

**LOCATION MAP**  
SCALE: N.T.S.

**SITE INFORMATION:**

1. ADDRESS: 0 BALL ROAD  
CLT MAP: 91  
PARCEL: 77.01  
PARCEL ID: 097 07701  
DISTRICT: WB  
ACREAGE: 19.31 AC  
EXISTING ZONING: PR

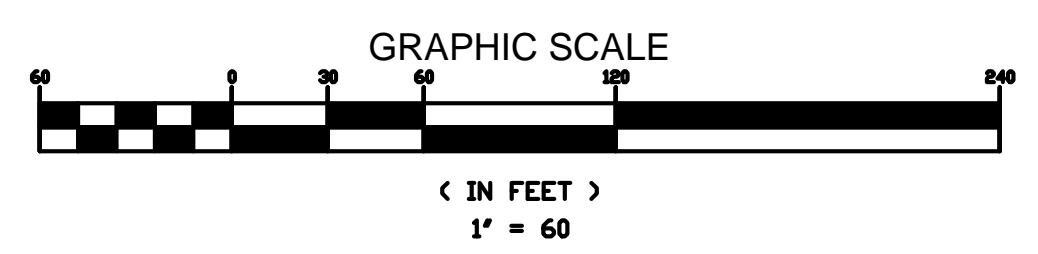
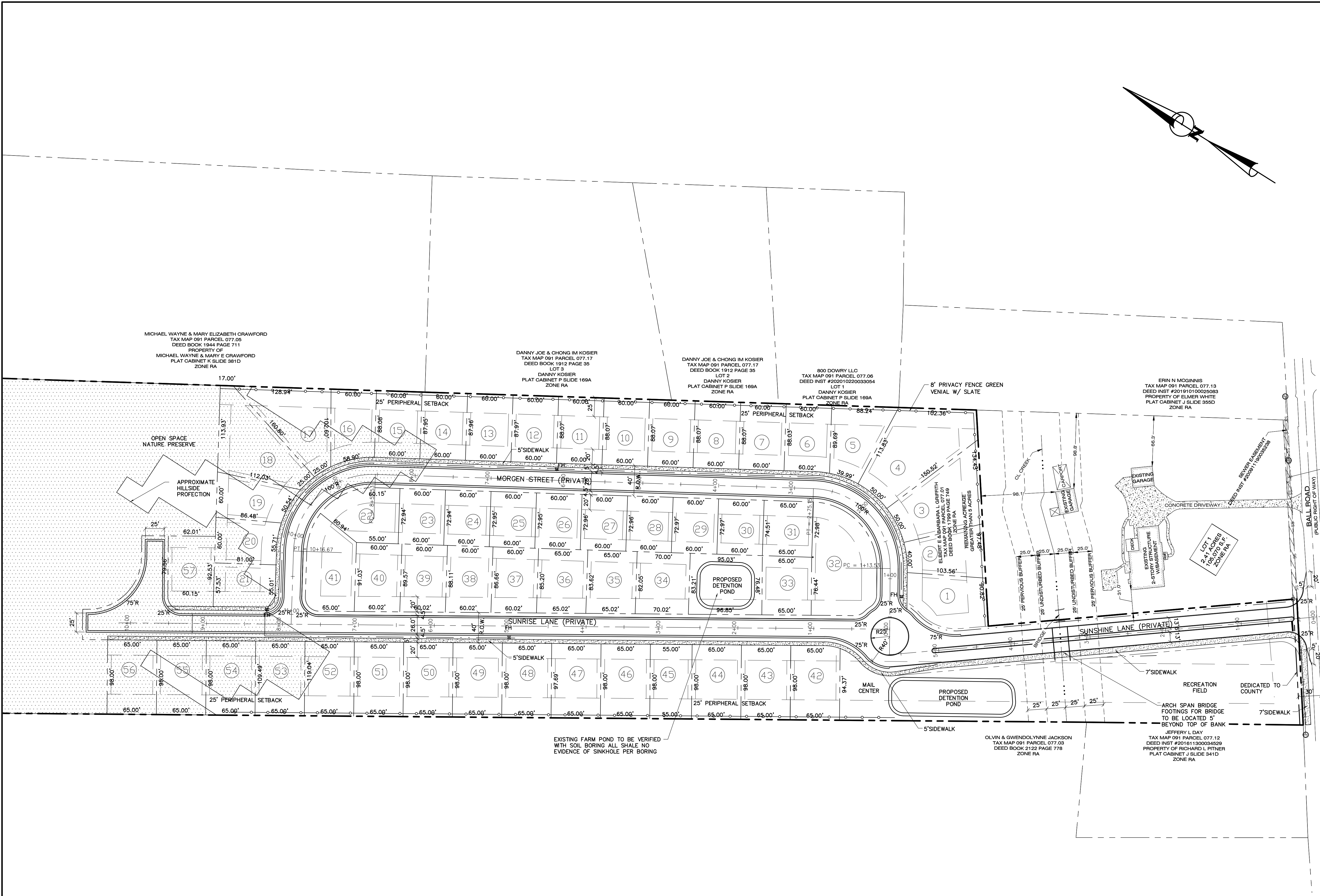
**WATERSHED:** BEAVER CREEK

