

TITLE 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.

2. PURSUANT TO SECTION 4 OF ACT 121 OF 2008 AMENDING ACT 287 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THE LOCATION AND TYPE OF USERS LINES 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.

3. PURSUANT TO SECTION 5 IT WILL BE THE CONTRACTORS 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.

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

5. THERE ARE NO SHOWINGS VISIBLE AND THERE ARE NO HYDRIC SOLTS ON THE PROJECT SITE OR AS WETLANDS ON THE NATIONAL WETLANDS INVENTORY MAPS.

6. THERE IS NO 100 YEAR FLOOD PLAIN WITHIN THE PROPERTY AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL #4207530256E, DATED JULY 8, 2020 FOR THE CITY OF LEBANON AND NORTH LEBANON TOWNSHIPS AND COMMUNITY PANEL #4207530256E, DATED JULY 8, 2020 FOR THE CITY OF LEBANON AND NORTH LEBANON AND SOUTH 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 MERCHANTABILITY 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.

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

8. EACH LOT WILL BE REQUIRED TO PROVIDE A MINIMUM OF 2 OFF-STREET PARKING SPACES 10'x20'.

9. WATER SUPPLY FOR THE PROPOSED LOTS SHALL BE PROVIDED BY A TAP-ON TO THE EXISTING PUBLIC WATER SYSTEM. CONNECTION TO EH PUBLIC SYSTEM IS REQUIRED,

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.

NORTH LEBANON TOWNSHIP ENGINEER REVIEW CERTIFICATE

AT A MEETING HELD ON _____, 20____, 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.

AT A MEETING HELD ON _____ 20____, THE BOARD OF SUPERVISORS OF NORTH LEBANON TOWNSHIP, LEBANON COUNTY, PENNSYLVANIA APPROVED THE PRELIMINARY SUBDIVISION PLAN OF THE LAND SHOWN HEREIN. APPROVAL INCLUDES DOCUMENTATION INCLUDING THE COMMENTS OR REQUIREMENTS OF OFFICIAL REPRESENTING INDIVIDUALS OR AGENCIES. APPROVAL IS BASED ON COMPLIANCE WITH APPLICABLE ORDINANCES, RULES, AND REGULATIONS, AND SHALL NOT BE CONSIDERED AN ENDORSEMENT OF ANY DESIGN OR SPECIFICATION. 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 FOR ERRORS, OMISSIONS, OR MISTAKES IN JUDGMENT MADE BY ANY PERSON OR ENTITY INVOLVED IN THE DEVELOPMENT OF THE MATTERS REVIEWED AND/OR APPROVED. THIS PLAN SHALL NOT BE RECORDED IN THE OFFICE OF THE LEBANON COUNTY RECORDER OF DEEDS.

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

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.

ON THIS, THE ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED MICHAEL P. MEAGHER, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DESCRIPTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, THAT HE 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.

NOTARY PUBLIC

_____, 20

8. SEWAGE DISPOSAL FOR THE PROPOSED LOTS SHALL BE PROVIDED BY CONNECTION TO THE EXISTING PUBLIC SEWER SYSTEM BY THE DEVELOPER. B.
9. SUBMISSION AND APPROVAL OF A LAND DEVELOPMENT PLAN IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY INDIVIDUAL LOT.
10. SUBMISSION AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOTS 1 & 2.
11. SUBMISSION AND APPROVAL OF AN EROSIONS AND SEDIMENT POLLUTION CONTROL PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOTS 1 & 2.
12. NO CONSTRUCTION REQUIRING A SEWER PERMIT OR BUILDING PERMIT SHALL BE UNDERTAKEN ON THE TRACT(S) UNTIL SEWER PERMITS AND BUILDING PERMITS HAVE BEEN OBTAINED FROM THE SEWER AUTHORITY AND ZONING OFFICE. APPROVAL OF THE PLAN DOES NOT GUARANTEE PERMIT ISSUANCE FOR SEWAGE DISPOSAL.

13. PROPOSED LOTS 1 & 2 ARE TO BE RESIDENTIAL USE ONLY. RESIDUAL LANDS OF MICHAEL P. MEAGHER SHALL REMAIN RESIDENTIAL USE.

