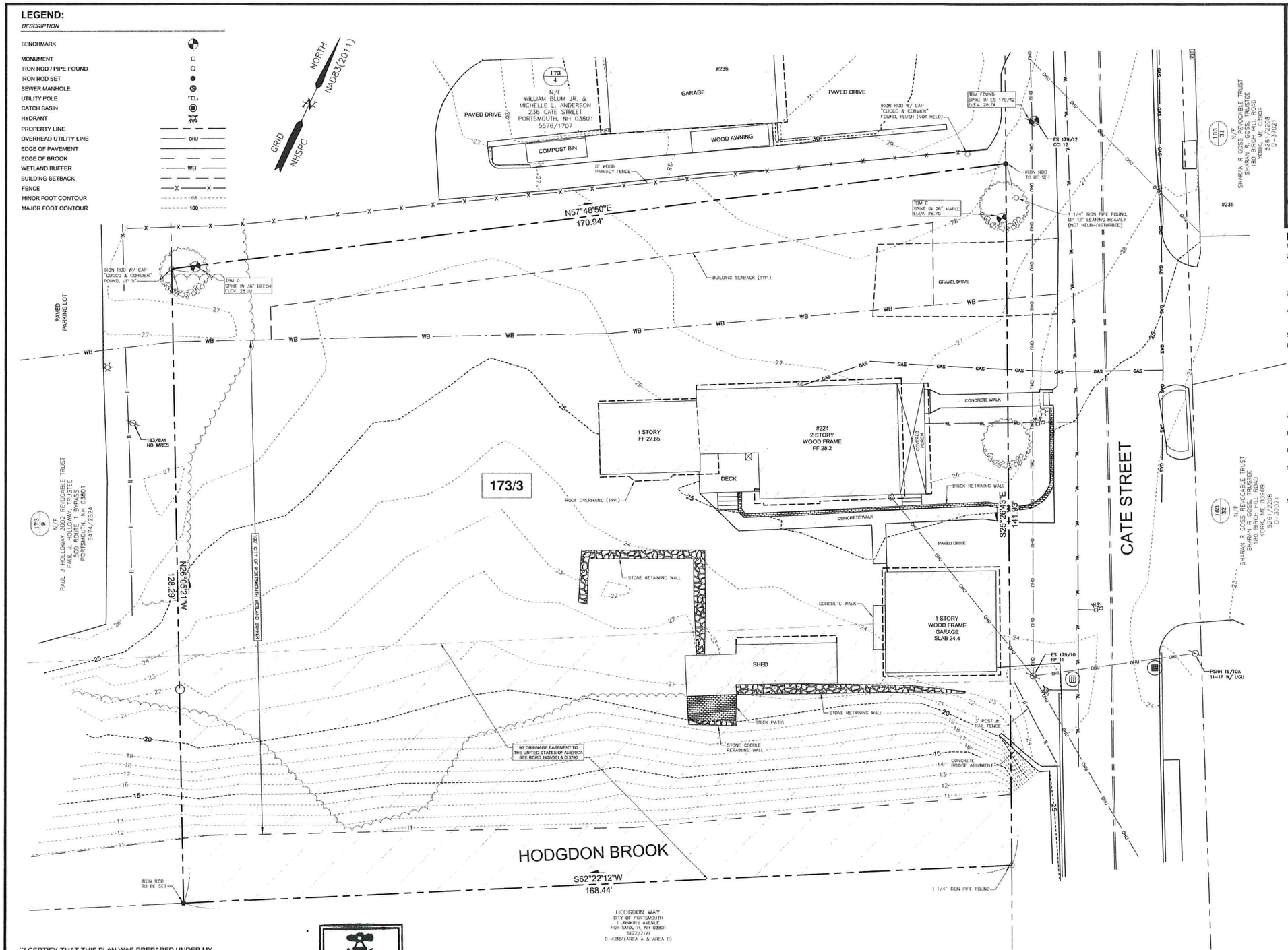
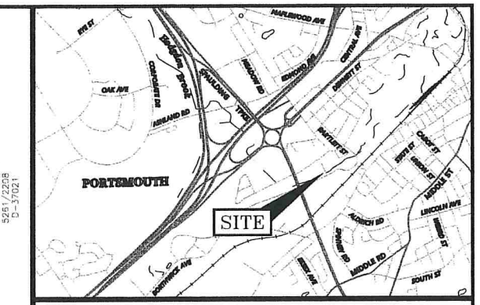
LEGEND:

