OPEN CONCEPTS REALTY & CO.

PROJECT NARRATIVE

833 ISLINGTON STREET
Portsmouth, New Hampshire
New Land Use Application for Amended Site Plan Approval
December 2026 TAC Review

November 16th, 2026

Project Overview

Open Concepts proposes to reuse the existing one-story, approximately 3,790-square-foot commercial building at 833 Islington Street for an office with an associated showroom and a small restaurant/coffee shop focused primarily on grab-and-go service. The project will support Open Concepts' local real estate and construction operations while introducing a small food-service business serving the surrounding neighborhood.

This application requests amended site plan approval for the proposed uses and associated site improvements, including revisions to the parking layout, accessible parking, bicycle and scooter accommodations, and installation of a grease trap with a connection to the municipal sewer system.

Application Background

The project was previously presented through an application that focused primarily on parking. That application was subsequently withdrawn. Following consultation with the Planning and Sustainability Department, we are now submitting a new application for amended site plan approval to address the project as a whole and the site and utility work associated with the proposed restaurant use.

As directed by City staff, the project is returning to the Technical Advisory Committee for review of the proposed site changes, including the grease trap and utility connection, before proceeding to the Planning Board for consideration of the amended site plan and requested parking modification.

Proposed Building Uses and Operations

The proposed allocation of the existing building is approximately 2,822 square feet of office and associated showroom space and 968 square feet of restaurant/coffee shop space. The showroom is included within the office area. The unfinished basement is excluded from these proposed use areas.

The office and showroom will serve Open Concepts Realty & Co. and Open Concepts Contracting. Approximately three to four full-time office employees are anticipated at this location. Most construction employees and carpenters work off-site at active project locations and will not regularly require parking at the building.

Office and showroom hours are anticipated to be 9:00 a.m. to 3:00 p.m. Customer visits will occur primarily by appointment, with limited walk-in traffic. Scheduling appointments will allow visits to be coordinated and help limit overlapping parking demand.

The restaurant component is intended to operate as a small coffee shop emphasizing grab-and-go items, takeout service, and relatively short customer visits. The concept also contemplates online ordering and a walk-up pickup window. These operating characteristics will be reflected in the plans submitted for review.

Proposed Site and Utility Work

The proposed restaurant use will require installation of a grease trap and associated piping connecting to the main sewer line along Islington Street. A location near the front, or north side, of the property is being considered.

Civilworks New England is assisting with the site planning and engineering coordination. The final grease trap location, sizing, connection route, and installation details will be developed with the engineer and coordinated with the appropriate City departments. Any associated excavation, work within the public right-of-way, and surface restoration will be identified in the engineering plans and addressed through the applicable permitting process.

The amended site plan will also address parking configuration, accessible parking and access to the building, and designated bicycle and scooter parking areas.

Parking, Accessibility, and Circulation

We are working with Civilworks New England to revise the parking layout so that proposed parking spaces are located within the property boundaries and avoid encroachment onto City-owned land. The latest layout revision removed spaces that encroached onto City property. The final proposed parking count and configuration will be identified on the coordinated site plan.

One of the proposed vehicle parking spaces will be designated as handicap accessible, with its associated access aisle and route to the building addressed in the final design. Bicycle and scooter parking accommodations are also proposed to support alternatives to auto travel.

After TAC review, we intend to request a parking modification from the Planning Board based on the final site layout and the operating characteristics of the proposed uses. Supporting considerations include the small number office staff, construction employees working primarily

OPEN CONCEPTS REALTY & CO.

off-site, appointment-based showroom visits, and the restaurant's emphasis on takeout and short-duration customer visits.

The parking narrative and calculations will be coordinated with the final plans so that the proposed uses, floor areas, parking supply, and requested modification are consistent throughout the submission.

Request for TAC Review

We request TAC review of the proposed reuse of 833 Islington Street and the associated site improvements, particularly the grease trap and sewer connection, revised parking layout, accessible access, and bicycle and scooter accommodations.

