

Hron Brothers Construction

Timothy Hron
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(603) 630-1525

September 30, 2025

Rick Chellman, Chairman
Portsmouth Planning Board
City of Portsmouth Municipal Complex
1 Junkins Avenue
Portsmouth, NH 03801

Re: Proposed Residential Project at 15 Marjorie Street, Portsmouth, NH – Addition and Retaining Wall

Dear Mr. Chellman,

I am writing on behalf of **Matt and Beth Reichl**, the property owners at **15 Marjorie Street, Portsmouth, NH**, to formally submit a residential improvement project for review by the **Portsmouth Planning Board**.

The proposed work includes the construction of a **18x34' sunroom/covered porch, 20x32' addition** and installation of an approx. 120' **retaining wall** to support native landscaping and improve site grading. The property lies within or near the **inland wetland buffer zone**, and we are committed to ensuring that the project meets all local and state environmental regulations.

A **site plan and supporting documents** have been prepared and are enclosed for your review. We are mindful of the property's proximity to sensitive environmental areas and will incorporate appropriate **erosion control measures** and **low-impact stormwater practices** to minimize environmental impact during and after construction.

The project was designed and will be managed by **Hron Brothers Construction**, based in Gilmanton, NH. I will serve as the primary point of contact throughout the review and construction process.

We respectfully request to be placed on an upcoming **Planning Board agenda** to present the project and respond to any questions the Board may have.

Thank you for your time and consideration. Please feel free to contact me at **(603) 630-1525** or **hronbroconstruction@gmail.com** if you require any additional information prior to the meeting.

Sincerely,

Timothy Hron

Hron Brothers Construction

288 Currier Hill Road

Gilmanton, NH 03237

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September 30, 2025

Portsmouth Planning Board

1 Junkins Avenue

Portsmouth, NH 03801

Re: Proposed Addition at 15 Marjorie Street – Wetland Buffer Criteria Compliance

Dear Members of the Planning Board

I am writing to respectfully submit information regarding a proposed development at 15 Marjorie Street, Portsmouth, NH, (tax map 232, lot 41) and to address the criteria required under the City's Wetland Protection Ordinance for projects within a wetland buffer. This letter outlines how the proposed work complies with each of the six criteria specified by the ordinance.

1. Suitability of Land for Proposed Use

The parcel at 15 Marjorie Street is reasonably suited to the proposed residential development, which will be located on an existing lot of record in a residential neighborhood. The site is predominantly upland with sufficient elevation, and the proposed use is consistent with surrounding properties and zoning regulations. Site design has been carefully planned to avoid disturbance to critical wetland areas.

2. Lack of Feasible Alternative Locations Outside the Wetland Buffer

Given the size and configuration of the lot, as well as existing constraints such as setbacks and lot coverage limitations, there is no feasible or reasonable alternative location for the proposed structure that would avoid the wetland buffer entirely. The design minimizes encroachment to the greatest extent possible while preserving the integrity and usability of the lot.

3. No Adverse Impact on Wetland Functional Values

The project has been designed to preserve wetland function by maintaining natural drainage patterns, incorporating erosion control measures, and avoiding direct alteration of the wetland itself. Buffer impacts are minor and temporary, and the development will not impair flood storage, water quality, wildlife habitat, or other wetland functions on the site or surrounding properties.

4. Limited Alteration of Natural Vegetative State

Disturbance to the natural vegetative state within the buffer will be limited strictly to what is necessary for construction access and structural footprint. Mature vegetation and existing tree canopy will be preserved wherever feasible, and selective clearing will be done with minimal ground disturbance to avoid long-term ecological disruption.

5. Least Impactful Alternative Selected

Several layout alternatives were evaluated, and the current proposal represents the least impactful configuration. The development has been compactly designed to limit encroachment, with utility placement and access routes chosen to avoid sensitive areas wherever possible.

6. Restoration of Buffer to Natural State

Following construction, disturbed areas within the buffer will be restored to a natural vegetative state to the greatest extent feasible. This will include replanting with native species and implementing measures to prevent invasive plant growth. A buffer restoration and landscaping plan will be submitted as part of the permit application. Additionally, permanent wetland boundary markers will be placed during and after construction.

We believe that the proposed development has been thoughtfully planned to protect wetland values and to meet the intent of the City's conservation regulations. We respectfully request the Planning Board's review and support for this project.

Thank you for your time and consideration. Please feel free to contact me if any additional information or clarification is needed.

Sincerely,

Timothy Hron

Hron Brother's Construction

Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: October 16, 2025

Property Address: 15 Marjorie Street

Application #: LU-25-115

Decision: ☐ Approve ☐ Deny ☐ Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

In order to grant Wetland Conditional Use permit approval the Planning Board shall find the application satisfies criteria set forth in the Section 10.1017.50 (Criteria for Approval) of the Zoning Ordinance.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
1	<i>1. The land is reasonably suited to the use activity or alteration.</i>	Meets	The application requests expanding impervious surface areas within the wetland buffer in an area directly upslope of the wetland resource as well as adding fill to regrade a slope within the wetland buffer. Site design has been carefully planned to avoid disturbance to critical wetland areas.
2	<i>2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.</i>	Meets	This property is almost entirely within the wetland buffer. There is no feasible location outside the buffer. The plan shows the proposed driveway further from the resource than the existing driveway. Given the size and configuration of the lot, as well as existing constraints such as setbacks and lot coverage limitations, there is no feasible or reasonable alternative location for the proposed structure that would avoid the wetland buffer entirely. The design minimizes encroachment to the greatest extent possible while preserving the integrity and usability of the lot.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
3	<i>3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	Meets Does Not Meet	The encroachment of the home, driveway and retaining wall closer to the wetland than the existing structure may have an adverse impact on the health of the wetland. The project has been designed to preserve wetland function by maintaining natural drainage patterns, incorporating erosion control measures, and avoiding direct alteration of the wetland itself. Buffer impacts are minor and temporary, and the development will not impair flood storage, water quality, wildlife habitat, or other wetland functions on the site or surrounding properties.
4	<i>4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.</i>	Meets Does Not Meet	The project proposes removing some vegetation within the buffer in order to build the new addition, porch, driveway, garden/patio area and retaining wall. Disturbance to the natural vegetative state within the buffer will be limited strictly to what is necessary for construction access and structural footprint. Mature vegetation and existing tree canopy will be preserved wherever feasible, and selective clearing will be done with minimal ground disturbance to avoid long-term ecological disruption.
5	<i>5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.</i>	Meets Does Not Meet	Several layout alternatives were evaluated, and the current proposal represents the least impactful configuration. The development has been compactly designed to limit encroachment, with utility placement and access routes chosen to avoid sensitive areas wherever possible.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
6	6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.	Meets Does Not Meet	Following construction, disturbed areas within the buffer will be restored to a natural vegetative state to the greatest extent feasible. This will include replanting with native species and implementing measures to prevent invasive plant growth. A buffer restoration and landscaping plan will be submitted as part of the permit application. Additionally, permanent wetland boundary markers will be placed during and after construction.
7	<u>Other Board Findings:</u>		



City of Portsmouth, New Hampshire

Wetland Conditional Use Permit Application Checklist

This wetland conditional use permit application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Conservation Commission and Planning Board review. The checklist is required to be uploaded as part of your wetland conditional use permit application to ensure a full and complete application is submitted to the Planning and Sustainability Department and to the online portal. A pre-application conference with a member of the Planning and Sustainability Department is encouraged as additional project information may be required depending on the size and scope of the project. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all wetland conditional use permit requirements. Please refer to Article 10 of the City of Portsmouth Zoning Ordinance for full details.