Michael P. Meagher
DEED #2333-6858
UPI #27-2342888-379976
CONTAINING:
GROSS: 120,449 SQ. FT.:
2.7651 ACRES;
NET: 113,369 SQ. FT.:
2.6025 ACRES

Surrounding Properties:

- Top:** EX. HOUSE #833, EX. GARAGE, EX. HOUSE #837, JEFFREY A. & ALICE E. HORST DEED #2184-776 UPI #27-2342866-380231, BARBARA A. STOFFER DEED #109-816 UPI #27-2342943-380319
- Left:** TODD M. & CHRISTY L. SHUTTER DEED #351-387 UPI #27-2342651-380060, EX. HOUSE #824, EX. POOL, WENDY J. MAGUIRE-KEEFER DEED #2202-8561 UPI #27-2342765-379900, EX. HOUSE #831, JEREMY L. ZUVER DEED #2258-2724 UPI #27-2342949-379712
- Right:** EX. HOUSE #840, JOHN JASON PRYOR DEED #2281-6438 UPI #27-2343069-380154, TEENA M. BLAUCH DEED #343-201 UPI #27-2343235-380011, EX. HOUSE #839
- Bottom:** KIMMER GREEN LLC DEED #2293-7425 UPI #27-2342862-378819, MATTHEW & ALEXIS BLANCHARD DEED #2384-2061 UPI #27-2343315-379814

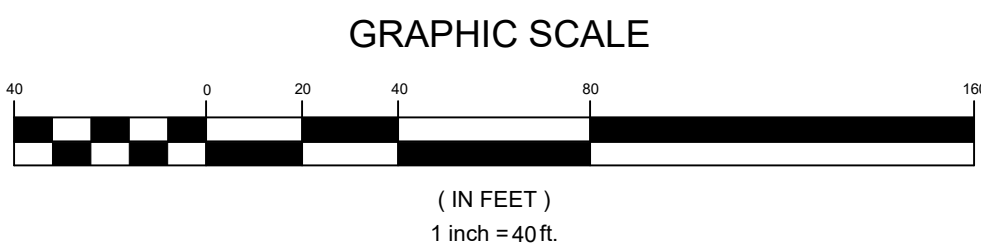
Key Features and Infrastructure:

- Streets:** PATMAR DRIVE T-461, KIMMERLINGS ROAD T-805
- Utilities:** WATER METER, SERVICE POLE W/ METER, CABLE BOX, FIRE HYDRANT, CATCH BASIN (TOP OF GRATE=651.28, INV. OUT 18" SLPP=647.78)
- Structures:** EX. HOUSE #833, EX. GARAGE, EX. SHED, EX. POOL, EX. HOUSE #824, EX. HOUSE #831, EX. HOUSE #840, EX. HOUSE #839
- Easements:** R/W LINE, SSMH, W/V, W, S, E, N, NE, NW, SE, SW, ES, NS, WE, WN, ES, NS, WE, WN
- Other:** EDGE OF PAVING, SSMH, R/W LINE, W/V, W, S, E, N, NE, NW, SE, SW, ES, NS, WE, WN

THE FOLLOWING WAIVERS WERE GRANTED BY THE NORTH LEBANON TOWNSHIP BOARD OF SUPERVISORS AT THE _____, 2026 MEETING.

