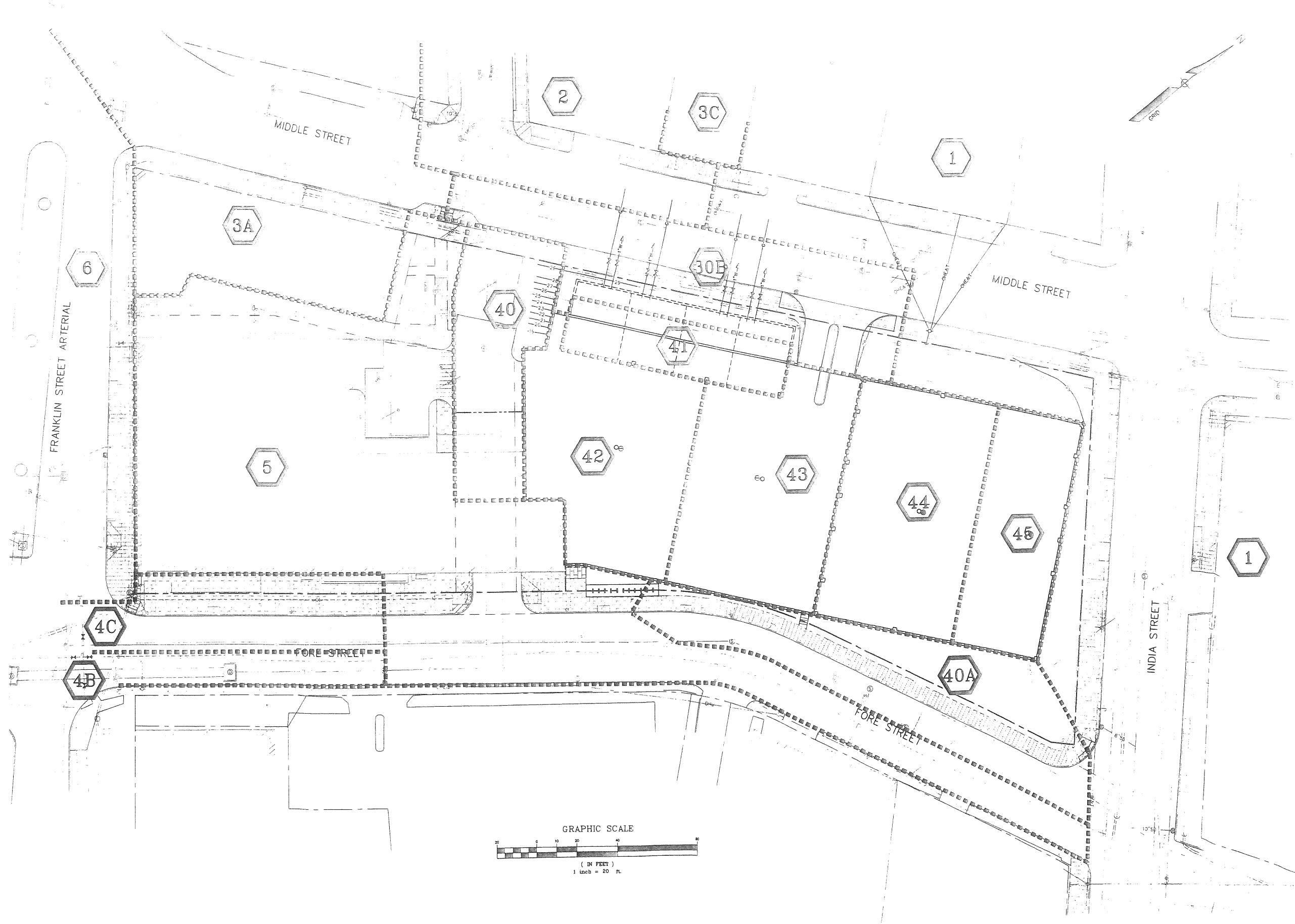


29-L-1

207-209 Fore St.

2 Unit Condo.

Opechee Construction



REVISION SCHEDULE

NO.	DATE	DESCRIPTION

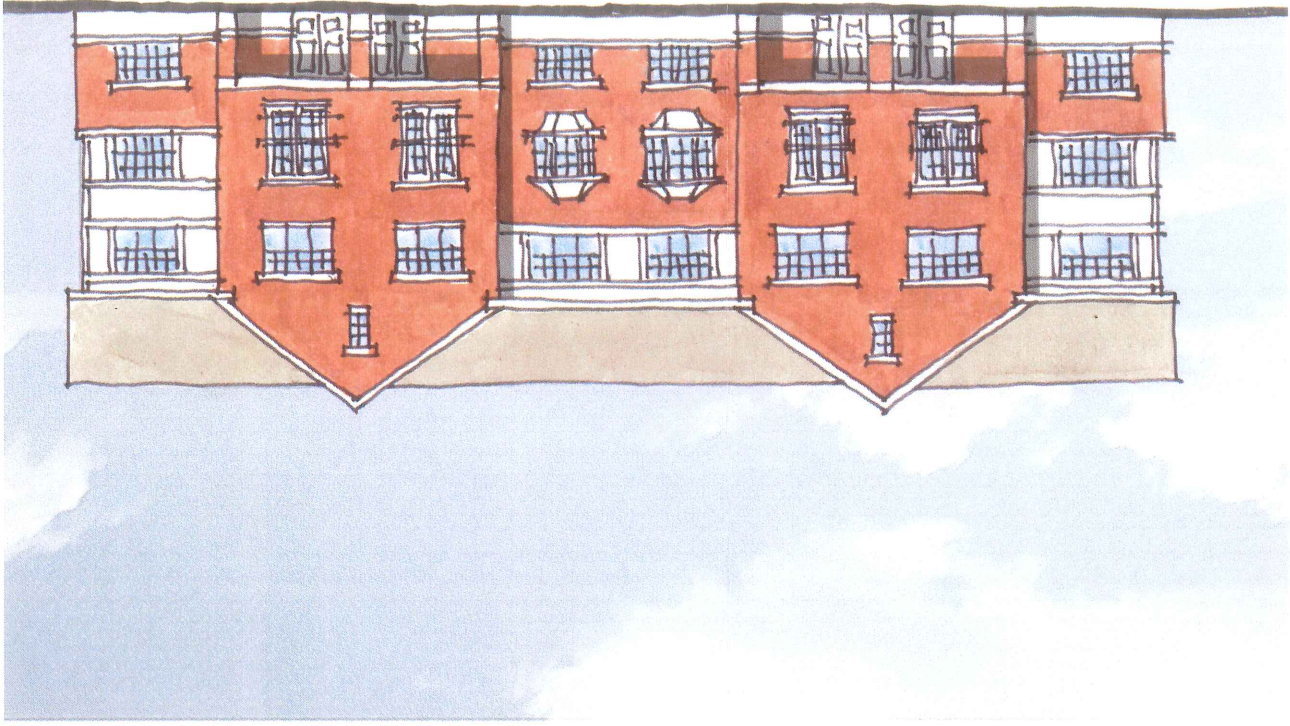
COPECHEE
 CONSTRUCTION CORPORATION
 11 CORCORAN DRIVE, BELMONT NH 03316
 PHONE (603) 337-8890 FAX (603) 337-9151

