

FAIRWOOD SQUARE

Detailed Site Plan

TCP2-003-2023

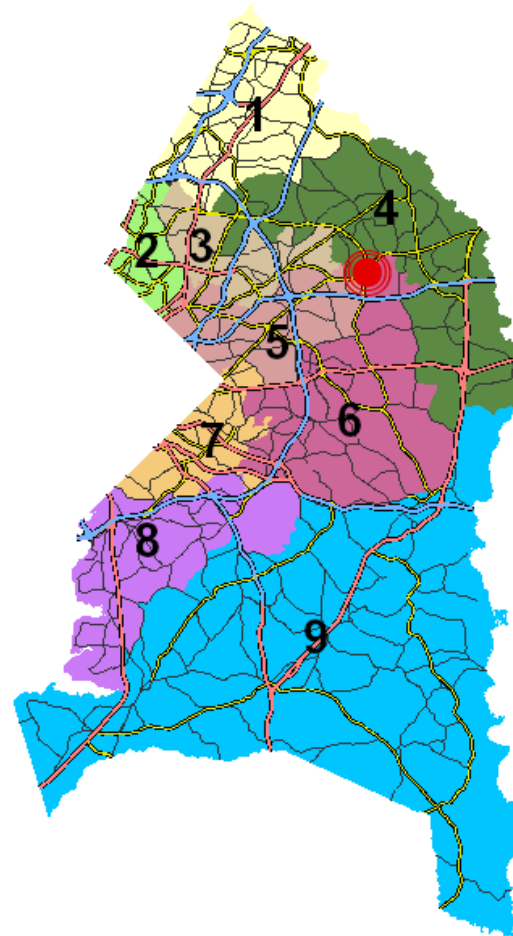
Staff Recommendation: Approval with Conditions



GENERAL LOCATION MAP

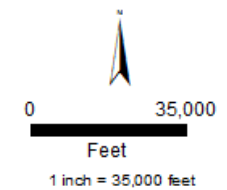
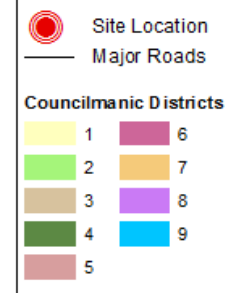
Council District: 06

