

LANDSCAPE ARCHITECTURAL DOCUMENTS FOR:

HERITAGE SHORES - LANDBAY R - PHASE 7B

SUSSEX COUNTY, BRIDGEVILLE, DELAWARE

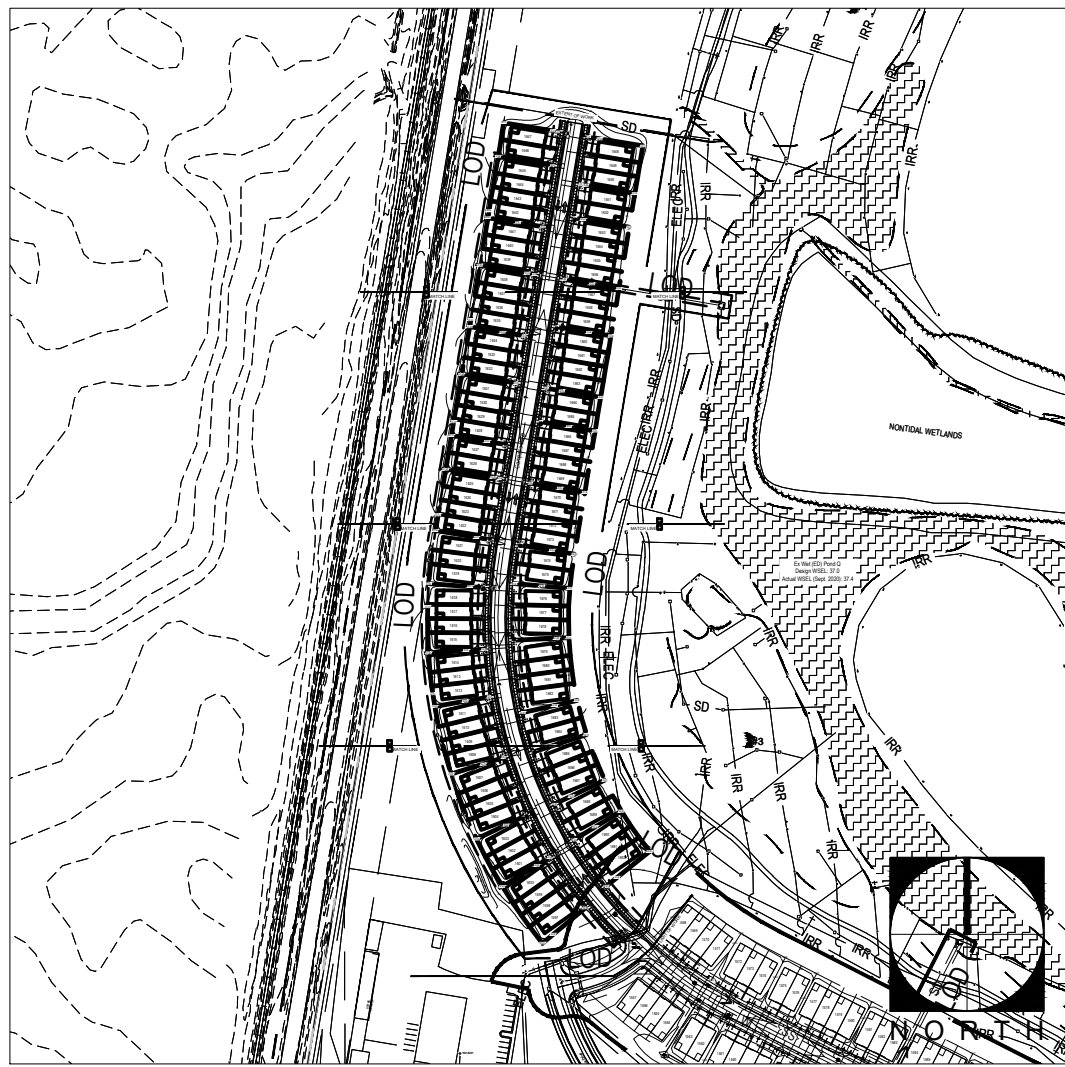
PROJECT # 16006

CLIENT

BROOKFIELD RESIDENTIAL PROPERTIES
3201 JERMANTOWN ROAD, SUITE 150
FAIRFAX, VA 22030
TEL: (703) 270 - 1400

CIVIL ENGINEER

RAUCH INC.
106 N. HARRISON STREET
EASTON, MD 21601
TEL: (410) 770 - 9081
FAX: (410) 770 - 3667
CONTACT: DUSTIN RAUCH



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
--	COVER
L0.01	GENERAL NOTES
L0.02	OVERALL SITE PLAN
L1.01	CONSTRUCTION PLAN
L1.02	CONSTRUCTION PLAN
L1.03	CONSTRUCTION PLAN
L1.04	CONSTRUCTION PLAN
L2.01	HARDSCAPE DETAILS
L2.02	HARDSCAPE DETAILS

ISSUED FOR:

ISSUED DATE	DESCRIPTION
03.07.25	OWNER REVIEW

REVISION INDEX

REVISION DATE	REVISED ITEM DESCRIPTION



LD7 Studio

Landscape Architecture • Planning

4041 University Drive, Suite 202 | Fairfax, VA 22030 | 703.448.3717 | www.LD7studio.com

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF LD7 STUDIO, LLC AND IS NOT TO BE COPIED AND/OR USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LD7 STUDIO, LLC.

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 SUCH 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 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.



LD7 Studio

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

HERITAGE SHORES - LANDBAY R
- PHASE 7B
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: 01/31/27

THIS DOCUMENT AND THE DEAN AND DEBORAH INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF LD7 STUDIO, LLC AND IS NOT TO BE COPIED AND/OR USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LD7 STUDIO, LLC.

