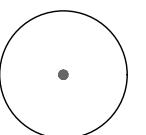
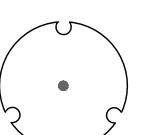
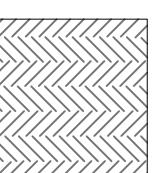
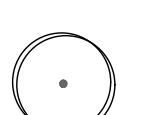
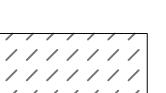
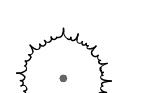
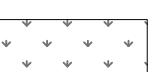


## CONCEPT PLANT SCHEDULE

	<u>LARGE TREE ( 2" CALC. B&amp;B) - 11 PTS</u>	67		<u>SCREENING SHRUB (2 GAL. CONT.) - 1 PT</u>	378
	Celtis occidentalis / Common Hackberry			Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	
	Gymnocladus dioicus / Kentucky Coffeetree			Juniperus virginiana 'Spartan' / Spartan Eastern Redcedar	
	Quercus macrocarpa / Burr Oak			Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	
	Taxodium distichum / Bald Cypress			Juniperus x pfitzeriana 'Sea Green' / Sea Green Pfitzer Juniper	
	<u>MEDIUM TREE ( 1.5" CALC. B&amp;B) - 8 PTS</u>	42		<u>ORN. GRASSES AND PERENNIALS (1 GAL. CONT.) - 1 PT</u>	945 sf
	Amelanchier alnifolia / Serviceberry			Schizachyrium scoparium 'MinnblueA' / Blue Heaven® Little Bluestem	
	Carpinus caroliniana / American Hornbeam			Sesleria autumnalis / Autumn Moor Grass	
	Prunus serotina / Black Cherry			Sporobolus heterolepis / Prairie Dropseed	
				Vinca minor / Common Periwinkle	
	<u>UNDERSTORY TREE ( 1.5" CALC. B&amp;B) - 5 PTS</u>	21		<u>TURF</u>	206,053 sf
	Amelanchier arborea / Downy Serviceberry				
	Juniperus virginiana / Eastern Redcedar				
	<u>CONIFEROUS TREE ( 5` HT. B&amp;B) - 8 PTS</u>	35		<u>KDOT DISTRICT 1 NATIVE WILDFLOWER SEED MIX</u>	32,930 sf
	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper				
	Juniperus virginiana / Eastern Redcedar				
	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar				

PUD ZONING REQUIREMENTS				
	BASE POINTS CALCULATION		REQUIREMENT	PROVIDED
18.235.060 (b)	TOTAL AREA : 428585 SQ.FT		1,714	
	Parking Lot : (291 x 1.5 )		437	
	TOTAL		2,151	2151
STREET FRONTAGE				
18.235.060 (a)	WEST (SE FREEMONT ST)		MIN. 60% OF TOTAL	
	SOUTH (SE 31ST ST)		POINTS= 1291	1,291
BUFFER REQUIREMENTS				
18.235.060(d)(1)	WEST(SE FREEMONT ST)		NA	
	NORTH (PUD)		NA	
	SOUTH (SE 31ST ST)		NA	
	EAST (PUD)/(R1)		NA/YES	
	PARKING LOT			
	LANDSCAPE			
18.235.060 ( c ) (3)	TOTAL SPACES : 291			
	1 PENINSULAS/INTERIORISLANDS PER 24 SPACES		13	19

