

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
DRC Copy**

2002-0216  
Application I. D. Number  
10/04/2002  
Application Date  
Lot # 11 Rivers Edge  
Project Name/Description

**Masonic Trustees Of Portland**  
Applicant  
415 Congress St, Portland, ME 04101  
Applicant's Mailing Address  
**Douty, Dick**  
Consultant/Agent  
Agent Ph: (207)773-2829 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

96 - 96 River's Edge Drive, Portland, Maine  
Address of Proposed Site  
217 A011001  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

2,600 sq. Ft. 23,235 sq. Ft.  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_ | PAD Review | | 14-403 Streets Review  
 Flood Hazard | | Shoreland | | Historic Preservation | | DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 10/08/2002

**DRC Approval Status:**

Reviewer **Jay Reynolds**

Approved  Approved w/Conditions See Attached | Denied

Approval Date 11/26/2002 Approval Expiration 11/26/2003 Extension to  Additional Sheets Attached

Condition Compliance **Jay Reynolds** 11/26/2002  
signature date

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

**2002-0216**

Application I. D. Number

**10/04/2002**

Application Date

**Masonic Trustees Of Portland**

Applicant

**415 Congress St, Portland, ME 04101**

Applicant's Mailing Address

**Douty, Dick**

Consultant/Agent

**Agent Ph: (207) 773-2829**

**Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**Lot # 11 Rivers Edge**

Project Name/Description

**96 - 96 River's Edge Drive, Portland, Maine**

Address of Proposed Site

**217 A011001**

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of DRC**

- 1 THE NO CUT BUFFER AND WETLANDS SHOWN ON THE PLAN SHALL BE PROTECTED AND PRESERVED AS REQUIRED UNDER THE CONDITIONS OF THE RIVER'S EDGE SUBDIVION.
- 2 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 3 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4 Your new street address is now #96 RIVER'S EDGE DRIVE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 6 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 9 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 01 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
DRC Copy**

**2002-0216**  
Application I. D. Number  
**10/4/2002**  
Application Date  
**Lot # 11 Rivers Edge**  
Project Name/Description

**Masonic Trustees Of Portland**  
Applicant  
**415 Congress St, Portland, ME 04101**  
Applicant's Mailing Address  
**Douty, Dick**  
Consultant/Agent  
**Agent Ph: (207)773-2829** **Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

**1897 - 1897 Congress St, Portland, Maine**  
Address of Proposed Site  
**217 A011001**  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

**2,600 sq. Ft.** **23,235 sq. Ft.**  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

- Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review
- Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification
- Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Pla **\$50.00** Subdivision \_\_\_\_\_ Engineer Review **\$250.00** Date **10/8/2002**

**DRC Approval Status:**

- Approved  Approved w/Conditions See Attached  Denied
- Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached
- Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required


\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Inspection Fee Paid \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_
- Building Permit Issue \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_ remaining balance \_\_\_\_\_ signature \_\_\_\_\_
- Temporary Certificate of Occupancy \_\_\_\_\_ date \_\_\_\_\_  Conditions (See Attached) \_\_\_\_\_ expiration date \_\_\_\_\_
- Final Inspection \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Certificate Of Occupancy \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Defect Guarantee Submitted \_\_\_\_\_ submitted date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_

*Revised Comps 10-16*  
*Called out*  
*Work started*  
*Already started*  
*Alley*

*#96*

*Jay*

TO: Inspections Department  
FROM: Jay Reynolds, Development Review Coordinator   
DATE: March 24, 2004  
RE: C. of O. for 96 River's Edge Drive, Lot 11  
(CBL 217A011) (ID 2002-0216)

---

After visiting the site, I have the following comments:

Site work complete:

**At this time, I recommend issuing a permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.

Cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager

File: O:\plan\drc\riversedgelot11a.doc



GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

N/F  
PORTLAND LODGE NO. 188  
BENEVOLENT AND PROTECTIVE  
ORDER OF ELKS OF THE UNITED  
STATES OF AMERICA  
6157/31

BUFFER ZONE TO BE LEFT IN IT'S  
NATURAL CONDITION EXCEPT THAT  
CLEARING OF THE UNDERSTORY FOR A  
5' WIDE WALKING TRAIL IS PERMITTED.

