

TOWN OF HINGHAM

CARLSON COMPLEX PICKLEBALL COURTS

25 BARE COVE PARK DRIVE

HINGHAM, MA 02043

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PROJECT LOCATION MAP

1" = 200'

PERMITTING PLANS 3.26.26

PERMITTING DRAWINGS

MARCH, 2026

ZONING TABLE

PARCEL IDENTIFICATION: ASSESSORS MAP 69 - PART OF LOT 44, SCHOOL TRACT IV
TOTAL LOT AREA: 30.81 ACRES
PROJECT AREA: 2.25 ACRES
TOTAL AREA DISTURBED: 44,424 S.F. (1.02 ACRES)
EXISTING IMPERVIOUS AREA WITHIN WETLAND BUFFERS: 13,524 S.F.
PROPOSED IMPERVIOUS AREA WITHIN WETLAND BUFFERS: 8,287 S.F.
ZONING DISTRICT: OFFICIAL AND OPEN SPACE DISTRICT
PROPOSED USE: 8 PICKLEBALL COURTS WITH PARKING

REQUIREMENTS	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	2.25 ACRES
MINIMUM FRONTAGE	20 FEET	294 FEET
MAXIMUM BUILDING HEIGHT	35' / N/A STORIES	0
MAXIMUM BUILDING COVERAGE	10%	0
MINIMUM FRONT YARD	40 FEET	67.9 FEET
MINIMUM SIDE YARD	40 FEET	117.8 FEET
MINIMUM REAR YARD	40 FEET	>700 FEET
MINIMUM GREEN YARD	20 FEET	20 FEET
PARKING	1 SPACE/ 3 PERSONS	11 SPACES (4 PEOPLE PER COURT)



TOWN OF HINGHAM
210 Central Street
Hingham, MA 02043



03/30/2026

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE REASON FOR ALTERATION, FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

CARLSON COMPLEX
PICKLEBALL COURTS

No.	Submittal / Revision	Appr	By	Date

TITLE SHEET

Designed By:	Drawn By:	Checked By:
CAC	CAC	MSM
Issue Date:	Project No.:	Scale:
3/26/26	102399	AS SHOWN

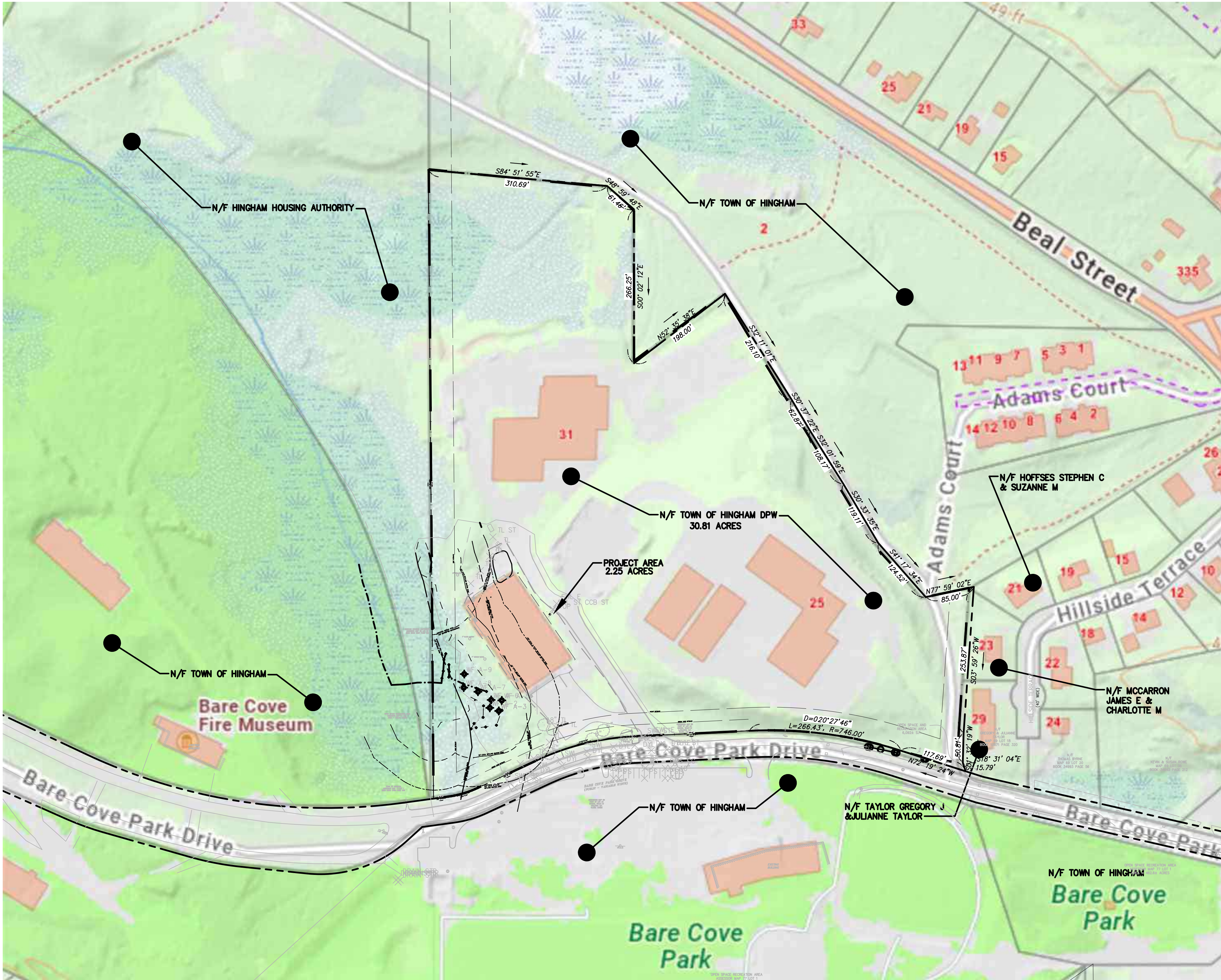
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G-000

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LEGEND:

	BUILDING LINE
	PARCEL BOUNDARY LINE
	EASEMENT LINE
	ADJOINING PARCEL LINE
	STREET/HIGHWAY LINE
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	EDGE OF GRAVEL/CRUSHED STONE
	STONE WALL
	WIRE FENCE LINE (BARBED, WOVEN, AMERICAN, ETC.)
	CHAIN LINK FENCE LINE
	STOCKADE FENCE LINE (WOOD)
	TREE LINE
	VEGETATED WETLAND BOUNDARY LINE
	CERTIFIED VERNAL POOL 100' BUFFER LINE
	RIVERFRONT AREA OUTER 100' RIPARIAN ZONE LINE
	50' LOCAL WETLAND BUFFER ZONE LINE
	100' LOCAL WETLAND BUFFER ZONE LINE
	AREA/ITEM TO BE REMOVED LINE
	OVERHEAD UTILITY LINE W/POWER POLE
	TEMPORARY CONSTRUCTION FENCE
	EROSION CONTROL - SILT FENCE/SILT SOCK
	LIMIT OF DISTURBANCE
	BASLINE POINT
	TREE
	PINE TREE
	DECIDUOUS TREE
	SHRUB
	SQUARE CATCH BASIN
	STORM MANHOLE
	INVERT
	SEWER MANHOLE
	CLEAN OUT
	VENT
	UTILITY POLE
	GUY POLE
	LIGHT POLE
	GUY WIRE
	WETLAND FLAG
	BOLLARD
	TEST BORING
	ELECTRIC HAND HOLE
	ELECTRIC BOX
	POST
	SINGLE POST SIGN
	DOUBLE POST SIGN
	WATER SHUT OFF
	WATER VALVE
	HYDRANT
	HANDICAP ICON



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CARLSON COMPLEX
PICKLEBALL COURTS

No.	Submittal / Revision	Appr	By	Date

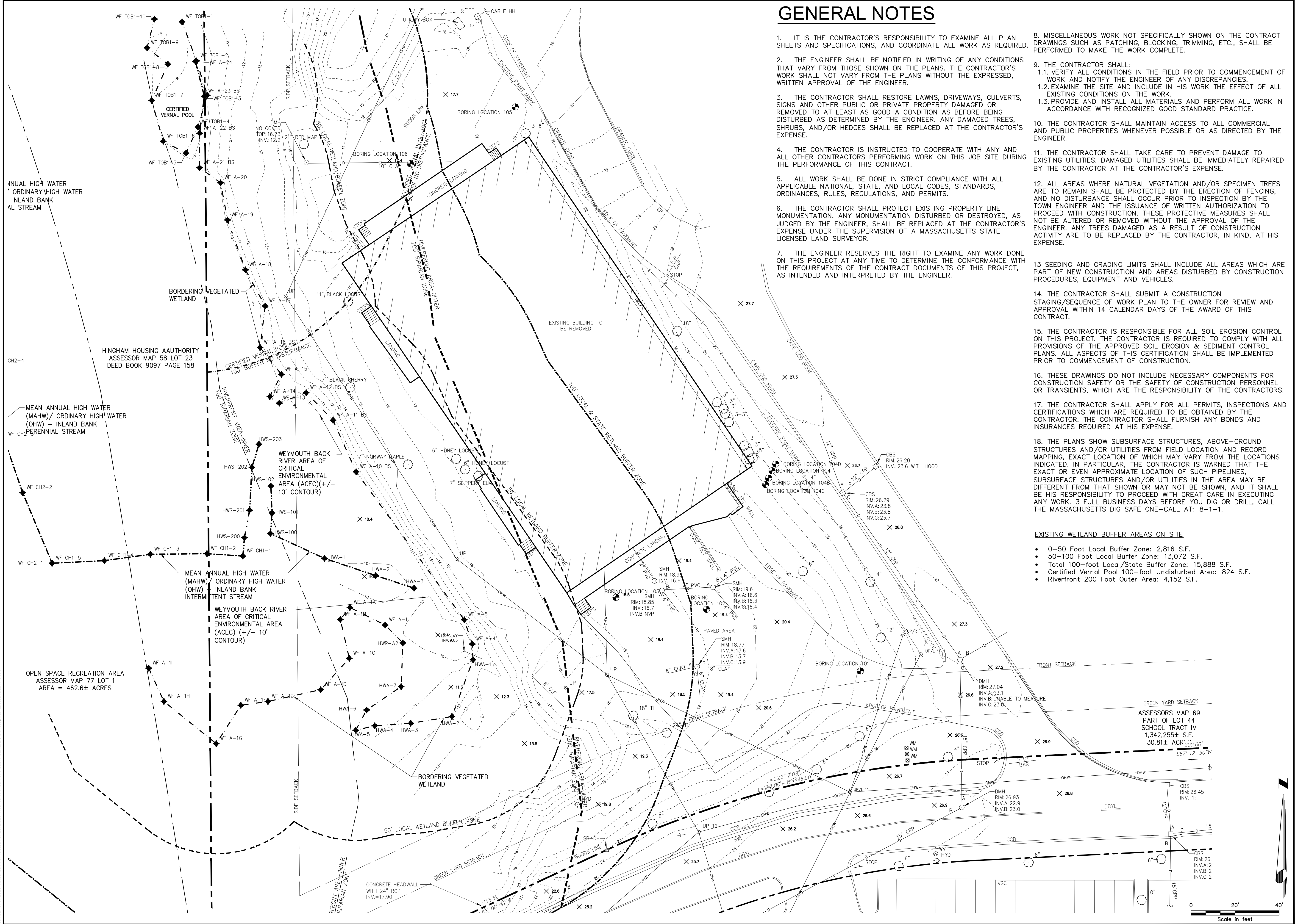
LEGEND & OVERALL
PLOT PLAN

Designed By: CAC	Drawn By: CAC	Checked By: MSM
Issue Date: 3/26/26	Project No.: 102399	Scale: AS SHOWN

Drawing No.:

C-010

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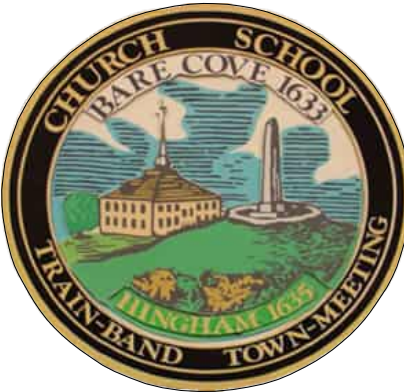


GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE ALL WORK AS REQUIRED.
2. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED, WRITTEN APPROVAL OF THE ENGINEER.
3. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
5. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, REGULATIONS, AND PERMITS.
6. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A MASSACHUSETTS STATE LICENSED LAND SURVEYOR.
7. THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT, AS INTENDED AND INTERPRETED BY THE ENGINEER.
8. MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING, TRIMMING, ETC., SHALL BE PERFORMED TO MAKE THE WORK COMPLETE.
9. THE CONTRACTOR SHALL:
 - 1.1. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - 1.2. EXAMINE THE SITE AND INCLUDE IN HIS WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THE WORK.
 - 1.3. PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL COMMERCIAL AND PUBLIC PROPERTIES WHENEVER POSSIBLE OR AS DIRECTED BY THE ENGINEER.
11. THE CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO EXISTING UTILITIES. DAMAGED UTILITIES SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
12. ALL AREAS WHERE NATURAL VEGETATION AND/OR SPECIMEN TREES ARE TO REMAIN SHALL BE PROTECTED BY THE ERECTION OF FENCING, AND NO DISTURBANCE SHALL OCCUR PRIOR TO INSPECTION BY THE TOWN ENGINEER AND THE ISSUANCE OF WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION. THESE PROTECTIVE MEASURES SHALL NOT BE ALTERED OR REMOVED WITHOUT THE APPROVAL OF THE ENGINEER. ANY TREES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY ARE TO BE REPLACED BY THE CONTRACTOR, IN KIND, AT HIS EXPENSE.
13. SEEDING AND GRADING LIMITS SHALL INCLUDE ALL AREAS WHICH ARE PART OF NEW CONSTRUCTION AND AREAS DISTURBED BY CONSTRUCTION PROCEDURES, EQUIPMENT AND VEHICLES.
14. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION STAGING/SEQUENCE OF WORK PLAN TO THE OWNER FOR REVIEW AND APPROVAL WITHIN 14 CALENDAR DAYS OF THE AWARD OF THIS CONTRACT.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION CONTROL ON THIS PROJECT. THE CONTRACTOR IS REQUIRED TO COMPLY WITH ALL PROVISIONS OF THE APPROVED SOIL EROSION & SEDIMENT CONTROL PLANS. ALL ASPECTS OF THIS CERTIFICATION SHALL BE IMPLEMENTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
16. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY OR THE SAFETY OF CONSTRUCTION PERSONNEL OR TRANSIENTS, WHICH ARE THE RESPONSIBILITY OF THE CONTRACTORS.
17. THE CONTRACTOR SHALL APPLY FOR ALL PERMITS, INSPECTIONS AND CERTIFICATIONS WHICH ARE REQUIRED TO BE OBTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH ANY BONDS AND INSURANCES REQUIRED AT HIS EXPENSE.
18. THE PLANS SHOW SUBSURFACE STRUCTURES, ABOVE-GROUND STRUCTURES AND/OR UTILITIES FROM FIELD LOCATION AND RECORD MAPPING, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 3 FULL BUSINESS DAYS BEFORE YOU DIG OR DRILL, CALL THE MASSACHUSETTS DIG SAFE ONE-CALL AT: 8-1-1.

EXISTING WETLAND BUFFER AREAS ON SITE

- 0-50 Foot Local Buffer Zone: 2,816 S.F.
- 50-100 Foot Local Buffer Zone: 13,072 S.F.
- Total 100-foot Local/State Buffer Zone: 15,888 S.F.
- Certified Vernal Pool 100-foot Undisturbed Area: 824 S.F.
- Riverfront 200 Foot Outer Area: 4,152 S.F.