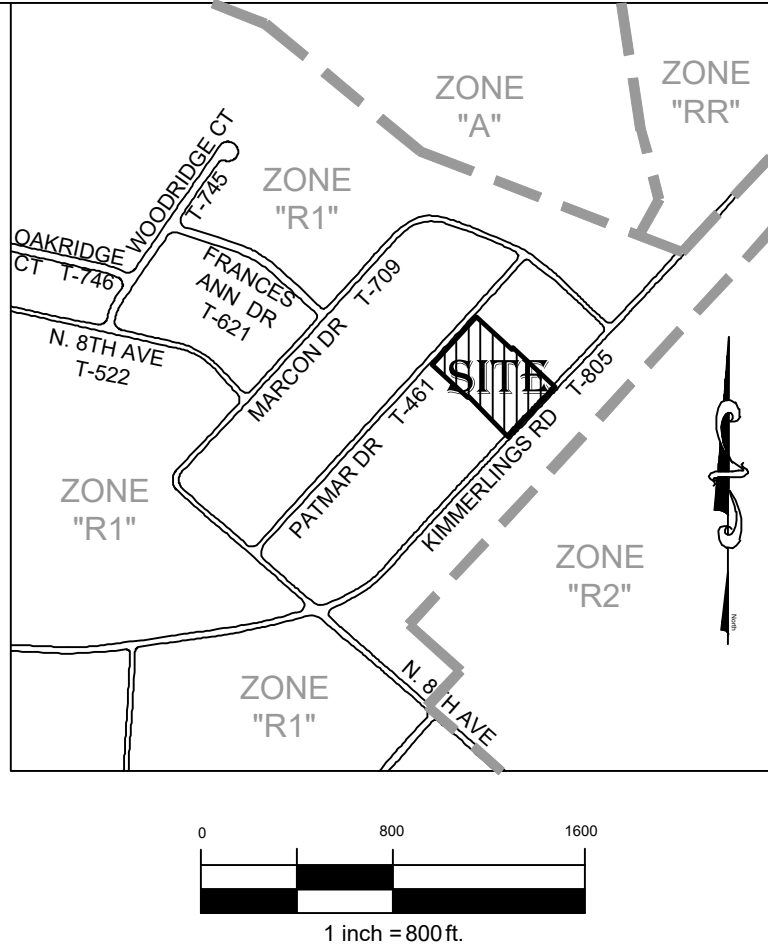
- 1) SECTION 403.4.G - THE LOCATION AND CONFIGURATION OF PROPOSED BUILDINGS, PARKING COMPOUNDS, COMMON OPEN SPACE, RECREATIONAL AREAS, AND ALL OTHER SIGNIFICANT PLANNED FACILITIES.
- 2) SECTION 403.4 - STORMWATER MANAGEMENT PLANS AND DATA DESIGNED IN ACCORDANCE WITH THE NORTH LEBANON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
- 3) SECTION 403.4.Q - A PRELIMINARY GRADING PLAN, INCLUDING THE GRADES/ELEVATIONS OF ALL PROPOSED ROADS, FILLS, UTILITIES, BUILDINGS, STORMWATER MANAGEMENT, AND EROSION CONTROL FACILITIES.

SCALE: 1"=40'



ZONED "R-1" LOW DENSITY RESIDENTIAL DISTRICT

PUBLIC WATER & PUBLIC SEWER				
	SINGLE FAMILY RESIDENTIAL	RESIDUAL LOT	LOT #1	LOT #2
<u>LOT REQUIREMENTS</u>				
MINIMUM LOT AREA	15,000 SQ.FT.	59,621 SQ.FT. 1.3687 ACRES	25,698 SQ.FT. 0.5899 ACRES	28,050 SQ.FT. 0.6439 ACRES
MINIMUM LOT WIDTH	110'	271.22	110'	147.49'
MAXIMUM LOT COVERAGE	30%	8.24%	N / A	N / A
FRONT YARD	40'	55.27'	40'	40'
REAR YARD	25'	43.41'	25'	25'
EACH SIDE	15'	27.62'	15'	15'
<u>GENERAL REQUIREMENTS</u>				
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				



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

	EXISTING BOUNDARY LINE AND CORNERS
	EXISTING ADJOINER LINE
	EXISTING EDGE OF PAVEMENT AND CURB LINE
	EXISTING RIGHT-OF-WAY
	EXISTING BUILDING SETBACK LINE
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING WATERLINE
	EXISTING CONTOURS
	EXISTING SOILS
	EXISTING SIDEWALK/CONCRETE
	EXISTING UTILITY POLE
	IRON PIN FOUND

PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TWO BUILDING LOTS: LOT #1 CONTAINING: 0.5899 ACRES AND LOT #2 CONTAINING: 0.6439 ACRES, FROM EXISTING LANDS OF MICHAEL P. MEAGHER UPI # 27-2342888/379976 DEED: 2333-6858, CONTAINING: 2.6025 ACRES (NET), RESULTING IN A RESIDUE TRACT OF 1.3687 ACRES (NET). NO IMPROVEMENTS ARE PROPOSED AS A PART OF THIS PLAN.

