

LANDSCAPE ARCHITECTURAL DOCUMENTS FOR:

VILLAS AT BRIDGEVILLE

SUSSEX COUNTY, BRIDGEVILLE, DELAWARE
PROJECT #16006

CLIENT

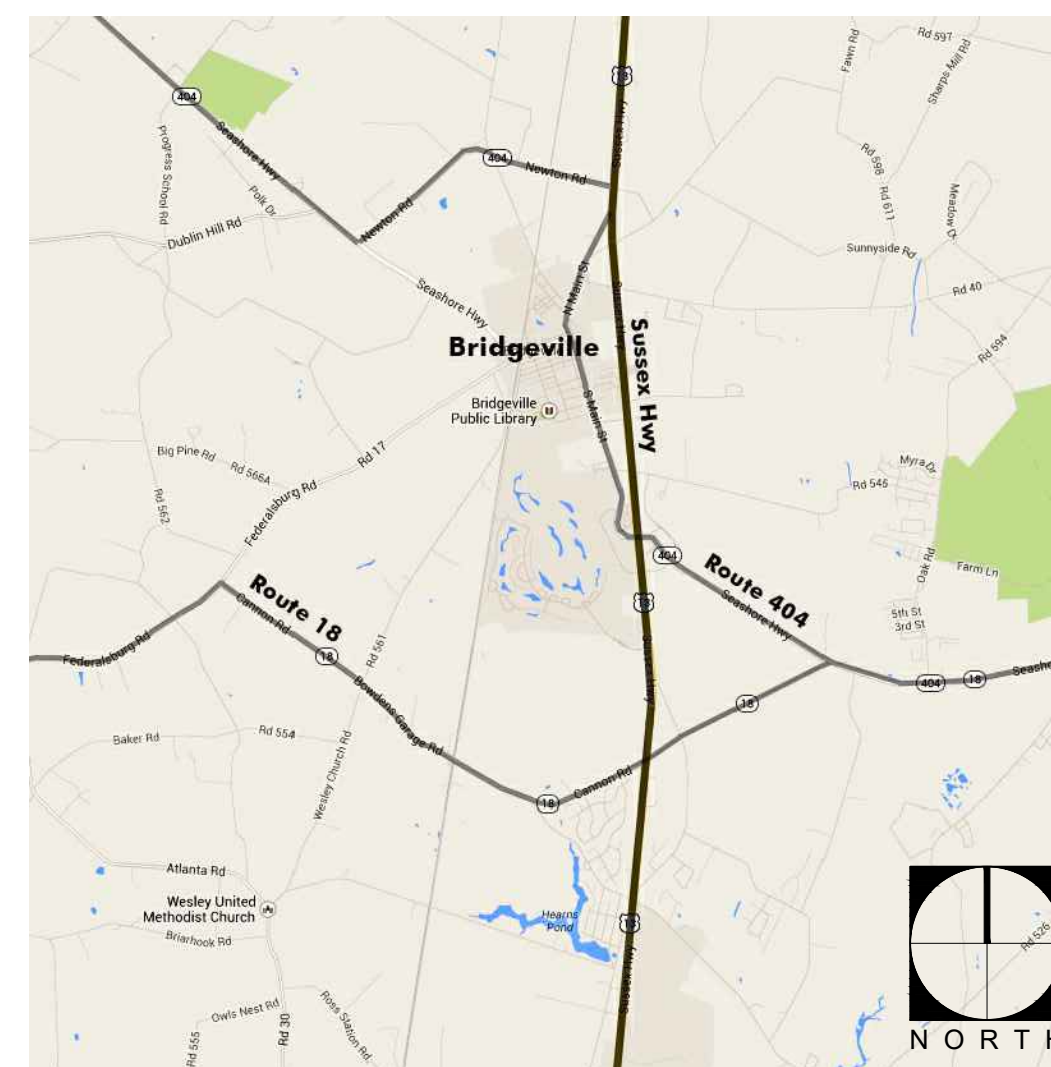
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LANDSCAPE ARCHITECT

LD7 STUDIO
4041 UNIVERSITY DRIVE
SUITE 202
FAIRFAX, VA 22030
TEL: (703) 448-3717



VICINITY MAP
NOT TO SCALE

ISSUED FOR:

ISSUED DATE	DESCRIPTION
04.29.22	OWNER REVIEW
11.02.22	REV. EARLEE AVE. BUFFER (L401,L406,L408,L501)

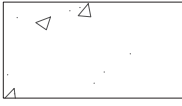
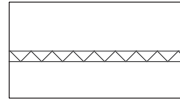


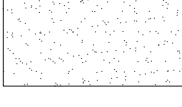
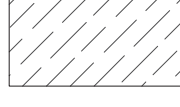
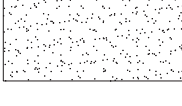


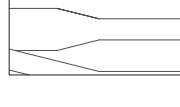





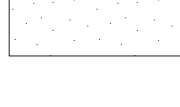


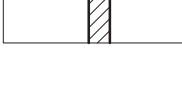

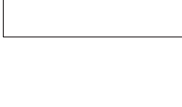
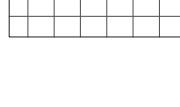
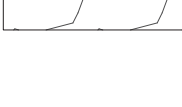
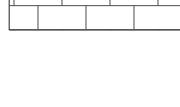
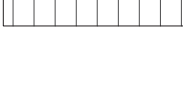

REVISION INDEX

REVISION DATE	REVISED ITEM DESCRIPTION
07.22.22	REV. GRADING, PLANTING (L108, L109, L408, L409); REV. PLANT LIST (L501)


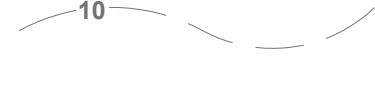


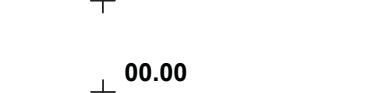




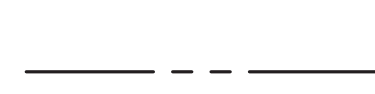
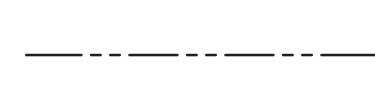

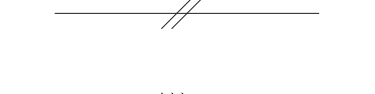
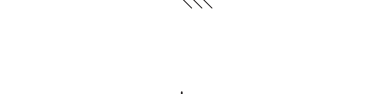










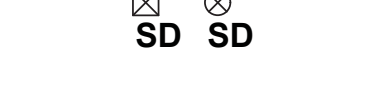

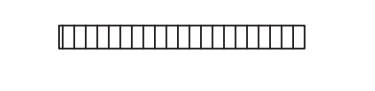





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MATERIAL GRAPHICS

	CONCRETE		FABRIC SEPARATOR
	COMPACTED AGGREGATE SUB-BASE		STEEL / IRON
	SAND		ALUMINUM
	MORTAR		BRASS / BRONZE / COPPER
	MORTAR NEXT TO SAND SETTING BED		WOOD
	BRICK / PAVER		MULCH
	DRAINAGE GRAVEL		PLASTIC
	SOIL / COMPACTED SOIL / UNDISTURBED SUBGRADE		ARCHITECTURAL PRECAST
	STRUCTURAL / PLANTING / LIGHTWEIGHT SOIL		WELDED WIRE REINFORCEMENT
	EXPANSION JOINT W/ BACKER ROD		CMU
	REBAR		RIGID INSULATION W/ OPEN JOINTS FOR DRAINAGE
	STONE		BRICK / CONCRETE PAVER RUNNING BOND
	ASPHALT CONCRETE W/ NEOPRENE TACK COAT		BRICK / CONCRETE PAVER HERRINGBONE

LEGEND

	EXISTING INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	ELEVATION
	STATION POINT
	EASEMENT (PUE, PIE, ETC.)
	CENTER LINE
	PROPERTY LINE
	RIGHT OF WAY
	LOT LINE
	CENTER LINE OF SWALE
	EXPANSION JOINT
	STEP
	EXISTING LIGHT
	PROPOSED POLE LIGHT
	PROPOSED PEDESTRIAN LIGHT
	PROPOSED WALL LIGHT
	PROPOSED BOLLARD
	PROPOSED FOUNTAIN LIGHT
	PROPOSED FLOODLIGHT
	PROPOSED UPLIGHT
	PROPOSED STEP LIGHT
	SLAB DRAIN
	SURFACE DRAIN / YARD DRAIN
	TRENCH DRAIN
	PLANT CALLOUT
	MATERIAL OR DETAIL CALLOUT
	ELEVATION CALLOUT
	SECTION CALLOUT

GRADING ABBREVIATIONS

FFE or FF	FINISHED FLOOR ELEVATION
BC	BOTTOM OF CURB
BOC	BACK OF CURB
BP	BREAK POINT
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CB	CATCH BASIN
CBA	CATCH BASIN - ATRIUM
CBF	CATCH BASIN - FLAT
C/S	CROSS SLOPE
DIA	DRAIN INLET - ATRIUM
DIF	DRAIN INLET - FLAT
DD	DECK DRAIN
EX	EXISTING
FFE or FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FS	FINISHED SURFACE
FOC	FACE OF CURB
GP	GUTTER PAN
HP	HIGH POINT
HWL	HIGH WATER LEVEL
INV	INVERT
LP	LOW POINT
MH	MANHOLE
NWL	NORMAL WATER LEVEL
RIM	RIM ELEVATION
SL	SWALE LINE
TOS	TOE OF SLOPE
TOW	TOP OF BANK
TC	TOP OF CURB, TOP OF COPING
TF	TOP OF FENCE
TS	TOP OF STEP
TW	TOP OF WALL
TWW	TOP OF WATER WEIR

LAYOUT ABBREVIATIONS

+/-	PLUS OR MINUS
ALN	ALIGN
BC or BOC	BACK OF CURB
BL	BASE LINE
BM	BENCHMARK
BOW	BACK OF WALL
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CL	CENTERLINE
CNR	CORNER
COW	CENTER OF WALL
CTR	CENTER
DIA	DIAMETER
DIM	DIMENSION
EQ	EQUAL
ESMT	EASEMENT
EX	EXISTING
FOB	FACE OF BUILDING
FOC	FACE OF CURB
FOW	FACE OF WALL
I.D.	INSIDE DIAMETER
MAX	MAXIMUM
MIN	MINIMUM
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
PAR	PARALLEL
PERP	PERPENDICULAR
P.I.	POINT OF INTERSECTION
POB	POINT OF BEGINNING
P.T.	POINT OF TANGENCY
PL	PROPERTY LINE
R or RAD	RADIUS
REF	REFERENCE LINE
ROW	RIGHT-OF-WAY
STA	STATION POINT
TC	TOP OF CURB
TOC	TOP OF CAP
TS	TOP OF STEP
TW	TOP OF WALL



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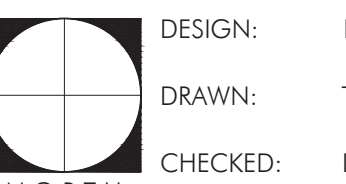
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REVISIONS:


OWNER REVIEW	04.29.22

GENERAL NOTES



DESIGN: DL
DRAWN: TH
CHECKED: DL

SCALE: Viewport Scale



PROJECT NO: 16006
DATE: 00.00.00

L001

GENERAL NOTES

GENERAL LANDSCAPE NOTES

- THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS AND WORK AS CALLED FOR ON THE LANDSCAPE PLANS, SPECIFICATIONS AND AS HEREIN SPECIFIED... ALL ON-SITE EXISTING CONDITIONS INCLUDING SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS SHALL BE VERIFIED BY THE LANDSCAPE CONTRACTOR BEFORE CONSTRUCTION BEGINS... EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, FURNISHINGS AND EXISTING PLANTING AREAS TO REMAIN INCLUDING LAWN...

GENERAL GRADING NOTES

- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT PRIOR TO BIDDING THE WORK... THE JOB SITE WITHIN THE LIMIT OF CONSTRUCTION LINE INDICATED ON THE DRAWINGS HAS BEEN PREVIOUSLY FILLED AND ROUGH GRADED TO AN ELEVATION OF ONE FOOT... NUMEROUS UNDERGROUND UTILITIES, CONDUIT, SLEEVES, DRAINAGE PIPES, ETC., HAVE BEEN PREVIOUSLY INSTALLED OR SCHEDULED FOR FUTURE INSTALLATION BY OTHERS...

GENERAL SITE LAYOUT NOTES

- CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT PRIOR TO BIDDING THE WORK... SEE SITE LAYOUT DRAWINGS FOR CONSTRUCTION LAYOUT GEOMETRY OF THE PROJECT'S SITE DEVELOPMENT ELEMENTS... REFER TO HARDSCAPE PLANS AND DETAILS AS WELL AS THE STRUCTURAL DOCUMENTS FOR ADDITIONAL LAYOUT INFORMATION...

GENERAL SITE HARDSCAPE NOTES

- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK... REFER TO THE SITE LAYOUT DRAWINGS FOR LAYOUT GEOMETRY INFORMATION FOR ALL SITE ELEMENTS... THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND OTHER ELEMENTS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS...

GENERAL SITE FURNISHINGS NOTES

- THE CONTRACTOR TO PROVIDE THE FOLLOWING SUBMITTALS: ALL MANUFACTURER'S DATA INCLUDING DIRECTIONS OR RECOMMENDATIONS FOR INSTALLATION, METHODS, PROCEDURES AND MAINTENANCE... COMPLETE SHOP DRAWINGS FOR ALL SITE FURNISHINGS INDICATING ALL DETAILS OF FABRICATION AND INSTALLATION INCLUDING SIZES, SHAPES, FINISHES, COLORS, THICKNESS, MATERIAL QUALITY AND ALL OTHER RELATED WORK APPLICABLE TO THE SITE FURNISHINGS...

GENERAL SITE LIGHTING NOTES

- ALL LIGHTING SHALL BE INSTALLED BY A LICENSED ELECTRICIAN(S) IN CONFORMANCE WITH ALL APPLICABLE REGULATORY CODES... THE CONTRACTOR AND/OR ELECTRICIAN SHALL PROVIDE SUBMITTALS AND/OR SHOP DRAWINGS OF ALL FIXTURES FOR APPROVAL PRIOR TO INSTALLATION... ALL LIGHTING SHALL BE PROVIDED AS IDENTIFIED ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS...

GENERAL DEMOLITION NOTES

- PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONTRACTOR WILL COORDINATE HIS ACTIVITIES WITH ALL THE UTILITY COMPANIES SERVING THIS AREA, IF APPLICABLE... THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND UTILITIES... TEMPORARY CONSTRUCTION FENCE(S) SHALL BE STAKED FOR LOCATION BEFORE CONSTRUCTION... ALL GATES USED ON TEMPORARY CONSTRUCTION FENCING SHALL BE LOCKED WITH STANDARD LOCKS AND KEYS PROVIDED BY THE CONTRACTOR TO THE OWNER'S REPRESENTATIVE...

