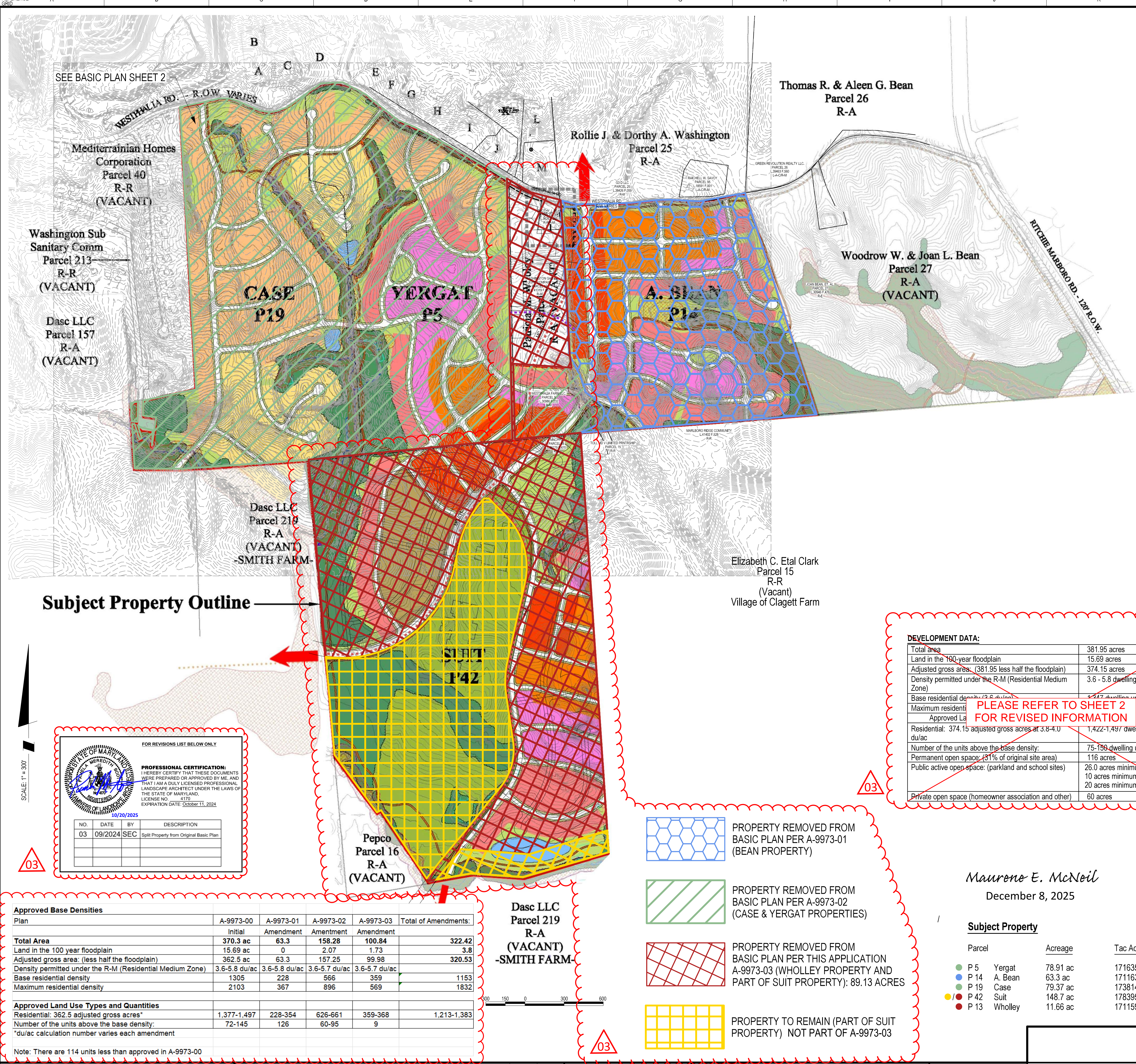


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WOODSIDE VILLAGE

Legend		RANGE OF UNITS
	ESTATE	5-105
	-single family detached	
	EXECUTIVE	94-194
	-single family detached	
	POINT	140-240
	-single family detached	
	MELBOURNE/RITTENOUR	93-193
	-single	
	TOWN	PLEASE REFER TO SHEET 2 FOR REVISED INFORMATION
	TOWNHOUSE-2 OVER 2	414-514
	CONDOMINIUM	190-290
	TOTAL	1422-1497
	PUBLIC SCHOOL/PARK OPEN SPACE	56 ACRES
	TO BE DEDICATED TO M.N.C.P.&P.	
	WOODSIDE VILLAGE OPEN SPACE	60 ACRES
	TO BE DEDICATED TO H.O.A.	
	TOTAL	116* ACRES
	*additional 11.8 acres in community facility not included in this open space acreage.	