**SUBDIVISION SUMMARY:**

1. TRACT SIZE = 19.13 ACRES
2. NUMBER OF LOTS PROPOSED = 57 BUILDING LOTS
3. PROPOSED ROADS ARE TO BE PRIVATE ROADS
4. 25' WIDE PAVEMENT W/ EXTRUDED CURBS

**PROPOSED BUILDING SETBACKS**

- FRONT: 20 FEET
- SIDE: 5 FEET
- REAR: 15 FEET
- PERIPHERY: 25 FEET

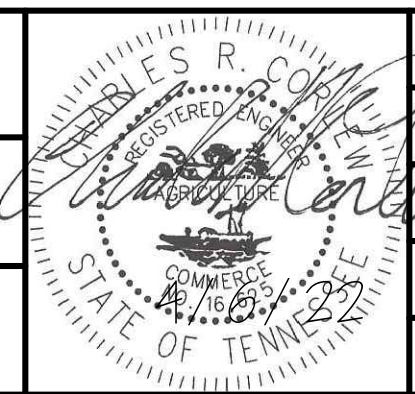


Revised: 4/6/2022  
3-SD-22-C/ 3-F-22-UR

NUMBER:	DESCRIPTION OF REVISION:	DATE:

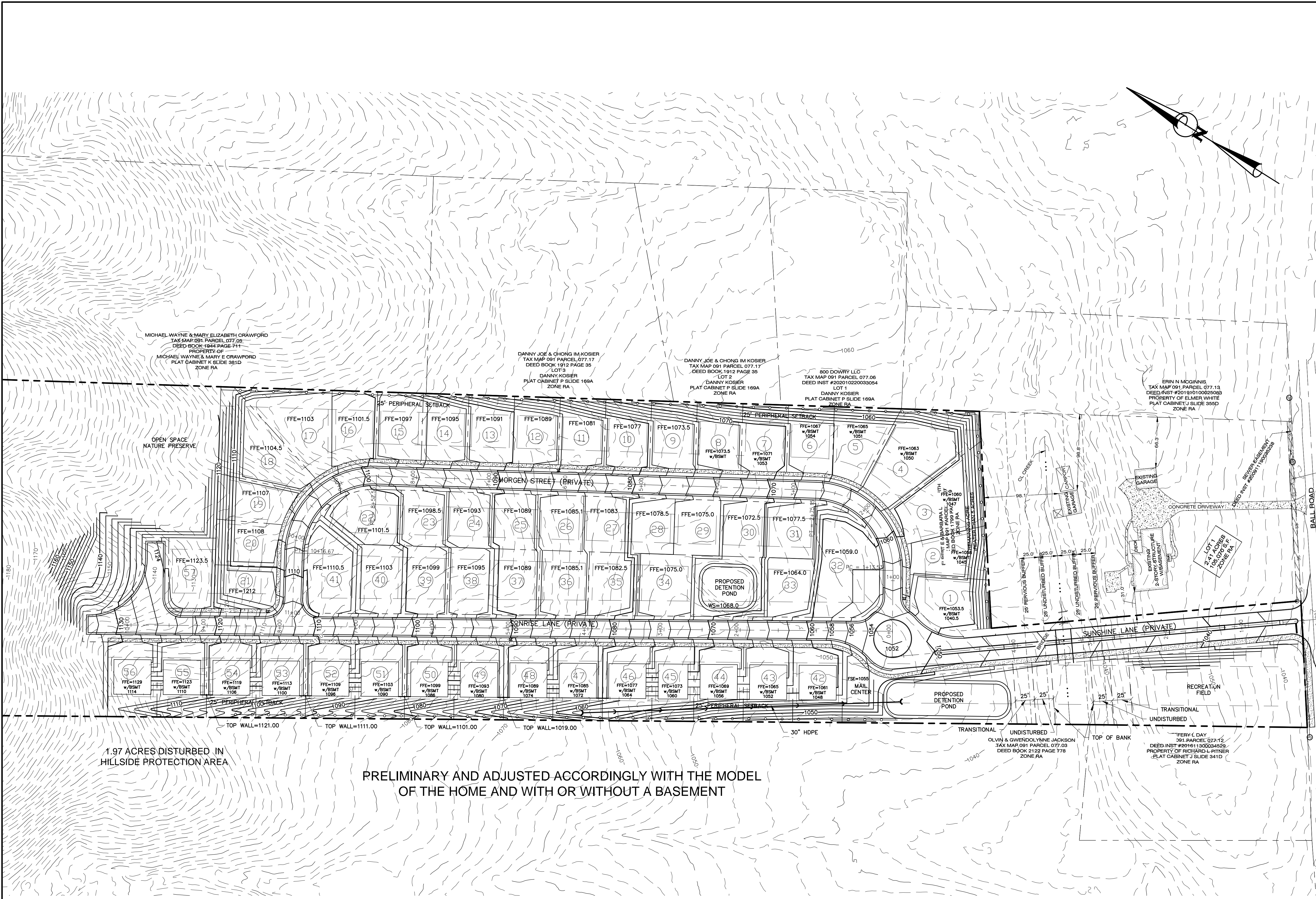
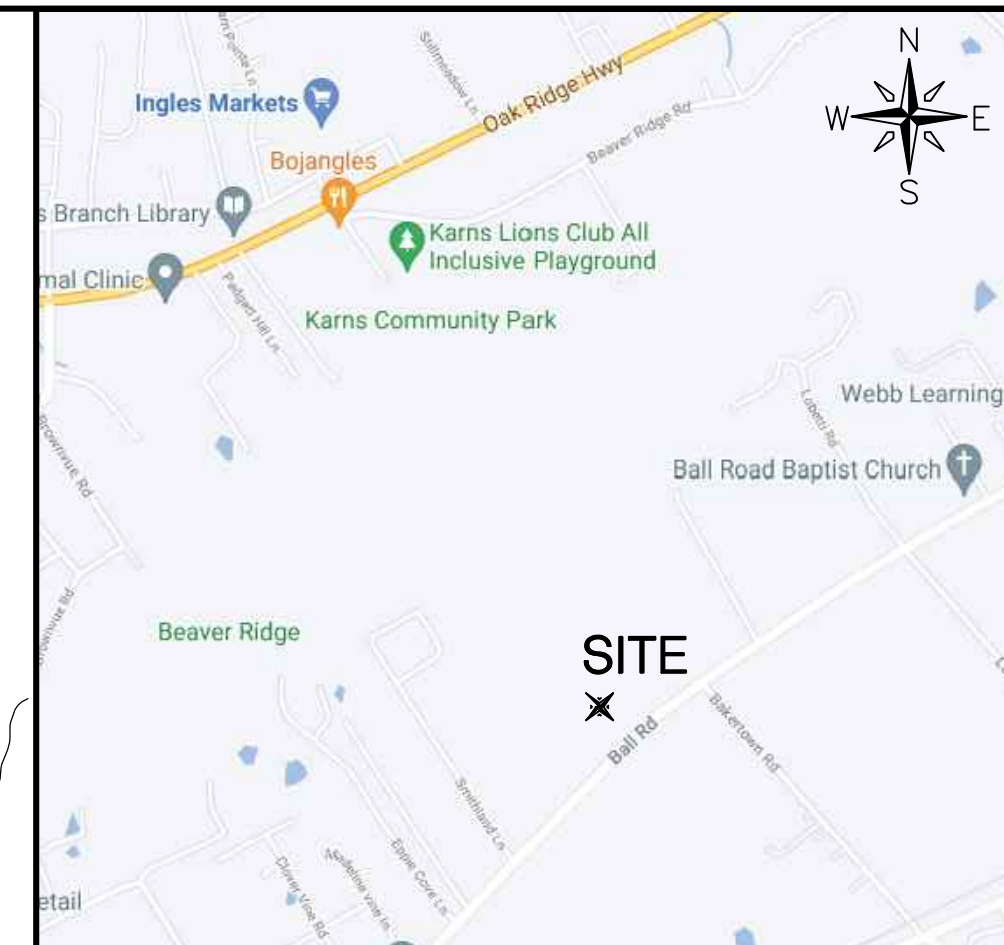
**WELROC ENTERPRISES LLC**  
Consulting · Development · Engineering  
376 LOCHMERE DRIVE  
MORRISTOWN, TENNESSEE, 37814

