



Texas Trees Foundation
for
South Dallas Greening Initiative

Request for Proposals for
Landscape Installation Contractor

RFP Release Date:

Monday, February 9th, 2026

PROPOSALS DUE:

Monday, February 23rd, 2026
11:59 pm Central Daylight Time



Texas Trees Foundation
3000 Pegasus Park Drive
Suite 740 Dallas, TX 75229
REQUEST FOR PROPOSALS (RFP)

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1. Introduction

Texas Trees Foundation (TTF) is seeking proposals from qualified landscape installation contractors with demonstrated experience in landscape installation and site construction to provide landscape construction services for community greenspace implemented by the South Dallas Greening initiative (SDGI) in collaboration with After8ToEducate.

This project aims to connect South Dallas residents by creating accessible, vibrant green spaces that increase tree canopy, beautify neighborhoods, and encourage outdoor activity. The selected contractor must possess expertise in large-scale planting operations, ground plane surfacing, irrigation installation, and the construction and installation of landscape-related site features. This project requires a contractor capable of coordinating traditional construction activities while also executing complex landscape installations in accordance with approved design and federal grant requirements.

The selected contractor will work closely with Texas Trees Foundation and After8toEducate to construct a site that reflects the approved design intent and meets all applicable grant requirements. The general contractor will be responsible for the installation of trees, landscaping (pollinator gardens, shrubs, grasses, etc.), planter boxes, wood-based amenities (benches and tables), irrigation, surfacing (flagstone and stabilized decomposed granite) and ensuring positive site drainage.

Note: Due to the project site being located on Dallas Independent School District (DISD) property, contractor, subcontractor, and on-site personnel must successfully complete and pass a DISD- required background check prior to beginning work on site. Compliance with this requirement is mandatory and shall be the responsibility of the Contractor.

2. Background

Texas Trees Foundation is a leading urban forestry nonprofit organization based in Dallas and working throughout the State of Texas. Its mission is to *improve the health of cities and people through the transformative power of trees*. Over its 43-year history, Texas Trees has supported the growth and stewardship of urban forests, planting over 1.5 million trees and contributing to healthier, greener communities. Through research, education, and partnerships, Texas Trees has also become a leading voice and resource to communities and decision makers.

The South Dallas Greening Initiative (SDGI) is a federally funded grant received from the USDA Forest Service as part of the Inflation Reduction Act for Urban and Community Forestry. This grant is a community-driven, urban forestry-based transformation that will bring upwards of 3,500 trees to South Dallas neighborhoods (figure 1) over the next four years. Increasing tree canopy cover in South Dallas will improve human health, increase



greenspace accessibility, and provide urban forestry education and career training opportunities to community members.

A key component of the grant is creating community green spaces with local partners to increase access to nature, beautify neighborhoods, and encourage outdoor activity. These spaces will address critical issues such as urban heat, food insecurity, and limited green space while fostering recreation, education, and social connection. It is worth noting that populations in our project area in South Dallas have on average 20+ years shorter life expectancy when compared to neighborhoods immediately North. This is due to multiple issues that lie within the intersection of social and environmental factors- which we're hoping to address through the South Dallas Greening Initiative. We see that trees have enormous potential to help cool our city, provide clean air, and improve community members' overall mental and physical health but having a true impact on community member health is going to take focused and intense greening efforts that the SDGI will deliver.

