



**Jones Gillam Renz Architects**

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(785) 827-0386

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**ARCHITECT’S SUPPLEMENTAL INSTRUCTIONS**

JONES GILLAM RENZ DOCUMENT JGR 710

<b>PROJECT:</b>	<b>The Reserves at Cobalt Circle</b> New Development Brownsville, TN	<b>Report No.</b>	<b>Fourteen (14)</b>
<b>OWNER:</b>	<b>OPG Cobalt Circle Partners, LLC</b> Dan Maximuk 250 N. Santa Fe Ave, Suite A Salina, KS 67401	<b>Date</b>	<b>June 17, 2026</b>
<b>CONTRACTOR:</b>	<b>MCP Group</b> 3501 SW Fairlawn Rd. Topeka, KS 66614	<b>Architect’s Proj No.</b>	<b>24-3446</b>
		<b>Contract For:</b>	General Construction Mechanical, Electrical

The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect.

**DESCRIPTION:**

Contractor to make adjustments as needed and required per the modifications as indicated on attached drawings and in the below descriptions:

- The following changes were made to the irrigation plans:
  - 1” meter and BFP specified
  - Design revised to 68psi design at 34gpm
  - 6 zones had to be added due to reduced meter
  - All valves but one were increased to 1.5” to reduce friction loss due to the reduced flow.