POST-DEVELOPMENT
 DRAINAGE PLAN

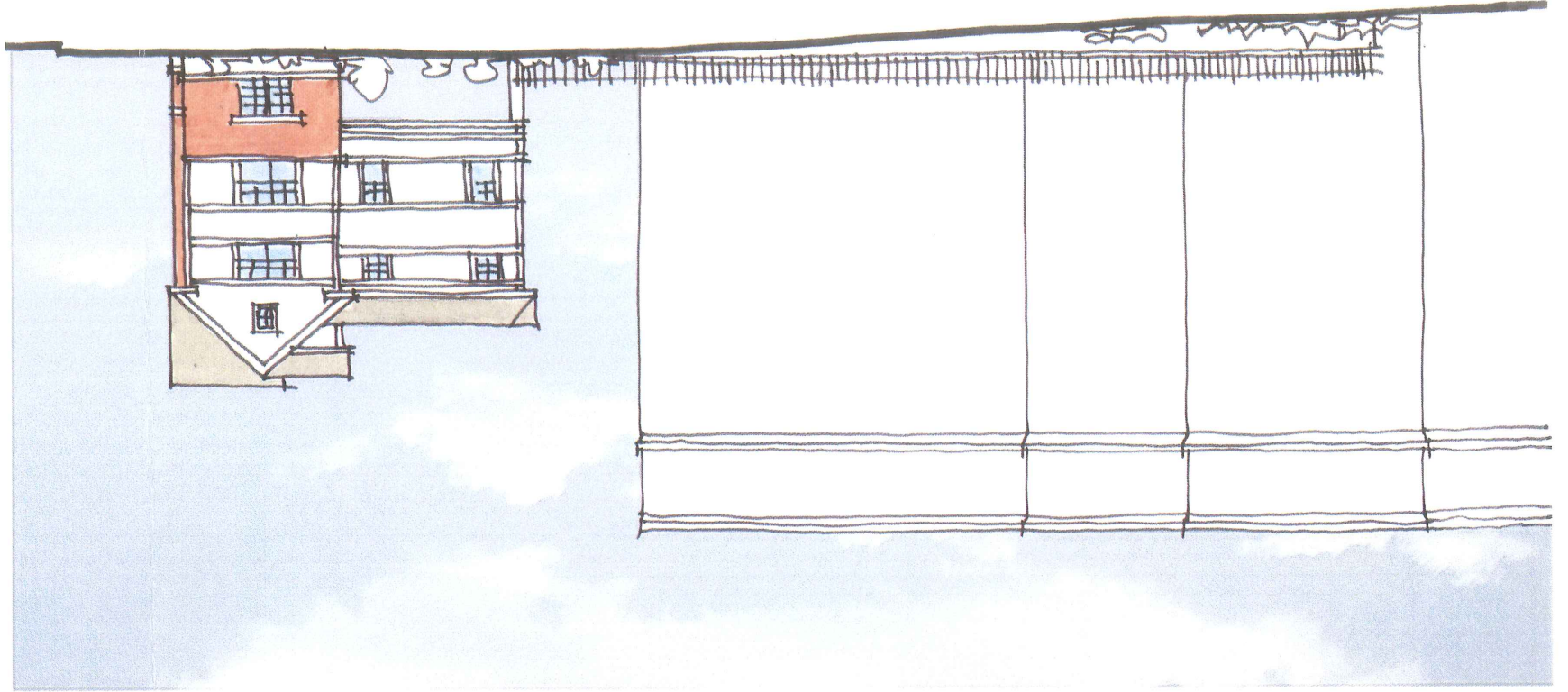
PROJECT: PARKING LOT
 AND RESIDENCES
 PORTLAND, ME

DATE: 06-18-10
 SCALE: 1"=20'
 DRAWN BY: SML
DP1
 SHEET 1 OF 1

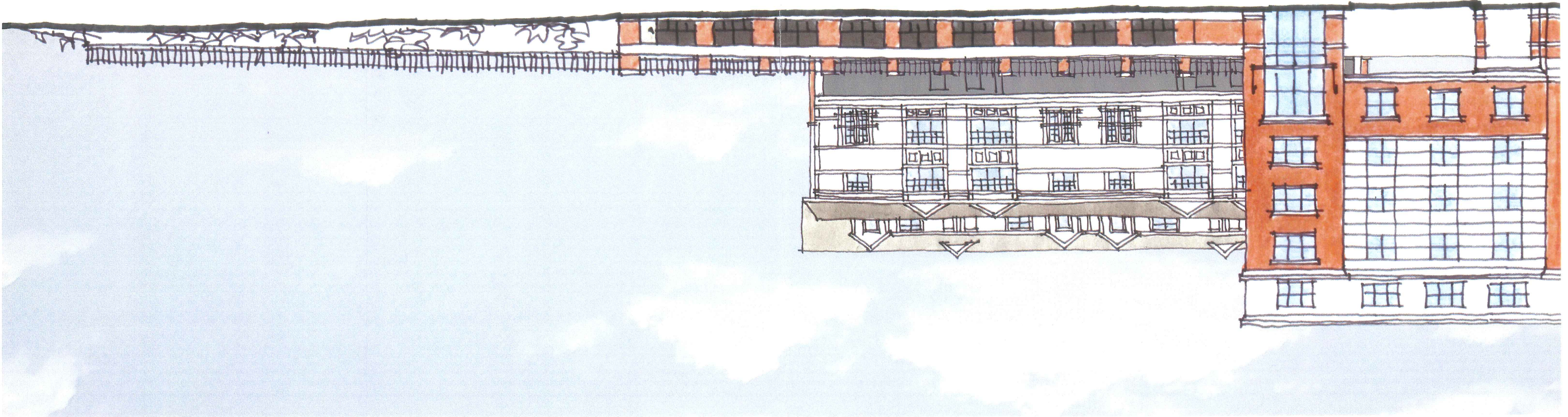
MIDDLE STREET ELEVATION



