

Property Address
7420 LA VISTA DRIVE
DALLAS, TEXAS 75214

Current Zoning - PD 440 (Ord.Nos. 19455; 22749; 26042)

First Floor Gross Square Footage	71,519 sq.ft.
Second Floor Gross Square Footage	37,067 sq.ft.
Third Floor Gross Square Footage	37,067 sq.ft.
Penthouse Gross Square Footage	2,550 sq.ft.
Total Gross Square Footage	148,202 sq.ft.

Temporary Portables	Required	Provided
Total Portable Buildings Gross Square Footage	3,074 sq.ft.	

Temporary Classrooms	Required	Provided
Total Temporary Classrooms	4 Classrooms	

Requirements of Mix Use	Required	Provided
Minimum front yard setback		As noted on development plan
Minimum side yard		As noted on development plan
Minimum side yard adjacent to a street		As noted on development plan
Minimum rear yard		As noted on development plan
Maximum building height	60 Feet	42'-4"

Floor Area Ratio	Required	Provided
First Floor Gross Square Footage	71,519 sq.ft.	
Second Floor Gross Square Footage	37,067 sq.ft.	
Third Floor Gross Square Footage	37,067 sq.ft.	
Penthouse Gross Square Footage	2,550 sq.ft.	
Total Gross Square Footage	148,202 sq.ft.	
Total area of lot:	297,785 sq.ft.	
Total Floor Area Ratio	0.497681091 FAR	

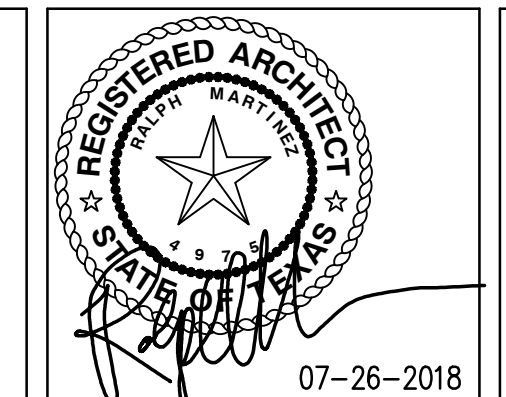
Parking Analysis	
Elementary School Core Classrooms	38
Total Parking at 1.5 spaces per elementary classroom	57
Middle School Core Classrooms	8
Total Parking at 3.5 spaces per elementary classroom	28
Parking required total:	85
Parking provided total:	89

DEVELOPMENT PLAN PD 440 REVISION

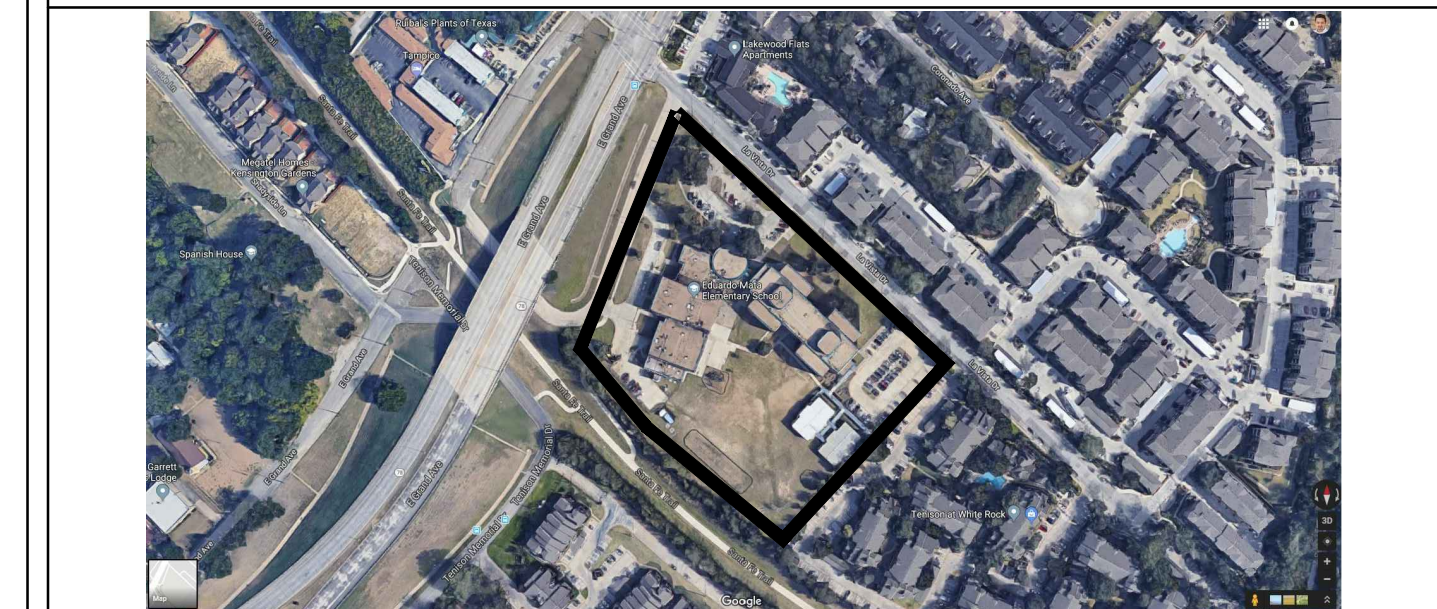
DALLAS INDEPENDENT SCHOOL DISTRICT
 EDUARDO MATA MONTESSORI SCHOOL
 7420 LA VISTA DRIVE - DALLAS, TEXAS 75214

