

The Nathaniel Foye Farmstead

33 Sagamore Road
Rye, New Hampshire

THIS DRAWING SET HAS NOT BEEN
RELEASED FOR CONSTRUCTION

Assessor's Parcel 24 - 6 ISSUED FOR PLANNING BOARD

Plan Issue Date:

FEBRUARY 17, 2021

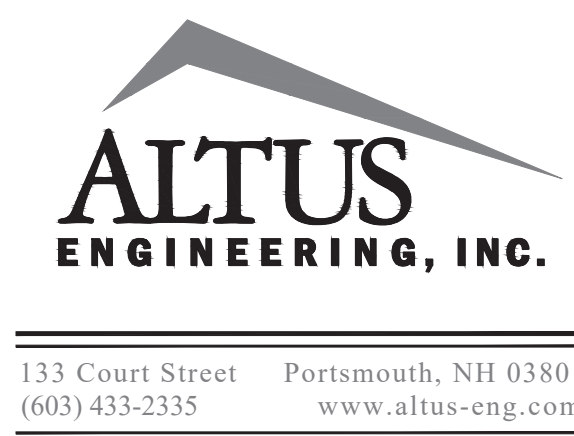
Owner / Applicant:

Bluestone Properties
of Rye, LLC

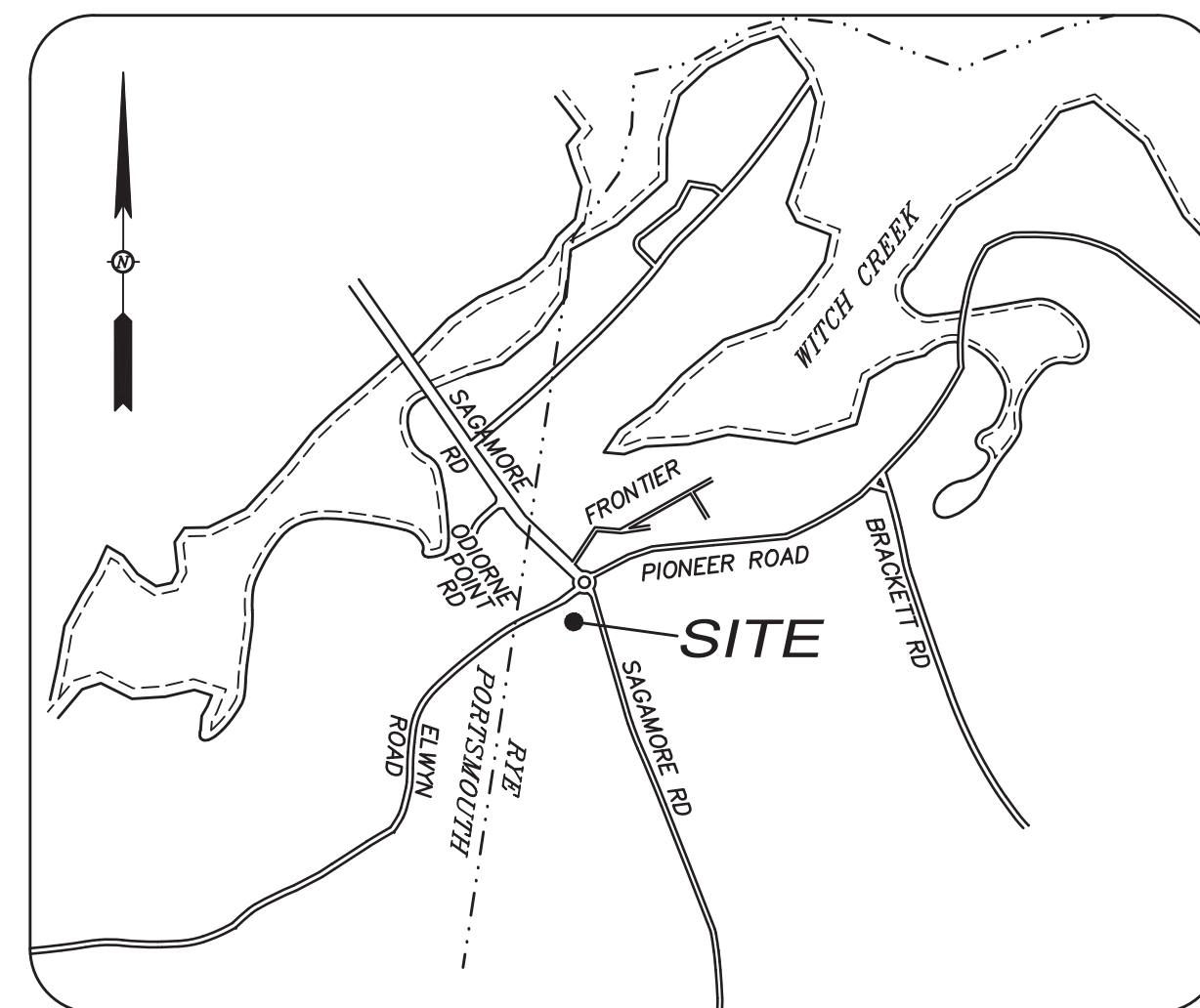
P.O. Box 300
Rye, NH 03870

Civil Engineer:

Architect/Builder:



255 PORTSMOUTH AVE.
GREENLAND, NH 03840
(603) 430-9004



LOCUS MAP
Not to Scale

Sheet Index Title

Sheet
No.: Rev. Date

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Surveyor:

James Verra

& Associates Inc.

LAND SURVEYORS

101 SHATTUCK WAY, SUITE 8
Newington, New Hampshire
03801-7876

Tel 603-436-3557

Wetland Scientist:

Joe Noel

P.O. BOX 174

South Berwick, ME 03908

Phone: (207) 384-5587

SPECIAL EXEMPTIONS

THE BOARD OF ADJUSTMENT VOTED TO GRANT A SPECIAL EXCEPTION PURSUANT TO THE FOLLOWING SECTIONS OF THE RYE ZONING ORDINANCE ON AUGUST 5, 2020:

- §190-7.1 AND 190-3.1 G (2) TO ALLOW FOR A DRIVEWAY ACCESS 22.2' AND 26.2' FROM WETLANDS/PERENNIAL STREAM.

VARIANCES

THE ZONING BOARD OF ADJUSTMENT VOTED TO GRANT VARIANCES FROM THE FOLLOWING SECTIONS OF THE RYE ZONING ORDINANCE ON AUGUST 5, 2020:

