

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:

- R/W and easement lines
- 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").

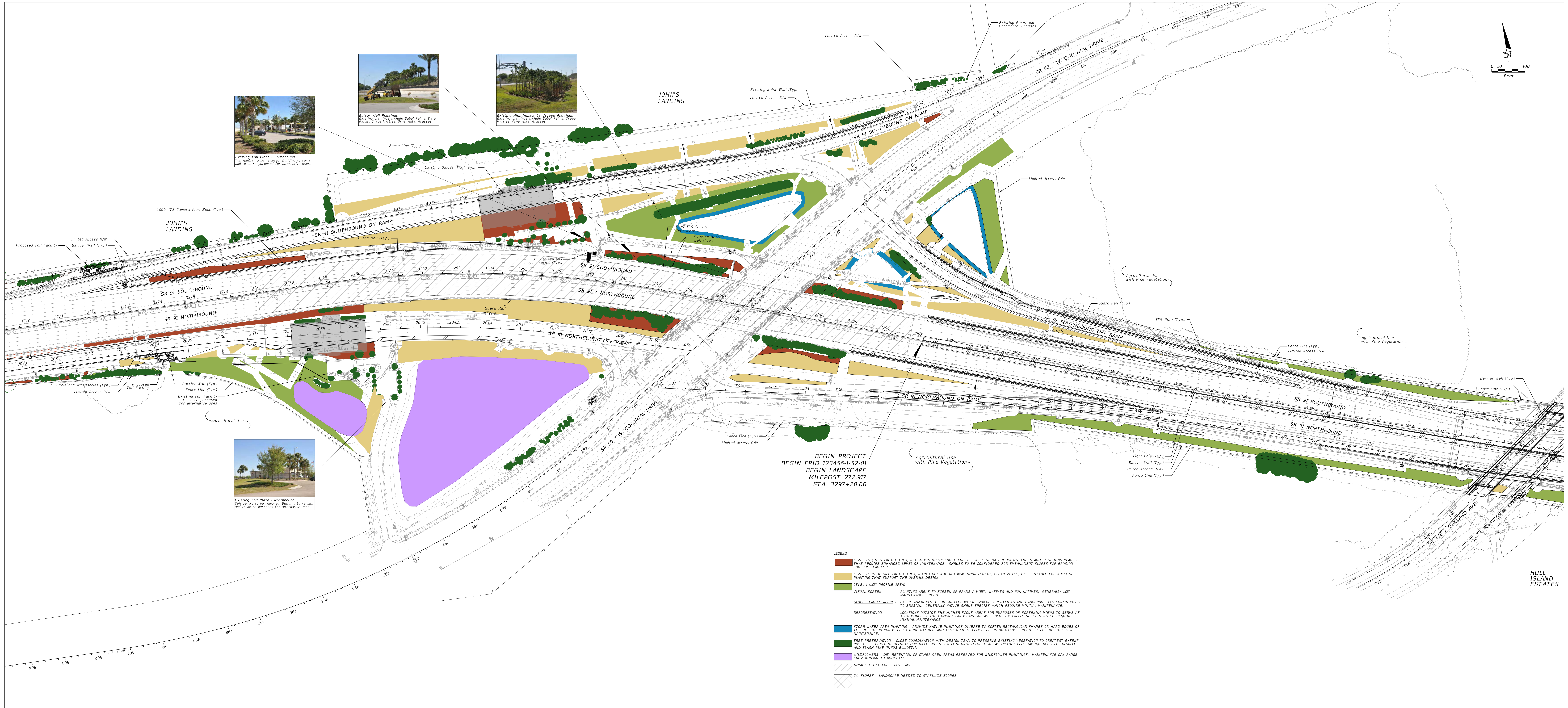
The Landscape Opportunity Plan should also identify or designate the following:

- (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.



