
Appendix N Subdivision Trees

While it is preferred that no trees be planted in the state right of way in a subdivision, they can be added within the right-of-way of a subdivision street provided they have not been determined to be invasive and are not listed in the Delaware Department of Agriculture's Invasive Species List. Any trees planted are to be installed in accordance with any International Society of Arboriculture (ISA) or American National Standards Institute (ANSI) standards that may be in place at the time of installation.

Trees planted within ten feet (10') of a sidewalk or other pedestrian facility must be grown with a structured canopy limbed to a seven foot (7') minimum clearance at time of installation. Annual street tree maintenance must include structural pruning of the canopy until a maximum height clearance of ten feet (10') has been acquired and maintained.

A Certified Tree Inventory and a Maintenance Plan for any trees planted in the right of way must be submitted to the Homeowners Association prior to acceptance of the subdivision by the Department.

The inventory will identify the community's public trees (trees in open spaces, along streets, entranceways, greenways, parks, etc.) and be completed by ISA-certified arborist.

The Tree Management Plan should be developed by an ISA-certified arborist and will detail tree maintenance scheduling and timing; tree replacement schedule; pruning and tree maintenance practices using best management practices and ANSI standards.

The Maintenance Organization or Home Owners' Association are responsible for maintenance of any trees planted in the state right of way within a subdivision, to include pruning, pest control and any necessary hazard remediation to include complete removal as required for safety of the adjoining properties and users of the subdivision streets.

Trees planted in containers must receive consistent and frequent attention to maintain a healthy vigor. Feeding, watering and winterization are of particular importance.