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

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# OVERALL LANDSCAPE PLAN 01



SBB PROJ. NO. 24-192

NO.	DATE:	REVISION	BY:	APP'D



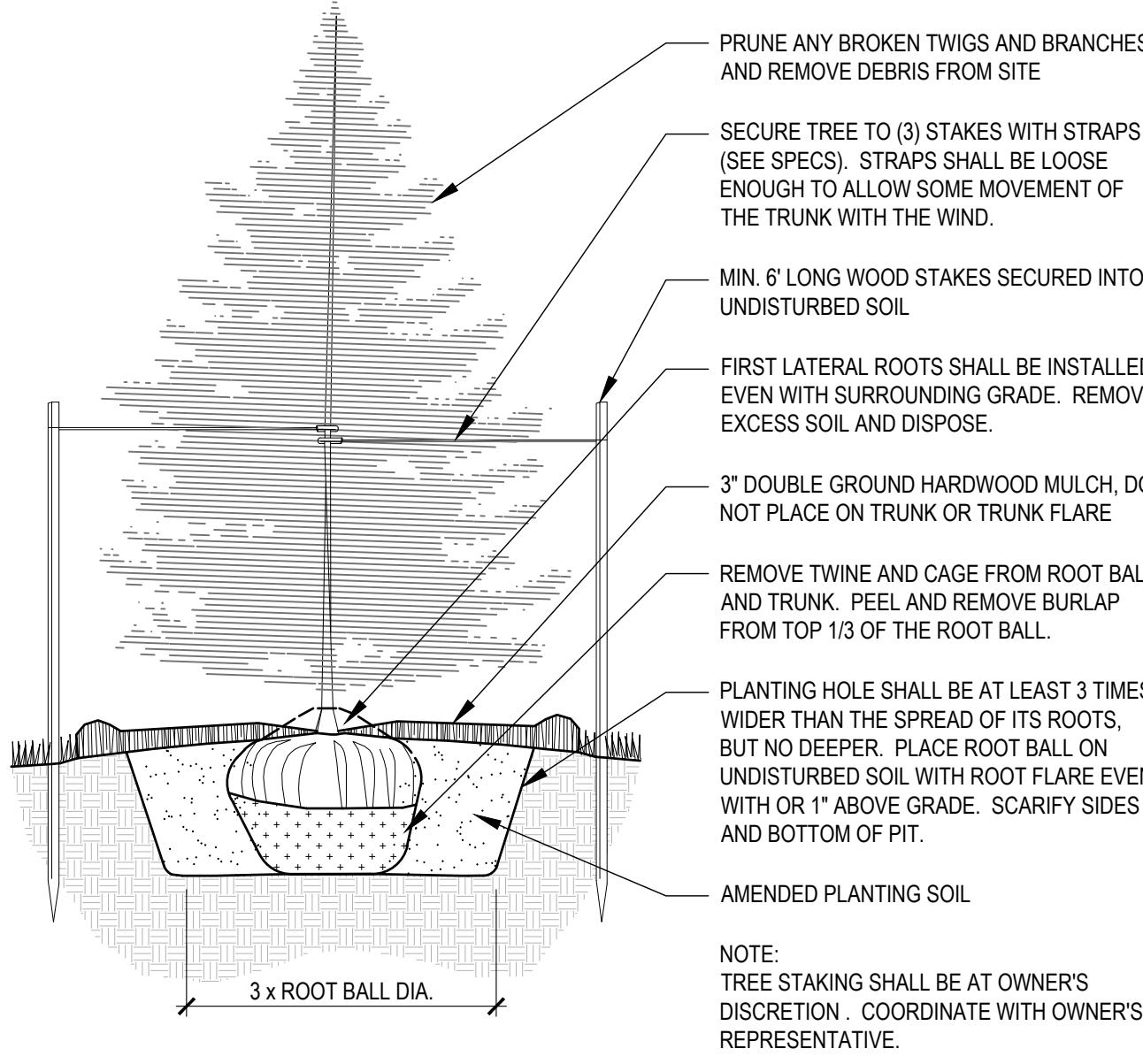
The logo for SBB Engineering. It features a stylized graphic of three curved, blue and black lines that resemble a stylized 'S' or a bridge arch. To the right of the graphic, the letters 'SBB' are written in a large, bold, dark blue sans-serif font. Below 'SBB', the word 'ENGINEERING' is written in a smaller, dark blue sans-serif font, with the 'E' partially cut off on the right edge of the frame.

