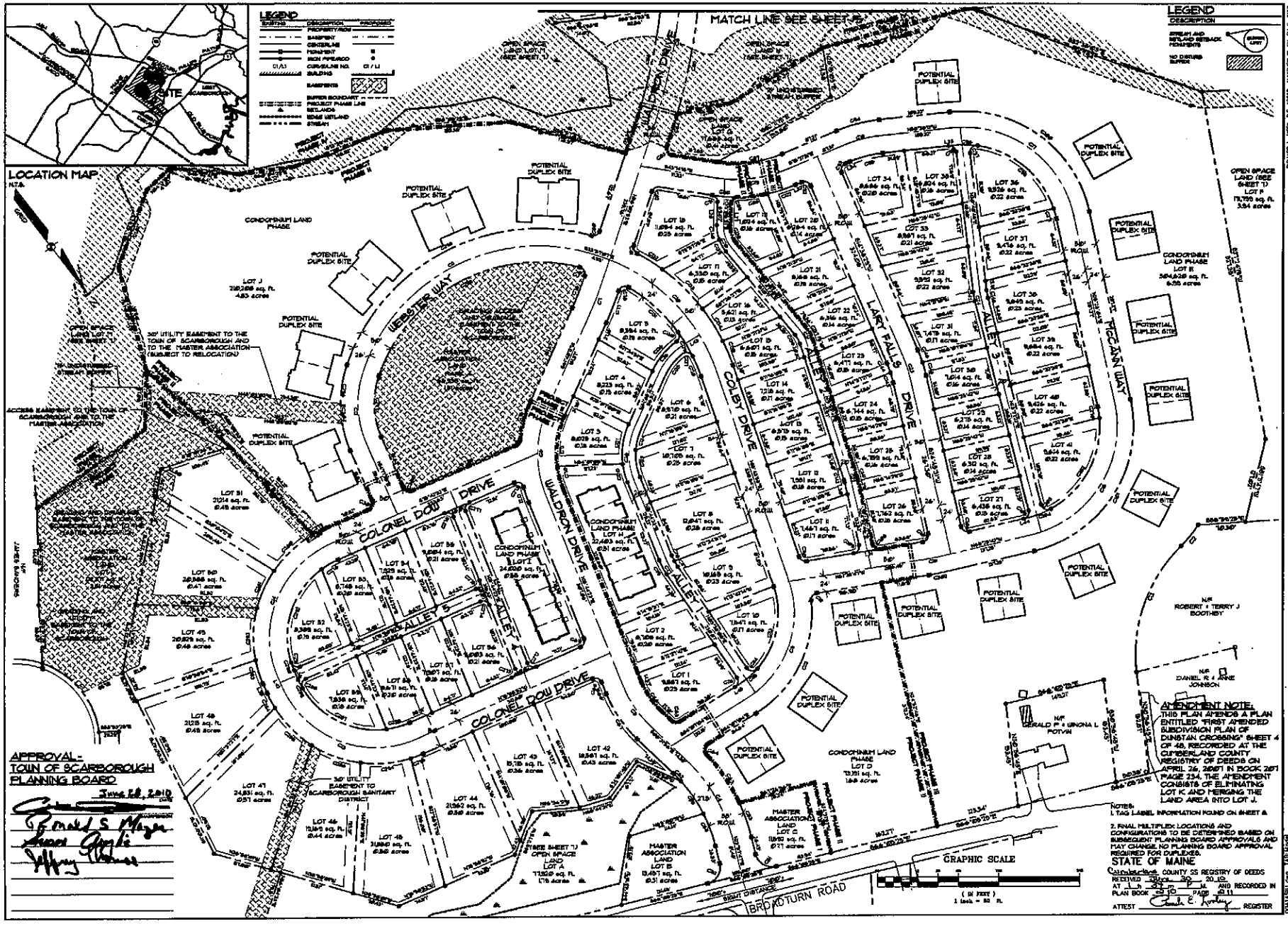


APPROVAL - TOWN OF SCARBOROUGH PLANNING BOARD

June 28, 2010

AMENDMENT NOTE:
THIS PLAN AMENDS A PLAN ENTITLED "FIRST AMENDED SUBDIVISION PLAN OF DUNSTAN CROSSING" SHEET 4 OF 48, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON APRIL 26, 2007 IN BOOK 207 PAGE 234. THE AMENDMENT CONSISTS OF ELIMINATING LOT K AND MERGING THE LAND AREA INTO LOT J.

