



Jones Gillam Renz Architects

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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	The Reserves at Cobalt Circle New Development Brownsville, TN	Report No.	Seven (7)
OWNER:	OPG Cobalt Circle Partners, LLC Dan Maximuk 250 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	Jan. 9, 2026
CONTRACTOR:	MCP Group 3501 SW Fairlawn Rd. Topeka, KS 66614	Architect's Proj No.	24-3446

Contract For: 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:

- a. Landscaping Plans have been revised to reflect changes made in ASI #5. Four Trees have been added along the southern property line, where existing trees were removed.

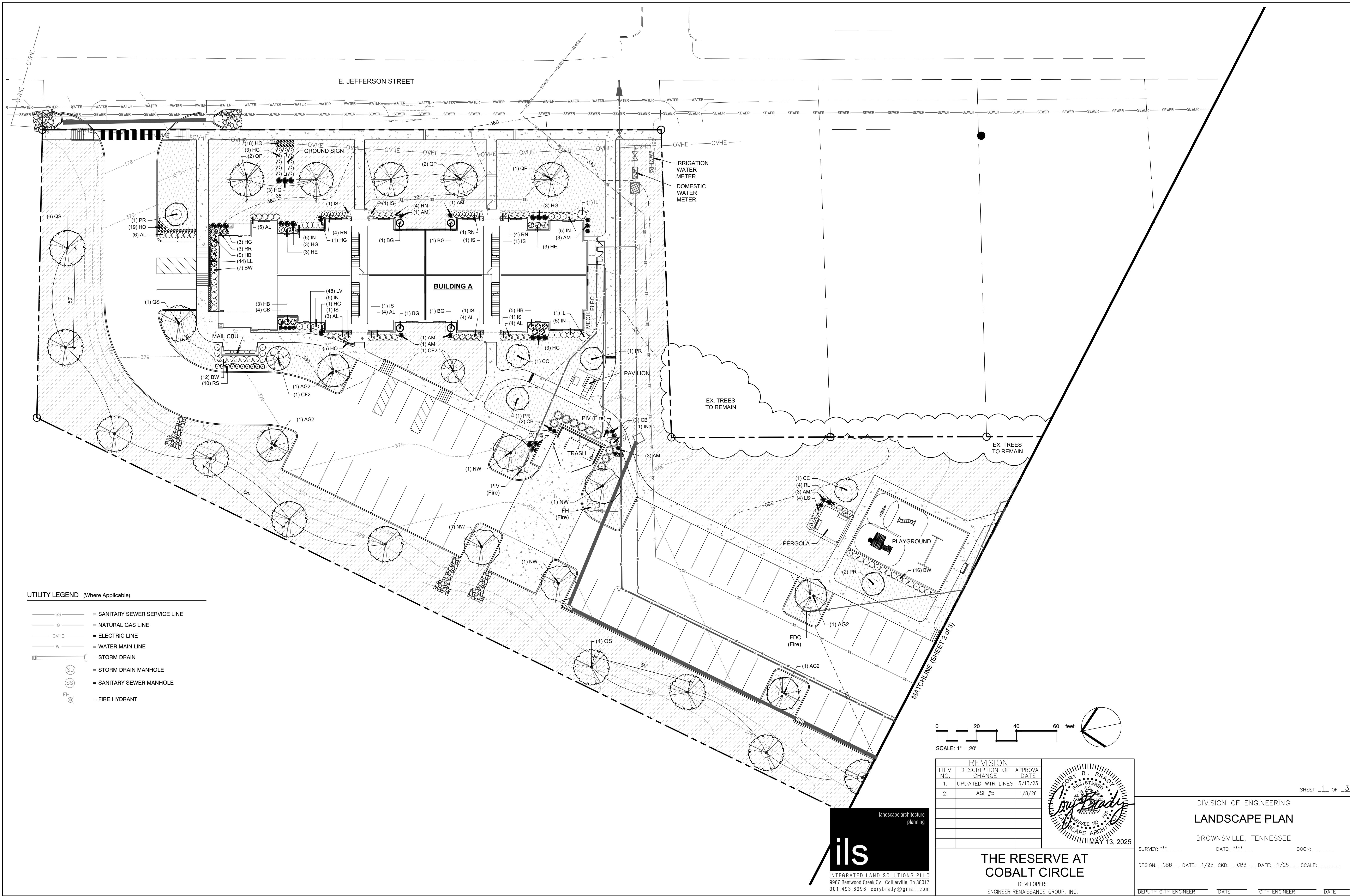
Attachments:

1. Revised Landscaping Plans: L1.1, L1.2 and L1.3

Issued by: Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402
Maggie Gillam, Project Manager 785-827-0386 mgillam@jgrarchitects.com

Copies to:

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



ILS JOB NO. 25-001

10.1007/s00332-010-9000-0

THE RESERVE AT COBALT CIRCLE

DEVELOPER:

ENGINEER: RENAISSANCE GROUP, INC.

DIVISION OF ENGINEERING

LANDSCAPE PLAN

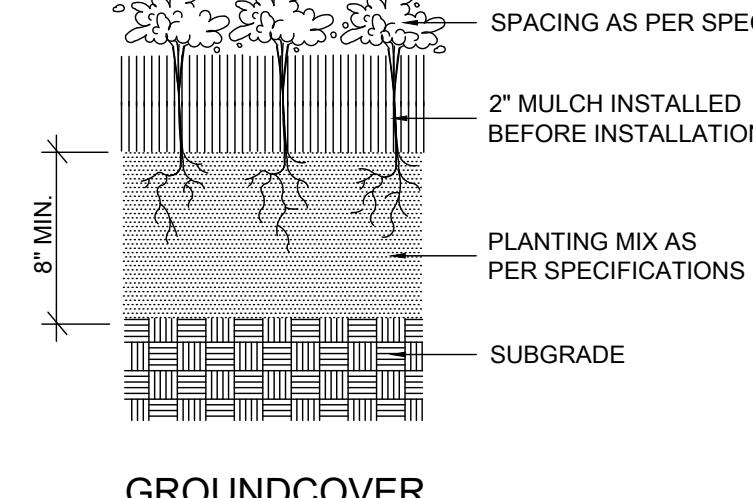
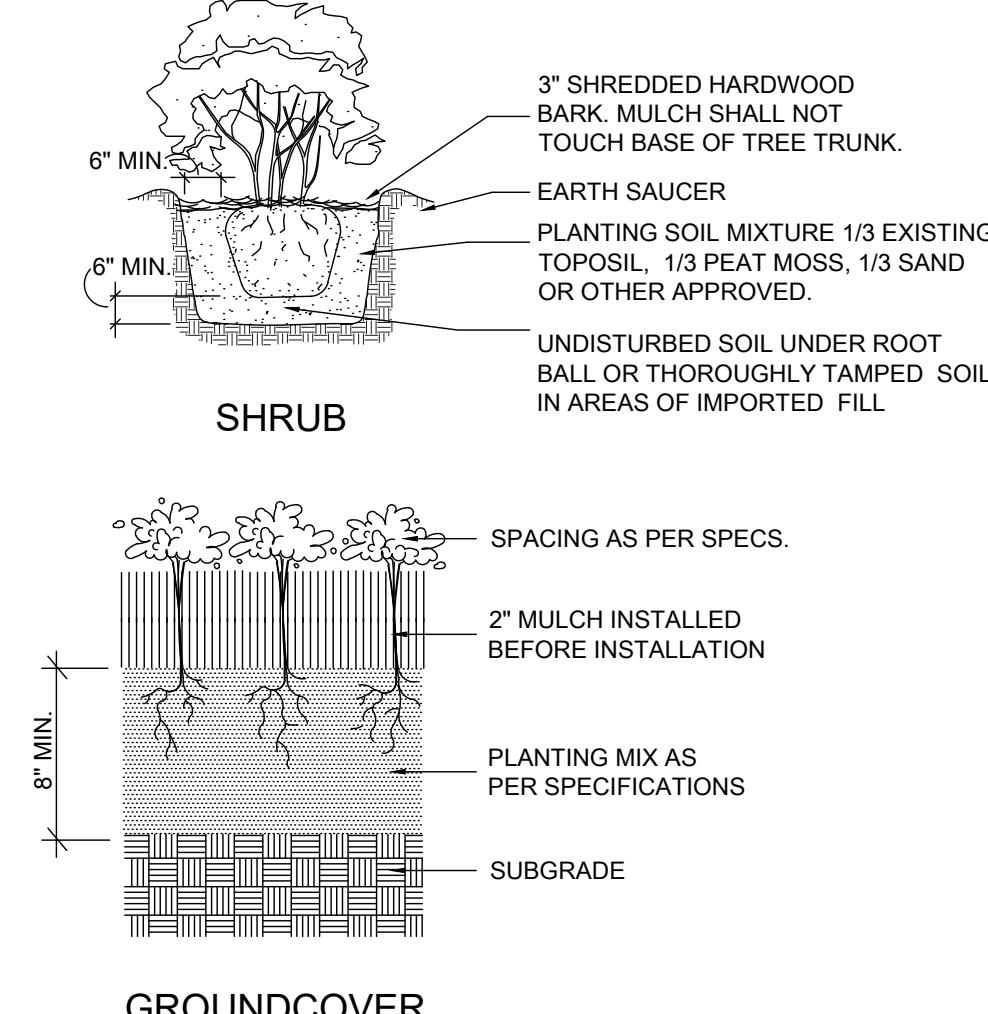
