

# LARGO PARK LOT 6

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

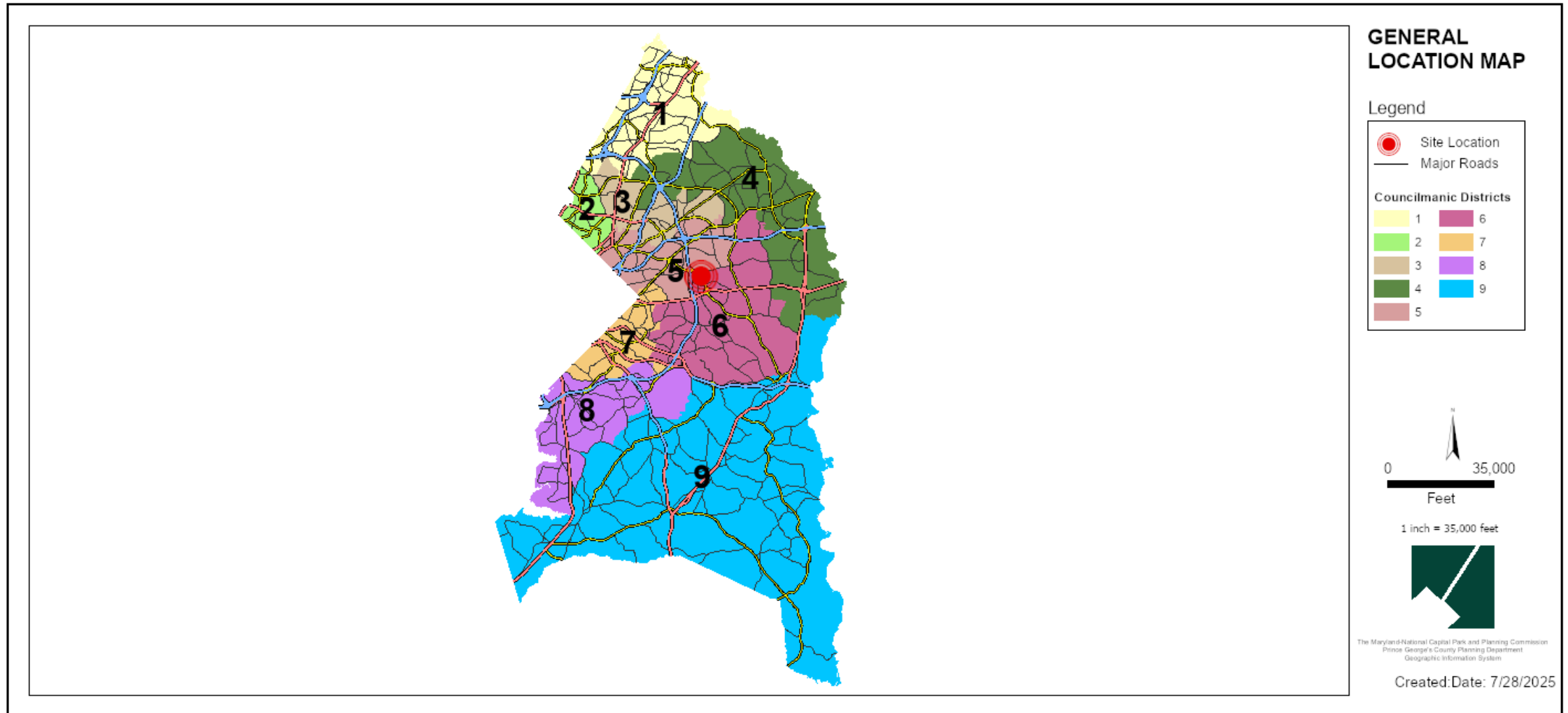
Staff Recommendation: APPROVAL with conditions