NOTES:
1. TAG LABEL INFORMATION FOUND ON SHEET 8.
2. FINAL MULTIPLEX LOCATIONS AND CONFIGURATIONS TO BE DETERMINED BASED ON SUBSEQUENT PLANNING BOARD APPROVALS AND MAY CHANGE NO PLANNING BOARD APPROVAL REQUIRED FOR DUPLEXES.

STATE OF MAINE
Cumberland COUNTY SS REGISTRY OF DEEDS
RECEIVED June 30 20 10
AT 1 h 37 m P M AND RECORDED IN
PLAN BOOK 210 PAGE 011
ATTEST Gerald E. Lovley REGISTER

Sebago Technics
Engineering Expertise You Can Build On
Cumberland Center
Westbrook, Maine 04092-3308
Tel (207) 854-1070
Fax (207) 775-1616
www.sebagotechnics.com

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
00414	742	SMF	SMF	PLS

SECOND AMENDED SUBDIVISION PLAN:
PROJECT PHASES I-III
OF
DUNSTAN CROSSING
BROADTURN ROAD
SCARBOROUGH, MAINE
FOR RECORD OWNERS:
RAYNAN PROPERTIES, LLC & CHAMBERLAIN CONSTRUCTION, INC.
1022 PORTLAND ROAD
SACO, MAINE 04072

DATE	SCALE
04-12-10	1"=60'