Adjacent Residential Property Owners			
A.	Michael A. & Lajuanna H. Lewis Lot 1A R-E	H.	John & Jaquelyn Barbour Lot 6B R-E
B.	Lisa M. Champ Lot 2A R-E	I.	Lindsay & Annie Boomer Lot 5B R-E
C.	John D. & Lottie B. Battle Lot 3A R-E	J.	Selvan A. & Fay M. Young Lot 4B R-E
D.	HPA USI, LLC. Lot 4A R-E	K.	Wennifer D. Wiggins Lot 3B R-E
E.	Jose A. & Carla Rivera Lot 9B R-E	L.	Derek D Hamilton Lot 2B R-E
F.	Reginald O. & Wendy M. Lee Lot 8B R-E	M.	Michael D. Schneider Lot 1B R-E
G.	Scott & Sharon Moore Lot 7B R-E	N.	Raichell W. Savoy Parcel 95 R-ML-A-C

Land Use Measurements	
Total Open Space.....	127.8 ac.....33% of total
Public Open Space - 56 ac.	
Private Open Space - HOA: 60 ac.	
Community Facility - HOA: 11.8 ac.	
Residential.....	235.25 ac.....62% of total
Dedication to R/W.....	18.9 ac.....5% of total
Total Acreage for this Application: 381.95 ac.	
Permitted Density: 3.6-5.8 DU/acre for R-M Zone	
Approved Density: 3.8-4.0 DU/acre	

DEVELOPMENT DATA:	
Total area	381.95 acres
Land in the 100-year floodplain	15.69 acres
Adjusted gross area: (381.95 less half the floodplain)	374.15 acres
Density permitted under the R-M (Residential Medium Zone)	3.6 - 5.8 dwelling units/acre
Base residential density (3.6 du/ac)	1,353 dwelling units
Maximum residential density (5.8 du/ac)	2,165 dwelling units
Approved Land Use	PLEASE REFER TO SHEET 2 FOR REVISED INFORMATION
Residential: 374.15 adjusted gross acres at 3.8-4.0 du/ac	1,422-1,497 dwelling units
Number of the units above the base density:	75-150 dwelling units
Permanent open space: (31% of original site area)	116 acres
Public active open space: (parkland and school sites)	26.0 acres minimum parkland 10 acres minimum elementary school 20 acres minimum middle school
Private open space (homeowner association and other)	60 acres

Maureen E. McNeil
December 8, 2025

Subject Property			
Parcel	Acreage	Tac Account #	
P 5 Yergat	78.91 ac	1716356	REMOVED FROM WOODSIDE BASIC PLAN PER A-9973-C-02
P 14 A. Bean	63.3 ac	1711639	REMOVED FROM WOODSIDE BASIC PLAN PER A-9973-C-01
P 19 Case	79.37 ac	1738145	REMOVED FROM WOODSIDE BASIC PLAN PER A-9973-C-02
P 42 Suit	148.7 ac	1783950	PARTIALLY REMOVED FROM WOODSIDE BASIC PLAN PER THIS APPLICATION, A-9973-C-03
P 13 Wholley	11.66 ac	1711597	REMOVED FROM WOODSIDE BASIC PLAN PER THIS APPLICATION, A-9973-C-03

Subject Property Outline

FOR REVISIONS LIST BELOW ONLY

NO.	DATE	BY	DESCRIPTION
03	09/2024	SEC	Split Property from Original Basic Plan

10/20/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 1170
EXPIRATION DATE: October 11, 2024

Approved Base Densities					
Plan	A-9973-00	A-9973-01	A-9973-02	A-9973-03	Total of Amendments:
Initial		Amendment	Amendment	Amendment	
Total Area	370.3 ac	63.3	158.28	100.84	322.42
Land in the 100 year floodplain	15.69 ac	0	2.07	1.73	3.8
Adjusted gross area: (less half the floodplain)	362.5 ac	63.3	157.25	99.98	320.53
Density permitted under the R-M (Residential Medium Zone)	3.6-5.8 du/ac	3.6-5.8 du/ac	3.6-5.7 du/ac	3.6-5.7 du/ac	
Base residential density	1305	228	566	359	1153
Maximum residential density	2103	367	896	569	1832
Approved Land Use Types and Quantities					
Residential: 362.5 adjusted gross acres*	1,377-1,497	228-354	626-661	359-368	1,213-1,383
Number of the units above the base density:	72-145	126	60-95	9	
*du/ac calculation number varies each amendment					

