

# FAIRWOOD SQUARE

Detailed Site Plan

TCP2-003-2023

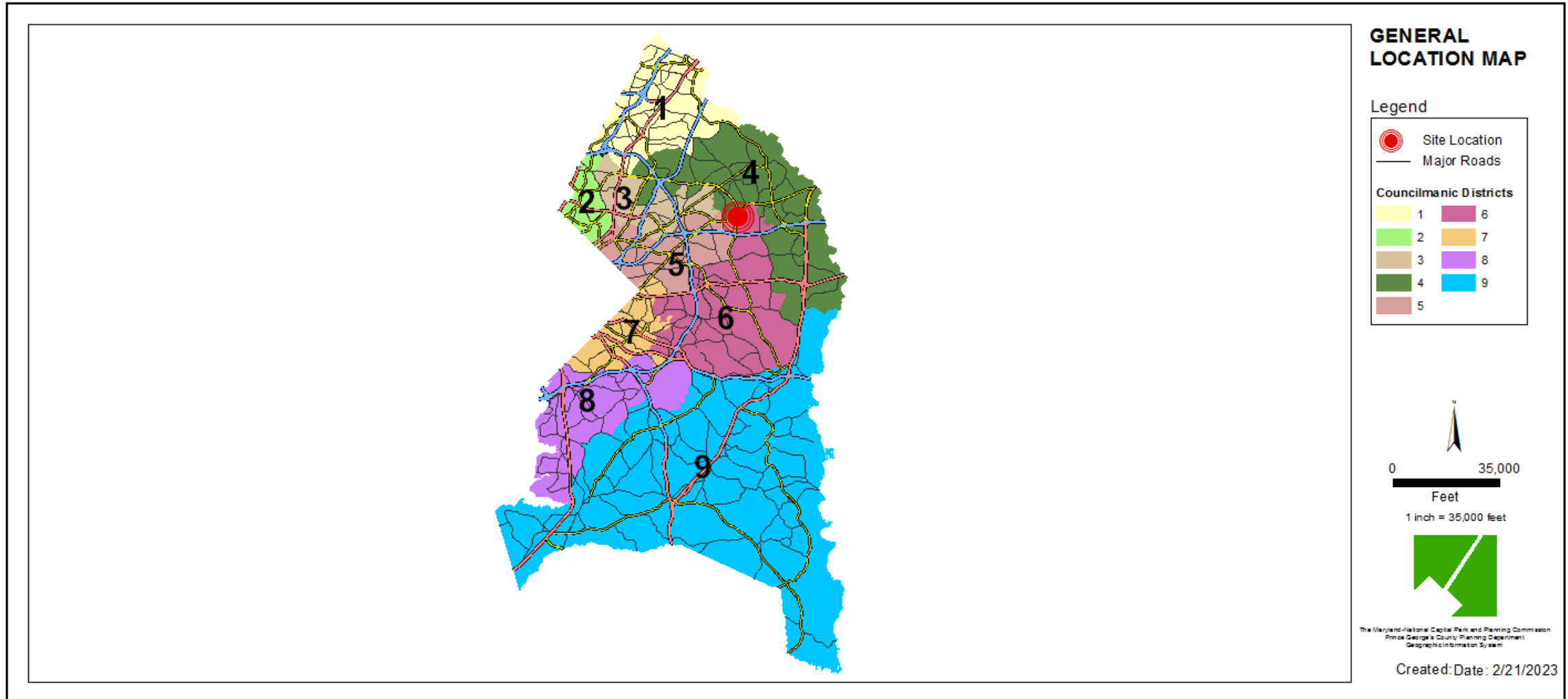
**Staff Recommendation:** Approval with Conditions



