

LARGO PARK LOT 6

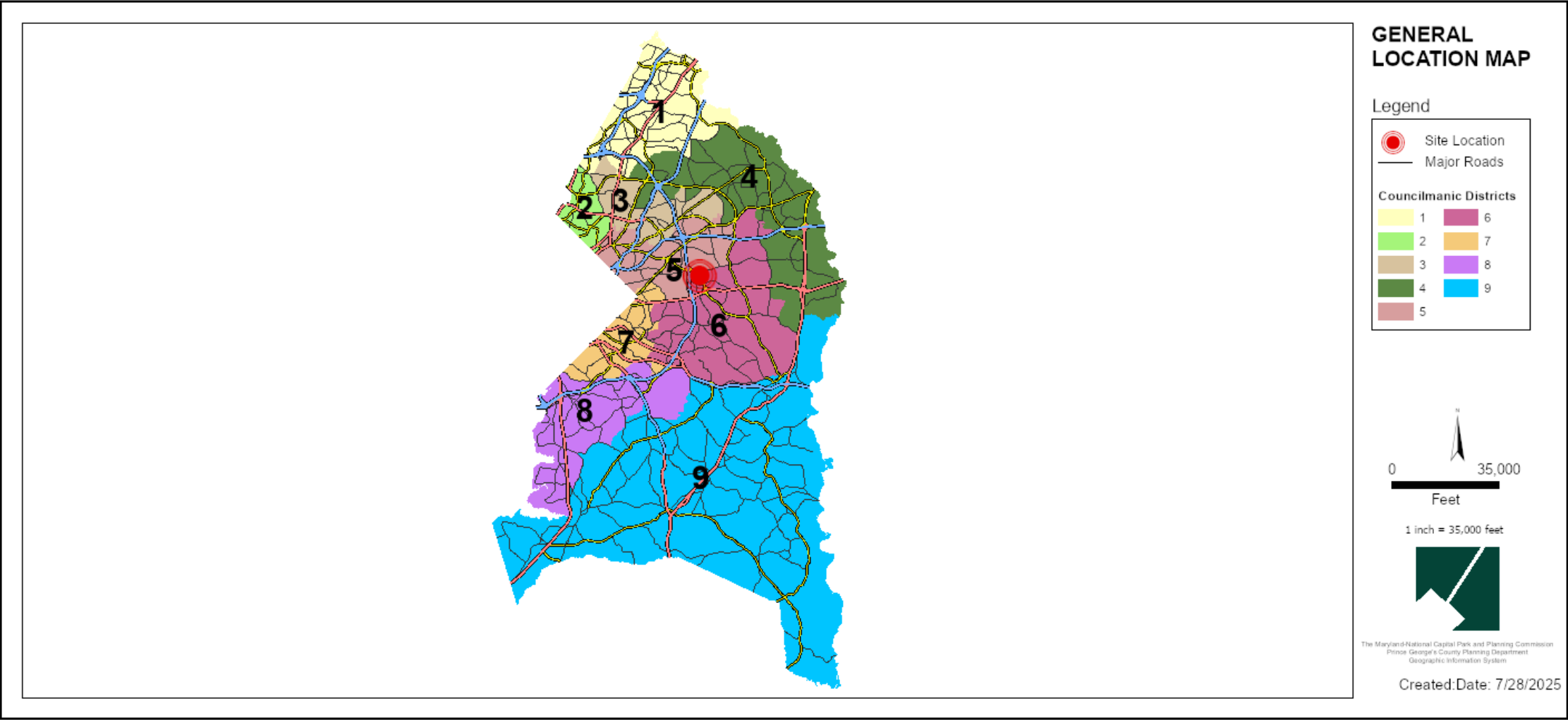
Detailed Site Plan, TCP2, Major Departure,
Alternative Compliance and Variance