Our goal is to put the existing commercial building into productive use, support local businesses, and provide a small neighborhood-serving food option with site improvements appropriate to the proposed operations. We welcome the Committee's comments and will coordinate the necessary plan revisions with our design team before proceeding to the Planning Board.

Thank you,

Scott Rafferty
Owner/Principal Broker/Builder
Open Concepts Realty & Co.
833 Islington St
Portsmouth, NH 03801
603- 767-8929

11-12-26

dotloop signature verification: dtlp.us/WoKK-KP92-4Jhr

City of Portsmouth, New Hampshire

Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. The checklist is required to be completed and uploaded to the Site Plan application in the City's online permitting system. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

Applicant Responsibilities (Section 2.5.2): Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Applicant: Colonial Properties Date Submitted: 11/10/2026

Application # (in City's online permitting): _____

Site Address: 833 Islington St Portsmouth NH 03801 Map: 165 Lot: 6

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
☑	Complete application form submitted via the City's web-based permitting program (2.5.2.1**(2.5.2.3A)**		N/A
☑	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. **(2.5.2.8)**		N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	Statement that lists and describes "green" building components and systems. **(2.5.3.1B)**		Y
☑	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. **(2.5.3.1C)**	Attached- floor plan	
☑	Tax map and lot number, and current zoning of all parcels under Site Plan Review. **(2.5.3.1D)**	Attached- site plan	

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Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. **(2.5.3.1E)**	Narrative	
☑	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. **(2.5.3.1F)**	Abutters list	Y
☑	Names, addresses and telephone numbers of all professionals involved in the site plan design. **(2.5.3.1G)**	Site Plan	
☑	List of reference plans. **(2.5.3.1H)**	Survey	
☐	List of names and contact information of all public or private utilities servicing the site. **(2.5.3.1I)**		Y

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. **(2.5.4.1A)**	Required on all plan sheets	
☑	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. **(2.5.4.1B)**	Required on all plan sheets	
☐	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. **(2.5.4.1C)**		Y
☑	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. **(2.5.4.1D)**	Required on all plan sheets	
☐	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. **(2.5.4.1E)**		Y
☐	Title (name of development project), north point, scale, legend. **(2.5.4.2A)**		Y
☐	Date plans first submitted, date and explanation of revisions. **(2.5.4.2B)**		Y
☑	Individual plan sheet title that clearly describes the information that is displayed. **(2.5.4.2C)**	Required on all plan sheets	
☑	Source and date of data displayed on the plan. **(2.5.4.2D)**	See survey	

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Site Plan Specifications – Required Exhibits and Data			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☑	**1. Existing Conditions: (2.5.4.3A)** • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required.	TFM SURVEY	
☑	**2. Buildings and Structures: (2.5.4.3B)** • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use.	Floor plan & site plan	
☑	**3. Access and Circulation: (2.5.4.3C)** • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	Floor plan & site plan	
☑	**4. Parking and Loading: (2.5.4.3D)** • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided).	Floor plan & site plan	
☐	**5. Water Infrastructure: (2.5.4.3E)** • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii).	Existing	Y
☑	**6. Sewer Infrastructure: (2.5.4.3F)** • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period.	Site plan	

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☑	**7. Utilities: (2.5.4.3G)** • The size, type and location of all above & below ground utilities; • Size type and location of generator pads, transformers and other fixtures.	Site plan	
☑	**8. Solid Waste Facilities: (2.5.4.3H)**		
	• The size, type and location of solid waste facilities.	Site plan	
☐	**9. Storm water Management: (2.5.4.3I)** • The location, elevation and layout of all storm-water drainage. • The location of onsite snow storage areas and/or proposed off-site snow removal provisions. • Location and containment measures for any salt storage facilities • Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures.		Y
☐	**10. Outdoor Lighting: (2.5.4.3J)** • Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan.		Y
☐	**11.** Indicate where dark sky friendly lighting measures have been implemented. **(10.1)**		Y
☐	**12. Landscaping: (2.5.4.3K)** • Identify all undisturbed area, existing vegetation and that which is to be retained; • Location of any irrigation system and water source.		Y
☐	**13. Contours and Elevation: (2.5.4.3L)** • Existing/Proposed contours (2 foot minimum) and finished grade elevations.		Y
☐	**14. Open Space: (2.5.4.3M)** • Type, extent and location of all existing/proposed open space.		Y
☐	**15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)**		Y
☐	**16. Character/Civic District (All following information shall be included): (2.5.4.3P)** • Applicable Building Height (10.5A21.20 & 10.5A43.30); • Applicable Special Requirements (10.5A21.30); • Proposed building form/type (10.5A43); • Proposed community space (10.5A46).		Y
☐	**17. Special Flood Hazard Areas (2.5.4.3Q)** • The proposed development is consistent with the need to minimize flood damage; • All public utilities and facilities are located and construction to minimize or eliminate flood damage; • Adequate drainage is provided so as to reduce exposure to flood hazards.		Y

