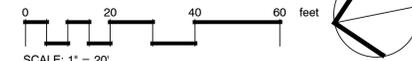


UTILITY LEGEND (Where Applicable)

SS	=	SANITARY SEWER SERVICE LINE
G	=	NATURAL GAS LINE
E	=	ELECTRIC LINE
W	=	WATER MAIN LINE
W	=	FIRE PROTECTION LINE
SD	=	STORM DRAIN
SD	=	STORM DRAIN MANHOLE
SS	=	SANITARY SEWER MANHOLE
FH	=	FIRE HYDRANT



REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



**THE RESERVE AT
COBALT CIRCLE**

DEVELOPER:
ENGINEER: RENAISSANCE GROUP, INC.

SHEET 1 OF 3

DIVISION OF ENGINEERING
LANDSCAPE PLAN
BROWNSVILLE, TENNESSEE

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

DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____

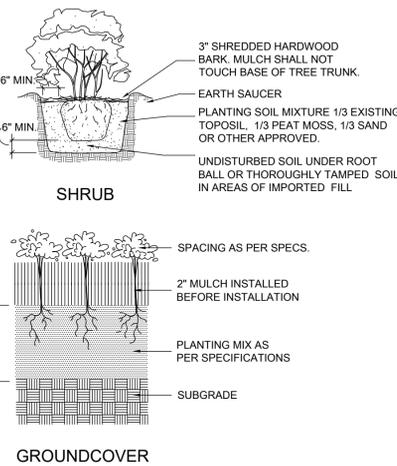
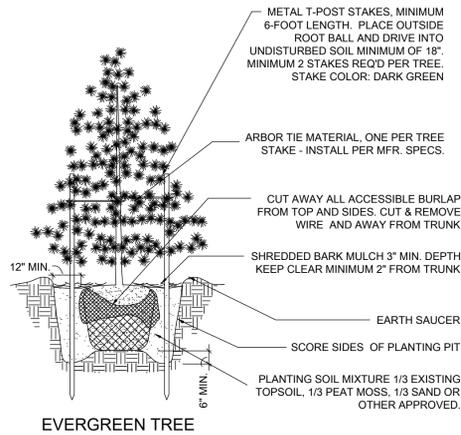
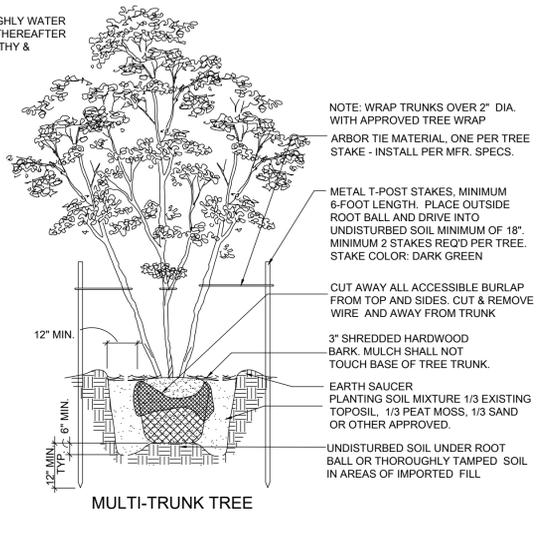
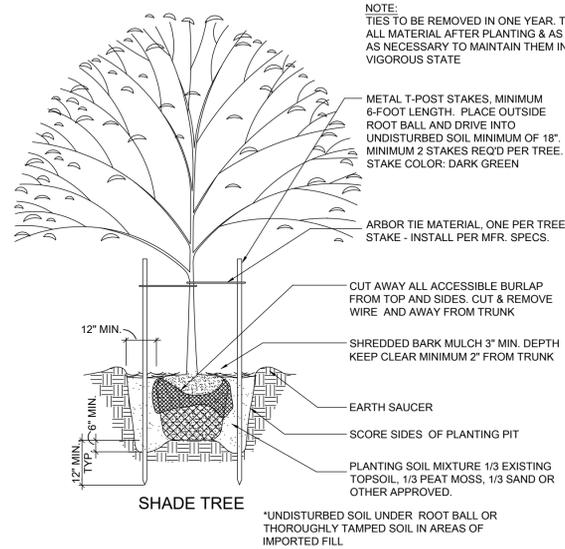
GENERAL NOTES

