

Exhibits

Exhibit A – Application – *same*

Exhibit B – Location Map – *same*

Exhibit C – ALTA Survey – *same*

Exhibit D – Bulk Standard – *same*

Exhibit E – Lowell School Master Plan

Exhibit F – Lowell School Phase 1 Plan

Exhibit G – Lowell School Phasing Plan – *new*

Project Description

Proposed is a new, private, Pre K through 8th grade school in Lowell, Indiana. While Crown Point Christian is planting this school, it will have it's own identity with a unique name and brand. As can be seen on the Master Plan exhibit, the school can accommodate at full build out up to 4 sections per grade.

Plans include the school, athletic fields, concessions area, and adequate play areas for each developmental level.

Careful planning ensures adequate parking and connectivity around the site. Additional parking is included near the outdoor athletic fields.

ROW Dedication

Plan includes 50' of Right-Of-Way dedication along Austin Avenue. Plan also includes a Right-Of-Way dedication to facilitate the future connection and extension of Longwood Avenue. The school will dedicate half, or 30', of the Longwood Right-Of-Way along our northern border which will allow construction of the road once the property to the north develops.

Phasing

Phase 1 is delineated on the attached Exhibit titled "Lowell School Phase 1 Plan". Additional phases will be added according to the attached "Lowell School Master Plan" as demand from additional enrollment requires.

Plan is for 4 phases of development. Each of the 4 phases are outlined on the attached 5 page Exhibit G called the "Lowell School Phasing Plan".

Detailed site plans will be submitted to the planning department for subsequent phases and approved when in substantial compliance with the Master Plan.

a entry drive + road to radnor st

- rain garden

-
 south parking

- d** student drop out
hardscape

-
- detention pond

- f** grass practice field
alternate synthetic turf

- monument school
sign

- ## h basketball court

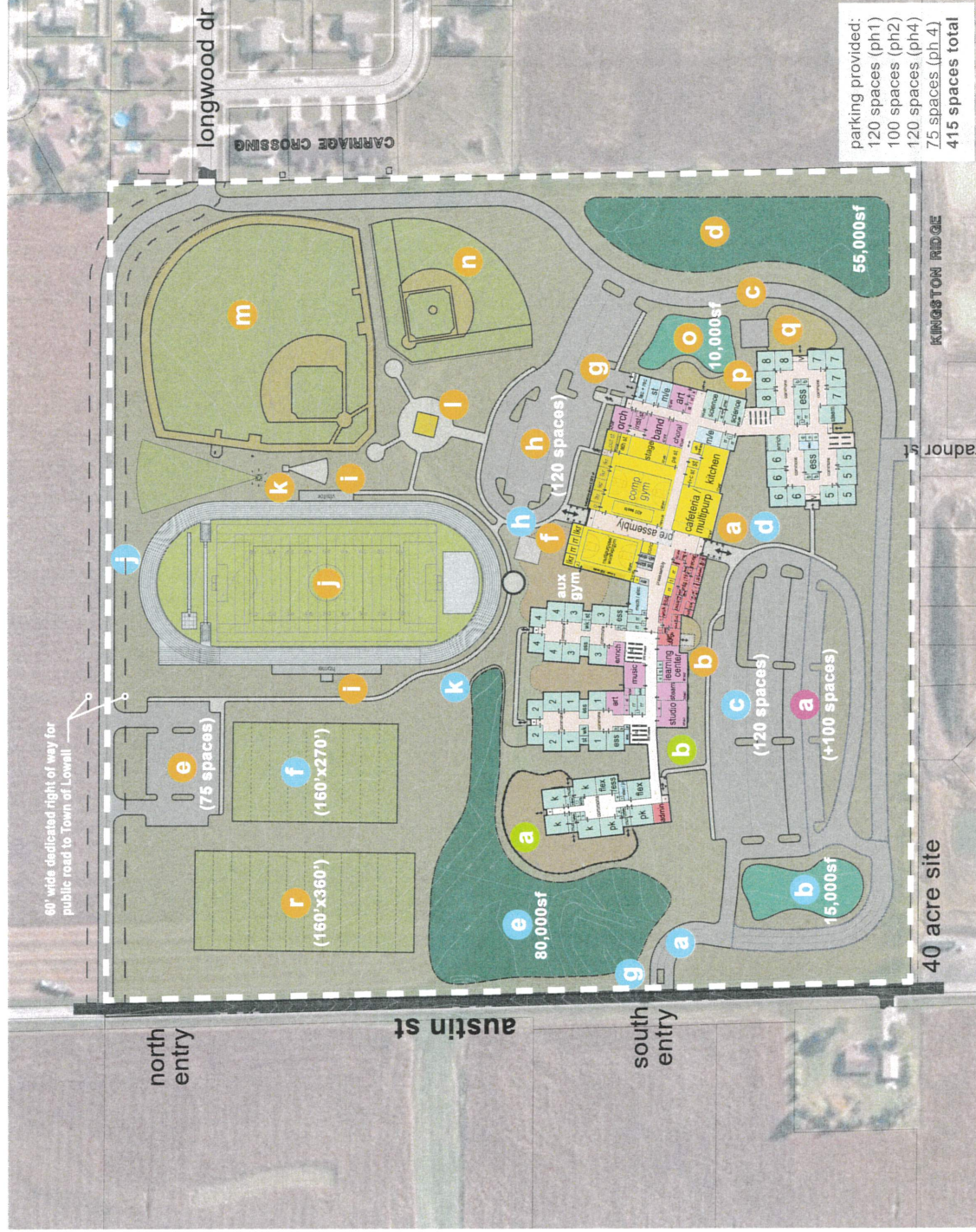
- connector road -
austin st to longwood

