

Michael Versen & Associates

Landscape Architecture ... Land Planning

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Land Planning

Development of the land involves the process of first understanding the physical and aesthetic properties of the land and the economics of the development market. These elements are then merged toward the highest and best use in creative master plan concepts. Through a series of design and economic planning workshops, the development team reviews and evaluates preliminary concepts which form the final master plan.

LAND PLANNING SERVICES:

- SITE SURVEY, ANALYSIS AND EVALUATION
- EVALUATION OF THE LAND'S DEVELOPMENT OPORTUNITIES
- LAND USE FEASIBILITY & DESIGN
- PROGRAMMING & MARKET DEVELOPMENT
- MASTER PLANNING
- PROJECT PERFORMANCE EVALUATION
- CONSTRUCTION DOCUMENTS & SPECIFICATIONS:
 - Site layout, grading, drainage & erosion control
 - Site construction details
 - Planting, irrigation & lighting
- PROJECT AMENITIES DESIGN:
 - Signage & graphics
 - Entrance design & recreational facilities
 - Governmental approval process
 - Contract administration
- MARKETING & MEDIA PRESENTATIONS
 - Architectural & site renderings
 - Branding graphics



LAND PLANNING PROJECTS:

ALLEGHENY COVE MOUNTAIN HOME COMMUNITY Blount County
800 acre residential community master and site development plans including common areas, lakes and trails

STONEWOOD SUBDIVISION Cleveland, TN
43 acre single family housing subdivision

HIGHLANDS OF NORTHSORE DEVELOPMENT Knoxville, TN
54 acre mixed housing community master plan including clubhouse and recreation

SEVIERVILLE RIVERFRONT DEVELOPMENT Sevierville, TN
master plan study for river front development (commercial development, parks & trail)

CONCORD ROAD DEVELOPMENT Farragut, TN
210 acre mixed use master plan / rezoning study including commercial, office and mixed residential uses. Consideration included impact of major road extension through land.

INVERNESS SUBDIVISION Farragut, TN
79 acre subdivision on Turkey Creek in Farragut with mixed single family zoning, clubhouse and recreation space

UT WILLIAMS Knoxville, TN
Mixed use development of condominiums, university conference center and independent / assistance living facilities in a park estate environment studies for presentation to the University of Tennessee, Knoxville.

MADISONVILLE SUBDIVISION Madisonville, TN
120 acre single family development – services included market research, programming, master plan scenarios, pro-forma studies.

RIVERGATE ESTATES Knoxville, TN
7 acre gated lake development

WELLSLEY PARK Knoxville TN
Single family homes and recreational amenities for 59 acres



Recreation Center

The Estates of Wellsley Park





ELM HILL MARINA Nashville, TN.
 Master plan development for commercial recreational land facility including marina, campground, lodge and conference center, cabin rentals, restaurant, park, trails, recreational clubhouse / pool.