- §190-3.1.H.2(A), (E), AND (G) FOR A BUILDING 67.4'; PAVEMENT 22.2' AND DISTURBANCE 13.6' FROM THE WETLAND;
- §190-3.1.H.2(A), (E), AND (G) FOR PAVEMENT 26.2' AND DISTURBANCE 17.1' FROM A PERENNIAL STREAM;
- §190-3.1.H.2(A), (E), (G) TO REMOVE 1 DEAD TREE AND 5 LIVE TREES LESS THAN 4.5" IN DIAMETER GREATER THAN 4' FROM THE GROUND;
- §190-2.10.C.3 FOR A BUILDING 23.7' FROM THE ELWYN ROAD FRONT BOUNDARY;
- §190-2.10.C.3 FOR PARKING SPACES 22.2' FROM THE ELWYN ROAD FRONT BOUNDARY AND 21.2' FROM THE SAGAMORE ROAD FRONT BOUNDARY;
- §190-2.10.C.3 FOR A RETAINING WALL 1.6" FROM THE SAGAMORE ROAD FRONT BOUNDARY;
- §190-2.10.C.8 FOR A BUILDING HEIGHT OF 40.25';
- §190-5.0.A FOR 54 PARKING SPACES SIZED 9' X 18'; AND
- §190-5.0.C FOR 9 PARKING SPACES 22.2' FROM THE ELWYN ROAD FRONT BOUNDARY AND 11 SPACES 21.2' FROM THE SAGAMORE ROAD FRONT BOUNDARY.

WAIVERS

THE FOLLOWING WAIVERS ARE REQUIRED FROM THE TOWN OF RYE LAND DEVELOPMENT REGULATIONS:

- §202-3.3 (B.5.c) TO NOT PROVIDE SITE SPECIFIC SOIL MAPPING, AS THE SITE CONNECTS TO CITY OF PORTSMOUTH MUNICIPAL SEWER.
- §202-6.3 (E.1.B) TO ALLOW FOR A PARKING LOT WITH TWENTY-FOUR (24) FOOT WIDE DRIVE AISLES BETWEEN STALLS AND EIGHTEEN (18) FOOT PARKING STALL LENGTH.

