



**ITEM #4:** For the **ARCHITECTURAL COMMISSION - 6.20.16 @ 7:00 P.M.**

**REQUEST:** Consideration of final plans including landscaping and signage for the proposed “Karen’s Corner” PUD/ Subdivision in conjunction with the petition for a SUP/PUD development as submitted by Fidelity Wes for property located at Checker Road and Old Hicks commonly known at the Iverson Property.

**HISTORY:**

The property is located on the west side of Old Hicks Road at the intersection of Old Hicks and Checker Roads. The former Geimer Greenhouse property abuts the subject property to the west. The property consists of three parcels (PIN’s 14-36-300-003, 14-36-300-038, 14-36-300-039) and contains 34.8 +/- gross acres of land area. A portion of the property (PIN 14-36-300-003) is presently within the Village zoned R-2 PUD District. The bulk of the property is under the jurisdiction of Lake County and is presently zoned “AG” Agricultural under the county zoning regulations. The property is currently vacant but does contain remnants of the former Iverson Greenhouse and Nursery which occupied the property at one time. The centerline of the proposed Route 53 Extension bisects the property (See attached Tax Map).

At the February 2, 2016 AC meeting the AC considered this matter and made the following recommendation;

A motion was made by Commissioner Styer, seconded by Commissioner Mower, to accept the preliminary landscape plans as submitted subject to conformity with the recommendations of the Village Arborist. On a voice vote; all aye.

A motion was made by Commissioner Styer, seconded by Commissioner Tapas, to accept the monument signage subject to the following conditions;

- Consider changing the name to Karen’s Court instead of Karen’s corner;
- Raise the middle of the sign to create an arch in the limestone sign face;
- Lower the side piers to a point below the arch;
- The copy sign face be carved limestone;
- The signage be positioned outside the vision triangle and oriented toward Old Hicks Road.
- Any illumination of the signage shall be brought back to the AC for further review and specifications for the proposed illumination shall be submitted as well.

On a voice vote; all aye.

## **STAFF REVIEW:**

### **Landscaping -**

A “typical” landscape sheet is attached as part of the submittal package. The petitioner has provided internal subdivision landscaping per the requirements of the village code (Title 6, Section 6-6-5 Required Improvements) as shown on this “typical” sheet. A detailed list of plantings has been submitted with the landscape plan as well.

Per the review and recommendations of the Village Arborist (comments attached), plantings shown as “typical” are acceptable. Spacing requirements are suggested between trees (and ornamentals) to allow for growth. Shrubbery should not be placed within 5’ of the curb edge of the road and multi-stemmed species (such as river birch) are not recommended in the parkway due to sightline obstruction concerns.

The site plan includes a tree inventory for the property. Two species, the black walnut and black cherry are both protected species per the village code. These are located along the periphery of the property. Those located along Hicks Road have been severely pruned to accommodate the power lines in the right-of-way. Should these need to be removed during the development process mitigation (per the tree removal ordinance is not recommended due the poor form of the trees. However, should “gaps” appear in the “natural screening” of the property, additional plantings should be required which will not reach a height sufficient to cause conflict with the power lines. As this area falls within a scenic corridor further CSCC review of the plantings should be undertaken.

If the AC as any comments regarding the landscape plan these may be incorporated into the recommendation of the AC. Otherwise, staff suggests the Village Arborist recommendations be incorporated into the final engineering plans and any replacements plantings in the scenic corridor be reviewed and approved by the CSCC.

### **Signage –**

Two Monument (ground) signs are proposed for identification of the development. These would be places near both entrances to the development, north of the north entrance and south of the south entrance (See signage location on the “tree inventory” sheet).

As identified the signage appears to be outside of the vision triangle and should be reflected as such on the final engineering plans.

Subdivision entrance signs are permissible as follows;

***Subdivision Signs: A sign identifying the location and name of a subdivision may be installed at the entrance of the subdivision, subject to compliance with the following standards:***

***(1) Number Of Signs: No more than two (2) subdivision identification signs shall be permitted for each subdivision.***

**(2) Size:** *The cumulative total area of the subdivision identification signs permitted by subsection (G)2(c)(1) of this section shall not exceed forty (40) square feet in dimension.*

**(3) Lighting:** *A subdivision identification sign may be illuminated, subject to compliance with the following standards:*

**A. Type Of Lighting:** *A subdivision identification sign may utilize one of the following methods of illumination: sign mounted canopy light or ground mounted spotlight. Only white or clear incandescent illumination sources shall be permitted.*

**B. Direction Of Illumination:** *The illumination source shall only be directed onto the face of the subdivision identification sign.*

**C. Visibility Of Illumination Source:** *The illumination source or filament shall not be visible from adjacent lots.*

**D. Maximum Illumination:** *The maximum illumination for a subdivision identification sign shall not exceed two (2) foot-candles within a distance of one foot (1') from the surface of the subdivision identification sign and shall not emit any measurable illumination (i.e., 0 foot-candles) at the lot line most proximate to a subdivision identification sign.*

**E. General Restrictions:** *The illumination of the subdivision identification sign shall comply with the provisions of subsection (D)1 of this section.*

Two signs are proposed. Each would measure 5' tall by 4' wide (20 sq. ft. total) in a stacked stone façade with a limestone center. These signs would sit on a concrete base, to be landscaped, with a brick obverse. The comments of the AC (as noted at the February Meeting) have been incorporated into this proposal. Signage does not appear to be illuminated.

This signage is approvable as submitted.

#### **ARCHITECTURAL COMMISSION DECISION:**

If the AC as any comments regarding the landscape plan these may be incorporated into the recommendation of the AC. Otherwise, staff suggests the Village Arborist recommendations be incorporated into the final engineering plans and any replacements plantings in the scenic corridor be reviewed and approved by the CSCC.

The entrance signage as proposed is in conformance with Village Code and therefore approvable. Previous comments of the AC have been incorporated into the design of the sign. If the AC as any other comments regarding this signage these may be incorporated into the recommendation of the AC.



