

SHEET INDEX	
NO	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	DRAINAGE AREA MAP
4	CONCEPT SEDIMENT CONTROL PLAN
5	ENVIRONMENTAL CONCEPT PLAN

ENVIRONMENTAL CONCEPT PLAN

ezStorage COLUMBIA

EXPANSION

9225, 9235, 9245, 9255, 9265 BERGER ROAD
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DESIGN NARRATIVE

NATURAL RESOURCE PROTECTION AND ENHANCEMENT
THERE ARE NO EXISTING NATURAL RESOURCE FEATURES ON THIS PROPERTY. WITH THE PROPOSED DESIGN, EXISTING FLOW PATTERNS HAVE BEEN MAINTAINED AND RECHARGE OF GROUNDWATER WILL BE PROVIDED. ENHANCING THE WATER QUALITY FOR DOWNSTREAM FEATURES. THERE IS NO FOREST ON-SITE. NO IMPACTS TO COUNTY REGULATED STEEP SLOPES ARE PROPOSED WITH THIS PLAN. NO WETLANDS, STREAMS, STREAM BUFFERS, OR FLOODPLAINS ARE PRESENT ON THIS PROPERTY.

MAINTENANCE OF NATURAL FLOW PATTERNS
NATURAL FLOW PATTERNS ON THIS SITE GENERALLY DRAIN TO THE WEST VIA SHEET FLOW AND THE EXISTING STORM DRAIN SYSTEM. THE EXISTING POND AT THE SOUTHWEST CORNER OF THE THIS SITE DISCHARGES AT THE FAR SOUTHWEST CORNER OF THE SITE. THE SITE CONSISTS OF FIVE BUILDABLE LOTS WHICH ARE CURRENTLY DEVELOPED WITH 5 BUILDINGS. THESE FLOW PATTERNS WILL BE MAINTAINED WITH THIS DEVELOPMENT.

REDUCTION OF IMPERVIOUS AREAS
AN OVERALL REDUCTION OF IMPERVIOUS AREA WILL BE ACHIEVED FOR THIS PROJECT. ADDITIONAL IMPERVIOUS AREAS WILL BE KEPT TO A MINIMUM.

INTEGRATION OF SEDIMENT CONTROL FEATURES
SEDIMENT CONTROL FOR THIS SITE WILL BE PROVIDED BY STABILIZED CONSTRUCTION ENTRANCES, INLET PROTECTION, AND SILT FENCE. A STOCKPILE AREA WILL BE PROVIDED ON THE SITE. SEDIMENT CONTROL DESIGN WILL INCLUDE A DETAILED SEQUENCE OF CONSTRUCTION TO MINIMIZE OFFSITE IMPACTS AND TO REQUIRE THE INSTALLATION OF THE STORM WATER FEATURES IN SUCH A MANNER THAT THEY WILL FUNCTION FULLY UPON COMPLETION OF CONSTRUCTION.

IMPLEMENTATION OF ESD PLANNING TECHNIQUES AND PRACTICES
ESDv FOR THIS PROJECT IS PROVIDED THROUGH THE USE OF MICRO-BIORETENTION FACILITIES. MICRO-BIORETENTION FACILITIES (MDE DESIGNATION M-6) WILL BE PROVIDED THROUGHOUT THE PROJECT SITE TO TREAT ROOF AREAS. THE DEVELOPMENT REQUIRES THAT A TOTAL OF 2,295 CF OF ESDv BE PROVIDED. WITH THE FACILITIES OUTLINED ABOVE, A TOTAL OF 2,578 CF OF ESDv HAS BEEN PROVIDED. THE ESDv PROVIDED HAS BEEN MET IN THE STONE BELOW THE FACILITIES AND THE STORAGE ABOVE THE PLANTING MEDIA, PER HOWARD COUNTY REQUIREMENTS. THIS PROJECT IS CONSIDERED A REDEVELOPMENT SITE AS THE EXISTING IMPERVIOUS (1.69 AC) EXCEEDS 40%. THE PROPOSED IMPERVIOUS AREA IS 1.44 AC.

