



October 26, 2024

PROJECT: Irrigation & Landscape Maintenance Services

Dear Prospective Bidder:

You are invited to submit a sealed price proposal for the above project. A copy of the Invitation to Bid, Bid Proposal, Terms & Conditions, and Envelope Cover are attached. Please make certain to sign your bid and complete the Conflict of Interest Language in the Terms & Conditions and include with your sealed bid. A bid bond will be required. Proposals must be submitted on the forms provided by the City.

If there are any questions, you may call me at (423) 229-9419.

Sincerely,

A handwritten signature in blue ink that reads "Brent Morelock". The signature is fluid and cursive.

Brent Morelock, CPPO, CPPB
Procurement Manager

BRM/NE

Attachments

INVITATION TO BID

Sealed bids for the following project will be received by the Procurement Manager until 4:00 P.M., Eastern Time, November 13, 2024, and at that time publicly opened in the Conference Room 436, 4th Floor, City Hall located at 415 Broad Street, Kingsport, TN. All bids will be considered for award or rejection at a later date.

PROJECT: Irrigation & Landscape Maintenance Services

A Pre-Bid Conference will be held in the Public Works Conference Room, 609 W. Industry Dr., Kingsport, TN at 10:30 A.M., Eastern Time, November 5, 2024.

A bid bond or certified check in an amount equal to five percent (5%) of the total of the bid is required. Certified checks should be made payable to City Treasurer, City of Kingsport. The successful bidder will be required to execute acceptable Performance and Payment Bonds in an amount equal to one hundred (100%) percent of the contract price.

All bidders must be licensed Contractors as required by the Contractors Licensing Act of 1994 (TCA Title 62, Chapter 6). No bid will be opened unless the outside of the sealed envelope containing the bid provides the following information: the Contractor's license number, the date of the license's expiration, and a quotation of that part of his classification applying to the bid; the Geothermal, HVAC, Masonry, Plumbing, Mechanical and Electrical subcontractor's license number, each date of the license expiration and that part of each classification applying to the bid if the value of work is \$25,000 or greater; (\$100,000.00 or greater for Masonry) if value of the subcontractor's work is less than \$25,000, (\$100,000.00 for Masonry), the bid envelope is to be indicated with the phrase "Subcontractor's bid is less than \$25,000" (\$100,000.00 for Masonry) after each appropriate heading. If no Subcontractor's are being used, the outside of the envelope must state, "No Subcontractors are being used on this project".

By submission of a signed bid, the bidder certifies total compliance with Title VI and Title VII of the Civil Rights Act of 1964, as amended, and all regulations promulgated thereunder.

No submitted bids may be withdrawn for a period of sixty (60) days after the scheduled closing time for receipt of bids. All bids shall be signed, sealed and addressed to the Procurement Manager, City of Kingsport, 415 Broad St., Kingsport, TN 37660, and marked "Irrigation & Landscape Maintenance Services" The City by its governing regulations reserves the right to accept or reject any or all bids received, to waive any informalities in bidding and to re- advertise.

PUB IT: 10/26/24

Chris McCartt
City Manager

TERMS AND CONDITIONS

1. Bids must be submitted on this form only and bear the handwritten signature of an authorized representative of the firm to be considered valid. Each bid will be placed in a separate envelope. Be sure the envelope is completely and properly identified and sealed. Telephone bids or fax bids will not be accepted. Unless otherwise stated by the City, no bidder may withdraw his bid within a period of sixty (60) days after the date set for the opening of bids.
2. If prices are quoted FOB Kingsport, TN., delivery to City of Kingsport locations shall be without additional charge.
3. Failure to examine any drawings, specifications, and instructions will be a bidder's risk. If bidder is in doubt as to the true meaning of any part of the drawings, specifications and instructions or other documents, he should submit a written request for an interpretation to the Procurement Manager. An interpretation of the documents will be made only by addendum issued by the Procurement Manager to each firm to whom an invitation was forwarded. The City will not be responsible for explanation or interpretations of bid documents except as issued in accordance herewith.
4. Where a brand or trade name appears in the specifications, it is understood that the brand or trade name referred to, or its approved equivalent, shall be furnished. If no mention is made of any exceptions, it is assumed that he is bidding on the article mentioned and not an approved equivalent.
5. The bidder is requested to attach brochure-type information on the supplies furnished. All guaranteed and warranties should be clearly stated.
6. Taxes. The City is exempted from Federal excise taxes and state and local sales taxes and bidders must quote prices which do not include such taxes. An exemption certificate will be furnished upon request.
7. Bids and modifications or corrections thereof received after the closing time specified will not be considered. The City is not responsible for delays in delivery by mail, courier, etc.
8. Any exceptions to these terms and conditions or deviations from written specifications will be shown in writing and attached to the bid form.
9. Any alteration, erasure, addition to or omission of requested information, change of the specifications, or bidding schedule, is made at the risk of the bidder and may result in the rejection of the bid, unless such changes are authorized by the specifications.
10. In the event cash discounts are offered by the bidder, the discount date shall begin with the date of the invoice or the date of receipt of all material covered by the order/contract, whichever is the later date.
11. Charges for boxing or cartage will not be allowed unless previously agreed upon.
12. Default in promised delivery or completion of service and/or failure to comply with specifications authorizes the City to purchase materials, supplies, vehicles, equipment, or services elsewhere and charge the difference to defaulting Vendor.
13. Bidder agrees to defend and save City of Kingsport from and against all demands, claims, suits, costs, expenses, damages and judgments based upon infringement of any patents relating to goods specified in this order or the ordinary use or operation of such goods by City or use or operation of such goods in accordance with bidders direction.
14. In case of error or discrepancy in the mathematics of the bid price, the unit prices shall prevail.
15. By submission of a signed bid, the bidder certifies total compliance with Title VI and Title VII of the Civil Rights Act of 1964, as amended, and all regulations promulgated thereunder.
16. Contracts and purchases will be made or entered into with the lowest, responsible, compliant bidder meeting specifications for the particular grade or class of material, work or service desired in the best interest and advantage to the City of Kingsport. Responsible bidder is defined as a bidder whose reputation, past performance, and business and financial capabilities are such that he would be judged by the appropriate City authority to be capable of satisfying the City's needs for a specific contract or purchase order.
17. The City reserves the right to determine the low bidder either on the basis of the individual items or on the basis of all items included in its INVITATION TO BID, unless otherwise expressly provided in the INVITATION TO BID. The City reserves the right to accept any item or group of items of any kind and to modify or cancel in whole or in part, its INVITATION TO BID.
18. All contracts or purchase orders issued for this award will be governed by the laws of the State of Tennessee without regard to its conflict of laws principals.
19. Any dispute arising out of any aspect of this purchase order or a contract shall be litigated in state court in Kingsport, Sullivan County, Tennessee or the federal court for the Eastern District of Tennessee, Northeastern Division. However, neither party shall be obligated to provide any type of pre-suit notice before initiating a cause of action. The parties waive their right to a jury trial. The parties hereby consent to the mandatory and exclusive venue and jurisdiction of the state court located in Kingsport, Tennessee or the Federal court for the Eastern District of Tennessee. Service of process shall comply with the Tennessee Rules of Civil Procedure or applicable federal rules, and City does not agree to any other service of process procedure.
20. The City, in accordance with its governing directives, reserves the right to reject any and all bids, to waive any informality or irregularities in bids and unless otherwise specified by the bidder, to accept any item.
21. This Bid includes an option to allow the City of Kingsport the right to purchase additional vehicles/equipment. The City's use of this option will be dependent upon the price offered by the vendor and the availability of funding. The City may exercise this option clause for a period of twelve (12) months after the award of the Bid. The City is aware that costs may increase for vehicle/equipment manufacture and delivery, and therefore a price adjustment for unit cost may be negotiated between the two parties. Documentation of cost increase is to be provided to the City by the Awarded Bidder as requested.
22. The contract will be awarded for a period of one (1) year with a renewal option on an annual basis in one (1) year increments providing all terms, conditions and cost are acceptable to both parties. The City reserves the right to re-bid at the end of any contract period.

23. CONFLICT OF INTEREST:

- a) No Board Member or officer of the City of Kingsport or other person whose duty it is to vote for, let out, overlook or in any manner superintend any of the work for the City of Kingsport has a direct interest in the award of the vendor providing goods or services.
- b) No employee, officer or agent of the grantee or sub-grantee will participate in selection, or in the award or administration of an award supported by Federal funds if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when the employee, officer or agent, any member of their immediate family, his or her partner, or an organization, which employs, or is about to employ, any of the above, has a financial or other interest in the firm selected for award.
- c) The grantee's or sub-grantees officers, employees or agents will neither solicit nor accept gratuities, favors or anything of monetary value from vendors, potential vendors, or parties to sub-agreements.
- d) Do you or any officers/part-owners/stake-holders/employees of this company have any relative(s) (relatives include spouse, children, stepchildren or any to whom you are related by blood or marriage) that are currently employed by the City of Kingsport, Tennessee, including the Kingsport City School System or serve on the Kingsport Board of Mayor and Aldermen or the Kingsport Board of Education?
 _____ Yes _____ No
 If you answered yes please state the name and relationship of the employee or member of the Kingsport Board of Mayor and Aldermen or Kingsport Board of Education member _____
- e) Are you or any officers/part-owners/stake-holders/employees of this company also employees of the City of Kingsport, including the Kingsport City School System or serve on the Kingsport Board of Mayor and Aldermen or Kingsport Board of Education?
 _____ Yes _____ No
 If you answered yes please state the name of the employee or board member _____
- f) By submission of this bid, the vendor is certifying that no conflicts of interest exist.

24. DRUG FREE WORKPLACE REQUIREMENTS:

- a) Private employers with five or more employees desiring to contract for construction services attest that they have a drug free workplace program in effect in accordance with TCA 50-9-112.

25. ELIGIBILITY:

- a) The vendor is eligible for employment on public contracts because no convictions or guilty pleas or pleas of nolo contendere to violations of the Sherman Anti-Trust Act, mail fraud or state criminal violations with an award from the State of Tennessee or any political subdivision thereof have occurred.

26. GENERAL:

- a) Vendor fully understands the preparation and contents of the attached offer and of all pertinent circumstances respecting such offer.
- b) Such offer is genuine and is not a collusive or sham offer.

27. IRAN DIVESTMENT ACT:

- a) Concerning the Iran Divestment Act (TCA 12-12-101 et seq.), by submission of this bid/quote/proposal, each vendor and each person signing on behalf of any vendor certifies, and in the case of a joint bid/quote/proposal, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each vendor is not on the list created pursuant to § 12-12-106.

28. NON-COLLUSION:

- a) Neither the said vendor nor any of its officers, partners, owners, agents, representatives, employees or parties interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other responder, firm, or person to submit a collusive or sham offer in connection with the award or agreement for which the attached offer has been submitted or to refrain from making an offer in connection with such award or agreement, or collusion or communication or conference with any other firm, or, to fix any overhead, profit, or cost element of the offer price or the offer price of any other firm, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City of Kingsport or any person interested in the proposed award or agreement.
- b) The price or prices quoted in the attached offer are fair, proper and not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the firm or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

29. BACKGROUND CHECK REQUIREMENT FOR SCHOOL SYSTEM SUPPLIERS:

- a) In submitting this bid/quote/proposal, you are certifying that you are aware of the requirements imposed by TCA § 49-5-413 (d) to conduct criminal background checks through the Tennessee Bureau of Investigation and the Federal Bureau of Investigation on yourself and any of your employees who may come in direct contact with students or who may come on or about school property anytime students are present. You are further certifying that at no time will you ever permit any individual who has committed a sexual offense or who is a registered sex offender to come in direct contact with children or to come on or about school property while students are present.

30. NON-BOYCOTT OF ISRAEL AFFIDAVIT

- a) Concerning the Non-Boycott of Israel Act (TCA 12-4-1 et seq.), by submission of this bid/quote/proposal, each supplier and each person signing on behalf of any supplier certifies, and in the case of a joint bid/quote/proposal, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each supplier is not boycotting Israel pursuant to § 12-4-1 and will not during the term of any award. Note: Applicable only to contracts of \$250,000 or more and to suppliers with 10 or more employees.

I propose to commence the work within 7 calendar days after notification of acceptance of bid and complete the work as specified by the City.

LIQUIDATED DAMAGES

N/A

My Terms are AS PER BID DOCUMENT.

The bidder hereby agrees that the Board of Mayor and Aldermen have the right to reject any and all bids received and to waive any informalities.

Certified check or bid bond is herewith deposited with the City Treasurer, in the sum of 5% of the total bid amount, made payable to the order of City Treasurer of the City of Kingsport, Tennessee, with the understanding that if the bid herewith submitted is rejected, the said check will be returned to the bidder; and if the said bid is accepted by the City of Kingsport, check will be returned to the bidder upon the execution and securing of a contract to do the said work. If awarded the contract to this work, and the bidder refuses or neglects to execute a written contract to do the same and furnish security in the amount required within ten days after being notified that the contract has been awarded to him the certified check shall be forfeited to the City as liquidated damages for such neglect or refusal, and the amount so collected shall be paid into the fund set aside for the City's portion of the cost of the proposed improvement.

The successful contractor shall provide for workman's compensation and comprehensive general public liability insurance in amounts acceptable to the City. The contractor will furnish comprehensive automobile liability insurance and insurance in such form as shall be satisfactory to the City. The contractor shall furnish owner's liability insurance to defend, indemnify and save harmless the City of Kingsport from any and all claims and suits for injury to persons or property arising out of the performance of the contract caused in any way by the acts or omissions of the contractor or the contractor's agents, employees, or subcontractor during or in connection with the contract work, excepting bodily injury or death or property damage caused by the sole negligence of the owner, its agents or employees.

