

LARGO PARK LOT 6

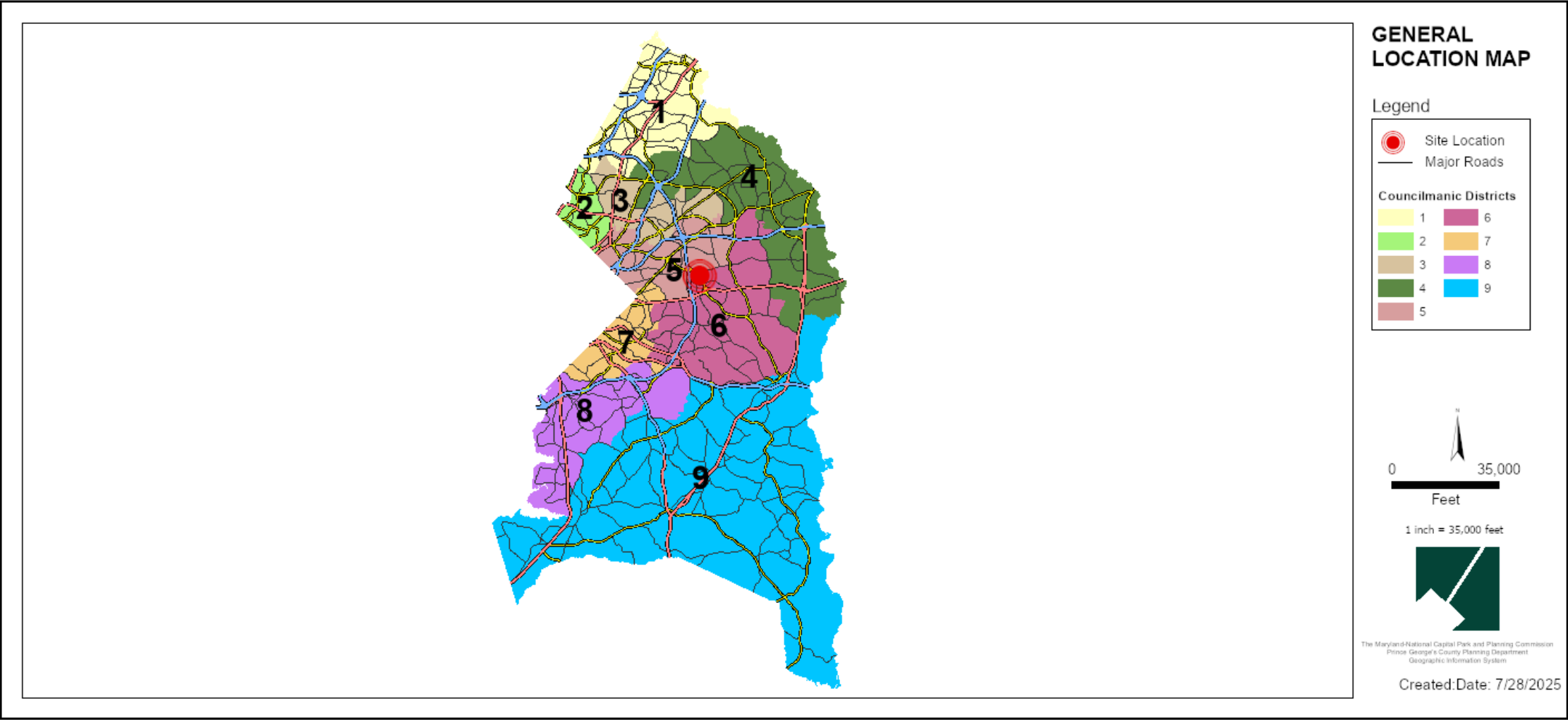
Detailed Site Plan, TCP2, Major Departure,
Alternative Compliance and Variance

