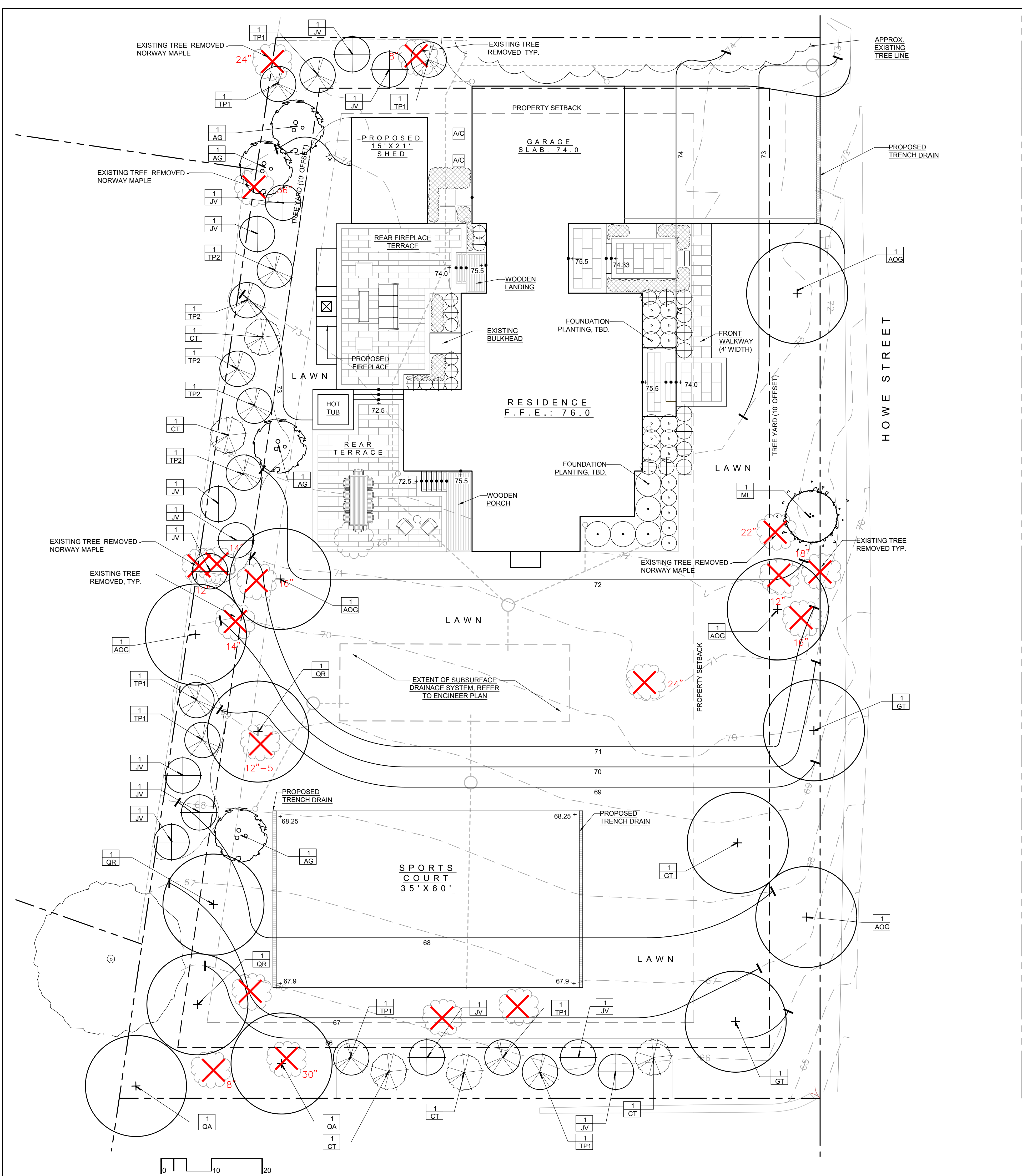




- GENERAL NOTES**
1. BASE INFORMATION PREPARED BY HOMESTEAD CONSULTING ENGINEERS, 2 SHARP STREET, SUITE A, HINGHAM, MA 02043. SEAN PAPICH LANDSCAPE ARCHITECTURE (SPLA) ASSUMES NO RESPONSIBILITIES FOR ERRORS OR INCONSISTENCIES REGARDING BASE INFORMATION.
 2. DO NOT SCALE FROM DRAWINGS.
 3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO SPLA PRIOR TO STARTING WORK.
 4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ABOVE AND BELOW GRADE UTILITIES AND SERVICES AND SHALL PROVIDE APPROPRIATE PROTECTIONS DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LOCAL UTILITY LOCATION SERVICE PROVIDER PRIOR TO COMMENCING WORK. ANY UTILITIES DAMAGED DURING SITE WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 5. THE CONTRACTOR SHALL REPLACE IN KIND ANY AREAS DAMAGED BY CONSTRUCTION OPERATIONS WITHIN AND OUTSIDE OF THE LIMIT OF WORK LINE.
 6. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND OBTAINING ALL REQUIRED BUILDING PERMITS.