PRELIMINARY MAJOR SUBDIVISION PLAN

FOR
MICHAEL P. MEAGHER



MATTHEW & HOCKLEY
ASSOCIATES — ENGINEERING

LEY
REVEALING

PREPARED FOR OWB
MICHAEL P. MEAG
MAILING ADDRESS
1571 NORTH 7TH ST
LEBANON, PA 17040
SITE ADDRESS:
835 KIMMERLINGS RD
LEBANON, PA 17040
(717) PHONE
SOURCE OF TITLE

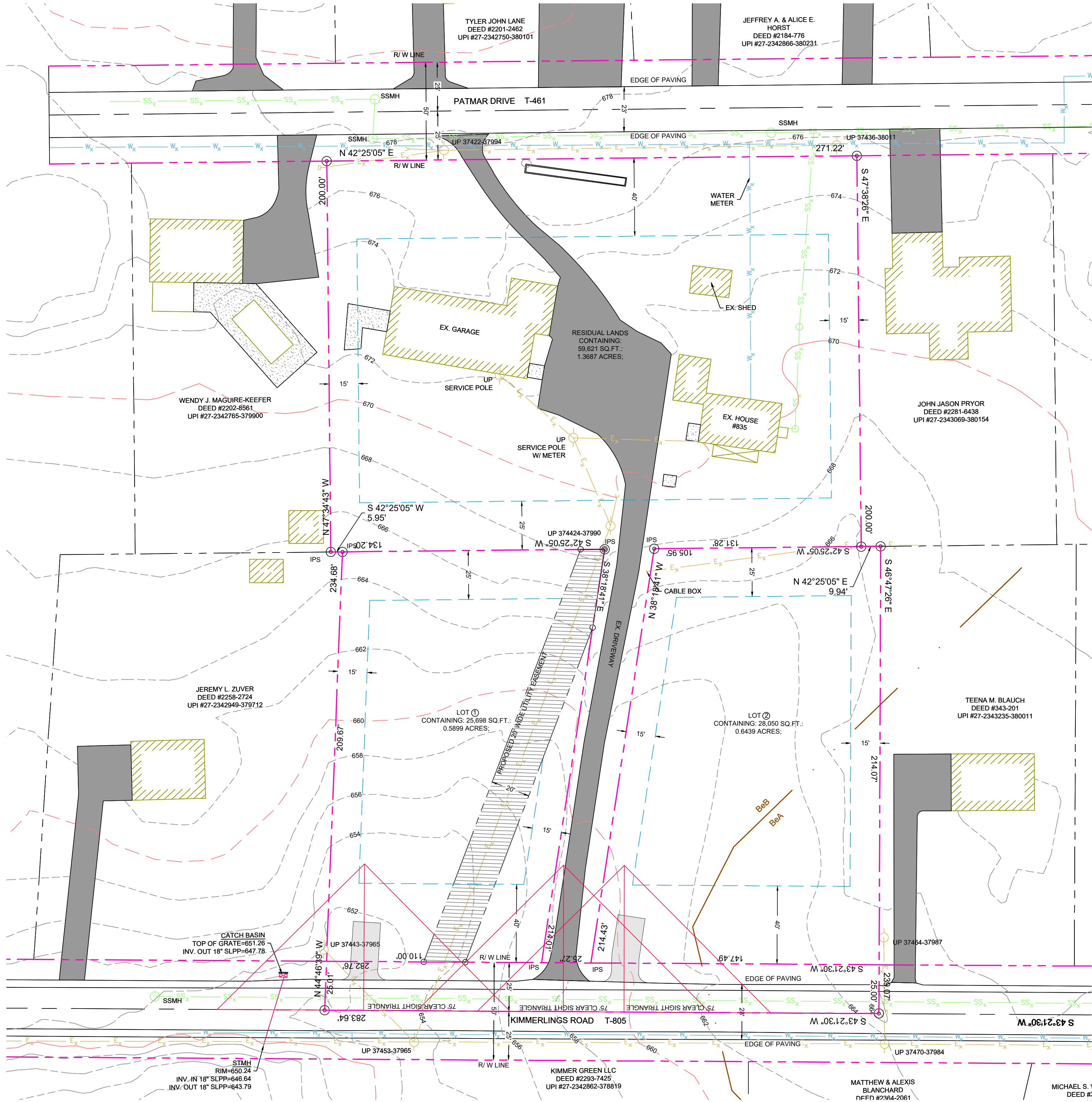
