

LOT ADD-ON PLAN

FOR THE CONESTOGA HOUSE AND GARDENS

LANCASTER TOWNSHIP - LANCASTER COUNTY - PENNSYLVANIA

CERTIFICATES / APPROVALS:

CERTIFICATION 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 TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____, 2019

SURVEY CERTIFICATION OF SURVEY ACCURACY

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

_____, 2019

LANCASTER TOWNSHIP PLANNING COMMISSION REVIEW CERTIFICATE

AT A MEETING HELD ON _____, 2019, THE LANCASTER TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN.

LANCASTER TOWNSHIP BOARD OF SUPERVISORS FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING HELD ON _____, 2019, THE BOARD OF SUPERVISORS OF LANCASTER TOWNSHIP APPROVED THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE TOWNSHIP IN FILE NO. _____ BASED ON ITS CONFORMITY WITH THE STANDARDS OF THE LANCASTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

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 _____, 2019, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN L.C.P.C. FILE NUMBER _____. THIS CERTIFICATE 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 THE FEDERAL GOVERNMENT.

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION - CORPORATION

ON THIS, THE _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO BEING DULY SWORN, BEING OF _____ AND SAYS THAT THE CORPORATION IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEY ARE AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES, 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.

APPLICANT/EQUITABLE OWNER _____

NOTARY _____

MY COMMISSION EXPIRES _____, 20____

EQUITABLE OWNER/APPLICANT

1608 MARIETTA AVENUE, LLC
C/O DANIEL BERGER
1650 CROOKED OAK DRIVE, SUITE 310
LANCASTER, PA 17601
(717) 739-6000

OWNER(S) OF RECORD

LOT 1:
JAMES HALE STEINMAN CONESTOGA HOUSE FOUNDATION
ATTN: SHANE ZIMMERMAN
8 W. KING STREET
PO BOX 1929
LANCASTER, PA 17608
(717) 241-8641

LOT 2:
CAROLINE S. NUNAN, BEVERLY R. STEINMAN, AND WILLIS W. SHENK, TRUSTEE FOR LOUISE S. RAHARDJA
ATTN: SHANE ZIMMERMAN
8 W. KING STREET
PO BOX 1929
LANCASTER, PA 17608
(717) 241-8641

SOURCE OF TITLE

LOT 1:
ACCT: 340-16831-0-0000
DEED REF: PURPART NO. 1, BK. M-85, PG. 82
SUB PLAN: J-129-22 (LOT 1)
AREA: 1.28191 ACRES

LOT 2:
ACCT: 340-91385-0-0000
DEED REF: BK. Q-84, PG. 244
SUB PLAN: J-129-22 (LOT 2)
AREA: 6.9374 ACRES

ZONING DATA

ZONING DISTRICT: R-1 RESIDENTIAL

UTILITIES:

WATER - PUBLIC (CITY OF LANCASTER)
SEWER - PUBLIC (CITY OF LANCASTER)

STREET CLASSIFICATION:

MARIETTA AVE (SR 0023) - MINOR ARTERIAL ROAD
RIVER DRIVE (T-542) - LOCAL ROAD

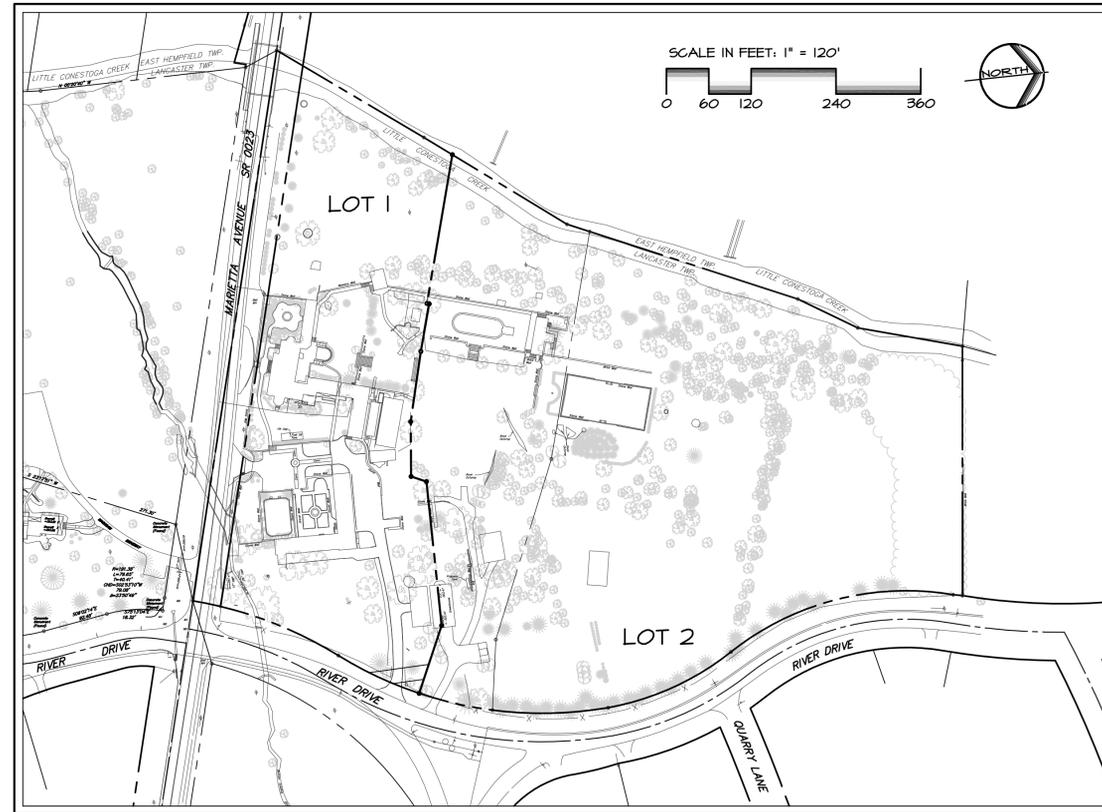
LOT REQUIREMENTS:

AREA: 15,000 SF / DWELLINGS UNIT
WIDTH: 65' AT STREET LINE / 100' AT BLDG SETBACK LINE
DEPTH: 150'
COVERAGE: 35%

MINIMUM YARD REQUIREMENTS

FRONT YARD (MARIETTA AVE): 40 FEET
FRONT YARD (RIVER DRIVE): 25 FEET
REAR YARD: 35 FEET
SIDE YARD: 12 FEET

MAXIMUM BUILDING HEIGHT: 40 FEET



OVERALL SITE PLAN

SCALE: 1" = 120'

LOT DATA TABLE

	LOT REQUIREMENTS				MIN. YARD REQUIREMENTS			MAX. BLDG HEIGHT	
	AREA	WIDTH	DEPTH	COVERAGE	FRONT	REAR	SIDE		
LOT 1 (EXISTING)	309,280.36 SF (11,001 AC)	414' (ST. LINE)	354' (BLDG. LINE)	342'	20.15%	19'-3" (SR 23) [*] 25' (RIVER DR.)	35'	12'	< 40'
LOT 1 (PROPOSED)	189,674.84 SF (4,3543 AC)	307' (ST. LINE)	259' (BLDG. LINE)	224'	26.66%	19'-3" (SR 23) [*] 25' (RIVER DR.)	35'	12'	< 40'
LOT 2 (EXISTING)	302,933.14 SF (6,9374 AC)	704' (ST. LINE)	619' (BLDG. LINE)	349'	2.90%	25'	35'	12'	< 40'
LOT 2 (PROPOSED)	421,802.71 SF (9,6833 AC)	811' (ST. LINE)	719' (BLDG. LINE)	351'	4.38%	25'	35'	12'	< 40'

* THE AVAILABLE BUILDING SETBACK FOR LOT 1 ALONG THE MARIETTA AVENUE (SR-0023) FRONTAGE IS 19'-3" DUE TO THE HISTORIC CONESTOGA HOUSE BEING AN EXISTING NONCONFORMITY. THE MINIMUM BUILDING SETBACK REQUIREMENT IS FORTY (40) FEET.

UTILITY LIST

AT&T
2315 SALEM RD FII
CONYERS, GA. 30013
NANCY SPENCE
nspence@ems.att.com

WINDSTREAM
1925 ENTERPRISE PKWY
TWINSBURG, OH. 44091
DAMAGE PREVENTION GROUP

COMCAST CABLE
COMMUNICATIONS INC
1131 S DUKE ST
LANCASTER, PA. 17602
MARK DEATRICK

VERIZON PENNSYLVANIA LLC
15 E MONTGOMERY AVE
PITTSBURGH, PA. 15212
OFFICE PERSONNEL

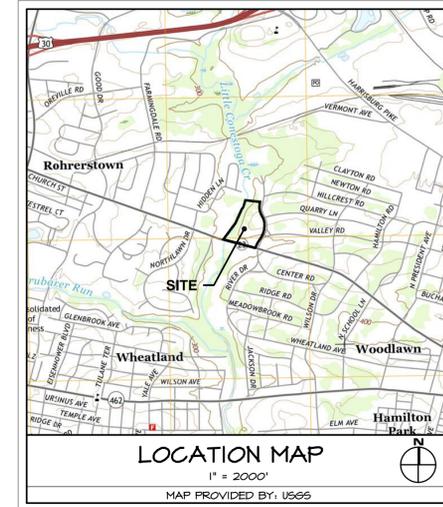
LANCASTER AREA SEWER
AUTHORITY
130 CENTERVILLE ROAD
LANCASTER, PA. 17603
ALBERT KNEPP
aknepp@lasa.org

LANCASTER TOWNSHIP
1240 MAPLE AVE
LANCASTER, PA. 17603
J ROBERT ECKENRODE
reckeno01@ghoo.com



PENNSYLVANIA ACT 121 (2008) REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

DATE: 4/20/2019 BY: WEBER SURVEYORS SERIAL NO.: 20151101178



LIST OF DRAWINGS:

COVER SHEET 4 OF 2
LOT ADD-ON PLAN 2 OF 2

PROJECT SITE ADDRESS

1608 MARIETTA AVENUE
LANCASTER, PA 17603

REVISIONS PER:	DATE:	BY:
1. -	-	-
2. -	-	-
3. -	-	-
4. -	-	-
5. -	-	-

SUBJECT:
COVER SHEET
FOR
CONESTOGA HOUSE AND GARDENS LOT ADD-ON PLAN
LANCASTER TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
1608 MARIETTA AVENUE, LLC
C/O US COMMERCIAL REALTY
CROOKED OAK DRIVE, SUITE 310
LANCASTER, PA 17601-4279

MANAGER:	SRK	DATE:	APRIL 12, 2019
DESIGNER:	SRK	PROJECT NO.:	1117-001
DRAWN BY:	TRS	SCALE:	AS NOTED

DRAWING NO.
1 of 2

DRAWING: K:\1117\117-001\LOT ADD ON.dwg - PLOTTED: Apr 15, 2019 9:19 AM