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CARLSON COMPLEX PICKLEBALL COURTS

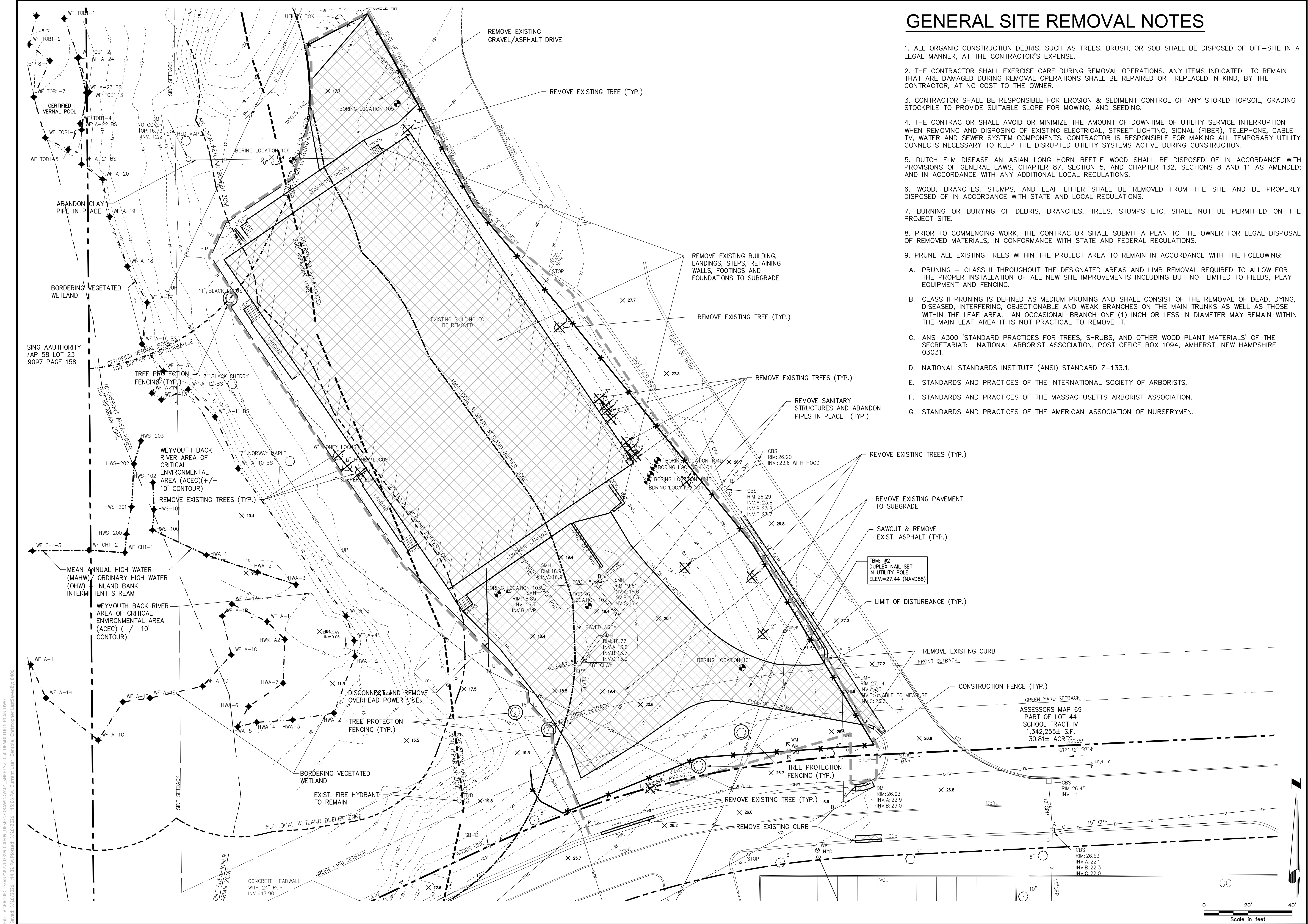
No.	Submittal / Revision	Appr	By	Date

EXISTING CONDITIONS PLAN

Designed By: CAC	Drawn By: CAC	Checked By: MSM
Issue Date: 3/26/26	Project No.: 102399	Scale: AS SHOWN

Drawing No.:

C-020



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GENERAL SITE REMOVAL NOTES

1. ALL ORGANIC CONSTRUCTION DEBRIS, SUCH AS TREES, BRUSH, OR SOD SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER, AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL EXERCISE CARE DURING REMOVAL OPERATIONS. ANY ITEMS INDICATED TO REMAIN THAT ARE DAMAGED DURING REMOVAL OPERATIONS SHALL BE REPAIRED OR REPLACED IN KIND, BY THE CONTRACTOR, AT NO COST TO THE OWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION & SEDIMENT CONTROL OF ANY STORED TOPSOIL, GRADING STOCKPILE TO PROVIDE SUITABLE SLOPE FOR MOWING, AND SEEDING.
4. THE CONTRACTOR SHALL AVOID OR MINIMIZE THE AMOUNT OF DOWNTIME OF UTILITY SERVICE INTERRUPTION WHEN REMOVING AND DISPOSING OF EXISTING ELECTRICAL, STREET LIGHTING, SIGNAL (FIBER), TELEPHONE, CABLE TV, WATER AND SEWER SYSTEM COMPONENTS. CONTRACTOR IS RESPONSIBLE FOR MAKING ALL TEMPORARY UTILITY CONNECTS NECESSARY TO KEEP THE DISRUPTED UTILITY SYSTEMS ACTIVE DURING CONSTRUCTION.
5. DUTCH ELM DISEASE AN ASIAN LONG HORN BEETLE WOOD SHALL BE DISPOSED OF IN ACCORDANCE WITH PROVISIONS OF GENERAL LAWS, CHAPTER 87, SECTION 5, AND CHAPTER 132, SECTIONS 8 AND 11 AS AMENDED; AND IN ACCORDANCE WITH ANY ADDITIONAL LOCAL REGULATIONS.
6. WOOD, BRANCHES, STUMPS, AND LEAF LITTER SHALL BE REMOVED FROM THE SITE AND BE PROPERLY DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. BURNING OR BURYING OF DEBRIS, BRANCHES, TREES, STUMPS ETC. SHALL NOT BE PERMITTED ON THE PROJECT SITE.
8. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL SUBMIT A PLAN TO THE OWNER FOR LEGAL DISPOSAL OF REMOVED MATERIALS, IN CONFORMANCE WITH STATE AND FEDERAL REGULATIONS.
9. PRUNE ALL EXISTING TREES WITHIN THE PROJECT AREA TO REMAIN IN ACCORDANCE WITH THE FOLLOWING:
 - A. PRUNING – CLASS II THROUGHOUT THE DESIGNATED AREAS AND LIMB REMOVAL REQUIRED TO ALLOW FOR THE PROPER INSTALLATION OF ALL NEW SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FIELDS, PLAY EQUIPMENT AND FENCING.
 - B. CLASS II PRUNING IS DEFINED AS MEDIUM PRUNING AND SHALL CONSIST OF THE REMOVAL OF DEAD, DYING, DISEASED, INTERFERING, OBJECTIONABLE AND WEAK BRANCHES ON THE MAIN TRUNKS AS WELL AS THOSE WITHIN THE LEAF AREA. AN OCCASIONAL BRANCH ONE (1) INCH OR LESS IN DIAMETER MAY REMAIN WITHIN THE MAIN LEAF AREA IT IS NOT PRACTICAL TO REMOVE IT.
 - C. ANSI A300 'STANDARD PRACTICES FOR TREES, SHRUBS, AND OTHER WOOD PLANT MATERIALS' OF THE SECRETARIAT: NATIONAL ARBORIST ASSOCIATION, POST OFFICE BOX 1094, AMHERST, NEW HAMPSHIRE 03031.
 - D. NATIONAL STANDARDS INSTITUTE (ANSI) STANDARD Z-133.1.
 - E. STANDARDS AND PRACTICES OF THE INTERNATIONAL SOCIETY OF ARBORISTS.
 - F. STANDARDS AND PRACTICES OF THE MASSACHUSETTS ARBORIST ASSOCIATION.
 - G. STANDARDS AND PRACTICES OF THE AMERICAN ASSOCIATION OF NURSERYMEN.



TOWN OF HINGHAM
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**CARLSON COMPLEX
PICKLEBALL COURTS**

No.	Submittal / Revision	App	By	Date

DEMOLITION & TREE PROTECTION PLAN

Designed By: CAC	Drawn By: CAC	Checked By: MSM
Issue Date: 3/26/26	Project No.: 102399	Scale: AS SHOWN

Drawing No.:
C-050

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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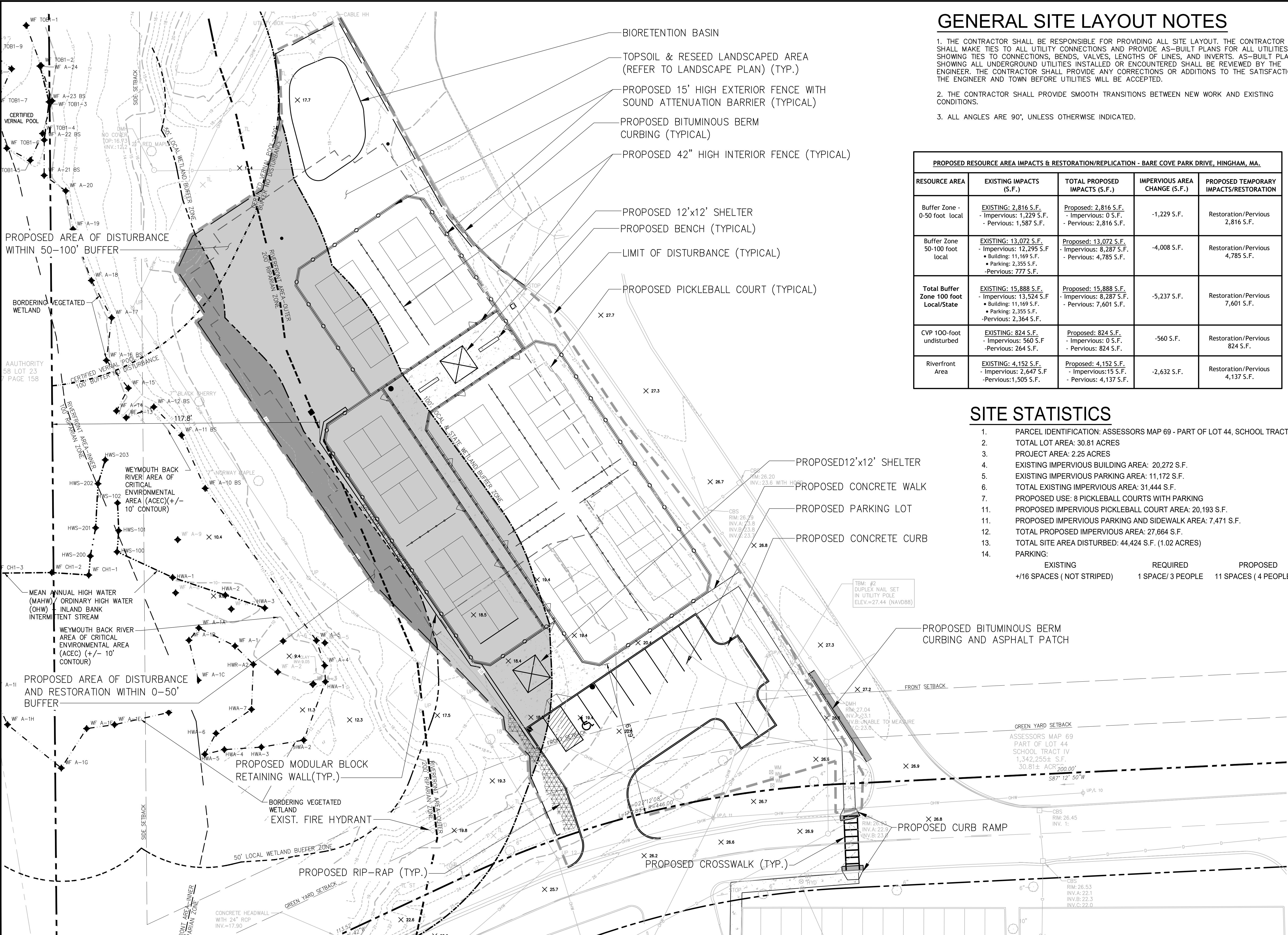
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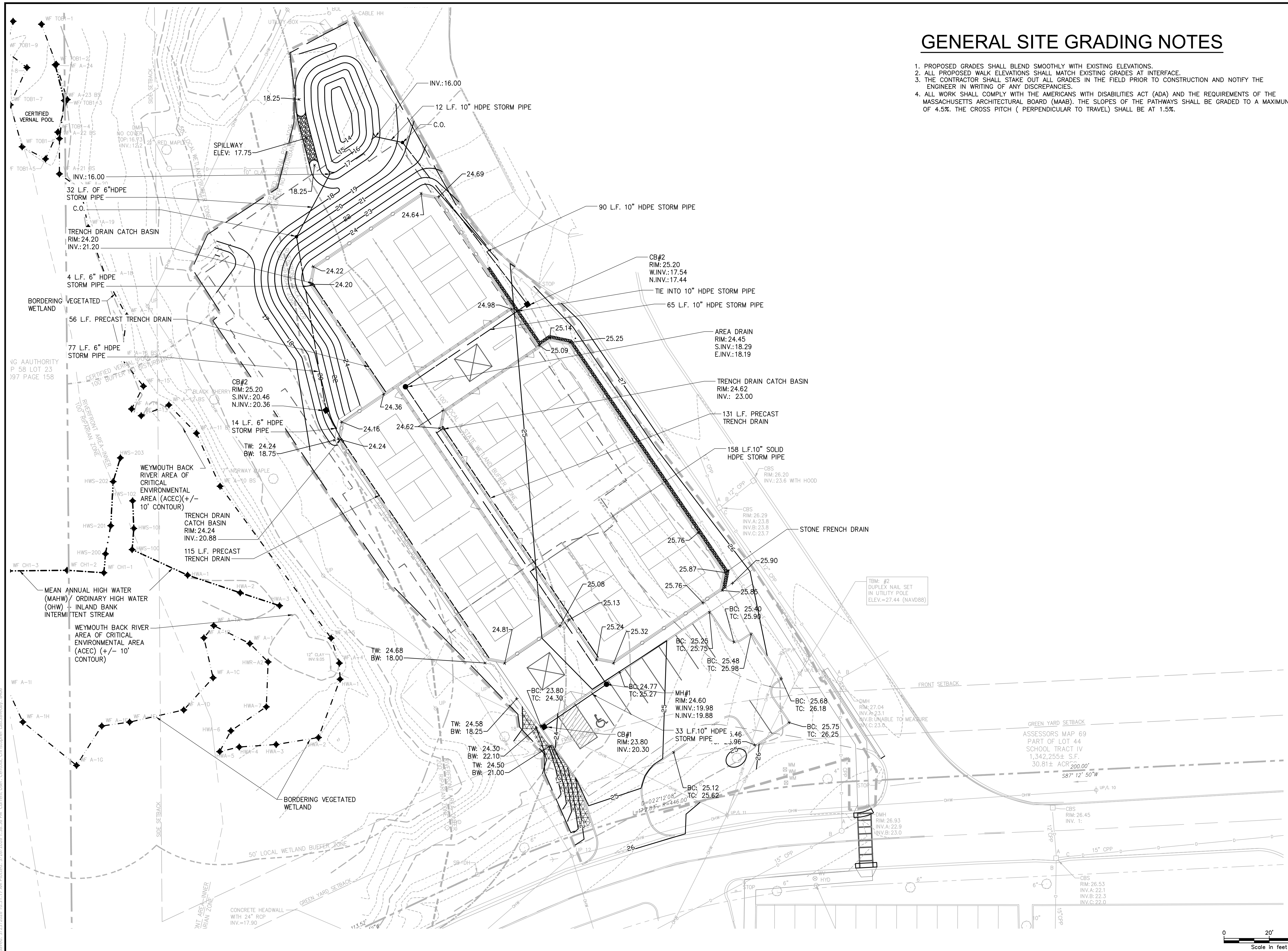
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SITE LAYOUT. THE CONTRACTOR SHALL MAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES, AND INVERTS. AS-BUILT PLANS SHOWING ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED SHALL BE REVIEWED BY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE ANY CORRECTIONS OR ADDITIONS TO THE SATISFACTION OF THE ENGINEER AND TOWN BEFORE UTILITIES WILL BE ACCEPTED.

2. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS BETWEEN NEW WORK AND EXISTING CONDITIONS.
3. ALL ANGLES ARE 90°, UNLESS OTHERWISE INDICATED.

