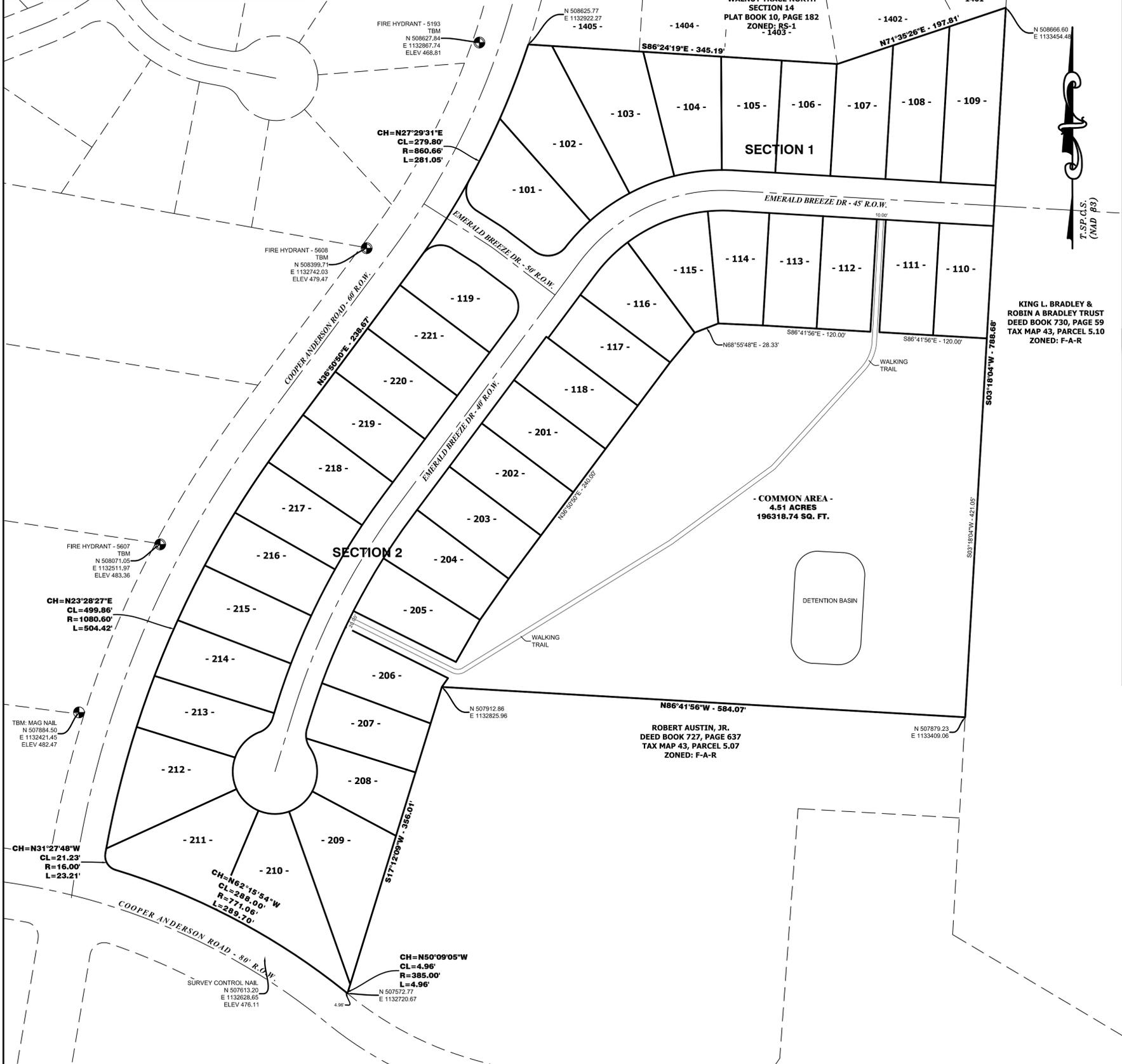


VICINITY MAP NOT TO SCALE



**GENERAL CONSTRUCTION NOTES**

- The contractor shall notify the City of Jackson before commencing construction.
- The Contractor shall be responsible for notifying any utility company, which maintains a utility line within the boundaries of the project before the initiation of any construction on the project or in the streets bordering the project.
- Before any grading is started, the developer/contractor must obtain a development permit from the City of Jackson.
- All construction shall meet the City of Jackson Standard Specifications contained within the Subdivision and Land Development Regulations.
- The Contractor must have written approval from the City of Jackson Engineer and the Project Engineer before any change in design is made.
- All construction shall be tested by a licensed independent material testing company to ensure compliance with compaction requirements and to ensure the minimum thickness of base and pavement. A copy of the test results shall be forwarded to the City of Jackson and labeled as Test Reports, "Subdivision name", Jackson, Tennessee.
- All soil fill areas in the street shall be compacted to 95% of Standard Proctor Density, tested per ASTM D-698. The top six inches of all fills and cut areas in the street shall be compacted to 100% of Standard Proctor Density per ASTM D-698.
- Fills shall be constructed in lifts with a maximum loose lift thickness of eight (8) inches.
- Subgrade compaction testing must be completed after installation of all utilities in the street and immediately preceding base material application. The subgrade compaction test results must be submitted to and approved by the City Engineer's Office prior to the application of the base material. Base material compaction testing must be completed immediately preceding the application of the binder coat. The binder coat compaction and thickness test results must be submitted to and approved by the City Engineer's Office prior to the approval of the final plat. All storm drain and other utilities located under the streets shall have trenches compacted at 95% Standard Proctor Density per ASTM D-698.
- The minimum frequency of soil tests shall be one test per 300 feet of street length with a minimum of three (3) tests per project phase. Testing shall be performed at the above frequency on each ten (10) inch lift of fills and on the final subgrade whether in cut or fill.
- Prior to placing granular base on the street the subgrade shall be proof rolled with a loaded dump truck with a gross weight of approximately 30 tons in the presence of the City Engineer or his designee. Notify the City Engineer a minimum of two working days in advance for scheduling.
- Roadway base shall be compacted to a minimum density of 95% Standard Proctor Density (ASTM D-698).
- The granular base shall be tested for density and thickness every 300 feet of street length with a minimum of three (3) tests per project phase.
- Prior to placing asphalt on the street the granular base shall be proof rolled with a loaded dump truck with a gross weight of approximately 30 tons in the presence of the City Engineer or his designee. Notify the City Engineer a minimum of two working days in advance for scheduling.
- All asphaltic courses shall be compacted to a minimum of 92% of Maximum Theoretical Density.
- Asphalt shall be randomly tested for density and thickness every 300 feet of street length with a minimum of three (3) tests per project phase.
- Concrete for curb and gutter and sidewalk shall be a minimum 3000 psi at 28 days and shall be tested for consistency and strength in accordance with AASHTO test methods T 119, T 22 and T 23. The tests shall be performed every 800 feet of street length with a minimum of one (1) test per day.