Applicant Responsibilities: Applicable fees are due upon application submittal to the Planning Board (no fees are required for Conservation Commission submission). The application will be reviewed by Planning and Sustainability Department staff to determine completeness. Incomplete applications which do not provide required information for the evaluation of the proposed site development shall not be provided review by the Conservation Commission or Planning Board.

Name of Applicant: _____ Date Submitted: _____

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

Site Address: _____ Map: _____ Lot: _____

☒	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
☐	Complete application form submitted via the City's web-based permitting program	
☐	All application documents, plans, supporting documentation, this checklist and other materials uploaded to the application form in OpenGov in digital Portable Document Format (PDF) . One hard copy of all plans and materials shall be submitted to the Planning and Sustainability Department by the published deadline.	

☒	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
☐	Basic property and wetland resource information. (10.1017.21)	
☐	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. (10.1017.22)	
☐	Demonstrate impacts as they relate to the criteria for approval set forth in Section 10.1017.50 (or Section 10.1017.60 in the case of utility installation in a right-of-way). (10.1017.23)	
☐	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. (10.1017.24)	

☒	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
☐	Wetland buffer enhancement plan. (10.1017.25)	
☐	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. (10.1017.26)	
☐	Stormwater management must be in accordance with Best Management Practices including but not limited to: 1. <i>New Hampshire Stormwater Manual, NHDES, current version.</i> 2. <i>Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004.</i> (10.1018.10)	
☐	Vegetated Buffer Strip slope of greater than or equal to 10%. (10.1018.22)	
☐	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. (10.1018.23/10.1018.24/10.1018.25)	
☐	All new pavement within a wetland buffer shall be porous pavement. (10.1018.31)	
☐	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. (10.1018.32)	
☐	Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed during project construction. (10.1018.40)	
☒	Requested Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
☐	A narrative/letter addressed to the Conservation Commission Chair (if recommended to Planning Board then an additional narrative addressed to the Planning Board Chair at that time) describing the project and any proposed wetland and/or wetland buffer impacts. Please visit the WCUP instruction page for further application instructions.	
☐	If New Hampshire Department of Environmental Services (NHDES) Standard Dredge and Fill Permit is required for this work, please provide this permit application at the same time as your submission for a Wetland Conditional Use Permit.	

Applicant's Signature: _____ Date: _____

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:
 - Seed mix provided by New England Wetland Plants-Specific species stated below
 - Landscape plantings approved by Conservation Commission.
 - 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:** Native seed mix supplied by New England Wetland Plant

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.

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 I ASTM C 117)
 - Maximum Abrasion Loss of 10% for 100 revolutions, and maximum of 50% for 500 revolutions. (AASHTO T 96 I 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

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

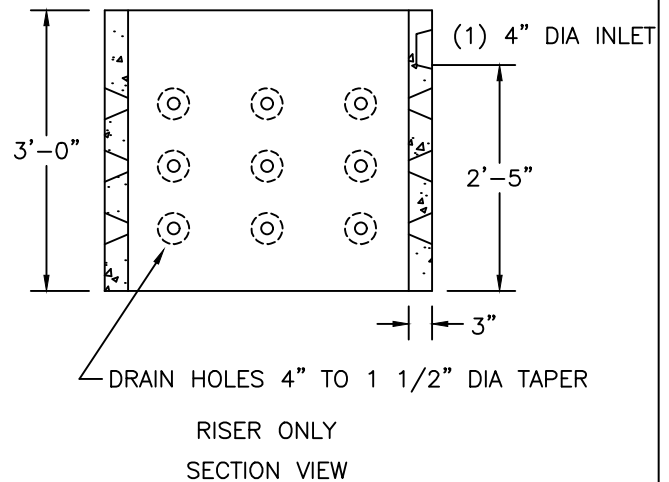
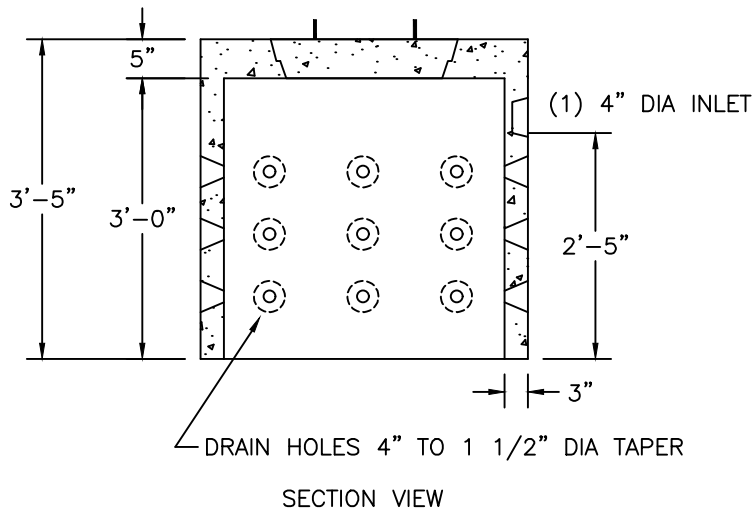
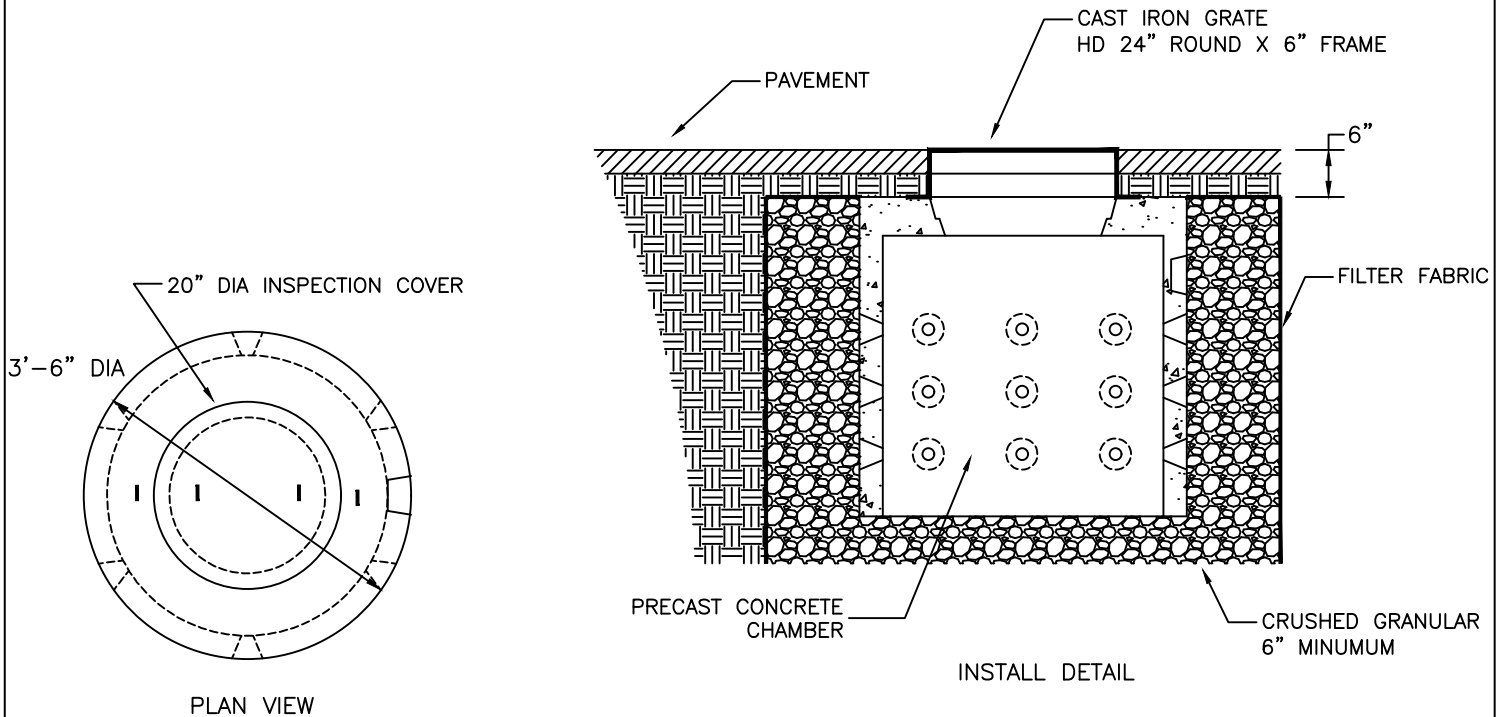
- If pavers or stones settle, lift and re-level them.
- Add more base material (gravel or sand) under the pavers if needed.

