

PLAN NOTES:

UTILITY TYPE AND LOCATION NOTICE

1. ALL EXISTING UTILITIES ARE SHOWN AS FOUND IN THE FIELD AND/OR AS ILLUSTRATED ON VARIOUS USER DRAWINGS. TO THE BEST OF OUR KNOWLEDGE THE LOCATIONS AND TYPES ARE CORRECT AND ACCURATE, BUT MATTHEW & HOCKLEY ASSOCIATES, LTD. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THE INFORMATION RECEIVED AND REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE.
PURSUANT TO SECTION 5 OF ACT 121 OF 2008 AMENDING ACT 287 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THE LOCATION AND TYPE OF UTILITIES AT THE CONSTRUCTION SITE, EITHER BY INSPECTION OF THE DESIGNER'S DRAWINGS OR IF THERE BE NO SUCH DRAWINGS, THEN BY THE SAME MANNER AS THAT PRESCRIBED FOR A DESIGNER IN SECTION 4.
PURSUANT TO SECTION 5 IT WILL BE THE CONTRACTOR'S RESPONSIBILITY NOT LESS THAN THREE NOR MORE THAN TEN WORKING DAYS PRIOR TO THE DAY OF BEGINNING SUCH WORK, TO NOTIFY EACH USER OF THE CONTRACTOR'S INTENT TO PERFORM SUCH WORK AT ITS SITE OR SITES.

2. ALL APPLICABLE LOT CORNER MARKERS SHALL BE SET UPON APPROVAL OF THE FINAL SUBDIVISION PLAN.

3. THERE ARE NO WETLANDS VISIBLE AND THERE ARE NO HYDRIC SOILS ON THE PROJECT SITE OR AS SHOWN ON THE NATIONAL WETLANDS INVENTORY MAPS.

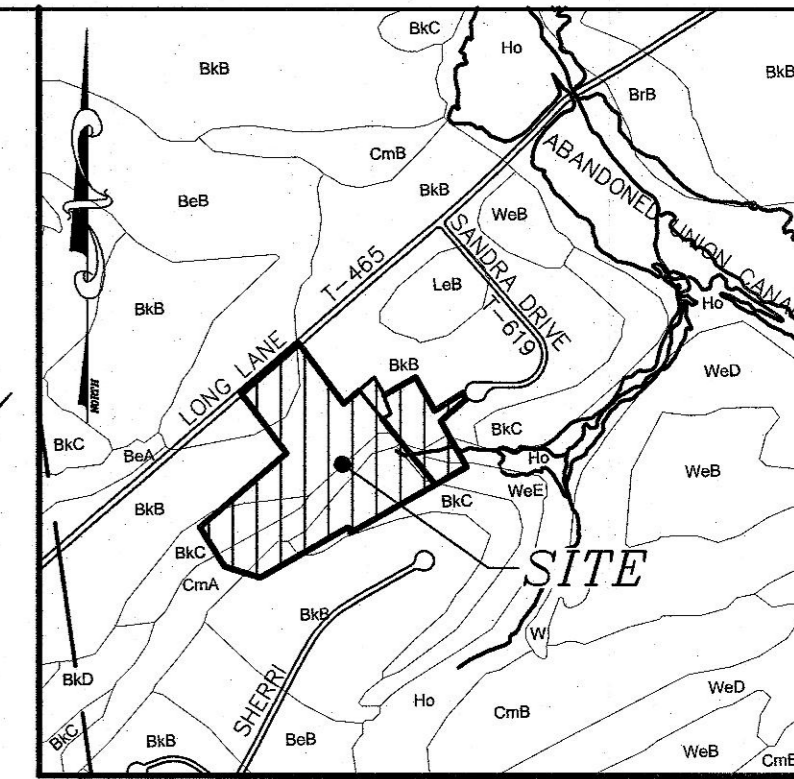
4. THERE IS NO 100 YEAR FLOOD PLAIN WITHIN THE PROPERTY AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL #420750251E, DATED JULY 8, 2020 FOR CLEONA BOROUGH, NORTH ANNVILLE AND NORTH LEBANON TOWNSHIPS, THE GRANT OF A PERMIT APPROVAL OF A SUBDIVISION AND/OR LAND DEVELOPMENT PLAN SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE, OR WARRANTY OF ANY KIND BY THE TOWNSHIP OR BY AN OFFICIAL, CONSULTANT OR EMPLOYEE THEREOF OF THE PRACTICABILITY OR SAFETY OF THE PROPOSED USE, AND THE OWNERS HEREBY AGREE AND ACKNOWLEDGE THAT SUCH PERMITS OR APPROVALS SHALL NOT CREATE ANY LIABILITY UPON NORTH LEBANON TOWNSHIP, ITS EMPLOYEES, OR CONSULTANTS.

