

Application of Reichl Family Revocable Trust

15 Marjorie St Portsmouth NH

Map Lot 0232-0041-0000

I. Property

- a. The homeowners, Matt and Beth Reichl have owned the property located at 15 Marjorie Street since July of 2013. It is a single-family dwelling on a .19-acre parcel in the SRB Residential District. The existing structure is placed far back in the Northwest corner of the property with an inland wetland buffer zone originating from the Southeast direction. The property is non-conforming regarding front, right, and rear setbacks, as well as lot area and lot area per dwelling.

The Homeowners intend to add a two-story addition with drive under garage measuring 20'x32' to the east side of the structure, as well as an 18'x18' sunroom and 18'x18' covered porch on the south side of the structure. To accomplish this, we will need to demolish the existing covered porch on the east side of the structure as well as removal of the existing 18'x20' deck

The Homeowners seek relief from section 10.310 and 10.321 to allow the enlargement of an existing lawful nonconforming structure that does not comply with lot area, lot coverage, front, right, and rear setbacks. The proposed setbacks would be Front: 2.5 foot, left: 45.5 feet, Rear: 12.92 feet, right: 16.5 feet, and 28.3% lot coverage as shown on page AD-0.01 of the plan set.

II. Criteria

The Homeowners believe that their application meets the standards required for the Board to request the variance.

- a) **Granting of the requested variance will be conducive to the spirit and intent of the ordinance** and will not be contrary to public interest. There will be no negative effects to the neighborhood, nor public health, safety, or welfare. Although the front setback will be minimal, it should be noted that the front setback abuts a paper road, and the closest abutter property line is approximately 50 feet in distance. Regarding lot size and coverage, the board should be aware that the Homeowners also own Lot 232-39 and are in the process of a

voluntary merge, which would nullify the need for relief of lot size and coverage.

- b) **Substantial Justice would be done by granting the Variance.** The homeowners completed a small addition to the property in the months before the Covid-19 pandemic. Since then, we have witnessed many changes in the world that were once thought impossible. Work from home has become common and with the addition of a growing family, and aging parents, the Homeowners seek to create a home in which they will be able to raise children as well as age in place themselves. “If the hardship upon the owner/applicant outweighs any benefit to the public in denying the variance, then substantial justice would be done by granting the variance. It is substantially just to allow a property owner the reasonable use of his or her property.”
- c) **The values of surrounding properties will not be negatively impacted by granting the variance.** If granted, the variance would be an improvement upon the client’s home and property value. This will inevitably increase the value of surrounding properties.
- d) **Special Conditions of the Property affect the usage of property and constitute an unnecessary hardship.** It is well established that there is an illegal sewer line that cuts through the homeowner’s property. It is the opinion of the homeowners, as well as licensed surveyors, that this illegal sewer line is partially responsible for the wetland buffer zone encroaching onto Lot 232-41 as much as it has. This limits the homeowner’s ability to enjoy their property to its fullest potential, as well as introducing increased construction and planning costs
- e) **The purpose and intent of the ordinance is not negatively affected by granting the variance.** As previously mentioned, although we seek relief from the ordinance for setbacks and lot coverage, the homeowners are in the process of merging their two lots which would remediate the noncompliance of lot coverage and lot size. Additionally, the paper road at the front of the building provides an adequate buffer that fulfills the purpose and intent of setbacks in creating adequate light, air, and access between structures and abutting neighbors.

III. Conclusion

- a. For the reasons stated above, the Homeowners respectfully ask the Board to grant the Variances as requested.

Regards,

Timothy J Hron

Hron Brother's Construction

Erosion Control Plan – 15 Marjorie Street, Portsmouth, NH

Project Description:

The project will involve residential construction that disturbs soil, with the addition of new impervious areas. Erosion and sediment control measures will be installed prior to land disturbance and maintained throughout construction.

1. Goals

- Prevent sediment from leaving the site and entering storm drains, wetlands, or neighboring properties.
 - Stabilize exposed soils as quickly as possible.
 - Maintain compliance with Portsmouth regulations and NHDES stormwater best practices.
-

2. Pre-Construction Measures

- **Perimeter Protection:**
 - Install *silt fence* or *erosion control wattles* along all downslope property boundaries and near any catch basins.
 - Stakes set on the downhill side, trench bottom of fence at least 6 inches deep.
 - **Construction Entrance:**
 - Provide a *stabilized construction entrance* (6–8 inches of 1.5–3 inch angular stone, minimum 12 feet wide × 25 feet long) to reduce tracking of sediment onto public roads.
 - Sweep streets daily if tracking occurs.
-

3. During Construction

- **Stockpile Management:**
 - Locate soil stockpiles away from wetland buffers and storm drains.
 - Cover with tarps or seed if inactive for more than 14 days.
 - **Stormwater Diversion:**
 - Use temporary swales or sandbags to direct runoff away from disturbed areas.
 - Avoid pumping sediment-laden water into storm drains without filtration.
 - **Soil Stabilization:**
 - Seed and mulch disturbed areas not under active construction within 14 days.
 - Use erosion control blankets on slopes steeper than 3:1.
-

4. Post-Construction / Final Stabilization

- All disturbed soils will be stabilized by:
 - 4–6 inches of loam and permanent vegetation (seed or sod), or
 - Landscape plantings with mulch cover.
 - Remove all temporary erosion control measures after vegetation is established.
 - Sweep and clean all paved areas before final sign-off.
-

5. Maintenance & Inspection

- Inspect all erosion control measures **weekly** and after rainfall events ≥ 0.5 inches.
 - Repair or replace damaged controls immediately.
 - Keep a log of inspections and maintenance for city review.
-

Prepared for:

15 Marjorie Street, Portsmouth, NH

Residential Stormwater Management Plan

Property Owners: Matt & Beth Reichl

Address: 15 Sylvester Street, Portsmouth, NH

Lot Size: Approximately 0.25 acres

New Impervious Area: 964 sq. ft. (addition)

Date: 05.05.2025

1. Project Overview

This plan addresses stormwater impacts from the addition of 964 square feet of impervious surface to an existing residential lot. Stormwater practices are proposed to promote infiltration and reduce runoff volume and velocity in accordance with the **New Hampshire Stormwater Manual**.

2. Site Conditions

- **Soil Type:** Sandy loam (Hydrologic Soil Group B)
 - **Topography:** Gently sloping to the rear of the property
 - **Vegetation:** Mixed lawn and tree canopy
 - **Wetlands:** Approx. 7,380 sq. ft. of inland wetland buffer present on-site
-

3. Stormwater Management Objectives

- Reduce runoff volume from new impervious surfaces
 - Promote infiltration on-site to support groundwater recharge
 - Prevent erosion and sediment transport to nearby wetlands
 - Improve water quality through natural filtration
-

4. Proposed Best Management Practices (BMPs)

B. Dry Well for Roof Runoff

- **Purpose:** Capture and infiltrate rooftop runoff from new addition
- **Location:** Adjacent to building foundation, downslope side
- **Design Volume:** Sized for the 1-inch water quality storm (~60–80 gallons)
- **Construction:** Pre-cast concrete or plastic chamber set in gravel trench
- **Inlet:** Connected to downspouts
- **Overflow:** Routed to vegetated lawn or existing swale

C. Vegetated Buffer Strip

- **Purpose:** Treat and slow overland flow before it reaches wetland buffer
- **Location:** At edge of lawn near wetland buffer zone
- **Design:**
 - **Width:** 10 feet minimum
 - **Slope:** Less than 5%
 - **Vegetation:** Dense mix of native grasses and shrubs