Note: There are 114 units less than approved in A-9973-00

Dase LLC
Parcel 219
R-A
(VACANT)
-SMITH FARM

- PROPERTY REMOVED FROM BASIC PLAN PER A-9973-01 (BEAN PROPERTY)
- PROPERTY REMOVED FROM BASIC PLAN PER A-9973-02 (CASE & YERGAT PROPERTIES)
- PROPERTY REMOVED FROM BASIC PLAN PER THIS APPLICATION A-9973-03 (WHOLLEY PROPERTY AND PART OF SUIT PROPERTY): 89.13 ACRES
- PROPERTY TO REMAIN (PART OF SUIT PROPERTY) NOT PART OF A-9973-03

03

SOLTESZ, LLC
LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

ATKINSON TRUST, LLC & WOODSIDE DEVELOPMENT, LLC
3907 GREENWAY
BALTIMORE, MD 21218
410-366-2259
CHARLES C. EDWARDS, GP

MAP 91 GRID 81

TAX MAP	ZONING CATEGORY:
91, 81	R-M
WSEC 200 SHEET	XXXX
205E09, 205E10	XXXX

SITE DATUM

HORIZONTAL: XXXXXX	XXXX
VERTICAL: XXXXXX	XXXX

5/2/2024

BASIC PLAN
WOODSIDE VILLAGE
A-9973-03
MELLWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

PLAN VIEW

11' = 300'