- Type, use and location of ornamental street signs and signposts must be approved by the City of Jackson Engineering Department prior to submission of the Final Plat.
- Adjust manhole lids to match grade of cross-slope of offset from centerline. All manhole lids to be flush with base layer of pavement then adjusted as required by contractor with final pavement later installation.
- All streets adjacent to the site shall be kept clean during construction.
- Traffic control shall be provided as appropriate and shall be in accordance with the current edition of the Manual on Uniform Traffic Control Devices.
- The street design is 30 MPH.
- A copy of the soil cement design must be submitted to City Engineering prior to the placement of soil cement.

**JEA UTILITY NOTES**

- All JEA Water and/or Wastewater Utility construction shall meet the latest edition JEA's Standard Technical Specifications. All JEA utility construction will be inspected by JEA.
- The street right-of-way shall be at subgrade prior to the installation of the water main, services and appurtenances. A Licensed Surveyor or Engineer shall verify that the roadway is to subgrade and provide a letter to the Jackson Energy Authority Water System Engineer.
- All fire hydrants, valves, water services, wastewater services and manholes shall be staked in accordance with the approved plans by a Licensed Surveyor or Engineer and a stakeout letter submitted to Jackson Energy Authority's Water/Wastewater System Engineer prior to the installation of water and sewer mains.
- All water services shall be 1" copper services to each lot. The water service shall be located in the center of each lot at the right-of-way.
- Center a full joint of ductile iron pipe a minimum of 18" below culverts unless otherwise shown. Use ductile iron pipe on water and sewer mains under culverts.
- Pipe material for sanitary sewer lines 30" and smaller shall be SDR-35 PVC unless it falls under one of the following conditions, in which the pipe material must be Protecto 401 lined Class 250 ductile iron pipe:
  - The sewer main has greater than or equal to 15 feet of cover.
  - The sewer main has less than 4 feet of cover.
- All PVC to ductile iron transitions shall be made with a ductile iron sleeve with a transition gasket, Fernco couplings will not be allowed.
- The water main depth of cover shall be 36"-48" below the Top of Curb. Any depth of cover less than 36" or greater than 48" shall require written approval by the Engineer.
- Sewer services shall be a minimum of 5 feet deep (not to exceed 7 feet unless given authorization from a JEA representative) at the easement line and should be downstream of the water service approximately 12 feet (this requirement can be waived by JEA representative for special conditions). Sewer service shall be 8" SDR 35 PVC to each lot. Sewer services shall not be installed under future driveway connections.
- Contractor shall provide to Jackson Energy Authority as-built measurements of all water and sewer facilities upon completion of the installation and prior to Final Plat Signing.
- The water valve at any dead end main shall have a valve box installed on it with a LOCKING RED DEBRIS CAP installed in it to assure that no one operates the valve.
- All water mains shall be ductile iron - 12" and above shall be Thickness Class 51, or Pressure Class 350. Below 12" shall be Thickness Class 50 or Pressure Class 350.
- All sewer mains shall be SDR 35 PVC unless otherwise noted.
- All water line fittings shall be restrained by megulog retainers or concrete thrust blocking.
- Contractor shall initiate pre-construction conference with JEA prior to beginning any water or sewer work.