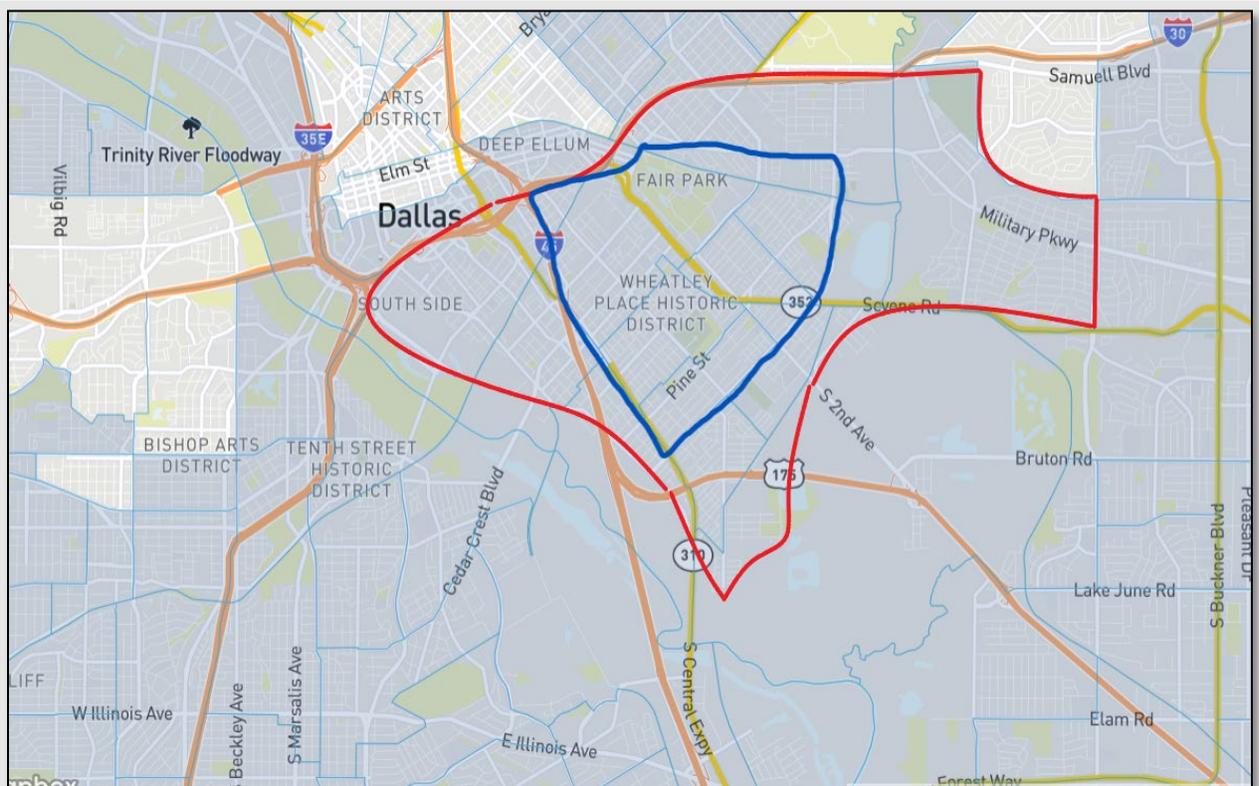


Figure 1. Blue outline indicates Core Project Area, which will be the focus of our greening efforts, and red outline indicates Community Partnership Areas, which we will expand into for additional greening efforts and educational opportunities

3. Project Purpose

The purpose of this project is to install a community green space that supports tree canopy expansion, landscaping, and long-term site usability to foster recreation, education, and social connection for the youth and staff at After8ToEducate. The project will include site preparation, permeable ground surfacing, installation of trees and landscaping, raised beds or planter boxes, wood-based amenities, and an irrigation system for trees and landscaping plants.

The Landscape Installation Contractor will be responsible for executing the construction in accordance with the approved design documents and coordinating with Texas Trees Foundation to ensure compliance with grant requirements and project goals. All materials must be approved by Texas Trees before installation.

The location being transformed is:

- **After 8 To Educate (4212 E. Grand, Dallas, TX 75223)**
 - *Vision:* A serene community greenspace beside After8ToEducate's building, offering shade trees, native landscaping, food forest plants, and gathering areas that will encourage youth to spend time outdoors.
 - The community greenspace construction and installation for this location should be completed no later than April 30, 2026.
 - The community greenspace will be located on the north side of the property, as outlined in red.

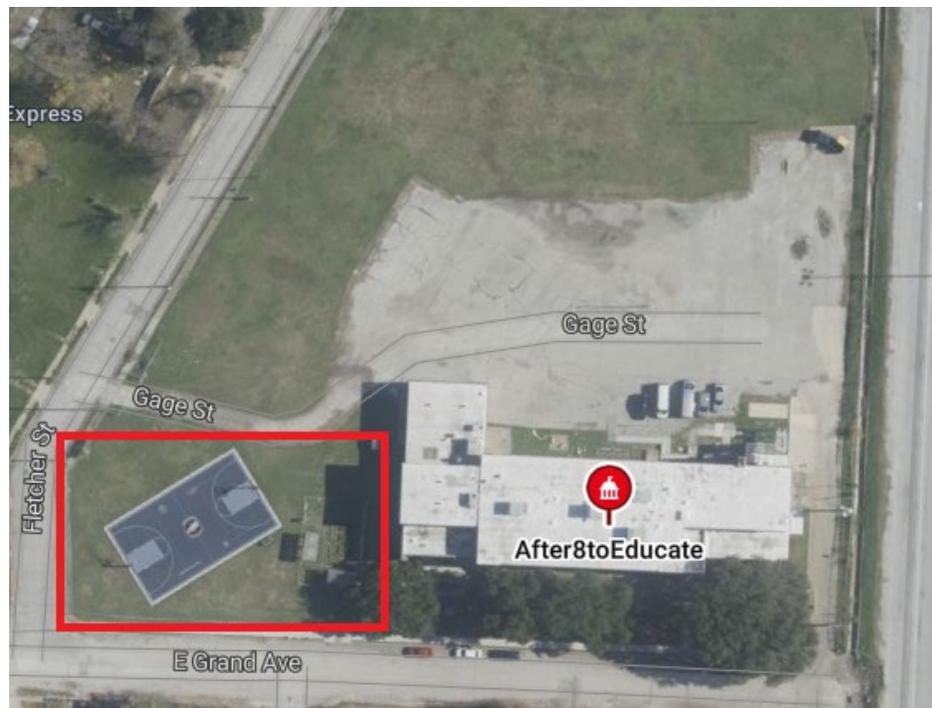


Figure 2. Red outline indicates project area for landscape installation activities.



4. Scope of Services, Timeline, and Budget

The selected contractor will be responsible for executing the construction and landscape installation work described below within the anticipated project timeline and in coordination with Texas Trees Foundation staff and the community stakeholder—After8ToEducate. The anticipated project timeline is for construction activities to commence following project kickoff in March 2026, with all required construction activities completed no later than April 30, 2026, in alignment with grant requirements and the approved project schedule. The Contractor shall coordinate closely with TTF and After8toEducate to ensure timely execution of work and adherence to the established timeline. If the timeline needs to be modified, those modifications need to be communicated to TTF and After8toEducate.

The selected contractor will be responsible for implementing the approved landscape design construction documents provided by Texas Trees Foundation, from site preparation through final installation. Services include labor, materials (as specified), permits, equipment, supervision, and coordination necessary to construct the project in accordance with the approved plans, specifications, and federal grants requirements.