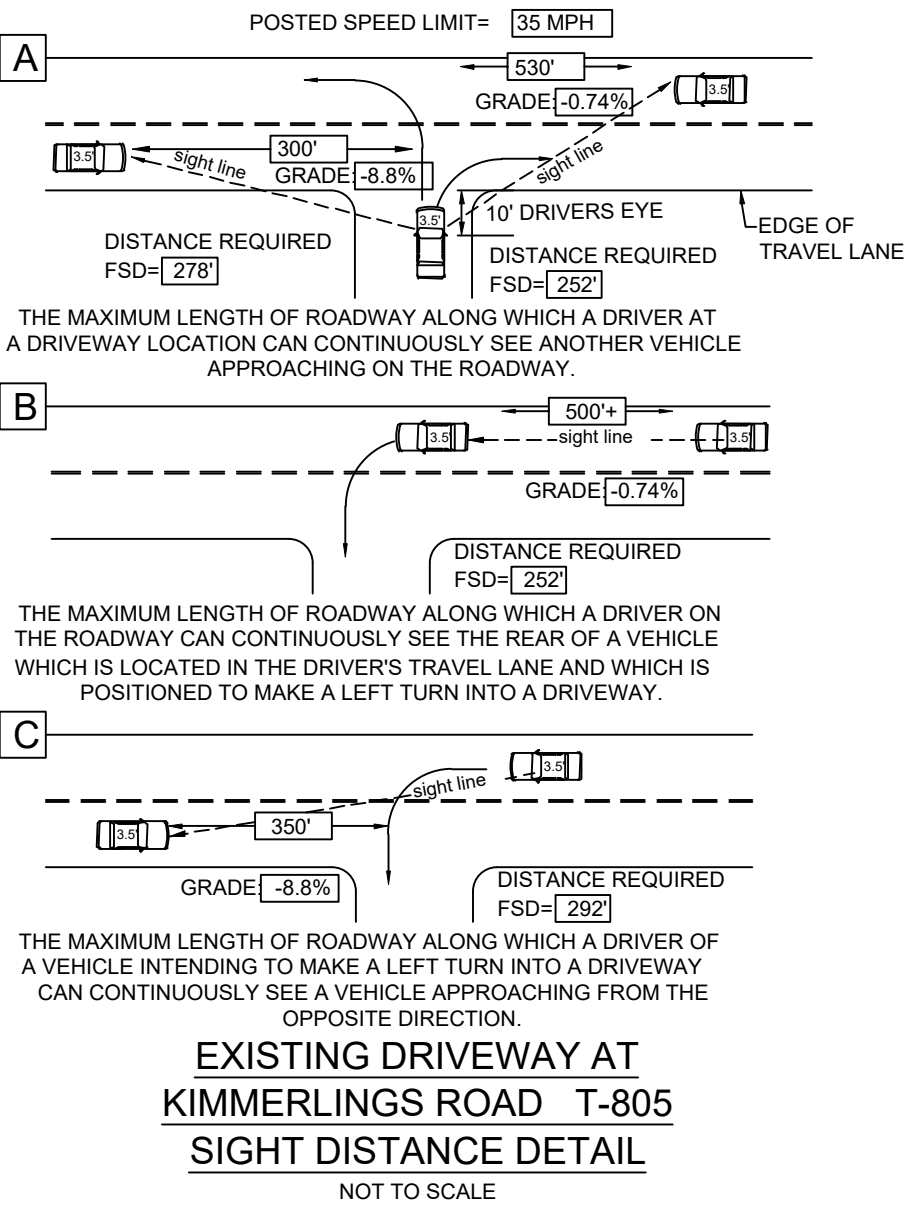
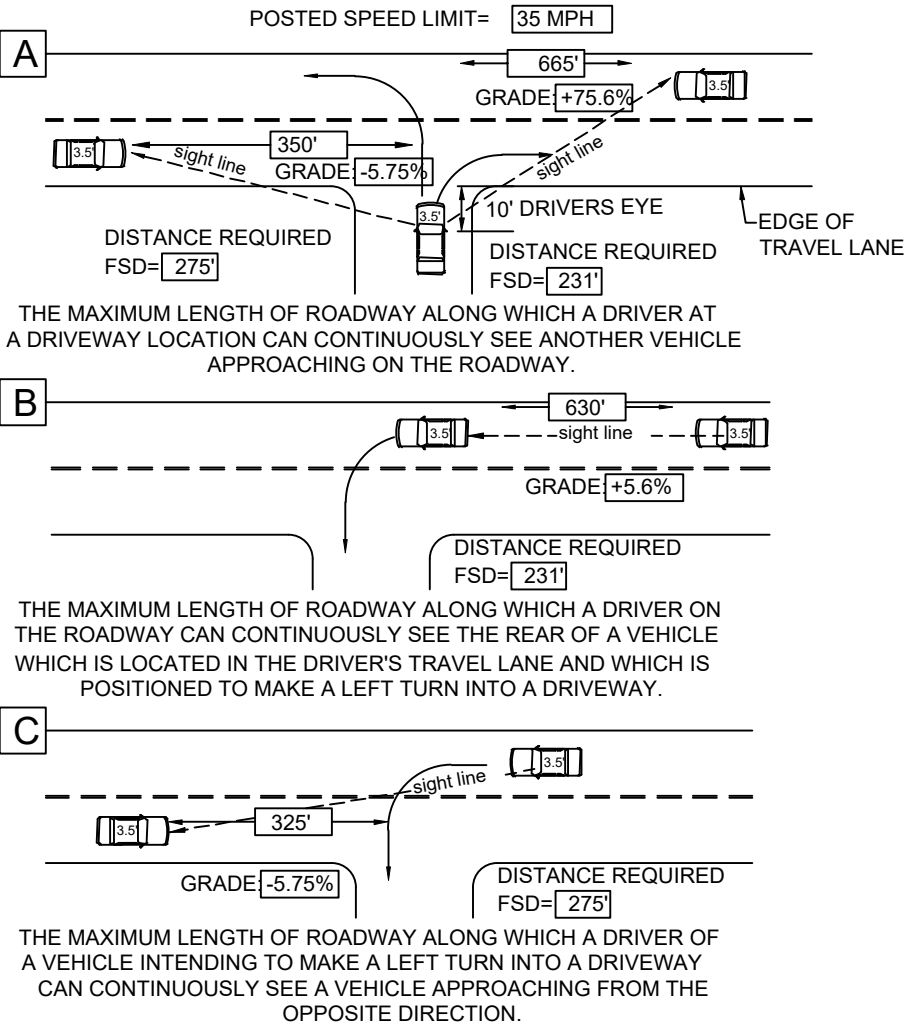
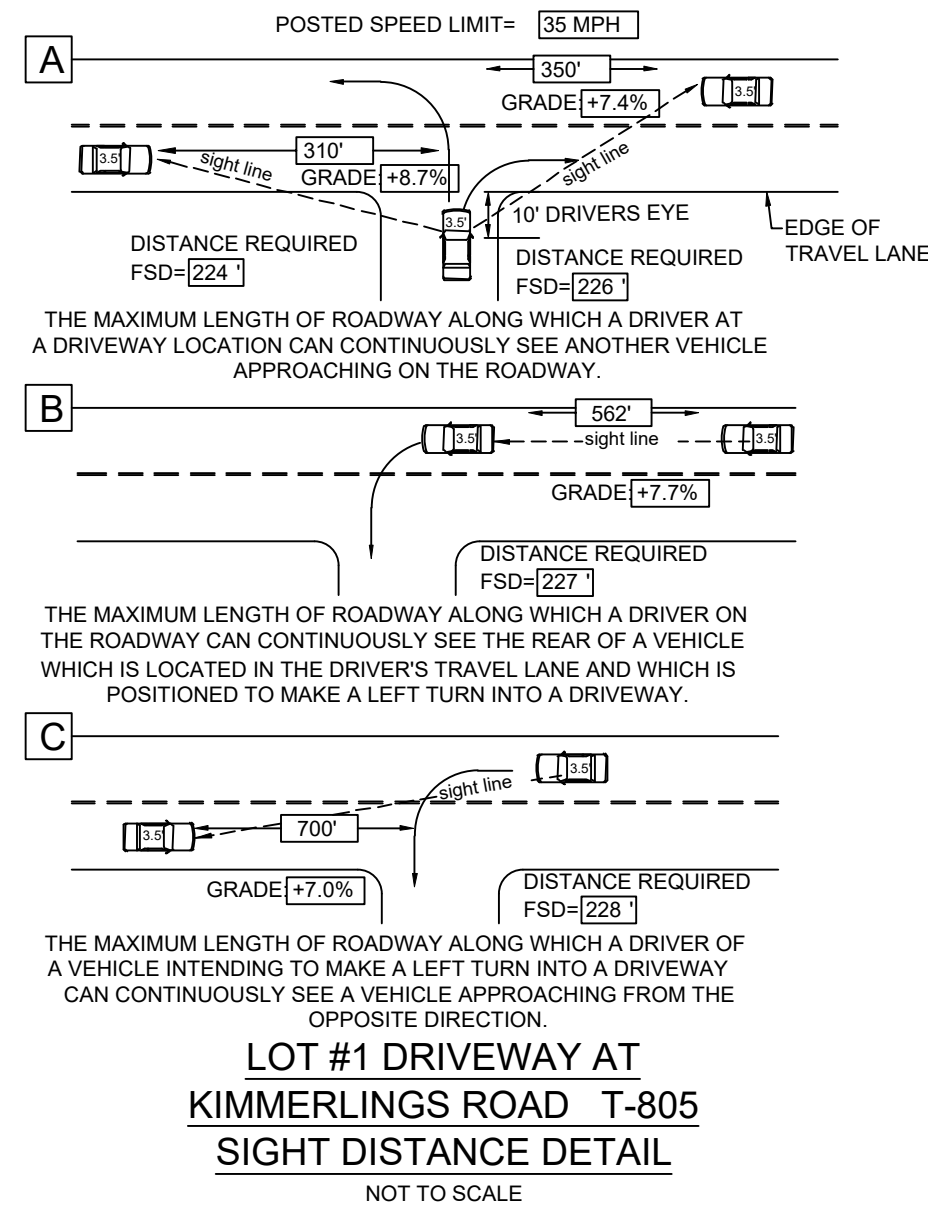
DATE: DECEMBER 2, 2025

