

# CURVE RDA-1

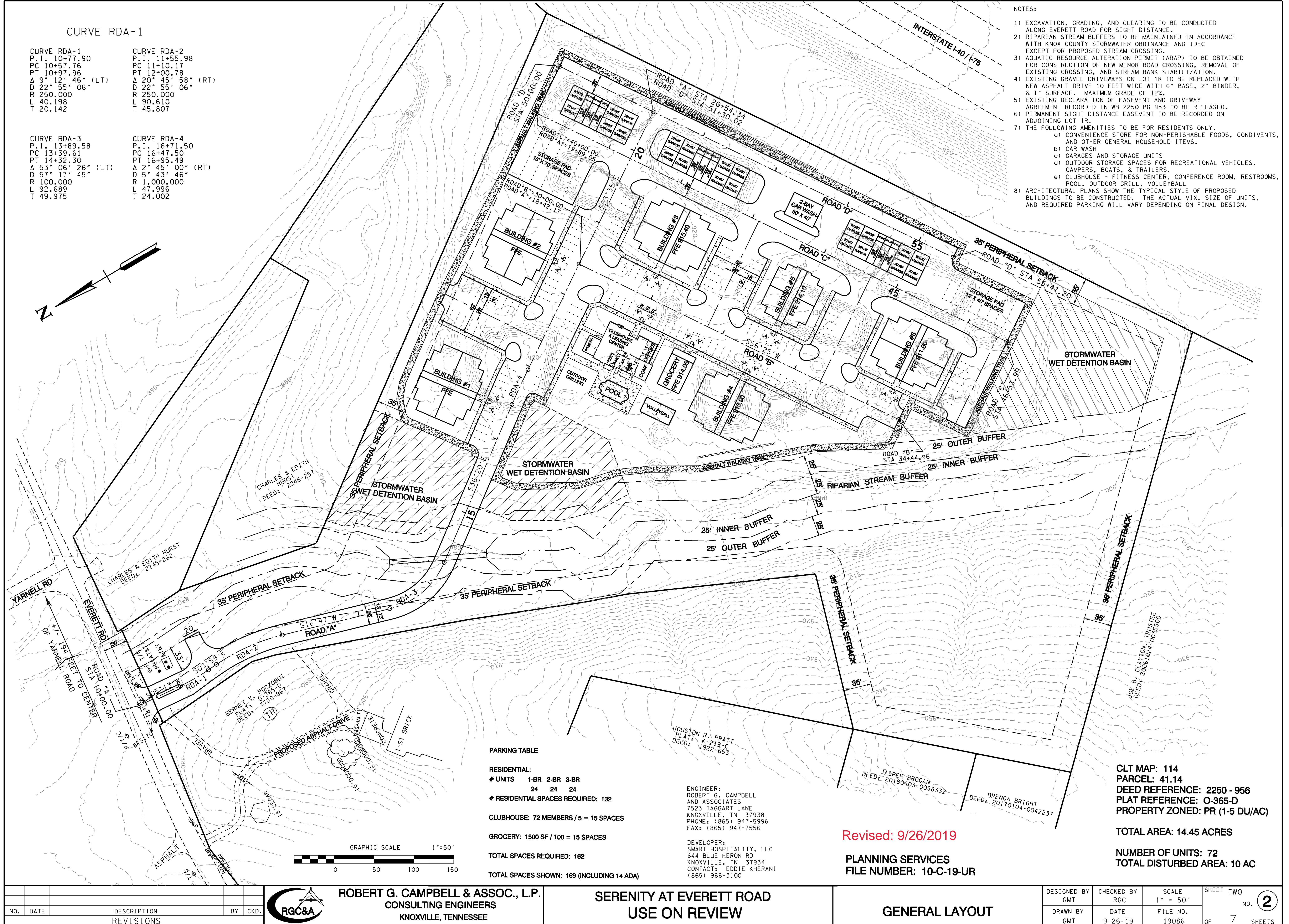
CURVE RDA-1  
P.I. 10+77.90  
PC 10+57.76  
PT 10+97.96  
Δ 9° 12' 46" (LT)  
D 22° 55' 06"  
R 250.000  
L 40.198  
T 20.142

CURVE RDA-2  
P.I. 11+55.98  
PC 11+10.17  
PT 12+00.78  
Δ 20° 45' 58" (RT)  
D 22° 55' 06"  
R 250.000  
L 90.610  
T 45.807

CURVE RDA-3  
P.I. 13+89.58  
PC 13+39.61  
PT 14+32.30  
Δ 53° 06' 26" (LT)  
D 57° 17' 45"  
R 100.000  
L 92.689  
T 49.975