Key construction milestones and deliverables will include but are not limited to: site clearing, site preparation and soil amendments, grading and drainage, installation of permeable ground surfacing, tree and landscape plant installation, raised beds or planter boxes, wood-based amenities, irrigation systems, and coordination with owner-furnished or owner-installed elements, as applicable. Services may be adjusted based on site conditions, project needs, and final contract negotiations. Any field conditions and supply/equipment that may require modification to the approved plans and timeline shall be documented and submitted to Texas Trees Foundation for review and prior written approval before proceeding. Impermeable materials and surfaces, such as concrete, are prohibited from being used by the contractor.

The estimated project budget is \$100,000 to \$120,000. The amount may differ from the stated range slightly depending on site-specific needs, conditions, and any modifications identified during the construction period.

Task 1: Site Assessment and Preparation

The contractor will review landscape plans and evaluate existing site conditions to establish a comprehensive understanding of the project area. Site analysis may include soil testing, assessment of drainage, grading, and existing vegetation conditions to inform construction decisions.

Site preparation tasks should include the following tasks:

- Establishing site access (coordinated with After8ToEducate)
- Clearing the area- this task should include removing concrete footers from an old pergola structure if they inhibit installation of the space. Additionally, all existing ground cover or



vegetation should be thoroughly removed before surfacing and landscape bed installation

- Grading to establish positive site drainage
- Obtaining any necessary permits needed to conduct the landscape and irrigation installation
- Installing sod or turf as specified in the landscape plan to support erosion control and final site conditions/accessibility. Sod should be placed as patching where the scope of work may remove existing grass

Task 2: Permeable Ground Surfacing Installation

The contractor shall furnish and install all required permeable ground surfacing as shown in the approved landscape design documents. Permeable ground surfacing refers to walkable landscape materials such as stabilized decomposed granite and flagstone that allow stormwater infiltration and support positive site drainage. Impervious paving materials such as concrete or asphalt are prohibited. Permeable substitutions must be submitted and approved in writing.

This task shall include:

- Grade and compact the subgrade as needed to support landscape installation and prevent standing water
- Purchase and installation of edging along pathways and landscaped beds as shown in the landscape plans
 - Install edging straight and securely staked to create a clean boundary between planting beds and adjacent surfacing.
 - Edging must consist of pressure-treated cedar (railroad ties shall not be used) that is 6–8 inches wide × 8 feet in length (reference landscape plan). Cedar edging should match existing pergola structures.
- Installation of geotextile or weed barrier fabric where required
- Placement and compaction of decomposed granite or flagstone surfacing. Quick-setting sand should be used to fill joints between flagstone pavers.
- Stabilizer additives and installation procedures consistent with technical specifications for the decomposed granite area (listed in the attached “aggregate surfacing” document). Decomposed granite should be purchased premixed with stabilizer.
- Testing and quality assurance of final installation

Task 3: Landscaping, Trees, Planter Installation/Landscape Beds, and Mulching

The contractor shall:

- Offload and install nine (9) Corten steel planter boxes
- Purchase, or construct, and install thirteen (26) cedar wood planter boxes that are 2 ft x 8 ft



- Corten steel planters and wood planter boxes will have plant materials installed by volunteers; the Contractor shall provide all necessary soil filling and ensure planter boxes are fully prepared for planting.
- Purchase and install all necessary planting soil for landscape beds as noted in the landscape plan
- Install all plants in landscape beds
- Offload delivered trees and landscape plants and stage them appropriately
- Ensure proper placement, leveling, and integration with irrigation infrastructure
- Installing 2 (65 gallon) Eagleston hollies and 2 (15 gallon) fig trees in planter beds
 - Pre-digging holes for the remaining 6 (15 gallon) trees, 18 (30 gallon) trees, and 8 (45 gallon) trees, in preparation for volunteer planting.
 - Pre-digging holes should take place towards the end of installation phase to allow for limited construction interference, while providing a safe planting environment for volunteers. The current estimated time frame for the volunteer planting portion of this project is March 26th, 2026.
- The Contractor shall furnish and install hardwood mulch across all planting beds, tree rings, and landscaped areas in accordance with the landscape design plan.
 - Placement of mulch to the specified depth in all planting areas
 - Full coverage of planting beds to support moisture retention and weed suppression
 - Maintaining mulch clearance from tree trunks and plant stems
 - Coordination with irrigation components to ensure proper function

TTF will purchase and provide plant materials in the following approximate quantities, as shown in the Landscape Plan:

- Nine (9) Corten steel planter boxes
- Thirty-six (36) trees
- Landscape plants
 - Sixty-eight (68) shrubs
 - Sixteen (16) perennials
 - One hundred and thirty-six (136) ornamental grasses/groundcover

Task 4: Wood- Based Amenities Installation

Grant Requirement for Wood-Based Amenities:

This project is funded by a federal grant that requires the use of wood-based site amenities. Any proposed substitutions to the specified benches or picnic tables must be wood-based and shall not include metal, plastic, concrete, or composite materials unless explicitly approved in writing by Texas Trees Foundation. Concrete is only permitted for footers to secure the tables and benches.

Texas Trees Foundation will purchase and provide all materials for the wood-based site amenities described below. The General Contractor shall be responsible for:

- Offloading materials delivered at the project site
- Staging materials in accordance with the design documents provided



- Installing the following wood-based amenities as shown in the approved plans and specifications:
 - Five (5) wooden benches
 - Six (6) wooden picnic tables

Installation shall include all labor, equipment, anchoring, and coordination required to securely install the amenities and ensure they are level, stable, and suitable for long-term outdoor use. Please note that 3 wooden pergola structures (noted in the landscape plan) will be installed prior to site preparation by others outside the scope of this RFP.

