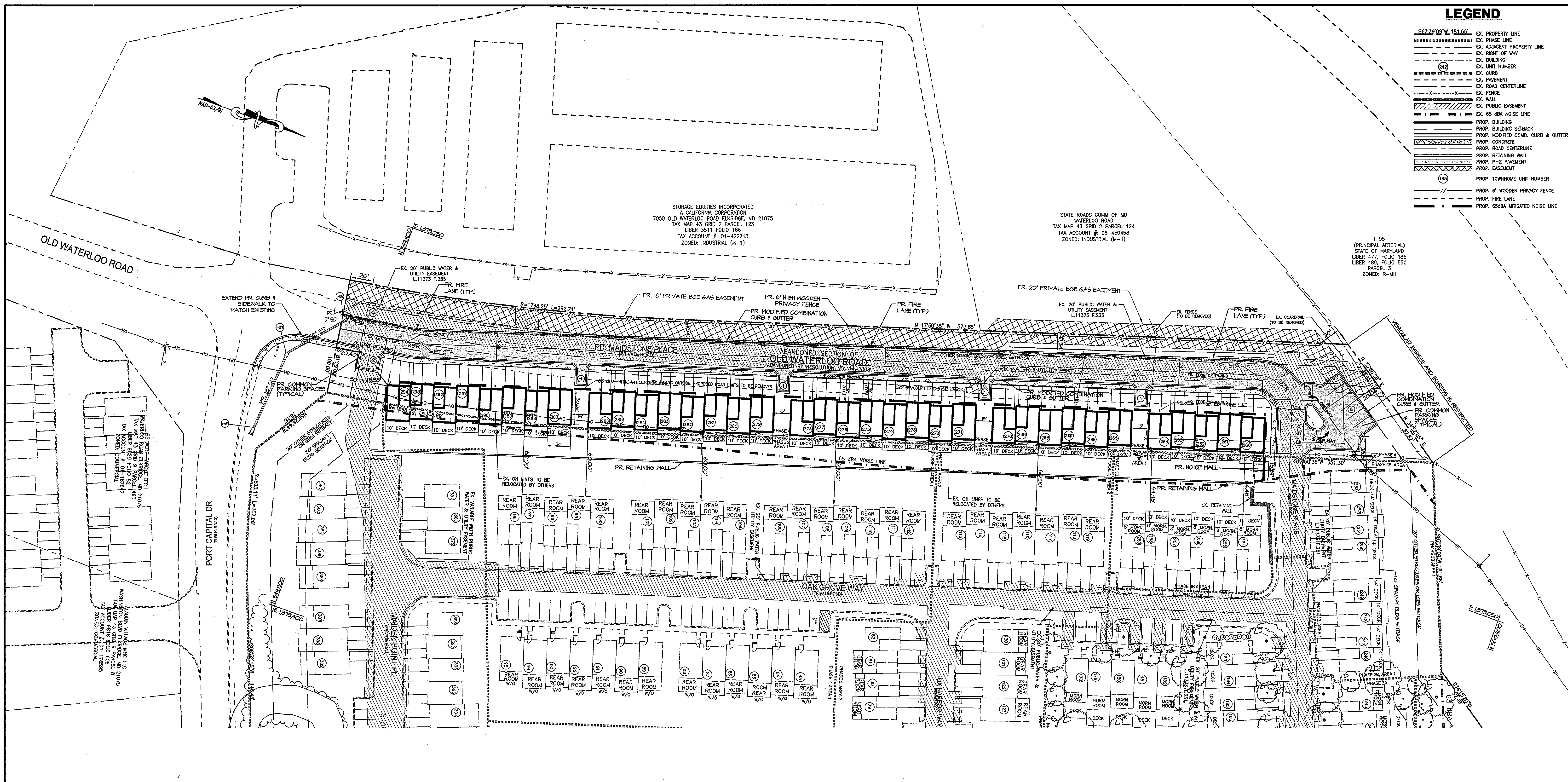


LEGEND

- S67.39'09" W 181.66'- EX. PROPERTY LINE
- EX. PHASE LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY
- EX. BUILDING
- EX. UNIT NUMBER
- EX. CURB
- EX. PAVEMENT
- EX. ROAD CENTERLINE
- EX. FENCE
- EX. WALL
- EX. PUBLIC EASEMENT
- EX. 65 DBA NOISE LINE
- PROP. BUILDING
- PROP. BUILDING SETBACK
- PROP. MODIFIED COMB. CURB & GUTTER
- PROP. CONCRETE
- PROP. ROAD CENTERLINE
- PROP. RETAINING WALL
- PROP. P-2 PAVEMENT
- PROP. EASEMENT
- PROP. TOWNHOME UNIT NUMBER
- PROP. 6' WOODEN PRIVACY FENCE
- PROP. FIRE LANE
- PROP. 65DBA MITIGATED NOISE LINE



STORAGE EQUITIES INCORPORATED
A CALIFORNIA CORPORATION
7050 OLD WATERLOO ROAD ELK RIDGE, MD 21075
TAX MAP 43 GRID 2 PARCEL 123
