



** CLOSED TOPOGRAPHIC DEPRESSION W/50' DEPRESSION BUFFER
GEOTECHNICAL ANALYSIS REQUIRED AND DEPRESSION IS TO BE FILLED

**CDM
Smith**

12-SC-17-C
12-D-17-UR
Revised: 11/30/2017

Mark	Description	Date	Appr.
Designed by: DASHWORTH	Task Order:	Date: OCTOBER 2017	ANSIF
Drawn by: DASHWORTH	Contract no.:	Contract no.:	
Reviewed by: JAMC	Submitted by: JAMC	Plot date: --- Plot scale: ---	
THE DEVELOPMENT CORPORATION OF KNOX COUNTY			
KARNS VALLEY BUSINESS PARK			
File name:			

EXISTING CONDITIONS

SHEET NO.
L1



ROSS/FOWLER
LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING

12-SC-17-C
12-D-17-UR
Revised: 11/30/2017

Mark	Description	Date	Appr.
THE DEVELOPMENT CORPORATION OF KNOX COUNTY			
Designed by: D. CRAIG	Drawn by: T. HARRISON	Date: SEPT. 5, 2017	ANSIF
Reviewed by: M. FOWLER	Submitted by: M. FOWLER	Task Order: 021	
KARNS VALLEY BUSINESS PARK			
Contract No.: W912DC-11-D-3004			
Proj. Name: KARNS VALLEY BUSINESS PARK			
Scale: 1" = 1'			

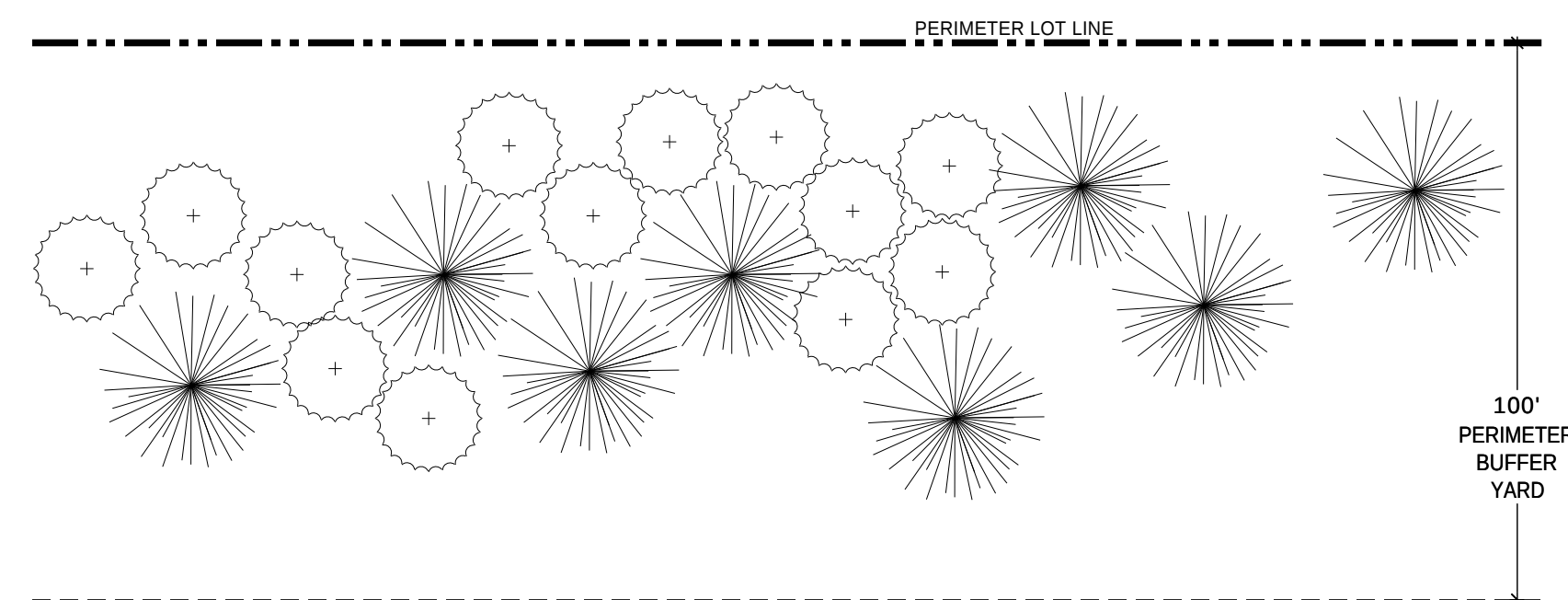
DEVELOPMENT PLAN

SHEET NO.

