

DRAWN BY: S. BUDHATHOKI

APP'D BY: R. FORDYCE

FIELD BOOKS: -

SURVEYED BY: SBB ENG.



*Johnson-Betts Meadows  
Multi-Family Residential Development  
Water Line 281381.00, Stormwater  
501144.00, & Sanitary 401139.00*

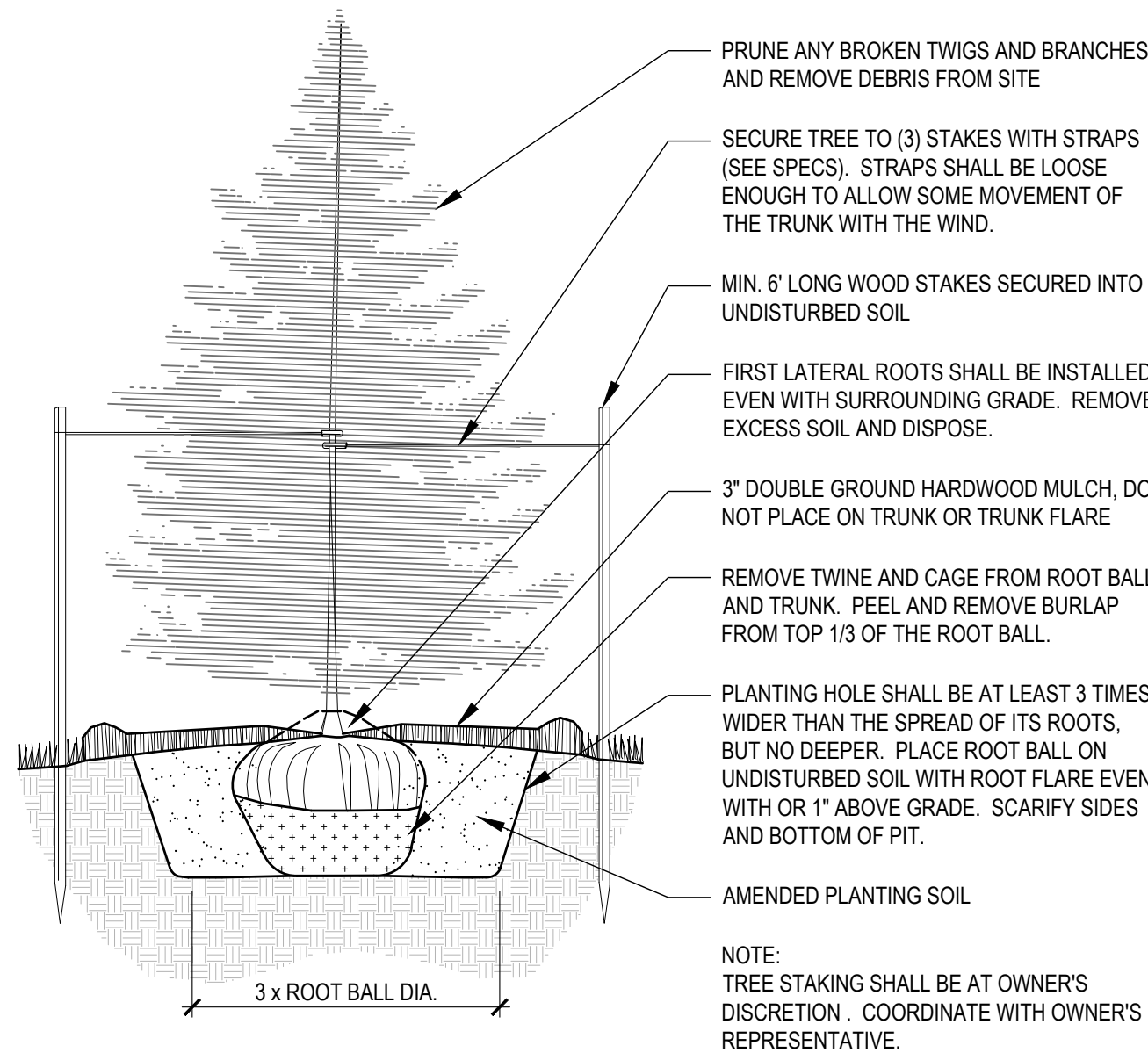