June 15, 2016

Mr. James Hogue  
Village Planner  
Village of Long Grove  
3110 Old McHenry Road  
Long Grove, IL 60047

RE: Karen's Corner Development  
Plan/Site Review

Dear Jim,

I met with the developer at the proposed Karen's Corner development to review the existing trees on site and the Landscape Plan. The following are my observations and recommendations.

1. A list of the protected trees was included in the landscape plans, although an inventory of all trees 12" and larger was not included. The only protected trees on site are located along the property lines. All of these are black walnut and black cherry. Those located under the utility lines adjacent to Old Hicks Road have been significantly pruned and contain very poor forms. Currently, all the protected trees shown on the inventory listing are proposed to be preserved. Tree protection/silt fencing should be added to the engineering plans, showing the protection of the critical root zones of these trees.

If the proposed bike path or sewer installation requires the removal of some of the protected trees along Old Hicks Road, they shouldn't require mitigation due to their poor conditions/forms. I would recommend adding new landscaping if openings appear in the natural screening due to the bike path or sewer, but none of the new plantings should be installed in a location where they will grow into a conflict with the overhead utility wires. Only shrubs should be installed directly under the power lines, with understory/ornamental trees not to be installed within 10' of the outer edge of the utility lines and shade trees within 20' of the outer edge of the utility wires.

2. None of the trees proposed to be removed for the berm in the southwest corner of the site are protected trees. They are primarily cottonwood with boxelder maple, black locust, mulberry, black willow and other species typically found in low, poorly drained sites. The developer is planning on constructing this berm prior to the other infrastructure construction. As long as the Village engineer does not have any issues with this, I don't have an issue with this.
3. The typical 200' landscape planting detail by Dowden Landscape Design, dated 5-20-16, is acceptable, but I would recommend adding more space between the shade trees and making sure there are no site obstructions with intersections, driveways, light poles, street signs, hydrants, etc. There should be a minimum of 20' - 30' between shade trees and 15' - 20' between ornamentals/evergreens and no vegetation within 15' of driveways, intersections, light poles/signs, etc. I would not allow any shrubs to be installed within 5' of the curb/edge of road.

Mr. James Hogue  
Karens Corner Development  
June 15, 2016  
Page 2

As noted in my initial landscape plan review dated 3-21-16, I would not recommend planting multi-stemmed trees, such as river birch, in the parkway as the sightlines may be obstructed with such trees.

If the spacing that I have proposed will not allow the quantities to be installed along the parkway, I would recommend allowing these plantings to be installed in open space areas within the project or within the lots themselves, outside of utility easements and construction envelopes.

The Village will need to determine if all trees 12" and larger need to be inventoried and located, per the ordinance requirements. Otherwise, I would only require that the engineering plans show the location of the tree protection/silt fencing before I would recommend approval.

Sincerely,  
URBAN FOREST MANAGEMENT, INC.



Todd R. Sinn  
Senior Forester

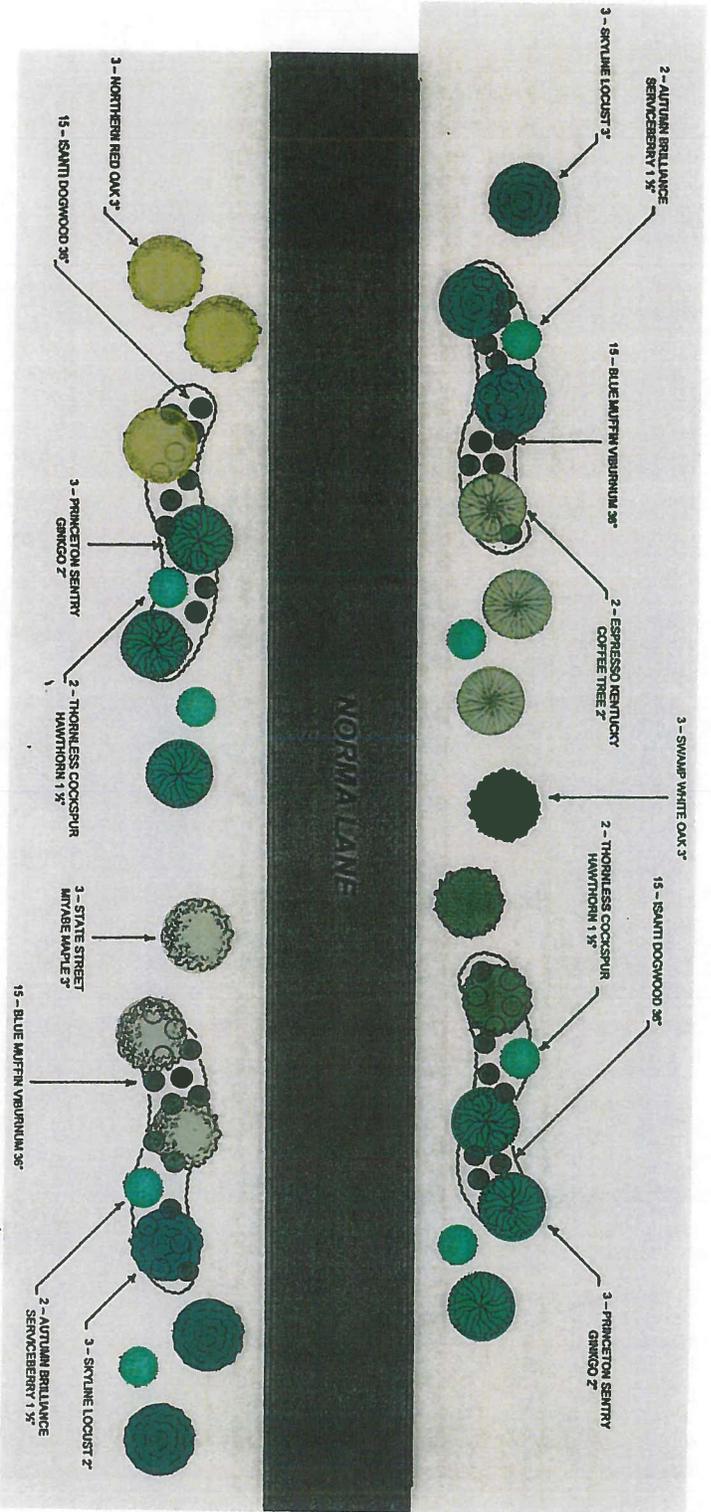
# KAREN'S CORNER OF LONG GROVE

## TYPICAL 200' LANDSCAPE PLANTING

### FIDELITY WES

BUILDERS • DESIGNERS • DEVELOPERS • REMODELERS

DATE: 05.20.16 SCALE: 1"=20' DRAWN BY: CJD



## Dowden Landscape Design

P.O. Box 415, Libertyville, IL 60048  
 Phone: (847) 362-1254  
 Email: dowdenassoc@sdcglobal.net

