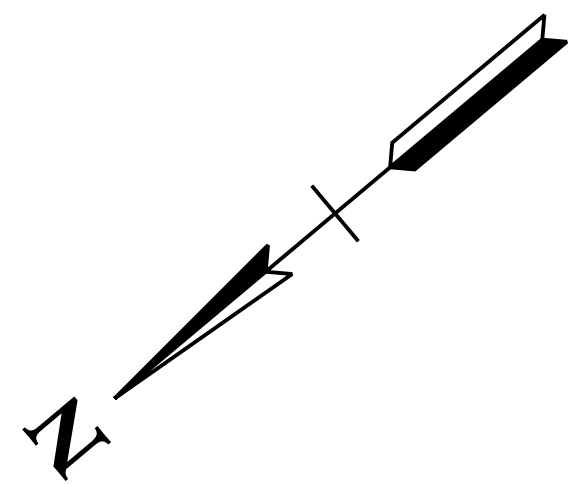


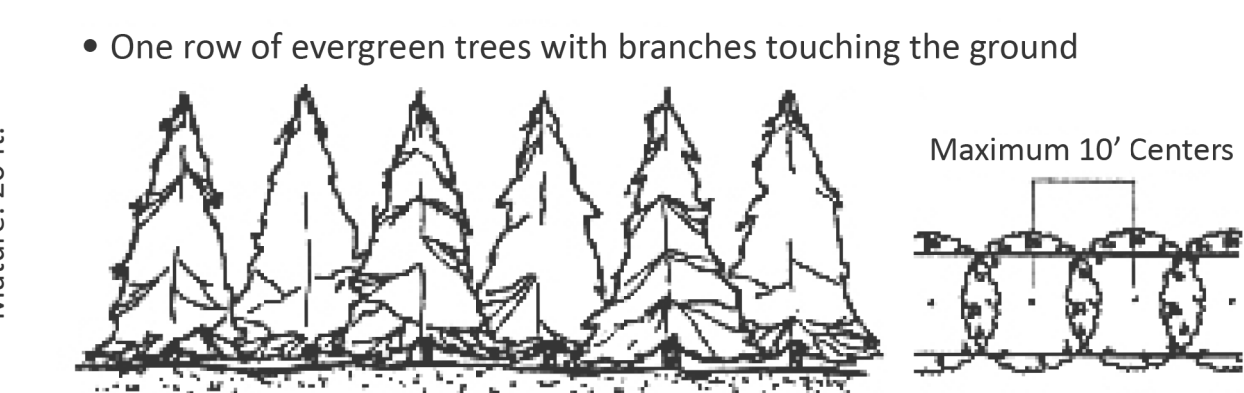
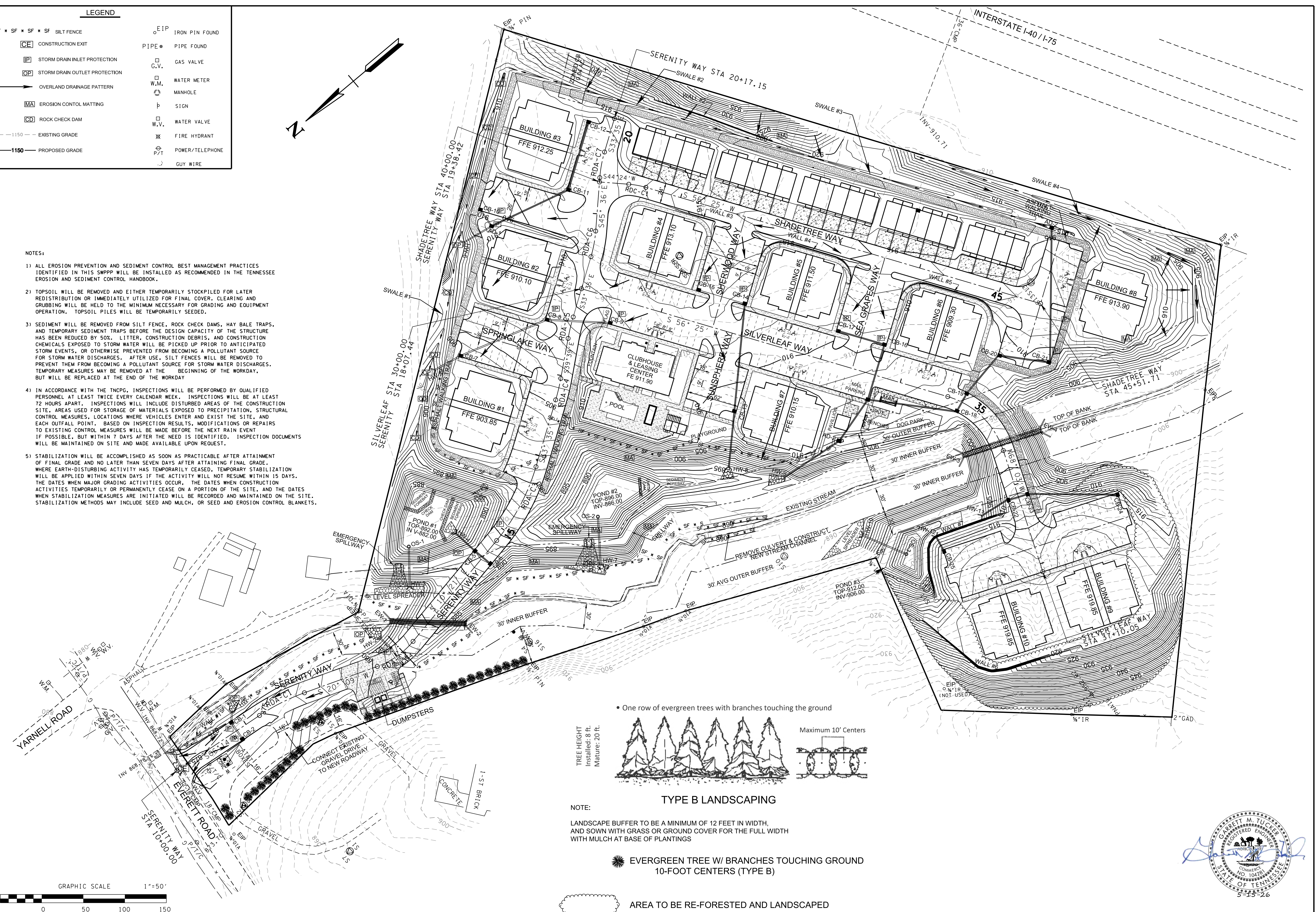
**LEGEND**

- SF \* SF \* SF \* SF SILT FENCE
- CE CONSTRUCTION EXIT
- IP STORM DRAIN INLET PROTECTION
- OP STORM DRAIN OUTLET PROTECTION
- OVERLAND DRAINAGE PATTERN
- MA EROSION CONTROL MATTING
- CD ROCK CHECK DAM
- 1150 EXISTING GRADE
- 1150 PROPOSED GRADE
- EIP IRON PIN FOUND
- PIPE FOUND
- G.V. GAS VALVE
- W.M. WATER METER
- MANHOLE
- SIGN
- W.V. WATER VALVE
- FIRE HYDRANT
- POWER/TELEPHONE
- GUY WIRE



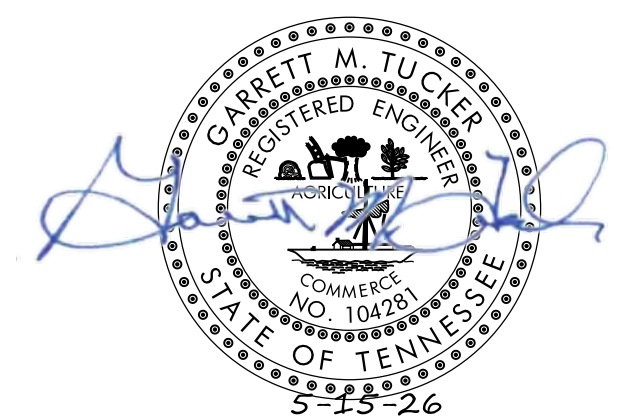
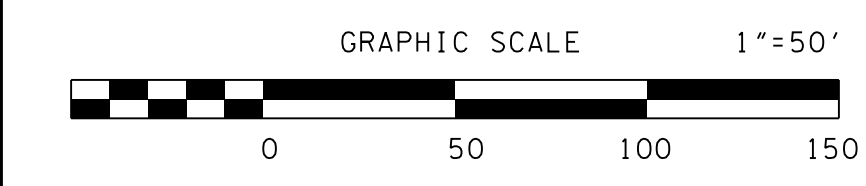
**NOTES:**

- 1) ALL EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES IDENTIFIED IN THIS SWPPP WILL BE INSTALLED AS RECOMMENDED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
- 2) TOPSOIL WILL BE REMOVED AND EITHER TEMPORARILY STOCKPILED FOR LATER REDISTRIBUTION OR IMMEDIATELY UTILIZED FOR FINAL COVER. CLEARING AND GRUBBING WILL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. TOPSOIL PILES WILL BE TEMPORARILY SEEDED.
- 3) SEDIMENT WILL BE REMOVED FROM SILT FENCE, ROCK CHECK DAMS, HAY BALE TRAPS, AND TEMPORARY SEDIMENT TRAPS BEFORE THE DESIGN CAPACITY OF THE STRUCTURE HAS BEEN REDUCED BY 50%. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, SILT FENCES WILL BE REMOVED TO PREVENT THEM FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT WILL BE REPLACED AT THE END OF THE WORKDAY.
- 4) IN ACCORDANCE WITH THE TNCPP, INSPECTIONS WILL BE PERFORMED BY QUALIFIED PERSONNEL AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS WILL BE AT LEAST 72 HOURS APART. INSPECTIONS WILL INCLUDE DISTURBED AREAS OF THE CONSTRUCTION SITE, AREAS USED FOR STORAGE OF MATERIALS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER AND EXIST THE SITE, AND EACH OUTFALL POINT. BASED ON INSPECTION RESULTS, MODIFICATIONS OR REPAIRS TO EXISTING CONTROL MEASURES WILL BE MADE BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT WITHIN 7 DAYS AFTER THE NEED IS IDENTIFIED. INSPECTION DOCUMENTS WILL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST.
- 5) STABILIZATION WILL BE ACCOMPLISHED AS SOON AS PRACTICABLE AFTER ATTAINMENT OF FINAL GRADE AND NO LATER THAN SEVEN DAYS AFTER ATTAINING FINAL GRADE. WHERE EARTH-DISTURBING ACTIVITY HAS TEMPORARILY CEASED, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN SEVEN DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN 15 DAYS. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED WILL BE RECORDED AND MAINTAINED ON THE SITE. STABILIZATION METHODS MAY INCLUDE SEED AND MULCH, OR SEED AND EROSION CONTROL BLANKETS.



**TYPE B LANDSCAPING**

- NOTE:
- LANDSCAPE BUFFER TO BE A MINIMUM OF 12 FEET IN WIDTH, AND SOWN WITH GRASS OR GROUND COVER FOR THE FULL WIDTH WITH MULCH AT BASE OF PLANTINGS
  - EVERGREEN TREE W/ BRANCHES TOUCHING GROUND 10-FOOT CENTERS (TYPE B)
  - AREA TO BE RE-FORRESTED AND LANDSCAPED



NO.	DATE	DESCRIPTION	BY	CKD.

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

**SERENITY AT EVERETT ROAD**  
 USE ON REVIEW

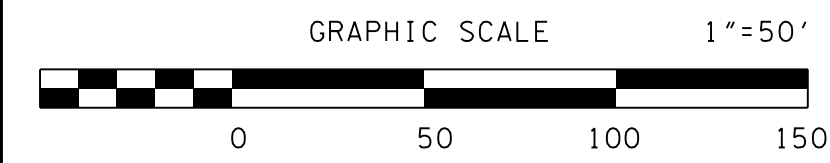
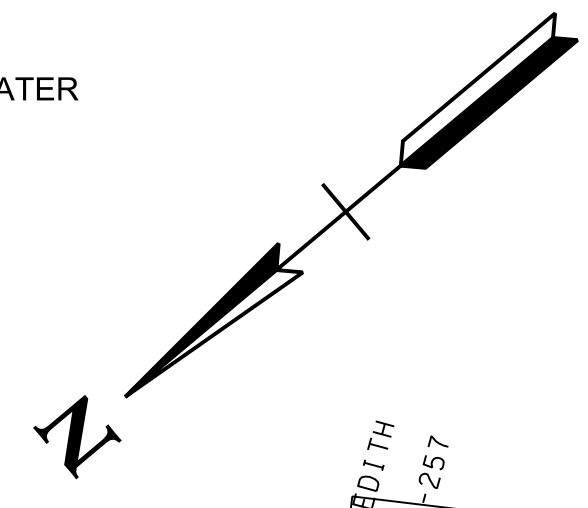
**PRELIMINARY**  
 GRADING & DRAINAGE PLAN

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 50'	SHEET NO. C2
DRAWN BY GMT	DATE 5-15-26	FILE NO. 19086	

LEGEND			
SF * SF * SF * SF	SILT FENCE	EIP	IRON PIN FOUND
CE	CONSTRUCTION EXIT	PIPE	PIPE FOUND
IP	STORM DRAIN INLET PROTECTION	G.V.	GAS VALVE
OP	STORM DRAIN OUTLET PROTECTION	W.M.	WATER METER
→	OVERLAND DRAINAGE PATTERN	MANHOLE	
MA	EROSION CONTROL MATTING	SIGN	
CD	ROCK CHECK DAM	W.V.	WATER VALVE
- - - 1150 - - -	EXISTING GRADE	⊗	FIRE HYDRANT
— 1150 —	PROPOSED GRADE	⊕	POWER/TELEPHONE
		⋯	GUY WIRE

NOTES:

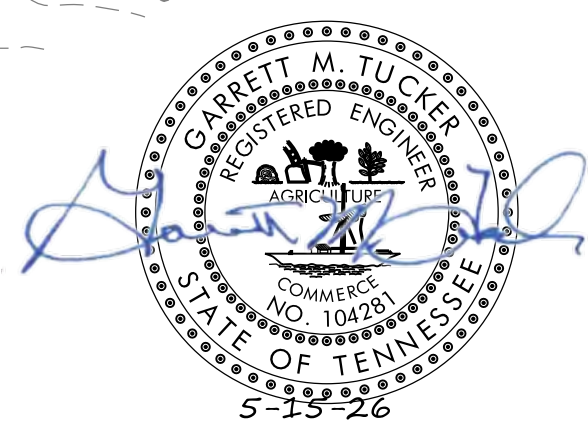
- 1) SITE ENTRANCE HAS BEEN LOCATED TO PROVIDE THE REQUIRED SIGHT DISTANCE ALONG EVERETT ROAD AND AVOID EXCAVATION, GRADING, AND CLEARING ON THE ADJACENT PARCEL.
- 2) RIPARIAN STREAM BUFFERS TO BE MAINTAINED IN ACCORDANCE WITH KNOX COUNTY STORMWATER ORDINANCE AND TDEC EXCEPT AT ENTRANCE LOCATION AND PROPOSED STREAM CROSSING.
- 3) AQUATIC RESOURCE ALTERATION PERMIT (ARAP) TO BE OBTAINED FOR ENTRANCE AND FOR CONSTRUCTION OF NEW MINOR ROAD CROSSING, REMOVAL OF EXISTING CROSSING, AND STREAM BANK STABILIZATION.
- 4) EXISTING GRAVEL DRIVEWAY ON LOT 1R TO REMAIN WITH SEPARATE ACCESS AS SHOWN PER DECLARATION OF EASEMENT RECORDED IN VB 2250 PG 953 TO REMAIN.
- 5) TDEC NOTICE OF COVERAGE: TNR136069  
AQUATIC RESOURCE ALTERATION PERMIT FOR MINOR ROAD CROSSINGS INSTALLATION AND REMOVAL TO BE OBTAINED.
- 6) HILLSIDE PROTECTION AREA: 2.16 ACRES.  
AREAS OUTSIDE OF BUILDINGS #9 & #10, PARKING, AND STORMWATER DETENTION TO BE RE-FORRESTED (0.98 NET ACRES DISTURBED).
- 7) PREVIOUS PLANNING SERVICES FILE NUMBER: 10-C-19-UR



NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		



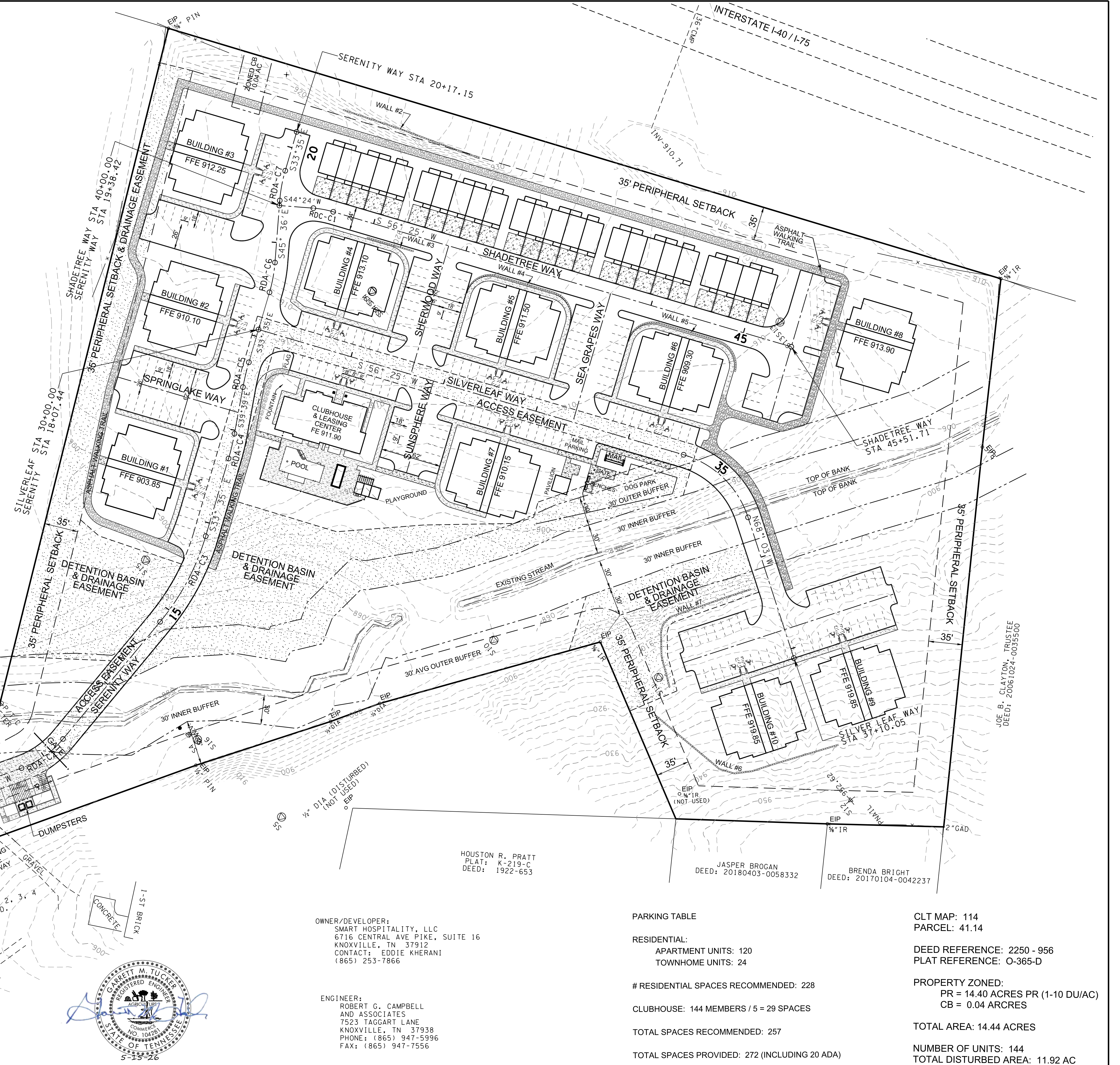
**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE



**SERENITY AT EVERETT ROAD**  
USE ON REVIEW  
PLANNING SERVICES FILE NUMBER: 6-A-26-DP

**GENERAL LAYOUT**

DESIGNED BY	CHECKED BY	SCALE	SHEET
GMT	RGC	1" = 50'	NO. C1
DRAWN BY	DATE	FILE NO.	
GMT	5-15-26	19086	



OWNER/DEVELOPER:  
SMART HOSPITALITY, LLC  
6716 CENTRAL AVE PIKE, SUITE 16  
KNOXVILLE, TN 37912  
CONTACT: EDDIE KHERANI  
(865) 253-7866

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

HOUSTON R. PRATT  
PLAT: K-219-C  
DEED: 1922-653

JASPER BROGAN  
DEED: 20180403-0058332

BRENDA BRIGHT  
DEED: 20170104-0042237

PARKING TABLE

RESIDENTIAL:  
APARTMENT UNITS: 120  
TOWNHOME UNITS: 24

# RESIDENTIAL SPACES RECOMMENDED: 228

CLUBHOUSE: 144 MEMBERS / 5 = 29 SPACES

TOTAL SPACES RECOMMENDED: 257

TOTAL SPACES PROVIDED: 272 (INCLUDING 20 ADA)

CLT MAP: 114  
PARCEL: 41.14

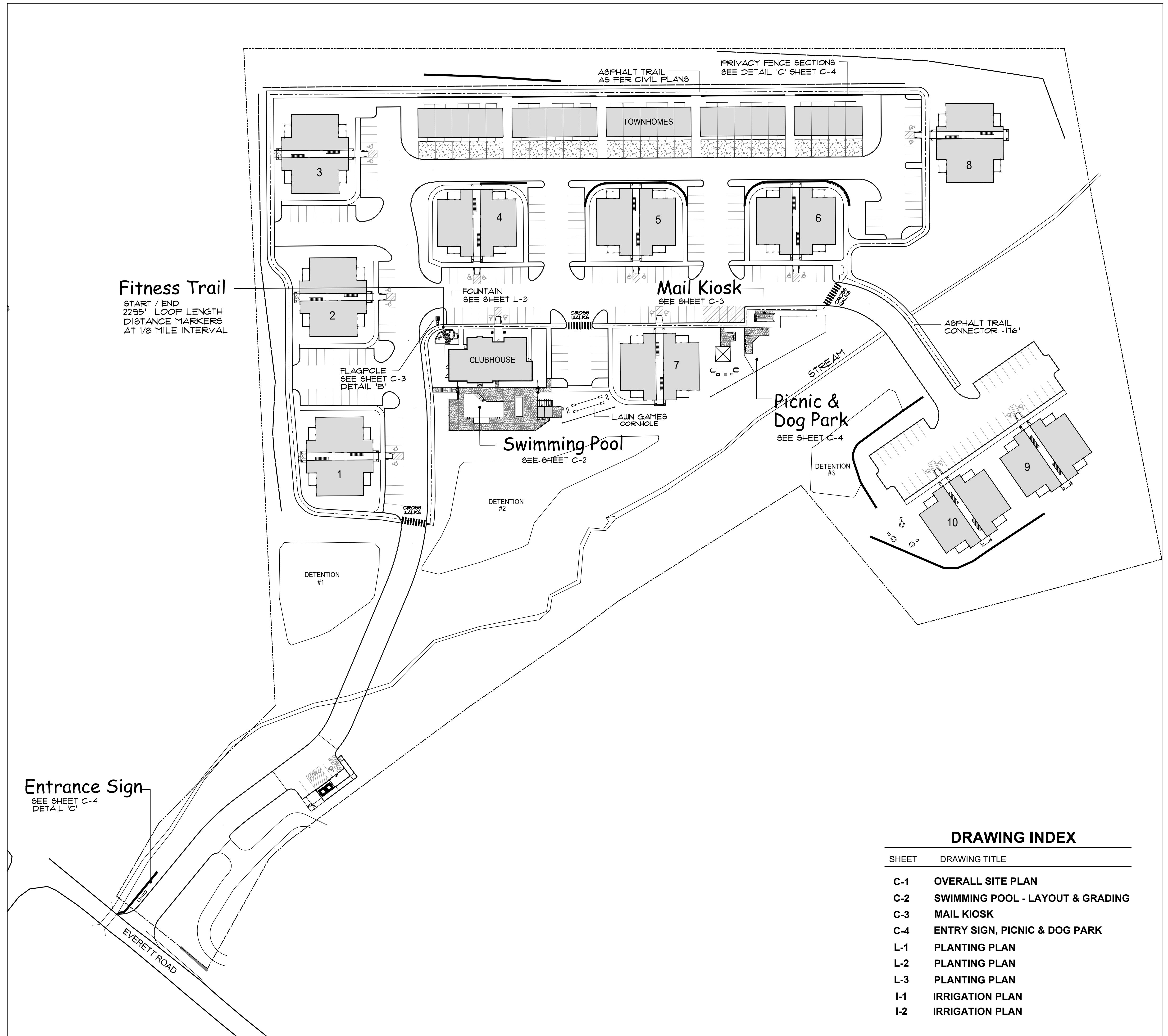
DEED REFERENCE: 2250 - 956  
PLAT REFERENCE: O-365-D

