

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING E. 10TH STREET RSD, LLC C/O CHRIS CURTIS TO USE TEMPORARILY THE RIGHT-OF-WAY LOCATED ON DOUGLAS AND UNIVERSITY STREETS AND AN UNNAMED TEN FOOT (10') ALLEY FOR A PORTION OF THE CONCRETE FOOTINGS; AND ON DOUGLAS STREET FOR THE CANOPY/AWNINGS/ROOF OVERHANG AREAS FOR THE APARTMENT BUILDING ON EAST 10<sup>TH</sup> STREET, AS SHOWN ON THE PHOTO AND DRAWINGS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That E. 10TH STREET RSD, LLC C/O CHRIS CURTIS, (hereinafter referred to as "Temporary User") be and is hereby permitted to use temporarily the right-of-way located on Douglas and University Streets and an unnamed ten foot (10') alley for a portion of the concrete footings; and on Douglas Street for the canopy/awnings/roof overhang areas for the apartment building on East 10<sup>th</sup> Street, as shown on the photo and drawings attached hereto and made a part hereof by reference.

BE IT FURTHER RESOLVED, That said temporary usage shall be subject to the following conditions:

1. Temporary User may execute the Indemnification Agreement prior to the granting of a temporary use by the City Council provided that any obligation to Indemnify and hold the City of Chattanooga, its officers, agents and employees harmless for any claims for damages for injuries to persons or property shall be void if the Temporary Use is not granted to applicant by the Chattanooga City Council. Temporary User agrees to comply with all terms and conditions of the Indemnification Agreement in the event a temporary use is granted by the City Council.

2. Temporary User agrees to vacate the property and temporary use upon reasonable notice from the City to do so.

3. Temporary User shall provide adequate access for maintenance of any utilities located within the easement.

4. The granting of temporary use shall be subject to any restrictions, limitations, or conditions stipulated in the Resolution adopted by City Council granting temporary usage.

5. The canopy/awnings from base to the top of the existing surface/sidewalk are to meet the minimum elevation requirements per city codes and standards.

6. Temporary User agrees that the irrigation system will conform to the design, operation, and maintenance stipulations as specified in the City's "Maintenance Conditions for Right-of-Way Irrigation Facilities", attached herein as a requirement of this temporary use.

7. The Temporary Usage for the 7' x 13' water quality unit, stormwater structure, and concrete footings will expire 180 days after council approval.

ADOPTED: \_\_\_\_\_, 2014

/mem

# City of Chattanooga



## Resolution Request Form

(This form is only required for resolutions requiring expenditure of City funds)

Date Prepared: August 4, 2014

Preparer: Bert Kuyrkendall

Department: Transportation

### Brief Description of Purpose for Resolution:

Resolution Number (if approved by Council):

District 8

A City Council Action is requested to authorize, Mr. Chris Curtis's request for Temporary Usage No. 127811, of the right-of-way on Douglas Street and University Streets and unnamed 10 alley for a portion of the concrete footings on Douglas Street for a canopy/awning/roof overhang areas for the apartment building on E. 10th Street as shown on the attached photo and drawings.

Total project cost \$ n/a  
Total City of Chattanooga Portion \$ n/a  
City Amount Funded \$ n/a  
New City Funding Required \$ n/a  
City's Match Percentage % n/a

New Contract/Project? (Yes or No) n/a  
Provide Fund n/a  
Provide Cost Center n/a  
Proposed Funding Source n/a  
Grant Period (if applicable) n/a

### List all other funding sources and amount for each contributor.

	Grantor(s)

Agency Grant Number \_\_\_\_\_

CFDA Number if known \_\_\_\_\_

Other comments: (Include contingency amount, contractor, and other information useful in preparing resolution)

Approved by: \_\_\_\_\_

  
DESIGNATED OFFICIAL/ADMINISTRATOR

Reviewed by: FINANCE OFFICE

Please submit completed form to @budget, City Attorney and City Finance Officer

# Memorandum

**To:** Fritz Brogdon *FB*  
**From:** Ed Bowen *EB*  
**cc:** Bertran Kuyrkendall; Brandon Sutton *BS*  
**Date:** July 31, 2014  
**Re:** Temporary Usage Request #127811  
411 East 10<sup>th</sup> Street (District 8)  
Chris Curtis

## Recommendations Regarding Temporary Usage Request

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I have completed my review of Mr. Curtis's request regarding the Temporary Usage of city of Chattanooga right-of-way on Douglas and University streets and an unnamed 10' alley for a portion of the concrete footings; and on Douglas Street for the canopy/awnings/roof overhang areas for the apartment building on East 10<sup>th</sup> Street as shown on the attached photo and drawings. My comments are as follows:

- C-3 zoning requires the building setback to be as close to the right-of-way as possible. Therefore, the concrete footings and canopy/awnings will need to extend into the right-of-way.
- The roof overhang extends approximately 2'-6" beyond the property line.
- Three canopy/awnings extend approximately 2'-6" beyond the property line and one extends approximately 1'-0" beyond it.
- Each footing extends approximately 1' into the right-of-way.
- A rampwell along University Street extends a maximum of approximately 3.2' into the right-of-way.
- An irrigation system will be installed as shown on the attached irrigation plan.
- A 7' x 13' water quality unit will extend approximately 4.7' into the right-of-way along East 10<sup>th</sup> Street.
- A stormwater structure will extend approximately 4.7' into the right-of-way along East 10<sup>th</sup> Street.

After review, granting this Temporary Usage does not conflict with the public's interest. Therefore, I recommend that the request for ***Temporary Usage be granted with these conditions:***

- The canopy/awnings from base to the top of the existing surface/sidewalk are to meet the minimum elevation requirements per city codes and standards.
- The applicant agrees that the irrigation system will conform to the design, operation and maintenance stipulations as specified in the city's "Maintenance Conditions for Right-of-Way Irrigation Facilities", attached herein as a requirement of this temporary use.  
(See attached for a copy of that document.)
- The Temporary Usage for the 7'x 13' water quality unit, stormwater structure, and concrete footings will expire 180 days after council approval.



SR# 803259  
WO# 127811

For Office Use Only
<i>William Dada</i>
Technician Signature
1/30/14
Date

January 29, 2014  
(DATE)

William C. Payne, P. E.  
City Engineer  
Development Resource Center  
1250 Market Street, Suite 2100  
Chattanooga, Tennessee 37402

**Re: Request for Temporary Usage**

Dear Mr. Payne:

This is a request for a temporary usage of City of Chattanooga right-of-way on Douglas & University Streets and Unnamed 10' alley for a portion of the concrete footings; and on Douglas Street for the canopy/awnings/roof overhang areas for the apartment building on East 10th Street.

The reason for this request is as follows:

C-3 zoning requires the building setback to be as close to the right of way as possible. Therefore, the concrete footings and canopy/awnings will need to extend into the right of way. 411 E 10TH ST / 145 E F OZZ

In making this request Temporary User agrees as follows:

1. Temporary User will defend, indemnify, and hold harmless the City of Chattanooga, Tennessee its officers, agents, and employees from any and all claims for damages for injuries to persons or property related to or arising out of the aforementioned temporary use.
2. Temporary User will vacate the property and temporary use upon reasonable notice from the City to do so; the parties have to agree that reasonable notice shall be deemed to be thirty (30) days to restore the property to substantially the same condition that existed prior to granting the temporary use, including complying with any environmental regulations upon the request of the city to vacate the property and temporary use.
3. Temporary User will provide full access for maintenance of any utilities located within the easement.
4. Temporary User will obtain any and all other permits, variances, or approvals necessary to accommodate the temporary use.
5. Temporary user agrees to maintain the property in the condition equal to or better than the condition at the time the temporary use is granted.
6. If this request is for maintaining wells the applicant will upon satisfactory completion of use as determined by the Tennessee Department of Environment and Conservation, the wells will be abandoned using standard and acceptable practices, which shall include grouting from the bottom to top with a mixture of Portland cement and powdered bentonite and restoring the surface to its original condition as reasonably as possible.

My address and phone number is as follows:

E. 10th Street RSD, LLC c/o Chris Curtis (423) 693-2167  
1507 Wilder Street  
Chattanooga, TN 37406 (email address) ccurtis@riversidedevelopmentllc.com  
(Processing Fee of \$110.00 payable to: City of Chattanooga)

*Chris Curtis*  
(Print) Applicant Name

1/20/14  
Date

Chris Curtis  
(Print) Owner's Name

1/30/14  
Date

This application must include the owner's signature and a site map of the referenced location to complete processing.

## INDEMNIFICATION AGREEMENT

This Indemnification Agreement is entered into by and between THE CITY OF CHATTANOOGA, TENNESSEE (hereinafter the "City"), and CHRIS CURTIS (hereinafter "Temporary User"), this \_\_\_\_ day of \_\_\_\_\_, 2014.

For and in consideration of the granting of the temporary usage of the right-of-way located on Douglas and University Streets and an unnamed ten foot (10') alley for a portion of the concrete footings; and on Douglas Street for the canopy/awnings/roof overhang areas for the apartment building on East 10<sup>th</sup> Street, as shown on the photo and drawings attached hereto and made a part hereof by reference (if applicable), Temporary User agrees as follows:

1. Temporary User may execute the Indemnification Agreement prior to the granting of a temporary use by the City Council provided that any obligation to indemnify and hold the City of Chattanooga, its officers, agents and employees harmless for any claims for damages for injuries to persons or property shall be void if the Temporary Use is not granted to applicant by the Chattanooga City Council. Temporary User agrees to comply with all terms and conditions of the Indemnification Agreement in the event a temporary use is granted by the City Council.

2. Temporary User shall vacate the property and temporary use upon reasonable notice from the City to do so; the parties hereto agree that "reasonable notice" shall be deemed to be thirty (30) days. Temporary User shall restore the property to its original condition when it is returned to the City.

3. Temporary User shall provide adequate access for maintenance of any utilities located within the easement.

4. The granting of temporary use shall be subject to any restrictions, limitations, or conditions stipulated in the Resolution adopted by City Council granting temporary usage.

5. The canopy/awnings from base to the top of the existing surface/sidewalk are to meet the minimum elevation requirements per city codes and standards.

6. Temporary User agrees that the irrigation system will conform to the design, operation, and maintenance stipulations as specified in the City's "Maintenance Conditions for Right-of-Way Irrigation Facilities", attached herein as a requirement of this temporary use.

7. The Temporary Usage for the 7' x 13' water quality unit, stormwater structure, and concrete footings will expire 180 days after council approval.

\_\_\_\_\_, 2014  
Date

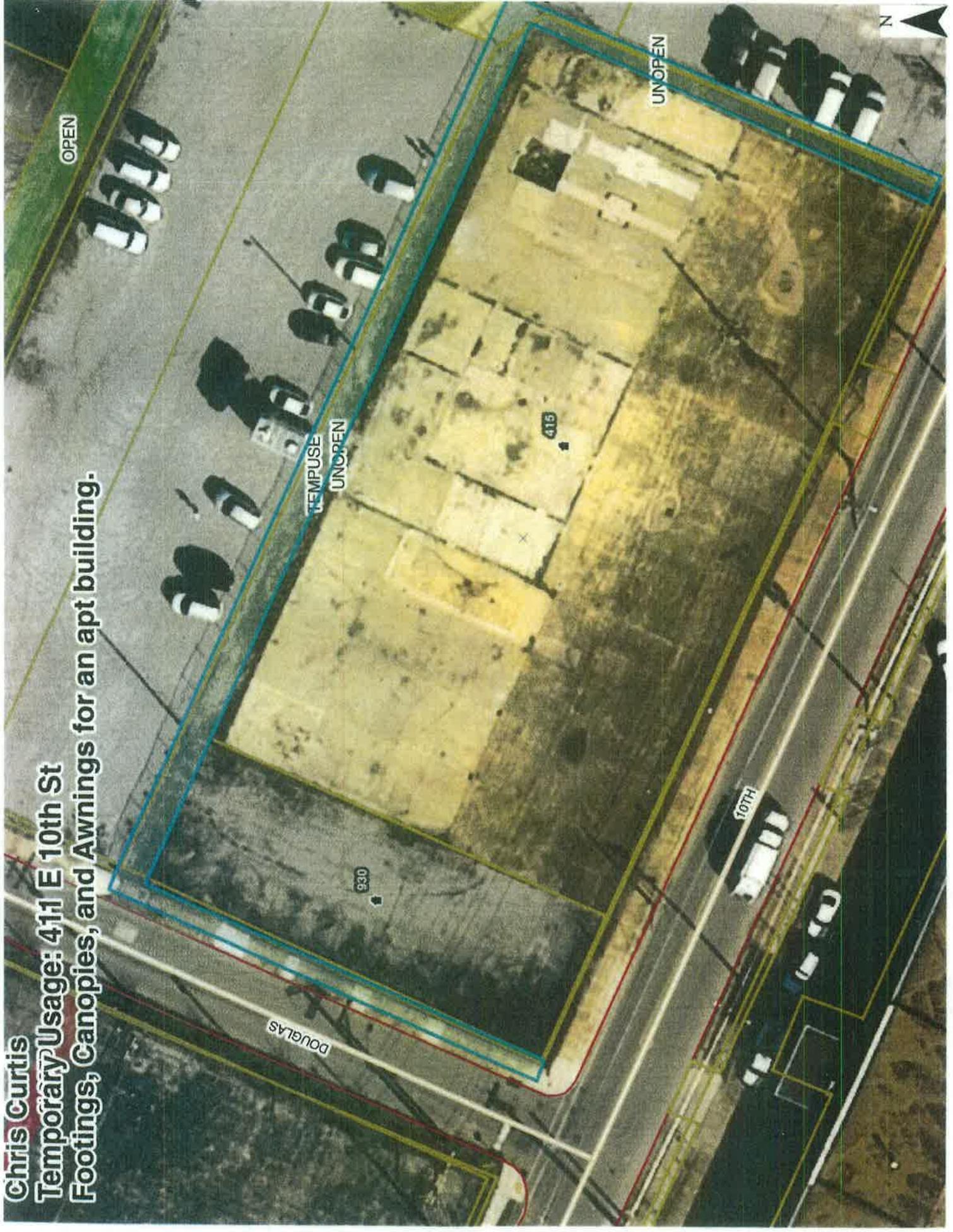
BY: \_\_\_\_\_  
Chris Curtis

CITY OF CHATTANOOGA, TENNESSEE

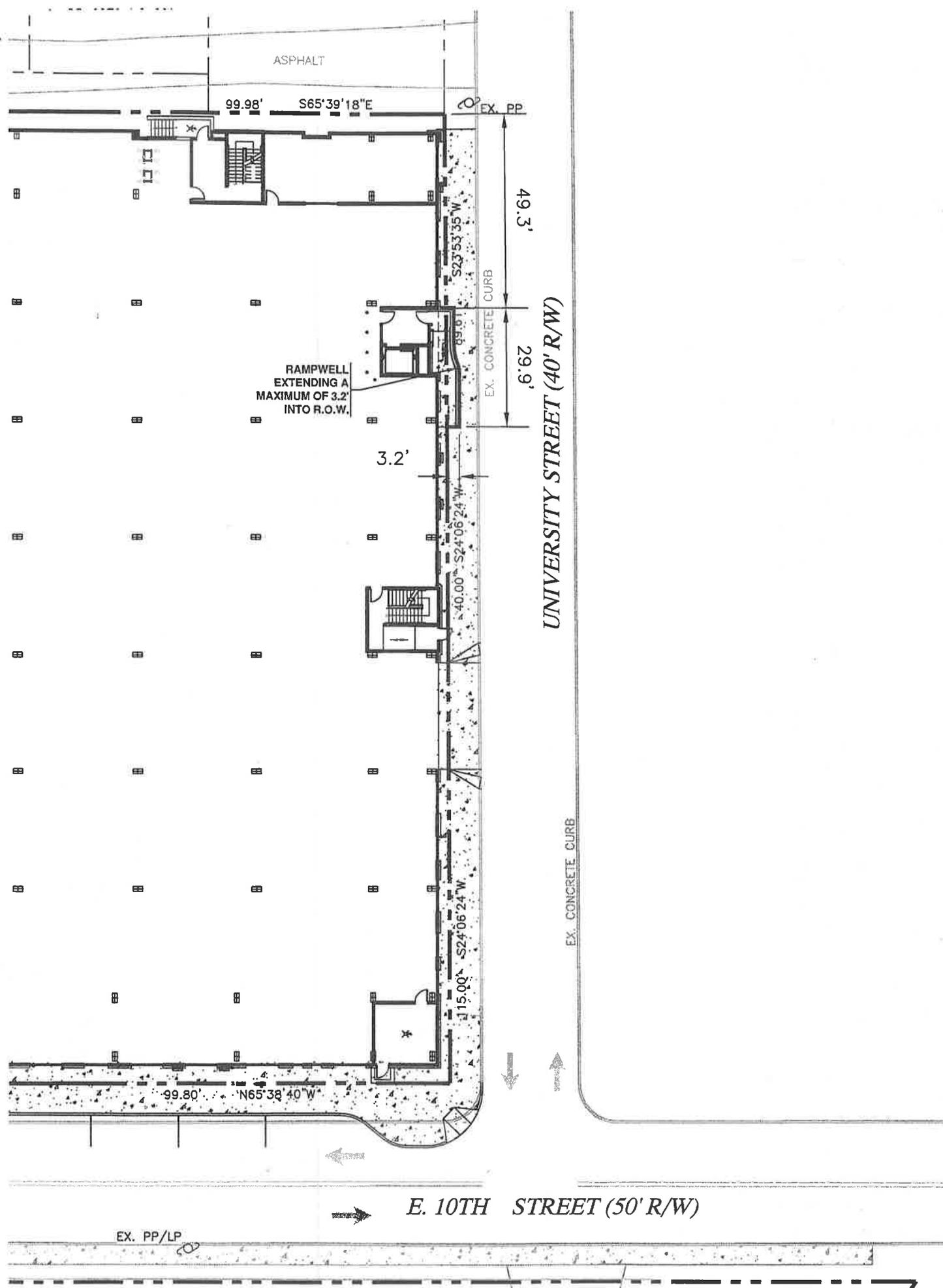
\_\_\_\_\_, 2014  
Date

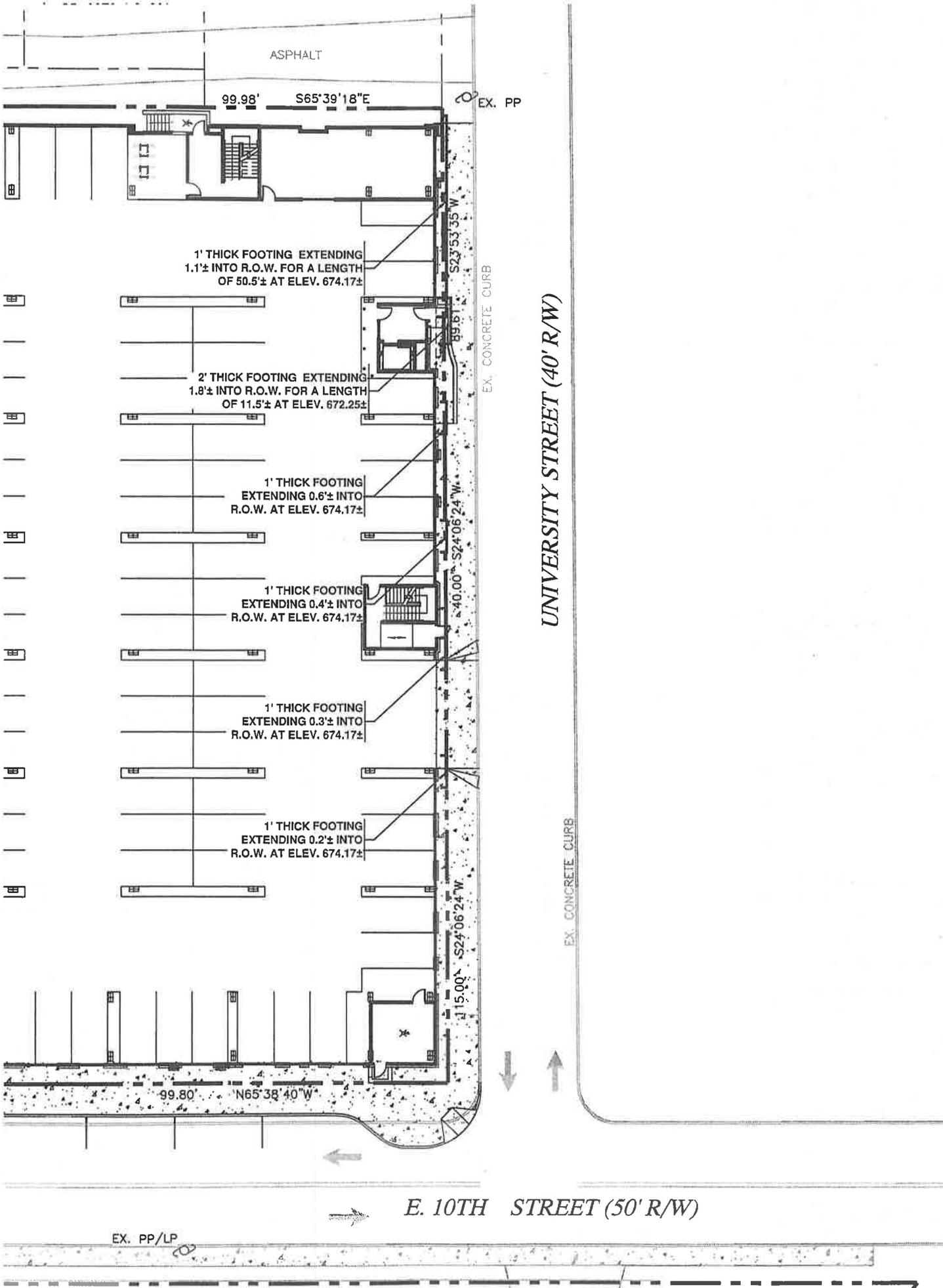
BY: \_\_\_\_\_  
Andy Berke, Mayor

**Chris Curtis**  
**Temporary Usage: 411 E 10th St**  
**Footings, Canopies, and Awnings for an apt building.**













**City of Chattanooga**  
**TRANSPORTATION DEPARTMENT**  
**DEVELOPMENT RESOURCE CENTER**  
**1250 MARKET STREET, SUITE 2100**  
**Chattanooga, Tennessee 37402-2713**

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**MAINTENANCE CONDITIONS FOR  
RIGHT-OF-WAY IRRIGATION FACILITIES**

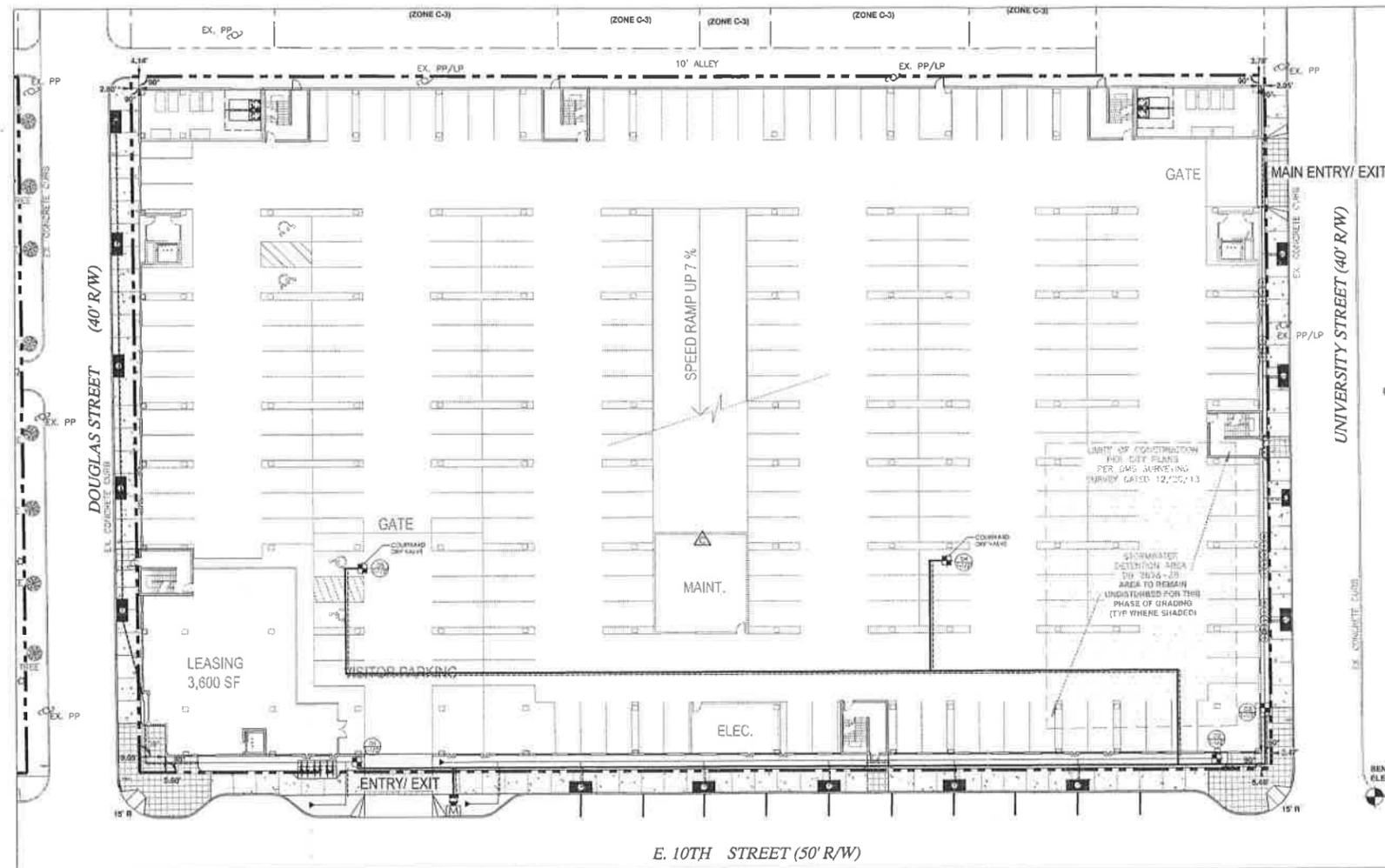
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Private property owners may install certain elements of an irrigation system in the public right-of-way. However, only non-pressurized plastic feeder lines and sprinkler heads are allowed in this area and all other parts of the irrigation system, such as control valves, back-flow preventers, and system controllers, must be located on private property. All parts of the irrigation system must be buried a minimum of 12" below grade, except for sprinkler heads and drip irrigation lines. Sprinkler heads must be flush with the surrounding surface when not in use, and should be oriented so as to limit the distribution of water to the landscaped areas. Feeder lines beneath the sidewalk shall be installed perpendicular to the sidewalk.

To minimize irrigation water inefficiency and overshooting onto adjacent hardscape areas, the City of Chattanooga strongly encourages micro-irrigation in place of conventional systems within the public rights-of-way. This includes irrigation devices that distribute water near or within the root zone, applying less than thirty (30) gallons of water per hour per emitter. Micro-irrigation devices include drip systems, micro-sprays, bubblers, micro-sprinklers, and similar types of soaker hoses.

The adjacent property owner has the following responsibilities for privately installed irrigation systems that are located within the public rights-of-way:

1. Irrigation systems constructed in the right-of-way are subject to the terms and conditions of the accompanying Temporary Use of Right-of-Way, as granted by the City of Chattanooga.
2. Owner is solely responsible for the design, installation, operation, maintenance and repair of private irrigation facilities regardless of its location within the right-of-way. This includes, but is not limited to, cost for installation of irrigation system and meter, electrical fees associated with irrigation controllers, monthly meter charge and water use, cost and maintenance of backflow preventer testing, and seasonal winterizing and reenergizing of the irrigation system.
3. The City shall not be held responsible for damage or maintenance costs to the irrigation system whether it is caused by repair, replacement or installation of any utility systems, street or sidewalk facilities or any other permitted right-of-way work.
4. Irrigation design shall not interfere with street trees, utilities, sidewalks, or other public infrastructure. The irrigation system shall be designed and operated for efficient water use such that adjacent sidewalks, roadways, and other hardscape surfaces would have limited exposure when irrigation is in use.



E. 10TH STREET (50' R/W)

**SITE IRRIGATION PLAN**



**IRRIGATION LEGEND**

**EMITTER SCHEDULE**

PLANT TYPE	PLANT SIZE	GPH PER OUTLET	# OF OUTLET	TOTAL GPM PER PLANT
TREES	15 GAL	2 GPH	3	6 GPH
TREES	24" BOX	2 GPH	4	8 GPH
TREES	36" BOX	2 GPH	5	10 GPH
TREES	48" BOX	2 GPH	6	12 GPH
SHRUBS	5 GAL	1 GPH	2	2 GPH
SHRUBS AND G.C.	1 GAL	1 GPH	1	1 GPH

**PIPE LEGEND**

1/2"	4-22 GPM	CLASS 200 PVC
3/4"	8 GPM	5" MIN. LATERALS
1"	12 GPM	SCHED. 40 PVC
1-1/2"	30 GPM	1" MIN. MAINLINE
2"	50 GPM	SCHED. 40 PVC
		2" MIN. SLEEVE

D=DRIP/TURF VALVE SIZE

**DRIP EQUIPMENT**

- TORO 700-1 1" ELECTRIC VALVE
- PRESSURE REGULATOR
- HYDRO RAIN WYE STRAINER
- VALVE BOX BY CARSON-OR APPROVE EQUAL
- TORO T-CFCH-1 1/2" FLUSH VALVE OR APPROVED EQUAL
- PVC DRIP SYSTEM - SEE DETAIL THIS SHEET
- EMITTER LINE W/ BUG CAPS
- EMITTERS PER TREE-EQUALLY SPACED
- CAP OR TIE INTO EXISTING WATERLINE

**EQUIPMENT**

- (1) 1-1/2" WATER METER - INSTALL PER CIVIL PLAN AND ALL LOCAL CODES
- (1) FBCCO 825Y-8Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER
- (1) IRRITROL TC-6EX-R CONTROLLER OR APPROVED EQUAL
- WATEROUS SERIES 500 1-1/2" BRASS GATE VALVE OR APPROVED EQUAL
- TORO 470 SERIES QUICK COUPLER MODEL NUMBER 075-SLSC
- CARSON-OR APPROVE EQUAL VALVE BOXES

**NOTE:**

1. ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL ONE EMISSION POINTS TO BE LOCATED AT THE PLANT BALL, WITH THE ADDITIONAL POINTS WITHIN PLANT FIT PER IRRIGATOR.
2. SCREEN ENCLOSURE TO BE GUARDSHACK AS MANUFACTURED BY BACKFLOW PREVENTION DEVICE ENCLOSURES INC., 602-788-5411 OR APPROVE EQUAL. FINISH: POWDER COAT COLOR: DESERT TAN. PROVIDE 4" THICK CONC. SLAB FOR ENCLOSURE FOUNDATION.