GENERAL NOTES

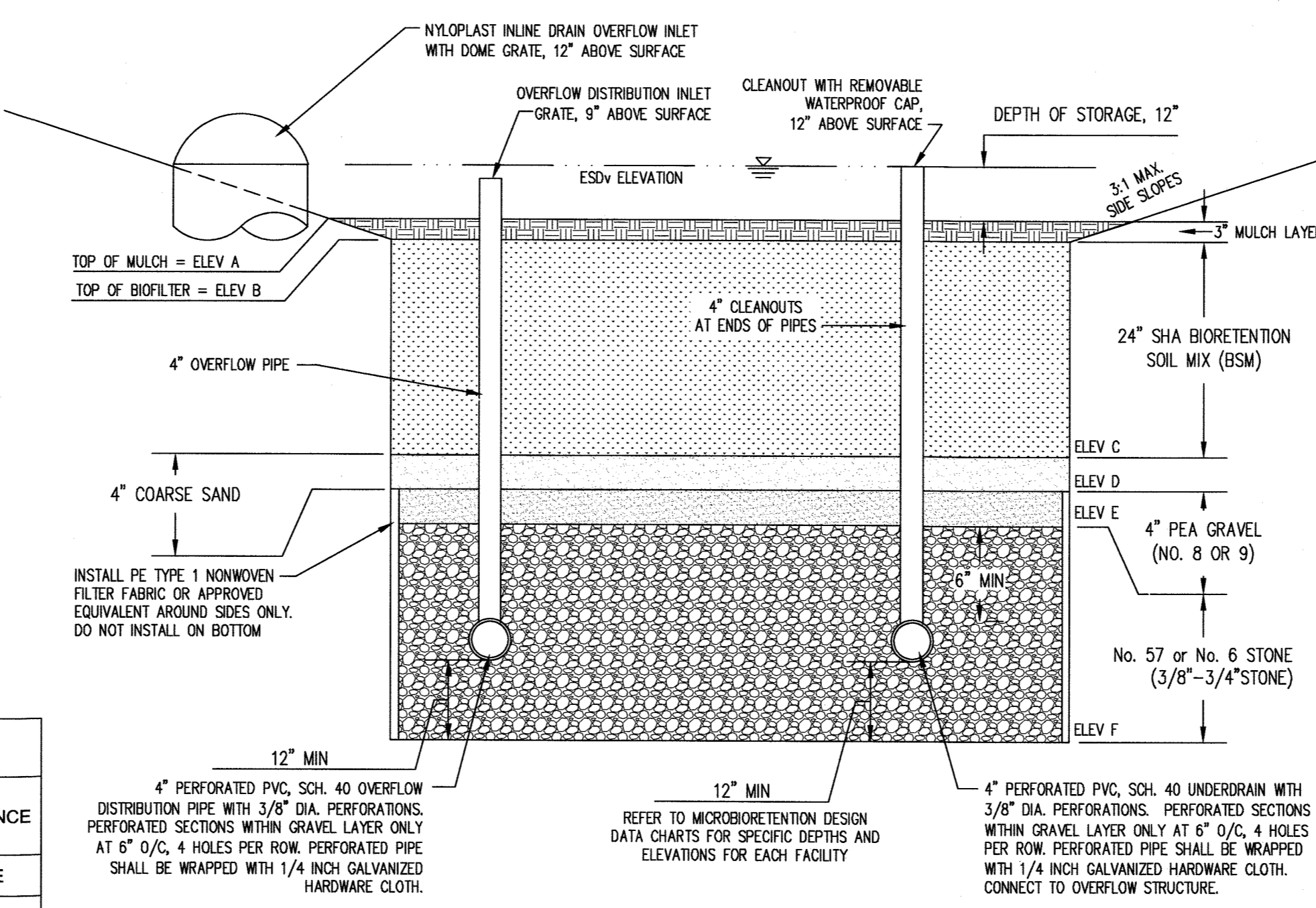
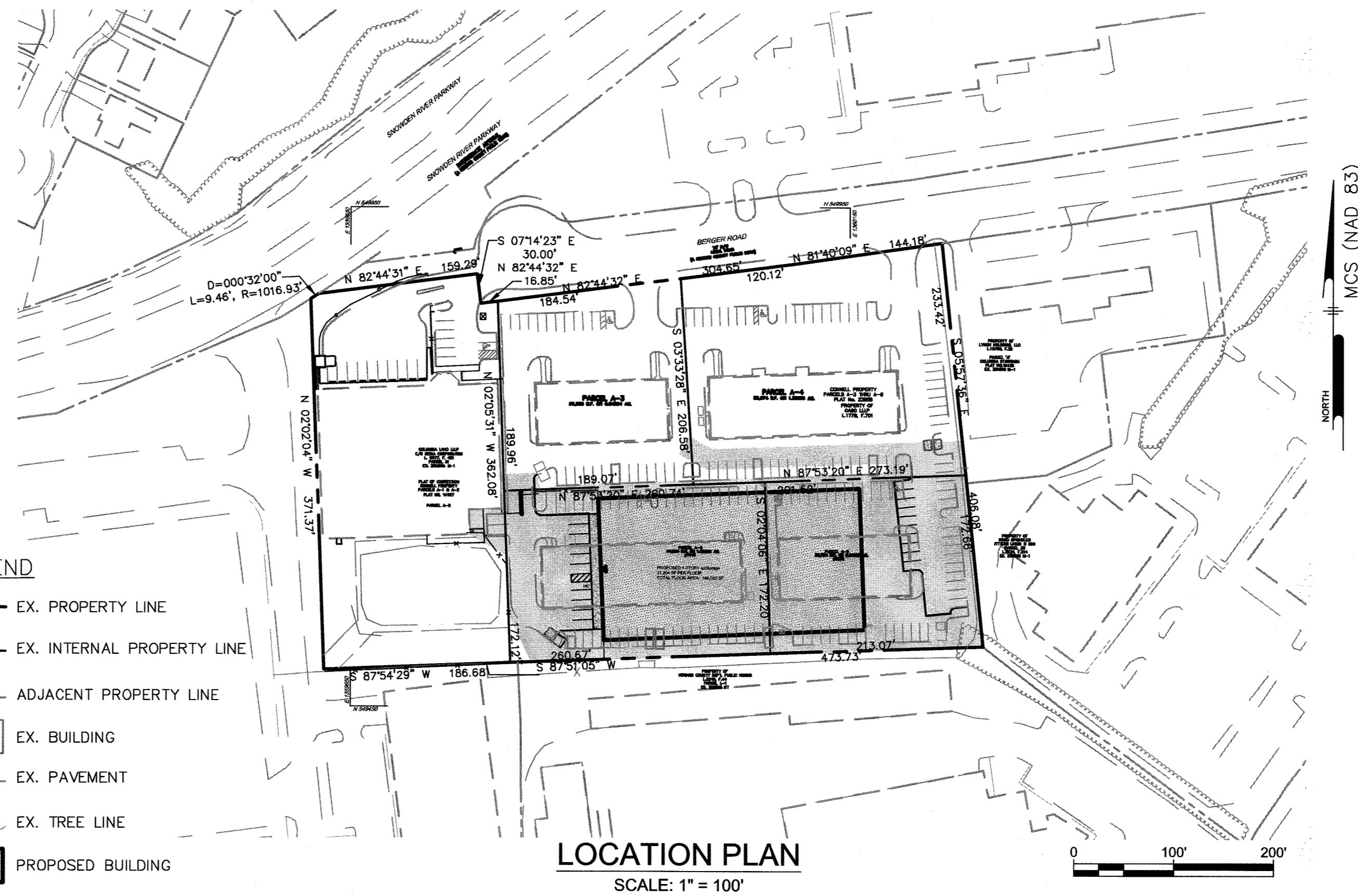
- THE EXISTING TOPOGRAPHY IS PROVIDED BY HOWARD COUNTY GIS INFORMATION.
- THE BOUNDARY SURVEY IS PROVIDED BY AN ALTA SURVEY BY PENNONI ASSOCIATES, INC., DATED APRIL 5, 2005, AND HAS BEEN SUPPLEMENTED BY HOWARD COUNTY GIS INFORMATION.
- THE COORDINATES SHOWN HEREON ARE IN MARYLAND COORDINATE SYSTEM NAD 83/91 BASED ON THE HOWARD COUNTY GEODETIC CONTROL. HOWARD COUNTY MONUMENT NOS. 42CA AND 0016 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC, CONTRACT 24-1785-D.
- SEWER IS PUBLIC, CONTRACT 24-1785-D.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- A 100-YEAR FLOODPLAIN STUDY FOR THIS PROJECT IS NOT REQUIRED.
- NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, FOREST AND FLOODPLAINS ARE PRESENT ON THE PROPERTY. THERE ARE NO STEEP SLOPES PRESENT ON THE SITE.
- SUBJECT PROPERTY ZONED M-1 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED NAVD88.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- THERE ARE EXISTING STRUCTURES ON SITE.
- BASED ON AVAILABLE CURRENT MAPS AND RECORDS, THERE ARE NO HISTORIC STRUCTURES OR KNOWN CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- NO SPECIMEN TREES EXIST ON SITE.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR RED-LINE REVISION PROCESS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1202(b)(xiii) BECAUSE THE PROPOSED DEVELOPMENT IS "AN ACTIVITY ON A PREVIOUSLY DEVELOPED AREA COVERED BY AN IMPERVIOUS SURFACE AND LOCATED IN THE PRIORITY FUNDING AREA."
- APPLICABLE DPZ FILE REFERENCES: SDP-88-119, SDP-89-70, SDP-01-076, F-89-228, WP-88-55, F-88-134, F-89-228, F-01-143, F-16-050.

