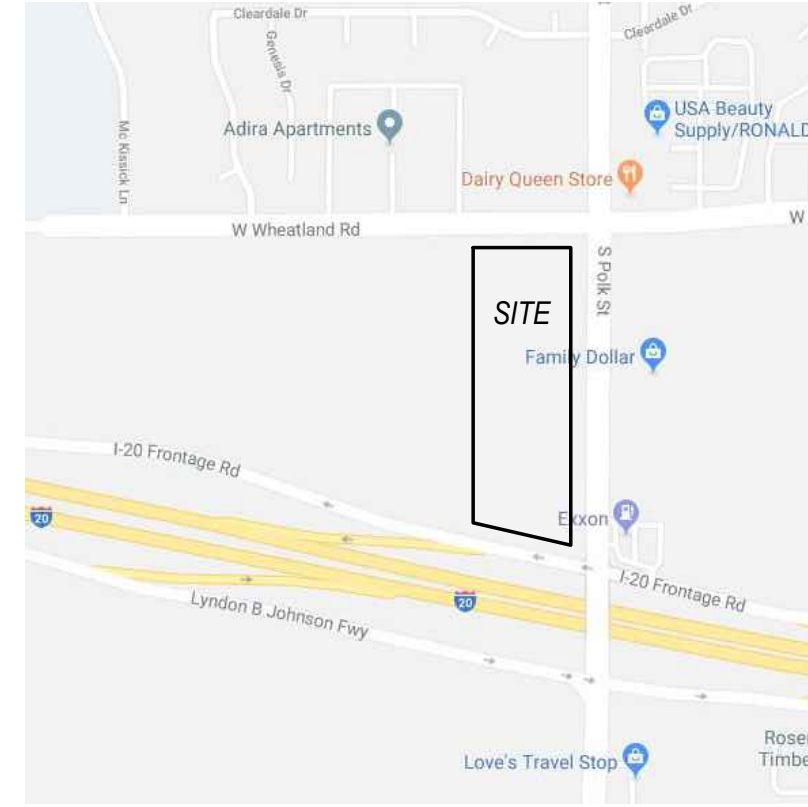


**LOCATION MAP**



**LANDSCAPE NOTES**

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

**MAINTENANCE NOTES**

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

**TRANSPLANT NOTES**

- Trees shall have ten (10) inches of rootball width for every one (1") inch caliper of tree.
- Trees shall have one-fourth (1/4) the height of the tree in rootball depth.
- Trees shall be dug either by hand or by the use of a tree spade. Tree spade shall be a minimum of 60".
- Contractor shall be responsible for maintaining all transplanted trees in the event they are unable to replant them immediately after digging. Contractor shall coordinate with other trades such that digging and replanting can occur simultaneously.
- In the event transplanted trees have to be held on site, it shall be the responsibility of the Contractor to maintain the trees in a healthy and growing condition.
- The following list shall be used as guidelines only for holding of trees on site:
  - Trees shall be set on grade with the rootball completely covered with compost and mulch. No rootball shall be exposed.
  - Trees shall be wired and staked such that they will not blow over.
  - Trees shall be watered daily by hand or a temporary drip/irrigation system installed.

- LAWN, SOLID SOD**
- HIGHWAY MIX WITH TEMPORARY ABOVE-GROUND IRRIGATION UNTIL 100% GERMINATION**
- DRAINFIELD MIX WITH TEMPORARY ABOVE-GROUND IRRIGATION UNTIL 100% GERMINATION**

**PLANT LIST**

TREES	QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	11	BC	Bald Cypress	<i>Taxodium distichum</i>	3" cal.	container grown, 12" ht., 4'-5' spread min.
	23	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	container grown, 12" ht., 4'-5' spread min.
	27	CM	Crope Myrtle Dallas Red	<i>Lagerströmia indica 'Dallas Red'</i>	2" cal.	container grown, 3.5 cal. cane, no cross caning
	34	CP	Chinese Pistache	<i>Pistacia chinensis</i>	3" cal.	container grown, 12" ht., 4'-5' spread min.
	12	DE	Drake Elm	<i>Ulmus parvifolia 'Drake'</i>	3" cal.	container grown, 12" ht., 4'-5' spread min.
	40	LO	Live Oak	<i>Quercus virginiana</i>	3" cal.	container grown, 12" ht., 4'-5' spread min.
	4	RB	Redbud	<i>Cercis canadensis</i>	2" cal.	B&B, 10' ht. min. single trunk