Staff Recommendation: APPROVAL with conditions



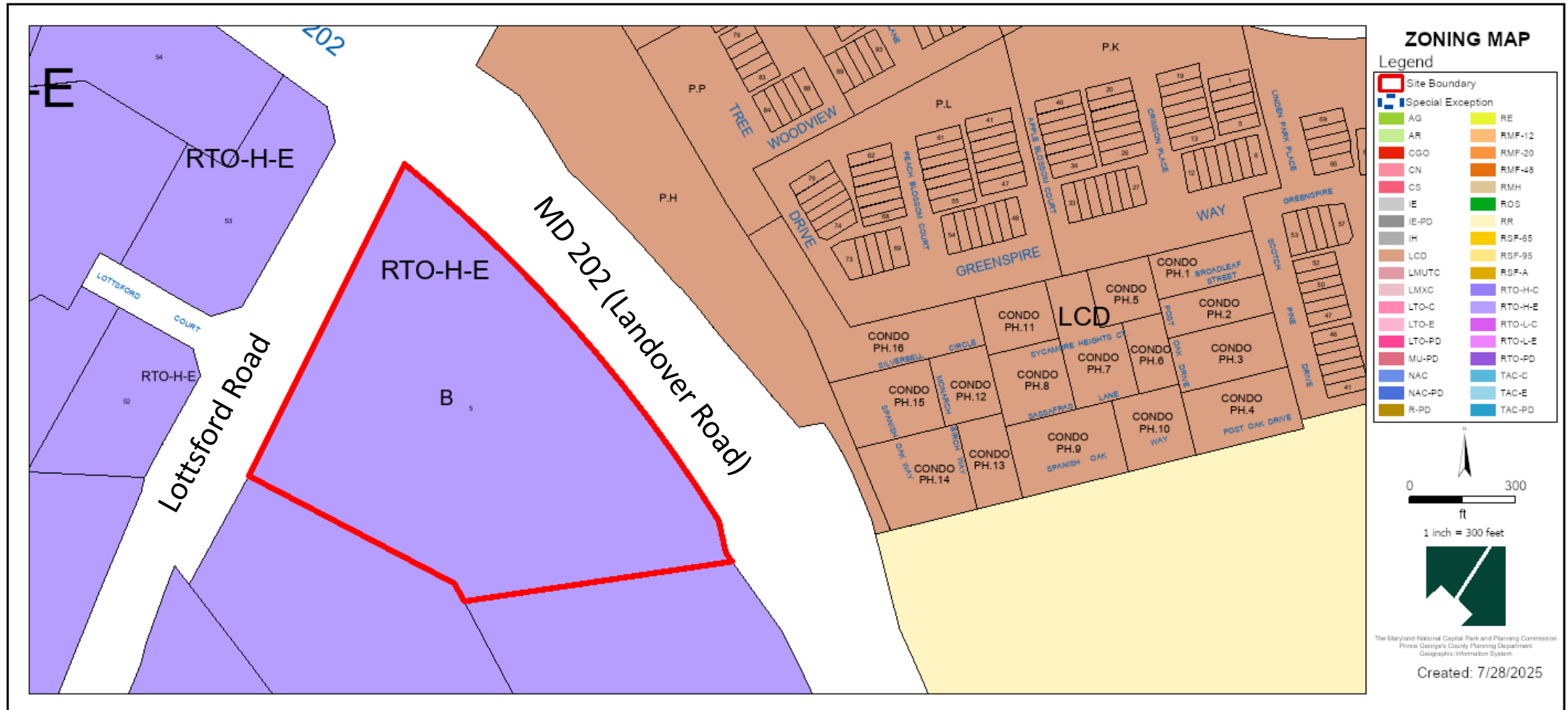
GENERAL LOCATION MAP

Council District: 06
Planning Area: 073

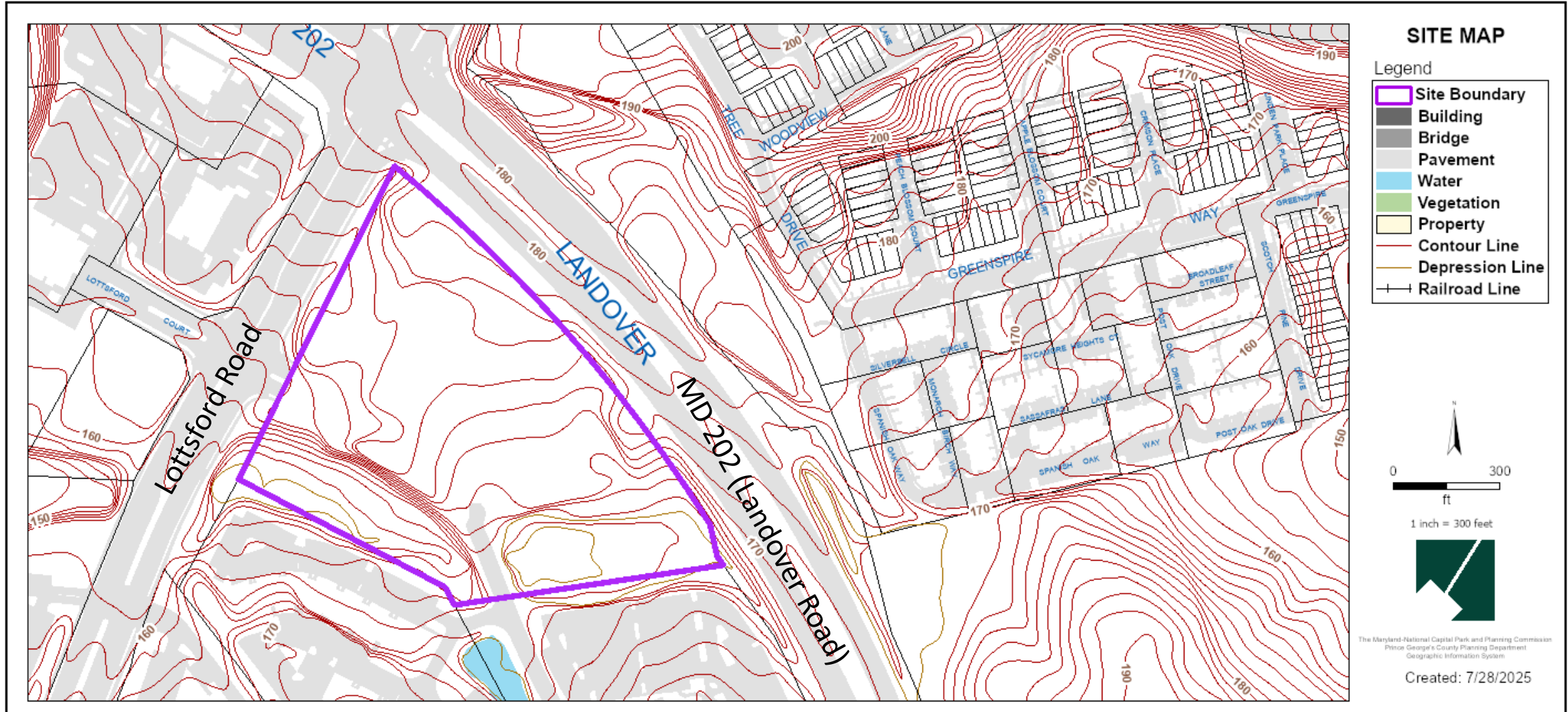