- 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.
- All plant material shall conform to the standards of the "American Standard For Nursery Stock" as published by the American Association of Nurserymen.
- 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.
- 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.
- Any substitutions or changes must be approved by the landscape architect.
- 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.
- Plant spacing is approximate. Space all shrubs equally to fill the intended space using the quantity illustrated.
- 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.
- 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.
- All plants shall be vigorous, healthy material free of pests and disease. Use appropriate fertilizers in recommended quantities.
- 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.
- 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 placed 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.
- 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.
- 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.
- The contractor assumes responsibility for any damages to such utilities incurred by his company. One Call= 811
- Prior to 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.
- 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.

- 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.
- 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.
- 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.
- All plantings shall be thoroughly watered at the time of planting and as often thereafter as needed to keep the vegetation adequately hydrated.
- 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.
- A 6-inch shovel cut bed edge shall be maintained along all landscape bed and tree well perimeters
- 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.
- Seasonal color and groundcover quantities refer to square footage. Space as required for species.
- 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.
- 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.
- The contractor shall strictly follow ordinances, approved plans, planting details and notes.
- Adjust planting beds as needed to provide for and maintain proper positive drainage.
- All disturbed areas shall be seeded or sodded as specified.
- 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.
- A fully automated, professionally designed irrigation system shall be installed having proper head to head coverage.
- Keep all irrigation lines and apparatus and landscape materials within the property boundaries, and out of city right-of-way. Except as otherwise required.
- Adjust irrigation spray to limit waste of water and prevent spray into street.
- 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 / Acer rubrum 'PNI 0268' TM	2.5" Cal.	B&B		
	CF2	2	Forest Pansy Eastern Redbud / Cercis canadensis 'Forest Pansy'	1.5" Cal.	B&B		
	CC	4	Cherokee Chief Dogwood / Cornus florida 'Cherokee Chief'	1.5" Cal.	B&B		
	NW	7	Wildfire Tupelo / Nyssa sylvatica 'Wildfire'	2.5" Cal.	B&B		
	PR	5	Kanzan Flowering Cherry / Prunus x 'Kanzan'	1.5" Cal.	B&B		
	QP	10	Willow Oak / Quercus phellos	3" Cal.	B&B		
	QS	9	Shumard Oak / Quercus shumardii	2.5" Cal.	B&B		
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING	REMARKS
SHRUBS							
	AL	61	Little Richard Glossy Abelia / Abelia x grandiflora 'Little Richard'	18" Ht.	Pot	33" o.c.	
	CB	9	Low Scape Mound Black Chokeberry / Aronia melanocarpa 'UCCONNAM165'	12" Spd.	Pot	27" o.c.	
	BW	35	Winter Beauty Korean Boxwood / Buxus sinica insularis 'Winter Beauty'	18" Ht.	Pot	36" o.c.	
	BG	8	Green Mountain Boxwood / Buxus x 'Green Mountain'	3" Ht.	Pot	48" o.c.	
	HG	28	Hamelin Fountain Grass / Cenchrus alopecuroides 'Hamelin'	18" Ht.	Pot	36" o.c.	
	HO	76	Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'	12" Ht.	Pot	15" o.c.	
	HE	6	Endless Summer The Original Hydrangea / Hydrangea macrophylla 'Balmel'	18" Ht.	Pot	36" o.c.	
	HB	19	Bobo Panicle Hydrangea / Hydrangea paniculata 'ILVOBO'	18" Ht.	Pot	36" o.c.	
	IS	16	Sky Pencil Japanese Holly / Ilex crenata 'Sky Pencil'	24" Ht.	Pot	30" o.c.	
	IS3	25	Soft Touch Japanese Holly / Ilex crenata 'Soft Touch'	5 gal.	Pot	33" o.c.	
	IN	38	Dwarf Yaupon Holly / Ilex vomitoria 'Nana'	18" Ht.	Pot	36" o.c.	
	IN3	12	Nellie R. Stevens Holly / Ilex x 'Nellie R. Stevens'	5" Ht.	Pot	54" o.c.	
	IL	4	Liberty Holly / Ilex x 'Conty'	4" Ht.	Pot	60" o.c.	
	LL	44	Majestic Lilyturf / Liriope muscari 'Majestic'	Quart	Pot	12" o.c.	
	LS	4	Suzanne Fringe Flower / Loropetalum chinense rubrum 'Suzanne'	18" Ht.	Pot	36" o.c.	
	AM	21	Adagio Eulalia Grass / Miscanthus sinensis 'Adagio'	18" Ht.	Pot	36" o.c.	
	RL	12	Mrs. G.G. Gerbing Indica Azalea / Rhododendron indicum 'Mrs. G.G. Gerbing'	18" Ht.	Pot	36" o.c.	
	RN	16	Bloom-A-Thon White Azalea / Rhododendron x 'RLH1-3P3'	18" Ht.	Pot	36" o.c.	
	RR	3	Autumn Debutante Encore Azalea / Rhododendron x 'Robbie'	18" Ht.	Pot	36" o.c.	
	RS	10	White Drift Groundcover Rose / Rosa x 'Meizorland'	18" Spd.	Pot	30" o.c.	
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	SPACING	REMARKS
GROUND COVERS							
	SOD	82,280 sf	Bermuda Grass / Cynodon dactylon '419 Hybrid'		sod		
	LV	48	Variegated Lilyturf / Liriope muscari 'Variegata'	1 gal.	Pot	12" o.c.	



REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

CORY B. BRADY
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
LICENSE NO. 10000
EXPIRES 12/31/2025

THE RESERVE AT COBALT CIRCLE

DEVELOPER:
ENGINEER: RENAISSANCE GROUP, INC.

SHEET 3 OF 3

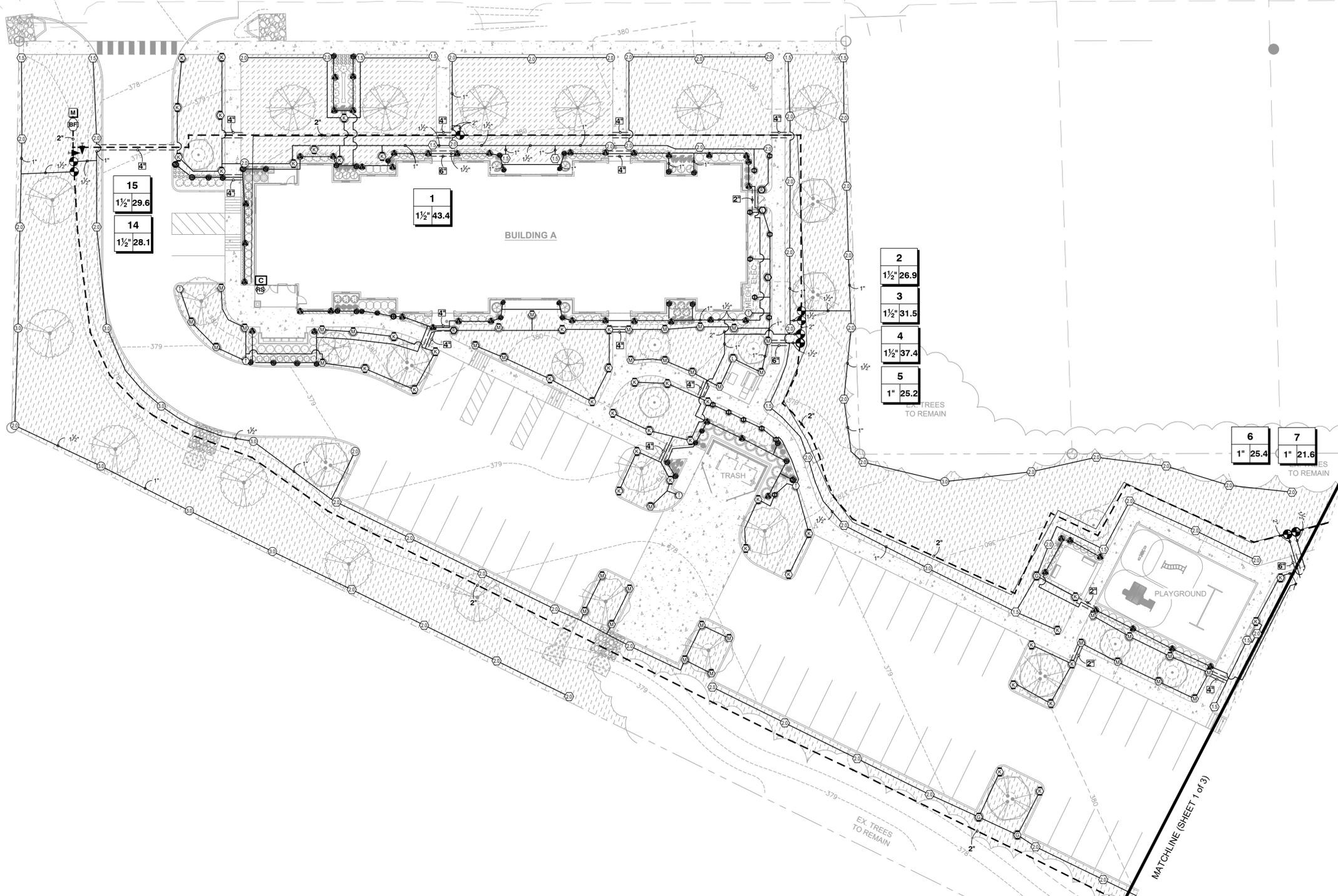
DIVISION OF ENGINEERING
LANDSCAPE PLAN
BROWNSVILLE, TENNESSEE

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

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

DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____

E. JEFFERSON STREET



15
1 1/2" 29.6
14
1 1/2" 28.1

1
1 1/2" 43.4

2
1 1/2" 26.9
3
1 1/2" 31.5
4
1 1/2" 37.4
5
1" 25.2

6
1" 25.4

7
1" 21.6

TREES TO REMAIN

TREES TO REMAIN

EX TREES TO REMAIN

MATCHLINE (SHEET 1 of 3)



SCALE: 1" = 20'



REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

landscape architecture
planning

ils

INTEGRATED LAND SOLUTIONS, PLLC
9967 Bentwood Creek Cv. Collierville, TN 38017
901.493.6996 corybrady@gmail.com

**THE RESERVE AT
COBALT CIRCLE**

DEVELOPER:
ENGINEER: RENAISSANCE GROUP, INC.