Staff Recommendation: APPROVAL with conditions



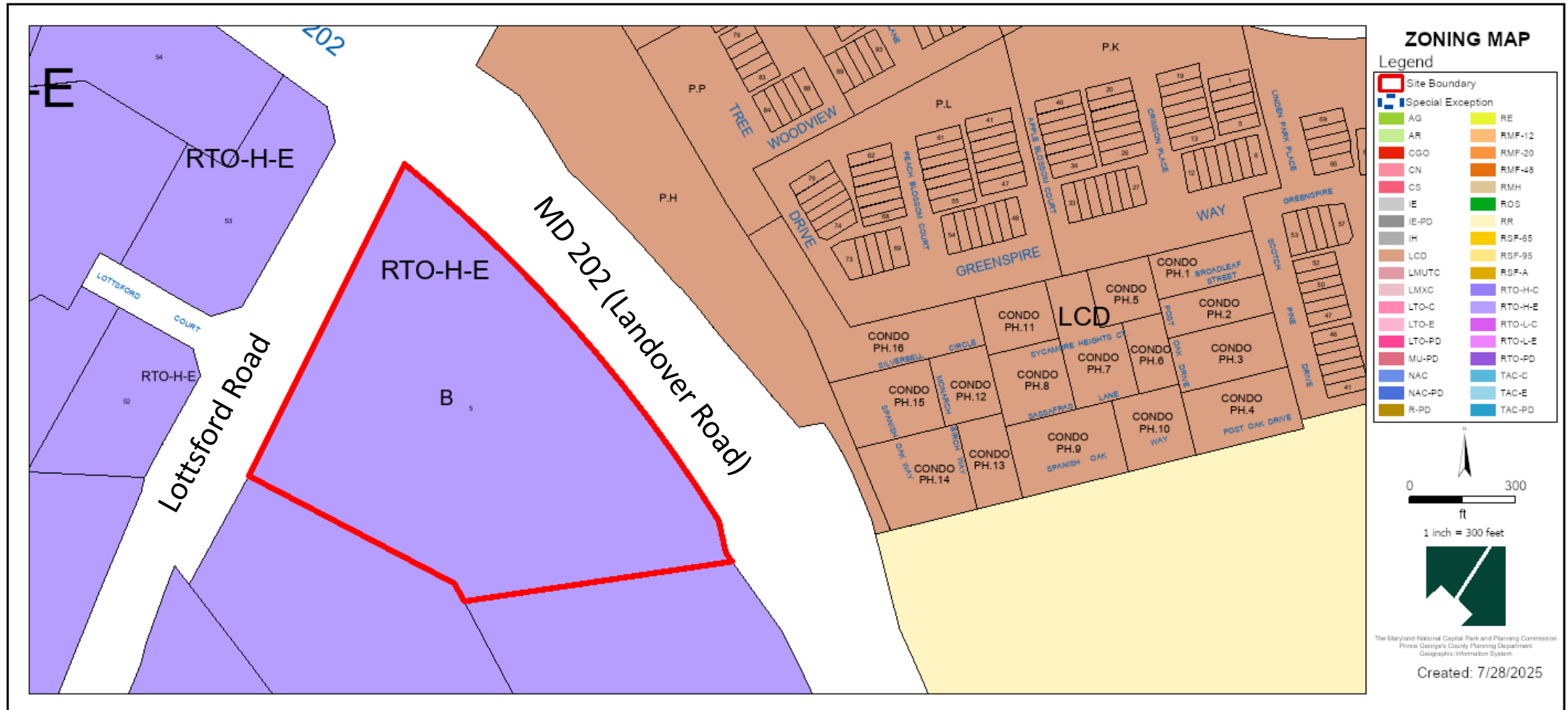
GENERAL LOCATION MAP

Council District: 06