SHRUBS	QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	110	DA	Dwarf Abelia Edward Goucher	<i>Abelia sp. 'Edward Goucher'</i>	30" ht.	container, full top of container, 36" o.c.
	369	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burfordiana'</i>	36" ht.	container, full plant, 24" o.c.
	167	DTS	Dwf. Texas Sage Lynn's Lowery	<i>Leucophyllum sp. 'Lynn's Lowery'</i>	36" ht.	container, full plant, 36" o.c.
	100	LOR	Loropetalum 'Radium'	<i>Loropetalum sp. 'Radium'</i>	5 gal.	container, full plant, 39" o.c.
	106	NPH	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	5 gal.	container, full plant, 36" o.c.
	116	IH	Indian Hawthorne 'Clara'	<i>Raphanolepis indica 'Clara'</i>	5 gal.	container, full plant, 30" o.c.
	89	MFG	Mexican Feathergrass	<i>Nassella tenuissima</i>	5 gal.	container, full plant, 24" o.c.
	42	DYH	Dwarf Yaupon Holly Stokes'	<i>Ilex vomitoria Stokes'</i>	5 gal.	container, full plant, 24" o.c.

GROUNDCOVERS	QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	329	BKSG	Bekeley Sedge	<i>Carex divisa</i>	4" pots	container, full top of container, 12" o.c.
			Common Bermudagrass	<i>Cynodon dactylon</i>	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

**DECOMPOSED GRANITE 3" DEPTH WITH WEED BARRIER FABRIC AND BLACK STEEL EDGING BORDER**

**LANDSCAPE TABULATIONS**

**SITE TREE REQUIREMENTS**  
Requirements: (1) tree, 2" cal. min. per 4,000 s.f. of lot area: 518,799.6 s.f. (11.91 acres)

Required: (130) trees, 2" cal.  
Provided: (150) trees, 2"-3" cal.

**STREET REQUIREMENTS**  
Requirements: (1) tree, 3" cal. min. per 50 l.f. of frontage

WHEATLAND RD. (405.00 l.f.)  
Required: (8) trees, 3" cal.  
Provided: (10) trees, 3" cal.

POLK STREET (1,137.20 l.f.)  
Required: (23) trees, 3" cal.  
Provided: (26) trees, 3" cal.

IH 20 (189.94 l.f.)  
Required: (4) trees, 3" cal.  
Provided: (4) existing trees

