

Lancaster County
Ann M. Hess
Recorder of Deeds
150 N. Queen St.
Suite 315
Lancaster, PA 17603
Phone: 717-299-8238
Fax: 717-299-8393



INSTRUMENT # : 2019-0057-J
RECORDED DATE: 02/06/2019 10:11:25 AM



1000509-0006

LANCASTER COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 3

Document Type: AS-BUILT AND OTHER PLANS
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HARBOR ENGINEERING, INC

SUBMITTED BY: ()
HARBOR ENGINEERING, INC

LANCASTER COUNTY ROD ANN M. HESS
AS-BUILT AND OTHER PLANS
2019-0057-J 02/06/2019 10:11:25 AM
RCD Fees: \$17.00 Taxes: \$0.00 Page 1 of 3

*** PROPERTY DATA:**
Parcel ID #:



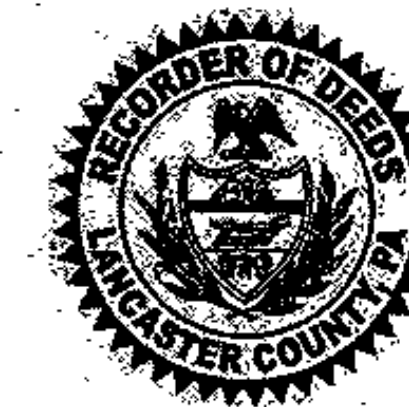
Municipality:
School District:

*** ASSOCIATED DOCUMENT(S):**

FEES / TAXES:	
CRC #6544	\$2.00
RIF #6543	\$3.00
WRIT TAX	\$0.50
EXTRA PAGE FEE	\$2.00
RECORDING FEE: AS- BUILT AND OTHER PLANS	\$9.50
Total:	\$17.00

INSTRUMENT # : 2019-0057-J
RECORDED DATE: 02/06/2019 10:11:25 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Lancaster County, Pennsylvania.



Ann M. Hess
Recorder of Deeds

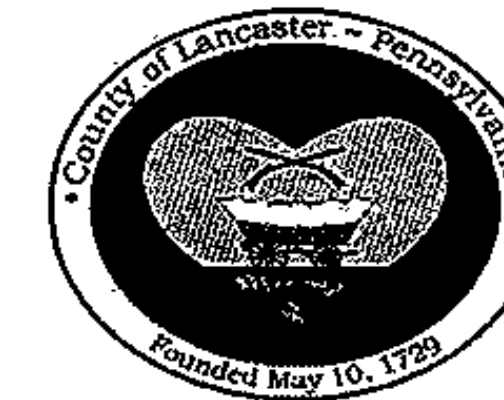
PLEASE DO NOT DETACH
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*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION

Page Count: 2



RECORDER OF DEEDS
LANCASTER COUNTY | ANN M. HESS



AS-BUILT / OTHER PLAN

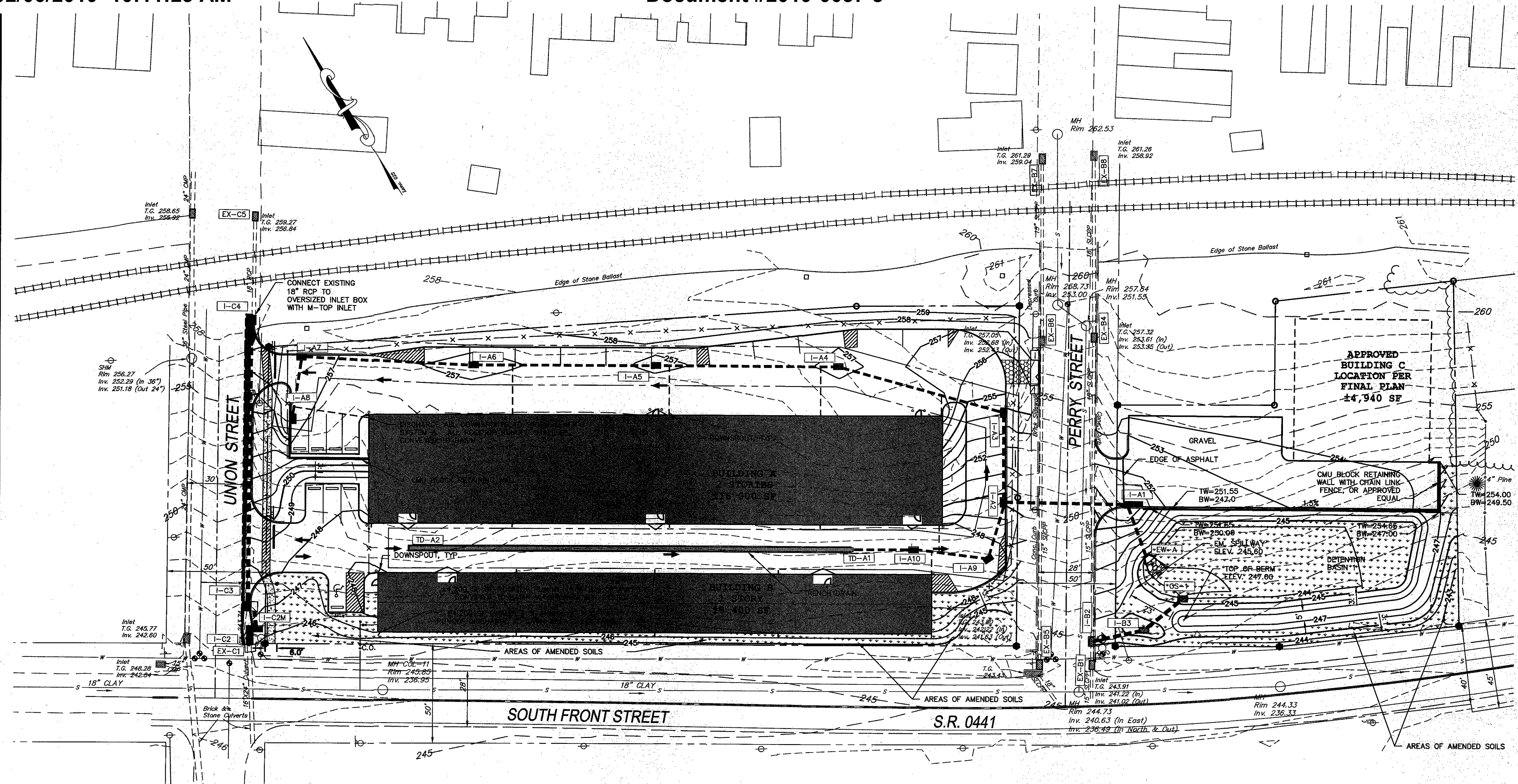
Plan Title: *As-Built Plan for Associates Properties Self-Storage Facility*

Name of Owners: *Associates Properties PA, LP*

Property Address: *109 Perry Street, 243 & 319 S. Front Street (SE 441)
Columbia, PA 17512*

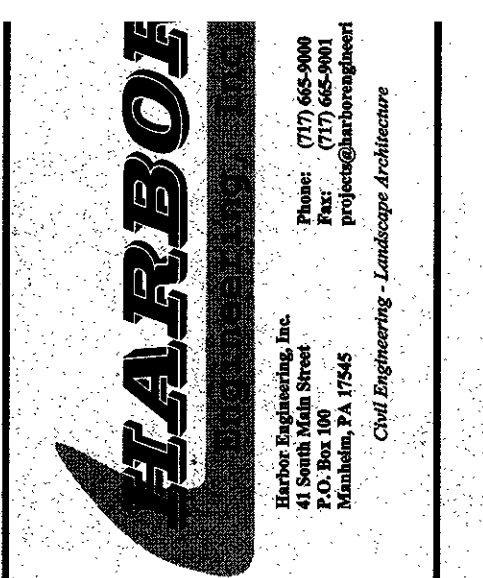
Municipality: *Columbia Borough*

Date of Plan: *March 8, 2018*



OPERATION & MAINTENANCE I (INSPECTION SCHEDULE)

