


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

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

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

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

N/F
 VANCE
 CCRD BOOK 3080, PAGE 873

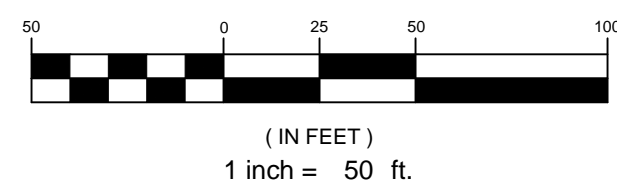
N/F
 BENNET
 CCRD BOOK 15847
 PAGE 257

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

SAVILLE STREET

NEWCOMB STREET

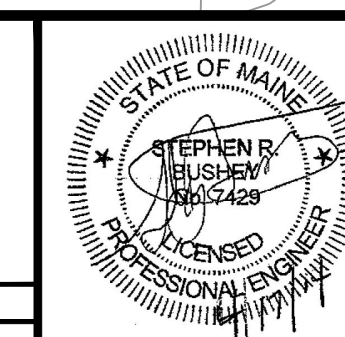
WARREN AVENUE




PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REVISIONS
2	04.17.14	FINAL PLAN SUBMISSION TO CITY	
1	02.10.14	SUBMITTED TO CITY OF PORTLAND	

P.E. STEPHEN BUSHEY	LIC. # 7429
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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

 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