

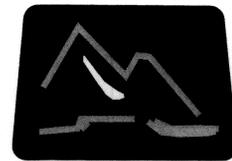
MAJOR SUBDIVISION FINAL PLAN HIDDEN FOREST PHASE 4



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.

SECTION OF



EAGLE ROCK

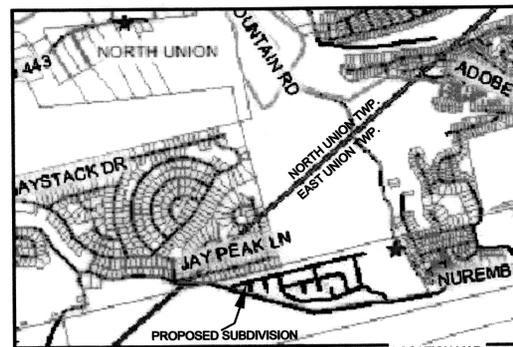
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PENNSYLVANIA

REVIEWED
SCHUYLKILL COUNTY PLANNING COMMISSION
This review does not include an in depth examination of the plan relative to subdivision or land development design standards or other ordinance requirements of the municipality or a judgment as to the merit or adequacy of the development layout since these items are covered in the municipal level review.
Susan O. Smith
Director
7/11/2013

OWNER/SUBDIVIDER
EAGLE ROCK RESORT CO.
1031 VALLEY OF LAKES,
HAZLETON, PA 18201

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

LEGEND	
	PROPOSED PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SOILS TYPE
	PROPOSED ELECTRIC
	PROPOSED SEWER
	PROPOSED WATER
	PROPOSED FIRE HYDRANT
	ROCK RIP RAP
	SWALE LABEL (SWALE #)
	STORMWATER PIPE/OUTLET PROTECTION (STORMWATER PIPE/ROCK APRON #)
	WINGED ENDWALL/HEADWALL
	FILTER FABRIC FENCING (SIZE)
	MINIMUM BLDG. SETBACK LINE
	PROPOSED STREET SIGN
	PROPOSED STOP SIGN
	PROPOSED MONUMENT (18" #5 REBAR, TO BE SET)
	75' CLEAR SIGHT TRIANGLE
	SOILS BOUNDARY



DATE:
JUNE 10, 2013

PREVIOUSLY GRANTED MODIFICATIONS TO THE EAST UNION TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

- 406.29(f) - Installation of Sidewalks. Justification - there are no sidewalks anywhere in the resort. Because of the low historic build-out rate and nature of the community, pedestrian traffic for the purpose of getting to specific locations is virtually non-existent. There are many opportunities within the rest of the resort for active recreation.
- 804 - Monuments and Markers - the proposed monuments consists of 18" long #5 iron rebars. Monuments are proposed to be set at all proposed lot corners including corners along the road frontage. The placement and material of monuments is consistent with the rest of the resort.
- 804.4 - Street Grades - the proposed street grades are consistent with the rest of the resort and have been designed to match existing grade to the greatest extent possible as to minimize earth disturbance. The speed limit for the entire road network is 25 MPH and all required sight distances have been met. All roads will remain private.
- 815.3 - Leveling areas to be provided at intersections (Modification requested) Justification: the steeper grades make it difficult if not impossible to achieve the leveling areas at these intersections. Transition will be controlled via stop signs and grade breaks greater than 2% to avoid the traversing of these areas at higher speeds.
- 816 - Maximum Grade - 9% - the proposed street grades are consistent with the rest of the resort and have been designed to match existing grade to the greatest extent possible as to minimize earth disturbance. The speed limit for the entire road network is 25 MPH and all required sight distances have been met. All roads will remain private.
- 818.1 - Minimum distance from driveway to intersecting street is 75'. The current design is consistent with the rest of Eagle Rock.
- 822.3 - Installation of fire hydrants every 500 feet - Eagle Rock is proposing to install the hydrants at an interval not to exceed 1000 feet which is consistent with previous phases of the development.
- 827.3 - Open Swales - The entire resort utilizes open swales to convey drainage. All swales will be owned and maintained by the Community Association. Open swales provide water quality features as well as protection thermal pollution.
- 828.2 - Construction of utilities underground - Eagle Rock is requesting a deferment of this requirement in order to be consistent with the PUC. Currently, the PUC requires underground installation of utilities; Eagle Rock has continuously requested waivers from the PUC with the support of PPL. These waivers have always been granted in the past.
- Section 829- Curb and Street Trees - there is no curbing anywhere within Eagle Rock as drainage is controlled via roadside swales. There are no street trees proposed as conservation of natural trees is a restriction imposed by the Community Association. The only trees that can be removed are for the house and driveway.
- Section 827.22.2 h- Basins greater than 3' should be enclosed by a fence - the development is a gated private development that is not open to the public. Basins will be naturally screened with existing vegetation. Basins 1 and 2 are proposed as not being enclosed by a fence. Basin 1 is proposed to be enclosed by a fence.

INDEX OF DRAWINGS

1 OF 32 • COVER SHEET	14 OF 32 • PROFILE STONY HILL ROAD & ISABELLA CREST	28 OF 32 • CONSTRUCTION DETAILS-2
2 OF 32 • GENERAL NOTES/CURVE TABLES	15 OF 32 • FOREST CREEK DRIVE	29 OF 32 • CONSTRUCTION DETAILS-3
EMERGENCY ACCESS ROAD	16 OF 32 • ROLLING CREEK DRIVE	30 OF 32 • INDIVIDUAL LOT CONTROL-1
3 OF 32 • KEY MAP	17 OF 32 • GREEN ASH LANE	31 OF 32 • INDIVIDUAL LOT CONTROL-2
4 OF 32 • SUBDIVISION PLAN-1	18 OF 32 • CANOE BIRCH DRIVE	32 OF 32 • INDIVIDUAL LOT CONTROL-3
5 OF 32 • SUBDIVISION PLAN-2	19 OF 32 • CEDAR VALLEY DRIVE	
6 OF 32 • SUBDIVISION PLAN-3	20 OF 32 • PROFILE BIG SPRING ROAD	
7 OF 32 • SUBDIVISION PLAN-4	21 OF 32 • PROFILE ACORN LANE-1	
8 OF 32 • SUBDIVISION PLAN-5	22 OF 32 • PROFILE ACORN LANE-2	
9 OF 32 • GRADING / UTILITY PLAN-1	23 OF 32 • PROFILE ACORN LANE-3	
10 OF 32 • GRADING / UTILITY PLAN-2	24 OF 32 • PROFILE ACORN LANE-4	
11 OF 32 • GRADING / UTILITY PLAN-3	25 OF 32 • PROFILE ACORN LANE-5	
12 OF 32 • GRADING / UTILITY PLAN-4	26 OF 32 • PROFILE ACORN LANE-6	
13 OF 32 • GRADING / UTILITY PLAN-5	27 OF 32 • CONSTRUCTION DETAILS-1	

DEED REFERENCE: DB. 2433, PG. 2572
TAX ID NO.: MAP ID: 09-01-0004.003

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.

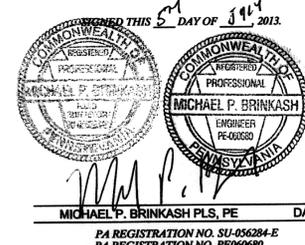
IN THE EVENT THAT ANY OF THE PROPOSED BMP'S FAIL AS DESIGNED OR AS CONSTRUCTED FOR ANY REASON, THE DEVELOPER AND THEIR HEIRS AND ASSIGNS SHALL BE RESPONSIBLE FOR REPLACEMENT IN ACCORDANCE WITH THE POST CONSTRUCTION STORMWATER MANAGEMENT PLANS. IN THE EVENT THAT DIFFERING SITE CONDITIONS AND/OR THE UNSUITABILITY 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.

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.

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 PLAN 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.



MICHAEL P. BRINKASH PLS, PE DATE
PA REGISTRATION NO. SU-056284-E
PA REGISTRATION NO. PE060680

SHEET
1 OF 32

RECORDER OF DEEDS

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.

A. Matthew Duroso
Recorder of Deeds

20130009923
Filed for Record in
SCHUYLKILL COUNTY, PA
A. MATTHEW DUROSO, RECORDER OF DEEDS
07-18-2013 At 10:33 am.
MAP OR SUBD 351.00

Bk _____ Page _____

20130009923
EAGLE ROCK RESORTS E. UNION TWP
HIDDEN FOREST PHASE 4
MAP BK 58 / PG 343

OWNERS AFFIDAVIT:

COMMONWEALTH OF PENNSYLVANIA
County of Schuylkill

ON THIS, THE 18th DAY OF June, 2013, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED Dan Durang
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.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda Blahosky, Notary Public
Hazel Twp., Luzerne County
My Commission Expires Oct. 26, 2015

Dan Durang

Amanda Blahosky
NOTARY PUBLIC
Oct. 26, 2015
MY COMMISSION EXPIRES

SCHUYLKILL COUNTY PLANNING COMMISSION

APPROVED BY THE SCHUYLKILL COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2013

SIGNED _____ CHAIRMAN

SIGNED _____ SECRETARY

UPI CERTIFICATION

COPIATION OF PARCEL NUMBERS ONLY
DOES NOT CERTIFY CONTENTS
OF THIS DOCUMENT
SCHUYLKILL COUNTY ASSESSMENT BUREAU

EAST UNION TOWNSHIP PLANNING COMMISSION:

RECOMMENDS FOR APPROVAL ON
THIS THE 20th DAY OF July, 2013

[Signature]
SIGNATURE OF CHAIRPERSON:

[Signature]
SIGNATURE OF VICE-CHAIRPERSON:

SIGNATURE OF SECRETARY:
APPROVED BY:
EAST UNION TOWNSHIP SUPERVISORS

THIS THE 30th DAY OF July, 2013

[Signature]

[Signature]

[Signature]

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE 336 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.
- STREET NAME AND TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH SECTION 808 & 810 OF THE EAST UNION TWP. SALDO.
- 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.
- IRON PINS SHALL BE PLACED AT ALL LOT CORNERS UPON FINAL APPROVAL.
- 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, UTILITY CONSTRUCTION, AND ACCESS TO STORMWATER MANAGEMENT FACILITIES AND OPEN SPACES.
- ALL STORMWATER PIPES SHALL BE THE SUBJECT OF A 20' EASEMENT CENTERED ON THE FINAL LOCATION OF THE PIPE.
- NO CURBS OR SIDEWALKS ARE PROPOSED WITH THIS SUBDIVISION
- STREET LIGHTING SHALL BE INSTALLED AS DETERMINED UPON FINAL DISCUSSIONS WITH TOWNSHIP SUPERVISORS AND APPLICANT.
- 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 818 OF THE EAST UNION TWP. SALDO.
- 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.
- FIRE HYDRANTS SHALL MEET THE SPECIFICATIONS AND REQUIREMENTS OF EAST UNION TOWNSHIP AS APPLICABLE.
- EACH LOT OWNER SHALL BE REQUIRED TO INSTALL ON-LOT SWM BMP AND DRIVEWAY CULVERT WHERE APPLICABLE IN ACCORDANCE WITH SPECIFICATIONS WITHIN THIS PLAN.
- 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.
- 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.
- THE PROPOSED DEVELOPMENT IS PRIVATE AND NO RIGHTS OF WAY ARE INTENDED FOR DEDICATION TO EAST UNION TOWNSHIP.
- NO RIGHT OF WAY OR INFRASTRUCTURE IMPROVEMENTS ARE INTENDED FOR DEDICATION TO EAST UNION TOWNSHIP.
- PHYSICAL FEATURES SHOWN ON THIS PLAN ARE COMBINATION OF LIDAR MAPPING, 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.
- BASED ON A REVIEW OF THE FLOOD INSURANCE RATE MAP OF EAST UNION TOWNSHIP (COMMUNITY-PANEL NO. 422004 A) MAP #H 01-10 EFFECTIVE DATE NOVEMBER 15, 1974 AND CONVERTED BY LETTER SEPTEMBER 1, 1986 NO MAPPED FLOOD PLAINS EXIST ON THE PROPERTY.
- 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.
- THE TOTAL LINEAR FOOTAGE OF ROADS IS 13,701.73'
- UPON RECEIPT OF THIRD PARTY APPROVALS, UPDATED PLAN SHEETS SHALL BE PROVIDED TO TOWNSHIP FOR REVIEW AND COMMENT. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL OUTSIDE APPROVALS ARE IN PLACE AND THE TOWNSHIP ENGINEER HAS PERFORMED A REVIEW OF THE CONSTRUCTION PLANS FOR CONFORMITY TO THE EAST UNION TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. IN ADDITION, NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL CONDITIONS SET FORTH IN THE DEVELOPERS AGREEMENT ARE MET.
- BASED ON A REVIEW OF THE NATIONAL WETLANDS INVENTORY MAP PREPARED BY U.S. FISH AND WILDLIFE SERVICE THERE APPEARS TO BE NO WETLANDS ON SITE . NO SITE DELINEATIONS WERE DONE TO DETERMINE THE PRESENCE OF WETLANDS ON SITE.

EAST UNION TOWNSHIP ZONING REQUIREMENTS FOR R-3 ZONING:

MIN. YARD SETBACKS FRONT - 10'
 REAR - 10'
 SIDE - 3' (EACH)
 MIN. LOT WIDTH 45'
 MAX. BLDG. HEIGHT 35' OR 2.5 STORIES

MAX. LOT COVERAGE 35%
 MIN. LOT SIZE 3,150 S.F.

