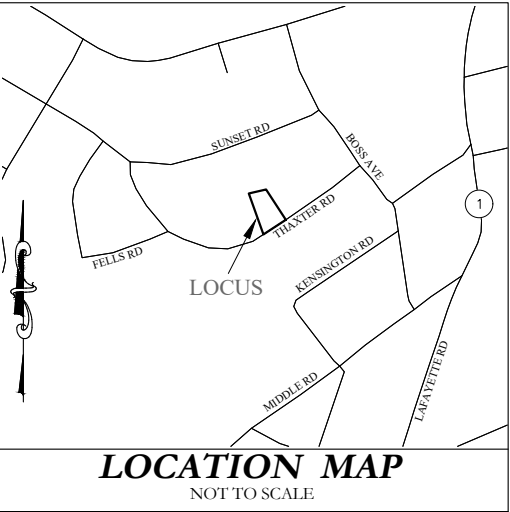




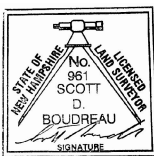
1. REFERENCE: TAX MAP 152 LOT 37
R.C.R.D. BOOK 6092 PAGE 2483
2. TOTAL PARCEL AREA: 9.270 SQ. FT. OR 0.212 AC.
3. OWNER OF RECORD: MARCIO GOLDANI DI MUHLEN &
VIRGINIA FREITAS DI MUHLEN
303 THAXTER ROAD
PORTSMOUTH, NH 03801
4. ZONE: SINGLE RESIDENCE B (SRB)
DIMENSIONAL REQUIREMENTS:

MINIMUM LOT AREA	15,000 s.f.
MINIMUM FRONTAGE	100 ft.
MINIMUM FRONT SETBACK	30 ft.
MINIMUM SIDE SETBACK	10 ft.
MINIMUM REAR SETBACK	30 ft.
5. HORIZONTAL DATUM IS MAGNETIC NORTH BASED ON COMPASS
OBSERVATION JULY 2021.
6. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF THE
BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL
DESCRIPTION.
7. THE PARCEL SHOWN FALLS ENTIRELY WITHIN ZONE X (AREA OF
MINIMAL FLOOD HAZARD) AS SHOWN ON F.E.M.A. FLOOD INSURANCE
RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER
3301390259F, EFFECTIVE DATE JANUARY 29, 2021.
8. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000
FEET.
9. THE PROPOSED ADDITIONS WILL BE BUILT ON POSTS.
10. THE FRONT SETBACK IS 20.3' BASED ON THE AVERAGE OF THE
EXISTING ALIGNMENT OF BUILDINGS WITHIN 200 FEET OF THE SUBJECT
LOT (ZONING ORDINANCE 10.516 EXCEPTIONS TO YARD
REQUIREMENTS).

1. PLAN TITLED "PLAN OF LOTS OWNED BY GEORGE BOSS, PORTSMOUTH, N.H." DATED OCT. 1927, PREPARED BY JOHN W. DURGIN, CIVIL ENGINEER, R.C.R.D. PLAN #0397.
2. PLAN TITLED "PLAN OF LOTS, PORTSMOUTH, N.H. FOR E.A. RICCI AND F.E. PATERSON" DATED AUG. 1950, REVISED DEC. 1952, PREPARED BY JOHN W. DURGIN, CIVIL ENGINEER, R.C.R.D. PLAN #01950.

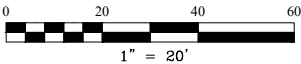
PLAN OF PROPOSED ADDITION
PREPARED FOR
MARCIO GOLDANI VON
MUHLEN & VIRGINIA FREITAS
VON MUHLEN
(TAX MAP 152 LOT 37)
303 THAXTER ROAD
PORTSMOUTH, NH