**CHATTANOOGA STUDENT HOUSING**  
E. 10th ST. RD, LLC  
CHATTANOOGA, TN

1/17/2014



EXP. 12/31/2014



**HUMPHREYS & PARTNERS**  
ARCHITECTS, L.P.  
5339 ALPHEA ROAD SUITE 300  
DALLAS, TEXAS 75246  
(972) 751-1000 (972) 751-1001 FAX  
DALLAS DENVILLE HOUSTON LAS VEGAS  
NEW ORLEANS NORFOLK OAKLAND PHOENIX  
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**humphreys and partners**  
landscape architecture, llc  
5339 alpheia rd suite 300  
dallas tx 75246  
p 214.245.5100 f 972.751.7439  
www.hpta.com

SHEET CONTENTS

IRRIGATION

SHEET NO

**L6.8**

THE CITY OF CHATTANOOGA

Designed by: JH  
Drawn by: RSC  
Architect of Record: RSC  
Date Plotted: 3/19/2014  
Check for Missing Billing: [ ]  
Date for Permit Application: 3/19/2014  
Date for Construction: 3/19/2014

#	DATE	COMMENTS

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**LANDSCAPE NOTES**

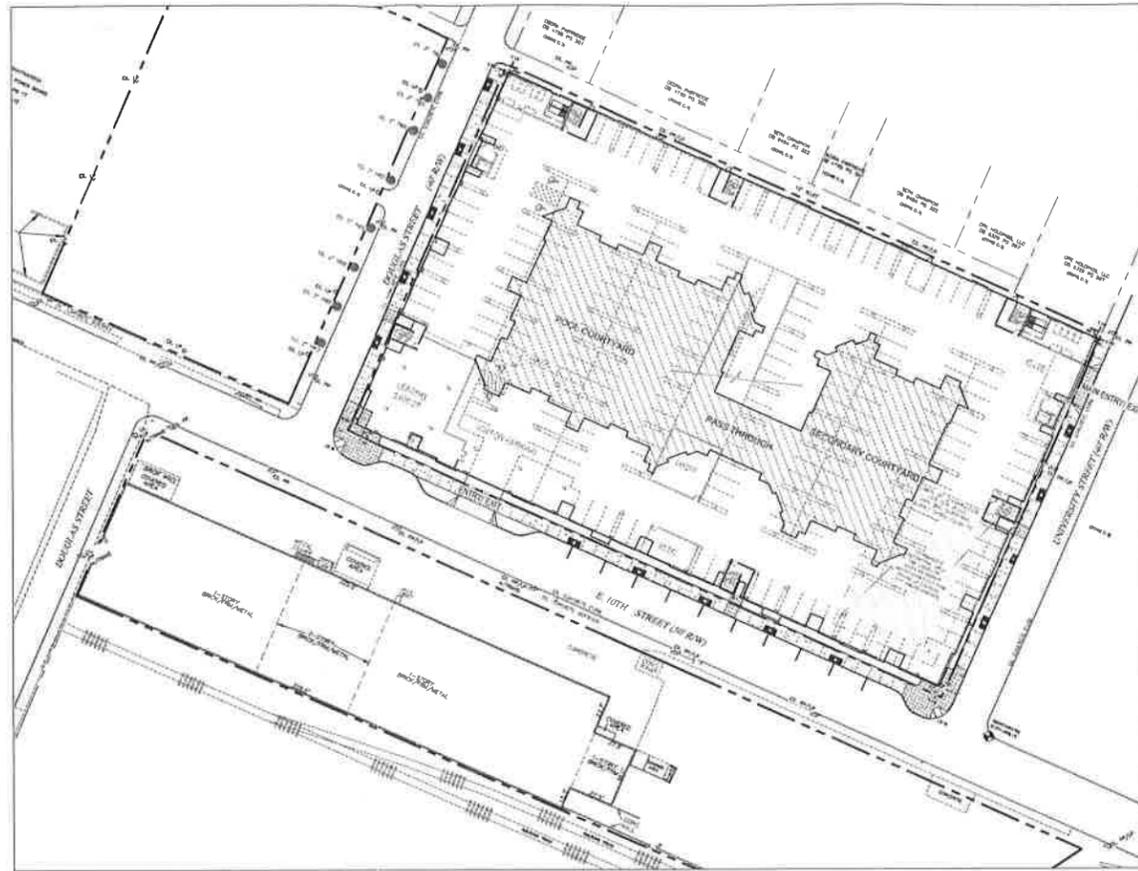
-ALL FINISHED GRADES TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.  
 -PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.  
 -ALL TREE LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY HOLES BEING DUG.  
 -THE CONTRACTOR IS TO PROVIDE A 2 LB SAMPLE OF THE PROPOSED MULCH FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER. THE CONTRACTOR SHALL PROVIDE 100% COVERAGE OF NON PAVED AREAS WITHIN THE LIMITS OF CONSTRUCTION.  
 -FOR ALL TREE PLANTING THAT ENCOUNTERS HARDPAN/CALICHE PROVIDE SEPARATE UNIT PRICE TO INSTALL TREES WITH AN AUGER.  
 -IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INFORM THE LANDSCAPE ARCHITECT OF ANY PLANT MATERIAL CONCERNS BASED ON THE PLANTING SEASON. (E.G. SUMMER VS WINTER) SHOULD THE LANDSCAPE CONTRACTOR HAVE ANY CONCERNS ABOUT PLANT MATERIAL DUE TO HEAT OR FROST EXPOSURE, THE INSTALLER SHALL REQUEST A SUBSTITUTION OR DELAY IN PLANTING. ONCE PLANTED, ALL PLANT MATERIAL IS SUBJECT TO SPECIFIED WARRANTIES.  
 -ALL DECIDUOUS TREES TO BE UNCONDITIONALLY GUARANTEED FOR ONE YEAR AFTER INSTALLATION. ALL OTHER PLANTS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF 90 DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY/OWNER. ANY PLANT MATERIALS NOT APPROVED BY CITY/OWNER PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED SHALL BE FURTHER GUARANTEED UNTIL MAY 30TH OF THE FOLLOWING CALENDAR YEAR.  
 -TREES, SHRUBS, VINES, GROUNDCOVERS AND TURF WHICH HAVE TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS FROM THE DATE OF REPLACEMENT.  
 -THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES AND FOR MAINTAINING POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS DURING THE FINISH GRADING PROCESS. ALL SLOPES NOT TO EXCEED 4:1 IN LANDSCAPE AREAS.  
 -UNDER NO CIRCUMSTANCES SHALL ANY TREE BE PLANTED WITHIN 4' OF ANY BUILDING WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.  
 -TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 6' FROM PUBLIC ACCESSWAYS, UTILITY CABINETS AND FIRE HYDRANTS.  
 -SHRUBS MUST BE AT MATURITY, 6' FROM THE REAR OF A FIRE HYDRANT. NO MATERIAL OTHER THAN GROUNDCOVERS MAY BE PLACED BETWEEN A FIRE HYDRANT AND THE STREET OR ROADWAY OR 6' ON EITHER SIDE. FIELD VERIFY ALL HYDRANT LOCATION WITH THE CIVIL ENGINEERING PLANS.  
 -ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEAN UP MUST BE COMPLETED PRIOR TO FINAL APPROVAL OR CERTIFICATE OF OCCUPANCY.  
 -TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE MINIMUM CANOPY CLEARANCE OF 8'.  
 -THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.  
 -THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE TO UTILITIES.  
 -THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS. INSURE POSITIVE DRAINAGE OFF LANDSCAPE BERMS.  
 -THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES ON THE PLAN WILL TAKE PRECEDENCE.  
 -GROUND COVER, WHEN USED, SHOULD EXTEND UNDER SHRUBS AND TREES.  
 -ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12 LBS./1000 SF OF 10-10-10 FERTILIZER.  
 -ALL PLANTING BEDS OR MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP OR EQUAL PRIOR TO THE INSTALLATION OF THE MULCH.  
 -THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.  
 -FIELD ADJUSTMENTS MAY BE REQUIRED TO AVOID CONFLICTS WITH PROPOSED UTILITIES OR OTHER SITE APPURTENANCES. NOTIFY LANDSCAPE ARCHITECT PRIOR TO FIELD ADJUSTMENTS.  
 -ALL VEGETATIVE MATERIAL MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERMEN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI).  
 -ALL NEW LANDSCAPING WILL BE IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF CHATTANOOGA.  
 -ALL PLANTINGS SHALL BE IRRIGATED.  
 -ALL LANDSCAPE ISLANDS TO BE EXCAVATED TO A MINIMUM DEPTH OF 24 INCHES.