**Attachments:**

1. IR1.1, IR1.2, IR1.3

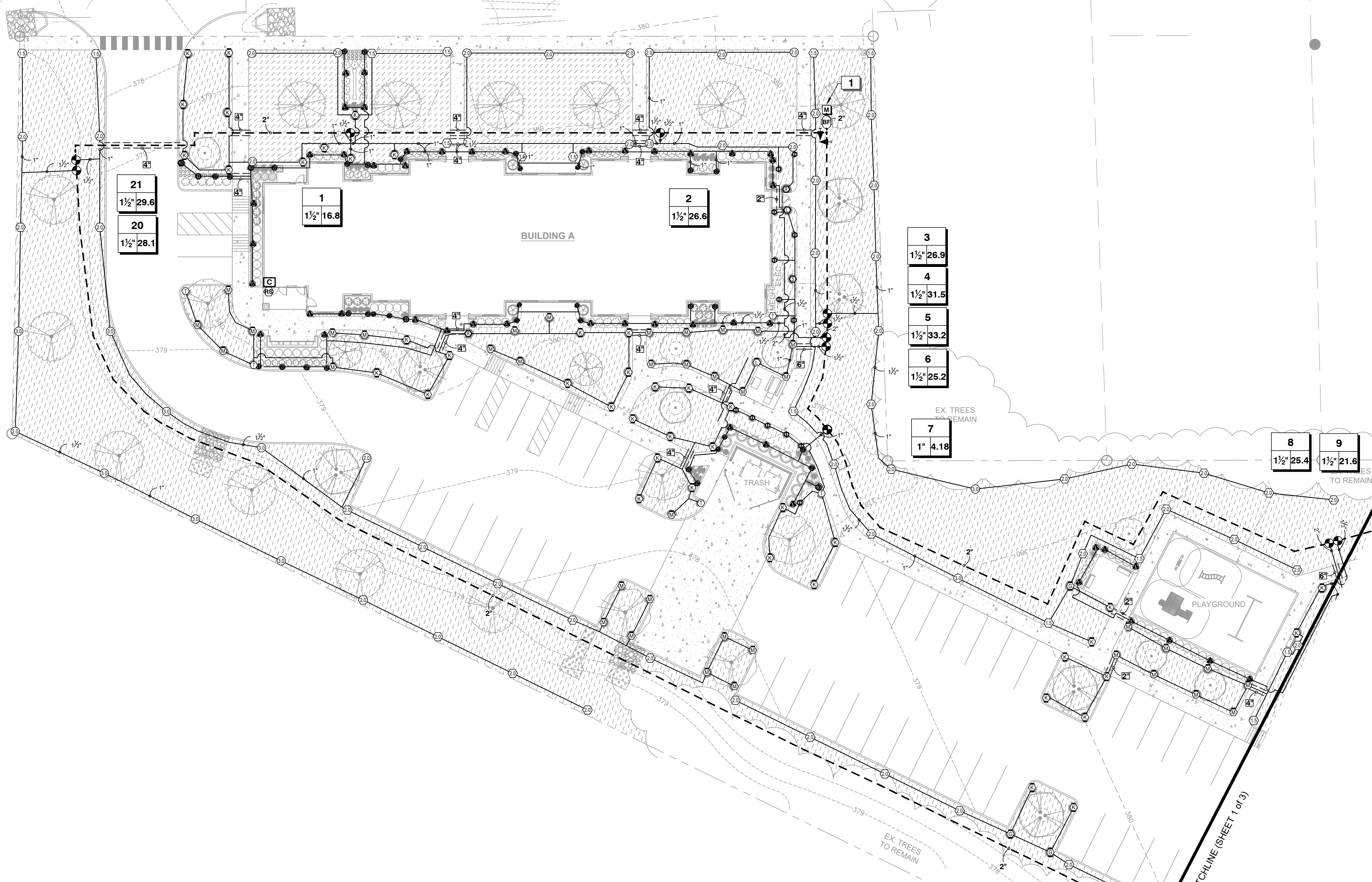
**Issued by:**

Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402  
Maggie Gillam, Project Manager 785-827-0386 [mjgillam@jgrarchitects.com](mailto:mjgillam@jgrarchitects.com)

**Copies to:**

MCP Group – Mike Maas, Cliff Holland, Tim Johnson, Kelli Meiers  
OPG - Dan Maximuk, Amanda Klaus, Austin Kack, Katie Jardieu  
JGR Team - Maggie Gillam (JGR), Ryan Lies (LST), Cindy Senecal (McClure), Wesley Wooldridge (Renaissance), Michael Boerst (Heartland Energy)

E. JEFFERSON STREET



21  
1 1/2" 29.6

20  
1 1/2" 28.1

1  
1 1/2" 16.8

2  
1 1/2" 26.6

3  
1 1/2" 26.9

4  
1 1/2" 31.5

5  
1 1/2" 33.2

6  
1 1/2" 25.2

7  
1" 4.18

8  
1 1/2" 25.4

9  
1 1/2" 21.6

BUILDING A

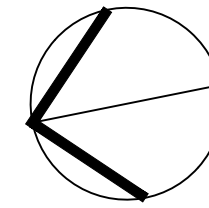
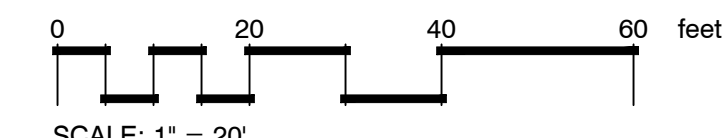
TRASH

PLAYGROUND

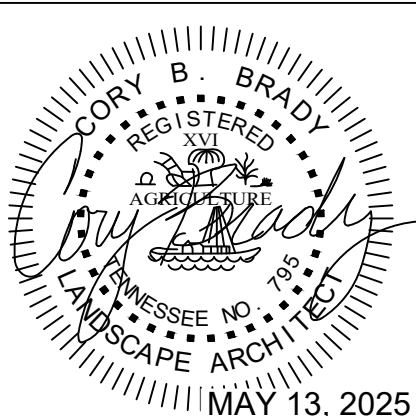
MATCHLINE (SHEET 1 of 3)

EX. TREES TO REMAIN

EX. TREES TO REMAIN



REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE
1.	UPDATED WTR LINES	5/13/25
2.	UPDATED WTR LINES	6/10/26



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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.