SITE DATA :

NO. OF LOTS 336
 ZONING CLASSIFICATION R-3 RESIDENTIAL NORTH UNION TWP. ;
 R-3 RESIDENTIAL EAST UNION TWP.
 AREA OF PARENT TRACT 108.98 Acres
 TOTAL AREA OF SUBDIVISION 75.04 Acres
 RESIDUE AREA 33.94 Acres
 SEWAGE COMMUNITY
 WATER COMMUNITY
 DEED REFERENCE DB. 2433, PG. 2572
 TAX ID NO. Map ID: 09-01-0004.003

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD	TANGENT
C1	88.46	60.00	65°22'32"	S43°50'33"W	64.81	38.50
C2	66.52	60.00	53°58'05"	N76°29'08"W	54.45	30.55
C3	23.55	25.00	53°58'05"	N76°29'08"W	22.69	12.73
C4	40.23	25.00	92°12'34"	S30°25'32"W	36.03	25.98
C5	38.31	25.00	87°47'26"	N59°34'28"W	34.67	24.05
C6	23.54	225.00	5°59'44"	S10°17'26"E	23.53	11.78
C7	39.19	25.00	89°49'07"	S31°37'15"W	35.30	24.92
C8	39.40	25.00	90°18'08"	N58°19'07"W	35.45	25.13
C9	17.94	175.00	5°52'29"	S10°13'49"W	17.94	8.98
C10	32.93	225.00	8°23'11"	N11°29'10"W	32.90	16.50
C11	52.09	225.00	13°15'57"	S83°09'48"W	51.98	26.16
C12	75.00	225.00	19°05'55"	N80°39'16"W	74.65	37.85
C13	75.00	225.00	19°05'55"	N61°33'22"W	74.65	37.85
C14	75.00	225.00	19°05'55"	N42°27'27"W	74.65	37.85
C15	75.00	225.00	19°05'55"	N23°21'32"W	74.65	37.85
C16	1.33	225.00	0°20'23"	N13°38'23"W	1.33	0.67
C17	62.92	225.00	16°01'22"	N05°27'30"W	62.72	31.67
C18	75.35	225.00	19°11'17"	N12°08'50"E	75.00	38.03
C19	75.35	225.00	19°11'17"	N31°20'07"E	75.00	38.03
C20	75.35	225.00	19°11'17"	N50°31'24"E	75.00	38.03
C21	26.45	225.00	6°44'08"	N63°29'07"E	26.44	13.24
C22	44.47	225.00	11°19'25"	N73°20'48"E	44.40	22.31
C23	32.42	225.00	8°15'18"	N83°08'10"E	32.39	16.24
C24	16.16	225.00	4°06'52"	S89°43'23"E	16.15	8.08
C25	57.59	225.00	14°39'54"	S80°20'00"E	57.43	28.95
C26	39.71	25.00	91°00'05"	N61°29'54"E	35.66	25.44
C27	38.83	25.00	88°59'55"	N28°30'06"W	35.05	24.57
C28	36.52	175.00	11°57'30"	S67°01'19"E	36.46	18.33
C29	75.59	175.00	24°44'50"	S48°40'09"E	75.00	38.39
C30	39.25	175.00	12°51'04"	S29°52'12"E	39.17	19.71
C31	34.92	25.00	80°01'31"	S63°27'25"E	32.15	20.99
C32	26.24	60.00	25°03'12"	N35°05'20"E	26.03	13.33
C33	23.55	25.00	53°58'05"	N49°32'46"E	22.69	12.73
C34	85.66	125.00	39°15'44"	N53°22'11"W	83.99	44.59
C35	48.11	25.00	110°16'08"	S21°23'45"W	41.02	35.88
C36	39.27	25.00	90°00'00"	N58°28'11"W	35.36	25.00
C37	66.47	125.00	30°28'08"	N01°45'53"E	65.69	34.04
C38	39.27	25.00	90°00'00"	N61°59'57"E	35.36	25.00
C39	39.27	25.00	90°00'00"	S28°00'03"E	35.36	25.00
C40	13.78	175.00	4°30'47"	N14°44'33"E	13.78	6.90
C41	32.95	25.00	75°31'21"	S50°14'50"W	30.62	19.36
C42	32.60	200.00	9°20'21"	N83°20'20"E	32.56	16.34
C43	7.47	200.00	2°08'21"	N77°35'59"E	7.47	3.73
C44	38.02	25.00	87°08'02"	S59°54'10"E	34.46	23.78
C45	31.60	175.00	10°20'49"	S21°30'33"E	31.56	15.84
C46	45.12	175.00	14°46'27"	S34°04'11"E	45.00	22.69
C47	45.12	175.00	14°46'27"	S48°50'38"E	45.00	22.69
C48	45.12	175.00	14°46'27"	S63°37'05"E	45.00	22.69
C49	45.12	175.00	14°46'27"	S78°23'31"E	45.00	22.69
C50	45.12	175.00	14°46'27"	N86°50'02"E	45.00	22.69
C51	8.91	175.00	2°56'00"	N77°59'19"E	8.91	4.45
C52	39.27	25.00	90°00'00"	N58°28'11"W	35.36	25.00
C53	20.94	225.00	5°19'59"	S16°08'10"E	20.93	10.48
C54	37.74	25.00	86°29'15"	S24°26'28"W	34.26	23.51
C55	41.90	175.00	13°43'06"	S74°32'38"W	41.80	21.05
C56	17.90	175.00	5°51'37"	S84°20'00"W	17.89	8.96
C57	20.43	225.00	5°12'13"	S84°39'42"W	20.43	10.22
C58	18.81	175.00	6°09'36"	S85°08'23"W	18.81	9.42
C59	46.65	175.00	15°16'21"	N84°08'38"W	46.51	23.46
C60	10.71	175.00	3°30'24"	N74°45'15"W	10.71	5.36
C61	39.27	25.00	90°00'00"	S31°31'49"W	35.36	25.00
C62	39.27	25.00	90°00'00"	S58°28'11"E	35.36	25.00
C63	129.18	125.00	59°12'43"	S69°10'46"E	123.51	71.03
C64	10.22	125.00	4°41'03"	S78°52'21"W	10.22	5.11
C65	44.43	125.00	20°21'53"	N29°23'28"W	44.20	22.45
C66	41.77	25.00	95°44'21"	N28°39'38"E	37.08	27.64
C67	39.27	25.00	90°00'00"	S31°31'49"W	35.36	25.00
C68	39.27	25.00	90°00'00"	N58°28'11"W	35.36	25.00
C69	9.47	150.00	3°37'04"	S78°20'21"W	9.47	4.74
C70	29.93	150.00	11°25'58"	S85°51'52"W	29.88	15.02
C71	32.70	25.00	74°56'57"	N50°56'40"W	30.42	19.17
C72	39.27	25.00	90°00'00"	N31°31'49"E	35.36	25.00
C73	39.27	25.00	90°00'00"	N58°28'11"W	35.36	25.00
C74	39.27	25.00	90°00'00"	N31°31'49"E	35.36	25.00
C75	39.27	25.00	90°00'00"	S58°28'11"E	35.36	25.00
C76	39.27	25.00	90°00'00"	N31°31'49"E	35.36	25.00

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD	TANGENT
C77	39.27	25.00	90°00'00"	S58°28'11"E	35.36	25.00
C78	26.71	175.00	8°44'38"	S09°05'52"E	26.68	13.38
C79	8.48	175.00	2°46'30"	S03°20'18"E	8.48	4.24
C80	49.25	225.00	12°32'28"	S08°13'16"E	49.15	24.72
C81	31.02	225.00	7°53'55"	S18°26'28"E	30.99	15.53
C82	39.30	25.00	90°04'31"	S22°38'50"W	35.38	25.03
C83	41.83	25.00	95°51'39"	N64°23'05"W	37.12	27.70
C84	9.12	175.00	2°59'05"	N14°57'43"W	9.12	4.56
C85	39.77	25.00	91°08'38"	N67°34'30"W	35.71	25.50
C86	22.94	175.00	7°30'39"	N18°14'49"W	22.92	11.49
C87	14.96	175.00	4°53'58"	N04°24'01"W	14.96	7.49
C88	45.24	225.00	11°31'09"	N07°42'37"W	45.16	22.69
C89	39.27	25.00	90°00'00"	N31°31'49"W	35.36	25.00
C90	39.27	25.00	90°00'00"	N58°28'11"E	35.36	25.00
C91	28.10	225.00	7°09'16"	S17°02'49"E	28.08	14.07
C92	38.17	25.00	87°28'38"	S23°06'52"W	34.57	23.92
C93	41.11	25.00	94°12'24"	N66°02'36"W	36.63	26.91
C94	16.71	175.00	5°28'13"	N16°12'18"W	16.70	8.36
C95	39.27	25.00	90°00'00"	N31°31'49"E	35.36	25.00
C96	52.10	175.00	17°03'26"	S85°03'32"W	51.91	26.24
C97	160.16	175.00	52°28'11"	S60°11'39"E	154.63	86.18
C98	62.63	175.00	20°30'23"	S23°43'22"E	62.30	31.66
C99	67.71	175.00	22°10'12"	S02°23'05"E	67.29	34.29
C100	155.08	175.00	50°46'22"	S34°05'12"W	150.05	83.05
C101	22.54	175.00	7°22'48"	S63°09'47"W	22.53	11.29
C102	23.34	175.00	7°38'30"	N10°40'15"W	23.32	11.69
C103	39.27	25.00	90°00'00"	S31°31'49"W	35.36	25.00

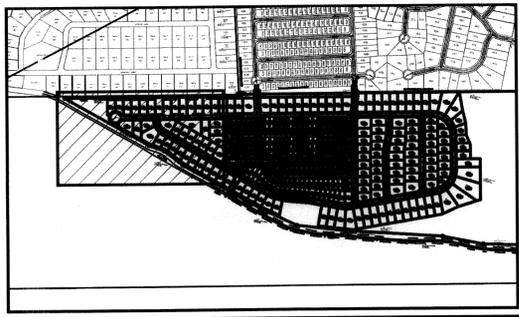
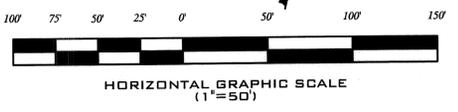
LINE TABLE		
LINE	LENGTH	BEARING
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L2	6.26	S76°31'49"W
L3	6.51	N15°40'45"W
L4	22.91	S76°31'49"W
L5	3.22	N67°41'04"E
L6	8.02	N88°00'30"E
L7	6.32	N73°00'03"W
L8	4.01	N76°31'49"E
L9	4.29	N39°09'49"W
L10	16.42	S39°09'49"E
L11	63.85	N77°48'10"W
L12	14.18	S77°49'10"E
L13	6.10	N76°34'00"E
L14	45.95	N76°34'00"E
L15	8.25	S67°41'05"W
L16	13.70	S13°28'11"E
L17	1.78	S82°03'35"W
L18	6.66	S82°03'35"W
L19	14.46	S16°59'57"W
L20	8.96	S13°28'11"E
L21	4.03	S01°57'02"E
L22	10.59	N01°57'02"W
L23	50.01	S39°09'49"E
L24	62.14	N39°09'49"W
L25	34.35	S48°56'13"E
L26	29.69	S48°56'13"E
L27	64.04	N48°56'13"W
L28	18.15	S63°23'21"E
L29	41.08	S63°23'21"E
L30	59.23	N63°23'21"W
L31	4.51	S77°49'10"E
L32	45.16	S77°49'10"E
L33	25.44	N87°07'56"E
L34	39.04	N87°07'56"E
L35	64.47	S87°07'56"W
L36	49.09	S76°34'00"W
L37	2.95	S76°34'00"W
L38	41.99	

DATE: 6/10/13	DESIGNED BY: M.P.B.	NO.	DESCRIPTION OF REVISION
SURVEY FILE:	DWG. FILE:		

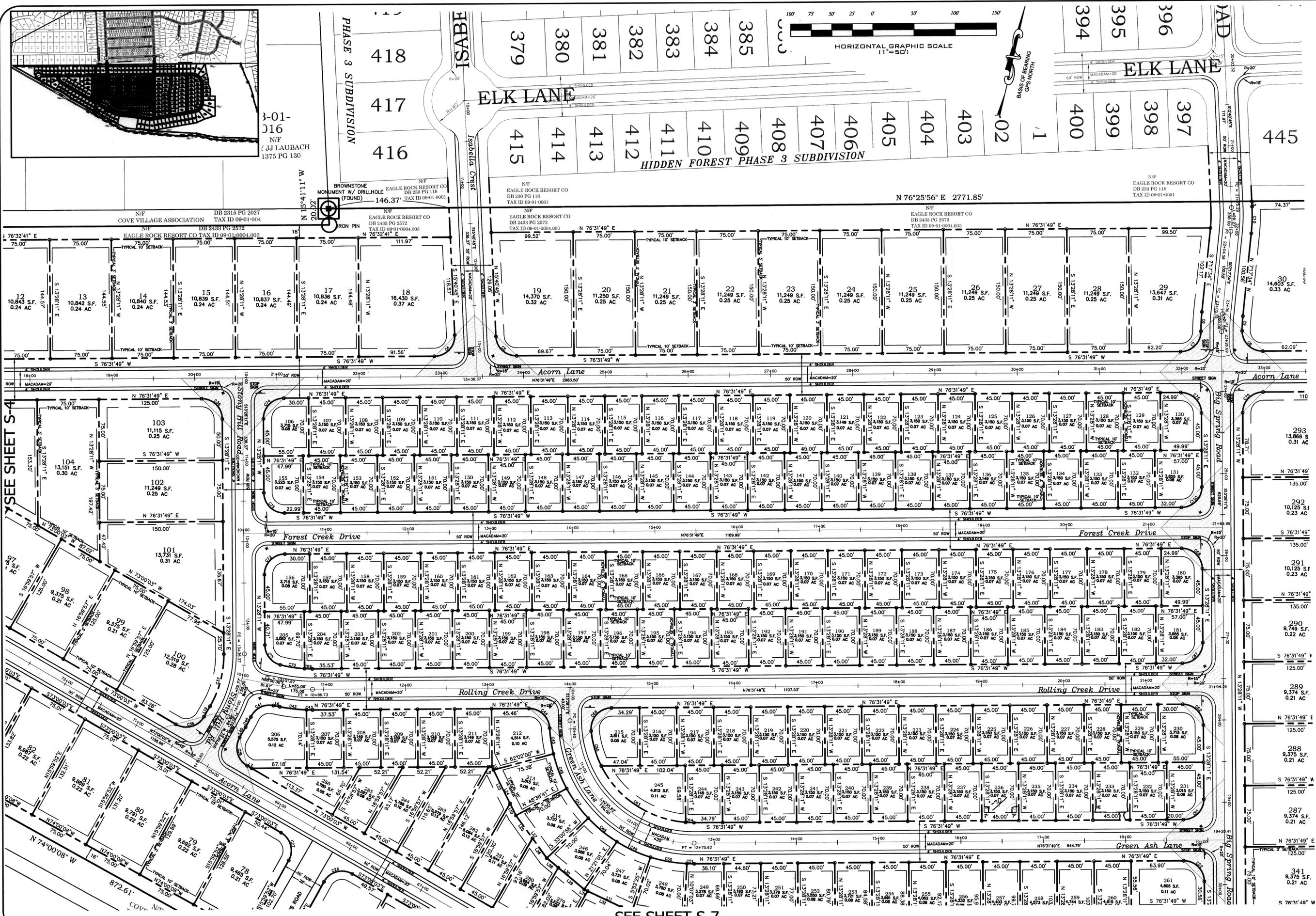
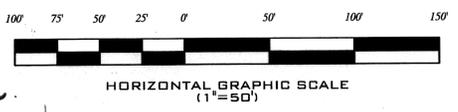
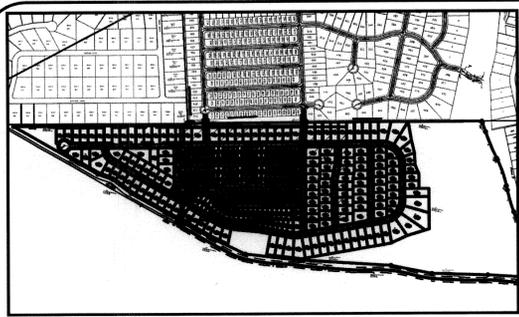


BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
1713 CENTRE STREET ASHLAND, PA. 17921
(570)-875-1018 (PHONE) (570)-875-1670 (FAX)

MAJOR SUBDIVISION FINAL PLAN
SUBDIVISION PLAN-1
HIDDEN FOREST PHASE 4
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA



SEE SHEET S-7



PROJECT NUMBER:
132156

NO.	DESCRIPTION OF REVISION	DATE

DESIGNED BY: M.P.B.
BY: P.J.M.
DATE: 6/10/13
DWG. FILE:
SURVEY FILE:



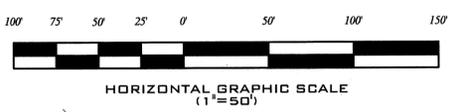
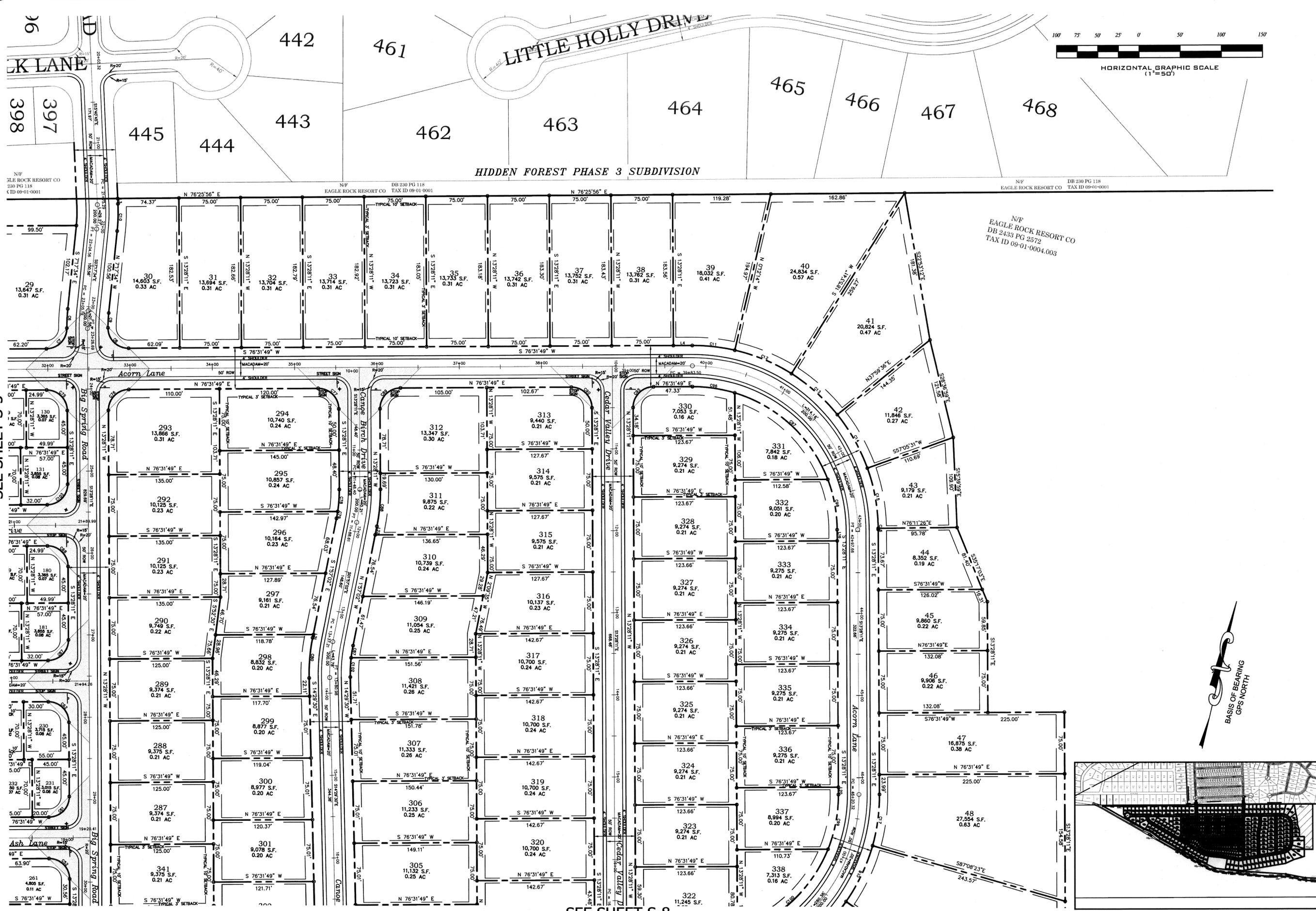
BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
1715 CENTRE STREET ASHLAND, PA 17921
(570)-875-1018 (PHONE) (570)-875-1670 (FAX)

MAJOR SUBDIVISION FINAL PLAN
SUBDIVISION PLAN-2
HIDDEN FOREST PHASE 4
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

SEE SHEET S-6

SEE SHEET S-6

SEE SHEET S-7



PROJECT NUMBER:
132156

DATE: 6/10/13	DESIGNED BY: M.P.B.	DATE
SURVEY FILE:	DWG. FILE:	NO.
		DESCRIPTION OF REVISION

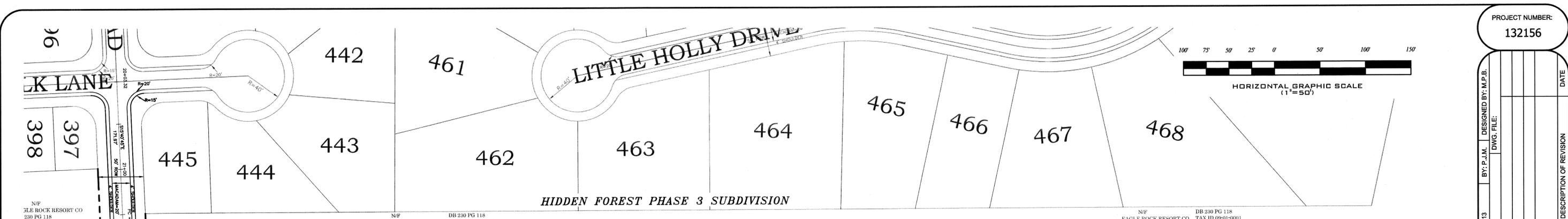
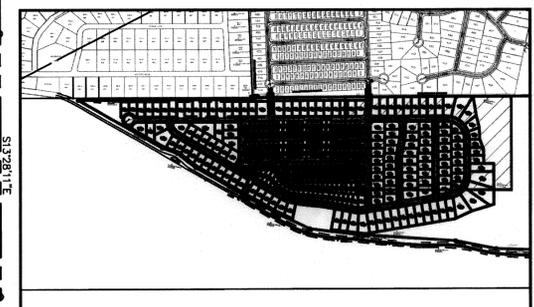


BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
1715 CENTRE STREET ASHLAND, PA 17921
(570)-875-1018 (PHONE) (570)-875-1670 (FAX)

MAJOR SUBDIVISION FINAL PLAN
SUBDIVISION PLAN-3
HIDDEN FOREST PHASE 4
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

SEE SHEET S-5

SEE SHEET S-8



N/F
EAGLE ROCK RESORT CO
DB 2433 PG 2572
TAX ID 09-01-0004.003

N/F DB 230 PG 118 EAGLE ROCK RESORT CO TAX ID 09-01-0001
N/F DB 230 PG 118 EAGLE ROCK RESORT CO TAX ID 09-01-0001

SEE SHEET S-5

PROJECT NUMBER:

132156

DATE: 9/10/13	DESIGNED BY: M.P.B.	DATE
SURVEY FILE:	DWG. FILE:	NO.
		DESCRIPTION OF REVISION



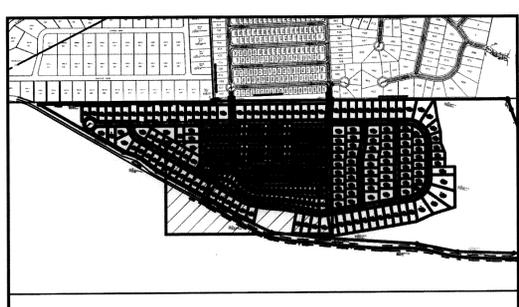
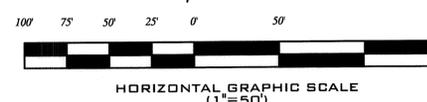
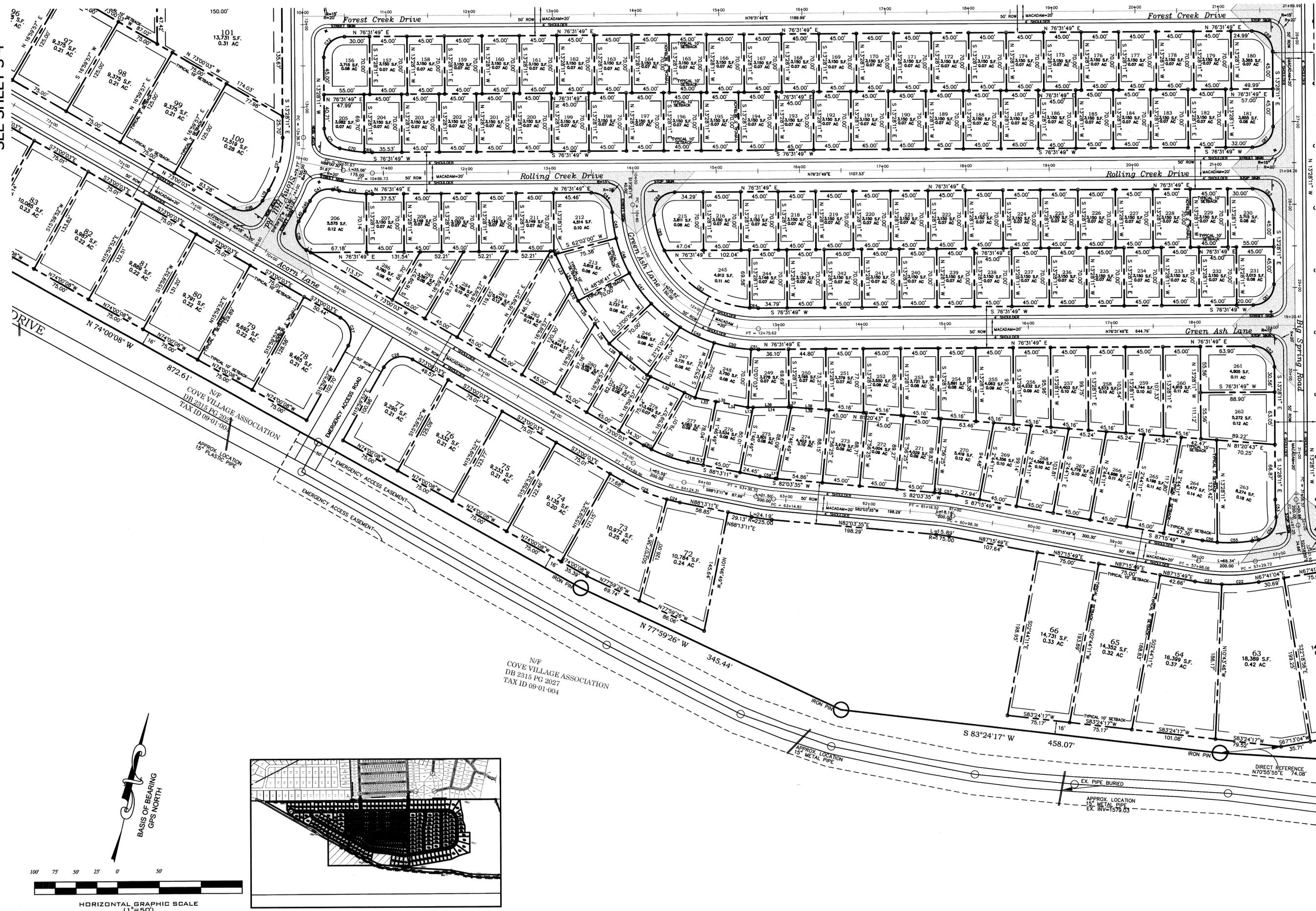
BRINKASH ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 1713 CENTRE STREET ASHLAND, PA 17921
 (570)-875-1018 (PHONE) (570)-875-1670 (FAX)

MAJOR SUBDIVISION FINAL PLAN
 SUBDIVISION PLAN-4
 HIDDEN FOREST PHASE 4
 SECTION OF
 EAGLE ROCK
 EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

SHEET
 7 OF 32

SEE SHEET S-4

SEE SHEET S-8

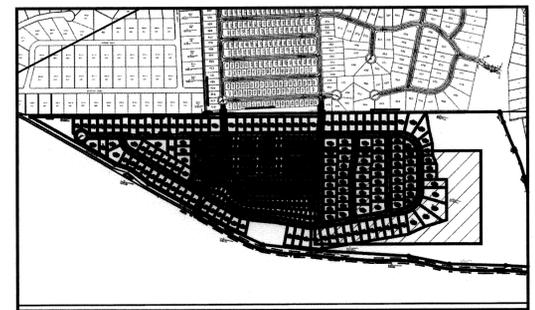


COVE N/F
 DB 2315 PG 2027
 TAX ID 09-01-004

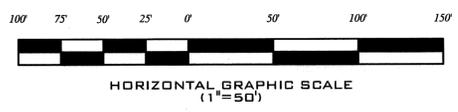
APPROX. LOCATION
 15" METAL PIPE
 EX. INV.=1578.03

DIRECT REFERENCE
 N70°35'55"E 74.08'

SEE SHEET S-6



N/F
EAGLE ROCK RESORT CO
DB 2433 PG 2572
TAX ID 09-01-0004.003



SEE SHEET S-7

PROJECT NUMBER:

132156

DATE: 6/10/13	DESIGNED BY: M.P.B.	DATE
SURVEY FILE:	DWG. FILE:	
		DESCRIPTION OF REVISION
		NO.



