

ITEM: 9 & 10

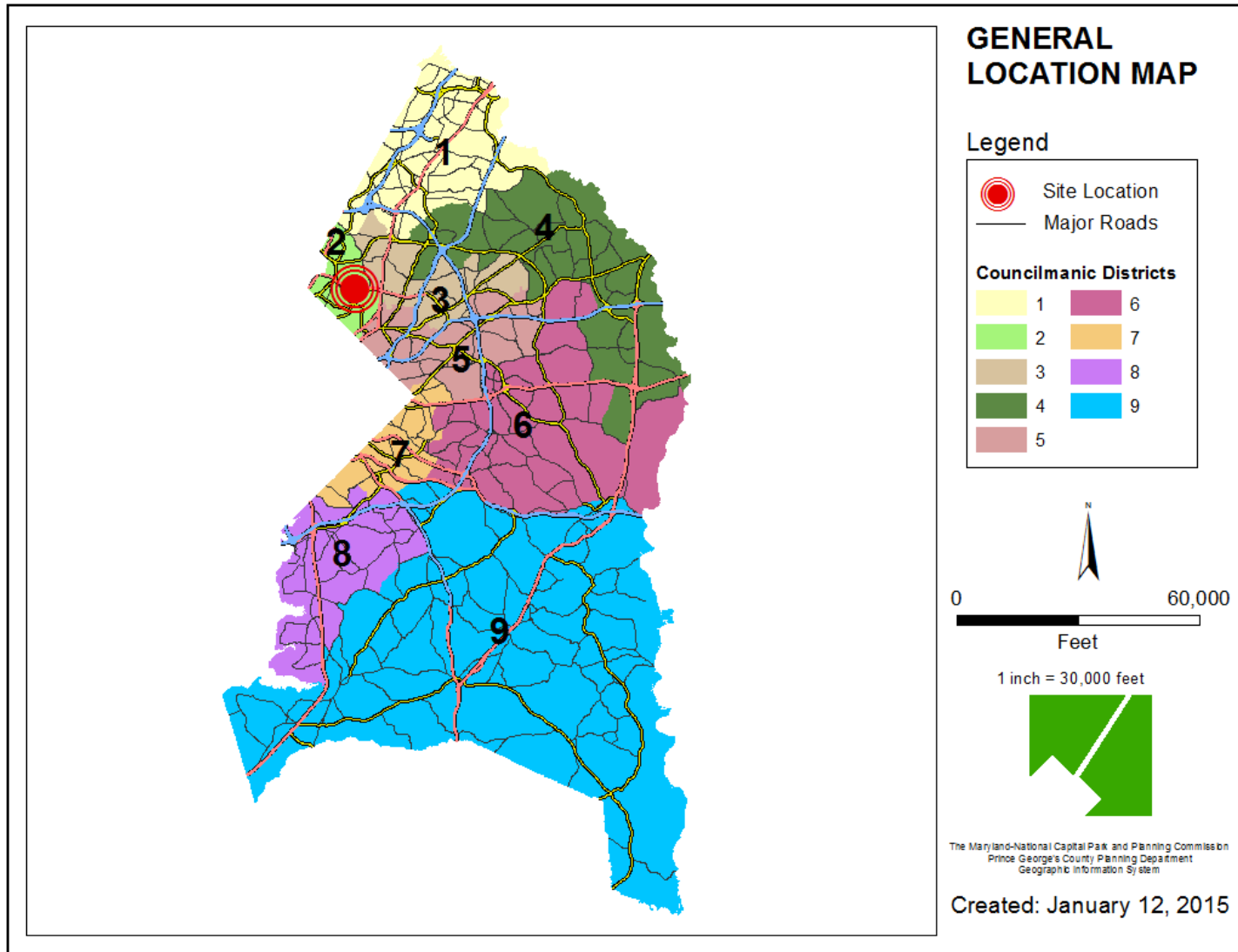
CASE: CSP-11002, DSP-14010 & DPLS-417

KIPLINGER PROPERTY PHASE 1

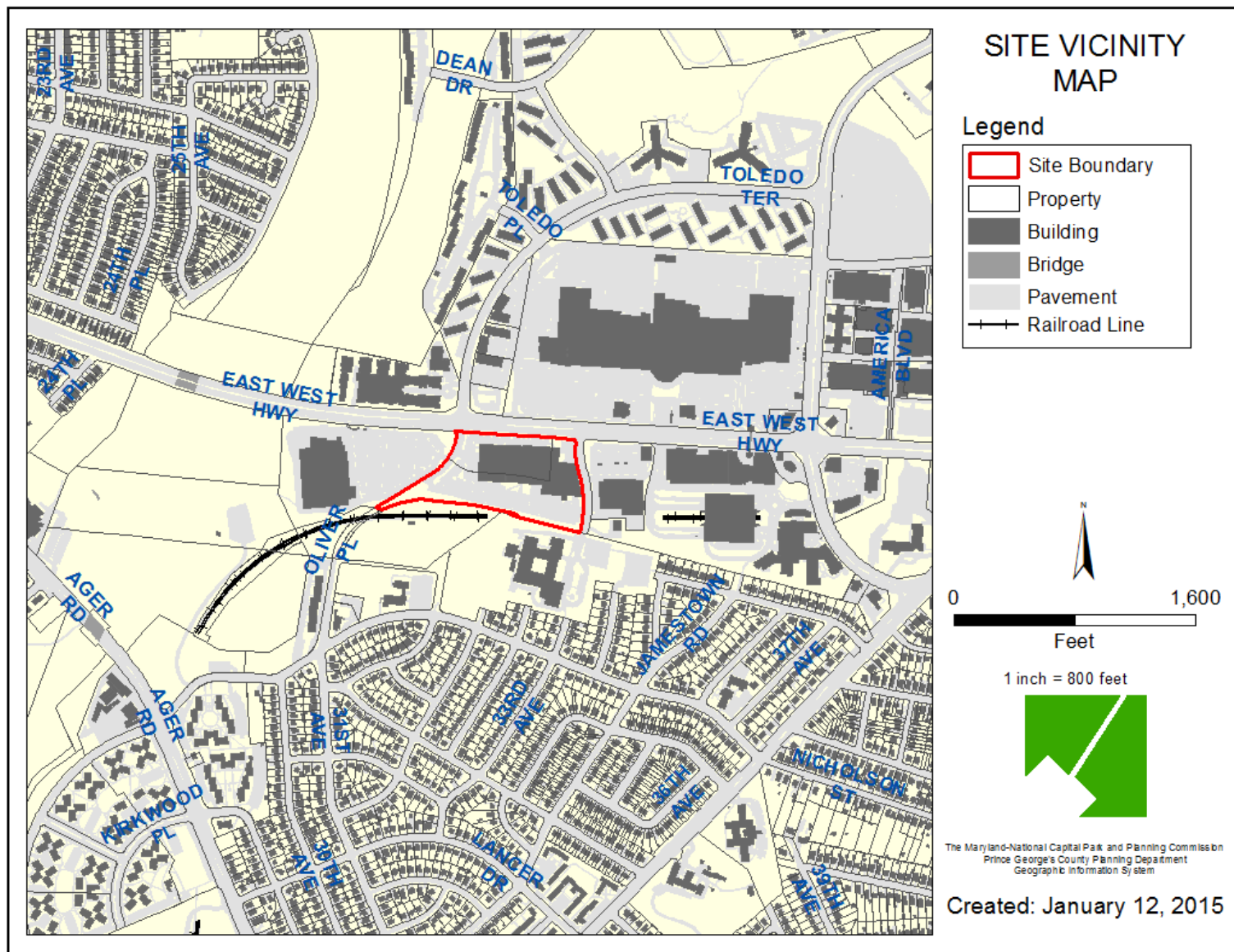
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