MAP SYMBOL	NAME	STRUCTURAL LIMITATIONS DWELLINGS W/ BASEMENTS	EROSION HAZARD	HYDRIC (Y/N)	SLOPE (%)	SOIL GROUP	Kw FACTOR
UID	URBAN LAND-UDORTHERTS COMPLEX	NOT RATED	NOT RATED	N	0-15	D	NOT RATED
SaB	SASSAFRAS LOAM	NOT LIMITED	MODERATE	N	2-5	B	0.32

SOURCE: NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY

MICRO-BIORETENTION SUMMARY TABLE											
FACILITY #	DRAINAGE AREA	IMPERVIOUS AREA (SF)	% IMPERVIOUS AREA	SOIL TYPE	PE REQUIRED (FROM TABLE 5.3)	ESDv REQUIRED (CF)	ESDv PROVIDED (CF)	FILTER SURFACE AREA (SF)	PONDING DEPTH (IN)	MEDIA DEPTH (FT)	MAINTENANCE
#1	19,880	19,880	100%	D	2.6	2,038 **	2,818	1,374	12"	2	PRIVATE
TOTAL							2,818				

** ESDv VOLUME SHOWN IS THE OVERALL REQUIRED VOLUME FOR THE PROJECT



SITE ANALYSIS DATA

AREA OF SITE: 5.68 ACRES (247,451 SF)
LIMIT OF DISTURBANCE: 2.07 ACRES (90,072 SF)
PRESENT ZONING: M-1 (MANUFACTURING: LIGHT)
EXISTING USE: VEHICULAR SERVICE FACILITIES AND SELF STORAGE FACILITY
PROPOSED USE: VEHICULAR SERVICE FACILITIES AND SELF STORAGE FACILITIES
EXISTING PARKING: 192 SPACES
PARKING REQUIRED FOR PROPOSED USE: SELF-STORAGE FACILITY
4 SPACES PER 1,000 SF OFFICE AREA
NO PROPOSED OFFICE WITHIN THE PROPOSED BUILDING
4 x 0.1,000 = 0 SPACES REQUIRED
11 SPACES PROVIDED

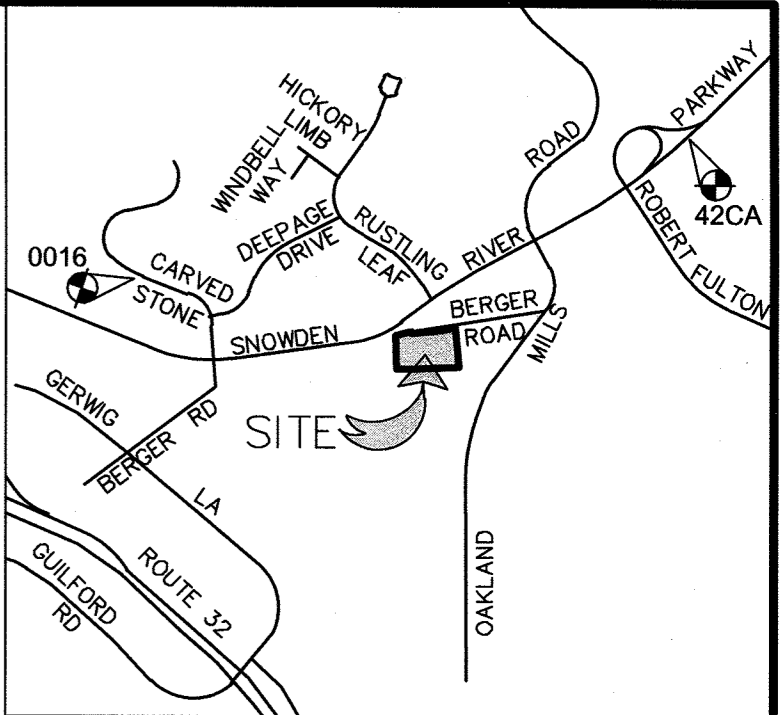
TOTAL PARKING PROVIDED WITH THIS PLAN: 136 SPACES
AREA OF WETLANDS: 0.00 ACRES (0.00 SF)
AREA OF WETLAND BUFFERS: 0.00 ACRES (0.00 SF)
AREA OF STREAM BUFFERS: 0.00 ACRES (0.00 SF)
AREA OF FLOODPLAIN: 0.00 ACRES (0.00 SF)
FOREST AREA: 0 ACRES (0 SF)
AREA OF STEEP SLOPES: 15-25%: 0.20 ACRES ± (8,573 SF ±)
25%+ (MDE DEFINED 20% OR GREATER): 0.27 ACRES ± (11,621 SF ±)
*STEEP SLOPES LISTED HERE DO NOT MEET DEFINITION OF STEEP SLOPES PER HOWARD COUNTY ZONING CODE AND HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS
AREA OF ERODIBLE SOILS: 0.47 ACRES (20,194 SF)
IMPERVIOUS AREA WITHIN LOD: EXISTING: 73,823 SF (1.69 ACRES) PROPOSED: 62,649 SF (1.44 ACRES)
BUILDING COVERAGE: 82,889 SF / 247,451 SF = 33%
GREEN AREA WITHIN LOD: EXISTING: 16,249 SF ± PROPOSED: 27,423 SF ±