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

MAJOR SUBDIVISION FINAL PLAN
SUBDIVISION PLAN-5
HIDDEN FOREST PHASE 4
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

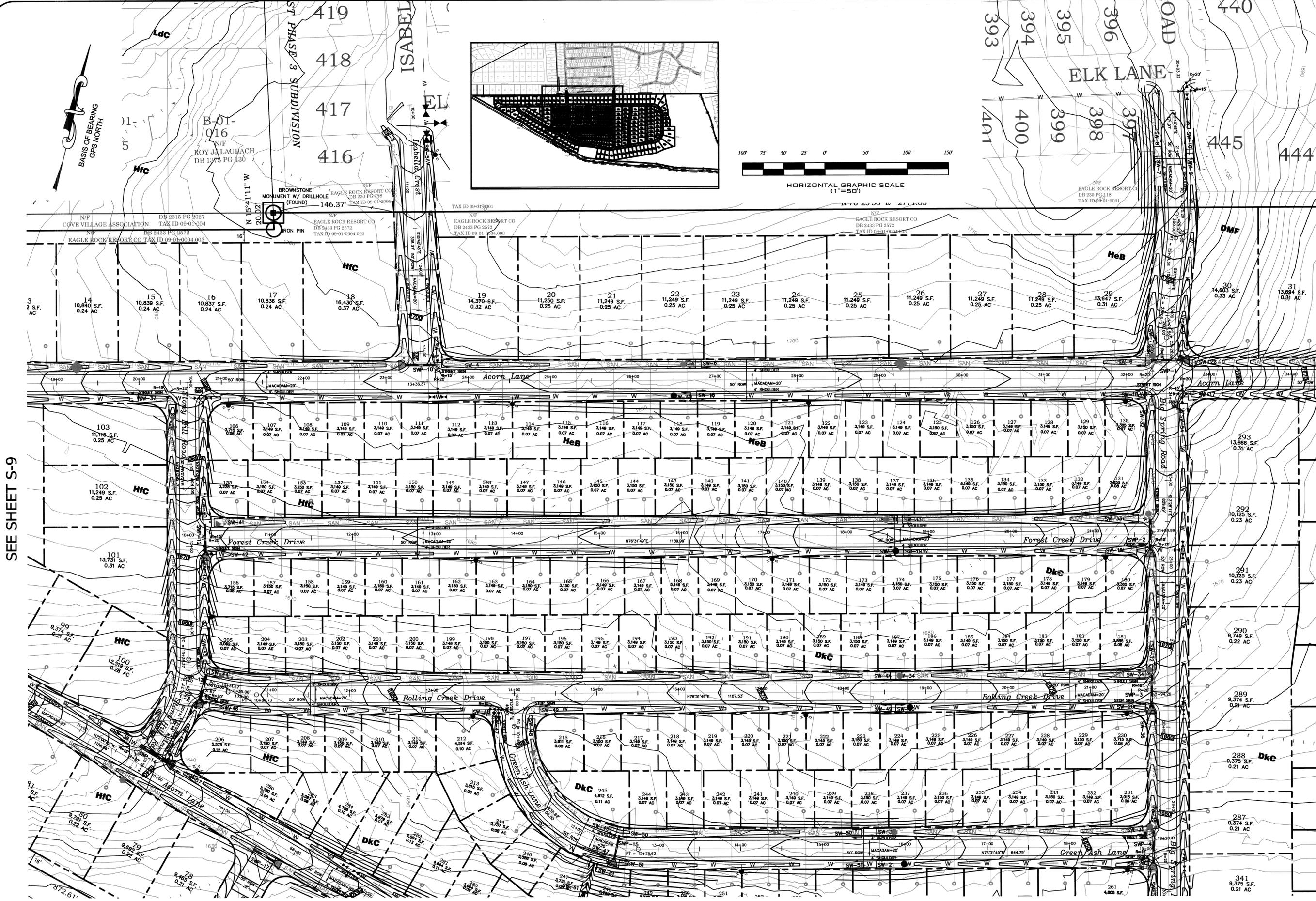
SHEET 8 OF 32

DATE	DESIGNED BY	DATE
6/10/13	P.J.M.	
	FILE	
	NO.	
	DESCRIPTION OF REVISION	

NO.	DESCRIPTION OF REVISION

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

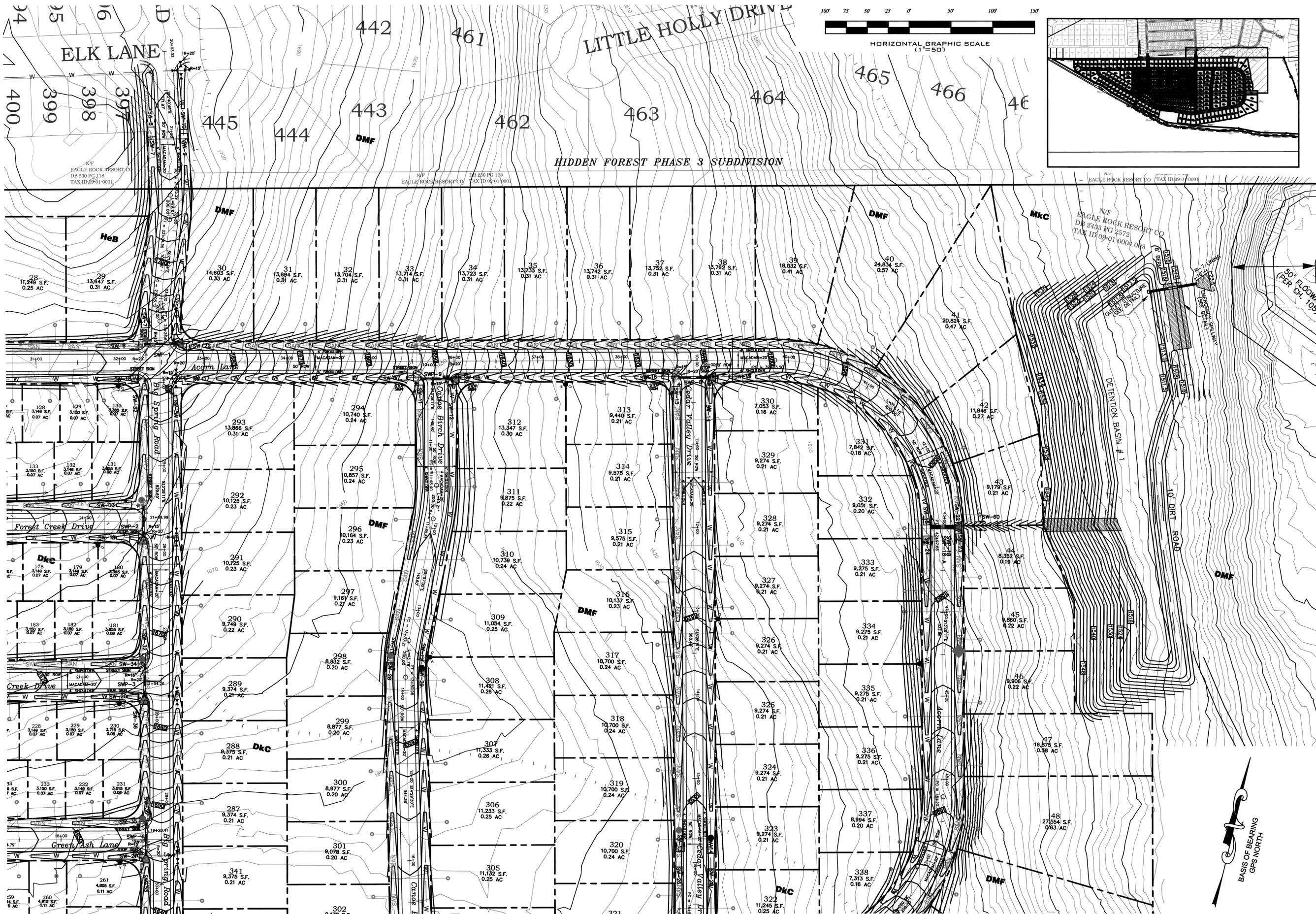
MAJOR SUBDIVISION FINAL PLAN
GRADING/UTILITY PLAN-2
HIDDEN FOREST PHASE 4
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA



SEE SHEET S-9

SEE SHEET S-11

SEE SHEET S-12



SEE SHEET S-10

SEE SHEET S-13

PROJECT NUMBER:
132156

DATE: 6/10/13	BY: P.J.M.	DESIGNED BY: M.P.B.
SURVEY FILE:	DWG. FILE:	
NO.	DESCRIPTION OF REVISION	DATE

SEAL

SEAL

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-3
HIDDEN FOREST PHASE 4
 SECTION OF
EAGLE ROCK
 EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

DATE: 6/10/13	BY: P.J.M.	DESIGNED BY: M.P.B.
SURVEY FILE:	DWG. FILE:	
NO.	DESCRIPTION OF REVISION	DATE

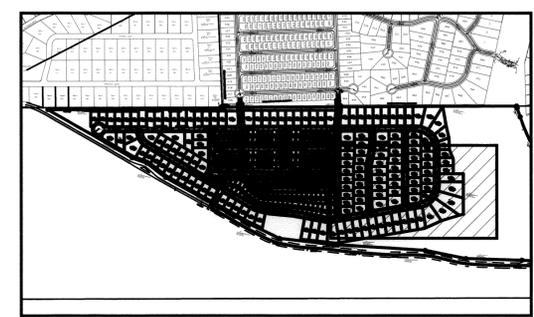
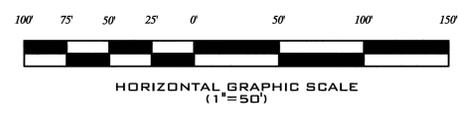
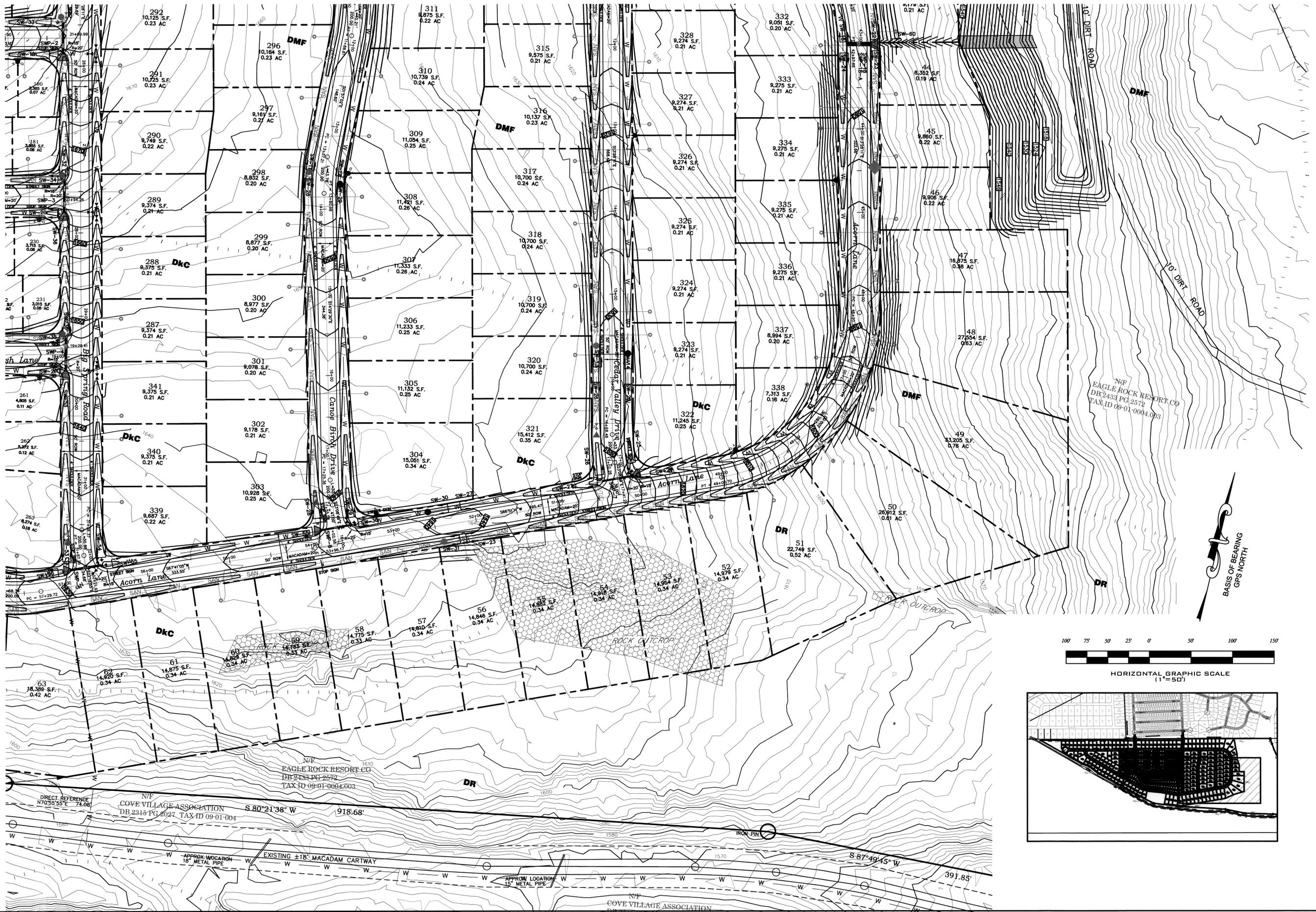
SEAL

SEAL

BRINKASH ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 1715 CENTRE STREET ASHLAND, PA 17921
 (570)-875-1018 (PHONE) (570)-875-1670 (FAX)

MAJOR SUBDIVISION FINAL PLAN
 GRADING/UTILITY PLAN-5
 HIDDEN FOREST PHASE 4
 SECTION OF
 EAGLE ROCK
 EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

SEE SHEET S-12



DIRECT REFERENCE
 N70°55'55" E 74.08'

N/F
 COVE VILLAGE ASSOCIATION
 DB 2315 PG 2027 TAX ID 09-01-004

S 80°21'38" W 918.68'

