

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").

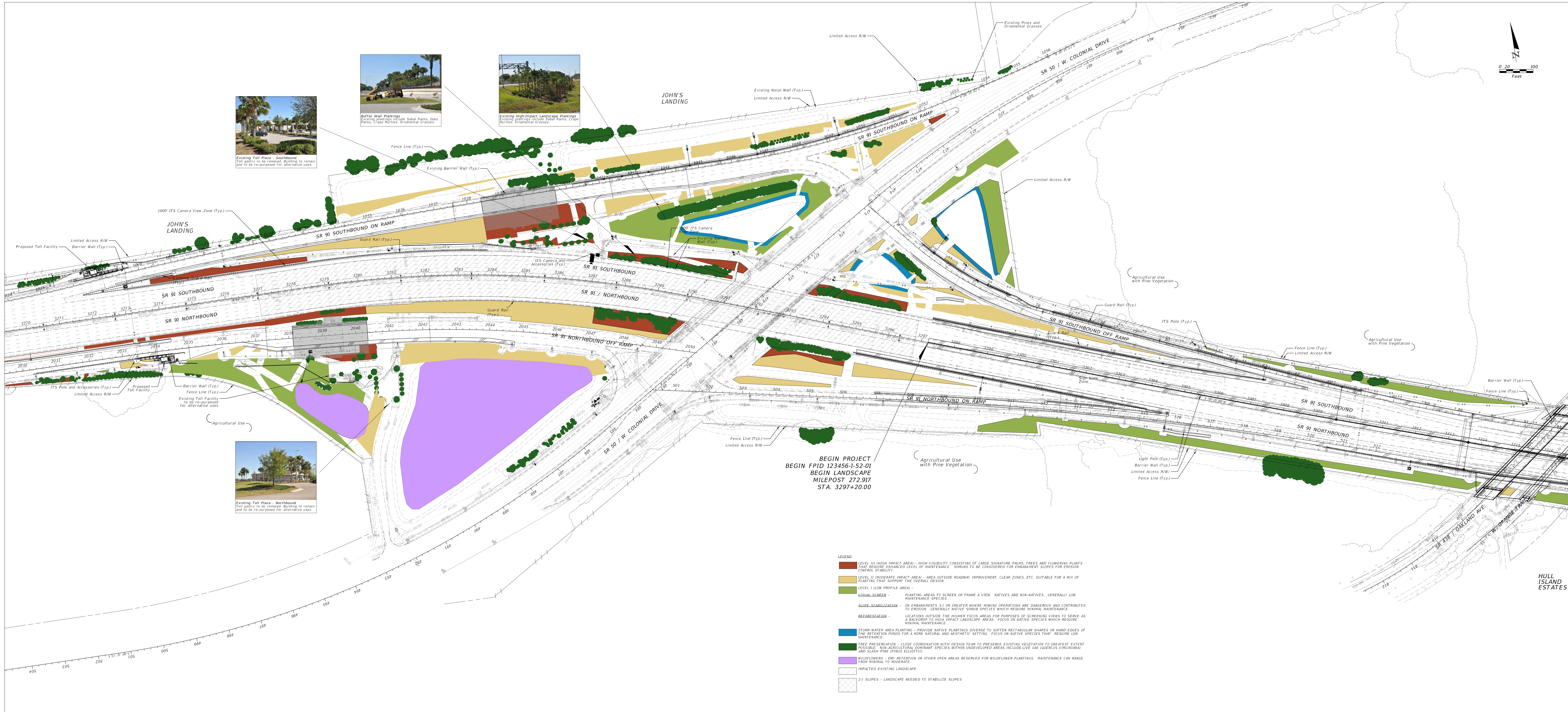
The Landscape Opportunity Plan should also identify or designate the following:

- (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.



- LEGEND**
- LEVEL III (HIGH IMPACT AREA) - HIGH VISIBILITY CONSISTING OF LARGE SIGNATURE PALMS, TREES AND FLOWERING PLANTS THAT REQUIRE FREQUENT LEVEL OF MAINTENANCE. SHOULD BE CONSIDERED FOR ENHANCEMENT SCOPES 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 SCREEN - PLANTING AREAS TO SCREEN OR FRAME A VIEW. NATIVES AND NON-NATIVES. GENERALLY LOW MAINTENANCE SPECIES.
 - SLOPE STABILIZATION - ON ENHANCEMENTS 2:1 OR GREATER WHERE MINING 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 - PROMOTE 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.
 - TREE PRESERVATION - CLOSE COORDINATION WITH DESIGN TEAM TO PRESERVE EXISTING VEGETATION TO GREATEST EXTENT POSSIBLE. NON-AGRICULTURAL DOMESTIC SPECIES WITHIN HIGHLIGHTED AREAS INCLUDE LIVE OAKS (QUERCUS VIRGINIANA) AND SLASH PINE (PINUS ELIOTTII).
 - WILDLIFE CORRIDORS - OPEN 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

