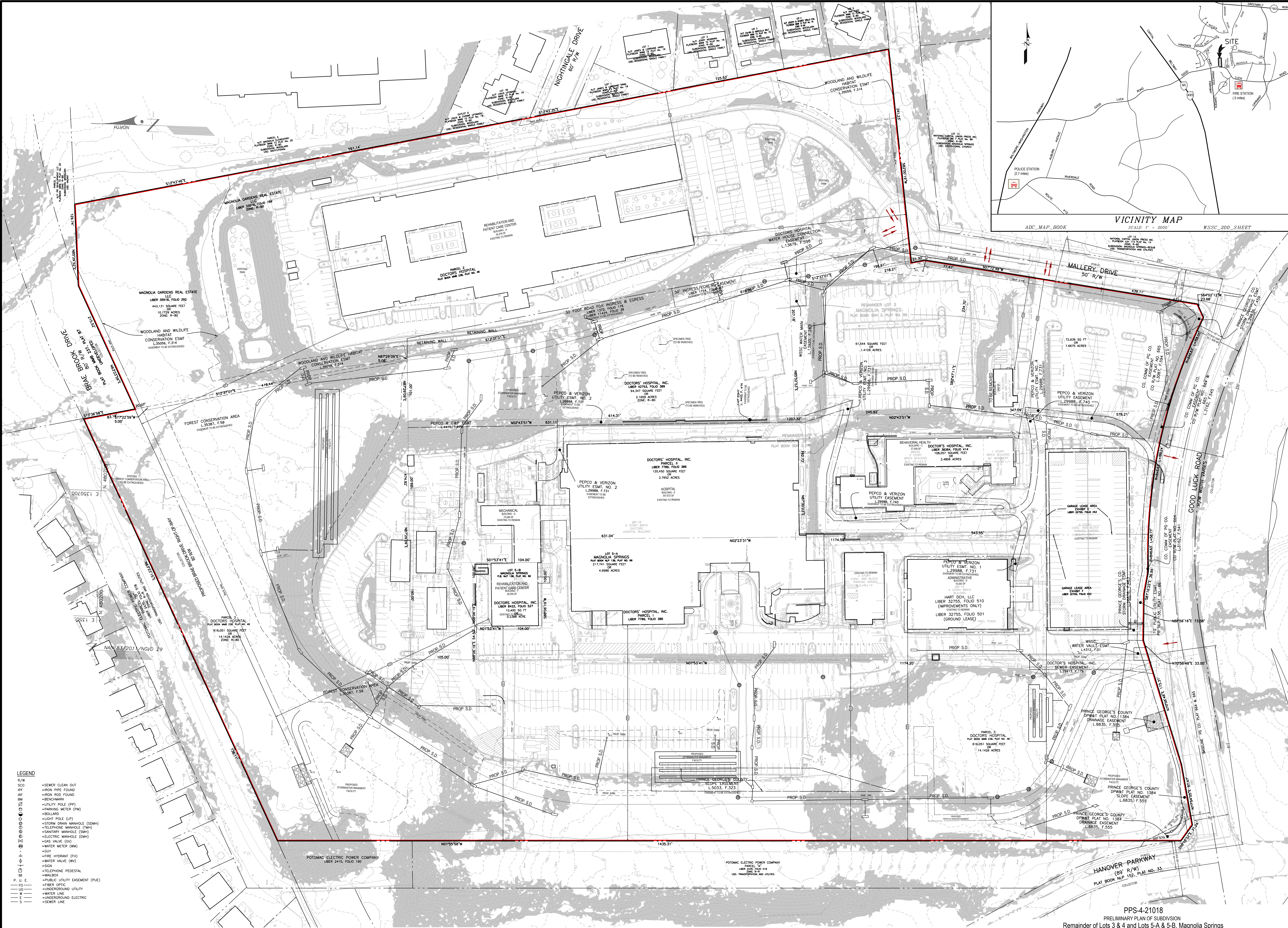




GENERAL NOTES

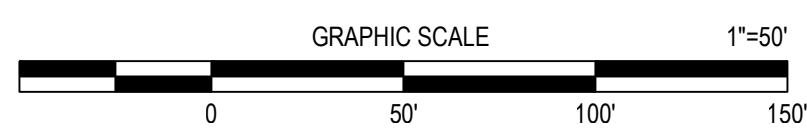
- Existing parcel lot, deed description, Liber Folio and plat number
- Existing Parcels: Liber/Folio, Plat Number, Tax Account
- Parcel 2: L. 35516, F. 292, MMS 238, Plat No. 48, 21-5533017
- Parcel 3: L. 12444, F. 531, SDH 3, Plat No. 65, 21-5533028
- Center Part Lot 3: L. 12444, F. 538, SDH 3, Plat No. 65, 21-2266788
- North Part Lot 3: L. 42753, F. 389, SDH 3, Plat No. 65, 21-2386449
- North Part Lot 4: L. 7789, F. 386, SDH 3, Plat No. 65, 21-2383008
- South Part Lot 4: L. 38364, F. 414, SDH 3, Plat No. 65, 21-2355063
- Part of Lot 5-A: L. 7789, F. 386, NLP 138, Plat No. 66, 21-2383016
- Part of Lot 5-A: L. 38699, F. 53, NLP 138, Plat No. 66, 21-5545163
- Part of Lot 5-B: L. 9422, F. 527, NLP 138, Plat No. 66, 21-2632038
- Part of Lot 5-B: L. 9422, F. 527, NLP 138, Plat No. 66, 21-2383024
2. Tax Map 35 Grids A3, B3 & B4
3. 200 foot map reference (WSSC) 200N07
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: 40.049 Ac. (R-80) Net: 38.6673 Ac.
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. Acreage in road dedication: Brae Brook Drive Right-Of-Way 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 Building B (M.R.I. Building, TBR) 1,800 SF Building C (Behavioral Health) 27,549 SF Building D (Administrative) 70,562 SF Building E (Main Hospital) 307,672 SF Building F (Rehabilitation and Patient Care) 58,205 SF Building G (Mechanical) 10,549 SF Total Existing GFA 509,900 SF
23. Proposed Gross Floor Area: 619,590 SF
24. Total Existing and Proposed GFA 1,129,390 SF
25. Stormwater Management Concept 47214-2021 submitted November 8, 2021.
26. Water/Sewer Category Designation Existing: W-3 & S-3 Proposed: W-3 & S-3
27. Aviation Policy Area: None
28. Mandatory Park Dedication Requirement: NA
29. Cornerstones on or contiguous to the property: No
30. Historic Site on or in the vicinity of the property: No
31. Type One Conservation Plan: TCP1-041-83
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
ANNAPOLIS, MD 21401
ATTN: LUCAS KLOCK
PHONE: (301) 343-5518

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



DATE	DESCRIPTION	BY	REVISIONS
NOV. 2021	NOV. 2021	NOV. 2021	NOV. 2021

11751 WOODBONE ROAD, SUITE 200
MIDDLEBURY, MARYLAND 20717
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