CONCEPT PLAN  
MORNING RIDGE  
KNOX COUNTY



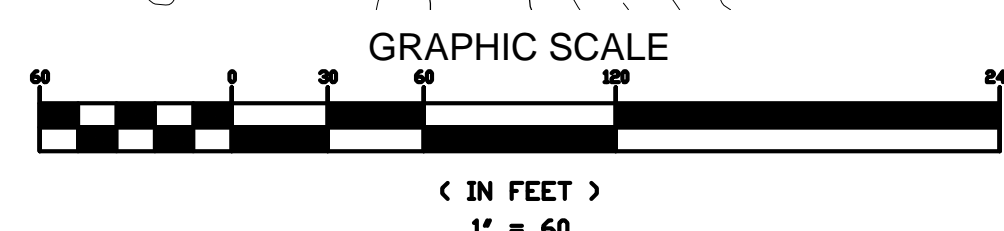
SCALE:	1"=60'
DATE:	4/6/22
DRAWN BY:	SCH
CHECKED BY:	CRC
SHEET:	1 OF 4





1.97 ACRES DISTURBED IN HILLSIDE PROTECTION AREA

PRELIMINARY AND ADJUSTED ACCORDINGLY WITH THE MODEL OF THE HOME AND WITH OR WITHOUT A BASEMENT



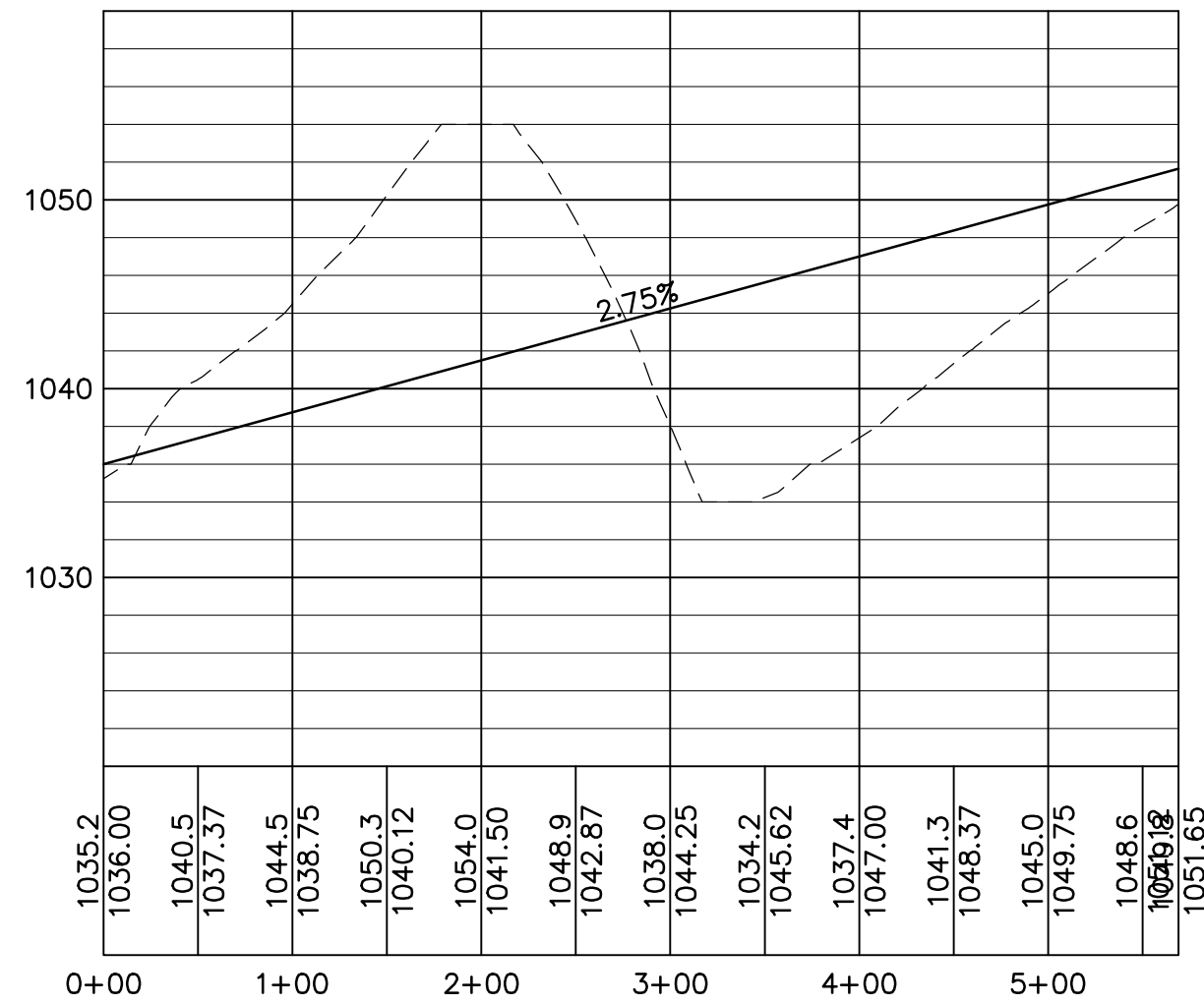
Revised: 4/8/2022  
3-SD-22-C/ 3-F-22-UR

