



PORTLAND MAINE

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Planning & Urban Development Department

Penny St. Louis Littell, Director

September 16, 2010

Mark Leone
Hardcore Shotcrete Skateparks Inc.
601 McKinley Avenue
Joplin, Missouri 64801

Ethan Owens, Athletic Facilities Manager
Department of Recreation & Facilities Management.
City of Portland
134 Congress Street, Suite 2
Portland, ME 04101-3608

Project Name: SkatePark in part of Dougherty Field
City of Portland, Hardcore Shotcrete SkateParks Inc,
Applicants
Project ID: 10-79900022
Project Address: Dougherty Field, Douglas Street, Portland

Dear Applicants:

On September 16, 2010, the Portland Planning Authority approved a minor site plan for a SkatePark in Dougherty Field, Douglas Street and adjacent to St James Street, as submitted by the applicant and shown on the approved plans: SP-1B Rev 2; SP-1C Rev 2; SP-1D Rev 2; and SP-5D Rev 1 prepared by Hardcore Shotcrete Skateparks Inc; and *Skate Park Area Grading & Drainage* sheet 3 of 9 dated 9.14.2010 and *Landscape Plan* sheet 5 of 9 dated 9.03.2010 prepared by Woodard & Curran, with the following conditions:

1. That the siltation barrier around the SkatePark site shall be installed prior to any vehicle access or regarding on the site; and
2. That the grading shall be as shown on Drawing SP-1B Rev 2 and SP-1D Rev 2, to be ensured by inclusion of these grading plans in the contract documents, and by a professional engineer confirming during construction that the as-built grades are correct, so that there is no ponding water on any of the concrete work upon completion; and
3. That the exposed soil areas that remain after construction of the SkatePark shall be stabilized through the use of straw mulch and Erosion and Sedimentation control matting (as per note on W&C sheet 3 of 9); and
4. That if the final grading in the vicinity of the SkatePark associated with the Dougherty Field improvements is not commenced by April 15, 2010, then all exposed soil areas shall be treated with temporary seeding and additional straw

mulch and matting, as necessary to stabilize the area around the SkatePark; and

5. That a final placement and density of the proposed trees and planting (as shown on *Landscape Plan* sheet 5 of 9) in the vicinity of the SkatePark shall be agreed with the City Arborist "in-the-field" once the SkatePark is constructed, and planted as part of the Dougherty Field improvement work scheduled for early 2011; and
6. That separate permits are required for any new signage.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

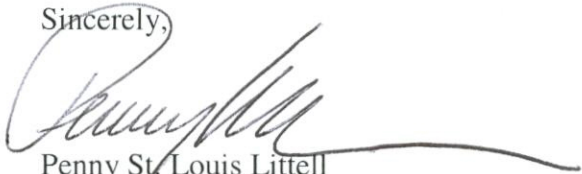
Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of the site plan ordinance. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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.

If you have any questions, please contact Jean Fraser at 207 874 8728 or jf@portlandmaine.gov.

Sincerely,



Penny St. Louis Littell
Director of Planning and Urban Development

Attachment: Performance Guarantee Packet

Electronic Distribution:

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Tom Errico, TY Lin
Al Palmer, Gorrill-Palmer Consulting Engineers Inc
Assessor's Office
Approval File Letter

Hard Copy: Project File

Hard Copy: Project File