

Subdivision Signage and Median Evaluation Summary

1. Condition of Subdivision Signs

- **Prairie Green (x2), Westergren (x2)**
 - Brick construction
 - No visible structural damage (no broken block or loose grout)
 - In need of general cleaning and power washing
 - Anticipated future repairs (grout/block), though no cost estimate is currently available due to lack of precedent
 - **Sherman Oaks, Bennett's Crossing**
 - Wood construction
 - Significantly faded and in need of professional repainting
 - Wood appears structurally sound at this time
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2. Condition of Medians

- **Ravenscrest**
 - Median includes a newer sign with a river rock base
 - No landscaping currently present
 - Approximately 6 feet of curb damage identified
 - **Westergren**
 - Median contains established trees and a grass base
 - **The Trails (Developer-Maintained)**
 - Mulch base
 - Established decorative grasses and lilies
 - **Greenbriar (Prairie Green)**
 - 1st median: Grass base, burning bushes, lilies; approx. 4 feet of curb damage
 - 2nd median: Grass base only, no additional plantings
 - **Hill Street (3 Medians)**
 - All grass base
 - Two have established trees
 - One has no plantings
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3. Estimated Cost: Signage Repair, Replacement & Maintenance

- **Wood Sign Repainting**
 - Recommended to be completed professionally due to detailed design
 - Must meet union or prevailing wage requirements
 - No current cost estimate available due to lack of recent experience
 - **Sign Replacement**
 - Estimated cost: **\$2,000–\$3,000 per sign** (based on prior Ravenscrest estimates)
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4. Estimated Cost: Landscaping Installation & Maintenance

- **Maintenance Costs Vary by Type:**
 - **Trees/Shrubs:** Lower cost; minimal seasonal trimming after establishment (~a few hundred dollars in annual labor)
 - **Ornamental Landscaping:** Higher maintenance needs, including routine weeding, fertilization, and seasonal cleanup (spring/fall)
 - **Watering:** Daily during initial establishment, with weekly watering for the remainder of the first season. Some plant types may require ongoing watering in subsequent years
 - **Material Considerations:**
 - **Mulch Base:**
 - Requires biannual reapplication
 - Lower upfront cost but higher long-term maintenance. Mulch is priced at **\$32.00** a yard through our current vendor.
 - **Stone Base (e.g., River Rock):**
 - Higher initial cost, but minimal maintenance after installation. River rock is priced at **\$43.00** per ton through our current vendor.
 - **Weed Control:**
 - Estimated product cost: **\$250 per year** for areas of this size
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5. Estimated Cost: Sign or Median Removal

- Following consultation with engineer, removal of medians is **not considered cost-effective** or **practically viable** at this time.

- Sign removal, site cleanup, and area restoration can be completed at minimal cost, requiring only a few hours of staff labor.
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6. Property Ownership Assessment

- **Westergren:**
 - Both signs are located on private property (undeveloped lots)
- **Bennett's Crossing:**
 - Sign is within the **State-owned** right-of-way (ROW); part of landscaping encroaches on 218 Carson
- **Sherman Oaks:**
 - Sign is located within the public ROW
- **Ravenscrest:**
 - Sign is located in the roadway median
- **Prairie Green:**
 - Signs are located on a Village-owned buffer parcel
- **Medians:**
 - All are within Village-owned roadway property