

Lot 24 Residual Lot Waiver

As of the date of this plot plan recording, the Residual Land shown hereon is and shall be dedicated for the express purpose of Agricultural and Silvicultural use. No portion of the residual land has been approved by Forks Township or DEP for the installation of sewage disposal facilities. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the subdivision described herein in accordance with the PA sewage facilities Act (35 PS sections 750.1 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 property should contact appropriate officials of Forks Township which is charged with administering the sewage facilities act to determine what sewage facilities planning is required, and the procedure and requirements for obtaining appropriate permits and approvals.

This subdivision proposes 3 new lots between SR 87 and Loyalsock Creek. The residual land will have 2 areas, 1 located at the northern end of Tonetta Lane (Lot 24W) and the other on the eastern side of SR 87 (Lot 24E). The residual land has no soils testing as no development is proposed as part of the subdivision. The proposed lots (25, 26 & 27) have all had sewage testing performed. Lot 25 will be accessed from SR 87, no access to Baumunks is permitted as a condition of this approval. Lots 26 & 27 will be accessed from SR 87 via a shared driveway. A letter of consistency has been provided by PennDOT. No development or disturbance is planned within the Floodway or in or around and streams.

LOT 25 ACCESS NOTE

Lot 25 Is To Be Only Accessed From SR 87. No Access Or Use Of Baumunks Lane Is Implied, Granted Or Permitted As Part Of This Subdivision.

General Notes

Tax Parcel Numbers 07-075-0001  
Landowner: FORKS 87, LLC  
Source Of Title: 202202421  
Property Address: SR 87 South Forksville, PA 18616 (Vacant, No Address)  
Owner Correspondence Address: 10 Alexander Drive Muncy, PA 17756

FEMA Flood Hazard Areas Are Shown From FEMA Metadata. Reference Is Made To FIRM Map # 42113C0182C, March 3, 2014. No elevations were established by this survey.

Individual owners of lots must apply to Forks Township for a sewage permit prior to the installation or construction of any on lot sewage disposal system.

In granting the approval of this plan the Sullivan County Planning Commission has not certified or guaranteed the feasibility of the installation of any type of well or sewage disposal system on any lot shown on this plat.

Contours shown are derived from PASDA Metadata and may not represent a current topographic survey.

Reference is made to a subdivision plan prepared by Leroy Shaylor dated July 25, 1974 and recorded at survey file # 32.

Reference is made to a subdivision plans recorded at Sub-Div #. 89-31, 00-29, and 18-05.

Loyalsock Creek is listed a navigable stream de jure, "by law".

By graphic plotting only, the National Wetland Inventory maps indicated an area of freshwater forested shrub wetland. This area is shown at the southwestern corner of Lot 24W, west of Tonetta Lane. No field delineation was performed.

Lot 24, Tract 1 and Tract 2 shall be considered as one for subdivision, assessment and permitting purposes.

SEWAGE NOTE

The Reserved Area for Sewage Disposal, containing 1,500 sf is reserved for Sewage Disposal only and no activity which would render these areas unusable for Sewage purposes may occur. This includes but is not limited to the placement of Buildings, Driveways, Swimming pools, Garages, parking Areas, Paving for any purposes or anything that may alter the Natural Soil Surface. No Well or Water Supply may be placed within 100' of this reserved area.

Test Pits 5 & 6 were inadvertently dug in the First Energy electric powerline right of way and can not be utilized.

