

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer *David K. Beverly* Feb 22, 2016
 Tennessee Certificate No. 11894

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION PLAN AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____

OWNER: Avery Margaret I Jones
 180 Scott St
 Harrogate, TN 37752-7300

PHONE: _____
 DATE: _____

DEVELOPER: Glen Glafenheim
 Honors Real Estate
 2099 Thunderhead Road, Suite 204
 Knoxville, TN 37922
 865-363-4321

ASSISTED LIVING FACILITY

PLACED ON A 5.1 ACRE LOT
 FOUR SEPARATE WINGS IN BUILDING.
 EACH WING HOLDS 18 UNITS.
 ONE BEDROOM PER UNIT.
 A TOTAL OF 72 UNITS.
 A TOTAL OF 72 OCCUPANTS.
 PARKING REQUIREMENTS CALCULATED AS FOLLOWS:

ASSUME ONE PARKING SPACE PER OCCUPANT WILL COVER OCCUPANT, VISITORS, AND STAFF PARKING DEMANDS.
 THEREFORE A TOTAL OF 72 PARKING SPACES.

INDEPENDENT LIVING FACILITY

PLACED ON A 6.1 ACRE LOT
 A TWO STORY BUILDING WITH 44 UNITS PER FLOOR.
 THEREFORE A TOTAL OF 88 UNITS.
 10% OF THE UNITS WILL BE 2 BEDROOM.
 90% OF THE UNITS WILL BE ONE BEDROOM.
 A TOTAL OF 97 OCCUPANTS.
 PARKING REQUIREMENTS CALCULATED AS FOLLOWS:

10% X 1.5 BAYS PER TWO BR +
 90% X 1 BAY PER ON BR = 1.05 BAYS PER UNIT.
 EQUALS A TOTAL OF 92.4 BAYS.
 THEREFORE 93 BAYS (PARKING SPACES)

FUTURE USE SENIOR CENTER "A"

PLACED ON A 1.4 ACRE LOT

FUTURE USE SENIOR CENTER "B"

PLACED ON A 1.1 ACRE LOT

PROPOSED PROPERTY RESTRICTIONS

ALONG THE WESTERN, SOUTHERN, AND EASTERN PROPERTY BOUNDARIES, THE FOLLOWING RESTRICTIONS ARE SHOWN:
 A 20 FOOT COMMON AREA BUFFER OWNED AND MAINTAINED BY THE HOA. RESTRICTIONS INCLUDE NO TREE CLEARING AND NO CONSTRUCTION OF STRUCTURES OTHER THAN WHAT IS REQUIRED BY UTILITY/STORMWATER.

IN SIDE THAT 20 FOOT BUFFER THERE WILL BE AN ADDITIONAL RESTRICTION PLACED ON EACH LOT. THIS INCLUDES A 20 FOOT WIDE "NATURAL VEGETATION BUFFER" LOT OWNERS WILL NOT BE ALLOWED TO DISTURB NATURAL VEGETATION IN THIS BUFFER AREA. HOWEVER UTILITY/STORMWATER SYSTEMS ARE ALLOWED.

UTILITY CONNECTIONS

TIE IN TO BOTH WATER AND SEWER WERE DISCUSSED AND TENTATIVELY AGREED UPON WITH KNOX CHAPMAN.

FOR WATER, THE DEVELOPMENT WILL CONNECT TO AN EXISTING 6 INCH WATER LINE THAT RUNS IN THE RIGHT OF WAY ON THE SOUTH SIDE OF W GOVERNOR JOHN SEVIER. ACCORDING TO KNOX CHAPMAN, THERE IS SUFFICIENT WATER PRESSURE AND VOLUME TO HANDLE THE NEW DEVELOPMENT. DURING THE CONCEPT PLAN PHASE, KNOX CHAPMAN WILL CONDUCT AN ONSITE FLOW AND PRESSURE TEST FOR DESIGN PURPOSES.

FOR SEWER, THE DEVELOPMENT WILL USE ON-SITE PUMP SYSTEMS TO PUMP EFFLUENT TO THE NE CORNER OF MARTIN MILL PIKE AND W GOVERNOR JOHN SEVIER HWY WHERE THERE IS AN EXISTING MAN-HOLE.