ZONE M-1 SETBACKS:
FROM EXTERNAL PUBLIC STREET RIGHT-OF-WAY: 50 FEET PARKING USES AND FENCES ADJOINING PARKING USES FROM EXTERNAL PUBLIC STREET RIGHT-OF-WAY: 30 FEET FROM INTERNAL PUBLIC STREET RIGHT-OF-WAY: 50 FEET PARKING USES AND FENCES ADJOINING PARKING USES FROM INTERNAL PUBLIC STREET RIGHT-OF-WAY: 10 FEET FROM ANY RESIDENTIAL DISTRICT: 100 FEET FROM RESIDENTIAL USES IN A CAC OR TOD DISTRICT: 75 FEET HOWEVER, IF THE RESIDENTIAL DISTRICT IS SEPARATED FROM THE M-1 DISTRICT BY A PUBLIC STREET RIGHT-OF-WAY, ONLY THE SETBACKS FROM A PUBLIC STREET RIGHT-OF-WAY SHALL APPLY.
ZONE M-1 BUILDING HEIGHT:
STRUCTURE WITH MINIMUM SETBACK: 50 FEET
STRUCTURE WITH AN ADDITIONAL 1 FOOT IN HEIGHT FOR EVERY 2 FEET OF SETBACK ABOVE THE MINIMUM: 100 FEET

SITE IMPERVIOUSNESS AND WATER QUALITY VOLUME (REDEVELOPMENT)	
SITE AREA (ACRES)	2.07
EXISTING IMPERVIOUS SURFACE AREA (ACRES)	1.69
PROPOSED IMPERVIOUS SURFACE AREA (ACRES)	1.44
EXISTING IMPERVIOUSNESS	82.0%
PROPOSED IMPERVIOUSNESS	69.6%
WATER QUALITY CALCULATION FOR REDEVELOPMENT	
TREATMENT AREA (ACRES)	0.45
RUNOFF COEFFICIENT	0.95
REQUIRED TREATMENT VOLUME (CF)	2,038-
PROVIDED TREATMENT VOLUME (CF)	2,818
Pe REQUIRED	1.0
Pe PROVIDED	1.79
REDEVELOPMENT TREATMENT	MICROBIORETENTION AND PAVEMENT REMOVAL

ADDRESS CHART	
PARCEL NUMBER	STREET ADDRESS
A-2	9265 BERGER ROAD
A-3	9255 BERGER ROAD
A-4	9225 BERGER ROAD
A-5	9245 BERGER ROAD
A-6	9235 BERGER ROAD

SUBDIVISION NAME	SECT./AREA	PARCEL			
3858		31			
PLAT NO.	GRID #	ZONING	TAX MAP NO.	ELECT. DIST.	CENSUS TRACT
14757, 23858	10	M-1	42	6	606707



