



The Maryland-National Capital Park and Planning Commission

PRINCE GEORGE'S COUNTY
Planning Department

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Specific Design Plan (Amendment) SDP-2026-0013 Nordstrom Distribution Center (Lot 3, Block D)

REQUEST	STAFF RECOMMENDATION
Pavement expansion for trailer parking associated with an existing warehouse development	With the conditions recommended herein: <ul style="list-style-type: none"> Approval of Specific Design Plan SDP-2026-0013 Approval of Type 2 Tree Conservation Plan TCP2-2026-0035

Location: On the west side of Commerce Drive, approximately 1,000 feet northwest of its intersection with Prince Georges Boulevard	
Gross Acreage:	27.86
Zone:	IH
Zone Prior:	E-I-A
Reviewed per Prior Zoning Ordinance:	Section 27-1704(e)
Dwelling Units:	N/A
Gross Floor Area:	376,234 sq. ft.
Planning Area:	74A
Council District:	04
Municipality:	N/A
Applicant/Address: Nordstrom, Inc. 1700 Seventh Avenue, Suite 1000 Seattle, WA 98101	
Staff Reviewer: Quincy Langford Phone Number: 301-780-8314 Email: Quincy.Langford@ppd.mncppc.org	



Planning Board Date:	06/18/2026
Planning Board Action Limit:	06/22/2026
Staff Report Date:	06/04/2026
Date Accepted:	04/13/2026
Informational Mailing:	02/04/2026
Acceptance Mailing:	04/08/2026
Sign Posting Deadline:	05/19/2026

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan (Amendment) SDP-2026-0013
Type 2 Tree Conservation Plan TCP2-2026-0035
Nordstrom Distribution Center (Lot 3, Block D)

The Urban Design staff has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this staff report.

EVALUATION CRITERIA

The subject property is located within the Industrial, Heavy (IH) Zone. It was previously located within the Employment and Institutional Area (E-I-A) Zone. This application is being reviewed and evaluated in accordance with the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). The site is subject to an approved Comprehensive Design Plan CDP-9006, and subsequent amendments. The site is also subject to an approved Specific Design Plan, SDP-8704, and subsequent amendments. Pursuant to Section 27-1707(b) of the Prince George's County Zoning Ordinance, expansion of the existing legal conforming grandfathered structures on-site by less than 10 percent, or 30,000 square feet, as is proposed herein may be exempt from detailed site plan and can proceed under the prior ordinance. As such this application will be reviewed under the provisions of the prior Zoning Ordinance, and the property's prior E-I-A zoning. Therefore, staff considered the following in reviewing this specific design plan:

- a. Zoning Map Amendments (Basic Plans) A-6965, A-9284, and A-9397;
- b. The Prior Prince George's County Zoning Ordinance in the Employment and Institutional Area (E-I-A) Zone;
- c. Comprehensive Design Plan CDP-9006, as amended;
- d. Preliminary Plan of Subdivision 4-85065
- e. Specific Design Plan SDP-8704, as amended;
- f. Final Plat of Subdivision 5-87095;
- g. The 2010 *Prince George's County Landscape Manual*;
- h. The 1991 Prince George's County Woodland Conservation Ordinance;

- i. The Prince George’s County Tree Canopy Coverage Ordinance;
- j. Referral comments; and
- k. Community feedback.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommend the following findings:

- 1. **Request:** The subject specific design plan (SDP) is for pavement expansion for trailer parking associated with an existing warehouse development. This is an amendment to SDP-8704.
- 2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone	IH/(prior E-I-A)	E-I-A
Use	Warehouse and accessory office	Warehouse and accessory office
Total acreage	27.85	27.85
Lots	1	1
Gross floor area (square feet)	376,234	376,234
Green area (20 percent required per the CDP Text)	38.5 percent (10.74 acres)	30 percent (8.48 acres)

Parking and Loading

Use	Number of Spaces Required	Number of Spaces Provided
Parking Spaces		
Warehouse/Distribution (360,745 sq. ft.)	122	350
Office (15,489 sq. ft.)	42	
Total (376,234 sq. ft.)	164	
Handicap-accessible (12’ x 19’)	8	10
Standard spaces (9.5’ x 19’)	164	350
Loading Spaces		
Total Loading Spaces	13	50
Trailer Spaces*		
Trailers Spaces* (12’ x 55’)	0	94
Truck Cab Stalls* (12’ x 28’)	0	15

Note: *The proposed trailer parking area is not classified as a parking lot, as no passenger vehicles are proposed to be parked in this area; and is not classified as loading spaces, as these spaces are not contiguous to any loading dock, bay, berth, or opening, and many are not within one hundred (100) feet of the structure it serves. The trailer parking area is accessory to the warehouse and distribution use and does not affect compliance with the approved basic plans, comprehensive design plans, and specific design plans.

3. **Location:** The subject site is located in Collington Center, a 708-acre employment park in the Employment and Institutional Area (E-I-A) Zone, which is part of a larger 1,289-acre employment park comprising Collington Corporate Center, Collington Center, and Collington South. More specifically, this property is located on the west side of Commerce Drive, approximately 1,000 feet northwest of its intersection with Prince Georges Boulevard in Planning Area 74A and Council District 4.
4. **Surrounding Uses:** The site is bounded to the east by Commerce Drive, with industrial uses beyond within the Industrial, Heavy (IH) Zone (former E-I-A Zone), to the west by wooded land within the Reserved Open Space (ROS) Zone (former R-O-S Zone), to the north by industrial uses within the Industrial, Heavy (IH) Zone (former E-I-A Zone), and to the south by Popes Creek Drive, with industrial uses beyond within the Industrial, Heavy (IH) Zone (former E-I-A Zone).
5. **Previous Approvals:** Zoning Map Amendment (Basic Plan) A-6965 (898.14 acres) for the subject property was approved by the Prince George's County District Council as part of the Bowie-Collington Sectional Map Amendment on October 28, 1977 (CR-108-75). An application for additional E-I-A-zoned property, Basic Plan A-9284 (383.55 acres), was approved by the District Council on September 5, 1978 (Zoning Ordinance No. 77-1978), making the total size of the project 1,289.69 acres. A subsequent application for additional E-I-A-zoned property, Basic Plan A-9397 (8.16 acres), was approved by the District Council on November 23, 1981 (Zoning Ordinance No. 69-1981), making the total size of the project 1,297.85 acres.

Comprehensive Design Plan CDP-7802 was approved by the Prince George's County Planning Board on November 30, 1978 for Collington Center. A revision to CDP-7802, under CDP-8712, was approved by the Planning Board on May 19, 1988 (PGCPB Resolution No. 88-224). On November 8, 1990, CDP-9006 was approved by the Planning Board (PGCPB Resolution No. 90-455) to revise CDP-8712.

Comprehensive Design Plan CDP-9006-01 was approved by the Planning Board on May 17, 2001 (PGCPB Resolution No. 01-95) to eliminate the requirements for the provision of recreational facilities in CDP-9006. On March 31, 2005, the Planning Board approved CDP-9006-02 (PGCPB Resolution No. 05-83(C)) to add residual acreage from the vacation of A-44 (known as Willow Brook Parkway) to CDP-9006.

Preliminary Plan of Subdivision 4-82083 was approved by the Planning Board on November 4, 1982 (PGCPB Resolution No. 82-187) for 63 lots within the Bowie-Collington Planning Area.

Preliminary Plan of Subdivision 4-85065 was approved by the Planning Board on June 6, 1985 (PGCPB Resolution No. 85-177) for 60 lots for industrial development on a

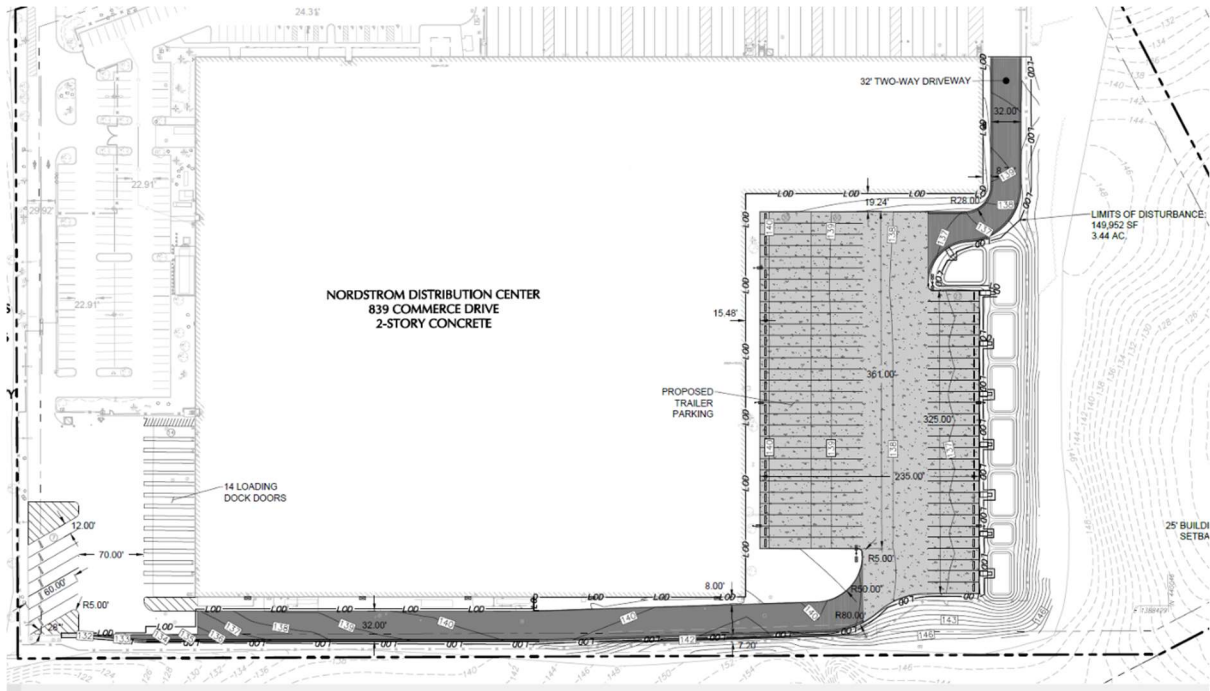
1,161-acre property, which includes the subject property; Lot 3, Block D. Pursuant to this PPS, a final plat was approved and recorded on a plat titled "Collington Center, Block D," recorded in the Land Records of Prince George's County in Plat Book NLP 132 at page 42, which noted that development must be in accordance with the approved CDPs, specific plans (SDPs), and the Prince George's County Code. Approval of a soils study by the Department of Environmental Resources is also required, prior to issuance of building permit.

Specific Design Plan SDP-8704 was approved by the Planning Board on March 5, 1987 (PGCPB Resolution NO. 87-77) for construction of a 485,370-square-foot warehouse and office space on the subject site, subject to two conditions.

The Planning Board and Planning Director approved several subsequent amendments to SDP-8704 for Lot 3, Block D. SDP-8704-01 was approved by the Planning Board on October 10, 1991 to modify the parking lot landscaping and setbacks, with two conditions. SDP-8704-02 was approved on June 30, 2016 for the addition of 24 trailer parking spaces. SDP-8704-03 was approved on December 10, 2021 for the addition of a backup generator and associated site improvements for the existing distribution facility. SDP-8704-04 was approved on November 24, 2025 for construction of stormwater management (SWM) facilities and expansion of parking in front of the existing building, on the southeast part of the site.

6. **Design Features:** The subject application proposes development of approximately 90,000 square feet of pavement areas for new trailer parking on the south side of the site. A 376,234-square-foot warehouse and office currently exist on the site, to the north of the proposed trailer parking area. Existing parking lot and loading areas on the east and north side of the site will remain. The proposed trailer parking area is not classified as a parking lot, as no passenger vehicles are proposed to be parked in this area; and is not classified to be composed of loading spaces, as these spaces are not contiguous to any loading dock, bay, berth, or opening and many are not within 100 feet of the structure it serves. The trailer parking area is accessory to the warehouse and distribution use and does not affect compliance with the approved basic plans, CDPs, and SDPs.

The property has frontage on Commerce Drive, and the existing access from Commerce Drive will be maintained.



Signage

This application does not include any proposed signage. There are three existing freestanding signs on the property, all along the street frontage on Commerce Drive, which are to remain.

Lighting

The applicant proposes pole lighting and wall-mounted lighting to the south and east sides of the site. All other lighting exists and was approved with the previous amendments. The submitted plans demonstrate that there is adequate lighting on-site near the building, along the driveway, and for the trailer parking area. Full cut-off fixtures are proposed to minimize the negative impact on adjacent uses.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendments (Basic Plans) A-6965, A-9284 and A-9397:** The original basic plan for the subject site encompassed 898.14 acres and was approved by the District Council on October 28, 1975, as part of the Bowie-Collington Sectional Map Amendment in the E-I-A Zone. Basic Plan A-9284 was approved by the District Council on August 29, 1978, adding 383.55 acres and bringing the total project area to 1,289.69 acres. Basic Plan A-9397 was approved by the District Council on November 23, 1981, adding 8.16 acres and bringing the total project area to 1,297.85 acres. This SDP complies with the land use types and quantities listed within the associated basic plans and complies with the applicable conditions of approval. No conditions are relevant to the current proposal.
8. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for conformance with the requirements of the E-I-A Zone and the site design guidelines. The following discussion is offered regarding these requirements:

- a. This SDP complies with the requirements of Section 27-515 of the prior Zoning Ordinance, which governs uses in comprehensive design zones. The existing and proposed use for warehouse and accessory office is permitted in the E-I-A Zone, in accordance with Section 27-515(b).
- b. The general development regulations outlined in Division 1 of Part 8 of the prior Zoning Ordinance are not applicable to this application. In particular, Sections 27-479 and 27-480 of the prior Zoning Ordinance do not apply because a residential or mixed-use component is not being proposed with the subject SDP.
- c. The SDP complies with the regulations in the E-I-A Zone, including Sections 27-499 and 27-500 of the prior Zoning Ordinance, regarding purposes and uses, as this application is in accordance with the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (Bowie-Mitchellville and Vicinity Master Plan) that recommends industrial land use on the subject property; and Section 27-501(b)(1), as it currently has frontage on and direct vehicular access to Commerce Drive.
- d. Section 27-528(a) of the prior Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:

Section 27-528

(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:

(1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);

The SDP is in conformance with approved CDP-9006, as amended, as discussed in Finding 13 below. Townhouse uses are not proposed with this application.

(1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;

The SDP does not contain property designated as a regional urban community.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

There are no adequate public facilities or associated transportation facilities issues for this application.

- (3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

The application included an approved SWM Concept Letter, P03638-2025-SDC, dated April 23, 2025, with an expiration date of April 23, 2028. The approved SWM concept proposes the use of microbioretention facilities for quality control and an underground storage facility for quantity.

- (4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

Type 2 Tree Conservation Plan TCP2-2026-0035 was reviewed with this SDP and approval is recommended, with two conditions.

- (5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The proposed application does not contain any on-site regulated environmental features (REF).

- (b) Prior to approving a Specific Design Plan for Infrastructure, the Planning Board shall find that the plan conforms to the approved comprehensive design plan, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.**

This finding is not applicable, as the SDP is not an SDP for infrastructure.

- 9. Comprehensive Design Plan CDP-9006 and its amendments:** CDP-9006, which superseded CDP-8712, was approved, subject to 16 conditions (PGCPB Resolution No. 90-455). Subsequent amendment CDP-9006-01 was approved, subject to two conditions (PGCPB Resolution No. 01-95). In addition, CDP-9006-02 was approved, subject to seven conditions and one consideration (PGCPB Resolution No. 05-83(C)). The conditions relevant

to this SDP are listed below, in **bold** text. Staff's analysis of the conditions follows each one, in plain text:

CDP-9006 — PGCPB Resolution No. 90-455

- 1. No parking lot or building setbacks shall be reduced from the design standards established in the original CDP text except that the parking lot setbacks along Queen's Court and Branch Court may be reduced from 50 to 25 feet.**

The parking lot area closest to Commerce Drive remains unchanged with this application and remains in accordance with the parking lot setbacks established with the original CDP. The location of the proposed trailer parking area conforms with this condition, as established parking lot and building setbacks are not reduced.

- 3. Amend Section 4 of the Comprehensive Design Plan text, design standards for signage as follows:**

- a. Delete (or amend) number 3, page 4-1 only allowing ground-mounted signs.**

- b. Delete (or amend) number 8, page 4-2 requiring graphics relating to buildings to be oriented toward roadways on ground position signs.**

- c. Amend number 2 under "Signs", page 4-7 to read:**

- 2. Ground-mounted signs identifying industrial businesses will be oriented toward roadways and will not exceed a height of ten feet. Plant materials and earth-mounding will be used to enhance their appearance. See landscaping, guidelines."**

- d. Add number 3 under "Signs", page 4-7 to include:**

- 3. Wall-mounted signs shall be allowed only on multiple-tenant buildings, except those located on Lots 3, 4, 5, 13 and 24 in Block B of Collington Center. No signage shall be permitted at any location other than where specifically shown on the drawings approved by the Architecture Review Committee.**

- a. Signage shall be limited to one sign per tenant per building. No signage will be allowed on the upper portions of the buildings.**

- b. Company or trade names only will be permitted. No logo, slogan, mottos or catch phrases shall be allowed.**

- c. All exterior signage shall be composed of custom fabricated aluminum letters individually-mounted or shop-mounded on painted metal "back mounting bars" (painted to match the surface on which they are**

mounted) on exterior walls. All visible surfaces of all letters shall have a satin black baked enamel finish.

- d. All letters shall be “modula Bold” upper case type-face and shape be eight (8) inches high, and one-half (1/2) inch deep (plus or minus one-eighth (1/8) inch.**
- e. Only one single row of lettering shall be permitted.**
- f. Signage shall not be lighted.**

There is no additional signage proposed with this application.

4. Amend Section 4 of the Comprehensive Design Plan text, design standards for parking lots to conform to the current Landscape Manual Standards.

The submitted SDP proposes a trailer parking area, which is not classified as a parking lot or subject to the requirements of the *Prince George’s County Landscape Manual* (Landscape Manual). No changes to parking lots are proposed.

5. Add a condition to Section 4 of the of the Comprehensive Design Plan text: All lots shall be required to provide 20% green space.

The submitted SDP demonstrates conformance with this requirement by providing 30 percent green space.

6. Views from US 301 and proposed A-44 shall be as pleasing as possible. Large parking lots, loading spaces and docks, service or storage areas are discouraged and shall be completely screened from both roads in all directions. Screening may consist of walls, berms, or landscaping, in any combination.

The submitted SDP proposes a trailer parking area to the south of the existing building. The trailer parking area is not visible for view from US 301 (Robert Crain Highway) and proposed A-44.

16. Prior to submission of any Specific Design Plans, the additional lotting area will require the submission of a new Preliminary Plat for those staged units of development.

Additional lotting area is not proposed with this application.

CDP-9006-02 — PGCPB Resolution 05-83(C)

1. Prior to the submittal for a Specific Design Plan, the applicant shall provide evidence of an approved Stormwater Management Concept Plan.

SWM Concept Approval Letter P03638-2025-SDC was submitted with the application, which was approved on April 23, 2025, with an expiration date of April 23, 2028.

5. No loading areas shall be visible from US 301.

The subject property does not abut US 301. The proposed development does not include the addition of loading areas within the trailer parking area.

7. All future specific design plans within the central portion of Collington Center shall include a tabulation of all lots within the central portion of Collington Center. The tabulation shall include, for each lot, the gross square footage and the status (i.e., built, under construction, approved, or pending approval).

The proposed property is located within the designated central portion of the Collington Center employment park development. Adherence by the applicant to provide a tabulation of all lots is conditioned herein.

10. Preliminary Plan of Subdivision 4-85065: PPS 4-85065 was approved by the Planning Board (PGCPB Resolution No. 85-177), subject to six conditions, of which three conditions are applicable to this application. The conditions relevant to this SDP are listed below, in **bold** text. Staff's analysis of the conditions follows each one, in plain text:

4. Approval of a soils study by the Department of Environmental Resources, prior to the issuance of building permit, to address concerns of the Soil Conservation District addressed in their memorandum dated May 9, 1985, and the Natural Resources Division memorandum dated May 9, 1985;

The applicant stated, in their statement of justification, that all issues related to soils were addressed, prior to issuance of the initial building permit for the development on Lot 3, Block D.

5. Approval of storm water management by the Washington Suburban Sanitary Commission per memorandum dated May 14, 1985; and

A copy of an approved SWM Concept Plan and Letter, 36529- 2023-SDC, dated April 23, 2025, were submitted with this SDP amendment.

6. Urban Design Section memorandum of May 28, 1985 and all conditions placed on the Comprehensive Design Plan.

The Urban Design memorandum, dated May 28, 1985, found 4-85065 to be in conformance with CDP-7802, which was subsequently modified by CDP-9006.

11. Specific Design Plan SDP-8704 and its amendments:

- a. None of the conditions of SDP-8704 (PGCPB Resolution No. 87-77) are relevant to the subject SDP application.
- b. None of the conditions of SDP-8704-01 (PGCPB No. 91-350) are relevant to the subject SDP application.
- c. SDP-8704-02 contains no conditions.

- d. SDP-8704-03 contains no conditions.
- e. SDP-8704-04 contains no conditions.

12. Final Plat of Subdivision 5-87095: PPS 4-85065 was approved for Lot 3, Block D. The final plat has the following notes which are relevant to development of Lot 3, Block D, and are listed below in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text:

- 1. Development and use of the lot shown hereon must be in accordance with the comprehensive design plan approved by the Prince George's County Planning Board, November 30, 1978, or as amended by any subsequent approved revision thereto. Grading, building or use and occupancy permits shall be in accordance with the specific design plan approved by the Prince George's County Planning Board on March 5, 1987, SDP-8704, and in accordance with provisions of the Prince George's County Code.**

Lot 3, Block D, is currently improved with a 376,234-square-foot office and warehouse building, in accordance with prior approved SDP-8704 and its amendments. This fifth amendment to SDP-8704 proposes construction of a trailer parking area on the southeast side of the existing building, and driveway aisles along the east and south sides of the existing building to access the trailer parking area.

- 2. Approval of a soils study by Department of Environmental Resource, prior to the issuance of building permit.**

This note is similar to Condition 4 of 4-85065, in its requirement for approval of a soils study. The applicant stated, in their statement of justification, that all issues related to soils were addressed, prior to issuance of the initial building permit for the development on Lot 3, Block D.

13. 2010 Prince George's County Landscape Manual: The application is subject to the requirements of Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirement; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. A Certificate of Landscape Maintenance has been submitted by the applicant, in accordance with Section 1.7 of the Landscape Manual. The Certificate of Landscape Maintenance details five damaged trees located in the north parking lot. A condition is included herein to include those damaged trees, as proposed. The SDP has been reviewed for conformance with the standards and conforms to the requirements. It is noted that parking lot planting for the trailer parking proposed herein is not required, as the area is not classified as a parking lot, as it is not for the parking of passenger vehicles, as defined in the prior Zoning Ordinance.

14. 1991 Prince George's County Woodland Conservation and Tree Preservation Ordinance: This property is subject to the provisions of the 1991 Woodland Conservation and Tree Preservation Ordinance (WCO) because there are previously approved tree conservation plans (TCPI-059-95 and TCPII-067-96-13) that were implemented, in accordance with Section 25-119(g)(1) of the WCO.

The overall Collington Center development consisted of a gross tract area of 867 acres, with 21.56 acres of wooded floodplain, resulting in a net tract area of 809.61 acres containing 214.04 acres of upland woodlands. Type II Tree Conservation Plan TCPII-067-96 was first approved by staff on July 3, 1996, and consisted of an overall sheet which identified lots and parcels in three categories: “Areas of On-site Woodland Preservation,” “Record Plat Lots as of 1990 with Woodland Conservation Requirements,” and “New Records Lots (after 1990) and Future Lots with Woodland Conservation Requirements.” No woodland conservation requirement was designated on this lot. This application is not subject to the 2010 or 2024 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance because the site has a Type I and Type II tree conservation plan approved prior to September 1, 2010. However, this site is subject to the provisions of the 1991 WCO because conformance with the woodland conservation requirements was established with TCPI-059-95 and TCPII-067-96-13.

The current application was evaluated for conformance with the woodland conservation requirement established for this lot by TCPII-067-96, and is in conformance with previously approved TCP2-2025-0085. Minor revisions to TCP2-2025-0085 were made to reflect areas with Marlboro clay and to add the elevations of the retaining wall.

15. **Prince George’s County Tree Canopy Coverage Ordinance:** Prince George’s County Council Bill CB-21-2024 for the Tree Canopy Coverage Ordinance became effective on July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that proposes more than 2,500 square feet of gross floor area, or disturbance, and requires a grading permit. The Tree Canopy Coverage Ordinance is not subject to the current Zoning Ordinance grandfathering provisions and does not contain any grandfathering provision for prior zoning, except for specified legacy zones or developments that had a previously approved landscape plan demonstrating conformance to tree canopy coverage (TCC). Per Section 25-127(a)(4) of the Tree Canopy Coverage Ordinance, landscape plans demonstrating conformance to this division, approved as part of entitlement cases subject to the Transitional Provisions of the Zoning Ordinance (Section 27-1700), shall be subject to the regulations in place at the time of approval of any grandfathered development application. SDP-8704-02 and subsequent amendments were approved, subject to the applicable TCC requirements at that time, and grandfathers the property into the 10 percent TCC requirement for the prior E-I-A Zone. A minimum of 10 percent of the gross tract area is required to be covered by tree canopy. The submitted TCC table provides that 2.79 gross acres, or 121,358 square feet, is required. The TCC schedule indicates that there are 6.19 acres of existing woodland on the property, to be retained in fulfillment of this requirement. However, the landscape plan does not indicate the location of this existing woodland. The plan and schedule should be revised to correct the amount of existing woodland to be retained, as conditioned herein. Staff finds that, between the existing woodland shown on the plan and the 0.53 acre of proposed landscape trees, the TCC requirement should be met.
16. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and incorporated herein by reference:
 - a. **Community Planning**—In a memorandum dated May 15, 2026 (Maltby to Langford), the Community Planning Division noted that, pursuant to Part 8,

Division 4, Subdivision 2 of the Zoning Ordinance, master plan conformance is not required for this application. They also noted that the SDP is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan*, and conforms to the relevant goals, policies, and strategies of the Bowie-Mitchellville and Vicinity Master Plan.

- b. **Subdivision**—In a memorandum dated May 15, 2026 (Vatandoost to Langford), the Subdivision Section provided the summarized comments below:

The subject property consists of one lot known as Lot 3, Block D, recorded among the Land Records in Plat Book NLP 132 at page 42 titled “Lot 3, Block D, Collington Center.” The property is approximately 27.86 acres and part of a 708-acre employment park titled “Collington Center.”

The project is subject to PPS 4-85065, which was approved by the Planning Board on June 6, 1985 (PGCPB Resolution No. 85-177. This PPS approved 60 lots for industrial development on a 1161-acre property. The PPS was approved, subject to six conditions.

This SDP proposes construction of a trailer parking area and driveway aisles for the existing building. No additional building or site modifications are proposed with this application. A new PPS or a new final plat will not be required, at this time.

The SDP does not show the bearings and distances of the property boundary lines for Lot 3, Block D. It should reflect the correct bearings and distances, in conformance with Plat Book NLP 132 at page 42.

The property received an automatic certificate of adequacy associated with PPS 4-79091, pursuant to Section 24-4503(a)(1) of the Prince George’s County Subdivision Regulations, effective April 1, 2022. The ADQ remains valid for 12 years from that date, subject to the expiration provisions of Section 24-4503(c).

- c. **Historic Preservation**—In a memorandum dated May 7, 2026 (Smith to Langford), the Historic Preservation Section provided that the property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources.
- d. **Transportation Planning**—In a memorandum dated May 22, 2026 (Smith to Langford), the Transportation Planning Section had no comments on the subject application.
- e. **Environmental Planning**—In a memorandum dated May 15, 2026 (Rea to Langford), the Environmental Planning Section provided the summarized comments below:

Natural Resources Inventory/Environmental Features

Section 27-527(b)(5) of the prior Zoning Ordinance requires an approved natural resources inventory (NRI) plan with SDP applications. The site has an approved Natural Resources Inventory Equivalency Letter (NRI-146-13-01). The site has no woodlands and contains no REF. No additional information is required for conformance to the NRI.

Woodland Conservation

The woodland conservation findings from the Environmental Planning referral have been incorporated into Finding 14 above.

Regulated Environmental Features (REF)

The proposed application does not contain any on-site REF or primary management area.

Soils

The predominant soils found to occur, according to the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, are the Urban land -Marr-Dodon complex, the Marr-Dodon complex, and the Adelpia-Holmdel complex.

The unsafe soil, Marlboro clay, is mapped on the property, according to PGAtlas. A geotechnical engineering report titled “Nordstrom Parking Lot Expansion,” prepared by Langan Engineering and Environmental Services, LLC, and dated April 12, 2024, has been submitted and confirmed that the unsafe clay is present on-site. The geotechnical report included a global slope stability analysis on two sections of the proposed slopes. The results of the analysis appeared to exceed and meet the minimum required factor of safety of 1.5. Staff recommend that any slopes, where the unsafe clay is present, be no steeper than 5H:1V, unless the slopes are evaluated and verified safe. The recommendations for site grading and the retaining walls, included in the submitted geotechnical report, will be enforced with the final permitting.

Stormwater Management

Section 27-528(a)(3) of the prior Zoning Ordinance requires the review of SWM of development proposals. SWM Concept Approval Letter P03638-2025-SDC was submitted with the application, which was approved on April 23, 2025, with an expiration date of April 23, 2028. The approval proposes the use of microbioretention facilities for quality control and an underground storage facility for quantity control.

- f. **Permit Review**—In a memorandum dated April 24, 2026 (Zou to Langford), the Permit Review Section provided three comments on this application, which have been addressed within this report or are not applicable to the proposed development.
- g. **City of Bowie**—At the time of the writing of this technical staff report, the City of Bowie did not offer comments on this application.
- h. **Prince George’s County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.
- i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer comments on this application.

- j. **Prince George’s County Health Department**—In a memorandum dated April 14, 2026 (Adepoju to Langford), the Health Department provided two recommendations that are noted below.

- (1) **During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.**

The applicant will be required to comply with the construction activity noise control requirements, as outlined in Subtitle 19 of the Prince George’s County Code, during the permitting and construction processes.

- (2) **During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.**

The applicant will be required to comply with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control during the permitting and construction processes.

17. **Community Feedback:** As of the writing of this technical staff report, staff did not receive any comments from the community regarding the subject SDP.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-2026-0013 and Type 2 Tree Conservation Plan TCP2-2026-0035 for Nordstrom Distribution Center (Collington Center, Lot 3, Block D), subject to following conditions:

1. Prior to certification, the applicant and the applicant’s heirs, successors, and/or assignees shall revise the specific design plan (SDP) as follows, or provide specific documentation:
 - a. Add the bearings and distances to all property lines, in conformance with Plat Book NLP 132, Plat 42.
 - b. Revise the landscape plan to show all damaged plants, as described on the certificate of landscape maintenance, as proposed.
 - c. Include a tabulation of all lots within the central portion of Collington Center. The tabulation shall include, for each lot, the gross square footage and the status (i.e., built, under construction, approved, or pending approval).
 - d. Revise the Tree Canopy Coverage schedule and landscape plan to reflect the correct amount of existing woodland to be retained on the property.

- e. Revise the site plan to label and indicate the disposition of all existing and previously approved structures within the limit of disturbance.
2. Prior to signature approval of the specific design plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
- a. Remove the prior approval block.
 - b. Add the previous TCP2 approvals to the Tree Conservation Plan Approval History table.