NUMBER:	DESCRIPTION OF REVISION:	DATE:

**WELROC ENTERPRISES LLC**  
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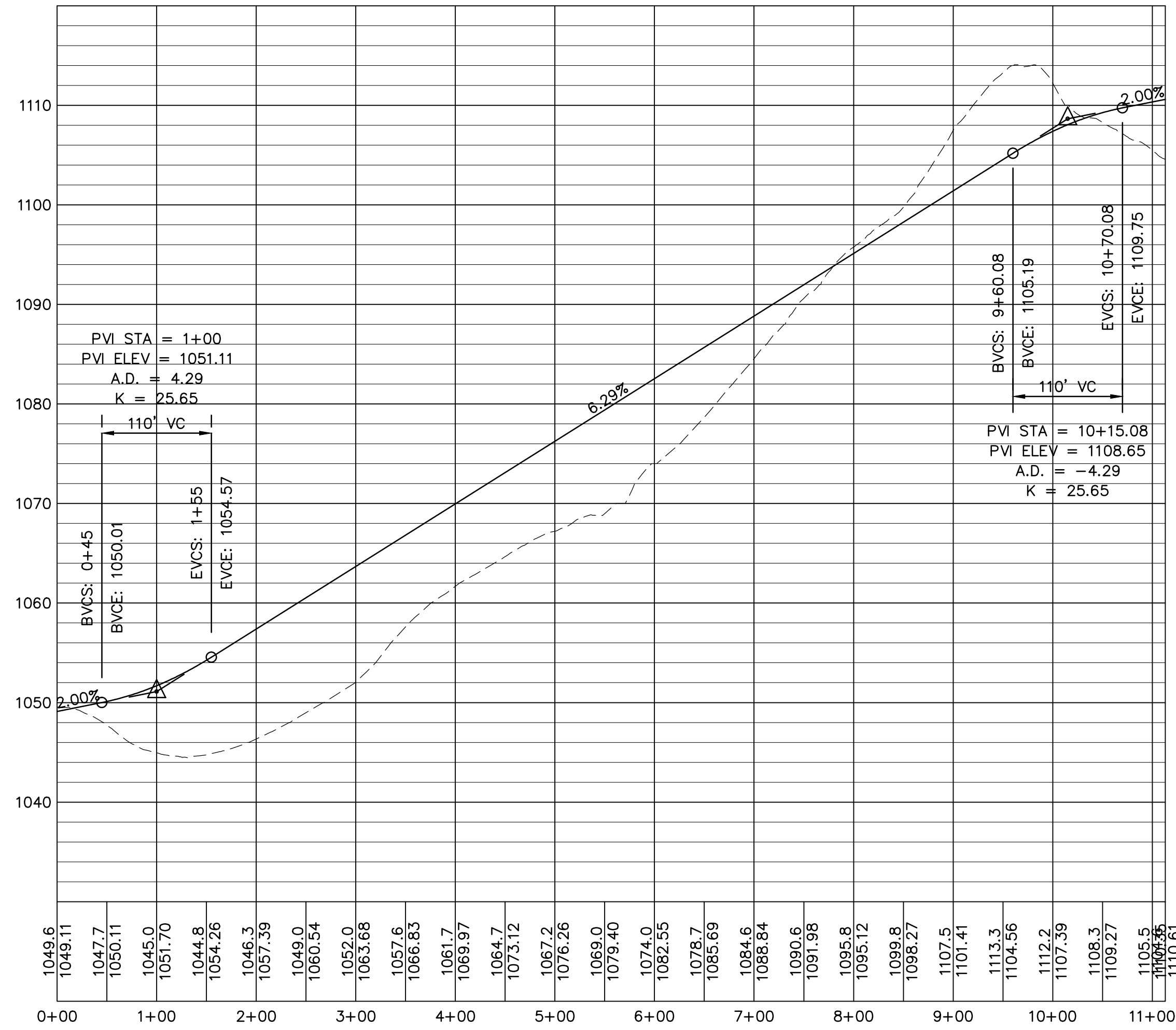
PRELIMINARY GRADING PLAN
MORNING RIDGE
KNOX COUNTY