Task 5: Irrigation System Installation

The General Contractor shall furnish and install a complete irrigation system, including:

- Installation of a new irrigation supply line serving the site area
 - Irrigation lines shall remain separate from pre-existing site irrigation, if possible
- Installation of 4x4 pressure treated post with Hunter XC Hybrid solar powered controller and Hunter wired rain and freeze sensor
- Tree irrigation with two (2) Rainbird Root Water System heads per (36) trees
- Spray irrigation heads for landscaped planting areas and sod
- Drip irrigation systems for all planter boxes
- Testing, adjustment, and commissioning of the irrigation system prior to project completion

5. Submission Requirements

To be considered, respondents shall submit their quotes electronically by sending one complete PDF file by email or other electronic transmission service accessible by email (such as Dropbox, Google Drive, etc.) no later than **11:59 pm Central Daylight Time on Monday February 23rd, 2026** to:

Emily Plauche
emilyp@texastrees.org

- 1. Cover Letter** – Introduce your firm, primary contact, and interest in providing landscape construction services for this project.
- 2. Contractor Profile** – Overview of firm, including size, location, years in business, and relevant experience landscape construction and installation. This section should include experience with projects involving site prep, planting, decomposed granite and flagstone surfacing, and irrigation installation.
- 3. Project Team** – Identify key staff, roles, and qualifications. Please note team members' experience of working in the City of Dallas.
- 4. Relevant Project Experience** – Provide a minimum of three examples of similar completed projects of comparable scope and complexity as the project lead (e.g., community greenspaces, food forests, pollinator gardens, or park/residential landscape installations). Include photos, brief descriptions, and notes on experience



coordinating with community-based partners, if applicable.

5. **References-** Provide contact information for two (2) previous clients for whom landscape construction services were performed.
6. **Project Approach and Timeline** – Provide a summary of how your team would approach this project. Overview of the estimated timeline for each proposed task listed in the scope of services based on project kick off starting in March 2026 and construction and installation completed no later than April 2026.
7. **Fee Proposal** – Submit a comprehensive fee proposal that includes a detailed cost breakdown by project task (e.g., site preparation, planting, irrigation, materials, labor). Proposals should also include hourly rates for key personnel, sub-contractor cost (if applicable), and any anticipated reimbursements. All costs must align with the proposed scope of work. Cost proposals will be evaluated based on cost effectiveness, including the clarity of the budget, justification of expenses, and overall competitiveness of pricing in relation to project goals and site-specific requirements.

6. Evaluation Criteria

TTF will select a Contractor based on the proposal submitted and presentation to TTF staff. TTF may also make the selection of the Contractor based on negotiation with one or more of the respondents. In conducting such negotiations, TTF will avoid disclosing the content of competing proposals. TTF reserves the right to award multiple contracts for various portions of the requirements to different Contractor's.

After submission of a proposal but before final selection of the Contractor is made, TTF may permit a respondent to revise its proposal to obtain the respondent's best and final offer or to provide clarification as requested by TTF.

TTF will review all submitted proposals to determine those Contractors that best meet the requirements of this RFP. **If requirements of the RFP, which include all tasks listed in the scope of services and ability to meet the required timeline, are not met or included in the proposal then a Contractor may be disqualified.** In addition to submitting all required materials, the evaluation criteria listed below will be used when scoring proposals:

Evaluation Criteria	Weight
Demonstrated expertise in constructing similar projects, including native perennials, raised garden boxes, surfacing (flagstone + decomposed granite) installation, irrigation installation, and	35



qualifications of key personnel with proven experience in landscape construction and site implementation. Please include this information in the project team and relevant project experience sections.	
Local experience and knowledge related to landscape construction practices, permitting, inspections, and utility coordination within the City of Dallas. Please note this experience in the contractor profile section and highlight relevant City of Dallas projects in the relevant experience section.	15
Cost proposals will be evaluated based on clear cost justification, efficient use of resources, alignment with project budget (listed in section 4) and alignment with industry-standard pricing for comparable projects.	20
Track record of successful product delivery, quality work, schedule management, communication, and client satisfaction. This information will be based on reference feedback.	20
Experience working with nonprofit or community-based organizations on greenspace or landscape construction projects, including coordination with landowners/client and design teams (Please note this experience in relevant project experience section. Some of this information may also be gathered through reference feedback.)	10
Total Points Possible	100

All proposals submitted shall be valid for a minimum period of one hundred and twenty (120) calendar days following the last date established for proposal submission. Proposals may be withdrawn on written requests from the contractor at the address shown in this solicitation prior to the last date for proposal submission. Negligence on the part of the contractor in preparing the proposal confers no right of withdrawal after the time set for proposal submission.

It is the intent of TTF to enter into and execute a contract for services with the selected Contractor no later than sixty (60) days after the last date established for proposal submission. TTF reserves the right to reject any and all proposals. The final selection will not necessarily be based on the lowest bid, but rather the best value.

