

- DEMOLITION PLAN NOTES:**
- 1) THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - 2) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FEATURES THAT ARE BOLD ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL FEES IF APPLICABLE.
 - 3) BUILDINGS SHALL BE REMOVED TO THE BOTTOMS OF THEIR FOUNDATIONS, UNLESS OTHERWISE DIRECTED BY THE UTILITY OWNER. ALL UTILITY SERVICES SHALL BE REMOVED TO THE PROPOSED RIGHT OF WAY LINE. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF THE SERVICE LINES WITH THE RESPECTIVE UTILITY OWNER.
 - 4) THE CONTRACTOR IS RESPONSIBLE FOR ATTAINING BUILDING DEMOLITION PERMITS, IF REQUIRED.

4-SB-22-C
2/21/2022



SHEET C-1

DEMOLITION PLAN PLAN
5117 LONAS DRIVE
 SITE ADDRESS: 5117 LONAS DRIVE, KNOXVILLE, TN 37909

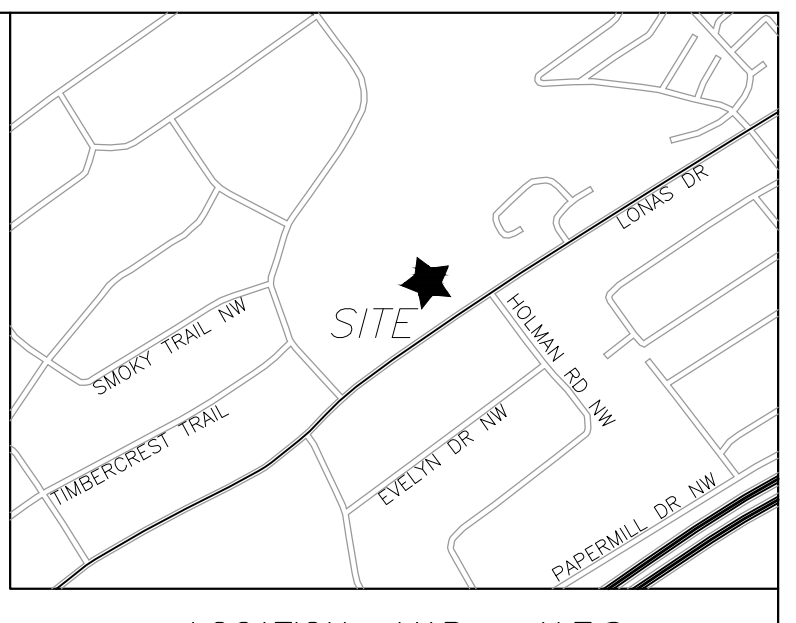
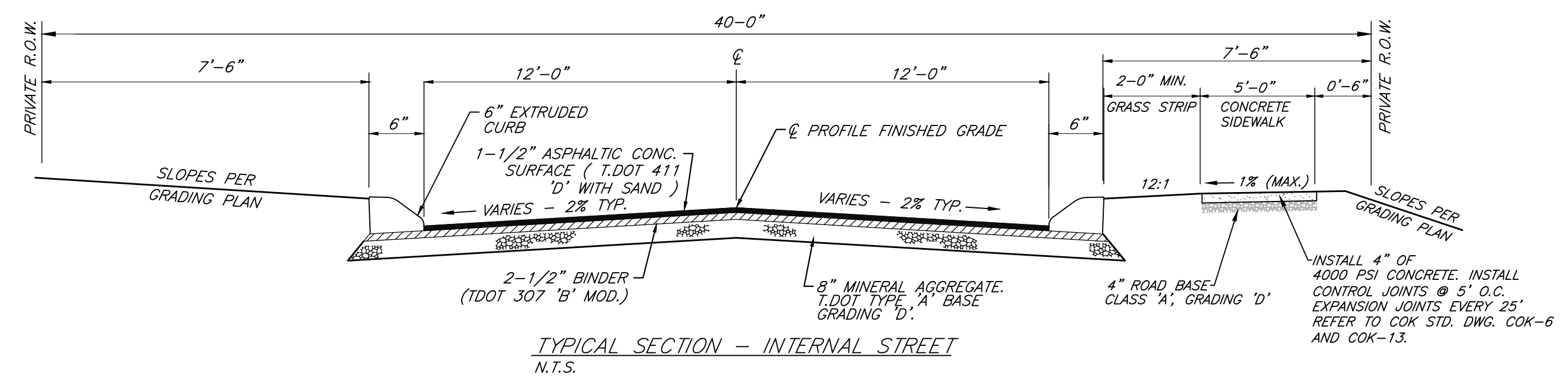