Planning Area: 073

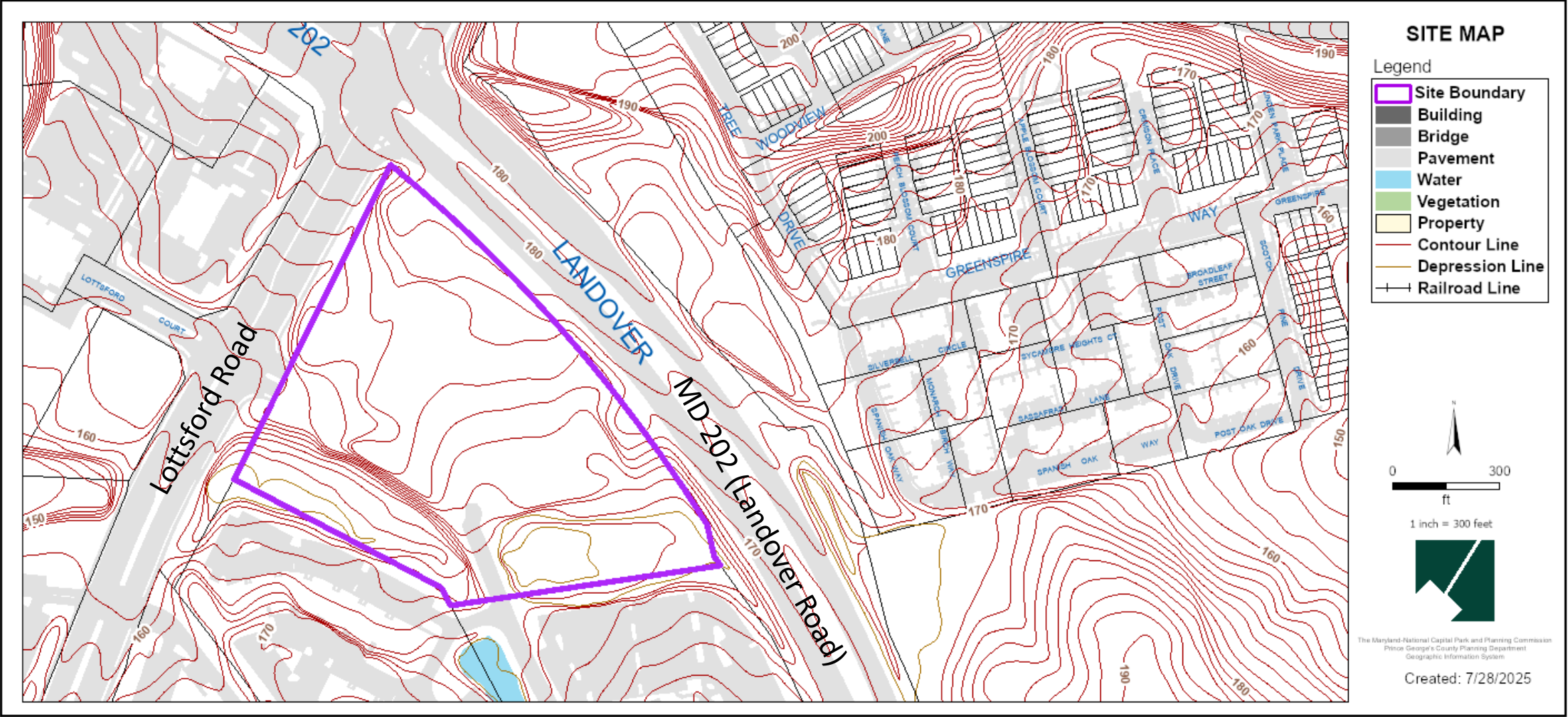


ZONING MAP

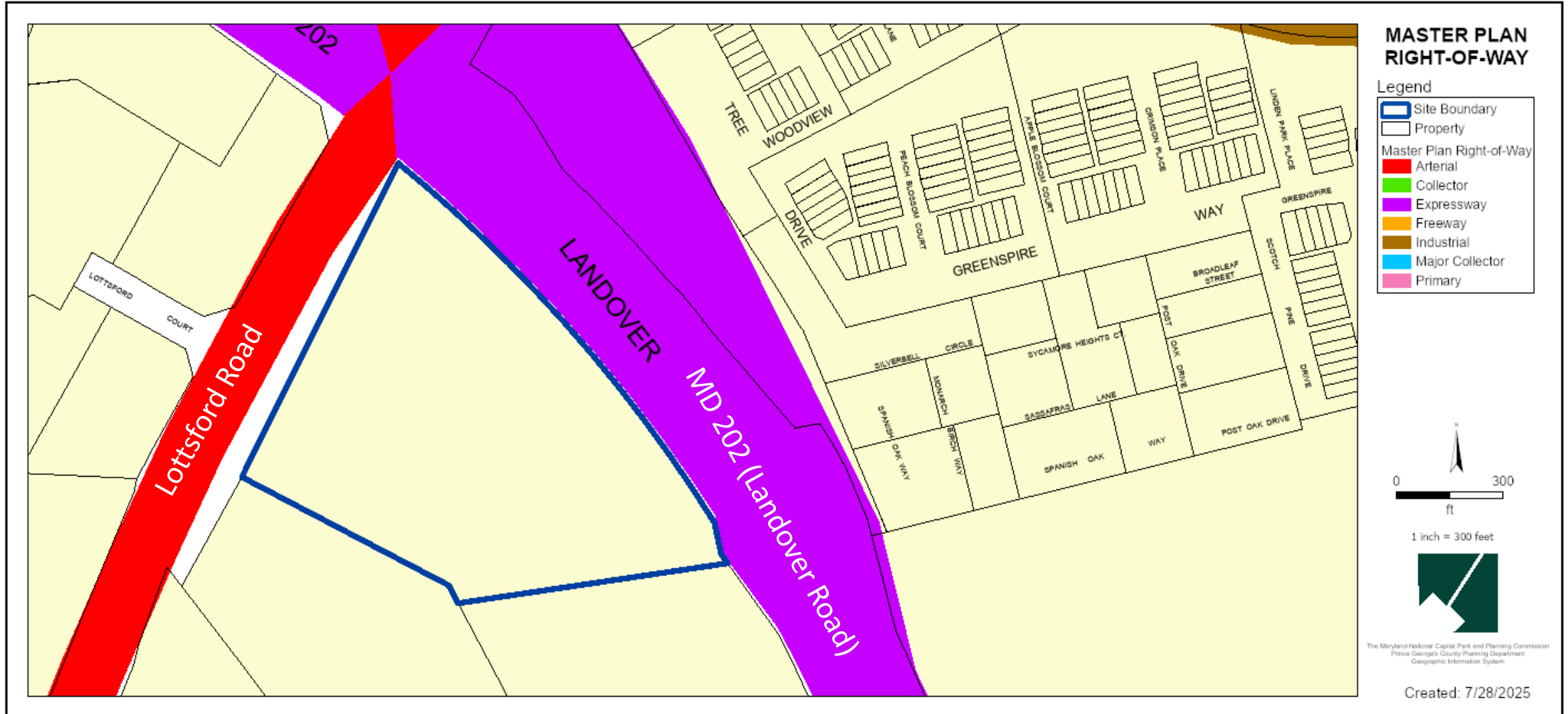
Current Zoning Map: RTO-H-e