PROPERTY ZONED:  
PR = 14.40 ACRES PR (1-10 DU/AC)  
CB = 0.04 ARCCRES

TOTAL AREA: 14.44 ACRES

NUMBER OF UNITS: 144  
TOTAL DISTURBED AREA: 11.92 AC

JOE B. CLAYTON, TRUSTEE  
DEED: 20061024-00353500

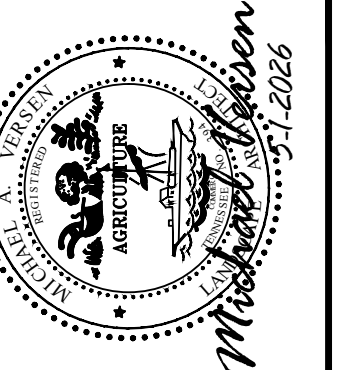


**Fitness Trail**  
 START / END  
 2295' LOOP LENGTH  
 DISTANCE MARKERS  
 AT 1/8 MILE INTERVAL

**Entrance Sign**  
 SEE SHEET C-4  
 DETAIL 'C'

**DRAWING INDEX**

SHEET	DRAWING TITLE
C-1	OVERALL SITE PLAN
C-2	SWIMMING POOL - LAYOUT & GRADING
C-3	MAIL KIOSK
C-4	ENTRY SIGN, PICNIC & DOG PARK
L-1	PLANTING PLAN
L-2	PLANTING PLAN
L-3	PLANTING PLAN
I-1	IRRIGATION PLAN
I-2	IRRIGATION PLAN

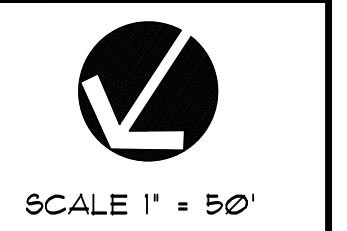


**MICHAEL VERSEN & ASSOCIATES**  
 LANDSCAPE ARCHITECTURE AND LAND PLANNING  
 299 N. WELLSBORO RD., SUITE 201, KNOXVILLE, TN 37919  
 (615) 598-1331

**Overall Site Plan**

**SERENITY AT EVERETT ROAD**  
 Knoxville, Tennessee

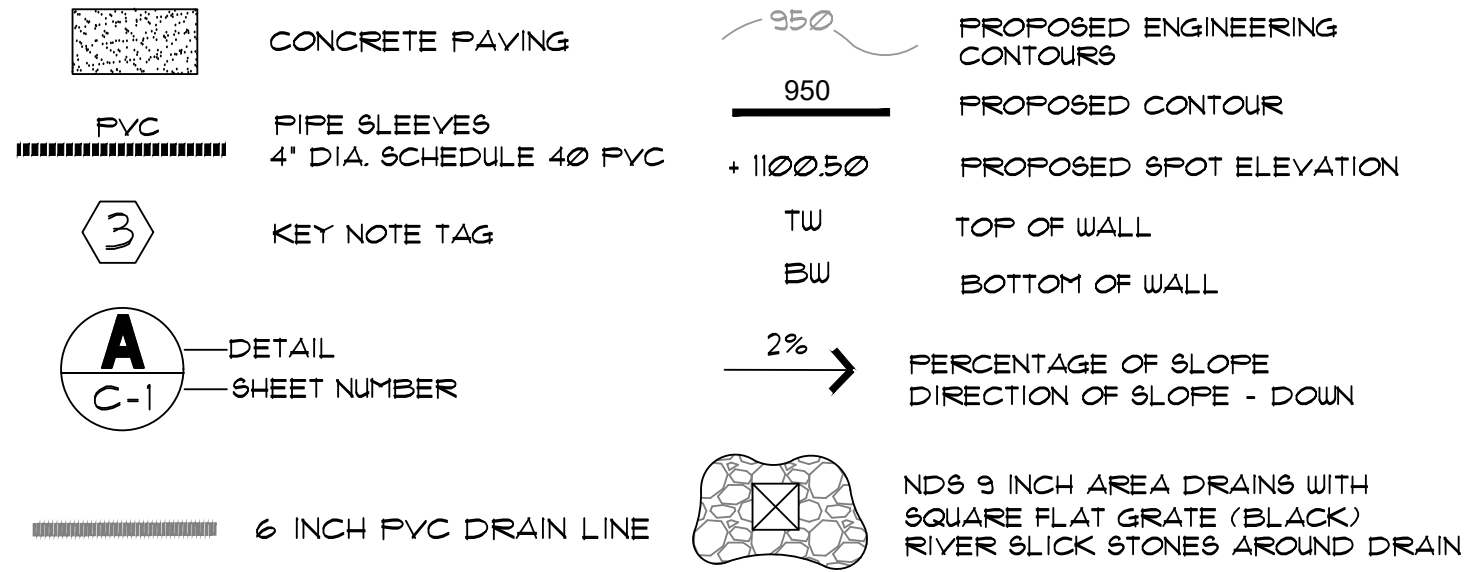
JOB NO. 22005  
 DRAWN: MAV/RJM  
 DATE: JULY 2, 2020  
 REVISIONS: APR 23, 2026  
 MAY 1, 2026



SCALE 1" = 50'

**C-1**

**LEGEND**



**SWIMMING POOL SPECIFICATIONS**

**SCOPE OF WORK:**  
THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION AND OPERATION OF THE POOL AS PER PLANS.

THE WORK SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:  
 1. OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS FOR THE PROJECT. SUPPLY COPIES TO OWNER AND LANDSCAPE ARCHITECT.  
 2. PREPARE SUBMITTALS (SPECIFICATIONS, DRAWINGS AND CUT SHEETS OF ALL EQUIPMENT) AS NECESSARY FOR PERMITTING. SUBMIT COPIES TO OWNER AND LANDSCAPE ARCHITECT FOR FINAL APPROVAL PRIOR TO PERMIT SUBMISSION.  
 3. LAYOUT THE POOL AREA. SECURE LANDSCAPE ARCHITECT'S APPROVAL OF LAYOUT PRIOR TO BEGINNING CONSTRUCTION.  
 4. EXCAVATION AND DISPOSAL OF EXCESS SOIL OFF SITE ALONG WITH SITE GRADING.  
 5. STEEL REINFORCEMENT, GUNITE, PLUMBING & POOL MECHANICAL, SETTING FROST PROOF TILE AND PLASTERING.  
 6. PLUMBING (WATER & GAS) AND ELECTRICAL HOOKUP OF POOL EQUIPMENT.  
 7. SITE CLEANUP.  
 8. POOL START UP (ORAL & WRITTEN INSTRUCTION TO OWNERS).  
 9. GUARANTEE CONSTRUCTION AND EQUIPMENT FOR A MINIMUM OF ONE YEAR FROM ACCEPTANCE.

REGULATORY AGENCY: NSPI, ASTM & APPROPRIATE STATE, COUNTY AND CITY GOVERNING BODIES. 2018 INTERNATIONAL SWIMMING POOL & SPA CODE (ISPS).

**ADDITIONAL WORK INCLUDED:**  
 1. GENERAL FINISH GRADING AND DRAINAGE OF POOL AREA.  
 2. POOL DECKING WITH CANTILEVER EDGE.  
 3. PLANTER WALLS

**WORK NOT INCLUDED:**  
 1. LANDSCAPE, IRRIGATION AND LIGHTING.  
 2. METAL FENCING  
 3. RETAINING WALL & SITE STRUCTURES.

**POOL MATERIALS:**  
 1. GUNITE POOLS (AS PER PLANS) WITH DEPTHS AS SHOWN. CONTRACTOR TO VERIFY DEPTH REQUIREMENTS WITH OWNER PRIOR TO EXCAVATION.  
 2. CUSTOM STEPS AND SWIM SHELF.  
 3. FROST PROOF TILE WITH COLOR SELECTION BY OWNER.

**POOL EQUIPMENT:**  
 1. POOL EQUIPMENT (PUMP & FILTER) SHALL BE SIZED FOR 8 HOUR TURNOVER RATE. CONTRACTOR SHALL SUBMIT CALCULATIONS & EQUIPMENT SPECIFICATION CHARTS TO LANDSCAPE ARCHITECT.  
 2. FILTER SHALL BE CARTRIDGE FILTER. CONTRACTOR TO SUPPLY OPTIONS IN BID FORM.  
 3. AUTOMATIC SURFACE SKIMMERS AND DIRECTIONAL FLOW INLETS. CONTRACTOR TO SPECIFY NUMBER AND LOCATIONS NECESSARY FOR EFFICIENT WATER FLOW.  
 4. 50 WATT LED UNDERWATER POOLS LIGHTS WITH DIMMER SWITCHES, 25 WATT LED FOR SHELF.  
 5. 8" MAIN POOL DRAIN AND SPA DRAIN WITH HYDROSTATIC RELIEF VALVE.  
 6. MANUAL POOL CLEANING EQUIPMENT TO INCLUDE ONE VACUUM HEAD, VACUUM HOSE, TELESCOPIC POLE, DIP-NET, TEST KIT, WALL BRUSH.  
 7. POOL HEATERS, OPTIONAL.  
 8. ELECTRICAL AND SWITCH CONTROL FOR SEPARATE CONTROL OF POOL LIGHTING.  
 9. AUTOMATIC WATER LEVELING SYSTEM.  
 10. POLARIS CLEANING SYSTEM OR APPROVED EQUAL.  
 11. AUTOMATIC CHLORINATOR - WITH OPTION OF SALT WATER SYSTEM.  
 12. REMOTE CONTROL SYSTEM FOR POOL. CONTRACTOR TO SPECIFY ALL ADDITIONAL EQUIPMENT NECESSARY FOR OPERATION.  
 13. POOL ALARM MECHANISMS AS PER CODE.  
 14. ALL ADDITIONAL EQUIPMENT NECESSARY FOR OPERATION. PROVIDE BROCHURES AND SPECIFICATIONS FOR ALL EQUIPMENT SUBMITTED IN PROPOSAL.

**CONSTRUCTION:**  
 A PRE-QUALIFIED COMPETENT SWIMMING POOL CONTRACTOR SHALL PERFORM ALL WORK ON THE POOL. CONTRACTOR MUST HAVE A CURRENT TENNESSEE GENERAL CONTRACTOR'S LICENSE, WHICH SPECIFICALLY QUALIFIES HIM FOR THIS WORK. CONTRACTOR SHALL SUBMIT COPIES OF LICENSE TO OWNER WITH BID FORM.

THE FOLLOWING SPECIFICATION ESTABLISHES THE MINIMUM CONSTRUCTION REQUIREMENTS. CONTRACTOR MAY SUBMIT ALTERNATE METHOD OF CONSTRUCTION FOR APPROVAL BY CONTRACTING OFFICER. THE POOL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION ENGINEERING AND POOL MECHANICS NECESSARY FOR A QUALITY AND SATISFACTORY CONSTRUCTION AND OPERATION OF THE POOL. CONTRACTOR SHALL GUARANTEE POOL SHELL FOR MINIMUM OF ONE YEAR.

POOL WALLS TO BE STRUCTURALLY ENGINEERED BY CONTRACTOR. CONTRACTOR TO SUBMIT PLAN, DETAILS AND SPECIFICATIONS FOR POOL WALL STRUCTURE AND OTHER DETAILS REQUIRED FOR PERMIT WITH BID.

BASE BID SHALL INCLUDE INTERIOR PLASTERED WITH "MARGITE" MARGITE TO HAVE ADD MIXTURE AS MANUFACTURED BY GRB FORMULA 1100W (OR APPROVED EQUAL) TO IMPROVE DURABILITY. POOL PLASTER FINISH SHALL BE SMOOTH AND FREE OF ROUGH SPOTS OR STAINS. PLASTER WORK SHALL BE INSTALLED BY A COMPETENT PLASTERER. OTHER TRADESMAN MAY NOT BE USED FOR THIS WORK. SUBMIT OPTIONS FOR "PEBBLE FINISH" OR APPROVED EQUAL. SUBMIT REFERENCE PROJECTS FOR VIEWING OF OPTIONAL FINISHES BY CLIENT.

CONTRACTOR SHALL INSTALL A BORDER OF 6 X 6 INCH FROST PROOF CERAMIC TILE AROUND THE PERIMETER OF POOL AND ON THE FACE OF CUSTOM STEPS. CONTRACTOR SHALL SUBMIT TILE SAMPLES FOR APPROVAL BY OWNER.

**PLUMBING:**  
 ALL PLUMBING AND FRESH WATER HOOKUP FOR POOL EQUIPMENT WILL BE SUPPLIED BY THE CONTRACTOR.

**ELECTRICAL:**  
 ALL ELECTRICAL (INCLUDING HOOK-UP) TO BE INSTALLED BY LICENSED CLASS A ELECTRICAL CONTRACTOR. ELECTRICAL WORK COST TO BE INCLUDED IN PROJECT BID BY POOL CONTRACTOR.

**GAS HOOKUP:**  
 ALL GAS WORK (INCLUDING HOOK-UP) TO BE INSTALLED BY A LICENSED CONTRACTOR. GAS WORK COST TO BE INCLUDED IN PROJECT BID BY POOL CONTRACTOR.

**GRADING:**  
 CONTRACTOR SHALL GRADE POOL AND BACK YARD AS PER GRADING PLANS. PROVIDE A MINIMUM OF 6 INCHES OF TOPSOIL IN PLANTING AREAS.

**COORDINATION:**  
 POOL CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES ON THE PROJECT SITE. NOTIFY THE LANDSCAPE ARCHITECT SHOULD ANY DISCREPANCIES OR PROBLEMS OCCUR DURING CONSTRUCTION.

**CLEANUP:**  
 DURING THE COURSE OF CONSTRUCTION, EXCESS AND WATER MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED. SITE SHALL BE THOROUGHLY CLEANED UPON COMPLETION OF WORK.

**TURNOVER:**  
 UPON COMPLETION OF THE POOL, THE CONTRACTOR SHALL SUPPLY TO THE OWNER COPIES OF ALL EQUIPMENT MANUALS, GUARANTEES AND WARRANTIES. PROVIDE WRITTEN AND "HANDS ON" INSTRUCTION OF THE OPERATION OF THE POOL EQUIPMENT.

**SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE:**  
 TOWARD COMPLETION OF WORK, A MEETING SHALL BE HELD BETWEEN OWNER, LANDSCAPE ARCHITECT AND POOL CONTRACTOR TO REVIEW ALL WORK FOR COMPLETION AND ACCEPTANCE. SHOULD ANY ITEMS BE FOUND TO BE INCOMPLETE A PUNCH LIST SHALL BE MADE TO DEFINE ANY OUTSTANDING WORK. UPON COMPLETION OF FINAL PUNCH LIST, WORK WILL BE ACCEPTED AS COMPLETE. FINAL PAYMENT SHALL NOT BE ISSUED UNTIL ALL WORK IS ACCEPTED.

**KEY NOTES**

- 4 INCH THICK REINFORCED CONCRETE ON COMPACTED STONE BASE WITH LIGHT BROOM FINISH. EXPANSION / SCORE JOINTS AS SHOWN. CANTILEVER EDGE AT SWIMMING POOL.
- MASONRY BLOCK PLANTER / SEATWALL WITH STONE VENEER AND CAP TO MATCH CLUBHOUSE. 18 INCH HT. X 16 INCH DEPTH. PROVIDE CONTINUOUS FOOTER DRAIN AND TIE TO SUBSURFACE DRAIN SYSTEM.
- SWIMMING POOL TO BE ENCLOSED BY A FENCE / BARRIER WITH SELF-CLOSING, SELF-LATCHING GATE TO PREVENT UNCONTROLLED ACCESS BY CHILDREN FROM STREET OR FROM ADJACENT PROPERTIES. SAID FENCE OR WALL SHALL NOT HAVE OPENINGS THAT WOULD ALLOW A FOUR INCH DIAMETER SPHERE TO PASS THROUGH IT, AND SHALL BE MAINTAINED IN GOOD CONDITION. GATES LATCH TO BE MAGNA-LATCH OR APPROVED EQUAL WITH LATCH RELEASE KNOBS LOCATED 59 INCHES ABOVE POOL DECK. FENCE TO BE AMERISTAR ECHELON PLUS MAJESTIC 3 RAIL PANEL 60 INCH HT. MEET ALL 2018 ISPS CODE REQUIREMENTS FOR FENCING / STRUCTURE WALL ENCLOSURE.
- CONCRETE STEPS (12 INCH TREAD / 6 INCH RISER) WITH 34 INCH HT. METAL TUBE HANDRAILS. CONTRACTOR RESPONSIBLE FOR ENGINEERING OF STEPS AND FOOTINGS.
- GRILL COUNTER - METAL STUD STICK BUILT COUNTER WITH STONE VENEER AND TOP. OUTDOOR RATED COMMERCIAL GAS GRILL. INSERT WITH AUTOMATIC TIMER AND EMERGENCY GAS SHUT OFF SWITCH. CONTRACTOR TO SUBMIT PRODUCT INFORMATION TO OWNER FOR APPROVAL. PROVIDE NATURAL GAS SERVICE TO AREA.
- POOL EQUIPMENT PAD WITH 6" HT. CUSTOM WOOD SCREEN FENCING. VERIFY SIZE WITH POOL CONTRACTOR FOR EQUIPMENT PRIOR TO CONSTRUCTION. OVERSIZE AREA FOR ADDITIONAL STORAGE. VERIFY SIZE WITH OWNER.

**SITE & GRADING NOTES**

**1. SURVEY**  
 SURVEY DATA SUPPLIED BY ENGINEER. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO PROJECT DESIGNER.

REVIEW AND BECOME FAMILIAR WITH SITE BEFORE COMMENCING WORK. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES, PROPERTY LINES, EASEMENTS, SETBACKS, COVENANTS, SUBSURFACE DRAINAGE AND CONDITIONS WHICH MAY BE IN THE WAY OR AFFECT CONSTRUCTION AND/OR CONSTRUCTION SETBACKS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL TENNESSEE ONE CALL TO REQUEST EXACT FIELD LOCATION OF UTILITIES. PROTECT AND MAINTAIN EXISTING UTILITIES AND SITE FEATURES AS REQUIRED.

**2. CODES, PERMITS AND STANDARDS**  
 CONTRACTOR / OWNER SHALL OBTAIN ALL NECESSARY GOVERNMENTAL / CONSTRUCTION PERMITS FOR WORK. CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL CODES, MOST STRINGENT. CONTRACTOR(S) SHALL BE A LICENSED GENERAL CONTRACTOR IN THE STATE OF TENNESSEE. SUBMIT COPIES OF PERMITS TO OWNER PRIOR TO CONSTRUCTION. INSTALL MATERIALS AND EQUIPMENT AS PER SPECIFICATIONS, INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS. OWNER SHALL BE RESPONSIBLE TO SECURE ALL HOA / SUBDIVISION APPROVALS OF PLAN. CONSTRUCTION TO COMPLY WITH ALL APPLICABLE SECTIONS OF 2018 ISPS.

THE DESIGN PROFESSIONAL DENIES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY OR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

**3. LAYOUT**  
 THE CONTRACTOR SHALL CONFINE ALL CONSTRUCTION ACCESS AND ACTIVITY TO AREAS DESIGNED BY THE PROJECT MANAGER / OWNER WITHIN LIMITS OF CONSTRUCTION ZONE.

THE SITE LAYOUT IS BASED ON PROPOSED BUILDING LOCATION AS PER ENGINEERING PLANS. MINOR LAYOUT ADJUSTMENTS MAY BE NECESSARY IN THE FIELD TO ACHIEVE THE DESIGNED ALIGNMENT. VERIFY LAYOUT WITH PROJECT MANAGER.

THE CONTRACTOR SHALL VERIFY ALL GRADES AND WRITTEN DIMENSIONS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO PROJECT MANAGER IMMEDIATELY FOR DECISION.

LAYOUT AND STAKE PROJECT PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS IN FIELD ALONG WITH SETBACK AND EASEMENT COMPLIANCE. CONTACT PROJECT DESIGNER A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE SITE INSPECTION AND APPROVAL OF LAYOUT.

**4. CLEARING**  
 COMPLY WITH LOCAL AND STATE ORDINANCES REGARDING DISPOSAL OF DEBRIS. DO NOT BURN DEBRIS ON SITE WITHOUT SPECIFIC WRITTEN APPROVAL OF LOCAL AUTHORITY. CLEAR AND GRUB FOR NEW CONSTRUCTION AS REQUIRED.

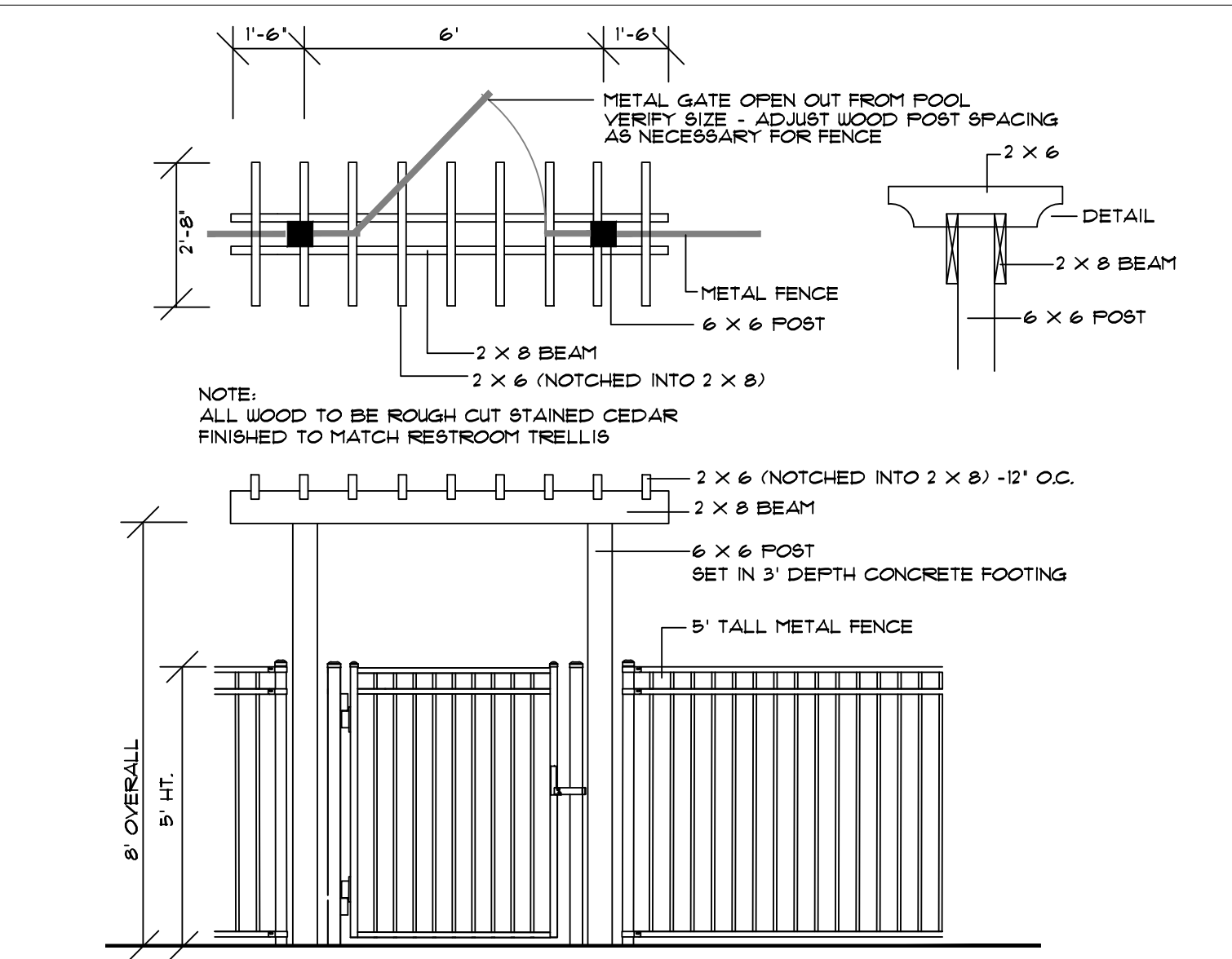
**5. GRADING AND DRAINAGE**  
 PROVIDE DRAINAGE AWAY FROM BUILDING IN ALL DIRECTIONS AT A MINIMUM RATE OF 2% OR AS SHOWN ON PLAN. PROVIDE TRENCH OR DRAIN INLETS WHERE SURFACE SLOPE DOES NOT PROVIDE ADEQUATE DRAINAGE.

SLOPE ALL GRADES (PAVING AND SOIL) TO LOW POINT AT DRAINS.