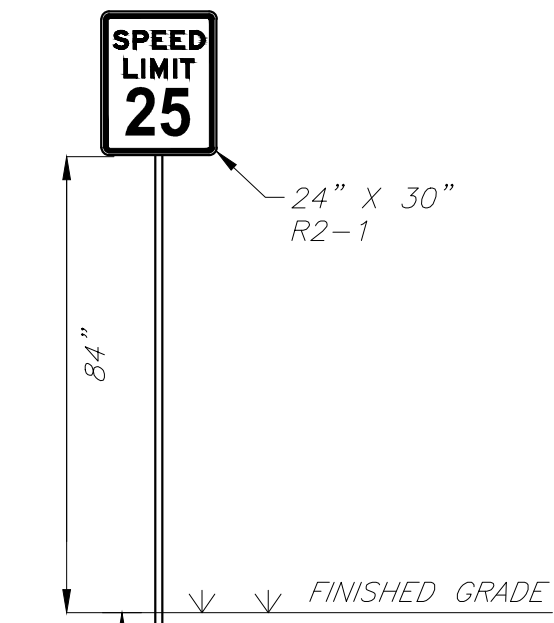
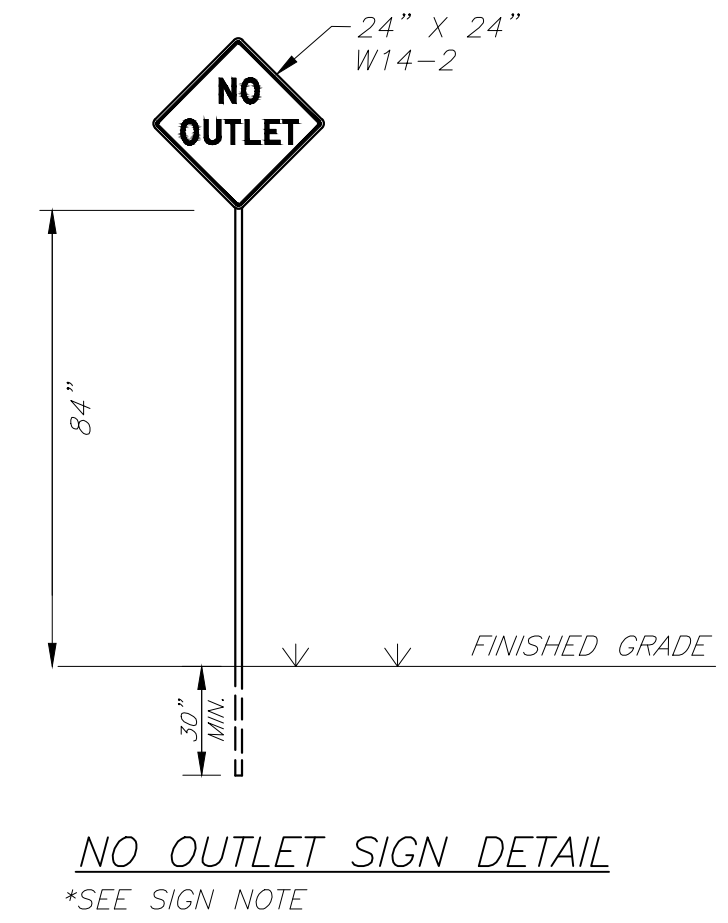
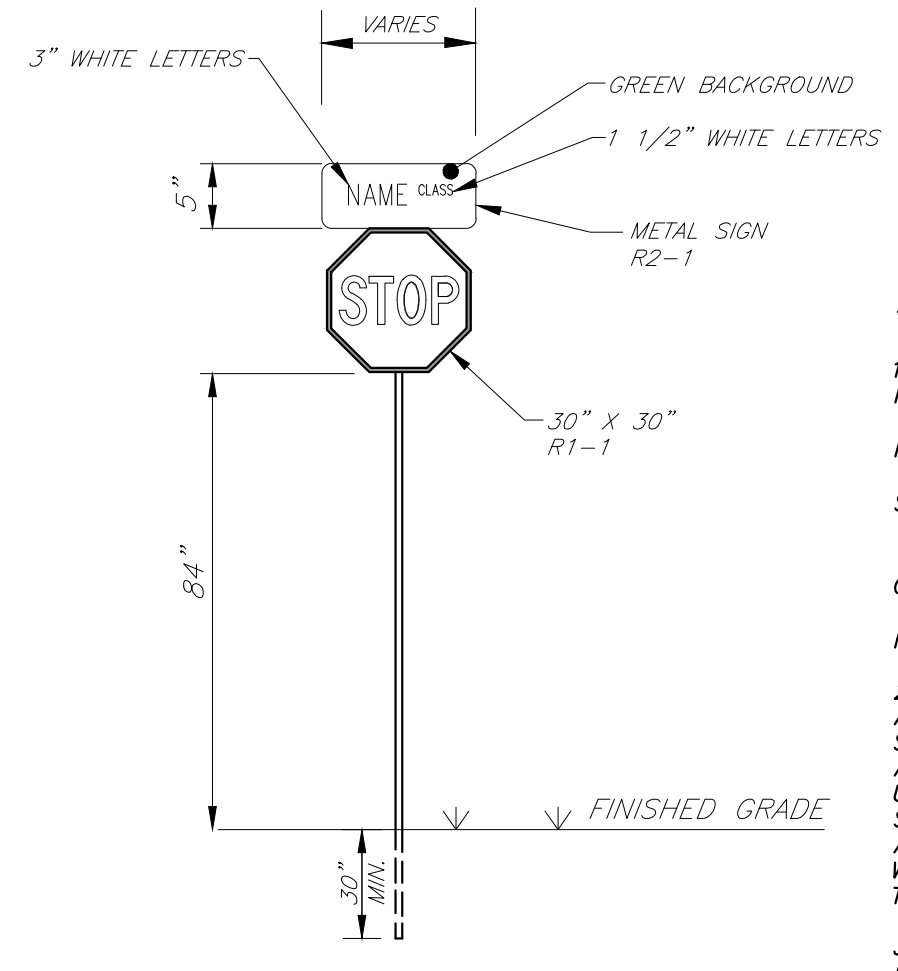
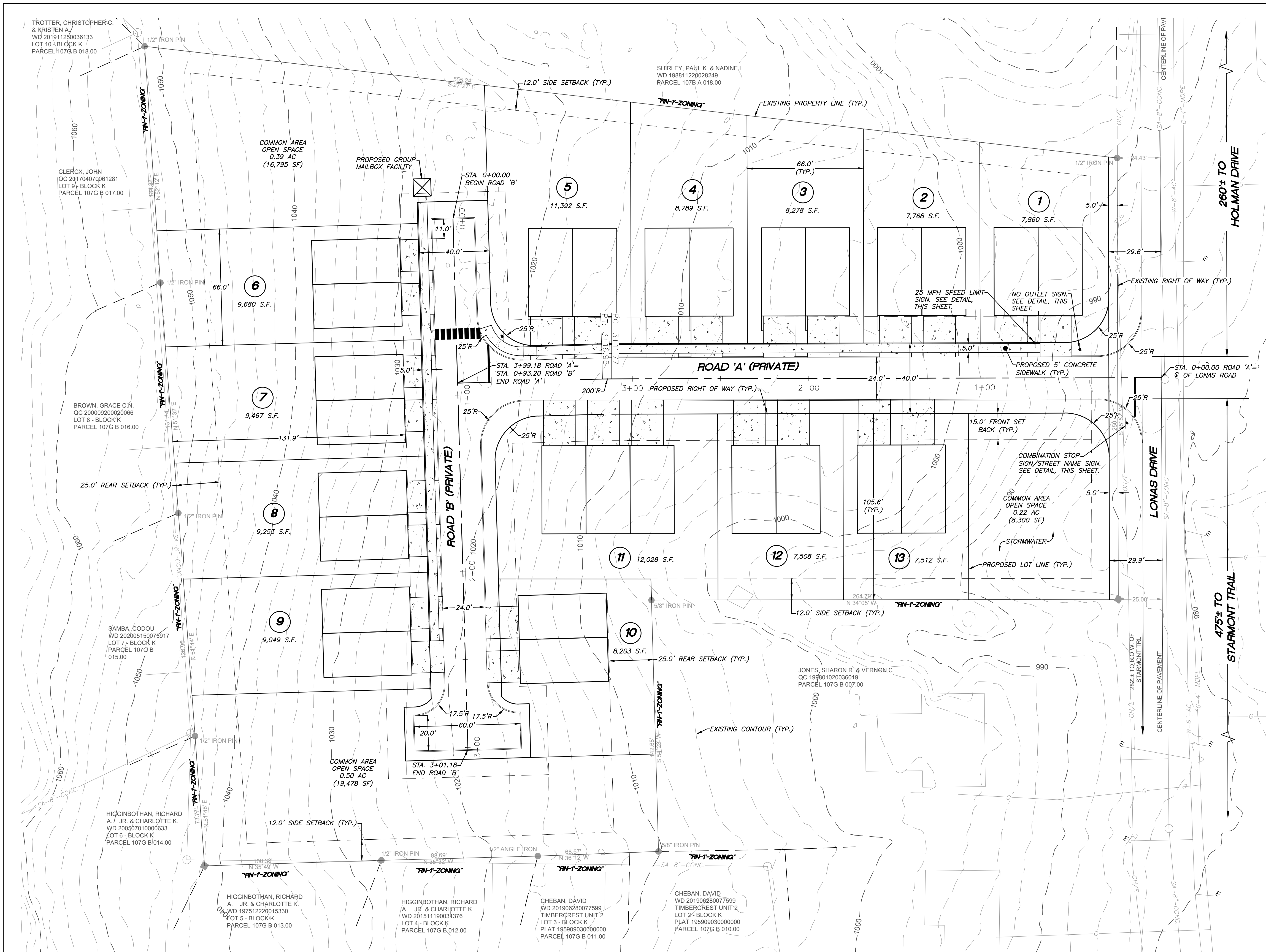
CITY OF KNOXVILLE KNOX CO.
 WARD NO. 48 TENNESSEE
 PARCEL ID #107G8006 CITY BLOCK NO. 48260
 SCALE: 1"=30' FEBRUARY 25, 2022