**PARKING LOT**  
Requirements: All parking spaces must be located within 120' of large canopy tree, 2" cal. minimum

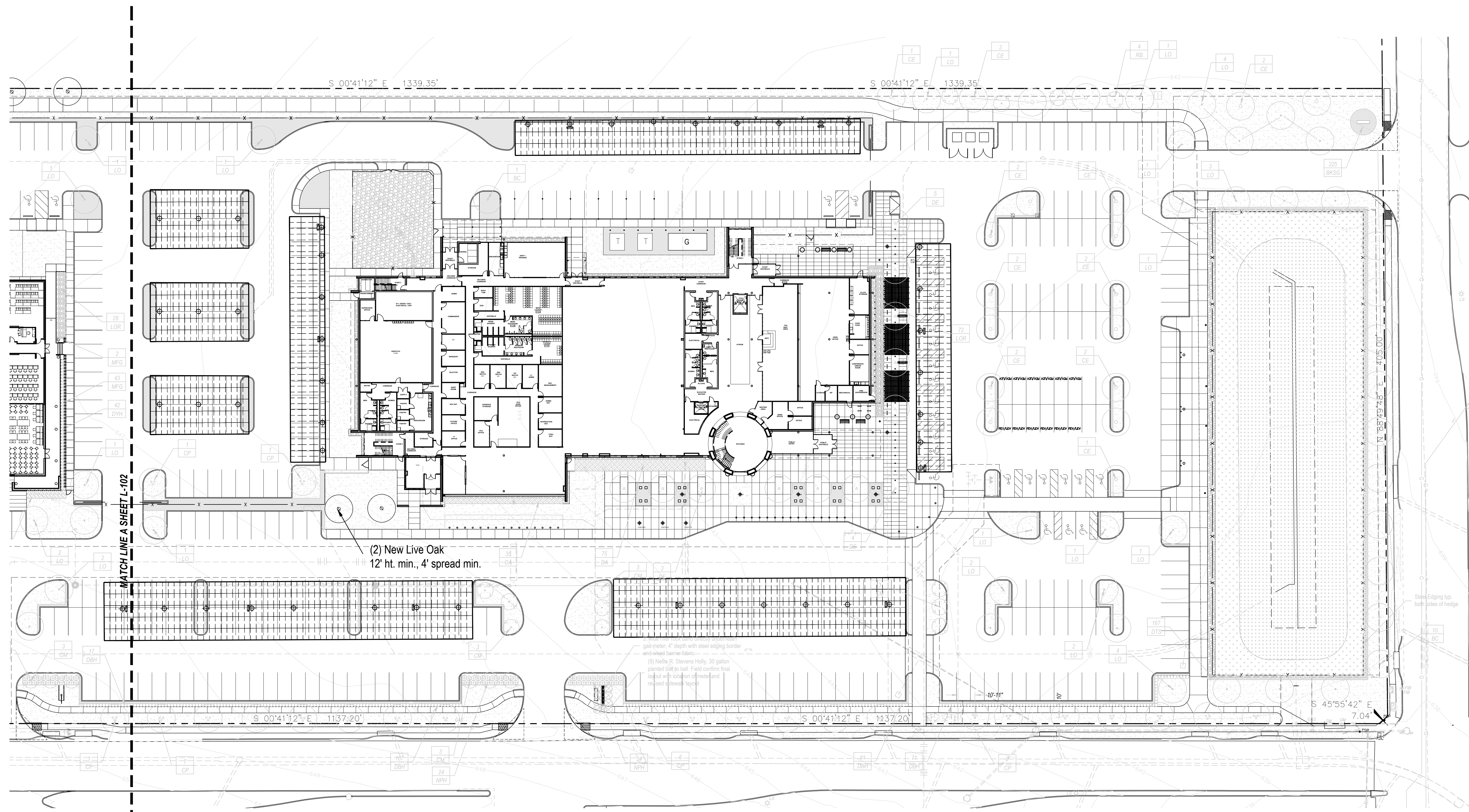
Provided

**DESIGN REQUIREMENTS**  
Requirements: Each site shall comply with at least two design requirements in Section 51A-10.126

Foundation Planting Strip: Large evergreen shrubs along 50% of foundation

Street buffer: (1) large tree and (3) large evergreen shrubs per 50 l.f.