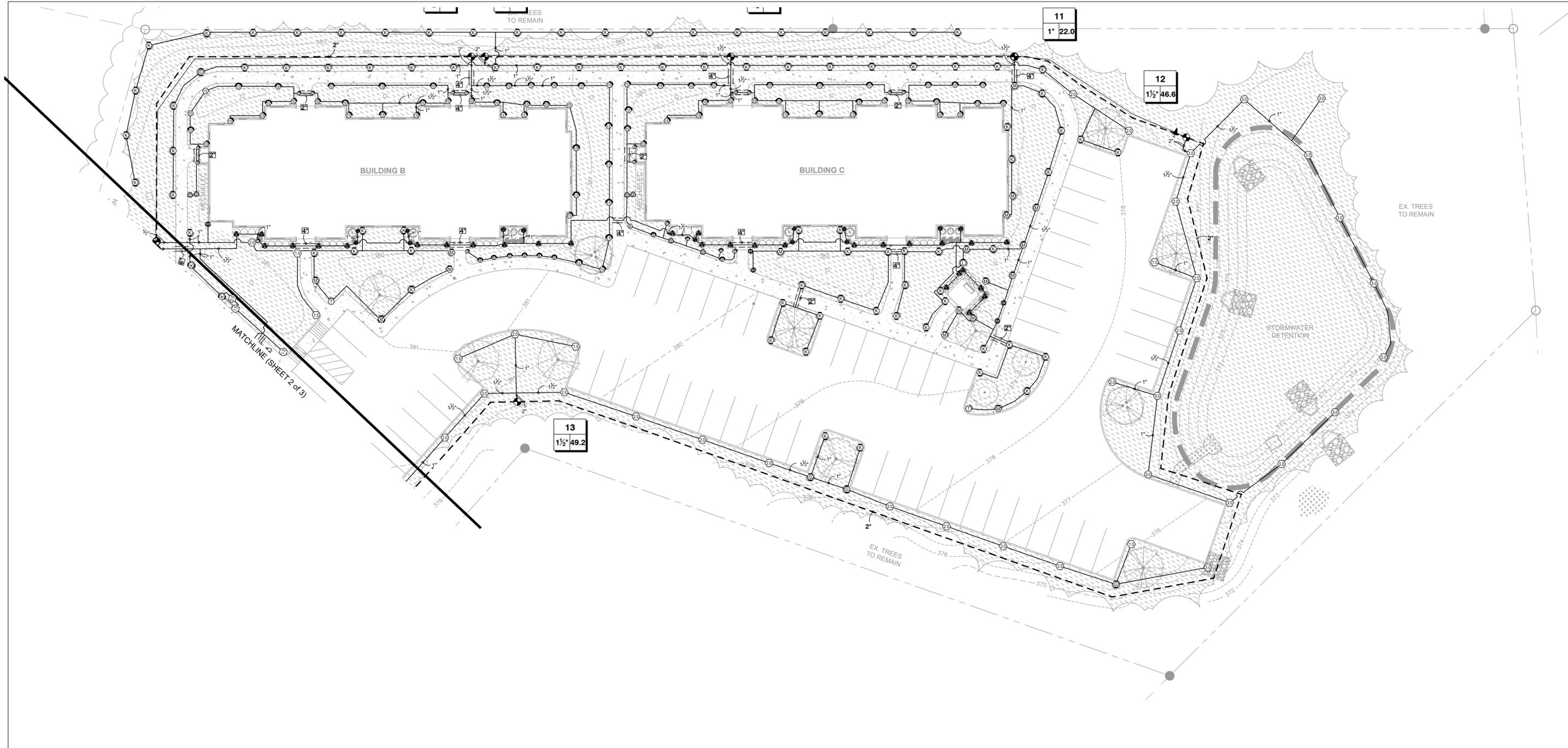
SiteOne™
Project Services

PROJECT NUMBER: 400848
FOR MORE INFORMATION PLEASE CONTACT
1-800-347-4272 OR VISIT OUR WEBSITE AT
www.SITEONE.com

SHEET 1 OF 3

DIVISION OF ENGINEERING
IRRIGATION PLAN
BROWNSVILLE, TENNESSEE

SURVEY: *** DATE: **** BOOK: _____
DESIGN: _CLC_ DATE: 1/25 CKD: _CBB_ DATE: 1/25 SCALE: _____
DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE



11
1" = 22.0

12
1 1/2" = 46.6

13
1 1/2" = 49.2

MATCHLINE (SHEET 2 of 3)



REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



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



PROJECT NUMBER: 400848
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SHEET 2 OF 3

