

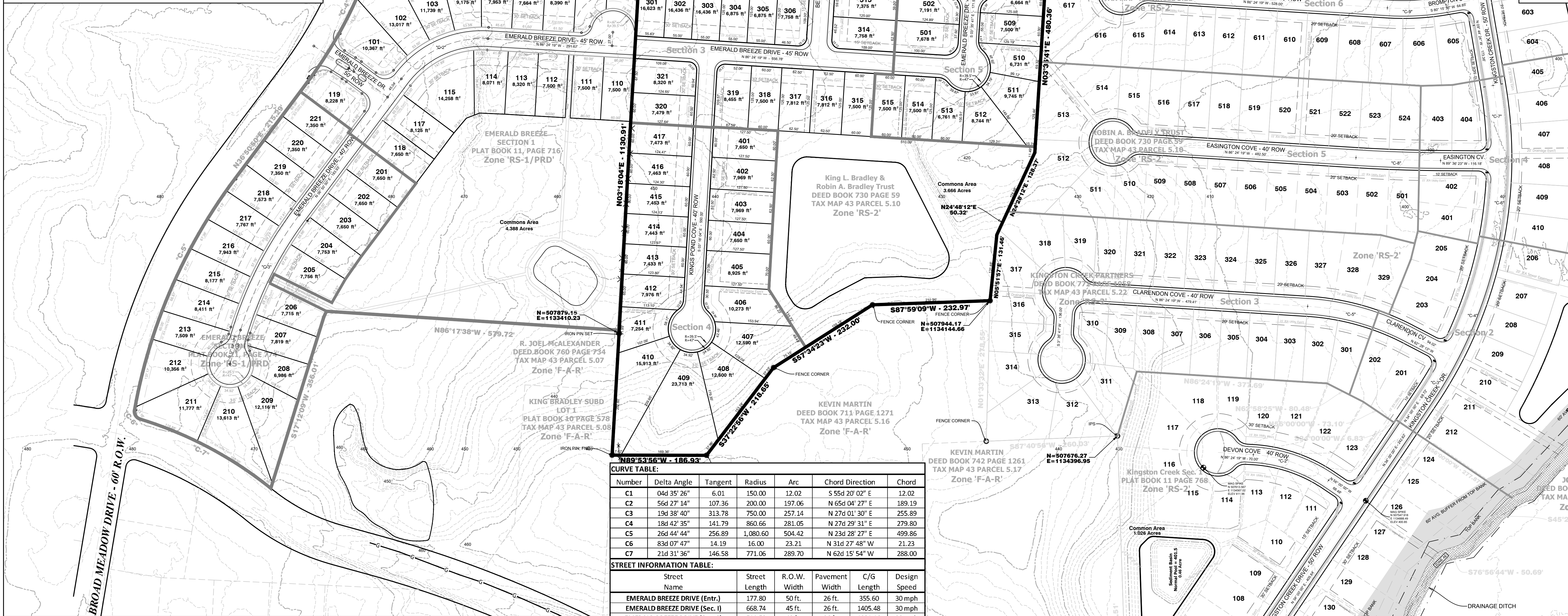
VEGETATIVE IMPACT EVALUATION

Emerald Breeze Subdivision - Sections 3 thru 5 is an extension of a private and gated high-density single-family residential development on an open pasture. The subdivision is located north of Cooper Anderson Road, east of Emerald Breeze Subdivision, south of Walnut Trace North, and west of the Kingston Creek Subdivision, Sections 2 thru 6 in northeast Jackson. This development will consist of an additional 52 residential lots in three (3) sections on +/- 16.65 acres zoned "RS-2".

Sections 3 thru 5 will require the construction of approximately 1,700 linear feet of private streets through a mostly open pasture, essentially being an extension of one main drive, being *Emerald Breeze Drive*, an extension of *Farm Ridge Drive*, and two cul-de-sacs. Runoff from construction of these phases will enter a *proposed* retention pond situated in Emerald Breeze - Section 3, upstream from Dyer Creek.

Construction will only include clearing of the existing pasture and some underbrush along the right-of-way with little grading and limited removal of trees on what amounts to approximately 20 acres. We will remove silt as needed/required from the retention ponds.