Planning Area: 71A



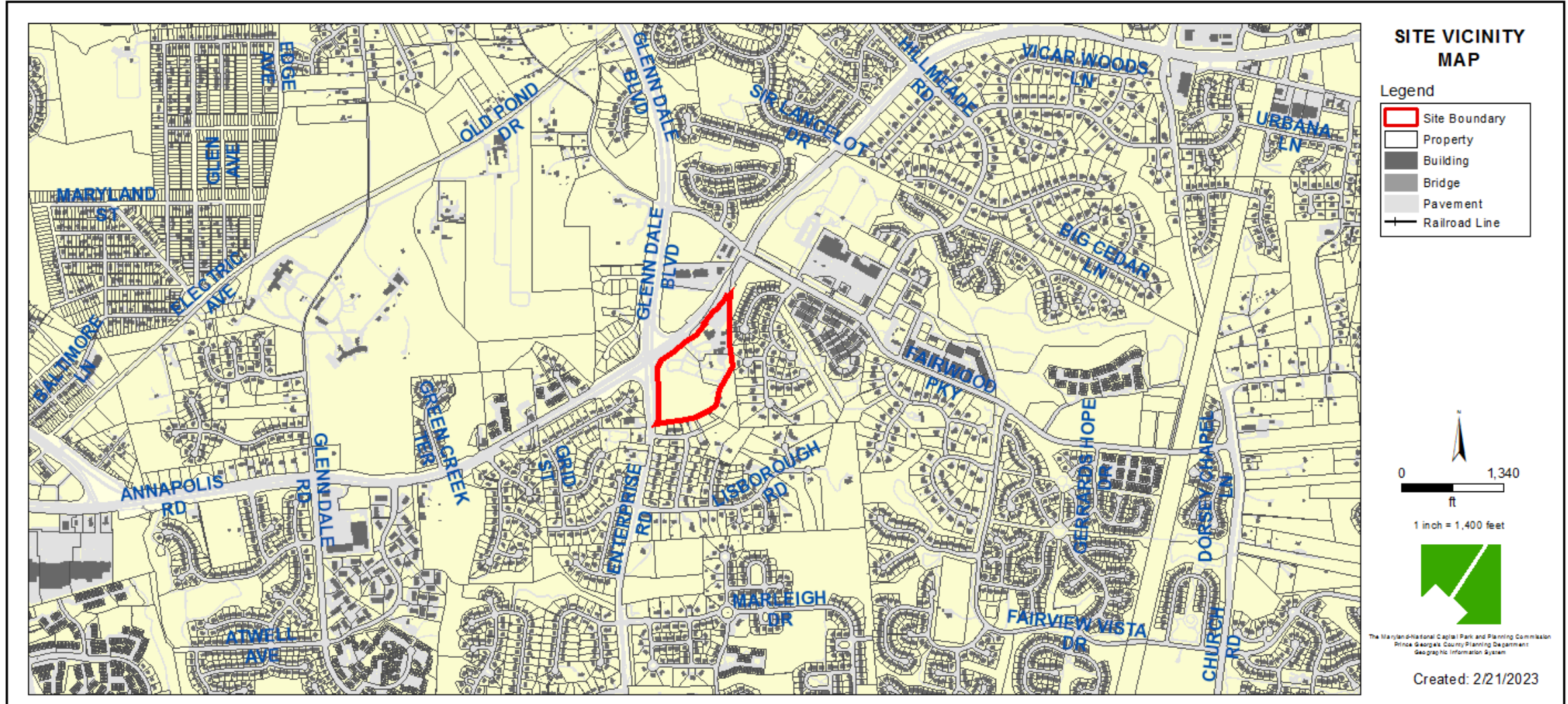
GENERAL LOCATION MAP

Legend



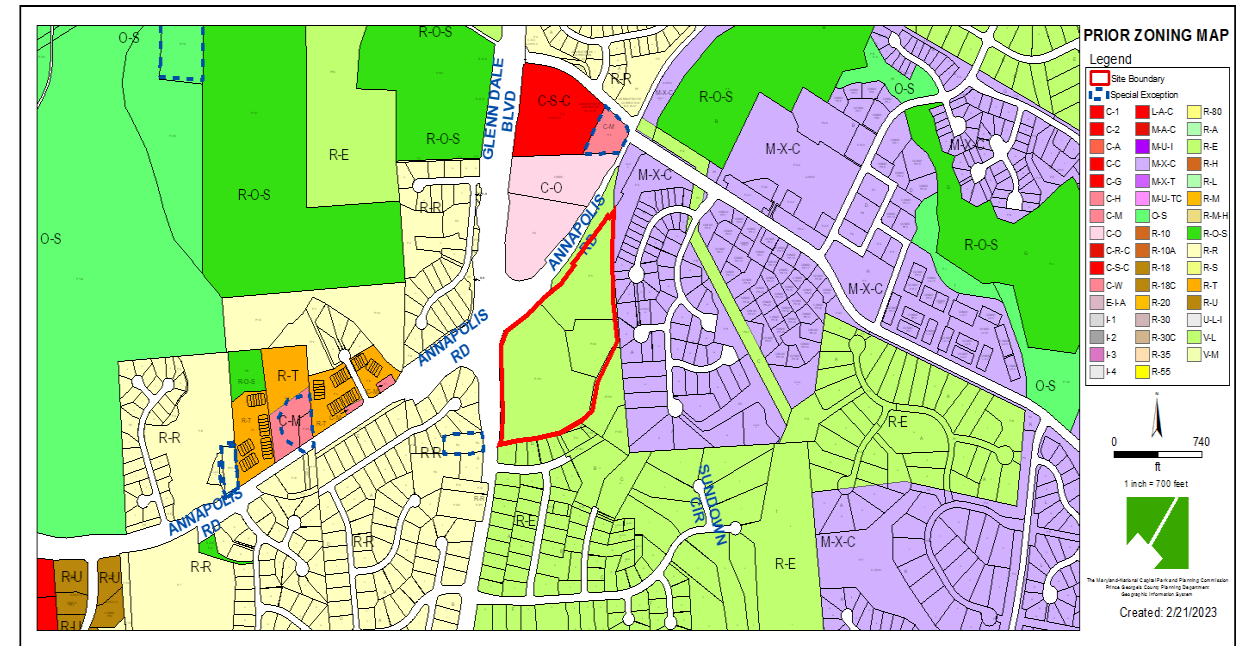
Created: Date: 2/21/2023

SITE VICINITY MAP

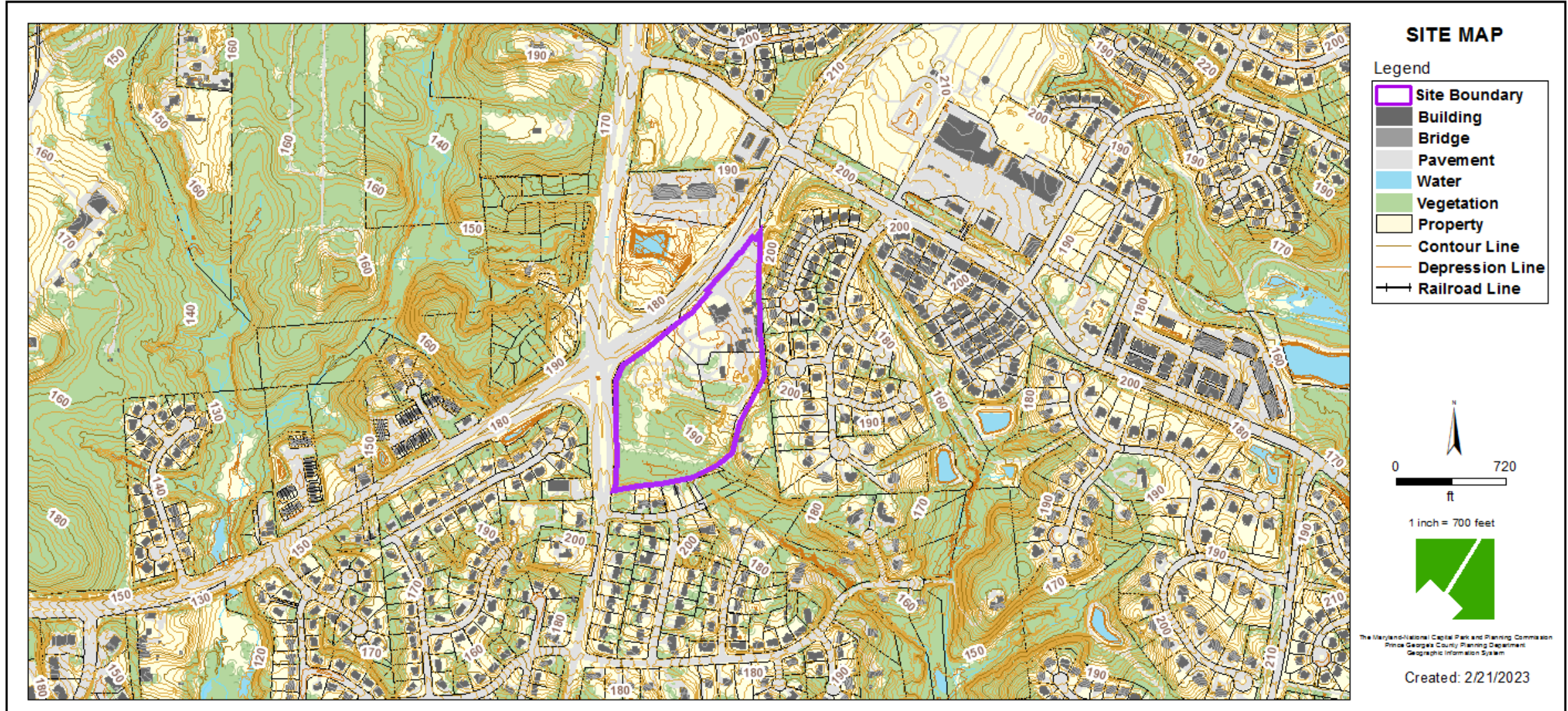


Property Zone: RE (Prior R-E)

