

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 DESCRIBED 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 #42075C0163E, DATED JULY 8, 2020 FOR BETHEL, JACKSON 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 THE TOWNSHIP, ITS EMPLOYEES, OR CONSULTANTS.

5. THERE ARE NO DEED RESTRICTIONS OR COVENANTS WHICH MAY BE A CONDITION OF SALE OF THIS PROPERTY.

PLANNING WAIVER AND NON-BUILDING DECLARATION

AS OF THE DATE OF THIS PLOT PLAN NOTICE RECORDING, LOT ADDITION 'A' OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF BEING ADDED TO LANDS OF DARWIN W. & MARTHA J. MARTIN (UPI #27-2353670-384270), NO PORTION OF LOT ADDITION 'A' OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE APPROVING AGENCY FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND APPROVING AGENCY HAVE APPROVED ANY REQUIRED SEWAGE FACILITIES PLANNING FOR THE LOT ADDITION OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (51 P.S. SECTION 7501 ET SEQ.) AND REGULATIONS PROMULGATED THEREUNDER PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS LOT ADDITION SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT TYPE OF SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

SAID LOT ADDITION MUST BE LEGALLY MERGED WITH THE TRACTS/LOTS TO WHICH IT IS BEING ADDED. THEY MUST BE COMBINED INTO ONE TRACT/LOT AND MAY NOT HAVE MULTIPLE TRACTS ON THE SAME DEED. ANY FUTURE PROPOSAL TO SUBDIVIDE ANY PORTION OF THE NEWLY CREATED TRACT MUST OBTAIN ALL APPROVALS FROM THE MUNICIPALITY AND ALL APPROVING AGENCIES.

LOT ADDITION 'A' MAY NOT BE USED AS A SEPARATE BUILDING LOT.

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 _____, 2026, 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 THIS 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.

EXECUTIVE DIRECTOR
NORTH LEBANON TOWNSHIP PLANNING COMMISSION REVIEW CERTIFICATE

AT A MEETING HELD ON _____, 2026, THE PLANNING COMMISSION OF NORTH LEBANON TOWNSHIP, LEBANON COUNTY, PENNSYLVANIA REVIEWED THIS PLAN, AND A COPY OF THE REVIEW COMMENTS IS ON FILE IN THE TOWNSHIP OFFICE.

NORTH LEBANON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE FOR A LOT ADD-ON PLAN

AT A MEETING HELD ON _____, 2026, THE BOARD OF SUPERVISORS OF NORTH LEBANON TOWNSHIP, LEBANON COUNTY, PENNSYLVANIA APPROVED THIS LOT ADD-ON PLAN.

NORTH LEBANON TOWNSHIP BOARD OF SUPERVISORS FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING HELD ON _____, 2026, THE BOARD OF SUPERVISORS OF NORTH LEBANON TOWNSHIP, LEBANON COUNTY, PENNSYLVANIA APPROVED THE FINAL SUBDIVISION PLAN OF THE PROPERTY AS SHOWN HEREON. NO OTHER PLAN OR PLANS SHALL BE RECOGNIZED APPROVAL INCLUDES ALL DOCUMENTATION, INCLUDING THE COMMENTS OR REQUIREMENTS OF OFFICIAL REVIEWING INDIVIDUALS OR AGENCIES. APPROVAL IS BASED ON COMPLIANCE WITH APPLICABLE ORDINANCES, RULES, AND REGULATIONS, AND SHALL NOT BE CONSTRUED AS A GUARANTEE TO ANY PERSON OR ORGANIZATION THAT THE DESIGN OF ANY PART OF THE PLAN WILL FUNCTION AS ANTICIPATED UNDER ANY OR ALL CONDITIONS OR SITUATIONS. ADDITIONALLY, THAT BY REVIEW AND/OR APPROVAL OF THE PLAN, THE TOWNSHIP EXPRESSLY DECLINES THE ASSUMPTION OF LIABILITY ERRORS, OMISSIONS, OR MISTAKES IN JUDGMENT IN THE DESIGN, ENGINEERING, CONSTRUCTION, OR EXPECTED FUNCTION OF THE MATTERS REVIEWED AND/OR APPROVED. THIS PLAN SHALL NOT BE RECORDED IN THE OFFICE OF THE LEBANON COUNTY RECORDER OF DEEDS.

