PRELIMINARY PLAN

WALNUT GROVE FARMS

Rutherford Co., Tennessee

INDEX

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2	OVERALL DRAINAGE PLAN
3	PRELIMINARY PLAN
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HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 – 4084, FAX: 893 – 0080

:\Land Projects 2004\RICHMOND RETREAT\dwg\WALNUT GROVE ROAD SUBDIVISION LAYOUT MAY2016.dwg, ACAD108, KIP 7700 No. 2,
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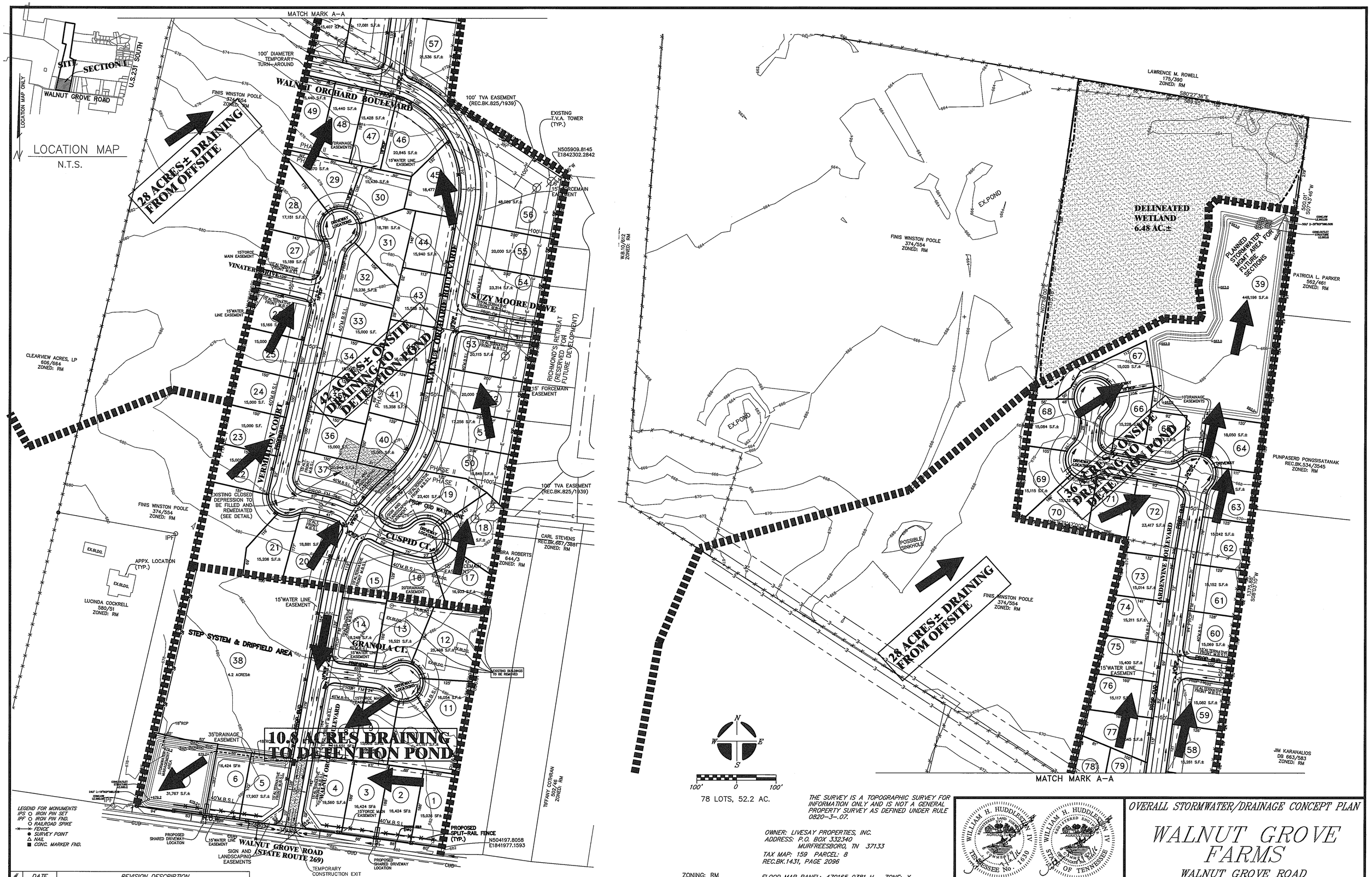

#	DATE	REVISION DESCRIPTION
1	07/06/16	ADDRESSED COUNTY STAFF COMMENTS

THIS SUBDIVISION WILL BE SEWERED BY A STEP SYSTEM.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.

OWNER: LIVESAY PROPERTIES, INC.
ADDRESS: P.O. BOX 332340
MURFREESBORO, TN 37133

TAX MAP: 159 PARCEL: 8
REC.BK.1431, PAGE 2096

ZONING: RM
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'

FLOOD MAP PANEL: 470165 0381 H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

WILLIAM H. HUDDLESTON IV REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE No. 1630
WILLIAM H. HUDDLESTON IV REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080

OVERALL STORMWATER/DRAINAGE CONCEPT PLAN

WALNUT GROVE FARMS

WALNUT GROVE ROAD

20TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: JUNE, 2016 | SCALE 1"=100' | SH. 2 OF 4

:\Land Projects 2004\RICHMOND RETREAT\dwg\WALNUT GROVE ROAD SUBDIVISION LAYOUT MAY2016.dwg, ACAD108, KIP 7700 No. 2,
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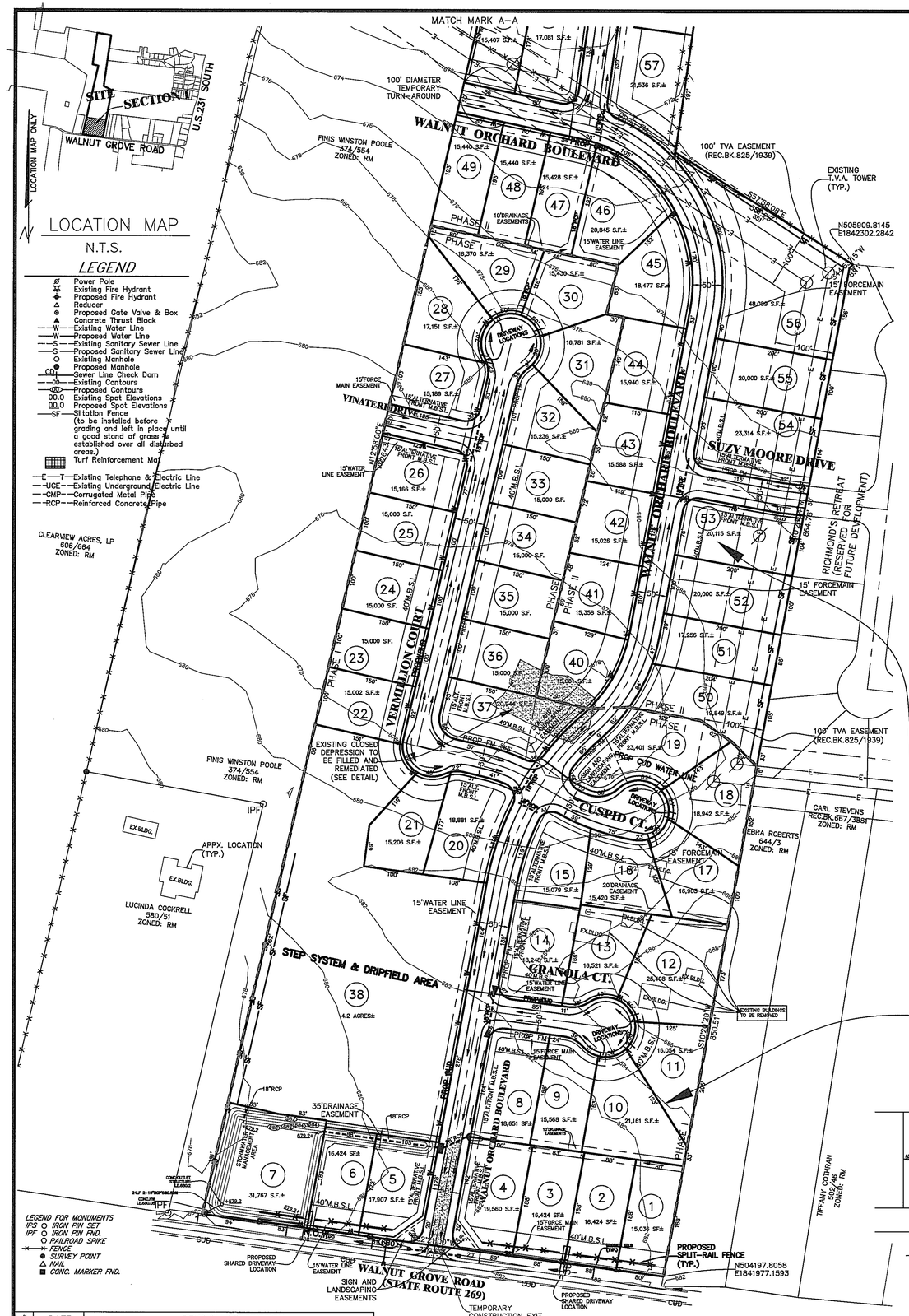


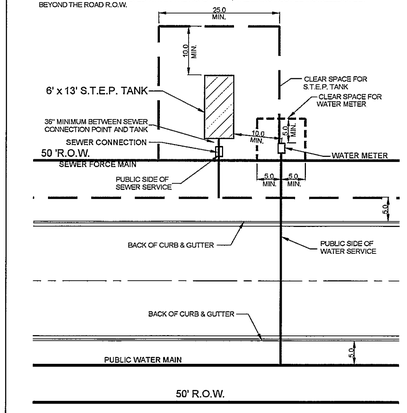
THE SEPARATION REQUIREMENTS SHOWN APPLY TO DEVELOPMENTS THAT ARE SERVED BY DECENTRALIZED WASTEWATER SYSTEMS

SCALE : 1" = 10'

NOTES:
1. STRUCTURES, DRIVEWAYS, SIDEWALKS, MAILBOXES, DRAINAGE EASEMENTS, LANDSCAPING AND OTHER UTILITIES WILL NOT BE ALLOWED IN THE CLEAR SPACE AREAS SHOWN.

2. THE PUBLIC WATER MAINS AND PUBLIC SEWER MAINS SHALL BE INSTALLED 5 FEET BEHIND THE CURB LINE AND WILL NOT BE ALLOWED TO BE UNDER SIDEWALKS RUNNING PARALLEL WITH THE ROAD R.O.W.

3. THE PUBLIC WATER MAINS OR PUBLIC SEWER MAINS SHALL BE 5 FEET FROM THE ROAD R.O.W. LINE. IF 5 FEET CANNOT BE ACHIEVED WITHIN THE ROAD R.O.W., THE MAINS MUST BE INSTALLED 5 FEET BEYOND THE ROAD R.O.W.



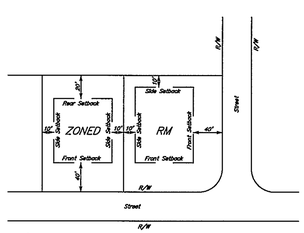
TYPICAL EASEMENT LAYOUT FOR STEP LOTS

*LOTS THAT WILL REQUIRE PLOT PLANS PER C.U.D. STANDARDS: 10-12, 17-19, 28-31, 64, 67, AND 69-70. (SEE TYPICAL)

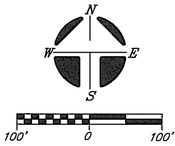
LOTS THAT WILL HAVE AN ALTERNATE FRONT SETBACK, AS NOTED ON THESE PLANS: 4,5,8,14, 15,19,20,37,53,54,59&60.

SECTION II

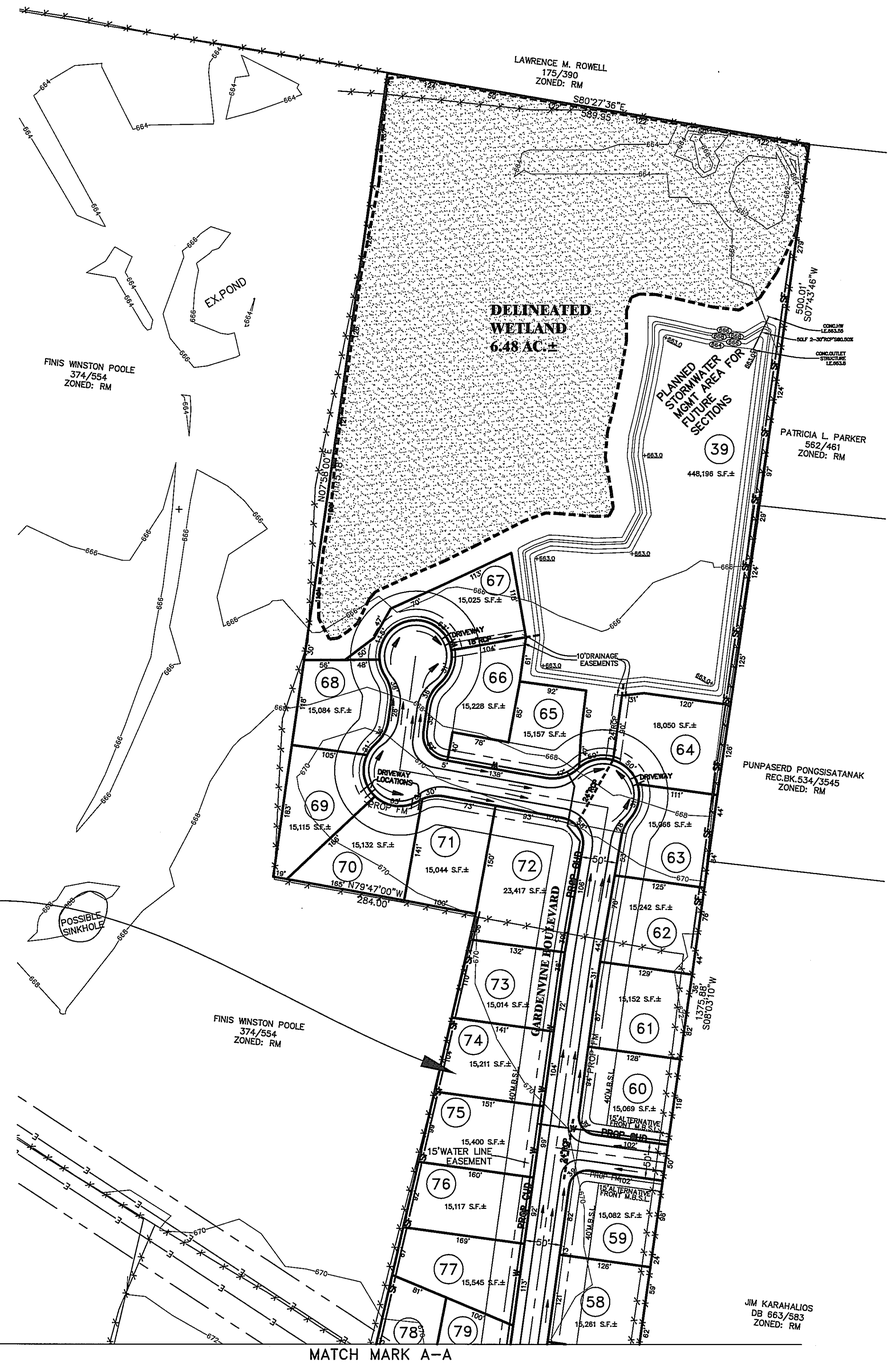
SECTION I



TYPICAL BUILDING SETBACK DETAIL
N.T.S.



78 LOTS, 52.2 AC.



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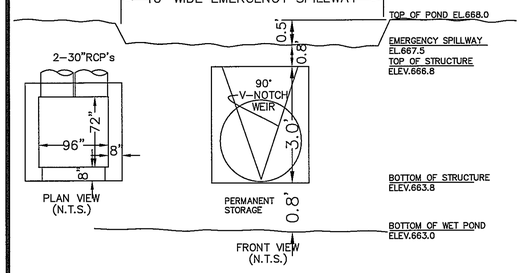
WALNUT GROVE ROAD

20TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

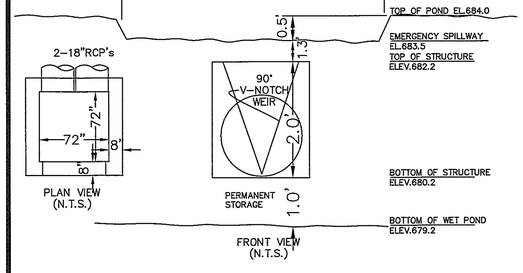
DATE: JUNE, 2016 | SCALE 1"=100' | SH. 3 OF 4

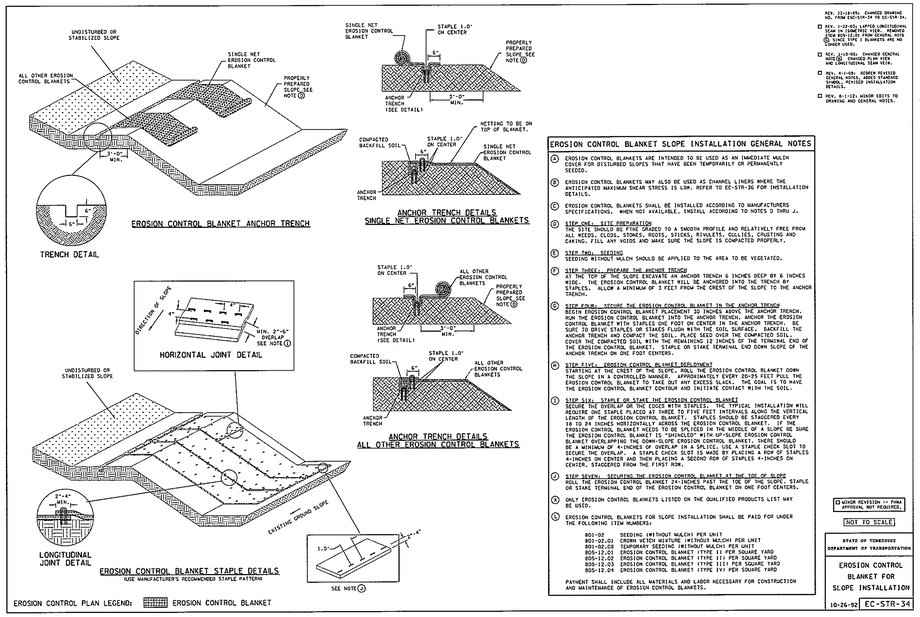
C:\Land Projects 2004\RICHMOND RETREAT\dwg\WALNUT GROVE ROAD SUBDIVISION LAYOUT MAY2016.dwg, ACAD108, KIP 7700 No. 2, 6/30/2016 8:47:00 AM

NORTH POND OUTLET STRUCTURE DETAIL



SOUTH POND OUTLET STRUCTURE DETAIL





EROSION CONTROL BLANKET SLOPE INSTALLATION GENERAL NOTES

A. EROSION CONTROL BLANKETS ARE INTENDED TO BE USED AS AN IMMEDIATE MULCH COVER FOR DISTURBED SLOPES THAT HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED.

B. EROSION CONTROL BLANKETS MAY ALSO BE USED AS CHANNEL LINERS WHERE THE ANTICIPATED MAXIMUM SHEAR STRESS IS LOW. REFER TO EC-STR-3G FOR INSTALLATION DETAILS.

C. EROSION CONTROL BLANKETS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS. WHEN NOT AVAILABLE, INSTALL ACCORDING TO NOTES D THRU J.

D. STEP ONE - SITE PREPARATION
THE SITE SHOULD BE FINE GRADED TO A SMOOTH PROFILE AND RELATIVELY FREE FROM ALL WEEDS, CLODS, STONES, ROOTS, STICKS, RIVULETS, GULLIES, CRUSTING AND CAKING. FILL ANY VOIDS AND MAKE SURE THE SLOPE IS COMPACTED PROPERLY.

E. STEP TWO - SEEDING
SEEDING WITHOUT MULCH SHOULD BE APPLIED TO THE AREA TO BE VEGETATED.

F. STEP THREE - PREPARE THE ANCHOR TRENCH
AT THE TOP OF THE SLOPE EXCAVATE AN ANCHOR TRENCH 6 INCHES DEEP BY 6 INCHES WIDE. THE EROSION CONTROL BLANKET WILL BE ANCHORED INTO THE TRENCH BY STAPLING. ALLOW A MINIMUM OF 3 FEET FROM THE CREST OF THE SLOPE TO THE ANCHOR TRENCH.

G. STEP FOUR - SECURE THE EROSION CONTROL BLANKET IN THE ANCHOR TRENCH
BEGIN EROSION CONTROL BLANKET PLACEMENT 30 INCHES ABOVE THE ANCHOR TRENCH. RUN THE EROSION CONTROL BLANKET INTO THE ANCHOR TRENCH. ANCHOR EROSION CONTROL BLANKET WHERE NECESSARY WITH STAPLES OR OTHER APPROVED METHODS. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. STAPLES SHALL BE FLUSH WITH THE SOIL SURFACE. BACKFILL THE ANCHOR TRENCH AND COMPACT THE SOIL. PLACE SEED OVER THE COMPACTED SOIL. COVER THE COMPACTED SOIL WITH THE REMAINING 12 INCHES OF THE TERMINAL END OF THE EROSION CONTROL BLANKET. STAPLE OR STAKE REMAINING END DOWN SLOPE OF THE ANCHOR TRENCH ON ONE FOOT CENTERS.

H. STEP FIVE - EROSION CONTROL BLANKET DEPLOYMENT
STARTING AT THE CREST OF THE SLOPE, ROLL THE EROSION CONTROL BLANKET DOWN THE SLOPE IN A CONTROLLED MANNER. APPROXIMATELY EVERY 20-25 FEET PULL THE EROSION CONTROL BLANKET TO TAKE OUT ANY EXCESS SLACK. THE GOAL IS TO HAVE THE EROSION CONTROL BLANKET CONTACT AND INITIATE CONTACT WITH THE SOIL.

I. STEP SIX - STAPLE OR STAKE THE EROSION CONTROL BLANKET
SECURE THE OVERLAP ON THE EDGES WITH STAPLES. THE TYPICAL INSTALLATION WILL REQUIRE ONE STAPLE PLACED AT THREE TO FIVE FEET INTERVALS ALONG THE VERTICAL LENGTH OF THE EROSION CONTROL BLANKET. STAPLES SHOULD BE STAGGERED EVERY 18 TO 24 INCHES HORIZONTALLY ACROSS THE EROSION CONTROL BLANKET. IF THE EROSION CONTROL BLANKET NEEDS TO BE SPLICED, PLACE THE TOP BLANKET OVER THE BOTTOM BLANKET BY 4-INCHES TO 6-INCHES. SLIGHT OFF-SET WITH THE UP-SLOPE EROSION CONTROL BLANKET OVERLAPPING THE DOWN-SLOPE EROSION CONTROL BLANKET; THERE SHOULD BE A MINIMUM OF 4-INCHES OF OVERLAP IN A SPLICE. USE A STAPLE CHECK SLOT TO SECURE THE OVERLAP. A STAPLE CHECK SLOT IS MADE BY PLACING A ROW OF STAPLES 4-INCHES ON CENTER AND THEN PLACING A SECOND ROW OF STAPLES 4-INCHES ON CENTER, STAGGERED FROM THE FIRST ROW.

J. STEP SEVEN - SECURING THE EROSION CONTROL BLANKET AT THE TOE OF SLOPE
ROLL THE EROSION CONTROL BLANKET 24-INCHES PAST THE TOE OF THE SLOPE. STAPLE OR STAKE TERMINAL END OF THE EROSION CONTROL BLANKET ON ONE FOOT CENTERS.

K. ONLY EROSION CONTROL BLANKETS LISTED ON THE QUALIFIED PRODUCTS LIST MAY BE USED.

L. EROSION CONTROL BLANKETS FOR SLOPE INSTALLATION SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBERS:

803-02 SEEDING (WITHOUT MULCH) PER UNIT
803-05.02 MULCHING, STRAW OR HAY (1 TON/21 NESCHH) PER UNIT
803-07.02 TEMPORARY SEEDING (WITHOUT MULCH) PER UNIT
805-12.01 EROSION CONTROL BLANKET (TYPE I) PER SQUARE YARD
805-12.02 EROSION CONTROL BLANKET (TYPE II) PER SQUARE YARD
805-12.03 EROSION CONTROL BLANKET (TYPE III) PER SQUARE YARD
805-12.04 EROSION CONTROL BLANKET (TYPE IV) PER SQUARE YARD

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION AND MAINTENANCE OF EROSION CONTROL BLANKETS.

□ MINOR REVISION => FINAL APPROVAL NOT REQUIRED.

NOT TO SCALE

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

EROSION CONTROL BLANKET FOR SLOPE INSTALLATION

10-26-92 EC-STR-34

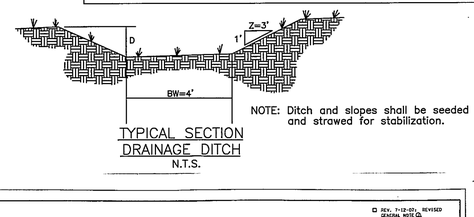
□ REV. 12-18-95: CHANGED DRAWING NO. FROM ESC-STR-34 TO EC-STR-34.

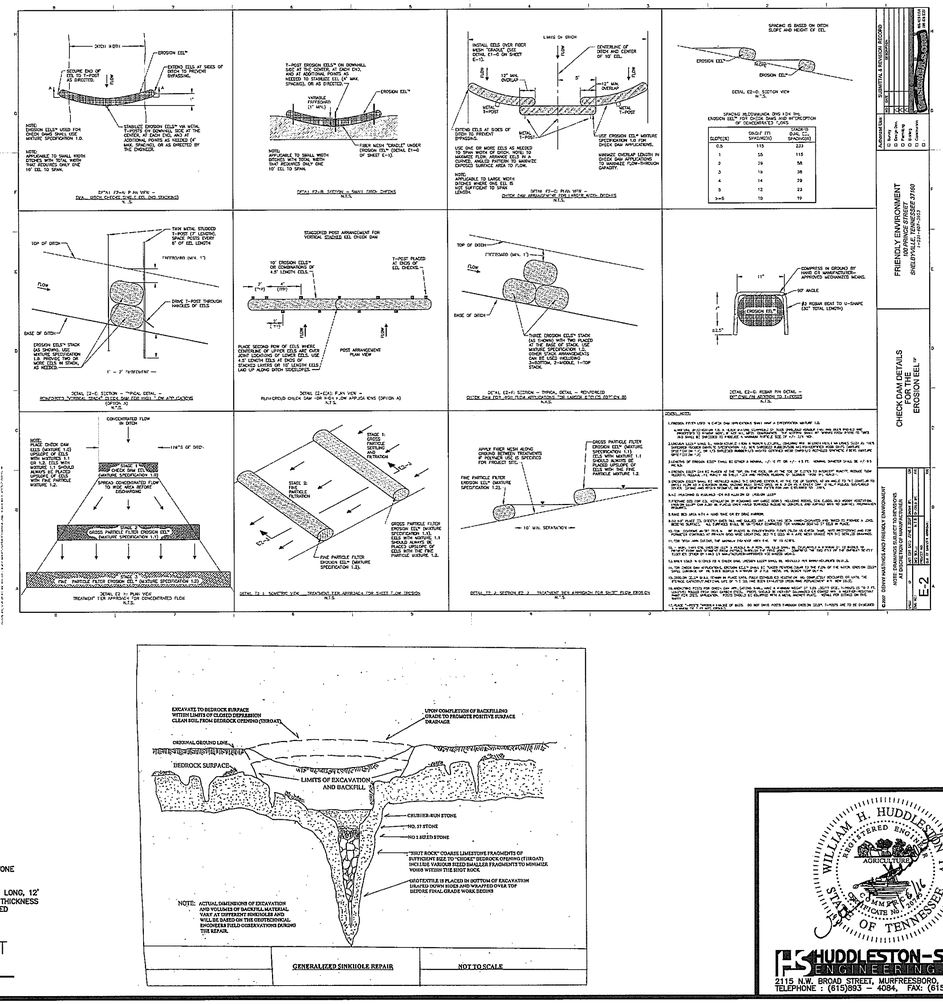
□ REV. 1-20-03: LAPPED LONGITUDINAL SEAM IN FABRIC MAY, HOWEVER, BE PLACED IN THE TOP OF SLOPE AS IN (A) SINCE TYPE II BLANKETS ARE NO LONGER USED.

□ REV. 2/18-08a: CHANGED GENERAL NOTE (K). CHANGED PLAN VIEW AND LONGITUDINAL SEAM VIEW.

□ REV. 4-1-08: ADDED REVISED GENERAL NOTE (K). ADDED EROSION CONTROL BLANKET INSTALLATION DETAILS.

□ REV. 8-1-12: MINOR EDITS TO DRAWING AND GENERAL NOTES.




DITCH WORK
EROSION ESL*
SECURE END OF ESL* AS DIRECTED
EXISTING ESLS AT SIDES OF DITCH TO PROVIDE OVERLAPPING
STAGGER EROSION ESLS* AND METAL STAKES AT 4' O.C. ALONG THE CENTER OF THE DITCH, AT EACH END, AND AT ADDITIONAL POINTS AS NEEDED OF AS DIRECTED BY THE OWNER/ENGR.
*TYPE I (7.5 lb. P/SY WT.) OR TYPE II (10 lb. P/SY WT.) EROSION CONTROL BLANKETS
N.T.S.
T-POST EROSION ESLS* ON BOWSTRING ALIGNMENT AT 10' O.C. MAX. AND AT ADDITIONAL POINTS AS NEEDED OR DIRECTED BY OWNER/ENGR. OR AS SHOWN.
TYPICAL
EROSION ESL*
FIBER MESH "DANGLE" UNDER ORIGINAL ESL* (SHOWN AS DASHED)
NOTE: APPLICABLE TO SMALL WIDTH DITCHES WITH TOTAL WIDTH OF 10' OR LESS TO SPAN.
*TYPE I (7.5 lb. P/SY WT.) OR TYPE II (10 lb. P/SY WT.) EROSION CONTROL BLANKETS
N.T.S.
INSTALL ESLS OVER FIBER MESH "DANGLE" OVER ORIGINAL ESL* (SHOWN AS DASHED)
EXISTING ESLS AT SIDES OF DITCH TO PREVENT OVERFLOW
USE ONE OR MORE ESLS AS NEEDED TO SPAN WIDTH OF DITCH. NOTE: TO PROVIDE ADEQUATE FLOW CAPACITY, ESLS SHALL BE INSTALLED SO THAT THE CHANNEL INVERT IS FLUSH WITH THE DITCH BOTTOM.
NOTE: APPLICABLE TO LARGE WIDTH DITCHES WHERE THE ESL* IS NOT SUFFICIENT TO SPAN LENGTH.
*TYPE I (7.5 lb. P/SY WT.) OR TYPE II (10 lb. P/SY WT.) EROSION CONTROL BLANKETS
DITCH CHECK APPLICATIONS
L MAX'S ON DITCH
GENERALIZE OF DITCH AND CENTER OF TOP ESL
T-POST
USE EROSION ESL* MOISTURE SPECIFICATION 1.0 FOR DITCH CHECK APPLICATIONS.
MINIMIZE OVERLAP LENGTH IN DITCH CHECK APPLICATIONS TO PREVENT FLOW-THROUGH CAPACITY.
SPACING IS BASED ON DITCH SLOPE AND HEIGHT OF ESL
EROSION ESL*
EROSION ESL*
DETAIL E2-D: SECTION VIEW N.T.S.

SLOPE (%)	SPACING (ft)
0.5	115
1	55
2	29
3	19
4	14
5	12
6+	10

SPACING (ft) DUAL ESL SPACINGS
0.5 115 225
1 55 115
2 29 56
3 19 38
4 14 29
5 12 23
6+ 10 19
SPACING RECOMMENDATIONS FOR EROSION ESLS* AND DESCRIPTION OF SPACINGS/ESL SLOPE (%)
TYPICAL ESL* INSTALLATION ON SLOPES
N.T.S.
TWIN METAL STUDDED POST ARRANGEMENT FOR VERTICAL STACKED ESL EROSION DAM
TOP OF DITCH
FLOW
BASE OF DITCH
DRIVE T-POST THROUGH CHECKS OF ESLS
DRIVEN ESLS* STACK ON TOP OF EACH OTHER AS NEEDED. USE MINIMUM SPECIFICATION 1.0 FOR DITCH CHECK APPLICATIONS. MAXIMUM 3 HIGH.
T-POST PLACED AT ENDS OF ESL CHECKS
1" = 1'-0"
DETAIL E2-E: SECTION - TYPICAL DETAIL - MONUMENTED
MONUMENTS TYPICAL CONCRETE ESL* DAM FOR USES IN DITCHES
STACKED POST ARRANGEMENT FOR VERTICAL STACKED ESL EROSION DAM
10' EROSION ESLS* OR COMBINATIONS OF 4.5' LENGTH ESLS.
T-POST PLACED AT ENDS OF ESL CHECKS
DRIVE T-POST THROUGH CHECKS OF ESLS
POST ARRANGEMENT PLAN VIEW
PLACE SECOND ROW OF ESLS WHERE CENTERLINE OF UPPER ESLS ARE OVER JOINT LOCATIONS OF LOWER ESLS. USE 4.5' ESLS* FOR SECOND ROW. STAGGER LAYERS OF ESLS* SO THAT ESLS LAID UP ALONG DITCH SIDESLOPES
DETAIL E2-F(1): PLAN VIEW - RUN-CIRCUS-CHECK DAM - FOR 4-TO-1 AND FLATTER SIDESLOPES
N.T.S.
TOP OF DITCH
FLOW
BASE OF DITCH
PLACE EROSION ESLS* STACK ON TOP OF EACH OTHER AS NEEDED. USE MINIMUM SPECIFICATION 1.0 FOR DITCH CHECK APPLICATIONS. MAXIMUM 3 HIGH. 3-HIGH, T-POST
DETAIL E2-F(2): SECTION - TYPICAL DETAIL - MONUMENTED
DITCH DAM ARRANGEMENT FOR 4-TO-1 AND FLATTER SIDESLOPES
N.T.S.
17"
COMPRESS IN GROUND BY HAND OR MANUFACTURERS' APPROVED MECHANIZED MEANS.
90° ANGLE
EROSION ESL*
NO PLUMB EDGE TO U-SHAPE (OUT TOWN LENGTH)
EROSION ESLS* STACK ON TOP OF EACH OTHER AS NEEDED. USE MINIMUM SPECIFICATION 1.0 FOR DITCH CHECK APPLICATIONS. MAXIMUM 3 HIGH. 3-HIGH, T-POST
DETAIL E2-G: PLAN VIEW - DITCH CHECK - FOR 4-TO-1 AND FLATTER SIDESLOPES
N.T.S.
ADDITIONAL NOTES:
1. ENSURE THAT EACH ESL* IS FIRMLY AND UNIFORMLY IN FULL CONTACT WITH SOIL.
2. ESLS* SHALL BE INSTALLED PERPENDICULAR TO THE FLOW OF WATER. ESLS* SHALL BE INSTALLED ON CONTOUR WHERE POSSIBLE. ESLS* SHALL BE INSTALLED SO THAT THE TOP OF THE ESL* IS NOT LOWER THAN THE BOTTOM OF THE ESL* IMMEDIATELY UPSTREAM OF IT.
3. ESLS* SHALL BE PLACED AT THE TOP ON THE TOES OR AT THE TOE OF SLOPES TO ACHIEVE MAXIMUM SLOPE LENGTH. ADDITIONAL ESLS* SHALL BE PLACED AT INTERVALS NOT EXCEEDING THE SPACING SHOWN IN THE TABLE ON DETAIL E2-D.
4. ESLS* SHALL BE PLACED AT THE TOP ON THE TOES OR AT THE TOE OF SLOPES TO ACHIEVE MAXIMUM SLOPE LENGTH. ADDITIONAL ESLS* SHALL BE PLACED AT INTERVALS NOT EXCEEDING THE SPACING SHOWN IN THE TABLE ON DETAIL E2-D.
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