SITE STATISTICS

- | | | | |
|-----|---|-------------------|-----------------------------|
| 1. | PARCEL IDENTIFICATION: ASSESSORS MAP 69 - PART OF LOT 44, SCHOOL TRACT IV | | |
| 2. | TOTAL LOT AREA: 30.81 ACRES | | |
| 3. | PROJECT AREA: 2.25 ACRES | | |
| 4. | EXISTING IMPERVIOUS BUILDING AREA: 20,272 S.F. | | |
| 5. | EXISTING IMPERVIOUS PARKING AREA: 11,172 S.F. | | |
| 6. | TOTAL EXISTING IMPERVIOUS AREA: 31,444 S.F. | | |
| 7. | PROPOSED USE: 8 PICKLEBALL COURTS WITH PARKING | | |
| 11. | PROPOSED IMPERVIOUS PICKLEBALL COURT AREA: 20,193 S.F. | | |
| 11. | PROPOSED IMPERVIOUS PARKING AND SIDEWALK AREA: 7,471 S.F. | | |
| 12. | TOTAL PROPOSED IMPERVIOUS AREA: 27,664 S.F. | | |
| 13. | TOTAL SITE AREA DISTURBED: 44,424 S.F. (1.02 ACRES) | | |
| 14. | PARKING: | | |
| | EXISTING | REQUIRED | PROPOSED |
| | +/16 SPACES (NOT STRIPED) | 1 SPACE/ 3 PEOPLE | 11 SPACES (4 PEOPLE/COURT) |





GENERAL SITE GRADING NOTES



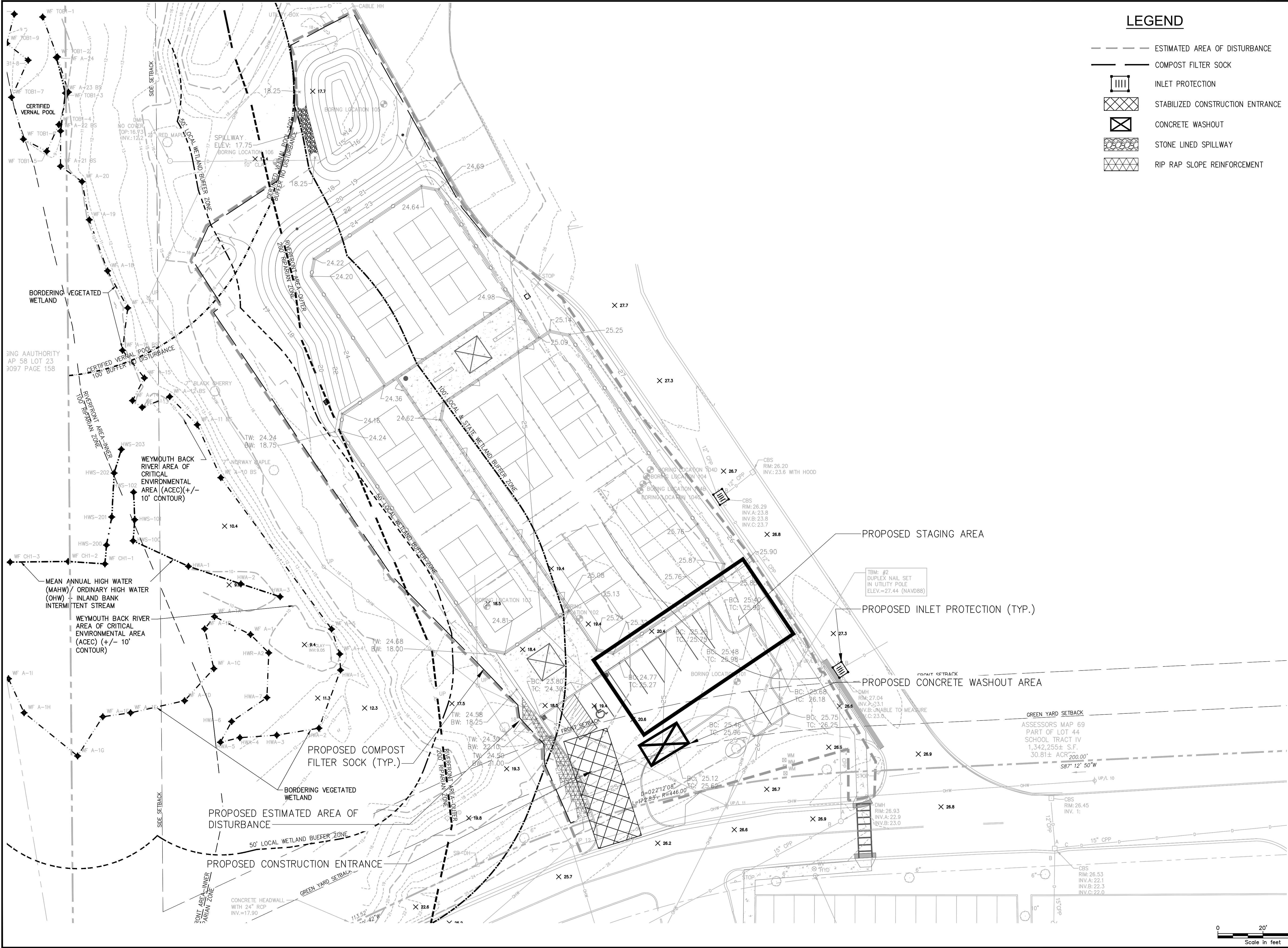
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No.	Submittal / Revision	App	By	Date

Designed By: CAC	Drawn By: CAC	Checked By: MSM
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C-200



LEGEND

- ESTIMATED AREA OF DISTURBANCE
- COMPOST FILTER SOCK
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- STONE LINED SPILLWAY
- RIP RAP SLOPE REINFORCEMENT



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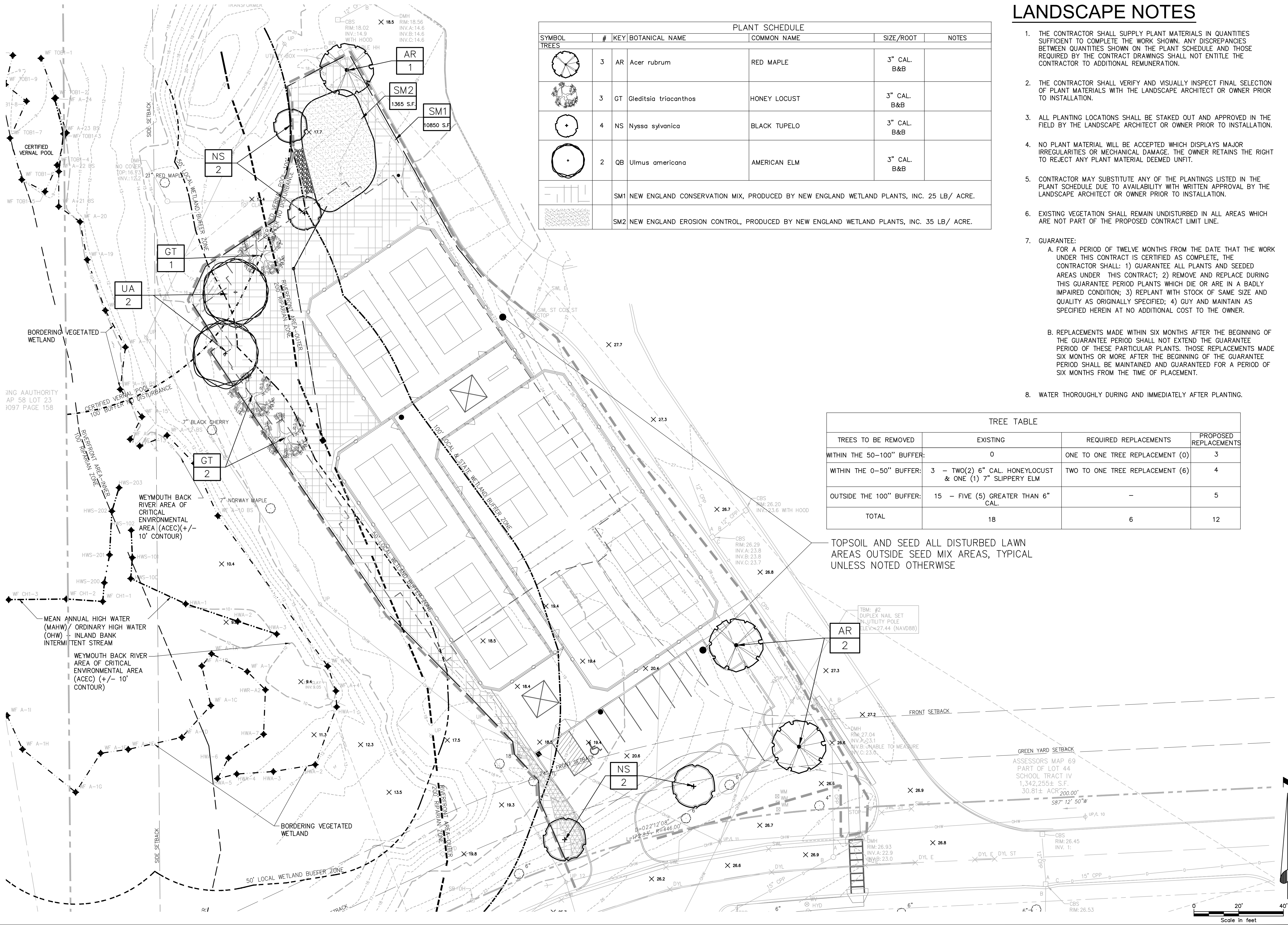
EROSION CONTROL PLAN

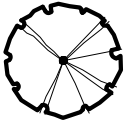
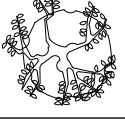
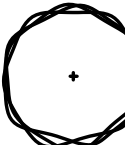
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Issue Date: 3/26/26	Project No.: 102399	Scale: AS SHOWN

Drawing No.:
C-400

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Saved: 3/15/2026 8:59:14 AM Plotted: 3/26/2026 1:42:07 PM Current User: Corinda, Christopher LastSavedBy: 8406



PLANT SCHEDULE						
SYMBOL TREES	#	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT	NOTES
	3	AR	Acer rubrum	RED MAPLE	3" CAL. B&B	
	3	GT	Gleditsia triacanthos	HONEY LOCUST	3" CAL. B&B	
	4	NS	Nyssa sylvatica	BLACK TUPELO	3" CAL. B&B	
	2	QB	Ulmus americana	AMERICAN ELM	3" CAL. B&B	
		SM1	NEW ENGLAND CONSERVATION MIX, PRODUCED BY NEW ENGLAND WETLAND PLANTS, INC. 25 LB/ ACRE.			
		SM2	NEW ENGLAND EROSION CONTROL, PRODUCED BY NEW ENGLAND WETLAND PLANTS, INC. 35 LB/ ACRE.			

LANDSCAPE NOTES

- THE CONTRACTOR SHALL SUPPLY PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE REQUIRED BY THE CONTRACT DRAWINGS SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
- THE CONTRACTOR SHALL VERIFY AND VISUALLY INSPECT FINAL SELECTION OF PLANT MATERIALS WITH THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
- ALL PLANTING LOCATIONS SHALL BE STAKED OUT AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
- NO PLANT MATERIAL WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRREGULARITIES OR MECHANICAL DAMAGE. THE OWNER RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNFIT.
- CONTRACTOR MAY SUBSTITUTE ANY OF THE PLANTINGS LISTED IN THE PLANT SCHEDULE DUE TO AVAILABILITY WITH WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
- EXISTING VEGETATION SHALL REMAIN UNDISTURBED IN ALL AREAS WHICH ARE NOT PART OF THE PROPOSED CONTRACT LIMIT LINE.
- GUARANTEE:
 - FOR A PERIOD OF TWELVE MONTHS FROM THE DATE THAT THE WORK UNDER THIS CONTRACT IS CERTIFIED AS COMPLETE, THE CONTRACTOR SHALL: 1) GUARANTEE ALL PLANTS AND SEEDED AREAS UNDER THIS CONTRACT; 2) REMOVE AND REPLACE DURING THIS GUARANTEE PERIOD PLANTS WHICH DIE OR ARE IN A BADLY IMPAIRED CONDITION; 3) REPLANT WITH STOCK OF SAME SIZE AND QUALITY AS ORIGINALLY SPECIFIED; 4) GUY AND MAINTAIN AS SPECIFIED HEREIN AT NO ADDITIONAL COST TO THE OWNER.
 - REPLACEMENTS MADE WITHIN SIX MONTHS AFTER THE BEGINNING OF THE GUARANTEE PERIOD SHALL NOT EXTEND THE GUARANTEE PERIOD OF THESE PARTICULAR PLANTS. THOSE REPLACEMENTS MADE SIX MONTHS OR MORE AFTER THE BEGINNING OF THE GUARANTEE PERIOD SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF SIX MONTHS FROM THE TIME OF PLACEMENT.
- WATER THOROUGHLY DURING AND IMMEDIATELY AFTER PLANTING.

TREE TABLE			
TREES TO BE REMOVED	EXISTING	REQUIRED REPLACEMENTS	PROPOSED REPLACEMENTS
WITHIN THE 50-100" BUFFER:	0	ONE TO ONE TREE REPLACEMENT (0)	3
WITHIN THE 0-50" BUFFER:	3 - TWO(2) 6" CAL. HONEYLOCUST & ONE (1) 7" SLIPPERY ELM	TWO TO ONE TREE REPLACEMENT (6)	4
OUTSIDE THE 100" BUFFER:	15 - FIVE (5) GREATER THAN 6" CAL.	-	5
TOTAL	18	6	12

TOPSOIL AND SEED ALL DISTURBED LAWN AREAS OUTSIDE SEED MIX AREAS, TYPICAL UNLESS NOTED OTHERWISE



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CARLSON COMPLEX
PICKLEBALL COURTS

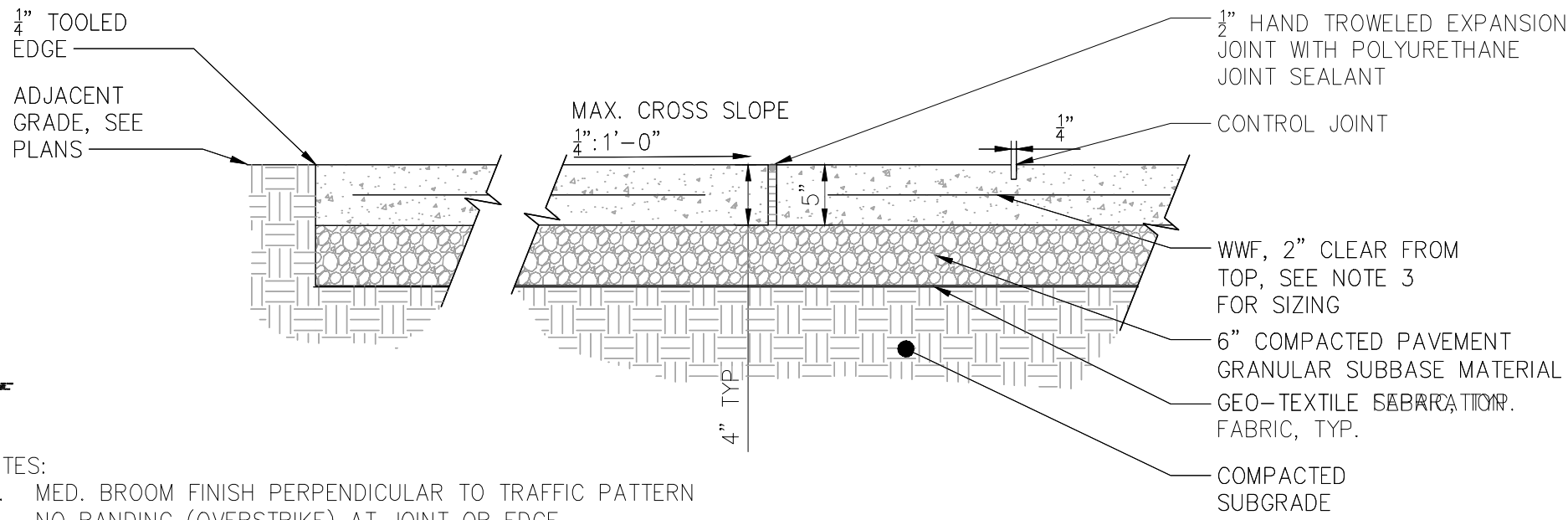
No.	Submittal / Revision	App	By	Date

LANDSCAPE PLAN

Designed By: CAC	Drawn By: CAC	Checked By: MSM
Issue Date: 3/26/26	Project No.: 102399	Scale: AS SHOWN