# *SBB Engineering, LLC*

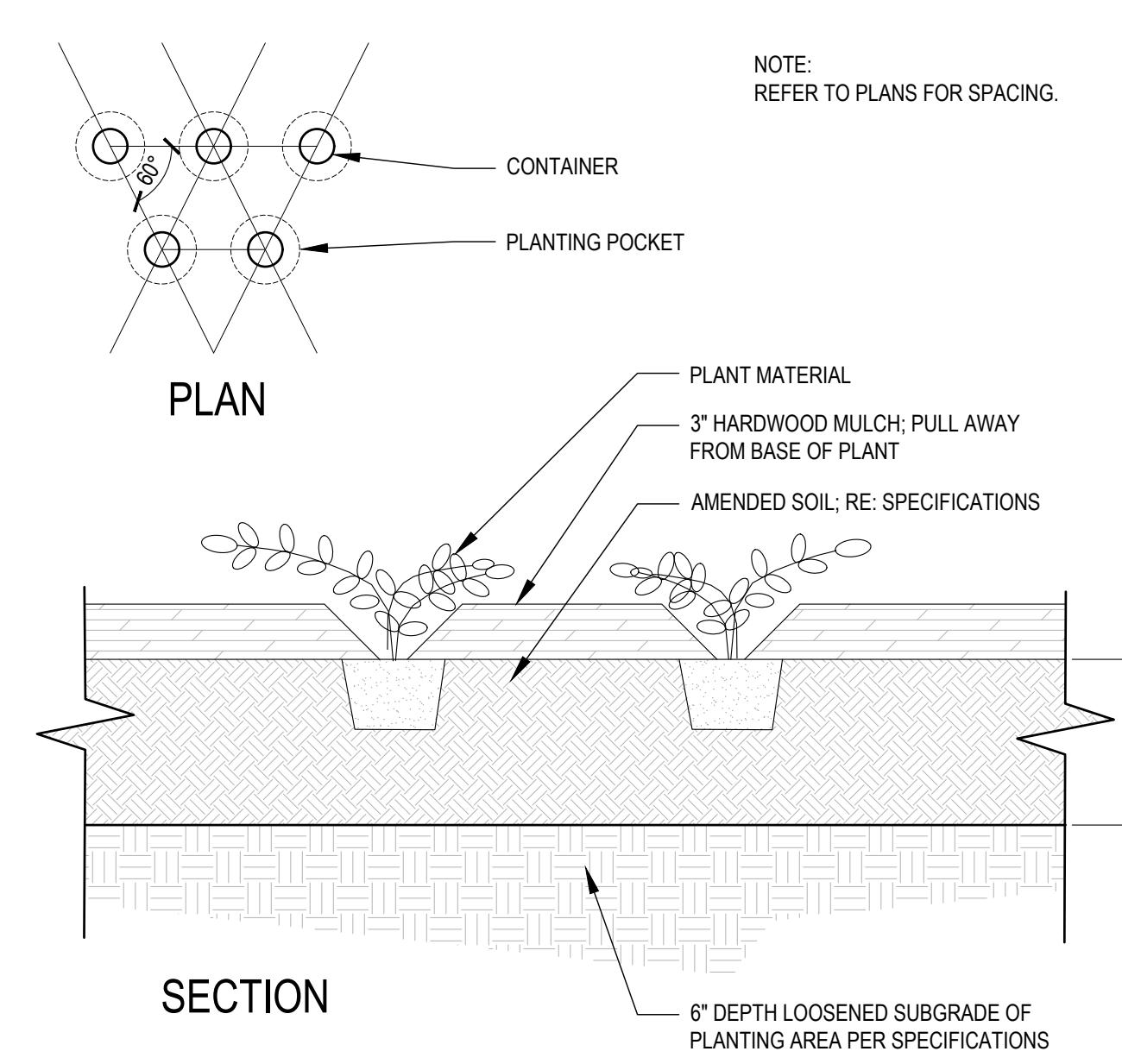
*Johnson-Betts Meadows  
Multi-Family Residential Development  
Water Line 281381.00, Stormwater  
501144.00, & Sanitary 401139.00*