5. Maintenance Plan

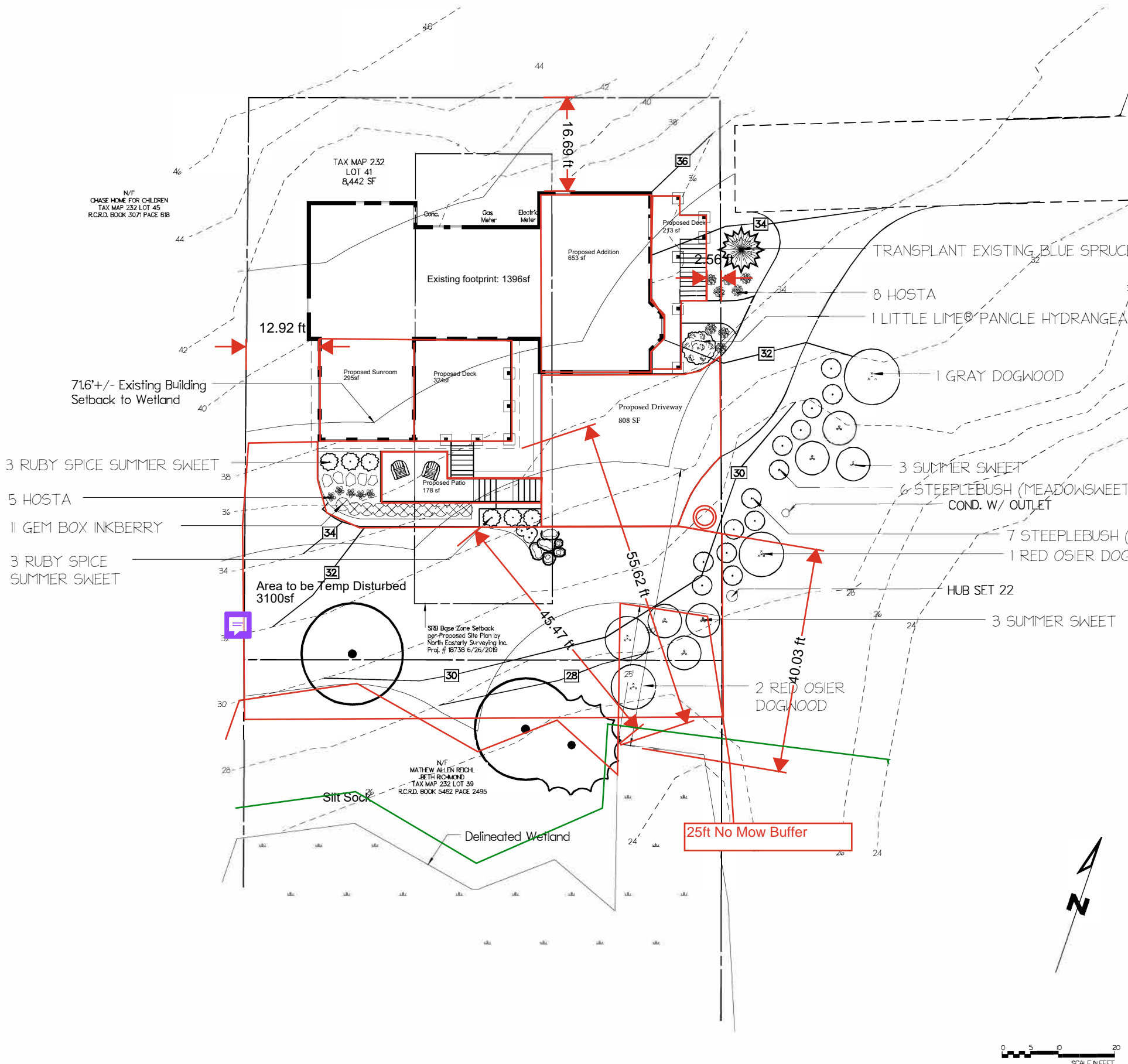
BMP	Task	Frequency
Permeable Pavers	Sweep/vacuum to remove sediment	Quarterly
Dry Well	Inspect inlet/outlet, clean debris	Biannually and after storms
Vegetated Buffer Strip	Mow high grasses, remove invasives	Monthly during growing season

6. Regulatory Compliance

This plan follows design guidance provided in the **New Hampshire Stormwater Manual**, especially:

- **Volume 2: Post-Construction Best Management Practices**
- **Volume 3: Stormwater Site Design and Infiltration Guidelines**

All BMPs are designed with adequate separation from seasonal high groundwater (>4 feet where infiltration is proposed), and no structures encroach within required buffers for jurisdictional wetlands.



Lot Size: 8431 SF
Existing Footprint: 1396 SF
Existing Lot Coverage: 16.6%

Proposed Footprint: 2416 SF
Proposed Lot Coverage 28.7SF

Decks and Patio:
Front Deck and stairs: 213 SF
Patio and stairs:178sf

NOTES:

1. This plan was developed using the following plans as references:
-Additions and Renovations for the Reichl Residence, Prepared by Hubert Krah Designs LLC 6/27/24
-City of Portsmouth, New Hampshire Sewer Service Improvements. Drawing C-4, Reichl Home Sewer Service Plan and Profile, Prepared by Wright Pierce. Revision date not listed on plan.
-Proposed Site Plan, Project No 18738 Drawing No 18738_SITE prepared by North Easterly Surveying 6/26/19

2. Elevation markers noted as inches in relation to the established zero point (marked +/- 0.0). The zero point is the threshold of the door to rear deck.

Reichl Residence

client:15 Marjorie Way, Portsmouth, NH 03801

scale1"=20'	date7.25.25	revision2
drawn by	checked by	drawing #

The Matt and Beth Reichl Residence

15 Marjorie Lane, Portsmouth NH 03801
Additions and Renovations

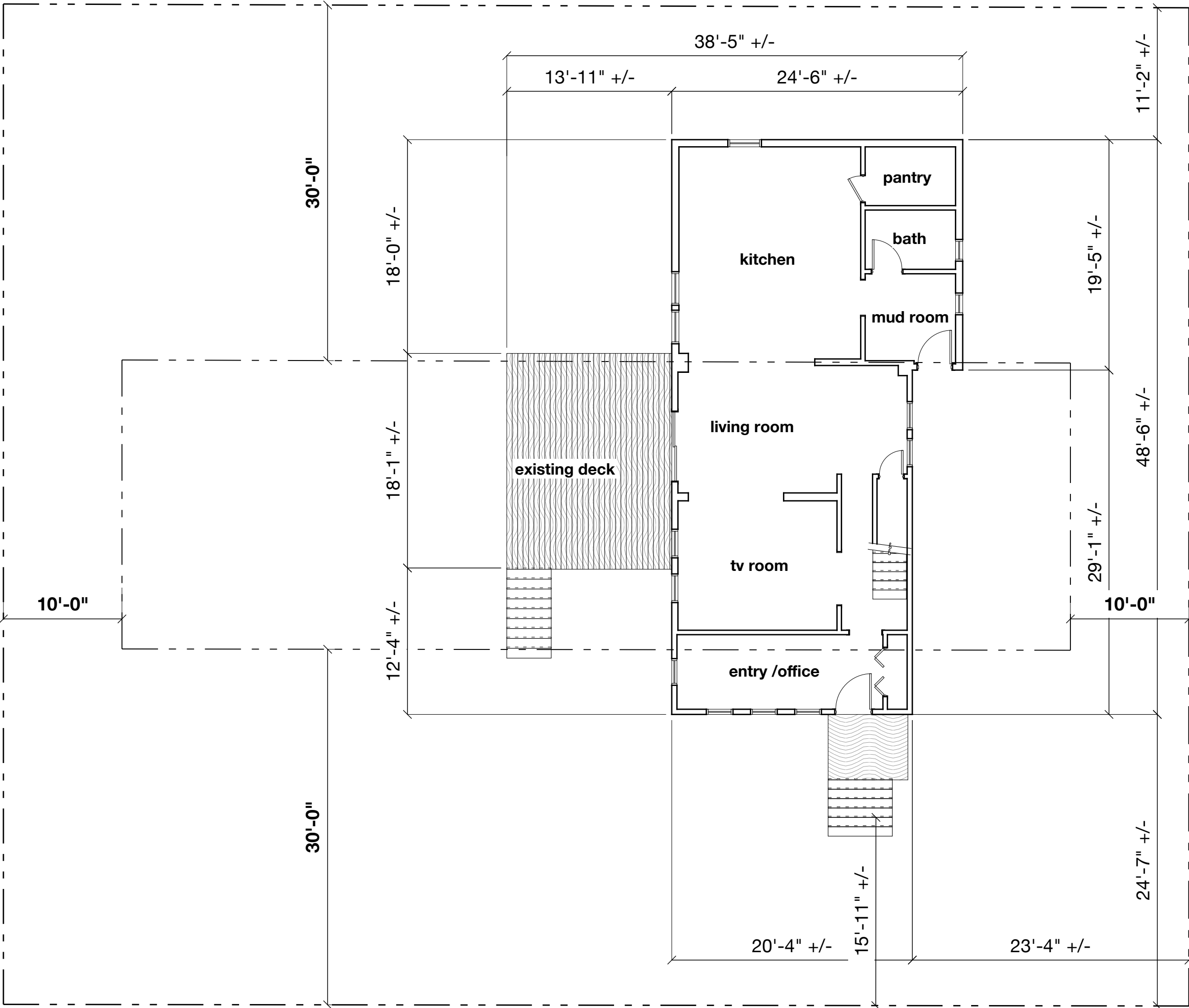


Architectural Design Drawing List

AD-0.01 EXISTING AND NEW PLOT PLANS

AD-1.00 EXISTING & NEW BASEMENT PLAN
AD-1.01 EXISTING & NEW FIRST FLOOR PLAN
AD-1.02 EXISTING & NEW SECOND FLOOR PLAN
AD-1.03 EXISTING & NEW ROOF PLAN

