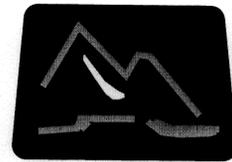


MAJOR SUBDIVISION FINAL PLAN HIDDEN FOREST PHASE 1

SECTION OF



EAGLE ROCK

OWNER/SUBDIVIDER

EAGLE ROCK RESORT CO.
1 COUNTRY CLUB DRIVE
HAZLE TOWNSHIP, PA 18202

STORMWATER MAINTENANCE NOTE:

EAGLE ROCK SHALL HAVE THE RIGHT TO REPAIR, REPLACE OR MAINTAIN ANY DRAINAGE FACILITIES SHOWN WITHIN THE EASEMENTS PROVIDED ON THE SUBJECT PROPERTY.

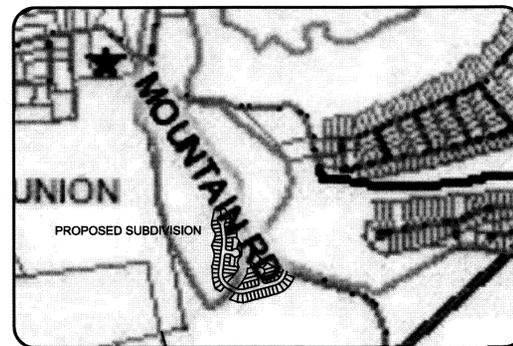
PREPARED BY:

BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
1713 CENTRE STREET ASHLAND, PA 17921
(570)-875-1018 (PHONE) (570)-875-1670 (FAX)



UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDON. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



LOCATION MAP
SCHUYLKILL COUNTY TAX MAPPING
1" = 1000'

MODIFICATIONS GRANTED AT THE APRIL 16, 2014

1. 1114.E.1 - The proposed turnaround of the cul-de-sac street should have a minimum paved radius of 50 feet and a minimum right of way of 60 feet.
The approved modification is to allow a minimum paved radius of 40' and a 50' right-way.
2. 1122.A - In accordance with a Pennsylvania Public Utility Commission order of July 8, 1970, all electric utility distribution lines shall be installed underground in subdivisions or land development of five (5) or more proposed dwelling units.
The proposed modification to defer to the PUC's ruling on a waiver request to allow overhead utilities.

DATE:
MAY 16, 2014
REVISED:
NOVEMBER 19, 2014

INDEX OF DRAWINGS

- 1 OF 13 • COVER SHEET
- 2 OF 13 • GENERAL NOTES/ LINE TABLES
- 3 OF 13 • KEY MAP
- 4 OF 13 • SUBDIVISION PLAN-1
- 5 OF 13 • SUBDIVISION PLAN-2
- 6 OF 13 • GRADING / UTILITY PLAN-1
- 7 OF 13 • GRADING / UTILITY PLAN-2
- 8 OF 13 • PROFILE ROAD PRIMROSE BOULEVARD / WHITE ASH DRIVE
- 9 OF 13 • PROFILE ROAD PRIMROSE BOULEVARD / LILAC LANE
- 10 OF 13 • CONSTRUCTION DETAILS-1
- 11 OF 13 • CONSTRUCTION DETAILS-2
- 12 OF 13 • INDIVIDUAL LOT CONTROL-1
- 13 OF 13 • INDIVIDUAL LOT CONTROL-2

RECORDER OF DEEDS

201500000901
Filed for Record in
SCHUYLKILL COUNTY, PA
ANN DUDISH, RECORDER OF DEEDS
01-23-2015 at 11:53 am
MAP OR SUBD 155.00

Page _____ of _____

201500000901
EAGLE ROCK HIDDEN FOREST PH 1
TO NORTH UNION TWP. FINAL
MAP BK 58 PG 515

I hereby CERTIFY that this document is recorded in the office of the Recorder of Deeds in and for the County of Schuylkill and Commonwealth of Pennsylvania

Ann Dudish
Ann Dudish
Recorder of Deeds

LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SOILS TYPE
	PROPOSED ELECTRIC
	PROPOSED SEWER
	PROPOSED WATER
	PROPOSED FIRE HYDRANT
	STORMWATER PIPE/OUTLET PROTECTION
	WINGED ENDWALL/HEADWALL
	FILTER FABRIC FENCING (SIZE)
	COMPOST SILT SOCK (SIZE)
	MINIMUM BLDG. SETBACK LINE
	PROPOSED IRON PIN TO BE SET
	PROPOSED STREET SIGN
	PROPOSED STOP SIGN
	PROPOSED CHECK DAM
	75' CLEAR SIGHT TRIANGLE
	APPROX. PROPOSED STREET LIGHT
	SOILS BOUNDARY
	RIPIARIAN BUFFER PER PADEP

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAT SHOWN AND DESCRIBED HERON AS WELL AS ALL DRAWINGS BEARING MY SEAL, ARE TRUE AND CORRECT AS TO ACCURACY AS REQUIRED BY THE COMMISSION AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND THAT THE PERIMETER MONUMENTS HAVE BEEN ACCURATELY PLACED AS REQUIRED.

SIGNED THIS 19th DAY OF NOVEMBER, 2014.



MICHAEL P. BRINKASH PLS, PE DATE: 11/19/2014
PA REGISTRATION NO. SU-056284-E
PA REGISTRATION NO. PE060680

OWNERS AFFIDAVIT:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF SCHUYLKILL

JANUARY 2015

ON THIS, THE 23 DAY OF JANUARY, 2015, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED DAN DURANGE WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT HE IS THE AGENT OF THE PROPERTY SHOWN ON THIS PLAN, THAT THIS PLAN WAS MADE AT HIS CONSENT, THAT HE ACKNOWLEDGED THE SAME TO BE HIS PLAN AND DESIRES IT TO BE RECORDED AS SUCH ACCORDING TO LAW.

Dan Durange

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Diane J. French, Notary Public
Hazle Twp., Luzerne County
My Commission Expires Dec. 16, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Diane J. French
12/10/18
NOTARY PUBLIC MY COMMISSION EXPIRES

SCHUYLKILL COUNTY PLANNING COMMISSION

APPROVED BY THE SCHUYLKILL COUNTY PLANNING COMMISSION THIS 23rd DAY OF January, 2014.

SIGNED *Susan A Smith, Director* CHAIRMAN

SIGNED _____ SECRETARY

UPI CERTIFICATION

CERTIFICATION OF PARCEL NUMBERS ONLY
DOES NOT CONSTITUTE
OR GUARANTEE THE
ACCURACY OF THE DOCUMENT
SCHUYLKILL COUNTY ASSESSMENT BUREAU