WELL DRILLING NOTE

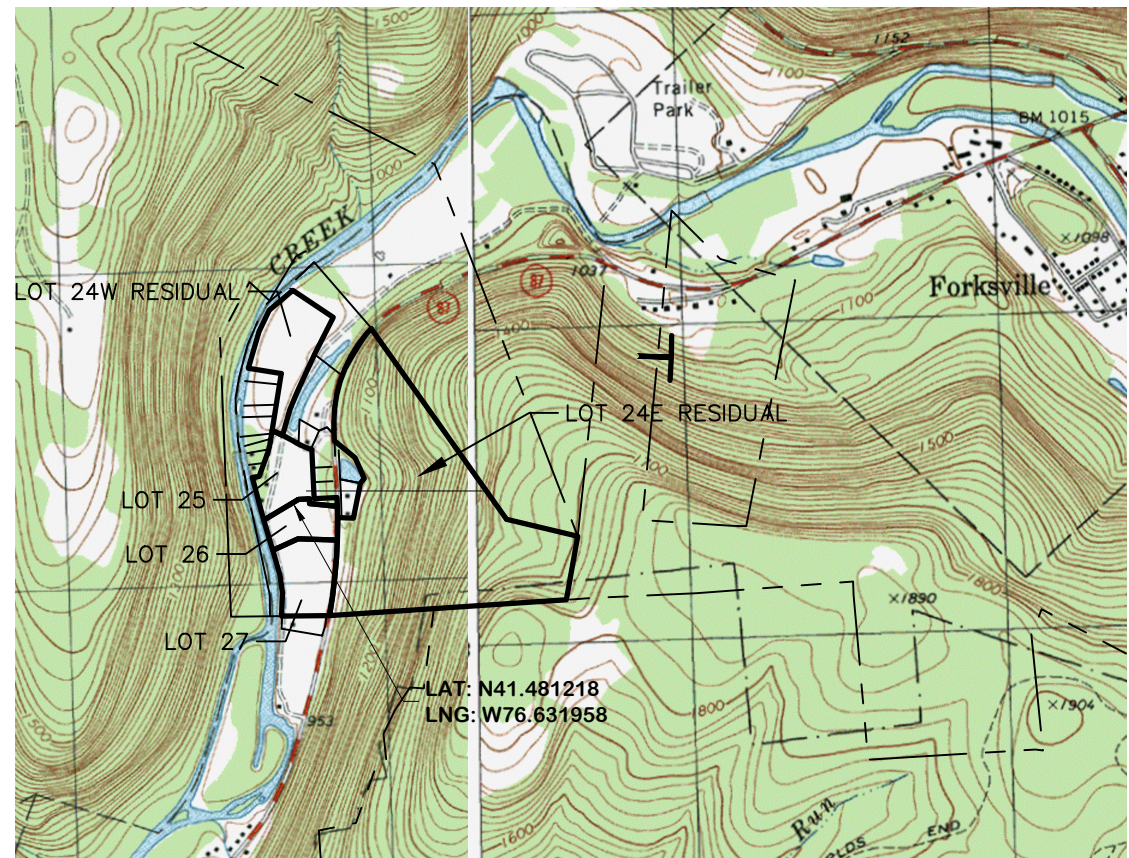
Placement of well drilling will be restricted to those areas outside the 100' area around the reserved sewage area. This area of Well Drilling has been defined in order to minimize the impact of any Septic Sewage Area.

