

SITE DATA

DEVELOPER: REYBOLD VENTURE GROUP XXXII, LLC
 116 EAST SCOTLAND DRIVE
 BEAR, DE 19701
 PHONE: 302.832.7100

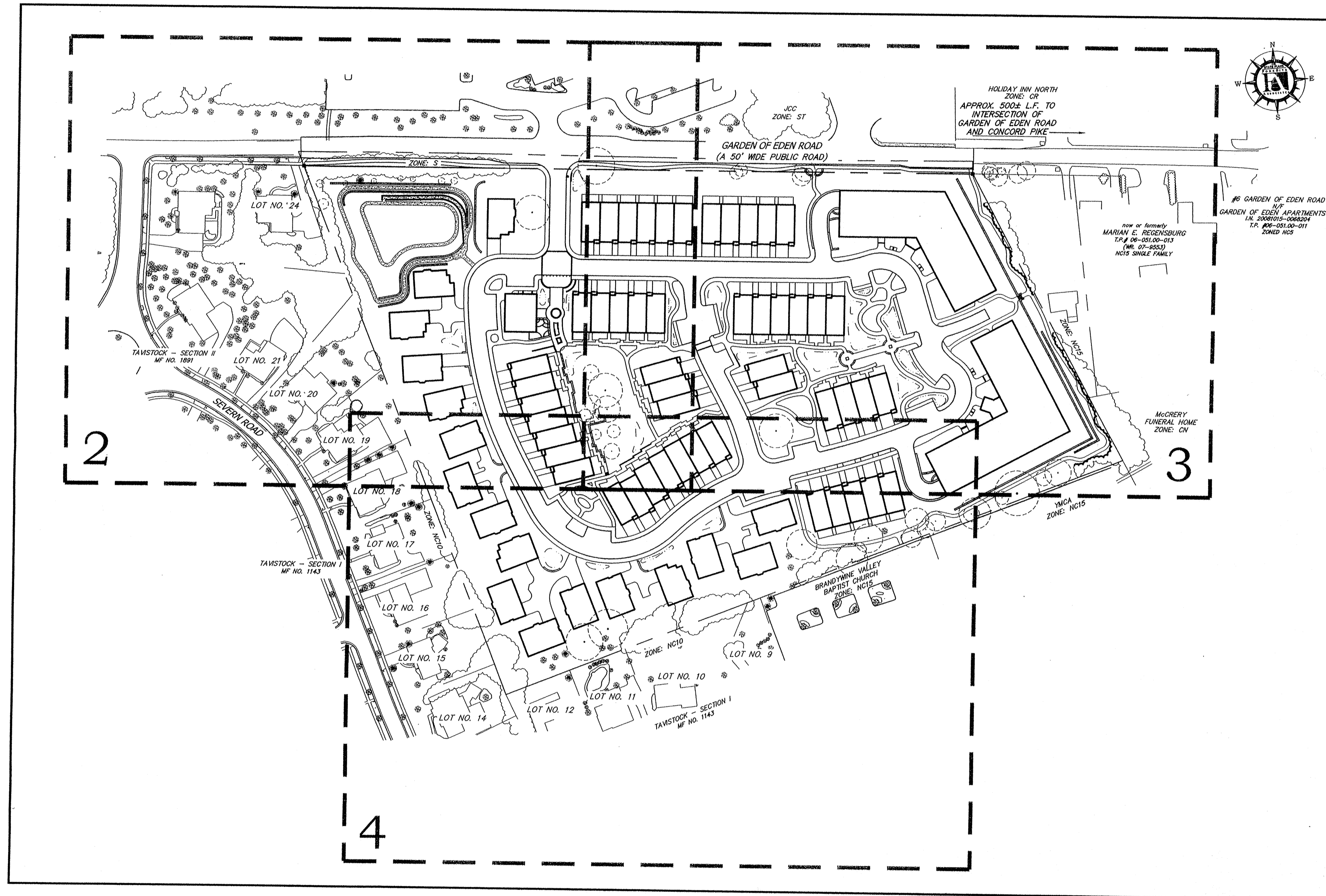
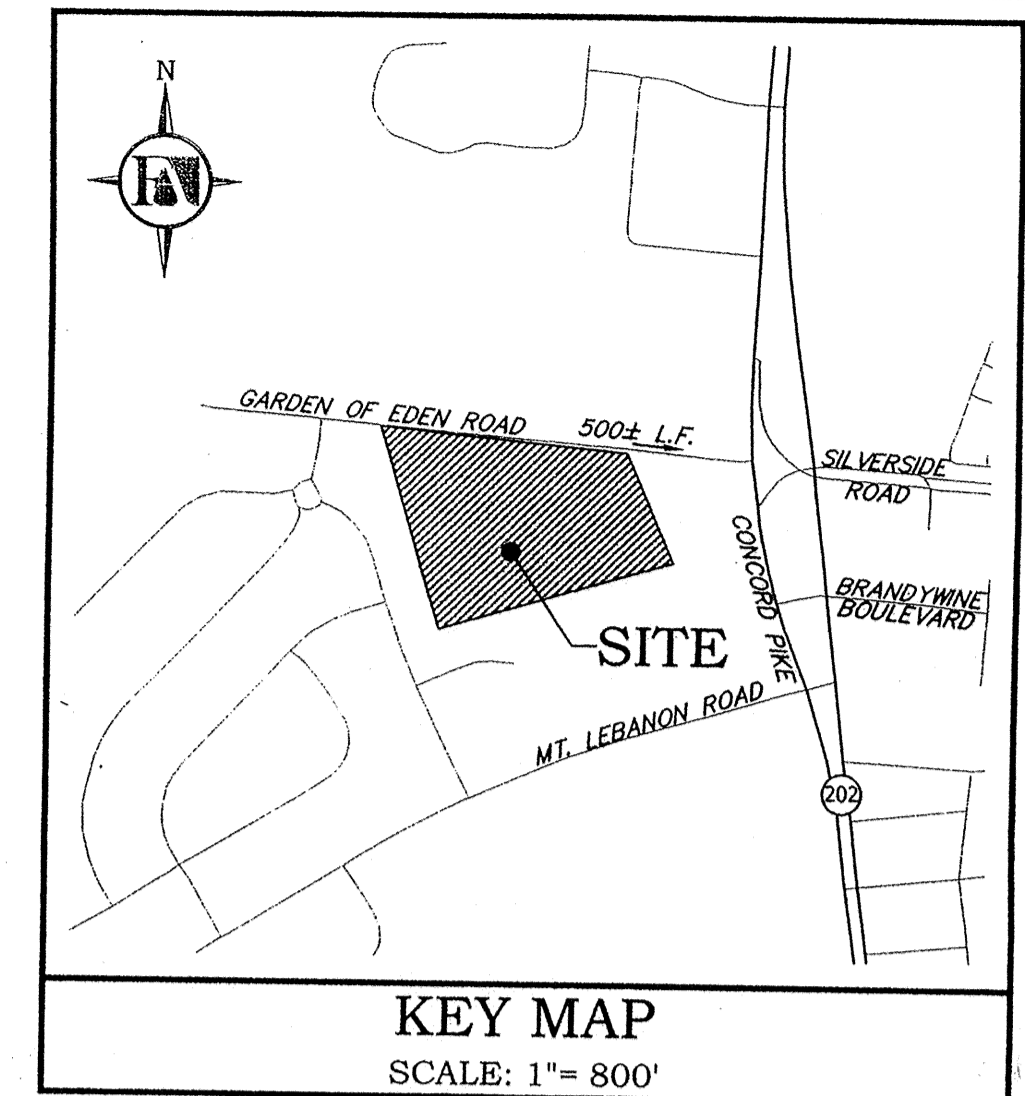
OWNER/SITE ADDRESS: PILOT SCHOOL, INCORPORATED
 100 GARDEN OF EDEN ROAD
 WILMINGTON, DE 19803