DESCRIPTION

- BENCHMARK
- MONUMENT
- IRON ROD / PIPE FOUND
- IRON ROD SET
- SEWER MANHOLE
- UTILITY POLE
- CATCH BASIN
- HYDRANT
- PROPERTY LINE
- OVERHEAD UTILITY LINE — OHU —
- EDGE OF PAVEMENT
- EDGE OF BROOK
- WETLAND BUFFER — WB —
- BUILDING SETBACK
- FENCE — X — X —
- MINOR FOOT CONTOUR — 98 —
- MAJOR FOOT CONTOUR — 100 —





LOCATION MAP SCALE: 1" = 2000'

NOTES:

1. PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 173 AS LOT 3.
2. OWNER OF RECORD:
   JESSE WARREN ANDERSON
   3 DEAN DRIVE
   DOVER, NH 03801
   5576/1707
3. PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2005.
4. EXISTING LOT AREA:
   22,847 S.F.
   0.5245 ACRES
5. PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
6. DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	7,500 S.F.
FRONTAGE:	100 FEET
SETBACKS:	
FRONT	15 FEET
SIDE	10 FEET
REAR	20 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM BUILDING COVERAGE:	25%
MINIMUM OPEN SPACE:	30%

7. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 173 LOT 3 IN THE CITY OF PORTSMOUTH, N.H.
8. VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
9. PARCEL IS BURDENED BY A DRAINAGE EASEMENT FOR THE BENEFIT OF THE UNITED STATES OF AMERICA, AS DESCRIBED IN RCRD 1428/361 AND SHOWN HEREON.
10. UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
11. ABUTTING STRUCTURE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY.

PLAN REFERENCES:

1. PLAN OF A LOT OF LAND BELONGING TO FRANK JONES PORTSMOUTH, N.H., SCALE: 25 FEET TO AN INCH, DATED MAY 1901, RCRD PLAN #00203
2. PLAN OF A LOT OF LAND BELONGING TO FRANK JONES PORTSMOUTH, N.H. PART OF WOODBURY FARM, SCALE: 40 FEET TO AN INCH, DATED JULY 1901, PREPARED BY: A.C. HOYT, SURVEYOR, RCRD PLAN# 00223.
3. SUBDIVISION OF LAND HEIRS OF CORNELIUS COAKLEY PORTSMOUTH, N.H., SCALE: 1" = 40', DATED: APRIL 25, 1973, PREPARED BY: MCKENNA ASSOCIATES, RCRD D-3790
4. LOT LINE REVISION PORTSMOUTH, N.H. FOR : MICHAEL A. PAGANO, SCALE 1 INCH = 10 FEET, DATED: JUNE 26 1981 PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. , RCRD D-16078
5. PLAN OF LAND FOR JOSEPH J. O'BRIEN JR. & SR., CATE STREET / ROUTE 1 BYPASS, COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H., SCALE: 1" = 50', DATED: NOVEMBER 17, 1988, PREPARED BY: RICHARD P. MILLETTE AND ASSOCIATES, RCRD D-19110
6. LOT LINE RELOCATION PLAN FOR U-HAUL REAL ESTATE COMPANY AND FRANCIS J. COSTELLO, CATE STREET / ROUTE 1 BYPASS, COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H., SCALE: 1" = 50', DATED: MAY 25, 1999, PREPARED BY: RICHARD P. MILLETTE AND ASSOCIATES, RCRD D-24912.
7. STANDARD BOUNDARY SURVEY AND SUBDIVISION PLAN OF LAND LOT B, TAX MAP 173, 160 COTTAGE STREET PORTSMOUTH, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM, SCALE 1" = 20', DATED 4-16-01, PREPARED BY: CIVILWORKS, RCRD D-26981
8. LOT LINE ADJUSTMENT PLAN FOR LAND OWNED BY SHARAN R. GOSS REVOCABLE TRUST KNOWN AS TAX MAP 163 LOT 31 & 32 LOCATED ALONG #201 & 235 CATE STREET PORTSMOUTH, N.H. COUNTY OF ROCKINGHAM. SCALE 1" = 20', DATED: JULY 26, 2011, PREPARED BY KNIGHT HILL LAND SURVEYING SERVICES, INC., RCRD D-37021
9. PLAN OF LAND, LAND OF PORTSMOUTH LAND ACQUISITIONS, LLC. TAX MAP 163, LOTS 33 & 34, TAX MAP 165, LOT 2, TAX MAP 172, LOT 1, TAX MAP 173, LOT 2, CATE STREET & US ROUTE 1 BYPASS PORTSMOUTH, NEW HAMPSHIRE, SCALE 1 INCH = 50 FT., DATED: OCTOBER 2018, PREPARED BY: DOUCET SURVEY, INC., RCRD D-41129.
10. SUBDIVISION & EASEMENT PLAN FOR CATE STREET DEVELOPMENT LLC OF TAX MAP 163, LOTS 33 & 34, TAX MAP 165, LOT 2, TAX MAP 172, LOT 1, TAX MAP 173, LOT 2, CATE STREET & US ROUTE 1 BYPASS PORTSMOUTH, NEW HAMPSHIRE. SCALE 1 INCH = 50 FT., DATED: JULY 3, 2019, PREPARED BY: DOUCET SURVEY LLC, RCRD D-42451.
11. PROPERTY SURVEY LOCATED AT: 267 CATE STREET, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE, FOR: WILLIAM H. LOMAS, SCALE: 1" = 10', DATED: 5/18/2023, PREPARED BY: STONEWALL SURVEYING, RCRD D-43914.
12. BOUNDARY PLAN OF LAND PREPARED FOR WILLIAM BLUM, JR. & MICHELLE ANDERSON, TAX MAP 173, LOT NO. 4, 236 CATE STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 20', DATED: OCTOBER 16, 2024, PREPARED BY: McENEANEY SURVEY ASSOCIATES, NOT RECORDED.