DATE: 12/19/2025

SHEET: 88 OF 89

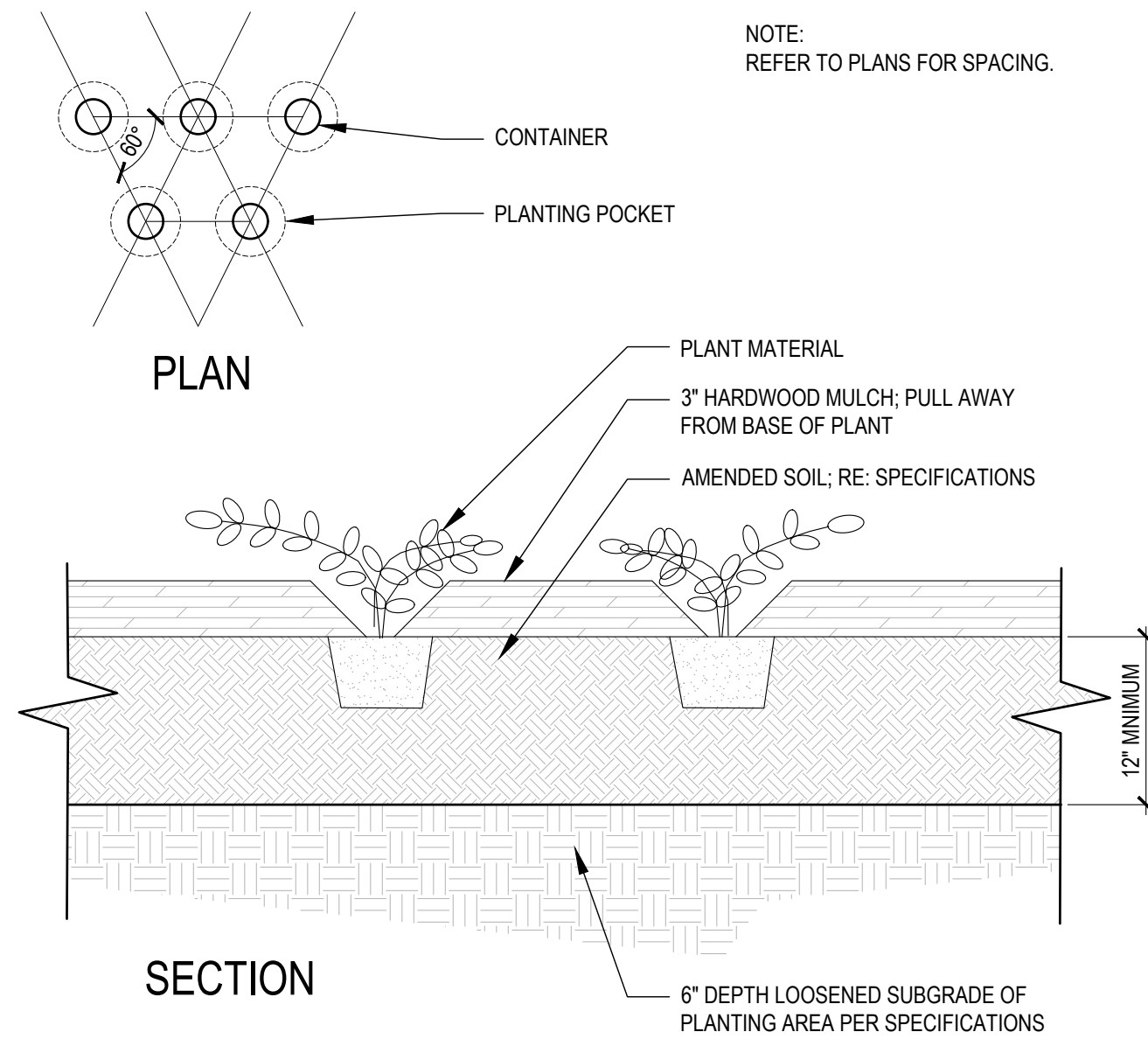
281381.00, 501144.00,  
PROJ.: 401139.00

\*FOR ORNAMENTAL GRASSES AND PERENNIALS 2FT ON CENTER SPACING AND 2' DIAMETER FINAL SIZE IS ASSUMED FOR QUANTITY CALCULATION.