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Table with 2 columns: REVISIONS, OWNER REVIEW 04.29.22

GENERAL NOTES

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CHECKED: DL
SCALE: Viewport Scale
PROJECT NO: 16006
DATE: 00.00.00

L002

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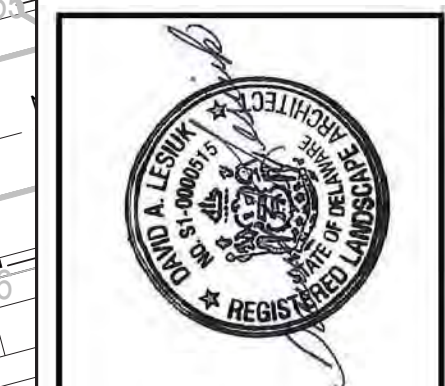


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HARDSCAPE PLAN

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CHECKED: DL

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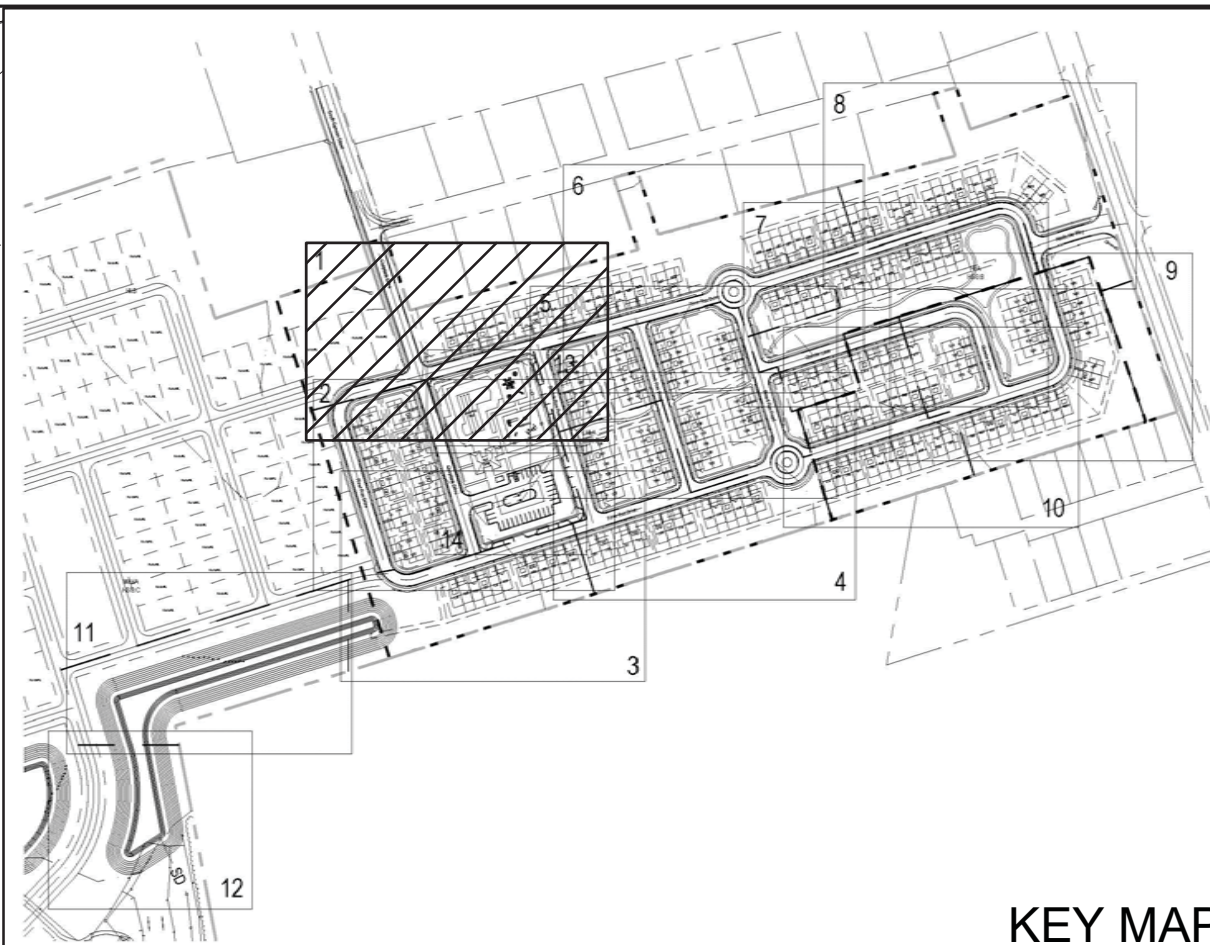
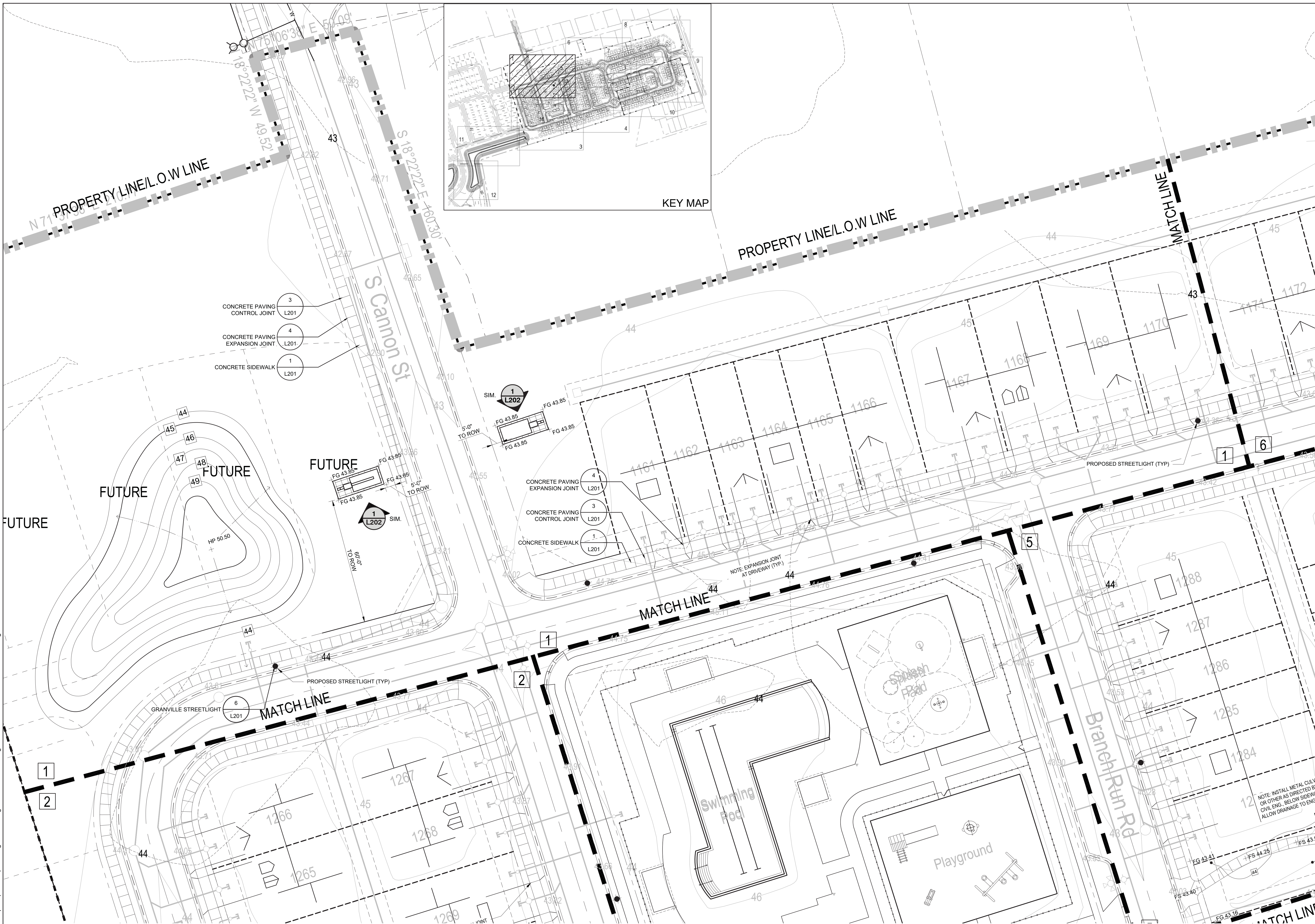
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DATE: 00.00.00

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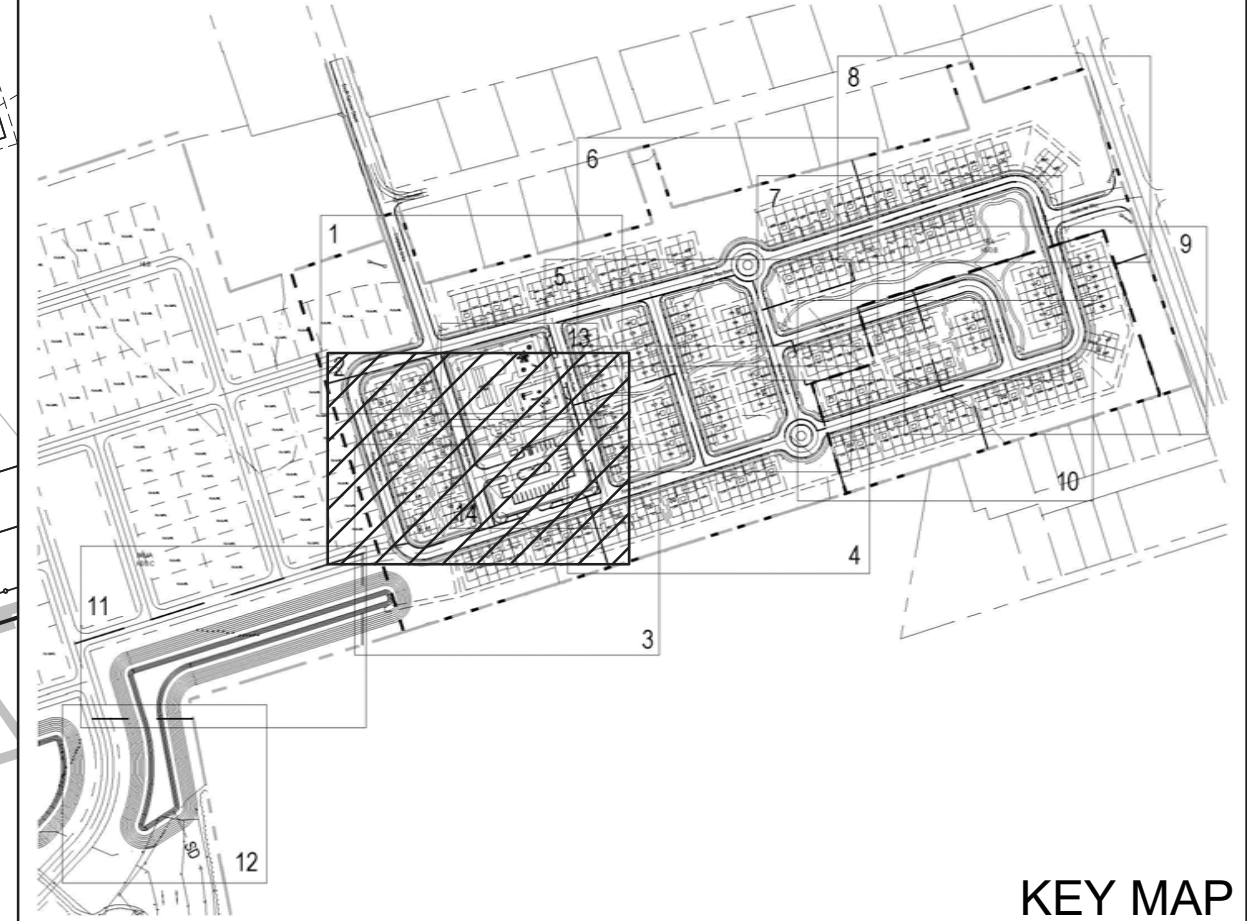
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PROJECT NO: 16006

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NOT RELEASED FOR CONSTRUCTION



