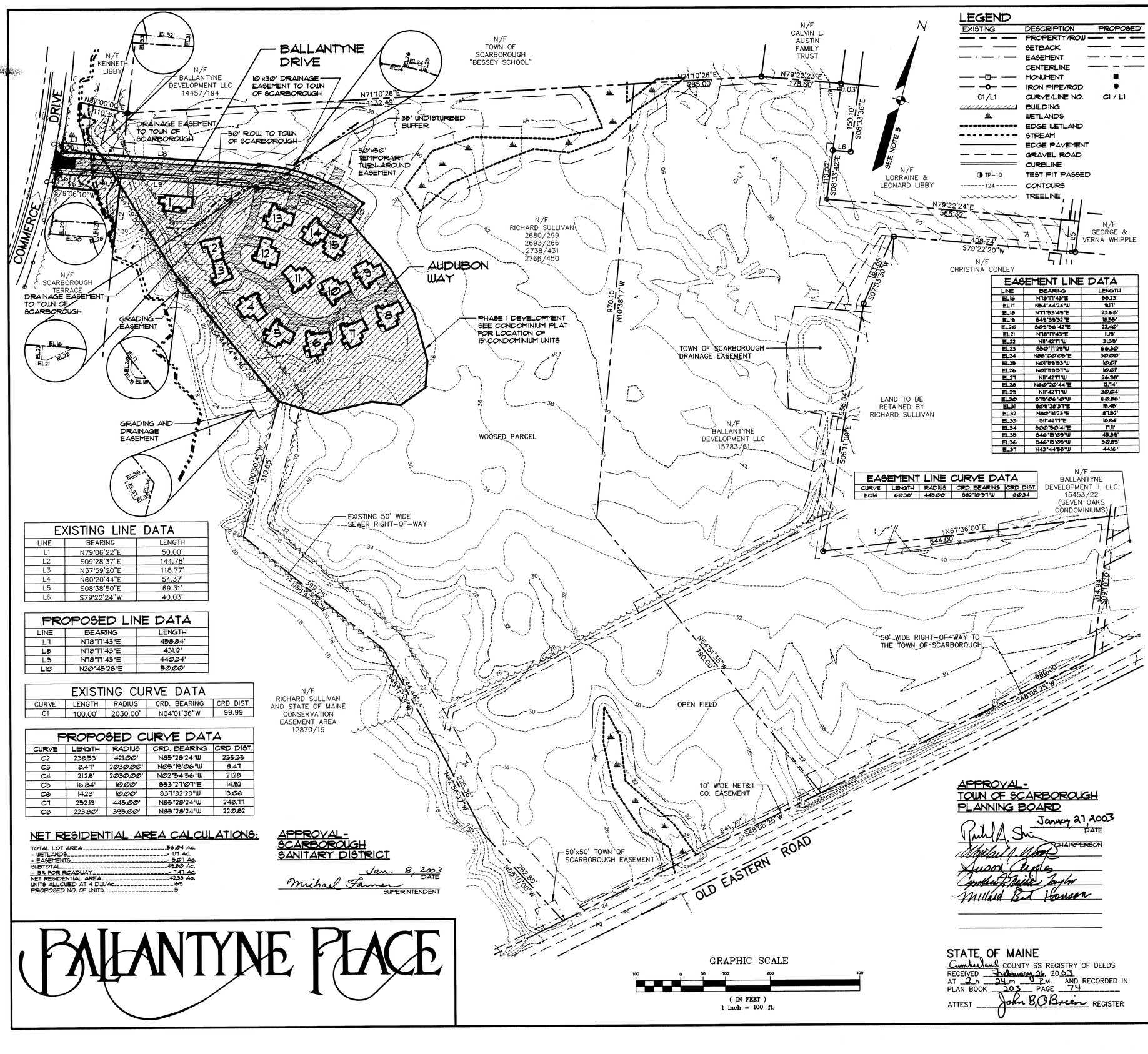
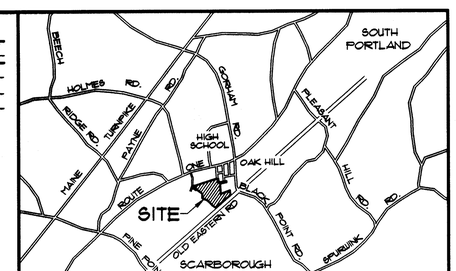




LOCATION MAP N.T.S.