DIVISION OF ENGINEERING
IRRIGATION PLAN

BROWNSVILLE, TENNESSEE

SURVEY: *** DATE: **** BOOK: _____
DESIGN: CLC DATE: 1/25 CKD: CBB DATE: 1/25 SCALE: _____

DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____

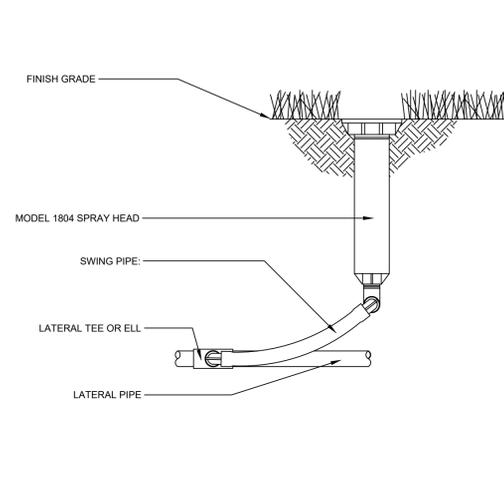
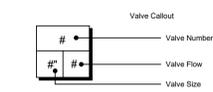
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD 1804 15 STRIP SERIES
	RAIN BIRD 1804 5 SERIES MPR
	RAIN BIRD 1804 8 SERIES MPR
	RAIN BIRD 1804 10 SERIES MPR
	RAIN BIRD 1804 12 SERIES MPR
	RAIN BIRD 1804 15 SERIES MPR
	RAIN BIRD 1804 ADJ
	RAIN BIRD 1812 15 STRIP SERIES
	RAIN BIRD 1812 5 SERIES MPR
	RAIN BIRD 1812 8 SERIES MPR
	RAIN BIRD 1812 10 SERIES MPR
	RAIN BIRD 1812 ADJ
	HUNTER MP CORNER RAIN BIRD 1804 ROTATOR
	HUNTER MP STRIP RAIN BIRD 1804 ROTATOR
	HUNTER MP1000 RAIN BIRD 1804 ROTATOR
	HUNTER MP2000 RAIN BIRD 1804 ROTATOR
	HUNTER MP3000 RAIN BIRD 1804 ROTATOR
	HUNTER MP800SR RAIN BIRD 1804 ROTATOR

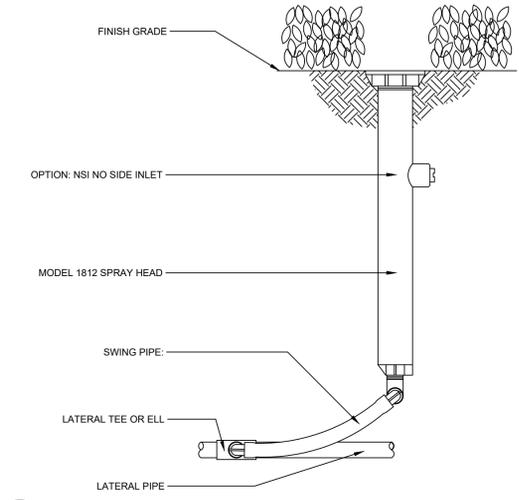
SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD 5004 ROTOR 2.0
	RAIN BIRD 5004 ROTOR 3.0
	RAIN BIRD 5004-PC-LA 1.5
	RAIN BIRD 5004-PC-LA 2.0
	RAIN BIRD 5004-PC-LA 3.0

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD PGA ELECTRIC VALVE W/ 2W-1 DECODER
	GATE VALVE (MAIN LINE SIZE)
	ZURN/WILKINS 975XL RPZ BACKFLOW 2"
	RAIN BIRD ESP-2WIRE IRRIGATION CONTROLLER
	RAIN BIRD WR2-RC RAIN SENSOR
	WATER METER 2"

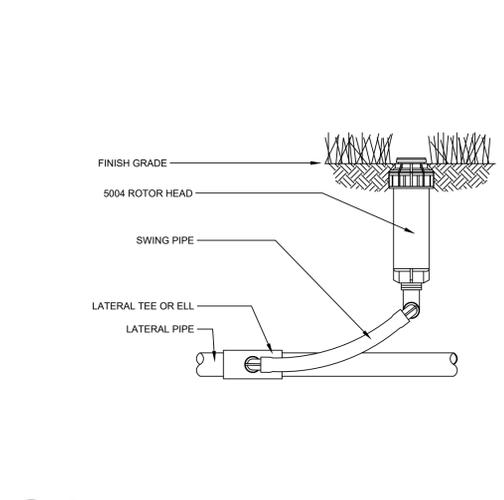
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 2"
	IRRIGATION MAINLINE: PVC SCHEDULE 40 (METER TO BACKFLOW) 2"
	PIPE SLEEVE: PVC SCHEDULE 40