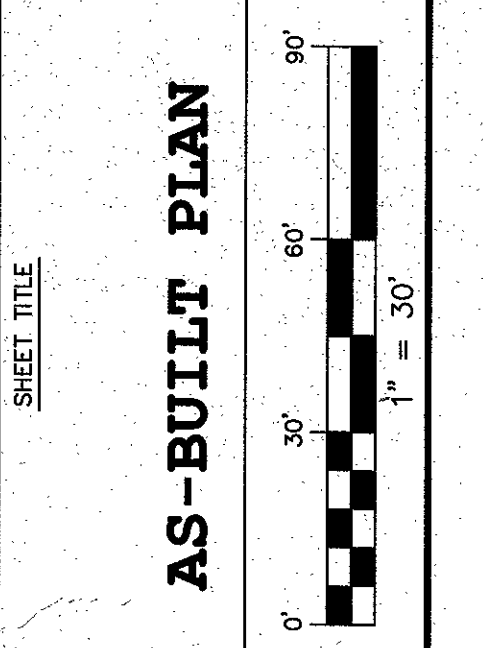
- THE STORMWATER MANAGEMENT BMPs SHOWN ON THIS PLAN ARE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY THE BOROUGH.
 - AN OPERATION AND MAINTENANCE (O&M) AGREEMENT COVERING ALL SWM FACILITIES WHICH ARE TO BE PRIVATELY OWNED SHALL BE RECORDED AS A RESTRICTIVE COVENANT AGREEMENT THAT RUNS WITH THE LAND AS PART OF THIS PLAN.
 - MAINTENANCE RESPONSIBILITY: THE LAND OWNER OF THE PROPERTY SHALL OPERATE AND MAINTAIN THE STORM WATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES (BMPs) SHOWN AND CONSTRUCTED ON THE PROPERTY AS OUTLINED IN THIS OPERATION AND MAINTENANCE PLAN AND THE STORMWATER MANAGEMENT AGREEMENT.
 - COLUMBIA BOROUGH SHALL HAVE THE RIGHT TO, BUT NOT THE OBLIGATION TO:
 - INSPECT THE FACILITIES AT ANY TIME;
 - REQUIRE THE OWNER TO TAKE CORRECTIVE MEASURES AND ASSIGN A REASONABLE TIME PERIOD FOR SUCH ACTIONS TO BE TAKEN;
 - AUTHORIZE MAINTENANCE TO BE DONE AND LIEN ALL COST OF THE WORK AGAINST THE PROPERTY OF THE ENTITY RESPONSIBLE FOR MAINTENANCE.
 - MAINTENANCE/ INSPECTION SCHEDULE: TO ASSURE PROPER IMPLEMENTATION OF BMPs, MAINTENANCE AND CARE SWM BMPs SHOULD BE INSPECTED BY A QUALIFIED PERSON, WHICH MAY INCLUDE THE LANDOWNER, OR A DESIGNER, ACCORDING TO THE FOLLOWING MINIMUM FREQUENCIES:
 - ANNUALLY FOR THE FIRST 5 YEARS FOLLOWING CONSTRUCTION
 - ONCE EVERY 3 YEARS THEREAFTER
 - DURING OR IMMEDIATELY AFTER THE CESSATION OF A 10-YEAR OR GREATER STORM (EQUATING TO AT LEAST 4.5 INCHES OR GREATER OF RAINFALL IN A TWENTY FOUR HOUR PERIOD.)
 - GENERAL OPERATION AND MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
 - REGULAR INSPECTION OF BMPs, MAINTENANCE AND CARE. THE STORMWATER MANAGEMENT BMPs SHOULD BE INSPECTED BY A QUALIFIED PERSON.
 - ALL PIPES SWALES, AND STORMWATER MANAGEMENT FACILITIES SHALL BE KEPT FREE OF ANY DEBRIS OR OTHER OBSTRUCTION AND IN ORIGINAL DESIGN CONDITION.