LIBER 3511 FOLIO 166
TAX ACCOUNT #: 01-422713
ZONED: INDUSTRIAL (M-1)

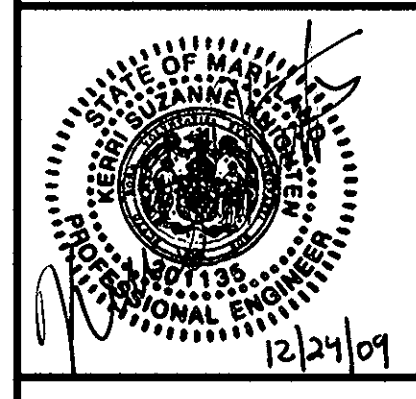
STATE ROADS COMM OF MD
WATERLOO ROAD
TAX MAP 43 GRID 2 PARCEL 124
TAX ACCOUNT #: 05-420458
ZONED: INDUSTRIAL (M-1)

I-85
(PRINCIPAL ARTERIAL)
STATE OF MARYLAND
LIBER 477, FOLIO 185
LIBER 489, FOLIO 550
PARCEL 3
ZONED: R-MH

SK-02



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
14280 PARK CENTER DRIVE, SUITE A
LAUREL, MARYLAND 20707
(410) 792-9792 or (301) 776-1690
FAX (410) 792-7395



SKETCH PLAN
VILLAGE TOWNS
PHASE IV
SITE LAYOUT PLAN
OLD WATERLOO ROAD, ELK RIDGE, MD 21075
LIBER: 8623 ~ FOLIO: 212 ~ PARCELS: 729 & 3
ZONED: R-MH ~ TAX MAP: 43 ~ GRID: 3
1ST ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