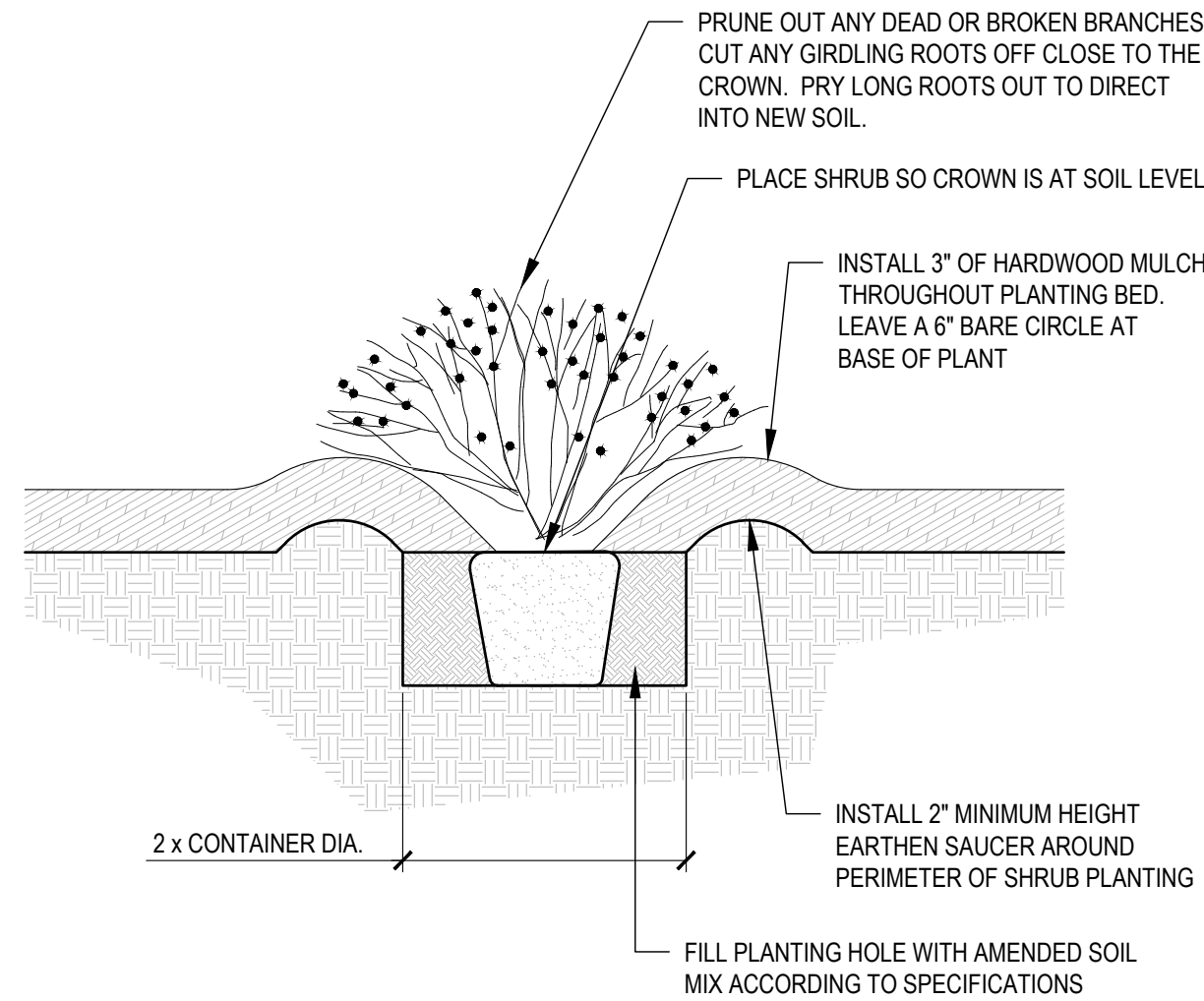




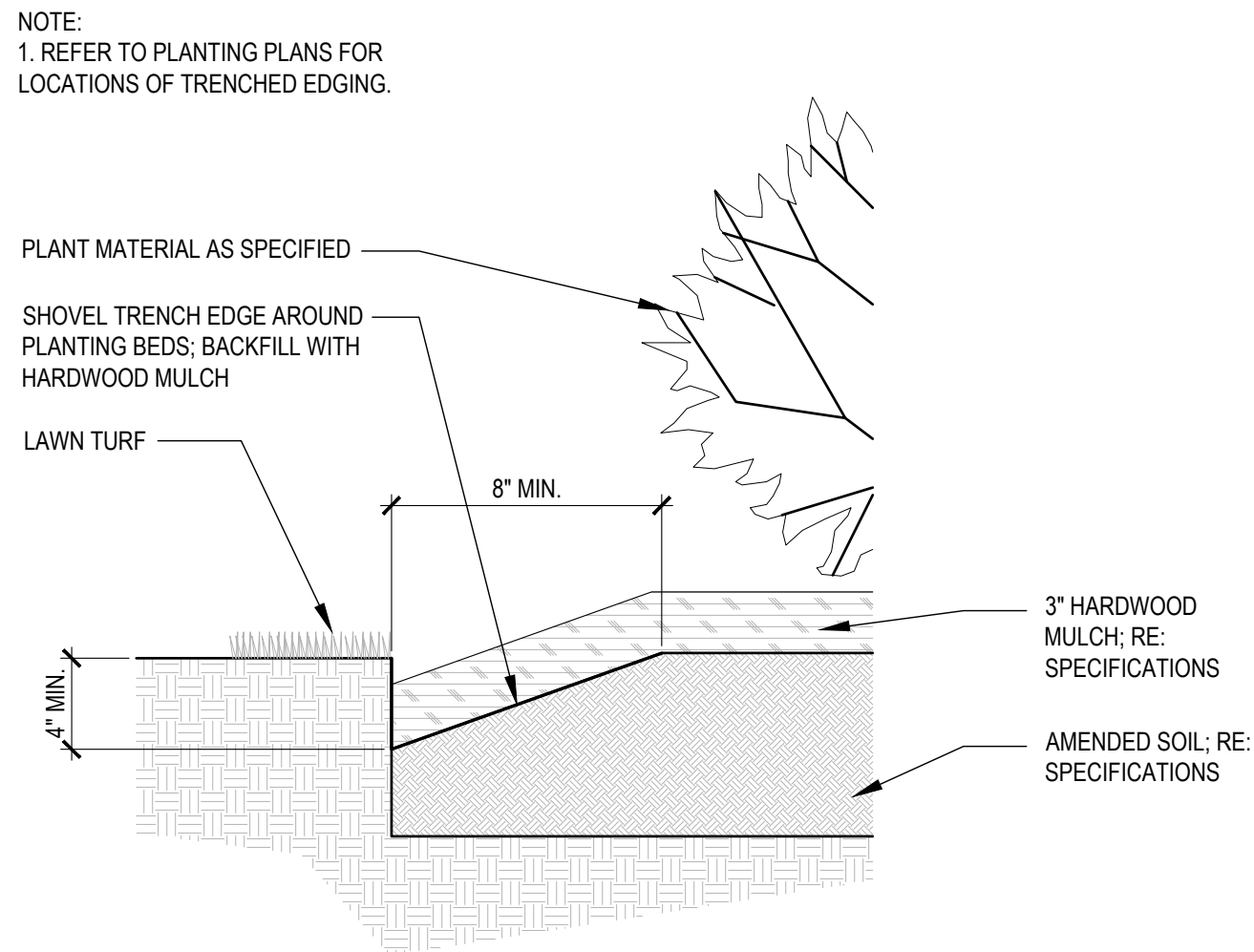
CONIFEROUS TREE PLANTING 01  
N.T.S.



CONTAINER PLANTING 02  
N.T.S.