 - REMOVAL OF SILT FROM ALL PERMANENT STRUCTURES WHICH TRAP SILT OR SEDIMENT IN ORDER TO KEEP THE MATERIAL FROM BUILDING UP IN GRASS WATERWAYS, PIPES, INFILTRATION STRUCTURES, OR BMPs, AND THUS REDUCING THEIR CAPACITY TO CONVEY OR STORE WATER.
 - RE-ESTABLISHMENT OF VEGETATION OF SCoured AREAS OR AREAS WHERE VEGETATION HAS NOT BEEN SUCCESSFULLY ESTABLISHED.
- THE SPECIFIC LONG-TERM OPERATION AND MAINTENANCE SCHEDULE FOR THE PROPOSED BMPs ARE OUTLINED BELOW TO ENSURE PROPER FUNCTION AND OPERATION. THE PROGRAM INCLUDES THE COMPLETION OF A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES. SPECIFIC LONG-TERM MAINTENANCE FOR SWM BMPs INCLUDE:
- DETENTION BASIN 1**
- WHILE VEGETATION IS BEING ESTABLISHED, WEEDING IS REQUIRED.
 - DETRITUS MAY ALSO NEED TO BE REMOVED EVERY YEAR. PERENNIAL PLANTINGS MAY BE CUT DOWN ANNUALLY IN THE EARLY SPRING.
 - THE BASIN AREA INCLUDES RIPRAP APRONS, SLOPES, & OUTLET STRUCTURE SHOULD BE INSPECTED AT LEAST TWO TIMES PER YEAR FOR SEDIMENT BUILDUP, EROSION, VEGETATIVE CONDITIONS, ETC. REPAIR AND CLEAN AS NEEDED.
 - DURING PERIODS OF EXTENDED DROUGHT, VEGETATION AREAS MAY REQUIRE WATERING.
 - INSPECT GUTTERS AND DOWNSPOUTS FOR DAMAGE, AND REPAIR AS NECESSARY.
- PARKING LOT STREET SWEEPING**
- ALL DRIVES AND PARKING AREAS WITHIN THE SITE SHALL BE SUBJECT TO STREET SWEEPING A MINIMUM OF TWO (2) TIMES PER YEAR.
- AMENDED SOILS:**
- INSPECT AREAS ANNUALLY FOR INVASIVE WEEDS AND REMOVE ANY FOUND.
 - AREAS OF AMENDED SOILS SHALL BE INSPECTED AFTER RAINFALL EVENTS EXCEEDING 3.1 INCHES IN 24 HOURS. IF AREAS OF PONDING WATER ARE VISIBLE AFTER 72 HOURS, THE SOILS SHALL BE REJUVENATED AS FOLLOWS: REMOVE THE TOP 2" OF IN-SITU SOIL, PLACE 1.5" OF LEAF COMPOST AND 1" OF SAND OVER THE ENTIRE AREA OF SOILS TO BE AMENDED. TILL SOIL AMENDMENTS INTO THE TOP 8" OF SOIL TAKING CARE NOT TO COMPACT SOIL. IMMEDIATELY RESEED DISTURBED AREAS WITH SEED MIX AS SPECIFIED ON PLAN. WEED AND WATER NEWLY SEEDED AREAS AS NECESSARY UNTIL VEGETATION IS ESTABLISHED AND FREE OF INVASIVE WEEDS.



