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Kansas Code Plans LLC 2627 N Beacon Hill Ct Wichita, KS 67220 T 316 393 8576 KansasCodePlans.com

NO. DATE DESC.

25-2005 checked: NS

SITE PLANTING PLAN

L101

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# DEMOVE EXISTING TUDE THATCH SECTION VIEW

1, SEE PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

REAN TREE FOUNDATION © 2014 OPEN SOURCE ERRE TO USE

FX-PLNT-FX-TRIG-22

#### **EXISTING SOIL - MINOR MODIFICATION**

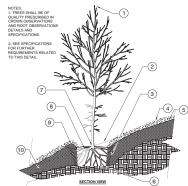
(2)

#### ------LANDSCAPE ORDINANCE CALCULATIONS

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HUBURG AND FOUNDATION LANDSCAPING	SERVED S	A MANUALMEST WIDE VANDRICATE ARE A MART DE PROVIDED AT DISCUSSION DE HEAT DE RESTORIOS.	FOUNDATION PLANTINGS PROVIDED	

### PREVAILING WIND. REMOVE NURSERY STAKE. IF CENTRAL LEADER NEEDS TO BE STRAIGHTENED OR HELD ERECT IT IS ACCEPTABLE TO ATTACH A - LODGE POLE STAKES THREE (3") TWO INCH LODGE PLAN VIEW POLE STAKES. INSTALL APPROXIMATELY 2" AWAY FROM THE EDGE OF THE ROOT BALL. STAKE LOCATION JRBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE

TREE STAKING - LODGE POLES (3)



- 1) CENTRAL LEADER. (SEE CROWN OBSERVATIONS DETAIL).
- ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL.
- PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT.

  WALEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO
- SETTLE THE SOIL.

  4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
- (5) ORIGINAL GRADE.
- 6 BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED
- SOIL. SOIL SOIL SOIL SIZE.
  - ROOT BALL MODIFIED AS REQUIRED.
  - 9 ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF
  - THE ROOT BALL FOR 240°. BERM SHALL BEGIN AT ROOT BALL MCDIFFIER POIL. DEPTH VARIES. (SEE SOIL PREPARATION PLAN)

TREE ON SLOPE (EXISTING SOIL MODIFIED) SLOPE 5% (20:1)

#### SITE PLANTING NOTES

 PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECTLANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK. REPORT ANY ISSUES IN SITE CONDITIONS AND CONSTRUCTION THAT MAY EFFECT THE PLANTING LAYOUT TO THE PROJECT ARCHITECT PRIOR TO STARTING CONSTRUCTION.

2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.

- 3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATIVE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- 4. LANDSCAPE CONTRACTOR IS TO STAKE ALL PLANT MATERIAL (TREE AND SHRUB) LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR IS TO CONTRACT LANDSCAPA RACHITECT FOR PRE-INSTALLATION CONFERENCE AND FINAL APPROVAL OF STAKING. ADJUST PLANT LOCATIONS ONLY AS NECESSARY TO
- REFER TO CIVIL PLAN FOR UTILITY ROUTINGS. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. IDENTIFY EXACT UTILITY LOCATIONS BY CONTACTING UTILITY LOCATOR SERVICES. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- 6. PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED TO BE
- 7 GENERAL CONTRACTOR SHALL PROVIDE 6" OF QUALITY TOPSOIL AT ALL PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR. REMOVE ALL SOIL WITHIN PLANTING AREAS TO A DEPTH OF 30" AND MODIFY PER SPECIFICATIONS AND NOTES THIS SHEET. REMOVE ANY CONCRETE/ RUBBISH ENCOUNTERED DURING
- 8. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE
- 9. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
- 0. FERTILIZE ALL PLANTS WITH MILORGANITE FERTILIZER AS DIRECTED BY INSTRUCTIONS ON ERTILIZER.
- 11. CULTIVATE GROUND COVER PLANTING BEDS TO DEPTH OF 12". TILL COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/MANURE TO THREE (3) PARTS SOIL.
- 12. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFFER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT DE PLANTED IMMODIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST.
- 13. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL, BACKFILL SHALL THEN BE THOROUGHLY WATERED
- 14. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED, LIMIT AMOUNT OF PRIMING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED.
- 15. PLANT GROUND COVER/ANNUALS/PERENNIALS WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTE WITHIN AREA. PLANTING ARRANGEMENT SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- 18. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS.  $\underline{\text{DO NOT}}$  INSTALL WEED BARRIER IN PLANTING AREAS.
- 17. MULCH SHALL BE <u>DOUBLE SHREADED HARDWOOD</u> MULCH UNLESS OTHERWISE NOTED ON PLANS. PLACE 3" TO 4" IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUBMIT A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STRATING CONSTRUCTION.
- 18 PERMANENT IRRIGATION SYSTEM WIL DE INSTALLED FOR A PORTION OF THE SITE-SEE BRIGATION CONCEPT PLAN. THE CONTRACTOR SHALL ROYAUGH ALL WATER, WITERING DEVICES AND LAGOR NEEDED TO IRRIGATE PLANT MATERIALS LOCATED IN AREAS OUTSIDE OF THE IRRIGATION SYSTEM COVERAGE. THE CONTRACTOR SHALL SUPPLY ENDUGH MATER TO MAINTAIN THE PLANTS HEALTHY CONDITION UNTIL PROJECT COMPLETION AND OWNER TAKES POSSESSION
- 19. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY AND AT THE COMPLETION OF PLANTING OPERATIONS.
- 20. ALL PLANTS SHALL BE INSPECTED AT SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE IMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE
- 21. LANDSCAPE CONTRACTOR IS TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE.
- 22 LANDSCADE CONTRACTOR TO DROVIDE 2 YEAR MAINTENANCE ACREEMENT FOR NATIVE CRASS BIO-SWALE, WET MESIC PRAIRIE MIX, AND WILDFLOWER PLANTINGS, TO ESTABLISH PLANTING AREAS.
- 23. ALL SEEDED AREAS TO HAVE MINIMUM 95% COVERAGE AFTER 1 GROWING SEASON, AREAS NOT THIS REQUIREMENT WILL BE RESEEDED UNTIL ESTABLISHED
- 24. SEED ALL DISTURBED AREAS OUTSIDE OF AREAS SHOWN FOR SOD/ SEED WITH SEED SPECIES ON PLANT SCHEDULE.