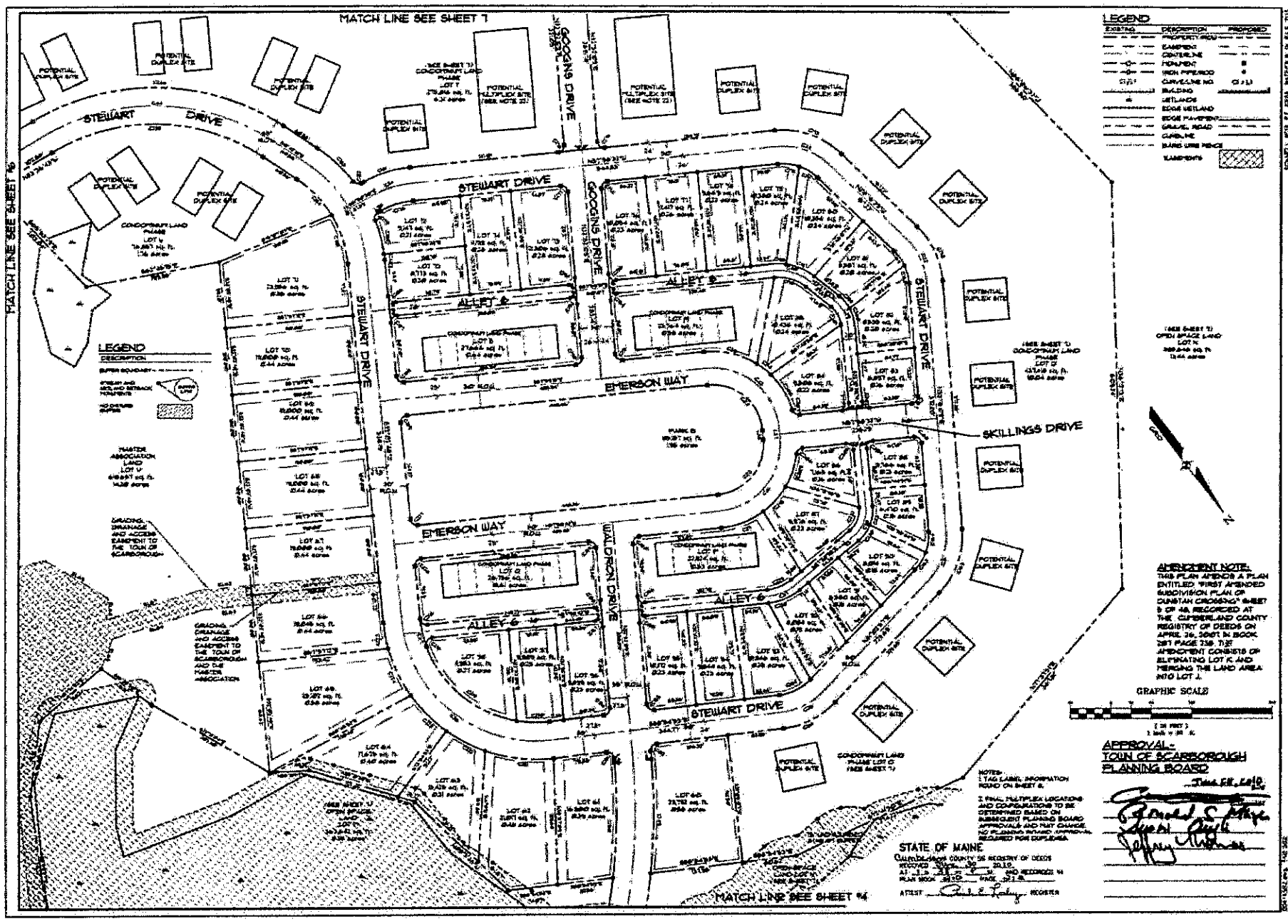
SHEET 4 OF 48

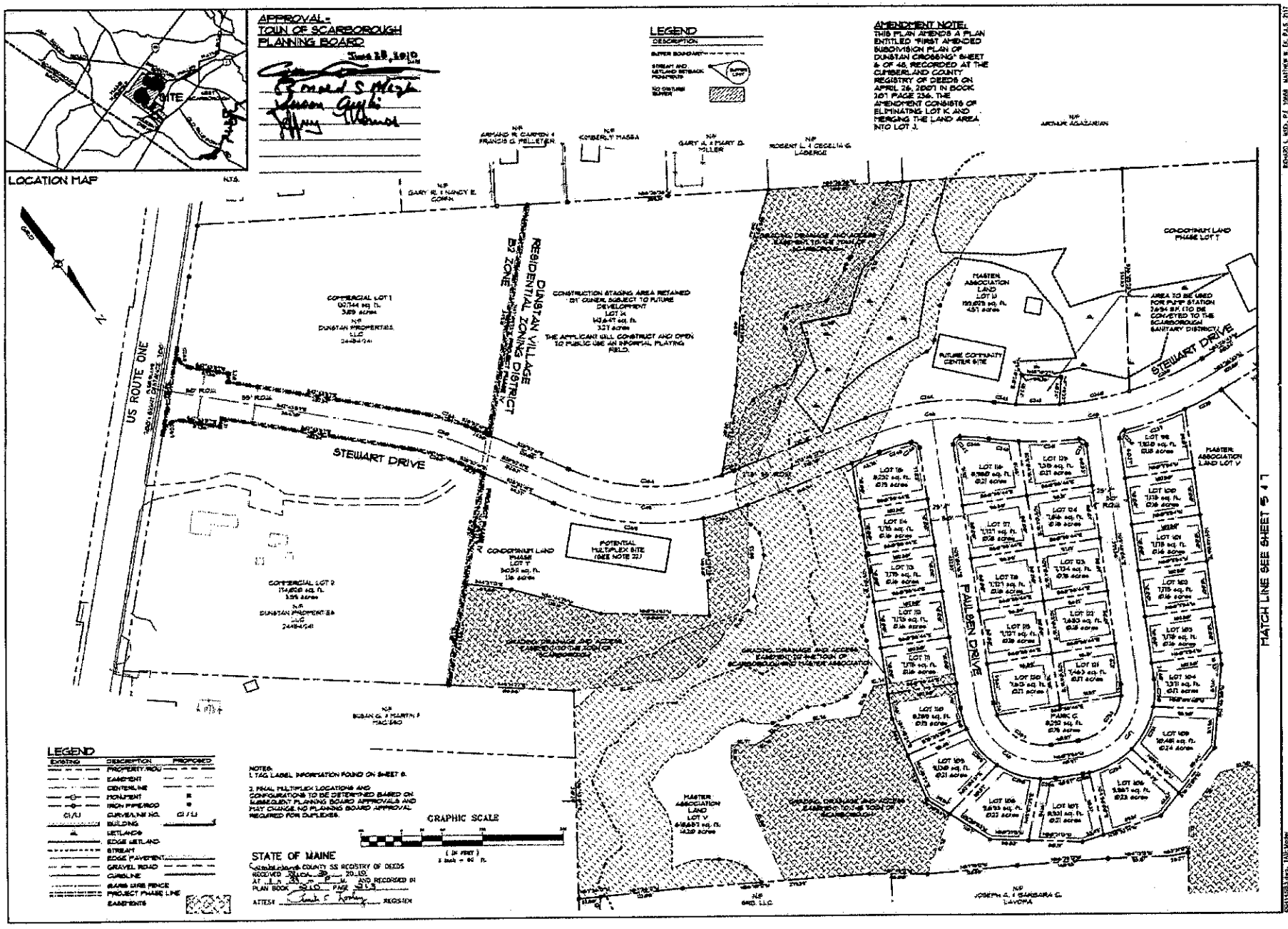
00414SB1.dwg TAB:Model

REV.	BY:	DATE:	STATUS:
C	RLM	06-28-10	REVISED PER CLIENT REVIEW