NO.	DATE	BY	REVISION
1	02/07/2019	AS-BUILT	

RIVER VIEW PLACE ASSOCIATES
C/O JEFF SEIBERT
361 LOCUST STREET
COLUMBIA, PA 17512
(717) 684-0701

PROJECT TITLE
AS-BUILT PLAN FOR ASSOCIATES PROPERTIES SELF-STORAGE FACILITY
COLUMBIA BOROUGH, LANCASTER COUNTY, PA



SHEET TITLE
AS-BUILT PLAN

DRAWN BY: ELD
CHECKED BY: SPG

DATE: MARCH 8, 2018
PROJECT NO.: **12142-002**

SHEET NO.: **1** OF **1**

MS4-PCSM PLAN & BMP DATA

TOTAL NUMBER OF PCSM BMPs:	THREE BMPs DETENTION BASIN #1 AMENDED SOILS STREET SWEEPING
OVERALL PCSM PLAN VOLUME REDUCTION (CF) FOR 2 YR/24 HR STORM EVENT (IF APPLICABLE):	NOT APPLICABLE
WATERSHEDS:	SUSQUEHANNA RIVER AND SHAWNEE RUN (WW, MF)
THE APPROVED PCSM PLAN ACCOUNTED FOR THE FOLLOWING IMPERVIOUS AREAS:	
LOT 1 - 243 S FRONT ST 50,379 SF IMPERVIOUS AREA WITH 24,350 SF OF BUILDINGS	
LOT 3 - 319 S FRONT ST 10,505 SF IMPERVIOUS AREA WITH 4,940 SF OF BUILDING AREA* *THE APPROVED BUILDING HAS NOT BEEN BUILT ON LOT 3	
IMPERVIOUS AREAS TO THE BMPs ARE AS LISTED IN THE CHART BELOW	
INDIVIDUAL PCSM BMP INFORMATION	
PCSM BMP NAME:	DETENTION BASIN #1
PCSM BMP DESC./ TYPE:	DETENTION BASIN
BMP DIMENSIONS (LENGTH x WIDTH x DEPTH):	AS SHOWN ON PLAN
BMP AREA:	0.14 AC
AREA TREATED (ACRES):	1.89 AC
IMPERVIOUS AREA TREATED (SF):	60,015 SF (INCLUDES A 4,940 SF BUILDING ON LOT 3)
VOLUME OF STORMWATER TREATED (CF):	17,961 CF (2 YR/24 HR STORM EVENT)
PCSM BMP NAME/ TYPE:	AMENDED SOILS (INCLUDES AREAS OUTSIDE OF BASIN)
BMP AREA:	0.16 AC
AREA TREATED (ACRES):	0.37 AC
IMPERVIOUS AREA TREATED (SF):	2,684 SF
VOLUME OF STORMWATER TREATED (CF):	2,871 CF (2 YR/24 HR STORM EVENT)
PCSM BMP NAME/ TYPE:	STREET SWEEPING
BMP AREA:	33,407 SF
AREA TREATED (ACRES):	1.12 AC
IMPERVIOUS AREA TREATED (SF):	33,407 SF
VOLUME OF STORMWATER TREATED (CF):	10,571 CF (2 YR/24 HR STORM EVENT)

NOTES:

- AS-BUILT DRAWING BASED UPON SITE OBSERVATION, INFORMATION PROVIDED BY THE CONTRACTOR AND DESIGN INFORMATION.