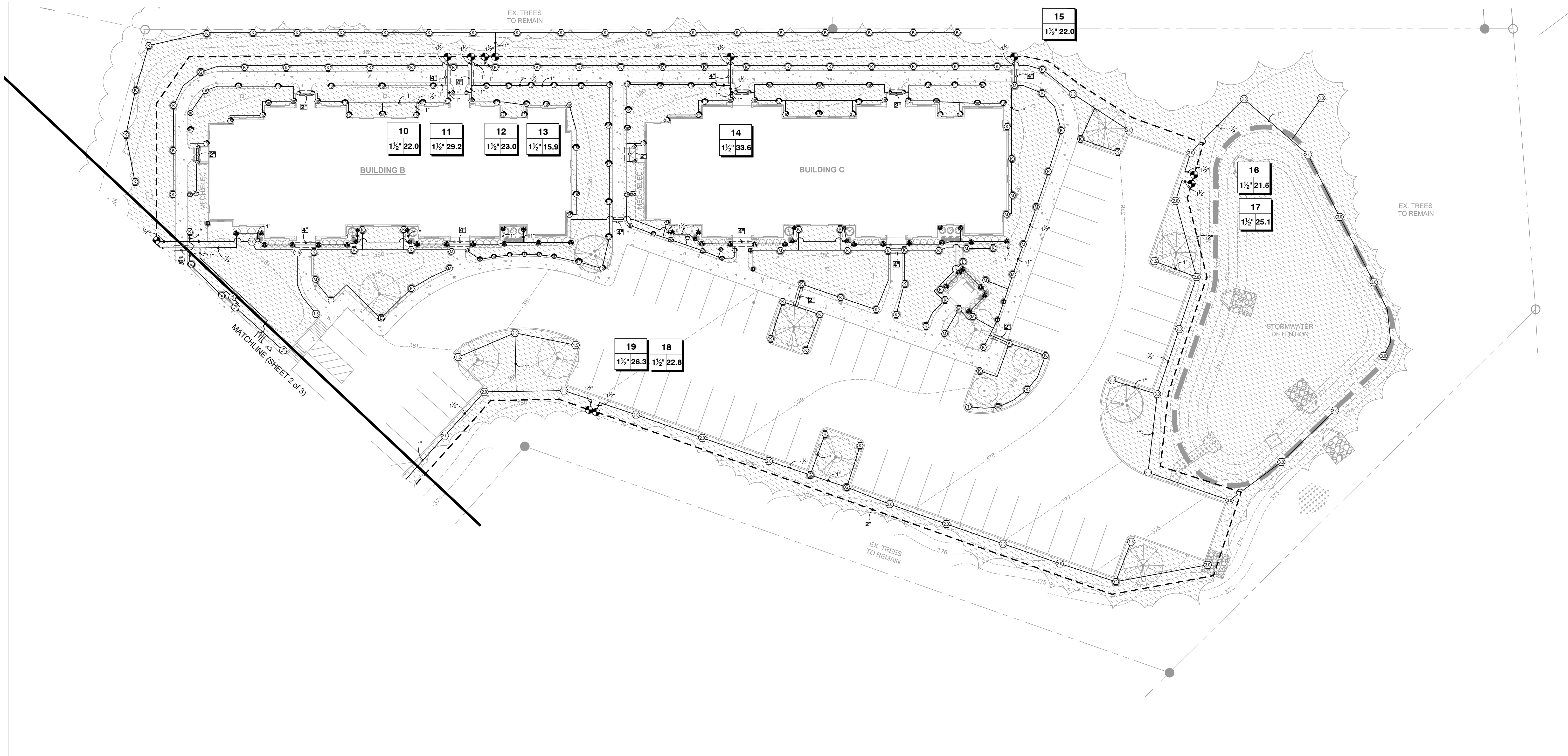
**SiteOne™**  
Project Services

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



15  
1 1/2" 22.0

10  
1 1/2" 22.0

11  
1 1/2" 29.2

12  
1 1/2" 23.0

13  
1 1/2" 15.9

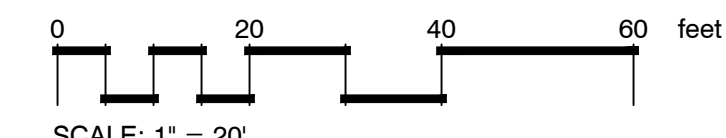
14  
1 1/2" 33.6

16  
1 1/2" 21.5

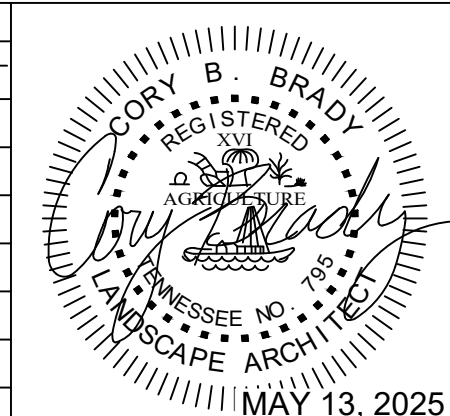
17  
1 1/2" 25.1

19  
1 1/2" 26.3

18  
1 1/2" 22.8



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DIVISION OF ENGINEERING  
**IRRIGATION PLAN**