CERTIFICATE OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LEBANON

ON THIS, THE ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED _____ WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DESCRIPTION, THAT THEY ACKNOWLEDGES THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREA LABELED "NOT FOR DEDICATION") ARE HEREBY OFFERED FOR DEDICATION TO THE PUBLIC USE.

CERTIFICATE OF SURVEY ACCURACY

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

_____, 20____
HAROLD JOHN TICE

PENNY TICE

NOTARY PUBLIC

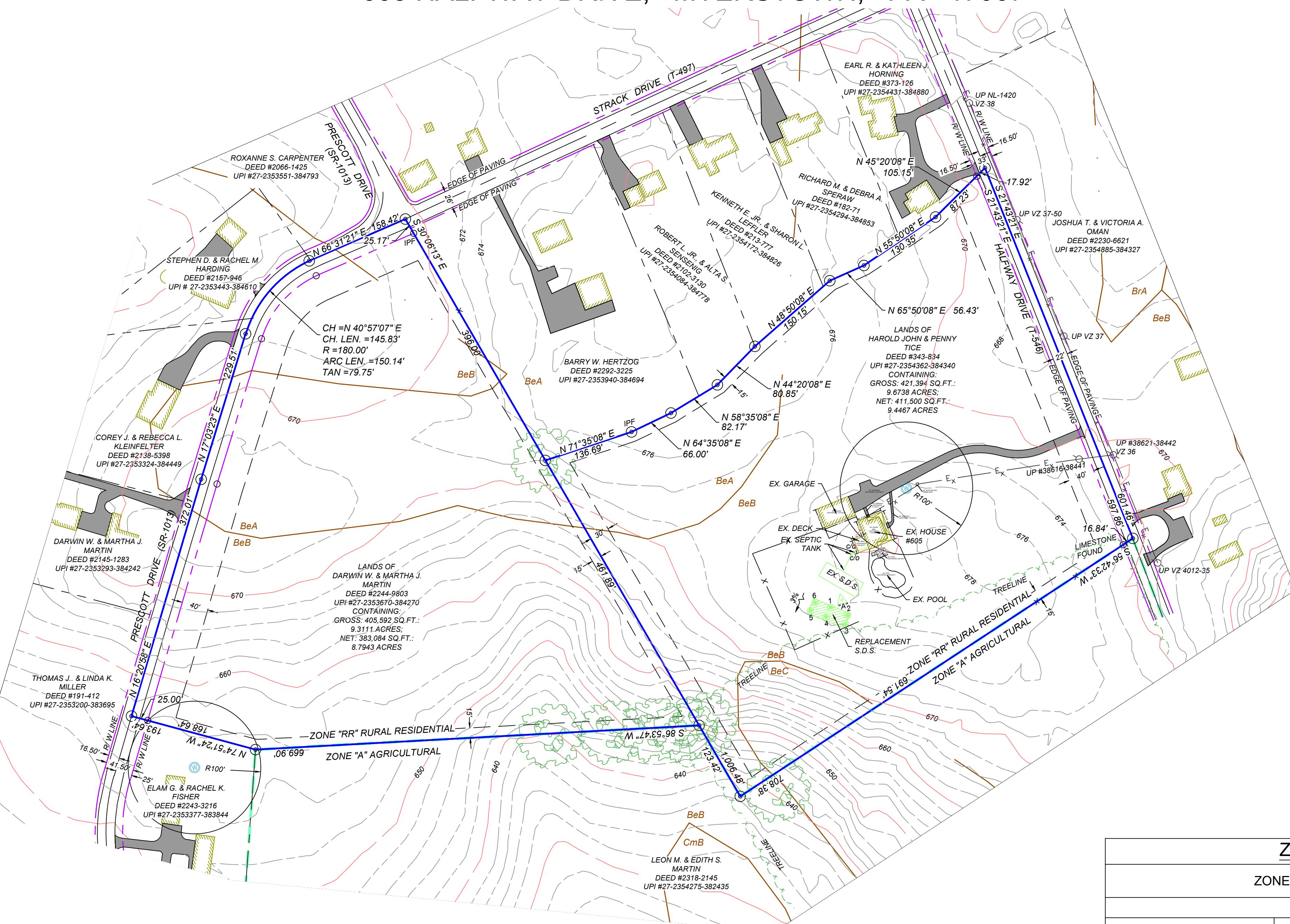
We, Darwin W. & Martha J. Martin, do hereby certify that we, accept the respective lot addition as shown and stated on the above plan and also will adhere to all provisions of any additional agreements with the owner and/or developer. In addition, I agree not to use the lot addition as a separate building lot.