- 3 CONCRETE PAVING CONTROL JOINT L201
- 4 CONCRETE PAVING EXPANSION JOINT L201
- 1 CONCRETE SIDEWALK L201

- 3 CONCRETE PAVING CONTROL JOINT L201
- 4 CONCRETE PAVING EXPANSION JOINT L201
- 1 CONCRETE SIDEWALK L201

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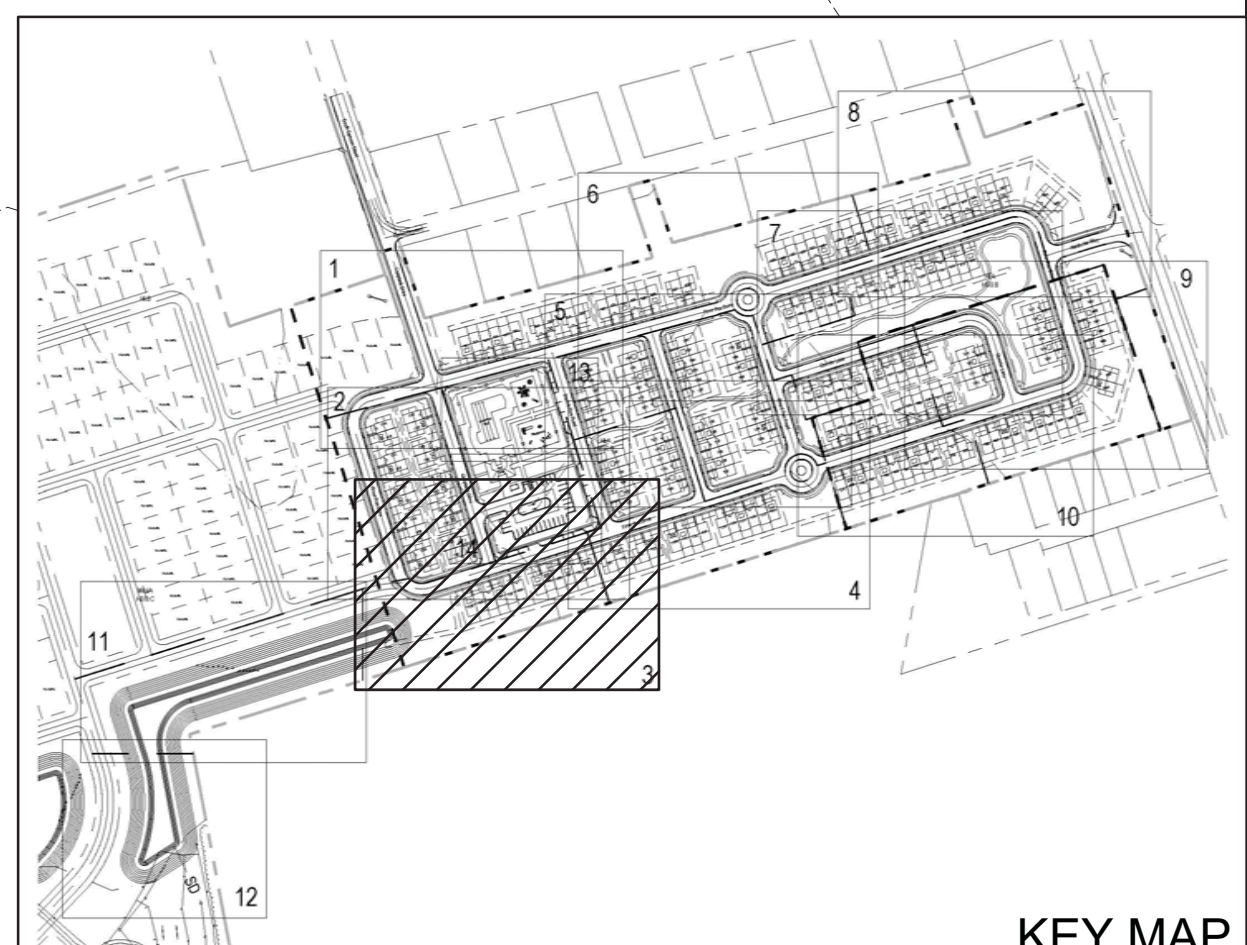
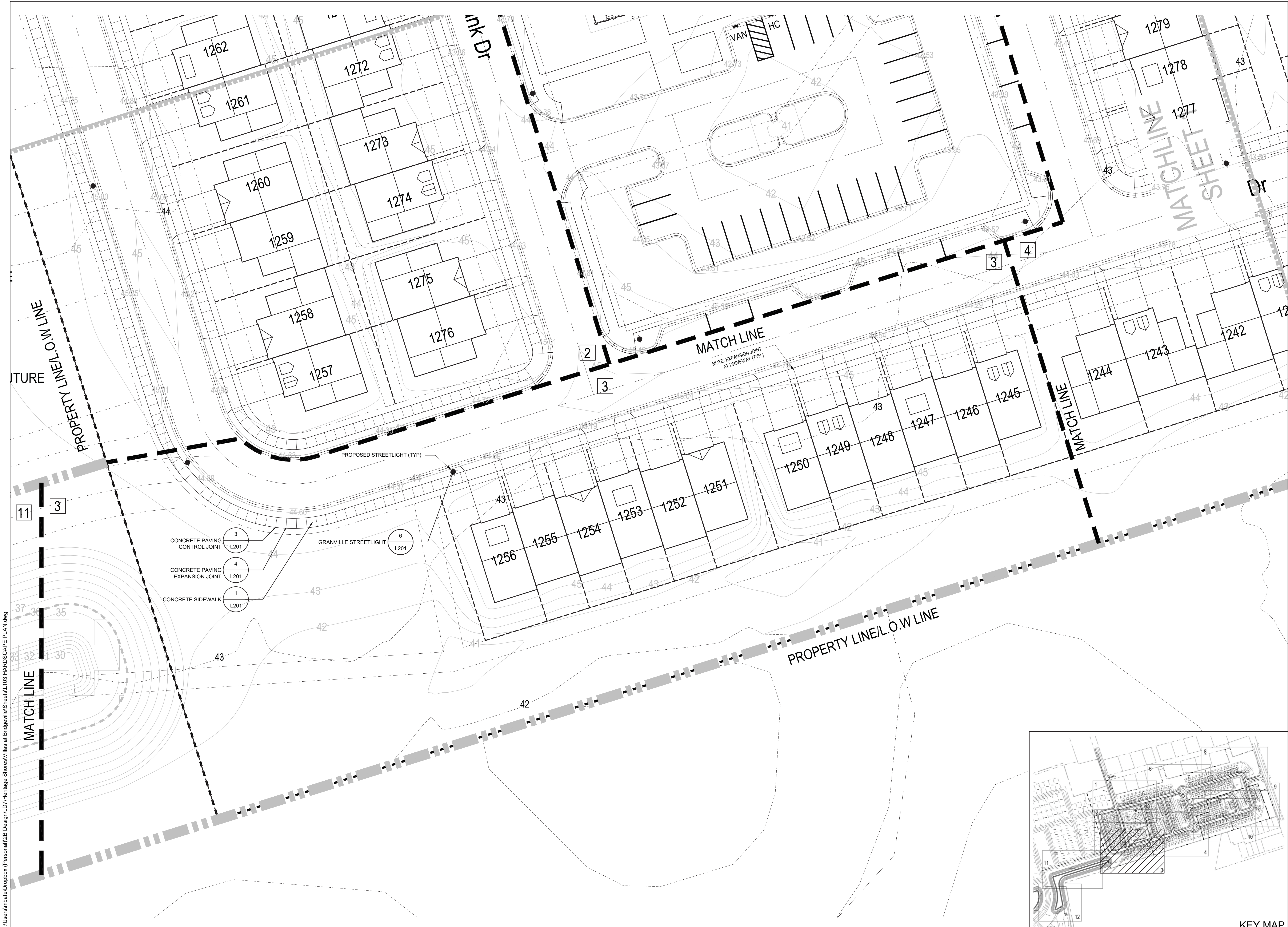
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PROJECT NO: 16006

DATE: 00.00.00

L103

NOT RELEASED FOR CONSTRUCTION



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- CONCRETE PAVING EXPANSION JOINT (4) L201
- CONCRETE SIDEWALK (1) L201
- GRANVILLE STREETLIGHT (6) L201
- PROPOSED STREETLIGHT (TYP)

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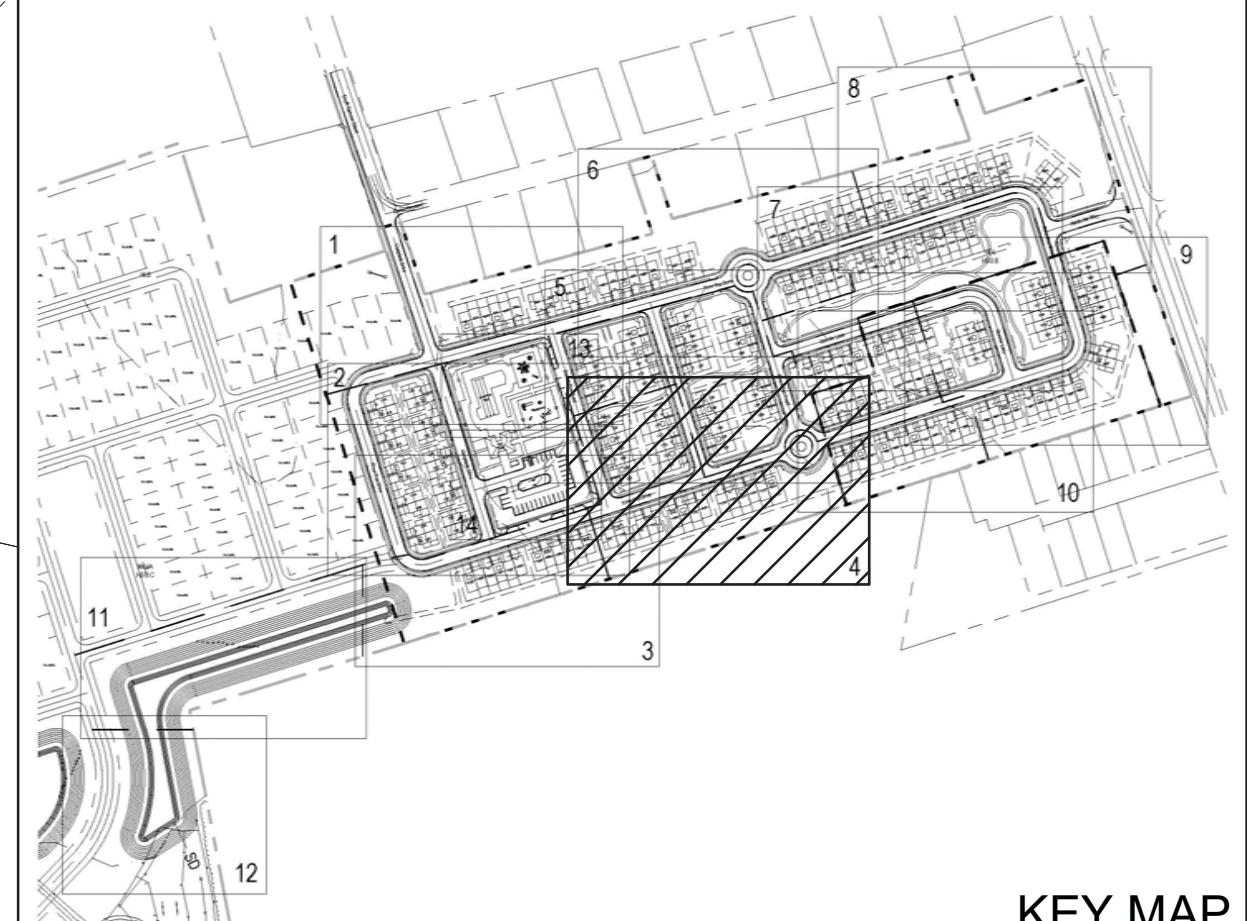
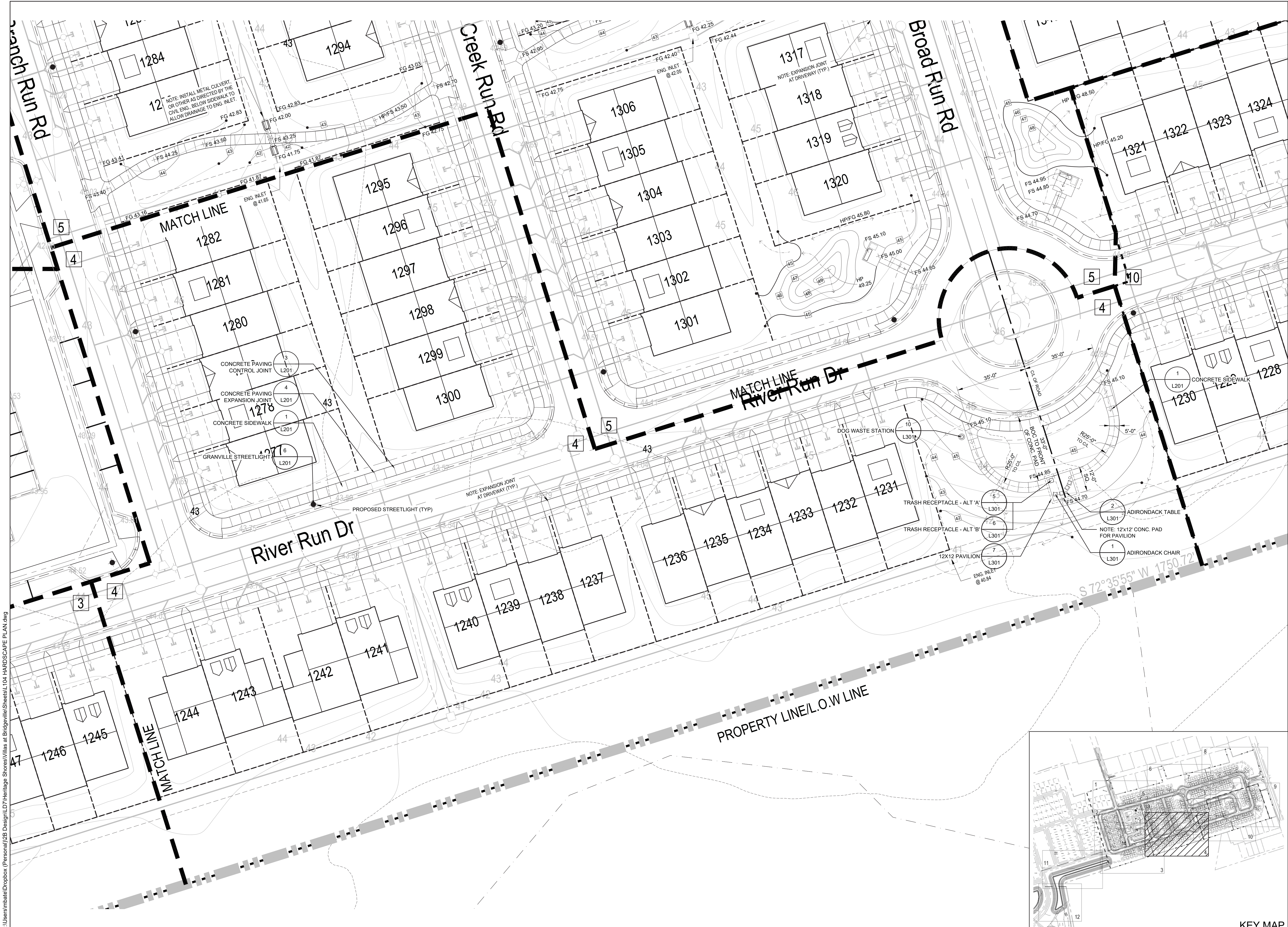
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REVISIONS:

OWNER REVIEW 04.29.22

HARDSCAPE PLAN

DESIGN: DL
DRAWN: MB
CHECKED: DL
NORTH

Scale: 1" = 20'-0"

0 10 20 40

PROJECT NO: 16006

DATE: 00.00.00

L105

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KEY MAP



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4041 University Drive, Suite 202
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703.448.3717
www.LD7studio.com

VILLAS AT BRIDGEVILLE
SUSSEX COUNTY, BRIDGEVILLE, DELAWARE

BROOKFIELD PROPERTIES DEVELOPMENT



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REVISIONS:

OWNER REVIEW 04.29.22

HARDSCAPE PLAN

DESIGN: DL
DRAWN: TH
CHECKED: DL

Scale: 1" = 20'-0"

0 10 20 40

PROJECT NO: 16006

DATE: 00.00.00

L106

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OWNER REVIEW 04.29.22

HARDSCAPE PLAN

DESIGN: DL
DRAWN: MB
CHECKED: DL

Scale: 1" = 20'-0"