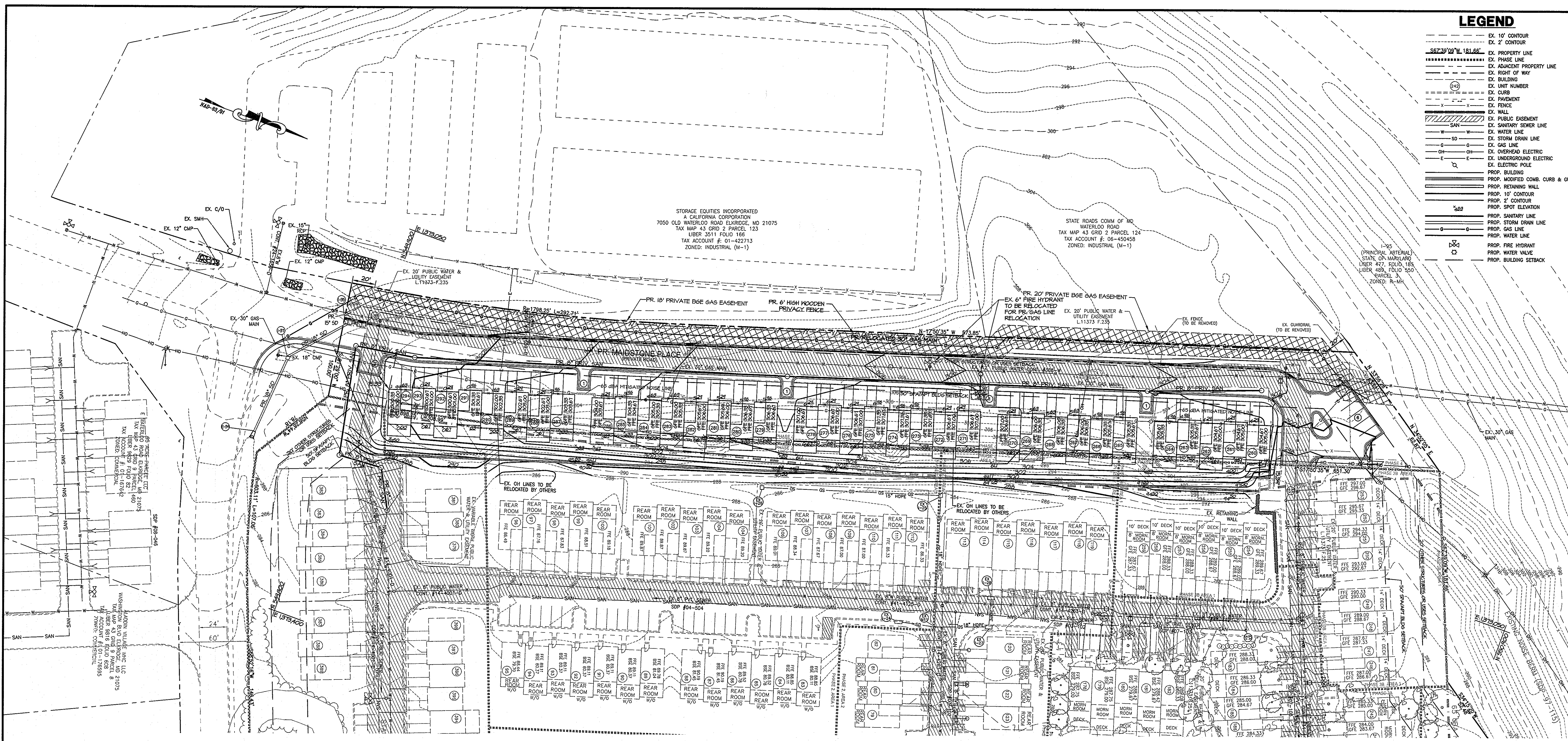
DATE	REVISIONS	JOB NO:	15129
		SCALE:	1" = 40'
		DATE:	12/24/2009
		DRAWN BY:	TDE
		DESIGN BY:	TDE
		REVIEW BY:	SKS
		SHEET:	2 OF 4

OWNER/DEVELOPER/APPLICANT
NAME: MR. JOSEPH E. LINK
NLC, LLC
C/O H & H ROCK COMPANIES
6800 DEER PATH ROAD, SUITE 100
ELK RIDGE, MARYLAND 21075
PHONE: 410.579.2442
FAX: 410.579.1441

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Joseph E. Link
PLANNING DIRECTOR
1/5/10
DATE

LEGEND

- EX. 10' CONTOUR
- - - EX. 2' CONTOUR
- EX. PROPERTY LINE
- EX. PHASE LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY
- EX. BUILDING
- EX. UNIT NUMBER
- EX. CURB
- EX. PAVEMENT
- EX. WALL
- EX. FENCE
- EX. SANITARY SEWER LINE
- EX. PUBLIC EASEMENT
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. STORM DRAIN LINE
- EX. GAS LINE
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. ELECTRIC POLE
- PROP. BUILDING
- PROP. MODIFIED COMB. CURB & GUTTER
- PROP. RETAINING WALL
- PROP. 10' CONTOUR
- PROP. 2' CONTOUR
- PROP. SPOT ELEVATION
- PROP. SANITARY LINE
- PROP. STORM DRAIN LINE
- PROP. GAS LINE
- PROP. WATER LINE
- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. BUILDING SETBACK