ZONING MAP

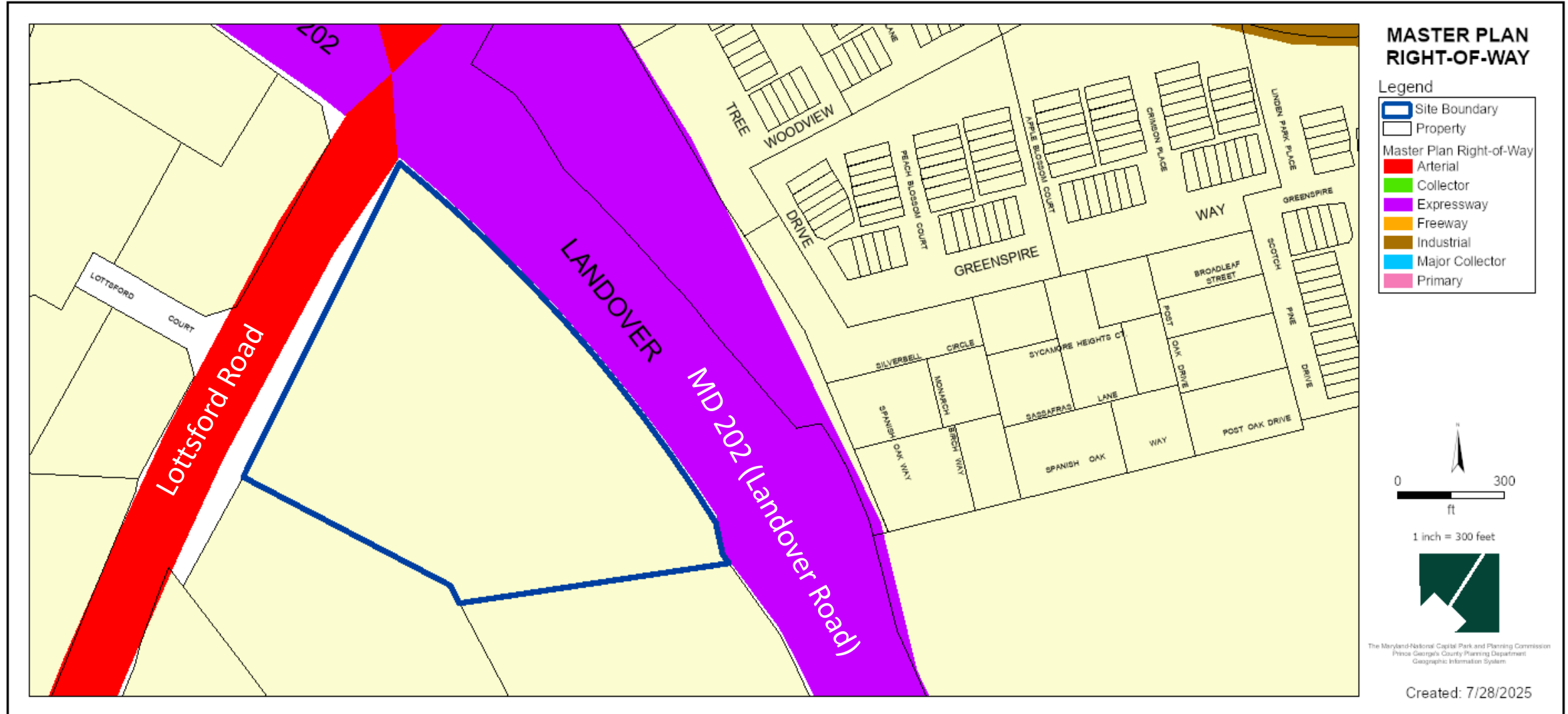
Current Zoning Map: RTO-H-e



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



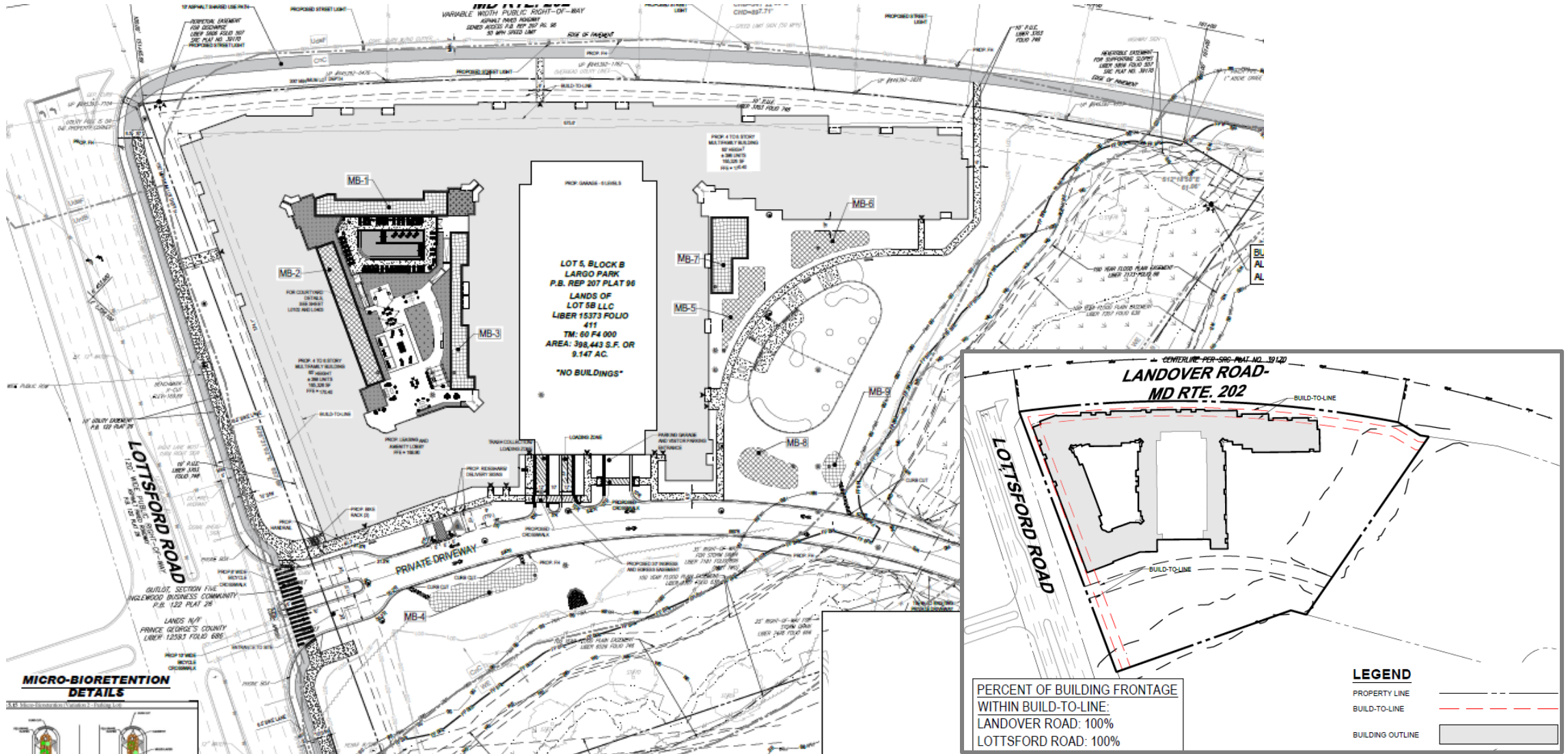