The developer has no plans to remove any trees from this site without notifying the city forester other than those falling in JEA sewer easements, city drainage easements and/or slope and grading easements.



CURVE TABLE:

Number	Delta Angle	Tangent	Radius	Arc	Chord Direction	Chord
C1	04d 35' 26"	6.01	150.00	12.02	S 55d 20' 02" E	12.02
C2	56d 27' 14"	107.36	200.00	197.06	N 65d 04' 27" E	189.19
C3	19d 38' 40"	313.78	750.00	257.14	N 27d 01' 30" E	255.89
C4	18d 42' 35"	141.79	860.66	281.05	N 27d 29' 31" E	279.80
C5	26d 44' 44"	256.89	1,080.60	504.42	N 23d 28' 27" E	499.86
C6	83d 07' 47"	14.19	16.00	23.21	N 31d 27' 48" W	21.23
C7	21d 31' 36"	146.58	771.06	289.70	N 62d 15' 54" W	288.00

STREET INFORMATION TABLE:

Street Name	Street Length	R.O.W. Width	Pavement Width	C/G Length	Design Speed
EMERALD BREEZE DRIVE (Entr.)	177.80	50 ft.	26 ft.	355.60	30 mph
EMERALD BREEZE DRIVE (Sec. 1)	668.74	45 ft.	26 ft.	1405.48	30 mph
EMERALD BREEZE DRIVE (Sec. 2)	511.58	40 ft.	26 ft.	1091.16	30 mph
EMERALD BREEZE DRIVE (Sec. 3)	656.78	45 ft.	26 ft.	1313.56	30 mph
EMERALD BREEZE DRIVE (Sec. 5)	171.50	40 ft.	26 ft.	479.00	30 mph
BENTLEY DRIVE	321.33	50 ft.	26 ft.	642.66	30 mph
KINGS POND COVE	550.00	40 ft.	26 ft.	1168.00	30 mph

PROJECT INFORMATION:

Name: EMERALD BREEZE Subdivision, Sections 1-5
 Developer: Emerald Breeze Partners
 Address: P.O. Box 12555, Jackson, TN 38308

Deed Reference: Deed Book 772, Page 1061 - Map 43, Parcel 5.23
 Deed Book 730, Page 59 - Map 43, Parcel 5.10 (portion)

Existing Zoning: Sections 1 & 2: "RS-1/PRD"
 Sections 3 - 5: "RS-2"

Minimum Lot Requirements:
 Allowable: Width - 50 ft., Area - 5,000 sq. ft., Front - 20 ft., Side - 5 ft./12ft., Rear - 10 ft.
 Proposed: Width - 55 to 60 ft., Area - 7,500 sq. ft., Front - 30 ft., Side - 5 ft./12ft., Rear - 10 ft.

Minimum Setbacks:
 Allowable: Front - 20 ft., Side - 5 ft./12ft., Rear - 10 ft.
 Proposed: Front - 30 ft., Side - 5 ft./12ft., Rear - 10 ft.

JEA water and wastewater available to this site. Water/wastewater to be installed by developer and approved by JEA per JEA's specifications.

The subject tract is located on Flood Hazard Boundary Maps 47113C0154E & 47113C0158E, dated August 3, 2009 for Madison County, TN. It does not lie within the F.E.M.A. identified 100-year flood plain.

The stream downstream of this property (un-named tributary of Dyer Creek) has unavailable parameters but is not listed as Tennessee Exceptional waters.

This subdivision will be private. As such, sidewalks are not required.

