

**PROJECT INFORMATION:**

Name	MORFORD Subdivision, Sections 9 & 10	
Developer	Morford Properties c/o Joel McAlexander	
Address	P.O. Box 12555 Jackson, TN 38308	
Deed Reference	Deed Book 747, Page 179 Map 65, Parcel 6.00 (portion)	
Existing Zoning	"RS-2"	
Minimum Lot Requirements:	Allowable	Proposed
	Width - 50 ft.	- 50 to 60 ft.
	Area - 5,000 sq. ft.	- 7,500 sq. ft.
Minimum Setbacks:	Front - 20 ft.	- 30 ft.
	Side - 5 ft./12ft.	- 5 ft./12 ft.
	Rear - 10 ft.	- 10 ft.
All utilities available to this site.		
The subject tract does not lie within the F.E.M.A. identified 100-year flood plain.		

Although this subdivision will be public, sidewalks were not required in Sections 7 & 8, therefore no sidewalks are shown in subsequent sections.

Retention ponds to be maintained by: Morford Subdivision H.O.A.

**EMERALD BREEZE Subdivision**

Existing:	Section 7	29 Lots	12.19 AC (Incl. 3.73 AC C.A.)
	Section 8	21 Lots	5.58 AC
Proposed:	Section 9	27 Lots	7.189 AC
	Section 10	21 Lots	4.946 AC
Prop. Lots/Area	48 Lots		12.135 AC
Future:	Section 11	10 Lots	3.936 AC
Total Lots/Area	108 Lots		33.84 AC (Sections 7-11)

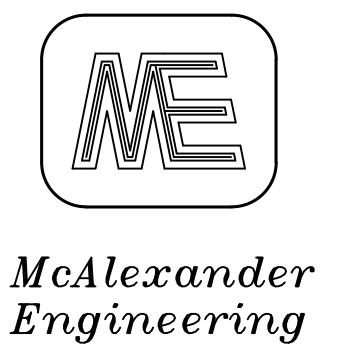
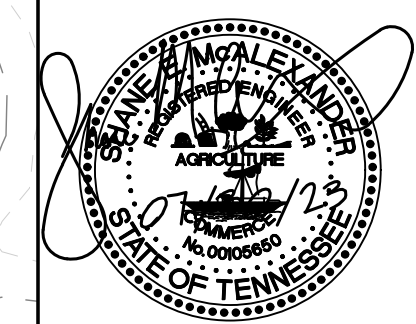
**VEGETATIVE IMPACT EVALUATION**

Morford Subdivision - Sections 9 & 10 is a proposed extension of a single-family residential development. The subdivision is located east of existing Morford Subdivision, Sections 7 & 8, south of existing Alta Vista Heights Subdivision, north of the City of Jackson tract, and west of Woodland Hills Subdivision, Section 1 in northeast Jackson. This development will consist of an additional 42 lots on +/- 12.136 acres Zoned "RS-1" in two sections.

The project will consist of building approximately 1,850 linear feet of street through a mostly open pasture, essentially using extensions of two main drives, being Lansbury Place and Valleydale Drive, and two cul-de-sacs, Chesterfield Cove and Landerhill Cove.

Construction will only include clearing of the existing pasture and some underbrush along the right-of-way with limited grading and removal of trees on what amounts to approximately 8 acres.

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.



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**SITE & UTILITY PLAN**  
**MORFORD Subdivision - Sec. 9 & 10**

SCALE	1"=60'
DATE	07/30/23
Revisions	N/A
FILE No.	5685
McAlexander Engineering	