3D ARCHITECTURAL RENDERING



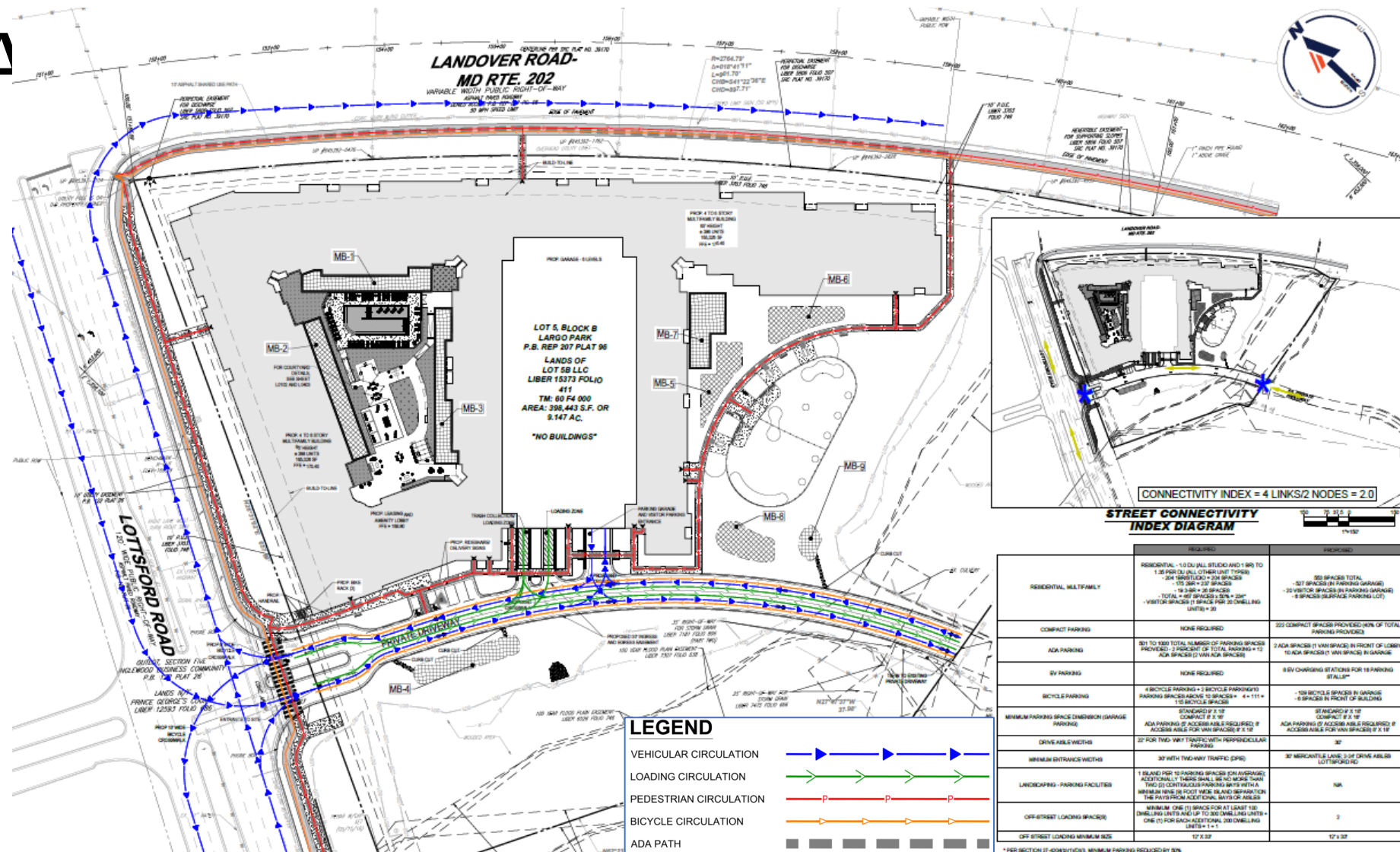
LEASING ENTRY CORNER RENDERING

Signage name "woodmore vista" is shown for illustrative purposes only and is subject to change.