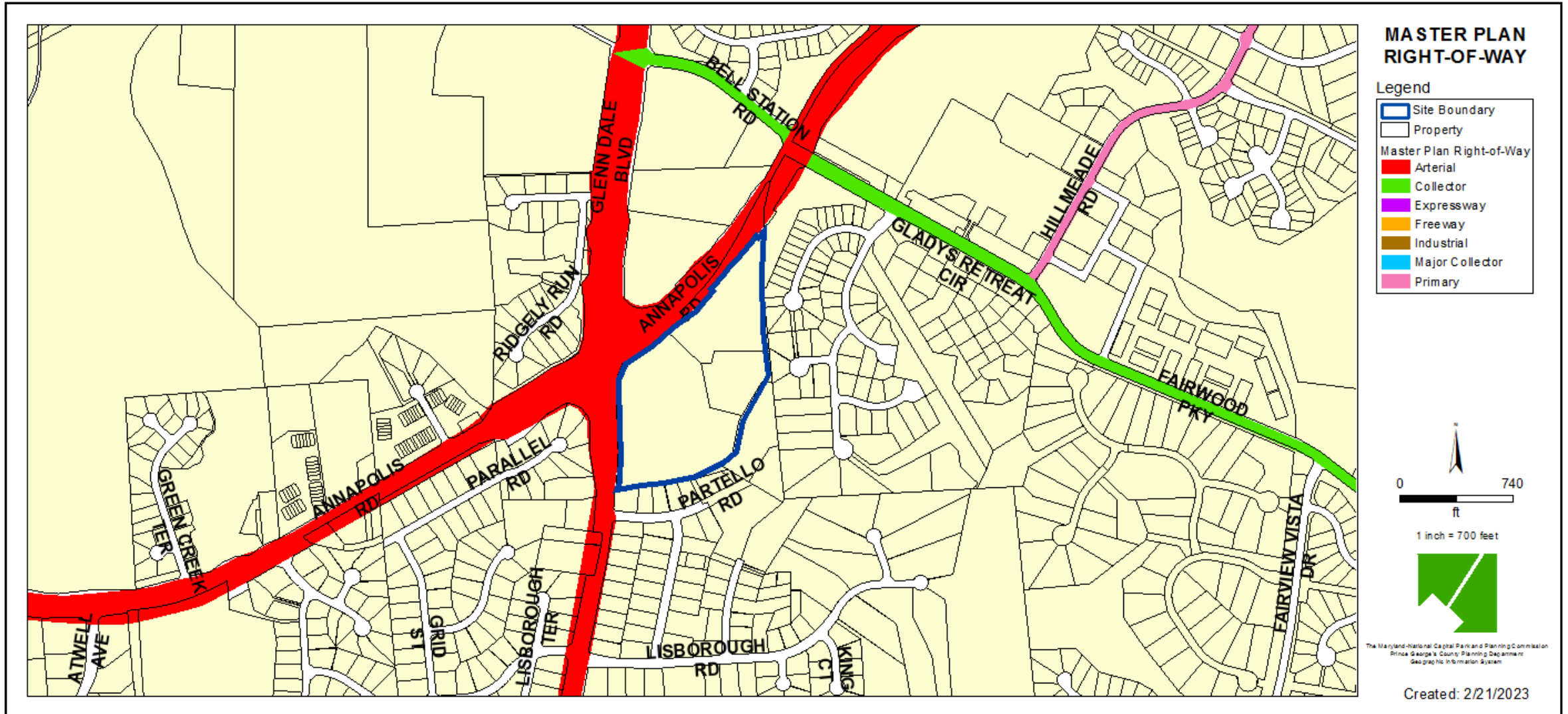
PRIOR ZONING MAP



SITE MAP



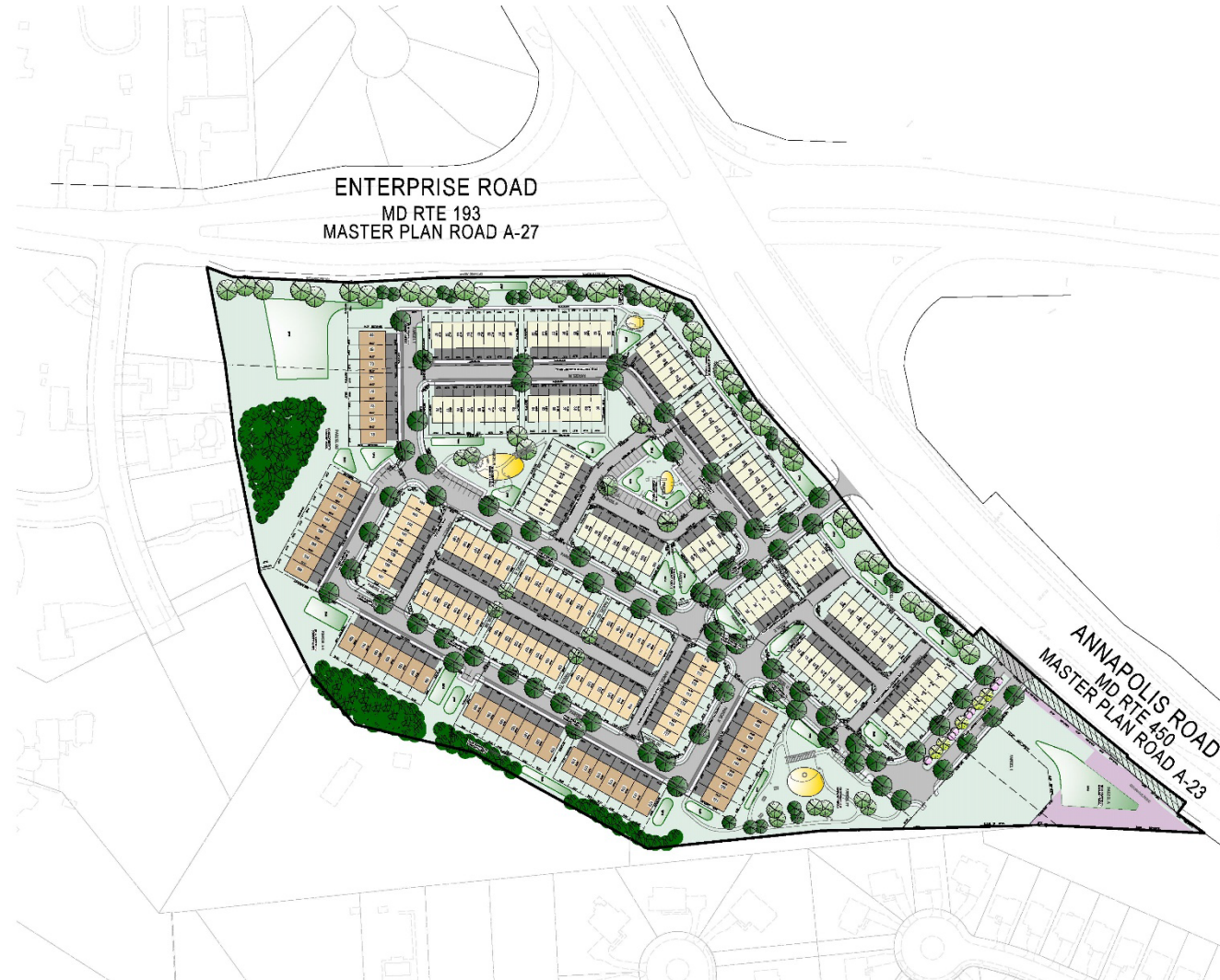
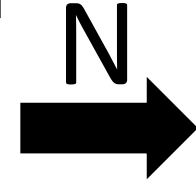
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