NORDSTROM DISTRIBUTION CENTER (LOT 3, BLOCK D)

Specific Design Plan

TCP2-2026-0035

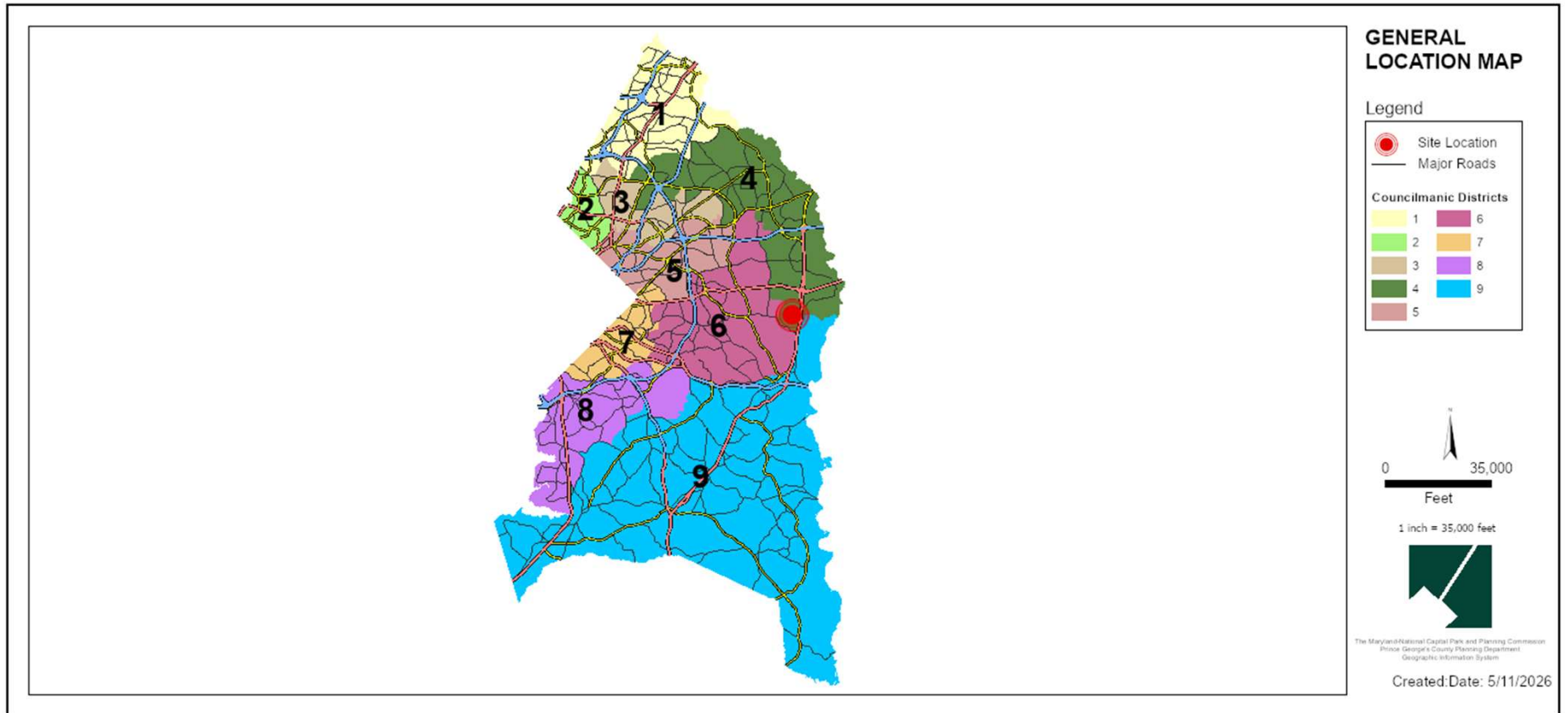
Staff Recommendation: APPROVAL with conditions



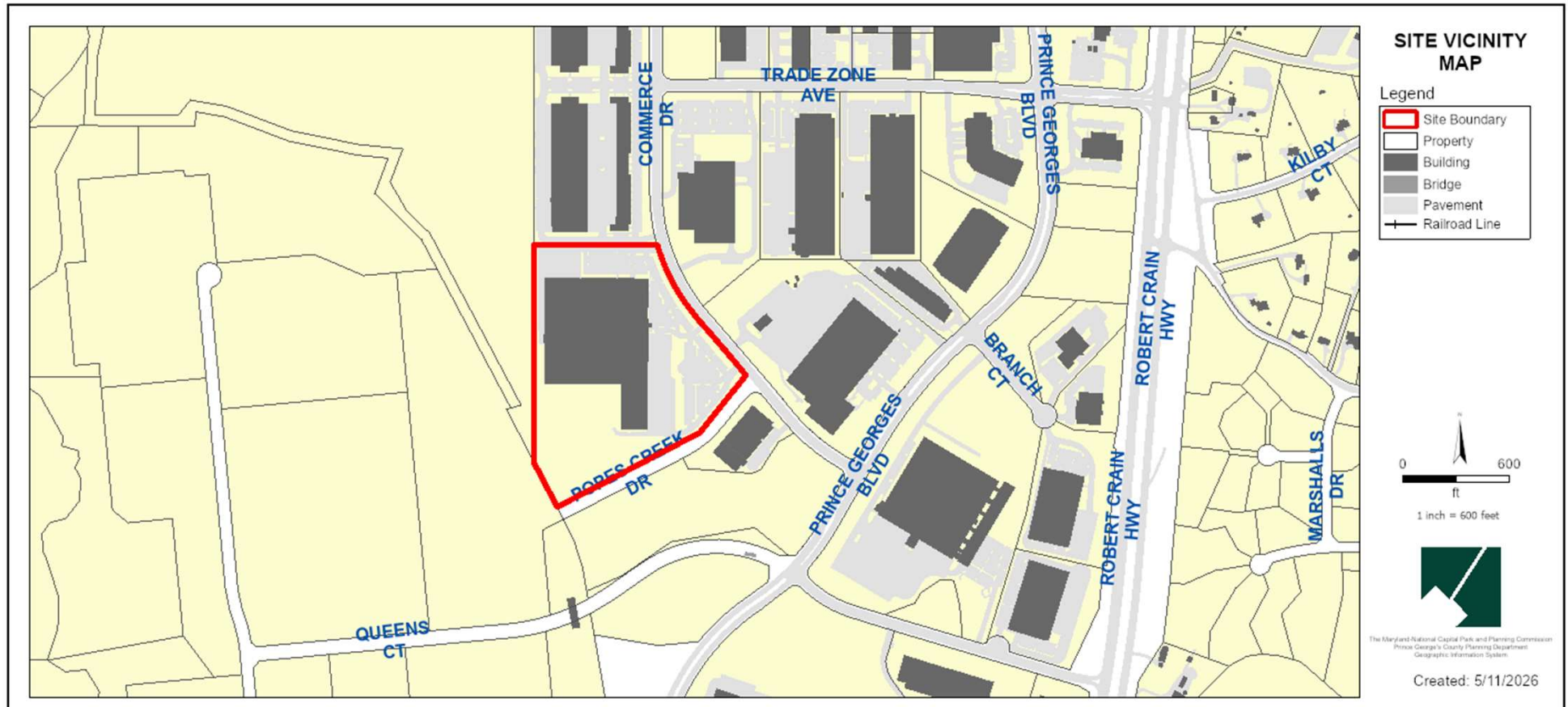
GENERAL LOCATION MAP

Council District: 04

Planning Area: 74A



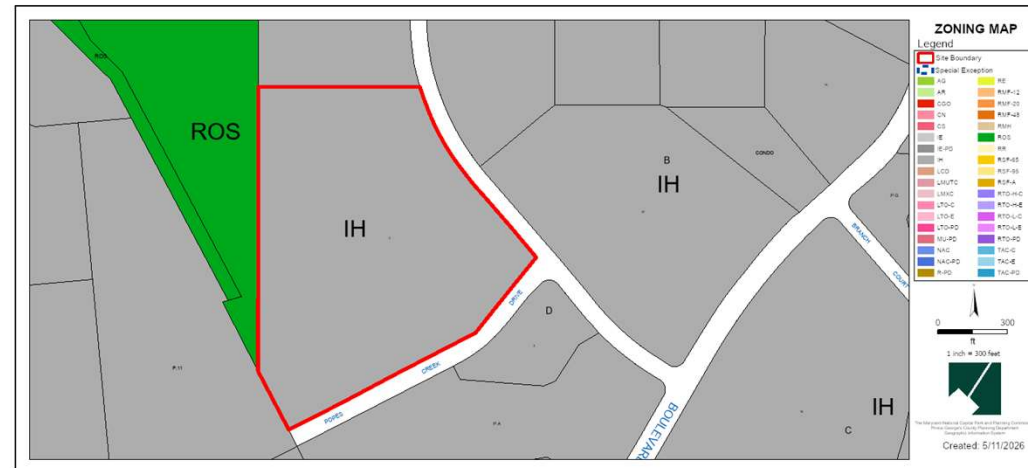
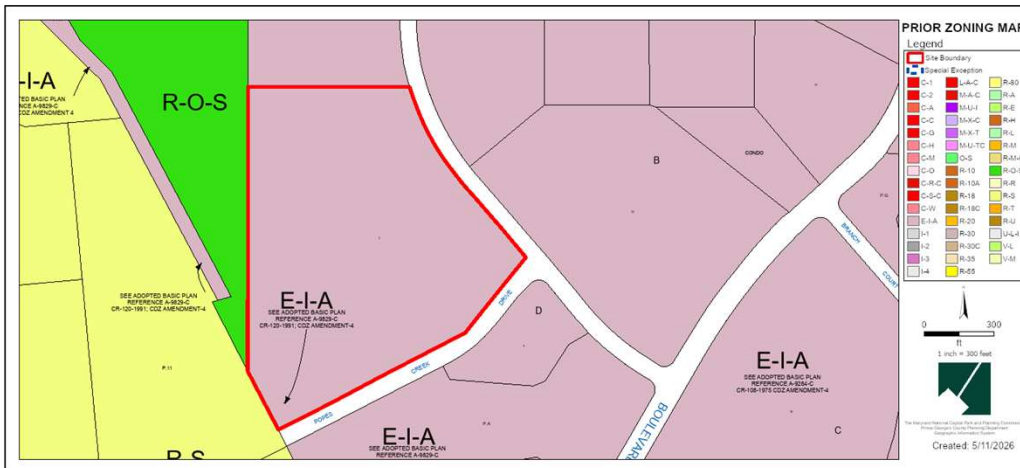
SITE VICINITY MAP



ZONING MAP (PRIOR AND CURRENT)

Prior Zoning Map: E-I-A

Current Zoning Map: IH



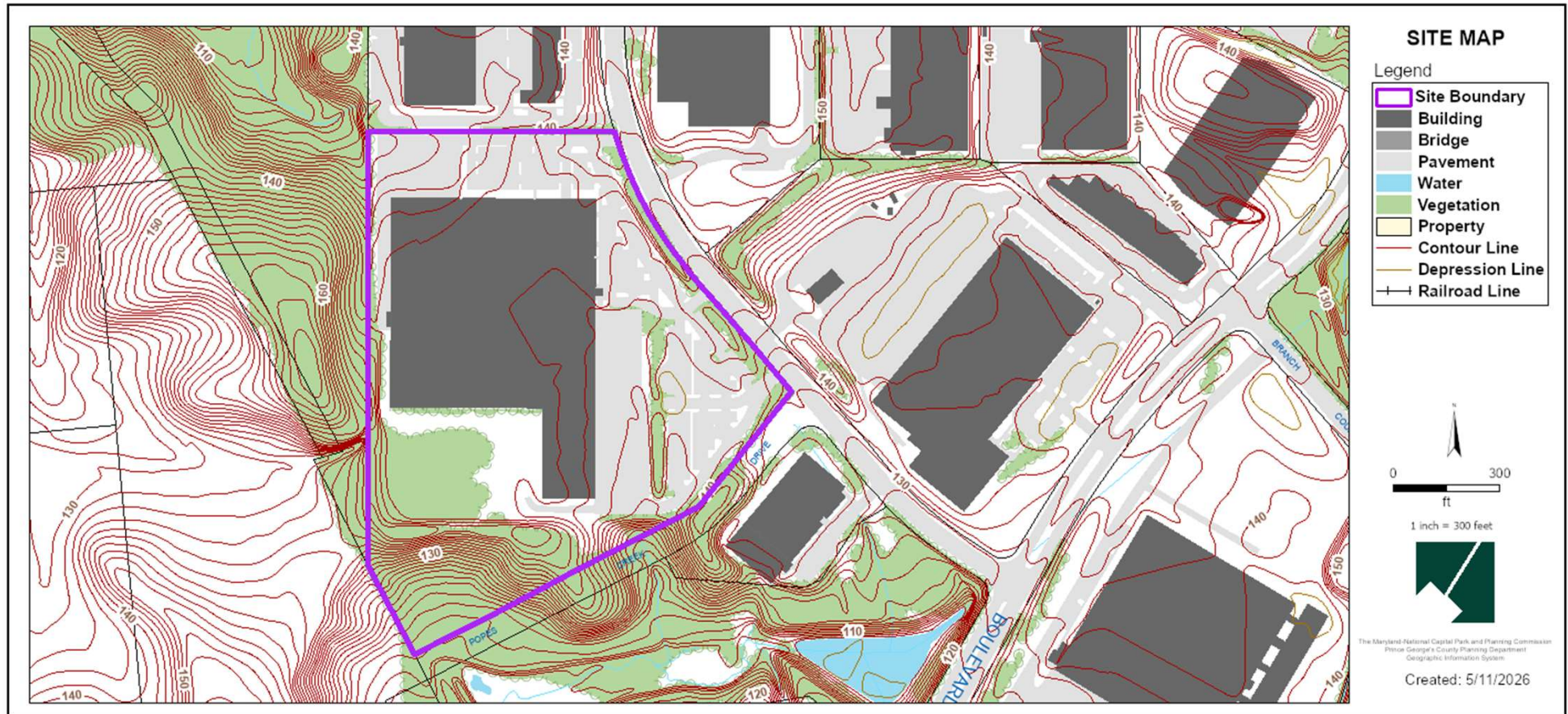
OVERLAY MAP (PRIOR AND CURRENT)

Prior Overlay Map

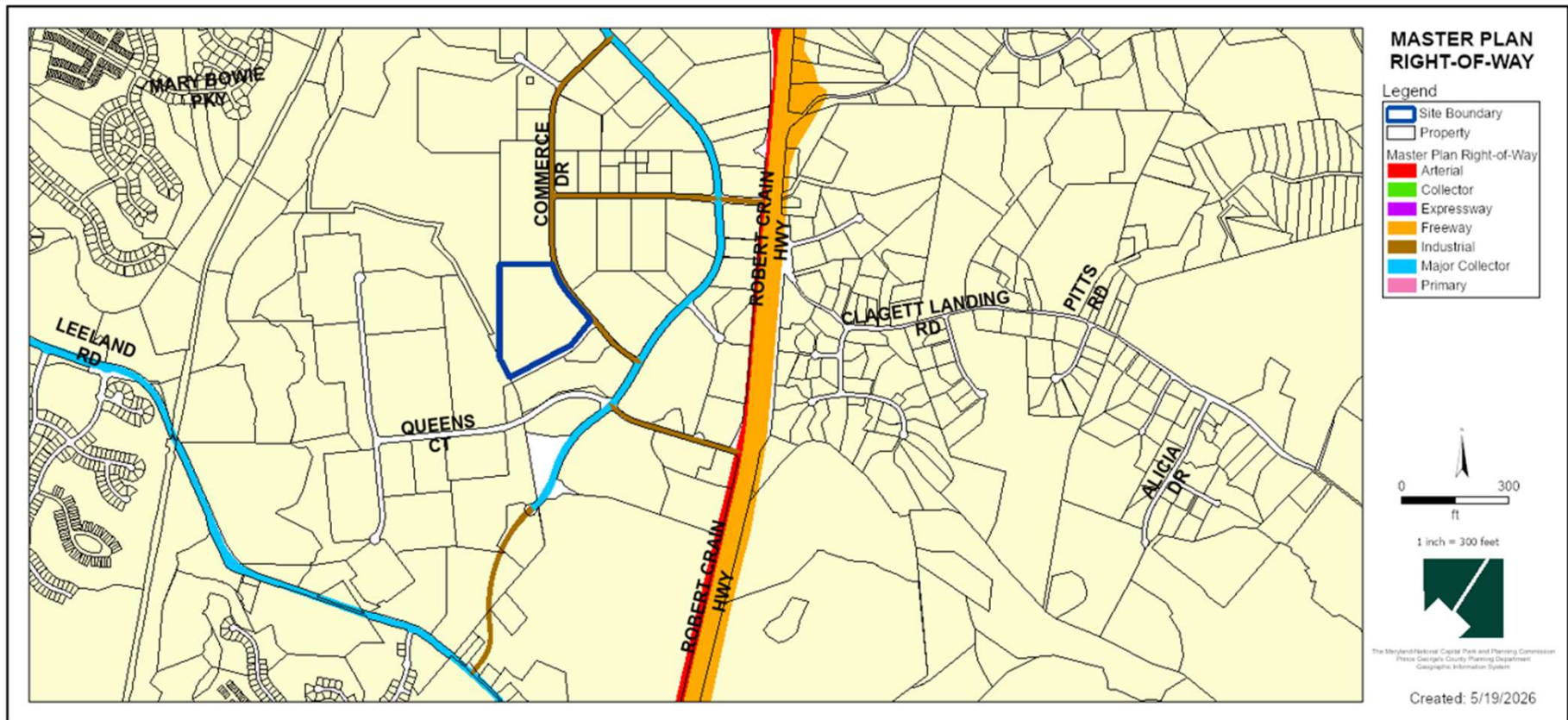
Current Overlay Map



SITE MAP



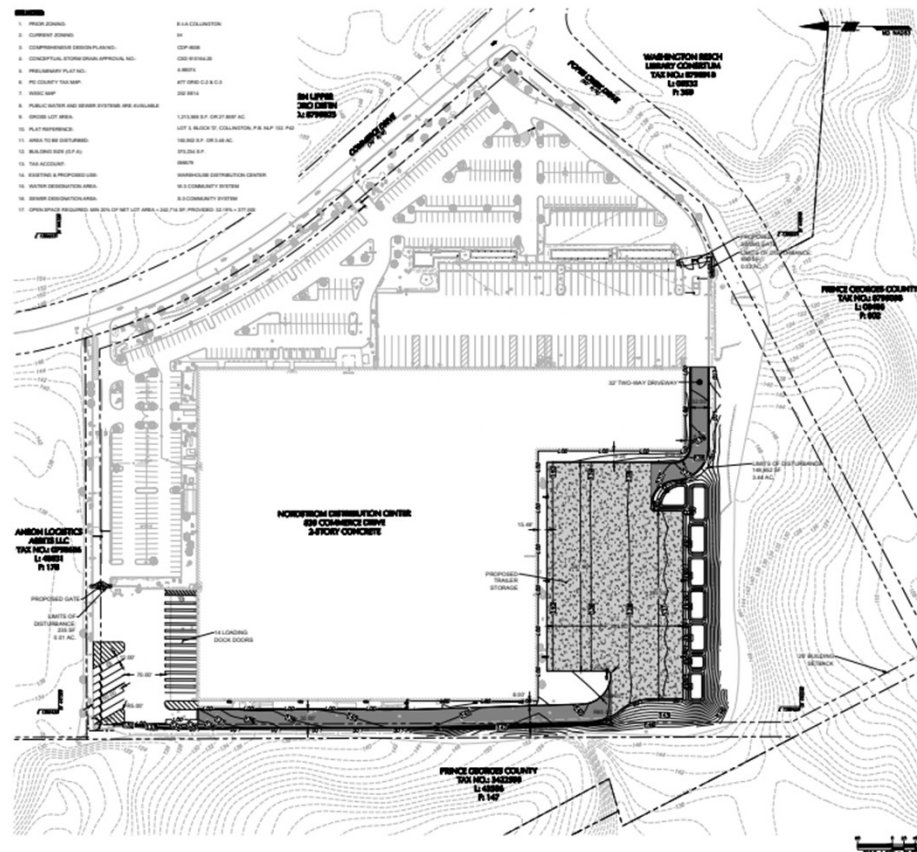
MASTER PLAN RIGHT-OF-WAY MAP



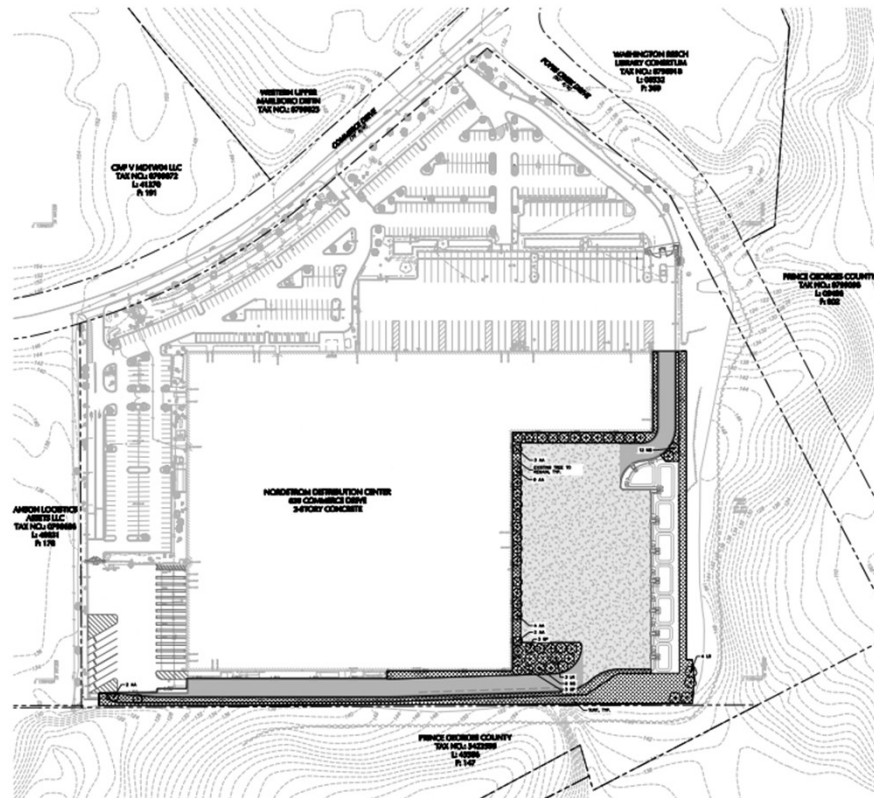
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



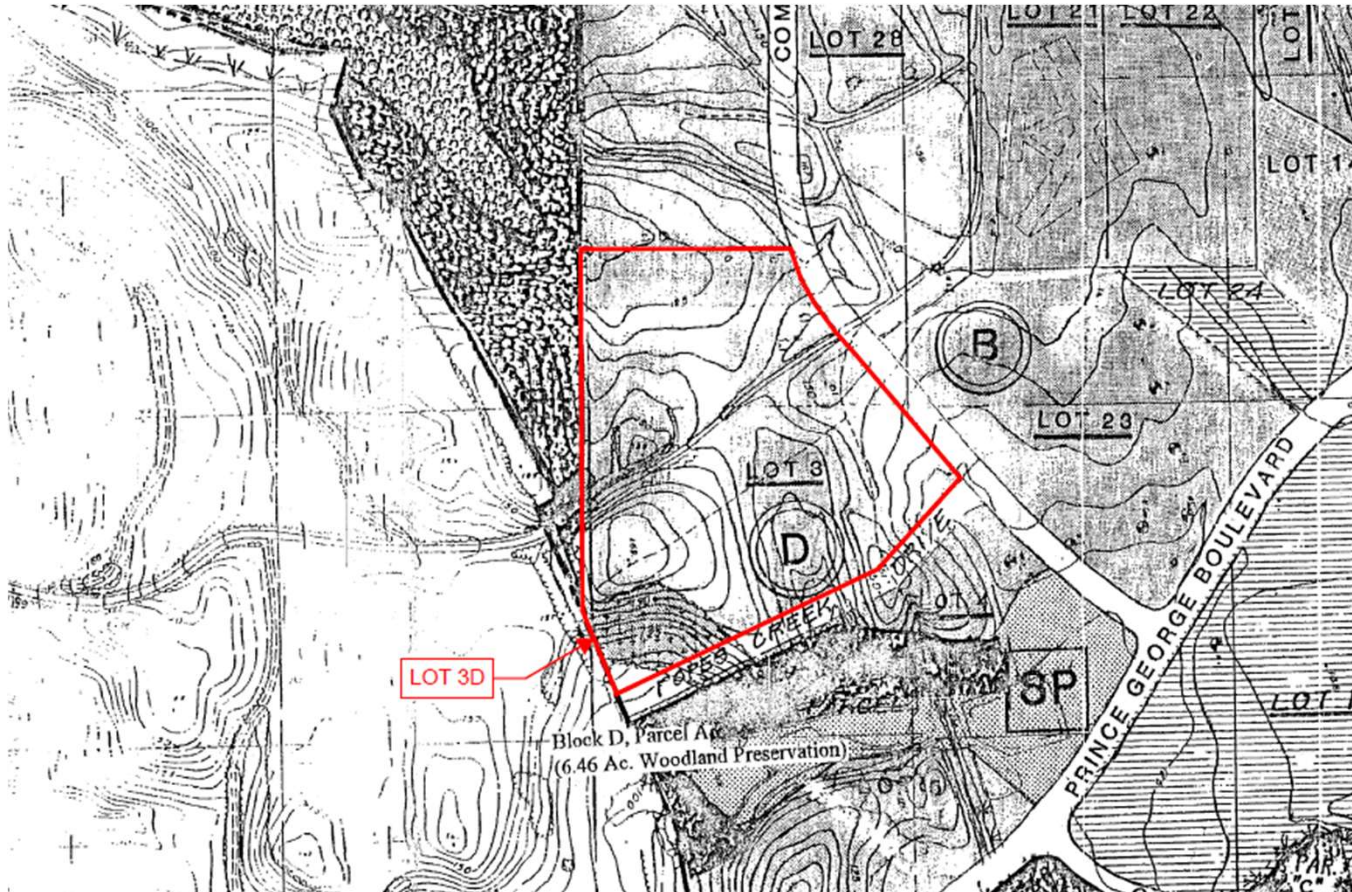
SPECIFIC DESIGN PLAN



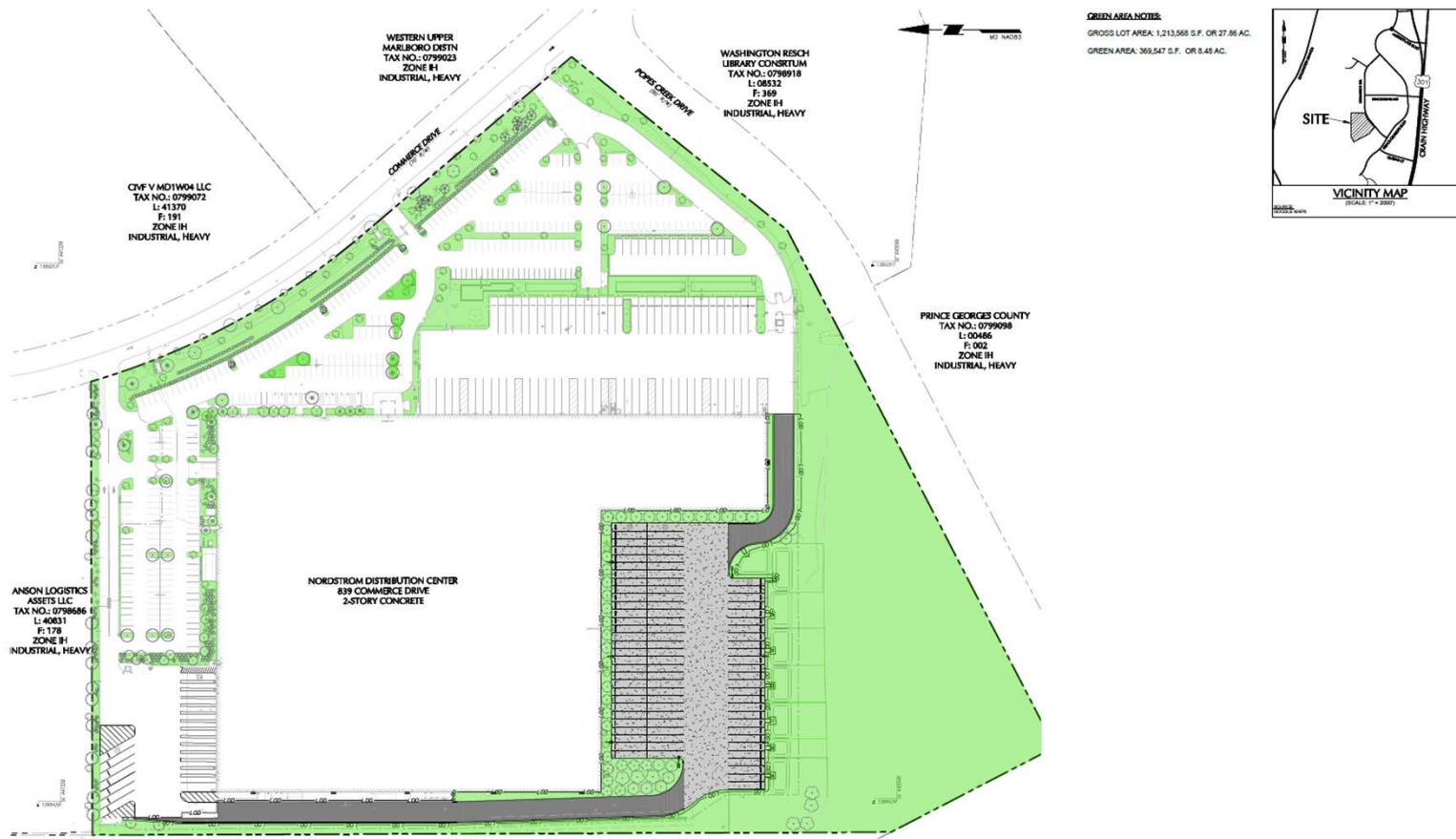
LANDSCAPE PLAN



TYPE II TREE CONSERVATION PLAN



GREEN AREA EXHIBIT



STAFF RECOMMENDATION

APPROVAL with conditions

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 02/04/2026
- Acceptance Mailing: 04/08/2026

STATEMENT OF JUSTIFICATION
NORDSTROM DISTRIBUTION CENTER
SDP-2026-0013
February 2, 2026
REVISED March 11, 2026

Applicant

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1.0 INTRODUCTION/OVERVIEW

Nordstrom, Inc. (the "Applicant") is the owner of 7.4405 acres of land located on the west side of Prince George's Boulevard in Upper Marlboro, Maryland. The property forming the subject matter of this application comprises 27.8597 acres and is more particularly described as Lot 3, Block D on a subdivision plat entitled "Lot 3 Block D, Collington Center", said plat being recorded among the Land Record of Prince George's County in Plat Book NLP 132, Plat No 42 (the "Subject Property"). The Subject Property is located within Collington Center and bears a street address of 839 Commerce Drive. Collington Center is a 708-acre employment park which was developed in the Employment and Institutional Area (E-I-A) Zone under the prior Zoning Ordinance, and is part of a larger 1,289-acre employment park comprising Collington Corporate Center, Collington Center and Collington South.

The Subject Property is located generally in the northeast corner of the intersection of Commerce Drive and Popes Creek Drive. Popes Creek Drive is a dedicated but unbuilt right of way. The area surrounding the Property may generally be described as industrial in nature, with the Property being located within the southern portion of Collington Center, an industrial park of over 1200 acres developed by Prince George's County beginning in the 1970's. Under the prior Zoning Ordinance, the Property was zoned E-I-A (Employment and Industrial Area). Following adoption and implementation of the new Zoning Ordinance, the Property was transitioned to the LCD (Legacy Comprehensive Design) Zone. The Property was later rezoned to the IH (Industrial Heavy) pursuant to the Bowie Collington and Vicinity Sectional Map Amendment. The Subject Property is located in Planning Area 74A and Council District 4. The instant application is requesting a modification of the approved Specific Design Plan for the Subject Property, referenced as SDP-8704-04, as more particularly described herein.

2.0 ZONING HISTORY OF THE SUBJECT PROPERTY

The initial phase of Collington Center consisted of 898.14 acres of land that was rezoned to the E-I-A Zone pursuant to the adoption of the Bowie-Collington Sectional Map Amendment on October 28, 1975. The property was included within Zoning Map Amendment A-6965, which was approved by the SMA. Later, additional land was placed in the E-I-A zone through the adoption of A-9397-C and A-9284-C, which increased the overall

area zoned E-I-A to 1,289 acres¹. Of the total 1,289-acre site, 708 acres, including the Subject Property, remain in the original Collington Center. The Basic Plans included a list of permitted uses within six major land use categories, with a provision that other uses not listed must be approved by the Planning Board or its designee. A memorandum from John W. Rhoads, Chairman to the Prince George's County Planning Board, outlined the list of permitted uses and designated the Planning Director to approve additional uses at Collington. Warehouse establishments are listed as permitted uses in the memorandum and the Basic Plans designated the Subject Property for manufacturing/warehouse uses.

Being part of the initial section of Collington, which was rezoned in 1975, the Subject Property was initially the subject of a Comprehensive Design Plan approved on November 30, 1978 referenced as CDP-7802. Preliminary Plan of Subdivision 4-85065 was later approved for the Property. Finally, on March 5, 1987, SDP-8704 was approved for the development of a warehouse (distribution facility) containing a total of 376,234 square feet. The final plat of subdivision was recorded on April 22, 1987. The Subject Property was conveyed to Nordstrom, Inc. by deed dated April 23, 1987 and recorded among the Land Records of Prince George's County, Maryland at Liber 6668 folio 875. The construction of the building was completed in 1988.

On May 19, 1988, the Prince George's County Planning Board later approved Comprehensive Design Plan CDP-8712 (PGCPB Resolution No. 88-224) for Collington Center, modifying and superseding the prior 1978 CDP. On November 8, 1990, the Planning Board approved CDP-9006 (PGCPB Resolution No. 90-455) which revised CDP-8712, subject to 16 conditions. However, a new CDP Text was not adopted with CDP-9006. The text of CDP-8712 is the applicable text except to the extent modified by the conditions adopted with CDP-9006. On May 17, 2001, the Planning Board approved CDP-9006-01 (PGCPB Resolution No. 01-95), to eliminate the requirements for the provision of recreational facilities in CDP-9006 and thereby removing five of the 16 conditions. The remaining 11 Conditions which are applicable to the Subject Property are addressed below. On March 31, 2005, the Planning Board approved CDP-9006-02 (PGCPB Resolution No. 05-83(C)), to add residual acreage from the vacation of Willowbrook Parkway to the CDP.

¹ A-6965, A-9284 and A-9397 were the subject of subsequent revisions to the Basic Plan, each of which was approved after the development of the Property. These revisions (Zoning Ordinance 25-1989, Zoning Ordinance 36-1990 and Zoning Ordinance 22-1997) were each adopted subsequent to the approval of SDP-8704 and the development of the Property and do not impact the proposed revision.

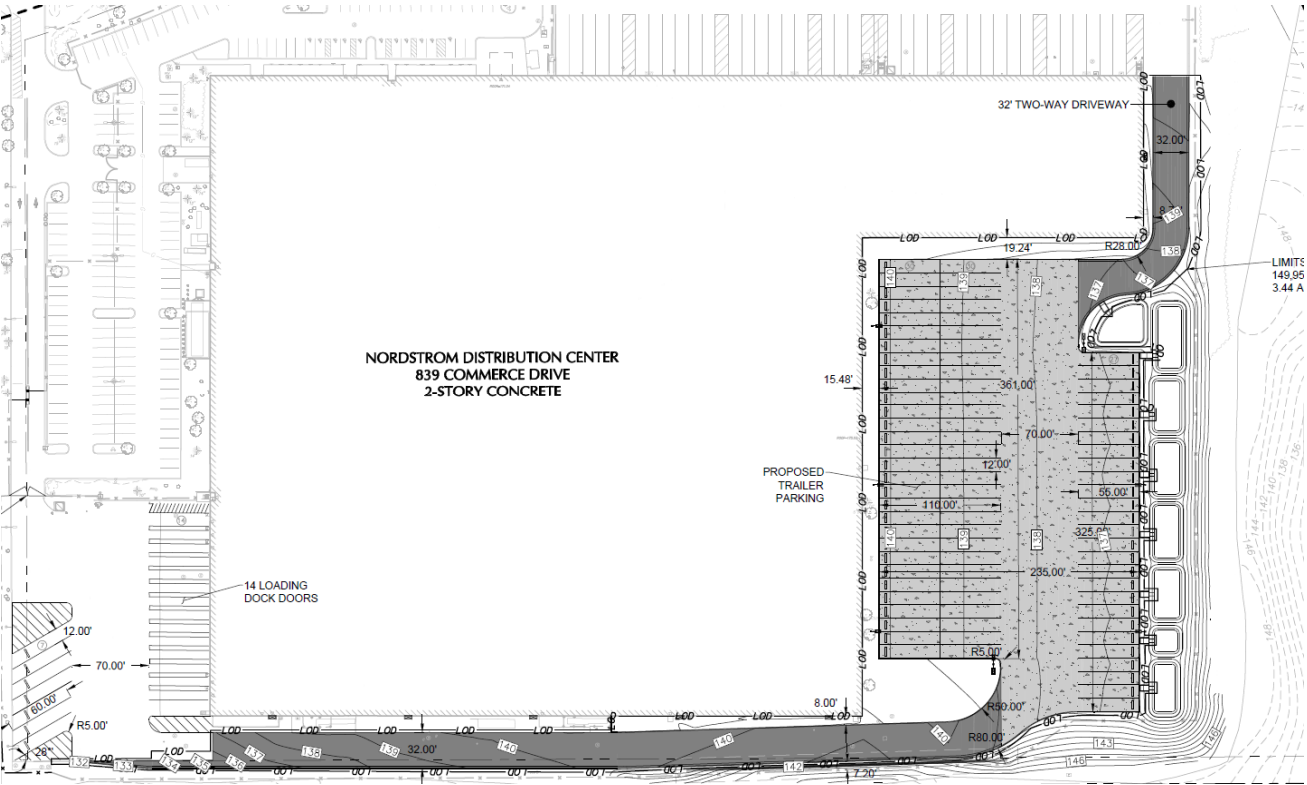
Specific Design Plan 8704 has been administratively amended four times. The first amendment, SDP-0704-01 was approved in 1991 and revised the parking lot landscaping and setbacks. The second amendment, SDP-8704-02, added 24 trailer parking spaces and was certified on June 29, 2016. The third amendment, SDP-8704-03, added a backup generator and was certified on December 10, 2021.

The fourth amendment, SDP-8704-04 was filed to allow the Applicant to expand the truck court which serves the property. This amendment was approved on November 25, 2025. Nordstrom has been leasing excesses truck parking spaces in Collington Center to accommodate this need, but the excess space off site is no longer available, resulting in the need to expand the truck parking area on site. This project needed to be divided into two phases because the paving of the new truck court would add land area covered by a structure which exceeded the percentage which could be approved as a Limited Minor Amendment by the Planning Director. The 04 revision represented the first phase of the project. This amendment included the development of improvements that constitute less than a 10% increase in non-building structures and infrastructure that would not change the pervious/impervious conditions of the site. This included clearing/grubbing an existing berm, removal of the berm, removal of existing pavement and utilities and repaving of the parking area to final, developed conditions. The work also included installation of 4 micro-bioretenion and related storm piping. The proposed work also included the installation of a retaining wall at the west edge of the property, including relocation of an existing water main and a new storm drain inlet at the base of the retaining wall. These modifications resulted in an increase of 15,961 square feet of land area covered by a structure other than a building, or a 4.5% increase over existing conditions.

In addition to the above modifications, the work approved with the 04 revisions included the clearing/grubbing, rough grading and installation of a below grade detention system and related storm piping, including the installation of micro-bioretenion facilities and re-routing an existing water line. Upon completion of this work, the site will be returned to a pervious, grassed area until approval of this application. The work included in this application is described below.

3.0 SUMMARY OF DEVELOPMENT PROPOSAL

With the approval of SDP-8704-04, the Applicant has been able to proceed with the infrastructure improvements needed to support phase two of the trailer court expansion. The phase two improvements which this application requests approval to implement include the installation of a macadam parking lot on the southeast side of the building and the installation of driveway aisles along the east and south side of the building to access the parking lot. This additional paving can be seen as the shaded areas on the image below:



This expanded truck court will allow for 87 additional trailer parking spaces to be added to the site, addressing the need for additional truck parking. No other site modifications are requested in this application.