STORAGE EQUITIES INCORPORATED
 A CALIFORNIA CORPORATION
 7050 OLD WATERLOO ROAD ELK RIDGE, MD 21075
 TAX MAP 43 GRID 2 PARCEL 123
 LIBER 3511 FOLIO 188
 TAX ACCOUNT #: 01-422713
 ZONED: INDUSTRIAL (M-1)

STATE ROADS COMM OF MD
 WATERLOO ROAD
 TAX MAP 43 GRID 2 PARCEL 124
 LIBER 489, FOLIO 550
 PARCEL 3
 ZONED: INDUSTRIAL (M-1)

1-95
 (PRINCIPAL ARTERIAL)
 STATE OF MARYLAND
 LIBER 477, FOLIO 185
 LIBER 489, FOLIO 550
 PARCEL 3
 ZONED: R-MH

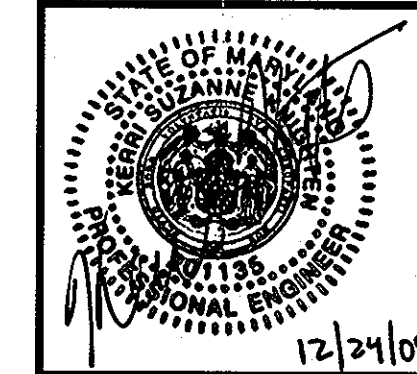
NOTE: ADD 300' TO ALL PROPOSED SPOT ELEVATIONS BETWEEN 0.00' AND 10.00'.
 ADD 200' TO ALL PROPOSED SPOT ELEVATIONS BETWEEN 80.00 AND 99.99'.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Joseph E. Link 1/5/10
 PLANNING DIRECTOR DATE