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.



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.

The Matt and Beth Reichl Residence

15 Marjorie Lane, Portsmouth NH 03801
Additions and Renovations

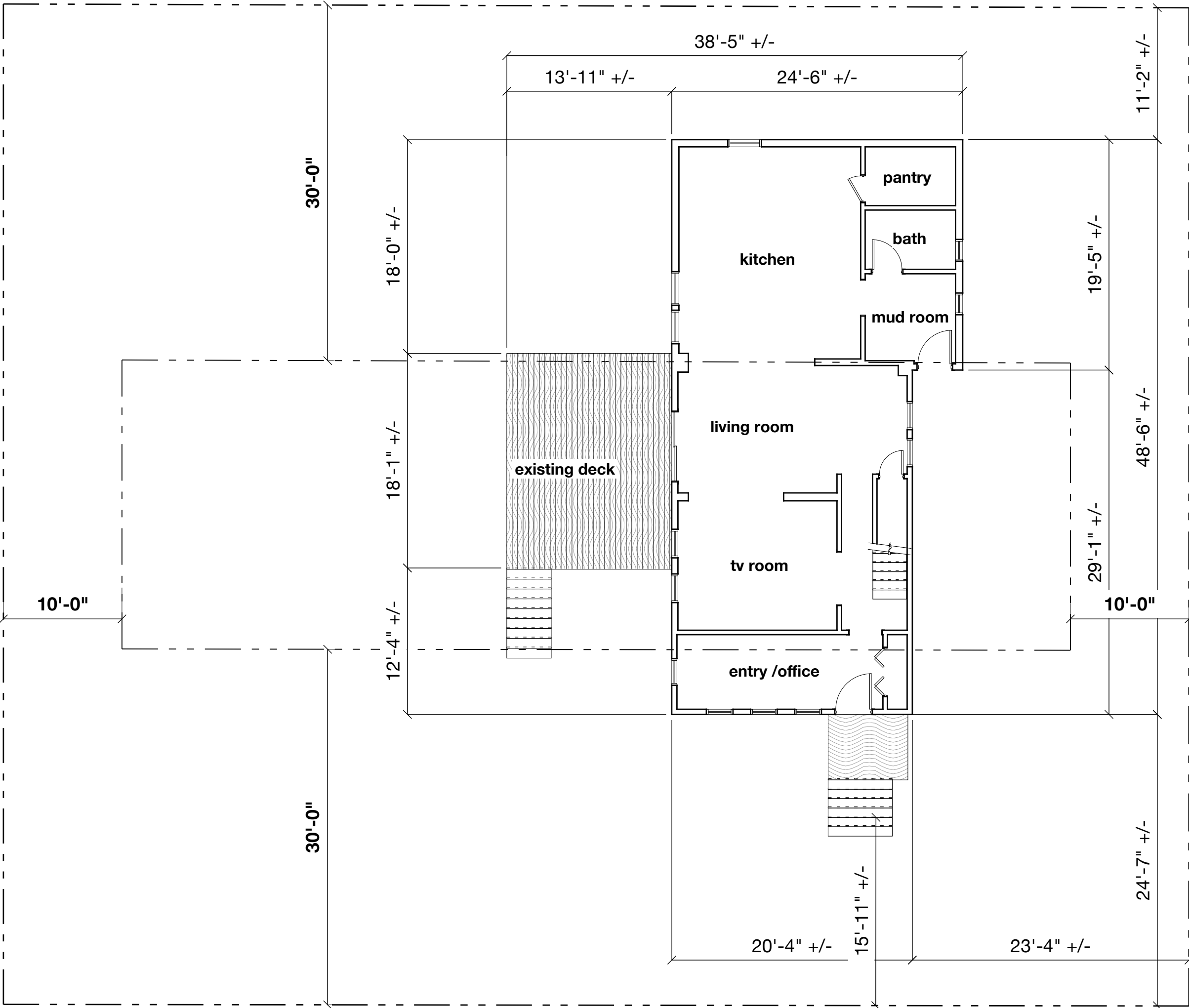


Architectural Design Drawing List

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



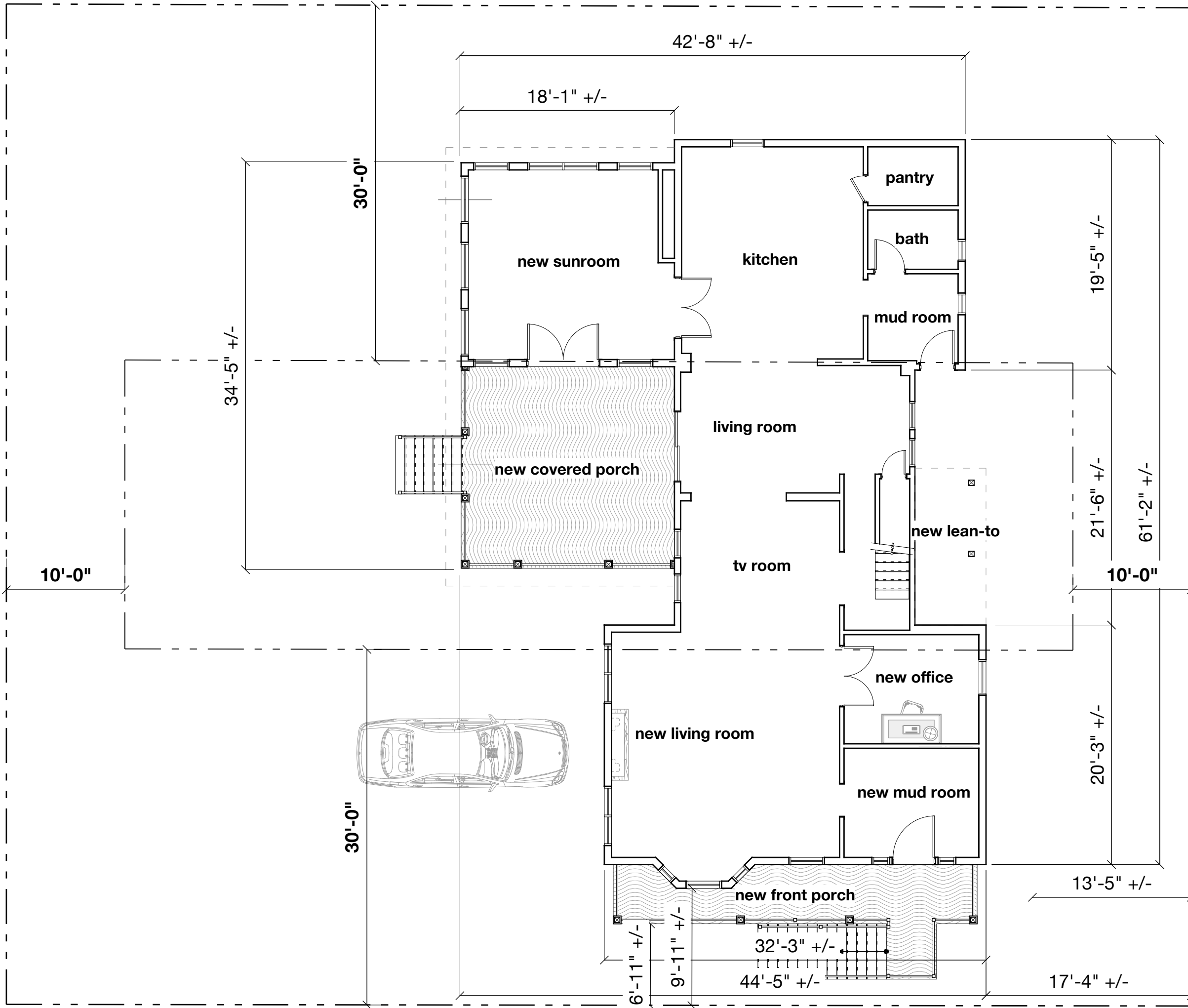
LOT # 232-41 (existing)