**STREETSCAPE LANDSCAPE LEGEND**

TREES	SPECIES	SIZE/QT
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL/14
SHRUBS	SPECIES	SIZE/QT
	ILEX 'MESOS' CHINA GIRL CHINA GIRL HOLLY	3 GAL/45
	PRUNUS CAROLINIANA 'COMPACTA' COMPACT CHERRY LAUREL	3 GAL/33
	ILEX 'CRENATA' 'HELENI' HELENI HOLLY	3 GAL/16
	PENNISETUM ALOPECUROIDES 'HAMELI' DWARF FOUNTAIN GRASS	3 GAL/57
	NANDINA DOMESTICA 'HARBOUR DWARF' DWARF HEAVENLY BAMBOO	3 GAL/34
GROUNDCOVER/ VINES	SPECIES	SIZE/QT
	RUDBECKIA HIRTA BLACK EYED SUSAN	1 GAL/12
SURFACE MATERIALS	SPECIES	SIZE/QT
	SHREDDED HARDWOOD MULCH 4" DEPTH MIN. IN ALL PLANTING BEDS	

**COURTYARD LANDSCAPE LEGEND**

TREES	SPECIES	SIZE/QT
	CERCIS CANADENSIS EASTERN REDBUD	2" CAL/10
SHRUBS	SPECIES	SIZE/QT
	CORNUS SERICEA 'CARDINAL' CARDINAL RED TWIG DOGWOOD	15 GAL/12
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	5 GAL/23
	NANDINA DOMESTICA 'COMPACTA' DWARF HEAVENLY BAMBOO	5 GAL/6
GROUNDCOVER/ VINES	SPECIES	SIZE/QT
	VINCA MINOR CREEPING MYRTLE	1 GAL/40
	ANNUAL PLANTINGS	4 POTS
	ARTIFICIAL TURF SEE HARDSCAPE PLAN L3	



**OVERALL SITE PLAN**

**IRRIGATION LEGEND**

**EMITTER SCHEDULE**

PLANT TYPE	PLANT SIZE	GPH PER OUTLET	# OF OUTLET	TOTAL GPM PER PLANT
TREES	15 GAL	2 GPH	3	6 GPH
TREES	24" BOX	2 GPH	4	8 GPH
TREES	34" BOX	2 GPH	5	10 GPH
TREES	48" BOX	2 GPH	6	12 GPH
SHRUBS	5 GAL	1 GPH	2	2 GPH
PLANTS				
SHRUBS	1 GAL	1 GPH	1	1 GPH
AND G.C.				

**PIPE LEGEND**

SIZE	GPM	CLASS 200 PVC
1/2"	4-22	CLASS 200 PVC
3/4"	8	3" MIN. LATERALS
1"	12	SCHED. 40 PVC
1-1/2"	30	1" MIN. MAINLINE
2"	50	SCHED. 40 PVC
		2" MIN. SLEEVE

D=DRIP/T=TRIF VALVE SIZE

**DRIP EQUIPMENT**

- TORO 700-1 1" ELECTRIC VALVE
- PRESSURE REGULATOR
- HYDRO RAIN WYE STRAINER
- VALVE BOX BY CARSON-OR APPROVE EQUAL
- TORO TC-8FCMH 1/2" FLUSH VALVE OR APPROVED EQUAL
- PVC DRIP SYSTEM - SEE DETAIL THIS SHEET
- EMITTER LINE W/ BUC CAPS
- EMITTERS PER TREE-EQUALLY SPACED
- CAP OR TIE INTO EXISTING WATERLINE

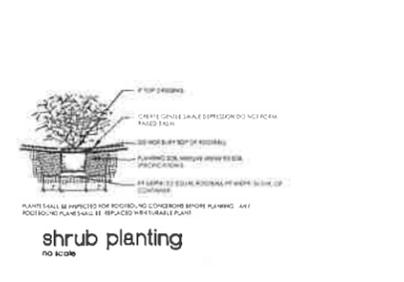
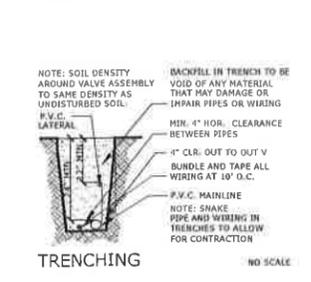
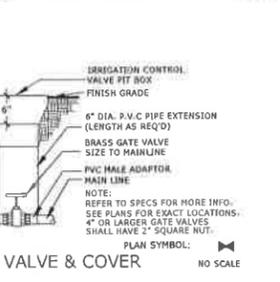
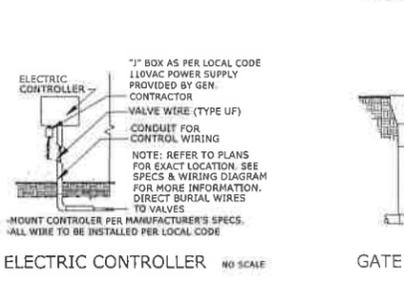
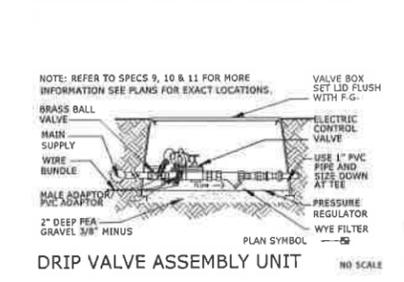
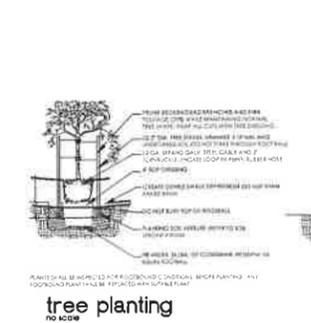
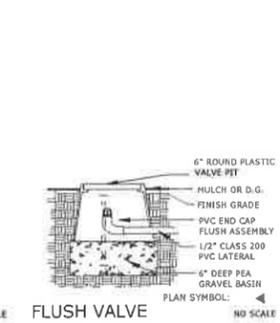
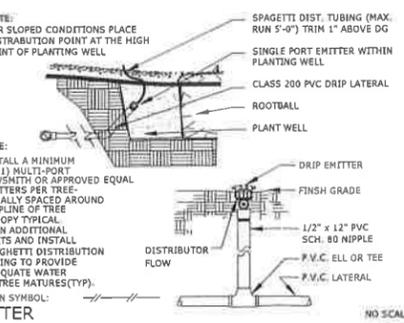
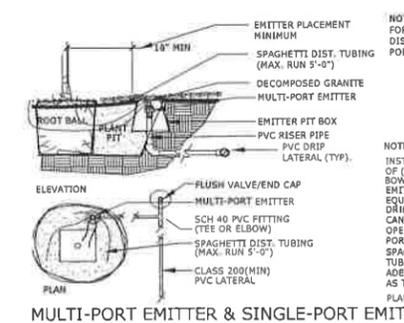
**EQUIPMENT**

- (1) 1" WATER METER - INSTALL PER CIVIL PLAN AND ALL LOCAL CODES
- (1) FEBCO 825Y-BV 1" REDUCED PRESSURE BACKFLOW PREVENTER
- (1) IRRITROL TC-48X-R CONTROLLER OR APPROVED EQUAL
- WATEROUS SERIES 500 1" BRASS GATE VALVE OR APPROVED EQUAL
- TORO 470 SERIES QUICK COUPLER MODEL NUMBER 075-SLSC
- CARSON-OR APPROVE EQUAL VALVE BOXES

- NOTE:**
- ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL ONE EMISSION POINTS TO BE LOCATED AT THE PLANT BALL WITH THE ADDITIONAL POINTS WITHIN PLANT PIT PERIMETER.
  - SCREEN ENCLOSURE TO BE GUARDSHACK AS MANUFACTURED BY BACKFLOW PREVENTION DEVICE ENCLOSURES INC. 402-786-5411 OR APPROVED EQUAL. FINISH: POWDER COAT COLOR: DESERT TAN. PROVIDE 4" THICK CONG. SLAB FOR ENCLOSURE FOUNDATION.

**IRRIGATION NOTES**

- ELECTRIC CONTROL VALVES shall be installed as per detail shown. Size valves as shown on plans. Valves shall be installed in valve boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.
- QUICK COUPLING VALVES shall be installed as per detail shown. Swing joints shall be constructed using 3/4" Sch. 80 elbows. Contractor shall supply owner with three (3) couplers and three (3) swivel hose ends as part of this contract.
- AUTOMATIC CONTROLLER shall be installed at location shown. Power (120V) shall be located in a junction box within five feet (5') of controller location by other trades.
- All 24 volt valve wiring is to be UF 14 single conductor. All wire splices are to be permanent and waterproof.
- SLEEVES shall be installed by General Contractor. Sleeve material shall be Schedule 40. Sizes as indicated on plans.
- Ten days prior to start of construction, contractor shall verify static water pressure. If static pressure is less than 65 PSI, do not start work until notified to do so by owner.
- All mainline and lateral piping shall have a minimum of 12 inches of cover. All piping under paving shall have a minimum of 18 inches of cover.
- The irrigation contractor shall coordinate installation of the system with the landscape contractor so that all plant material will be watered in accordance with the intent of the plans and specifications.
- The irrigation contractor shall select the proper arc and radius for each nozzle to insure 100% and proper coverage of all lawn areas and plant material. No water will be allowed to spray on building or any hard surface.



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