CURVE RDA-4  
P.I. 16+71.50  
PC 16+47.50  
PT 16+95.49  
Δ 2° 45' 00" (RT)  
D 5° 43' 46"  
R 1,000.000  
L 47.996  
T 24.002

- NOTES:
- EXCAVATION, GRADING, AND CLEARING TO BE CONDUCTED ALONG EVERETT ROAD FOR SIGHT DISTANCE.
  - RIPARIAN STREAM BUFFERS TO BE MAINTAINED IN ACCORDANCE WITH KNOX COUNTY STORMWATER ORDINANCE AND TDEC EXCEPT FOR PROPOSED STREAM CROSSING.
  - AQUATIC RESOURCE ALTERATION PERMIT (ARAP) TO BE OBTAINED FOR CONSTRUCTION OF NEW MINOR ROAD CROSSING, REMOVAL OF EXISTING CROSSING, AND STREAM BANK STABILIZATION.
  - EXISTING GRAVEL DRIVEWAYS ON LOT 1R TO BE REPLACED WITH NEW ASPHALT DRIVE 10 FEET WIDE WITH 6" BASE, 2" BINDER, & 1" SURFACE. MAXIMUM GRADE OF 12%.
  - EXISTING DECLARATION OF EASEMENT AND DRIVEWAY AGREEMENT RECORDED IN WB 2250 PG 953 TO BE RELEASED.
  - PERMANENT SIGHT DISTANCE EASEMENT TO BE RECORDED ON ADJOINING LOT 1R.
  - THE FOLLOWING AMENITIES TO BE FOR RESIDENTS ONLY.
    - a) CONVENIENCE STORE FOR NON-PERISHABLE FOODS, CONDIMENTS, AND OTHER GENERAL HOUSEHOLD ITEMS.
    - b) CAR WASH
    - c) GARAGES AND STORAGE UNITS
    - d) OUTDOOR STORAGE SPACES FOR RECREATIONAL VEHICLES, CAMPERS, BOATS, & TRAILERS.
    - e) CLUBHOUSE - FITNESS CENTER, CONFERENCE ROOM, RESTROOMS, POOL, OUTDOOR GRILL, VOLLEYBALL
  - ARCHITECTURAL PLANS SHOW THE TYPICAL STYLE OF PROPOSED BUILDINGS TO BE CONSTRUCTED. THE ACTUAL MIX, SIZE OF UNITS, AND REQUIRED PARKING WILL VARY DEPENDING ON FINAL DESIGN.



## PARKING TABLE

RESIDENTIAL:  
# UNITS 1-BR 2-BR 3-BR  
24 24 24  
# RESIDENTIAL SPACES REQUIRED: 132

CLUBHOUSE: 72 MEMBERS / 5 = 15 SPACES

GROCERY: 1500 SF / 100 = 15 SPACES

TOTAL SPACES REQUIRED: 162

TOTAL SPACES SHOWN: 169 (INCLUDING 14 ADA)

ENGINEER:  
ROBERT G. CAMPBELL  
AND ASSOCIATES  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
PHONE: (865) 947-5996  
FAX: (865) 947-7556

DEVELOPER:  
SMART HOSPITALITY, LLC  
644 BLUE HERON RD  
KNOXVILLE, TN 37934  
CONTACT: EDDIE KHERANI  
(865) 966-3100

Revised: 9/26/2019

PLANNING SERVICES  
FILE NUMBER: 10-C-19-UR

CLT MAP: 114  
PARCEL: 41.14  
DEED REFERENCE: 2250 - 956  
PLAT REFERENCE: O-365-D  
PROPERTY ZONED: PR (1-5 DU/AC)

TOTAL AREA: 14.45 ACRES

NUMBER OF UNITS: 72  
TOTAL DISTURBED AREA: 10 AC

| NO. | DATE | DESCRIPTION | BY | CKD. |
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|     |      | REVISIONS   |    |      |