AD-3.01 NEW EXTERIOR ELEVATIONS SOUTH & EAST
AD-3.02 NEW EXTERIOR ELEVATIONS NORTH & WEST



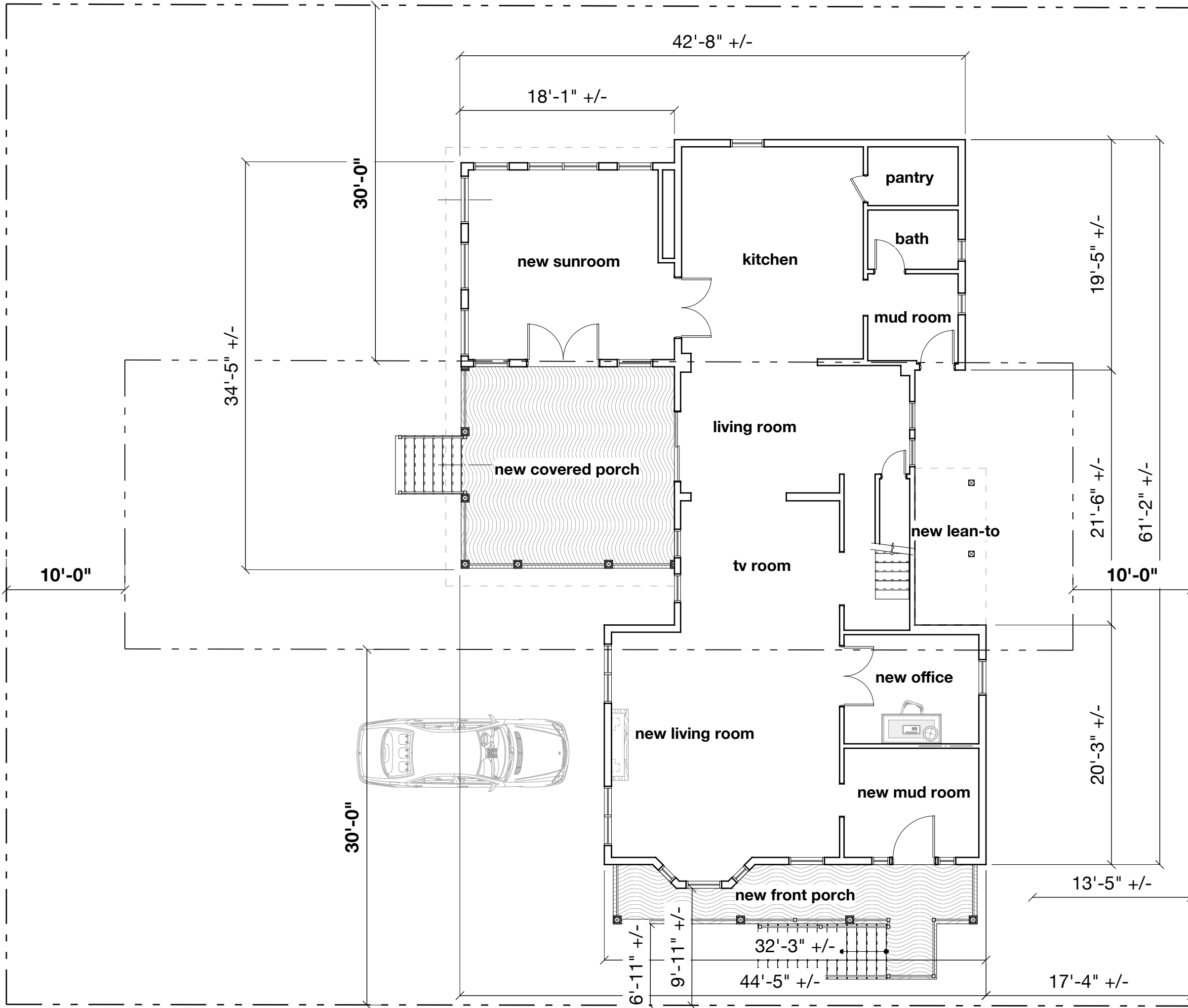
LOT # 232-41 (existing)

LOT SIZE 8,431 SQFT
EX'G FOOT PRINT 1,396 SQFT
EX'G LOT COVERAGE 16.6%

GROSS BASEMENT AREA	470 SQFT
GROSS FIRST FLOOR AREA	1,067 SQFT
GROSS SECOND FLOOR AREA	917 SQFT
TOTAL	2,454 SQFT
EXISTING DECK	253 SQFT
EXISTING LANDING	37 SQFT
TOTAL WITH DECK & LANDING	2,744 SQFT

Existing Plot Plan

1/8" = 1'-0"



LOT # 232-41 (proposed)

LOT SIZE 8,431 SQFT
EX'G FOOT PRINT 1,396 SQFT
EX'G LOT COVERAGE 16.6%2

NEW FOOT PRINT 2,416 SQFT
NEW LOT COVERAGE 28.7%

ALLOWED FOOT PRINT (20%) 1,686 SQFT
ALLOWED FOOT PRINT IF 15,000 SQFT 3,000 SQFT
NEW LOT COVERAGE IF 15,000 SQFT 16.1%

Proposed New Plot Plan

1/8" = 1'-0"

GROSS BASEMENT AREA	1,110 SQFT
GROSS FIRST FLOOR AREA	1,887 SQFT
GROSS SECOND FLOOR AREA	1,561 SQFT
TOTAL	4,558 SQFT
NEW FRONT PORCH	130 SQFT
NEW COVERED PORCH	306 SQFT
TOTAL WITH PORCHES	4,994 SQFT

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- CONTRACTORS SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS IN FIELD.
- DO NOT SCALE DRAWINGS FROM PRINTS OR REPRODUCTIONS. SCALE INDICATED IS VALID ON ORIGINAL DRAWING WHICH IS 24" X 36" OVERALL.

Progress Issues:

06/18/24	BETH & MATT REICHL, HBC
06/27/24	BETH & MATT REICHL, HBC

Permit Issues:

Construction Issues:

PROJECT:

Additions and Renovations for

The Reichl Residence
15 Marjorie Street
Portsmouth NH 03801

DATE:

06/27/24

ISSUED AS:

**PROGRESS
ISSUE**

**Architectural
Plot Plans
& Title**

AD-0.01



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PROJECT:

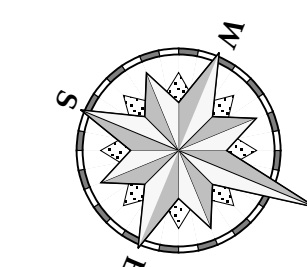
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Portsmouth NH 03801

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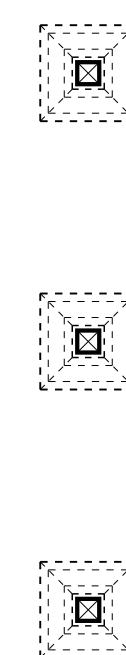
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Architectural Floor Plans Basement

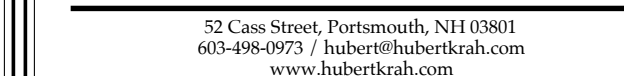
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Existing
1/4" = 1'-0"



1/4" = 1'-0"



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06/18/24	BETH & MATT REICHL, HBC
06/27/24	BETH & MATT REICHL, HBC

PROJECT:

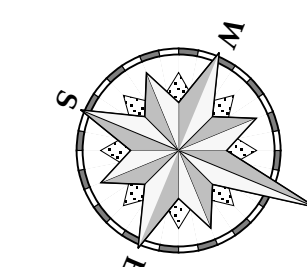
**15 Marjorie Street
Portsmouth NH 03801**