FINAL SUBDIVISION PLAN

FOR

HENRY J. JR., (Dec.) & MILDRED I. (Dec.) ARNOLD

PROPOSED LOT ADDRESS: 2572 LONG LANE
LEBANON, PA 17046



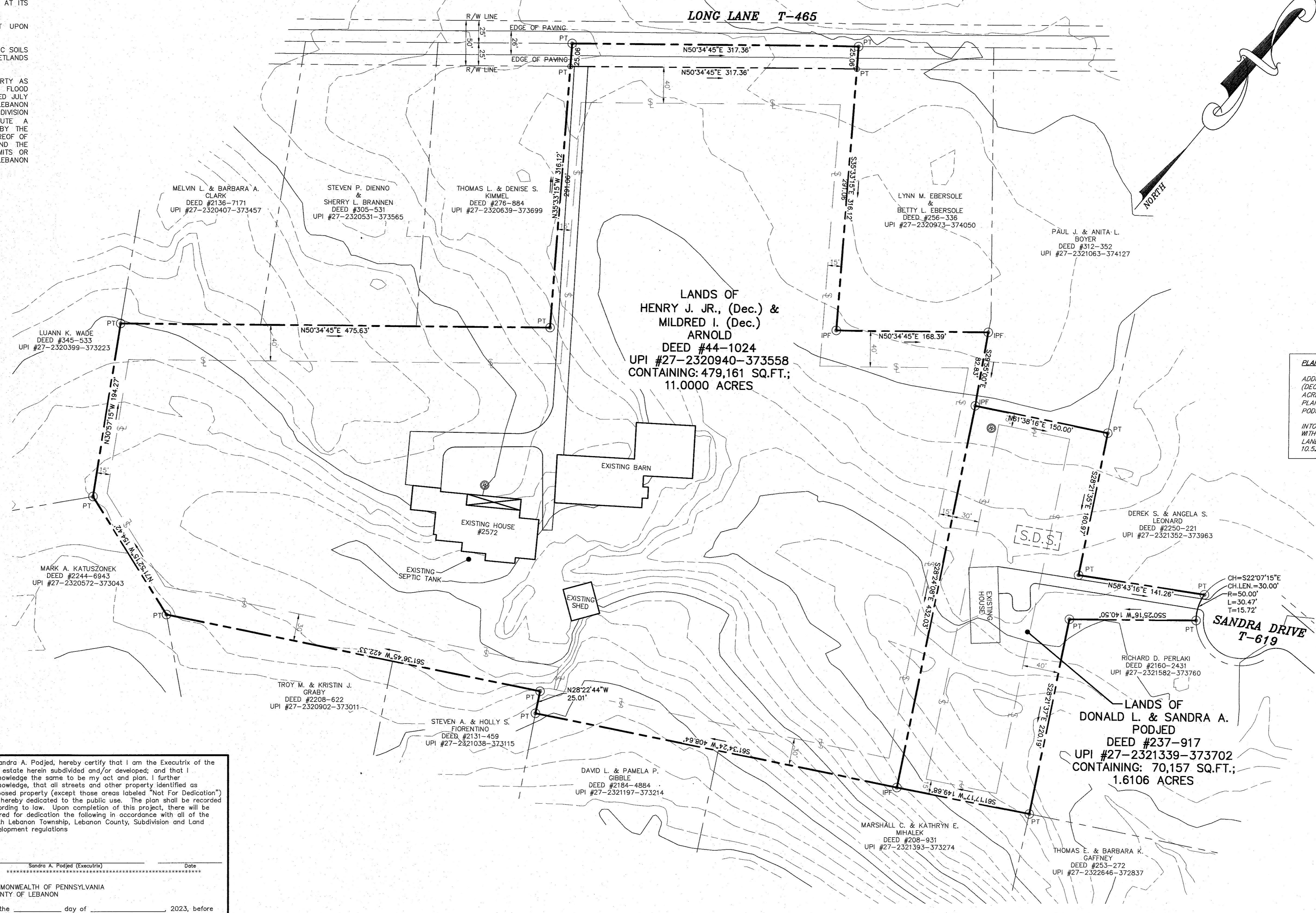
LOCATION MAP

1 inch = 800 ft.

