

LOCATION MAP SCALE 1"=300'

- LEGEND:**
- N/F NOW OR FORMERLY
 - RP RECORD OF PROBATE
 - RCRD ROCKINGHAM COUNTY REGISTER OF DEEDS
 - 11 21 MAP 11 / LOT 21
 - BOUNDARY
 - - - SETBACK
 - RAILROAD SPIKE FOUND/SET
 - IRON ROD FOUND/SET
 - ||| EDGE OF PAVEMENT (EP)

- PLAN REFERENCES:**
- 1) STANDARD BOUNDARY SURVEY AND TOPOGRAPHIC PLAN, TAX MAP 111 - LOT 3, OWNER OF RECORD SWIRLY GIRL II, LLC 244 SOUTH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, PREPARED BY AMBIT ENGINEERING, INC. DATED JUNE 2016, FINAL REVISION DATE MARCH 27, 2017, NOT RECORDED.
 - 2) EXISTING CONDITIONS PLAN FOR PROPERTY LOCATED AT 220-222 SOUTH STREET PORTSMOUTH, NEW HAMPSHIRE, ROCKINGHAM COUNTY, PREPARED BY KNIGHT HILL LAND SURVEYING SERVICES, INC. DATED JUNE 20, 2014, NOT RECORDED.
 - 3) CONDOMINIUM SITE & FLOOR PLAN 262-264 SOUTH STREET CONDOMINIUM, PORTSMOUTH, NEW HAMPSHIRE, ASSESSOR'S PARCEL 111-005 FOR MICHAEL R. & DENISE TODD, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED APRIL 3, 2015, R.C.R.D. PLAN D-38829.
 - 4) PLAN OF LOTS, NO. 254-264 SOUTH ST., PORTSMOUTH, N.H., PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, FILE NO. 1929 PLAN L-120, DATED OCTOBER 1954, NOT RECORDED.
 - 5) LOT LINE REVISION, PORTSMOUTH, N.H., TUCKER & MARCONI, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., DATED SEPTEMBER 4, 1979, R.C.R.D. PLAN C-9159.

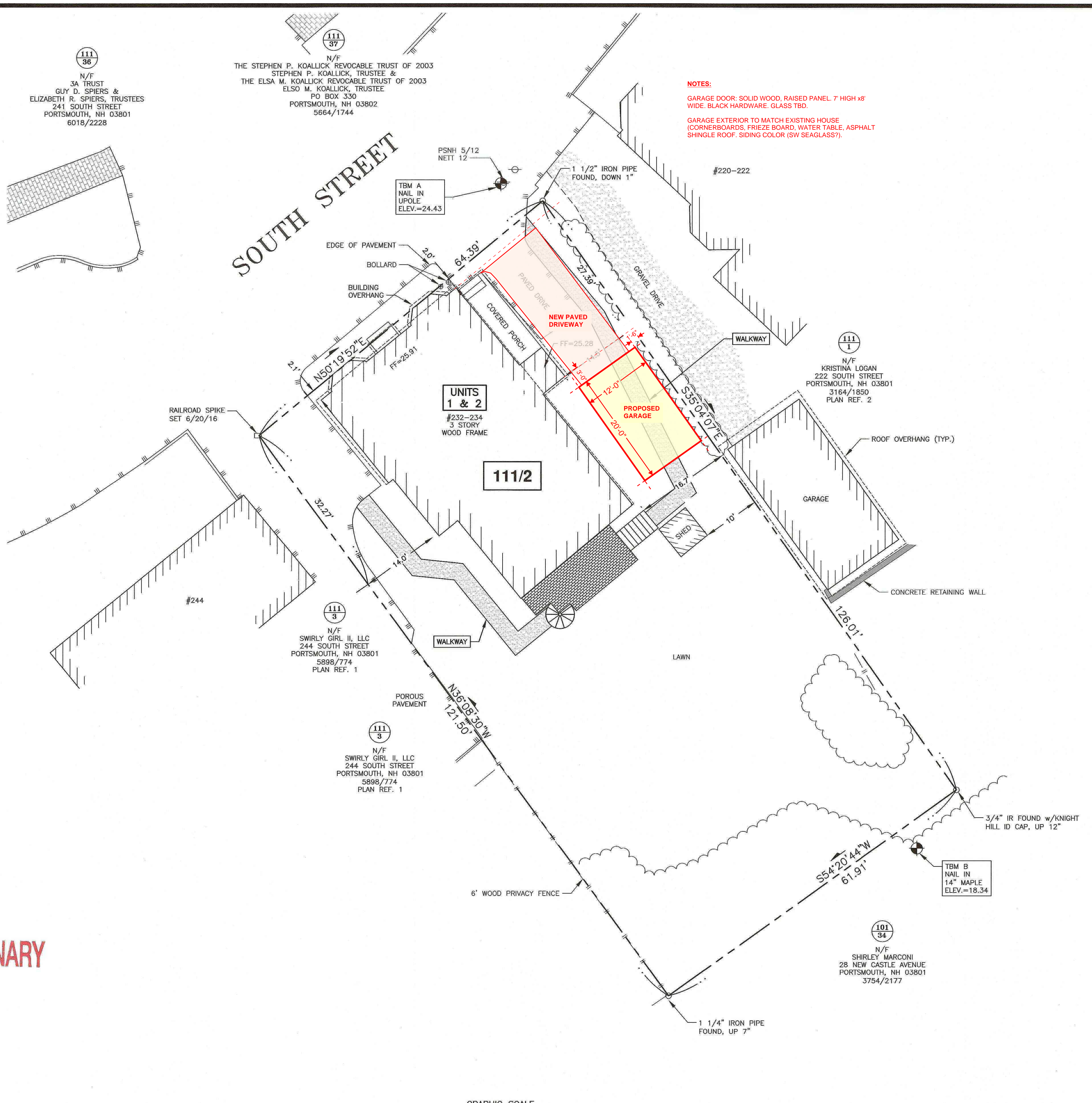
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

