





<b>Lancaster County</b> Ann M. Hess Recorder of Deeds 150 N. Queen St. Suite 315 Lancaster, PA 17603 Phone: 717-299-8238 Fax: 717-299-8393	  <b>INSTRUMENT # : 2019-0048-J</b> <b>RECORDED DATE: 02/01/2019 09:25:33 AM</b>  3999597-00067
<b>LANCASTER COUNTY ROD</b>	
<b>OFFICIAL RECORDING COVER PAGE</b> <span style="float: right;">Page 1 of 6</span>	
<b>Document Type:</b> SUBDIVISION PLANS <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 3843618 - 1 Doc(s) <b>Document Page Count:</b> 5 <b>Operator Id:</b> acrawley
<b>RETURN TO: ( )</b> **PLEASE NOTE: Recorded documents with completed Cover Pages are returned via email to the email address(es) identified above. C.S. DAVIDSON, INC	<b>SUBMITTED BY: ( )</b> C.S. DAVIDSON, INC  <div style="border: 1px solid black; padding: 5px; text-align: center;"><b>LANCASTER COUNTY ROD</b>      ANN M. HESS SUBDIVISION PLANS 2019-0048-J      02/01/2019 09:25:33 AM RCD Fees: \$23.00    Taxes: \$0.00    Page 1 of 6</div>
<b>* PROPERTY DATA:</b> Parcel ID #:  Municipality: School District:	
<b>* ASSOCIATED DOCUMENT(S):</b>	
<b>FEES / TAXES:</b> RECORDING FEE: SUBDIVISION PLANS      \$9.50 CRC #6544      \$2.00 RIF #6543      \$3.00 WRIT TAX      \$0.50 EXTRA PAGE FEE      \$8.00 <b>Total:</b> \$23.00	<b>INSTRUMENT # : 2019-0048-J</b> <b>RECORDED DATE: 02/01/2019 09:25:33 AM</b>  I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Lancaster County, Pennsylvania.    <b>Ann M. Hess</b> Recorder of Deeds

**PLEASE DO NOT DETACH**  
**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always controls.  
\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION

Return to: C.S. DAVIDSON, INC.  
38 NORTH DUKE STREET  
YORK PA 17401


District #: 110

Re: LCPC File #: 92-92-1

A request to review the plan identified below was received by the Lancaster County Planning Commission on **August 27, 2018** and was reviewed at the Commission meeting on **October 9, 2018**.

**Plan Name:** Columbia Borough Waste Water Treatment Plant  
**Municipality:** Columbia Borough

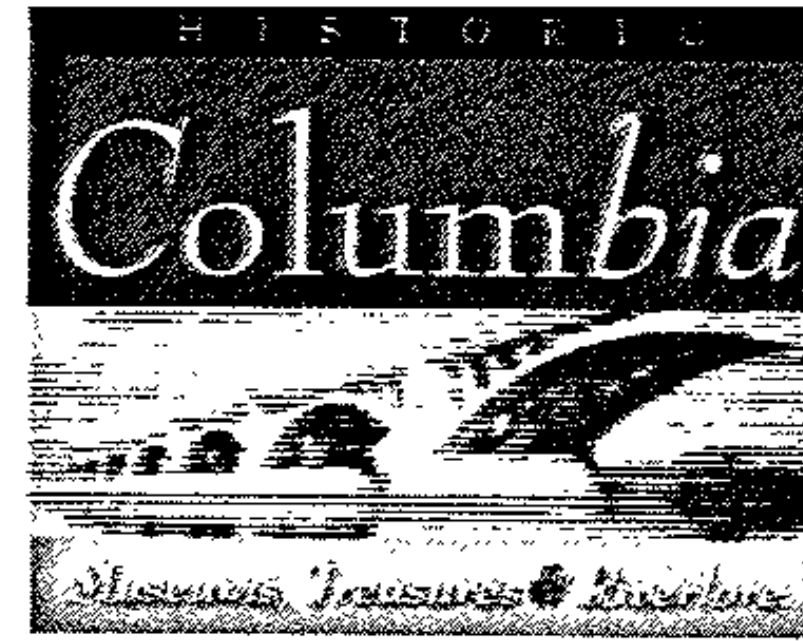
**Property Owner(s):** Columbia Borough

LANCASTER COUNTY ROD      ANN M. HESS  
SUBDIVISION PLANS  
2019-0048-J      02/01/2019 09:25:33 AM  
RCD Fees: \$23.00    Taxes: \$0.00    Page 2 of 6  