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Other Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	Traffic Impact Study or Trip Generation Report, as required. **(3.2.1-2)**	Parking anaysis sill be submitted separately to planning board	Y
☐	Indicate where Low Impact Development Design practices have been incorporated. **(7.1)**		Y
☐	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. **(7.3.1)**		Y
☐	Stormwater Management and Erosion Control Plan. **(7.4)**		Y
☐	Inspection and Maintenance Plan **(7.6.5)**		Y

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	All local approvals, permits, easements and licenses required, including but not limited to: • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. **(2.5.3.2A)**		Y
☐	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: • Calculations relating to stormwater runoff; • Information on composition and quantity of water demand and wastewater generated; • Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; • Estimates of traffic generation and counts pre- and post-construction; • Estimates of noise generation; • A Stormwater Management and Erosion Control Plan; • Endangered species and archaeological / historical studies; • Wetland and water body (coastal and inland) delineations; • Environmental impact studies. **(2.5.3.2B)**		Y
☐	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. **(2.5.3.2D)**		Y

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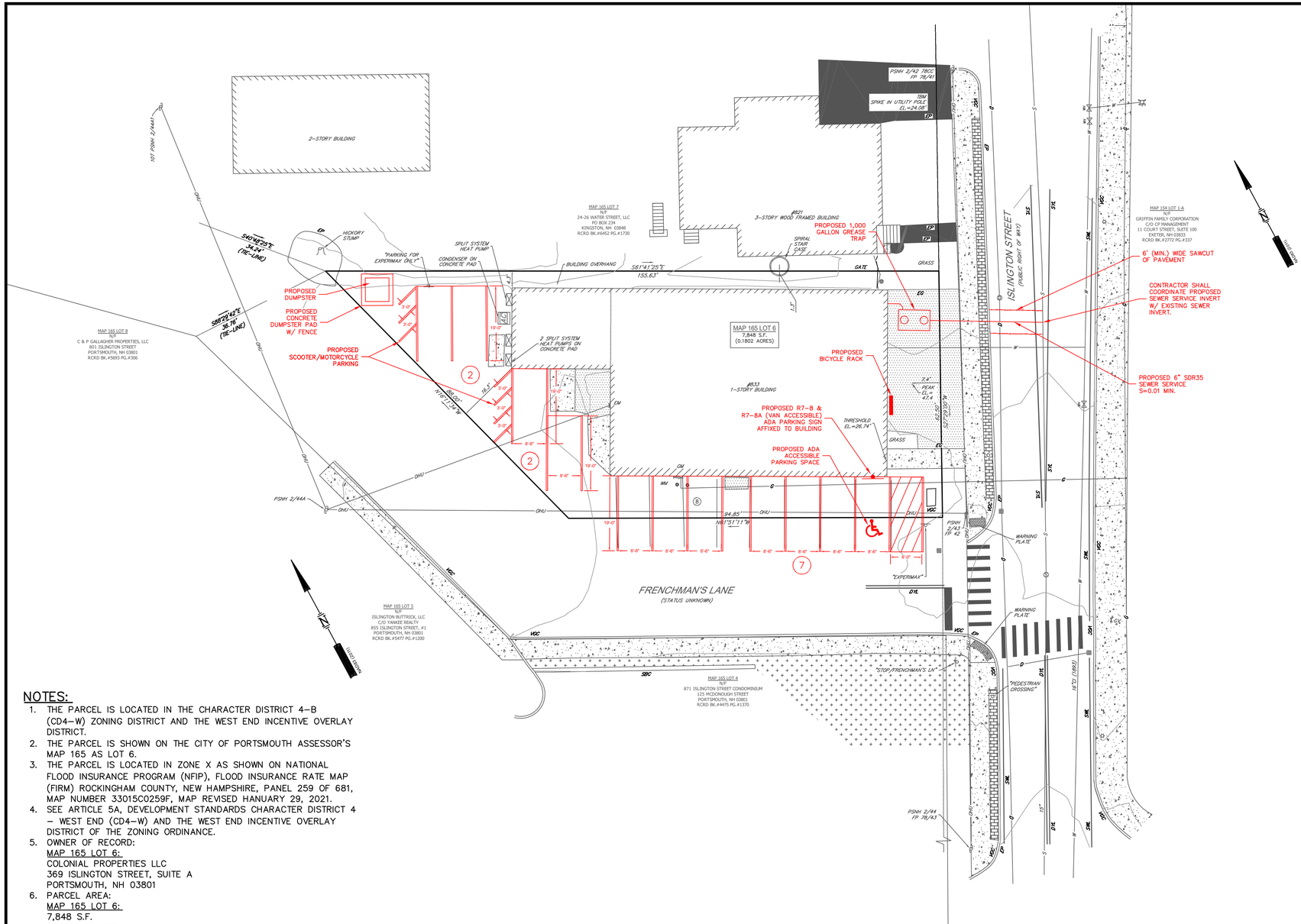
Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	A list of any required state and federal permit applications required for the project and the status of same. **(2.5.3.2E)**		N/A
☑	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." **(2.5.4.2E)**	Site plan	
☐	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. **(2.5.4.2F)**		N/A
☐	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director." **(2.13.3)**		N/A