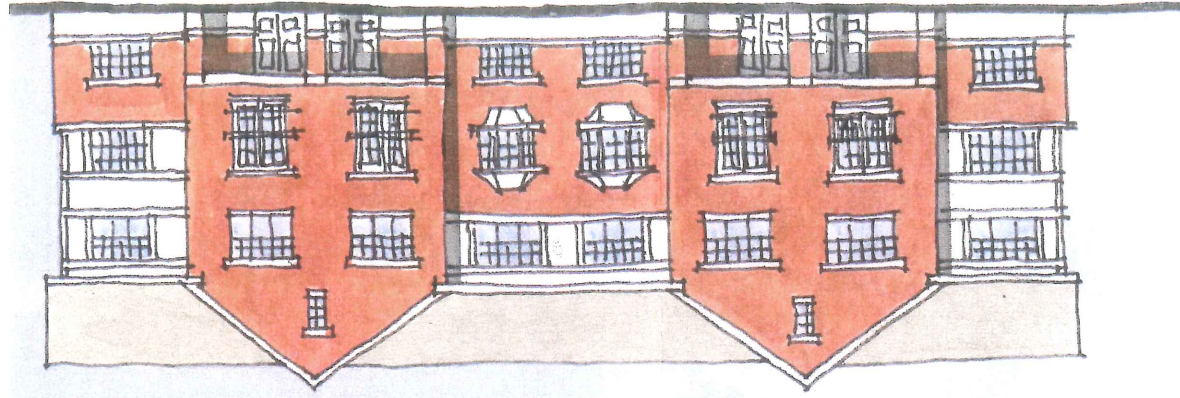
INDIA STREET ELEVATION



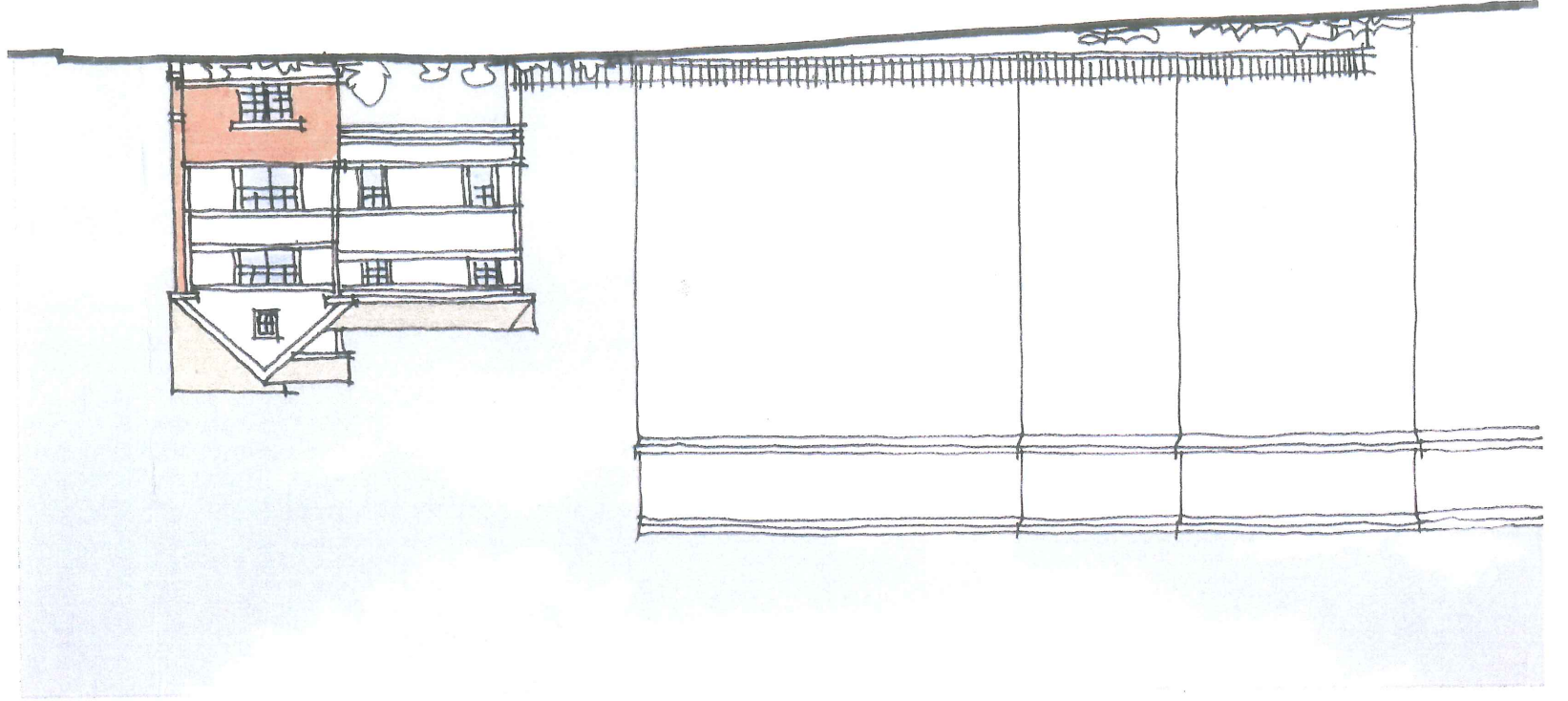
FORE STREET ELEVATION



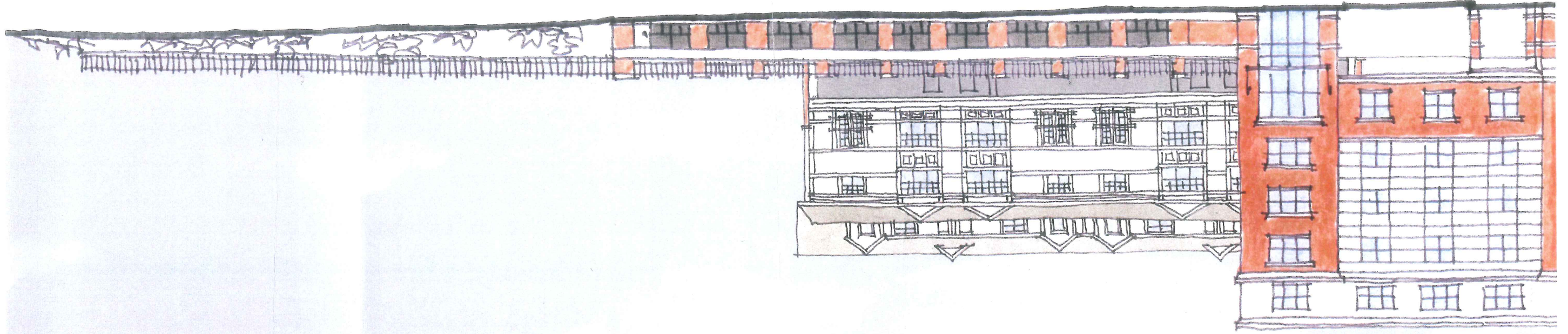
MIDDLE STREET ELEVATION



INDIA STREET ELEVATION



FORE STREET ELEVATION



Attachment 6

GENERAL NOTES:

1. APPLICANT: FORE INDIA MIDDLE, LLC 11 CORPORATE DRIVE, BELMONT, NEW HAMPSHIRE, 03220.
2. THE RECORD OWNER OF THE PROPERTY IS FORE INDIA MIDDLE, LLC BY DEED DATED JUNE 11, 2010 (BOOK 2189) WHICH SUBDIVIDED THE PROPERTY BY SUBDIVISION PLAN RECORDED AT COBD IN PLAN BOOK 210, PLAN 194.
3. TAX MAPS HAVE NOT YET BEEN UPDATED TO REFLECT THE SUBDIVISION REFERENCED IN NOTE 2.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 47,473 SQUARE FEET.
5. BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN HEREON IS BASED UPON A SURVEY ON THE GROUND ALTA PERFORMED BY SEABOARD TECHNOLOGICAL, INC. PERFORMED DATED DECEMBER 4, 2009 REVEALED THROUGH DECEMBER 19, 2009 TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS.
6. ZONING DISTRICT: B-3 DOWNTOWN BUSINESS DISTRICT.
7. SPACE AND BUILDING CORRELA FOR THE B-3 DOWNTOWN BUSINESS DISTRICT:
 - (a) MIN. LOT SIZE: NONE
 - (b) MIN. STREET FRONTAGE: 15 FT. (SEE SEC. 14-220, CHAPTER 14, OF CITY LAND USE)
 - (c) STREET WALL TO BUILD LINE: 5 FT. (SEE SEC. 14-220, CHAPTER 14, OF CITY LAND USE)
 - (d) MIN. YARD DIMENSIONS: NONE
 - (e) MIN. LOT WIDTH: NONE
 - (f) MAX. LENGTH OF UNDEVELOPED BLANK WALL ALONG A PUBLIC STREET OR PUBLIC ACCESSIBLE DRIVEWAY: NONE
 - (g) MAX. HEIGHT OF STRUCTURES: SEE SEC. 14-220, CHAPTER 14, OF CITY LAND USE ORDINANCE.
8. APPLICANT INTENDS TO DEVELOP THE PROPERTY AS A PRIVATE CONDOMINIUM DEVELOPMENT THAT WILL CONSIST OF SIX UNITS, A LOWER LEVEL PARKING UNIT, AN UPPER LEVEL PARKING UNIT, AND FOUR RESIDENTIAL TOWNHOUSE UNITS AND TWO PARKING UNITS. SUBDIVISION OF THE LAND INTO FOUR RESIDENTIAL TOWNHOUSE UNITS AND TWO PARKING UNITS UNDER THE RECORDING DISTRICT PROVISIONS OF THE SUBDIVISION PLAN RECORDED AT COBD IN PLAN BOOK 210, PLAN 194.
9. THE CITY OF PORTLAND PLANNING BOARD HAS APPROVED THE SUBDIVISION OF THE PROPERTY INTO FOUR RESIDENTIAL TOWNHOUSE UNITS AND TWO PARKING UNITS, AND CONSTRUCTION OF THE BUILDINGS AND PARKING UNITS. THE APPLICANT WILL RETAIN RIGHTS TO CONSTRUCT ADDITIONAL UNITS AND PARKING UNITS ON THE PROPERTY.
10. THE PROJECT IS A PRIVATE CONDOMINIUM DEVELOPMENT AND SITE LIGHTING, TRASH REMOVAL, AND SNOW REMOVAL SHALL BE DESIGNED AND CONSTRUCTED.
11. A SUBDIVISION SHALL BE DEFINED AS THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS (A) AND (B) OR MORE, WITH ANY PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDING OR OTHERWISE, AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF NEW STRUCTURES OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE TO BE A NEW STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS.
12. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN THE CITY RIGHT OF WAY SHALL COMPLY TO THE CITY OF PORTLAND DESIGN STANDARDS AND SPECIFICATIONS.
13. ALL GRADING SHALL BE DESIGNED AND BUILT WITH TYPICAL GRADING AT ALL VERTICES AND CROSSINGS, IN ACCORDANCE WITH THE CITY OF PORTLAND PUBLIC SERVICES DIVISION TECHNICAL STANDARDS AND GUIDELINES.
14. THE FACILITY IS SERVICED BY CITY SEWER, WATER, GAS, UNDERGROUND ELECTRIC, STORM DRAINAGE, TELEPHONE AND CABLE TELEVISION UTILITIES.
15. ALL ELECTRIC, TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN COMPLIANCE WITH THE STANDARDS OF CENTRAL MAINE POWER CO., VERIZON NEW ENGLAND, TIME WARNER CABLE TV, OR OTHER UTILITIES PROVIDING SERVICE TO THE SITE.
16. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN COMPLIANCE WITH PORTLAND WATER DISTRICT STANDARDS.
17. ALL NATURAL GAS MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN COMPLIANCE WITH NORTHERN UTILITIES/UNITIL STANDARDS.
18. ALL SEWAGE AND SEWAGE CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE ENVIRONMENTAL PROTECTION, MARCH 2000 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
19. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC SERVICES INSPECTION DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (774-6300 EXT. 8838) SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA. A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY.
20. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE SUPERVISOR, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
21. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
22. CONSTRUCTION DEBRIS SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
23. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
24. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION TO ENSURE THEIR INTEGRITY. IF DISTURBED, THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
25. ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT SEWER DIVISION.
26. ALL NEW CONNECTIONS, RECONNECTIONS, ETC. TO SANITARY OR STORM SEWERS SHALL REQUIRE A CONNECTION PERMIT PRIOR TO BEGINNING ANY WORK. THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO ALLOW FOR INSPECTION.
27. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
28. THE ENTIRE SITE SHALL BE DEVELOPED AND MAINTAINED AS PERMITTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TROPICANIZATION, LANDSCAPING, RETENTION OF WOODS OR LAMN AREAS, ACCESS, SIZE, LOCATION AND SPACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
29. LANDSCAPING SHALL MEET THE ARBORETOLOGICAL SPECIFICATION AND STANDARDS OF PRACOR AND GUIDELINES OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND SPECIFICATIONS.
30. ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER MATERIALS AS REQUIRED BY BEST MANAGEMENT PRACTICES.
31. BEFORE CONSTRUCTION, A RECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR/DEVELOPER, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE CONTRACTOR/DEVELOPER SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE. A BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE. A MUTUALLY AGREEABLE TIME FOR THE RECONSTRUCTION MEETING.
32. THE PROPERTY IS SUBJECT TO A PARKING AGREEMENT RECORDED IN THE COBD AT BOOK 2189 PAGE 88 UNDER WHICH THE HOTEL AND RESIDENCES ON THE ADJACENT LOT 1 HAVE PARKING EASEMENT RIGHTS. IT IS INTENDED THAT THE LOWER LEVEL PARKING UNIT WILL SERVE AS THE LOCATION OF THE PARKING SPACES UNDER SAID PARKING AGREEMENT.
33. THE SOUTHWEST CORNER OF INDIA STREET SHOWN HEREON IS BASED UPON FOUND MONUMENTATION AND THE NORTH STREET ACCEPTANCE. THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS HAS PERFORMED A STREET SURVEYOR HANDBOOK STREET AND THAMES STREET, THE INTO THE LINES OF INDIA, FORE, MIDDLE AND COMMERCIAL STREETS, DATED JANUARY 11, 2006 ON FILE AT THE DEPARTMENT OF PUBLIC WORKS. THIS SURVEYOR HANDBOOK STREET AND THAMES STREET, THE INTO THE LINES OF INDIA, FORE, MIDDLE AND COMMERCIAL STREETS, DATED JANUARY 11, 2006 ON FILE AT THE DEPARTMENT OF PUBLIC WORKS HAS NOT REDEFINED THE PUBLIC WORKS SURVEY. THE LOCUS PROPERTY WOULD OBTAIN APPROXIMATELY 75 SQUARE FEET IN AREA.