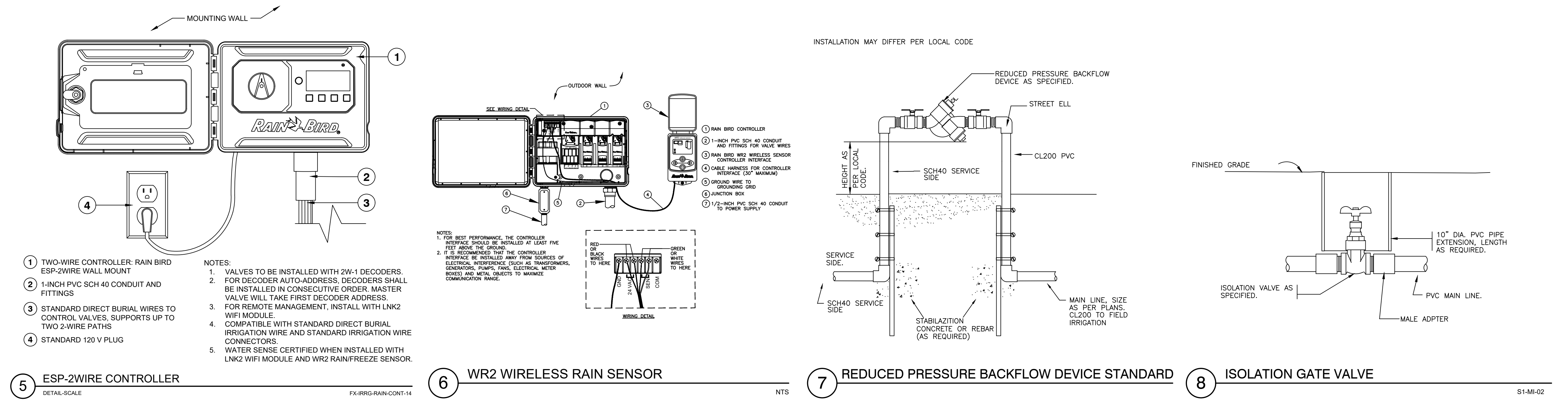
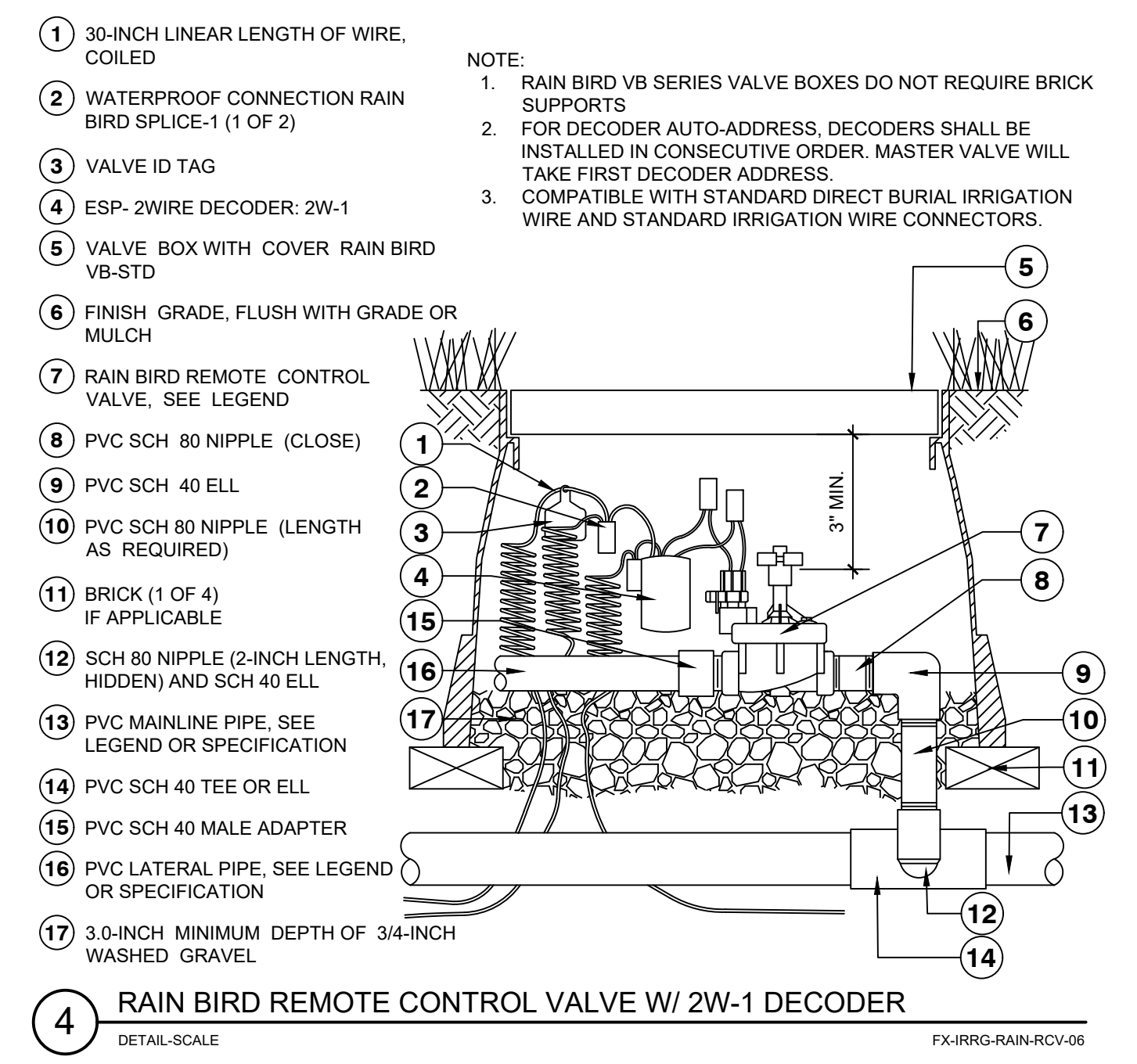