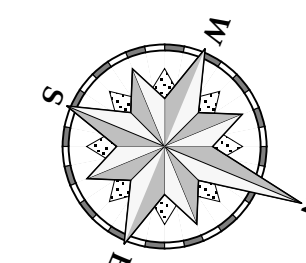
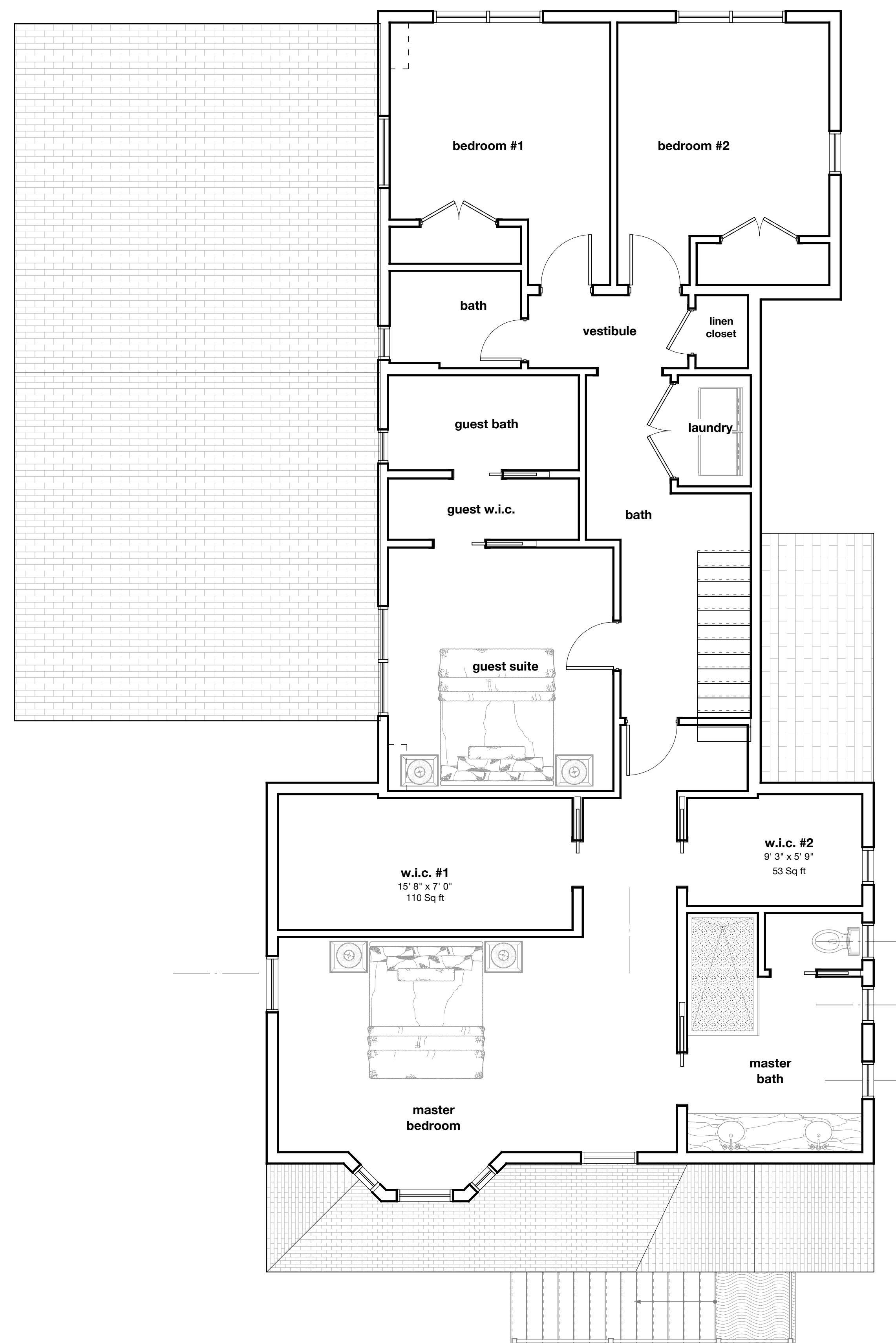
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ISSUED AS:

Architectural Floor Plans First Floor

AD-1.01





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Progress Issues:

06/18/24	BETH & MATT REICHL, HBC
06/27/24	BETH & MATT REICHL, HBC

Permit Issues:

Construction Issues:

PROJECT:

Additions and Renovations

**The Reichl
Residence**
15 Marjorie Street
Portsmouth NH 03801

DATE:

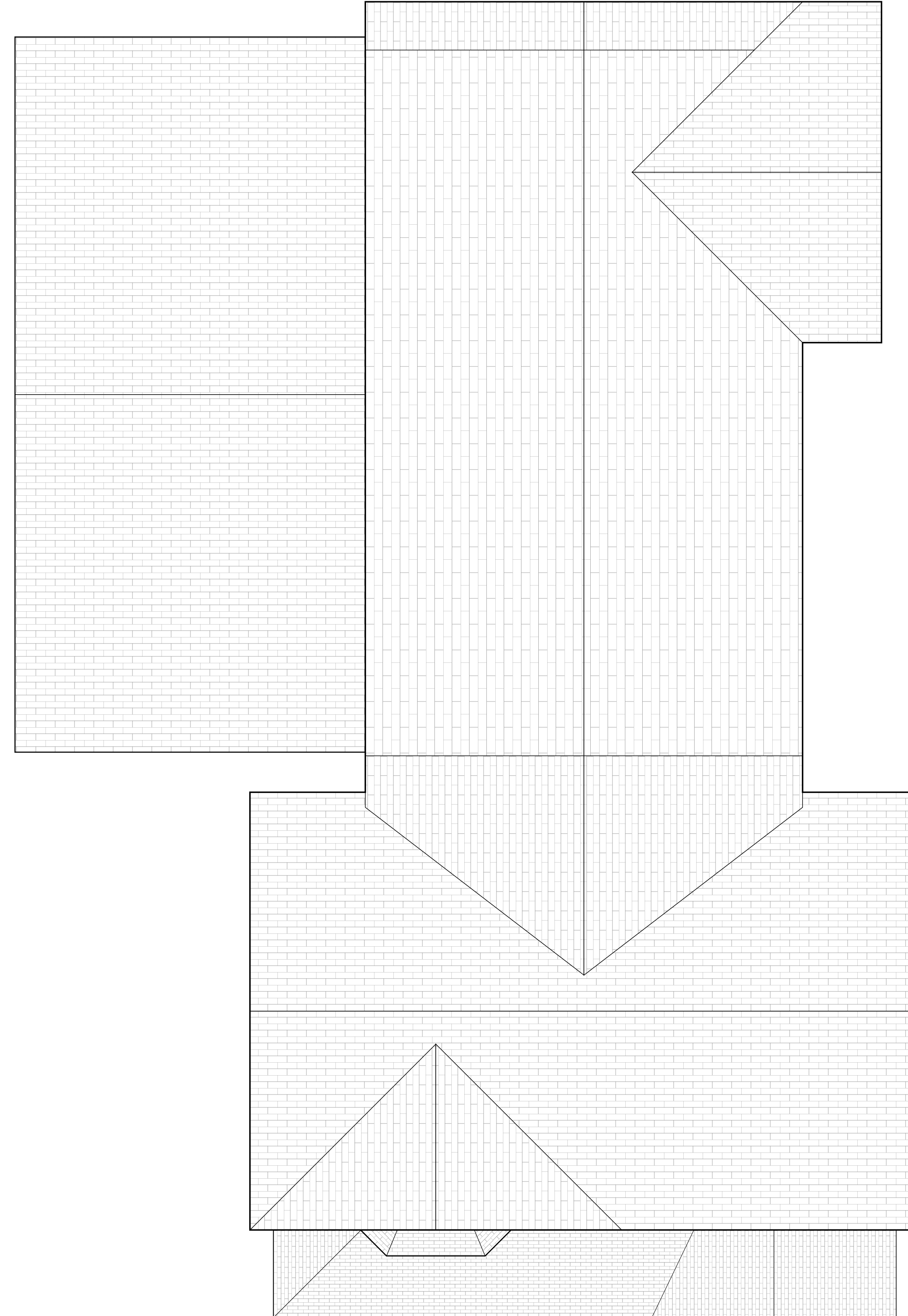
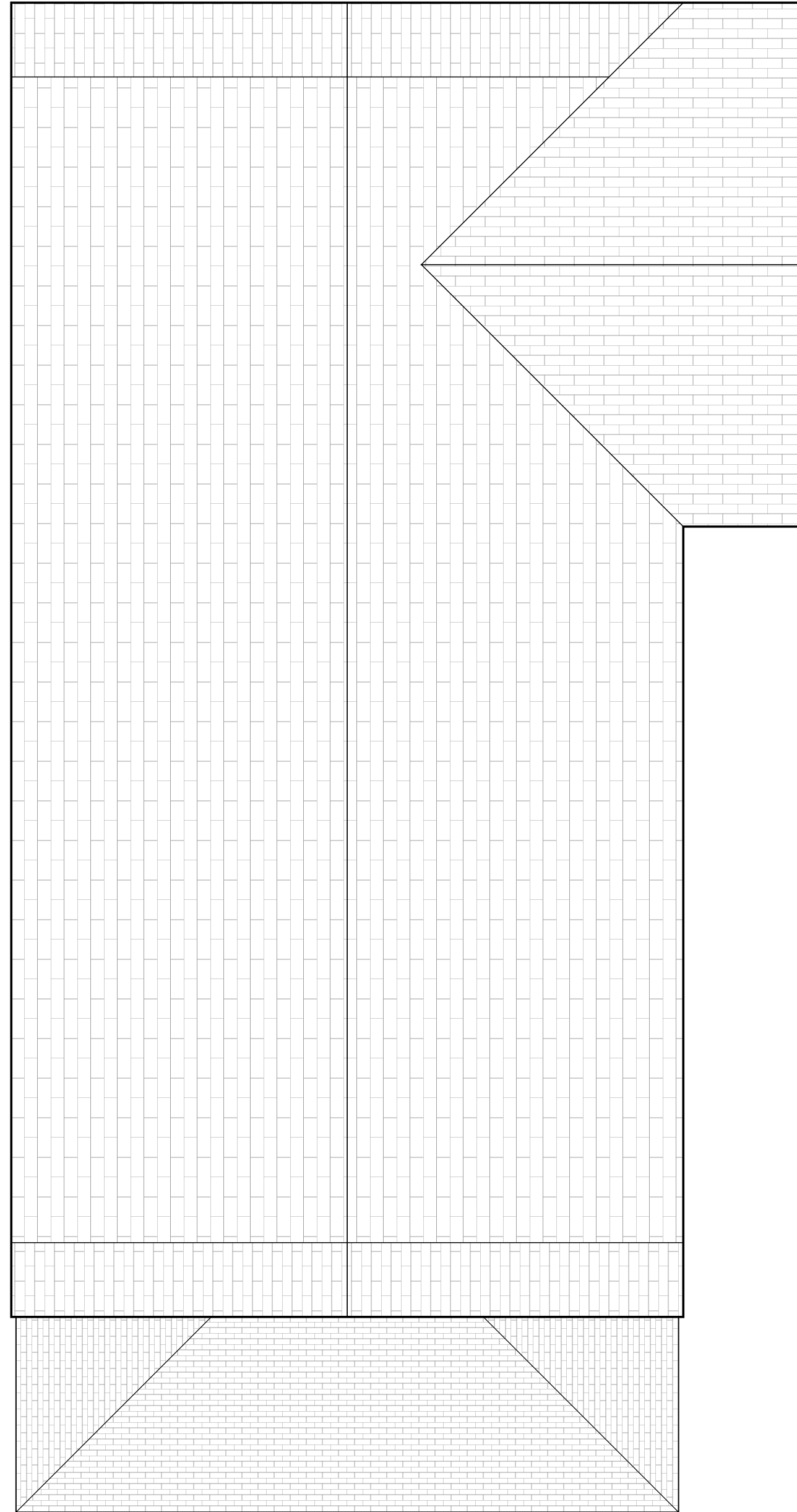
06/27/24