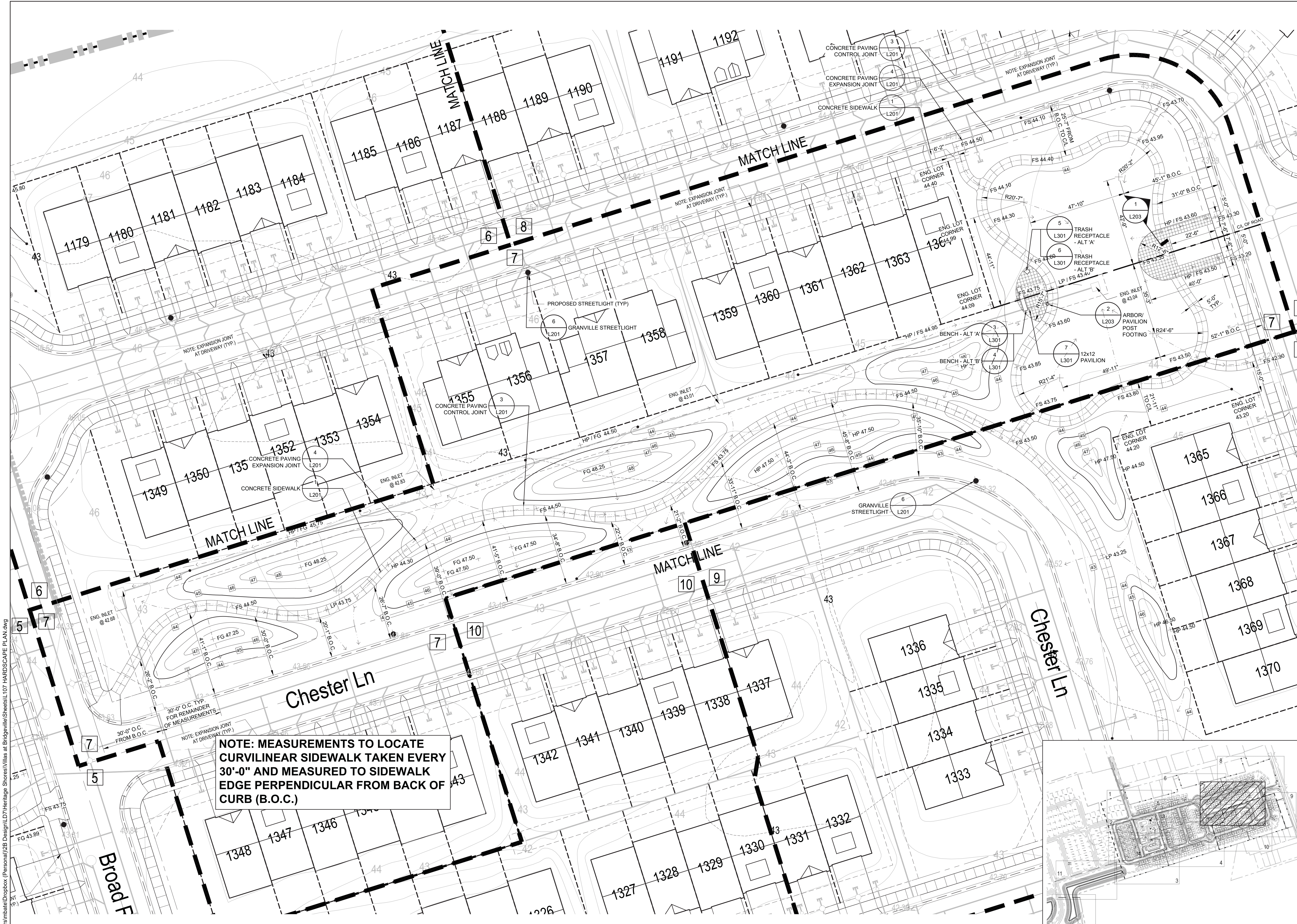
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PROJECT NO: 16006

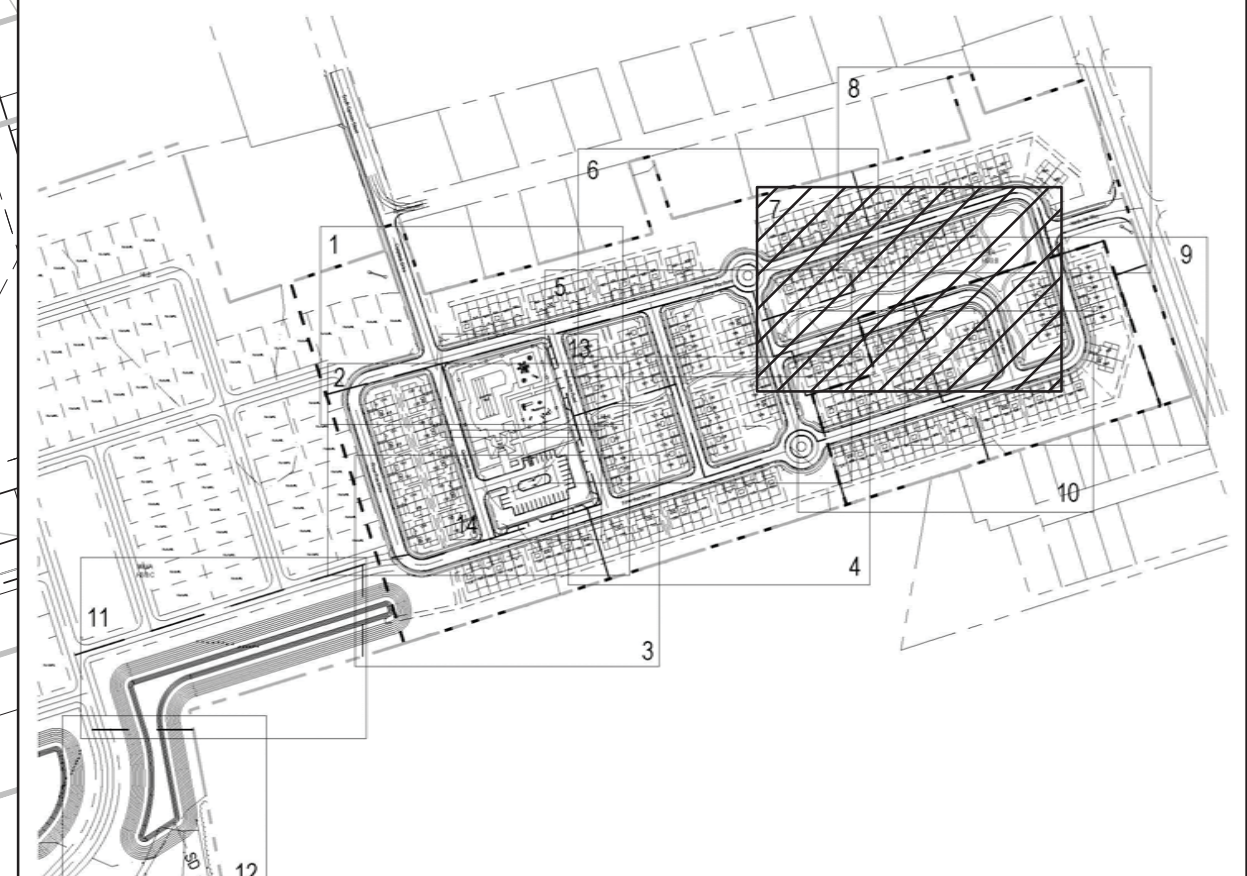
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L107

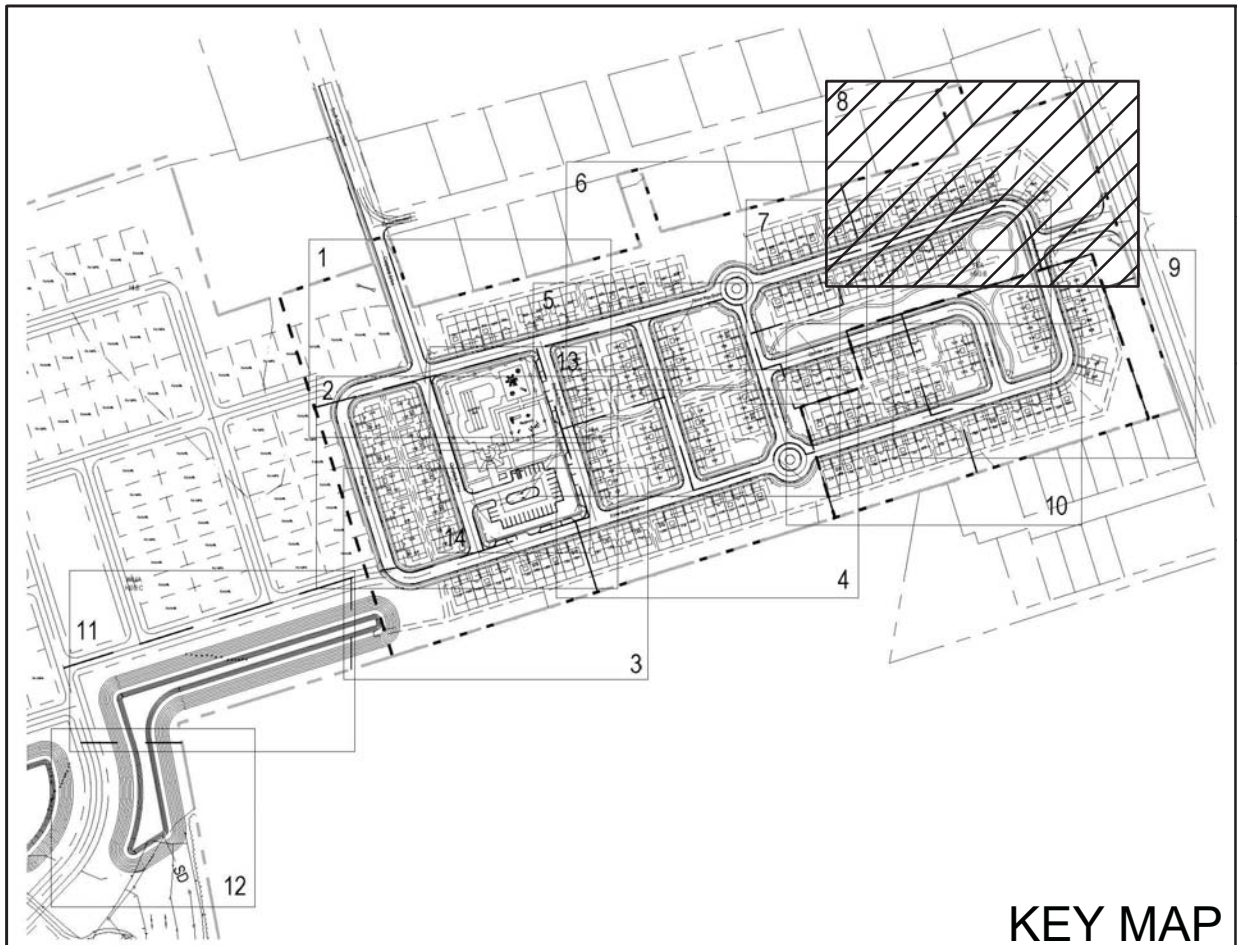
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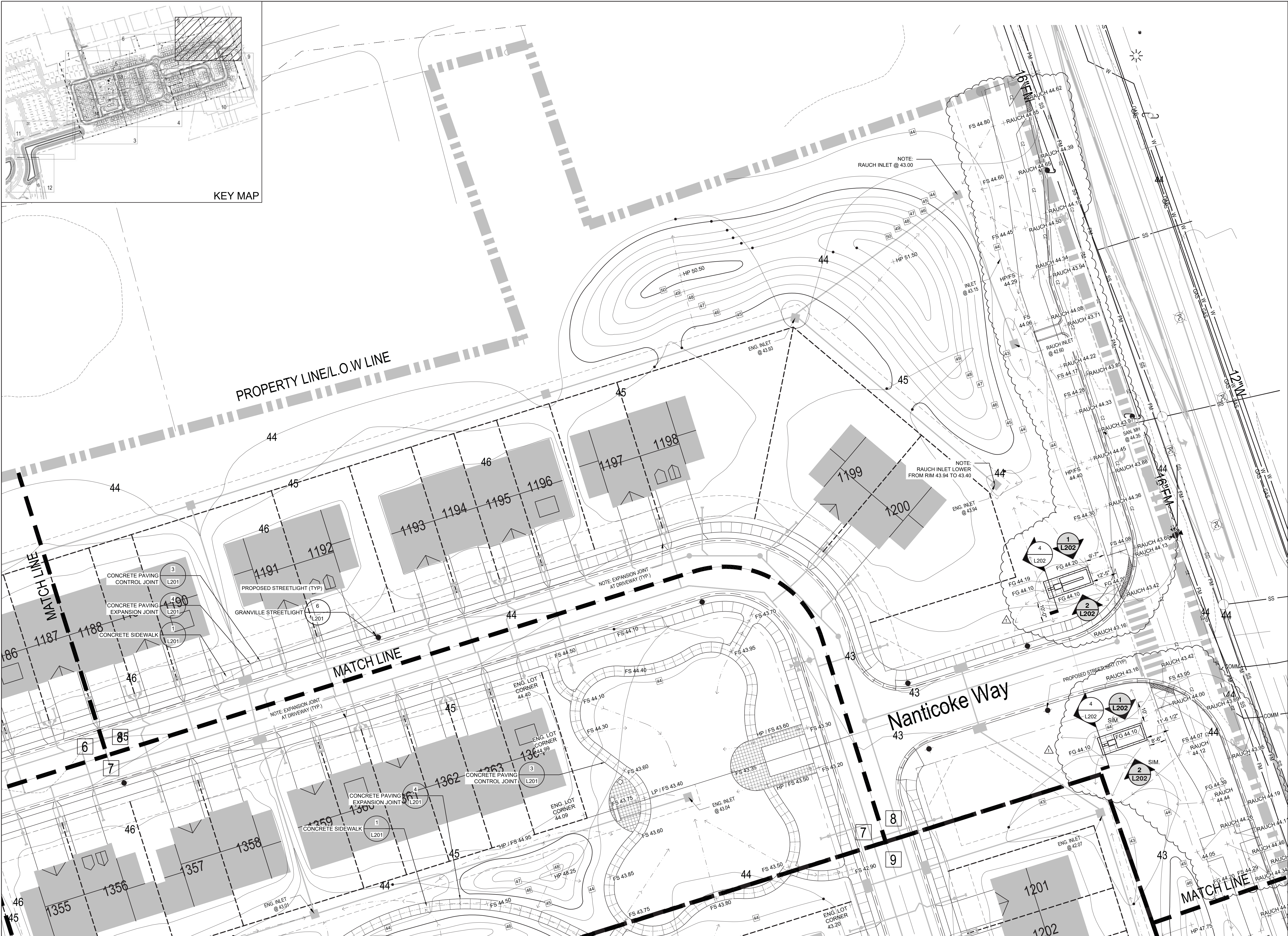
NOTE: MEASUREMENTS TO LOCATE CURVILINEAR SIDEWALK TAKEN EVERY 30'-0" AND MEASURED TO SIDEWALK EDGE PERPENDICULAR FROM BACK OF CURB (B.O.C.)