#### **ZONING**

THE SITE WILL BE REZONED AS C1, VERTICAL RESIDENTIAL

FX-PLNT-FX-TREE-07



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OMON'S PORCH SISTED LIVING

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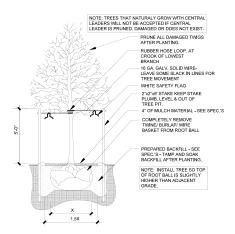
NO. DATE DESC. PLAN REVIEW COMMENTS 11/18/25

25-2005 checked: NS

PLANTING NOTES AND DETAILS

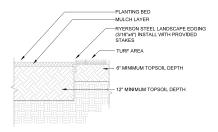
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NOTE: DO NOT CUT CENTRAL LEADER OR PRUNE NEW CANDLES. SINGLE LEADER ONLY RUBBER HOSE LOOP. AT CROOK OF LOWEST BRANCH 16 GA GALV SOUD WIRE-LEAVE SOME SLACK IN LINES FOR TREE MOVEMENT WHITE SAFETY FLAG MULCH MATERIAL - SEE SPEC.'S COMPLETELY REMOVE TWINE/ BURLAP/ WIRE BASKET FROM ROOT BALL PREPARED BACKFILL - SEE SPEC.'S - TAMP AND SOAK BACKFILL AFTER PLANTING. NOTE: INSTALL TREE SO TOP OF ROOT BALL IS SLIGHTLY HIGHER THAN ADJACENT GRADE 2"x2"x8" STAKE KEEP STAKE PLUMB, LEVEL & OUT OF TREE PIT. 1.5X

**CONIFER PLANTING DETAIL** 



STEEL EDGING DETAIL

TREE PLANTING DETAIL

NOTE: LIMESTONE ROCK TO BE INSTALLED BY LANDSCAPE CONTRACTOR. BURY STONE APPROX. 1/3 RD. BELOW FINISH GRADE.

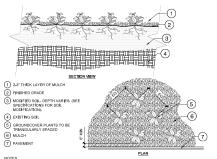
ROCK, TYP, SIZE VARIES FROM 6"-3" +/- DIA

SCALE: 1/2"=1"-0"

DRY STREAM BED DETAIL

- JRY STREAM PROVIDE TRENCH FOR GEOTEXTILE
- STONE GRADATION MK-SEE PLAN NOTES
- GEOTEXTILE FARPING SEE PLAN NOTES

LINDERI AYMENT



NOTES: — SEE PLANTING LEGEND FOR GROUNDCOVER SPECES, SIZE, AND SPACING DIMENSION.

2 SHALL ROOTS (NO OR LESS) THAT GROW ADOLUD, IP, OR DOWN THE ROOT BALL PREIMPREY ARE
SHOULD BE ELIMINATE OF THE TIME OF PLANTING, ROOTS OF the PERPIHERY OR WE REMOVED AT THE
TIME OF PLANTING, SIZE ROOT BALL SHAWING CONTAINER CETAL).