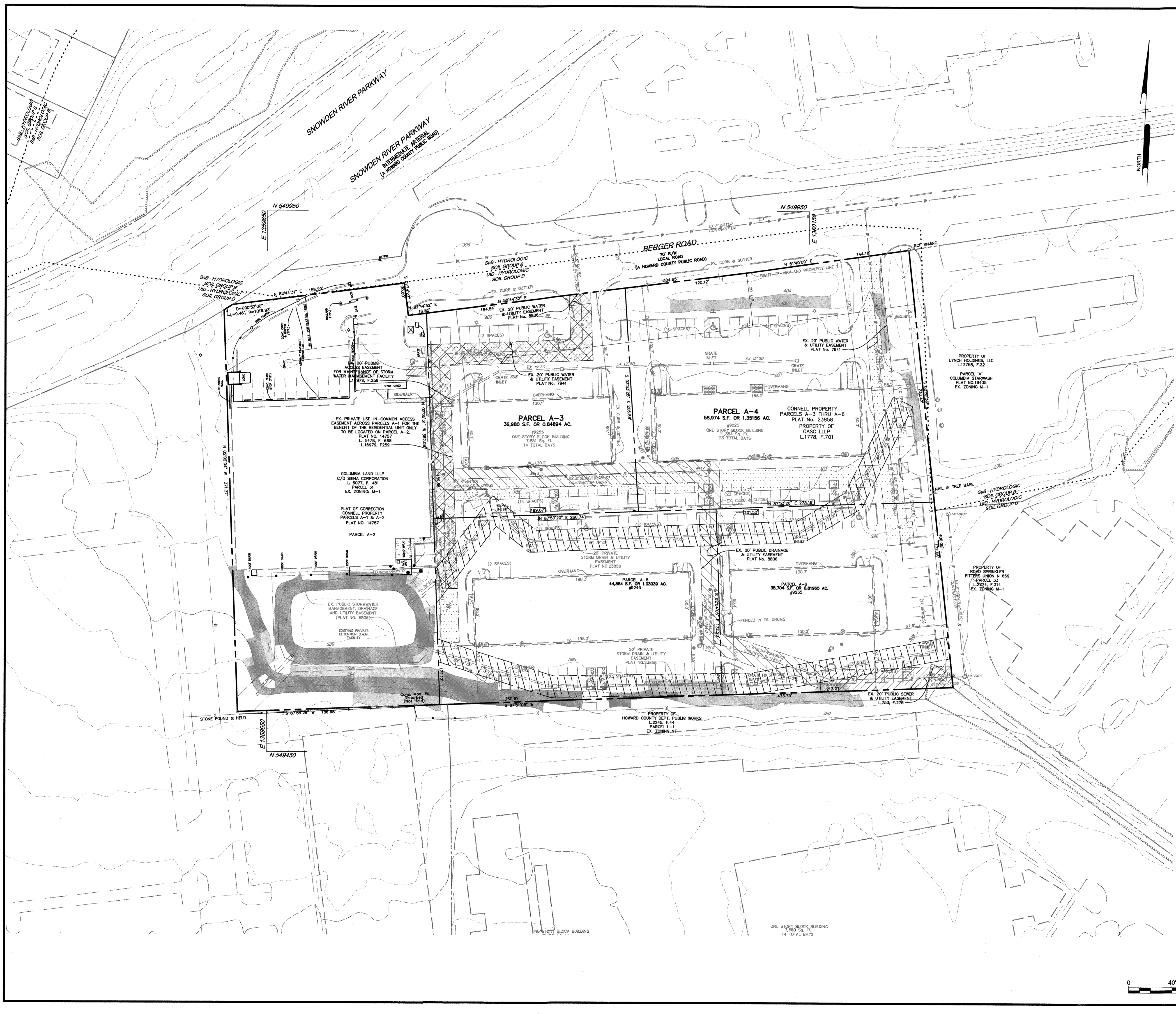
BENCHMARKS

HOWARD COUNTY GEODETIC SURVEY CONTROL: 42CA
ELEVATION 376.456
N 551,896.734 E 1,362,506.461
LOCATION IS 5.5' FROM FACE OF CURB ALONG SNOWDEN RIVER PARKWAY.
HOWARD COUNTY GEODETIC SURVEY CONTROL: 0016
ELEVATION 399.894
N 550,278.376 E 1,367,329.021
LOCATION IS 7.9' FROM FACE OF CURB ALONG CARVED STONE.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 7/22/20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
CHIEF, DIVISION OF LAND DEVELOPMENT *[Signature]* 7/22/20
DATE

DATE	NO.	REVISION	BY
DEVELOPER			
SIENA CORPORATION 8221 SNOWDEN RIVER PARKWAY COLUMBIA, MD 21045 ATTN: CRAIG PITTINGER PHONE: 443-539-3070			
OWNER COLUMBIA LAND LLLP C/O SIENA CORPORATION, CASC SERVICE LLC & CASC LIMITED PARTNERSHIP C/O SIENA CORPORATION 8221 SNOWDEN RIVER PARKWAY COLUMBIA, MD 21045 ATTN: CRAIG PITTINGER PHONE: 443-539-3070			
PROJECT			
ezStorage COLUMBIA EXPANSION			
AREA TAX MAP 42, PARCEL 31 LOTS A-2, A-3, A-4, A-5, A-6 ZONED M-1 GRID NO. 10, 6TH ELECTION DISTRICT 9225, 9235, 9245, 9255, 9265 BERGER ROAD COLUMBIA, MARYLAND 21046 HOWARD COUNTY, MARYLAND			
TITLE			
COVER SHEET			
Pennonni Associates Inc. Engineers • Surveyors • Planners Landscape Architects			
8890 McGaw Road, Suite 100 Columbia, MD 21045 T 410.997.8900 F 410.997.9282			

SEAL
[Signature]
DESIGNED BY: PAI
DRAWN BY: ALC
PROJECT NO: SIENX19001
DATE: JUNE 1, 2020
SCALE: 1" = 100'
DRAWING NO. 1 OF 5



LEGEND

- ⊙ EX. SEWER MANHOLE
- ⊙ EX. STORM DRAIN MANHOLE
- ⊙ EX. FIREHYDRANT
- ⊙ EX. WATER VALVE
- ⊙ EX. ELECTRIC METER
- ⊙ EX. ELECTRIC BOX
- ⊙ EX. GAS METER
- ⊙ EX. GAS VALVE
- ⊙ EX. GAS VENT
- ⊙ EX. LIGHT POLE
- ⊙ EX. BOLLARDS
- ⊙ EX. MONITORING WELL
- ⊙ EX. CHAIN LINK FENCE
- ⊙ EX. ELECTRIC TRANSFORMER
- A/C EX. A/C UNITS
- ⊙ EX. POWER POLE
- ⊙ EX. HANDICAP SIGN
- ⊙ EX. SIGN
- ⊙ EX. WOOD FENCE
- ⊙ EX. CONCRETE
- ⊙ EX. ASPHALT
- FG EX. FLAG POLE
- ♿ HANDICAP SPACE
- 15-25% SLOPES
- 25% AND GREATER SLOPES (MODE DEFINED 20% AND GREATER SLOPES)
- SoB --- SOIL LINE
- UID ---
- ▨ EXISTING PRIVATE STORM DRAIN & UTILITY EASEMENT
- ▨ EXISTING PUBLIC SEWER & UTILITY EASEMENT
- ▨ EXISTING PUBLIC WATER & UTILITY EASEMENT
- ▨ EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT
- ▨ EXISTING PUBLIC ACCESS EASEMENT FOR MAINTENANCE OF STORM WATER MANAGEMENT FACILITY

APPROVED : DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/22/20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/16/2020
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

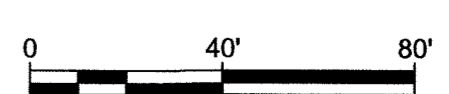
DATE	NO.	REVISION	BY
DEVELOPER			
SIENA CORPORATION 8221 SNOWDEN RIVER PARKWAY COLUMBIA, MD 21045 ATTN: CRAIG FITTINGER PHONE: 443-539-3070			
OWNER			
COLUMBIA LAND LLLP C/O SIENA CORPORATION, CASC SERVICE LLC & CASC LIMITED PARTNERSHIP C/O SIENA CORPORATION 8221 SNOWDEN RIVER PARKWAY COLUMBIA, MD 21045 ATTN: CRAIG FITTINGER PHONE: 443-539-3070			
PROJECT			
ezStorage COLUMBIA EXPANSION			
AREA			
TAX MAP 42, PARCEL 31 LOTS A-2, A-3, A-4, A-5, A-6 ZONED M-1 GRID NO. 10 8TH ELECTION DISTRICT 9225, 9235, 9245, 9255, 9265 BERGER ROAD COLUMBIA, MARYLAND 21046 HOWARD COUNTY, MARYLAND			

