

ITEM: 9 & 10

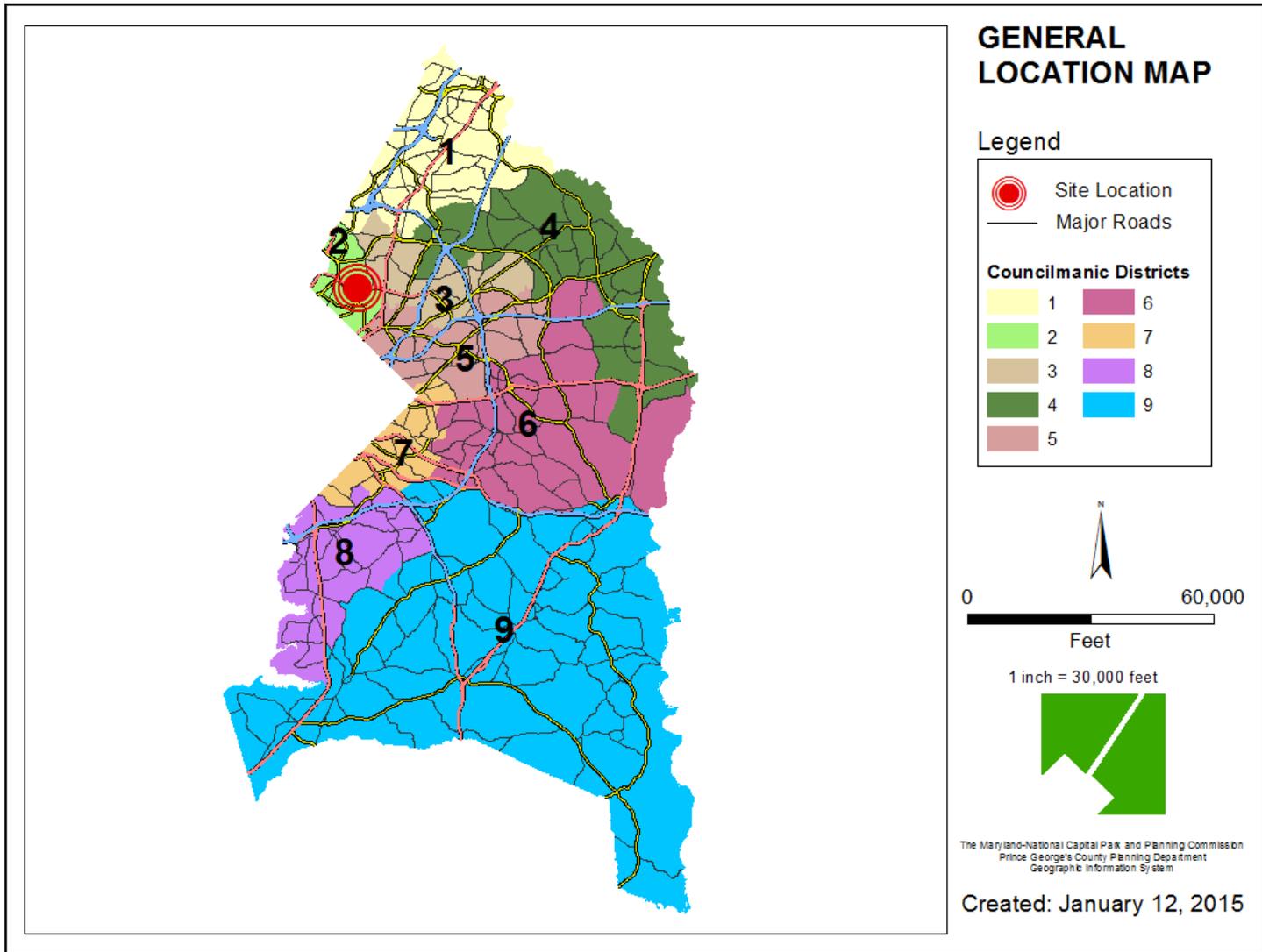
CASE: CSP-11002, DSP-14010 & DPLS-417

# KIPLINGER PROPERTY PHASE 1

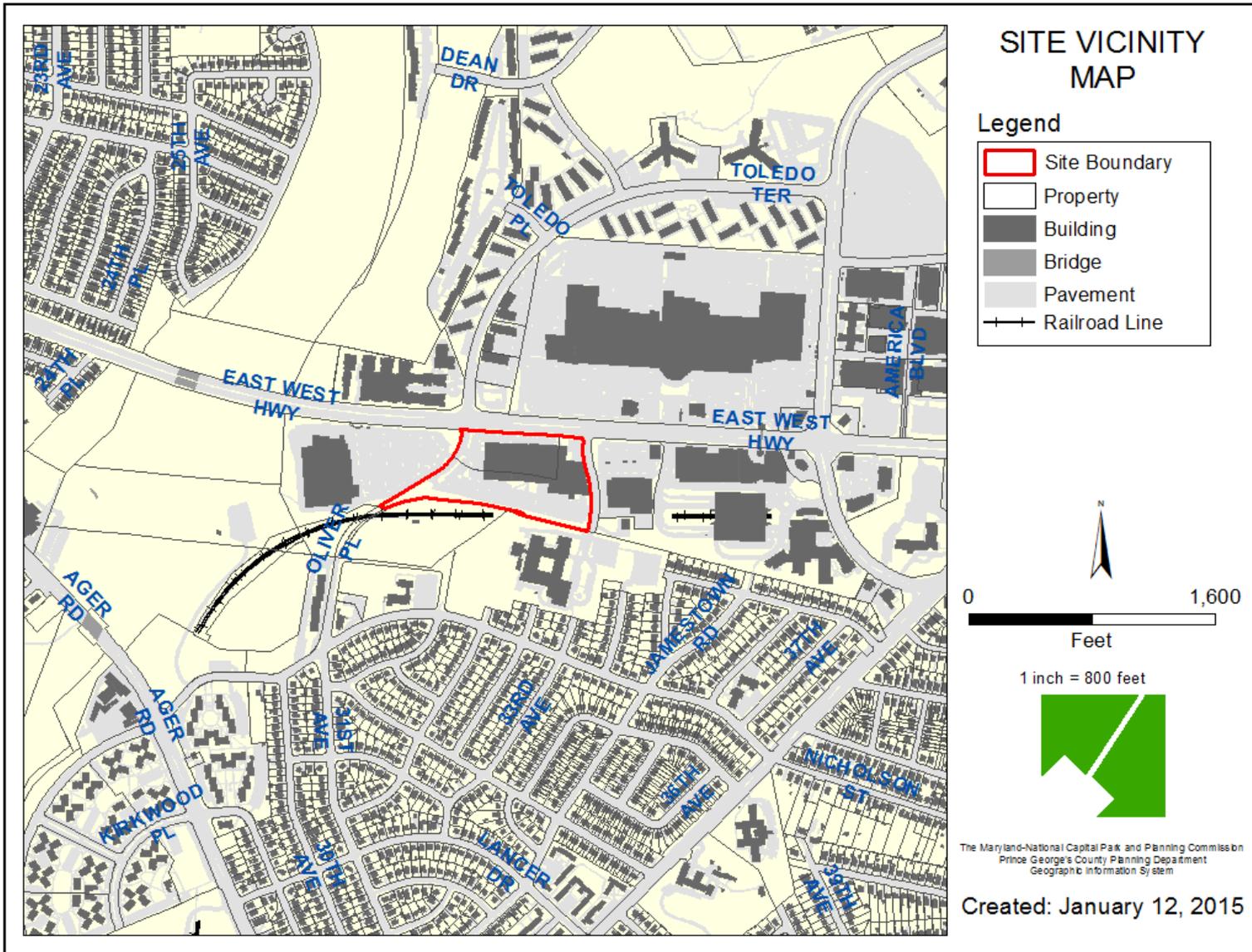
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