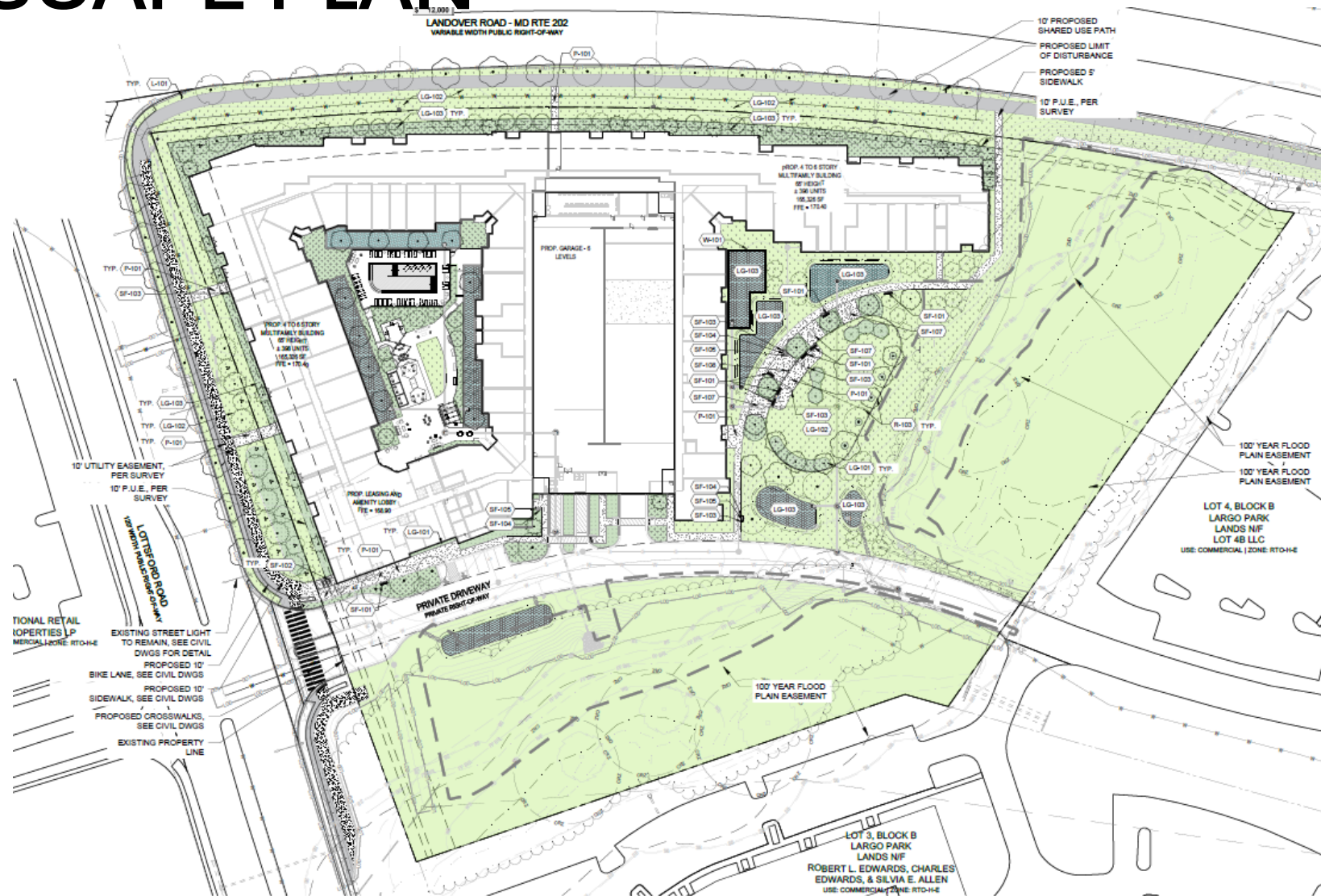
DETAILED SITE PLAN



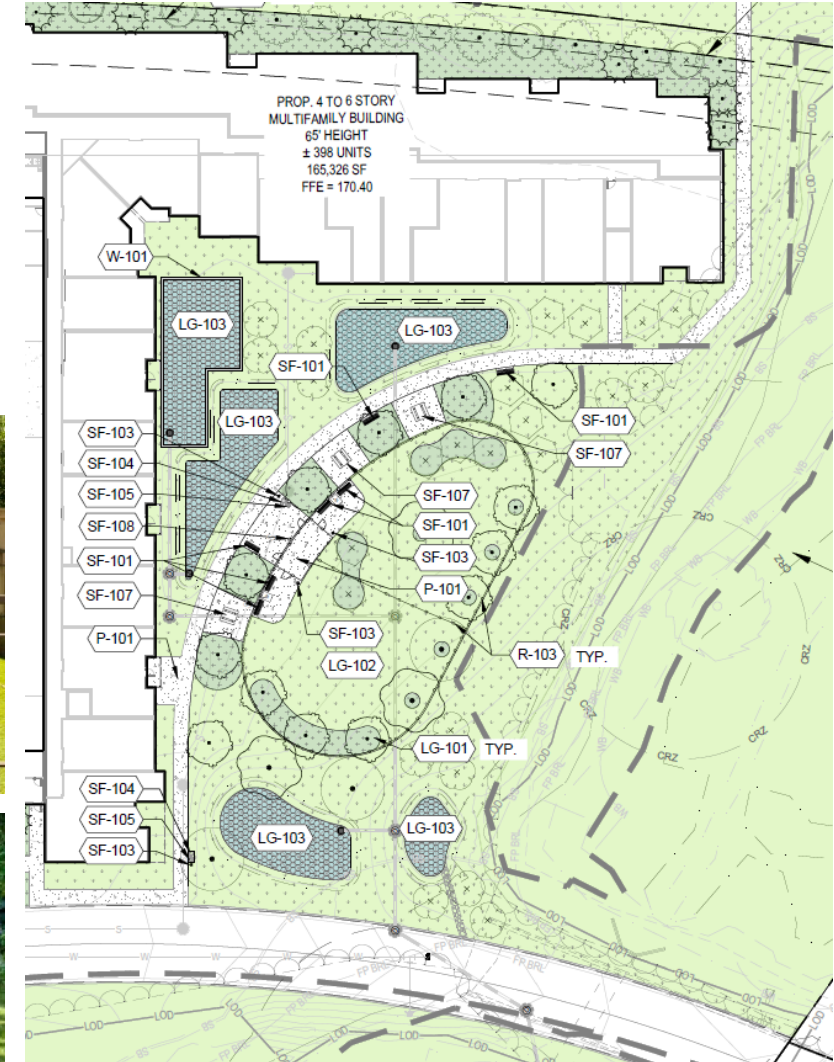
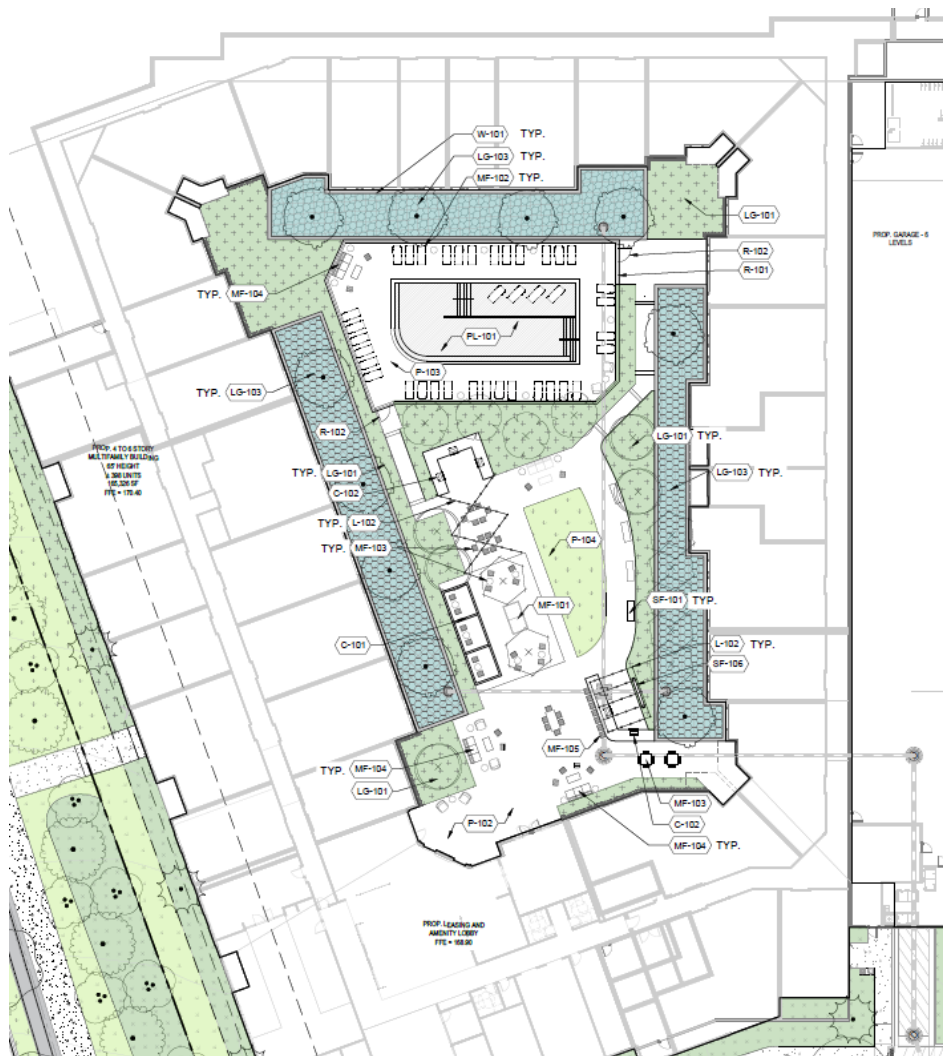
PEDESTRIAN AND BIKEWAY FACILITIES PLA