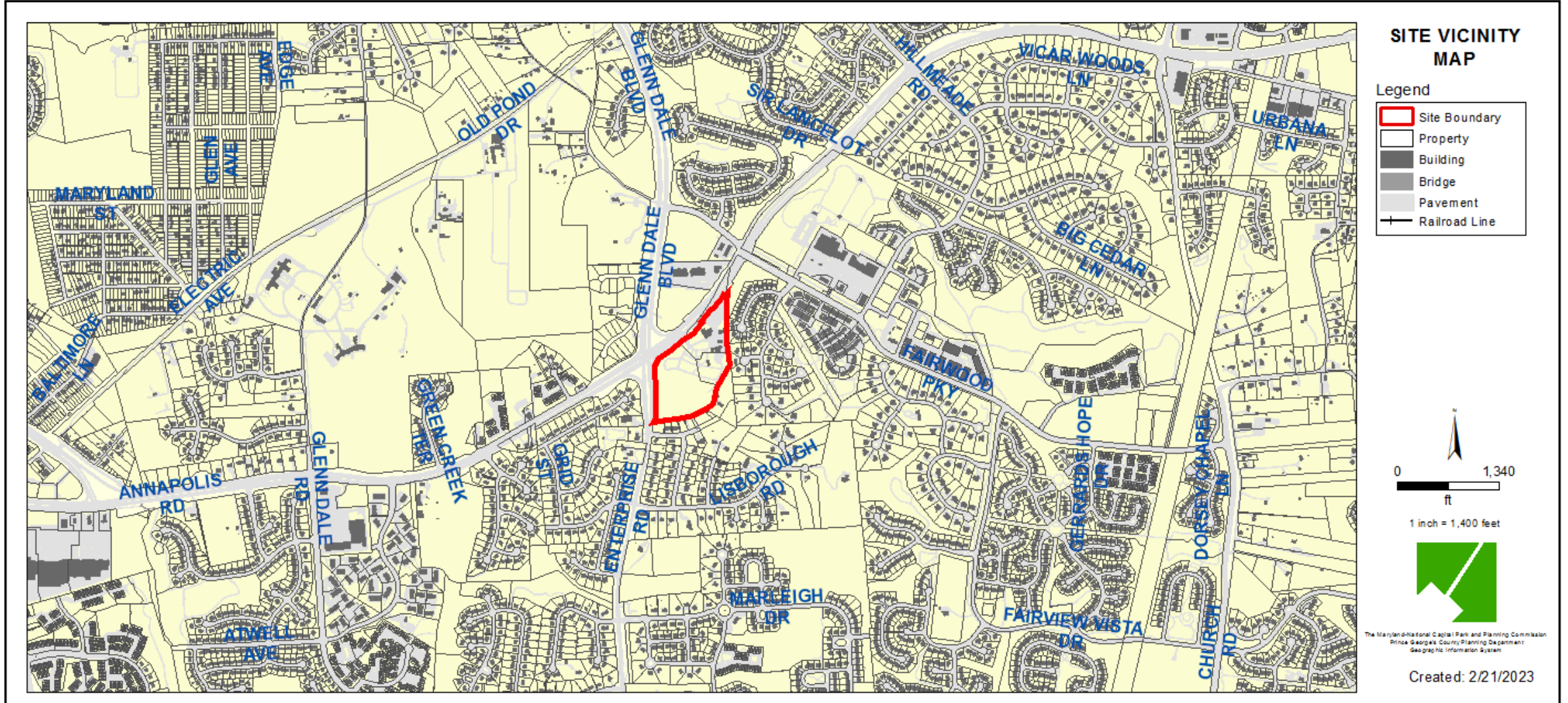
# GENERAL LOCATION MAP

Council District: 06

Planning Area: 71A



# SITE VICINITY MAP

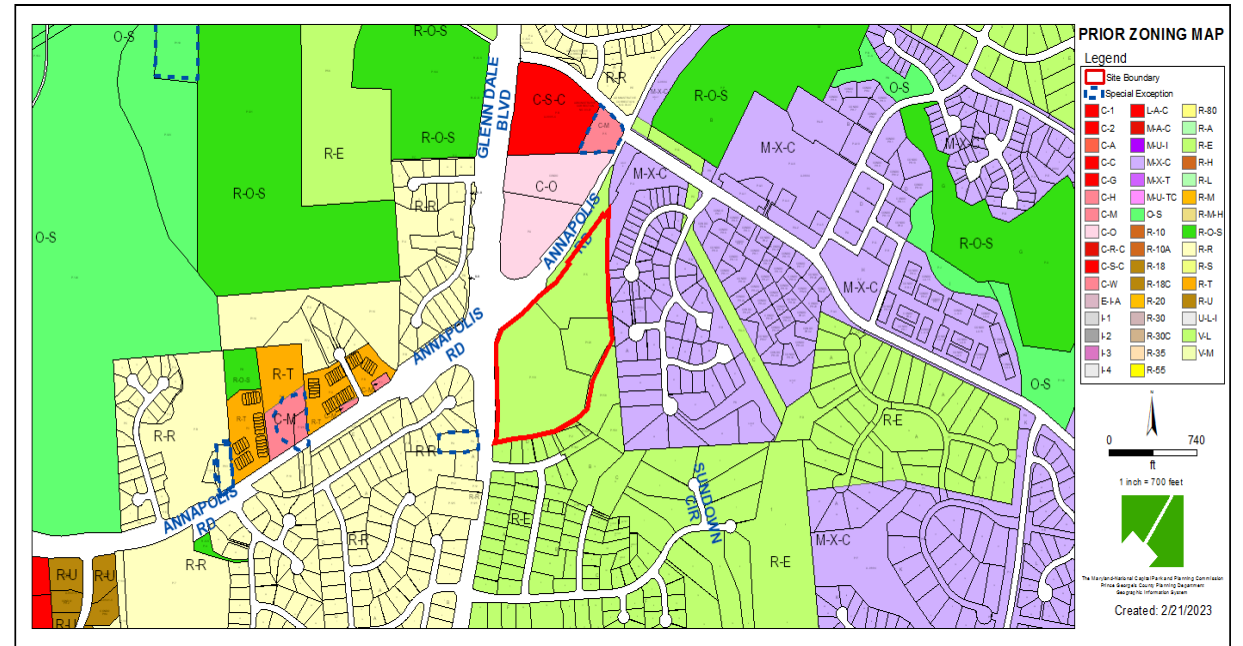
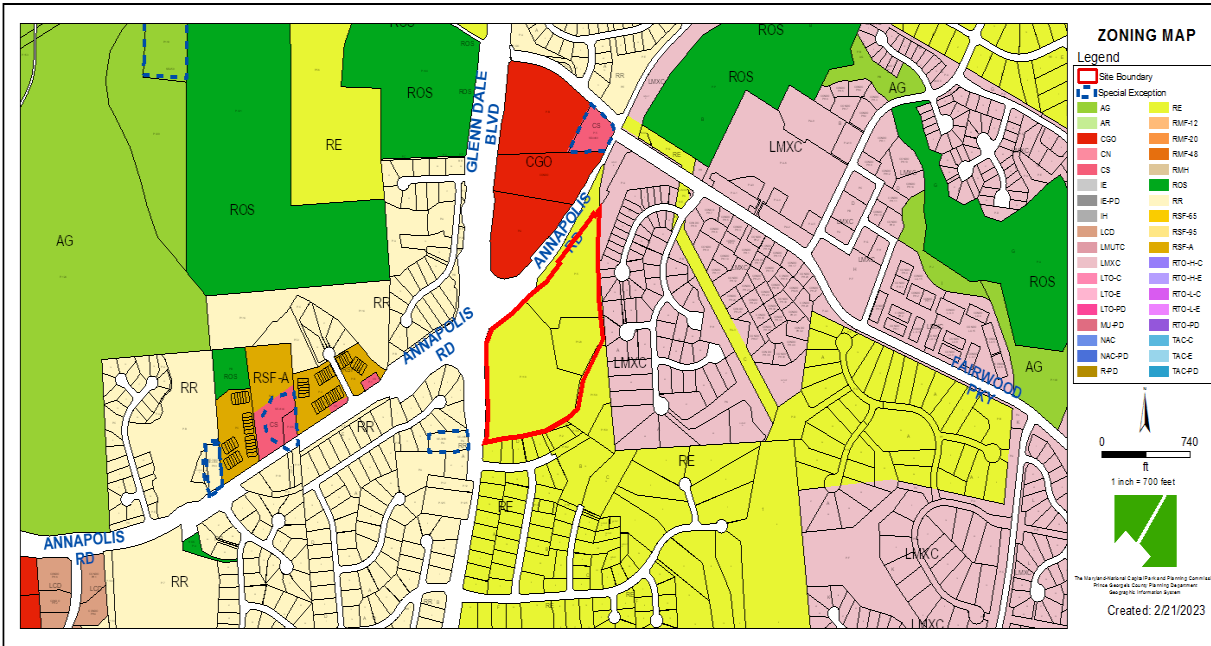


