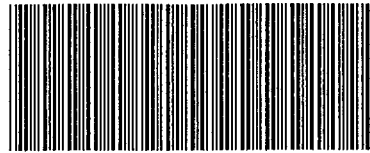


Lancaster County

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



INSTRUMENT # : 2019-0546-J
RECORDED DATE: 12/30/2019 02:41:27 PM



4066744-0006U

LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

Document Type: SUBDIVISION PLANS

Transaction Reference:

Document Reference:

Transaction #: 3895326 - 1 Doc(s)

Document Page Count: 4

Operator Id: acrawley

RETURN TO: ()

**PLEASE NOTE: Recorded documents with completed Cover Pages are returned via email to the email address(es) identified above.
RGS

SUBMITTED BY: ()
RGS

LANCASTER COUNTY ROD ANN M. HESS
SUBDIVISION PLANS
2019-0546-J 12/30/2019 02:41:27 PM
RCD Fees \$21.00 Taxes: \$0.00 Page 1 of 5



*** PROPERTY DATA:**

Parcel ID #:

Municipality:

School District:

*** ASSOCIATED DOCUMENT(S):**

FEES / TAXES:

RECORDING FEE: SUBDIVISION PLANS	\$9.50
CRC #6544	\$2.00
RIF #6543	\$3.00
WRIT TAX	\$0.50
EXTRA PAGE FEE	\$6.00
Total:	\$21.00

INSTRUMENT # : 2019-0546-J
RECORDED DATE: 12/30/2019 02:41:27 PM

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

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: RGS ASSOCIATES, INC.
53 WEST JAMES STREET
SUITE 101
LANCASTER PA 17603

District #: 333

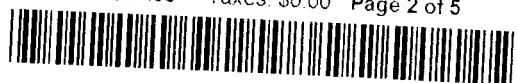
Re: LCPC File #: 88-7-2

A request to review the plan identified below was received by the Lancaster County Planning Commission on **October 28, 2019** and was reviewed at the Commission meeting on **November 25, 2019**.

Plan Name: 10 East Vine Street
Municipality: Lancaster City

Property Owner(s): B. Alden, LLC
Lancaster County Convention Center Authority

LANCASTER COUNTY ROD ANN M. HESS
SUBDIVISION PLANS
2019-0546-J 12/30/2019 02:41:27 PM
RCD Fees: \$21.00 Taxes: \$0.00 Page 2 of 5



Certified for Recording by:



Senior Community Planner

DSS/LHP/kle

PRELIMINARY/FINAL LOT ADD-ON PLAN FOR 10 EAST VINE STREET

LANCASTER COUNTY PLANNING COMMISSION'S REVIEW CERTIFICATE

THE LANCASTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON NOV 21 2019, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN LCPC FILE NO. 2019-0543-J. 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 MUNICIPALITY, THE COMMONWEALTH OF PENNSYLVANIA, OR THE FEDERAL GOVERNMENT.

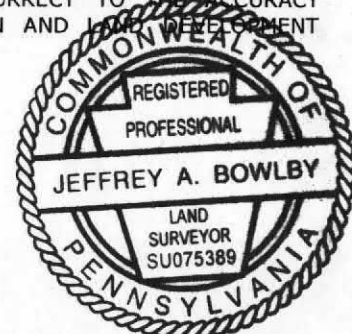
CERTIFICATE OF SURVEY ACCURACY

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

Jeffrey A. Bowlby
SURVEYOR'S SIGNATURE

December 27, 2019
DATE

(SEAL)



CERTIFICATE OF PLAN 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 LANCASTER CITY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

Nicholas Grandi
SIGNATURE OF REGISTERED ENGINEER OR LANDSCAPE ARCHITECT

DECEMBER 26, 2019
DATE

(SEAL)

CERTIFICATE OF BUSINESS OR CORPORATE OWNERSHIP AND ACKNOWLEDGEMENT OF SUBDIVISION OR LAND DEVELOPMENT PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS, THE 27 DAY OF DECEMBER, 2019, BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED BEING THE Nicholas Grandi (Individual's Title) OF LCCEA (Business or Corporation) WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT LCCEA (Business or Corporation) IS THE OWNER OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT PLAN IS THE ACT AND DEED OF LCCEA (Business or Corporation), WHICH DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

Karen R. Musser
NOTARY

K. R. Musser
NOTARY

MY COMMISSION EXPIRES Feb. 3, 2022

Commonwealth of Pennsylvania - Notary Seal
KAREN R. MUSSER - Notary Public
Lancaster County
My Commission Expires Feb. 3, 2022
Commission Number 1221648

CERTIFICATE FOR CITY ENGINEER APPROVAL

APPROVED BY THE CITY ENGINEER THIS 30 DAY OF DECEMBER, 2019.