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

- THE DESIGNS, DETAILS, NOTES, ETC. AS SHOWN AND/OR CALLED FOR ON ONE DRAWING OF THE CONTRACT DOCUMENTS SHALL APPLY TO ALL DRAWINGS COMPRISING THE CONTRACT DOCUMENTS.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT THE ARCHITECTURAL AND INTERIOR DESIGNERS DELINEATED HEREIN COMPLY WITH ALL APPLICABLE CODES IN EFFECT AT THE TIME OF CONSTRUCTION AND/OR INSTALLATION. HOWEVER, CODE COMPLIANCE IS THE RESPONSIBILITY OF THE CONTRACTORS, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECTURAL/INTERIOR DESIGNER FOR RESOLUTION.
- CONTRACTORS SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS IN FIELD.
- DO NOT SCALE DRAWINGS FROM PRINTS OR REPRODUCTIONS. SCALE INDICATED IS VALID ON ORIGINAL DRAWINGS 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:

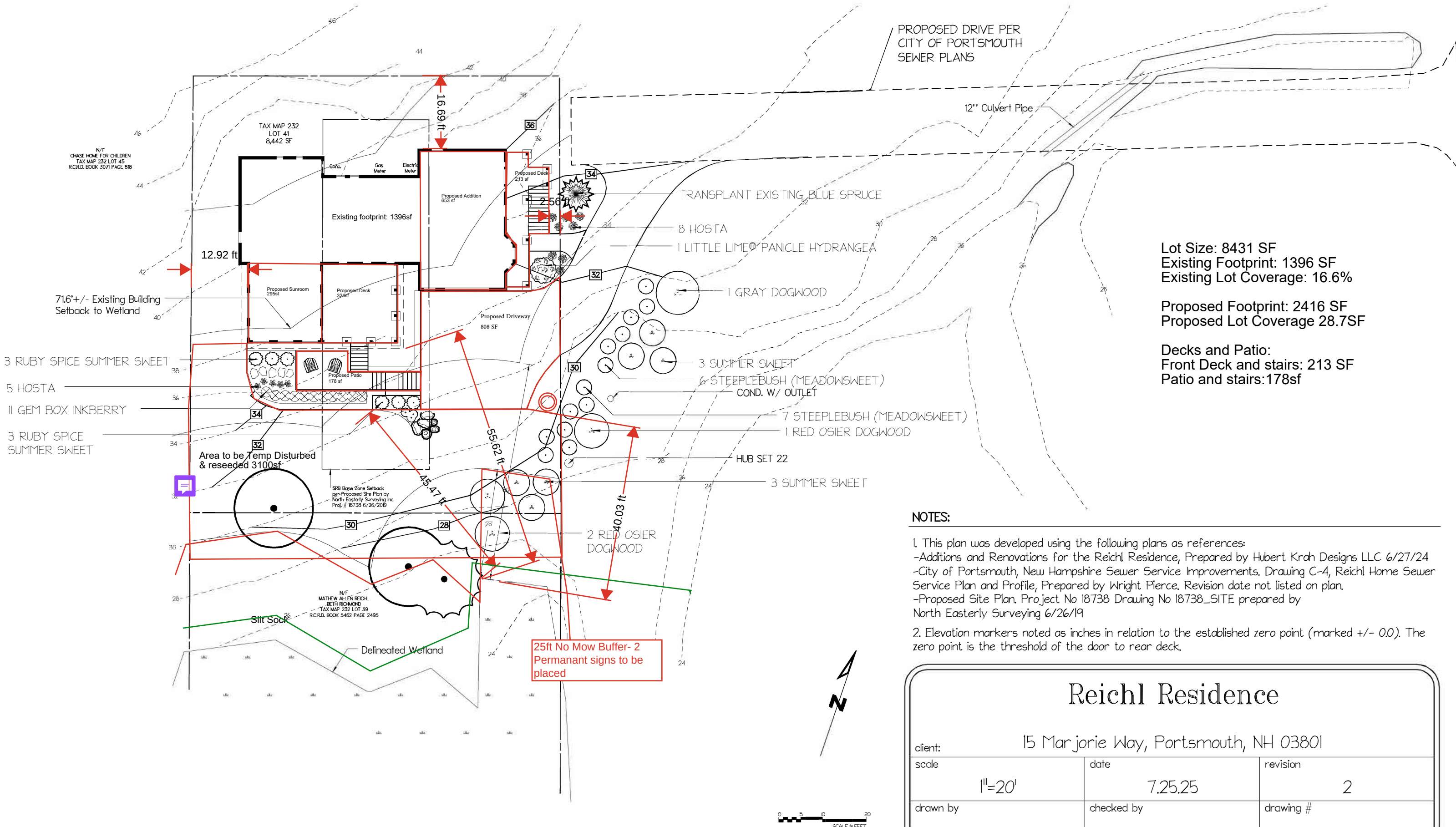
06/27/24

ISSUED AS:

**PROGRESS
ISSUE**

**Architectural
Plot Plans
& Title**

AD-0.01



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

Proposed Footprint: 2416 SF
Proposed Lot Coverage 28.7SF

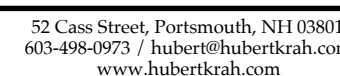
Decks and Patio:
Front Deck and stairs: 213 SF
Patio and stairs: 178sf

- NOTES:**
- 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
 - 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

scale	date	revision
1"=20'	7.25.25	2
drawn by	checked by	drawing #



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3. CONTRACTOR(S) SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS IN FIELD.
4. DO NOT SCALE DRAWINGS FROM PRINTS OR REPRODUCTIONS. SCALE INDICATOR IS VALID ON ORIGINAL DRAWINGS (HORIZONTAL: 1/8" = 1'-0", VERTICAL: 1/8" = 1'-0").