REVISIONS:

OWNER REVIEW	03.07.25

GENERAL NOTES

DESIGN: DL
DRAWN: TH
CHECKED: DL

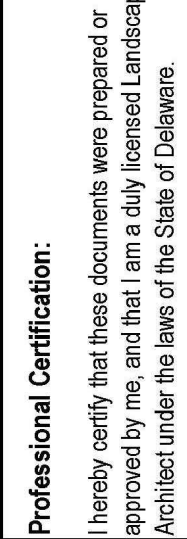
SCALE: Viewport Scale

PROJECT NO: 16006
DATE: 00.00.00

L0.01




HERITAGE SHORES - LANDBAY R -
PHASE 7B
SUSSEX COUNTY, BRIDGEVILLE, DELAWARE
BROOKFIELD PROPERTIES DEVELOPMENT



REVISIONS:

OWNER REVIEW	03.07.25



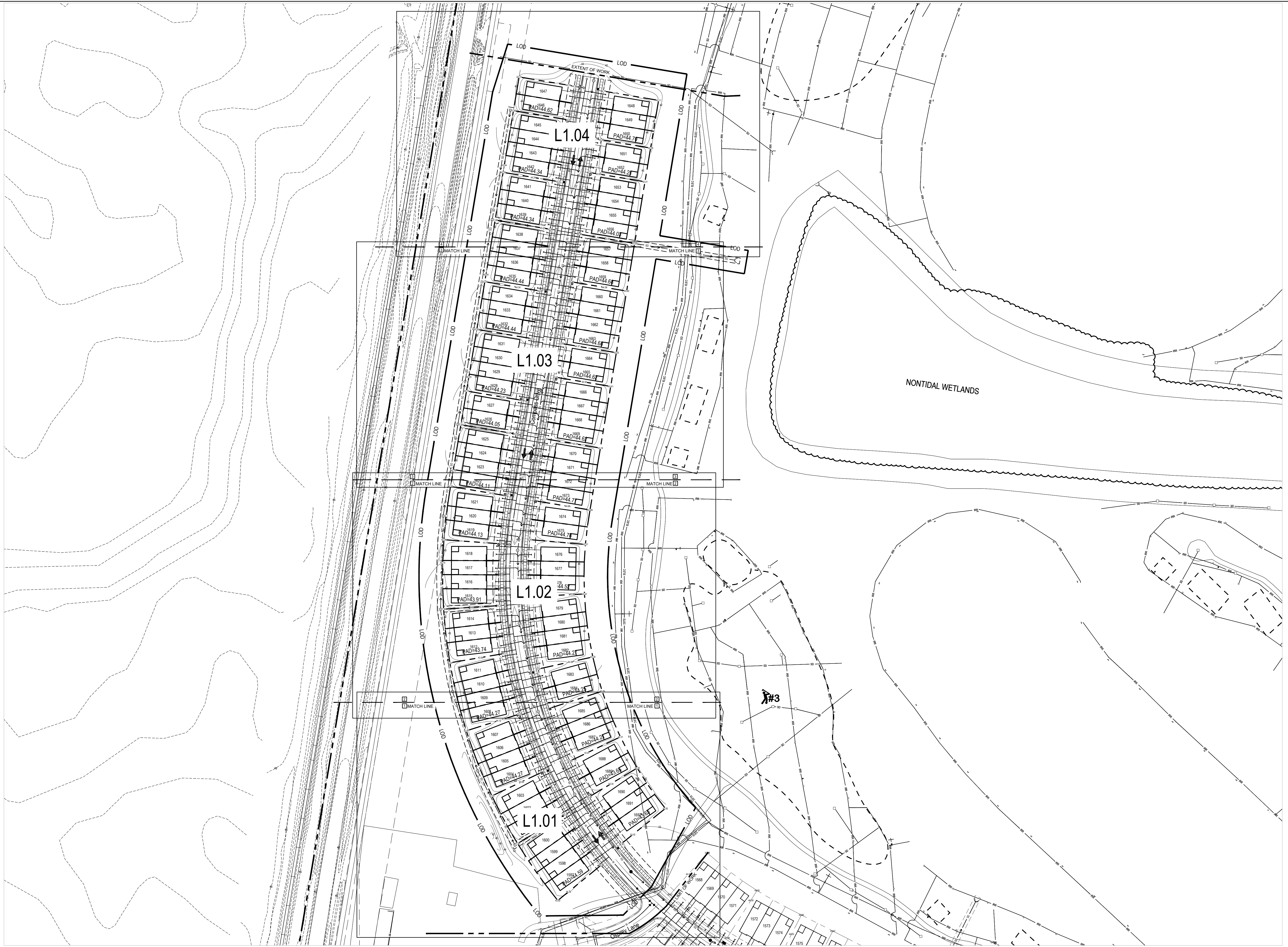
ORTH

DESIGN:	DL
DRAWN:	TH
CHECKED:	DL

DATE: 00.00.00

L0.02

NOT RELEASED FOR CONSTRUCTION



P:\10044 Heritage Shores\6.0 CAD Files\Site Planning Phase\PR+T - Ph. 7B\Sheets\LO.02 OVERALL SITE PLAN.dwg

P:\10044 Heritage Shores\6.0 CAD Files\SITE PLANNING PHASE\PR-T - Ph. 7B\Sheets\L1.01 Hardscape Plan.dwg

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



**HERITAGE SHORES - LANDBAY R -
PHASE 7B**
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: 01/31/27

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF LD7 STUDIO, LLC AND SHALL NOT BE COPIED, REPRODUCED, OR USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LD7 STUDIO, LLC.

REVISIONS:	
OWNER REVIEW	03.07.25

CONSTRUCTION PLAN

DESIGN: DL
DRAWN: MS
CHECKED: DL

Scale: 1" = 20'-0"