Darwin W. Martin _____ DATE _____
Martha J. Martin _____ DATE _____

MY COMMISSION EXPIRES _____, 20____

LOT ADD-ON PLAN FOR HAROLD JOHN & PENNY TICE

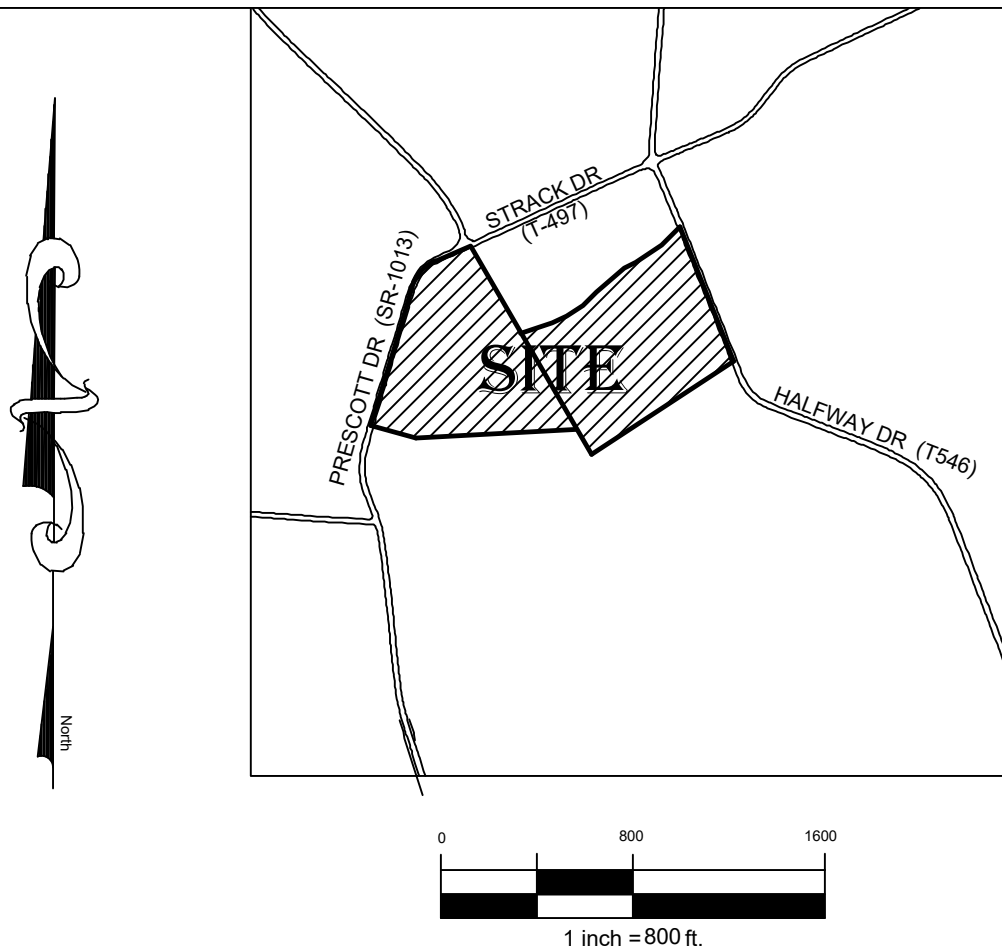
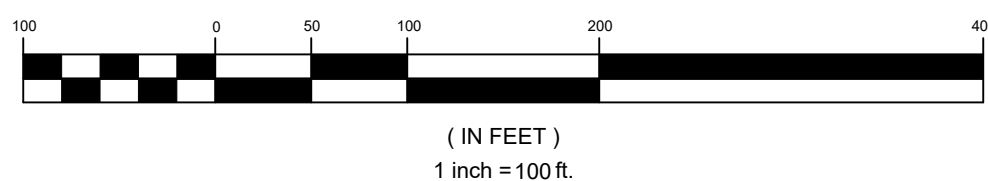
605 HALFWAY DRIVE, MYERSTOWN, PA 17067