# ZONING MAP (CURRENT AND PRIOR)

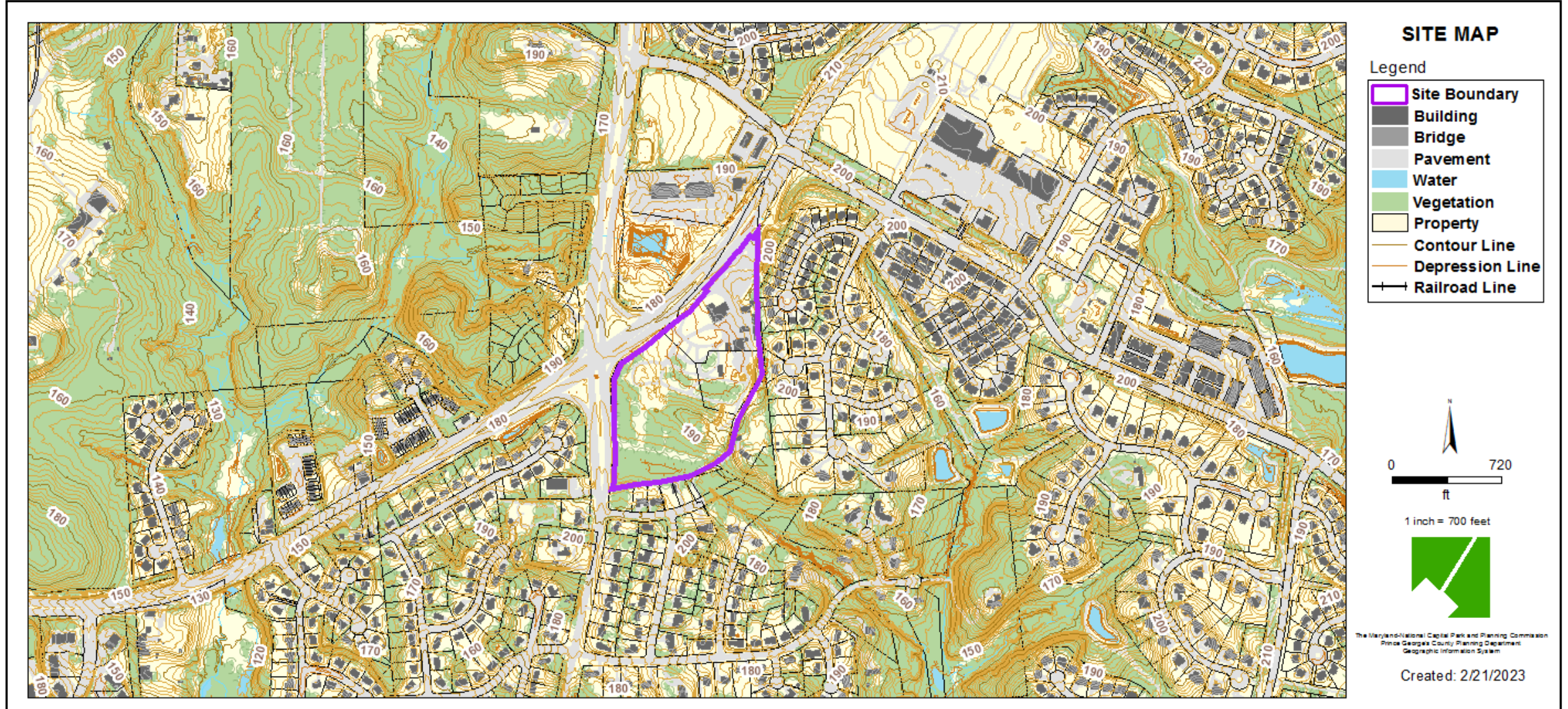
Property Zone: RE  
(Prior R-E)