- k** 4'h black chain link fencing at detention

a expanded south parking

a pk-k play area
4' high black chain
link fence

- b** hardscape at lower el entry

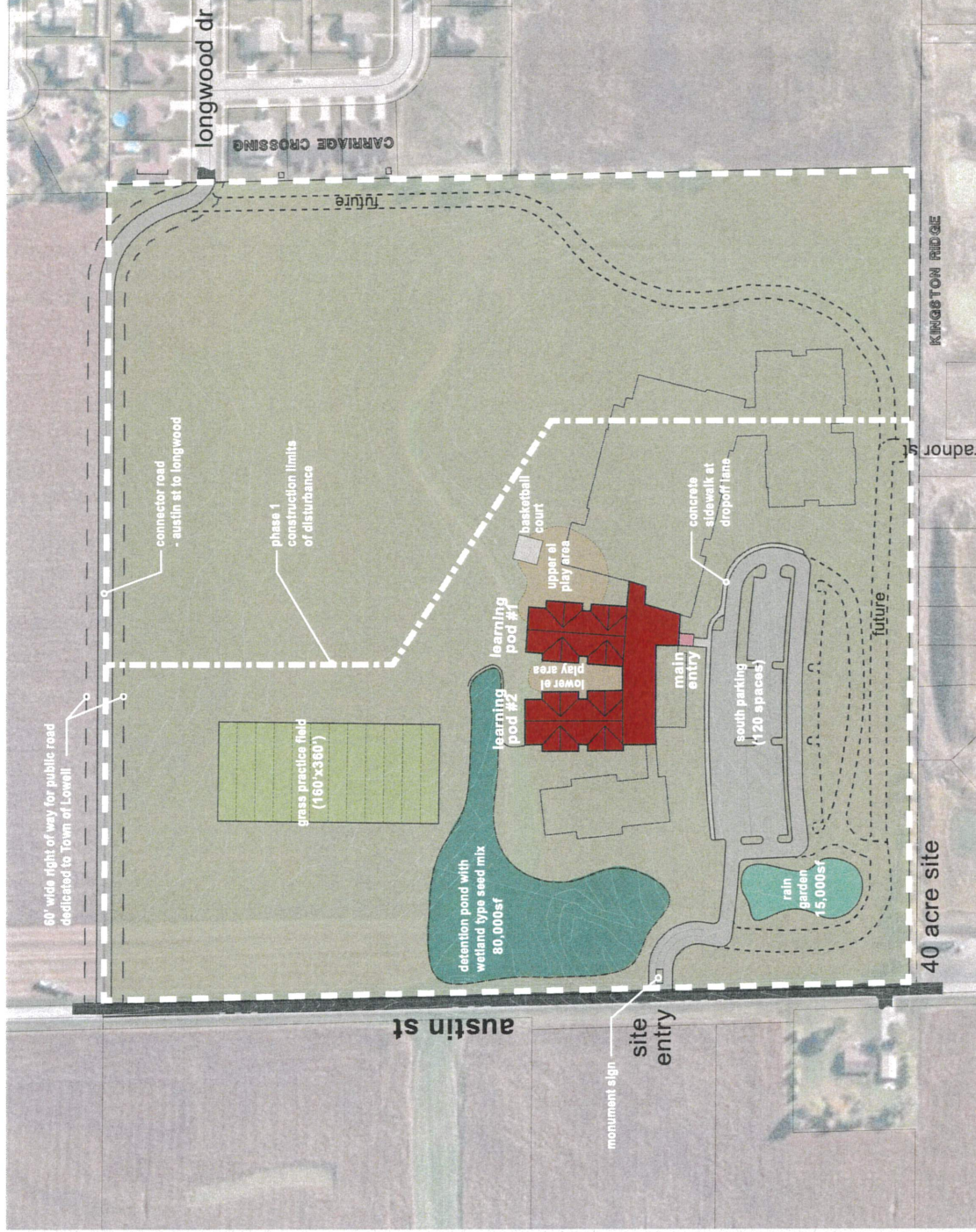


parking provided:
120 spaces (ph1)
100 spaces (ph2)
120 spaces (ph4)
75 spaces (ph 4)
415 spaces total

