

LANDSCAPE ARCHITECTURAL DOCUMENTS FOR:

VILLAS AT BRIDGEVILLE

SUSSEX COUNTY, BRIDGEVILLE, DELAWARE
PROJECT #16006

CLIENT

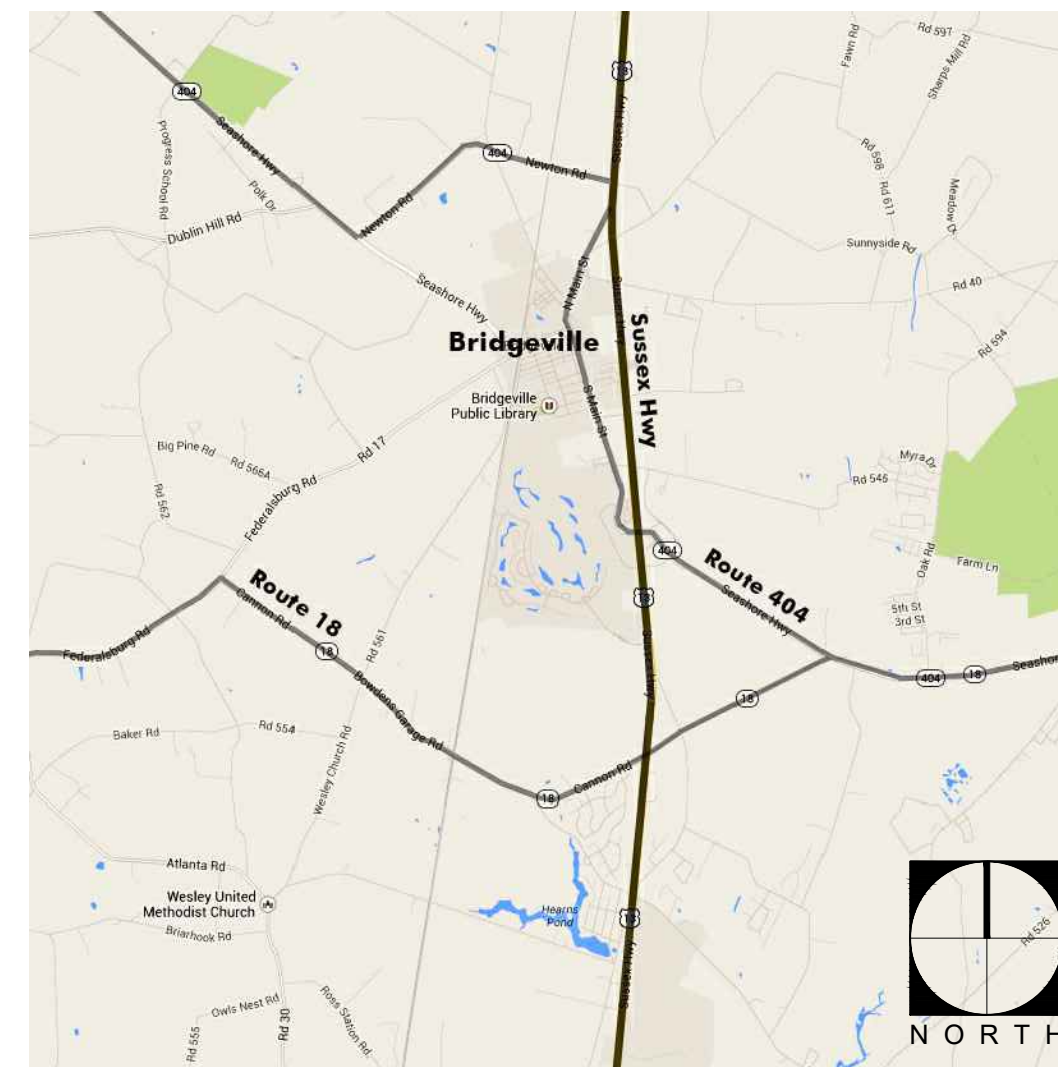
BROOKFIELD PROPERTIES DEVELOPMENT
3201 JERMANTOWN RD.
SUITE 150
FAIRFAX, VA 22030
TEL: (703) 270-1400

CIVIL ENGINEER/ENV. SERVICES

RAUCH, INC.
106 N. HARRISON ST.
EASTON, MD 21601
TEL: (410) 770-9081

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)
11.11.22	REV. SIGN (L202)

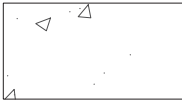
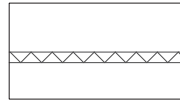


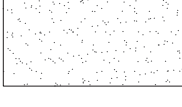
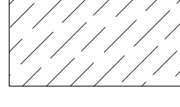
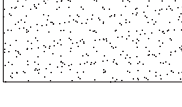


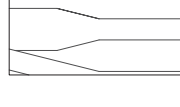





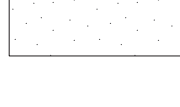

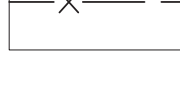
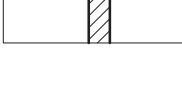

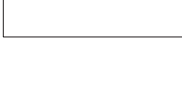
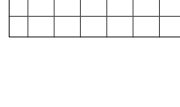

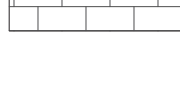
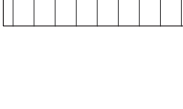

REVISION INDEX

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













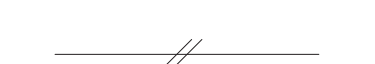




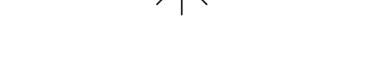







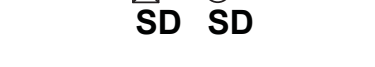

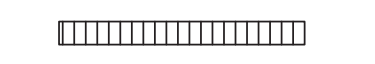




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MATERIAL GRAPHICS

	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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LD7 Studio
Landscape Architecture • Planning
4041 University Drive, Suite 202
Fairfax, VA 22030
703.448.3717
www.LD7studio.com

VILLAS AT BRIDGEVILLE
SUSSEX COUNTY, BRIDGEVILLE, DELAWARE
BROOKFIELD PROPERTIES DEVELOPMENT



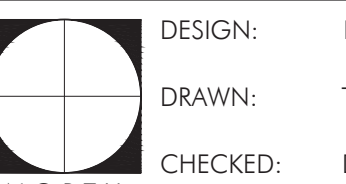

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Landscape Architect under the laws of the State of Delaware.
License No. S1-0000515
Expiration Date: 01/21/23

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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

NOT RELEASED FOR CONSTRUCTION

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. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED, THE FURNISHING OF ALL LABOR, EQUIPMENT, WATER, ELECTRICITY, EQUIPMENT AND ALL MATERIALS CALLED FOR AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION. FURTHER, THE WORK SHALL INCLUDE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER AND FULFILLING ALL GUARANTEE PROVISIONS. THE LANDSCAPE CONTRACTOR SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LANDSCAPE ARCHITECT AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH HIS WORK.

- 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. THE LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL PLANS PREPARED BY OTHERS THAT AFFECT THE LANDSCAPE AND IRRIGATION WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, FURNISHINGS AND EXISTING PLANTING AREAS TO REMAIN INCLUDING LAWN. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE EXECUTION OF THE CONTRACTOR'S WORK.
THE CONTRACTOR SHALL INTERFACE WITH OTHER WORK BEING PERFORMED BY OTHER CONTRACTORS. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND THEIR SUBCONTRACTORS. THE LANDSCAPE CONTRACTOR SHALL INSURE THAT THEIR WORK DOES NOT IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS AND MAKE ARRANGEMENTS WITH THE LANDSCAPE ARCHITECT TO REVIEW AND MUTUALLY FIELD TAG AGREED UPON PLANT MATERIALS AT LEAST 2 WEEKS PRIOR TO PROCUREMENT AND DELIVERY TO THE JOB SITE. REPRESENTATIVE THE LANDSCAPE ARCHITECT MAY ALLOW SAMPLES OF SHRUBS AND GROUND COVER TO BE PROVIDED BY THE LANDSCAPE CONTRACTOR IN LIEU OF FIELD VISITS.
ALL PLANT MATERIAL SHALL MEET OR EXCEED THE REQUIREMENTS IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, CURRENT APPROVED VERSION.
ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL AT THE JOB SITE BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. WHEN DELIVERED PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT THE PLANTS AND REQUIRE THE LANDSCAPE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE. THE LANDSCAPE CONTRACTOR SHALL REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. IF SPECIFIED PLANT MATERIALS ARE NOT AVAILABLE, IDENTIFY THE EXTENT AND QUANTITY IN WRITING TOGETHER WITH A RECOMMENDED SUBSTITUTION THAT MEETS OR EXCEEDS THE INITIAL REQUIREMENT.
THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
THE LANDSCAPE CONTRACTOR SHALL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES SHALL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. IF NECESSARY TO INSURE DRAINAGE, VERTICAL DRILLING THROUGH HARDPAN AND COMPACTED FILL SHALL BE PERFORMED BY THE CONTRACTOR.
ALL PLANTING BEDS SHALL BE STAKED IN ACCORDANCE WITH THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL PROVIDE STAKES OR IRRIGATION FLAGS TO LOCATE THE EDGES OF ALL SHRUB AND GROUND COVER PLANT BEDS AND INDIVIDUAL TREES. THE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT BED OUTLINES AND INDIVIDUAL TREES AND OBTAIN THE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO DELIVERY AND INSTALLATION OF THE PLANT MATERIAL. IF EXISTING CONDITIONS DO NOT ALLOW THE DESIGN TO BE LAID OUT AS SHOWN, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN SOD AREAS, MAINTAIN A MINIMUM 3' WIDE OFFSET TO ALLOW FOR MOWERS TO MANEUVER.
THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXTENT OF SOD WORK IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GRASS SOD IN THE AREAS SHOWN ON THE PLAN IN SUFFICIENT QUANTITY TO PROVIDE FULL COVERAGE. ADDITIONAL SOD REQUIRED WILL BE ADJUSTED BASED ON A SQUARE FOOTAGE UNIT PRICE. AREAS TO BE SODDED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND SOIL PH OF BETWEEN 6.0 AND 7.0.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANTS, SPACED AS SPECIFIED ON THE PLANT LIST. WHEN INSTALLING SHRUBS IN PLANTING BEDS, SPACING OF MATERIAL SHALL TAKE PRECEDENCE OVER QUANTITY OF MATERIALS INDICATED FOR PLANTING AREAS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF SUCH SITUATIONS ARISE. SHRUB AND GROUND COVER SPACING IS GENERALLY INDICATED ON THE PLANT LIST FOR ALL 'MASS PLANTINGS'. ACCENT SHRUBS AND TREES THAT ARE NOT PART OF MASS PLANTINGS SHALL BE SPACED AS SHOWN ON THE PLANS.
THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS AND REPLACING ANY DAMAGED PLANT MATERIAL WITH PLANTS OF EQUAL KIND, SIZE AND CONDITION AT NO ADDITIONAL COST TO THE OWNER. NO CHAINS OR CABLES SHALL BE USED WHEN INSTALLING PLANT MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER, AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO INADEQUATE GUYING OR STAKING, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL REMOVE ALL STAKING MATERIALS AT THE END OF THE WARRANTY PERIOD AND DISPOSE OFFSITE.
ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" THICK MULCH RING PLACED AROUND THE BASE OF THE TRUNK. THE LANDSCAPE SCOPE OF WORK INCLUDES MULCHING AS AN INTEGRAL PART OF THE PROJECT AND NOT AS A SEPARATE COST OR WORKS ITEM.
ALL PLANT MATERIALS SHALL RECEIVE ADEQUATE WATERING BY THE LANDSCAPE CONTRACTOR AS REQUIRED UNTIL THE LANDSCAPE IRRIGATION SYSTEM, IF PROVIDED, IS FULLY OPERATIONAL AND UNTIL FINAL ACCEPTANCE BY OWNER.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EFFECTIVE TRAFFIC CONTROL AND REMOVAL OF ALL DEBRIS AND EXCAVATED BACKFILL OFF-SITE ON A DAILY BASIS AT NO ADDITIONAL COST TO THE OWNER.
SEE LANDSCAPE SPECIFICATIONS FOR FURTHER INSTRUCTIONS.

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. THE CONTRACTOR SHALL BE REQUIRED FOR ALL EARTHWORK AND SITE GRADING NECESSARY TO ACHIEVE THE FINISHED GRADES NOTED ON THE GRADING PLANS ACCORDING TO THE SPECIFICATIONS.
NUMEROUS UNDERGROUND UTILITIES, CONDUIT, SLEEVES, DRAINAGE PIPES, ETC., HAVE BEEN PREVIOUSLY INSTALLED OR SCHEDULED FOR FUTURE INSTALLATION BY OTHERS. CONTRACTOR SHALL COORDINATE AND WORK CLOSELY WITH OTHER CONTRACTORS, TRADES, AND THE OWNER'S REPRESENTATIVE TO AVOID DAMAGE TO THESE UNDERGROUND AND AT GRADE ELEMENTS. ANY DAMAGES SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
FINISHED GRADE IN PLANTING BED AREAS SHALL BE 2" TO 3" BELOW THE FINISHED ELEVATIONS SHOWN FOR ALL HARDSCAPE SURFACES (SEE DETAILS FOR VARYING CONDITIONS).
ALL UTILITIES, SLEEVES, MANHOLES, OUTFALL STRUCTURES, SWALES, AND OTHER STRUCTURES OR TOPOGRAPHICAL FEATURES SHALL BE FIELD STAKED AND VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY EXISTING UTILITY WHICH NEEDS TO BE RAISED TO MATCH FINISHED GRADES SHOWN IN THE DRAWINGS.
ALL FILL REQUIRED SHALL BE CLEAN, WELL DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LARGER THAN 2" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS, BRANCHES, ETC.
CONTOURS FOR BERMING SHALL BE SMOOTH, CONTINUOUS ARCS. SIDE SLOPES SHALL BE SMOOTH AND EVEN IN TRANSITION AND VOID OF DEPRESSIONS AND SURFACE IRREGULARITIES. ALL BERMS SHALL HAVE A MAXIMUM SIDE SLOPE OF FOUR FEET (4') HORIZONTAL TO ONE FOOT (1') VERTICAL (IE, 4 TO 1), UNLESS OTHERWISE NOTED.
MAXIMUM SIDEWALK SLOPE SHALL BE 8% AND MEET ALL ACCESSIBILITY REQUIREMENTS. MINIMUM SIDEWALK SLOPE SHALL BE 1%. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2% PITCHED TOWARD DRAINAGE STRUCTURE.
ALL PAVEMENT AND LANDSCAPE AREAS OF THE PROJECT SHALL POSITIVELY DRAIN TO DRAINAGE STRUCTURES INDICATED ON THE SITE GRADING AND CIVIL ENGINEERING PLANS.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION PROTECTION AND SLOPE STABILIZATION BY OWNER-APPROVED MEANS.
CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FENCES, BARRICADES, AND SEDIMENT CONTROL DEVICES AS WELL AS MAINTAIN AND REPAIR ANY DAMAGE WHICH MAY IMPEDE THEIR EFFECTIVENESS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
ANY LIMITS OF WORK ABUTTING JURISDICTIONAL BOUNDARIES OR EXISTING WATER BODIES SHALL BE VERIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE.

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.
CONTRACTOR SHALL COORDINATE AND VERIFY ALL POINTS OF BEGINNING AND BENCHMARKS FOR THE SITE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING LAYOUT OF SITE ELEMENTS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
UNLESS NOTED OTHERWISE, THE LIMITS OF CONSTRUCTION SHALL BE NOTED ON THE DRAWINGS.
CONTRACTOR SHALL USE THE COORDINATE GEOMETRY INDICATED ON THE SITE LAYOUT PLANS TO LAYOUT ALL SITE ELEMENTS, PAVEMENT AND PAVEMENT PATTERNS, ETC. BRING ANY DISCREPANCIES, INCONSISTENCIES OR ERRORS TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
WHEREVER POSSIBLE, THE CONTRACTOR SHALL COORDINATE THE LAYOUT OF THE PAVEMENT AND PAVEMENT PATTERN WITH THE LOCATION OF THE DRAIN INLETS AND OTHER AT GRADE UTILITY ELEMENTS.

