

**VEGETATIVE IMPACT EVALUATION**

Kingston Creek Subdivision - Sections 2 thru 6 is an extension of a high-density single-family residential development on an open pasture. The subdivision is located north of Cooper Anderson Road and east of Kingston Creek - Section 1, east of Emerald Breeze Subdivision, south of Walnut Trace North, and west of the West Tennessee Railroad in northeast Jackson. This development will consist of an additional 105 residential lots in five (5) Sections on ~26.00 acres zoned "RS-2". Section 2 thru 6 will require the construction of approximately 2,530 linear feet of public streets through a mostly open pasture, essentially being one main drive, being Kingston Creek Drive, and three cul-de-sacs, Clarendon Cove, Easington Cove, and Brompton Cove. Runoff from construction of this phase will enter two proposed retention ponds upstream from Dyer Creek. Construction will 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 soil 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.

**PROJECT INFORMATION:**  
 Name: KINGSTON CREEK Subdivision, Sections 2-6  
 Developer: Kingston Creek Partners  
 Address: P.O. Box 12555, Jackson, TN 38308

Deed Reference: Deed Book 730, Page 59, Map 43, Parcel 5.10 (Portion)  
 Existing Zoning: "RS-2"  
 Minimum Lot Requirements: Width - 50 ft, Allowable - 50 ft, Proposed - 60 ft  
 Area - 5,000 sq. ft., Area - 7,500 sq. ft., Area - 7,500 sq. ft.  
 Minimum Setbacks: Front - 20 ft., Side - 5 ft./12 ft., Rear - 10 ft.

All utilities available to this site.  
 Approximately 1% of the subject tract, being the most eastern boundary along an un-named tributary of Dyer Creek, lies within the F.E.M.A. identified 100-year flood plain. As all flood plain is located within the 60 ft. non-disturbance zone, no Finished Floor Elevations (FFE) are required.  
 In no such manner shall any development take place within a depicted Floodway without first receiving a No-rise Certificate from FEMA. All areas depicted as "AE" floodplain will need either elevation certificates for each home or a Letter of Map Revision (LOMR) submitted by a surveyor and approved by FEMA.

The stream adjacent to this property (un-named tributary of Dyer Creek) has unavailable parameters but is not listed as Tennessee Exceptional waters.  
 This subdivision will be public. As such, sidewalks will be required along both sides of Kingston Creek Drive and traffic callings will be considered at Devon and Easington Cove intersections.

**KINGSTON CREEK Subdivision**

| Existing        | Section   | Lots                     | Area (Incl. 1.03 AC C.A.)     |
|-----------------|-----------|--------------------------|-------------------------------|
| Proposed        | Section 2 | 12 Lots                  | 4,624 AC (Incl. 1.51 AC C.A.) |
|                 | Section 3 | 29 Lots                  | 6,263 AC                      |
|                 | Section 4 | 10 Lots                  | 2,867 AC (Incl. 0.39 AC C.A.) |
|                 | Section 5 | 24 Lots                  | 5,314 AC                      |
|                 | Section 6 | 30 Lots                  | 6,932 AC                      |
| Prop. Lots/Area | 105 Lots  | 26,000 AC                |                               |
| Total Lots/Area | 142 Lots  | 36,960 AC (Sections 1-6) |                               |

Commons Areas: 7.93%  
 Dedicated R.O.W. (10 feet): 0.074 AC (City of Jackson)

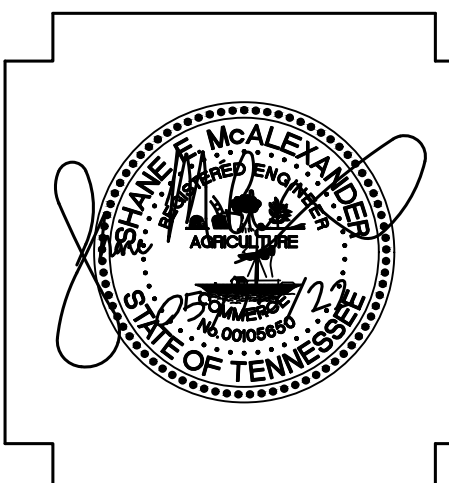
The retention ponds will be maintained by: Kingston Creek Subdivision H.O.A.  
 \*Revisions made 05/25/22 to address Review Comments from City, JEA & 911.

**CURVE TABLE:**

| Number | Delta Angle | Tangent | Radius   | Arc    | Chord Direction | Chord  |
|--------|-------------|---------|----------|--------|-----------------|--------|
| C3     | 05d 28' 13" | 48.05   | 850.00   | 95.99  | N 30d 45' 54" E | 95.94  |
| C4     | 16d 42' 28" | 124.82  | 850.00   | 247.86 | N 13d 10' 33" E | 246.99 |
| C5     | 23d 56' 06" | 105.98  | 500.00   | 208.97 | N 7d 26' 16" W  | 207.36 |
| C6     | 10d 25' 02" | 77.57   | 850.00   | 154.71 | N 08d 36' 28" E | 154.49 |
| C7     | 10d 08' 01" | 75.36   | 850.00   | 150.34 | N 04d 39' 56" W | 150.14 |
| C8     | 03d 12' 04" | 83.82   | 3,000.00 | 167.60 | N 88d 00' 21" W | 167.58 |
| C9     | 13d 20' 05" | 58.45   | 500.00   | 116.37 | S 86d 55' 39" W | 116.10 |

**STREET INFORMATION TABLE:**

| Street Name          | Street Length | R.O.W. Width | Pavement Width | C/G Length | Design Speed |
|----------------------|---------------|--------------|----------------|------------|--------------|
| KINGSTON CREEK DRIVE | 1,016.23      | 50 ft.       | 26 ft.         | 2,030      | 30 mph       |
| CLARENDON COVE       | 957.80        | 40 ft.       | 26 ft.         | 2,050      | 30 mph       |
| EASINGTON COVE       | 805.78        | 40 ft.       | 26 ft.         | 1,580      | 30 mph       |
| BROMPTON COVE        | 748.72        | 40 ft.       | 26 ft.         | 1,565      | 30 mph       |



**McAlexander Engineering**  
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 Shane McAlexander, P.E.  
 Revised Preliminary Plat - Kingston Crk.  
 Engineering, Planning, & Development  
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 Jackson, Tennessee 38305  
 Phone (731) 234-3138

**ME**  
 SCALE 1"=100'  
 DATE 05/25/22  
 FILE No. 5792  
 McAlexander Engineering