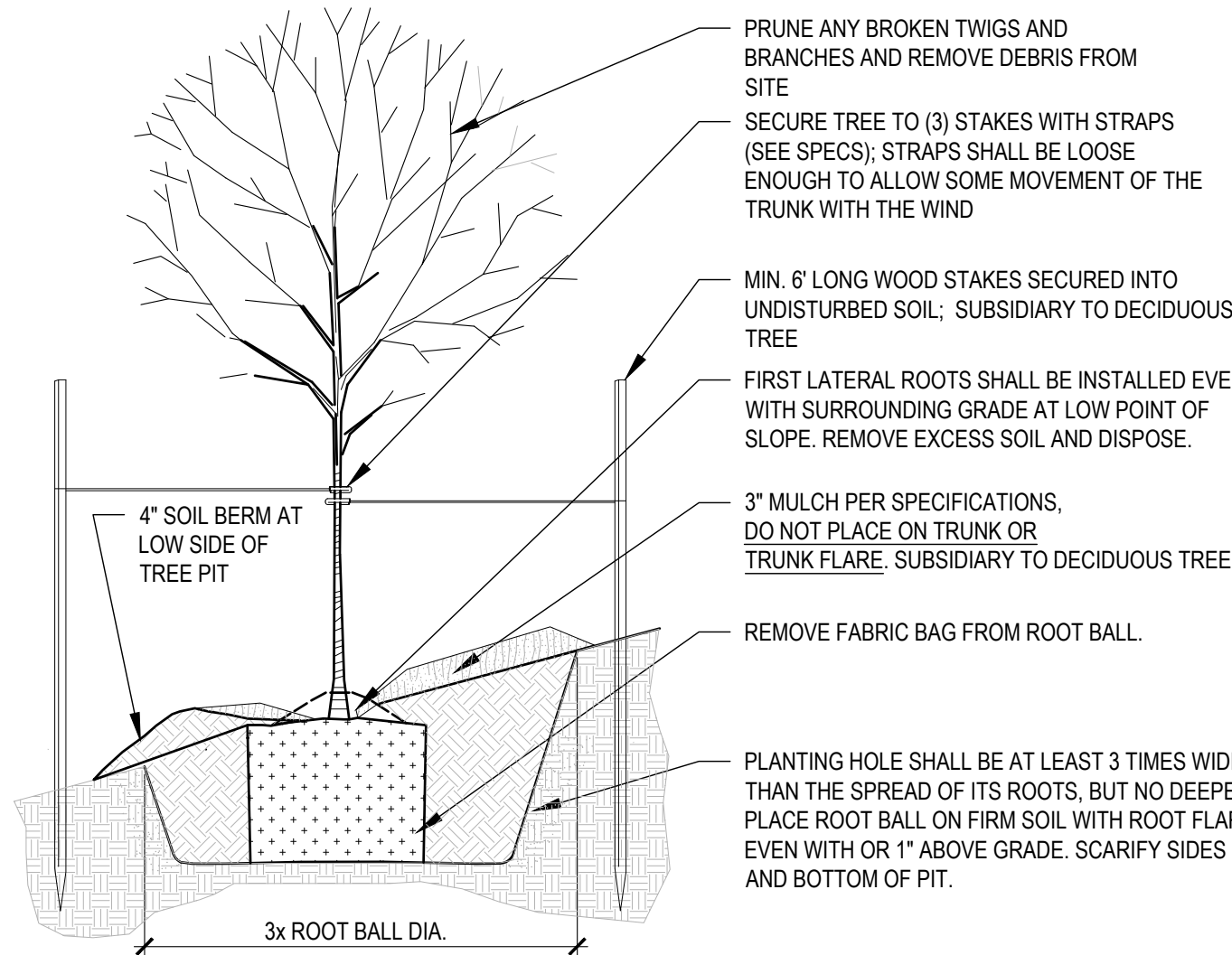
SHRUB PLANTING 03  
N.T.S.