APPROX LOCATION
 18" METAL PIPE

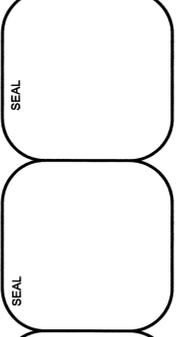
EXISTING ±18" MACADAM CARTWAY

APPROX LOCATION
 15" METAL PIPE

N/F
 COVE VILLAGE ASSOCIATION

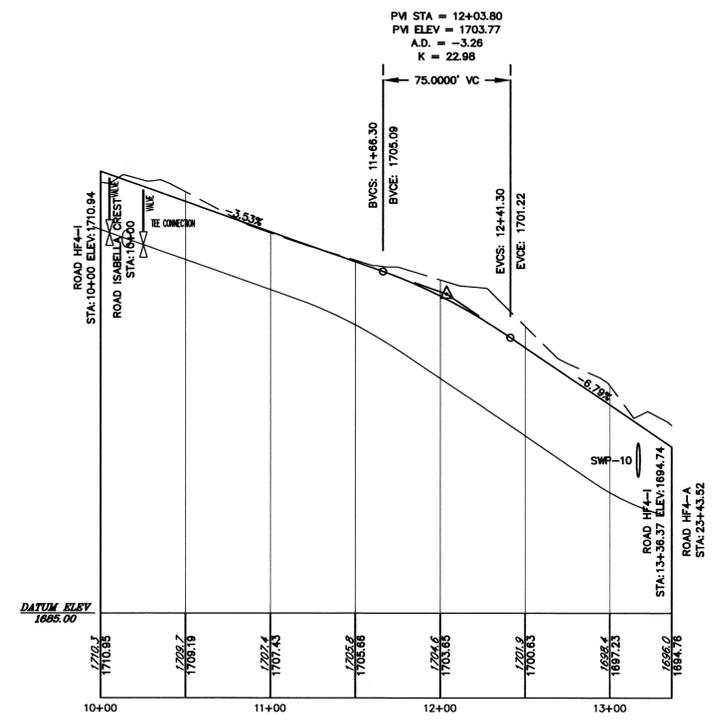
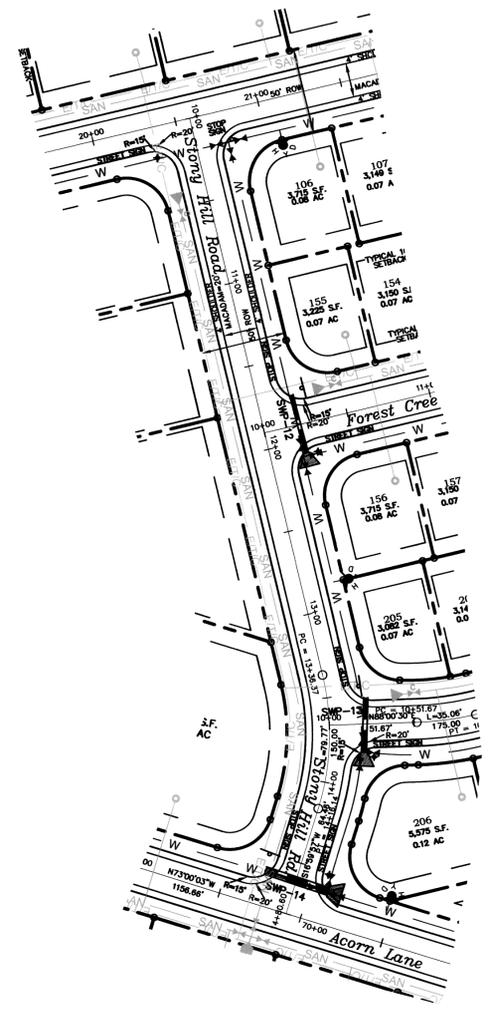
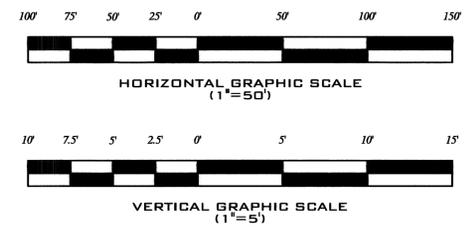
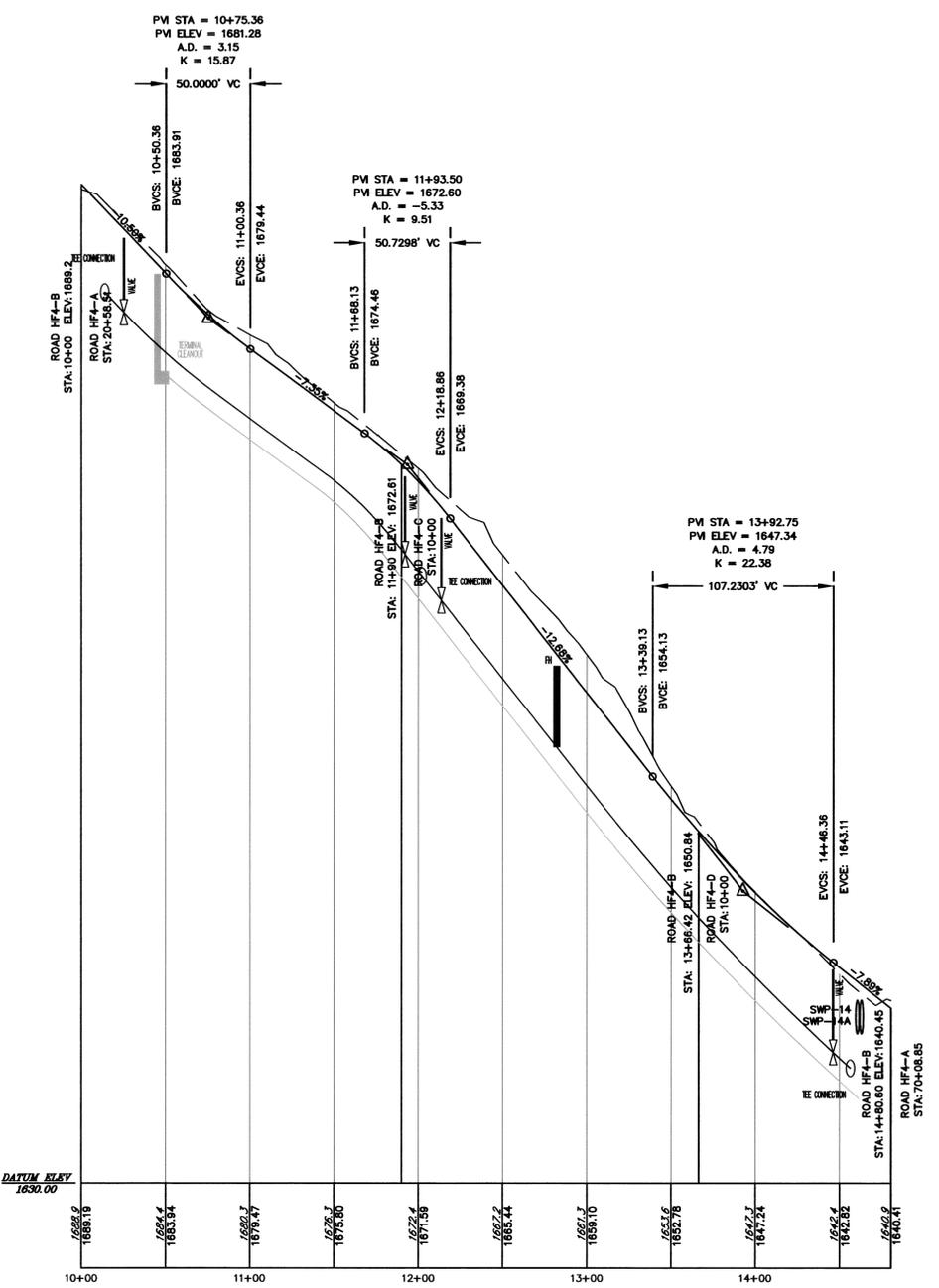
N/F
 EAGLE ROCK RESORT CO
 DB 2433 PG 2578
 TAX ID 09-01-0004-073

DATE: 01/01/13	BY: P.J.M.	DESIGNED BY: M.P.B.
SURVEY FILE:	DWG. FILE:	
NO.	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
PROFILE STONY HILL ROAD & ISABELLA CREST
HIDDEN FOREST PHASE 4
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA



ISABELLA CREST

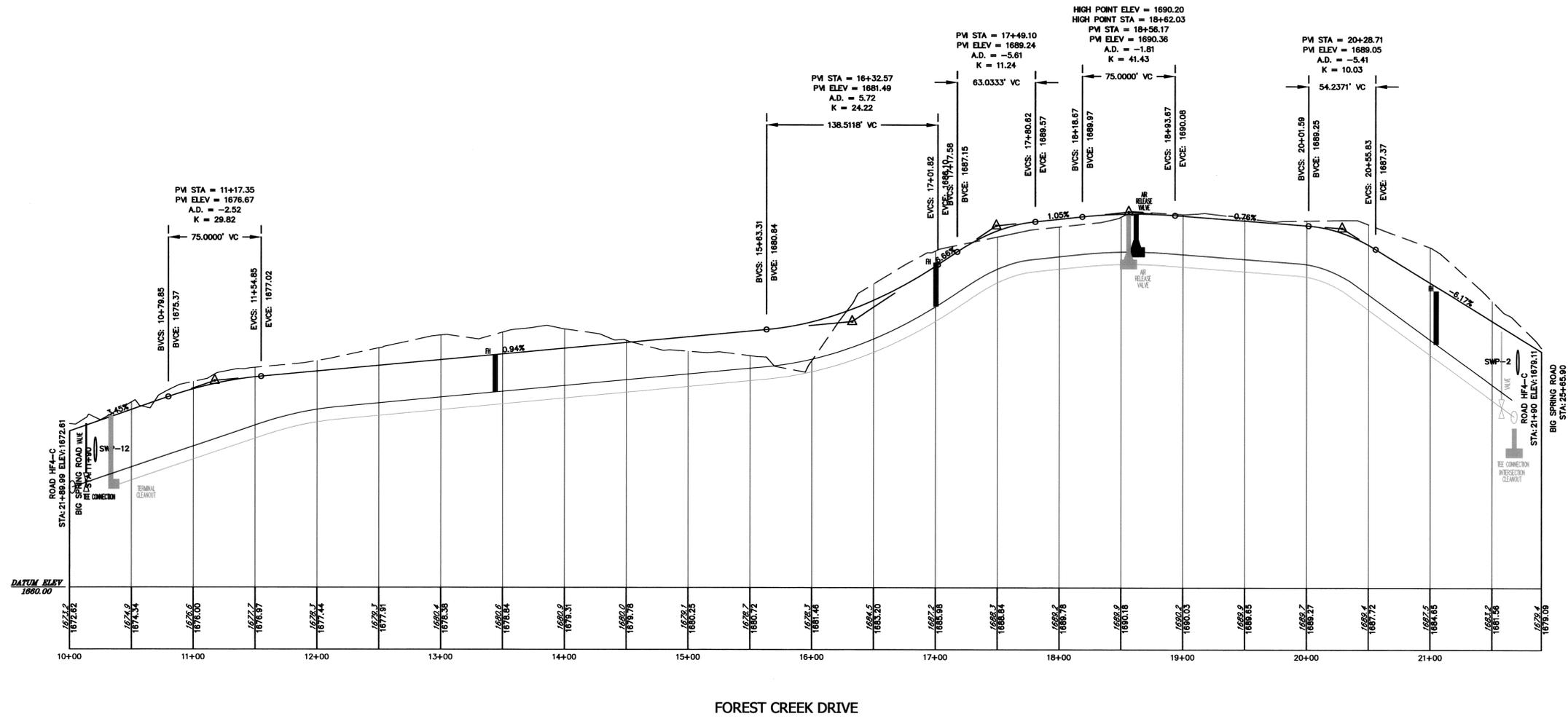
DATE: 8/10/13	DESIGNED BY: M.P.B.
SURVEY FILE:	DWG. FILE:
NO.	DESCRIPTION OF REVISION
	DATE

SEAL

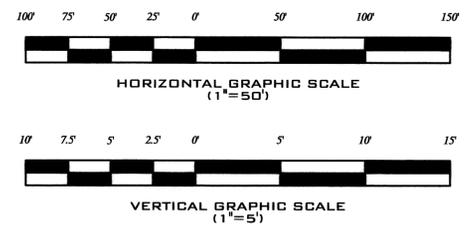
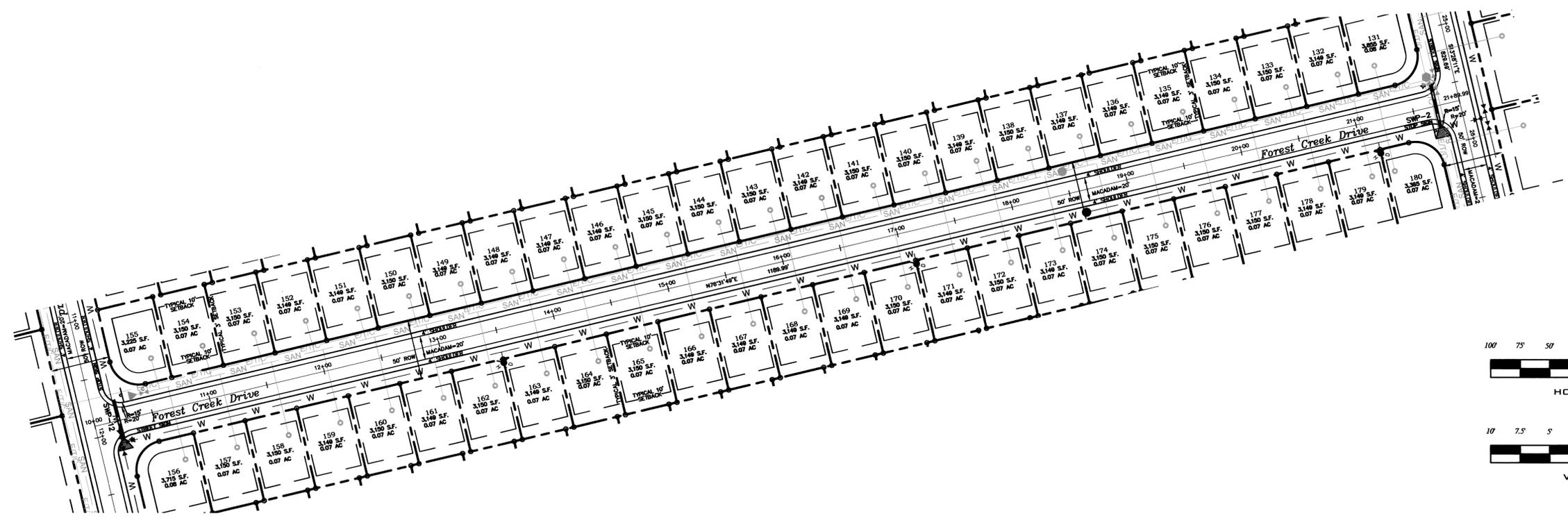
SEAL

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

MAJOR SUBDIVISION FINAL PLAN
PROFILE FOREST CREEK DRIVE
HIDDEN FOREST PHASE 4
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA



FOREST CREEK DRIVE



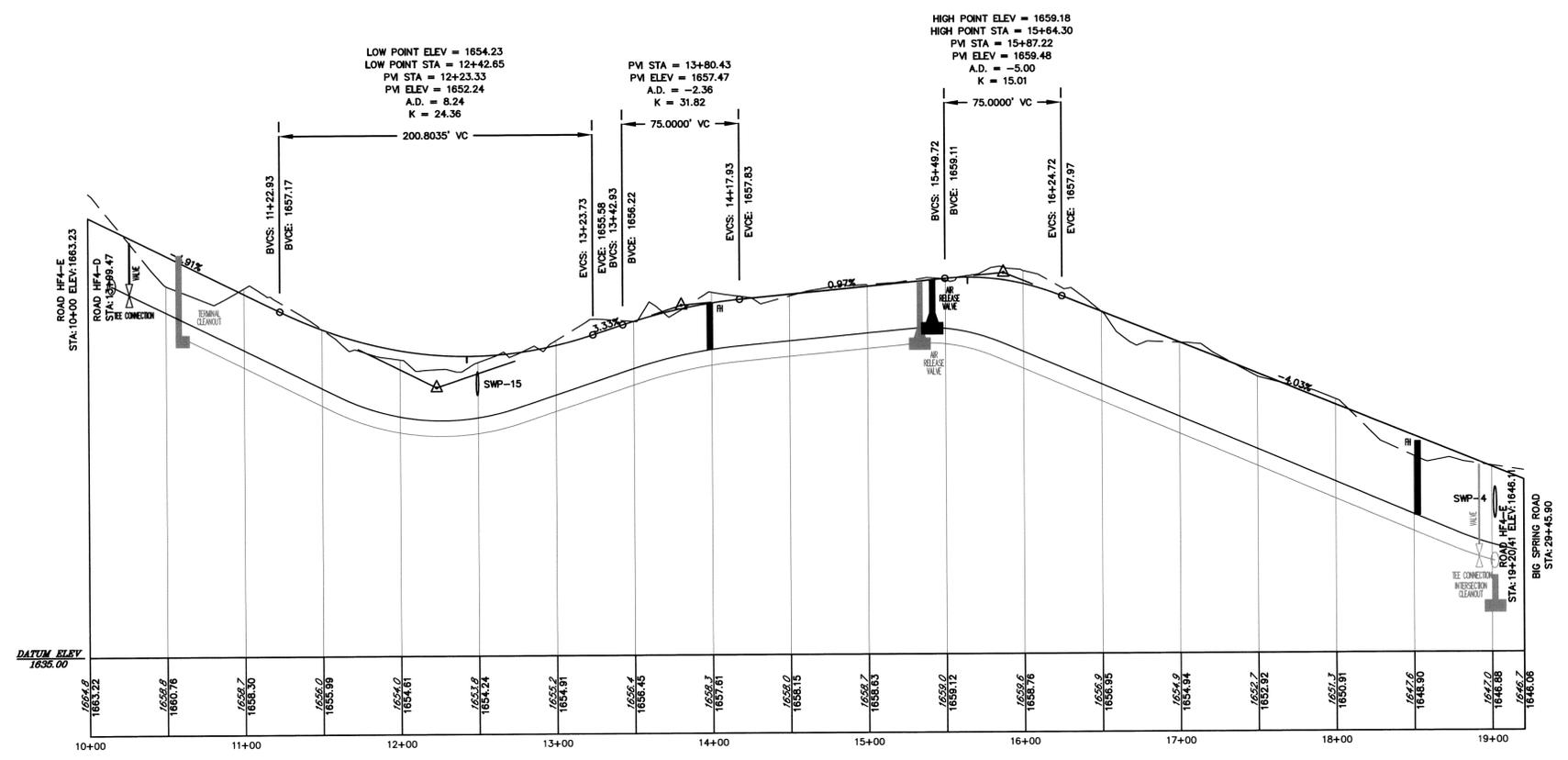
DATE: 07/01/13	DESIGNED BY: M.F.B.
SURVEY FILE:	DWG. FILE:
NO.	DESCRIPTION OF REVISION

SEAL

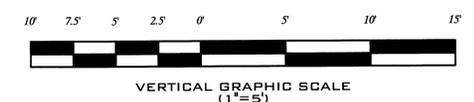
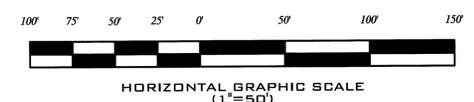
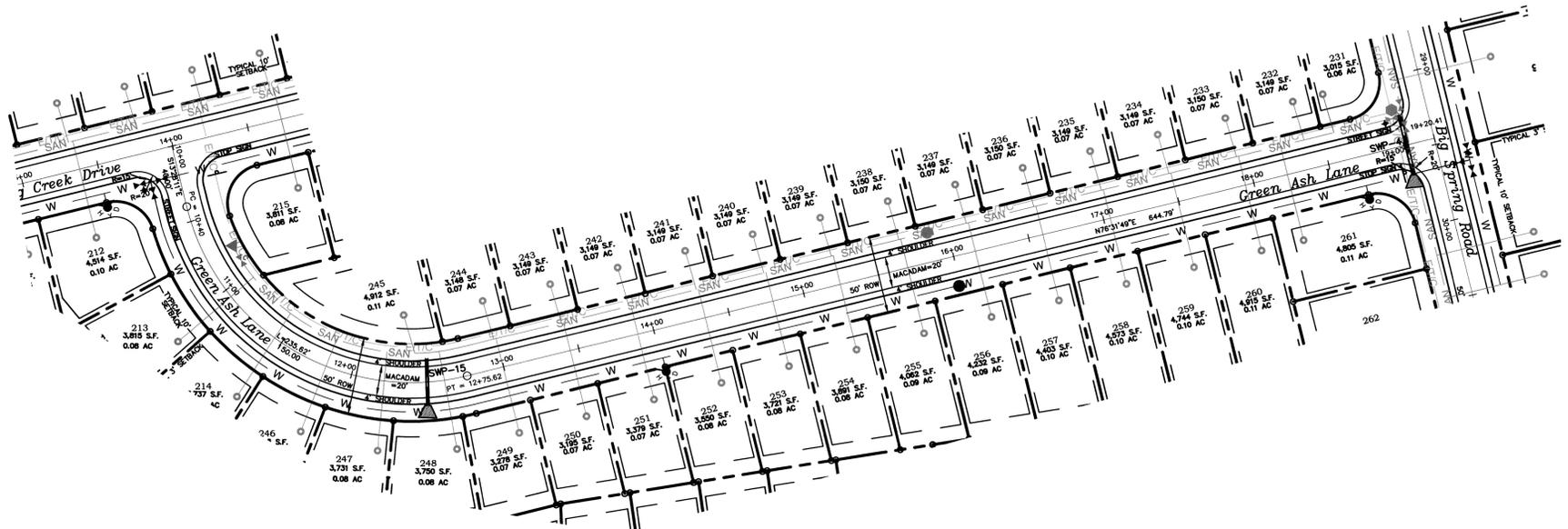
SEAL

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

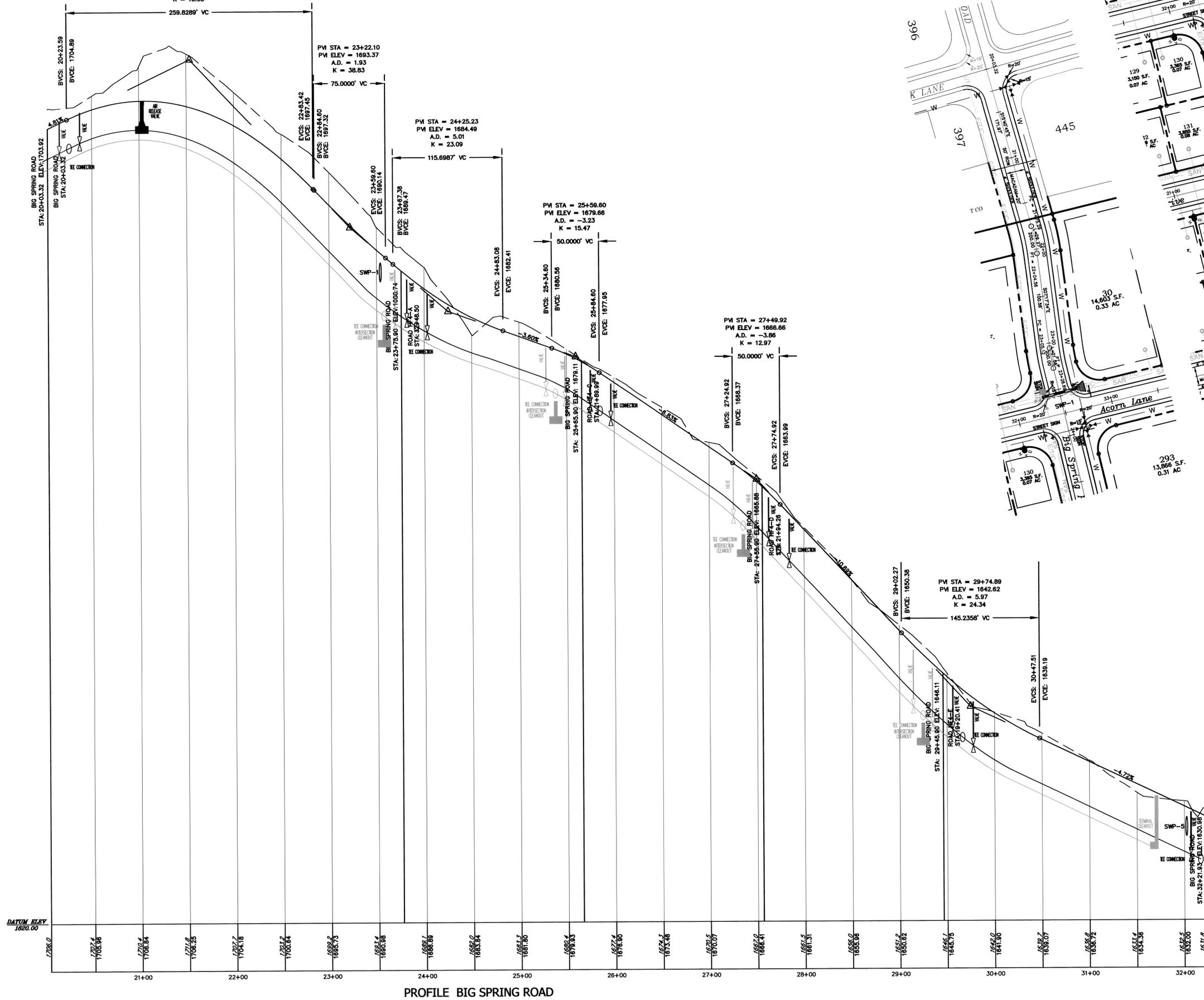
MAJOR SUBDIVISION FINAL PLAN
PROFILE GREEN ASH LANE
HIDDEN FOREST PHASE 4
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA



GREEN ASH LANE



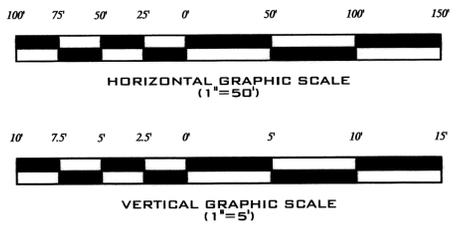
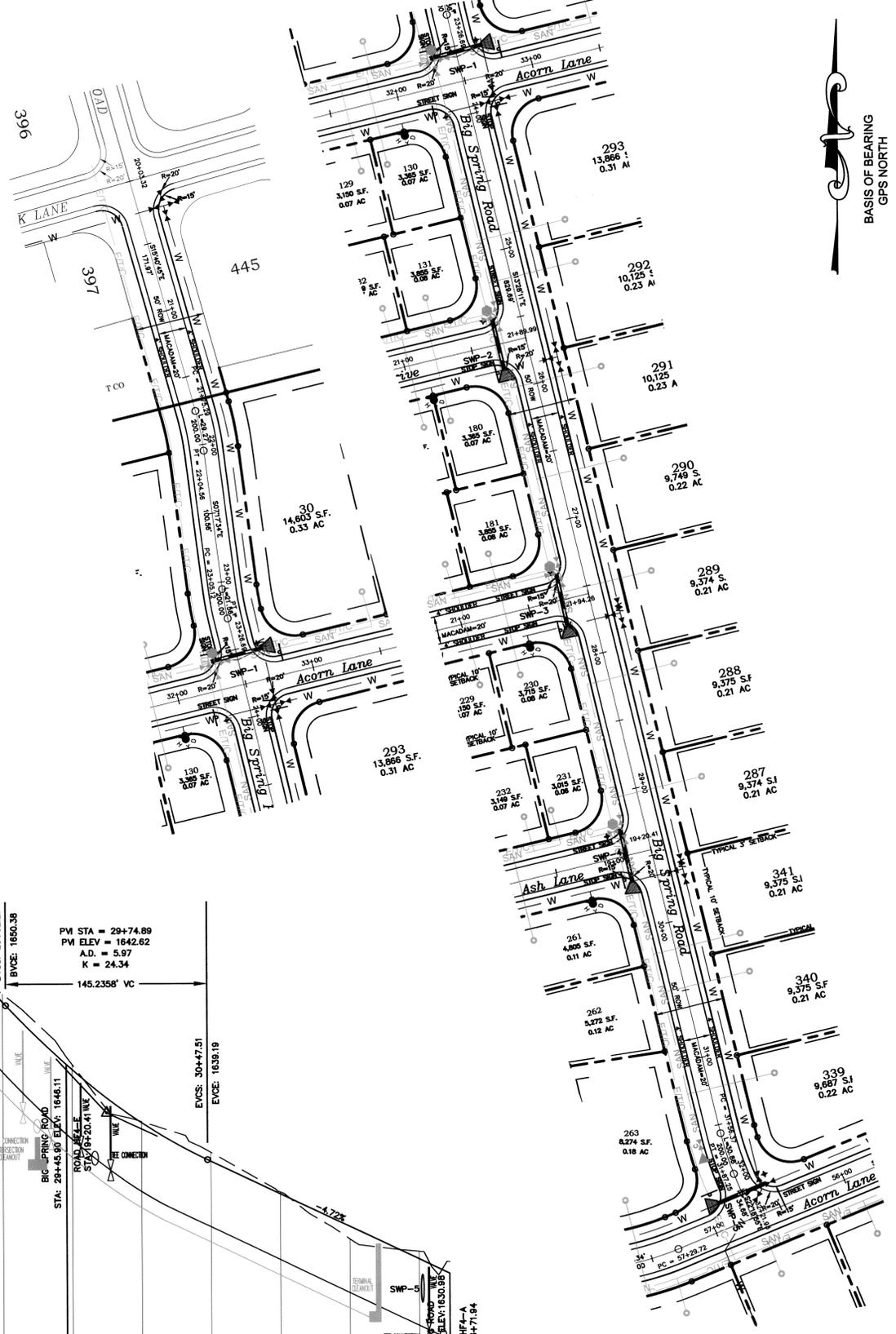
HIGH POINT ELEV = 1706.85
 HIGH POINT STA = 21+04.99
 PM STA = 21+53.51
 PM ELEV = 1711.14
 A.D. = -15.35
 K = 16.93