Applicant's Signature: Scott Rafferty dotloop verified 11/12/26 9:28 AM EST AUHU-SR16-RE5M-5DEC **Date:** 11/12/2026



NOTES:

1. THE PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4–B (CD4–W) ZONING DISTRICT AND THE WEST END INCENTIVE OVERLAY DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 165 AS LOT 6.
3. THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259F, MAP REVISED HANUARY 29, 2021.
4. SEE ARTICLE 5A, DEVELOPMENT STANDARDS CHARACTER DISTRICT 4 – WEST END (CD4–W) AND THE WEST END INCENTIVE OVERLAY DISTRICT OF THE ZONING ORDINANCE.
5. OWNER OF RECORD:
   MAP 165 LOT 6:
   COLONIAL PROPERTIES LLC
   369 ISLINGTON STREET, SUITE A
   PORTSMOUTH, NH 03801
6. PARCEL AREA:
   MAP 165 LOT 6:
   7,848 S.F.
   (0.1802 ACRES)
7. THE PURPOSE OF THIS SKETCH IS TO SHOW THE PROPOSED PARKING AND SEWER LAYOUT.
8. THE BOUNDARY LINES, TOPOGRAPHY, AND SITE CONDITIONS OF MAP 165, LOT 6 ARE ACCORDING TO REFERENCE PLAN 1.
9. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE ACCORDING TO REFERENCE PLAN 1.
10. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AND ACCORDING TO REFERENCE PLAN 1.

REFERENCE PLAN:

1. EXISTING CONDITIONS PLAN, EXPERIMAX, 833 ISLINGTON STREET, PORTSMOUTH, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM, OWNED BY BLACK OAK REALTY, LLC; TAX MAP 165, LOT 6; DATE NOVEMBER 13, 2023; PREPARED BY TFMORAN 170 COMMERCE WAY, SUITE 102, PORTSMOUTH, NH 03801 (603) 431–2222

NOTE:

EXISTING CONDITIONS AND BOUNDARY INFORMATION FROM PLAN REFERENCE #1. CNE HAS RELIED ON THE DATA AS PROVIDED BY THE OWNER.