Certified for Recording by: 

Senior Community Planner

DSS/LHP/fe



*Leo S. Lutz, Mayor*  
*Kelly Murphy, Borough Council President*

*Robert L. Pfannebecker, Solicitor*  
*Rebecca Denlinger, Borough Manager*

January 25, 2019

Ms. Ann M. Hess, Recorder of Deeds  
County of Lancaster, Office of Recorder of Deeds  
150 N. Queen Street  
P.O. Box 1478  
Lancaster, PA 17608-1478

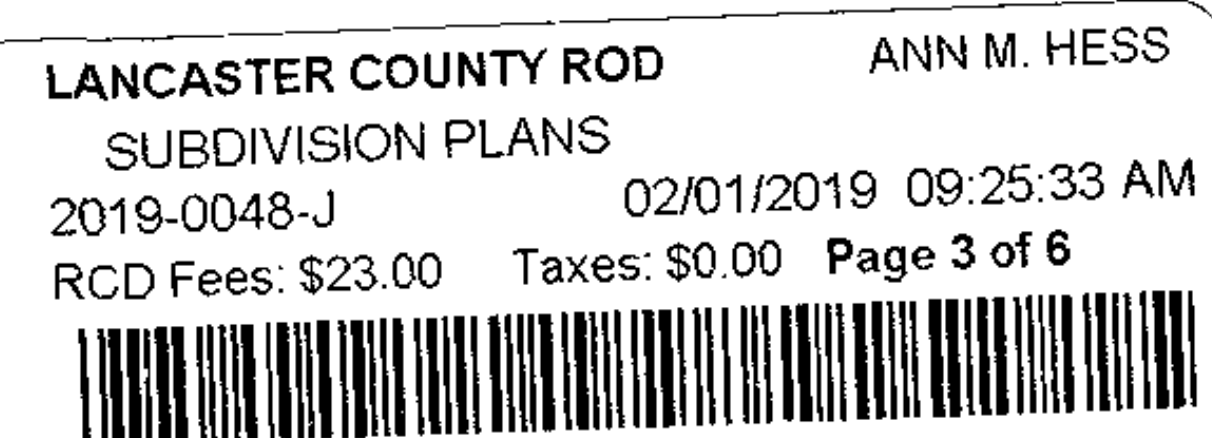
Dear Ms. Hess:

Please allow this letter to serve as certification that Columbia Borough Wastewater Treatment Plan – Final Lot Consolidation Plan, originally approved by Columbia Borough on September 25, 2018, is still deemed approved by the Borough as of January 25, 2019.

Sincerely,

  
Rebecca Denlinger  
Borough Manager

Cc: Derek Rinaldo, EIT, CS Davidson, Inc  
file



COLUMBIA BOROUGH  
COLUMBIA BOROUGH  
WASTEWATER TREATMENT PLANT  
FINAL LOT CONSOLIDATION PLAN  
LANCASTER COUNTY, PA

**LANCASTER COUNTY PLANNING  
COMMISSION REVIEW CERTIFICATE**

THE LANCASTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, REVIEWED THE PLAN ON OCTOBER 9, 2018, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN LPCF FILE NO. 92-92-1. THIS CERTIFICATION DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE LANCASTER COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL BOROUGH, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

CHAIRMAN DESIGNEE

VICE-CHAIRMAN DESIGNER

## FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING HELD ON September 25, 2018, THE PLANNING COMMISSION OF THE BOROUGH OF COLUMBIA APPROVED THIS PROJECT, AND ITS CONDITIONS HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS AND INFORMATION THAT ARE FILED WITH THE BOROUGH IN FILE NO. 2018-62, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE BOROUGH OF COLUMBIA AND STORMWATER MANAGEMENT ORDINANCE.

**PLANNING COMMISSION CHAIRMAN**

PLANNING COMMISSION SECRETARY

OWNERS

BOROUGH OF COLUMBIA  
308 LOCUST STREET  
COLUMBIA, PA 17512

**CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF THE PLAN,  
AND OFFER OF DEDICATION**

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

ON THIS 14th DAY OF December, 2018  
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED  
Rebecca S. Denlinger, BEING Borough Manager of  
COLUMBIA BOROUGH, WHO BEING DULY SWORN ACCORDING TO LAW,  
DEPOSES AND SAYS THAT THE BOROUGH IS THE OWNER OF THE  
PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO  
EXECUTE SAID PLAN ON BEHALF OF THE BOROUGH, THAT SAID PLAN  
IS TRUE AND DEED TO THE BOROUGH ACCORDING TO HIS KNOWLEDGE,  
THAT ALL STREETS AND OTHER PROPERTY FURTHER AS PROPOSED  
PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR  
DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