L2

PLANT LIST						
TYPE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS STREET PLANTING*						
	AA	AESCULUS PARVIFOLIA	BOTTLEBRUSH BUCKEYE	8'	B&B	MULTI
	CA	COTINUS COSSYRIA	SMOKEBUSH	12'	B&B	MULTI
	FR	FOTHERGILLA MAJOR	LARGE FOTHERGILLA	10'	B&B	MULTI
	HS	HAMAMELIS VERNALIS	VERNAL WITCH HAZEL	12'	B&B	MULTI
EVERGREEN STREET PLANTING*						
	IA	ILEX GLABRA	INKBERRY HOLLY	8'	B&B	MULTI
	LE	LOROPETALUM CHINENSE	CHINESE FRINGE-FLOWER	10'	B&B	MULTI
	PS	PRUNUS LAUROCERASUS	CHERRY LAUREL	6'	B&B	MULTI
	RE	RHODODENDRON CATAWBIENSE	CATAWBA RHODODENDRON	6'	B&B	HEAVY
	VM	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	6'	B&B	MULTI
DECIDUOUS TREES - BUFFER PLANTING						
	AR	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	3' CAL. MIN.	B&B	SPECIMEN
	LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDOLOBA'	ROTUNDOLOBA SWEETGUM	3' CAL. MIN.	B&B	SPECIMEN
	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3' CAL. MIN.	B&B	SPECIMEN
	NS	NYSSA SYLVATICA	BLACK GUM	3' CAL. MIN.	B&B	SPECIMEN
	PL	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3' CAL. MIN.	B&B	SPECIMEN
UNDERSTORY TREES - BUFFER PLANTING						
	AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	8' HT.	B&B	FULL CROWN; MULT-STEMMED
	CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY' REDBUD	8' HT.	B&B	FULL CROWN
	CCH	CERCIS CANADENSIS 'HEARTS OF GOLD'	'HEARTS OF GOLD' REDBUD	8' HT.	B&B	FULL CROWN
	CV	CRATAEGUS VIRIDIS	GREEN HAWTHORN	8' HT.	B&B	FULL CROWN
EVERGREEN TREES - BUFFER PLANTING						
	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8' HT.	B&B	FULL TO GROUND
	PS	PINUS STROBUS	WHITE PINE	8' HT.	B&B	FULL TO GROUND
EVERGREEN TREES - BUFFER PLANTING						
	AG	ANDROPOGON GERARDII	BIG BLUESTEM			
	CL	CHASMANTHIUM LATIFOLIUM	RIVER OATS			
	PV	PANICUM VIRGATUM	SWITCHGRASS			
	RH	RUDBECKIA HIRTA	BLACK EYED SUSAN			
	SN	SORGASTRUM NUTANS	INDIANGRASS			

★TVA TRANSMISSION RIGHT-OF-WAY
SELECTED COMPATIBLE TREES AND SHRUBS



NOTE:
PROVIDE A COMBINATION OF MEDIUM AND
LARGE EVERGREEN TREES AND EVERGREEN
SHRUBS, WHICH WILL PROVIDE AN EIGHTY
(80) PERCENT SCREEN AT MATURITY FROM
ADJOINING PROPERTIES TO A HEIGHT OF
FORTY-FIVE (45) FEET.

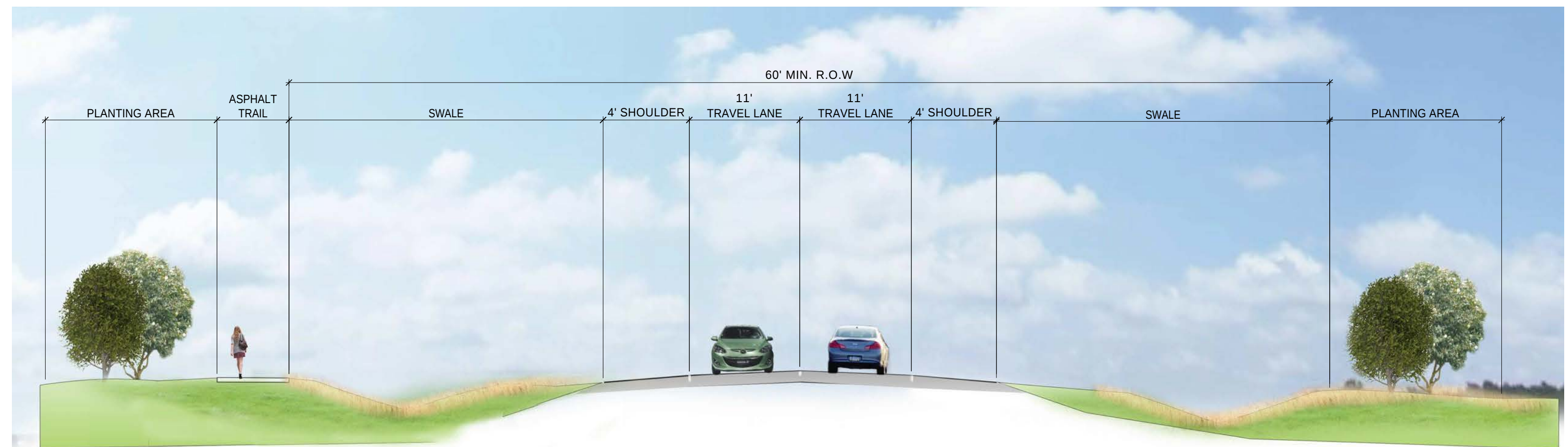
3 PERIMETER BUFFER YARD
L4 SCALE: NOT TO SCALE



1
L4

TYPICAL SECTION AT BERM

SCALE:



2 TYPICAL ROAD SECTION
L4 SCALE:



4 TRAIL CONNECTION AT BOOMERANG LANE
L4 SCALE: 1"=20'



12-SC-17-C	
12-D-17-UR	
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[illegible]

SECTIONS & DETAILS

SHEET NO.