# GENERAL LOCATION MAP

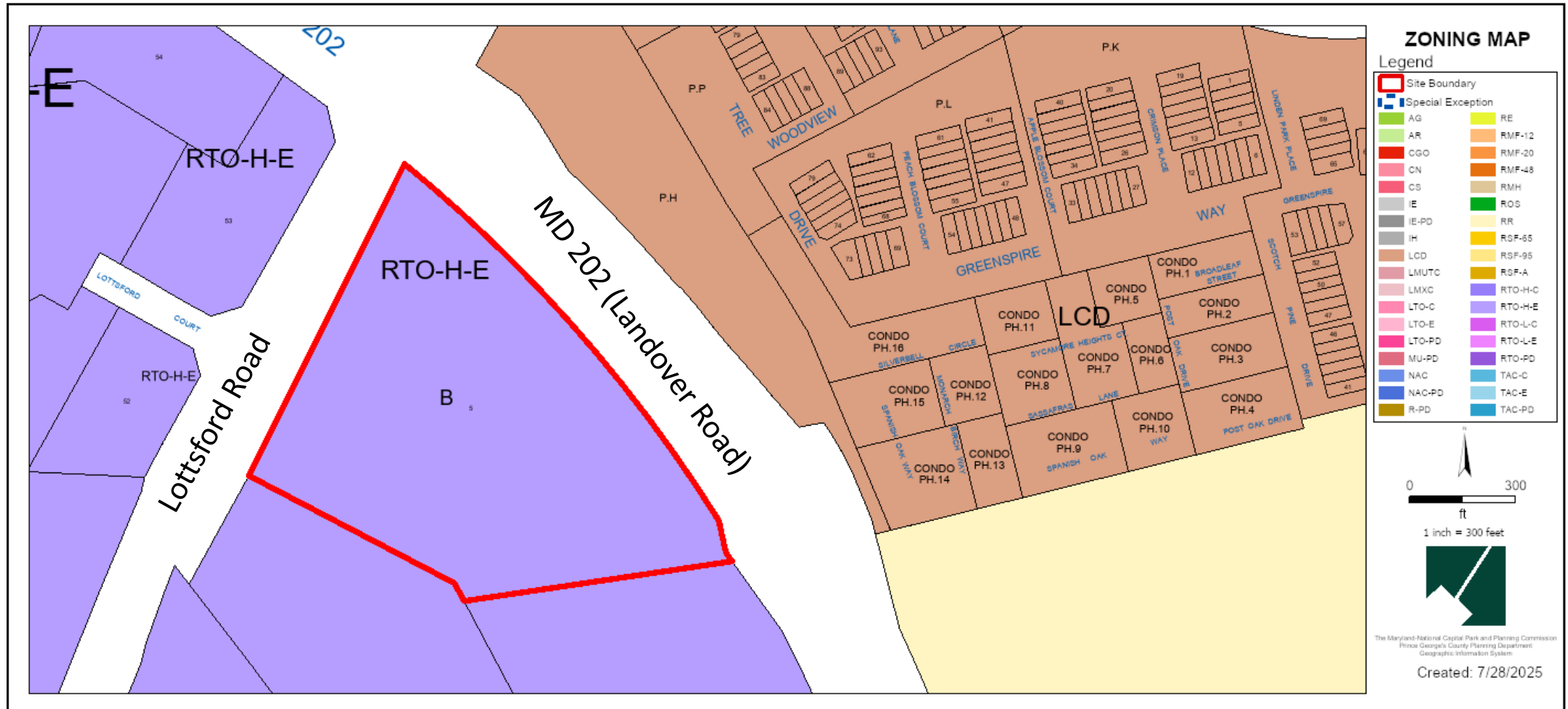
Council District: 06

Planning Area: 073

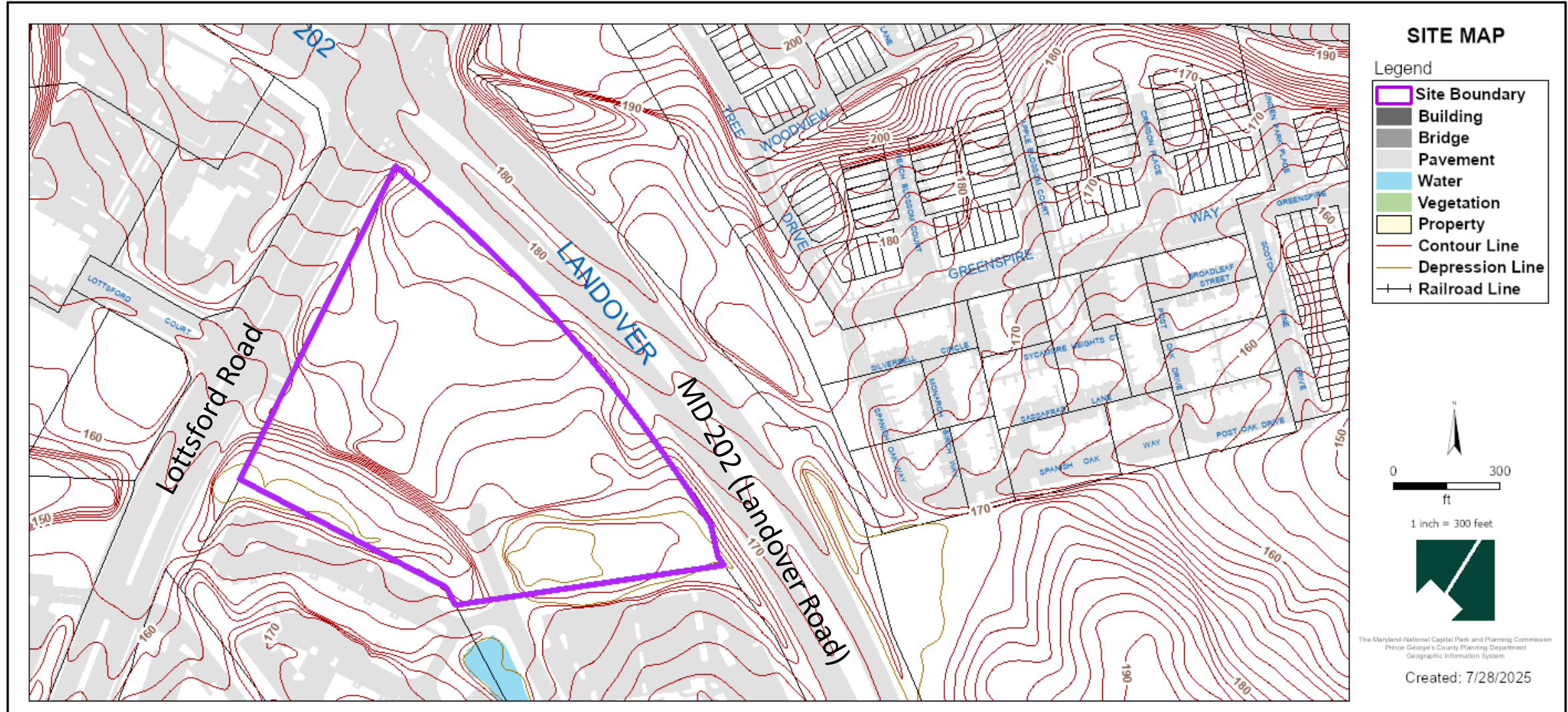