DATE	REVISION

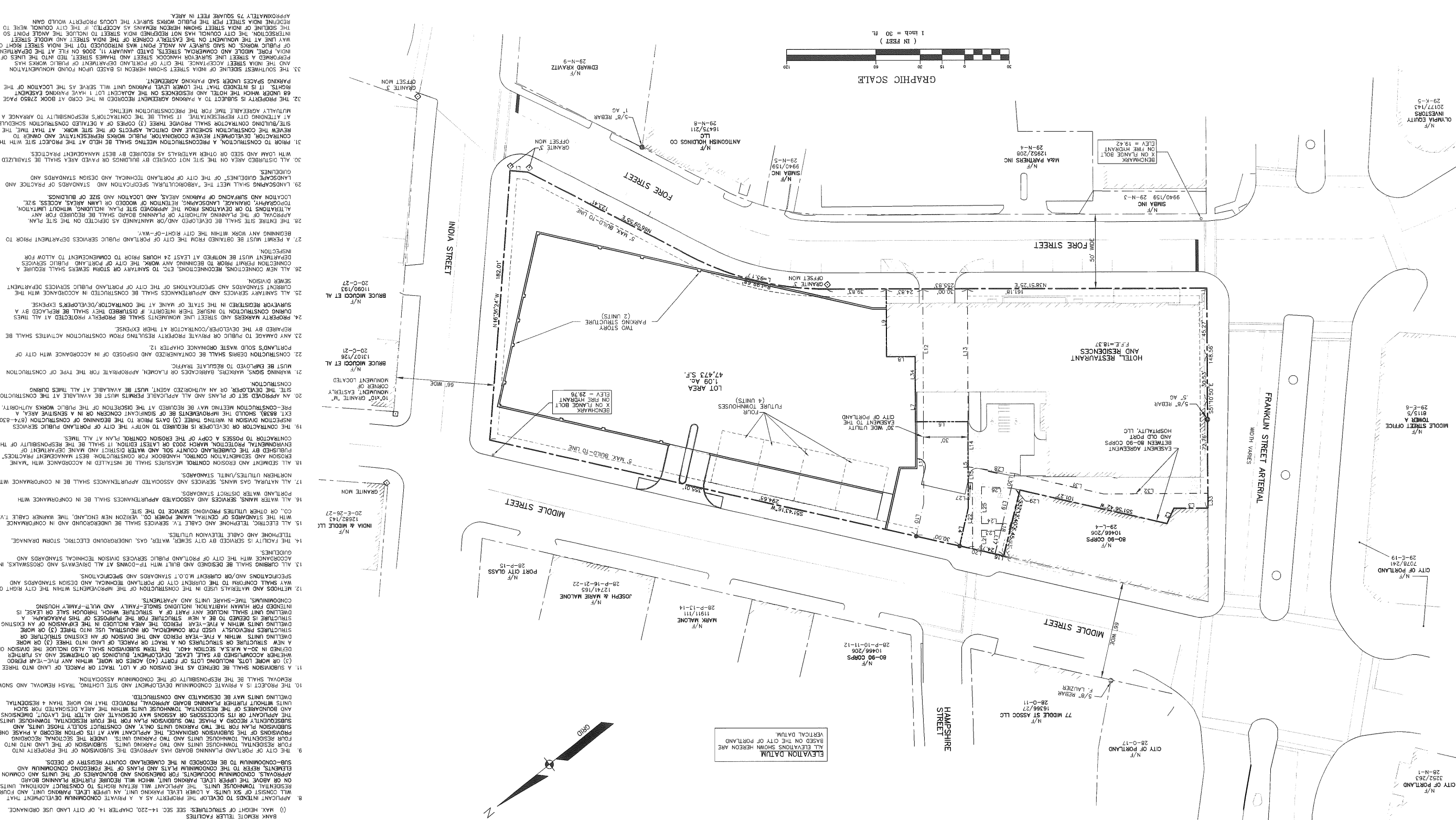
OPETCHEE
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT, NH 03220
PHONE (603) 327-9990 FAX (603) 327-9191

SECTIONAL SUBDIVISION PLAN
PORTLAND, ME

PARKING LOT

DATE: 06-22-10
SCALE: 1"=30'
DRAWN BY: SML
PROJECT: PARKING LOT
SHEET: 1 OF 2
SO1

PROJECT: PARKING LOT
DATE: 06-22-10
SCALE: 1"=30'
DRAWN BY: SML
SHEET: 1 OF 2
SO1



EASEMENT LINE DATA

LINE	DIRECTION	DISTANCE
L1	N43°47'25"E	12.13'
L2	S25°31'27"E	11.27'
L3	S58°16'44"W	23.07'
L4	S58°16'44"W	28.27'
L5	S51°08'35"E	58.45'
L6	N38°10'29"E	49.90'
L7	S51°08'35"E	20.01'
L8	S38°13'36"W	19.33'
L9	S31°08'24"E	45.66'
L34	S51°08'24"E	24.00'

