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.

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED EASEMENT LINE
- CURB
- IRON ROD TO BE SET
- COMMON ELEMENT (CE)
- LIMITED COMMON ELEMENT (LCE)
- BUILDING

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 LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

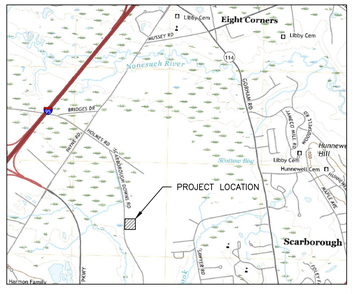
RANDY R. LOUBIER, MAINE P.L.S. #2407 DATE:
OWEN HASKELL, INC.

RECORDING INFORMATION
STATE OF MAINE, CUMBERLAND COUNTY REGISTRY OF DEEDS

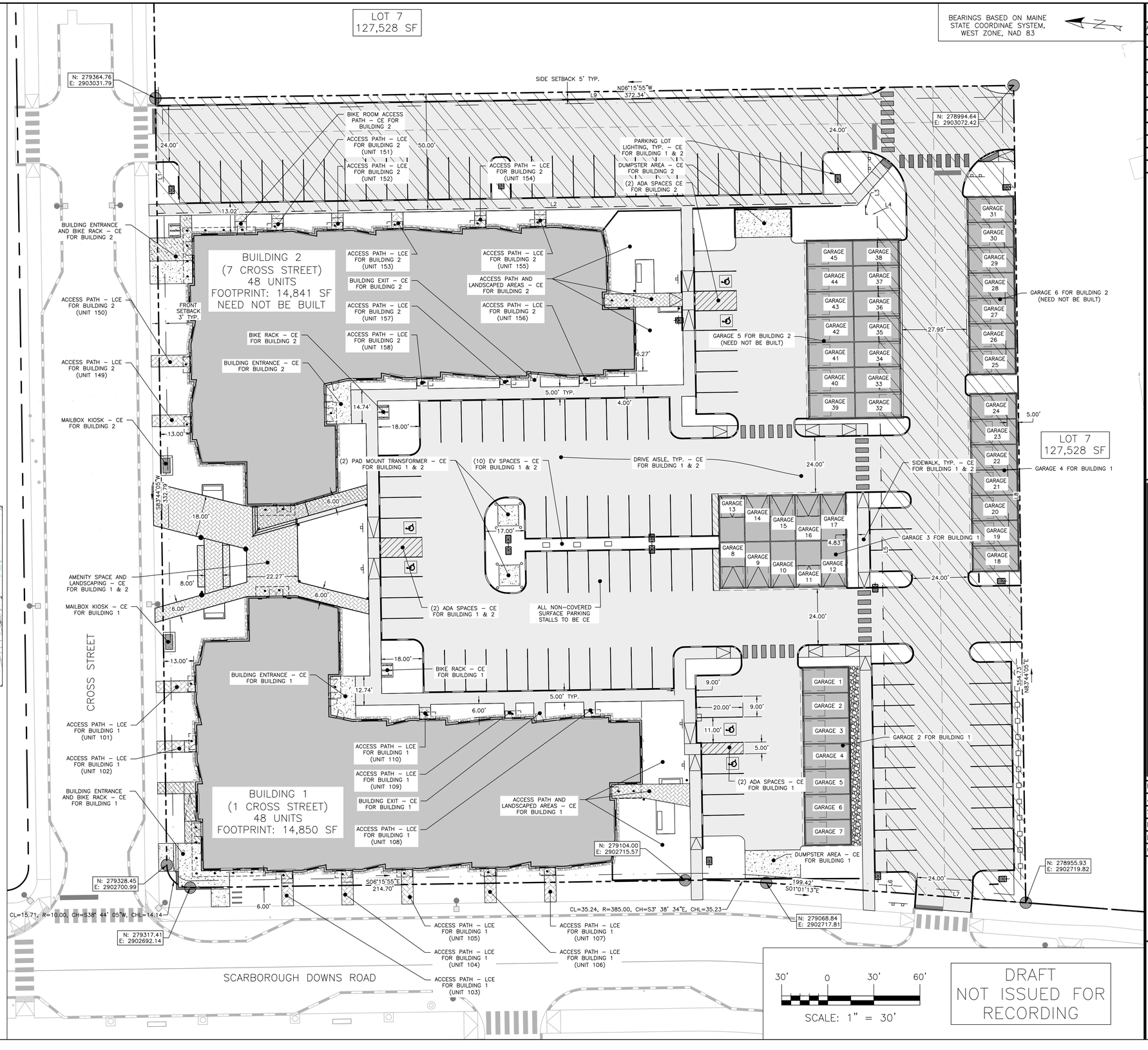
RECEIVED:

RECORDED IN _____

ATTEST: _____
REGISTRAR



VICINITY MAP
SCALE 1" = 2500'



ISSUED FOR	BY	DATE
ATTORNEY REVIEW	PFH	10/7/2025

DRAWING NAME: CONDOMINIUM PLAT

PROJECT NAME/ ADDRESS: CROSS STREET CONDOMINIUM
1 AND 7 CROSS STREET, SCARBOROUGH, MAINE

CLIENT/OWNER OF RECORD: CROSS STREET CONDOMINIUMS LLC
175 SCARBOROUGH DOWNS ROAD, SUITE #113. SCARBOROUGH ME

ACORN ENGINEERING, INC.

THE PLANS AND DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING BUT NOT LIMITED TO, ALL RENDERINGS, ARE AND SHALL REMAIN THE PROPERTY OF ACORN ENGINEERING, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT, WITHOUT THE PRIOR WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY UNAUTHORIZED USE OF THESE PLANS AND DESIGNS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
P.O. BOX 3372, PORTLAND, MAINE 04101
(207) 775-2655

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

DRAWING NO.
PLAT