## OVERALL LANDSCAPE PLAN

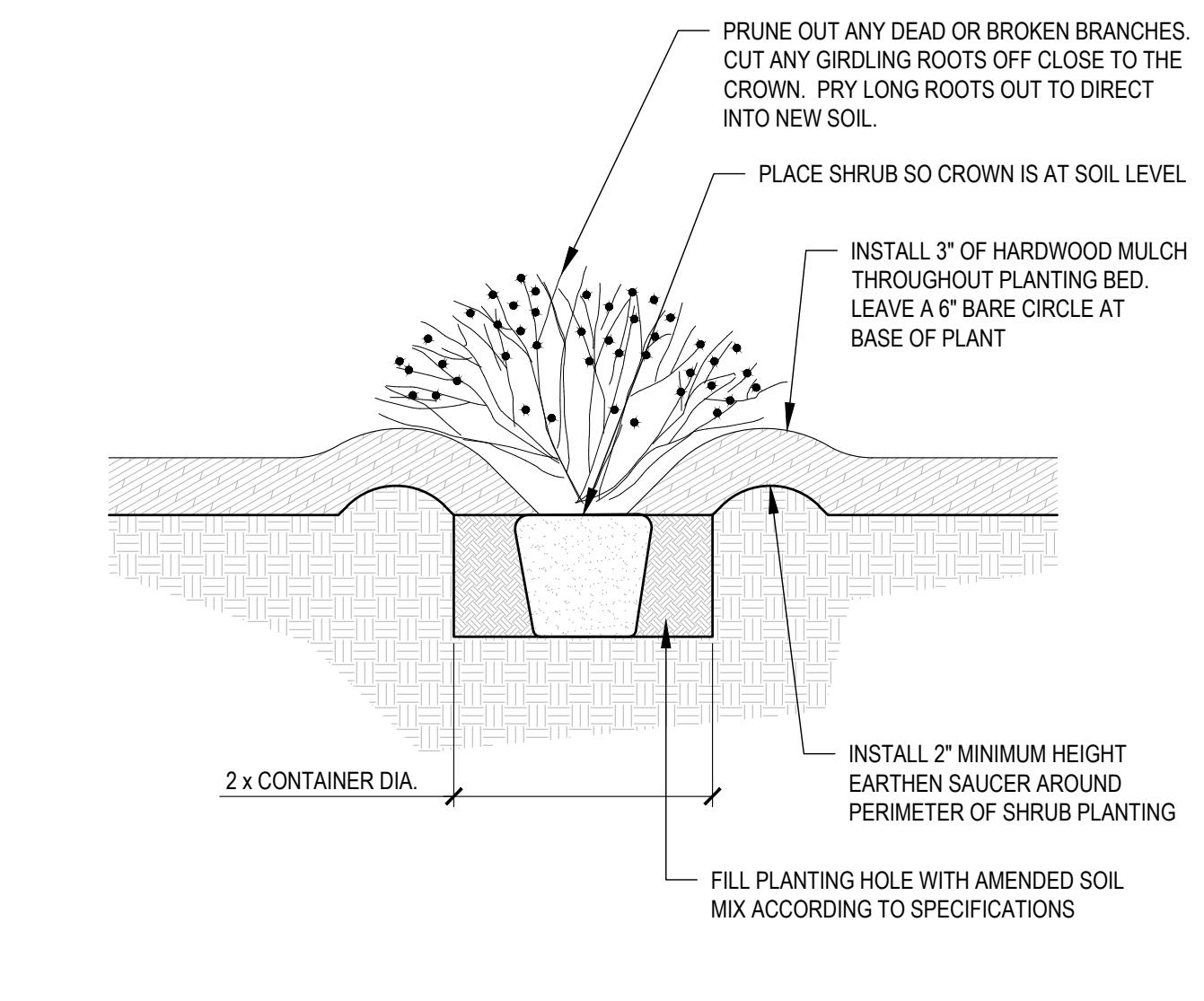
DATE: 12/19/2025  
SHEET: 88 OF 89  
281381.00, 501144.00  
PROJ.: 401139.00