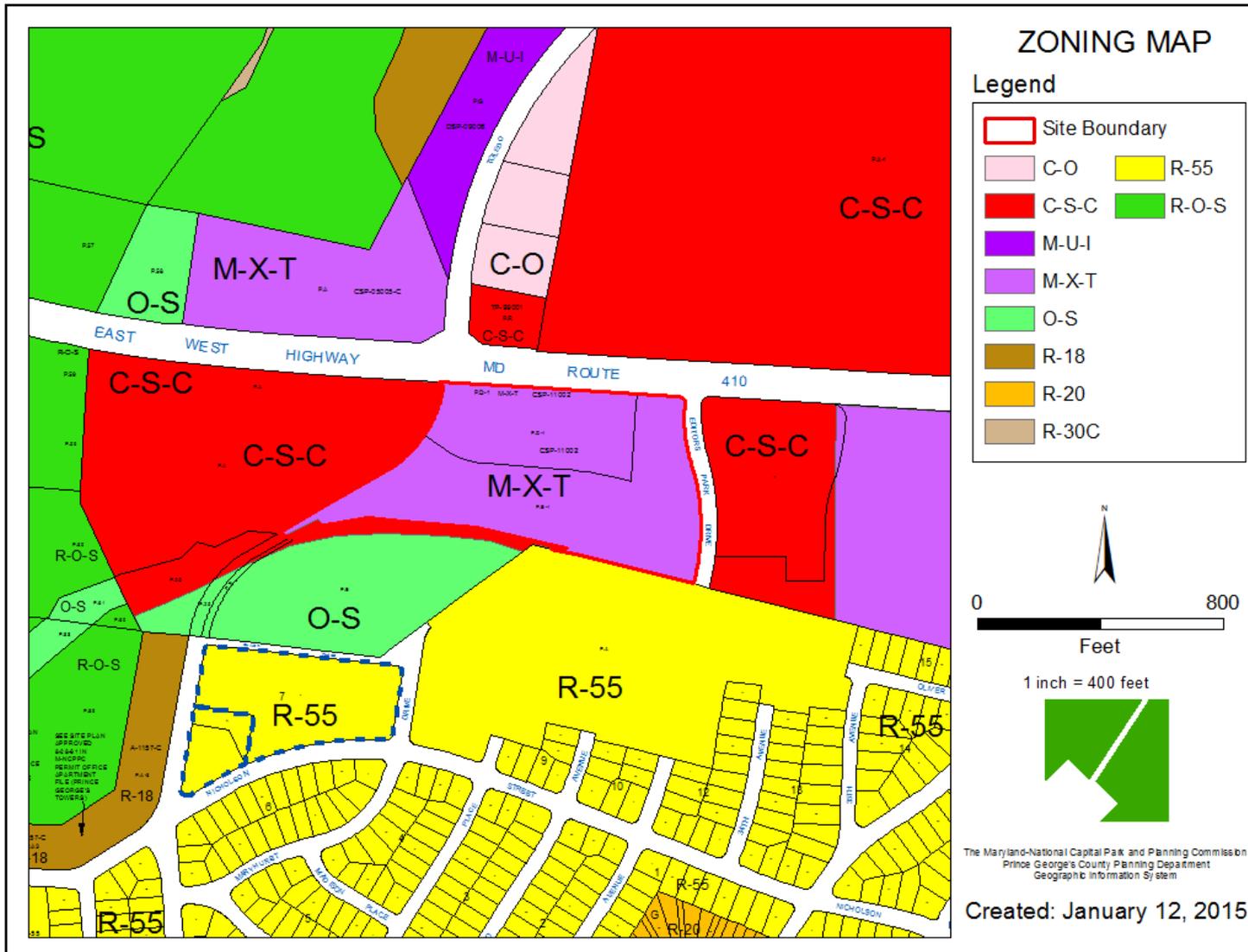
# GENERAL LOCATION MAP



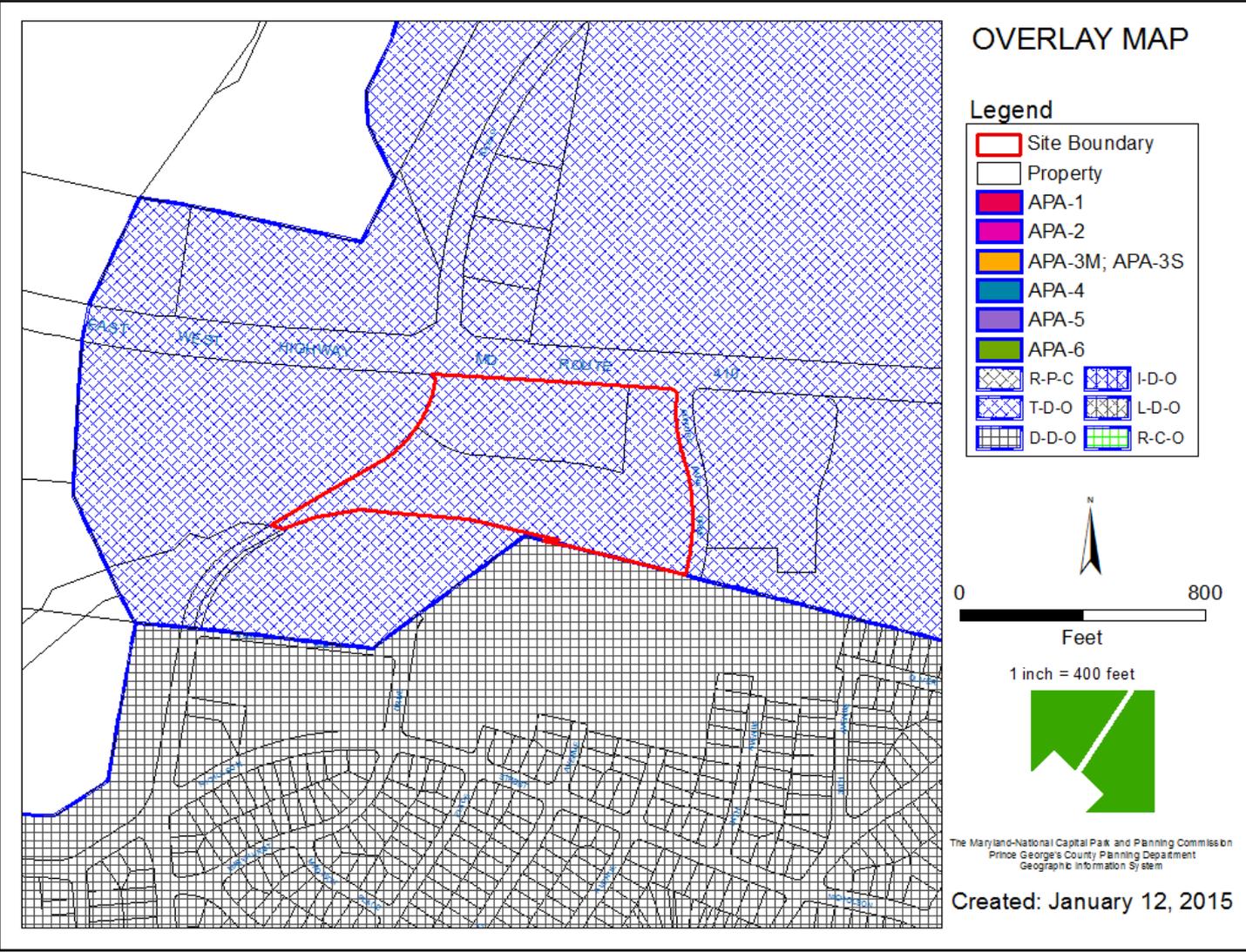
# SITE VICINITY



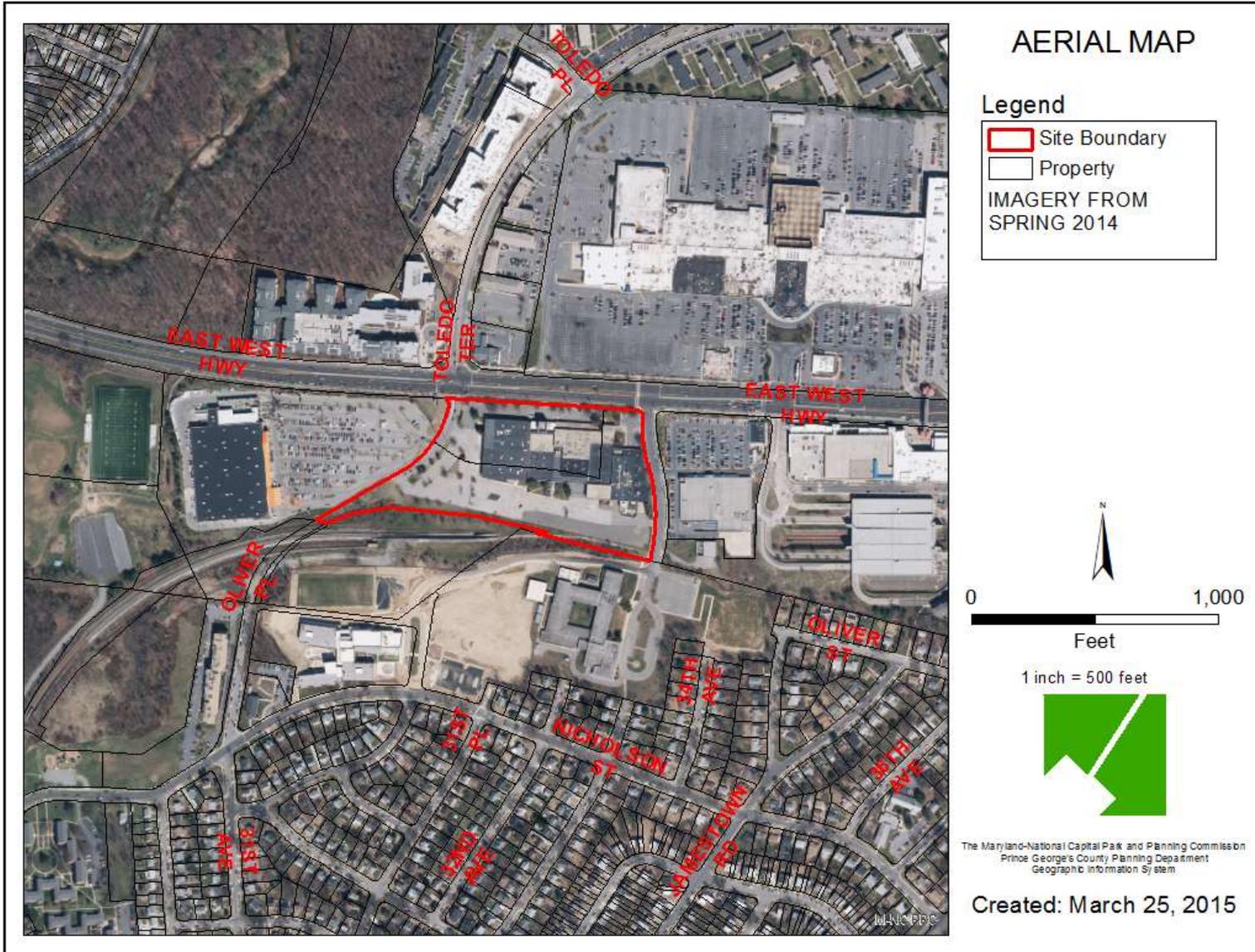
# ZONING MAP



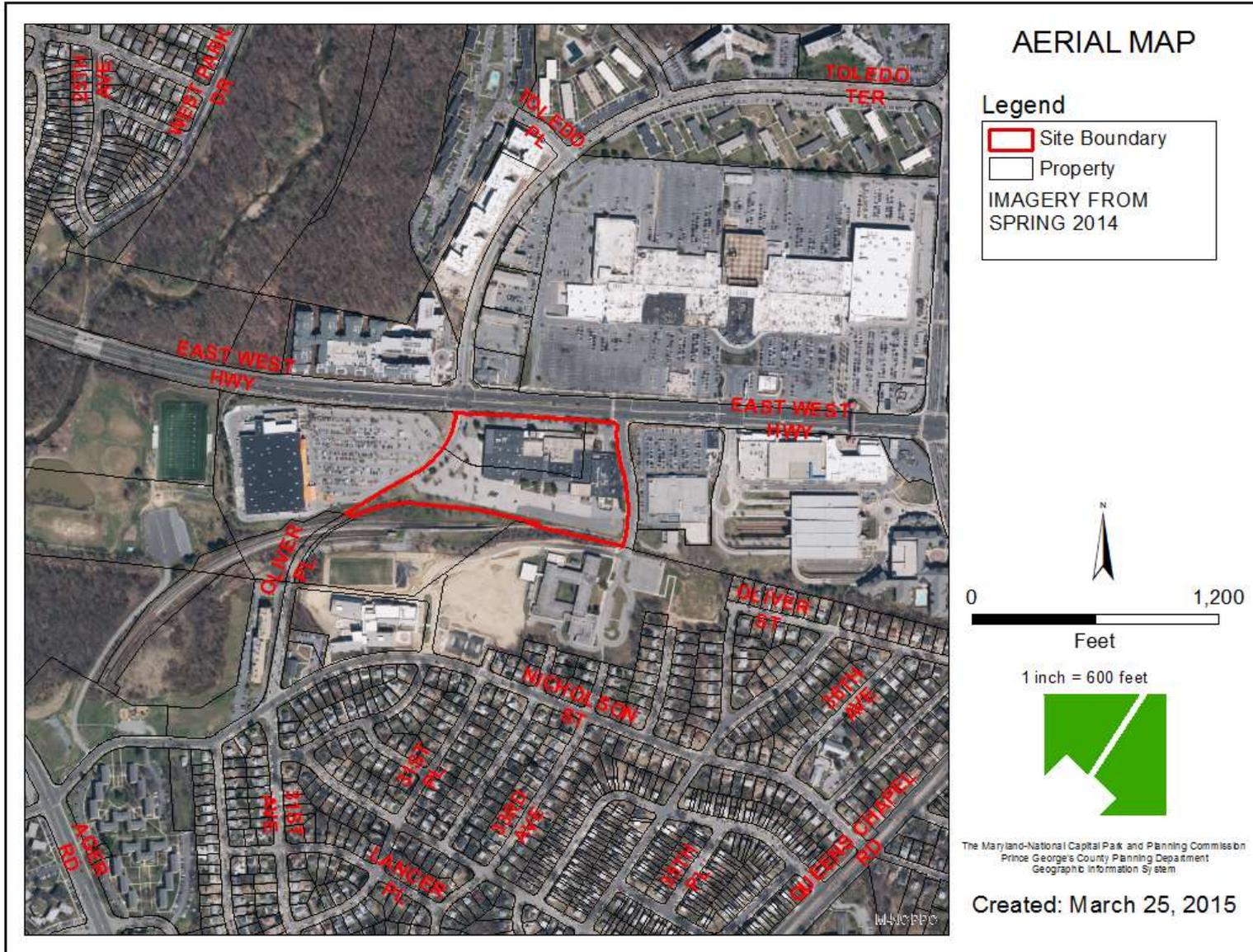
# OVERLAY MAP



# AERIAL MAP



# AERIAL MAP



# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