EXISTING CONDITIONS

SCALE: 1"=100'

GRAPHIC SCALE



SOIL SERIES

- BeA - Bedington shaly silt loam, 0-3% slopes, class I, group B.
- BeB - Bedington shaly silt loam, 3-8% slopes, subclass Ie, group B.
- BeC - Bedington shaly silt loam, 8-15% slopes, subclass Ie, group B.
- Bra - Brinkerton silt loam, 0-3% slopes, subclass I/w, group D.
- CmB - Comly silt loam, 3-8% slopes, subclass Ie, group C.

SITE DATUM

VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD83

PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE 5.6451 (NET) ACRES, (LOT ADDITION "A") FROM EXISTING LANDS OF HAROLD JOHN & PENNY TICE, UPI # 27-2354362-384340, DEED: 343-834, CONTAINING: 9.4467 (NET) ACRES. LOT ADDITION "A" IS TO BE ANNEXED TO EXISTING LANDS OF DARWIN W. & MARTHA J. MARTIN, UPI # 27-2353670-384270, DEED: 2244-9803, CONTAINING: 8.7943 (NET) ACRES, RESULTING IN A 3.8016 (NET) ACRE RESIDUE TRACT FOR HAROLD JOHN & PENNY TICE, AND A COMBINED TRACT OF 14.4394 (NET) ACRES FOR DARWIN W. & MARTHA J. MARTIN.

LEGEND

- EXISTING BOUNDARY LINE AND CORNERS
- ADJACENT PROPERTY LINE
- EDGE OF PAVEMENT
- EXISTING RIGHT-OF-WAY
- BUILDING SETBACK LINE
- EXISTING FENCE
- ON LOT SEWAGE DISPOSAL SYSTEM
- CLEAN OUT
- SEWER LINE AND CLEANOUT
- EXISTING WELL
- EXISTING SIDEWALK/CONCRETE
- EXISTING CONTOURS
- EXISTING TREELINE
- EXISTING SOILS
- EXISTING UTILITY POLE
- IRON PIN FOUND
- PERC TEST HOLE
- PROBE HOLE
- ZONING BOUNDARY

ZONING REQUIREMENTS

ZONED "RR" RURAL RESIDENTIAL DISTRICT

LOT REQUIREMENTS	ON-LOT WATER & ON-LOT SEWER		
	SINGLE FAMILY RESIDENTIAL	#605 HALFWAY DRIVE	EAST SIDE PRESCOTT DRIVE
MINIMUM LOT AREA	1 ACRE	3.2167 ACRES	15.01 ACRES
MINIMUM LOT WIDTH	150'	258'	PRESCOTT DR. - 455' HALFWAY DR. - 339'
MAXIMUM LOT COVERAGE	20%	6.49%	0%
FRONT YARD	40'	272.24'	N/A
REAR YARD	30'	121.91'	N/A
EACH SIDE	15'	36.60'	N/A
GENERAL REQUIREMENTS			
MAXIMUM BUILDING HEIGHT = 35' OR 2 1/2 STORIES			
MINIMUM OFF-STREET PARKING = 2 SPACES/DWELLING			
ANY AND ALL OTHER REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF NORTH LEBANON TOWNSHIP			