3 FETTLE SOT, ANDORROOT BALL SHAWING CONTAINER OF THAT.

FX-PLNT-FX-GROU-01

GROUNDCOVER 5

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Landscape Architecture 316-304-1720



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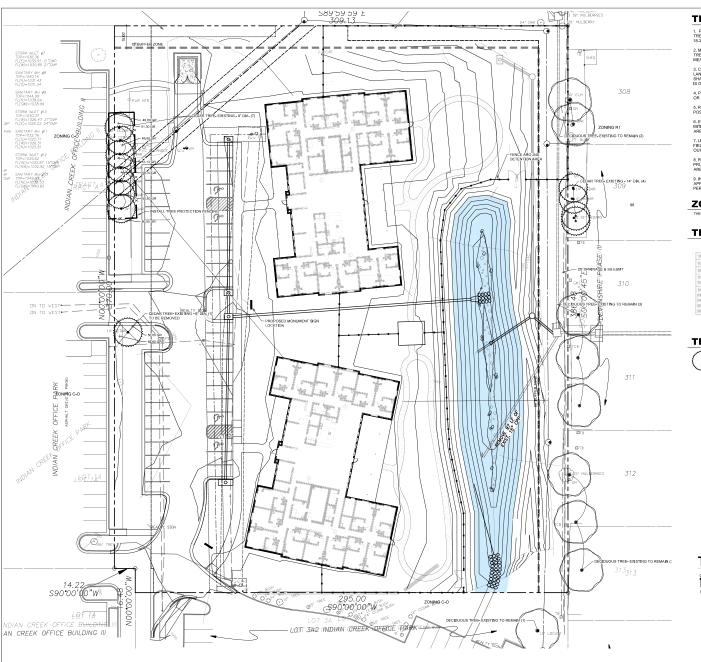
SOLOMON'S PORCH ASSISTED LIVING

PRINTS ISSUED 10/27/25 FOR APPLICATION

REVS. NO. DATE DESC.

drawn: NS 25-2005 checked: NS PLANTING NOTES AND DETAILS

L103



#### TREE PRESERVATION NOTES

 PRESERVATION AREA DEFINITION-TREE PRESERVATION AREAS (TPA) SHALL INCLUDE ALL EXISTING TREES AND VEGETATION DESIGNATED FOR PRESERVATION IN ACCORDANCE WITH OLATHE UDO 18-30-240. THESE AREAS SHALL BE PROTECTED FROM GRADING, EXCAVATION, AND COMPACTION.

2. MINIMUM PRESERVATION REQUIREMENT- A MINIMUM OF 20% OF THE SITE'S CONTIGUOUS EXISTING TREE CANOPY SHALL BE PRESERVED IN A SINGLE OF CONNECTED BLOCK, PRESERVATION SHALL BE MEASURED AS CANOPY COVERAGE AREA RELATIVE TO THE TOTAL SITE AREA.

3. CONSTRUCTION PROTECTION MEASURES. PROTECTIVE ENGING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE AND SHALL REMAIN IN PLACE UNITE IPMAL ACCETANCE OF THE ROPLECT. FERMING SHALL BE LOCATED AT THE DRIPLINE OR OUTER LIMIT OF THE TREE PRESERVATION AREA, WHICHEVER IS GREATER.

4. PROHIBITED ACTIVITIES- NO GRADING, TRENCHING, STORAGE OF MATERIALS, PARKING OF VEHICLES, OR DISPOSAL OF DEBRIS SHALL OCCUR WITHIN DESIGNATED TREE PRESERVATION AREAS.

5. REQUIRED SIGNAGE-SIGNAGE READING "TREE PRESERVATION AREA- DO NOT ENTER" SHALL BE POSTED AT 50" INTERVALS ALONG ALL SIDES OF THE PROTECTION ZONE.

6. ENFORCEMENT-"ANY DAMAGE OR UNAUTHORIZED REMOVAL OF PRESERVED TREES SHALL REQUIRE MITGATION PER OLATHE UDO 18.30.249(E). INCLUDING REPLACEMENT TREES OR ADDITIONAL CANOPY AREA AS DETERMINED BY THE CITY LANDSCAPE ADMINISTRATIOR.

7. LIMITS OF DISTURBANCE-ALL LIMITS OF DISTURBANCE (LOD) ARE SHOWN AND SHALL BE FIELD-STAKED PRIOR TO PRE-CONSTRUCTION MEETING. NO CONSTRUCTION ACTIVITY SHALL OCCUR OUTSID THE APPROTED LOD.