ISSUED AS:

PROGRESS ISSUE

Architectural Floor Plans Second Floor

AD-1.02



52 Cass Street, Portsmouth, NH 03801
603-498-0973 / hubert@hubertkrah.com
www.hubertkrah.com

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Progress Issues:

06/18/24	BETH & MATT REICHL, HBC
06/27/24	BETH & MATT REICHL, HBC

Permit Issues:

Construction Issues:

PROJECT:

Additions and Renovations

The Reichl Residence

15 Marjorie Street
Portsmouth NH 03801

DATE:

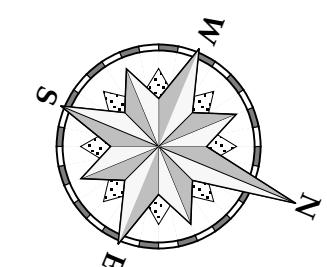
06/27/24

ISSUED AS:

PROGRESS ISSUE

Architectural Floor Plans Roof

AD-1.03



Existing Roof Plan

$$1/4'' = 1' - 0''$$

Proposed New Roof Plan

$$\frac{1}{4}'' = 1' - 0''$$



Proposed New South Elevation

1/4" = 1'-0"



Proposed New East Elevation

1/4" = 1'-0"



52 Case Street, Portsmouth, NH 03801
603-484-0973 / hubert@hubertkrah.com
www.hubertkrah.com

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Progress Issues:

06/18/24	BETH & MATT REICHL, HBC
06/27/24	BETH & MATT REICHL, HBC

Permit Issues:

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Construction Issues:

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PROJECT:

Additions and Renovations
for

The Reichl
Residence

15 Marjorie Street
Portsmouth NH 03801

DATE:

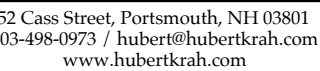
06/27/24

ISSUED AS:

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ISSUE

New Exterior
Elevation
South & East

AD-3.01



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06/27/24	BETH & MATT REICHL, HBC

PROJECT:

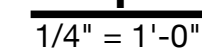
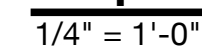
15 Marjorie Street
Portsmouth NH 03801

DATE:

ISSUED AS:

New Exterior Elevation North & West

AD-3.02





East
Elevation



North Elevation



South
Elevation

West Elevation



Pavement Maintenance plan

Inspect the Driveway

- Look for leaves, dirt, or water that isn't draining.
- Check for weeds or loose areas.

Clean the Surface

- Use a **leaf blower**, **broom**, or **stiff brush** to remove leaves, dirt, and debris.
 - Sweep gently to avoid pushing dirt into the surface.
-

2. Seasonal or As-Needed Tasks

Remove Weeds

- Pull weeds by hand, roots and all.
- Consider adding a layer of gravel or sand between pavers to block new growth (use only clean material).

Fix Uneven Areas

- If pavers or stones settle, lift and re-level them.
- Add more base material (gravel or sand) under the pavers if needed.

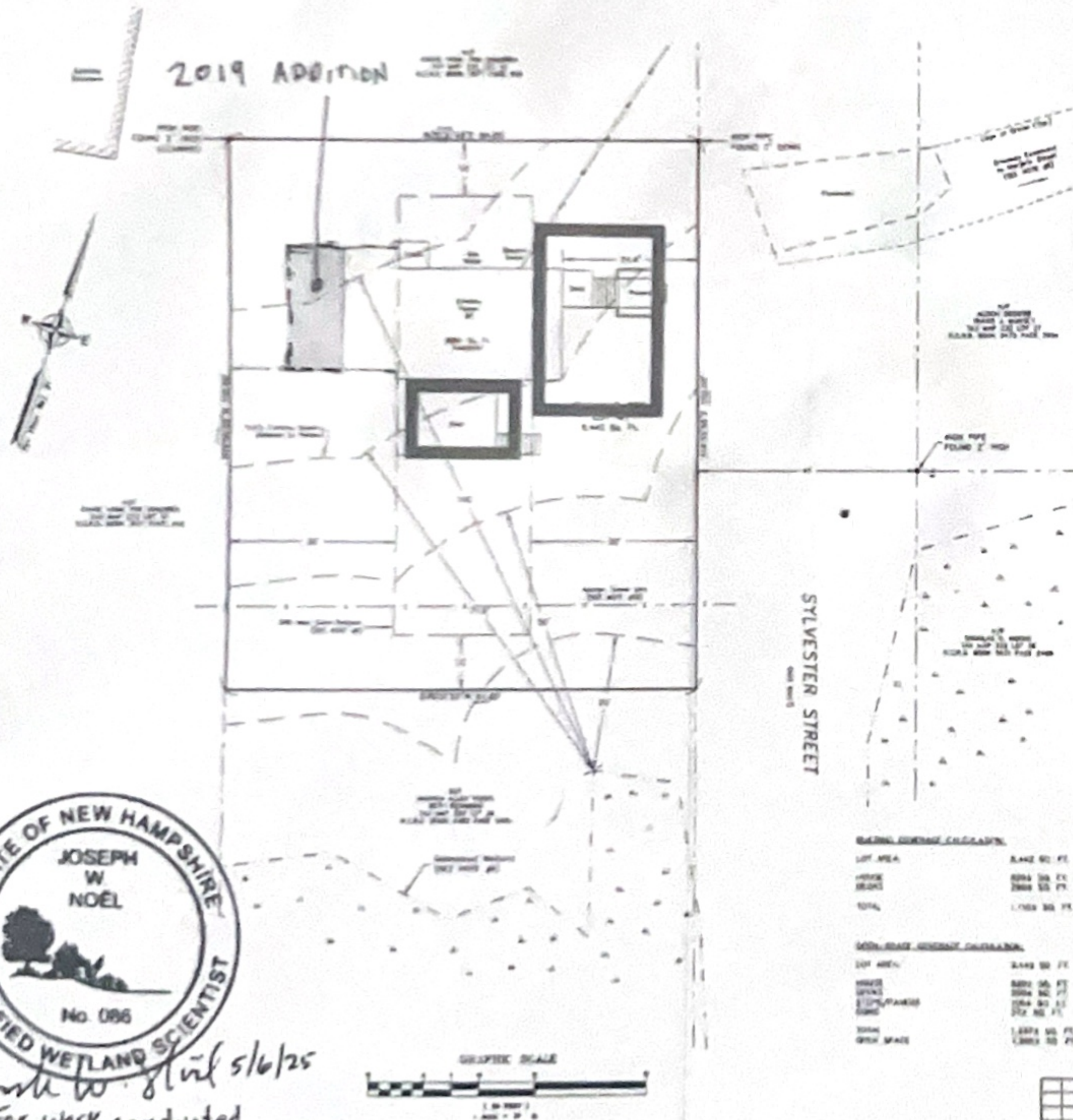
Check Drainage

- After a rain, look for spots where water doesn't soak in.
 - If water pools, sweep or lightly rake to loosen dirt, or consider professional vacuum cleaning once a year.
-

Winter Tips (No Salt or Sand)

- Use a **plastic shovel** or snow blower to remove snow without damaging the surface.
- Don't use **salt**, **sand**, or **ash**, as they can clog the pores.
- Let small amounts of snow melt naturally if it's safe to do so.