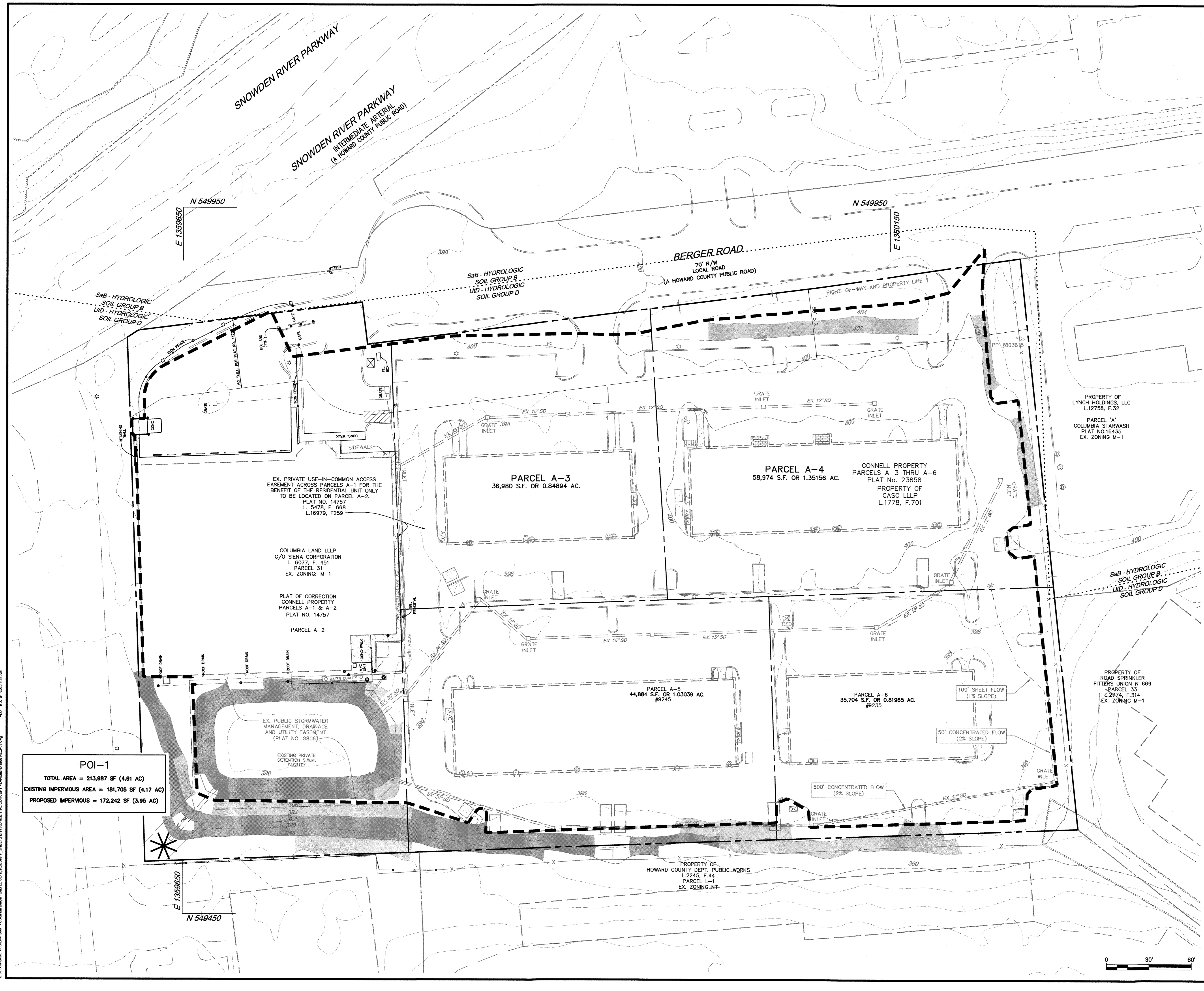
TITLE

EXISTING CONDITIONS PLAN

Pennoni Associates Inc.
Pennoni Engineers • Surveyors • Planners
 Landscape Architects
 8890 McGaw Road, Suite 100 Columbia, MD 21045
 T 410.997.8900 F 410.997.9282

SEAL 	DESIGNED BY : PAI
	DRAWN BY: ALC
	PROJECT NO : SIENX19001
	DATE : JUNE 1, 2020
	SCALE : 1" = 40'
BY: <i>[Signature]</i> 6/1/2020	DATE : JUNE 1, 2020
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM AN EXISTING LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 46788, EXPIRATION DATE: 6/2/2025	DRAWING NO. 2 OF 5





- LEGEND**
- ⊙ EX. SEWER MANHOLE
 - ⊕ EX. STORM DRAIN MANHOLE
 - ⊕ EX. FIREHYDRANT
 - ⊕ EX. WATER VALVE
 - ⊕ EX. ELECTRIC METER
 - ⊕ EX. ELECTRIC BOX
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 - ⊕ EX. SIGN
 - ⊕ EX. WOOD FENCE
 - ⊕ EX. CONCRETE
 - ⊕ EX. ASPHALT
 - FG EX. FLAG POLE
 - ⊕ HANDICAP SPACE
 - 15-25% SLOPES
 - 25% AND GREATER SLOPES (W/ DEFINED 20% AND GREATER SLOPES)
 - SaB UID SOIL LINE

POI-1
 TOTAL AREA = 213,987 SF (4.91 AC)
 EXISTING IMPERVIOUS AREA = 181,705 SF (4.17 AC)
 PROPOSED IMPERVIOUS = 172,242 SF (3.95 AC)

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 7.28.20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 6/26/2020
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE NO. REVISION BY

DEVELOPER
 SIENA CORPORATION
 8221 SNOWDEN RIVER PARKWAY
 COLUMBIA, MD 21045
 ATTN: CRAIG PITTINGER
 PHONE: 443-539-3070

OWNER COLUMBIA LAND LLLP C/O SIENA CORPORATION,
 CASC SERVICE LLC &
 CASC LIMITED PARTNERSHIP C/O SIENA CORPORATION
 8221 SNOWDEN RIVER PARKWAY
 COLUMBIA, MD 21045
 ATTN: CRAIG PITTINGER
 PHONE: 443-539-3070

PROJECT
ezStorage COLUMBIA EXPANSION

AREA
 TAX MAP 42, PARCEL 31 LOTS A-2, A-3, A-4, A-5, A-6 ZONED M-1
 GRID NO. 10 6TH ELECTION DISTRICT
 9225, 9235, 9245, 9255, 9265 BERGER ROAD
 COLUMBIA, MARYLAND 21046
 HOWARD COUNTY, MARYLAND

