

FINAL SEWER CONSTRUCTION PLAN

ezStorage COLUMBIA

EXPANSION

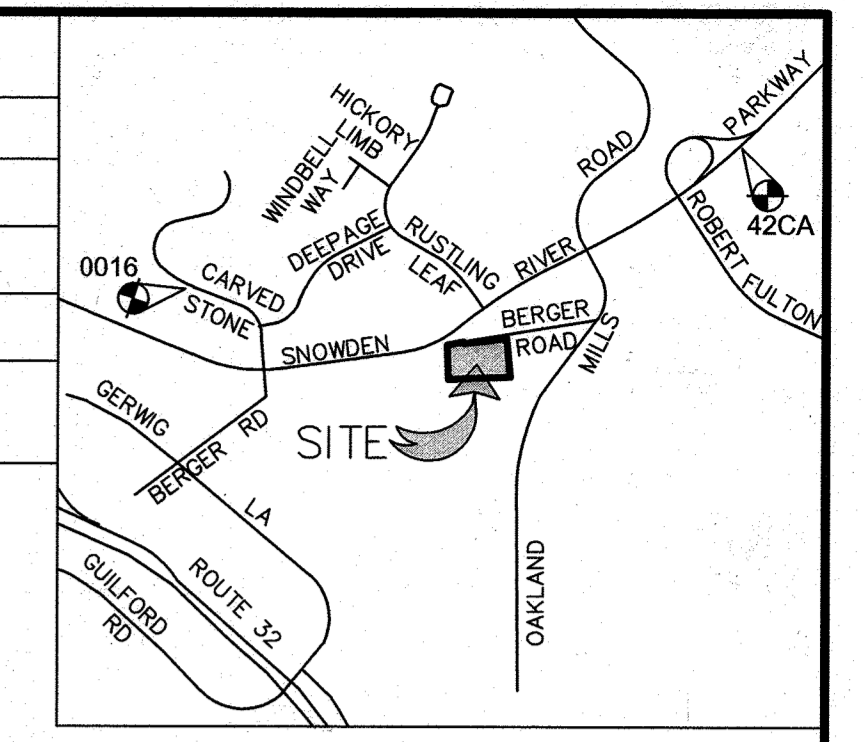
BERGER ROAD

6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

CONTRACT NO. 20-5148-D

| SHEET INDEX | |
|-------------|--|
| NO. | DESCRIPTION |
| 1 | TITLE SHEET |
| 2 | PUBLIC WATER AND SEWER PLAN |
| 3 | PUBLIC WATER AND SEWER PROFILES |
| 4 | EXISTING CONDITIONS TO BE REMOVED OR ABANDONED |



VICINITY MAP
 SCALE: 1"=2,000'
 HOWARD COUNTY
 ADC MAP 5053 GRID G-2
 ADC MAP USE LICENSE #3652

BENCHMARKS
 HOWARD COUNTY GEODETIC SURVEY CONTROL: 42CA
 ELEVATION 376.456
 N 551,695.734 E 1,362,506.461
 LOCATION IS 5.5' FROM FACE OF CURB ALONG SNOWDEN RIVER PARKWAY.
 HOWARD COUNTY GEODETIC SURVEY CONTROL: 0016
 ELEVATION 358.894
 N 650,279.375 E 1,367,329.021
 LOCATION IS 7.0' FROM FACE OF CURB ALONG CARVED STONE.

| LEGEND | |
|--------|--|
| ⊙ | EX. SEWER MANHOLE |
| ⊙ | EX. STORM DRAIN MANHOLE |
| ⊙ | EX. FIREHYDRANT |
| ⊙ | EX. WATER VALVE |
| ▭ | EX. CONCRETE |
| ▭ | EX. ASPHALT |
| --- | EX. SOIL LINE |
| ▨ | 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 |
| — | EXISTING SEWER MAIN |
| — | EXISTING WATER MAIN |
| — | PROPOSED PUBLIC SEWER MAIN |
| — | PROPOSED PRIVATE WHC |
| — | PROPOSED PUBLIC WHC |