For work conducted
in October 2018



SOURCE DATA FOR COUNTRIES OF PORTUGAL: SOURCE INFORMATION
 CLASS AND COUNTRY: SOURCE: 20, 2008 - 20, 2007, 2006

PLANT, GARDEN, AND HOUSE

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REQUIREMENTS TO:
CONCRETE LOT AREA 75,000 SQ. FT.
PER (BUILDING UNIT) 15,000 SQ. FT.
CONCRETE/PAVEMENT STREET PAVEMENT 100 FT.
CONCRETE LOT DEPTH 100 FT.
CONCRETE FRONT YARD 30 FT.
CONCRETE SIDE YARD 10 FT.
CONCRETE REAR YARD 30 FT.
MINIMUM STRUCTURE HEIGHT 35 FT.
MINIMUM BUILDING COVERAGE 20%
MINIMUM OPEN SPACE 40%

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TOWN OF PORTSMOUTH ZONING ORDINANCE SECTION 16.52
TABLE OF ORIENTATIONAL STANDARDS-RESIDENTIAL AND WOLF
RESIDENTIAL DISTRICTS

PLASMA ESTERASES

1. "EASTVIEW PLAIN, PLAN FOR 'GUSTAV EISENHORN' WARHOLE (MUSEUM), PORTSMOUTH, NH" PREPARED BY GUN, ASSOCIATES, PLAIN, DATED MARCH 1983 AND REDUCED AT THE P.L.S.'s AS PLAN 037796
2. "A PLAN OF LAND IN PORTSMOUTH, N.H. FOR THE 'CHAIR HOME FOR CHILDREN', A PLAN BY JOHN W. GURDON ASSOCIATES, INC., DATED SEPTEMBER 10, 1980, PLAN NO. 3880.
3. "PROSPECT PARK, PORTSMOUTH, N.H., BELONGING TO LEAHY, WOODSWORTH & SWEET, 30 COURT STREET, BOSTON, MASS.", PREPARED BY JOHN A. MACINTOSH, DATED APRIL 30, 1962, AND REDUCED AT THE P.L.S.'s AS PLAN 00025.
4. "PLAN OF LAND PORTSMOUTH, N.H. FOR 'WALL MOUNTAIN', PREPARED BY JOHN W. GURDON, DATED JULY 1974.

WATER

1. CORNER OF RECORD:
TAX MAP 232 LOT 41
MATHIAS ALLEN REICH
BETH RICHMOND
R.C.R.D. BOOK 2467 PAGE 2468
DATED JULY 18, 2013
- 6415/1661
2. TOTAL FLOODING PLUNGE AREA:
TAX MAP 232 LOT 41
A=40 SQ. FT.
3. BASIS OF MEASUREMENT FOR PLAIN REFERENCE #1.
4. APPROXIMATE ADJUTANT'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
5. EASEMENTS OR OTHER ADJUTANT'S RIGHTS WAS (WAS) THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
6. ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONSULT CURRENT ZONING REQUIREMENTS WITH THE CITY OF PORTLAND OREGON TO DESIGN OR CONSTRUCTION.
7. THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PHOTO TESTIMONY RECORDED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
8. THE METS AND BOUNDARY AS CORRECTED ON THIS PLAN WAS DELINEATED/PLANNED BY JOSEPH W. MOEL, WE CERTIFY MR. SCOTT STUBBS IN OCTOBER 2018, THE PLACE WHERE SURVEY LOCATED BY MORRIS EASTERN SURVEYING INC. IN OCTOBER 2018, THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT: CORPS OF ENGINEERS METLANDS DELINEATION MANUAL (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS METLANDS MANUAL, NORTH-CENTRAL AND NORTH-EAST REGION (MARCH 2, JANUARY 2012).
- HYDRO SURVEY DETERMINATIONS WERE CONDUCTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE BOUNDARY FIELD INDICATORS OF HYDRO SOILS OF THE UNITED STATES HEREON 7.8 (2010) ALONG WITH THE MANUAL FIELD INDICATORS FOR IDENTIFYING HYDRO SOILS IN NEW ENGLAND (MARCH 2, APRIL 2004).
- PLANT SPECIES INDICATOR STATUS WAS BASED ON THE U.S. ARMY CORPS OF ENGINEERS PUBLICATION: THE NATIONAL METLANDS PLANT LIST (2013).
9. REFERENCE IS MADE TO "STATE OF OREGON" EXEMPTED" RECORDED AT THE R.C.R.D. AT BOOK 2432 PAGE 258.
10. LOT IS SUBJECT TO A GROSS EASEMENT. LOCATION SHOWN IS APPROXIMATE PER PLAN REFERENCE #1.

BALING COVERAGE CALCULATION

100% AREA	2.442	60	75
100% AREA	2.442	60	75
100% AREA	2.442	60	75
TOTAL	1.708	60	75

40th-80th Percentile Outlines

[illegible]