TAX MAP PARCEL NO.: 06-051.00-014
 ADC REFERENCE: MAP 3, GRID E11

EXISTING ZONING: S - SUBURBAN DISTRICT

PROPOSED ZONING: ST - SUBURBAN TRANSITION DISTRICT, REDEVELOPMENT & AGE RESTRICTED DEVELOPMENT OPTIONS

PROPOSED LAND USE: RESIDENTIAL



SCALE: 1" = 100'

I as signed below shall be responsible for the implementation of this Landscape plan

Owner _____ Date _____

Printed name _____



**COLUMBIA PLACE AT
 GARDEN OF EDEN ROAD**
 REYBOLD VENTURE GROUP XXXII, LLC
 116 E. SCOTLAND DR. BEAR, DE 19701

| # | COMMENT | BY | DATE |
|---|---------|----|------|
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DESIGNS etc.
 1901 Hickory Hill Rd.
 Chadds Ford, PA 19317
 610-388-7758

LANDSCAPE & OPEN SPACE MANAGEMENT PLAN INDEX

COLUMBIA PLACE AT
 GARDEN OF EDEN ROAD

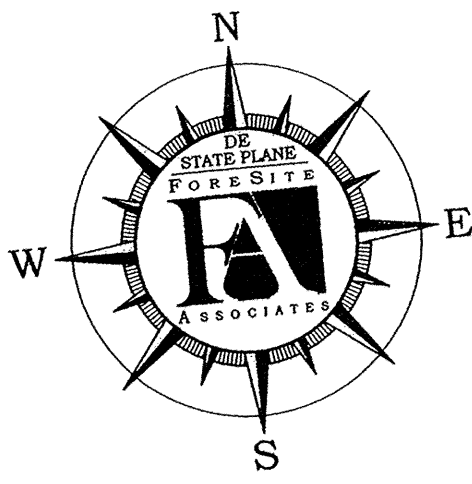
BRANDYWINE HUNDRED NEW CASTLE COUNTY WILMINGTON DELAWARE

DATE: 2-15-11

BY: [Signature]

SHEET: 1 OF 1

Progress Print



Progress Print

LOCATE OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO PLANTING. FIELD ADJUST PLANT LOCATIONS AS NEEDED TO AVOID CONFLICT WITH SWALES, PIPES, DRAINAGE STRUCTURES, WRESSES, UTILITY BOXES, TRANSFORMERS, EXISTING VEGETATION TO REMAIN, ETC. STOP PLANTING AND CONTACT THE LANDSCAPE ARCHITECT AND OWNER IF SOIL CONDITIONS UNSUITABLE FOR PROPER PLANT GROWTH ARE ENCOUNTERED.

GARDEN OF EDEN ROAD
(A 50' WIDE PUBLIC ROAD)

BUFFER A

BUFFER B

BUFFER C

BUFFER D

BUFFER E

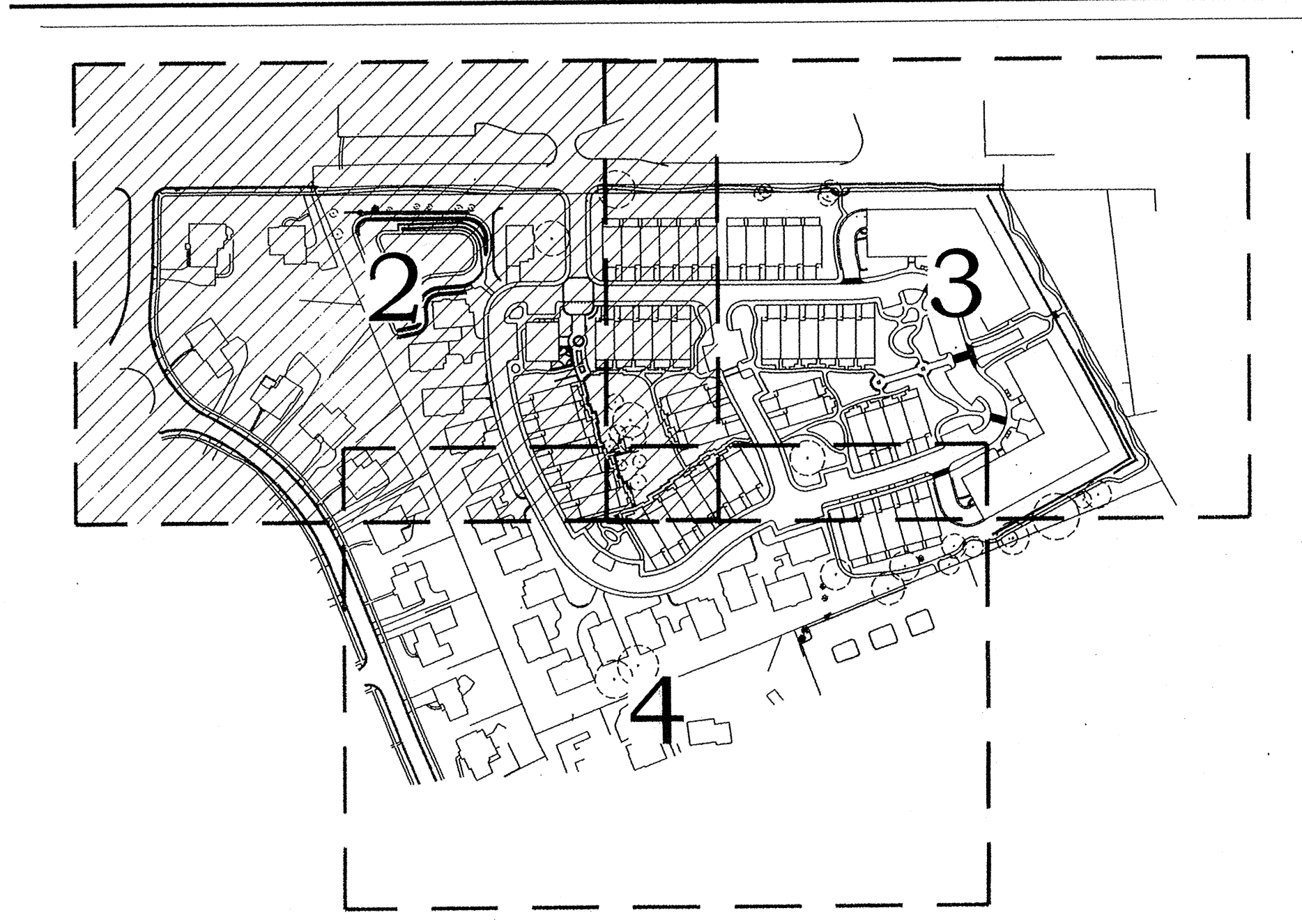
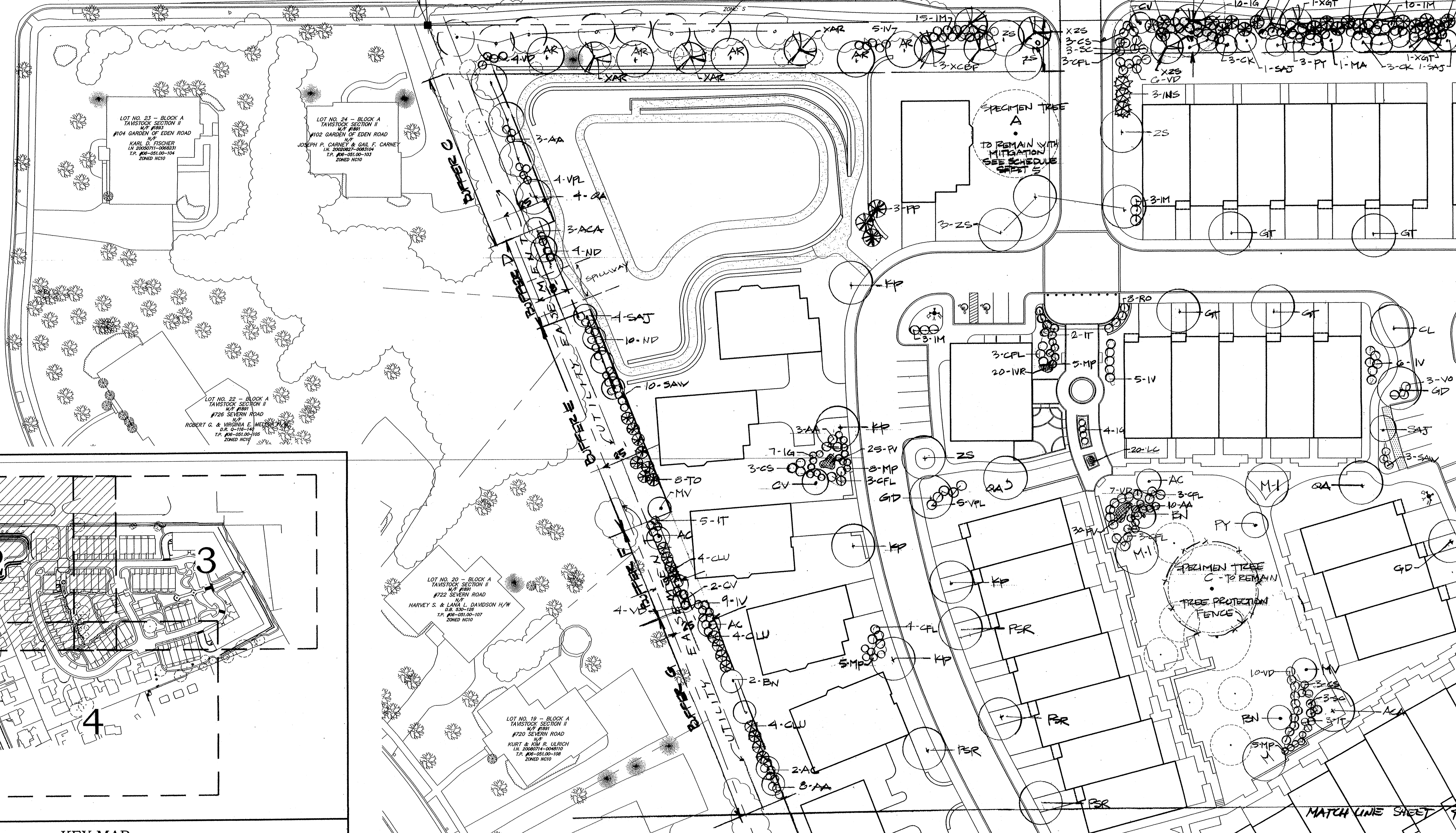
BUFFER F