SOIL SERIES

- BeA - Bedington shaly silt loam, 0-3% slopes, class I, group B.
- BeB - Bedington shaly silt loam, 3-8% slopes, subclass Iie, group B.
- BkB - Berks shaly silt loam, 3-8% slopes, subclass Iie, group C.
- BkC - Berks shaly silt loam, 8-15% slopes, subclass Iie, group C.
- BkD - Berks shaly silt loam, 15-25% slopes, subclass Iie, group C.
- BrB - Brinkerton silt loam, 3-8% slopes, subclass Iiw, group D.
- CoA - Comly silt loam, 0-3% slopes, subclass Iiw, group C.
- CoB - Comly silt loam, 3-8% slopes, subclass Iie, group C.
- Ho - Holly silt loam, subclass IIIw, group D.
- LeB - Leck Kill shaly silt loam, 3-8% slopes, subclass Iie, group B.
- WeB - Weikert shaly silt loam, 3-8% slopes, subclass Iie, group C/D.
- WeD - Weikert shaly silt loam, 15-25% slopes, subclass Iie, group C/D.
- WeE - Weikert shaly silt loam, 25-50% slopes, subclass Iie, group C/D.

PLAN PURPOSE NOTE
THIS PLAN PROPOSES TO SUBDIVIDE A 0.2330 ACRE LOT (LOT ADDITION B) FROM LANDS OF HENRY J. JR., (DEC.) & MILDRED I. (DEC.) ARNOLD (DEED #44-1024) AND ADD IT ALONG WITH 2447 ACRES OF PREVIOUSLY SUBDIVIDED LOT ADDITION A (RECORDED IN PLAN BOOK 48 PAGE 115), TO LANDS OF DONALD L. & SANDRA A. PODJED (DEED #237-917).
THE INCORPORATION OF LOT ADDITION "A" & LOT ADDITION "B" INTO LANDS OF DONALD L. & SANDRA A. PODJED WILL PROVIDE THEM WITH A RESULTING ACREAGE OF 2.0883 ACRES AND LEAVING RESIDUE LANDS OF HENRY J. JR., (DEC.) & MILDRED I. (DEC.) ARNOLD WITH 10.5223 ACRES.



ZONING REQUIREMENTS

ZONED "RR" RURAL RESIDENTIAL DISTRICT

ON-LOT WATER & ON-LOT SEWAGE DISPOSAL

LOT REQUIREMENTS	NON RESIDENTIAL BUILDINGS	
	SINGLE FAMILY RESIDENTIAL	NON RESIDENTIAL BUILDINGS
MINIMUM LOT AREA	1 ACRE	5 ACRES
MINIMUM LOT WIDTH	150'	400'
MAXIMUM LOT COVERAGE	25%	20%
FRONT YARD	40'	100'
REAR YARD	30'	75'
EACH SIDE	15'	50'

GENERAL REQUIREMENTS

MAXIMUM BUILDING HEIGHT = 35'
MINIMUM OFF-STREET PARKING = 2 SPACES/DWELLING
ANY AND ALL OTHER REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF NORTH LEBANON TOWNSHIP

"EXISTING CONDITIONS"

MATTHEW & HOCKLEY ASSOCIATES, LTD.
340 SOUTH EIGHTH STREET
LEBANON, PENNSYLVANIA 17042
PHONE: (717) 272-3028
FAX: (717) 274-3362

FINAL LAND SUBDIVISION PLAN

FOR
HENRY J. JR., (Dec.)
AND
MILDRED I. (Dec.) ARNOLD
SITUATED IN
NORTH LEBANON TOWNSHIP
LEBANON COUNTY, PA.