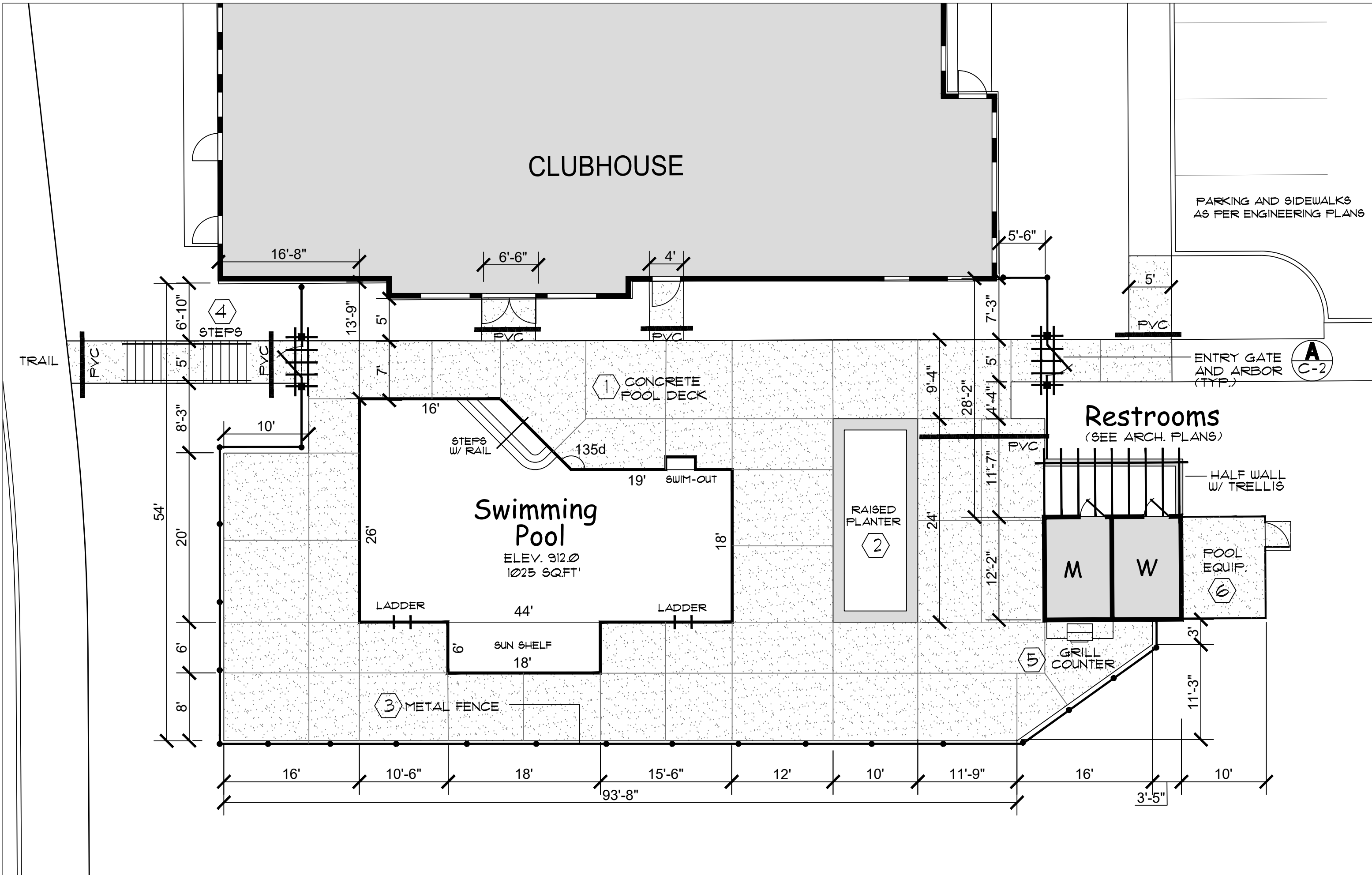
TIE YARD, TRENCH DRAINS AND DOWNSPOUTS INTO SUBSURFACE DRAINAGE SYSTEM AND/OR EXTEND PIPE TO OUTFALL AT DAYLIGHT.

ELEVATIONS AT INTERSECTIONS WITH EXISTING PAVEMENT ARE ASSUMED. ASSURE SMOOTH WELL-DRAINED TRANSITIONS BETWEEN PROPOSED AND EXISTING PAVEMENTS. PROVIDE EVEN GRADE TO DESIGNATED LOW POINTS. CONTRACTOR SHALL GET PROJECT DESIGNER'S APPROVAL OF FINAL GRADING LAYOUT PRIOR TO PAVING INSTALLATION.

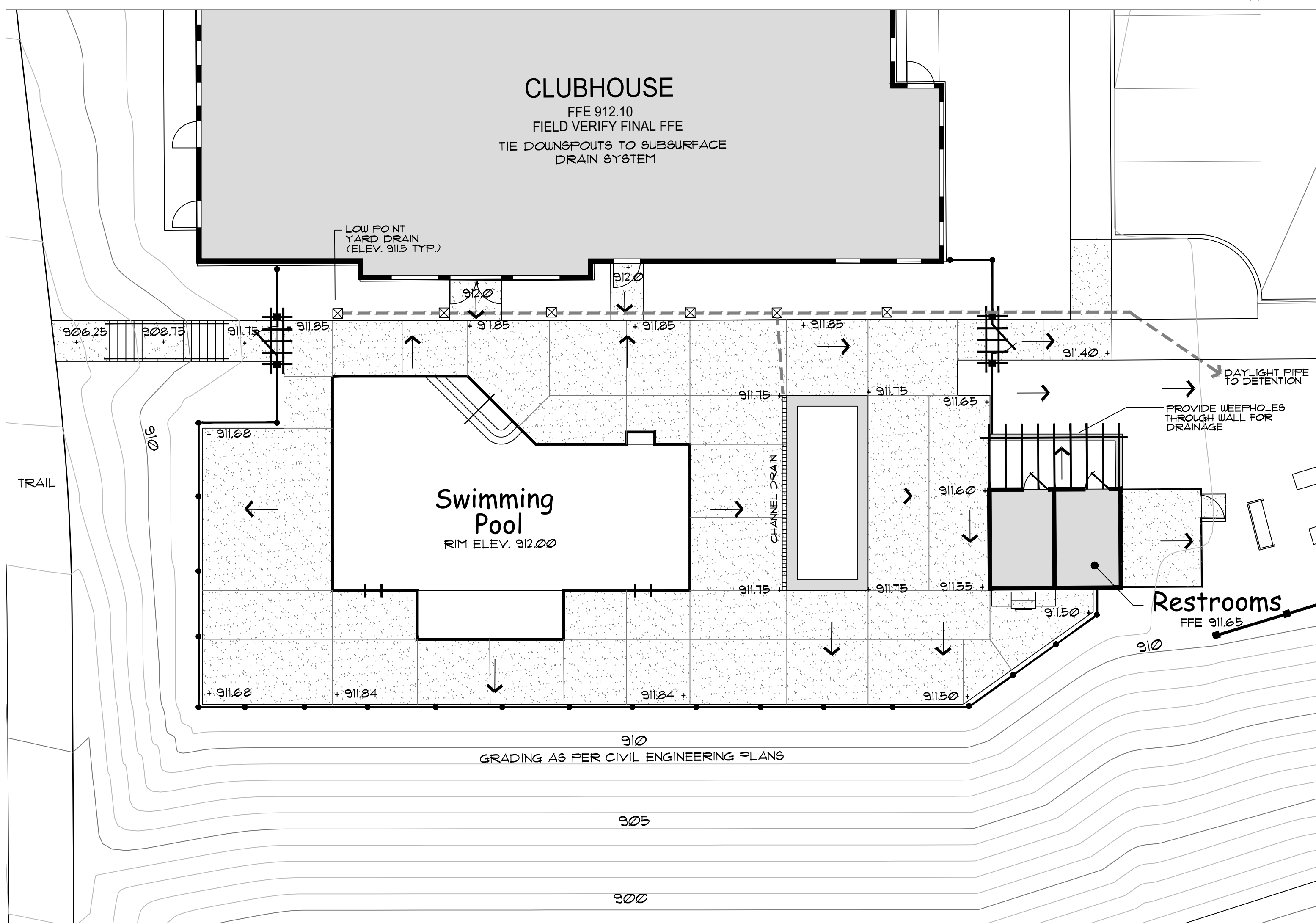
**6. EROSION CONTROL**  
 CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AS REQUIRED DURING CONSTRUCTION OPERATIONS TO COMPLY WITH STATE OF TENNESSEE EROSION SEDIMENT CONTROL HANDBOOK AND ALL LOCAL CODES.



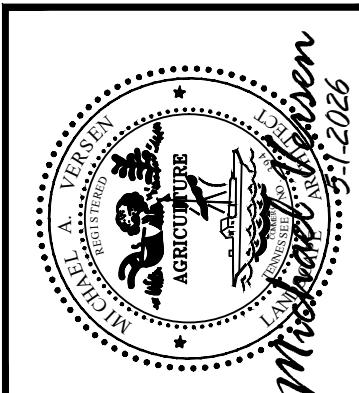
**Entry Arbor & Gate** A  
 NOT TO SCALE



**Layout & Dimension Plan**  
 SCALE 1" = 10'



**Grading & Drainage Plan**  
 SCALE 1" = 10'

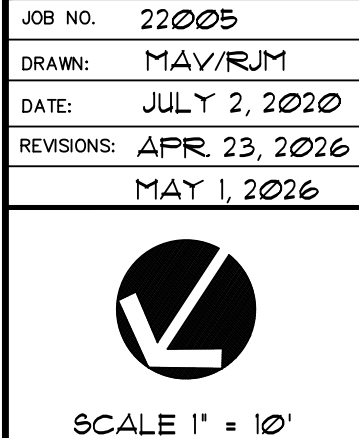


**MICHAEL VERSEN & ASSOCIATES**  
 LANDSCAPE ARCHITECTURE, LAND PLANNING  
 295 N. WEISGARDER RD., SUITE 201, KNOXVILLE, TN 37919  
 (865) 588-1331