BUFFER G

BUFFER H

BUFFER I

BUFFER J



KEY MAP

COLUMBIA PLACE AT
GARDEN OF EDEN ROAD
REYBOLD VENTURE GROUP XXXII, LLC
116 E. SCOTLAND DR. BEAR, DE 19701

| # | COMMENT | BY | DATE |
|---|---------|----|------|
| | | | |

DESIGNS etc.
1901 Hickory Hill Rd.
Chadds Ford, PA 19317
610-388-7758

LANDSCAPE & OPEN SPACE MANAGEMENT PLAN

COLUMBIA PLACE AT GARDEN OF EDEN ROAD

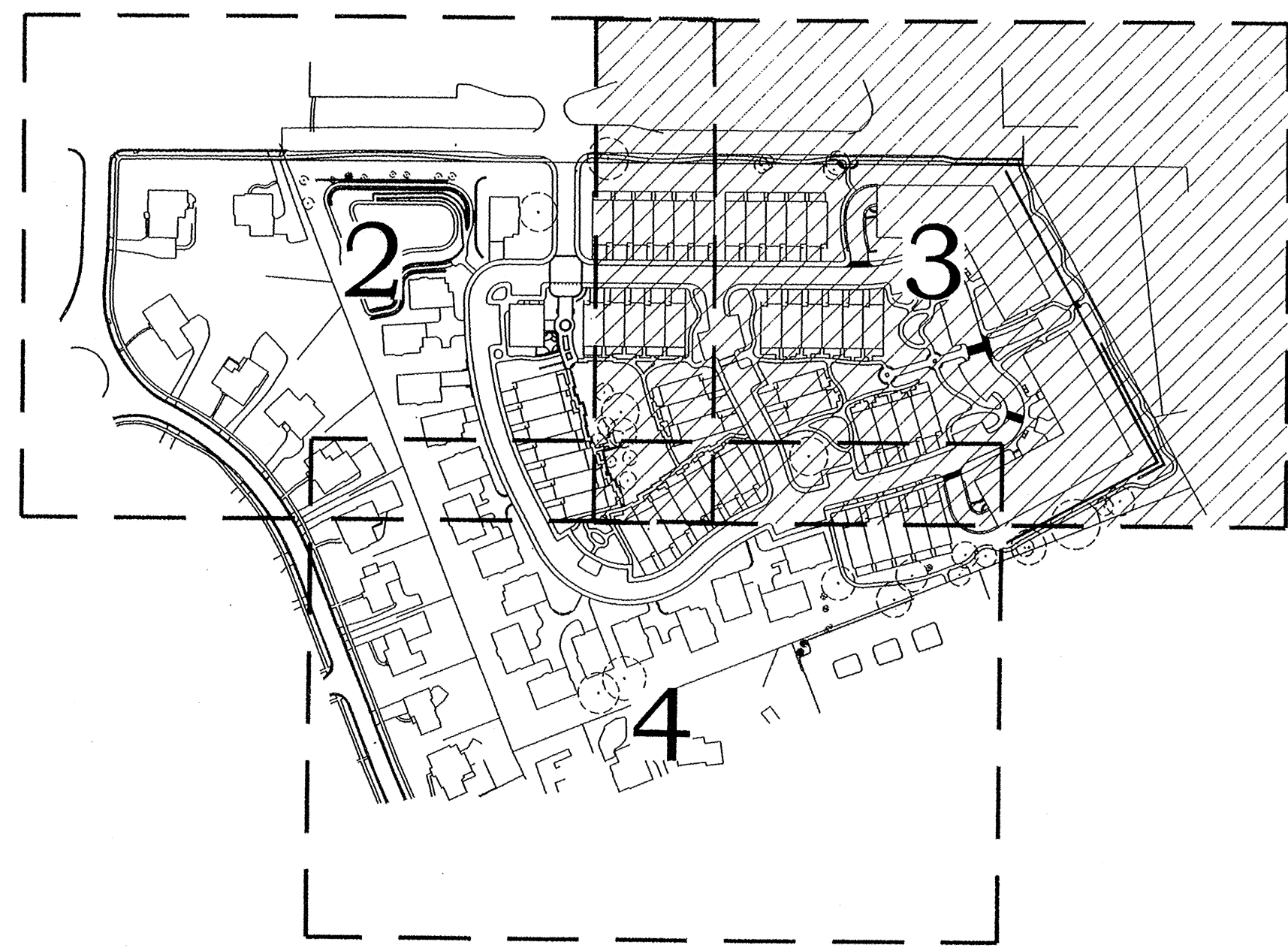
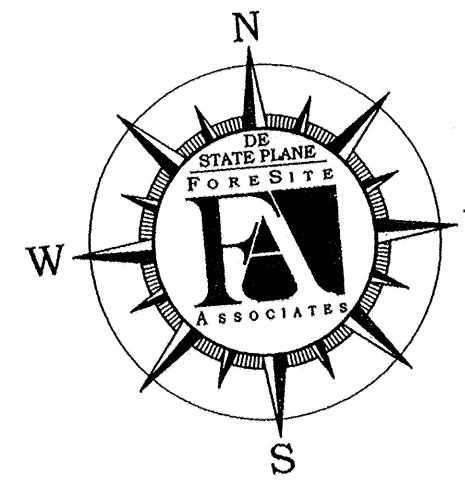
BRANDYWINE HUNDRED NEW CASTLE COUNTY WILMINGTON DELAWARE