Cindy McCannick
CITY ENGINEER

CERTIFICATE FOR LANCASTER CITY PLANNING COMMISSION APPROVAL

APPROVED BY THE LANCASTER CITY PLANNING COMMISSION
THIS 26 DAY OF DECEMBER, 2019.

John R. Stiller
CHAIRPERSON OR VICE-CHAIRPERSON

State of Pennsylvania

County of LANCASTER

This record was acknowledged before me on 12-30-19 by B. Alden LLC Al R
Date Name(s) of Individual(s)

Commonwealth of Pennsylvania - Notary Seal
KAREN R. MUSSER - Notary Public
Lancaster County
My Commission Expires Feb. 3, 2022
Commission Number 1221648

Karen R. Musser
Signature of Notarial Officer

Karen R. Musser
Printed Name of Notarial Officer

Notary Public
Title of Office

My Commission Expires: 2/3/22

SITE/ZONING DATA-LOT 1-10 EAST VINE STREET

ZONING	CB1-CENTRAL BUSINESS CORE
EXISTING LAND USE	PARKING AREA
PROPOSED LAND USE	EXPANDED PARKING AREA
REQUIRED	
LOT AREA:	N/A
LOT WIDTH:	N/A
LOT DEPTH:	N/A
FRONT YARD:	0 FT.
REAR YARD:	N/A
SIDE YARD:	N/A
BUILDING HEIGHT:	150' MAX. / 2 STORIES MIN.
BUILDING COVERAGE:	N/A
IMPERVIOUS COVERAGE:	N/A

SITE/ZONING DATA-LOT 2-109 SOUTH QUEEN STREET

ZONING	CB-CENTRAL BUSINESS
EXISTING LAND USE	REAR YARD
PROPOSED LAND USE	PARKING AREA
REQUIRED	
LOT AREA:	N/A
LOT WIDTH:	N/A
LOT DEPTH:	N/A
FRONT YARD:	0 FT.
REAR YARD:	N/A
SIDE YARD:	N/A
BUILDING HEIGHT:	150' MAX. / 2 STORIES MIN.
BUILDING COVERAGE:	N/A
IMPERVIOUS COVERAGE:	N/A

LANCASTER COUNTY CODE

DISTRICT 333

SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHY PROVIDED BY:

TRIMBLE SURVEYORS, LLC
250 S. SPRUCE ST.
LITITZ, PA 17543
(717)-626-0028
DATE: 10-3-19

109 SOUTH QUEEN STREET OWNER OF RECORD

B. ALDEN LLC
663 CHISWELL PLACE
LANCASTER, PA 17601

SOURCE OF TITLE

LANCASTER COUNTY, PA
TAX MAP NO.: 333-09123-0-0000
DEED REF: 6437068

UTILITY PROVIDERS

COMCAST CABLE COMMUNICATIONS INC (DT1)
001 - CLEAR - NO FACILITIES.
LANCASTER C ELEC (LCE)
001 - CLEAR - NO FACILITIES.
LANCASTER C SWR (LCW)
003 - FIELD MARKED.
LANCASTER C WTR (LU)
003 - FIELD MARKED.
MANHEIM TOWNSHIP GENERAL MUNI AUTH (DX)
001 - CLEAR - NO FACILITIES.
MAW COMMUNICATIONS INC (MAW)
001 - CLEAR - NO FACILITIES.
PPL ELECTRIC UTILITIES CORPORATION (PQ)
001 - CLEAR - NO FACILITIES.
UGI UTIL LANCASTER (UH)
002 - CONFLICT LINES NEARBY.
DIRECT CONTACT TO FOLLOW BY FACILITY OWNER.
VERIZON PENNSYLVANIA LLC (HC)
001 - CLEAR - NO FACILITIES.
WINDSTREAM (AH)
001 - CLEAR - NO FACILITIES.