- LEGEND**
- LEVEL II (HIGH IMPACT AREA) - HIGH VISIBILITY CONSISTING OF LARGE SIGNATURE PALMS, TREES AND FLOWERING PLANTS THAT REQUIRE SHAPED LEVEL OR MAINTENANCE. SHOULD TO BE CONSIDERED FOR ENHANCEMENT PURPOSES FOR DESIGN CONTROL STABILITY.
 - LEVEL II (MODERATE IMPACT AREA) - AREA OUTSIDE ROADWAY IMPROVEMENT. CLEAR ZONES, ETC. SUITABLE FOR A MIX OF PLANTING THAT SUPPORT THE OVERALL DESIGN.
 - LEVEL I (LOW PROFILE AREA) - PLANTING AREAS TO SCREEN OR FRAME A VIEW. NATIVES AND NON-NATIVES. GENERALLY LOW MAINTENANCE SPECIES.
 - VISUAL SCREENS** - ON EMBANKMENTS 3:1 OR GREATER WHERE ROWING OPERATIONS ARE DANGEROUS AND CONTRIBUTES TO EROSION. GENERALLY NATIVE SHRUB SPECIES WHICH REQUIRE MINIMAL MAINTENANCE.
 - REVEGETATION** - LOCATIONS OUTSIDE THE HIGHER FOCUS AREAS FOR PURPOSES OF SCREENING VIEWS TO SERVE AS A BACKDROP TO HIGH IMPACT LANDSCAPE AREAS. FOCUS ON NATIVE SPECIES WHICH REQUIRE MINIMAL MAINTENANCE.
 - STORM WATER AREA PLANTING** - PROVIDE NATIVE PLANTINGS DIVERSE TO SOFTEN RECTANGULAR SHAPES OR HARD EDGES OF THE RETENTION PONDS FOR A MORE NATURAL AND AESTHETIC SETTING. FOCUS ON NATIVE SPECIES THAT REQUIRE LOW MAINTENANCE.
 - FAKE PRESERVATION** - CLOSE COORDINATION WITH DESIGN TEAM TO PRESERVE EXISTING VEGETATION TO GREATEST EXTENT POSSIBLE. NON-AGRICULTURAL DOMESTIC SPECIES WITHIN DEVELOPED AREAS INCLUDING ONE (1) QUERCUS VIRGINIANA AND SLASH PINE (PINUS ELLIOTTII).
 - WILDLIFE CORRIDORS** - ONE RETENTION OR OTHER OPEN AREAS RESERVED FOR WILDLIFE PLANTINGS. MAINTENANCE CAN RANGE FROM MINIMAL TO MODERATE.
 - IMPACTED EXISTING LANDSCAPE
 - 2:1 SLOPES - LANDSCAPE NEEDED TO STABILIZE SLOPES

- GENERAL NOTES:**
- THE POSE STUDY ENDING AT RP 273 (SR 91 - SR 50 INTERCHANGE) MAY AFFECT DESIGN CONSIDERATIONS DELINEATED ON THE LANDSCAPE OPPORTUNITY PLANS.
 - THE LANDSCAPE OPPORTUNITY PLANS PROVIDE UTILITY INFORMATION, FINAL ROADWAY ALIGNMENTS, GUARD RAILS, BARRIER WALL AND OTHER IMPROVEMENTS THAT ARE SUBJECT TO CHANGE. THE OFFSETS SHOWN ON THE PLANS MAY REQUIRE CHANGE TO REFLECT THE FINAL DESIGN.
 - MAINTAIN THE PRESERVATION AND PLANTING AREAS SHOWN IN THE LANDSCAPE OPPORTUNITY PLANS TO THE GREATEST EXTENT POSSIBLE.
 - FINAL DESIGN MUST COMPLY WITH THE FDOT DESIGN MANUAL, FDOT STANDARD PLANS, APPLICABLE STANDARD SPECIFICATIONS, AND THE SETBACK GUIDELINES.
 - PRESERVE AND PROTECT EXISTING TREES AND VEGETATION ALONG THE PROJECT CORRIDOR THAT IS NOT IN CONFLICT WITH PROPOSED IMPROVEMENTS. COORDINATE THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES THROUGHOUT THE ROADWAY DESIGN DEVELOPMENT.
 - UPDATE LANDSCAPE OPPORTUNITY PLANS DURING FINAL DESIGN AS NEEDED.
 - NO PROPOSED PLANTINGS ARE TO BE LOCATED WITHIN FEDERAL OR STATE JURISDICTIONAL WETLANDS OR OTHER SURFACE WATERS OPEN WATER BODIES THE DESIGN OF HIGH WATER ON DITCHES THE BOTTOM OF STORM WATER MANAGEMENT FACILITIES.
 - NO FACULTATIVE WET OR OBLIGATE SPECIES ARE TO BE PLANTED WITHIN 25' OF WETLAND OR OTHER SURFACE WATERS.

MINIMUM LANDSCAPE SETBACK													
PLANT TYPE	Median Travel Lane	Multilane Ramp	Median Lane & Single Lane Ramp	Side Road Travel Lane	Bank of Shoulder	M.S.E. and Noise Wall	R/W Fence	Drainage Structure	Dry Stormwater Facilities	Wetland, Open Water Bodies and Wet Detention Facilities (Post Remedial High Water Line)	Highway Right-of-Way	Overhead Wires	Gas
	(No Guardrail)	(No Curb and No Guardrail)	(No Curb and No Guardrail)	(With "T" Curb)		(7)					(4)		
CANOPY TREES	30'	30' (10')	30' (10')	30' (10')	10' (2)	10'	10'	10'		15'	10'	medium/20' large/30'	20'
PALMS & NARROW TREES	30'	30' (10')	30' (10')	30' (10')	0'	0'	0' (3)	0' (3)	10'		0'	10' or max. palm tree length 12' if around transformers	15'
SHRUBS & ORNAMENTAL GRASSES	20'	4'	4'	4'	0'	4' (3)	4' (3)	0'		15'	N/A	N/A	N/A

