

**GENERAL NOTES:**

1. PLAN REFERENCES:
  - 1.1. FOR INFORMATION REGARDING PROPOSED GROUND LEVEL LAYOUT, REFER TO SITE PLAN, SHEET C-10, MOST RECENT VERSION.
  - 1.2. FOR INFORMATION REGARDING PROPOSED UTILITIES, REFER TO THE UTILITY PLAN, SHEET C-20, MOST RECENT VERSION.
  - 1.3. FOR INFORMATION REGARDING PROPOSED GRADING AND STORMWATER, REFER TO THE GRADING & DRAINAGE PLAN, SHEET C-30, MOST RECENT VERSION.
  - 1.4. REFER TO ARCHITECTURAL PLANS FOR FLOOR PLANS AND BUILDING HEIGHTS.
  - 1.5. PLAN SET TITLED "THE DOWNS TOWN CENTER SUBDIVISION" PREPARED BY GORRILL PALMER DATED NOVEMBER 2022.
  - 1.6. PLAN TITLED "SECOND AMENDED SUBDIVISION PLAN TOWN CENTER SUBDIVISION" PREPARED BY OWEN HASKELL, INC. DATED JANUARY, 15 2025.
2. TOTAL SITE AREA INCLUDES 2.95 ACRES (128,395 S.F.). THERE ARE NO PUBLIC R.O.W. ON THE PROPERTY.

**EASEMENTS:**

THERE IS AN EXISTING 50 FT WIDE UTILITY, ACCESS, & MAINTENANCE EASEMENT TO BENEFIT FUTURE DEVELOPMENT OF ADJACENT LOTS. PER THE PLAN TITLED "SECOND AMENDED SUBDIVISION PLAN TOWN CENTER SUBDIVISION" PREPARED BY OWEN HASKELL, INC. DATED JANUARY 15, 2025

**OWNER OF RECORD:**

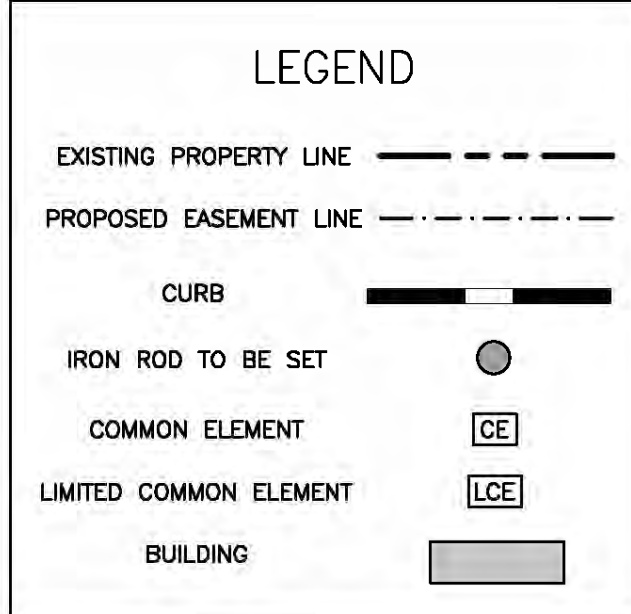
M&R HOLDINGS, LLC  
175 SCARBOROUGH DOWNS ROAD  
SCARBOROUGH, MAINE 04070  
CONTACT: DAN BACON

**CIVIL/SITE ENGINEER:**

ACORN ENGINEERING, INC.  
P.O. BOX 3372  
PORTLAND, MAINE 04104  
CONTACT: PETER HEIL, P.E.

**SURVEYOR:**

OWEN HASKELL, INC.  
390 U.S. RT 1, SUITE 10  
FALMOUTH, MAINE 04105  
CONTACT: RANDY LOUBIER, P.L.S.

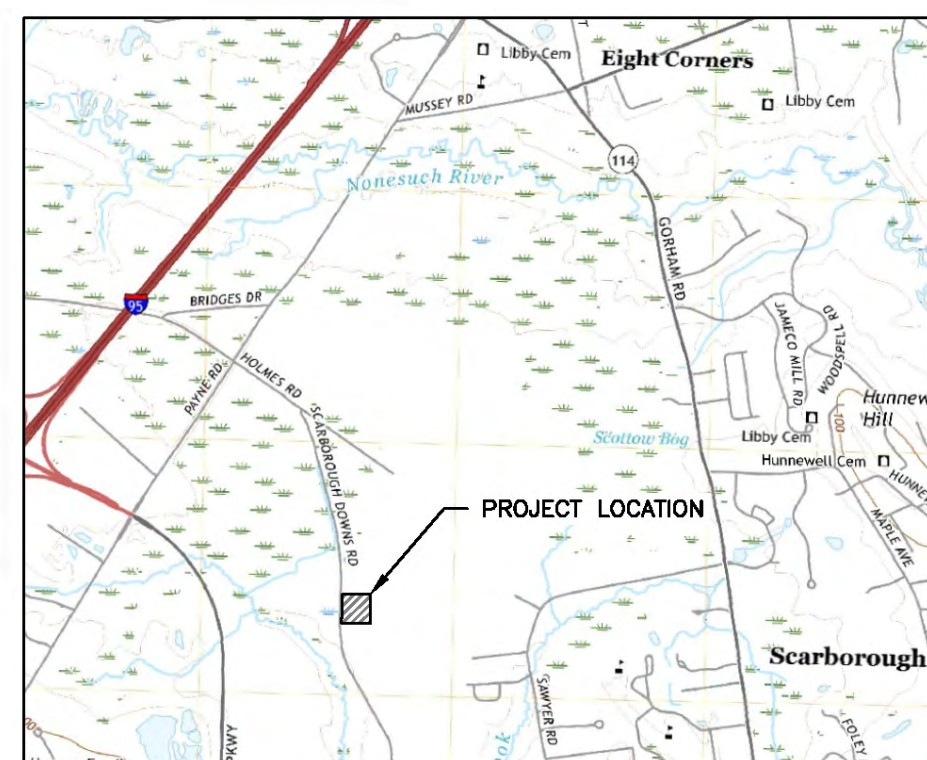


OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSEES FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