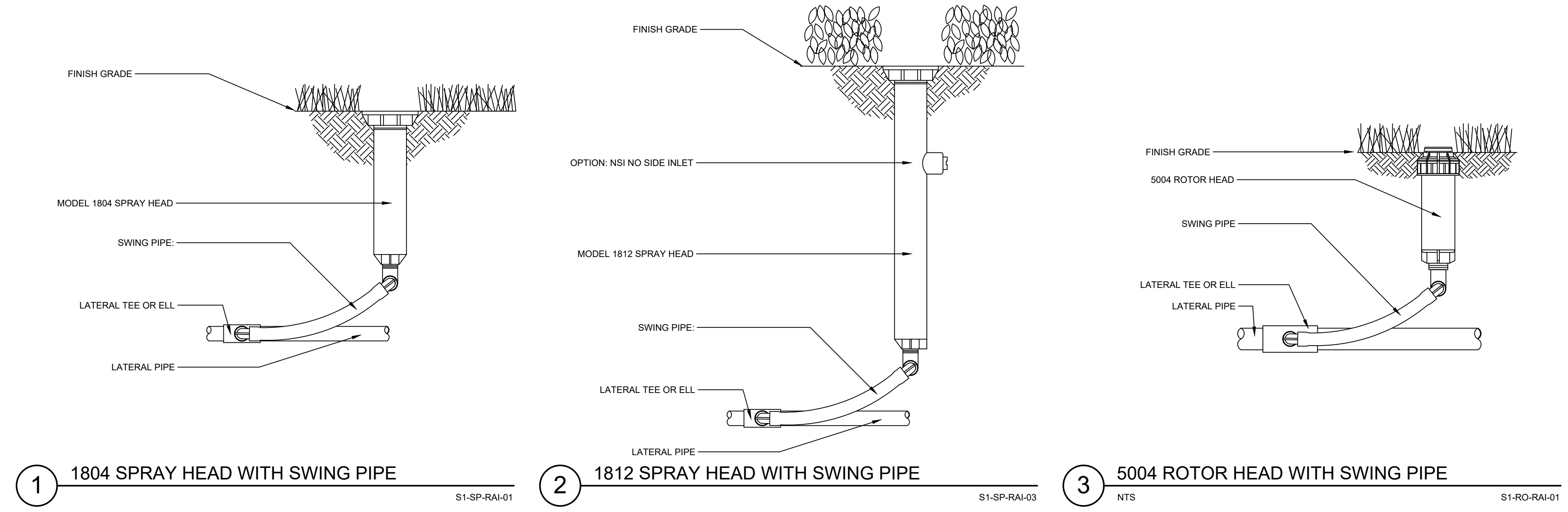
BROWNSVILLE, TENNESSEE