SCALE:	1"=60'
DATE:	4/6/22
DRAWN BY:	SCH
CHECKED BY:	CRC
SHEET:	4 OF 4



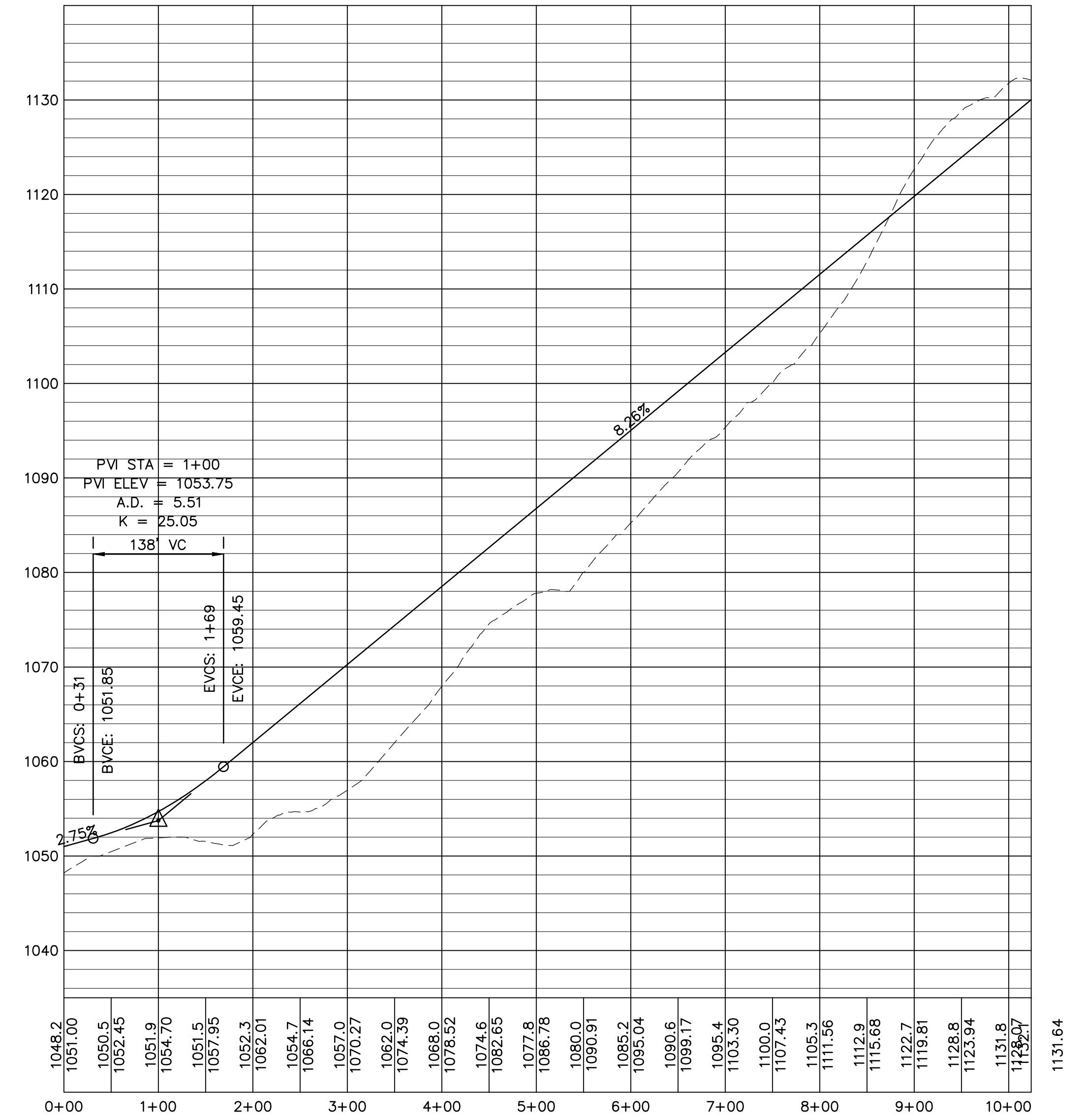
**SUNSHINE LANE PROFILE**

SCALE: HORIZ. 1"=100'  
VERT. 1"=10'