We have read and acknowledge the requirements of owner's liability insurance to save and defend the City harmless.

We acknowledge receipt of _____ addendum(s) to this project.

BID TO BE SUBMITTED IN DUPLICATE

HANDWRITTEN Signature of Authorized Representative

FIRM

Date

Tennessee Contractor's License Number

BID MUST BE SIGNED TO BE CONSIDERED

BID FORM

IRRIGATION & LANDSCAPE MAINTENANCE SERVICES

TO: OWNER: City of Kingsport
 ADDRESS: Procurement Manager, City of Kingsport,
 415 Broad Street
 Kingsport, TN 37660

FROM:
BIDDER: _____

ADDRESS: _____

CITY / STATE / ZIP: _____

TELEPHONE: _____

LICENSE NO: _____

LICENSE EXPIRATION DATE: _____

THE ABOVE STATED BIDDER IS:

- _____AN INDIVIDUAL
- _____A CORPORATION
- _____A PARTNERSHIP
- _____A JOINT VENTURE CONSISTING OF:

AND IS LICENSED TO DO BUSINESS IN THE STATE OF TENNESSEE FOR THE WORK SPECIFIED.

1. Having examined the specifications and any addenda prepared by the City of Kingsport entitled "Irrigation & Landscape Maintenance Services", having visited the sites of the proposed work and being completely familiar with the local conditions affecting the cost of the work .

2. I, (We) propose to execute the portion of the work identified as "Base Bid" for the stipulated sum of:
(sums shall be in written and numerical form)

Lump Sum Base Bid (Landscape Areas 1-24 & Irrigation Areas 1-3) _____

_____DOLLARS. (\$ _____).

BID ENVELOPE COVER

THIS FORM IS TO BE FIRMLY ATTACHED TO THE OUTSIDE OF THE ENVELOPE CONTAINING THE BID

PART 1

ALL BIDDERS MUST COMPLETE THIS SECTION

Project Name: _____

Project Opening Date & Time: _____

Contractor's Licensed Name: _____

Contractor's Address: _____

Contractor's License Number: _____

Contractor's License Expiration Date: _____

Contractor's License Classification: _____

PART 2 - SUBCONTRACTORS

ALL BIDDERS MUST COMPLETE THIS SECTION. IF SUBCONTRACTOR'S BID AMOUNT IS \$25,000 OR MORE FOR (1) ELECTRICAL, (2) PLUMBING, (3) HEATING, VENTILATION, AIR CONDITIONING, (4) GEOTHERMAL OR \$100,000 OR MORE FOR (5) MASONRY. IF THAT PORTION OF THE BID IS LESS THAN \$25,000 FOR ELECTRICAL, PLUMBING, HVAC OR GEOTHERMAL ENTER "NONE" IN THE NAME SPACE FOR THOSE CATEGORIES BELOW. IF THAT PORTION OF THE BID IS LESS THAN \$100,000 FOR MASONRY ENTER "NONE" IN THE NAME SPACE FOR THAT CATEGORY BELOW.

1) Electrical

Name: _____

License Number: _____

License Expiration Date: _____

Classification: _____

4) Geothermal

Name: _____

License Number: _____

License Expiration Date: _____

Classification: _____

2) Plumbing

Name: _____

License Number: _____

License Expiration Date: _____

Classification: _____

5) Masonry

Name: _____

License Number: _____

License Expiration Date: _____

Classification: _____

3) HVAC

Name: _____

License Number: _____

License Expiration Date: _____

Classification: _____

City of Kingsport, Tennessee
Irrigation Maintenance Services
2025 Specifications

Statement of Intent

The Irrigation Maintenance Contractor shall anticipate that the City of Kingsport expects the irrigation maintenance at these sites to be of the highest quality possible and shall be professionally managed, executed, and performed by experienced personnel.

Locations:

Ridgefields Circle

Netherland Inn Rd. between W. Stone Dr. and Bays Cove Trail

Edinburgh Subdivision (there are two irrigation systems at this location)

Scope of Work – All Areas

The irrigation maintenance contractor shall be responsible for maintaining a properly functioning irrigation system including startup and winterization of the system.

1. Startup
 - a. Startup of the irrigation system shall take place between March 15th and April 1st or when the average night time temperature is above 24 degrees Fahrenheit for a period of two weeks.
 - b. Reinstall the backflow preventer that has been stored for winter and inspect for leaks.
 - c. Inspect each of the system's zones for leaks. Do **not** make repairs to the system. Report any needed repairs to City of Kingsport personnel. The City of Kingsport shall be responsible for making repairs to the system.
 - d. Ensure all sprinkler heads pop-up all the way and fully retract when the water is turned off.
 - e. Make sure all heads direct water to landscape and lawn areas instead of impervious surfaces such as concrete.
 - f. Inspect the irrigation controller, ensuring the clock is set for the proper day of the week and time of the day.
 - g. Program the irrigation controller to provide adequate watering to the landscape and lawn areas.
 - h. Replace the batteries in the controller, if applicable. It is recommended that the batteries are replaced at the beginning of each operating season.
2. Routine Bi-weekly Inspections

- a. Inspect the irrigation system on a ***bi-weekly basis*** for leaks and broken parts. Do **not** make repairs to the irrigation system. Report any leaks or broken parts to City of Kingsport personnel for repair.
- b. Ensure the irrigation system is providing adequate water and coverage to the landscape and lawn areas. Adjust the irrigation clock and sprinkler heads accordingly so that adequate water is supplied to the areas.
- c. In irrigation systems where the clock runs solely on battery power, ensure the batteries are fully operational. Change batteries if needed.

3. Winterization

- a. Winterization shall take place between November 1st and November 15th
- b. Turn the irrigation controller to the off position and shut off the water supply to the irrigation system.
- c. Remove water from the irrigation lines and sprinklers.
- d. Remove the backflow preventer and contact city personnel for proper storage until spring.

City of Kingsport, Tennessee
Landscape Maintenance Services
2025 Specifications

Statement of Intent

The Landscape Maintenance Contractor shall anticipate that the City of Kingsport expects the landscape maintenance at these sites to be of the highest quality possible and shall be professionally managed, executed, and performed by experienced personnel.

Scope of Work – All Areas

The Landscape Maintenance Contractor shall provide all materials, equipment, and labor required to perform all tasks identified within these specifications. The landscape Contractor is expected to perform the described work a minimum of **every two weeks** during the growing season except for the required Spring and Fall clean-ups to be done once a year.

Locations

- Area 1 – The triangular landscaped bed near the entrance of the Exit 4, I-26/Wilcox Drive Dr./S. John B. Dennis Hwy. ramp
- Area 2 – The large landscaped bed halfway down the Exit 4 ramp from I-26 towards Wilcox Drive/J. B. Dennis Hwy.
- Area 3 – The landscaped bed around the trees near the end of Exit 4 ramp from I-26 near J. B. Dennis Highway
- Area 4 – The median of Wilcox Drive near the intersection of J. B. Dennis Highway
- Area 5 – The landscaped bed around the Welcome to Kingsport Sign on the east side of Wilcox Drive near the intersection of J.B. Dennis Highway
- Area 6 – The landscaped bed in front of the wetland area on the east side of Wilcox Drive along the north side of J. B. Dennis Highway
- Area 7 – The landscaped bed in front of the brick house at the intersection of Wilcox Drive and J. B. Dennis Highway
- Area 8 – The landscaped beds on the Northwest side of the intersection of Wilcox Drive and J. B. Dennis Highway
- Area 9 - The 911 center located on Unicoi Street (Both inside and outside the fenced area)
- Area 10 - The entire landscaped median of Eastman Road
- Area 11 – The Landscaped beds on each side East Sullivan at the north side intersection of North Wilcox.
- Area 12 – The entire landscaped median of Memorial Blvd. from Fort Henry Drive to Center Street/Warpath Drive
- Area 13 – All landscaped and tree planted areas at the interchange of E. Stone Drive and John B. Dennis Hwy.

- Area 14 - All landscaped and tree planted areas at the interchange of Memorial Blvd. and John B. Dennis Hwy.
- Area 15 - All landscaped and tree planted areas at the interchange of Fort Henry Drive and John B. Dennis Hwy.
- Area 16 – All landscaped and tree planted areas at the intersection of Netherland Inn Rd. & 11W
- Area 17 – The entire landscaped median of Stone Drive from Eastman Road to Indian Trail Drive
- Area 18 – Lynn Garden Dr./US 23 Interchange (Both Sides of the Road)
- Area 19 – The entire landscaped median of Clinchfield Street from W. Stone Drive to Lovedale Drive
- Area 20 - The entire median of Spring Meadow Court from South Wilcox Drive to Park Meadow Place
- Area 21 – Four landscape beds on N. Wilcox Dr. at the CSX railroad bridge. ***Also includes maintenance of the sections of river rock between the sidewalk and road.**
- Area 22 – Two landscape beds at 1895 Moreland Dr. at the City of Kingsport’s Road Salt Storage Shed. Across the road from Evergreen Home and Garden Center.
- Area 23 – All landscaped and tree planted areas at Preston Park located at 2665 Suffolk St.
- Area 24 – All landscaped areas and tree planted areas in the parking lot at Riverwalk Park located at 855 W. Industry Dr.
- Area 25 – All landscaped areas at the Scott Adams Memorial Skate Park and Pump Track located at 2016 Brickyard Park Dr.
- Area 26 – All landscaped areas and tree wells along Main St. from Sullivan St. to Clay St.

Scope of Work for Areas

A. Weed Control

1. At each visit hand-pull or spray any visible weeds from landscaped bed areas. In addition, the tops of any weeds over 6 inches in height must also be physically removed as not to cause an unsightly appearance.
2. Any visible weeds growth along the curb line, sidewalks, roads, or parking area (if present and in contact with the landscaped bed) must be removed or sprayed as not to cause an unsightly appearance.
3. Care must be taken to ensure no damage to the surrounding trees, shrubs, groundcover, perennials or turf occurs during any maintenance efforts.

B. Herbicide and Pesticide Applications

1. All herbicide and pesticide applications must performed by a company Chartered by the Tennessee Department of Agriculture.
2. All herbicides and pesticides (restricted and/or non-restricted) shall only be applied by a Tennessee Department of Agriculture Certified Applicator.
3. All herbicide and pesticide applications must be in strict accordance with the manufacturer’s recommendations as well as all Local, State and Federal regulations.
4. Weather conditions must be conducive for all pesticide applications.
5. All pesticide and herbicide applications must be documented in writing and submitted to the City Representative on a monthly basis and shall contain at minimum the following information:
 - a. Application date(s)
 - b. Application site(s)

- c. Applicator(s) name
 - d. Target pest(s)
 - e. Object(s) treated
 - f. Pesticide(s) used
 - g. Total use dilution volume
 - h. Application rate(s)
 - i. Dilution percentage/rate(s)
6. The contractor is responsible for any chemical damage or existing landscape plants and may be required to replace them at their expense if so deemed by the city representative.
- C. Watering
1. The Landscape Contractor shall be responsible for monitoring the moisture levels in the bed areas and report to the City Representative any problems that may be present during the maintenance visits.
- D. Tree, Shrub, Ornamental Grasses, Groundcover, and Perennial Care
1. Trees
- a. At each visit inspect for any signs of pests, diseases, or other issues, notifying the City Representative of any major findings. Implement appropriate control measures including physical removal or chemical controls as needed.
 - b. At each visit remove all sucker growth from tree trunks. Pruning cuts shall be made in an appropriate manner as not to further damage the trees.
 - c. Notify City Representative of any dead, dying, or major damage in the trees. The entire tree is only to be removed upon direction by the city representative.
 - d. All trees must be maintained in a stable upright position by means acceptable to the City Representative.
2. Shrubs
- a. At each visit inspect for any signs of pests, diseases, or other issues, notifying the City Representative of any major findings. Implement appropriate control measures including physical removal or chemical controls as needed.
 - b. At each visit prune away any wayward, dead, or broken branches.
 - c. Notify City Representative of any dead, dying, or major damage. The entire shrub is only to be removed upon request.
 - d. Periodically, but only as necessary, some shrubs may require a hard pruning to achieve adequate vehicular line-of-sight for traffic or signs. However, this shall be done only upon direction of the City Representative.
3. Ornamental Grasses
- a. At each visit inspect for any signs of pests, diseases, or other issues, notifying the City Representative of any major findings. Implement appropriate control measures including physical removal or chemical controls as needed.
 - b. At each visit prune away any wayward, dead, or broken blades.
 - c. Notify City Representative of any dead, dying, or major damage. The entire plant is only to be removed upon request.
 - d. Periodically, but only as necessary, the ornamental Grass may require a hard pruning to achieve adequate vehicular line-of-sight for traffic or signs. However, this shall be done only upon direction of the City Representative.

4. Groundcover
 - a. At each visit inspect for any signs of pests, diseases, or other issues, notifying the City Representative of any major findings. Implement appropriate control measures including physical removal or chemical controls as needed.
 - b. At each visit prune away any wayward, dead, or broken growth.
 - c. Notify City Representative of any dead, dying, or major damage. The entire plant is only to be removed upon request.

5. Perennials
 - a. At each visit inspect for any signs of pests, diseases, or other issues, notifying the City Representative of any major findings. Implement appropriate control measures including physical removal or chemical controls as needed.
 - b. At each visit prune away any wayward, dead, or broken growth.
 - c. Notify City Representative of any dead, dying, or major damage. The entire plant is only to be removed upon request.

