

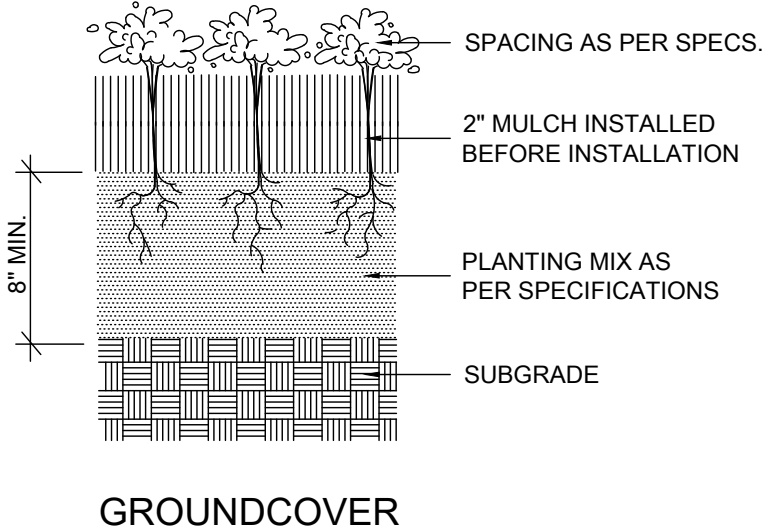
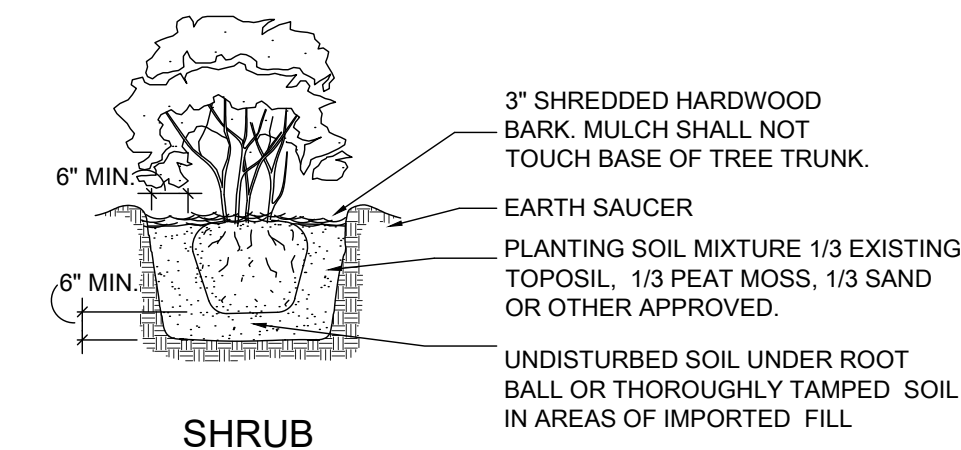
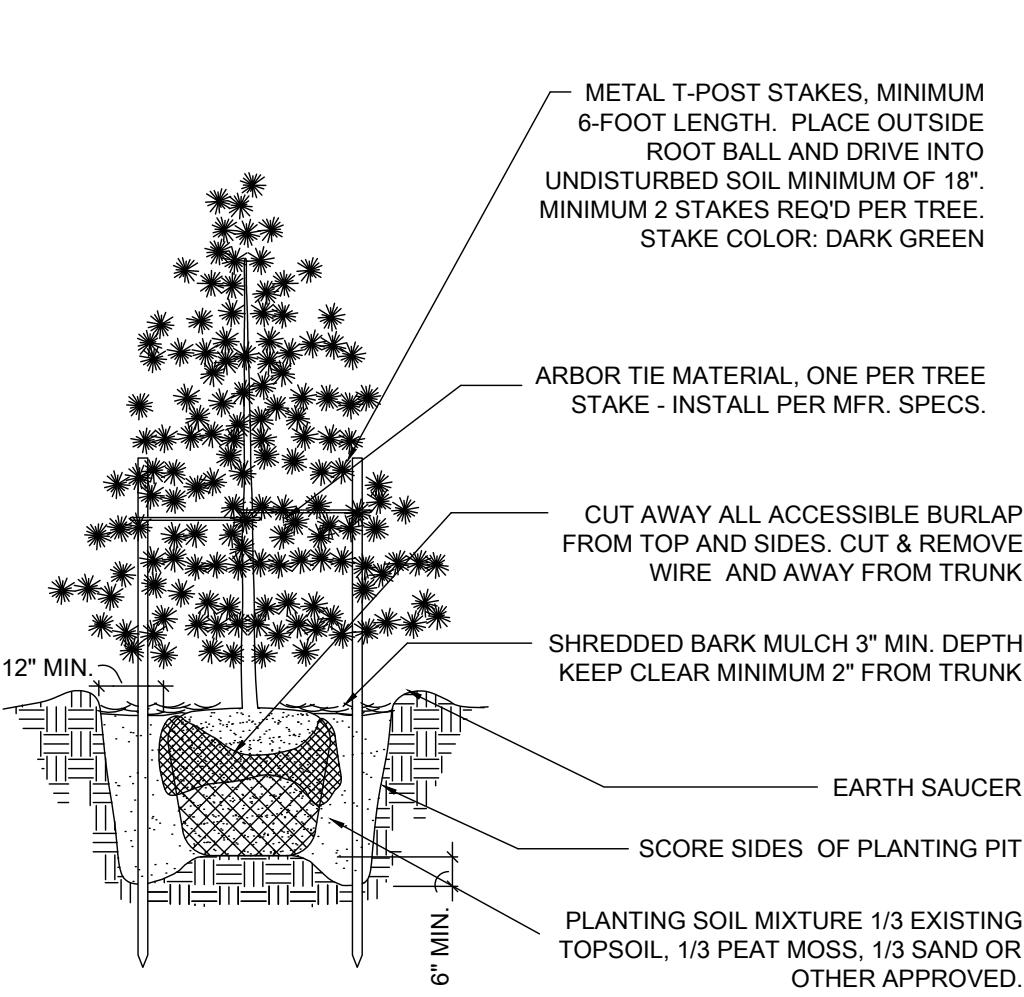
