

Full soil replacement with Landscape Soil is only warranted when both of the following conditions are met:

- All other soil enhancement measures will not improve the quality of the existing soil enough to support establishment and growth of plants; and,
- Affected trees or palms are included in the same project

Landscape Soil material requirements are included in [Standard Specification 987-2.4](#). When urban raised medians, bulb-outs, sidewalk tree pits, and central area roundabouts are being designed specifically to accommodate future trees, the District Design Engineer may authorize the designer to include Landscape Soil.

Soil enhancements are typically limited to areas proposed as planting beds or individual tree or palm planting pits. Ensure individual planting pits are sized appropriately to accommodate the mature size of the root ball. Excavation for amendments or replacement soil cannot occur within two feet from the back of any curb or from any structure.

Provide documentation to the Project Manager or District Landscape Architect justifying the need for soil enhancements. Required information for soil enhancements on landscape plan sheets is included in **FDM 329.6.1**.

Include the cost of soil scarification or amendment or landscape soil replacement in the lump sum cost.

## **228.2.4 Landscape Construction Cost Estimate**

Estimate the cost for all proposed landscape improvements, including care during the installation and plant establishment period. Incidental costs are included in the cost of the plants, as described in **FDM 329**.

Submit a PDF of the cost estimate to the Department Project Manager. The cost estimate is typically generated using an excel spread sheet. Do not include the cost estimate in the construction contract documents. It is intended solely for use by the Department.

Modification for Non-Conventional Projects:

Delete **Section 228.2.4.**

### 228.3 Landscape Opportunity Plan

A landscape opportunity plan is typically prepared during the roadway concept plan development to accommodate future projects.

A landscape opportunity plan may be prepared when any of the following occur:

- (1) Landscape is not part of a roadway project, and landscape is anticipated to be designed and installed as a subsequent Maintenance-let project.
- (2) Landscape is not part of a roadway project, but landscape improvements are part of a simultaneous JPA or LAP project.
- (3) Irrigation sleeves are included in a roadway project, but placement and details are not shown in the contract plans.
- (4) When there is high probability that landscape will be installed with a subsequent project. Areas within a municipality, county boundaries, urban areas, high-visibility areas, areas adjacent to barriers or sound walls, embankments, median plantings, scenic highways or areas programmed for Highway Beautification Grants, and areas indicated in the District's Landscape Branding Document.

Modification for Non-Conventional Projects:

Add the following and see the RFP for requirements:

- (5) When proposed landscape or existing vegetation are to be preserved, the Department may create Landscape Opportunity Plans.

Consider the following elements during the development of the landscape opportunity plan:

- (1) Through coordination with other disciplines, provide adequate space (both above and below ground) for the existing and proposed landscape. Assure landscape areas will have soil suitable for plants to grow in value.
- (2) Specify areas and construction methods to preserve the existing and future landscape planting areas.