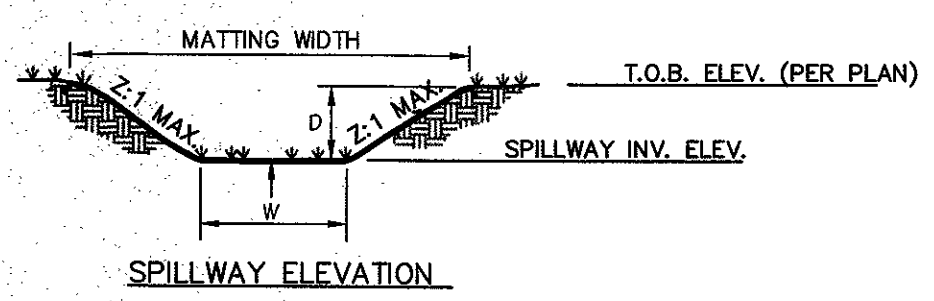
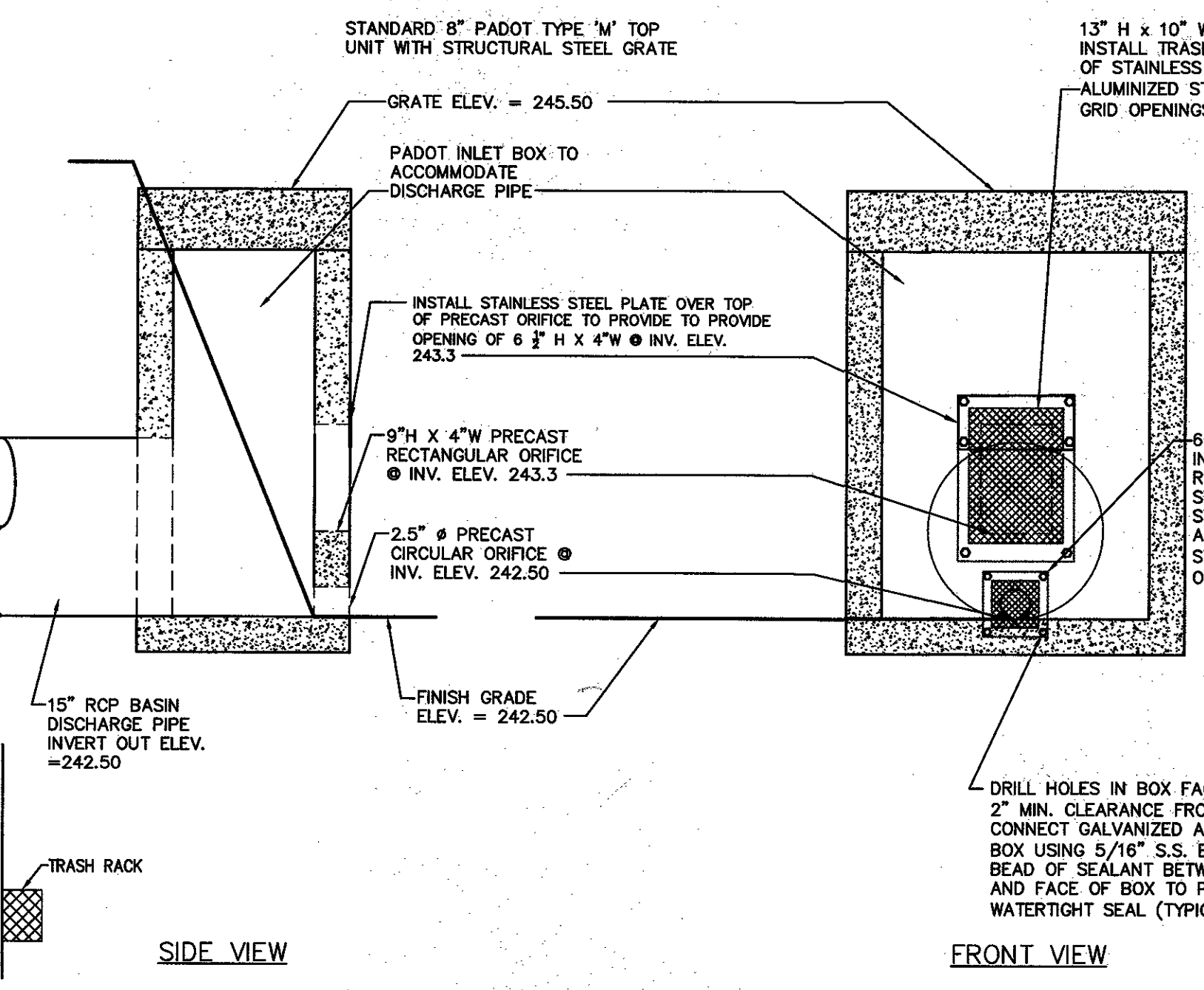
CERTIFICATE OF OWNERSHIP (PARTNERSHIP) ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION

ON THIS, THE 5th DAY OF February, 2019, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JEFFERY J. SEIBERT BEING OF ASSOCIATES PROPERTIES PA LP WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE LIMITED PARTNERSHIP IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PARTNERSHIP WAS MADE AT ITS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