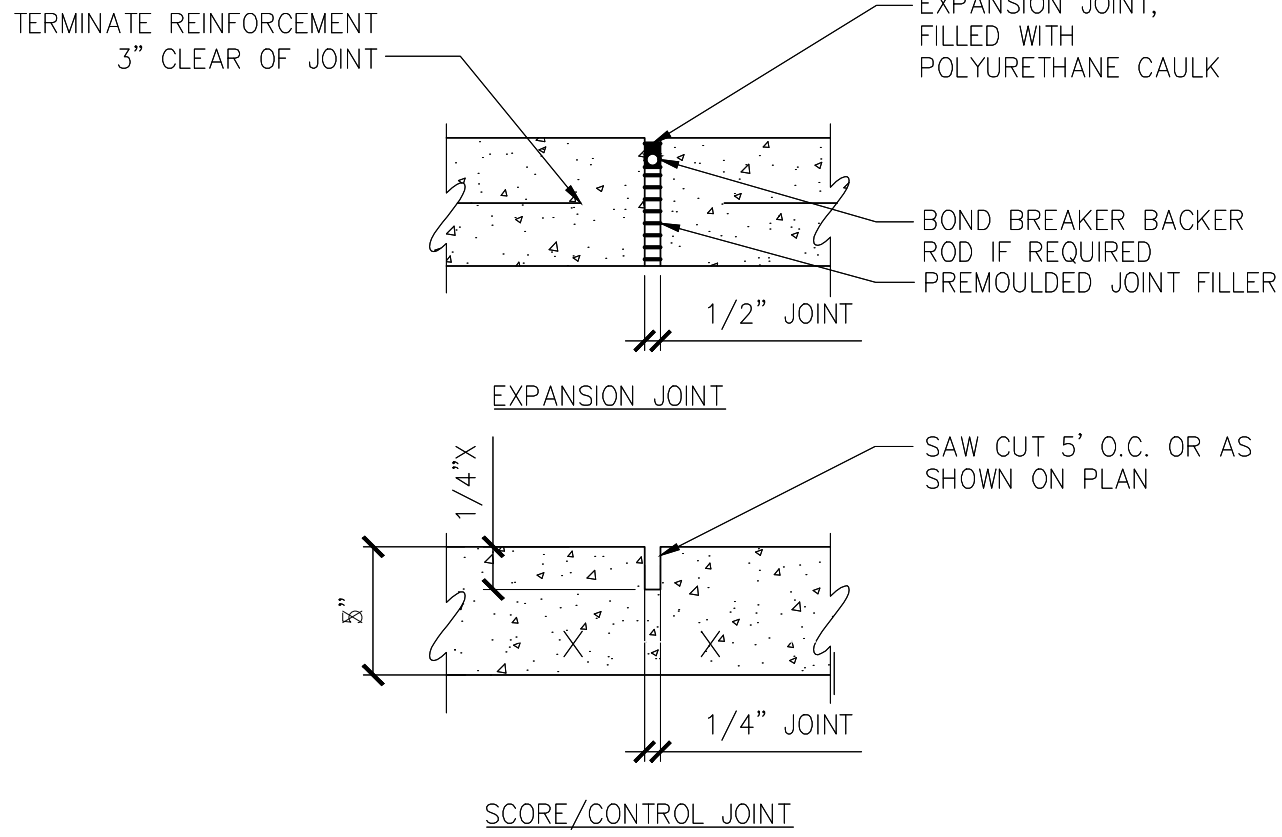
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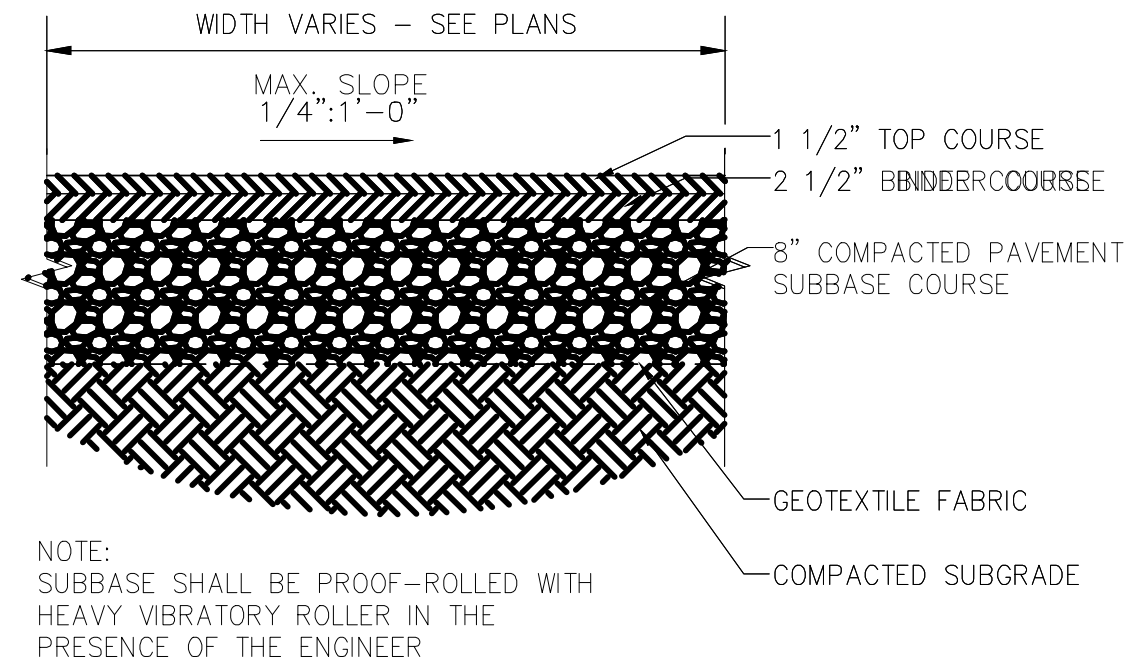


- NOTES:
1. MED. BROOM FINISH PERPENDICULAR TO TRAFFIC PATTERN
 2. NO BANDING (OVERSTRIKE) AT JOINT OR EDGE.
 3. PROVIDE W2.9 X W2.9 AT 4" THICK CONCRETE
 4. CONCRETE TO BE 4,000psi UNLESS NOTED OTHERWISE
 5. SUBBASE SHALL BE PROOF-ROLLED WITH HEAVY VIBRATORY ROLLER IN THE PRESENCE OF THE ENGINEER

1 CONCRETE PAVEMENT
SCALE:



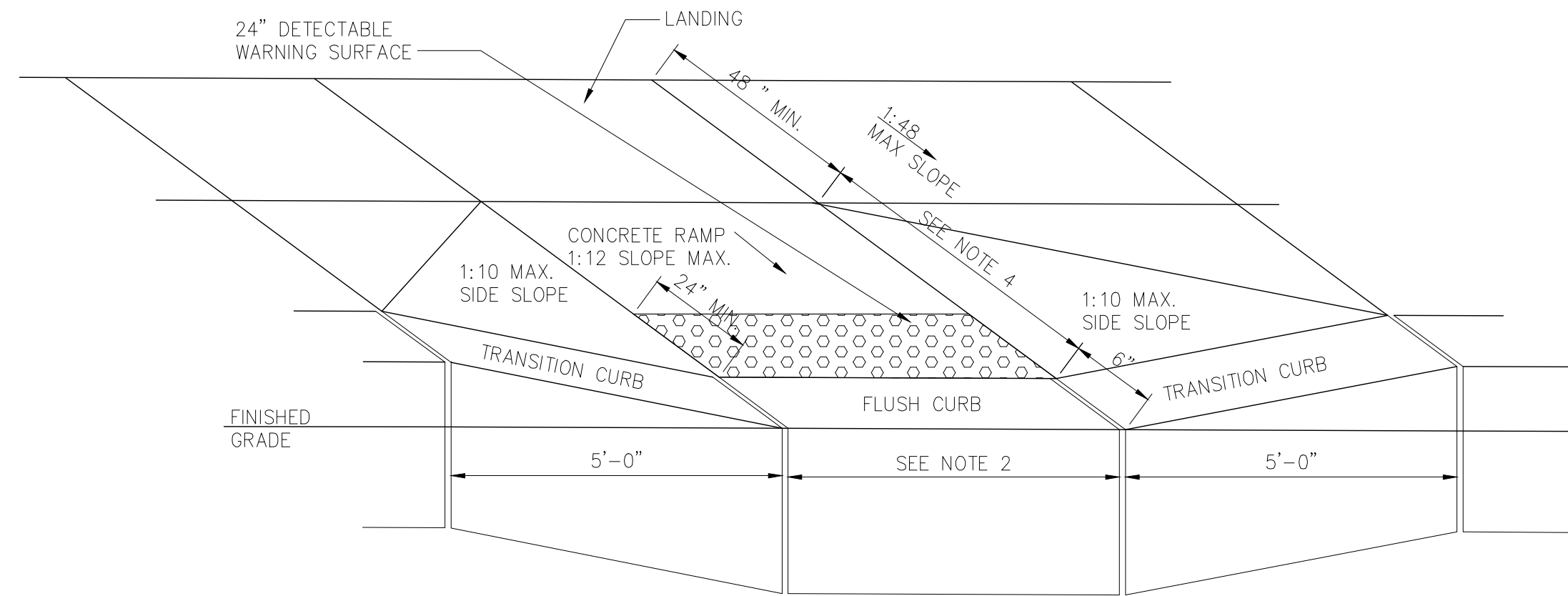
2 CONCRETE PAVEMENT JOINTS
SCALE:



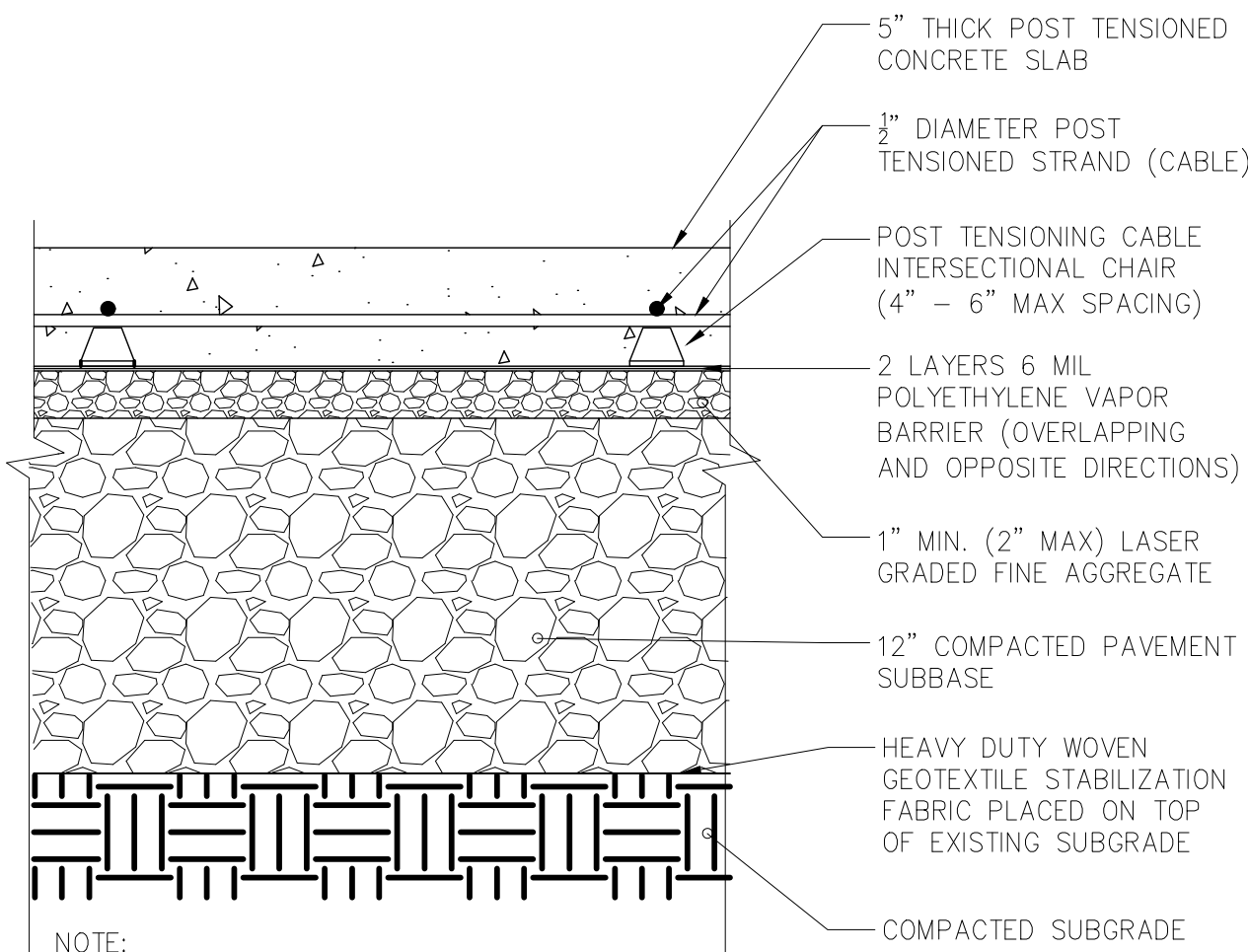
NOTE:
SUBBASE SHALL BE PROOF-ROLLED WITH HEAVY VIBRATORY ROLLER IN THE PRESENCE OF THE ENGINEER

3 HEAVY DUTY ASPHALT PAVEMENT (ALL ASPHALT)
SCALE:

- NOTES:
1. TRANSITION AND FLUSH SECTIONS SHALL BE CUT STRAIGHT OR TO THE PROPER RADIUS AS DESIGNATED ON PLANS.
 2. FLUSH CURB SECTIONS ARE 5'-0" LENGTH TYPICAL EXCEPT WHERE NOTED OTHERWISE ON PLANS. FLUSH CURB SECTIONS ARE TO MEET LEVEL WITH ASPHALT PAVEMENT SURFACES WITH NO REVEAL.
 3. PROVIDE HEAVY BROOM FINISH ON ALL CONCRETE RAMP SURFACES WITH THE EXCEPTION OF THE DETECTABLE WARNING AREA.
 4. LENGTH OF RAMP SHALL BE AS REQUIRED TO MAINTAIN A 1:12 SLOPE.
 5. DETECTABLE WARNING SURFACE TO COVER THE FIRST 24" OF RAMP SURFACE FOR FULL WIDTH OF RAMP.