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KEY MAP



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REVISIONS:

HUD SBMSSN.	01.14.22
REV. GRDG.	07.22.22

HARDSCAPE PLAN

DESIGN: DL
 DRAWN: MB
 CHECKED: DL

NORTH

Scale: 1" = 20'-0"

PROJECT NO: 16006
 DATE: 00.00.00

L108

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P:\11004 heritage shores\6.0 cad files\site planning phase\ Villas at bridgeville\Sheet\1108 HARDSCAPE PLAN.dwg



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REVISIONS:
HUD SBMSSN. 01.14.22
REV. GRDG. 07.22.22

HARDSCAPE PLAN

DESIGN: DL
DRAWN: MB
CHECKED: DL

Scale: 1" = 20'-0"

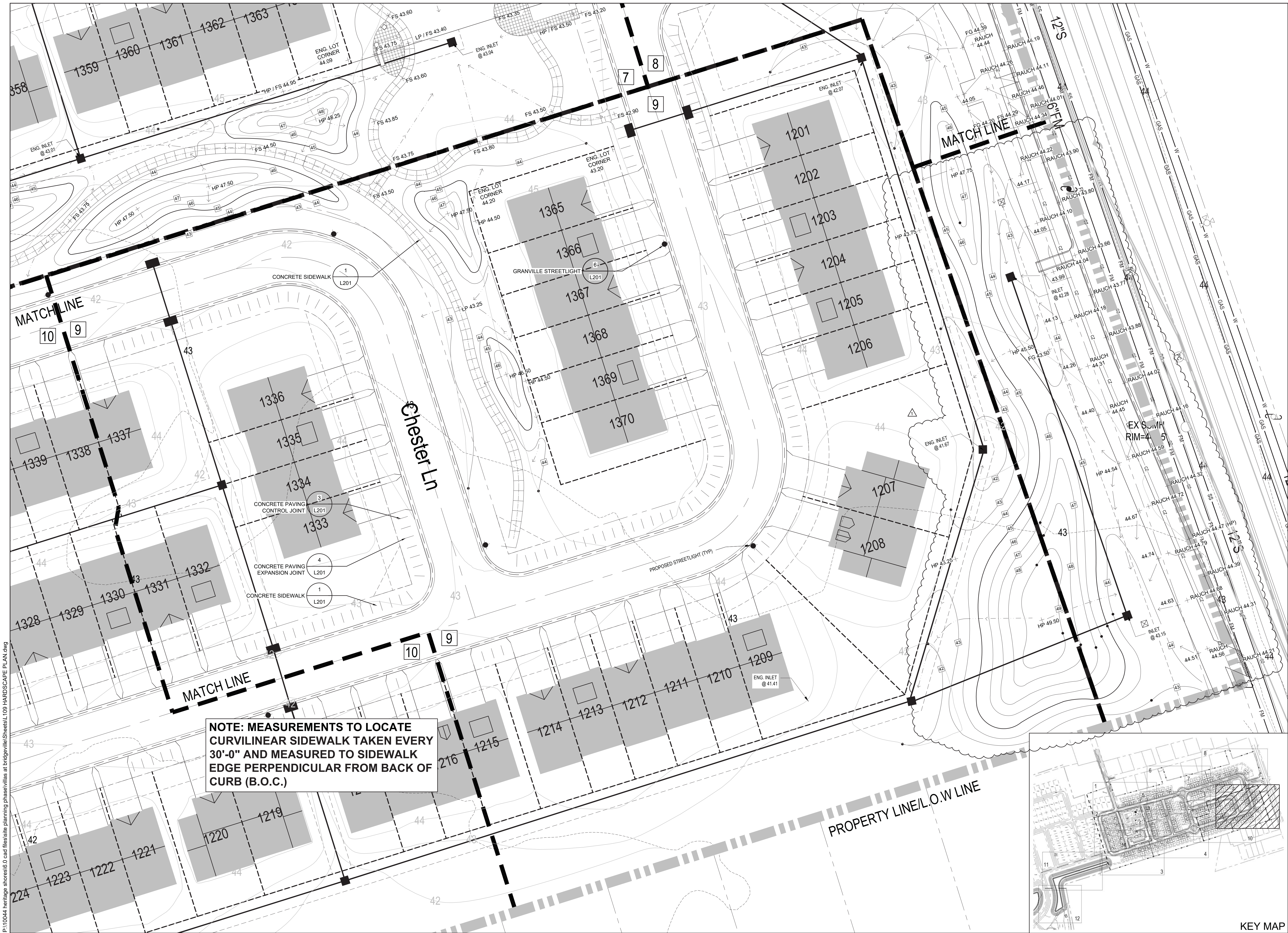
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PROJECT NO: 16006

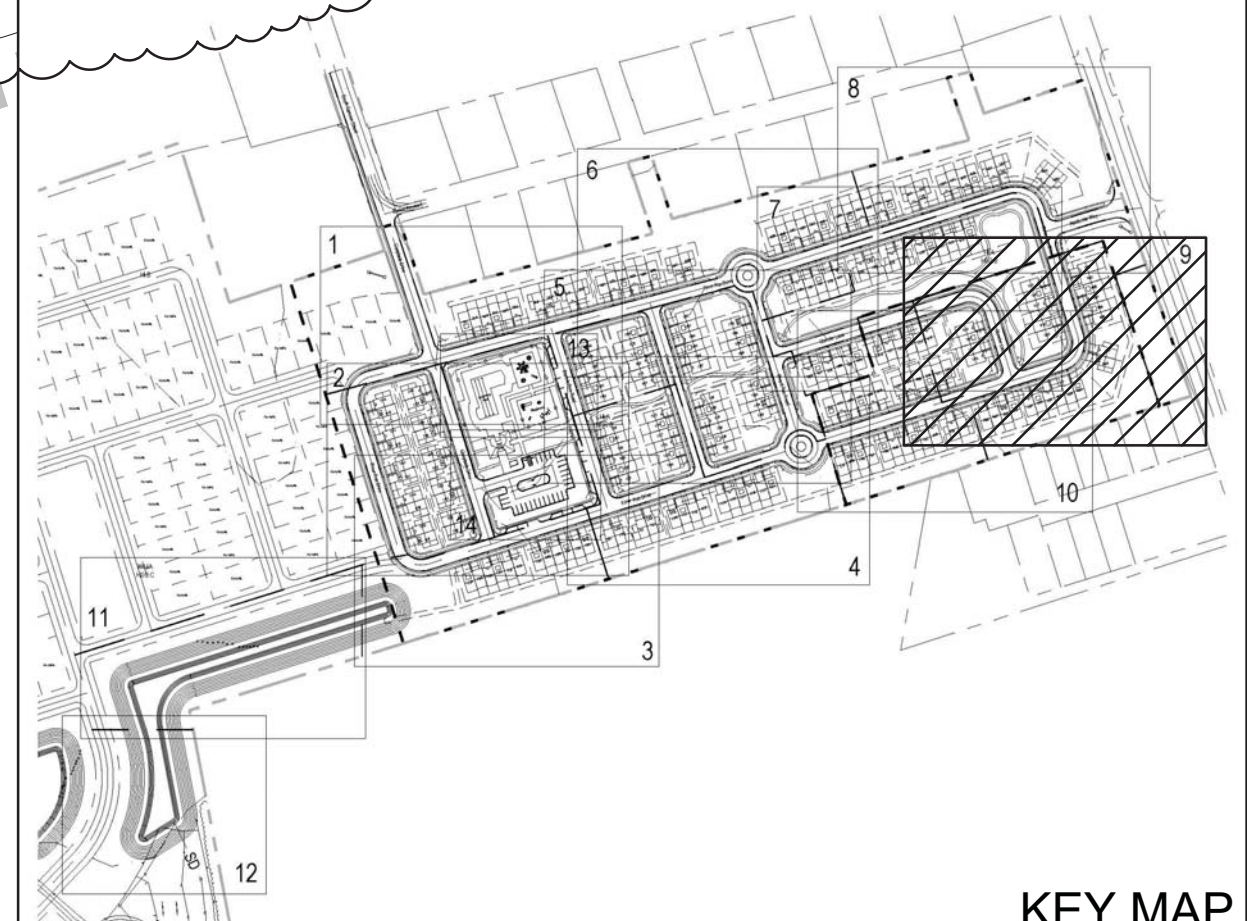
DATE: 00.00.00

L109

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NOTE: MEASUREMENTS TO LOCATE CURVILINEAR SIDEWALK TAKEN EVERY 30'-0" AND MEASURED TO SIDEWALK EDGE PERPENDICULAR FROM BACK OF CURB (B.O.C.)



P:\10044 heritage shores\6 D cad files\site planning phase\l109 HARDSCAPE PLAN.dwg



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REVISIONS:

OWNER REVIEW	04.29.22

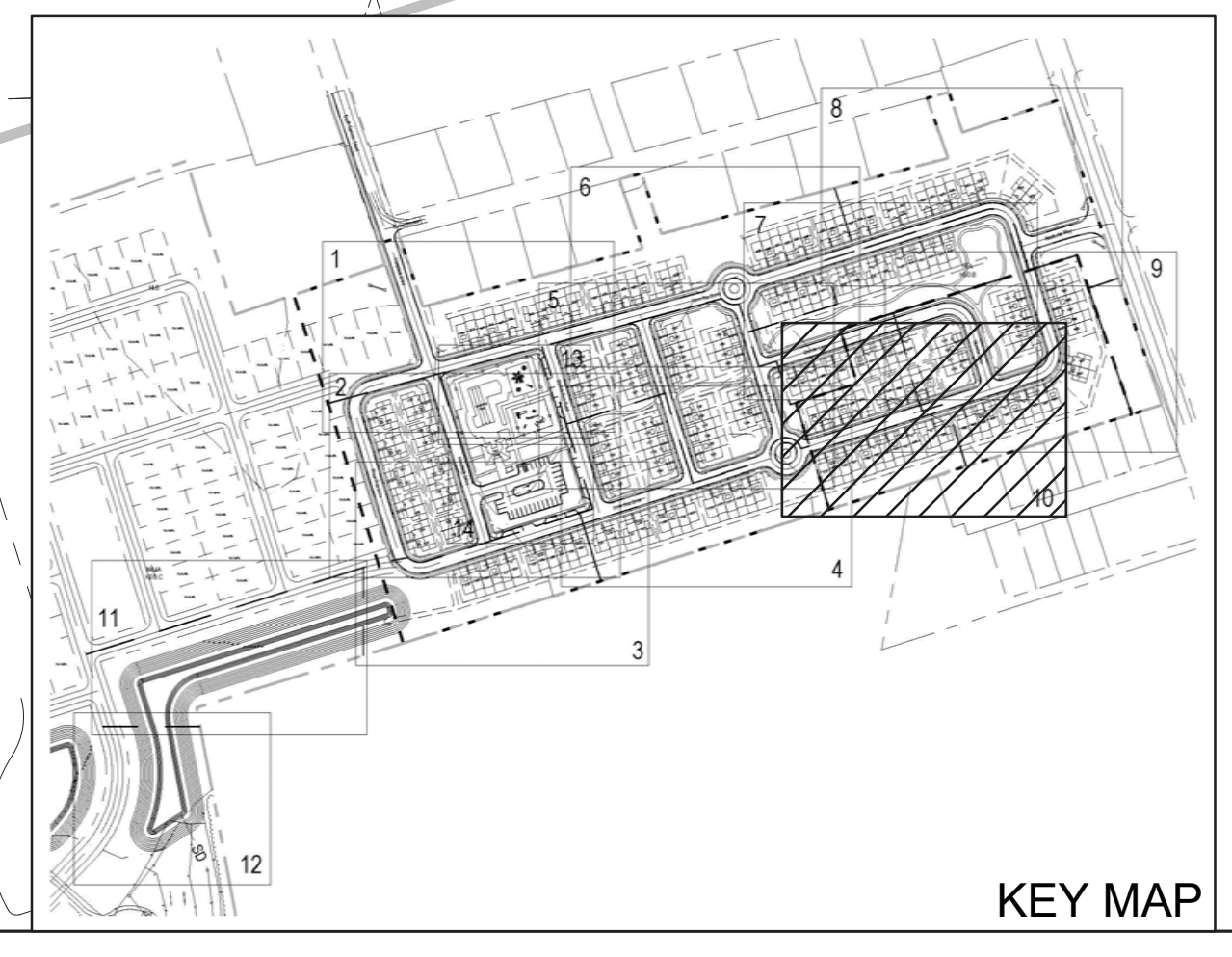
HARDSCAPE PLAN

DESIGN: DL
 DRAWN: TH
 CHECKED: DL

Scale: 1" = 20'-0"