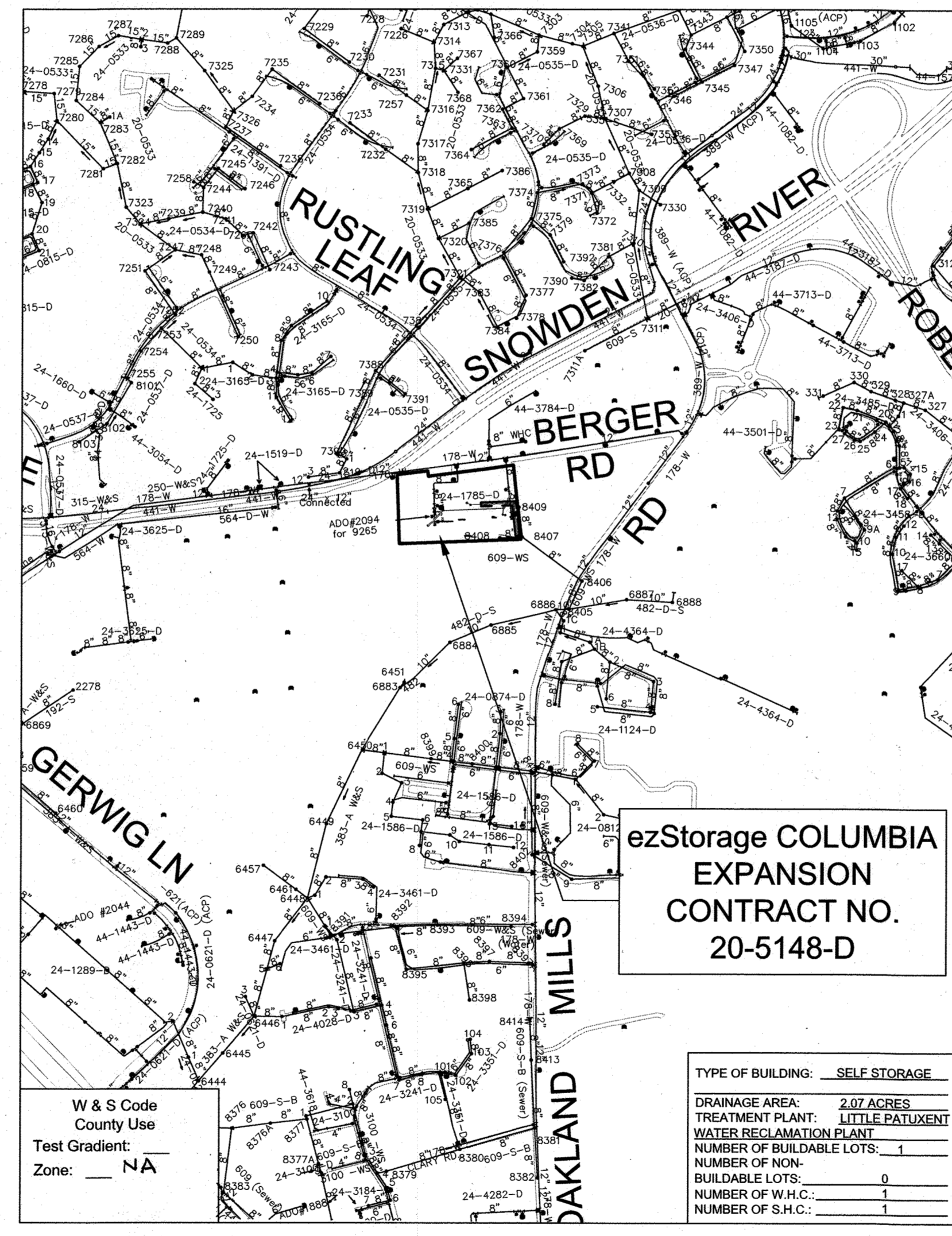
| QUANTITIES | | | | |
|---------------------|----------------------|------------|-------------|--------------------------------|
| ITEMS | QUANTITIES ESTIMATED | AS-BUILT | | |
| | | QUANTITIES | TYPE | MANUFACTURER / SUPPLIER |
| 8" PVC SDR 35 SEWER | 476 L.F. | 498 L.F. | SDR-35 | National Pipe/L.B. Water |
| 4" PVC SDR 35 SEWER | 25 L.F. | 25 L.F. | SDR-35 | National Pipe/L.B. Water |
| PRECAST MANHOLE | 4 EA. | 4 EA. | 48" Precast | Contractors Precast Corp. |
| CLEANOUT LAMPHOLE | 2 EA. | 2 EA. | 4" Precast | C. P. C. / L. B. Water |
| 6" PVC C900 WATER | 10 L.F. | 10 L.F. | C-900 | National Pipe/L.B. Water |
| 6"x6" Tee | 1 EA. | 1 EA. | MJ DI | Star / L.B. Water |
| 6" Elbow | 1 EA. | 1 EA. | MJ DI | Star / L.B. Water |
| 6" Gate Valve | 1 EA. | 1 EA. | 2500 RW | American Flow Control / L.B.W. |
| 8" Cap | 1 EA. | 1 EA. | MJ DI | Star / L.B. Water |