PROPERTY LINE DATA

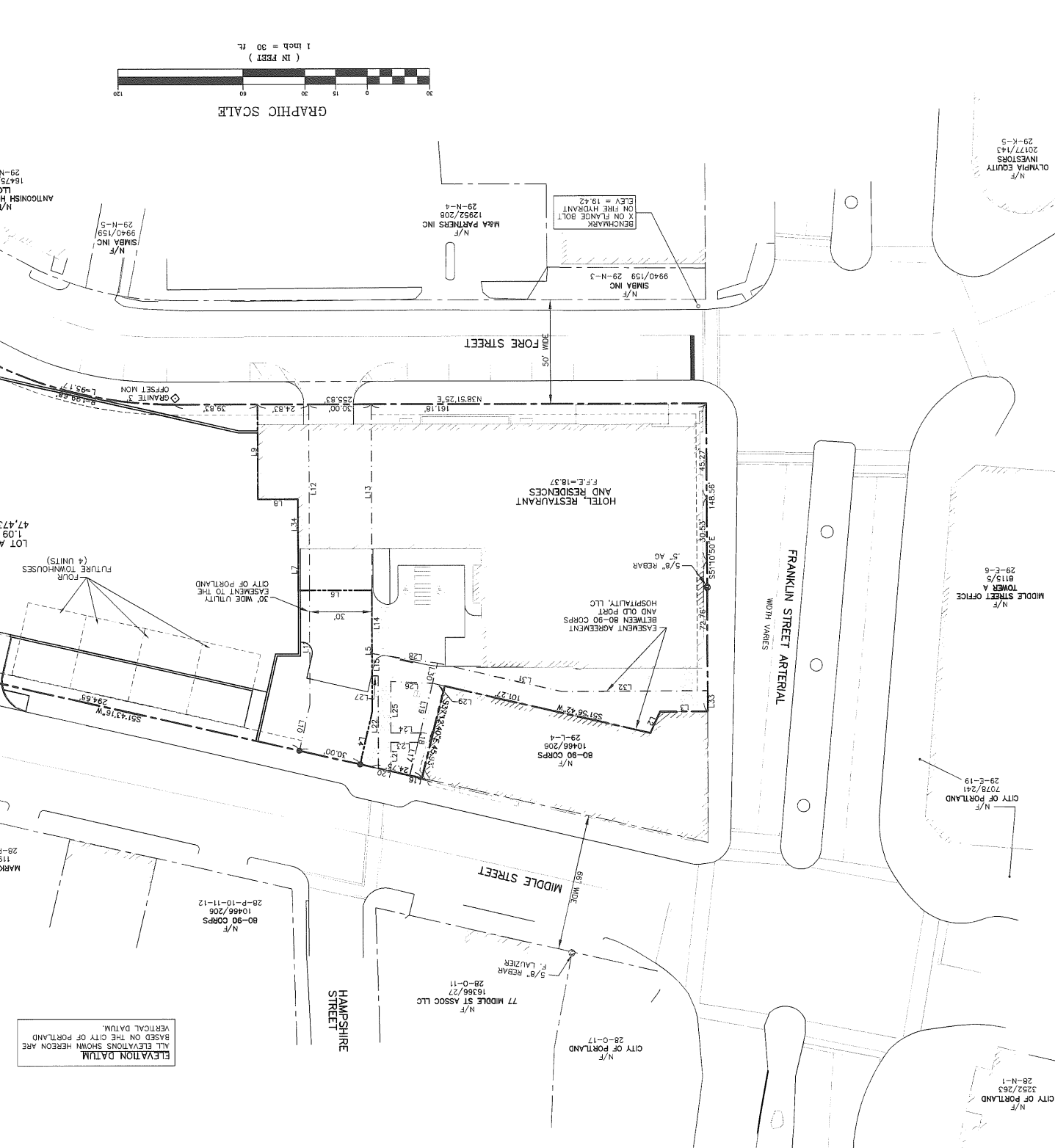
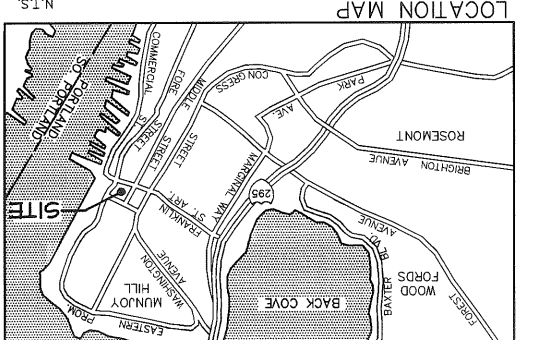
LINE	DIRECTION	DISTANCE
L10	N38°17'44"W	22.99'
L11	N51°08'35"W	55.07'
L12	N51°08'35"W	89.87'
L13	N51°08'35"W	89.87'
L14	N51°08'35"W	30.65'
L15	N51°08'35"W	10.71'
L16	S31°43'18"W	6.00'
L17	N37°12'40"W	16.53'
L18	N37°12'40"W	4.64'
L19	N37°12'40"W	24.29'
L20	N51°41'16"E	6.19'
L21	S51°08'35"E	13.98'
L22	S51°08'35"E	44.79'
L23	S58°16'44"W	17.99'
L24	S58°16'44"W	14.11'
L25	S51°08'35"E	24.94'
L26	N41°21'46"E	20.10'
L27	N38°51'25"E	2.83'
L28	N51°08'42"E	51.65'
L29	N51°08'42"E	6.00'
L30	S37°12'40"E	10.00'
L31	S51°08'42"W	61.41'
L32	S38°37'43"W	70.11'
L33	N51°22'17"W	10.00'

LEGEND

DESCRIPTION	PROPOSED
BOUNDARY LINE/R.O.W.	---
SETBACK	---
EASEMENT	---
IRON PIPE/POD	---
CURVE/LINE NO.	---
BOUNDARY	---
EXISTING	---
UTILITY POLE	---
UTILITY POLE/WALL	---