DEED REFERENCE
TAX ID NO

DB. 230, PG. 118
MAP ID: 19-06-0027.000
NORTH UNION TOWNSHIP

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE 73 SINGLE FAMILY RESIDENTIAL LOTS ON LANDS OWNED BY EAGLE ROCK RESORT CO.
- ALL PHYSICAL FEATURES AS SHOWN ON THIS PLAN ARE NOT SURVEYED WITH THE SAME DEGREE OF ACCURACY AS THE BOUNDARY LINES, THEREFORE; THEIR LOCATIONS ARE APPROXIMATE, AS SHOWN ON THIS PLAN.
- EROSION AND SEDIMENT CONTROL PLAN APPROVAL IS REQUIRED FROM THE COUNTY CONSERVATION DISTRICT.
- BRINKASH ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC OR THE CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO PURCHASING MATERIALS AND CONSTRUCTION. IN THE EVENT OF A DISCREPANCY OR INCONSISTENCY WITH THESE PLANS AND/OR MANUFACTURER'S SPECIFICATIONS, THE CONTRACTOR OR DEVELOPER SHOULD NOTIFY THE ENGINEER IMMEDIATELY TO COORDINATE RESOLUTION.
- ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408, AND CONSTRUCTION STANDARDS, PUBLICATION 72, UNLESS OTHERWISE NOTED.
- CULVERTS SHALL BE PLACED AT ALL LOW POINTS BE CLEARED OF DEBRIS AND PROVIDED WITH POSITIVE DRAINAGE.
- THE ENTIRE PUBLIC SEWAGE SYSTEM AND WATER SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
- SOILS INFORMATION OBTAINED FROM THE SCHUYLKILL COUNTY SOILS SURVEY, BRINKASH AND ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OF INFORMATION CONTAINED WITHIN SAID SOILS SURVEY.
- FINAL DESIGN OF THE SANITARY SEWER SYSTEM AND COMMUNITY WATER SYSTEM WILL BE PERFORMED BY OTHERS AND IS SUBJECT TO APPROVAL BY AQUA PENNSYLVANIA AND DEP WHERE APPLICABLE.
- THE EAGLE ROCK COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADS, STORMWATER FACILITIES AND OTHER PUBLIC IMPROVEMENTS.
- ALL ELECTRIC TELEPHONE AND OTHER UTILITIES SHALL BE INSTALLED OVERHEAD.
- EASEMENTS, 20' IN WIDTH SHALL BE CENTERED ON ALL PROPERTY LINES FOR SURFACE DRAINAGE AND UTILITY CONSTRUCTION. NO PERMANENT STRUCTURE SHALL BE PLACED WITHIN THE BUILDING SETBACKS ON ANY LOT, EXCEPT AS OTHERWISE SHOWN, THE EASEMENTS SHALL BE REDUCED TO SIX (6) FEET UPON CONSTRUCTION OF THE BUILDINGS ON THE AFFECTED LOTS.
- ALL STORMWATER PIPES SHALL BE THE SUBJECT OF A 20' EASEMENT CENTERED ON THE FINAL LOCATION OF THE PIPE.
- ALL OPEN SPACE TO BE MAINTAINED BY THE EAGLE ROCK COMMUNITY ASSOCIATION AND/OR THE DEVELOPER.
- THIS PLAN HAS BEEN SUBMITTED IN CONJUNCTION WITH A STORMWATER MANAGEMENT AND EROSION CONTROL REPORT. THE DEVELOPER/CONTRACTOR/ENGINEER SHALL REFERENCE THIS DOCUMENT FOR DRAINAGE PATTERNS AND MISC. SPECIFICATIONS.
- EACH LOT OWNER SHALL BE REQUIRED TO INSTALL ON-LOT SWM BMP AND DRIVEWAY CULVERT WHERE APPLICABLE IN ACCORDANCE WITH SPECIFICATIONS WITHIN THIS PLAN.
- ELECTRIC, CABLE TELEVISION, AND TELEPHONE SERVICE WILL BE INSTALLED OVERHEAD. POLE LOCATION WILL BE DETERMINED BY THE APPLICABLE UTILITY COMPANIES.
- FLARED END SECTIONS SHALL BE PROVIDED FOR ALL CULVERT PIPES.
- PHYSICAL FEATURES SHOWN ON THIS PLAN ARE COMBINATION OF AERIAL MAPPING AND FIELD SURVEY. OFFSITE PHYSICAL FEATURES SHOULD BE USED FOR REFERENCE ONLY. VERTICAL DATUM IN NAVD 88.
- PLEASE REFERENCE RECORD BOOK 3009 PAGE 12387 RECORDED IN THE LUZERNE COUNTY COURTHOUSE FOR ALL PROTECTIVE COVENANTS FOR EAGLE ROCK RESORT AND DEVELOPMENT.
- ALL LANDS NOT PROPOSED FOR LOTS OR RIGHT-OF-WAY SHALL REMAIN UNDER THE OWNERSHIP OF EAGLE ROCK RESORT COMPANY.
- PORTIONS OF SEVERAL OF THE PROPOSED LOTS CONTAIN SLOPES IN EXCESS OF 20%. ADEQUATE BUILDING AREAS ARE PROVIDED ON EACH LOT, HOWEVER, IN THE EVENT THE PROPERTY OWNERS CHOOSES TO LOCATE THE FUTURE HOUSE IN AN ALTERNATE LOCATION WITHIN THE LOT, SPECIAL PROVISIONS FOR CONSTRUCTION MAY BE REQUIRED TO ADEQUATELY ADDRESS THE STEEPER SLOPES. RETAINING WALLS AND EXPOSED BASEMENTS ARE EXAMPLES OF THESE TYPES OF PROVISIONS.
- THE BASIS OF BEARING FOR THE PHASE IS NAD 83 PA GRID NORTH.
- UTILITIES WILL BE INSTALLED IN ACCORDANCE WITH THE PUC REQUIREMENTS.
- WETLAND LOCATIONS ARE BASED ON A FIELD DELINEATION PERFORMED BY CLAUSER ENVIRONMENTAL LLC.
- BASED ON A REVIEW OF THE FLOOD INSURANCE RATE MAP OF NORTH UNION TOWNSHIP (COMMUNITY-PANEL NO. 422014 A REVISED SEPTEMBER 1, 1998) APPROXIMATE FLOOD BOUNDARY LINES AS SHOWN ON THIS PLAN WERE SCALED OFF OF EXISTING MAPPING. SEVERAL TRIBUTARIES THAT DO NOT HAVE A MAPPED FLOODPLAIN AS IT APPEARS BY CALCULATION THAT THE 100 YEAR STORM IS CONTAINED WITHIN THE BED AND BANK OF THESE TRIBUTARIES. PER PADEP, A 50' LINE IS SHOWN HEREON TO REPRESENT THE FLOODWAY IN ACCORDANCE WITH PA CODE TITLE 25 CHAPTER 105.
- ALL UNDEVELOPED LANDS WITHIN THE PROJECT AREA WILL REMAIN UNDER OWNERSHIP OF THE DEVELOPER, EAGLE ROCK RESORT CO. AT A FUTURE TIME THE DEVELOPER MAY DEDICATE PORTIONS OF THESE AREAS TO THE EAGLE ROCK COMMUNITY ASSOCIATION (ERCA); A SUBDIVISION PLAN MAY BE REQUIRED IN THE FUTURE IN ORDER TO CONVEY SUCH AREAS.
- STREET NAME AND TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH SECTION 1205.A OF THE SCHUYLKILL COUNTY SALDO.
- NO CURBS OR SIDEWALKS ARE PROPOSED WITH THIS SUBDIVISION
- ALL OPEN SPACE TO BE MAINTAINED BY THE EAGLE ROCK COMMUNITY ASSOCIATION AND/OR THE DEVELOPER.
- CLEAR SIGHT TRIANGLES ARE DEPICTED ON THE SUBDIVISION PLANS. ALL BRUSH AND TREES SHALL BE REMOVED IN THESE AREAS.
- THE SPEED LIMIT OF THE DEVELOPMENT IS 25 M.P.H. THIS SPEED IS POSTED AT THE ENTRANCES TO THE DEVELOPMENT.
- DRIVEWAYS SHALL BE IN ACCORDANCE WITH SECTION 1117 OF THE SCHUYLKILL CO. S.A.L.D.O.
- FIRE HYDRANTS SHALL MEET THE SPECIFICATIONS AND REQUIREMENTS OF THE NORTH UNION TOWNSHIP.
- HOUSE LIGHTING WILL BE PROVIDED IN THE FORM OF INDIVIDUAL LOT DUSK TO DAWN LIGHT POSTS IN ACCORDANCE WITH EAGLE ROCK'S COVENANTS AND RESTRICTIONS.
- THE PROPOSED DEVELOPMENT IS PRIVATE AND NO RIGHTS OF WAY ARE INTENDED FOR DEDICATION TO NORTH UNION TOWNSHIP.
- NO RIGHT OF WAY OR INFRASTRUCTURE IMPROVEMENTS ARE INTENDED FOR DEDICATION TO NORTH UNION TOWNSHIP.
- THE TOTAL LINEAR FOOTAGE OF ROADS IN 1940.01'

ZONING REQUIREMENTS FOR R-3 ZONING:

MIN. YARD SETBACKS FRONT - 5'
 REAR - 15'
 SIDE - 3' (EACH)

MIN. LOT WIDTH 25'
 MAX. BLDG. HEIGHT 35' (FOR WALK UP STRUCTURES)

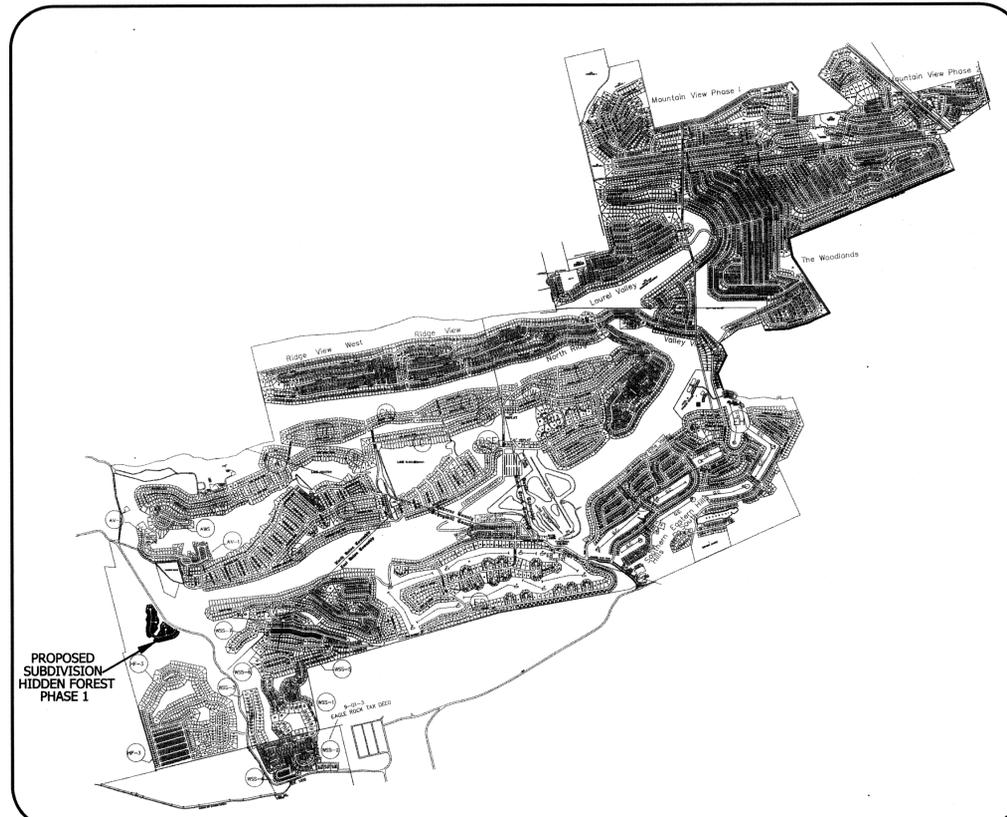
MAX. IMPERVIOUS COVERAGE 90%
 MAX. BLDG. COVERAGE 75%
 MIN. LOT SIZE 2,500 S.F. (W/ CENTRAL WATER AND SEWAGE)