Rebecca S. Day  
SIGNATURE OF THE INDIVIDUAL

  
SIGNATURE AND SEAL OF NOTARY PUBLIC

MY COMMISSION EXPIRES

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Laurie A. Gerfin, Notary Public  
Columbia Boro, Lancaster County  
My commission expires November 14, 2021

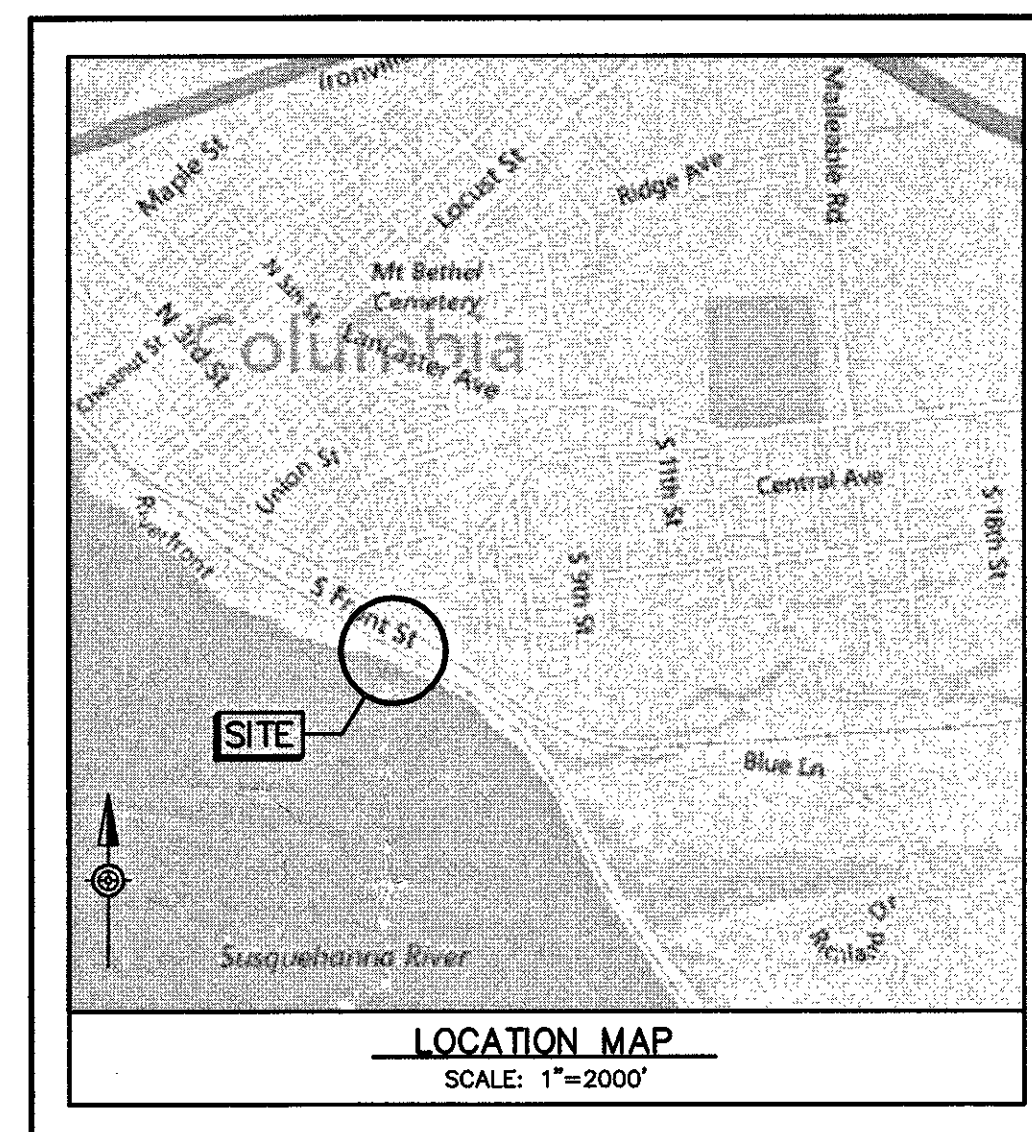
LANCASTER COUNTY  
RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR  
LANCASTER COUNTY, PENNSYLVANIA, IN SUBDIVISION PLAN BOOK  
\_\_\_\_\_, VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, WITNESS MY HAND AND  
SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018.