DATE: 2-15-11
DWG BY: [Signature]

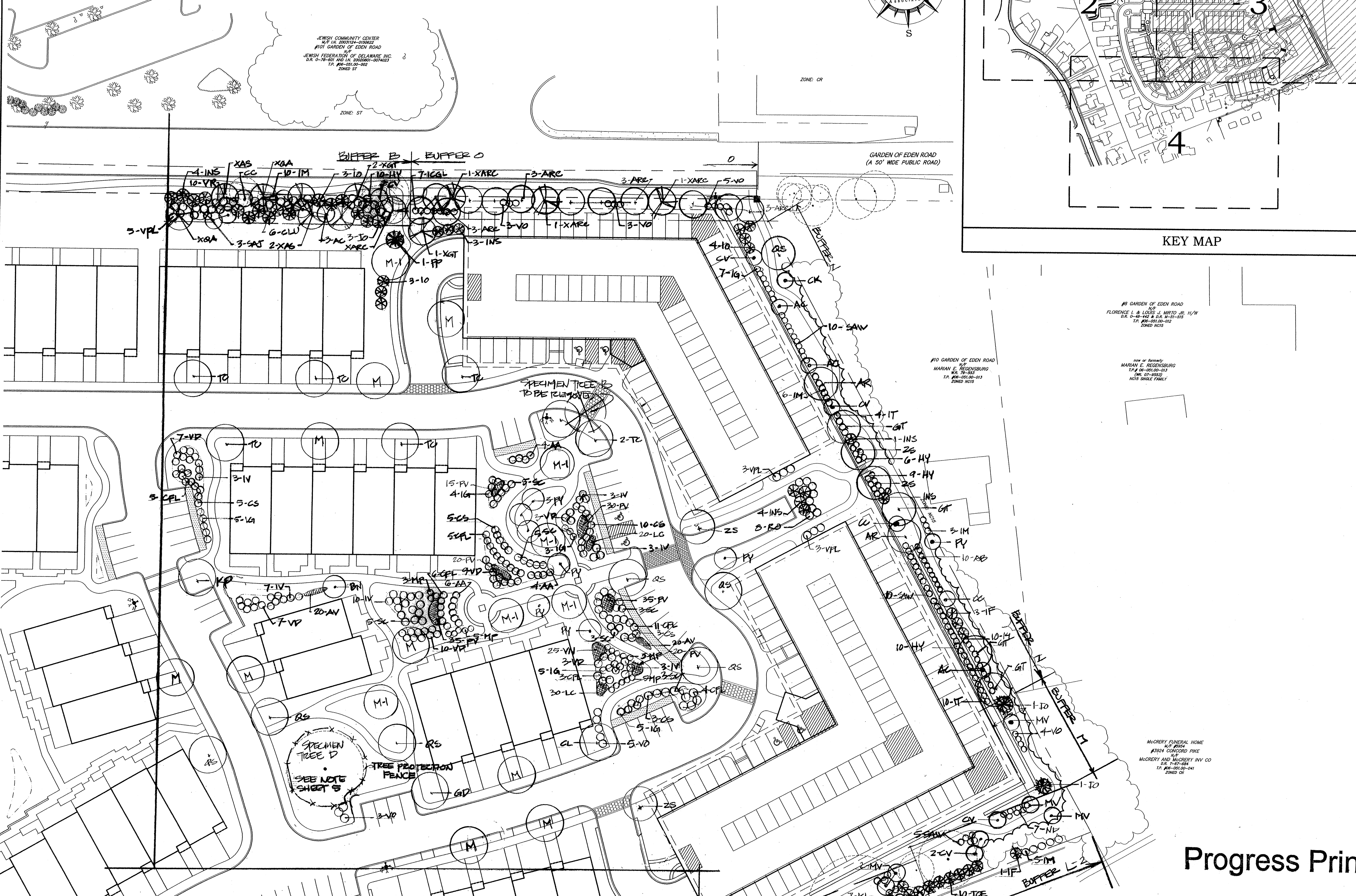
SHEET: 2 OF 2

SCALE: 1"=30'

LOCATE OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO PLANTING. FIELD ADJUST PLANT LOCATIONS AS NEEDED TO AVOID CONFLICT WITH SWALES, PIPES, DRAINAGE STRUCTURES, WHIRLS, UTILITY BOXES, TRANSFORMERS, EXISTING VEGETATION TO REMAIN, ETC. STOP PLANTING AND CONTACT THE LANDSCAPE ARCHITECT AND OWNER IF SOIL CONDITIONS UNSUITABLE FOR PROPER PLANT GROWTH ARE ENCOUNTERED.



KEY MAP



**COLUMBIA PLACE AT
GARDEN OF EDEN ROAD**
REYBOLD VENTURE GROUP XXXII, LLC
116 E. SCOTLAND DR. BEAR, DE 19701

| # | COMMENT | BY | DATE |
|---|---------|----|------|
| | | | |

DESIGNS etc.
1901 Hickory Hill Rd.
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LANDSCAPE & OPEN
SPACE MANAGEMENT
PLAN

COLUMBIA PLACE AT
GARDEN OF EDEN ROAD

BRANDYWINE HUNDRED NEW CASTLE COUNTY WILMINGTON DELAWARE

DATE: 2-15-11

DVL BY: BTB SHEET: 3

3 OF

SCALE: 1"=30'