EASEMENT LINE DATA

LINE	BEARING	LENGTH
EL16	N78°11'43"E	89.23'
EL17	N84°44'24"W	9.17'
EL18	N77°33'48"E	23.68'
EL19	S48°39'32"E	18.55'
EL20	S09°56'42"E	22.46'
EL21	N78°11'43"E	11.19'
EL22	N11°42'17"W	31.38'
EL23	S80°11'28"W	66.30'
EL24	N88°00'08"E	30.00'
EL25	N01°59'53"W	10.21'
EL26	N01°59'53"W	10.21'
EL27	N11°42'17"W	26.38'
EL28	N60°20'44"E	12.14'
EL29	N11°42'17"W	30.24'
EL30	S75°06'10"W	60.86'
EL31	S09°28'37"E	15.48'
EL32	N80°31'23"E	81.82'
EL33	S11°42'17"E	18.84'
EL34	S00°50'41"E	71.11'
EL35	S46°15'08"W	48.36'
EL36	S46°15'08"W	50.85'
EL37	N43°44'52"W	44.16'

EASEMENT LINE CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD DIST.
EC14	60.38'	445.00'	S82°10'57"W	60.34

EXISTING LINE DATA

LINE	BEARING	LENGTH
L1	N79°06'22"E	50.00'
L2	S09°28'37"E	144.78'
L3	N37°59'20"E	118.77'
L4	N60°20'44"E	54.37'
L5	S08°38'50"E	69.31'
L6	S79°22'24"W	40.03'

PROPOSED LINE DATA

LINE	BEARING	LENGTH
L7	N78°11'43"E	458.84'
L8	N78°11'43"E	431.12'
L9	N78°11'43"E	440.34'
L10	N20°45'28"E	50.00'

EXISTING CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD DIST.
C1	100.00'	2030.00'	N04°01'36"W	99.99

PROPOSED CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD DIST.
C2	238.53'	421.00'	N85°28'24"W	235.35
C3	8.41'	2030.00'	N05°19'06"W	8.41
C4	212.8'	2030.00'	N02°54'56"W	212.8
C5	16.84'	10.00'	S53°27'07"E	14.92
C6	14.23'	10.00'	S31°32'23"W	13.06
C7	252.13'	445.00'	N85°28'24"W	248.77
C8	223.80'	395.00'	N85°28'24"W	220.82

NET RESIDENTIAL AREA CALCULATIONS:

TOTAL LOT AREA	56.04 Ac.
- WETLANDS	- 1.71 Ac.
- EASEMENTS	- 5.07 Ac.
SUBTOTAL	49.26 Ac.
- 15% FOR ROADWAY	- 7.41 Ac.
NET RESIDENTIAL AREA	42.33 Ac.
UNITS ALLOWED AT 4 DU/Ac.	169
PROPOSED NO. OF UNITS	15

APPROVAL- SCARBOROUGH SANITARY DISTRICT

Jan. 8, 2003 DATE

Michael Sawyer SUPERINTENDENT

APPROVAL- TOWN OF SCARBOROUGH PLANNING BOARD

January 27, 2003 DATE

Ruth A. Shi CHAIRPERSON

Michael D. Moore

Susan Cipolla

Cynthia B. Mills Taylor

Millard Bud Howard

STATE OF MAINE

Cumberland COUNTY SS REGISTRY OF DEEDS

RECEIVED February 26, 2003

AT 2h 34m 0 P.M. AND RECORDED IN PLAN BOOK 203 PAGE 74

ATTEST John B. O'Brien REGISTER

BALLANTYNE PLACE

GENERAL NOTES:

1. THE RECORD OWNER OF THE EASTERLY PORTION OF THE PARCEL IS BALLANTYNE DEVELOPMENT, LLC BY DEED DATED MAY 3, 2000 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 15783, PAGE 61. THE MIDDLE PORTION OF THE PARCEL IS OWNED BY RICHARD SULLIVAN BY DEEDS DATED JUNE 19 AND AUGUST 11, 1962, AND MARCH 27 AND AUGUST 8, 1963, AND RECORDED IN SAID REGISTRY IN BOOKS 2680, 2693, 2738, 2766 AND PAGES 299, 266, 431, 450 RESPECTIVELY. THE WESTERLY PORTION OF THE PARCEL IS OWNED BY BALLANTYNE DEVELOPMENT, LLC BY DEED RECORDED IN SAID REGISTRY IN BOOK 14457, PAGE 194.

2. THE PROPERTY IS SHOWN AS LOT 21 ON THE TOWN OF SCARBOROUGH TAX MAP R13 AND IS LOCATED IN THE R4 RESIDENTIAL ZONE.

3. SPACE AND BULK CRITERIA:
R4 RESIDENTIAL ZONE
MIN. LOT SIZE: ..... 10,000 SF.
MIN. STREET FRONTAGE: ..... 75 FT.
MIN. FRONT YARD: ..... 30 FT.
MIN. SIDE YARD: ..... 15 FT.
MIN. REAR YARD: ..... 15 FT.
MAX. BUILDING HEIGHT: ..... 35 FT.
MAX. BUILDING COVERAGE: 20%

4. TOTAL AREA OF PARCEL: ..... 56.04 Ac.

5. BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON A STANDARD BOUNDARY SURVEY FOR KERRY D. ANDERSON, BY OWEN HASKELL, INC., PORTLAND, MAINE, DATED MAY 27, 1998. SEBAGO TECHNICS, INC. AND THIS SURVEYOR AND ENGINEER MAKE NO CERTIFICATION TO THE BOUNDARY SHOWN HEREIN.

6. TOPOGRAPHIC AND WETLAND INFORMATION SHOWN HEREON IS BASED UPON A TOPOGRAPHIC SURVEY FOR KDA DEVELOPMENT, BY BOUNDARY POINTS PROFESSIONAL LAND SURVEYING, WESTBROOK, MAINE, DATED NOVEMBER, 2000.

7. ALL DRIVEWAY CULVERT SIZES WILL HAVE A 15" DIA. MINIMUM. UNDERDRAINS, CULVERTS AND STORM DRAIN LINES SHALL BE SMOOTH BORE HIGH DENSITY POLYETHYLENE (HDPE) SUCH AS HANCOR HI-Q OR APPROVED EQUAL.

8. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THIS PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PLANNING BOARD PROCEEDINGS ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED SUBDIVISION PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD.

9. THE SCARBOROUGH ENGINEERING DEPARTMENT RESERVES THE RIGHT TO REQUEST ADDITIONAL WORK BEYOND WHAT IS SHOWN ON THE PLAN AS FIELD CONDITIONS REQUIRE. ANY CHANGES MADE DURING CONSTRUCTION SHALL BE COORDINATED WITH AND APPROVED BY THE SCARBOROUGH ENGINEERING DEPT.

10. A PRE-CONSTRUCTION MEETING BETWEEN THE SCARBOROUGH PUBLIC WORKS DEPARTMENT AND THE DEVELOPER/CONTRACTOR IS REQUIRED PRIOR TO THE START OF ANY WORK.

