

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND

FOR LEBANON COUNTY, PENNSYLVANIA, IN SUBDIVISION PLAN

BOOK \_\_\_\_\_, VOLUME \_\_\_\_\_ PAGE \_\_\_\_. WITNESS MY HAND AND SEAL OF OFFICE THIS DAY OF \_\_\_\_\_

NORTH LEBANON TOWNSHIP BOARD OF

SUPERVISORS APPROVAL CERTIFICATE FOR A

LOT ADD-ON PLAN

LEBANON COUNTY PENNSYLVANIA APPROVED THIS LOT ADD-ON

NORTH LEBANON TOWNSHIP PLANNING

COMMISSION REVIEW CERTIFICATE

LEBANON COUNTY PENNSYLVANIA REVIEWED THIS PLAN, AND A

COPY OF THE REVIEW COMMENTS IS ON FILE IN THE TOWNSHIP

PLANNING COMMISSION OF NORTH LEBANON TOWNSHIP.

BOARD OF SUPERVISORS OF NORTH LEBANON TOWNSHIP,

RECORDER OF DEEDS

AT A MEETING HELD ON\_

AT A MEETING HELD ON\_.

SERIAL NUMBER: 20242982424 (NORTH LEBANON TOWNSHIP) DATE: 10/24/2024

STECKBECK ENGINEERING & SURVEYING, INC., HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 OF THE PENNSYLVANIA GENERAL ASSEMBLY, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR EMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON (1) PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, STECKBECK ENGINEERING & SURVEYING, INC. REQUESTED THE LINE AND FACILITY INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) FROM A ONE CALL SYSTEM NOT LESS THAN TEN NOR MORE THAN NINETY WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED. PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, STECKBECK ENGINEERING & SURVEYING, INC. SHOWN UPON THE DRAWING(S) THE POSITION AND TYPE OF EACH FACILITY OWNERS LINE, DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY SECTION 4, CLAUSE (2), AND THE NAME OF THE FACILITY OWNER, AND THE FACILITY OWNERS DESIGNATED OFFICE ADDRESS AND THE TELEPHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN

ENGINEERING & SURVEYING, INC. MADE A REASONABLE EFFORT TO PREPARE
THE CONSTRUCTION DRAWING(S) TO AVOID DAMAGE TO AND MINIMIZE
INTERFERENCE WITH A FACILITY OWNERS FACILITIES IN THE CONSTRUCTION
AREA BY MAINTAINING AN EIGHTEEN—INCH CLEARANCE OF THE FACILITY WNERS FACILITIES WHERE POSSIBLE.

4) PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, STECKBECK INGINEERING & SURVEYING, INC., SHALL BE DEEMED TO HAVE MET THE BLIGATIONS OF CLAUSE (2) BY CALLING A ONE CALL SYSTEM AND SHOWING AS PROOF THE SERIAL NUMBER OF THE ONE CALL NOTICE ON THE DRAWING(S).
NORTH LEBANON TOWNSHIP, LEBANON COUNTY ID NO. 20242982424.

AND STECKBECK ENGINEERING & SURVEYING, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT STECKBECK ENGINEERING & SURVEYING, INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY

VERIZON PENNSYLVANIA, LLC 40 S. MERCER STREET NEW CASTLE, PA 16101 CONTACT — TRICIA JACOBS TRICIA.L.JACOBS@VERIZON.COM 724-656-5224

COMCAST CABLE LEBANON OMCAST CABLE LEBANON

2/O USIC LOCATING SERVICES INC

1301 AIP DRIVE

13085 HAMILTON CROSSING BLVD STE 200

MIDDLETOWN, PA 17057

CONTACT — GEOFFREY FERGUSON CARMEL, IN 46032 CONTACT – USIC OFFICE PERSONNEL 800-811-7981 FIRSTENERGY CORPORATION 21 S MAIN ST AKRON, OH 44308 CONTACT — MELLYSSA ADAMS

