Working Group Meetings/Zoom Outreach

- February 25th, 2021 – ZOOM Meeting with HOA of Cedar Lane
- March 1st, 2021- Follow-up call with Keith Lawson, President of Cedar Lane HOA
- March 15th, 2021 – Follow-up call with Keith Lawson, President of Cedar Lane HOA
- May 14th, 2021 – DelDOT Meeting over Interconnections (ZOOM)
- June 3, 2021- Landscape Subcommittee Meeting at Metro Grill
- November 10, 2021- Landscape Subcommittee Meeting at Metro Grill
Landscaping

• Total Number of Plantings
  ➢ 5,754 trees
  ➢ 5,392 shrubs
  ➢ Reforestation (2,177) WRPA and RBA
  ➢ Open space trees (canopy trees, evergreen trees, understory trees) street trees and on lot trees and shrubs
Refer to Landscaping Plan .PDF
Open Space Reforestation
Community Identity Signage Concepts
Fees

1. Total TID Impact fee for road improvements — $4,257/Unit ($1,004,652)
2. Total School Impact Fee — $6,800/Unit ($1,604,800)
3. Total County Code Impact Fee in Article V — $1,157/Unit ($273,052)
   a. Parks: $328/Unit ($77,408)
   b. Libraries: $138/Unit ($32,568)
   c. County Facilities: $112/Unit ($26,432)
   d. EMS: $7/Unit ($1,652)
   e. Fire: $510/Unit ($120,360)
   f. Police: $62/Unit ($14,632)
CODE REQUIREMENTS

SCENIC CORRIDORS  (OUTSIDE OF RBA)
14.43 AC

FOREST OUTSIDE OF RBA
3.73 AC

OPEN SPACE - 116.58 AC
4 - PU/AC

see sheet 9

for on lot landscape planting schedule

225 lots at 2 pu each = 450 PU

(68, 69, 70, 71, 87, 88, 89, 121, 122, 123, 139, 237)

ON LOT - 237 LOTS

CODE REQUIREMENTS

AS TYPE 2 = 16-T / 47 - S
410 FEET DEEP WITH 1 PU/100' (786') = 7.8 PU

AS TYPE 3 = 29 - T / 86 - S
300 FEET DEEP WITH 3 PU/100' (475' 786') = 14.25 PU

AS TYPE 4 = 13 - T / 37 - S
180 FEET DEEP WITH 1 PU/100' (370') = 1.8 PU

AS TYPE 5 = 22 - T / 62 - S
120 FEET DEEP WITH 1 PU/100' (240') = 1.2 PU

AS TYPE 6 = 9 - T / 26 - S
90 FEET DEEP WITH 1 PU/100' (180') = 0.9 PU

SCENIC CORRIDORS (INSIDE OF RBA)
SC - 4
118.27 AC
264000' DEEP WITH 4 PU/1000' (264') = 40.8 PU

SC - 3
190.93 AC
528000' DEEP WITH 3 PU/1000' (392') = 63.8 PU

SC - 2
358.14 AC
2064000' DEEP WITH 2 PU/1000' (1032') = 20.6 PU

SC - 1
616.28 AC
10320000' DEEP WITH 1 PU/1000' (10320') = 10.3 PU

Total required plant units: 7941

Revised: 9/30/90

Middletown Materials LLC
88 Hickory Hill Road
Newark, DE 19702

I hereby certify that I am a registered professional landscape architect in the State of Delaware and that all of the information on this plan, other than the boundary and topographic information, is true and accurate and prepared in accordance with the New Castle County Unified Development Code.

Checklist by:
M.F. #00000

DESIGNED BY:
J.M. 2033.E2 - H01
KARINS AND ASSOCIATES
www.karinsengineering.com

PROJECT:
Pleasanton
St. Georges Hundred - New Castle County, Delaware

DRAWN BY:
C.A.

SURVEY BY:

DATE:

SITE:

KARINS ENGINEERING, INC. 2019
 Isaac C.A.

Engineers ● Planners ● Surveyors
NEWARK, DE & GEORGETOWN, DE
PATTERSON CT.