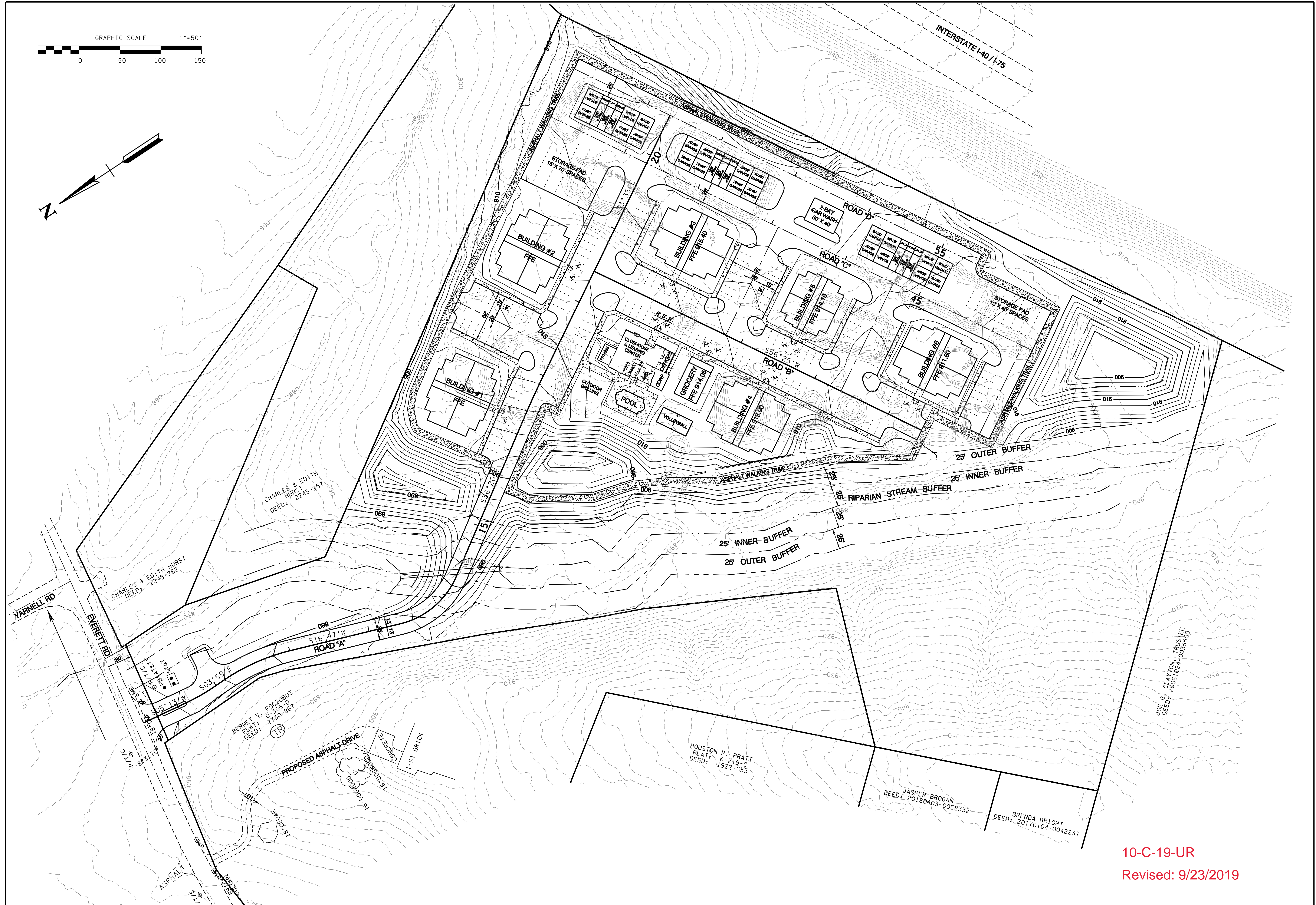
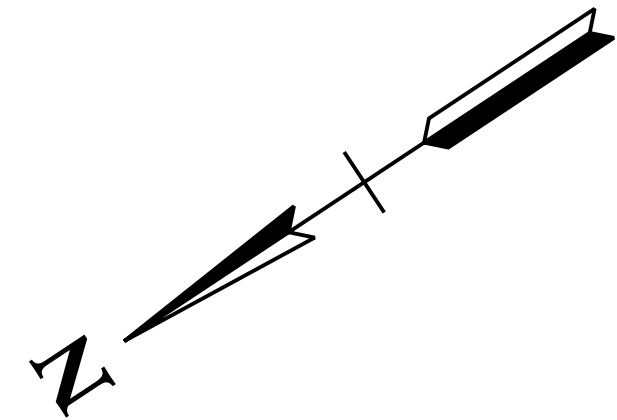
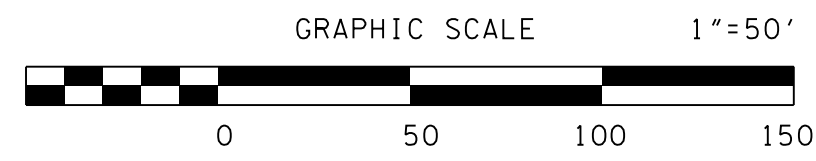
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CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

SERENITY AT EVERETT ROAD  
USE ON REVIEW

GENERAL LAYOUT

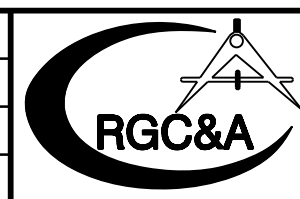
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| DESIGNED BY<br>GMT | CHECKED BY<br>RGC | SCALE<br>1" = 50' | SHEET TWO<br>NO. 2 |
| DRAWN BY<br>GMT    | DATE<br>9-26-19   | FILE NO.<br>19086 | OF 7 SHEETS        |