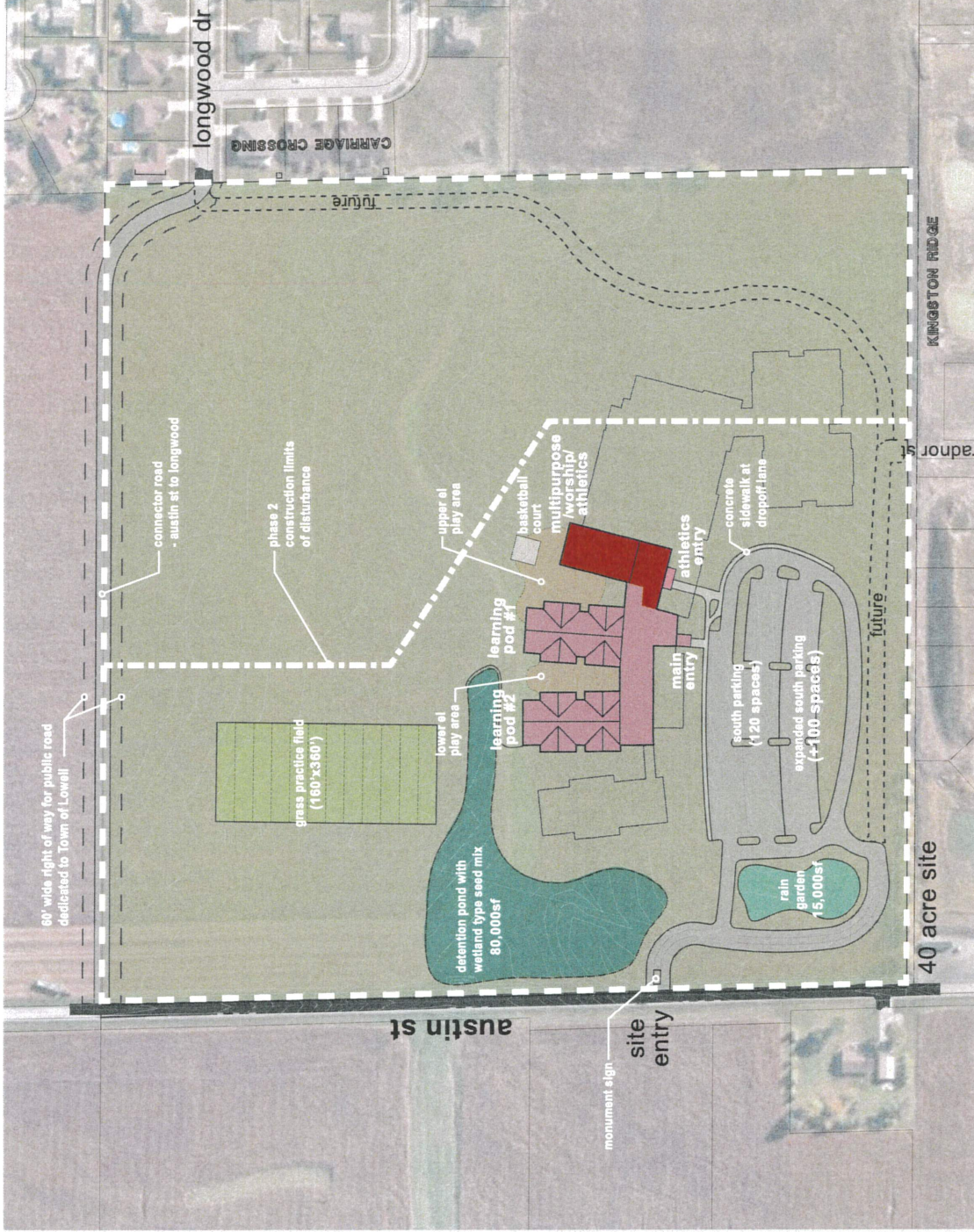
k 4'h black chain link fencing at detention



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



project data
40 acre site
43,600 sf building:
• 25,000 sf base project
• 18,600 sf stretch all shelled
parking provided:
120 spaces (ph1)
120 spaces total



project data

40 acre site

56,500 sf building:

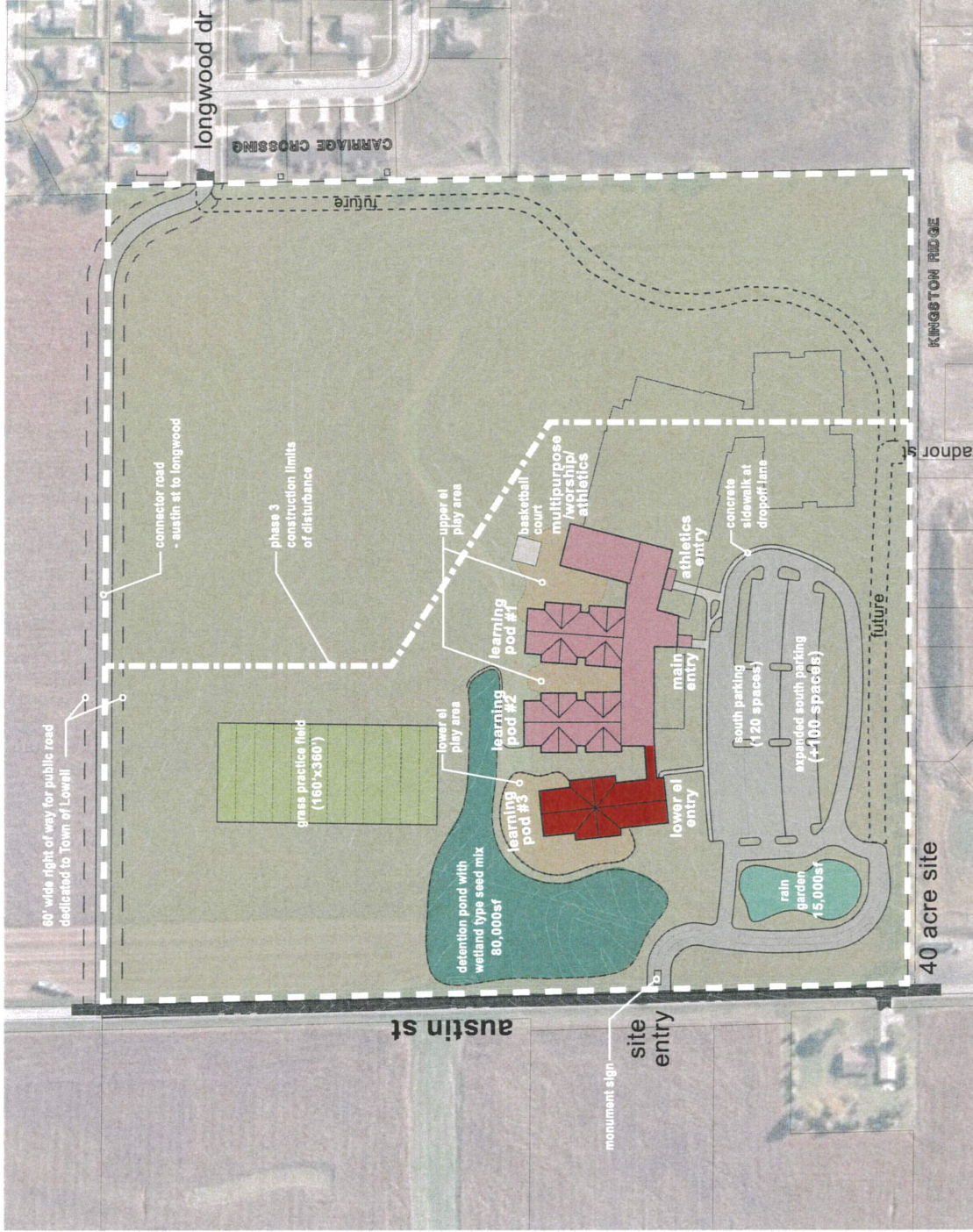
- 25,000 sf ph 1
- 13,800 sf pod #2 buildout (ph 2A)
- 13,000 sf addition (ph 2A)
- 4,700 sf pod #2 buildout (ph 2B)

parking provided:

120 spaces (ph1)