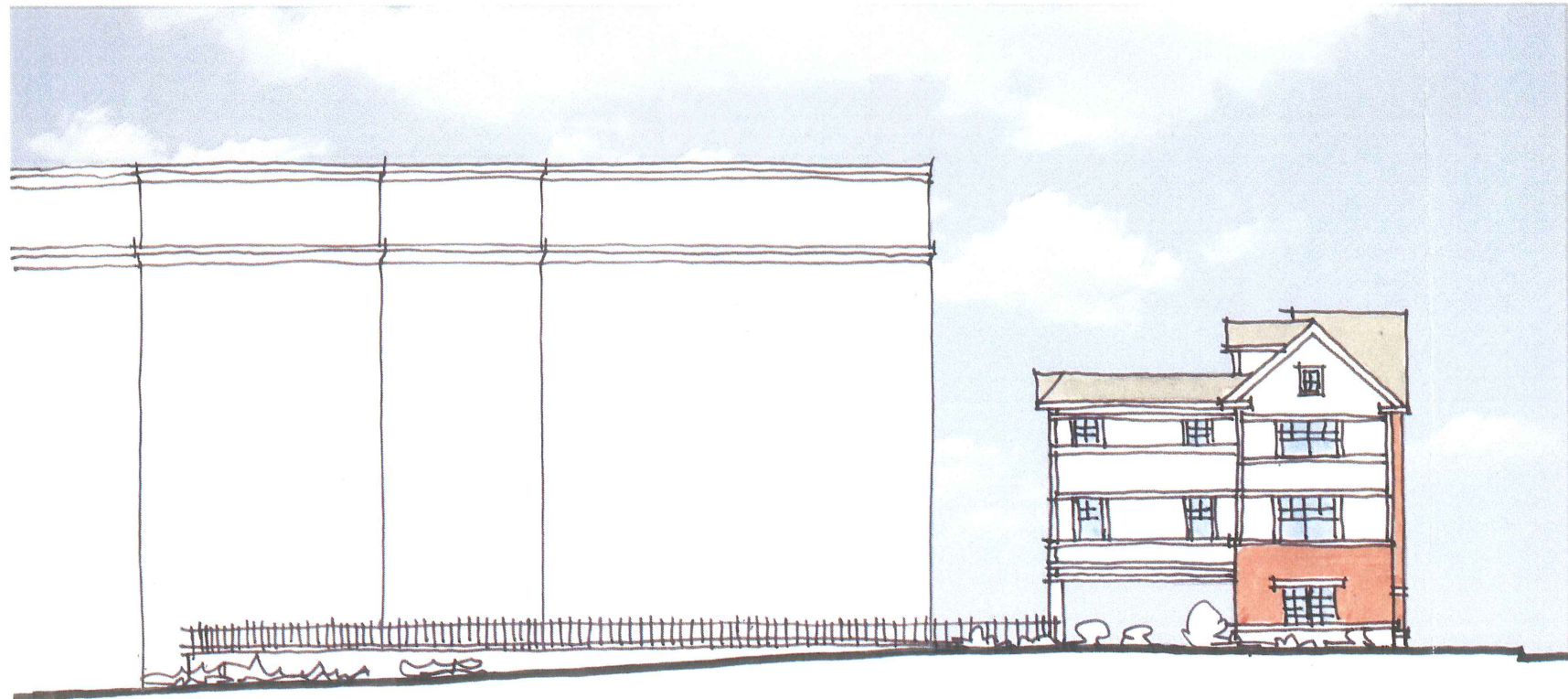
REVISION SCHEDULE

DATE	REVISION





FORE STREET ELEVATION



INDIA STREET ELEVATION



MIDDLE STREET ELEVATION

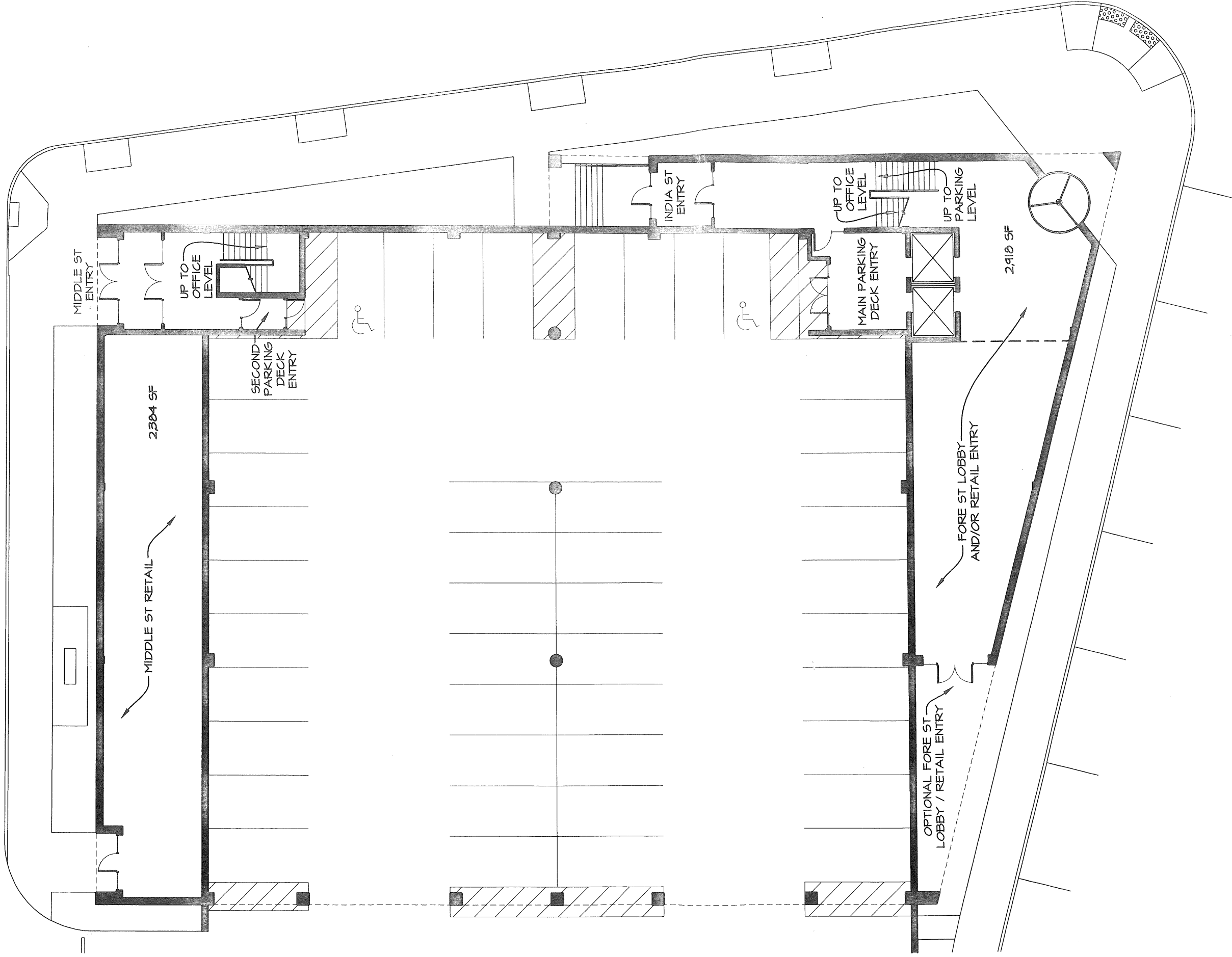


PROPOSED BUILDING RENDERING — PARCEL 2
INDIA STREET VIEW
May 19, 2010

COPECHEE

CONSTRUCTION CORPORATION

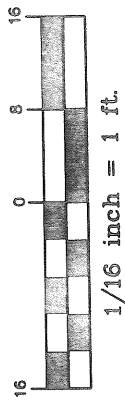
11 CORPORATE DRIVE, BELMONT NH 03220
PHONE (603) 527-9090 FAX (603) 527-9191



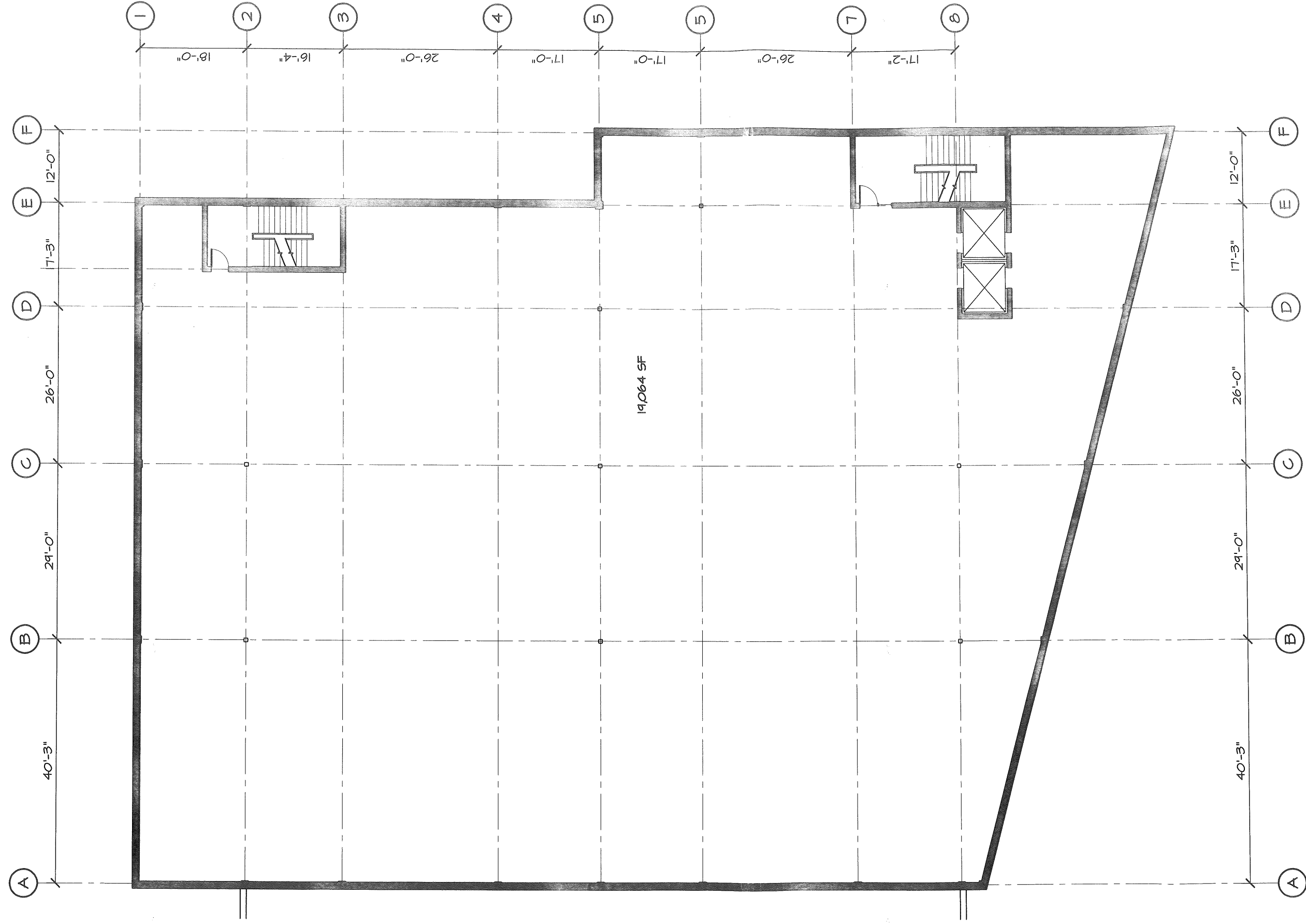
PROPOSED FLOOR PLAN - PARCEL 2
 LOBBY LEVEL
 May 19, 2010