GENERAL SITE HARDSCAPE NOTES

- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
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. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE.
ALL PAVEMENT JOINTS ARE TO BE PARALLEL, PERPENDICULAR OR TANGENT TO ADJACENT LINES UNLESS NOTED OTHERWISE. LAYOUT CURVILINEAR JOINTS AS INDICATED ON THE DRAWINGS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
ALL PAVEMENT SHALL BE STAKED IN THE FIELD USING DIMENSIONS AND LAYOUT GEOMETRY INDICATED ON THE SITE LAYOUT PLANS OR AS INSTRUCTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ALIGNMENT MAY BE ADJUSTED TO ACCOMMODATE EXISTING DRAIN INLETS, MANHOLES, OR OTHER SITE ELEMENTS.
THE CONTRACTOR SHALL PROVIDE SAMPLE POURS OF ALL CONCRETE PAVING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION IN CONFORMANCE WITH THE SPECIFICATIONS. EACH POUR SHALL BE A MINIMUM 4'x4' OR LARGER IN SIZE TO ADEQUATELY SHOW DETAIL AND SPECIAL APPLICATIONS.
THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL JOINT SEALANTS AND COLORS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS TO THE (LAKE, GUEST AREAS, EXISTING PARKING LOTS, ETC.) ACCORDING TO ALL APPLICABLE FEDERAL/STATE LAW AND LOCAL CODES.
SEE HARDSCAPE DETAILS FOR CONCRETE EXPANSION JOINTS AND CONTROL JOINTS. CONTROL AND EXPANSION JOINT MODULE WIDTH MAY VARY TO ACHIEVE THE LAYOUT DEPICTED ON THE PLANS. THE CONTRACTOR SHALL FIELD MEASURE AND IDENTIFY MODULAR WIDTHS THAT ACHIEVE THE INTENT OF THE LAYOUT SHOWN ON THE PLAN. CONTRACTOR SHALL SUBMIT TO THE OWNER'S REPRESENTATIVE A REDLINED PLAN SHOWING ANY REQUIRED CHANGES IN JOINT LAYOUT PRIOR TO PLACEMENT. EXPANSION JOINTS SHALL BE PROVIDED AS SHOWN ON THE PLANS AND AT ALL INTERFACES.
SEE SITE GRADING PLANS AND CIVIL ENGINEER DRAWINGS FOR PAVEMENT ELEVATIONS. MATCH GRADES WITH EXISTING CONDITIONS. VERIFY THAT THE PAVEMENT SURFACES BETWEEN EXISTING AND NEW ARE FLUSH AND DO NOT CREATE A TRIPPING HAZARD.
THE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL DRAIN INLETS, CATCH BASINS, YARD DRAINS AND MANHOLES INDICATED ON THE PLANS UNDER PREVIOUS CONSTRUCTION PACKAGES. WHERE POSSIBLE, DRAIN INLETS IN PAVEMENT SHALL BE LOCATED AT THE INTERSECTION OF PAVEMENT JOINTS OR IN THE CENTER OF A PAVEMENT FIELD DEFINED BY THE PAVEMENT JOINT PATTERN INDICATED ON THE DRAWING.

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. SUBMIT COLOR SAMPLES FOR APPROVAL.
DELIVER ALL MATERIALS WITH MANUFACTURER'S TAGS AND LABELS INTACT IN CLEAN, DRY AND PROTECTED LOCATIONS.
STORE AND HANDLE ALL SITE FURNISHINGS SO AS TO AVOID DAMAGE.
ALL SITE FURNISHINGS SHALL BE PROVIDED BY THE CONTRACTOR INCLUDING ORDERING, SHIPPING, DELIVERY, UNPACKING, AND INSTALLING ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND AS DETAILED ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY INSTALLATION PROCEDURE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLING.
THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE THE DELIVERY OF ALL SITE FURNISHINGS AND SHALL BE COMPLETELY RESPONSIBLE FOR SHIPPING, UNPACKING, REMOVING PACKAGING, DISREGARDING PALLET AND PACKAGING MATERIALS, AND ALL HANDLING AFTER DELIVERY TO PLACE SITE FURNISHINGS IN LOCATIONS DESIGNATED ON THE PLANS.
ALL SITE FURNISHINGS LOCATIONS ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO BEING PLACED ON SITE.
ALL SITE FURNISHINGS SHALL BE GUARANTEED BY THE CONTRACTOR FREE OF DEFECTS, CRACKS, CHIPS, STAINS, AND SHALL BE COMPLETELY CLEAN AND FREE OF DAMAGES UPON FINAL PLACEMENT AND APPROVAL.

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 OBTAIN ALL REQUIRED PERMITS PRIOR TO INSTALLATION.
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. NO SUBSTITUTIONS IN MATERIALS OR MANUFACTURER SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.
THE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL SPECIFIED LIGHTING UNITS SHOWN ON THE PLAN AND OBTAIN THE OWNER'S WRITTEN APPROVAL PRIOR TO INSTALLATION.
THE CONTRACTOR SHALL INSTALL ALL LIGHT FIXTURES PER THE MANUFACTURER'S RECOMMENDATIONS.

GENERAL DEMOLITION NOTES

- PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONTRACTOR WILL COORDINATE HIS ACTIVITIES WITH ALL THE UTILITY COMPANIES SERVING THIS AREA, IF APPLICABLE. COPIES OF ALL DIG PERMITS SHALL BE MADE AVAILABLE TO THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATING. CONTRACTOR TO COORDINATE FULLY WITH THE UTILITY COMPANIES ON THE EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
THE CONTRACTOR, PRIOR TO BEGINNING ANY UNDERGROUND EXCAVATION, DIGGING, BORING, PILE DRIVING, BLASTING, OR PLANTING, MUST FIRST OBTAIN AN EXCAVATION PERMIT, IF REQUIRED. EVIDENCE OF SUCH NOTICE SHALL BE FURNISHED TO THE OWNER PRIOR TO EXCAVATING. THE CONTRACTOR SHALL COORDINATE FULLY WITH THE OWNER'S REPRESENTATIVE FOR ALL EXCAVATION PERMITS AND NOTIFICATION NECESSARY PRIOR TO INITIATING ALL WORK.
UTILITY LINES SHALL BE DEMOLISHED AND REMOVED OR LEFT IN PLACE AS REQUIRED BY THE APPLICABLE UTILITY COMPANY AND LOCAL REQUIREMENTS. ANY CONDUITS THAT ARE LEFT IN PLACE SHALL HAVE ENDS SECURELY CAPPED.
THE LOCATION OF ALL EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS IS APPROXIMATE AND REFLECTS THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER OR ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY, PRIOR TO THE START OF THE LOCATION AND THE EXISTENCE OF ALL STRUCTURES AND UTILITIES SHOWN OR NOT ON THE PLANS, WHICH WOULD NEED TO BE REMOVED OR ABANDONED.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE.
TEMPORARY CONSTRUCTION FENCE(S) SHALL BE STAKED FOR LOCATION BEFORE CONSTRUCTION. A WALK-THROUGH BY THE CONTRACTOR AND OWNER'S REPRESENTATIVE/ENGINEER SHALL BE CONDUCTED TO CONFIRM THE LOCATION.
ALL GATES USED ON TEMPORARY CONSTRUCTION FENCING SHALL BE LOCKED WITH STANDARD LOCKS AND KEYS PROVIDED BY THE CONTRACTOR TO THE OWNER'S REPRESENTATIVE.
UTILITY CONSTRUCTION MAY BE REQUIRED IN AREAS OUTSIDE OF THE CONSTRUCTION FENCE OR WORK LIMIT LINE. THE CONTRACTOR SHALL SCHEDULE THIS WORK THE OWNERS BEFORE BEGINNING. OPEN CUT, REPAIR AND RESTORATION SHALL BE COMPLETED IN A TIMELY MANNER.
THE CONTRACTOR SHALL REMOVE ALL BASE AND PAVEMENT MATERIALS AND OTHER CONSTRUCTION DEBRIS FROM LANDSCAPE AREAS AND ISLANDS AND GRADE THESE AREAS IN PREPARATION FOR LANDSCAPE WORK.
ALL EXCESS MATERIALS RESULTING FROM EXCAVATION FOR CONSTRUCTION OF THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR OFF-SITE.
ALL PRACTICAL AND NECESSARY EFFORTS SHALL BE TAKEN DURING CONSTRUCTION BY THE CONTRACTOR TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT TO SURFACE DRAINS.
THE CONTRACTOR SHALL CONTROL FUGITIVE DUST ORIGINATING ON THE PROJECT BY WATERING OR OTHER METHODS AS REQUIRED.



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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

L002



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HUD SBMSSN. 01.14.22
UPDTD HUD SBMSSN 08.03.22

HARDSCAPE PLAN

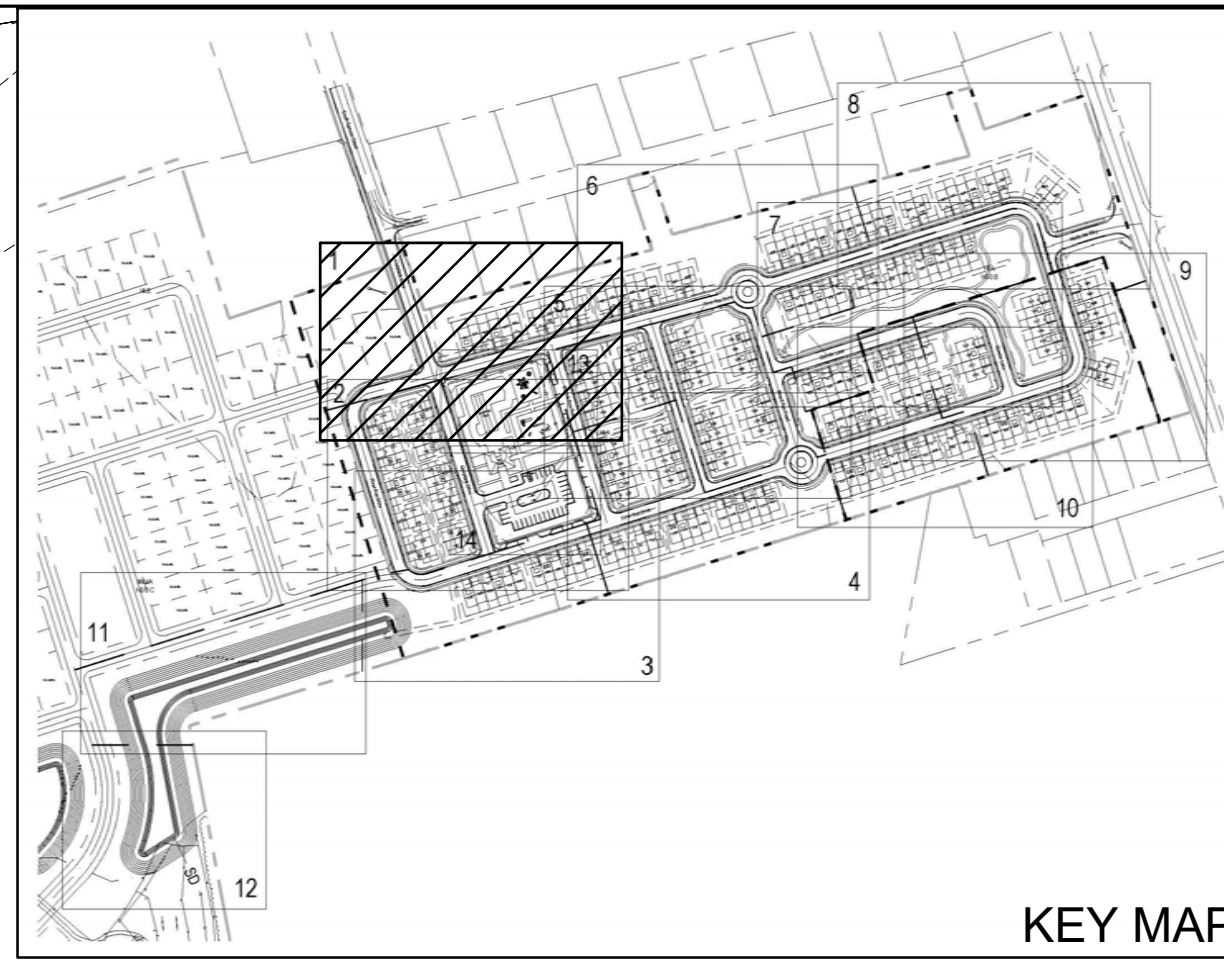
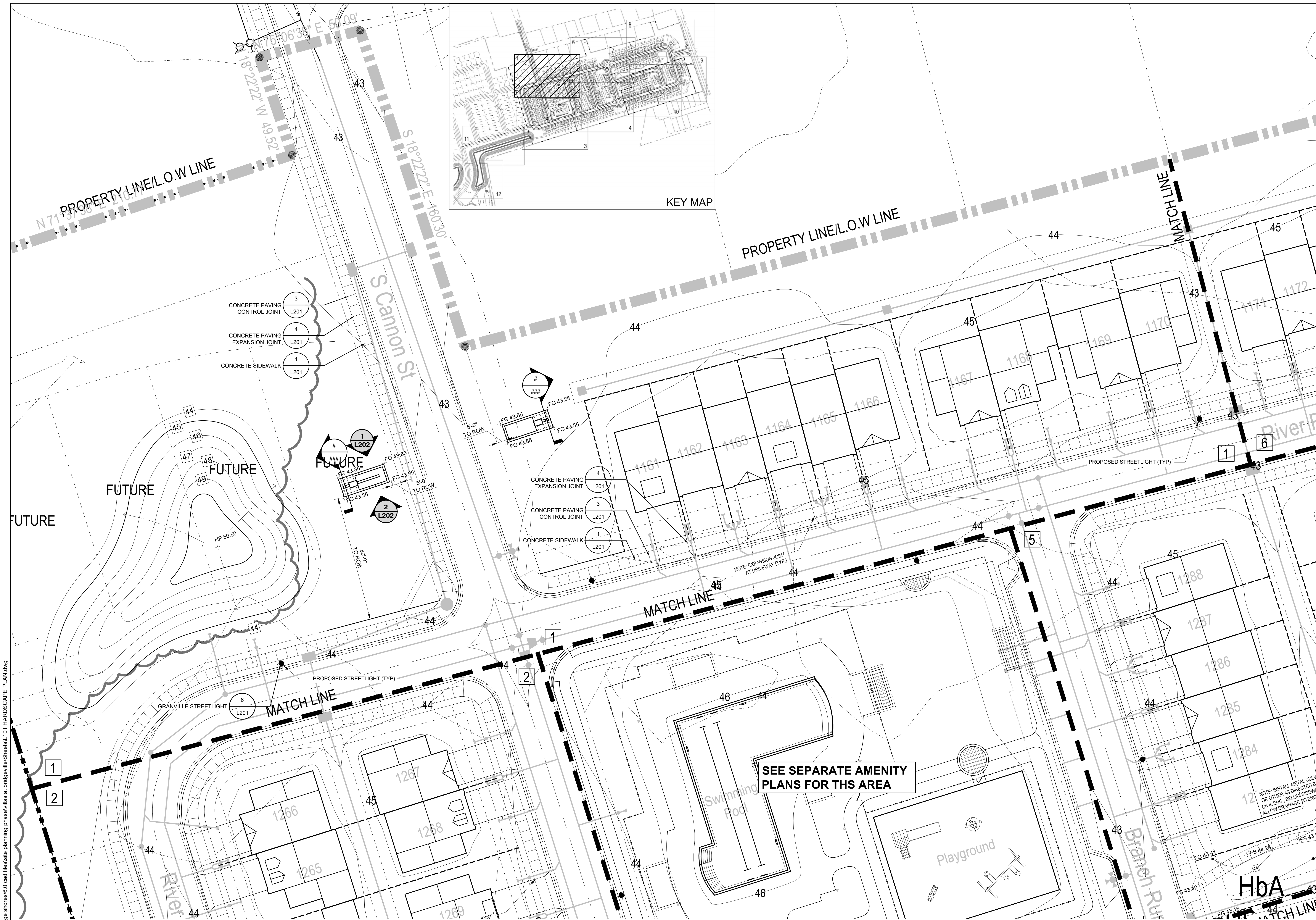
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DRAWN: MB
CHECKED: DL

Scale: 1" = 20'-0"