DATUM ELEV 1620.00

1726.0	21+00
1722.4	21+05.96
1706.84	21+06.84
1716.6	21+08.25
1704.18	21+09.77
1700.84	21+12.2
1699.2	21+15.73
1697.4	21+19.96
1696.86	21+22.7
1692.0	21+28.84
1691.7	21+31.6
1687.9	21+36.0
1686.4	21+39.33
1677.6	21+45.90
1674.4	21+48.7
1670.5	21+53.51
1667.0	21+58.41
1661.5	21+64.5
1658.0	21+69.0
1653.96	21+74.82
1651.2	21+79.72
1646.75	21+85.8
1642.0	21+91.9
1639.7	21+97.0
1636.72	21+102.1
1631.4	21+107.2
1627.5	21+112.3
1623.0	21+117.4
1618.96	21+122.5

PROFILE BIG SPRING ROAD



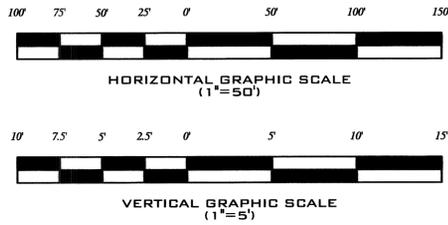
PROJECT NUMBER:
132156

DATE: 6/10/13	BY: P.J.M.	DESIGNED BY: M.P.B.
SURVEY FILE:	DWG. FILE:	
NO.	DESCRIPTION OF REVISION	DATE

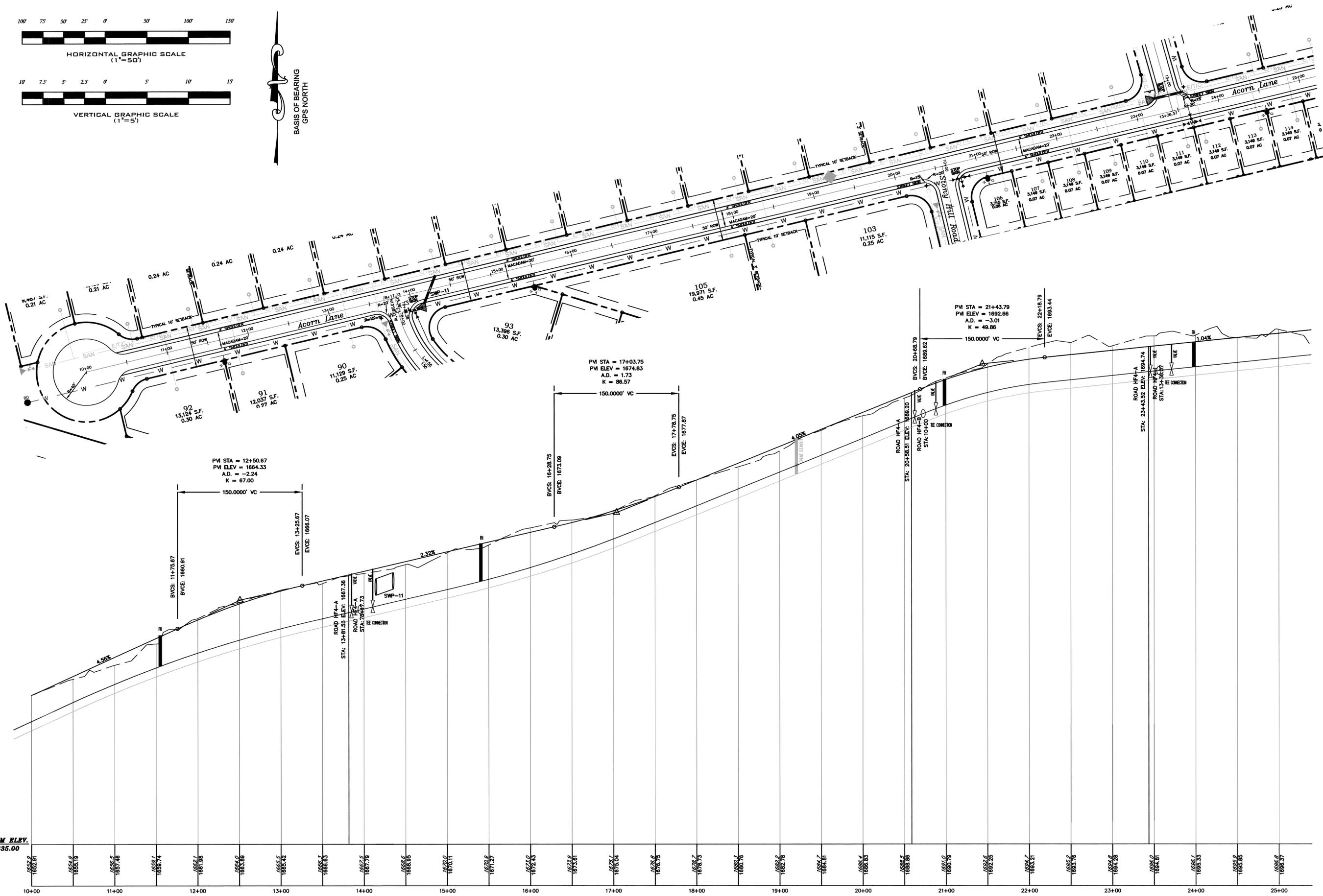
SEAL

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

MAJOR SUBDIVISION FINAL PLAN
 PROFILE BIG SPRING RD
 HIDDEN FOREST PHASE 4
 SECTION OF
 EAGLE ROCK
 EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA



BASIS OF BEARING
GPS NORTH



PROFILE ACORN LANE

PROJECT NUMBER:
132156

DATE: 6/10/13	DESIGNED BY: M.P.B.	NO.	DATE
SURVEY FILE:	DWG. FILE:	DESCRIPTION OF REVISION	

SEAL

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

MAJOR SUBDIVISION FINAL PLAN
PROFILE ACORN LANE-1
HIDDEN FOREST PHASE 4
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

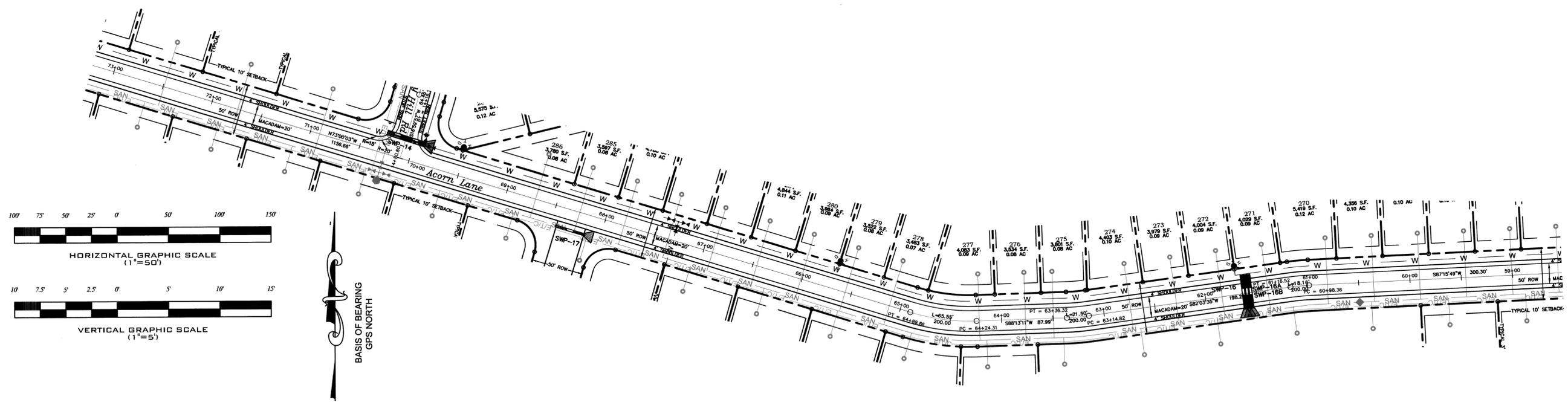
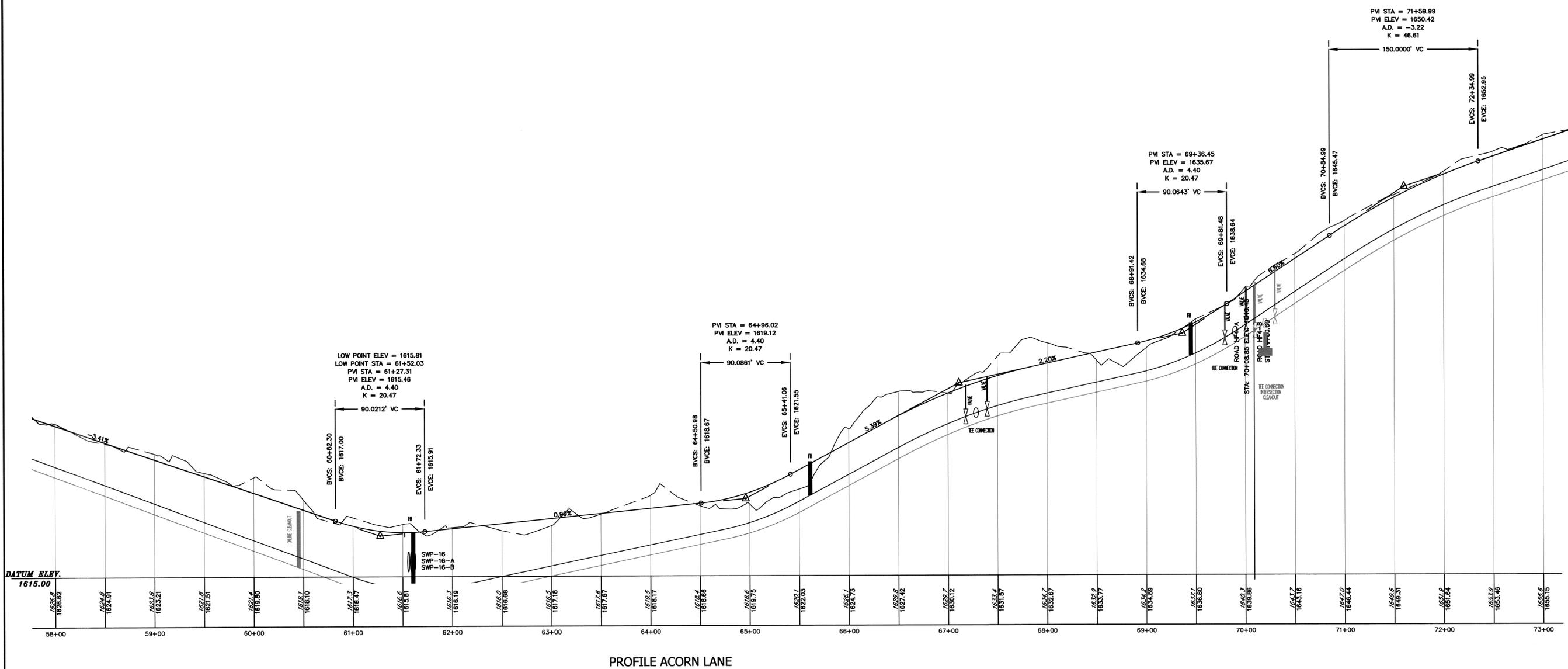
DATE: 8/10/13	BY: P.J.M.	DESIGNED BY: M.P.B.	NO.	DESCRIPTION OF REVISION	DATE
SURVEY FILE:	DWG. FILE:				

SEAL

SEAL

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

MAJOR SUBDIVISION FINAL PLAN
PROFILE ACORN LANE-5
HIDDEN FOREST PHASE 4
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA



DATE: 6/10/13	DESIGNED BY: M.P.B.	DATE
SURVEY FILE:	DWG. FILE:	DESCRIPTION OF REVISION
SEAL	NO.	

SEAL	
SEAL	

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

MAJOR SUBDIVISION FINAL PLAN
CONSTRUCTION DETAILS-1
HIDDEN FOREST PHASE 4
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

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

	SHALLOW EXCAVATIONS	DWELLINGS WITHOUT BASEMENTS	DWELLINGS WITH BASEMENTS	LAWNS AND LANDSCAPING	LOCAL ROADS AND STREETS (DRIVES)	HYDROLOGIC SOILS GROUP (PER TR-55)
MkB	MECKESVILLE VERY STONY LOAM, 3 TO 8 PERCENT SLOPES	MODERATE: FROST ACTION WETNESS LARGE STONES	MODERATE: FROST ACTION WETNESS LARGE STONES	MODERATE: LARGE STONES	MODERATE: LOW STRENGTH FROST ACTION	C
DMF	DEKALB AND LEHEW EXTREMELY STONY SOILS, STEEP	SEVERE: SLOPE DEPTH TO ROCK	SEVERE: SLOPE DEPTH TO ROCK	SEVERE: SLOPE DEPTH TO ROCK	SEVERE: SLOPE DEPTH TO ROCK	C
MkC	MECKESVILLE VERY STONY LOAM, 8 TO 15 PERCENT SLOPES	MODERATE: FROST ACTION WETNESS	MODERATE: FROST ACTION WETNESS	MODERATE: SLOPE	MODERATE: FROST ACTION	C
LeB	LECK KILL CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES	SLIGHT	SLIGHT	SMALL STONES	MODERATE: FROST ACTION	B
MeB	MECKESVILLE LOAM, 8 TO 15 PERCENT SLOPES	MODERATE: FROST ACTION WETNESS	MODERATE: FROST ACTION WETNESS	MODERATE: SLOPE	MODERATE: FROST ACTION	C
DkC	DEKALB EXTREMELY STONY SANDY LOAM, 8 TO 25 PERCENT SLOPES	VERY LIMITED SLOPE DEPTH TO ROCK	VERY LIMITED SLOPE DEPTH TO ROCK	VERY LIMITED SLOPE DEPTH TO ROCK	VERY LIMITED SLOPE DEPTH TO ROCK	C
DR	DEKALB - RUBBLE LAND ASSOCIATION	VERY LIMITED SLOPE DEPTH TO ROCK	VERY LIMITED SLOPE DEPTH TO ROCK	VERY LIMITED SLOPE DEPTH TO ROCK	VERY LIMITED SLOPE DEPTH TO ROCK	C
UF	UDIFLUENTS, GRAVELLY	SOMEWHAT LIMITED FLOODING FROST ACTION	VERY LIMITED FLOODING	VERY LIMITED FLOODING DROUGHTY	VERY LIMITED FLOODING FROST ACTION	B
LdC	LADIG EXTREMELY STONY L OAM, 8-25 PERCENT SLOPES	VERY LIMITED SLOPE DEPTH TO ROCK	VERY LIMITED SLOPE DEPTH TO ROCK	VERY LIMITED SLOPE DEPTH TO ROCK	VERY LIMITED SLOPE DEPTH TO ROCK	C
HeB	HAZLETON CHANNERY FINE SANDY LOAM, 3-8 PERCENT SLOPES	NOT LIMITED	VERY LIMITED SLOPE DEPTH TO ROCK	SOMEWHAT LIMITED LARGE STONES	SOMEWHAT LIMITED FROST ACTION	B
HfC	HAZLETON EXTREMELY STONY FINE SANDY LOAM, 3-8 PERCENT SLOPES	VERY LIMITED SLOPE DEPTH TO ROCK	VERY LIMITED SLOPE DEPTH TO ROCK	VERY LIMITED SLOPE DEPTH TO ROCK	VERY LIMITED SLOPE DEPTH TO ROCK	B
BeB	BERKS SHALY SILT LOAM, 3-8 PERCENT SLOPES	VERY LIMITED SLOPE DEPTH TO ROCK	VERY LIMITED SLOPE DEPTH TO ROCK	VERY LIMITED SLOPE DEPTH TO ROCK	SOMEWHAT LIMITED DROUGHTY	C

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.