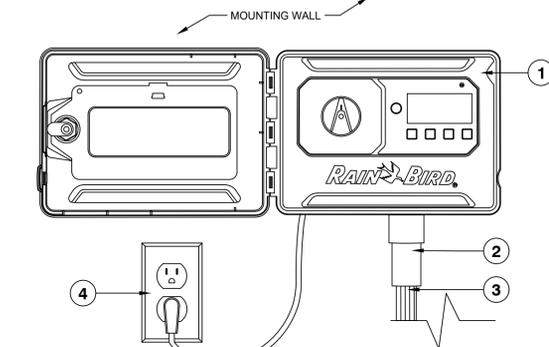
1 1804 SPRAY HEAD WITH SWING PIPE
S1-SP-RAI-01



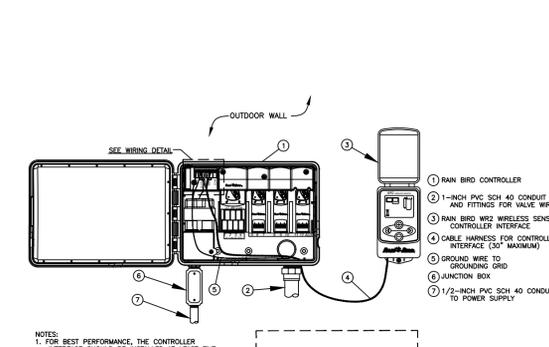
2 1812 SPRAY HEAD WITH SWING PIPE
S1-SP-RAI-03



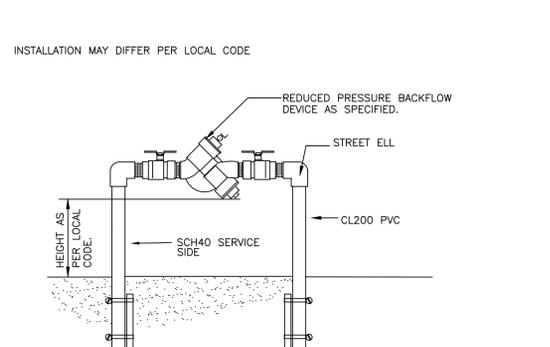
3 5004 ROTOR HEAD WITH SWING PIPE
NTS S1-RO-RAI-01