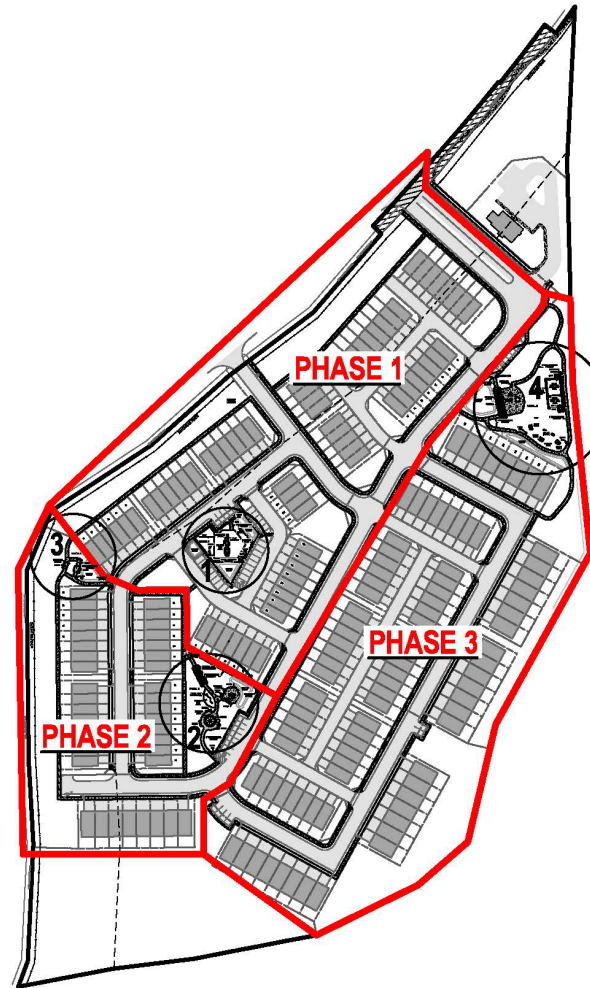
DETAILED SITE PLAN & LANDSCAPE PLAN



PEDESTRIAN AND BIKEWAY FACILITIES PLAN



RECREATION AREAS



RECREATIONAL AREA LOCATION MAP

NOT TO SCALE

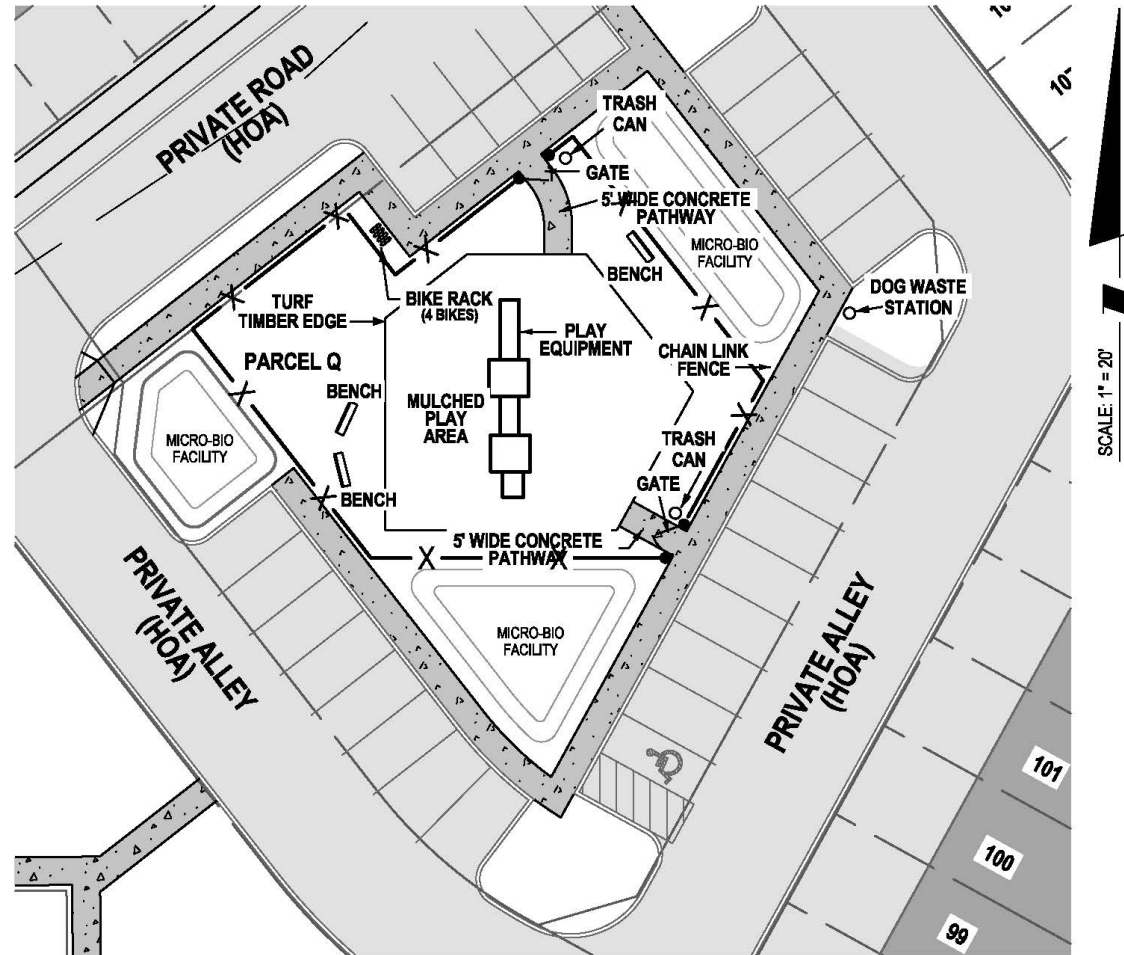
CONSTRUCTION TIMELINE

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)