Progress Print

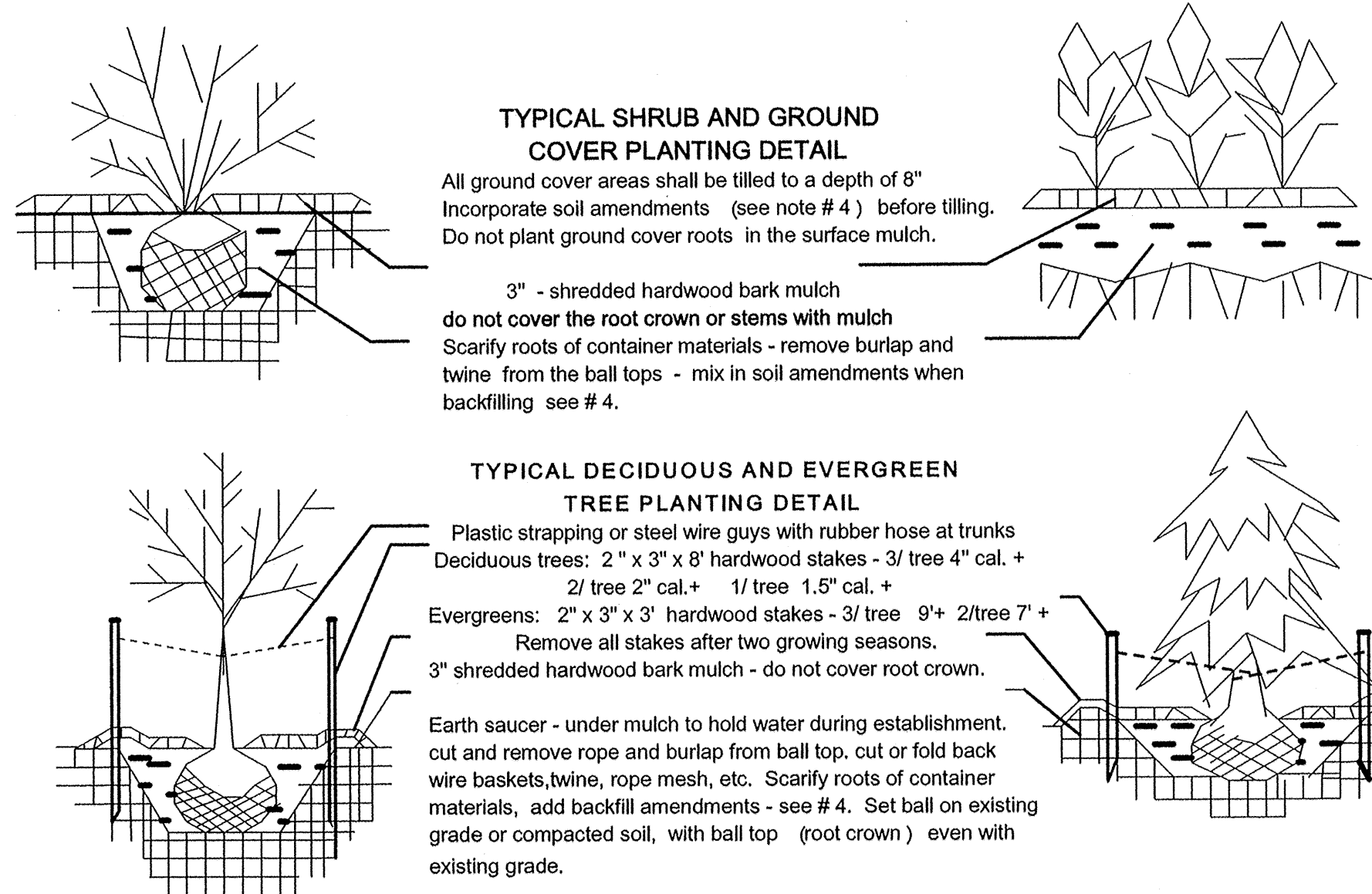
PLANTING SCHEDULE

| # | TYPE | KEY | BOTANICAL NOMENCLATURE - COMMON NAME | SIZE & REMARKS* |
|---|------|------|--|---|
| Street Trees (ST) | | | | |
| 3 | ST | XAR | Acer rubrum 'October Glory or Red Sunset' - Red Maple | Minimum size - 2.5" cal. BB branched at no less than 6' above grade |
| 4 | ST | XARC | Acer rubrum 'Armstrong' - Columnar Red Maple | |
| 3 | ST | XAS | Acer saccharum 'Green Mountain' - Sugar Maple | |
| 3 | ST | XCBF | Carpinus betulus fastigiata - Fastigiata Hornbeam | |
| 7 | ST | XGT | Gleditsia triacanthos inermis 'Shadmastor, Halka, Skyline, or Sunburst' - Honey Locust | |
| 2 | ST | XQA | Quercus imbricaria or acutissima - Shingle or sawtooth Oak | |
| 3 | ST | XZS | Zelkova serrata 'Green Vase or Village Green' - Japanese Zelkova | |
| Canopy Trees (T) | | | | |
| Minimum size varies | | | | |
| 9 | T | ACA | Acer campestre - Hedge Maple | 2.5" cal. BB |
| 9 | T | AR | Acer rubrum 'October Glory' - October glory Red Maple (all. Red Sunset) | 2.5" cal. BB |
| 18 | T | ARC | Acer rubrum 'armstrong' or 'bowhall' - columnar maple | 2.0" cal. BB |
| 3 | T | CL | Cleodraslis lutea - Yellow wood | 2.0" cal. BB |
| 7 | T | GT | Gleditsia triacanthos inermis Shadmastor - Shadmastor Honey Locust | 2.5" cal. BB |
| 5 | T | GD | Gymnocladus dioicus - Kentucky Coffee tree | 2.0" cal. BB |
| 6 | T | KP | Koelreuteria paniculata - Golden Rain tree | 2.5" cal. BB |
| 2 | T | PSR | Prunus subhirtella 'Rosy Cloud' - Rosy Cloud Cherry | 2.0 - 2.5" cal. BB |
| 7 | T | QA | Quercus imbricaria - Shingle Oak | 2.5" cal. BB |
| 7 | T | QS | Quercus shumardii - Shumard Oak | 2.5" cal. BB |
| 10 | T | TC | Tilia cordata 'Greenspire' or Redmond - Little leaf Linden | 2.75" cal. BB |
| 9 | T | ZS | Zelkova serrata 'Green vase' or Village green - Japanese Zelkova | 2.5" cal. BB |
| 11 | T | CRT | Existing trees in the hedgerow to remain for buffer tree credit - 11 trees min 2.5" cal. | |
| Specimen tree mitigation select from the street and canopy trees above - with no more than 20% of any one type provide 14 - 2.5" cal. trees - key (M) and 9 - 3.0" cal. trees - key (M-1) | | | | |
| Understory Trees (O) Minimum size 1.5" cal. BB 8' - 10' ht. (clump forms must have at least one stem 1.5" cal.) | | | | |
| 22 | O | AC | Amelanchier canadensis - Serviceberry | |
| 6 | O | BN | Betula nigra 'Heritage' - River Birch | |
| 15 | O | CC | Cercis canadensis 'Forest Pansy' - Forest Pansy redbud | |
| 10 | O | CK | Cornus kousa chinensis rosabella - Pink Japanese Dogwood | |
| 12 | O | CV | Chionanthus virginicus - Virginia fringe tree | |
| 9 | O | MV | Magnolia virginiana - Sweetbay Magnolia | |
| 1 | O | MA | Magnolia grandiflora - Southern Magnolia | |
| 12 | O | PY | Prunus yeodoensis - Yoshino Cherry | |
| 18 | O | SAJ | Syringa amurensis japonica 'Regent' - Japanese tree lilac | |
| Evergreen trees (E) Minimum size 5' - 6' BB | | | | |
| 23 | E | CLU | x cupressocyparis leylandii - Leyland cypress | |
| 20 | E | IF | Ilex x attenuata 'Fosteri' - Foster Holly | |
| 34 | E | INS | Ilex Nellie R Stevens - Nellie Stevens Holly | |
| 15 | E | IO | Ilex opaca - American Holly | |
| 3 | E | PA | Picea abies - Norway Spruce | |
| 4 | E | PP | Picea pungens - Colorado spruce | |
| 5 | E | PS | Pinus strobus - Eastern White Pine | |
| 35 | E | TOE | Thuja occidentalis 'Emerald' or 'Nigra' or 'Techny' - Arborvitae | |
| 13 | E | TO | Thuja standishii x plicata 'Green Giant' - Green Giant Arborvitae | |
| Shrubs (S) Minimum size 1' - 6" - 3' - 0" cont. or BB | | | | |
| 51 | S | AA | Aronia arbutifolia 'Brilliantissima' - Red Chokeberry | |
| 20 | S | AB | Abelia grandiflora - Glossy abelia | |
| 67 | S | CFL | Cornus sericea flaviramea - Yellow twig dogwood | |
| 46 | S | CS | Cornus alba sibirica - Red twig dogwood | |
| 35 | S | HY | Hydrangea quercifolia - Oak leaf hydrangea | |
| 17 | S | ICGL | Ilex crenata 'Green Luster' - Green Luster Holly | |
| 65 | S | IG | Ilex glabra (compacta or Nordica) - Inkberry | |
| 68 | S | IM | Ilex meserveae 'Blue princess or blue girl' holly | |
| 34 | S | IT | Itea virginica - Virginia Sweetpire | |
| 69 | S | IV | Ilex verticillata 'winter red' - Winterberry | |
| 32 | S | KL | Kalmia latifolia | |
| 55 | S | MP | Myrica pennsylvanica - Northern bayberry | |
| 36 | S | ND | Nandina domestica - Heavenly bamboo | |
| 9 | S | PL | Prunus laurocerasus 'Otto Luyken' - Otto Luyken cherry laurel | |
| 16 | S | RO | Rosa 'Knock out' - Knockout shrub rose | |
| 36 | S | SC | Sambucus canadensis 'black lace' - Elderberry | |
| 48 | S | SAW | Spiraea bumalda x 'Anthony Waterer' - Anthony Waterer Spirea | |
| 96 | S | VD | Viburnum dentatum - Arrowwood | |
| 30 | S | VO | Viburnum opulus 'nanum' - Dwarf cranberrybush | |
| 20 | S | VPL | Viburnum plicatum 'Mariesii' - Mariesii viburnum | |
| 14 | S | VR | Viburnum rhytidophyllum 'Alleghany' - Alleghany viburnum | |
| Herbaceous Perennials and grasses | | | | |
| 25 | P | VN | Vernonia noveboracensis - New York Ironweed | |
| 20 | G | IVR | Iris versicolor - Blue Flag | |
| 70 | G | LC | Lobelia cardinalis - Cardinal Flower | |
| 40 | G | AV | Andropogon ternarius - Silver Bluestem | |
| 210 | G | PV | Panicum virgatum - switch grass | |