LANDSCAPE SETBACK

PLANT TYPE	Number of Plants	Multiple Plant Spacing	Asymmetrical & Single Line Planting	Side Road Travel Lane	Bank of Shoulder	M.S.E. AND Noise Walls	HWY FENCE	Change Structures	City Stormwater Facilities	Waterways, Storm Water Basins and Wet Detention Facilities (Foot Curb and Right Water Line)	Maintenance Underground Utilities	Overhead Wires	Gas	Light Pole Storage Pole	ITS Poles	ITS Sign Control Box and Lighting Conduit
CANOPY TREES	30'	30' (10')	30' (10')	6'	10' (2)	10'	10'	10'	0'	10'	10'	medium/2' large/2'	20'	20'	20'	7'
PALMS & NARROW TREES	30'	30' (10')	30' (10')	6'	6'	6' (3)	6' (3)	10'	0'	10'	9'	10' or max. palm height + 2' if mixed tree/shrubs	15'	10'	20'	5'
SHRUBS & ORNAMENTAL GRASSES	20'	4'	4'	4'	4'	4' (3)	4' (3)	0'	0'	10'	NA	NA	4'	6'	NA	NA

SETBACK NOTES:
 (1A) LESS THAN 45 MPH SPEED LIMIT.
 (1B) 45-50 MPH SPEED LIMIT.
 (1C) 50 MPH SPEED LIMIT.
 (1D) GREATER THAN 55 MPH SPEED LIMIT.
 (2) DISTANCES MAY BE GREATER DEPENDING ON THE MAINTAINED TREE SPECIES CANOPY WIDTH AND HEIGHT. VERIFY DIMENSIONS AS APPLICABLE.
 (3) REFERENCED 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 BE LOCATED WITHIN 50' OF LIGHT.
 (6) SIGNAGE SETBACKS TO ADDRESS SIGN FROM FACILITY ONLY. ITS SETBACK TO ADDRESS VIEW TO ROADWAY ONLY.
 (7) FOR THE WALL, NO LANDSCAPE WILL BE INSTALLED ON THE FILL SIDE OF THE WALL WHERE STRAPS ARE PLACED. VERIFY ALL STRAP LOCATIONS. SETBACKS SHOWN ARE TO END OF STRAPS.

- GENERAL NOTES:**
- THE FDOT 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 OR 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.

POTENTIAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	LEVEL I	LEVEL II	LEVEL III	GRASSY	STORM WATER	USES
CANOPY TREES							
Acer rubrum	Red Maple	x	x			x	Storm water area, visual screen
Pinus elliotii	Slash Pine	x		x		x	Reforestation, visual screen
Pinus taeda	Loblolly Pine	x		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							
Ilex opaca	American Holly	x	x			x	Visual screen
Juniperus silicicola	Southern Red Cedar	x		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
Nagnolia grandiflora	Southern Magnolia	x	x	x	x		Dense color and texture
Myrica cerifera	Wax Myrtle	x	x			x	Visual screen
Nyctanthes fragrans	Simpson's Stopper	x	x	x		x	Visual screen
Pinus umbrata / angustifolia	Christmas Palm	x	x	x	x		Accent color
PALMS							
Boroporus nasutiformis	Beardy Ice Palm		x	x			High impact accent
Sabal lewisianum	Puerto Rican Palm		x	x			High impact accent
Sabal palmetto	Cabbage Palm	x	x	x			Continuity
Phoenix dactylifera 'Wetjoo'	Medjool Date Palm		x				High impact accent
Phoenix syriensis	Sylchester Date Palm		x				High impact accent
PALMS - SMALL							
Buriti copifera	Pineau Palm	x	x	x			High impact
Chamaecyparis thymifolia	European Fan Palm		x				Visual screen accent
Livistona chinensis	Chinese Fan Palm		x				Visual screen accent
Phoenix roebelenii	Pagoda Palm		x	x			Visual screen accent
SHRUBS							
Ilex vomitoria	Yaupon Holly	x	x			x	Visual screen
Viburnum obovatum	Water's Viburnum	x	x			x	Reforestation, visual screen
SHRUBS - SMALL							
Muhlenbergia capillaris	Mulley Grass	x	x	x	x		Visual screen, slope stabilization, erosion control
Serenoa repens	Saw Palmetto	x	x	x	x		Visual screen, slope stabilization, erosion control
Serenoa repens 'Silver'	Silver Saw Palmetto	x	x	x	x		Visual screen, slope stabilization, erosion control
Spartina bakeri	Cord Grass	x	x	x			Visual screen, slope stabilization, erosion control
Zamia pumila	Coontie Palm	x	x	x			Visual screen, slope stabilization, erosion control

ABBREVIATION INDEX

ABBREVIATION	DESCRIPTION	CLEAR ZONE - MINIMUM SETBACKS FOR TREES & PALMS
DOF	ROADWAY DESIGN OFFSET	SET FROM BACK OF SHOULDER WITHIN 10' OF CURB
EL	EDGE LINE	SET FROM BACK OF SHOULDER WITHIN 10' OF CURB
FL	FLARE LINE	SET FROM BACK OF SHOULDER WITHIN 10' OF CURB
FC	FLARE CURB	SET FROM BACK OF SHOULDER WITHIN 10' OF CURB
FL	FLARE LINE	SET FROM BACK OF SHOULDER WITHIN 10' OF CURB
SP	SPREAD	SET FROM BACK OF SHOULDER WITHIN 10' OF CURB