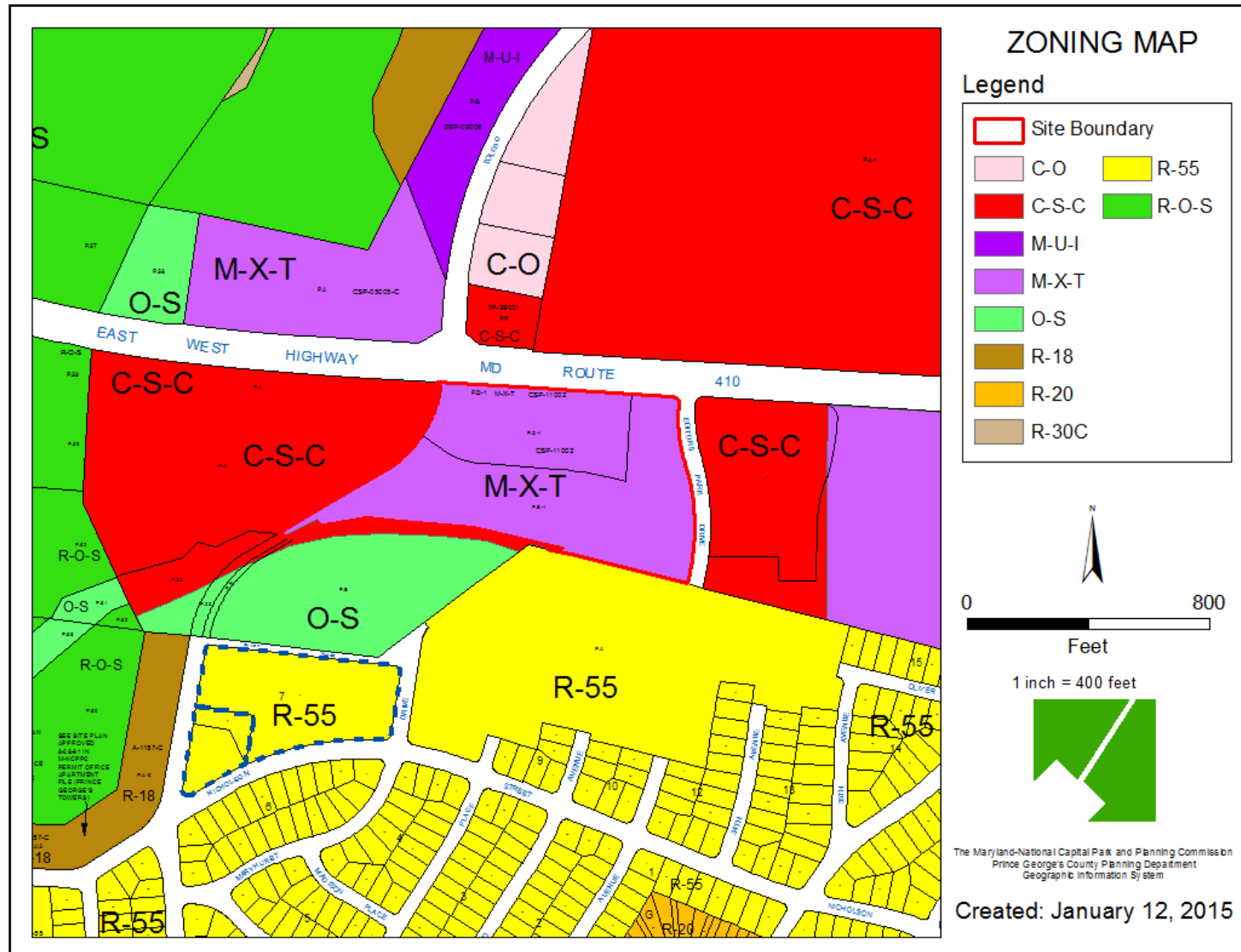
GENERAL LOCATION MAP



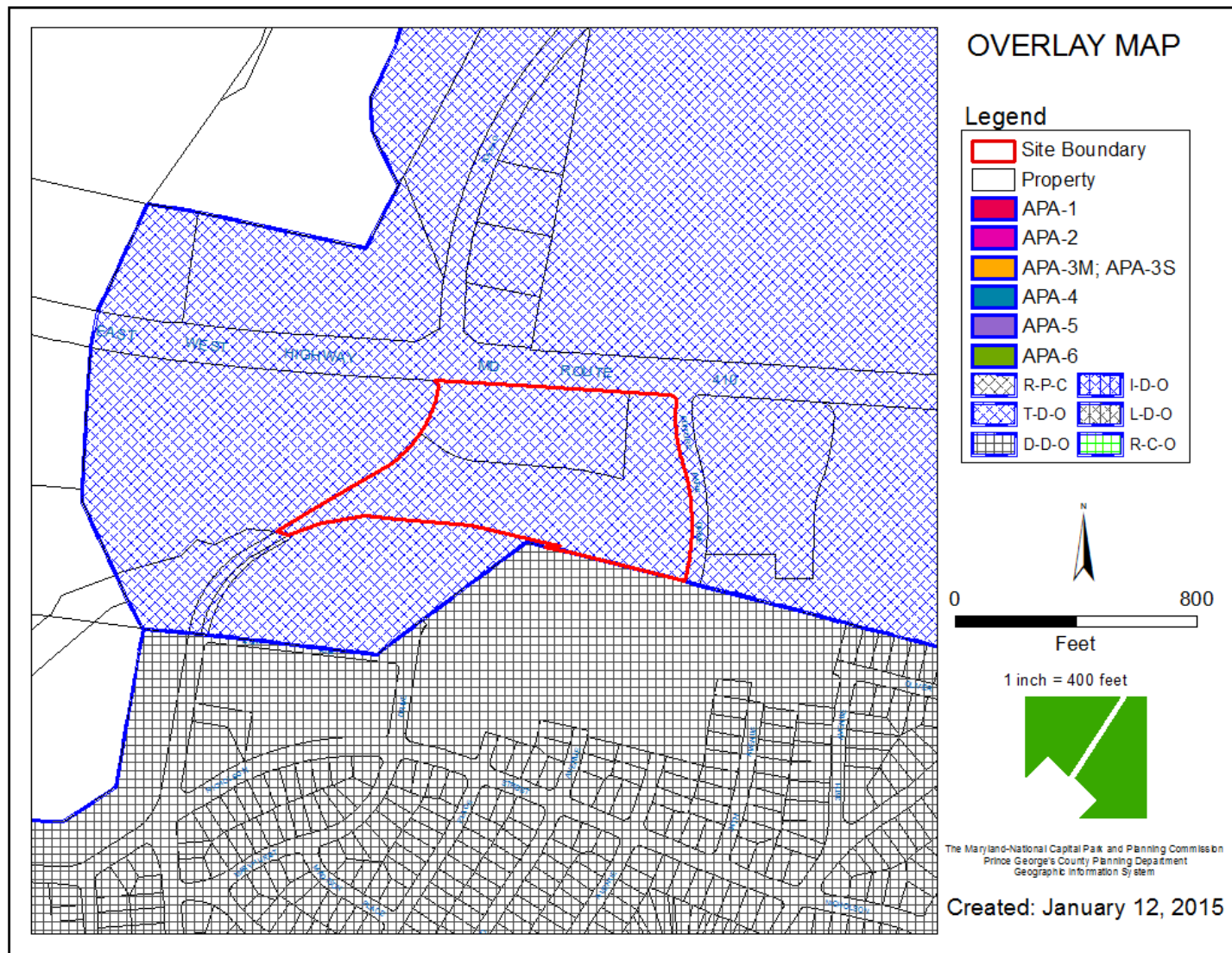
SITE VICINITY



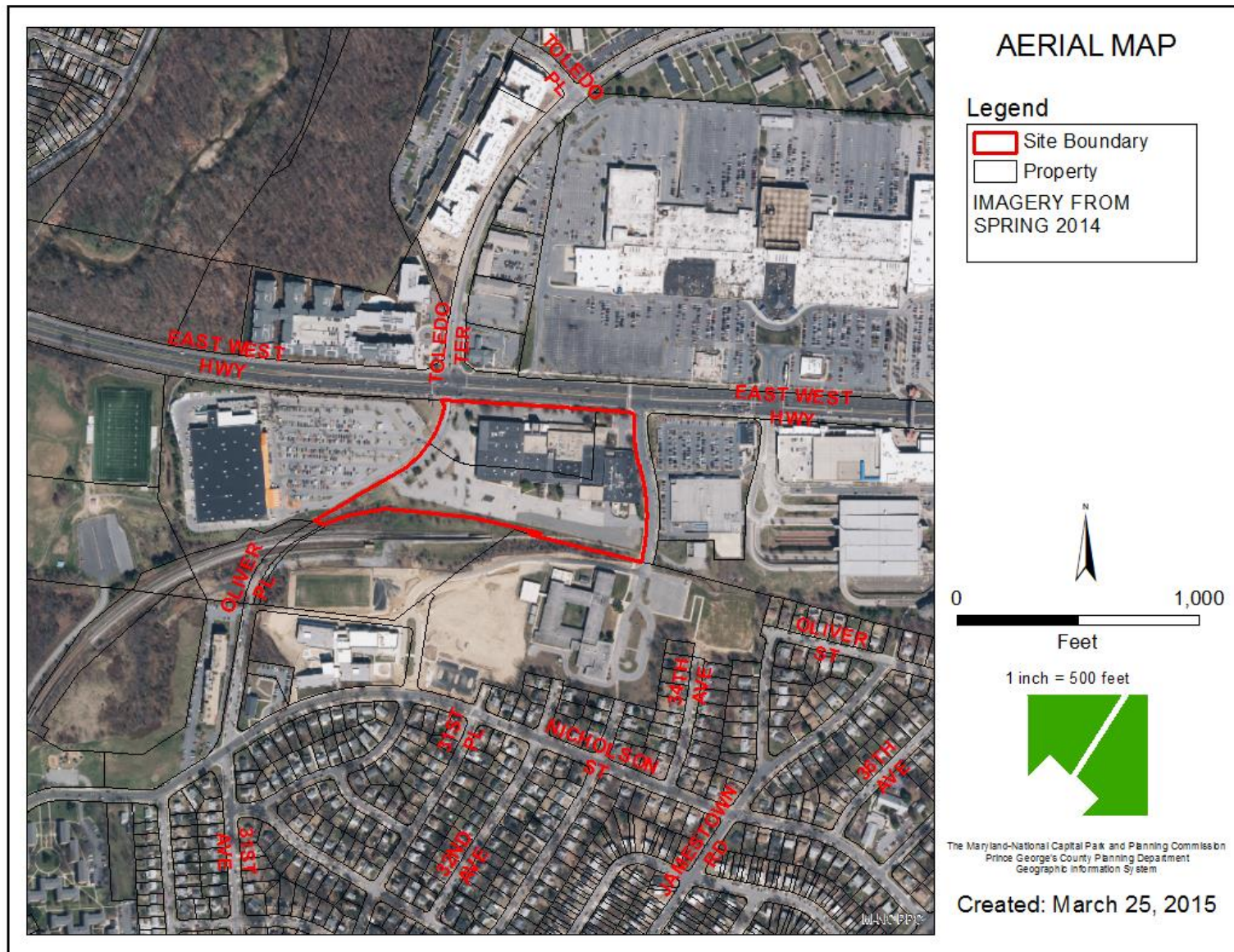
ZONING MAP



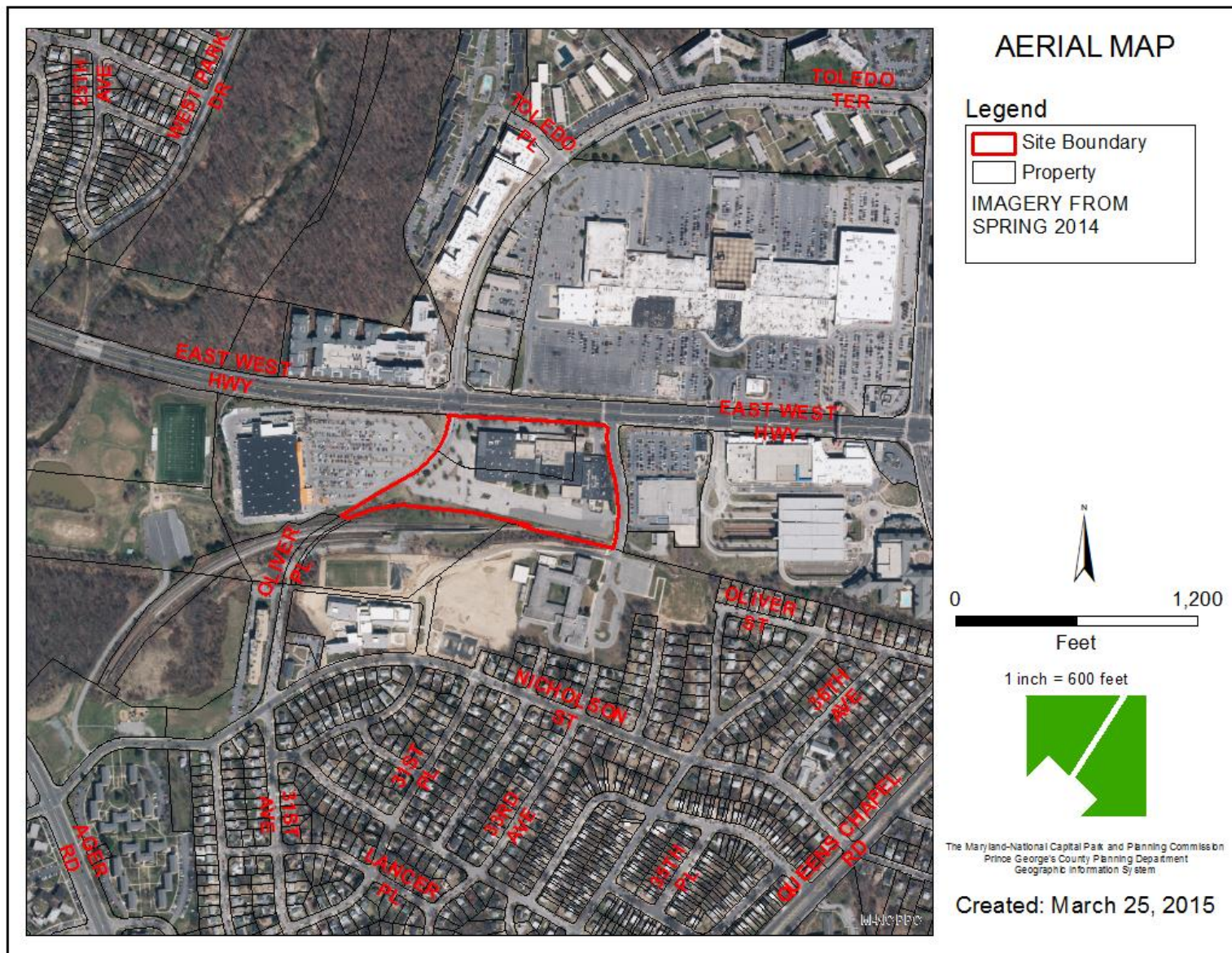
OVERLAY MAP



AERIAL MAP



AERIAL MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