GENERAL NOTES

- APPROXIMATE LOCATIONS OF EXISTING MAINS ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING MAINS AND SERVICES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
- THE EXISTING TOPOGRAPHY IS PROVIDED BY PENNONI ASSOCIATES, INC., DATED MARCH 2020 AND HAS BEEN SUPPLEMENTED BY HOWARD COUNTY GIS INFORMATION. THE BOUNDARY SURVEY IS PROVIDED BY PENNONI ASSOCIATES, INC., DATED JAN 2016.
- HORIZONTAL AND VERTICAL SURVEY CONTROLS:
 THE COORDINATES SHOWN ON THE DRAWINGS ARE BASED ON MARYLAND STATE REFERENCE SYSTEM NAD '83/91 AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 42CA AND NO. 0016.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS UNLESS OTHERWISE NOTED ON THE PLANS.
- CLEAR ALL UTILITIES BY A MINIMUM OF 12 INCHES. CLEAR ALL POLES BY 5'-0" MINIMUM OR TUNNEL AS REQUIRED UNLESS OTHERWISE NOTED. THE OWNER HAS CONTACTED THE UTILITY COMPANIES AND HAS MADE ARRANGEMENTS FOR BRACING OF POLES AS SHOWN ON THE DRAWINGS. IN THE EVENT THE CONTRACTOR'S WORK REQUIRES THE BRACING OF ADDITIONAL POLES, ANY COST INCURRED BY THE OWNER FOR THE BRACING OF ADDITIONAL POLES OR DAMAGES SHALL BE DEDUCTED FROM MONIES OWED THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES TO SCHEDULE THE BRACING OF THE POLES.
- FOR DETAILS NOT SHOWN ON THE DRAWINGS, AND FOR MATERIALS AND CONSTRUCTION METHODS, USE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (LATEST EDITION). THE CONTRACTOR SHALL HAVE A COPY OF VOLUME IV ON THE JOB.
- WHERE TEST PITS HAVE BEEN MADE ON EXISTING UTILITIES, THEY ARE NOTED BY THE SYMBOL AT THE LOCATIONS OF THE TEST PITS. A NOTE OR NOTES CONTAINING THE RESULTS OF THE TEST PIT OR PITS IS INCLUDED ON THE DRAWINGS. EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED WORK FOR WHICH TEST PITS HAVE NOT BEEN DUG SHALL BE LOCATED BY THE CONTRACTOR TWO WEEKS IN ADVANCE OF CONSTRUCTION OPERATIONS AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:
 AT&T 1-800-252-1133
 BGE (CONTRACTOR SERVICES) 410-637-8713
 BGE (EMERGENCY) 410-685-0123
 BUREAU OF UTILITIES 410-313-4900
 COLONIAL PIPELINE CO. 410-795-1390
 MISS UTILITY 1-800-257-7777
 STATE HIGHWAY ADMINISTRATION 410-531-5533
 VERIZON 1-800-743-0033
- TREES AND SHRUBS ARE TO BE PROTECTED FROM DAMAGE TO THE MAXIMUM EXTENT. TREES AND SHRUBS LOCATED WITHIN THE CONSTRUCTION STRIP ARE NOT TO BE REMOVED OR DAMAGED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL REMOVE TREES, STUMPS, AND ROOTS ALONG THE LINE OF EXCAVATION. PAYMENT FOR SUCH REMOVAL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONSTRUCTION OF THE MAIN.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF HIGHWAYS, HOWARD COUNTY, AT 410-313-7450 AT LEAST FIVE WORKING DAYS BEFORE OPEN CUTTING OR BORING/JACKING OF ANY COUNTY ROADS FOR LAYING WATER/SEWER MAINS OR HOUSE CONNECTIONS. THE APPROVAL OF THESE DRAWINGS WILL CONSTITUTE COMPLIANCE WITH DPW REQUIREMENTS PER SECTION 18.114(A) OF THE HOWARD COUNTY CODE.

SEWER NOTES

- ALL SEWER MAINS SHALL BE P.V.C. WITH MINIMUM WALL THICKNESS OF SDR 35 UNLESS OTHERWISE NOTED.
- ALL MANHOLES SHALL BE 4'-0" INSIDE DIAMETER UNLESS OTHERWISE NOTED.
- FORCE MAINS SHALL BE D.I.P. ONLY.
- MANHOLES SHOWN WITH 12" AND 16" WALLS ARE FOR BRICK MANHOLES ONLY.
- MANHOLES DESIGNATED W.T. IN PLAN AND PROFILE SHALL HAVE WATERTIGHT FRAME AND COVERS, STANDARD DETAIL G5.52. WHERE WATERTIGHT FRAME AND COVER IS USED, SET TOP OF FRAME 1" - 6" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- HOUSE(S) WITH THE SYMBOL "C.N.S" INDICATES THAT THE CELLAR CANNOT BE SERVED.



| | |
|-------------------------------|---|
| TYPE OF BUILDING: | SELF STORAGE |
| DRAINAGE AREA: | 2.07 ACRES |
| TREATMENT PLANT: | LITTLE PATUXENT WATER RECLAMATION PLANT |
| NUMBER OF BUILDABLE LOTS: | 1 |
| NUMBER OF NON-BUILDABLE LOTS: | 0 |
| NUMBER OF W.H.C.: | 1 |
| NUMBER OF S.H.C.: | 1 |

| | |
|--|---|
| NAME OF UTILITY CONTRACTOR: DOWD CONTRACTING CORP. | |
| Sediment control measures for this contract will be implemented in accordance with Section 308 of the Specifications located in Design Manual IV and as shown on SDP-20-077. | CHECKBOX AS-BUILT DATE: 12/19/2022 SURVEY AND DRAFTING DIVISION 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 DEVELOPER: SIENA CORPORATION 8221 SNOWDEN RIVER PARKWAY COLUMBIA, MD 21045 ATTN: CRAIG PITTINGER PHONE: 443-539-3070 |
| SITE DEVELOPMENT PLAN REFERENCE #: SDP-20-077 This plan is approved for soil erosion and sediment control by the Howard Soil Conservation District. | HOWARD SOIL CONSERVATION DISTRICT DATE: 05/06/21 |

DEPARTMENT OF PUBLIC WORKS
 HOWARD COUNTY, MARYLAND
 [Signature] 4-28-21
 CHIEF, BUREAU OF UTILITIES

DEPARTMENT OF PLANNING & ZONING
 HOWARD COUNTY, MARYLAND
 [Signature] 5-20-21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Pennoni
 Pennoni Associates Inc.
 Consulting Engineers
 8890 McGaw Road, Suite 100
 Columbia, MD 21045
 T 410.997.8900 F 410.997.9282

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9076, EXPIRATION DATE: 6/3/2021.
 [Signature] JOSHUA T. BEHUN, PE No. 46788