Parking Lot Screen: 36" ht. evergreen screen



UNLESS NOTED OTHERWISE ALL PLANTING INDICATED IS EXISTING

**01 SITE LANDSCAPE PLAN**  
SCALE: 1" = 30'-0"

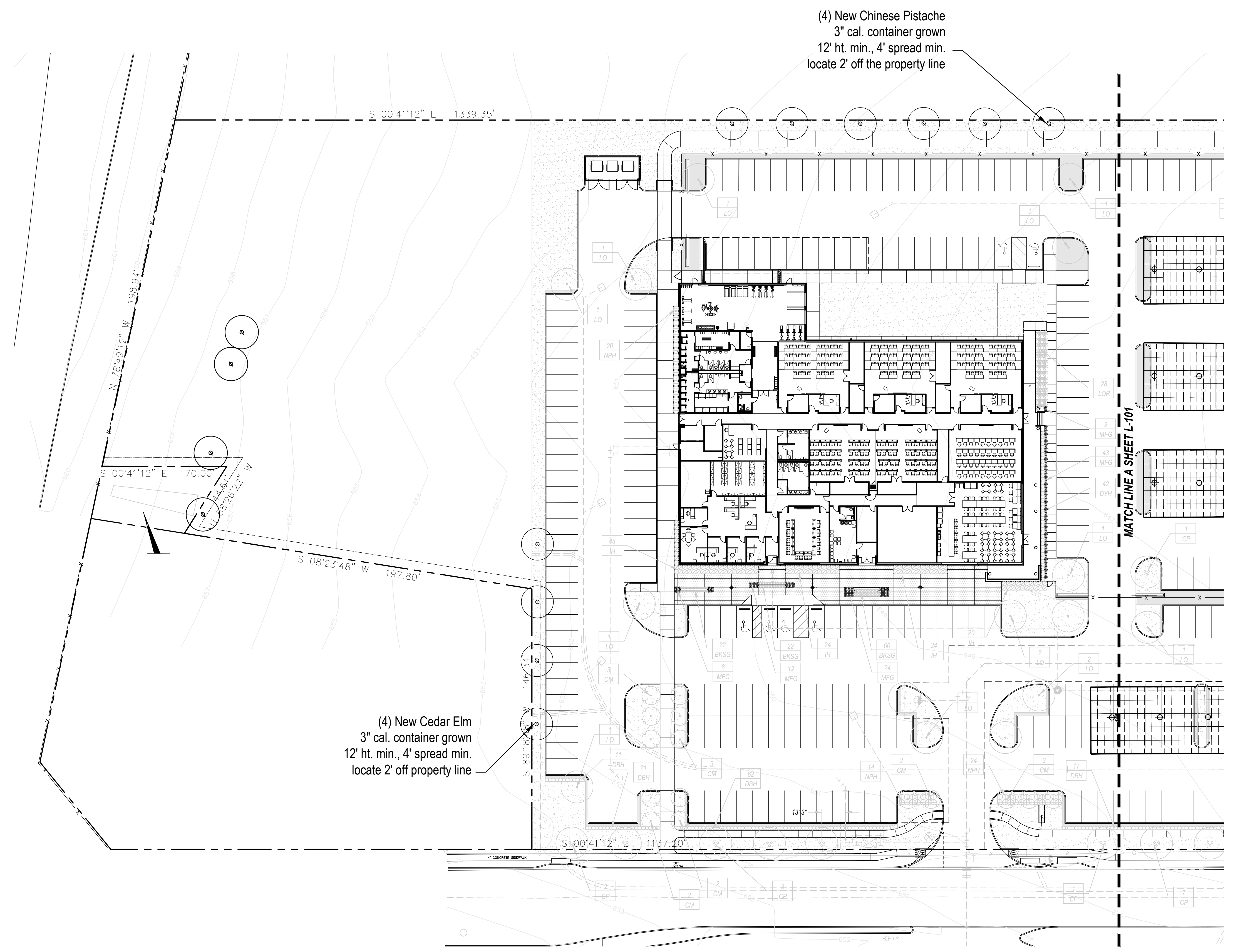
A PROJECT FOR: DALLAS COUNTY  
SOLAR PV 7 ENERGY STORAGE ON CARPORT AND ROOFTOP  
SOUTH DALLAS GOVERNMENT CENTER  
8301 SOUTH POLK STREET  
DALLAS, TEXAS



ISSUE	
ISSUE DATE	FEB. 05, 2026
PROJECT NO.	10-18020

ORIGINAL SHEET SIZE IS 30" x 42"  
**SITE LANDSCAPE PLAN**

SHEET NO.  
**L-101**  
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**PLANT LEGEND**

QUANTITY	PLANT TYPE
<b>TREES</b>	
TYPE	COMMON NAME
BC	Bald Cypress
CE	Cedar Elm
CM	Crape Myrtle Dallas Red
CP	Chinese Pistache
DE	Drake Elm
LO	Live Oak
RB	Redbud
<b>SHRUBS</b>	
TYPE	COMMON NAME
DA	Dwarf Abelia Edward Goucher
DBH	Dwarf Burford Holly
DTS	Dwf. Texas Sage Lynn's Lowery
LOR	Loropetalum 'Rubrum'
NPH	Needlepoint Holly
IH	Indian Hawthorne 'Clara'
MFG	Mexican Feather Grass
DYH	Dwarf Yaupon Holly 'Stokes'
<b>GROUNDCOVERS</b>	
TYPE	COMMON NAME
BKSG	Bekeley Sedge