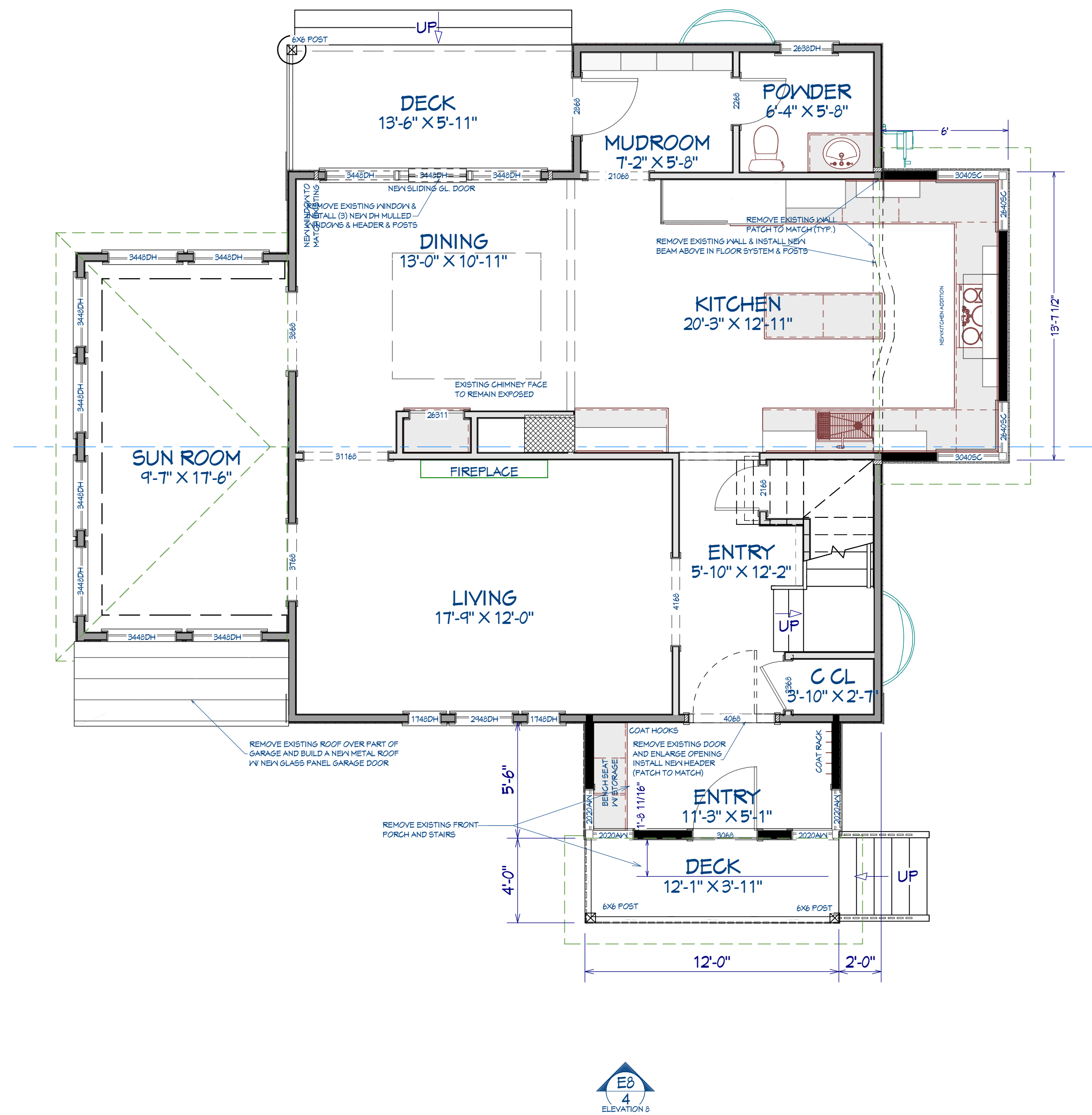
DRAWN BY: SDB	DATE: AUGUST 15, 2022
CHECKED BY: ARB	DRAWING NAME: 21028B2
JOB NAME: 21028	SHEET: C1