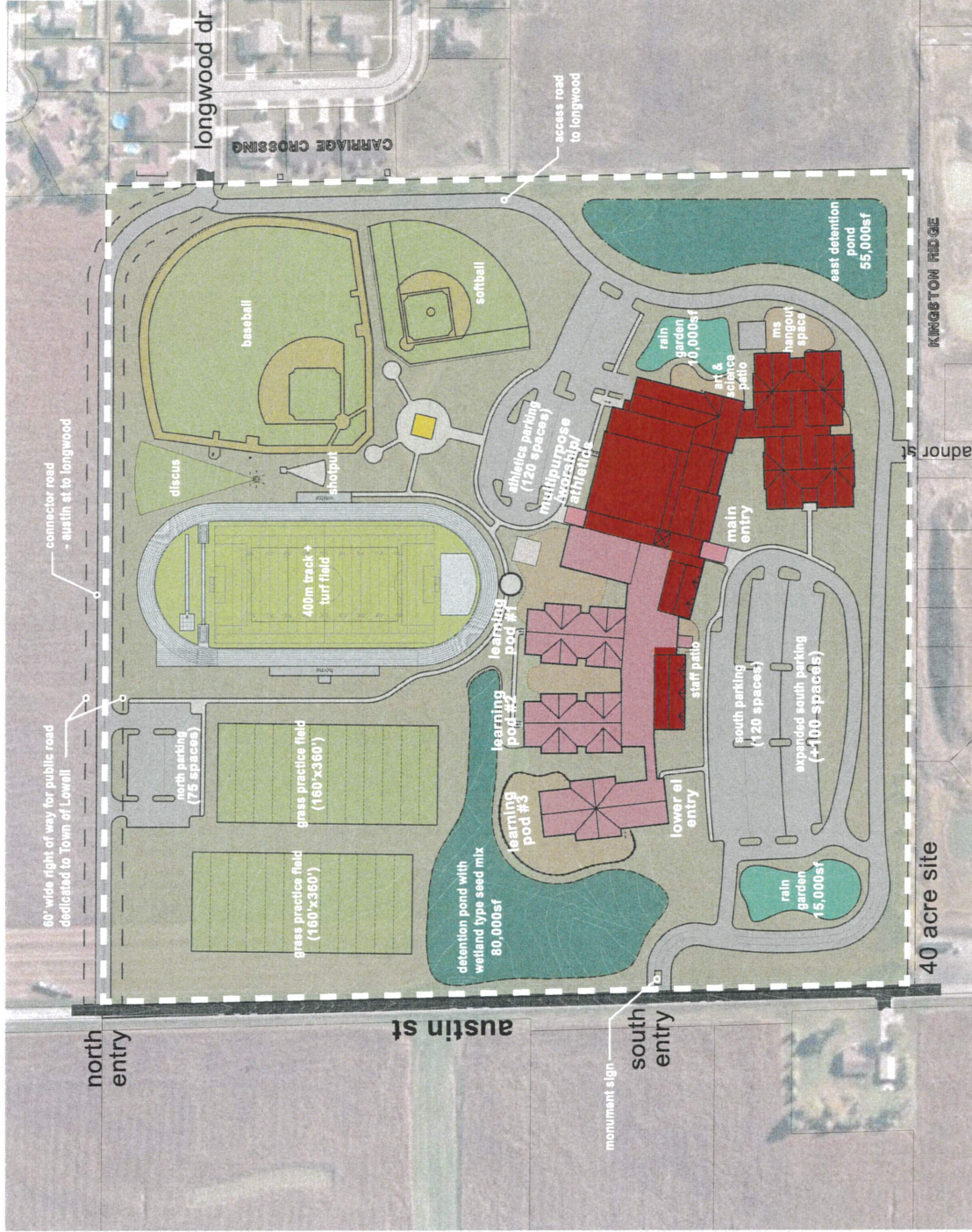
100 spaces (ph2)

220 spaces total



project data
40 acre site
73,750 sf building:
• 56,500 sf previous (ph 1+2A+2B)
• 17,250 sf pod #3 add (ph 3)
parking provided:
120 spaces (ph1)
100 spaces (ph2)
220 spaces total

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



project data

40 acre site

175,000 sf building:

- 73,750 sf previous (ph 1+2A+2B+3)
- 101,250 sf addition (ph 4)

parking provided:

- 120 spaces (ph 1)
- 100 spaces (ph 2)
- 120 spaces (ph 4)
- 75 spaces (ph 4)

415 spaces total



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

floor plan program legend

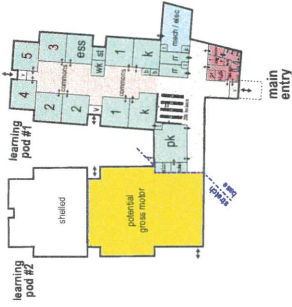
- circulation
- learning environments
- co-curriculars
- athletics / multipurpose
- admin
- back of house

phasing key plan



square foot by phase
phase 1 25,000sf
phase 2a +26,800sf
phase 2b +4,700sf
phase 3 +17,250sf
phase 4 +101,250sf
phase total 175,000sf

1 Pod #1 + stretch shelled



2A Buildout 1/2 Pod #2 + gym



2B Buildout Pod #2



3 Pod #3



4

masterplan: MS pods, comp gym, cafeteria, learning center

