

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 271 Park Ave		Owner: City of Portland		Phone:		Permit No: 950211	
Owner Address:		Leasee/Buyer's Name: Portland Sea Dogs P.O. Box 636 Ptld, ME 04104		Phone:		Business Name:	
Contractor Name: Dante-Clayton Corp. P.O. Box 74088		Address: 1500 Berheim Lane Louisville, KY 40201-7408		Phone: (502) 634-3626		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAR 9 1995 </div>	
Past Use: Baseball Field		Proposed Use: Same w/expanded bleachers		COST OF WORK: \$ 143,600. FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		PERMIT FEE: \$ 738.00 Precut Check INSPECTION: Use Group <u>AS</u> Type: <u>1</u> Signature: <i>[Signature]</i>	
Proposed Project Description: Make exterior renovations - Expand Bleachers Seats				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____		Zone: <u>AS</u> CBL: <u>052-C-005</u> Zoning Approval: <u>AS</u> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: <u>Nary Gresik</u>		Date Applied For: <u>23 Feb 95</u>		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____			

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: *[Signature]* ADDRESS: _____ DATE: 23 Feb 95 PHONE: _____
Bob Metcalf

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 5
[Signature]

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 9, 1995

RE 271 Park Avenue

Portland Sea Dogs
P. O. Box 636
Portland, ME 04101

Dear Sir:

Your application to make exterior renovations—expand bleacher seats, has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable state and federal laws.

Site Plan Review Requirements

Inspection Services Approved Marge Schmuckal
Fire Department Approved LT. McDougall
Planning Division Landscaping shall be planted adjacent to the bleaches
addition as required by the City Arborist Jeff Tarling, Public Works
Public Works Approved Rick Knowland for Jim Seymour

Building and Fire Code Requirements

1. If combustible materials are stored below bleaches, the sprinkler system will have to be extended into new space.
2. The proposed bleaches shall meet the requirements of Chapter 10, section 13 of the City's building code. (The BOCA National Building Code/1993)
3. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
4. Guardrail & Handrails - A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
5. Every building and structure shall be designed and constructed to resist the effects of earthquake motions determined in accordance with this Chapter 16, section 12 of the City's building code.
6. All construction documents required for a building permit application shall be prepared by a registered design professional. The documents shall include the name, and address of the registered design professional and shall be signed, sealed and dated by the registered design professional.
7. It is strongly recommended that a fire protective signaling system be installed in the proposed area under the bleaches.

Portland Sea Dogs

2

3/9/95

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

/el

cc: LT. Gaylen McDougall, Fire Prevention Officer
Marge Schmuckal, Asst. Chief of Inspection Services
Rick Knowland, Senior Planner

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

XX Portland Maine Baseball, Inc.

23 Feb 95

Applicant Portland Seadogs

Date _____

P.O. Box 636 Ptd, ME 04104

271 Park Ave

Mailing Address _____

Address of Proposed Site _____

Proposed Use of Site X

052-C-005

Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage _____

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: Expansion of bleacher seats Contact: Mike Fagerson 874-9300

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

Use complies with Zoning Ordinance — Staff Review Below

Zoning: **SPACE & BULK,**
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES	<u>3/19/95</u>	<u>ROS</u>																	
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: _____

Maize Schumaker
 SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

II Portland Maine Baseball, Inc.

23 Feb 95

Applicant Portland Seadogs
P.O. Box 636 Portland, ME 04104

Date _____

Mailing Address H

271 Park Ave
 Address of Proposed Site
052-C-005

Proposed Use of Site _____

Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage _____

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: Expansion of bleacher seats Contact: Mike Ferguson 874-9300

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

2/23/95
 (Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMESE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY									
DISAPPROVED									

REASONS: _____

(Attach Separate Sheet if Necessary)

[Handwritten Signature]

SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Applicant _____ Date _____

Mailing Address _____ Address of Proposed Site _____

Proposed Use of Site _____ Site Identifier(s) from Assessors Maps _____

Acres of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

 (Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	X	X	X	X	X	X	X	X	X	X	X	
APPROVED CONDITIONALLY							X					CONDITIONS SPECIFIED BELOW
DISAPPROVED												REASONS SPECIFIED BELOW

REASONS: 1. LANDSCAPING SHALL BE PLANTED ADJACENT TO THE BEACHES
ADDITION AS REQUIRED BY THE CITY ADMINIST

(Attach Separate Sheet if Necessary)

Robert K... 3-7-95

SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

XX Portland Maine Greenball, Inc.
 Applicant Portland Seadogs
P.O. Box 636 Portland, ME 04104
 Mailing Address
 Proposed Use of Site
 Acreage of Site / Ground Floor Coverage
 Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No
 Other Comments: Expansion of bleacher seats
 Date Dept. Review Due: _____

23 Feb 95
 Date
171 Park Ave
 Address of Proposed Site
052-0-003
 Site Identifier(s) from Assessors Maps
 Zoning of Proposed Site
 Proposed Number of Floors _____
 Total Floor Area _____
 Contact: Mike Ferguson 874-9300

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

APPROVED
 APPROVED
 CONDITIONALLY
 DISAPPROVED

TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER
X	X	X	X	X	X	X	X	X	X	X	X	X	X	

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

Richard Kroll for James Seymour
 SIGNATURE OF REVIEWING STAFF/DATE 3-7-95

MITCHELL & ASSOCIATES
LANDSCAPE ARCHITECTS

February 22, 1995

Mr. Richard Knowland, Senior Planner
Planning & Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

RE: HADLOCK STADIUM BLEACHER EXPANSION

Dear Rick:


On behalf of the Portland Sea Dogs, we are pleased to submit this Amended Site Plan Application for seating expansion at Hadlock Stadium. The Portland Sea Dogs organization is proposing to construct a new bleacher seating area for five hundred and two (502) general admission seats. This new seating will be located along the third base line in left field adjacent to the existing stadium. Access will be from an extension of the existing walkway that accesses the existing stadium seating.