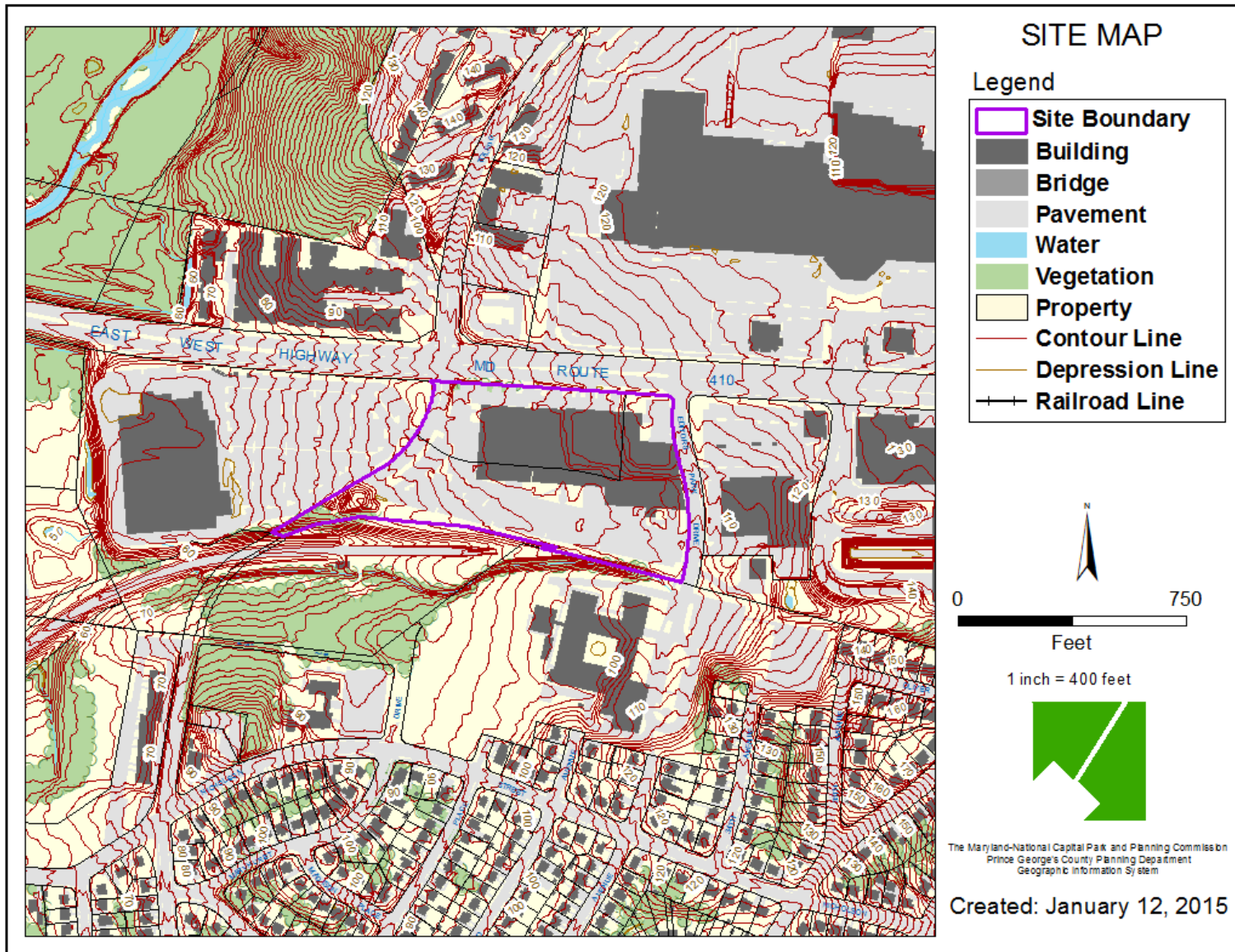


SPRING 2014 AERIAL IMAGERY

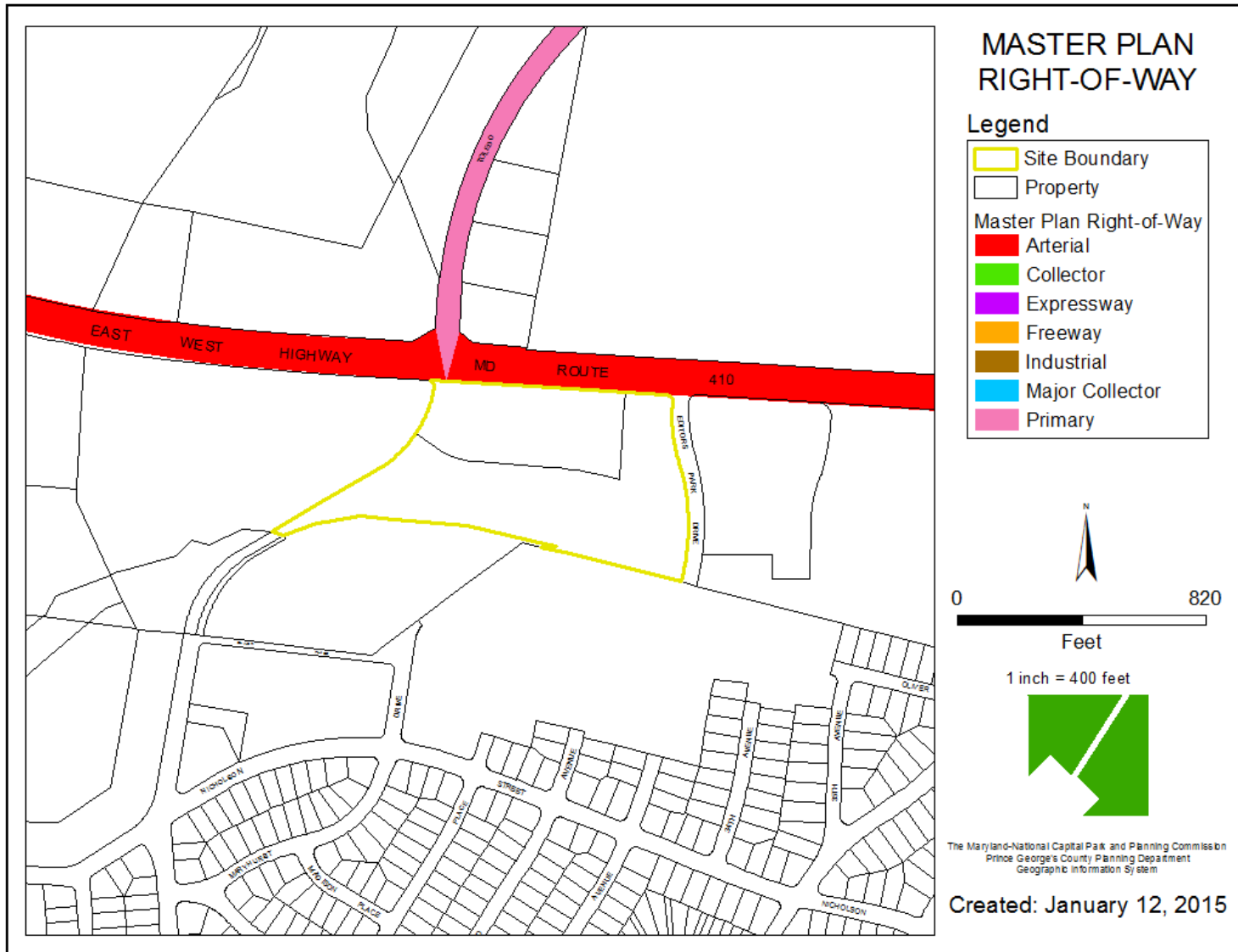
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



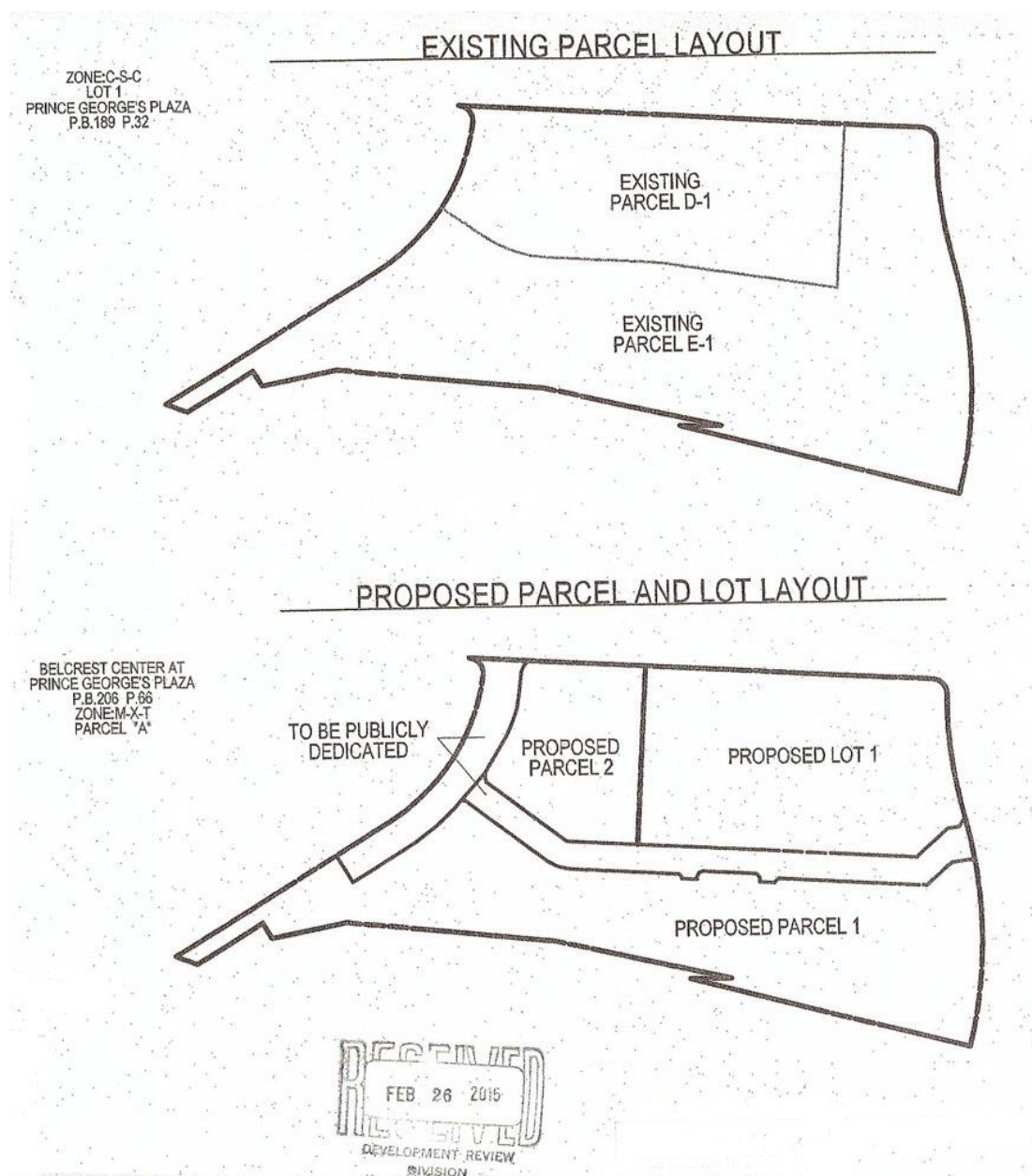
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



PROPOSED SUBDIVISION



PRINCE GEORGE'S PLAZA TDDP

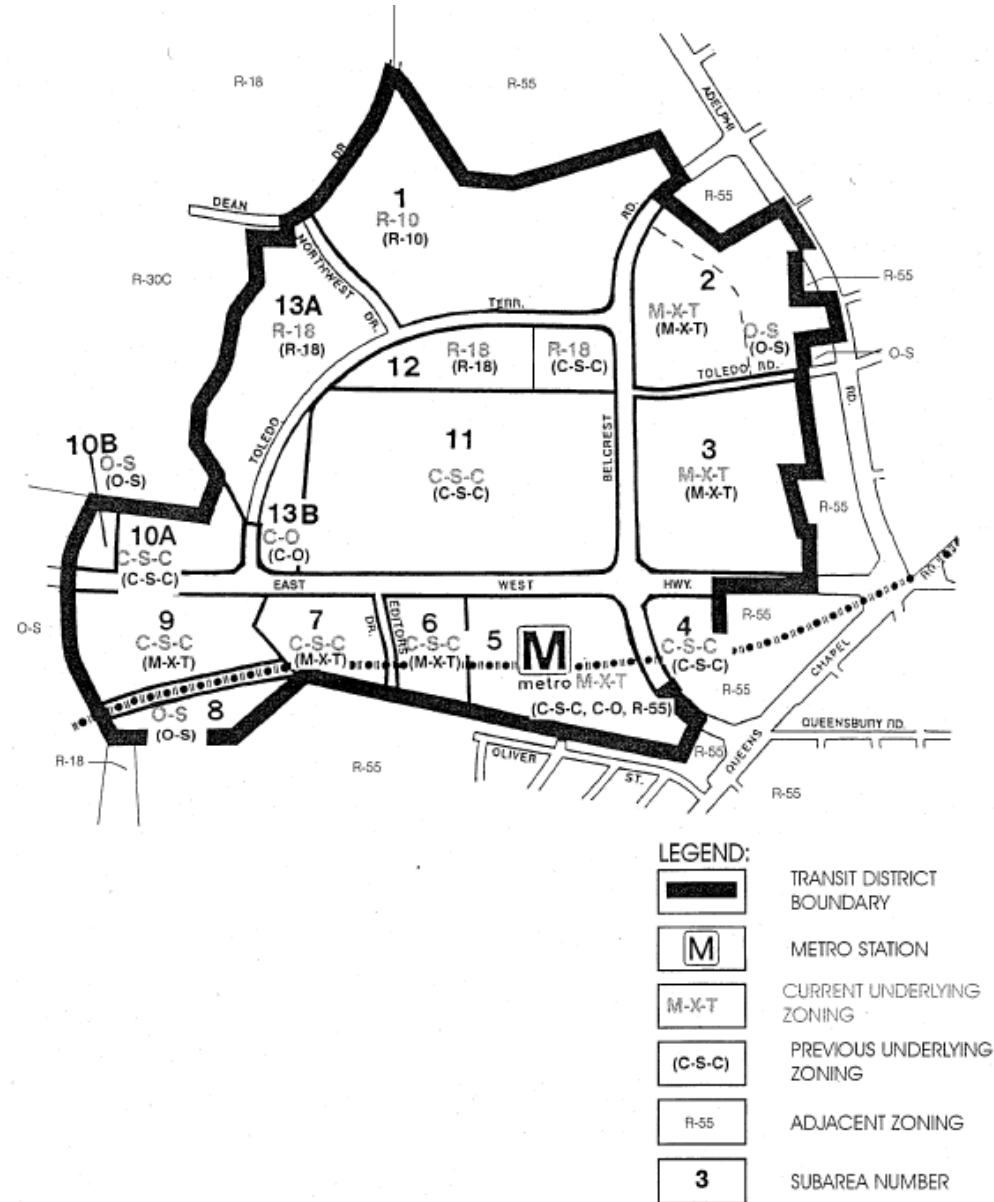
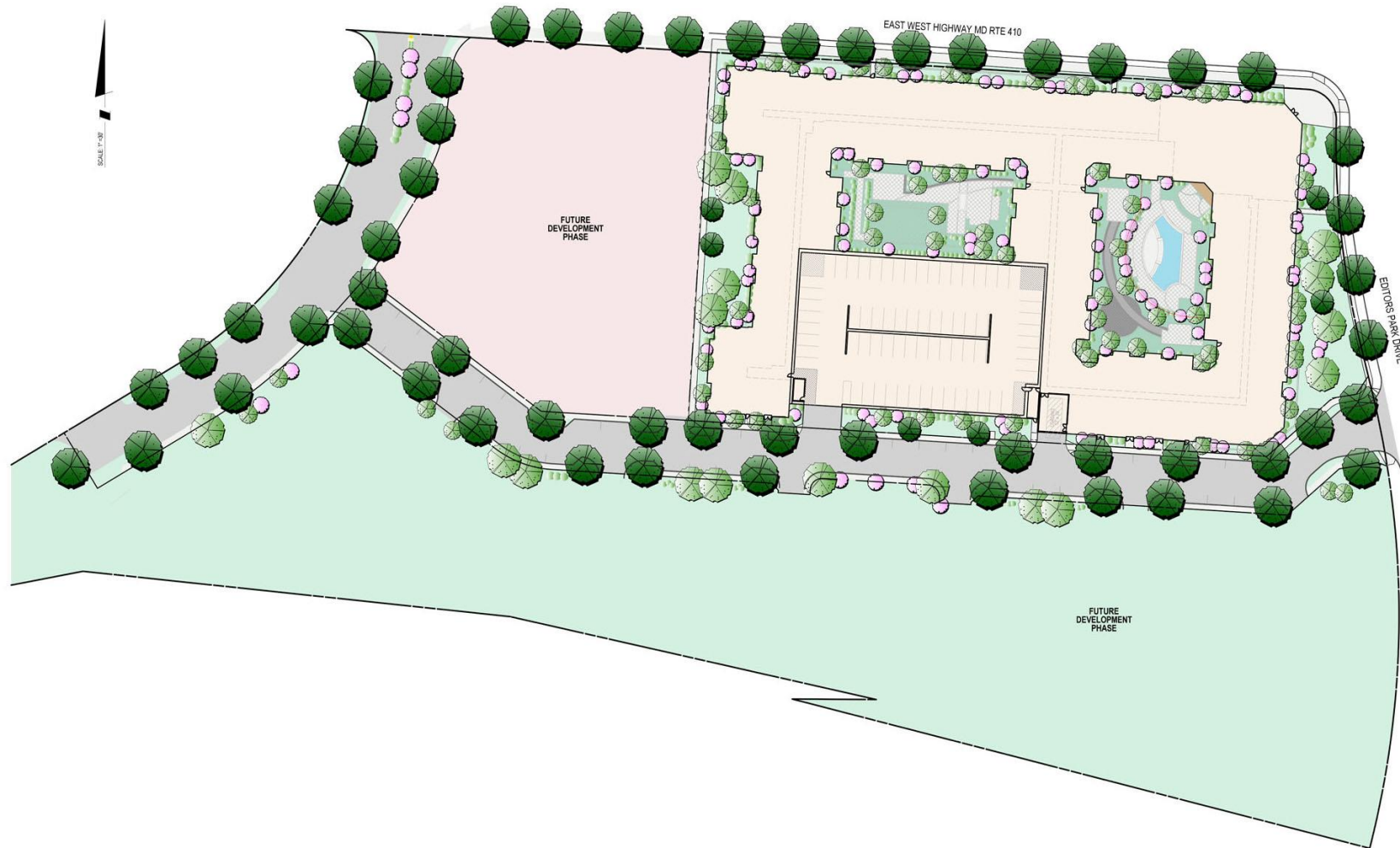


FIGURE 5

UNDERLYING ZONING



ILLUSTRATIVE SITE PLAN



MISS UTILITY NOTE

SEPARATION OF CONCERNED UTILITIES AND LAND USES
 HAS BEEN PROVIDED TO MAINTAIN THE SEPARATION
 OF UTILITIES AND LAND USES. THE SEPARATION
 OF UTILITIES AND LAND USES IS PROVIDED TO
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 SEPARATION OF UTILITIES AND LAND USES.

OWNER/DEVELOPER/APPLICANT

THE KIPPLINGER WASHINGTON EDITORS, INC.
 1101 15TH STREET NW
 SUITE 150
 WASHINGTON, DC 20005
 PHONE: 202.462.1888
 FAX: 202.462.1888
 CORDON RILEY

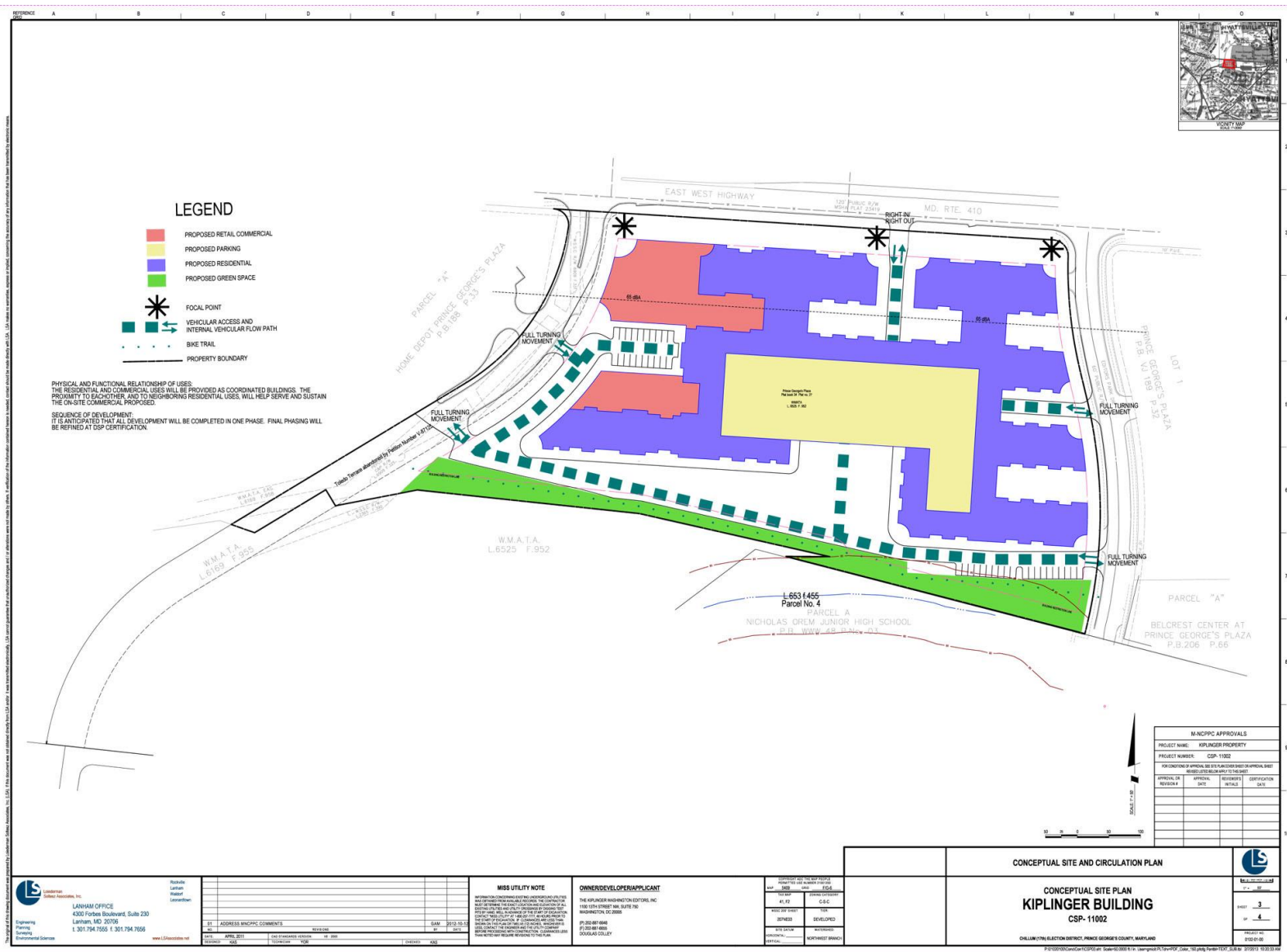
ILLUSTRATIVE PLAN

KIPPLINGER
DSP 14010

CHILLUM UTILITY ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

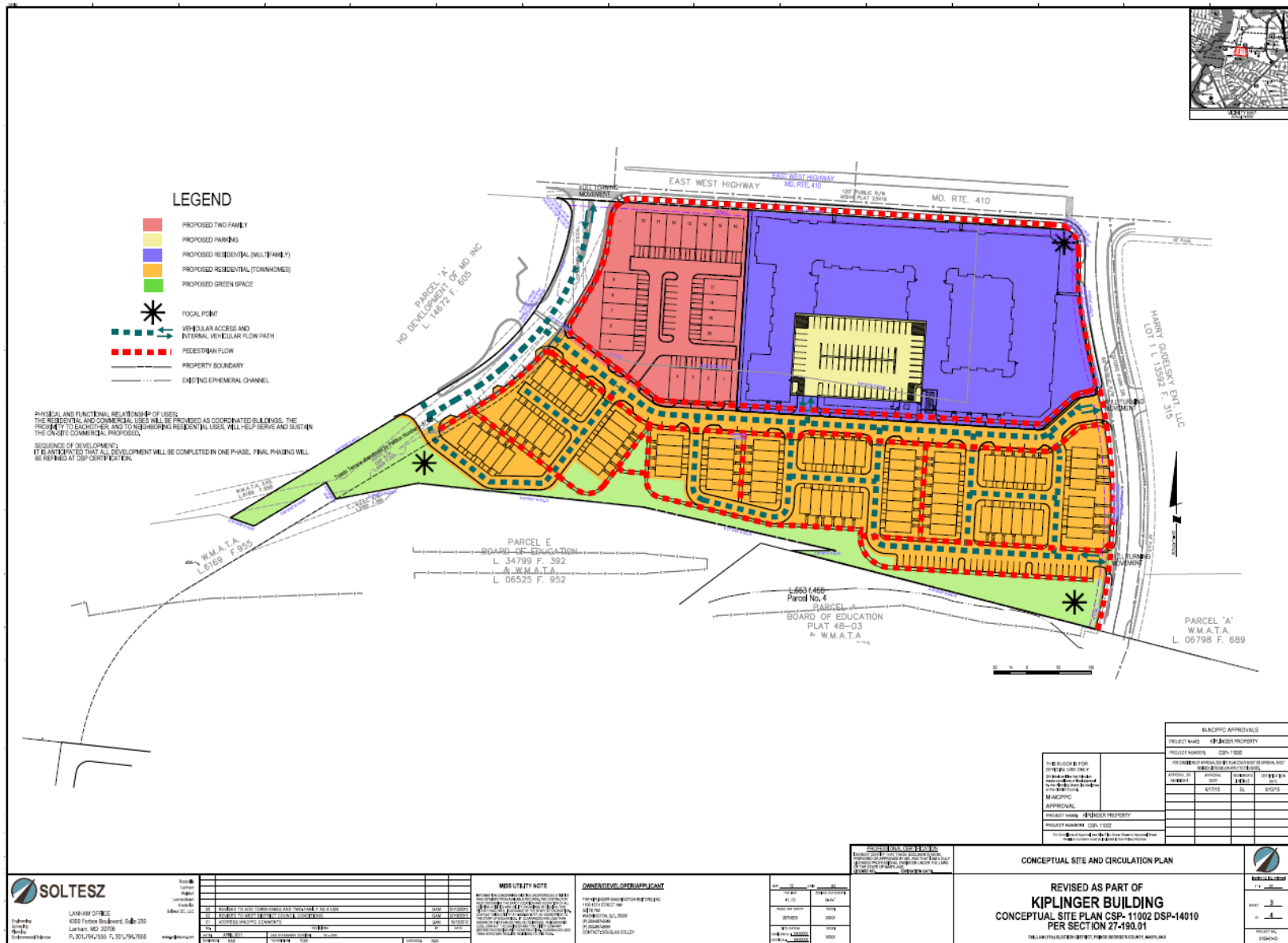


CIRCULATION PLAN

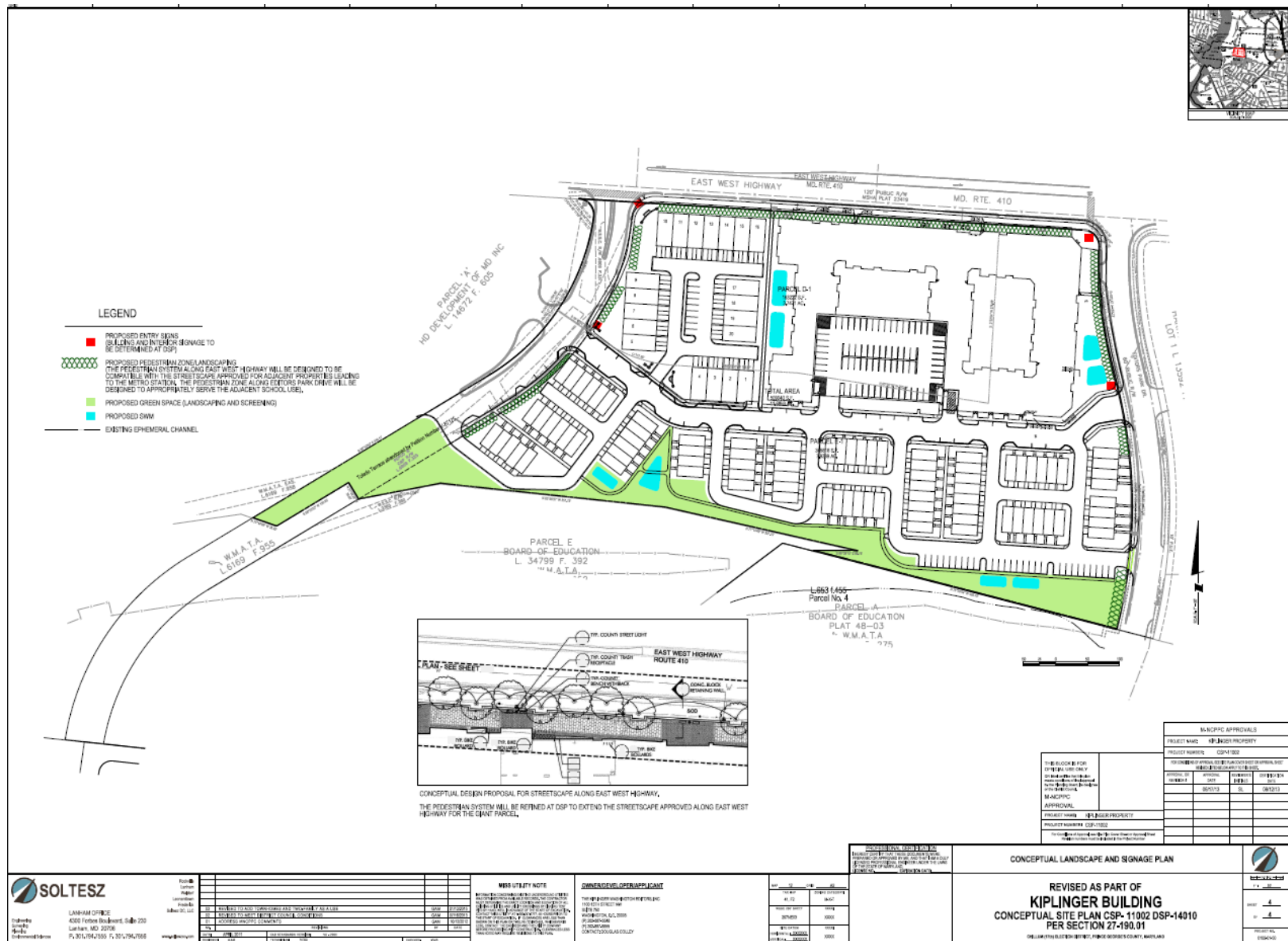




REVISED CSP-11002 ILLUSTRATIVE



REVISED CSP-11002 LANDSCAPE, SWM & SIGNAGE



PERSPECTIVE



THE EDITION
Fore Property Company

PERSPECTIVE I
HYATTSVILLE, MD
KTGY # 2013-0728 09.29.2014

A13

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PERSPECTIVE



THE EDITION
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PERSPECTIVE 2
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PERSPECTIVE



THE EDITION

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PERSPECTIVE 3

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PERSPECTIVE



THE EDITION

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PERSPECTIVE 4

HYATTSVILLE, MD

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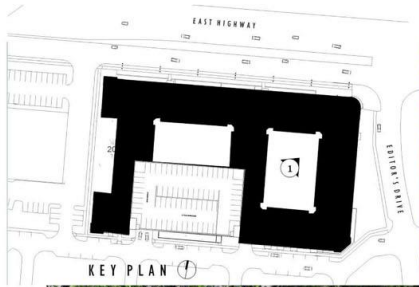
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PERSPECTIVE, COURTYARD



THE EDITION

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COURTYARD VIEW I

HYATTSVILLE, MD

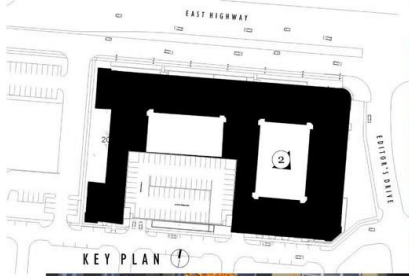
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PERSPECTIVE, COURTYARD



THE EDITION

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COURTYARD VIEW 2

HYATTSVILLE, MD

KTGY # 2013-0728

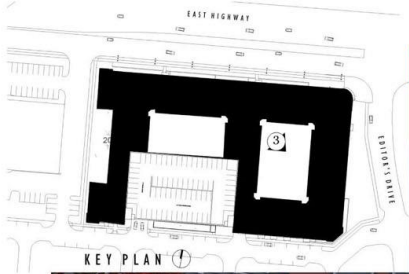
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PERSPECTIVE, COURTYARD



THE EDITION

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COURTYARD VIEW 3

HYATTSVILLE, MD

KTGY # 2013-0728

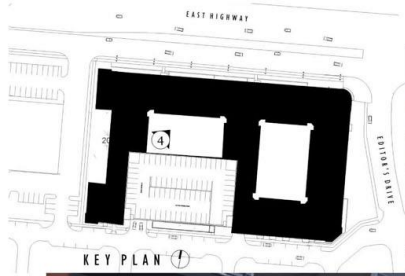
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PERSPECTIVE, COURTYARD



THE EDITION

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COURTYARD VIEW 4

HYATTSVILLE, MD

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PERSPECTIVE, COURTYARD



THE EDITION

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COURTYARD VIEW 5

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ELEVATIONS



2. EDITOR'S DRIVE ELEVATION



1. EASTWEST HIGHWAY ELEVATION

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ELEVATIONS 1 & 2
HYATTSVILLE, MD
8161 # 2013-0728 09.29.2014

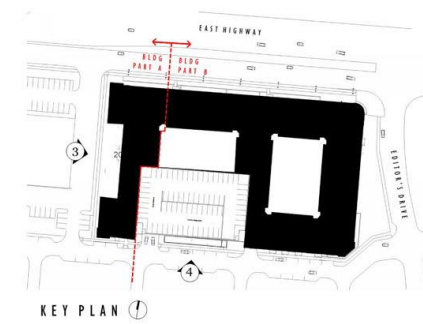
Scale 0' 8' 16' 32'
1/16"=1'

A08

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ELEVATIONS



3. COURTYARD ELEVATION



4. PARKING ENTRANCE ELEVATION

THE EDITION

Fore Property Company

ELEVATIONS 3 & 4

HYATTSVILLE, MD

KTGY # 2013-0728

Revised 02/23/15 for DSP 14010
submitted (original submitted 08/26/2014)

Scale: 0' 8' 16' 32'

A09

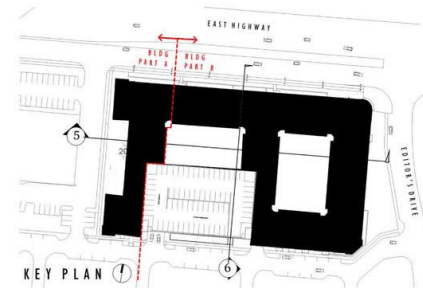
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ELEVATIONS



6. PART A COURTYARD ELEVATION



5. PART A & B COURTYARD ELEVATION

THE EDITION

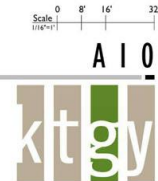
Fore Property Company

ELEVATIONS/SECTIONS 5 & 6

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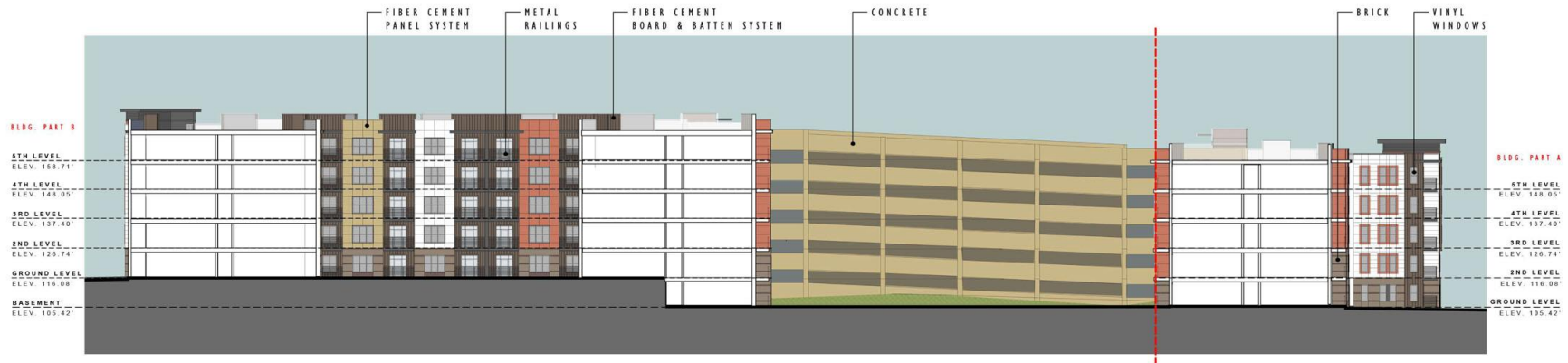
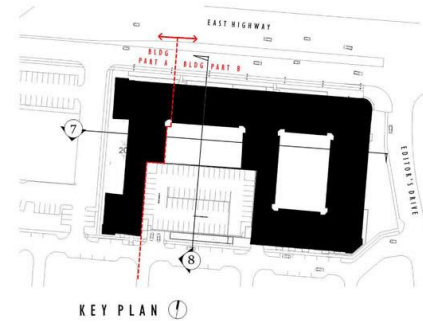


A10

ELEVATIONS



8. PART A COURTYARD ELEVATION



7. PART A & B COURTYARD ELEVATION

THE EDITION

Fore Property Company

ELEVATIONS/SECTIONS 7 & 8

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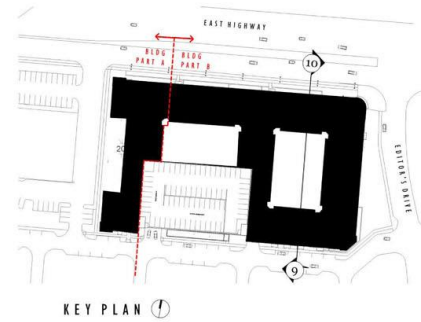
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Scale
0 8' 16' 32'

A11



ELEVATIONS



10. PART A COURTYARD ELEVATION



9. PART B COURTYARD ELEVATION

THE EDITION

Fore Property Company

ELEVATIONS/SECTIONS 9 & 10

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KTGY # 2013-0720

08.29.2014

Scale
0 8' 16' 32'

A12

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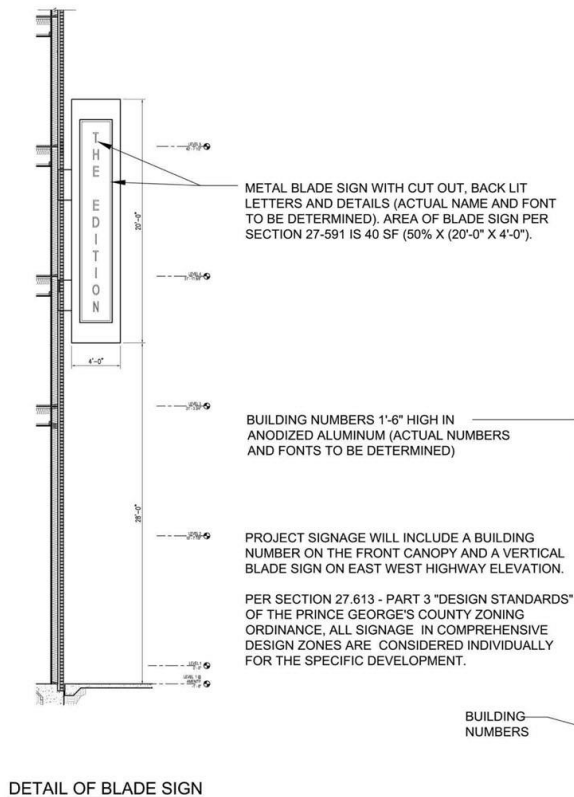
AMENITY-LOBBY FLOOR PLAN A23

PRINCE GEORGE'S COUNTY, MD
KITY # 2013-8728 09/29/2014

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BUILDING SIGNAGE



PERSPECTIVE OF ENTRANCE SHOWING BUILDING NUMBER AND BLADE SIGN



THE EDITION
FORE PROPERTY COMPANY

BUILDING SIGNAGE EXHIBIT

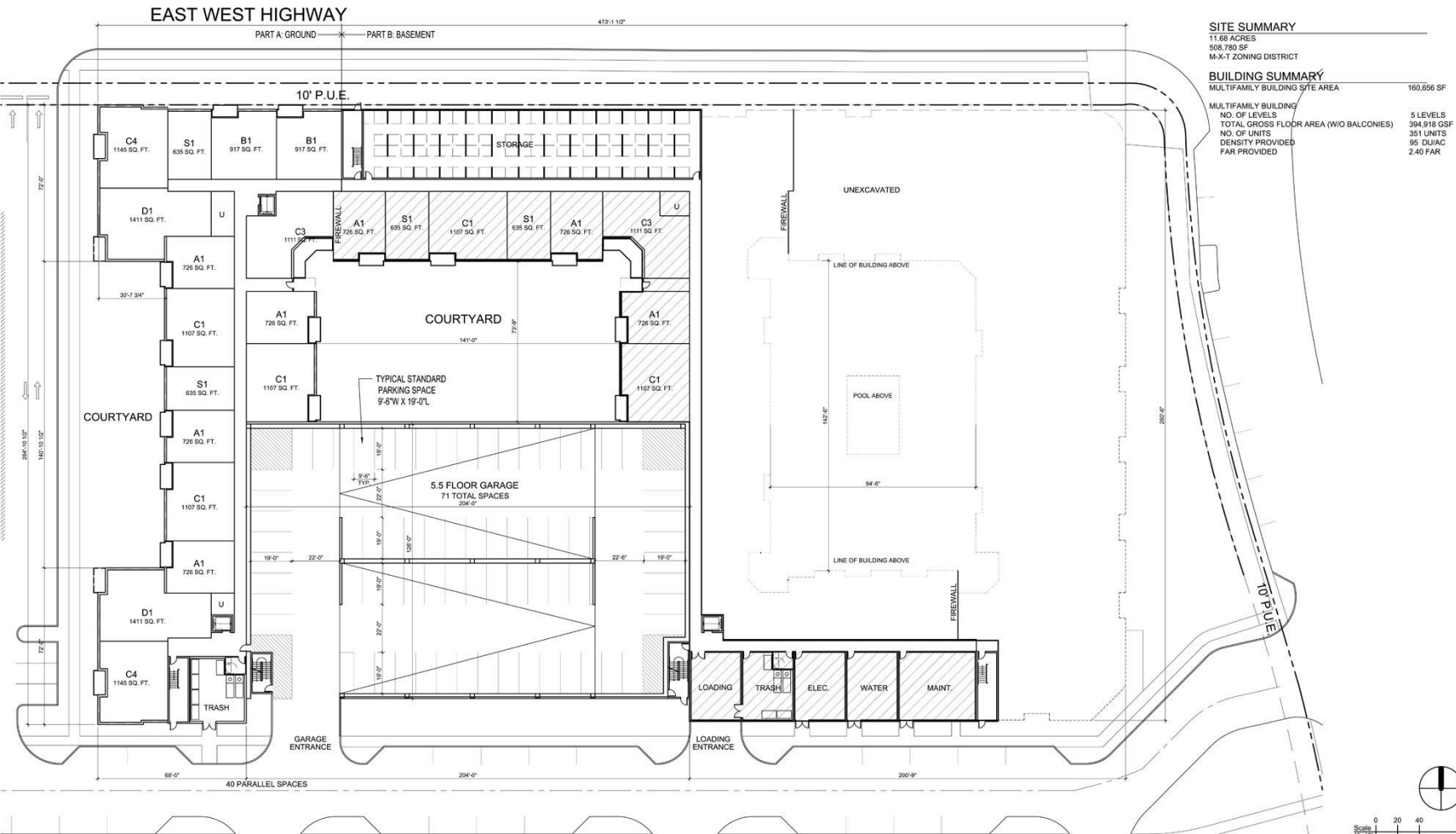
A22

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GROUND LEVEL ELEVATION



SITE SUMMARY

11.68 ACRES
608,780 SF
M-X-T ZONING DISTRICT

BUILDING SUMMARY

MULTIFAMILY BUILDING SITE AREA 160,656 SF

MULTIFAMILY BUILDING

NO. OF LEVELS	5 LEVELS
TOTAL GROSS FLOOR AREA (W/O BALCONIES)	394,918 GSF
NO. OF UNITS	351 UNITS
DENSITY PROVIDED	95 DU/AC
FAR PROVIDED	2.40 FAR