10-C-19-UR  
Revised: 9/23/2019

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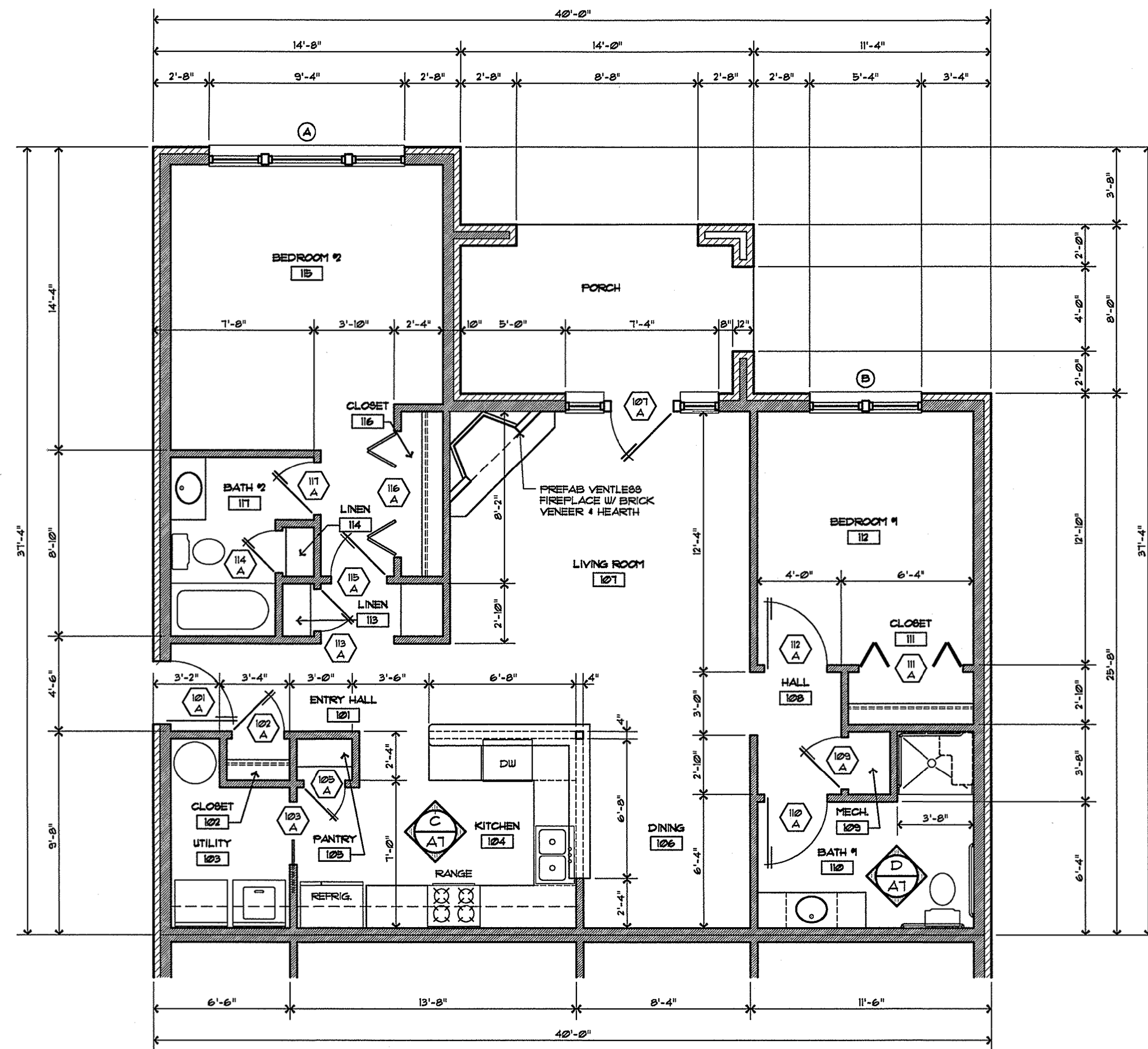
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KNOXVILLE, TENNESSEE