- E. Mulch
 1. Landscaped beds shall only be mulched with a clean, fresh layer of ***shredded pine bark mulch***. Mulch shall be applied as to appear to be level and of a consistent layer over the entire bed.
 2. All mulched beds must be maintained at a depth of ***no less than two (2) inches*** and no greater than four (4) inches.
 3. Care must be taken to prevent contact with the trunks of any trees.
 4. At times the Landscape Maintenance Contractor may need to re-edge and reapply mulch to the beds if there are any issues of mulch washing out of the bed area.
 5. All trees under 1 foot in diameter will also need to be mulched in these areas even if in turf areas.

- F. Spring Clean-up (Between date the contract is awarded to April 14)
 1. Edging
 - a. Edge all landscape beds along all vertical curbs and along any existing sidewalks to prevent run off of mulch
 - b. Edge all landscape beds that are in contact with a turf area to define bed, prevent wash-out, and to make a smooth mowing line for turf management.
 2. Mulching
 - a. ***Shredded Pine Bark Mulch*** shall be applied. Once applied, all beds must have a mulch depth of no less than (2) inches and no greater than four (4) inches
 - b. Mulch shall be applied as to appear to be level and of a consistent layer over the entire bed.
 - c. Care must be taken to prevent contact with the trunks of any trees.
 3. Fertilization
 - a. All plant material shall be fertilized with a low nitrogen, slow release product agreed upon by the Landscape Contractor and the City Representative.
 - b. Fertilizer applications must be fully documented and submitted to the City Representative as to type, rate of application and total amount used.
 4. Pruning

- a. General - All plant material shall be properly pruned to promote **a natural look**, remove any unwanted growth, and to remove any wayward, dead, or damaged branches. Proper pruning cuts shall be made as to avoid damaging the plant, promote healing, and develop proper structure.
 - b. Trees – Trees shall be pruned as needed such that no branches/limbs interfere with proper use of sidewalks, parking areas and roadways. It should also ensure that all roadway signage remains visible to traffic. At no time shall any tree be topped. Crepe Myrtles (if present) may require the removal of seed heads and/or crown reduction to promote flowering.
 - c. Shrubs – Any Spring flowering shrubs shall be pruned, but at a date after the blooms are spent.
 - d. Ornamental Grasses – Removal of all seed heads as well as removal of last year’s growth to just above the base of the plant
 - e. Groundcover – May include removal of any growth over curb line, growth outside of bed, or sidewalk
 - f. Perennials – To include any spent seed heads and any of last year’s spent growth.
5. Leaf Collection
- a. Collect and remove any previous leaf debris accumulation from all landscape bed areas prior to mulching.
- G. Fall Clean-up (To be performed once between November 1 and December 1)
- 1. Edging
 - a. Edge all landscape beds along all vertical curbs and along any existing sidewalks to prevent run off of mulch
 - b. Edge all landscape beds that are in contact with a turf area to define bed, prevent wash-out, and to make a smooth mowing line for turf management.
 - 2. Mulching
 - a. No Fall Mulching shall be required as long as two (2) inches of depth was maintained.
 - 3. Fertilization
 - a. No Fall Fertilization shall be required
 - 4. Pruning
 - a. General - All plant material shall be properly pruned to promote a natural look, remove any unwanted growth, and to remove any wayward, dead, or damaged branches. Proper pruning cuts shall be made as to avoid damaging the plant, promote healing, and develop proper structure.
 - b. Trees – Trees shall be pruned as needed such that no branches/limbs interfere with proper use of sidewalks, parking areas and roadways. It should also ensure that that all roadway signage remains visible to traffic. At no time shall any tree be topped.
 - c. Shrubs - Prune away any wayward, dead, or broken branches. No major pruning should occur on shrubs that have set bloom for the following season.
 - d. Ornamental Grasses – Prune away any wayward, dead, or broken blades
 - e. Groundcover – May include removal of any growth over curb line, growth outside of bed, or sidewalk
 - f. Perennials – To include any spent seed heads and any of last year’s spent growth.

5. Leaf Collection – After all leaves have fallen, rake or blow **and collect** leaf debris accumulation from all landscape bed areas.

H. Trash Removal and Cleanup

1. At each visit all litter, trash and unwanted debris will be removed from the landscaped beds and immediately surrounding areas (Minimum of 5 feet).
2. All litter and debris created by any of the above functions will be transported from the site and disposed at the Landscape Contractor's expense.

I. Traffic Control

1. Effective means for controlling pedestrian and vehicular traffic shall be instituted on every job site where necessary in accordance with U.S. Department of Transportation (DOT) Manual on Uniform Traffic Control Devices (MUTCD), and/or applicable state and local laws and regulations.

J. Irrigation

1. There is currently no irrigation systems within the landscaped beds included in these bids.

K. Guarantee

1. The Landscape Maintenance Contractor shall replace or repair, at the Contractor's expense, any plants or turf as a result of the Contractor's direct actions or failure to act to maintain the landscape beds and surrounding areas as expected and spelled out in these bids.

L. Renewal Option

The contract will be awarded for a period of one year with a renewal option on an annual basis in one year increments providing all terms, conditions and costs are acceptable to both parties. The City reserves the right to rebid at the end of a contract period

City of Kingsport

Landscape Maintenance Areas



Area 1 – The triangular landscaped bed near the entrance of the Exit 4, I-26/Wilcox Drive Dr./S. John B. Dennis Hwy. ramp

Area 2 – The large landscaped bed halfway down the Exit 4 ramp from I-26 towards Wilcox Drive/J. B. Dennis Hwy.

Area 3 – The landscaped bed around the trees near the end of Exit 4 ramp from I-26 near J. B. Dennis Hwy.



Area 4

Median of Wilcox Dr. near intersection of J.B. Dennis Hwy

Area 5

Landscaped bed around the Welcome sign on the east side of Wilcox Dr. near the intersection of J.B. Dennis Hwy.

Area 6

Landscaped bed in front of wetland area on the east side of Wilcox Dr. along the north side of J.B. Dennis Hwy.

Area 7

Landscaped bed in front of the brick house at the intersection of Wilcox Dr. and J.B. Dennis Hwy.

Area 8

Landscaped beds on the northeast side of the intersection of Wilcox Dr. and J.B. Dennis Hwy.



Area 9
911 Call Center
Unicoi St.

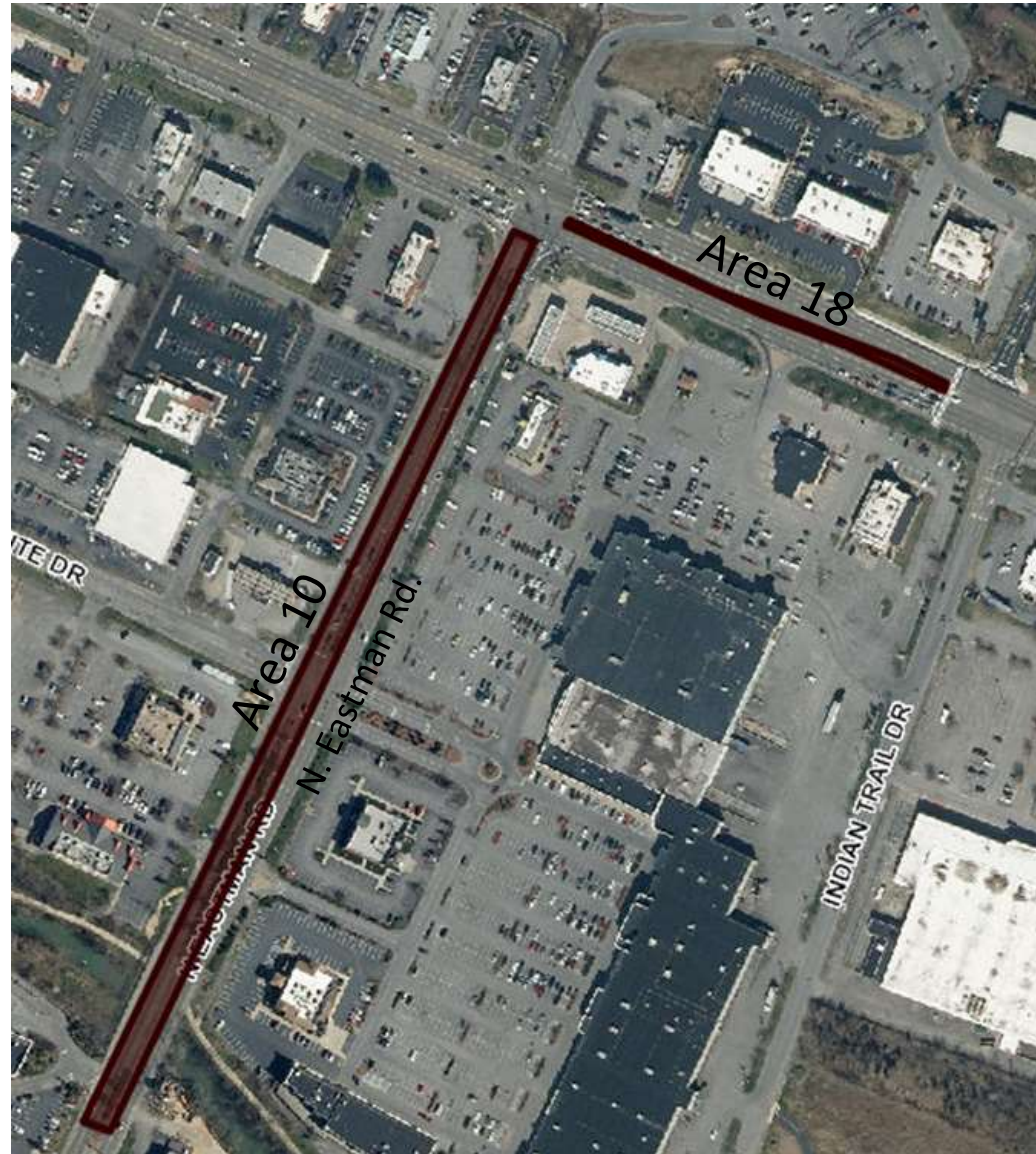


Area 17

E. Stone Dr. median from
N. Eastman Rd. to Indian Trail Dr.

Area 10

N. Eastman Rd. median





Area 11

E. Sullivan St. at N. Wilcox Dr.

Area 21

N. Wilcox Dr. at CSX Railroad Bridge (4 Beds Total)

**To include rock area between sidewalk and road*

Area 12

(Memorial Blvd. from Fort Henry
Dr. to Center St.)





Area 13
(E. Stone Dr. at N. John B.
Dennis Hwy.)

Area 14

Memorial Blvd. &
N. John B. Dennis
Hwy.



Area 15

N. John B. Dennis Hwy.
& Fort Henry Dr.



Area 16
Netherland Inn Rd. at 11W



Area 18
Lynn Garden Dr. &
Carters Valley Rd.
(both sides of intersection)



Area 19
Clinchfield St. median
Near intersection with
W. Stone Dr.



Area 20
Spring Meadow Ct. median



Area 22
1895 Moreland Dr.
City of Kingsport Salt
Shed



Area 23
Preston Park
2665 Suffolk St.