PERMITS

CONSTRUCTION GENERAL PERMIT (CGP) - THE TOTAL DISTURBED AREA FOR THE SITE DEVELOPMENT IS LESS THAN 43,560 SQUARE FEET, SO A NPDES CONSTRUCTION GENERAL PERMIT IS NOT REQUIRED.

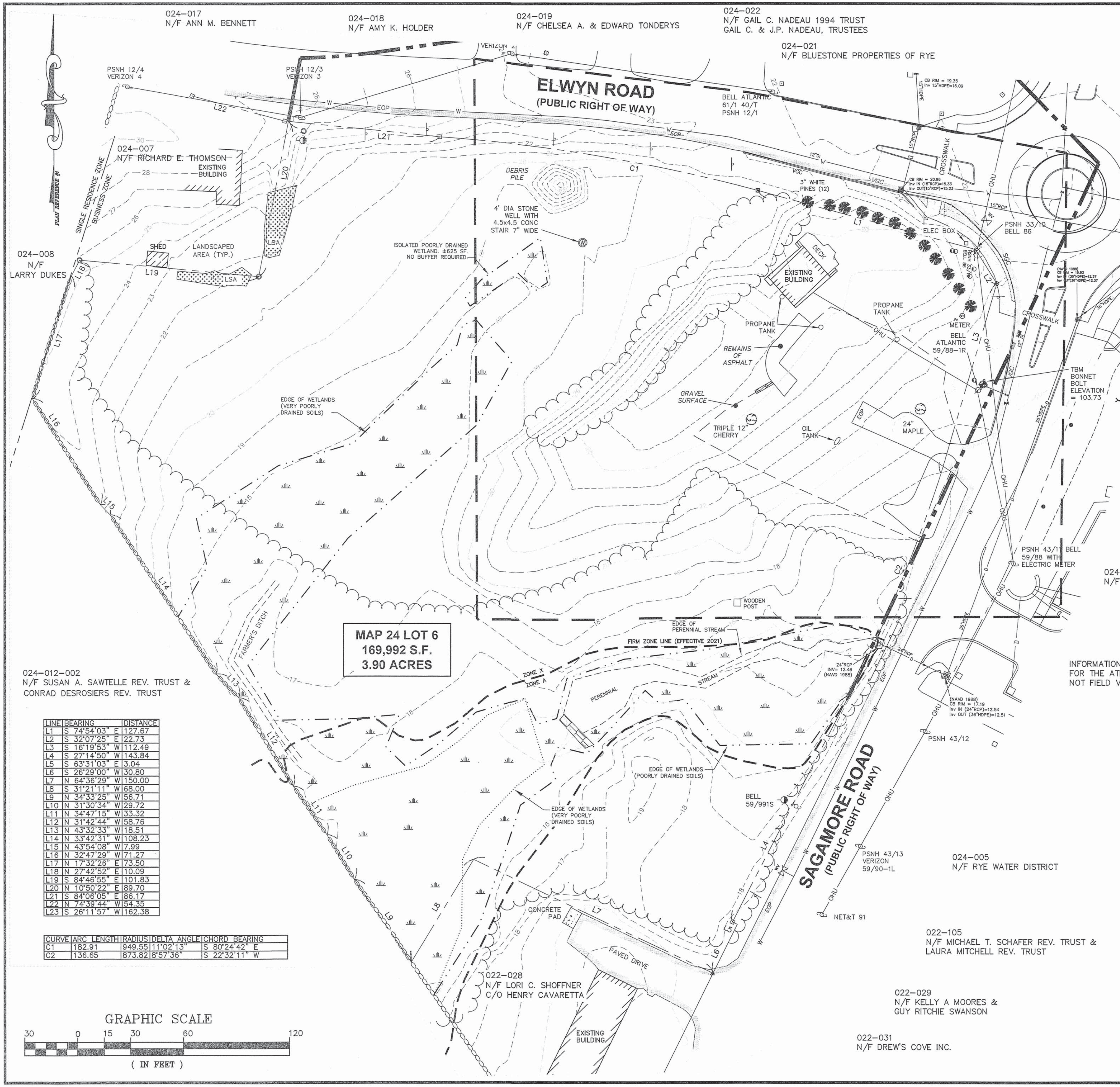
CITY OF PORTSMOUTH SEWER AND WATER CONNECTION PERMITS (TO BE FILED)
TOWN OF RYE BUILDING PERMIT (INCLUDING DEMOLITION PERMIT FOR EXISTING STRUCTURE ON LOT)
TOWN OF RYE DRIVEWAY PERMIT

Landscape Architect:



terra firma
landscape architecture

163.a court street · portsmouth, nh 03801
office 603.430.8388 | terrence@terrafirmalandarch.com



- NOTES:**
1. ZONE: BUSINESS
 2. DIMENSIONAL REQUIREMENTS:
(COMMERCIAL)
MIN. LOT AREA: 44,000 S.F.
MIN. LOT FRONTAGE: 150'
MIN. LOT DEPTH: 150'
BUILDING COVERAGE: 40% MAX.