LANDSCAPE PLAN



RECREATIONAL FACILITIES



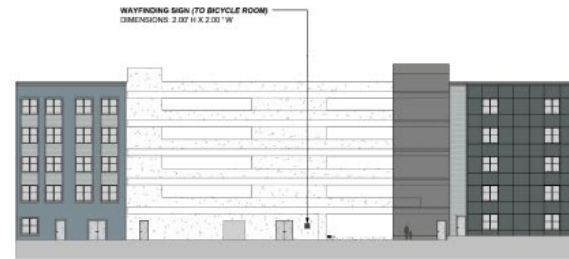
3D ARCHITECTURAL RENDERING



ELEVATIONS



1 ELEVATION: LEASING
L0702 1"=20'

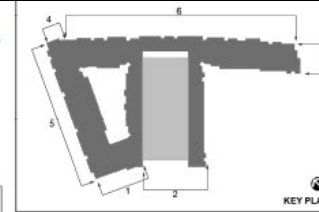


2 ELEVATION: GARAGE
L0702 1"=20'



3 ELEVATION: EAST
L0702 1"=20'

NOTE:
1. SIGNAGE NAME 'WOODMORE VISTA' IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.



4 ELEVATION: LANDOVER
L0702 1"=20'



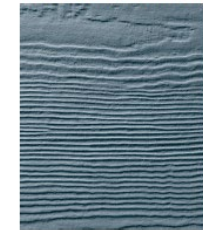
5 ELEVATION: LOTTSFORD
L0702 1"=20'