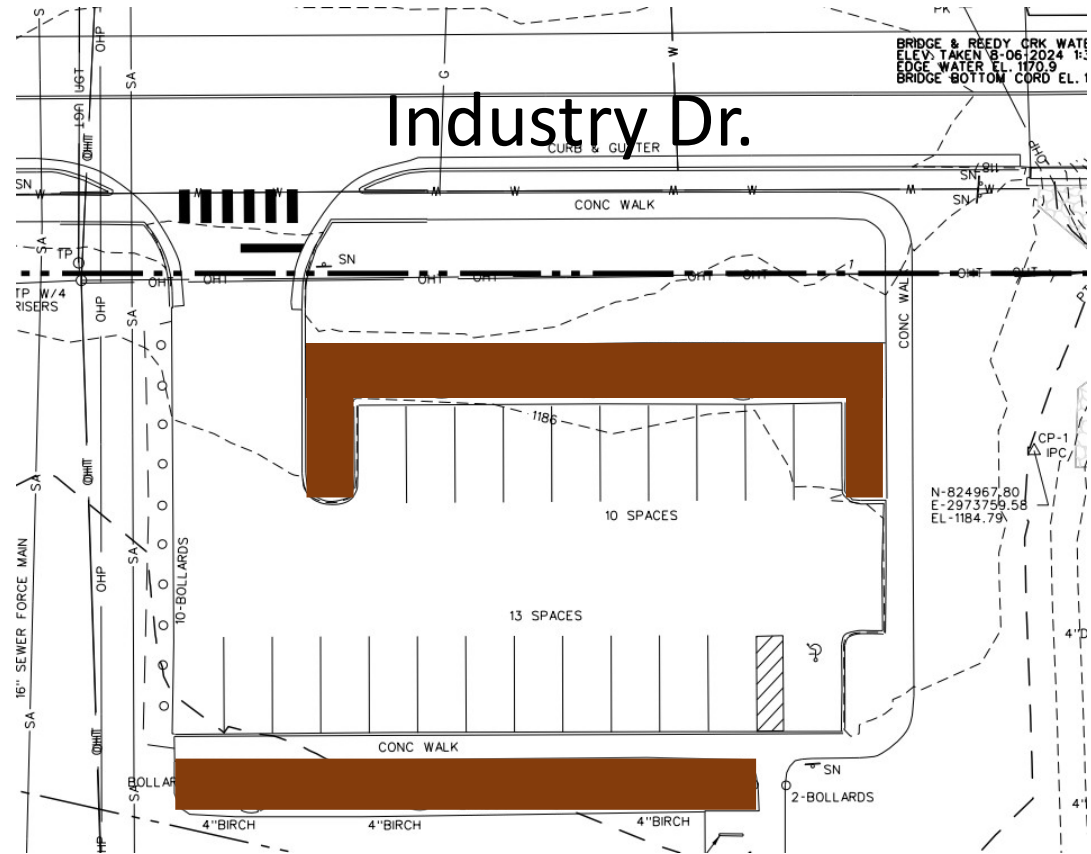
Landscaped areas in Preston Park



Area 24 Riverwalk Park

855 Industry Dr.

All landscaped areas around the parking lot



Area 25 Scott Adams Memorial Skate Park and Pump Track

2016 Brickyard Park Dr.

All landscaped areas at the Scott Adams Memorial Skate Park and Pump Track



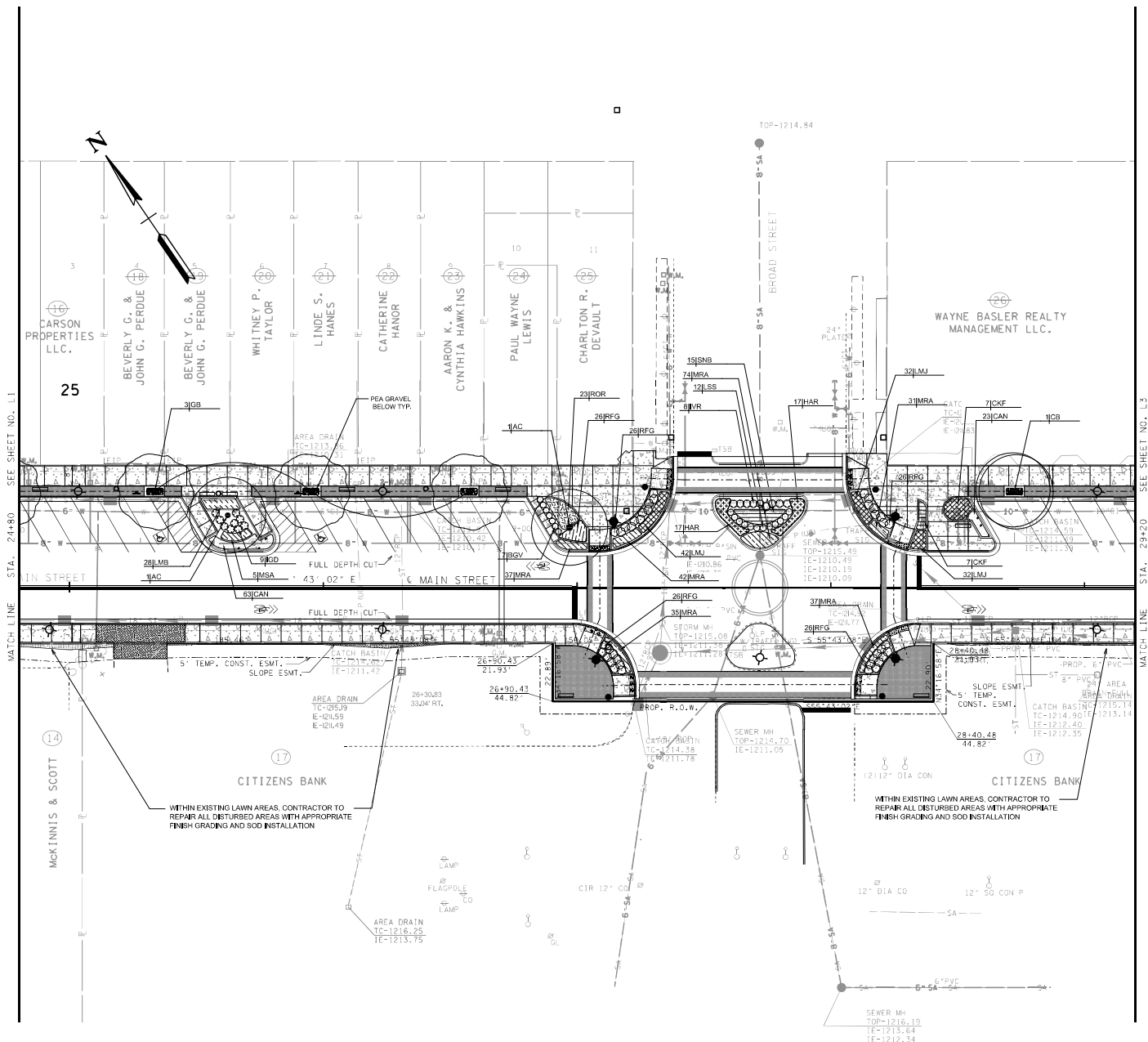
Area 26 Main St. Landscaping

Main St.

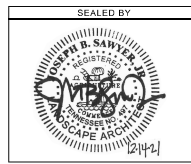
The landscape plan for Main St. is provided in separate document

All landscaped areas along Main St. from E.
Sullivan St. to Clay St.

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2019	STP-M-9108(48)	L2
CONST.	2022	STP-M-9108(48)	L2



12/14/2021
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COORDINATES ARE NAD83/8995,
 ARE DATUM ADJUSTED BY THE
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 THE TORN, ALL ELEVATIONS ARE
 REFERENCED TO THE NAVD 888.

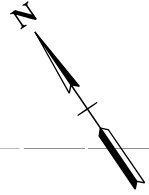
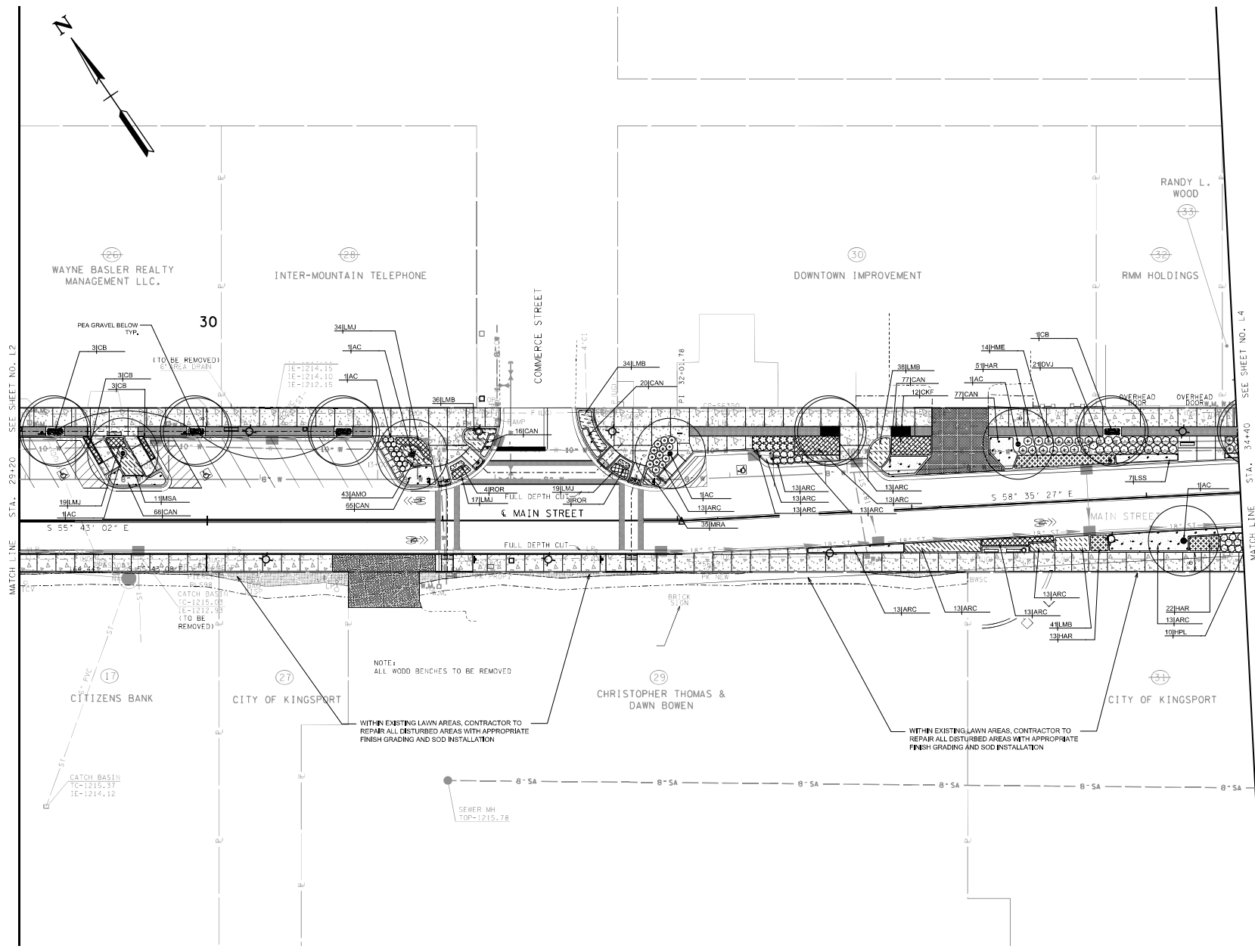
**CITY OF KINGSPORT
 SULLIVAN COUNTY, TN**
**MAIN STREET
 KINGSFORT REBUILD
 AND STREETSCAPE**

LANDSCAPE PLAN

STA. 24+80 TO STA. 29+20
 SCALE: 1" = 20'



TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2019	STP-M-9108(48)	L3
CONST.	2022	STP-M-9108(48)	L3



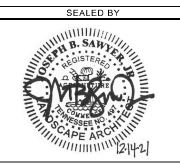
MATCH LINE STA. 34+40 SEE SHEET NO. L4

MATCH LINE STA. 29+20 SEE SHEET NO. L2

NOTE:
ALL WOOD BENCHES TO BE REMOVED

WITHIN EXISTING LAWN AREAS, CONTRACTOR TO REPAIR ALL DISTURBED AREAS WITH APPROPRIATE FINISH GRADING AND SOD INSTALLATION

WITHIN EXISTING LAWN AREAS, CONTRACTOR TO REPAIR ALL DISTURBED AREAS WITH APPROPRIATE FINISH GRADING AND SOD INSTALLATION



COORDINATES ARE NAD83/9955, ARE DATUM ADJUSTED BY THE FACTOR OF 1.000030 AND TIED TO THE TORN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 888.

CITY OF KINGSPORT
SULLIVAN COUNTY, TN

MAIN STREET
KINGSPORT REBUILD
AND STREETScape

LANDSCAPE PLAN

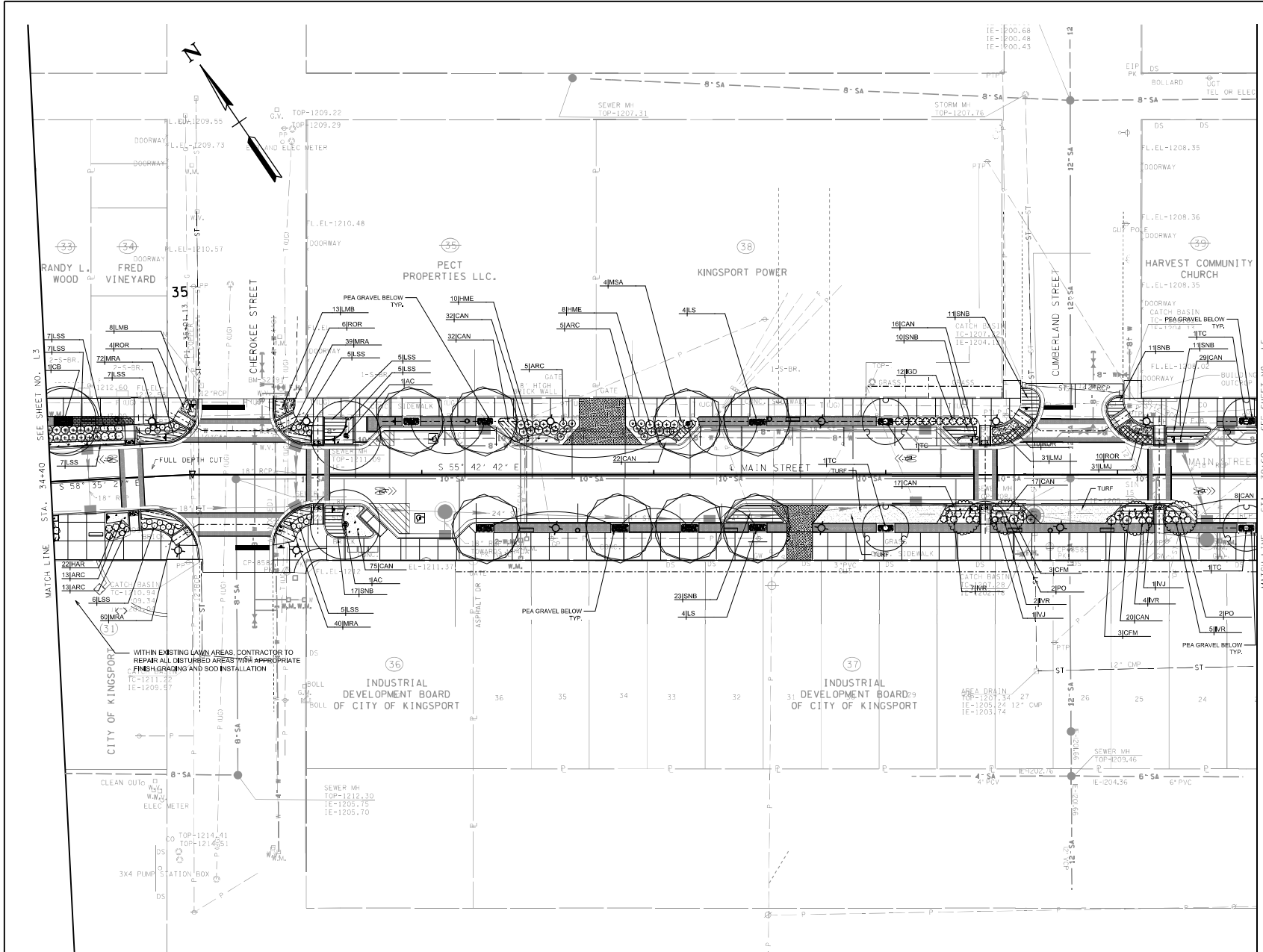
STA. 29+20 TO STA. 34+40

SCALE: 1"= 20'



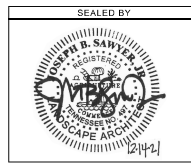
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TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2019	STP-M-9108(48)	L4
CONST.	2022	STP-M-9108(48)	L4



WITHIN EXISTING LAWN AREAS, CONTRACTOR TO REPAIR ALL DISTURBED AREAS WITH APPROPRIATE FINISH GRASSING AND SOD INSTALLATION

12/14/2021
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COORDINATES ARE NAD83/8995, ARE DATUM ADJUSTED BY THE FACTOR OF 1.000030 AND TIED TO THE TORN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 888.