**CURRENT ZONING MAP**

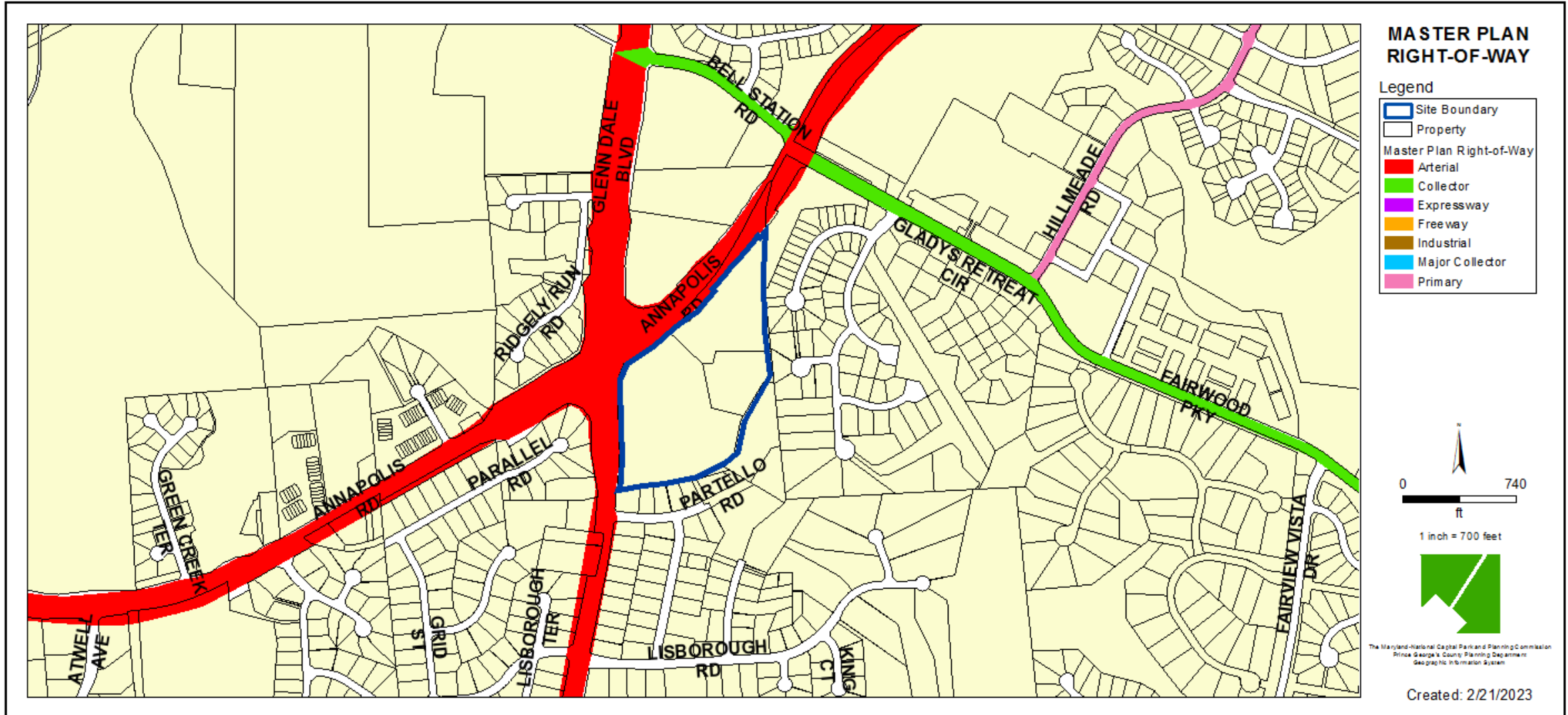
**PRIOR ZONING MAP**



# SITE MAP



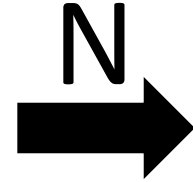
# MASTER PLAN RIGHT-OF-WAY MAP



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



# DETAILED SITE PLAN & LANDSCAPE PLAN



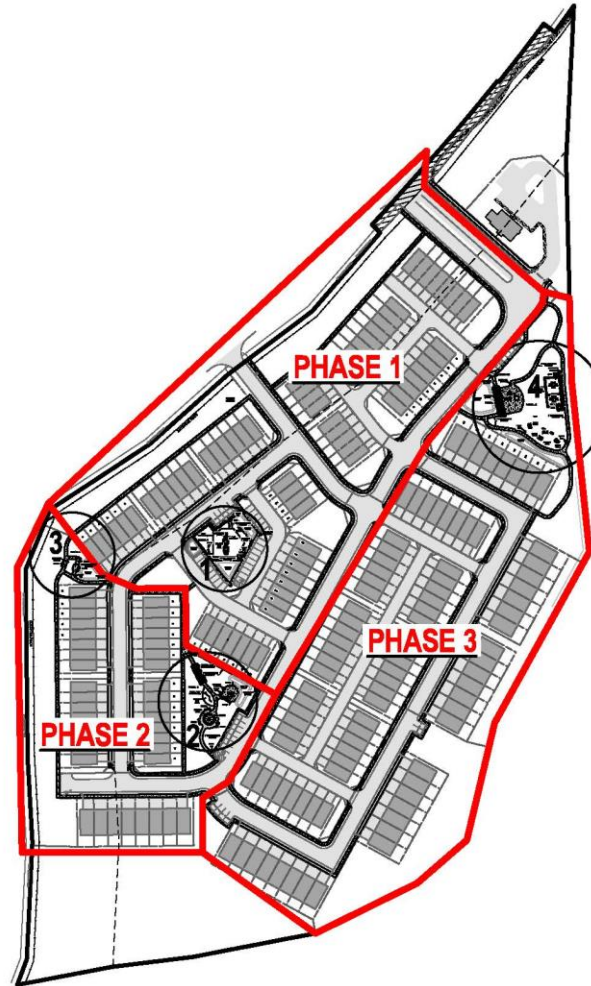


# PEDESTRIAN AND BIKEWAY FACILITIES



P:\39020400\Exhibits\Pedestrian\_Bikeway\_EXH.sht Scale= 200.0000 s.d. / in. User= ych PLTdr= PDF\_Color\_150.plt.dwg Penltb= TEXT\_SUB.tbl 2/15/2023 5:03:40 PM

# RECREATION AREAS



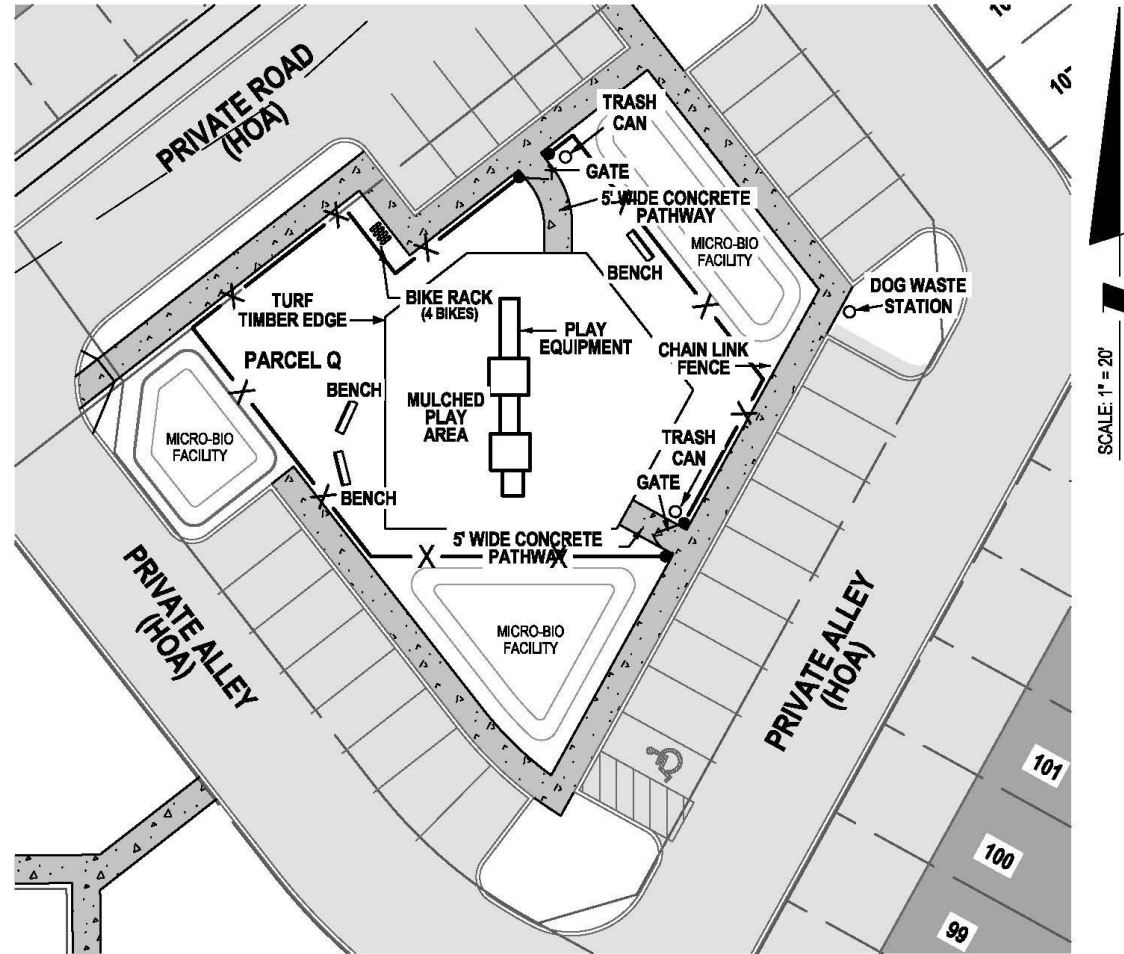
### CONSTRUCTION TIMELINE

- 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

**RECREATIONAL AREA LOCATION MAP**

NOT TO SCALE

# RECREATION AREA 1 (PHASE 1)



**RECREATIONAL AREA - 1**

SCALE: 1"=20'

