

Overall Schematic Plan

SCALE: N.T.S.



Development Summary:

Land Use	LMC Minimum Requirement	Concept Sketch
Open Space	5% or 0.5 Ac.	1.0 +/- Ac.
Non-Residential	15% or 1.5 Ac.	3.4 +/- Ac.
Residential	15% or 1.5 Ac.	4.0 +/- Ac.
Right-of-way	N/A	1.9 +/- Ac.
Total		10.3 +/- Ac.

Development Yield	LMC Min FARs or Du/ Ac	Concept Sketch	LMC Min Parking	Concept Sketch
Office	0.25 FAR or 37,480 sq ft	72,300 sq ft or 0.48 FAR • 8,300 GSF to occur w/in the Spring Bank House and Carriage House	1 space per 1,000 or 72	230 spaces or 3.1 per 1,000 • 147 Off-Street parking spaces • 66 On-street parking spaces • 17 Parking spaces @ Spring Bank
Residential	7 Du/ Ac. or 28 Dwelling Units	65 total dwelling Units • 13 Front loaded TH • 48 Rear loaded TH (4 to be MPDUs) • 4 Units in Corner Bldg (all to be MPDUs) *8 total MPDUs.	2 spaces per dwelling unit or 130	163 spaces or 2.5 per unit • 92 TH rear garage spaces • 13 TH front garage spaces • 35 tandem spaces (71 total) • 6 Off-street spaces • 17 On-Street spaces

1. Concept assumes one three (3) story office building with 64,000 GSF with 3,300 GSF fourth (4) story office suite.
2. Concept assumes a total of 8,300 GSF of office to occur within existing Spring Bank House.
3. Concept assumes 57 Market Rate dwellings units and 8 MPDUs. 4 MPDUs to occur within 20x45 Townhouse product and four (4) MPDUs to be housed in Corner four story building.
4. Schedule will be required at Preliminary Plan showing location and timing of construction of MPDUs. Placement of MPDUs may not be allowed within same building and be required to be dispersed throughout the entire project.
5. Construction of office and residential must conform to LMC Section 4. Construction of the MU project must be phased such that 1). No more than 75% the residential dwelling units are permitted until 25% of the non-residential floor area is construction; and 2). No more than 75% of the non-residential floor area is permitted until at least 25% of the dwelling units are constructed.

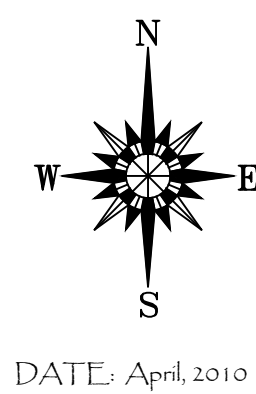
General Notes:

1. Concept Plan was prepared for illustrative schematic design purpose only. Not for construction.
2. Concept Plan was prepared with controlled data obtained from Fox and Associates.
3. Final Topographical Survey, Environmental, Storm Water Management and Forest Stand Delineation Plan may effect Schematic Plan conceptual layout and yield.
4. A detailed grading study and engineering evaluation of the drainage system will be need to be performed. Detailed grading study will need to be performed to determine the amount of earth work to be needed.
5. Design Core Studio, LLC accepts no responsibility for errors, omissions, or positional inaccuracies in the data.

SPRINGBANK SKEMATIC PLAN Alt. 'A'

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Conceptual Water Tower Feature



Conceptual Storm Water and Townhouse Treatment