REV	DATE	DESCRIPTION	BY	CHK
-	10/18/24	ISSUED FOR COMMENT	CSA	PAY

DRAWING ISSUE STATUS

SITE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 GRIFFIN ROAD
UNIT # 14
PORTSMOUTH, NH 03801
603.430.9282

PROJECT

ANDERSON RESIDENCE
224 CATE STREET, PORTSMOUTH, NH

TITLE

EXISTING CONDITIONS SURVEY

DATE: SEPTEMBER 2024	SCALE: 1" = 10'
DRAWN BY: CSA	DESIGNED BY: —
CHECKED BY: PAY	
PROJECT No: 5010480.001	FIELD BOOK & PAGE: FB 480 PG 1
DRAWING No: V101	REV: -

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PHILLIP A. YETMAN, LLS — 10/18/2024 — DATE

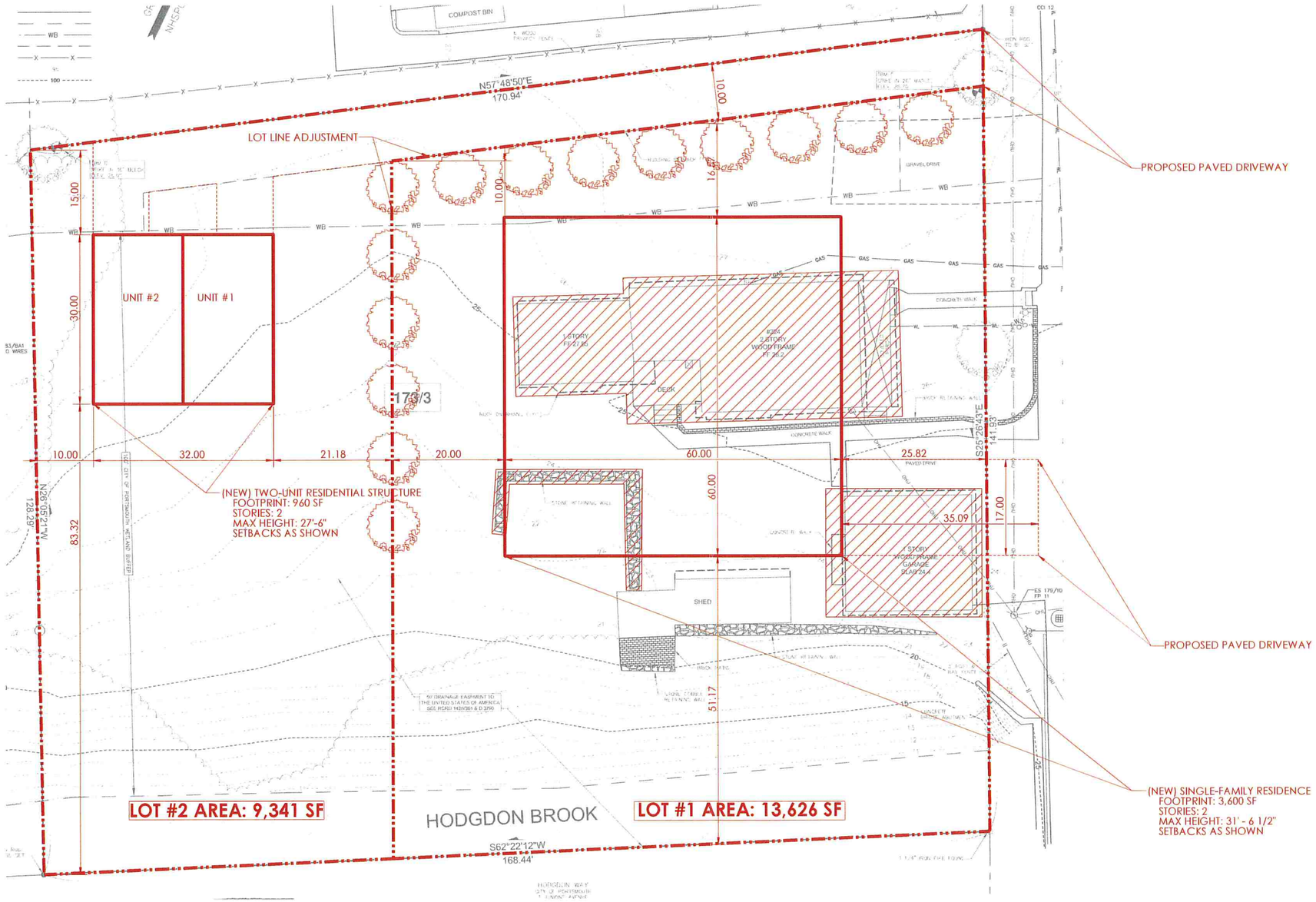
No. 1122 PHILLIP A. YETMAN LICENSED LAND SURVEYOR

GRAPHIC SCALE

10 0 5 10 20 30

(IN FEET)
1 inch = 10 ft.