SHEET 1 OF 2

PROJECT NO. 4150-00-00

F

E

D

C

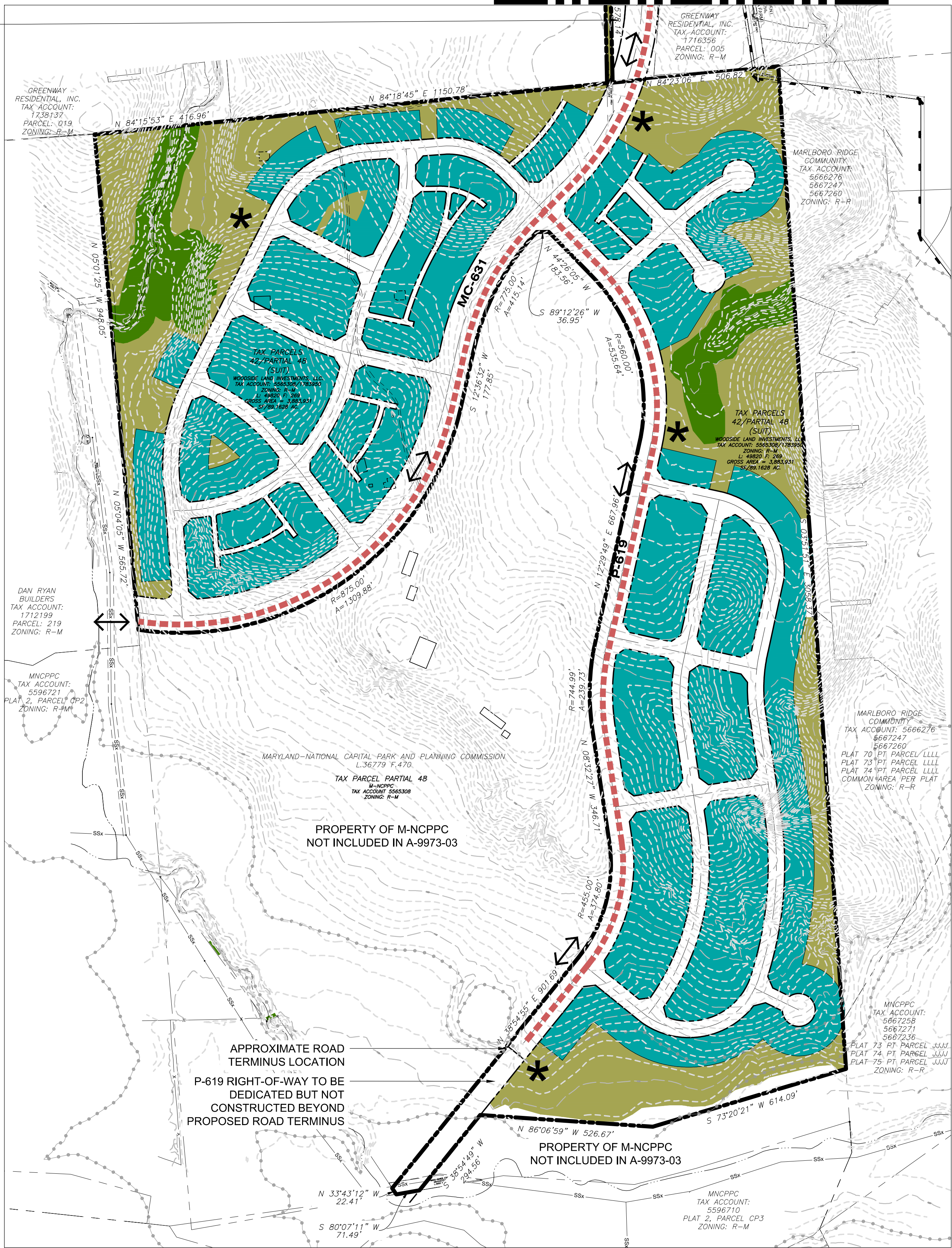
B

A



MATCHLINE - SEE VIEWPORT A

OFFSITE PORTIONS OF MC-631 WILL BE DEVELOPED AS PART OF ADJOINING DEVELOPMENT AND NOT BY APPLICANT



LEGEND

- PROPERTY BOUNDARY
- SINGLE FAMILY DETACHED LOTS
- RECREATIONAL/ STORMWATER/ OPEN SPACE
- ENVIRONMENTAL AREA
- SITE ACCESS
- MASTER PLAN PEDESTRIAN AND BIKE FACILITY (SIDE PATH)
- MASTER PLAN PEDESTRIAN AND BIKE FACILITY (SHARED LANE)
- POTENTIAL RECREATION AMENITY

SUBJECT PROPERTY/ SITE INFORMATION

Parcel	Acreage	Tax Account	Ex. Zoning	Liber/Folio
P.48	52.37*	5565308	R-M	L.49820 F.269
P.42	36.79	1783950	R-M	L.49820 F.269
P.13	11.68	1711597	R-M	L.49820 F.253

*Parcel 48 is 111.92 acres, but only 52.34 are subject to this Basic Plan Amendment

DEVELOPMENT DATA

Total Area	100.84 acres
Land in the 100-year floodplain	1.73 acres
Adjusted gross area: (100.84 acres less half the floodplain)	99.98 acres
Density permitted under the Residential Medium Zone (R-M)	3.6-5.7 Dwelling Units/acre
Base Residential Density (3.6 du/ac)	359 Single Family Detached (SFD) Dwelling Units
Maximum Residential Density (5.7 du/ac)	569 Dwelling Units
Proposed Land Use Types and Quantities	
Residential Use (Single Family Detached)	359-369 Dwelling Units (99.98 gross acres at 3.6-3.7 du/ac)
Number of Units Above the Base Density:	0-9 Dwelling Units
Density Proposed in the Residential Medium Zone (R-M)	3.6-3.68 Dwelling Units/acre
Permanent open space out of proposed lots or rights-of-way (Includes environmental, recreational, and homeowner association areas)	28.14 acres
Dedication to Westphalia Rd. R-O-W:	0.24 acres
Dedication to Master-Planned Roadways:	13.40 acres (12.49 acres proposed to be constructed)

MATCHLINE - SEE VIEWPORT B

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.c81811.com
http://www.missubility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY SEC
APPROVED BY PMS
CHECKED BY DJS/SEC
DATE SEPT. 2024

APPLICANT
WOODSIDE LAND INVESTMENTS, LLC
3907 GREENWAY
BALTIMORE MD, 21218

OWNER
WOODSIDE LAND INVESTMENTS, LLC
3907 GREENWAY
BALTIMORE MD, 21218

PLAT REF: 267/012, PLAT NO: 26712
15TH ELECTION DISTRICTS
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE
AS SHOWN
Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

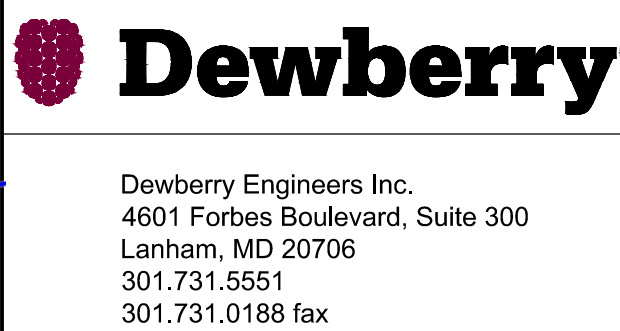
SEAL
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND.
LICENSE NO. 4170
EXPIRATION DATE: October 11, 2024



SUIT WHOLLEY PROPERTY

10501 WESTPHALIA RD
UPPER MARLBORO 20774-0000

BASIC PLAN
A-9973-03



PROJECT NO. 50182748
02
SHEET NO. 02 of 02