# ZONING MAP

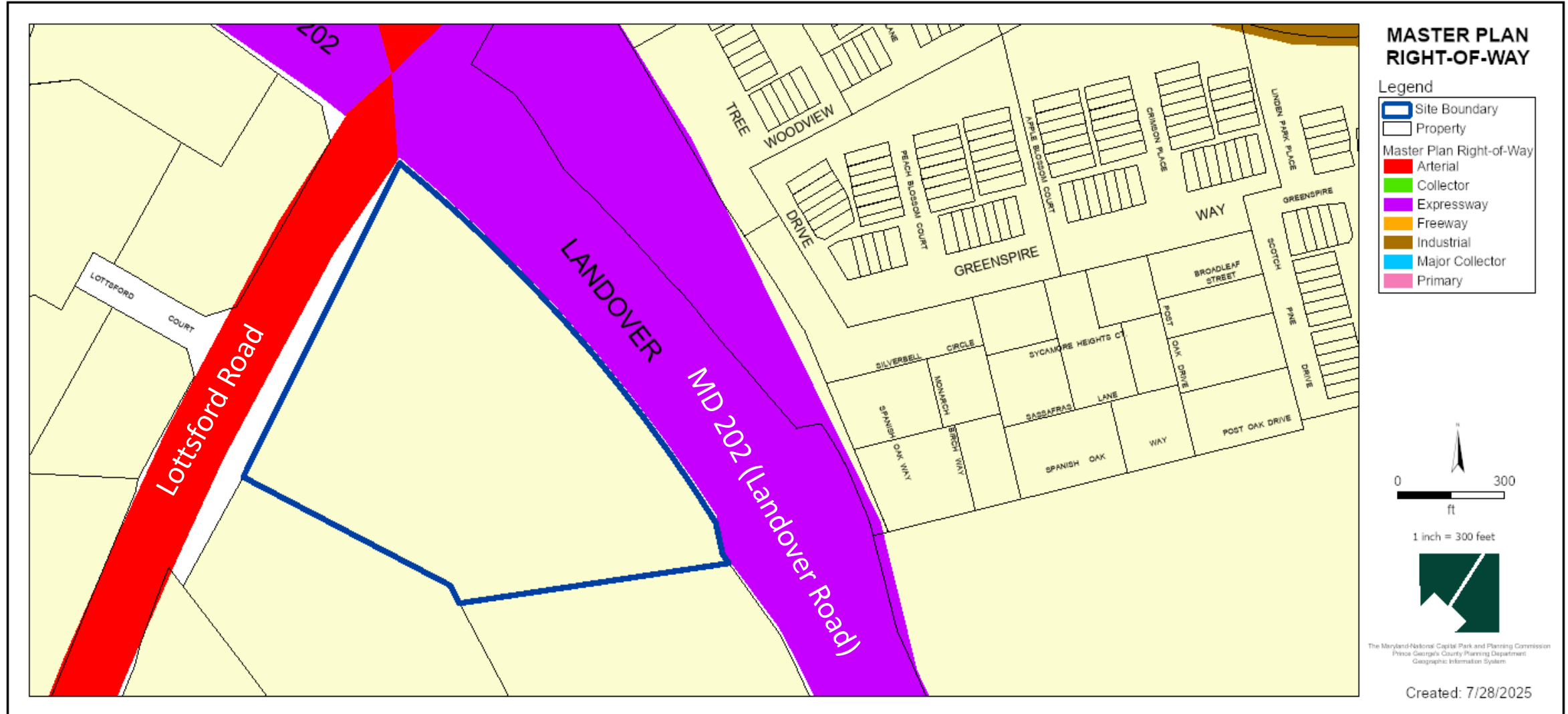
Current Zoning Map: RTO-H-e



# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP

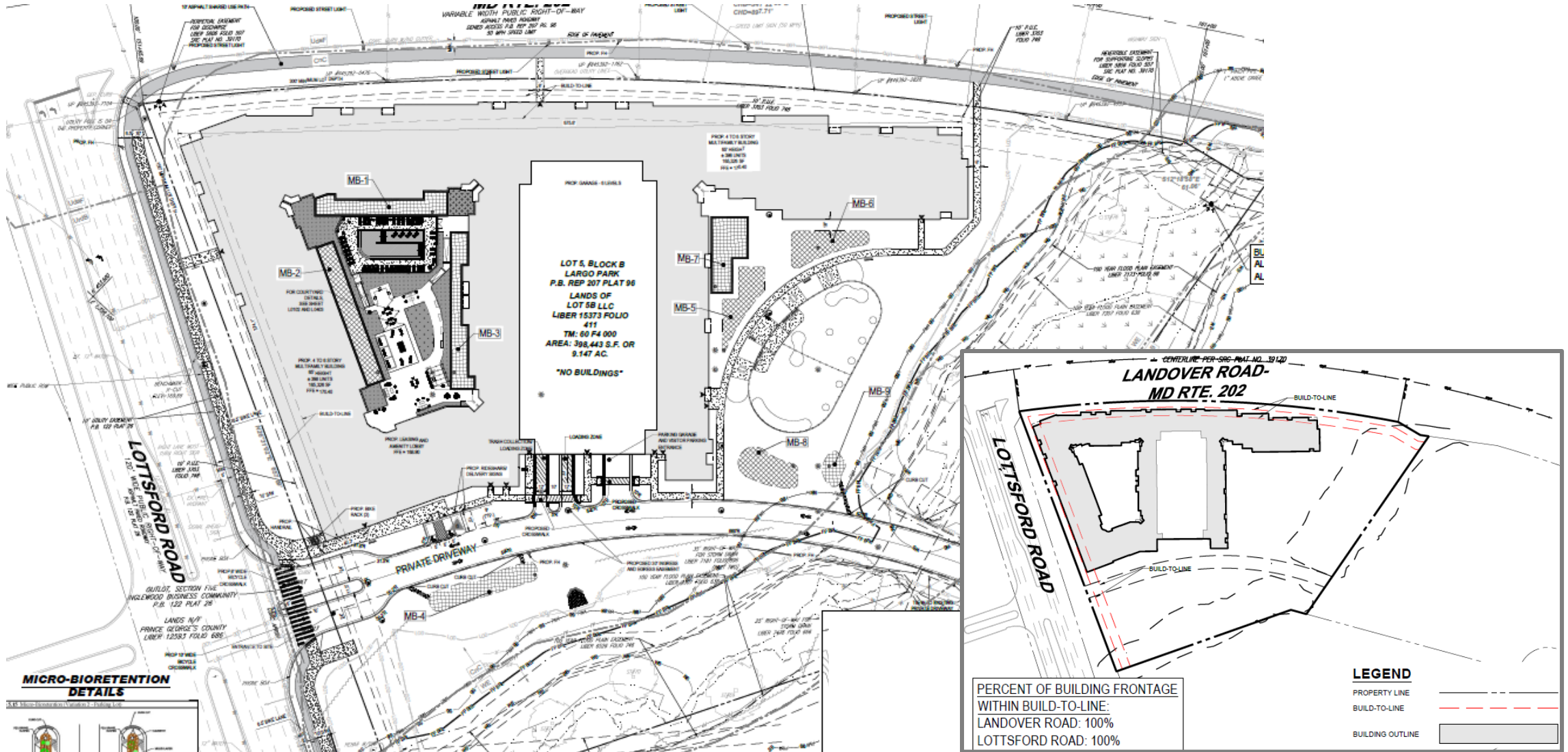


# 3D ARCHITECTURAL RENDERING

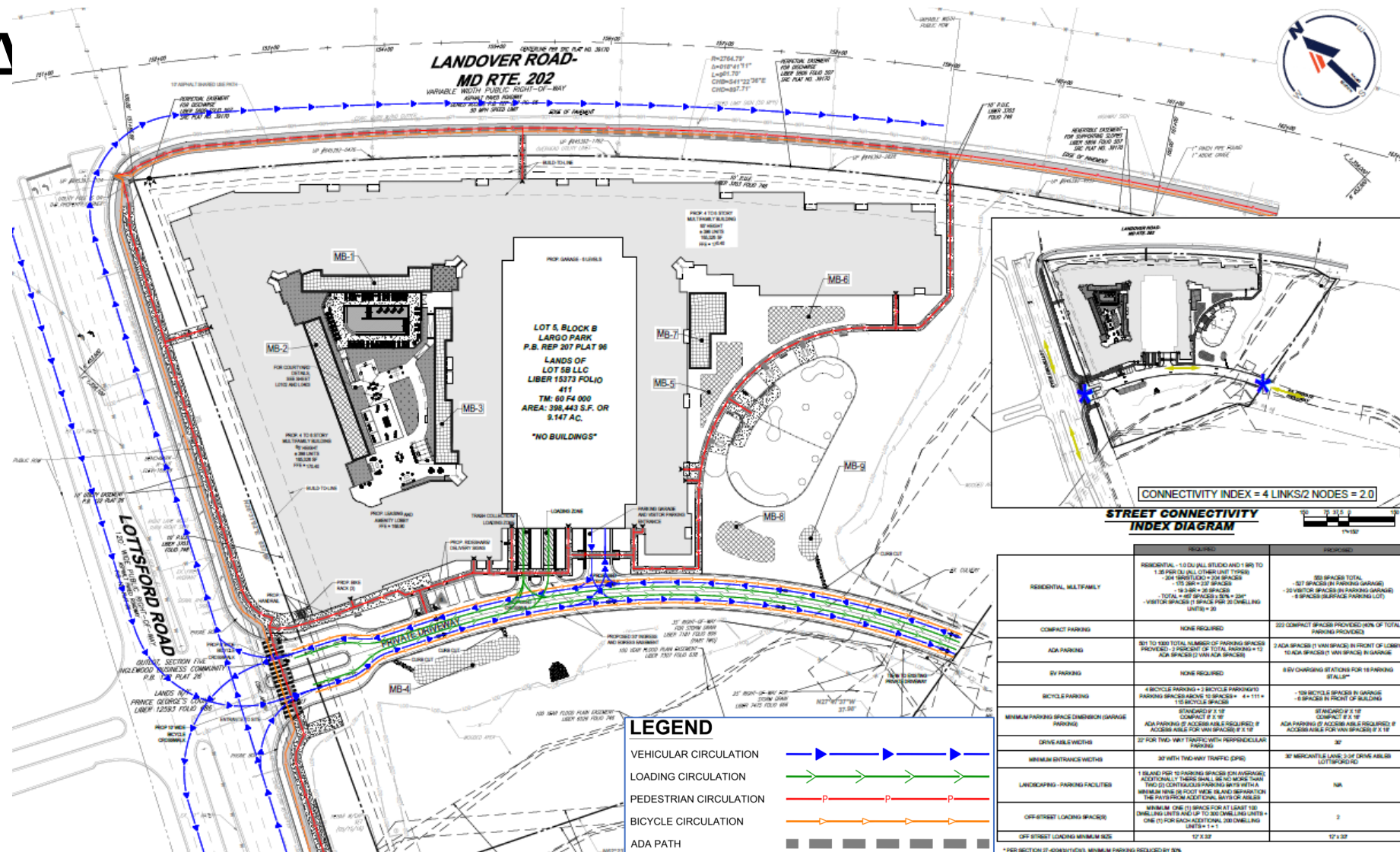


Signage name "woodmore vista" is shown for illustrative