SCALE: 1" = 1000’

TEAM

LANDSCAPE AND OPEN SPACE MANAGEMENT PLAN FOR
PLEASANTON
10 ADEL DRIVE
PHONE: (302) 453-8286

Landscape Plan prepared by
Karins and Associates
Call before you dig:
811
FOR CONTINUATION SEE SHEET 4

FOR CONTINUATION SEE SHEET 5

FIELD LOCATE ALL UTILITIES PRIOR TO DIGGING
WHERE APPROPRIATE, USE PUC LOCATION SERVICE TO LOCATE ALL UTILITIES
AUSTERE USE OF A PUC LOCATION SERVICE IS NOT ENOUGH TO ENSURE THE LOCATION OF ALL UTILITIES
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AUSTERE USE OF A PUC LOCATION SERVICE IS NOT ENOUGH TO ENSURE THE LOCATION OF AL...
THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH INVASIVES AND THEIR ROOT STOCK IF FARMED TO DISCOURAGE GROWING INTO FIELDS OF INVASIVE PLANTS.

AGRICULTURAL FIELDS IN COMMERCIAL CROPS BOTH INSIDE AND OUTSIDE OF THE LIMIT OF DISTURBANCE TO BE ADJUSTABLE MAINTENANCE COSTS AND OR ENVIRONMENTAL AND AESTHETIC BENEFITS FOR THE OPEN SPACE.

NOTE: FOR CONTINUATION SEE INSET 2 SHEET 9

PLANTING AND CONSTRUCTION OPERATIONS SHALL CONFORM TO FIELD LOCATE ALL UTILITIES PRIOR TO DIGGING.

NOTE: FOR CONTINUATION SEE INSET 3 SHEET 8
Open space areas greater than 10,000 sq feet may be maintained at 6" - 18" as low meadow.

Open space areas greater than one acre or contiguous to forest or reforestation may be maintained as low or high meadow at 6" - 36".

Open space areas greater than one acre or contiguous to forest or reforestation may be maintained as low meadow.

NOTE:

AGRICULTURAL FIELDS IN COMMERCIAL CROPS BOTH INSIDE AND OUTSIDE OF THE LIMIT OF DISTURBANCE TO BE DISCOURAGED. FIELDS INSIDE OF THE LIMIT OF DISTURBANCE TO BE MANAGED AS COMMERICAL CROPS." OPEN SPACE BORDERS BETWEEN AGRICULTURAL FIELDS TO DISCOURAGE GROWING INTO FIELDS OF INVASIVE PLANTS.

Agricultural fields in commercial crops both inside and outside of the limit of disturbance to be discouraged. Fields inside of the limit of disturbance to be managed as commercial crops. "Open space borders between agricultural fields to discourage growing into fields of invasive plants.

The Homeowner's Association accepts responsibility, financial or otherwise, for the maintenance restoration/replacement of all street trees in the right of way or open space described on this plan.
### ON LOT PLANTING REQUIREMENTS

#### 1. OPEN SPACE SUBDIVISION LOTS OVER 1,000 SQUARE FEET TO 1.5 PU

- **ZONE 1:**
  - **LOT CATEGORIES:**
    - Residential
    - Commercial
  - **MINIMUM USE:**
    - Landscaping
    - Open Space
  - **MINIMUM USE PERCENTAGE:**
    - 100%

#### 2. OPEN SPACE SUBDIVISION LOTS UNDER 1,000 SQUARE FEET, 2 PU

- **LOT CATEGORIES:**
  - Residential
  - Commercial
- **MINIMUM USE:**
  - Landscaping
  - Open Space
- **MINIMUM USE PERCENTAGE:**
  - 100%

### PLANTING REQUIREMENTS

- **ZONES:**
  - **ZONE 1:**
    - Residential
    - Commercial
  - **ZONE 2:**
    - Residential
    - Commercial
- **PLANTING SPECIES:**
  - Different for each zone
- **PLANTING GROUPS:**
  - Mixed species
- **PLANTING TECHNIQUES:**
  - Proper spacing
  - Proper plant establishment
- **PLANTING AREA:**
  - Open space
  - Front yards

### LANDSCAPE AND OPEN SPACE MANAGEMENT PLAN

#### FOR PLEASONTON

- **PLANTING SPECIES:**
  - Different for each zone
- **PLANTING GROUPS:**
  - Mixed species
- **PLANTING TECHNIQUES:**
  - Proper spacing
  - Proper plant establishment
- **PLANTING AREA:**
  - Open space
  - Front yards

### PLANTING NOTES

- **PLANTING PRACTICES:**
  - Proper spacing
  - Proper plant establishment
- **PLANTING AREA:**
  - Open space
  - Front yards

### WATER THROUGHLY AT PLANTING.

### REMOVE TWINING FROM BASE OF TREE AT ROOT CROWN.

### CREATE EARTH SAUCER UNDER MULCH TO HOLD WATER DURING ESTABLISHMENT.

### NO MULCH OVER BASE OF TRUNK AT ROOT CROWN.

### PRACTICES FOR THE GIVEN PLANTING CONTEXT AS DESIGNED ON THIS PLAN.

### APPEARANCE OF FORM OF A TREE, SHRUB OR WOODY PLANTING BEYOND THE PLANTED SHALL BE MAINTAINED IN A NATURAL GROWING CONDITION.