6 ELEVATION: LANDOVER
L0702 1"=20'



COUNTRY LANE RED -
FIBER CEMENT LAP SIDING
FIBER CEMENT ARTISAN SIDING



BOOTHBAY BLUE -
FIBER CEMENT LAP SIDING



WHITE -
FIBER CEMENT LAP SIDING



IRON GRAY -
FIBER CEMENT PANEL
FIBER CEMENT LAP SIDING

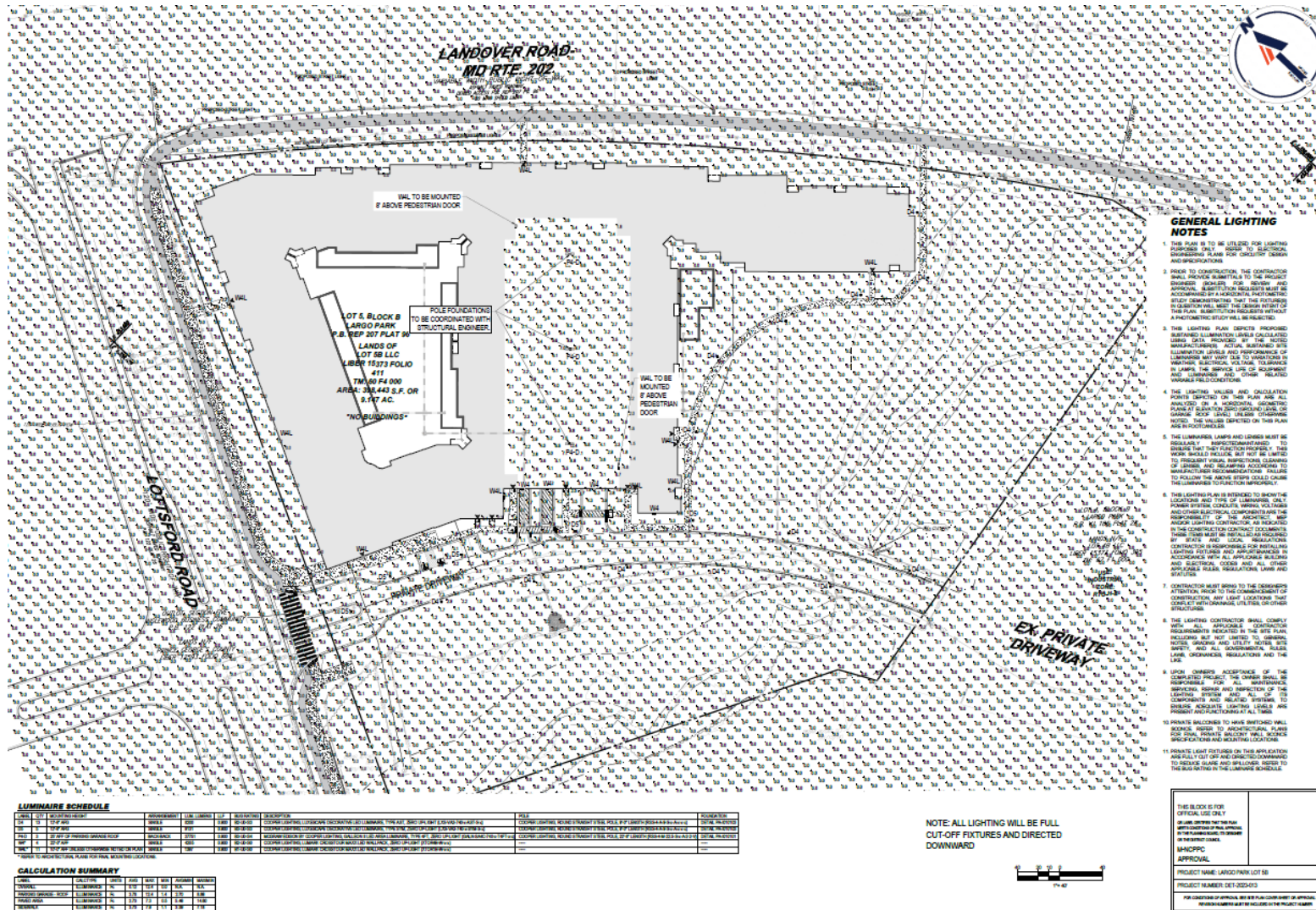


LIGHT MIST -
FIBER CEMENT LAP SIDING

SIGNAGE



LIGHTING PLAN



DESCRIPTION

The general Lumark Collection™ M800 LED wall wash luminaire is designed to provide uniform, high-quality lighting for a variety of applications. It features a sleek, modern design and is available in multiple finishes and colors. The luminaire is designed to be mounted on a wall and is suitable for both indoor and outdoor use.

FEATURES

- High-quality LED lighting
- Uniform light distribution
- Sleek, modern design
- Available in multiple finishes and colors
- Suitable for both indoor and outdoor use

INSTALLATION

The luminaire is designed to be mounted on a wall and is suitable for both indoor and outdoor use. It is recommended to consult the installation manual for detailed instructions.

Lumark

Model

Finish

Color

Quantity

XTOR CROSTOUR MAXX LED

Model

Finish

Color

Quantity

DESCRIPTION

The general Invue Collection™ M800 LED wall wash luminaire is designed to provide uniform, high-quality lighting for a variety of applications. It features a sleek, modern design and is available in multiple finishes and colors. The luminaire is designed to be mounted on a wall and is suitable for both indoor and outdoor use.

FEATURES

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- Uniform light distribution
- Sleek, modern design
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INSTALLATION

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Invue

Model

Finish

Color

Quantity

LXS LUXESCAPE COLLECTION

Model

Finish

Color

Quantity

DESCRIPTION

The general McGraw-Edison GALL Galleon II luminaire is designed to provide uniform, high-quality lighting for a variety of applications. It features a sleek, modern design and is available in multiple finishes and colors. The luminaire is designed to be mounted on a wall and is suitable for both indoor and outdoor use.

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- High-quality LED lighting
- Uniform light distribution
- Sleek, modern design
- Available in multiple finishes and colors
- Suitable for both indoor and outdoor use

INSTALLATION

The luminaire is designed to be mounted on a wall and is suitable for both indoor and outdoor use. It is recommended to consult the installation manual for detailed instructions.

McGraw-Edison

Model

Finish

Color

Quantity

COOPER

Model

Finish

Color

Quantity

DESCRIPTION

The general Lumark Collection™ M800 LED wall wash luminaire is designed to provide uniform, high-quality lighting for a variety of applications. It features a sleek, modern design and is available in multiple finishes and colors. The luminaire is designed to be mounted on a wall and is suitable for both indoor and outdoor use.

FEATURES

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- Uniform light distribution
- Sleek, modern design
- Available in multiple finishes and colors
- Suitable for both indoor and outdoor use

INSTALLATION

The luminaire is designed to be mounted on a wall and is suitable for both indoor and outdoor use. It is recommended to consult the installation manual for detailed instructions.

Lumark

Model

Finish

Color

Quantity

XTOR CROSTOUR MAXX LED

Model

Finish

Color

Quantity

DESCRIPTION

The general Invue Collection™ M800 LED wall wash luminaire is designed to provide uniform, high-quality lighting for a variety of applications. It features a sleek, modern design and is available in multiple finishes and colors. The luminaire is designed to be mounted on a wall and is suitable for both indoor and outdoor use.

FEATURES

- High-quality LED lighting
- Uniform light distribution
- Sleek, modern design
- Available in multiple finishes and colors
- Suitable for both indoor and outdoor use

INSTALLATION

The luminaire is designed to be mounted on a wall and is suitable for both indoor and outdoor use. It is recommended to consult the installation manual for detailed instructions.