Site Perspective



Entry Perspective

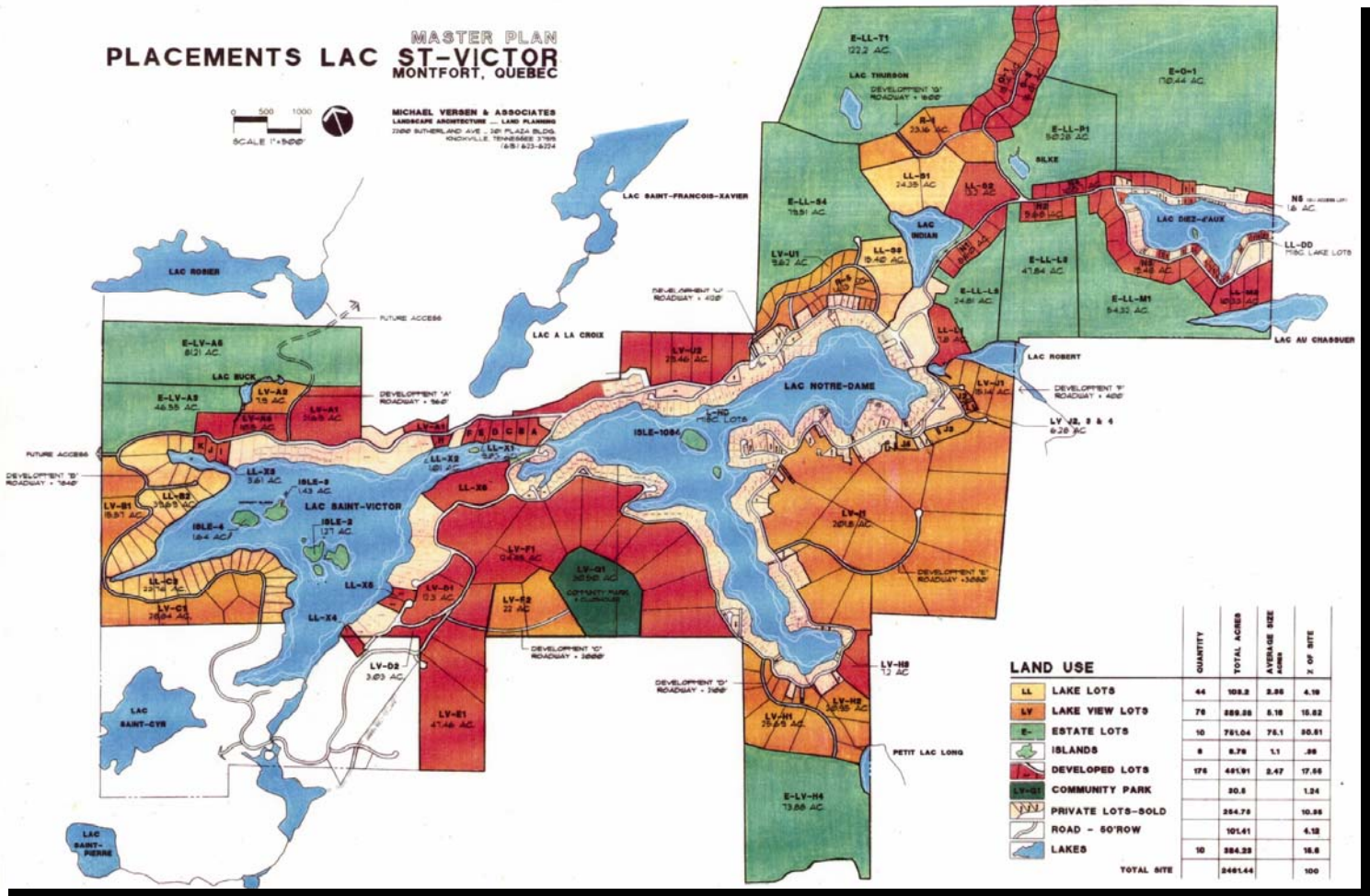


Site Plan
 A Resort Style Condominium Development at Wellisley Park
 Knoxville, Tennessee

MASTER PLAN PLACEMENTS LAC ST-VICTOR MONTFORT, QUEBEC



MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE - LAND PLANNING
2000 SUTHERLAND AVE - 3RD FLOOR BLDG.
KNOXVILLE, TENNESSEE 37909
(615) 623-9224



LAND USE

| LAND USE | QUANTITY | TOTAL ACRES | AVERAGE SIZE (ACRES) | % OF SITE |
|-------------------|----------|----------------|----------------------|------------|
| LL LAKE LOTS | 64 | 108.3 | 2.96 | 4.16 |
| LV LAKE VIEW LOTS | 76 | 289.88 | 5.18 | 16.82 |
| E- ESTATE LOTS | 50 | 781.04 | 76.1 | 30.81 |
| ISLANDS | 8 | 8.76 | 1.1 | .36 |
| DEVELOPED LOTS | 176 | 481.91 | 2.47 | 17.66 |
| COMMUNITY PARK | | 30.5 | | 1.24 |
| PRIVATE LOTS-SOLD | | 284.75 | | 10.86 |
| ROAD - 60' ROW | | 101.41 | | 4.18 |
| LAKES | 10 | 284.28 | 16.8 | |
| TOTAL SITE | | 2491.44 | | 100 |

LAC ST. VICTOR 60 miles north of Montreal, Canada
1700 acre master plan housing \ lake community

LOOKOUT HIGHLANDS - A RESORT COMMUNITY
Dade County, GA
2400 acre master plan development for resort housing
community \ natural recreational area including 18 hole
golf course.