RECORDED

SHEET INDEX

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1.	COVER SHEET
2.	EXISTING CONDITIONS PLAN
3.	FINAL LOT CONSOLIDATION PLAN



## NOTES

1. THE PURPOSE OF THIS SUBDIVISION PLAN IS TO CONSOLIDATE FOUR PARCELS INTO TWO PARCELS AND ELIMINATE INTERIOR TRACT LINES.
2. LOTS 1A, 1B, 1C AND 1D SHALL BE JOINED TO CREATE LOT 1 AND SHALL NOT BE SEPARATED THEREFROM WITHOUT APPROVAL BY COLUMBIA BOROUGH.  
  
LOTS 2A, 2B, 2C, 2D, 2E, 2F, AND 2G SHALL BE JOINED TO CREATE LOT 2 AND SHALL NOT BE SEPARATED THEREFROM WITHOUT APPROVAL OF COLUMBIA BOROUGH.
3. A COMPLETE BOUNDARY SURVEY WAS PERFORMED BY C. S. DAVIDSON, INC. IN APRIL 2018.
4. NO NEW LAND DEVELOPMENT IS PROPOSED WITH THIS PLAN.
5. THE 100-YEAR FLOODPLAIN SHOWN IS TAKEN FROM NATIONAL FLOOD INSURANCE RATE MAP NO. 42071C, PANEL NO. 338F, APRIL 5, 2016.
6. LIDAR CONTOURS SHOWN WERE OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE.

SALDO WAIVER REQUESTED

190-26.C(3)(e) - LOCATION OF SIGHT TRIANGLE EASEMENTS  
AND SAFE STOPPING DISTANCES AT ALL STREETS AND DRIVEWAY  
INTERSECTIONS.

## SITE DATA

1. EXISTING ZONING: RIVERFRONT COMMERCIAL (RC)
2. ASSESSMENT ACCOUNT NO. 110-60894-0-0000

TRACTS 1, 2, AND 3 - D&E COLUMBIA STORAGE, INC. TO  
BOROUGH OF COLUMBIA  
DEED BOOK N87, PAGE 521, AUGUST 29, 1983  
CONTAINING 2.409 ACRES (GROSS)

ASSESSMENT ACCOUNT NO. 110-81279-0-0000

CURRENT SOURCE OF TITLE: COLUMBIA LACE COMPANY  
TO BOROUGH OF COLUMBIA, PA  
DEED BOOK B43, PAGE 342, JUNE 15, 1953  
CONTAINING 0.799 ACRES (GROSS)

ASSESSMENT ACCOUNT NO. 110-34300-0-0000

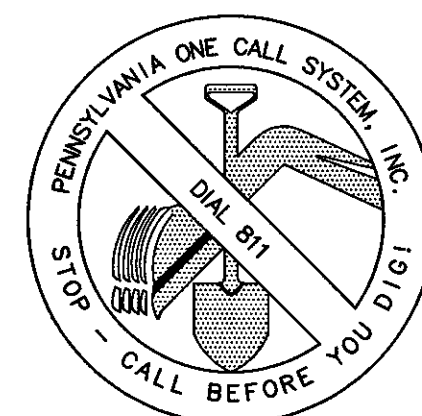
CURRENT SOURCE OF TITLE: TRUSTEES OF THE PROPERTY  
OF PENN CENTRAL TRANSPORTATION COMPANY TO  
BOROUGH OF COLUMBIA  
DEED BOOK L62, PAGE 264, APRIL 7, 1972  
CONTAINING 1.724 ACRES (GROSS)