purposes only and is subject to change.

# DETAILED SITE PLAN

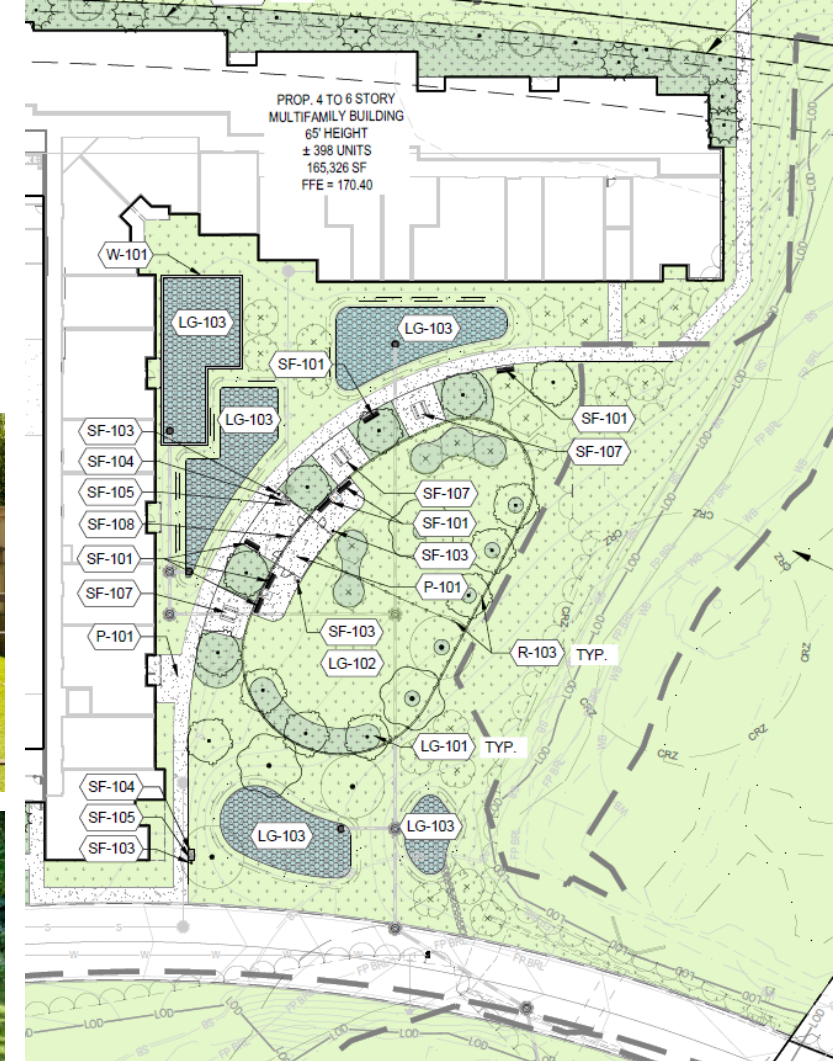
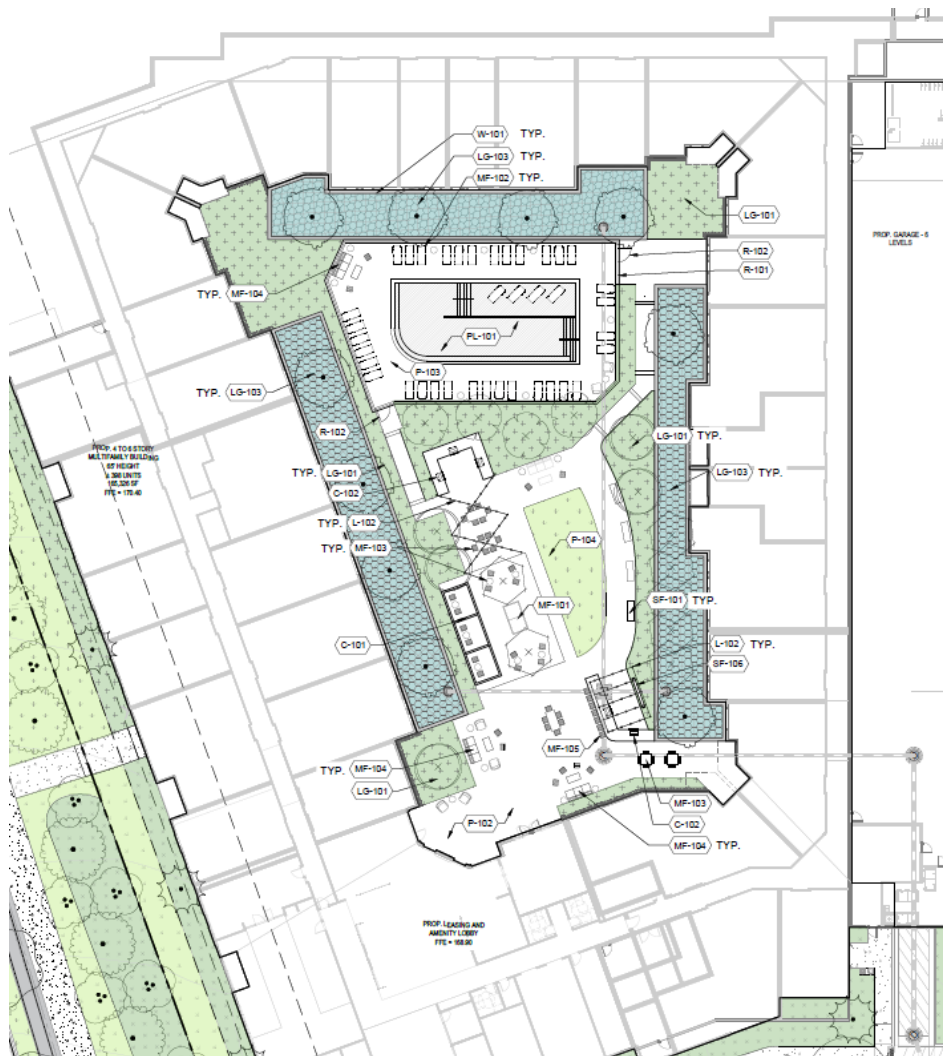


