

Chapter 26

Landscape Plans

The following are changes, additions or deletions to the January 2014, Topic #625-000-008, Plans Preparation Manual (PPM), for use on Turnpike projects only.

26.1 General

Add the following section

26.1.1 Phase Submittals

Stand-alone landscape projects shall have three phase submittals as follows which shall be accompanied by a full Electronic Plans Review process:

1. Phase I Submittal (30% plans)
2. Phase II Submittal (60% plans)
3. Phase III Submittal (100% plans)

Final Plans will be submitted following acceptable resolution of all Phase III ERC comments. The Final Plans review will consist of a back-check by the District Landscape Architect or assignee.

Depending on the project size and complexity, the consultant may be tasked with the development of a Purpose, Need and Feasibility Study which will include a comprehensive inventory and analysis of the existing conditions and preparation of a Concept Level or Landscape Opportunities Plan. The Purpose, Need and Feasibility Study will be submitted for full ERC review.

26.4 Tabulation of Quantities and Schedule

Add the following section

26.4.3 Bid Factor Tabulation of Quantities

Landscape projects that are scheduled to be let through the Bid Factor Contract shall include a separate spread sheet tabulation of quantities showing the item no., plant type, size, quantity and price in accordance with the applicable Bid Factor Contract documents.

26.5 General Notes

Add the following paragraphs

General notes should identify FDOT standard specification sections, included materials sections that are appropriate for the landscape project.

Where the FDOT specifications do not exist or where they are not adequate for the landscape design, existing site conditions or proposed plant materials, provide technical specification sections as required to include, but not limited to, soil mixtures, fertilizer requirement for different plant materials, mulches, plant material, vegetation, irrigation systems, site amenities, hardscaping, and any fences or lighting included in the project.

All FTE landscape designs shall comply with the “Florida Turnpike Enterprise Landscape BRAND Guidelines” most current issue. This document can be found at:

http://design.floridasturnpike.com/prod_design/architecture/architecture.html

Utility Notes:

1. Utility information shown in the drawings is schematic in nature and a graphic depiction only. No utility facilities will be relocated. If a utility is in conflict with the proposed landscape, notify the engineer immediately.
2. Comply with Chapter 556 of the Florida Statutes during the performance of excavation or demolition operations. Notify utility owners through Sunshine State One Call of Florida, Inc. (ph# 811). The contractor shall have a representative present when the utility company designates their facilities. Have all utilities designated prior to the commencement of any construction.
3. FDOT/Turnpike (Department) owned utilities will not be located through the Sunshine State One Call system. Department owned utility facilities may include buried electric, Intelligent Transportation System (ITS) fiber optic lines, buried telephone, water, and sewer. The contractor shall designate all Department owned subsurface utility facilities within the project limits and, if necessary, physically expose Department owned utility facilities that may be affected.
4. There will be no separate compensation for performing this utility locate work. All costs shall be included in the unit cost for plant materials.
5. The Contractor shall exercise extreme care while excavating near utilities. The Contractor shall be responsible for the repair of any damage to existing utilities caused as a result of the work of this contract and shall be required to follow the general requirement for the preservation and repair of existing FTE ITS or other facilities. The Contractor is directed to the following URL:

http://design.floridasturnpike.com/prod_design/util/utilities.html

26.6 Plan Sheets

Replace the entire section

Contract Plan sheets shall be prepared in a manner that is consistent with a set of construction documents rather than an illustrative plan. Therefore plan sheets shall utilize simplified symbols

depicting the location of materials in a legible manner. Plan sets shall employ a level of detail and clarity that allows the reviewer to assess the relationship between the proposed landscape design, the roadway plans, utilities, outdoor advertising signs, and adjoining land use.

Concept Plans and Landscape Opportunity Plans shall be plotted on a roll plot and be of sufficient size and scale as to adequately depict the inventory, analysis and concept design.

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 to original grade or grades acceptable to the Engineer.
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 the facility.
3. All planting details for beds on 2:1 (1:2 rise:run) slopes shall include the use of weed control and permanent erosion control fabrics, anchored or toed so that stormwater cannot run underneath the mat unless the plant types being used can successfully compete with the weeds or be a plant type that would be difficult to maintain, such as thorns, etc. Consider spacing plants closer together and/or installing in large container sizes to fill in more rapidly. Should weed control be used, it shall be biodegradable with a 3 years maximum life expectancy. Permanent erosion control fabrics are not preferred.
4. The planting plans and/or maintenance plans shall clearly indicate the limits of the installation contractor's mowing limits and maintenance limits. Mowing limits shall be a minimum of 6 feet outside the outermost plant when plants are "bedded" or 6 feet around a tree which is located in a turfgrass area.
5. Bid Factor Projects (BF) will not require landscape general notes, specifications or details. This information is included in the Contract Specifications. BF plans shall be prepared in accordance with these documents. Project cost estimates shall be generated utilizing the bid factor units included in the BF contract.
6. BF plans will not require an establishment period Maintenance Plan. A post-establishment Maintenance Plan shall be required for all projects

Although the clear zone, horizontal clearance and/or guardrail setback distance is plotted on the plans, these distances may not be enough to satisfy horizontal sight distance requirements along every horizontal curve, particularly along ramps and loop ramps at interchanges. There may be cases where the horizontal sight offset (HSO) requirement is outside either the clear zone or the guardrail setback line. In these instances the greater controlling criteria (e.g. the HSO) should be shown on the plans and be free from obstructions.

Setbacks from roadway and other related features to proposed landscape materials shall be as indicated on the "FTE Minimum & Preferred Landscape Setbacks for Installation and Maintenance Operations". Should there be conflicts between any FDOT standards or Indexes, the FDOT criteria shall control.

26.6.2 Requirements for Plan Sheets

Add the following to Item 4(after Drainage systems)

(including but not limited to existing and proposed storm sewer systems, cross drains, underdrain systems, french drain systems, ditches, retention/detention facilities, floodplain compensation areas, etc.).

Add the following item

20. All FTE owned utilities (fiber optic, water, sanitary sewer, electric etc.)

26.7 Details Sheet

Add the following paragraph

Bid Factor projects may not include details or specifications which materially differ from the FDOT standard details. Details describing unique effects, locations or which modify the FDOT standard details based on unique environmental conditions may be utilized.