PROJECT NO: 16006
 DATE: 00.00.00

L110



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OWNER REVIEW	04.29.22

HARDSCAPE PLAN

DESIGN: DL
DRAWN: TH
CHECKED: DL

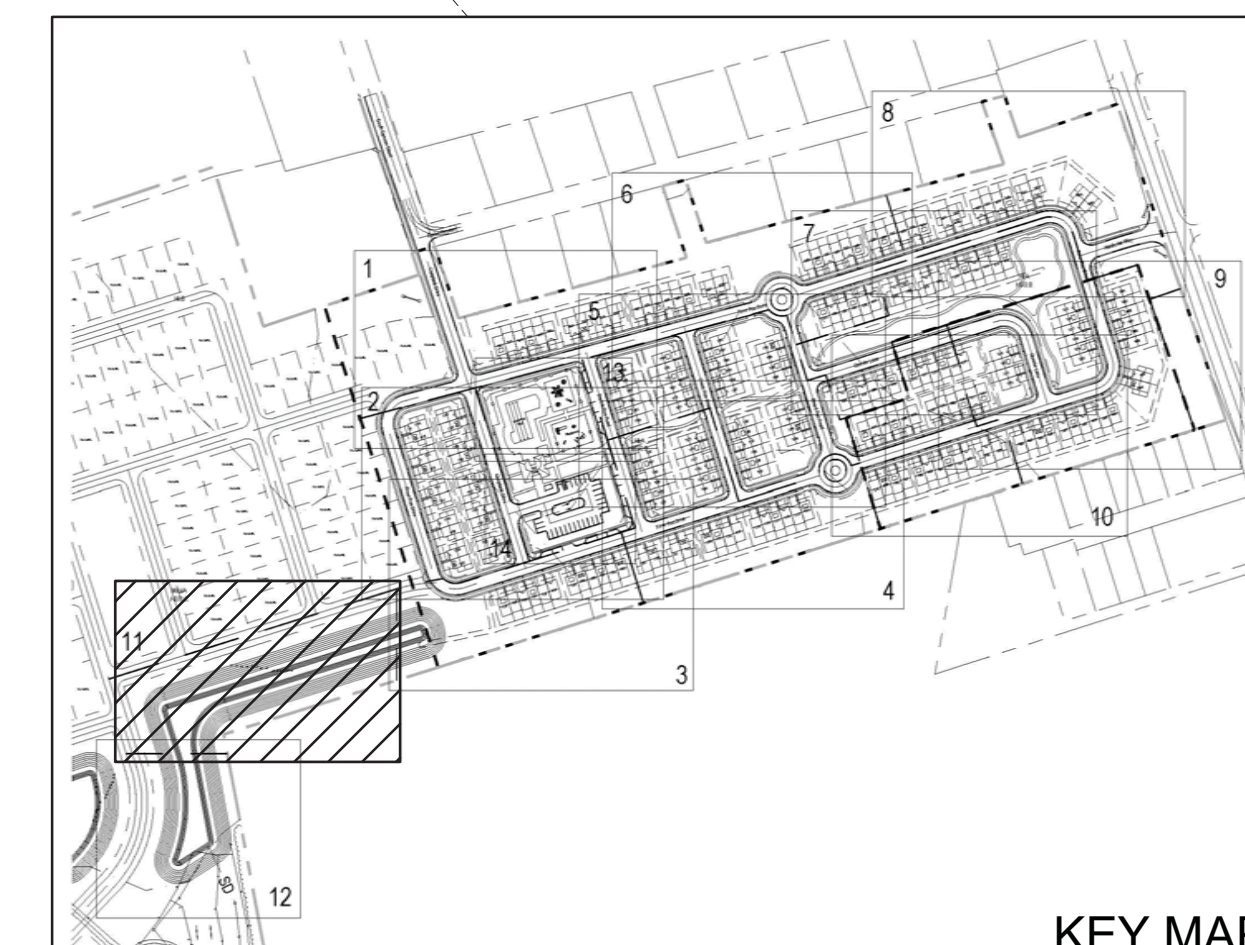
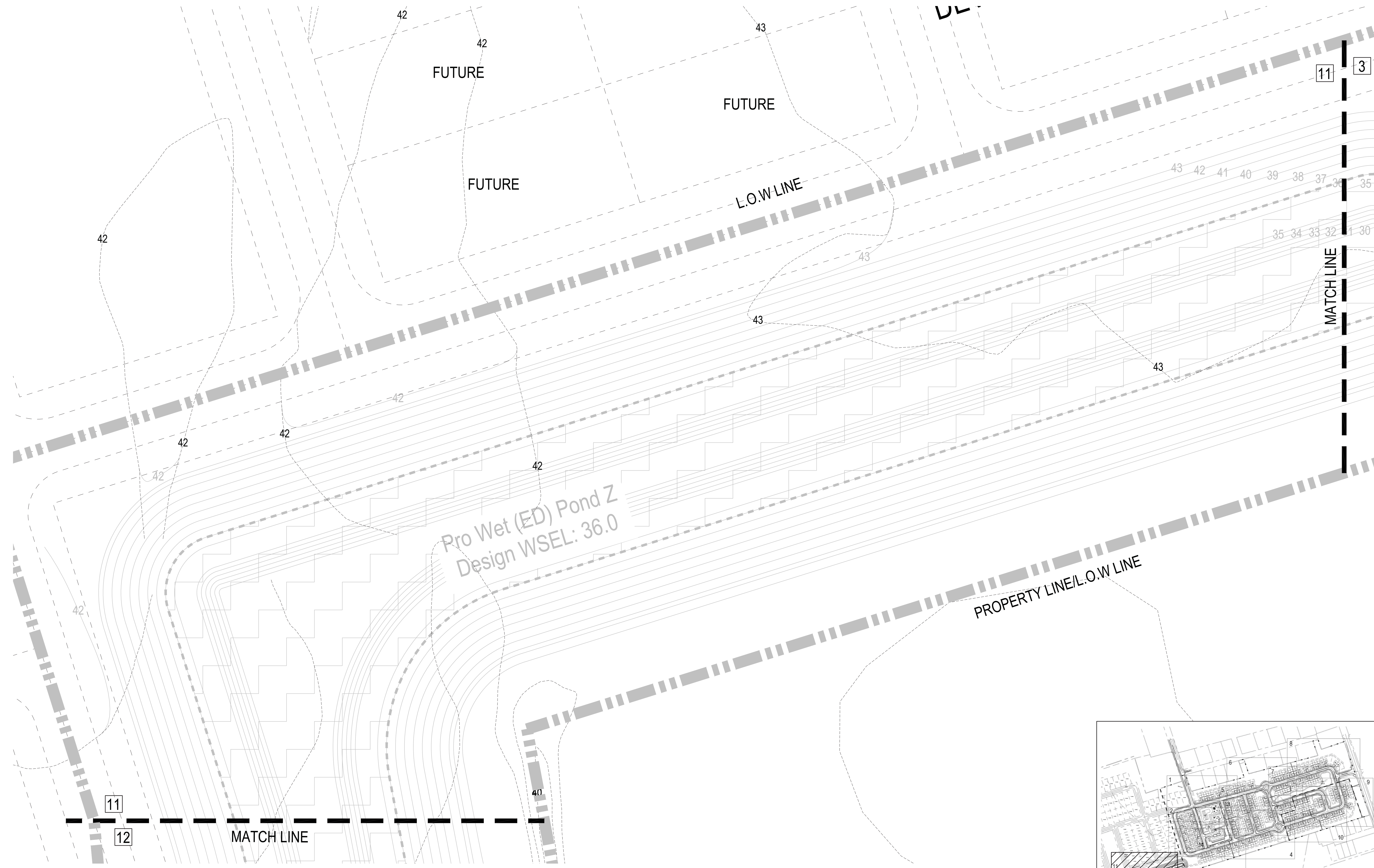
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PROJECT NO: 16006

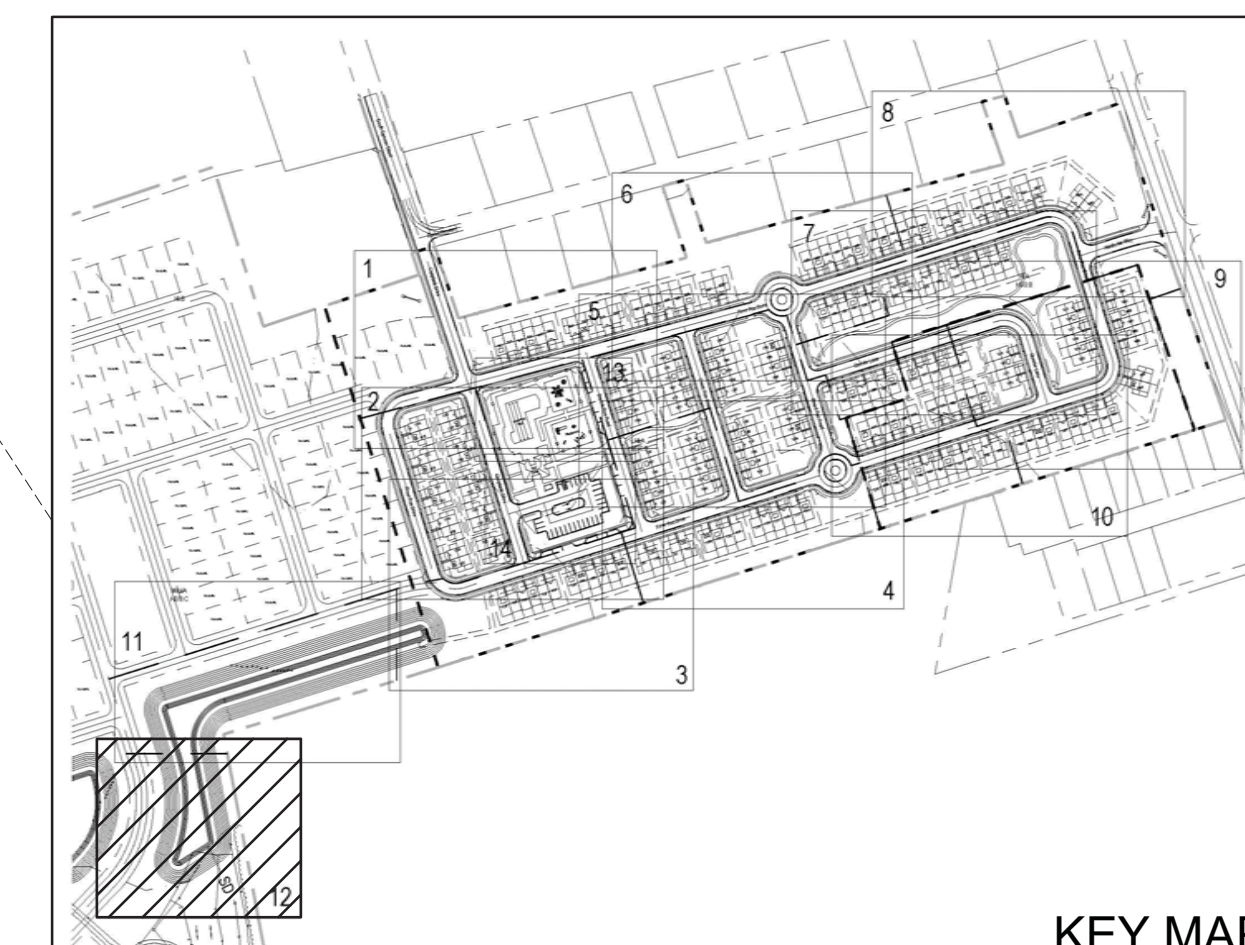
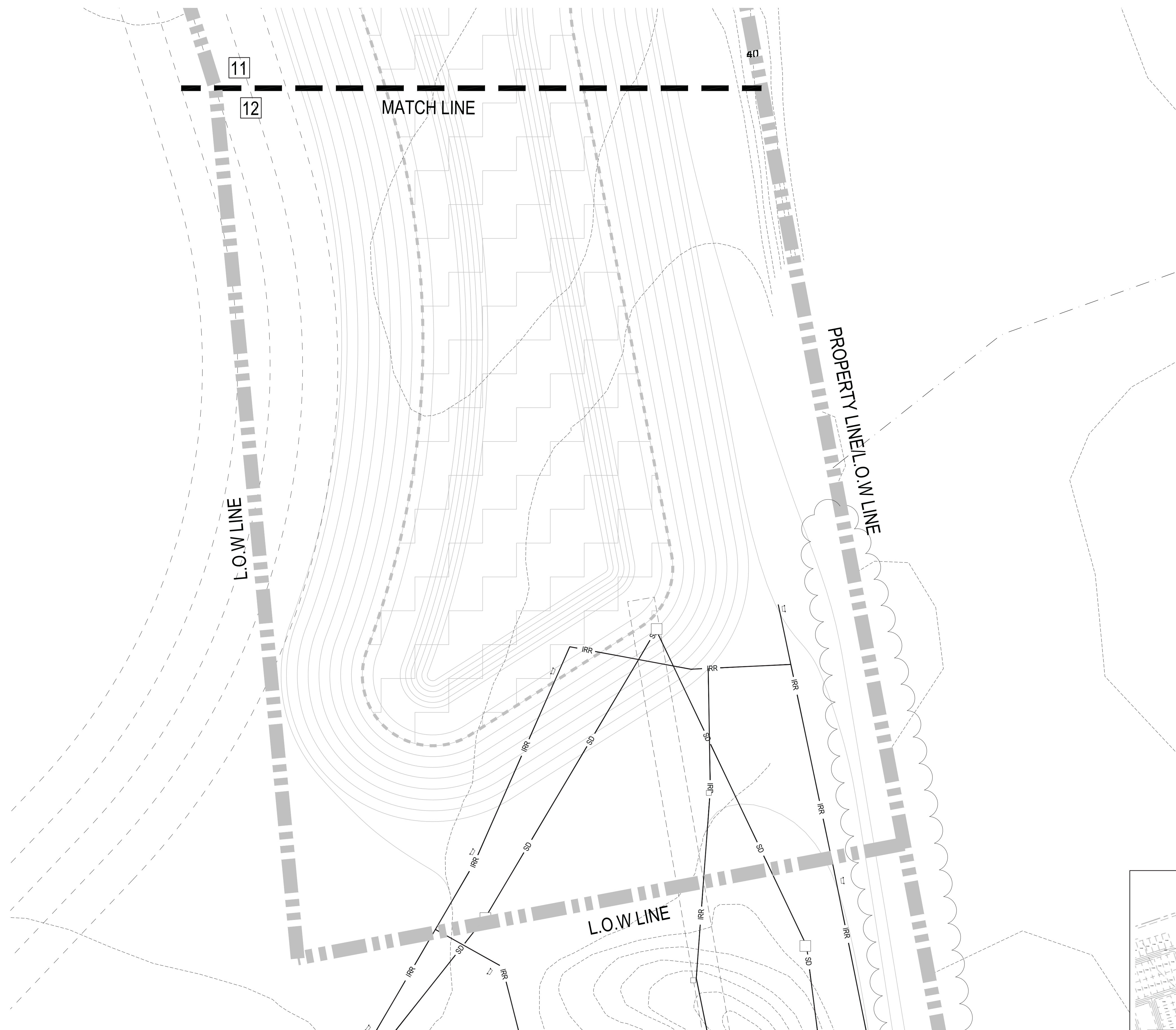
DATE: 00.00.00

L111

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REVISIONS:

OWNER REVIEW	04.29.22

HARDSCAPE PLAN

DESIGN: DL
 DRAWN: TH
 CHECKED: DL

Scale: 1" = 20'-0"

PROJECT NO: 16006
 DATE: 00.00.00

L112



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REVISIONS:
 OWNER REVIEW 04.29.22

HARDSCAPE DETAILS

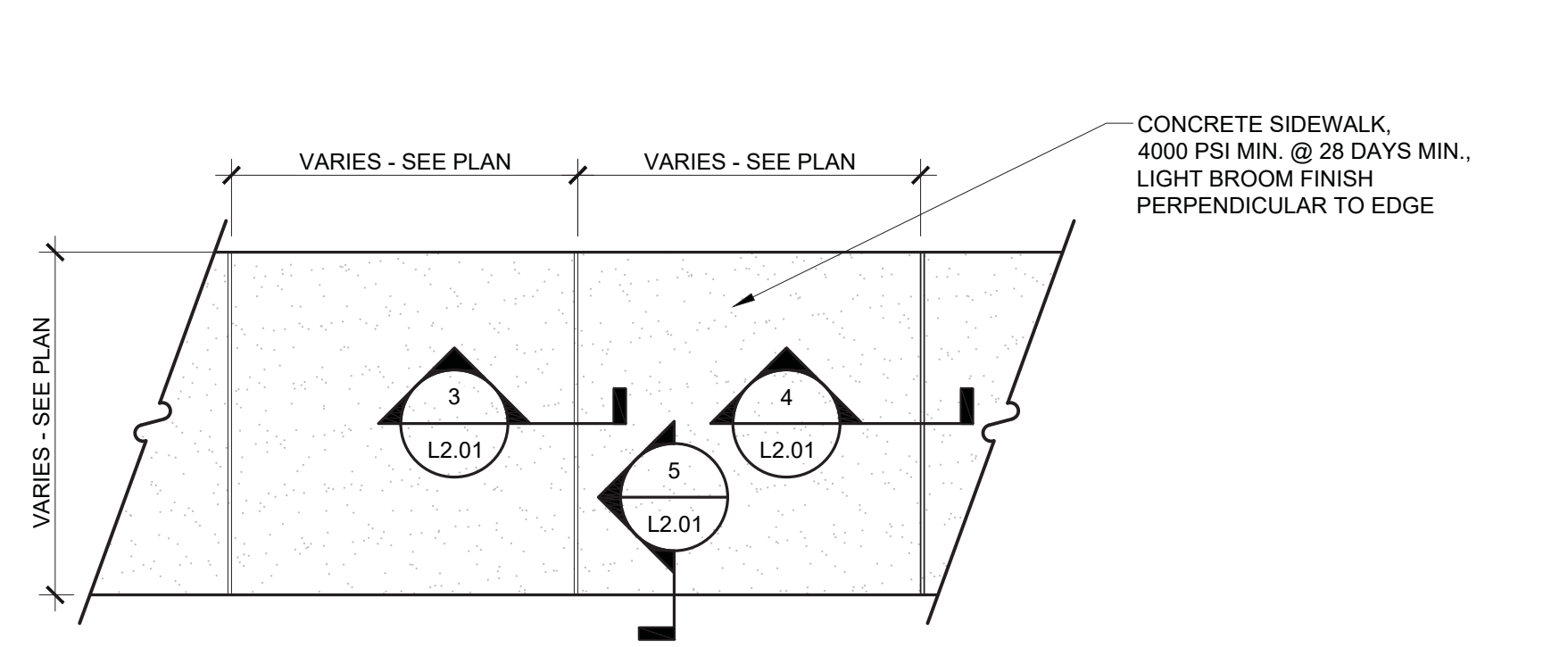
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SCALE: Viewport Scale