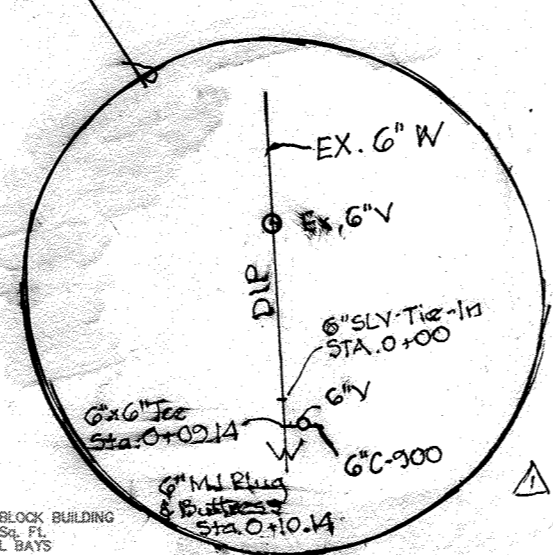
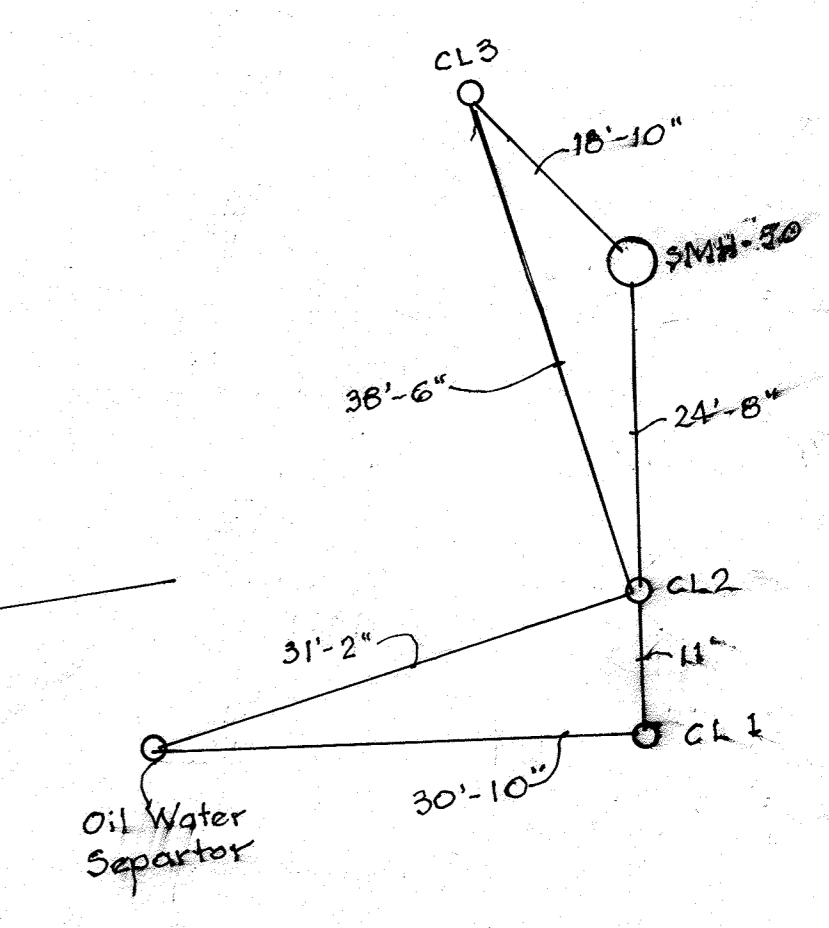
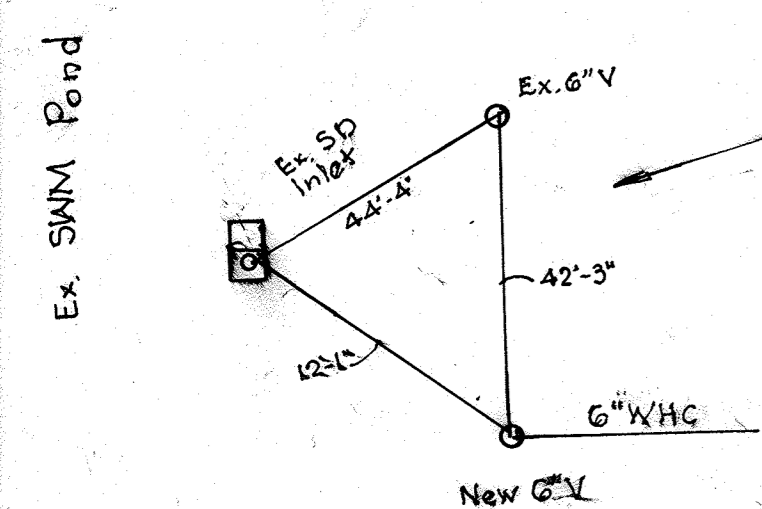
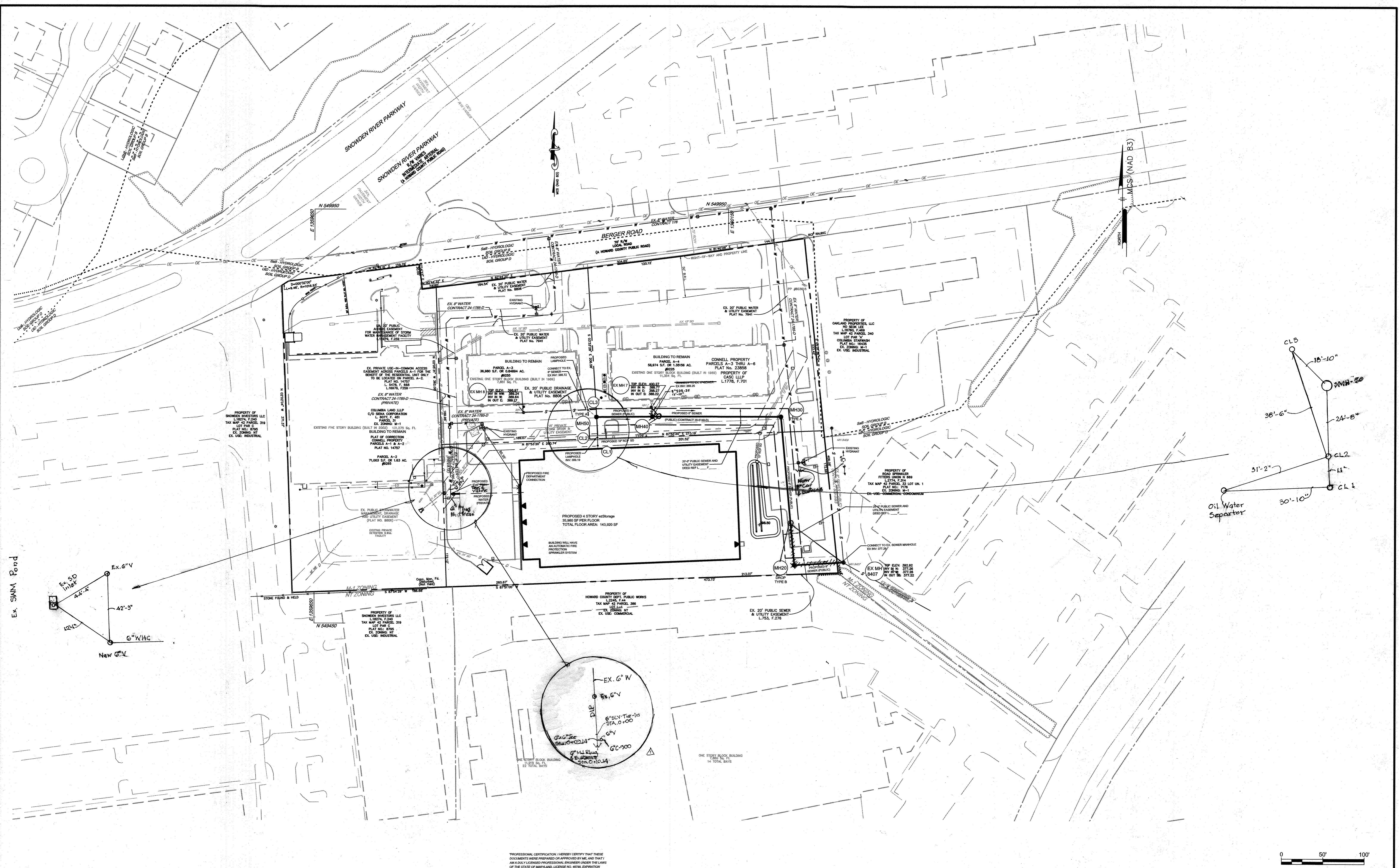
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|-------|---------|------|---------------------|--------|------------------------------|
| DES: | JTB | | | | |
| DRN: | JTB | | | | |
| CHK: | JTB | | | | |
| DATE: | 4/15/21 | WTRA | QUANTITIES AS BUILT | 1/6/22 | |
| BY: | | NO. | REVISION | DATE | 600' SCALE MAP NO. BLOCK NO. |