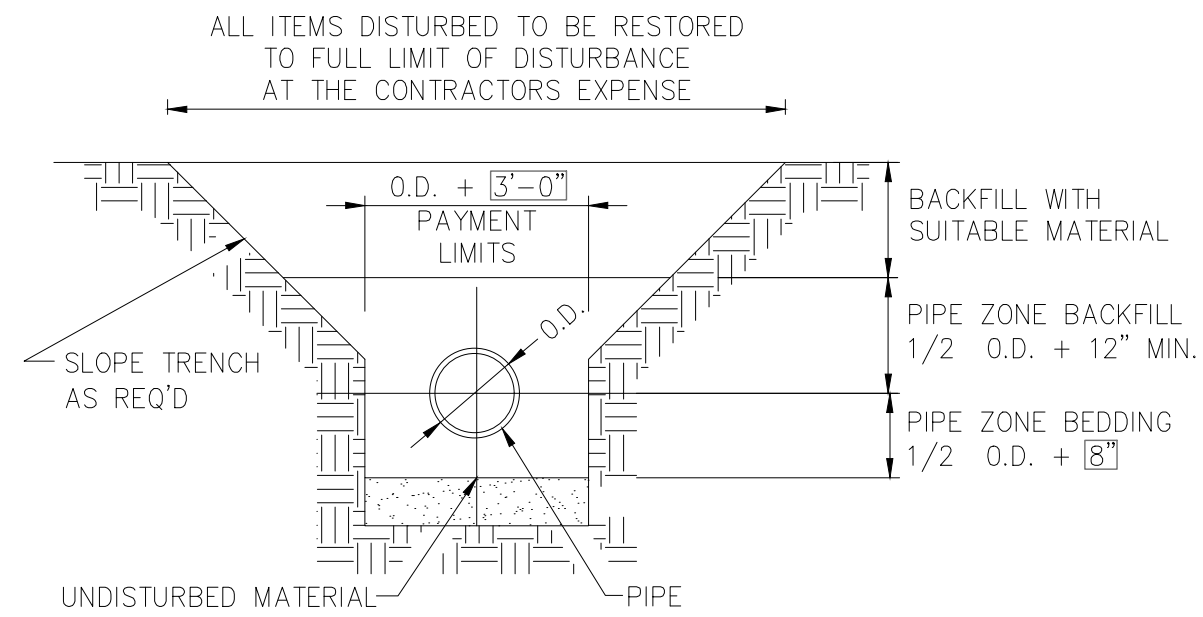


6 CURB RAMP DETAIL
SCALE:

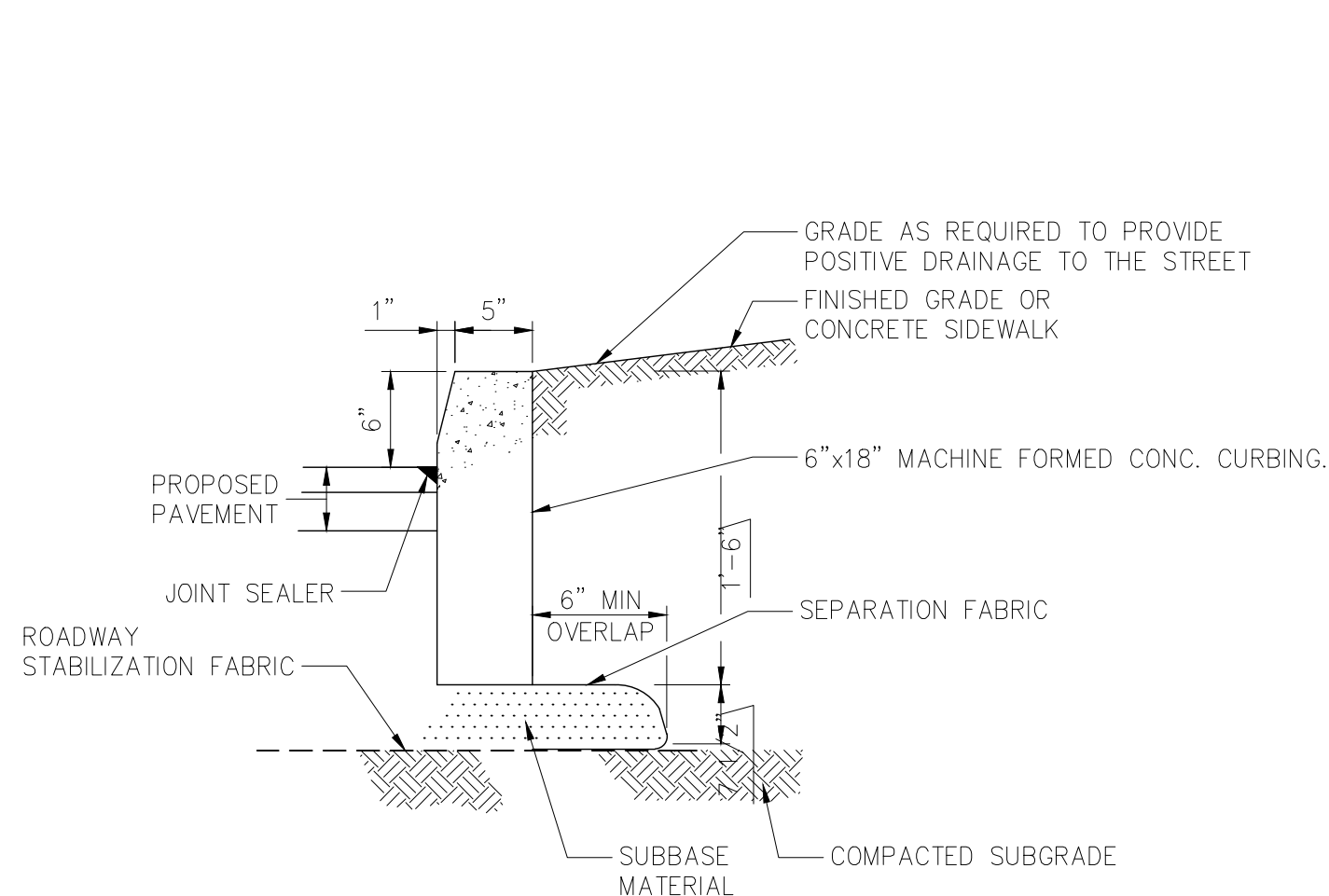


NOTE:
SUBBASE SHALL BE PROOF-ROLLED WITH HEAVY VIBRATORY ROLLER IN THE PRESENCE OF THE ENGINEER

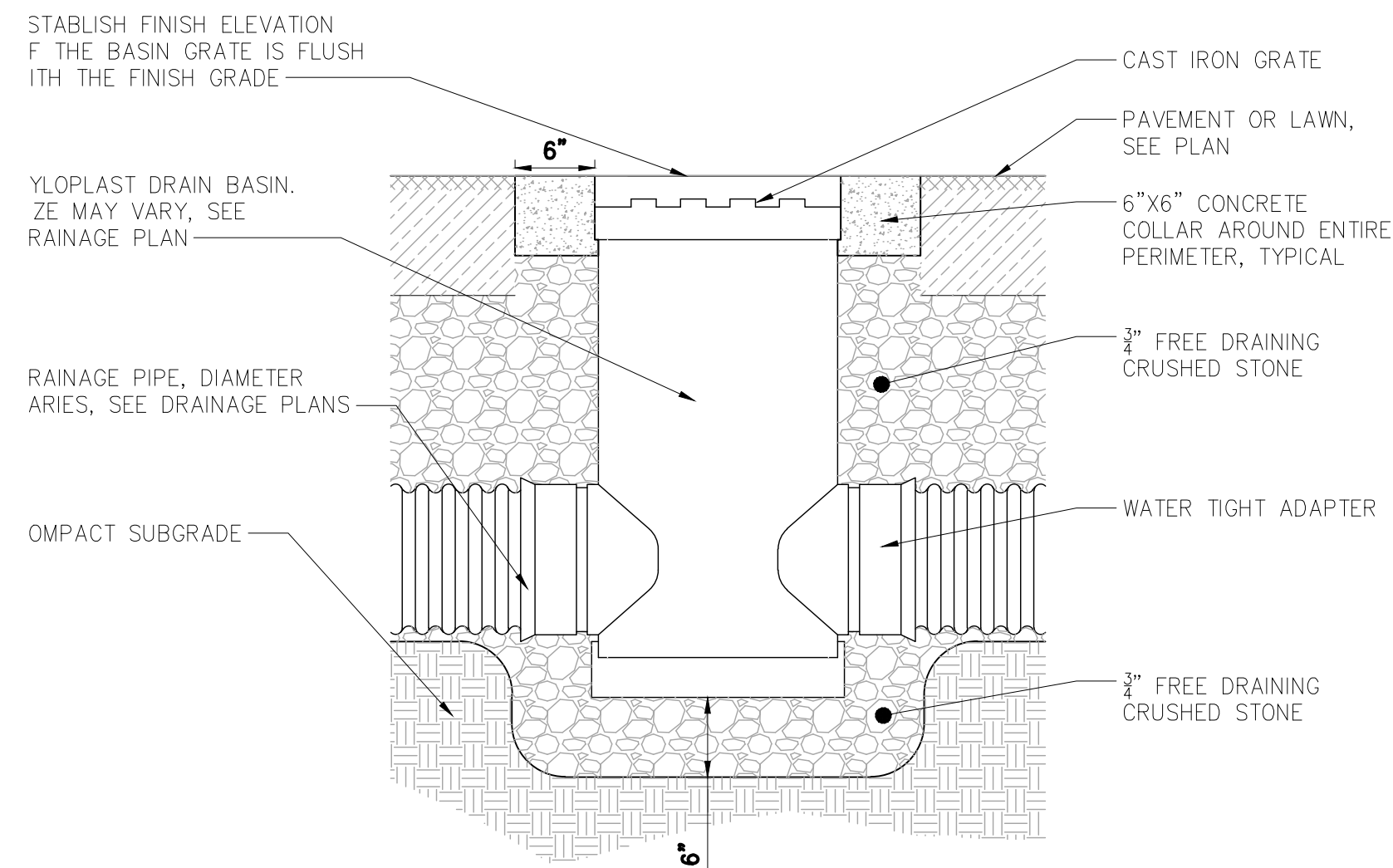
4 POST-TENSIONED CONCRETE COURT CROSS SECTION
SCALE: NTS



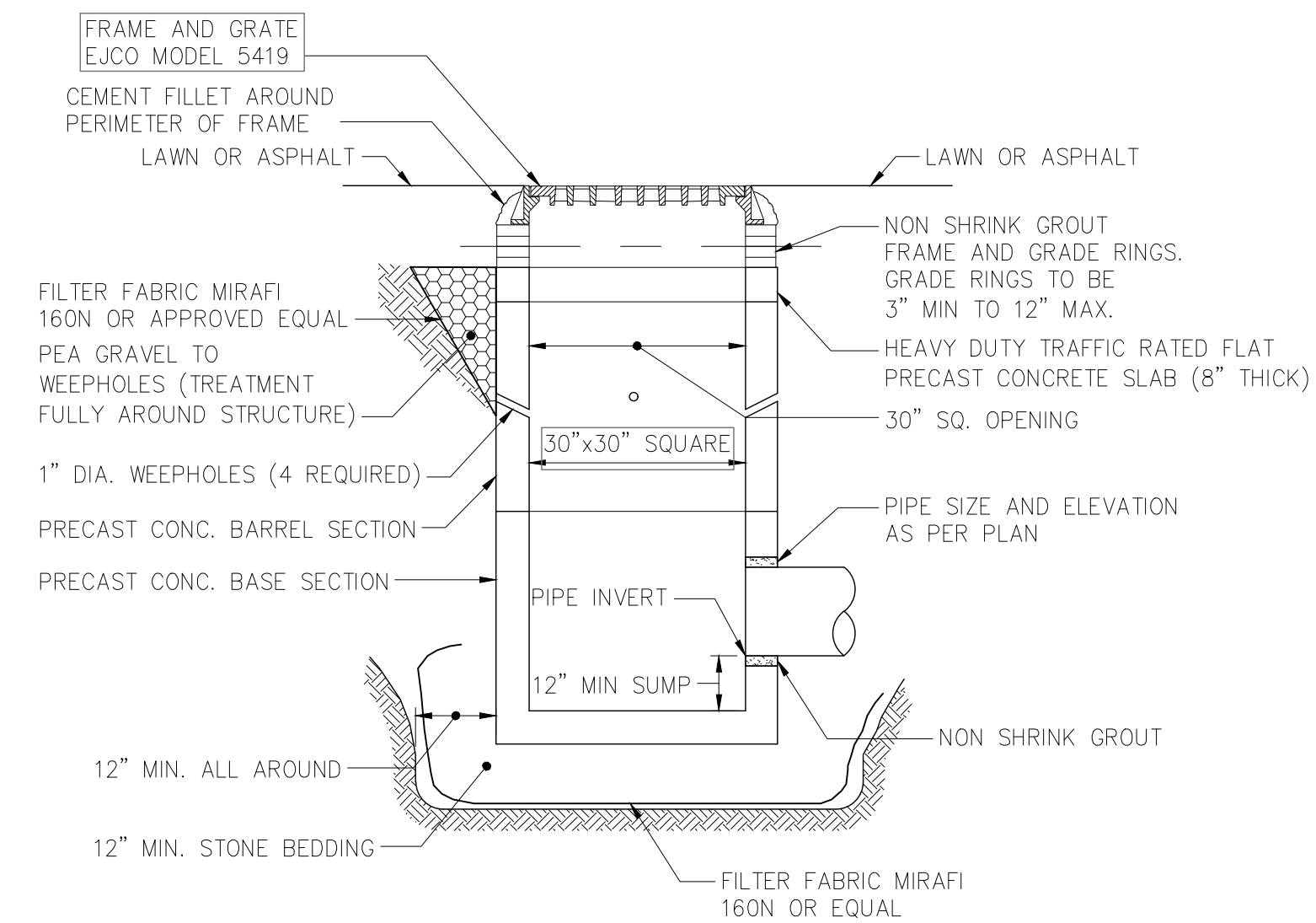
5 TYPICAL STORM TRENCH DETAIL
SCALE:



7 CAST IN PLACE CONCRETE CURB
SCALE: N.T.S.



8 AREA DRAIN
SCALE:



9 24" CATCH BASIN DETAIL
SCALE:



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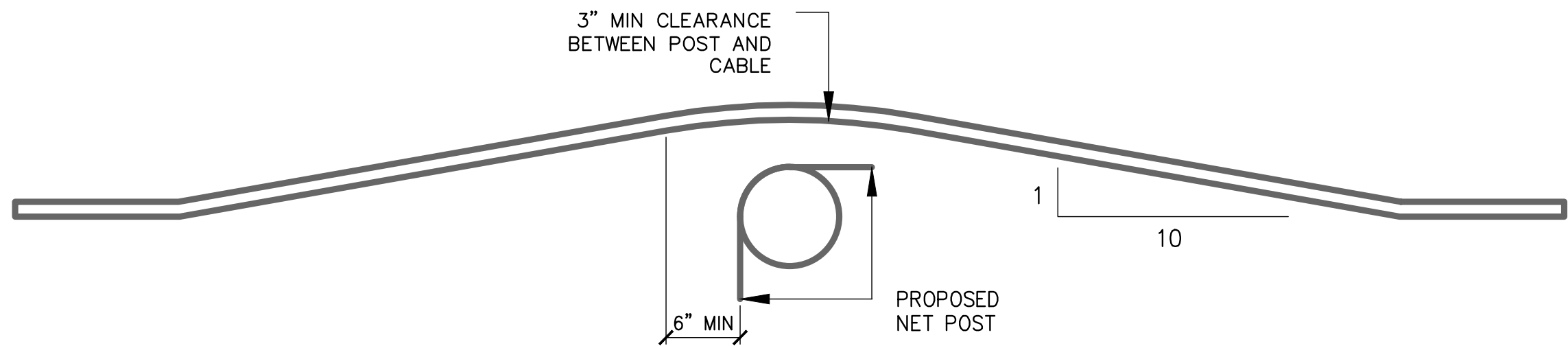
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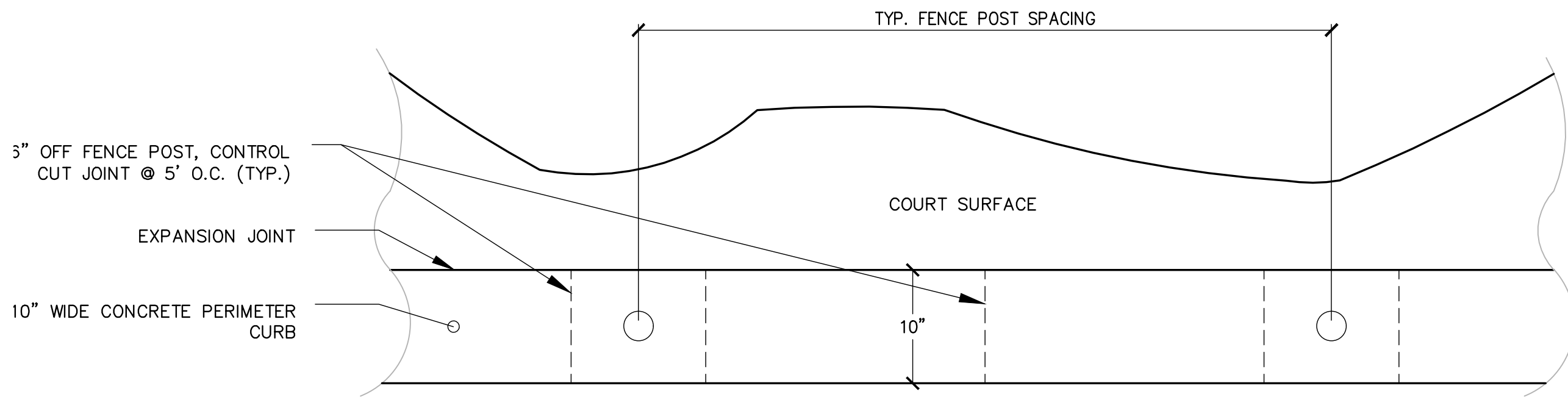
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C-600