# KAREN'S CORNER OF LONG GROVE - PATHWAYS

EXISTING PATHWAY (Long Grove Park District)

PROPOSED PATHWAY -

6' wide crushed gravel with 1' mown on each side

USE OF INTERIOR AND EXTERIOR ROADWAYS

To Create Pathway Loop



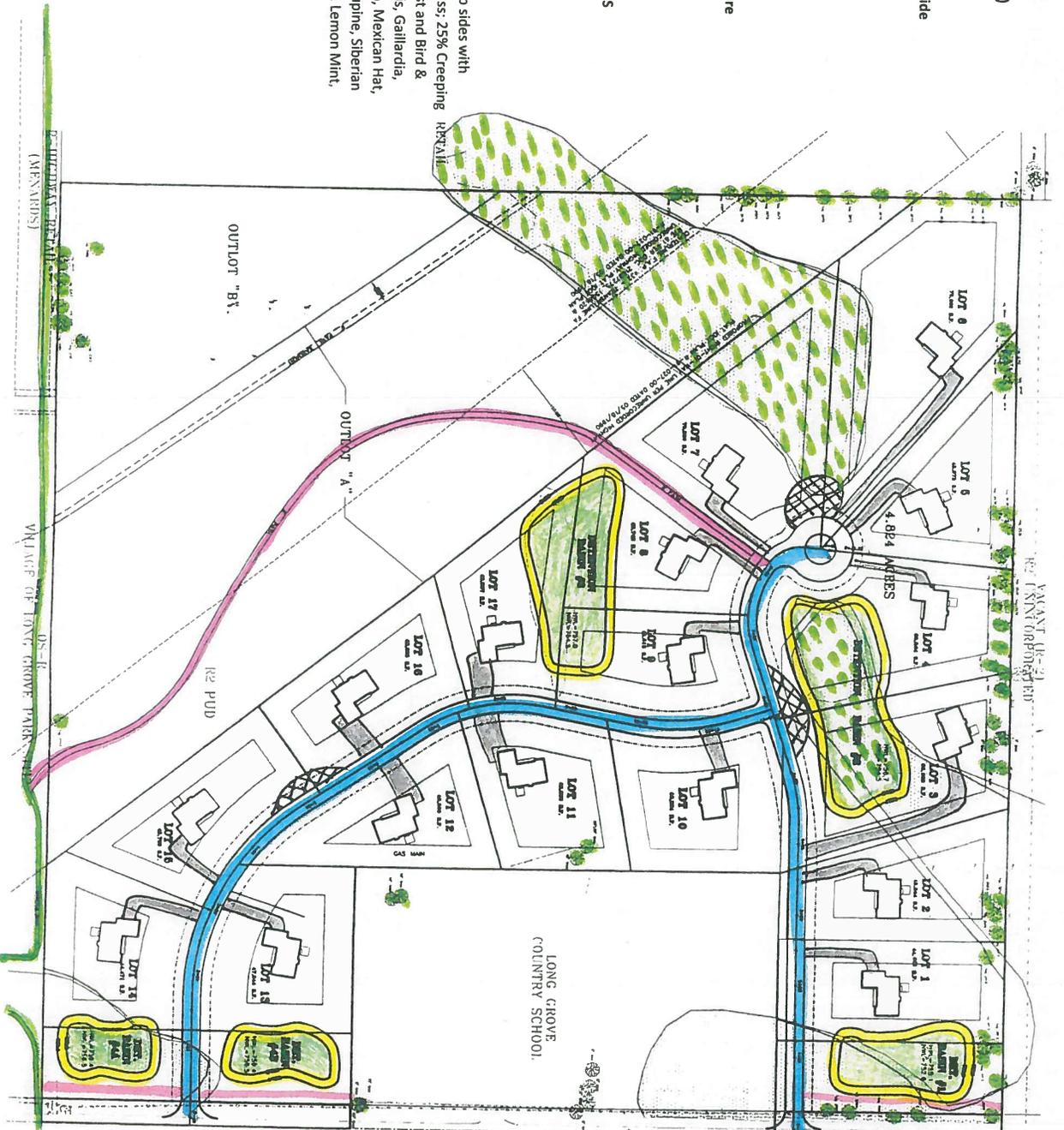
SNOW STAGING AREAS) - Intentionally left bare to prevent snow damage to plants



EXISTING TREES/VEGETATION TO REMAIN AS IS



DETENTION AREAS - Seeded in bottom and 1/4 up sides with blend of 50% Perennial Ryegrasses; 25% Kentucky Bluegrass; 25% Creeping Red Fescue. Top 1/4 seeded with a combination of Midwest and Bird & Butterfly Wildflower Mix featuring: Coneflowers, Coreopsis, Gallardia, Shasta Daisy, Prairie Clover, Corn Poppy, Black-Eyed Susan, Mexican Hat, Aster, Prairie Aster, Evening Primrose, California Poppy, Lupine, Siberian Wallflower, Candytuft, Gayfeather, Blue Flax, Scarlet Sage, Lemon Mint, Sweet Alyssum



OLD HICKS ROAD

BAYBERRY LANE ESTATES SUBDIVISION

DASHERRY LANE

BAYBERRY LANE ESTATES SUBDIVISION

PART OF LONG GROVE COUNTRY CLUB ESTATES UNIT NO. 2 SUBDIVISION

KURT LLOYD'S SUBDIVISION

CHECKER ROAD

VILLAGE OF LONG GROVE PARK (MENSARDS)