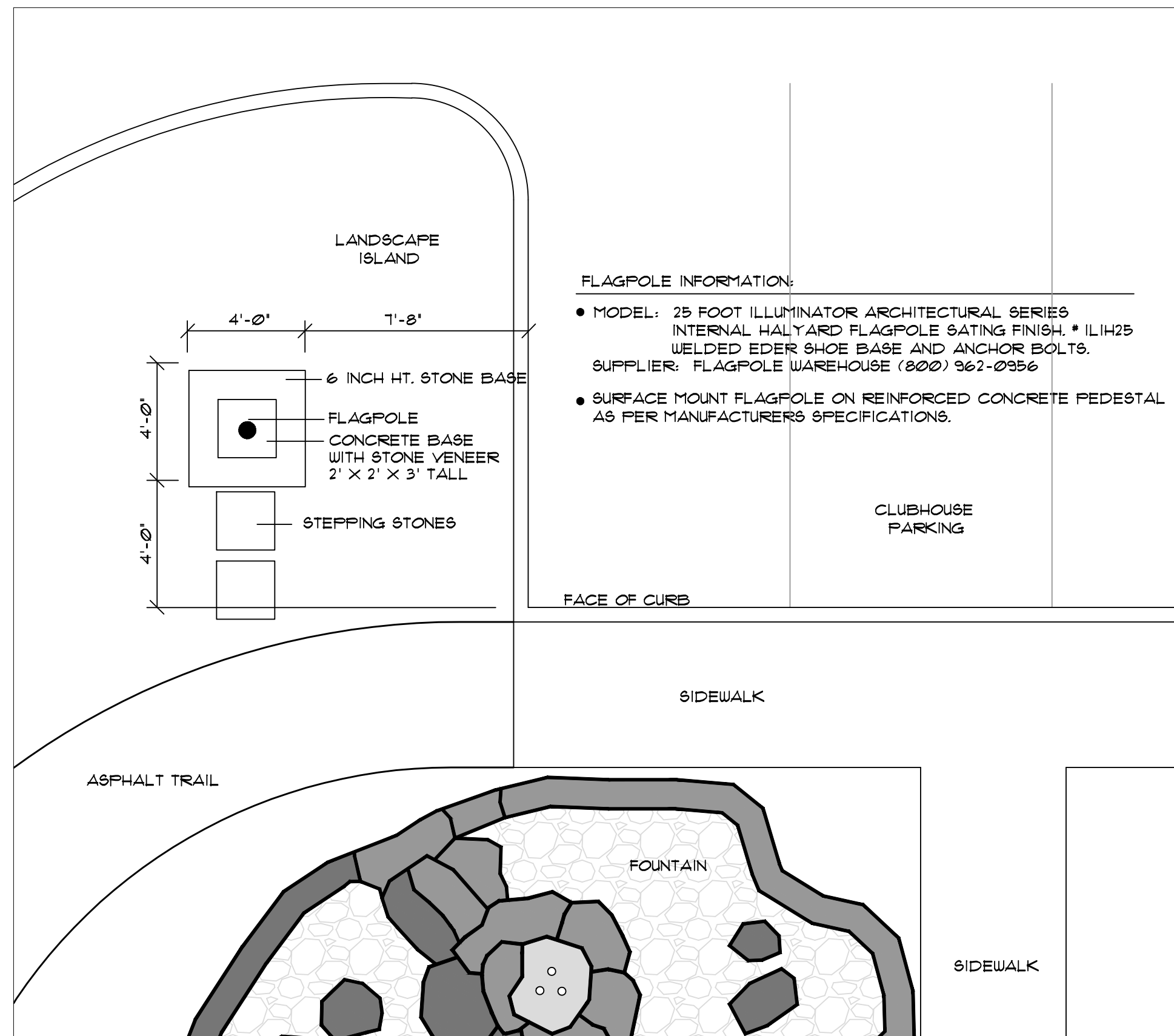
**Swimming Pool Layout & Grading Plan**

**SERENITY AT EVERETT ROAD**  
 Knoxville, Tennessee

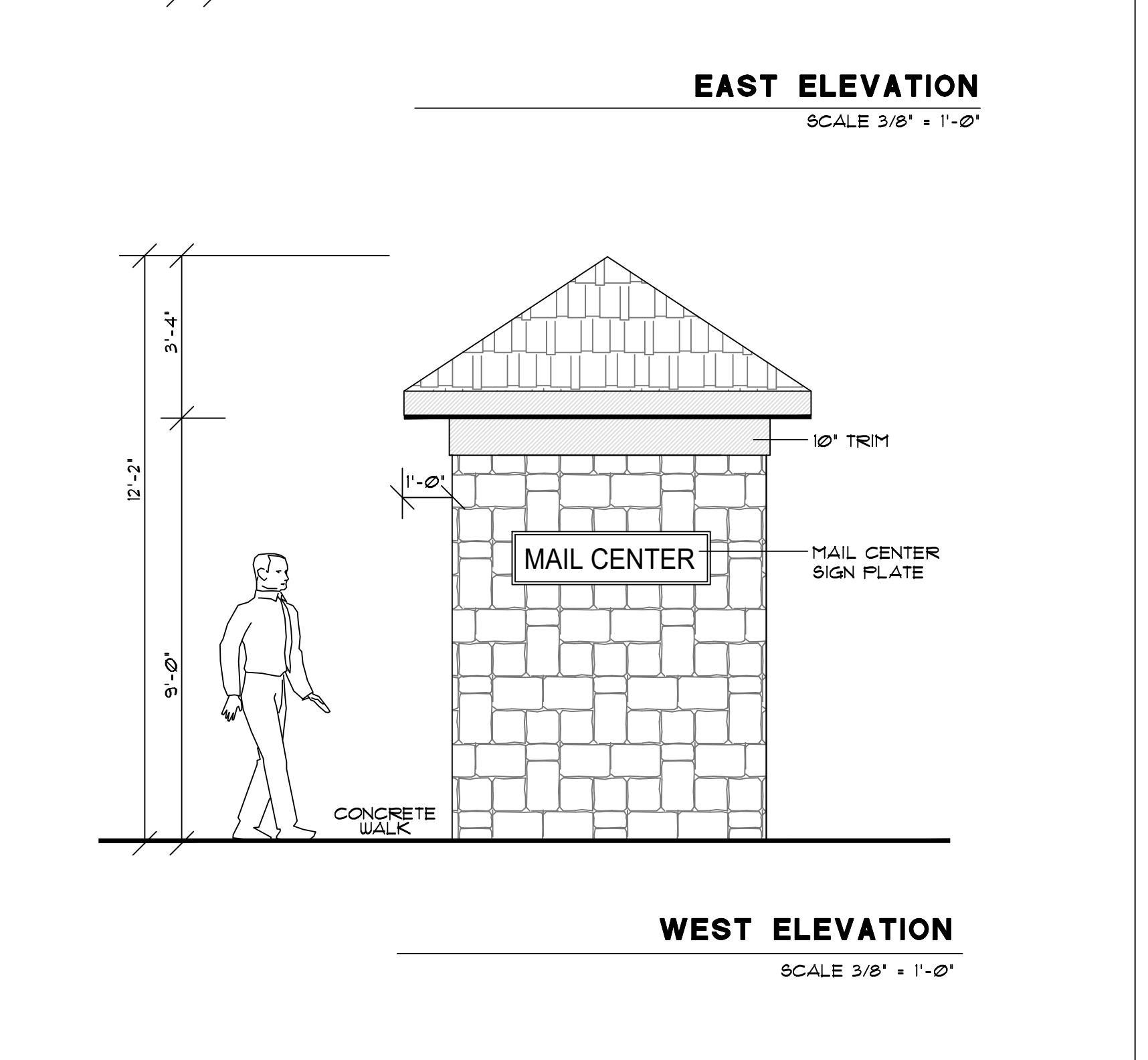
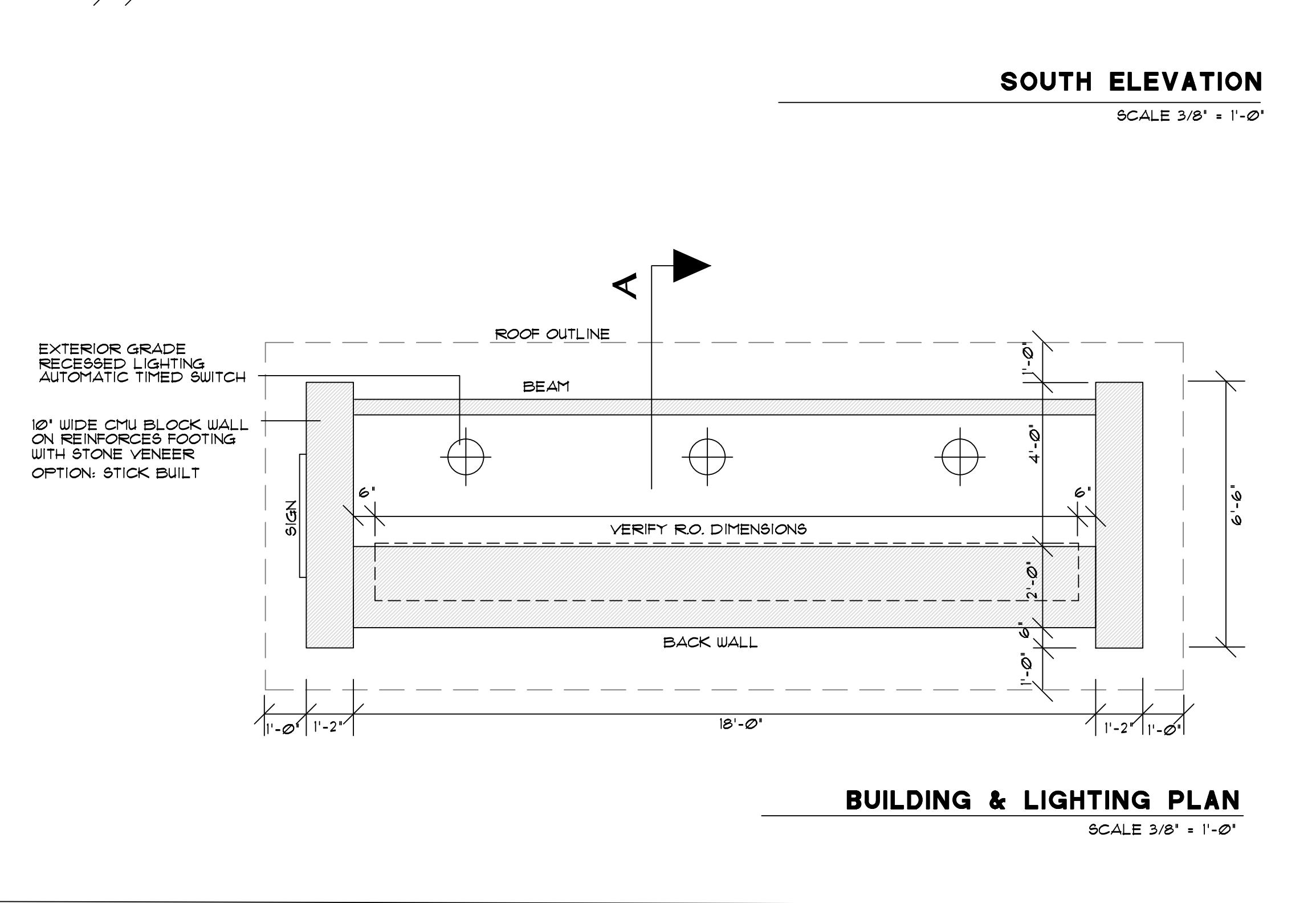
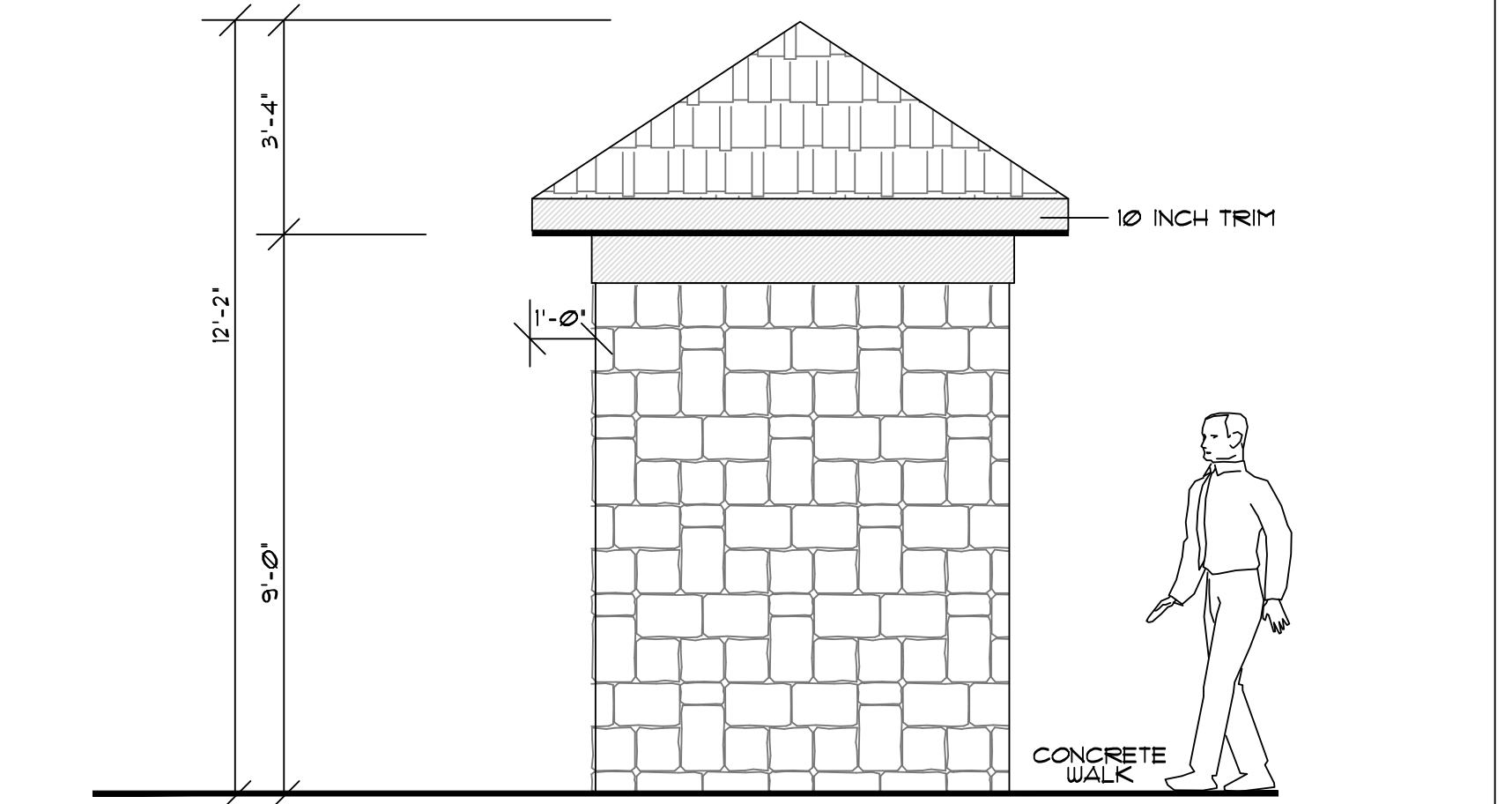
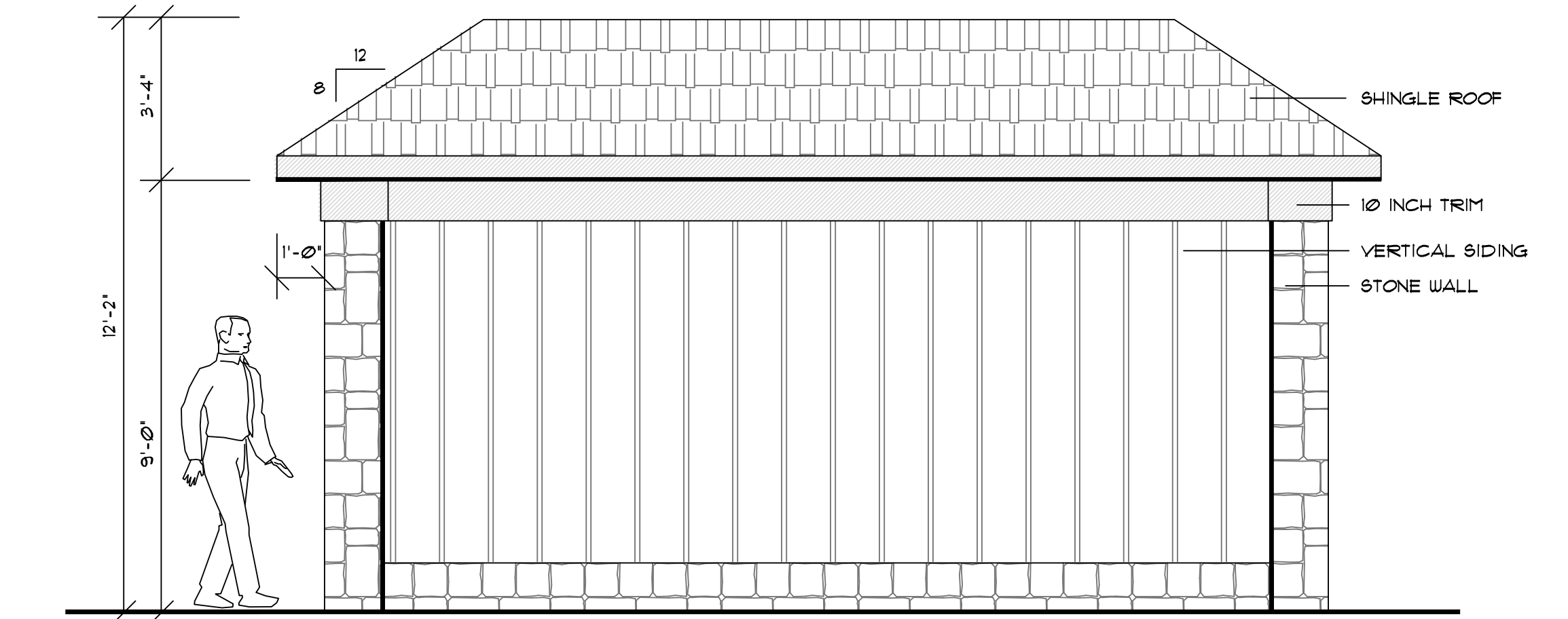
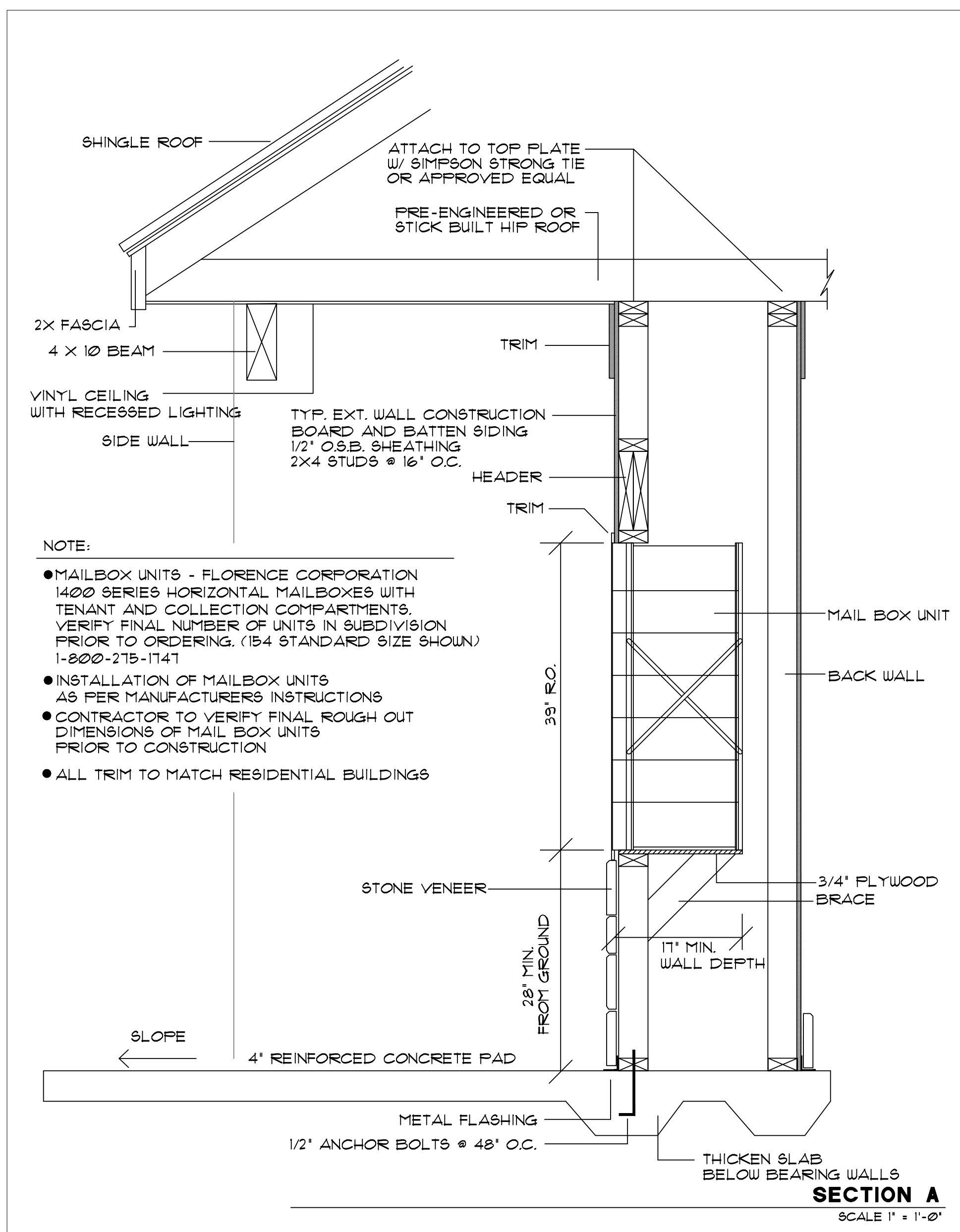
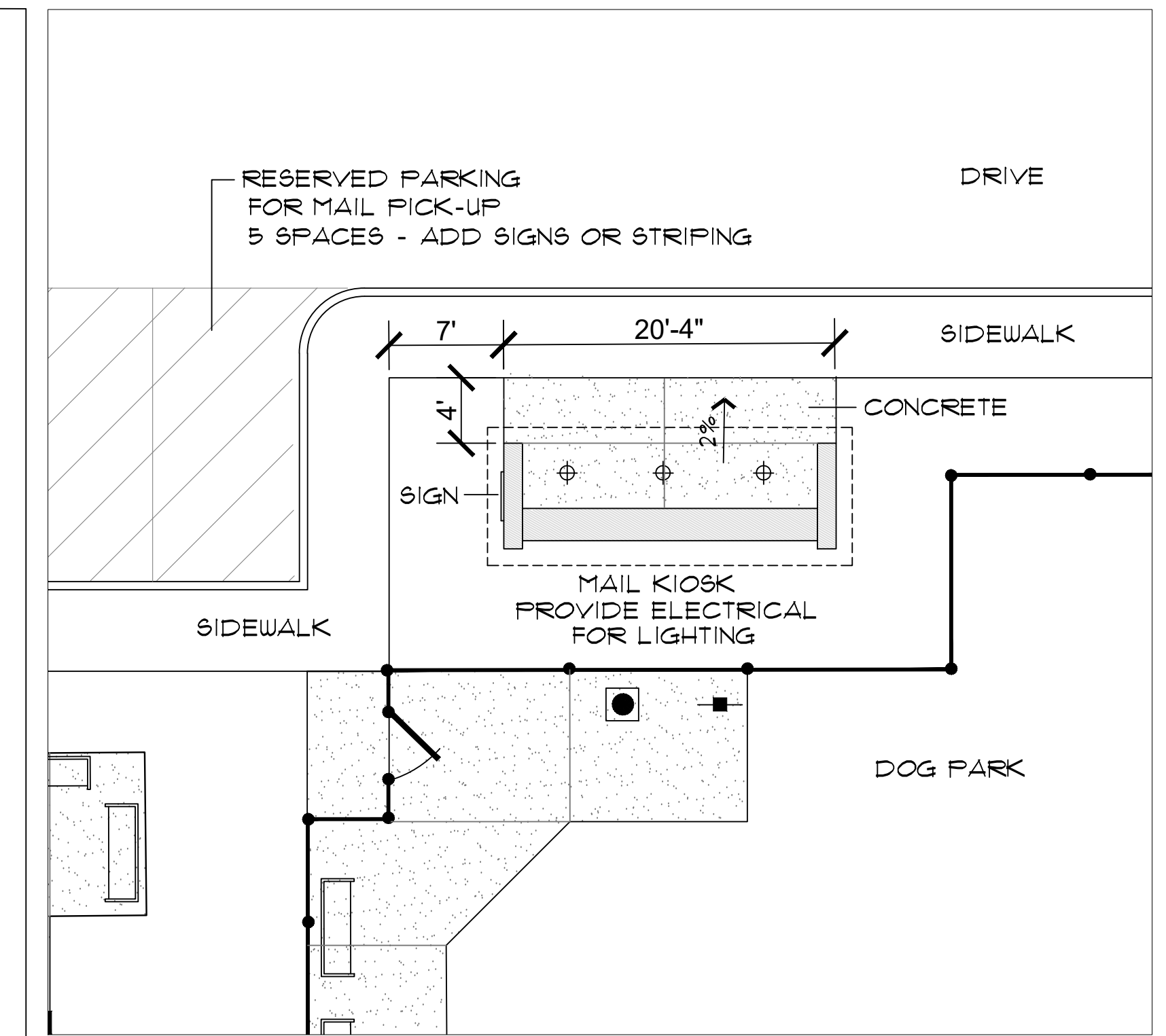
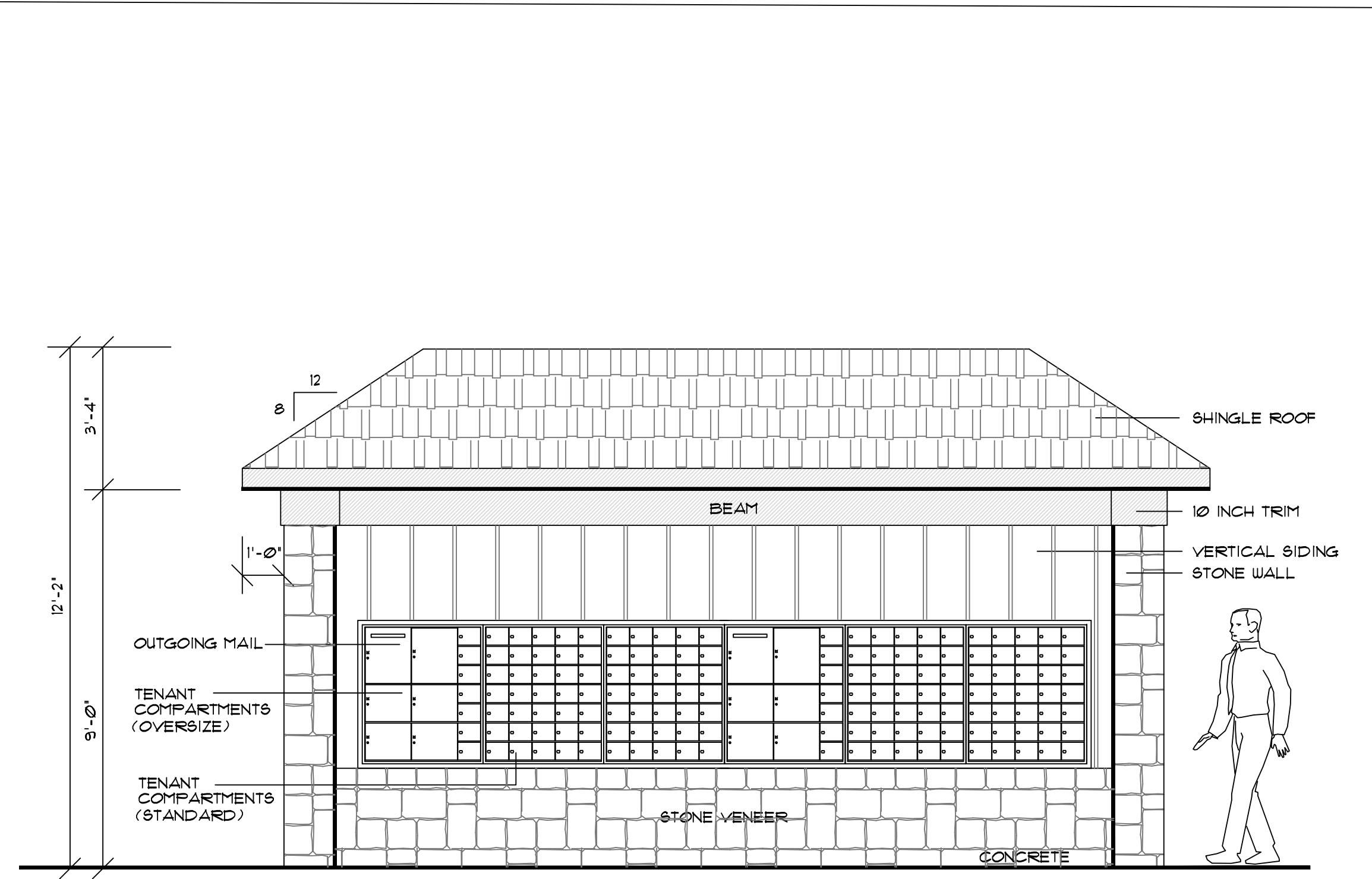
JOB NO.	22005
DRAWN	MAY/RJM
DATE	JULY 2, 2020
REVISIONS	APR 23, 2026 MAY 1, 2026



**C-2**



**Flagpole B**  
NOT TO SCALE



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Mail Kiosk & Flagpole

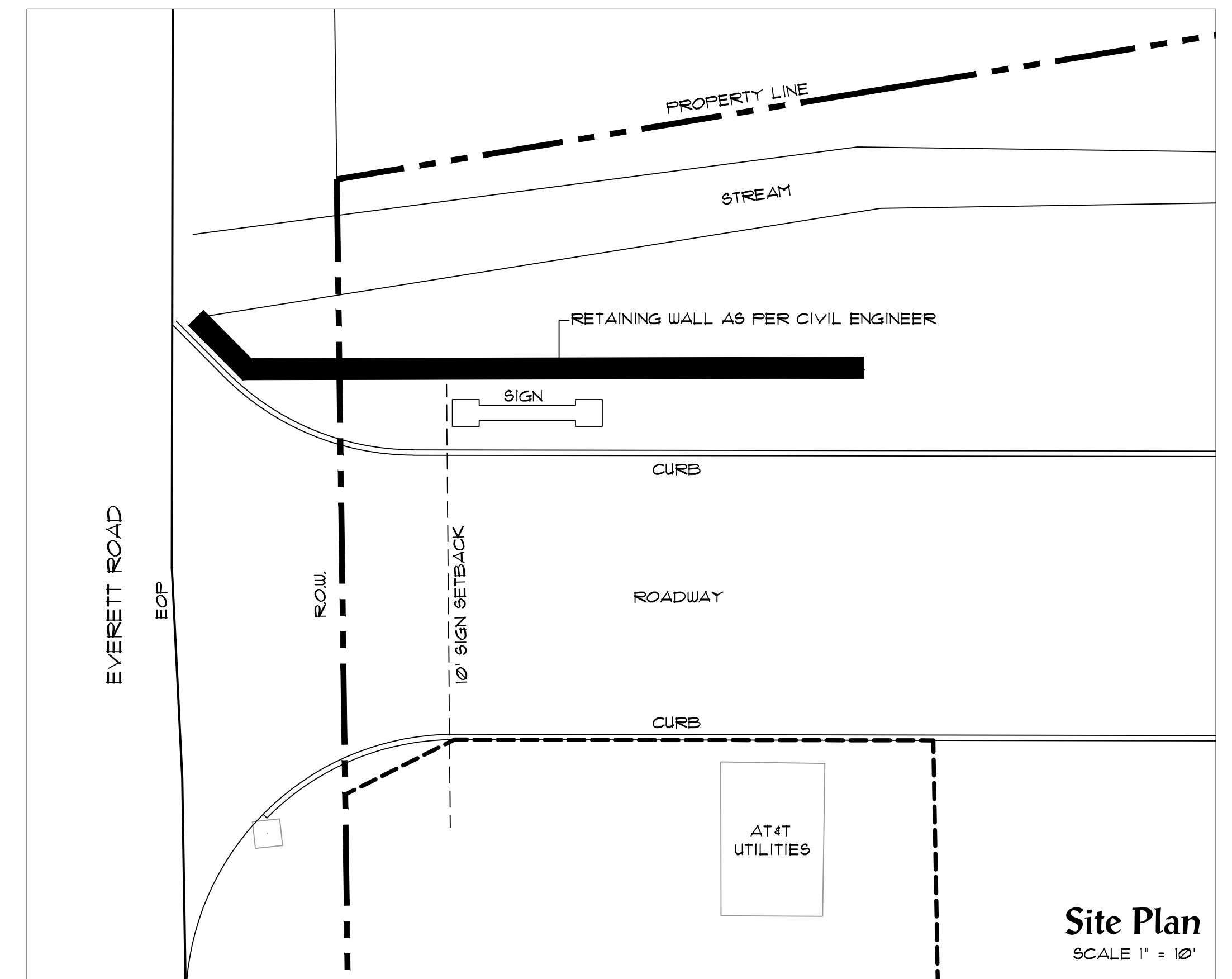
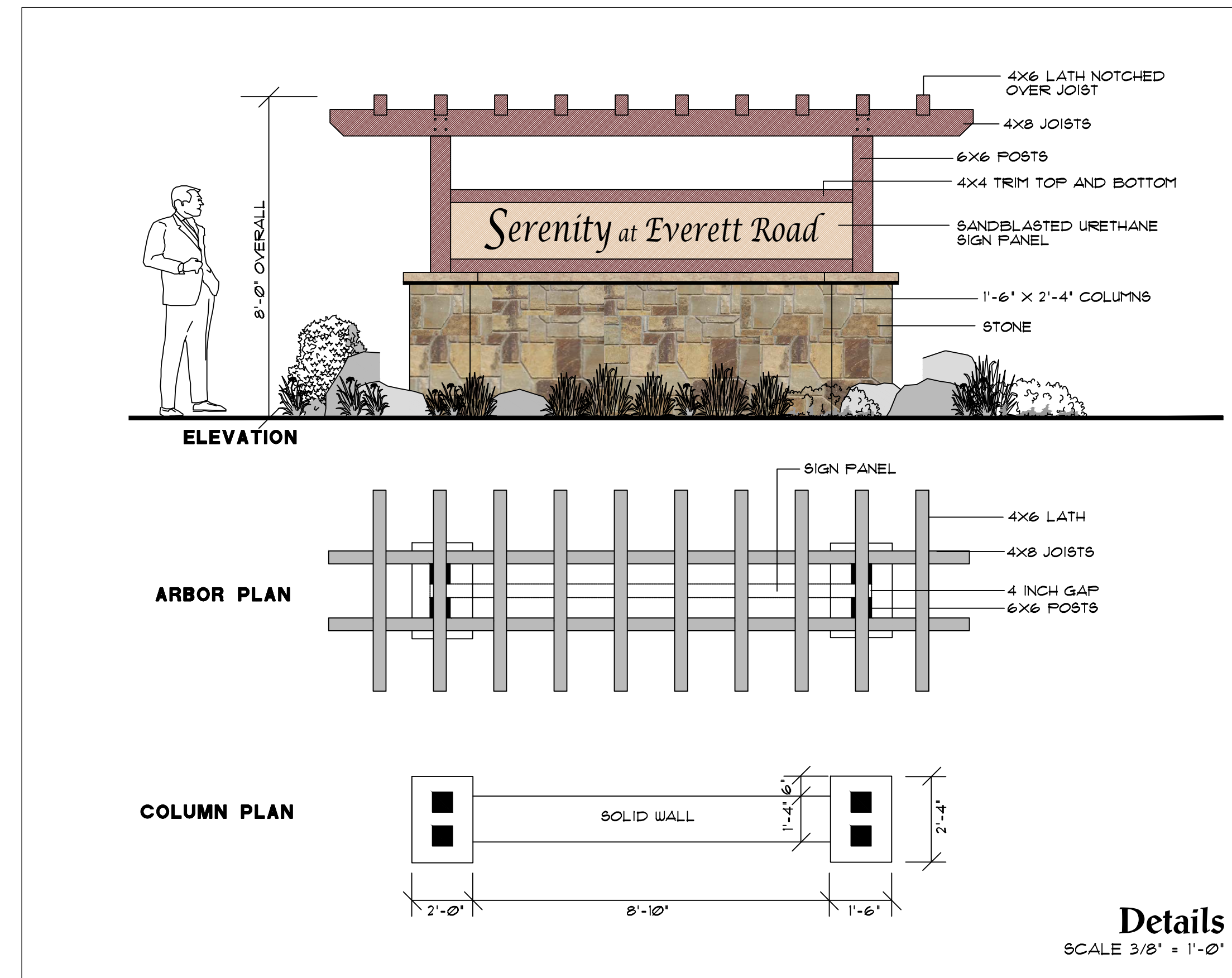
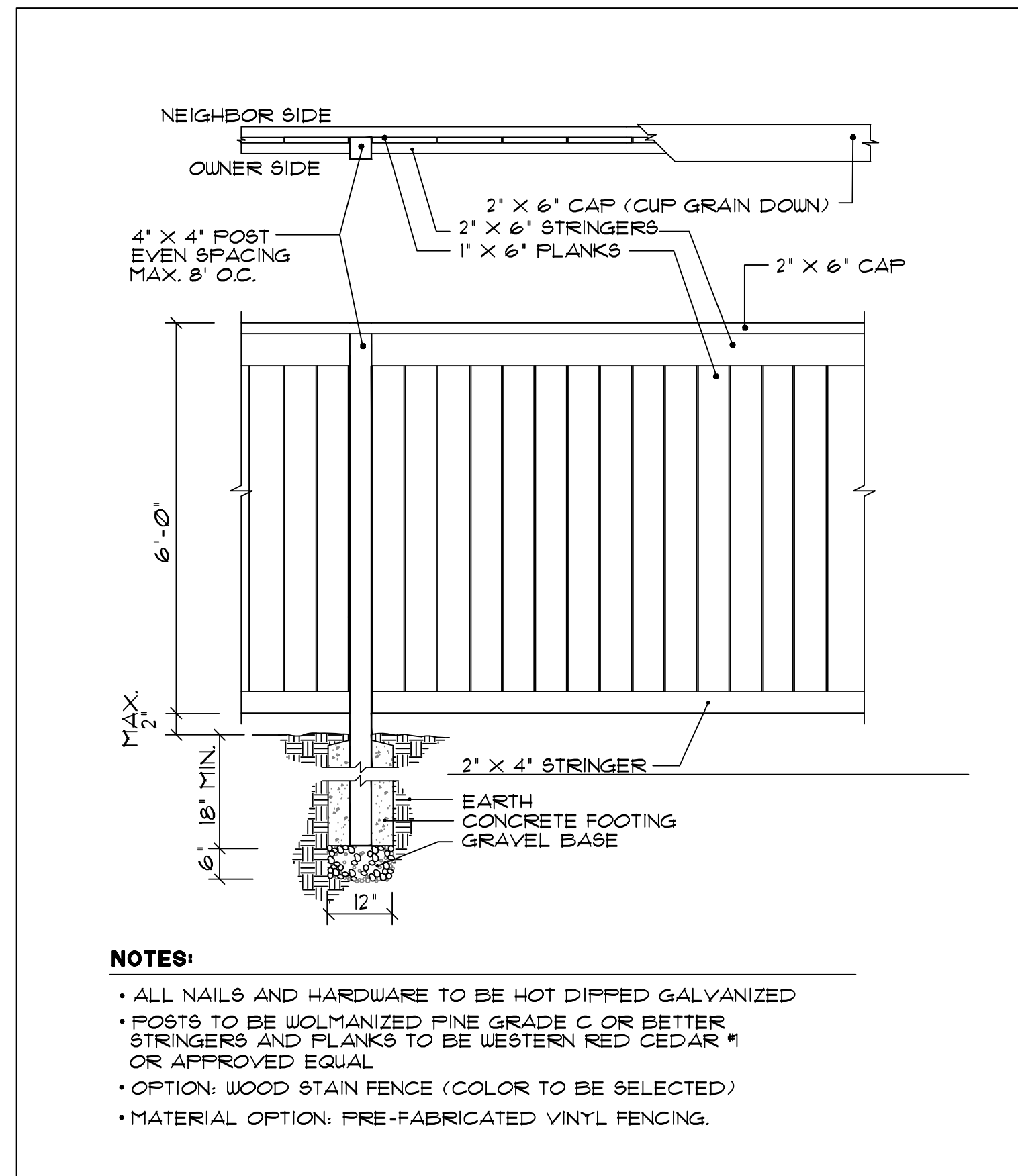
**SERENITY AT EVERETT ROAD**  
Knoxville, Tennessee

JOB NO. 22005  
DRAWN: MAV/RJM  
DATE: JULY 2, 2020  
REVISIONS: APR 23, 2026  
MAY 1, 2026



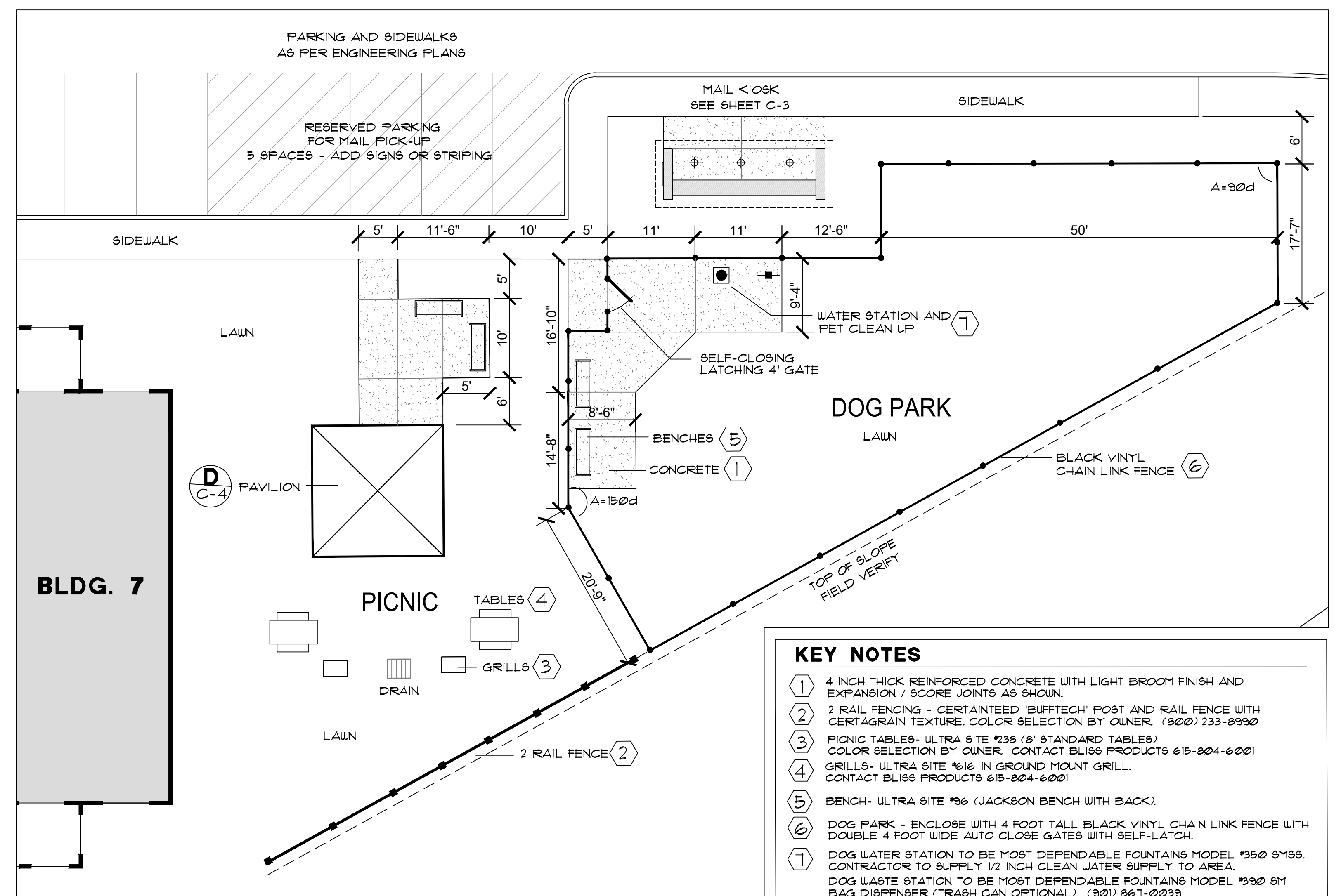
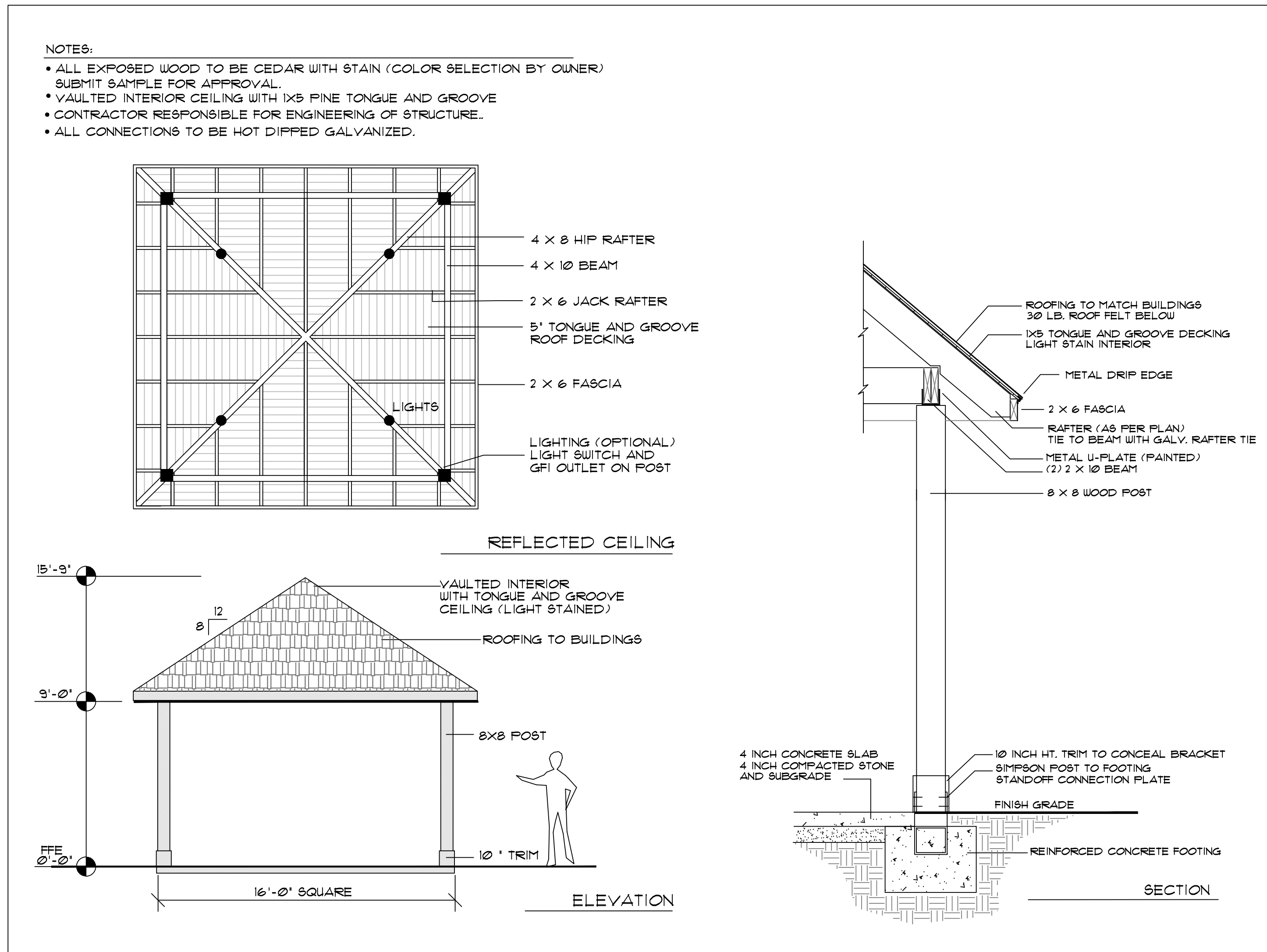
PLAN NORTH

**C-3**



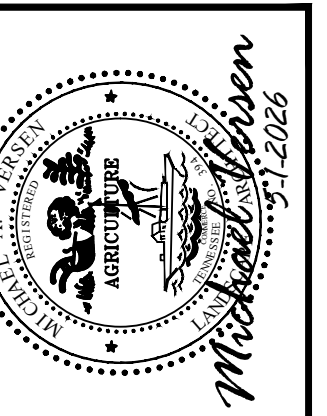
**Privacy Fence** **C**  
NOT TO SCALE

**Entry Sign** **D**  
SCALE AS SHOWN



**Pavilion** **D**  
NOT TO SCALE

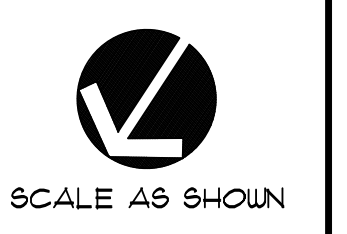
**Picnic & Dog Park**  
SCALE 1" = 10'



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LANDSCAPE ARCHITECTURE, LAND PLANNING  
295 N. WELLSBORO RD., SUITE 201, KNOXVILLE, TN 37919  
(865) 598-1331

**Entry Sign, Picnic & Dog Park**  
**SERENITY AT EVERETT ROAD**  
Knoxville, Tennessee

JOB NO. 22005  
DRAWN: MAV/RJM  
DATE: JULY 2, 2020  
REVISIONS: APR 23, 2020  
MAY 1, 2020



**C-4**

**PLANTING SPECIFICATIONS**

**SCOPE OF WORK**  
 PROVIDE ALL LABOR AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLANS AND SPECIFICATIONS.

**REFERENCES AND STANDARDS**  
 PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.

PROVIDE LICENSES AND NECESSARY PERMITS PRIOR TO BEGINNING WORK.  
 CARRY GENERAL LIABILITY AND WORKMAN'S COMPENSATIONS INSURANCE IN AMOUNTS REQUIRED BY THE STATE.

QUALITY OF ALL MATERIALS SHALL MEET OR EXCEED THE STANDARDS OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' LATEST EDITION, AS PUBLISHED BY THE 'AMERICAN ASSOCIATION OF NURSERYMEN'.

**PROJECT CONDITIONS**  
 REVIEW AND BECOME FAMILIAR WITH SITE CONDITIONS AND CONSTRUCTION DOCUMENTS. PROTECT ALL UTILITIES AND EXISTING FACILITIES. FIELD VERIFY SOIL / PROPERTY LINE WITH OWNER.  
 IF CONDITIONS DETRIMENTAL TO PLANT GROWTH AND INSTALLATION ARE ENCOUNTERED, (I.E. ADVERSE DRAINAGE CONDITIONS AND OBSTRUCTIONS) CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS.

**LAYOUT**  
 LAYOUT AND STAKE ALL SITE WORK AND PLANTINGS.  
 CONTACT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF WORK.  
 ALLOW THREE DAYS AFTER NOTIFICATION OF STAKING FOR APPROVAL.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTINGS, LOCATIONS, ETC. TO ACCOMMODATE LOCAL CONDITIONS. SUCH ADJUSTMENTS, IF MADE, WILL BE DEEMED CLARIFICATIONS AND NOT CHANGE ORDERS.

**EROSION CONTROL AND SITE CLEANUP**  
 PROVIDE EROSION CONTROL AS NECESSARY. MAINTAIN SITE CLEANUP THROUGHOUT WORK AND PROVIDE A FINAL JOB CLEANUP.

**TREES SHRUBS AND GROUNDCOVERS**  
**PLANT MATERIAL**  
 NURSERY GROWN, SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEM.  
 GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF PROJECT (PREFERABLY WITHIN A 200-MILE RADIUS OF THE PROJECT SITE).  
 PLANTS MUST BE EQUAL OR EXCEED THE MEASUREMENTS DENOTED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.  
 PLANTS ONLY AS DIRECTED BY LANDSCAPE ARCHITECT. IN NO CASE SHOULD THE PLANTS BE PRUNED BACK TO AN EXTENT THAT THEY NO LONGER MEET THE SPECIFICATIONS.

**SUBMITTALS**  
 PROVIDE VERIFICATION OF PLANT INSPECTION CERTIFICATES, GENUS, SPECIES AND VARIETY, PROPOSED SCHEDULE OF WORK, SOIL TEST RESULTS, PROPOSED RATES OF APPLICATION OF FERTILIZERS AND SOIL CONDITIONERS PRIOR TO INSTALLATION.

**PLANT INSPECTION**  
 THE LANDSCAPE ARCHITECT MAY INSPECT PLANT MATERIALS EITHER AT THE PLACE OF GROWTH OR AT THE SITE BEFORE PLANTING. DEFECTIVE OR UNSATISFACTORY MATERIAL MAY BE REJECTED AT ANY TIME DURING PROGRESS OF WORK.

**SOIL AMENDMENTS**  
 FERTILIZER: COMMERCIAL GRADE, 10-6-4 FORMULA CONFORMING TO U.S. DEPARTMENT OF AGRICULTURE STANDARDS DELIVERED IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED ANALYSIS AND INSTRUCTIONS.

**EXISTING SOIL**  
 CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING SOIL CONDITION FOR DRAINAGE AND NUTRIENT CONTENT REPORT ANY PROBLEMS TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING PLANT INSTALLATION.

**TOP SOIL**  
 1. FERTILE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY.  
 2. AGRICULTURAL SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.  
 3. TAKEN FROM WELL-DRAINED SITE.  
 4. FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN ONE INCH IN DIAMETER, PLANTS, WEEDS, AND ROOTS.  
 5. HAVING PH VALUE OF 5.4 MINIMUM AND 7.0 MAXIMUM.  
 6. CONTAINING 6 PERCENT MINIMUM ORGANIC MATTER.  
 7. TEST TOPSOIL TO INSURE PROPER PERCENTAGE OF NITROGEN, PHOSPHORUS, AND POTASH, ORGANIC MATTER AND PH VALUE.  
 UNLESS SPECIFIED IN PLANTING SCHEDULE ALL PLANTING AREAS TO HAVE 12 INCHES OF TOPSOIL AND ALL LAWN AREAS TO HAVE 4 INCHES OF TOP SOIL.

**PLANTING SOIL MIX**  
 3 PARTS TOPSOIL (LOAM) AND 2 PARTS SAND (USE WITH CLAY LOAMS OR SILTY LOAMS)  
 NOTE: PLANTING SOIL MIX MAY BE SUBSTITUTED WITH APPROVED TOPSOIL.  
 PREPARED PLANTING BED AREAS (ANNUALS & GROUNDCOVERS)  
 1. TILL SOIL TO A DEPTH OF 12 INCHES.  
 2. ADD MINIMUM OF 4 INCHES TOPSOIL AND 1 INCHES PEAT.  
 3. EVENLY TILL TO DEPTH OF 6 INCHES.  
 4. RAKE TO LEVEL GRADE THEN ADD 2 INCHES PINE BARK MULCH PRIOR TO PLANTING.

**LANDSCAPE BEDS**  
 ALL LANDSCAPE BEDS TO BE 4 TO 6 INCHES HIGHER THAN EXISTING FINISHED GRADE. TAPER BEDS ADJACENT TO HARDSCAPE SURFACES AND INSTALL 'V' TRENCH EDGE ADJACENT TO LAWNS (SEE DETAIL).

**MULCHES**  
 MULCHES SHALL BE FREE FROM MATURED SEED, NOXIOUS WEEDS, EGG CASES, HARMFUL INSECTS, OR ANY SPECIES OR CHEMICAL DETRIMENTAL TO THE DEVELOPMENT OF PLANTS AND HUMANS. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR CONTROL OF NOXIOUS WEEDS INTRODUCED ON THE SITE IN THE MULCH FOR PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF THE WORK. MULCHES SHALL EXHIBIT UNIFORM TEXTURE, COLOR AND PARTICLE SIZE. SECURE LANDSCAPE ARCHITECT'S APPROVAL FOR SPECIFIC MULCH TYPE.

**PROTECTION**  
 PROTECT WORK FROM EROSION, FLOODING, WINDS AND RAIN. REPAIR OR REPLACE ANY DAMAGED AREAS.

**PLANTING**  
 REMOVE BURLAP AND TIES FROM TOP AND PARTIAL SIDES OF ALL PLANT BALLS.  
 PLANT ALL TREES, SHRUBS AND GROUND COVERS AS PER PLANTING DETAILS.  
 ROOTS OF GROUNDCOVER TO BE PLANTED IN SOIL NOT MULCH TOP DRESSING.

**MAINTENANCE**  
 MAINTAIN PLANTINGS (WATERING, WEEDING, FERTILIZING, CULTIVATION, DISEASE AND INSECT CONTROL, STAKING, ETC.) UNTIL FINAL INSPECTION AND ACCEPTANCE.  
 SUBMIT WRITTEN MAINTENANCE INSTRUCTIONS TO LANDSCAPE ARCHITECT.

**INSPECTION AND ACCEPTANCE**  
 UPON COMPLETION OF PLANTING, REQUEST AN INSPECTION FOR PROJECT ACCEPTANCE. ONLY PLANTING SHOWING SIGNS OF HEALTHY GROWTH AND SATISFACTORY CONDITION OF FOLIAGE WILL BE ACCEPTED. MAINTAIN THE PROJECT UNTIL ALL INSPECTION PUNCH LIST ITEMS (EXCLUSIVE OF SEASON REPLACEMENT PLANTING) HAVE BEEN CORRECTED TO THE SATISFACTORY OF THE LANDSCAPE ARCHITECT.

**GUARANTEE AND REPLACEMENT**  
 GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF PROJECT ACCEPTANCE. GUARANTEE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL. IMMEDIATELY REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE UNSATISFACTORY DURING GUARANTEE PERIOD.

**LAWNS AND GRASSES**  
**QUALITY ASSURANCE**  
 PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. SUBMIT SEED VENDOR'S CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE.

**PROJECT CONDITIONS**  
 PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS PORTIONS OF SITE BECOME AVAILABLE.  
 WORKING WITHIN SEASONAL LIMITATIONS. PROJECT MANAGER TO INFORM CONTRACTOR AS PARTS OF SITE BECOME AVAILABLE AND ESTABLISH A REASONABLE SCHEDULE TO REPERFORM WORK.

**FERTILIZER AND LIME**  
 FERTILIZER WITH COMMERCIAL FERTILIZER. PERCENTAGE TO BE DETERMINED WITH ANALYSIS AND SEASON OF INSTALLATION.  
 LIME TO BE NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 88% CARBONATES.  
 MINIMUM OF 30% MAGNESIUM CARBONATES.

**SEED**  
 SEED MIXTURE AND RATE OF APPLICATION SHALL BE AS SPECIFIED IN MATERIAL LIST.

**SEED AND SOIL PREPARATION**  
 1. TILL TO A DEPTH OF NOT LESS THAN 6 INCHES.  
 2. ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAKE CHANGES IN GRADE GRADUAL.  
 3. TILL SOIL TO A HOMOGENOUS MIXTURE OF FINE TEXTURE, FREE OF CLODS.  
 4. REMOVE STONES LARGER THAN ONE INCH AND OTHER EXTRANEIOUS MATERIAL.  
 5. APPLY TOPSOIL LAYER IF SPECIFIED.  
 6. APPLY LIME AT RATE REQUIRED TO ACHIEVE PH RANGE BETWEEN 6.0 AND 6.5.  
 7. APPLY FERTILIZER AT RATE REQUIRED BY ANALYSIS.  
 8. MIX THOROUGHLY IN UPPER TWO INCHES OF TOPSOIL.

**SEEDING AND STRAWING**  
 APPLY SEED AT RATE SPECIFIED OR AS NECESSARY TO INSURE A UNIFORM AND FULL STAND OF GRASS, EVENLY, BY SCOURING EQUAL QUANTITY IN 2 DIRECTION AT RIGHT ANGLES TO EACH OTHER.  
 RAKE SEED LIGHTLY INTO TOP 1/4 INCH OF SOIL AND ROLL SEEDING AREA WITH ROLLER NOT EXCEEDING 112 LBS. IMMEDIATELY FOLLOWING ROLLING, APPLY STRAW UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1/2 INCH LOOSE MEASURE. MAINTAIN CLEAR OF TREES AND SHRUBS.  
 ON SLOPED SLOPES, WHERE GRADE IS 3:1 OR GREATER, COVER WITH EROSION FABRIC.

**SODDING**  
 LAY SOD TIGHT WITH NO OPEN JOINTS AND NOT OVERLAPPING. TAMP OR ROLL LIGHTLY TO ENSURE CONTACT WITH SUBGRADE.  
 ON SLOPES GREATER THAN 3:1, INSTALL SOD STAPLES.

**LAWN MAINTENANCE**  
 MAINTAIN LAWNS UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION.  
 IF SEEDING IN FALL AND IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.  
 MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, RE-GRAVING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE, LAWN FREE OF ERODED OR BARE AREAS.



**PLANT SCHEDULE**

DECIDUOUS TREES			
22	BOSQUE ELM / <i>Ulmus parvifolia</i> 'Bosque'	10-12H	2' Cal
3	JAPANESE MAPLE / <i>Acer palmatum</i> 'Bloodgood'	7-8H	2' Cal
20	LONDON PLANE / <i>Platanus x acerifolia</i>	12-15H	2.5' Cal
23	RED MAPLE / <i>Acer rubrum</i> 'Red Sunset'	10-12H	2' Cal
16	RIVER BIRCH / <i>Betula nigra</i> 'Dura Heat'	10-12H	2' Cal
34	MILLON OAK / <i>Quercus phellos</i>	10-12H	2' Cal

EVERGREEN TREES			
6	BRACKENS MAGNOLIA / <i>Magnolia grandiflora</i> 'Brackens'	8-10H	3' Cal
14	FOSTER HOLLY / <i>Ilex attenuata</i> 'Foster's'	8H	
21	JAPANESE CEDAR / <i>Cryptomeria japonica</i>	6-7' ht.	
54	SWEET BAY / <i>Magnolia virginiana</i>	8H	

FLOWERING TREES			
24	GRAPE MYRTLE / <i>Lagerstroemia indica</i>	8H	1.5' Cal
1	DWARF GRAPE MYRTLE / <i>Lagerstroemia indica</i>	7-8H	1' Cal
28	RED BUD (A) / <i>Cercis canadensis</i>	8H	1.5' Cal

QTY	COMMON / BOTANICAL NAME	SIZE	CONT
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ANNUALS/PERENNIALS			
10	LENTON ROSE / <i>Helleborus orientalis</i>	1 gal	

DECIDUOUS SHRUBS			
3	CARPET ROSE / <i>Rosa x 'Flower Carpet Pink'</i>	10-12'H	3 gal
1	DISSECTUM MAPLE / <i>Acer palmatum</i> 'Dissectum'	36" X 36" W	B4B
26	DWARF HYDRANGEA / <i>Hydrangea paniculata</i> 'Little Lime'	15-18" H	3 gal
5	LIMELIGHT HYD. / <i>Hydrangea paniculata</i> 'Limelight' TM	18-24" H	3 GAL
66	LOROPETALUM / <i>Loropetalum chinense</i> 'Ruby'	18-24" H	3 gal
66	LOROPETALUM / <i>Loropetalum chinense</i> 'Ruby'	18-24" H	3 gal
1	MINI, GRAPE MYRTLE (A) / <i>Lagerstroemia indica</i> 'Tonto'	24-30" H	5 gal
39	MINI, GRAPE MYRTLE (B) / <i>Lagerstroemia indica</i> 'Pookomoke'	12-15" H	3 gal
53	OAKLEAF HYDRANGEA / <i>Hydrangea quercifolia</i>	24-30" H	B4B
39	PEE WEE HYD. / <i>Hydrangea quercifolia</i> 'Pee Wee'	15-18" H	3 gal

EVERGREEN SHRUBS			
12	CHESTNUT HILL LAUREL / <i>Prunus laurocerasus</i> 'Chestnut Hill'	24-30" H	B4B
23	COMPACT PFITZER / <i>Juniperus chinensis</i> 'Pfitzeriana Compacta'	18-24" H	3 gal
71	DISTYLUM / <i>Distylium x 'Vintage Jade'</i>	18-24" H	5 gal
156	DWARF NANDINA / <i>Nandina domestica</i> 'Gulf Stream'	15-18" H	3 gal
199	INDIAN HAWTHORN / <i>Raphiolepis indica</i> 'Indian Princess'	15-18" H	3 gal
12	INKBERRY HOLLY / <i>Ilex glabra</i> 'Strong Box'	18-24" H	3 gal
287	JAP. HOLLY / <i>Ilex crenata</i> 'Hoagendoorn'	15-18" H	3 gal
3	NANDINA / <i>Nandina domestica</i>	18-24" H	3 gal
74	OTTO LUYKEN LAUREL / <i>Prunus laurocerasus</i> 'Otto Luyken'	15-18" H	3 GAL
164	PLUM YEW / <i>Cephalotaxus harringtonia</i> 'Prostrata'	15-18" H	3 gal
19	SKIP LAUREL / <i>Prunus laurocerasus</i> 'Schlipkaensis'	36" H	B4B
1	SPECIMEN MUGHO PINE / <i>Pinus mugo</i> 'pumilio'	24" H	B4B

GRASSES			
87	MAIDEN GRASS / <i>Miscanthus sinensis</i> 'Morning Light'	24" H	3 gal
66	MUHLI GRASS / <i>Muhlenbergia capillaris</i>	10-12" H	1 gal

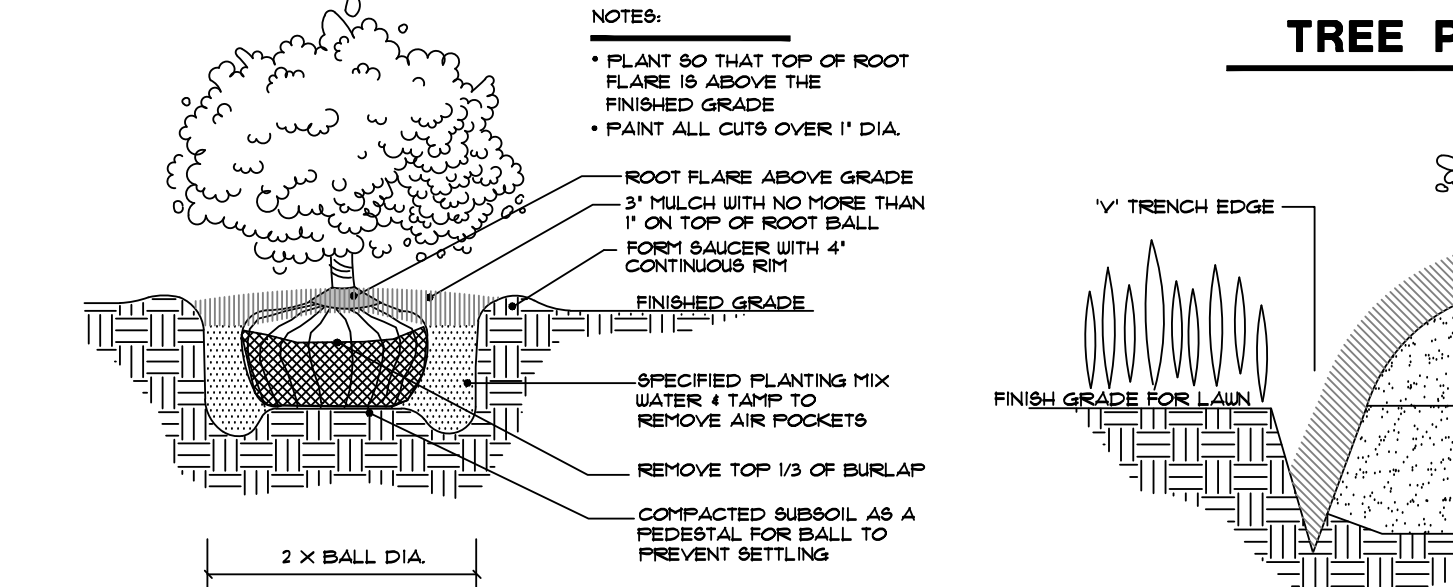
QTY	COMMON / BOTANICAL NAME	CONT	SPACING
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GROUND COVERS			
47	DAYLILY / <i>Hemerocallis hybrid</i> 'Stella de Oro'	1 gal @	18" O.C.
99	IRIS / <i>Iris beardae</i>	1 gal @	18" O.C.
2,114	LIRIOPE / <i>Liriope muscaris</i> 'Big Blue'	4' pot @	12" O.C.

TREE SEEDLINGS			
70	RED BUD SEEDLINGS	seedling	as per plan
255	WHITE PINE SEEDLINGS	seedling	5-6' O.C.

ADDITIONAL ITEMS	MATERIAL	DESCRIPTION
as per plan	HARDWOOD MULCH	cu. yd. (allowance)
as per plan	TOP SOIL - PLANTING BEDS	cu. yd. (allowance)
as per plan	SEED	sq. ft.
as per plan	Lebanon 'Winning Colors' seed or approved equal	sq. ft.
as per plan	SLOPE STABILIZATION / NATIVE SEED MIX	as per specifications
as per plan	ROCK MULCH	sq. ft. (allowance)

QUANTITIES ARE FOR THE CONTRACTORS CONVENIENCE ONLY. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL PLANTINGS ILLUSTRATED ON PLAN.



**SHRUB PLANTING**  
SCALE: NOT TO SCALE

**SLOPE STABILIZATION / NATIVE SEED MIX:**

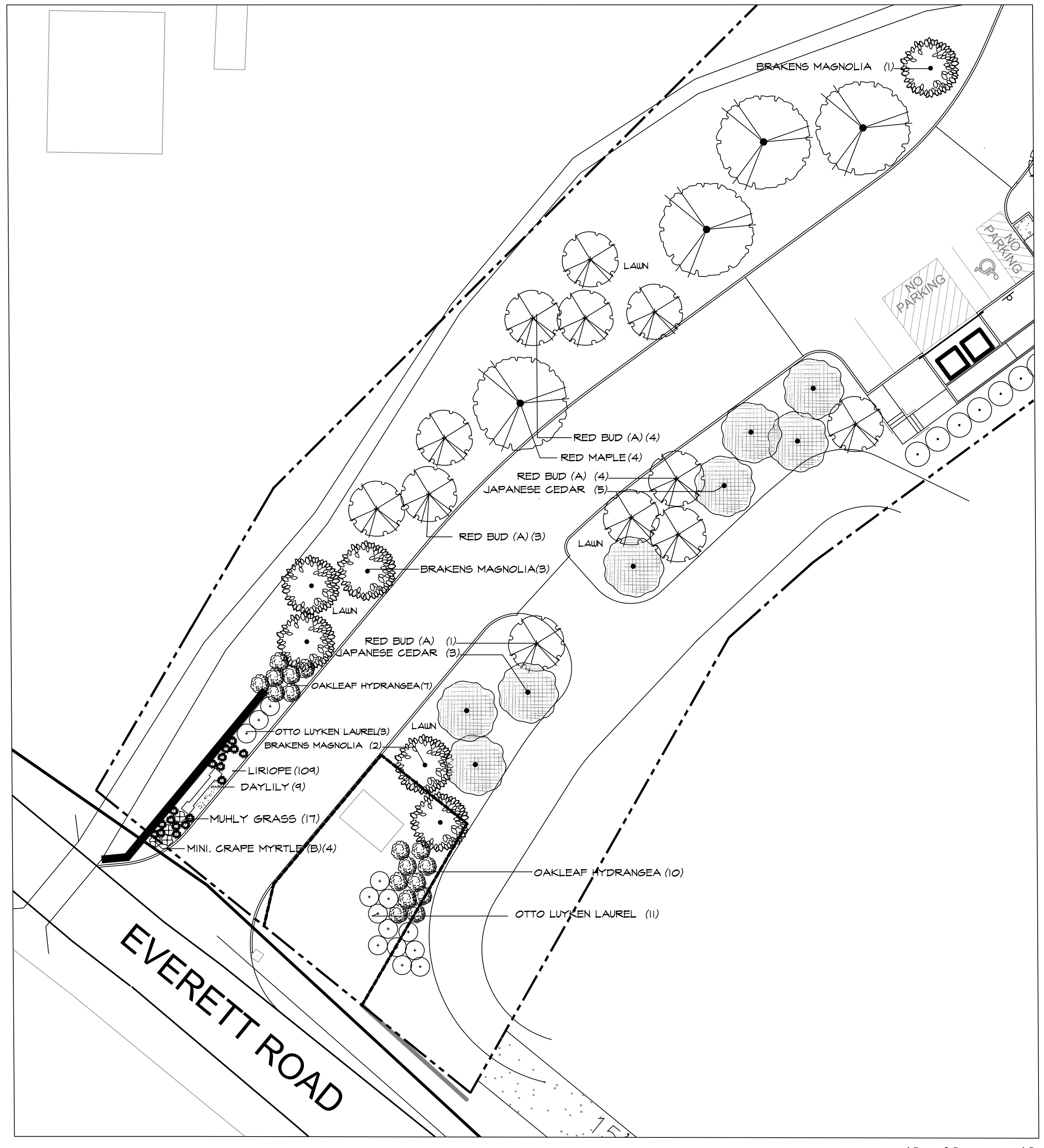
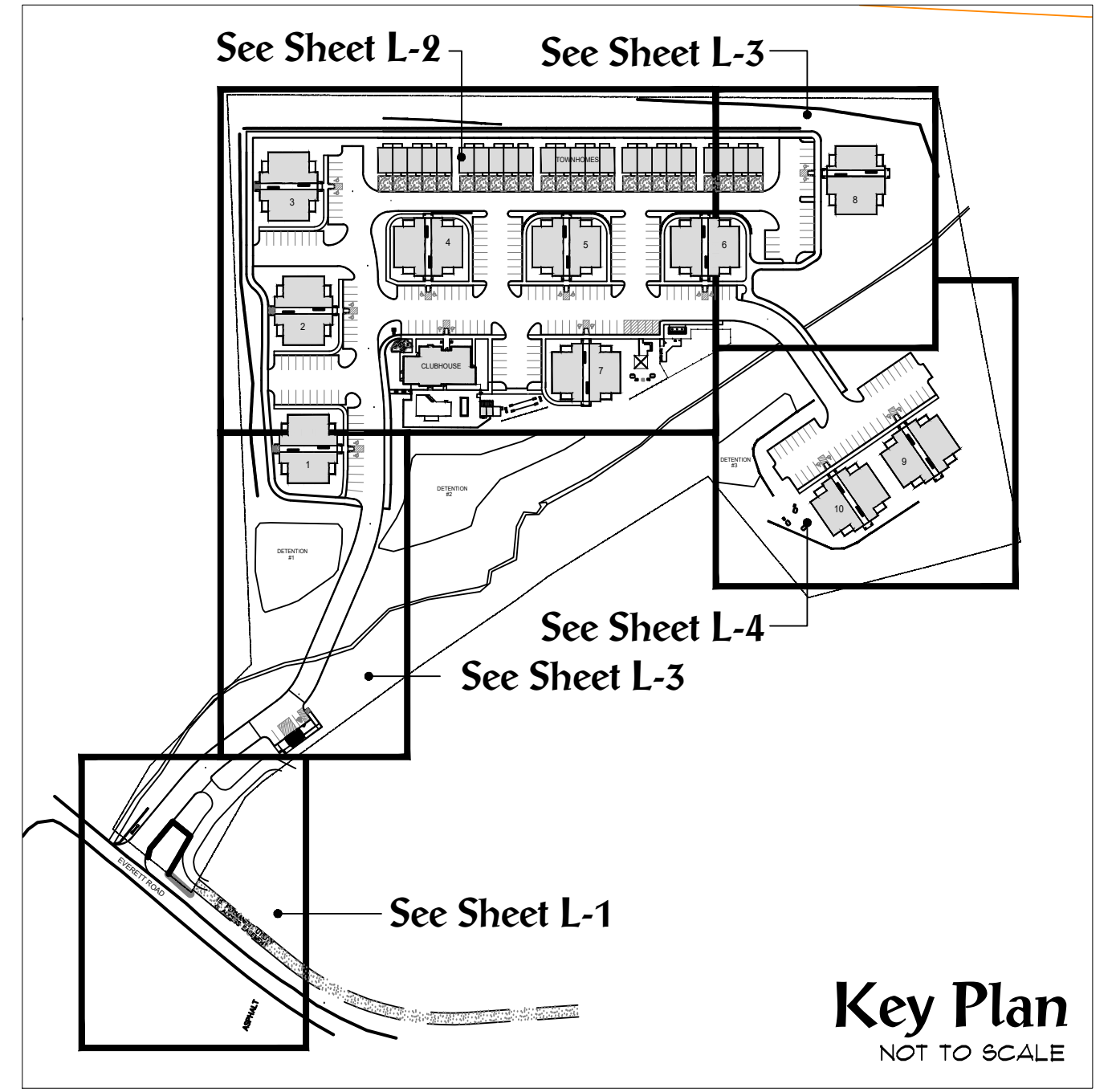
- INSTALL 4-6 INCHES OF TOPSOIL AS NEEDED.
- LOOSEN THE SOIL TO ACCEPT THE SEED MIX.
- APPLY AGRICULTURAL LIME AS PER A SOIL TEST OR AT A RATE OF 1 TO 2 TONS PER ACRE.
- SEED THE SLOPE WITH A MIXTURE AS FOLLOWS:

**WARM SEASON MIXTURE**  
 CUSTOM MIXTURE (STOCK SEED FARMS 1-800-759-1520):  
 BUFFALOGRASS (35%) (*BUCHLOE DACTYLOIDES* 'TEXOKA')  
 BLUE GRAMA (20%) (*BOULDOURIA GRACILLUS*)  
 SIDECASTS GRAMA (15%) (*BOULDOURIA CURTIPENDULA*)  
 LITTLE BLUE STEM (15%) (*SCHIZACHYRIUM SCOPARIUM*)  
 SHEEP FESCUE (15%) (*FESTUCA OVINA*)  
 SEEDING DATE: LATE SPRING TO MID SUMMER  
 SEEDING RATE: BROADCAST: 1 LBS / 1,000 SQ.FT.

**COOL SEASON MIXTURE**  
 CUSTOM MIXTURE (STOCK SEED FARMS 1-800-759-1520):  
 KENTUCKY 31 TALL FESCUE (15%) (*FESTUCA ARUNDINACEA*)  
 CREEPING RED FESCUE (15%) (*FESTUCA RUBRA*)  
 VIRGINIA WILD RYE (20%) (*ELLYMUS VIRGINICUS*)  
 RIVER OATS (15%) (*CHASMANTHIUM LATIFOLIUM*)  
 CANADA WILD RYE (10%) (*ELLYMUS CANADENSIS*)  
 RED TOP (5%) (*AGROSTIS GIGANTEA*)  
 RIVERBANK WILD RYE (20%) (*ELLYMUS RIPARIUS*)  
 SEEDING DATE: LATE SUMMER TO EARLY FALL  
 SEEDING RATE: BROADCAST: 1 LBS / 1,000 SQ.FT.

**COVER CROP:**  
 ENGLISH RYEGRASS  
 5 LBS / 1,000 SQ.FT.

- FERTILIZE WITH STARTER MIXTURE (10-30-5) AS PER SPECIFICATIONS.
- COVER THE SLOPE WITH 'CURLEX BLANKET' EROSION MATTING, HYDRAULIC MULCH OR CRIMPED STRAW.
- MAINTAIN WATERING UNTIL ESTABLISHED.



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 295 N. WEISGARDER RD., SUITE 201, KNOXVILLE, TN 37919  
 (865) 598-1331

**Overall Planting Plan, Notes & Details**  
**SERENITY AT EVERETT ROAD**  
 Knoxville, Tennessee

JOB NO.	22005
DRAWN:	MAV/RJM
DATE:	JULY 2, 2020
REVISIONS:	APR 23, 2026 MAY 1, 2026



**L-1**



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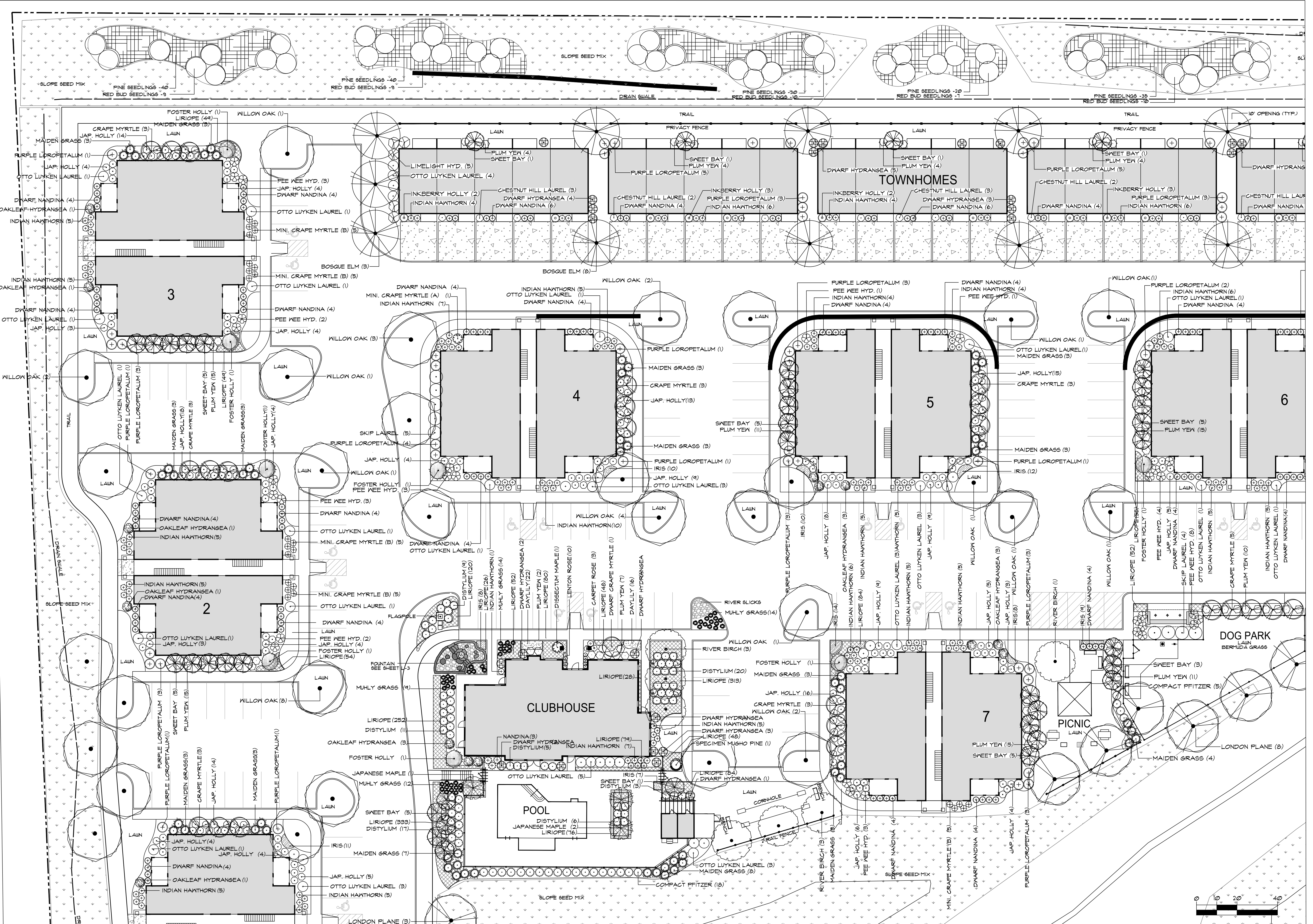
**Planting Plan**

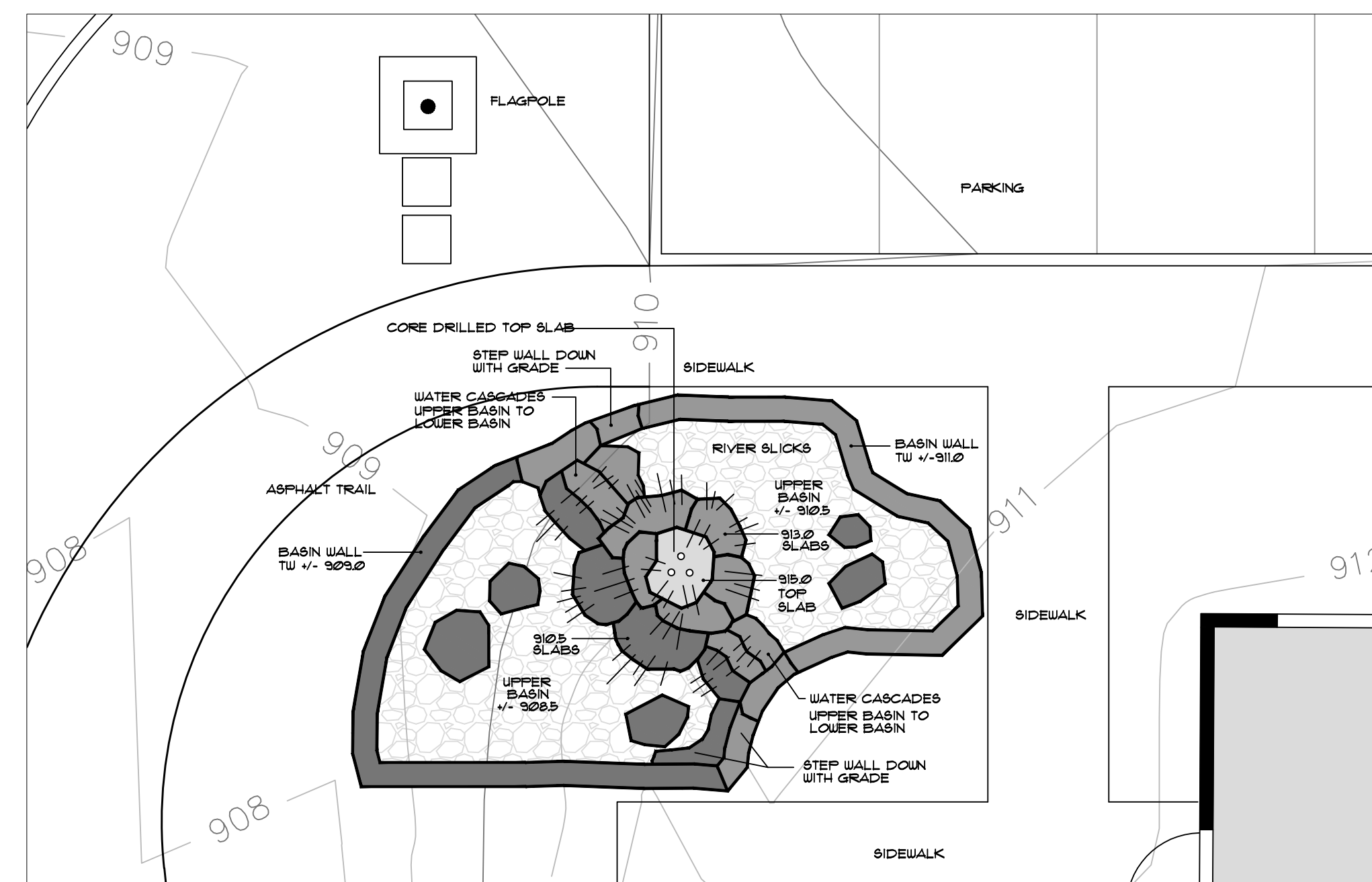
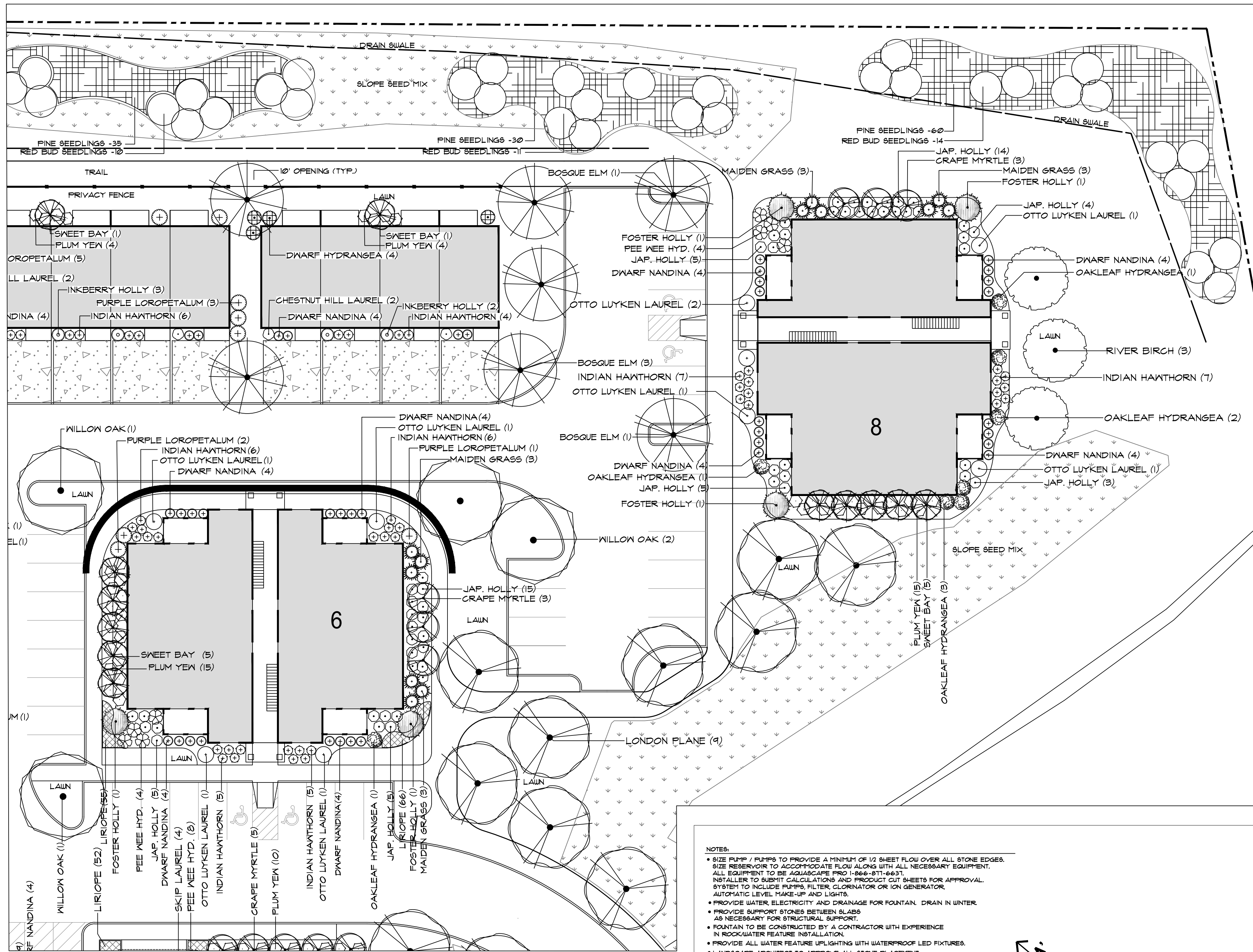
**SERENITY AT EVERETT ROAD**  
 Knoxville, Tennessee