[illegible]

PROJECT:

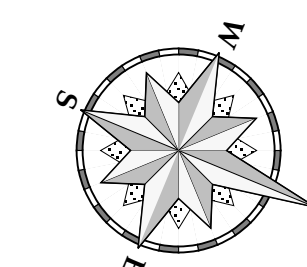
15 Marjorie Street
Portsmouth NH 03801

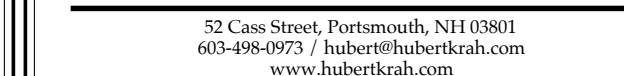
DATE:

ISSUED AS:

Architectural Floor Plans Basement

AD-1.00


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



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3. CONTRACTOR(S) SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS IN THE FIELD.
4. DO NOT SCALE DRAWINGS FROM PRINTS OR REPRODUCTIONS. SCALE INDICATED IS 1/4"=1'-0" ON ORIGINAL DRAWING. WHICH IS 1/8"=1'-0" ON SCALE.

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

PROJECT:

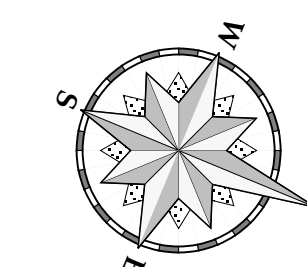
**15 Marjorie Street
Portsmouth NH 03801**

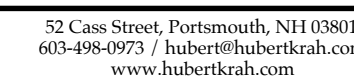
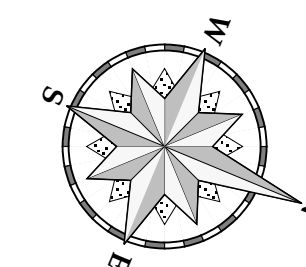
DATE:

ISSUED AS:

Architectural Floor Plans First Floor

AD-1.01





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4. DO NOT SCALE DRAWINGS FROM PRINTS OR REPRODUCTIONS. SCALE INDICATED IS VERTICAL 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

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

DATE:

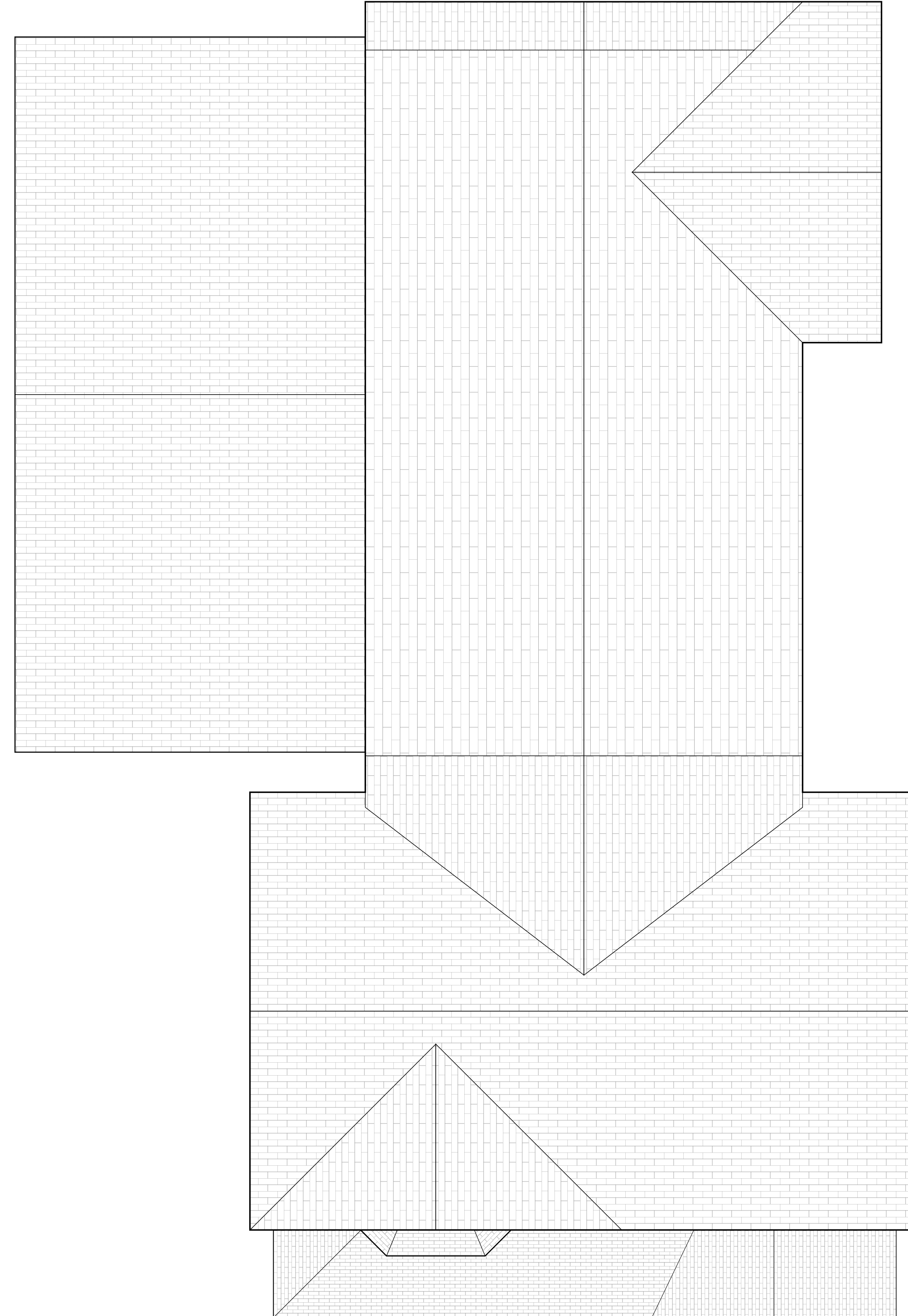
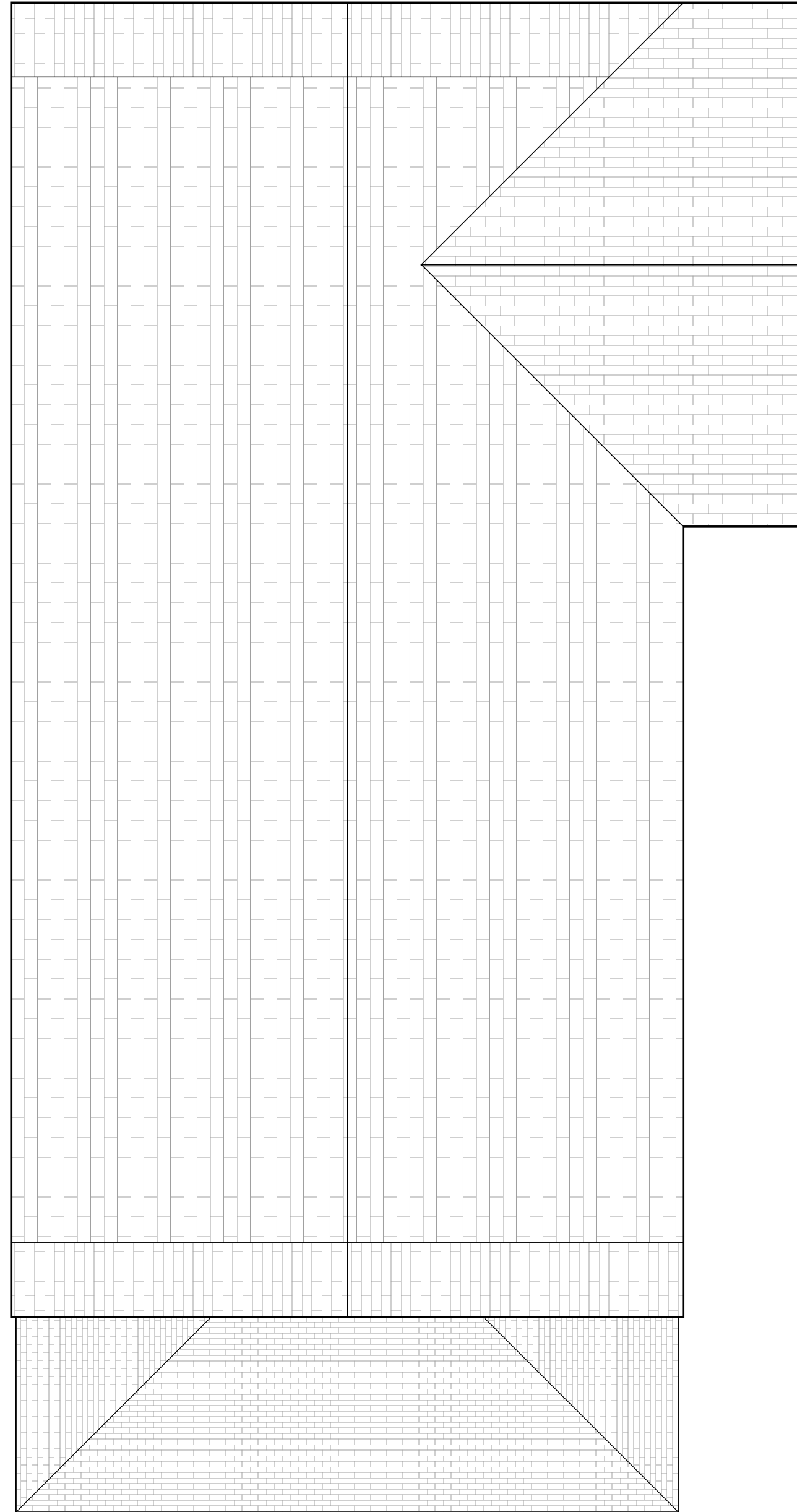
06/27/24