OWNER: DOUGLAS & BAYARD  
DOUTY PARTNERS  
10 PORTLAND FISH PIER  
PORTLAND, MAINE 04101

BUILDER: C4S PROPERTIES  
P.O. BOX 262  
SACO, MAINE 04072

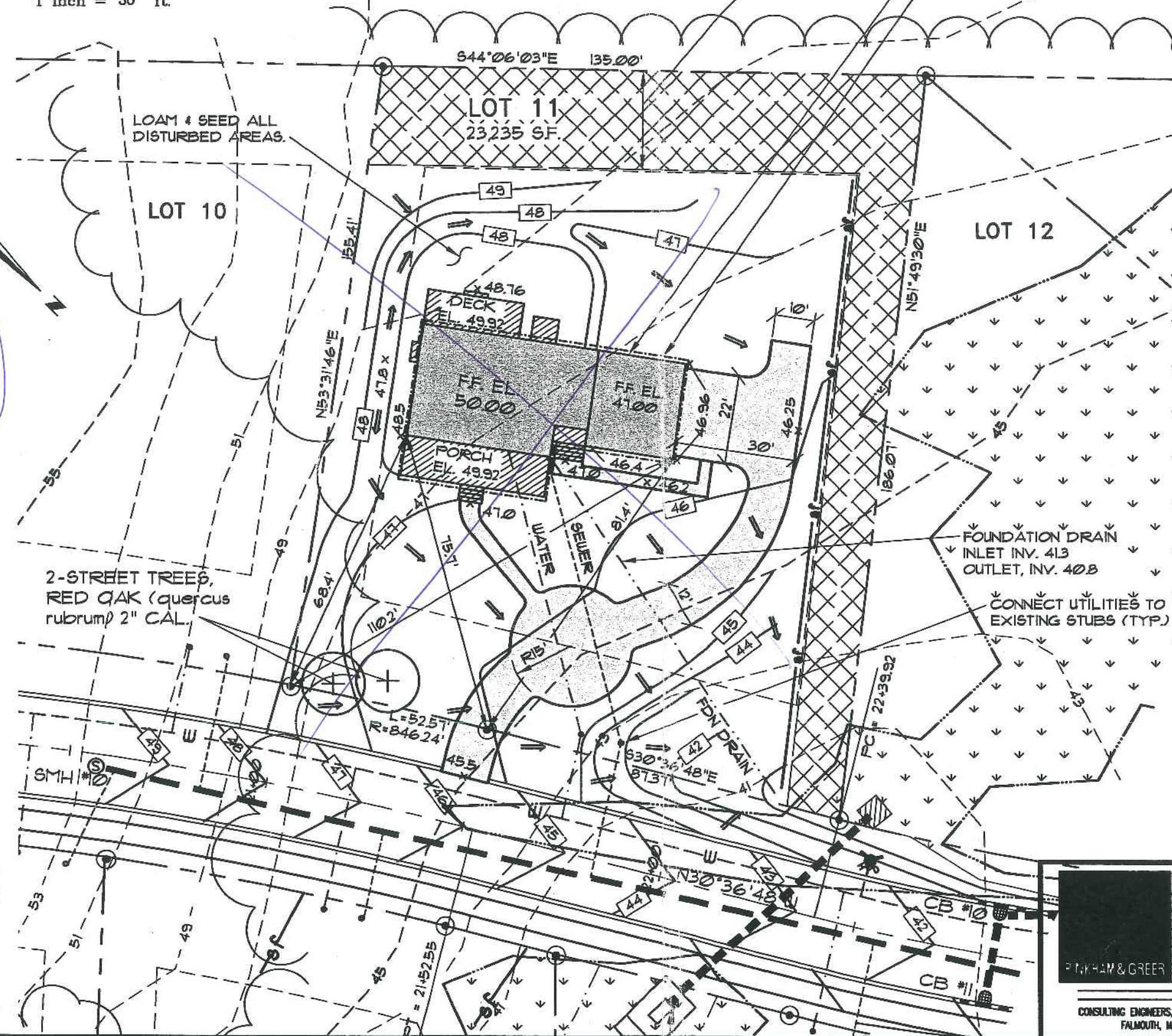
ENGINEER: PINKHAM & GREER  
CONSULTING ENGINEERS  
FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:  
OWEN HASKELL ASSOC.  
PORTLAND, MAINE

LEGEND

- LOT LINES
- - - ABUTTERS PROPERTY
- - - BUILDING SETBACK
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- x 2915 SPOT GRADE
- - - WETLAND BOUNDARY
- - - SHORELAND ZONE LINE
- - - EASEMENT
- - - BUFFER LINE
- - - FLOOD HAZARD LINE
- - - STREAM
- - - EDGE OF PAVEMENT
- - - VERTICAL GRANITE CURB
- - - SLOPED BITUMINOUS CURB
- - - ROAD CENTERLINE
- - - 18" SANITARY SEWER
- - - 8" SANITARY SEWER & MANHOLE
- - - SD - STORM DRAIN & MANHOLE
- - - U - CATCH BASIN
- - - W - 8" WATER LINE
- - - UD - HYDRANT
- - - UNDER DRAIN
- - - FOUNDATION DRAIN
- - - SEWER HOUSE SERVICE
- - - WATER HOUSE SERVICE
- - - BOUND FOUND
- - - IRON PIPE FOUND
- - - GRANITE MONUMENT
- - - TO BE SET
- - - 5/8" IRON PIPE TO BE SET
- - - TREELINE
- - - PATH OF SURFACE DRAINAGE
- - - SILT FENCE
- - - NATURAL CONDITION
- - - BUFFER ZONE