B	RLM	06-24-10	REVISED PER TOWN REVIEW AND MDEP COMMENTS
A	RLM	05-03-10	REVISED PER TOWN REVIEW AND MDEP COMMENTS

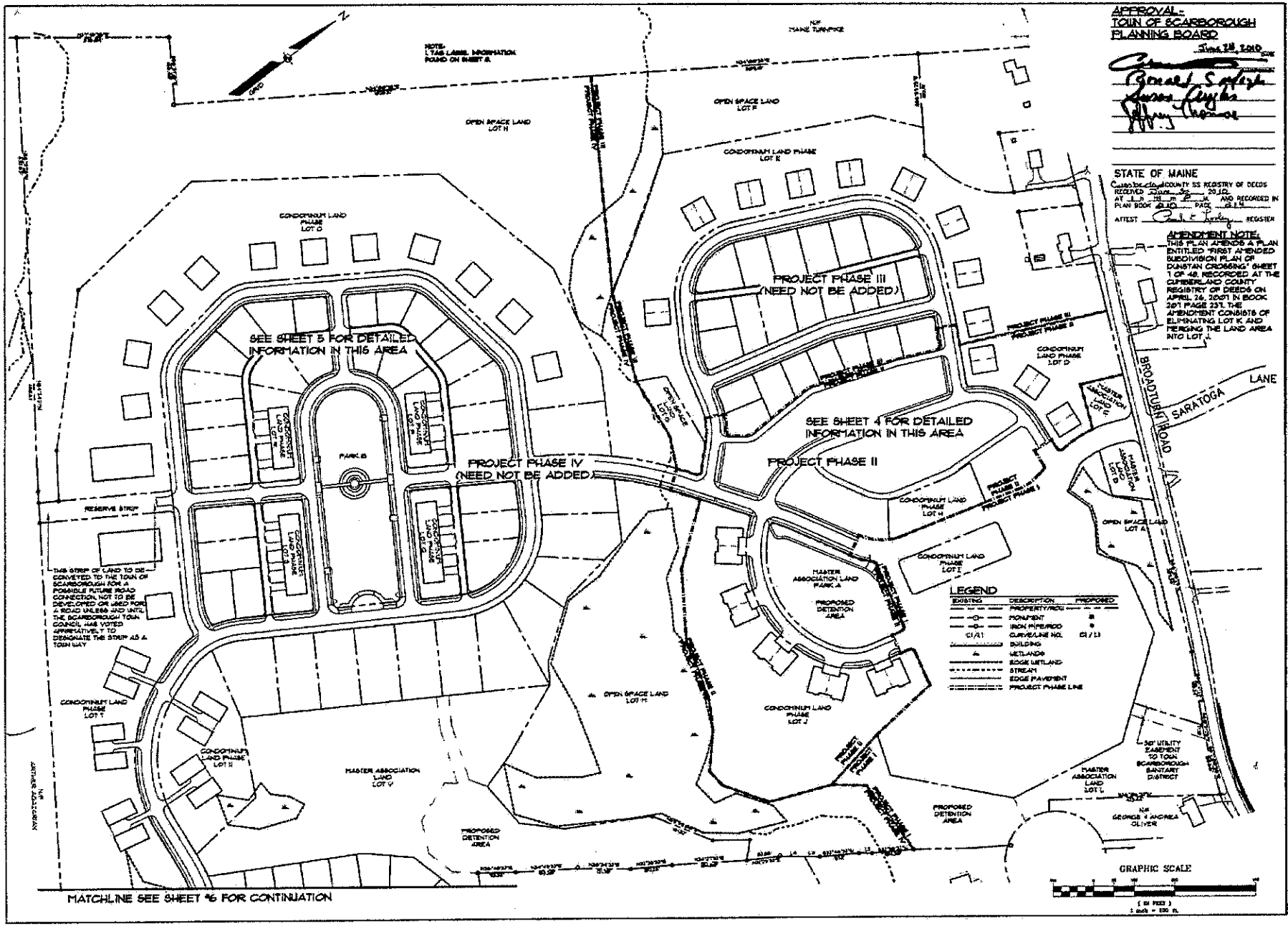
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