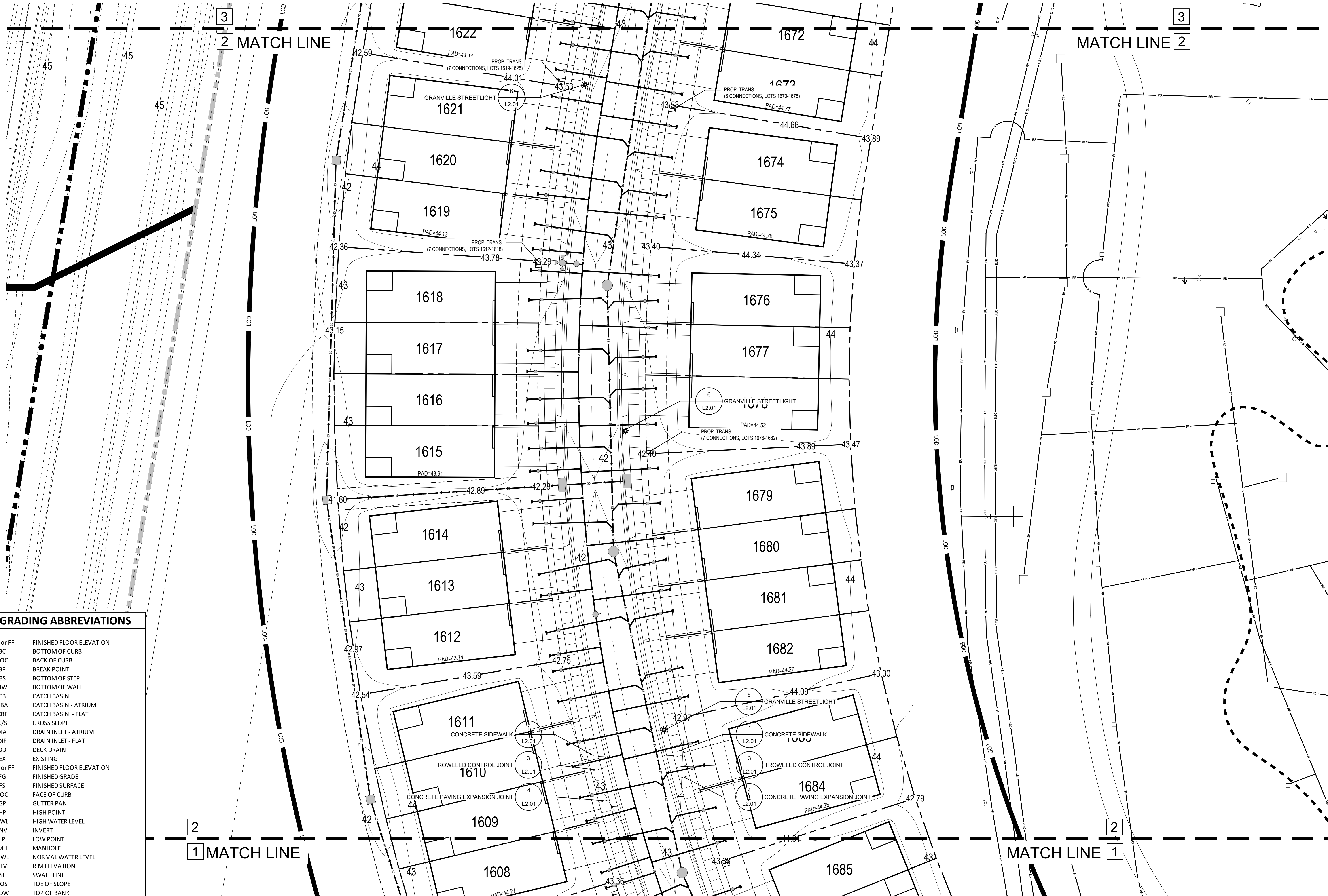
PROJECT NO: 16006
DATE: ----

NOT RELEASED FOR CONSTRUCTION

P:\10044 Heritage Shores\6.0 CAD Files\SITE PLANNING PHASE\PR-T - Ph. 7B\Sheet\L1.02 Hardscape Plan.dwg

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
HVL	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



**HERITAGE SHORES - LANDBAY R -
PHASE 7B**
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: 01/31/27

THIS DOCUMENT AND THE DESIGN AND DESIGN INCORPORATED HEREIN ARE AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS THE PROPERTY OF LD7 STUDIO, LLC AND IS NOT TO BE COPIED AND/OR USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LD7 STUDIO, LLC.

REVISIONS:

OWNER REVIEW	03.07.25

CONSTRUCTION PLAN

DESIGN: DL
DRAWN: MS
CHECKED: DL

Scale: 1"= 20'-0"

PROJECT NO: 16006
DATE: ----

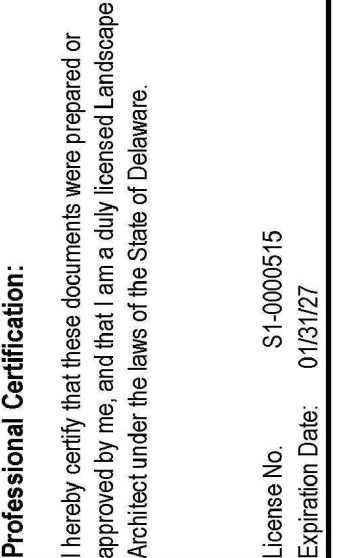
L1.02
CONSTRUCTION DOCUMENTS

NOT RELEASED FOR CONSTRUCTION



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

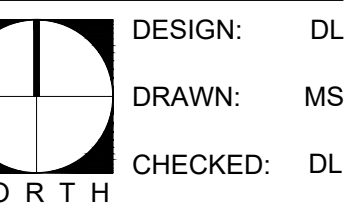
HERITAGE SHORES - LANDBAY R
PHASE 7B
 SUSSEX COUNTY, BRIDGEVILLE, DELAWARE
 BROOKFIELD PROPERTIES DEVELOPMENT



THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF LD7 STUDIO, LLC AND IS NOT TO BE COPIED AND/OR USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LD7 STUDIO, LLC.