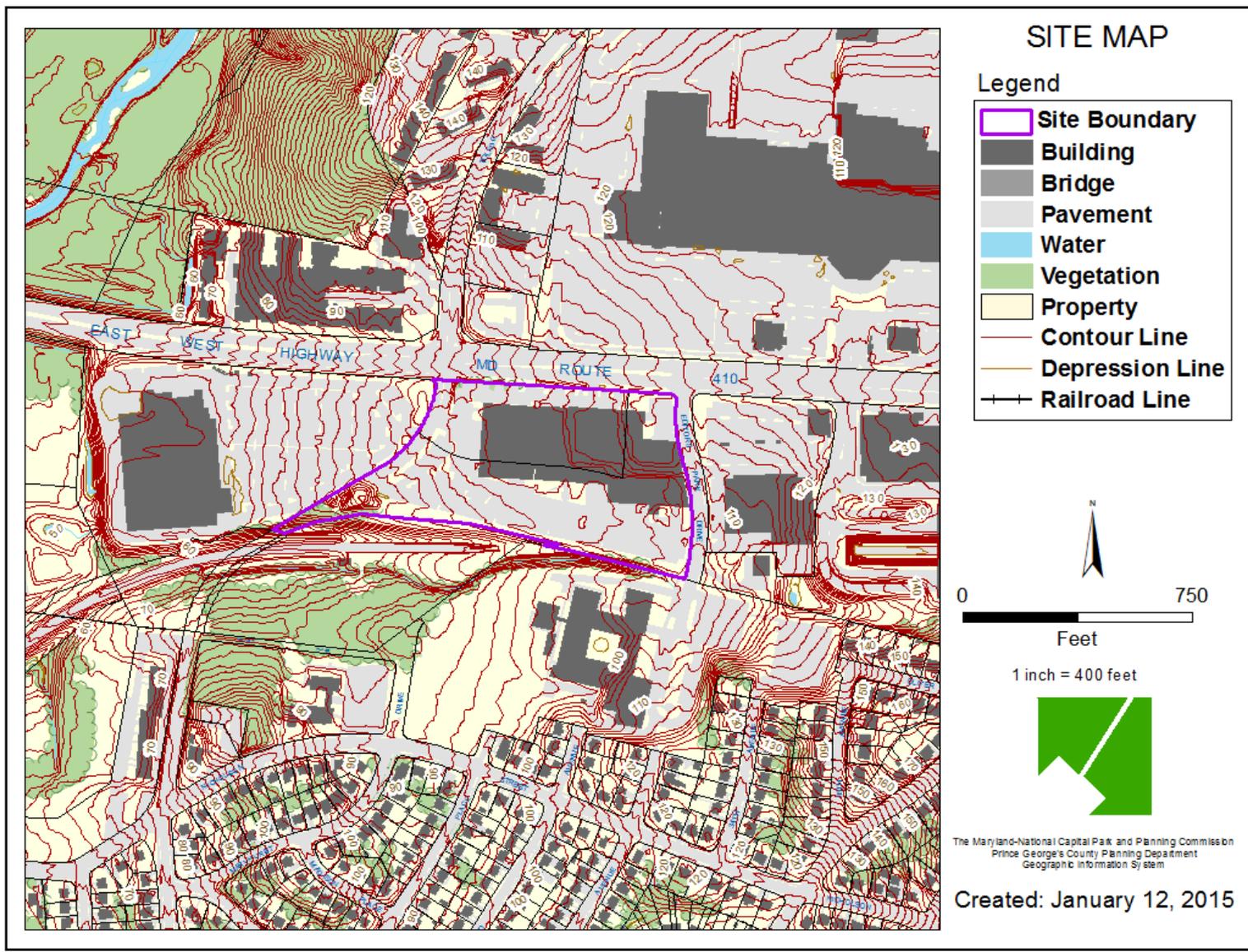


SPRING 2014 AERIAL IMAGERY

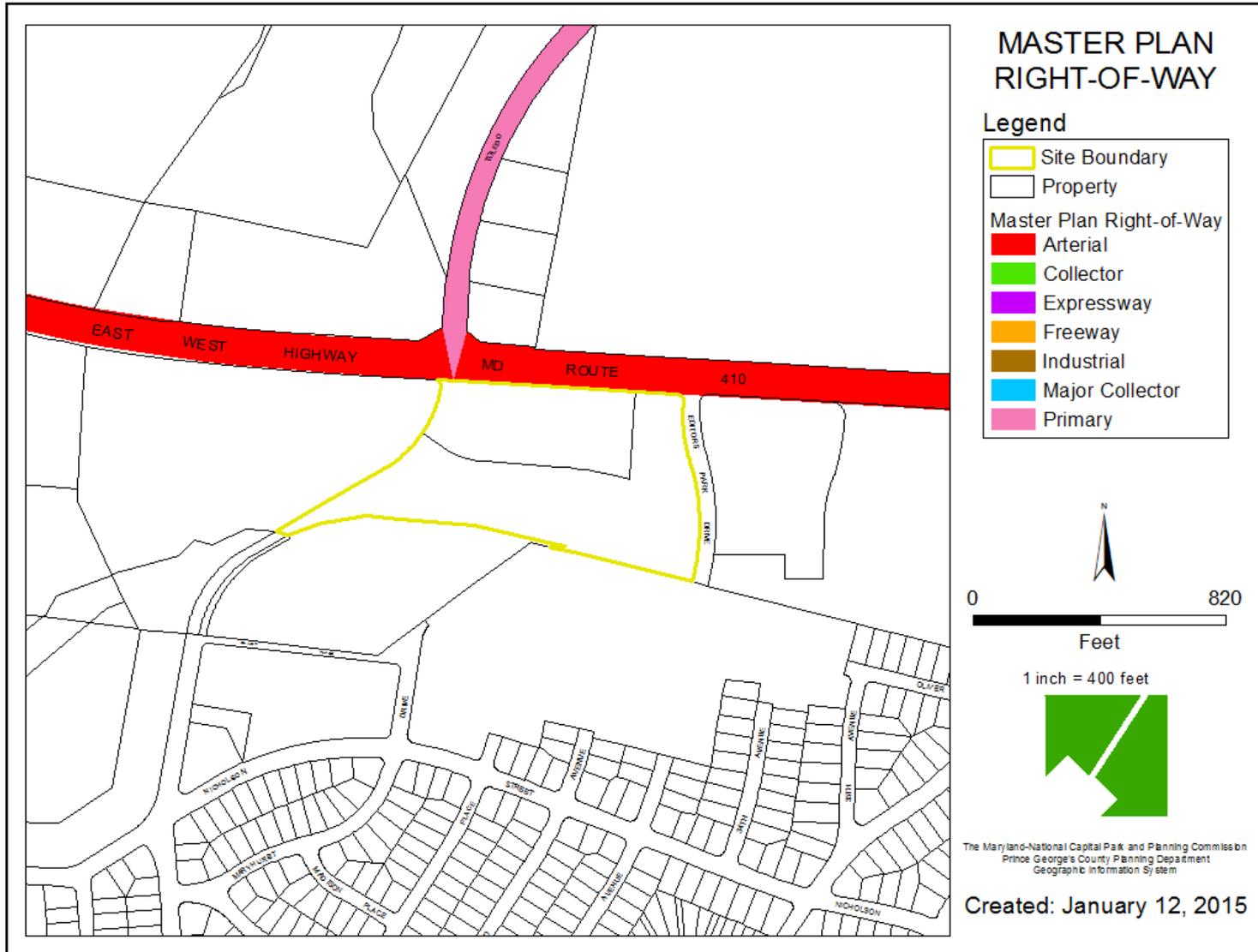
# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



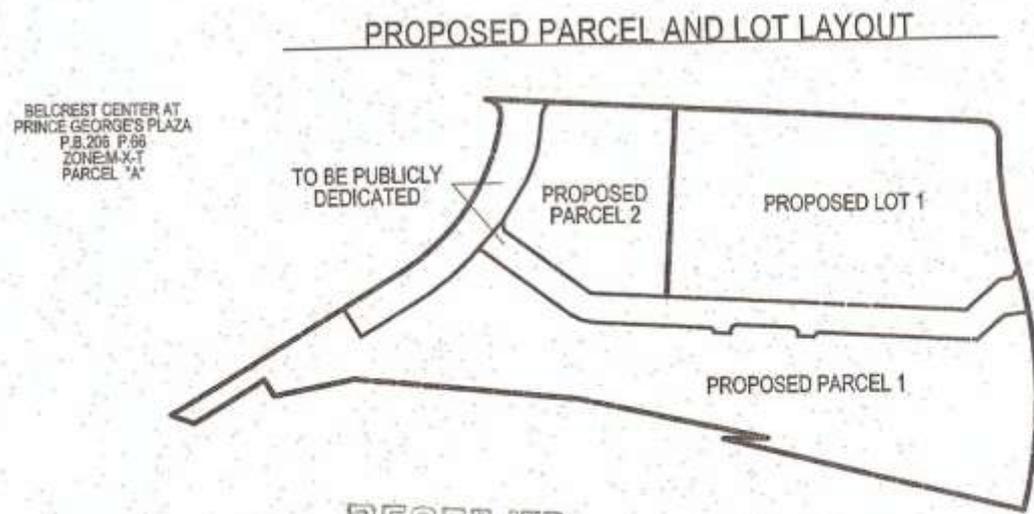
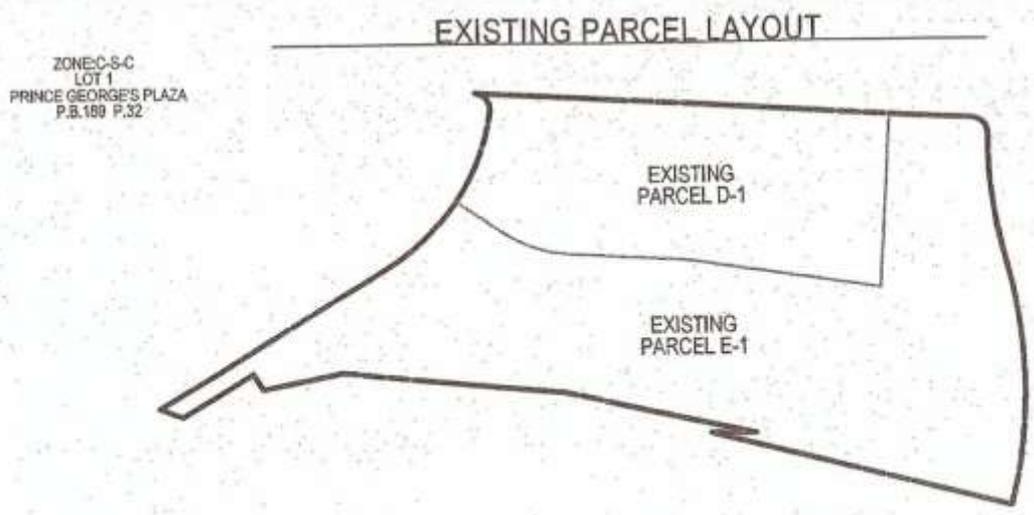
# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