8. ROOT ZONE PROTECTION-WHERE PRESERVATION AREAS ARE ADJACENT TO GRADING, ROOT PRUNING SHALL BE PERFORMED CLEANLY UNDER SUPERVISION OF THE LANDSCAPE ARCHITECT OR ARBORIST.

9. INSPECTION REQUIREMENT-TREE PROTECTION FENCING AND SIGNAGE SHALL BE INSPECTED AND APPROVED BY THE CITY LANDSCAPE INSPECTOR PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT.

#### ZONING

IE SITE WILL BE REZONED AS C1, VERTICAL RESIDENTIAL.

#### TREE PRESERVATION CALCULATIONS

1893 MMODROV YOR CREDITIONS	(2208	
TOTAL SITE WILLS		EZEADRS
THUS: STREAM SCITISMACHAD	38.30.240	
107(A) 303AREE OF DREE (A) 110.15 (B 3" DREE (A" 10.18) 3.10%- 19.2" MEBT BE PRESENTED.		PREIVIOLD: 56 081
INTO PROSINVATKINO SINCOPINA SINGUPCANI TRUIS MESS IN PROSINVATORICE DEL SER COMBACTORICE TRUIS SINCULARIO PERO INDUSTRIANZATORICA SINCOPIA CONTRA PROSIDENTA INDUSTRIANZATORICA SINGUE SE SINGUARICA CATALONIA INDUSTRIANZATORICA SINGUE SE SINGUARICA CATALONIA INDUSTRIANZATORICA SINGUARIA	18.30 240	RIM OF DRIVE ROMANDING IN PLACE.

#### TREE SCHEDULE

Tree ID | CEDAR | 8 DBH (in.) | FAIR |

REVS.
NO. DATE DESC.

TREE PRESERVATION PLAN

S L A STUDIO Landscape Architecture

**L201** 

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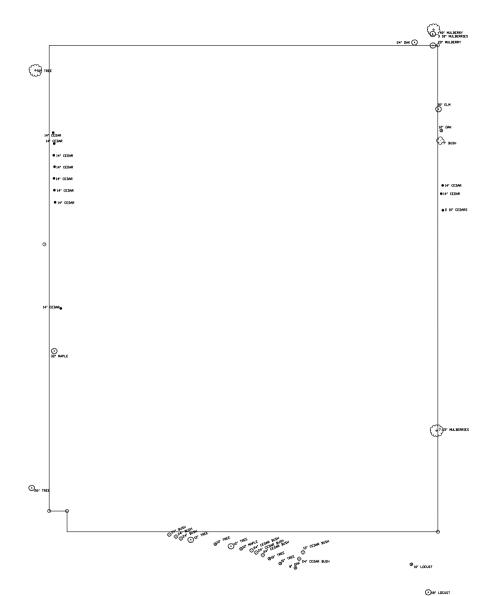
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> SOLOMON'S PORCH ASSISTED LIVING

PRINTS ISSUED 10/27/25 FOR APPLICATION

25-2005 checked: NS TREE PRESERVATION PLAN

## Tree Survey









RD

SOLOMONS PORCH CREEK PKWY & SOUTH MUR-LEN

INDIAN

25-0002

EXISTING TREE SURVEY			
TREE	SIZE		
MAPLE	32 "		
MULBERRY	15 "		
MULBERRY	20 "		
CEDAR	14 "		
CEDAR	14."		
CEDAR	14 "		
DEDAR	14"		
CEDAR	14 "		
OED4R	14 "		
CHDAR	14 "		
CECAR	14 "		

NO EXISTING SIGNIFICANT TREES IDENTIFIED ON THE TREE SURVEY WILL BE REMOVED DURING THE CONSTRUCTION OF THE PRIVATE INFRASTRUCTURE.

THE EXISTING TREES WERE DETERMINED TO BE 8 INCHES OR GREATER IN CALIPER AS MEASURED AT 4-1/2 FEET ABOVE THE GROUND. HOWEVER, BASED ON THE SITES REQUIRED PLANTINGS, WE BELIEVE THAT WE HAVE MEANT THE MITIGATION FOR THE REMOVED TREES.



Prepared By: Payne & Brockway Engineers, P.A. P. O. Box 128 Clothe, Konsos 66051 913-782-4800

Developed By: Insite Real Estates Investment Properties LLC c/o Andrew Johnson, P.E., P.M. 1400 Sixteenth Street, Suite ∦300 Oak Brook, Illinois 60523 847—287—2282 Date Prepared: November 15, 2024

10/27/25

TREE SRV