SITE DATA :

NO. OF LOTS 73
 ZONING CLASSIFICATION R-3 RESIDENTIAL
 AREA OF PARENT TRACT 122.2 Acres
 TOTAL AREA OF SUBDIVISION 10.78 Acres
 RESIDUE AREA 111.42 Acres
 SEWAGE COMMUNITY
 WATER COMMUNITY
 DEED REFERENCE DB, 230, PG. 0118
 TAX ID NO. Map ID: 19-06-0027.000

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD	TANGENT
C1	39.38	125.00	18°03'08"	S29°19'24"W	39.22	19.86
C2	66.20	125.00	30°20'37"	S53°31'17"W	65.43	33.90
C3	14.10	125.00	6°27'46"	S71°55'28"W	14.09	7.06
C4	39.27	25.00	90°00'00"	N89°50'39"W	35.36	25.00
C5	33.65	50.00	38°33'31"	N55°52'36"E	33.02	17.49
C6	50.81	50.00	58°13'11"	N07°29'15"E	48.65	27.84
C7	25.73	50.00	29°29'17"	N36°21'59"W	25.45	13.16
C8	35.46	50.00	40°38'08"	N71°25'41"W	34.72	18.51
C9	25.72	50.00	29°28'02"	S73°31'14"W	25.43	13.15
C10	26.55	50.00	30°25'12"	S43°34'37"W	26.24	13.59
C11	31.79	50.00	36°25'58"	S10°09'02"W	31.26	16.46
C12	5.92	50.00	6°48'42"	S11°27'18"E	5.91	2.96
C13	39.27	25.00	90°00'00"	S30°09'21"W	35.36	25.00
C14	0.88	160.00	0°18'01"	S75°18'53"W	0.89	0.44
C15	89.71	160.00	32°07'36"	N88°27'49"W	88.54	46.07
C16	76.31	150.00	29°08'58"	N35°17'33"W	75.49	39.00
C17	64.65	150.00	24°41'47"	N08°22'11"W	64.16	32.84
C18	8.07	150.00	3°04'53"	N05°31'09"E	8.07	4.03
C19	39.27	25.00	90°00'00"	N52°03'36"E	35.36	25.00
C20	21.03	25.00	48°11'23"	S58°50'43"E	20.41	11.18
C21	31.87	50.00	36°31'25"	S53°00'44"E	31.34	16.50
C22	88.72	50.00	101°39'57"	N57°53'34"E	77.53	61.38
C23	71.08	50.00	81°27'18"	N33°40'03"W	65.25	43.05
C24	49.51	50.00	56°44'05"	S77°14'15"W	47.51	27.00
C25	15.07	25.00	34°32'24"	S66°08'25"W	14.84	7.77
C26	5.96	25.00	13°38'59"	N89°45'54"W	5.94	2.99
C27	39.27	25.00	90°00'00"	N37°56'24"W	35.36	25.00
C28	9.72	225.00	2°28'27"	N05°49'22"E	9.72	4.86
C29	46.75	225.00	11°54'18"	N01°22'00"W	46.67	23.46
C30	21.03	25.00	48°11'23"	N16°46'32"E	20.41	11.18
C31	48.78	50.00	55°53'48"	S12°55'19"W	46.87	26.53
C32	71.81	50.00	82°17'35"	N56°10'22"W	65.80	43.69
C33	74.90	50.00	85°49'45"	S39°45'58"W	68.09	46.49
C34	45.69	50.00	52°21'38"	S29°19'44"E	44.12	24.58
C35	5.51	25.00	12°37'53"	S49°11'36"E	5.50	2.77
C36	15.52	25.00	35°33'30"	S25°05'55"E	15.27	8.02
C38	43.92	175.00	14°22'45"	S00°07'47"E	43.80	22.08
C39	18.68	200.00	5°21'09"	S04°23'01"W	18.68	9.35
C40	45.00	200.00	12°53'30"	S04°44'18"E	44.91	22.60
C41	45.00	200.00	12°53'30"	S17°37'48"E	44.91	22.60
C42	45.00	200.00	12°53'30"	S30°31'18"E	44.91	22.60
C43	45.00	200.00	12°53'30"	S43°24'47"E	44.91	22.60
C44	42.54	210.00	11°36'28"	S75°30'43"E	42.47	21.35
C45	45.09	210.00	12°18'05"	S87°28'00"E	45.00	22.63
C46	41.15	210.00	11°13'36"	N80°46'10"E	41.08	20.64
C47	10.07	175.00	3°17'50"	N73°30'26"E	10.07	5.04
C48	45.00	175.00	14°44'00"	N64°29'31"E	44.88	22.62
C49	45.00	175.00	14°44'00"	N49°45'31"E	44.88	22.62
C50	12.35	175.00	4°02'33"	N40°22'15"E	12.34	6.18
C51	20.65	175.00	6°45'35"	N34°58'11"E	20.63	10.34
C52	34.49	175.00	11°17'33"	N25°56'37"E	34.44	17.30



GENERAL USE TRACT MAP
 1"=2500'

RESPONSIBILITY FOR MAINTENANCE AND REPLACEMENT OF FAILED BMP'S

THE EAGLE ROCK COMMUNITY ASSOCIATION (ERCA) WILL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF THE STORM WATER DETENTION AREAS INCLUDING SWALE AREAS, FOREBAYS, PIPES AND ALL COMMUNITY BMP'S. IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO MAINTAIN THE DRYWELL AND RAINGARDEN SYSTEMS.

IN THE EVENT THAT ANY OF THE PROPOSED BMP'S FAIL AS DESIGNED OR AS CONSTRUCTED FOR ANY REASON, THE DEVELOPER AND THEIR HEIRS AND ASSIGNS SHALL BE RESPONSIBLE FOR REPLACEMENT IN ACCORDANCE WITH THE POST CONSTRUCTION STORMWATER MANAGEMENT PLANS. IN THE EVENT THAT DIFFERING SITE CONDITIONS AND/OR THE UNSUITABILITY OF DESIGNED BMP'S FOR THE FIELD CONDITION EXISTS, THE DEVELOPER AND THEIR HEIRS AND ASSIGNS MUST PRESENT AN ALTERNATIVE DESIGN FOR APPROVAL BY THE APPROPRIATE AGENCIES CONSISTENT WITH THE INTENT OF THIS POST CONSTRUCTION STORMWATER PLAN.

I, MICHAEL P. BRINKASH PLS, PE, HAVE PREPARED AND HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF SCHUYLKILL CO. SUBDIVISION, LAND DEVELOPMENT, AND STORMWATER ORDINANCE.

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAT SHOWN AND DESCRIBED HEREON AS WELL AS ALL DRAWINGS BEARING MY SEAL, ARE TRUE AND CORRECT AS TO ACCURACY AS REQUIRED BY THE COMMISSION, AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND THAT THE PERMETER MONUMENTS HAVE BEEN ACCURATELY PLACED AS REQUIRED.

SIGNED THIS 19th DAY OF NOVEMBER, 2014.

LINE TABLE

LINE	LENGTH	BEARING
L1	10.51	S20°17'50"W
L2	12.01	S38°20'58"W
L3	20.82	S82°56'24"E
L4	12.01	N38°20'58"E
L5	10.51	N20°17'50"E
L6	3.36	S37°49'43"W
L7	4.11	N75°09'21"E



MICHAEL P. BRINKASH PLS, PE DATE: 11/19/14
 PA REGISTRATION NO. SU-056284-E
 PA REGISTRATION NO. PE906680

PROJECT NUMBER:

DATE: 5/16/14	BY: P.J.M.	DESIGNED BY: M.P.B.
SURVEY FILE:	DWG. FILE:	
NO.	DESCRIPTION OF REVISION	DATE
1	COUNTY 6/18/14 REVIEW LETTER	11/19/14



BRINKASH ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 1713 CENTRE STREET ASHLAND, PA 17921
 (570)-875-1018 (PHONE) (570)-875-1670 (FAX)

MAJOR SUBDIVISION FINAL PLAN
 GENERAL NOTES / LINE TABLES
 HIDDEN FOREST PHASE 1
 SECTION OF
 EAGLE ROCK
 NORTH UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

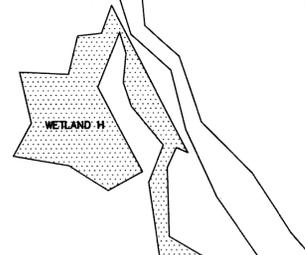
100 75 50 25 0 50 100 150

HORIZONTAL GRAPHIC SCALE
(1"=50')



LITTLE CREEK RUN
BRAINED SYSTEM
NO-CWF CH. 83

LITTLE CREEK RUN
BRAINED SYSTEM
NO-CWF CH. 83



WETLAND H

PROJECT NUMBER:

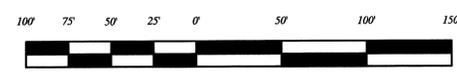
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MAJOR SUBDIVISION FINAL PLAN
 SUBDIVISION PLAN-1
HIDDEN FOREST PHASE 1
 SECTION OF
EAGLE ROCK
 NORTH UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

SHEET
4 OF 13



HORIZONTAL GRAPHIC SCALE
(1"=50')



PROJECT NUMBER:

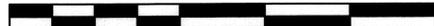
DATE: 6/18/14	BY: P.J.M.	DESIGNED BY: M.P.B.	NO.	11/19/14
SURVEY FILE:	DWG. FILE:		DESCRIPTION OF REVISION	DATE