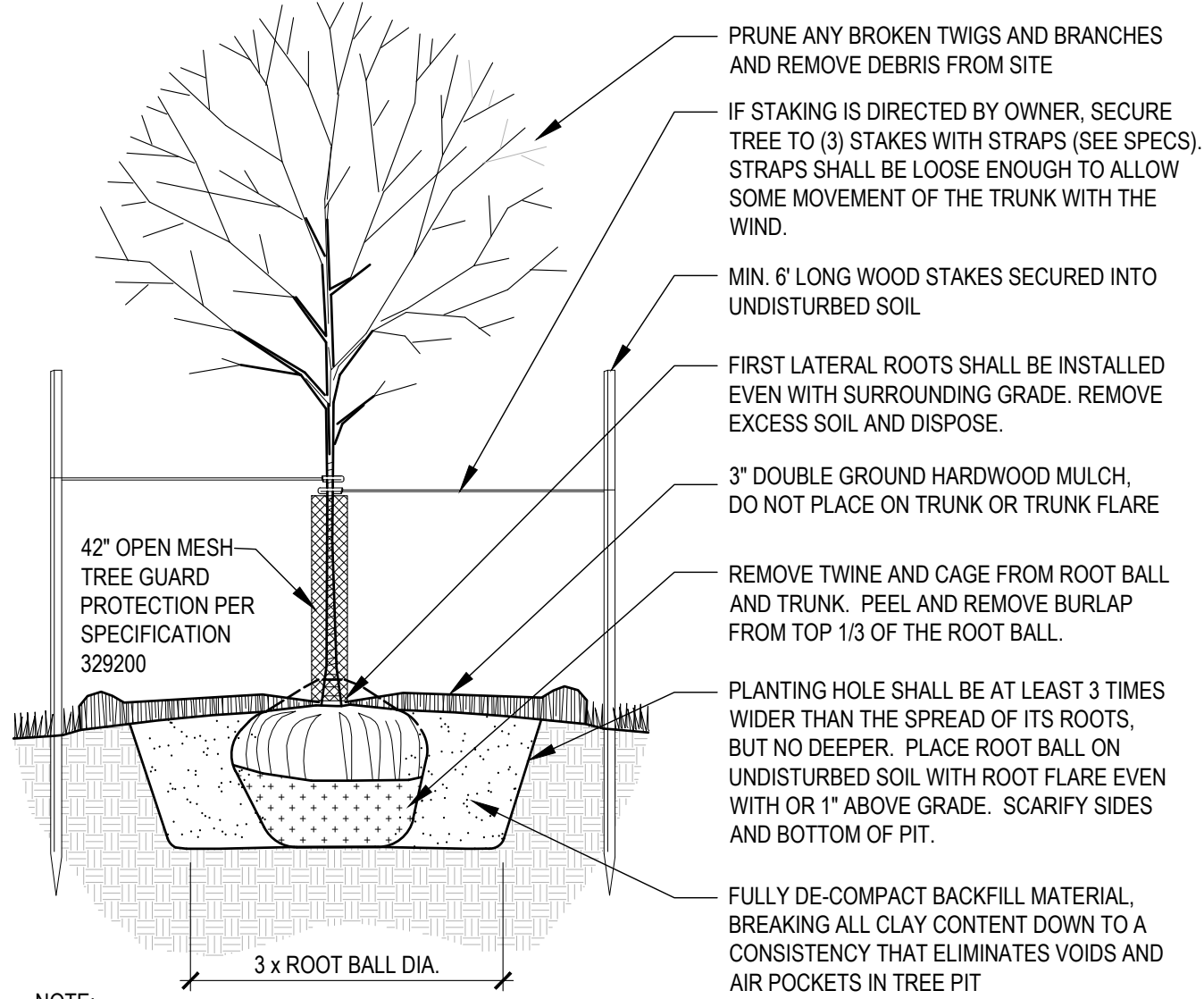
SHOVEL CUT EDGE 04  
N.T.S.

LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI A60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS SHALL RECEIVE A TRENCH EDGE OR AS INDICATED ON PLANS AND DETAILS.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO SPECIFICATIONS.
7. DOUBLE GROUND HARDWOOD MULCH, PER SPECIFICATIONS, SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS (PLANT MASSINGS) AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER.
8. ALL TREES SHALL BE STAKED AND GUYED PER DETAIL AND SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
11. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE OWNER OR THEIR REPRESENTATIVE HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
12. THE OWNER'S REPRESENTATIVE SHALL APPROVE FINE GRADING AND CONDITION OF SITE PRIOR TO SEEDING OPERATIONS.
13. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS SHALL BE SEEDED WITH DROUGHT TOLERANT TURF TYPE TALL FESCUE OR LOW GROW NATIVE SEED MIX.



DECIDUOUS TREE ON SLOPE 05  
N.T.S.



DECIDUOUS TREE PLANTING 06  
N.T.S.



SBB PROJ. NO. 24-192

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| NO. | DATE: | REVISION | BY: | APPD |  |

DRAWN BY: S. BUDHATHOKI

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FIELD BOOKS: -

SURVEYED BY: SBB ENG.



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LANDSCAPE DETAILS

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