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

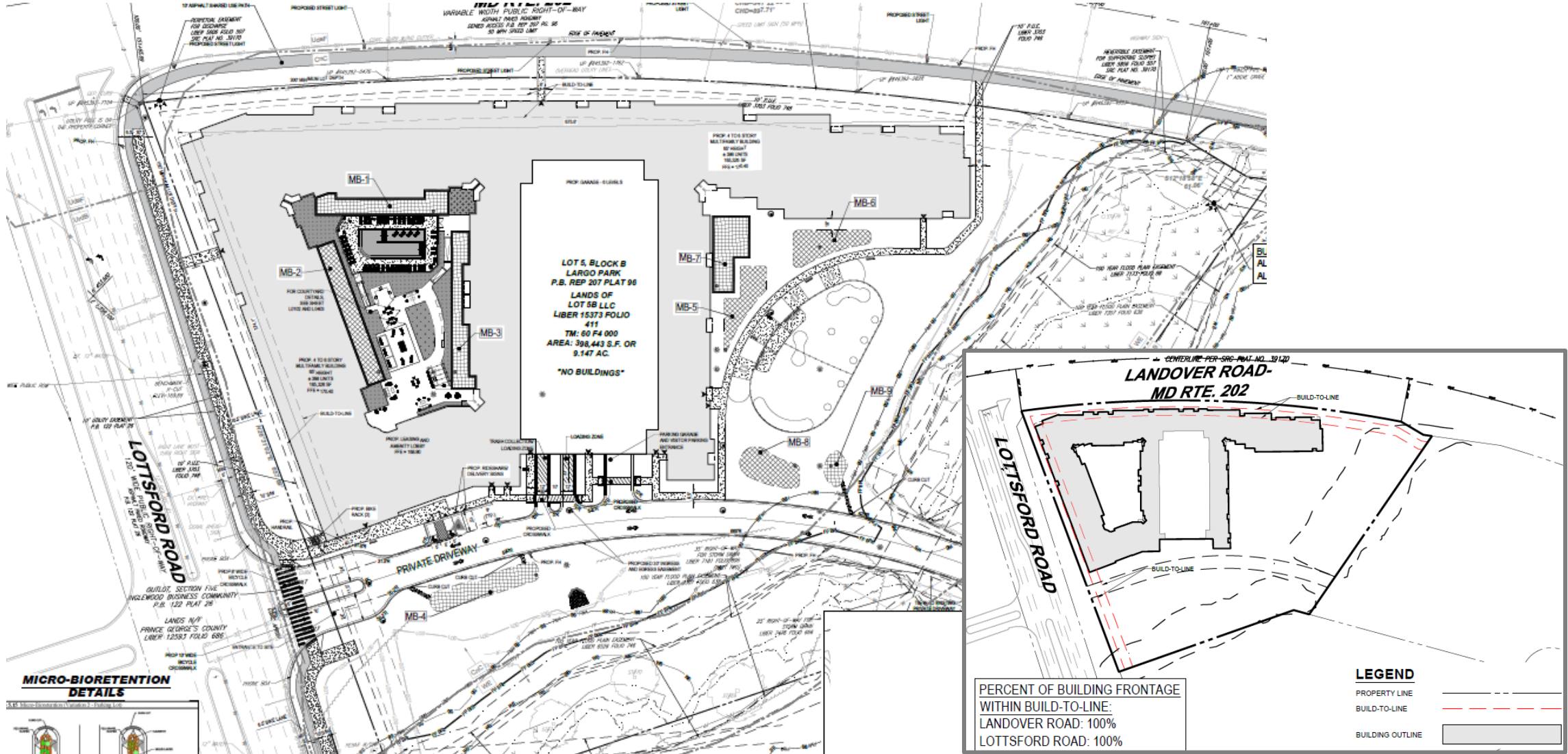


3D ARCHITECTURAL RENDERING