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:

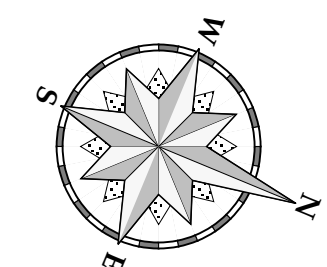
06/27/24

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"



32 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:

--	--

Construction Issues:

--	--

PROJECT:

Additions and Renovations
for

The Reichl
Residence

15 Marjorie Street
Portsmouth NH 03801

DATE:

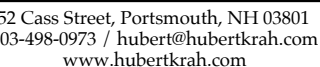
06/27/24

ISSUED AS:

PROGRESS
ISSUE

New Exterior
Elevation
South & East

AD-3.01



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

PROJECT:

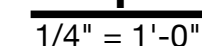
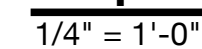
15 Marjorie Street
Portsmouth NH 03801

DATE:

ISSUED AS:

New Exterior Elevation North & West

AD-3.02





East
Elevation



North Elevation



South
Elevation

West Elevation

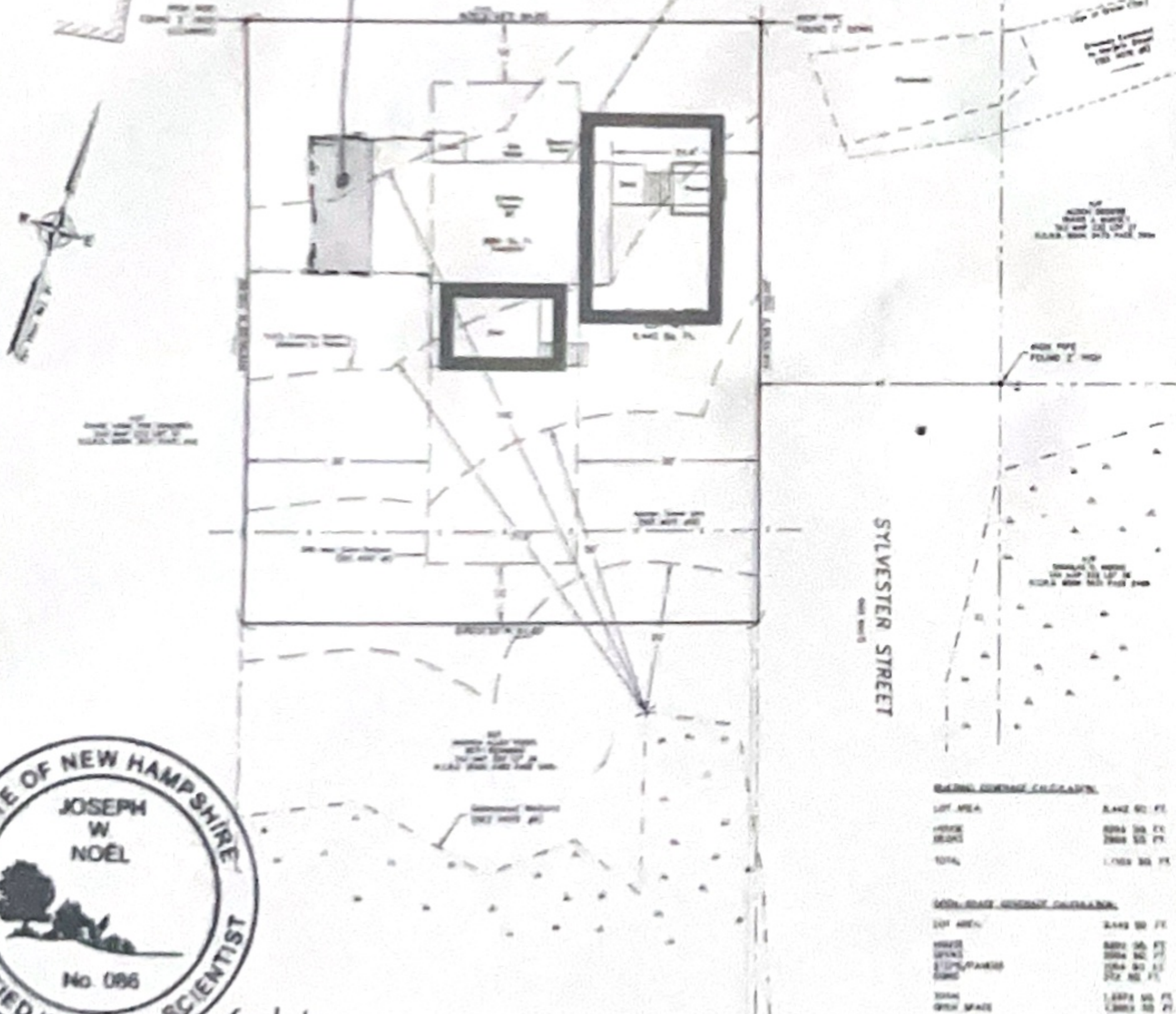


PAGE 2 OF 2



John W. Noel 5/6/25
For work conducted
in October 2018

2019 ADDITION ZONE



BASELINE SURVEY CALCULATIONS

LOT AREA	2,442 SQ. FT.
WETLAND	8,894 SQ. FT.
WATER	2,888 SQ. FT.
TOTAL	11,782 SQ. FT. (2.7 AC)