RICHARD L. MEEK, P.E. 10688 MATTHEW R. EK, P.L.S. 2117


MATCH LINE SEE SHEET 7
MATCH LINE SEE SHEET #6
MATCH LINE SEE SHEET #4
STEWART DRIVE
GOOGINS DRIVE
WALDRON DRIVE
SKILLINGS DRIVE
EMERSON WAY
ALLEY 6
POTENTIAL DUPLEX SITE
CONDOMINIUM LAND PHASE
LEGEND
DESCRIPTION
GRAPHIC SCALE
APPROVAL-
TOWN OF SCARBOROUGH
PLANNING BOARD
STATE OF MAINE
AMENDMENT NOTE:
THIS PLAN AMENDS A PLAN ENTITLED "FIRST AMENDED SUBDIVISION PLAN OF DUNSTAN CROSSING" SHEET 5 OF 48, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON APRIL 26, 2007 IN BOOK 287 PAGE 738. THIS AMENDMENT CONSISTS OF ELIMINATING LOT K AND MERGING THE LAND AREA INTO LOT J.
Sebago Technics
SECOND AMENDED SUBDIVISION PLAN:
PROJECT PHASE IV
DUNSTAN CROSSING
RAYNAN PROPERTIES, LLC & CHAMBERLAIN CONSTRUCTION, INC.
DATE
SCALE
04-12-10
1"=60'
SHEET 5 OF 48