**KAREN'S CORNER OF LONG GROVE - LANDSCAPE PLAN -  
CUL-DE-SAC AND INTERSECTION PLAN**

 EXISTING TREES/VEGETATION - To Remain As Is

 SNOW STAGING AREAS(S) - Intentionally left bare to prevent snow damage to plants

 DETENTION AREAS - Seeded in bottom and 3/4 up sides with a blend of 50% Perennial Ryegrasses; 25% Kentucky Bluegrass; 25% Creeping red Fescue. At top of sides, seeded with a combination of Midwest and Bird & Butterfly Wildflower Mix featuring: Coneflowers, Coreopsis, Galliardia, Shasta Daisy, Prairie Clover, Corn Poppy, Black-Eyed Susan, Mexican Hat, Aster, Prairie Aster, Evening Primrose, California Poppy, Lupine, Siberian Wallflower, Candytuft, Gayfeather, Blue Flax, Scarlet Sage, Lemon Mint, Sweet Alyssum

 3" HARDWOOD TREES

Autumn Blaze Maple/Sugar Maple/Black Maple/Honey Locust/Linden/White Oak/Red Oak/Swamp White Oak

 2" HARDWOOD TREES

Autumn Blaze Maple/Sugar Maple/Black Maple/Honey Locust/Skyline Locust/Linden/White Oak/Swamp White Oak/ Clump Birch/River Birch

 EVERGREENS

White Pine/Norway Spruce/Colorado Spruce

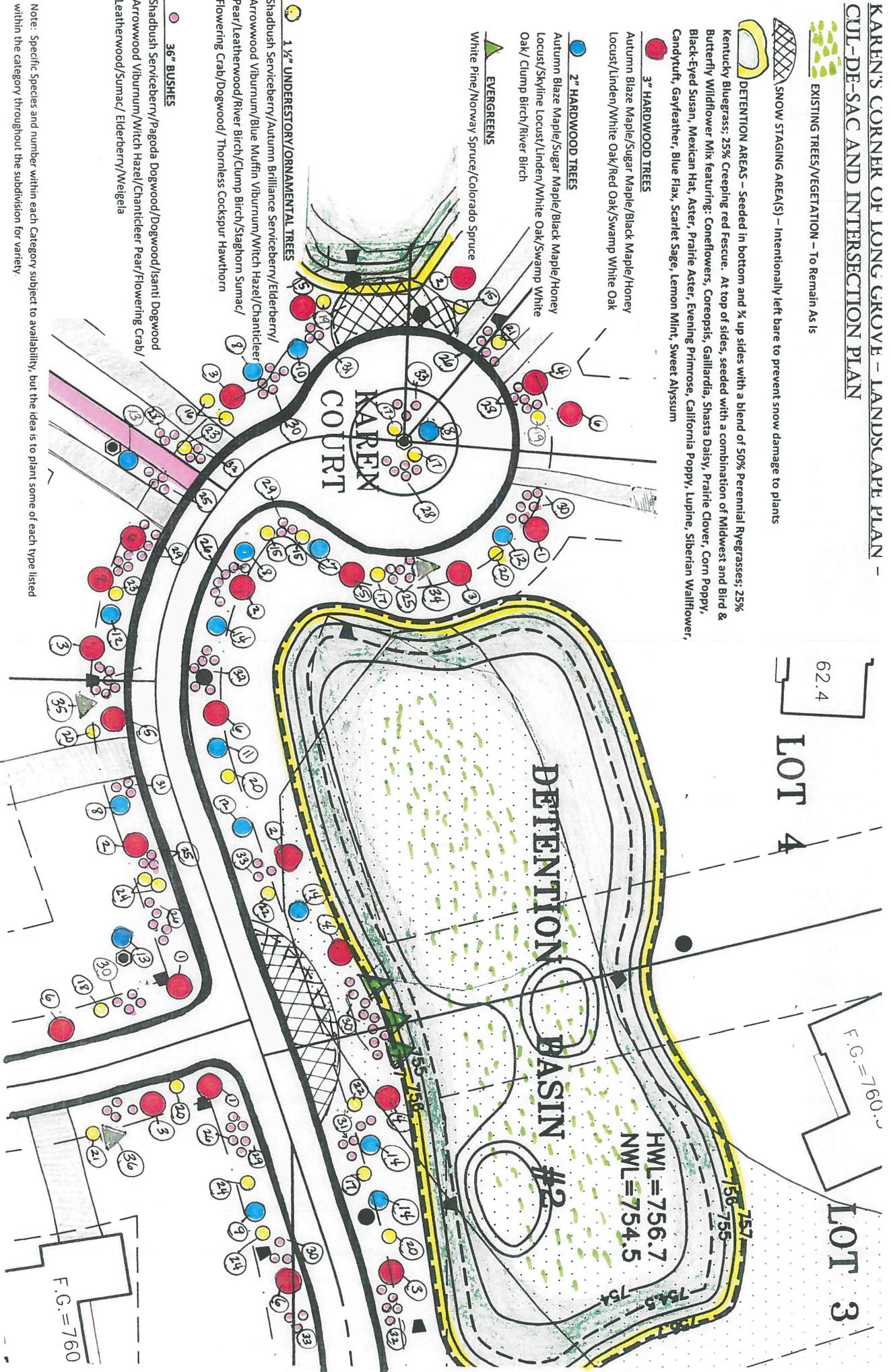
 1 1/2" UNDERSTORY/ORNAMENTAL TREES

Shadbush Serviceberry/Autumn Brilliance Serviceberry/Elderberry/ Arrowwood Viburnum/Blue Muffin Viburnum/Witch Hazel/Chanticleer Pear/Leatherwood/River Birch/Clump Birch/Staghorn Sumac/ Flowering Crab/Dogwood/ Thornless cockspur Hawthorn