TITLE
EXISTING DRAINAGE AREA MAP

Pennoni Associates Inc.
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 Landscape Architects
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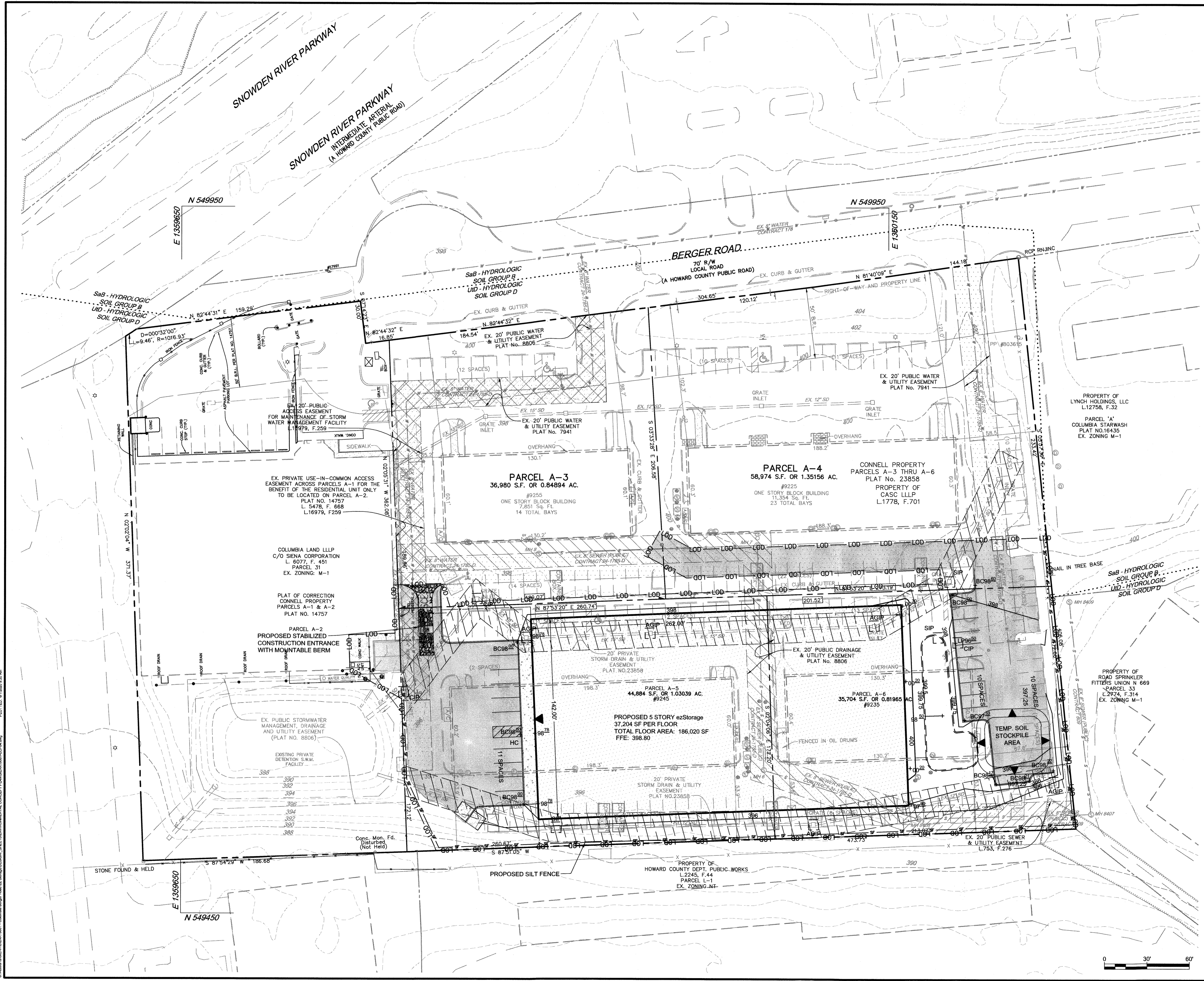
SEAL

 DESIGNED BY: PAI
 DRAWN BY: ALC
 PROJECT NO: SIENX19001
 DATE: JUNE 1, 2020
 BY: 6/1/2020
 DRAWING NO. 3 OF 5

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 PLOTTED: 6/1/2020 9:29 AM

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EX. PROPERTY LINE AND RIGHT OF WAY
- EXISTING BUILDING
- EXISTING WATER
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING CURB & GUTTER
- EXISTING FIRE HYDRANT
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- LIMIT OF DISTURBANCE
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- INLET PROTECTION



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 7.22.20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/16/2020
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION	BY

DEVELOPER: SIENA CORPORATION
 8221 SNOWDEN RIVER PARKWAY
 COLUMBIA, MD 21045
 ATTN: CRAIG PITTINGER
 PHONE: 443-539-3070

OWNER: COLUMBIA LAND LLLP C/O SIENA CORPORATION,
 CASC SERVICE LLC &
 CASC LIMITED PARTNERSHIP C/O SIENA CORPORATION
 8221 SNOWDEN RIVER PARKWAY
 COLUMBIA, MD 21045
 ATTN: CRAIG PITTINGER
 PHONE: 443-539-3070

PROJECT: ezStorage COLUMBIA EXPANSION

AREA: TAX MAP 42, PARCEL 31 LOTS A-2, A-3, A-4, A-5, A-6 ZONED M-1
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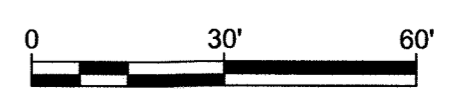
CONCEPT SEDIMENT CONTROL PLAN