4.0 JUSTIFICATION FOR FILING APPLICATION UNDER THE PROVISIONS OF THE PRIOR ZONING ORDINANCE

The existing building and site features received all development approvals and permits under the provisions of the prior Zoning Ordinance. As such, development is subject to the provisions of Section 27-1704 of the current Zoning Ordinance.

Section 27-1704(d) provides that "development approvals or permits of any type approved under the prior Zoning Ordinance or prior Subdivision Regulations or otherwise subject to this Section are "grandfathered". Section 27-1704(e) then provides that "subsequent revisions or amendments to development approvals or permits "grandfathered" under the provisions of this Section as authorized herein shall be reviewed and decided under the prior Zoning Ordinance (until April 1, 2032 or April 1, 2042..." Since the Subject Property was constructed in accordance with an approved Comprehensive Design Plan, Section 27-1704(d) further provides that "development approvals shall have access to and utilization of the prior Zoning Ordinance and prior Subdivision Regulations for all purposes until April 1, 2042." Therefore, the subject application qualifies for review under the provisions of the prior Zoning Ordinance.

5.0 ANALYSIS OF CONFORMANCE WITH ZONING MAP AMENDMENTS A-6965-C, A-9284-C AND A-9397-C (BASIC PLANS)

As referenced above, the Collington Center was originally comprised of 1,289 acres (first known as the Prince George's County Employment Park) in the E-I-A Zone and included Zoning Map Amendment Nos. A-6965, A-9284 and A-9397. The District Council approved two Amended Basic Plans, Collington Corporate Center (via Zoning Ordinance No. 25-1989), for the northern 414 acres, and Collington South (via Zoning Ordinance No. 36-1990), for the southern 167 acres. Of the total 1,289-acre site, 708 acres, including the Subject Property, remain in the original Collington Center. The Basic Plans designate the Subject Property for manufacturing/warehouse uses. Warehouse establishments are listed as permitted uses in the memorandum dated April 27, 1992, from John Rhoads, Chairman, to the Prince George's County Planning Board based on CDZ Amendment 4, County Employment Park, from Prince George's County Council Resolution CR-108-1975.

6.0 ANALYSIS OF CONFORMANCE WITH THE CONDITIONS OF COMPREHENSIVE DESIGN PLAN CDP-7802, CDP-8712 and CDP-9006²

As noted above, the Property was rezoned as part of the original section of Collington Center with the approval of A-

² Although the Subject Property was approved in accordance with CDP-7802 (which was approved subject to two conditions), Note 1 on the final plat (Plat Book NLP 132 Plat No. 42) states that the development will be in accordance with any subsequent approved revision to CDP-7802. CDP-9006 is a subsequent approved revision to CDP-7802.

6965. Collington Center was developed in stages. The first stage, covering the period of 1980-1985 contained approximately 100 acres of developable land exclusive of streets. The second stage, covering the years 1985-1990, contains approximately 200 acres, exclusive of streets. The Property was developed during the second stage of Collington Center.

On November 30, 1978, the Planning Board approved Comprehensive Design Plan CDP-7802 with the following conditions:

1. **The project shall be developed according to the limitations described in the descriptive text (Exhibit 4), the circulation plan ((Exhibit 11), the building envelopes plan (Exhibit 12) and the staging plan (Exhibit 13) with the following exception:**
 - a. **Lots 19 and 20 will be developed as part of Stage III.**
2. **Adherence to the following conditions taken from the City of Bowie memorandum of October 19, 1978:**
 - a. **The maximum height of buildings to be developed within the Center will be 10 stories.**
 - b. **Floor Area Ratios shall be as established by the approved Basic Plan.**
 - c. **Lots adjacent to Route 214 and 301 will be buffered from the respective highways by berms and/or plant materials.**
 - d. **Stormwater management, solid waste disposal and water supply issues will be settled at the Specific Design Plan Phase.**

COMMENT: The existing improvements were found to conform to these conditions at the time of approval of SDP-8704 and the proposed revisions do not alter that finding.

CDP-7802 was later amended by the approval of CDP-8712 on May 19, 1988, after the approval of SDP-8704. It was approved subject to the following three conditions.

1. **Prior to signature approval, the Comprehensive Design Plan shall be modified in accordance with the Evaluation Section of the Staff Report for CDP-8712, and as shown on Staff Exhibit "A".**

2. **Specific Design Plans for the expansion of the lot currently known as Pickhardt and Siebert, shall include the use of additional landscape plantings to offset the removal of existing vegetation.**
3. **The building restriction line provisions of the Comprehensive Design Plan notwithstanding, the building restriction line set-back from the Route 301 right-of-way for the proposed addition to the existing Pickhardt & Siebert building may be reduced, to the extent of any additional dedication required for the Route 301 right-of-way from that specific property (#4-88061), so that the proposed addition does not have to be off-set from the exist-ing building along its Route 301 side.**

COMMENT: None of the above conditions are impacted by the proposed revisions to SDP-8704 in this application.

Finally, CDP-8712 was amended by the approval of CDP-9006 on October 18, 1990 after the construction of the existing building. CDP-9006 was approved subject to 16 conditions, each of which is addressed below:

1. **No parking lot or building setbacks shall be reduced from the design standards established in the original CDP text except that parking lot setbacks along Queens Court and Branch Court may be reduced from 50 feet to 25 feet.**

COMMENT: The proposed revision to do not propose to reduce the parking lot or building setbacks established by the original CDP text. The additional trailer parking area is located in the rear of the existing building and is not visible from any public right of way.

2. Prior to the approval of any grading or building permit for the additional lots, Lots 1-E and 1-0, a geotechnical study shall be submitted to the Natural Resources Division for review.

COMMENT: This condition does not apply to the Property.

3. Amend Section 4 of the Comprehensive Design Plan text, design standards for signage as follows:

- a. Delete (or amend) number 3, page 4-1 only allowing ground-mounted signs.
- b. Delete (or amend) number 8, page 4-2 requiring graphics relating to buildings to be oriented toward roadways on ground-positioned signs.
- c. Amend number 2 under "Signs", page 4-7 to read:
 - . "2. Ground-mounted signs identifying industrial businesses will be oriented toward roadways and will not exceed a height of ten feet. Plant materials and earth-mounding will be used to enhance their appearance. See landscaping guidelines."
- d. Add number 3 under "Signs", page 4-7 to include:
 - "3. Wall-mounted signs shall be allowed only on multiple-tenant buildings, except those located on Lots 3, 4, 5, 13 and 24 in Block B of Collington Center. No signage shall be permitted at any location other than where specifically shown on the drawings approved by the Architecture Review Committee.
 - a. Signage shall be limited to one sign per tenant per building. No signage will be allowed on the upper portions of the buildings.
 - b. Company or trade names only will be permitted. No logos, slogans, mottos or catch phrases shall be allowed.
 - c. All exterior signage shall be composed of custom fabricated aluminum letters individually-mounted or shop-mounted on painted metal "back mounting bars" (painted to match the surface on which they are mounted) on exterior walls. All visible surfaces of all letters shall have a satin black baked enamel finish.
 - d. All letters shall be "Modula Bold" upper case type-face and shall be eight (8) inches high, and one-half (1/2) inch deep (plus or minus one-eighth (1/8) inch).

- e. Only one single row of lettering shall be permitted.
- f. Signage shall not be lighted.

COMMENT: The signage previously approved conforms to these requirements and no modifications to the existing signage are proposed.

- 4. Amend Section 4 of the Comprehensive Design Plan text, design standards for parking lots to conform to the current Landscape Manual standards.

COMMENT: The Comprehensive Design Plan text was modified as required.

- 5. Add a condition to Section 4 of the of the Comprehensive Design Plan text: All lots shall be required to provide 20% green space.

COMMENT: This condition was added. The approved SDP notes that the green space requirement for the Property is 20% and that almost 32.19% green area is provided.

- 6. Views from US 301 and proposed A-44 shall be as pleasing as possible. Large parking lots, loading spaces and docks, service or storage areas are discouraged and shall be completely screened from both roads in all directions. Screening may consist of walls, berms, or landscaping, in any combination.

COMMENT: The Property has no visibility from US 301 and A-44 was removed from the Master Plan of Transportation many years ago.

- 7. All commercial (and/or industrial) structures shall be fully sprinklered in accordance with National Fire Protection Association (NFPA) Standard 13 and all applicable County laws.

COMMENT: The existing warehouse is sprinklered.

- 8. The applicant, his successors and/or assigns, shall execute and record a formal agreement with the M-NCPPC to dedicate about 123 acres for permanent public open space as delineated on Staff Exhibit "A".

COMMENT: All land required to be dedicated to M-NCPPC was dedicated.

9. In accordance with Sections 24-134 and 24-135 of the Subdivision Regulations of the Prince George's County Code, the Planning Board, on the recommendation of the Department of Parks and Recreation, required of the applicant, his successors and/or assigns, that land to be dedicated to The Maryland-National Capital Park and Planning Commission shall be subject to the following:
 - a. The dedication to The Commission by special warranty deed of the acreage indicated on the cover sheet, to be submitted at the time of Final Plat of Subdivision. This deed shall be accompanied by a receipt showing payment of all outstanding tax bills on the dedicated property.
 - b. The M-NCPPC shall be held harmless for the cost of public improvements associated with the land to be dedicated, including but not limited to sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges, prior to and subsequent to Final Plat.
 - c. The boundaries of land to be dedicated or conveyed shall be indicated on all plans from Preliminary Plat forward (i.e., rough grading, water and sewer, sediment control, storm drain).
 - d. All manmade debris and/or other discarded material shall be removed from the land prior to dedication. The Department of Parks and Recreation shall inspect the site and certify that it is in acceptable condition for conveyance prior to Final Plat approval.
 - e. The dedicated parkland shall not suffer the disposition of construction materials, soil filling, discarded plant materials, refuse or similar waste.
 - f. The land due in mandatory dedication shall not be disturbed in any way without the express written consent of the Department of Parks and Recreation. If the land is to be disturbed, a

performance bond shall be posted to warrant restoration, repair or improvements made necessary or required by The Maryland-National Capital Park and Planning Commission approval process.

- g. Storm drain outfalls shall be designed so that they will not adversely affect land to be dedicated to The Maryland-National Capital Park and Planning Commission. If the outfalls require drain work within the park, a bond and an agreement will be required.
- h. No stormwater management facilities or utility easements shall be proposed on any plan for lands to be conveyed to The Maryland-National Capital Park and Planning Commission, without prior expressed written consent of the Department of Parks and Recreation. If such proposals are approved by staff, a performance bond and an agreement shall be required of the applicant, prior to the issuance of grading permits.

COMMENT: All land dedicated to M-NCPPC was dedicated in conformance with this condition.

- 10. Prior to submission of Final Plats, the applicant, his successors and/or assigns, shall record and execute a formal agreement with the M-NCPPC to provide a combination of public and private recreational facilities. This Recreation Facilities Agreement shall be reviewed by the Department of Parks and Recreation (DPR) prior to execution. To ensure the satisfactory construction of the recreational facilities, a performance bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office of The M-NCPPC) shall be posted. The bond for the public recreational facilities shall be submitted to DPR. The bond for private recreational facilities shall be submitted to the Development Review Division. All bonds shall be posted within two weeks of applying for building permits. The facilities to be constructed on public park lands shall include the following:
 - a. two (2) lighted tennis courts;
 - b. parking facility with a minimum of 40 spaces;

- c. a minimum 8-foot wide asphalt hiker-biker trail along Collington Branch; and
 - d. a secondary pathway system to link the recreational facilities within the park.
11. The applicant, his successors and/or assigns, shall submit a de-tailed recreational/landscape plan for the public park site to DPR for review and approval prior to the next Specific Design Plan approval.
 12. The developable land behind Lots 1 and 2, Block E, shall be used for active recreational amenities.
 13. All recreational facilities shall be built in accordance with standards set forth in the Parks and Recreation Facilities Guide-lines.
 14. Access to the active recreational area behind Lots 1 and 2, Block E, shall be provided via Prince George's Boulevard.

COMMENT: Conditions 10-14 were deleted pursuant to CDP-9006-01 approved by the Planning Board on April 26, 2001 (PGCPB No. 01-95).

15. All plans which propose disturbance to the dedicated parklands, including but not limited to storm drain, grading, paving, stormwater management and utility plans, shall be submitted to DPR for review prior to approval.

COMMENT: This condition is not applicable to the Subject Property as no disturbance of dedicated parklands is proposed.

16. Prior to submission of any Specific Design Plans, the additional lotting area will require the submission of a new Preliminary Plat for those staged units of development.

COMMENT: This condition is not applicable to the Subject Property as it was platted and constructed prior to the adoption of this condition.

SDP-8704 was not approved subject to any conditions which are impacted by the proposed application.

Based upon the above, the proposed SDP conforms to all applicable conditions and Design Principles adopted by the Planning Board as part of the Comprehensive Design Plan.

7.0 ANALYSIS OF CONFORMANCE WITH THE CONDITIONS OF COMPREHENSIVE DESIGN PLAN PPS 4-85065

The Subject Property was subdivided pursuant to Preliminary Plan of Subdivision 4-85065, which was approved by the Prince George's County Planning Board on June 6, 1985, subject to 6 conditions. Conformance with each of the conditions is set forth below:

Condition 1: As revised in red on Staff Exhibit #1 to provide for dedication on Old Central Avenue (40' centerline) and show the 20' gas easement that is located on this property.

COMMENT: The property which was the subject of the preliminary plan contained 1,161 acres. The Subject Property does not abut Old Central Avenue and no gas easement is reflected on the final plat. These modifications would have been made at the time of final plat.

Conditions 2: Department of Parks & Recreation memorandum dated May 2, 1985 (75' hiker/biker/equestrian trail);

COMMENT: The memorandum required that a 75 foot hiker biker trail easement along Collington Branch be provided for. The Subject Property does not abut Collington Branch and there is no hiker/biker/equestrian trail impacting the Subject Property.

Condition 3: Approval of a 100-year flood plain by the Department of Public Works & Transportation, and State of Maryland, if necessary;

COMMENT: There is no flood plain impacting the Subject Property.

Condition 4: Approval of a soils study by the Department of Environmental Resources, prior to the issuance of building permit, to address concerns of the Soil Conservation District addressed in their memorandum dated May 9,

1985, and the Natural Resources Division memorandum dated May 9, 1985;

COMMENT: All issues related to soils concerns were addressed prior to the issuance of the building permit for the project.

Condition 5: Approval of storm water management by the Washington Suburban Sanitary Commission per memorandum dated May 14, 1985; and

COMMENT: Storm water management approval was obtained prior to construction of the existing building. A new Site Development Concept Plan has been approved for the work proposed with this revision.

Condition 6: Urban Design Section memorandum of May 28, 1985 and all conditions placed on the Comprehensive Design Plan.

COMMENT: The Urban Design memorandum dated May 28, 1985 found the proposed preliminary plan to be in conformance with CDP-7802, which was subsequently modified by CDP-9006. Conformance with the applicable conditions of CDP-9006 is addressed above.

8.0 CONFORMANCE WITH PURPOSES AND REGULATIONS OF THE E-I-A ZONE.

The purposes of the E-I-A Zone are set forth in Section 27-499 of the Prior Zoning Ordinance, as set forth below.

- (a) **The purposes of the E-I-A Zone are to:**
- (1) **Establish (in the public interest) a plan implementation zone, in which (among other things):**
 - (A) **Development is dependent on providing public benefit features; and**
 - (B) **The location of the zone is in accordance with the adopted and approved General Plan, Master Plan, or public urban renewal plan;**
 - (2) **Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, and public urban renewal plans for**

employment and institutional areas) can serve as the criteria for judging individual physical development proposals;

- (3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses; and existing and proposed public facilities and services by providing landscaping standards designed to preclude nuisances (such as noise, glare, odor, and pollution), so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;
- (4) Provide for a mix of employment, institutional, retail, and office uses in a manner which will retain the dominant employment and institutional character of the area;
- (5) Improve the overall quality of employment and institutional centers in Prince George's County; and
- (6) Allow, on properties meeting criteria for classification in the M-X-T Zone and satisfying other requirements, development of a Mixed-Use Planned Community, with high-quality, well-integrated architecture, site design, and placement of uses.

Comment: The Subject Property is located within Collington Center, an industrial development originally approved in 1975. The Subject Property was developed in one of the earlier phases and within the core of the original Collington Center, which is bounded by Prince George's Boulevard and Commerce Drive, internal to the larger development. The revised SDP conforms with all applicable regulations of the zone. As such, the proposed development advances the purposes of the E-I-A Zone.

The existing building complies with the requirements of the Zoning Ordinance in the E-I-A Zone. The additional trailer storage lot provides space for the parking of trailers to meet the needs of the existing use and are not required by the Zoning Ordinance. This SDP is in conformance with the requirements of Section 27-515 of the Zoning Ordinance, which governs uses in comprehensive design zones. The proposed warehouse and distribution facility is a permitted use in the E-I-A Zone, in accordance with Section 27-515(b) and in accordance with the use list adopted with the Basic Plan.

The SDP is consistent with the regulations in the E-I-A Zone set forth in Section 27-501. Specifically, the Subject Property conforms with the minimum acreage required for the zone (5 acres) and complies with the 20% green space requirement. The Subject

Property has frontage on and direct access to a public street and provides adequate parking and loading spaces as shown on the SDP.

9.0 CONFORMANCE WITH CRITERIA OF APPROVAL-SPECIFIC DESIGN PLANS

The Planning Board must find that the Specific Design Plan satisfies the criteria of approval set forth in Section 27-528 of the Zoning Ordinance. These criteria are set forth below.

- (1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(1.1), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

COMMENT: The proposed SDP is in conformance with approved CDP-9006 which is discussed in greater detail above. The proposed SDP is also in conformance with the applicable provisions of the 2010 Prince George's County Landscape Manual (Landscape Manual), as reflected on the landscape plan submitted with the application. The provisions referenced above which are applicable to townhouses are not relevant to this application as townhouse uses are not proposed with this application.

- (1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

COMMENT: The SDP does not contain property designated as a regional urban community.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to**

Section 24-124(a) (8) of the County Subdivision Regulations, participation by the developer in a road club;

COMMENT: No additional gross floor area is being added which would impact public facilities. The additional trailer storage lot is necessary to serve existing operations. Notwithstanding, public facilities will be addressed below.

Section 24-122.01(b) (1) of the Prince George's County Subdivision Regulations states "the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval." The 2018 Water and Sewer Plan placed this property in the Water and Sewer Category 3, Community System and the existing building is currently served by public water and sewer.

The subject property is served by the Police District II, Bowie, 601 SW Crain Highway, in Bowie. Per Section 24-122.01(c) (1) (A) of the Subdivision Regulations, the Planning Board's current test for police adequacy is based on a standard for square footage in police stations relative to the population. The national standard is 141 square feet per officer. There is 267,660 square feet of space in all the facilities used by the Prince George's County Police Department and the July 1, 2017 (U.S. Census Bureau) county population estimate is 912,756. Using the national standard of 141 square feet per 1,000 residents, it calculates to 128,698 square feet of space for police. The current amount of space, 267,660 square feet, is within the guideline. Per Section 24-122.01(e) (1) (A) of the Subdivision Regulations, the Police Department is required to have 1,420 officers, or 100 percent of the authorized strength of 1,420 on and after December 31, 2006. Per SDP-2001, approved in 2021, there were 489 sworn officers as of February 17, 2021, which is within the guideline.

The subject property is served by the Bowie-Pointer Ridge Fire/EMS Co. 843 located at 16408 Pointer Ridge Drive in Bowie. A five-minute total response time is recognized as the national standard for Fire/EMS response times. The five-minute total response time arises from the 2016 Edition of the National Fire Protection Association 1710 Standards for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire

Departments. This standard is being applied to the review of nonresidential subdivision applications. In conjunction with its review of SDP-2001, Prince George's County Fire and EMS Department representative, James V. Reilly, stated that as of March 1, 2021 the property located at 801 Prince George's Boulevard (.35 miles from the Subject Property) passed the four-minute travel test from the closest Prince George's County Fire/EMS Station when applying the national standard, an associated total response time under five-minutes from the closest Fire/EMS Station, Pointer Ridge Fire/EMS Co. 843.

Regarding transportation, no additional development is proposed, and the Subject Property was previously found to comply with the requirements of adequate public facilities. It has been included in as background for any traffic studies performed since it was approved in 1987. The initial development of the property was well within the anticipated traffic generation assumed at the time of the initial approval of the CDP. The traffic study for Collington done with CDP was based on 13,803,000 square feet on 1,281 acres (page 3-23 of the CDP-8712/8904/9006) with an average PM trip generation rate of 0.927 per 1,000 square feet and an average ADT rate of 6.065 per 1,000 square feet (trip generation on page 7-5 of the same CDP). To the best of Applicant's knowledge, there appears to have been no separate traffic study done for the preliminary plan, and the CDP did include the area of Karington, which is has now been separated and is proceeding forward under its own entitlement. From prior information obtained by M-NCPPC from SDAT records within Collington (not including Karington), development to date consists of 4,670,571 square feet on 781 acres. Most of this space is warehouse or light industrial space. In prior SDP applications, it was determined that while no explicit trip cap was ever established for the Subject Property, development in Collington was assumed to be at an intensity of .4 FAR. Applying a floor area ratio of 0.4, which is typical of the E-I-A Zone, the existing building is constructed with an FAR of .31, well below the permitted intensity. Therefore, the Planning Board can find that the development will be adequately served within a reasonable period of time with existing or programmed public facilities.

- (3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

COMMENT: The Subject Property is subject to the requirements of Subtitle 32 of the Zoning Ordinance related to stormwater management and grading. A Stormwater Management (SWM) Concept Plan, #CSD 910164-20, was filed and approved for the Subject Property and the proposed

is in conformance with the approved SWM plan. Adequate provision has therefore been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties.

(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and

TCP2-2025-0085 was approved on December 3, 2025 in conjunction with SDP-8704-04. The proposed revision conforms to the approved TCP2.

(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

COMMENT: The Subject Property contains no regulated environmental features. Therefore, in this instance, any such features are preserved and/or restored to the fullest extent possible.

9.0. CONCLUSION

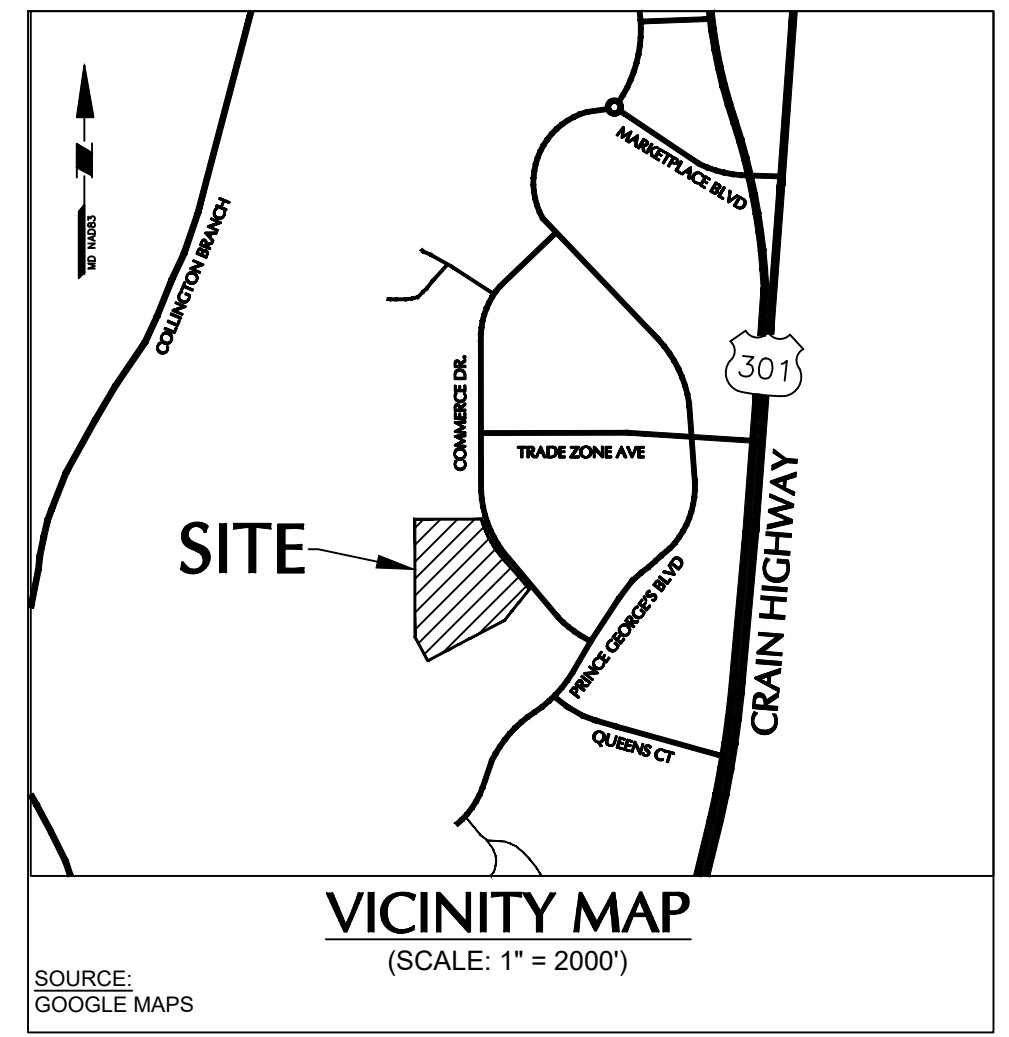
In conclusion, the Applicant submits that the proposed revision to SDP-8704 is in conformance with the approved Comprehensive Design Plan and the conditions applicable to it, as well as the regulations in the E-I-A Zone. The Applicant further submits that the application meets the applicable requirements of Section 27-528(a). For these reasons, the Applicant respectfully requests approval of the SDP.

Respectfully submitted,



Thomas H. Haller, Esq.
1300 Caraway Court, Suite 102
Largo, Maryland 20774
301-306-0033 (O)

301-306-0037 (F)
thaller@gibbshaller.com



SOURCE: GOOGLE MAPS
WSSC MAP 202 SE14
ADC MAP 5533 D-10

SPECIFIC DESIGN PLAN FOR NORDSTROM DISTRIBUTION CENTER LOT 3 - BLOCK "D"

DRAWING INDEX

SHEET#	TITLE
1 OF 10	COVER SHEET
2 OF 10	APPROVAL SHEET
3 OF 10	SPECIFIC DESIGN PLAN
4 OF 10	LANDSCAPE AND PLANTING PLAN
5 OF 10	LANDSCAPE DETAILS
6 OF 10	LIGHTING PLAN
7 OF 10	LIGHTING DETAILS
8 OF 10	CONSTRUCTION DETAILS
9 OF 10	TRUCK MANEUVER EXHIBIT
10 OF 10	GREEN AREA EXHIBIT

**SPECIFIC DESIGN
PLAN NO.
SPD-2026-0013**

<p>OWNER/APPLICANT</p> <p>NORDSTROM COLLINGTON CENTER 839 COMMERCE DRIVE UPPER MARLBORO, MD. 20772 (301)390-7800</p>	<p>PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.</p> <p style="text-align: right;">EXPIRATION DATE: 02-11-2027 RYAN C. LINTHICUM MD PE LICENSE NO. 34097</p>		<p>LANGAN</p> <p>Langan Engineering and Environmental Services, Inc. 1300 Wilson Boulevard, Suite 450 Arlington, VA 22209 T: 571.366.6800 F: 571.366.6801 www.langan.com</p>	<p>Project Nordstrom - 839 Commerce Drive ELECTION DISTRICT 7 UPPER MARLBORO</p>	<p>Drawing Title COVER SHEET</p>	<p>Project No. 270154801</p> <p>Date 05/08/2026</p> <p>Drawn By MY</p> <p>Checked By JMA</p>	<p>1 OF 10</p>							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Description</th> <th>No.</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">Revisions</td> </tr> </tbody> </table>		Date	Description	No.	Revisions									
Date	Description	No.												
Revisions														

SITE NOTES:

- | | |
|--|---|
| 1. PRIOR ZONING: | E+A COLLINGTON |
| 2. CURRENT ZONING: | IH |
| 3. COMPREHENSIVE DESIGN PLAN NO.: | CDP-9006 |
| 4. CONCEPTUAL STORM DRAIN APPROVAL NO.: | CSD 910164-20 |
| 5. PRELIMINARY PLAT NO.: | 4-88074 |
| 6. PG COUNTY TAX MAP: | #77 GRID C-2 & C-3 |
| 7. WSSC MAP: | 202 SE14 |
| 8. PUBLIC WATER AND SEWER SYSTEMS ARE AVAILABLE | |
| 9. GROSS LOT AREA: | 1,213,568 S.F. OR 27.8597 AC. |
| 10. PLAT REFERENCE: | LOT 3, BLOCK 'D', COLLINGTON, P.B. NLP 132, P42 |
| 11. AREA TO BE DISTURBED: | 150,902 S.F. OR 3.46 AC. |
| 12. BUILDING SIZE (G.F.A.): | 370,234 S.F. |
| 13. TAX ACCOUNT: | 098579 |
| 14. EXISTING & PROPOSED USE: | WAREHOUSE DISTRIBUTION CENTER |
| 15. WATER DESIGNATION AREA: | W-3 COMMUNITY SYSTEM |
| 16. SEWER DESIGNATION AREA: | S-3 COMMUNITY SYSTEM |
| 17. OPEN SPACE REQUIRED: MIN 20% OF NET LOT AREA = 242,714 S.F.; PROVIDED: 30.45% = 369,547 S.F. | |

WESTERN UPPER
MARLBORO DISTN
TAX NO.: 0799023
ZONE IH
INDUSTRIAL, HEAVY

WASHINGTON RESCH
LIBRARY CONSTRUM
TAX NO.: 0798918
L: 08532
F: 369
ZONE IH
INDUSTRIAL, HEAVY

PRINCE GEORGES COUNTY
TAX NO.: 0799098
L: 00486
F: 002
ZONE IH
INDUSTRIAL, HEAVY

NORDSTROM DISTRIBUTION CENTER
839 COMMERCE DRIVE
2-STORY CONCRETE

ANSON LOGISTICS
ASSETS LLC
TAX NO.: 0798686
L: 40831
F: 178
ZONE IH
INDUSTRIAL, HEAVY

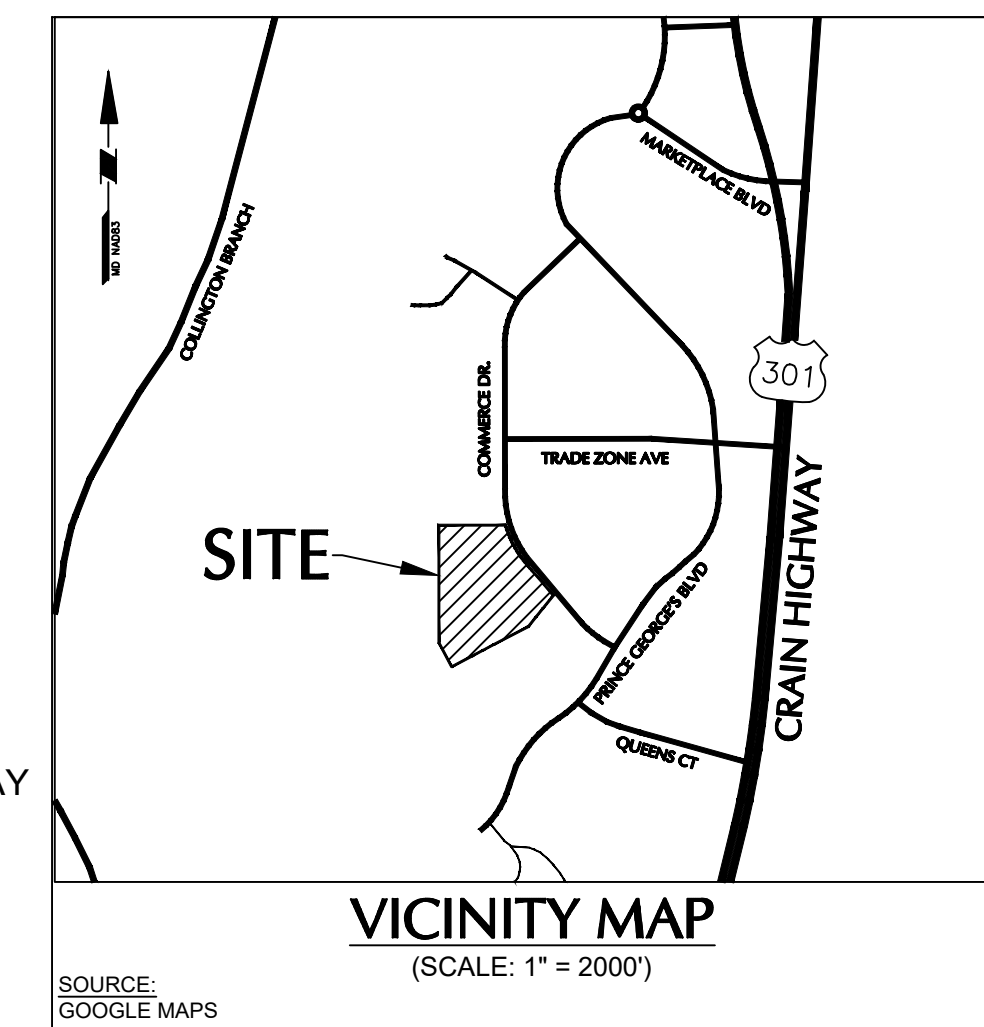
PRINCE GEORGES COUNTY
TAX NO.: 3422599
L: 43586
F: 147
ZONE ROS (RESERVED OPEN SPACE)
WOODED LAND

PROJECT DESCRIPTION:

THIS PROJECT PROPOSES A TRAILER PARKING EXPANSION FOR A DISTRIBUTION CENTER. THE PROPOSED CONSTRUCTION IS SPLIT INTO TWO PHASES:

PHASE I (PREVIOUSLY APPROVED)
PHASE I INCLUDED PARKING LOT UPGRADES IN THE EAST PORTION OF THE SITE, MICRO-BIORETENTION INSTALLATION, AND SECURITY PERIMETER UPGRADES. THESE IMPROVEMENTS WERE APPROVED UNDER SDP-8704-04.

PHASE II (THIS APPLICATION)
PHASE II INCLUDES A TRAILER PARKING EXPANSION AND ASSOCIATED ON-SITE ROADWAY ON THE WEST EDGE OF THE SITE.



