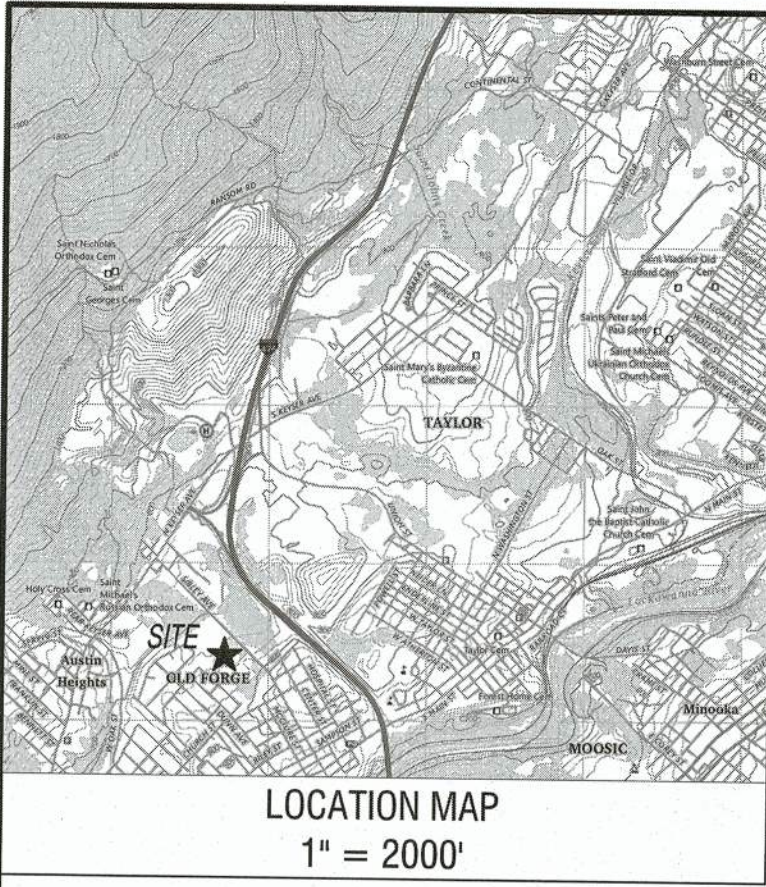


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Date Printed: Nov 21, 2025, 3:52pm



ZONING:

DISTRICT: R-1 = LOW DENSITY RESIDENTIAL

MINIMUM LOT AREA: 9,000 Sq.Ft
MINIMUM LOT WIDTH: 80 FEET
MINIMUM LOT DEPTH: 100 FEET
MINIMUM YARDS/SETBACKS:
FRONT = 25 FEET
REAR = 30 FEET
SIDE YARD = 10 FEET (EACH)
MAX. BUILDING HEIGHT: 2.5 STORIES OR 35 FEET
MAX. BUILDING COVERAGE: 35%

DISTRICT: C-2 = HIGHWAY COMMERCIAL

MINIMUM LOT AREA: 40,000 Sq.Ft
MINIMUM LOT WIDTH: 100 FEET
MINIMUM LOT DEPTH: 250 FEET
MINIMUM YARDS/SETBACKS:
FRONT = 100 FEET
REAR = 50 FEET
SIDE YARD = 40 FEET
MAX. BUILDING HEIGHT: 2.0 STORIES OR 35 FEET
MAX. BUILDING COVERAGE: 25%

GENERAL NOTES:

- UNLESS NOTED, ALL PROPERTY CORNERS HAVE BEEN MARKED WITH A NO. 5 REBAR.
- THERE ARE NO IMPROVEMENTS TO BE OFFERED FOR PUBLIC DEDICATION.
- ALL LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE RULES AND REGULATIONS CONTAINED IN THE OLD FORGE BOROUGH ZONING ORDINANCE.
- HIGHWAY OCCUPANCY PERMITS ARE REQUIRED FOR ACCESS TO STATE ROADS UNDER THE JURISDICTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT TO THE STATE HIGHWAY LAW (PL 1242, NO. 428 & 420) AND FOR ACCESS TO ROADS UNDER THE JURISDICTION OF OLD FORGE BOROUGH PURSUANT TO OLD FORGE BOROUGH ROAD ENCROACHMENT ORDINANCE.
- THE IMPROVEMENT AND MAINTENANCE OF ANY MINIMUM ACCESS STREET SHALL BE THE SOLE RESPONSIBILITY OF THOSE PERSONS BEFITTING FROM THE USE THEREOF.
- MINIMAL FLOOD RISK AS IDENTIFIED ON COMMUNITY PANEL NO. 42069 0213 D BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP WITH A DATE OF IDENTIFICATION OF AUGUST 5, 2020 IN THE BOROUGH OF OLD FORGE, LACKAWANNA COUNTY, STATE OF PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE LAND AREA OF THE PROPERTY IS SITUATED.
- ACCORDING TO THE U.S. FISH & WILDLIFE SERVICE'S WETLANDS MAPPER: THE SUBJECT PARCEL IS NOT AFFECTED.
- UTILITIES:
 - SEWAGE: LLYSA (PUBLIC SERVICE)
 - ELECTRIC: PP&L ELECTRIC (PUBLIC SERVICE)
 - TELEPHONE: VERIZON (PUBLIC SERVICE)
 - WATER: PAWC (PUBLIC SERVICE)
- SURVEY IS BASED ON CURRENT DEED OF RECORD. NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
- ZONING BOUNDARY LINE FOR C-3, C-2, AND R-1 WAS APPROVED BY OLD FORGE BOROUGH ON SEPTEMBER 19, 2002, IN A PLAN TITLED REQUEST FOR ZONING CHANGE OF: FORGE ESTATES, AND RECORDED IN MAP BOOK 6AM, ON PAGE 3989.

PROPERTY SYNOPSIS:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE REMAINING LANDS OF FORGE ESTATES, LTD.
THE TOTAL 18.89 ACRES OF LAND WILL BE SUBDIVIDED INTO 2 LOTS.

- LOT 1: 9.49 ACRES (413,600.09 SQ.FT) RESIDES IN THE C-2 DISTRICT.
LOT 2: 9.40 ACRES (409,374.96 SQ.FT) RESIDES IN THE R-1 DISTRICT.

LOT 1 & LOT 2 ARE SUBJECT TO 20 FOOT WIDE SEWER EASEMENT.
LOT 2 IS SUBJECT TO A 20 FOOT WIDE STORMWATER EASEMENT AND A 36" EXISTING STORM LINE.
LOT 2 SHALL ACCESS FROM THE UNOPENED PORTION OF CHURCH STREET, OR BY THE 50' WIDE ACCESS ROAD BETWEEN LOTS 39 & 40, FOR WHICH WAS ITS INTENDED USE.

OWNER INFO:

FORGE ESTATES, LTD.
10 TANYA DRIVE
OLD FORGE, PA 18618
(570) 562-1424

TAX. ID. 165.20-030-002
DEED BOOK 1260, PAGE 190
AREA = 18.89 ACRES (822,975.05 SQ.FT)

OWNER STATEMENT:

THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE RECORD OWNERS OF THE LAND SHOWN ON THIS FINAL PLAN AND THAT THEY DO HEREBY CONSENT TO THE SUBDIVISION OF SAID LAND IN A MANNER SHOWN HEREON.

OWNERS SIGNATURE: [Signature]
OWNERS SIGNATURE: [Signature]

STATE OF PENNSYLVANIA
COUNTY OF LACKAWANNA

ON THIS, THE 8th DAY OF December, A.D. 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Ann Marie Emmerich & Edward H. Casey

KNOWN TO ME, (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSED THEREIN CONTAINED.

IN WITNESS THEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY SEAL AND SIGNATURE: [Signature]

Commonwealth of Pennsylvania - Notary Seal
Susan Lynn Pringle, Notary Public
Lackawanna County
My commission expires August 21, 2027
Commission number 1435389
Member, Pennsylvania Association of Notaries

OLD FORGE BOROUGH PLANNING COMMISSION RECOMMENDED APPROVAL	
<u>[Signature]</u> PLANNING COMMISSION CHAIRMAN	12-17-25 DATE
<u>[Signature]</u> PLANNING COMMISSION SECRETARY	12-17-25 DATE
DATE	
OLD FORGE BOROUGH COUNCIL APPROVAL	
<u>[Signature]</u> COUNCIL PRESIDENT	12.16.25 DATE
<u>[Signature]</u> COUNCIL SECRETARY	12/16/25 DATE
DATE	

SURVEYOR'S CERTIFICATION

I, MICHAEL P. DUDDY, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME ON AUGUST 18, 2025; THAT ALL MARKERS SHOWN THEREON ACTUALLY EXIST THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS OF WAY OR EASEMENTS EXIST EXCEPT AS SHOWN HEREIN, I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE ALL OF THE REQUIREMENTS OF THIS ORDINANCE HAVE BEEN MET.

Michael P. Duddy, P.L.S.

12.21.2025
DATE:

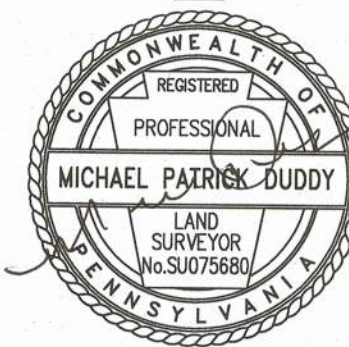
VALID ONLY IF THE EMBOSSED SEAL OF THE LICENSEE IS HEREUNTO AFFIXED

MICHAEL P. DUDDY P.L.S.
REGISTRATION NO. 30075680



1000 Dunham Drive
Dunmore, PA 18512
570-342-3101

labellapc.com



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FORGE ESTATES, LTD

MINOR SUBDIVISION

SIBLEY AVENUE, OLD FORGE
LACKAWANNA CO., PA 18518

1	10/30/2025	Planning Meeting & Engineer's Comments
NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2253038

DRAWN BY: TJH

REVIEWED BY: MPD

ISSUED FOR:

DATE: 09/22/2025

DRAWING NAME:

PRELIMINARY/FINAL
MINOR SUBDIVISION
- LANDS OF -
FORGE ESTATES, LTD

DRAWING NUMBER:

SV-1