WETLAND SURVEY CALCULATIONS

LOT AREA	2,442 SQ. FT.
WETLAND	8,894 SQ. FT.
WATER	2,888 SQ. FT.
WETLAND/SPACE	11,782 SQ. FT.
SPACE	1,894 SQ. FT.
WETLAND SPACE	10,888 SQ. FT. (2.5 AC)

COMING DATA FOR CITY OF PORTSMOUTH ZONING ORDINANCE
(LAST AMENDED AUGUST 20, 2018 - SEE CITY WEBSITE)

ZONE: SINGLE RESIDENCE 1 (SR1)

REQUIREMENTS:

- MINIMUM LOT AREA: 15,000 SQ. FT.
- PER DWELLING UNIT: 15,000 SQ. FT.
- CONTIGUOUS STREET FRONTAGE: 100 FT.
- MINIMUM LOT DEPTH: 100 FT.
- MINIMUM FRONT YARD: 30 FT.
- MINIMUM SIDE YARD: 10 FT.
- MINIMUM REAR YARD: 30 FT.
- MINIMUM STRUCTURE HEIGHT: 35 FT.
- MINIMUM BUILDING COVERAGE: 30%
- MINIMUM OPEN SPACE: 40%

CITY OF PORTSMOUTH ZONING ORDINANCE SECTION 15.03
TABLE OF DIMENSIONAL STANDARDS-RESIDENTIAL AND WETLAND RESIDENTIAL DISTRICTS



- PLAN REFERENCES:**
- "EASEMENT PLAN FOR ACCESS EASEMENT" WILSON STREET, PORTSMOUTH, NH PREPARED BY SEN. ASSOCIATES, PLLC, DATED MARCH 2012 AND RECORDED AT THE R.C.L.S. AS PLAN 3-1774.
 - "A PLAN OF LAND IN PORTSMOUTH, N.H. FOR THE CHASE HOME FOR CHILDREN" PREPARED BY JOHN W. GORDON ASSOCIATES, INC., DATED SEPTEMBER 10, 1980, PLAN NO. 3890.
 - "PROSPECT PARK, PORTSMOUTH, N.H., BELONGING TO LEAHITT, WOODWORTH & GREYS, 30 COURT STREET, BOSTON, MASS." PREPARED BY JOHN A. WICKLUND, DATED APRIL 30, 1982 AND RECORDED AT THE R.C.L.S. AS PLAN 4002.
 - "PLAN OF LAND PORTSMOUTH, N.H. FOR MAX WELTON" PREPARED BY JOHN W. GORDON, DATED JULY 1, 1974.

- NOTES:**
1. DIMENSIONS OF RECORD:
TAX MAP 222 LOT 41
MATHIEU ALLEN REICH
BETH RICHMOND
R.C.L.S. BOOK 3432 PAGE 2402
DATED JULY 18, 2013
 2. TOTAL FUTURE PLACES AREA:
TAX MAP 222 LOT 41
6,442 SQ. FT.
 3. BASIS OF SURVEY IS FOR PLAN REFERENCE #1.
 4. APPROXIMATE ADJUTANT'S LINES SHOWN HEREIN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
 5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENLARGE OR REDUCE THE PROPERTY NOT SHOWN HEREIN.
 6. SURVEY INFORMATION AND SETBACKS SHOWN HEREIN ARE FOR REFERENCE PURPOSES. CURRENT ZONING REQUIREMENTS WITH THE CITY OF PORTSMOUTH PROSPER TO DESIGN OR CONSTRUCTION.
 7. THE BOUNDARY SHOWN HEREIN IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND DATA. TESTIMONY RECORDED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
 8. THE WETLAND BOUNDARY AS SHOWN ON THIS PLAN WAS DETERMINED/PLACED BY JOSEPH W. NOEL, A CERTIFIED WETLAND SCIENTIST, ON OCTOBER 2018. THE PLACES WERE SURVEY LOCATED BY KORTIS EASTERLY SURVEYING, INC. IN OCTOBER 2018. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT: CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (DM-1) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND MANUAL, NORTHEASTERN AND NORTHEAST REGION (VERSION 2, JANUARY 2012).
 - HYDRIC SOIL DETERMINATIONS WERE CONDUCTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE (NATURAL FIELD MONITORING) OF HYDRIC SOILS BY THE UNITED STATES, VERSION 1.0 (2004) ALONG WITH THE MANUAL FIELD MONITORING FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 3, APRIL 2004).
 - PLANT SPECIES INDICATION STATUS WAS BASED ON THE U.S. ARMY CORPS OF ENGINEERS PUBLICATION: THE NATIONAL WETLAND PLANT LIST (2012).
 - REFERENCE IS MADE TO "GRANT OF DRIVEWAY EASEMENT" RECORDED AT THE R.C.L.S. AT BOOK 3432 PAGE 240.
 - LOT 41 IS SUBJECT TO A SEWER EASEMENT. LOCATION SHOWN IS APPROXIMATE FOR PLAN REFERENCE #1.

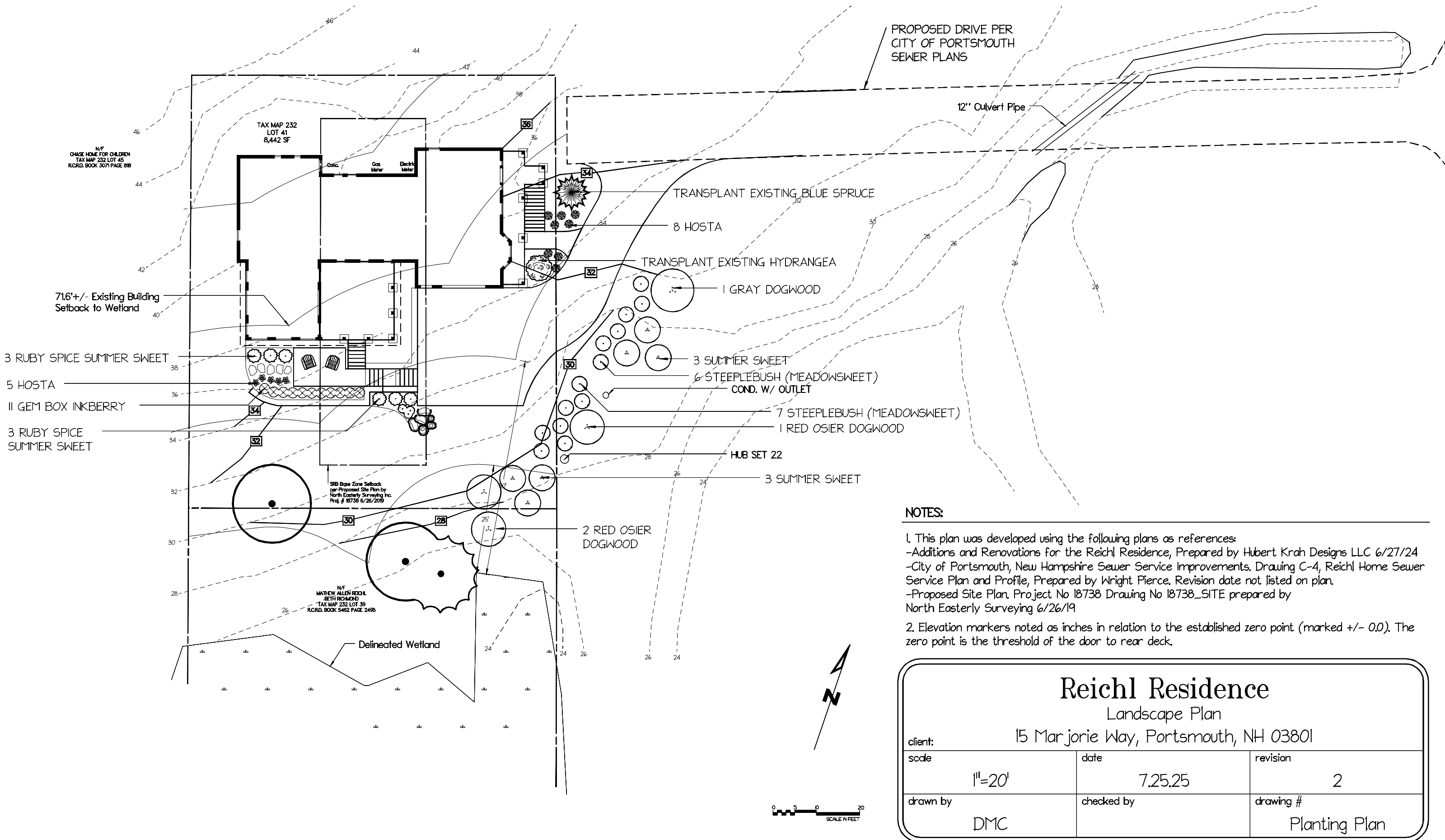
EXISTING CONDITIONS PLAN
FOR PROPERTY AT
5 Sylvester Street
Portsmouth, Rockingham County, New Hampshire