SITE PLAN LEGEND

- PROPERTY BOUNDARY
- LIMIT OF DISTURBANCE
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EXISTING FENCE

GENERAL NOTES:

- THIS SITE IS CURRENTLY ZONED IH (PREVIOUSLY EIA) AND IS LOCATED IN THE DEVELOPING TIER AS DEFINED IN THE APPROVED GENERAL PLAN.
- THE SOURCE OF THE PROPERTY BOUNDARIES ON THIS PLAN IS FROM BOUNDARY SURVEY.
- THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM A TOPOGRAPHICAL SURVEY FROM THE PREVIOUSLY APPROVED PLAN FOR THIS SITE.
- NO COUNTY REGULATE 100-YEAR FLOODPLAIN IS LOCATED ON-SITE PER.
- NO WETLANDS OR STREAMS ARE LOCATED ON-SITE AS FIELD VERIFIED.
- THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01.
- THIS SITE DOES NOT CONTAIN TIER II WATER BODY AS DEFINED IN COMAR 26.08.02.04.
- THIS SITE IS NOT LOCATED WITHIN A STRONGHOLD WATERSHED AS ESTABLISHED BY THE MD DNR.
- THIS SITE IS NOT WITHIN A SENSITIVE SPECIES PROTECTION REVIEW AREA BASED ON A REVIEW OF THE SSPRA GIS LAYER PREPARED BY THE HERITAGE AND WILDLIFE SERVICES, MARYLAND DEPARTMENT OF NATURAL RESOURCES.
- THIS SITE DOES NOT INCLUDE FOREST INTERIOR DWELLING SPECIES HABITAT.
- THE SITE IS NOT SUBJECT TO A PREVIOUSLY APPROVED TCP.
- THERE ARE NO SPECIMEN, CHAMPION OR HISTORIC TREES LOCATED ON THE PROPERTY.
- THERE ARE NO SCENIC OR HISTORIC ROADS LOCATED ON OR ADJACENT TO THIS PROPERTY.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT.
- THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY; HOWEVER, THE SUBJECT PROPERTY HAS NOT BEEN SURVEYED FOR ARCHEOLOGICAL RESOURCES AND A PHASE I ARCHEOLOGY REPORT MAY BE REQUIRED DURING SUBSEQUENT DEVELOPMENT REVIEW PROCESSES.
- CHRISTIANA COMPLEX IS NOT FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THIS PROPERTY.
- MARLBORO CLAY (DEPTHS GREATER THAN 12") IS FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THIS PROPERTY.
- THIS SITE IS NOT IN THE VICINITY OF ANY MASTER PLANNED ROADWAY DESIGNED AS ARTERIAL OR HIGHER.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 2007 AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) STUDY FOR ANDREWS AIR FORCE BASE.
- THIS SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA (APA).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- THE SURFACE WATER FOR RECEIVING WATER IS THE COLLINGTON BRANCH.
- THE RECEIVING WATERS ARE LISTED ON THE CURRENT 303(d) LIST AS IMPAIRED. THE IMPAIRMENTS ARE: TOTAL SUSPENDED SOLIDS, NITROGEN, PHOSPHORUS AND UNKNOWN. THE DATE THIS INFORMATION WAS COMPARED WAS TO THE CURRENT MARYLAND 303(d) LIST WAS SEPTEMBER 15, 2014.
- THIS SITE IS NOT LOCATED OR DISCHARGED INTO A TIER II WATERSHED.
- THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THIS PROPERTY.

PARKING DATA:

EXISTING BUILDING DATA:
OFFICE SPACE: 15,489 SQ. FT.
WAREHOUSE SPACE: 360,745 SQ. FT.
TOTAL AREA: 376,234 SQ. FT.

PARKING REQUIRED:
OFFICE: 1:250 (0-2000 S.F.): 8 SPACES
1:400 (OVER 2000 S.F.): 34 SPACES
TOTAL OFFICE: 42 SPACES
WAREHOUSE: 3:1500 (0-1500 S.F.): 3 SPACES
1:1500 (1500-100000 S.F.): 66 SPACES
0.2:1000 (OVER 100000 S.F.): 53 SPACES
TOTAL WAREHOUSE: 122 SPACES

164 SPACES REQUIRED
EXISTING PARKING PROVIDED: 350 SPACES (9.5' X 19')

HANDICAP SPACES REQUIRED: 8 SPACES
HANDICAP SPACES PROVIDED: 10 SPACES

LOADING SPACE REQUIRED:
OFFICE: 1:100000 (10000-100000 S.F.): 1 SPACE
WAREHOUSE: 1:10000 (0-10000 S.F.): 3 SPACES
WAREHOUSE: 1:40000 (E.A. ADDITIONAL): 9 SPACES
TOTAL LOADING: 13 SPACES

EXISTING TRAILER SPACES PROVIDED: 33 SPACES (12' X 55')
TRAILER SPACES ADDED DURING CONSTRUCTION: 94 SPACES (12' X 55')

EXISTING CAB STALLS PROVIDED: 15 SPACES (12' X 28')

**SPECIFIC DESIGN
PLAN NO.
SPD-2026-0013**

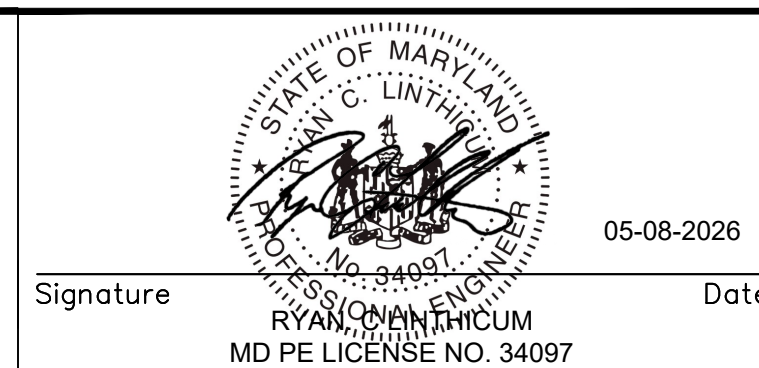
OWNER/APPLICANT

NORDSTROM
COLLINGTON CENTER
839 COMMERCE DRIVE
UPPER MARLBORO, MD. 20772
(301)390-7800

Date	Description	No.
Revisions		

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
MARYLAND.

EXPIRATION DATE: 02-11-2027
RYAN C. LINTHICUM
MD PE LICENSE NO. 34097

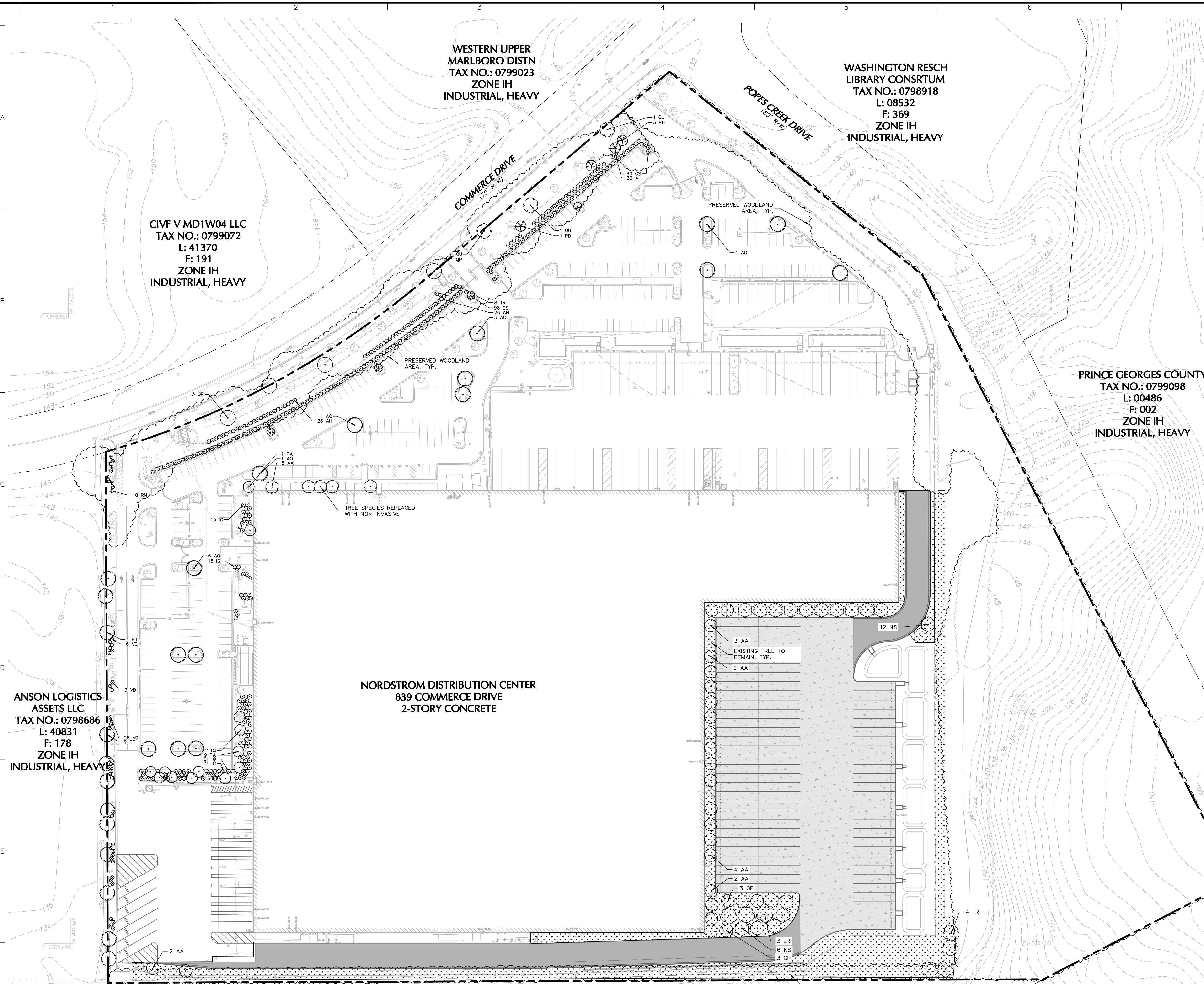


LANGAN
Langan Engineering and
Environmental Services, Inc.
1300 Wilson Boulevard, Suite 450
Arlington, VA 22209
T: 571.366.6800 F: 571.366.6801 www.langan.com

Project
**Nordstrom - 839
Commerce Drive**
ELECTION DISTRICT 7
UPPER MARLBORO
PRINCE GEORGES COUNTY MARYLAND

Drawing Title
**SPECIFIC DESIGN
PLAN**

Project No. 270154801	Drawing No. 3 of 10
Date 05/08/2026	Drawn By MY
Checked By JMA	



PLANT SCHEDULE

SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	CANOPY COVERAGE PER TREE	TOTAL CANOPY COVERAGE
TREES							
(Symbol)	AA	25	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	2" CAL.	B&B	225 SF	5,625 SF
(Symbol)	AO	15	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	2" CAL.	B&B	160 SF	2,400 SF
(Symbol)	CJ	2	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	2" CAL.	B&B	225 SF	450 SF
(Symbol)	GP	9	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	2" CAL.	B&B	225 SF	2,025 SF
(Symbol)	LR	13	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / ROUND-LOBED SWEET GUM	2" CAL.	B&B	225 SF	2,925 SF
(Symbol)	NS	18	NYSSA SYLVATICA / TUPELO	2" CAL.	B&B	160 SF	2,880 SF
(Symbol)	PD	4	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	2" CAL.	B&B	200 SF	800 SF
(Symbol)	QU	3	QUERCUS PALUSTRIS / PIN OAK	2" CAL.	B&B	225 SF	675 SF
(Symbol)	QP	4	QUERCUS PHELLOS / WILLOW OAK	2" CAL.	B&B	225 SF	900 SF
EVERGREEN TREES							
(Symbol)	PA	11	PICEA ABIES / NORWAY SPRUCE	2" CAL.	B&B	200 SF	2,200 SF
(Symbol)	PT	12	PINUS TAEDA / LOBLOLLY PINE	2" CAL.	B&B	200 SF	2,400 SF
SHRUBS							
(Symbol)	AH	84	AZALEA X 'HERSHEY'S RED' / HERSHEY'S RED KURUME AZALEA	3 GAL.	CONTAINER		
(Symbol)	CS	158	CORNUS ALBA 'SIBIRICA' / REDBARK TATARIAN DOGWOOD	3 GAL.	CONTAINER		
(Symbol)	IC	31	ILEX CRENATA 'CONVEXA' / CONVEX-LEAVED JAPANESE HOLLY	3 GAL.	CONTAINER		
(Symbol)	IG	81	ILEX GLABRA / INKBERRY HOLLY	3 GAL.	CONTAINER		
(Symbol)	RN	10	RHODODENDRON NUDIFLORUM / PINXTERBLOOM AZALEA	3 GAL.	CONTAINER		
(Symbol)	TR	8	TAXUS BACCATA 'REPANDENS' / SPREADING ENGLISH YEW	3 GAL.	CONTAINER		
(Symbol)	VD	34	VIBURNUM PLICATUM TOMENTOSUM / DOUBLEFILE VIBURNUM	3 GAL.	CONTAINER		
GROUND COVERS							
(Symbol)			TURF				
(Symbol)			POND SEED MIX				

PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL				
PRINCE GEORGE'S COUNTY, MARYLAND				
SECTION	REQUIREMENT	CALCULATION	COMPLIANCE	
SEC. 4 LANDSCAPE STANDARDS	9.C.1	A minimum percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) shall be native species (or the cultivars of native species) as identified in the National Park Service, U.S. Fish and Wildlife Service publication Native Plants for Wildlife Habitat and Conservation Landscaping: Chesapeake Bay Watershed (as updated periodically) or M-NCPPC's publication Native Plants of Prince George's County (dated 1998) or any subsequent revision.	REQUIRED: 80% of shade trees should be native PROVIDED: 80% native trees	COMPLIES
	9.C.3	To encourage biodiversity of plantings, the following species diversity requirements must be met as outlined below:	REQUIRED: 67 trees, 30% max of one species PROVIDED: 30% max of one species.	COMPLIES
	11.C.1	Transit-Oriented/Activity Center base zones, Nonresidential zones, the RMH Zone, and any Planned Development zone, plant a minimum of 1 major shade tree and 25 plant units of understory per every 1,000 square feet or fraction thereof of Green Area provided.	REQUIRED: 64,342 SF Green Area / 1,000 = 64,342, 64,342*25 plant units = 1,608 plant units, 65 trees PROVIDED: 5,411 plant units, 67 trees	COMPLIES

Parking Lot Landscape Strip 4.3.a		
	Phase 2 (SPD-8704-01)	Current Scope (SD-2026-0013)
Linear feet of street frontage of parking lot	310	798
Option Selected	1	3
Number of plants required		
shade trees or equiv. shrubs	9	27
	90	266
Number of plants provided		
shade trees or equiv. ornamental trees	13	-
evergreen trees	0	-
shrubs	12	-
	159	-
Number of plants existing		
existing shade trees		27
existing evergreen trees		9

Interior Planting 4.3.c			
	Phase 1 (SPD-8704-01)	Phase 2 (SPD-8704-01)	Current Scope (SD-2026-0013)
Area of parking compound	95,550 SF	148,815 SF	205,008 SF
Interior landscape area required	8%	8%	10%
Interior landscape provided	7,644 SF	11,905 SF	20,501 SF
	12.6%	16.1%	10.1%
Number of shade trees required	12,050 SF	23,950 SF	20,661 SF
	25	40	69
Number of shade trees provided	33	58	69

PRINCE GEORGES COUNTY
TAX NO.: 3422599
L: 43586
F: 147
ZONE ROS (RESERVED OPEN SPACE)
WOODED LAND

Signature: CAROLYN H. CAMPBELL, MD LA LICENSE NO. 3778, Date: 05-08-2026

LANGAN
Langgan Engineering and Environmental Services, Inc.
1300 Wilson Boulevard, Suite 450
Arlington, VA 22209
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Project: Nordstrom - 839 Commerce Drive, ELECTION DISTRICT 7, UPPER MARLBORO

Drawing Title: LANDSCAPING PLANTING PLAN

Project No.: 270154801, Date: 05/08/2026, Drawn By: MY, Checked By: JMA

4 OF 10

GENERAL LANDSCAPE PLANTING NOTES:

- PLANTING MATERIALS**
- NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
 - STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
 - NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
 - THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
 - THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

- PLANTING SOILS**
- REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS
 - SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.
 - IF DEPTH OF PLANTING SOILS AND TOPSOIL IS NOT INDICATED IN PLANS OR DETAILS, A MINIMUM 18" DEPTH SHALL BE PROVIDED FOR ALL TREES AND LARGE SHRUBS; MINIMUM 12" DEPTH SHALL BE PROVIDED FOR GROUNDCOVERS, HERBACEOUS AND MEADOW OR ORNAMENTAL GRASS AREAS AND A MINIMUM 6" LAYER SHALL BE INSTALLED IN ALL LAWN AREAS. TOPSOIL AND PLANTING SOIL DEPTH INDICATED ON PLANS AND PLANTING DETAILS AND NARRATIVE SPECIFICATIONS SHALL GOVERN DEPTH WHEN PROVIDED.
 - WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.
 - IF THE QUANTITY OF SOILS FROM THE SITE IS NOT ADEQUATE TO FILL PLANTING AREAS TO THE DEPTH INDICATED IN THE PLANS AND DETAILS, CONTRACTOR SHALL FURNISH PLANTING SOILS THAT ARE FREE OF BROKEN GLASS, PAINT CHIPS, PLASTIC, DELETERIOUS MATERIALS, ROOTS, WEEDS, BOULDERS, COBBLES AND GRAVEL OVER 1" IN DIAMETER AND COMPLY WITH THE FOLLOWING CRITERIA:
 - SOILS SHALL MEET ALL APPLICABLE SOIL REMEDIATION STANDARDS
 - ORGANIC CONTENT: 2-5% IN NATIVE SOILS; UP TO 10% IN AMENDED SOILS
 - SOLUBLE SALTS: LESS THAN 0.5 MM HOS/CM
 - SOIL PH: 4.5-7 TO BE AMENDED PER SOL TEST RESULTS
 - PHYSICAL (SIEVE) ANALYSIS/ SOIL TEXTURE
 - SAND: 40-60% SILT: 25-60% CLAY: 5-20%
 - NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE.
 - ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS TO DELIVERY OF SOIL TO THE PROJECT SITE.
 - IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED, PH RANGE OF 6-8; MOISTURE CONTENT 35-55% BY WEIGHT 100% PASSING THROUGH 1" SIEVE; SOLUBLE SALT CONTENT LESS THAN 0.5 MM HOS/CM; MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL; FREE OF BROKEN GLASS, PAINT CHIPS, PLASTIC, DELETERIOUS MATERIALS, ROOTS, WEEDS, BOULDERS, COBBLES AND GRAVEL OVER 1" IN DIAMETER
 - SCARIFY AND/OR TILL ALL COMPACTED SUBSOILS PRIOR TO ADDING PLANTING SOIL OR TOPSOIL. PLANTING SOILS AND TOPSOIL SHALL BE PLACED IN 12"-18" LIFTS THAT ARE LOOSELY COMPACTED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.

- DELIVERY, STORAGE, AND HANDLING**
- PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
 - TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP OR BREAK BALLED STOCK DURING DELIVERY OR HANDLING.
 - ALL PLANTS SHALL BE BALLED OR BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING, IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8" INTO THE PLANTING HOLE. WITH CONTAINER-GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
 - THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

- INSTALLATION**
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
 - THE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
 - NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
 - ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
 - ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
 - THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
 - AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
 - MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
 - ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
 - AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A SHREDDED HARDWOOD BARK OR APPROVED EQUAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.

- GUARANTEE**
- NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

- MAINTENANCE**
- DEBRIS AND WEED CONTROL. THIS TASK SHALL INCLUDE THE REMOVAL OF ALL UNDESIRABLE LITTER, DEBRIS, AND WEEDS. THE OBJECTIVE OF THIS SUBSECTION'S TASK IS TO PROVIDE A NEAT, ORDERLY, WELL-MAINTAINED APPEARANCE. ANY OBJECTS OR PLANTS WHICH CREATE A HEALTH OR SAFETY HAZARD OR AN UNNATURAL VISUAL NUISANCE SHALL BE REMOVED IMMEDIATELY.
 - MULCHING. ALL PLANTING BEDS WITH EXISTING OR SPECIFIED ORGANIC MULCH SHALL BE MAINTAINED WITH A MINIMUM TWO-INCH DEPTH OF SHREDDED BARK MULCH OR AN EQUIVALENT, TO MAINTAIN THIS LEVEL. NEW MULCH SHALL BE APPLIED EACH SPRING AS NEEDED. AREAS WITH DECORATIVE STONE OR OTHER MATERIALS SHALL BE MAINTAINED WITH A NEAT APPEARANCE AND AT SUCH A LEVEL THAT NO WEEDS, BARE GROUND OR SOIL ARE EXPOSED.
 - PLANTINGS. LANDSCAPE MAINTENANCE SHALL INCLUDE THE RESEEDING OR REPLANTING OF LANDSCAPE AREAS WHICH ARE DAMAGED, DESTROYED, OR FAILING DUE TO INSECTS, DISEASE, WEATHER OR PHYSICAL DAMAGE. ALL LANDSCAPED AREAS WHICH ARE DAMAGED, DESTROYED OR ARE FAILING, AS DESCRIBED ABOVE, SHALL BE REPLACED DURING THE NEXT PLANTING SEASON.
 - EXISTING AND PROPOSED PLANT MATERIAL SHALL BE MAINTAINED TO PROVIDE MINIMUM SIGHT DISTANCE THROUGHOUT THE SITE.
 - CONTRACTOR SHALL ASSESS THE NEED FOR DEER PROTECTION ON SITE. IF DEEMED NECESSARY, SHADE AND ORNAMENTAL TREES SHALL BE PROTECTED THROUGH WINTER WITH SPIRAL WRAP TREE GUARDS, OR APPROVED EQUAL PROTECTION LENGTH TO BE FROM BELOW THE LOWEST BRANCH AND DOWN TO WITHIN A FEW INCHES OF THE GROUND. THE GUARDS CAN BE REMOVED IN SPRING AND SAVED FOR RE-INSTALLATION DURING THE FOLLOWING WINTERS AS PART OF A MAINTENANCE PROGRAM.

LAWN SEED MIX:

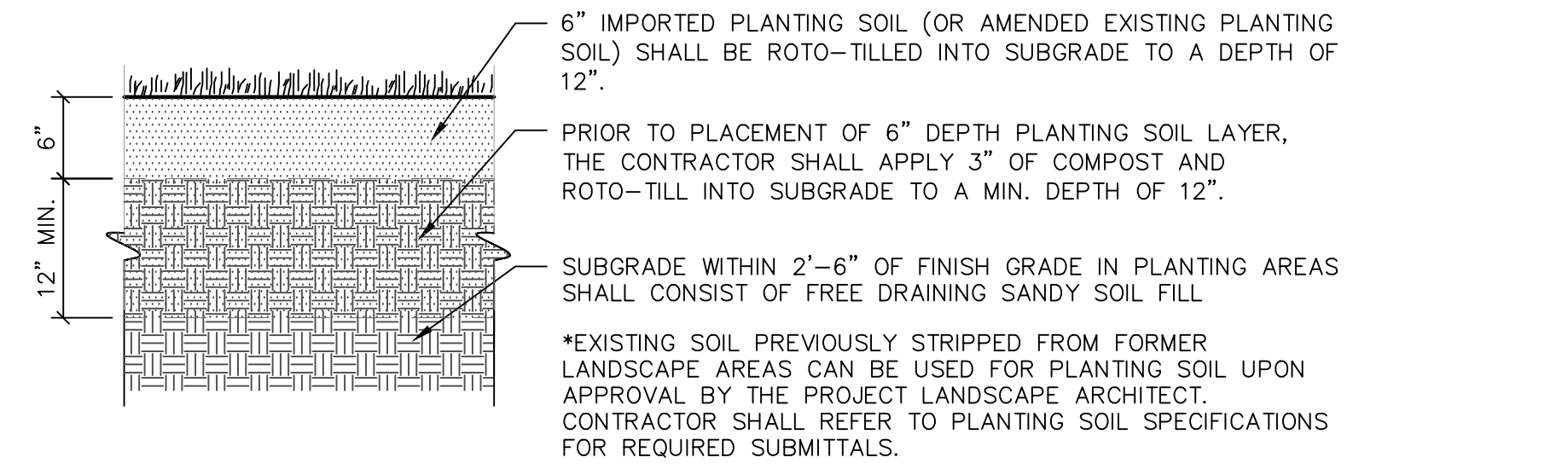
- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
- THE FOLLOWING SEED MIX SHALL BE SOWN AT THE RATES AS DEPICTED:
 - PERENNIAL RYEGRASS 1.38 LBS./1,000 SF
 - KENTUCKY BLUEGRASS 0.92 LBS./1,000 SF
 - SPREADING FESCUE 0.46 LBS./1,000 SF
- SEEDED LAWN AREAS SHALL BE MULCHED TO PRESERVE SOIL MOISTURE AND PREVENT EROSION DURING THE ESTABLISHMENT PERIOD UNTIL A STAND OF COVER IS ACCEPTED BY THE OWNER. STANDARD MULCH MAY INCLUDE HYDROMULCH, SALT HAY OR SMALL GRAIN STRAW ANCHORED WITH TACKIFIER AS NECESSARY. AREAS PRONE TO EROSION SHALL BE PROTECTED AS NECESSARY WITH BIODEGRADABLE EROSION CONTROL MATERIALS IN ADDITION TO THE STANDARD MULCH. ALL MULCH MATERIALS AND HYDROSEED/MULCH MIX MUST BE REMOVED FROM ANY ADJACENT STRUCTURES, PAVING OR VEHICLES IMMEDIATELY.
- SEEDING DATES FOR THIS MIXTURE SHALL BE AS FOLLOWS:
 - SPRING: FEBRUARY 15 - APRIL 30
 - FALL: AUGUST 15 - NOVEMBER 30
- GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

LANDSCAPE MAINTENANCE NOTES

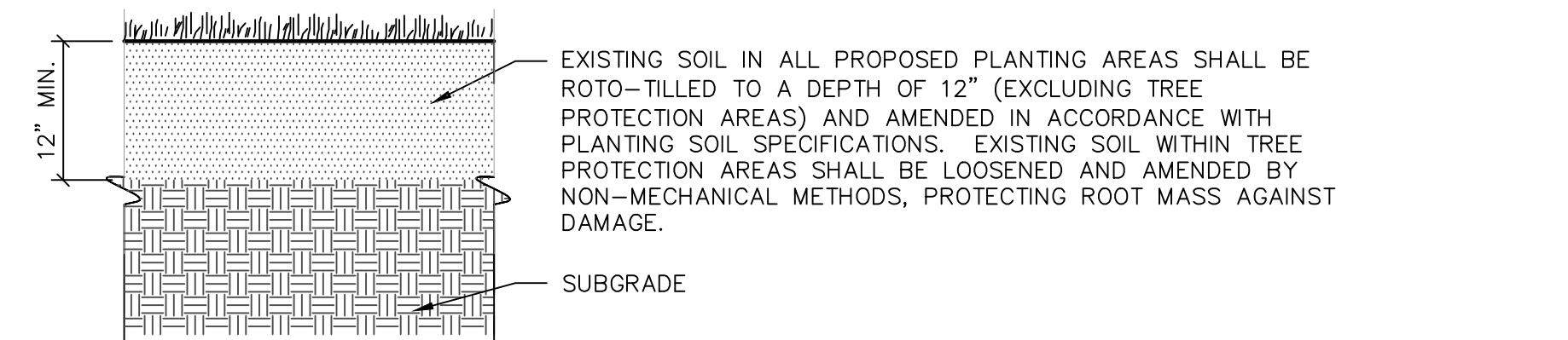
- MAINTENANCE OPERATIONS BEFORE APPROVAL**
 - PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
 - CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS; REPAIRING AND RESHAPING WATER RINGS OR SAUCERS; MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED; WATERING WHEN NEEDED OR DIRECTED; AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
 - CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.
- MAINTENANCE DURING CONSTRUCTION**
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION. PLANT SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.
 - IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.
 - ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR; REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTALMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
 - PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.
 - AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.
- LAWN MAINTENANCE**
 - BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
 - WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE-SEEDING; MOW TO 2 1/2 - 3 INCHES AFTER GRASS REACHES 3 1/2 INCHES IN HEIGHT, AND MOW FREQUENTLY ENOUGH TO KEEP GRASS FROM EXCEEDING 3 1/2 INCHES. WEED BY LOCAL SPOT APPLICATION OF SELECTIVE HERBICIDE ONLY AFTER GRASS IS WELL-ESTABLISHED.

MEADOW SEEDING NOTES:

- MEADOW SEED MIX "B" - ERNST SEED MIX ERNMX-183 "NATIVE DETENTION AREA MIX"**
 - 25.0% PANICUM CLANDESTINUM, "TIOGA"
 - 25.0% PANICUM VIRGANTUM, "SHAWNEE"
 - 20.0% ELYMUS VIRGINICUS, PA ECOTYPE
 - 20.0% CAREX VULPINOIDEA, PA ECOTYPE
 - 4.0% ARAGROSTIS HYEMALIS, PIEDMONT NC ECOTYPE
 - 2.0% JUNCUS EFFUSUS
 - 1.0% JUNCUS TENNIS, PA ECOTYPE
 - 1.0% PANICUM RIGIDULUM, PA ECOTYPE
 - DEERTONGUE SWITCHGRASS
 - VIRGINIA WILDRYE
 - FOX SEDGE
 - WINTER BENTGRASS
 - SOFT RUSH
 - PATH RUSH
 - REDTOP PANICGRASS
- NOTES:**
 - SEED AT A RATE OF 20 LBS./ACRE.
 - FOR WINTER SEEDING, APPLY A NURSE CROP OF GRAIN RYE AT A RATE OF 30 LBS./ACRE.
 - FOR FALL SEEDING, APPLY A NURSE CROP OF JAPANESE MILLET AT A RATE OF 10 LBS./ACRE.



IMPORTED OR AMENDED EXISTING PLANTING SOIL WITHIN AREAS OF RAISED GRADE



AMENDED EXISTING PLANTING SOIL WITHIN AREAS OF UNCHANGED OR CUT GRADE

- NOTES:**
- CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 CY) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
 - DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.
 - IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCESS OF THE PROJECT STATE ENVIRONMENTAL REVIEW AGENCY STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
 - CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.)
 - NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.

1 PLANTING SOIL

SCALE: N.T.S.

2 DECIDUOUS TREE PLANTING

SCALE: N.T.S.

Sample Schedule 4.3-1
Requirements for Landscape Strips Along Streets

Linear feet of street frontage, excluding driveway entrances:

- General Plan Designation:
 - Developing Tier
 - Developed Tier
 - Corridor Node or Center
- Option Selected: 1, 2, 3, or 4: 1 or 2: _____
- Is there a public utility easement along the frontage of the property?
 - Yes
 - No
- Number of plants required:
 - shade trees
 - shrubs
 - 25-foot-wide strip of existing trees
 - shade trees
 - shrubs
 - 25-foot-wide strip of existing trees
 - ornamental/evergreen trees
 - shrubs
 - 25-foot-wide strip of existing trees
 - existing trees
 - shrubs
 - 25-foot-wide strip of existing trees
- Total number of trees provided:
 - shade trees
 - shrubs
 - 25-foot-wide strip of existing trees
 - existing trees
 - shrubs
 - 25-foot-wide strip of existing trees
 - existing trees
 - shrubs
 - 25-foot-wide strip of existing trees

Sample Schedule 4.3-2
Interior Planting for Parking Lots 7,000 Square Feet or Larger

- Parking Lot Area (see Figure 4.3-7): 205,008 square feet
- Interior landscaped area required: 10.0% 20,500 square feet
- Interior landscape area provided: 10.1% 20,661 square feet
- Minimum number of shade trees required: 69 shade trees (1 per 300 square feet of interior planting area provided) or (1 per 200 square feet of interior planting area provided)
- Number of shade trees provided: 69 shade trees
- Is a minimum of 160 square feet of contiguous pervious land area provided per shade tree? yes no
- Is there a planting island on average every 10 spaces? yes no
- Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area? yes no
- Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9 feet wide? yes no
- Is a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide? yes no
- For parking lots 50,000 square feet or larger:
 - Is there a 9-foot-wide planting island perpendicular to parking for every 2 bays? yes no
 - Is the number of shade trees required increased? (1 per 200 square feet of interior planting area provided) yes no

NOTES: PARKING LOT AREA NOT DISTURBED. DESIGN COMPLIES WITH 1990 EDITION OF THE PRINCE GEORGE'S LANDSCAPE MANUAL

Sample Schedule 4.3-1
Parking Lot Perimeter Landscape Strip for Parking Lots 7,000 Square Feet or Larger

Linear feet of parking lot perimeter adjacent to property line:

- General Plan designation:
 - Developed Tier
 - Developing Tier
 - Rural Tier
- Option selected:
 - Developed Tier
 - Developing Tier
 - Rural Tier
- Width of perimeter strip required: 25 feet
- Width of perimeter strip provided: 25 feet
- Plant material required:
 - shade trees
 - shrubs
 - shade trees
 - shrubs
 - existing shade
 - existing shade
 - existing shade
- Total plant material provided:
 - shade trees
 - shrubs
 - existing shade
 - existing shade
 - existing shade

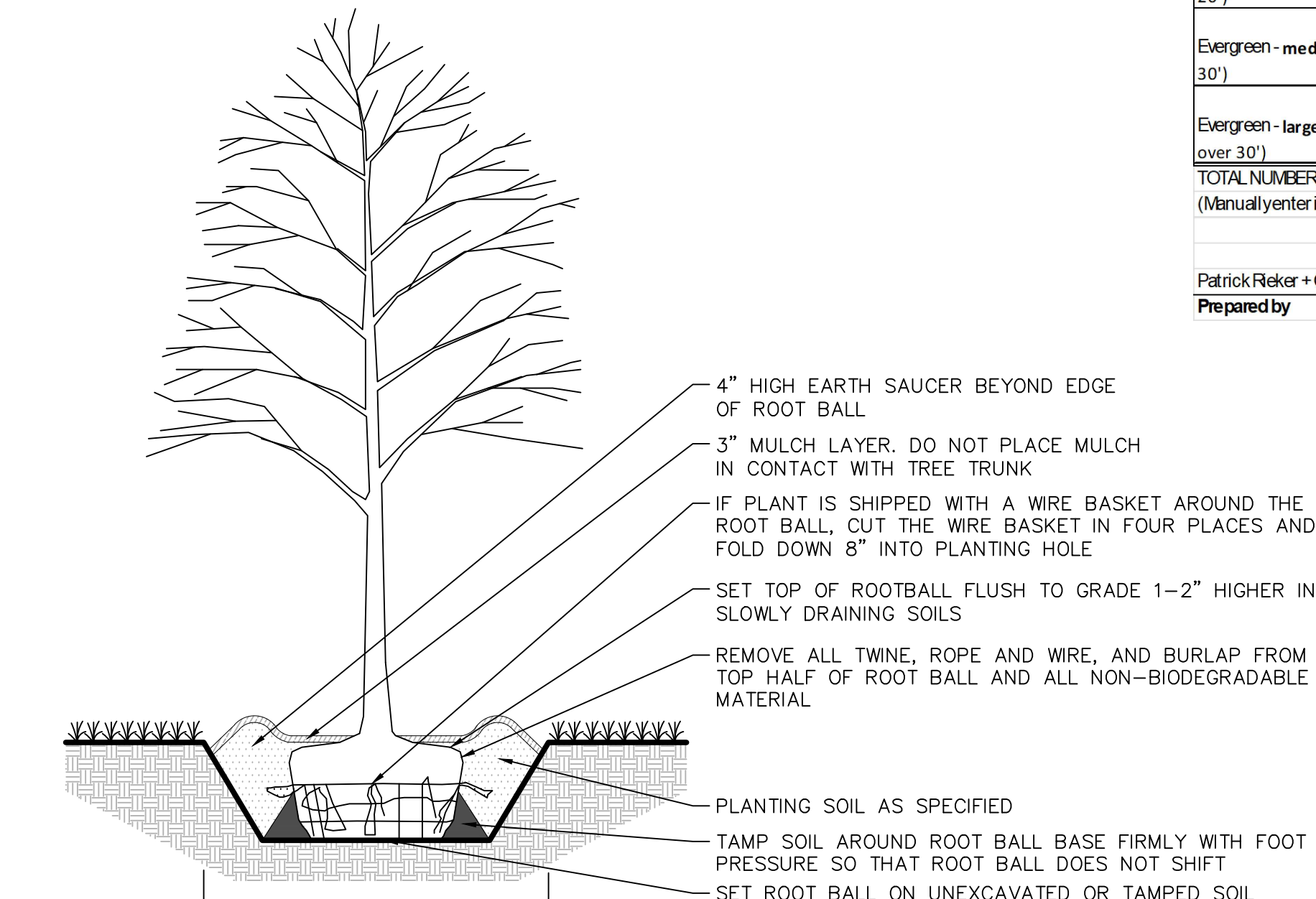
Sample Schedule 4.9-1
Sustainable Landscaping Requirements

- Percentage of native plant material required in each category:
 - Shade Trees: total 60 x 50% = 30 total number required total number provided 51 = 85% native
 - Ornamental Trees: total - x 50% = - total number required total number provided - = - % native
 - Evergreen Trees: total - x 30% = - total number required total number provided - = - % native
 - Shrubs: total - x 30% = - total number required total number provided - = - % native
- Are invasive species proposed? yes no
- Are existing invasive species on-site in areas that are to remain undisturbed? yes no
- If "yes" is checked in numbers 2 or 3, is a note included on the plan requiring removal of invasive species prior to certification in accordance with Section 1.5, Certification of Installation of Plant Materials? yes no
- Are trees proposed to be planted on slopes greater than 3:1? yes no


Tree Canopy Coverage Schedule for Sec. 25-128

Project Name:	TCP%	DRD Case #:	Area (acres)
Nordstrom - 839 Commerce Drive			
Site Calculations:			
Zone 1:	#:		27.86
Zone 2:			
Zone 3:			
Zone 4:			
Total Acres:			27.86
Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
27.86	10.0%	2.79	121358
A. TOTAL ON-SITE TCC PROVIDED (acres) =			0
B. TOTAL AREAS EXISTING TREES (non-VC acres) =	6.18		269636.4
C. TOTAL SQUARE FOOTAGE OF LANDSCAPE TREES =			23280
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			292916
E. TOTAL SQUARE FOOTAGE REQUIRED =			121358
			Requirement Satisfied

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - columnar shade tree (50' or less height)	2-1/2' - 3" = 65		0
	3-3 1/2" = 75		0
Deciduous - ornamental tree (20' or less height with equal spread). Minimum planting size 7-9' in height	1-1/2' - 1-3/4" = 75		0
	2-2 1/2" = 100		0
	2-1/2' - 3" = 110		0
Deciduous - minor shade tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	2-1/2' - 3" = 160	33	5280
Deciduous - major shade tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	2-1/2' - 3" = 225	56	12600
Evergreen - columnar tree (less than 30' height with spread less than 15')	3-3 1/2" = 250		0
	6-8' = 40		0
	8-10' = 50		0
	10-12' = 75		0
Evergreen - small tree (30-40' height with spread of 15-20')	6-8' = 75		0
	8-10' = 100		0
	10-12' = 125		0
Evergreen - medium tree (40-50' height with spread of 20-30')	6-8' = 125		0
	8-10' = 150		0
	10-12' = 175		0
Evergreen - large tree (50' height or greater with spread of over 30')	6-8' = 150		0
	8-10' = 200	27	5400
	10-12' = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		116	23280
(Manually enter information/figures into shaded areas)			
Patrick Rekor + Carolyn Campbell			5/8/2026
Prepared by:		Date	



Date	Description	No.
	Revisions	

 Signature CAROLYN H. CAMPBELL MD LA LICENSE NO. 3778	05-08-2026 Date
--	--------------------

LANGAN

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Project
Nordstrom - 839 Commerce Drive
ELECTION DISTRICT 7
UPPER MARLBORO
PRINCE GEORGE'S COUNTY MARYLAND

Drawing Title
LANDSCAPE DETAILS

Project No. 270154801
Date 05/08/2026
Drawing No. 5 OF 10
Checked By JMA

SITE LIGHTING SCHEDULE

SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP	OPTICS	LUMENS	LLF	COLOR TEMPERATURE	TILT	FIXTURE CATALOGUE NO.	POLE MANUFACTURER	POLE DESCRIPTION	POLE LENGTH	POLE CATALOGUE NO.
A		2	LITHONIA LIGHTING	D-SERIES SIZE 2	DOUBLE HEAD POLE MOUNTED LED AREA FIXTURE COLOR: BLACK	30'-0"	273 WATT LED	TYPE IV WITH HOUSE SIDE SHIELD	34,359	0.9	3000K	0°	DSX2-LED-P4-30K-70CRI-TFTM-MVOLT-RPA-HS-DBLXD	LITHONIA LIGHTING	ROUND STRAIGHT ALUMINUM POLE COLOR: BLACK	27'-0" 3' EXPOSED CONCRETE FOUNDATION	RSA-27-66-DM28AS-VD-DBLXD
B		5	LITHONIA LIGHTING	D-SERIES SIZE 2	SINGLE HEAD POLE MOUNTED LED AREA FIXTURE COLOR: BLACK	30'-0"	273 WATT LED	TYPE IV WITH HOUSE SIDE SHIELD	34,359	0.9	3000K	0°	DSX2-LED-P4-30K-70CRI-TFTM-MVOLT-RPA-HS-DBLXD	LITHONIA LIGHTING	ROUND STRAIGHT ALUMINUM POLE COLOR: BLACK	27'-0" 3' EXPOSED CONCRETE FOUNDATION	RSA-27-66-DM18AS-VD-DBLXD
C		6	LITHONIA LIGHTING	D-SERIES SIZE 2	WALL MOUNTED LED AREA FIXTURE COLOR: BLACK	30'-0"	273 WATT LED	TYPE II	33,236	0.9	3000K	0°	DSX2-LED-P4-30K-70CRI-T2M-MVOLT-WBA-DBLXD				N/A

- NOTE(S):
- REFER TO ELECTRICAL DRAWINGS FOR ELECTRIFICATION PLAN AND LIGHTING VOLTAGES.
 - CONTRACTOR TO PROVIDE ELECTRICAL DRAWINGS SHOWING CIRCUITING AND VOLTAGE DROP CALCULATIONS.
 - CONTRACTOR TO CONFIRM CONTROLS SYSTEM REQUIRED BY OWNER AND PER CODE.
 - ALL POLES 25' AND HIGHER TO RECEIVE FACTORY INSTALLED VIBRATION DAMPENERS.
 - ALL WALL MOUNTED FIXTURES TO BE COORDINATED WITH ARCHITECT.

STATISTICS

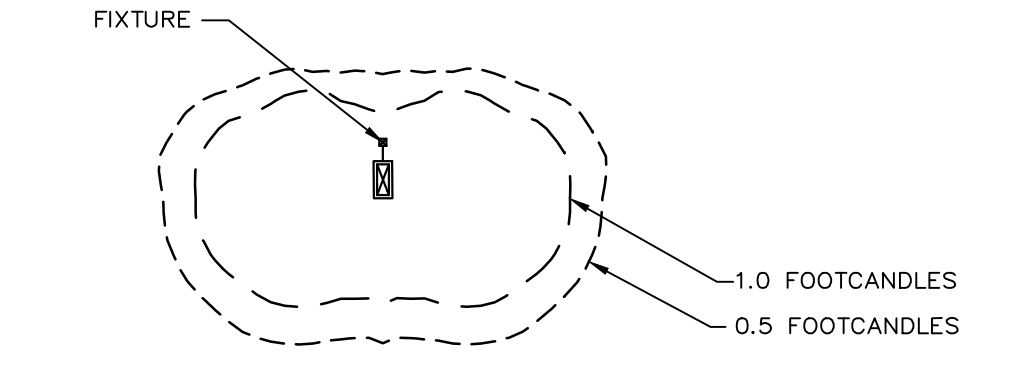
DESCRIPTION	AVG.	MAX.	MIN.	MAX./MIN.	AVG./MIN.
LOT AREA	2.13 ac	7.4 ac	0.5 ac	14.80 : 1	4.26 : 1

NOTE: WITH NO ACCESS TO AS BUILT DRAWINGS, PHOTOMETRICS FOR EXISTING AND ADJACENT FIXTURES WERE ASSUMED TO CLOSEST WITH A LIMITING LIGHT FACTOR OF 0.75

LEGEND

- 0.5 FOOTCANDLE
- 1.0 FOOTCANDLE
- POLE-MOUNTED LIGHT FIXTURE

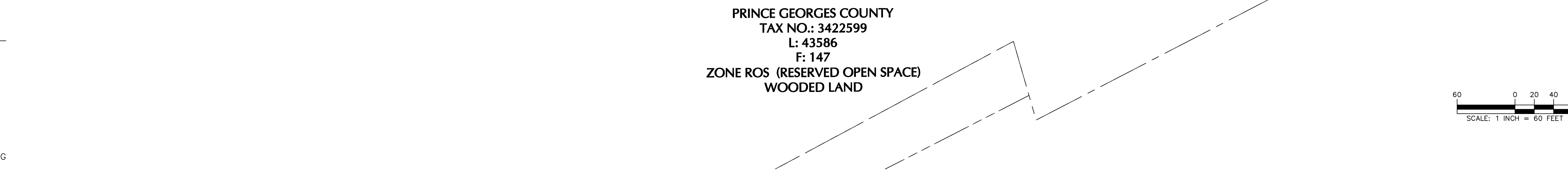
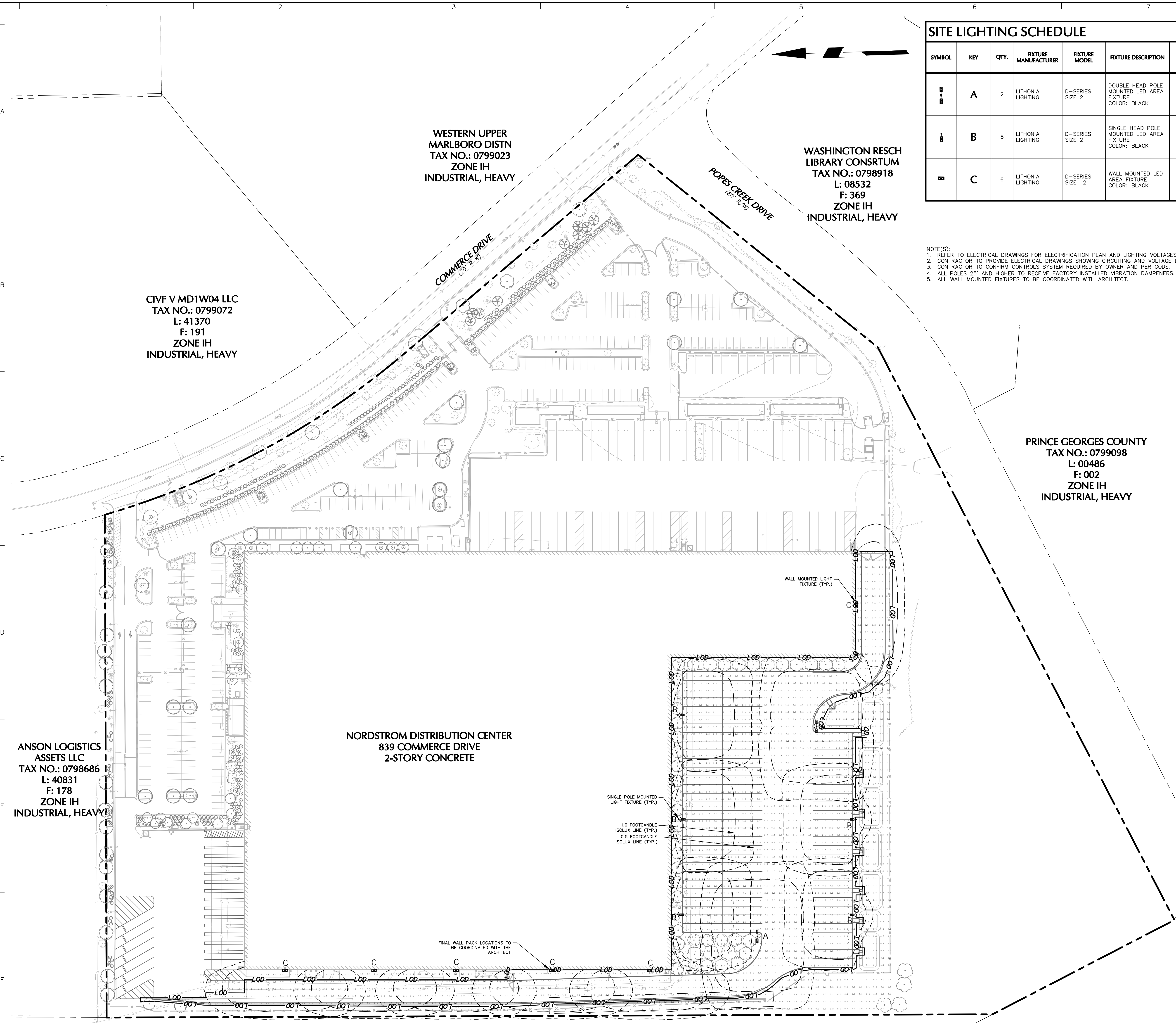
PHOTOMETRIC LIGHTING LEGEND:



NOTE: THE PHOTOMETRIC LEGEND REPRESENTS LIGHT THROW FOR EACH INDIVIDUAL FIXTURE. IT DOES NOT REPRESENT LIGHT COMING FROM OTHER SOURCES.

PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL

SECTION	REQUIREMENT	CALCULATION	COMPLIANCE
6705	All private street lights shall be located inside full cut-off fixtures mounted on non-corrosive poles served by underground wiring. b. The light fixture and light color of private street lights in an individual subdivision or development shall be consistent throughout the subdivision or development. c. Correlated color temperature (CCT) of street lights shall not exceed 3000K.		COMPLIES
6706.C.1	All exterior lighting and indoor lighting visible from outside shall be designed and located so that the maximum illumination measured in foot-candles at ground level at a lot line shall not exceed the standards in Table 27-6706(c).1: Maximum Illumination Levels.	Type or Use Abutting a Lot Line: Industrial uses and vacant land in IE and IH base zones. Maximum Illumination Levels at lot line: 3.0 fc	COMPLIES
6706.C.2	All exterior light fixtures shall generate at least 80 lumens per watt of energy consumed, as shown on the manufacturers specifications for the fixture.		COMPLIES
6706.D	Except for athletic field lighting fixtures, which shall not exceed 95 feet in height, and private street lighting (see Section 27-6705, Private Street Lighting), the height of exterior light fixtures, whether mounted on poles, walls, or by other means, shall comply with the standards in Table 27-6706(d): Maximum Height for Exterior Lighting.	Zone: Nonresidential base zones and the IE-PD Zone, Maximum Height: 30 feet	COMPLIES
6707.D	Wall packs on the exterior of the building shall be fully shielded (e.g., true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and be of low wattage (100 watts or lower).		COMPLIES
6707.E	Light fixtures for sidewalks, walkways, trails, and bicycle paths shall provide at least 1.2 foot candles of illumination, but not exceed 2.0 foot candles.		COMPLIES



REFER TO SHEET 7 OF 10 FOR LIGHTING NOTES AND DETAILS

Date	Description	No.
Revisions		

Signature: CAROLYN H. CAMPBELL
 Date: 05-08-2026
 MD LA LICENSE NO. 3778

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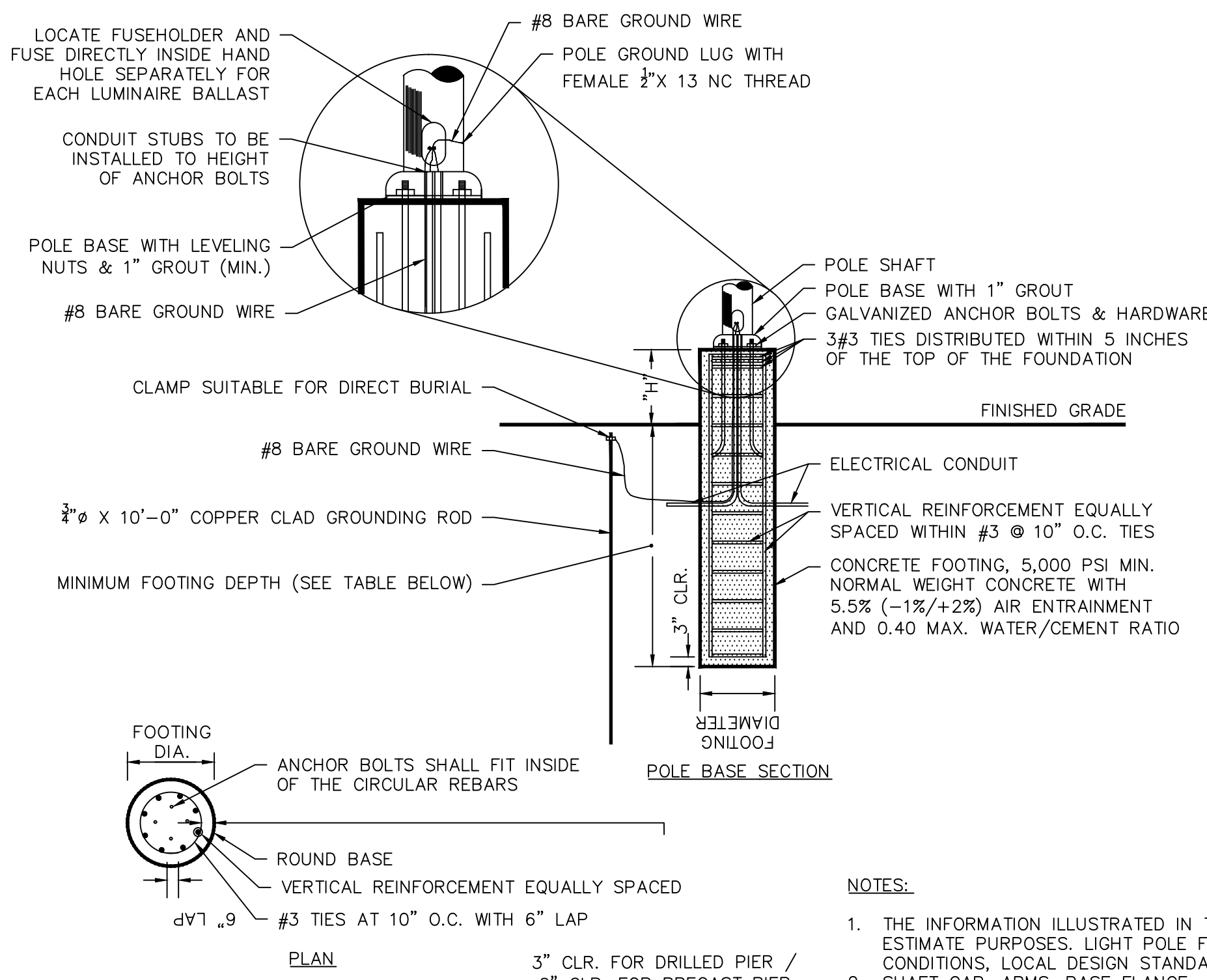
Project: Nordstrom - 839 Commerce Drive
 ELECTION DISTRICT 7 UPPER MARLBORO
 PRINCE GEORGE'S COUNTY MARYLAND

Drawing Title: LIGHTING PLAN

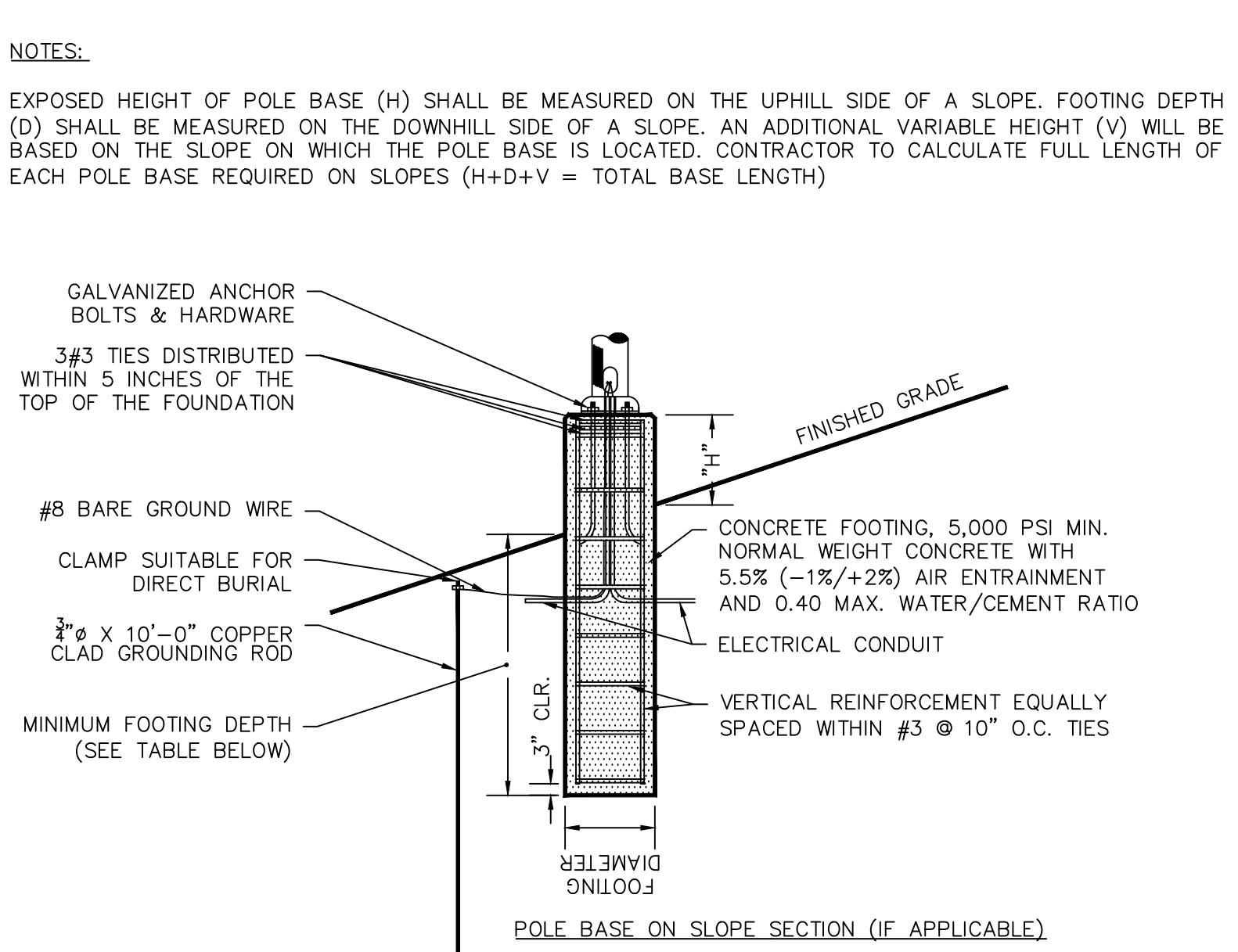
Project No.: 270154801
 Date: 05/08/2026
 Drawn By: MY
 Checked By: JMA
 Drawing No.: 6 OF 10

LIGHTING NOTES:

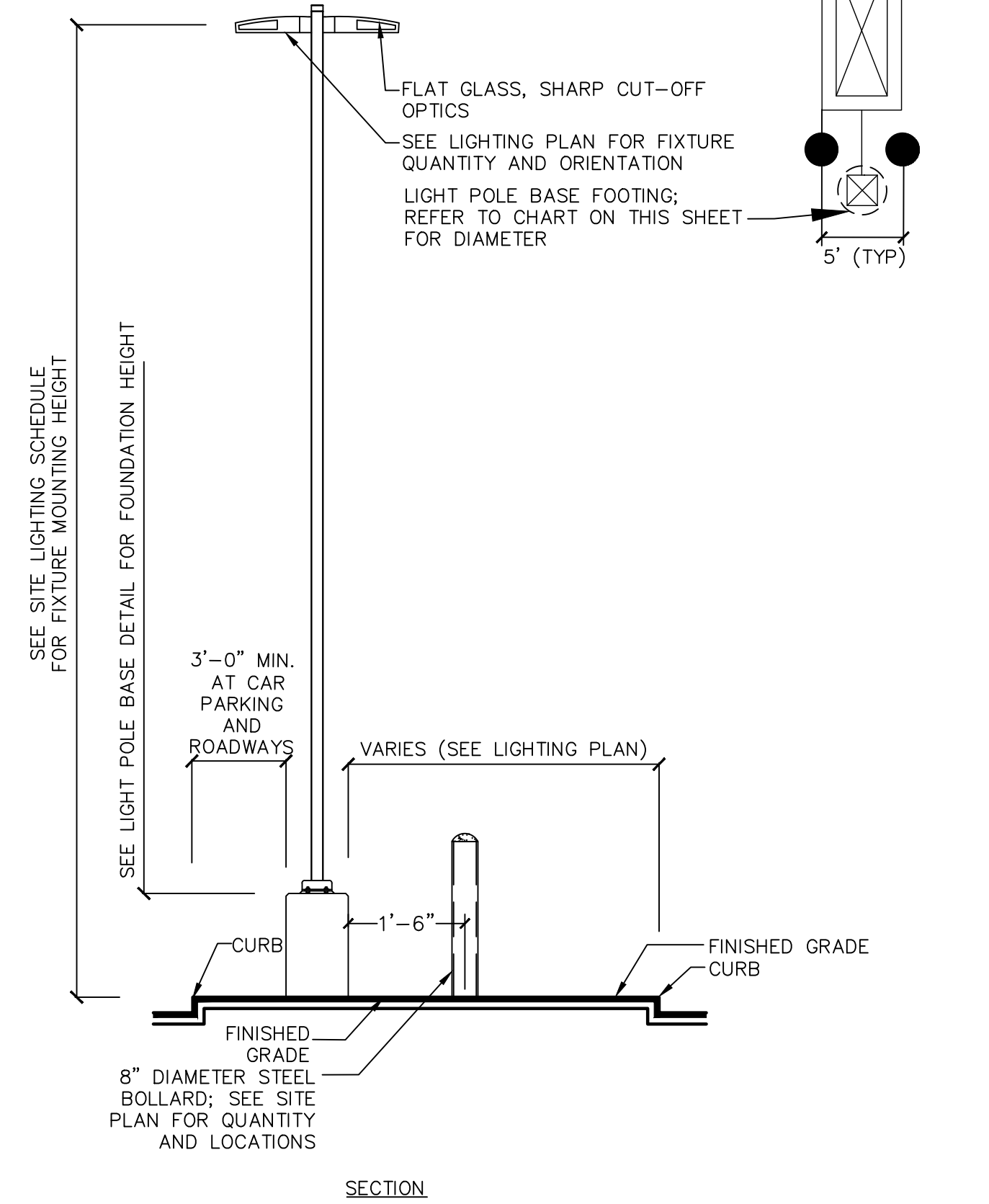
- GENERAL**
- POINT-BY-POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES WITHIN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES SHOWN ON THE PLANS ARE NOT AN INDICATION OF THE INITIAL LIGHT INTENSITIES OF THE LAMPS. THESE VALUES ARE AN APPROXIMATION OF THE MAINTAINED INTENSITIES DELIVERED TO THE GROUND PLANE USING INDUSTRY STANDARD LIGHT LOSS FACTORS (LLF) WHICH COVER LAMP DEGRADATION AND NATURAL BUILDUP / DIRT DEGRADATION ON THE FIXTURE LENS. THE LIGHTING PLAN IS DESIGNED WITH AN INDUSTRY STANDARD LLF IN ACCORDANCE WITH GUIDANCE AS PROVIDED BY IESNA. MINOR VARIATIONS IN TOPOGRAPHY, PHYSICAL OBSTRUCTIONS, AMBIENT OR ADJACENT LIGHT SOURCES AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. THEREFORE, AS-BUILT LIGHT INTENSITIES MAY VARY, IN EITHER DIRECTION, FROM WHAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS. NO GUARANTEE OF LIGHT LEVELS IS EXPRESSED OR IMPLIED BY THE POINT BY POINT CALCULATIONS SHOWN ON THESE PLANS.
 - LIGHT LEVEL POINT SPACING IS 10 FT. LEFT TO RIGHT AND 10 FT. TOP TO BOTTOM. POINT BY POINT CALCULATIONS ARE BASED ON THE LIGHT LOSS FACTOR AS STATED IN THE LIGHTING SCHEDULE.
 - COMPLIANCE**
 - ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
 - COORDINATION**
 - CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO ENSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
 - REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.
 - CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
 - INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.
 - CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.
- POLES AND FOOTINGS**
- PROVIDE A CONCRETE BASE FOR EACH LIGHT POLE AT THE LOCATIONS INDICATED ON THE CONSTRUCTION DRAWINGS AND/OR IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CAST-IN-PLACE CONCRETE. THE USE OF ALTERNATE LIGHTING FOUNDATIONS, SUCH AS PRECAST, MAY CHANGE THE SIZING AND REINFORCEMENT REQUIREMENTS FROM THOSE SHOWN ON THESE PLANS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING ANY SUBSTITUTED PRODUCTS.
 - CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNSATISFACTORY CONDITIONS.
 - POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WATER IS PRESENT IN EXCAVATED AREA.
 - ALL POLES THAT ARE 25' OR HIGHER SHALL BE EQUIPPED WITH FACTORY INSTALLED VIBRATION DAMPERS.
- WALL MOUNTED FIXTURES**
- CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/OR OWNER.
 - INSTALLATION AND ELECTRICAL CONNECTIONS FOR WALL MOUNTED FIXTURES TO BE COORDINATED WITH ARCHITECTURAL, STRUCTURAL, UTILITY AND SITE PLANS AND TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
- ADJUSTMENT AND INSPECTION**
- CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
 - CONTRACTOR TO AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
 - CONTRACTOR TO CONFIRM THAT LIGHT FIXTURES MATCH SPECIFICATIONS ON THE PLANS.
 - CONTRACTOR TO CONFIRM THAT LIGHT FIXTURES, TILT ANGLE AND AIMING MATCH SPECIFICATIONS ON THE PLANS.
- LIGHTING SUBSTITUTION REQUIREMENTS**
- ALL LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS:
 - ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, ENGINEER AND TENANTS. ANY COST ASSOCIATED WITH REVIEW AND/OR APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR.
 - COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES, BY ISOPHOTOCANDLE, THE SYSTEM'S PERFORMANCE.
 - A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS; IES CALCULATIONS, POINT BY POINT FOOT CANDLE PLAN, STATISTIC ZONES SHOWING AVERAGE, MAXIMUM, MINIMUM AND UNIFORMITY RATIOS, SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH HOUSING DESCRIPTION AND ALL OTHER PERTINENT INFORMATION.
 - POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
 - A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.



FOOTING DEPTH	FOOTING DIAMETER	EXPOSED HEIGHT "H"	VERTICAL REINFORCEMENT
8'-0"	2'-0"	3'-0"	6#5 BARS



- NOTES:**
- THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HANDHOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER.
 - EACH STANDARD TO BE PROTECTED AGAINST LIGHTNING WITH AN INTERCONNECTED GROUND ROD. THIS ROD SHALL BE BONDED PER SECTION NUMBER 250-86, N.E.C.
 - CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENT OF ACI 318. CAST-IN-PLACE SHALL HAVE UNCONFINED COMPRESSIVE STRENGTH OF AT LEAST 5,000 PSI AT 28-DAYS. DEFORMED REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60.
 - CONTRACTOR TO ENSURE CONCRETE POLE BASES ARE POURED / PLACED ABSOLUTELY VERTICAL & LEVEL.
 - IF POLE BASE IS CAST-IN-PLACE, POLE BASE SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND-RUBBED SMOOTH.
 - CONTRACTOR TO COMPACT SUBGRADE AROUND POLE BASE PER EARTHWORK SPECIFICATIONS / GEOTECH REPORT.
 - CONTRACTOR TO CONFIRM GROUNDING DESIGN WITH MEP.



- NOTE:**
- ALL LIGHT POLES SHALL RECEIVE FACTORY INSTALLED VIBRATION DAMPENERS.

1 LIGHT POLE BASE

2 LIGHT FIXTURE AND POLE WITH BOLLARD

NTS

D-Series Size 2 LED Area Luminaire

Specifications

- EPA: 1.06 ft² (0.1 m²)
- Length: 40.59" (1031 mm)
- Width: 16.76" (425 mm)
- Height H1: 8.11" (206 mm)
- Height H2: 3.96" (101 mm)
- Weight: 45 lbs (20 kg)

Ordering Information

Series	LEDs	Color temperature	Color Rendering Index	Substrate	Voltage	Mounting
DS2LED	Forward optics	(this section TCR only)	70CRI	AIR Automotive front view	TSM Type II medium	MWDT (120V-277V) ¹
P1	P1	300K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P2	P2	400K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P3	P3	500K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P4	P4	300K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P5	P5	400K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P6	P6	500K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P7	P7	300K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P8	P8	400K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P9	P9	500K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P10	P10	300K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P11	P11	400K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P12	P12	500K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)

Shipped installed

- DS2LED: Light fixture 2' installed with 1' over mount / ambient view, 4' mounting height, ambient view installed at 6'.
- DS2LED: High beam, medium beam view, 3-4' mounting height, ambient view installed at 6'.
- DS2LED: Medium beam view, 3-4' mounting height, ambient view installed at 6'.
- DS2LED: Medium beam view, 3-4' mounting height, ambient view installed at 6'.
- DS2LED: Medium beam view, 3-4' mounting height, ambient view installed at 6'.

D-Series Size 1 LED Area Luminaire

Specifications

- EPA: 0.69 ft² (0.06 m²)
- Length: 32.71" (831 mm)
- Width: 14.26" (362 mm)
- Height H1: 7.88" (200 mm)
- Height H2: 2.73" (69 mm)
- Weight: 34 lbs (15 kg)

Ordering Information

Series	LEDs	Color temperature	Color Rendering Index	Substrate	Voltage	Mounting
DS1LED	Forward optics	(this section TCR only)	70CRI	AIR Automotive front view	TSM Type II medium	MWDT (120V-277V) ¹
P1	P1	300K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P2	P2	400K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P3	P3	500K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P4	P4	300K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P5	P5	400K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P6	P6	500K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P7	P7	300K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P8	P8	400K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P9	P9	500K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P10	P10	300K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P11	P11	400K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)
P12	P12	500K	70CRI	T15 Type II short	TSM Type II wide	SPN Square pole mounting (8' drilling)

Shipped installed

- DS1LED: Light fixture 1' installed with 1' over mount / ambient view, 4' mounting height, ambient view installed at 6'.
- DS1LED: High beam, medium beam view, 3-4' mounting height, ambient view installed at 6'.
- DS1LED: Medium beam view, 3-4' mounting height, ambient view installed at 6'.
- DS1LED: Medium beam view, 3-4' mounting height, ambient view installed at 6'.
- DS1LED: Medium beam view, 3-4' mounting height, ambient view installed at 6'.

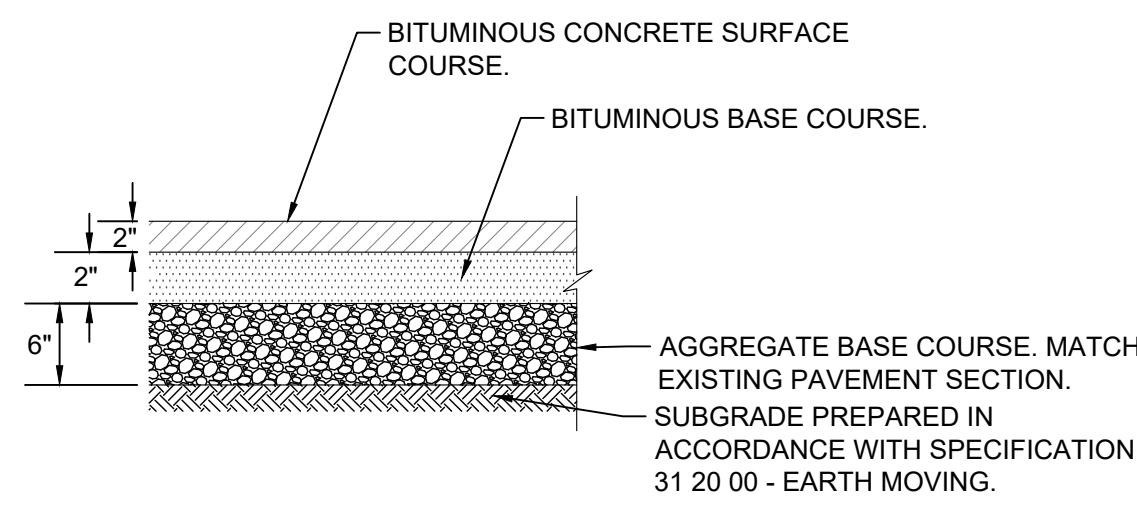
3 LIGHT FIXTURE

4 LIGHT FIXTURE

5 LIGHT POLE

NTS

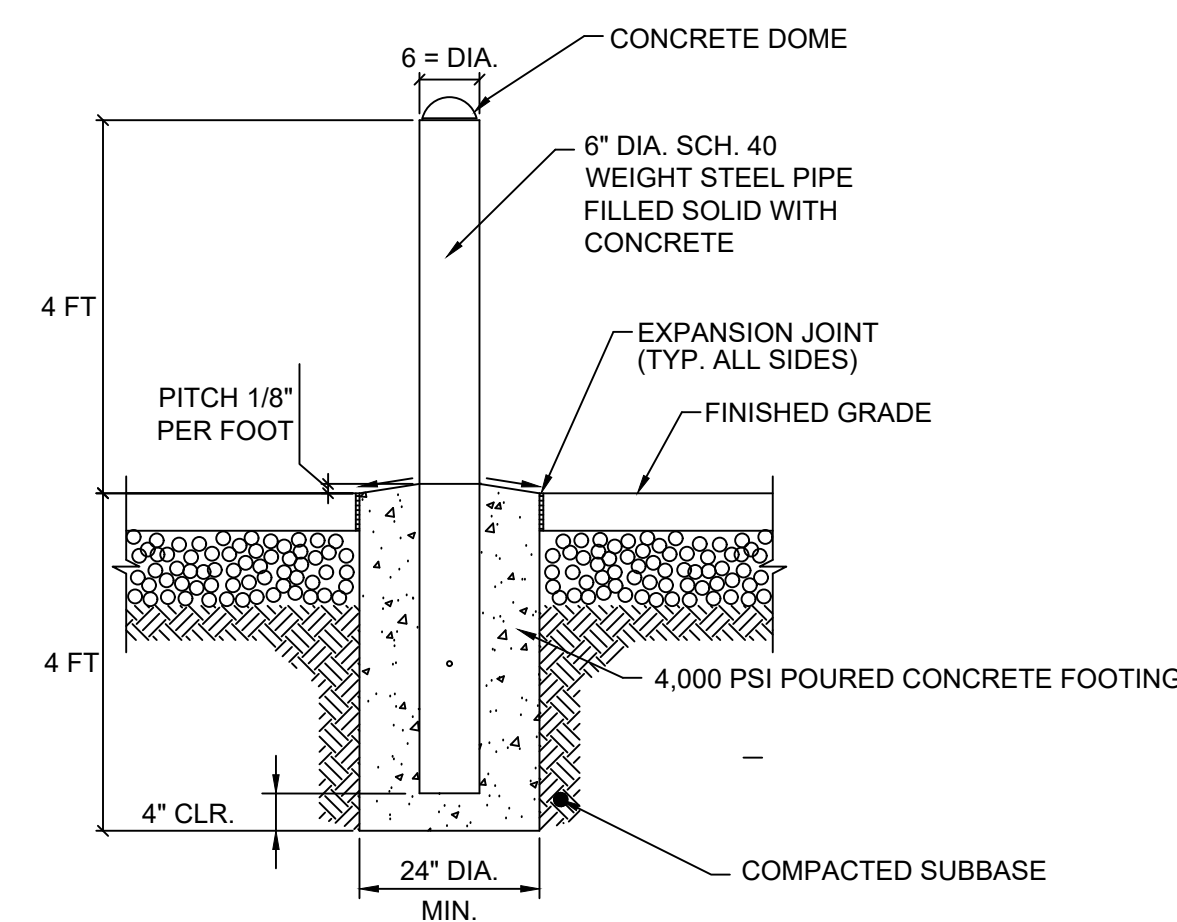
<p>Langran Engineering and Environmental Services, Inc. 1300 Wilson Boulevard, Suite 450 Arlington, VA 22209 T: 571.366.6800 F: 571.366.6801 www.langran.com</p>	<p>Project No. 270154801</p> <p>Date 05/08/2026</p> <p>Drawn By MY</p> <p>Checked By JMA</p>	<p>Project Title Lighting Details</p> <p>Drawing No. 7 OF 10</p>
	<p>Signature CAROLYN H. CAMPBELL MD LA LICENSE NO. 3778</p> <p>Date 05-08-2026</p>	<p>Project No. 270154801</p> <p>Date 05/08/2026</p> <p>Drawn By MY</p> <p>Checked By JMA</p>



NOTES:
1. REFER TO CURRENT GEOTECHNICAL REPORT FOR FINAL PAVEMENT SECTION AND INSTALLATION REQUIREMENTS

01 ASPHALT VEHICLE PAVEMENT
CS-501

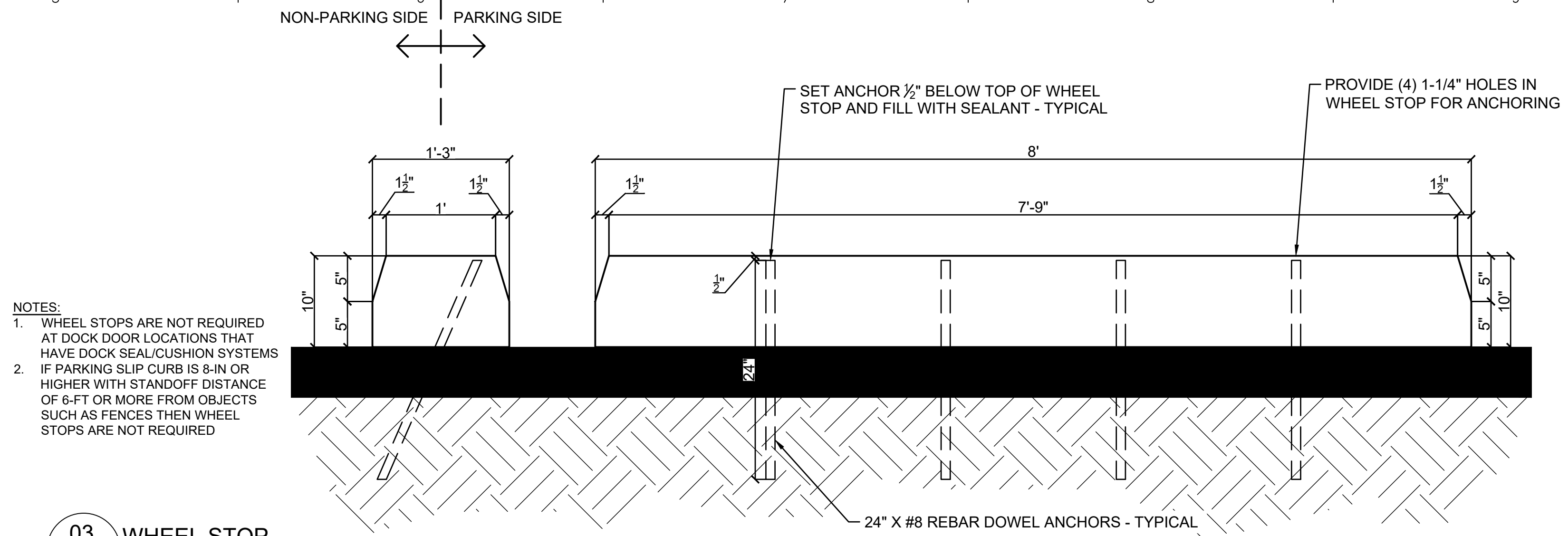
SCALE: NTS



NOTE:
BOLLARDS TO BE PAINTED SAFETY YELLOW

02 BOLLARD (TYP.)
CS-501

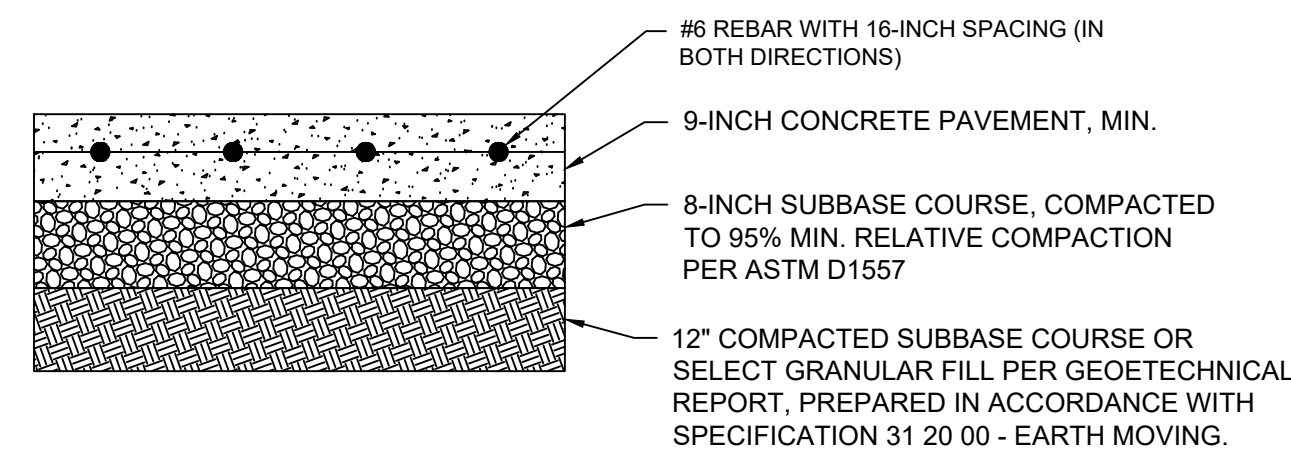
SCALE: NTS



NOTES:
1. WHEEL STOPS ARE NOT REQUIRED AT DOCK DOOR LOCATIONS THAT HAVE DOCK SEAL/CUSHION SYSTEMS
2. IF PARKING SLIP CURB IS 8-IN OR HIGHER WITH STANDOFF DISTANCE OF 6-FT OR MORE FROM OBJECTS SUCH AS FENCES THEN WHEEL STOPS ARE NOT REQUIRED

03 WHEEL STOP
CS-501

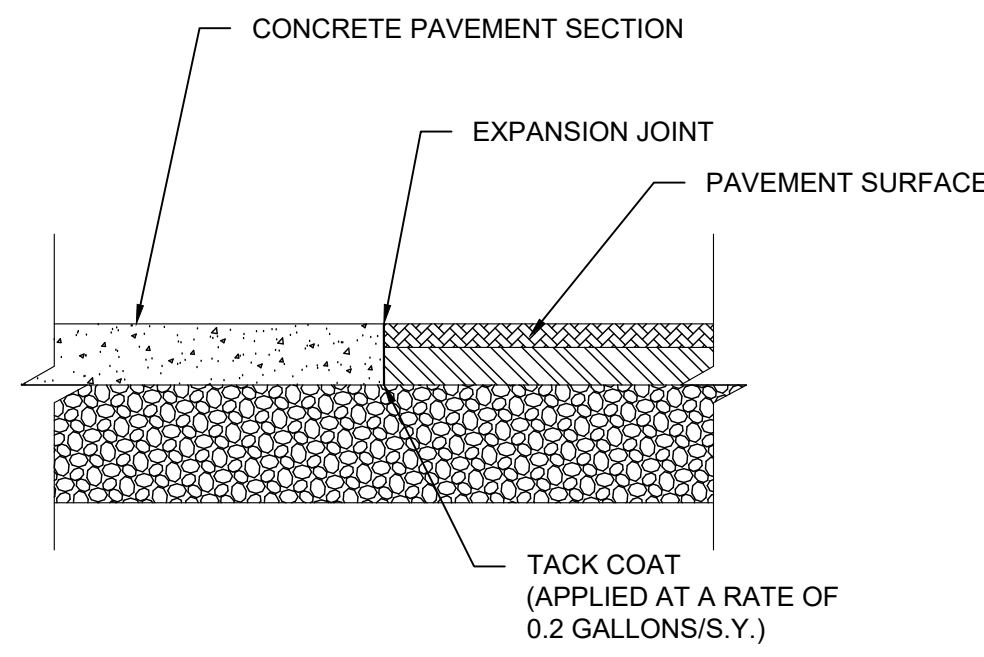
SCALE: NTS



NOTE:
1. REFER TO CURRENT GEOTECHNICAL REPORT FOR FINAL PAVEMENT SECTION AND INSTALLATION REQUIREMENTS.
2. SEE SPECIFICATION SECTION 32 13 13 - CONCRETE PAVING FOR CONCRETE REQUIREMENTS

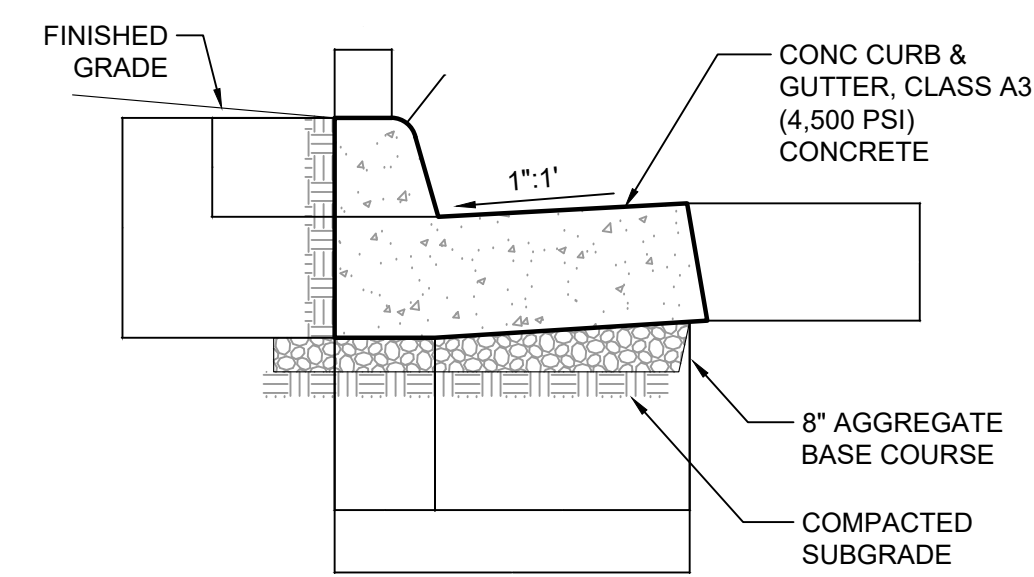
04 VEHICULAR HEAVY-DUTY CONCRETE PAVEMENT
CS-501

SCALE: NTS



05 CONCRETE TO ASPHALT TRANSITION
CS-501

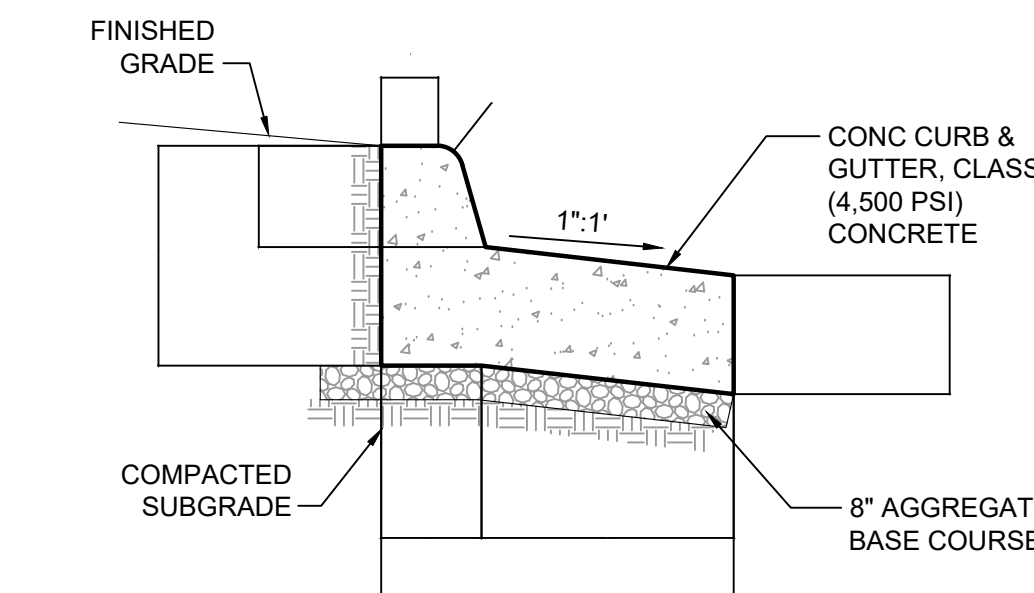
SCALE: NTS



STANDARD

08 CURB & GUTTER
CS-501

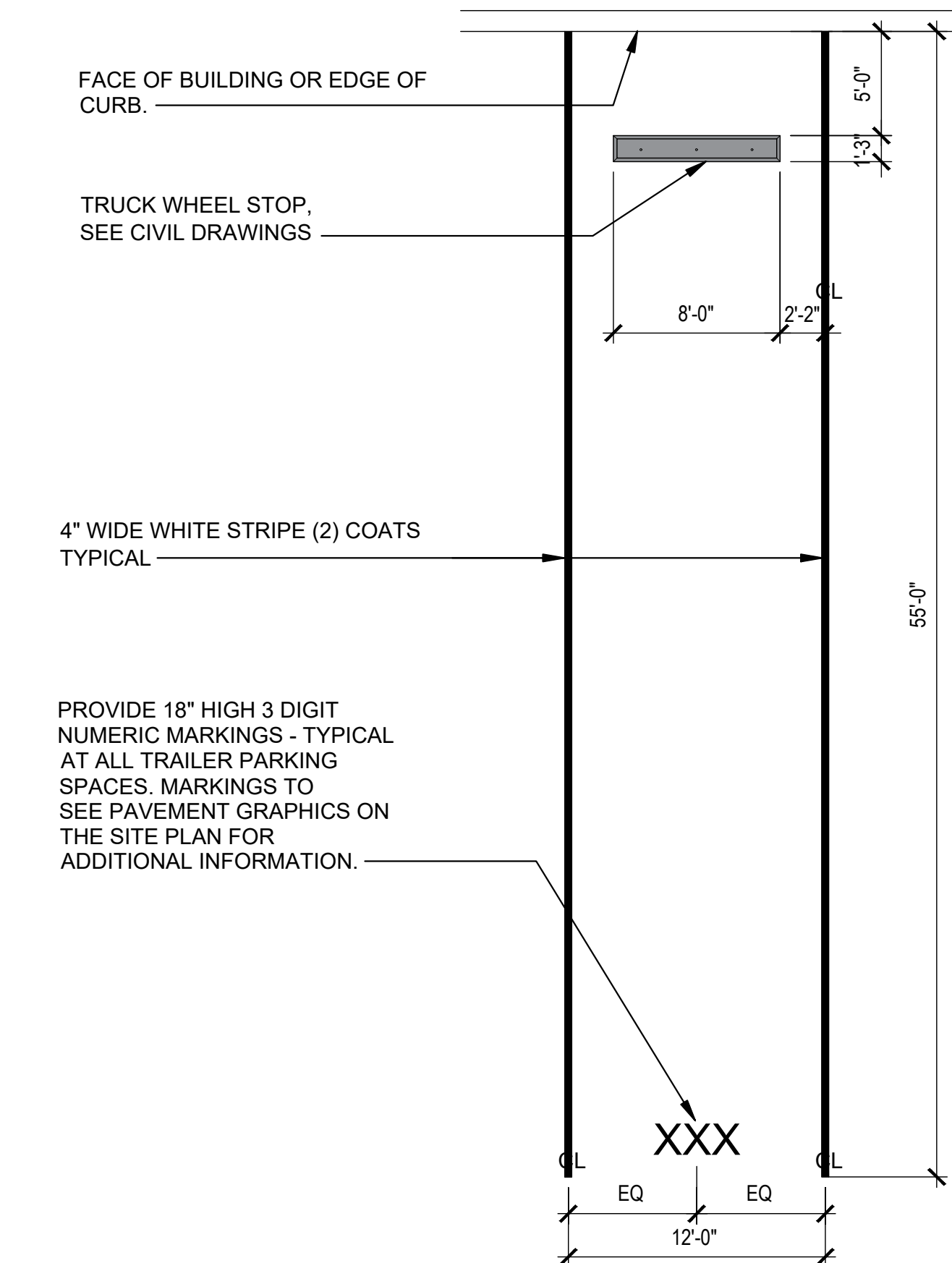
SCALE: NTS



REVERSE

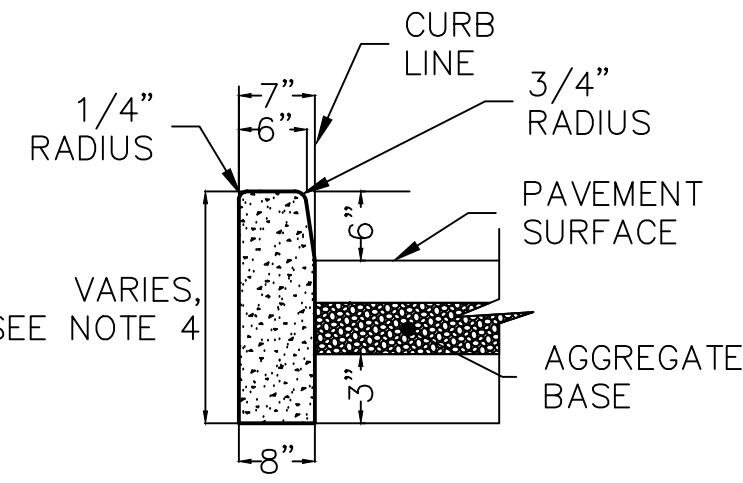
09 TRAILER PARKING STALL
CS-501

SCALE: NTS



4" WIDE WHITE STRIPE (2) COATS TYPICAL

PROVIDE 18" HIGH 3 DIGIT NUMERIC MARKINGS - TYPICAL AT ALL TRAILER PARKING SPACES. MARKINGS TO SEE PAVEMENT GRAPHICS ON THE SITE PLAN FOR ADDITIONAL INFORMATION.

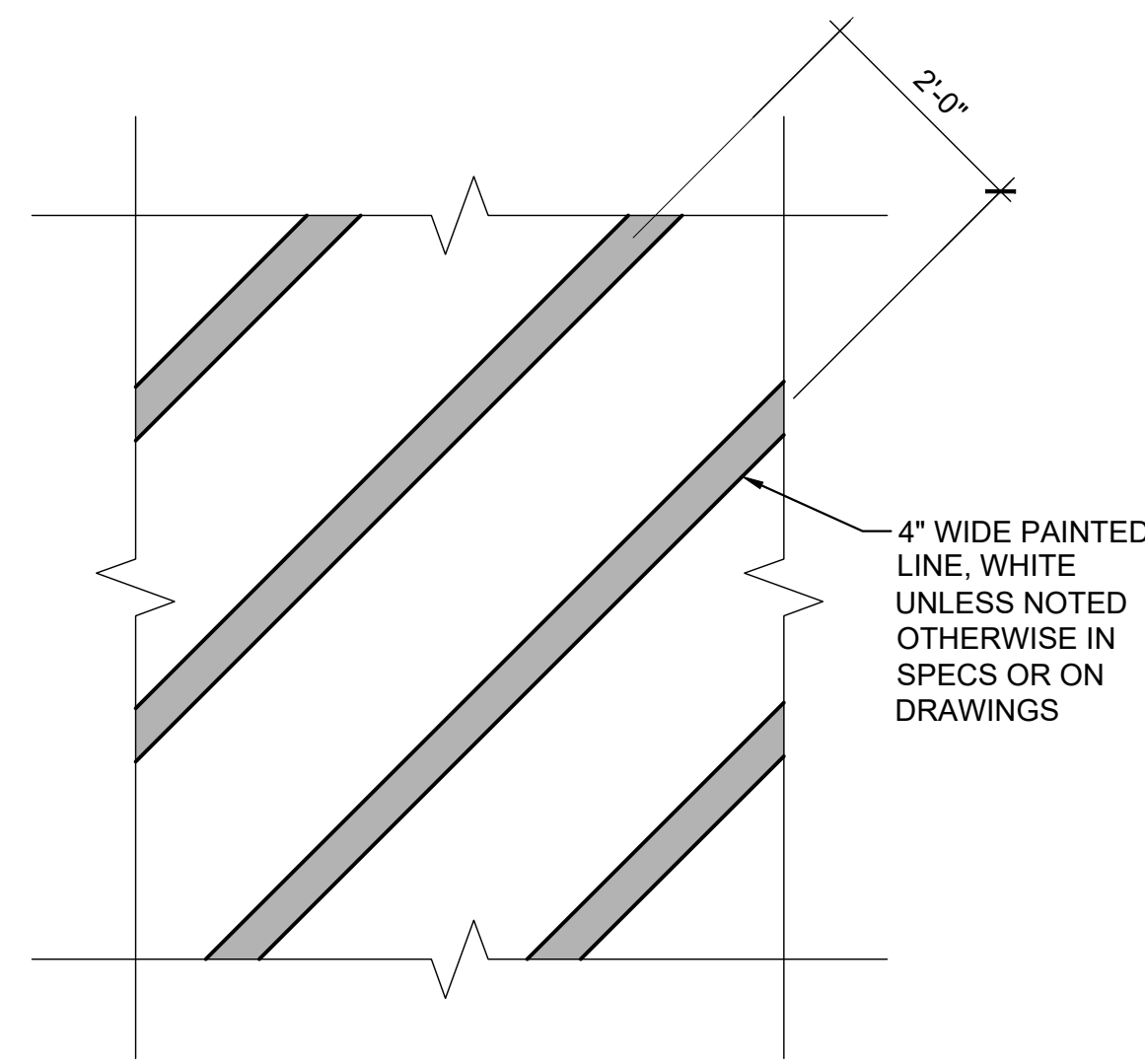


06 6-INCH CONCRETE CURB WITHOUT GUTTER
CS-501

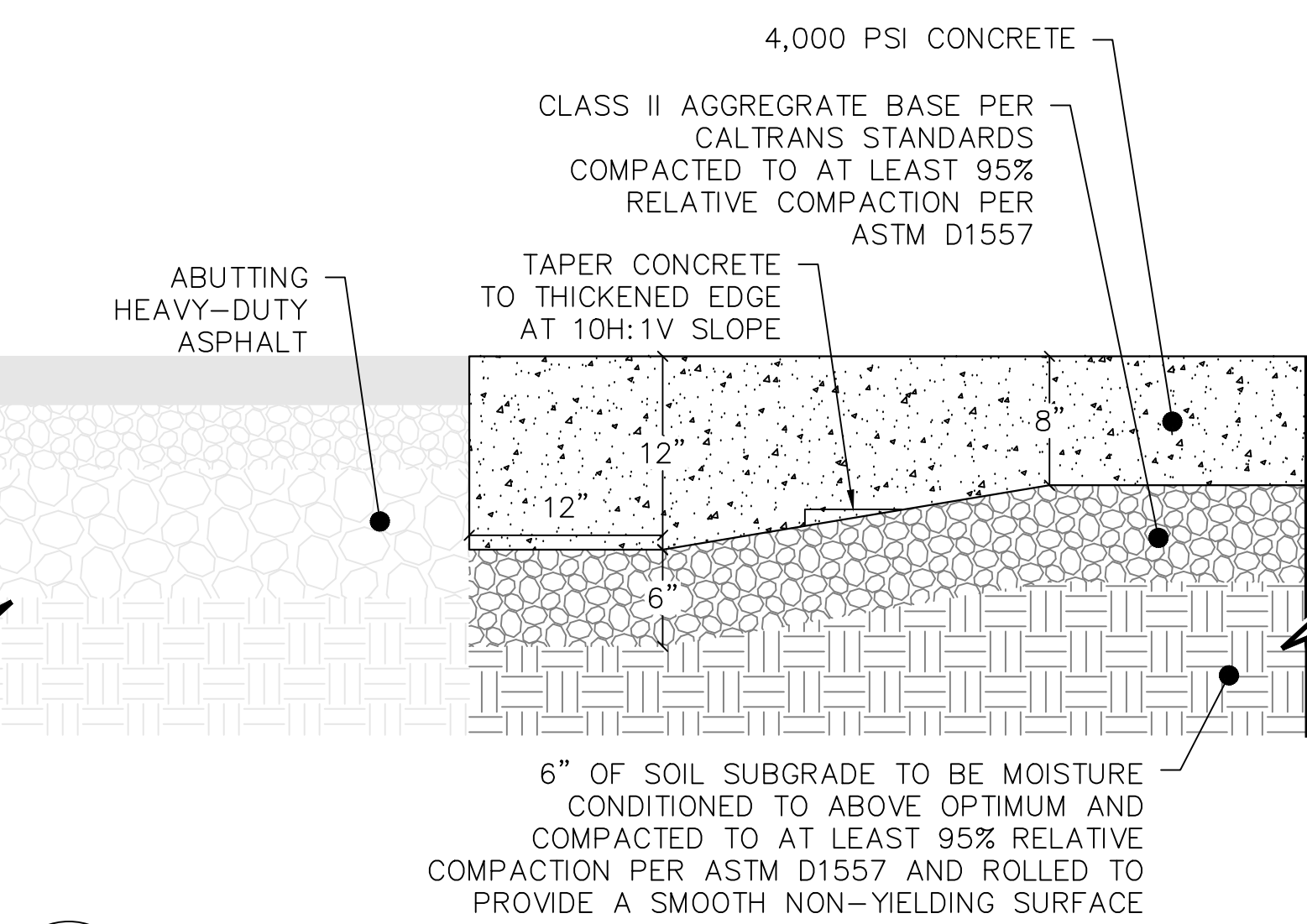
SCALE: NTS

07 PAINTED STRIPE
CS-501

SCALE: NTS



4" WIDE PAINTED LINE, WHITE UNLESS NOTED OTHERWISE IN SPECS OR ON DRAWINGS



10 CONCRETE THICKENED EDGE
CS-501

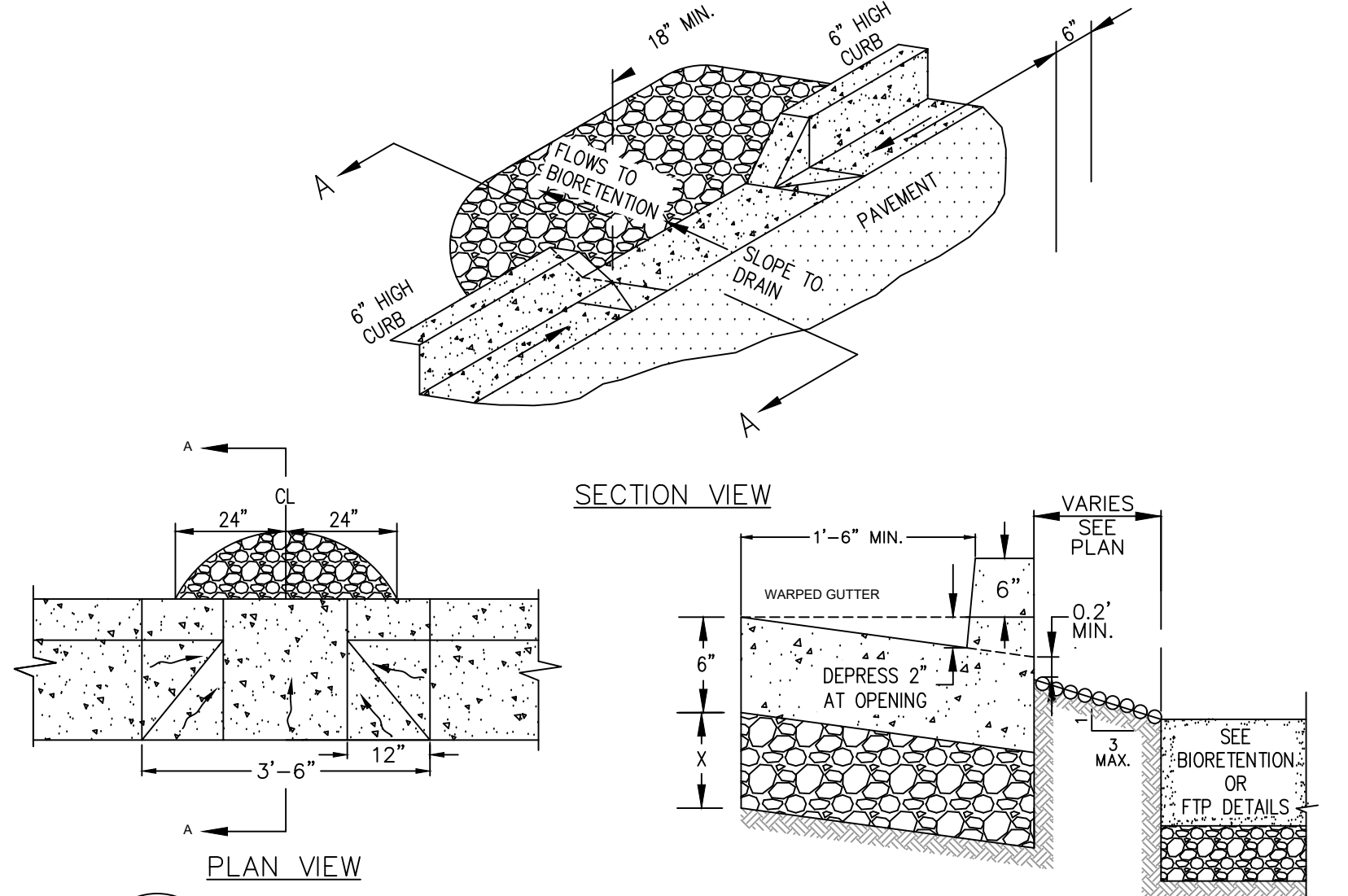
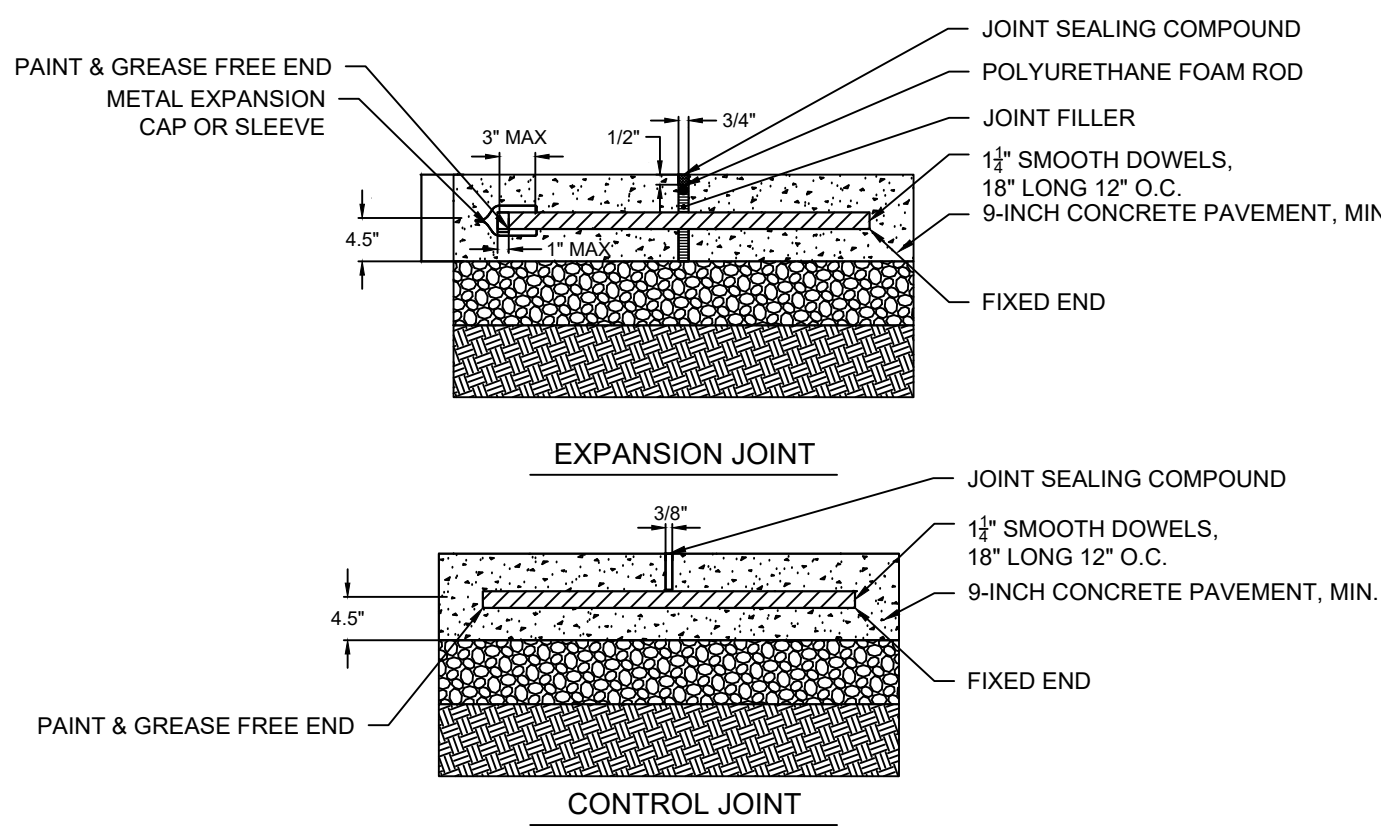
SCALE: NTS

11 CONCRETE PAVEMENT JOINTS
CS-501

NOTE:
1. A BOND BREAKING MATERIAL IS TO BE PROVIDED BETWEEN THE JOINT FILLER AND JOINT SEALING COMPOUND.
2. SMOOTH DOWELS AS SHOWN ARE ONLY REQUIRED ON TRANSVERSE JOINTS. DEFORMED TIE BARS, 30" LONG, SHOULD BE PLACED AT 30" O.C. AT LONGITUDINAL JOINTS. ENSURE TIE BARS ARE PLACED A MINIMUM OF 15" AWAY FROM TRANSVERSE JOINTS.

12 CURB OPENING
CS-501

SCALE: NTS



SPECIFIC DESIGN PLAN NO.
SPD-2026-0013

OWNER/APPLICANT
NORDSTROM
COLLINGTON CENTER
839 COMMERCE DRIVE
UPPER MARLBORO, MD. 20772
(301)390-7800

Date	Description	No.
Revisions		

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
EXPIRATION DATE: 02-11-2027
RYAN C. LINTHICUM
MD PE LICENSE NO. 34097

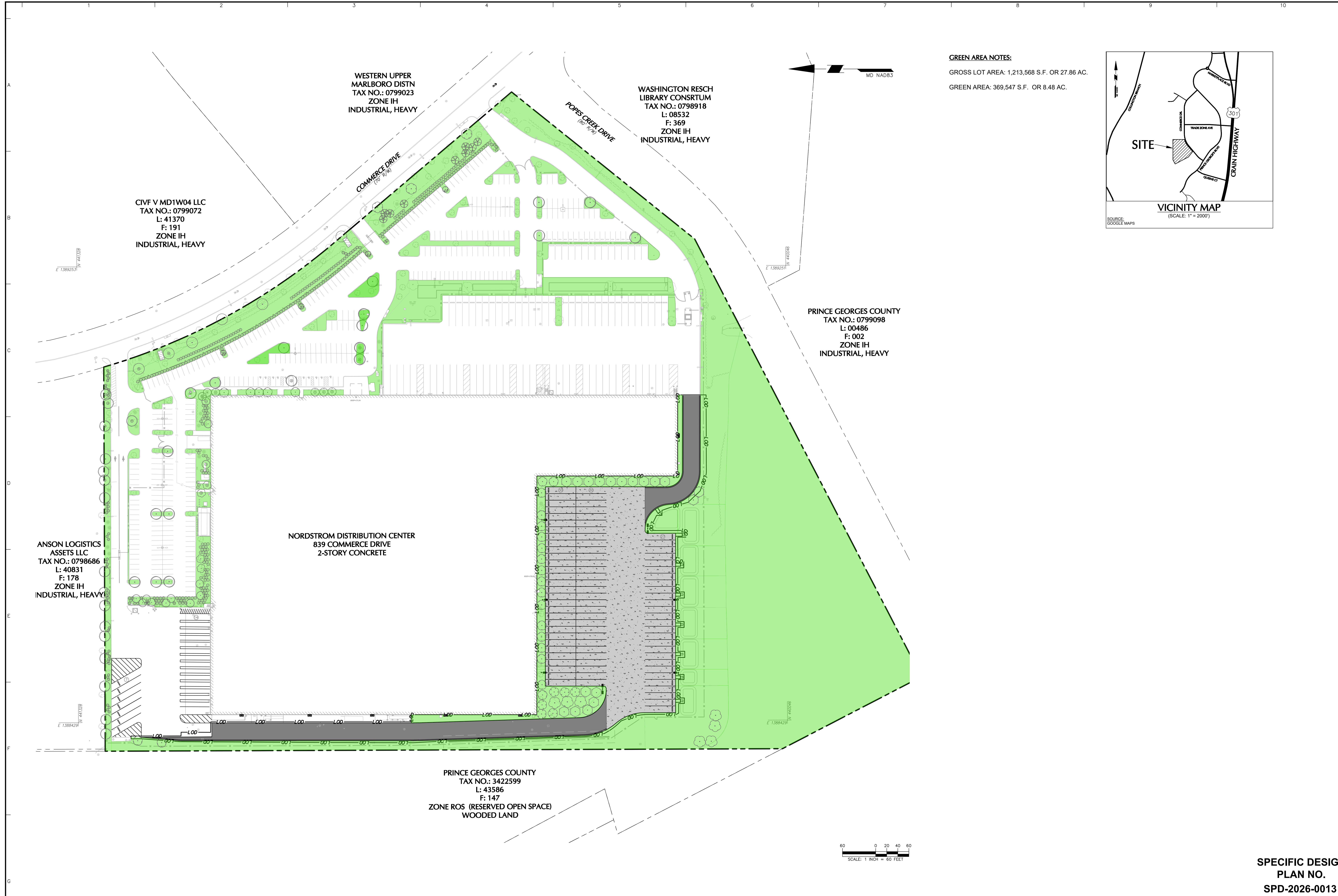
Signature: RYAN C. LINTHICUM
Date: 05-08-2026
MD PE LICENSE NO. 34097

LANGAN
Langan Engineering and Environmental Services, Inc.
1300 Wilson Boulevard, Suite 450
Arlington, VA 22209
T: 571.366.6800 F: 571.366.6801 www.langan.com

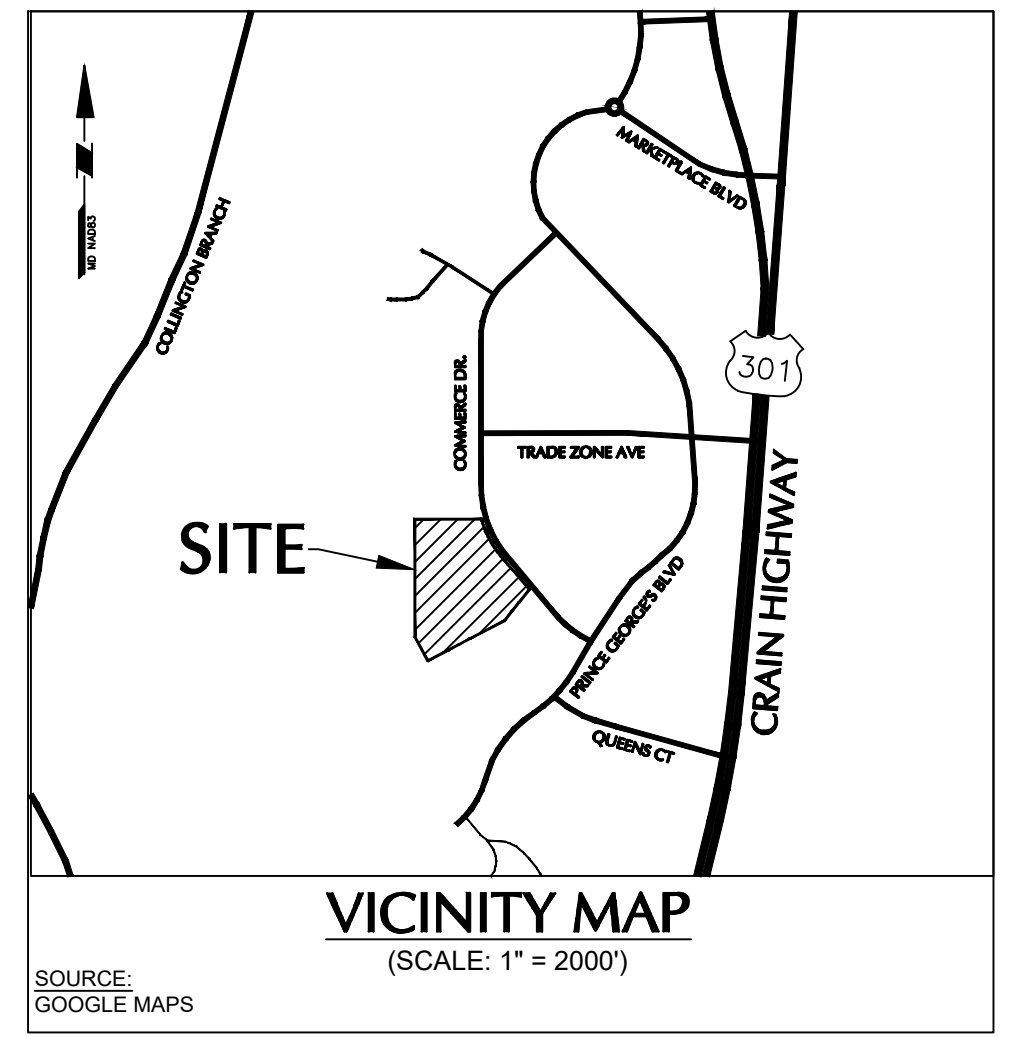
Project: Nordstrom - 839 Commerce Drive
ELECTION DISTRICT 7
UPPER MARLBORO
PRINCE GEORGE'S COUNTY MARYLAND

Drawing Title: CONSTRUCTION DETAILS

Project No.: 270154801
Date: 05/08/2026
Drawn By: MY
Checked By: JMA
8 OF 10



GREEN AREA NOTES:
 GROSS LOT AREA: 1,213,568 S.F. OR 27.86 AC.
 GREEN AREA: 369,547 S.F. OR 8.48 AC.



WESTERN UPPER
 MARLBORO DISTN
 TAX NO.: 0799023
 ZONE IH
 INDUSTRIAL, HEAVY

WASHINGTON RESCH
 LIBRARY CONSTRUM
 TAX NO.: 0798918
 L: 08532
 F: 369
 ZONE IH
 INDUSTRIAL, HEAVY

CIVF V MD1W04 LLC
 TAX NO.: 0799072
 L: 41370
 F: 191
 ZONE IH
 INDUSTRIAL, HEAVY

PRINCE GEORGES COUNTY
 TAX NO.: 0799098
 L: 00486
 F: 002
 ZONE IH
 INDUSTRIAL, HEAVY

ANSON LOGISTICS
 ASSETS LLC
 TAX NO.: 0798686
 L: 40831
 F: 178
 ZONE IH
 INDUSTRIAL, HEAVY

NORDSTROM DISTRIBUTION CENTER
 839 COMMERCE DRIVE
 2-STORY CONCRETE

PRINCE GEORGES COUNTY
 TAX NO.: 3422599
 L: 43586
 F: 147
 ZONE ROS (RESERVED OPEN SPACE)
 WOODED LAND

**SPECIFIC DESIGN
 PLAN NO.
 SPD-2026-0013**

OWNER/APPLICANT
 NORDSTROM
 COLLINGTON CENTER
 839 COMMERCE DRIVE
 UPPER MARLBORO, MD. 20772
 (301)390-7800

Date	Description	No.
Revisions		

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 WERE PREPARED OR APPROVED BY ME, AND
 THAT I AM DULY LICENSED PROFESSIONAL
 ENGINEER UNDER THE LAWS OF THE STATE OF
 MARYLAND.
 EXPIRATION DATE: 02-11-2027
 RYAN C. LINTHICUM
 MD PE LICENSE NO. 34097

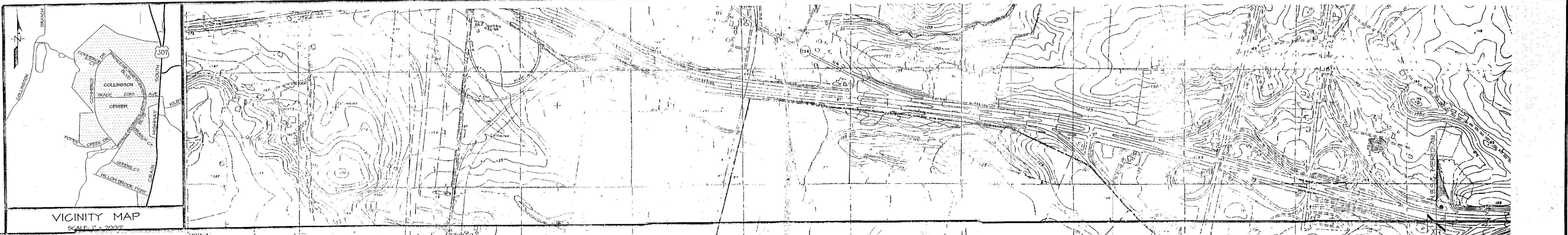
Signature: Date: 05-08-2026

LANGAN
 Langan Engineering and
 Environmental Services, Inc.
 1300 Wilson Boulevard, Suite 450
 Arlington, VA 22209
 T: 571.366.6800 F: 571.366.6801 www.langan.com

Project: Nordstrom - 839
 Commerce Drive
 ELECTION DISTRICT 7
 UPPER MARLBORO
 PRINCE GEORGES COUNTY MARYLAND

Drawing Title: **GREEN AREA
 EXHIBIT**

Project No. 270154801
 Date 05/08/2026
 Drawn By MY
 Checked By JMA
 Figure 10 OF 10



COLLINGTON CENTER/NORTH

ALL AREA PART OF THE BOARDMAN LEB L&L P&E FROM THE 1980 CDP EXCEPT FROM THE 1980 CDP BY THE 2005 CDP. THE 2005 CDP IS THE 2005 CDP FOR KARRINGTON.

Woodland Conservation Information

From: **TP2** Over: **Prince Georges Co. Commissioners**
 Project No: **063202** Address: **6481 Prince Georges Parkway, Prince Georges, MD 20712**
 Project Name: **Collington Center, Prince Georges Co., MD**

Woodland Conservation Calculations:

Existing Woodland	1,214.00	Floodplain	1,214.00
Woodland to be lost	1,214.00	Woodland to be lost	1,214.00
Woodland above PCT (6-10) (10)	4,528.00	Woodland Cleared	1,051.00
Woodland Cleared	4,528.00	Clearing below PCT (6-10) (10)	0.00
Replacement (1 x 0.25)	0.00	Replacement (1 x 0.25)	0.00
Additional (1 x 0.25)	0.00	Additional (1 x 0.25)	0.00
Woodland Conservation Required (see 10.1)	1,214.00	Woodland Conservation Required (see 10.1)	1,214.00

Additional Woodland retained but not part of any requirements: 0.00 acres

WOODLAND PRESERVATION AREAS

BLOCK & PARCEL	AREAS COUNTED TOWARDS WOODLAND PRESERVATION	100-YEAR FLOODPLAIN	TOTAL AREA
BLOCK A, PARCEL A	22.70 AC.	---	22.70 AC.
BLOCK C, PARCEL B	0.90 AC.	---	0.90 AC.
BLOCK C, PARCEL C	2.95 AC.	---	2.95 AC.
BLOCK C, PARCEL F	3.11 AC.	---	3.11 AC.
BLOCK G, LOT 20	1.21 AC.	---	1.21 AC.
BLOCK D, PARCEL A	6.46 AC.	20.71 AC.	105.80 AC.
BLOCK E, PARCEL B	0.79 AC.	---	0.79 AC.
BLOCK E, LOT 2	1.74 AC.	---	1.74 AC.
BLOCK E, LOT 4	1.64 AC.	---	1.64 AC.
BLOCK E, LOT 5	2.8 AC.	---	2.8 AC.
BLOCK E, LOT 6	0.00 AC.	---	0.00 AC.
COLLINGTON SOUTH	14.92 AC.	2.56 AC.	15.88 AC.

- TYPE II TREE CONSERVATION NOTE:**
- Colling or clearing of wooded area is prohibited without the expressed written consent of the Planter with the plan or design shall be subject to a \$100 per acre (100) mitigation fee.
 - The Department of Environmental Resources (DER) Inspector and Code Compliance Section (031-003-6233) must be contacted prior to the start of any work on the site to address implementation of tree conservation measures shown on this plan.
 - Property owners shall be notified by the Division or Contractor of any Woodland Conservation Areas (WCA), Wetland, Retention Areas, Mitigation Areas or "Buffer" Areas located on their lot or parcel of land and the associated rules for construction activities on these areas. Upon the site of the property the owner/developer or owner representative shall notify the purchaser of the property of any Woodland Conservation Areas.
 - All appropriate bonds shall be posted with the Building Official prior to the start of any work. These bonds will be returned on completion of the project or when the contractor has been notified of the completion of the project. The contractor shall be responsible for the replacement of any trees that are lost or damaged during the project.
 - All approved and offset mitigation shall be identified on an approved TCP/II for the off-site location and shall be recorded on an all-site assessment of the land records of Prince Georges County prior to issuance of any permits for the project.
 - The location of all Tree Protection Devices (TPD) shown on this Plan, shall be flagged or staked in the field prior to the start of construction. The location of the flagged or staked TPD locations shall be approved by the Building Official. The contractor shall be responsible for the replacement of any trees that are lost or damaged during the project.
 - Work on this project will be halted in several phases. All TPDs remain in place until a given phase shall be completed. All TPDs remain in place until a given phase shall be completed.
 - Woodland Conservation - Tree Site Areas and Mitigation Areas shall be posted on sheets of the same size as the Tree Protective Device location and/or sheet of relocation activity. These signs shall remain in place.
 - Prior to the issuance of any permits, the contractor is responsible for not proceeding with preparation, tree planting and tree maintenance must be identified.

LEGEND

- Woodland Preservation Area
- Record Flat Lots (As of the 1980 CDP) revision with Woodland Conservation Requirements
- New Record Lots and Future Lots with Woodland Conservation Requirements
- Stamwater Pond
- Open Space Not Designated for Woodland Conservation
- Lot No. = Undeveloped Lot
- Lot No. = Developed Lot (Permit Approval Pending - Improvements Constructed)

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 ENVIRONMENTAL PLANNING SECTION
 TYPE II TREE CONSERVATION PLAN APPROVAL

TP2-2025-0085

EPS SIGNATURE APPROVAL DATE: **12/03/2025**

TP2 EXPIRATION DATE: **12/03/2030**

Rea, Mary
 Authorized Signature

M-NCPPC APPROVALS

PROJECT NAME: COLLINGTON CENTER
 PROJECT NUMBER: SDP-0511

For Conditions of Approval on the Plan Cover Sheet or Approval Sheet (see the Legend for Application to this Sheet)

Approval or Review	Approval Date	Reviewer's Name	Certification Title
Approved	12/03/2025	Mary Rea	Director

M-NCPPC
 Prince Georges County Planning Department
 Natural Resources Division

APPROVAL
 TREE CONSERVATION PLAN
 TOP II / 67 / 86

Approved By: **JAN MARSONICH** DATE: **12/03/2025**

Checked By: **JAN MARSONICH** DATE: **12/03/2025**

Drawn By: **JAN MARSONICH** DATE: **12/03/2025**

Scale: **1" = 400'**

TREE CONSERVATION PLAN - TYPE II FOR A REVISION TO THE CDP FOR COLLINGTON CENTER

COLLINGTON CENTER
 QUEEN ANNE DISTRICT No. 7
 PRINCE GEORGES COUNTY, MARYLAND

APPROVED PLAN

DATE: **12/03/2025**

REVISIONS DESCRIPTION

DATE	REVISIONS DESCRIPTION
08-04-06	REV PER M&P/EP/PS COMMENTS DATED 04-06-06
04-17-06	REV PER M&P/EP/PS COMMENTS DATED 04-06-06
03-29-06	REV PER M&P/EP/PS COMMENTS DATED 02-28-06
04-12-05	HEAR TO HEAR FOR FINANCE APPROVAL OF LOT 3, BLOCK A
08-16-05	THIS SHEET REPLACES BDM DMS NO. 54,005-T

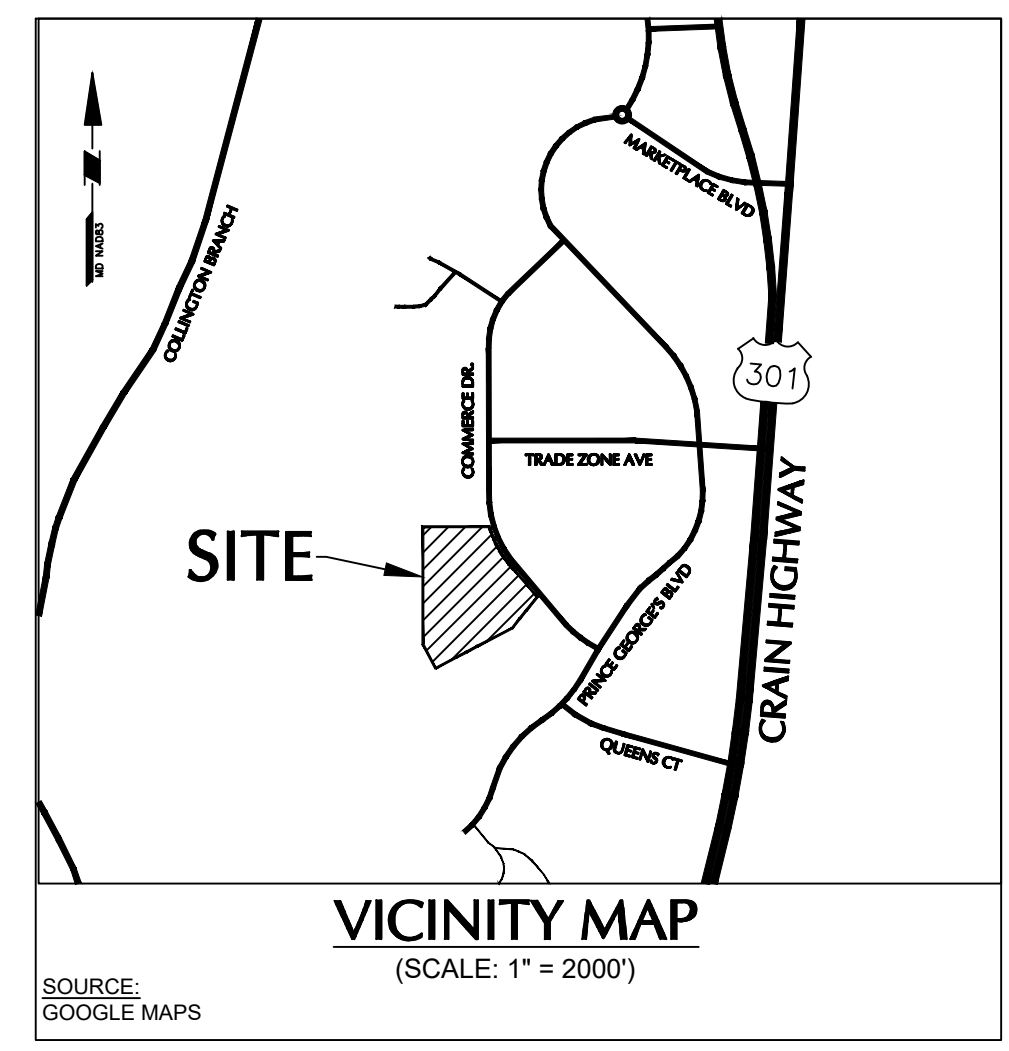
Ben Dyer Associates, Inc.
 1800 S. MARYLAND AVENUE
 TELEPHONE 1800 430-2000

Parcel B and Lot 20, Block C, also known as Lot 23, 24, and 25, Block C will be addressed by TCP11/052/06 beginning with the revision of this TCP.

PART OF VACATED PRINCE GEORGES BOULEVARD TO REVERT TO PRINCE GEORGES COUNTY (6.11 AC.)

PORTION OF VACATED WILLIAMSBURG PARKWAY TO REVERT TO GAFARAY, INC. (6.05 AC.)

Project No. 270154801



PRINCE GEORGES COUNTY PLANNING DEPARTMENT, M-NCPPC ENVIRONMENTAL PLANNING SECTION TREE CONSERVATION PLAN APPROVAL TCP2-67-96				
APPROVED BY	DATE	DRD #	REASON FOR REVISION	
00	JPM	7/31/1996		
01	JPM	12/31/2001		
02	JPM	12/18/2003		
03	JPM	9/27/2005		
04	KIF	8/28/2006		
05	KIF	3/14/2012		
06	KIF	12/11/2013		
07	KIF	1/12/2021		
08	MAR	6/30/2021	SDP-2001	
09	MAR	11/9/2021	SDP-9710-02	
10	MAR	6/14/2022	SDP-8509-05	
11	MARY REA	6/29/2022	SDP-9710-03	
12	MARY REA	5/4/2023	SDP-2001	
13	MARY REA	6/30/2023	TCP2-67-96	
14		2/13/2025	SDP-8712-07	
15		6/19/2025	SDP-8704-04	DISTRIBUTION CENTER PARKING EXPANSION

TREE CONSERVATION PLAN LEGEND

PROPERTY BOUNDARY	---
LIMIT OF DISTURBANCE	--- L00 ---
EXISTING CONTOUR	--- 189 ---
EXISTING TREE LINE	-----
EXISTING TREE	⊙
PROPOSED CONTOUR	--- 134 ---

TREE CONSERVATION PLAN NOTES:

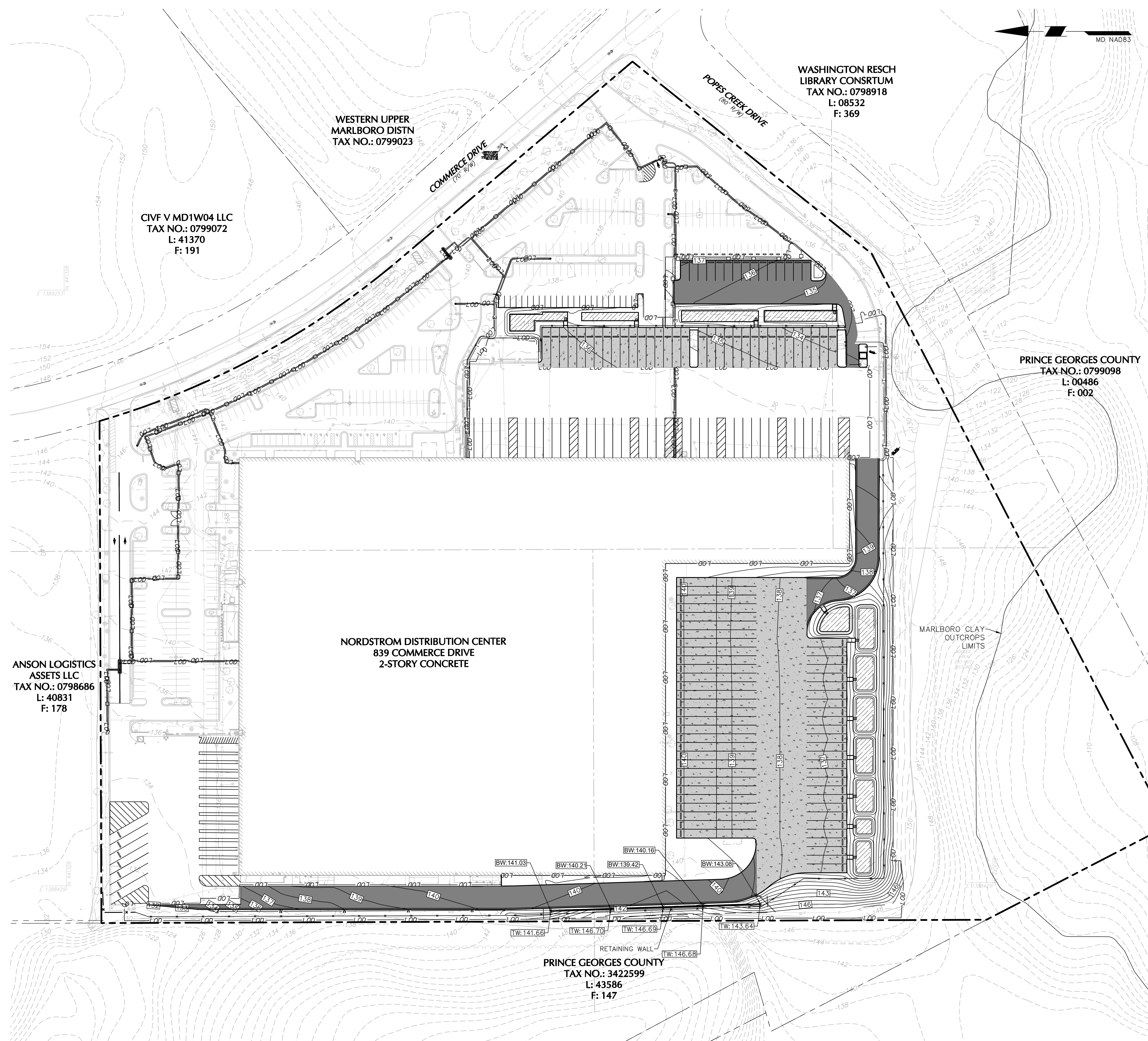
1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR SDP-2026-0013.
2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT FROM THE PLANING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$9.00 PER SQUARE FOOT MITIGATION FEE.
3. PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THIS PROPERTY IS WITHIN ENVIRONMENTAL STRATEGY AREA, ESA-2, AND ZONED IH.
7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
9. THIS PLAN IS GRANDFATHERED UNDER CB-27-2010, SECTION 25-117(g).

TCP with Previously Approved TCP1 or TCP2 Woodland Conservation Worksheet for Prince George's County			
Zone:	IH	Owner:	Nordstrom, INC.
Gross Tract:	27.85 Acres	Address:	839 Commerce Drive
Floodplain:	0.00 Acres		Upper Marlboro, MD 20774
Prev. Dedicated Land:	0.00 Acres	Phone:	
Net Tract:		Tax Map:	77-C2
TCP Number: TCP 18-67-96-04			
Subdivision/Block/Lot: Collington Center			
Woodland Conservation Calculations:			
Acres of Existing Woodland		Net Tract (acres)	0.00
Woodland Conservation Required for per TCP1 or TCP2	(0.00%)	Floodplain (acres)	0.00
Area of Woodland Cleared per previous TCP1 or TCP2	0.00	Offsite (acres)	
Area of Woodland Cleared per current TCP2	0.00		
Area of Woodland above WCT not cleared by TCP1 or TCP2	0.00		
Total Woodland cleared by current TCP2	0.00		
Does the TCP1 show 2:1 replacement?	N		
Clearing above WCT (14:1 Replacement)	0.00		
Clearing below WCT (2:1 Replacement)	0.00		
Additional Replacement required =	0.00		
Total Woodland Conservation Required for this Lot:	0.00		
Woodland Conservation Provided:			
Woodland Preservation	0.00		
Reforestation/Afforestation	0.00		
Natural Regeneration	0.00		
Landscape Credits	0.00		
Area approved for fee-in-lieu	0.00	(\$0.30)(43660)=\$	0.00
Credits Received for Off-site Mitigation on another property	0.00		
Off-site Mitigation Provided	0.00		
Total Woodland Conservation Provided	0.00		
Area of net tract woodland not cleared	0.00	acres	
Woodland retained not part of requirements:	0.00	acres	

Site Statistics Table		
SITE STATISTICS	TOTAL	
GROSS TRACT AREA	27.85 AC	
EXISTING 100-YEAR FLOODPLAIN	0.00 AC	
NET TRACT AREA	27.85 AC	
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC	
EXISTING WOODLAND NET TRACT	0.00 AC	
EXISTING WOODLAND TOTAL	0.00 AC	
EXISTING PMA	0 SF	
REGULATED STREAMS (CENTER LINE LF)	0 LF	

General Information Table		
LAYER CATEGORY	LAYER NAME	VALUE
ZONE	ZONING (ZONE)	IH (INDUSTRIAL HEAVY)
ZONE	AVIATION POLICY AREA (APA)	N/A
ADMINISTRATIVE	TAX GRID (TMO)	77-C2
ADMINISTRATIVE	WSSC GRID	2025E14
ADMINISTRATIVE	PLANNING AREA	74-A
ADMINISTRATIVE	ELECTION DISTRICT (ED)	QUEEN ANNE'S - 7
ADMINISTRATIVE	COUNCILMANIC DISTRICT (CD)	DISTRICT 4
ADMINISTRATIVE	GENERAL PLAN 2002 TIER	DEVELOPING
ADMINISTRATIVE	TRAFFIC ANALYSIS ZONE (COG)	1230
ADMINISTRATIVE	TRAFFIC ANALYSIS ZONE (PG)	1230

Plan Certified by: Name: Carolyn Campbell
 Address: Landscape Architect
 Phone: _____
 License: _____



Prince George's County Planning Department, M-NCPPC Environmental Planning Section						
TYPE I (or 2) TREE CONSERVATION PLAN APPROVAL HISTORY						
TCP I (or 2) No.	Revision No.	Approved by	EPS Signature Approval Date	DRD No.	Project Name	Reason for Revision

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

EXPIRATION DATE: 05-13-2026
 CAROLYN H. CAMPBELL
 MD LICENSE NO. 3778

Signature: CAROLYN H. CAMPBELL
 Date: 05-08-2026
 MD LA LICENSE NO. 3778

LANGAN
 Langan Engineering and Environmental Services, Inc.
 1300 Wilson Boulevard, Suite 450
 Arlington, VA 22209
 T: 571.366.6800 F: 571.366.6801 www.langan.com

<p>Project: NORDSTROM - 839 COMMERCE DRIVE ELECTION DISTRICT 7 UPPER MARLBORO PRINCE GEORGES COUNTY MARYLAND</p>	<p>Drawing Title: TREE CONSERVATION PLAN - TYPE II</p>	<p>Project No.: 270154801 Date: 05/08/2026 Drawn By: JT Checked By: JMACC</p>
<p>Drawing No.: TP-100</p>		<p>Date: 5/8/2026 Time: 14:01 User: mjmyer Style Table: Langan.stb Layout: TP-100 Document Code: 2018-001-001-135-01</p>



May 15, 2026

MEMORANDUM

TO: Quincy Langford, Planner I, Urban Design Section, Development Review Division

VIA: N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division *NAB*

VIA: Thomas Lester, Acting Supervisor, Long-Range Planning Section, Community Planning Division *TEL*

FROM: Karly Maltby, Planner II, Long-Range Planning Section, Community Planning Division *Km*

SUBJECT: SDP-2026-013 (839 Commerce Drive, Upper Marlboro)

FINDINGS

Pursuant to Part 8, Division 4, Subdivision 2 of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Specific Design Plan

Zoning Ordinance: Prior Zoning Ordinance

Location: 839 Commerce Drive, Upper Marlboro, MD 20774

Planning Area: 74A

Community: Mitchellville and Vicinity

Size: 7.44 Acres

Existing Uses: Industrial

Future Land Use: Industrial/Employment

Proposal: Expansion of the loading area with modifications to the existing parking area.

Zoning: IH (Industrial, Heavy) Zone

Prior Zoning: E-I-A (Employment and Institutional Area) Zone

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located in the **Established Communities** of the Growth Area Map. The vision for the established communities is most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met (p. 20).

Economic Prosperity

Policy 7 Maintain and promote the economically healthy industrial areas identified in the 2010 *Prince George's Industrial Land Needs and Employment Study* (p. 72).

EP 7.1 Target economically healthy industrial districts for infrastructure improvements and incentives programs.

Analysis: *The proposed application advances the plan's policy of targeting healthy industrial districts for transportation and logistical infrastructure improvements.*

Master Plan: The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* recommends **Industrial/Employment** land use on the subject property. It is also located within the Collington Local Employment Area (p. 40).

Industrial Employment land uses are defined as “manufacturing and industrial parks, warehouses, and distribution. May include other employment, such as office and services” (pp. 49-50).

In addition, the Master Plan recommends the following goals, policies, and strategies to help advance the intent and purpose of the plan.

Collington Local Employment Area (p. 72)

Policy LU 12 Transform Collington Local Employment Area into a regional transportation, logistics, and warehousing hub.

LU 12.2 Work with property owners and leasing agents to relocate office and flex space tenants to other office/flex hubs in Prince George's County, including Melford and the BSU MARC Campus Center, creating opportunities to consolidate parcels and/or redevelop obsolete buildings into modern transportation, logistics, and warehousing centers.

Analysis: *The proposed application advances the plan's purposes of the Collington Local Employment Area by creating and improving an existing warehouse facility used that will enhance transportation and logistics connections.*

Transportation and Mobility

Policy TM 6 Add and improve transit services and amenities in Bowie-Mitchellville and Vicinity (see Map 32. Bus Service Routes Serving the Master Plan Area) (p. 115).