7. RFP Timeline

The anticipated schedule is as follows:



- RFP Released: 2/9/2026
- Request for Site Visit Due: 2/13/2026
- Questions Due: 2/17/2026
- Submissions Due: 2/23/2026
- Selection / Contract Award: 3/2/2026
- Project Start: 3/9/2026

8. Acceptance or Rejection of Proposals

TTF reserves the right to accept or reject any or all proposals or select more than one firm to complete this work. After selection by TTF, the content of the submitted proposal will become a contractual obligation. Failure to agree to include the proposal as part of the contractual agreement will result in the cancellation of the award. TTF reserves the right to negotiate a modification to, or accept any part of the proposal, and will not be obligated in any way to accept those parts that do not meet the approval of TTF. The terms and conditions of the contract will be subject to the approval of TTF legal counsel. The proposal, draft report, and final report shall become the property of TTF.

9. Questions and Site Visit Requests

Questions regarding this RFP should be submitted in writing and directed to Emily Plauche, via e-mail at emilyp@texastrees.org no later than **Tuesday, February 17th, 2026**, by 5:00 pm CDT. As necessary, responses to questions will be issued via an addendum to all prospective bidders. Site visit requests will be accommodated in a timely manner, and the presence of a Dallas Independent School District maintenance team representative is not guaranteed, pending their availability.

10. Reservations

Additional information regarding RFP submittal, content, processes, and procedures are listed below:

- All proposals will become the property of TTF and will not be returned to Contractors.
- TTF reserves the right to reject any and all proposals, whether minimum qualifications are met, and to modify, postpone, or cancel this Request for Proposal, in whole or in part, or decide to award a contract to perform only some of the services outlined in this Request For Proposal, without liability, obligation, or commitment to any party, contractor, or organization.
- In addition, TTF reserves the right to request and obtain additional information from any candidate submitting a proposal, and to negotiate the final scope of services with the selected Contractor. TTF is not liable for any costs incurred by Contractors prior to the issuance of an agreement, contract, or purchase order. The costs of developing



proposals, oral presentations, or any other such expenses incurred by the Contractor in responding to the RFP are entirely the responsibility of the contractor and shall not be reimbursed in any manner by TTF. No materials or labor will be furnished by TTF.

- TTF reserves the right to waive or permit cure of minor informalities and/or insignificant mistakes such as matters of form rather than substance and to conduct discussions and negotiations with any qualified respondent in any manner deemed necessary by TTF to serve its best interests. TTF also reserves the right, based on its sole judgment and discretion, to award a contract based upon the written proposals it receives without conducting discussions, interviews, or negotiations.
- If, in the opinion of TTF, a proposal contains false or misleading statements or references, it may be rejected.
- TTF reserves the right to obtain written clarification of any point in a Contractor's proposal or to obtain additional information necessary to properly evaluate a particular proposal. Failure of a Contractor to respond to such a request for additional information or clarification may result in rejection of the Contractor's proposal.
- Failure to comply with these instructions, and the other specific provisions of the RFP, may result in the Contractor's proposal not being reviewed.
- TTF reserves the right, without qualification, to select a Contractor's for further discussions based solely on the content of the RFPs and relevant information obtained from others concerning the respondent's respective records of past performance.
- The Contractor's proposal shall not be made contingent upon uncertain events, which shall not have occurred until after the RFP is completed.
- If it becomes necessary to revise any part of this RFP due to inquiries raised, an email notifying an addendum, supplement or amendment to this RFP will be provided to Contractors who received an original invitation to bid via email OR responded to us with their contact information as described on the cover letter of this RFP. Changes to the RFP shall be accomplished by an amended page or pages.
- The Contractor must comply with all items in Appendix A – Standards and Specifications for Purchasing, Planting, and Maintaining Trees (Community Forestry Grants 2024 Awardee Resource Packet) in order to receive payment.
- TTF reserves the right to refuse (and not pay for) substandard trees per Appendix A – Standards and Specifications for Purchasing, Planting, and Maintaining Trees (Community Forestry Grants 2024 Awardee Resource Packet).
- If the Contractor hires a subcontractor for any purpose, the subcontractor must be approved by TTF.

11. Equal Opportunity Statement

TTF is an equal opportunity employer. Employment at TTF is based solely on a person's merit and qualifications directly related to professional competence. TTF does not discriminate against any employee or applicant because of race, creed, color, religion, gender, sexual orientation,



gender identify/expression, national origin, disability, age, genetic information, veteran status, marital status, pregnancy or related conditions (including breastfeeding), or any other basis protected by law.

12. Drug-Free Workplace

Subcontractor shall maintain a “drug-free” workplace for any employees or subcontractors, including by (1) establishing policies prohibiting the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance, (2) publishing the actions to be taken for any violation of such policies, and (3) notifying Foundation if Subcontractor or any such agent of Subcontractor is convicted for violating a criminal drug statute within five days thereof.