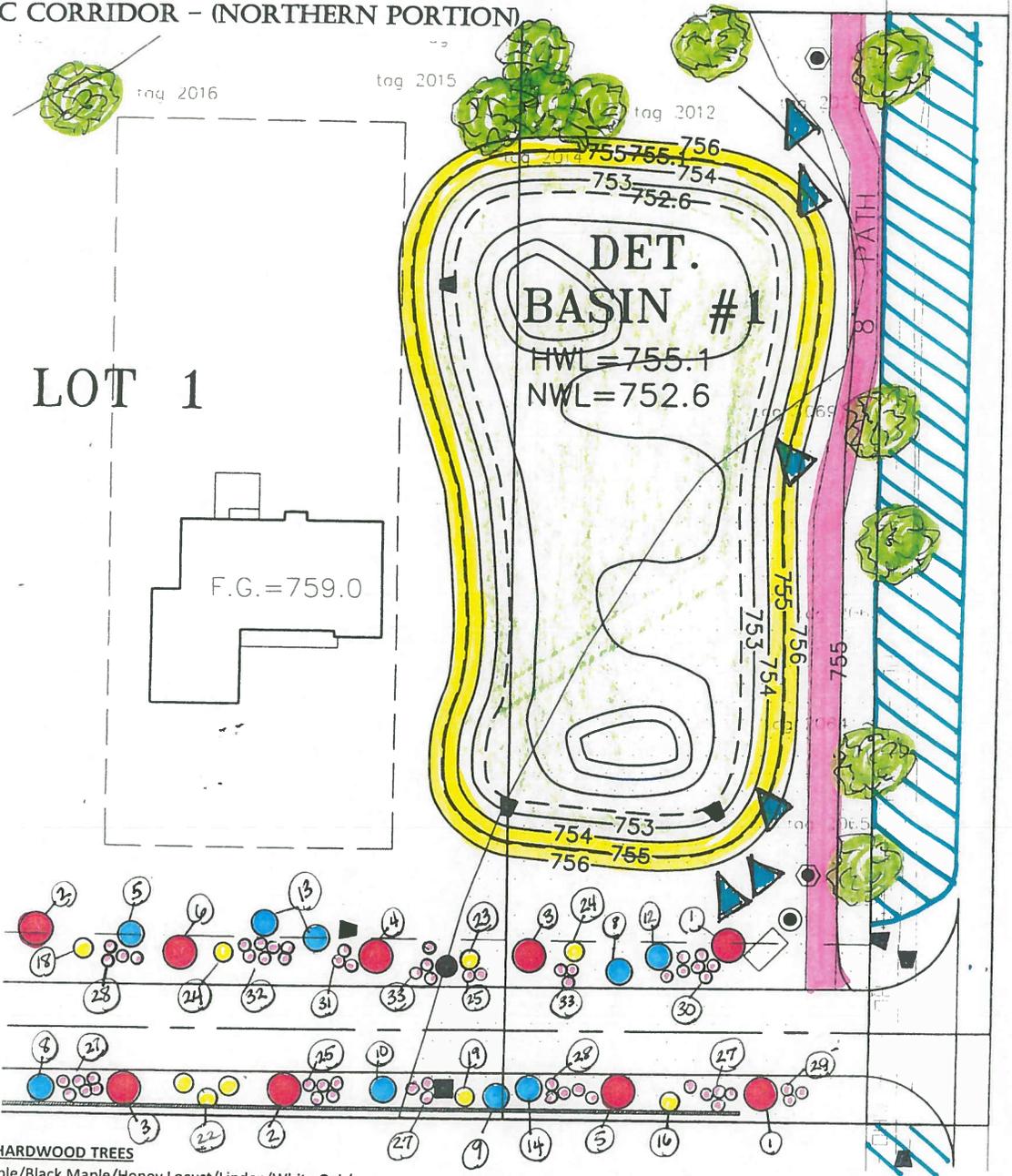
 36" BUSHES

Shadbush Serviceberry/Pagoda Dogwood/Dogwood/santi Dogwood Arrowwood Viburnum/Witch Hazel/Chanticleer Pear/Flowering Crab/ Leatherwood/Sumac/ Elderberry/Weigela

Note: Specific species and number within each Category subject to availability, but the idea is to plant some of each type listed within the category throughout the subdivision for variety.



KAREN'S CORNER OF LONG GROVE - LANDSCAPE PLAN - 2011  
 SCENIC CORRIDOR - (NORTHERN PORTION)



**3" HARDWOOD TREES**  
 Sugar Maple/Black Maple/Honey Locust/Linden/White Oak/  
 Red Oak/Swamp White Oak/Shagbark Hickory/Kentucky Coffee  
 Tree/Quaking Aspen/American Elm

**2 1/2" HARDWOOD TREES**  
 Sugar Maple/Black Maple/Honey Locust/Linden/White Oak/  
 Red Oak/Swamp White Oak/Shagbark Hickory/Kentucky Coffee  
 Tree/Quaking Aspen/American Elm

**1 1/2" UNDERSTORY/ORNAMENTAL TREES**  
 Pagoda Dogwood/Dogwood/Red Bud/Blackhaw Viburnum/  
 Witch Hazel/River Birch/Clump Birch/Staghorn Sumac

**36" BUSHES**  
 Dogwood/Serviceberry/New Jersey Tree Shrub/Arrowwood  
 Viburnum/Witch Hazel/Ninebark/High Bush Viburnum/Sumac

**EVERGREENS**  
 For extra screening for the neighbors, we will be adding a total  
 of 15-20 Evergreen trees (White Pine/Scotch Pine/Ponderosa Pine)  
 to the entire scenic corridor areas along Old Hicks

**PROPOSED PATHWAY**

**EXISTING TREES TO REMAIN**

**EXISTING VEGETATION TO REMAIN AS IS**

NOTE: Specific Species and number within each Category subject to availability,  
 but the idea is to plant some of each type listed for variety

# KAREN'S CORNER OF LONG GROVE - LANDSCAPE PLAN - SCENIC CORRIDOR - (SOUTHERN PORTION)

NOTE: Specific Species and number within each Category subject to availability, but the idea is to plant some of each type listed for variety

**3" HARDWOOD TREES**

Sugar Maple/Black Maple/Honey Locust/Linden/White Oak/  
Red Oak/Swamp White Oak/Shagbark Hickory/Kentucky Coffee  
Tree/Quaking Aspen/American Elm