Pennoni Associates Inc.
 Engineers + Surveyors + Planners
 Landscape Architects

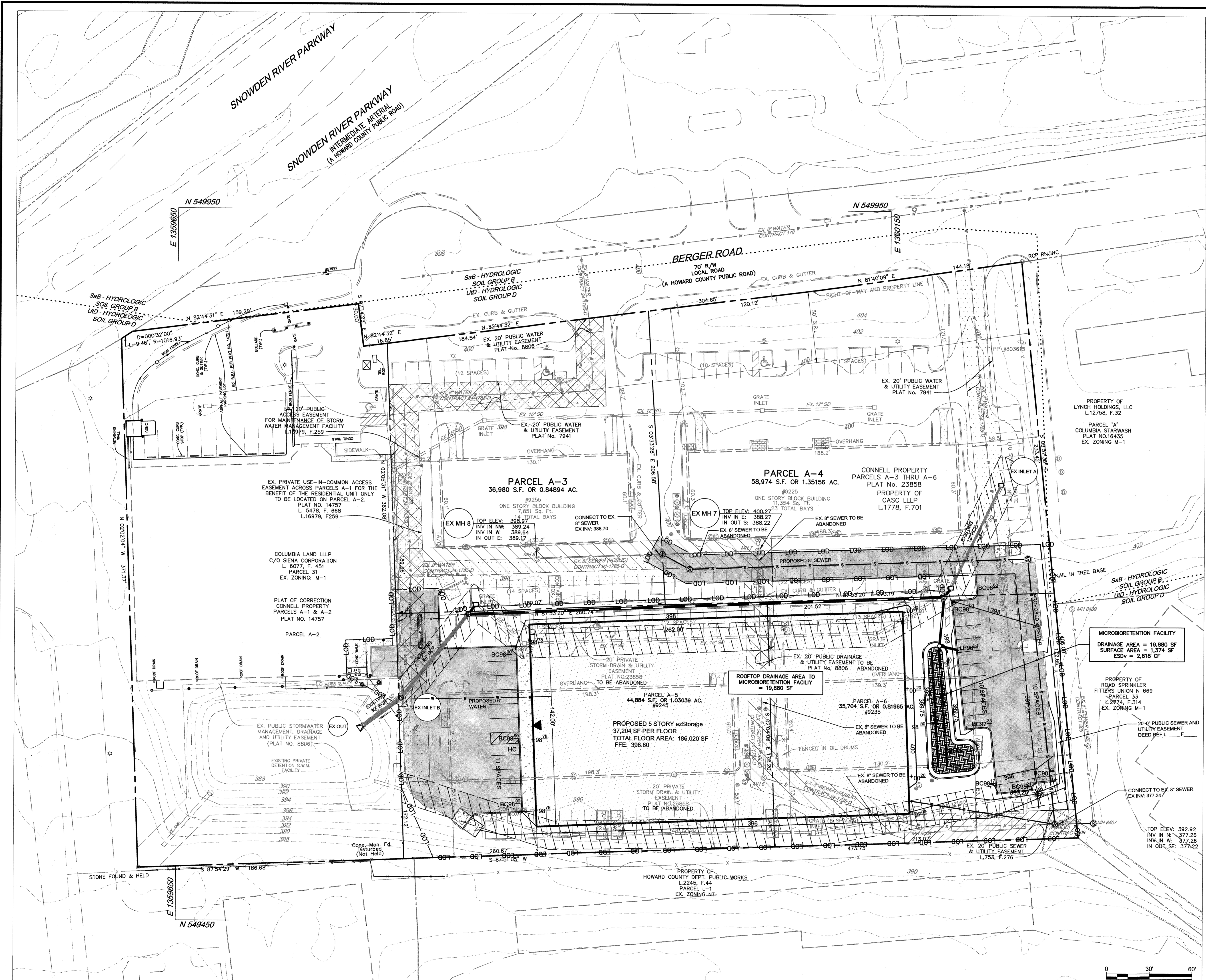
8890 McGaw Road, Suite 100 Columbia, MD 21045
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DESIGNED BY: PAI
 DRAWN BY: ALC
 PROJECT NO: SIENX19001
 DATE: JUNE 1, 2020
 SCALE: 1" = 30'
 DRAWING NO. 4 OF 5

BY: *[Signature]* 6/1/2020
 PROFESSIONAL ENGINEER
 STATE OF MARYLAND
 LICENSE NO. 44036



U:\Account\SEVEN\9001 - Columbia Berger Road ezStorage\DESIGN_SHEET\ENVIRONMENTAL\CONCEPT PLAN\BERGER-EXPAN.DWG
 PLOTTED: 6/1/2020 10:30 AM



LEGEND

EXISTING 2' CONTOUR	- - - - - 2.32
EXISTING 10' CONTOUR	- - - - - 2.30
EX. PROPERTY LINE AND RIGHT OF WAY	— — — — —
EXISTING BUILDING	[Symbol]
EXISTING WATER	[Symbol]
EXISTING SEWER	[Symbol]
EXISTING STORM DRAIN	[Symbol]
EXISTING CURB & GUTTER	[Symbol]
EXISTING FIRE HYDRANT	[Symbol]
PROPOSED 2' CONTOUR	- - - - - 2.32
PROPOSED 10' CONTOUR	- - - - - 2.30
LIMIT OF DISTURBANCE	LOD
PROPOSED WATER	[Symbol]
PROPOSED SEWER	[Symbol]
PROPOSED STORM DRAIN	[Symbol]
PROPOSED BUILDING	[Symbol]
PROPOSED CONCRETE	[Symbol]
PROPOSED ASPHALT	[Symbol]

APPROVED : DEPARTMENT OF PLANNING AND ZONING

[Signature] 7.22.20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/26/2020
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION	BY
DEVELOPER			
SIENA CORPORATION 8221 SNOWDEN RIVER PARKWAY COLUMBIA, MD 21045 ATTN: CRAIG PITTINGER PHONE: 443-539-3070			
OWNER COLUMBIA LAND LLLP C/O SIENA CORPORATION, CASC SERVICE LLC & CASC LIMITED PARTNERSHIP C/O SIENA CORPORATION 8221 SNOWDEN RIVER PARKWAY COLUMBIA, MD 21045 ATTN: CRAIG PITTINGER PHONE: 443-539-3070			
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TITLE			
ENVIRONMENTAL CONCEPT PLAN			

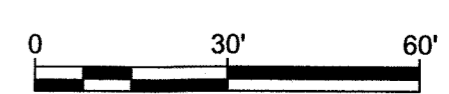
Pennoni Associates Inc.
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SEAL

[Signature]
 PROFESSIONAL ENGINEER

DESIGNED BY: PAI
 DRAWN BY: ALC
 PROJECT NO: SIENX19001
 DATE: JUNE 1, 2020
 SCALE: 1" = 30'
 DRAWING NO. 5 OF 5



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 PLOTTED: 6/10/2020 10:30 AM