ASSESSMENT ACCOUNT NO. 110-19089-0-0000

CURRENT SOURCE OF TITLE: COLUMBIA MUNICIPAL  
AUTHORITY TO COLUMBIA BOROUGH DOCUMENT NO. ✓  
6338429, MAY 30, 2017

CURRENT SOURCE OF TITLE: COLUMBIA MUNICIPAL  
AUTHORITY TO COLUMBIA BOROUGH DOCUMENT NO.  
6338428, MAY 30, 2017  
CONTAINING 3.809 ACRES (GROSS)
3. PROPOSED USE: PUBLIC UTILITY FACILITY
4. TOTAL AREA: 8.741 ACRES
5. PROPOSED NO. OF LOTS: 2
6. MINIMUM LOT AREA REQUIRED: 1,500 SQ. FT.  
MINIMUM LOT AREA PROPOSED: 2.409 ACRES
7. MINIMUM LOT WIDTH REQUIRED (AT BSL): 25 FEET  
MINIMUM LOT WIDTH PROPOSED (AT BSL): 222 FEET
8. REQUIRED BUILDING SETBACKS:  
FRONT=0 FEET; SIDE=10 FEET; REAR=10 FEET
9. MAXIMUM BUILDING COVERAGE ALLOWED: 80%
10. MAXIMUM IMPERVIOUS COVERAGE ALLOWED: 90%
11. WATER SUPPLY: PRIVATE OWNED WATER COMPANY
12. SEWAGE DISPOSAL: PUBLIC
13. HORIZONTAL DATUM BASED ON PENNSYLVANIA STATE  
PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM  
(1983) NAD83, SOUTH ZONE, US SURVEY FEET.  
VERTICAL DATUM BASED ON THE NORTH AMERICAN  
VERTICAL DATUM (1988) NAVD 88, SOUTH ZONE,  
ESTABLISHED BY GPS LEICA MODEL NO. GS14.  
PA SMARTNET USED FOR CORRECTIONS

ENGINEER'S PROJECT NO. 3981.3.03.08  
AUGUST 2018



PENNSYLVANIA ONE CALL SYSTEM, INC.

DESIGN STAGE NOTIFICATION  
APRIL 27, 2018

SERIAL NO. 20181170507

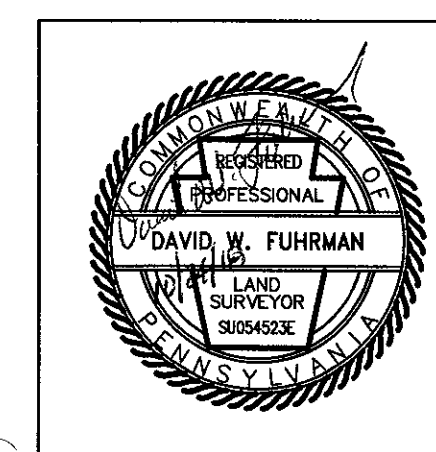
**NOTE:**  
Information concerning underground utilities is not guaranteed to be complete or accurate. Contractor is responsible to contact all utility owners, and to determine the location of all underground utilities, prior to excavation by use of power-operated equipment.



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50 WEST MIDDLE STREET, GETTYSBURG, PA • PHONE (717) 337-3021 • FAX (717) 337-0782  
315 WEST JAMES STREET, SUITE 102, LANCASTER, PA • PHONE (717) 481-2991 • FAX (717) 481-8690

WWW.CSDAVIDSON.COM



CERTIFICATE OF SURVEY ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE COLUMBIA BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

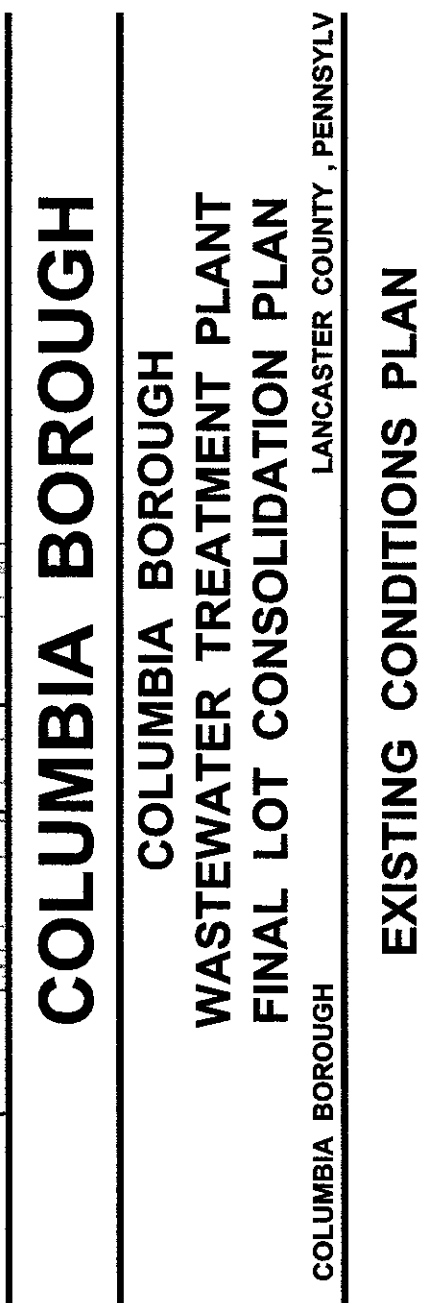
David W. Fuhrman #SU-054523-E  
C. S. DAVIDSON, INC.  
BY DAVID W. FUHRMAN (AGENT) 10/24/2018


SHEET 1 OF 3  
398130308 A

CPC FILE #92-92-1

LANCASTER COUNTY ROD ANN M. HESS  
SUBDIVISION PLANS  
2019-0048-J 02/01/2019 09:25:33 AM  
RCD Fees: \$23.00 Taxes: \$0.00 Page 4 of 6





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[WWW.CSDAVIDSON.COM](http://WWW.CSDAVIDSON.COM)

EXISTING STRUCTURES		
STRUCTURE NO.	LATITUDE	LONGITUDE
1	N40° 01' 34.12"	W76° 29' 56.87"
2	N40° 01' 32.05"	W76° 29' 59.00"
3	N40° 01' 32.95"	W76° 29' 55.33"
4	N40° 01' 31.95"	W76° 29' 53.40"
5	N40° 01' 32.05"	W76° 29' 56.07"
6	N40° 01' 33.68"	W76° 30' 00.90"

**NOTE:**  
ALL INTERIOR LOT LINES TO BE EXTINGUISHED  
UPON APPROVAL OF THIS SUBDIVISION PLAN.

**ADDRESSES**

**#420 SOUTH FRONT STREET**  
ACCOUNT NO. 110-60894-0-0000  
CONSISTS OF 1A, 1B, 1C, AND 1D

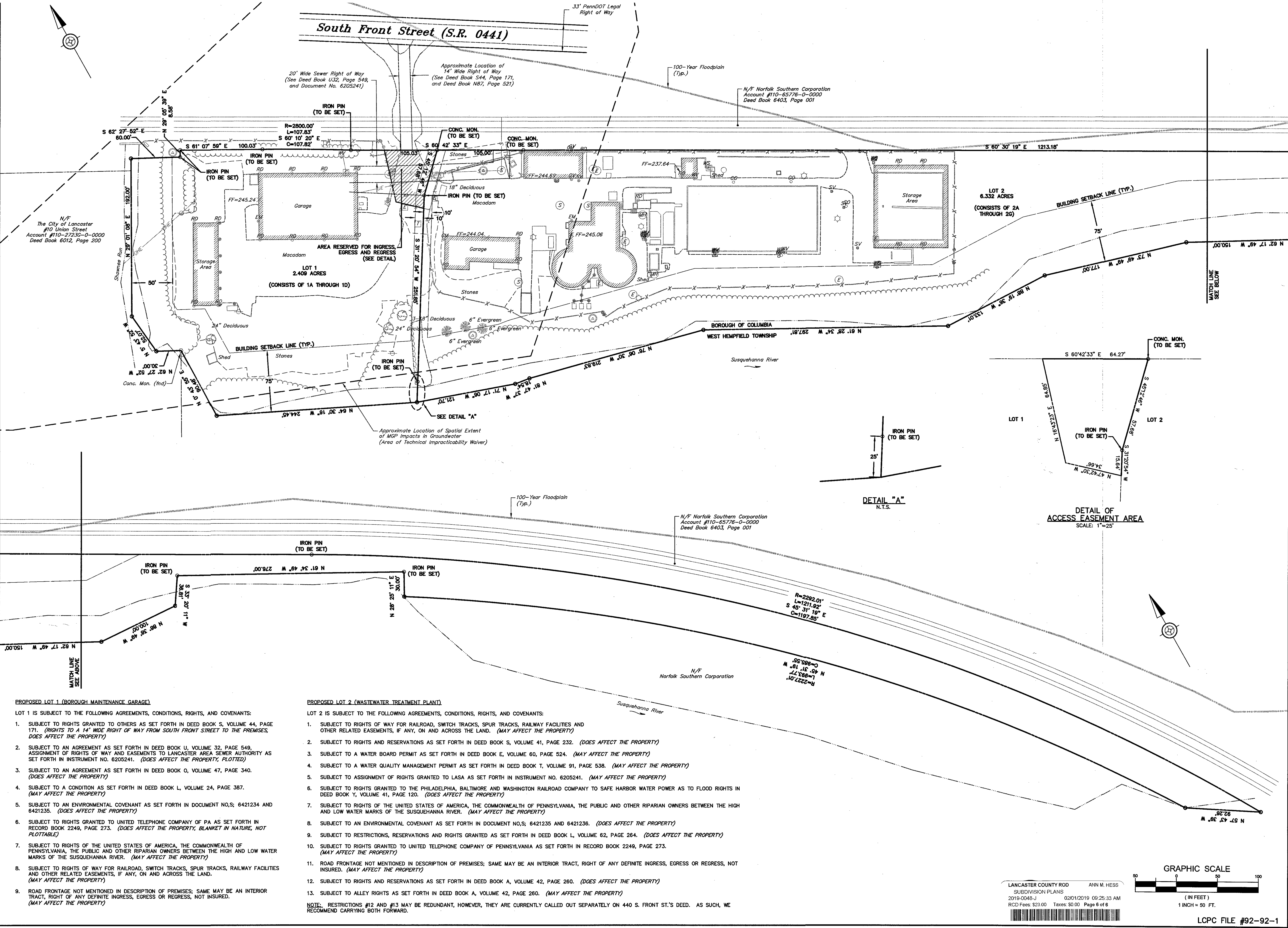
**#430 SOUTH FRONT STREET**  
ACCOUNT NO. 110-81279-0-0000  
2A

**#434 SOUTH FRONT STREET**  
ACCOUNT NO. 110-34300-0-0000  
2B

**#440 SOUTH FRONT STREET**  
ACCOUNT NO. 110-19089-0-0000  
CONSISTS OF 2C, 2D, 2E, 2F, AND 2G

[illegible]





**PROPOSED LOT 1 (BOROUGH MAINTENANCE GARAGE)**

- LOT 1 IS SUBJECT TO THE FOLLOWING AGREEMENTS, CONDITIONS, RIGHTS, AND COVENANTS:
- SUBJECT TO RIGHTS GRANTED TO OTHERS AS SET FORTH IN DEED BOOK S, VOLUME 44, PAGE 171. (RIGHTS TO A 14' WIDE RIGHT OF WAY FROM SOUTH FRONT STREET TO THE PREMISES, DOES AFFECT THE PROPERTY)
  - SUBJECT TO AN AGREEMENT AS SET FORTH IN DEED BOOK U, VOLUME 32, PAGE 549, ASSIGNMENT OF RIGHTS OF WAY AND EASEMENTS TO LANCASTER AREA SEWER AUTHORITY AS SET FORTH IN INSTRUMENT NO. 6205241. (DOES AFFECT THE PROPERTY, PLOTTED)
  - SUBJECT TO AN AGREEMENT AS SET FORTH IN DEED BOOK O, VOLUME 47, PAGE 340. (DOES AFFECT THE PROPERTY)
  - SUBJECT TO A CONDITION AS SET FORTH IN DEED BOOK L, VOLUME 24, PAGE 387. (MAY AFFECT THE PROPERTY)
  - SUBJECT TO AN ENVIRONMENTAL COVENANT AS SET FORTH IN DOCUMENT NO.S; 6421234 AND 6421235. (DOES AFFECT THE PROPERTY)
  - SUBJECT TO RIGHTS GRANTED TO UNITED TELEPHONE COMPANY OF PA AS SET FORTH IN RECORD BOOK 2249, PAGE 273. (DOES AFFECT THE PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE)
  - SUBJECT TO RIGHTS OF THE UNITED STATES OF AMERICA, THE COMMONWEALTH OF PENNSYLVANIA, THE PUBLIC AND OTHER RIPARIAN OWNERS BETWEEN THE HIGH AND LOW WATER MARKS OF THE SUSQUEHANNA RIVER. (MAY AFFECT THE PROPERTY)
  - SUBJECT TO RIGHTS OF WAY FOR RAILROAD, SWITCH TRACKS, SPUR TRACKS, RAILWAY FACILITIES AND OTHER RELATED EASEMENTS, IF ANY, ON AND ACROSS THE LAND. (MAY AFFECT THE PROPERTY)
  - ROAD FRONTAGE NOT MENTIONED IN DESCRIPTION OF PREMISES; SAME MAY BE AN INTERIOR TRACT, RIGHT OF ANY DEFINITE INGRESS, EGRESS OR REGRESS, NOT INSURED. (MAY AFFECT THE PROPERTY)