SCALE: 1"=60' DATE: DECEMBER 30, 2022

OWNER DONALD L. PODJED 130 SANDRA DRIVE LEBANON, PA 17046 (717) 507-6318	OWNER SANDRA A. PODJED (Executrix) 130 SANDRA DRIVE LEBANON, PA 17046 (717) 507-6318
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SOURCE OF TITLE DEED BOOK 237 PAGE 917 GIS# 27-2321339-373702	SOURCE OF TITLE DEED BOOK 44 PAGE 1024 GIS# 27-2320940-373558
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DRAWN BY: A. NEY SHEET 1 OF 3

DRAWING: HANLESC

LEBANON COUNTY PLANNING DEPARTMENT

REVIEWED _____ DATE _____
APPROVED _____ DATE _____

NORTH LEBANON TWP. PLANNING COMMISSION

APPROVED _____ DATE _____

NORTH LEBANON TOWNSHIP SUPERVISORS

APPROVED _____ DATE _____

I, Sandra A. Podjed, hereby certify that I am the Executrix of the real estate herein subdivided and/or developed; and that I acknowledge the same to be my act and plan. I further acknowledge that all streets and other property identified as proposed property (except those areas labeled "Not For Dedication") are hereby dedicated to the public use. The plan shall be recorded according to law. Upon completion of this project, there will be offered for dedication the following in accordance with all of the North Lebanon Township, Lebanon County, Subdivision and Land Development regulations.

Sandra A. Podjed (Executrix) _____ Date _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LEBANON

On the _____ day of _____, 2023, before me a Notary Public in and for said County and State, the undersigned officer, personally appeared Sandra A. Podjed, known to me or satisfactorily proven to be the person(s) subscribed in the foregoing plan and acknowledged that she executed the same for the purposes therein contained.

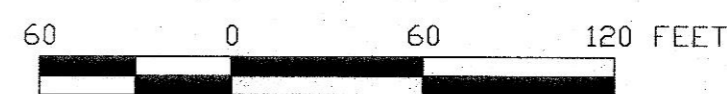
In witness whereof, I hereunto set my hand and official seal.

We, Donald L. & Sandra A. Podjed, do hereby certify that we, accept the respective lot addition as shown and stated on the above plan and also will adhere to all provisions of any additional agreements with the owner and/or developer. In addition, we agree not to use the lot addition as a separate building lot.