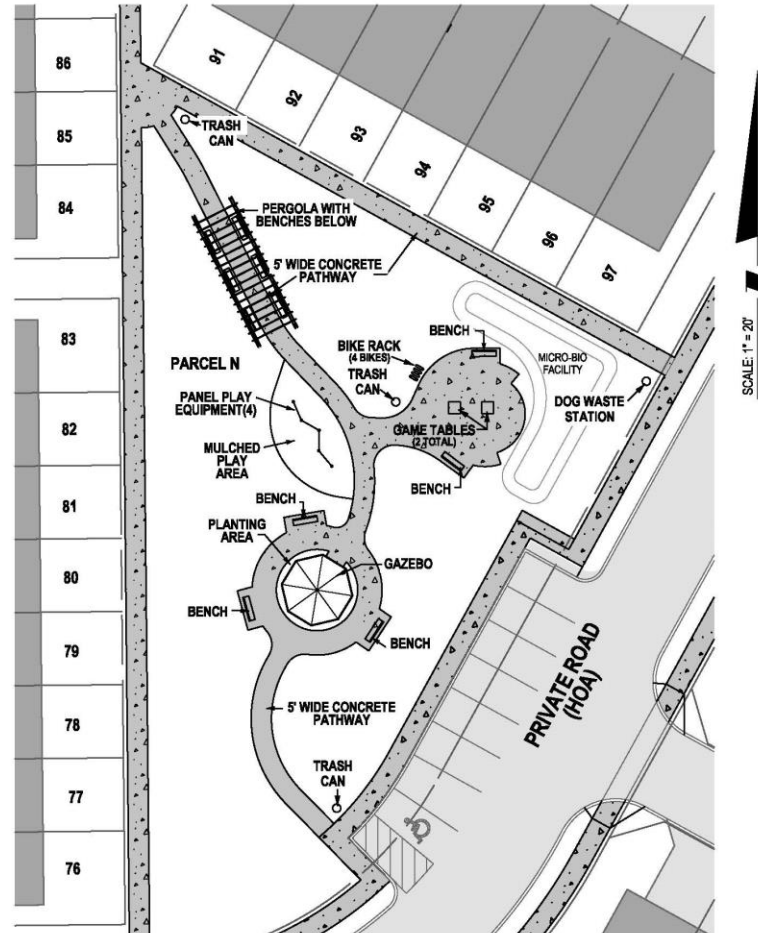
# RECREATION AREA 1 (PHASE 1)

cont...

EXHIBIT-5

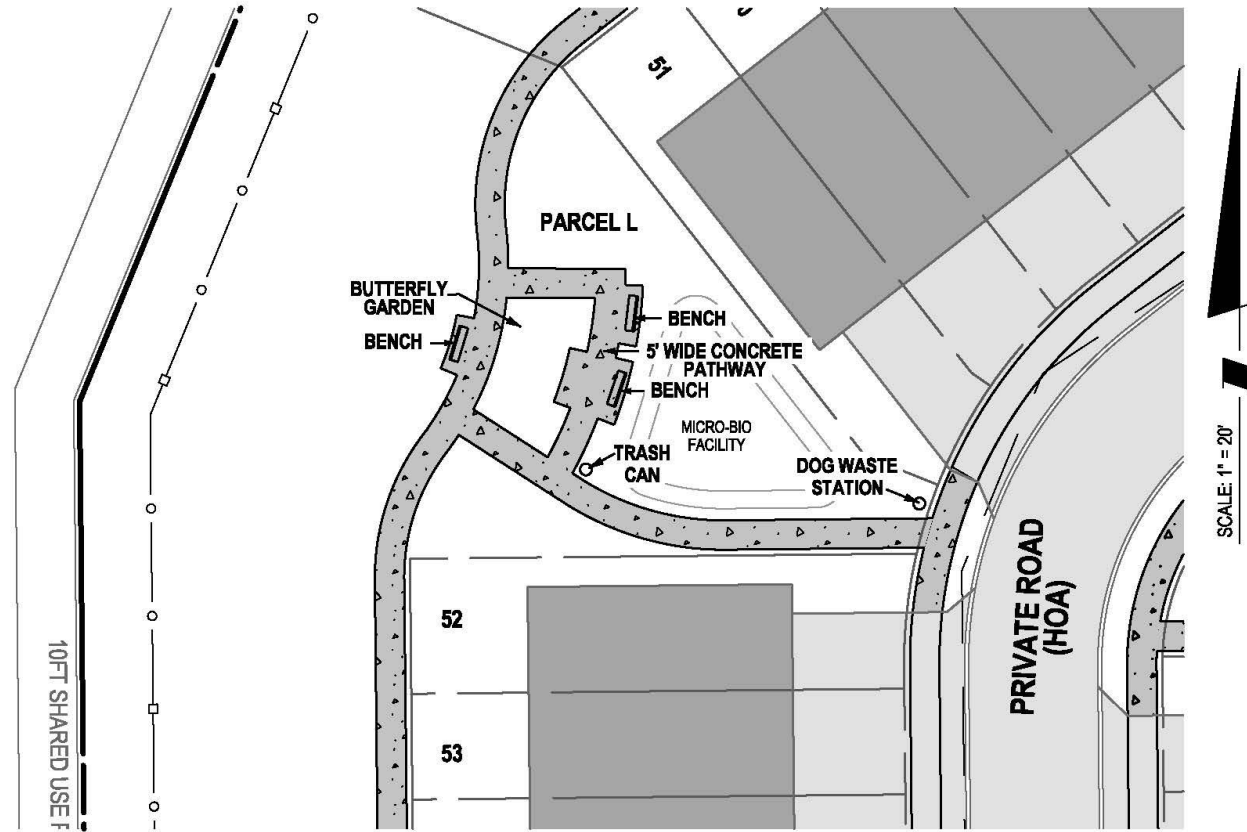


# RECREATION AREA 2 (PHASE 2)



**RECREATIONAL AREA - 2**  
SCALE: 1"=20'

# RECREATION AREA 3 (PHASE 2)



## RECREATIONAL AREA - 3

SCALE: 1"=20'

# RECREATION AREA 3 (PHASE 2)

cont...