LEGEND:

MAP 165 LOT 7	ASSESSORS MAP AND LOT NUMBER
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
BK. PG.	BOOK / PAGE
CI	CAST IRON
DYL	DOUBLE YELLOW PIPE
EG	EDGE OF GRAVEL
EL.	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
GM	GAS METER
GV	GAS VALVE
IPF	IRON PIPE FOUND
N/F	NOW OR FORMERLY
PSNH	PUBLIC SERVICE OF NEW HAMPSHIRE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
SBC	SLOPED BITUMINOUS CURB
SWL	SINGLE WHITE LINE
SYL	SINGLE YELLOW LINE
S.F.	SQUARE FEET
TBM	TEMPORARY BENCHMARK
VGC	VERTICAL GRANITE CURB
W/	WITH
WM	WATER METER
	BOLLARD
	IRON PIPE/ROD
	SIGN
	LIGHT POLE
	UTILITY POLE
	TEMPORARY BENCHMARK
S	SEWER MANHOLE
WV	WATER VALVE
	HYDRANT
	CATCH BASIN
D	DRAINAGE MANHOLE
8	PARKING SPACES
	BOUNDARY LINE
—	APPROXIMATE ABUTTER LINE
OHU	OVERHEAD UTILITIES
G	GAS LINE
W	WATER LINE
S	SEWER LINE
D	DRAIN LINE
	GRAVEL
	CONCRETE
	BRICK
	PAVEMENT
	LANDSCAPING
	WARNING PLATE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING · STRUCTURAL ENGINEERING · WATERFRONT ENGINEERING · SURVEYING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

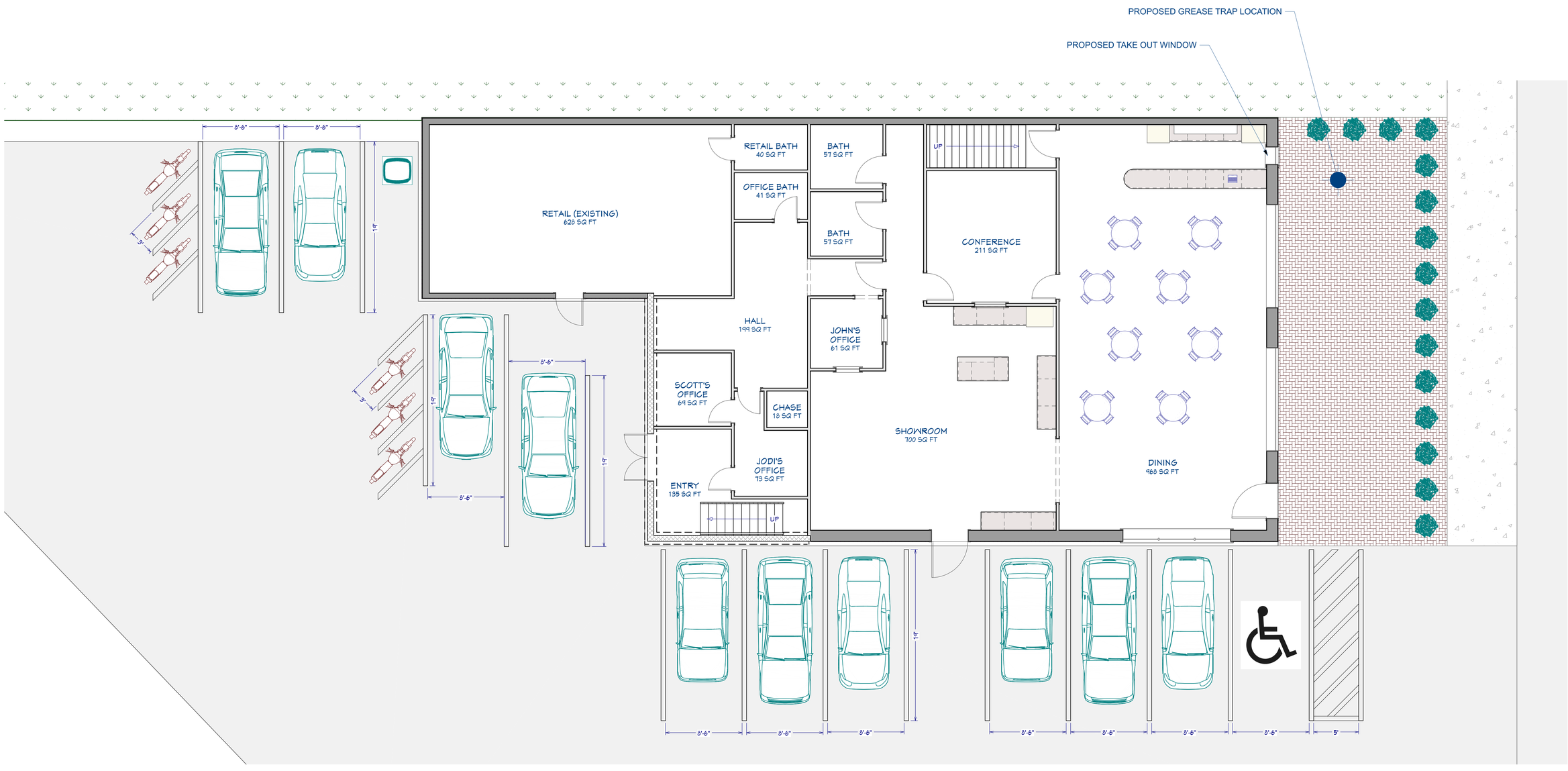
DATE: 11-5-26
SCALE: 1"=10'
DRAWN BY: IPL
DESIGN BY: IPL
APPROVED BY:
PROJECT NO:26124
FILE: PARKING