13. Closing Date and Time

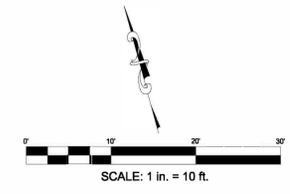
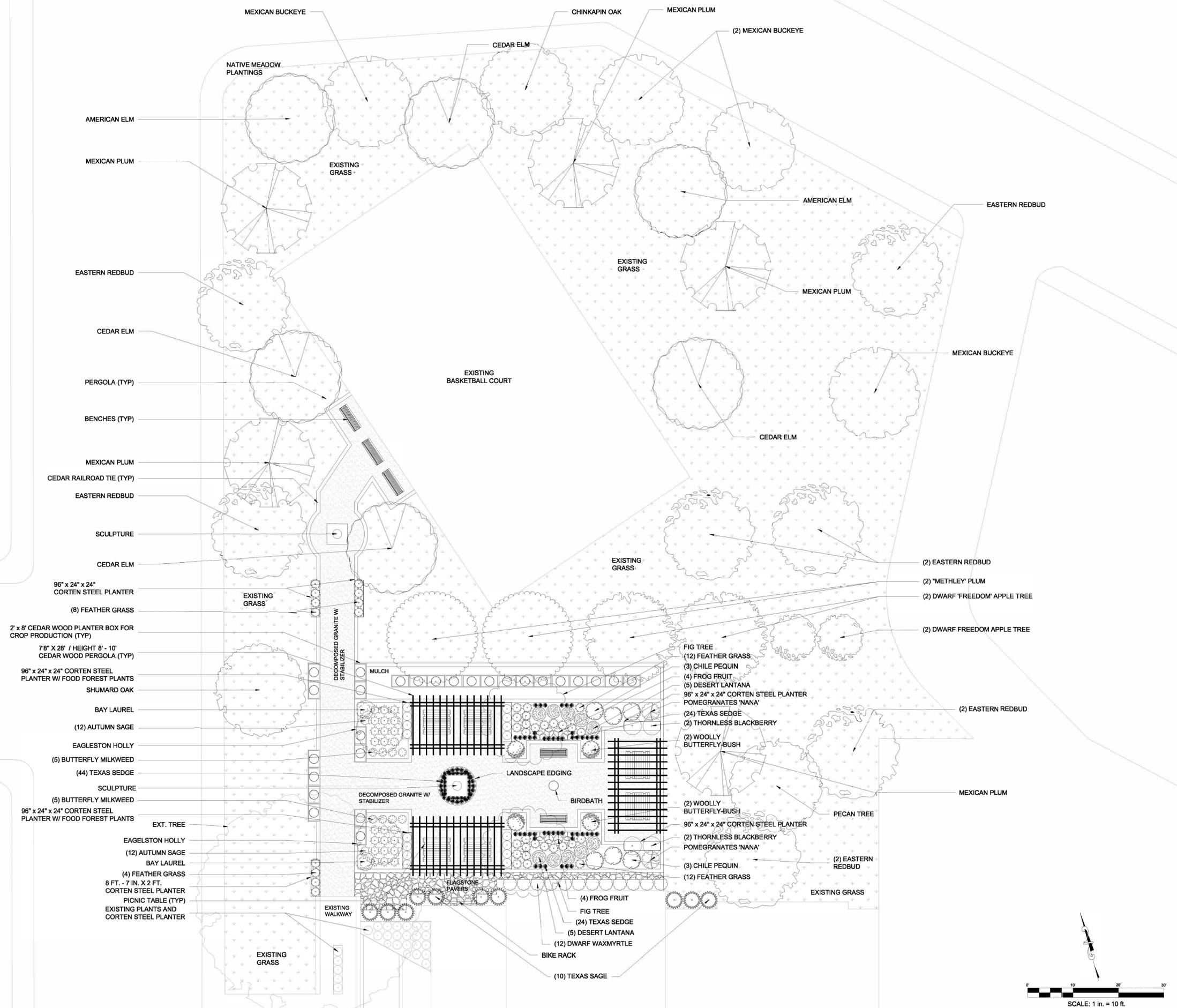
All proposals must be received by Monday, February 23rd, 2026, at 11:59 PM.

It is your responsibility to make sure that you submit a response by the date and time indicated above. Late or incomplete RFP’s will not be considered. If only one proposal is received in response to the RFP, the TTF may either make an award or, if time permits, re-solicit it for the purpose of obtaining additional proposals.

END of Request for Proposals

General Landscape Notes

- 1.) All landscape areas are to be received free from all trash and debris.
- 2.) All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 3" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect.
- 3.) Rotavate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Soil Building Systems and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 3" layer of shredded hardwood mulch.
- 4.) All planting beds not formed by a cedar railroad ties, concrete curb or sidewalk are to be edged with Steel Edging (3/16" x 4") or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.
- 5.) All sodded areas are to receive Zoysia 'Palisades' sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.
- 6.) All lumber for pergolas to be Red Cedar. All hardware and fasteners must be stainless steel to prevent staining. Apply exterior grade sealant prior to installation.
- 7.) Anchor base course of cedar ties to subgrade using #4 rebar. Pre-drill and drive flush with top of timber. Install anchors at 4' O.C. Max and 6" from ends.
- 8.) Contractor shall provide concrete footing for anchoring of site furniture. Method to be determined by contractor based on site conditions and manufacturers recommendations.
- 9.) Contractor to determine methodology for anchoring planter boxes based on site conditions and manufacturers recommendations.
- 10.) All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
- 11.) All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
- 12.) All irrigation sleeves to be installed by licensed irrigation contractor, All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.
- 13.) All turf and planting beds to be zoned separately. All turfs heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
- 14.) All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
- 15.) Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.
- 16.) Plant materials to be provided by others where noted on plan as "crop production".
- 17.) Sculptures noted on plan to be provided by client.