CITY OF KINGSPORT
 SULLIVAN COUNTY, TN

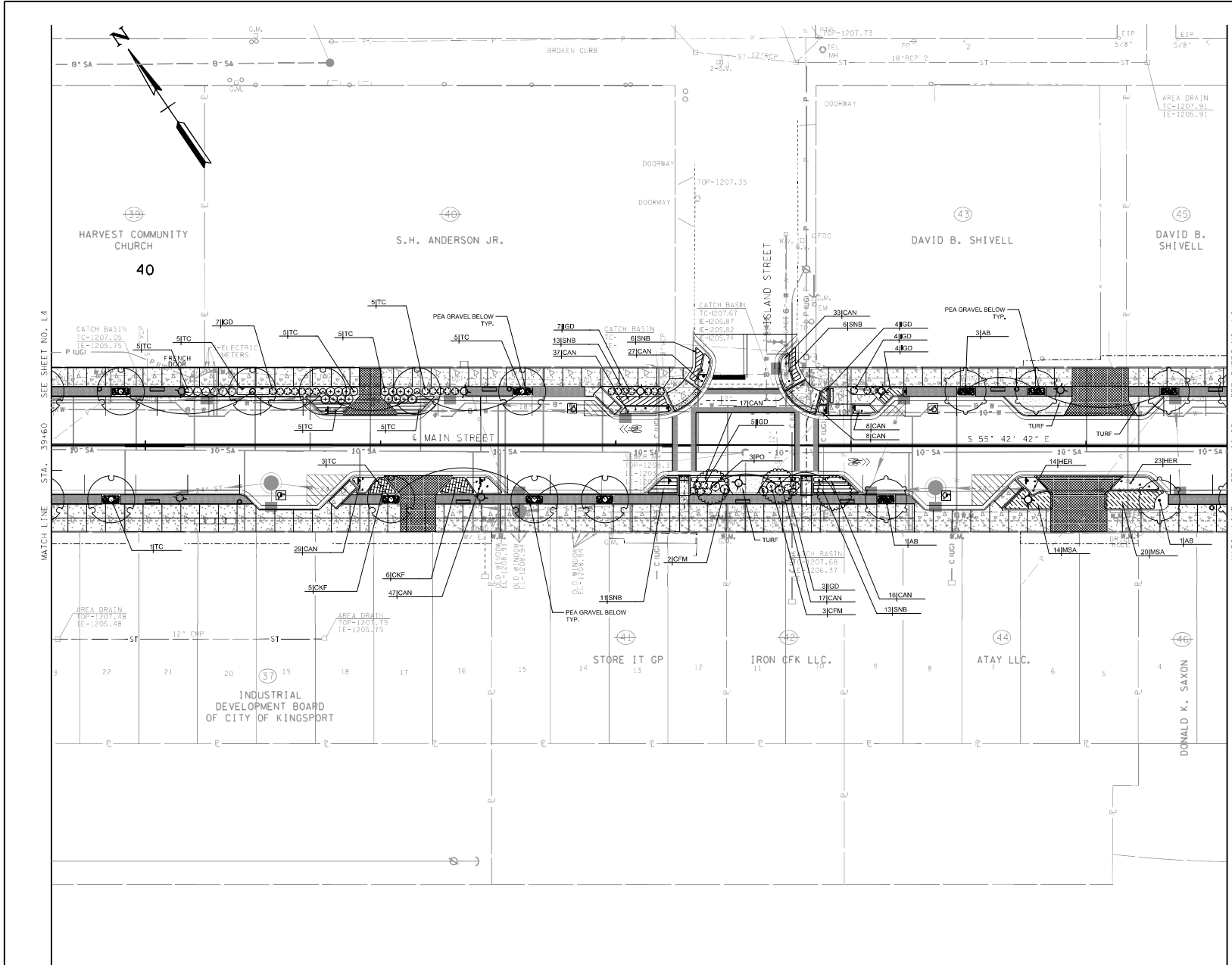
MAIN STREET
 KINGSPORT REBUILD
 AND STREETSCAPE

LANDSCAPE PLAN

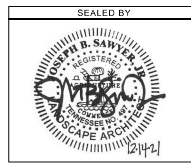
STA. 34+40 TO STA. 39+60
 SCALE: 1" = 20'



TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2019	STP-M-9108(48)	L5
CONST.	2022	STP-M-9108(48)	L5



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CITY OF KINGSPORT
 SULLIVAN COUNTY, TN

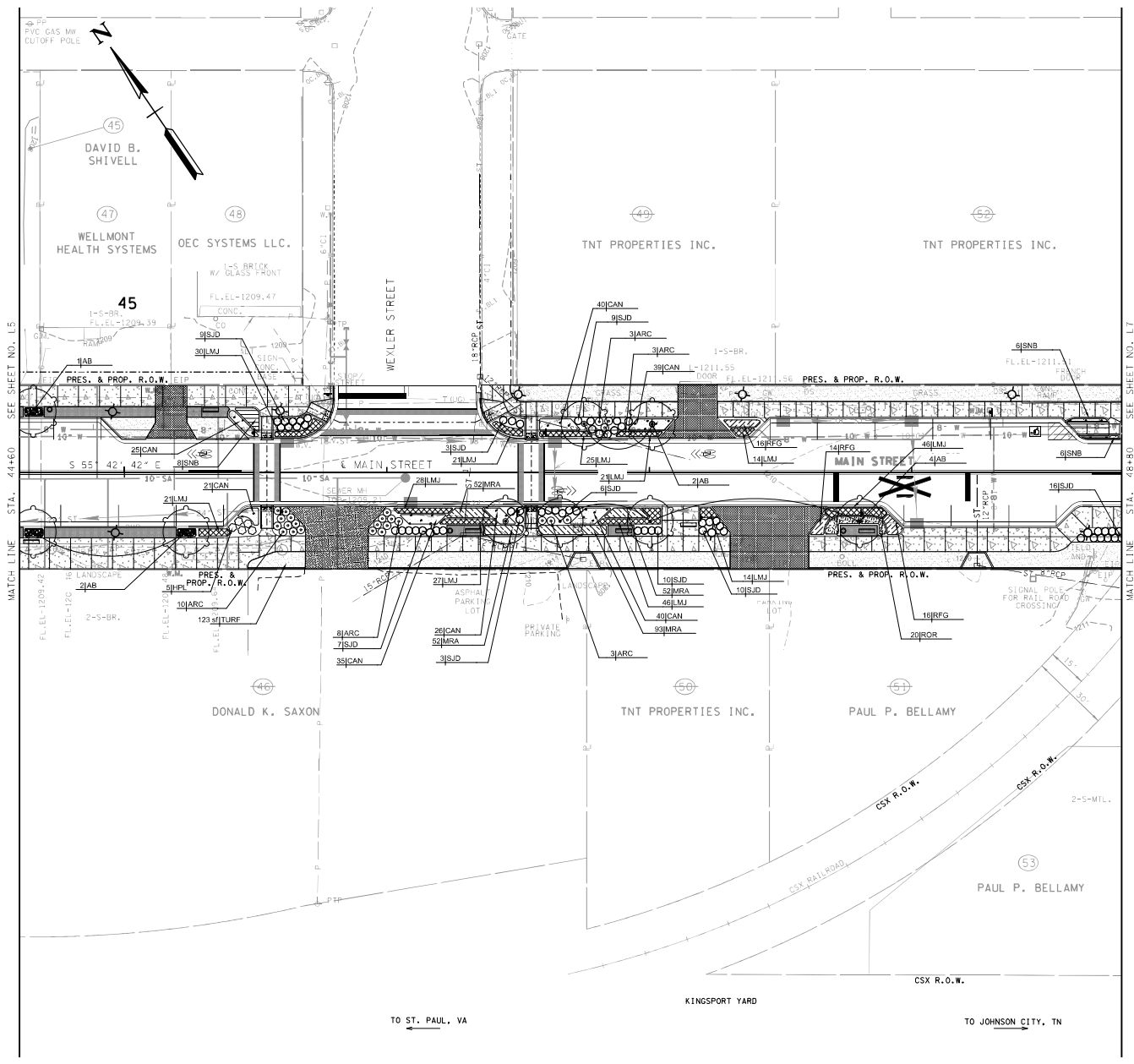
MAIN STREET
 KINGSPORT REBUILD
 AND STREETSCAPE

LANDSCAPE PLAN

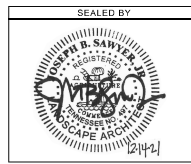
STA. 39+60 TO STA. 44+60
 SCALE: 1" = 20'



TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2019	STP-M-9108(48)	L6
CONST.	2022	STP-M-9108(48)	L6



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COORDINATES ARE NAD83/995,
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CITY OF KINGSFORT
 SULLIVAN COUNTY, TN

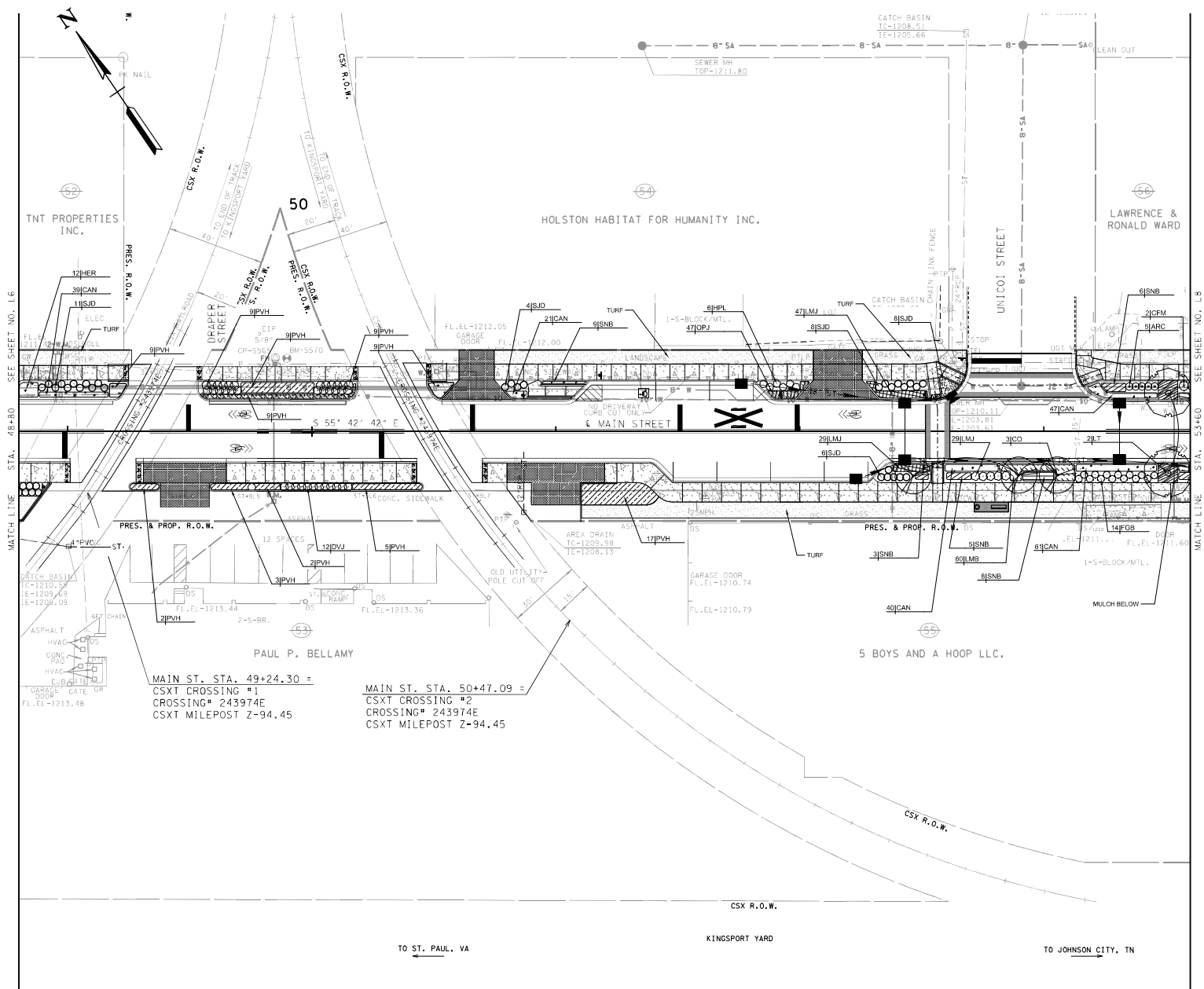
MAIN STREET
 KINGSFORT REBUILD
 AND STREETScape