We have prepared the following documentation for your review:

- Amended Site Plan, dated February 18, 1993, revision date February 22, 1995.
- Amended Site Plan and Elevations, dated February 22, 1995.
- Project Narrative, dated February 22, 1995.

Should you have any questions or comments please do not hesitate to contact our office.

Sincerely,
Mitchell & Associates



Robert B. Metcalf

Enclosure

cc: Michael Fagerson

*2/21 Park Lane
Ballpark*

PROJECT NARRATIVE

HADLOCK STADIUM AMENDED SITE PLAN

February 22, 1995

1. Project Description

The proposed addition to Hadlock Stadium is for the installation of a prefabricated bleacher system to accommodate an additional 502 general admission seats. The new bleachers will be located along the third base line in left field, adjacent to the existing stadium. Orientation of the structure will be rotated slightly to provide proper sight line of the playing field.

The bleacher structure shall be installed on a cast-in-place concrete slab. Proposed construction of the prefabricated bleacher includes cladding the exposed under-structure with the same green seamed metal panels found throughout the stadium. New seating will be the same blue bench type seat with back rest as found in the existing stadium. The existing visitor bull pen will require relocation as shown on the accompanying plans. The bull pen will be reduced in size and will encroach upon the third base warning track. This proposed layout is designed in accordance with league requirements. All disturbed areas will be loamed and seeded after completion of construction.

2. Total Building Area

The original development plans approved by the City of Portland encompassed an impervious surface ratio of 24.87 percent. This included a significant amount of paved area designated for picnicking situated where the proposed bleachers are to be located. The picnic area was never constructed, however, the proposed impervious surface area was equal to 9,888 square feet. The present proposal for the bleacher expansion and necessary circulation is equal to 4,177 square feet. This is a net reduction in impervious cover, thus maintaining the overall percentage of impervious surfaces below the maximum 25 percent allowed.

3. Sewer Capacity

The existing stadium was approved based upon adequate capacity for the proposed 6,100 seats at 5 gpd/seat or a total of 30,500 gallons per day. The proposed expansion of 502 seats will add 2,520 gpd to the system. Discussions with Mr. William Goodwin of the Portland City Engineering Department, indicates that this increase is insignificant and will not effect the capacity of the Alms House Sewer interceptor.

4. Water Availability

Expansion of the seating capacity will not require any additional plumbing fixtures, and based upon total capacity, will only increase demand by approximately eight percent. Based upon our review of last year's water usage, original estimates were higher than actual consumption, therefore, the addition of 502 seats should have minimal impact on water consumption. Discussions with Glen Hunter of the Portland Water District also concludes that there will be no impacts to water service based upon the proposed expansion.

5. Construction Time Frame

The estimated construction schedule is as follows:

Excavate for slab	Feb 28, 1995
Pour slab	March 7, 1995
Install bleachers	March 15, 1995
Reconstruct bull pen	March 30, 1995
Finish grade, loam & seed	April 1, 1995
Project completion	April 5, 1995

NOTE: Final bituminous paving subject to plant opening.

6. Stormwater Management

The proposed location for the new bleacher expansion is a relatively flat area that slopes toward the railroad right-of-way and the existing parking lot. Presently, the majority of the area is vacant with a sparse cover of grass over a gravelly soil. There have been no drainage problems in this area since the completion of the Hadlock Stadium renovations.

Originally this area was proposed and approved as a paved picnic area. The stormwater calculations for the renovation project included this area as paved. The present proposal, including the paved access walk and ramp to the stadium, covers an area of 4,177 square feet. The proposed coverage is less than 50 percent of what was originally designed for.

Based upon discussions with the Planning Department and their consulting review engineer, a dry well shall be constructed at the designated low point as shown on the Amended Site Plan. In addition, a four inch perforated underdrain shall be installed to aid in draining the relocated bull pen area. The underdrain shall be connected to the drywell.

The area in which the proposed improvements are to be located has been designed to continue to allow stormwater runoff to flow toward the parking lot and existing storm drain structures and toward the railroad right-of-way as it has done prior to improvements. The actual impact of the impervious area will be less than what was calculated for during the initial approval process.

7. Erosion Control

The area of proposed improvements is very flat with the adjacent grade of the railroad sloping toward the site. The extent and duration of the proposed construction will have minimal impacts. The site shall be stabilized with hay after construction of the slab and until such time as the weather permits permanent stabilization.

8. Gas Main

We have discussed the proposed location of the new bleachers with Northern Utilities. The proposed concrete slab for the bleachers will be kept off the twelve inch gas main. Field coordination shall occur between the site contractor and Northern Utilities prior to pouring of the slab.