SHEET	DESCRIPTION
*1	EXISTING CONDITIONS
*2	PROPOSED CONDITIONS
*3	RESULTING CONDITIONS

*SHEETS TO BE RECORDED 1, 2, & 3

NO.	DATE	BY	REVISION

PREPARED FOR OWNER/DEVELOPER
HAROLD JOHN & PENNY TICE
605 HALFWAY DRIVE
MYERSTOWN, PA 17067
(717) PHONE

DATE: _____
PAGE: 8/34

SOURCE OF TITLE: _____
DEED BK: 343
GISH: 27-2354362-384340

MATTHEW & HOCKLEY ASSOCIATES
SURVEYING

PHONE: (717) 272-3028
WWW.MH-SURVEYORS.COM

602 CORNWALL ROAD
LEBANON, PA 17042

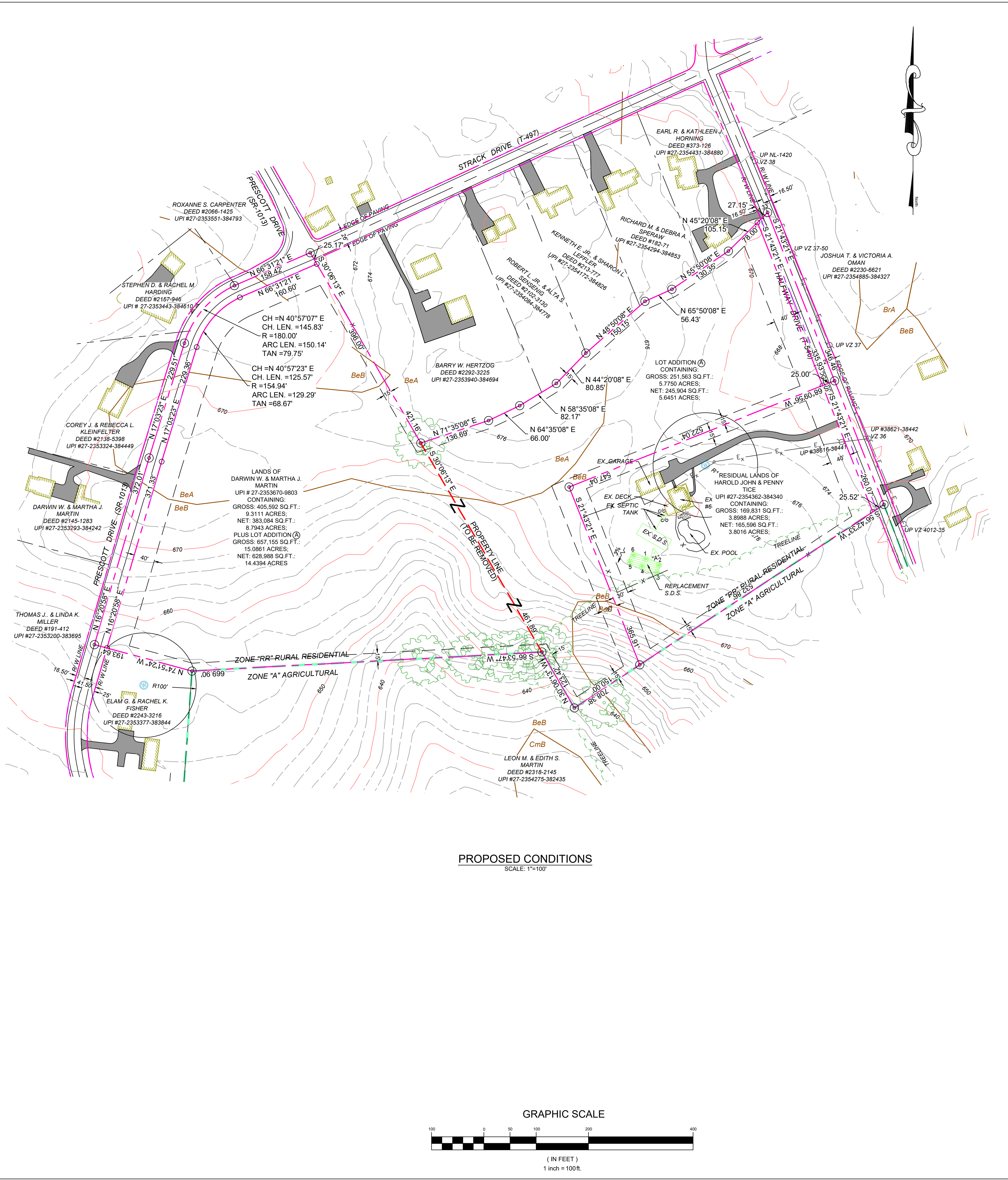
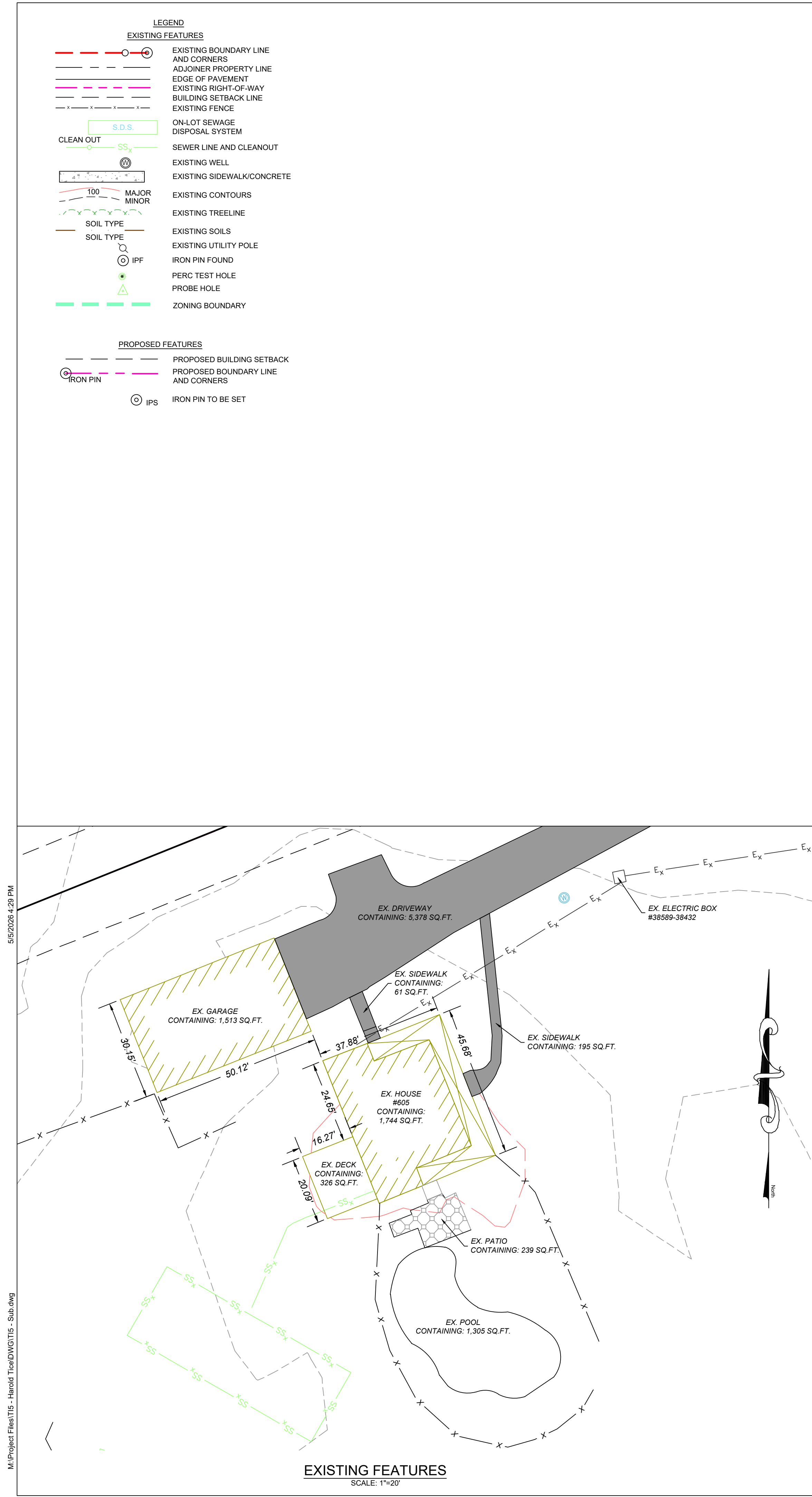
NORTH LEBANON TOWNSHIP, LEBANON COUNTY, PA.

