

Exhibit D

Bulk Standards

Lot Area	Minimum 30 acres
Lot Width	Minimum 1,000 feet
Lot Coverage	40% maximum coverage by buildings and pavement
Lot Frontage	Minimum 1,000 feet
Setbacks	30' building setback from Austin and Longwood 15' building setback from eastern and southern boundary Landscaping, driveways, and parking permitted in setbacks
# of structures	Maximum number of structures as shown on Exhibit E Master Plan
Structure Height	45' maximum building/structure height
Parking	1 space per employee 1 space per business vehicle 2 spaces per classroom

phase 1

- a** entry drive + road to radnor st
- b** rain garden
- c** south parking
- d** student drop off hardscape
- e** detention pond
- f** grass practice field alternate synthetic turf
- g** monument school sign
- h** basketball court
- j** connector road - austin st to longwood
- k** 4'h chain link fencing at detention

phase 2

- a** expanded south parking

phase 3

- a** pk-k play area 4' high black chain link fence
- b** hardscape at lower el entry



phase 4 / masterplan

- a** main entry hardscape
- b** staff patio
- c** access road to longwood
- d** east detention pond
- e** north parking
- f** student drop-off hardscape
- g** receiving
- h** athletic parking
- i** home + away bleachers (800 total) + pressbox
- j** 400m turf track and field
- k** discus (grass) + shotput (gravel)
- l** athletics plaza (concessions + restrooms)
- m** baseball
- n** softball
- o** rain garden
- p** art + science patio
- q** ms hangout space (+basketball)
- r** grass practice field alternate synthetic turf

parking provided:
120 spaces (ph1)
100 spaces (ph2)
120 spaces (ph4)
75 spaces (ph 4)
415 spaces total

belonging - flexible - missional - connects - planned for the future

existing

- a** existing drainage route

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