

Location of Construction: 211 Park Ave		Owner: City of Portland		Phone:		Permit No <b>950211</b>	
Owner Address:		Leasee/Buyer's Name: Portland Seafoods P.O. Box 4300 Portland, ME 04106		Phone:		Business Name:	
Contractor Name: Taylor Construction Corp. P.O. Box 7400 Portland, ME 04106		Address: 1300 Congress St Portland, ME 04106		Phone: (207) 834-1616		Permit Issued: <b>MAR 9 1995</b>	
Past Use: Haskell Field		Proposed Use: Store w/ expanded merchandise		COST OF WORK: \$ 143,000.		PERMIT FEE: \$ 130.00 Precut Check	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <b>AS</b> Type: <b>1</b>	
Proposed Project Description: Store exterior renovation - expand merchandise sales				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: <i>[Signature]</i>		Date Applied For: <i>13 Feb 95</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <b>Special Zone or Reviews:</b> <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 ISSUED**  
**MAR 9 1995**  
**CITY OF PORTLAND**

**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: *13 Feb 95* PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

CEO DISTRICT **5**  
*[Signature]*

COMMENTS

495 Did several inspections check  
bolts & stair treads &  
railings. Inspected underneath  
bleachers several times with contractor  
Dunk

Inspection Record

Type

Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_

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.

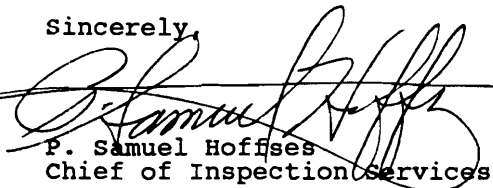
Portland Sea Dogs

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 Ptld, ME 04104

271 Park Ave

Mailing Address

Address of Proposed Site

X

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 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>3/1/95</u>	<u>ROS</u>																	
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Maureen Schumacher*

SIGNATURE OF REVIEWING STAFF/DATE

**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 \_\_\_\_\_

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: \_\_\_\_\_

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									
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

  
 \_\_\_\_\_  
 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 \_\_\_\_\_

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: \_\_\_\_\_

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)

*Richard/Condon 3-7-95*

SIGNATURE OF REVIEWING STAFF/DATE

**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 \_\_\_\_\_

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: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

**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 Deegan*  
 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

2771  
Fagerson  
Beal  
K

# 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.