BUCKEYE PARTNERS THE BUCKEYE BUILDING 6161 HAMILTON BLVD ALLENTOWN, PA 18106 CONTACT — BRIAN BARR BBARR@BUCKEYE.COM

NORTH LEBANON TOWNSHIP 725 KIMMERLINGS ROAD

LEBANON, PA 17046 CONTACT — OFFICE PERSONNEL 717—273—7132

## GENERAL NOTES:

- 1. THE INTENT OF THIS PLAN IS TO JOIN LOT ADDITION "A" WITH LANDS OF BRENT E. JOHNSON & ROSARIA CAPPELLO, LOT ADDITION "B" WITH LANDS OF KEITH W. MARTIN & MIRIAM N. MARTIN AND LOT ADDITIONS "C" & "D" WITH LANDS OF BRIAN HORST MARTIN & ALISA KAY MARTIN. THERE ARE NO IMPROVEMENTS PROPOSED AS PART OF THIS
- HORIZONTAL DATUM: NAD83 PA SOUTH ZONE UNDERGROUND UTILITIES ARE SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION OR BLASTING. THE ACTUAL LOCATIONS OF THESE UTILITIES HAVE NOT BEEN FIELD VERIFIED AND THE LOCATIONS ARE APPROXIMATE. STECKBECK ENGINEERING & SURVEYING, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT THE UNDERGROUND UTILITY LOCATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS ARE CORRECT AND ACCURATE. STECKBECK ENGINEERING & SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
- 4. FLOOD ZONE BOUNDARIES ARE SHOWN FROM INFORMATION DOWNLOADED FROM THE PASDA WEBSITE. FLOOD ZONESS ARE SHOWN IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP NUMBER 42075C0276E, EFFECTIVE DATE JULY 8, 2020. RIGHT-OF-WAY FOR E. CUMBERLAND STREET (SR-0422) IS SHOWN IN ACCORDANCE WITH THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT-OF-WAY ROUTE 149 SECTION 2 IN LEBANON & BERKS COUNTY, RIGHT-OF-WAY FOR PRESCOTT DRIVE (S.R. 1013) BASED
- ON ACT 69 SECTION 1105 DATED 5/1/1933 AS WELL AS PLAN LR38002-4 DATED 10/23/1964. 6. MUNICIPAL BOUNDARIES SHOWN HEREON ARE IN ACCORDANCE THE INFORMATION
- OBTAINED FROM LEBANON COUNTY GIS DEPARTMENT. THE DEVELOPER SHALL BE FINANCIALLY RESPONSIBLE FOR ANY ATTORNEY FEES WHERE THE ATTORNEY IS ENGAGED ON BEHALF OF THE TOWNSHIP RELATING TO THE REVIEW OF SUBDIVISION PLANS OR LAND DEVELOPMENT PLANS THAT ARE SUBMITTED TO THE TOWNSHIP. THESE FEES ARE IN ADDITION TO SUBMISSION FEES CHARGED BY THE TOWNSHIP. PAYMENT OF ALL INVOICES IS DUE AND PAYABLE WITHIN 30 DAYS OF RECEIPT AND PRIOR TO FINAL PLAN APPROVAL BY THE BOARD OF SUPERVISORS. ANY QUESTIONS ON INVOICES MUST BE REPORTED TO THE TOWNSHIP WITHIN 10 DAYS OF
- RECEIPT OF THE INVOICE. THE EXISTING USE FOR LANDS OF SHARON ANN SCHULTE IS RESIDENTIAL/AGRICULTURAL. THE EXISTING USE FOR LANDS OF BRENT E. JOHNSON & ROSARIA CAPPÉLLO IS COMMERCIAL. THE EXISTING USE FOR LANDS OF KEITH W. MARTIN & MIRIAM N. MARTIN IS AGRICULTURAL/RESIDENTIAL. THE EXISTING USE FOR LANDS OF BRIAN HORST MARTIN & ALISA KAY MARTIN IS AGRICULTURAL/RESIDENTIAL. NO CHANGES IN USE ARE PROPOSED BY THIS PLAN.
- THE PROPERTIES SHOWN HEREON ARE CURRENTLY SERVED BY ON-LOT WELL AND ON-LOT SEWAGE DISPOSAL SYSTEMS. NO DEVELOPMENT IS PLANNED FOR ANY OF THE PROPERTIES SHOWN HEREON BY THIS PLAN.