BUILDING SETBACKS:
FRONT SETBACK: 30'
SIDE SETBACK: 20'
REAR SETBACK: 30'
MAX. BUILDING HEIGHT: 35'

EXISTING
169,992 S.F. (3.9 AC.)
658'±
300'±
1.7% (2013)
 3. DEED: RCRD BOOK 5210, PAGE 1278 - APRIL 22, 2011
 4. WETLANDS SETBACK: 75' (FROM WETLAND 1 ACRE OR GREATER)
100' FROM VPD WETLANDS OR PERENNIAL STREAMS
 5. WETLANDS MAPPED BY JOSEPH NOEL AUGUST AND SEPTEMBER 2019.
 6. PARCEL IS NOT IN THE BERRY'S BROOK WATERSHED.
 7. THE PARCEL IS PARTIALLY LOCATED IN FLOOD ZONE A (AREA OF 1% ANNUAL CHANCE FLOODPLAIN, NO BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 286 OF 681, MAP NUMBER 33015CO2861, EFFECTIVE DATE: JANUARY 29, 2021.
 8. LOT IS SERVED WITH MUNICIPAL WATER & SEWER FROM THE CITY OF PORTSMOUTH.

- LEGEND:**
- IRON ROD
 - IRON PIPE
 - DRILL HOLE
 - △ NAIL
 - STONE WALL
 - CHAIN LINK FENCE
 - WOOD FENCE
 - HYDRANT
 - UTILITY POLE
 - UTILITY POLE W/TRANSFORMER
 - ELECTRIC METER
 - WATER LINE
 - DRAIN LINE
 - OVERHEAD WIRES
 - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - TREE LINE
 - TEST PIT
 - LEDGE
 - BOLLARD
 - BOUND TO BE SET
 - LIGHT POLE

133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

SURVEYOR:
James Verra and Associates, Inc.
LAND SURVEYORS
101 SHATTUCK WAY - SUITE 8
NEWINGTON, N.H. 03801-7876
603-436-3557
JOB NO: 21481-B
PLAN NO: BNDY4341

ISSUED FOR:
PLANNING BOARD APPROVAL

ISSUE DATE:
FEBRUARY 17, 2021

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	BUILDING PERMIT APPLN	EDW	1/16/20
1	BOARD OF ADJUSTMENT	ESS	03/04/20
2	UPDATE FLOOD MAPPING	CDB	02/17/21

DRAWN BY: _____ **ESS**
APPROVED BY: _____ **EDW**
DRAWING FILE: 4341-SITE.dwg

SCALE: 22"x34" 1" = 30'
11"x17" 1" = 60'