RAFFERTY INVESTMENT GROUP
369 ISLINGTON STREET,
PORTSMOUTH, NH 03801

PARKING ANALYSIS 833 ISLINGTON STREET PORTSMOUTH, NH

SITE PLAN

S–1



NO.	DESCRIPTION	BY	DATE
00	PROPOSAL	JDA	8/24/26
01	REVISIONS	JDA	10/23/26

SHEET TITLE: SITE PLAN

PROJECT NAME: 833 ISLINGTON

DRAWINGS PROVIDED BY: OPEN CONCEPTS KITCHENS & BATHS

DATE: 8/24/2026

SCALE: 3/16" = 1'-0"

SHEET: A-1

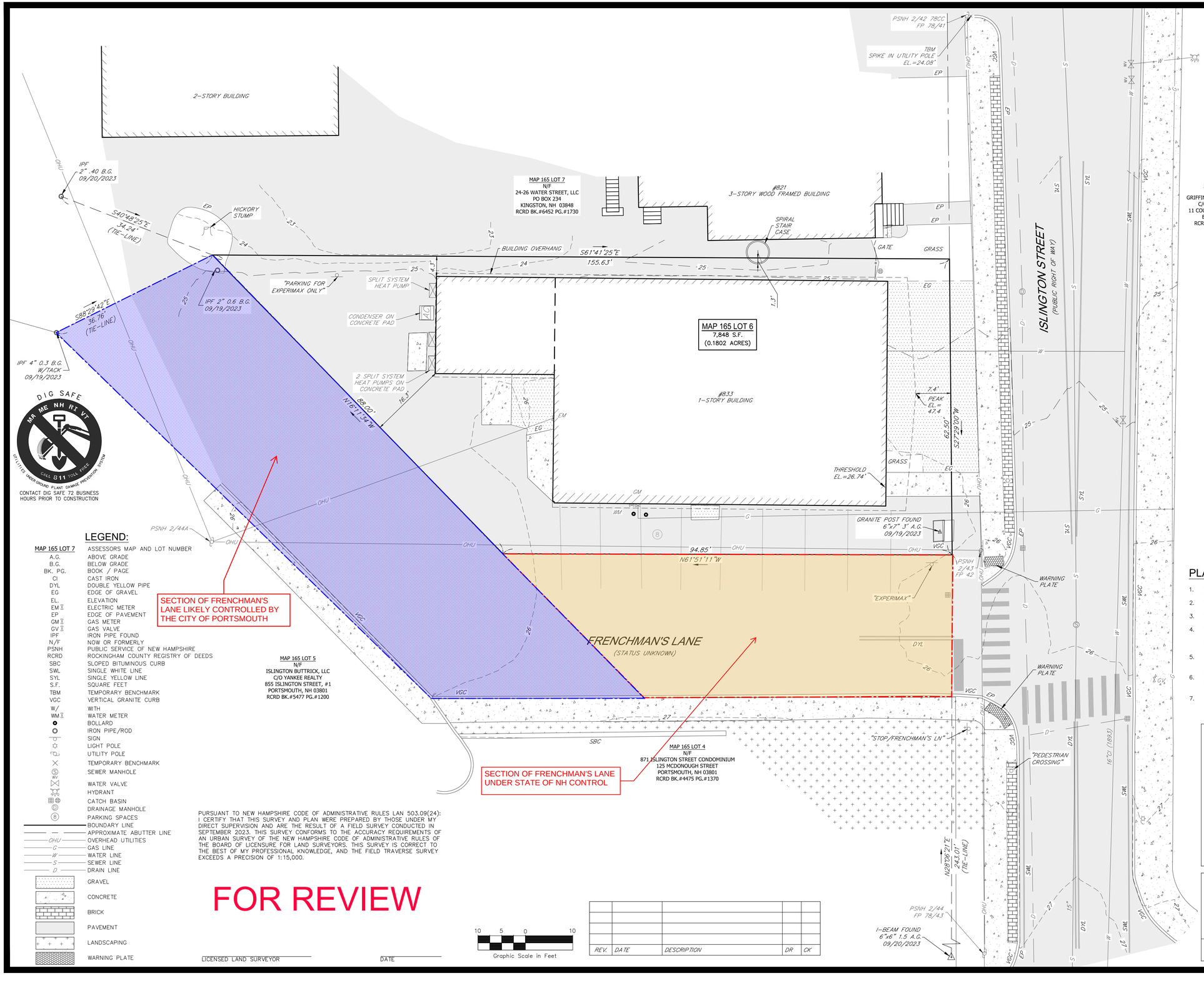
833 Islington Street Abutters List

Portsmouth, New Hampshire | Subject parcel Map 165 Lot 6 | Prepared November 11, 2026

Adjoining and nearby parcels

Property address	Tax map / lot / unit	Owner of record and co-owner	Mailing address	Zone
821 ISLINGTON ST	0165 / 0007 / 0000	24-26 WATER STREET LLC	PO BOX 234 KINGSTON, NH 03848	CD4-W
800 ISLINGTON ST	0154 / 0001 / 0000	GRIFFIN FAMILY CORP C/O CP MANAGEMENT INC	11 COURT ST STE 100 EXETER, NH 03833	CD4-W