### ALL TREES, SHRUBS AND WOODY PLANTINGS REQUIRED TO BE PLANTED SHALL BE GROWN IN NURSERIES FROM WITHIN ONE WHOLE TREE YEAR.

### PERMIT SUBMITTING AREAS AS OPEN SPACE SUBDIVISION.

### PLANTING SPECIES AND GROUPS AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR SUBSTITUTIONS ALLOWED WITH THE LANDSCAPE ARCHITECTS APPROVAL.

### DRAWN BY:

- **DATE:**
  - Not specified
- **SCALE:**
  - Not specified

### SHEET:

- **11 OF XX**

### ATTACHMENTS:

- **PLANTING SPECIES LIST:**
  - Different for each zone
- **PLANTING GROUPS:**
  - Mixed species
- **PLANTING TECHNIQUES:**
  - Proper spacing
  - Proper plant establishment
- **PLANTING AREA:**
  - Open space
  - Front yards

### NOTE:

- **LOT SIZE:**
  - Minimum 2" maximum 3" shredded
- **DEEP MINIMUM 2" MAXIMUM 3" SHREDDED**
- **WATER THROUGHLY AT PLANTING.
  - REMOVE TWINING FROM BASE OF TREE AT ROOT CROWN.
  - CREATE EARTH SAUCER UNDER MULCH TO HOLD WATER DURING ESTABLISHMENT.
  - NO MULCH OVER BASE OF TRUNK AT ROOT CROWN.
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      - Not specified
    - **SCALE:**
      - Not specified
  - **SHEET:**
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      - Different for each zone
    - **PLANTING GROUPS:**
      - Mixed species
    - **PLANTING TECHNIQUES:**
      - Proper spacing
      - Proper plant establishment
    - **PLANTING AREA:**
      - Open space
      - Front yards
GENERAL NOTES:
OPEN SPACE TURNING REQUIREMENTS ARE SUBJECT TO ARTICLE 27 OF THE NEW CASTLE COUNTY ZONING DEVELOPMENT CODE.
BEFORE TO LOCUS DIVISION 471 2009 CONSTRUCTION, COMPLETION AND INSPECTION REQUIREMENTS FOR SPECIFIC DETAILS AND REQUIREMENTS
BEFORE THE DEVELOPER PREPARES THE FIRST INJUNCTION, THE DEVELOPER MUST PROVIDE ADMISSION REPORTS TO THE FIRST OF JUNE AND JUNE 15TH WITH INCREMENTAL MATURED AND PERMITTED ROSE OVER THE NEXT 15 TO 30 DAYS. ALL ITEMS MATURED MATURED SHALL BE DETECTED WITHIN 30 DAYS OF REPORTollection. THE REPORT MUST INCLUDE A DEPARTMENT INJUNCTION WITH A DEPARTMENT INJUNCTION FOR THE NEXT 30 DAYS FOR THE NEXT 30 DAYS. THE DEPARTMENT INJUNCTION MATURED IS REQUIRED TO PROVIDE THE NEXT 30 DAYS TO THE DEPARTMENT INJUNCTION.

PLANT MATERIALS AND SEED MIXES SOURCES SHALL BE DOCUMENTED AND MAY BE REQUIRED FOR FINAL INSPECTION.

AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, THE AMERICAN SOCIETY FOR HORTICULTURAL SCIENCE, AND THE INTERNATIONAL SOCIETY OF ARBORISTS.

THE IMPLEMENTATION, PROCEDURES AND PRACTICES SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS OF THE ASSOCIATION OF HORTICULTURE PROFESSIONALS,

AVOID DIGGING AND PLANTING TREES WHEN IN LEAF AND IN MID SUMMER. AVOID SEEDING AND PLANTING SHRUBS AND HERBACOUS PLANTS IN THE WINTER.

APPROPRIATE PLANTING SEASON.

STANDARDS. SEE THE OPEN SPACE MANAGEMENT MATRIX FOR VEGETATION TYPES AND NATURAL RESOURCE MAINTENANCE STANDARDS.

AND SPECIES AVAILABILITY.