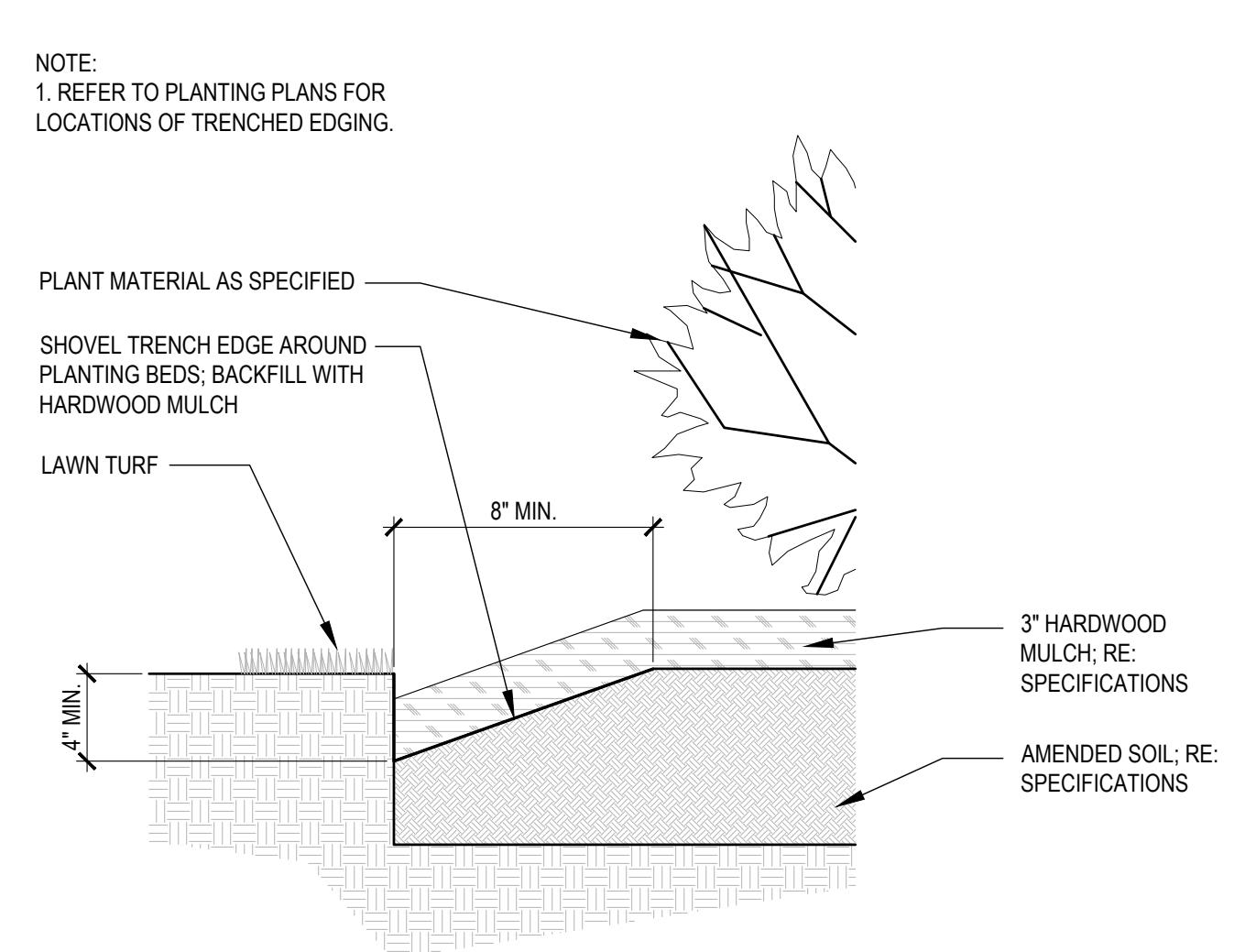
**CONIFEROUS TREE PLANTING** N.T.S. 01



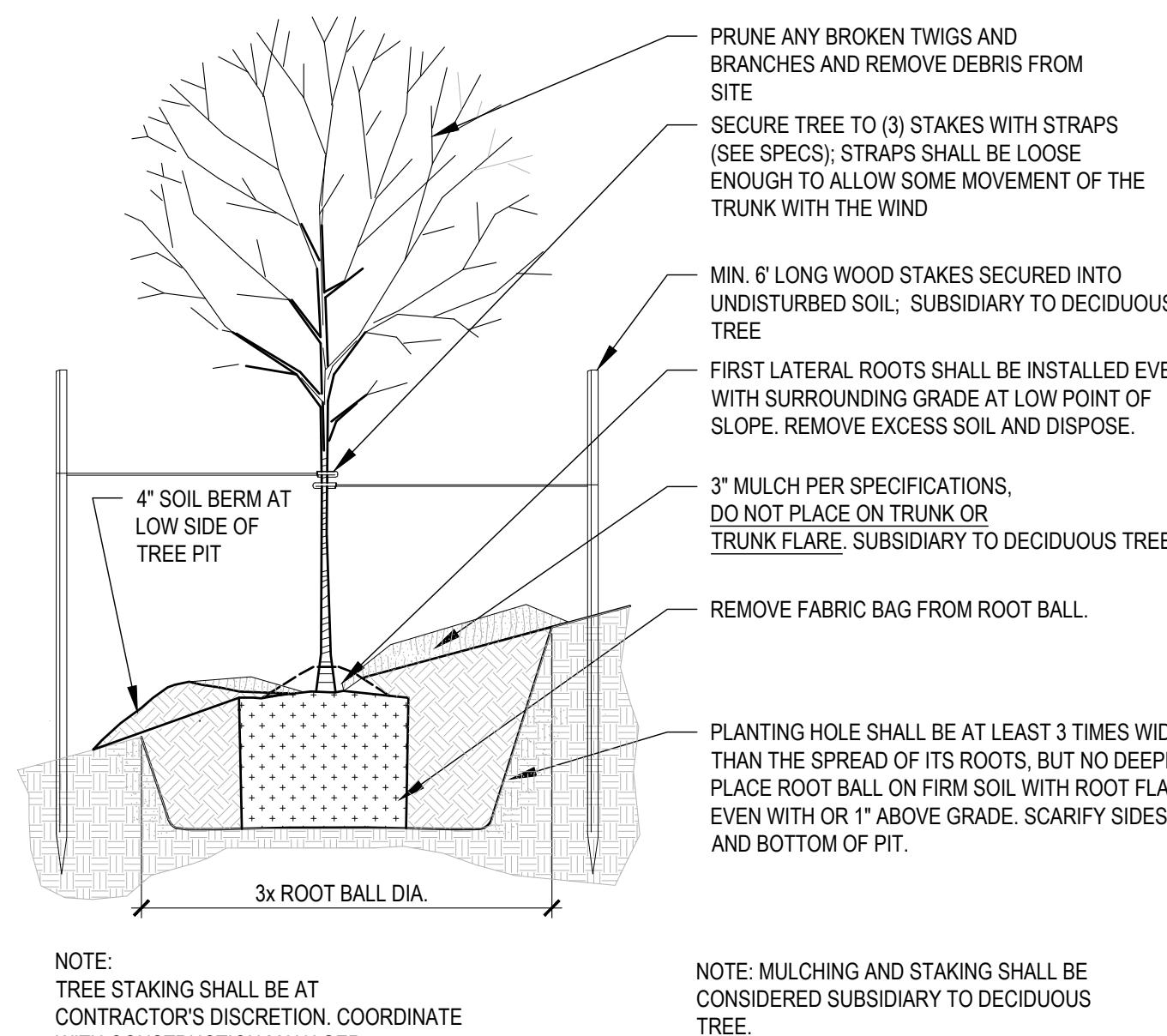
**CONTAINER PLANTING** N.T.S. 02



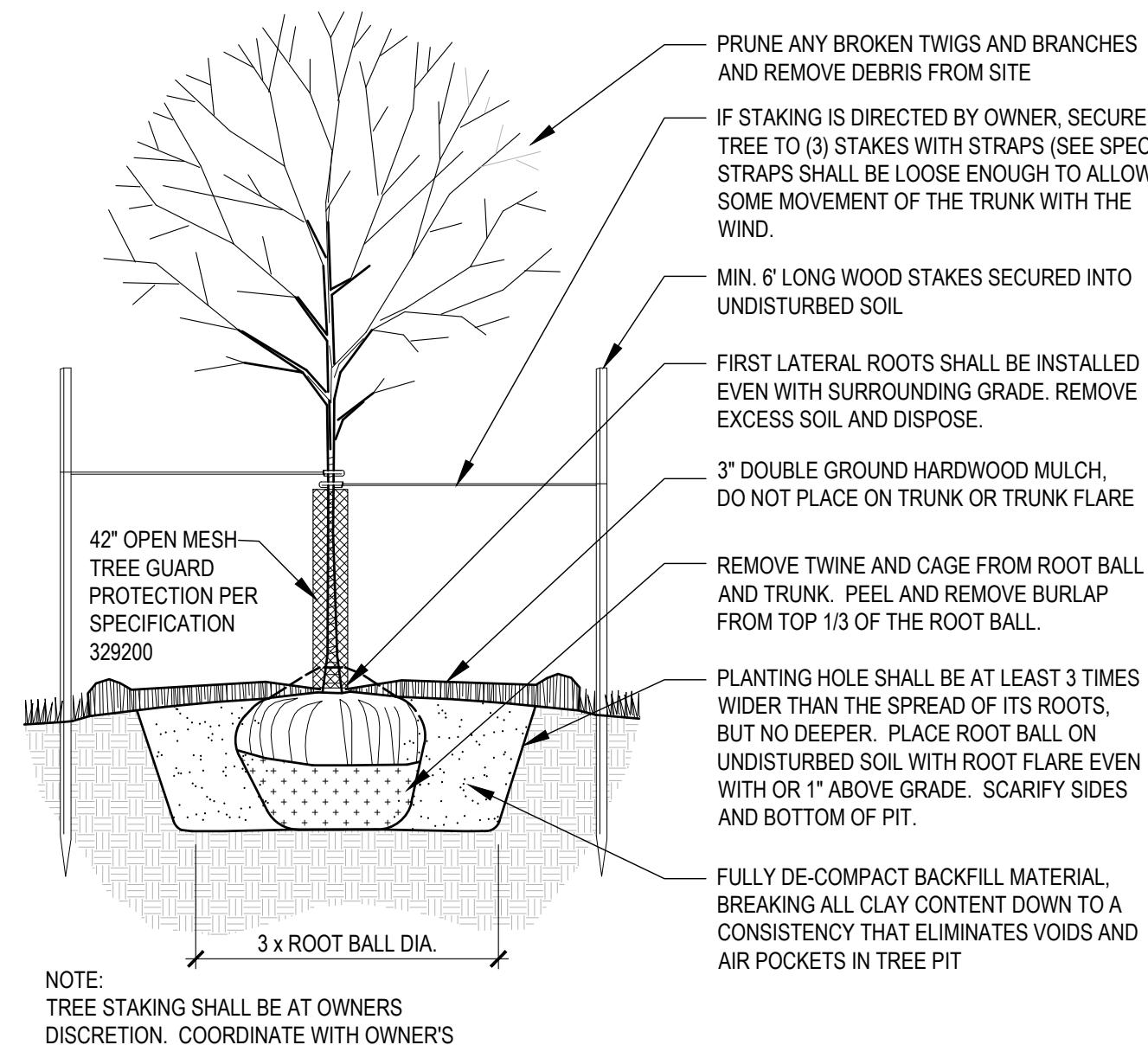
**SHRUB PLANTING** N.T.S. 03



**SHOVEL CUT EDGE** N.T.S. 04



**DECIDUOUS TREE ON SLOPE** N.T.S. 05



**DECIDUOUS TREE PLANTING** N.T.S. 06

#### LANDSCAPE NOTES

- 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.
- Contractor shall stake all planting areas in the field prior to planting for approval of the owner or their representative.
- 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 supersede scheduled quantities.