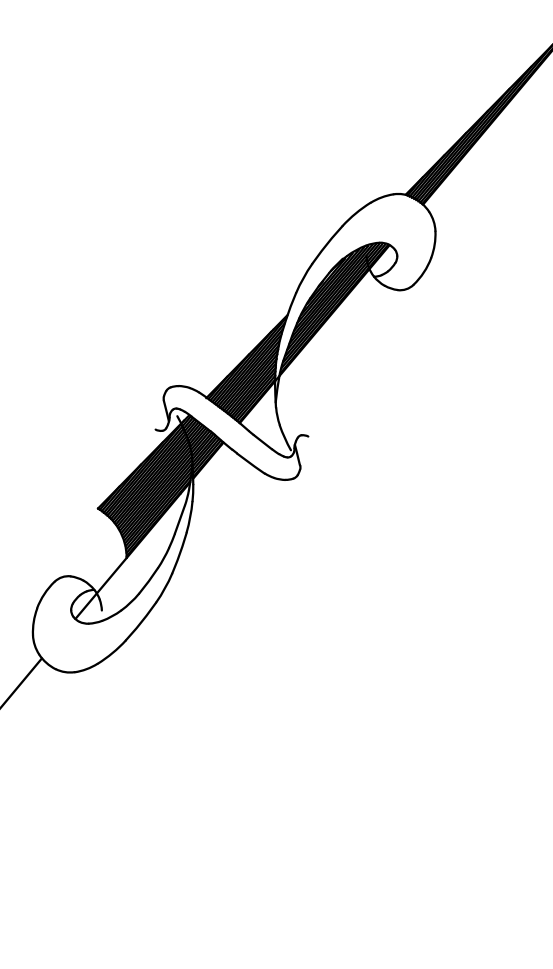
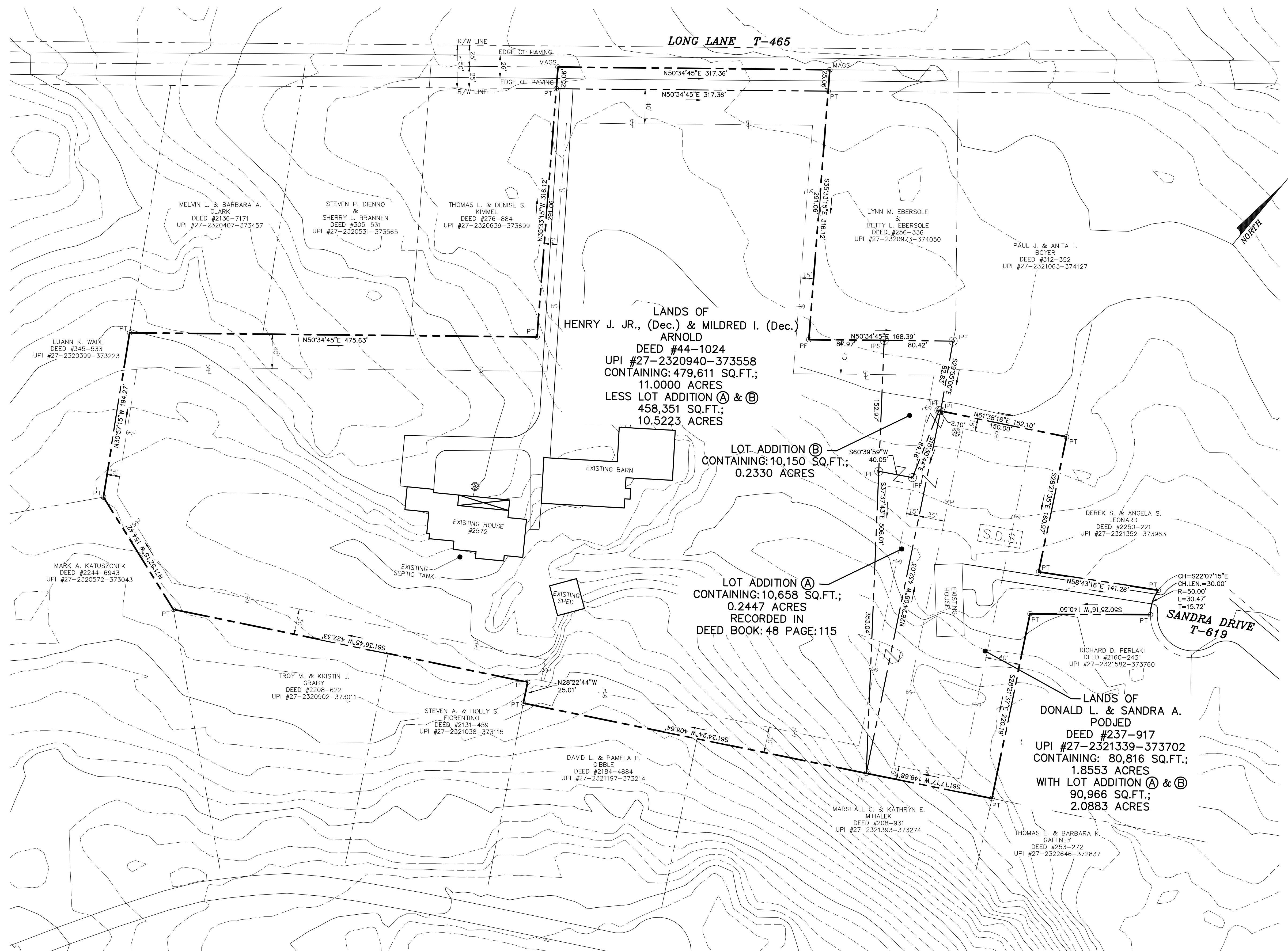
Donald L. Podjed _____ DATE _____
Sandra A. Podjed _____ DATE _____

LEGEND

- ⊙ IRON PIN FOUND
- ⊙ IRON PIN TO BE SET (5/8" x 30" reinforcing rod)
- BUILDING SETBACK LINE
- EXISTING CONTOUR LINES
- ⊙ EXISTING ON-LOT POTABLE WELL



Signature of Matthew & Hockley Associates, Ltd. dated 12/30/22.
Notary Public Seal for Matthew & Hockley Associates, Ltd.