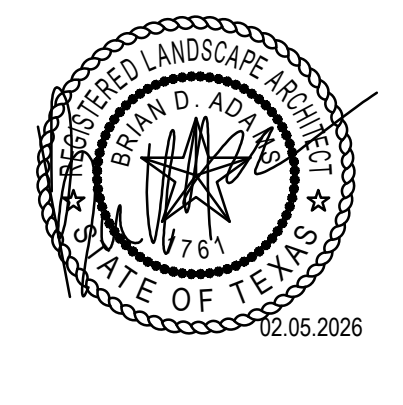
LAWN, SOLID SOD  
 DECOMPOSED GRANITE  
 3" DEPTH WITH WEED BARRIER FABRIC AND BLACK  
 STEEL EDGING BORDER

UNLESS NOTED OTHERWISE ALL PLANTING INDICATED IS EXISTING

**01 SITE LANDSCAPE PLAN**  
 SCALE: 1" = 30'-0"

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A PROJECT FOR: DALLAS COUNTY  
**SOLAR PV 7 ENERGY STORAGE ON CARPORT AND ROOFTOP**  
**SOUTH DALLAS GOVERNMENT CENTER**  
 8301 SOUTH POLK STREET  
 DALLAS, TEXAS



ISSUE:	
ISSUE DATE:	FEB. 05, 2026
PROJECT NO.:	10-18020

ORIGINAL SHEET SIZE IS 30" x 42"  
 SHEET TITLE  
**SITE LANDSCAPE PLAN**

SHEET NO.  
**L-102**  
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SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, metal, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam
  - Fertile, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallassgrass or Nutgrass shall be rejected.
  - Physical properties as follows:
    - Clay - between 7-27 percent
    - Silt - between 15-25 percent
    - Sand - less than 52 percent
  - Organic matter shall be 3%-10% of total dry weight.
  - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4" on center.
- B. Staking Material for Shade Trees:
  - Post: Studded T-Post, #1 Armo-co with anchor plate, 6'-0" length, paint green.
  - Wire: 12 gauge, single strand, galvanized wire.
  - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Mifast 140N by Calanese Fibers Marketing Company, available at Lottland Co., (214) 631-5250 or approved equal.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3) inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1) inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
  - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
  - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
  - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
  - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
    - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
    - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
    - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and respected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
  - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6) inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6) inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  - All planting areas shall receive a two (2) inch layer of specified mulch.
  - Backfill for tree pits shall be as follows. Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9) inch layers and watered in thoroughly.
- C. Grass Areas:
  - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
  - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4" x 8" batter board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remaining the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each day's work.

END OF SECTION

- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
  - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
  - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
  - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
  - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
  - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
  - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
  - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