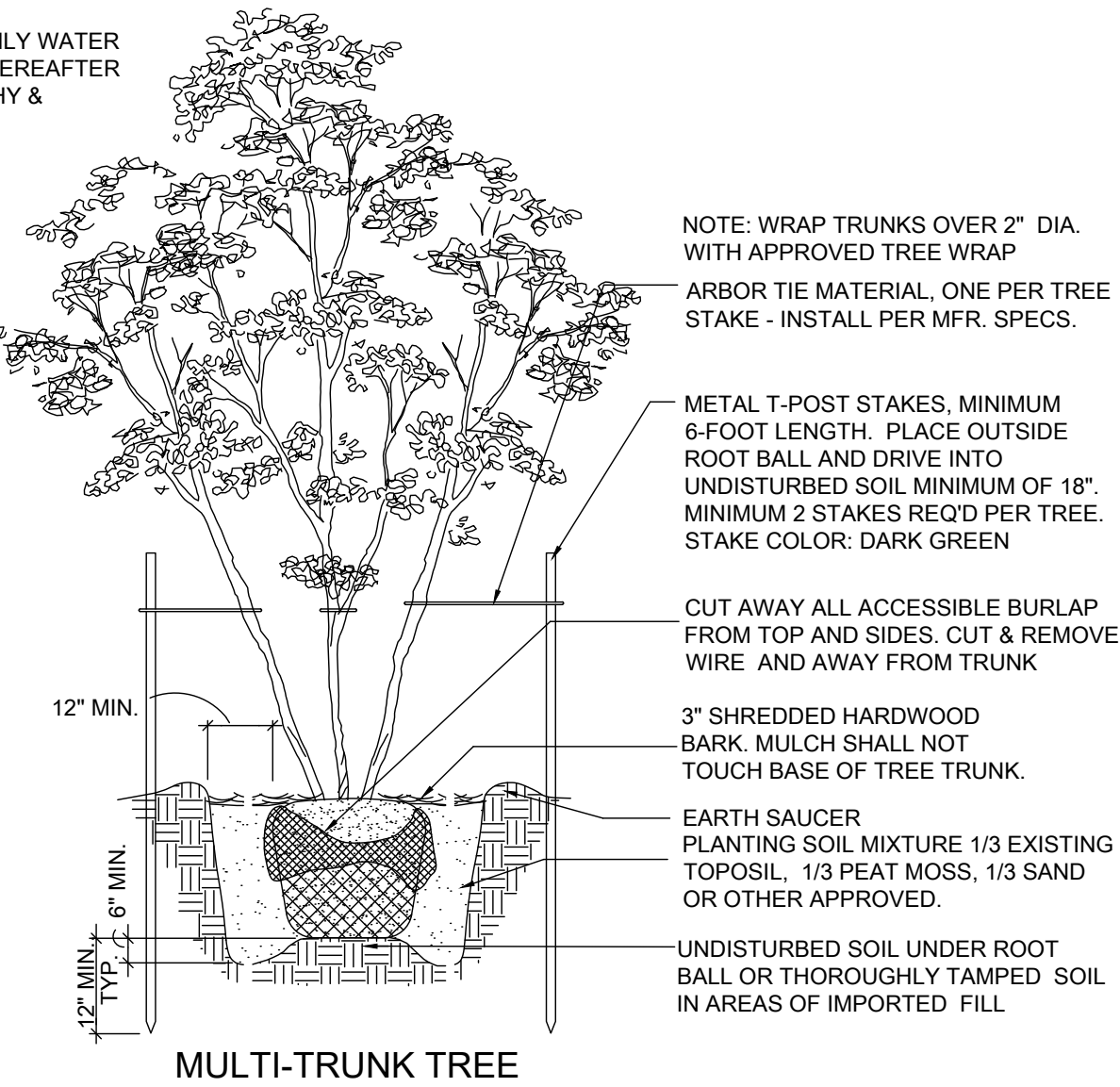
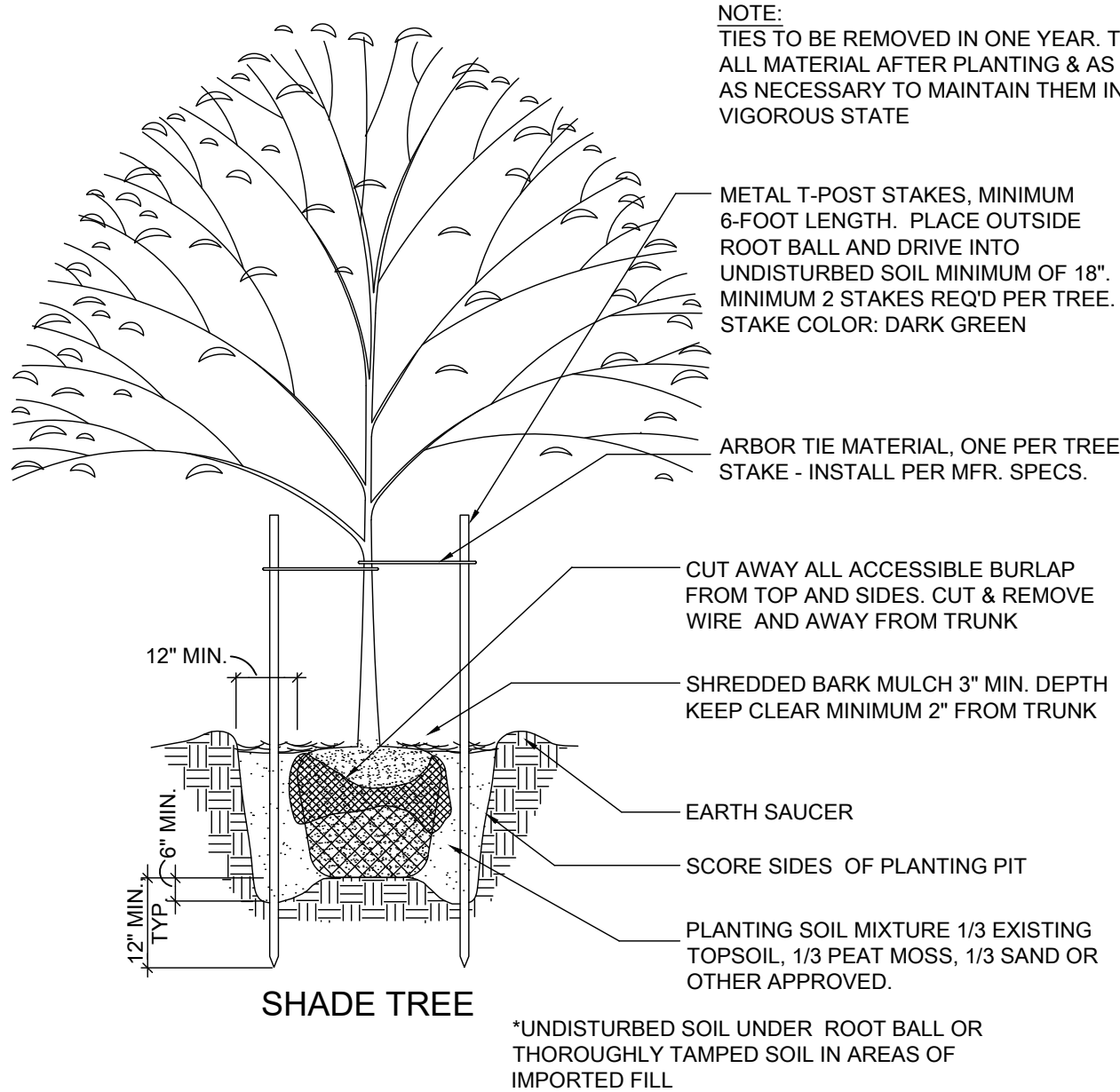
GENERAL NOTES