JOB NO. 22005  
 DRAWN: MAV/RJM  
 DATE: JULY 2, 2020  
 REVISIONS: APR 23, 2026  
 MAY 1, 2026

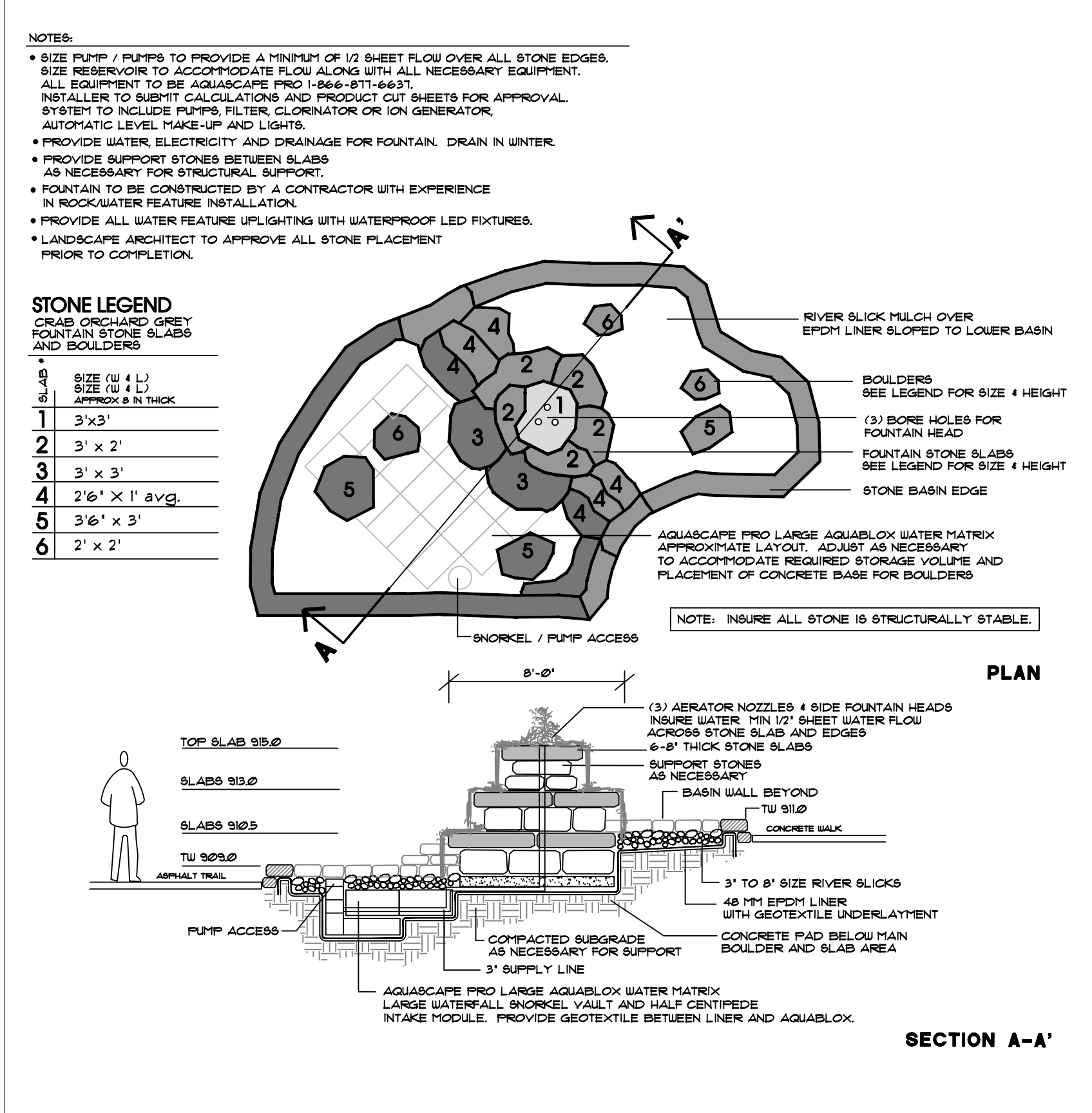


SCALE 1" = 20'  
**L-2**

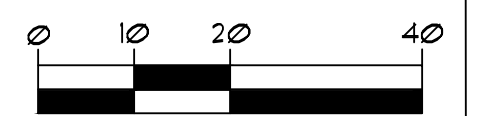
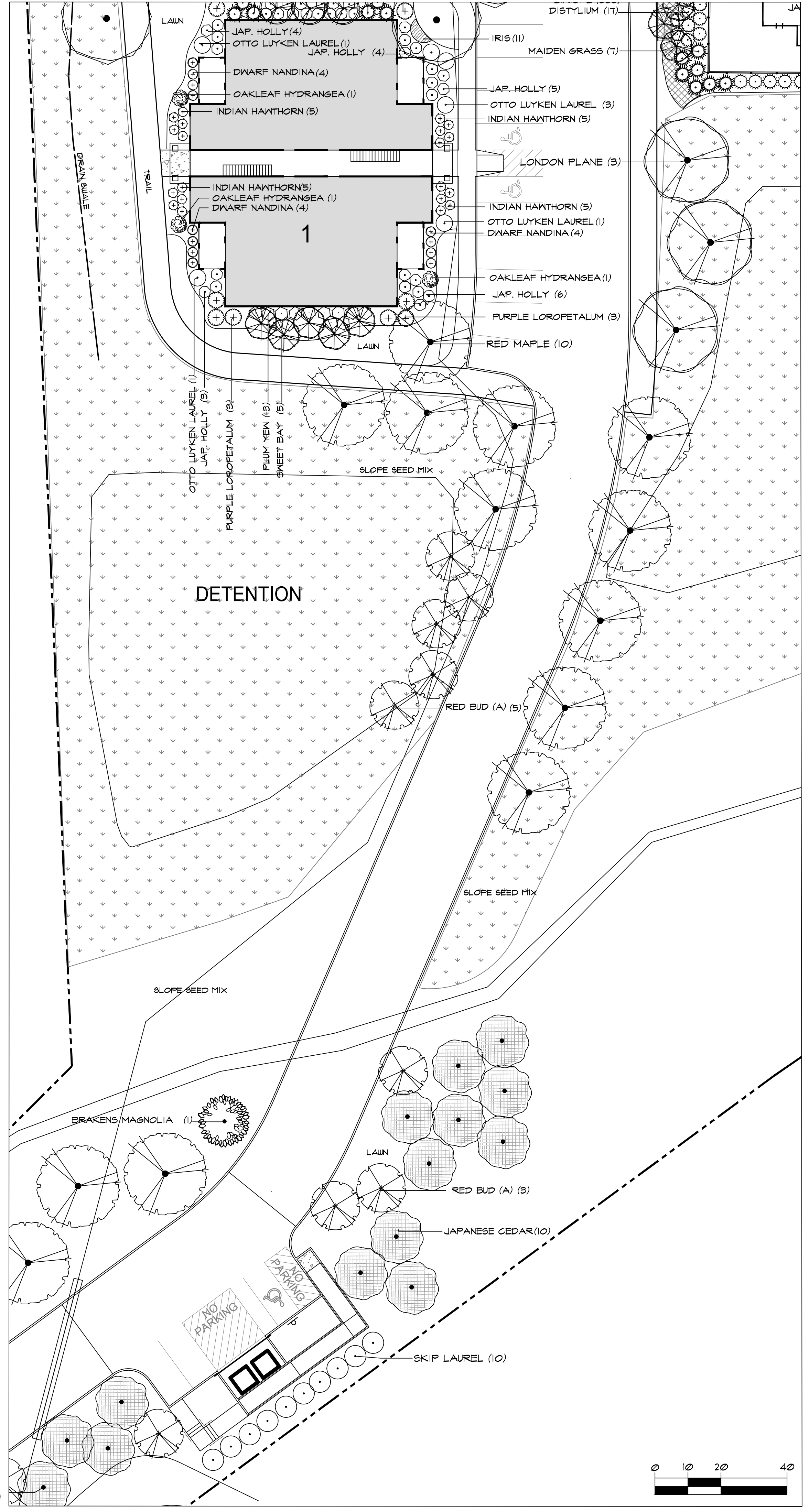




Layout Plan



Fountain & Flag Pole SECTION A-A  
NOT TO SCALE

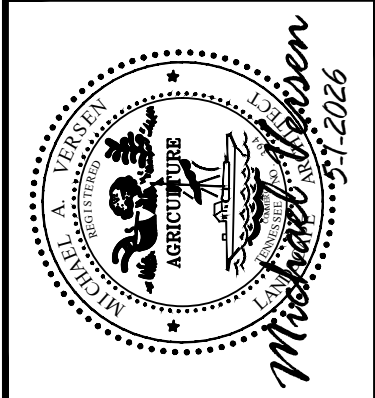
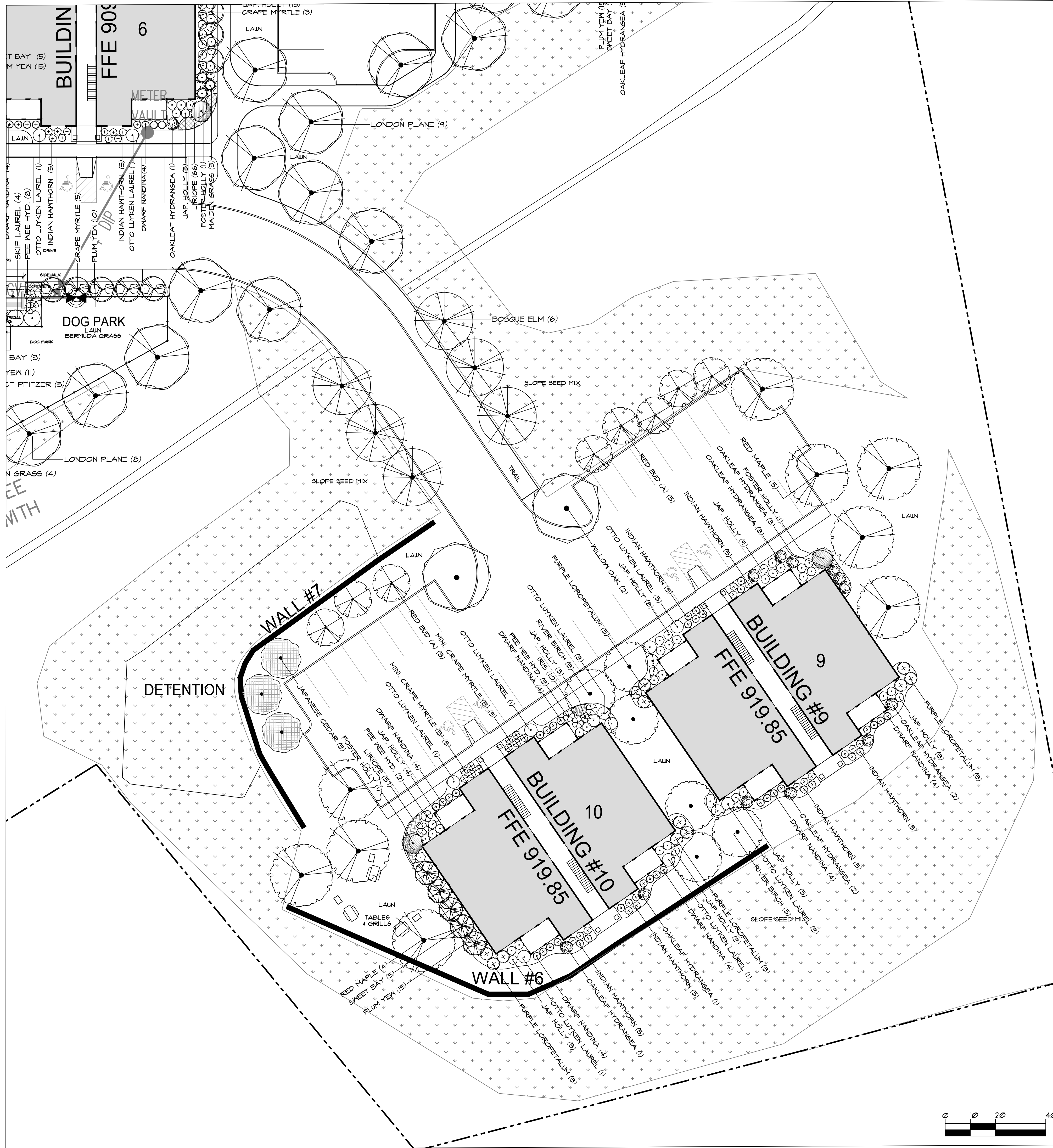


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**Planting Plan**  
**SERENITY AT EVERETT ROAD**  
Knoxville, Tennessee

JOB NO. 22005  
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SCALE AS SHOWN  
**L-3**

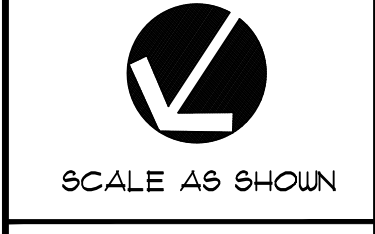


**MICHAEL VERSEN & ASSOCIATES**  
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**Planting Plan**

**SERENITY AT EVERETT ROAD**  
 Knoxville, Tennessee

JOB NO. 22005  
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# IRRIGATION SPECIFICATIONS

**SCOPE OF WORK:**  
The contractor is to provide all labor and equipment necessary to provide a complete, functional irrigation system that is in compliance with the specifications, applicable codes, and regulations.

**SYSTEM DESIGN:**  
This drawing illustrates head placement. Contractor shall submit shop drawings of pipe layout, valve location, meter and back-flow preventer location, etc. to architect along with materials list and production specifications prior to award of contract and a minimum of two weeks prior to installation.  
Drawings shall be on vellum and at same scale as planting plan. Review planting and utilities plan to insure piping / head layout does not conflict with plant material or utilities. Do not start installation until shop drawing and materials lists are accepted.

**SYSTEM PRESSURE AND FLOW REQUIREMENTS:**  
Design the system with criteria of a minimum of working pressure being available at each head. Determine the actual pressure and flows available on site prior to beginning work. The irrigation contractor shall be responsible to insure satisfactory operation of system including full coverage and equipment.

Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or discrepancies in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences shall be brought to the attentions of the owners representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revision necessary.

**PROJECT CONDITIONS:**  
The contractor shall verify that required utilities are available, in proper location, and ready to use.

It is the responsibility of the irrigation contractor to familiarize themselves with all grade differences, location of walls, retaining walls, structures, and utilities. The irrigation contractor shall repair or replace all items damaged by his/her work.

Coordinate installation of piping with the Landscape Plan and Landscape Contractor to minimize conflicts with plantings.  
Prior to making connections, the location of the connection to the existing water supply will be cleared by the General Contractor or Owner.

Irrigation contractor shall coordinate with utility contractor for 120 vac electrical power source controller location. The irrigation contractor shall make the final connection from the electrical source to the controller.

The contractor shall comply with applicable code and authorities having jurisdiction for all meters, backflow prevention devices, all piping between point of connection and backflow preventer, and component requirements and specifications.

**PERMITS:**  
Obtain all permits, licenses and arrange for inspections as required to complete the work. Submit satisfactory evidence of such prior to payment for the work.

**PRODUCTS:**  
Equipment and installation shall comply with manufacturer's specifications.

**Meter:** as required by local utilities board or governing body - sized to meet system requirements.  
**Reduced pressure backflow preventer:** sized to meet system demands. Back flow preventer shall comply with local codes. Enclose in an insulated fiberglass cover.

**Control valves:** use electrically operated glove valve of pvc and stainless steel construction. Size valve to meet existing pressure and flow conditions.

**Valve boxes:** use pvc valve box with cover sized to house valves of sufficient strength to withstand vehicular traffic. Place washed stone French Drain below each valve box. Size drain area to twice the dimensions of box.

**Turn valves:** to be 1/4 turn ball valves. No stem / gate valves accepted.

**Controller:** use a ul listed solid state automatic controller (Rainbird ESP-LXD) with manual programming for lawn or shrub watering, with internal transformer, housed in a lockable metal cabinet or interior room and ground as per manufacturers specs. Size controller for system requirements and future expansion. 120 volt service and hook-up to controller shall be by owner. Coordinate with project superintendent.

Automatic rain shut off -use 'RSD-B Ex' or 'Rain Check'

**Low voltage control wire:**  
2 wire decoder system to use 14 gauge wire.  
Trace wire to be "green". Install on all plastic piping.  
No wires are to be spliced between valve and controller except at valve location.  
All valve hook-ups shall be with 3M DBY wire connectors or equal.  
Provide 12 inch lightning expansion coil on all valves.

**Master Valve and Flow Sensor:** provide master control valve and flow sensor for all new irrigation areas.

**Manual drain valve:** locate manual drain valve at the low point of the main line. Locate at the low points of the lateral lines. Provide dry sump of a minimum of 3 cu. Ft. Of washed gravel at valves.

**Manual valve:** provide a manual valve on the upstream side of each automatic station. Size to match control valve.

**Pipe:** Use Schedule 40 PVC for main line and sleeves. Use Schedule 40 PVC for all laterals.  
Pipe over 2-inch size to be gasket pipe. Mount all heads located in lawn and on flex risers. Use solvent cement that is compatible with PVC pipe according to manufacturer's standards.

**Sleeves:** coordinate locations and sizes with general contractor prior to installation of walks, walls, curbs and drives. Sleeves to be schedule 40 pvc pipe and a minimum of 8" depth. Mark locations with colored stakes at each end.

**Dripline system:** to be installed as per manufacturer's specifications. System to include Rainbird XFS sub surface dripline, air relief and manual flush valves and remote control valve.

**EXECUTION:**  
Verify the correctness of all finish grades within work area to insure proper depth of sprinkler system pipe.

**Excavation and trenching:** perform all excavations and trenching as is required to complete the work and restore all surfaces to their original condition after the work is complete. Place all pipe in common trenches where possible, maintain a minimum of 6" distance between parallel pipe in common trenches.

Trenches shall be sufficient depths to provide the minimum cover from finish grade as follows:  
natural grade areas:  
18" minimum cover over main lines  
12" minimum cover over control wires from controller to valves  
12" minimum cover over lateral lines to heads.

**Pipe line assemble:** install remote control valves and group together where practical. place no closer than 12 inches to walk edges, building, and walls. Plastic pipe and fitting shall be solvent welded using solvents and methods as recommended by manufacturer of the pipe, except where screwed connections are required. Pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before applying solvent with a non-synthetic bristle surface. Snake pipe from side to side of trench bottom to allow for expansion and contraction. Make all connections between plastic pipe and metal valves or steel pipe with threaded fittings using plastic male adapters.

**Sprinkler heads:** install sprinkler heads as per the manufacturer's instructions. No sprinkler head shall be installed any closer than 3" to any walkway or curb to allow for edging operations. Install flush with finish grade of mulch or lawn. The contractor shall be responsible for full and complete coverage of all irrigated areas and shall make necessary adjustment to sprinkler heads at no additional cost to the owner.

**Sprinkler head pop-up sizes:**  
4 inch for turf areas  
8 inch for ground cover  
12 inch for shrubs - with riser extensions as necessary.

**Closing pipe and flushing lines:** Cap or plug all openings as soon as lines have been installed to prevent the entrance of materials that would obstruct the pipe. Leave in place until removal is necessary for completion of installation. Thoroughly flush out all water lines before installing heads, valves and other hydrants. Test in accordance with paragraph on hydrostatic tests. Upon completion of the testing, the contractor shall complete assembly and adjust sprinkler heads for proper distribution.

The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal over spray onto walks, streets, paving, walls, etc. Install 1800 (pressure compensating screens) to reduce or eliminate said over spray, if necessary.

All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valve boxes with locking covers. All shall be marked indicating controller and station numbers for control valves boxes and/or filled with 1" heat braided letters.

Install check valves on all heads in areas where grade exceeds 4:1, where post valve shut-off draining of the irrigation head occurs, or as directed by the owner's representative.

Quick couplers valves shall be installed as shown on plan.

All mainline and lateral piping and control wires under paving shall be installed in separate sleeves. Unless otherwise noted, sleeves shall be schedule 40 PVC. Control wire sleeves shall be sufficient size for the required number of wires under paving. Provide PVC sleeves for irrigation pipes and wiring that crosses under walks, streets and concrete pads. Combine piping whenever possible to reduce quantity of sleeving materials. Coordinate timing and placement of sleeving with commercial contractor.

When installing irrigation pipe along curbs or in islands, place pipe as close to curb as possible to allow for planting of trees, shrubs, and ground covers.

After piping is installed, but before sprinkler heads are installed and backfilling commences, open valves and flush system with a full head of water.

Manual drain valves are to be located at the ends and low points of the irrigation mainline. Place manual valves in latching valve box for easy access. Place one cubic foot of gravel below valve.

Automatic drain valves are to be located at all low points on irrigation lateral lines. Where low point is at end of line locate valve a minimum of 12" from end of sprinkler head. Place valves on top of one cubic foot of gravel.

Automatic controllers: connect remote control valves to controller in a clockwise sequence to correspond with station settings beginning with station 1, 2, 3, etc.

Automatic control wiring: install control wires, sprinkler mains and laterals in common trenches wherever possible. Install control wires at least 12" below finish grade and lay to the side and below main line. Provide looped slack at valves and snake wires in trench to allow for contraction of wires. All wire passing under existing or future walkways shall be encased in plastic or galvanized steel conduit extending at least 12" beyond edges of paving.

Backfill and compacting: after system is operating and required tests and inspections have been made, backfill excavations and trenches with clean soil, free of rubbish. Backfill for all trenches, regardless of the type of pipe covered. Shall be compacted to minimum 90% density. Compact trenches in areas to be planted by thoroughly flooding the backfill. Jetting process may be used in those areas. Dress all areas to finish grades, owner.

Provide thrust blocks on main line at all angles and turns of 45 degrees or more as required for proper operation of system.

**HYDROSTATIC TESTS:**  
Request the presence of the contracting officer at least 24 hours in advance of testing. Testing to be accomplished at the expense of the contractor and in the presence of the contracting officer. Center load piping with small amount of backfill to prevent arching or slipping under pressure. Apply a continuous and static water pressure of 60 psi when welded plastic joints have cured at least 24 hours and with the risers capped as follows: main lines and sub-mains to be tested for 2 hours. Repair leaks resulting from tests. Contractor may fill trenches, but leave "connections" open for testing inspection. Provide safety precautions as necessary for any opens areas.

**COVERAGE TESTS:**  
Perform a test coverage of the system in the presence of the contracting officer to assure complete coverage of the landscape. Correction of any inadequacies of coverage is to be contractor's responsibility.

**CLEANUP:**  
Contractor shall keep the premises clean and free of excess equipment, material and rubbish during work in progress. Upon completion of work, remove all material, equipment and debris resulting from irrigation work. All paved area shall be cleaned and left in acceptable condition as approved by job superintendent.

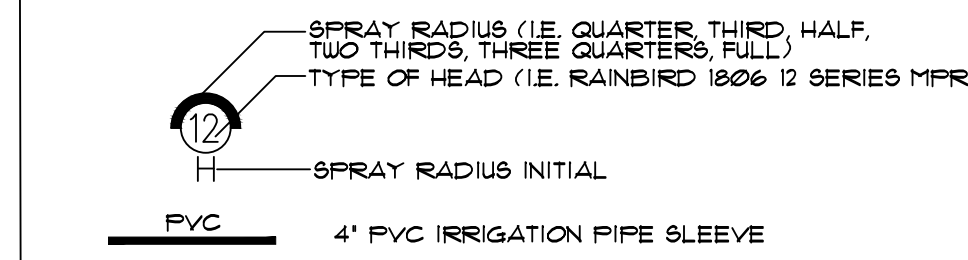
**GUARANTEE & MAINTENANCE:**  
Maintenance and replacement of system: Guarantee all materials and workmanship for one year from date of installation. It must be inspected and approved by the contracting officer both after the installation and at the end of the guaranteed period. Correct and replace any defects in materials and workmanship immediately and at no cost to the owner.

