

LEGEND table with symbols for sewer clean out, iron pipe, iron rod, trench, utility pole, parking meter, roll-off, light pole, storm drain manhole, telephone manhole, sanitary manhole, electric manhole, gas valve, water meter, fire hydrant, water valve, sign, mailbox, public utility easement, fiber optic, underground utility, water line, underground electric, and sewer line.

GENERAL NOTES

- 1. Existing parcel lot, deed description/Liber Folio and plat number
2. Tax Map: 35 Grds: A3, B3 & B4
3. 200 foot map reference (WSSC) 2009E07
4. This subdivision is to consolidate all lots and parcels into new parcel 1, Doctors Community Medical Center.

- 5. Prior approvals: SE-3307, ROSP-3307-01 through ROSP-3307-14, and DSP-12010.
6. Council Bill CB-40-2021 amended the uses permitted in the R-80 zone, under certain circumstances Health Campuses are permitted by right.
7. Site Area and Zoning: Gross: 40.0449 Ac. (R-80)
8. There are no regulated environmental features found on site.
9. There is no PMA located on site.
10. There is no 100-year floodplain on the subject property.
11. A variance from subtitle 25 is requested for the removal of 3 specimen trees.
12. Increase in road alignment: Brae Brook Drive 1.38 AC (60.009 SF)
13. Existing zoning: R-80 (Single Family Detached Residential)
14. Existing use: Institutional (Medical Health Campus)
15. Proposed use of property: Institutional (Medical Health Campus)
16. Minimum lot size required by Zoning Ordinance and Subdivision Regulations (24-130): 9,500 SF
17. Minimum lot width at Front of Building Line: 50 FT
18. Minimum lot width at front street line: 25 FT
19. Sustainable Growth Tier: Developing
20. Military Installation Overlay Zone: No
21. Center or Corridor location: No
22. Existing Gross Floor Area:

- Building A (Rehabilitation and Patient Care) 34,276 SF (1,800 SF)
Building B (M.R.I. Building, TBR) 27,549 SF
Building D (Administrative) 70,552 SF
Building E (Main Hospital) 307,672 SF
Building F (Rehabilitation and Patient Care) 99,205 SF
Building G (Mechanical) 10,546 SF
Total Existing GFA 529,809 SF
23. Proposed Gross Floor Area: 619,590 SF
24. Total Existing and Proposed GFA 1,129,399 SF
25. Stormwater Management Concept 47214-2021 submitted November 8, 2021.
26. Water/Sewer Category Designation Existing: W-3 & S-3
27. Aviation Policy Area: None
28. Mandatory Park Dedication Requirement: N/A
29. Cemeteries on or contiguous to the property: No
30. Historic Site on or in the vicinity of the property: No
31. Type One Conservation Plan: T0P1-041-93
32. Within Chesapeake Bay Critical Area: No

- 33. Wetlands: No
34. Streams: No
35. In or adjacent to an easement held by Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust or organization: No

OWNERS
DOCTORS HOSPITAL, INC.
8118 GOOD LUCK ROAD
LANHAM, MD 20706
ATTN: LUCAS KLOCK
PHONE: (301) 343-5518

MAGNOLIA GARDENS REAL ESTATE, LLC
101 EAST STATE STREET
KENNETT SQUARE, PA 19320

APPLICANT
LUMINUS HEALTH
ANNE ARJUNDEL MEDICAL CENTER
2001 MEDICAL PARKWAY
ANNAPOLIS, MD 21401
ATTN: LUCAS KLOCK
PHONE: (301) 343-5518

PPS-4-21018
PRELIMINARY PLAN OF SUBDIVISION
Remainder of Lots 3 & 4 and Lots 5-A & 5-B, Magnolia Springs
and
Parcels 2 & 3, Doctors Hospital
Consolidated as Parcel 1
DOCTORS COMMUNITY
MEDICAL CENTER
DISTRICT NO. 21
PRINCE GEORGE'S COUNTY, MARYLAND

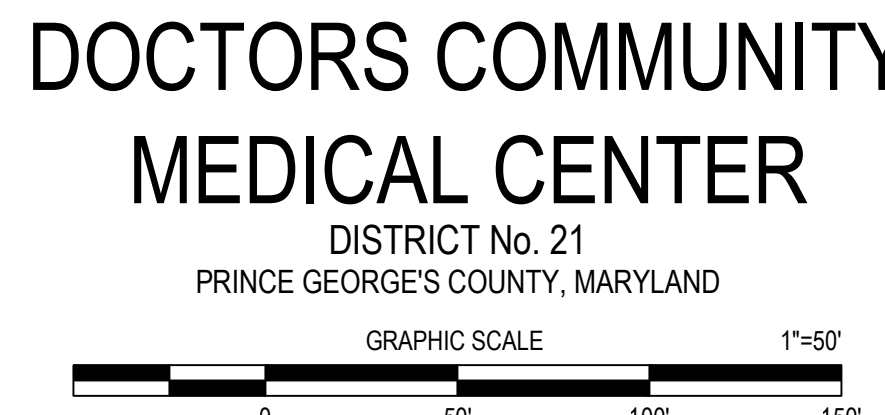


Table with columns: DATE, DESCRIPTION, REVISIONS, BY, DATE, and a signature block for BEN DYER ASSOCIATES, INC. including project name, date, and sheet number (473023).