# PEDESTRIAN AND BIKEWAY FACILITIES PLA





# RECREATIONAL FACILITIES



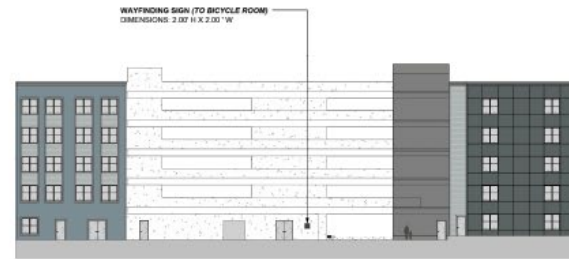
# 3D ARCHITECTURAL RENDERING



# ELEVATIONS



1 ELEVATION: LEASING  
L0702 1"=20'

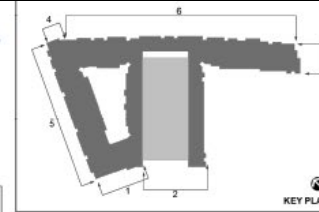


2 ELEVATION: GARAGE  
L0702 1"=20'



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'



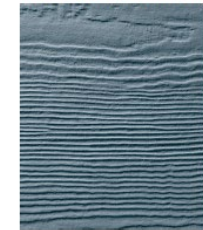
5 ELEVATION: LOTTSFORD  
L0702 1"=20'



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

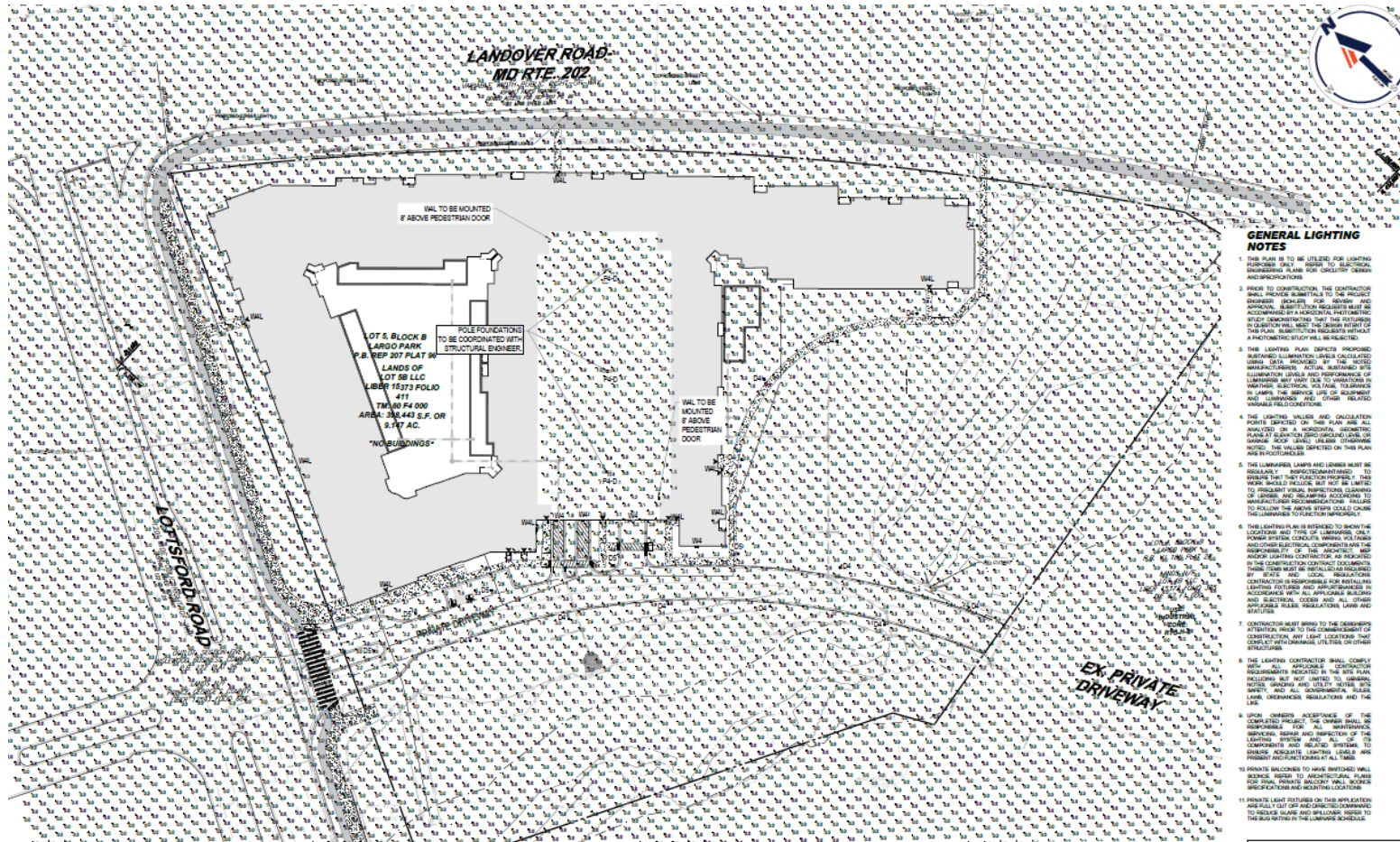


LIGHT MIST -  
FIBER CEMENT LAP SIDING

# SIGNAGE



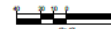
# LIGHTING PLAN



| LUMINAIRE SCHEDULE |         |             |          |      |                           |            |    |          |                           |
|--------------------|---------|-------------|----------|------|---------------------------|------------|----|----------|---------------------------|
| AREA               | TYPE    | DESCRIPTION | QUANTITY | UNIT | REMARKS                   | DATE       | BY | REVISION | REMARKS                   |
| AREA 1             | TYPE 1  | RECEIVER    | 100      | PCS  | RECEIVER FOR THE RECEIVER | 2017-01-01 | BY | 1        | RECEIVER FOR THE RECEIVER |
| AREA 2             | TYPE 2  | RECEIVER    | 200      | PCS  | RECEIVER FOR THE RECEIVER | 2017-01-01 | BY | 1        | RECEIVER FOR THE RECEIVER |
| AREA 3             | TYPE 3  | RECEIVER    | 300      | PCS  | RECEIVER FOR THE RECEIVER | 2017-01-01 | BY | 1        | RECEIVER FOR THE RECEIVER |
| AREA 4             | TYPE 4  | RECEIVER    | 400      | PCS  | RECEIVER FOR THE RECEIVER | 2017-01-01 | BY | 1        | RECEIVER FOR THE RECEIVER |
| AREA 5             | TYPE 5  | RECEIVER    | 500      | PCS  | RECEIVER FOR THE RECEIVER | 2017-01-01 | BY | 1        | RECEIVER FOR THE RECEIVER |
| AREA 6             | TYPE 6  | RECEIVER    | 600      | PCS  | RECEIVER FOR THE RECEIVER | 2017-01-01 | BY | 1        | RECEIVER FOR THE RECEIVER |
| AREA 7             | TYPE 7  | RECEIVER    | 700      | PCS  | RECEIVER FOR THE RECEIVER | 2017-01-01 | BY | 1        | RECEIVER FOR THE RECEIVER |
| AREA 8             | TYPE 8  | RECEIVER    | 800      | PCS  | RECEIVER FOR THE RECEIVER | 2017-01-01 | BY | 1        | RECEIVER FOR THE RECEIVER |
| AREA 9             | TYPE 9  | RECEIVER    | 900      | PCS  | RECEIVER FOR THE RECEIVER | 2017-01-01 | BY | 1        | RECEIVER FOR THE RECEIVER |
| AREA 10            | TYPE 10 | RECEIVER    | 1000     | PCS  | RECEIVER FOR THE RECEIVER | 2017-01-01 | BY | 1        | RECEIVER FOR THE RECEIVER |

[illegible]

