

PHEASANT HILL

P O R T L A N D
M A I N E

ANASTOS & LOHNES, INC
DEVELOPER
P.O. Box 821
Yarmouth, Maine 04096

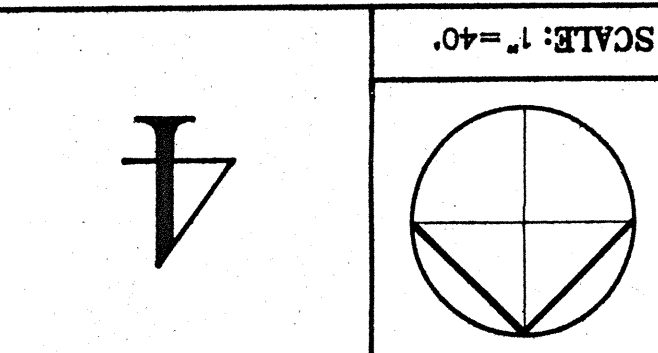
TERRENCE J. DEWAN &
ASSOCIATES
LANDSCAPE ARCHITECTS
106 Main Street
Yarmouth, Maine 04096

HUNTER-NORRIS, P.A.
ENGINEERS
1321 Washington Avenue
Portland, Maine 04103

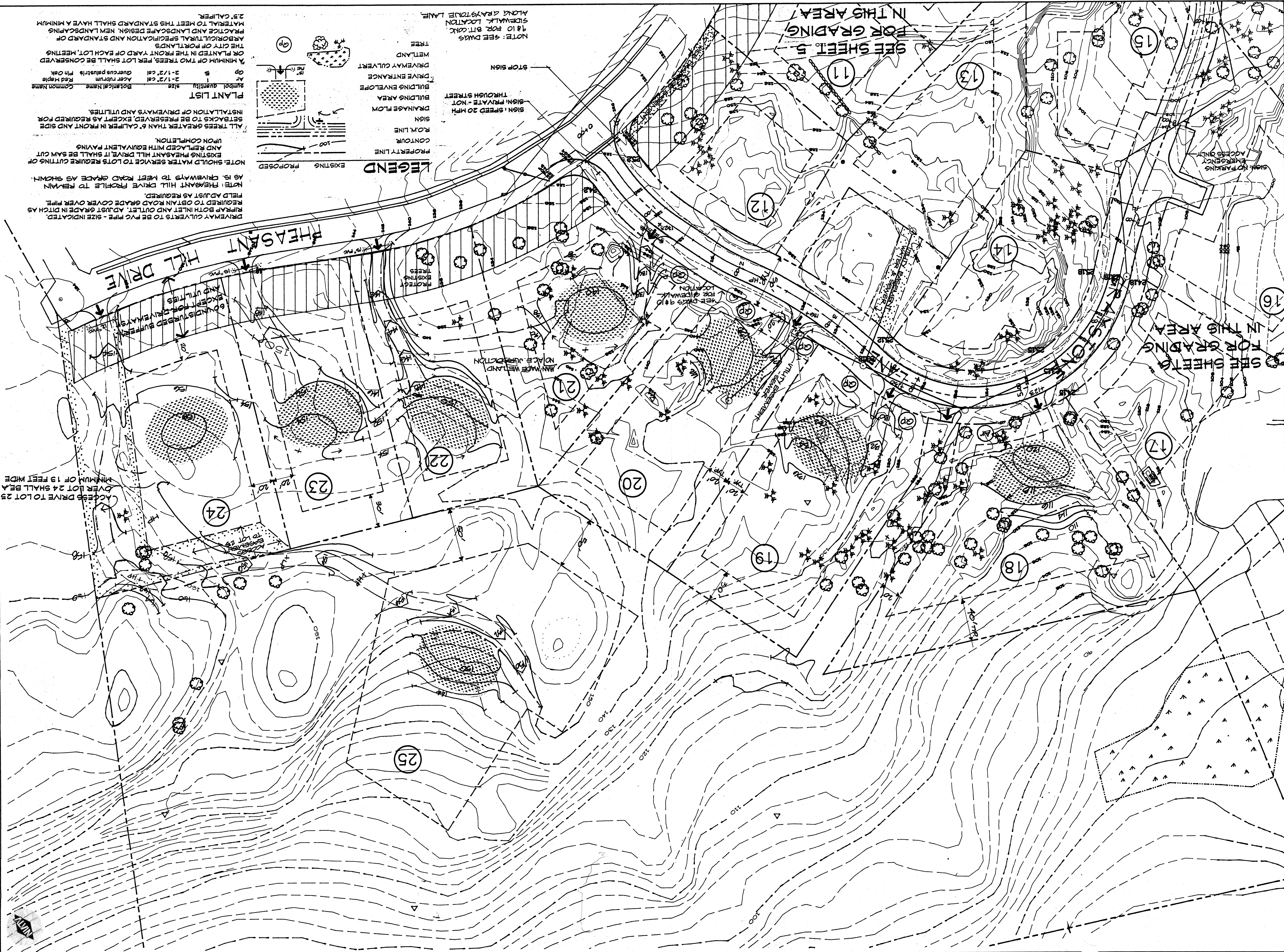
ROYAL RIVER SURVEY CO.
SURVEYORS
3 Ledgewood Drive
Yarmouth, Maine 04096