SHEPARD'S WALK AT WHITESTONE Kingston, TN
368 acre master plan for a spiritual community including
religious retreat facilities, community open space and
meditation areas, conference center and single family
residential tied into the Whitestone Inn.

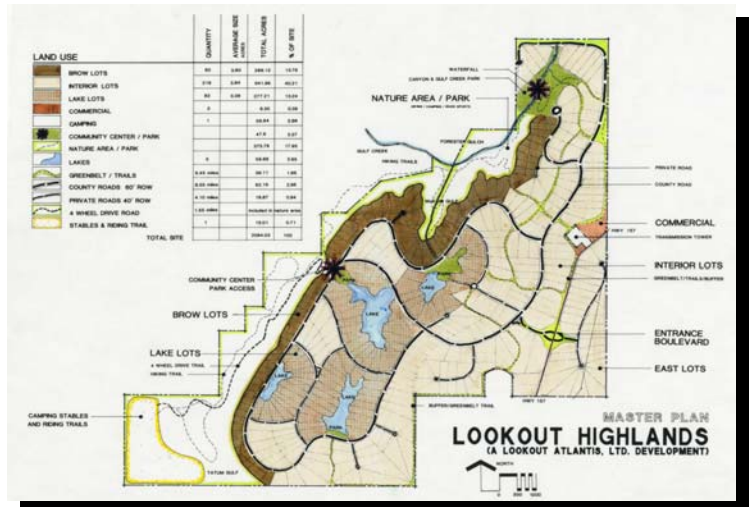
LAC DU BOIS RESIDENTIAL COMMUNITY
Baton Rouge, LA
1200 acre residential planning study & master plan
including an executive 9 hole golf course, commercial and recreational

COWELL SUBDIVISION Kingston, Tn
80 acre exclusive lake development – single family housing

HARVEY ROAD DEVELOPMENT Knoxville, TN
90 acre mixed single family, condominiums and open recreational space

BAILEY PROPERTY - TOOLE'S BEND ROAD / PELLISSIPPI PKWY Knoxville, TN
231 acre master planning multi-use recreational community & subdivision

WENTWORTH SUBDIVISION Farragut, TN
master recreation and landscape plan -clubhouse, pool, tennis courts, bicycle trail, signage



| LAND USE | QUANTITY | AVERAGE SIZE (ACRES) | TOTAL ACRES | % OF SITE |
|-------------------------|----------|----------------------|---------------|------------|
| BROW LOTS | 80 | 2.00 | 160.00 | 6.67 |
| INTERIOR LOTS | 810 | 2.00 | 1620.00 | 66.67 |
| LAKE LOTS | 80 | 2.00 | 160.00 | 6.67 |
| COMMERCIAL | 1 | 1.00 | 1.00 | 0.04 |
| CAMPING | 1 | 1.00 | 1.00 | 0.04 |
| COMMUNITY CENTER / PARK | | | 1.00 | 0.04 |
| NATURE AREA / PARK | | | 1.00 | 0.04 |
| LAKES | 1 | 1.00 | 1.00 | 0.04 |
| GREENBELT / TRAILS | 1.00 | 1.00 | 1.00 | 0.04 |
| COUNTY ROADS 40' ROW | 1.00 | 1.00 | 1.00 | 0.04 |
| PRIVATE ROADS 40' ROW | 1.00 | 1.00 | 1.00 | 0.04 |
| WHEEL DRIVE ROAD | 1.00 | 1.00 | 1.00 | 0.04 |
| STABLES & RIDING TRAIL | 1.00 | 1.00 | 1.00 | 0.04 |
| TOTAL SITE | | | 240.00 | 100 |

MASTER PLAN LOOKOUT HIGHLANDS (A LOOKOUT ATLANTIS, LTD. DEVELOPMENT)



Waterside

AT NORRIS LAKE





*Timberlake Subdivision Clubhouse & Pool
Knoxville, Tennessee*

TOWNHOMES AT WENTWORTH Farragut, TN
29 exclusive golf course condominium development

LAKE POINT LANDING EXPANSION Hendersonville, NC
66 town home unit master plan development as part of a health care campus

TIMBERLAKE SUBDIVISION Powell, TN
Recreational amenities (lake, trails, clubhouse, tennis & pool) for 50 lot exclusive subdivision.