EXISTING CONDITIONS PLAN

FOR PROPERTY AT
5 Sylvester Street
Portsmouth, Rockingham County, New Hampshire

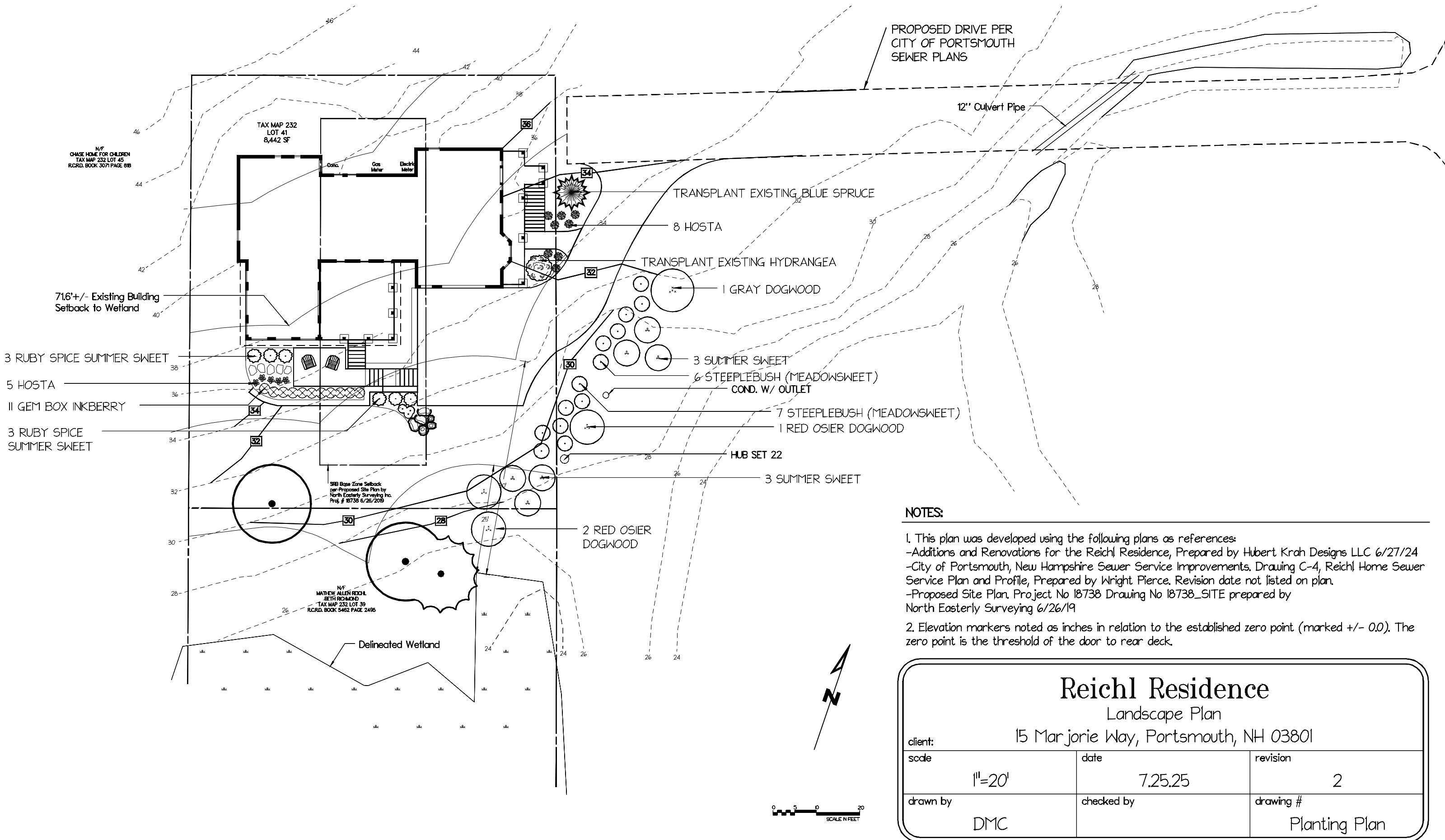
Mathew Allen Reichl
Beth Richmond

1 Spangler Street, Portsmouth, NH 03801

 **EASTERLY**
SURVEYING, Inc.

SURVEYORS IN N.H. & MAINE 184 STATE ROAD, SUITE #3
(603) 439-4000 SUDBURY, MAINE 03084

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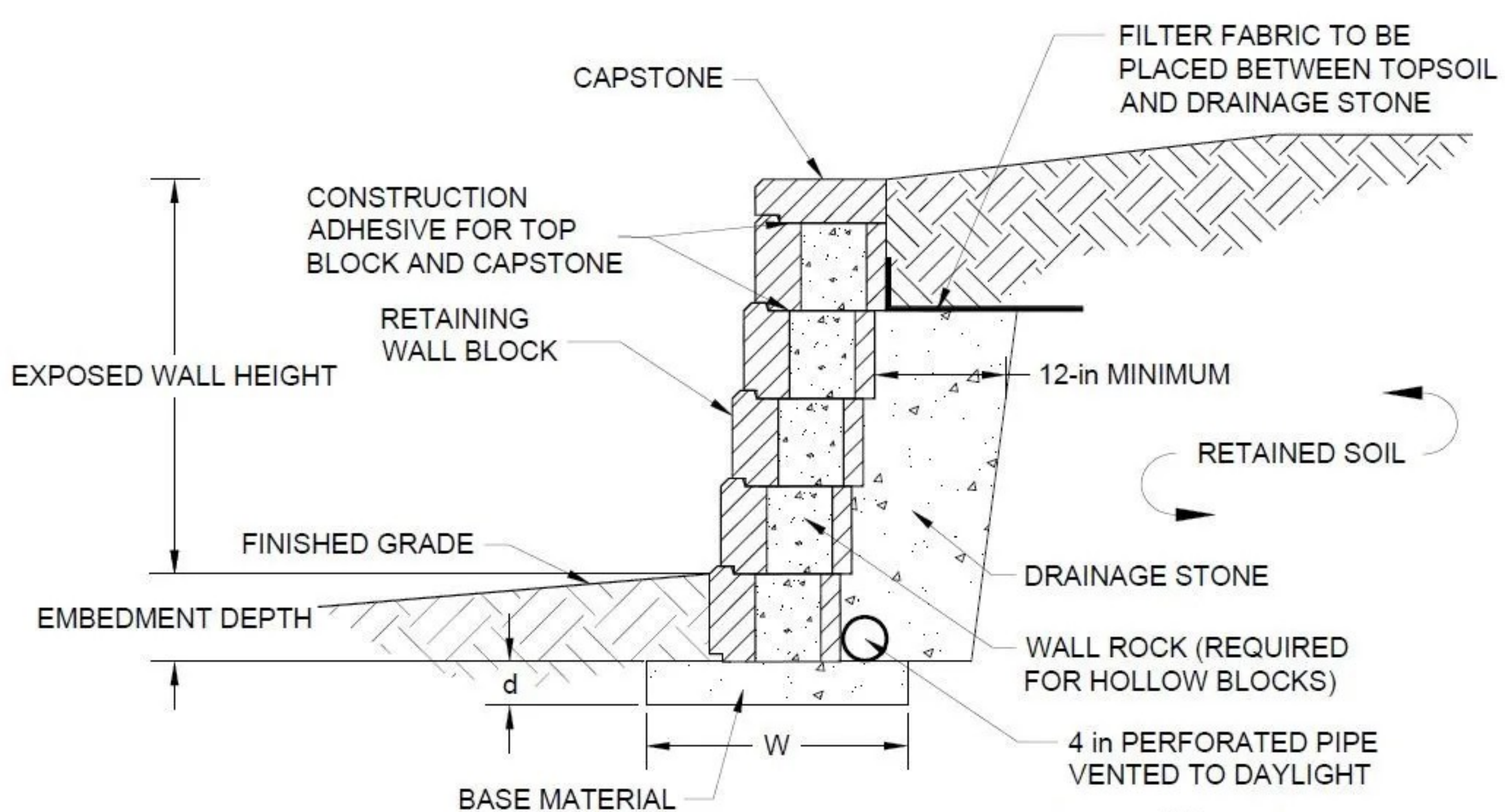


Reichl Residence

Landscape Plan

15 Marjorie Way, Portsmouth, NH 03801

client: 15 Tardjorie Way, Portsmouth, NH 03801		
scale 1"=20'	date 7.25.25	revision 2
drawn by DMC	checked by	drawing # Planting Plan



SECTION 02513A

POROUS BITUMINOUS CONCRETE PAVING

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Work Included:
 - 1. Furnish all plant, labor, equipment and materials required to install porous bituminous concrete pavement. Furnish all plant, labor, equipment and materials required to install all layers or aggregates, filter fabric and underdrain below the porous bituminous concrete pavement.
- B. Work Not Included: Removal and replacement of paving for the convenience of the Contractor will not be considered for payment.
- C. Related Work Specified Elsewhere (When Applicable): Earthwork, Bituminous Concrete Pavement and pavement markings.

1.2 SUBMITTALS AND MEETINGS

- A. Contractor shall submit to the Engineer a proposed design for the porous pavement material. Gradations, abrasion, degradation, angularity, hardness and all other applicable test results for all aggregates to be used in the mix shall be submitted. The porous pavement will be discussed at the pre-pave conference(s).
- B. Delivery slips shall be furnished with each load of mix delivered to the project. Information shall include:
 - 1. Vehicle identification.
 - 2. Date.
 - 3. Project.
 - 4. Identification of material.
 - 5. Gross, tare and net weights.
 - 6. Signed by the bituminous concrete producer.
 - 7. Stamped by a licensed public weighmaster.

PART 2 - PRODUCTS

2.1 POROUS AGGREGATE MEDIA COURSES- MATERIALS

- A. Porous Media Infiltration Beds. Porous media infiltration beds are located below the porous asphalt mix. Gradation and compaction requirements are listed in Table 1. Washed aggregate for the choker course and reservoir course shall meet the following:
 - Maximum Wash Loss of 0.5% (AASHTO T 11 / ASTM C 117)
 - Maximum Abrasion Loss of 10% for 100 revolutions, and maximum of 50% for 500 revolutions. (AASHTO T 96 / ASTM C 131)
- B. A choker course of crushed stone, meeting the requirements of AASHTO M 43 Standard Size No. 57 shall be located directly below the porous pavement mix at a minimum thickness of 4".
- C. A filter course of poorly graded sand (modified 304.1) is located below the choker course. Filter course material shall have a hydraulic conductivity (also

referred to as coefficient of permeability) of 10 to 60 ft/day at 95% standard proctor compaction (AASHTO T 99) unless otherwise approved by the Engineer. The filter course shall be located directly below the choker course at a minimum thickness of 12”.

- D. A filter blanket that is an intermediate setting bed (3/8-inch pea gravel), located below the filter course at a minimum thickness of 3”.
- E. A reservoir course of crushed stone meeting the requirements of AASHTO M 43 Standard Size No. 3 is located over the subgrade materials at minimum thickness of 4”.

Table 1. - Gradations and compaction of choker, filter and reservoir course materials.

US Standard Sieve Size	Percent Passing (%)			
Sieve Size inch (mm)	Choker Course (AASHTO Standard Size No. 57)	Filter Course (Modified NHDOT 304.1)	Reservoir Course (AASHTO Standard Size No.3)	Reservoir Course Alternative* (AASHTO Standard Size No.5)
6 (150)		100		
2.5 (63)		-	100	
2 (50)		-	90-100	
1.5 (37.5)	100	-	35-70	100
1 (25)	95-100	-	0-15	90-100
0.75 (19)	-	-	-	20-55
0.50 (12.5)	25-60	-	0-5	0-10
0.375 (9.5)	-	-	-	0-5
No.4 (4.75)	0-10	70-100	-	-
No.8 (2.36)	0-5	-	-	-
No.200 (0.075)	-	0-6**	-	-
% Compaction (AASHTO T 99)	95	95	95	95

* Alternate gradations (e.g. AASHTO Standard Size No. 5) may be accepted upon Engineer's approval.

** Preferably less than 4% fines

2.2. POROUS PAVEMENT MIX- MATERIALS

Bituminous materials used for asphalt cement binder shall meet the properties specified in AASHTO M 320. The grade of asphalt cement binder for this project shall be PG 64-28 SBR with 5 pounds of fibers per ton of asphalt mix. The dosage of fiber additives shall be either 0.25 percent cellulose fibers or 0.4 percent mineral fibers by total mixture mass. Table 2 provides the Porous Asphalt Mix Criteria. Porous pavement shall be applied at a minimum thickness of 4”.

Table 2 - Porous Asphalt Mix Design Criteria

Sieve Size (inch/mm)	Percent Passing (%)
0.75 (19)	100
0.50 (12.5)	85-100
0.375 (9.5)	55-75
No. 4 (4.75)	10-25
No 8 (2.36)	5-10
No. 200 (0.075)	2-4
Binder Content (AASHTO T 164)	6-6.5%
Fiber Content by Total Mixture Mass	0.25 cellulose or 0.4% mineral
Air Void Content (ASTM D6752/AASHTO T 275)	16.0-22.0%
Draindown (ASTM D 6390)_*	<0.3%
Retained Tensile Strength (AASHTO T 283)**	>80%

* Cellulose or mineral fibers may be used to reduce draindown.