FILE LOCATION: P:\H\480\480-EDDIE HAUCK\001-ALPINE CONSTRUCTION_236 CATE ST_CE\AKS-CAD_FILES\BURVEY\001\480-V-EC.DWG, 2024.10.18, 5:52 PM


LOT LINE ADJUSTMENT
PROPOSED PAVED DRIVEWAY
PROPOSED PAVED DRIVEWAY
(NEW) TWO-UNIT RESIDENTIAL STRUCTURE
FOOTPRINT: 960 SF
STORIES: 2
MAX HEIGHT: 27'-6"
SETBACKS AS SHOWN
(NEW) SINGLE-FAMILY RESIDENCE
FOOTPRINT: 3,600 SF
STORIES: 2
MAX HEIGHT: 31' - 6 1/2"
SETBACKS AS SHOWN
UNIT #2
UNIT #1
173/3
N57°48'50"E
170.94'
N26°50'21"W
128.29'
S62°22'12"W
168.44'
S25°26'57"E
141.93'
HODGDON BROOK
LOT #2 AREA: 9,341 SF
LOT #1 AREA: 13,626 SF
COMPOST BIN
GRAVEL DRIVE
CONCRETE WALK
DECK
SHED
PAVED DRIVE
10.00
32.00
21.18
20.00
60.00
25.82
15.00
30.00
83.32
10.00
16.00
60.00
51.17
35.09
17.00