# PROPOSED SUBDIVISION



RECEIVED  
FEB 26 2015  
DEVELOPMENT REVIEW  
MINISOTA



# PRINCE GEORGE'S PLAZA TDDP

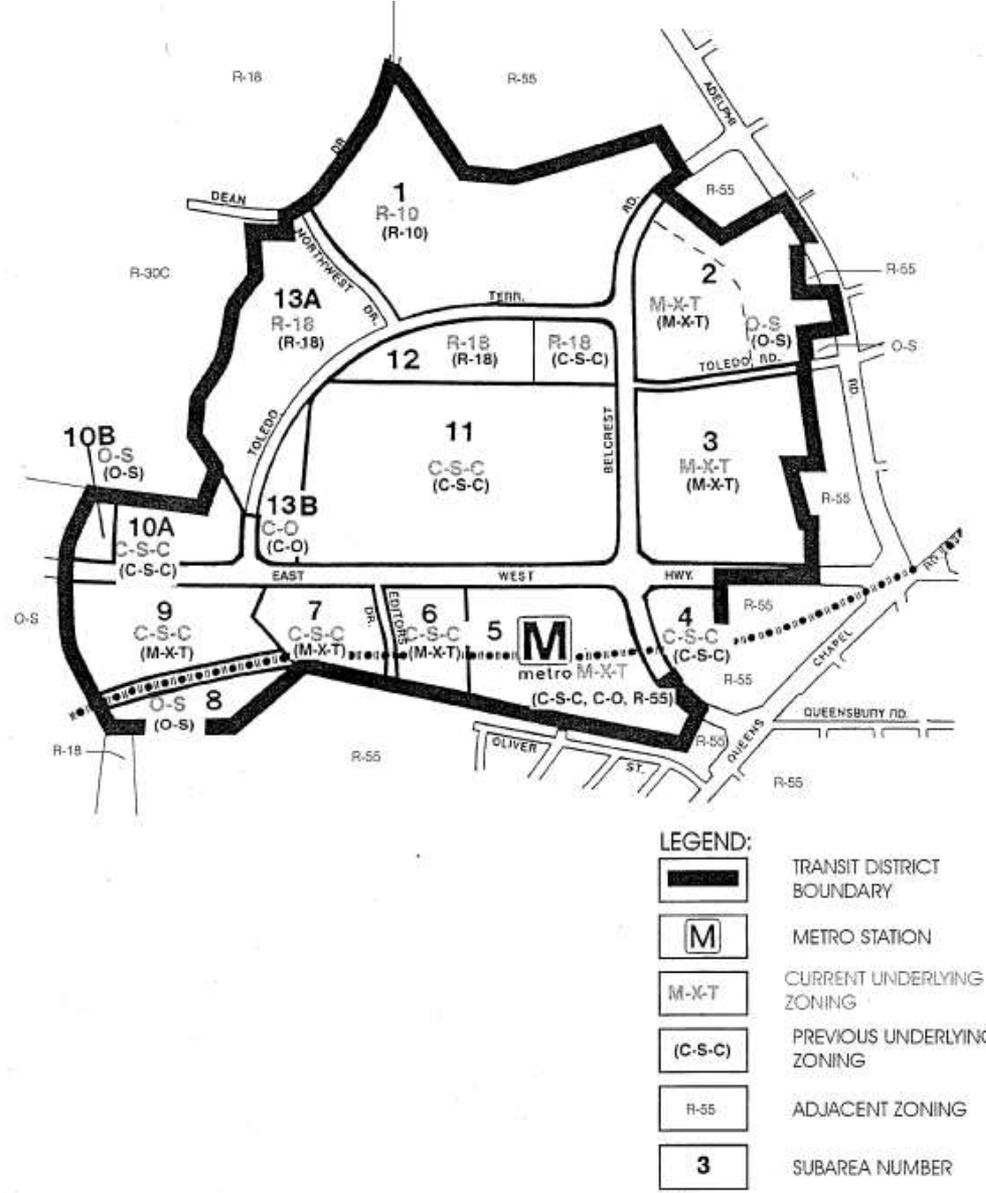
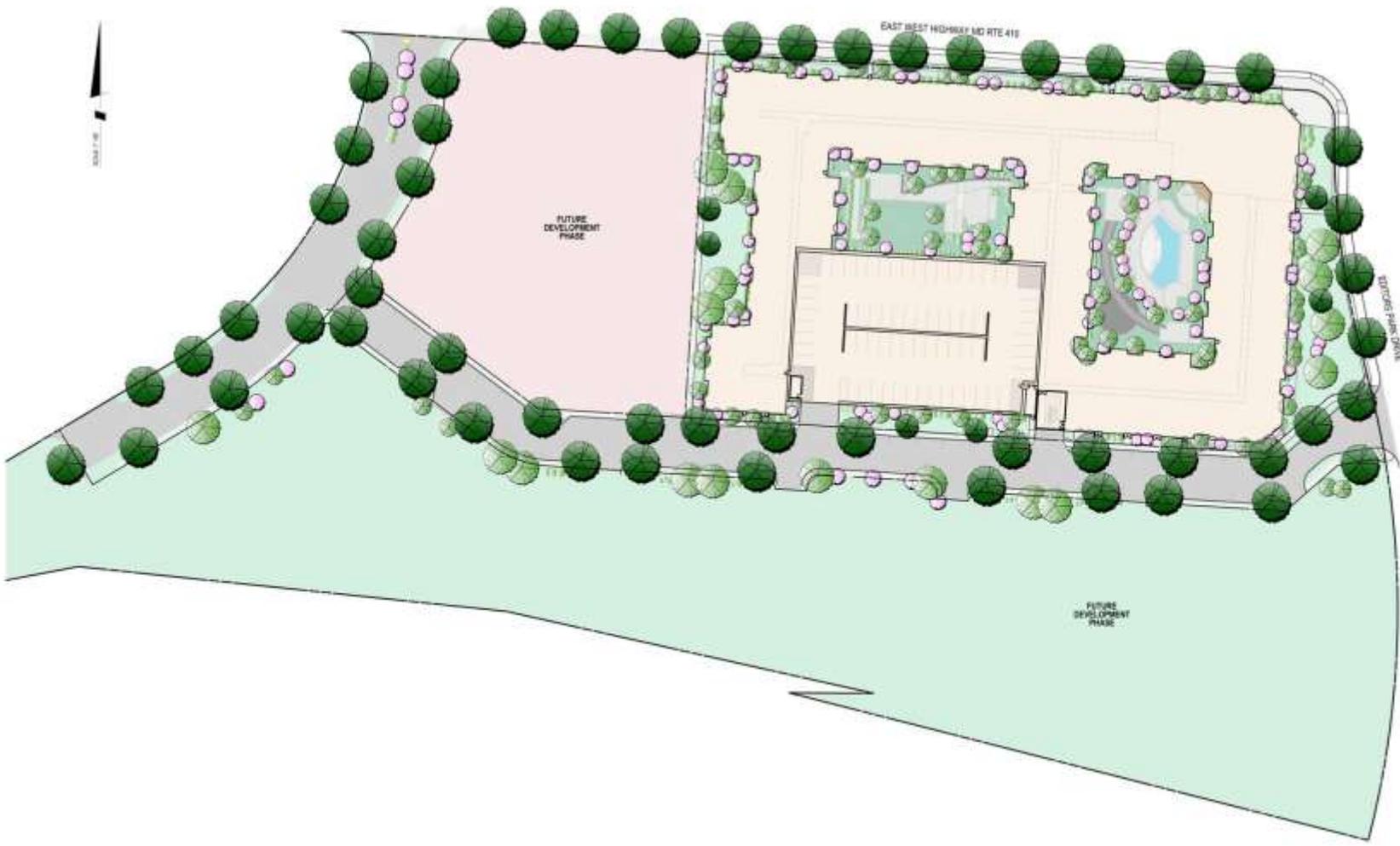


FIGURE 5 UNDERLYING ZONING



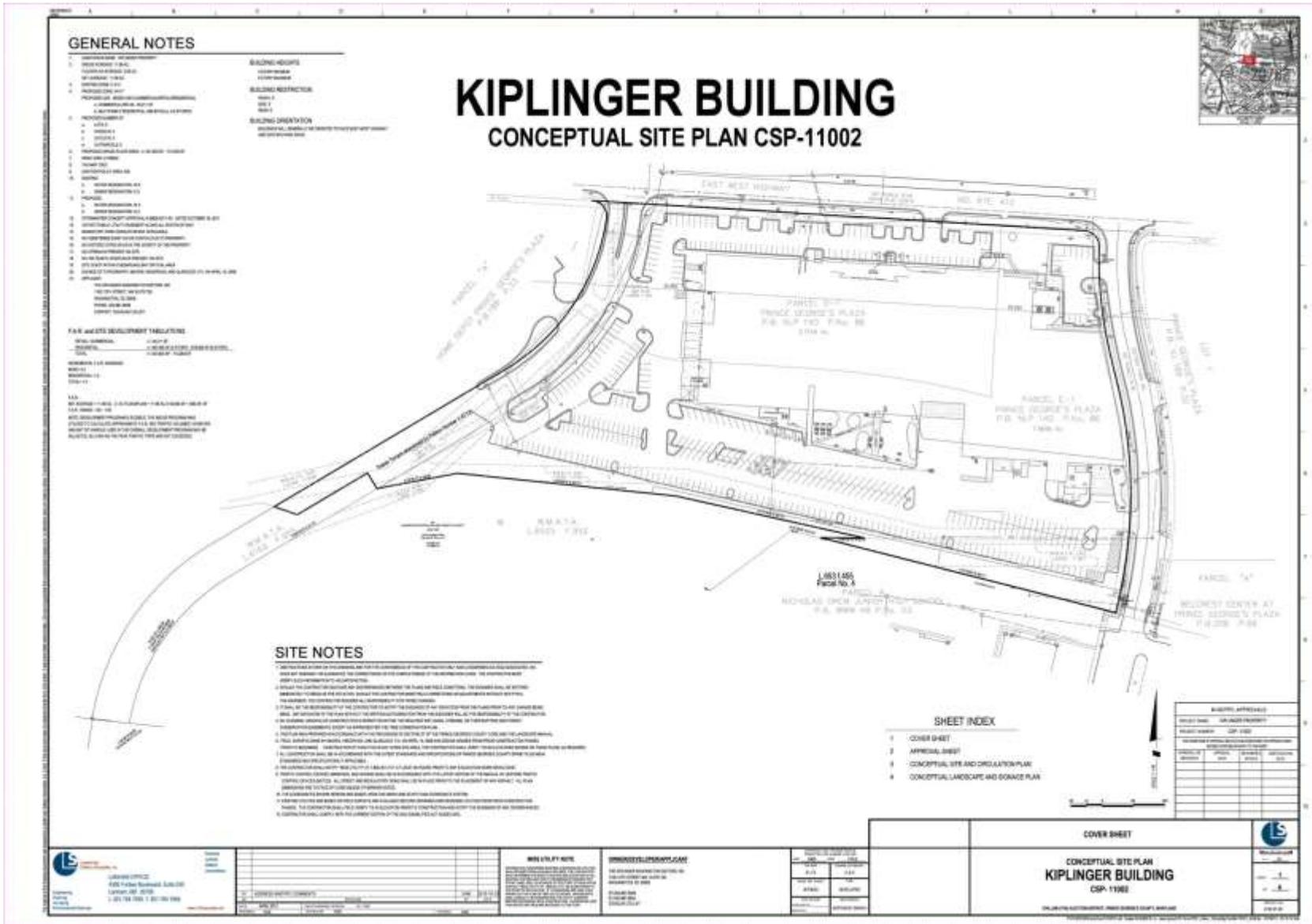
# ILLUSTRATIVE SITE PLAN



<p><b>SOLTESZ</b> LANDSCAPE ARCHITECTS 4200 Potomac Development, Suite 100 Lanham, MD 20646 P 301.760.1222 F 301.726.7622</p>	<table border="1"> <tr><th>NO.</th><th>DATE</th><th>REVISION</th></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	REVISION				<p><b>GRID UTILITY NOTES</b></p> <p>ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.</p>	<p><b>OWNER/DEVELOPER/CLIENT</b></p> <p>DRD DEVELOPMENT &amp; DESIGN, INC. 10000 WOODBURN ROAD LANSING, MD 20646 P 301.760.1222 F 301.726.7622</p>	<table border="1"> <tr><th>NO.</th><th>DATE</th><th>REVISION</th></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	REVISION				<p>ILLUSTRATIVE PLAN</p> <p><b>KIPLINGER</b> DSP 14010</p> <p><small>SCALE: 1" = 40' (SEE NOTES FOR DIMENSIONS)</small></p>	
		NO.	DATE	REVISION														
NO.	DATE	REVISION																
<p>DRD DEVELOPMENT &amp; DESIGN, INC. 10000 WOODBURN ROAD, LANSING, MD 20646 P 301.760.1222 F 301.726.7622</p>																		



# CONCEPTUAL SITE PLAN



**GENERAL NOTES**

1. GENERAL NOTES
2. BUILDING HEIGHTS
3. BUILDING RESTRICTIONS
4. BUILDING DIRECTION
5. F&M ASSETS DEVELOPMENT REGULATIONS
6. S&B

## KIPLINGER BUILDING CONCEPTUAL SITE PLAN CSP-11002

**SITE NOTES**

1. The site is located within the City of St. Louis, Missouri, and is subject to the City's zoning regulations.
2. The site is located within the City of St. Louis, Missouri, and is subject to the City's zoning regulations.
3. The site is located within the City of St. Louis, Missouri, and is subject to the City's zoning regulations.
4. The site is located within the City of St. Louis, Missouri, and is subject to the City's zoning regulations.
5. The site is located within the City of St. Louis, Missouri, and is subject to the City's zoning regulations.
6. The site is located within the City of St. Louis, Missouri, and is subject to the City's zoning regulations.
7. The site is located within the City of St. Louis, Missouri, and is subject to the City's zoning regulations.
8. The site is located within the City of St. Louis, Missouri, and is subject to the City's zoning regulations.
9. The site is located within the City of St. Louis, Missouri, and is subject to the City's zoning regulations.
10. The site is located within the City of St. Louis, Missouri, and is subject to the City's zoning regulations.

**SHEET INDEX**

1. COVER SHEET
2. APPROPRIAL SHEET
3. CONCEPTUAL SITE AND CIRCULATION PLAN
4. CONCEPTUAL LANDSCAPE AND GRADE PLAN

SUBMITTAL APPROVALS	
PROJECT NAME	KIPLINGER BUILDING
PROJECT NUMBER	CSP-11002
DATE	03/30/2015
DESIGNER	DRD
REVIEWER	DRD
APPROVER	DRD
DATE	03/30/2015

**DRD**  
 DEVELOPMENT REVIEW DIVISION  
 1001 N. 10TH ST. ST. LOUIS, MO 63103  
 (314) 241-1000

**W&M CITY NOTE**  
 THE CITY OF ST. LOUIS, MISSOURI, HAS REVIEWED THIS CONCEPTUAL SITE PLAN AND HAS DETERMINED THAT IT IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY'S ZONING REGULATIONS.