LOT ADD-ON PLAN FOR HAROLD JOHN & PENNY TICE

DATE: APRIL 16, 2026
DRAWN BY: A. NEY
SCALE: AS SHOWN

DRAWING: T15 - SUB

SHEET 1 OF 3



LOT ADD-ON PLAN

FOR
HAROLD JOHN & PENNY TICE
SITUATED IN
NORTH LEBANON TOWNSHIP, LEBANON COUNTY, PA.

MATTHEW & HOCKLEY ASSOCIATES SURVEYING
602 CORNWALL ROAD
LEBANON, PA 17042
PHONE: (717) 272-3028
WWW.MH-SURVEYORS.COM

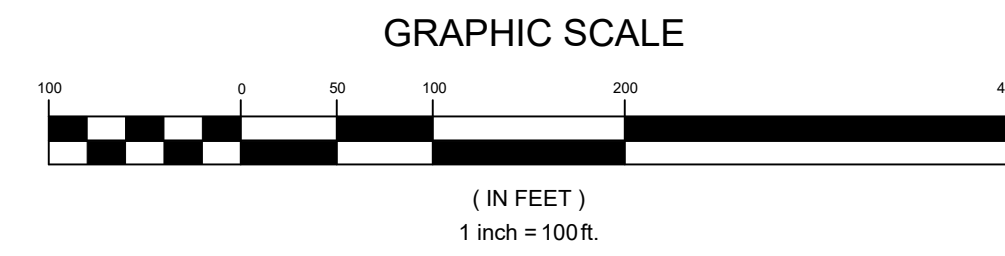
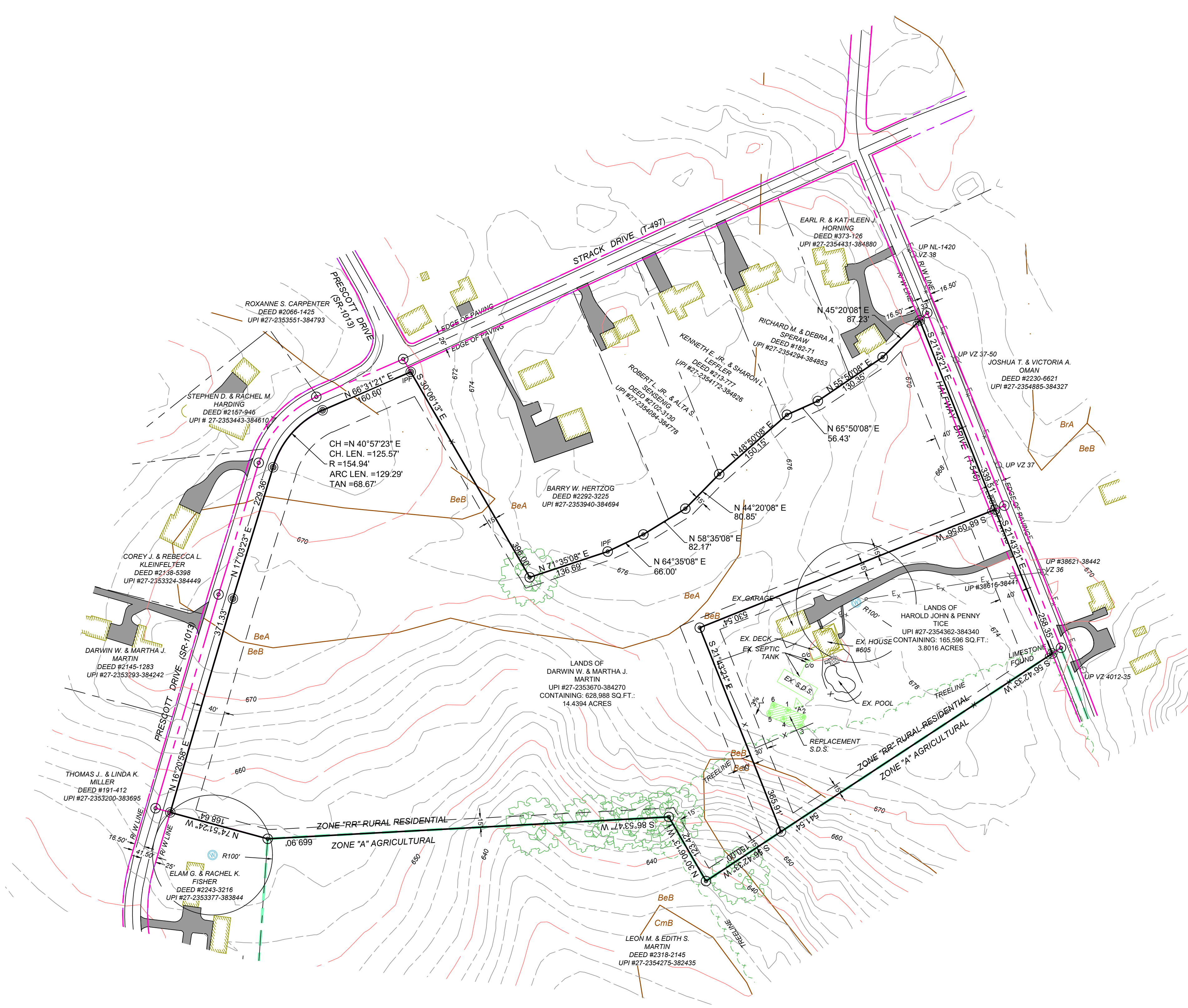
PREPARED FOR OWNER/DEVELOPER
HAROLD JOHN & PENNY TICE
605 HALFWAY DRIVE
MYERSTOWN, PA 17067
(717) PHONE