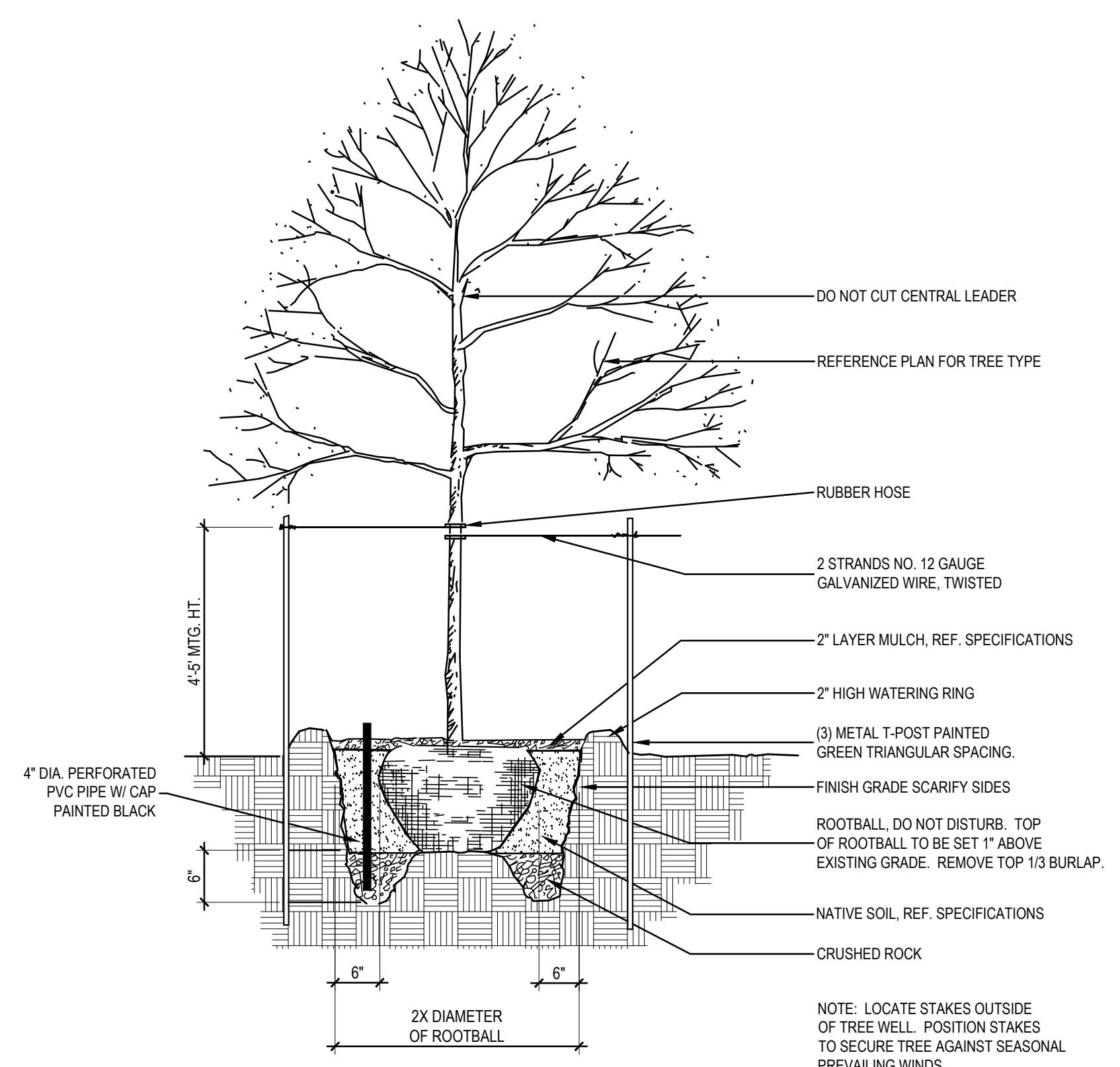
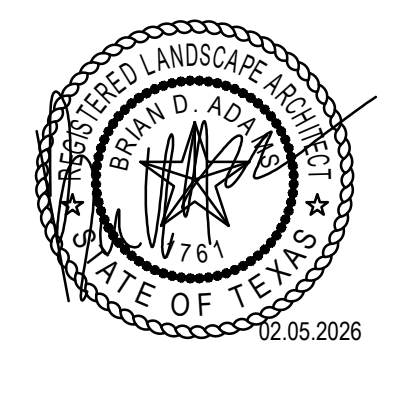
PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10) inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

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A PROJECT FOR: DALLAS COUNTY  
**SOLAR PV 7 ENERGY STORAGE ON CARPORT AND ROOFTOP**  
**SOUTH DALLAS GOVERNMENT CENTER**  
8301 SOUTH POLK STREET  
DALLAS, TEXAS



05 TREE PLANTING DETAIL NOT TO SCALE

ISSUE:	
ISSUE DATE:	FEB. 05, 2026
PROJECT NO.:	10-18020

ORIGINAL SHEET SIZE IS 30" x 42"  
SHEET TITLE:  
**LANDSCAPE DETAILS / SPECIFICATION**

SHEET NO.  
**L-501**  
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