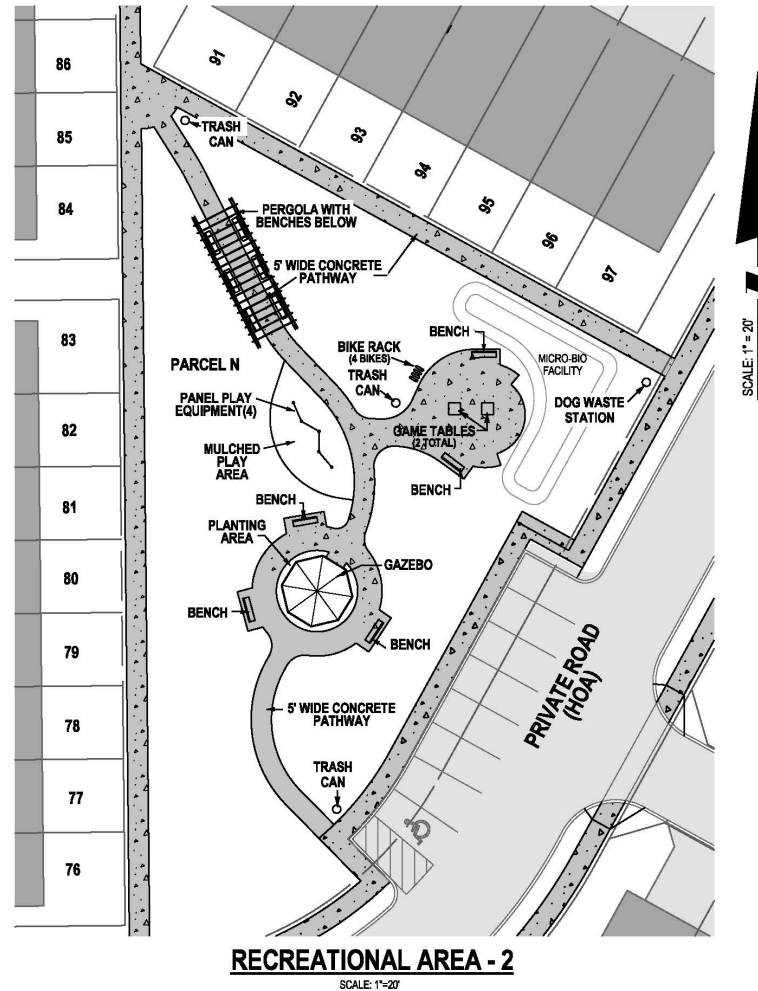
RECREATIONAL AREA - 1

SCALE: 1"=20'

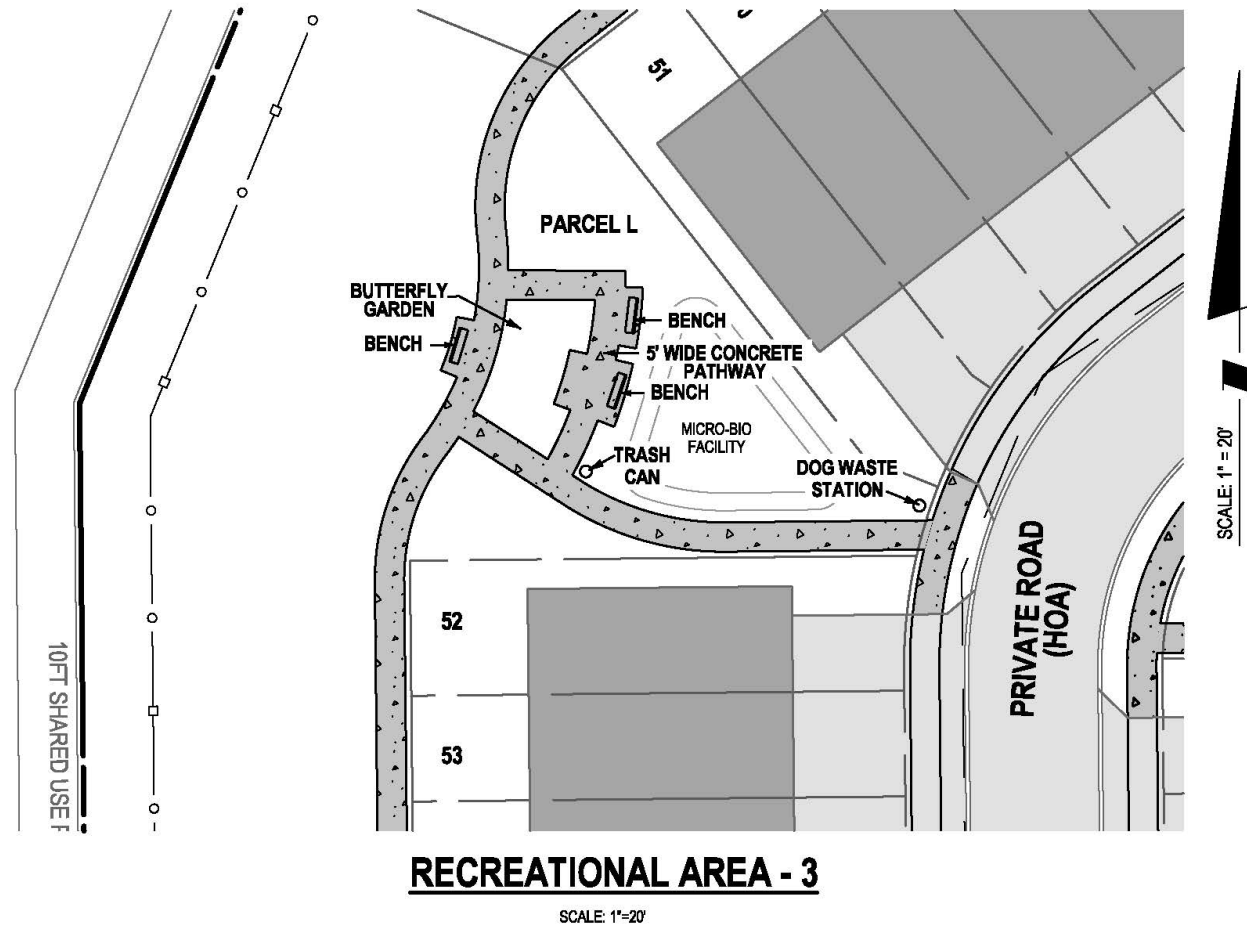
RECREATION AREA 1 (PHASE 1) cont...