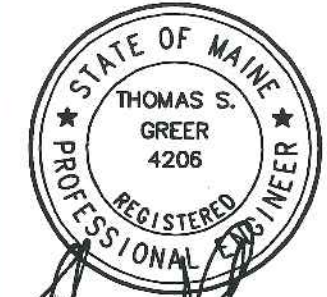
*Not The Latest*



SITE PLAN LOT 11

RIVER'S EDGE  
RIVER'S EDGE DRIVE

SCALE: 1"=30'  
DATE: JULY 22, 2002  
DESG BY: TSG  
PROJECT: 02110



*Thomas S. Greer*  
7/22/02

PINKHAM & GREER  
CONSULTING ENGINEERS, INC.  
FALMOUTH, MAINE



N/F  
 PORTLAND LODGE NO. 188  
 BENEVOLENT AND PROTECTIVE  
 ORDER OF ELKS OF THE UNITED  
 STATES OF AMERICA  
 6157/31

STREET TREES: 2-RED OAK  
 (quercus rubrum) 2" CAL.

BUFFER ZONE TO BE LEFT IN ITS  
 NATURAL CONDITION EXCEPT THAT  
 CLEARING OF THE UNDERSTORY FOR A  
 5' WIDE WALKING TRAIL IS PERMITTED.

OWNER: DOUGLAS & BAYARD  
 DOUTY PARTNERS  
 10 PORTLAND FISH PIER  
 PORTLAND, MAINE 04101

BUILDER: C&S PROPERTIES  
 P.O. BOX 262  
 SACO, MAINE 04072

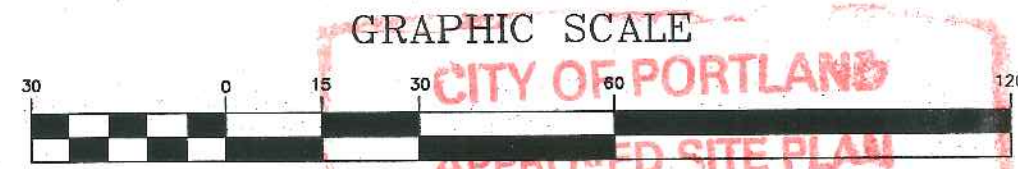
ENGINEER: PINKHAM & GREER  
 CONSULTING ENGINEERS  
 FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:  
 OWEN HASKELL ASSOC.  
 PORTLAND, MAINE

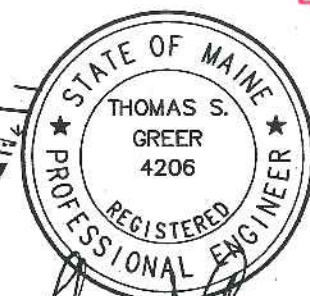
THIS PLAN IS FOR LOT 11 ONLY.  
 GRADING, BUILDING LOCATION  
 AND GENERAL DRAINAGE  
 SHOWN ON LOT 10 ARE FOR  
 INFORMATION ONLY AND MAY  
 NOT REPRESENT ACTUAL FIELD  
 CONDITIONS.

**LEGEND**

---	LOT LINES	---SD---	STORMDRAIN & MANHOLE
---	ABUTTERS PROPERTY	---	CATCH BASIN
---	BUILDING SETBACK	---	8" WATER LINE
---	EXISTING CONTOUR	---	HYDRANT
---	PROPOSED CONTOUR	---	UNDERDRAIN
---	SPOT GRADE	---	FOUNDATION DRAIN
---	WETLAND BOUNDARY	---	SEWER HOUSE SERVICE
---	SHORELAND ZONE LINE	---	WATER HOUSE SERVICE
---	EASEMENT	---	BOUND FOUND
---	BUFFER LINE	---	IRON PIPE FOUND
---	FLOOD HAZARD LINE	---	GRANITE MONUMENT
---	STREAM	---	TO BE SET
---	EDGE OF PAVEMENT	---	5/8" IRON PIPE TO BE SET
---	VERTICAL GRANITE CURB	---	TREELINE
---	SLOPED BITUMINOUS CURB	---	PATH OF SURFACE
---	ROAD CENTERLINE	---	DRAINAGE
---	18" SANITARY SEWER	---	SILT FENCE
---	8" SANITARY SEWER & MANHOLE	---	NATURAL CONDITION
---		---	BUFFER ZONE

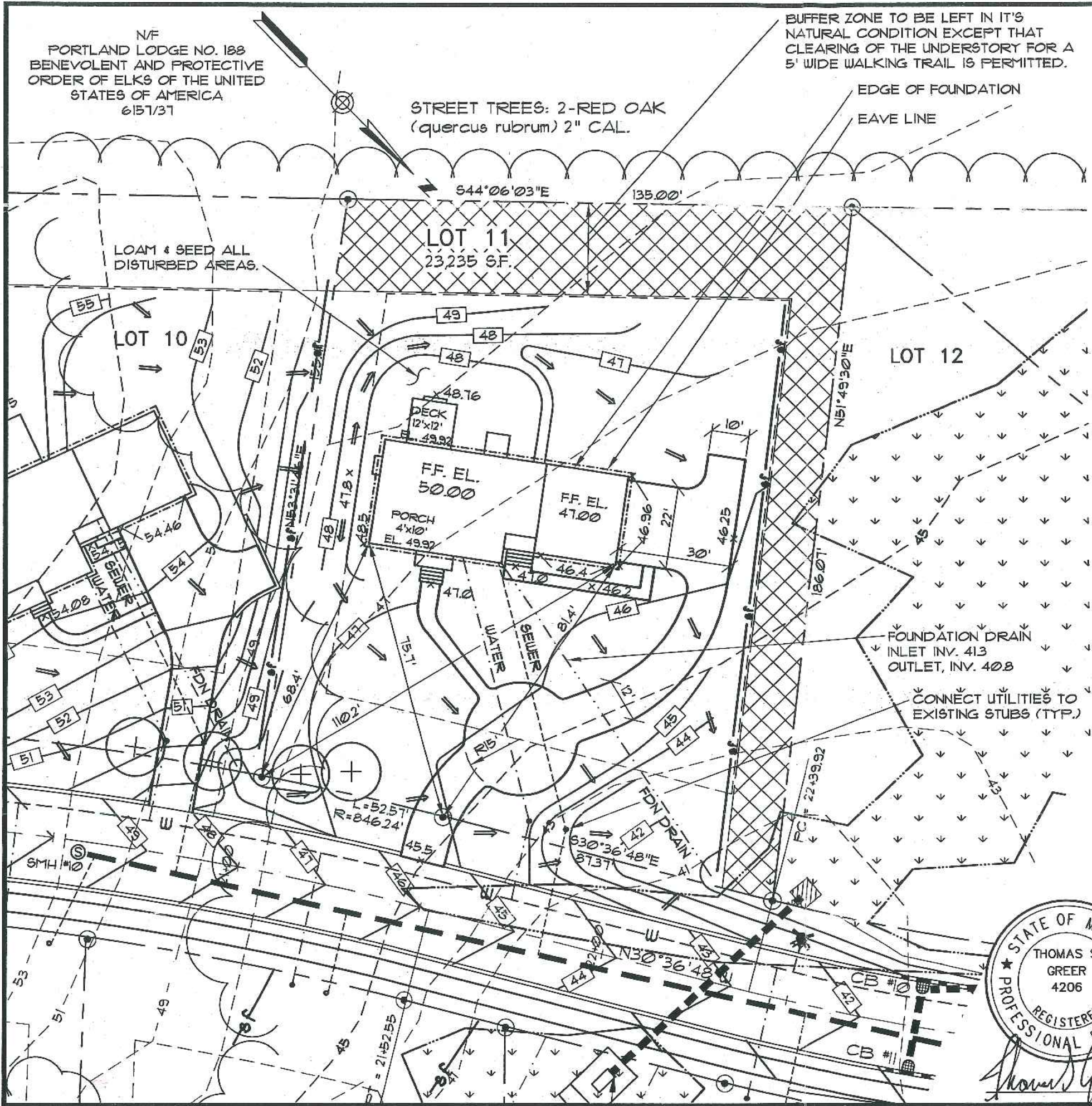


DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 OCT 16 2002  
 DATE OF APPROVAL 11-26-02  
 REVD DECK & PORCH SIZES



**RIVER'S EDGE**  
 RIVER'S EDGE DRIVE  
 SCALE: 1"=30'  
 DATE: JULY 22, 2002  
 DESG BY: TSG  
 PROJECT: 02110

FILE SCALE: 1"=30'  
 CAD FILE: 01124



10/16/02