**PROJECT INFORMATION**  
 PROJECT NAME: KIPLINGER BUILDING  
 PROJECT NUMBER: CSP-11002  
 DATE: 03/30/2015  
 DESIGNER: DRD

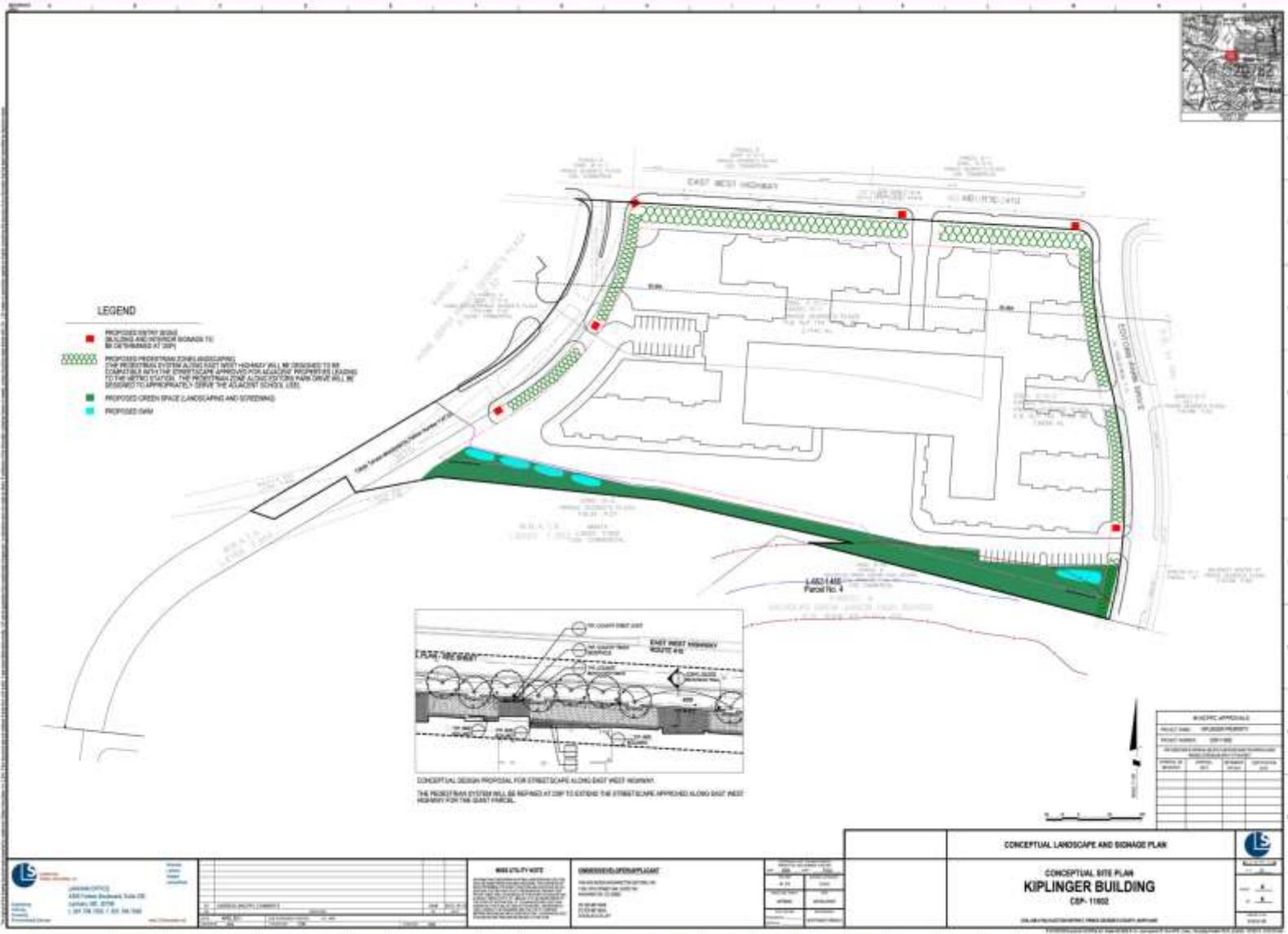
**COVER SHEET**  
 CONCEPTUAL SITE PLAN  
 KIPLINGER BUILDING  
 CSP-11002



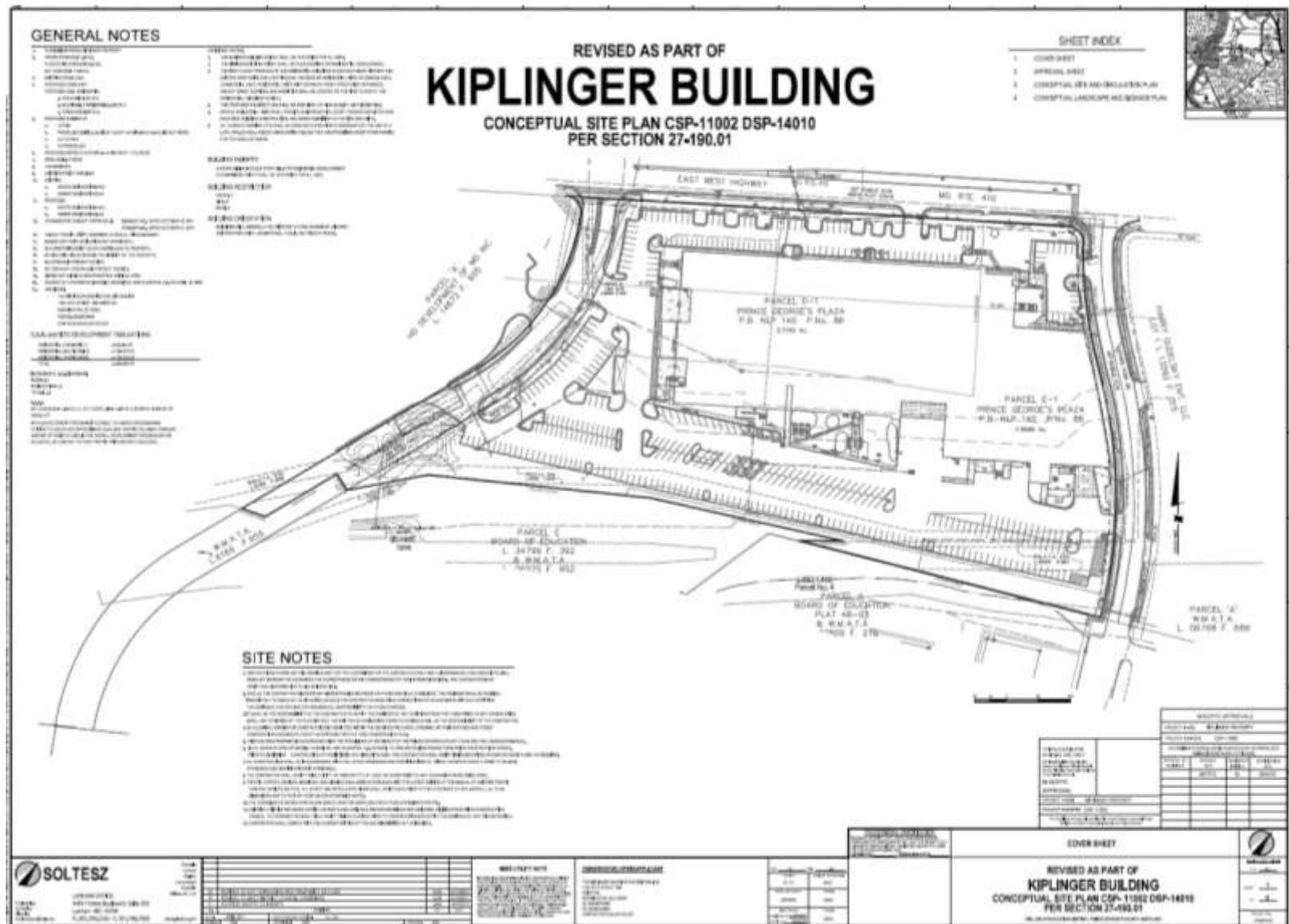
# CIRCULATION PLAN



# LANDSCAPE AND SIGNAGE PLAN



# REVISED CSP-11002



# REVISED CSP-11002 ILLUSTRATIVE



# REVISED CSP-11002 LANDSCAPE, SWM & SIGNAGE



# PERSPECTIVE



**THE EDITION**  
Fore Property Company

**PERSPECTIVE I**  
HYATTSVILLE, MD  
1001 W. 100TH STREET

A13

Architecture+Planning  
8605 Westwood Center Dr.  
Suite 300  
Vienna, VA 22182  
703.992.6116  
ktgy.com



# PERSPECTIVE



**THE EDITION**  
Fore Property Company

**PERSPECTIVE 2**  
HYATTSVILLE, MD  
DATE: 01.2015

A 1 4

Architecture+Planning  
8605 Westwood Center Dr.  
Suite 300  
Vienna, VA 22182  
703.992.6116  
ktgy.com



# PERSPECTIVE



**THE EDITION**  
Fore Property Company

**PERSPECTIVE 3**  
HYATTSVILLE, MD  
DATE: 01.2014-01.2014 09.24.2014

**A 15**  
Architecture+Planning  
8605 Westwood Center Dr.  
Suite 100  
Vienna, VA 22182  
703.992.6116  
ktgy.com



# PERSPECTIVE



**THE EDITION**  
Fore Property Company

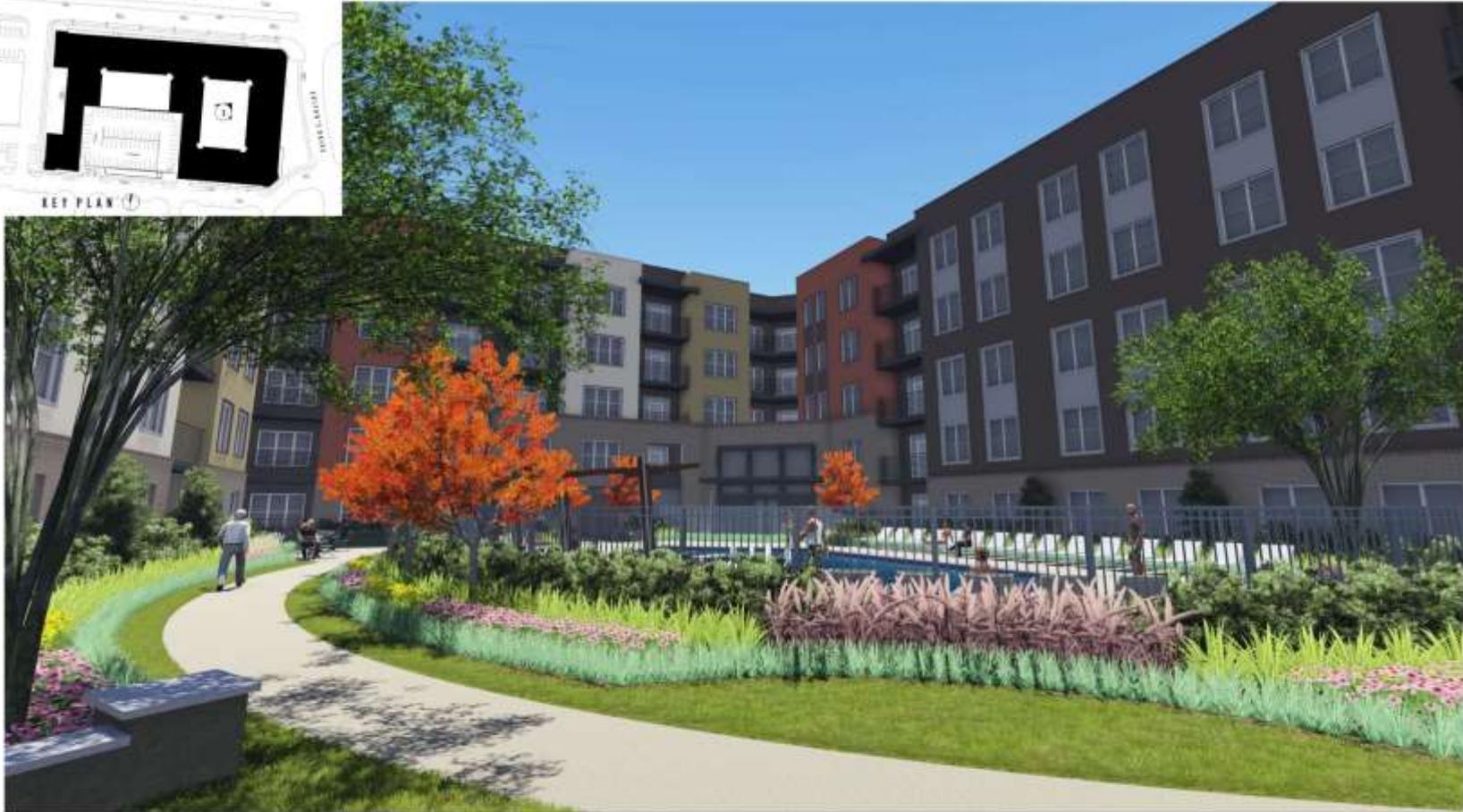
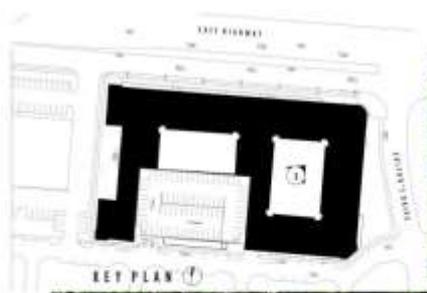
**PERSPECTIVE 4**  
HYATTSVILLE, MD  
301.983.0000 410.241.0000

A16

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Suite 300  
Vienna, VA 22182  
703.992.6116  
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# PERSPECTIVE, COURTYARD