NOTES:
EXISTING TOPOGRAPHY ASSEMBLED BY
ROYAL RIVER SURVEY COMPANY FROM
GROUND METHODS-1994, 1995 NGVD
1929 DATUM AND FROM TOPO. SURVEY
BY OWEN HASKELL, INC. MADE FOR THE
DARTMOUTH CO.
THE ENTIRE SITE SHALL BE DEVELOPED
AND/OR MAINTAINED AS DEPICTED ON THE
SITE PLAN, APPROVAL OF THE PLANNING
AUTHORITY OR PLANNING BOARD SHALL BE
REQUIRED FOR ANY ALTERATION TO OR
DEVIATION FROM THE APPROVED SITE PLAN,
INCLUDING, WITHOUT LIMITATION, TOPO-
GRAPHY, DRAINAGE, LANDSCAPING,
RETENTION OF WOODED OR LAWN AREAS,
ACCESS, SIZE, LOCATION, AND SURFACING
OF PARKING AREAS, AND LOCATION AND
SIZE OF BUILDINGS.

DATE STATUS
1/31/95 PLANNING BOARD SUBMISSION
2/4/95 ADPT. NOTES 5175 W/100%
2/19/95 ADPT. NOTES 5120/95 W/100%
TREE PRESERVATION-A



SCALE: 1"=40'



PLANT LIST

Botanical Name	Common Name	Size	2-1/2" cal.	Act. Num.	1/4" cal.	Common Name
Symbol	Quantity					

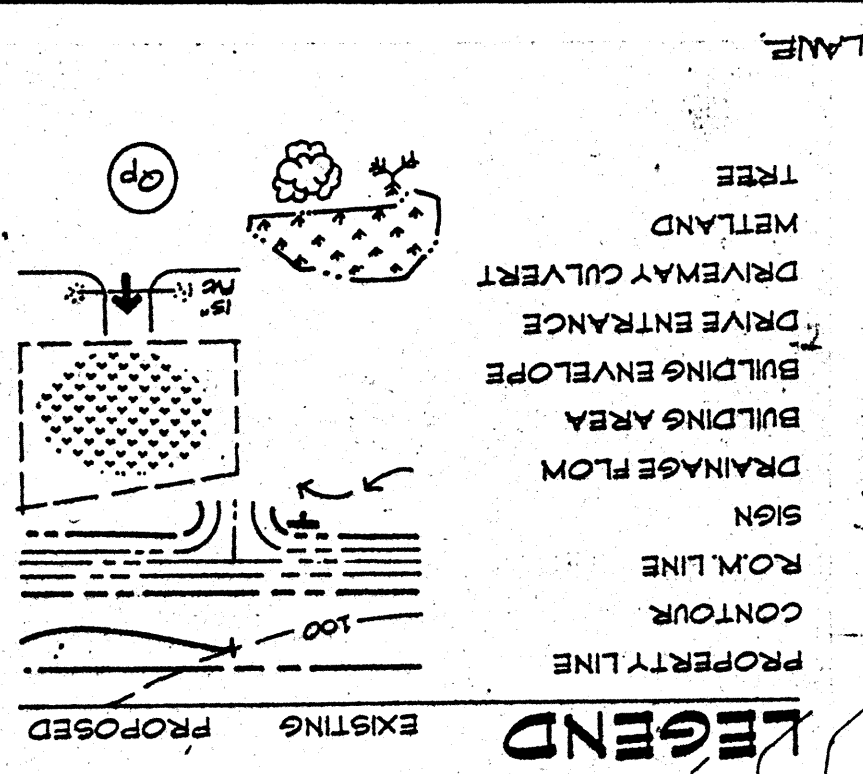
ALL TREES GREATER THAN 6" CALIPER IN FRONT AND SIDE SETBACKS TO BE PRESERVED, EXCEPT AS REQUIRED FOR INSTALLATION OF DRIVEWAYS AND UTILITIES.

NOTE: SHOULD WATER SERVICE TO LOTS REQUIRE CUTTING OF EXISTING PHEASANT HILL DRIVE IT SHALL BE SAW CUT AND REPLACED WITH EQUIVALENT PAVING UPON COMPLETION.

NOTE: PHEASANT HILL DRIVE PROFILE TO REMAIN AS IS. DRIVEWAYS TO MEET ROAD GRADE AS SHOWN. FIELD ADJUST AS REQUIRED.

REQUIRED TO OBTAIN ROAD GRADE COVER OVER PIPE. REPAIR BOTH INLET AND OUTLET. ADJUST GRADE IN DITCH AS NECESSARY.

DRIVEWAY CULVERTS TO BE PVC PIPE - SIZE INDICATED.



NOTE: SEE DWGS 1&10 FOR BITUM. SIDEWALK LOCATION ALONG GRAYSTONE LANE.

SEE SHEET 5 FOR GRADING IN THIS AREA

SEE SHEET 6 FOR GRADING IN THIS AREA

ACCESS DRIVE TO LOT 23 OVER LOT 24 SHALL BE A MINIMUM OF 13 FEET WIDE

EXISTING DRIVEWAYS AND UTILITIES TO BE PRESERVED EXCEPT AS SHOWN

MAN-MADE WETLAND

SEE DWGS 1&10 FOR GRADING

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