LANDSCAPE PLAN

STA. 44+60 TO STA. 46+80
 SCALE: 1" = 20'



TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2019	STP-M-9108(48)	L7
CONST.	2022	STP-M-9108(48)	L7



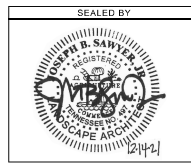
MATCH LINE STA. 48+80 SEE SHEET NO. L6

MATCH LINE STA. 53+60 SEE SHEET NO. L8

MAIN ST. STA. 49+24.30 =
CSXT CROSSING #1
CROSSING# 243974E
CSXT MILEPOST Z=94.45

MAIN ST. STA. 50+47.09 =
CSXT CROSSING #2
CROSSING# 243974E
CSXT MILEPOST Z=94.45

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COORDINATES ARE NAD83/8995,
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CITY OF KINGSPORT
SULLIVAN COUNTY, TN

MAIN STREET
KINGSPORT REBUILD
AND STREETSCAPE

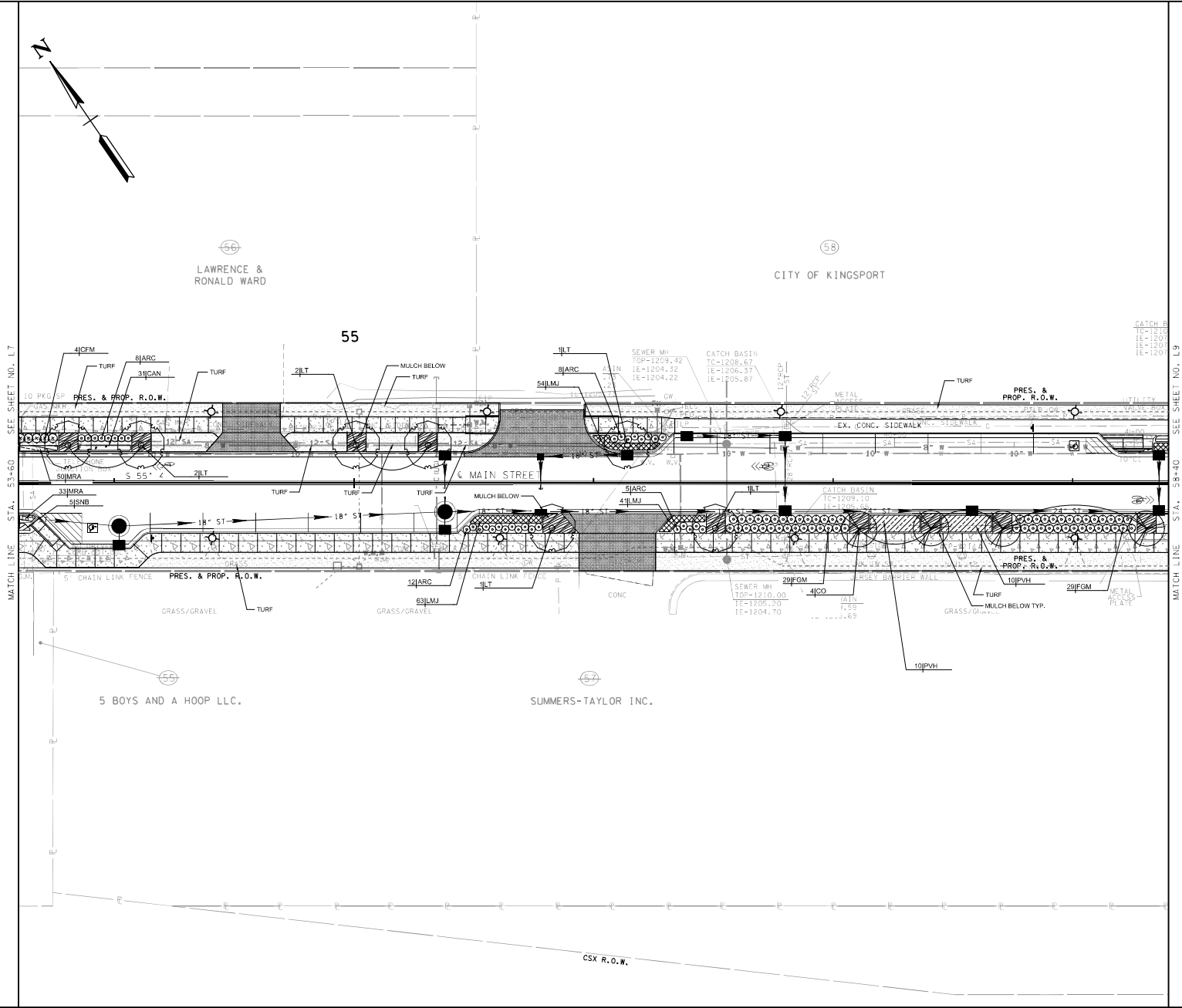
LANDSCAPE PLAN

STA. 48+80 TO STA. 53+60
SCALE: 1" = 20'

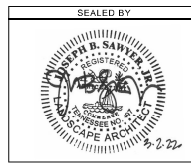


TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2019	STP-M-9108(48)	L8
CONST.	2022	STP-M-9108(48)	L8

REV. 03/02/22: LINED THROUGH TRACT 57.



3/2/2022 F:\36455004_CAD\LAND\PL_013645500_L8_Proposed.dgn



COORDINATES ARE NAD83/8995, ARE DATUM ADJUSTED BY THE FACTOR OF 1.000030 AND TIED TO THE TORN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 888.

CITY OF KINGSPORT
SULLIVAN COUNTY, TN

MAIN STREET
KINGSPORT REBUILD
AND STREETSCAPE

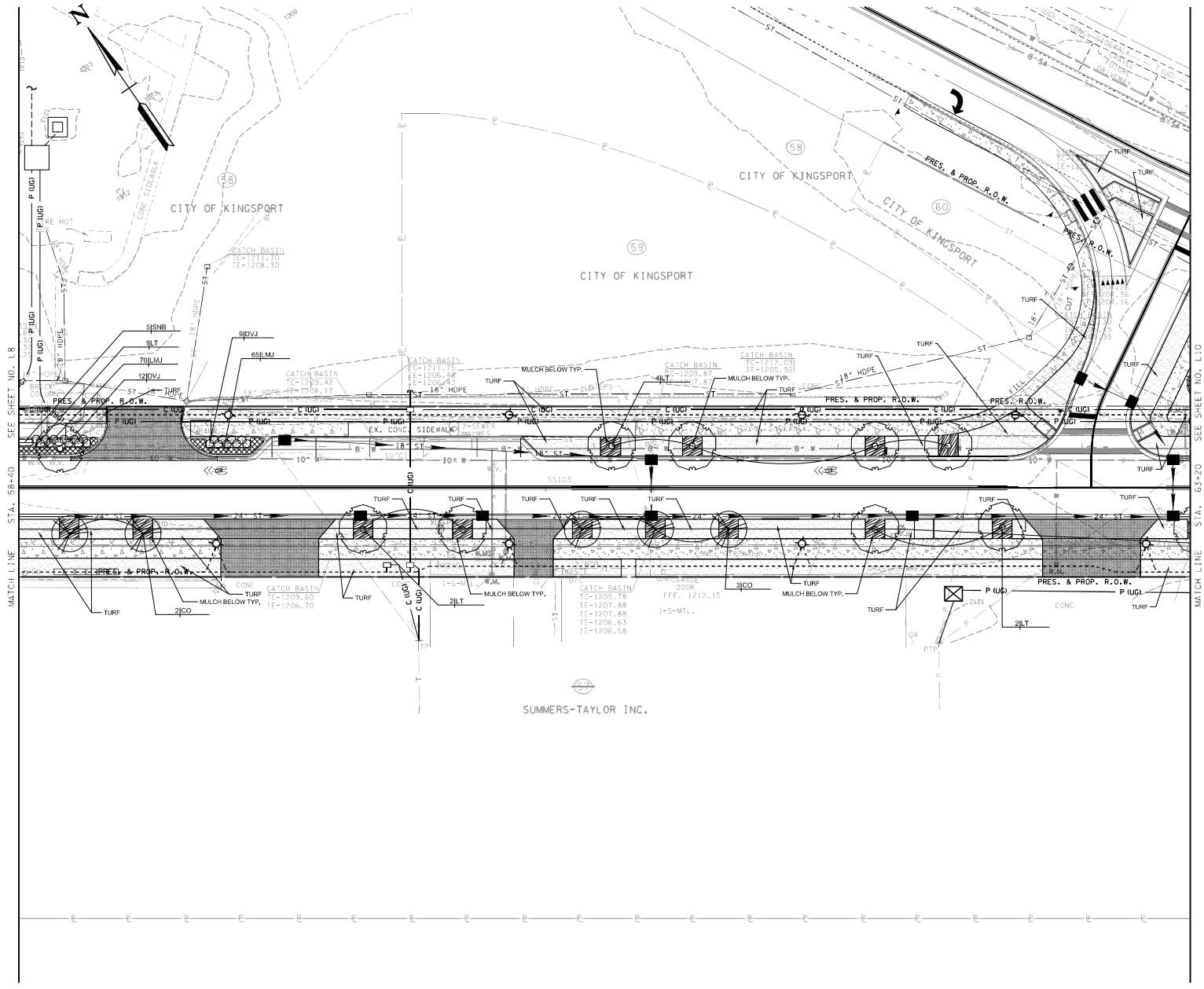
LANDSCAPE PLAN

STA. 53+60 TO STA. 58+40
SCALE: 1" = 20'

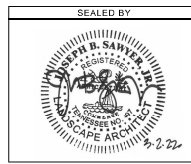


TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2019	STP-M-9108(48)	L9
CONST.	2022	STP-M-9108(48)	L9

REV. 03/02/22: LINED THROUGH TRACT 57.



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COORDINATES ARE NAD83/8995,
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**CITY OF KINGSPORT
 SULLIVAN COUNTY, TN**

**MAIN STREET
 KINGSPORT REBUILD
 AND STREETScape**

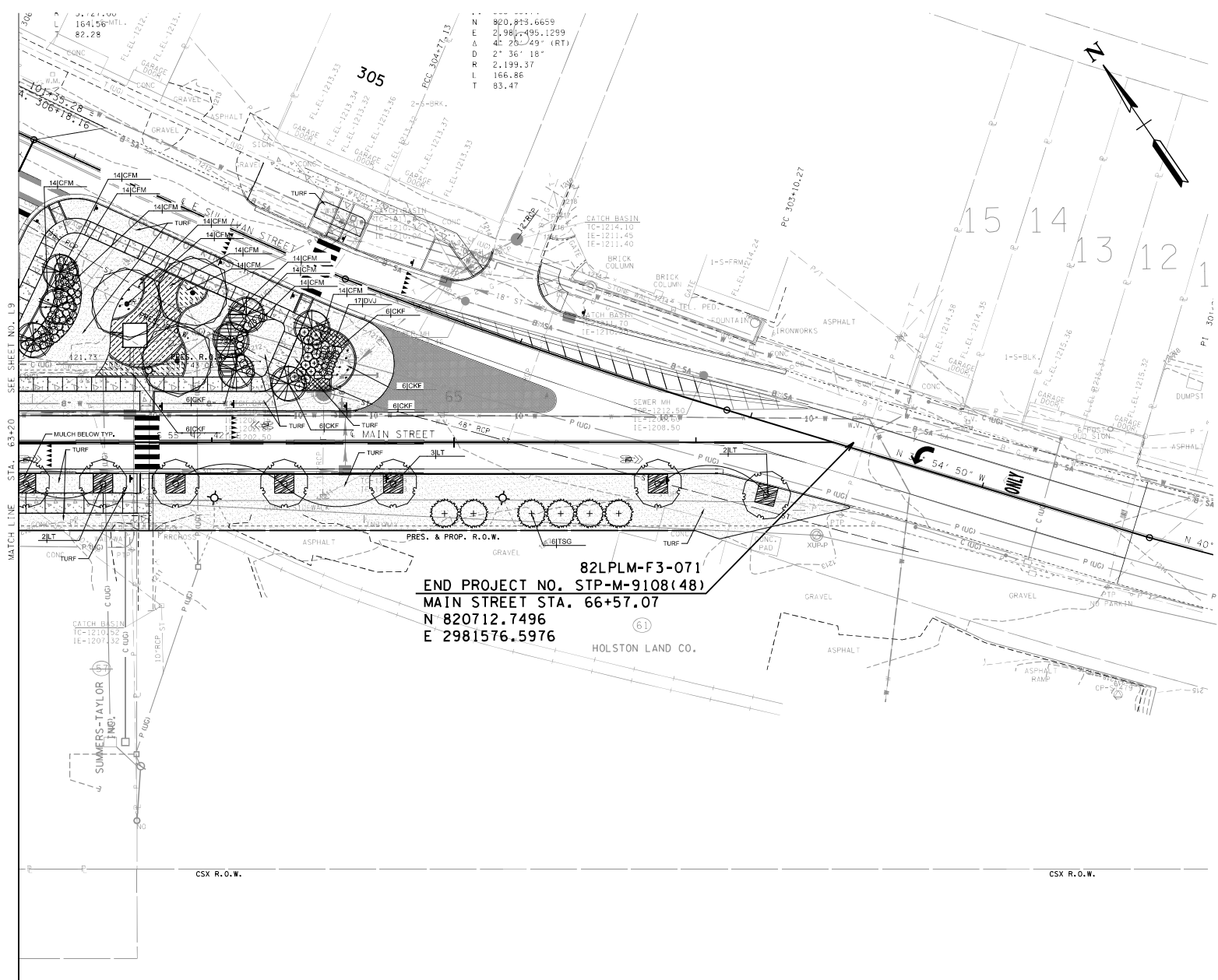
LANDSCAPE PLAN

STA. 58+40 TO STA. 63+20
 SCALE: 1" = 20'

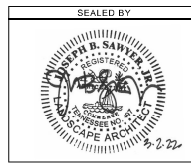
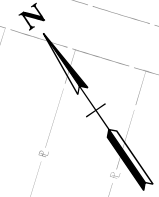


TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2019	STP-M-9108(48)	L10
CONST.	2022	STP-M-9108(48)	L10

REV. 03/02/22: LINED THROUGH TRACT 57.