Soils Legend

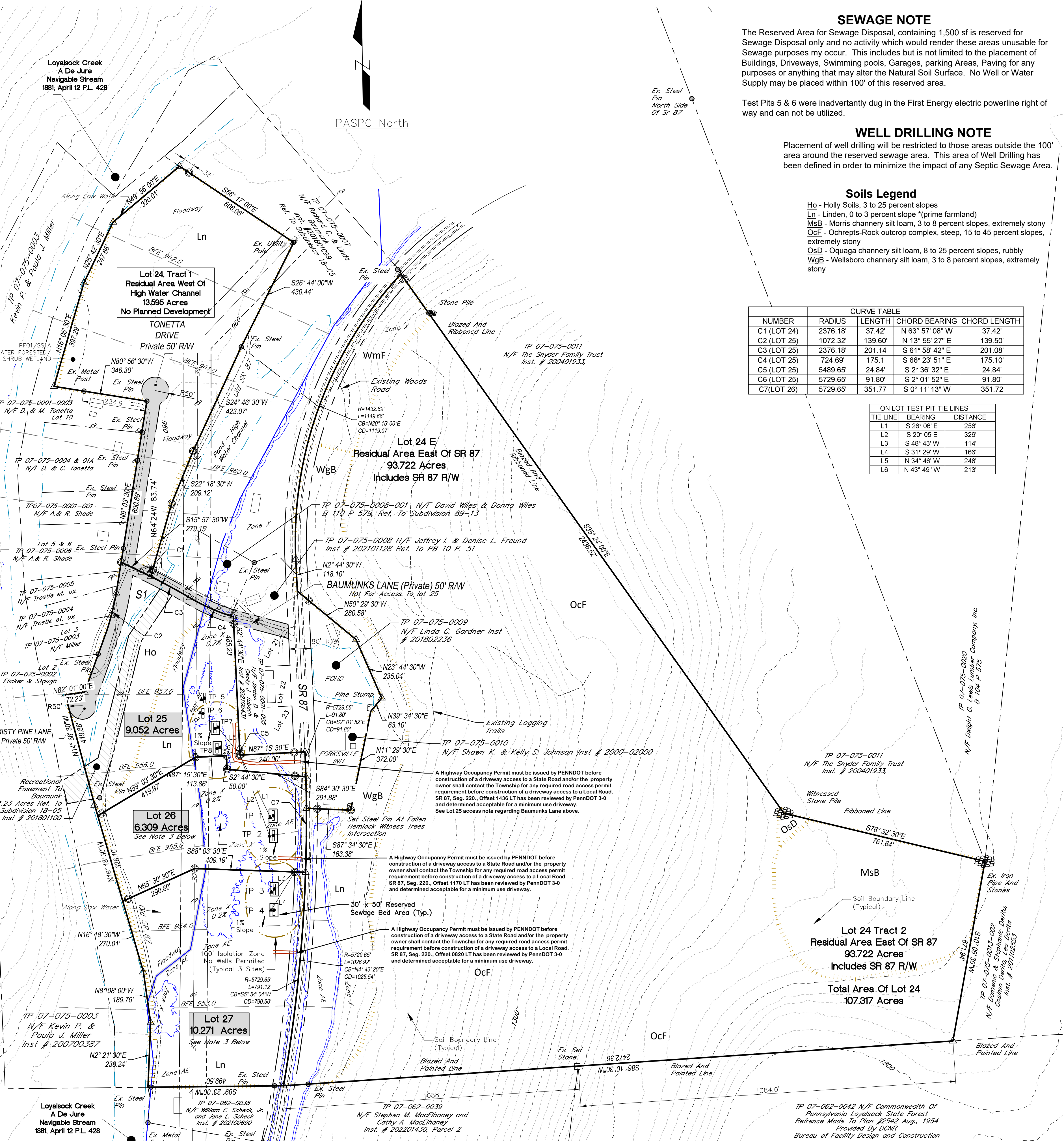
Ho - Holly Soils, 3 to 25 percent slopes  
Ln - Linden, 0 to 3 percent slope \*(prime farmland)  
MsB - Morris channery silt loam, 3 to 8 percent slopes, extremely stony  
OcF - Ochrepts-Rock outcrop complex, steep, 15 to 45 percent slopes, extremely stony  
OsD - Oquaga channery silt loam, 8 to 25 percent slopes, rubbly  
WgB - Wellsboro channery silt loam, 3 to 8 percent slopes, extremely stony

CURVE TABLE				
NUMBER	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1 (LOT 24)	2376.18'	37.42'	N 63° 57' 08" W	37.42'
C2 (LOT 25)	1072.32'	139.60'	N 13° 55' 27" E	139.50'
C3 (LOT 25)	2376.18'	201.14'	S 61° 58' 42" E	201.08'
C4 (LOT 25)	724.69'	175.1'	S 66° 23' 51" E	175.10'
C5 (LOT 25)	5489.65'	24.84'	S 2° 36' 32" E	24.84'
C6 (LOT 25)	5729.65'	91.80'	S 2° 01' 52" E	91.80'
C7 (LOT 26)	5729.65'	351.77'	S 0° 11' 13" W	351.72'