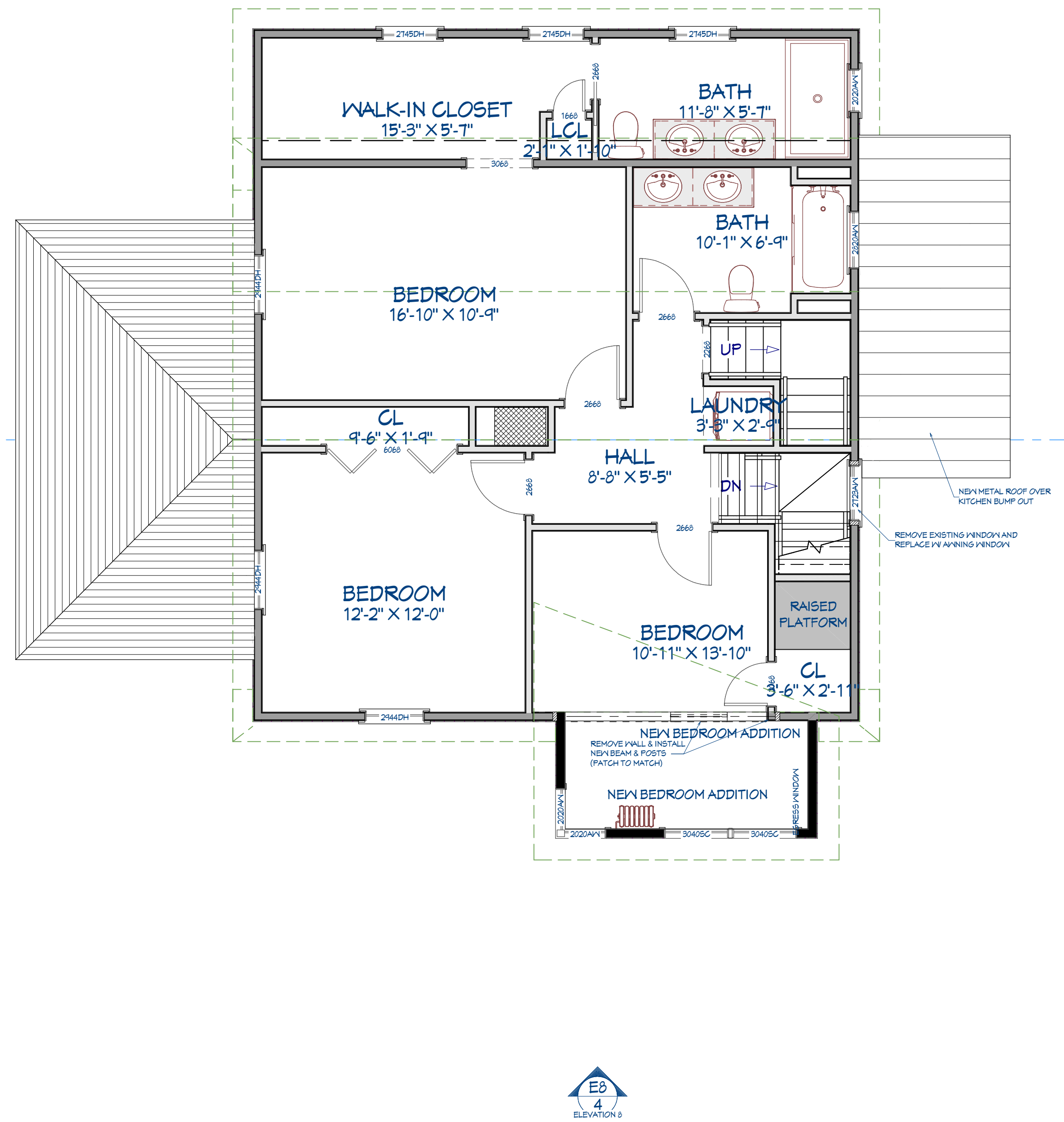
LEGEND

- IRON PIPE/ROD FOUND
- IRON ROD SET WITH IDENTIFICATION CAP "LLS 961"
UNLESS OTHERWISE NOTED ON PLAN
- UTILITY POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SEWER MANHOLE
- BOUNDARY LINE
- ABUTTER LINE
- OVERHEAD WIRES
- UNDERGROUND GAS
- RIGHT-OF-WAY
- EDGE OF GRAVEL
- EDGE OF PAVEMENT

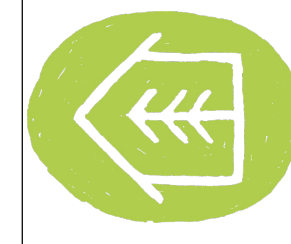




Working Plan View



Working Plan View



REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

DRAWINGS PROVIDED BY:
MIGHTY ROOTS
13 ALDEN AVE.
GREENLAND, NH 03840

DATE:
8/15/2022
SCALE:
SHEET:



REVISION TABLE		NUMBER	DATE	REVISOR	DESCRIPTION

DRAWINGS PROVIDED BY:
MIGHTY ROOTS
13 ALDEN AVE.
GREENLAND, NH 03840

DATE:
8/15/2022
SCALE:
SHEET: