

FAIRWOOD SQUARE

Detailed Site Plan

TCP2-003-2023

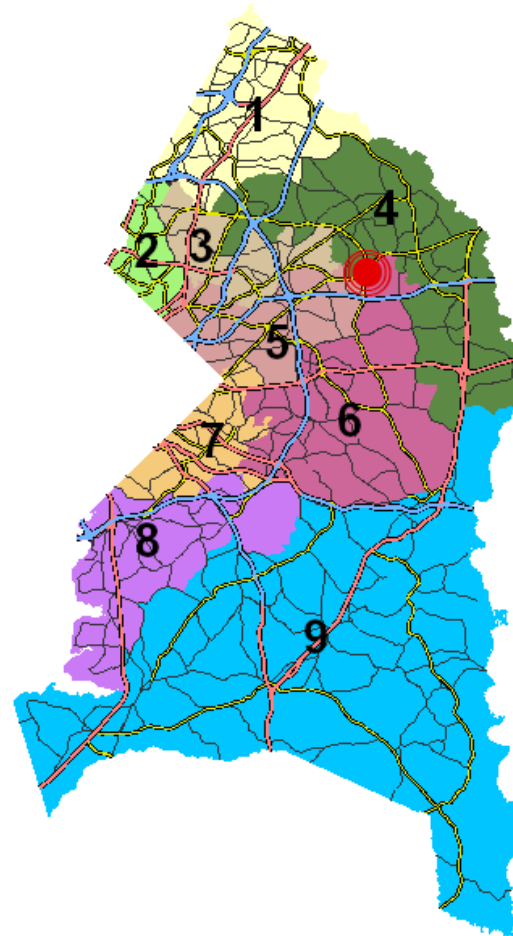
Staff Recommendation: Approval with Conditions



GENERAL LOCATION MAP

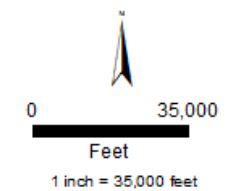
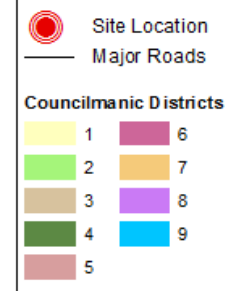
Council District: 06

Planning Area: 71A



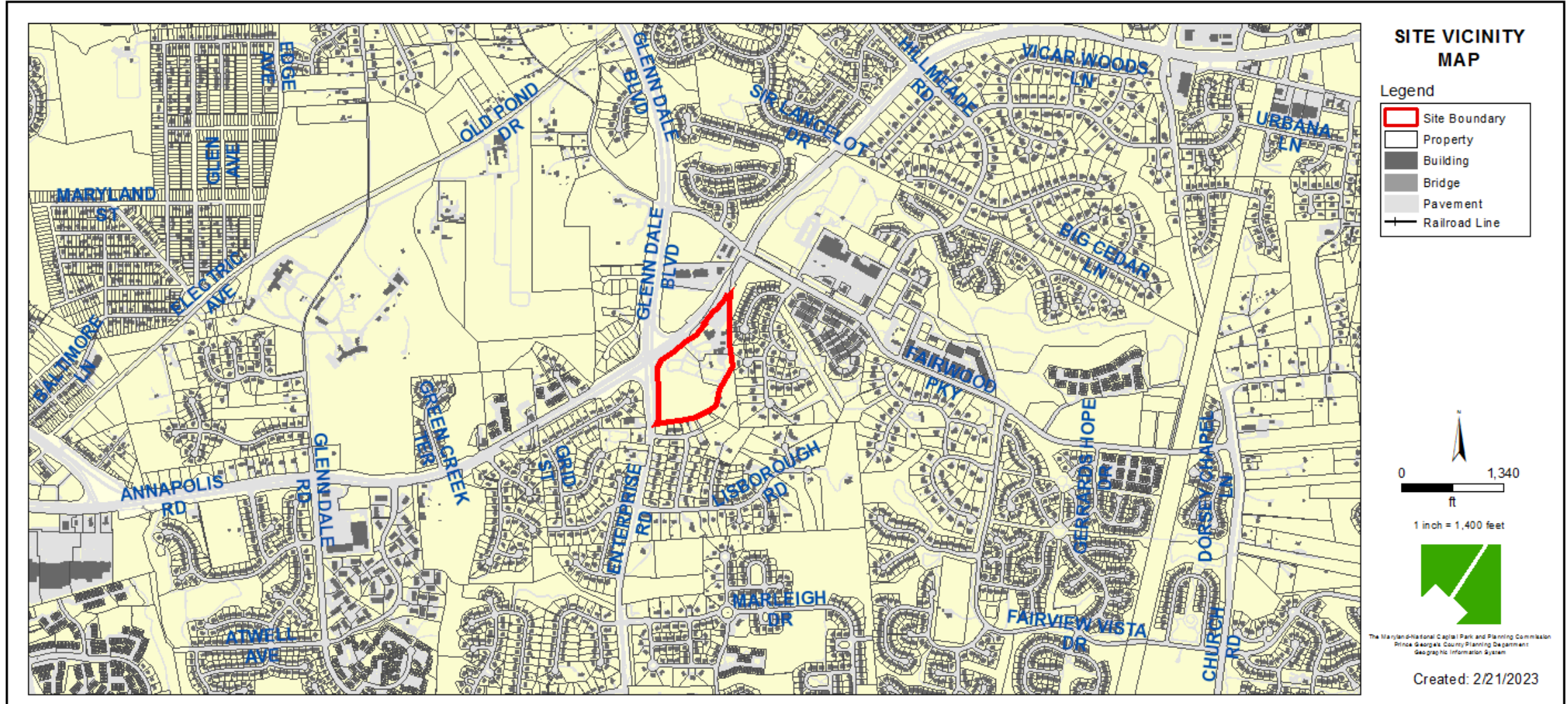
GENERAL LOCATION MAP

Legend



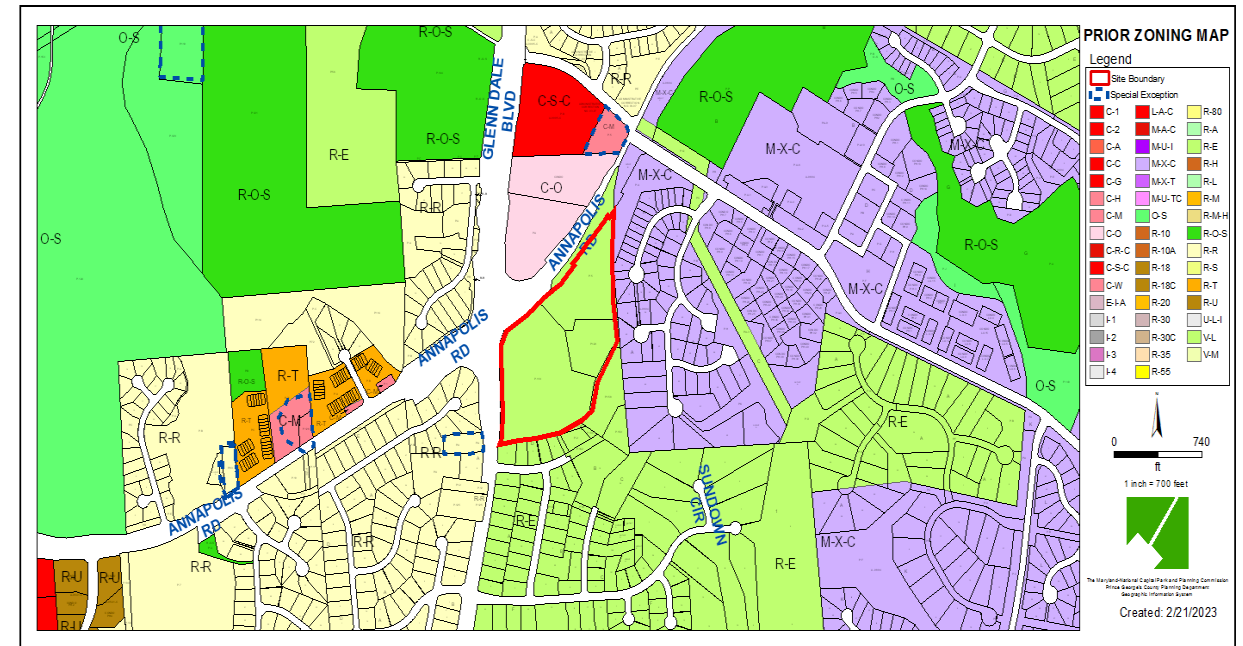
Created: Date: 2/21/2023

SITE VICINITY MAP

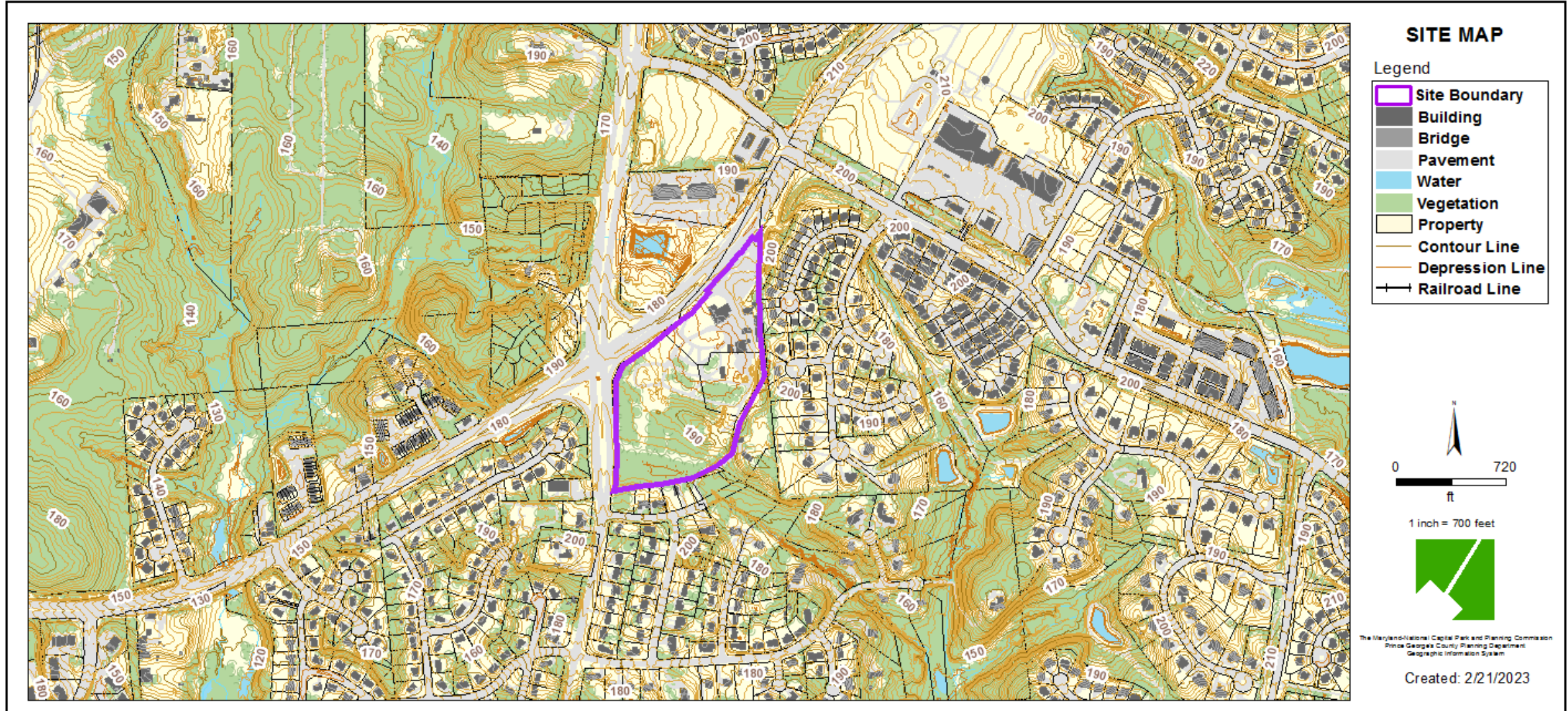


Property Zone: RE (Prior R-E)

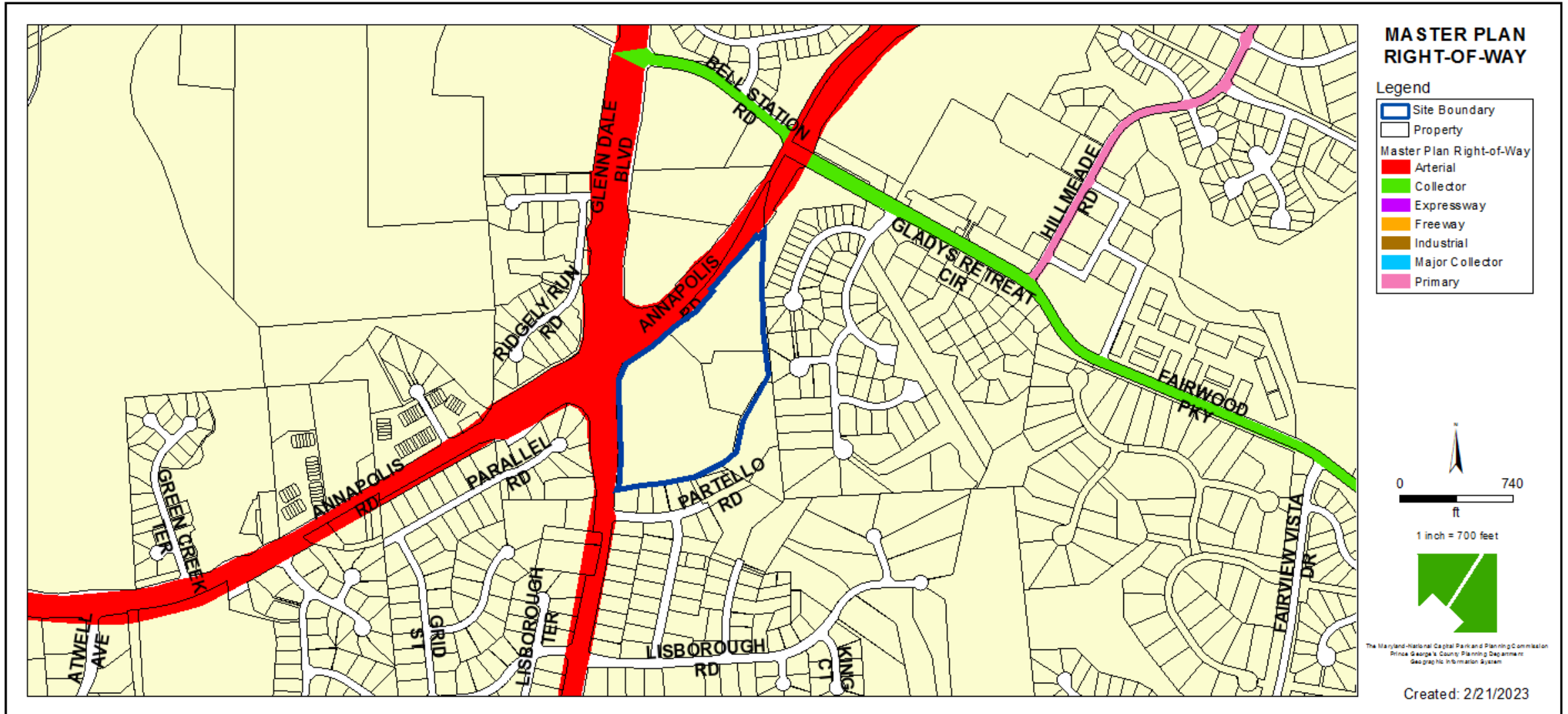
PRIOR ZONING MAP



SITE MAP



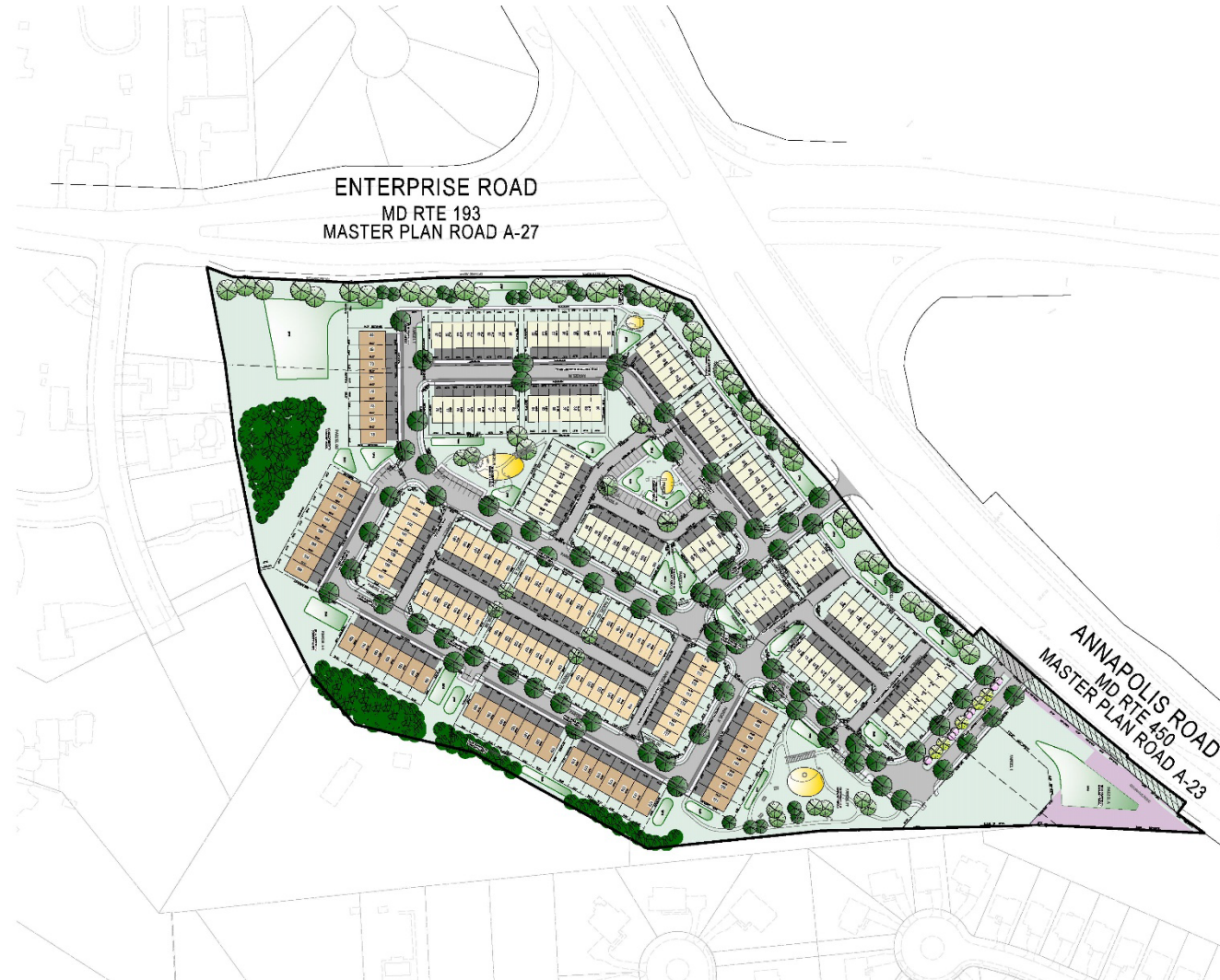
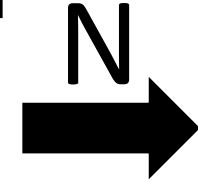
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



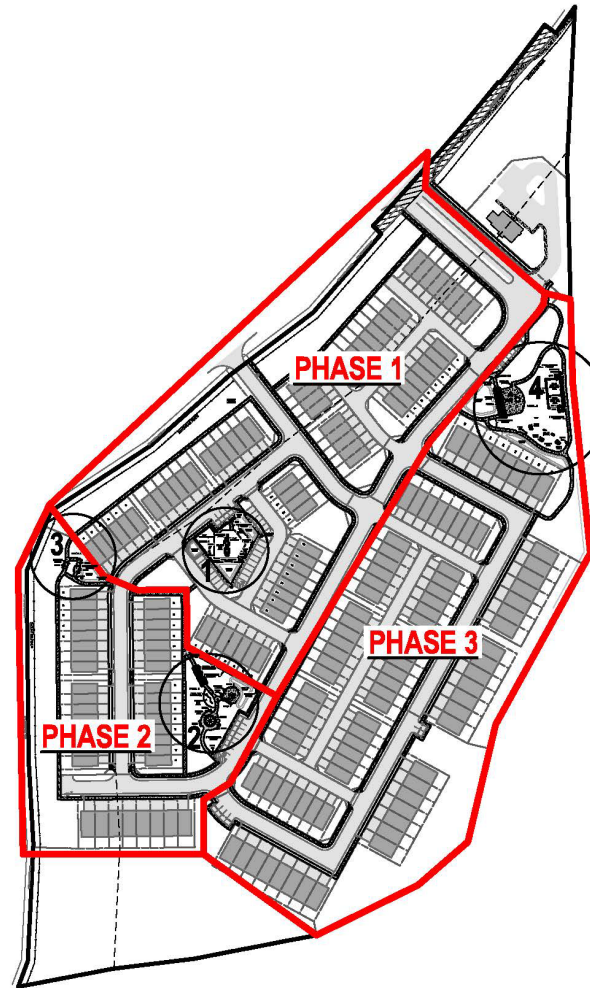
DETAILED SITE PLAN & LANDSCAPE PLAN



PEDESTRIAN AND BIKEWAY FACILITIES PLAN



RECREATION AREAS



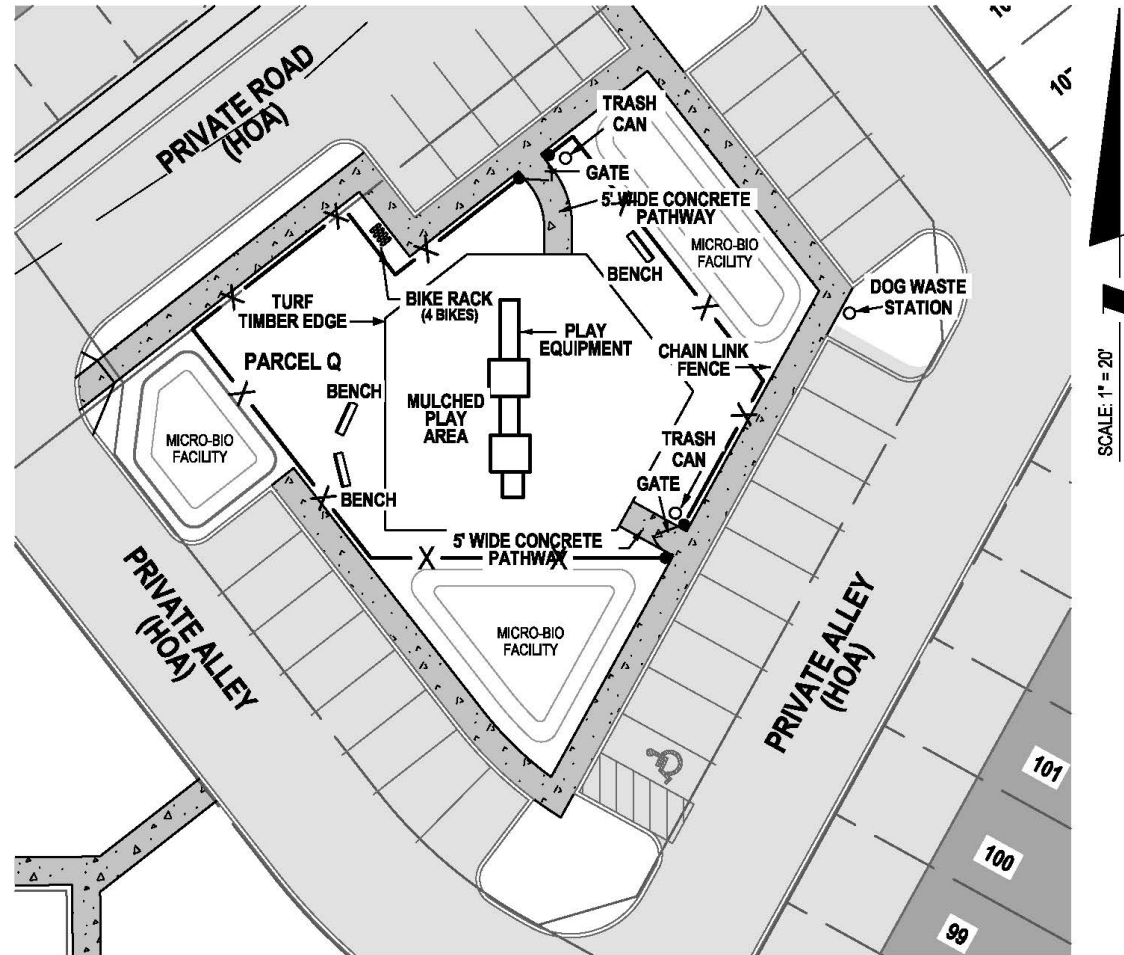
RECREATIONAL AREA LOCATION MAP

NOT TO SCALE

CONSTRUCTION TIMELINE

- PHASE 1: PRIOR TO 71st BUILDING PERMIT
- CONSTRUCT REC. AREA 1
- PHASE 2: PRIOR TO 110th BUILDING PERMIT
- CONSTRUCT REC. AREA 2 & 3
- PHASE 3: PRIOR TO 150th BUILDING PERMIT
- CONSTRUCT REC. AREA 4

RECREATION AREA 1 (PHASE 1)



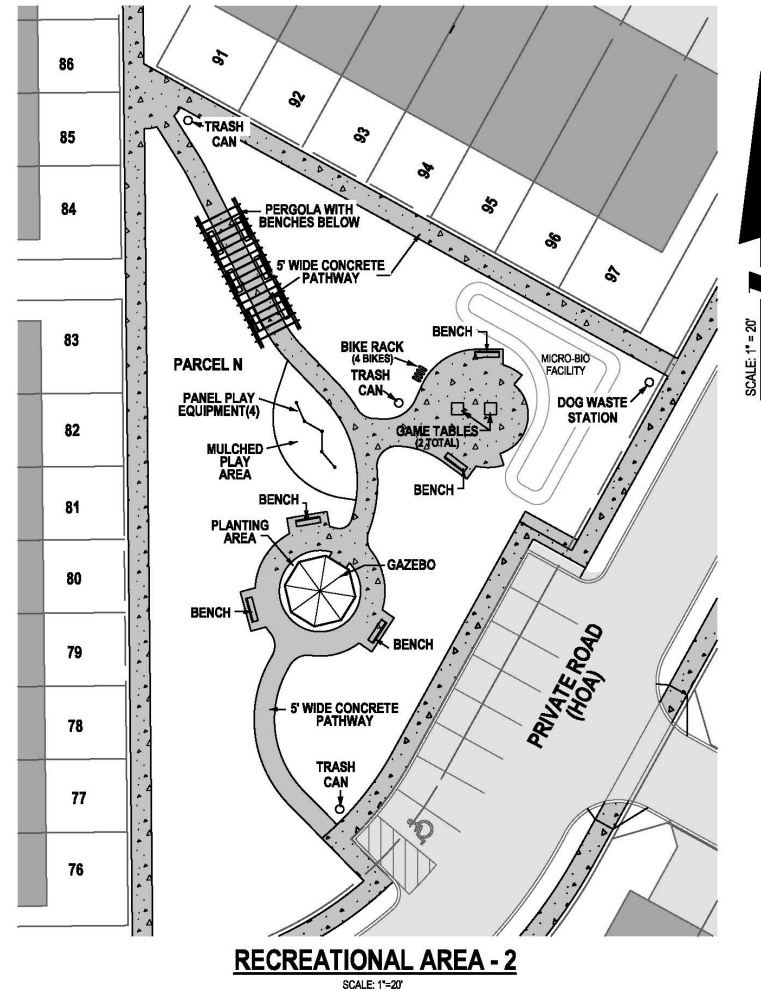
RECREATIONAL AREA - 1

SCALE: 1"=20'

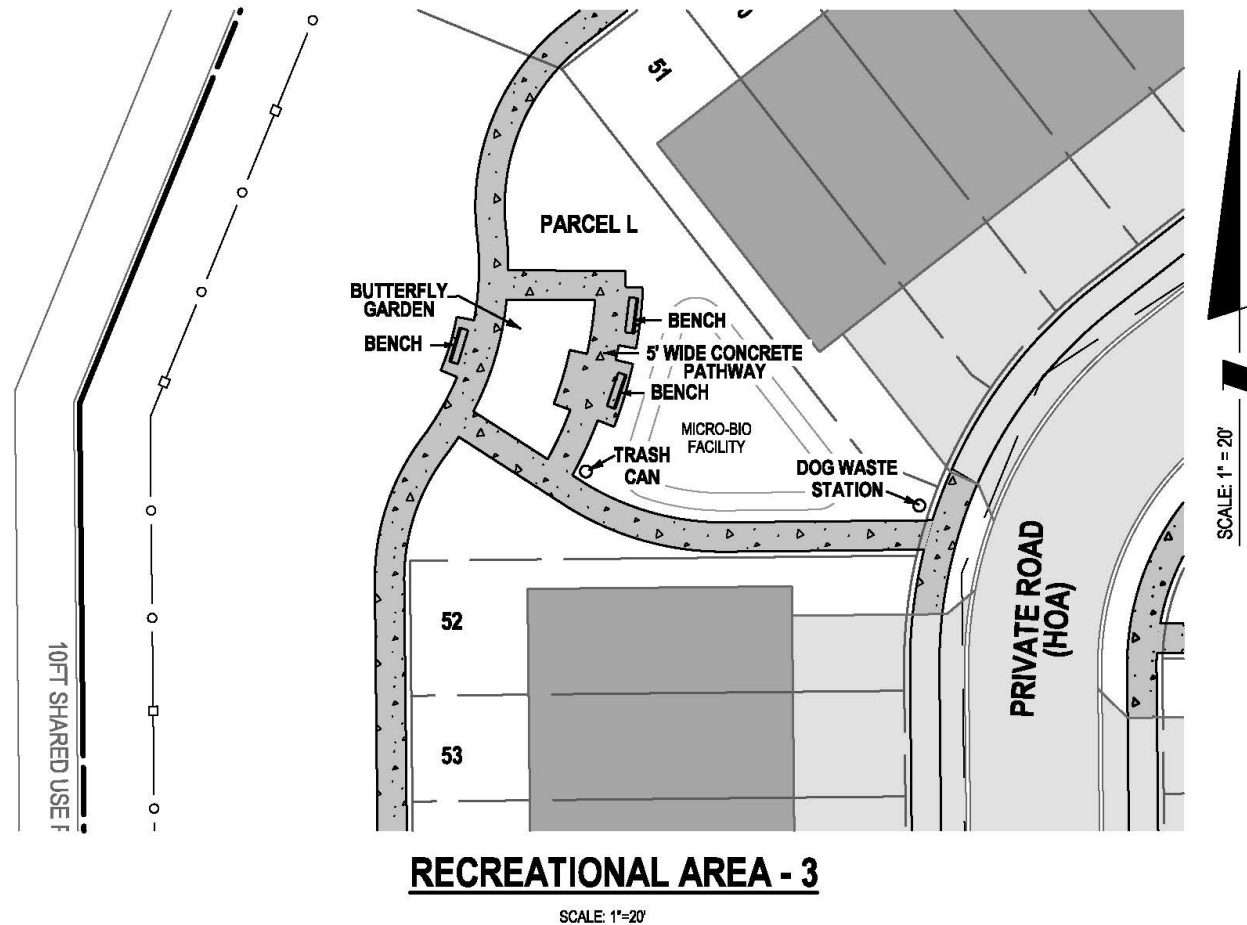
RECREATION AREA 1 (PHASE 1) cont...



RECREATION AREA 2 (PHASE 2)



RECREATION AREA 3 (PHASE 2)



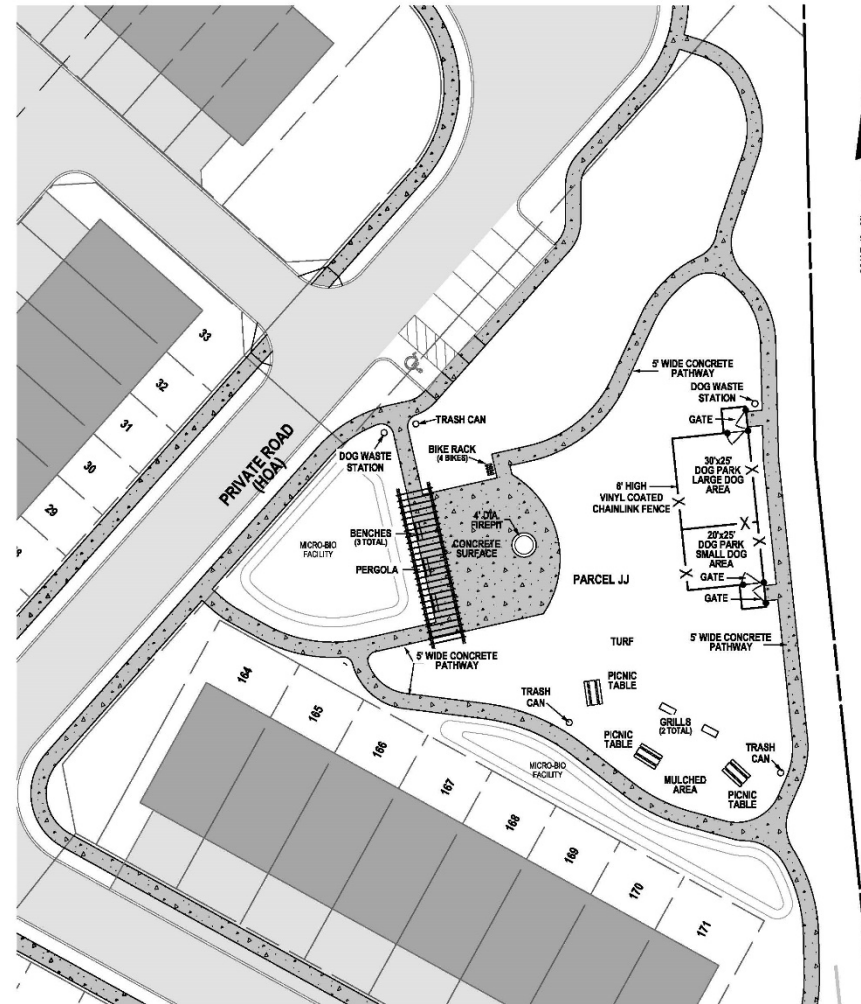
RECREATION AREA 3 (PHASE 2) cont...



RECREATION AREA 3 (PHASE 2) cont..



RECREATION AREA 4 (PHASE 3)



RECREATIONAL AREA - 4
SCALE: 1"=20'

RECREATION AREA 4 (PHASE 3) cont...



RECREATION AREA 4 (PHASE 3) cont...



RECREATION EQUIPMENT DETAILS

SOLTESZ, LLC
4000 Veolia Way, Suite 100
Lanham, MD 20655
P: 301.767.7200 F: 301.767.7050
www.soltesz.com

Engineering
Surveying
Planning
Environmental Sciences

THREE-IN-A-ROW PANEL
AGES 5-12, USE ZONE A-F x 42", FALL HEIGHT 8"
Barker Playground Equipment/All Recreation Ashburn, Md www.allrec.com

COLLISION PANEL
AGES 5-12, USE ZONE A-F x 42", FALL HEIGHT 8"
Barker Playground Equipment/All Recreation Ashburn, Md www.allrec.com

PINBALL PANEL
AGES 5-12, USE ZONE A-F x 42", FALL HEIGHT 8"
Barker Playground Equipment/All Recreation Ashburn, Md www.allrec.com

PISTON RING PANEL
AGES 5-12, USE ZONE A-F x 42", FALL HEIGHT 8"
Barker Playground Equipment/All Recreation Ashburn, Md www.allrec.com

Plastic Table & Backless Benches
ELLA: 72" LENGTH, IN-GROUND MOUNT
Victor Stanley, www.Victor-Stanley.com

Bench

Fire Pit

Dual Grate Family Size Pedestal Grill-In-Ground Mount
Reborn Outdoors, Naperville, IL 60563 www.reborn.com
MODEL P880-3

Archie Series Parkview 4 Waste/Recyclers
MODEL DO-738301, 33.25" Dia x 34" H
Reborn Outdoors, Naperville, IL 60563 www.reborn.com

Dog Fire Hydrant
IN-GROUND MOUNT
The Park, Dickey Beach FI www.theparkcatalog.com

Doggie Crawl
IN-GROUND MOUNT
The Park, Dickey Beach FI www.theparkcatalog.com

Large Dog Jump Hoop
IN-GROUND MOUNT
The Park, Dickey Beach FI www.theparkcatalog.com

Small Dog Jump Hoop
IN-GROUND MOUNT
The Park, Dickey Beach FI www.theparkcatalog.com

Dog Waste Station
IN-GROUND MOUNT
The Park, Dickey Beach FI www.theparkcatalog.com

6' Dog Park Gate

Gazebo

Suncast Wooden Pergola
MODEL P40112 10R x 12FL
Truist Supply www.truistupply.com

Game Table

Aluminum Fence
42" HIGH, BLACK ALUMINUM, SERIES C-3 RAIL
Aluminum Fence Supply, Rockledge, FL 32955 www.aluminumfencesupply.com

Nature Play NUNP-2325
AGES 5-12, USE ZONE A-F x 42", FALL HEIGHT 9"
Barker Playground Equipment/All Recreation Ashburn, Md www.allrec.com

Bicycle Rack
IN-GROUND MOUNT

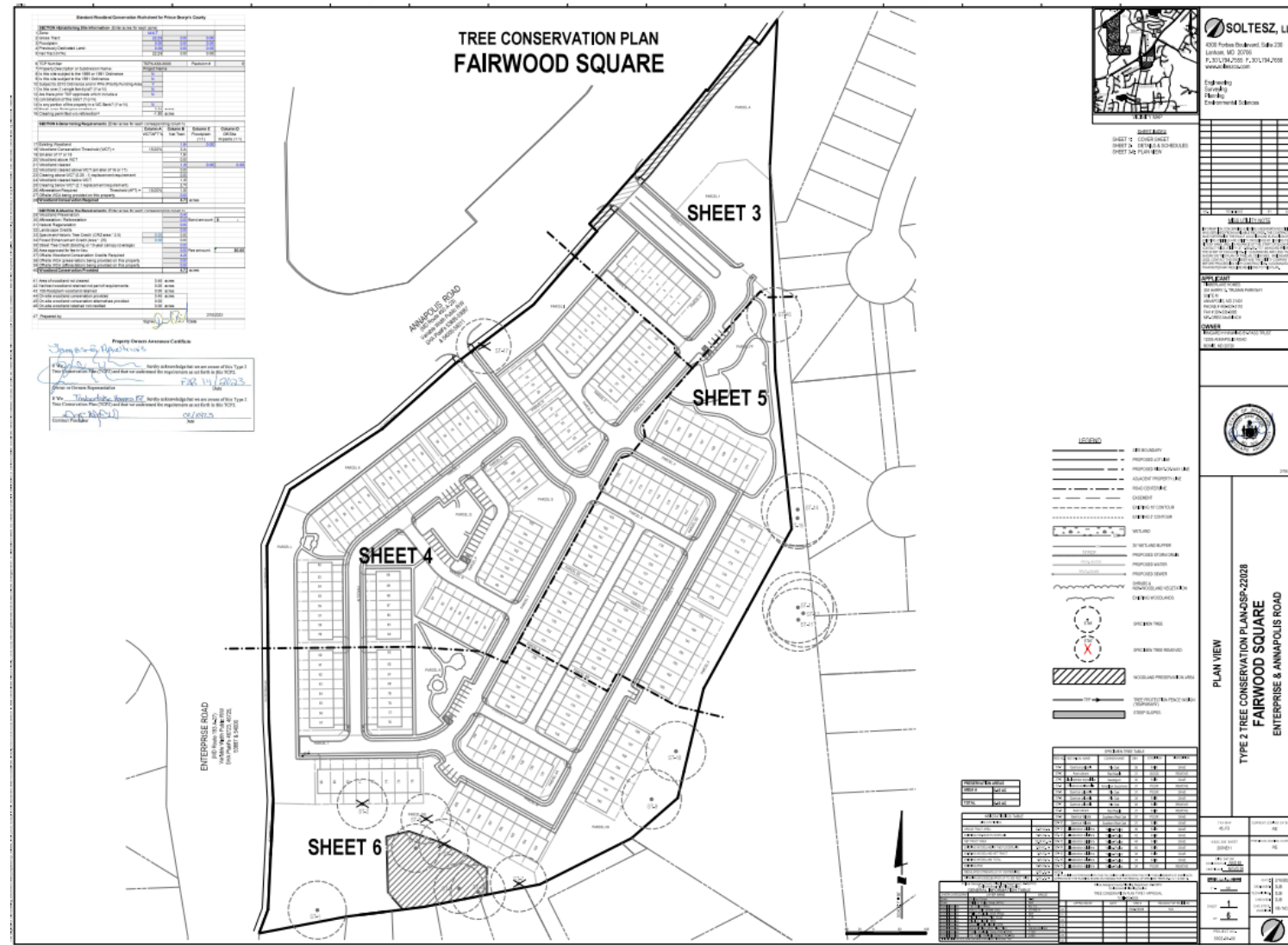
RECREATION PLAN
DETAILED SITE PLAN DSP-22028
FAIRWOOD SQUARE
ENTERPRISE & ANNAPOLIS ROAD

Notes:
1. All work to be done in accordance with the Maryland Department of Transportation (MDOT) Standard Specifications for Construction of Highways and Bridges, 2018 Edition.
2. All work to be done in accordance with the Maryland Department of Transportation (MDOT) Standard Specifications for Construction of Highways and Bridges, 2018 Edition.
3. All work to be done in accordance with the Maryland Department of Transportation (MDOT) Standard Specifications for Construction of Highways and Bridges, 2018 Edition.

Scale:
GRAPHIC SCALE 1" = 20'

Legend:
1. All work to be done in accordance with the Maryland Department of Transportation (MDOT) Standard Specifications for Construction of Highways and Bridges, 2018 Edition.
2. All work to be done in accordance with the Maryland Department of Transportation (MDOT) Standard Specifications for Construction of Highways and Bridges, 2018 Edition.
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TYPE 2 TREE CONSERVATION PLAN



18-FOOT WIDE, ARCHITECTURAL ELEVATIONS

ARCHITECTURAL GRADE FIBER
GLASS SHINGLES CHARCOAL GREY

METAL SEAM ROOF w/
OPT. LOFT DORMER



FRONT ELEVATION
18' REAR GARAGE TOWNHOUSE

FLAT ROOF AT
FRONT ENTRY

18-FOOT WIDE, ARCHITECTURAL ELEVATIONS cont...



REAR ELEVATION
18' REAR GARAGE TOWNHOUSE

6'-0" CANTILEVEL DECK
w/ SAFETY RAIL.

18-FOOT WIDE/24-FOOT-WIDE, SIDE ELEVATIONS

WHITE VINYL FYPON
LOUVERED VENT

TWIN 5" EXPOSURE
HORIZONTAL VINYL
SIDING 20'-0"
LENGTH (TYP.)

ARCHITE
GRADE F
GLASS S
CHARCC



TYP. SIDE ELEVATION

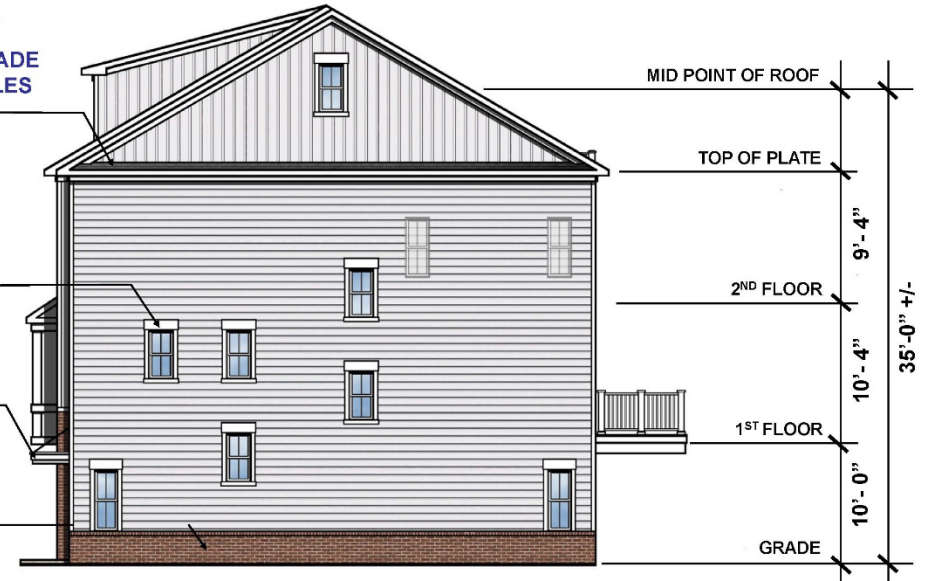
18' & 24' TOWNHOUSE
(SHOWN w/ OPT. LOFT)

PENT ROOF w/
ARCHITECTURAL GRADE
FIBER GLASS SHINGLES
CHARCOAL GREY

SYN. TRIM
WINDOW HEAD &
SILL w/ SYN. TRIM
SURROUND

FLAT ROOF AT
FRONT ENTRY

BRICK
WATERTABLE
w/ BRICK SILL



HIGH VIS. SIDE ELEVATION

18' & 24' TOWNHOUSE

20-FOOT-WIDE, ARCHITECTURAL ELEVATIONS



Architecture + Planning
888.452.5849
ktgy.com

Timberlake Homes
354 Henry S. Truman Pkwy
Suite M
Annapolis, MD 21401

FAIRWOOD SQUARE
MARYLAND # 20150204

SCHEMATIC STRIP ELEVATION
OCTOBER 7, 2022

FOXGLOVE AND REDWOOD
FRONT ELEVATION

A1.0

20-FOOT-WIDE, ARCHITECTURAL ELEVATIONS cont...



Architecture + Planning
888.456.6846
ktgy.com

Timberlake Homes
334 Harry R. Turner Pkwy
Suite 101
Annapolis, MD 21401

FAIRWOOD SQUARE
MARYLAND
#20160204

SCHEMATIC STRIP ELEVATION
OCTOBER 7, 2022

FOXGLOVE AND REDWOOD
REAR ELEVATION

A1.2

20-FOOT-WIDE, ARCHITECTURAL ELEVATIONS cont...



1 | LEFT ELEVATION - STANDARD



2 | RIGHT ELEVATION - HIGH VISIBILITY



Architecture • Planning
888.456.5849
ktgy.com

Timberlake Homes
304 Harry S. Truman Pkwy
Suite 18
Annapolis, MD 21401

FAIRWOOD SQUARE
MARYLAND #20150204

SCHEMATIC STRIP ELEVATION
OCTOBER 7, 2022

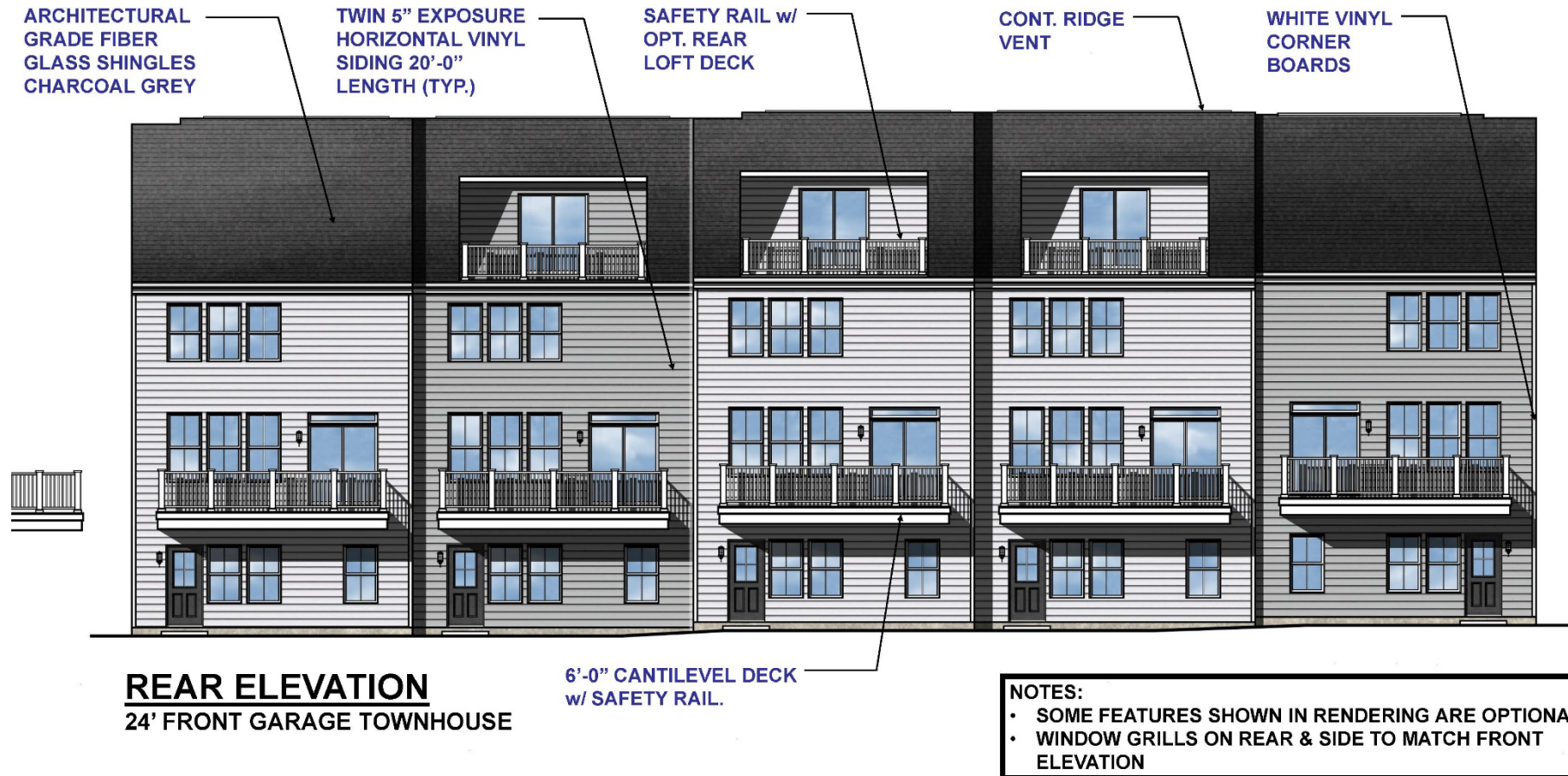
FOXGLOVE AND REDWOOD
SIDE ELEVATIONS

A1.0

24-FOOT-WIDE, ARCHITECTURAL ELEVATIONS



24-FOOT-WIDE, ARCHITECTURAL ELEVATIONS cont...



STAFF RECOMMENDATION

APPROVAL of DSP-22028 with Conditions

APPROVAL of TCP2-003-2023 with Conditions

Minor Issues:

- Technical Corrections

Applicant Required Mailings:

- Informational Mailing 11/10/2022
- Acceptance Mailing 01/13/2023