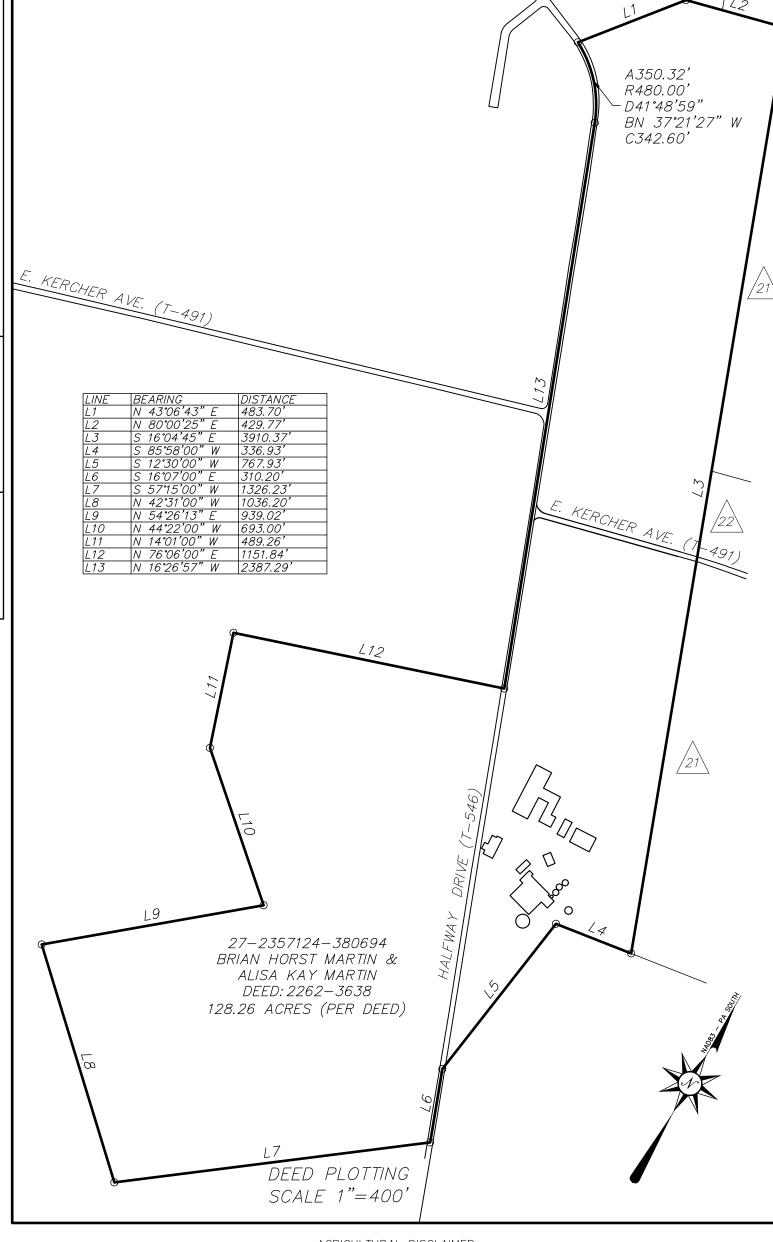
ZONING DATA — NORTH LEBAN	ON TOWNSHIP
(A) AGRICULTURAL DISTRICT	
RESIDENTIAL MIN. LOT AREA MAX. LOT AREA MIN. LOT WIDTH FRONT YARD REAR YARD SIDE YARD MAX. LOT COVERAGE MAX. BUILDING HEIGHT PERMITTED USES MIN. LOT AREA MAX. LOT AREA MIN. LOT WIDTH FRONT YARD REAR YARD SIDE YARD MAX. LOT COVERAGE MAX. BUILDING HEIGHT PERMITTED USES W/ APPROVAL OF IMPLIED USES W/ APPROVAL OF	- 1 AC NONE - 150' - 50' - 50' - 20' - 20% - 35' OR 2-1/2 STORIES ZONING HEARING BOARD - 1 AC 4 AC 150' - 50'
MAX. BUILDING HEIGHT	- 35 OR 2-1/2 STORIES
(I-1) INDUSTRIAL DISTRICT  MIN. LOT AREA  MIN. LOT WIDTH  FRONT YARD  FRONT YARD (FROM RES. DIST.)  REAR YARD  REAR YARD (FROM RES. DIST.)  SIDE YARD  SIDE YARD  MAX. LOT COVERAGE  MAX. BUILDING HEIGHT	- 2 AC. - 200' - 100' - 150' - 40' - 150'
(C2A) GENERAL COMMERCIAL DISTRICT MIN. LOT AREA MIN. LOT WIDTH FRONT YARD SIDE YARD SIDE YARD (FROM RES. DIST.)	- 1 AC. - 200' - 60' - 30'

- 35' OR 2-1/2 STORIES

REAR YARD

REAR YARD (FROM RES. DIST.)

