

PLAN REFERENCES

1. "PLAN DEPICTING THE RESULTS OF A PARTIAL BOUNDARY SURVEY, EXISTING CONDITIONS & PROPOSED LOT DIVISION MADE FOR PH WARREN AVE, LLC NORTHERLY SIDELINE OF WARREN AVENUE, SAVILLE STREET & NEWCOMB STREET PORTLAND, MAINE" DATED 01.07.2014 BY NADEAU LAND SURVEYS

BENCHMARK

VERTICAL DATUM IS NGVD29. BENCHMARK ESTABLISHED WITH GPS STATIC OBSERVATIONS TAKEN ON OCTOBER 28, 2013 BY NADEAU LAND SURVEYS

TP-ST-3
 APPROXIMATE TESTPIT LOCATION

N/F
 SAGA COMMUNICATIONS
 OF NEW ENGLAND, INC.
 CCRD BOOK 12543, PAGE 308

LIMIT OF WETLAND
 INVESTIGATION
 FLAGGING
 BY ALBERT FRICK
 ASSOCIATES

PROPOSED LOT
 9.4 ACRES
 410,031 SF

REMAINING LAND OF PH WARREN AVENUE LLC
 (SEE NADEAU LAND SURVEY PLAN FOR DETAILS)

NOTE: FINAL LIMITS OF LOT BOUNDARY MAY VARY DEPENDING ON THE THE OUTCOME OF POTENTIAL LAND TRANSFER WITH THE CITY OF PORTLAND.

APPROX. LOCATION OF
 EXISTING INTERCEPTOR
 SEWER

#429 WARREN AVENUE
 N/F
 424 WARREN AVENUE, LLC
 CCRD BOOK 17326, PAGE 340
 MAP 304, BLOCK B, LOT 32

TP-ST-3
 TEST PIT BY S.W.
 COLE ENGINEERING
 (TYP)

TP-ST-4

N/F
 VANCE
 CCRD BOOK 3080, PAGE 873

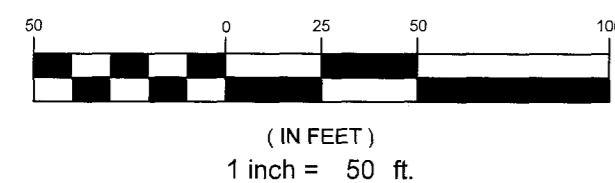
N/F
 BENNET
 CCRD BOOK 45847
 PAGE 257

#401 WARREN AVENUE
 N/F
 PETER F. HOLMES
 CCRD BOOK 6918, PAGE 53
 MAP 303, BLOCK A, LOT 11

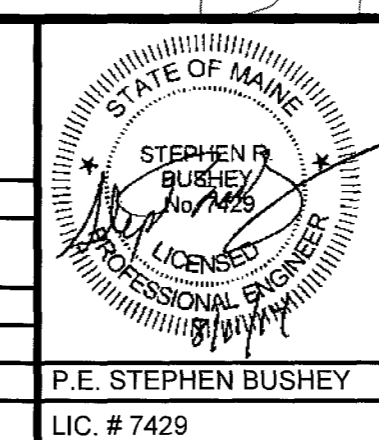
SAVILLE STREET

NEWCOMB STREET

WARREN AVENUE



REV	DATE	DESCRIPTION	REVISIONS
4	08.11.14	RELEASED TO CITY - FINAL PLANS	
3	07.03.14	FINAL PLAN SUBMISSION TO CITY PER CONDITIONS OF APPROVAL	
2	04.17.14	FINAL PLAN SUBMISSION TO CITY	
1	02.10.14	SUBMITTED TO CITY OF PORTLAND	



PROJECT PH WARREN AVENUE, LLC
 COMMERCIAL SITE
 421 WARREN AVENUE

SHEET TITLE
**EXISTING CONDITIONS
 PLAN**

CLIENT PH WARREN AVENUE, LLC
 C/O PETER HOLMES
 12 WILDWOOD LANE
 SCARBOROUGH, ME 04074

ENGINEERS
FST
 Since 1914

FAY, SPOFFORD & THORNDIKE, INC.
 ENGINEERS - PLANNERS - SCIENTISTS
 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: CMW DATE: NOVEMBER 2013
 DESIGNED: SRB SCALE: 1" = 50'
 CHECKED: SRB JOB NO. SP-M104
 FILE NAME: SP-M104-EXISTING
 SHEET **C-2.1**