THE EDITION

Fore Property Company

COURTYARD VIEW I

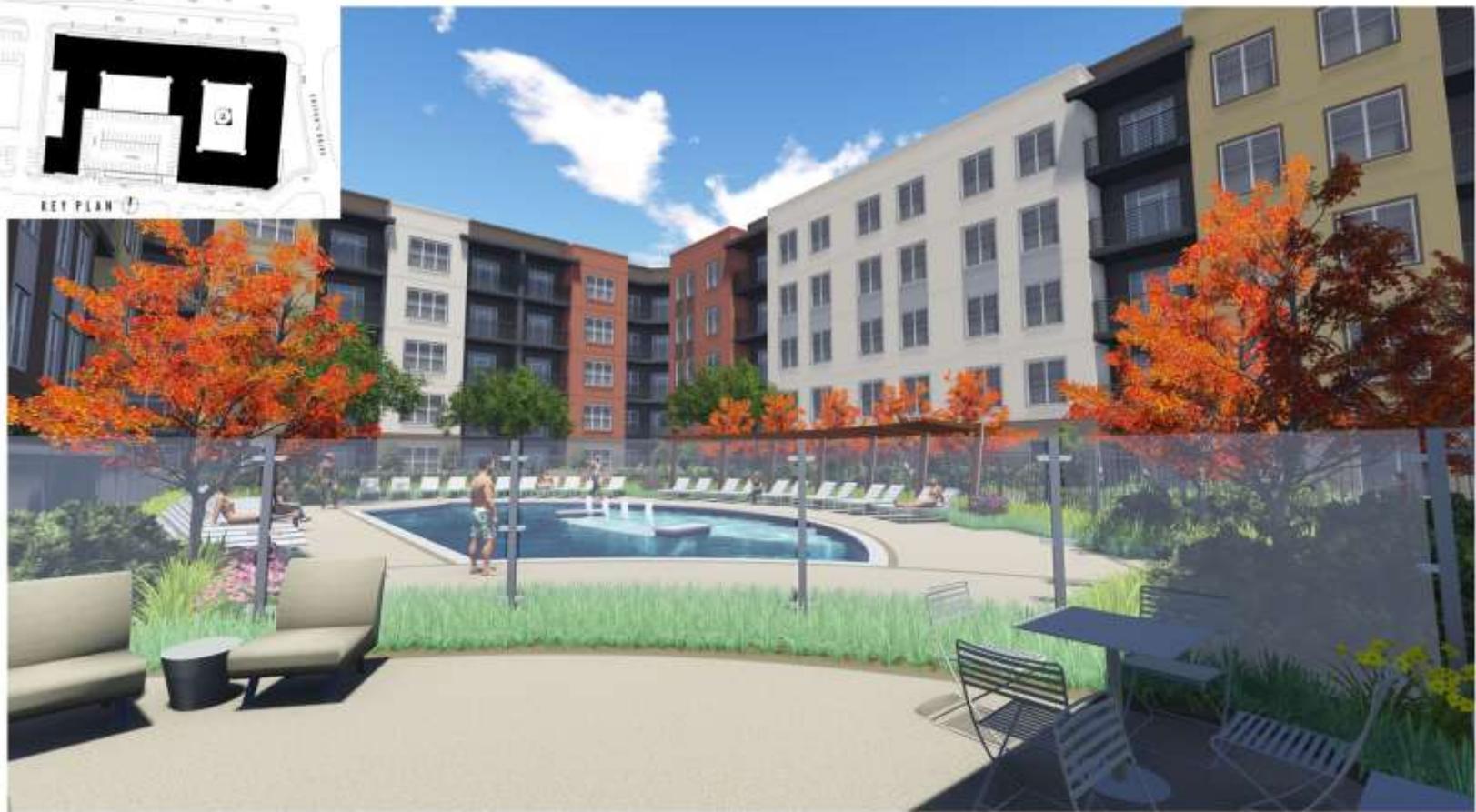
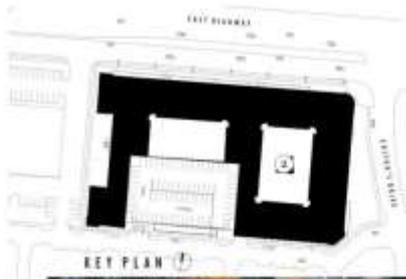
HYATTSVILLE, MD  
DATE: 11/2014-2015

A17

Architecture+Planning  
8605 Westwood Center Dr.  
Suite 100  
Vienna, VA 22182  
703.992.6116  
ktgy.com



# PERSPECTIVE, COURTYARD



**THE EDITION**  
Fore Property Company

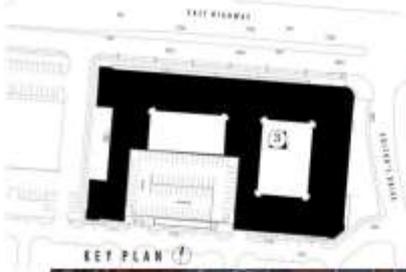
**COURTYARD VIEW 2**  
HYATTSVILLE, MD  
301.983.0000 410.241.0000

A 18

Architecture+Planning  
8605 Westwood Center Dr.  
Suite 300  
Vienna, VA 22182  
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ktgy.com



# PERSPECTIVE, COURTYARD



**THE EDITION**  
Fore Property Company

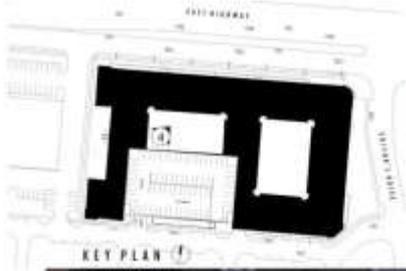
**COURTYARD VIEW 3**  
HYATTSVILLE, MD  
3307 W. 3000 RD. HYATTSVILLE, MD 20854

A19

Architecture+Planning  
8605 Westwood Center Dr.  
Suite 300  
Vienna, VA 22182  
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# PERSPECTIVE, COURTYARD



**THE EDITION**  
Fore Property Company

**COURTYARD VIEW 4**  
HYATTSVILLE, MD  
STEP 01 10/23/2014 01.24.2014

A 2 0

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Suite 300  
Vienna, VA 22182  
703.992.6116  
ktgy.com



# PERSPECTIVE, COURTYARD



THE EDITION

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COURTYARD VIEW 5

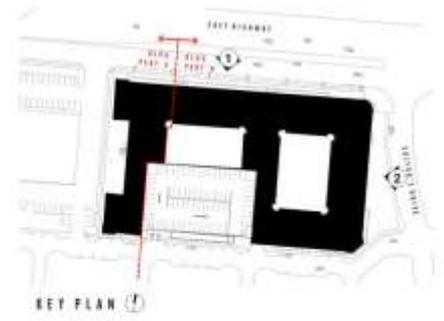
HYATTSVILLE, MD  
PHASE 1: 2011-2012 PHASE 2: 2013-2014

A21

Architecture+Planning  
8605 Westwood Center Dr.  
Suite 300  
Vienna, VA 22182  
703.992.6116  
ktgy.com



# ELEVATIONS



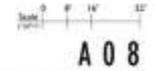
2. EDITOR'S DRIVE ELEVATION



1. EASTWEST HIGHWAY ELEVATION

**THE EDITION**  
Fore Property Company

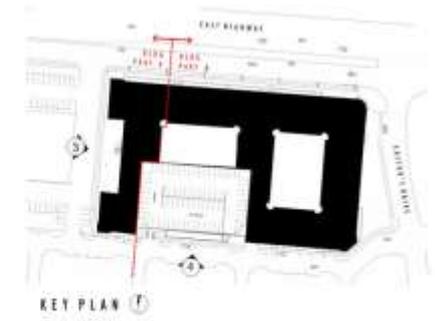
**ELEVATIONS 1 & 2**  
HYATTSVILLE, MD  
DATE: 01/20/15



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Suite 300  
Vienna, VA 22182  
703.992.6116  
ktgy.com



# ELEVATIONS



3. COURTYARD ELEVATION



4. PARKING ENTRANCE ELEVATION

**THE EDITION**  
Fore Property Company

**ELEVATIONS 3 & 4**  
HYATTSVILLE, MD  
1101 N. 11TH ST.  
ANNAPOLIS, MD 21403

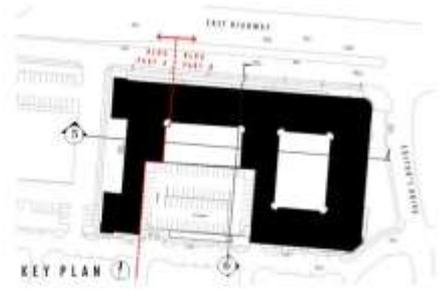
Scale: 1/8" = 1'-0"  
**A09**  
Architecture+Planning  
8405 Westwood Center Dr.  
Suite 300  
Vienna, VA 22182  
703.992.6114  
kggy.com  
**kggy**



# ELEVATIONS



6. PART A COURTYARD ELEVATION



KEY PLAN



5. PART A & B COURTYARD ELEVATION

**THE EDITION**  
Fore Property Company

**ELEVATIONS/SECTIONS 5 & 6**

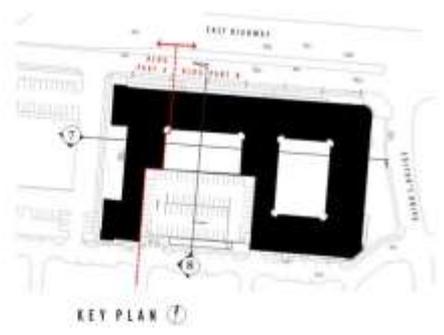
Scale: 1" = 10'-0"  
**A10**

HYATTSVILLE, MD  
DATE: 04/2014-01/2015

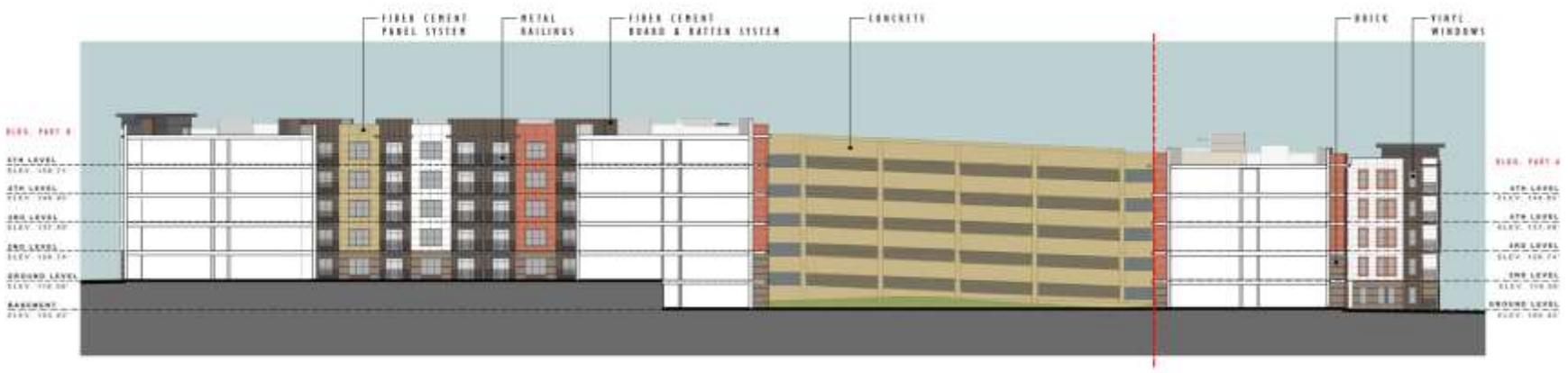
Architecture+Planning  
8605 Westwood Center Dr.  
Suite 100  
Vienna, VA 22182  
703.992.6116  
ktgy.com



# ELEVATIONS



8. PART A COURTYARD ELEVATION



7. PART A & B COURTYARD ELEVATION

**THE EDITION**  
Fore Property Company

**ELEVATIONS/SECTIONS 7 & 8**



**ALL**

HYATTSVILLE, MD  
DATE: 03/11/2015 08/24/2015

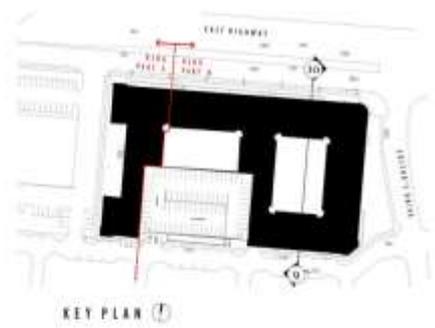
Architecture+Planning  
8605 Westwood Center Dr.  
Suite 300  
Vienna, VA 22182  
703.992.6116  
ktgy.com