MAX. BUILDING HEIGHT



AGRICULTURAL DISCLAIMER

THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN AN AREA WHERE LAND IS USED FOR AGRICULTURAL PRODUCTION. OWNERS, RESIDENTS, AND OTHER USERS OF THIS PROPERTY MAY BE SUBJECTED TO INCONVENIENCE, DISCOMFORT AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL ACCEPTED AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING BUT NOT LIMITED TO, NOISE, ODORS, DUST, OPERATION OF MACHINERY OF ANY KIND INCLUDING AIRCRAFT, STORAGE AND DISPOSAL OF MANURE, AND APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES. OWNERS, OCCUPANTS, AND USERS OF THIS PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES, DISCOMFORT AND POSSIBILITY OF INJURY FROM NORMAL AGRICULTURAL OPERATIONS, AND ARE HEREBY PUT ON OFFICIAL NOTICE THAT SECTION 4 OF PENNSYLVANIA ACT 133 OF 1982 'THE RIGHT TO FARM LAW' MAY BAR THEM FROM OBTAINING A LEGAL JUDGEMENT AGAINST SUCH NORMAL AGRICULTURAL OPERATIONS."

> SHARON ANN SCHULTE 1800 MILL ROAD

17-272-0975

DEED: 2219-9128 PLAN: 52-39

717-813-1347

LEBANON, PA 17042-9561

UPI: 27-2356260-378235

2613 E. CUMBERLAND STREET LEBANON, PA 17042-9215

WNER / SUBDIVIDER

MYERSTOWN, PA 17067-2109

PI: 27−2357124−380694

OWNER / SUBDIVIDER

320 PRESCOTT DRIVE EBANON, PA 17046-8704

OURCE OF TITL UPI: 27-2354402-380779 DEED: 2313-6284

17-380-0407

KEITH W. MARTIN & MIRIAM N. MARTIN

300 HALFWAY DRIVE

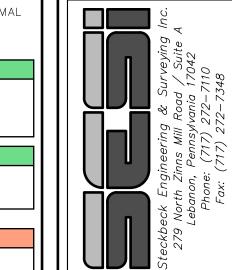