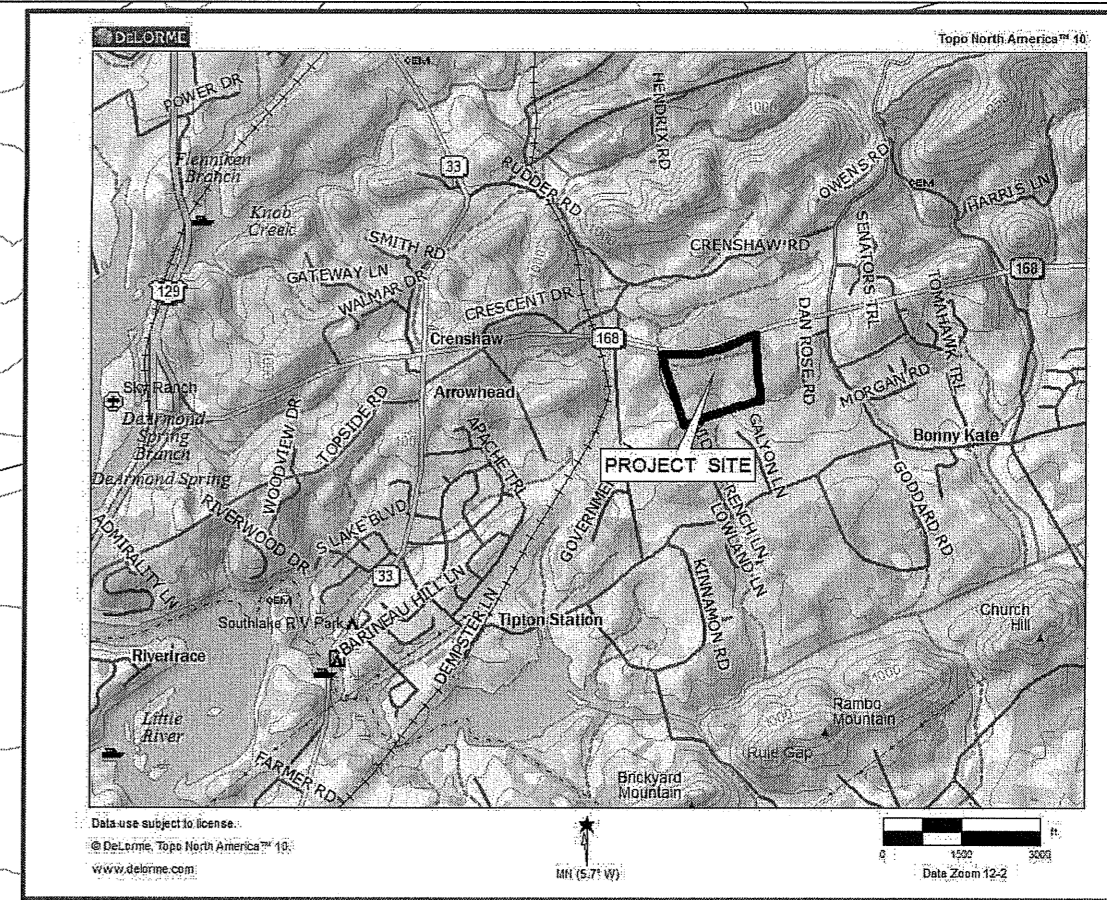
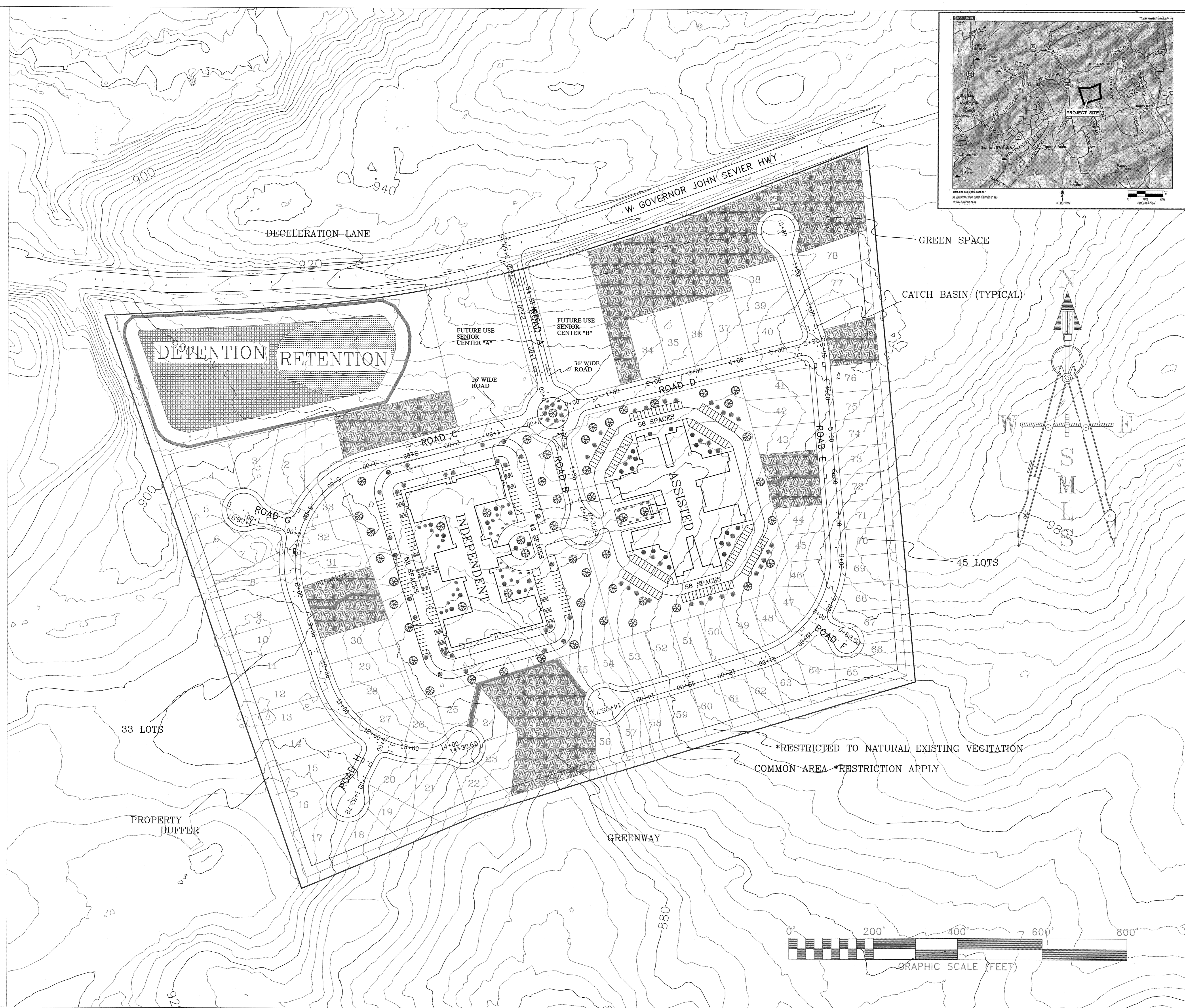
STREETS & ROW:

THE STREETS AND 50 FT ROW WILL BE DEDICATED AS PUBLIC ROADWAY AND THE STREETS WILL BE CONSTRUCTED TO KNOX COUNTY STANDARDS.

THERE WILL BE A 5 FT UTILITY AND DRAINAGE EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10 FT U&D EASEMENT ALONG ALL FRONT LOT LINES.

NUMBER OF LOTS:

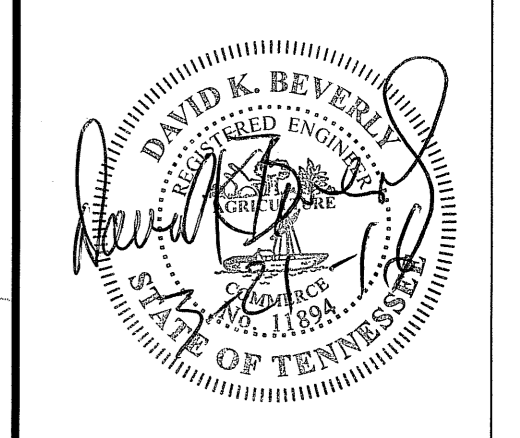
78 RESIDENTIAL VILLA LOTS
 4 RETIREMENT COMMUNITY LOTS



DL	CHK	DATE	DESCRIPTION
	DB	2-15-16	ISSUED FOR KNOX MPC REVIEW
	DH		

USE ON REVIEW FOR THE GREEN BRIAR RETIREMENT COMMUNITY
 W Governor John Sevier Hwy
 Knoxville, TN 37920
 Knox CO, Tennessee, PARCEL #148 001

AAA DSH & Associates, LLC
 Engineers and Consultants
 2099 Thunderhead Road
 Suite 204
 Knoxville, TN 37922
 865-755-8066



JOB NO. 1001
 SCALE: 1" = 100'

C - 2.0
 4-5D-16-C
 4-1-16-OR
 REVISED 3-22-16