848 ISLINGTON ST	0154 / 0001 / 000A	GRIFFIN FAMILY CORP C/O CP MANAGEMENT	11 COURT ST STE 100 EXETER, NH 03833	CD4-W
855 ISLINGTON ST	0165 / 0005 / 0000	ISLINGTON BUTTRICK LLC C/O YANKEE REALTY	855 ISLINGTON ST #1 PORTSMOUTH, NH 03801	CD4-W

821 Islington directly adjoins the subject parcel. 800 Islington is across Islington Street. 871 Islington, listed on the following pages, is across Frenchman’s Lane. The 848 and 855 Islington entries are included for boundary review; their required inclusion has not been established.



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G	GAS LINE
W	WATER LINE
S	SEWER LINE
D	DRAIN LINE
	GRAVEL
	CONCRETE
	BRICK
	PAVEMENT
	LANDSCAPING
	WARNING PLATE

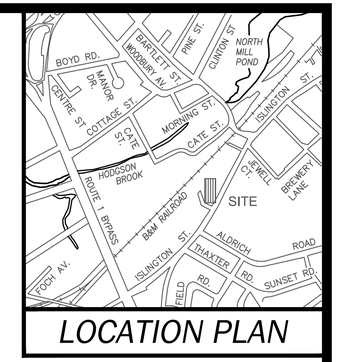
PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24): I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN SEPTEMBER 2023. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