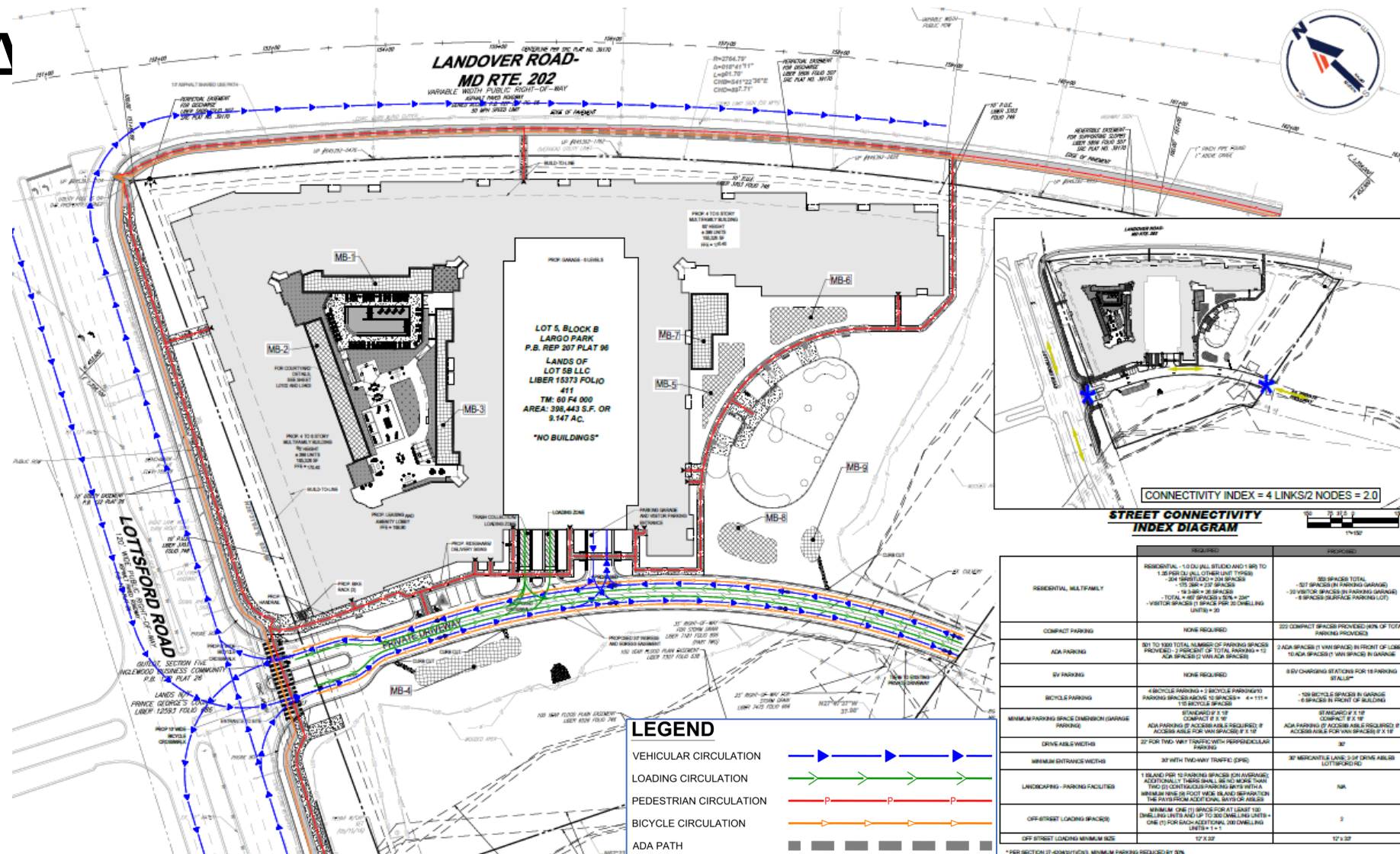


Signage name "woodmore vista" is shown for illustrative purposes only and is subject to change.