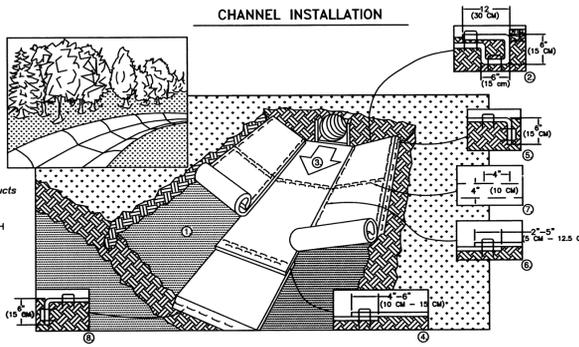
Walkout basements will be provided in steeper areas. The site is to be graded to alleviate long steep areas in a system of terraces.

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.

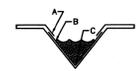
Construction of local roads will be in accordance with sections 203, 204, 205, 206, 210 and 350 Pennsylvania Department of Transportation Specifications (PUB 408M 2000) and NORTH UNION TOWNSHIP AND SCHUYLKILL CO. Specifications. Unsuitable materials shall be removed and replaced with compacted structural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

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

NORTH AMERICAN GREEN
EROSION CONTROL PRODUCTS
Guaranteed SOLUTIONS
14649 HIGHWAY 41 NORTH
EVANSVILLE, IN 47725
800-772-2040
www.nagreen.com



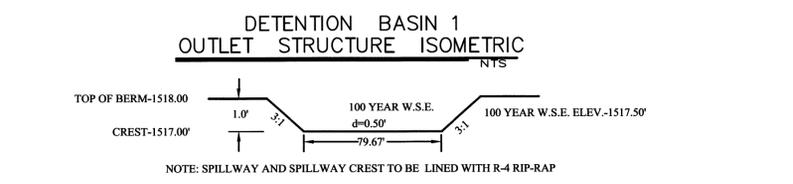
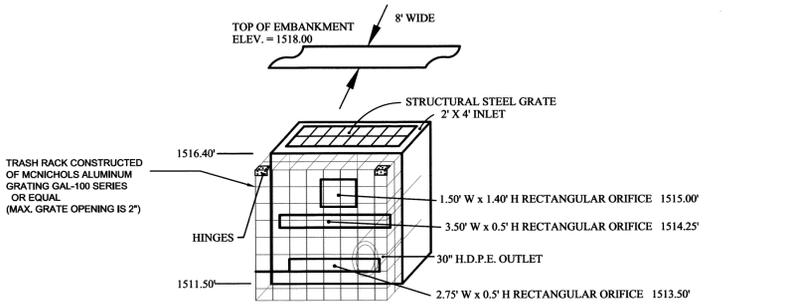
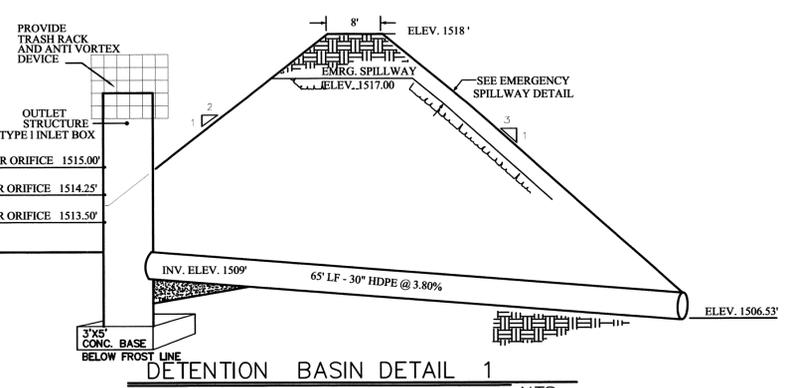
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-0 SEED DO NOT SEED PREPARED AREA. CELL-0 SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECPS IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECPS EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPS 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 RECPS BACK OVER SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) ACROSS THE WIDTH OF THE RECPS.
- ROLL CENTER RECPS IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECPS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPS 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 RECPS END OVER END (SHINGLE STYLED) 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 RECPS.
- FULL LENGTH EDGE OF RECPS 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 RECPS MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) (DEPENDING ON RECPS 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 RECPS 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.



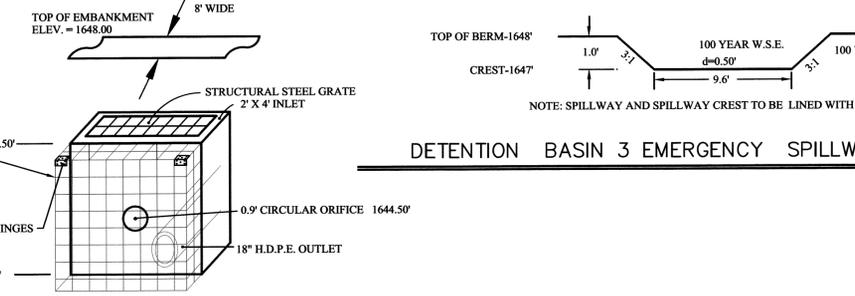
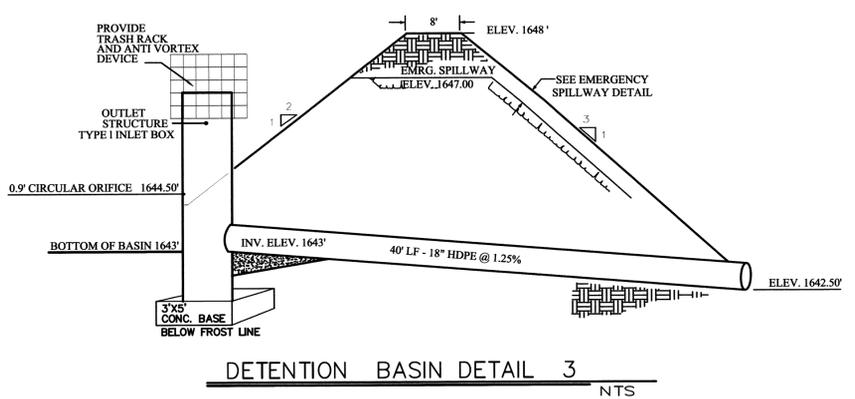
CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROTECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECPS.

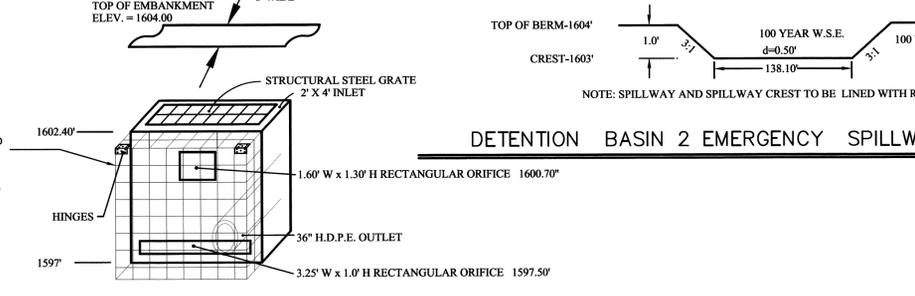
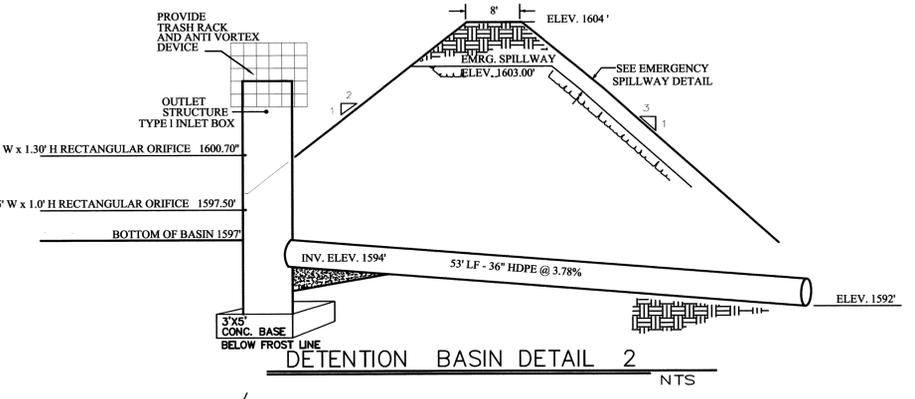
NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECPS.



DETENTION BASIN 1 EMERGENCY SPILLWAY DETAIL
NTS



DETENTION BASIN 3 EMERGENCY SPILLWAY DETAIL
NTS

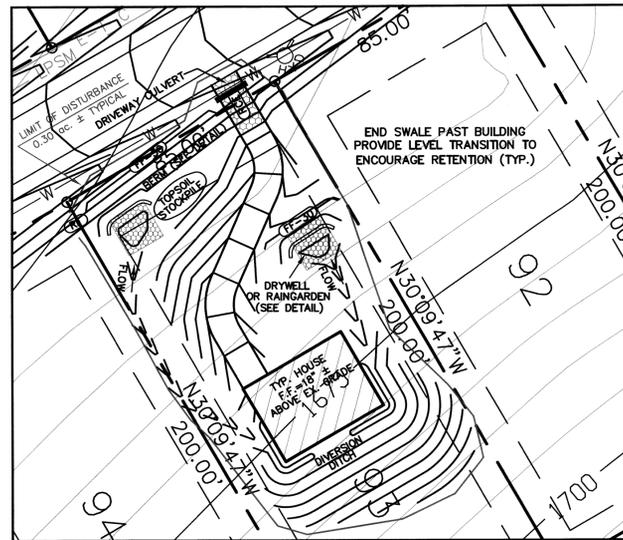


DETENTION BASIN 2 EMERGENCY SPILLWAY DETAIL
NTS

DETENTION BASIN 3 OUTLET STRUCTURE ISOMETRIC
NTS

DETENTION BASIN 2 OUTLET STRUCTURE ISOMETRIC
NTS

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 PCSM PLAN
 SLOPE GREATER THAN 15% TOWARDS ROAD**

SCALE: 1"=30'

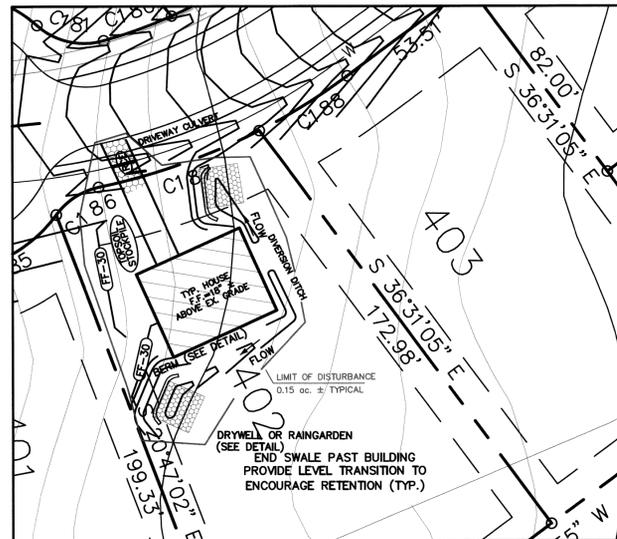
FOR THE FOLLOWING LOTS:

GENERAL NOTES:

1. REFER TO THE APPROPRIATE DETAILS FOR EROSION AND SEDIMENT CONTROL PLACEMENT AND MAINTENANCE. IN CASE OF DISCREPENCY, 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 PCSM PLAN
 GREATER THAN 15% PARALLEL TO ROAD**

SCALE: 1"=30'

FOR THE FOLLOWING LOTS:

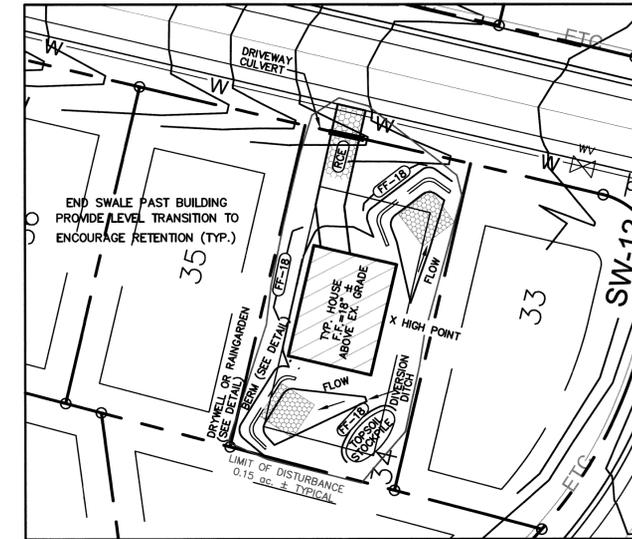
30,39,40

GENERAL NOTES:

1. REFER TO THE APPROPRIATE DETAILS FOR EROSION AND SEDIMENT CONTROL PLACEMENT AND MAINTENANCE. IN CASE OF DISCREPENCY, 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 PCSM PLAN
 NARROW LOTS (60' WIDE) PARALLEL TO 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 DISCREPENCY, 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: _____

DESIGNED BY: M.P.B.

DATE: 6/10/13

SURVEY FILE: _____

NO. _____

DESCRIPTION OF REVISION _____

DATE _____

SEAL _____

SEAL _____

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

MAJOR SUBDIVISION FINAL PLAN
 INDIVIDUAL LOT CONTROL -2
HIDDEN FOREST PHASE 4
 SECTION OF
EAGLE ROCK
 EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

SHEET
31 OF 32