SERENITY AT EVERETT ROAD  
USE ON REVIEW

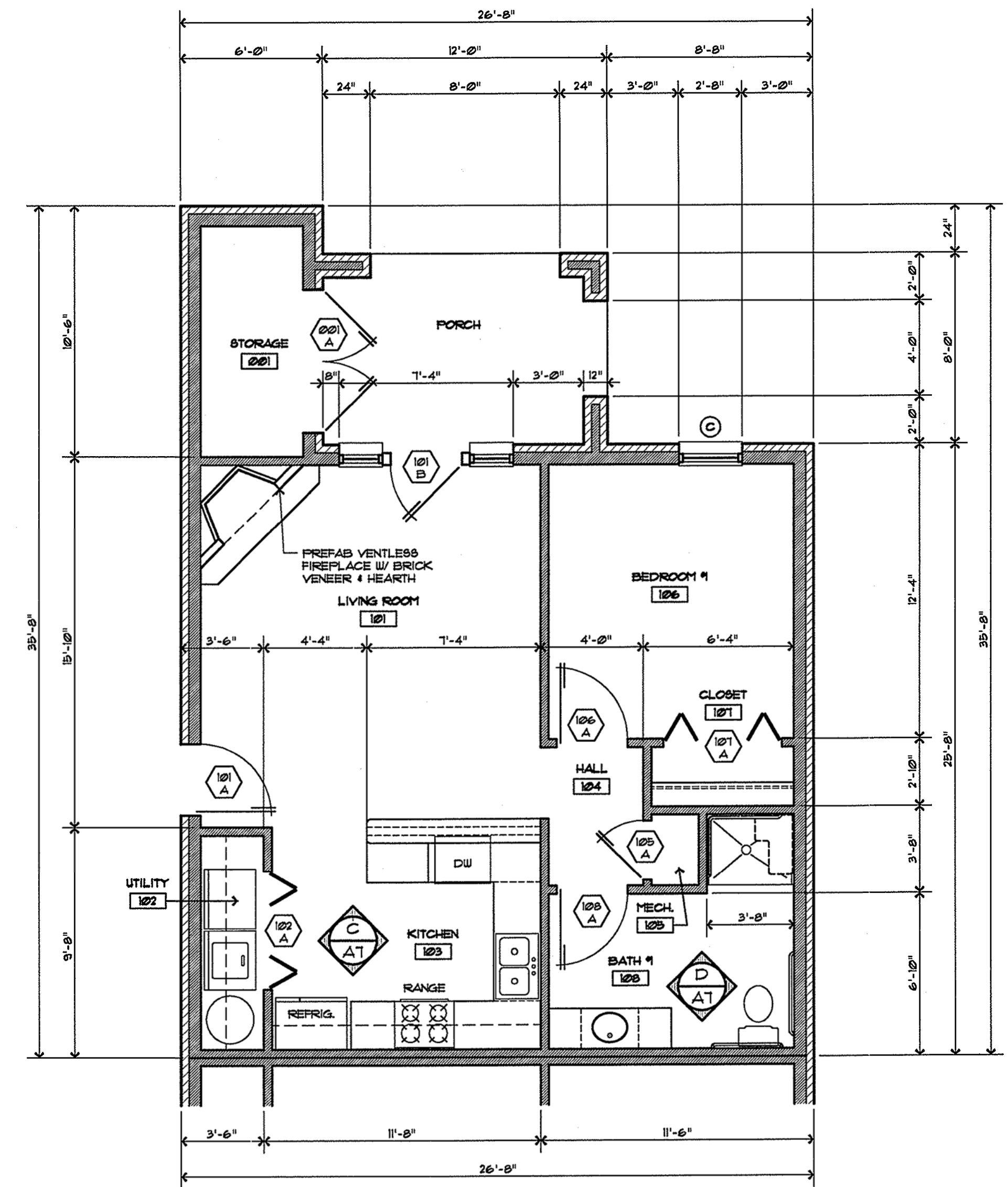
PRELIMINARY GRADING PLAN

|                    |                   |                   |                      |
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| DESIGNED BY<br>GMT | CHECKED BY<br>RGC | SCALE<br>1" = 50' | SHEET THREE<br>NO. 3 |
| DRAWN BY<br>GMT    | DATE<br>9-20-19   | FILE NO.<br>19086 | OF 7 SHEETS          |