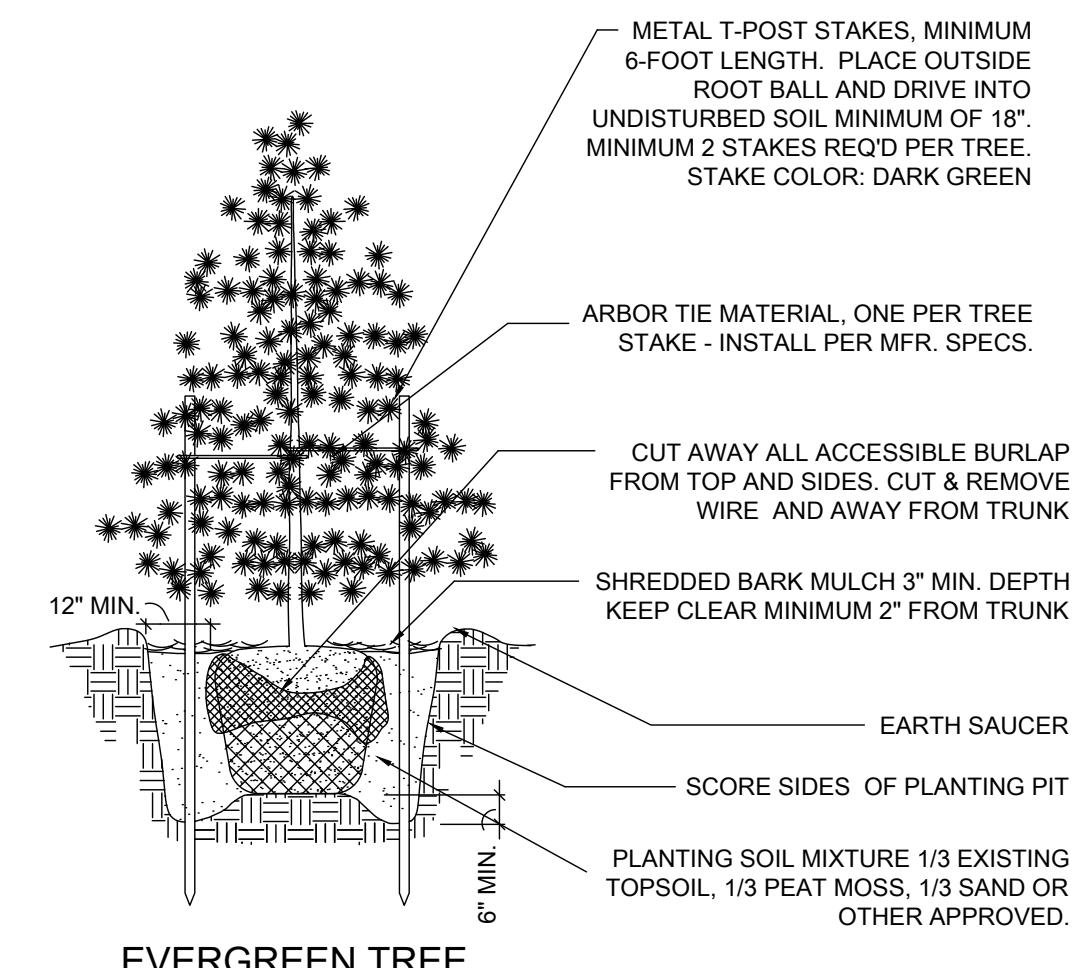
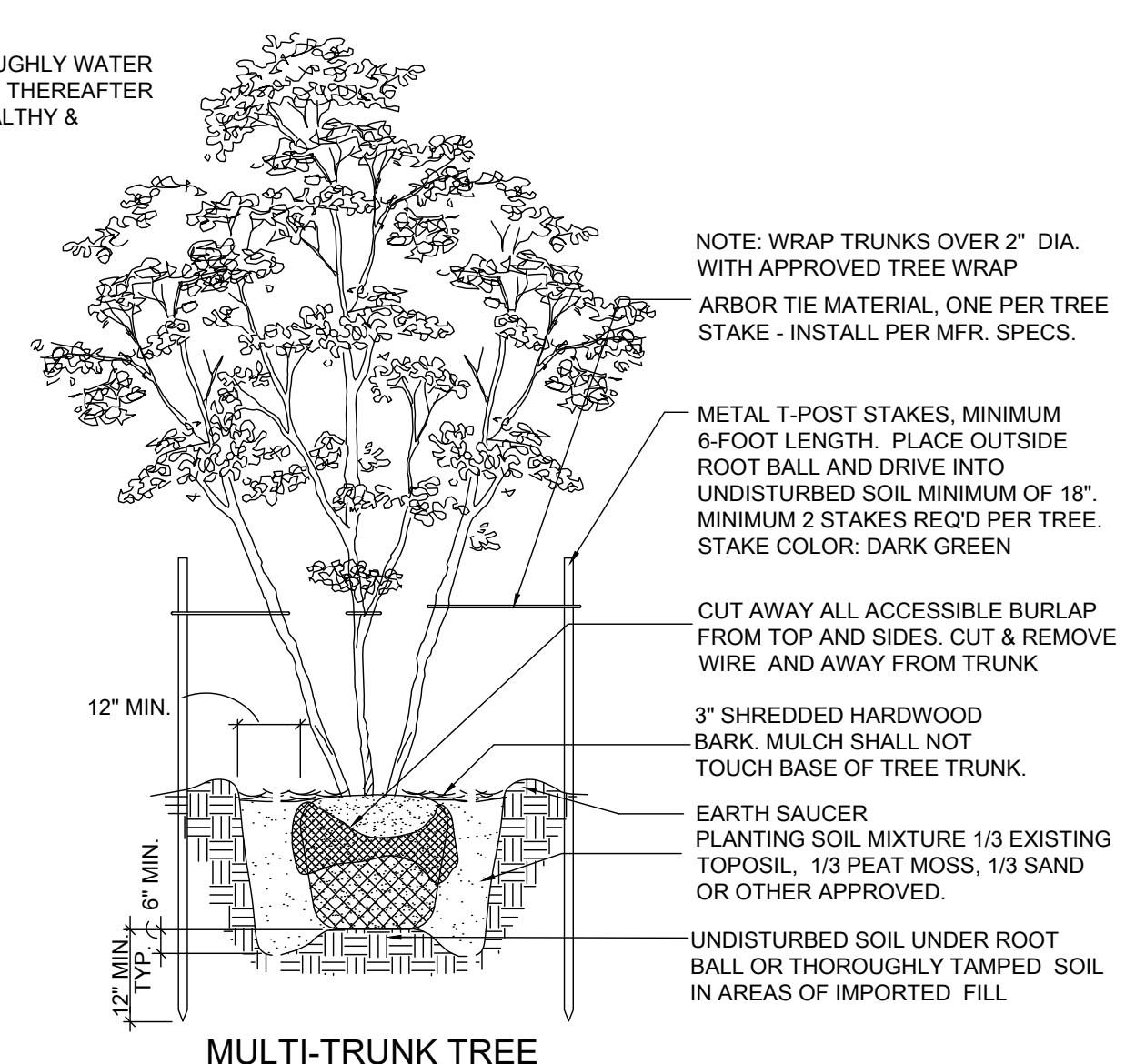
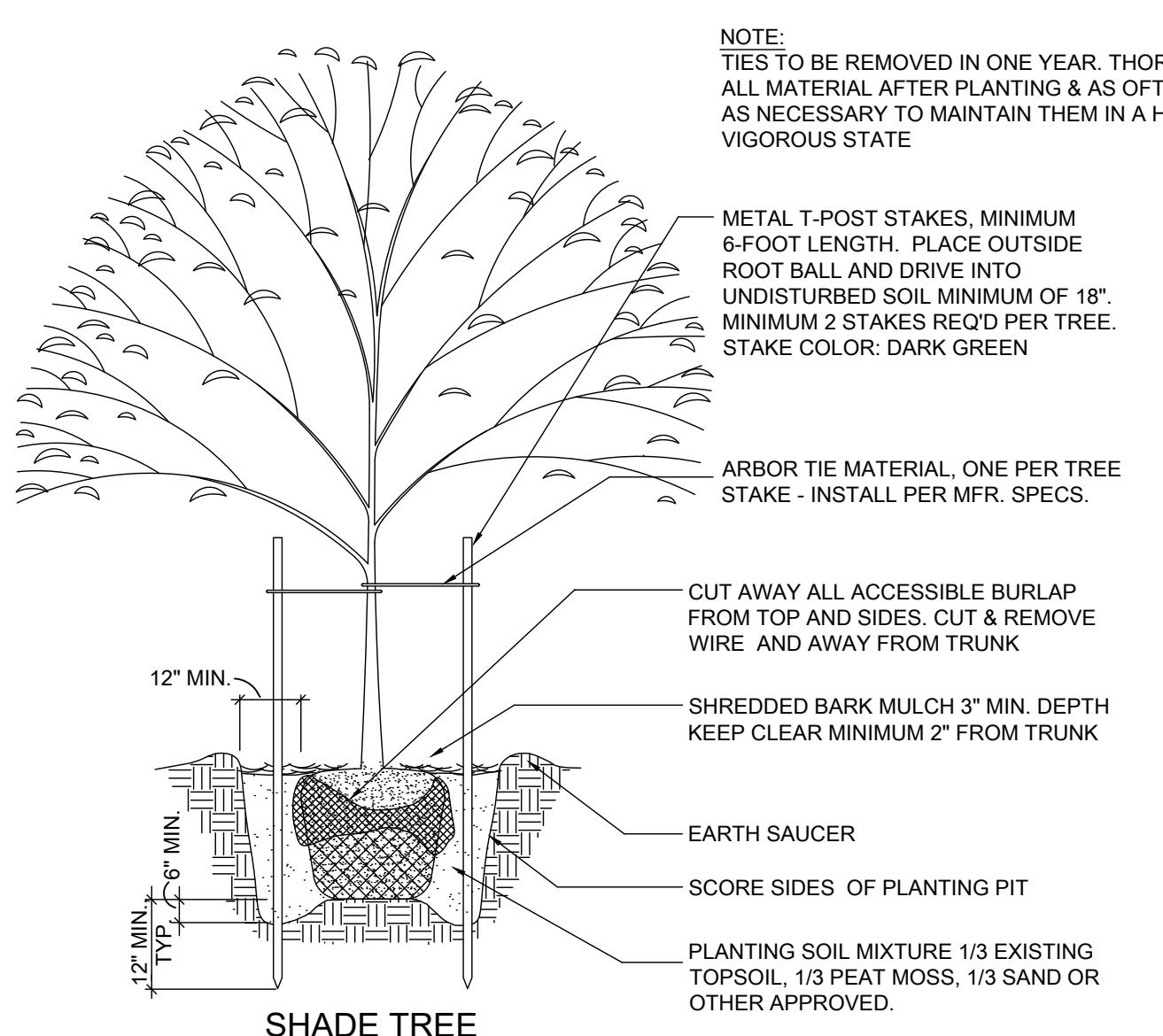
BROWNSVILLE, TENNESSEE