OWNER:
BLUESTONE PROPERTIES OF RYE, LLC

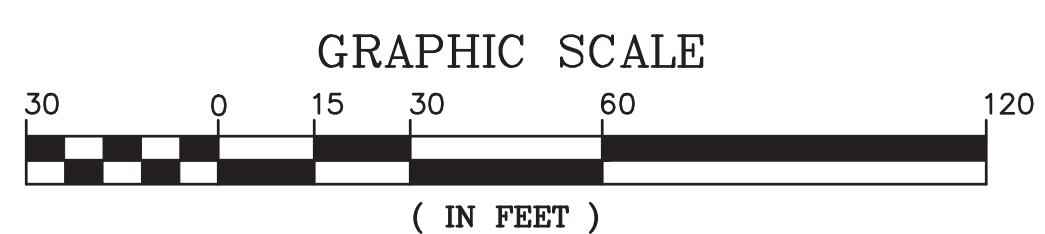
P.O. BOX 300
RYE, NH 03870

PROJECT:
NATHANIEL FOYE FARMSTEAD

MAP 24 LOT 6
33 SAGAMORE ROAD
RYE, NH

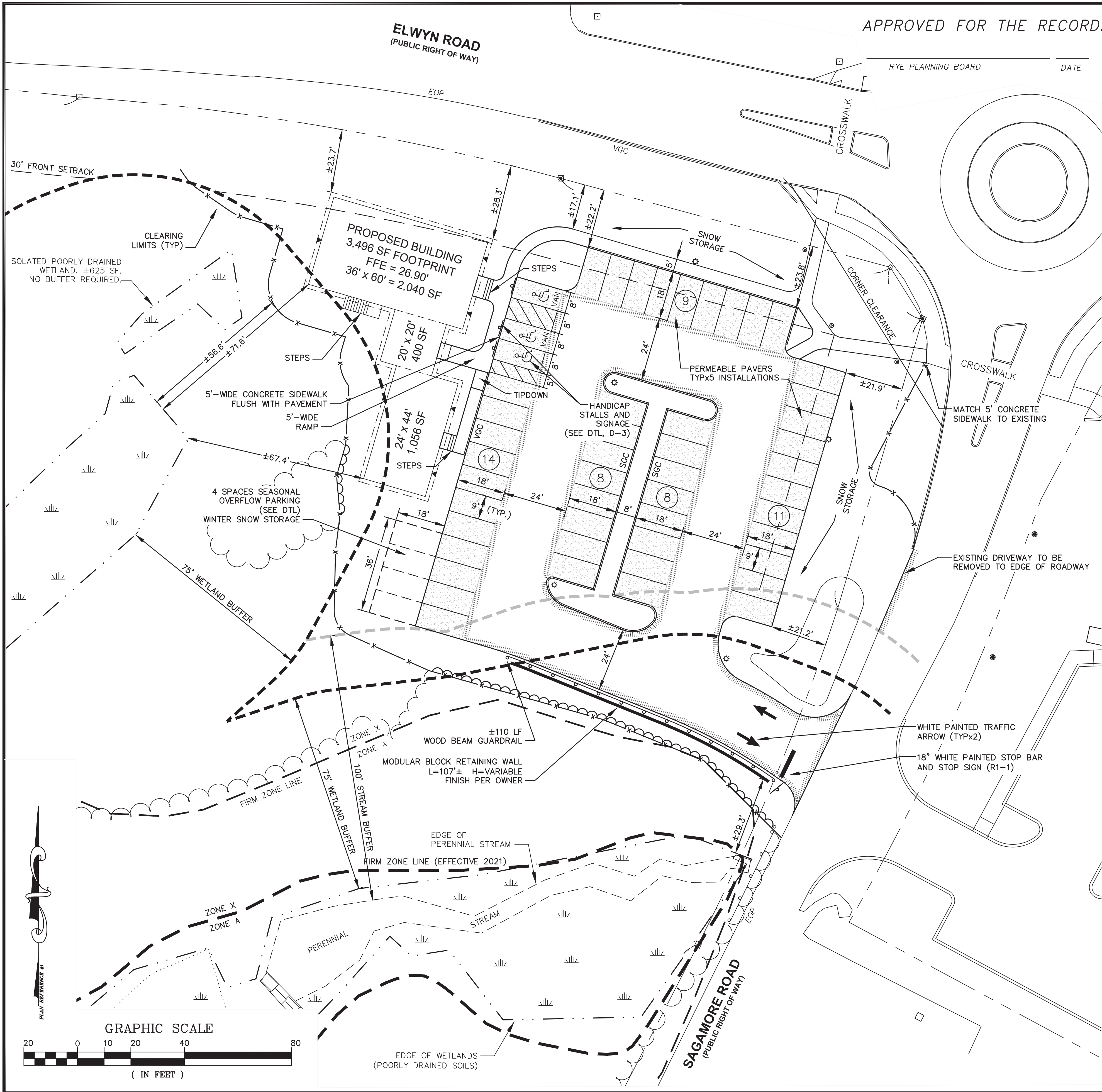
TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
C-1



