273 Landscape Maintenance Guide

273.1 General

This chapter provides the criteria and requirements for the Landscape Maintenance Guide. See ***FDM 944.7*** for development of the Landscape Maintenance Guide sheet.
A Landscape Maintenance Guide is required for all landscape projects whether delivered as standalone or in a component set of plans. This plan sheet describes the long-term design intent, limits of landscape maintenance, and the necessary activities for maintaining the planting and irrigation designs.

273.2 Landscape Maintenance Guide Requirements

The Landscape Maintenance Guide provides guidance to the maintaining agency on the anticipated activities necessary to preserve the design intent, assure the vitality of the plant material, and optimize the performance of the irrigation system. Coordinate the methods for plant care and the watering frequency for irrigation systems with the maintaining agency.

Include a draft Landscape Maintenance Guide with the Phase III submittal and submit the final guide with the Phase IV submittal. Place the final PDF of the Landscape Maintenance Guide in the:

- Maintenance agreement when maintained by a local agency or group.
- Maintenance contract when maintained by the Department.

273.2.1 Design Intent

Convey the design intent the landscape design is intended to provide.

(1) Functional characteristics of individual plants or groups of plants may:

- (a) Screen adjoining land uses
- (b) Provide shade to sidewalks or paths
- (c) Reduce stormwater velocities (erosion control)
- (d) Maintain full foliage, or naturally appearing forest
- (e) Reestablish natural roadside edges
- (f) Support economic development, or enhance the aesthetics of rest areas

(g) Provide safety enhancements (e.g., roundabout central island, midblock crossings, median treatment)

(2) Preserve required distances, such as:

(a) Stopping and intersection sight distances

(b) Horizontal and vertical clearances near pedestrian facilities

(c) Outdoor advertising sign view zones

(d) Lateral offsets and clear zones

273.2.2 Plant Vitality

Convey the maintenance activities and performance to assure continued plant vitality, such as:

(1) Plant pruning:

(a) Maintain clear trunk to X feet

(b) Maintain at height no less than X feet

(c) Maintain height no greater than X feet

(d) Maintain form and spread

(2) Fertilizer requirements (type and frequency)

(3) Watering requirements

(4) Weeding, mulch replenishment, and planting bed edging

(5) Pest and disease control

(6) Hardscape and site amenities preservation

273.2.3 Irrigation System Performance

Convey the maintenance activities for optimal performance of the irrigation system, such as:

(1) Frequency of scheduled inspections and testing requirements

(2) Requirements associated with the original design parameters, including manufacturer specifications and user manuals

(3) Zone run times based on system efficiency, precipitation rate, seasonal adjustments, and local jurisdictional restrictions

(4) Inspection and maintenance of the following:

- (a) Backflow preventers and points of connection
- (b) Water sources and pressure requirements
- (c) Filters and filtration requirements
- (d) Operations of controllers and sensors
- (e) Valve flow and operations
- (f) Head adjustments and spray patterns, including necessary adjustments as the landscape matures

(5) Winterization requirements (if applicable)

(6) Future audit requirements

273.3 Limits of Landscape Maintenance

Provide an illustration that defines the boundaries of maintenance activities. The illustration is typically not-to-scale and is oriented west to east or south to north (increasing stationing or mile post). The illustration should include the following:

(1) Use the planting plan sheets, “gray-screened” and devoid of unnecessary text and labeling, in the background.

(2) Display and label the limits of maintenance shown as shaded or hatched areas.

(3) Provide a north arrow with NTS, typically placed in the top right corner of the sheet.

(4) Label the following:

- (a) Begin and end project limits
- (b) R/W and easements
- (c) Roadway names
- (d) Outside edges of sidewalks, pavements, and other elements that define the boundary of maintenance activities

Include the limits of landscape maintenance as an exhibit in the Landscape Maintenance Guide.

273.4 Landscape Maintenance Cost Estimate

Estimate the annual cost for proposed landscape maintenance activities, including the irrigation system. Consult with the District Landscape Architect and District Maintenance

staff when developing the cost estimate. During design, a preliminary cost estimate allows the maintaining agency to evaluate the landscape plan and determine if revisions are necessary.

Include the cost estimate as an exhibit in the Landscape Maintenance Guide.