PROJECT NO: 16006
DATE: 00.00.00

L101

NOT RELEASED FOR CONSTRUCTION



SEE SEPARATE AMENITY PLANS FOR THIS AREA

NOTE: INSTALL METAL CURB OR OTHER AS DIRECTED BY THE CIVIL ENG. BELOW SIDEWALK ALLOW DRAINAGE TO ENG. IN

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HARDSCAPE PLAN

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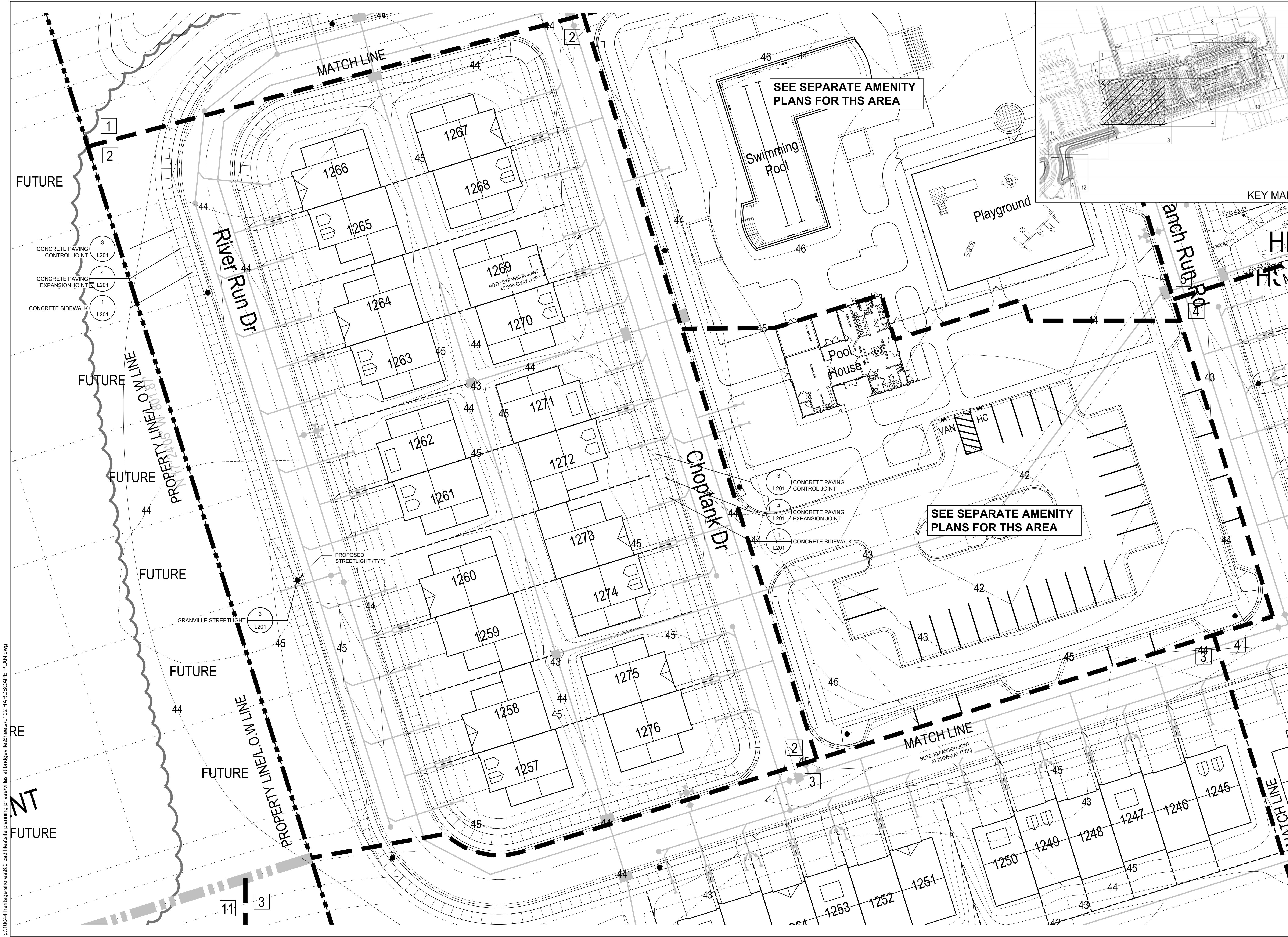
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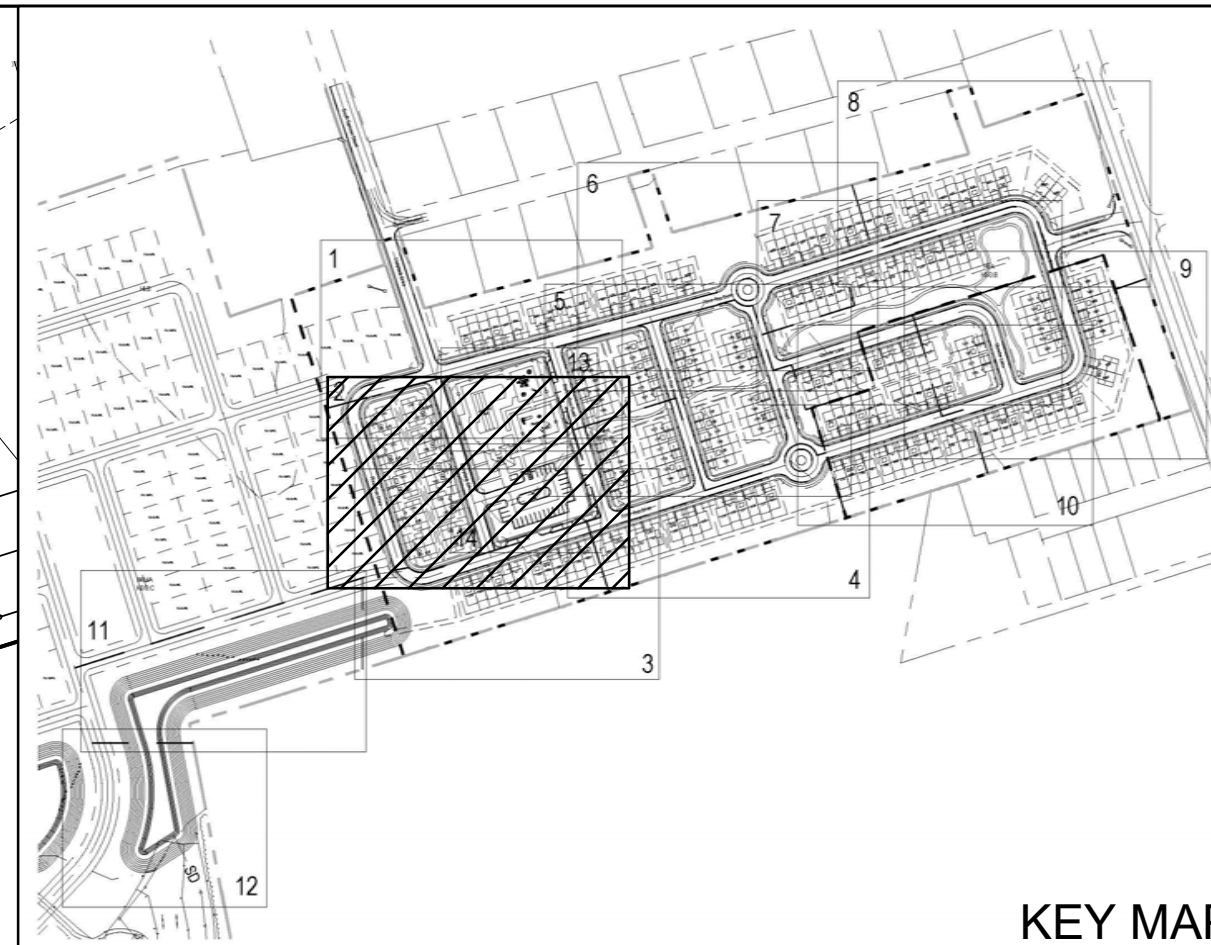
L102

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SEE SEPARATE AMENITY PLANS FOR THIS AREA

SEE SEPARATE AMENITY PLANS FOR THIS AREA



- 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

SEE SEPARATE AMENITY PLANS FOR THIS AREA

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Chopstank Dr

Anchor Run Rd

MATCH LINE

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NOTE: EXPANSION JOINT AT DRIVEWAY (TYP.)

NOTE: EXPANSION JOINT AT DRIVEWAY (TYP.)

SEE SEPARATE AMENITY PLANS FOR THIS AREA

SEE SEPARATE AMENITY PLANS FOR THIS AREA

Playground

Swimming Pool

Pool House

VAN HC

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HARDSCAPE PLAN

DESIGN: DL
DRAWN: TH
CHECKED: DL

Scale: 1" = 20'-0"

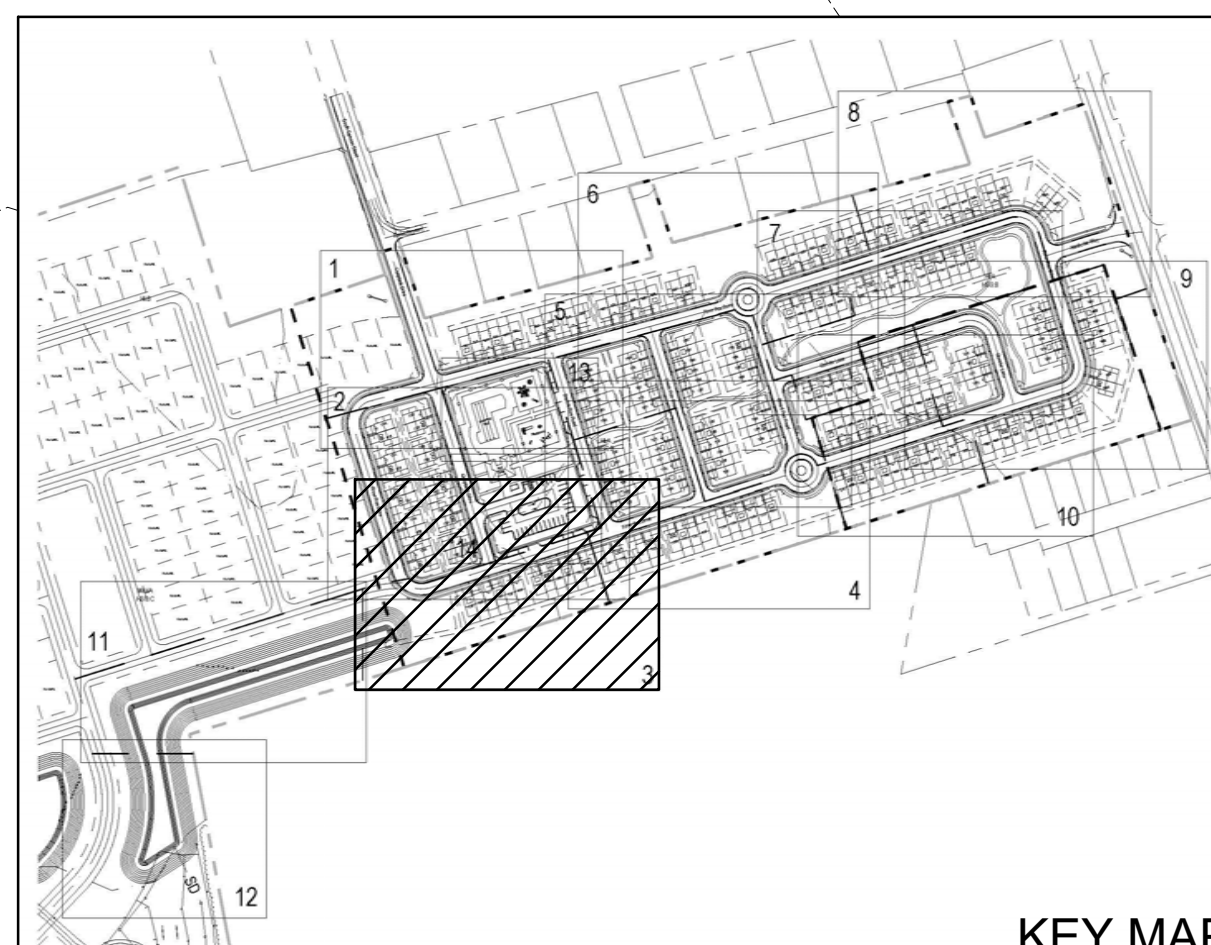
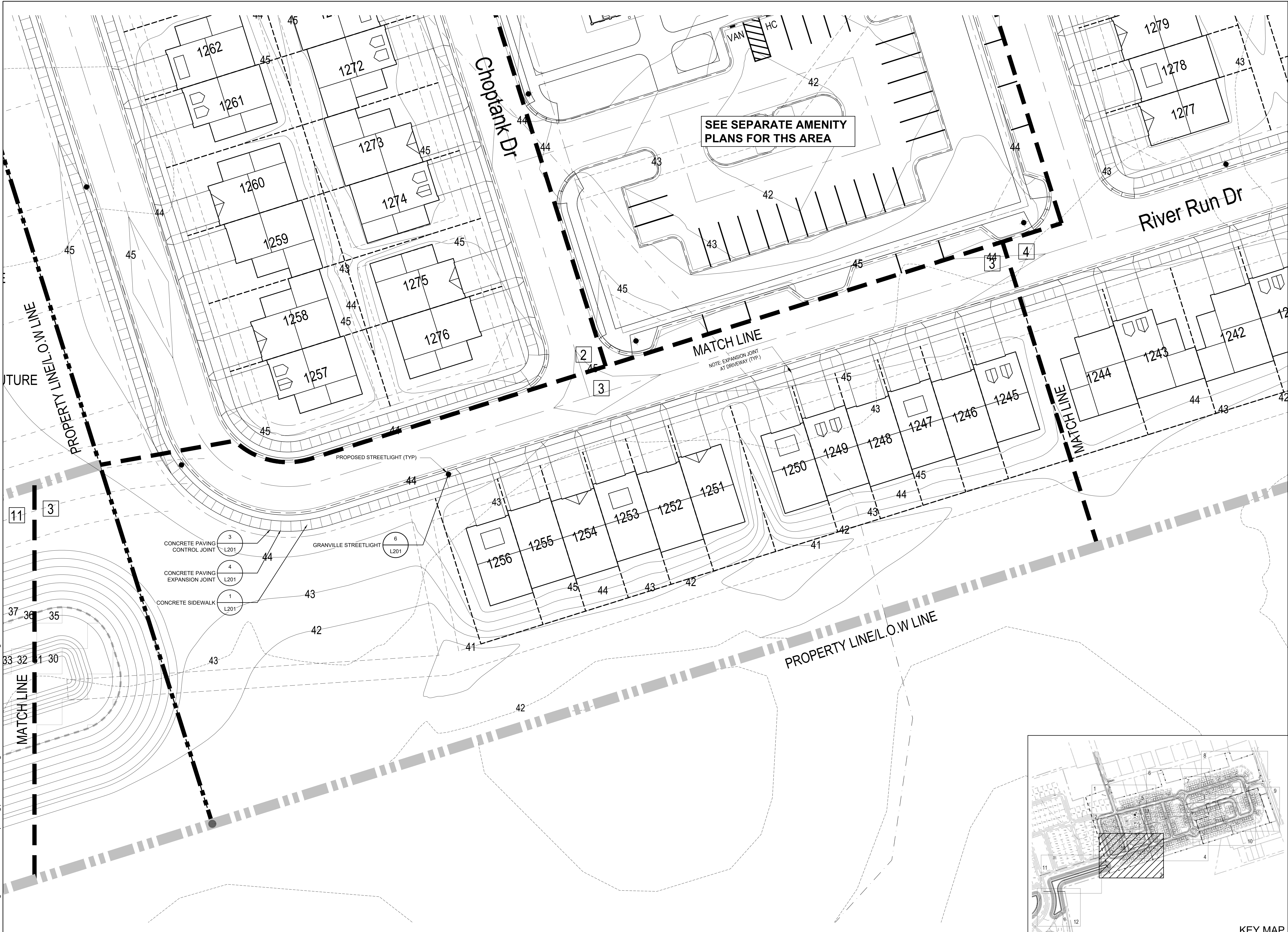
PROJECT NO: 16006