1. This landscape plan was prepared using data provided by other professionals. This landscape plan intended to provide tree, shrub, and groundcover specifications only. Please refer to the civil engineer's and/or architect's plans as necessary for site related details and specifications. No guarantee of accuracy pertaining to the site plan elements illustrated is expressed or conveyed.
2. All plant material shall conform to the standards of the "American Standard For Nursery Stock" as published by the American Association of Nurserymen.
3. All trees, shrubs and ground covers shown on the landscape plan shall be installed as the species specified in the plant schedule unless requested in writing by the owner who reserves the right to substitute similar plant material. Subject to approval by the municipality.
4. The landscape architect and the owner reserves the right to reject any or all planting materials which in their opinion do not appear to fit for this planting installation.
5. Any substitutions or changes must be approved by the landscape architect.
6. The plant quantities illustrated on the plan shall supersede the quantities listed in the plant schedule. The contractor shall be responsible for verification of plant quantities.
7. Plant spacing is approximate. Space all shrubs equally to fill the intended space using the quantity illustrated.
8. Plant sizes are minimums. The contractor shall meet all size requirements listed. No undersized plant material will be accepted. Any substitutions must be approved by the owner, landscape architect, and municipality.
9. The landscape contractor shall locate a source for all planting materials prior to submitting a bid. A minimum of 1 in 10 plants of each plant species shall have a label attached providing the common and scientific name of said plant.
10. All plants shall be vigorous, healthy material free of pests and disease. Use appropriate fertilizers in recommended quantities.
11. The landscape contractor shall provide a one-year warranty on all materials from date of installation. The landscape contractor or the owner's designee shall be responsible for maintenance for one year. The name and contact information for the responsible party must be on file with the landscape inspector. The property owner is required by municipal ordinance to maintain the landscaping and grassed areas in good condition, thereafter.
12. It is the landscape contractor's responsibility to verify with the general contractor that the subgrade preparation has been completed and four (4) inches of topsoil has been place on all proposed lawn areas and planting beds. The landscape contractor shall not begin any planting / installation until the general contractor has completed the subgrade work and the topsoil has been installed.
13. Any material that dies or defoliates prior to acceptance of the work will be promptly removed and replaced. Replacements shall also be guaranteed for a period of one year from date of installation.
14. Utility locations illustrated are conceptual. The landscape contractor shall have all utilities located and identified prior to installation of any plant materials. Landscape material shall be adjusted accordingly where conflicts exist.
15. The contractor assumes responsibility for any damages to such utilities incurred by his company. One Call= 811
16. Prior of installation of sod, all proposed lawn areas shall be disked and raked smooth to a uniform grade as shown on the grading plan, be free of weeds and other debris, and the area fertilized as specified. After installation, sod shall be rolled at a sufficient rate to promote adequate root growth. All sod shall be laid within 24 hours of arriving at the site.
17. Prior to the installation of any plant material, all bed areas shall be amended to provide a planting soil mix composed of 2/3 existing topsoil and 1/3 pro-mix, garden mix or equal. If the existing soil is composed of primarily clay, the existing soil shall be removed at a depth of 18" and replaced with pro-mix, garden mix or equal and tilled under to a 24" depth.