OWNER REVIEW 03.07.25

CONSTRUCTION PLAN



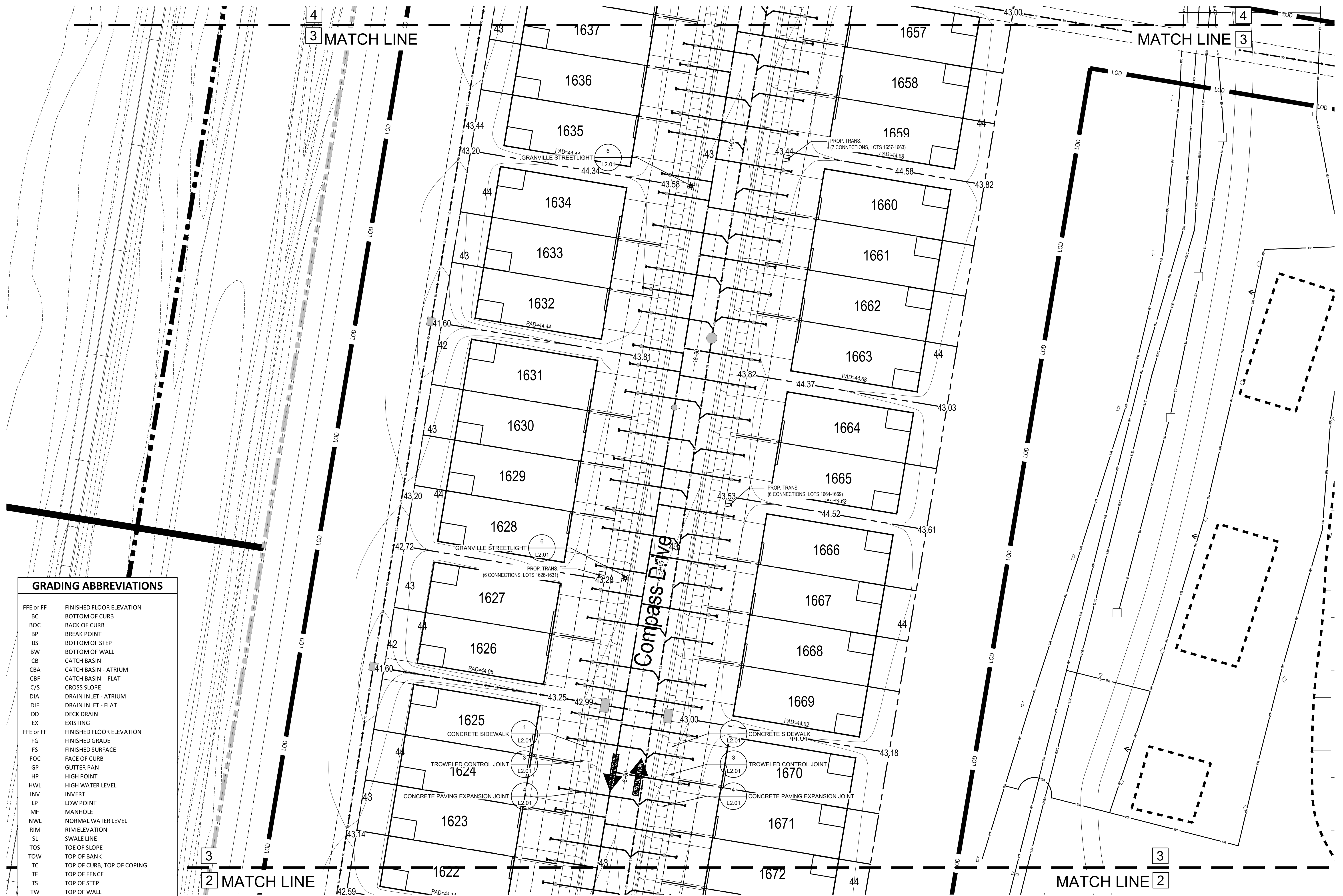
Scale: 1"= 20'-0"

DATE: _____

L1.03

CONSTRUCTION
DOCUMENTS

NOT RELEASED FOR CONSTRUCTION



P:\10044 Heritage Shores\6.0 CAD Files\SITE PLANNING PHASE\PR+T - Ph. 7B\Sheets\L1.03 HARDSCAPE PLAN.dwg

P:\10044 Heritage Shores\6.0 CAD Files\SITE PLANNING PHASE\PR-T - Ph. 7B\Sheets\L1.04 HARDSCAPE PLAN.dwg

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
HVL	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

4
3 MATCH LINE

4
MATCH LINE 3

EXTENT OF WORK

**HERITAGE SHORES - LANDBAY R -
PHASE 7B**
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: 01/31/27

THIS DOCUMENT AND THE IDEAS AND DESIGN
INCORPORATED HEREIN AS AN INSTRUMENT OF
PROFESSIONAL SERVICE, IS THE PROPERTY OF LD7
STUDIO, LLC AND IS NOT TO BE COPIED AND/OR USED IN
WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT
THE WRITTEN AUTHORIZATION OF LD7 STUDIO, LLC.

REVISIONS:

OWNER REVIEW	03.07.25


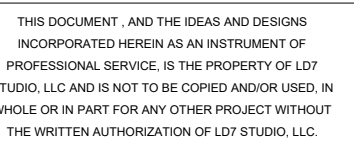
CONSTRUCTION PLAN

DESIGN: DL
DRAWN: MS
CHECKED: DL
Scale: 1"= 20'-0"
PROJECT NO: 16006
DATE: ----
L1.04
CONSTRUCTION
DOCUMENTS

NOT RELEASED FOR CONSTRUCTION



HERITAGE SHORES - LANDBAY R -
PHASE 7B
SUSSEX COUNTY, BRIDGEVILLE, DELAWARE
BROOKFIELD PROPERTIES DEVELOPMENT

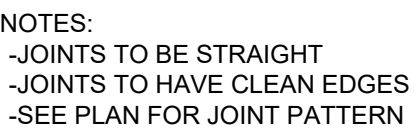
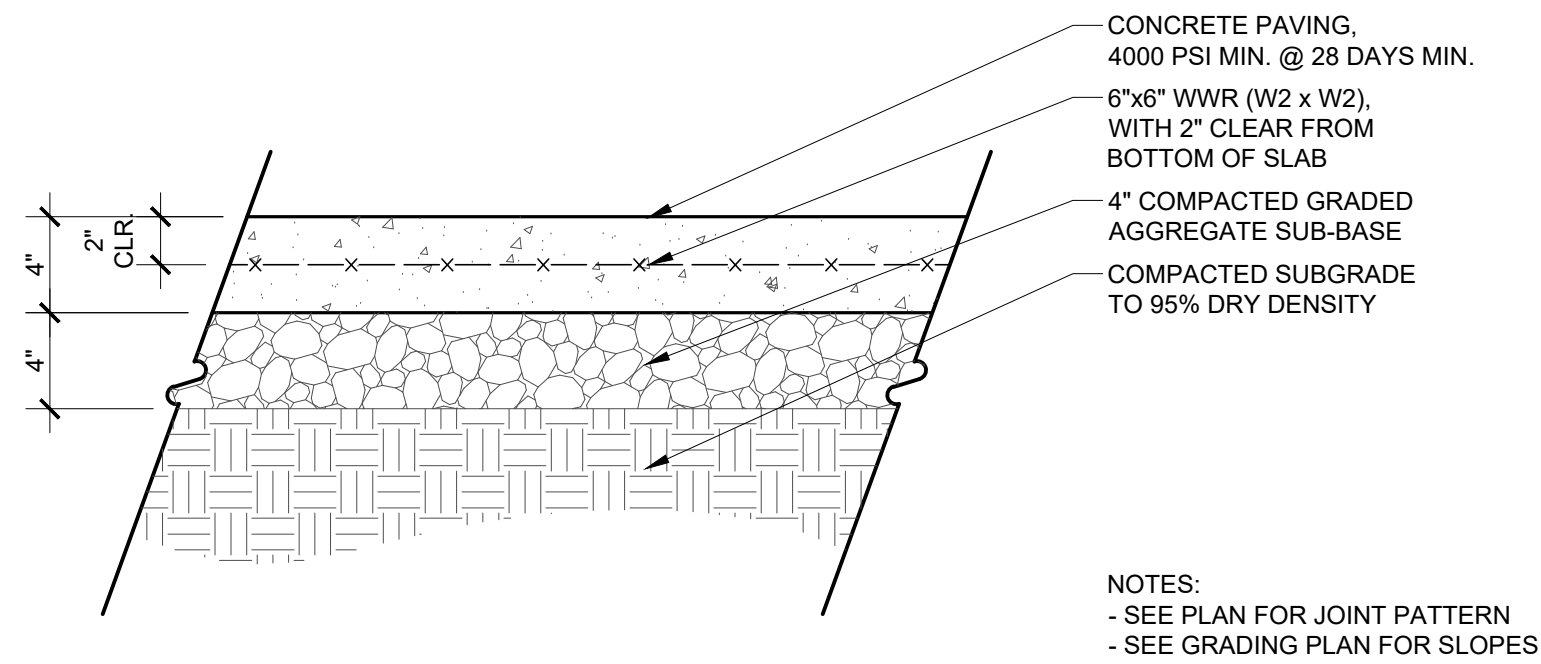