DATE: 00.00.00

L103

KEY MAP

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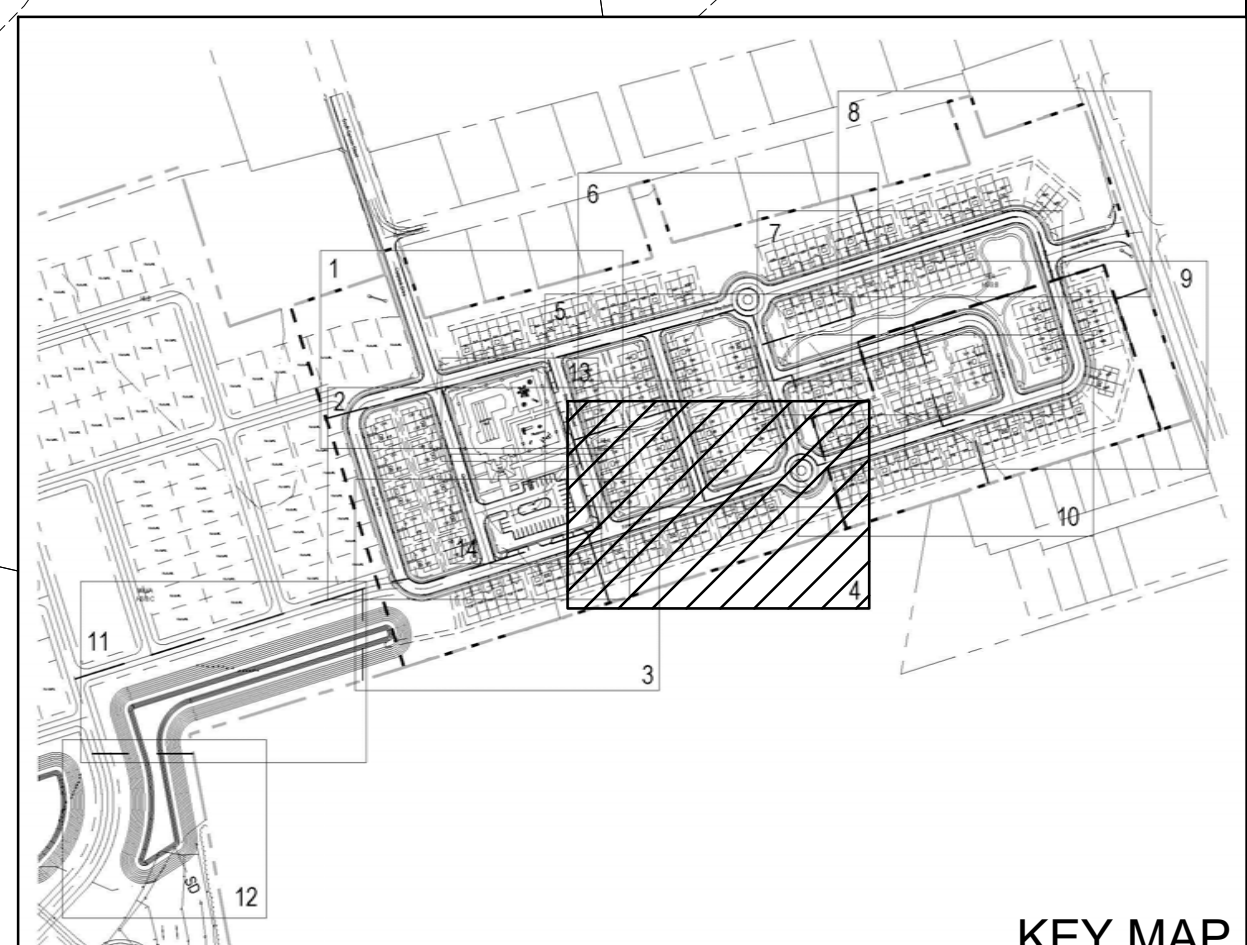
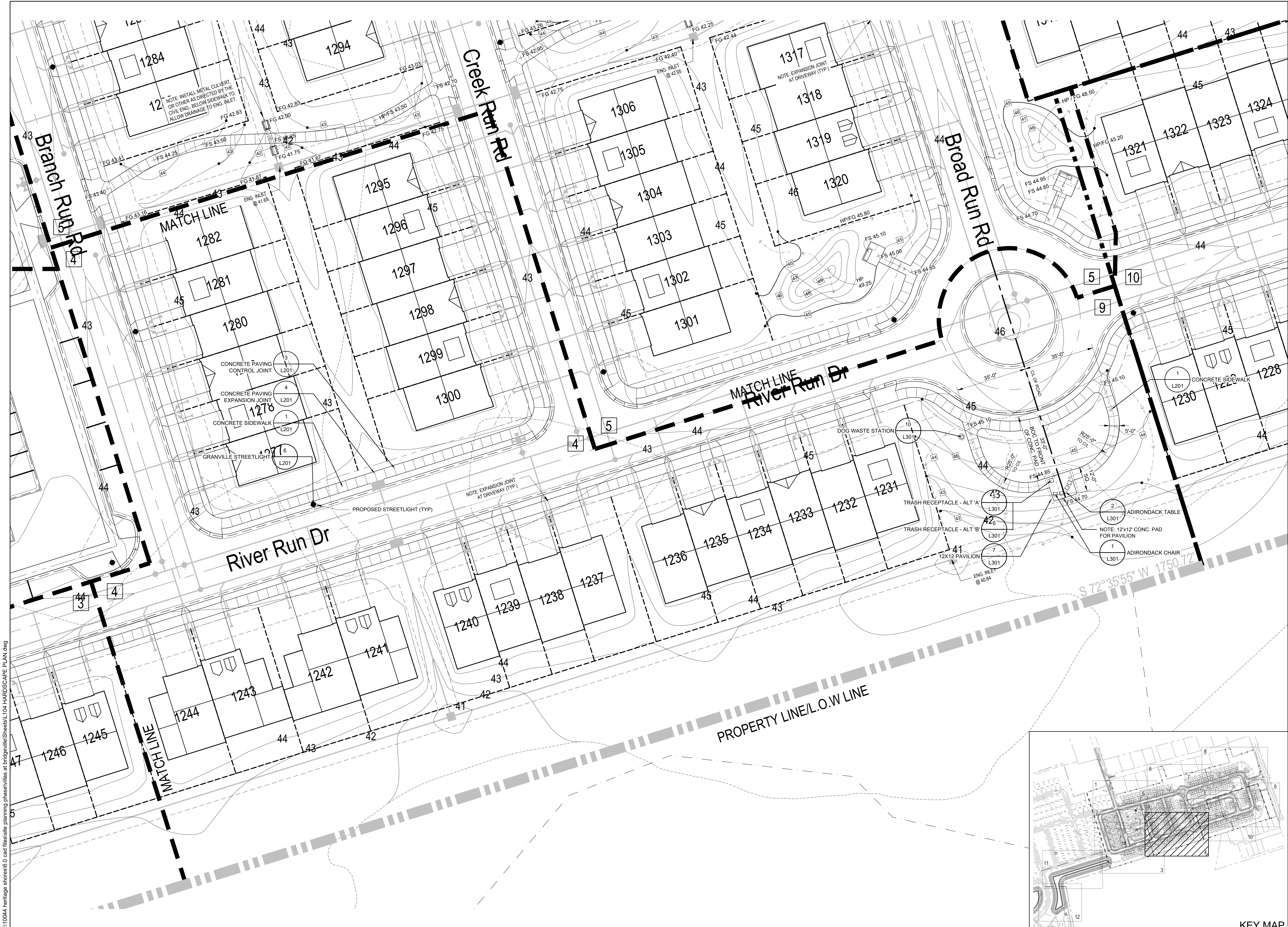
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HARDSCAPE PLAN

DESIGN: DL
DRAWN: MB
CHECKED: DL
NORTH

Scale: 1" = 20'-0"

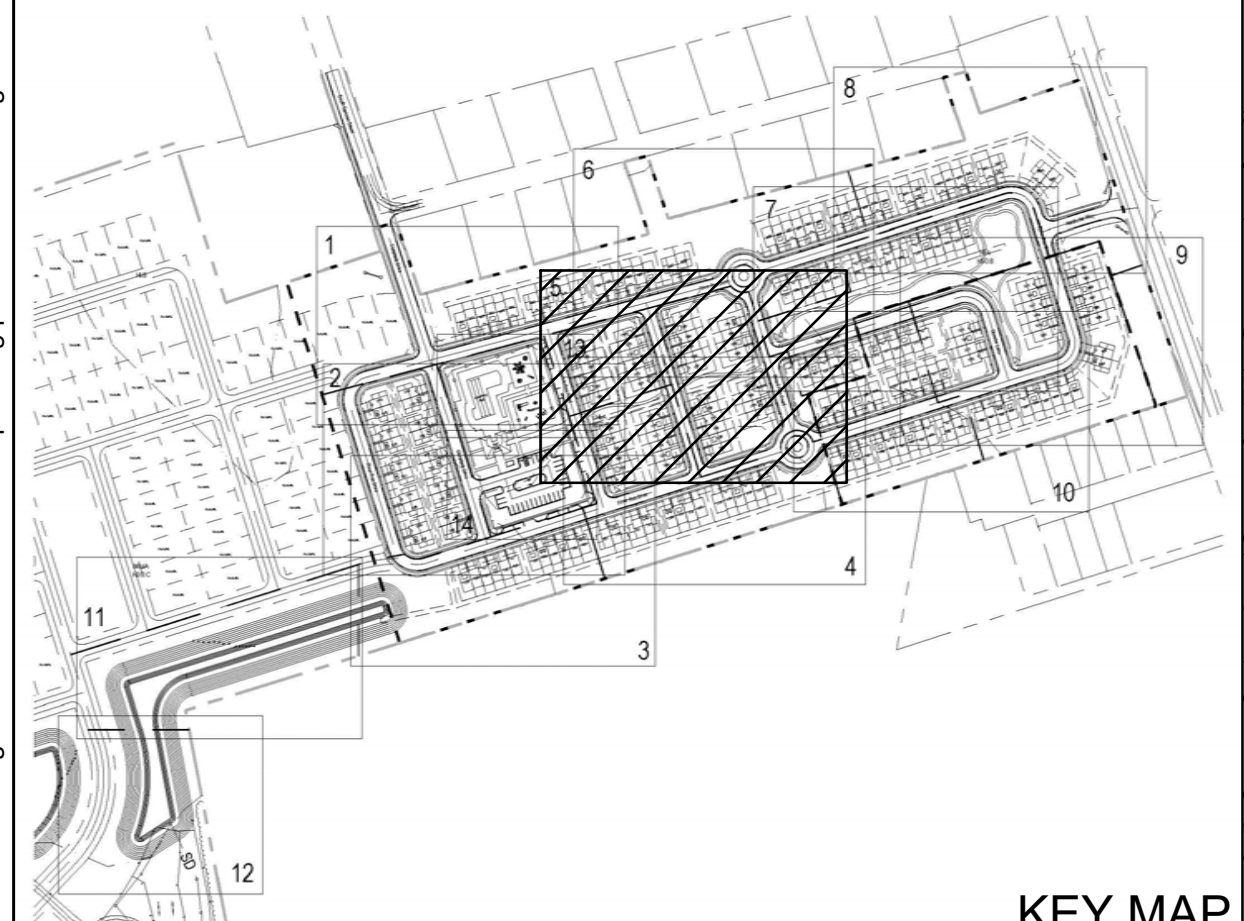
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KEY MAP



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CHECKED: DL

Scale: 1" = 20'-0"

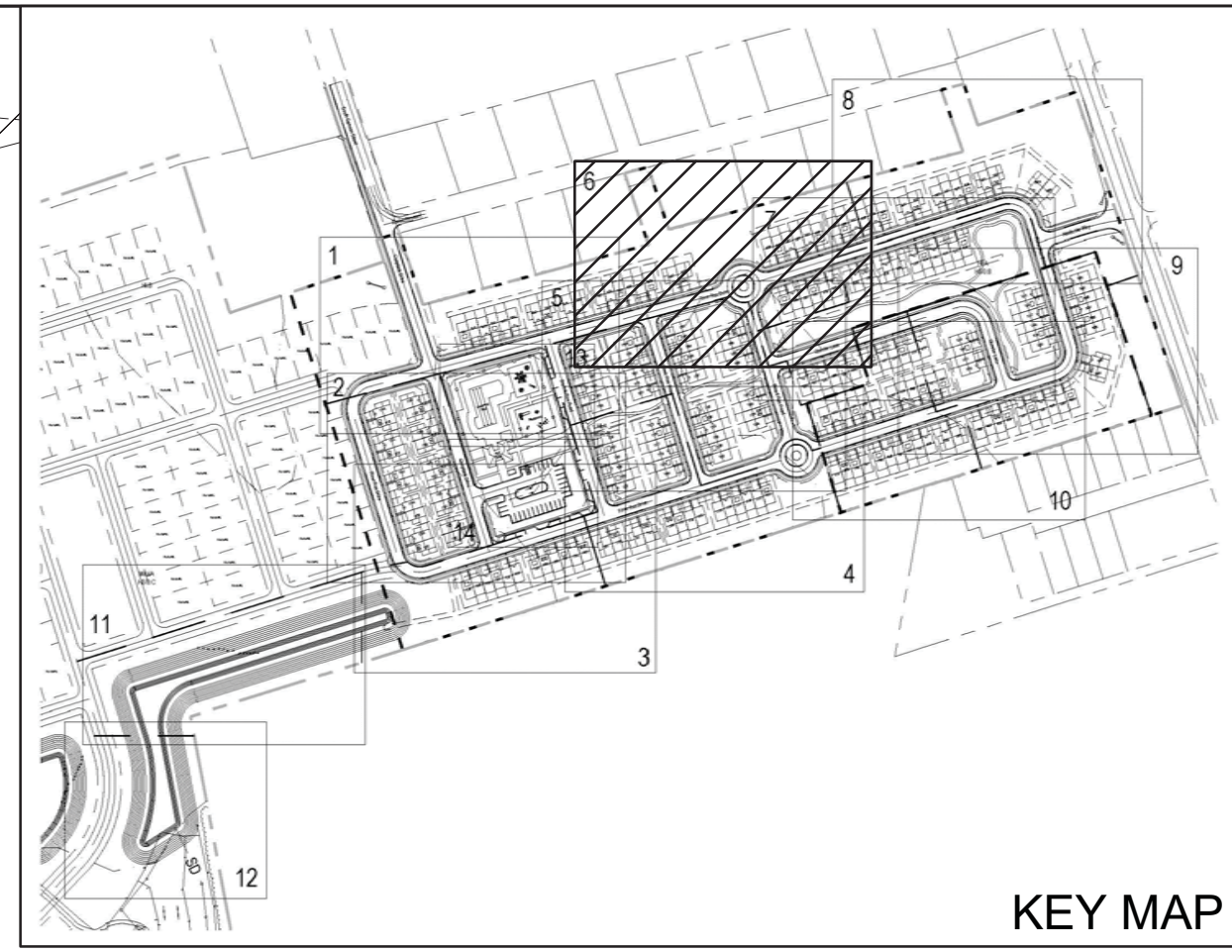
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PROJECT NO: 16006

DATE: 00.00.00

L106

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HARDSCAPE PLAN

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DRAWN: MB
CHECKED: DL
NORTH

Scale: 1" = 20'-0"

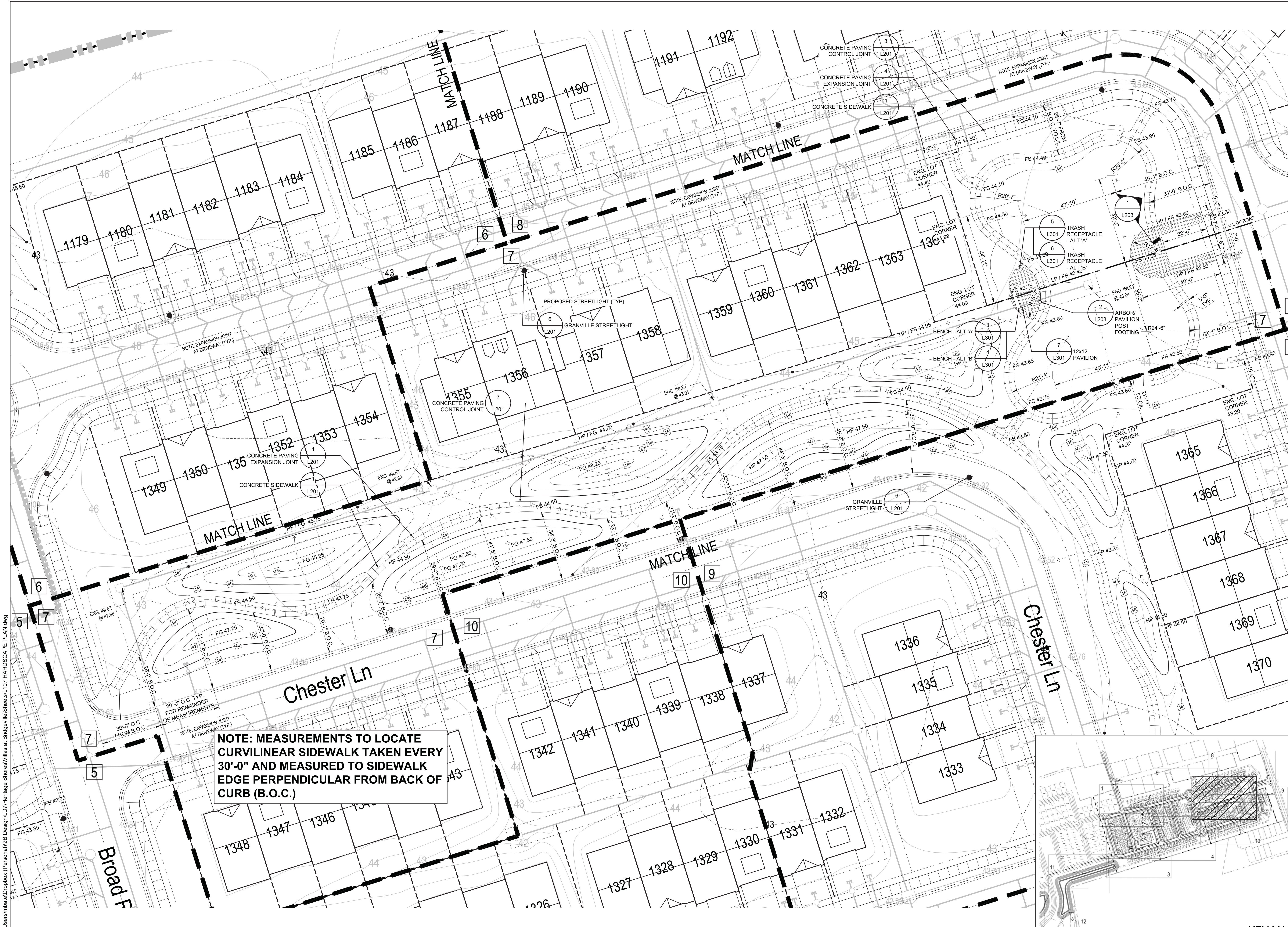
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PROJECT NO: 16006