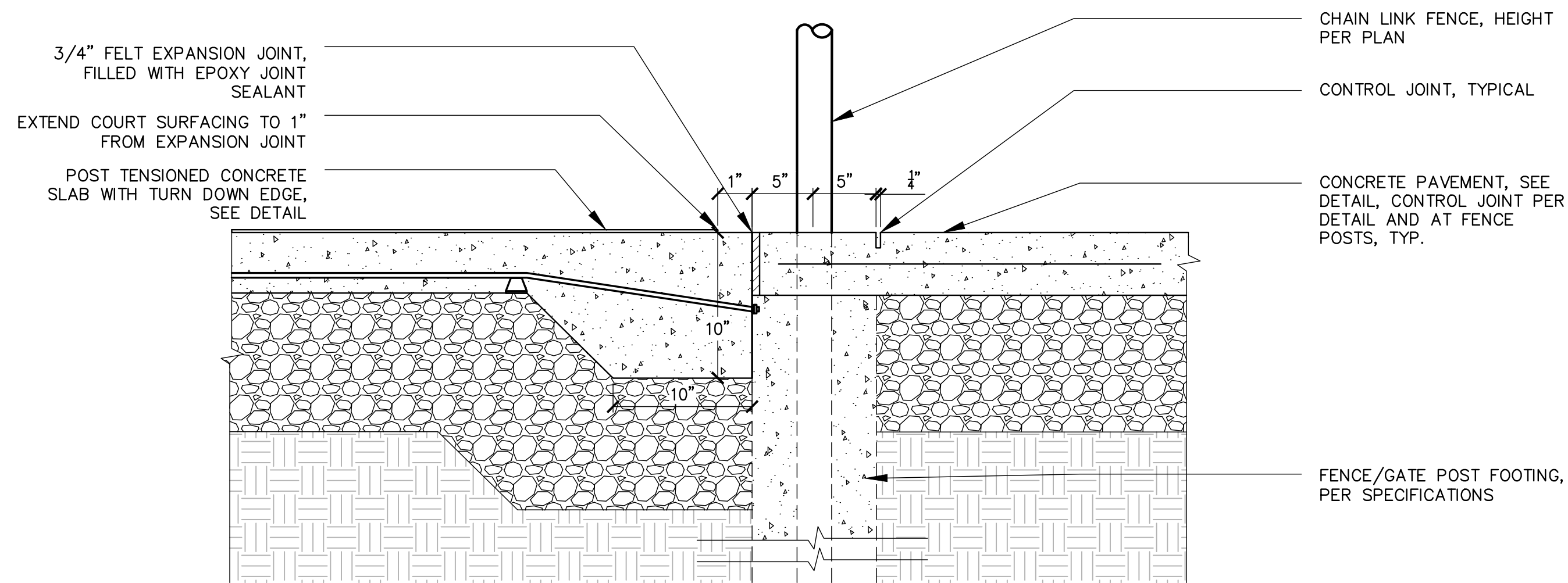
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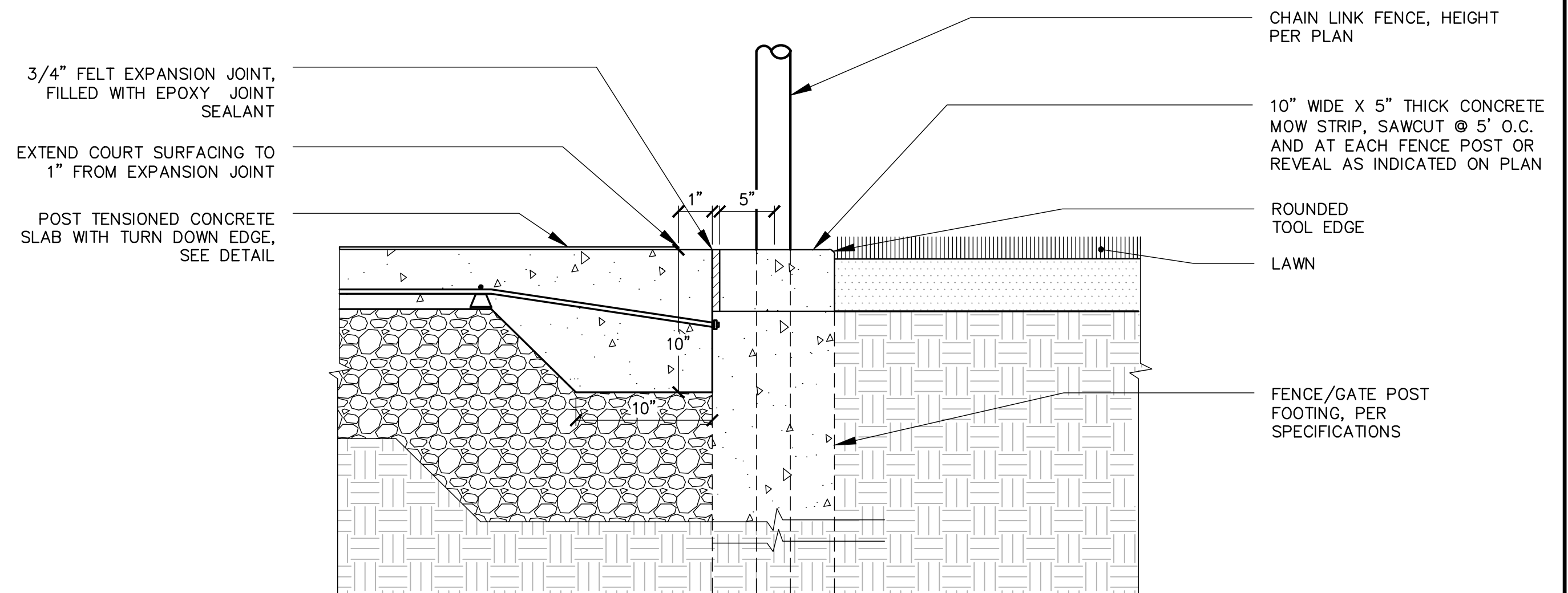
1 CABLE/POST WRAPPING DETAIL
SCALE:



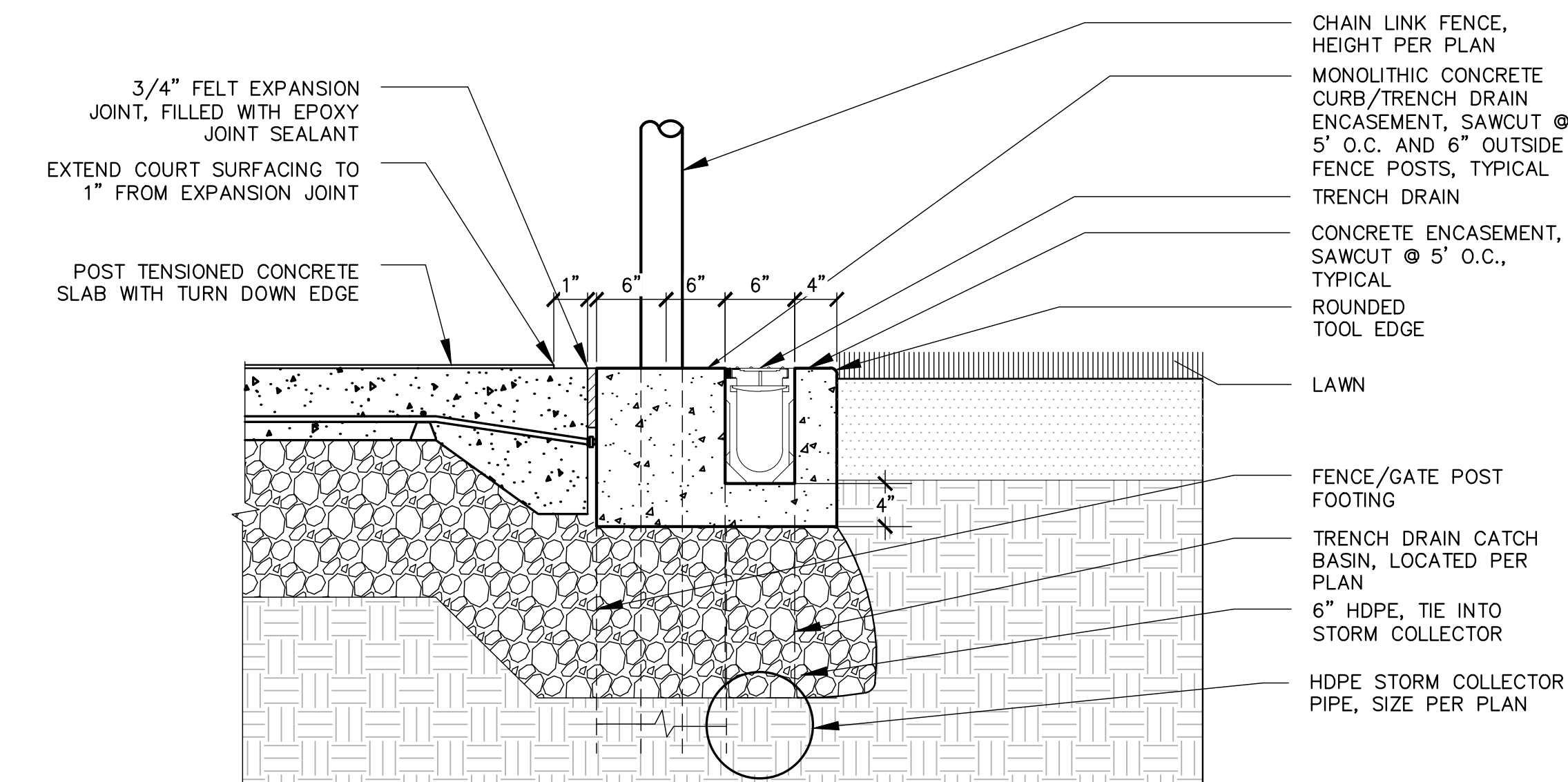
2 PICKLEBALL COURT PERIMETER @ FENCE (PLAN VIEW)
SCALE:



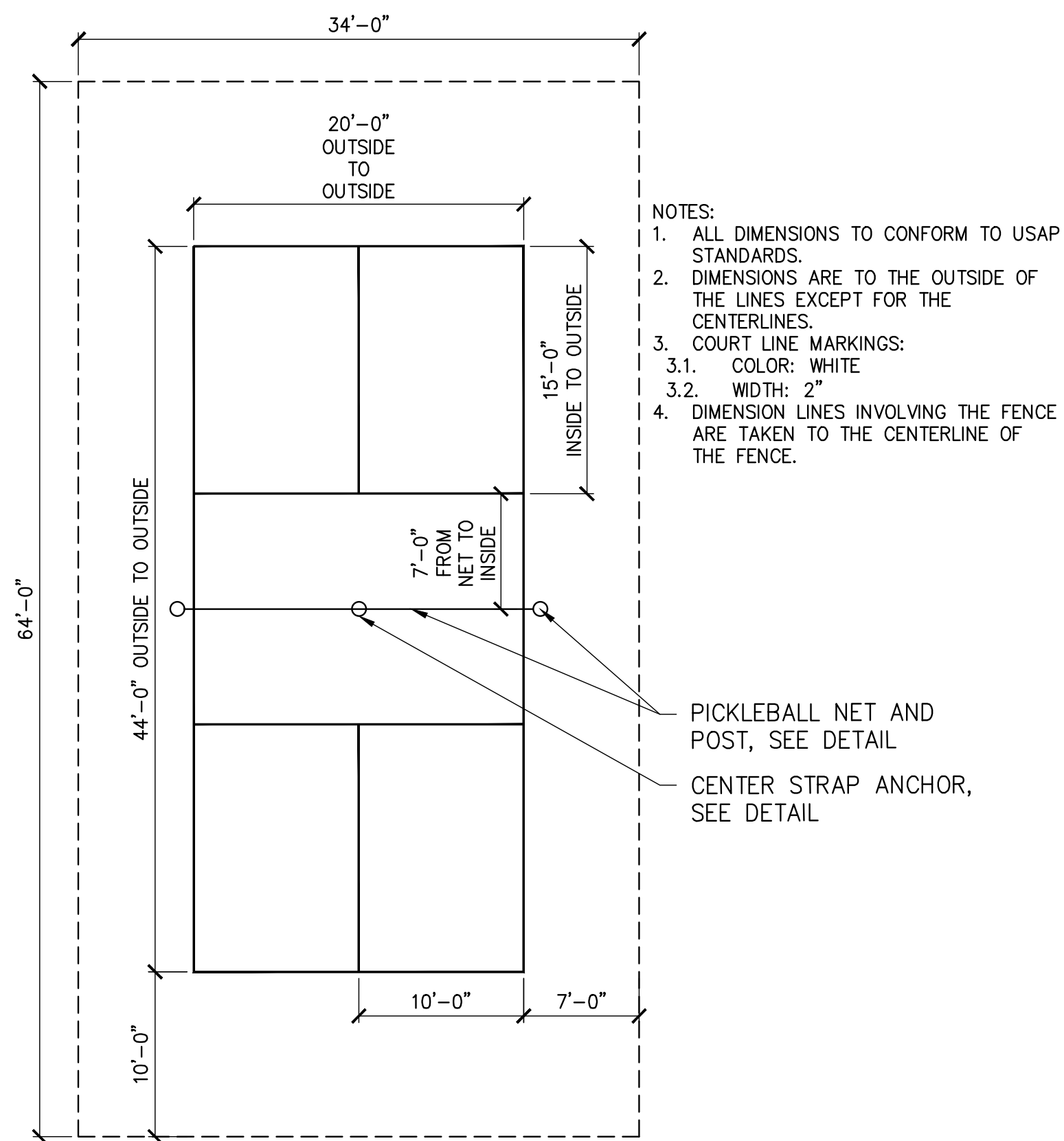
3 PICKLEBALL COURT PERIMETER @ FENCE AND CONCRETE PAVEMENT
SCALE:



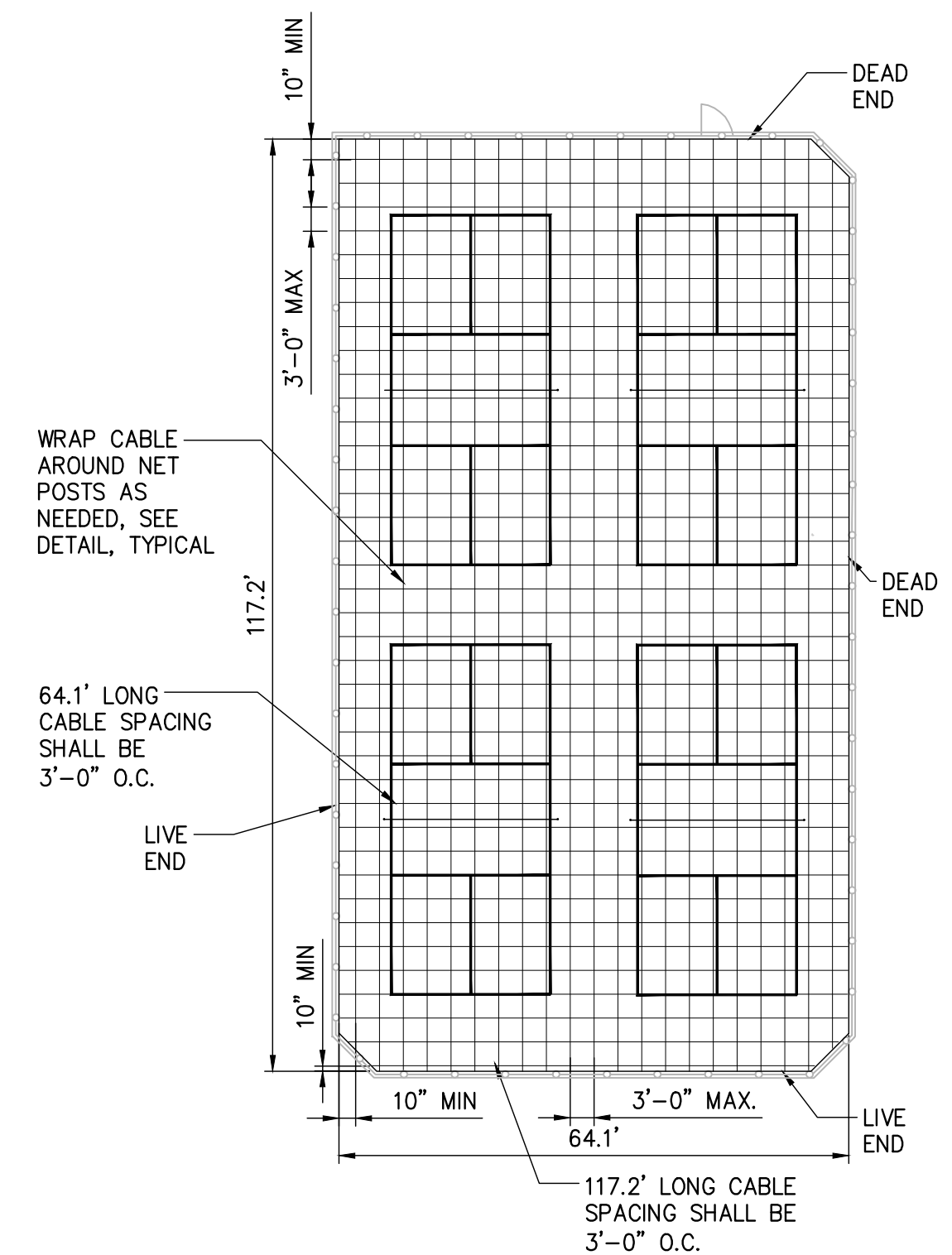
4 COURT PERIMETER @ FENCE AND LAWN
SCALE:



5 PICKLEBALL COURT PERIMETER @ FENCE AND TRENCH DRAIN
SCALE:



6 TYPICAL PICKLEBALL LAYOUT
SCALE:



7 COURT POST-TENSIONED CABLE DESIGN
SCALE:



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PICKLEBALL COURTS**

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C-601

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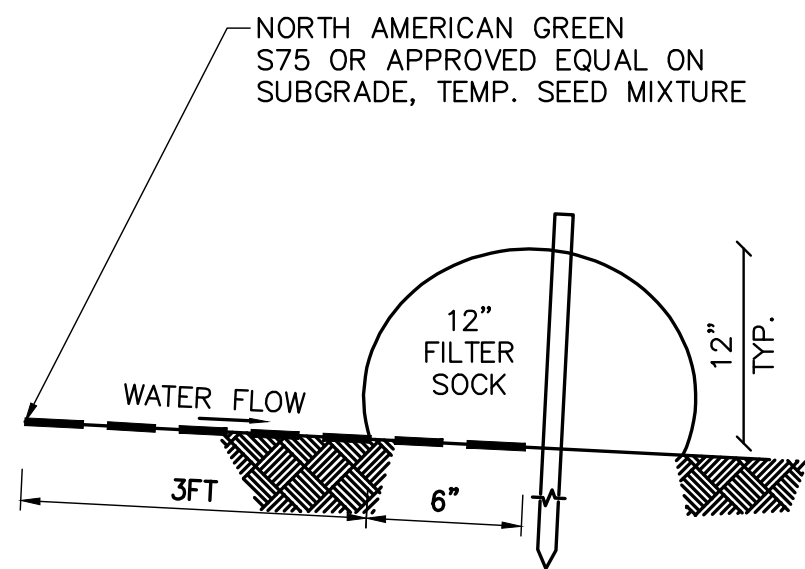
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C-602