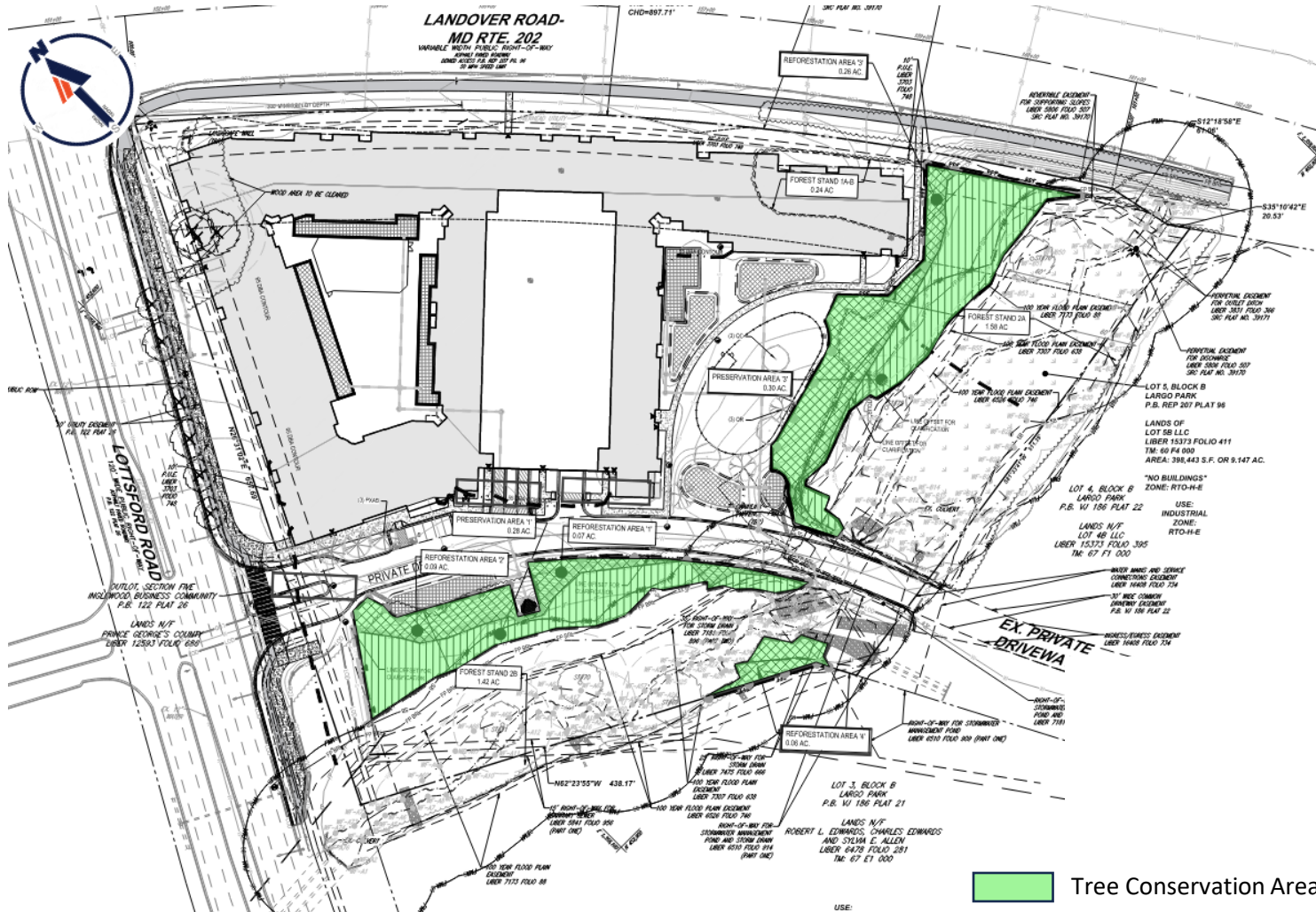
NOTE: ALL LIGHTING WILL BE FULL  
CUT-OFF FIXTURES AND DIRECTED  
DOWNWARD



|                                                                                                                                          |  |
|------------------------------------------------------------------------------------------------------------------------------------------|--|
| THIS BLOCK IS FOR<br>OFFICIAL USE ONLY                                                                                                   |  |
| ONLINE CERTIFICATES THAT THE PLAN<br>MEETS CONDITIONS OF FINAL APPROVAL<br>BY THE PLANNING BOARD, TO BE MAILED<br>ON THE DISTRICT CLERK. |  |
| MN/CPPC<br>APPROVAL                                                                                                                      |  |
| PROJECT NAME: LARIOUX PARK LOT 5B                                                                                                        |  |
| PROJECT NUMBER: DET-2023-013                                                                                                             |  |
| FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL<br>NOTIFICATION. APPROVAL MUST BE INCLUDED IN THE PROJECT VOLUME       |  |

[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<br>WCT/AFT % | Column B<br>Net Tract | Column C<br>Floodplain | Column D<br>Off-Site | Column E<br>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                  |                        |                      |                            |
| 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                  |                        |                      |                            |
| Regulated Stream Buffer (RSB) Afforestation Requirement                                                           |                       |                       |                        |                      |                            |
| 45 On-site regulated stream buffer (RSB) area (See NRI Site Statistics Table)                                     |                       | 2.72                  |                        |                      |                            |
| 46 On-site unregulated RSB area (See NRI Site Statistics Table)                                                   |                       | 0.44                  |                        |                      |                            |
| 47 Has the applicant demonstrated why full buffer afforestation cannot be provided? (See required SOJ)            |                       |                       |                        |                      | (Y/N)                      |
| 48 Supplement granted to RSB Afforestation Requirement based on SOJ?                                              |                       | 0.00                  |                        |                      |                            |
| 49 Adjusted Regulated Stream Buffer Afforestation Required                                                        |                       | 0.44                  |                        |                      |                            |
| 50 Does on-site afforestation/reforestation satisfy the adjusted RSB requirement?                                 |                       |                       |                        |                      | (Y/N)                      |
| 51 Additional on-site afforestation/reforestation required (not credited as on-site VC)                           |                       | 0.00                  |                        |                      |                            |

# 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