TITLE SHEET

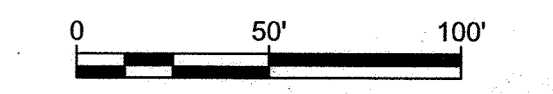
ezStorage COLUMBIA EXPANSION
 T.M. 42, PARCEL 31
 LOTS A-2, A-3, A-4, A-5, A-6 GRID 10 ZONED M-1
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 CONTRACT NO 20-5148-D

SCALE: AS SHOWN
 SHEET 1 OF 4

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PROFESSIONAL CERTIFICATION (I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 46788, EXPIRES 03/31/2021)



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DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

Chris Ay
CHIEF, BUREAU OF UTILITIES

DATE: 4-23-21

DEPARTMENT OF PLANNING & ZONING
HOWARD COUNTY, MARYLAND

John P. ...
CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE: 5-20-21

Pennoni

Pennoni Associates Inc.
Consulting Engineers
8890 McGaw Road, Suite 100
Columbia, MD 21045
T 410.997.8900 F 410.997.9282

Joshua T. Behun
PROFESSIONAL ENGINEER
JOSHUA T. BEHUN, PE No. 46788

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|-----------|---------|----------|--|--|--------|
| DES: | JTB | | | | |
| DRN: | JTB | | | | |
| CHK: | JTB | | | | |
| DATE: | 4/15/21 | | | | |
| BY: | WRA | AS BUILT | | | 1/6/23 |
| NO.: | | | | | |
| REVISION: | | | | | |