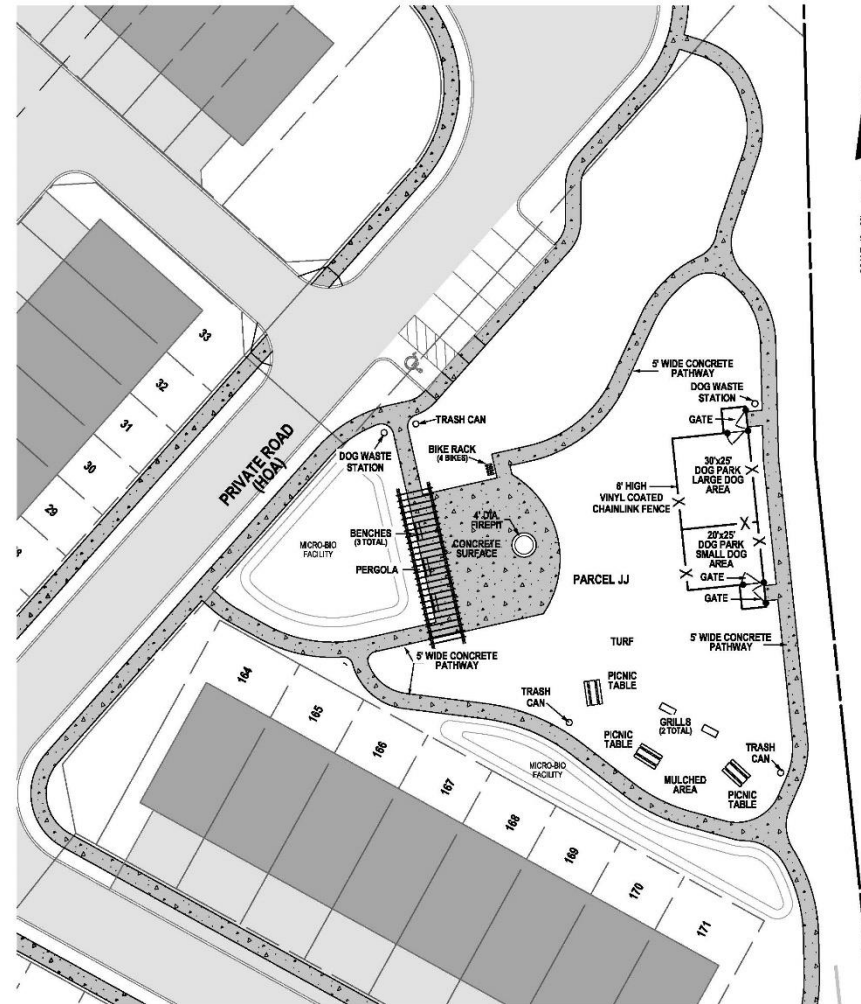
# RECREATION AREA 3 (PHASE 2)

cont...





# RECREATION AREA 4 (PHASE 3)



RECREATIONAL AREA - 4  
SCALE: 1"=20'

# RECREATION AREA 4 (PHASE 3)

cont...



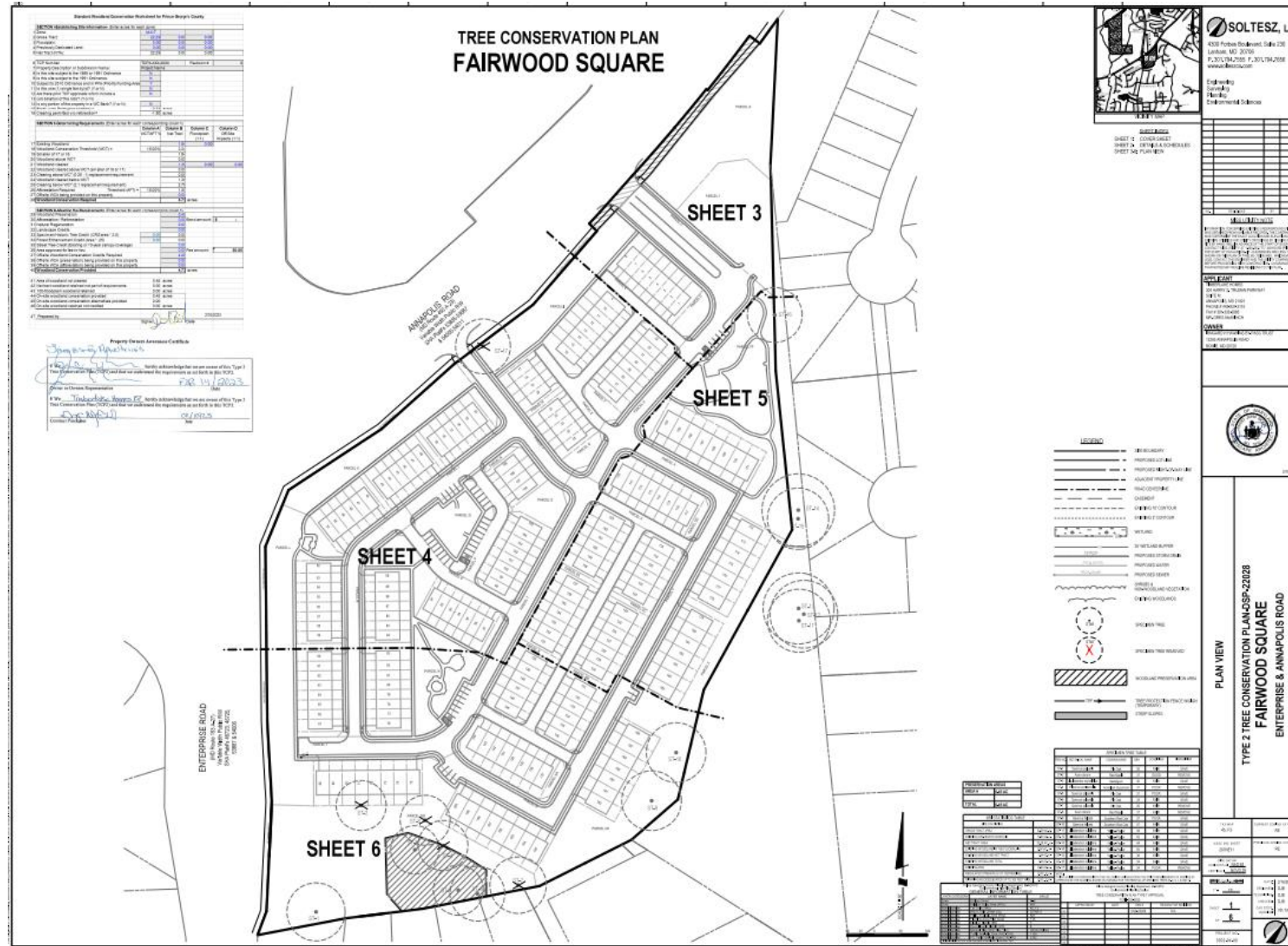
# RECREATION AREA 4 (PHASE 3)

cont...