- All plant material shall be specimen quality and shall comply with recommendations and requirements of ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- All planting beds shall receive a trench edge or as indicated on plans and details.
- Prepare planting beds and incorporate amendments according to specifications.
- 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.
- All trees shall be staked and guyed per detail and specifications.
- All plant material shall be installed to allow a one foot (1') clearance between plant and adjacent pavement.
- 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.
- 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.
- The owner's representative shall approve fine grading and condition of site prior to seeding operations.
- 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.

**vireo**

SBB PROJ. NO. 24-192

DRAWN BY: <u>S. BUDHATHOKI</u>	APP'D BY: <u>R. FORDYCE</u>	FIELD BOOKS: <u>-</u>
APPD BY: <u>R. FORDYCE</u>		SURVEYED BY: <u>SBB ENG.</u>
NO. <u>101</u>	DATE: <u>12/19/2025</u>	REVISION: <u>1</u>
BY: <u>APP'D</u>		



**SBB**  
ENGINEERING

101 S Kansas Ave., Topeka, KS 66603  
Ph: (785) 215-8630 [www.sbbeng.com](http://www.sbbeng.com)

**Johnson-Betts Meadows**  
Multi-Family Residential Development  
Water Line 281381.00, Stormwater  
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LANDSCAPE DETAILS

DATE: 12/19/2025  
SHEET: 89 OF 89  
281381.00, 501144.00,  
PROJ.: 401139.00