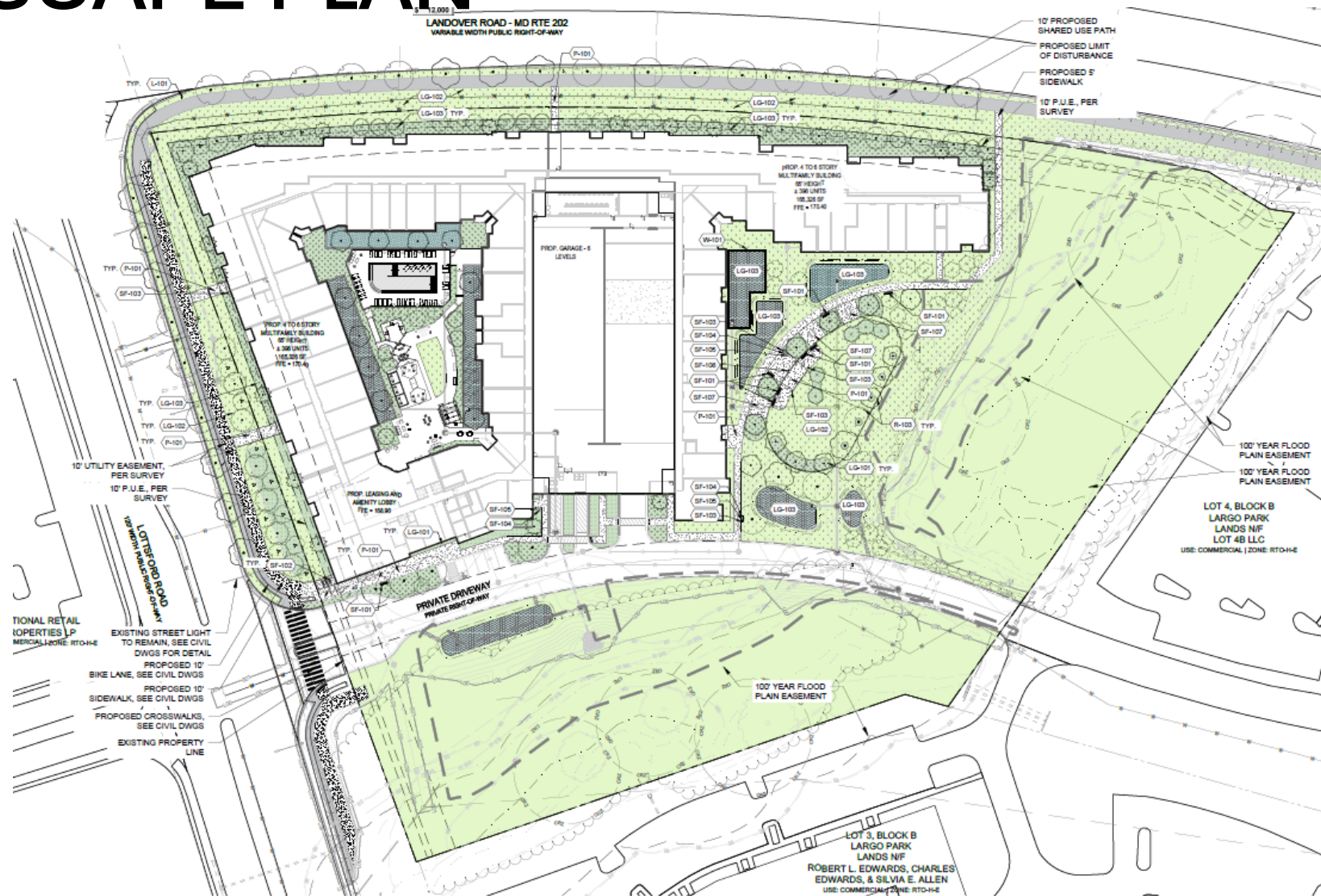
DETAILED SITE PLAN



PEDESTRIAN AND BIKEWAY FACILITIES PLA



LANDSCAPE PLAN



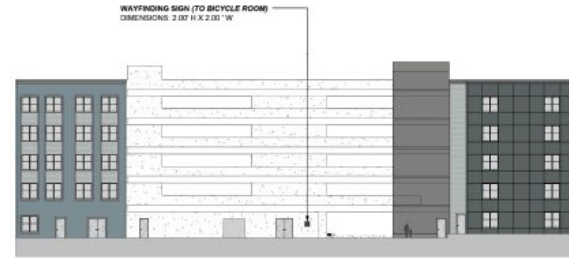
3D ARCHITECTURAL RENDERING



ELEVATIONS



1 ELEVATION: LEASING
L0702 1"=20'

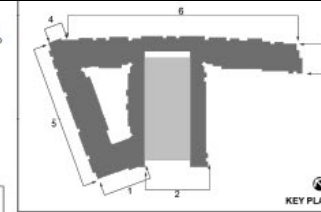


2 ELEVATION: GARAGE
L0702 1"=20'



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

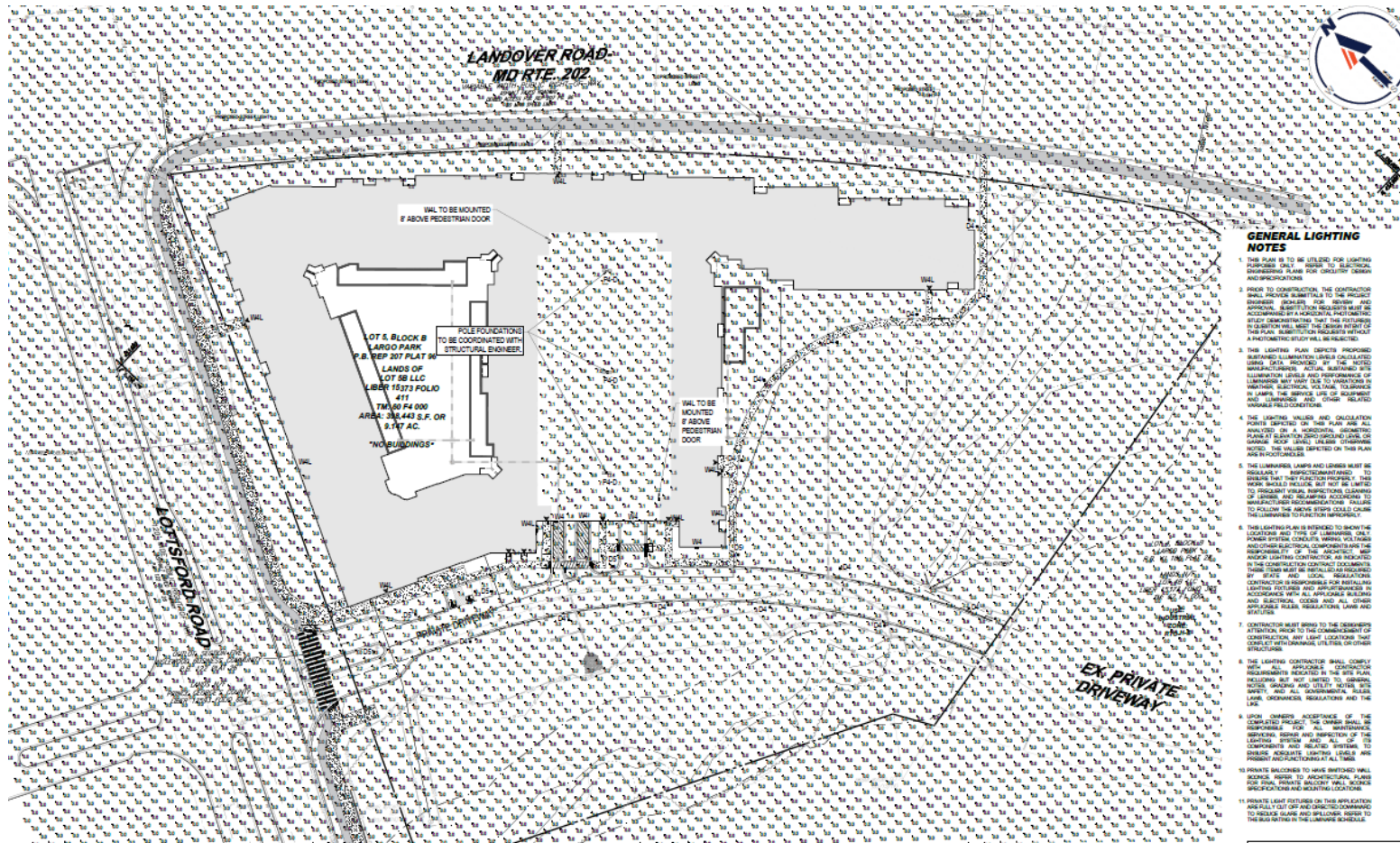


IRON GRAY -
FIBER CEMENT PANEL
FIBER CEMENT LAP SIDING



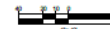
LIGHT MIST -
FIBER CEMENT LAP SIDING

LIGHTING PLAN

[illegible]

LINE#	CACTYTY	UNITS	AVG	MAX	MIN	AVERAGE	MAXIMUM
UNDOAL	CLIMBER	N	3.10	12.0	0.0	N/A	N/A
PARADO (HOUSE - ROCK	CLIMBER	N	3.70	12.0	1.4	3.70	8.00
PARADO AREA	CLIMBER	N	2.70	7.0	0.0	5.40	16.00
ROCKERY	CLIMBER	N	2.70	7.0	1.4	5.70	7.00