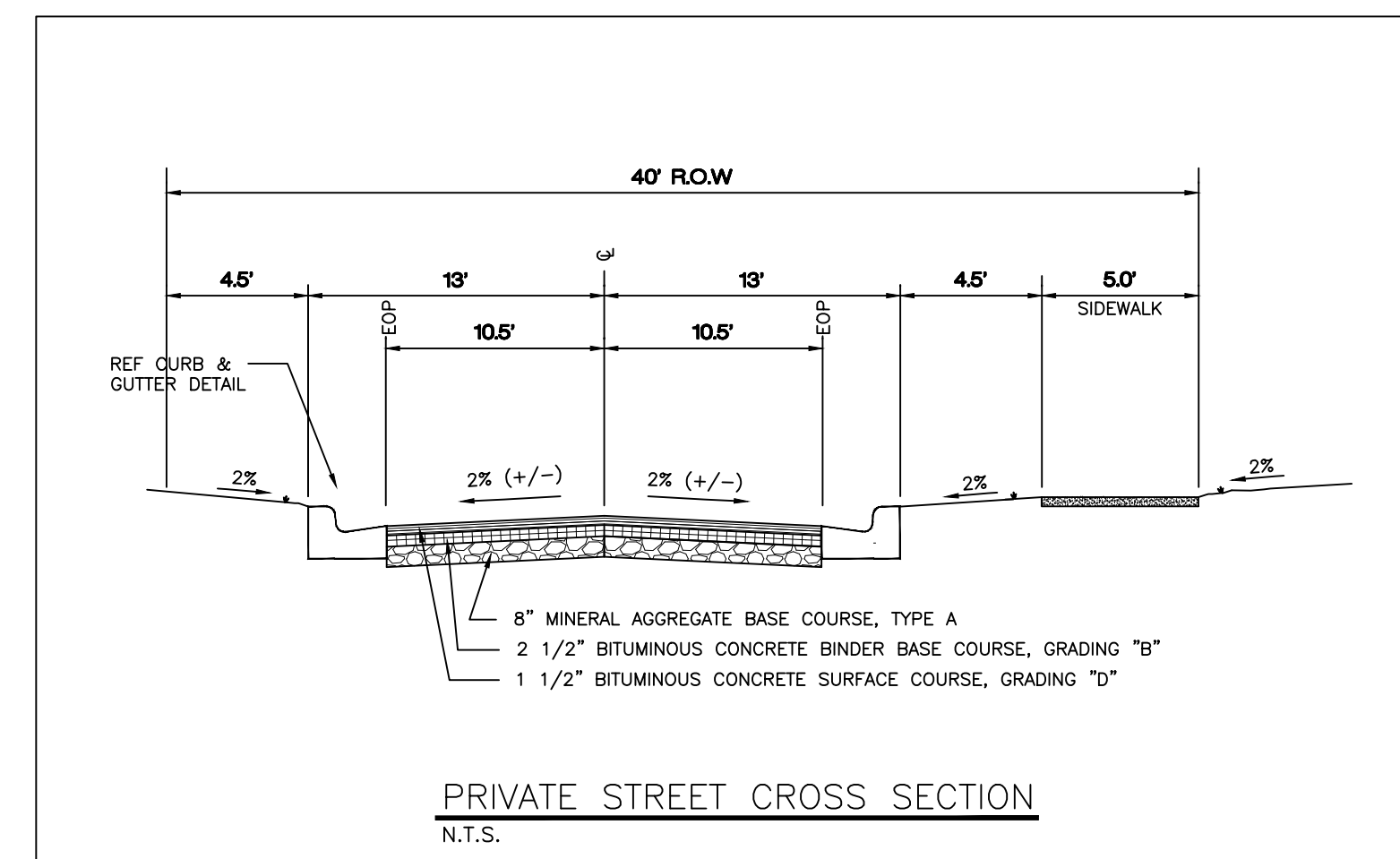
**MORGEN STREET PROFILE**

SCALE: HORIZ. 1"=100'  
VERT. 1"=10'