RECREATION AREA 2 (PHASE 2)



RECREATION AREA 3 (PHASE 2)



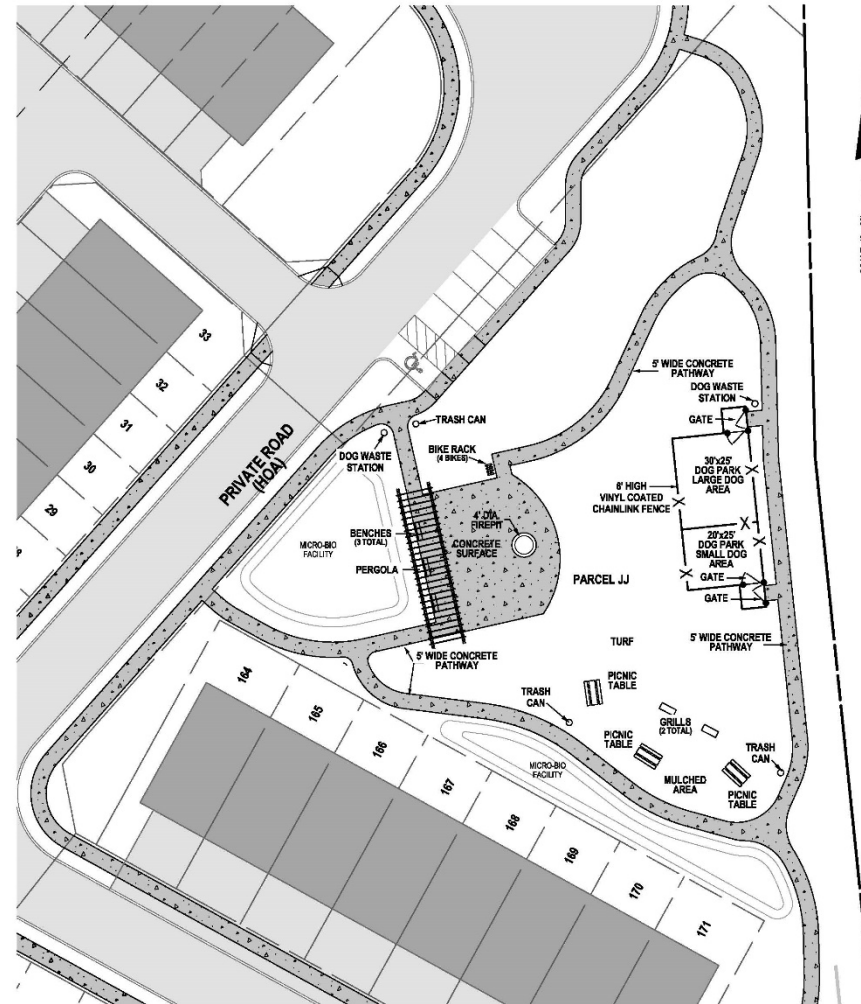
RECREATION AREA 3 (PHASE 2) cont..



RECREATION AREA 3 (PHASE 2) cont..



RECREATION AREA 4 (PHASE 3)



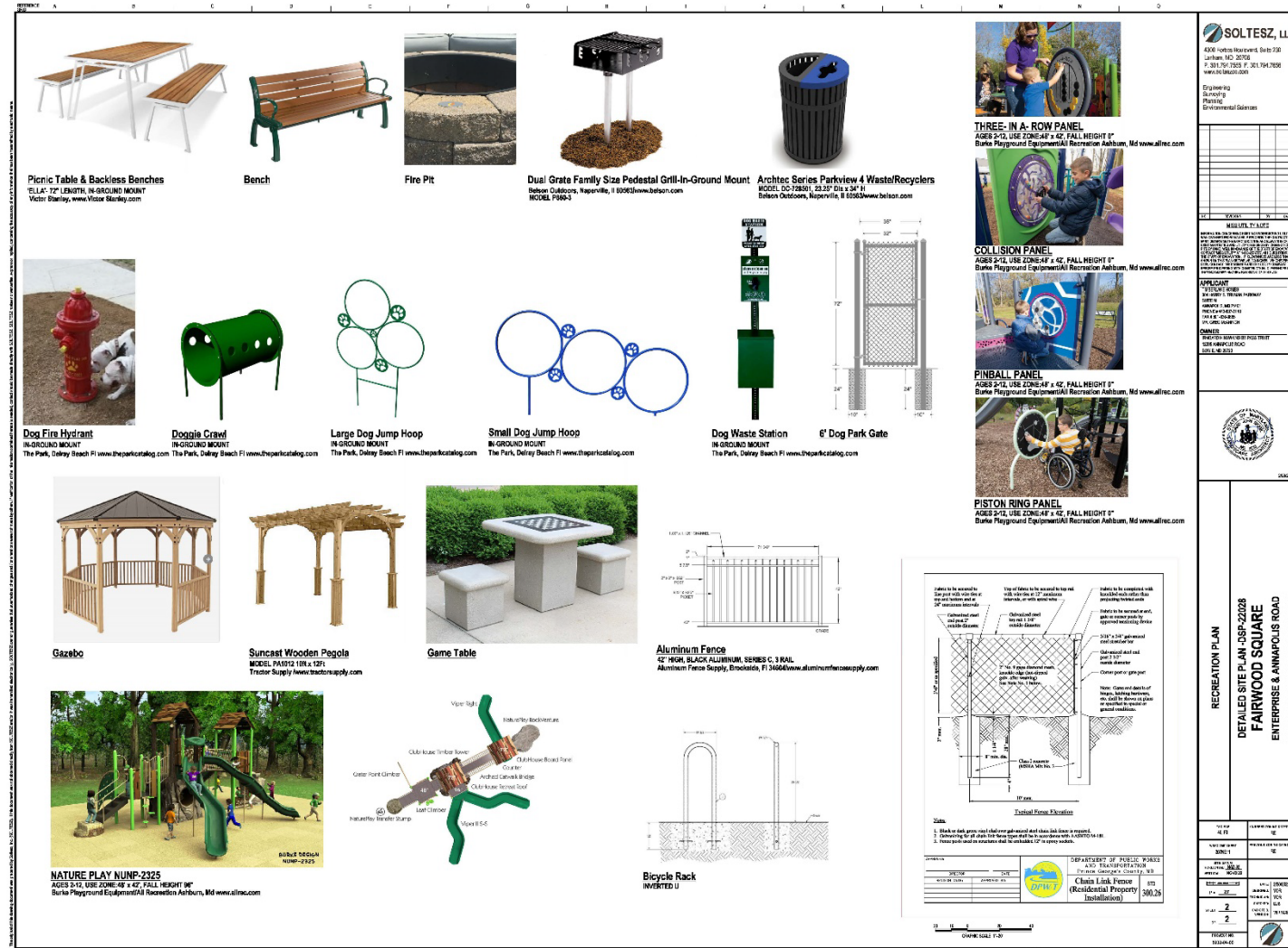
RECREATIONAL AREA - 4
SCALE: 1"=20'

RECREATION AREA 4 (PHASE 3) cont...