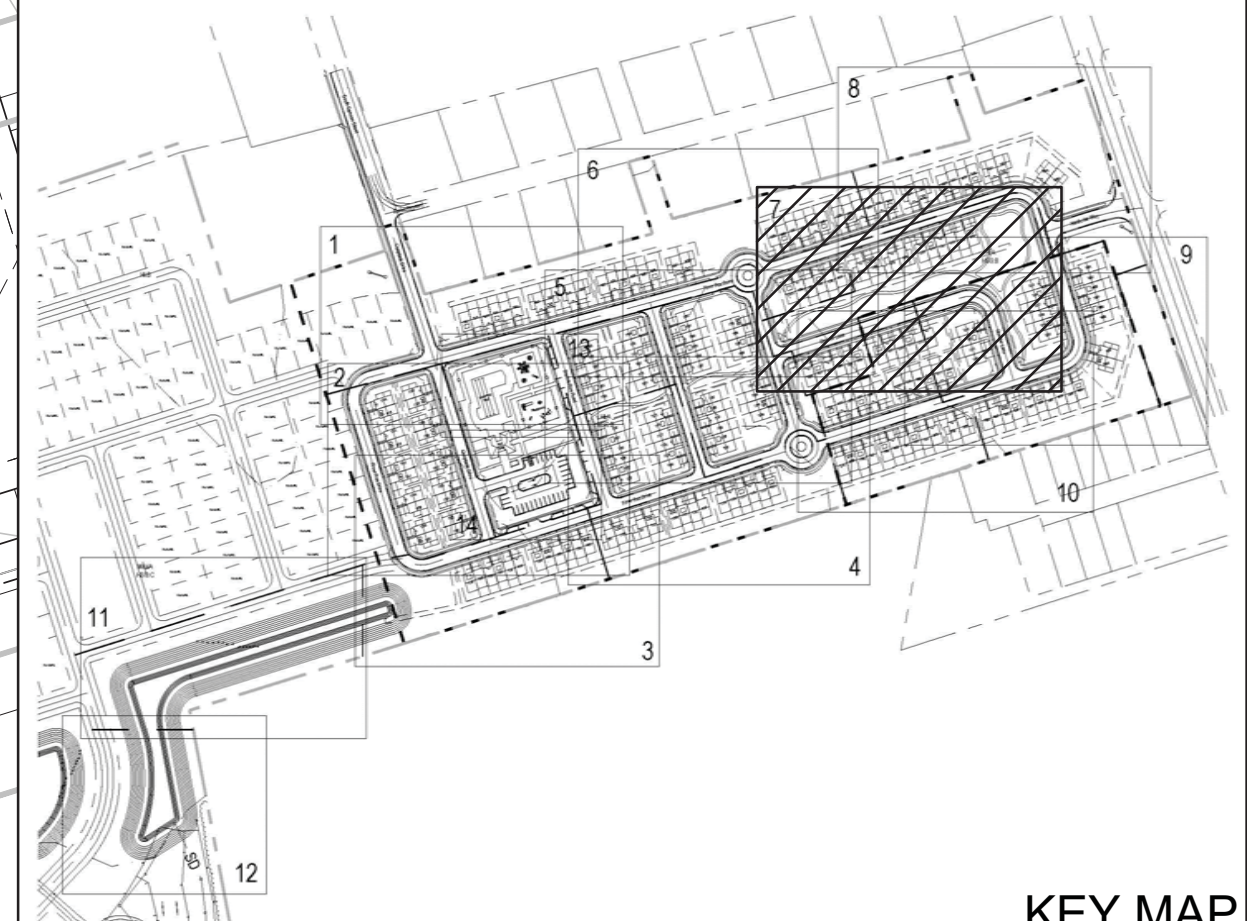
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L107

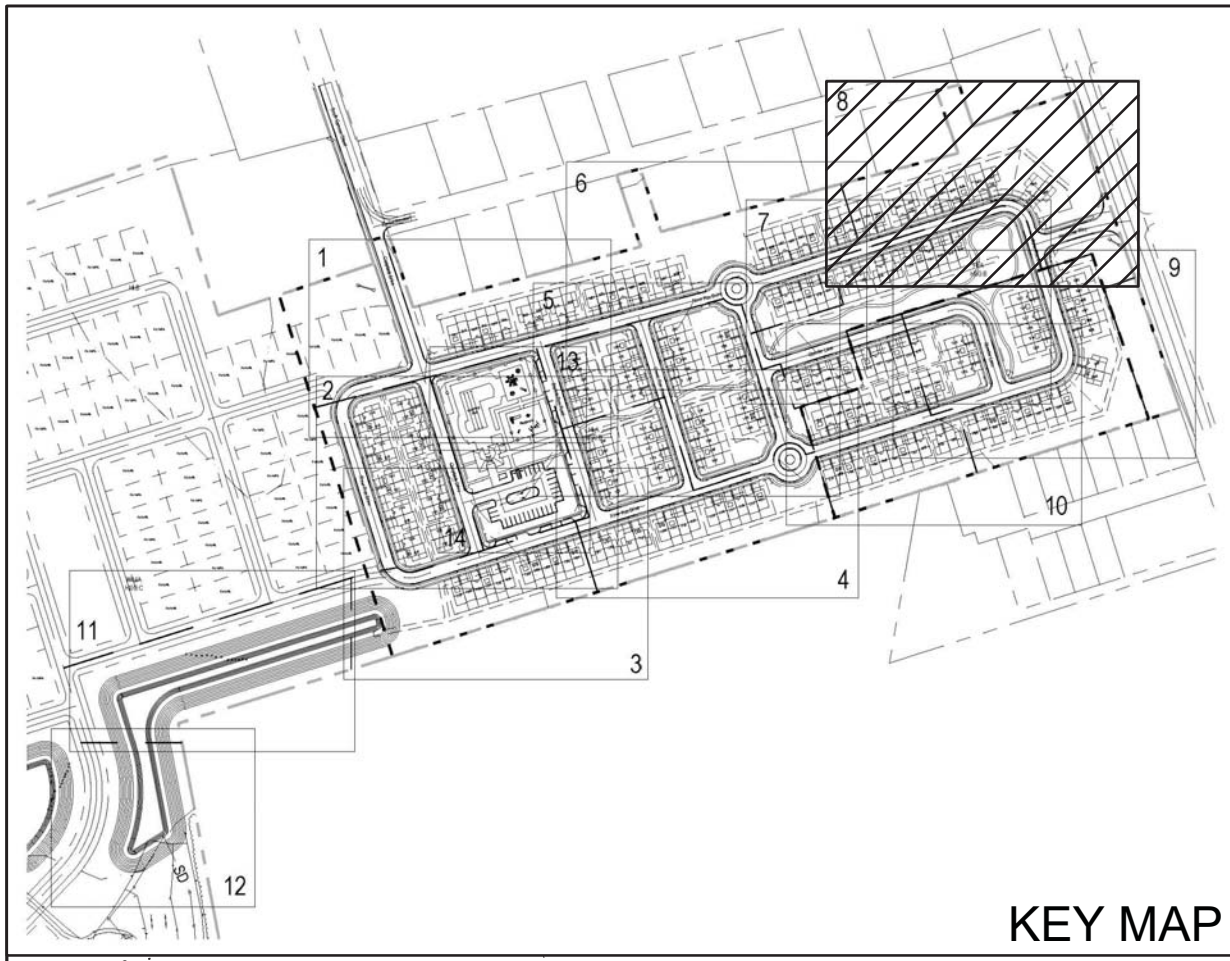
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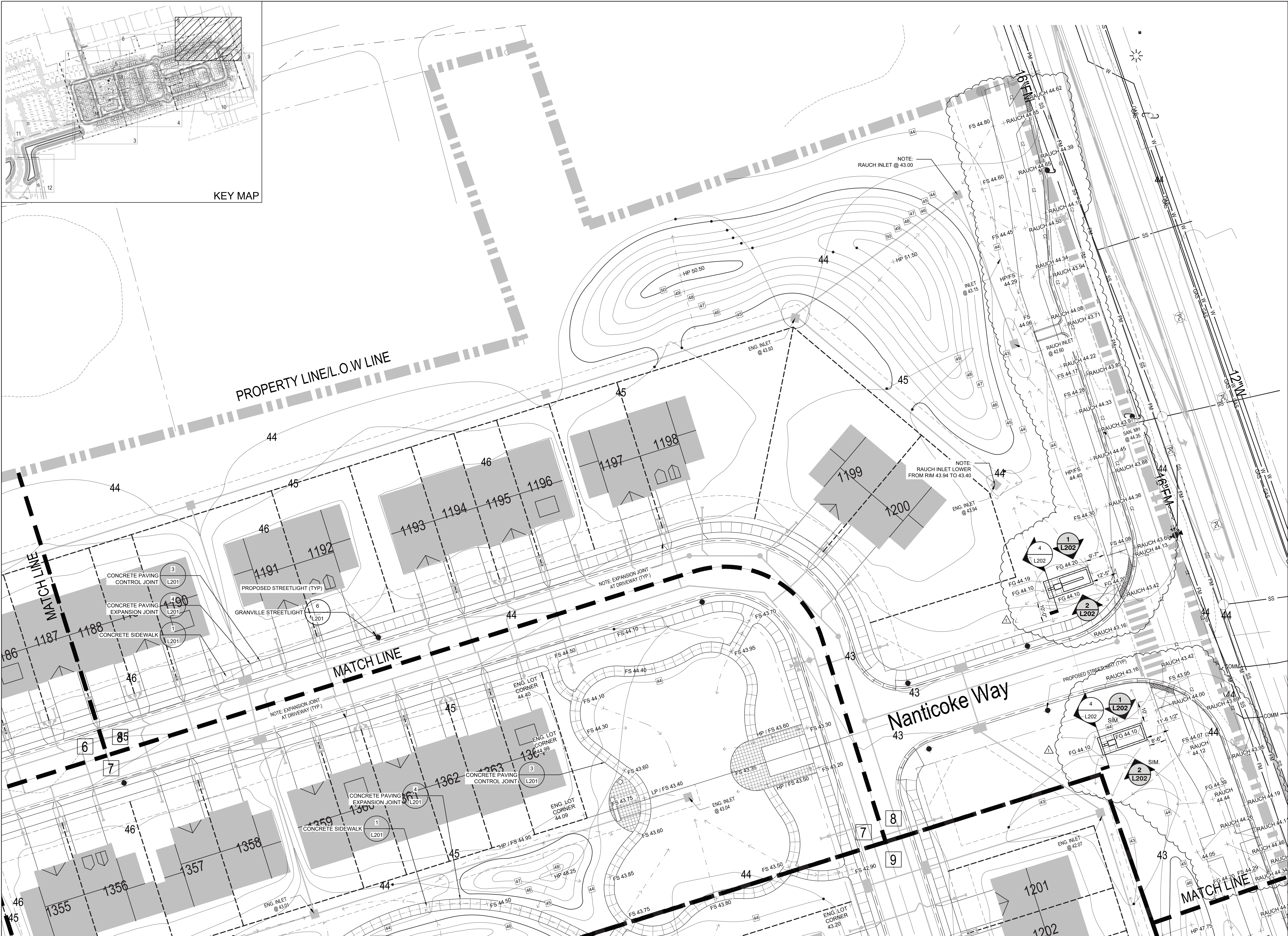
NOTE: MEASUREMENTS TO LOCATE CURVILINEAR SIDEWALK TAKEN EVERY 30'-0" AND MEASURED TO SIDEWALK EDGE PERPENDICULAR FROM BACK OF CURB (B.O.C.)



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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

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



LD7 Studio

Landscape Architecture • Planning
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Fairfax, VA 22030
703.448.3717
www.LD7studio.com

VILLAS AT BRIDGEVILLE
SUSSEX COUNTY, BRIDGEVILLE, DELAWARE

BROOKFIELD PROPERTIES DEVELOPMENT



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REVISIONS:
HUD SBMSSN. 01.14.22
REV. GRDG. 07.22.22

HARDSCAPE PLAN

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DRAWN: MB
CHECKED: DL

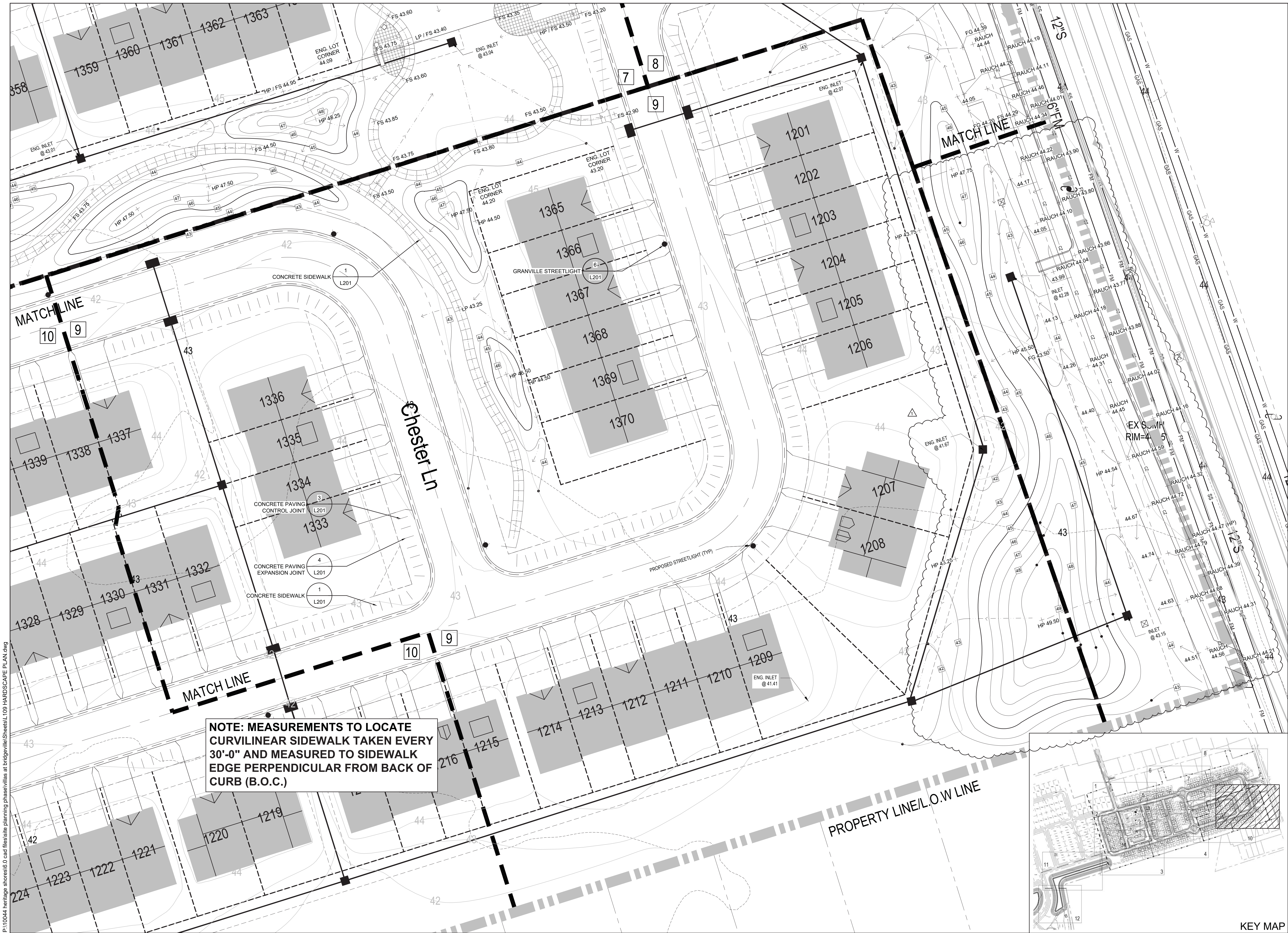
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PROJECT NO: 16006

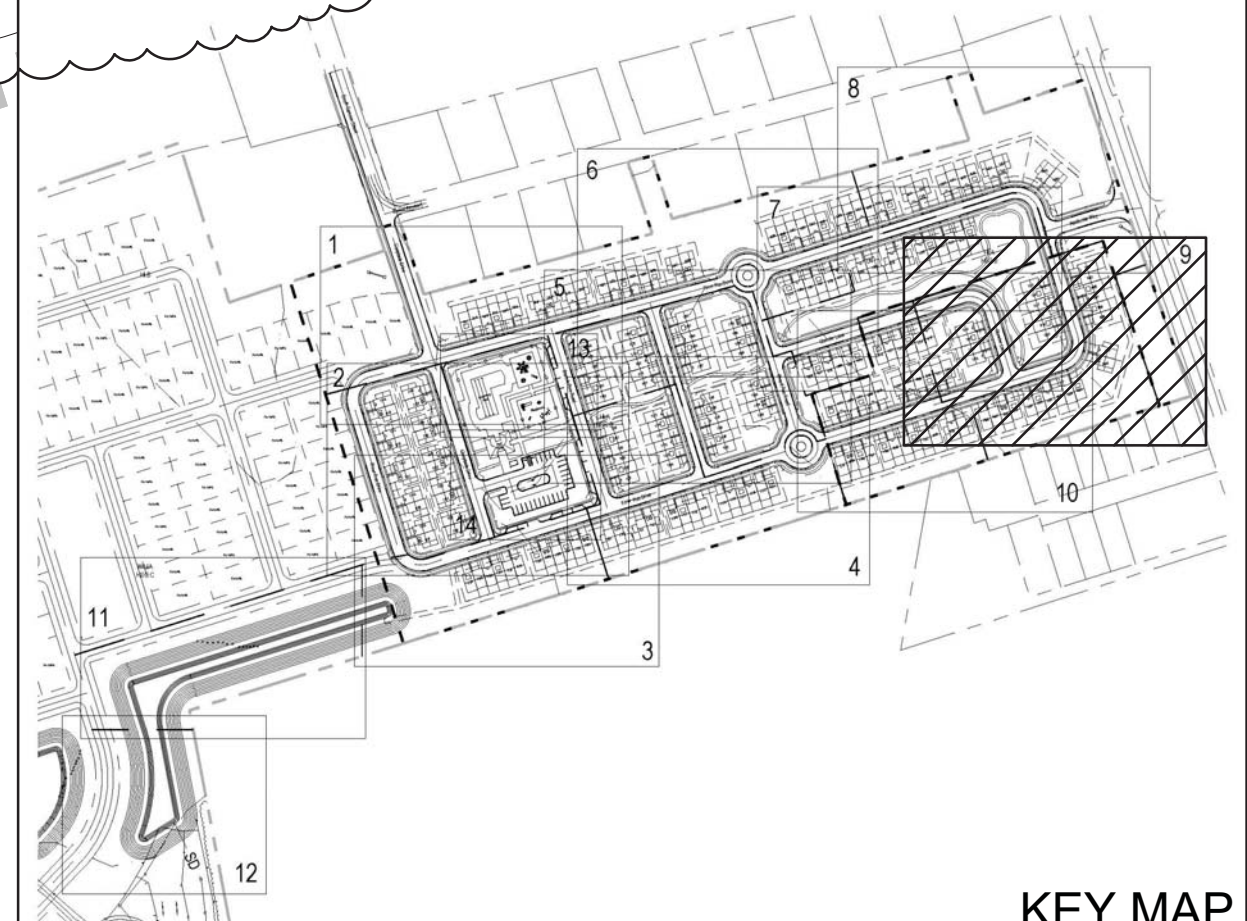
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L109

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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.)