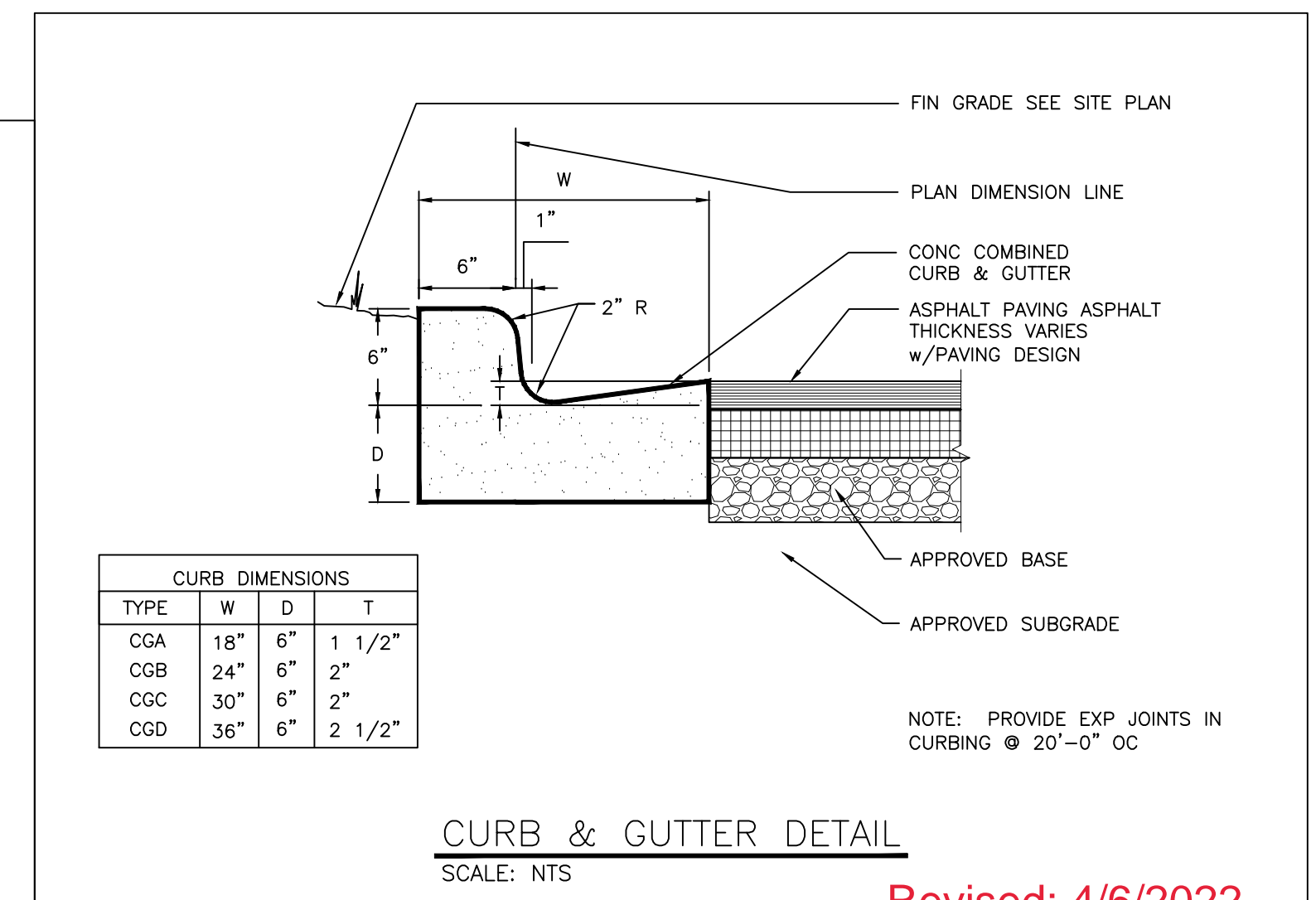


**SUNSHINE LANE PROFILE**

SCALE: HORIZ. 1"=100'  
VERT. 1"=10'



**PRIVATE STREET CROSS SECTION**  
N.T.S.

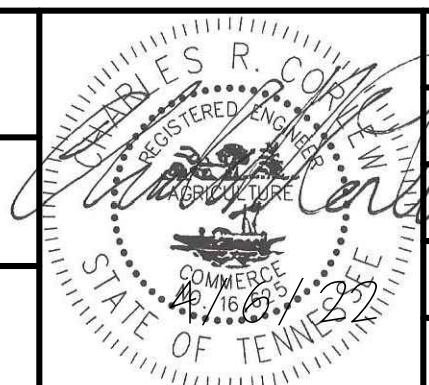


**CURB & GUTTER DETAIL**  
SCALE: NTS

Revised: 4/6/2022  
3-SD-22-C/ 3-F-22-UR

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ROAD PROFILES  
MORNING RIDGE  
KNOX COUNTY



SCALE: AS NOTED  
DATE: 4/6/22  
DRAWN BY: SCH  
CHECKED BY: CRC  
SHEET: 2 OF 4

NUMBER:	DESCRIPTION OF REVISION:	DATE: