

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 _____, 20____, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN LCPC FILE NO. _____. 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, OR 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.

SURVEYOR'S SIGNATURE
_____, 20____. (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.

SIGNATURE OF REGISTERED ENGINEER OR LANDSCAPE ARCHITECT
_____, 20____. (SEAL)

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED BEING THE _____ (Individual's Title) OF _____ (Business or Corporation) WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT _____ (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 _____ (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

NOTARY (SEAL)
MY COMMISSION EXPIRES _____, 20____.

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED BEING THE _____ (Individual's Title) OF _____ (Business or Corporation) WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT _____ (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 _____ (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

NOTARY (SEAL)
MY COMMISSION EXPIRES _____, 20____.

CERTIFICATE FOR CITY ENGINEER APPROVAL

APPROVED BY THE CITY ENGINEER THIS _____ DAY OF _____, 20____.

CITY ENGINEER

CERTIFICATE FOR LANCASTER CITY PLANNING COMMISSION APPROVAL

APPROVED BY THE LANCASTER CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRPERSON OR VICE-CHAIRPERSON

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

ZONING	EXISTING LAND USE	PROPOSED LAND USE	
	CB1-CENTRAL BUSINESS CORE PARKING AREA	EXPANDED PARKING AREA	
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	N/A	9,654.61 SQ. FT./0.22 AC	10,012.81 SQ.FT./0.23 AC
LOT WIDTH:	N/A	131.14 FT.	131.14 FT.
LOT DEPTH:	N/A	94.83 FT.	94.83 FT.
FRONT YARD:	0 FT.	NO EXISTING STRUCTURES	NO PROPOSED STRUCTURES
REAR YARD:	N/A	N/A	N/A
SIDE YARD:	N/A	N/A	N/A
BUILDING HEIGHT:	150' MAX. / 2 STORIES MIN.	NO EXISTING STRUCTURES	NO PROPOSED STRUCTURES
BUILDING COVERAGE:	N/A	N/A	N/A
IMPERVIOUS COVERAGE:	N/A	100%	100%

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

ZONING	EXISTING LAND USE	PROPOSED LAND USE
CB-CENTRAL BUSINESS	REAR YARD	PARKING AREA
LOT AREA:	REQUIRED N/A	EXISTING 1,865.65 SQ. FT./0.04 AC PROPOSED 1,507.48 SQ.FT. / 0.03 AC
LOT WIDTH:	N/A	16.43 FT.
LOT DEPTH:	N/A	113.58 FT.
FRONT YARD:	0 FT.	0 FT.
REAR YARD:	N/A	N/A
SIDE YARD:	N/A	N/A
BUILDING HEIGHT:	150' MAX. / 2 STORIES MIN.	3 STORIES
BUILDING COVERAGE:	N/A	N/A
IMPERVIOUS COVERAGE:	N/A	100%

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

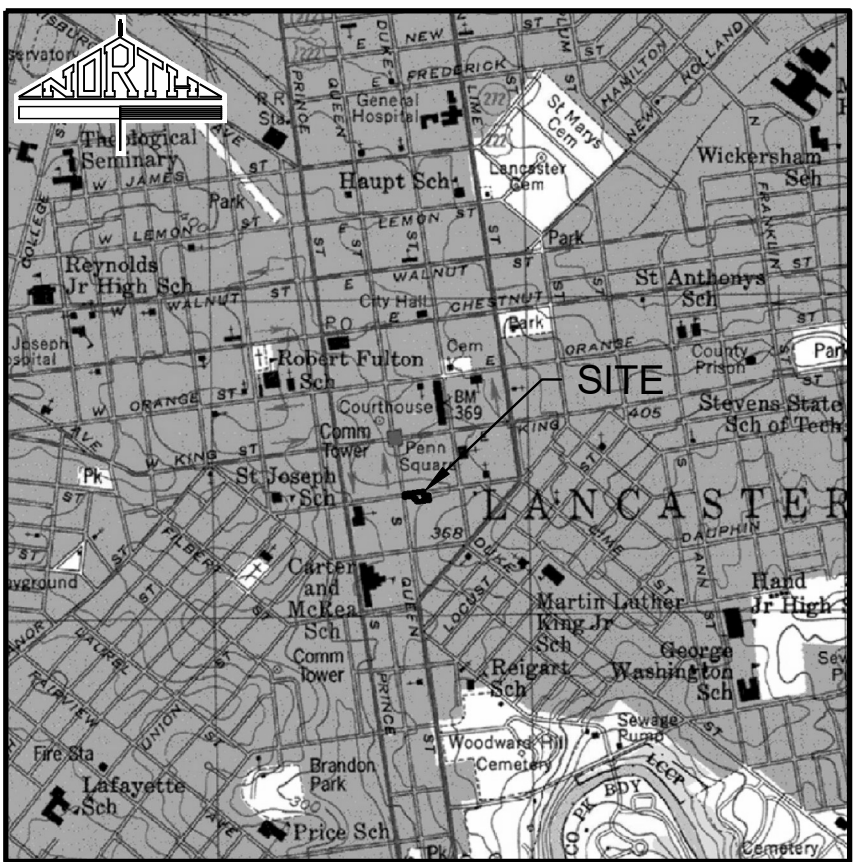
LANCASTER COUNTY CONVENTION CENTER AUTHORITY
25 S. QUEEN ST.
LANCASTER, PA 17603

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

---	BOUNDARY LINE
---	ZONING BOUNDARY
---	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

PROPOSED FEATURES

---	LOT LINE
---	PROPOSED FENCE

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.)
20192700176 (10 E. VINE ST.)

DATE: 9-27-19 BY: JAB

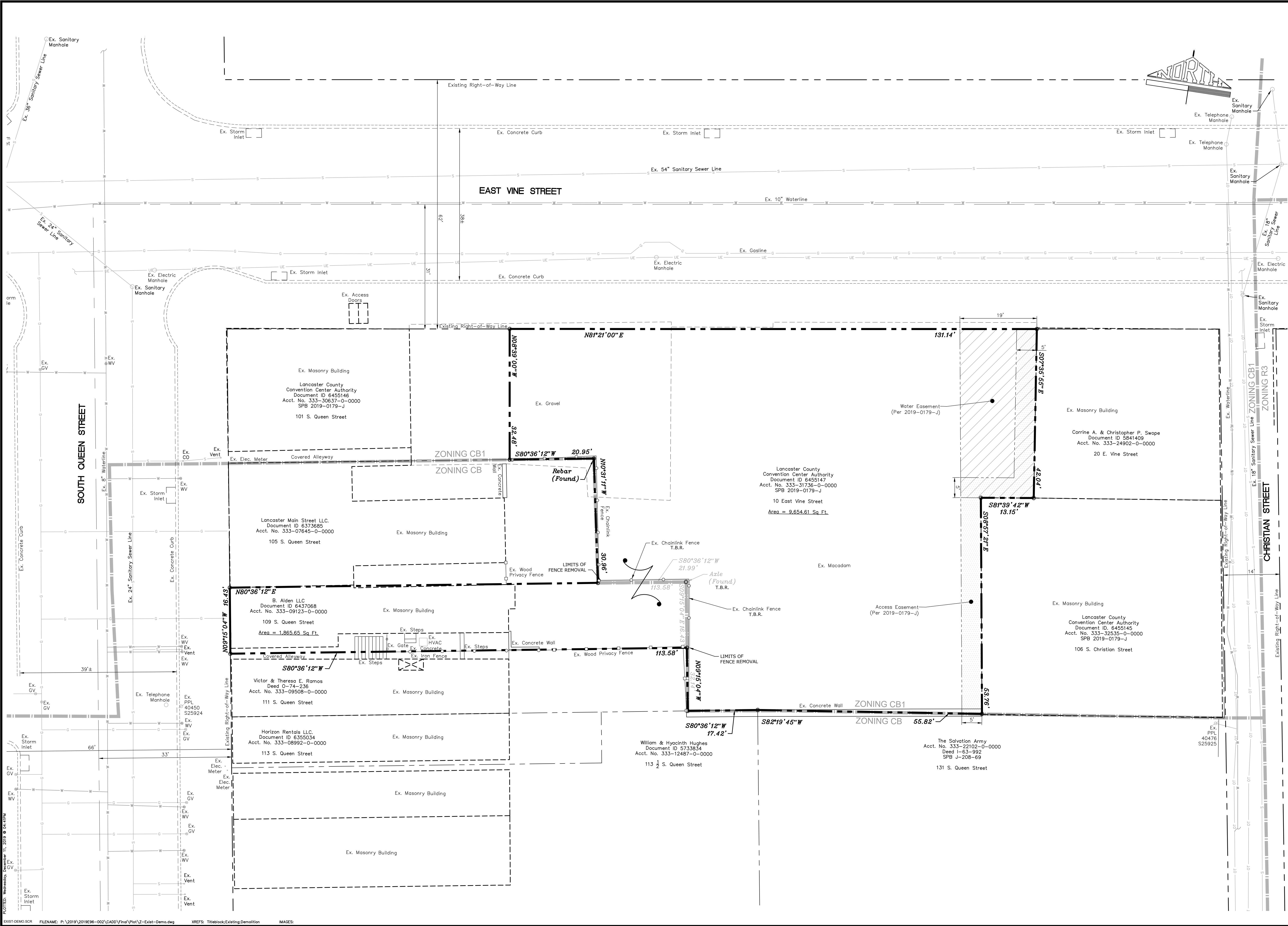
PA1
SYSTEM, INC.
1-800-242-1776

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
RECORDER OF DEEDS
RECORDING INFORMATION

MANAGER:	CLIENT:	PROJECT TITLE:	SHEET TITLE:
JOHN D. HERSHEY	LANCASTER COUNTY CONVENTION CENTER AUTHORITY	LANCASTER COUNTY CONVENTION CENTER AUTHORITY	COVER SHEET
DESIGNED BY:	DESIGNED BY:	DESIGNED BY:	DESIGNED BY:
JDH	JDH	JDH	JDH
CHECKED BY:	CHECKED BY:	CHECKED BY:	CHECKED BY:
JDH	JDH	JDH	JDH
DRAWN BY:	DRAWN BY:	DRAWN BY:	DRAWN BY:
JPL	JPL	JPL	JPL
SCALE:	NO SCALE	SCALE:	NO SCALE
REVISIONS PER CITY REVIEW COMMENTS:	REVISIONS PER CITY REVIEW COMMENTS:	REVISIONS PER CITY REVIEW COMMENTS:	REVISIONS PER CITY REVIEW COMMENTS:
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2019-10-02	2019-10-02	2019-10-	



PLotted: Wednesday, December 11, 2019 @ 04:47PM

EXIST-DEMO.SCR FILENAME: P:\2019\2019E96-002\CADD\Final\Plot\Z-Exist-Demo.dwg XREFS: Titleblock;Existing;Demolition IMAGES:

SEAL		SEAL		MANAGER: JOHN D. HERSHEY		DESIGN BY: JDH		CHECKED BY: JDH		DRAWN BY: JPL		SCALE: 1" = 10'		DATE: 2019-10-22		REVISION	
SEAL		SEAL		CLIENT: LANCASTER COUNTY CONVENTION CENTER AUTHORITY		PROJECT TITLE: LANCASTER COUNTY CONVENTION CENTER AUTHORITY PRELIMINARY / FINAL LOT ADD-ON PLAN		SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN		CITY OF LANCASTER		LANDSCAPE ARCHITECTURE CIVIL ENGINEERING		DATE: OCTOBER 28, 2019		PROJECT NO.: 2019E96-002	
SEAL		SEAL		PROJECT TITLE: LANCASTER COUNTY CONVENTION CENTER AUTHORITY		SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN		CITY OF LANCASTER		LANDSCAPE ARCHITECTURE CIVIL ENGINEERING		DATE: OCTOBER 28, 2019		PROJECT NO.: 2019E96-002		LPCF FILE # 77-82	
SEAL		SEAL		PROJECT TITLE: LANCASTER COUNTY CONVENTION CENTER AUTHORITY		SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN		CITY OF LANCASTER		LANDSCAPE ARCHITECTURE CIVIL ENGINEERING		DATE: OCTOBER 28, 2019		PROJECT NO.: 2019E96-002		LPCF FILE # 77-82	

Land Planning Landscape Architecture Civil Engineering

53 West James Street
(717) 715-1386 FAX (717) 535-5277

221 W. Philadelphia Street
(717) 854-8101 FAX (717) 554-1020

320 N. Market Street
(717) 560-6115 FAX (717) 532-0969

E-mail: info@rsgassociates.com
www.rsgassociates.com

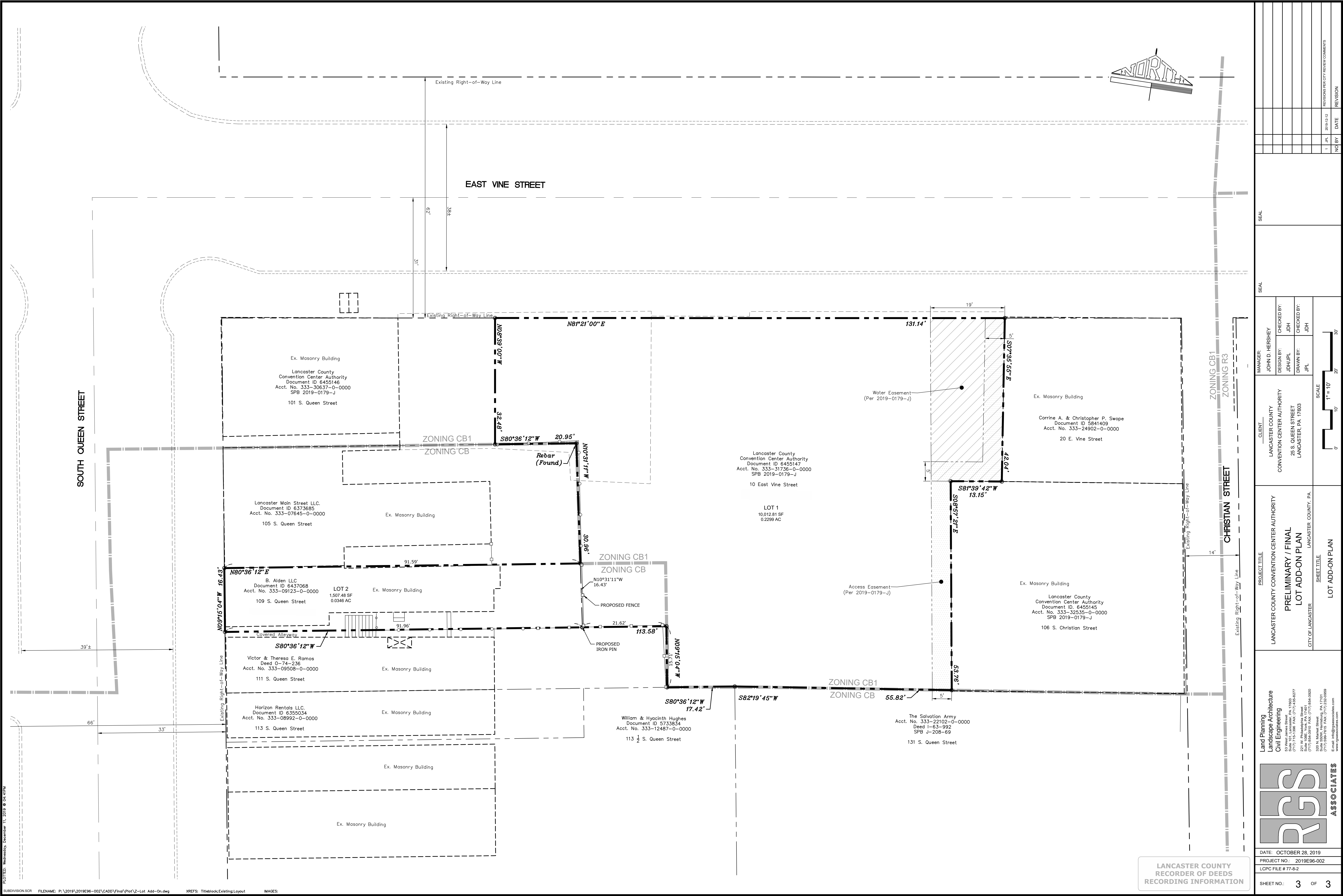
RSG ASSOCIATES

DATE: OCTOBER 28, 2019

PROJECT NO.: 2019E96-002

LPCF FILE # 77-82

SHEET NO.: 2 OF 3



PLOTTED: Wednesday, December 11, 2019 @ 04:41PM

SUBDIVISION SCR FILENAME: P:\2019\2019E96-002\CADD\Final\Plot\Z-Lot Add-On.dwg XREFS: Titleblock;Existing;Layout IMAGES:

LANCASTER COUNTY
RECORDER OF DEEDS
RECORDING INFORMATION

LAND PLANNING Landscape Architecture Civil Engineering 53 West James Street (717) 715-1386 FAX (717) 715-6277 221 W. Philadelphia Street (717) 864-8101 FAX (717) 864-5020 320 N. Market Street (717) 867-6115 FAX (717) 232-9699 www.lpaassociates.com		PROJECT TITLE LANCASTER COUNTY CONVENTION CENTER AUTHORITY PRELIMINARY / FINAL LOT ADD-ON PLAN CITY OF LANCASTER		CLIENT LANCASTER COUNTY CONVENTION CENTER AUTHORITY 25 S. QUEEN STREET LANCASTER, PA 17603		MANAGER JOHN D. HERSHEY DESIGN BY JDH/JPL DRAWN BY JPL CHECKED BY JDH		SEAL	SEAL
DATE: OCTOBER 28, 2019 PROJECT NO.: 2019E96-002 LCPC FILE # 77-8-2		SHEET TITLE LOT ADD-ON PLAN		SCALE 1" = 10' 0' 10' 20' 30'		REVISIONS PER CITY REVIEW COMMENTS 1 JPL 2019-10-02		NO BY DATE REVISION	