**2 1/2" HARDWOOD TREES**

Sugar Maple/Black Maple/Honey Locust/Linden/White Oak/  
Red Oak/Swamp White Oak/Shagbark Hickory/Kentucky Coffee  
Tree/Quaking Aspen/American Elm

**1 1/2" UNDERSTORY/ORNAMENTAL TREES**

Pagoda Dogwood/Dogwood/Red Bud/ Blackhaw Viburnum/  
Witch Hazel/River Birch/Clump Birch/Staghorn Sumac

**36" BUSHES**

Dogwood/Serviceberry/New Jersey Tree Shrub/Arrowwood  
Viburnum/Witch Hazel/Ninebark/High Bush Viburnum/ Sumac

**EVERGREENS**

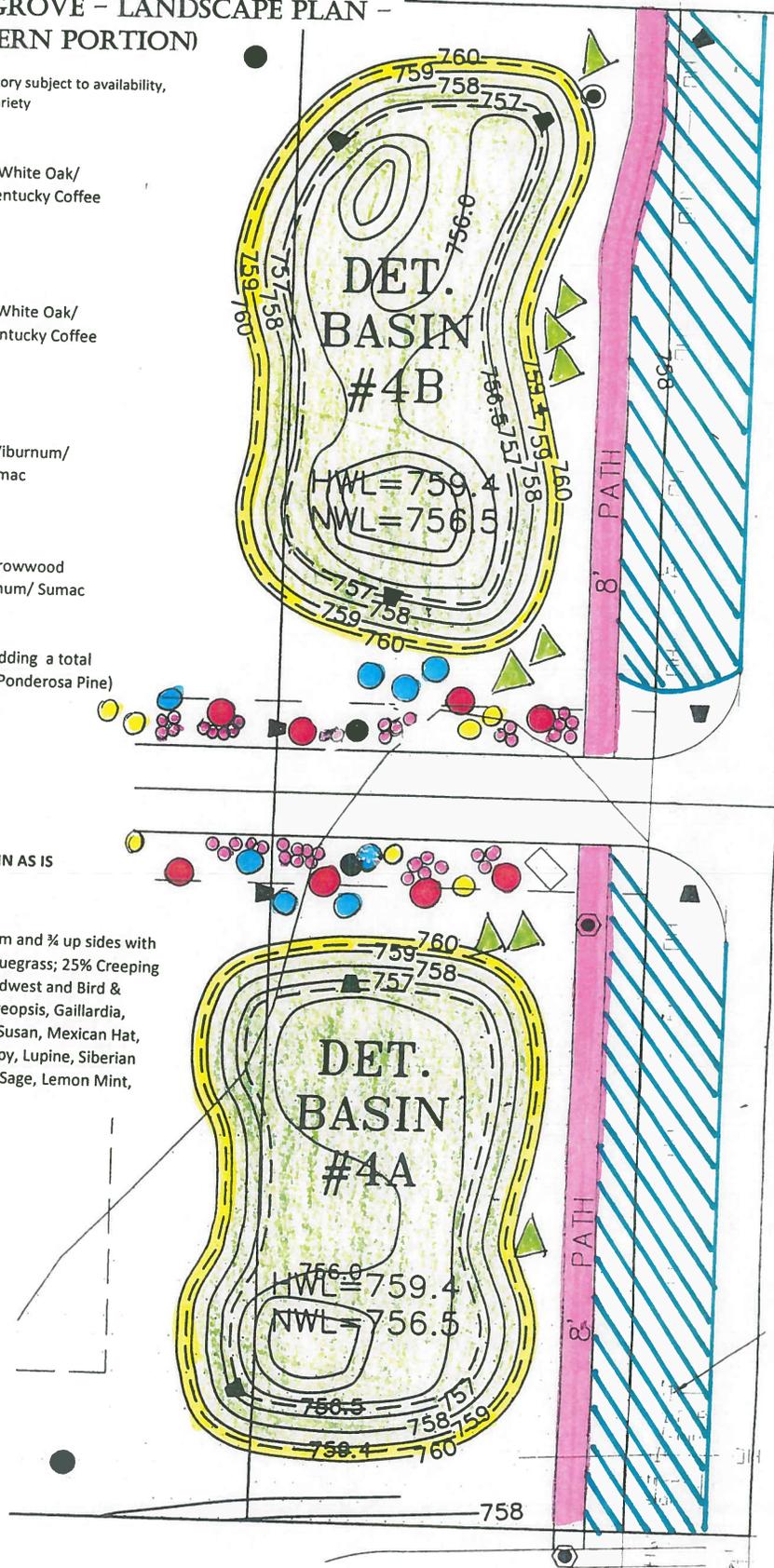
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to the entire scenic corridor areas along Old Hicks

 PROPOSED PATHWAY

 EXISTING TREES TO REMAIN

 EXISTING VEGETATION TO REMAIN AS IS

 **DETENTION AREAS** - Seeded in bottom and 1/4 up sides with  
blend of 50% Perennial Ryegrasses; 25% Kentucky Bluegrass; 25% Creeping  
Red Fescue. Top 1/4 seeded with a combination of Midwest and Bird &  
Butterfly Wildflower Mix featuring: Coneflowers, Coreopsis, Gaillardia,  
Shasta Daisy, Prairie Clover, Corn Poppy, Black-Eyed Susan, Mexican Hat,  
Aster, Prairie Aster, Evening Primrose, California Poppy, Lupine, Siberian  
Wallflower, Candytuft, Gayfeather, Blue Flax, Scarlet Sage, Lemon Mint,  
Sweet Alyssum



# KAREN'S CORNER OF LONG GROVE - LANDSCAPE PLAN - BERM

Note: Specific Species and number within each Category subject to availability, but the idea is to plant some of each type listed within the category throughout the subdivision for variety.