SETBACK NOTES:
(1A) LESS THAN 45 MPH SPEED LIMIT.
(1B) 45-50 MPH SPEED LIMIT.
(1C) 50 MPH SPEED LIMIT.
(2) DISTANCES MAY BE GREATER DEPENDING ON THE MAINTAINED TREE SPECIES CANOPY WIDTH AND HEIGHT. VERIFY DIMENSIONS AS APPLICABLE.
(3) DEPENDENT ON AVAILABLE LANDSCAPE AREA.
(4) COMPLY WITH UTILITY COMPANY GUIDELINES AS APPLICABLE PERTAINING TO UNDERGROUND AND OVERHEAD UTILITIES AND TRANSFORMER SETBACKS.
(5) DIMENSIONS SHOWN ARE FROM LIGHT AND SIGN STRUCTURES. NO TREES OR PALMS WILL BLOCK LINES OF SIGHT.
(6) SIGNAGE SETBACKS TO ADDRESS OUT FROM FACILITY ONLY. ITS SETBACK TO ADDRESS VIEW TO ROADWAY ONLY.
(7) FOR FIRE WALLS, NO LANDSCAPE WILL BE INSTALLED ON THE FILL SIDE OF MSE WALLS WHERE STRAPS ARE PLACED. VERIFY ALL STRAP LOCATIONS. SETBACKS SHOWN ARE TO END OF STRAPS.

POTENTIAL PLANT PALETTE							
BOTANICAL NAME	COMMON NAME	LEVEL I	LEVEL II	LEVEL III	GANTRY	STORM WATER	USES
CANOPY TREES							
Acer rubrum	Red Maple	x	x			x	Storm water area, visual screen
Pinus elliotii	Slash Pine	x			x		Reforestation, visual screen
Pinus taeda	Loblolly Pine	x			x		Reforestation, visual screen
Quercus virginiana	Live Oak	x	x			x	Reforestation, visual screen
Taxodium distichum	Bald Cypress					x	Storm water area, visual screen
Ulmus alata	Winged Elm	x				x	Visual screen
TREES - SMALL							
American Holly	American Holly	x	x		x		Visual screen
Juniperus silicicola	Southern Red Cedar	x			x		Visual screen
Lagerstroemia indica	Lavender Crape Myrtle		x	x	x		Accent color
Lagerstroemia indica	White Crape Myrtle		x	x	x		Accent color
Lagerstroemia indica	Red Crape Myrtle		x	x	x		Accent color
Myrica caroliniana	Southern Magnolia	x	x	x	x		Dense color and texture
Myrica caroliniana	Wax Myrtle	x	x	x	x		Visual screen
Myrica caroliniana	Simpson's Stopper	x	x	x	x		Visual screen
Pinus strobus	Pinus strobus	x	x	x	x		Accent color
PALMS							
Roystonea regia	Roystonea regia		x	x			High impact accent
Sabal palmetto	Puerto Rican Palm						High impact accent
Sabal palmetto	Cabbage Palm	x	x	x	x		Commonity
Phoenix dactylifera	Medjool Date Palm			x			High impact accent
Phoenix sylvestris	Silverchop Date Palm			x			High impact accent
PALMS - SMALL							
Bursera graveolens	Pinko Palm	x	x	x			High impact
Chamaecyparis thymifolia	European Fan Palm		x				Visual screen accent
Chamaecyparis thymifolia	Chinese Fan Palm		x				Visual screen accent
Phoenix roebelenii	Pagoda Palm	x	x	x			Visual screen
SHRUBS							
Illex verticillata	Yaupon Holly	x	x		x		Visual screen
Viburnum coccineum	Water's Viburnum	x	x		x		Reforestation, visual screen
SHRUBS - SMALL							
Muhlenbergia capillaris	Mulley Grass	x	x	x	x		Visual screen, slope stabilization, noise effect
Serenia repens	Saw Palmetto	x	x	x	x		Visual screen, slope stabilization, noise effect
Serenia repens	Silver Saw Palmetto	x	x	x	x		Visual screen, slope stabilization, noise effect
Spartina bakeri	Cord Grass	x	x	x	x		Visual screen, slope stabilization, noise effect
Zamia pumila	Coastal Palm	x	x	x	x		Visual screen, slope stabilization, noise effect

ABBREVIATION INDEX
ABBREVIATION: DESCRIPTION: CLEAR ZONE - MINIMUM SETBACKS FOR TREES & PALMS.
R/W: RIGHT-OF-WAY. BOUNDARY. SET FROM BACK OF GUARD RAIL WITHIN 10' CURET LANE.
CAL: CALIPERS. BOUNDARY. SET FROM BACK OF GUARD RAIL WITHIN 10' CURET LANE.
CAL: CALIPERS. BOUNDARY. SET FROM BACK OF GUARD RAIL WITHIN 10' CURET LANE.
SPR: SPREAD. BOUNDARY. SET FROM BACK OF GUARD RAIL WITHIN 10' CURET LANE.