82LPLM-F3-071
 END PROJECT NO. STP-M-9108(48)
 MAIN STREET STA. 66+57.07
 N 820712.7496
 E 2981576.5976
 (61)
 HOLSTON LAND CO.



COORDINATES ARE NAD83/8995,
 ARE DATUM ADJUSTED BY THE
 FACTOR OF 1.000030 AND TIED TO
 THE TRN. ALL ELEVATIONS ARE
 REFERENCED TO THE NAVD 888.

CITY OF KINGSPORT
 SULLIVAN COUNTY, TN

MAIN STREET
 KINGSPORT REBUILD
 AND STREETScape

LANDSCAPE PLAN

STA. 63+20 TO STA. 66+57.07
 SCALE: 1" = 20'



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TYPE	YEAR	PROJECT NO.	SHEET NO.
FLDW.	2019	STP-M-9108(48)	L11
CONST.	2022	STP-M-9108(48)	L11

GENERAL NOTES

- PRIOR TO THE START OF WORK, THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL SURFACE AND UNDERGROUND UTILITIES, ETC., AND SHALL TAKE PROPER PRECAUTIONS TO PREVENT DAMAGE TO SUCH IMPROVEMENTS. IN THE EVENT ANY UTILITIES ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER.
- EXAMINE SUBGRADE UPON WHICH WORK IS TO BE PERFORMED, VERIFY SUBGRADE ELEVATIONS, OBSERVE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED, AND PROVIDE PERCOLATION TESTS AND ALL OTHER TESTS NECESSARY TO ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR PLANTS. IF PERCOLATION TESTS OR SUBSOIL CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEEPAGE OR OTHER EVIDENCE INDICATING PRESENCE OF UNDERGROUND WATER, NOTIFY LANDSCAPE ARCHITECT IN WRITING OF THIS FACT OR OTHER UNSATISFACTORY CONDITIONS BEFORE BACKFILLING. A CHANGE ORDER MAY BE ISSUED TO DIRECT INSTALLATION OF DRAIN TILE OR OTHER MEASURES BEYOND DRAINAGE REQUIREMENTS INDICATED. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF PLANTING WORK INDICATES THAT SITE CONDITIONS HAVE BEEN ACCEPTED "AS IS" BY THE CONTRACTOR.
- PLANT AND MATERIAL QUANTITIES IN THE PLANT SCHEDULE ARE BASED ON THE PLANS AS SHOWN. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY SITE CONDITIONS THAT CHANGE DURING CONSTRUCTION THAT MAY IMPACT THE PLANT QUANTITIES REQUIRED AND/OR THEIR LOCATIONS.
- PROTECT EXISTING GRASS AREAS, TREES, AND OTHER VEGETATION TO REMAIN.
- DAMAGE BY CONTRACTOR TO UNDISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LANDSCAPE QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT QUANTITIES REQUIRED TO COVER SPECIFIED AREAS AT THE DESIGNATED SPACING.
- CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE INSPECTION PRIOR TO BIDDING WORK, TO DETERMINE SITE CONDITIONS AND AREAS TO BE PLANTED, SUBMISSION OF BID INDICATES CONTRACTOR HAS VERIFIED SITE CONDITIONS AND PLANT MATERIAL QUANTITIES.
- PRIOR TO PLANTING, THE CONTRACTOR IS TO OBTAIN SOIL TESTS FOR ALL PLANTING AREAS TO DETERMINE IF THE PROPER SOIL PH IS PRESENT. RESULTS FROM THESE TESTS ARE TO BE SENT TO THE LANDSCAPE ARCHITECT. IF THE TEST INDICATES IMPROPER PH, THEN THE LANDSCAPE CONTRACTOR IS TO ADD LIME OR SULFUR TO PROVIDE THE PROPER SOIL PH.
- SUBSTANTIAL COMPLETION WILL BE PROVIDED AFTER THE CONTRACTOR HAS SATISFACTORILY COMPLETED WORK REQUIREMENTS AS SPECIFIED, THE LANDSCAPE ARCHITECT WILL CONDUCT A SUBSTANTIAL COMPLETION INSPECTION AND PROVIDE A PUNCH LIST OF OBSERVED DEFICIENCIES.
- FINAL ACCEPTANCE: THE LANDSCAPE ARCHITECT WILL PROVIDE THE FINAL INSPECTION AFTER THE CONTRACTOR HAS SATISFACTORILY CORRECTED THE DEFICIENCIES ON THE PUNCH LIST. SHOULD THE LANDSCAPE ARCHITECT'S INSPECTION FIND WORK INCOMPLETE, THE CONTRACTOR SHALL REMEDY THE DEFICIENCIES.
- AFTER FINAL ACCEPTANCE AND PRIOR TO END OF WARRANTY PERIOD, CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL THAT HAS DIED OR HAS DEFECTS, INCLUDING UNSATISFACTORY GROWTH, IN THE OPINION OF THE LANDSCAPE ARCHITECT.
- DURING LANDSCAPE INSTALLATION KEEP PAVEMENTS CLEAN AND WORK AREA IN ORDERLY CONDITION.
- CONTRACTOR TO REPAIR ANY PAVEMENTS, CURBS, DRAINAGE AND OTHER IMPROVEMENTS DAMAGED AS A RESULT OF LANDSCAPE INSTALLATION ACTIVITIES.

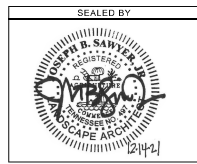
LANDSCAPE NOTES

- ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING. AT A MINIMUM THE TOP ONE-THIRD OF THE ROOT BALL IS TO HAVE ALL BURLAP AND TWINE REMOVED.
- DIMENSIONS FOR HEIGHTS, SPREAD, AND TRUNK SPECIFIED ON THE MATERIAL SCHEDULE IS A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT. AT A MINIMUM ALL PLANT MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z601.1 AND AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- THE LOCATION OF ALL TREES SHOWN ON THE PLAN SHALL BE STAKE/FLAGGED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE DIGGING OF PITS. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT.
- PROVIDE ONLY PLANTS THAT ARE FREE FROM DISEASES AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z601.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SPECIES WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.
- REMOVE ALL STRINGS AND OTHER TIES FROM TREES.
- PLANTS DESIGNATED "B&B" IN THE PLANT LIST SHALL BE BALLED AND BURLAPPED. THEY SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR SIMILAR MATERIAL AND BOUND WITH TWINE OR CORD.
- NO PLANT MATERIAL REQUIRED TO BE BALLED AND BURLAPPED SHALL BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN REQUIRED BURLAP, STAVES, ROPES OR PLATFORM HAVE BEEN REMOVED.
- MINIMIZE DAMAGE TO THE ROOT BALL WHEN INSTALLING ALL PLANT MATERIAL. IF ROOTS ARE GRIDLING OR CIRCLING THEY MUST BE CAREFULLY LOOSENED OR CUT.
- THE BALLS OF "B&B" PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL OR MULCH, OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS INSTALLED OR STORED SHALL BE WATERED BY CONTRACTOR AS NECESSARY UNTIL FINAL ACCEPTANCE.
- ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES. DURING SHIPMENT, THE ENTIRE PLANT SHALL BE PROTECTED BY TARPALLINS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER DAMAGE IS NOT ACCEPTABLE.
- NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT DAMAGES THE BARK, BREAKS BRANCHES, OR DESTROYS ITS NATURAL SHAPE.
- ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY BY THE LANDSCAPE ARCHITECT. ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED WITH LANDSCAPE ARCHITECT APPROVAL AT THE CONTRACTORS COST.
- PLANT BED PREPARATION: THOROUGHLY DISC, SCARIFY, & LOOSEN SUBGRADE OF PLANTING BEDS TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES MEASURING OVER 1 INCH IN ANY DIMENSION, REMOVE ROCKS, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER THAT WILL INTERFERE WITH VEGETATION ESTABLISHMENT OR MAINTENANCE OPERATIONS, ADD SPECIFIED SOIL AMENDMENTS AND MIX THOROUGHLY INTO UPPER 4 INCHES OF TOPSOIL.
- ALL PLANT BEDS SHALL BE SPRAYED WITH PRE-EMERGENT HERBICIDE, APPLIED (ACCORDING TO MANUFACTURER'S INSTRUCTIONS) PRIOR TO PLANTING, FOR NOXIOUS WEED CONTROL. AVOID OVER APPLICATION INTO SEEDING GRASS AREAS.
- ALL TREE PLANTINGS SHALL RECEIVE A MINIMUM 3" DEEP SHREDDED PINE BARK MULCH LAYER AND TO BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WATER RUNOFF OR WIND.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR GUYING, FERTILIZING, APPLICATION OF INSECTICIDES/SHERBICIDES, AND FOR THE WATERING AND MAINTENANCE TO INCLUDE BUT NOT LIMITED TO WEEDING, MULCHING, AND STRAIGHTENING OF ALL INSTALLED PLANT MATERIAL, INCLUDING SOD AND SEED AREAS, UNTIL FINAL ACCEPTANCE OF LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE GUARANTEED FOR ONE (1) YEAR. GUARANTEE PERIOD STARTS FROM DATE OF FINAL ACCEPTANCE OF LANDSCAPE ARCHITECT.
- THE LANDSCAPE ARCHITECT MAY INSPECT TREES EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING. FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, SIZE, AND QUALITY, LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER INSPECT TREES FOR SIZE AND CONDITION OF ROOT BALL, INSECTS, INJURIES, AND LATENT DEFECTS TO REJECT UNSATISFACTORY OR DEFECTIVE AT ANY TIME DURING PROGRESS OF WORK, REMOVE REJECTED MATERIAL IMMEDIATELY FROM THE PROJECT SITE.
- REPLACEMENT PLANT MATERIAL SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES AND VARIETY AND SHALL CONFORM TO THE STANDARDS FOR PLANT MATERIALS SPECIFIED. ALL REPLACED MATERIAL SHALL IMMEDIATELY BE REMOVED FROM THE SITE AND ALL NECESSARY REPAIRS TO GRASSES, LAWN AREAS, PAVING, AND OTHER AREAS DAMAGED DURING REPLACEMENT SHALL BE MADE AT NO COST TO THE OWNER.
- CONTRACTOR TO SUBMIT 1 CF OF PROPOSED PLANTING SOIL TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

SODDING NOTES

- SOD ALL AREAS AS INDICATED ON THE PLANS. SOD IS TO BE SOIL BASED SOD FOR ALL AREAS OF THE BASE PLAN. SOD VARIETY IS TO BE PREMIUM TALL FESCUE. ALL SLOPES GREATER THAN 3:1 SHALL BE PEGGED TO HOLD SOD IN PLACE. ALL DRAINAGE SWALES ARE TO RECEIVE A 6" WIDE BAND OF SOD, PROVIDE A 3" WIDE BAND OF SOD AROUND ALL DRAINAGE INLETS.
- 6" OF TOPSOIL SHALL BE PROVIDED ON ALL AREAS TO BE SODDED. INSTALLED AND STABILIZED PRIOR TO SOD.
- SOD BED PREPARATION: LOOSEN SUBGRADE OF LAWN AREAS TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES MEASURING OVER 1 INCH IN ANY DIMENSION, REMOVE STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER. ADD SOIL AMENDMENTS IN ACCORDANCE WITH SOIL TEST REQUIREMENTS AND MIX THOROUGHLY INTO UPPER 4 INCHES OF TOPSOIL.
- THE SOIL SHALL BE THOROUGHLY TILLED TO DEPTH OF FOUR (4) INCHES AND TWENTY-FIVE (25) POUNDS OF A COMPLETE FERTILIZER PER ONE THOUSAND (1,000) SQUARE FEET OF LAWN AREA SHALL BE ADDED, FOLLOWING THIS, THE SOD AREA SHALL BE GRADED TO REMOVE ALL RIDGES AND DEPRESSIONS, AND THE SURFACE CLEARED OF ALL STONE AND DEBRIS.
- FINE GRADE LAWN AREAS TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORM FINE TEXTURE. ROLL, RAKE, AND DRAG LAWN AREAS, REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES.
- SOD IS TO BE LAID AS SOON AS IT IS DELIVERED TO PLANTING AREAS, ONLY HEALTHY, MOIST, AND GREEN SOD IS TO BE LAID. ANY SOD WHICH IS BROWN AND UNDER STRESS IS UNACCEPTABLE. ANY SOD WHICH IS NOT LAID WITHIN 24 HOURS OF DELIVERY IS UNACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
- FERTILIZER: CONTRACTOR SHALL PERFORM A SOIL TEST PRIOR TO SODDING AND APPLICATION OF ANY SOIL AMENDMENTS, AND SUBMIT RESULTS OF SOIL TESTS TO LANDSCAPE ARCHITECT FOR APPROVAL. APPLY ALL AMENDMENTS PER SOIL TEST RECOMMENDATIONS, SPREAD LIME AND FERTILIZER UNIFORMLY OVER ALL AREAS IMMEDIATELY BEFORE FINAL LAND PREPARATION AND MIX THOROUGHLY WITH THE SOIL.
- SOD IS TO BE ROLLED AND WATERED WITHIN 10 DAYS OF INSTALLATION.
- AFTER TWO WEEKS, TOPDRESS AND THOROUGHLY WATER. TOPDRESS SHALL CONSIST OF .5 TO 1 POUND: 38% UREA FORMALDEHYDE PER 1,000 S.F. AND 20 POUNDS OF 6-12-12 FERTILIZER.
- TOP DRESS SODDED AREAS WITH CLEAN, WEED FREE BUILDERS SAND MAY BE REQUIRED IF DEEMED NECESSARY BY THE LANDSCAPE ARCHITECT TO FILL ANY DEPRESSIONS OR IRREGULARITIES IN THE SOD.
- REPAIR AND RESOD ALL ERODED OR DISTURBED SOD AREAS WHERE DESIRED VEGETATIVE COVER HAS NOT BEEN ESTABLISHED, OR WHERE NOXIOUS WEEDS EMERGE.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF SODDED AREAS UNTIL AREAS EXHIBIT HEALTHY AND VIGOROUS GROWTH AS DETERMINED BY LANDSCAPE ARCHITECT.