XXXX-XX			
REVISIONS			
REV NO.	DATE	DESCRIPTION	BY
1	FEB 2026	Review Set	CB
2	-	-	-
3	-	-	-

CLIENT

After8 to Educate
 After8toEducate
 4212 E. Grand Ave.
 Dallas, TX 75223
 Contact: Angela Enciso
 Email: angela@after8toeducate.com

LANDSCAPE DESIGN FIRM

Jackson-Breeding Consultant Group
 1566 Dulwich Dr.
 Allen, Texas 75013
 Phone: 756-340-5146
 Contact: Corinn Breeding
 Email: corinbreeding@gmail.com

Landscape Plan

AFTER8toEDUCATE

4212 E. GRAND AVE

DALLAS, TEXAS

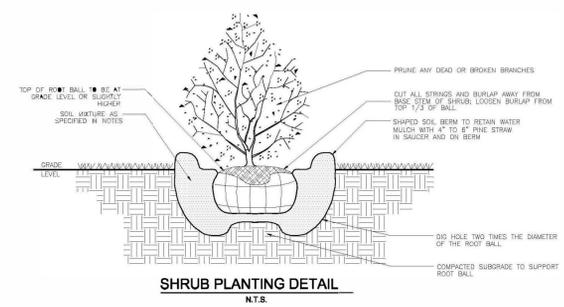
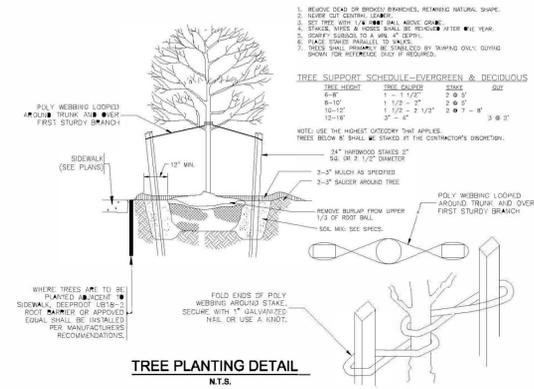
75223

CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
CB	CB	FEB 2026	-	-	L - 1

PLANT SCHEDULE & MISCELLANEOUS MATERIALS LIST

QUANTITY	UNIT	COMMON NAMES	SCIENTIFIC NAMES	SIZE (AT TIME OF PLANTING)	MATURE HEIGHT / SPREAD	SPACING	NOTES
TREES							
2	EA	American Elm	Ulmus americana	45 GAL		40-50' o.c.	
4	EA	Cedar Elm	Ulmus crassifolia	45 GAL	50-70' / 40-60'	30-40' o.c.	
1	EA	Chinkapin Oak	Quercus muhlenbergii	45 GAL	45-110' / 40'-70'	8-10' o.c.	
4	EA	Dwarf Freedom Apple Tree	Malus domestica 'Freedom'	15 GAL	8-12' / 8-12'	8-10' o.c.	
2	EA	Eagleston Holly	Ilex x attenuata 'Eagleston'	65 GAL	15-25' / 10-15'	8-10' o.c.	
8	EA	Eastern Redbud	Cercis canadensis	30 GAL	20-30' / 25-35'	15-20' o.c.	
2	EA	Fig Tree	Ficus carica	15 GAL	10-20' / 10-20'	10-15' o.c.	
4	EA	Mexican Buckeye	Ungnadia speciosa	30 GAL	15-30' / 15-25'	10-15' o.c.	
2	EA	Methley Plum	Prunus salicina 'Methley'	15 GAL	10-20' / 10-20'	12-15' o.c.	
5	EA	Mexican Plum	Prunus mexicana	30 GAL	15-35' / 15-25'	15-20' o.c.	
1	EA	Pecan Tree	Carya illinoensis	30 GAL	45-110' / 70-100'	30-40' o.c.	
1	EA	Shumard Oak	Quercus shumardii	45 GAL	40-60' / 40-60'	30-40' o.c.	
SHRUBS							
2	EA	Bay Laurel	Laurus nobilis	5 GAL	10-30' / 10-20'	6-8' o.c.	
24	EA	Autumn Sage	Salvia greggii	5 GAL	2-3' / 2-3'	24-30" o.c.	
10	EA	Butterfly Milkweed	Asclepias tuberosa	5 GAL	1-3' / 1-2'	18" o.c.	
10	EA	Texas Sage	Leucophyllum frutescens	5 GAL	3-6' / 3-6'	48-60" o.c.	
12	EA	Dwarf Waxmyrtle	Morella cerifera 'Pumila' (syn. Myrica cerifera)	5 GAL	3-6' / 3-6'	48" o.c.	
2	EA	Dwarf Pomegranate 'Nana'	Punica granatum 'Nana'	5 GAL	2-4' / 2-4'	30-36" o.c.	
4	EA	Thornless Blackberry	Rubus spp. (Thornless cultivars)	5 GAL	3-6' / 3-4'	36-48" o.c.	
4	EA	Woolly Butterfly Bush	Buddleja marrubifolia	5 GAL	5' / 5'	48-60" o.c.	
PERENNIALS							
6	EA	Chile Pequin	Capsicum annuum var. glabriusculum	3 GAL	1-3' / 1-3'	24" o.c.	
10	EA	Desert Lantana	Lantana achyranthifolia	3 GAL	2-5' / 2-5'	30-36" o.c.	
ORNAMENTAL GRASSES / GROUND COVER							
92	EA	Texas Sedge	Carex texensis	1 GAL	6-12" / 6-12"	12" o.c.	
4	EA	Frog Fruit	Phyla nodiflora	1 GAL	3-8" / 2-4"	18-24" o.c.	
40	EA	Feather Grass	Nassella tenuissima	1 GAL	1-2' / 1-2'	18-24" o.c.	
MISCELLANEOUS							
800	SF	Bermuda Grass	Cynodon dactylon	3" Depth			Zoysia grass is an acceptable alternative
1,115	SF	Mulch					
2,385	SF	Decomposed Granite		4" Depth			D.G. to be placed on top of filter fabric. DG with darker colors / earth tones preferred. DG selection to be approved by owner prior to installation.
260	SF	Oklahoma Flagstone Walkway					
55	EA	Railroad Ties (Edging) 6 - 8 in. width x 8 ft. length					