# RECREATION EQUIPMENT DETAILS

# TYPE 2 TREE CONSERVATION PLAN



# 18-FOOT WIDE, ARCHITECTURAL

# ELEVATION

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...

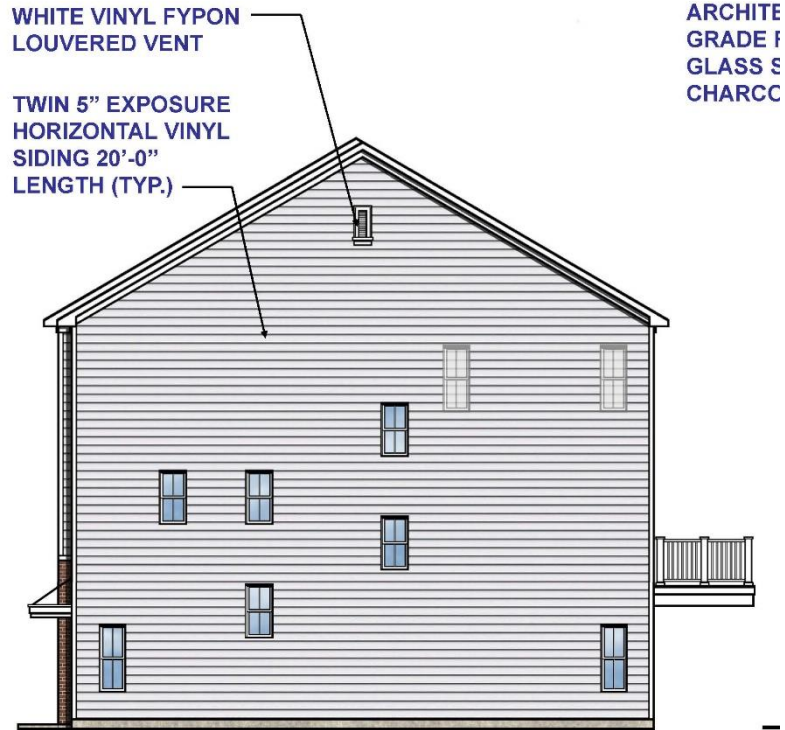


**REAR ELEVATION**  
18' REAR GARAGE TOWNHOUSE

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

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

## ELEVATIONS



**TYP. SIDE ELEVATION**  
 18' & 24' TOWNHOUSE  
 (SHOWN w/ OPT. LOFT)



**HIGH VIS. SIDE ELEVATION**  
 18' & 24' TOWNHOUSE



# 20-FOOT-WIDE, ARCHITECTURAL ELEVATIONS



Architecture + Planning  
888-455-5849  
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 Henry 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



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ktgy.com

Timberlake Homes  
304 Harry S. Truman Pkwy  
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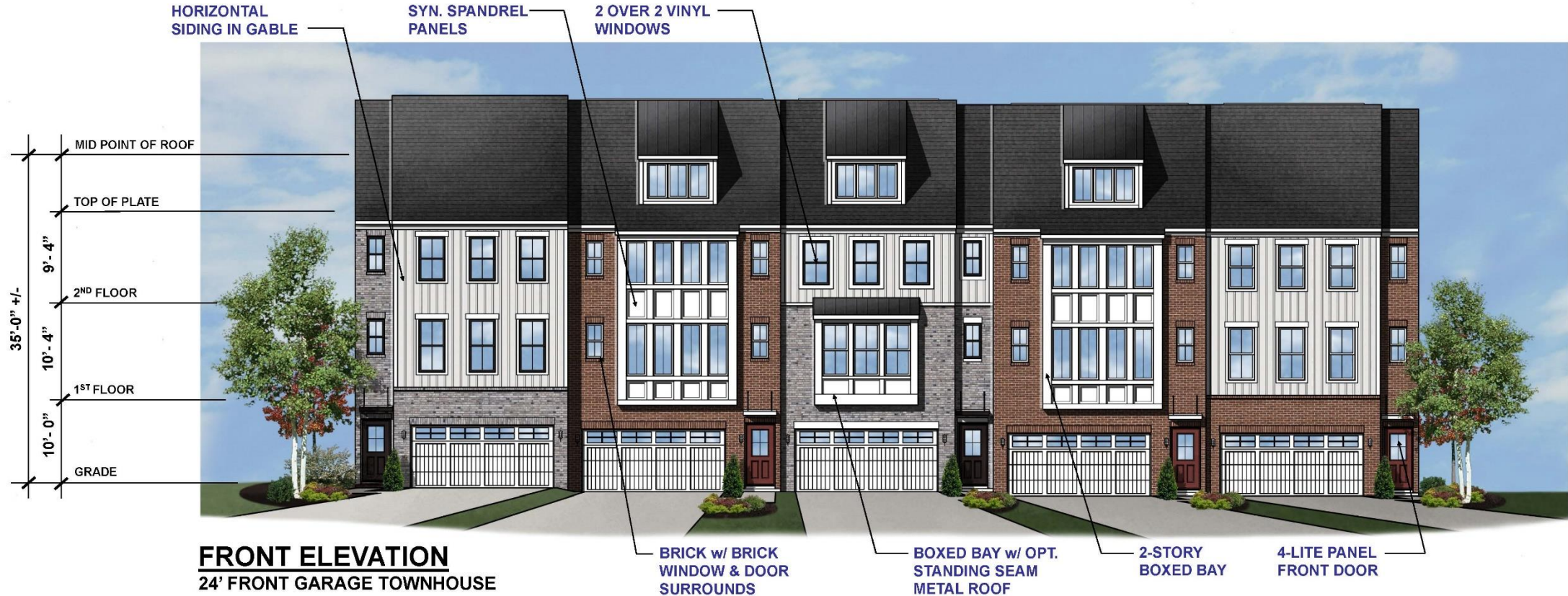
**FAIRWOOD SQUARE**  
MARYLAND #20180204