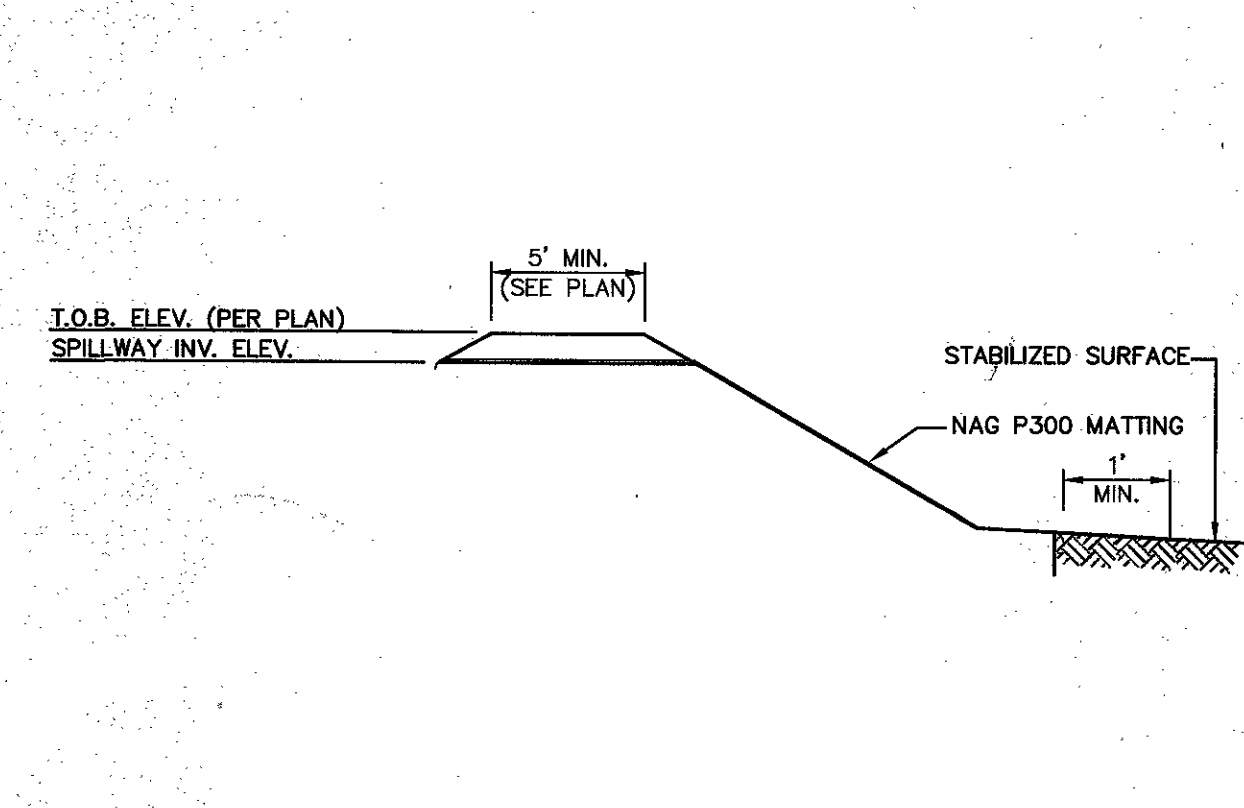
Commonwealth of Pennsylvania - Notary Seal
Catherine E. Krueider, Notary Public
Lancaster County
My commission expires October 20, 2020
Commission number 1272111
Member, Pennsylvania Association of Notaries

By Jeffery J. Seibert
JEFFERY J. SEIBERT,
MEMBER OF ASSOCIATES PROPERTIES PA GP, LLC,
GENERAL PARTNER OF ASSOCIATES PROPERTIES PA, LP

MY COMMISSION EXPIRES October 20, 2020



BASIN	W	D	Z	PROTECTION	MATTING WIDTH (MIN.)	T.O.B. ELEV.	SPILLWAY INV. ELEV.	BOTTOM INV. ELEV.
1	23'	1.4'	3'	NAG P300	33"	247.00	245.60	242.50



DETENTION BASIN 1 DETAIL

NOT TO SCALE

NOT TO SCALE