**PROPOSED LOT 2 (WASTEWATER TREATMENT PLANT)**

- LOT 2 IS SUBJECT TO THE FOLLOWING AGREEMENTS, CONDITIONS, RIGHTS, AND COVENANTS:
- SUBJECT TO RIGHTS OF WAY FOR RAILROAD, SWITCH TRACKS, SPUR TRACKS, RAILWAY FACILITIES AND OTHER RELATED EASEMENTS, IF ANY, ON AND ACROSS THE LAND. (MAY AFFECT THE PROPERTY)
  - SUBJECT TO RIGHTS AND RESERVATIONS AS SET FORTH IN DEED BOOK S, VOLUME 41, PAGE 232. (DOES AFFECT THE PROPERTY)
  - SUBJECT TO A WATER BOARD PERMIT AS SET FORTH IN DEED BOOK E, VOLUME 60, PAGE 524. (MAY AFFECT THE PROPERTY)
  - SUBJECT TO A WATER QUALITY MANAGEMENT PERMIT AS SET FORTH IN DEED BOOK T, VOLUME 91, PAGE 538. (MAY AFFECT THE PROPERTY)
  - SUBJECT TO ASSIGNMENT OF RIGHTS GRANTED TO LASA AS SET FORTH IN INSTRUMENT NO. 6205241. (MAY AFFECT THE PROPERTY)
  - SUBJECT TO RIGHTS GRANTED TO THE PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD COMPANY TO SAFE HARBOR WATER POWER AS TO FLOOD RIGHTS IN DEED BOOK Y, VOLUME 41, PAGE 120. (DOES AFFECT THE PROPERTY)
  - SUBJECT TO RIGHTS OF THE UNITED STATES OF AMERICA, THE COMMONWEALTH OF PENNSYLVANIA, THE PUBLIC AND OTHER RIPARIAN OWNERS BETWEEN THE HIGH AND LOW WATER MARKS OF THE SUSQUEHANNA RIVER. (MAY AFFECT THE PROPERTY)
  - SUBJECT TO AN ENVIRONMENTAL COVENANT AS SET FORTH IN DOCUMENT NO.S; 6421235 AND 6421236. (DOES AFFECT THE PROPERTY)
  - SUBJECT TO RESTRICTIONS, RESERVATIONS AND RIGHTS GRANTED AS SET FORTH IN DEED BOOK L, VOLUME 62, PAGE 264. (DOES AFFECT THE PROPERTY)
  - SUBJECT TO RIGHTS GRANTED TO UNITED TELEPHONE COMPANY OF PENNSYLVANIA AS SET FORTH IN RECORD BOOK 2249, PAGE 273. (MAY AFFECT THE PROPERTY)
  - ROAD FRONTAGE NOT MENTIONED IN DESCRIPTION OF PREMISES; SAME MAY BE AN INTERIOR TRACT, RIGHT OF ANY DEFINITE INGRESS, EGRESS OR REGRESS, NOT INSURED. (MAY AFFECT THE PROPERTY)
  - SUBJECT TO RIGHTS AND RESERVATIONS AS SET FORTH IN DEED BOOK A, VOLUME 42, PAGE 260. (DOES AFFECT THE PROPERTY)
  - SUBJECT TO ALLEY RIGHTS AS SET FORTH IN DEED BOOK A, VOLUME 42, PAGE 260. (MAY AFFECT THE PROPERTY)
- NOTE: RESTRICTIONS #12 AND #13 MAY BE REDUNDANT, HOWEVER, THEY ARE CURRENTLY CALLED OUT SEPARATELY ON 440 S. FRONT ST.'S DEED. AS SUCH, WE RECOMMEND CARRYING BOTH FORWARD.

**COLUMBIA BOROUGH**

**COLUMBIA BOROUGH**

**WASTEWATER TREATMENT PLANT**

**FINAL LOT CONSOLIDATION PLAN**

COLUMBIA BOROUGH

LANCASTER COUNTY, PENNSYLV

**FINAL LOT CONSOLIDATION PLAN**

**C.S. Davidson, Inc.**

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315 W. JAMES STREET, SUITE 102, LANCASTER, PA • PHONE (717) 461-2591 • FAX (717) 461-5680  
WWW.CSDAVIDSON.COM

NO.	DATE	DESCRIPTION
1	10/05/2018	ENGINEER AND LCPC COMMENTS

DRAWN BY DWF/BAM

CHECKED BY

SCALE AS NOTED

DATE 8/1/2018

DWG. NO. 398130308\_A

FILE NO. 3981.3.03.08

SHEET NO.

**3 OF 3**