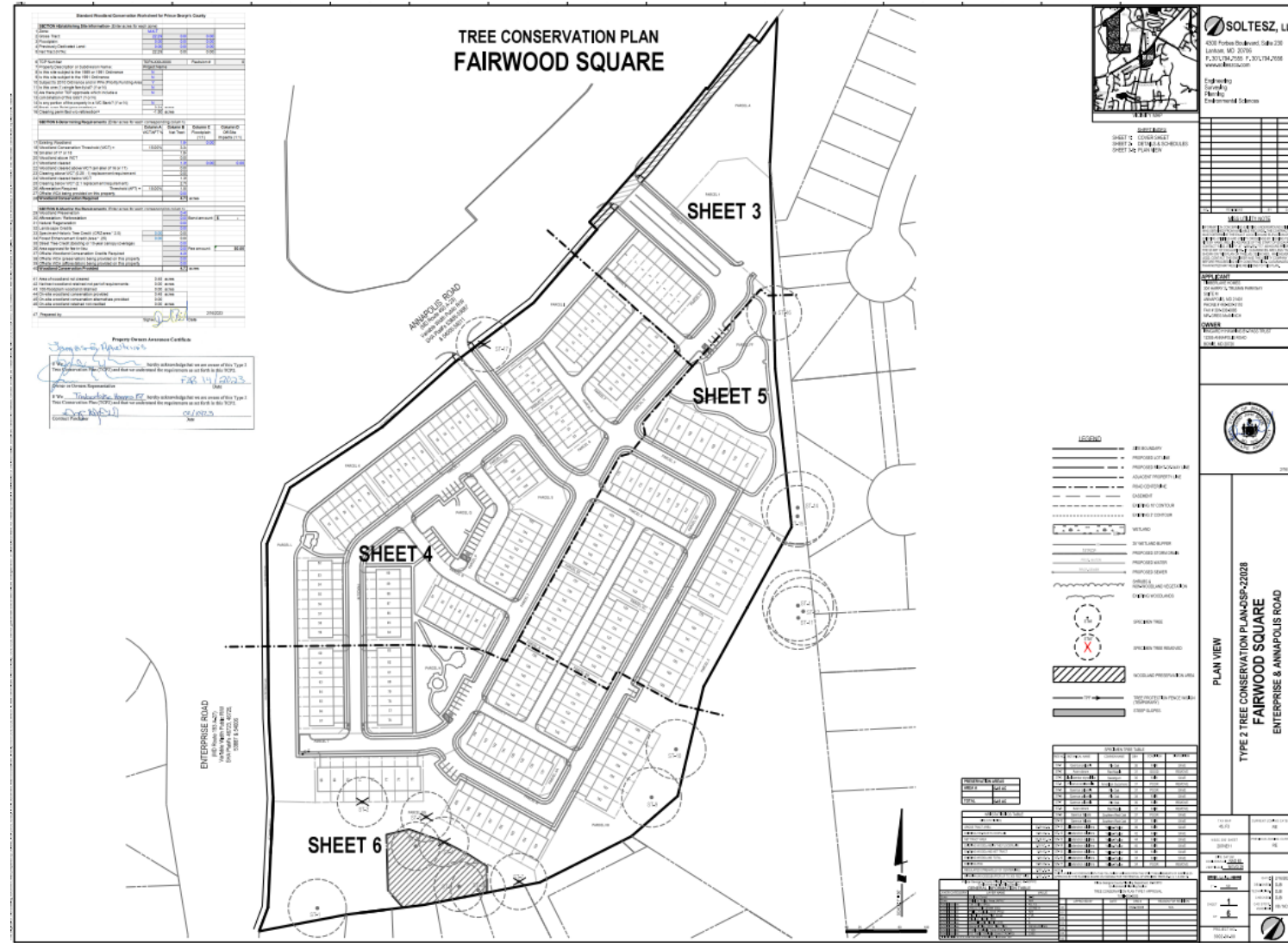


RECREATION AREA 4 (PHASE 3) cont...





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

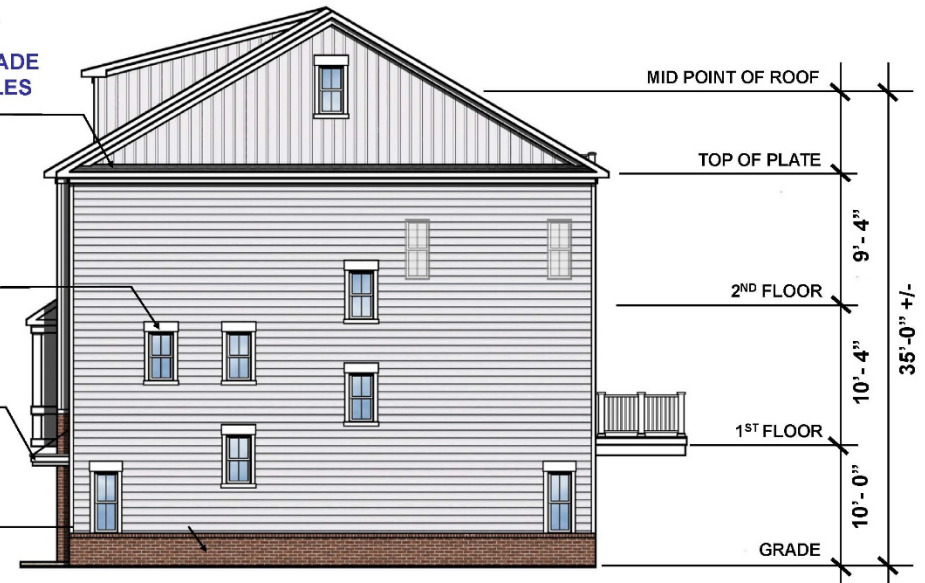
18' & 24' TOWNHOUSE
(SHOWN w/ OPT. LOFT)

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...



