FOR THE ACCEPTANCE BY
THE MUNICIPALITY.
- VEHICLE TRIPS/DAY: 13 LOTS X 10 TRIPS/DAY = 130 TRIPS/DAY
 - WETLAND MAPPING, VERNAL POOL MAPPING & SOIL TESTS: ALEX FINAMORE
MAINLY SOILS
DURHAM, MAINE
 - ALL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 15" N-12 OR EQUAL.
 - EACH LOT IS LIMITED TO ASSUMED DEVELOPMENT THRESHOLDS AS SUMMARIZED
IN THE STORMWATER REPORT.
 - ALL HOUSES SHALL HAVE AN INDIVIDUAL SPRINKLER SYSTEM TO MEET
THE FIRE PROTECTION REQUIREMENTS.

I CERTIFY THAT THIS SURVEY CONFORMS
TO THE MAINE BOARD OF LICENSURE
FOR PROFESSIONAL LAND SURVEYORS
TECHNICAL STANDARDS OF PRACTICE FOR
A STANDARD BOUNDARY SURVEY WITH
THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT

ROBERT C. LIBBY JR. PLS #2190

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

DATE

CHAIR

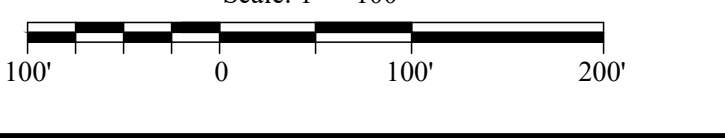
N/F
Peter Tarbox
Waterboro - Map 14, Lot 26
Book 10371, Page 244

DESIGNED: W. Thompson DATE: April, 2020

DRAWN: Dept. SCALE: 1" = 100'

CHECKED: R. Libby Jr. JOB. NO.: 19090

SHEET 1



REVISION

NO.	DATE	DESCRIPTION
1	8/4/20	Submitted Preliminary Plan to Town
2	9/21/20	Revised Per Town Comments
3	10/09/20	Revised Per Planning Memo Dated Oct. 8, 2020
4	3/15/21	Revised Per Third Party Review Comments

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel: (207) 839-2771
Fax: (207) 839-8250

FOR
Betsy St. Pierre
67 Kingswood Avenue
Hollis, ME 04042

PRELIMINARY PLAN
TOTEM PINES
13 LOT CLUSTER SUBDIVISION
NATHAN SMITH ROAD
HOLLIS & LIMINGTON, MAINE

DESIGNED: W. Thompson DATE: April, 2020

DRAWN: Dept. SCALE: 1" = 100'

CHECKED: R. Libby Jr. JOB. NO.: 19090

SHEET 1

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