Type Key: T = tree ST = Street tree O = Understory tree E = Evergreen tree
 S = shrub GC = Ground cover P = perennial B = bulbs
 G = ornamental grasses/herbaceous

NOTE: All plant materials must be installed equal to or greater than the minimum sizes specified. Similar cultivar substitutions are allowed. All plants will be inspected and measured for compliance prior to New Castle County acceptance.

Locate all utilities prior to digging. Field locate plantings to avoid conflict with overhead utility wires, underground drainage and utility lines, swale bottoms, existing vegetation that remains, drainage and utility structures, driveways, and accesses, etc. Plant a minimum of 1'-6" from property lines, and a minimum of 1'-0" from Right of Way lines, unless otherwise noted. The contractor shall report to the owner/developer if any subsurface soil or drainage conditions are encountered that may be detrimental to the growth of plant material.



PLANTING NOTES:

- Plant in accordance with the standards as set forth by the American Association of Nurserymen, and the American Standard for Nursery Stock.
- Locate all utilities prior to digging, protect from damage during construction.
- Field locate plants to avoid conflict with swales, utilities (above and below ground), existing vegetation to remain, transformer boxes, etc.
- Backfill mix: One part peat humus to one part topsoil, to one part existing soil. Amendments: mix into soils .25 lbs. 5 - 10 - 5 organic fertilizer, .75 lbs bonemeal, and 1.0 lbs. rotted cow manure per cubic foot of backfill mix. set ball top even with grade.
- The quantities of plants on the plan drawing for individual requirement areas shall govern over the schedule. The numbers of plants as required in specific areas (ie: bufferyards, at parking spaces, street trees etc.) shall be field located to avoid utilities or obstructions, but must remain within the requirement area.

Seed Mixes:

All seed beds shall be treated with a one time application of Lime at 2 tons/ ac, and Fertilizer 10 - 10 - 10 at 600 lbs. per ac. The Developer must provide seed and fertilizer tickets prior to the transfer/ acceptance to New Castle County. (Do not fertilize or lime in Riparian or wetland areas)

GENERAL USE AREAS - TURF GRASS 150 lbs/ac

75% - SR80200 FESCUE TALL
 20% - SR40200 PERENNIAL RYE
 5% - MERIT KENTUCKY BLUE
 per N.C.C. code requirements

BIOFILTRATION SEED MIX at 150 lbs/ac

DNREC SEED MIX NO. 4 PLUS CLOVER

Filter Strip Seed Mix

LESCO, TEAM-MATES PLUS SEED MIX (SOW AT 8 LBS PER 1000 SF)
 70% TALL FESCUE, 98% MINIMUM PURITY, 85% GERMINATION
 20% PERENNIAL RYE, 98% MINIMUM PURITY, 85% GERMINATION
 10% KENTUCKY BLUEGRASS, 98% MINIMUM PURITY, 90% GERMINATION

SPECIMEN TREE PROTECTION AND MITIGATION

Specimen trees to be remain undisturbed shall be protected with 3' ht. orange snow fencing placed 3' beyond the dripline. No grading or disturbance shall occur with the dripline of the tree. Specimen tree description and mitigation or protection
 A - 26" Taxodium to remain with mitigation - 7 - 2.5" cal. trees
 B - 28" Taxodium to be removed - mitigation - 7 - 2.5" cal. trees
 C - 25" Taxodium to remain and be protected - no disturbance with the dripline
 D - 36" Maple to remain with mitigation - 9 - 3" cal. trees
 total mitigation 14 - 2.5" cal. trees and 9 - 3" cal. trees

Total required plant units: 103.85

Required - Provided

| | | |
|----|-----|-----|
| T | 104 | 106 |
| O | 104 | 105 |
| E | 152 | 152 |
| S | 572 | 864 |
| ST | 25 | 25 |

KEY:

T = tree, O = understory tree, E = evergreen, S = shrub
 ST = Street tree, PU = Plant unit, op = opacity
 Standard type = 1-T / 2-O / 13-S, Type A = 1-T / 1-O / 1-E / 11-S
 Type B = 2-O / 3 - E / 7 - S / Type C = 4 - E / 15-S Type D = 2-T / 3-S

UNDERGROUND DETENTION FACILITY INSPECTION AND MAINTENANCE NOTES

- INSPECT FACILITY SEMI-ANNUALLY, AND ESPECIALLY AFTER HEAVY RUNOFF (2-INCH RAINFALL EVENT OR GREATER). REMOVE SEDIMENTS, FERTILIZE, STABILIZE ANY EROSION WITH MATTING AND RESEED AS NECESSARY.
- REMOVE SEDIMENT IN ISOLATION ROWS AND INFLOW CONTROL STRUCTURES, AS APPLICABLE. INSPECT AND MAINTAIN FACILITY IN ACCORDANCE WITH MANUFACTURERS AND OR ENGINEERS RECOMMENDATIONS.
- CLEAN CURB CUTS, STORM DRAINS, AND OR FEEDER SWALES WHEN SOIL AND VEGETATION BUILD UP INTERFERES WITH FLOW INTRODUCTION.

WET POND INSPECTION AND MAINTENANCE NOTES

- INSPECT FACILITY SEMI-ANNUALLY, AND ESPECIALLY AFTER HEAVY RUNOFF (2-INCH RAINFALL EVENT OR GREATER). REMOVE SEDIMENTS, FERTILIZE, STABILIZE ANY EROSION WITH MATTING AND RESEED AS NECESSARY.
- MAINTAIN FACILITY IN ACCORDANCE WITH NEW CASTLE COUNTY DRAINAGE CODE (NCCC CHAPTER 12, SECTION 12.06.00181).
- INSPECT CHUTE/ROCKS ANNUALLY, AS APPLICABLE, ACCUMULATED MATERIALS OUTSIDE CHUTE/ROCKS SHALL BE REMOVED.
- CLEAN CURB CUTS, STORM DRAINS AND OR FEEDER SWALES WHEN SOIL AND VEGETATION BUILD UP INTERFERES WITH FLOW INTRODUCTION.