**SCHEMATIC STRIP ELEVATION**  
OCTOBER 7, 2022

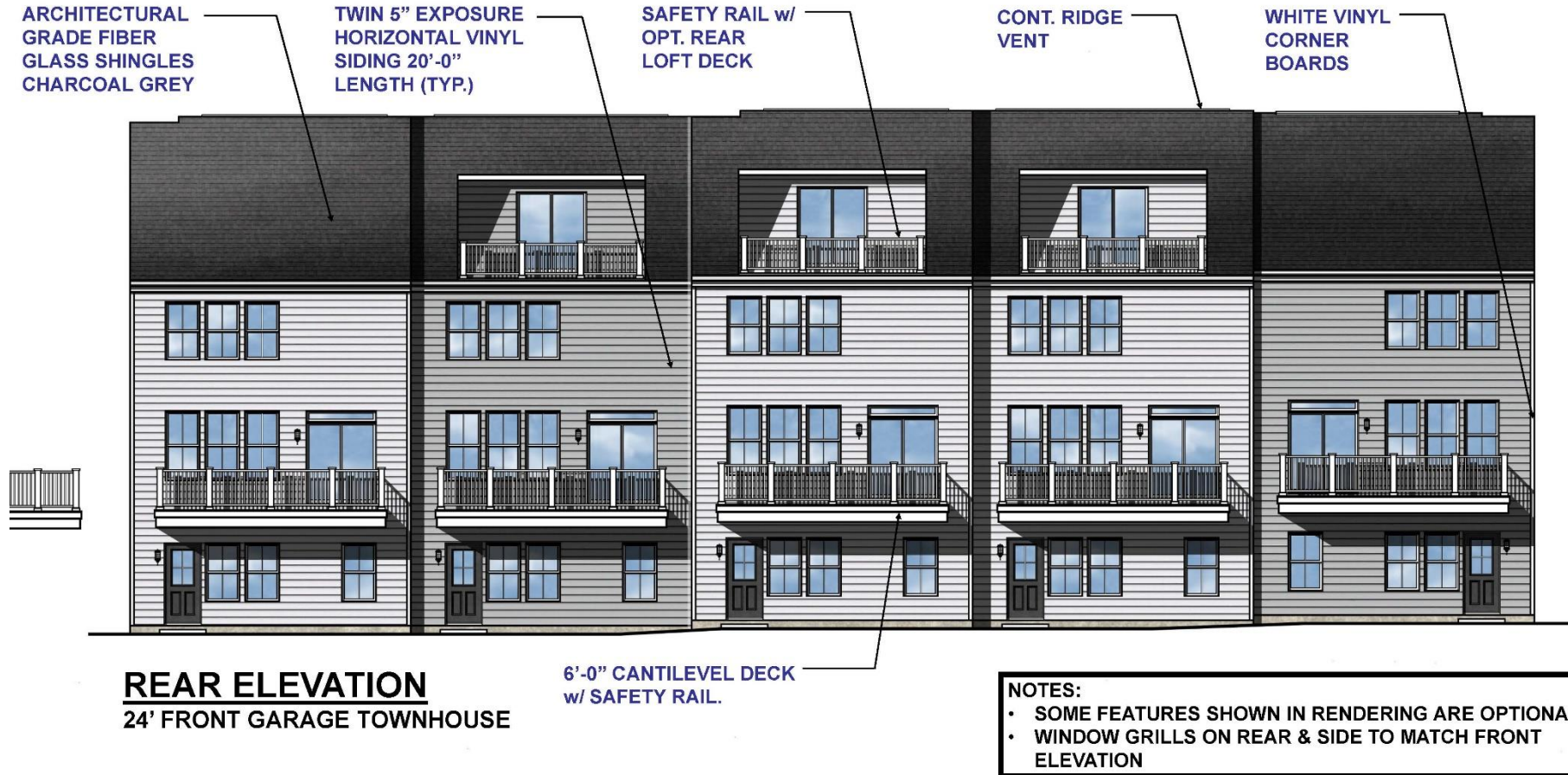
**FOXGLOVE AND REDWOOD**  
SIDE ELEVATIONS

A1.0

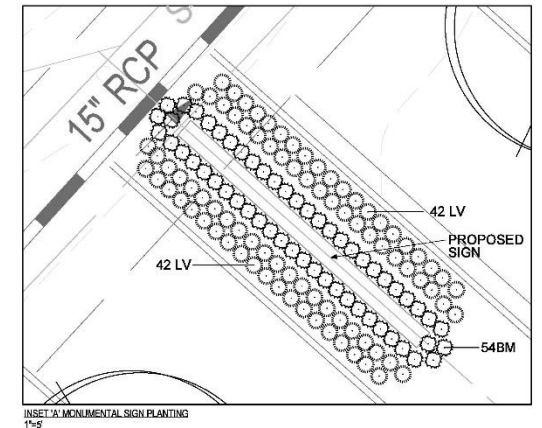
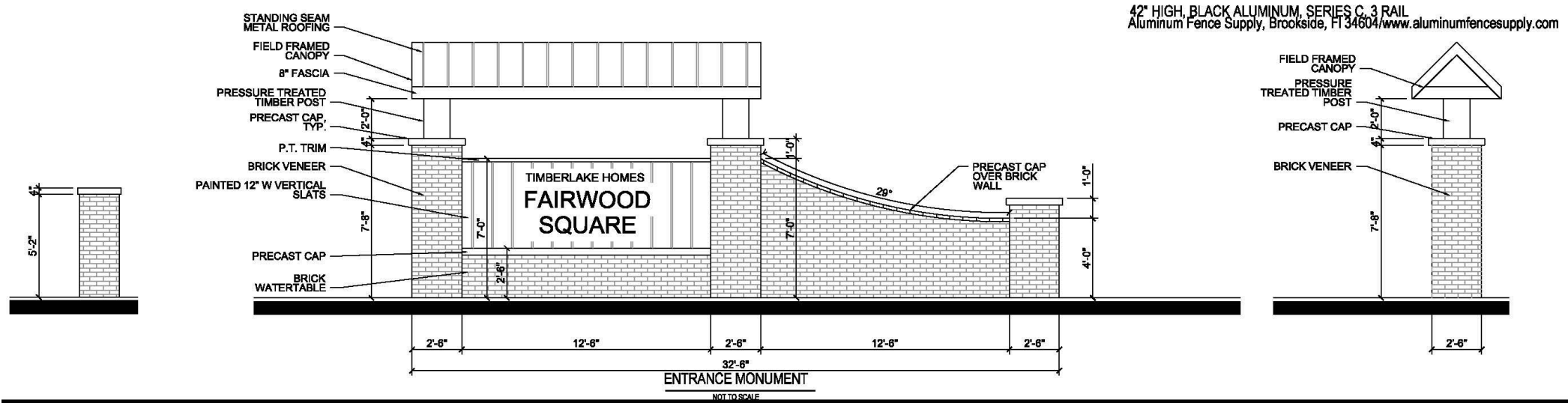
# 24-FOOT-WIDE, ARCHITECTURAL ELEVATIONS



# 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