10 EAST VINE STREET OWNER OF RECORD

LANCASTER COUNTY CONVENTION CENTER AUTHORITY
25 S. QUEEN ST.
LANCASTER, PA 17603

EQUITABLE OWNER

LANCASTER COUNTY CONVENTION CENTER AUTHORITY
25 S. QUEEN ST.
LANCASTER, PA 17603

SOURCE OF TITLE

LANCASTER COUNTY, PA
TAX MAP NO.: 333-31736-0-0000
DEED REF: 6455147
SUBDIVISION PLAN: 2019-0179-J

UTILITY PROVIDERS

COMCAST CABLE COMMUNICATIONS INC (DT1)
001 - CLEAR - NO FACILITIES.
LANCASTER C ELEC (LCE)
001 - CLEAR - NO FACILITIES.
LANCASTER C SWR (LCW)
003 - FIELD MARKED.
LANCASTER C WTR (LU)
003 - FIELD MARKED.
MANHEIM TOWNSHIP GENERAL MUNI AUTH (DX)
001 - CLEAR - NO FACILITIES.
MAW COMMUNICATIONS INC (MAW)
001 - CLEAR - NO FACILITIES.
PPL ELECTRIC UTILITIES CORPORATION (PQ)
001 - CLEAR - NO FACILITIES.
UGI UTIL LANCASTER (UH)
004 - INSUFFICIENT INFORMATION. DO NOT DIG.
VERIZON PENNSYLVANIA LLC (HC)
003 - FIELD MARKED.
WINDSTREAM (AH)
001 - CLEAR - NO FACILITIES.
ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC (PLL)
001 - CLEAR - NO FACILITIES.



Copyright MyTopo Terrain Navigator

LOCATION MAP

SCALE: 1" = 2000'

SITE FEATURE LEGEND

EXISTING FEATURES	PROPOSED FEATURES
BOUNDARY LINE	LOT LINE
ZONING BOUNDARY	PROPOSED FENCE
RIGHT-OF-WAY LINE	
ADJOINER	
CENTERLINE	
EASEMENT LINE	
BUILDING	
EDGE OF PAVEMENT	
CURB	
WALL	
STOCKADE FENCE	
CHAINLINK FENCE	
UNDERGROUND ELECTRIC	
GAS	
OVERHEAD ELECTRIC/TELEPHONE	
UTILITY POLE	
SEWER LATERAL	
UNDERGROUND TELEPHONE	
WATER MAIN, VALVE & HYDRANT	

REQUESTED WAIVERS

SECTION 265-23: WAIVER PERTAINING TO THE PRELIMINARY PLAN
REVIEW PROCESS
ACTION: APPROVED DATE: 11-19-19

PROJECT APPROVALS

THIS PROJECT WAS REVIEWED BY THE PLANNING COMMISSION.
ACTION: APPROVED DATE: 12-18-19

UNDERGROUND UTILITY LINE PROTECTION ACT

IN COMPLIANCE WITH AND PURSUANT TO THE PROVISIONS OF 73 P.S. 176, AS AMENDED BY ACT 121 OF 2008, RGS ASSOCIATES, INC. HAS PERFORMED THE FOLLOWING REQUIREMENTS IN PREPARING THESE DRAWINGS THAT INCLUDE EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION AND/OR LAND DEVELOPMENT SHOWN ON THE DRAWINGS HEREIN:

- PURSUANT TO 73 P.S. 176(2), RGS ASSOCIATES, INC. HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM NOT LESS THAN TEN (10) NOR MORE THAN NINETY (90) BUSINESS DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED. IF SUCH INFORMATION WAS OBTAINED MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, RGS HAS STATED IN THE REQUEST THAT WORK IS PRELIMINARY.
- PURSUANT TO 73 P.S. 176(3), RGS ASSOCIATES, INC. HAS SHOWN, UPON THESE DRAWINGS, THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY 73 P.S. 176(2). THE NAME OF THE FACILITY OWNER AND THE FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.
- PURSUANT TO 73 P.S. 176(5), RGS ASSOCIATES, INC. HAS CALLED THE ONE CALL SYSTEM AND SHOWN AS PROOF, THE SERIAL NUMBER OF ONE CALL NOTICE AND THE TOLL-FREE NUMBER OF THE ONE CALL SYSTEM ON THE DRAWINGS NEAR THE SERIAL NUMBER.
- IF, PURSUANT TO THE REQUIREMENTS OF 73 P.S. 176(2), RGS ASSOCIATES, INC. HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, RGS HAS INDICATED THAT THE REQUEST IS PRELIMINARY AND THE SERIAL NUMBER OF SAID REQUEST IS SHOWN ON THE DRAWINGS HEREIN.

RGS ASSOCIATES, INC. DOES NOT REPRESENT, WARRANT, ASSURE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO THE ONE CALL SYSTEM REQUEST AND AS REFLECTED ON THESE DRAWINGS IS ACCURATE OR CORRECT. FURTHERMORE, RGS ASSOCIATES, INC. INCLUDES THE INFORMATION ONLY PURSUANT TO THE REQUIREMENTS OF THE UNDERGROUND UTILITY LINE PROTECTION ACT, AS AMENDED BY ACT 121 OF 2008.

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (FINAL):
DATE: BY:

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (PRELIMINARY):
DATE: BY:

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (SURVEY): 20192700168 (109 S. QUEEN ST.)
20192700179 (10 E. VINE ST.)

PENNSYLVANIA ONE CALL SYSTEM TOLL-FREE NUMBER: 1-800-242-1776
DATE: 9-27-19 BY: JAB

PA1
SYSTEM, INC.
1-800-242-1776

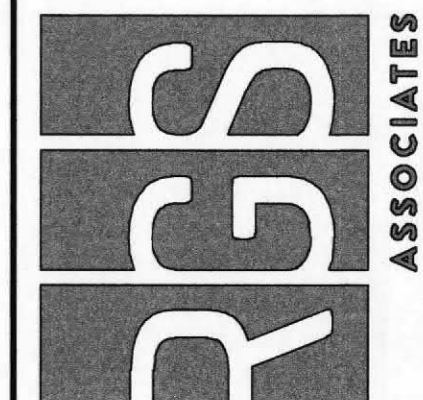
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
(3) WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND (10) WORKING
DAYS IN DESIGN STAGE - STOP CALL

LANCASTER COUNTY ROD ANN M. HESS

SUBDIVISION PLANS 12/30/2019 02:41:27 PM
PROJECT NO.: 2019E06-002
RCD Fees: \$21.00 Taxes: 50.00 Page 3 of 5