SURVEY: \*\*\* DATE: \*\*\*\* BOOK: \_\_\_\_\_  
DESIGN: \_CLC\_ DATE: \_1/25\_ CKD: \_CBB\_ DATE: \_1/25\_ SCALE: \_\_\_\_\_

DEPUTY CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

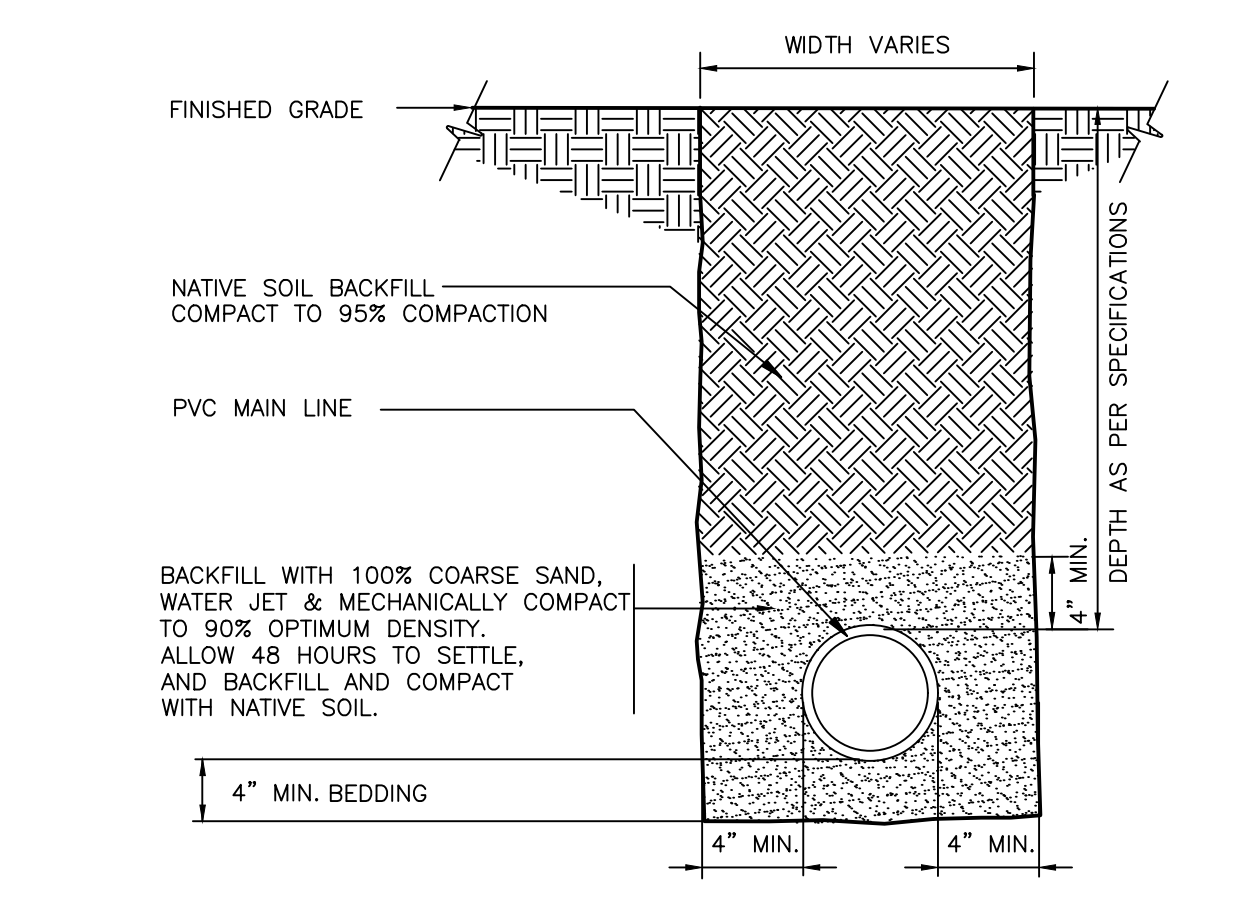
# IRRIGATION SCHEDULE

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 1"
	RAIN BIRD ESP-2WIRE IRRIGATION CONTROLLER
	RAIN BIRD WR2-RC RAIN SENSOR
	WATER METER 1"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 2"
	PIPE SLEEVE: PVC SCHEDULE 40
	Valve Callout
	Valve Number
	Valve Flow
	Valve Size



## IRRIGATION NOTES

- IRRIGATION SYSTEM DESIGN BASED ON 34 GPM AT 68 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.



## REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	SEE WATER PLAN FOR EXACT METER LOCATION. SERVICE LINE TO BE MIN. 1-1/2\"/>

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CORY B. BRADY  
REGISTERED  
LANDSCAPE ARCHITECT  
LICENSE NO. 110  
MAY 13, 2025

SHEET 3 OF 3

DIVISION OF ENGINEERING  
**LEGEND AND DETAILS**  
BROWNSVILLE, TENNESSEE

DESIGNER: \*\*\* DATE: \*\*\*\* BOOK: \*\*\*\*\*

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

DESIGN: \_GLC\_ DATE: \_1/25\_ CKD: \_CBB\_ DATE: \_1/25\_ SCALE: \_\_\_\_\_

DEPUTY CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_