DRAWN BY: A. NEY	SCALE: AS SHOWN
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DRAWING: ME6 -SUB

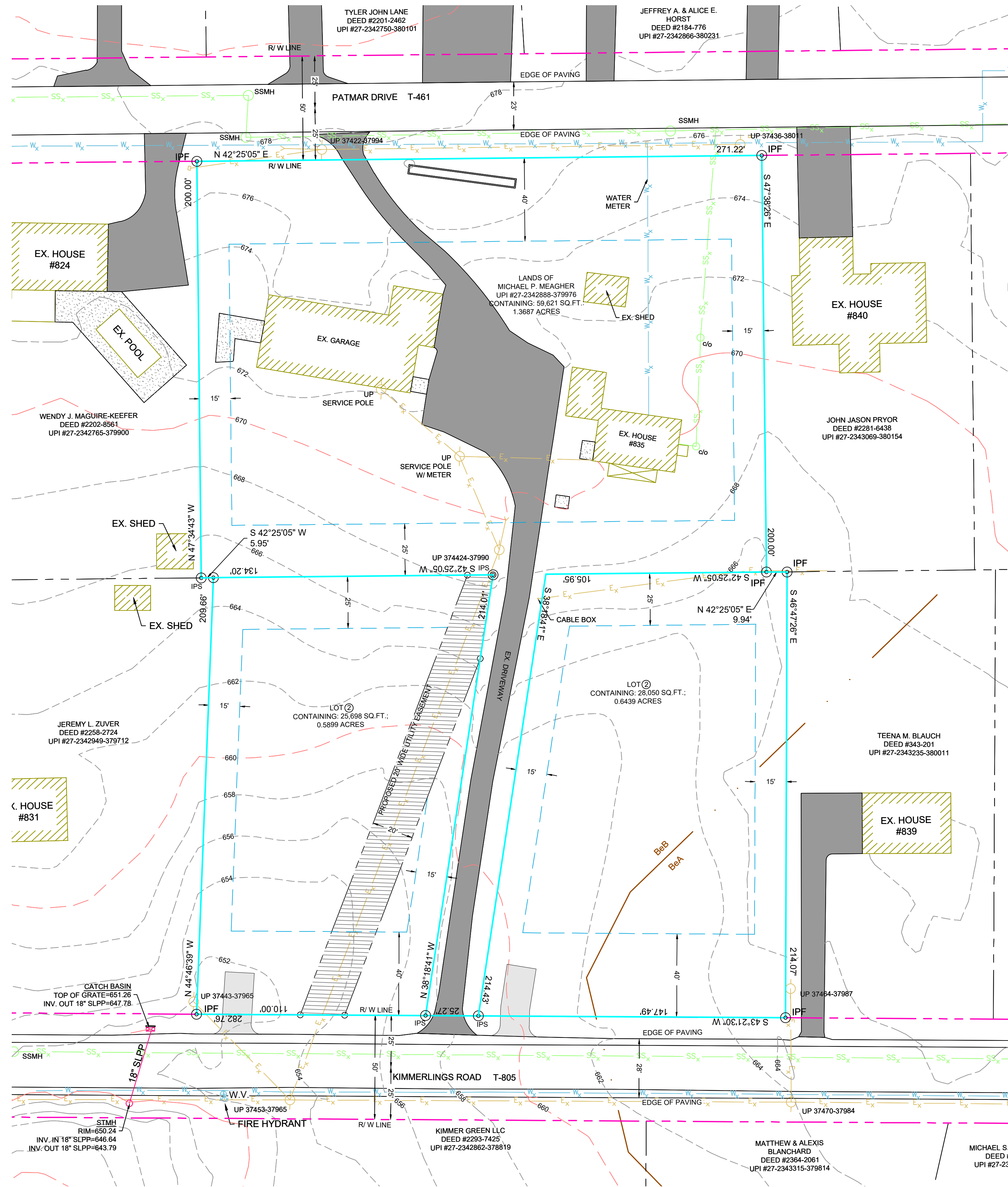
SHEET 1 OF 3

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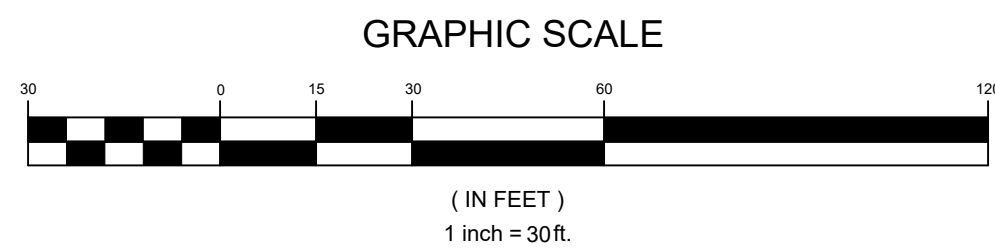


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RESULTING CONDITIONS
SCALE: 1"=30'



- LEGEND
EXISTING FEATURES
- IRON PIN
 - CONC. MONUMENT
 - CLEAN OUT
 - MANHOLE
 - HEADWALL
 - GATE VALVE
 - 100' MAJOR
 - SOIL TYPE
 - BOUNDARY LINE AND CORNERS
 - EXISTING ADJOINER LINE
 - EXISTING EDGE OF PAVEMENT AND CURB LINE
 - RIGHT-OF-WAY
 - BUILDING SETBACK
 - EXISTING SEWER
 - EXISTING STORMWATER