DATE	BY	REVISION

DATE: APRIL 16, 2026
DRAWN BY: A. NEY
SCALE: AS SHOWN
DRAWING: T15 - SUB
SHEET 2 OF 3

GRAPHIC SCALE
1 inch = 100 ft.
(IN FEET)
1 inch = 100 ft.

LEGEND	
	BOUNDARY LINE AND CORNERS
	ADJOINER PROPERTY LINE
	BUILDING SETBACK
	EDGE OF PAVEMENT
	RIGHT-OF-WAY
	FENCE
	ON-LOT SEWAGE DISPOSAL SYSTEM
	CLEAN OUT
	SEWER LINE AND CLEANOUT
	EXISTING WELL
	SIDEWALK/CONCRETE
	CONTOURS
	100 MAJOR
	MINOR
	TREELINE
	SOIL TYPE
	SOIL TYPE
	UTILITY POLE
	IRON PIN FOUND
	PERC TEST HOLE
	PROBE HOLE
	ZONING BOUNDARY
	IRON PIN TO BE SET



DATE	BY	REVISION

PREPARED FOR OWNER/DEVELOPER
HAROLD JOHN & PENNY TICE
 605 HALFWAY DRIVE
 MYERTOWN, PA 17067
 (717) PHONE

MH
MATTHEW & HOCKLEY ASSOCIATES
 SURVEYING
 602 CORNWALL ROAD
 LEBANON, PA 17042
 PHONE: (717) 272-3028
 www.mh-surveyors.com

LOT ADD-ON PLAN
 FOR
HAROLD JOHN & PENNY TICE
 SITUATED IN
 NORTH LEBANON TOWNSHIP, LEBANON COUNTY, PA.

DATE:	APRIL 16, 2026
DRAWN BY:	A. NEY
SCALE:	AS SHOWN
DRAWING:	T15 - SUB
SHEET	3 OF 3