DATED ISSUED - JULY 26, 2018

REVISIONS		
No.	DATE	DESCRIPTION



VICINITY MAP LOCATION

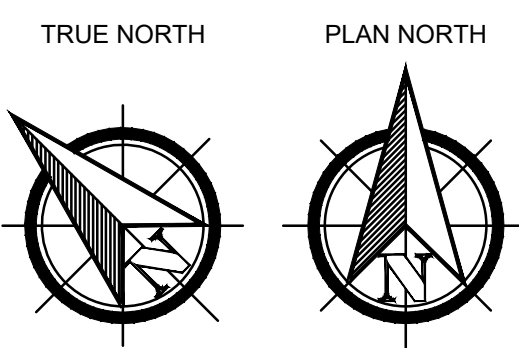
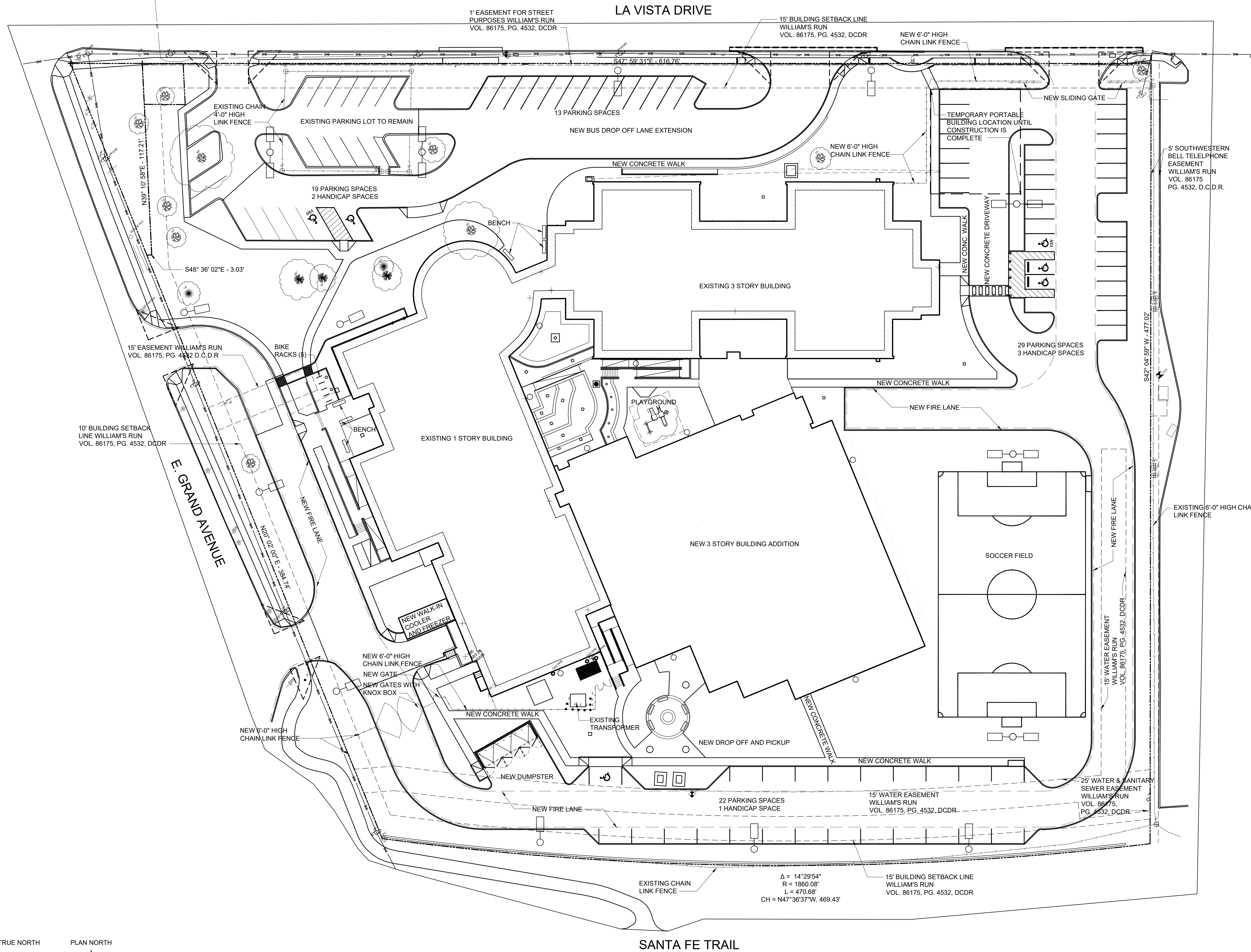


SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A100



01 OVERALL SITE PLAN

SCALE: 1" = 20'-0"