LEGEND

- ⊕ IRON PIN FOUND
- ⊙ IRON PIN TO BE SET (5/8" ⌀ x 30" reinforcing rod)
- BUILDING SETBACK LINE
- 510 EXISTING CONTOUR LINES
- 516
- ⊗ EXISTING ON-LOT POTABLE WELL

"PROPOSED CONDITIONS"

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 FOR
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 AND
MILDRED I. (Dec.)
ARNOLD
 SITUATED IN
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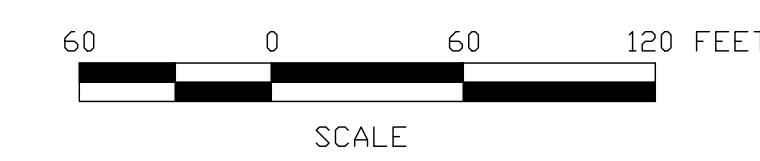
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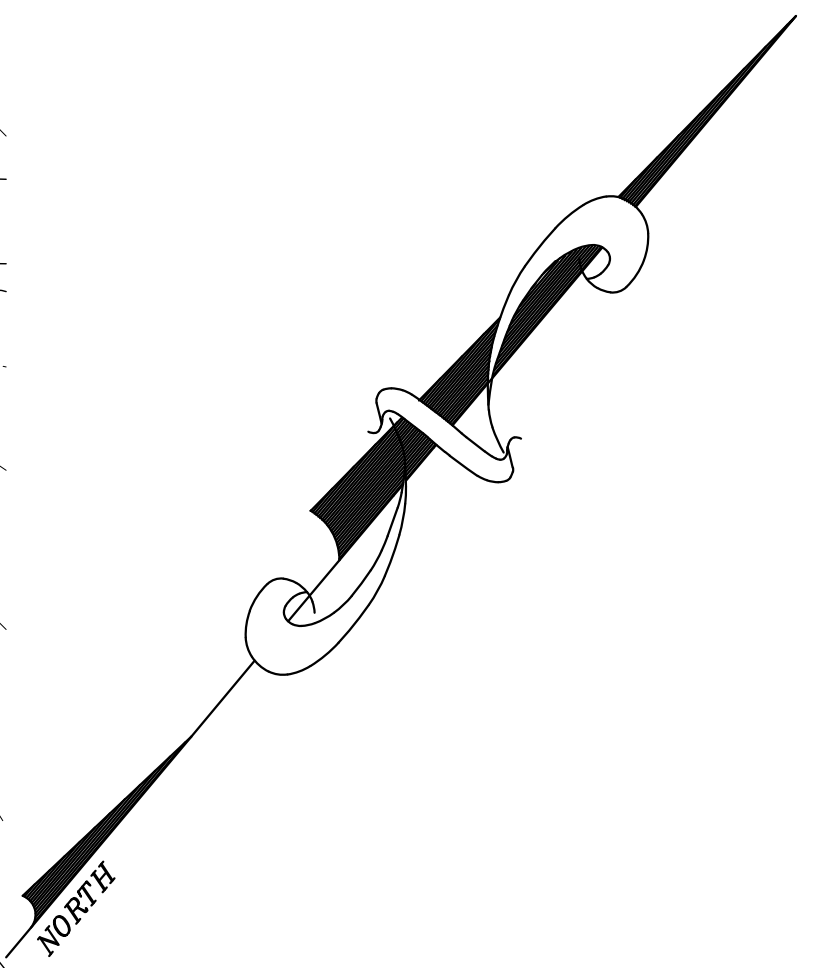
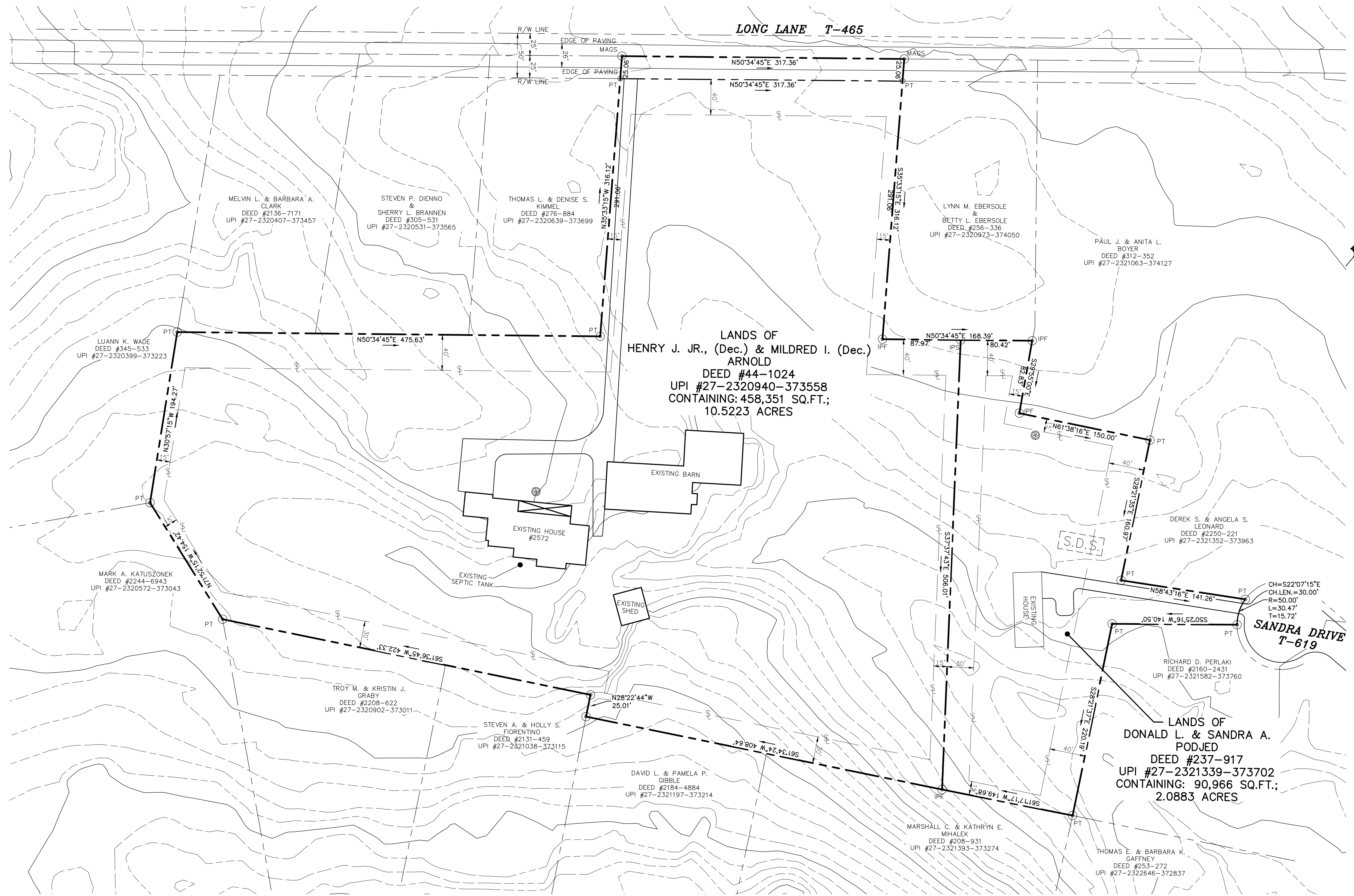
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SOURCE OF TITLE		SOURCE OF TITLE	
DEED BOOK	237	DEED BOOK	44
PAGE	917	PAGE	1024