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MAJOR SUBDIVISION FINAL PLAN
 SUBDIVISION PLAN-2
HIDDEN FOREST PHASE 1
 SECTION OF
EAGLE ROCK
 NORTH UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

100 75 50 25 0 50 100 150



HORIZONTAL GRAPHIC SCALE
(1"=50')



PROJECT NUMBER:

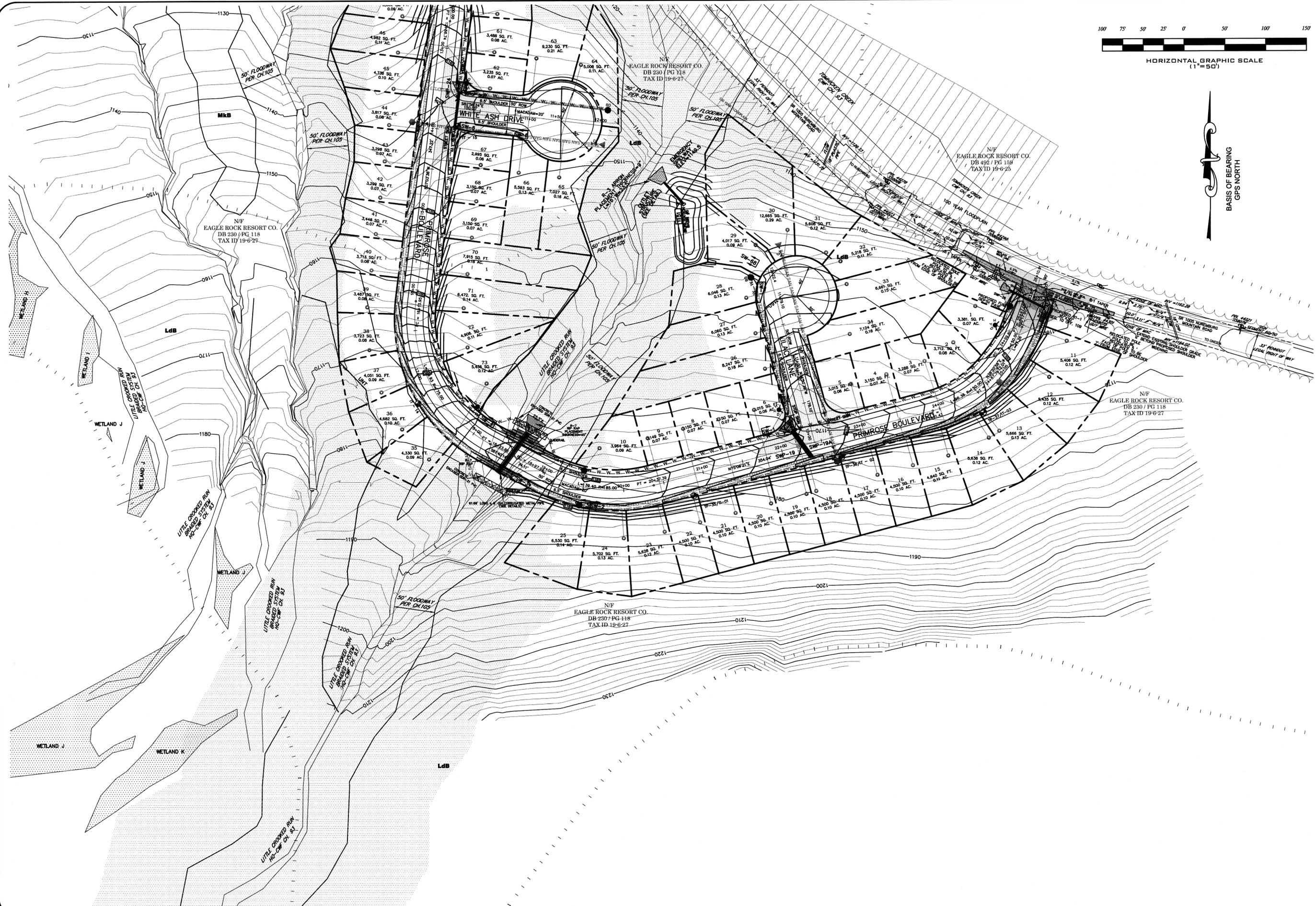
DATE: 5/16/14	BY: P.J.M.	DESIGNED BY: M.P.B.	
SURVEY FILE:	DWG. FILE:		
NO.	1	COUNTY 6/18/14 REVIEW LETTER	11/19/14
		DESCRIPTION OF REVISION	DATE



BRINKASH ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 1713 CENTRE STREET ASHLAND, PA 17921
 (570)-875-1018 (PHONE) (570)-875-1670 (FAX)

MAJOR SUBDIVISION FINAL PLAN
 GRADING/UTILITY PLAN-1
HIDDEN FOREST PHASE 1
 SECTION OF
EAGLE ROCK
 NORTH UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

SHEET
6 OF 13



HORIZONTAL GRAPHIC SCALE
(1"=50')



PROJECT NUMBER:

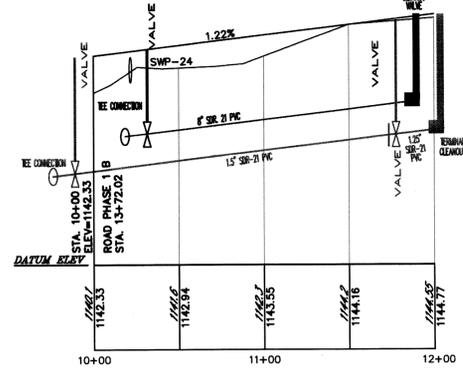
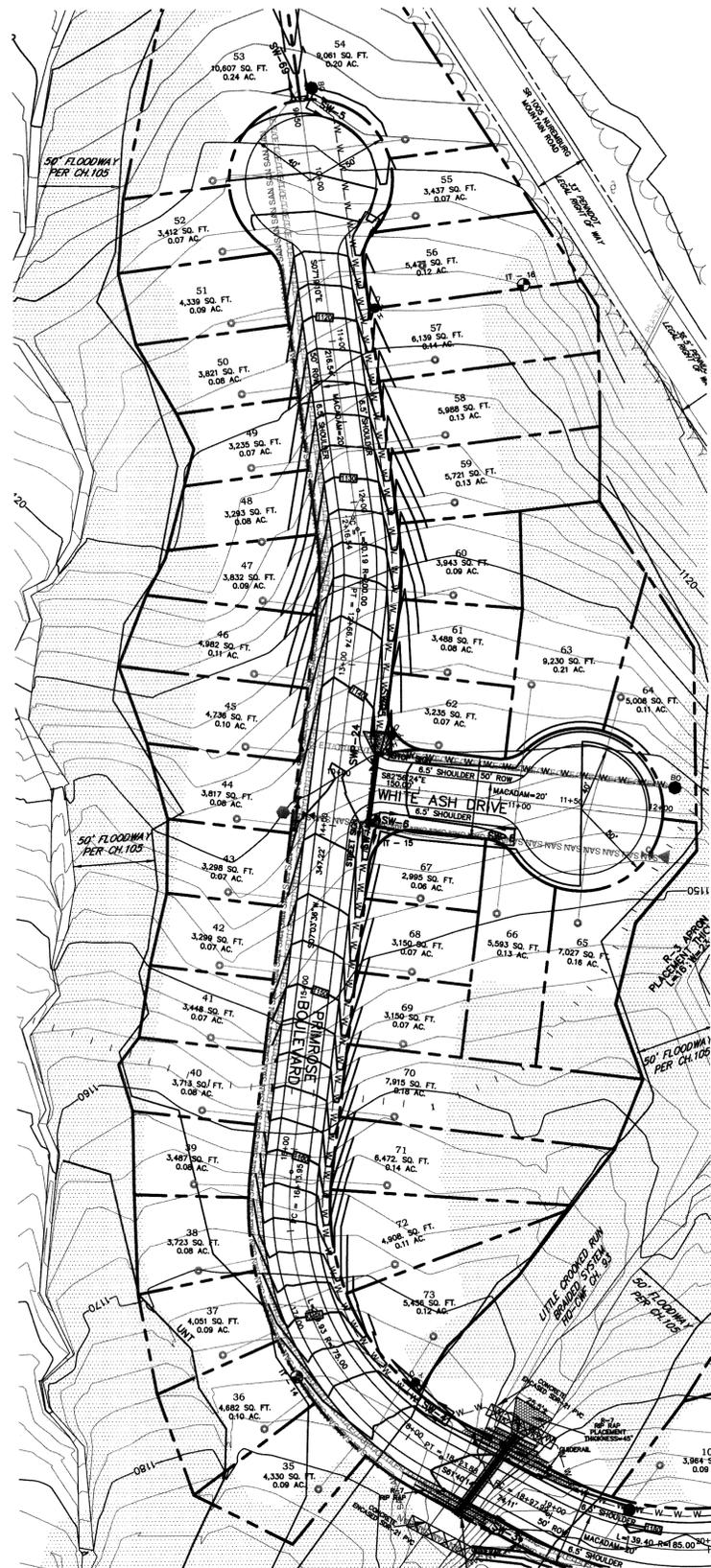
DATE: 5/16/14	BY: P.J.M.	DESIGNED BY: M.P.B.	NO.	1	NO.	1	DATE	11/19/14
SURVEY FILE:		DWG. FILE:		COUNTY 6/18/14 REVIEW LETTER		DESCRIPTION OF REVISION		



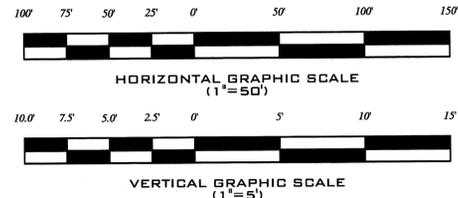
BRINKASH ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 1713 CENTRE STREET ASHLAND, PA 17921
 (570)-875-1018 (PHONE) (570)-875-1670 (FAX)

MAJOR SUBDIVISION FINAL PLAN
 GRADING/UTILITY PLAN-2
HIDDEN FOREST PHASE 1
 SECTION OF
EAGLE ROCK
 NORTH UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

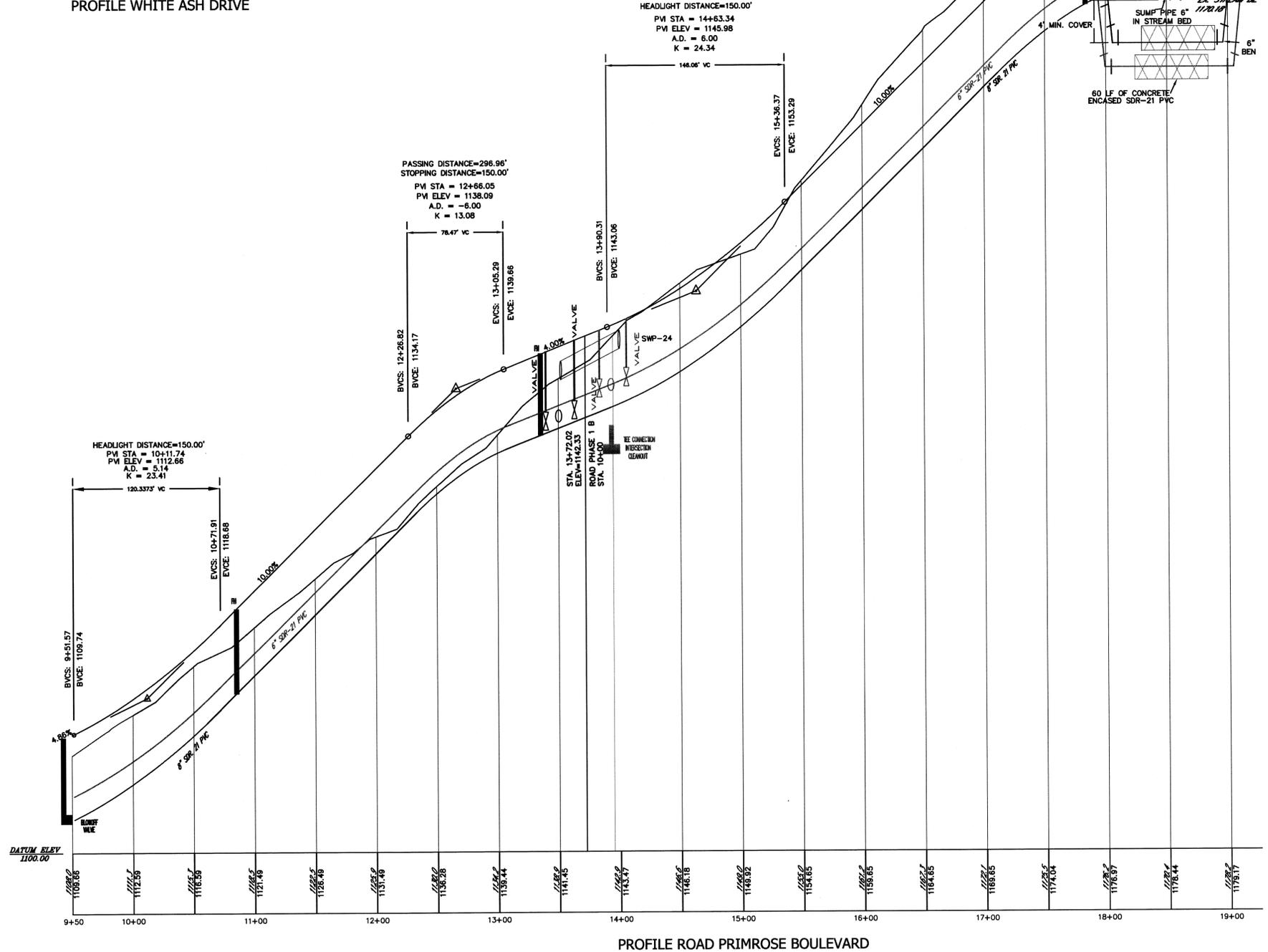
SHEET
7 OF 13



PROFILE WHITE ASH DRIVE



BASIS OF BEARING
GPS NORTH



PROFILE ROAD PRIMROSE BOULEVARD

PASSING DISTANCE=253.93'
STOPPING DISTANCE=150.47'
PVI STA = 17+77.11
PVI ELEV = 1177.36
A.D. = -8.52
K = 17.01

HEADLIGHT DISTANCE=150.00'
PVI STA = 14+63.34
PVI ELEV = 1145.98
A.D. = 6.00
K = 24.34

PASSING DISTANCE=296.96'
STOPPING DISTANCE=150.00'
PVI STA = 12+66.05
PVI ELEV = 1138.09
A.D. = -6.00
K = 13.08

HEADLIGHT DISTANCE=150.00'
PVI STA = 10+11.74
PVI ELEV = 1112.66
A.D. = 5.14
K = 23.41

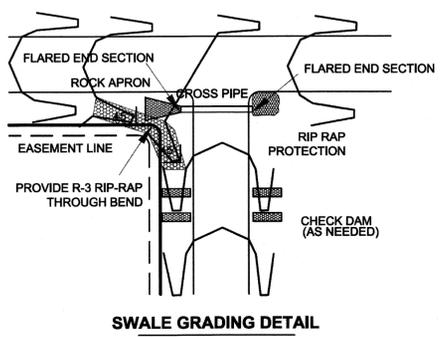
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DATE: 5/16/14	BY: P.J.M.	DESIGNED BY: M.P.B.
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NO. 1	COUNTY: 6/18/14	REVIEW LETTER DATE: 11/19/14
		DESCRIPTION OF REVISION:

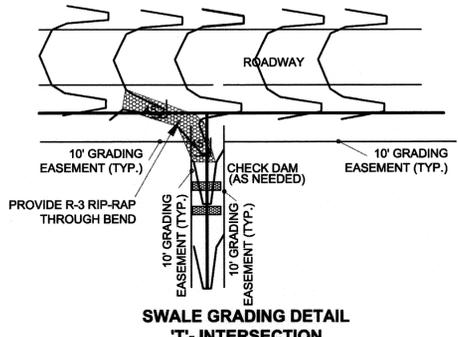


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1713 CENTRE STREET ASHLAND, PA 17921
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MAJOR SUBDIVISION FINAL PLAN
PROFILE ROAD PRIMROSE BOULEVARD / WHITE ASH DRIVE
HIDDEN FOREST PHASE 1
SECTION OF
EAGLE ROCK
NORTH UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

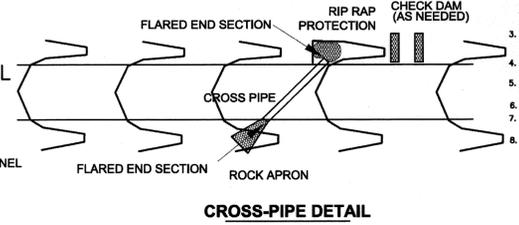
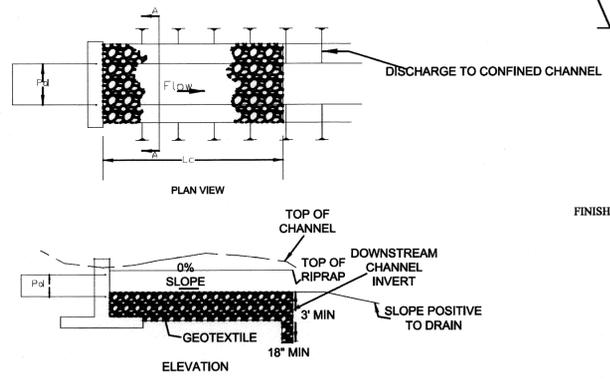


SWALE GRADING DETAIL

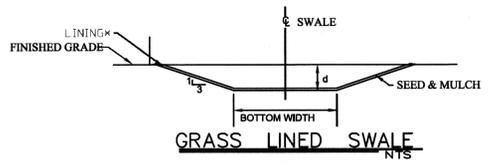


T- INTERSECTION SWALE GRADING DETAIL

STANDARD CONSTRUCTION DETAIL #9-3
RIPRAP APRON AT OUTLET PIPE TO AN EXISTING CHANNEL

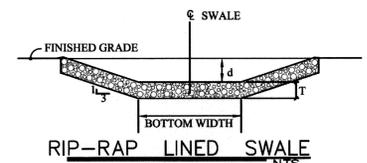
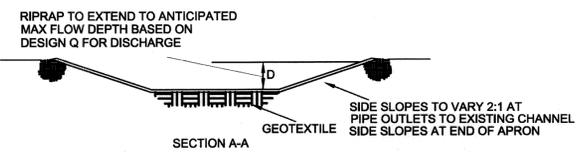


CROSS-PIPE DETAIL



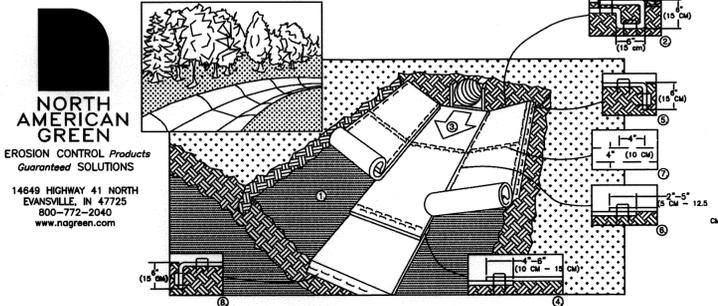
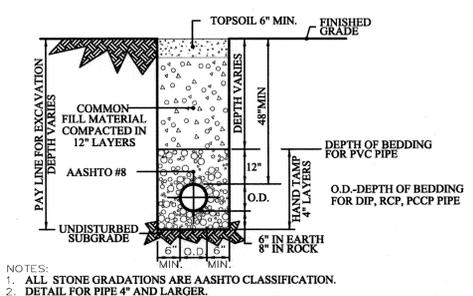
GRASS LINED SWALE

* See Manufacturer's Lining Installation Detail for Staple Patterns, and Vegetation Stabilization Specifications for Soil Amendments, Seed Mixtures, and Mulching Information.



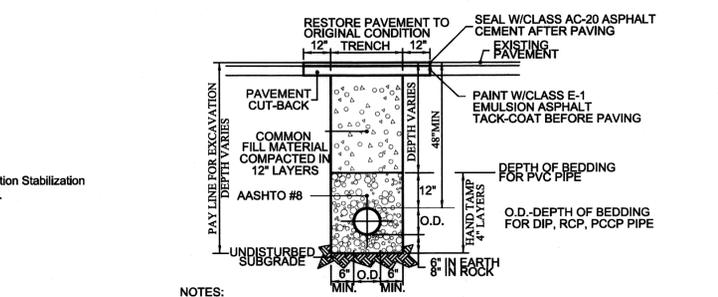
RIP-RAP LINED SWALE

TRENCH DETAIL FOR EARTH IN RIGHTS-OF-WAY



- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 - BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP' EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF A RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) ACROSS THE WIDTH OF THE RECP'S.
 - ROLL CENTER RECP'S IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 - PLACE CONSECUTIVE RECP'S END OVER END (SHINGLE STYLE) WITH A 4" - 6" (10 CM - 15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER TO SECURE RECP'S.
 - FULL LENGTH ROSE OF RECP'S AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 - ADJACENT RECP'S MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) (DEPENDS ON RECP'S TYPE) AND STAPLED.
 - IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M - 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
 - THE TERMINAL END OF THE RECP'S MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP'S.

- CRITICAL POINTS:
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES
- NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP'S.



TRENCH DETAIL FOR STREETS IN RIGHTS-OF-WAY

RIP-RAP GRADATION, FILTER BLANKET REQUIREMENTS, MAXIMUM VELOCITIES

CLASS. SIZE NO. ROCK SIZE (INCHES)	PERCENT PASSING (SQUARE OPENINGS)					
	R-8	R-7	R-6	R-5	R-4	R-3
42	100					
30		100				
24	15-50		100			
18		15-50		100		
15	0-15		15-50		100	
12		0-15		15-50		100
9			0-15		15-50	100
6				0-15		15-50
4					0-15	
3						15-50
2						
NOMINAL FACEMENT (INCHES)	63	45	36	27	18	9
FILTER STONE	AASHTO #1	AASHTO #1	AASHTO #1	AASHTO #3	AASHTO #3	AASHTO #57
V _{max} (FT/SEC)	17.0	14.5	13.0	11.5	9.0	6.5

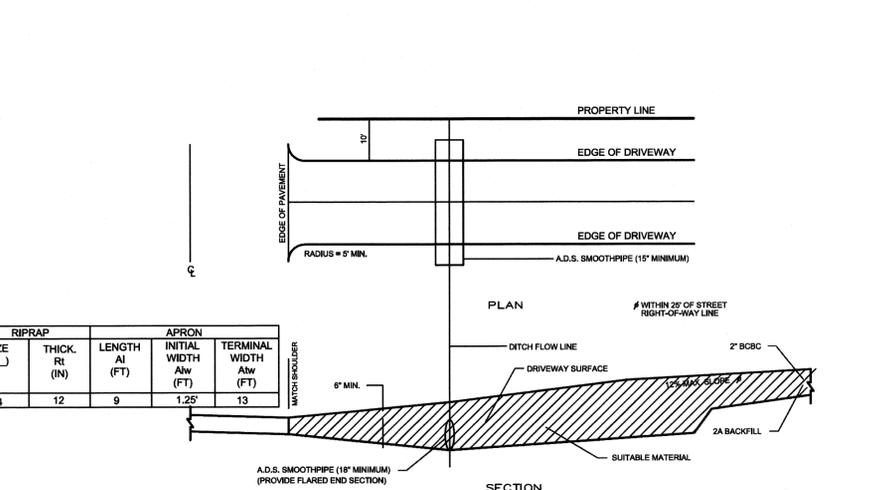
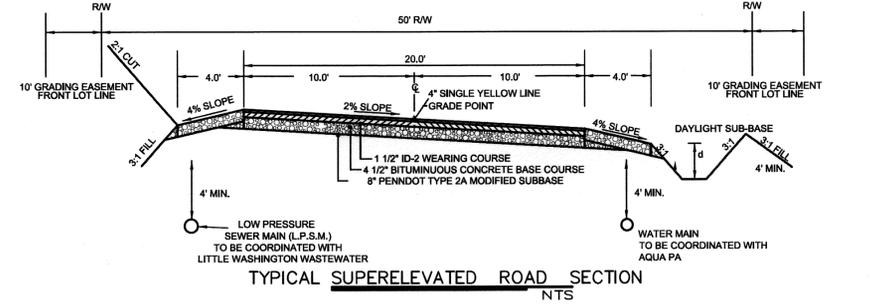
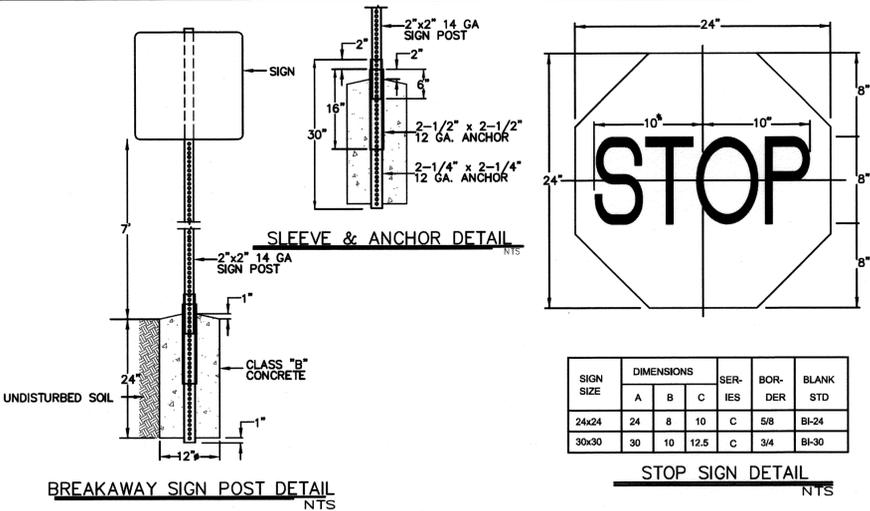
COMPARISON OF VARIOUS GRADATIONS OF COARSE AGGREGATES

TOTAL PERCENT PASSING

AASHTO NUMBER	61/2"	4"	3 1/2"	2 1/2"	2"	1 1/2"	1"	3/4"	1/2"	3/8"	#4	#8	#16	#30	#100
1		100	90-100	25-60		0-15		0-5							
3			100	90-100	35-70	0-15		0-5							
5				100	90-100	20-55	0-10	0-5							
57					100	90-100	25-60	0-10	0-5						
67						90-100	40-70	10-15	0-5						
7							100	90-100	10-30	0-10	0-5				
8									100	85-100	10-30	0-10	0-5		
10											100	75-100			10-30

MAPPED SOILS: APPROXIMATE SOIL CLASSIFICATIONS WERE SCALED FROM THE SOIL SURVEY OF SCHUYLKILL COUNTY, PENNSYLVANIA.

SOIL	SHALLOW EXCAVATIONS	DWELLINGS WITHOUT BASEMENTS	DWELLINGS WITH BASEMENTS	LAWNS AND LANDSCAPING	LOCAL ROADS AND STREETS (DRIVES)	HYDROLOGIC SOILS GROUP (PER TR-55)
Ldb LAIDG EXTREMELY STONY LOAM, 3 TO 8 PERCENT SLOPES	MODERATE: LARGE STONES WETNESS	MODERATE: LARGE STONES FROST ACTION	SEVERE: LARGE STONES	SEVERE: LARGE STONES	MODERATE: LARGE STONES FROST ACTION	C
Mkb MECKESVILLE VERY STONY LOAM, 3 TO 8 PERCENT SLOPES	MODERATE: WETNESS LARGE STONES	MODERATE: FROST ACTION LARGE STONES	MODERATE: WETNESS LARGE STONES	MODERATE: LARGE STONES	MODERATE: LOW STRENGTH FROST ACTION	C



PROPOSED DRIVEWAY DETAIL

RESOLUTIONS FOR SOIL TYPE LIMITATIONS

To alleviate the problem of excessive wetness all roads will have pavement base drains at select locations, and storm sewer systems throughout. All buildings will be provided with footer drains. Lots are to be graded to drain water away from buildings. An additional system of drainage swales surrounds the site.

Walkout basements will be provided in steeper areas. The site is to be graded to alleviate long steep areas in a system of terraces.

Clay discovered during basement excavation must be removed and replaced with suitable materials compacted in place. Foundations may require reinforcement in these areas. Footers will be located below the frost line and designed for the loading of the soil.

Construction of local roads will be in accordance with sections 203, 204, 205, 206, 210 and 350 Pennsylvania Department of Transportation Specifications (PUB 408M 2000) and NORTH UNION TOWNSHIP AND SCHUYLKILL CO. Specifications. Unsuitable materials shall be removed and replaced with compacted structural fill materials.

Construction of sediment basins will be in accordance with construction notes located on the Erosion and Sedimentation Control Detail Sheet.

FIRE HYDRANT DETAIL

PIPE	MATERIAL	INV IN	INV OUT	LENGTH	DIAMETER (INCHES)	Q (CFS)	V (FPS)	RIPRAP	APRON	TERMINAL		
								SIZE (R-)	THICK. (IN)	LENGTH (FT)	INITIAL WIDTH (FT)	TERMINAL WIDTH (FT)
SWP-19	HPDE	1189.08	1188.00	36'	24"	37.30	6.31	R-3	9	40	6	22
SWP-19A	HPDE	1189.08	1188.00	36'	24"	37.30	6.31	R-3	9	40	6	22
SWP-24	HPDE	1142.00	1139.50	50'	18"	6.10	3.94	R-3	9	6.2	4.5	6.98
Basin & Outlet	HPDE	1094.1	1093.59	51'	18"	6.35	4.07	R-3	9	42	7.5	12.5
Basin & Outlet	HPDE	1146.5	1144.34	36'	30"	9.32	2.5	R-3	9	16	4.5	23.5
SWP-25	HPDE	1155.2	1154.9	30'	18"	10.55	6.22	R-3	9	18	4.5	11.7

RIPRAP	DSO STONE SIZE (INCHES)	PLACEMENT THICKNESS (T) (INCHES)
R-2	1.5	3.0
R-3	3	9.0
R-4	6	18.0
R-6	9	27.0
R-6	12	36.0
R-7	15	45.0

PROJECT NUMBER: _____

DATE: 5/18/14

DESIGNED BY: M.P.B.

BY: P.J.M.

DWG. FILE: _____

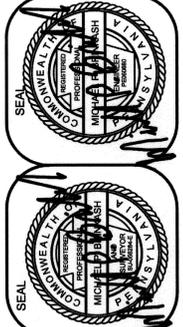
COUNTY: BERK/14

REVIEW LETTER: _____

DATE: 11/18/14

DESCRIPTION OF REVISION: _____

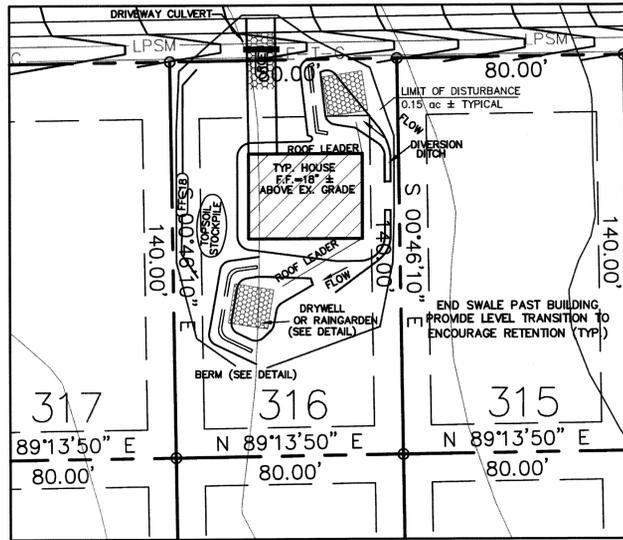
NO. _____



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MAJOR SUBDIVISION FINAL PLAN
DETAILS-1
HIDDEN FOREST PHASE 1
SECTION OF
EAGLE ROCK
NORTH UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

THE OVERFLOW FOR THE BMP SHALL BE DIRECTED TO THE ROADSIDE SWALES WHERE PRACTICALLY FEASIBLE
 IN ALL CASES, THE OVERFLOW SHALL DISCHARGE TO A CONCRETE OR STONE LEVEL BLOCK TO MINIMIZE EROSION AND SHALL NOT BE DIRECTED TOWARDS ADJOINING LOTS WITHOUT THE IMPLEMENTATION OF PROPER CONVEYANCE.



**TYPICAL INDIVIDUAL LOT E&S PLAN
 SLOPES 15% OR LESS PARALLEL TO ROAD**

SCALE: 1"=30'

FOR THE FOLLOWING LOTS:

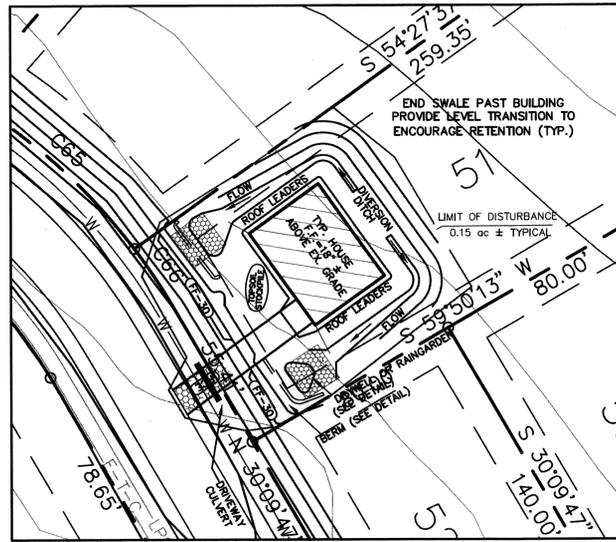
35-73 ; 26-29 ; 32-34

GENERAL NOTES:

1. REFER TO THE APPROPRIATE DETAILS FOR EROSION AND SEDIMENT CONTROL PLACEMENT AND MAINTENANCE. IN CASE OF DISCREPANCY, REFER TO D.E.P.'S EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (LATEST EDITION).
2. IF ACTUAL HOUSE/SITE PLANS DEVIATE SIGNIFICANTLY FROM THE TYPICAL DETAIL, OR UNCERTAINTY EXISTS AS TO THE APPLICABILITY OF THE TYPICAL TO A UNIQUE SITUATION, PREPARE AN E&S PLAN FOR REVIEW BY THE CONSERVATION DISTRICT.
3. CONSTRUCT DIVERSION DITCH TO DIVERT RUN-OFF FROM SITE AND OFF-SITE AREAS TOWARDS THE ROAD AND THE REAR PROPERTY LINE. DO NOT DIRECT RUN-OFF DIRECTLY TOWARDS EXISTING DWELLINGS OR POTENTIAL LOCATIONS OF EXISTING DWELLINGS. UTILIZE EASEMENTS CENTERED ON PROPERTY LINES IF ADDITIONAL DIVERSIONS ARE NECESSARY.

SEQUENCE OF CONSTRUCTION:

1. PRIOR TO ANY INDIVIDUAL LOT EARTHMOVING, INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE. THIS SHALL BE USED BY ANY AND ALL VEHICLES ENTERING OR LEAVING THE LOT. ALL LOTS WITH A SWALE AT THE DRIVEWAY LOCATION WILL REQUIRE THE INSTALLATION OF A CULVERT PRIOR TO THE INSTALLATION OF THE CONSTRUCTION ENTRANCE. ALL LOTS THAT REQUIRE A CULVERT WILL REQUIRE A TEMPORARY ROCK FILTER AT THE LOWEST POINT OF THE SWALE ADJACENT TO THE LOT.
2. ESTABLISH AREA OF LOT TO BE GRADED. PRESERVE AS MUCH NATURAL VEGETATION AS POSSIBLE.
3. INSTALL SILT FENCE AND ROCK FILTER (IF APPLICABLE) AS SHOWN ON THE PLAN.
4. CLEAR AND GRUB LOT, DISPOSING OF DEBRIS. STRIP TOPSOIL FROM ALL AREAS TO BE GRADED AND STOCKPILE TOPSOIL. INSTALL SILT FENCE. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF STOCKPILE RELATIVE TO PROPOSED SITE IMPROVEMENTS. SILT FENCE IS TO BE INSTALLED DOWNSLOPE OF TOPSOIL STOCKPILE.
5. CONSTRUCT DIVERSION SWALES. (REFER TO GENERAL NOTE #3)
6. CONSTRUCT HOME AND INSTALL ASSOCIATED UTILITIES. PROVIDE ALL PERMANENT SEEDING AS INDICATED.
7. PERFORM GRADING AND INSTALL INFILTRATION BERM/DRY-WELL OR RAINGARDEN PER DETAIL. STABILIZE DISTURBED AREAS IMMEDIATELY.
8. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH SCHEDULE.
9. UPON STABILIZATION, REMOVE CONSTRUCTION ENTRANCE AND PAVE DRIVEWAY.
10. REMOVE TEMPORARY CONTROLS WHEN THE SITE IS PERMANENTLY STABILIZED. VEGETATED AREAS SHALL BE CONSIDERED PERMANENTLY STABILIZED WHEN A MINIMUM UNIFORM 70% VEGETATIVE COVER IS ACHIEVED.



**TYPICAL INDIVIDUAL LOT E&S PLAN
 SLOPING 15% OR LESS TOWARDS ROAD**

SCALE: 1"=30'

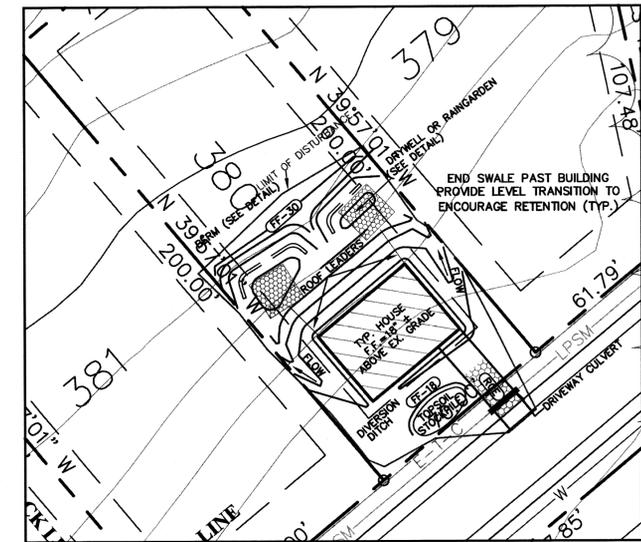
FOR THE FOLLOWING LOTS:

GENERAL NOTES:

1. REFER TO THE APPROPRIATE DETAILS FOR EROSION AND SEDIMENT CONTROL PLACEMENT AND MAINTENANCE. IN CASE OF DISCREPANCY, REFER TO D.E.P.'S EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (LATEST EDITION).
2. IF ACTUAL HOUSE/SITE PLANS DEVIATE SIGNIFICANTLY FROM THE TYPICAL DETAIL, OR UNCERTAINTY EXISTS AS TO THE APPLICABILITY OF THE TYPICAL TO A UNIQUE SITUATION, PREPARE AN E&S PLAN FOR REVIEW BY THE CONSERVATION DISTRICT.
3. CONSTRUCT DIVERSION DITCH TO DIVERT RUN-OFF FROM SITE AND OFF-SITE AREAS TOWARDS THE ROAD AND THE REAR PROPERTY LINE. DO NOT DIRECT RUN-OFF DIRECTLY TOWARDS EXISTING DWELLINGS OR POTENTIAL LOCATIONS OF EXISTING DWELLINGS. UTILIZE EASEMENTS CENTERED ON PROPERTY LINES IF ADDITIONAL DIVERSIONS ARE NECESSARY.

SEQUENCE OF CONSTRUCTION:

1. PRIOR TO ANY INDIVIDUAL LOT EARTHMOVING, INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE. THIS SHALL BE USED BY ANY AND ALL VEHICLES ENTERING OR LEAVING THE LOT. ALL LOTS WITH A SWALE AT THE DRIVEWAY LOCATION WILL REQUIRE THE INSTALLATION OF A CULVERT PRIOR TO THE INSTALLATION OF THE CONSTRUCTION ENTRANCE. ALL LOTS THAT REQUIRE A CULVERT WILL REQUIRE A TEMPORARY ROCK FILTER AT THE LOWEST POINT OF THE SWALE ADJACENT TO THE LOT.
2. ESTABLISH AREA OF LOT TO BE GRADED. PRESERVE AS MUCH NATURAL VEGETATION AS POSSIBLE.
3. INSTALL SILT FENCE AND ROCK FILTER (IF APPLICABLE) AS SHOWN ON THE PLAN.
4. CLEAR AND GRUB LOT, DISPOSING OF DEBRIS. STRIP TOPSOIL FROM ALL AREAS TO BE GRADED AND STOCKPILE TOPSOIL. INSTALL SILT FENCE. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF STOCKPILE RELATIVE TO PROPOSED SITE IMPROVEMENTS. SILT FENCE IS TO BE INSTALLED DOWNSLOPE OF TOPSOIL STOCKPILE.
5. CONSTRUCT DIVERSION SWALES. (REFER TO GENERAL NOTE #3)
6. CONSTRUCT HOME AND INSTALL ASSOCIATED UTILITIES. PROVIDE ALL PERMANENT SEEDING AS INDICATED.
7. PERFORM GRADING AND INSTALL INFILTRATION BERM/DRY-WELL OR RAINGARDEN PER DETAIL. STABILIZE DISTURBED AREAS IMMEDIATELY.
8. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH SCHEDULE.
9. UPON STABILIZATION, REMOVE CONSTRUCTION ENTRANCE AND PAVE DRIVEWAY.
10. REMOVE TEMPORARY CONTROLS WHEN THE SITE IS PERMANENTLY STABILIZED. VEGETATED AREAS SHALL BE CONSIDERED PERMANENTLY STABILIZED WHEN A MINIMUM UNIFORM 70% VEGETATIVE COVER IS ACHIEVED.



**TYPICAL INDIVIDUAL LOT E&S PLAN
 SLOPING 20% OR LESS AWAY FROM ROAD**

SCALE: 1"=30'

FOR THE FOLLOWING LOTS:

1-10 ; 30-31

GENERAL NOTES:

1. REFER TO THE APPROPRIATE DETAILS FOR EROSION AND SEDIMENT CONTROL PLACEMENT AND MAINTENANCE. IN CASE OF DISCREPANCY, REFER TO D.E.P.'S EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (LATEST EDITION).
2. IF ACTUAL HOUSE/SITE PLANS DEVIATE SIGNIFICANTLY FROM THE TYPICAL DETAIL, OR UNCERTAINTY EXISTS AS TO THE APPLICABILITY OF THE TYPICAL TO A UNIQUE SITUATION, PREPARE AN E&S PLAN FOR REVIEW BY THE CONSERVATION DISTRICT.
3. CONSTRUCT DIVERSION DITCH TO DIVERT RUN-OFF FROM SITE AND OFF-SITE AREAS TOWARDS THE ROAD AND THE REAR PROPERTY LINE. DO NOT DIRECT RUN-OFF DIRECTLY TOWARDS EXISTING DWELLINGS OR POTENTIAL LOCATIONS OF EXISTING DWELLINGS. UTILIZE EASEMENTS CENTERED ON PROPERTY LINES IF ADDITIONAL DIVERSIONS ARE NECESSARY.

SEQUENCE OF CONSTRUCTION:

1. PRIOR TO ANY INDIVIDUAL LOT EARTHMOVING, INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE. THIS SHALL BE USED BY ANY AND ALL VEHICLES ENTERING OR LEAVING THE LOT. ALL LOTS WITH A SWALE AT THE DRIVEWAY LOCATION WILL REQUIRE THE INSTALLATION OF A CULVERT PRIOR TO THE INSTALLATION OF THE CONSTRUCTION ENTRANCE. ALL LOTS THAT REQUIRE A CULVERT WILL REQUIRE A TEMPORARY ROCK FILTER AT THE LOWEST POINT OF THE SWALE ADJACENT TO THE LOT.
2. ESTABLISH AREA OF LOT TO BE GRADED. PRESERVE AS MUCH NATURAL VEGETATION AS POSSIBLE.
3. INSTALL SILT FENCE AND ROCK FILTER (IF APPLICABLE) AS SHOWN ON THE PLAN.
4. CLEAR AND GRUB LOT, DISPOSING OF DEBRIS. STRIP TOPSOIL FROM ALL AREAS TO BE GRADED AND STOCKPILE TOPSOIL. INSTALL SILT FENCE. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF STOCKPILE RELATIVE TO PROPOSED SITE IMPROVEMENTS. SILT FENCE IS TO BE INSTALLED DOWNSLOPE OF TOPSOIL STOCKPILE.
5. CONSTRUCT DIVERSION SWALES. (REFER TO GENERAL NOTE #3)
6. CONSTRUCT HOME AND INSTALL ASSOCIATED UTILITIES. PROVIDE ALL PERMANENT SEEDING AS INDICATED.
7. PERFORM GRADING AND INSTALL INFILTRATION BERM/DRY-WELL OR RAINGARDEN PER DETAIL. STABILIZE DISTURBED AREAS IMMEDIATELY.
8. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH SCHEDULE.
9. UPON STABILIZATION, REMOVE CONSTRUCTION ENTRANCE AND PAVE DRIVEWAY.
10. REMOVE TEMPORARY CONTROLS WHEN THE SITE IS PERMANENTLY STABILIZED. VEGETATED AREAS SHALL BE CONSIDERED PERMANENTLY STABILIZED WHEN A MINIMUM UNIFORM 70% VEGETATIVE COVER IS ACHIEVED.

PROJECT NUMBER:

DATE: 5/16/14	BY: P.J.M. DESIGNED BY: M.P.B.
SURVEY FILE:	DWG. FILE:
NO.	DESCRIPTION OF REVISION
1	COUNTY 6/18/14 REVIEW LETTER
	DATE

SEAL

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BRINKASH ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 1713 CENTRE STREET ASHLAND, PA 17921
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MAJOR SUBDIVISION FINAL PLAN
 INDIVIDUAL LOT CONTROL -1
HIDDEN FOREST PHASE 1
 SECTION OF
EAGLE ROCK
 NORTH UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