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REVISIONS:

OWNER REVIEW	04.29.22

HARDSCAPE PLAN

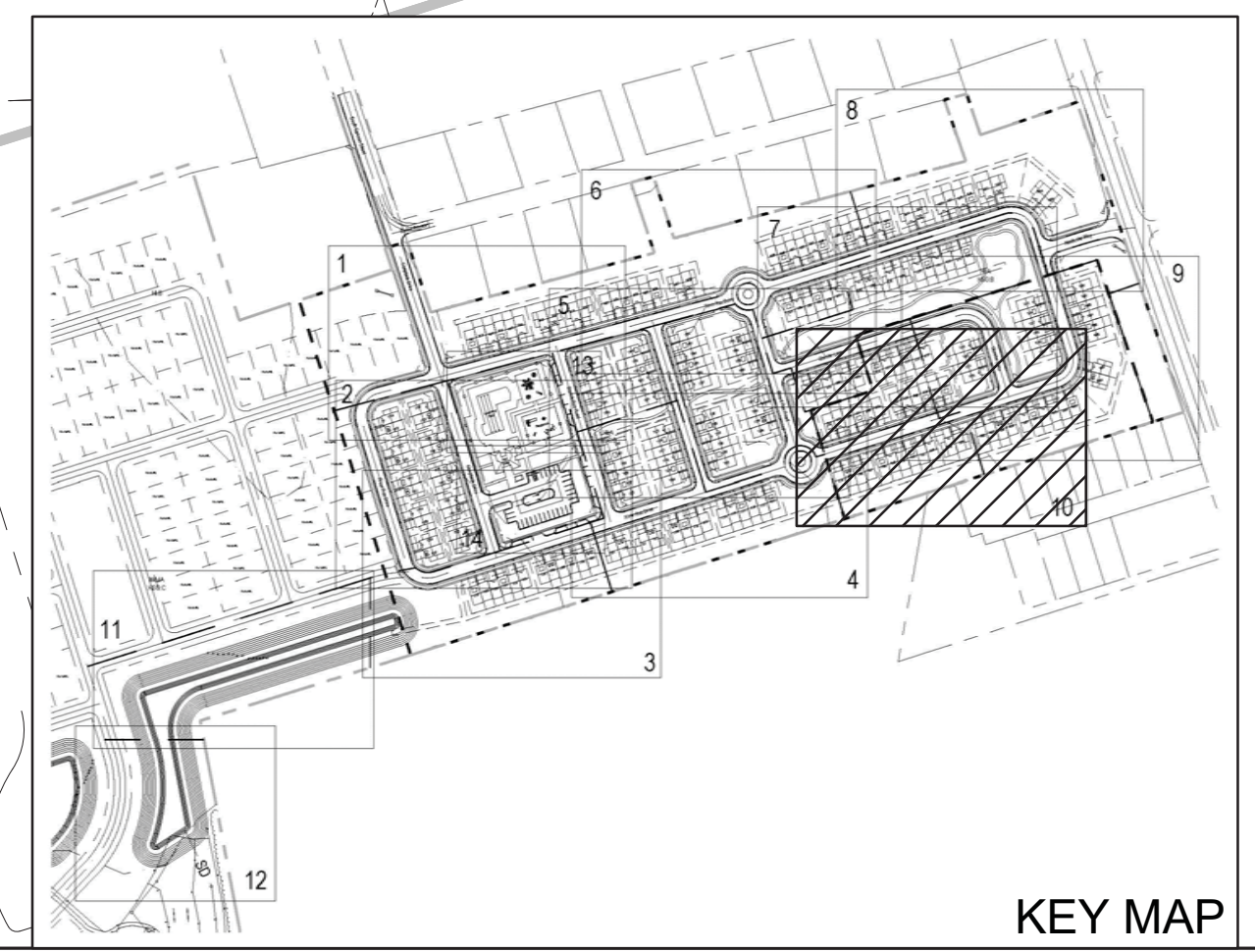
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CHECKED:	DL

Scale: 1" = 20'-0"

PROJECT NO: 16006
 DATE: 00.00.00

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REVISIONS:

OWNER REVIEW 04.29.22

HARDSCAPE PLAN

DESIGN: DL
DRAWN: TH
CHECKED: DL

Scale: 1" = 20'-0"

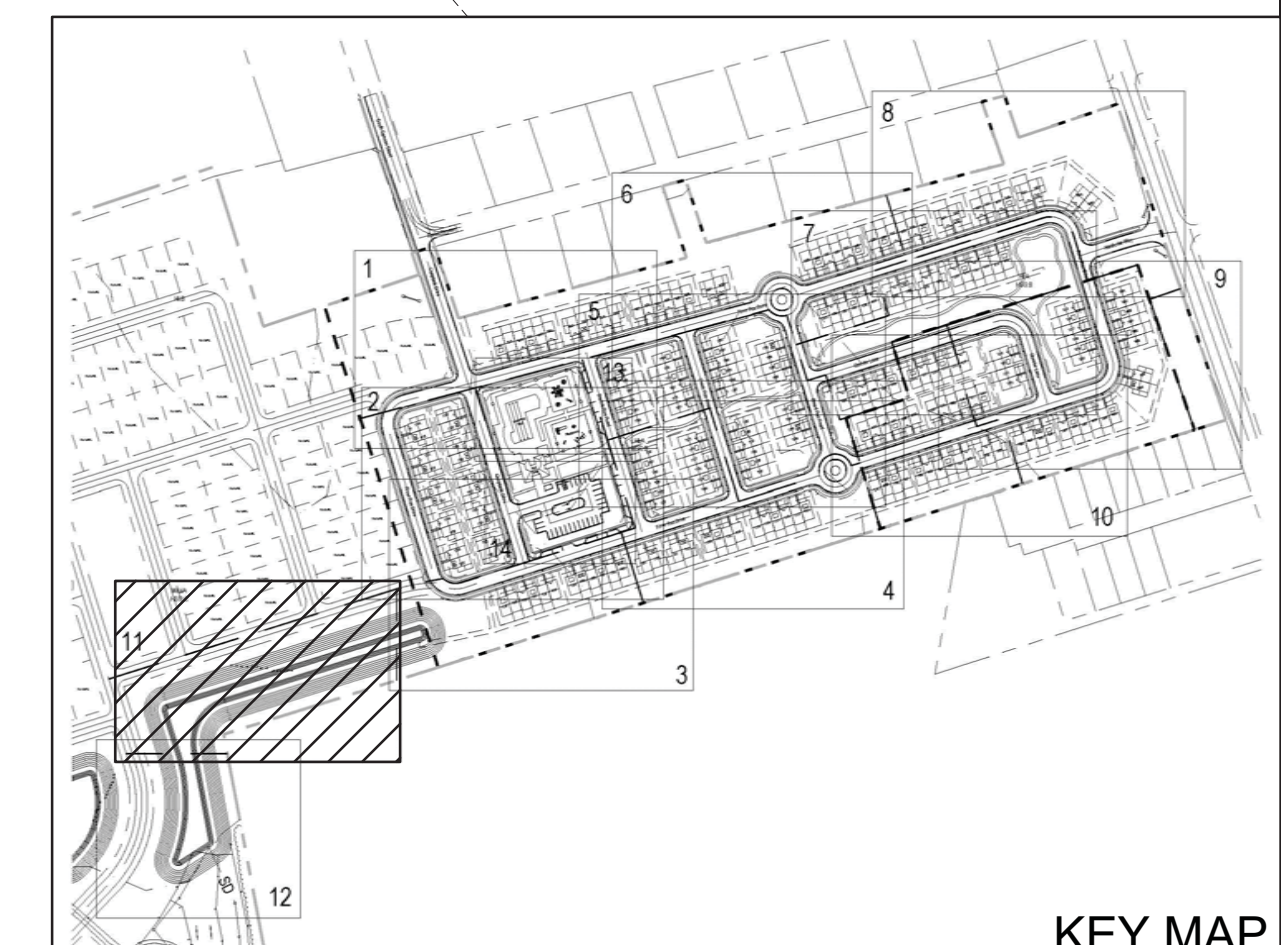
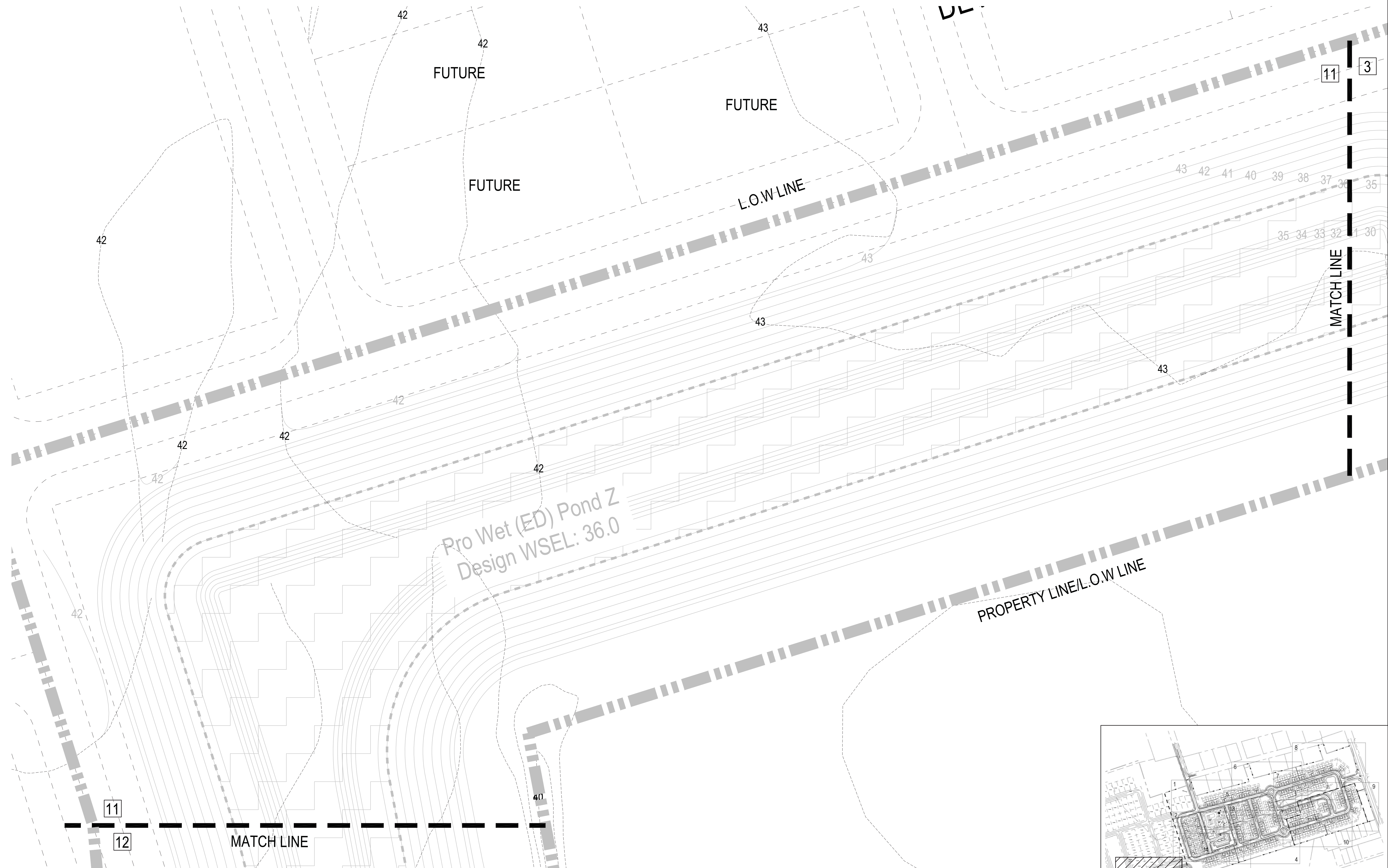
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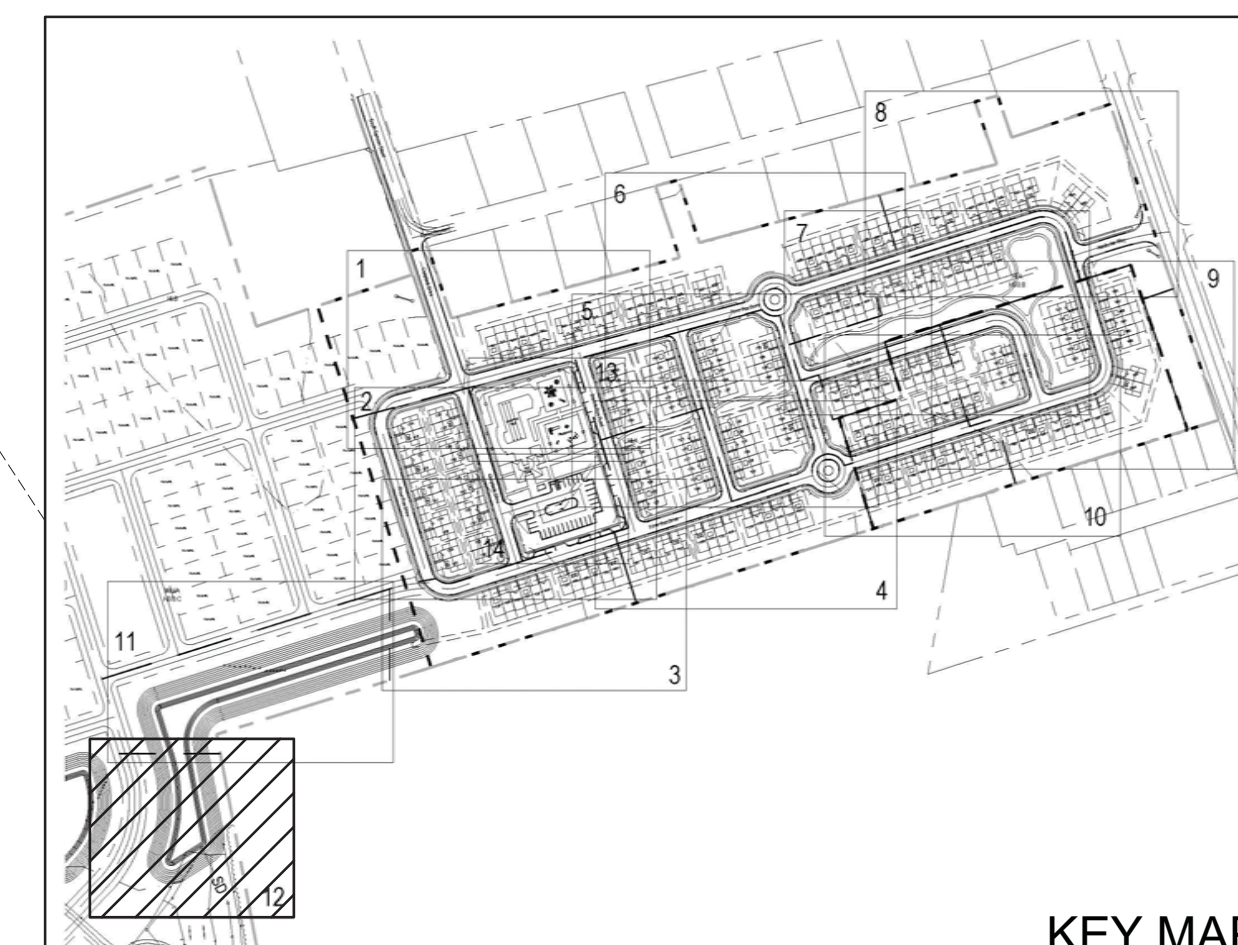
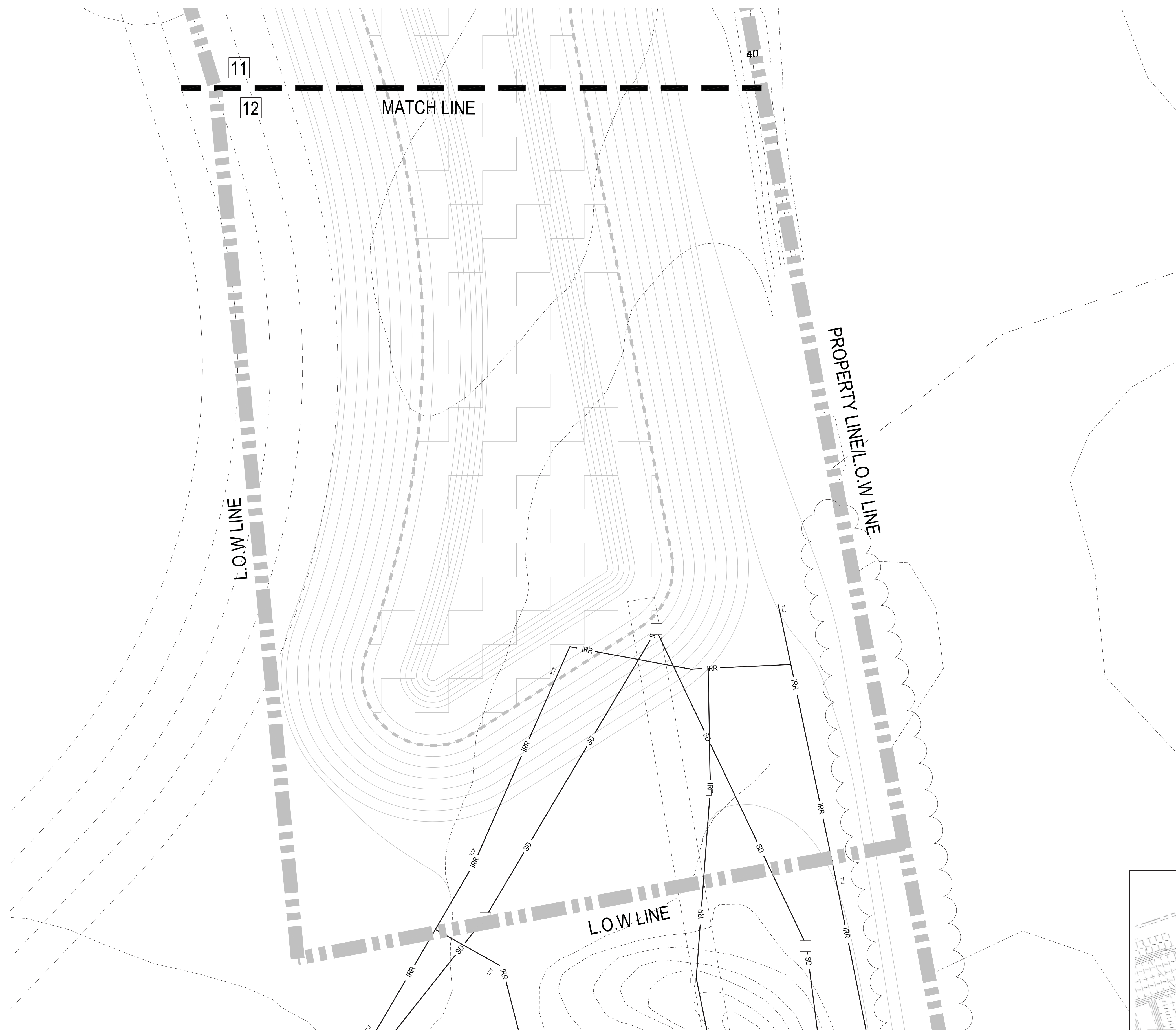
DATE: 00.00.00