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CITY OF KINGSFORT
SULLIVAN COUNTY, TN

MAIN STREET
KINGSFORT REBUILD
AND STREETScape

LANDSCAPE
NOTES

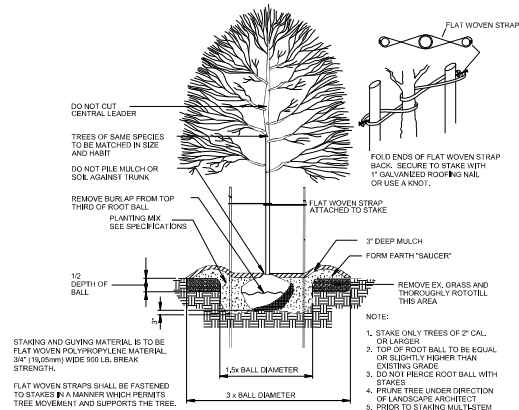


TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2019	STP-M-9108(48)	L12
CONST.	2022	STP-M-9108(48)	L12

NOTE:

TREES LESS THAN 2" NEED TO BE STAKED WITH A SINGLE HARDWOOD STAKE DRIVEN AT AN ANGLE. TREES GREATER THAN 2" BUT LESS THAN 4" ARE TO BE STAKED WITH TWO METAL T-BAR POSTS, WITH ANCHOR TIE. TREES GREATER THAN 4" NEED TO USE THREE METAL T-BAR POSTS EQUALLY SPACED AROUND TREE, WITH ANCHOR TIE STRAPS.

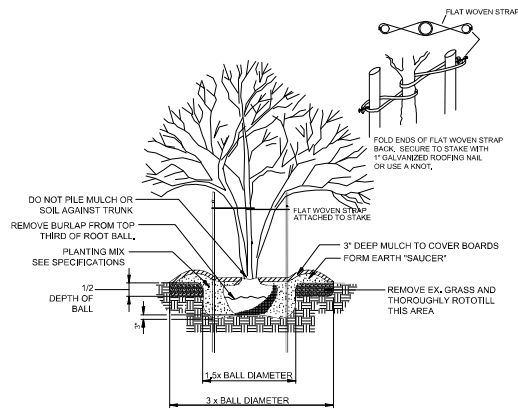
THE TRUNK OF ALL TREES IS REQUIRED TO BE PLUMB WITH THE GROUND PLANE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO STRAIGHTEN ANY TREE THAT DOES NOT HAVE A VERTICAL TRUNK. STAKING TREES DIFFERENTLY THAN THIS DETAIL, WITHOUT OBTAINING APPROVAL PRIOR TO STAKING WILL RESULT IN ALL TREES BEING RESTAKED.



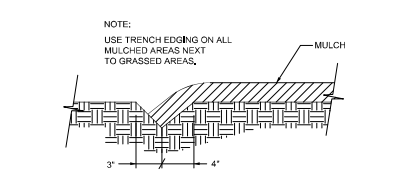
STAKING AND CUYING MATERIAL IS TO BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4" (15.88mm) WIDE 90 LB. BREAK STRENGTH. FLAT WOVEN STRAPS SHALL BE FASTENED TO STAKES IN A MANNER WHICH PERMITS TREE MOVEMENT AND SUPPORTS THE TREE.

- NOTE:**
1. STAKE ONLY TREES OF 2" CAL. OR LARGER.
 2. TOP OF ROOT BALL TO BE EQUAL OR SLIGHTLY HIGHER THAN EXISTING GRADE.
 3. DO NOT PRUNE ROOT BALL WITH STAKES.
 4. PRUNE TREE UNDER DIRECTION OF LANDSCAPE ARCHITECT.
 5. PRIOR TO STAKING ALL LIVES TREES, SUBMIT ALTERNATE TREE DETAIL TO LANDSCAPE ARCHITECT FOR APPROVAL.

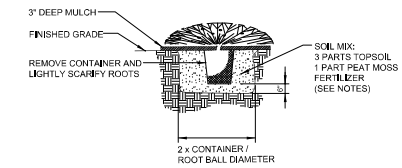
1 TYPICAL TREE PLANTING DETAIL
L12 NOT TO SCALE



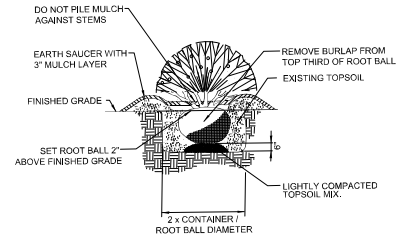
4 TYPICAL MULTI-STEMMED TREE PLANTING DETAIL
L12 NOT TO SCALE



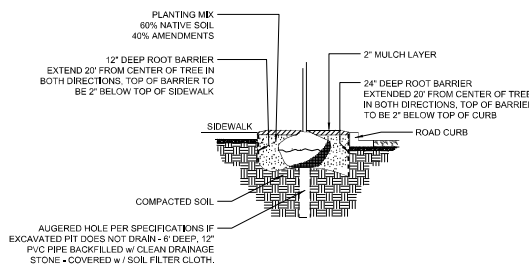
5 TYPICAL TRENCH EDGE DETAIL
L12 NOT TO SCALE



6 TYPICAL GROUND COVER PLANTING DETAIL
L12 NOT TO SCALE



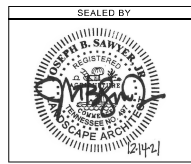
7 TYPICAL SHRUB PLANTING DETAIL
L12 NOT TO SCALE



2 ROOT BARRIER DETAIL @ STREET TREE PLANTING - LINEAR CONDITION
L12 NOT TO SCALE

SPACING VARIES SEE PLANT LIST A	SPACING VARIES SEE PLANT LIST B	PLANT SPACING (D)	ROW SPACING (R)
		6" O.C.	5.5'
		8" O.C.	7'
		10" O.C.	9'
		12" O.C.	10'
		15" O.C.	13'
		18" O.C.	16'
		24" O.C.	21'
		30" O.C.	26'
		36" O.C.	30'

3 TYPICAL SHRUB SPACING DETAIL
L12 NOT TO SCALE



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CITY OF KINGSFORT SULLIVAN COUNTY, TN
MAIN STREET KINGSFORT REBUILD AND STREETScape

LANDSCAPE DETAILS

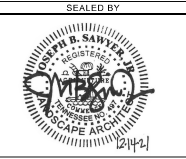


TYPE	YEAR	PROJECT NO.	SHEET NO.
DETAILS	2019	STP-M-9108(48)	L13
CONST.	2022	STP-M-9108(48)	L13

PLANT SCHEDULE

	QTY	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	HEIGHT	COMMENTS
EVERGREEN TREES							
TSG	6	Thuja plicata 'Green Giant'	Green Giant Arborvitae	Container		6-8' HT.	MATCHED, FULL TO GROUND, FULL CANOPY, STRAIGHT CENTRAL LEADER
LARGE SHADE TREES							
AC	11	Acer campestre 'Queen Elizabeth'	Queen Elizabeth Hedge Maple	B & B	3" CAL.	10'-12' HT.	MATCHED, STRAIGHT TRUNK, FULL CANOPY, CENTRAL LEADER
CB	7	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	B & B	3" CAL.	10'-12' HT.	MATCHED, STRAIGHT TRUNK, FULL CANOPY, CENTRAL LEADER
GB	9	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B & B	3" CAL.	10'-12' HT.	MATCHED, STRAIGHT TRUNK, FULL CANOPY, CENTRAL LEADER
LS	11	Liquidambar styraciflua 'Rotundiloba' TM	Round-Lobed Sweet Gum	B & B	3" CAL.	10'-12' HT.	MATCHED, STRAIGHT TRUNK, FULL CANOPY, CENTRAL LEADER
ORNAMENTAL TREES							
CO	12	Cercis canadensis 'Oklahoma'	Oklahoma Redbud	B & B	2" CAL.	8'-10' HT.	MATCHED, STRAIGHT TRUNK, FULL CANOPY, CENTRAL LEADER
CS	8	Cornus florida 'Appalachian Spring'	Appalachian Spring Dogwood	B & B	2" CAL.	8'-10' HT.	MATCHED, STRAIGHT TRUNK, FULL CANOPY, CENTRAL LEADER
PO	7	Prunus x 'Okame'	Okame Flowering Cherry	B & B	2" CAL.	8'-10' HT.	MATCHED, STRAIGHT TRUNK, FULL CANOPY, CENTRAL LEADER
SMALL SHADE TREES							
AB	14	Acer buergerianum 'Aeryn'	Trident Maple	B & B	2.5" CAL.	8'-10' HT.	MATCHED, STRAIGHT TRUNK, FULL CANOPY, CENTRAL LEADER
LT	25	Liriodendron tulipifera 'Little Volunteer'	Little Volunteer Tulip Tree	B & B	2.5" CAL.	8'-10' HT.	MATCHED, STRAIGHT TRUNK, FULL CANOPY, CENTRAL LEADER
TC	13	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2.5" CAL.	8'-10' HT.	MATCHED, STRAIGHT TRUNK, FULL CANOPY, CENTRAL LEADER
SHRUBS							
ARC	98	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	3 gal	-	36" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
BGV	30	Buxus x 'Green Velvet'	Green Velvet Boxwood	3 gal	-	30" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
CFM	36	Calycanthus floridus 'Michael Lindsey'	Sweet Shrub	3 gal	-	48" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
DVJ	219	Distylium x 'Vintage Jade'	Vintage Jade Distylium	3 gal	-	42" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
FBG	14	Fothergilla gardenii 'Blue Mist'	Blue Mist Fothergilla	3 gal	-	36" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
FGM	58	Fothergilla major 'Mount Airy'	Mount Airy Fothergilla	3 gal	-	42" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
HME	64	Hydrangea macrophylla 'Endless Summer' TM	Bailmer Hydrangea	3 gal	-	42" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
HPL	28	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	3 gal	-	36" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
IGD	83	Ilex glabra 'Densa'	Inkberry Holly	3 gal	-	36" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
IWI	4	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	3 gal	-	36" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
IVR	42	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	3 gal	-	36" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
LSS	36	Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	3 gal	-	30" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
SJD	96	Spiraea japonica 'Yan' TM	Double Play Goki Spirea	3 gal	-	36" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
GRASSES							
CKF	63	Callamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 gal	-	42" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
MSA	106	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	3 gal	-	36" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
PVH	105	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	3 gal	-	48" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
SNB	277	Sorghastrum nutans 'Sioux Blue'	Blue Indian Grass	3 gal	-	30" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
GROUND COVERS							
AMO	81	Achillea millefolium 'Oerta's Rose'	Common Yarrow	1 gal	-	15" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
CAN	2,508	Corsopsis auriculata 'Nana'	Maysville Daisy	1 gal	-	15" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
HAR	120	Hemerocallis x 'Autumn Red'	Autumn Red Daylily	1 gal	-	24" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
HER	69	Hemerocallis x 'Early Returns'	Early Returns Daylily	1 gal	-	24" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
LMB	526	Leucanthemum maximum 'Becky'	Shasta Daisy	1 gal	-	18" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
LMJ	1,140	Liriope muscari 'John Burch'	John Burch Liriope	1 gal	-	15" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
MRA	1,063	Mazus reptans 'Alba'	White Creeping Mazus	1 gal	-	12" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
OPJ	47	Ophiopogon japonicus	Mondo Grass	1 gal	-	12" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
RCR	103	Rosmarinus officinalis 'Roman Beauty' TM	Chef's Choice Rosemary	1 gal	-	24" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
RFG	72	Rudbeckia fulgida 'Goldsturm'	Goldsturm Coneflower	1 gal	-	18" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
SRA	114	Sedum x 'Angelina'	Stonecrop	1 gal	-	12" O.C.	FULL IN POT, WELL-ROOTED, MATCHED
SOD/SEED							
TURF	36,269 sf	Festuca spp.	Hogan Blend Tall Fescue	sod	-	-	WEED FREE

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