HANNAH'S GROVE Knoxville, TN
Mixed use of single family and condominium development – 26 acres

CASA DE LAGO Lenoir City, TN
7 acres lake development of single family housing

PAYNE LAKE CONDOMINIUMS Sevierville, TN
master plan development

ALPINE MANOR SUBDIVISION Clinton, TN
45 acre single family subdivision

BROOKSTONE RIDGE Clinton, TN
80 master plan and detail site development for single family and condominium housing within a challenging topographic property. Site amenities included trails, pool and tennis complex, ponds and open green space.

GREEN MEADOWS Alcoa, TN
Land use planning and recreation design for 289 acre golf course/residential community.

FOREST SPRINGS Gatlinburg, TN
Master plan development for an 82 acre planned unit development.

UNIVERSITY POINT Baton Rouge, LA
Single family, garden homes and multi-family high-rise condominium – 205 acres



Grande Harbor
 GRAND LIVING ON THE LAKE

*Grande Harbor Subdivision
 Sullivan County, Tennessee*



CEDAR LODGE PLANTATION COMMUNITY

Baton Rouge, LA
 master plan studies for 610 acre equestrian
 community and commercial developments -
 planting & site plans for selective areas of site

COMMUNITY HABITAT Baton Rouge, LA
 235 acre planned unit development - commercial, housing & recreation

RIDGESTONE PARK SUBDIVISION Cleveland, TN
 65 acre subdivision with open space & creek trail

LASALL PROPERTY New Iberia, LA
 114 acre mixed use housing & commercial

INTERSTATE PARK COMMERCIAL SITE Denham Springs, LA
 22 acres commercial master plan including motel, office complex and individual commercial sites

COUNTRY CLUB OF LOUISIANA Baton Rouge, LA
 master planning through detail landscape design of 47 housing units including site entrance (water feature, fencing, landscaping), and amenities for individual units (courtyards, swim jet pool, arbors, patios, and plantings) - \$453,000



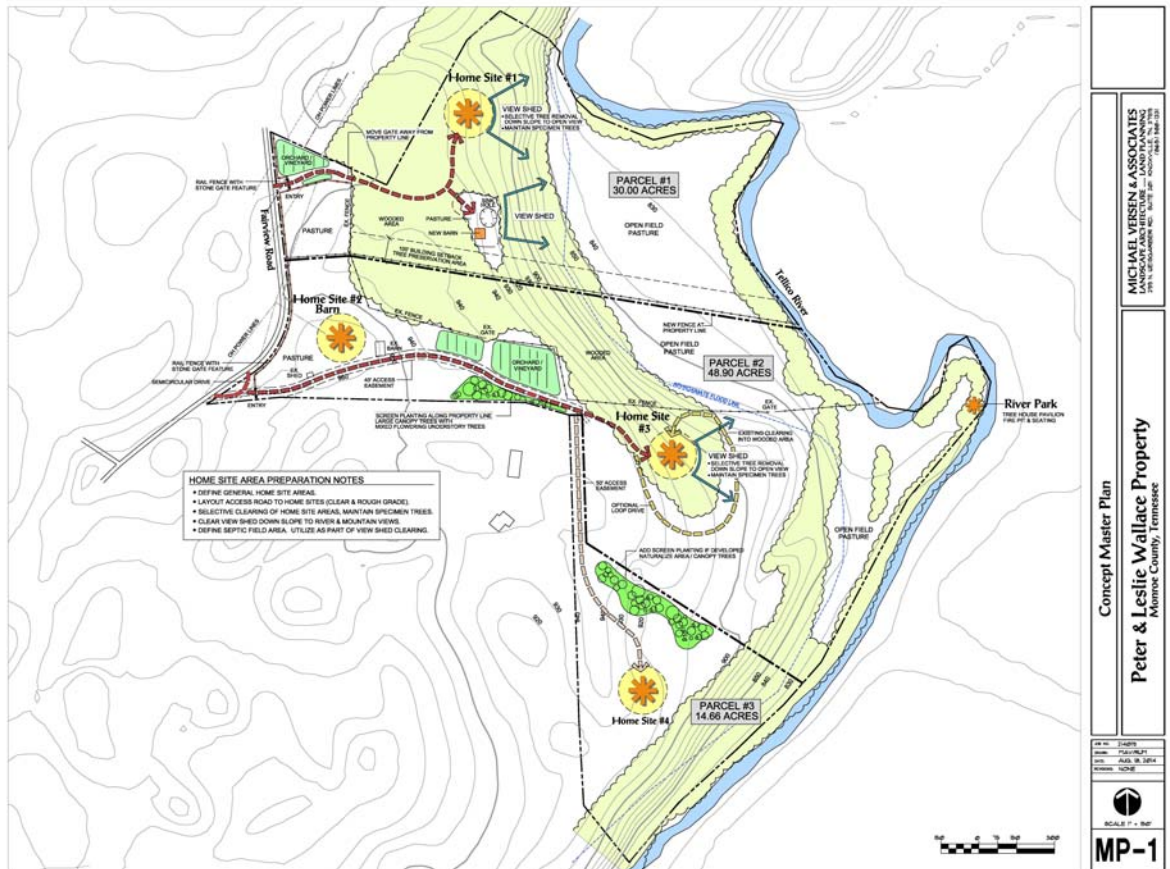
*Williams Property
University of Tennessee*