# ELEVATIONS



10. PART A COURTYARD ELEVATION



KEY PLAN



9. PART B COURTYARD ELEVATION

**THE EDITION**  
Fore Property Company

**ELEVATIONS/SECTIONS 9 & 10** A12

HYATTSVILLE, MD  
301 W. 100TH STREET HYATTSVILLE, MD 21051

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Suite 300  
Vienna, VA 22182  
703.992.6116  
ktgy.com



# LOBBY FLOOR PLAN



AREA	SF
LOBBY	1,390 SF
MAIL ROOM	518 SF
CLUBROOM	2,210 SF
FITNESS	1,169 SF
YOGA	659 SF
POKER RM.	189 SF
CONFERENCE	238 SF
SALES/LEASING	387 SF
OFFICE 1	156 SF
OFFICE 2	144 SF
PACKAGE	208 SF
BREAK RM.	188 SF
CIRCULATION	995 SF
FILE/STO.	120 SF
<b>TOTAL AREA</b>	<b>= 8,571 SF</b>

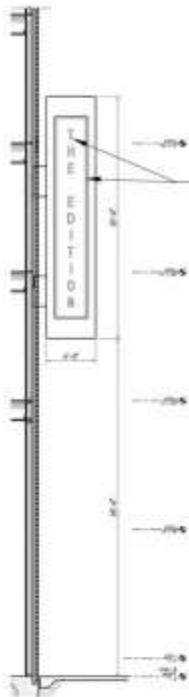
**THE EDITION**  
FORE PROPERTY COMPANY

**AMENITY-LOBBY FLOOR PLAN A23**  
PRINCE GEORGE'S COUNTY, MD  
5102 W. 2012 2710 01 19 2014

Architecture+Planning  
8905 Westwood Center Dr.  
Suite 300  
Vienna, VA 22182  
703.992.6116  
ktgy.com



# BUILDING SIGNAGE



METAL BLADE SIGN WITH CUT OUT, BACK LIT LETTERS AND DETAILS. (ACTUAL NAME AND FONT TO BE DETERMINED). AREA OF BLADE SIGN PER SECTION 27-591 IS 40 SF (50% X (20'-0" X 4'-0").

BUILDING NUMBERS 1'-8" HIGH IN ANODIZED ALUMINUM (ACTUAL NUMBERS AND FONTS TO BE DETERMINED)

PROJECT SIGNAGE WILL INCLUDE A BUILDING NUMBER ON THE FRONT CANOPY AND A VERTICAL BLADE SIGN ON EAST WEST HIGHWAY ELEVATION.

PER SECTION 27-813 - PART 3 "DESIGN STANDARDS" OF THE PRINCE GEORGE'S COUNTY ZONING ORDINANCE, ALL SIGNAGE IN COMPREHENSIVE DESIGN ZONES ARE CONSIDERED INDIVIDUALLY FOR THE SPECIFIC DEVELOPMENT.



PERSPECTIVE OF ENTRANCE SHOWING BUILDING NUMBER AND BLADE SIGN



EAST-WEST HIGHWAY ELEVATION

DETAIL OF BLADE SIGN

**THE EDITION**  
FORE PROPERTY COMPANY

**BUILDING SIGNAGE EXHIBIT**

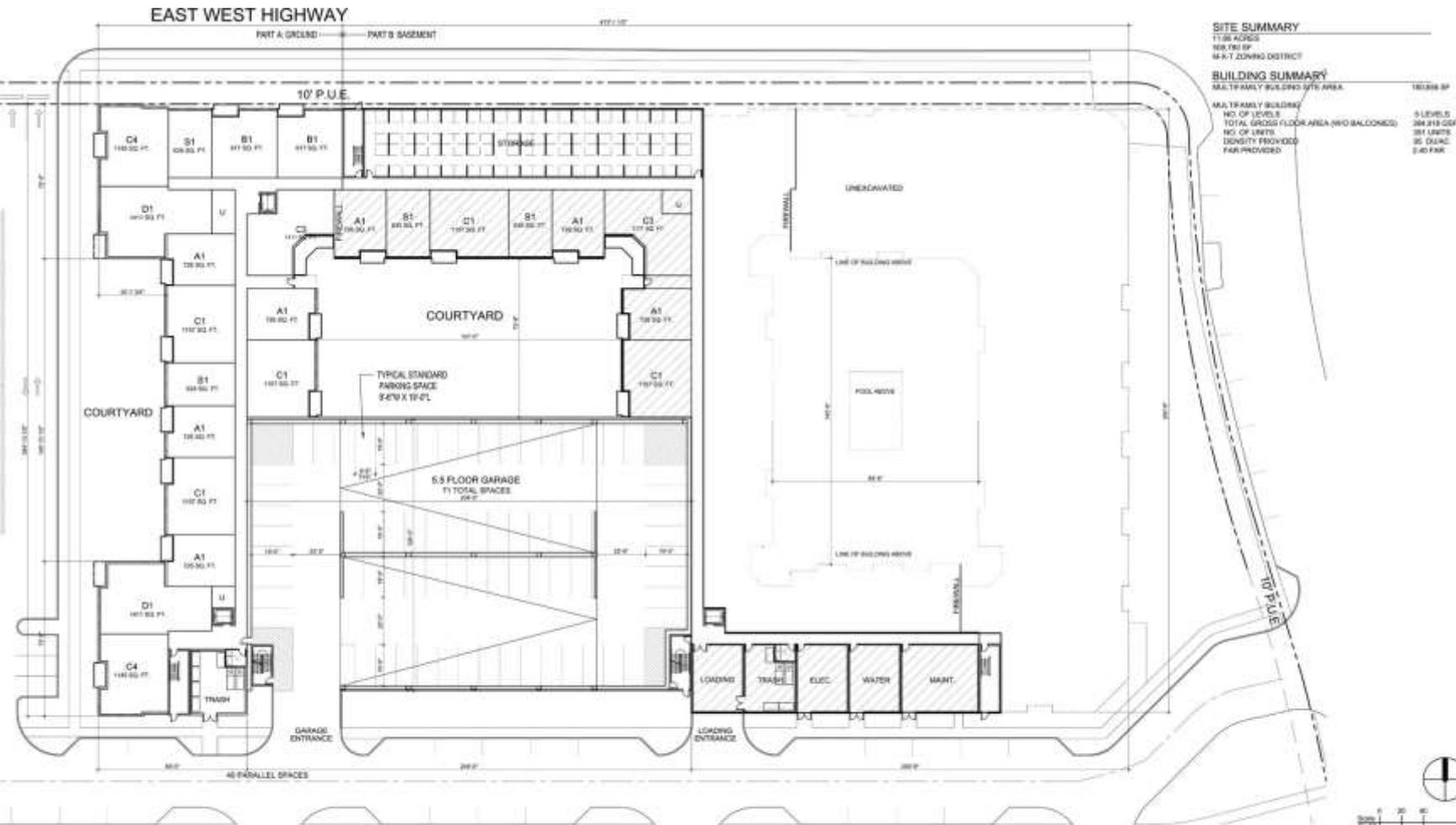
**A22**

PRINCE GEORGE'S COUNTY, MD

Architecture+Planning  
8605 Westwood Center Dr.  
Suite 300  
Vienna, VA 22162  
703.992.6116  
ktgy.com



# GROUND LEVEL ELEVATION



**SITE SUMMARY**  
 11.86 ACRES  
 188,791 SF  
 M-3-T ZONING DISTRICT

**BUILDING SUMMARY**  
 MULTIFAMILY BLDG W/ 5TH AREA 180,000 SF  
 NO. OF LEVELS 5 LEVELS GDF  
 TOTAL GROSS FLOOR AREA (W/O BALCONIES) 384,313 GDF  
 NO. OF UNITS 381 UNITS  
 DENSITY PROVIDED 32.5 UNITS/AC.  
 FAR PROVIDED 2.40 FAR

**THE EDITION**  
 FORE PROPERTY COMPANY

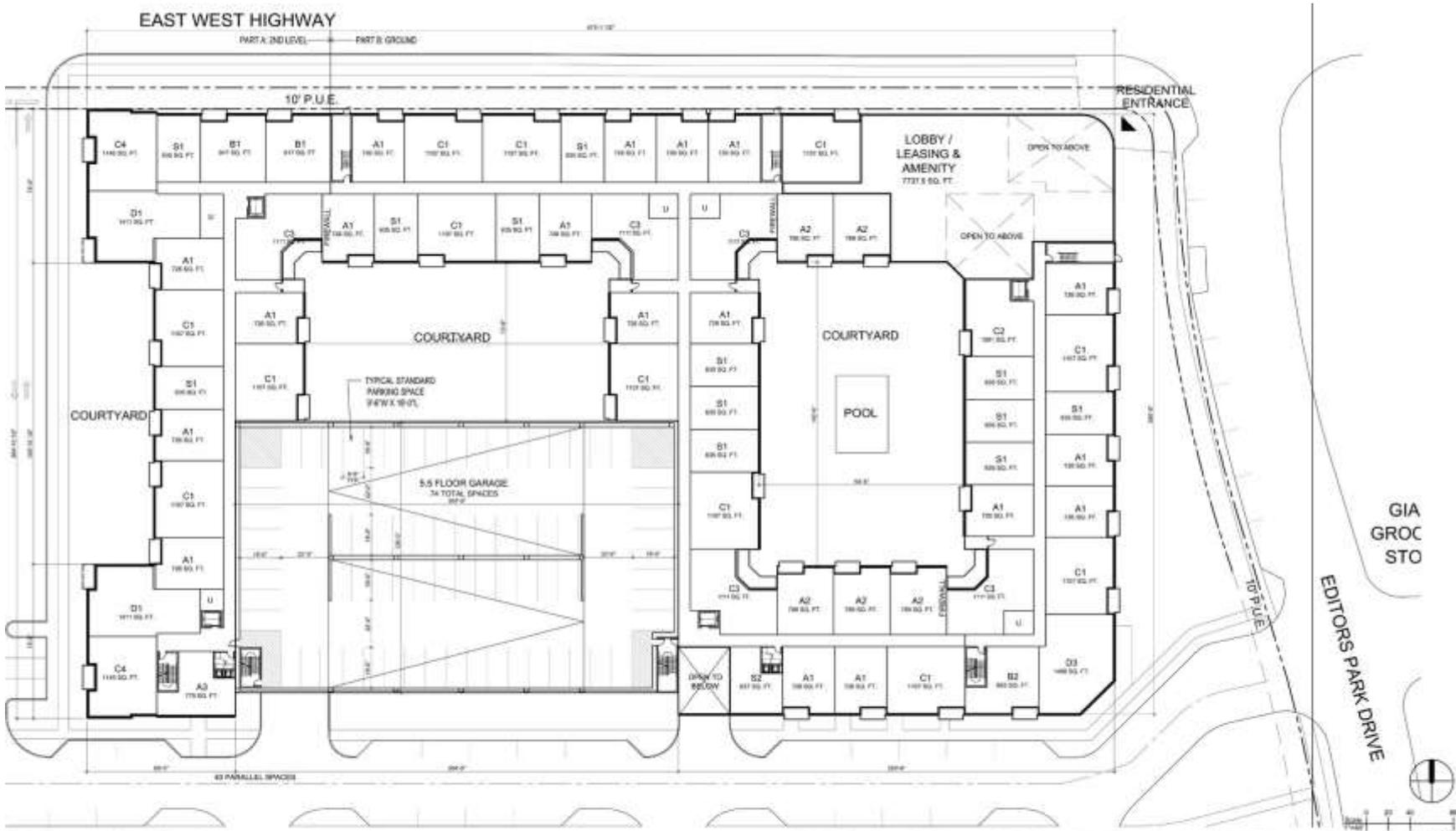
**PART A: GROUND LEVEL / PART B: BASEMENT A02**

PRINCE GEORGE'S COUNTY, MD  
 1111 W 3811-0118 01.21.2014

Architecture+Planning  
 8605 Westwood Center Dr.  
 Suite 300  
 Vienna, VA 22182  
 703.992.6116  
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# 2<sup>ND</sup> FLOOR ELEVATION