Provide all valves, drains, fittings, and taps necessary to winterize and or drain the entire system from supply line tap to laterals. Winterization of system and initial spring start up is to be provided by contractor. Contractor as part of guarantee at no additional cost shall repair freeze damage.

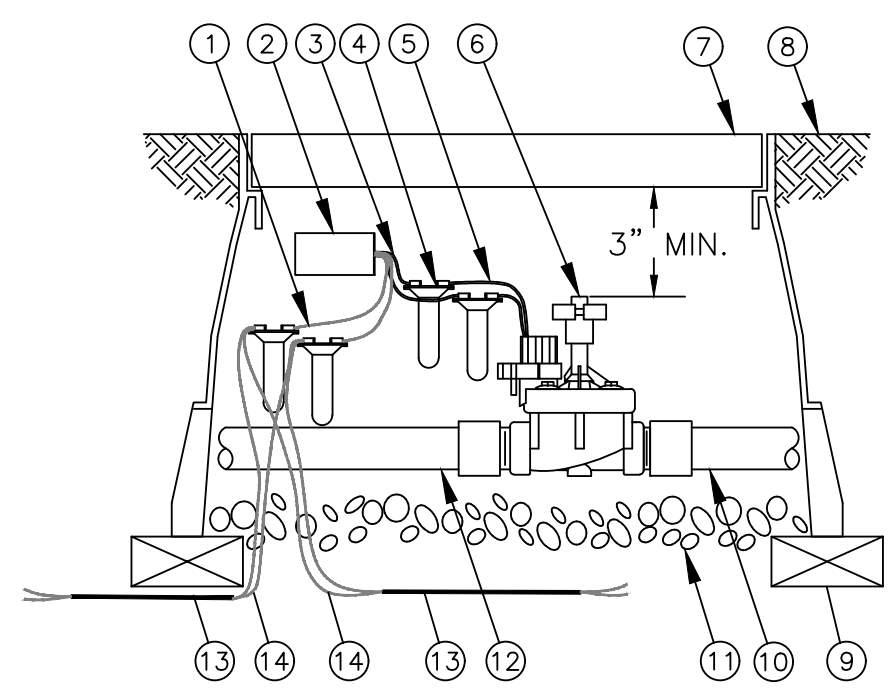
**FINAL SUBMITTALS AND REQUIREMENTS:**  
Contractor shall test irrigation system in presence of owner's representative before leaving site. Contractor shall also provide instructions to owner's representative for the operation of the irrigation controller and a schedule showing the length of time each valve is required to be open to provide a determined amount of water. The contractor shall also supply the following

Accurate and complete "as-built" plan of irrigation system.  
As-built plans shall be to the same scale as the layout plan (or larger if needed for clarity).  
8 1/2" x 11" zone map to be placed inside control box.  
Instructions for maintenance of system and controls, seasonal activation and shutdown, and manufacturers' parts catalog to owner's representative.  
Ten (10) percent extra of each type of head installed.  
Twenty Four (24) Sediment trap strainer baskets.

## IRRIGATION LEGEND

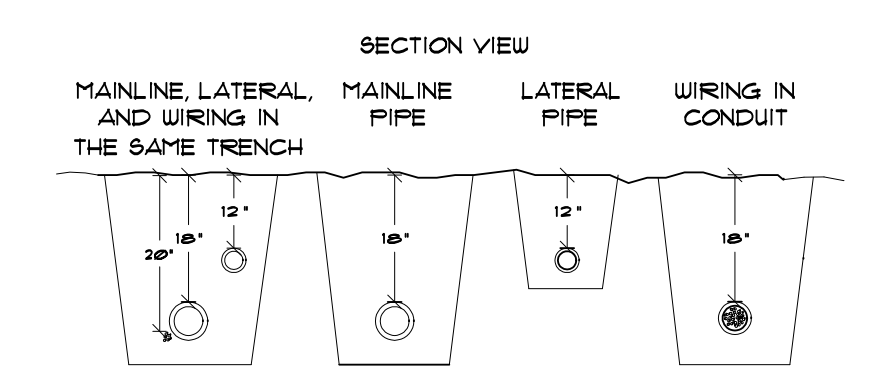


- GENERAL:**
- NOTES ARE SUPPLEMENT TO IRRIGATION SPECIFICATIONS
  - CONTRACTOR TO VERIFY AVAILABLE PRESSURE PRIOR TO CONSTRUCTION
  - IRRIGATION CONTRACTOR RESPONSIBLE FOR PIPE SLEEVES. COORDINATE WITH GENERAL CONTRACTOR.
  - IRRIGATION CONTRACTOR SHALL BE AWARE OF THE WATERING TIMES ON EACH ZONE. ADJUST ZONES TO FIT PLANT REQUIREMENTS.
  - CONTRACTOR TO VERIFY POINT OF CONNECTION WITH UTILITY DISTRICT AND OWNER FOR WATER AND ELECTRICAL.
  - RAINBIRD ESP SERIES MODULAR. VERIFY LOCATION OF CONTROLLER WITH OWNER.



- NOTES:**
- SECONDARY WIRE RUN - DISTANCE BETWEEN SOLENOID AND FIELD DECODER - NOT TO EXCEED 450-FEET WITH 14 GAUGE WIRE.
  - PLACE 3- FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING.
  - BLUE WIRE FROM FD-102TURF OR FD-102TURF DECODER (1 OF 2)
  - FD-102TURF M3001 DECODER OR FD-102TURF M3004 DECODER
  - WHITE WIRE FROM FD-102TURF DECODER (1 OF 2)
  - DBY WATER PROOF CONNECTION (1 OF 4)
  - SOLENOID WIRE (1 OF 2)
  - REMOTE CONTROL VALVE FRS-DIAL
  - VALVE BOX WITH COVER: 12-INCH SIZE
  - FINISH GRADE / TOP OF MULCH
  - BRICK (1 OF 4)
  - PVC MAINLINE PIPE
  - 3/8-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
  - PVC LATERAL PIPE
  - TWO-WIRE CABLE TO NEXT DEVICE (FIELD DECODER SENSOR DECODER, L&P-1 OR MDC)
  - COMMUNICATION WIRE TO NEXT DEVICE (FIELD DECODER SENSOR DECODER, L&P-1 OR MDC)

## REMOTE CONTROL VALVE



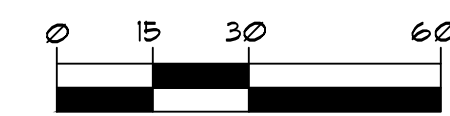
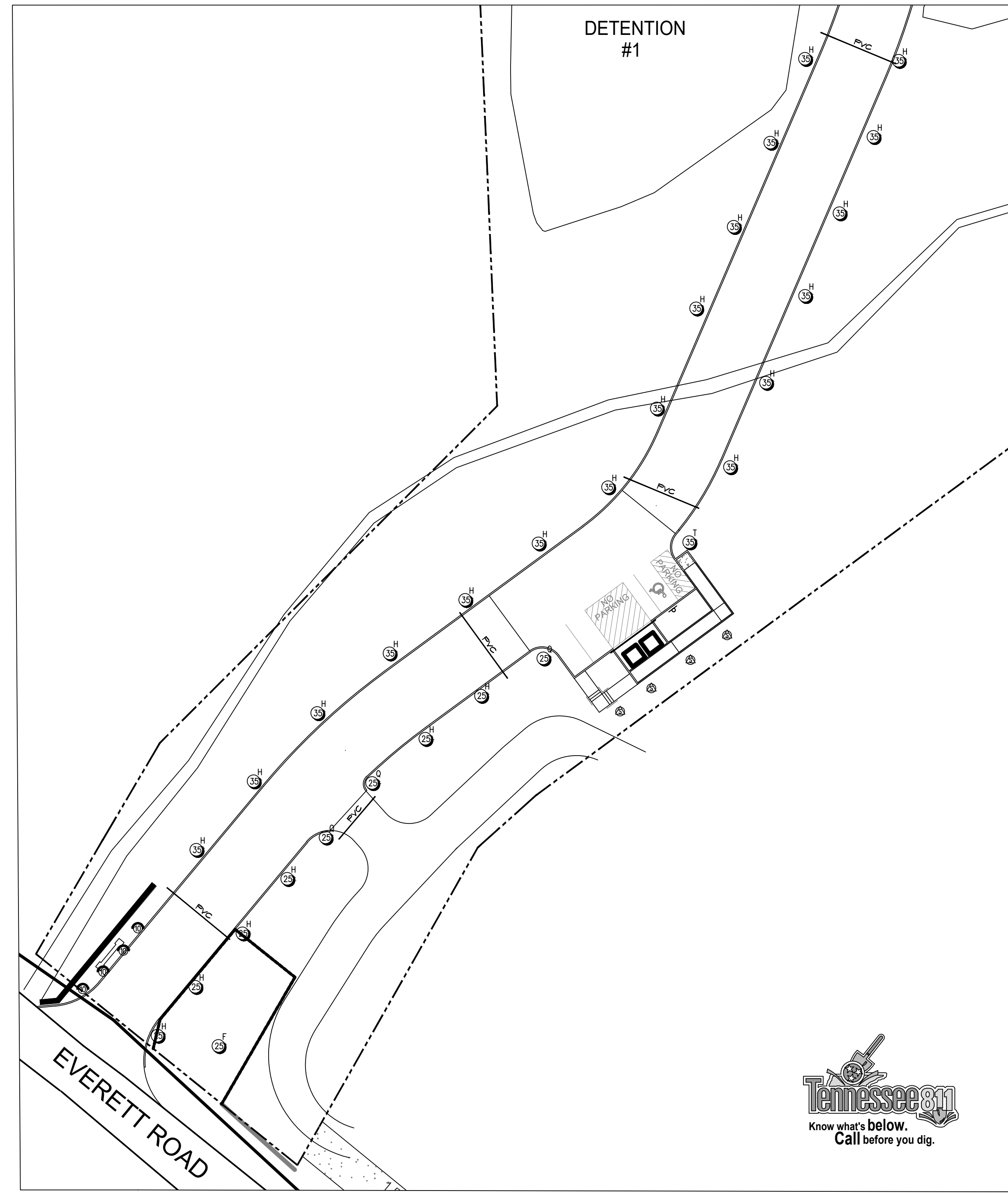
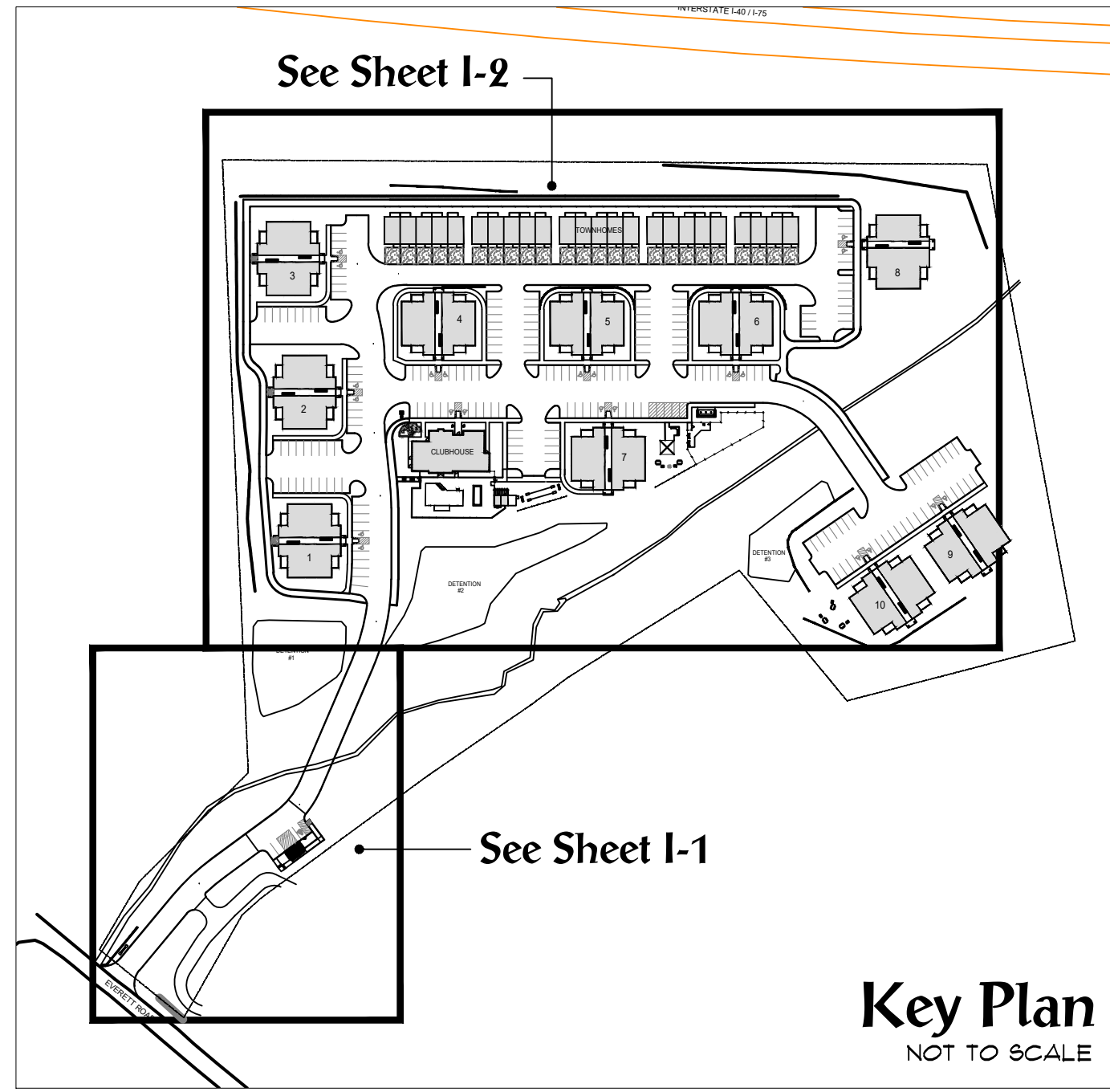
- SECTION VIEW**
- MAINLINE LATERAL AND WIRING IN THE SAME TRENCH
- MAINLINE PIPE
- LATERAL PIPE
- WIRING IN CONDUIT
- PLAN VIEW**
- RUN WIRING UNDER MAINLINE TAPE AND BUNDLE AT 10" O.C.
  - ALL PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN
  - TIE A 24" LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° UNTIL AFTER ALL CONNECTIONS HAVE BEEN MADE.

**NOTE:** SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

## PIPE & WIRE TRENCHING

## IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
EST LCS RCS CST SST	Rain Bird 1806 15 Strip Series	30
Q T H F	Rain Bird 1806 8 Series MFR	147
SST	Rain Bird 1806 15 Strip Series	32
Q T H F	Rain Bird 1806 10 Series MFR	84
Q T H TT TO F	Rain Bird 1806 12 Series MFR	23
Q T H TT TO F	Rain Bird 1806 15 Series MFR	157
Q T H TT TO F	Rain Bird 1806 ADJ	29
4 6 8 10 12 15 17	Rain Bird 1806 ADJ	38
R-VAN 1318 R-VAN 1724	Rain Bird R-VAN-IT24 1806-SAM-F45	38
Q T H F	Rain Bird 1804-5 Series Stream	49
SYMBOL	MANUFACTURER/MODEL	QTY
25	Rain Bird 5006-FL-MFR 25	46

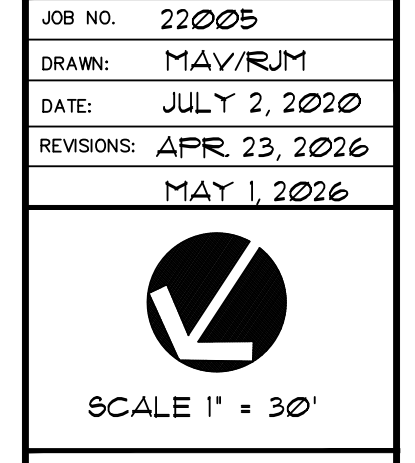


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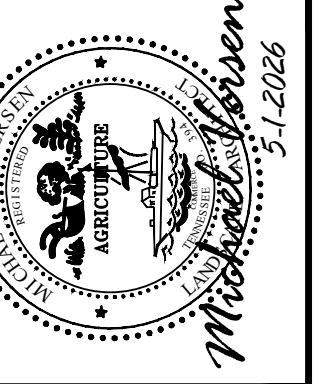
**IRRIGATION PLAN, NOTES & DETAILS**

**SERENITY AT EVERETT ROAD**  
Knoxville, Tennessee

JOB NO. 22005  
DRAWN: MAV/RJM  
DATE: JULY 2, 2020  
REVISIONS: APR 23, 2026  
MAY 1, 2026



**1-1**



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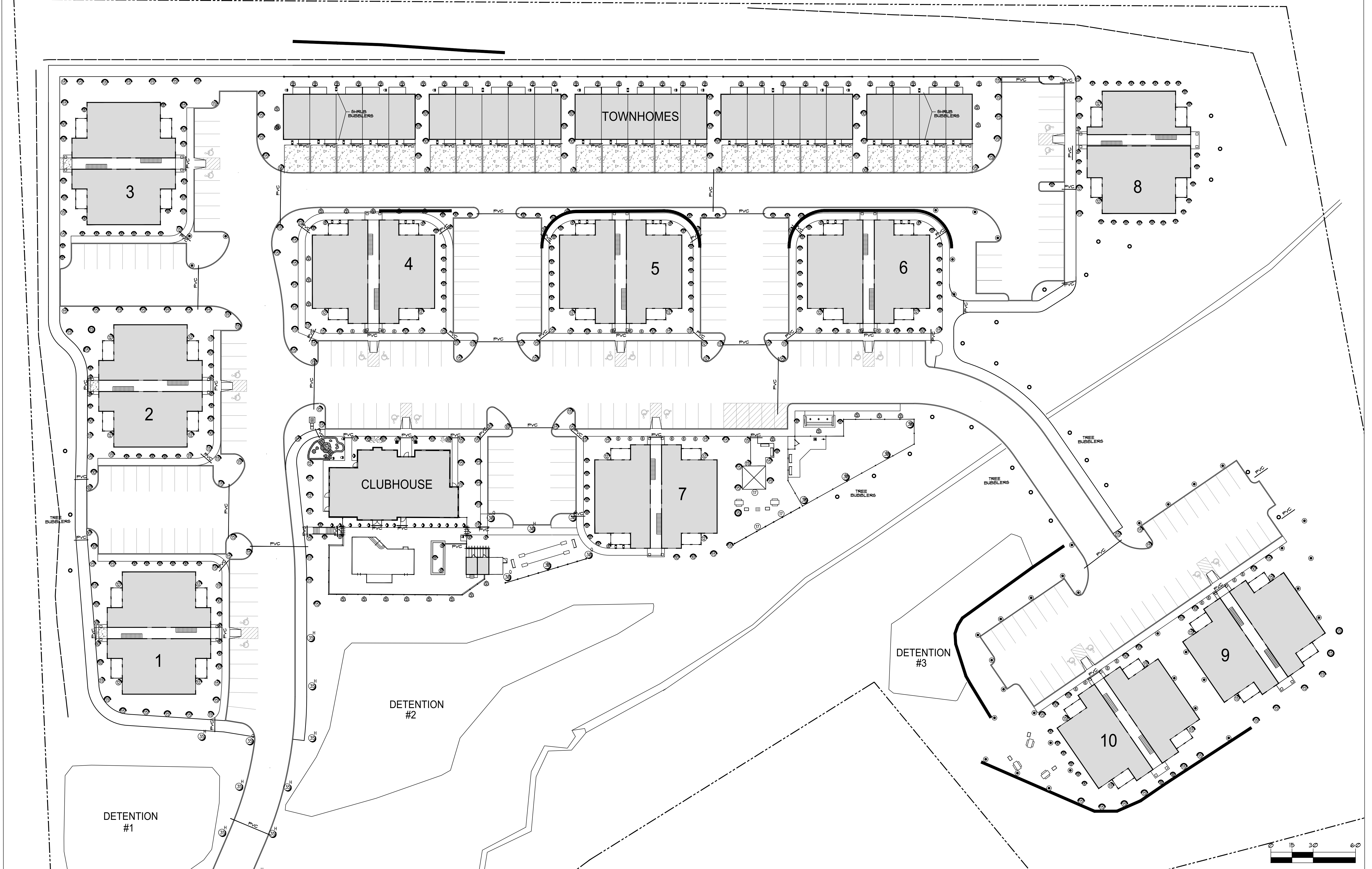
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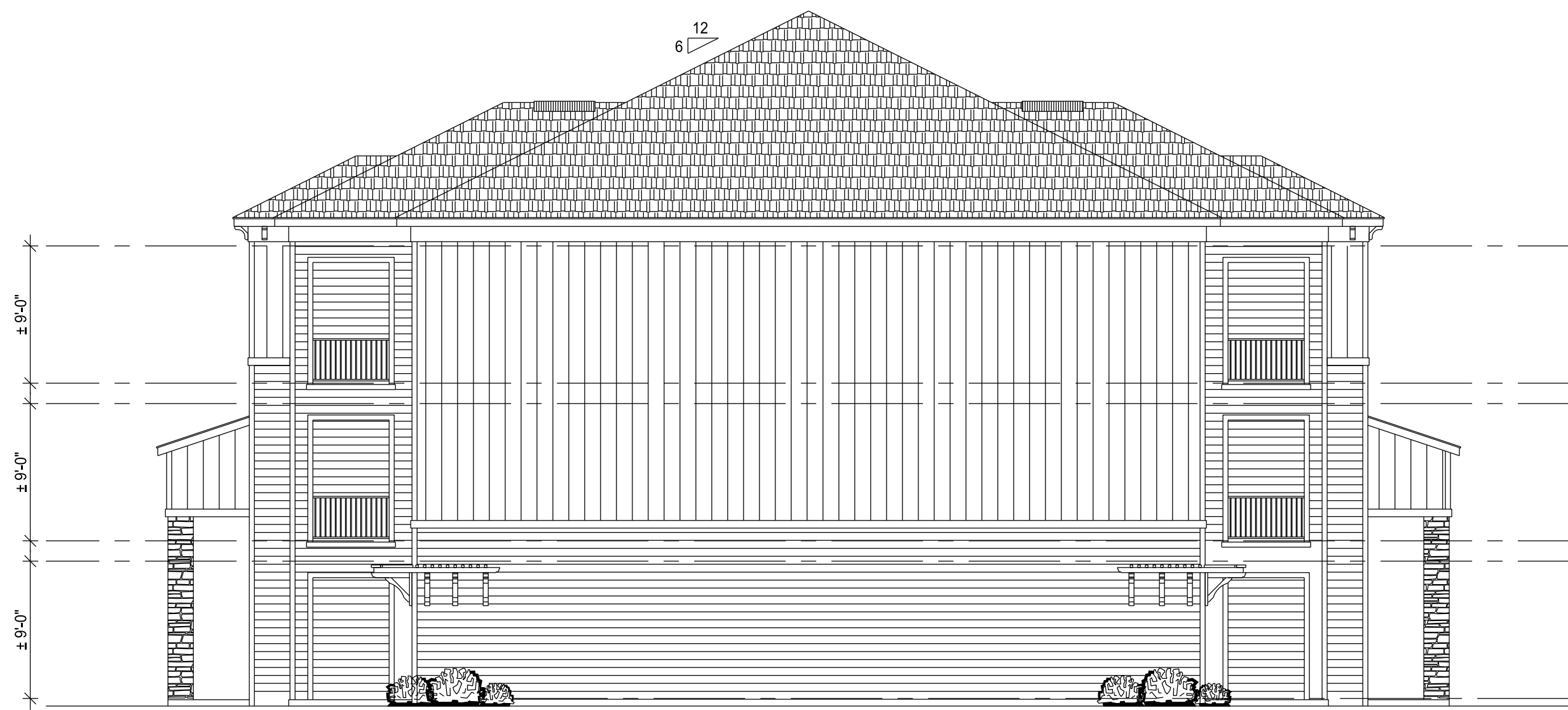
SCALE 1" = 30'

**1-2**





1 PROPOSED SIDE ELEVATIONS  
A200 SCALE: 1/8" = 1'-0"



2 PROPOSED FRONT/BACK ELEVATIONS  
A200 SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

# SERENITY APARTMENTS

1215 EVERETT ROAD - KNOXVILLE, TN 37932

MARK	DATE	ISSUE FOR:
Meeting	12/04/19	Client
	01/08/20	Meeting

UNITS STUDY  
ELEVATIONS

## A200

PROJECT: 19162  
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