C-2A

94341

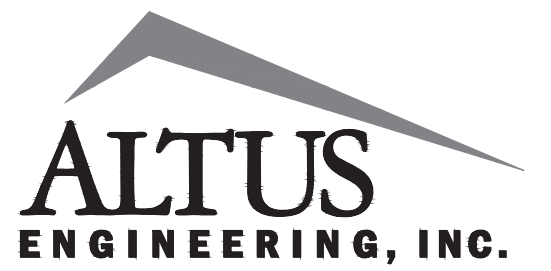


SITE NOTES

- DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT THE REDEVELOPMENT OF THE SITE FOR THE NATHANIEL FOYE FARMSTEAD TOGETHER WITH ASSOCIATED UTILITIES, ACCESSWAYS AND PARKING FACILITIES.
- PROPERTY, EASEMENT AND EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN, INCLUDING; WETLAND DELINEATIONS WAS OBTAINED FROM "EXISTING CONDITIONS PLAN" BY JAMES VERRA AND ASSOCIATES, INC., SEPTEMBER 2019.
- WETLANDS WERE MAPPED BY JOSEPH NOEL, AUGUST 2019.
- OVERALL AREA OF DISTURBANCE UNDER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
- AREA OF DISTURBANCE UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.
- NHDOT DRIVEWAY PERMIT NOT REQUIRED.
- THE PARCEL IS PARTIALLY LOCATED IN FLOOD ZONE A (AREA OF 1% ANNUAL CHANCE FLOODPLAIN, NO BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 286 OF 681, MAP NUMBER 33015C0286E, EFFECTIVE DATE: MAY 17, 2005.
- PARCEL IS NOT WITHIN THE BERRY'S BROOK WATERSHED.
- PERVIOUS PARKING SURFACE TO BE POROUS PAVEMENT, CRUSHED STONE OR PERMEABLE PAVERS OR OTHER SURFACE APPROVED BY THE PLANNING BOARD.
- SNOW SHALL BE STORED IN AREAS SHOWN HEREON, OUTSIDE THE WETLAND BUFFER AREAS, AND/OR TRUCKED OFF SITE AS APPROPRIATE.
- PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE TOWN OF RYE & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL NEW CURBING SHALL BE VERTICAL OR SLOPED GRANITE WITH A MINIMUM RADIUS OF 4'.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
- BUILDING AREAS SHOWN ARE BASED ON FOOTPRINTS MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.

LEGEND

---	PROPERTY LINE
---	FRESHWATER WETLAND BOUNDARY
---	VERY POORLY DRAINED SOILS
---	PERENNIAL BROOK
---	EXISTING PAVEMENT/CURB
---	PROP. PAVEMENT/VERTICAL OR SLOPED GRANITE CURB
---	EXISTING/PROPOSED GUARDRAIL
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
x 100.00	PROPOSED SPOT GRADE
---	PROPOSED RETAINING WALL
---	EXISTING DRAINAGE/CB/DMH
---	PROPOSED DRAINAGE (HARD PIPE)/CB/DCB/DMH/FES
---	PROPOSED CATCH BASIN INLET PROTECTION
---	PROPOSED DRAINAGE (PERFORATED PIPE)/CLEANOUT
---	PROPOSED GROUND SLOPE/APPROX. GRADE/STONE CHECK DAM
X	SILTENCE/SEDIMENT BARRIER/CONST. FENCE
---	STABILIZED CONSTRUCTION EXIT
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED TREE CLEARING LIMIT
---	EXISTING TREE/DRIP LINE
---	PROPOSED EROSION CONTROL BLANKET
---	PROPOSED RIPRAP
---	PROPOSED STONE DRIPEDGE
---	PROPOSED PERMEABLE PAVERS



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(603) 433-2335 www.altus-eng.com



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0	BUILDING PERMIT APPLN	EDW	1/16/20
1	BOARD OF ADJUSTMENT	EBS	03/04/20
2	PLANNING BOARD	CDB	01/15/21
3	TOWN COMMENTS	CDB	02/17/21

DRAWN BY: EBS

APPROVED BY: EDW

DRAWING FILE: 4341-SITE.dwg

SCALE: 22"x34" 1" = 20'
11"x17" 1" = 40'

OWNER:

**BLUESTONE
PROPERTIES
OF RYE, LLC**

**P.O. BOX 300
RYE, NH 03870**

PROJECT:

**NATHANIEL FOYE
FARMSTEAD**

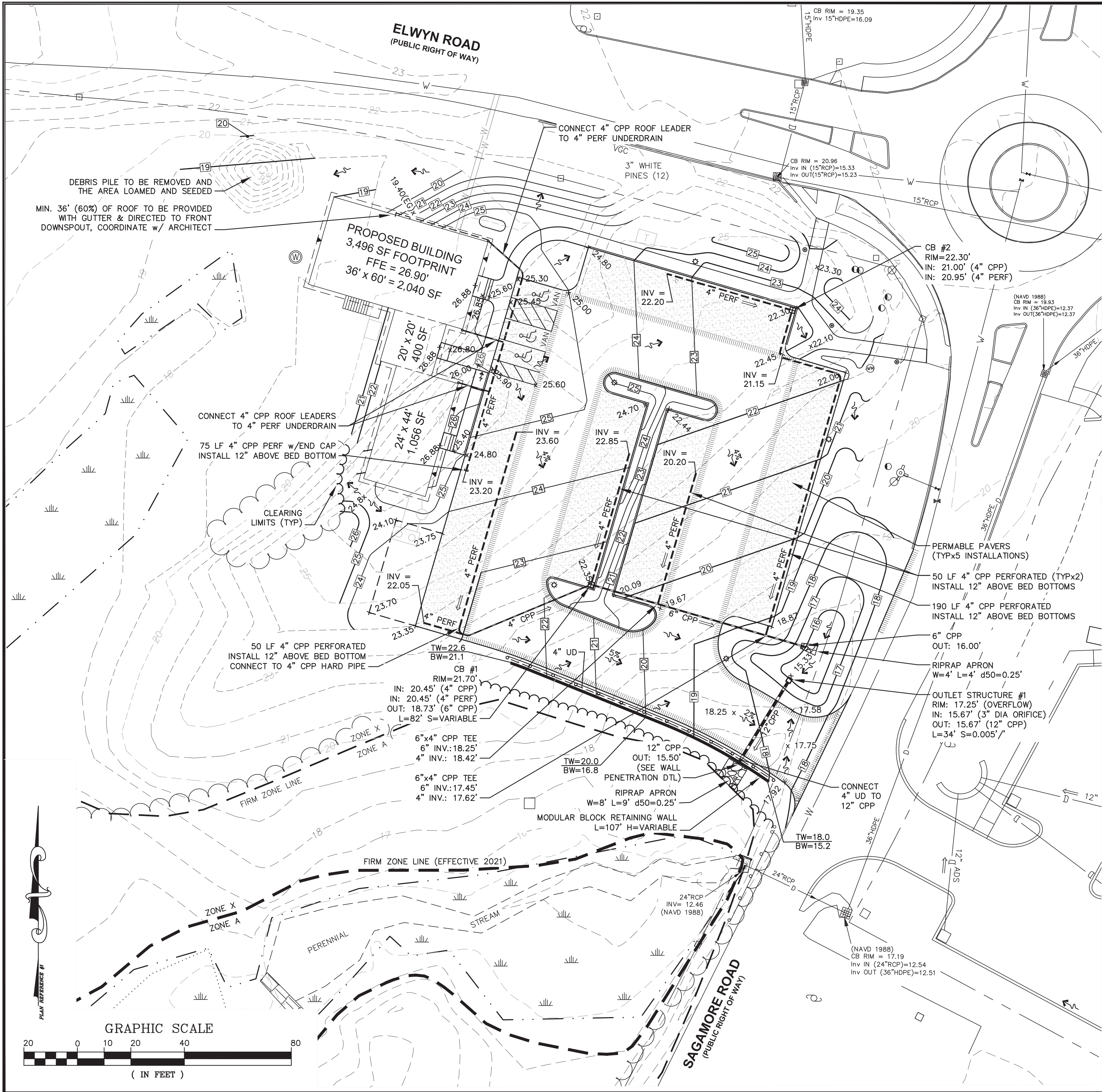
**MAP 24 LOT 6
33 SAGAMORE ROAD
RYE, NH**

TITLE:

**SITE
PLAN**

SHEET NUMBER:

C-2B



APPROVED FOR THE RECORD:

RYE PLANNING BOARD DATE

GRADING AND DRAINAGE NOTES

- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF RYE AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
- UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBMS) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
- PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.
- PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
- ALL CPP PIPE SHALL BE ADS N-12 OR EQUAL APPROVED BY THE ENGINEER.
- ALL CATCH BASIN AND MANHOLE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISH GRADE. ANY RIM ABOVE SURROUNDING FINISH GRADE SHALL NOT BE ACCEPTED.
- ALL SPOT GRADES ARE AT FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
- UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE A MINIMUM OF SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND HAY MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE DETAILS FOR ADDITIONAL INFORMATION.
- IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- FOR CLARITY, PROPOSED CONTOURS ARE DRAWN AT 1' INTERVALS.
- UNLESS OTHERWISE SPECIFIED, BUILDING PERIMETER DRAINS SHALL BE DIRECTED TO THE NEAREST DRAINAGE STRUCTURE AT A POSITIVE SLOPE. IF DEEMED APPROPRIATE, CONTRACTOR SHALL PROVIDE ADDITIONAL UNDERDRAIN AT THE DIRECTION OF THE ENGINEER.