1/29 CRD: 000 DATE: 1/29

L1.

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 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.
- 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 an 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 to 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	5	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	2	Cherokee Chief Dogwood / Cornus florida 'Cherokee Chief'	1.5" Cal.	B&B	
	NW	5	Wildfire Tupelo / Nyssa sylvatica 'Wildfire'	2.5" Cal.	B&B	
	PR	4	Kanzan Flowering Cherry / Prunus x 'Kanzan'	1.5" Cal.	B&B	
	QP	9	Willow Oak / Quercus phellos	3" Cal.	B&B	
	QS	13	Shumard Oak / Quercus shumardii	2.5" Cal.	B&B	
SHRUBS						
	AL	63	Little Richard Glossy Abelia / Abelia x grandiflora 'Little Richard'	18" Ht.	Pot	33" o.c.
	CB	9	Low Scape Mound Black Chokeberry / Aronia melanocarpa 'UNCONNAM165'	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	31	Hamelia Fountain Grass / Cenchrus alopecuroides 'Hamelia'	18" Ht.	Pot	36" o.c.
	HO	42	Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'	12" Ht.	Pot	15" o.c.
	HE	6	Endless Summer The Original Hydrangea / Hydrangea macrophylla 'Bailmer'	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	11	Soft Touch Japanese Holly / Ilex crenata 'Soft Touch'	5 gal.	Pot	33" o.c.
	IN	37	Dwarf Yaupon Holly / Ilex vomitoria 'Nana'	18" Ht.	Pot	36" o.c.
	IN3	11	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 / Lopopetalum chinense rubrum 'Suzanne'	18" Ht.	Pot	36" o.c.
	AM	17	Adagio Eulalia Grass / Miscanthus sinensis 'Adagio'	18" Ht.	Pot	36" o.c.
	RL	4	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 'Roble'	18" Ht.	Pot	36" o.c.
	RS	10	White Drift Groundcover Rose / Rosa x 'Meizoland'	18" Spd.	Pot	30" o.c.
GROUND COVERS						
	SOD	88,466 sf	Bermuda Grass / Cyndon dactylon '419 Hybrid'	sod		
	LV	48	Variegated Lilyturf / Liriope muscari 'Variegata'	1 gal.	Pot	12" o.c.

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	SPACING	REMARKS
GROUND COVERS							

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE
1.	UPDATED WTR LINES	5/13/25
2.	ASI #5	1/8/26
CORY B. BRADY REG. LANDSCAPE ARCHITECT TENNESSEE STATE BOARD OF LANDSCAPE ARCHITECTS MAY 13, 2025		

THE RESERVE AT COBALT CIRCLE
DEVELOPER: RENAISSANCE GROUP, INC.
ENGINEER: CORY B. BRADY, REG. LANDSCAPE ARCHITECT
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
L1.3