 - EXISTING WATERLINE
 - FIRE HYDRANT
 - EXISTING CONTOURS
 - EXISTING SOILS
 - EXISTING SIDEWALK/CONCRETE
 - UTILITY POLE
 - IRON PIN FOUND
 - IRON PIN TO BE SET

PRELIMINARY MAJOR SUBDIVISION PLAN

FOR
MICHAEL P. MEAGHER
SITUATED IN
NORTH LEBANON TOWNSHIP LEBANON COUNTY, PA.

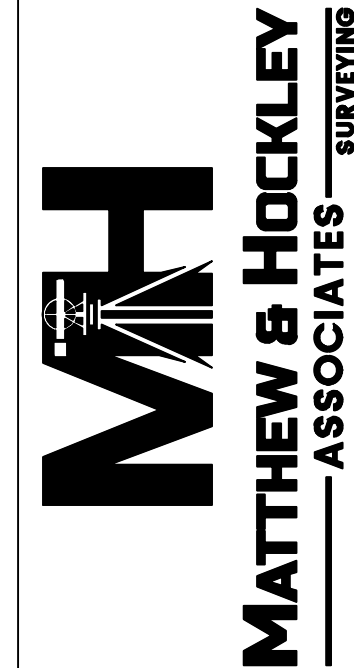
PREPARED FOR OWNER
MICHAEL P. MEAGHER

MAILING ADDRESS:
1571 NORTH 7TH STREET
LEBANON, PA 17046

SITE ADDRESS:
KIMMERLINGS ROAD
LEBANON, PA 17046

(717) PHONE

602 CORNWALL ROAD
LEBANON, PA 17042
PHONE: (717) 272-3028
www.m-hsurveyors.com



DATE:	DECEMBER 2, 2025
DRAWN BY:	A. NEY
SCALE:	AS SHOWN
DRAWING:	ME6 -SUB
SHEET	3 OF 3