DESIGN: DL
DRAWN: TH
CHECKED: DL

DATE: 00.00.00

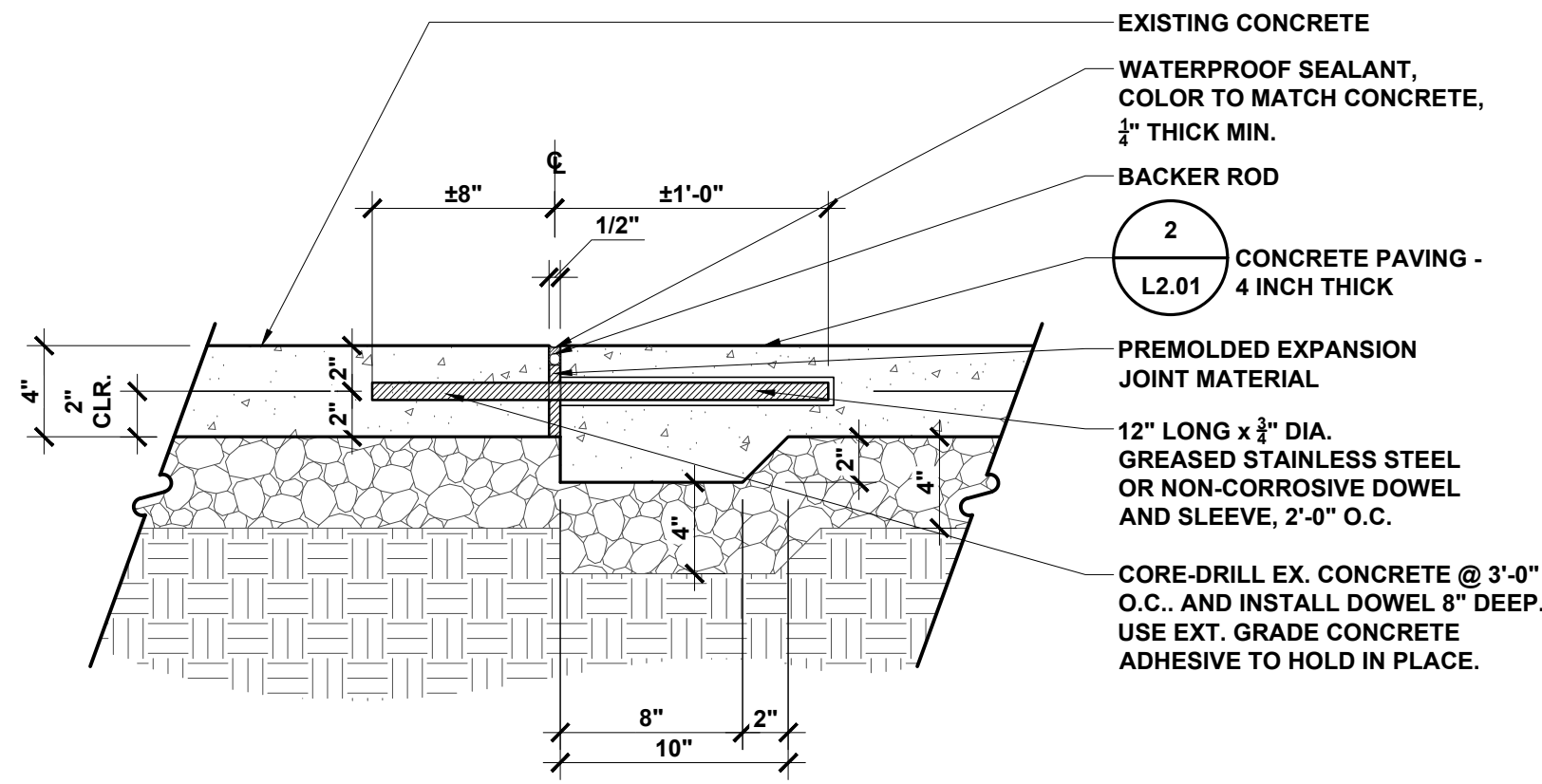
L2.01

CONSTRUCTION
DOCUMENTS



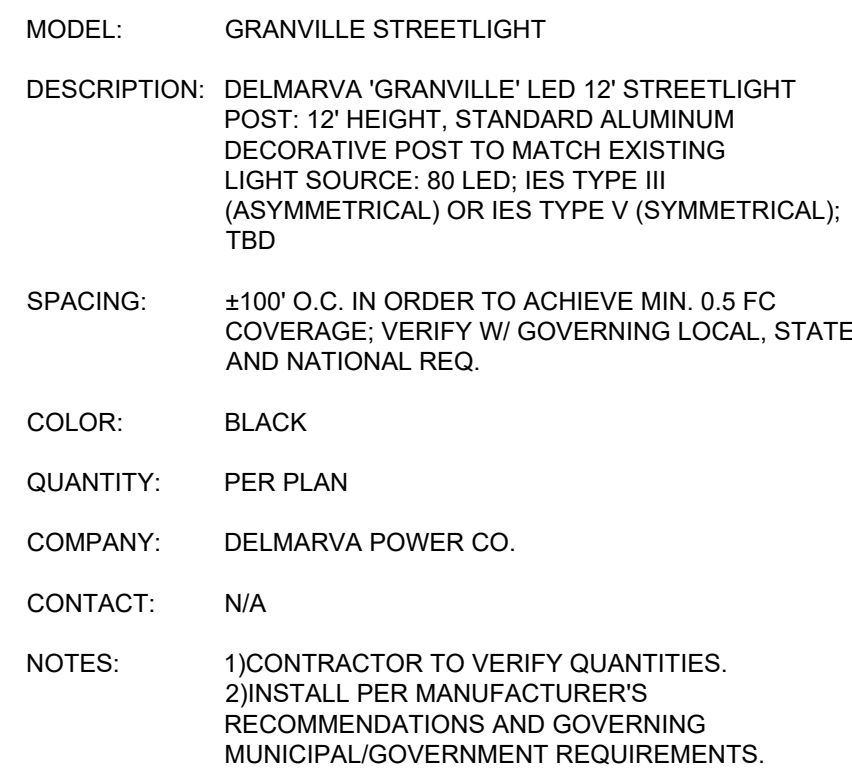
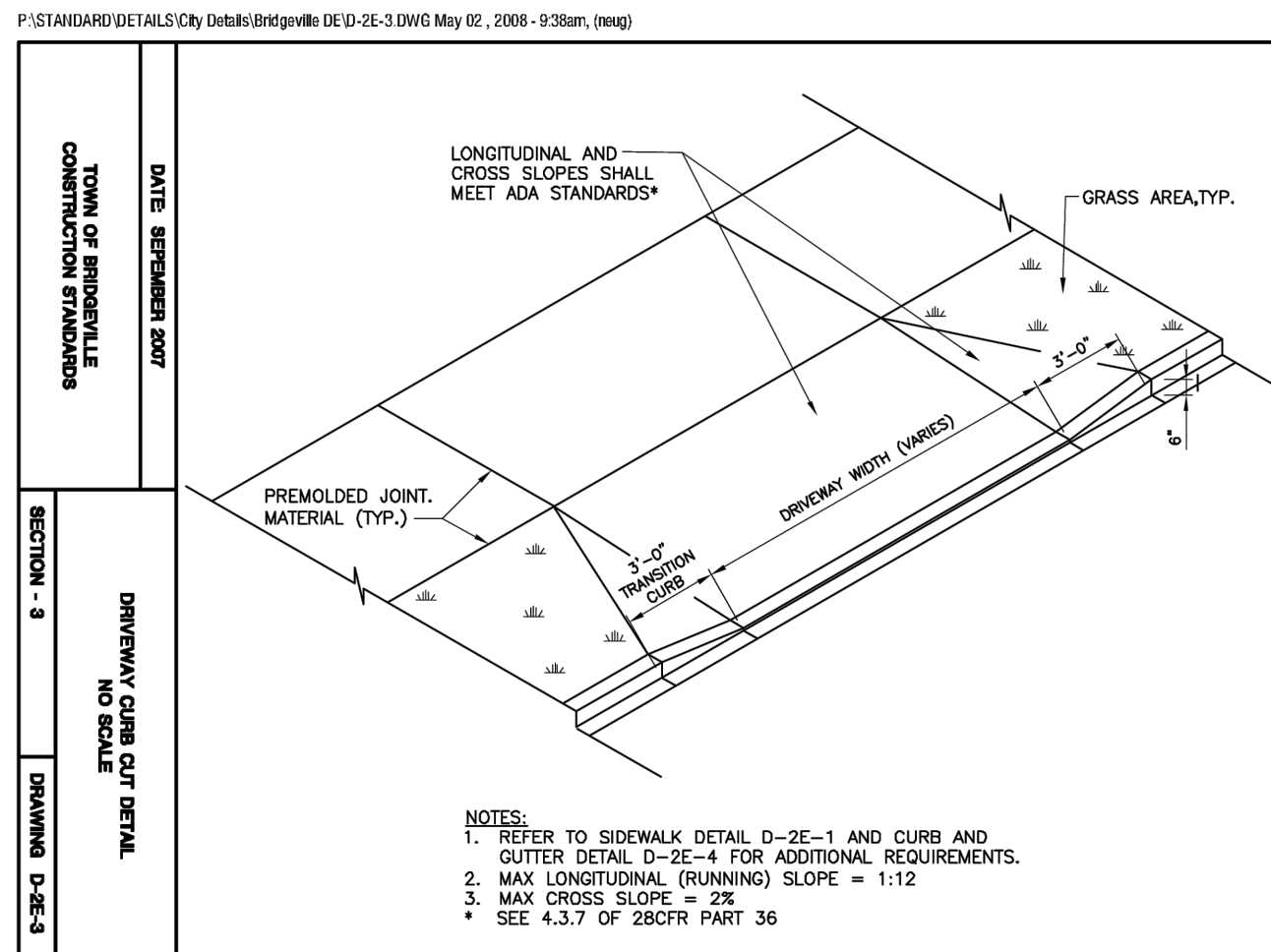
2	CONCRETE PAVING - 4 INCH THICK	SECTION
L2.01	Scale: 1 1/2" = 1'-0"	

NOTES:
-JOINTS TO BE STRAIGHT
-JOINTS TO HAVE CLEAN EDGES
-SEE PLAN FOR JOINT PATTERN



5 EXPANSION JOINT WITH DOWEL @ EX. PAVING SECTION

L2.01 Scale: 1 1/2" = 1'-0"

**PROD. INFO.**

8 **BRIDGEVILLE DRIVEWAY CURB CUT**
L2.01 Scale:NTS

NOT RELEASED FOR CONSTRUCTION



LD7 Studio

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

HERITAGE SHORES - LANDBAY R -
PHASE 7B
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: 01/31/27

THIS DOCUMENT AND THE SEALS AND DESIGNS INCORPORATED HEREIN ARE AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS THE PROPERTY OF LD7 STUDIO, LLC AND IS NOT TO BE COPIED AND/OR USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LD7 STUDIO, LLC.