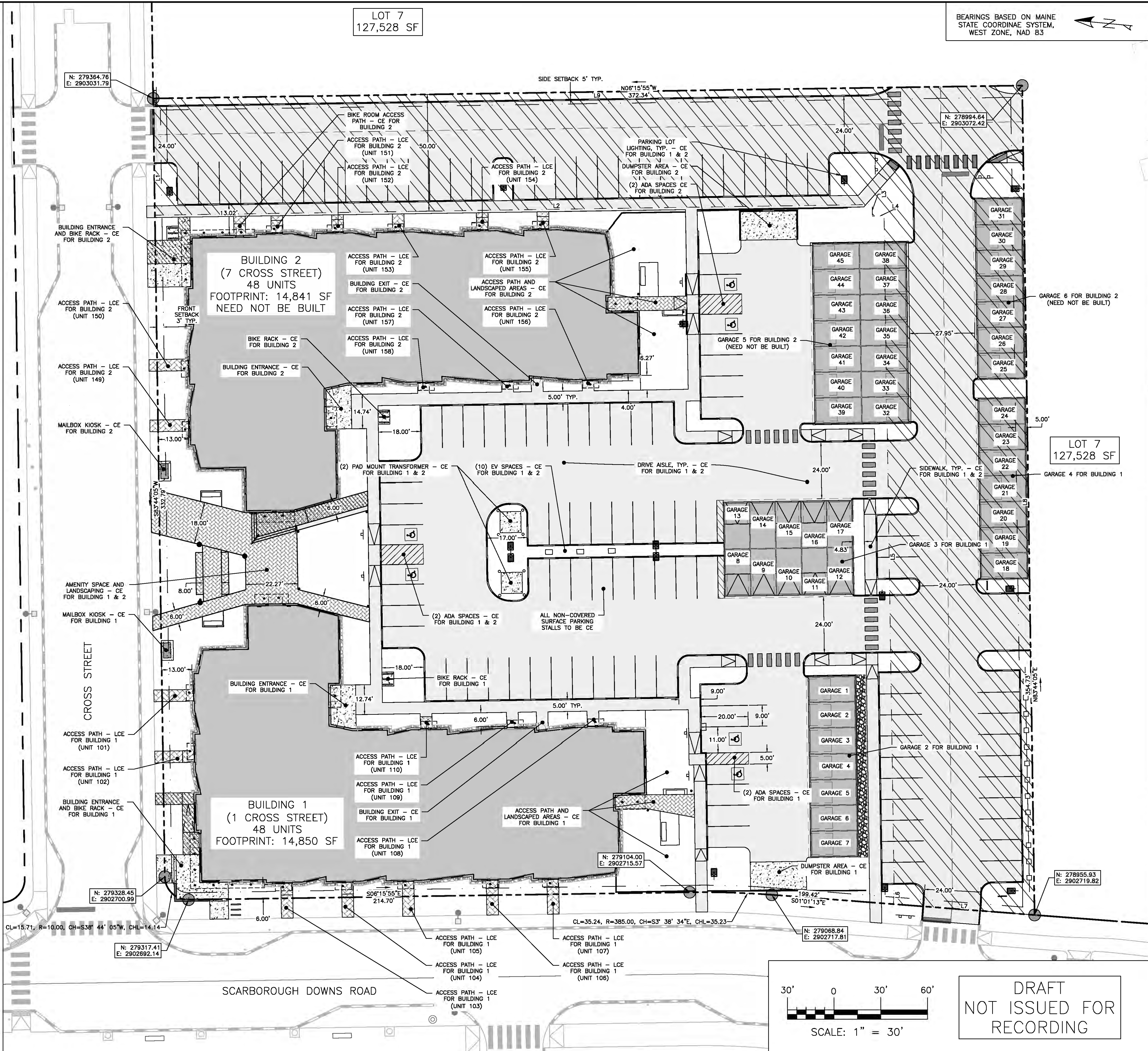
RANDY R. LOUBIER, MAINE P.L.S. #2407 DATE: \_\_\_\_\_  
OWEN HASKELL, INC.

**RECORDING INFORMATION  
STATE OF MAINE, CUMBERLAND  
COUNTY REGISTRY OF DEEDS**

RECEIVED: \_\_\_\_\_  
RECORDED IN \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
REGISTRAR



VICINITY MAP  
SCALE 1" = 2500'



ISSUED FOR: \_\_\_\_\_ BY DATE: \_\_\_\_\_  
ATTORNEY REVIEW: \_\_\_\_\_

**CONDOMINIUM PLAT**

**1 AND 7 CROSS STREET, SCARBOROUGH, MAINE**

**CROSS STREET CONDOMINIUMS LLC**

175 SCARBOROUGH DOWNS ROAD, SUITE #113, SCARBOROUGH ME

ACORN ENGINEERING, INC. ENGINEERING, INC.

PO BOX 3372 PORTLAND, MAINE 04101  
(207) 775-2855

FILE: 1197\_CIVIL  
JN: 1197  
SCALE: AS NOTED  
DESIGNED BY: PFH  
DRAWN BY: ZMS  
CHECKED BY: WHS

DRAWING NO. **PLAT**