DEVELOPER / OWNER: IKO PROPERTIES LLC
 P.O. BOX 10872
 KNOXVILLE, TENNESSEE 37939
 (865) 588-5507

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37934
 (865) 966-1924

REVISION	DATE	DESCRIPTION	BY





- SITE PLAN NOTES:**
1. THE PARCEL IS ZONED RN-3. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:
FRONT YARD: 10' OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS
SIDE: 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED
CORNER: 12'
REAR: 25'
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 4. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
 5. PROPOSED OPEN SPACE = 44,573 S.F. (23.3%)
 6. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE INTERNAL SYSTEM.
 7. ALL PROPOSED UNITS TO HAVE 2-CAR GARAGES.
 8. SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).

4-SB-22-C
2/21/2022

SHEET C-2

SITE PLAN
5117 LONAS DRIVE
SITE ADDRESS: 5117 LONAS DRIVE, KNOXVILLE, TN 37909

CITY OF KNOXVILLE KNOX CO.
WARD NO. 48 TENNESSEE
PARCEL ID #107GB006 CITY BLOCK NO. 48260
SCALE: 1"=30' FEBRUARY 25, 2022

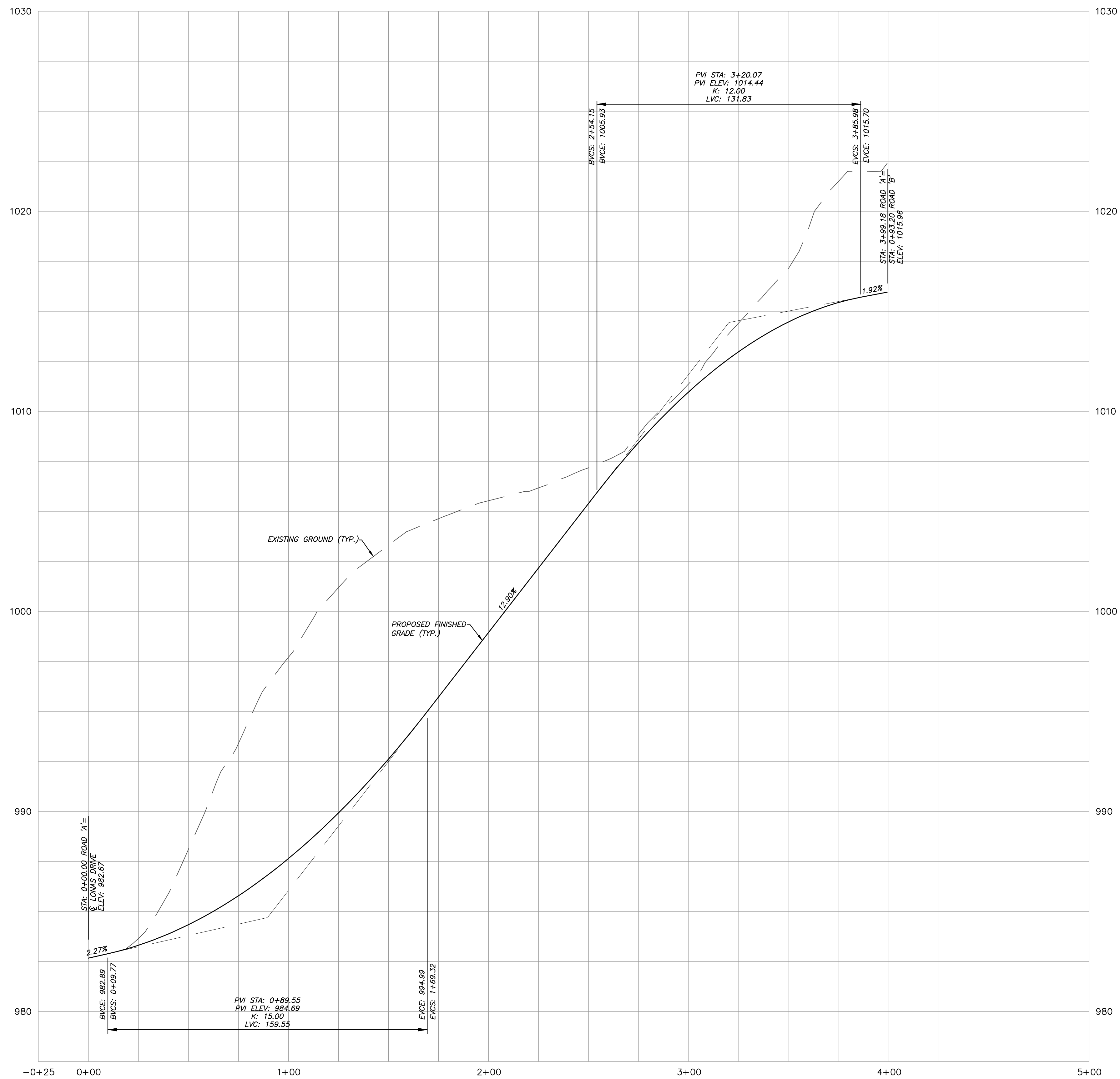
DEVELOPER / OWNER: IKO PROPERTIES LLC
P.O. BOX 10872
KNOXVILLE, TENNESSEE 37939
(865) 588-5507