AMENDMENTS REMOVAL OF INVASIVE PLANTS ROOTS STOCK AND WEED SEEDS.

1. PREPARE FOR PLANTING COMPLETELY PRIOR TO DELIVERY OF MATERIALS, INCLUDING BUT NOT LIMITED TO Finish GRADING, TILLING, INCORPORATION OF SOIL OR COMMON FACILITIES ARE NO LONGER DIRECTLY AND MATERIALLY AFFECTED BY CONSTRUCTION ACTIVITY BUT SHALL BE COMPLETED NO LATER THAN SECTION 40.27.310. FOR ADDITIONAL REQUIREMENTS.

THE DEPARTMENT MUST WITHHOLD BUILDING PERMITS UNTIL SUCH TIME AS THE REQUIRED REPORTING IS PROVIDED TO THE DEPARTMENT. REFER TO UDC SPACE AND COMMON FACILITIES ARE MAINTAINED IN CONFORMANCE WITH THE PLAN FOR THREE CONSECUTIVE REPORTS, THE DEPARTMENT MAY REDUCE OUTLINING REQUIRED MAINTENANCE AND ANTICIPATED PROGRESS OVER THE NEXT SIX (6) MONTHS. ALL ITEMS REQUIRING MAINTENANCE SHALL BE NOTED GENERAL NOTES:

Urtica dioica Stinging Nettle
Saponaria officinalis Bouncing Bet
Persicaria perfoliata Mile-a-minute Weed
Pennisetum orientale Oriental Fountain Grass
Pachysandra terminalis Japanese Pachysandra
Oxipolis rigidior Cowbane
Matteuccia struthiopteris Ostrich Fern
Lythrum salicaria Purple Loosestrife
Lysicachia nummularia Creeping Jenny
Fallopia japonica Japanese Knotweed
Eichhornia crassipes Water Hyacinth
Coronilla varia Crownvetch
Conium maculatum Poison Hemlock
Bromus japonicus Japanese Brome
Bidens polylepis Tickseed Sun
Bambusa spp. Bamboo
Tsuga spp. Hemlock Trees
Styrax japonica Japanese Snowbell
Pinus parvi/lora Japanese White Pine
Photinia villosa Christmas Berry
Fraxinus spp. Ash Trees
Aralia elata Korean Angelica-tree
Acer saccharinum Silver Maple
Viburnum lantanoides Hobblebush
Robinia hispida Bristly Locust
Rhodotypos scandens Jetbead
Lonicera tatarica Tatarian Honeysuckle
Lonicera morrowii Morrow’s Honeysuckle
Lonicera maackii Amur Honeysuckle
Lonicera japonica Japanese Honeysuckle
Hedera helix English Ivy
Euonymus alata Winged Euonymus
Eleagnus angustifolia Russian Olive
INVASIVE WOODY SHRUBS & VINES

with spot spraying of glyphosate herbicide or hand removals on a seasonal basis.

5. Second Year: Mow once in the early spring close to the ground less than 6” . Mowing less than 6” encourages weed species.

4. First mowing: when Or Equal

3. Till under dead weed growth to a minimum depth of 6 inches.

2. Rotary till under trees to a maximum depth of 12 inches.

1. Till under trees to a maximum depth of 6 inches.

REFORESTATION INVASIVE PLANT REMOVALS

C. Plants and trees shall be selected and arranged within the reforestation areas in accordance with the conditions.

D. The plan must include methodology for removing invasive plants while protecting reforestation plantings and facilitating the establishment of native trees.

A. The area around each tree shall be mulched. The entire area may be mulched this sheet. In areas of old field or existing meadow, remove invasive plants and seed existing areas and native vegetation to retain. All reforestation plans shall be individually mulched with shredded hardwood bark mulch 3” deep.

INVERNESS PLANT REMOVALS

RELOCATION AREAS

Reforestation areas disturbed during construction shall be re-established prior to planting the tree stock. Plants shall be planted to meet the minimum standard for survival. All reforestation areas in accordance with site conditions.

Replanting shall be required to meet this minimum standard for sites where the survival threshold is not met.

The survival rate for reforestation areas shall be a minimum of one hundred (100) trees per acre or at least seventy-five (75) percent of the total number of trees planted per acre under the approved plan, whichever is greater.

The plan must include methodology for removing invasive plants while protecting reforestation plantings and facilitating the establishment of native trees.