4

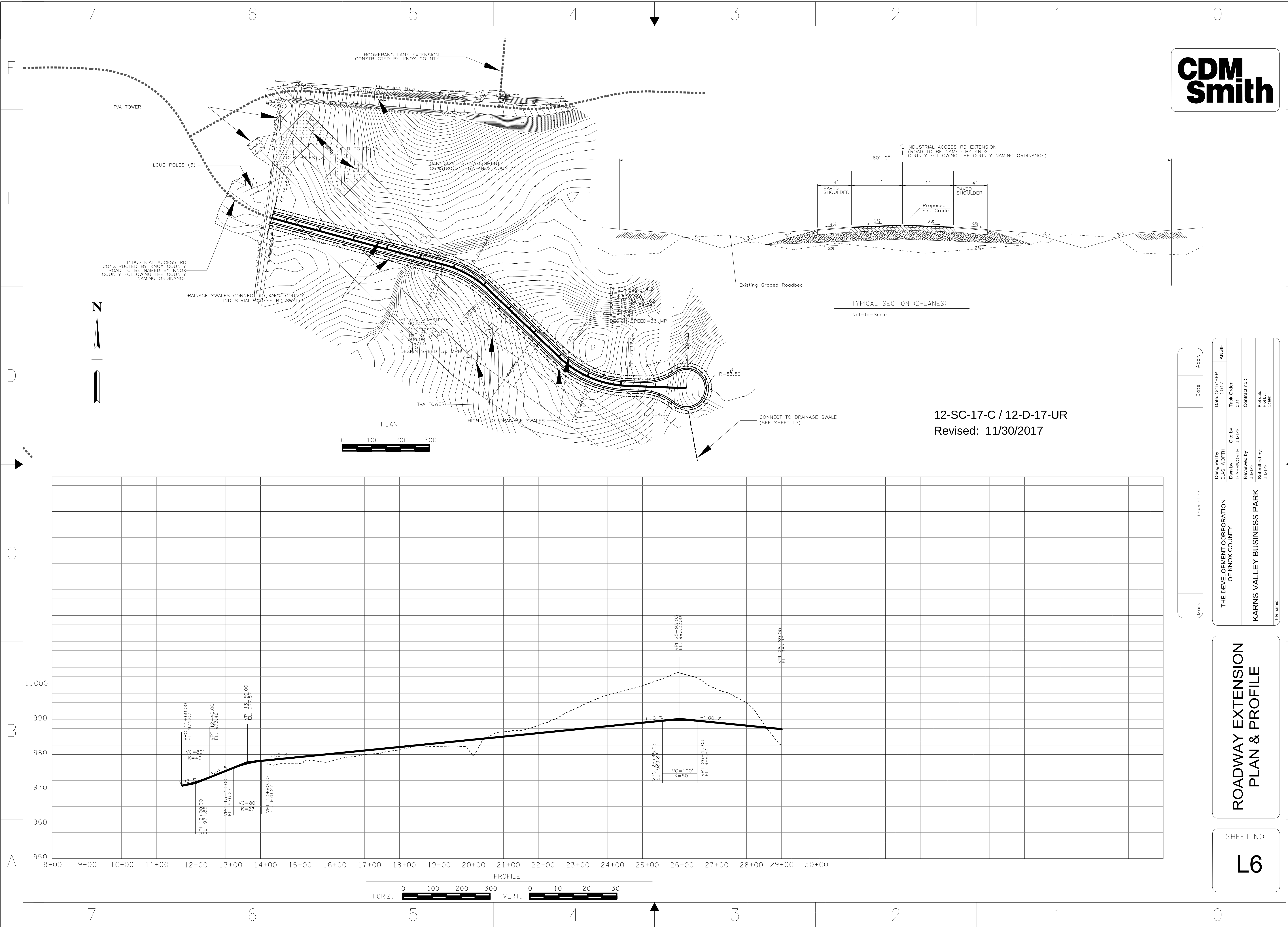


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Designed by:	DASHWORTH	Date:	OCTOBER 2017
Dwn by:	DASHWORTH	Task Order:	ANSIF
Reviewed by:	J.M/ZL	Contract no.:	
Submitted by:	J.M/ZL	Proj date:	
		Scale:	

PRELIMINARY GRADING

SHEET NO.
L5

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