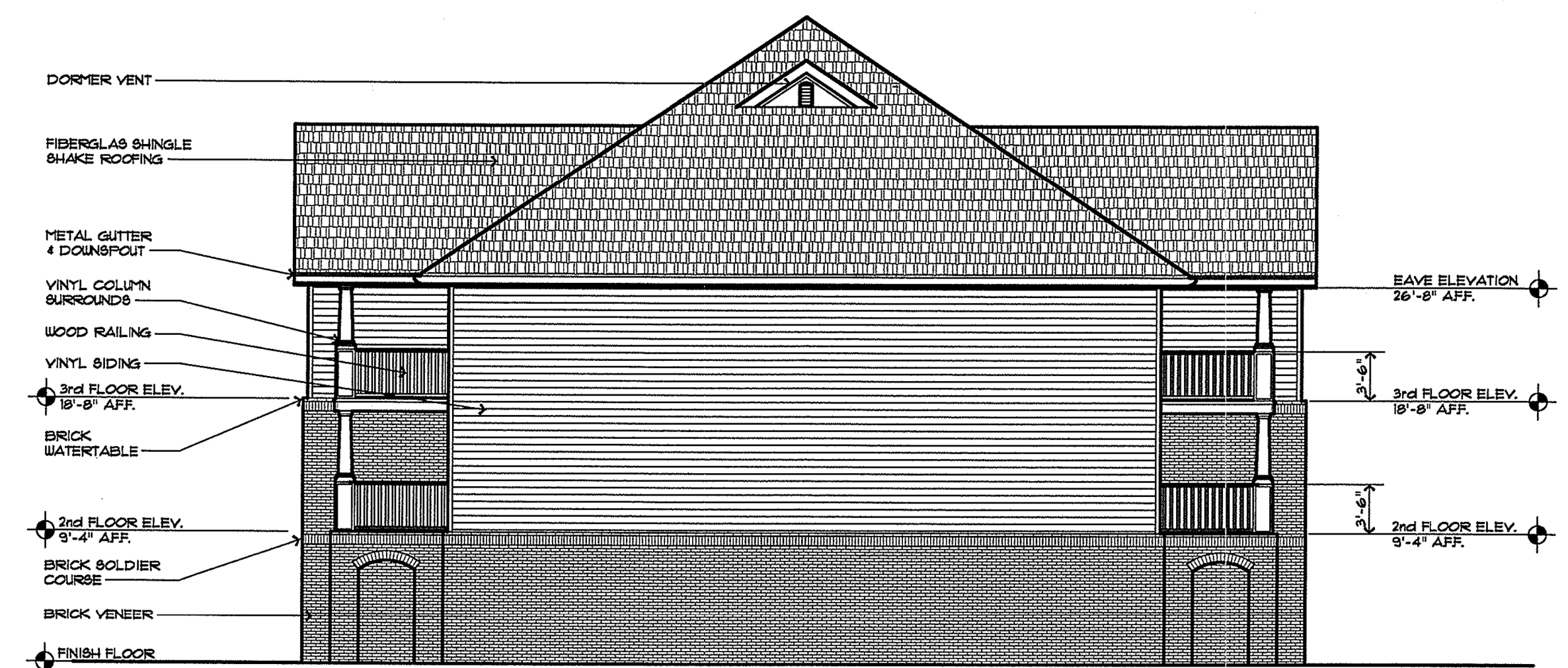
FLOOR PLAN - TYP. TWO BEDROOM ADA UNIT



FLOOR PLAN - TYP. ONE BEDROOM ADA UNIT



FRONT/REAR BUILDING ELEVATION



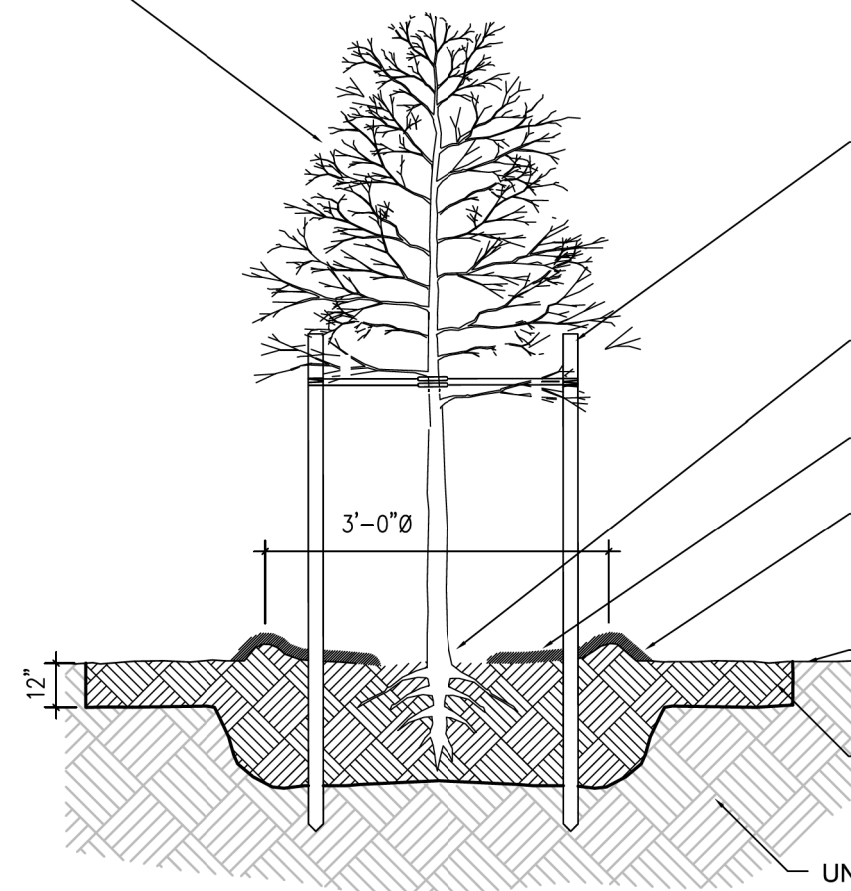
SIDE BUILDING ELEVATION

10-C-19-UR  
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| NO. | DATE | DESCRIPTION<br>REVISIONS | BY | CKD. |  <b>ROBERT G. CAMPBELL &amp; ASSOC., L.P.</b><br>CONSULTING ENGINEERS<br>KNOXVILLE, TENNESSEE | <b>SERENITY AT EVERETT ROAD</b><br><b>USE ON REVIEW</b> | <b>TYPICAL ELEVATION<br/>AND FLOOR PLANS</b> | DESIGNED BY<br>GMT | CHECKED BY<br>RGC | SCALE<br>NO SCALE | SHEET SIX<br>NO. <b>6</b><br>OF 7 SHEETS |
|     |      |                          |    |      |  |   |  | DRAWN BY<br>GMT    | DATE<br>9-20-19   | FILE NO.<br>19086 |  |

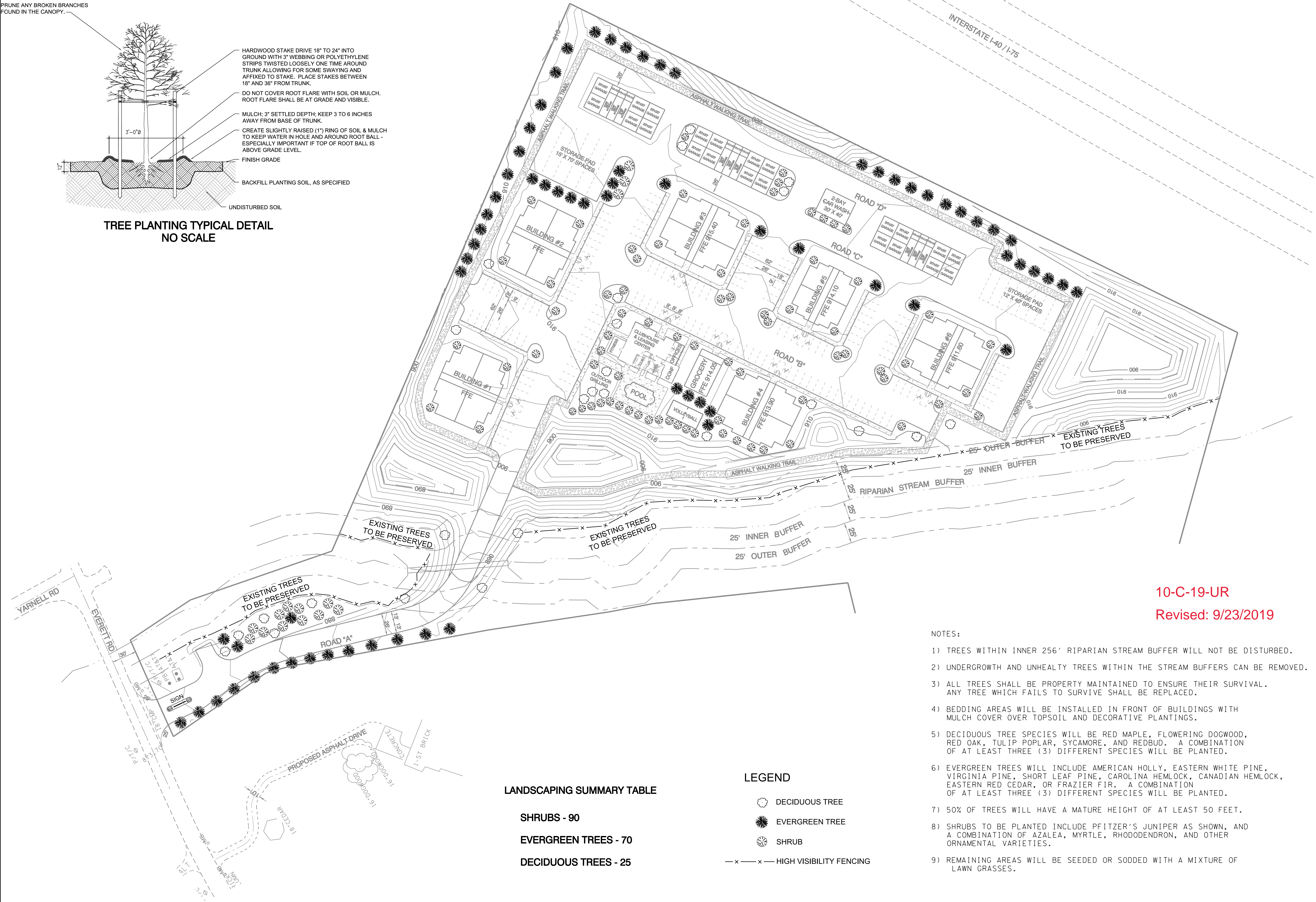


PRUNE ANY BROKEN BRANCHES FOUND IN THE CANOPY.



TREE PLANTING TYPICAL DETAIL  
NO SCALE

- HARDWOOD STAKE DRIVE 18" TO 24" INTO GROUND WITH 3" WEBBING OR POLYETHYLENE STRIPS TWISTED LOOSELY ONE TIME AROUND TRUNK ALLOWING FOR SOME SWAYING AND AFFIXED TO STAKE. PLACE STAKES BETWEEN 18" AND 36" FROM TRUNK.
- DO NOT COVER ROOT FLARE WITH SOIL OR MULCH. ROOT FLARE SHALL BE AT GRADE AND VISIBLE.
- MULCH: 3" SETTLED DEPTH; KEEP 3 TO 6 INCHES AWAY FROM BASE OF TRUNK.
- CREATE SLIGHTLY RAISED (1") RING OF SOIL & MULCH TO KEEP WATER IN HOLE AND AROUND ROOT BALL - ESPECIALLY IMPORTANT IF TOP OF ROOT BALL IS ABOVE GRADE LEVEL.
- FINISH GRADE
- BACKFILL PLANTING SOIL, AS SPECIFIED
- UNDISTURBED SOIL



10-C-19-UR  
Revised: 9/23/2019

- NOTES:
- 1) TREES WITHIN INNER 256' RIPARIAN STREAM BUFFER WILL NOT BE DISTURBED.
  - 2) UNDERGROWTH AND UNHEALTHY TREES WITHIN THE STREAM BUFFERS CAN BE REMOVED.
  - 3) ALL TREES SHALL BE PROPERTY MAINTAINED TO ENSURE THEIR SURVIVAL. ANY TREE WHICH FAILS TO SURVIVE SHALL BE REPLACED.
  - 4) BEDDING AREAS WILL BE INSTALLED IN FRONT OF BUILDINGS WITH MULCH COVER OVER TOPSOIL AND DECORATIVE PLANTINGS.
  - 5) DECIDUOUS TREE SPECIES WILL BE RED MAPLE, FLOWERING DOGWOOD, RED OAK, TULIP POPLAR, SYCAMORE, AND REDBUD. A COMBINATION OF AT LEAST THREE (3) DIFFERENT SPECIES WILL BE PLANTED.
  - 6) EVERGREEN TREES WILL INCLUDE AMERICAN HOLLY, EASTERN WHITE PINE, VIRGINIA PINE, SHORT LEAF PINE, CAROLINA HEMLOCK, CANADIAN HEMLOCK, EASTERN RED CEDAR, OR FRAZIER FIR. A COMBINATION OF AT LEAST THREE (3) DIFFERENT SPECIES WILL BE PLANTED.
  - 7) 50% OF TREES WILL HAVE A MATURE HEIGHT OF AT LEAST 50 FEET.
  - 8) SHRUBS TO BE PLANTED INCLUDE PFITZER'S JUNIPER AS SHOWN, AND A COMBINATION OF AZALEA, MYRTLE, RHODODENDRON, AND OTHER ORNAMENTAL VARIETIES.
  - 9) REMAINING AREAS WILL BE SEEDED OR SODDED WITH A MIXTURE OF LAWN GRASSES.

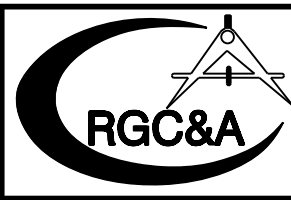
LANDSCAPING SUMMARY TABLE

- SHRUBS - 90
- EVERGREEN TREES - 70
- DECIDUOUS TREES - 25

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB
- HIGH VISIBILITY FENCING

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|-----------|------|-------------|----|------|
| REVISIONS |      |             |    |      |



ROBERT G. CAMPBELL & ASSOC., L.P.  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

SERENITY AT EVERETT ROAD

LANDSCAPING PLAN

|                    |                   |                   |                      |
|--------------------|-------------------|-------------------|----------------------|
| DESIGNED BY<br>GMT | CHECKED BY<br>RGC | SCALE<br>1" = 50' | SHEET SEVEN<br>NO. 7 |
| DRAWN BY<br>GMT    | DATE<br>9-20-19   | FILE NO.<br>19086 | OF SEVEN SHEETS      |