PUBLIC WATER AND SEWER PLAN

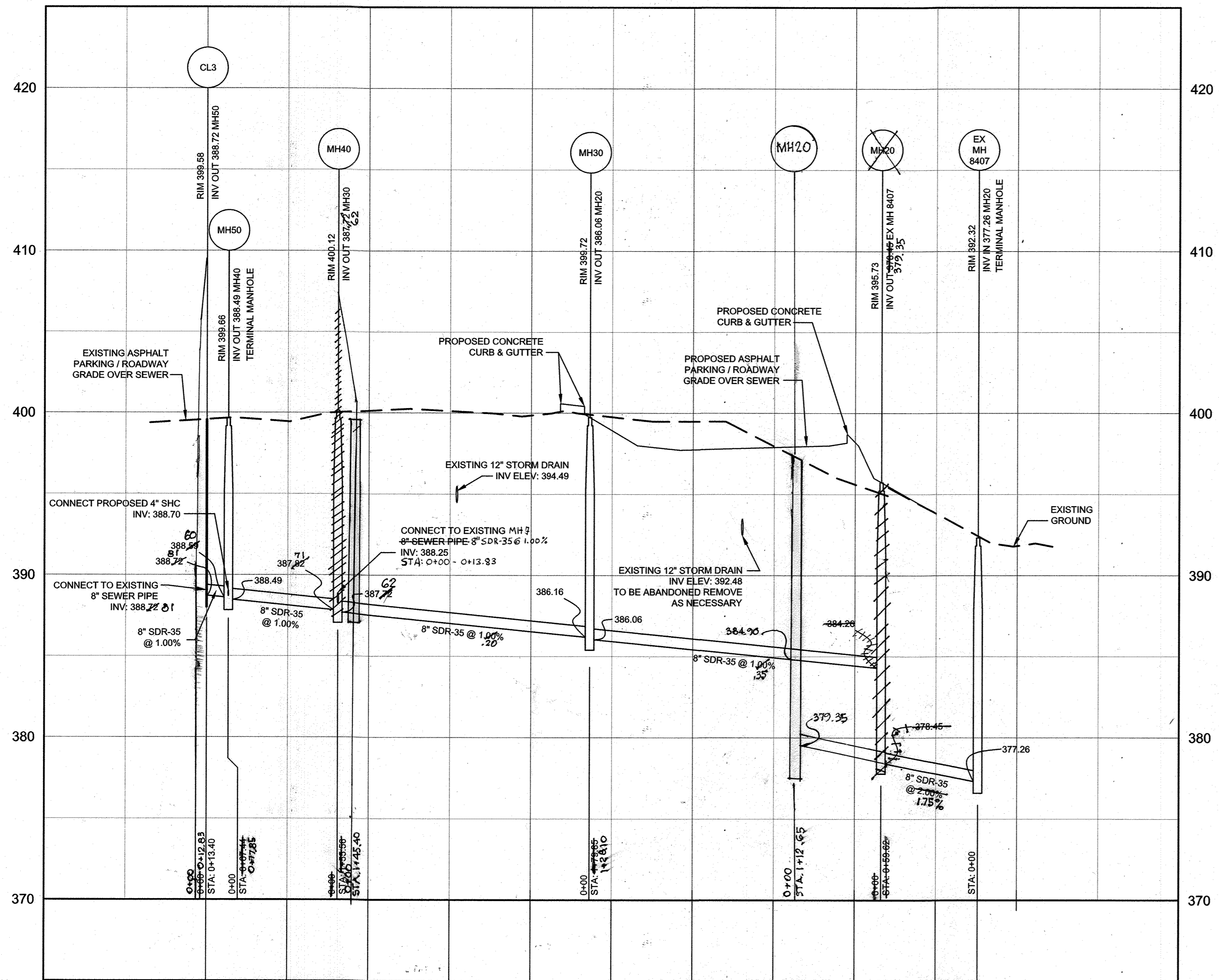
600' SCALE MAP NO. _____

BLOCK NO. _____

ezStorage COLUMBIA EXPANSION
T.M. 42, PARCEL 31
LOTS A-2, A-3, A-4, A-5, A-6 GRID 10 ZONED M-1
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
CONTRACT NO 20-5148-D

SCALE
AS SHOWN

SHEET
2 OF 4



SANITARY SEWER PROFILE
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 5'