APPROVAL - TOWN OF SCARBOROUGH PLANNING BOARD
June 28, 2010
LOCATION MAP
N.T.S.
SITE
LEGEND
DESCRIPTION
BUFFER BOUNDARY
STREAM AND WETLAND SETBACK MONUMENTS
NO OUTLINE BUFFER
AMENDMENT NOTE:
THIS PLAN AMENDS A PLAN ENTITLED "FIRST AMENDED SUBDIVISION PLAN OF DUNSTAN CROSSING" SHEET 6 OF 48, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON APRIL 26, 2007 IN BOOK 207 PAGE 236. THE AMENDMENT CONSISTS OF ELIMINATING LOT K AND MERGING THE LAND AREA INTO LOT J.
N/F ARMAND R. CARMEN & FRANCIS G. PELLETIER
N/F KIMBERLY MASSA
N/F GARY A. & MARY B. MILLER
N/F ROBERT L. & CECELIA G. LABERGE
N/F ARTHUR AGAZARIAN
N/F GARY R. & NANCY E. CORRIN
US ROUTE ONE
DUNSTAN VILLAGE RESIDENTIAL ZONING DISTRICT
B2 ZONE
COMMERCIAL LOT 1
N/F DUNSTAN PROPERTIES, LLC
CONSTRUCTION STAGING AREA RETAINED BY OWNER, SUBJECT TO FUTURE DEVELOPMENT
THE APPLICANT WILL CONSTRUCT AND OPEN TO PUBLIC USE AN INFORMAL PLAYING FIELD.
MASTER ASSOCIATION LAND
FUTURE COMMUNITY CENTER SITE
CONDOMINIUM LAND PHASE LOT T
AREA TO BE USED FOR PUMP STATION
STEWART DRIVE
COMMERCIAL LOT 2
N/F DUNSTAN PROPERTIES, LLC
CONDOMINIUM LAND PHASE LOT T
POTENTIAL MULTIPLEX SITE (SEE NOTE 22)
GRADING, DRAINAGE AND ACCESS EASEMENT TO THE TOWN OF SCARBOROUGH
GRADING, DRAINAGE AND ACCESS EASEMENT TO THE TOWN OF SCARBOROUGH AND MASTER ASSOCIATION
PAULSEN DRIVE
MASTER ASSOCIATION LAND LOT V
MASTER ASSOCIATION LAND LOT V
N/F SUSAN G. & MARTIN F. MACISSO
N/F GRD, LLC
N/F JOSEPH A. & BARBARA C. LAVOPA
MATCH LINE SEE SHEET 5 & 7
LEGEND
EXISTING
DESCRIPTION
PROPOSED
PROPERTY ROW
EASEMENT
CENTERLINE
MONUMENT
IRON PIPE/ROD
CURVE/LINE NO.
BUILDING
WETLANDS
EDGE WETLAND
STREAM
EDGE PAVEMENT
GRAVEL ROAD
CURBLINE
BARB WIRE FENCE
PROJECT PHASE LINE
EASEMENTS
NOTES:
1. TAG LABEL INFORMATION FOUND ON SHEET 6.
2. FINAL MULTIPLEX LOCATIONS AND CONFIGURATIONS TO BE DETERMINED BASED ON SUBSEQUENT PLANNING BOARD APPROVALS AND MAY CHANGE NO PLANNING BOARD APPROVAL REQUIRED FOR DUPLEXES.
GRAPHIC SCALE
(IN FEET)
STATE OF MAINE
Cumberland COUNTY SS REGISTRY OF DEEDS
RECEIVED
AT
AND RECORDED IN PLAN BOOK
PAGE
ATTEST
REGISTER
Sebago Technics
SECOND AMENDED SUBDIVISION PLAN: PROJECT PHASE IV
DUNSTAN CROSSING
RAYNAN PROPERTIES, LLC & CHAMBERLAIN CONSTRUCTION, INC.
DATE 04-12-10
SCALE 1"=60'
SHEET 6 OF 48



Sebago Technics

SECOND AMENDED SUBDIVISION PLAN
OF:
DUNSTAN CROSSING
BROADTURN ROAD
SCARBOROUGH, MAINE
FOR RECORD OWNERS:
RAYNAN PROPERTIES, LLC & CHAMBERLAIN CONSTRUCTION, INC.
1022 PORTLAND ROAD
SACO, MAINE 04072

DATE	SCALE
04-12-10	1"=100'

SHEET 7 OF 48

GENERAL NOTES

1. THE RECORD OWNERS OF THE PROPERTY ARE RAYNAN PROPERTIES, LLC AND CHAMBERLAIN CONSTRUCTION, INC. BOTH HAVING A MAILING ADDRESS OF 1022 PORTLAND ROAD, SACO, MAINE 04072, IN ACCORDANCE WITH DEEDS RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS AS FOLLOWS: [illegible]