- I, JOHN R. CHAGNON, LICENSED LAND SURVEYOR, HEREBY CERTIFY:
- A) THAT THIS SITE PLAN ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS SHOWN HEREON, SPECIFICALLY UNITS 1 & 2 AND
 - B) THAT SAID UNITS 1 & 2 HAVE BEEN SUBSTANTIALLY COMPLETED, AND
 - C) THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B : 20.

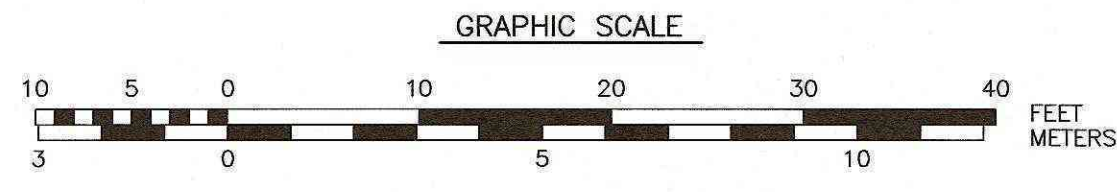
THIS PLAN IS A CONDOMINIUM INSTRUMENT UNDER RSA CHAPTER 356-B AND IS NOT A SUBDIVISION OF LAND.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOHN R. CHAGNON, LLS #738 DATE _____



- NOTES:**
- GARAGE DOOR: SOLID WOOD, RAISED PANEL 7' HIGH x 8' WIDE. BLACK HARDWARE. GLASS TBD.
 - GARAGE EXTERIOR TO MATCH EXISTING HOUSE (CORNERBOARDS, FRIEZE BOARD, WATER TABLE, ASPHALT SHINGLE ROOF. SIDING COLOR (SW SEAGLASS?).



R.C.R.D. D-38829
MAGNETIC NORTH

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel: (603) 430-9282
Fax: (603) 436-2315

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 111 AS LOT 2.
 - 2) OWNER OF RECORD: JJCM REALTY LLC & TOPNOTCH PROPERTIES, LLC
9 PASTURE LANE
BEDFORD, NH 03110
6198/478
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
 - 4) EXISTING LOT AREA:
7,805 S.F.
0.1792 ACRES

SUBMITTED AREA:
7,805 S.F.
0.1792 ACRES
 - 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE DECLARATION OF A 2 UNIT CONDOMINIUM ON THE PROPERTY AS ALLOWED BY RSA 356-B AND TO SHOW THE UNIT LAYOUT.
 - 6) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
BENCHMARK: TBM A - NAIL SET IN POLE PSNH 5/12 ON SOUTH STREET. ELEV.=24.43
 - 7) OFFSETS SHOWN HEREON ARE TO SIDING AND ARE PERPENDICULAR TO BOUNDARY LINES.
 - 8) PARCEL BENEFITED BY A CONDITIONAL USE PERMIT APPROVED BY THE PORTSMOUTH PLANNING BOARD.

PRELIMINARY

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	11/13/22
REVISIONS		

CONDOMINIUM SITE PLAN
<CONDO NAME>
TAX MAP 111 - LOT 2
OWNER/DECLARANT:
JJCM REALTY LLC & TOPNOTCH PROPERTIES, LLC
9 PASTURE LANE
BEDFORD, N.H. 03110
PROPERTY LOCATED AT:
232 & 234 SOUTH STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 10' OCTOBER 2022
FB 332 PG 70 3264.01