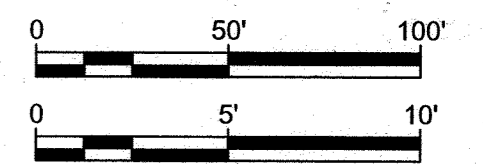
| SANITARY SEWER STRUCTURE TABLE | | | | | | | | | |
|--------------------------------|---------------|--|----------|-------------------------------|----------|-------------------------------------|-------------|--------------|------------------|
| ID | RIM ELEVATION | INV IN (FROM) | AS BUILT | INV OUT (TO) | AS BUILT | TYPE (STANDARD DETAIL) | NORTHING | EASTING | PUBLIC / PRIVATE |
| CL1 | 398.00 | BUILDING | | 389.49 (4" SDR-35) CL2 | | CLEANOUT | 549664.3715 | 1359992.4755 | PRIVATE |
| CL2 | 398.00 | 389.29 (4" SDR-35 @ 2.00%) CL1 | | 389.19 (4" SDR-35) MH50 | | CLEANOUT LAMPOLE (S-3.21) | 549674.3187 | 1359992.0032 | PRIVATE |
| CL3 | 399.58 | 388.72 (8" SDR-35) EXISTING | | 388.72 (8" SDR-35) MH50 | | CLEANOUT LAMPOLE (S-3.21) | 549707.4386 | 1359980.4919 | PRIVATE |
| MH50 | 399.66 | 388.70 (4" SDR-35 @ 2.00%) CL2 388.59 (8" SDR-35 @ 1.00%) CL3 | | 388.49 (8" SDR-35) MH40 | | 48" TYPE A (G-5.12) | 549688.9112 | 1359990.8354 | PUBLIC |
| MH40 | 400.12 | 387.82 (8" SDR-35 @ 1.00%) MH50 | | 387.72 (8" SDR-35) MH30 | | 48" TYPE A (G-5.12) | 549699.3690 | 1360058.2753 | PUBLIC |
| MH30 | 399.72 | 386.16 (8" SDR-35 @ 1.00%) MH40 | | 386.06 (8" SDR-35) MH20 | | 48" TYPE A (G-5.12) | 549699.3529 | 1360213.8335 | PUBLIC |
| MH20 | 395.73 | 384.26 (8" SDR-35 @ 1.00%) MH30 | | 378.45 (8" SDR-35) EX MH 8407 | | 48" TYPE A (G-5.12 & S-1.32 TYPE B) | 549520.2671 | 1360230.4233 | PUBLIC |
| EX MH 8407 | 392.32 | 377.26 (8" SDR-35 @ 2.00%) MH20 | | 377.22 (8" SDR-35) EXISTING | | 48" MH (EXISTING) | 549523.6805 | 1360289.9419 | PUBLIC |

| SANITARY SEWER PIPE TABLE | | | | | | | | | | |
|---------------------------|---------|----------|--------------|--------|----------|-------------|----------|---------------|-------|------------------|
| FROM STRUCTURE | INV OUT | AS BUILT | TO STRUCTURE | INV IN | AS BUILT | LENGTH (ft) | MATERIAL | DIAMETER (in) | SLOPE | PUBLIC / PRIVATE |
| CL1 | 389.49 | | CL2 | 389.29 | | 10' | SDR-35 | 4" | 2.00% | PRIVATE |
| CL2 | 389.19 | | MH50 | 388.70 | | 25' | SDR-35 | 4" | 2.00% | PRIVATE |
| CL3 | 388.72 | | MH50 | 388.59 | | 13' | SDR-35 | 8" | 1.00% | PRIVATE |
| MH50 | 388.49 | | MH40 | 387.82 | | 67' | SDR-35 | 8" | 1.00% | PUBLIC |
| MH40 | 387.72 | | MH30 | 386.16 | | 156' | SDR-35 | 8" | 1.00% | PUBLIC |
| MH30 | 386.06 | | MH20 | 384.26 | | 180' | SDR-35 | 8" | 1.00% | PUBLIC |
| MH20 | 378.45 | | EX MH 8407 | 377.26 | | 60' | SDR-35 | 8" | 2.00% | PUBLIC |

| SEWER PIPE SCHEDULE | | | |
|---------------------|--------|------|---------|
| USE | TYPE | SIZE | LENGTH |
| SEWER (PUBLIC) | SDR-35 | 8" | 476'-0" |
| SEWER (PUBLIC) | SDR-35 | 4" | 25'-0" |
| SEWER (PRIVATE) | SDR-35 | 4" | 7'-0" |

*** ALL SEWER MAINS AT A DEPTH OF 16'-0" OR GREATER SHALL BE DUCTILE IRON PIPE (DIP).

NOTE:
 1. PRIOR TO ANY UTILITY INSTALLATION OR EXCAVATION, ALL UTILITY CROSSINGS SHALL REQUIRE HAND DUG TEST PIT PROCEDURES TO CONFIRM DEPTH AND LOCATION OF EXISTING UTILITIES ON SITE.



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PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 46788 EXPIRES 03/31/2021