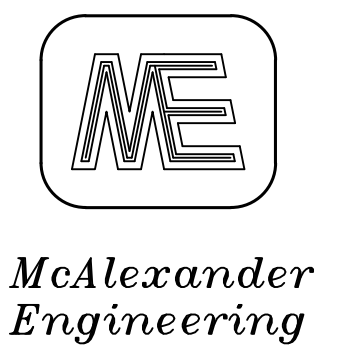
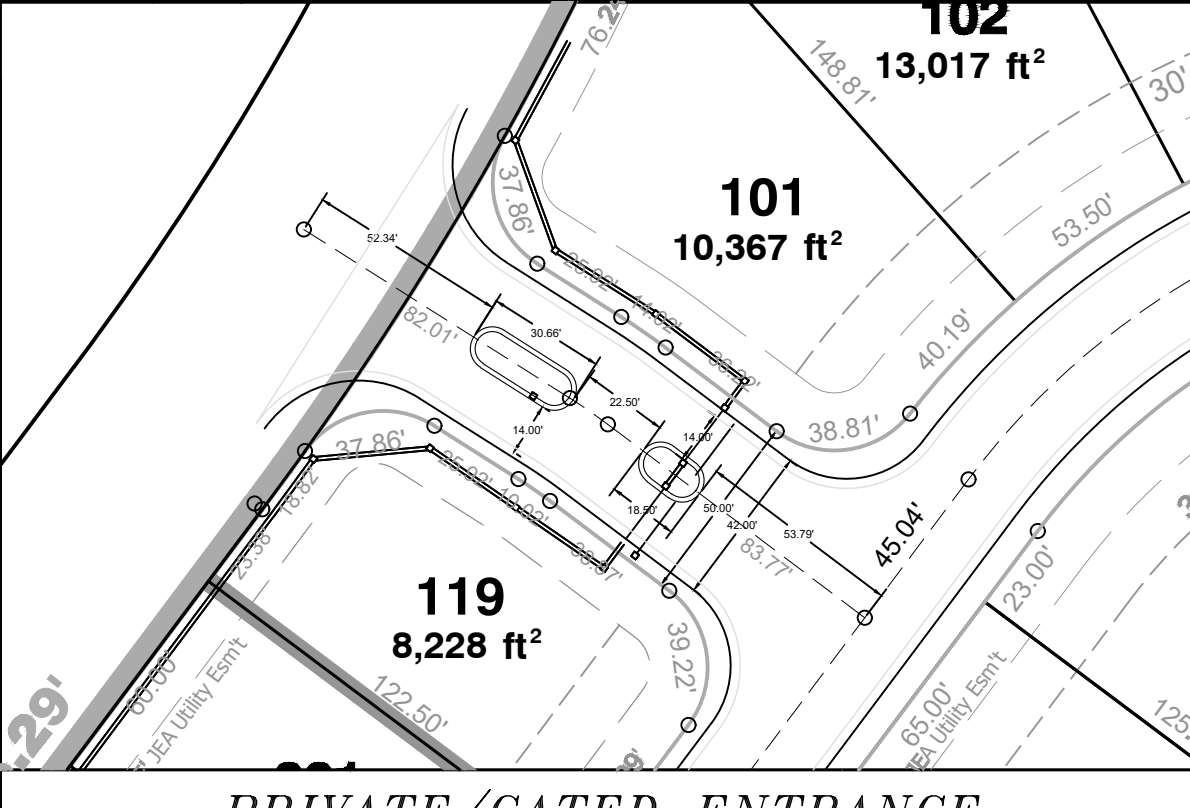
This is a private & gated development with private streets, retention ponds, etc. to be maintained by: Emerald Breeze Subdivision H.O.A.

The secondary entrance/exit at Bentley Drive will be gated and kept closed or emergency access/exit via remote only.

EMERALD BREEZE Subdivision
 Existing:
 Section 1: 18 Lots, 9.04 AC (Incl. 4.39 AC C.A.)
 Section 2: 21 Lots, 4.71 AC
 Proposed:
 Section 3: 21 Lots, 9.098 AC (Incl. 3.67 AC C.A.)
 Section 4: 17 Lots, 4.398 AC
 Section 5: 15 Lots, 3.222 AC
 Prop. Lots/Area: 53 Lots, 16.657 AC

Total Lots/Area: 92 Lots, 30.407 AC (Sections 1-5)
 Commons Areas: 26.5%, 8.06 AC (Retention Ponds)

NOTE: The purpose of the Revised Preliminary Plat is to show updated Sections 1 and 2 with additional Sections 3 thru 5.



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REVISED PRELIMINARY PLAT
EMERALD BREEZE Subdivision, Sec. 1-5

ME

SCALE	1" = 100'
DATE	06/01/23
Revisions	06/27/23
FILE No.	5792

McAlexander Engineering