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 11 CORPORATE DRIVE, BELMONT NH 03220
 PHONE (603) 527-9090 FAX (603) 527-9191



1/16 inch = 1 ft.

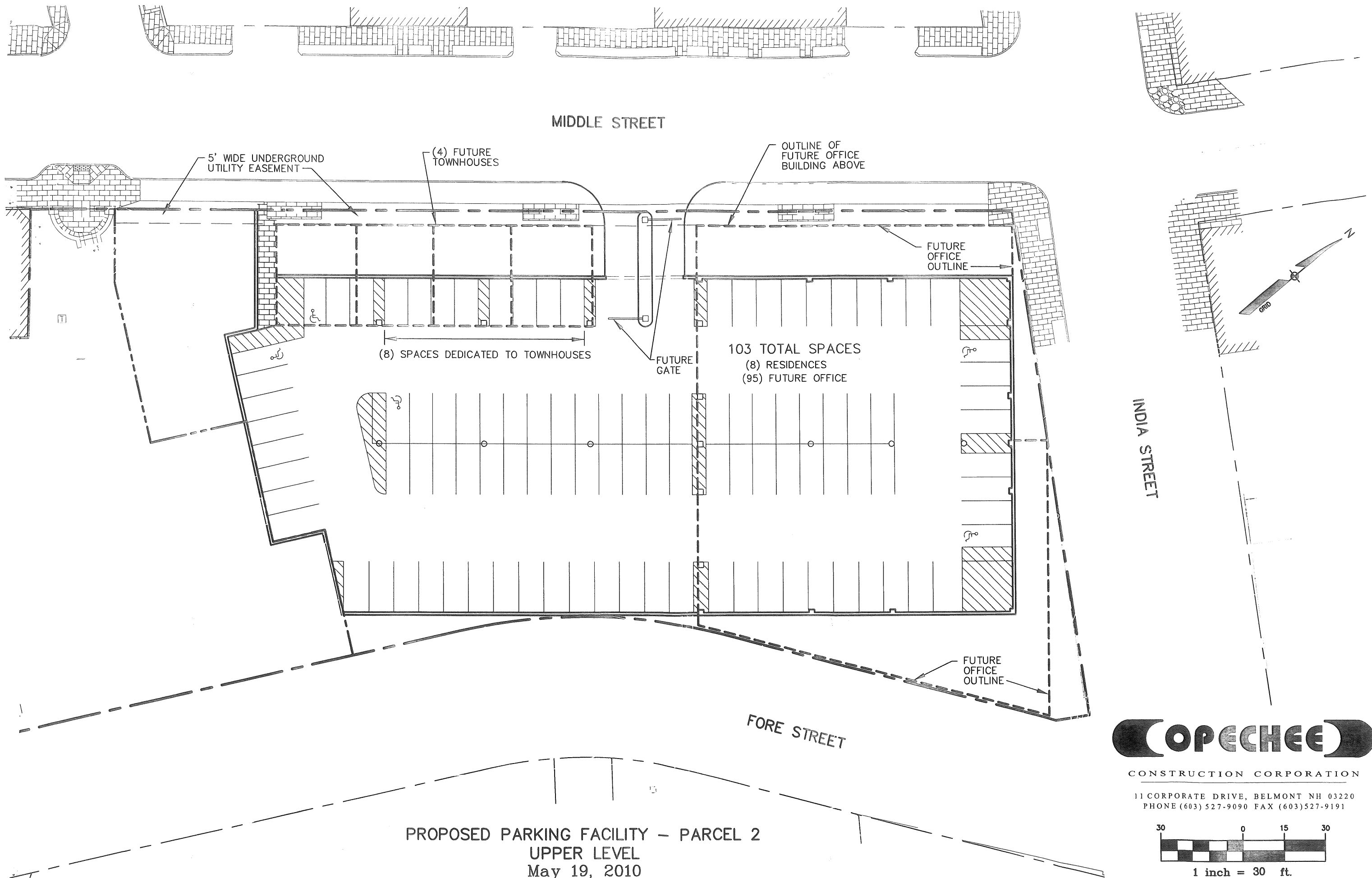


PROPOSED FLOOR PLAN - PARCEL 2
UPPER LEVEL
 May 19, 2010



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 PHONE (603) 527-9090 FAX (603) 527-9191





MIDDLE STREET

5' WIDE UNDERGROUND UTILITY EASEMENT

(4) FUTURE TOWNHOUSES

OUTLINE OF FUTURE OFFICE BUILDING ABOVE

FUTURE OFFICE OUTLINE

(8) SPACES DEDICATED TO TOWNHOUSES

FUTURE GATE

103 TOTAL SPACES
(8) RESIDENCES
(95) FUTURE OFFICE

INDIA STREET

FUTURE OFFICE OUTLINE

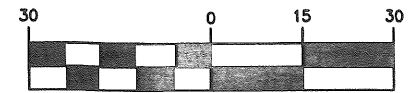
FORE STREET

PROPOSED PARKING FACILITY - PARCEL 2
UPPER LEVEL
May 19, 2010



CONSTRUCTION CORPORATION

11 CORPORATE DRIVE, BELMONT NH 03220
PHONE (603) 527-9090 FAX (603) 527-9191



1 inch = 30 ft.