



- CONDITIONS:**
- APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JUNE 10, 2014 AND EXISTING CONDITIONS AND SUBDIVISION PLANS DATED APRIL 29, 2014 AND OTHER REQUIRED PLANS AS PART OF THE SAME LARGER PLAN SET DATED JUNE 9, 2014. APPROVAL IS ALSO DEPENDENT UPON AND LIMITED TO THE ARCHITECTURAL ELEVATIONS DATED JUNE 3, 2014, THE LANDSCAPE PLAN DATED JUNE 5, 2014 AND ALL SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, AND ANY VARIATION FROM SUCH PLANS, PROPOSALS AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY PLANNER OR PLANNING BOARD.
  - CONSISTENT WITH SECTION 504.3, THE CODE ENFORCEMENT OFFICER SHALL NOT ISSUE ANY PERMITS UNTIL A SITE PLAN HAS BEEN APPROVED BY THE PLANNING BOARD AND A MYLAR SIGNED BY THE PLANNING BOARD. MYLARS MUST BE SUBMITTED TO THE CITY WITHIN 90 DAYS OF PLANNING BOARD APPROVAL OR THE APPROVAL SHALL BE NULL AND VOID.
  - PRIOR TO ISSUANCE OF THE STREET OPENING PERMIT, OR THE FIRST PERMIT REQUIRED FOR THE PROJECT, A FEE IN THE AMOUNT OF \$4,000.00 SHALL BE MADE PAYABLE TO THE CITY OF WESTBROOK FOR INSPECTION OF SITE IMPROVEMENTS MADE BY THE CODE ENFORCEMENT OFFICER AND/OR OTHER APPROPRIATE CITY STAFF. IF SITE PLAN APPROVAL IS ALSO REQUIRED THEN THIS FEE MAY ONLY BE CHARGED ONCE.
  - THE APPLICANT SHALL COMPLY WITH CHAPTER 37, THE LOCAL POST CONSTRUCTION STORMWATER MANAGEMENT ORDINANCE.
  - THIS APPROVAL SHALL EXPIRE ON AUGUST 1, 2016 UNLESS CONSTRUCTION HAS BEEN COMMENCED PRIOR TO THAT DATE OR UNLESS THE APPLICANT RECEIVES AN EXTENSION UNDER THE PROVISIONS OF SECTION 510.

**LEGEND:**

EXISTING	PROPOSED
Water Valve	Water Valve
Utility Pole	Utility Pole
Light	Light
Sewer Manhole	Sewer Manhole
Sewer Line	Sewer Line
Hydrant	Hydrant
Water Line	Water Line
Catch Basin	Catch Basin
Storm Drain	Storm Drain
Underground Electric	Underground Electric
Underground Cable	Underground Cable
Underground Gas	Underground Gas
Iron Pipe Found	Iron Pipe Found
Sign	Sign
Handicapped Parking Space	Handicapped Parking Space
Sloped Sluiform Concrete Curb	Sloped Sluiform Concrete Curb
Vertical Sluiform Concrete Curb	Vertical Sluiform Concrete Curb
Property Line	Property Line
Abutter	Abutter
Edge of Pavement	Edge of Pavement
Contour	Contour
Paved Area	Paved Area
Reclaim and Pave Area	Reclaim and Pave Area
Trees/Shrubs	Trees/Shrubs
Guardrail	Guardrail
Inlet Protection	Inlet Protection
Silt Fence/Silt Berm	Silt Fence/Silt Berm
Underdrain Filter Area	Underdrain Filter Area
Underdrain & Cleanout	Underdrain & Cleanout
Snow Storage Area	Snow Storage Area
Spot Elevation	Spot Elevation
Concrete	Concrete
Building	Building
Building Overhang	Building Overhang

- NOTES:**
- TAX MAP 12, LOT 10
  - OWNER OF RECORD: EAST BRIDGE STREET ASSOCIATES, LP  
30 LIZA HARMON DRIVE  
WESTBROOK, MAINE 04092
  - ZONING DISTRICT: CONTRACT ZONE 1 - MILLBROOK ESTATES
  - PERFORMANCE STANDARDS:
 

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	230'	230'
FRONT SETBACK:	---	1,075'
REAR SETBACK:	---	160'
SIDE SETBACK (WEST):	---	100'
SIDE SETBACK (EAST):	---	100'
BUILDING HEIGHT:	4 STORIES	4 STORIES
  - PROPOSED BUILDING: FOUR STORY MULTI-FAMILY BUILDING WITH 38 UNITS  
TOTAL FLOOR AREA IS 31,649 S.F.  
TOTAL FOOTPRINT IS 8,141 S.F.
  - PARKING: REQUIRED PARKING IS 1 PER UNIT OR 138 SPACES. PROPOSED PARKING EQUALS 170 SPACES INCLUDING 19 ADA ACCESSIBLE SPACES.
  - REFERENCE PLAN: BOUNDARY SURVEY TITLED "EXISTING CONDITIONS SURVEY, 300 EAST BRIDGE STREET, WESTBROOK, MAINE" BY TITCOMB ASSOCIATES, FALMOUTH, MAINE DATED 04/29/2014.
  - SITE SOILS ARE PREDOMINANTLY ELMWOOD FINE SANDY LOAM BASED ON THE MEDIUM INTENSITY SOIL SURVEY BY USDA.
  - WATER SERVICE AND FIRE SERVICE TO BE CONNECTED TO EXISTING BUILDING.
  - ELECTRICAL SERVICE TO BE CONNECTED TO DISTRIBUTION PANEL IN EXISTING BUILDING.
  - SEWER SERVICE TO BE CONNECTED TO EXISTING STUB AT EXISTING BUILDING.

SITE PLAN APPROVED BY CITY OF WESTBROOK, MAINE  
PLANNING BOARD

DATE	

SCALE IN FEET  
1"=30'

**AMENDED SITE PLAN**

MILLBROOK ESTATES - PHASE II  
300 EAST BRIDGE STREET  
WESTBROOK, MAINE 04092

WESTBROOK DEVELOPMENT CORPORATION &  
MILLBROOK ESTATES II, LP  
30 LIZA HARMON DRIVE  
WESTBROOK, MAINE 04092

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
5	01/04/2016	ISSUED FOR BID	DB	PJD
4	12/14/2015	BIDDING DOCUMENTS	DB	PJD
3	09/01/2015	REVISED - MAINE STATE HOUSING 90% SUBMITTAL	MCA	PJD
2	07/16/2014	ADDED CONDITIONS OF APPROVAL	WLE	PJD
1	06/09/2014	SUBMITTED TO CITY FOR SUBDIVISION & SITE PLAN REVIEW	MCA	PJD
REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D

DATE: 06/09/2014 SCALE: 1"=30' PROJECT NO.: 3509.1 FILE: 3509.1 SITEw Cond

St. Germain Collins

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