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.

ARCHITECT OF RECORD		STATE OF FLORIDA			SHEET NO
ARTURITO T. GOMEZ L.A. LICENSE NUMBER: 99999 LAND DESIGN, LLC. 315 1ST. LANE DELAND, FL 32801		DEPARTMENT OF TRANSPORTATION			LD-1
		ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
		SR 91	ORANGE	123456-1-52-01	

LANDSCAPE OPPORTUNITY

Exhibit 302-1
Landscape Opportunity Plan
Date: 1/1/2023

POTENTIAL PLANT PALETTE								
BOTANICAL NAME	COMMON NAME	LEVEL I	LEVEL II	LEVEL III	CANTRY	STORM WATER	USES	
CANOPY TREES								
Acer rubrum	Red Maple	x	x			x	Storm water area, visual screen	
Pinus elliottii	Slash Pine	x				x	Recreation, visual screen	
Pinus taeda	Loblolly Pine	x					Recreation, visual screen	
Quercus virginiana	Live Oak	x	x			x	Recreation, visual screen	
Taxodium distichum	Bald Cypress	x					Storm water area, visual screen	
Ulmus alata	Winged Elm	x				x	Visual screen	
TREES - SMALL								
Ilex opaca	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 'Natchez'	White Crape Myrtle			x	x	x	Accent color	
Lagerstroemia 'Tuscarora'	Red Crape Myrtle			x	x	x	Accent color	
Magnolia grandiflora	Southern Magnolia	x	x			x	Dense color and texture	
Myrcianthes fragrans	Simpson's Stopper	x	x			x	Visual screen	
Myrica cerifera	Wax Myrtle	x	x			x	Visual screen	
Pinus umbraculifera / angustifolia	Tanyosho Pine	x	x	x	x	x	Accent color	
x Butygrus nabonnandii 'Beverly Hills'	Holly Palm			x	x		High impact accent	
Sabal birmingham	Florida Sabal Palm				x		High impact accent	
Phoenix canariensis 'Medjool'	Medjool Date Palm				x		High impact accent	
Sabal palmetto	Cabbage Palm	x	x	x	x		Versatility	
Phoenix sylvestris	Silvester Date Palm				x		High impact accent	
PALMS - SMALL								
Butia capitata	Pindo Palm			x	x	x	High impact	
Ulmus parvifolia	Chinese Fan Palm				x		Visual screen accent	
Chamaerops humilis	European Fan Palm				x		Visual screen accent	
SHRUBS								
Ilex x 'Nellie R. Stevens'	Foster Holly	x	x	x	x		Visual screen, noise abatement	
Podocarpus macrophyllus	Yew Podocarpus	x	x	x	x		Visual screen accent	
SHRUBS - SMALL								
Muhlenbergia capillaris	Muhly Grass	x	x	x	x		Visual screen, noise abatement, massing effect	
Serenoa repens	Saw Palmetto	x	x	x	x		Visual screen, noise abatement, massing effect	
Serenoa repens 'Silver'	Silver Saw Palmetto	x	x	x	x		Visual screen, noise abatement, massing effect	
Spartina bakeri	Sand Cranes	x	x	x	x		Visual screen, noise abatement, massing effect	
Zamia pumila	Coontie Palm	x	x	x	x		Visual screen, noise abatement, massing effect	

ABBREVIATIONS NOTES	DESCRIPTION	CLEAR ZONE - MINIMUM SETBACKS FOR TREES & PALMS
ABBREVIATIONS	BOLLARD & BLACKPOST	4FT FROM BACK OF CURB (WITH NO CURB)
BLVD BOULEVARD	CLEAR TRUNK	18FT SINGLE LANE RAMP/FROM EDGE OF TRAVEL LANE)
CL CENTERLINE	CULVERT	24FT DOUBLE LANE RAMP/FROM EDGE OF TRAVEL LANE)
SPAN	SPACED	30FT TRAVEL LANE MAINLINE (FROM EDGE OF TRAVEL LANE)

