

March 30, 2007

Maine Youth Golf Foundation
c/o Gene Pierotti, Superintendent Riverside Golf Course
1158 Riverside Street
Portland, ME 04103

RE: The First Tee
CBL: 355-A001001

Dear Mr. Pierotti:

On March 30, 2007, the Portland Planning Authority approved the development of a seven (7) acre practice facility for The First Tee as shown in the approved application with the following conditions:

1. The approval is for the **practice facility only** and an amended plan is required for the clubhouse and education training facility. The plans shall be measurable plans that show the location of the proposed club house, access, parking, utility connections, dimensions and elevations of the proposed building.
2. The First Tee project will include an identified “tree save” area, which is currently marked on site along with the replanting of 12 to 24 deciduous and conifer trees. The tree sizes will conform to the City’s Technical Standards. The trees to be planted are listed in exhibit 7 and Jeff Tarling, City Arborist, will assist the Riverside Golf Course in locating trees for landscaping (Attachment 1- Jeff Tarling, City Arborist Review).
3. The Fire Department approves the practice facility and will only need to review the classroom/proshop. (Attachment 2- Captain Cass review from Urban Insight).
4. The proposed site is located within the ROS zone and the Industrial I-M Zone. Marge Schmuckal, Zoning Administrator, determined that the proposed use meets both the ROS and IM zones. The zoning administrator’s approval does **not** include a new building structure. Such a structure shall be located in the ROS zone and shall meet the requirements of the ROS zone. A better site plan showing the location shall be required at that time. (Attachment 3- Marge Schmuckal review from Urban Insight).
5. When this application is amended to include a site plan for the clubhouse and education training facility, the following items must be included to address the comments of Dan Goyette, Consulting Engineer, Woodard and Curran (Attachment 4):
 - a. No detail has been provided for the pavement sawcut and repair patching required in the existing parking lot for the installation of utility lines.
 - b. A utility pipe trench detail has not been provided.
 - c. The plan shows the cart path surface as either bituminous pavement or aggregate surface. A bituminous pavement path detail has not been included.

The approval is based on the submitted application dated March 12, 2007. A revised site plan is required for the second phase of the above project for the clubhouse. If you need to make any other modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. 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.
2. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work'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.
3. 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.)

Philip DiPierro, 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 there are any questions, please contact Barbara Barhydt at 874-8699 .

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Michael Bobinsky, Public Works Director
Kathi Earley, Public Works
Bill Clark, Public works
Jim Carmody, Transportation Manager
Michael Farmer, Public Works

Jessica Hanscom, Public Works
Jeff Tarling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File