Invue

Model

Finish

Color

Quantity

LXS LUXESCAPE COLLECTION

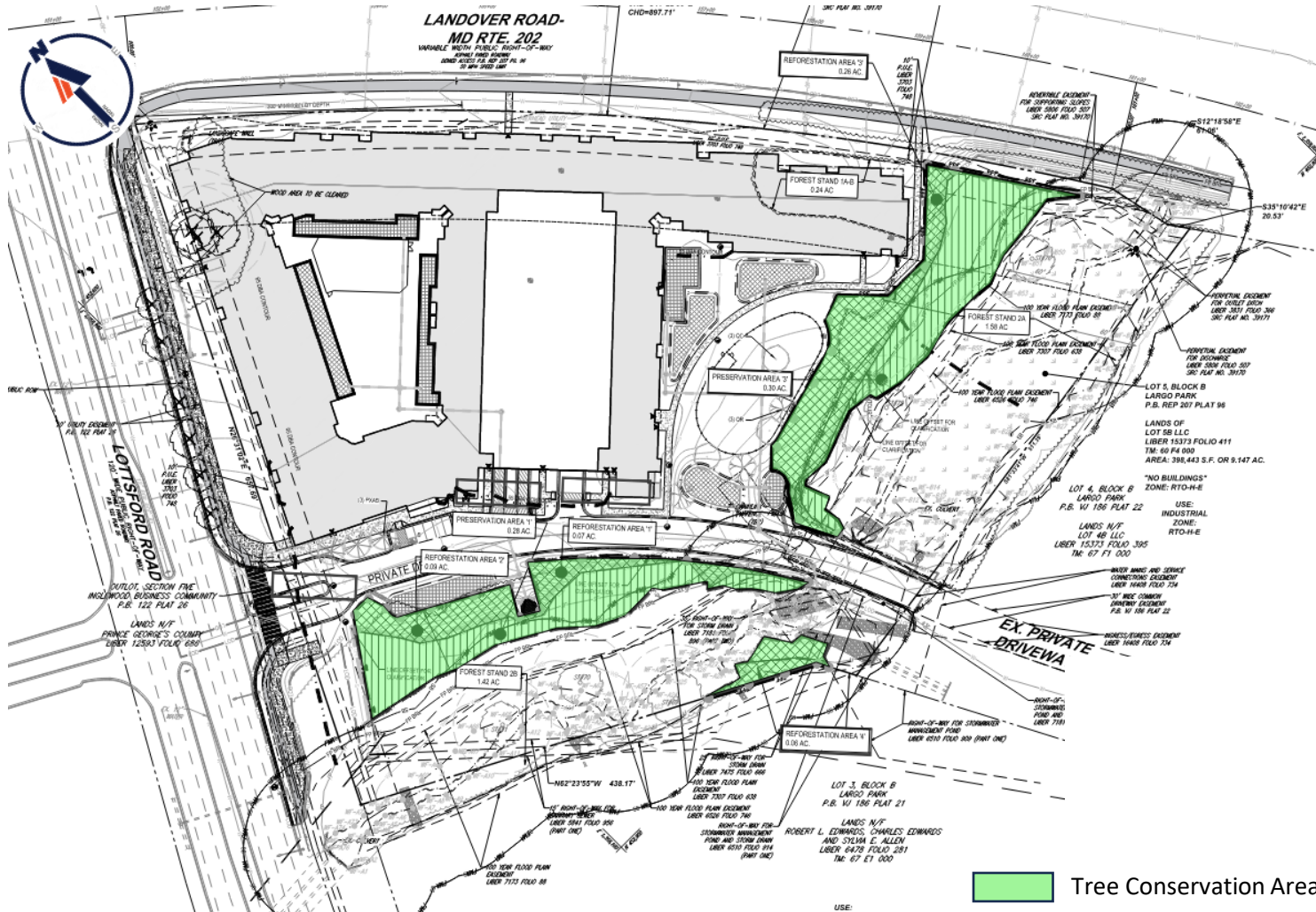
Model

Finish

Color

Quantity

TYPE 2 TREE CONSERVATION PLAN



SECTION I-Establishing Site Information- (Enter acres for each zone)

1 Zone (s):	RTO-H				
2 Gross Tract:	9.15				
3 Floodplain:	2.10	0.00			
4 Previously Dedicated Land:	0.00				
5 Net Tract (NTA):	7.05	0.00	0.00		Total Net Tract Area: 7.05

6 TCP Number	TCP2-136-03-04	Revision #	0
7 Property Description or Subdivision Name:			
8 Location/Address of Project			
9 Is this a Stream Restoration Project? (Y/N)	N		
10 Plan 2035 Transit oriented Center (T-O-C)? (Y/N)	N		
11 Priority Funding Area (PFA)? (Y/N)	Y		
12 Is any portion of the property in a VC Bank? (Y/N)	N		
13 Is the net tract area 5.00 acres or greater, and clearing 75% or more of existing woodlands is proposed? (Y/N)	N		

SECTION II-Determining Requirements (Enter acres for each corresponding column)

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain	Column D Off-Site	Column E Total
14 Existing Woodland outside of T-O-C		0.00	0.00	0.00	0.00
15 Existing Woodland inside of T-O-C (if applicable)		1.25	1.99	0.00	3.24
16 Total Existing Woodland		1.25	1.99	0.00	3.24
17 Woodland Conservation Threshold (WCT)= Smaller of 16 and 17	15.00%	1.06			
18 Woodland Cleared outside of T-O-C		0.00	0.00	0.00	0.00
20 Woodland Cleared within the T-O-C (if applicable)		0.00	0.00	0.00	0.00
21 Replacement Required (1:1 Outside T-O-C, 0.25:1 Inside T-O-C)		0.00	0.00	0.00	0.00
22 Afforestation Threshold (AFT) =	15.00%	0.00			
23 Off-site WCA (preservation) being provided on this property		0.00			
24 Off-site WCA (afforestation) being provided on this property		0.00			
25 Woodland Conservation Requirement		1.06	acres		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

26 On-site Woodland Preservation		0.58			
27 Adjusted Stream Buffer Afforestation (calculated below)		0.44			
28 On-site Afforestation / Reforestation		0.48			
29 On-site Natural Regeneration		0.00			
30 Specimen/Historic Tree Credit (Unimpacted CRZ area * 1.0)		0.00			
31 Off-site WCA (preservation) provided on this property		0.00			
32 Off-site WCA (afforestation) provided on this property		0.00			
33 Forest Enhancement Credit (Credit 50% of area provided)	0.00	0.00			
34 On-site Landscaping		0.00			
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00			
36 Off-site Woodland Conservation Credits Required		0.00			
37 Area provided in fee-in-lieu (One acre or less, unless in a T-O-C)		0.00			
38 Woodland Conservation Provided		1.50	acres		

39 Area of woodland not cleared	1.25	acres
40 Net tract woodland retained not part of requirements:	0.67	acres
41 100-year floodplain woodland retained	1.99	acres
42 On-site woodland conservation provided	1.50	acres
43 On-site woodland conservation alternatives provided	0.00	acres
44 On-site woodland retained not credited	2.66	acres
45 Off-site VC credits allowed in preservation (Up to 60% of Replacement Required per Line 23)	0.63	acres

Regulated Stream Buffer (RSB) Afforestation Requirement

46 On-site regulated stream buffer (RSB) area (See NRI Site Statistics Table)	2.72	acres
47 On-site unregulated RSB area (See NRI Site Statistics Table)	0.44	acres
48 Has the applicant demonstrated why full buffer afforestation cannot be provided? (See required SOJ)		(Y/N)
49 Supplement granted to RSB Afforestation Requirement based on SOJ?	0.00	acres
50 Adjusted Regulated Stream Buffer Afforestation Required	0.44	acres
51 Does on-site VC afforestation/reforestation satisfy the adjusted RSB requirement?		(Y/N)
52 Additional on-site afforestation/reforestation required (not credited as on-site VC)	0.00	acres

07/18/2025

STAFF RECOMMENDATION

APPROVAL with conditions

- Detailed Site Plan DET-2023-013
- Type 2 Tree Conservation Plan TCP2-136-03-04
- Major Departure MJD-2024-004
- Alternative Compliance ACL-2024-005
- Variance to Section 27-4204(f)(3)

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 03/08/2024
- Acceptance Mailing: 05/23/2025