GIS#	27-2321339-373702	GIS#	27-2320940-373558

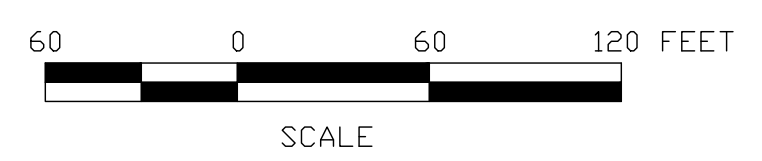
DRAWN BY: A. NEY SHEET **2** OF **3**

DRAWING: HANLE5C





- LEGEND**
- IPF — IRON PIN FOUND
 - IPS — IRON PIN TO BE SET (5/8"φ x 30" reinforcing rod)
 - B — BUILDING SETBACK LINE
 - 510 — EXISTING CONTOUR LINES
 - 516 — EXISTING ON-LOT POTABLE WELL



"RESULTING CONDITIONS"

MATTHEW & HOCKLEY ASSOCIATES, LTD.
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FINAL LAND SUBDIVISION PLAN
 FOR
HENRY J. JR., (Dec.)
 AND
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ARNOLD
 SITUATED IN
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SCALE: 1"=60' DATE: DECEMBER 30, 2022

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DRAWING: HANLE5C