- LAYOUT AND MATERIALS NOTES**
1. ANY DIMENSIONS SHOWN ARE TO FINISH FACE OF OBJECT AND PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED.
 2. ANY DIMENSIONS SHOWN ON THE DRAWINGS SIGNIFY DESIGN INTENT AND MUST BE FIELD VERIFIED PRIOR TO PREPARATION OF ANY REQUIRED SHOP DRAWINGS AND COMMENCING CONSTRUCTION.

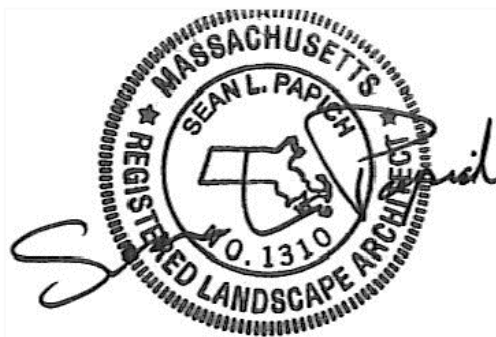
- GRADING AND DRAINAGE NOTES**
1. CONTRACTOR SHALL FIELD VERIFY ALL ADJACENT EXISTING CONDITIONS AND SHALL NOTIFY SPLA OF ANY CONFLICTS.
 2. THE CONTRACTOR SHALL USE A SINGLE BENCHMARK FOR ALL WORK.
 3. CROSS SLOPE OF PAVED PATHS NOT EXCEED 2% (1/4" VERTICAL TO 1 FOOT HORIZONTAL.) COVERED PORCHES SHALL SLOPE AT 1% TYP. IF NECESSARY, THE CONTRACTOR SHALL NOTIFY SPLA BEFORE PLACING ANY PAVEMENT WITH A CROSS PITCH THAT IS GREATER THAN 2%, LESS THAN 1%, AND NOT NOTED AS SUCH ON THE DRAWINGS. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF ONE-EIGHTH INCH (1/8") PER FOOT.
 4. THE CONTRACTOR SHALL NOTIFY SPLA OF ANY DISCREPANCIES BETWEEN THE SITE GRADING PLAN AND EXISTING CONDITIONS AND SHALL RECEIVE DIRECTION FROM SPLA PRIOR TO PROCEEDING.
 5. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES OR TREES TO REMAIN SHALL BE DONE BY HAND. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO THE AUTHORITY.
 6. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING ANY POTENTIAL DRAINAGE REQUIREMENTS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

PLANT LIST:

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT / CANOPY (SP.)
EVERGREEN TREES					
CT	5	Chamaecyparis thyoides	Atlantic White Cedar	7-8' ht.	40-75' HT. / 6-15' SP.
JV	13	Juniperus virginica	Eastern Red Cedar	7-8' ht.	20-40' HT. / 8-20' SP.
TP1	8	Thuja plicata 'Green Giant'	Green Giant Arborvitae	7-8' ht.	40-60' HT. / 12-20' SP.
TP2	5	Thuja plicata 'Green Giant'	Green Giant Arborvitae	8-10' ht.	40-60' HT. / 12-20' SP.
DECIDUOUS SHADE TREES					
AOG	5	Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	40-50' HT. / 30-40' SP.
GT	3	Gleditsia triacanthos 'Skyline'	Skyline' Thornless Honeylocust	3" cal.	40-50' HT. / 30-40' SP.
QA	2	Quercus alba	White Oak	3" cal.	80-100' HT. / 50-80' SP.
QR	3	Quercus rubrum	Red Oak	3" cal.	50-75' HT. / 45-70' SP.
ORNAMENTAL TREES					
AG	4	Amelanchier grandiflora - Multi Stem	Serviceberry	7-8' ht.	15-25' HT. / 15-25' SP.
ML	1	Magnolia liliflora 'Jane' - Multi Stem	Jane Magnolia	8-10' ht.	10-15' HT. / 8-12' SP.

TREE YARD REMOVAL / MITIGATION LEGEND:

	QUANTITY	CALIPER INCHES
TREES REMOVED IN TREE YARD	8	120
NORWAY MAPLES REMOVED IN TREE YARD (NOT REQUIRED MITIGATION)	4	94
TOTAL REPLACEMENT CALIPER (EXCLUDING NORWAY MAPLES)	-	120
MITIGATION REQUIREMENT (TOTAL CAL. / 2)	-	60
PROPOSED TREE REPLACEMENT WITHIN TREE YARD	41	123
PROPOSED TREE REPLACEMENT OVERALL	49	147



LANDSCAPE PLAN

22 HOWE STREET
HINGHAM, MA

SEAN PAPICH
landscape architecture

222 north street hingham, ma 02043
T781.741.5455 www.seanpapich.com

DATE: August 5, 2026
August 12, 2026; rev.
August 20, 2026; rev.

SCALE: 1" = 10'-0"

PROJECT NO. 2621