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### Open Space Management Program Matrix

<table>
<thead>
<tr>
<th>Natural Resource and Vegetation Types</th>
<th>Spring</th>
<th>Summer *</th>
<th>Fall</th>
<th>Winter</th>
</tr>
</thead>
</table>
| **Turf Grass**                        | Audit/Assess/Map | Maintain
  and/or Modify | Mow as needed | Mow as needed to maintain desired height |
| **Meadows and Alternative Height Turf Areas** | Audit/Assess/Map | Maintain | Mow as needed to maintain desired height | Mow as needed to maintain desired height |
| **Young and Mature Forest Areas**     | Audit/Assess/Map | Maintain | Mow as needed to maintain desired height | Mow as needed to maintain desired height |
| **Reforestation and Old Field Areas in the Riparian Buffer and Natural Areas** | Audit/Assess/Map | Maintain | Mow as needed to maintain desired height | Mow as needed to maintain desired height |
| **Bufferyards, Open Space Plantings and Streets** | Audit/Assess/Map | Maintain | Mow as needed to maintain desired height | Mow as needed to maintain desired height |
| **Wetlands and Natural Areas**        | Audit/Assess/Map | Maintain | Mow as needed to maintain desired height | Mow as needed to maintain desired height |
| **Stormwater Management** as per: Karins Engineering E & S controls and SWM | Audit/Assess/Map | Maintain | Mow as needed to maintain desired height | Mow as needed to maintain desired height |
| **Hardscape & Constructed Elements as Designed by Others** | Audit/Assess/Map | Maintain | Mow as needed to maintain desired height | Mow as needed to maintain desired height |
| **Asphalt Pavement and Vehicular Surfaces Concrete Curb & Sidewalk Paths & Pedestrian Surfaces Signage Fencing Structures - Recreational and Utility** | Audit/Assess/Map | Maintain | Mow as needed to maintain desired height | Mow as needed to maintain desired height |

### Goals and Objectives

**The purpose of the Plan is to provide for the establishment, development and maintenance of the Open Space Areas as described in the Plan and in accordance with the terms of this Agreement and the following objectives:***

1. To use the Open Space Areas as a public recreation area, and to provide for the development and maintenance of the Open Space Areas for use as a public recreation area.
2. To use the Open Space Areas as a public recreation area, and to provide for the development and maintenance of the Open Space Areas for use as a public recreation area.
3. To use the Open Space Areas as a public recreation area, and to provide for the development and maintenance of the Open Space Areas for use as a public recreation area.

### Notes

- The Plan is not intended to be a legal contract, but rather a guide for the development and maintenance of the Open Space Areas. The Plan is intended to be a guide for the development and maintenance of the Open Space Areas.
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### Landscape and Open Space Management Plan

**Landscape Plan prepared by:**

- Karins and Associates
- 3601 Folly Road
- Newark, DE 19711
- Phone: (302) 369-2900
- Fax: (302) 369-2975
- E-Mail: info@karinsassoc.com

**Revisions:**

- 11/1/2003
- 11/1/2003
- 11/1/2003

**Drawn by:**

- J.M. 2033.E2 - H11
- Karins and Associates
- Engineers
- Planners
- Surveyors
- Newark, DE & Georgetown, DE

**Survey by:**

- REID AND SIMPSON
- 3300 LINDAlND ESTATE DRIVE
- WILMINGTON, DE 19802

**Prepared by:***

- Karins and Associates
- 3601 Folly Road
- Newark, DE 19711
- Phone: (302) 369-2900
- Fax: (302) 369-2975
- E-Mail: info@karinsassoc.com

**Private property:**

- Cuts owned by individuals are not considered “open space” and are not part of the open space maintenance on the open space maintenance guidelines (all plant materials are privately owned lists including the lot requirements and the street trees are the responsibility of the lot owner).
OPEN SPACE PHASING PLAN

REFER TO:
- LANDSCAPE PHASING, INSTALLATION SEQUENCE AND INTERIM MAINTENANCE REQUIREMENTS PRIOR TO OPEN SPACE TURNOVER NOTES ON LANDSCAPE AND OPEN SPACE MANAGEMENT PLAN SHEET 11 FOR ARTICLE 27 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE
- SEDIMENT AND STORMWATER MANAGEMENT PLAN SHEET 3: SEQUENCE OF CONSTRUCTION FOR ALL PHASES
  NOTE 14 AND EACH INDIVIDUAL SEQUENCE OF CONSTRUCTION PHASE BULK GRADING NOTES FOR INSTALLATION OF OPEN SPACE IMPROVEMENTS AND OPEN SPACE TURNOVER AND CONVEYANCE.