REVISIONS:
OWNER REVIEW 03.07.25

HARDSCAPE
DETAILS

DESIGN: DL
DRAWN: TH
CHECKED: DL
NORTH

SCALE: AS SHOWN

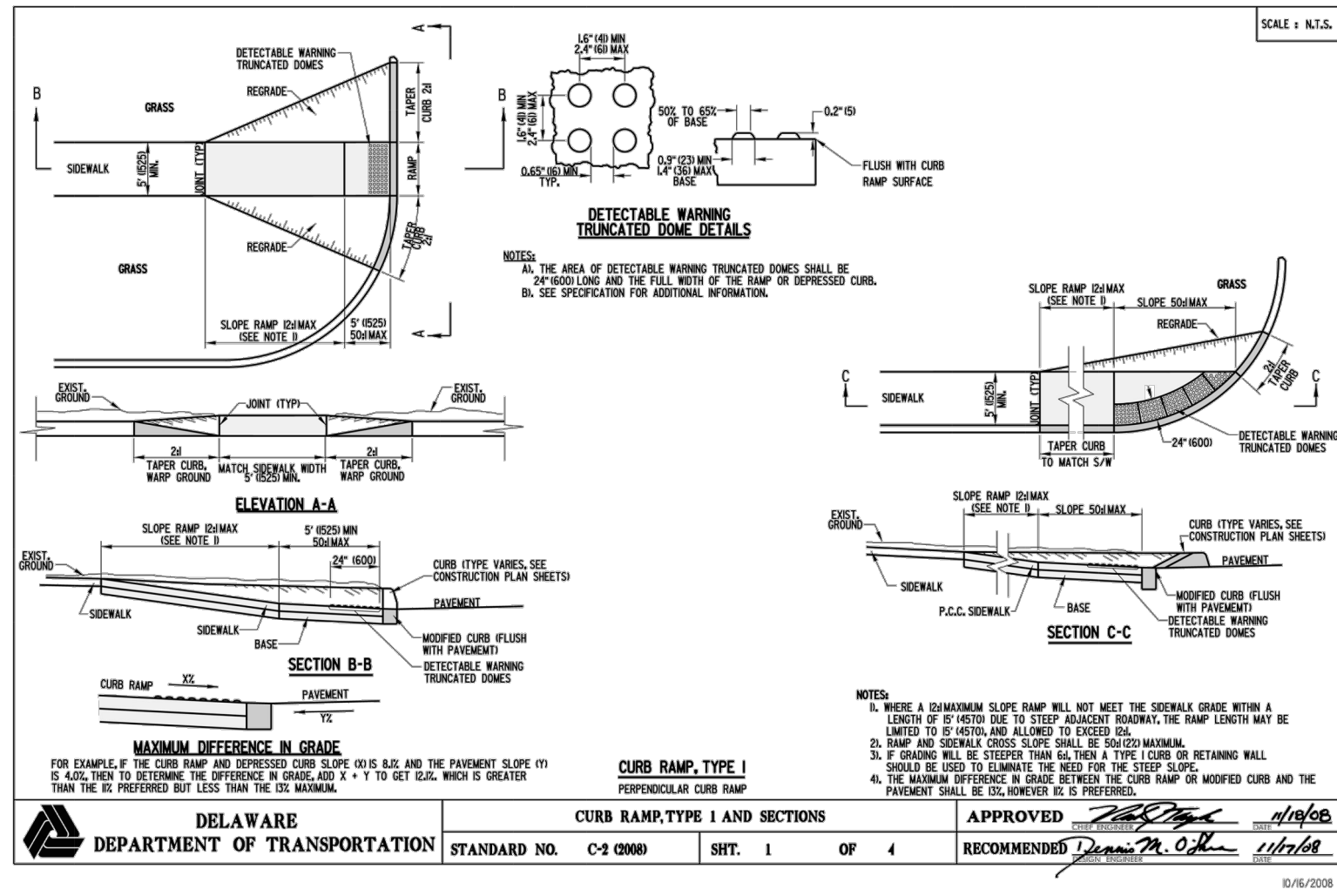
PROJECT NO: 16006

DATE: 00.00.00

L2.02

CONSTRUCTION
DOCUMENTS