**NOTES:**

- Bearings are relative to the Tennessee State Plane Coordinate System. (NAD 83)
- Elevations are relative to the 1988 North American Vertical Datum. (NAVD 88)
- This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.
- We have made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current abstract or title search may disclose.
- All utilities are available to this site.
- All deed book references shown hereon are recorded in the Register's Office of Madison County, Tennessee.
- The subject property does not lie within a special flood hazard area per Flood Insurance Rate Map, Map No. 47113C0154E, Effective Date: August 3, 2009.
- The contours shown hereon are shown from lidar data as provided by a 3rd party and have not been field verified. No liability is assumed by the undersigned as to the accuracy of such data.
- The developer is seeking rezoning for the property shown hereon. Currently the property is zoned RS-1, the proposed zoning classification is RS-1/PRD.
- The developer is seeking a side yard setback variance to allow for a 5' side yard setback.
- Exact size and location of Detention Area, Structures & Easements to be determined after Hydraulic Analysis.
- This is a private and gated development with private streets and other improvements to be maintained by the Emerald Breeze Homeowner's Association.
- The developer is seeking a variance from the 1,200 feet maximum cul-de-sac length.

**CERTIFICATE OF QUALITY OF CONSTRUCTION**

I hereby certify that I will construct the improvements shown hereon and guarantee that they meet the requirements and specifications set forth in the Subdivision and Land Development Regulations and subject to the review and approval of the Jackson Municipal Regional Planning Commission and Subdivision Review Agencies.

Date: \_\_\_\_\_ Owner/Developer: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

I hereby concur that the water utility plans depicted within these construction drawings meet the minimum requirements of the Jackson Energy Authority and are hereby recommended for approval for construction as shown herein.

Date: \_\_\_\_\_ Jackson Energy Authority

**CERTIFICATE OF APPROVAL OF SANITARY SEWERAGE SYSTEMS**

I hereby concur that the sanitary sewerage utility plans depicted within these construction drawings meet the minimum requirements of the Jackson Energy Authority and are hereby recommended for approval for construction as shown herein.

Date: \_\_\_\_\_ Jackson Energy Authority

**CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE**

I hereby concur that the street construction and storm drainage plans depicted within these construction drawings meet the minimum requirements of the City of Jackson and are hereby recommended for approval for construction as shown herein.

Date: \_\_\_\_\_ City of Jackson Engineering Department

**CERTIFICATE OF CONSTRUCTION DRAWING APPROVAL**

I hereby certify that these construction drawings have been reviewed by all applicable review agencies and has been approved by the Jackson Municipal Regional Planning Commission and therefore are hereby approved for construction as shown herein.

Date: \_\_\_\_\_ Jackson Municipal Regional Planning Commission

**CERTIFICATE OF ACCURACY OF DESIGN**

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents, and statements conform to the standards of good engineering practice, and to all applicable provisions of the Subdivision and Land Development Regulations, except as has been itemized and described in a report files with the Jackson Municipal Regional Planning Commission, if applicable.