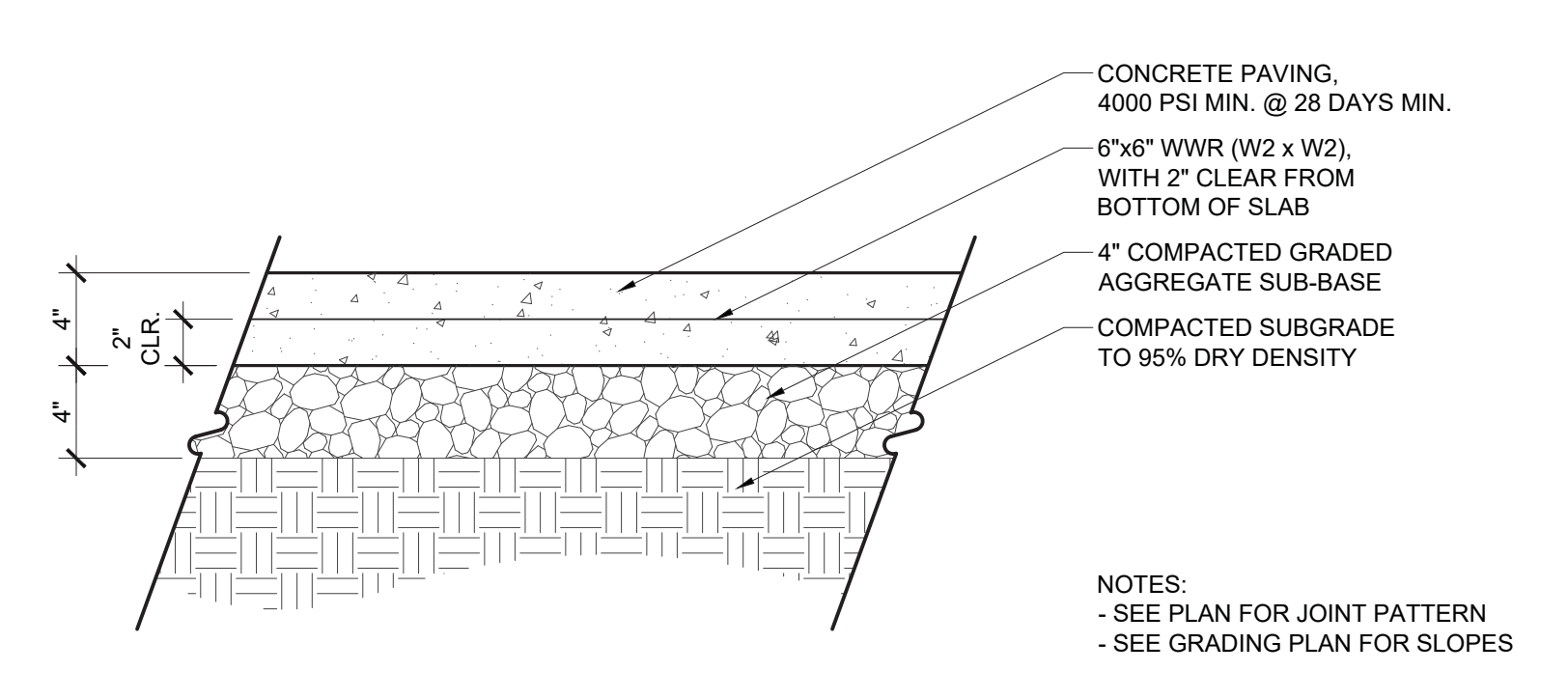
PROJECT NO: 16006
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L201

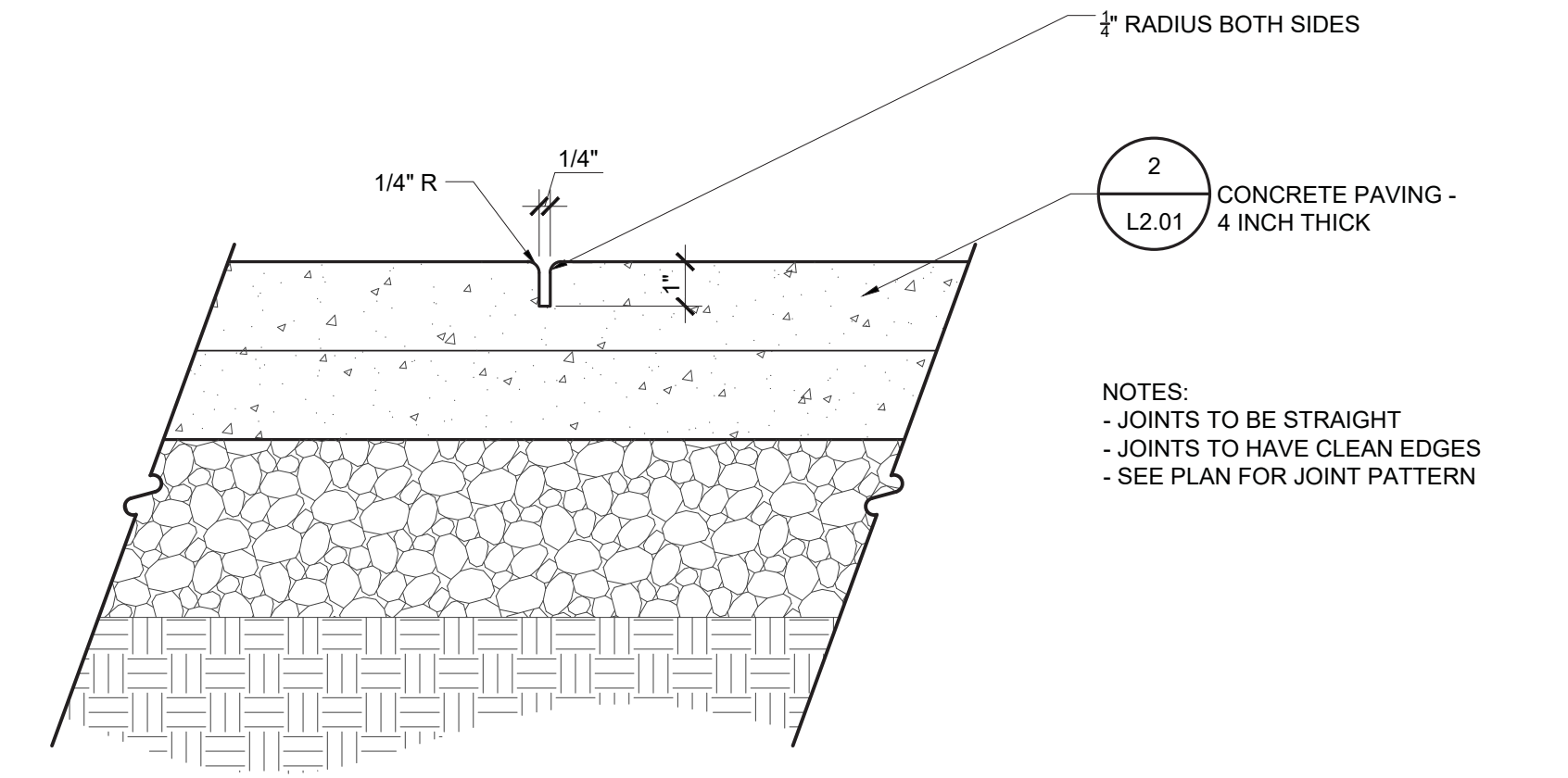
NOT RELEASED FOR CONSTRUCTION



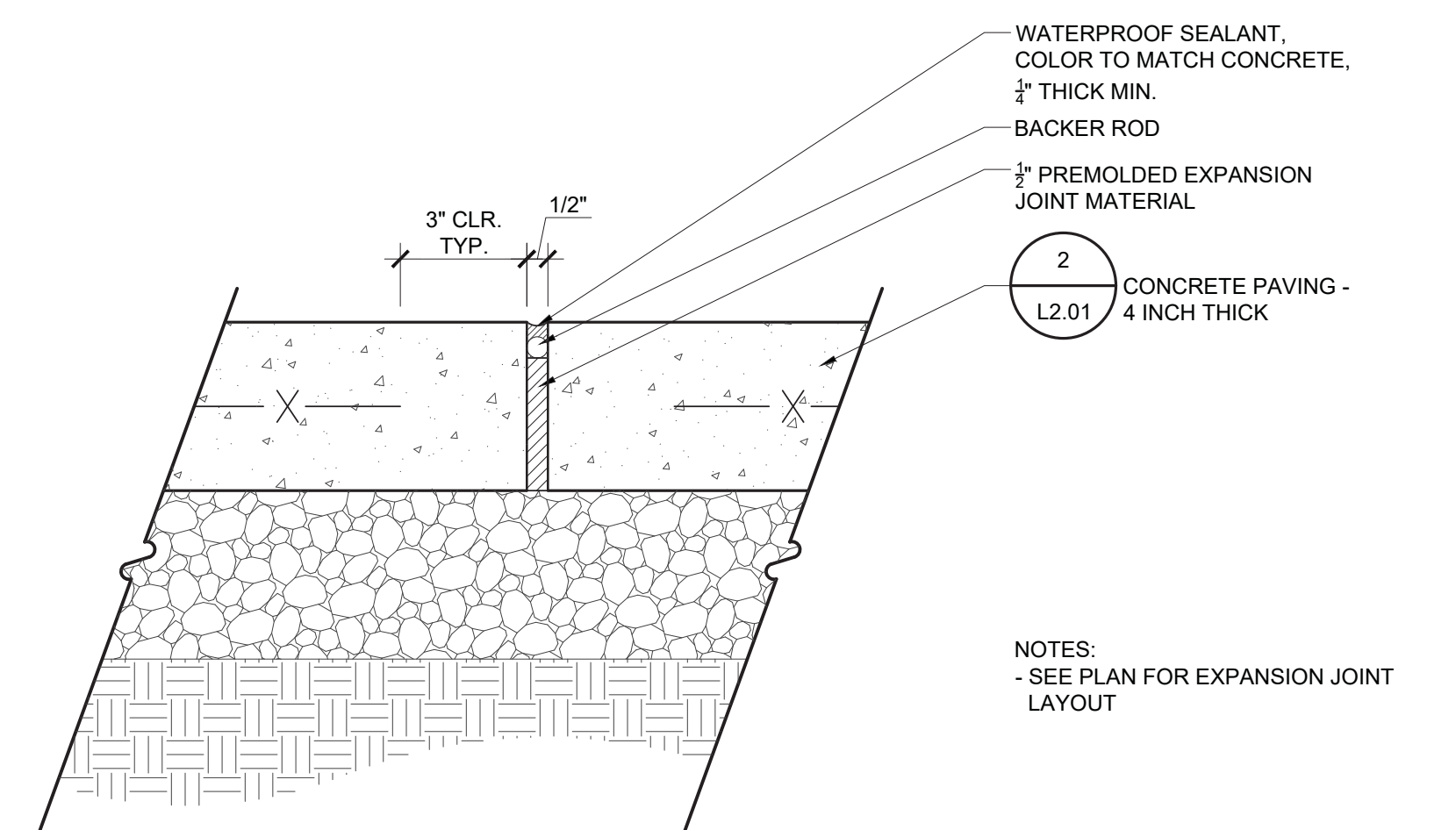
1 CONCRETE SIDEWALK
 Scale: 1/2" = 1'-0"
 L201 PA-CO-001 JT-CL-001



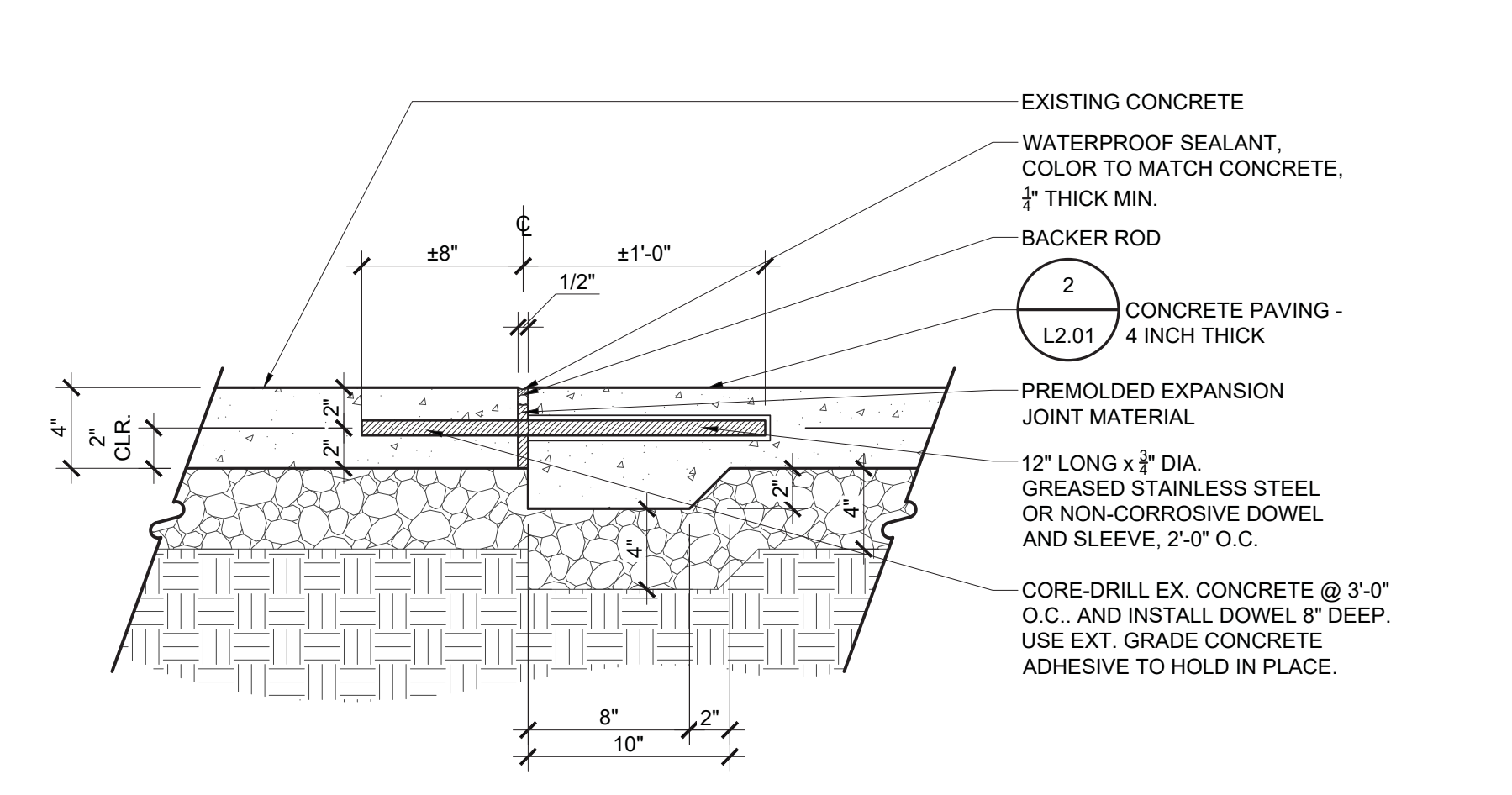
2 CONCRETE PAVING - 4 INCH THICK
 Scale: 1 1/2" = 1'-0"
 L201 PA-CO-004