12. THE PERFORMANCE GUARANTEE REQUIRED BY SECTION 9.1 OF THE TOWN OF SCARBOROUGH SUBDIVISION REGULATIONS SHALL BE FURNISHED SEPARATELY FOR EACH PHASE. NO LOTS WITHIN ANY PHASE SHALL BE SOLD, LEASED, OFFERED FOR SALE OR LEASE OR BUILT UNTIL THE PERFORMANCE GUARANTEE FOR THAT PHASE, IN AN AMOUNT AND IN A FORM ACCEPTABLE TO AND APPROVED BY THE PLANNING BOARD AND TOWN TREASURER, HAS BEEN TENDERED BY THE SUBDIVIDER.

13. THE OWNER SHALL SCHEDULE A UTILITY COMPANY PRE-CONSTRUCTION MEETING PRIOR TO INSTALLATION OF ANY UTILITIES. THOSE IN ATTENDANCE SHALL INCLUDE THE CONTRACTOR, REPRESENTATIVES OF THE OWNER, CENTRAL MAINE POWER CO., VERIZON, TIME WARNER CABLE, NORTHERN UTILITIES, THE MUNICIPAL ENGINEER, FIELD INSPECTOR AND CONSULTING ENGINEER. ANY UTILITY PLAN REVISIONS NECESSITATED AS A RESULT OF THIS MEETING SHALL BE PREPARED AND SUBMITTED TO ALL OF THE PARTIES LISTED ABOVE. THIS MEETING CAN BE COMBINED WITH THE PUBLIC WORKS PRE-CONSTRUCTION MEETING.

14. BUILDING UNITS TO BE SERVICED BY PUBLIC WATER, PUBLIC SEWER, PUBLIC GAS AND UNDERGROUND ELECTRIC, TELEPHONE AND CABLE.

15. DRIVEWAY ACCESS TO ALL UNITS SHALL OCCUR VIA BALLANTYNE DRIVE AND AUDUBON PLACE.

16. STREET SIGNS SHALL BE INSTALLED PER TOWN STANDARDS AND PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO M.U.T.C.D. STANDARDS.

17. THE SANITARY SEWER SYSTEM SERVING THIS SUBDIVISION SHALL BE PRIVATELY OWNED, OPERATED, FINANCED AND MAINTAINED BY THE OWNERS OF THE UNITS IN THIS SUBDIVISION. ALL DEEDS TRANSFERRING OWNERSHIP OF THE UNITS IN THIS SUBDIVISION SHALL INCLUDE A STATEMENT TO THIS EFFECT.

18. THE TOWN OF SCARBOROUGH RESERVES THE RIGHT TO DISCHARGE ROAD RUNOFF FLOWAGE INTO THE PRIVATE STORM DRAIN SYSTEM BEGINNING AT CATCH BASIN-4.

SEAL

REV.	BY:	DATE:	STATUS:
G	GJB	12-17-02	SUBMIT FOR FINAL APPROVAL
F	GJB	12-2-02	REVISE CONDOMINIUM FOOTPRINTS, DRIVEWAYS
E	GJB	10-24-02	REVISE PER DEP/REVIEW ENGINEER COMMENTS
D	GJB	7-11-02	ADD NOTE 18 PER SCARBOROUGH SANITARY DISTRICT
C	GJB	7-2-02	SUBMIT TO DEP FOR REVIEW
B	GJB	6-11-02	PRELIMINARY PLAN SUBMISSION TO TOWN
A	GJB	5-20-02	SUBMIT FOR PEER REVIEW

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.

Sebago Technics
Engineering Expertise You Can Build On.
One Chabot Street
Westbrook, Maine 04092-1539
Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	DRAWN	CHKD
98147	-	GJB	MAL	SMF

SUBDIVISION PLAN
OF:
BALLANTYNE PLACE – PHASE ONE
COMMERCE DRIVE
SCARBOROUGH, MAINE
FOR:
BALLANTYNE DEVELOPMENT, LLC
P.O. BOX 6799
SCARBOROUGH, MAINE 04070

DATE	SCALE
5-17-02	1"=100'

SHEET 2 OF 7