**THE EDITION**  
FORE PROPERTY COMPANY

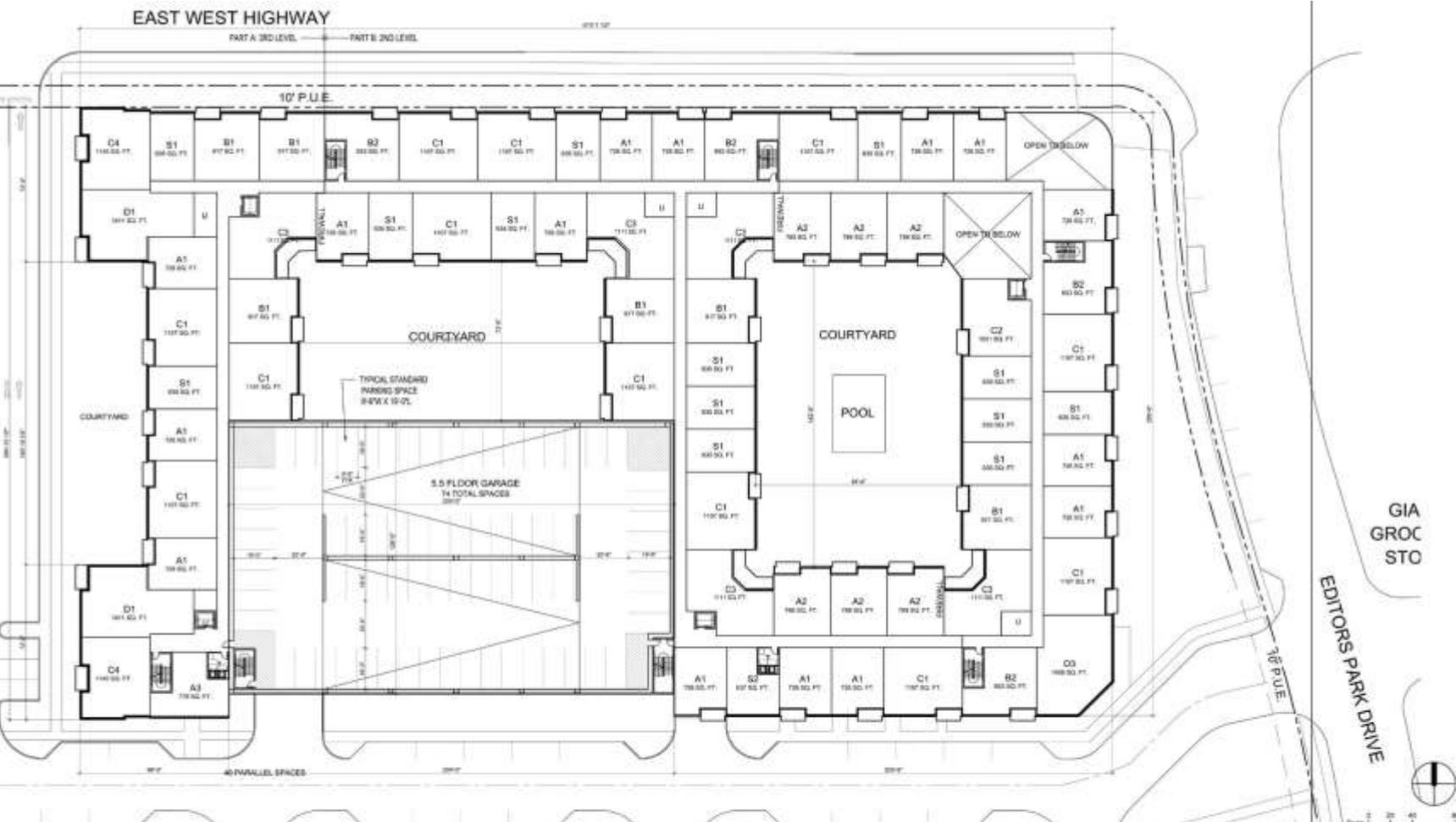
**PART A: 2ND LEVEL/PART B: GROUND LEVEL** A03

PRINCE GEORGE'S COUNTY, MD  
817 S.W. 201-8128 81.21.2018

Architecture+Planning  
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Vienna, VA 22182  
703.992.6116  
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# 3<sup>RD</sup> FLOOR ELEVATION



**THE EDITION**  
FORE PROPERTY COMPANY

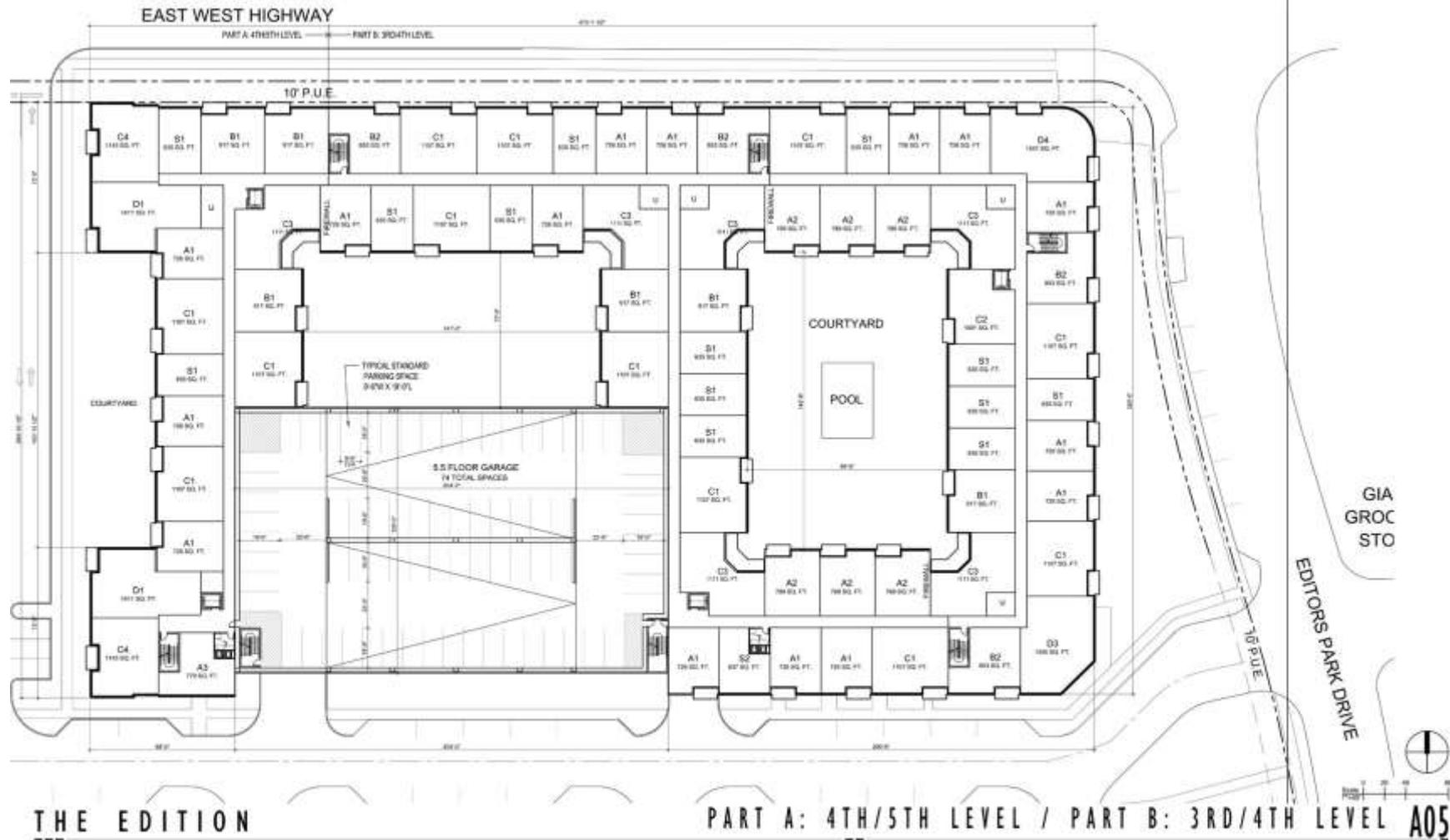
**PART A: 3RD LEVEL/PART B: 2ND LEVEL A04**

PRINCE GEORGE'S COUNTY, MD  
815 W. W. 2213-0118 01.29.2015

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Suite 300  
Vienna, VA 22182  
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# 4<sup>TH</sup> FLOOR ELEVATION



**THE EDITION**  
FORE PROPERTY COMPANY

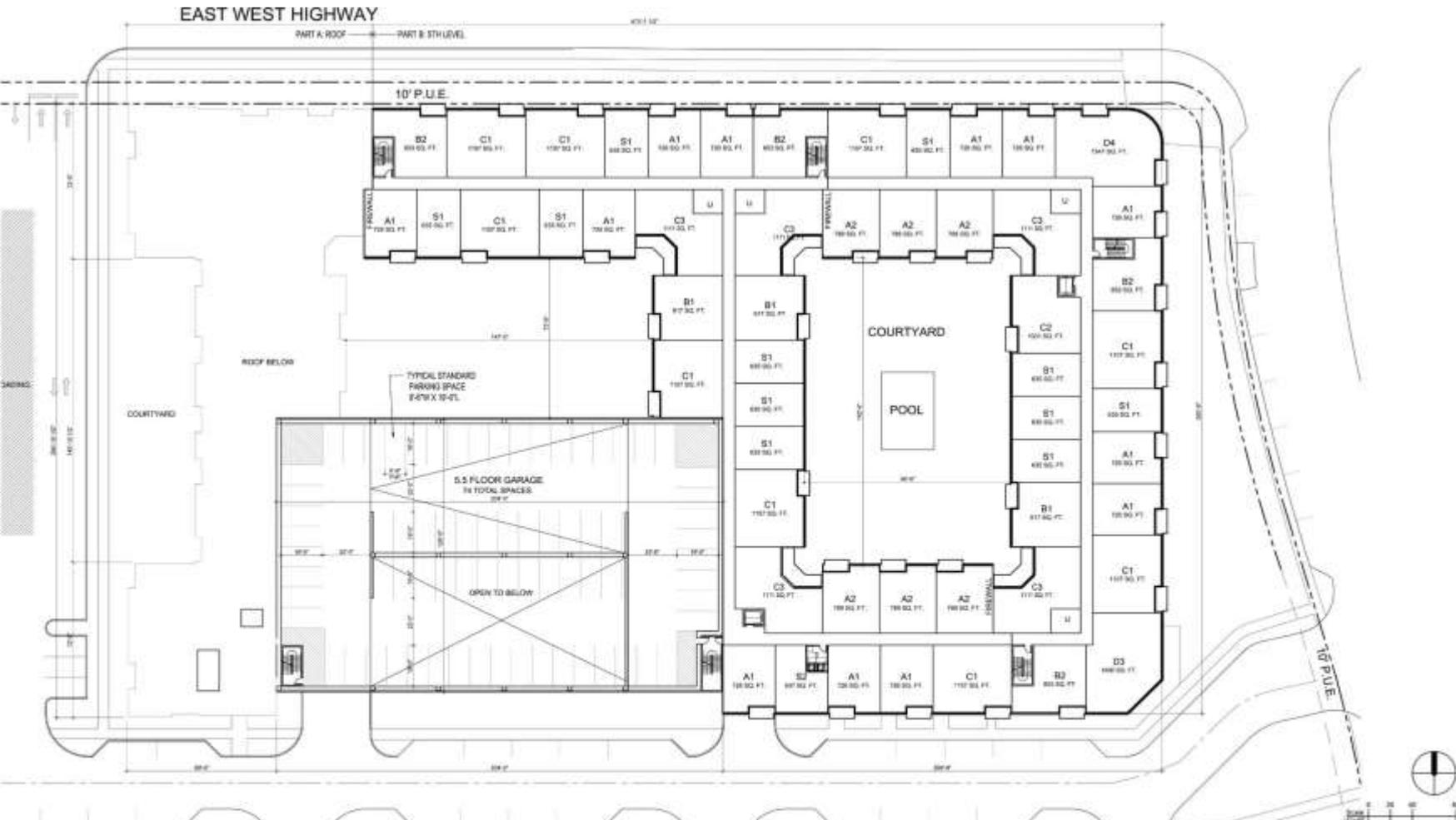
**PART A: 4TH/5TH LEVEL / PART B: 3RD/4TH LEVEL A05**

PRINCE GEORGE'S COUNTY, MD  
S.T.C. # 1815-0133 07.17.2014

Architecture+Planning  
8826 Westwood Center Dr.  
Suite 300  
Vienna, VA 22182  
703.992.6116  
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# 5<sup>TH</sup> FLOOR ELEVATION



**THE EDITION**  
FORE PROPERTY COMPANY

**PART A: ROOF/PART B: 5TH LEVEL**

**A06**

PRINCE GEORGE'S COUNTY, MD  
814 Y.R. 1813-0718 01.27.2014

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703.952.6116  
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