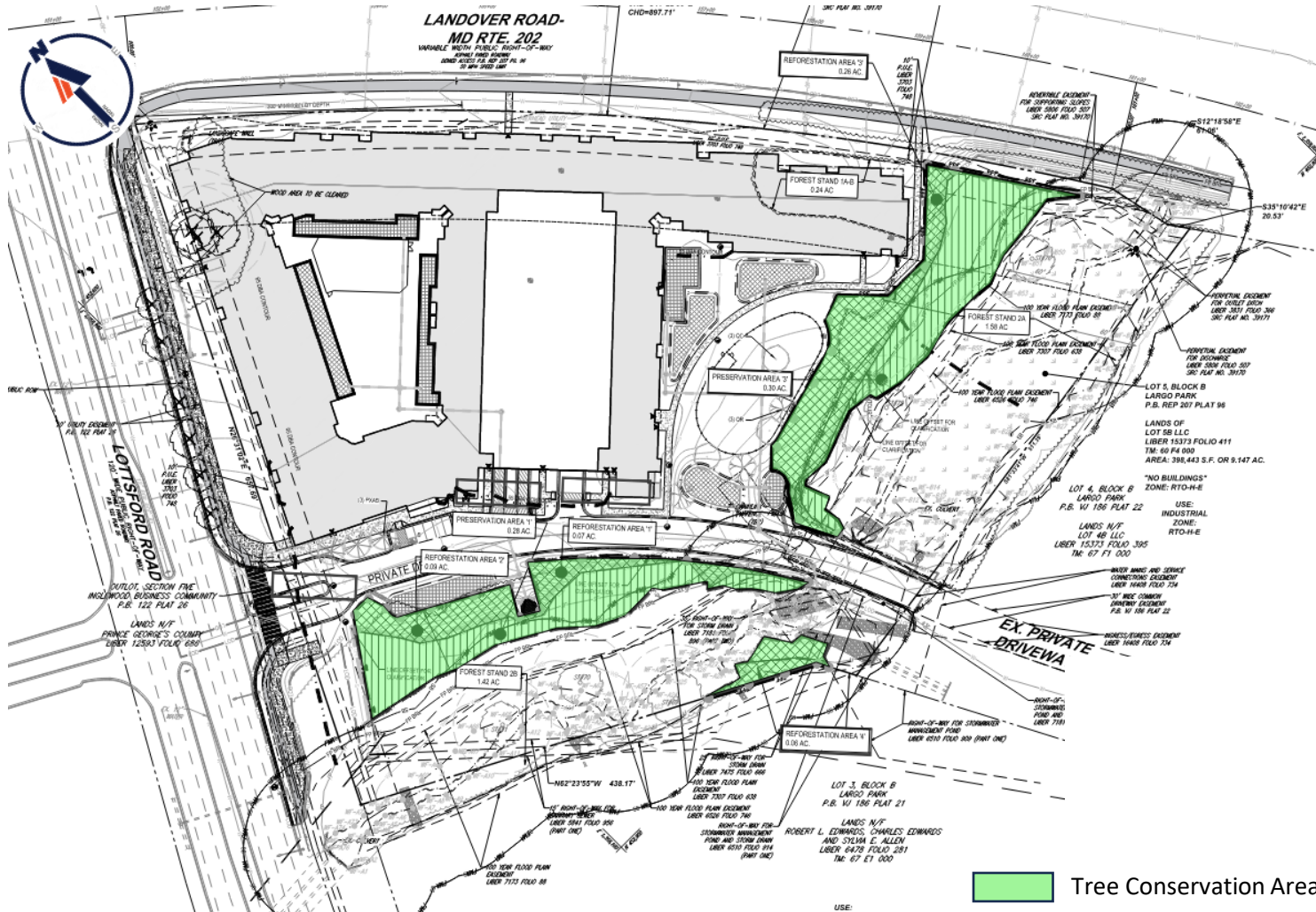
NOTE: ALL LIGHTING WILL BE FULL
CUT-OFF FIXTURES AND DIRECTED
DOWNWARD



THIS BLOCK IS FOR OFFICIAL USE ONLY	
WE HEREBY CERTIFY THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGN OR THE EXISTING ZONING.	
MN/CPPC APPROVAL	
PROJECT NAME: LARGO PARK LOT 58	
PROJECT NUMBER: DET-2024-013	
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL REVISIONS SHEETS THAT BE INCLUDED IN THE PROJECT SUBMITTAL.	

[illegible][illegible][illegible]

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					
7 Property Description or Subdivision Name:					
8 Location/Address of Project					
9 Is this a Stream Restoration Project? (Y/N)					
10 Plan 2035 Transit oriented Center (T-O-C)? (Y/N)					
11 Priority Funding Area (PFA)? (Y/N)					
12 Is any portion of the property in a VC Bank? (Y/N)					
13 Is the net tract area 5.00 acres or greater, and clearing 75% or more of existing woodlands is proposed? (Y/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)=	15.00%	1.06			
18 Smaller of 16 and 17		1.06			
19 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 Off-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		

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