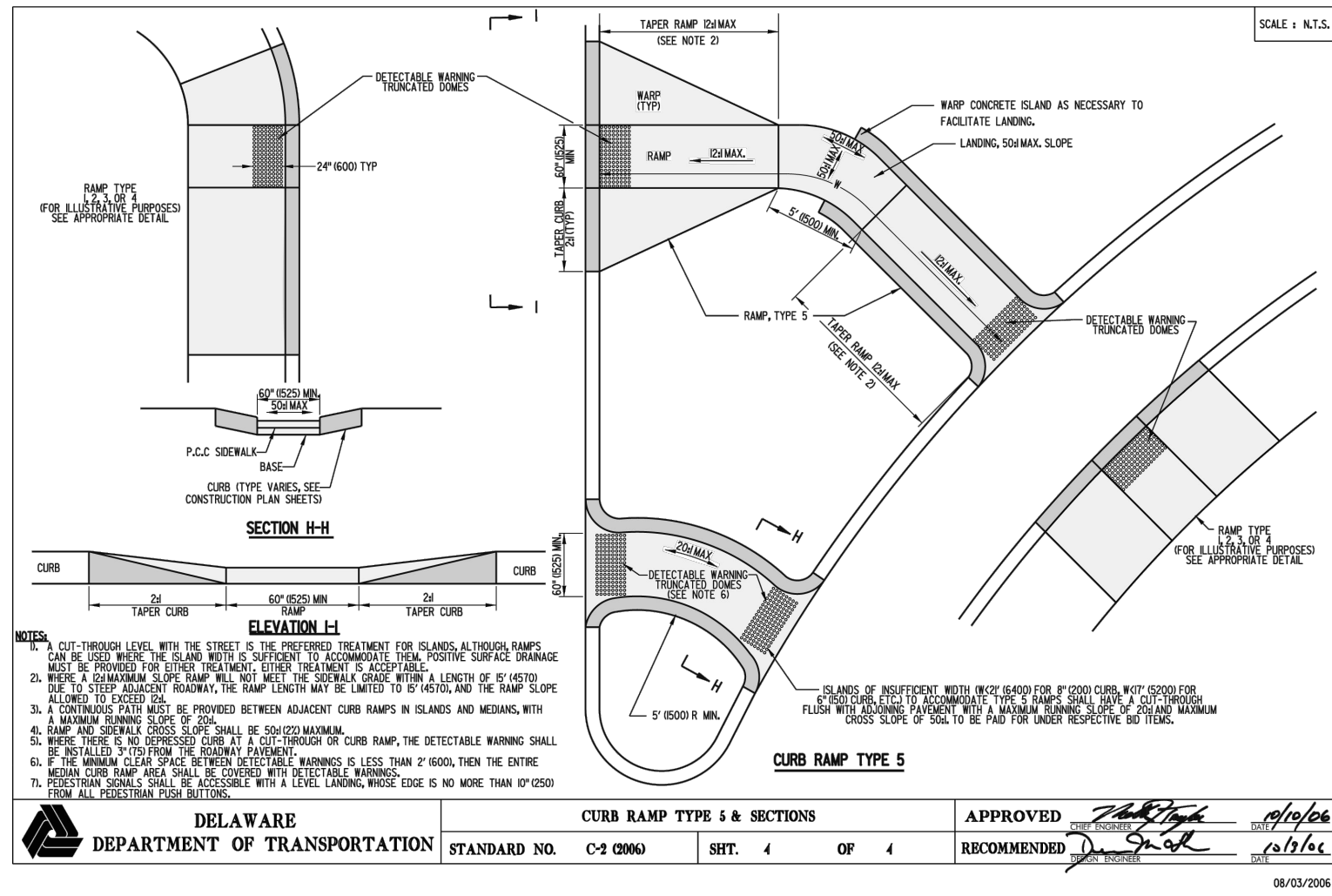
NOT RELEASED FOR CONSTRUCTION



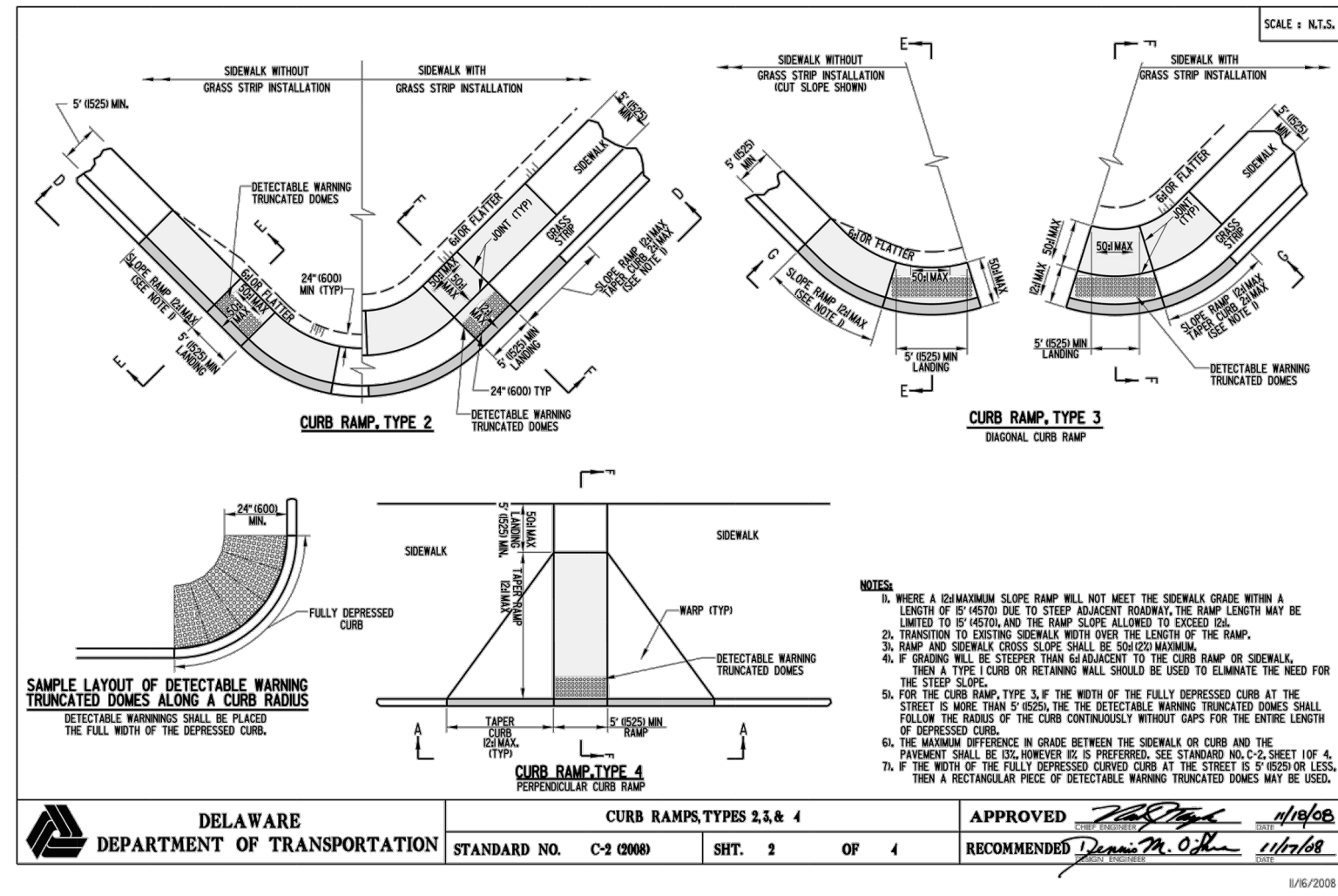
1
L2.02

1
SIDEWALK DETAIL - BRIDGEVILLE

Scale:NTS



CURB RAMP TYPE 5 & SECTIONS



CURB RAMP TYPE 4

VARIES