3 TROWELED CONTROL JOINT
 Scale: 3" = 1'-0"
 L201 JT-CL-001



4 CONCRETE PAVING EXPANSION JOINT
 Scale: 3" = 1'-0"
 L201 JT-EJ-001

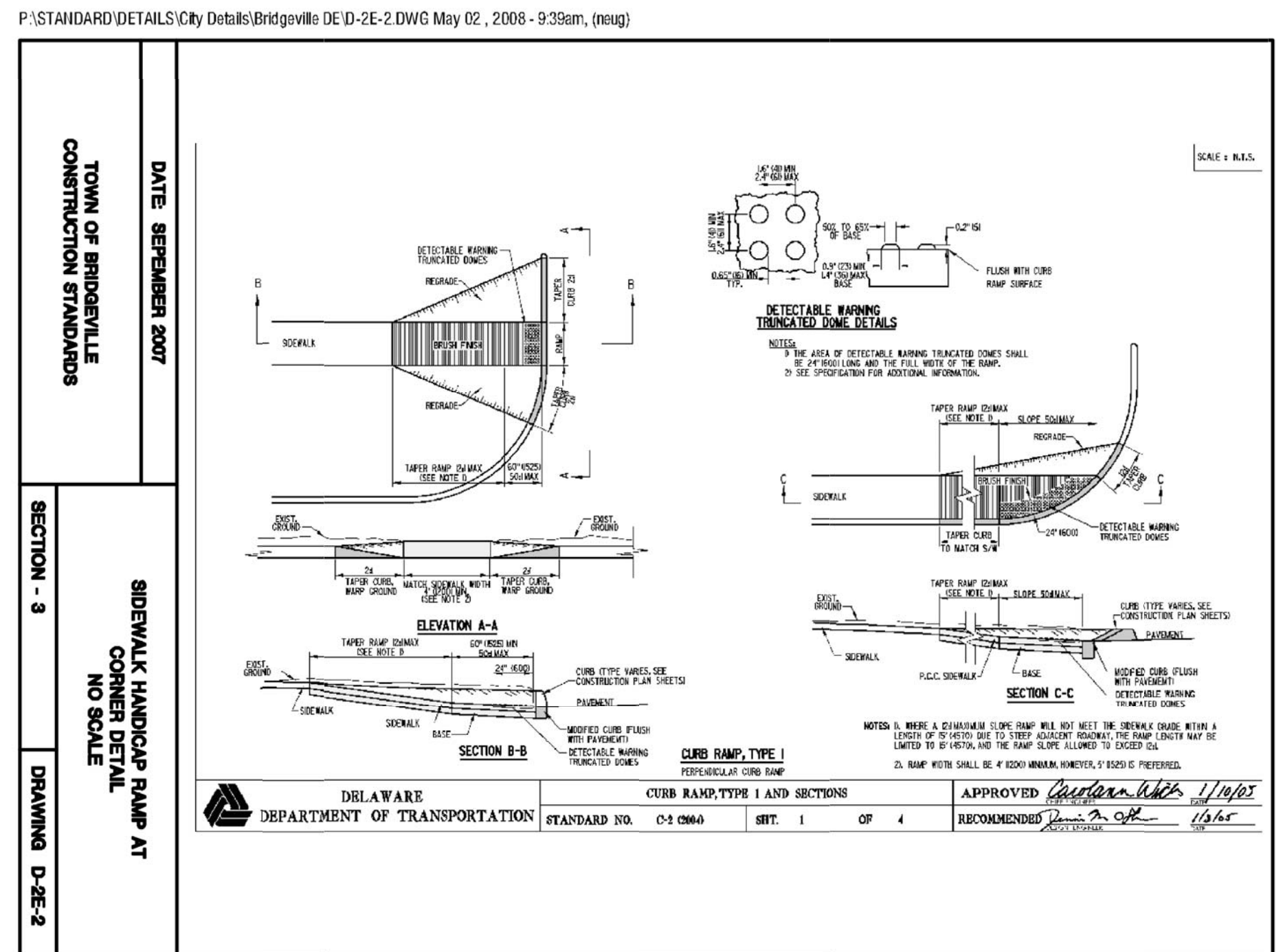


5 EXPANSION JOINT WITH DOWEL @ EX. PAVING
 Scale: 1 1/2" = 1'-0"
 L201 JT-DO-001

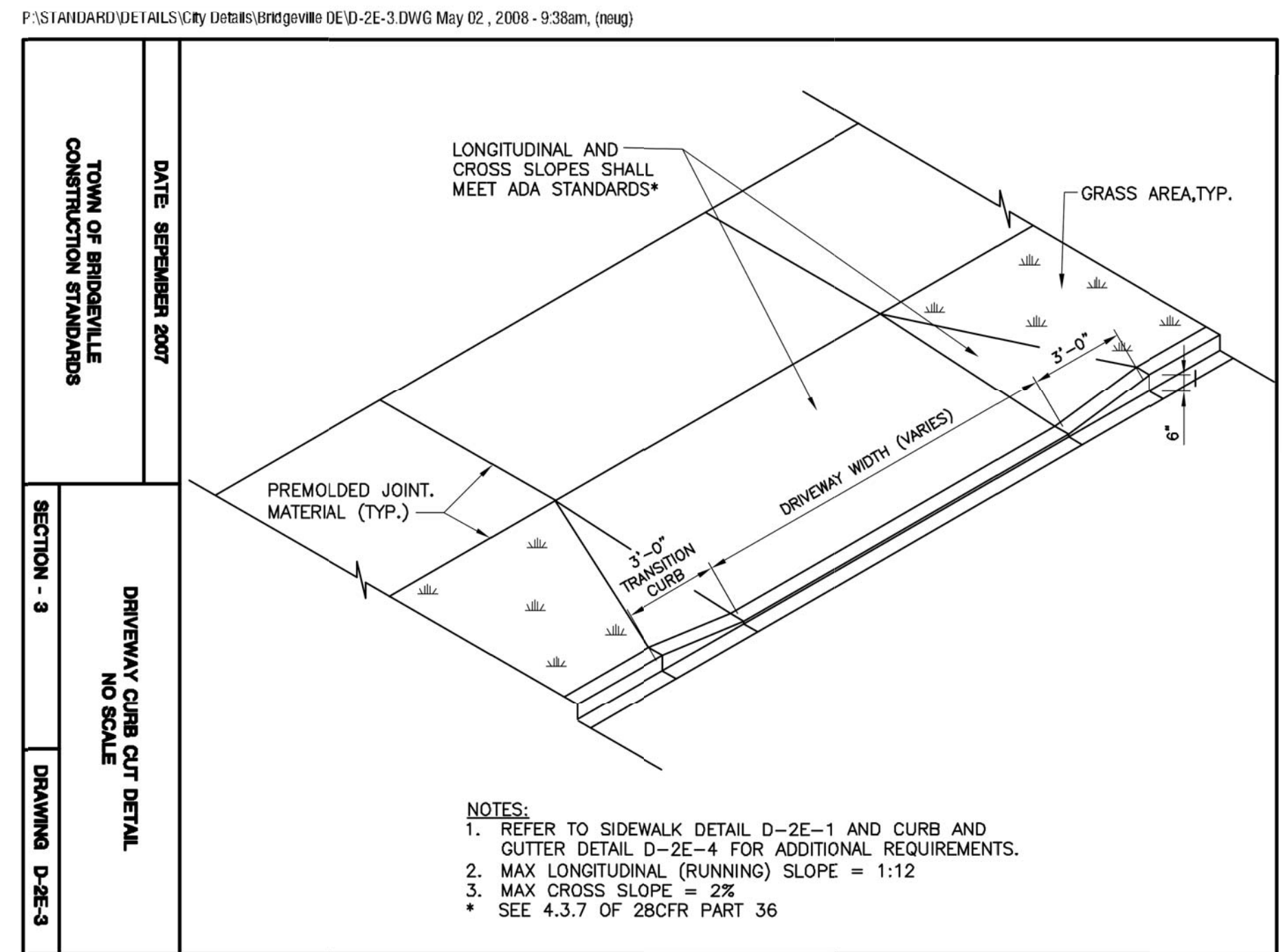


MODEL: GRANVILLE STREETLIGHT
 DESCRIPTION: DELMARVA GRANVILLE LED 12' STREETLIGHT POST: 12' HEIGHT, STANDARD ALUMINUM DECORATIVE POST TO MATCH EXISTING LIGHT SOURCE: 80 LED; IES TYPE III (ASYMMETRICAL) OR IES TYPE V (SYMMETRICAL); TBD
 SPACING: ±100' O.C. IN ORDER TO ACHIEVE MIN. 0.5 FC COVERAGE; VERIFY W/ GOVERNING LOCAL, STATE AND NATIONAL REQ.
 COLOR: BLACK
 QUANTITY: PER PLAN
 COMPANY: DELMARVA POWER CO.
 CONTACT: N/A
 NOTES: 1) CONTRACTOR TO VERIFY QUANTITIES. 2) INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND GOVERNING MUNICIPAL/GOVERNMENT REQUIREMENTS.

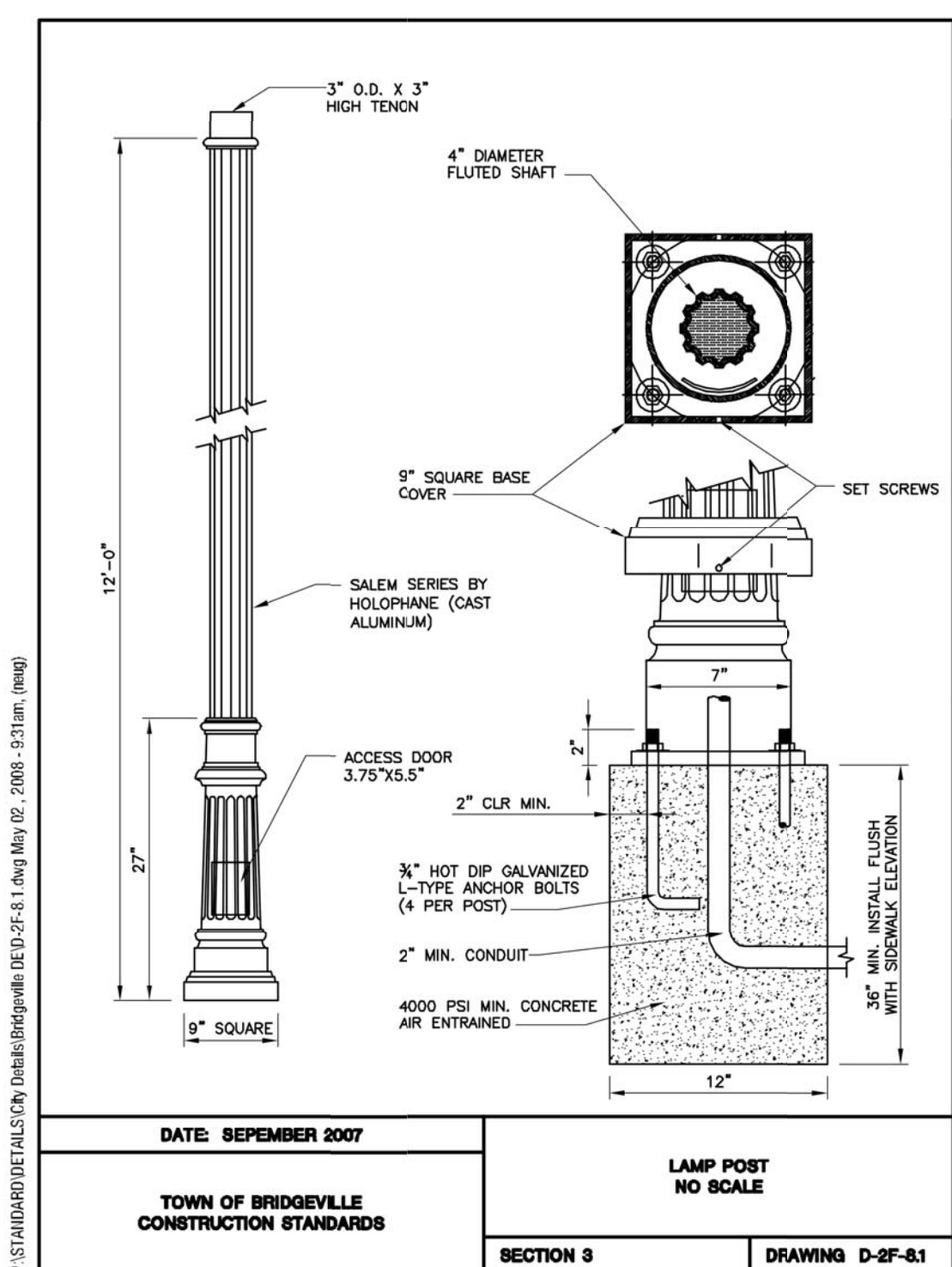
6 GRANVILLE STREETLIGHT
 Scale: NTS
 L201 PROD. INFO.



8 BRIDGEVILLE HANDICAP RAMP
 Scale: NTS
 L201



8 BRIDGEVILLE DRIVEWAY CURB CUT
 Scale: NTS
 L201



9 BRIDGEVILLE LAMP POST
 Scale: NTS
 L201 PROD. INFO.

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