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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

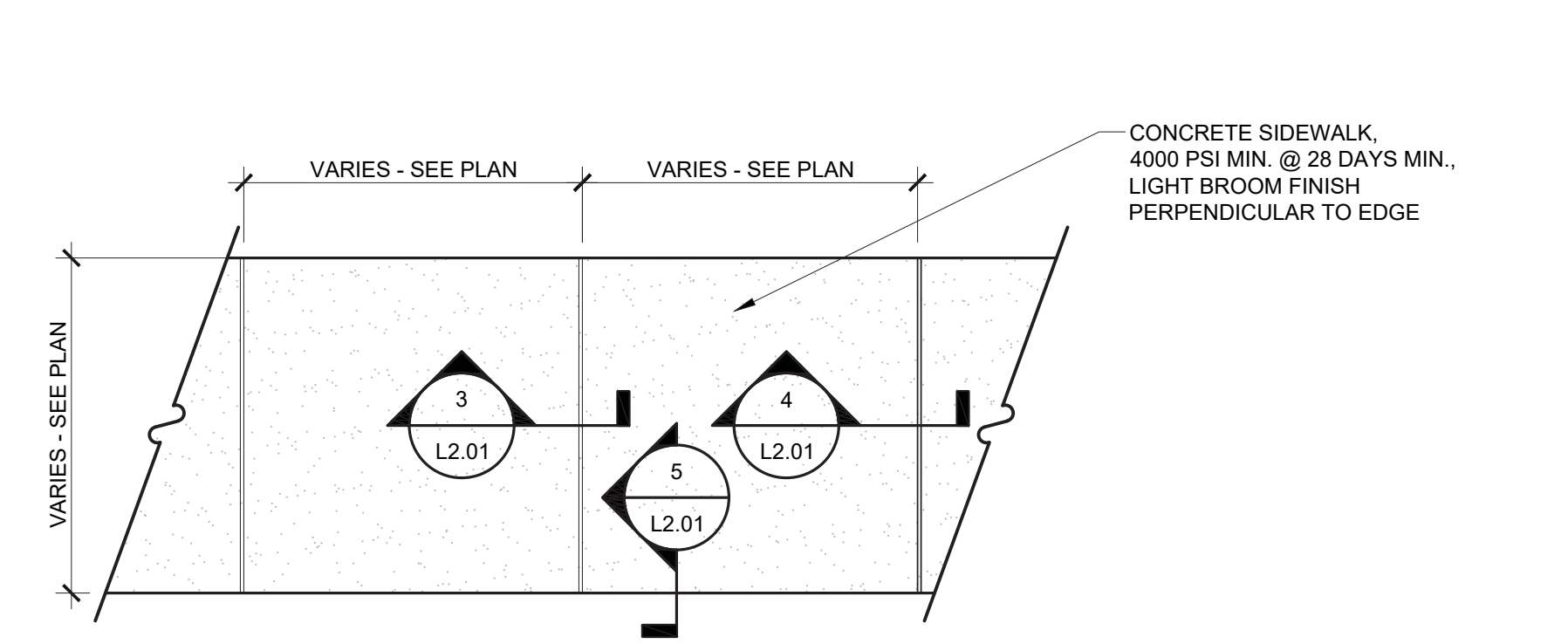
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SCALE: Viewport Scale

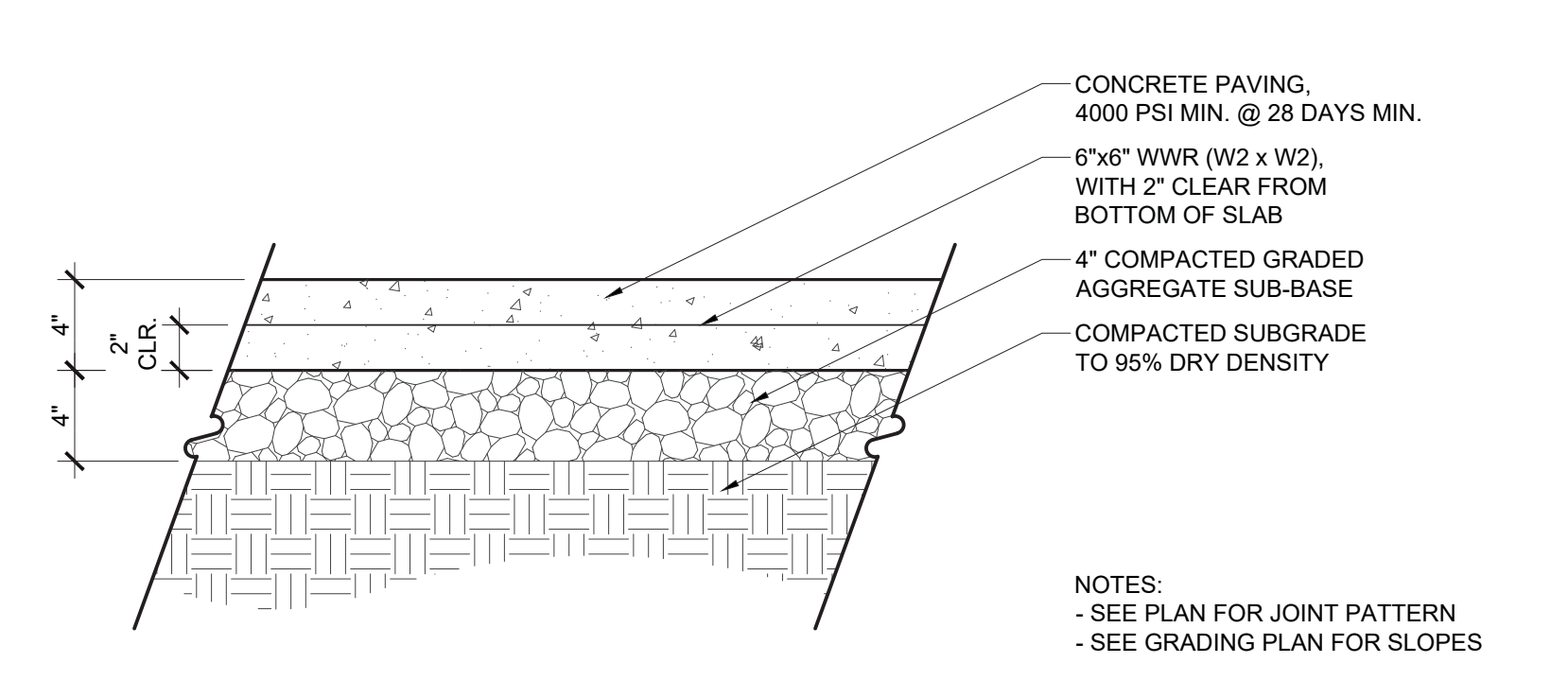
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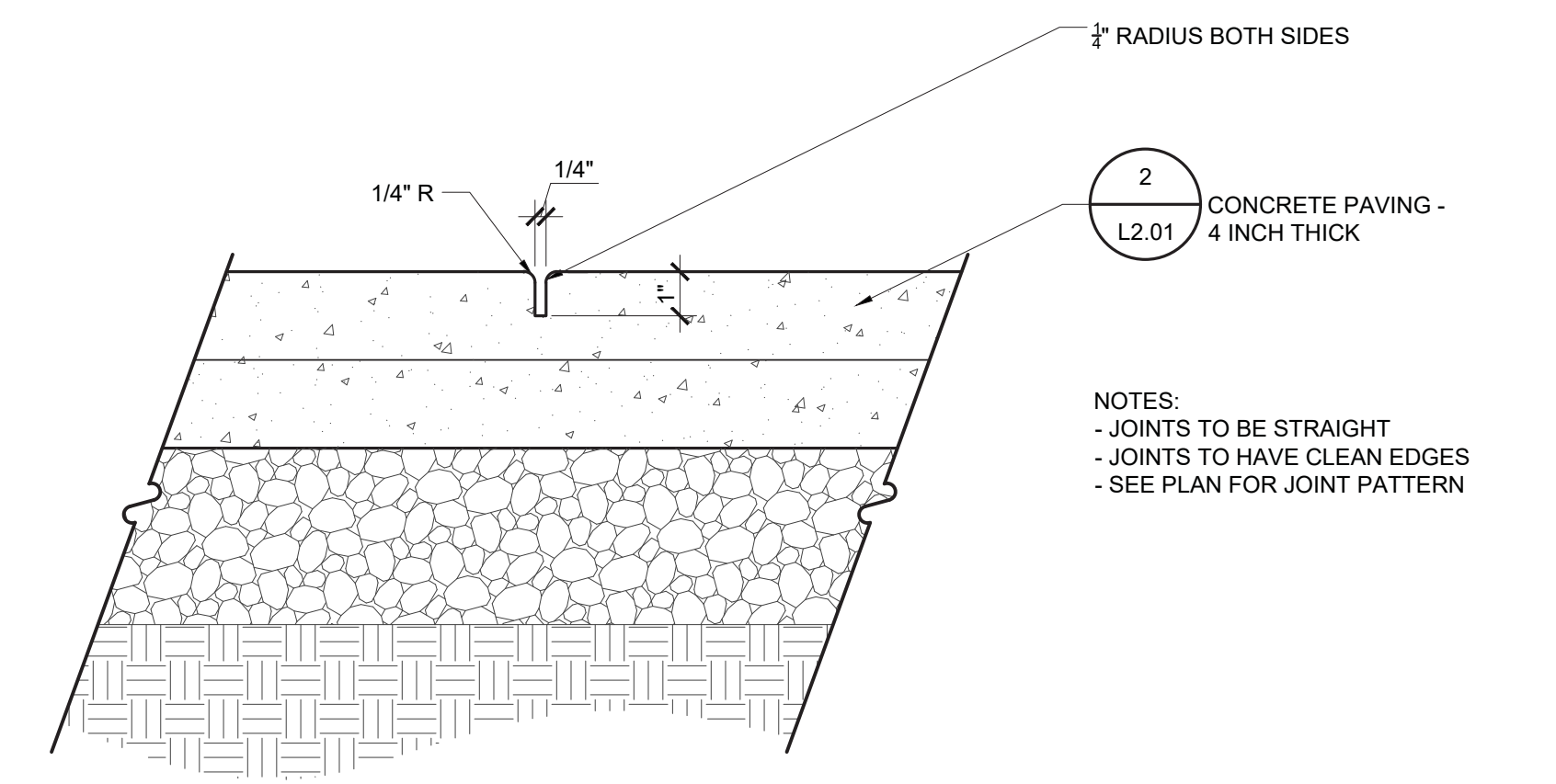
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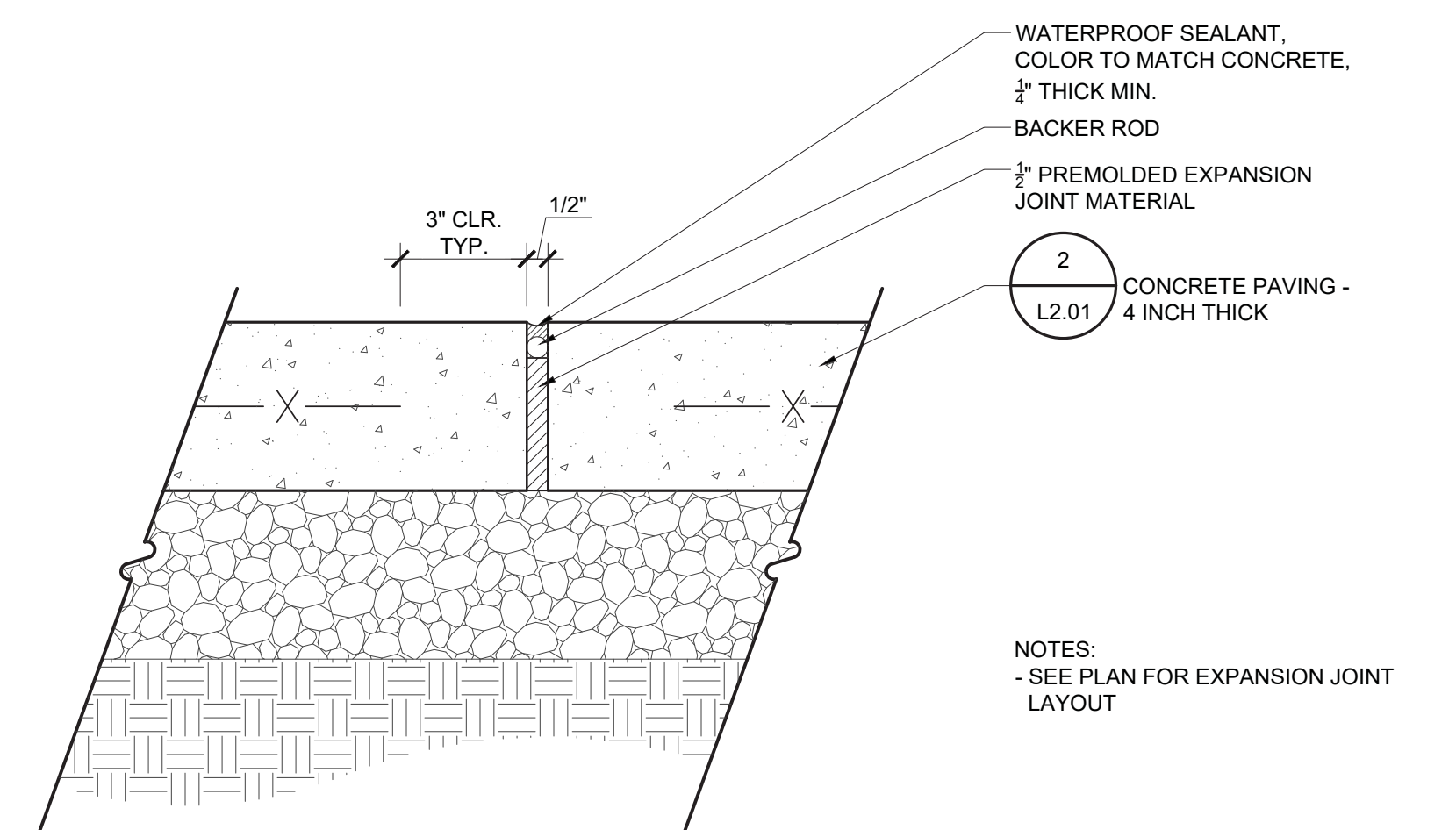
1 CONCRETE SIDEWALK
 Scale: 1/2" = 1'-0"
 PA-CO-001