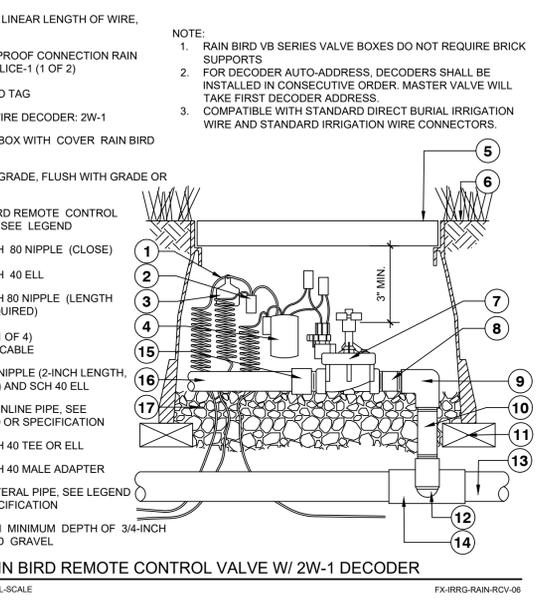
4 ESP-2WIRE CONTROLLER
DETAIL-SCALE FX-IRRG-RAIN-CONT-14



5 WR2 WIRELESS RAIN SENSOR
NTS



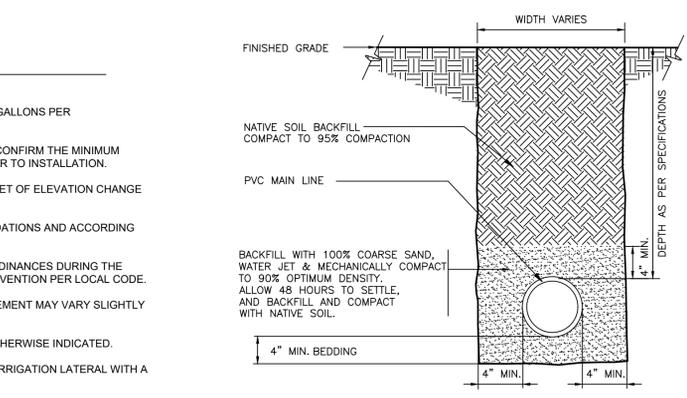
6 REDUCED PRESSURE BACKFLOW DEVICE STANDARD
S1-MI-02



7 RAIN BIRD REMOTE CONTROL VALVE W/ 2W-1 DECODER
DETAIL-SCALE FX-IRRG-RAIN-RCV-06

- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
- VALVE ID TAG
- ESP-2WIRE DECODER: 2W-1
- VALVE BOX WITH COVER RAIN BIRD VB-STD
- FINISH GRADE, FLUSH WITH GRADE OR MULCH
- RAIN BIRD REMOTE CONTROL VALVE, SEE LEGEND
- PVC SCH 80 NIPPLE (CLOSE)
- PVC SCH 40 ELL
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- BRICK (1 OF 4) IF APPLICABLE
- SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- PVC MAINLINE PIPE, SEE LEGEND OR SPECIFICATION
- PVC SCH 40 TEE OR ELL
- PVC SCH 40 MALE ADAPTER
- PVC LATERAL PIPE, SEE LEGEND OR SPECIFICATION
- 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

NOTE:
1. RAIN BIRD VB SERIES VALVE BOXES DO NOT REQUIRE BRICK SUPPORTS
2. FOR DECODER AUTO-ADDRESS, DECODERS SHALL BE INSTALLED IN CONSECUTIVE ORDER. MASTER VALVE WILL TAKE FIRST DECODER ADDRESS.
3. COMPATIBLE WITH STANDARD DIRECT BURIAL IRRIGATION WIRE AND STANDARD IRRIGATION WIRE CONNECTORS.



8 SLEEVE AT ROAD
S1-MI-01

IRRIGATION NOTES

- IRRIGATION SYSTEM DESIGN BASED ON 52 GPM AT 76 PSI.
- IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION(POC)ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE(GPM)AND POUNDS PER SQUARE INCH(PSI)FURNISHED BY OTHERS.
- IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
- THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5-FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
- ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL AND PLUMBING CODES.
- IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION PER LOCAL CODE.
- LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE.
- ALL SPRINKLER HEADS SHALL BE INSTALLED PERPENDICULAR TO FINISH GRADES, EXCEPT AS OTHERWISE INDICATED.
- INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADES. INSTALL IRRIGATION LATERAL WITH A MINIMUM 12" OF COVER BASED ON FINISH GRADES.
- PIPE LOCATIONS ARE DIAGRAMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY.
- THE IRRIGATION CONTRACTOR SHALL COMPLY WITH PIPE SIZES AS INDICATED.
- ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTORS AND BE IN A VALVE OR SPLICE BOX.
- ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 2-WIRE 14AWG, UL APPROVED DIRECT BURY.
- SURGE PROTECTION TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.
- THE DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET(AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC.). SITEONE LANDSCAPE SUPPLY BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN DESIGN OR INSTALLATION THAT ARISE DUE TO INACCURACIES IN THE ABOVE REFERENCED INFORMATION SUPPLIED TO SITEONE LANDSCAPE SUPPLY IN RELATION TO THIS PROJECT, UNLESS OTHERWISE NOTED.



PROJECT NUMBER: 400848
FOR MORE INFORMATION PLEASE CONTACT
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REVISION		
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THE RESERVE AT
COBALT CIRCLE
DEVELOPER:
ENGINEER: RENAISSANCE GROUP, INC.

DIVISION OF ENGINEERING		
LEGEND AND DETAILS		
BROWNSVILLE, TENNESSEE		
SURVEY: ***	DATE: ****	BOOK: _____
DESIGN: _GLC_	DATE: 1/25	CKD: _CBB_ DATE: 1/25 SCALE: _____
DEPUTY CITY ENGINEER	DATE	CITY ENGINEER