BIOFILTRATION SWALE INSPECTION AND MAINTENANCE NOTES

- INSPECT BIOFILTRATION SWALE SEMI-ANNUALLY AND ESPECIALLY AFTER HEAVY RUNOFF (2-INCH RAINFALL EVENT OR GREATER). REMOVE SEDIMENTS, FERTILIZE STABILIZE ANY EROSION WITH MATTING AND RESEED AS NECESSARY.
- MOW REGULARLY DURING THE SUMMER TO PROMOTE GROWTH AND NUTRIENT UPTAKE. MOW TO A MIN. HEIGHT OF 6".
- IF NATIVE GRASSES USED, STANDING STALKS SHALL BE CUT TO 12 INCHES IN THE SPRING.
- SELECTIVELY APPLY HERBICIDE TO CONTROL INVASIVE PLANT SPECIES, BE CAREFUL TO AVOID INTRODUCING FERTILIZER TO RECEIVING WATERS.
- INSPECT CHECK DAMS ANNUALLY, APPLICABLE, ACCUMULATED MATERIALS OUTSIDE CHECK DAMS SHALL BE REMOVED AND VEGETATION WITH ROOTS INTO THE CHECK DAMS SHALL BE REMOVED.
- CLEAN CURB CUTS, STORM DRAINS, AND OR FEEDER SWALES WHEN SOIL AND VEGETATION BUILD UP INTERFERES WITH FLOW INTRODUCTION.

BIORETENTION/RAIN GARDEN INSPECTION AND MAINTENANCE NOTES.

- INSPECT BIORETENTION FACILITY SEMI-ANNUALLY, AND ESPECIALLY AFTER HEAVY RUNOFF (2-INCH RAINFALL EVENT OR GREATER). REMOVE SEDIMENTS, FERTILIZE, STABILIZE ANY EROSION WITH MATTING AND RESEED AS NECESSARY.
- REMOVE SEDIMENT IN FOREBAY, AS APPLICABLE, WHEN HALF FULL.
- PLANT HERBACEOUS PLANTS IN THE SPRING AND PRUNE TREES AND SHRUBS AS NECESSARY PER THE LANDSCAPE PLAN.
- RAKE AND MULCH YEARLY TO LOOSEN AND PROMOTE INFILTRATION. ADD TRIPLE SHREDDED MULCH AS NEEDED TO MAINTAIN 3 INCH MULCH LAYER AS DESIRED
- CLEAN CURB CUTS, STORM DRAINS AND OR FEEDER SWALES WHEN SOIL AND VEGETATION BUILD UP INTERFERES WITH FLOW INTRODUCTION.

CODE REQUIREMENTS
 Open space - 5/ac
 7.031 ac of open space less buffers (1.75 ac.) = 5.281 x 5 = 26.4 PU
 18 as type D and 8.4 as type B =
 36 - T / 25 - E / 17 - O / 113 - S

Parking 1/20 - 110 surface community spaces = 5.5 PU
 as type D = 11 - T / 17 - S

Street Trees - 40' o.c.
 Garden of Eden Rd. - 1,018' = 25 ST
 Bufferyards

A - .3 OP 30' DEEP - 2 PU/100' (374) = 7.48 PU
 AS TYPE D = 15 - T / 22 - S
 B - .3 OP 20' DEEP - 2.4 PU/100' (470) = 11.28 PU
 AS TYPE B = 34 - E / 23 - O / 79 - S
 C - .3 OP 25' DEEP - 2.1 PU/100' (105) = 2.20 PU
 AS TYPE D = 4 - T / 7 - s
 D - .3 OP 18' DEEP - 2.35 PU/100' (56) = 1.31 PU
 AS TYPE D - 3 - T / 4 - S
 E - .3 OP 25' DEEP - 2.1 PU/100' (130) = 2.73 PU
 AS TYPE B = 8 - E / 5 - O / 19 - S
 F - .3 OP 15' DEEP - 2.45 PU/100' (55) = 1.34 PU
 AS TYPE B = 4 - E / 3 - O / 9 - S
 G - .3 OP 25' DEEP - 2/1 PU/100' (127) = 2.66 PU
 AS TYPE B = 8 - E / 5 - O / 17 - S
 H - .3 OP 20' DEEP - 2.4 PU/100' (232) = 5.56 PU
 AS TYPE D = 11 - T / 17 - S
 I - .3 OP 30' DEEP - 2.0 PU/100' (87) = 1.74 PU
 AS TYPE D = 3 - T / 5 - S
 J - .3 OP 25' DEEP - 2.1 PU/100' (437) = 9.17 PU
 AS TYPE B = 28 - E / 18 - O / 64 - S
 K - .3 OP 30' DEEP WITH 2 PU/100' (246) = 4.92 PU
 AS TYPE B = 15 - E / 10 - O / 34 - S
 L-1 .3 OP 25' DEEP LESS A 5' WALKWAY 20' - 2.4 PU/100' 165) = 3.96 PU
 AS TYPE B = 12 - E / 8 - O / 28 - S
 L-2 .3 OP 35' LESS A 5' WALKWAY 30' - 2 PU/100' (119) = 2.38 PU
 AS TYPE B = 7 - E / 5 - O / 17 - S
 M - .3 OP 25' LESS A 5' WALKWAY 20' - .7 PU/100' (74) = .51 PU
 AS TYPE B = 2 - E / 1 - O / 4 - S
 N - .3 OP 25' LESS A 5' WALKWAY 20' - 2.4 PU/100'(370) = 8.88 PU
 AS TYPE A = 9 - T / 9 - E / 9 - O / 98 - S
 O - .3 OP 15' DEEP 2.45 PU/100' (238) = 5.83 PU
 AS TYPE D = 12 - T / 18 - S

| # | COMMENT | BY DATE |
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LANDSCAPE & OPEN SPACE MANAGEMENT PLAN

COLUMBIA PLACE AT GARDEN OF EDEN ROAD

BRANDYWINE HUNDRED WILMINGTON
 NEW CASTLE COUNTY DELAWARE

DESIGNS etc.