LEGEND

TW = TOP OF WALL ELEVATION
BW = BOTTOM OF WALL ELEVATION (AT FINISHED GRADE)

ALTUS
ENGINEERING, INC.

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**BLUESTONE
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**P.O. BOX 300
RYE, NH 03870**

PROJECT:

**NATHANIEL FOYE
FARMSTEAD**

**MAP 24 LOT 6
33 SAGAMORE ROAD
RYE, NH**

TITLE:

**GRADING AND
DRAINAGE PLAN**

SHEET NUMBER:

C-3

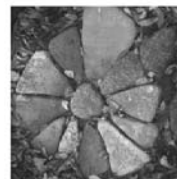
P4341

APPROVED FOR THE RECORD:

RYE PLANNING BOARD

DATE

terra firma
landscape architecture



163a Court Street - Portsmouth, NH 03801
phone: 603.430.8388 | terrence@terrafirmalandscape.com

Plant List - Trees and Shrubs

ID	Qty	Latin Name	Common Name	Scheduled Size
ACG	3	Amelanchier canadensis 'Glenform'	Glenform Serviceberry	6-8' Ht.
AM	8	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	3'
ASL	6	Acer saccharum 'Legacy'	Legacy Sugar Maple	2 1/2' Cal.
BGV	53	Buxus 'Green Velvet'	Green Velvet Boxwood	3 Gal.
CBF	5	Carpinus betulus 'Fastigiata'	Fastigiata Hornbeam	2-2 1/2"
COA	8	Corylus americana	American Hazelnut	4-5'
CP	45	Comptonia peregrina	Sweetfern	2 QT
GB	69	Gaylussacia brachycera	Huckleberry	2 QT
PAN	17	Picea abies 'Nidiformis'	Bird's Nest Spruce	2 Gal.
PBS	1	Pinus strobus 'Blue Shag'	Blue Shag Pine	3'
PM	6	Prunus maritima	Beach Plum	5'
PSM	4	Pinus strobus 'Minuta'	Minuta White Pine	2 GAL.
RGL	104	Rhus aromatica 'Grow Low'	Grow Low Sumac	18"+ Ht.
SAM	8	Sambuchus canadensis	American Elder	2 Gal.
VA	238	Vaccinium angustifolium	Lowbush Blueberry	2 QT
VP	3	Viburnum prunifolium	Blackhaw Viburnum	5'
VW	15	Viburnum nudum 'Winterthur'	Winterthur Viburnum	5'

Plant List - Perennials

ID	Qty	Latin Name	Common Name	Scheduled Size
AMT	64	Amsonia tabernaemontana	Blue Star Flower	1 Gal.
AU	584	Arctostaphylos uva-ursi	Red Bearberry	2 QT
DES	456	Deschampsia cespitosa	Tussock Grass	1 Gal.
GMB	7	Geranium macrorrhizum 'Bevan's'	Cranesbill	2 QT
LAV	161	Lavandula angustifolia 'Munstead'	Munstead Lavendar	1 QT
PVS	16	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.
SH	120	Sporobolus heterolepis	Prairie Dropseed	1 Gal.
VIP	48	Viola pedata	Bird's Foot Violet	1 QT
WAL	46	Waldsteinia ternata	Siberian Barren Strawberry	2 QT

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 2" LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.

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Issue Notes

Date

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Designed By	TP	Date	12/21/20
Drawn By	TC	Revision	
Checked By	TP	Project ID	FOYEFARMSTEAD
Reviewed By	TP	Drawing Code	
Submitted By	TP	CAD File Name	FOYEFARMSTEAD
Project Manager		Plot Date	00/00/00

Design Firm	terra firma landscape architecture 163a Court Street Portsmouth, NH	Consultant	
Project Title	NATHANIEL FOYE FARMSTEAD 33 Sagamore Rd. Rye, NH	Sheet Title	Landscape Plan
Scale	1"=20'	Sheet No.	L-1 of 1

