

MATILDA STREET  
(F.K.A. FLORENCE STREET)  
(58-FOOT EXISTING RIGHT-OF-WAY)  
(55-FOOT DEDICATED BY FINAL PLAT)

VANDERBILT AVENUE  
(F.K.A. AVETA STREET)  
(58-FOOT EXISTING RIGHT-OF-WAY)  
(55-FOOT DEDICATED BY FINAL PLAT)

DELMAR AVENUE  
(54-FOOT EXISTING RIGHT-OF-WAY)  
(55-FOOT DEDICATED BY FINAL PLAT)

GOODWIN AVENUE  
(40-FOOT EXISTING RIGHT-OF-WAY)  
(48-FOOT DEDICATED BY FINAL PLAT)

#### Staff comments:

Staff and applicant have discussed the following with respect to the landscape plan:

1. Where LA plan shows conflict between sidewalk and existing trees, engineering and arborist staff will work with applicant at permitting to ensure that sidewalks are located so as not to harm existing trees, while also conforming to the text of the ordinance

--> text of ordinance controls over these exhibits, so LA and dev plans will not need to be amended in order to make these minor adjustments

#### Staff comments, cont'd:

--> width reduction for sidewalk/buffer along Matilda Street (allowed per text of ordinance) will be utilized to ensure protection of existing trees along this frontage

--> sidewalk/buffer width is not to be reduced along the ENTIRE length of Matilda Street frontage, just where necessary to avoid an existing tree

--> minimum buffer required per text of ord does not preclude an increase in buffer width where necessary to avoid existing trees

2. Minor revisions to LA plan needed for consistency with dev plan (prior to CC)

**NOTE:**  
Prior to the issuance of a certificate of occupancy, minimum six feet wide unobstructed sidewalks with minimum five feet wide buffer must be provided along the entire length of all street frontages, typ. The sidewalk width may be reduced to a minimum of five feet in order to save an existing tree. If the required sidewalk is located outside of the public ROW a sidewalk easement will be required.

#### LANDSCAPE TABULATIONS

THE CITY OF DALLAS, TEXAS - PD XXX

##### SITE TREE REQUIREMENTS

- One (1) tree, 2" cal., per 4,000 s.f. of lot area  
Required: 197,976.50 s.f.  
Provided: 150 trees, 2" cal.  
(50) existing tree credits

##### STREET TREE REQUIREMENTS

- One (1) tree, 3" cal., per 40 l.f. of street frontage.
- A minimum of two (2) trees per street frontage.
- All trees must be located within 30' of the projected street curb.

Vanderbilt Avenue: 600 l.f.  
Required: 15 trees, 3" cal.  
Provided: (4) existing trees  
(11) trees, 4" cal.

Delmar Avenue: 325 l.f.  
Required: (8) trees, 3" cal.  
Provided: (8) trees, 3" cal.

Goodwin Avenue: 600 l.f.  
Required: (1) existing tree  
(14) trees, 4" cal.

Matilda Street: 325 l.f.  
Required: (8) trees, 3" cal.  
Provided: (4) existing trees  
(4) trees, 4" cal.

LANDSCAPE DESIGN OPTIONS  
Points are obtained by meeting design option requirements in order to achieve the total number of points required for the property.

Total Site: 197,976.50 s.f. (4.54 ac.)  
Required: 30 points

Provided  
Screening - Option 1  
Single row of 24" ht. shrubs 5 points

Building Facade - Option 1  
min. 3' depth planting bed  
along 50% of building facade 5 points

Pedestrian Uses - Option 2  
Special Amenities (min. 5% of site)  
Required: 9,899 s.f.  
Provided: 11,728 s.f. 10 points

Pedestrian Uses - Option 4  
Athletic Fields (min. 5% of site)  
Required: 9,899 s.f.  
Provided: 14,178 s.f. 10 points

Total: 30 points

#### PLANT LEGEND

SYMBOL	COMMON NAME
DW	Desert Willow
LE	Lacebark Elm
LO	Live Oak
RO	Texas Red Oak
SO	Shumard Red Oak
TYH	Tree Yaupon Holly

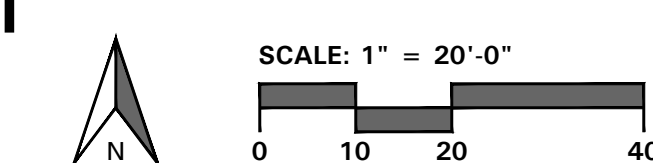
AB	Glossy Abelia
DBH	Dwarf Burford Holly
DWM	Dwarf Wax Myrtle
HR	Horsetail Reed
LOR	Loropetalum 'Purple Pixie'
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
RY	Red Yucca
TS	Texas Sage 'Green Cloud'
LIR	Liriope 'Big Blue'
MFG	Mexican Feathergrass
SOD	Common Bermudagrass
DG	Decomposed Granite
SYN-1	Synthetic Turf - Color 1
SYN-2	Synthetic Turf - Color 2

#### EXISTING TREE LEGEND

9	EXISTING TREE TO REMAIN
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LANDSCAPE PLAN



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DATE MAY 20, 2022  
DRAWN BY RMT  
CHECKED BY KAH  
BRW PROJECT NUMBER 221049.00

DALLAS ISD  
ORG 174 GENEVA HEIGHTS  
ELEMENTARY  
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NO.	REVISION	DATE

L2.01

LANDSCAPE  
PD EXHIBIT