OWNED BY
Mathieu Allen Reichl
Beth Richmond
5 Sylvester Street, Portsmouth, NH 03801

EASTERLY SURVEYING, Inc.
SURVEYED BY M.A. & B.R. 181 STATE ROAD, SUITE #1
(2017) 433-4333 SEPTEMBER, WADSWORTH

DATE	PROJECT NO.	DATE	SCALE	DATE	BY	DATE	BY
10/18/18	181	10/18/18	1" = 10'	10/18/18	J.W.N.	10/18/18	J.W.N.

FOR WORK CONDUCTED IN OCTOBER 2018

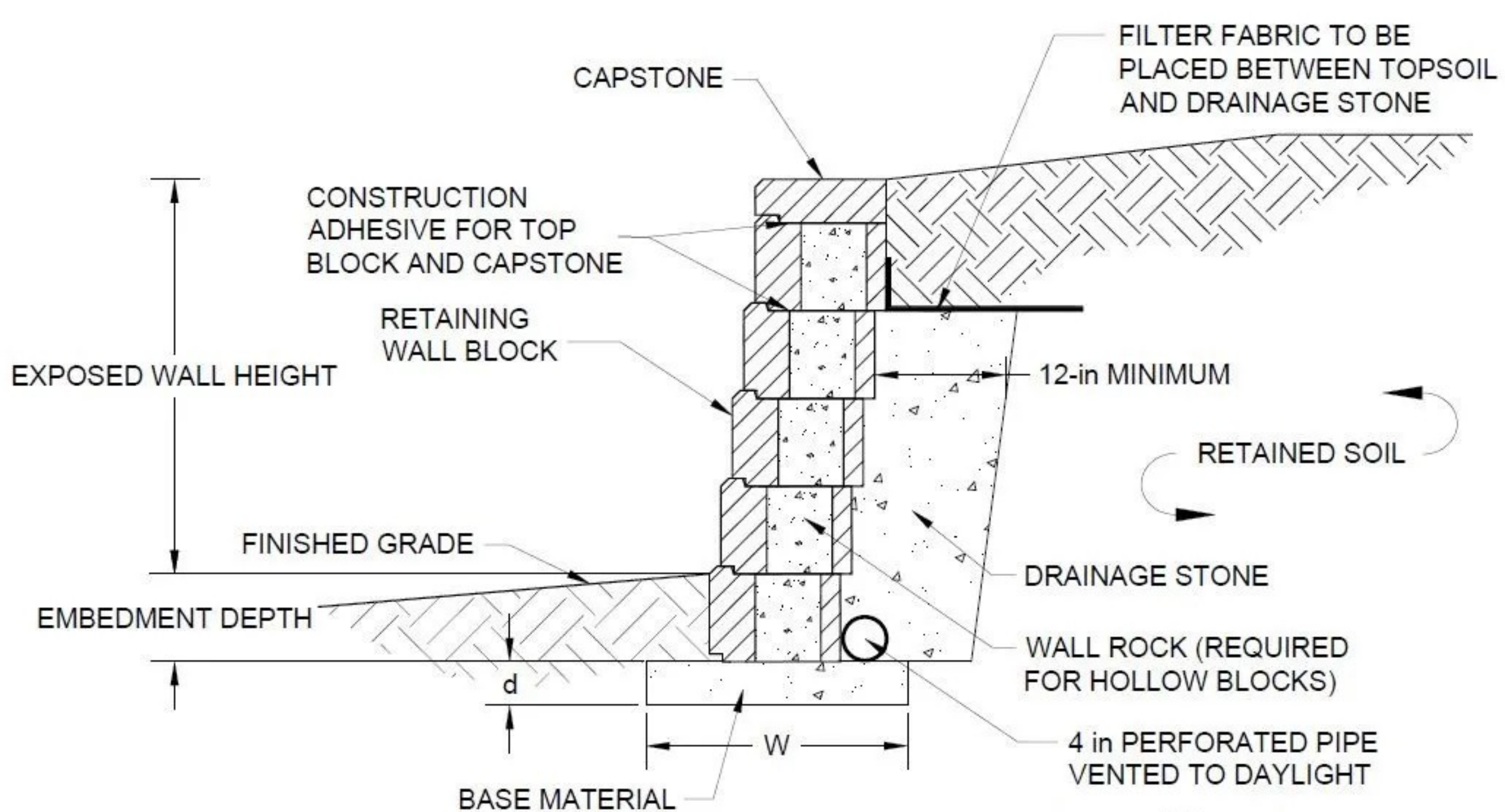


Reichl Residence

Landscape Plan

15 Marjorie Way, Portsmouth, NH 03801

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



NEW ENGLAND WETLAND PLANTS, INC

14 Pearl Lane South Hadley, MA 01075

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Erosion Control/Restoration Mix for Dry Sites

Botanical Name	Common Name	Indicator
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Lolium multiflorum</i>	Annual Ryegrass	
<i>Lolium perenne</i>	Perennial Ryegrass	
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Sorghastrum nutans</i>	Indian Grass	UPL

APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Erosion Control/Restoration Mix For Dry Sites provides an appropriate selection of native and naturalized grasses to ensure that dry and recently disturbed sites will be quickly revegetated and the soil surface stabilized. It is an appropriate seed mix for road cuts, pipelines, steeper slopes, and areas requiring quick cover during the ecological restoration process. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper soil-seed contact. Best results are obtained with a Spring or late Summer seeding. Late Spring through Mid-Summer seeding will benefit from a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering will be required. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free seed bed is necessary for optimal results.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.