THE EDITION
FORE PROPERTY COMPANY

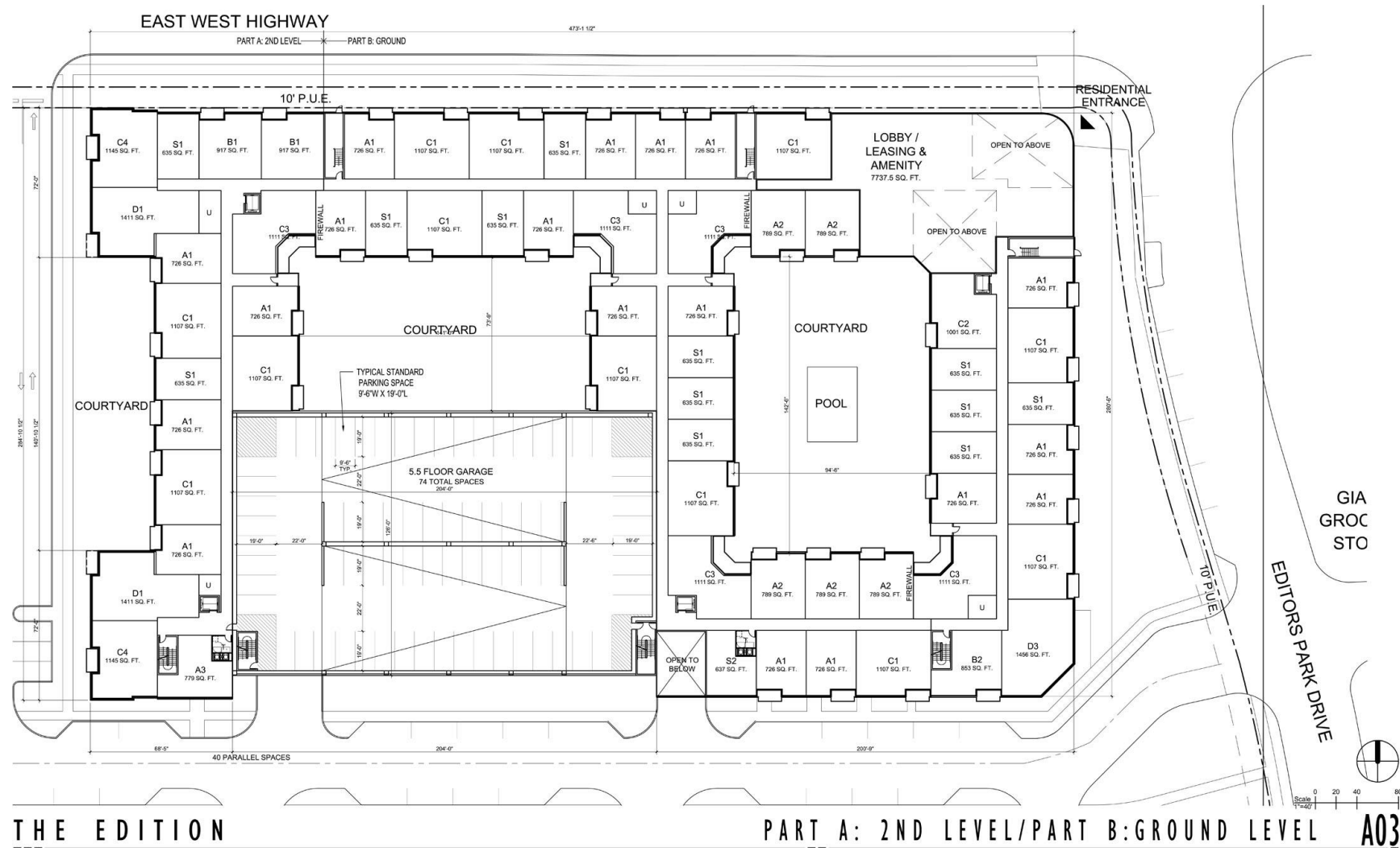
PART A: GROUND LEVEL / PART B: BASEMENT A02

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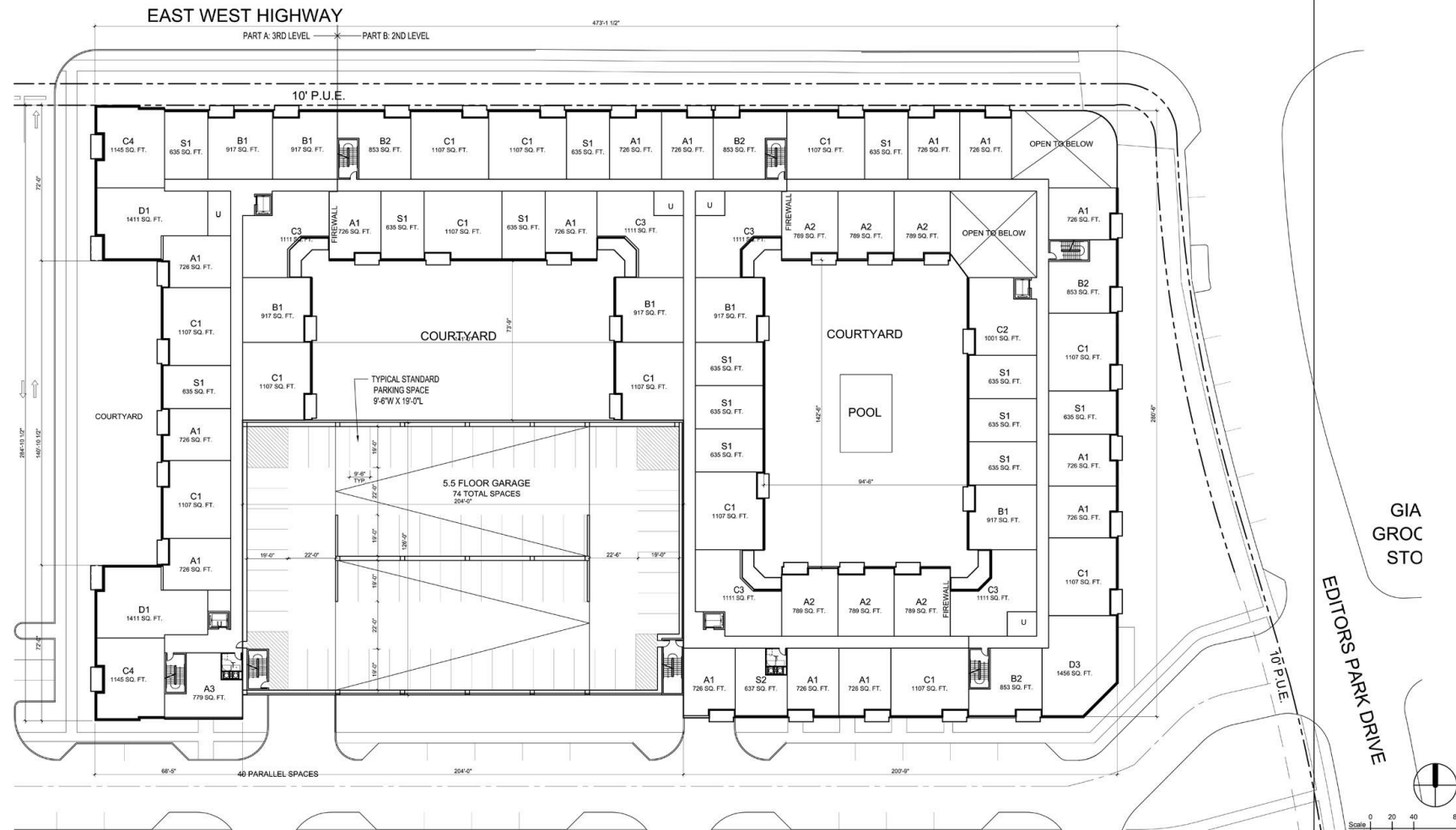
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2ND FLOOR ELEVATION