OWNER/DEVELOPER/APPLICANT
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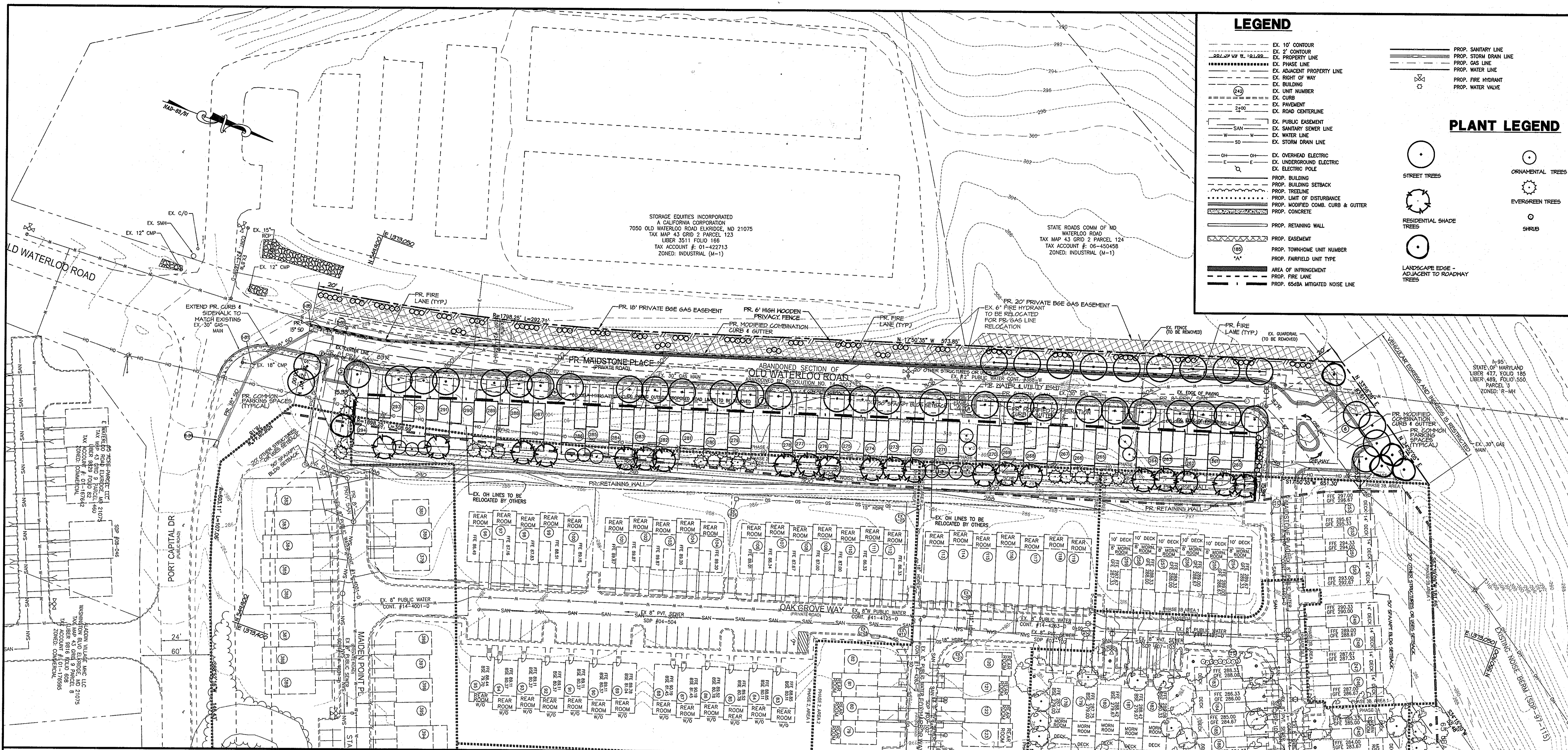
MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 14280 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
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SKETCH PLAN
VILLAGE TOWNS
 PHASE IV
SITE GRADING & UTILITY PLAN
 OLD WATERLOO ROAD, ELK RIDGE, MD 21075
 LIBER: 8623 ~ FOLIO: 212 ~ PARCELS: 729 & 3
 ZONED: R-MH ~ TAX MAP: 43 ~ GRID: 3
 1ST ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

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		SCALE:	1" = 40'
		DATE:	12/24/2009
		DRAWN BY:	TDE
		DESIGN BY:	TDE
		REVIEW BY:	KSK
		SHEET:	3 OF 4

SK-03



LEGEND

- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. PROPERTY LINE
- EX. PHASE LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY
- EX. BUILDING
- EX. UNIT NUMBER
- EX. CURB
- EX. PAVEMENT
- EX. ROAD CENTERLINE
- EX. PUBLIC EASEMENT
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. STORM DRAIN LINE
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. ELECTRIC POLE
- PROP. BUILDING
- PROP. BUILDING SETBACK
- PROP. TREELINE
- PROP. LIMIT OF DISTURBANCE
- PROP. MODIFIED COMB. CURB & GUTTER
- PROP. CONCRETE
- PROP. RETAINING WALL
- PROP. EASEMENT
- PROP. TOWNSHIP UNIT NUMBER
- PROP. FAIRFIELD UNIT TYPE
- AREA OF INFINGEMENT
- PROP. FIRE LANE
- PROP. 654BA MITIGATED NOISE LINE

PLANT LEGEND

- STREET TREES
- RESIDENTIAL SHADE TREES
- LANDSCAPE EDGE - ADJACENT TO ROADWAY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SHRUB