*Master Plan Study—500 Acre Residential Community
Farragut, Tennessee*



Master Plan for the Tellico Village Wellness Center Property
Tellico Village, Tennessee





HERITAGE POINT
 TOWNE CENTER
 A Modern Outpost for Trade & Travel
 TAYLOR PROPERTIES, L.P.
 MICHAEL VERSEN & ASSOCIATES
 LANDSCAPE ARCHITECTURE ... LAND PLANNING



Retail Shops



Lakeside Shops

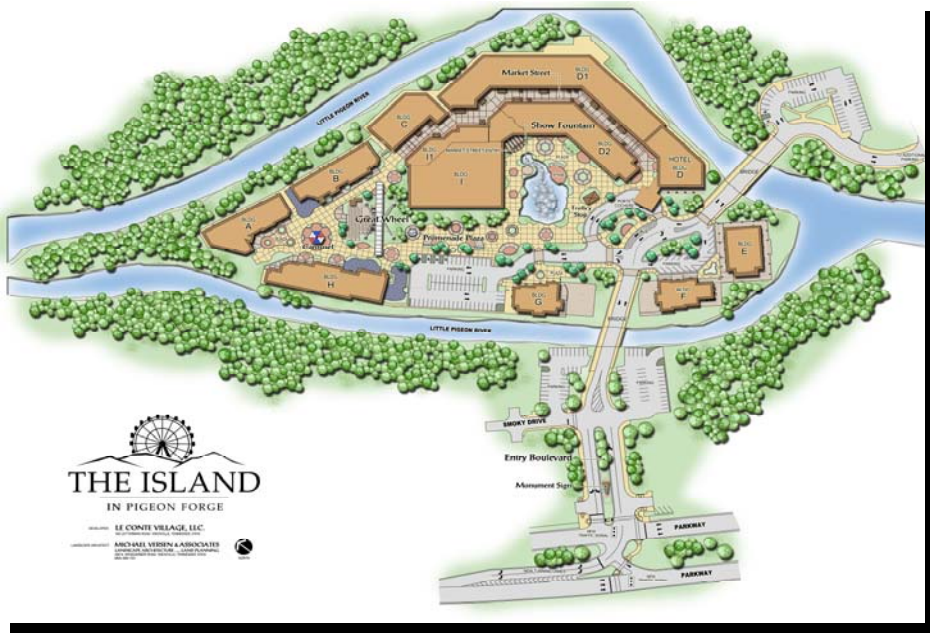


Outdoor Outfitters



Entrance

HERITAGE POINTE TOWN CENTER Kingsport, Tennessee
 master plan development for 400 acre regional retail development.



THE ISLAND
 IN PIGEON FORGE
 LE CONTE VILLAGE, LLC
 MICHAEL VERSEN & ASSOCIATES



THE ISLAND IN PIGEON FORGE Pigeon Forge TN
 Master plan development for destination entertainment & retail development.
 Phase one construction documents and contract administration.

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