TM 6.1 Evaluate the feasibility of expanding the number of bus stops and first- and last-mile connections for bicycles and pedestrians with increased active transportation infrastructure to encourage increased transit use.

Analysis: *The property is along a primary bus route in the Collington Local Employment Area, which provides an opportunity for the applicant to connect to the nearby bus stops using painted street crossings. Staff recommend additional wayfinding signage to support transit use and increase multimodal transportation use. In addition, the applicant is encouraged to collaborate with the appropriate authority to expand the bus stops to both sides of Commerce Drive.*

Natural Environment

Policy NE 5 Reduce urban heat island effect, thermal heat impacts on receiving streams, and reduce stormwater runoff by increasing the percentage shade and tree canopy over impervious surfaces (p. 147).

Analysis: *The landscaping and planting plan proposes shade trees along the edges of the building near the proposed loading area, which will provide shade to the building. The landscape plan also shows a small grouping of trees on a grassy island at the southwest edge of the property. Staff recommend that the applicant consider increasing tree canopy in this area by providing additional edge planting.*

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning: On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from the Employment and Institutional Area (EIA) Zone to the Legacy Comprehensive Design Zone (LCD) Zone effective April 1, 2022.

The 2022 *Approved Bowie-Mitchellville and Vicinity Sectional Map Amendment* reclassified the subject property from the Legacy Comprehensive Design Zone (LCD) into the Industrial Heavy (IH) zone.



Countywide Planning Division
Historic Preservation Section

301-952-3680

May 7, 2026

MEMORANDUM

TO: Quincy Langford, Zoning Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division **TWG**

FROM: Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division **AGC**
Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**

SUBJECT: SDP-2026-0013 Nordstrom Distribution Center Parking Expansion

The subject property comprises approximately 27.859 acres and is located at 839 Commerce Drive, approximately three miles south of the intersection of MD Route 214 and Robert Crain Highway in Upper Marlboro. The subject property is zoned Employment and Institutional Area (E-I-A) per the prior Zoning Ordinance. The property is located within the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* area. The subject application proposes the construction of approximately 90,000 square feet of new trailer storage on the south side of the site.

The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* contains goals and policies related to historic preservation (pages 158-165). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicated the probability of archeological sites on the property is low.

The subject property does not contain and is not adjacent to any designated Prince George's County Historic Sites or resources.

Historic Preservation Section staff recommend approval of SDP-2026-0013, Nordstrom Distribution Center Parking Expansion, with no conditions.



May 22, 2026

MEMORANDUM

TO: Quincy Langford, Urban Design Section, Development Review Division

FROM: Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

SUBJECT: **SDP-2026-0013, Nordstrom Distribution Center**

The Transportation Planning Section has no comments or conditions related to the subject application.



April 24, 2026

MEMORANDUM

TO: Quincy Langford, Planner I, Urban Design Section

FROM: Nina Zou, Planning Technician III, Permit Review Section *NZ*

SUBJECT: SDP-2026-0013 Nordstrom Distribution Center Parking Expansion

1. Please provide table indicating existing and proposed tree canopy coverage calculations on Landscape Plan with comparison to tree canopy coverage requirements in accordance with Section 25 Division 3. - Tree Canopy Coverage Ordinance of the Prince George's County Code.
2. Please note, a minimum of one (1) interior planting island shall be provided on average for every ten (10) contiguous spaces. Such is not provided in proposed additional parking.
3. Please provide fence details (including material, height, and style) for any proposed fencing and indicate location of proposed fencing on site plan, if any.



Countywide Planning Division
Environmental Planning Section

301-952-3650

May 15, 2026

MEMORANDUM

TO: Quincy Langford, Planner I, Urban Design Section, DRD

VIA: Suzanne Nickle, Acting Supervisor, Environmental Planning Section, CWPD *SN*

FROM: Mary Rea, Planner II, Environmental Planning Section, CWPD *MAR*

SUBJECT: **Nordstrom Distribution Center Parking Expansion, SDP-2026-0013 and TCP2-2026-0035**

The Environmental Planning Section (EPS) has reviewed the specific design plan (SDP-2026-0013) and TCP2-2026-0035 accepted for review on April 13, 2026. Comments were delivered to the applicant at the Subdivision and Development Review Committee (SDRC) meeting on April 24, 2026. Revised plans were received on May 8, 2026. The EPS finds the application in conformance with the Environmental Regulations of Sections 27-528(a)(3), 27-528(a)(4), 27-258(a)(5), and 24-131 of the prior Subdivision Regulations, and recommends approval of SDP-2026-0013 and TCP2-2026-0035, subject to recommended findings listed at the end of this memorandum.

BACKGROUND

The EPS previously reviewed the following applications and associated plans for the subject site applicable to this case:

Development Review Case	Tree Conservation Plan	Approval Authority	Status	Action Date	Resolution Number
Basic Plan A-6965	N/A	District Council	Adopted	10/28/1975	TBD
Basic A-9284	N/A	District Council	Adopted	12/23/1981	TBD
Basic Plan A-6965 and A-9284 Amendments	N/A	District Council	Adopted	5/21/1990	TBD
4-85065	TCPI-059-95	Planning Board	Approved	6/6/1985	PGCPB No. 85-177
SDP-8704		Planning Board	Approved	3/5/1987	PGCPB No. 87-77
CDP-8712	N/A	Planning Board	Approved	5/19/1988	PGCPB No. 88-224

Nordstrom Distribution Center Parking Expansion
SDP-2026-0013 and TCP2-2026-0035
May 15, 2026
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CDP-9006	N/A	Planning Board	Approved	11/8/1990	PGCPB No. 90-455
SDP-8704-01		Planning Board	Approved	10/10/1991	
N/A	TCPII-067-96	Staff	Approved	7/3/1996	N/A
N/A	TCPII-067-96-01	Staff	Approved	12/31/2001	N/A
N/A	TCPII-067-96-02	Staff	Approved	12/18/2003	N/A
N/A	TCPII-067-96-03	Staff	Approved	9/27/2005	N/A
SDP-0511-04	TCPII-067-96-04	Planning Board	Approved	7/25/2019	PGCPB No19-90
SDP-8704-02	TCPII-067-96-05	Planning Director	Approved	6/30/2016	N/A
CDP-9006-02	TCP1-059-95	Planning Board	Approved	3/31/2005	PGCPB No. 05-839(c)
SDP-9211-02	TCPII-067-96-06	Planning Director	Dormant	N/A	N/A
SDP-0007-03	TCPII-067-96-07	Planning Board	Approved	7/23/2020	PGCPB No. 2020-129
NRI-125-2020	N/A	Staff	Approved	10/8/2020	N/A
NRI-150-2020 (EL)	N/A	Staff	Approved	11/2/2020	N/A
SDP-2001	TCPII-067-96-08	Planning Board	Approved	4/29/2021	PGCPB No. 2021-57
SDP-9710-02	TCPII-067-96-09	Planning Board	Approved	9/30/2021	PGCPB No. 2021-119
SDP-8704-03		Planning Director	Approved	12/10/2021	N/A
SDP-8509-05	TCPII-067-96-10	Planning Director	Approved	6/8/2022	N/A
SDP-9710-03	TCPII-067-96-11	Planning Director	Approved	7/5/2022	N/A
SDP-2102	TCPII-067-96-12	Planning Board	Approved	3/9/2023	PGCPB No. 2023-27
N/A	TCPII-067-96-13	Staff	Approved	6/30/2023	N/A
NRI-146-13-01 (EL)	N/A	Staff	Approved	2/21/2025	N/A
SDP-8712-07	TCPII-067-96-14	Planning Board	Approved	6/5/2025	PGCPB No. 2025-045
SDP-8704-04	TCP2-2025-0085	Planning Director	Approved	1/23/2026	N/A

SDP-2026-0013	TCP2-2026-0035	Planning Board	Pending	Pending	Pending
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Proposed Activity

The current application is for the construction of a trailer storage area at an existing warehouse facility.

APPLICABLE ENVIRONMENTAL REGULATIONS

The site is subject to the grandfathering provisions of the current Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO). The development is subject to the 1991 WCO and environmental regulations contained in prior Subtitles 24 and 27 because this is for a revision to an SDP using the prior zoning ordinance and there were only minor revisions made to the Type 2 tree conservation plan (TCP2).

Site Description

The current zoning for the site is Industrial, Heavy (IH); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the Employment and Institutional Area(E-I-A) Zone.

The overall Collington Center development consists of an 867.00-acre property in the prior E-I-A Zone and is located on the west side of Crain Highway (US 301) south of Central Avenue (MD 214). A review of the available information indicates that streams, wetlands, 100-year floodplain, severe slopes, areas of steep slopes with highly erodible soils, and Marlboro clay are found to occur on the overall property. The Pope’s Creek Railroad right-of-way runs along the western boundary of this property, which has potential noise and vibration impacts on the property. US 301, running along the eastern boundary of the site, is a transportation-related noise generator. The overall site includes a variety of commercial, industrial, and office uses, which are not generally noise sensitive.

The subject property is a 7.44-acre site (Lot 3, Block D) located in the E-I-A Zone on the west side of Commerce Drive and north of Queens Court. A review of the available information indicates that no streams, wetlands, or 100-year floodplain are found to occur on-site. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), there is mapped Sensitive Species Protection Review Area (SSPRA) on a portion of the site, but the area currently proposed for development was previously graded with the original grading of the site. There are no designated scenic and historic roads in the vicinity of the lots included in this application. This property is located in the Collington Branch watershed of the Patuxent River basin, Environmental Strategy Area 2 (ESA-2) and the Established Communities General Plan Growth Policy of *Plan Prince George’s 2035*. According to *the Countywide Green Infrastructure Plan of the Approved Prince George’s County Resource Conservation Plan (May 2017)*, this site contains Evaluation Areas.

Prior Approvals

There are no previously approved environmental conditions directly related to the area of the subject application.

ENVIRONMENTAL REVIEW

Natural Resources Inventory/Existing Conditions

The site has an approved Natural Resources Inventory Equivalency Letter (NRI-146-13-01). The site has no woodlands and contains no regulated environmental features. No additional information is required for conformance to the NRI.

Woodland Conservation

This property is subject to the provisions of the 1991 WCO because there are previously approved tree conservation plans (TCPI-059-95 and TCPII-067-96-13) that were implemented in accordance with Section 25-119(g)(1).

The overall Collington Center development consisted of a gross tract area of 867.00 acres, with 21.56 acres of wooded floodplain, resulting in a net tract area of 809.61 acres containing 214.04 acres of upland woodlands. Type II Tree Conservation Plan (TCPII-067-96) was first approved by staff on July 3, 1996, and consisted of an overall sheet, which identified lots and parcels in three categories: "Areas of On-site Woodland Preservation", "Record Plat Lots as of 1990 with Woodland Conservation Requirements", and "New Records Lots (after 1990) and Future Lots with Woodland Conservation Requirements." No woodland conservation requirement was designated on this lot.

The current application was evaluated for conformance with the woodland conservation requirement established for this lot by TCPII-067-96 and is in conformance with previously approved TCP2-2025-0085. Minor revisions to TCP2-2025-0085 were made to reflect the areas with Marlboro clay and to add the elevations of the retaining wall.

Specimen Trees

There are no specimen trees on this site.

Regulated Environmental Features (REF)

The proposed application does not contain any on-site REF or primary management area (PMA).

Soils

The predominant soils found to occur according to the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey are the Urban land -Marr-Dodon complex, Marr-Dodon complex, and Adelpia-Holmdel complex .

The unsafe soil Marlboro clay is mapped on the property according to PGAtlas. A geotechnical engineering report, titled 'Nordstrom Parking Lot Expansion', prepared by Langan Engineering and Environmental Services, LLC, and dated April 12, 2024, has been submitted and confirmed the unsafe clay is present on-site. The geotechnical report included a global slope stability analysis on two sections of the proposed slopes. The results of the analysis appeared to exceed and meet the minimum required factor of safety of 1.5. EPS Staff recommend any slopes, where the unsafe clay is present, be no steeper than 5H:1V unless the slopes are evaluated and verified safe. The recommendations for the site grading and the retaining walls included in the report shall be accomplished to the final site design.

In addition, the design package of the retaining walls including internal stabilities, plans, drawings, calculations, etc. shall be performed by a registered wall designer in conformance with Techno-Gram 002-2021 issued by the Department of Permitting, Inspections and Enforcement (DPIE). The wall design shall be reviewed and approved by DPIE prior to the issuance of permits.

Stormwater Management

Stormwater Management Concept Approval Letter #P03638-2025-SDC was submitted with the application, which was approved on April 23, 2025, with an expiration date of April 23, 2028. The approval proposes the use of micro bio retention facilities for quality control and an underground storage facility for quantity control.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The Environmental Planning Section recommends approval of Specific Design Plan SDP-2026-0013 and Type 2 Tree Conservation Plan TCP2-2026-0035 subject to the following recommended findings and conditions:

Recommended Findings:

1. There are no regulated environmental features on-site.
2. No specimen trees are requested for removal with this application.

Recommended Conditions:

1. Prior to signature approval of the specific design plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:
 - a. Remove the prior approval block.
 - b. Add the previous TCP2 approvals to the Tree Conservation Plan Approval History Table.



May 15, 2026

MEMORANDUM

TO: Quincy Langford, Planner I, Urban Design Section

VIA: Mridula Gupta, Planning Supervisor, Subdivision Section *MG*

FROM: Mahsa Vatandoost, Planner III, Subdivision Section *MV*

SUBJECT: SDP-2026-0013; Nordstrom Distribution Center

The subject property consists of one lot known as Lot 3, Block D, recorded among the Prince George's County Land Records in Plat Book NLP 132 at page 42 titled "Lot 3, Block D, Collington Center". The property is approximately 27.86 acres and part of a 708-acre employment park titled "Collington Center". The site is located within the Industrial, Heavy (IH) Zone and is within the area of the 2022 *Approved Master Plan and Sectional Map Amendment for Bowie-Mitchellville and Vicinity*. This amendment to specific design plan (SDP) is, however, reviewed pursuant to the prior Zoning Ordinance and Subdivision Regulations, and the property's prior Employment and Institutional Area (E-I-A) Zone.

Lot 3 is currently improved with a 376,234-square-foot office and warehouse building, in accordance with prior approved SDP-8704 and its amendments. This fourth amendment to SDP-8704 proposes construction of a parking lot on the southeast side of the existing building and driveway aisles along the east and south side of the existing building to access the parking lot. No other building addition or site modifications are requested with this application. This SDP application was accepted for review on April 13, 2026. Comments were previously provided at the April 24, 2026, SDRC meeting. This referral memorandum is based on revised plans received on May 8, 2026.

The project is subject to Preliminary Plan of Subdivision (PPS) 4-85065, which was approved by the Prince George's County Planning Board on June 6, 1985 (PGCPB Resolution No. 85-177. This PPS approved 60 lots for industrial development on a 1161-acre property. The PPS was approved subject to six conditions, which are discussed below:

- 1. As revised in red on Staff Exhibit #1 to provide for dedication on Old Central Avenue (40' centerline) and show the 20' gas easement that is located on this property.**

The property included in the preliminary plan contained 1,161 acres. The subject property does not abut Old Central Avenue and no gas easement is reflected on the final plat.

- 2. Department of Parks & Recreation memorandum dated May 2, 1985 (75' hiker/biker/equestrian trail);**

The subject property does not abut Collington Branch and there is no hiker/biker/equestrian trail impacting the subject property. The Transportation Planning Section and the Department of Parks and Recreations should further review the submittal to determine conformance with Condition 2.

3. Approval of a 100-year flood plain by the Department of Public Works & Transportation, and State of Maryland, if necessary;

There is no flood plain impacting the subject property.

4. Approval of a soils study by the Department of Environmental Resources, prior to the issuance of building permit, to address concerns of the Soil Conservation District addressed in their memorandum dated May 9, 1985, and the Natural Resources Division memorandum dated May 9, 1985;

The applicant stated in their statement of justification that all issues related to soils were addressed prior to the issuance of the initial building permit for the development on Lot 3, Block D. However, the Environmental Planning Section should further review to determine conformance with Condition 4.

5. Approval of storm water management by the Washington Suburban Sanitary Commission per memorandum dated May 14, 1985; and

A copy of an approved Stormwater Management Concept Plan 36529- 2023-SDC, approved on April 23, 2025, and approval letter were submitted with this SDP amendment. Environmental Planning Section should evaluate the submitted SWM concept plan and site plan for conformance to this condition.

6. Urban Design Section memorandum of May 28, 1985 and all conditions placed on the Comprehensive Design Plan.

The Urban Design memorandum dated May 28, 1985 found 4-85065 to be in conformance with Comprehensive Design Plan CDP-7802, which was subsequently modified by CDP-9006. The conformance of the subject SDP amendment to the applicable CDP should be further reviewed by the Urban Design Section.

This SDP proposes construction of a parking lot and driveway aisles for the existing building. No additional building or site modifications are proposed with this application. A new preliminary plan of subdivision (PPS) or a new final plat will not be required at this time.

The SDP does not show the property boundary lines' bearings and distances for Lot 3, Block D. It should reflect the correct bearings and distances in conformance with Plat Book NLP 132 Plat no. 42. The record plat includes two notes which are listed below in bold. Staff analysis of the project's conformance to these notes follow each one in plain text.

1. Development and use of the lot shown hereon must be in accordance with the comprehensive design plan approved by the Prince George's County Planning Board, November 30, 1978, or as amended by any subsequent approved revision thereto. Grading, building or use and occupancy permits shall be in accordance with the

specific design plan approved by the Prince George's County Planning Board on March 5, 1987, SDP-8704, and in accordance with provisions of the Prince George's County Code.

Lot 3, Block D is currently improved with a 376,234-square-foot office and warehouse building, in accordance with prior approved SDP-8704 and its amendments. This fourth amendment to SDP-8704 proposes construction of a parking lot on the southeast side of the existing building and driveway aisles along the east and south side of the existing building to access the parking lot. The conformance of the subject SDP amendment to the applicable CDP should be further reviewed by the Urban Design Section.

2. Approval of a soils study by Department of Environmental Resource, prior to the issuance of building permit.

This note is similar to Condition 4 of 4-85065, in its requirement for approval of a soils study. The applicant stated in their statement of justification that all issues related to soils were addressed prior to the issuance of the initial building permit for the development on Lot 3, Block D. However, the Environmental Planning Section should further review to determine conformance with Note 2.

Additional Comments:

1. The property received an automatic certificate of adequacy (ADQ) associated with PPS 4-79091 pursuant to Section 24-4503(a)(1) of the Subdivision Regulations, effective April 1, 2022. The ADQ remains valid for 12 years from that date, subject to the expiration provisions of Section 24-4503(c).

Recommended Conditions of Approval:

1. Prior to certification of the specific design site plan, add the bearings and distances for the property lines in conformance with the Plat Book NLP 132, Plat no. 42.

The referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. All bearings and distances must be clearly shown on the SDP site plan and must be consistent with the recorded final plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

Date: April 14, 2026

To: Quincy Langford, Urban Design, M-NCPPC

From: Adebola Adepoju (AA), Environmental Health Specialist, Environmental Engineering/
Policy Program

Re: SDP-2026-0013 (NORDSTROM DISTRIBUTION CENTER PARKING EXPANSION)

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the comprehensive design plan submission for the Nordstrom Distribution Center Parking Expansion located at 839 commerce Drive in Upper Marlboro and has the following comments / recommendations:

1. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
2. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.

Case Nos.: A-6965, A-9284 & A-9397

Applicant: Collington Corporate
Center

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 25 - 1989 (REVISED)
(TECHNICAL CORRECTION; Property Location)

AN ORDINANCE to amend the Zoning Map for the Maryland-
Washington Regional District in Prince George's County, Maryland, by
amending an approved basic plan, with conditions.

WHEREAS, on October 28, 1977, upon adoption of CR-108-1975,
the District Council approved Application No. A-6965, for E-I-A
zoning, with basic plan, on approximately 898.14 acres of land,
located on the west side of Route 301, south of Central Avenue,
east of Collington Branch, north of Leeland Road, Mitchellville,
Maryland; and

WHEREAS, on September 5, 1978, the District Council approved
Application No. A-9284, for E-I-A zoning, with basic plan, on
approximately 383.55 acres of land, located on the west side of
Route 301, south of Central Avenue, north of the existing Collington
Center, (A-6965), east of Collington Branch, Mitchellville,
Maryland; and

WHEREAS, on November 23, 1981, the District Council approved
Application No. A-9397, for E-I-A zoning, with basic plan, on
approximately 8.16 acres of land, contiguous to A-9284, located on
the west side of Route 301, approximately one mile south of Central
Avenue and 400 feet north of Queen Anne Road, east of Collington
Branch, Mitchellville, Maryland; and

WHEREAS, the applicant has filed a request with the District Council to amend the basic plan for Application Nos. A-6965, A-9284 and A-9397; and

WHEREAS, the request was reviewed by the Technical Staff and the Planning Board, who filed recommendations with the District Council; and

WHEREAS, the applicant's request was given public notice, in accordance with all requirements of law, and a public hearing on the request was held by the District Council; and

WHEREAS, having reviewed the record in this case and the testimony and exhibits presented at the public hearings, the District Council has determined that the request to amend the basic plan should be approved, with conditions, as recommended by the Technical Staff and Planning Board; and

WHEREAS, as the basis for this action, the District Council adopts the Technical Staff Report and the Planning Board Resolution as its findings and conclusions in this case; and

WHEREAS, to protect adjacent properties and the general neighborhood, approval of the amended basic plan is granted subject to conditions.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The basic plan for Application Nos. A-6965, A-9284 and A-9397 are hereby amended into two Basic Plans of approximately 414 acres and approximately 875 acres each in accordance with Exh. A-28, subject to the following Land Use Quantities, Land Use Types, Conditions, and Comprehensive Design Plan Review Considerations:

Land Use Types and Quantities

Intensity (square feet)

<u>Land Use*</u>	<u>Acreage+</u>	<u>Maximum .45 FAR</u>
Commercial/Office	55	1,088,000
General Office	7	137,200
Office/Industrial	161	3,146,000
Institutional	20	392,000
Open Space	136	NA
Roads	35	NA
Total	414	4,763,000 (Maximum 4,500,000)

1. A maximum of 60,000 square feet of retail and restaurant space, not to include hotel, shall be permitted. Cafeterias contained within a building for the sole use of that building shall not be included in the 60,000 square foot maximum. No independent or freestanding retail uses (excluding restaurants) shall be permitted in Land Bays A and D. The hotel is limited to a single user.
2. The following uses may be permitted in all categories: day care center; eleemosynary or philanthropic institution (excluding hospital); institutional use of a medical, religious or research nature; school or studio for artistic or technical instruction; public/quasi-public uses; and uses similar to or associated with permitted use, except as designated in paragraph 7.
3. Commercial/Office uses include: all permitted Commercial uses [Section 27-515(b)(7)], plus hotel and restaurant, research facilities and those uses specified in paragraph 2.
4. General Office uses include those permitted in the E-I-A Zone and those uses specified in paragraph 2.
5. Office/Industrial uses include all Office and Industrial uses permitted in the E-I-A Zone and those uses specified in paragraph 2 and excluding those uses specified in paragraph 7.
6. Institutional uses include those uses specified in paragraph 2.
7. The uses shall include all permitted uses in the E-I-A Zone except the following:

brewery or distillery; industrial metal, waste, rag, glass or paper salvage operation; manufacturing and assembly of metal products, such as automobiles and appliances; structural steel fabricating shops, machine shops, forges and foundries; manufacturing involving primary production from raw materials; warehouse and distribution (except as an

accessory use); and all agricultural uses (except floriculture, horticulture or gardening which may include a private noncommercial greenhouse are permitted.)

- * The following uses listed in the applicant's Retail Demand Analysis are not permitted in the E-I-A Zone: bookstore, florist and newsstand.

Conditions

1. The free-standing retail component of Collington Corporate Center shall be designed in a unified manner in terms of architecture, building materials, signs, on-site traffic circulation, and landscaping, notwithstanding that the retail center may be subdivided for individual users.
2. To the extent practicable in light of the terrain, parking areas oriented toward either Central Avenue or Crain Highway shall be effectively screened from view from those roadways by utilizing landscaped earth berms, walls, or landscaping, or a combination thereof. Loading bays, service docks, and storage areas shall not be visible from U.S. 301 or MD 214.
3. All Specific Design Plans (SDP's) which contain a retail use and/or a restaurant shall be automatically referred to the District Council for review and approval. (This shall not apply to retail activities which are wholly within a hotel or office building.)
4. No portion of the retail component, automobile filling stations, or any fast food restaurants shall be located on Parcels A, D, G, H or I as depicted on Comprehensive Design Plan 8809.
5. Architectural Guidelines shall be established prior to submission of the first SDP for the project which will provide for harmony of appearance of all structures, including any retail component. Such guidelines shall be submitted to the Planning Board for review and recommendations and to the District Council for approval. The Architectural Guidelines shall provide for special design treatment and a unified design theme for buildings constructed on Parcels A, D, G, H, and I. The view of these parcels from Routes 214 and 301 shall project a high quality image for Prince George's County; to that end, views from these roads shall consist only of high quality office-type facades or heavily landscaped areas

which include a combination of berms, walls, or landforms.

6. An adequate public facilities test shall be required in conjunction with any proposed Basic Plan amendment which involves an increase in intensity (i.e. square-footage) of overall site utilization as approved herein.
7. Monument signs identifying the entire Collington Corporate Center development shall be reviewed at the SDP stage.
8. The Declaration of Covenants of Collington Corporate Center prepared as Exhibit 6.1 to the Land Disposition Agreement shall be amended to provide for County representation on the Architectural Review Board until completion of construction of major buildings and improvements on all developable parcels in the Center, and the Covenants shall be recorded in a timely manner following settlement and prior to submittal of any Specific Design Plans. At least one of the County's appointees to the Architectural Review Board shall be a qualified design professional (urban designer, landscape architect, or registered architect) employed by the Maryland-National Capital Park and Planning Commission or the County government. County appointments to the Architectural Review Board shall be made by County Executive nomination and County Council approval. The Planning Board shall take into consideration design related provisions contained in the covenants during SDP review.
9. There shall be no grading or cutting of trees on the site prior to approval of the Comprehensive Design Plan, except on a selective basis with the written permission of the Prince George's County Planning Board.
10. The public open space system shall be comprised of 110+ acres as identified in Exhibit A, CDP-8809.
11. All structures shall be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable County laws.
12. The Basic Plan map shall be modified to show:
 - a. The entrance to Central Avenue (Md. Route 214) shall be opposite both Pennsbury Drive and Hall Road, the final location of such entrance to be determined by the State Highway Administration. The Basic Plan shall contain a note declaring individual use access to be limited to the internal roadway system.
 - b. The proposed public open space system and proposed trails system shall be conceptually illustrated.

13. The applicant shall prepare a noise study for approval by the Planning Board at the Specific Design Plan Phase. The study shall specify noise mitigation measures that will be incorporated into the development adjacent to Central Avenue (Md. Route 214) and U.S. Route 301 to maintain an interior level as set forth in Md. Title X, Noise Pollution.

Comprehensive Design Plan - Phase II Considerations

1. All perennial streams shall be shown on the Comprehensive Design Plan and shall have a minimum 50-foot limit of disturbance measured from the stream bank and expanded to include floodplains, nontidal wetlands, slopes in excess of 25 percent and slopes of 15 percent or greater found in combination with soils having K-factors greater than .35.
2. The applicant shall prepare a tree stand delineation plan for approval by the Planning Board. Where practical and feasible, major stands of trees shall be preserved, especially along streams, adjoining roads, between development pods and property lines.
3. The applicant shall prepare a 100-year floodplain study and stormwater management concept plan for approval by the Department of Environmental Resources. The study shall include proposed channel condition. Encroachment or disturbance into the floodplain, except for road crossing and utilities and stormwater management facilities, is unacceptable.
4. The applicant shall prepare a detailed soils study for approval by the Planning Board to include soil types delineation, Marlboro Clay outcrops, soils boring locations and soils boring log findings to demonstrate that the site is geologically suitable for development.
5. Access to the public parkland shall be provided from the interior loop road either directly or by easement. Such access shall be over lands suitable in soils and slope for the provision of access by maintenance vehicles to the parkland.
6. The applicant shall provide tennis courts, as designated by the Planning Board, either as part of the open space system or in conjunction with the proposed hotel, to also be available to employees working in Collington Corporate Center.

7. The open space network shall be continued east from Land Bay M through the woodlands adjacent to the contiguous boundary of Bays G, D, E and F to U.S. Route 301 subject to approval by the Planning Board.
8. In the event that environmental and engineering constraints preclude development of the loop road as proposed in the Basic Plan, this approval shall not prevent the applicant from eliminating a portion of the loop road.

SECTION 2. This Ordinance shall take effect on the date of its enactment.

Enacted this 28th day of March, 1989, by the following vote:

In Favor: Council Members Bell, Castaldi, Casula, Herl, Mills and Wilson

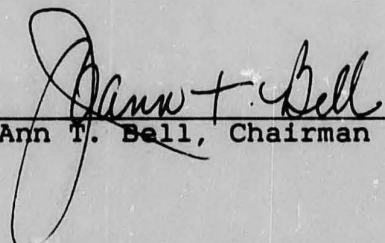
Opposed:

Abstained:

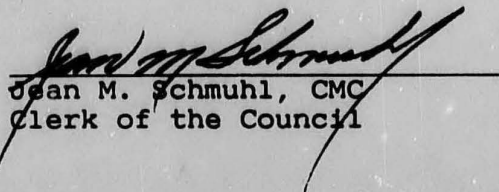
Absent: Council Members Cicoria, Pemberton and Wineland

Vote: 6-0

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

By: 
JoAnn T. Bell, Chairman

ATTEST:


Jean M. Schmuhl, CMC
Clerk of the Council

PGCPB No. 87-77

SDP-8704

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Specific Design Plans pursuant to Part 8, Division 4, of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on March 5, 1987, regarding Specific Design Plan SDP-8704 for Nordstrom, the Planning Board finds:

1. No detailed plans have been submitted for the design of the free-standing business signs.
2. The proposed plan will be compatible with the existing and programmed public facilities, as shown on the Capital Improvement Program;
3. The proposed plan conforms to the approved basic plan for the subject property;
4. The proposed plan, if modified in accordance with staff recommendation, conforms to the approved Comprehensive Design Plan for the subject property; and
5. The proposed plan will have adequate provisions made for the drainage of surface waters so that there are no adverse effects on either the subject property or adjacent properties.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and approved the Specific Design Plan for the above-described land, subject to the following modifications:

1. Detailed site permit applications shall conform to the signage approved for the Collington Center (SDP-8418), by the Prince George's County Planning Board on March 28, 1985; and
2. Prior to signature approval, all site entrances will reflect a minimum 30-foot width at the property line and a suitable detail

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for the protection of the freestanding light poles in the parking compounds will be added to the plan.

* * * * *

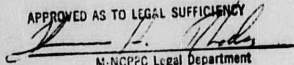
This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Yewell, seconded by Commissioner Botts, with Commissioners Yewell, Botts and Dabney voting in favor of the motion, and with Commissioners Keller and Rhoads absent, at its regular meeting held on Thursday, March 5, 1987, in Upper Marlboro, Maryland.

Thomas H. Countee, Jr.
Executive Director


BY Robert D. Reed
Community Relations Officer

THC/RDR/ASH:fvh

APPROVED AS TO LEGAL SUFFICIENCY


M. NCPPC Legal Department

Date 1/15/88

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with approval of Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on October 10, 1991, regarding Specific Design Plan SDP-8704/01 for Collington Center, Nordstrom Distribution Center, the Planning Board finds:

1. The revision to the Specific Design Plan generally conforms to the approved Comprehensive Design Plans, CDP-8712 and CDP-9006. When Specific Design Plan SDP-8704 was approved, a right-of-way for Pope's Creek Drive did not exist along the southern boundary of the property. Parking bays were shown on the approved Specific Design Plan as close as five feet to that property line. Since that time, a right-of-way for Pope's Creek Drive has been dedicated directly adjacent to the southern boundary of the Nordstrom property. Normally, a 50-foot setback would be required adjacent to the right-of-way per the requirements of the Comprehensive Design Plan. However, since SDP-8704 was approved prior to the existence of the Pope's Creek Drive right-of-way, staff believes that it would be unfair to require the applicant to provide the full 50 feet. The applicant has agreed to a 30-foot setback and staff feels that is an adequate compromise. The setback will be heavily landscaped to provide screening from the parking and loading areas.
2. The architecture for Phases II and III had not been reviewed and approved at the time SDP-8704 was approved by the Planning Board in March 1987. The architecture for Phase I only had been approved. The architecture proposed with this submission for Phases II and III is a continuation of the same style of architecture, materials and colors as was previously approved for Phase I and is in conformance with the architectural guidelines outlined in the Comprehensive Design Plan.
3. The Specific Design Plan is in conformance with the requirements of the Landscape Manual in terms of internal green space required within parking compounds, number of plant units required in required landscape strips and effective screening of loading areas for public rights-of-way.
4. The proposed Specific Design Plan will not be within the adequate coverage area of the nearest existing fire and rescue facility for engine, ladder truck, and ambulance services, and a facility

has not been identified with 100 percent of the construction expenditures programmed within the currently adopted six-year County Capital Improvement Program. In order to alleviate the negative impact on fire and rescue service, it is requested by the Fire Department that an automatic fire suppression system be provided throughout all structures.

5. Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties. The site has an approved Conceptual Storm Drain Plan, CSD-910164-20.
6. The Natural Resources Division has determined that the site is exempt from the Woodland Conservation Ordinance because a permit was issued for the site prior to November 21, 1989, Permit No. 01780-87-CGU, March 25, 1987.
7. The previously approved Specific Design Plan, SDP-8704, proposed three entrances along Commerce Drive. The southernmost entrance is less than 100 feet from the proposed intersection with Pope's Creek Drive. In accordance with Section 23-139(b) (1) of the Prince George's County Code (Road Code), no more than two drive-ways are permitted along any roadway from a single parcel without the permission of the Director of the Department of Public Works and Transportation (DPW&T). The applicant must obtain permission for the third entrance per Condition 2.

8.	Zone	E-I-A		
	Gross Lot Area	27.86 ac.		
	Land Use	Office/Warehouse/ Distribution		
	Gross Floor Area	<u>Phase I</u>	<u>Phase II</u>	<u>Phase III</u>
		170,285 sf	169,661 sf	145,424 sf
	<u>Parking Required:</u>			
	Office (15,489 sf)	42 sp.		
	Warehouse	122 sp.	34 sp.	29 sp.
	Total Required:	185 spaces		
	<u>Parking Provided:</u>	241 sp.	125 sp.	187 sp.
	Total Provided:	553 spaces		

(Note: Although Nordstrom's is a totally automated warehouse and distribution facility, it does require additional parking spaces for seasonal activity when store demands are increased.)

Loading Space Required:	<u>Phase I</u>	<u>Phase II</u>	<u>Phase III</u>
	6	5	5
Loading Space Provided:	14	20	17
Green Area of Site Required:	(20%)		
	(0.20) (1,213,586 sf) = 242,72		
Green Area Provided:	(34%) or 417,470 sf		
Building Coverage:	40% permitted 39.9% Phases I, II and III		

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and approved the Specific Design Plan for the above-described land, subject to the following conditions:

1. Prior to signature approval, a note shall be placed on the plan stating that an automatic fire suppression system be provided throughout all structures.
2. Prior to signature approval, the applicant, his heirs, successors and/or assigns shall obtain a written declaration from the Director of the Department of Public Works and Transportation (DPW&T) indicating the location of the proposed third driveway. This declaration shall include such conditions as deemed necessary by the Director to provide safe and efficient vehicular circulation within and adjacent to the proposed site.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Stone, seconded by Commissioner McNeill, with Commissioners Stone, McNeill,

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Brown and Rhoads voting in favor of the motion, and with Commissioner Sydnor absent, at its regular meeting held on Thursday, October 10, 1991, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 10th day of October 1991.

Rosemary Malcolm Bridgeman
Executive Director

By Frances J. Guertin
Planning Board Administrator

RMB:FJG:GH:meg