XXXX-XX			
REVISIONS			
REV NO.	DATE	DESCRIPTION	BY
1	FEB 2026	Review Set	CB
2	-	-	-
3	-	-	-

CLIENT



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LANDSCAPE DESIGN FIRM



Jackson-Breeding Consultant Group
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Landscape Details
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
CB	CB	FEB 2026	-	-	L - 2

SECTION 321500
AGGREGATE SURFACING

PART 1 GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Decomposed granite.
 - 2. Stabilizer.
 - 3. Soil barrier.
 - 4. Herbicide.
- B. Related Sections:
 - 1. Division 01: Administrative, procedural, and temporary work requirements.

1.2 REFERENCES

- A. ASTM International (ASTM):
 - 1. C136/C136M - Standard Test Method for Sieve Analysis of Fine and Coarse Aggregate.
 - 2. D698 - Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft³ (600 kN-m/m³)).
 - 3. D4254 - Standard Test Methods for Minimum Index Density and Unit Weight of Soils and Calculation of Relative Density.
 - 4. D6938 - Standard Test Methods for In-Place Density and Water Content of Soil and Soil-Aggregate by Nuclear Methods (Shallow Depth).

1.3 SUBMITTALS

- A. Submittals for Review:
 - 1. Samples:
 - a. 1 pint of proposed aggregate illustrating color, size, and gradation.
 - b. 12 x 12 inch soil barrier samples.

1.4 QUALITY ASSURANCE

- A. Furnish aggregate from single source throughout Work.
- B. Perform sieve analysis on proposed decomposed granite in accordance with ASTM C136/C136M.
- C. Obtain stabilizer manufacturer's approval of decomposed granite aggregate sieve analysis prior to beginning installation.
- D. Mockups:
 - 1. Provide mockups showing aggregate surfacing size and color range, surface texture, and overall workmanship.
 - 2. Size: Minimum 4 x 4 feet.
 - 3. Locate where directed.
 - 4. Approved mockups may remain as part of the Work.

1.5 PROJECT CONDITIONS

- A. Do not place aggregate on soft, muddy, or frozen surfaces.

- B. Do not install aggregate during precipitation or at temperatures below 40 degrees F.

PART 2 PRODUCTS

2.1 MATERIALS

- A. Decomposed Granite:
 - 1. Color: Refer to Materials Legend.
 - 2. Gradation:

<u>US Sieve No.</u>	<u>Percent Passing by Weight</u>
3/8 inch	100
No. 4	90 to 100
No. 8	75 to 80
No. 16	55 to 65
No. 30	40 to 50
No. 50	25 to 35
No. 100	15 to 20
No. 200	10 to 15

2.2 ACCESSORIES

- A. Stabilizer: Stabilizer by Stabilizer Solutions, Inc. (www.stabilizersolutions.com) or approved substitute.
- B. Soil Barrier: Geosynthetic fabric manufactured specifically for control of weeds under paving or in landscape areas.
- C. Staples: Galvanized steel, 6 inches long.
- D. Herbicide: Pre-emergent, non-selective type.

2.3 MIXES

- A. Mix stabilizer with decomposed granite aggregate in accordance with manufacturer's instructions.

PART 3 EXECUTION

3.1 PREPARATION

- A. Correct irregularities in subgrade gradient and elevation by scarifying and reshaping.
- B. Compact subgrade to minimum 85 percent of ASTM D698 standard Proctor maximum dry density at or near optimum moisture content.
- C. Apply herbicide in accordance with manufacturer's instructions. Allow vegetation to die before proceeding.

3.2 INSTALLATION

- A. Place soil barrier over subgrade; install in accordance with manufacturer's instructions.

- B. Secure soil barrier with staples spaced maximum 6 feet on center in two perpendicular directions.
- C. Spread aggregate over subgrade to minimum compacted thickness indicated. Where overall thickness exceeds 4 inches, place aggregate in two lifts of equal thickness.
- D. Level and contour surfaces to elevations and gradients indicated.
- E. Water aggregate to full depth without flooding and runoff.
- F. When aggregate is capable of supporting compaction equipment without damage, roller compact to minimum 95 percent of ASTM D4254 relative density at or near optimum moisture content.
- G. Use mechanical tamping equipment in areas inaccessible to compaction equipment.
- H. Where aggregate surfacing abuts other paving types, align top surface of aggregate to within 1/4 inch of adjacent surfaces after compaction.
- I. Final surface to be firm, stable, free of cracks, and slip-resistant.
- J. After compaction, apply herbicide in accordance with manufacturer's instructions.
- K. Tolerances:
 - 1. Maximum variation from flat surface: ½ inch in 10 feet.
 - 2. Maximum variation from thickness: ½ inch.
 - 3. Maximum variation from elevation: ½ inch.

3.3 FIELD QUALITY CONTROL

- A. Testing and Inspection Services:
 - 1. After compaction of subbase for decomposed granite surfacing perform field in-place density tests per ASTM D6938, one test for each 2500 square feet.
 - 2. Upon completion of decomposed granite surfacing perform field in-place density tests per ASTM D6938, one test for each 2500 square feet.

END OF SECTION