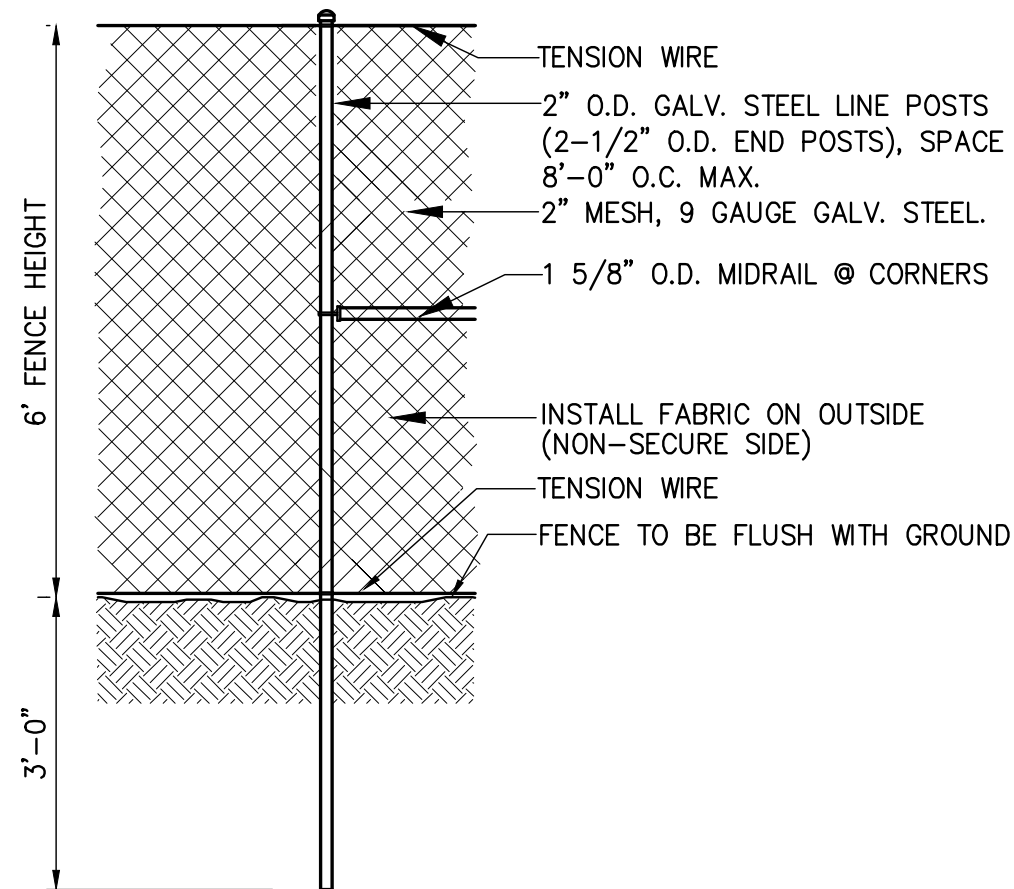


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NOTES:

1. ALL MATERIAL TO MEET MANUFACTURER SPECIFICATIONS.
2. ALL FILTER SOCKS SHALL BE 12" DIAMETER.
3. INSTALL PERPENDICULAR TO FLOW.
4. THE CONTRACTOR SHALL MAINTAIN SOCK IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
5. DAMAGED SOCKS SHALL BE REPAIRED IN THE MANNER REQUIRED BY THE MANUFACTURER OR REPLACED WITHIN 24 HOURS OF INSPECTION NOTIFICATION.
6. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE SOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE SOCK, OR AS DIRECTED BY THE REPRESENTATIVE.
7. UPON STABILIZATION OF THE AREA CONTRIBUTORY TO THE SOCK, STAKES SHALL BE REMOVED. THE INTERNAL COMPOST MATERIAL WITHIN THE SOCK SHALL BE DISPERSED ON SITE.



GENERAL NOTES:

UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED TO ONLY SUPPORT WHAT IS SHOWN ON THESE DRAWINGS. THE MANUFACTURER MUST BE CONTACTED IF ANYTHING ELSE IS TO BE ATTACHED TO THIS STRUCTURE (WALLS, COLUMN WRAPS, RAILINGS, ETC.) SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.

UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED ASSUMING A 20' SEPARATION BETWEEN ANY ADJACENT STRUCTURE WITH AN EAVE HEIGHT EQUAL TO OR GREATER THAN THE EAVE HEIGHT OF THIS STRUCTURE. IF THAT SEPARATION DOES NOT EXIST, THE MANUFACTURER MUST BE CONTACTED SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.

STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATION MANUAL.

ALL WELDING IS PERFORMED BY AMERICAN WELDING SOCIETY (AWS) CERTIFIED WELDERS AND CONFORMS TO THE LATEST EDITION OF AWS D1.1 OR D1.3 AS REQUIRED.

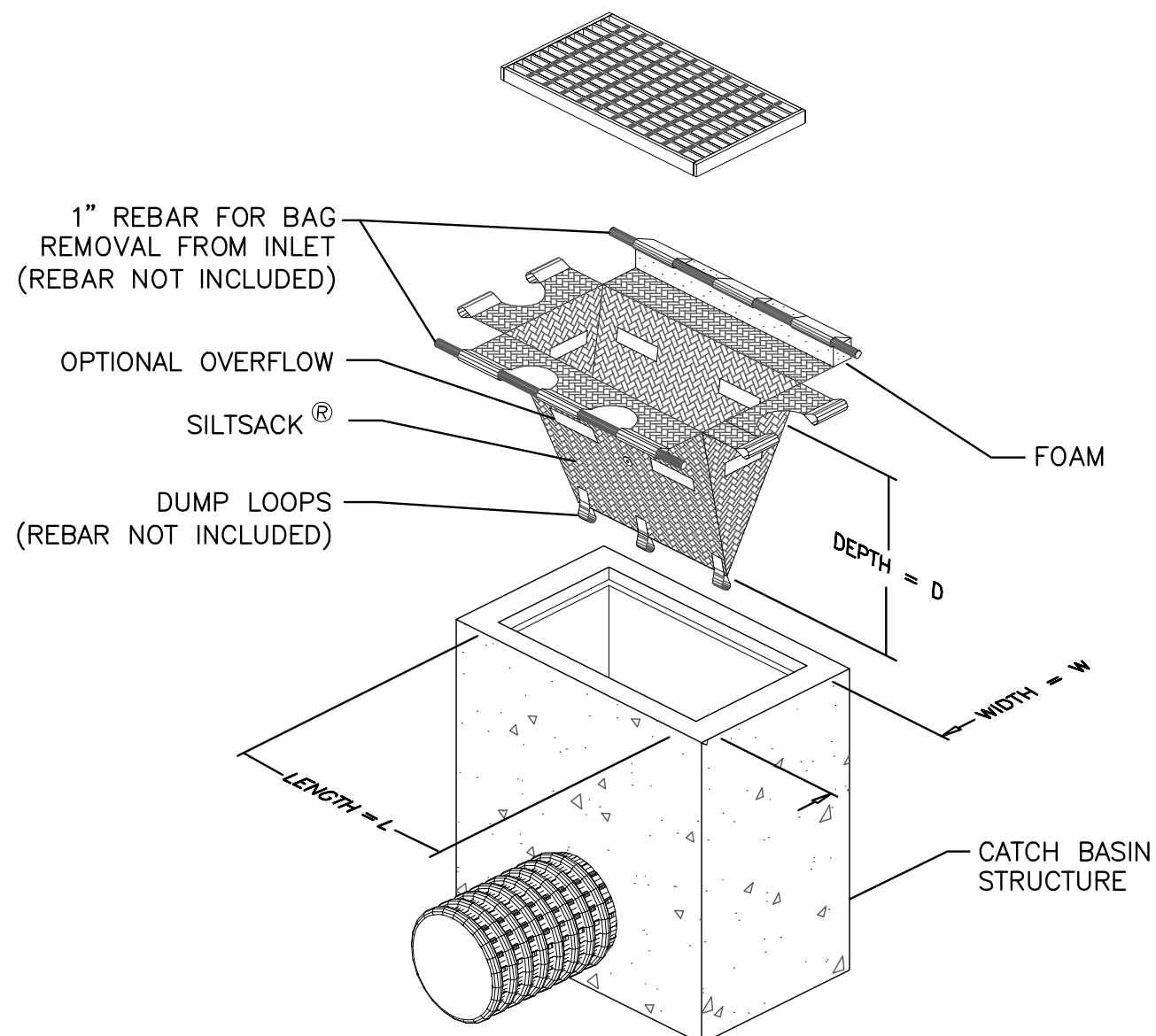
PARTS SHOWN MAY BE UPGRADED DUE TO STANDARDIZED FABRICATION. REFER TO THE SHIPPING BILL OF MATERIALS FOR POSSIBLE SUBSTITUTIONS.

FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT THE PRIMARY FRAME INSTALLER AND THE ROOF INSTALLER HAVE A MINIMUM FIVE (5) YEARS DOCUMENTED EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.

FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT ELECTRIC WIRING, IF REQUIRED, BE RUN THROUGH THE STRUCTURAL MEMBERS BEFORE THE BUILDING IS ERECTED.

1 COMPOST FILTER SOCK DETAIL

SCALE:



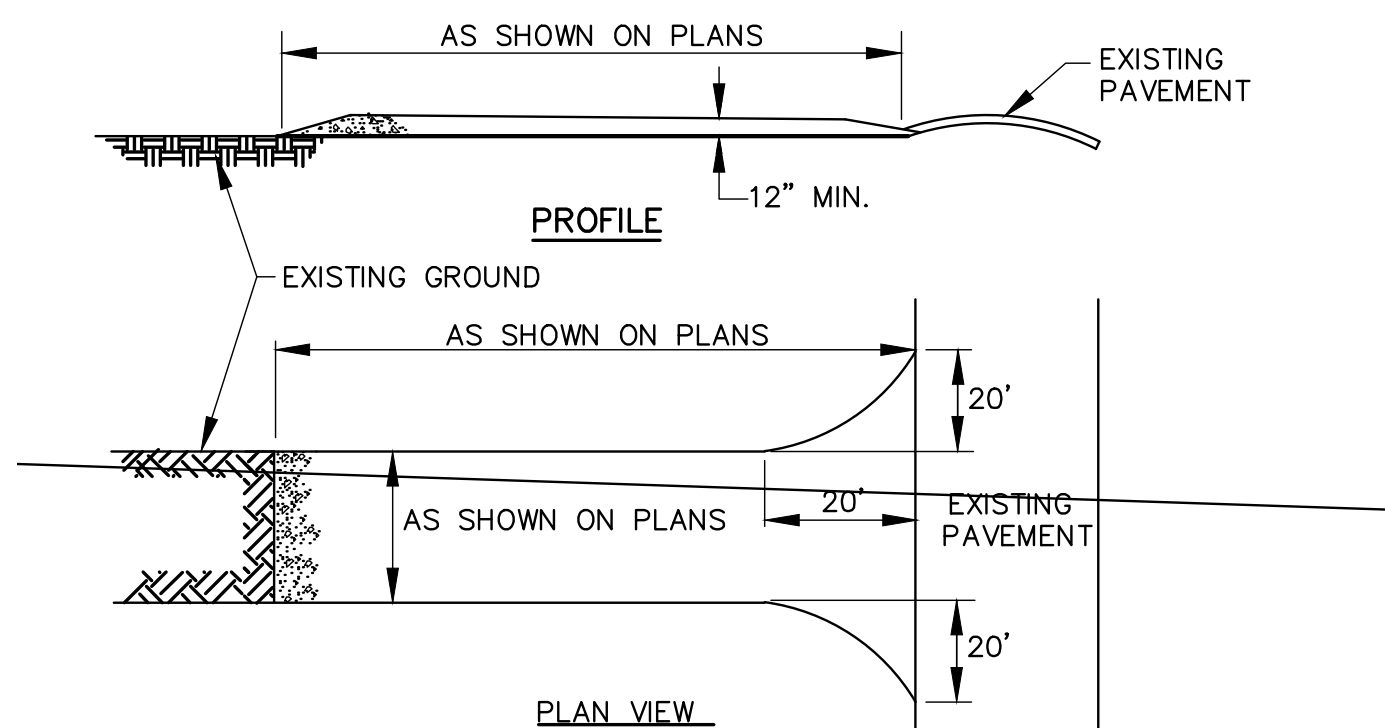
NOTES:

1. REMOVE ACCUMULATED SEDIMENT WHEN CAPACITY IS REDUCED BY HALF OR PER MANUFACTURER'S RECOMMENDATIONS.
2. CATCH BASIN INSERT TO BE SILTSACK BY ACF ENVIRONMENTAL, PHONE: 1-800-448-3636, acfenvironmental.com OR EQUIVALENT.
3. INSTALL ON ALL EXISTING CATCH BASINS WITHIN MAIN STREET AND ON SITE. INSTALL ON ALL PROPOSED CATCH BASINS AFTER STRUCTURE INSTALLATION.

ISOMETRIC VIEW

2 TEMPORARY CONSTRUCTION FENCE DETAIL

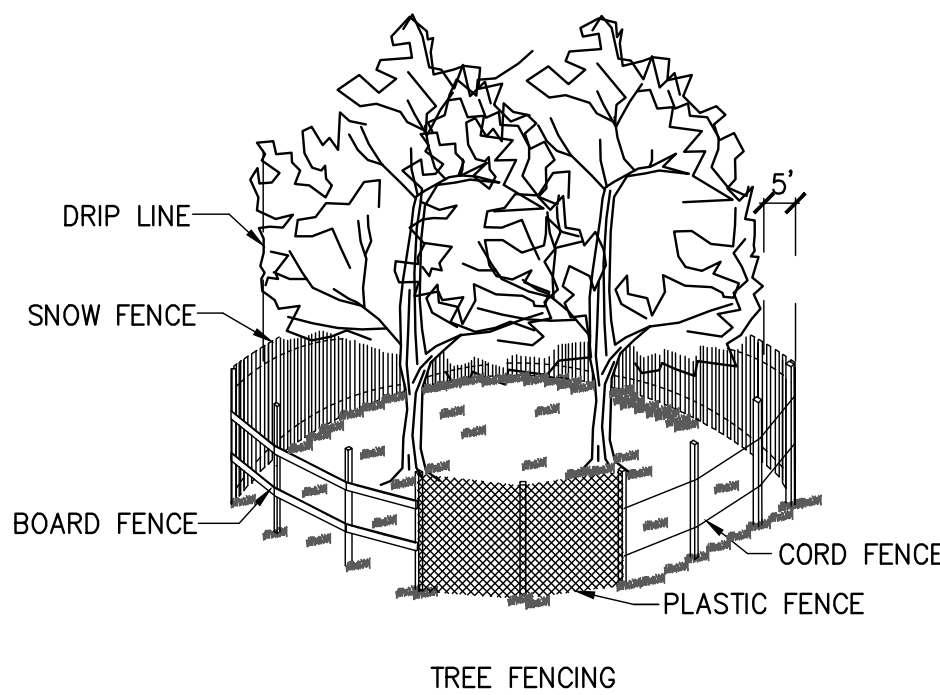
SCALE:



1. STONE SIZE-USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS-NOT LESS THAN 12".
3. WOVEN GEOTEXTILE FABRIC WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