## 3" HARDWOOD TREES

Sugar Maple/Black Maple/Honey Locust/Linden/White Oak/  
Red Oak/Swamp White Oak/Shagbark Hickory/Kentucky Coffee  
Tree/Quaking Aspen/American Elm

## 2 1/2" HARDWOOD TREES

Sugar Maple/Black Maple/Honey Locust/Linden/White Oak/  
Red Oak/Swamp White Oak/Shagbark Hickory/Kentucky Coffee  
Tree/Quaking Aspen/American Elm

## 1 1/2" UNDERSTORY/ORNAMENTAL TREES

Pagoda Dogwood/Dogwood/Red Bud/ Blackhaw Viburnum/  
Witch Hazel/River Birch/Clump Birch/Staghorn Sumac

## 36" BUSHES

Dogwood/Serviceberry/New Jersey Tree Shrub/Arrowwood  
Viburnum/Witch Hazel/Ninebark/High Bush Viburnum/ Sumac/  
Burning Bush/Weigela

## PATHWAY

6" Wide Crushed Gravel with 1" Mowed on Each Side

## FLAT AREA AT TOP OF BERM

Berm sides and top to be seeded with blend of 50%  
Perennial Ryegrasses, 25% Kentucky Bluegrass, 25% Creeping Red  
Fescue, stabilized with straw blankets stapled every 3-4 feet in grid pattern.

After grass is established and berm stabilized, random areas will be  
removed and seeded with a combination of Midwest and Bird &  
Butterfly Wildflower Mix featuring: Coneflowers, Coreopsis, Gaillardia,  
Shasta Daisy, Prairie Clover, Corn Poppy, Black-Eyed Susan, Mexican Hat,  
Aster, Prairie Aster, Evening Primrose, California Poppy, Lupine, Siberian  
Wallflower, Candytuft, Gayfeather, Blue Flax, Scarlet Sage, Lemon Mint,  
Sweet Alyssum

**PLANT LIST:**

#	COMMON NAME	BOTANICAL NAME	TOTAL
<b>3" HARDWOOD TREES</b>			
1	Autumn Blaze Maple	Acer Freemanii	22
2	Sugar Maple	Acer Sacchari	18
3	Skyline Honey Locust	Gleditsia Triacanthos	30
4	Red Oak	Quercus Bitorialis	11
5	Swamp White Oak	Quercus bicolor	12
6	Linden	Tilia Europaea	22
34	White Pine	Pinus parviflora	8
35	Norway Spruce	Picea abies	3
36	Colorado Spruce	Picea pungens	7
<b>2" HARDWOOD TREES</b>			
7	Autumn Blaze Maple	Acer Freemanii	19
8	Sugar Maple	Acer Sacchari	21
9	Skyline Honey Locust	Gleditsia Triacanthos	28
10	Red Oak	Quercus borealis	9
11	Swamp White Oak	Quercus bicolor	9
12	Princeton Sentry Ginkgo	Ginkgoaceae	4
13	Whitepire Clump Birch	Betula Populifolia	12
14	River Birch	Betula Nigra	13
34	White Pine	Pinus parviflora	7
35	Norway Spruce	Picea abies	3
36	Colorado Spruce	Picea pungens	8
<b>1 1/2" UNDERSTORY/ORNAMENTALS</b>			
15	Shadblow Serviceberry	Ameiancher Alnifolia	2
16	Arrowwood Viburnum	Viburnum Dentatum	12
17	Autumn Brilliance Serviceberry	Ameiancher Grandiflora	2
18	Witch Hazel	Hamamelis Mollis	2
19	Charitaeer Pear	Pyrus calleryana	3
20	River Birch	Betula Nigra	7
21	Whitepire Clump Birch	Betula Populifolia	7
22	Staghorn Sumac	Rhus Typhina	18
23	Flowering Crab	Malus (korea)	15
24	Dogwood	Cornus	20
<b>36" BUSHES</b>			
25	Isanti Dogwood	Cornus Sericea	132
26	Viburnum(BIue Muffin/Koreanspice	Viburnum Dentatum/Cayuga Koreanspice	132
27	Shadblow serviceberry	Ameiancher Alnifolia	15
28	Red Twig Dogwood	Cornus alba	140
29	Leatherwood	Dicra palustris	18
30	Sumac	Rhus aromatica/copalifina	67
31	Elderberry	sambucus caerulea	15
32	Burning Bush	Euonymus alatus	132
33	Vernal Witchhazel	Hamamelis vernalis	12
<b>EXTRA EVERGREENS</b>			
34	White Pine	Pinus parviflora	8
35	Norway Spruce	Picea abies	5
36	Colorado Spruce	Picea pungens	6
<b>PLANTS FOR ENTRANCE AREA</b>			
	Purple Fountain Grass		4
	Boxwood		6
	Black-Eyed Susan		10
	Holly Bush		6