3RD FLOOR ELEVATION



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

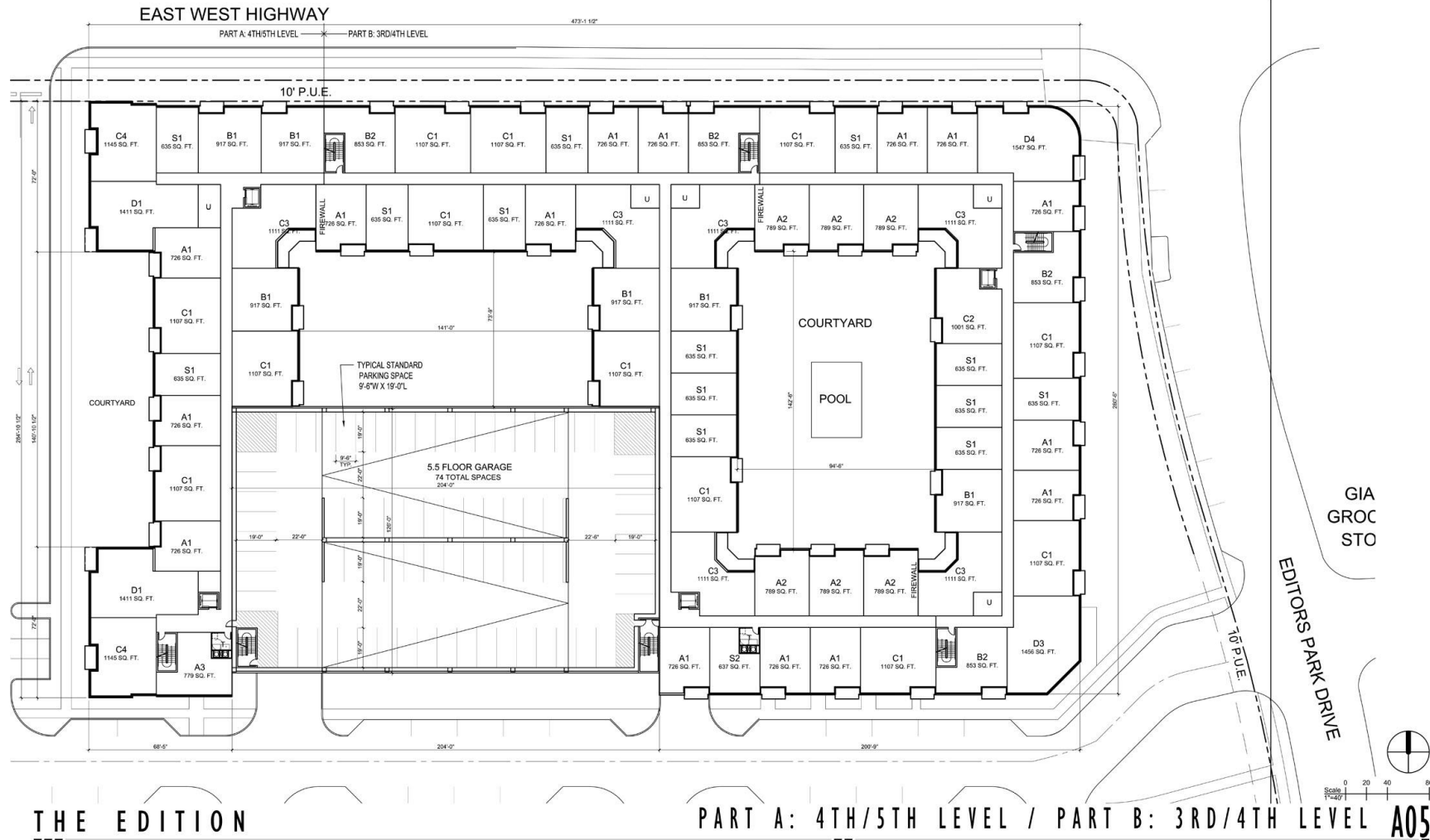
A04

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4TH FLOOR ELEVATION



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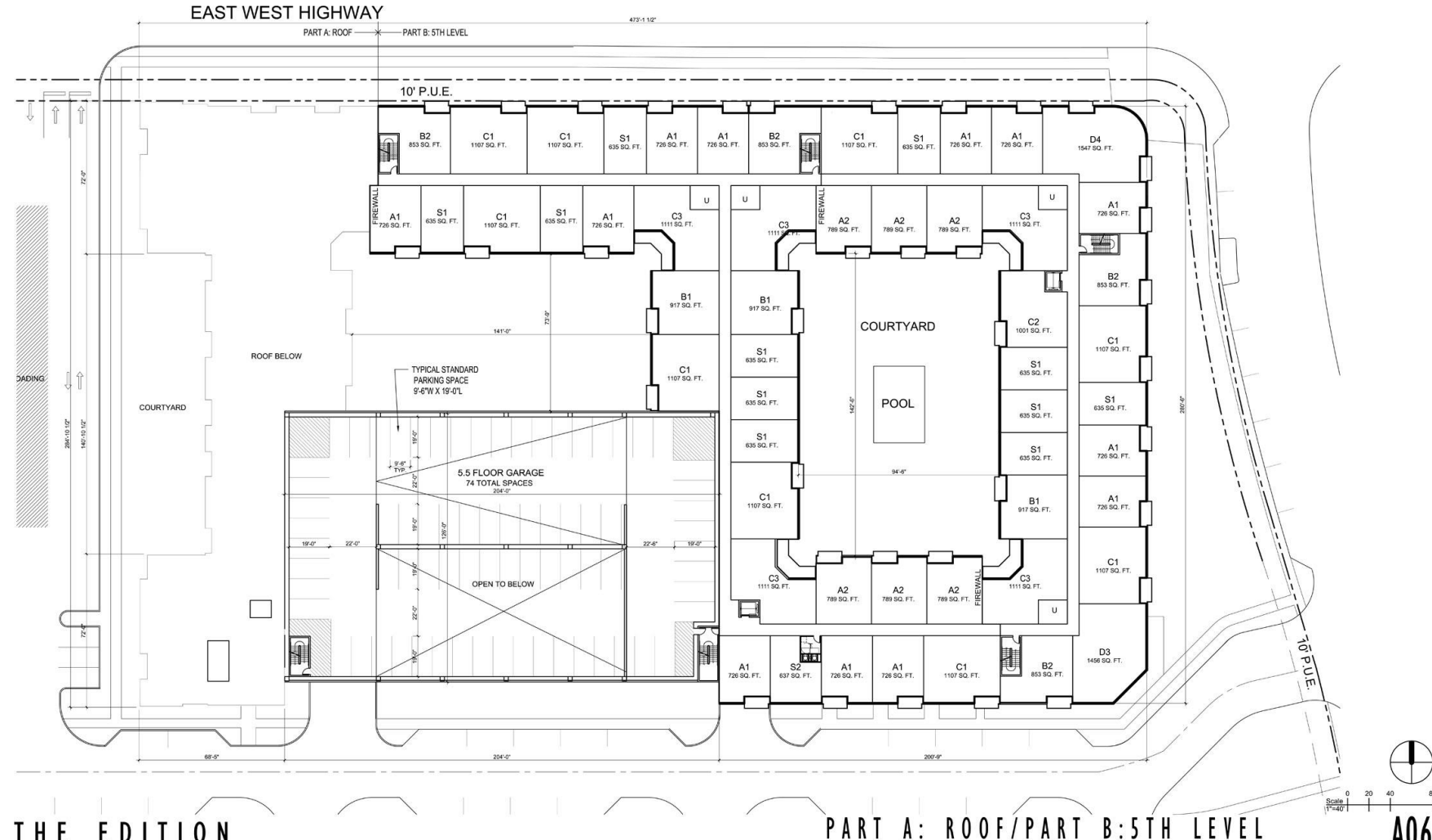
PART A: 4TH/5TH LEVEL / PART B: 3RD/4TH LEVEL A05

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5TH FLOOR ELEVATION



TABULATIONS SHEET

AREA TABULATIONS

8/26/2014

BUILDING PART A

Unit	Net Area	Balcony	B1	Floor 1	Floor 2	Floor 3	Floor 4	Floor 5	Total		
S1	645 sf	0 sf	0	2	2	2	2	2	10	10	
S2	649 sf	0 sf	0	0	0	0	0	0	0		
A1	732 sf	65 sf	0	4	4	3	3	3	17		
A2	796 sf	65 sf	0	0	0	0	0	0	0		
A3	796 sf	0 sf	0	0	1	1	1	1	4	21	
B1	925 sf	65 sf	0	2	2	3	3	3	13		
B2	864 sf	65 sf	0	0	0	0	0	0	0		
C1	1,119 sf	65 sf	0	3	3	3	3	3	15		
C2	1,012 sf	65 sf	0	0	0	0	0	0	0	30	
C3	1,127 sf	167 sf	0	1	1	1	1	1	5		
C4	1,183 sf	61 sf	0	2	2	2	2	2	10		
D1	1,443 sf	62 sf	0	2	2	2	2	2	10		
D3	1,492 sf	0 sf	0	0	0	0	0	0	0	10	
D4	1,582 sf	130 sf	0	0	0	0	0	0	0		
Total			0	16	17	17	17	17	84		

BUILDING PART B

Unit	Net Area	Balcony	B1	Floor 1	Floor 2	Floor 3	Floor 4	Floor 5	Total		
S1	645 sf	0 sf	2	10	11	11	11	11	56	61	
S2	649 sf	0 sf	0	1	1	1	1	1	5		
A1	732 sf	65 sf	3	14	12	12	12	12	65		
A2	796 sf	65 sf	0	5	6	6	6	6	29		
A3	796 sf	0 sf	0	0	0	0	0	0	0	29	
B1	925 sf	65 sf	0	0	3	3	3	3	12		
B2	864 sf	65 sf	0	1	4	4	4	4	17		
C1	1,119 sf	65 sf	2	9	9	9	9	9	47		
C2	1,012 sf	65 sf	0	1	1	1	1	1	5	76	
C3	1,127 sf	167 sf	1	4	4	5	5	5	24		
C4	1,183 sf	61 sf	0	0	0	0	0	0	0		
D1	1,443 sf	62 sf	0	0	0	0	0	0	0		
D3	1,492 sf	0 sf	0	1	1	1	1	1	5	8	
D4	1,582 sf	130 sf	0	0	0	1	1	1	3		
Total			8	46	52	54	54	54	268		

BUILDING OVERALL

Unit	Net Area	Balcony	B1	Floor 1	Floor 2	Floor 3	Floor 4	Floor 5	Total	Ratio		
S1	645 sf	0 sf	2	12	13	13	13	13	66	71	20%	
S2	649 sf	0 sf	0	1	1	1	1	1	5			
A1	732 sf	65 sf	3	18	16	15	15	15	82			
A2	796 sf	65 sf	0	5	6	6	6	6	29			
A3	796 sf	0 sf	0	0	1	1	1	1	4	42	11.9%	
B1	925 sf	65 sf	0	2	5	6	6	6	25			
B2	864 sf	65 sf	0	1	4	4	4	4	17			
C1	1,119 sf	65 sf	2	12	12	12	12	12	62			
C2	1,012 sf	65 sf	0	1	1	1	1	1	5	106	30.1%	
C3	1,127 sf	167 sf	1	5	5	6	6	6	29			
C4	1,183 sf	61 sf	0	2	2	2	2	2	10			
D1	1,443 sf	62 sf	0	2	2	2	2	2	10			
D3	1,492 sf	0 sf	0	1	1	1	1	1	5	18	5.1%	
D4	1,582 sf	130 sf	0	0	0	1	1	1	3			
Total			8	62	69	71	71	71	352			
Net Residential	6,851 sf	55,078 sf	61,218 sf	64,120 sf	64,120 sf	64,120 sf	64,120 sf	64,120 sf	315,507 sf	Average Per Unit		
Gross Area (No Balconies)	19,311 sf	79,284 sf	73,811 sf	73,004 sf	73,004 sf	73,004 sf	73,004 sf	73,004 sf	384,918 sf	1,084 sf		
Gross Area (With Balconies)	19,803 sf	76,900 sf	77,252 sf	77,342 sf	77,342 sf	77,342 sf	77,342 sf	77,342 sf	405,651 sf	1,153 sf		
Amenity Area	0 sf	7,737 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	7,737 sf	Efficiency		
Residential Area	6,851 sf	62,815 sf	61,218 sf	64,120 sf	64,120 sf	64,120 sf	64,120 sf	64,120 sf	323,244 sf	81.9%		
Parking Required									405	1.15/Unit		
Garage Parking Provided	71	74	74	74	74	74	74	74	49	416		
Surface Parking Provided	37	--	--	--	--	--	--	--	37	1.25/Unit		
TOTAL Parking Provided	108	74	74	74	74	74	74	74	49	453		

Garage Area includes to face of masonry veneer or concrete exterior wall.

UNIT D4 has 2-65 of balconies. The table shows the added square footage as 130 sf.

Net Unit Areas are measured to the exterior face of the exterior stud, the corridor side of the corridor stud, and the centerlines between units.

Efficiency = Ratio of Net Residential Area/Gross Area without balconies.



SEE ELEVATION SHEET A08 AND A09
FOR SPECIFIC BUILDING HEIGHT
LOCATIONS AT CORNERS

SECTION THROUGH BUILDING

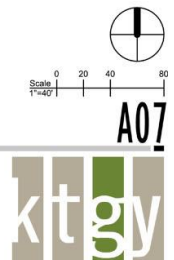
(ILLUSTRATING BUILDING HEIGHT MEASURED FROM GRADE PLANE TO AVERAGE ROOF SURFACE)

THE EDITION
FORE PROPERTY COMPANY

TABULATIONS AND BUILDING HEIGHT

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A07