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

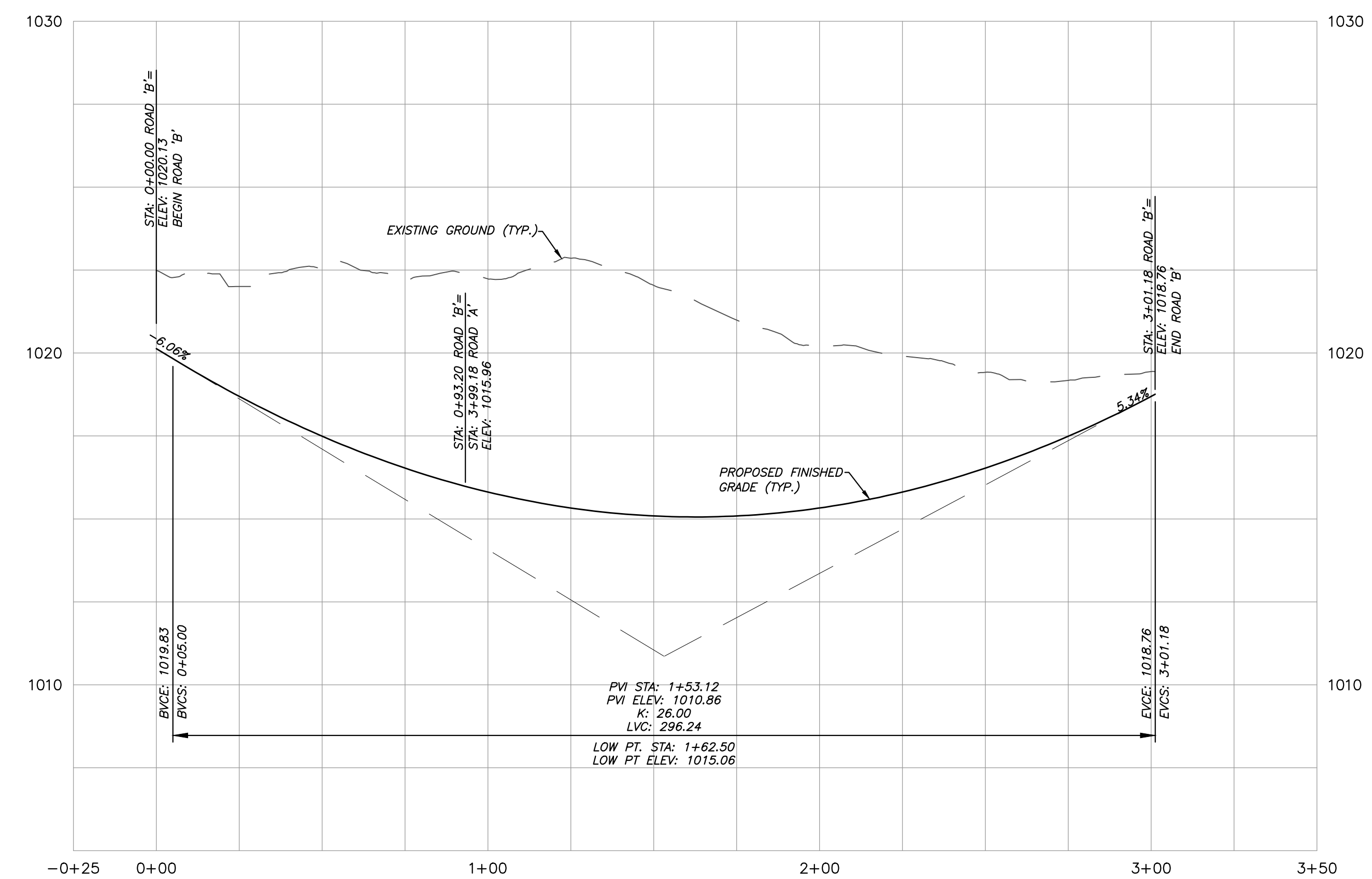
REVISION	DATE	DESCRIPTION	BY

DWN: CLM CHK: CAS DWG. NO. 2110022





PROFILE VIEW: ROAD 'A'
1"=30' (HORIZONTAL)
1"=3' (VERTICAL)



PROFILE VIEW: ROAD 'B'
1"=30' (HORIZONTAL)
1"=3' (VERTICAL)

4-SB-22-C
 2/21/2022

SHEET C-3

ROAD PROFILES
5117 LONAS DRIVE
 SITE ADDRESS: 5117 LONAS DRIVE, KNOXVILLE, TN 37909

CITY OF KNOXVILLE	KNOX CO.
WARD NO. 48	TENNESSEE
PARCEL ID #107GB006	CITY BLOCK NO. 48260
SCALE: AS NOTED	FEBRUARY 25, 2022

DEVELOPER / OWNER: **IKO PROPERTIES LLC**
 P.O. BOX 10872
 KNOXVILLE, TENNESSEE 37939
 (865) 588-5507

	URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37934 (865) 966-1924
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REVISION	DATE	DESCRIPTION	BY	DWN: CLM	CHK: CAS	DWG. NO. 2110022