**LANDSCAPE PLAN - LANDSCAPE PLAN -**  
**ENTRANCE AREAS**

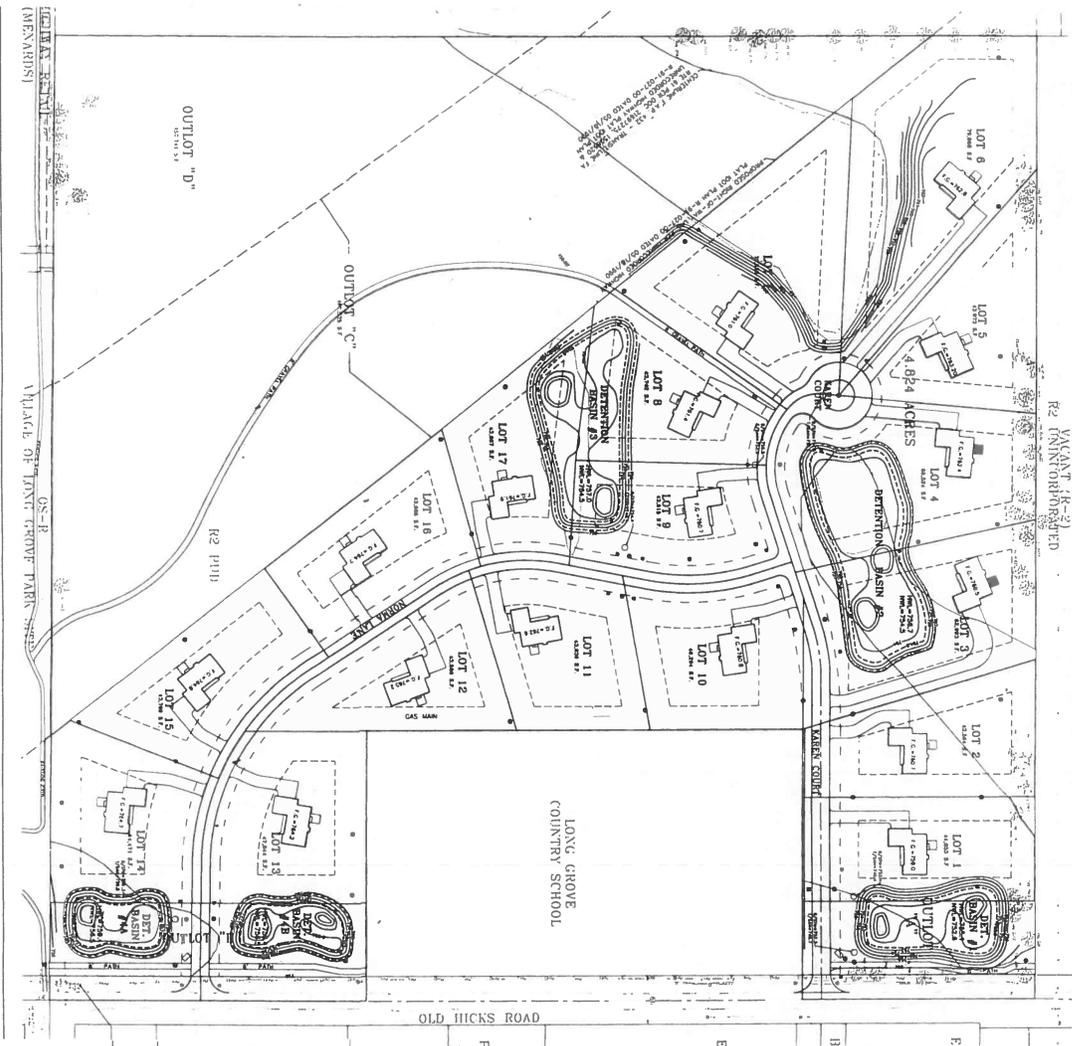
Monuments to be 5' Tall by 4' wide  
Stacked Stone Façade with 2' tall by 3' wide limestone center  
Poured Concrete Base  
Brick on Reverse Side

**ENTRANCE MONUMENTS (at each of 2)**  
(2) Purple Fountain Grass  
(3) Boxwood  
(5) Daylilies  
(6) Holly Bush  
Various tulip bulbs interspersed for spring bloom!



# KAREN'S CORNER OF LONG GROVE - TREE INVENTORY

VACANT (R-2)  
R2 (MINIMUM) REQUIRED



Lot No.	Tree Name	Code	Form	Notes	Location
2010	Black Walnut	3	3	Not Listed	On property
2011	Black Walnut	3	3		On property
2012	Black Walnut	3	3		On property
2013	Black Walnut	3	3		On property
2014	Black Walnut	3	3		On property
2015	Black Walnut	2	2		On property
2016	Black Walnut	2	2		On property
2017	Black Walnut	2	2		On property
2018	Black Walnut	2	2		On property
2019	Black Walnut	2	2		On property
2020	Black Walnut	2	2		On property
2021	Black Walnut	2	2		On property
2022	Black Walnut	2	2		On property
2023	Black Walnut	4	4		On property
2024	Black Walnut	4	4		On property
2025	Black Walnut	4	4		On property
2026	Black Walnut	4	4		On property
2027	Black Walnut	2	2		On property
2028	Black Walnut	3	3		On property
2029	Black Walnut	3	3		On property
2030	Black Walnut	2	2		On property
2031	Black Walnut	2	2		On property
2032	Black Walnut	4	4		On property
2033	Black Walnut	4	4		On property
2034	Black Walnut	3	3		On property
2035	Black Walnut	3	3		On property
2036	Black Walnut	2	2		On property
2037	Black Walnut	2	2		On property
2038	Black Walnut	2	2		On property
2039	Black Walnut	4	4		On property
2040	Black Walnut	4	4		On property
2041	Black Walnut	4	4		On property
2042	Black Walnut	4	4		On property
2043	Black Walnut	4	4		On property
2044	Black Walnut	4	4		On property
2045	Black Walnut	4	4		On property
2046	Black Walnut	4	4		On property
2047	Black Walnut	4	4		On property
2048	Black Walnut	4	4		On property
2049	Black Walnut	4	4		On property
2050	Black Walnut	4	4		On property
2051	Black Walnut	4	4		On property
2052	Black Walnut	4	4		On property
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2058	Black Walnut	4	4		On property
2059	Black Walnut	4	4		On property
2060	Black Walnut	4	4		On property
2061	Black Walnut	4	4		On property
2062	Black Walnut	4	4		On property
2063	Black Walnut	4	4		On property
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2070	Black Walnut	4	4		On property
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2072	Black Walnut	4	4		On property
2073	Black Walnut	4	4		On property
2074	Black Walnut	4	4		On property
2075	Black Walnut	4	4		On property
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2077	Black Walnut	4	4		On property
2078	Black Walnut	4	4		On property
2079	Black Walnut	4	4		On property
2080	Black Walnut	4	4		On property
2081	Black Walnut	4	4		On property
2082	Black Walnut	4	4		On property
2083	Black Walnut	4	4		On property
2084	Black Walnut	4	4		On property
2085	Black Walnut	4	4		On property
2086	Black Walnut	4	4		On property
2087	Black Walnut	4	4		On property
2088	Black Walnut	4	4		On property
2089	Black Walnut	4	4		On property
2090	Black Walnut	4	4		On property
2091	Black Walnut	4	4		On property
2092	Black Walnut	4	4		On property
2093	Black Walnut	4	4		On property

**Code**

1 Specimen

2 Good

3 Average

4 Fair

5 Poor

6 Dead

The condition of the tree shall be based on the following (6) point scale with one (1) being the best and six (6) being the worst