

- LEGEND**
- Proposed Canopy Tree
 - Existing Canopy Tree
 - Light Fixtures: 30'-0" Max Height
 - Stadium Light Fixtures

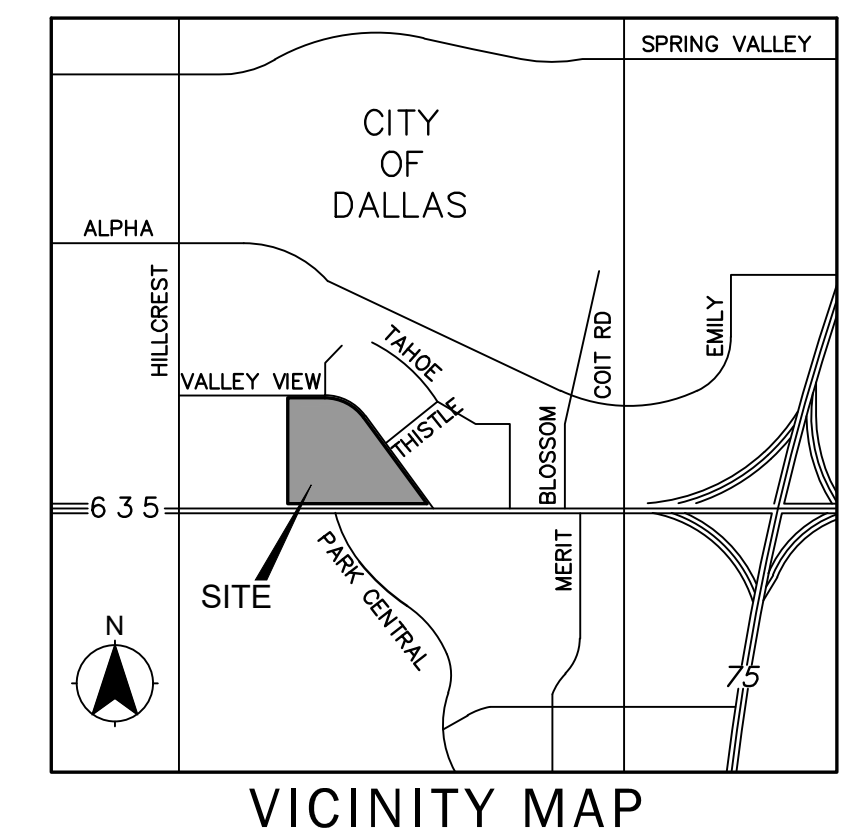
TREE MITIGATION

PROTECTED TREES TO REMAIN			PROTECTED TREES TO BE REMOVED		
Number	Common Name	Size	Number	Common Name	Size
1	Live Oak	60"	2	Bur Oak	8"
3	Cedar Elm	24"	6	Live Oak	30"
4	Live Oak	24"	7	Live Oak	30"
5	Live Oak	24"	11	Cedar Elm	8"
8	Live Oak	30"	12	Bur Oak	8"
9	Live Oak	30"	16	Live Oak	24"
10	Live Oak	36"	21	Live Oak	24"
13	Live Oak	12"	27	Chinese Pistachio	24"
14	Live Oak	12"	44	Live Oak	24"
17	Pecan	36"	64	Live Oak	60"
20	Live Oak	24"	66	Live Oak	30"
22	Live Oak	30"	75	American Elm	36"
23	Live Oak	30"	76	Live Oak	12"
25	Live Oak	12"	77	Live Oak	20"
26	Live Oak	24"			
28	Live Oak	36"			
29	Live Oak	24"			
30	Live Oak	36"			
31	Live Oak	24"			
32	Live Oak	12"			
33	Live Oak	24"			
34	Live Oak	24"			
35	Live Oak	36"			
36	Live Oak	30"			
37	Pecan	48"			
38	Pecan	36"			
39	Live Oak	36"			
41	Live Oak	36"			
42	Texas Ash	24"			
43	Texas Ash	24"			
47	Live Oak	12"			
48	Live Oak	8"			
49	Live Oak	8"			
51	Lacebark Elm	8"			
52	Lacebark Elm	8"			
53	Lacebark Elm	8"			
54	Lacebark Elm	10"			
55	Lacebark Elm	8"			
56	Lacebark Elm	8"			
57	Lacebark Elm	8"			
59	Live Oak	8"			
63	Live Oak	30"			
69	Live Oak	36"			
71	Texas Ash	24"			
73	American Elm	36"			
74	American Elm	36"			
78	Cedar Elm	24"			
79	Live Oak	12"			

Total Inches for Mitigation = 326"

NON PROTECTED TREES TO REMOVED		
Number	Common Name	Size
15	Chinaberry	8"
18	Chinaberry	8"
19	Chinaberry	8"
67	Black Willow	4-10"
68	Black Willow	12"
70	Black Willow	36"

NON PROTECTED TREES TO REMAIN		
Number	Common Name	Size
24	Hackberry	30"
40	Hackberry	24"
45	Hackberry	6"
46	Hackberry	6"
58	Hackberry	10"
60	Hackberry	6-6"
61	Hackberry	10"
62	Hackberry	2-10"
72	Hackberry	36"



LAND AREA
Existing 789,104 s.f. 18.1153 Acres

FLOOR AREA
Max Allowed Per PD 143: 200,000 S.F.
Total Floor Area: 158,835 S.F.

BUILDING HEIGHT
Maximum 60' height

LOT COVERAGE
Proposed total 17%
Max. Allowed Per PD 40%

PARKING
Parking Required 170 Spaces
Parking Provided 196 Spaces

Parking may be phased w/ building construction always meeting minimum requirements.

ARTICLE X LANDSCAPE REQUIREMENTS
Site Trees Required: 198
Provided: 271

Street Trees Required: 56
Provided: 56

Design Standards
Design Standards shall comply with Article X

Significant landscape enhancement, hardscape paving and special features shall be provided within the provided courtyards and playground areas.

ONSITE STACKING
22' of queuing space w/153 vehicles to stack at peak periods.

Onsite stacking may be phased w/ building construction always meeting minimum requirements.

OFF STREET LOADING AREA
Off street loading areas required: 2
Off street loading areas provided: 2
(1 medium size / 1 small size)

- TREE CALIPER INCH REPLACEMENT SCHEDULE:**
- Total caliper inches previously removed - to be mitigated 291"
 - Total caliper inches to be removed 326"
 - Total caliper inches to mitigate 617"
 - Total caliper inches proposed (Replacement trees shall exceed tree mitigation requirements) 618"
- All landscape open space areas will be irrigated with automatic underground irrigation system.
 - A landscape plan must be submitted to the building official prior to the construction of a new building.
 - Tree locations are conceptual. Actual spacing and layout may change.
 - Tree mitigation may increase if additional trees are removed.
 - Tree Protection shall comply with Article X

MF- 2 (A)
BLOCK 1/7497
THE GOOD LIFE ADDITION
D.A. RESIDENTIAL TWO LTD.
7373 VALLEY VIEW LN.
V. 2001156, P. 4800
D.R.D.C.T.



DEVELOPMENT/LANDSCAPE PLAN
M212-022
PD NO. 143
THE COVENANT KNIGHTS SCHOOL
7300 VALLEY VIEW LANE
CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
JM	TW	OCT 2022			DP.1