



DAVID MORAN AND JOHN JORDAN
218 - 224 ANDERSON ST
TAX MAP 9 LOT A013

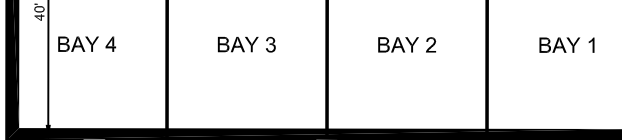
JOSEPH B WOJCIK JR
180 - 214 ANDERSON ST
TAX MAP 10 LOT E001

TWENTY-TWO SAC
SELF-STORAGE CORP
14 - 32 FLOWMAN ST
377 - 411 MARGINAL WAY
TAX MAP 9 LOT A006

APPROXIMATE LOCATION OF
EXISTING TRAIL EASEMENT
GRANTED TO PORTLAND TRAILS

PROPOSED TRAIL EASEMENT
TO PORTLAND TRAILS
(2,306 S.F. / 0.053 AC.)

PROPOSED 4 BAY VEHICLE STORAGE BUILDING



LED WALL MOUNT LIGHT

paved yard for
vehicle parking

LOADING BAY TO REMAIN

floor elev 12.81
building area
±10,810 s.f.

AAA NORTHERN NEW ENGLAND
91 COVE ST
TAX MAP 9 LOT A002

EAST BAYSIDE STUDIOS LLC
160-182 ANDERSON ST
AND 51-85 COVE ST
TAX MAP 10 LOT E002

PLAN REFERENCES:

- BOUNDARY SURVEY OF PROPERTY AT COVE STREET PORTLAND, MAINE FOR WESCO BY MICHAEL HASKELL ASSOCIATES LAND SURVEY CONSULTANTS DATED 03.08.85, PROJECT 072 WESCO
- 2012 AERIAL PHOTOGRAPH FROM MAINE OFFICE OF GIS
- FIELD RECONNAISSANCE BY STANTEC MARCH 2016

RICHARD I STONE
341 MARGINAL WAY
TAX MAP 10 LOT H001

CITY OF PORTLAND, MAINE - SPACE AND BULK REGULATIONS FOR ZONE I-Lb	
AAA BUILDING - 91 COVE STREET	
Dimensional Requirements	Required
Minimum Lot Size	None
Maximum Impervious Surface Ratio	One hundred (100) percent
Maximum Building Height	Forty-five (45) feet
Minimum Side Yards	None; except that the minimum side yard shall be twenty-five (25) feet when the side property line abuts a residential zone
Minimum Rear Yards	None; except that the minimum rear yard shall be twenty-five (25) feet when the side property line abuts a residential zone
Minimum Front Yard	None
Minimum Street Frontage	Sixty (60) feet
Pavement Setback from Lot Boundary (driveways, parking lots and other paved circulation areas)	Fifteen (15) feet

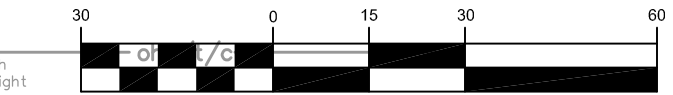
EXISTING FENCE TO REMAIN

EXISTING GATE TO REMAIN

LOADING BAY TO REMAIN

S 24° 15' E
108.81'

COVE



STREET



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www.stantec.com

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Client/Project
AAA NORTHERN NEW ENGLAND
91 COVE ST
PORTLAND, MAINE
File Name: 195350347-BASE

DED	SRB	SRB	16.06.21
DWN.	CHKD.	DSGN.	DATE

Title
TRAIL EASEMENT
Figure No.
EXHIBIT A

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