FOR REVIEW

LICENSED LAND SURVEYOR _____ DATE _____

10 5 0 10
Graphic Scale in Feet

REV.	DATE	DESCRIPTION	DR	CK



LOCATION PLAN

MAP 154 LOT 1-A
N/F
GRIFFIN FAMILY CORPORATION
C/O CP MANAGEMENT
11 COURT STREET, SUITE 100
EXETER, NH 03833
RCRD BK.#2772 PG.#337

NOTES:

1. THE PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4–B (CD4–W) ZONING DISTRICT AND THE WEST END INCENTIVE OVERLAY DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 165 AS LOT 6.
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   BLACK OAK REALTY, LLC
   833 ISLINGTON STREET, SUITE 2
   PORTSMOUTH, NH 03801
   RCRD BK.6360 PG.2889
6. PARCEL AREA:
   MAP 165 LOT 6:
   7,848 S.F.
   (0.1802 ACRES)
7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
8. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP 165 LOT 6.
9. FIELD SURVEY COMPLETED BY TCE IN SEPTEMBER 2023 USING A LEICA TS–16 AND CARLSON SURVPC DATA COLLECTION SOFTWARE.
10. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. VERTICAL DATUM IS NAVD83 (2011) PER STATIC GPS OBSERVATIONS. CONTOUR INTERVAL IS 1 FOOT.
11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
12. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.

PLAN REFERENCES:

1. "PLAN OF LAND, PORTSMOUTH, N.H., MORLEY COMPANY TO PHILIP LONG OR HIS NOMINEE" BY JOHN W. DURGIN CIVIL ENGINEER. DATED AUG. 1947. RCRD PLAN #01311.
2. "PLAN OF LAND PORTSMOUTH, N.H. MORLEY COMPANY TO CITY OF PORTSMOUTH" BY JOHN W. DURGIN CIVIL ENGINEER,. DATED APR. 1946. RCRD PLAN #01318.
3. "LOT LINE REVISION, PORTSMOUTH, N.H., GEORGE W. IRWIN TO: GELMAR REALTY ASSOCIATES" BY JOHN W. DURGIN ASSOCIATES, INC. DATED DECEMBER 1982. RCRD PLAN #C–11406.
4. "EASEMENT PLAN OVER LAND OF GREAT WORKS PROPERTIES, INC. #871 ISLINGTON STREET – FRENCHMAN'S LANE PORTSMOUTH, NEW HAMPSHIRE FOR NEW ENGLAND TELEPHONE AND TELEGRAPH CO." BY DURGIN, VERRA AND ASSOCIATES, INC., DATED 12/7/95 WITH REVISION 1 DATED 4/9/96. RCRD PLAN #C–24609.
5. "PLAN OF LAND IN PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM AS SURVEYED FOR TIMOTHY J. FLYNN & RUTH S. FLYNN" BY JGA ASSOCIATES, DATED JUNE 1984. RCRD PLAN #D–14255.
6. "ALTA/ ACSM LAND TITLE SURVEY PREPARED FOR GREAT ISLINGTON STREET, L. L. C. 871 ISLINGTON STREET CITY OF PORTSMOUTH ROCKINGHAM COUNTY, NEW HAMPSHIRE" BY POST ROAD SURVEYING, DATED 12/11/98 WITH REVISION 4 DATED 1/12/99. RCRD PLAN #D–26946.
7. "CONDOMINIUM SITE PLAN 871 ISLINGTON STREET CONDOMINIUM 871 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE TAX MAP U–65, LOT 4 FOR: GREAT ISLINGTON STREET, LLC" BY ATTAR ENGINEERING, INC., DATED 05/02/05. RCRD PLAN #D–32619.

TAX MAP 165 LOT 6

EXISTING CONDITIONS PLAN

EXPERIMAX

833 ISLINGTON STREET

PORTSMOUTH, NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

OWNED BY

BLACK OAK REALTY, LLC

SCALE: 1" = 10' (22x34)
1" = 20' (11x17)

NOVEMBER 13, 2023

Seacoast Division

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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