18. A pre-emergent herbicide shall be applied to all shrub beds prior to the installation of plant material. The herbicide is to be applied per manufacturer's specifications and all state and local codes. Advise the owner of herbicide type and quality prior to application.
19. Adjustments may be made to the plan to adapt to actual field conditions, avoid utility conflicts, or the obstruction of the sight triangle at access points or intersections.
20. Mulch tree and shrub planting areas 3" deep immediately after installation. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.
21. All plantings shall be thoroughly watered at the time of planting and as often thereafter as needed to keep the vegetation adequately hydrated.
22. Stake / guy all trees only when necessary. When high winds or other conditions occur, the landscape contractor shall take whatever precautions he deems necessary to protect the survival and appearance of the plants. All ties must be removed at the end of the one-year warranty period.
23. A 6-inch shovel cut bed edge shall be maintained along all landscape bed and tree well perimeters
24. No shrub or tree shall be planted within 3 feet of any fire hydrant, electrical transformer or mechanical unit. Adjust plant material as necessary accommodate actual field condition.
25. Seasonal color and groundcover quantities refer to square footage. Space as required for species.
26. Any areas that are not specified for plant material shall be covered with seed or sod as specified, including the area between the property line and the edge of pavement. These areas shall be properly loosened and amended to promote growth.
27. Any banks, drainage ditches, or swales, must have a finished grade, be stabilized with sod, erosion control mat, stand of grass from seed or other approved technique, provide positive drainage with no pooling, and be easily maintained post construction. Coordinate with civil engineering plans and specifications.
28. The contractor shall strictly follow ordinances, approved plans, planting details and notes.
29. Adjust planting beds as needed to provide for and maintain proper positive drainage.
30. All disturbed areas shall be seeded or sodded as specified.
31. All ground mounted equipment or meters must be screened by landscaping, fencing or other approved measures to the satisfaction of staff, unless the equipment is required to maintain visibility and access, or adhere to other codes. Additional plant material may be required to screen utility equipment not shown on these plans.
32. A fully automated, professionally designed irrigation system shall be installed having proper head to head coverage.
33. Keep all irrigation lines and apparatus and landscape materials within the property boundaries, and out of city right-of-way. Except as otherwise required.
34. Adjust irrigation spray to limit waste of water and prevent spray into street.
- 35. Backflow preventers shall be located in the general location illustrated on the landscape plan. Incorporate the lowest profile cover available and screened with evergreen shrubs. Faux stone covers shall be prohibited.**