** If the TSR (retained tensile strength) values fall below 80% when tested per NAPA IS 131 (with a single freeze thaw cycle rather than 5), then in Step 4, the contractor shall employ an antistrip additive, such as hydrated lime (ASTM C977) or a fatty amine, to raise the TSR value.

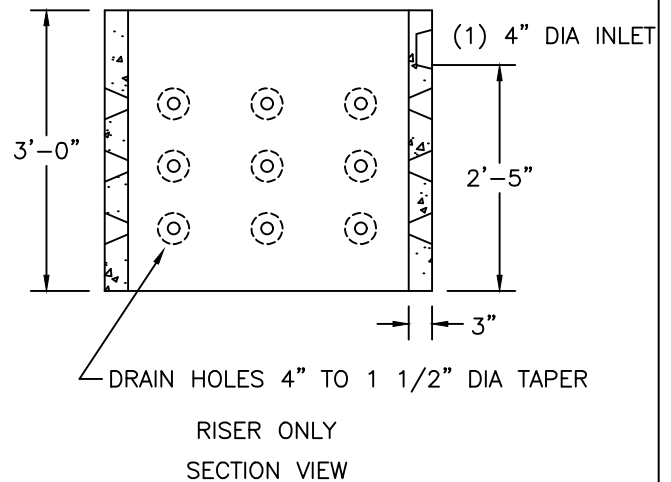
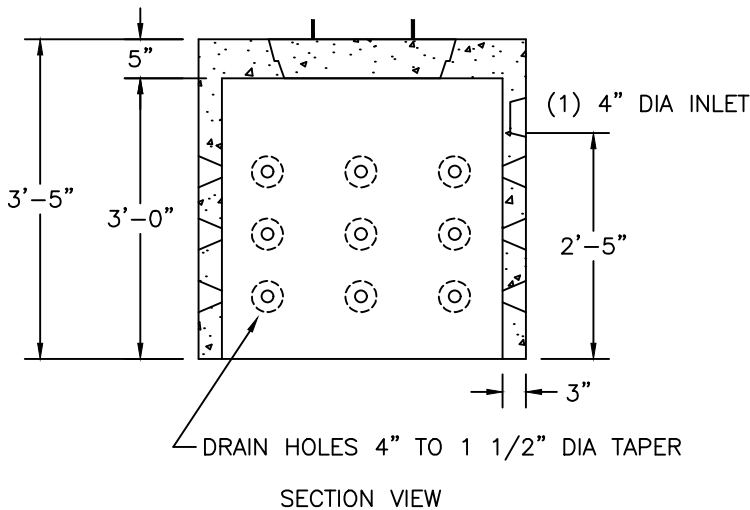
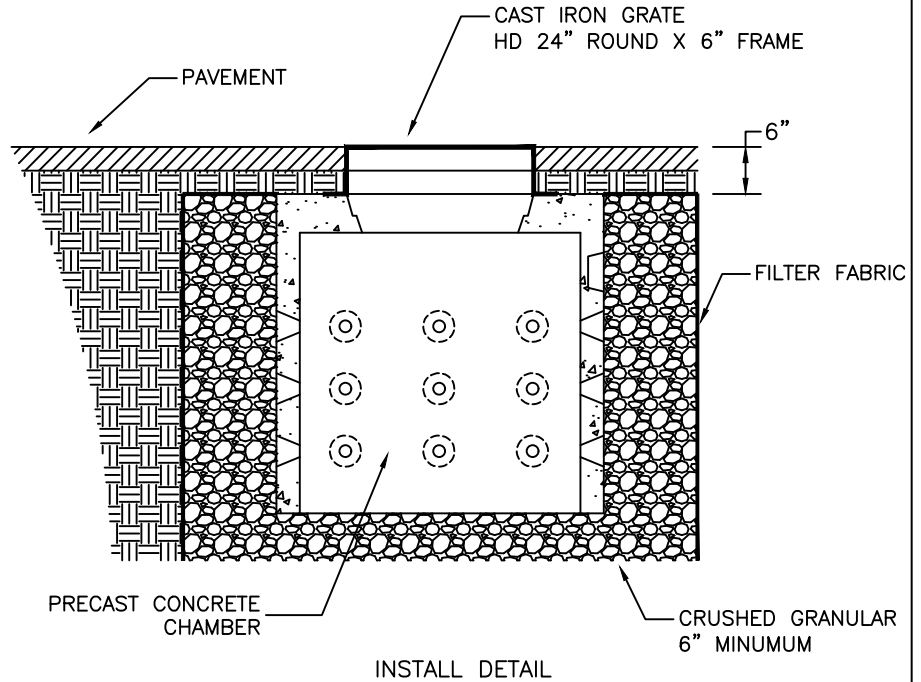
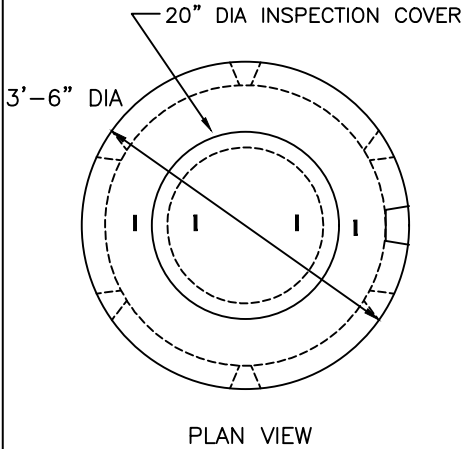
PART 3 – EXECUTION AND CONSTRUCTION REQUIREMENTS

3.1 GENERAL

- A. Porous media aggregate bases shall only be compacted to establish sound contact between particles. Overcompaction must be avoided to protect the infiltration capacity of the soil materials.
- B. Material delivered to the spreader not having a temperature between 275° and 325° F (135° and 163° F), within 10° F (6° C) of the compaction temperature for the approved mix design, will not be used.
- C. Rollers shall move at a slow but uniform speed with the drive roll or drive wheels nearest the paver, except on steep grades. Static rollers shall not operate at speeds in excess of 6 mph (10 km/h). All courses shall be rolled until all roller marks are eliminated. The compaction objective is 16% - 19% in-place void content (Core-Lok test, AASHTO TP-69). When ordered by the Engineer, density tests shall be taken at the beginning of the porous pavement course construction to establish the correct rolling patterns that will achieve the required density.
- D. Breakdown rolling shall occur when the mix temperature is between 135-163°C (275 to 325°F). Intermediate rolling shall occur when the mix temperature is between 93-135°C (200 to 275°F). Finish rolling shall occur when the mix temperature is between 66-93°C (150 to 200°F). The cessation temperature occurs at approximately 79°C (175°F).

END OF SECTION

MINI-DRY WELL 160 GALLONS



NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR AASHTO HS-20 LOADING, 1 TO 5 FT COVER.
3. CAPACITY INCREASES IN INCREMENTS OF 160 GALLONS FOR EVERY 3' SECTION ADDED.
4. BOTTOM PLATES AVAILABLE.

			WEIGHT
ITEM NO.	MDWH	3' SECTION W/COVER (ONE PIECE)	1,404#
	MDWHNC	3' SECTION NO COVER	1,048#

SHEA PRODUCT ID:
SEE TABLE

PREPARED FOR:

FILE NAME:

dwcmini.dwg

WEIGHT (LBS):
SEE TABLE

DRAWN BY: ARO

DATE: 03/01/2018

PAGE: F1



Residential Drywell Maintenance Plan

Purpose

This plan provides guidelines for the proper inspection and maintenance of the drywell to ensure it functions effectively for stormwater infiltration and does not cause flooding or water quality issues.

Inspection Schedule

- After major rain events (greater than 1" of rainfall in 24 hours).
- At least twice per year: once in the spring and once in the fall.

Maintenance Tasks

- **Visual Inspection** – Check for standing water more than 48 hours after rainfall, inspect inlets, grates, and overflow pipes for blockages, and look for erosion or structural damage.
- **Debris & Sediment Removal** – Remove leaves, trash, and sediment from inlet areas. If sediment buildup is visible inside the drywell, schedule professional cleaning or pumping.
- **Vegetation Care** – Maintain grass or plantings to reduce erosion. Avoid trees or shrubs with aggressive roots near the drywell.
- **Flow Check** – During rainfall, confirm water is flowing into the drywell without bypassing.

Long-Term Maintenance

- Pumping/cleaning every 5–10 years, or sooner if standing water persists.
- Drywell replacement typically every 20–30 years with proper care.

Owner Responsibilities

- Keep records of inspections and maintenance performed.
- Ensure contractors performing pumping or repair are licensed and dispose of materials properly.