1901 Hickory Hill Road
 Chadds Ford, PA 19317
 P/F (610) 388-7758

Date: 2-15-11 Design by: ETM sheet 5 of 6
 Scale: nts

Progress Print

OPEN SPACE MANAGEMENT PROGRAM MATRIX

| NATURAL RESOURCES AND VEGETATION TYPES | DESCRIPTION | SPRING | SUMMER * | FALL | WINTER |
|--|--|--|--|--|--|
| TURF GRASS | Turf grass areas are maintained lawn located within the open space and right of way bordering the curbs and sidewalks. The level of maintenance at a minimum requires cuttings during the growing season. The cutting height and frequency can vary depending upon the quality of turf preferred. At a minimum the turf should be maintained at a height of no more than 4" -6". | mid Spring begin mowing | *Water all plants as needed in the Summer and throughout the year. Water during drought conditions as allowed by local laws, and restrictions. mowing as needed for drought and rainfall considerations | mowing as needed until late Fall | Remove leaf litter from turf areas. Place in forest areas. |
| BUFFERYARDS, STREET TREES, OPENSACE PLANTINGS | Individual tree, street tree, evergreen and shrub bed plantings in buffers, and in open space shall be remulched as needed with no more than a total of 4" of Mulch accumulation. Maintain in a live and healthy condition including any weeding mulching, watering, pruning, treatment for insects and disease, as needed per standard horticultural practices. Plants shall be monitored annually by a nursery professional for special maintenance requirements. Dead plants shall be replaced as originally specified during the appropriate growing season. | Mulch beds and plants as needed, prune, shape, and maintain per Nursery Standards. | Treat for insects and disease. Water as needed for drought conditions. | _____ | Remove dead wood and leaves. |
| STORMWATER MANAGEMENT BIORETENTION & FILTRATION AREAS as per: Forsite Associates E&S controls & SWM detailed plans | <p>UNDERGROUND DETENTION FACILITY INSPECTION AND MAINTENANCE NOTES</p> <p>1. INSPECT FACILITY SEMI-ANNUALLY, AND ESPECIALLY AFTER HEAVY RUNOFF (2-INCH RAINFALL EVENT OR GREATER). REMOVE SEDIMENTS, FERTILIZE, STABILIZE ANY EROSION WITH MATTING AND RESEED AS NECESSARY.</p> <p>2. REMOVE SEDIMENT IN ISOLATION ROWS AND INFLOW CONTROL STRUCTURES, AS APPLICABLE. INSPECT AND MAINTAIN FACILITY IN ACCORDANCE WITH MANUFACTURERS AND OR ENGINEERS RECOMMENDATIONS.</p> <p>3. CLEAN CURB CUTS, STORM DRAINS, AND OR FEEDER SWALES WHEN SOIL AND VEGETATION BUILD UP INTERFERES WITH FLOW INTRODUCTION.</p> <p>WET POND INSPECTION AND MAINTENANCE NOTES</p> <p>1. INSPECT FACILITY SEMI-ANNUALLY, AND ESPECIALLY AFTER HEAVY RUNOFF (2-INCH RAINFALL EVENT OR GREATER). REMOVE SEDIMENTS, FERTILIZE, STABILIZE ANY EROSION WITH MATTING AND RESEED AS NECESSARY.</p> <p>2. MAINTAIN FACILITY IN ACCORDANCE WITH NEW CASTLE COUNTY DRAINAGE CODE (NCCC CHAPTER 12, SECTION 12.06.00181).</p> <p>3. INSPECT CHUTE/ROCKS ANNUALLY, AS APPLICABLE, ACCUMULATED MATERIALS OUTSIDE CHUTE/ROCKS SHALL BE REMOVED.</p> <p>4. CLEAN CURB CUTS, STORM DRAINS AND OR FEEDER SWALES WHEN SOIL AND VEGETATION BUILD UP INTERFERES WITH FLOW INTRODUCTION.</p> <p>BIOFILTRATION SWALE INSPECTION AND MAINTENANCE NOTES</p> <p>1. INSPECT BIOFILTRATION SWALE SEMI-ANNUALLY AND ESPECIALLY AFTER HEAVY RUNOFF (2-INCH RAINFALL EVENT OR GREATER). REMOVE SEDIMENTS, FERTILIZE STABILIZE ANY EROSION WITH MATTING AND RESEED AS NECESSARY.</p> <p>2. MOW REGULARLY DURING THE SUMMER TO PROMOTE GROWTH AND NUTRIENT UPTAKE. MOW TO A MIN. HEIGHT OF 6".</p> <p>IF NATIVE GRASSES USED, STANDING STALKS SHALL BE CUT TO 12 INCHES IN THE SPRING.</p> <p>3. SELECTIVELY APPLY HERBICIDE TO CONTROL INVASIVE PLANT SPECIES, BE CAREFUL TO AVOID INTRODUCING FERTILIZER TO RECEIVING WATERS.</p> <p>4. INSPECT CHECK DAMS ANNUALLY, APPLICABLE, ACCUMULATED MATERIALS OUTSIDE CHECK DAMS SHALL BE REMOVED AND VEGETATION WITH ROOTS INTO THE CHECK DAMS SHALL BE REMOVED.</p> <p>5. CLEAN CURB CUTS, STORM DRAINS, AND OR FEEDER SWALES WHEN SOIL AND VEGETATION BUILD UP INTERFERES WITH FLOW INTRODUCTION.</p> <p>BIORETENTION/RAIN GARDEN INSPECTION AND MAINTENANCE NOTES.</p> <p>1. INSPECT BIORETENTION FACILITY SEMI-ANNUALLY, AND ESPECIALLY AFTER HEAVY RUNOFF (2-INCH RAINFALL EVENT OR GREATER). REMOVE SEDIMENTS, FERTILIZE, STABILIZE ANY EROSION WITH MATTING AND RESEED AS NECESSARY.</p> <p>2. REMOVE SEDIMENT IN FOREBAY, AS APPLICABLE, WHEN HALF FULL.</p> <p>3. PLANT HERBACEOUS PLANTS IN THE SPRING AND PRUNE TREES AND SHRUBS AS NECESSARY PER THE LANDSCAPE PLAN.</p> <p>4. RAKE AND MULCH YEARLY TO LOOSEN AND PROMOTE INFILTRATION. ADD TRIPLE SHREDDED MULCH AS NEEDED TO MAINTAIN 3 INCH MULCH LAYER AS DESIRED</p> <p>5. CLEAN CURB CUTS, STORM DRAINS AND OR FEEDER SWALES WHEN SOIL AND VEGETATION BUILD UP INTERFERES WITH FLOW INTRODUCTION.</p> | maintain, inspect and repair as needed | maintain, inspect, and repair as needed | maintain, inspect and repair as needed | maintain, inspect and repair as needed |

Goals and Objectives:

This plan is prepared to assist the community owners in the continued maintenance of the Private open space. The specific areas of maintenance are to begin immediately upon transfer of the open space to the community association, and shall continue indefinitely with the minimum standards described herein. Enhanced maintenance and additional beautification, is at the discretion of the community, are not covered in this program, and must meet all local, state, and federal laws.

Plantings and Turf

The developer is responsible for the planting, establishment, and warranty of the required Landscape Plan. Upon transfer the community is responsible for maintaining all features of the Landscape Plan. The developer shall provide all items shown and required alive, healthy, and in full quantities, per the plan. The lawns shall be provided as complete and full stands of grass. The community association shall then maintain and replace in kind all plantings and features until directed otherwise by New Castle County.

Notes:

1. All Planting procedures and practices shall be in accordance with the standards as set forth by the American Association of Nurserymen.
2. All insect and disease, invasive plant and forest assessments shall be performed by certified licensed professionals for the areas described.
3. All chemical treatments insect, disease, weed control, and fertilization (optional), shall be performed by certified applicators.
4. Consult public and professional organizations with environmental specialties relative to specific problems if needed. Such as: The Delaware Department of Natural Resources, (Forestry, Stormwater Management, and Agriculture), The University of Delaware, (Dept. of Plant and Soil sciences), The State of Delaware Agriculture Department, (Extension Agent), etc. The Mid-Atlantic Exotic Pest Plant Council, The Nature Conservancy Wildland Invasive Species program, Delaware Invasive Species Tracking System, Olin Allen Invasive Species Specialist Delaware Natural Heritage Program.
State of DE - Natural Res. (302) 739 - 4403 University of Delaware - (302) 831 - 2000
State of DE - Agriculture (302) 739 - 4811 Natural Heritage Program (302) 653 - 2880 (x 120)
** SEE APPENDIX 3 - PLANT LIST FOR INVASIVE EXOTIC PLANTS IN THE NEW CASTLE COUNTY U.D.C (ie Honeysuckle, Russian Olive, Multiflora Rose etc.)

LANDSCAPE & OPEN
SPACE MANAGEMENT
PLAN

COLUMBIA PLACE AT
GARDEN OF EDEN ROAD
BRANDYWINE HUNDRED WILMINGTON
NEW CASTLE COUNTY DELAWARE

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Progress Print

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