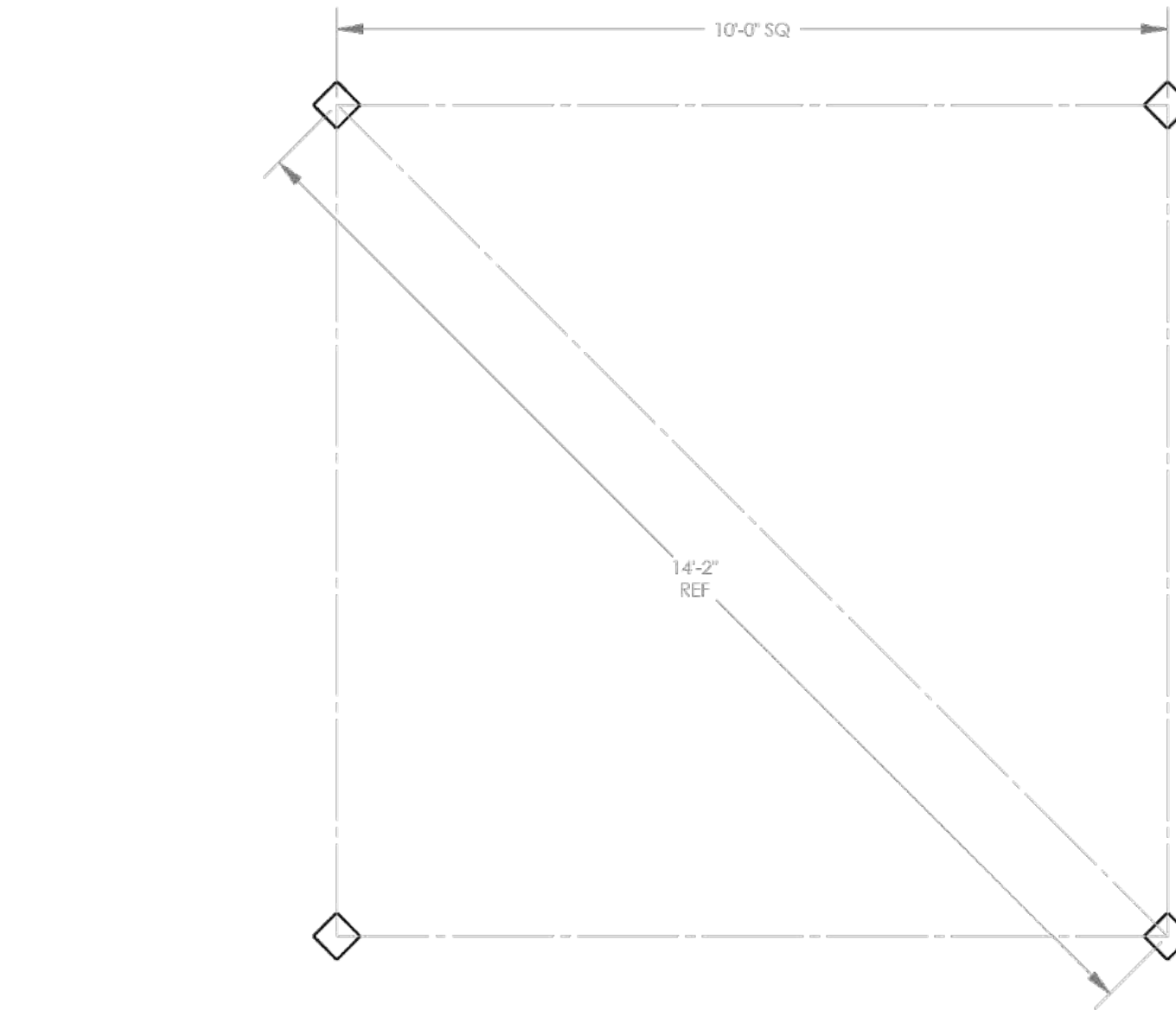
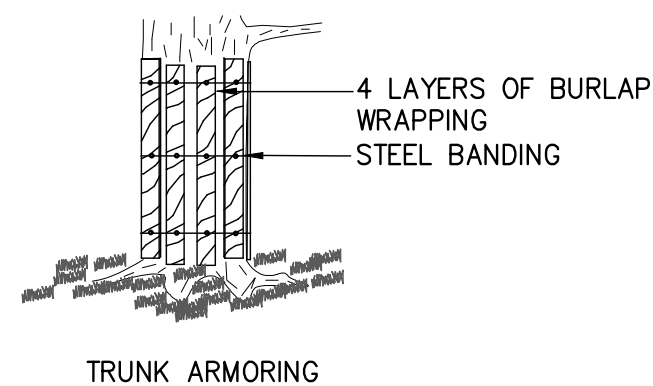
4 STABILIZED CONSTRUCTOIN ENTRANCE DETAIL

SCALE:



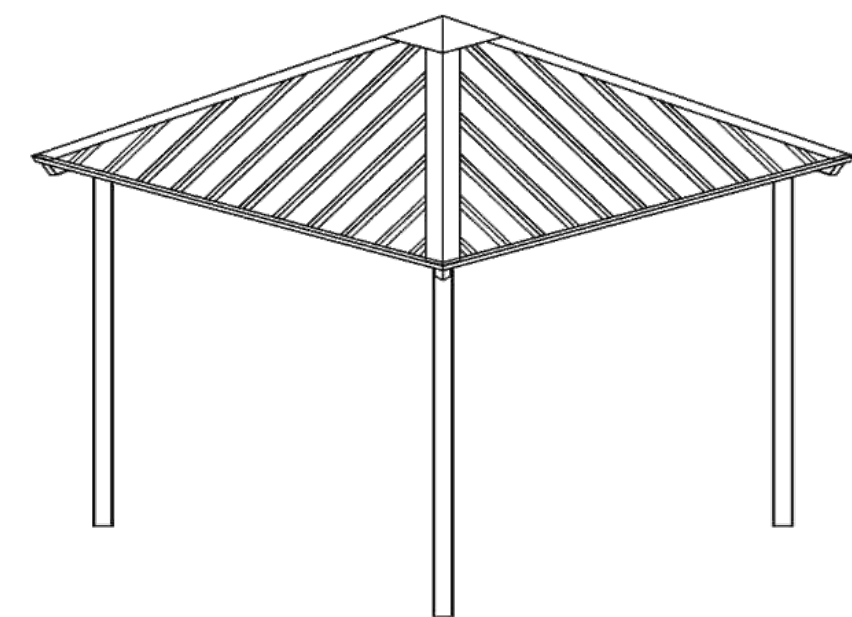
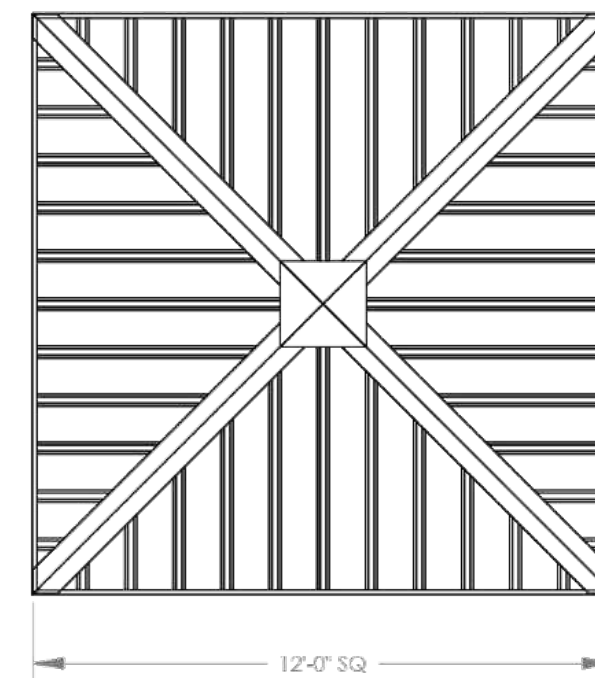
NOTES:

1. TRUNK ARMORING SHALL ONLY BE USED FOR PROTECTING TREES IN A CONSTRUCTION AREA WHERE PAVED SURFACES MAKE IT IMPRACTICAL TO ESTABLISH TREE FENCING.
2. PROVIDE TREE PROTECTION 5' OUTSIDE OF DRIPLINE WHERE INDICATED.

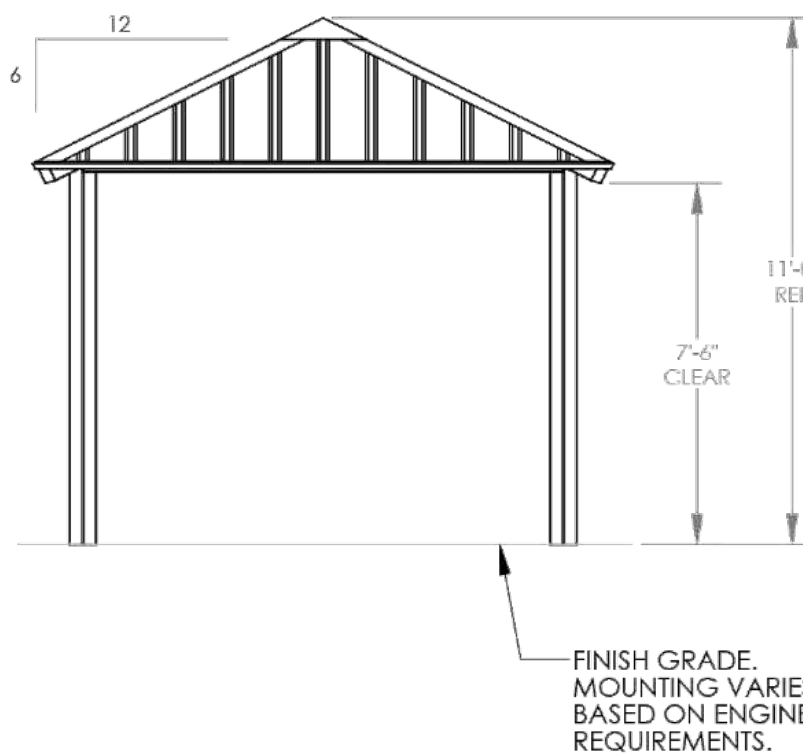


GENERAL ROOF NOTES:

1. METAL ROOFING:
 - 24 GAUGE
 - GALVALUME COATED
 - KYNAR 500 PAINTED
2. TRIM COLOR MATCHES ROOF
3. SEE POLYGON.COM FOR COLOR OPTIONS

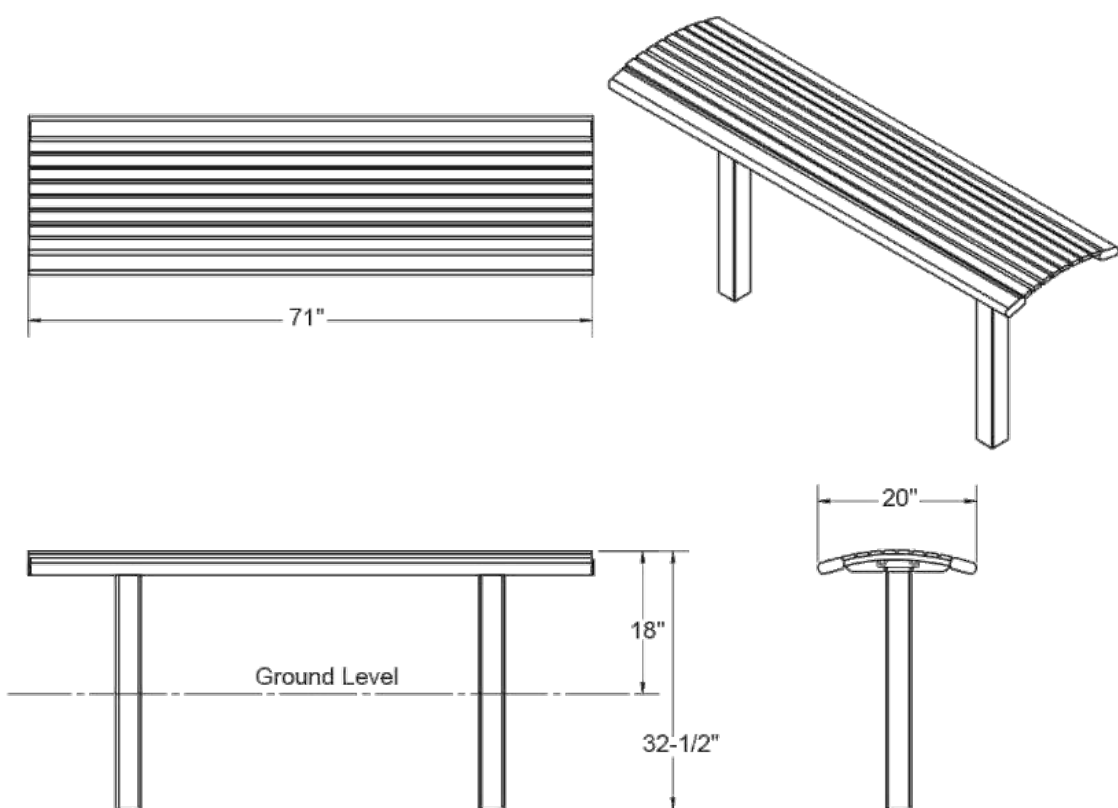


STOP!!
NOT FOR CONSTRUCTION
USE FOR PRELIMINARY
PLANNING AND ESTIMATING
ONLY



5 BENCH DETAIL

SCALE:

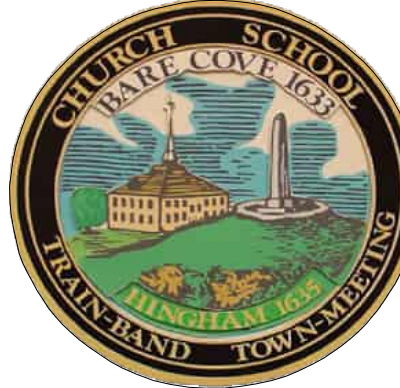


6 TREE PROTECTION DETAIL

SCALE:

7 STEEL STRUCTURE DETAIL

SCALE:



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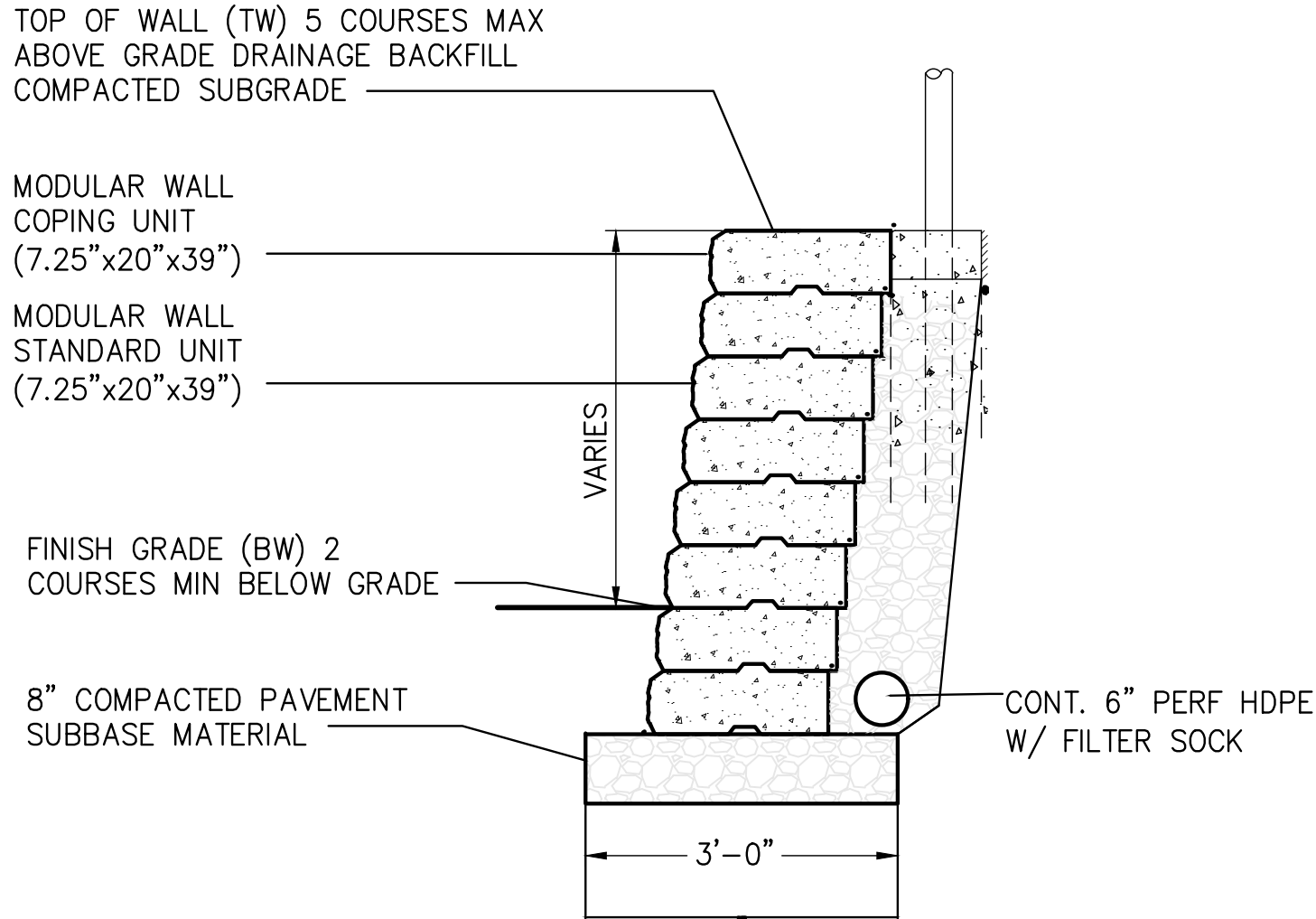
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1 MODULAR RETAINING WALL DETAIL

SCALE:

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