LCPC FILE # 77-8-2

SHEET NO.: 1 OF 3



DATE: OCTOBER 28, 2019

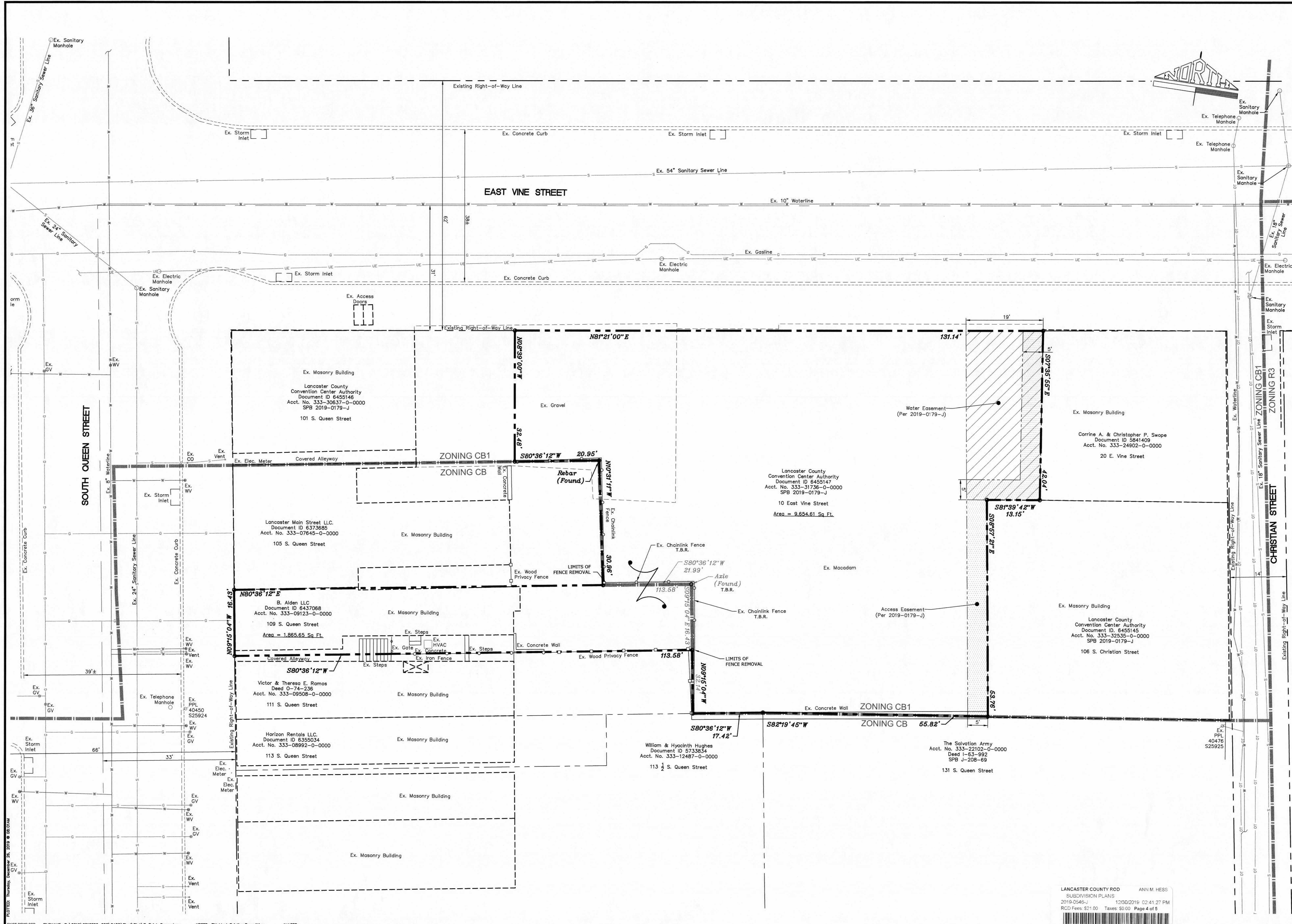
PROJECT NO.: 2019E06-002

LCPC FILE # 77-8-2

SHEET NO.: 1 OF 3

REVISION PER CITY REVIEW COMMENTS

NO BY DATE REVISION



PLotted: Thursday, December 28, 2018 2:08:04 PM
EXIST-DEMO SCR FILENAME: P:\2019\20190506-002\CADD\Plot\Z-Exist-Demo.dwg XREFS: Titleblock;Existing;Demolition IMAGES:

LANCASTER COUNTY ROD
SUBDIVISION PLANS
2019-0546-1 12/30/2019 02:41:27 PM
RCD Fees: \$21.00 Taxes: \$0.00 Page 4 of 6
LCPC FILE # 77-8-2

MANAGER: JOHN D. HERSHEY		DESIGN BY: JDH/JPL		CHECKED BY: JDH	
CLIENT: LANCASTER COUNTY CONVENTION CENTER AUTHORITY 25 S. QUEEN STREET LANCASTER, PA 17603		DRAWN BY: JPL		CHECKED BY: JDH	
PROJECT TITLE: LANCASTER COUNTY CONVENTION CENTER AUTHORITY PRELIMINARY / FINAL LOT ADD-ON PLAN		SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN		SCALE: 1" = 10'	
LAND PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING 53 West James Street Suite 101, Lancaster, PA 17603 (717) 399-4277		CITY OF LANCASTER		DATE: OCTOBER 28, 2019	
ANN M. HESS		PROJECT NO.: 20190506-002		REVISION: 1 JPL 2019-10-12	
SHEET NO.: 2		OF 3		DATE: OCTOBER 28, 2019	