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	REMARKS
TREES						
	AG2	8	October Glory Red Maple / <i>Acer rubrum</i> 'PNI 0268' TM	2.5" Cal.	B&B	
	CF2	2	Forest Pansy Eastern Redbud / <i>Cercis canadensis</i> 'Forest Pansy'	1.5" Cal.	B&B	
	CC	4	Cherokee Chief Dogwood / <i>Cornus florida</i> 'Cherokee Chief'	1.5" Cal.	B&B	
	NW	7	Wildfire Tupelo / <i>Nyssa sylvatica</i> 'Wildfire'	2.5" Cal.	B&B	
	PR	5	Kanzan Flowering Cherry / <i>Prunus</i> x 'Kanzan'	1.5" Cal.	B&B	
	QP	10	Willow Oak / <i>Quercus phellos</i>	3" Cal.	B&B	
	QS	9	Shumard Oak / <i>Quercus shumardii</i>	2.5" Cal.	B&B	



REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

THE RESERVE AT COBALT CIRCLE
DEVELOPER:
ENGINEER: RENAISSANCE GROUP, INC.

SHEET 3 OF 3

DIVISION OF ENGINEERING

LANDSCAPE PLAN

BROWNSVILLE, TENNESSEE

SURVEY: *** DATE: **** BOOK: *****

DESIGN: _CBB_ DATE: 1/25 CKD: _CBB_ DATE: 1/25 SCALE: _____

DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____