Date: \_\_\_\_\_ Registered Engineer  
Tennessee Certificate No. \_\_\_\_\_

**EROSION CONTROL NOTES**

- This is a suggested Erosion Control Plan. The Contractor shall provide and maintain erosion control during construction as required by the City of JACKSON rules and regulations for Control of Erosion and Stormwater and the latest edition of the Tennessee Erosion and Sediment Control Handbook to prevent siltation downstream in any ditches, pipes, drainage structures, streets, or adjacent properties.
- Additional erosion control measures may be necessary as work progresses. The contractor shall be responsible for maintaining and adjusting the erosion control measures as necessary throughout the life of construction and until full stabilization of the area is achieved.
- All temporary erosion control measures must be in place before beginning earth-moving operations. Areas of exposed earth shall be kept to a minimum. Embankments and excavated areas shall be promptly stabilized to minimize erosion.
- The contractor or owner shall file all documents necessary for receiving a NPDES Permit when required for stormwater discharge (filing the N.O.I., including payment of permit fees) implement an erosion plan, document the effectiveness of the plan as necessary to comply with the conditions of the permit. This plan shall be revised as necessary and shall be made part of the Stormwater Pollution Prevention Plan. All proposed revisions shall be in consultation with the design engineer.
- All excavation and fill activities must be conducted in the dry.
- Check dams shall be installed in the toe of all fill slopes, in ditches, and other areas as necessary to prevent silts from entering adjacent properties.
- Any stockpiled soils for fill material, shall be located and treated in a manner to prevent silt from leaving the property either through storm drains or over land.
- Contractor shall maintain a rain gage on site at all times and record rainfall daily. Contractor must inspect erosion control twice per calendar week. Inspections must take place at least 72 hours apart.
- All areas shall be seeded and mulched at minimum. Stabilizing materials shall be applied as soon as possible upon completion of final grading and in no case greater than 15 days.
- After full stabilization of all disturbed areas the contractor shall remove all temporary erosion control items. After full Stabilization the contractor shall file a "Notice of Termination" with the State of Tennessee.
- Where earth-disturbing activity has been temporarily ceased, temporary stabilization will be applied within (7) seven days if the activity will not resume within (15) fifteen days.
- The developer or any designee performing construction activities on his behalf is responsible for complying with applicable state and federal regulations with regard to sediment/erosion control.
- Prevent any soil erosion onto public roads or into existing drainage ditches. All erosion control measures are the contractor's responsibility. Contractor vehicles shall not track soil into public streets. Maintain crushed stone at the site access.
- Provide adequate tree protection measures.
- Rip Rap will be TDOT Class A-1. Filter Fabric will be placed under all rip rap to further decrease erosion.

**PROPERTY INFORMATION**

PROJECT NAME: EMERALD BREEZE  
 OWNER/DEVELOPER: WOODS VENTURE co LEE GODFREY/JOEL McALEXANDER  
 OWNER/DEVELOPER ADDRESS: 1343 COUNTRY CLUB LANE JACKSON, TN 38305  
 LEE GODFREY 731-664-1000/JOEL McALEXANDER 731-234-3139

TAX MAP 43, PARCEL 5.12 - DEED BOOK 727, PAGE 639 & DEED BOOK 726, PAGE 1984

TOTAL ACREAGE: 13.87 ACRES - 41 LOTS (40 HOUSE LOTS & 1 COMMON AREA)

SECTION 1:	19 LOTS & 1 COMMON AREA	9.09 ACRES
SECTION 2:	21 LOTS	4.78 ACRES

CURRENT ZONING: RS-1  
 SETBACK REQUIREMENTS:  
 FRONT: 30 FEET MINIMUM  
 SIDE: 8 FEET MINIMUM  
 REAR: 10 FEET MINIMUM

PROPOSED ZONING: RS-1/PRD  
 SETBACK REQUIREMENTS:  
 FRONT: 30 FEET MINIMUM  
 SIDE: 5 FEET MINIMUM  
 REAR: 10 FEET MINIMUM

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT

OPEN SPACE:  
 REQUIRED: 241,671 SQUARE FEET (40%)  
 PROVIDED: 242,519 SQUARE FEET (40%)

**VEGETATIVE IMPACT EVALUATION**

The developer plans to remove only the vegetation and trees required to construct roadways, utilities and home site locations.

STREET INFORMATION TABLE:			
STREET NAME	STREET LENGTH	R.O.W. WIDTH	STREET CLASSIFICATION
EMERALD BREEZE DRIVE	1261.49'	40'-50'	LOCAL/MINOR (PRIVATE)

0' 60' 150'

**McAlexander Engineering**  
 Engineering Planning Development  
 94-B Northstar Drive  
 Jackson, Tennessee 38305  
 Phone (731) 234-3139  
 joel@jacksontnties.com  
 R. Joel McAlexander, P.E.  
 Shane McAlexander, P.E.

CONSTRUCTION PLAT - COVER SHEET  
 EMERALD BREEZE

**ME**  
 SCALE 1"=60'  
 DATE 03/01/19  
 Revisions N/A  
 FILE No. 95-031  
 McAlexander Engineering  
 C-1