

Chapter 9

Landscaping

The following are changes, additions or deletions to the January 2012, Topic #625-000-007, Plans Preparation Manual (PPM), for use on Turnpike projects only:

9.1 General

Add the following paragraph

All Landscape Plans will include, at a minimum, the following General Notes and/or Specifications:

1. Construction documents shall include a provision that the Contractor shall restore all landscaped areas to roadway plan grading specification and cross section.
2. Landscaping shall be located such that drainage ditches and swales are not blocked or flows impeded. Landscaping location shall also consider maintenance access along/across ditches and around storm water management facilities. Maintenance access should be provided at the top of the slope and bottom of the slope so that maintenance forces may gain access to side slopes.
3. All planting details for beds on 2:1 (1:2) slopes shall include the use of weed control and permanent erosion control fabrics, anchored or toed so that stormwater cannot run underneath the mat.

Add as item 15 in paragraph 6

15. Grades and Standards for Nursery Plants, 2nd Edition, Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

9.2 Maintenance Plan

Add the following

9.2.1 Maintenance Plan through Warranty Period

A maintenance plan through the warranty period for all proposed landscape improvements must be included in the landscape plans. Maintenance of all plants begins immediately after each planting and continues through the plant establishment period. The maintenance plan should be project specific to the plant materials utilized in the design. The maintenance plan will establish the minimum requirements to assure the specified minimum grade of Florida No. 1 throughout the durations of the project construction period and establishment period. The established minimum requirement does not alleviate the Contractor's responsibility to ensure that the plants are maintained so they are healthy, vigorous, and undamaged throughout the construction and

establishment period. A Registered Landscape Architect will be acting as the Contractor's Landscape Quality Control representative and will oversee the establishment period. The maintenance plan for the establishment period shall define the limits of the maintenance activities that will be performed. The maintenance plan must also include a schedule of activities, frequency of activities, and performance requirements necessary to maintain and manage the following:

1. Watering
2. Mowing
3. Litter removal
4. Edging
5. Chemical applications
6. Water Saucers, stakes and guys
7. Fertilization
8. Mulch
9. Pruning of trees, shrubs and ornamental grasses
10. Reporting
11. Quality Control
12. Correction of deficiencies

9.2.2 Maintenance Plan after Warranty Period

A performance based maintenance plan after the warranty period for all proposed landscape improvements must accompany the landscape plans. This may be done on separate plan sheets or written documents. This maintenance plan will not be part of the construction documents and does not affect the contractor's responsibility for plant establishment during the warranty period. The maintenance plan after the plants are established is intended to make sure that the landscape architect and the agency responsible for maintenance understand what resources and practices will be necessary to maintain the landscape in a safe and vigorous condition that meets the project objectives many years after construction is completed. The intent of the design elements, such as to screen a view, maintain a clear sight distance, or assist with the water retention, must be included in a description of the project, accompanied by a written or graphic guide describing the performance requirements of the maintaining agency. The maintenance plan shall define the limits of the maintenance activities that will be performed. The maintenance plan must also include performance requirements necessary to maintain and manage the following:

1. Sight distances
2. Horizontal and vertical clearance
3. Accessibility
4. Plant health, form, height and spread
5. Turf (mowing)
6. Mulch thickness and cover
7. Edges
8. Weeds and litter
9. Irrigation system(s)

10. Erosion control
11. Irrigation
12. Hardscape, lighting, benches, and site amenities
13. Other requirements necessary for the design intent to be fulfilled

When necessary, the maintenance plan must include a temporary traffic control plan.

When the landscaping project is to be maintained by the Department, a maintenance plan cost estimate based on anticipated maintenance activities must be attached to the plans.

When the landscaping project is to be maintained by a local governmental entity, the maintenance plan will become an exhibit to the maintenance agreement. The local government should participate during development of the maintenance plan.

For Landscape Plan contents refer to **Chapter 26 of Volume 2.**