DEED: 2262-3638

717-821-8856

BRENT E, JOHNSON & ROSARIO CAPPELLO

UPI: 27-2356305-377393 & 27-2356400-377550 DEED: 344-832 TR. 1, 2 & 3

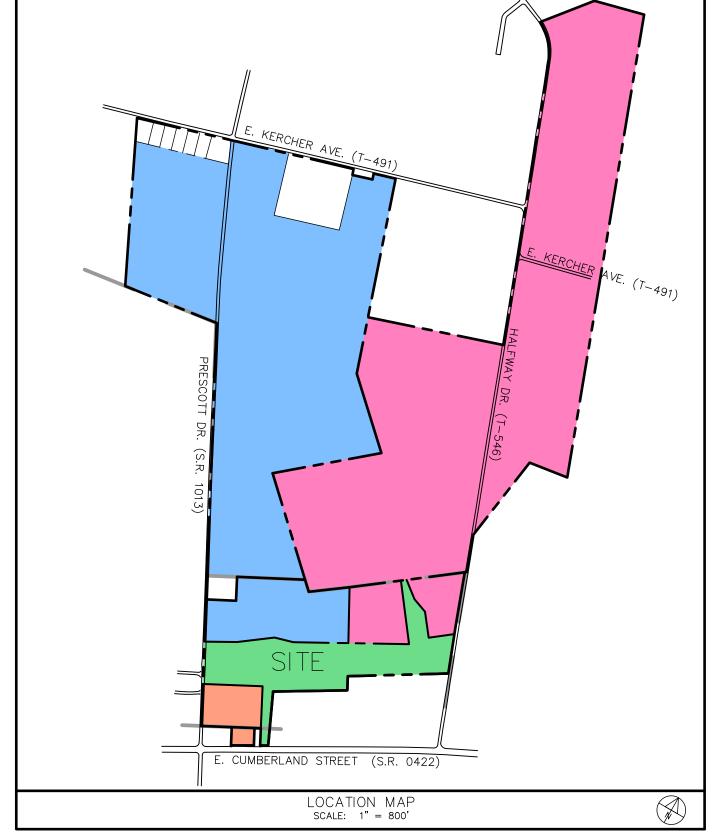
BRIAN HORST MARTIN & ALISA KAY MARTIN



SCHUL

FIELD CREW	: SS/TB
BASE MAP:	
DRAWN:	M.O'D
DESIGN:	
CHECKED:	JEC
DATE:	1/17/2025
SCALE:	AS SHOWN
PROJECT #	2451-24-001

OF 2 SHEETS

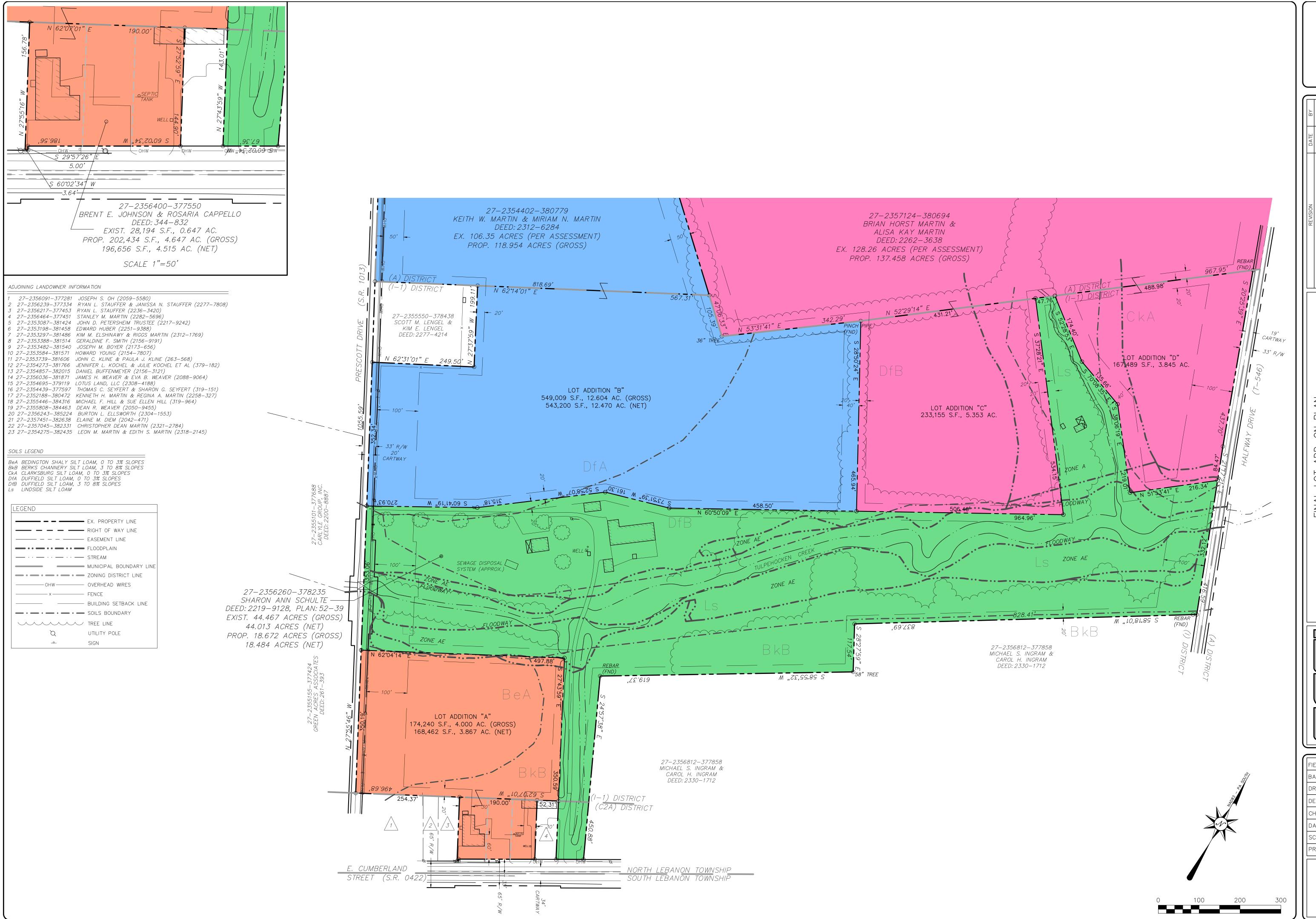


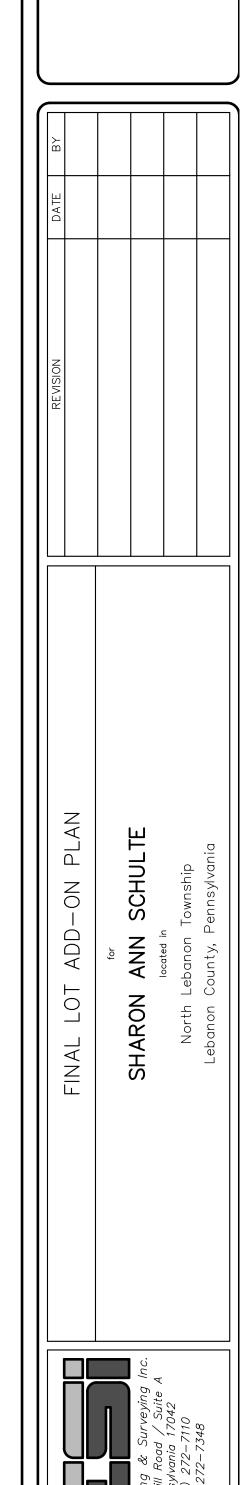
## **CERTIFICATION OF SURVEY & PLAN ACCURACY** HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE NORTH LEBANON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT JASON E. CHERNICH, PLS SU-075409 LEBANON COUNTY PLANNING DEPARTMENT **REVIEW CERTIFICATE** THE LEBANON COUNTY PLANNING DEPARTMENT, 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 DEPARTMENT. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE LEBANON COUNTY PLANNING DEPARTMENT, AND THE DEPARTMENT 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.

OFFICE.			
	EXECUTIVE DIRECTOR		
OWNERS CERTIFICATION AND ACKNOWLEDGMENT	OWNERS CERTIFICATION AND ACKNOWLEDGMENT	OWNERS CERTIFICATION AND ACKNOWLEDGMENT	OWNERS CERTIFICATION AND ACKNOWLEDGMENT
(COMMONWEALTH OF PENNSYLVANIA) (COUNTY OF LEBANON)	(COMMONWEALTH OF PENNSYLVANIA) (COUNTY OF LEBANON)	(COMMONWEALTH OF PENNSYLVANIA) (COUNTY OF LEBANON)	(COMMONWEALTH OF PENNSYLVANIA) (COUNTY OF LEBANON)