DEPARTMENT OF PUBLIC WORKS
 HOWARD COUNTY, MARYLAND

 CHIEF, BUREAU OF UTILITIES DATE 4-28-21

DEPARTMENT OF PLANNING & ZONING
 HOWARD COUNTY, MARYLAND

 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 5.20.21

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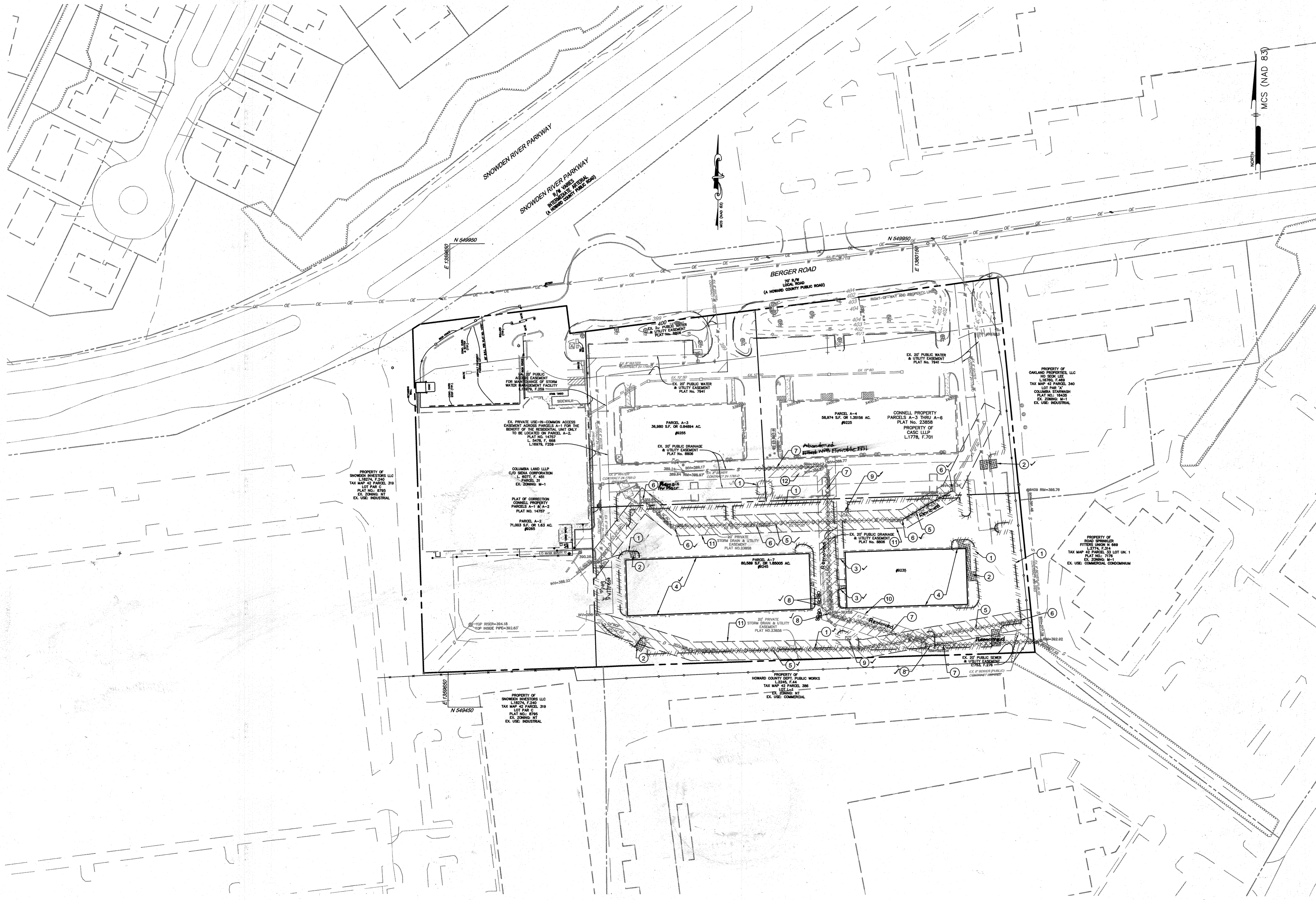
JOSHUA T. BROWN PE No. 46788

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| BY: | | NO. | REVISION | DATE | |

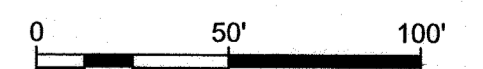
PUBLIC WATER AND SEWER PROFILE
 600' SCALE MAP NO. _____ BLOCK NO. _____

ezStorage COLUMBIA EXPANSION
 T.M. 42, PARCEL 31
 LOTS A-2, A-3, A-4, A-5, A-6 GRID 10 ZONED M-1
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 CONTRACT NO 20-5148-D

SCALE AS SHOWN
 SHEET 3 OF 4



- DEMOLITION KEY**
- ① REMOVE EXISTING CURB
 - ② REMOVE EXISTING CONCRETE
 - ③ REMOVE EXISTING FENCE
 - ④ EXISTING BUILDING TO BE DEMOLISHED
 - ⑤ ABANDON EXISTING STORM DRAIN
 - ⑥ REMOVE EXISTING INLET
 - ⑦ REMOVED
ABANDON EXISTING SEWER
 - ⑧ REMOVE EXISTING SEWER MANHOLE / CLEANOUT
 - ⑨ EXISTING TRANSFORMER TO BE RELOCATED
 - ⑩ REMOVED
ABANDON EXISTING SEWER EASEMENT
 - ⑪ ABANDON EXISTING STORM DRAIN EASEMENT
 - ⑫ ABANDON PORTION OF EXISTING SEWER EASEMENT



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DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

Chris Sapp 4-29-21
CHIEF, BUREAU OF UTILITIES DATE

DEPARTMENT OF PLANNING & ZONING
HOWARD COUNTY, MARYLAND

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

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Joshua T. Behm
STATE OF MARYLAND
PROFESSIONAL ENGINEER
46788
JOSHUA T. BEHM LICENSE NO. 46788

| | | | | | |
|----------|---------|------|--------|----------|------------|
| DES: | JTB | | | | |
| DRN: | JTB | | | | |
| CHK: | JTB | | | | |
| DATE: | 4/15/21 | BY: | WRA | NO. | "AS BUILT" |
| REVISION | | DATE | 6/2/23 | REVISION | |

EXISTING CONDITIONS
TO BE REMOVED OR ABANDONED

600' SCALE MAP NO. _____ BLOCK NO. _____

ezStorage COLUMBIA EXPANSION
T.M. 42, PARCEL 31
LOTS A-2, A-3, A-4, A-5, A-6 GRID 10 ZONED M-1
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
CONTRACT NO 20-5148-D

SCALE
AS SHOWN

SHEET
4 OF 4

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