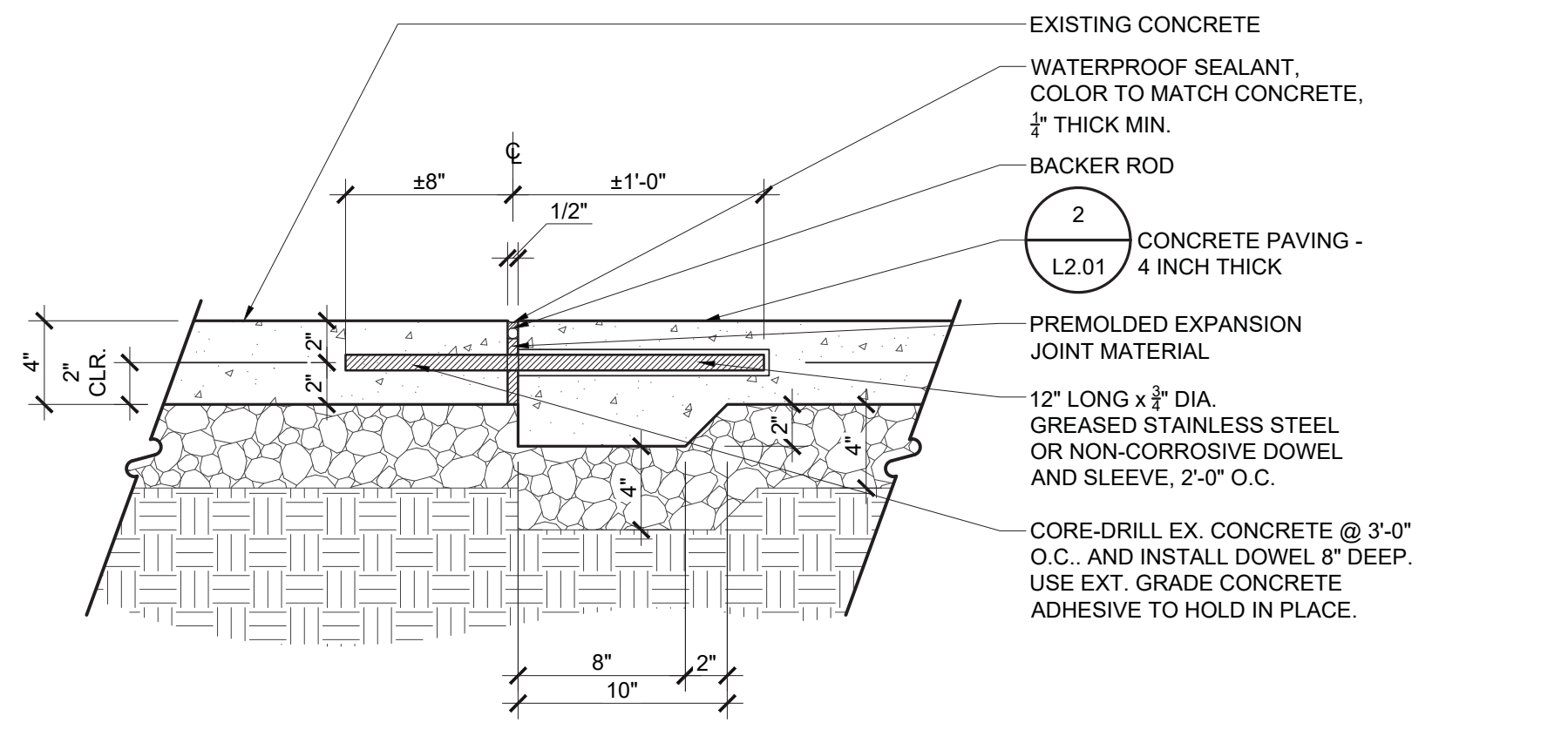
2 CONCRETE PAVING - 4 INCH THICK
 Scale: 1 1/2" = 1'-0"
 PA-CO-004



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



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

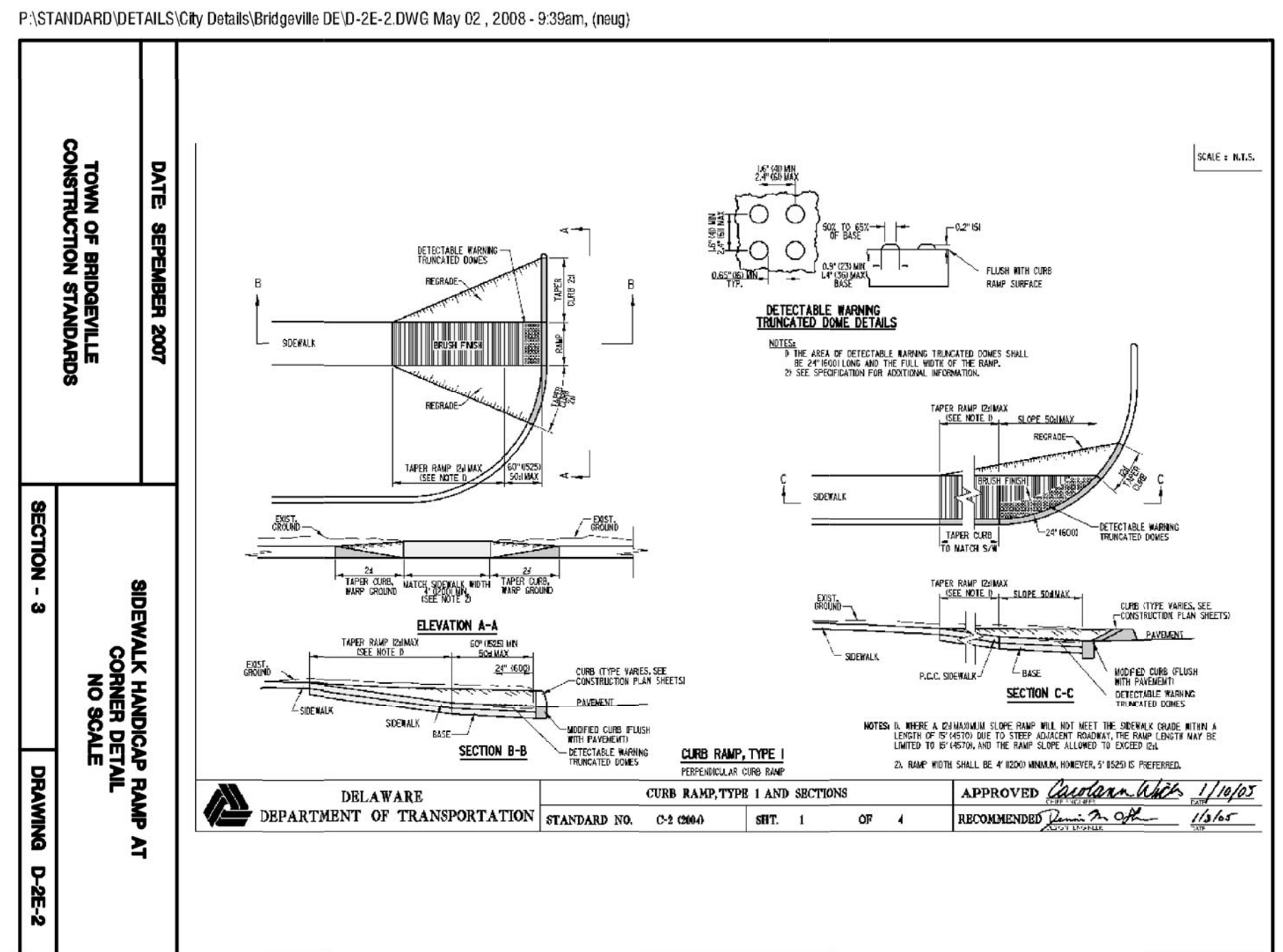


5 EXPANSION JOINT WITH DOWEL @ EX. PAVING
 Scale: 1 1/2" = 1'-0"
 JT-DO-001

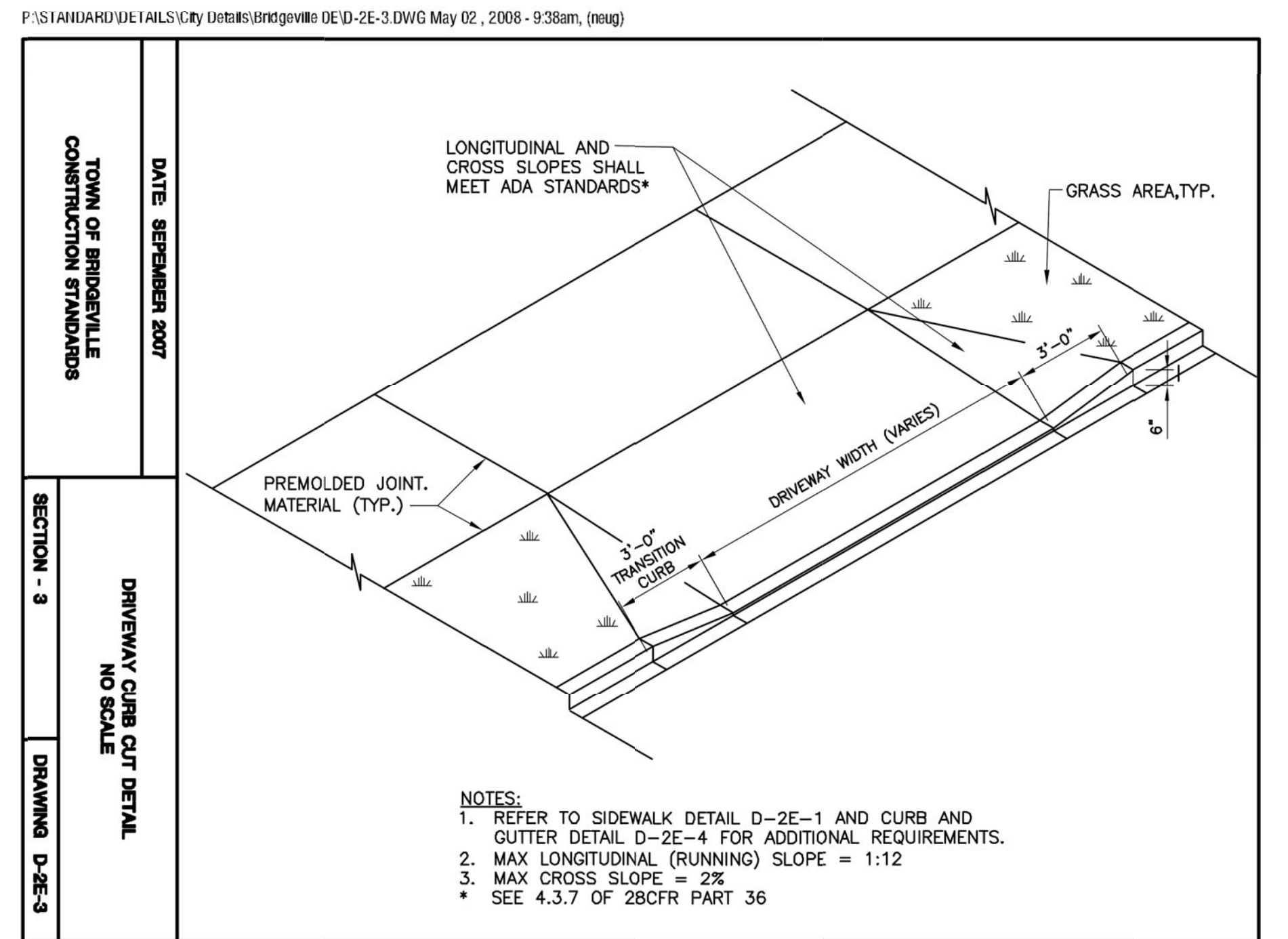


MODEL: GRANVILLE STREETLIGHT
 DESCRIPTION: DELMARVA GRANVILLE LED 12' STREETLIGHT POST: 12' HEIGHT, STANDARD ALUMINUM DECORATIVE POST TO MATCH EXISTING LIGHT SOURCE: 80 LED; IES TYPE III (ASYMMETRICAL) OR IES TYPE V (SYMMETRICAL); TBD
 SPACING: ±100' O.C. IN ORDER TO ACHIEVE MIN. 0.5 FC COVERAGE; VERIFY 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.

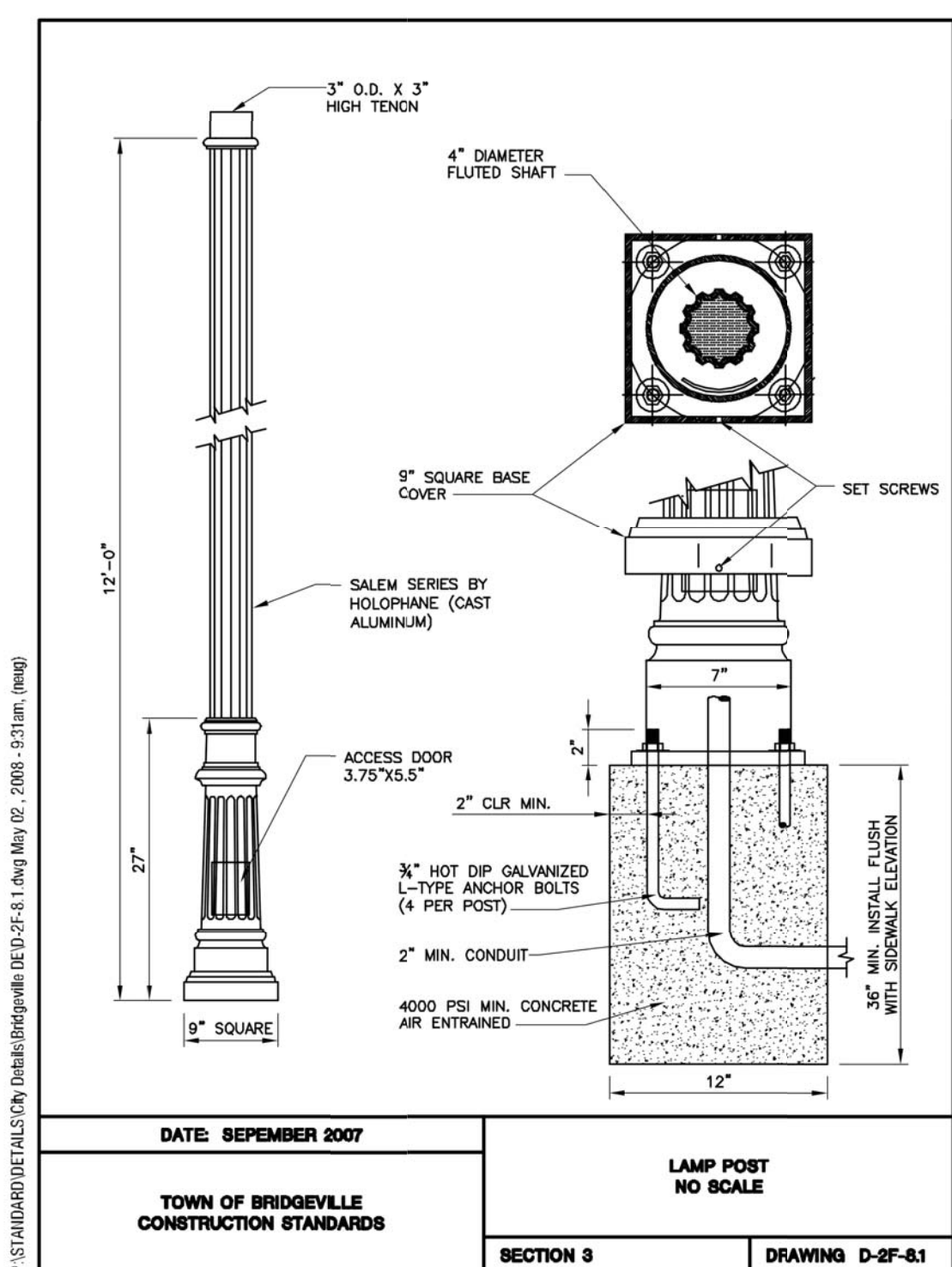
6 GRANVILLE STREETLIGHT
 Scale: NTS
 PROD. INFO.



8 BRIDGEVILLE HANDICAP RAMP
 Scale: NTS
 SECTION



8 BRIDGEVILLE DRIVEWAY CURB CUT
 Scale: NTS
 SECTION



9 BRIDGEVILLE LAMP POST
 Scale: NTS
 PROD. INFO.

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