ON THIS, THEDAY OF, 2024, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, SHARON ANN SCHULTE, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HER DIRECTION, THAT SHE ACKNOWLEDGES THE SAME TO BE HER ACT AND PLAN AND THAT SHE 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 PUBLIC USE.	ON THIS, THEDAY OF, 2024, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, BRENT E. JOHNSON & ROSARIA CAPPELLO, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND THAT THEY DESIRE 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 PUBLIC USE.	ON THIS, THEDAY OF, 2024, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, KEITH W. MARTIN & MIRIAM N. MARTIN, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND THAT THEY DESIRE 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 PUBLIC USE.	ON THIS, THEDAY OF, 2024, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, BRIAN HORST MARTIN & ALISA KAY MARTIN, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND THAT THEY DESIRE 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 PUBLIC USE.
SHARON ANN SCHULTE DATE	BRENT E. JOHNSON DATE	KEITH W. MARTIN DATE	BRIAN HORST MARTIN DATE
	ROSARIA CAPPELLO DATE	MIRIAM N. MARTIN DATE	ALISA KAY MARTIN DATE
MY COMMISSION EXPIRES , 20	MY COMMISSION EXPIRES, 20	MY COMMISSION EXPIRES , 20	MY COMMISSION EXPIRES, 20





FIELD CREW: SS/TB

BASE MAP: --
DRAWN: M.O'D

DESIGN: --
CHECKED: JEC

DATE: 1/17/2025

SCALE: AS SHOWN

PROJECT #2451-24-001