ON LOT TEST PIT TIE LINES		
TIE LINE	BEARING	DISTANCE
L1	S 26° 08' E	256'
L2	S 20° 05' E	326'
L3	S 48° 43' W	114'
L4	S 31° 29' W	166'
L5	N 34° 46' W	248'
L6	N 43° 49' W	213'



Location Map 1" = 2,000'



NOTES:

- 1.) No fill is to be placed in the FLOODWAY ZONE. None is planned as part of this subdivision
- 2.) No work, development or earth disturbance is permitted within any stream bed or bank without first obtaining proper permits from PADEP. None is planned as part of this subdivision.
- 3.) Should Lots 26 & 27 be developed with a shared driveway, the 2 lots will be considered as one development / earth disturbance area. Should the 2 lots propose a total area of earth disturbance of more than 1 acre, an NPDES permit will be required.

Owner Certification

Adam Alexander

Certify That I Am An Equitable Owner Of Tax Parcel 07-075-0001, The Land Hereon Being Subdivided, And That This Plan Represents My Intentions For The Property.

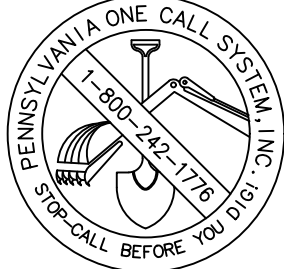
Signature and Date

Legend

Existing Feature	Ex. Steel Pin
Contour	
Well	W
Septic	S
Right Of Way	---
Electric Line	---
Woods Line	---
Existing Monument	---
Set Steel Pin	○
Point	△
Storm Pipe	---

CALL BEFORE YOU DIG !!  
PENNSYLVANIA LAW REQUIRES  
(3) WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND  
(10) WORKING DAYS IN DESIGN STAGE  
--- STOP & CALL

Pennsylvania One Call System, Inc.  
1-800-242-1776

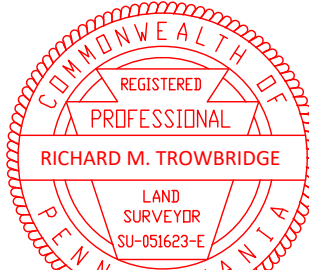


Building setbacks shall conform to the requirements of the Forks Twp. land use permit & Sullivan Co. SALDO  
Front Yard - 25' From R/W line  
or 50' From centerline of road  
Side Yard - 10'  
Rear yard - 10'  
Minimum Lot Size - 40,000 SF  
Minimum Width - 100'

STORMWATER NOTE

S1 - As Of July 9, 2024, A 42' Steel Pipe Has Been Installed Under Baumunks Lane At The Unnamed Tributary. The Existing Gravel Road Is 13' Wide And The Pipe Is 20' Long

I, Richard M. Trowbridge, Do Hereby Certify To Forks 87, LLC, That In My Professional Opinion, The Survey And Plan Shown Hereon Are True And Accurate. This Certification is Given Solely To Forks 87, LLC, Unless Otherwise Stated. This Survey Does Not Constitute A Title Search.



RICHARD M. TROWBRIDGE, P.L.S. DATE  
No. SU-051623-E

REVISIONS

DATE	REVISION
7-2-24	county comments from March 10, 2024
2-18-25	driveway notes and revision

JOB #:

2022-001 Alexander

DATE:

March 14, 2024

SCALE:

1" = 200'

DESIGN BY:

CHECK BY:

DRAWN BY:

Prepared By:

Richard M. Trowbridge, P.L.S.

1351 St. Davids Road  
Williamsport, PA 17701  
570-505-2518 tbridgeps@comcast.net

PROJECT: PRELIMINARY/FINAL SUBDIVISION PLAN

Tax Parcel 07-075-0001

Lands Of FORKS 87, LLC

LOCATION:

SR 87

Forks Township, Sullivan County

Commonwealth Of Pennsylvania

SHEET:

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