

904 Landscape Opportunity Plan

904.1 General

This chapter provides the criteria and requirements for development of the Landscape Opportunity Plan. These sheets are used for coordination purposes between projects and between the various disciplines of a project. Do not place the Landscape Opportunity Plan sheets within the Contract Plans Set. Signing and sealing the Landscape Opportunity Plan is not required.

A Landscape Opportunity Plan is prepared when landscape is not part of a roadway construction project, but landscaping will be installed:

- (1) Within a subsequent stand-alone landscape project.
- (2) As part of a simultaneous JPA or LAP project.
- (3) Within a future safety or roundabout project.

A Landscape Opportunity Plan is typically prepared during the roadway concept plan development, but when developed during the design phase, should be preliminary by the Phase II submittal, complete at Phase III, and final at Phase IV. Coordinate with other disciplines (e.g., Roadway, Utility, Drainage, Signage, ITS, R/W) when developing the Landscape Opportunity Plan.

Submit the completed Landscape Opportunity Plan to the Department Project Manager and District Landscape Architect. Place the completed Landscape Opportunity Plan in Project Suite Enterprise Edition (PSEE) within the Design Development Documentation Module (see **FDM 111.7**).

See **Exhibit 904-1** for an example of a Landscape Opportunity Plan roll plot.

904.2 Landscape Opportunity Plan Development

A Landscape Opportunity Plan identifies areas within the upcoming roadway project that should be set-aside or prepared for the future landscape project. Common areas are:

- Areas requested by a municipality
- Median plantings or other safety enhancements
- High-visibility areas or embankments, or areas adjacent to barriers or sound walls
- Scenic highways or areas programmed for Highway Beautification Grants

- Areas indicated in the District's Landscape Branding Document

904.3 Landscape Opportunity Plan Sheet

The Landscape Opportunity Plan sheet provides a plan view of the project illustrating the intent of the future landscape project. This sheet may be produced as a roll plot. Use standard symbols contained in the [CADD Manual](#).

The standard horizontal scale is 1" = 100', however an alternate scale may be approved by the Project Manager.

Provide a legend, notes, and details as needed.

904.4 Required Information

Display aerial photography or available topographic surveys as gray-scaled in the background. Information from a prior construction project may also be used. Display and label elements that are relevant to the future landscape design, including:

- Proposed improvements and existing elements to remain
- Existing vegetation or areas to remain undisturbed
- Wetland jurisdictional lines
- Drainage retention areas
- Utilities
- Outdoor advertising view zones

The Landscape Opportunity Plan provides requirements for the development of the roadway design to support a future landscape design. Locations of landscape opportunity planting areas are typically illustrated in a bubble format which identifies various vegetation groupings in a hatched or colorized manner (e.g., "trees/palms/shrubs", "shrubs only", "buffer plantings").

The Landscape Opportunity Plan should also identify or designate the following:

- (1) Essential elements of the landscape design intent.
- (2) Anticipated locations of irrigation sleeves. See **FDM 271.3** for irrigation sleeve requirements.

- (3) Preservation areas. Preserve existing trees and vegetation and natural vistas to the greatest extent possible.
- (4) Areas requiring soil amendments. Assure landscape areas will have soils suitable for plant viability.
- (5) Areas to be set aside to accommodate future plantings considering visibility, clear zone, site distance requirements, and maintenance. Provide adequate space (both above and below ground) for plant growth. Delineate areas in bubble format and indicate as high, medium, or low priority, such as:
 - (a) Areas with trees and shrubs for screening distracting views
 - (b) Trees to frame desirable views
 - (c) Trees and ground cover areas for stabilization of embankments
 - (d) Trees to shade sidewalks
 - (e) Shrubs for pedestrian channelization
- (6) Use of Selective Clearing and Grubbing to preserve the existing and future landscape planting areas and to relocate trees.
- (7) Display applicable clear zones, horizontal clearances, and setback dimensions on the plans which reflect AASHTO and Department guidelines for landscape installation and maintenance operations.
- (8) Indicate potential areas for wildflower plantings.
- (9) Objectionable and desired views.
- (10) Locations of Outdoor Advertising sign faces and view zones within the project limits; see **FDM 276**.

904.5 Optional Summary of Analysis

At the District's discretion, provide a Summary of Analysis in a graphic and written format.

Exhibit 904-1: Landscape Opportunity Plan