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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



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SCHEMATIC STRIP ELEVATION
OCTOBER 7, 2022

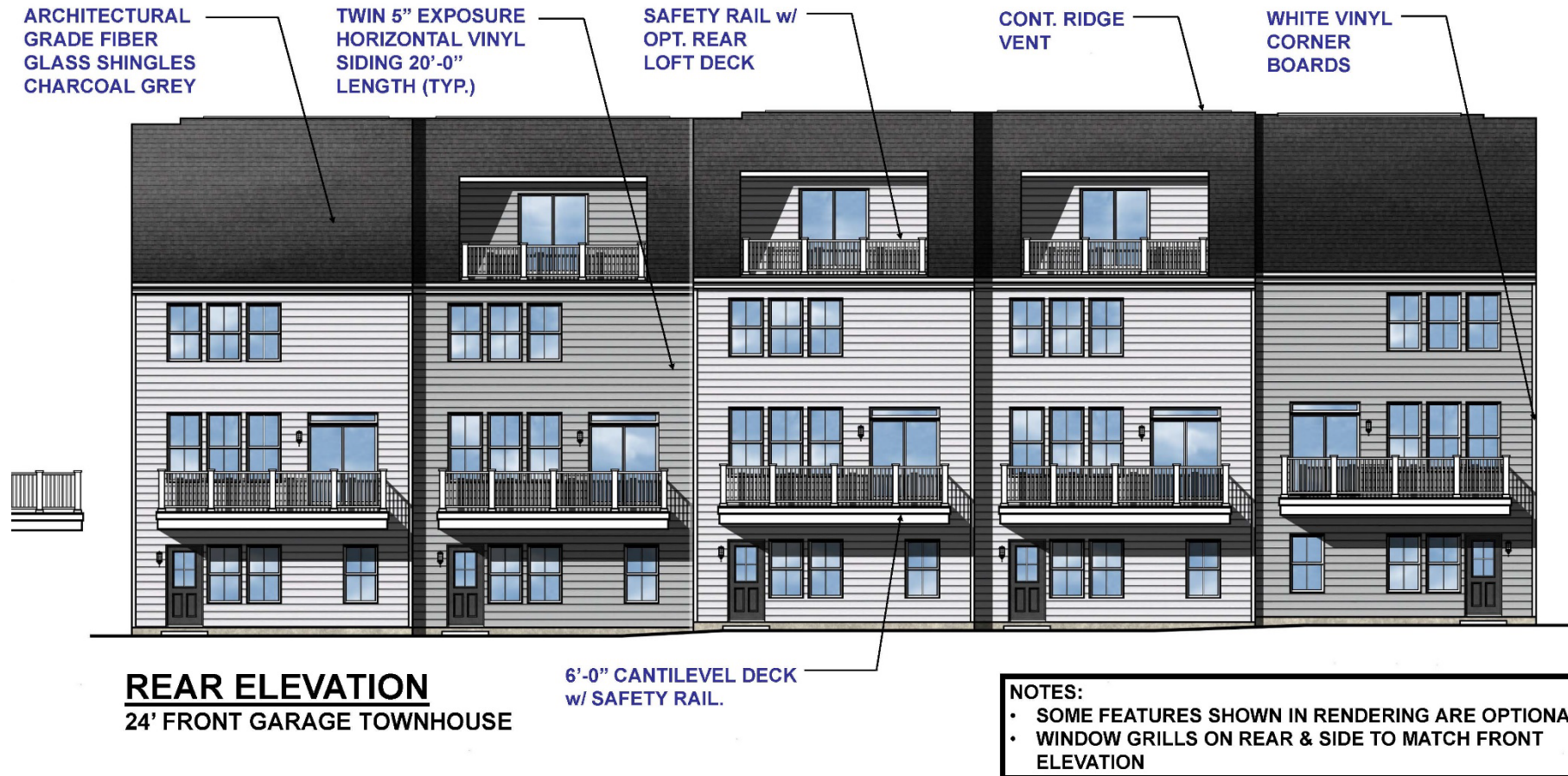
FOXGLOVE AND REDWOOD
SIDE ELEVATIONS

A1.0

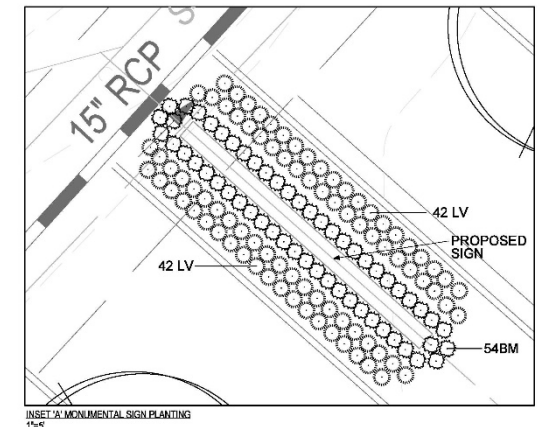
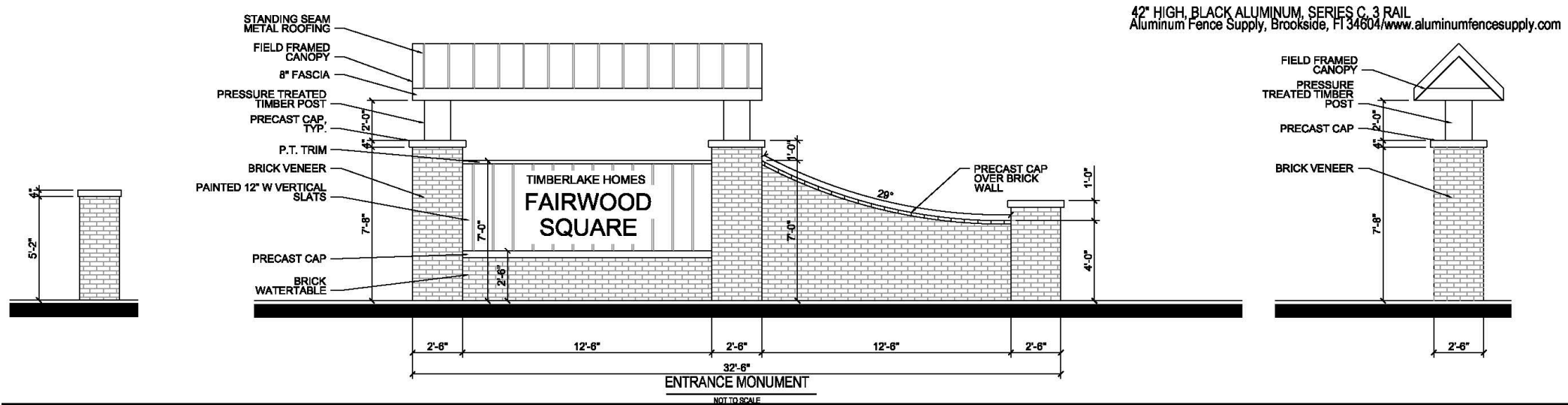
24-FOOT-WIDE, ARCHITECTURAL ELEVATIONS



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



SIGNAGE



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