



**PARKING - SPACES AT 18' LONG X 9' WIDE TYP.**

SCHOOL TYPE	NUMBER OF CLASSROOMS	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
HIGH SCHOOL PHASE 1	41 HOME ROOM	336	404
MIDDLE SCHOOL PHASE 2	28 HOME ROOM	66	227
TOTAL	304	402	631
HC	404 HS (PHASE 1)	301-400 = 8 HC	8
	227 MS (PHASE 2)	301-300 = 7 HC	8

**SITE INFORMATION**

TOTAL SITE = 105,237 ACRES  
FLOOR AREA RATIO = .074  
(4,584,136.7 SF)  
LOT COVERAGE = 0.7%

BUILDING: 350,000 SF  
24 STORY  
47 BUILDING HEIGHT

**IMPERVIOUS COVERAGE**

SURFACE LOTS AND DRIVES = 265,000 SF  
TOTAL IMPERVIOUS COVERAGE = 712,000 SF  
PERCENT COVERAGE = 20%

**CAR QUEUE LENGTH**

PHASE 1 - HIGH SCHOOL = 6,875 LF  
PHASE 2 - MIDDLE SCHOOL = 3,600 LF  
TOTAL PROPOSED QUEUE = 9,475 LF

**LIFE SCHOOL DUNCANVILLE (CHARTER) FOR LIFE SCHOOL**

SOUTHEAST CORNER  
E. DANIELDALE ROAD & S. COCKRELL HILL ROAD  
DUNCANVILLE, TEXAS 75137

MAY 28, 2024

**LIFE SCHOOL**

OWNER:  
LIFE SCHOOL,  
152 EAST OVILLA ROAD  
SUITE A  
RED OAK, TEXAS 75154

**HKS**

ARCHITECT:  
HKS, INC.  
355 N. SAINT PAUL ST.  
SUITE 100  
DALLAS, TX 75201

**SCALE = 1" = 120'**

**SITE PLAN**