STREET TREE PLANTING

Linear Feet of RW	1,770.60
Number of Trees Required (1:40 Feet of RW)	44 Shade Trees
Number of Trees Provided	43 Shade Trees 10 Shrubs

SCHEDULE A-1 PERIMETER LANDSCAPE EDGE

Category	Adjacent to Eastern Perimeter Properties
Landscape Type	Type A Buffer
Linear Feet of Roadway	866.50'
Credit for Existing Vegetation (Yes, No, Linear Feet)	N/A
Credit for Wall, Fence, or Berm (Yes, No, Linear Feet)	Yes
Number of Plants Required	15 Shade Trees
Shade Trees (1:60)	15 Shade Trees
Evergreen Trees	
Shrubs	
Number of Plants Provided	87
Shade Trees	
Evergreen Trees	
Other Trees (2:1 substitution)	
Shrubs (10:1 substitution)	87

Comments:
Due to utility line easements and setbacks, a 6' privacy fence with shrub planting is being proposed along the entire eastern property line with the exception of the 20' structure setback from the adjacent rights-of-way.

SCHEDULE A-2 PERIMETER LANDSCAPE EDGE

Category	Adjacent to Eastern Perimeter Properties
Landscape Type	Type E Buffer
Linear Feet of Roadway	128.50'
Credit for Existing Vegetation (Yes, No, Linear Feet)	N/A
Credit for Wall, Fence, or Berm (Yes, No, Linear Feet)	N/A
Number of Plants Required	4 Shade Trees
Shade Trees (1:40)	4 Shade Trees
Evergreen Trees	
Shrubs	
Number of Plants Provided	4
Shade Trees	4
Evergreen Trees	
Other Trees (2:1 substitution)	
Shrubs (10:1 substitution)	

SCHEDULE A-3 PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways
Landscape Type	Type C Buffer
Linear Feet of Roadway	60.66
Credit for Existing Vegetation (Yes, No, Linear Feet)	N/A
Credit for Wall, Fence, or Berm (Yes, No, Linear Feet)	N/A
Number of Plants Required	2 Shade Trees
Shade Trees (1:40)	2 Shade Trees
Evergreen Trees (1:20)	4 Evergreen Trees
Shrubs	
Number of Plants Provided	15
Shade Trees	1
Evergreen Trees	4
Other Trees (2:1 substitution)	
Shrubs (10:1 substitution)	10

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	12
Number of Trees Required (1 shade tree/10 parking spaces)	2
Number of Trees Provided	0
Shade Trees	0
Other Trees (2:1 substitution)	0

NOTE: THE TWO REQUIRED PARKING LOT TREES HAVE BEEN INCLUDED IN THE STREET TREE CALCULATIONS AS PER ALLOWED IN CHAPTER V, PG 35 OF THE HOWARD COUNTY LANDSCAPE MANUAL.

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

Number of Dwelling Units	35
Number of Trees Required 1: DU SFA = 35 Shade Trees	35
Number of Trees Provided	49 Trees
Shade Trees	21 Shade Trees
Other Trees (2:1 substitution)	28 Evergreen/Flowering Trees (Equivalent to 14 Shade Trees)

SK-04

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

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SKETCH PLAN
VILLAGE TOWNS
PHASE IV
LANDSCAPE PLAN

OLD WATERLOO ROAD, ELK RIDGE, MD 21075
LIBER: 8623 ~ FOLIO: 212 ~ PARCELS: 729 & 3
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		REVIEW BY: CMG
		SHEET: 4 OF 4

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark D. Wynn
PLANNING DIRECTOR

1/6/10
DATE

OWNER/DEVELOPER/APPLICANT
NAME: MR. JOSEPH E. LINK
NLC, LLC
C/O H & H ROCK COMPANIES
6800 DEER PATH ROAD, SUITE 100
ELK RIDGE, MARYLAND 21075
PHONE: 410.579.2442
FAX: 410.579.1441

NO. PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3457, EXPIRATION DATE: 03/18/10.