2. PLAN REFERENCES:
   A. PLAN SHOWING A PORTION OF THE [illegible] PROPERTY, BY LIBBY & DOW, [illegible]
   B. PLAN SHOWING A PORTION OF THE [illegible] PROPERTY "DUNSTAN VILLAGE", BY LIBBY AND DOW, [illegible]
   C. PLAN OF SUBDIVISION FOR [illegible]
   D. PLAN OF SUBDIVISION OF LAND FOR [illegible]
   E. PLAN OF SUBDIVISION FOR [illegible]
   F. PLAN OF A PORTION OF BROADTURN ROAD AS [illegible] BY THE COMMISSIONERS OF CUMBERLAND COUNTY [illegible]
   G. PROPERTY PLAN BY [illegible] OF SECTION 1 FOR OF MAINE TURNPIKE, [illegible]
   H. PROPERTY PLAN BY [illegible] OF SECTION 1 OF THE MAINE TURNPIKE, [illegible] SHOWING THE BROADTURN ROAD BRIDGE INTERSECTION.
   I. BROADTURN [illegible] PLAN, BY [illegible] FOR THE MAINE TURNPIKE AUTHORITY, [illegible]
   J. SUBDIVISION PLAN OF CASTLE TERRACE, BY [illegible] PILLSBURY, FOR [illegible] COSTELLO, [illegible]

3. THE RIGHT OF WAY FOR ROUTE ONE WAS ESTABLISHED UTILIZING FOUND MONUMENTATION AND THE RECORD DESCRIPTION IN THE CUMBERLAND COUNTY COMMISSIONERS RECORDS [illegible]

4. THE TOTAL AREA OF THE SURVEYED PROPERTIES IS APPROXIMATELY [illegible] ACRES.

5. SPACE AND BULK CRITERIA:

[illegible]

PROPERTY LINE DATA

LINE	DIRECTION	DISTANCE
[illegible]	[illegible]	[illegible]

PROPERTY LINE DATA

LINE	DIRECTION	DISTANCE
[illegible]	[illegible]	[illegible]

EASEMENT LINE DATA

LINE	DIRECTION	DISTANCE
[illegible]	[illegible]	[illegible]

PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST
C1	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]

CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

EASEMENT CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

AMENDMENT NOTE:
THIS PLAN AMENDS A PLAN ENTITLED "FIRST AMENDED SUBDIVISION PLAN OF DUNSTAN CROSSING" SHEET 8 OF 48, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON APRIL 26, 2007 IN BOOK 207 PAGE 238. THE AMENDMENT CONSISTS OF ELIMINATING LOT K AND MERGING THE LAND AREA INTO LOT J.

APPROVAL-
TOWN OF SCARBOROUGH
PLANNING BOARD

June 28, 2010

STATE OF MAINE
Cumberland COUNTY SS REGISTRY OF DEEDS
RECEIVED [illegible] 20 10
AT [illegible] AND RECORDED IN
PLAN BOOK 210 PAGE [illegible]
ATTEST [illegible] REGISTER

DATE	SCALE
04-12-10	AS NOTED

SECOND AMENDED SUBDIVISION PLAN
OF:
DUNSTAN CROSSING
BROADTURN ROAD
SCARBOROUGH, MAINE
FOR RECORD OWNERS:
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Sebago Technics
Engineering Expertise You Can Build On

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
00414	742	SMF	SMF	PLS

REV	BY	DATE	STATUS
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B	RLM	05-24-10	REVISED PER TOWN REVIEW AND MDEP COMMENTS
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RICHARD L. MOCK, P.E. 10668 MATTHEW W. EK, P.L.S. 2117 (?)

STATE OF MAINE — RICHARD L. MOCK (?) — No. 10668 — LICENSED PROFESSIONAL ENGINEER

SHEET 8 OF 48