

Chapter 9

Landscape and Community Features

The following are changes, additions or deletions to the January 2014, Topic #625-000-007, Plans Preparation Manual (PPM), for use on Turnpike projects only.

9.1 General

Add the following paragraph

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

9.1.1 References

Add the following reference

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

9.3 Maintenance Plan

Add the following section

9.3.1 Maintenance Plan after Establishment Period

A performance based maintenance plan after the establishment period for all proposed landscape improvements must accompany the landscape plans. This plan shall be done on separate plan sheets and shall be a written and graphic plan. 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 and graphic guide describing the performance requirements of the maintaining agency. The maintenance plan shall define the limits and tabulate the quantities (i.e., square feet of mulch, number of palms to be pruned/fertilized, etc.) 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) as applicable
10. Erosion control as applicable
11. Fertilization program
12. Hardscape, lighting, benches, and site amenities as applicable
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 provided with 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**.