

MAJOR SUBDIVISION FINAL PLAN HIDDEN FOREST PHASE 3



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

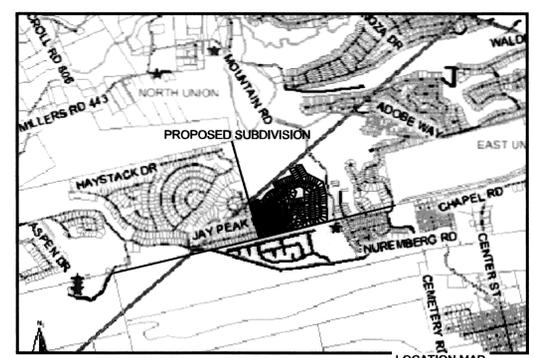
REVIEWED
SCHUYLKILL COUNTY PLANNING COMMISSION
This review does not include an in depth examination of the plan relative to subdivision or land development design standards or other ordinance requirements of the municipality or a judgment as to the merit or adequacy of the development layout since these items are covered in the municipal level review.
Judson Smith Sr.
Director
1/29/2013
Date

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

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SOILS TYPE
	PROPOSED ELECTRIC
	PROPOSED SEWER
	PROPOSED WATER
	PROPOSED FIRE HYDRANT
	STORMWATER PIPE/OUTLET PROTECTION
	WINGED END/WALL AHEAD/WALL FILTER FABRIC FENCING (SIZE)
	MINIMUM BLDG. SETBACK LINE
	PROPOSED STREET SIGN
	PROPOSED STOP SIGN
	PROPOSED CHECK DAM
	75' CLEAR SIGHT TRIANGLE
	ROCK CONSTRUCTION ENTRANCE
	SOILS BOUNDARY



DATE:
DECEMBER 14, 2012

- PREVIOUSLY GRANTED WAIVERS**
- 406.2(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.
 - 804.4 - 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.
 - 8.22.3 - 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.

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DEED REFERENCE: DB. 230, PG. 118
TAX ID NO.: MAP ID: 09-01-0001.000
EAST UNION TOWNSHIP

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 Dudish
A. Matthew Dudish
Recorder of Deeds

201300001354
Filed for Record in SCHUYLKILL COUNTY, PA
A. MATTHEW DUDISH, RECORDER OF DEEDS
01-30-2013 At 04:09 PM.
R&P DR SUBD 404.00

201300001354
EAGLE ROCK/HIDDEN FOREST PHASE 3 TO EAST UNION TWP
R&P DR 58 PG 293

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.

EAST UNION TOWNSHIP PLANNING COMMISSION:

RECOMMENDS FOR APPROVAL ON THIS THE _____ DAY OF _____, 2012

Judith Williams
SIGNATURE OF CHAIRPERSON

[Signature]
SIGNATURE OF VICE-CHAIRPERSON

[Signature]
SIGNATURE OF SECRETARY

APPROVED BY:
EAST UNION TOWNSHIP SUPERVISORS

THIS THE 10th DAY OF JANUARY 2013

Pennie J. Antonelli

[Signature]

[Signature]

OWNERS AFFIDAVIT:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF SCHUYLKILL

ON THIS, THE 14th DAY OF December, 2012, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED *Daniel Duraog* 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.

Daniel Duraog

Judith A. Williams
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Judith A. Williams, Notary Public
Hazel Twp., Luzerne County
My Commission Expires June 1, 2015
MY COMMISSION EXPIRES 6-1-2015

SCHUYLKILL COUNTY PLANNING COMMISSION

APPROVED BY THE SCHUYLKILL COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2012

SIGNED _____ CHAIRMAN

SIGNED _____ SECRETARY

UPI CERTIFICATION

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

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 PERIMETER MONUMENTS HAVE BEEN ACCURATELY PLACED AS REQUIRED.

SIGNED THIS 19 DAY OF 12, 2012

[Seal] MICHAEL P. BRINKASH PLS, PE
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. PE-69880

[Seal] REGISTERED PROFESSIONAL SURVEYOR
LICENSE NO. PS-10000

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

GENERAL NOTES:

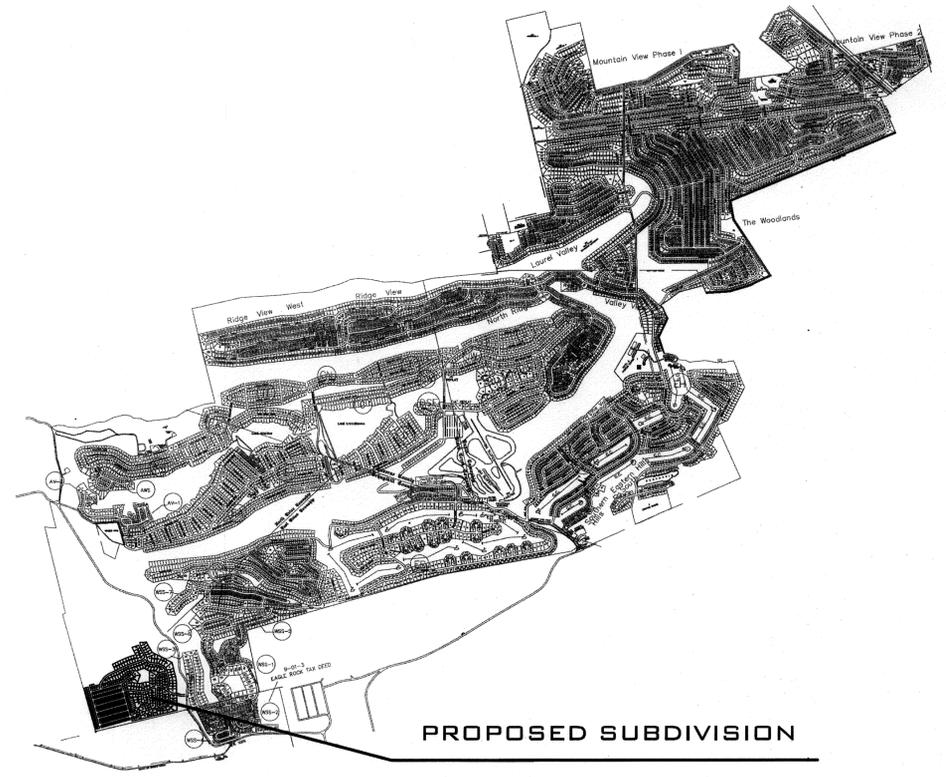
- THE PURPOSE OF THIS PLAN IS TO CREATE 394 SINGLE FAMILY RESIDENTIAL LOTS ON LANDS OWNED BY EAGLE ROCK RESORT CO.
- ALL PHYSICAL FEATURES AS SHOWN ON THIS PLAN ARE NOT SURVEYED WITH THE SAME DEGREE OF ACCURACY AS THE BOUNDARY LINES, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE, AS SHOWN ON THIS PLAN.
- 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 WILL BE INSTALLED AT MAJOR INTERSECTIONS AS SHOWN ON THE PLANS.
- 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. SALDO AND 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 AERIAL MAPPING AND FIELD SURVEY. OFFSITE PHYSICAL FEATURES SHOULD BE USED FOR REFERENCE ONLY. VERTICAL DATUM IN NAD 83.
- 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 EAST UNION TOWNSHIP (COMMUNITY-PANEL NO. 422004 A) MAP #H 01-10 EFFECTIVE DATE NOVEMBER 15, 1974 AND CONVERTED BY LETTER SEPTEMBER 1, 1998 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 16,264.25'
- 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.

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	394
ZONING CLASSIFICATION	R-3 RESIDENTIAL NORTH UNION TWP. ; R-3 RESIDENTIAL EAST UNION TWP.
AREA OF PARENT TRACT	236.9 Acres
TOTAL AREA OF SUBDIVISION	99.88 Acres
RESIDUE AREA	137.02 Acres
SEWAGE	COMMUNITY
WATER	COMMUNITY
DEED REFERENCE	DR. 230, PG. 118
TAX ID NO.	Map ID: 09-01-0001.000 EAST UNION TOWNSHIP

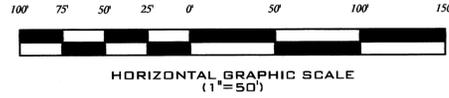


PROPOSED SUBDIVISION

TRACT MAP SCALE: 1" = 2500'

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD	TANGENT
C2	51.69	200.00	14°48'31"	N85°07'19"W	51.55	25.99
C3	80.54	200.00	23°04'29"	S78°14'12"W	80.00	40.82
C4	27.98	32.32	48°3'30"	S89°36'40"W	27.13	14.94
C5	38.45	225.00	10°02'49"	N89°19'10"W	38.40	19.78
C6	54.12	225.00	13°48'51"	N11°41'00"W	53.99	27.19
C7	57.83	225.00	14°40'33"	N32°27'43"W	57.47	28.97
C8	57.22	225.00	14°34'18"	N81°40'04"W	57.07	28.77
C9	34.09	225.00	9°40'51"	N71°11'39"W	34.05	17.09
C10	61.12	125.00	28°05'51"	S15°18'10"E	60.51	31.18
C11	23.85	175.00	7°48'33"	N25°24'19"W	23.83	11.94
C12	137.52	125.00	6°02'12"	S53°01'09"E	130.69	76.88
C13	31.34	175.00	10°18'41"	N89°11'21"W	31.30	15.71
C14	34.26	175.00	11°10'34"	N75°58'43"W	34.21	17.19
C15	15.78	225.00	4°01'06"	N16°03'01"W	15.78	7.89
C16	60.28	225.00	20°28'42"	N29°16'59"W	78.56	40.58
C17	60.43	225.00	20°28'51"	N48°44'41"W	80.00	40.65
C18	16.00	225.00	4°04'24"	N61°01'19"W	15.99	8.00
C19	24.85	225.00	7°08'56"	N04°48'55"W	24.94	12.49
C20	19.73	200.00	3°38'05"	N11°12'55"W	19.72	9.87
C21	15.45	225.00	3°56'00"	N27°02'37"E	15.44	7.73
C22	83.87	225.00	21°18'52"	N14°28'12"E	83.09	42.27
C23	18.78	225.00	5°02'12"	N01°18'40"E	18.77	9.80
C24	32.68	175.00	10°40'07"	N88°06'37"W	32.53	16.34
C25	96.51	125.00	44°14'09"	S69°11'32"E	94.13	50.80
C26	3.20	175.00	1°02'50"	N47°35'52"W	3.20	1.60
C27	24.33	25.00	56°46'04"	S21°14'15"E	23.38	13.23
C28	9.32	25.00	21°12'15"	S19°18'42"W	9.27	4.72
C29	10.26	225.00	2°38'43"	N62°17'44"W	10.26	5.13
C30	127.84	225.00	32°33'12"	N79°52'41"W	126.12	65.70
C31	41.42	25.00	94°58'04"	S48°14'16"E	38.54	27.25
C32	58.15	175.00	13°11'55"	N21°31'51"W	58.87	28.86
C33	176.39	175.00	57°46'35"	S47°05'00"W	166.02	96.51
C34	39.27	25.00	69°00'00"	N89°02'28"W	35.26	25.00
C35	33.51	150.00	12°42'11"	N23°07'27"E	33.44	16.63
C36	44.70	175.00	14°38'01"	N09°04'34"E	44.57	22.47
C37	47.70	175.00	15°37'33"	N21°12'03"E	47.55	24.00
C38	39.27	25.00	69°00'00"	N14°02'37"E	35.26	25.00
C39	39.27	25.00	69°00'00"	N32°31'15"W	35.26	25.00
C40	145.45	125.00	66°40'07"	N44°33'47"E	137.38	82.22
C41	148.85	141.79	59°16'24"	S67°23'00"E	140.20	80.64
C42	34.61	150.00	13°36'01"	S51°15'27"W	34.52	17.39
C43	119.41	150.00	45°48'49"	S78°28'42"W	116.28	63.07
C44	38.27	25.00	69°00'00"	N32°31'15"W	35.26	25.00
C45	64.94	125.00	21°15'48"	N88°54'07"W	64.57	32.85
C46	167.90	175.00	10°58'21"	N26°16'59"W	164.84	91.65
C47	49.81	175.00	16°18'32"	S69°27'01"E	49.84	25.08

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD	TANGENT
C48	35.75	175.00	11°42'18"	S23°27'27"E	35.69	17.84
C49	17.04	125.00	7°48'52"	N29°24'19"W	17.02	8.53
C50	33.28	25.00	76°15'42"	N16°37'48"E	30.87	16.82
C51	45.28	25.00	103°44'18"	N73°22'12"W	38.33	31.85
C52	66.62	175.00	28°09'45"	S39°34'55"E	65.15	43.90
C53	60.71	175.00	29°25'34"	S62°32'33"E	60.00	41.09
C54	25.80	175.00	6°28'55"	S80°18'48"E	25.78	12.83
C55	46.86	125.00	21°28'44"	N75°47'53"W	46.59	23.71
C56	120.89	175.00	39°30'56"	N43°19'02"W	118.32	62.86
C57	43.42	25.00	99°30'06"	N28°12'30"E	38.16	28.53
C58	67.86	225.00	22°21'31"	S84°46'47"W	67.25	44.47
C59	60.43	225.00	20°28'51"	S43°21'39"W	60.00	40.65
C60	60.43	225.00	20°28'51"	S22°52'49"W	60.00	40.65
C61	54.21	225.00	13°48'13"	S05°44'14"W	54.08	27.24
C62	35.57	25.00	81°31'49"	N39°32'41"E	32.55	21.55
C63	60.67	225.00	21°39'46"	S69°28'42"W	64.36	43.05
C64	32.74	25.00	70°01'42"	S81°03'00"W	30.45	19.19
C65	60.88	191.79	24°03'38"	S77°38'53"E	60.28	41.05
C66	43.51	191.79	12°59'50"	N89°46'23"E	43.41	21.85
C67	18.97	175.00	6°24'30"	N74°41'33"E	18.96	9.50
C68	60.71	175.00	29°25'33"	N58°16'33"E	60.00	41.09
C69	60.68	175.00	28°24'37"	N31°51'33"E	78.84	41.08
C70	22.51	175.00	7°22'12"	N14°58'14"E	22.49	11.27
C71	76.03	191.79	22°42'34"	S49°31'58"W	75.52	38.51
C72	51.41	191.79	24°19'17"	S23°00'40"W	60.81	41.33
C73	90.01	191.79	26°53'26"	S02°39'42"E	89.19	45.82
C74	56.75	191.79	17°50'53"	S24°37'50"E	59.50	30.12
C75	31.18	25.00	76°15'42"	N16°37'48"E	31.56	20.35
C76	33.86	225.00	6°37'16"	S40°05'36"W	33.83	16.90
C77	26.33	175.00	6°37'16"	S08°24'28"W	26.31	13.19
C78	34.80	125.00	15°31'35"	N61°41'26"E	34.49	17.41
C79	47.44	175.00	19°13'10"	N69°41'29"E	46.59	24.38
C80	56.29	525.00	6°08'34"	S67°32'56"W	56.28	28.17
C81	41.33	475.00	4°59'06"	S66°58'12"W	41.31	20.88
C82	3.60	475.00	1°02'28"	S10°02'29"W	3.60	1.80
C83	53.06	525.00	5°47'27"	S81°34'58"W	53.04	26.55
C84	60.00	525.00	6°43'51"	S54°19'17"W	78.82	40.08
C85	60.00	525.00	6°43'51"	S44°39'24"W	79.82	40.08
C86	41.99	525.00	4°39'51"	S38°56'44"W	41.82	20.87
C87	38.12	475.00	4°43'08"	S39°00'32"W	38.11	19.57
C88	103.71	475.00	12°30'37"	S47°37'25"W	103.61	52.06
C89	87.87	475.00	10°35'56"	S59°10'41"W	87.74	44.08
C90	17.62	225.00	4°20'11"	S34°28'51"W	17.51	8.51
C91	60.00	225.00	5°22'04"	S22°07'48"W	78.58	40.43
C92	100.08	225.00	25°29'10"	S02°47'57"E	99.28	50.88
C93	38.34	25.00	87°81'47"	N39°23'21"E	34.69	24.68
C94	40.82	25.00	93°33'46"	S69°33'25"E	38.44	26.61
C95	100.88	175.00	33°01'48"	S04°23'59"W	99.49	51.89
C96	48.06	175.00	15°44'08"	S28°48'54"W	47.91	24.18
C97	21.03	25.00	48°11'53"	S86°10'37"W	20.41	11.18
C98	60.39	50.00	69°03'00"	N76°42'16"E	58.74	34.65
C99	45.62	50.00	52°16'25"	N15°00'01"E	44.05	24.53
C100	46.20	50.00	52°56'37"	N37°36'30"W	44.58	24.80
C101	47.04	50.00	53°54'32"	S89°53'59"W	45.23	25.43
C102	41.99	50.00	48°07'06"	S37°57'09"W	40.77	22.32
C103	21.03	25.00	48°11'23"	N37°56'14"E	20.41	11.18
C104	47.27	175.00	15°28'33"	S54°20'39"W	47.12	23.78
C105	17.84	125.00	15°28'33"	S34°20'39"W	17.53	8.89
C106	34.11	125.00	15°38'09"	N62°22'26"E	34.00	17.17
C107	34.78	25.00	79°42'28"	S24°10'28"W	32.04	20.40
C108	35.21	175.00	17°29'19"	N56°19'02"E	35.01	26.81
C109	53.76	125.00	15°28'33"	S84°26'18"W	53.56	16.88
C110	38.27	25.00	90°00'00"	N80°40'45"W	35.26	25.00
C111	38.27	25.00	90°00'00"	N29°19'15"E	35.26	25.00
C112	38.27	25.00	90°00'00"	S69°24'55"W	35.26	25.00
C113	38.27	25.00	90°00'00"	S29°19'15"W	35.26	25.00
C114	8.01	125.00	4°07'46"	N72°19'22"E	8.01	4.51
C115	38.27	25.00	90°00'00"	S60°40'45"E	35.26	25.00
C116	121.81	175.00	38°46'54"W	S04°46'54"W	119.82	63.32
C117	56.31	175.00	18°26'11"	S33°19'19"W	56.07	28.4



PROJECT NUMBER:
122150

DATE: 12/14/12	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
 SUBDIVISION PLAN-1
HIDDEN FOREST PHASE 3
 SECTION OF
EAGLE ROCK
 EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

SHEET
4 OF 37

North Union Township
 East Union Township
 APPROXIMATE TOWNSHIP LINE
 (SCALED FROM SCHUYLKILL COUNTY GIS TAX MAP)

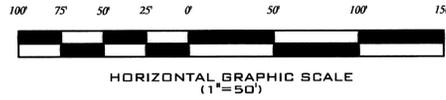
N/F
 EAGLE ROCK RESORT CO
 DB 230 PG 118

25105

SEE SHEET S-5

SEE SHEET S-6





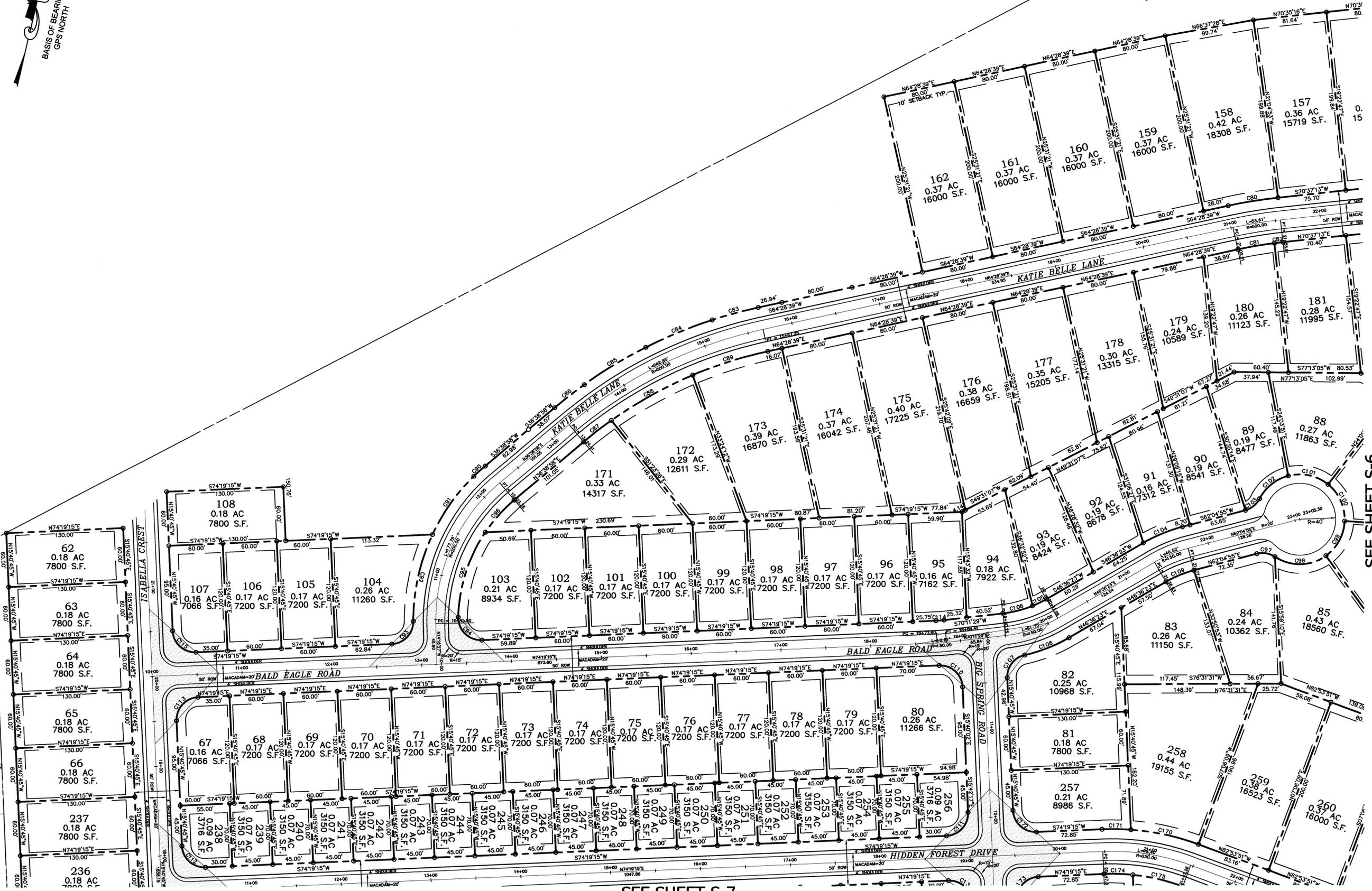
North Union
East Union To
APPROXIMATE TOWNSHIP LINE
(SCALED FROM SCHUYLKILL COUNTY GIS TAX)

N/15°47'11" E 3539.89'

RICK

LD DOBSON

NE GROSS



SEE SHEET S-7

SEE SHEET S-6

PROJECT NUMBER:
122150

DATE: 12/14/12	DESIGNED BY: M.P.B.
SURVEY FILE:	DWG. FILE:
NO.	DATE
	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-2
HIDDEN FOREST PHASE 3
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

SHEET
5 OF 37

10 10 3

North U.
East Union
APPROXIMATE TOWNSHIP
SCALED FROM SCHUYLKILL COUNTY G.

SEE SHEET S-4



HORIZONTAL GRAPHIC SCALE
(1"=50')



PROJECT NUMBER:

122150

DATE: 12/14/12
DESIGNED BY: M.P.B.
SURVEY FILE: DWG. FILE:

SEAL

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MAJOR SUBDIVISION FINAL PLAN
SUBDIVISION PLAN-3
HIDDEN FOREST PHASE 3

SECTION OF

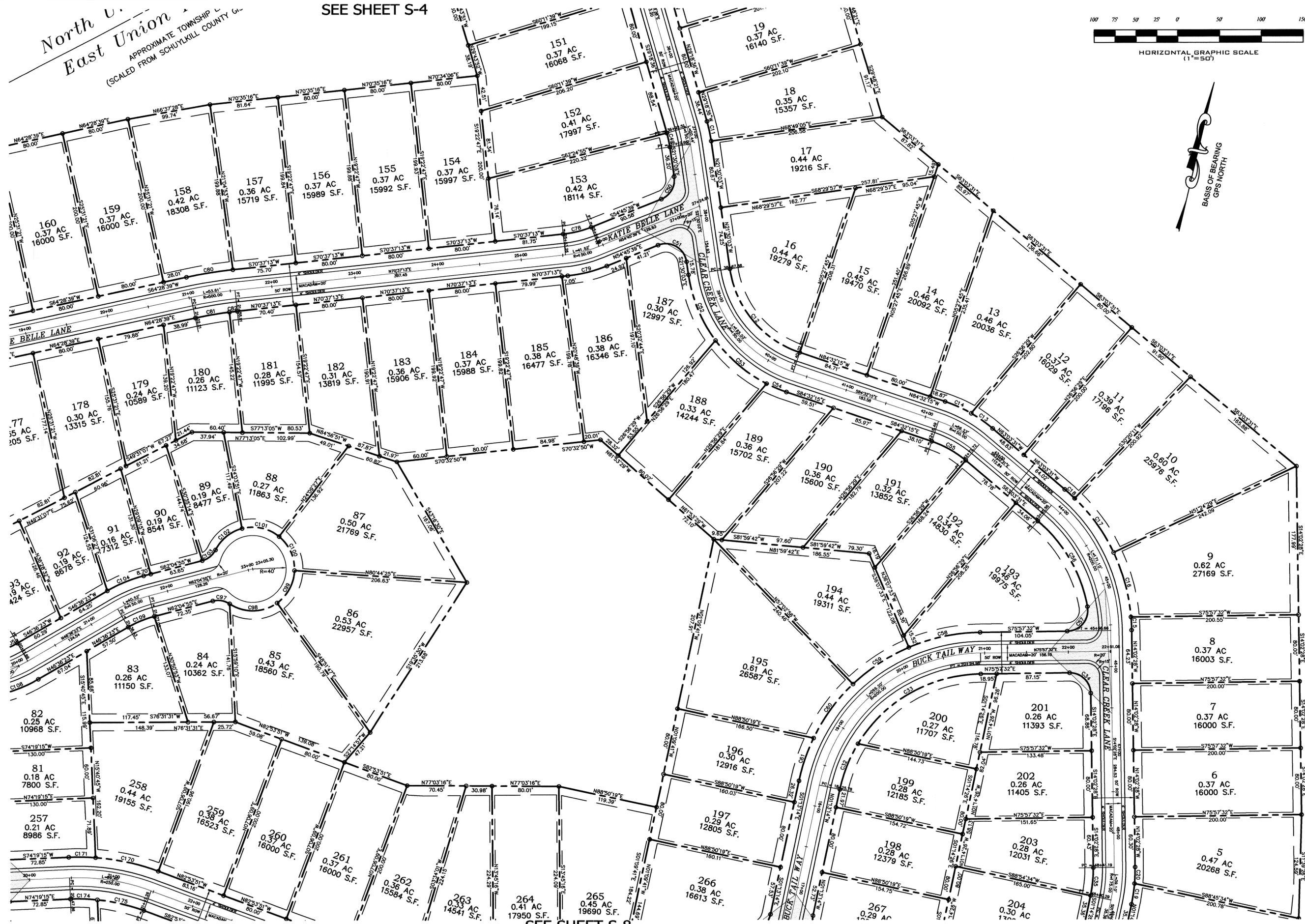
EAGLE ROCK

EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

SHEET
6 OF 37

SEE SHEET S-5

SEE SHEET S-8



PROJECT NUMBER:
122150

NO.	DESCRIPTION OF REVISION	DATE

DATE: 12/14/12
DESIGNED BY: M.P.B.
DWG. FILE:
SURVEY FILE:
SEAL

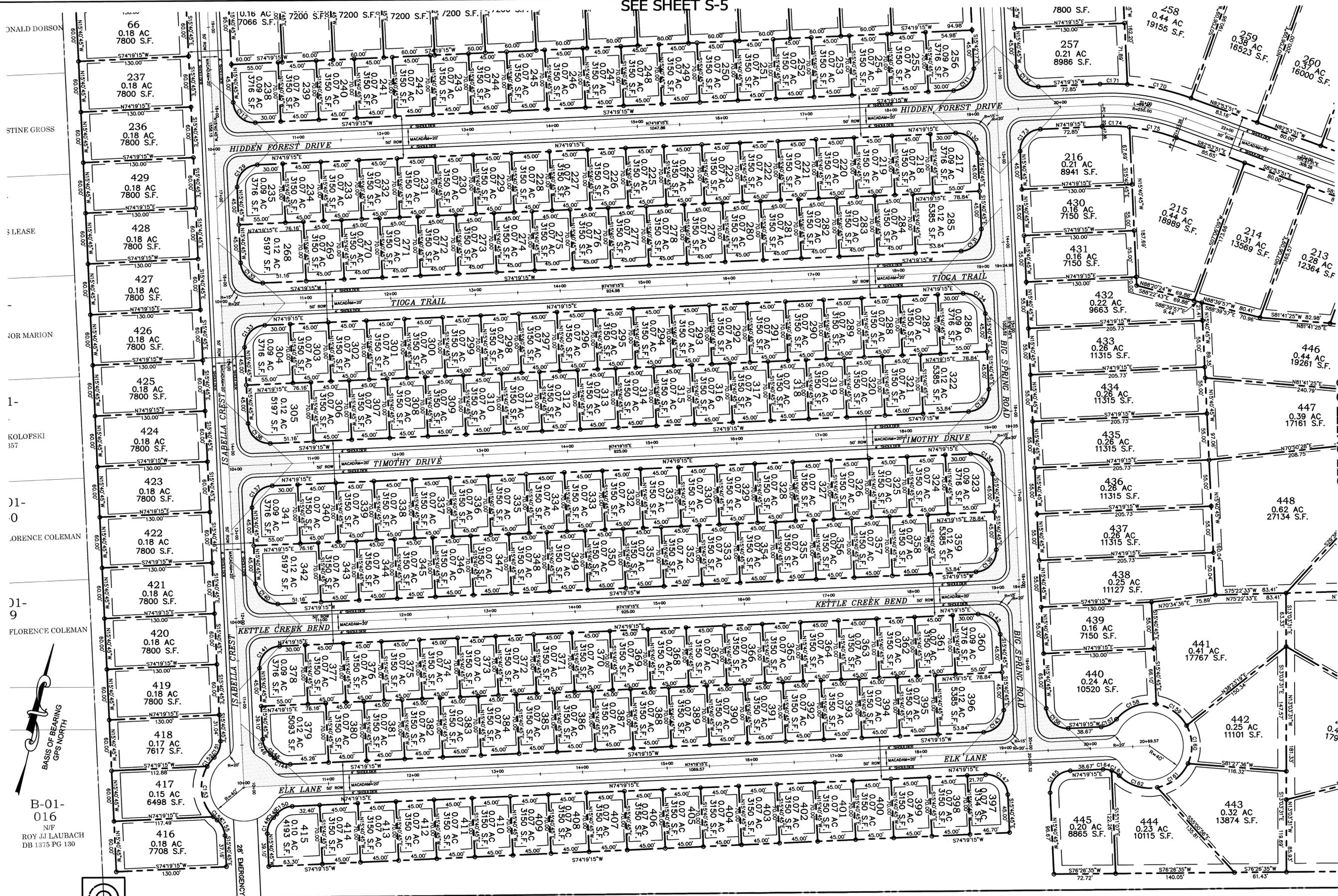
BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
1713 CENTRE STREET ASHLAND, PA 17921
(570)-875-1018 (PHONE) (570)-875-1670 (FAX)

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

SHEET
7 OF 37

SEE SHEET S-5

SEE SHEET S-8

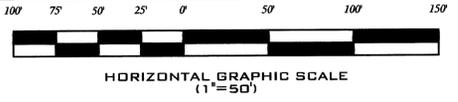


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ROY JJ LAUBACH
DB 1375 PG 130

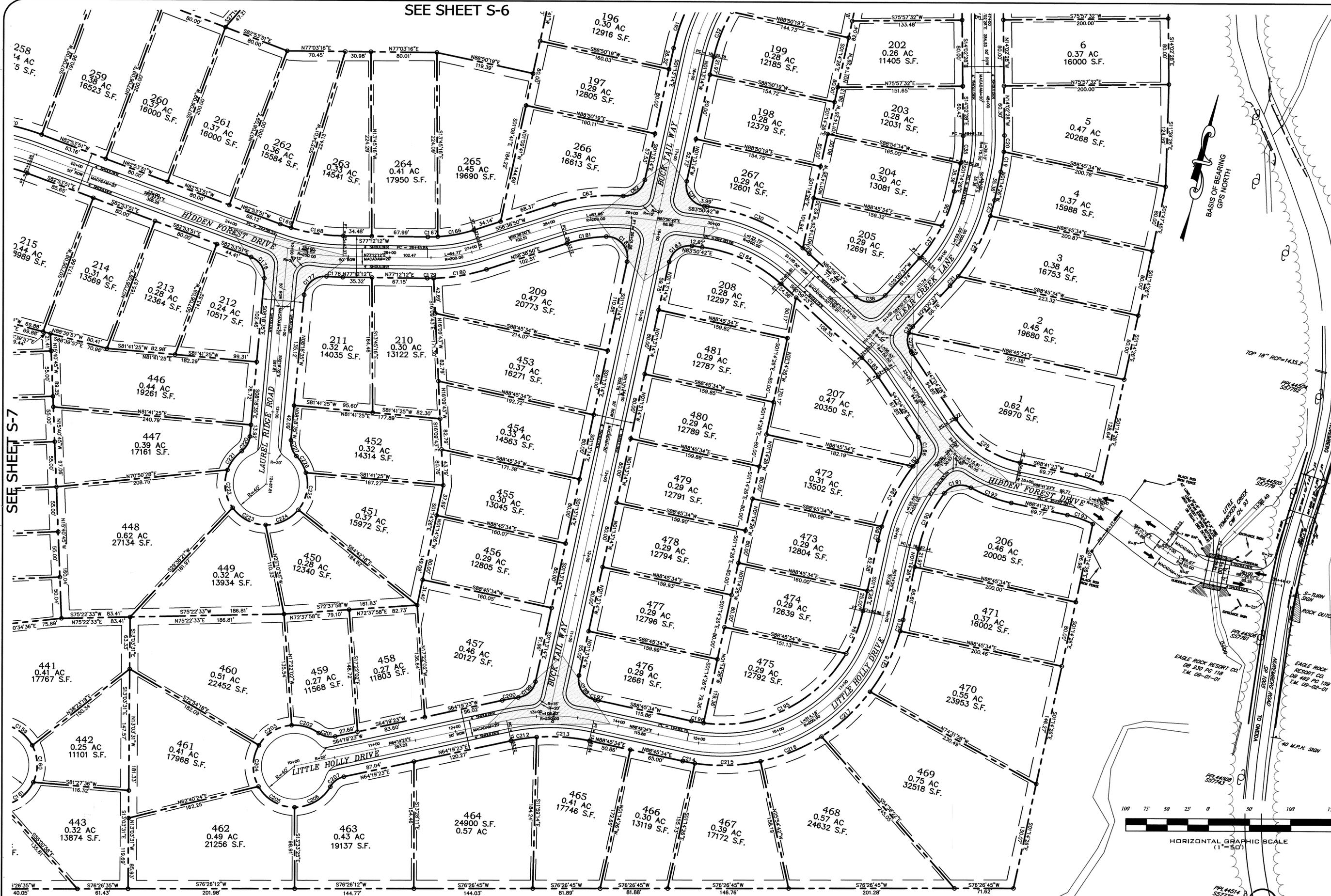
N/F
EAGLE ROCK RESORT CO
DB 2433 PG 2572



N 76° 25' 56" E 2771.85'

N/F
EAGLE ROCK RESORT CO
DB 2433 PG 2572

SEE SHEET S-6



PROJECT NUMBER:
122150

DATE	BY	DESIGNED BY	DATE
12/14/12	P.J.M.	M.P.B.	

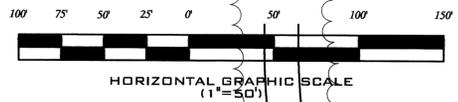
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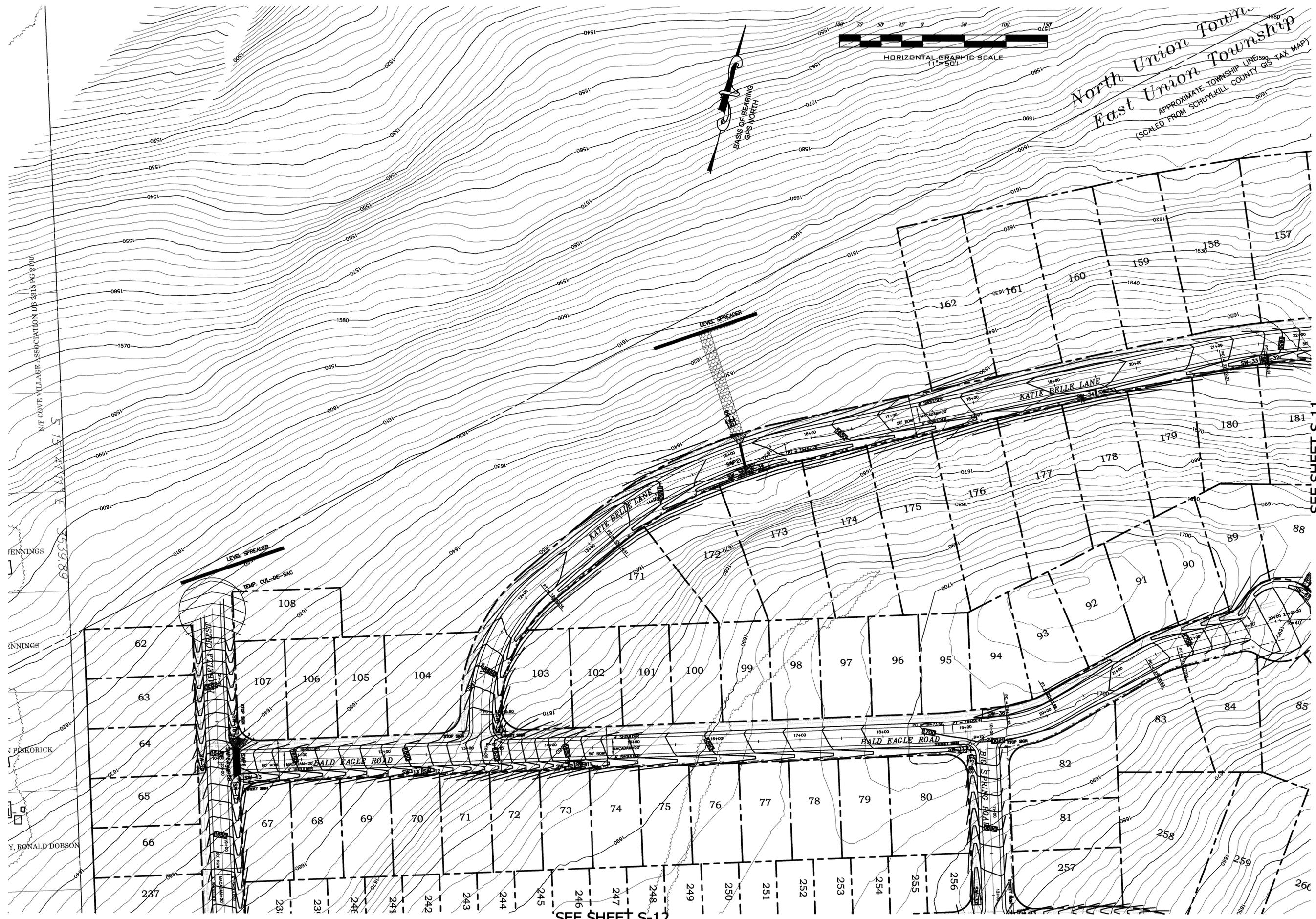
BRINKASH ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 1713 CENTRE STREET ASHLAND, PA 17921
 (570)-875-1018 (PHONE) (570)-875-1670 (FAX)

MAJOR SUBDIVISION FINAL PLAN
 SUBDIVISION PLAN-5
 HIDDEN FOREST PHASE 3
 SECTION OF
 EAGLE ROCK
 EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

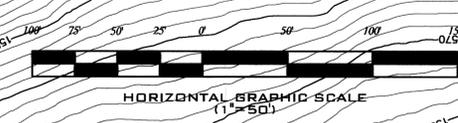
SHEET
8 OF 37



SEE SHEET S-7



North Union Township
 East Union Township
 APPROXIMATE TOWNSHIP LINES
 (SCALED FROM SCHUYLKILL COUNTY GIS TAX MAP)



N/F COVE VILLAGE ASSOCIATION DB 2313 PG 2100
 S 75° 41' 11" E 5539.89'
 FENNINGS
 INNINGS
 PISKORICK
 Y. RONALD DOBSON

SEE SHEET S-12

SEE SHEET S-11

PROJECT NUMBER:
122150

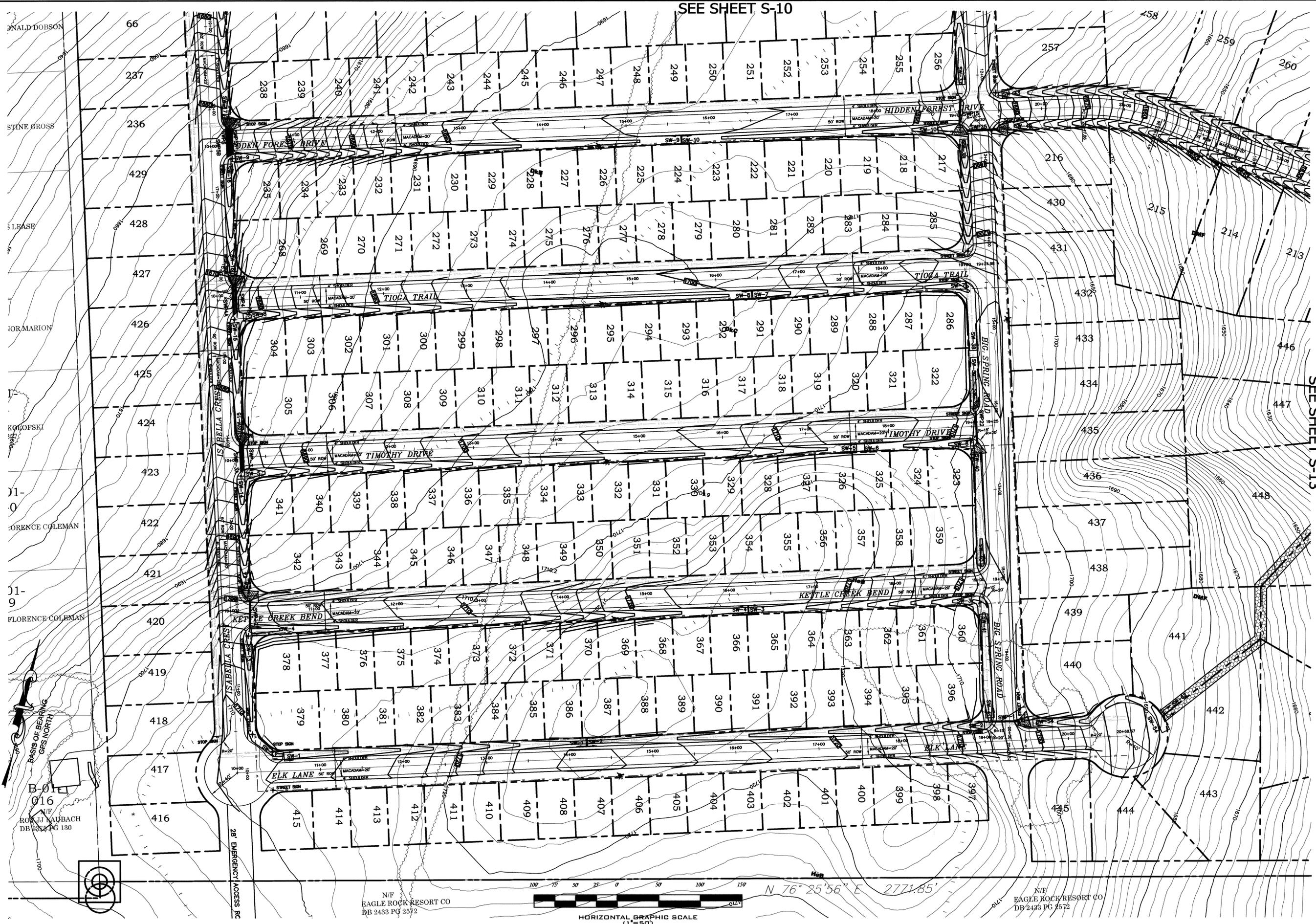
DATE: 12/14/12	BY: P.J.M.	DESIGNED BY: M.P.B.
SURVEY FILE:	DWG. FILE:	
NO.	DESCRIPTION OF REVISION	DATE

SEAL

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

MAJOR SUBDIVISION FINAL PLAN
 GRADING/UTILITY PLAN-2
HIDDEN FOREST PHASE 3
 SECTION OF
EAGLE ROCK
 EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

SHEET
10 OF 37



SEE SHEET S-10

SEE SHEET S-13

PROJECT NUMBER:	122150
DESIGNED BY: M.P.B.	
DWG. FILE:	
BY: J.M.	
DATE: 12/11/11	
SURVEY FILE:	
NO.	
DESCRIPTION OF REVISION	

SEA

SEA

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

SECTION OF
EAGLE ROCK
 HIDDEN FOREST PHASE 3
 PLANNING SUBDIVISION
 MAJOR SUBDIVISION PLAN

SHEET
12 OF 37

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N/F
EAGLE ROCK RESORT CO
DB 2433 PG 2572

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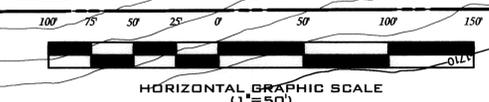
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EAGLE ROCK RESORT CO
DB 2433 PG 2572

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EAGLE ROCK RESORT CO
DB 2433 PG 2572



N 76° 25' 56" E 2771.85'

N/F
EAGLE ROCK RESORT CO
DB 2433 PG 2572

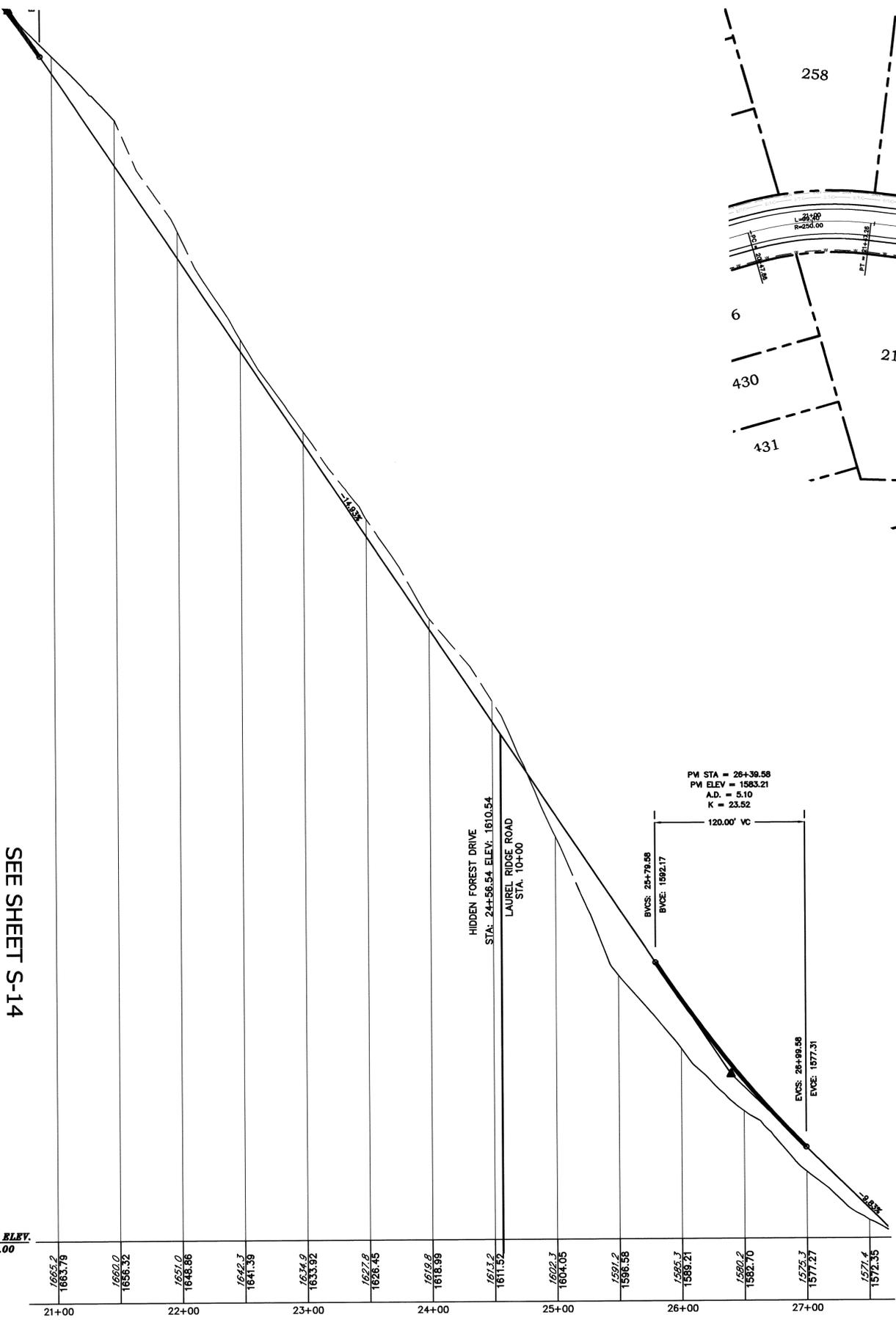
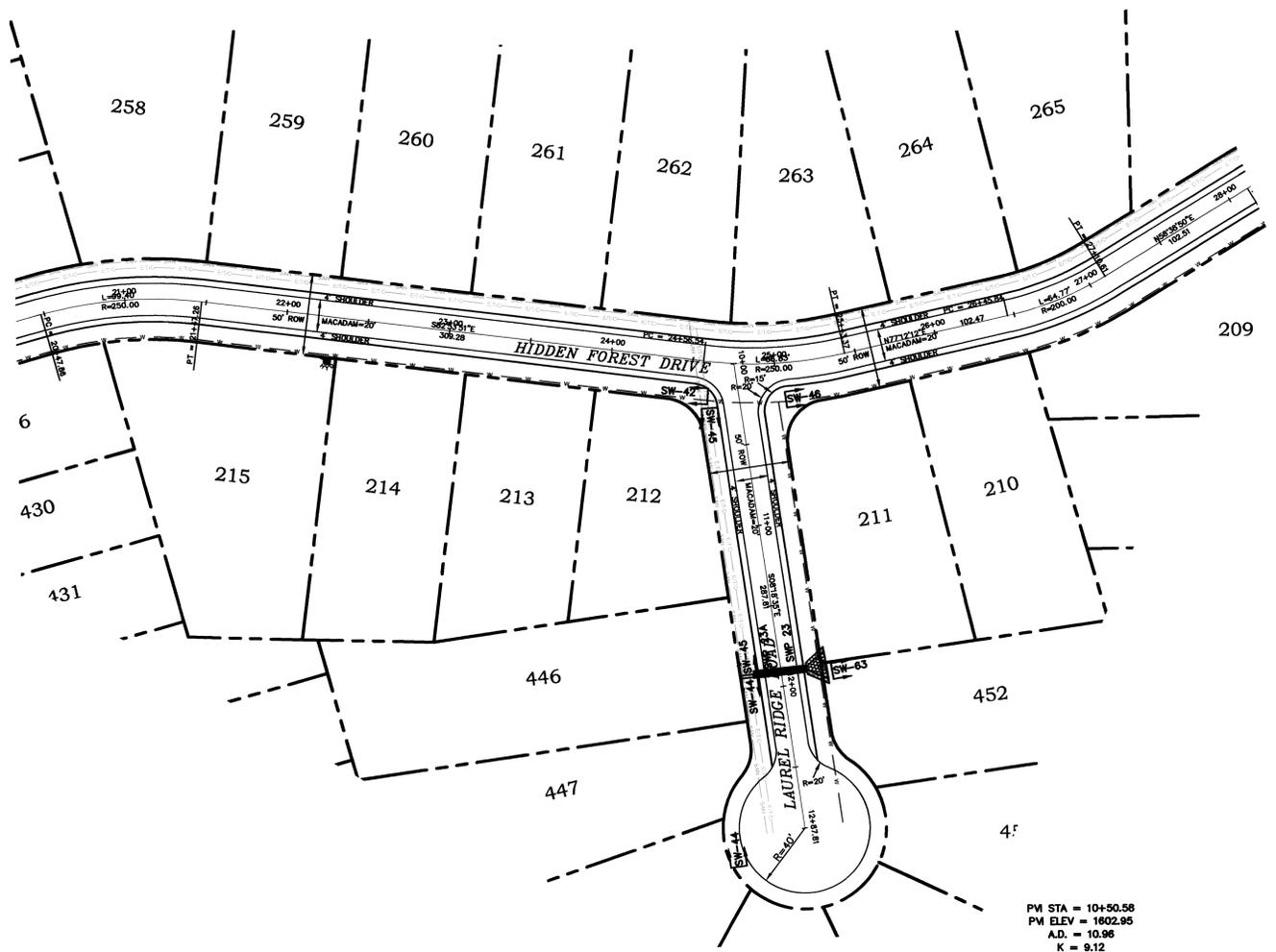
DATE: 12/14/12	BY: P.J.M.	DESIGNED BY: M.P.B.	DATE
SURVEY FILE:	DWG. FILE:		NO.
			DESCRIPTION OF REVISION

SEAL

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

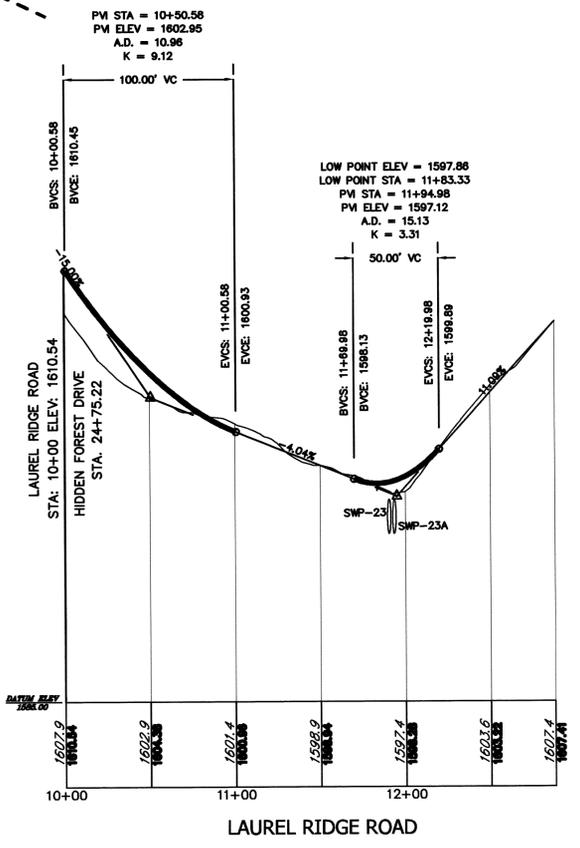
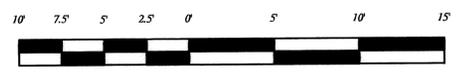
MAJOR SUBDIVISION FINAL PLAN
 PROFILE HIDDEN FOREST DRIVE-2 / LAUREL RIDGE ROAD
 HIDDEN FOREST PHASE 3
 SECTION OF
 EAGLE ROCK
 EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA



PROFILE HIDDEN FOREST DRIVE-2

SEE SHEET S-14

SEE SHEET S-16



LAUREL RIDGE ROAD

DATUM ELEV. 1670.00

21+00	1665.2	1663.79	1660.0	1658.32	1651.0	1648.86	1642.7	1641.39	1634.0	1633.92	1627.6	1626.45	1619.8	1618.39	1611.52	1602.3	1604.05	1591.2	1596.55	1585.7	1589.21	1580.2	1582.70	1575.3	1577.27	1571.4	1572.35
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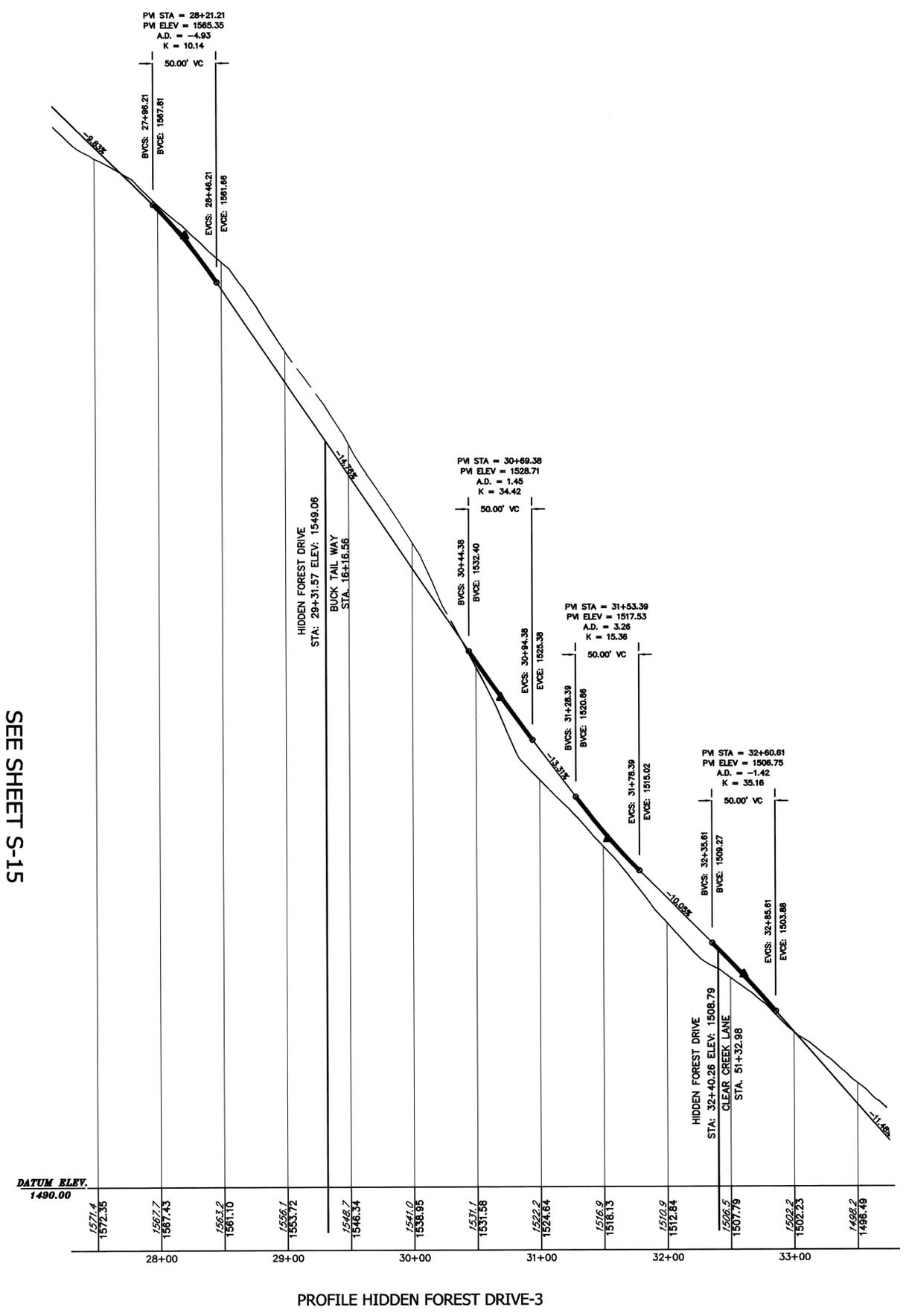
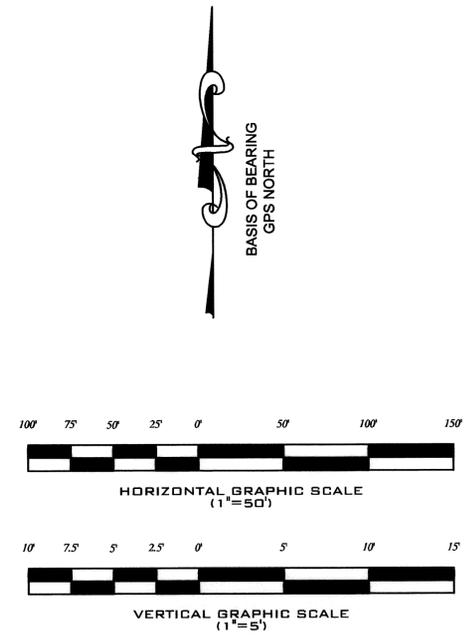
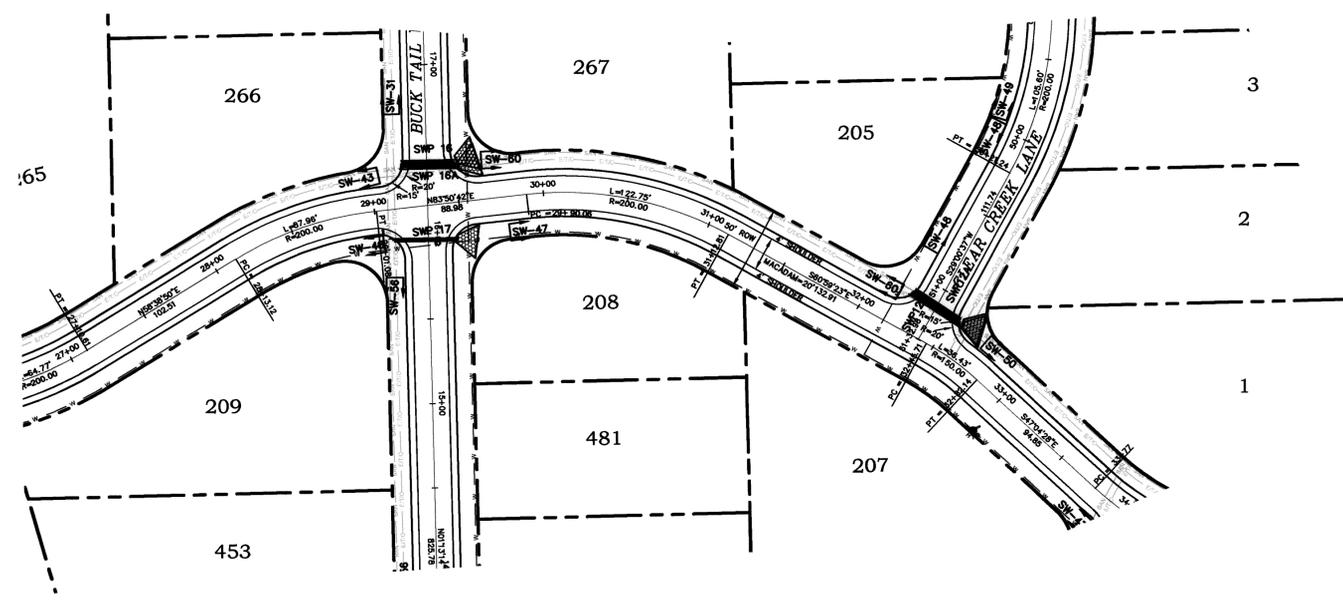
DATE: 12/14/12	BY: P.J.M.	DESIGNED BY: M.P.B.
SURVEY FILE:	DWG. FILE:	
NO.	DESCRIPTION OF REVISION	DATE

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

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



PROFILE HIDDEN FOREST DRIVE-3

SEE SHEET S-15

DATE:	BY:	DESIGNED BY:	DATE:
12/14/12	P.J.M.	M.P.B.	
SURVEY FILE:	DWG. FILE:		

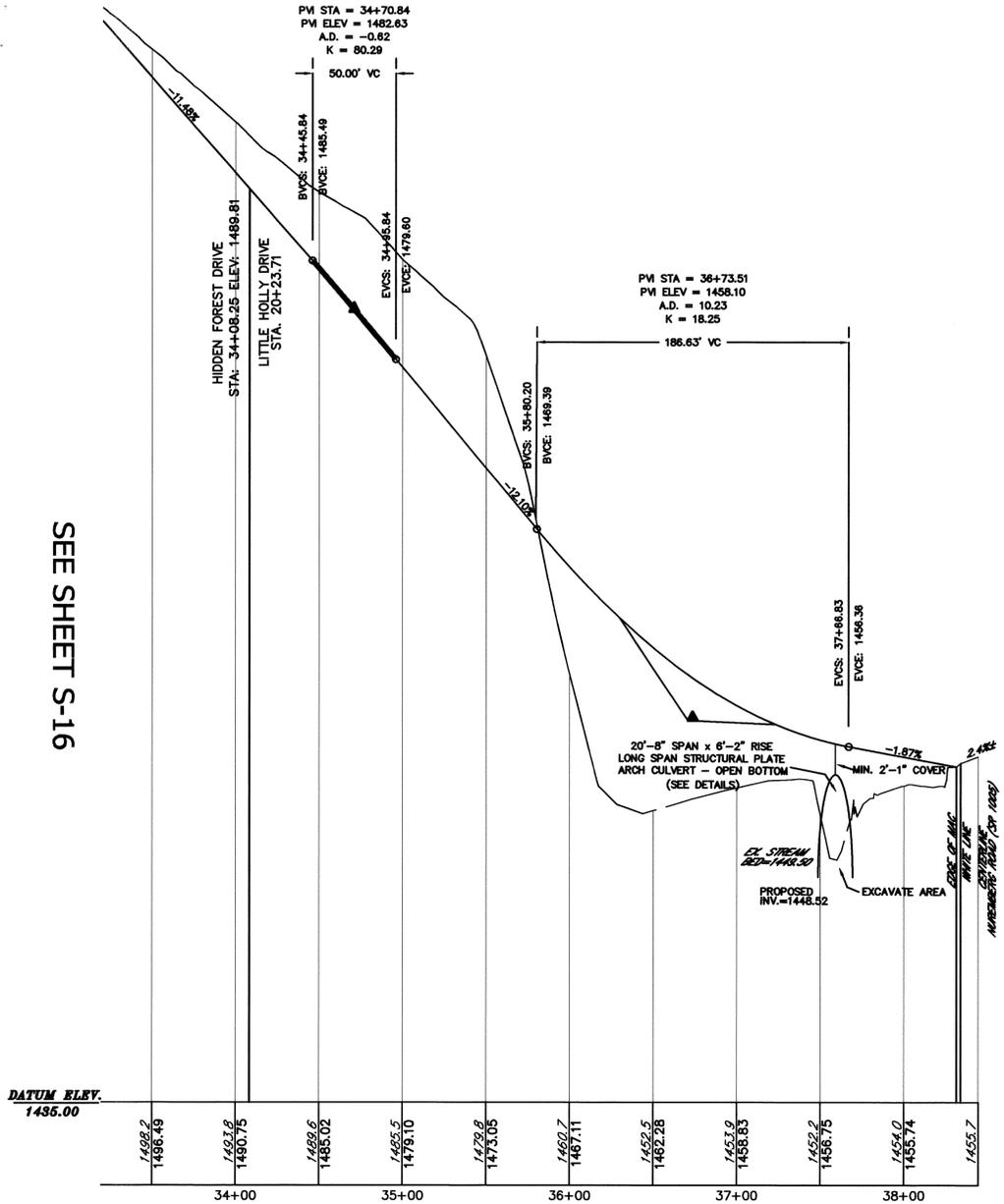
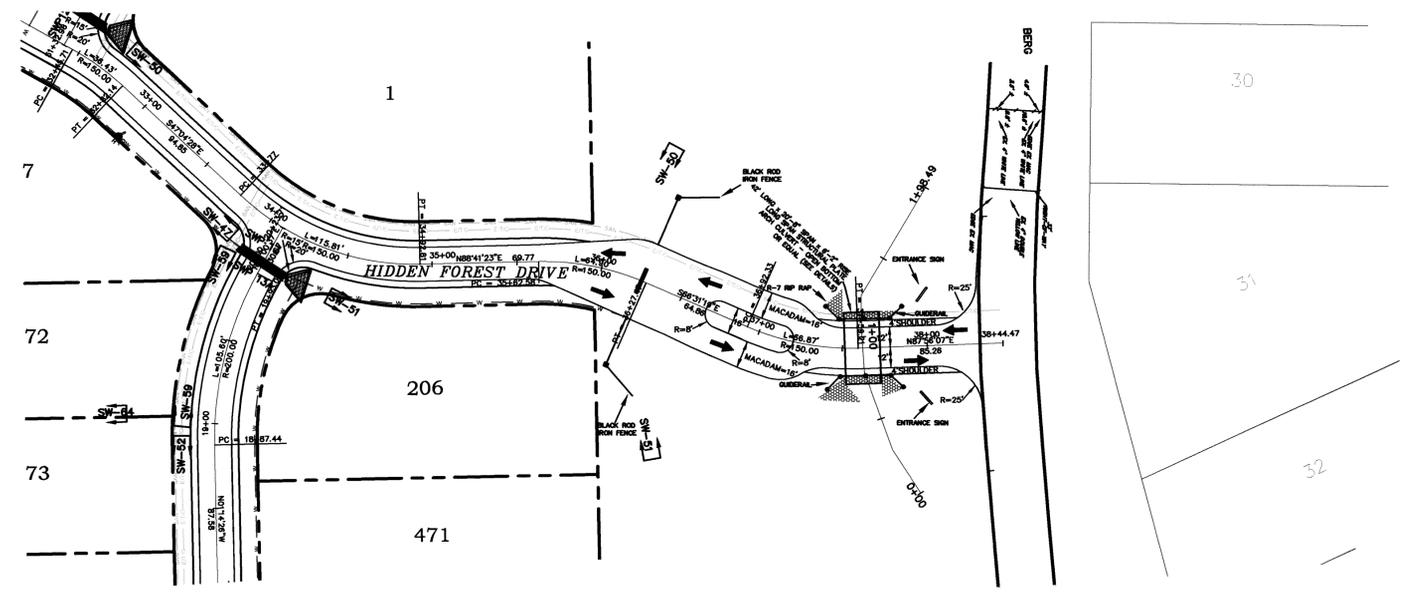
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SEAL

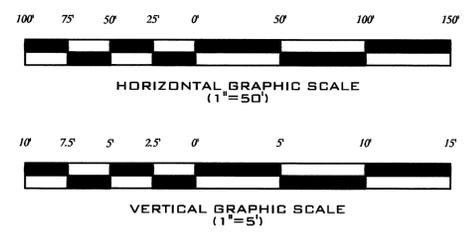
BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
1713 CENTRE STREET ASHLAND, PA 17921
(570)-875-1018 (PHONE) (570)-875-1670 (FAX)

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

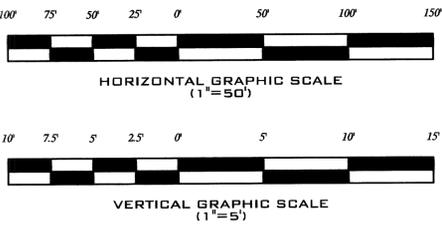
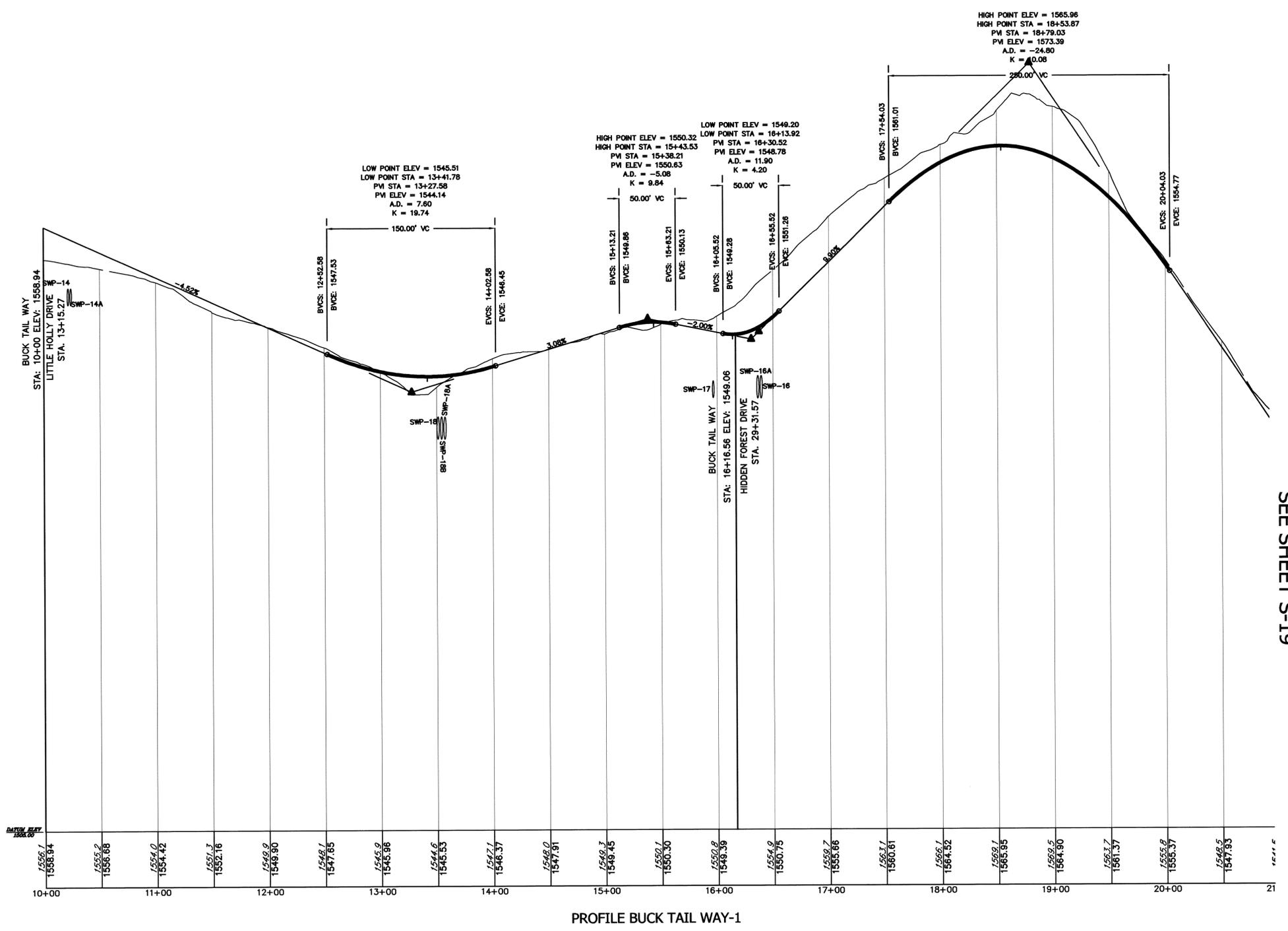
SHEET
17 OF 37



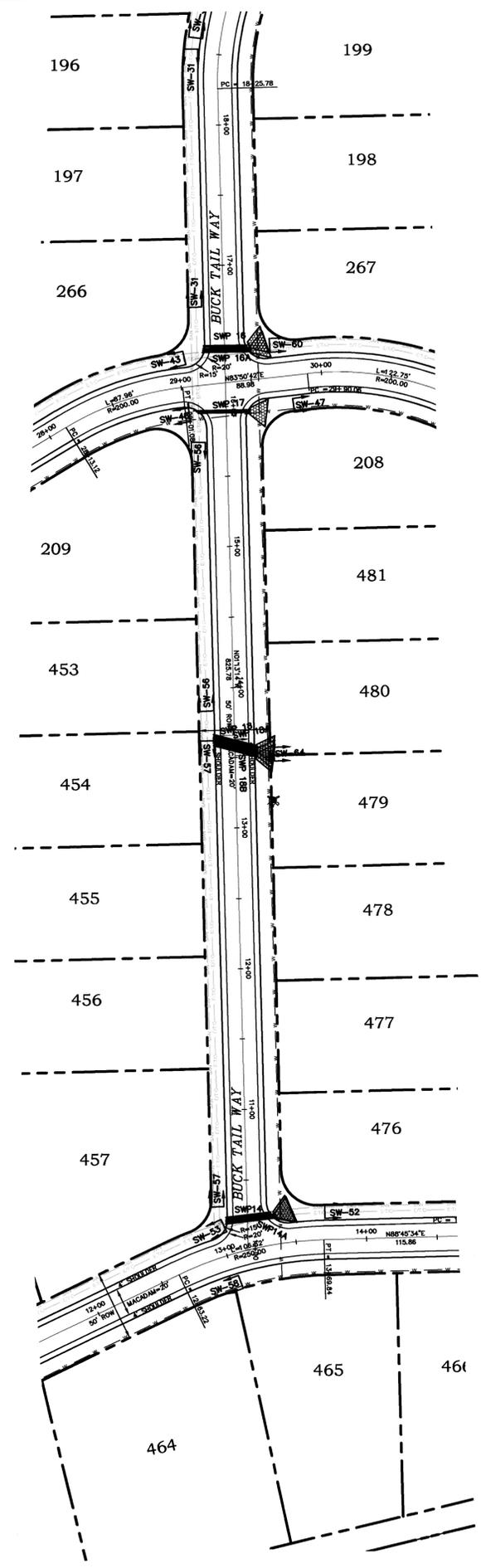
PROFILE HIDDEN FOREST DRIVE-4



SEE SHEET S-16



SEE SHEET S-19



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

MAJOR SUBDIVISION FINAL PLAN
PROFILE BUCK TAIL WAY-1
HIDDEN FOREST PHASE 3
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

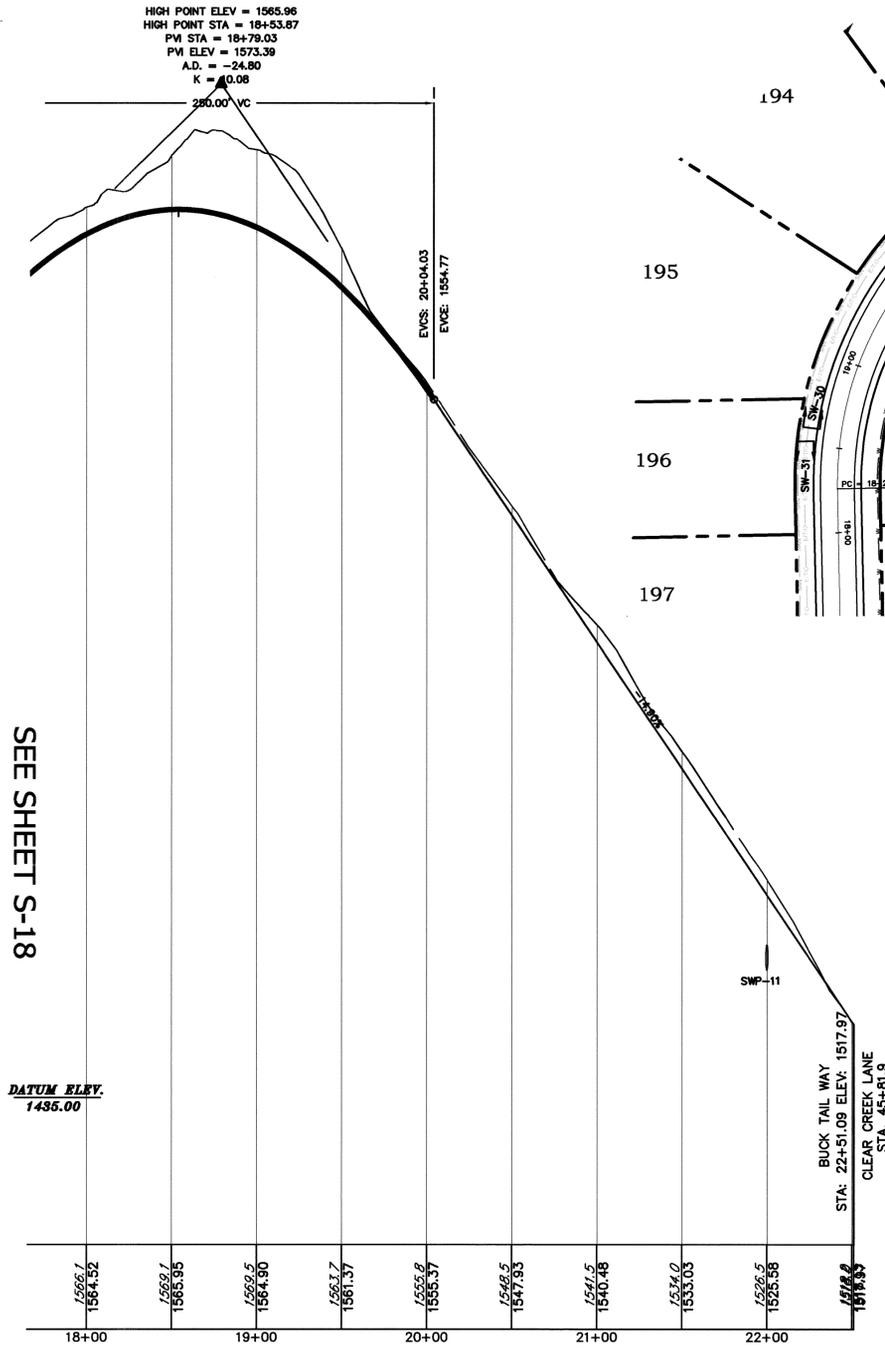
DATE: 12/14/12	BY: P.J.M.	DESIGNED BY: M.P.B.
SURVEY FILE:	DWG. FILE:	
NO.	DESCRIPTION OF REVISION	DATE

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

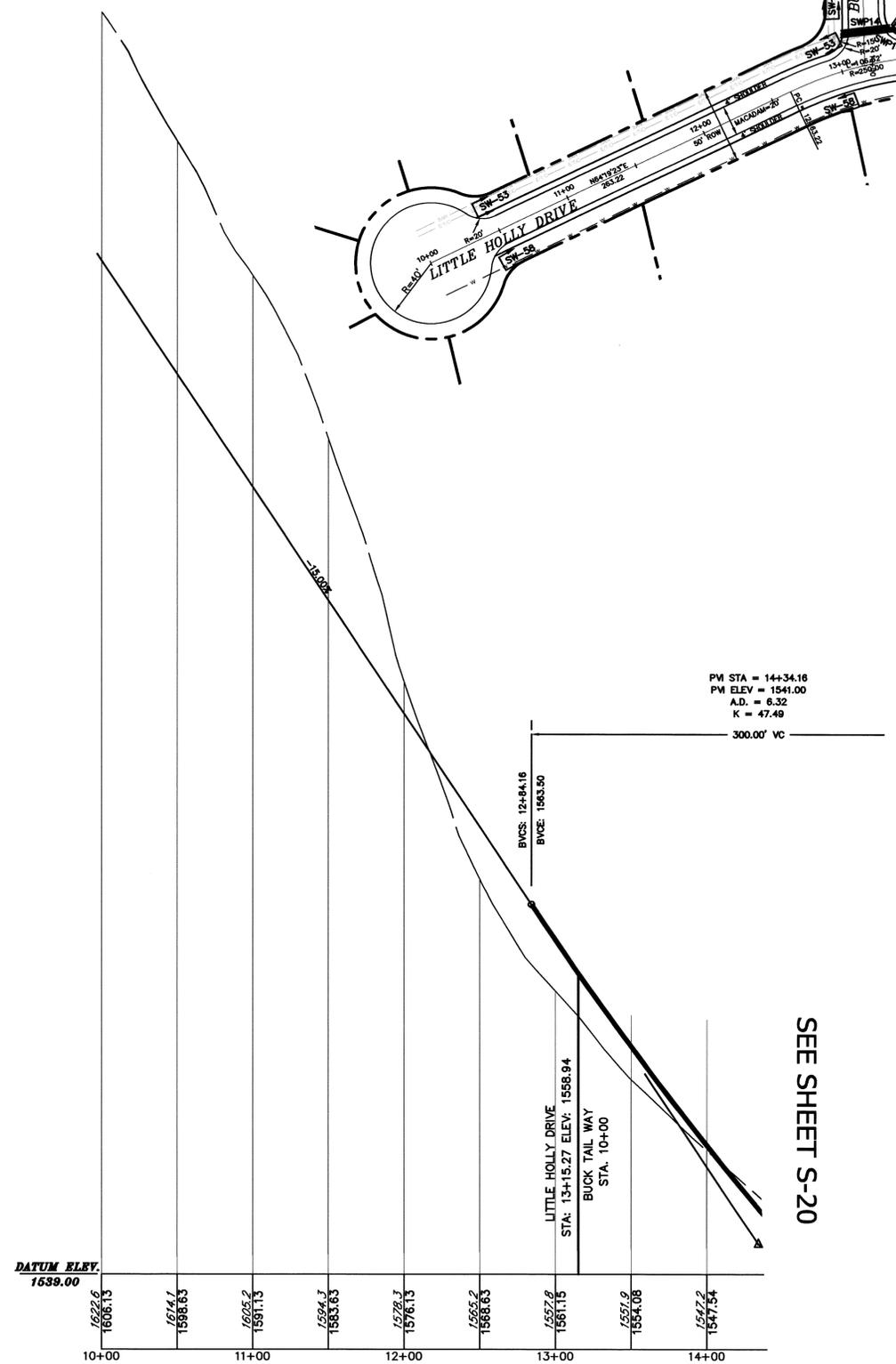
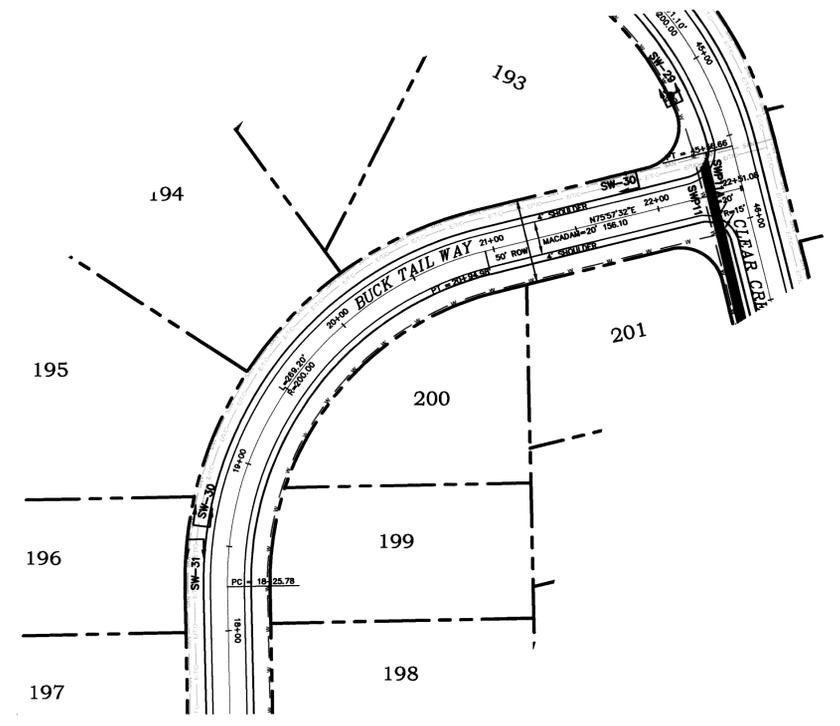
MAJOR SUBDIVISION FINAL PLAN
PROFILE BUCK TAIL WAY-2 / LITTLE HOLLY DRIVE-1
HIDDEN FOREST PHASE 3
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA



PROFILE BUCK TAIL WAY-2

SEE SHEET S-18

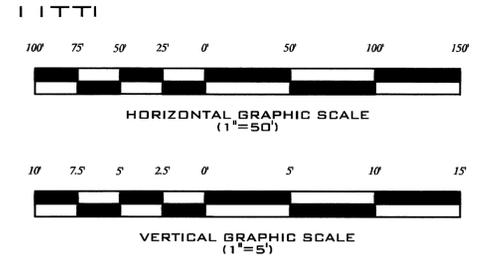
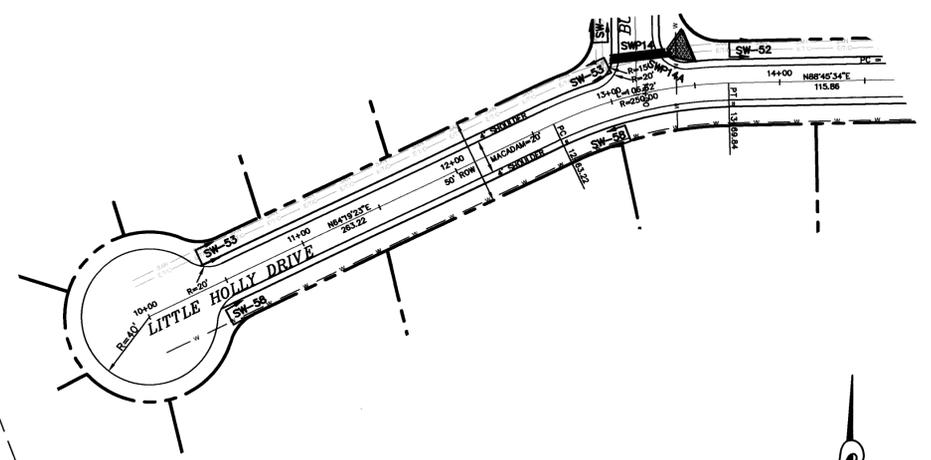
DATUM ELEV.
1485.00

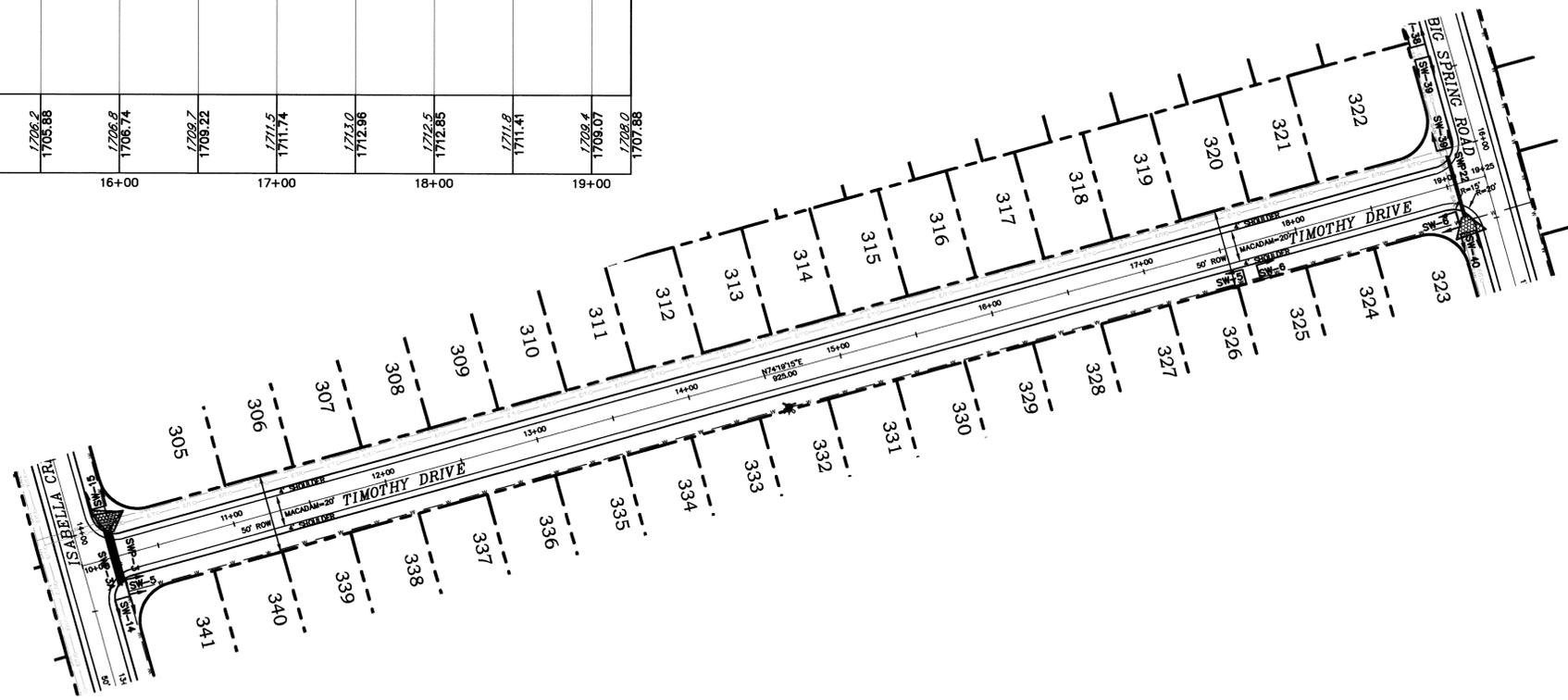
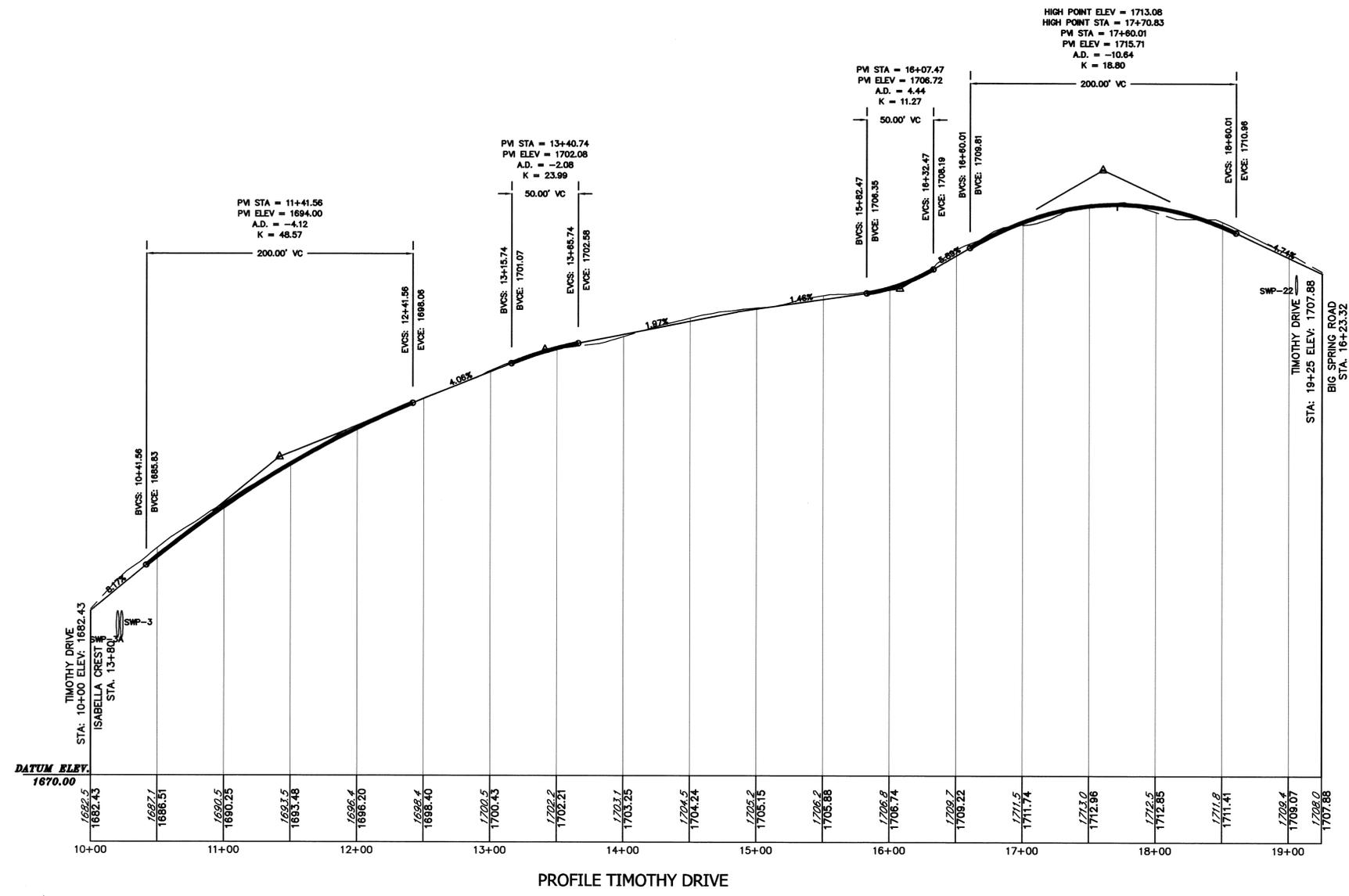
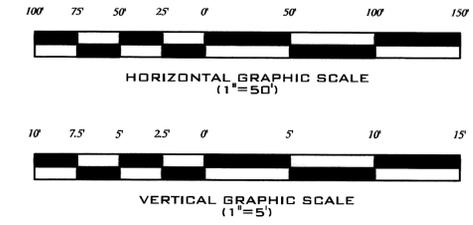


LITTLE HOLLY DRIVE-1

DATUM ELEV.
1639.00

SEE SHEET S-20





BASIS OF BEARING
GPS NORTH

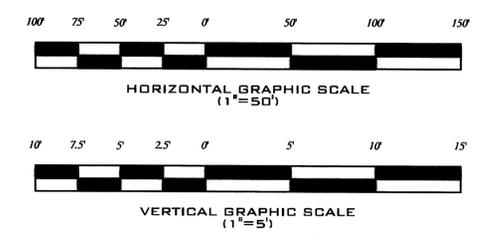
PROJECT NUMBER: 122150

NO.	DESCRIPTION OF REVISION	DATE

DATE: 12/14/12
BY: P.J.M.
DESIGNED BY: M.F.B.
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
PROFILE TIMOTHY DRIVE
HIDDEN FOREST PHASE 3
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA



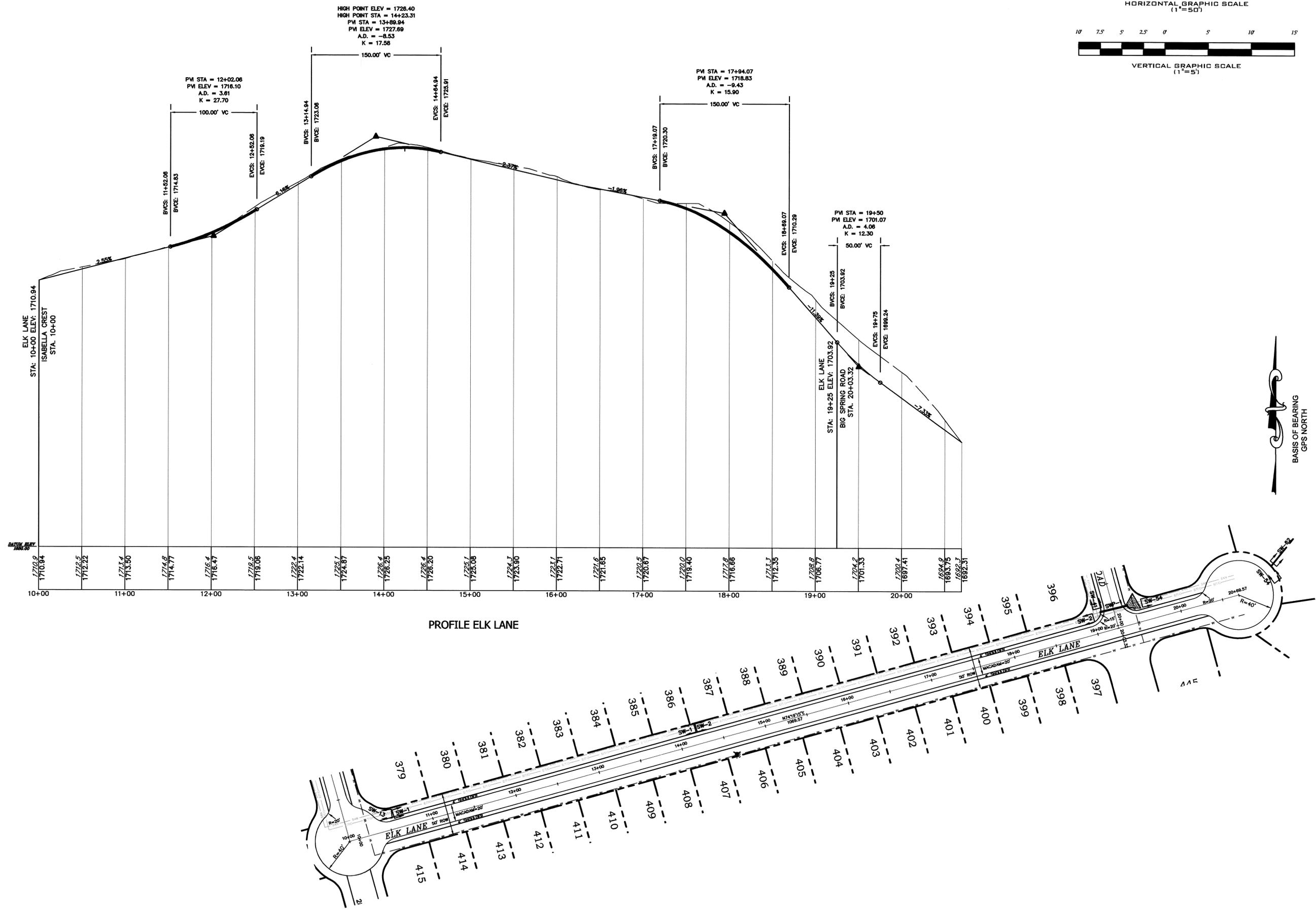
DATE: 12/14/12	DESIGNED BY: M.P.B.	NO.	DESCRIPTION OF REVISION	DATE
SURVEY FILE:	DWG. FILE:			

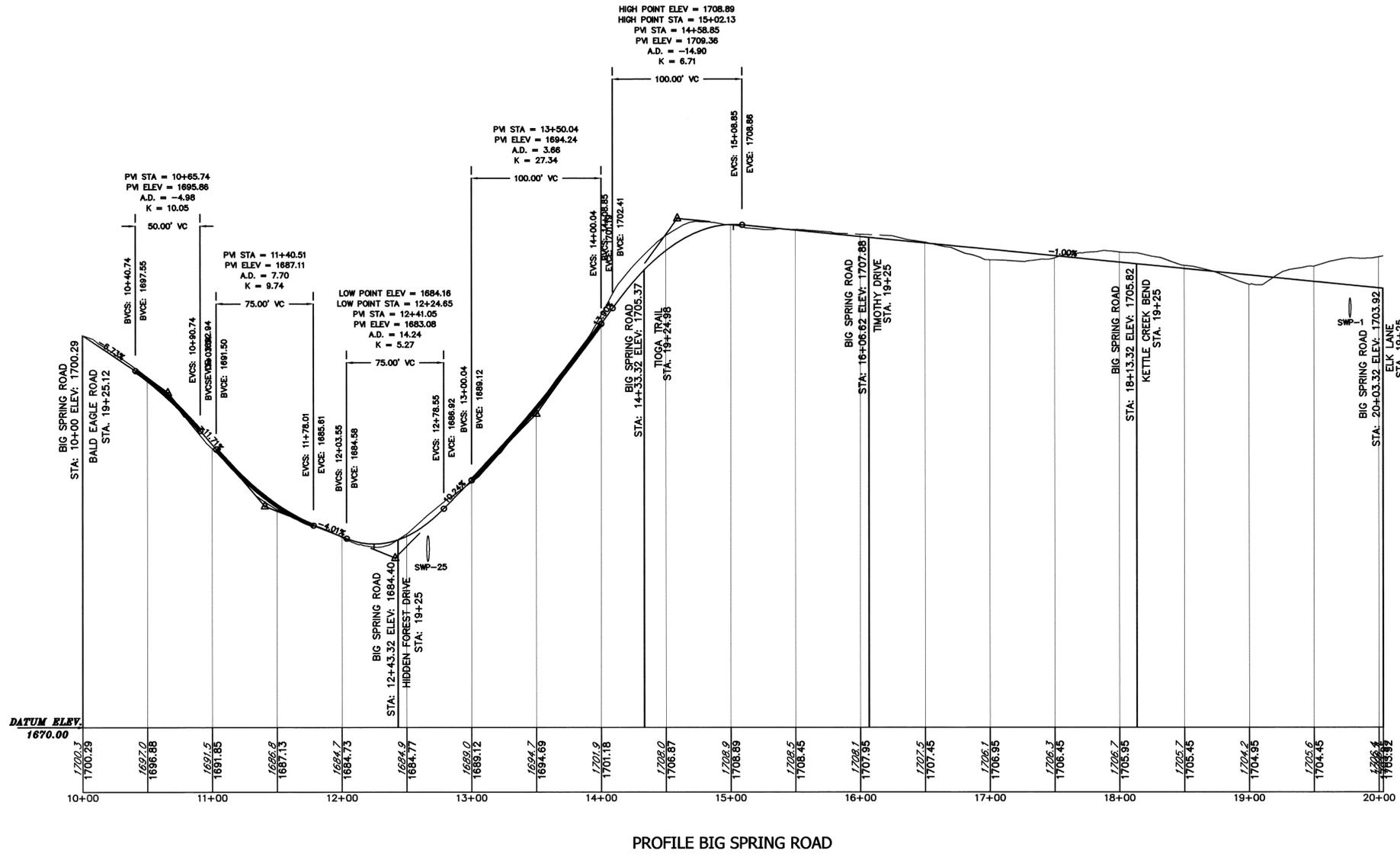
BY: P.J.M.	SEAL
DATE: 12/14/12	SEAL

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

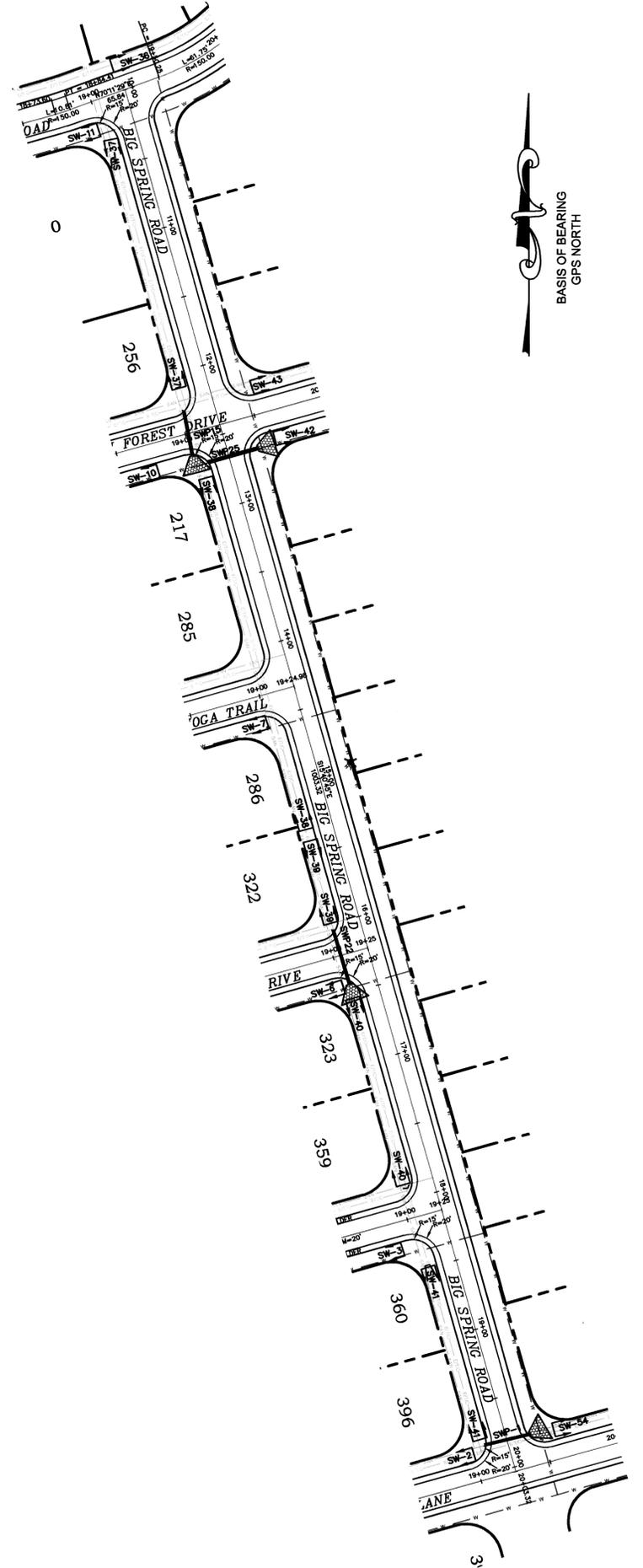
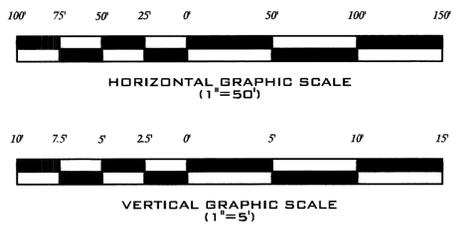
MAJOR SUBDIVISION FINAL PLAN
PROFILE ELK LANE
HIDDEN FOREST PHASE 3
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

SHEET
24 OF 37





PROFILE BIG SPRING ROAD



PROJECT NUMBER:
122150

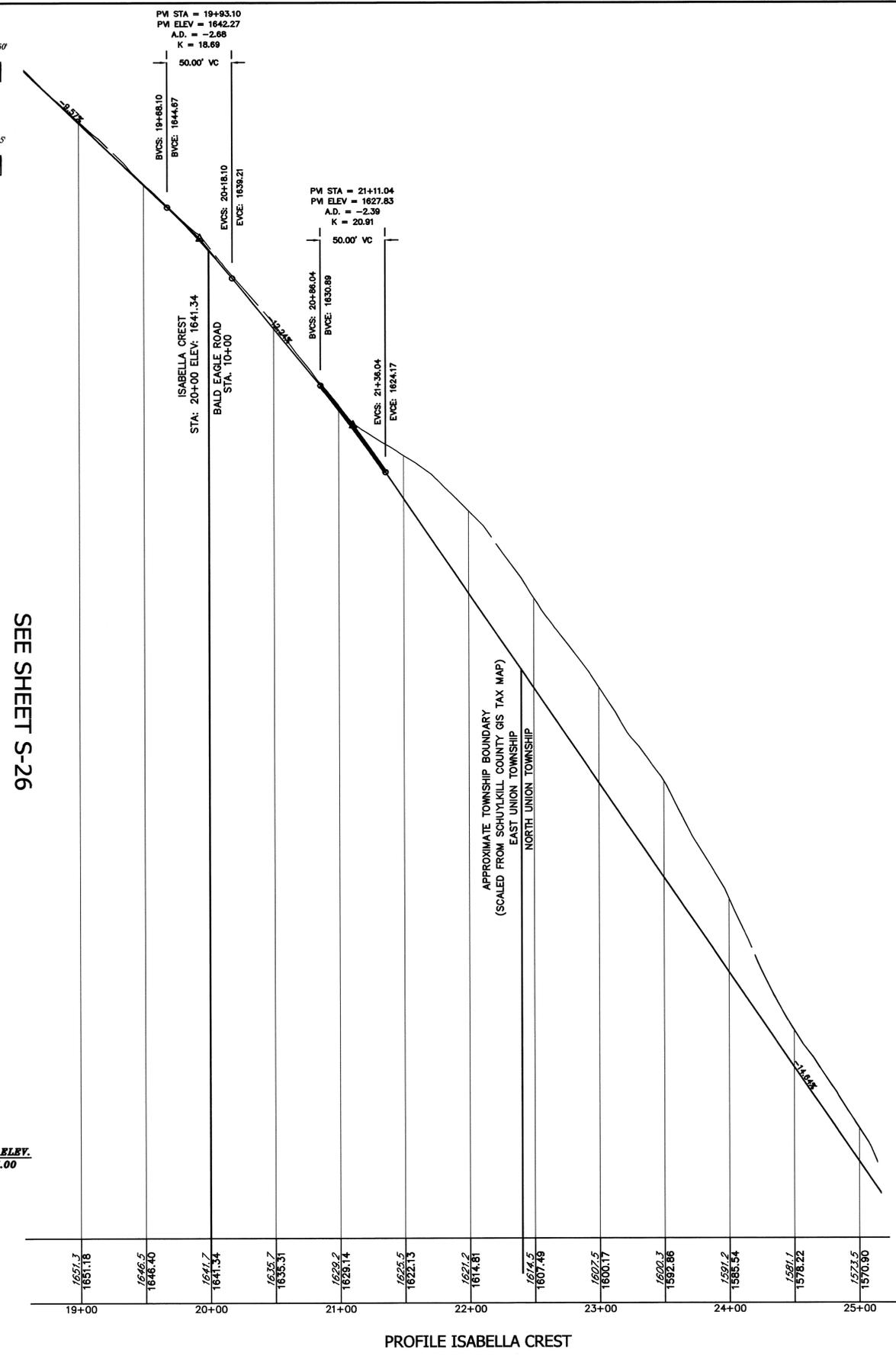
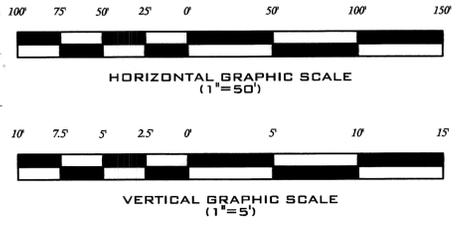
DATE: 12/14/12	BY: P.J.M.	DESIGNED BY: M.P.B.
SURVEY FILE:	DWG. FILE:	
NO.	DESCRIPTION OF REVISION	DATE

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BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
1713 CENTRE STREET ASHLAND, PA 17921
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MAJOR SUBDIVISION FINAL PLAN
PROFILE BIG SPRING ROAD
HIDDEN FOREST PHASE 3
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

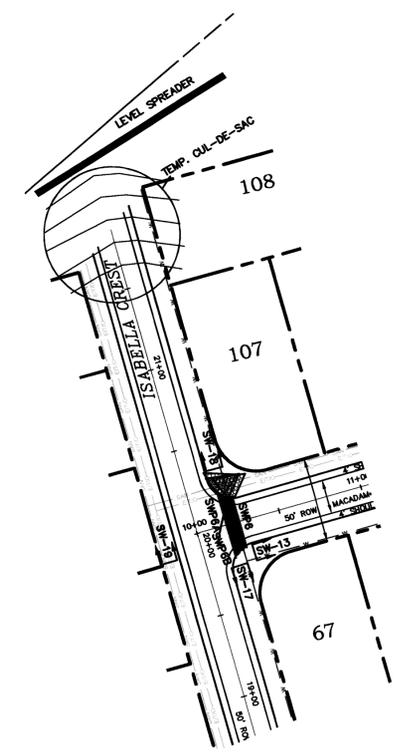
SHEET
25 OF 37



SEE SHEET S-26

DATUM ELEV.
1666.00

BASIS OF BEARING
GPS NORTH



PROJECT NUMBER:
122150

DATE: 12/14/12	BY: P.J.M.	DESIGNED BY: M.P.B.
SURVEY FILE:	DWG. FILE:	
NO.	DESCRIPTION OF REVISION	DATE

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BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
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MAJOR SUBDIVISION FINAL PLAN
PROFILE ISABELLA CREST-2
HIDDEN FOREST PHASE 3
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

SHEET
27 OF 37

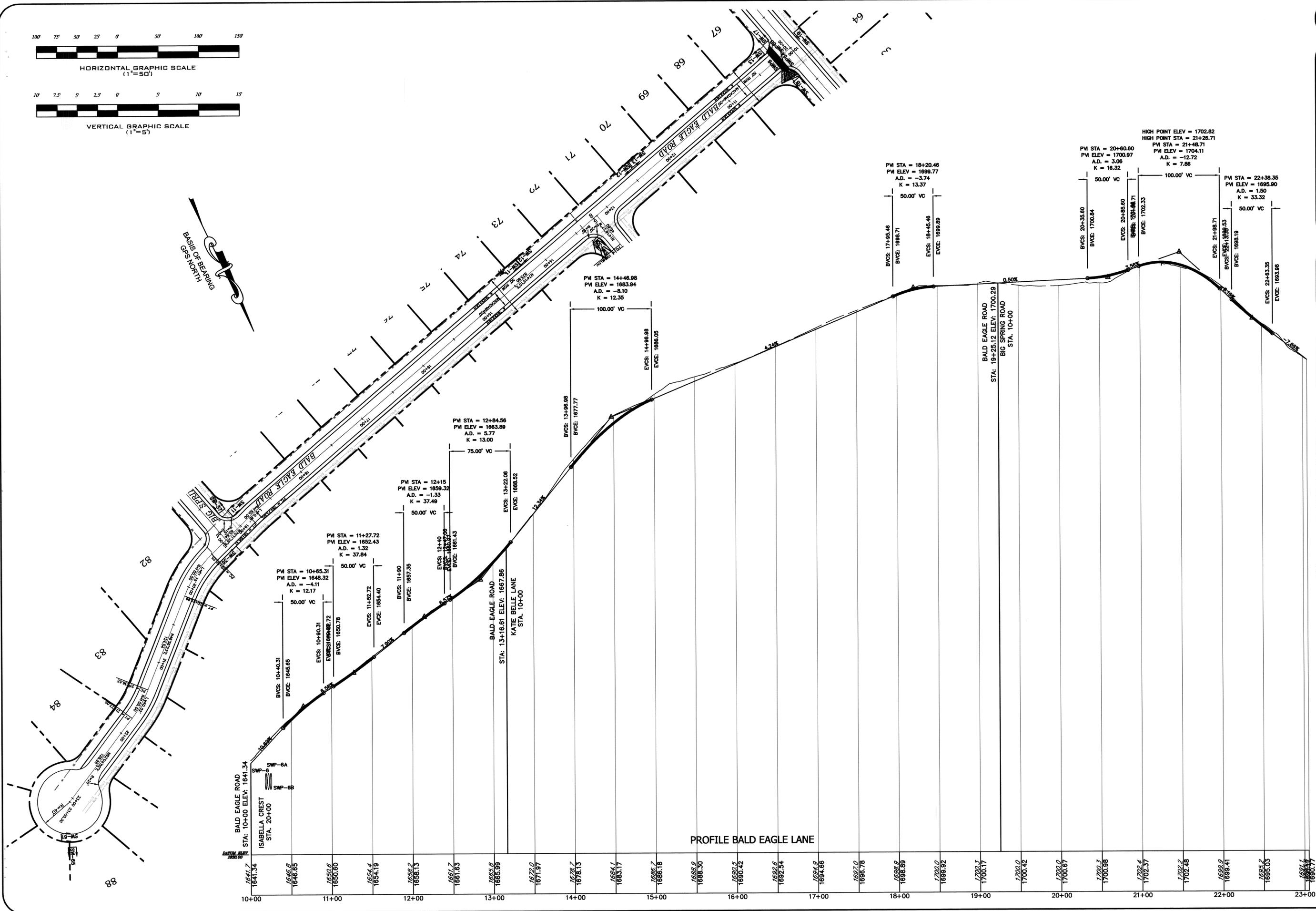
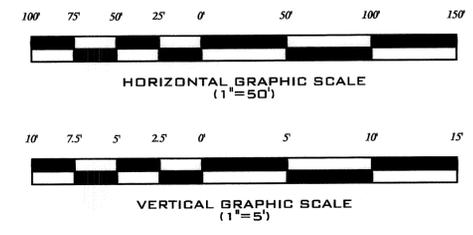
DATE: 12/14/12	DESIGNED BY: M.P.B.	NO.	DESCRIPTION OF REVISION
SURVEY FILE:	DWG. FILE:		

SEAL

SEAL

BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
1713 CENTRE STREET ASHLAND, PA 17921
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MAJOR SUBDIVISION FINAL PLAN
PROFILE BALD EAGLE LANE
HIDDEN FOREST PHASE 3
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA



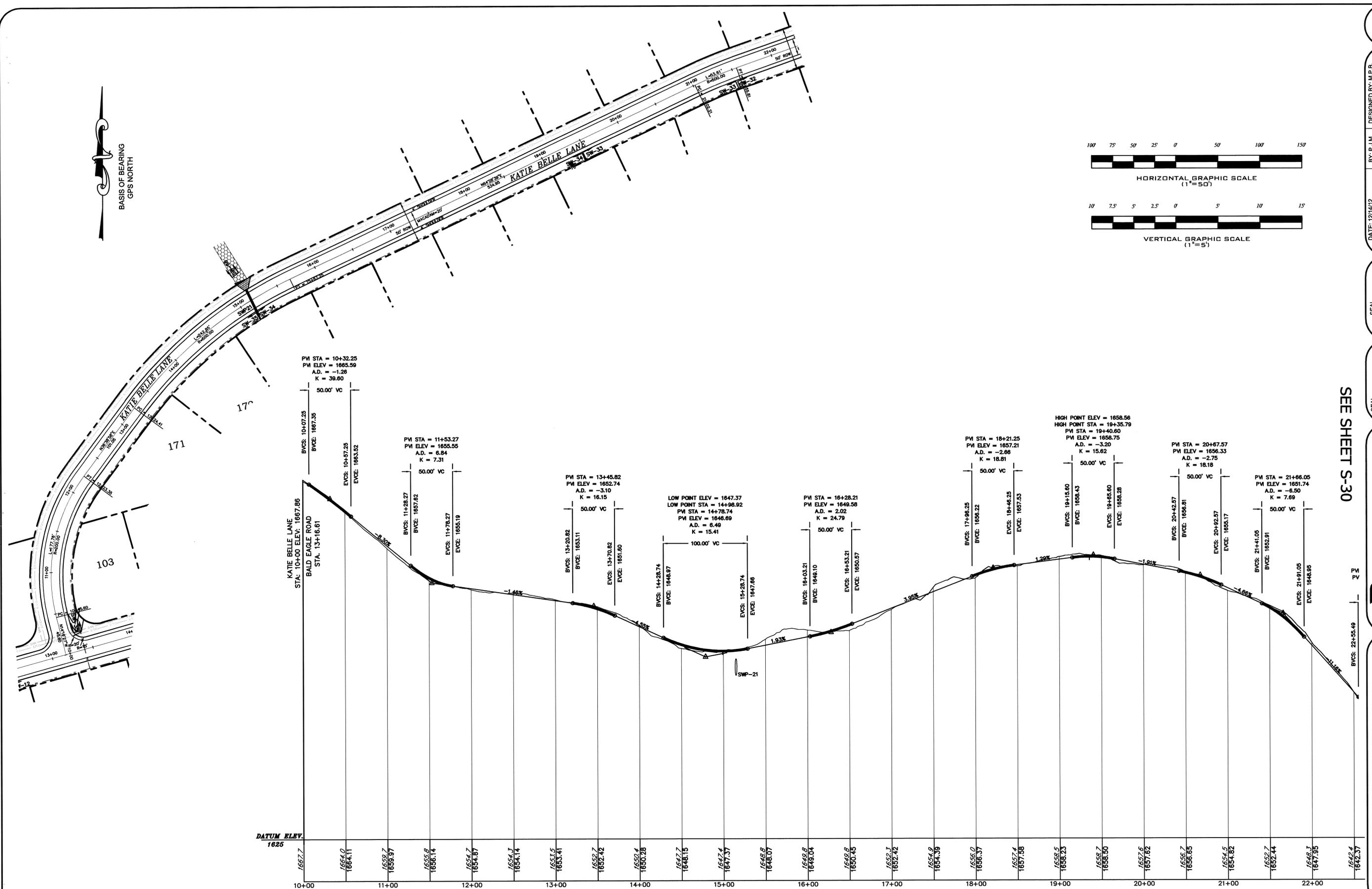
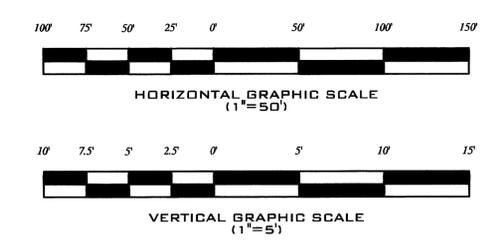
DATE: 12/14/12	BY: P.J.M.	DESIGNED BY: M.P.B.
SURVEY FILE:	DWG. FILE:	
NO.	DESCRIPTION OF REVISION	DATE

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

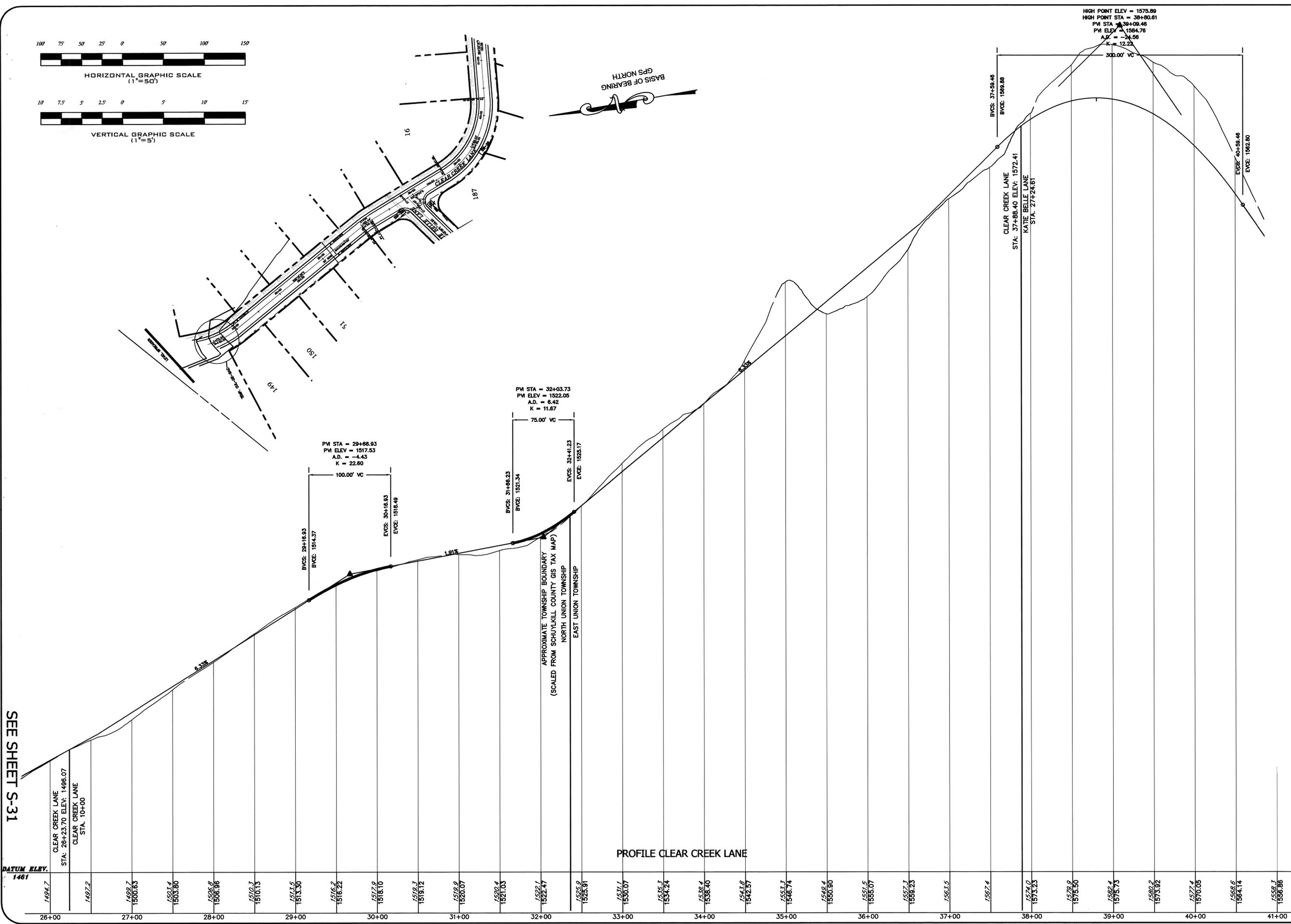
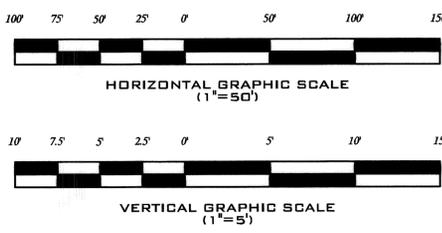
MAJOR SUBDIVISION FINAL PLAN
 PROFILE KATIE BELLE LANE-1
 HIDDEN FOREST PHASE 3
 SECTION OF
 EAGLE ROCK
 EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA



SEE SHEET S-30

SEE SHEET S-31

DATUM ELEV.
1461



SEE SHEET S-33

PROJECT NUMBER:
122150

DATE: 12/14/12	BY: P.J.M.	DESIGNED BY: M.P.B.
SURVEY FILE:	DWG. FILE:	

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

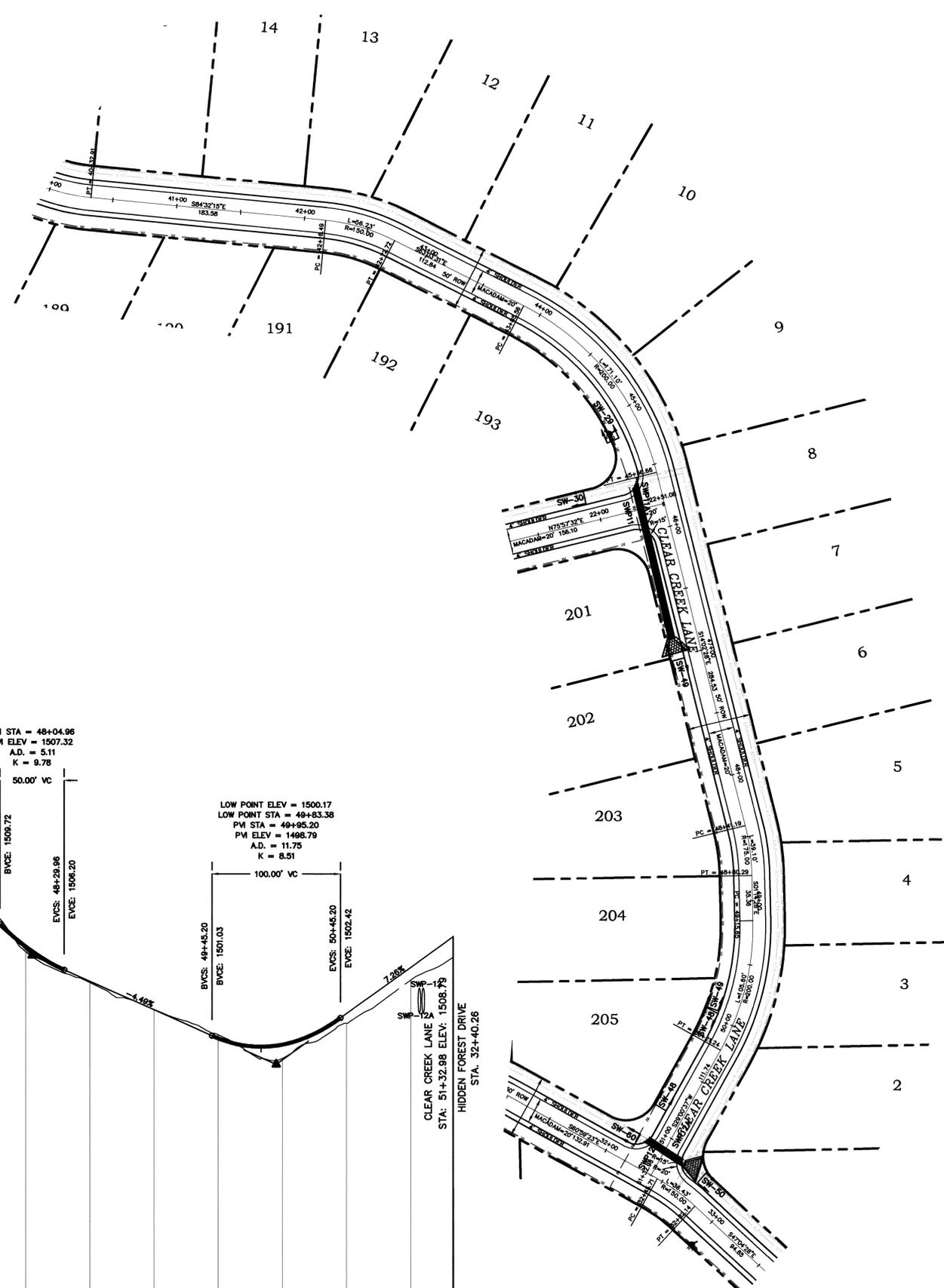
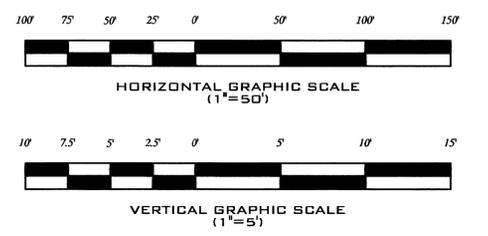
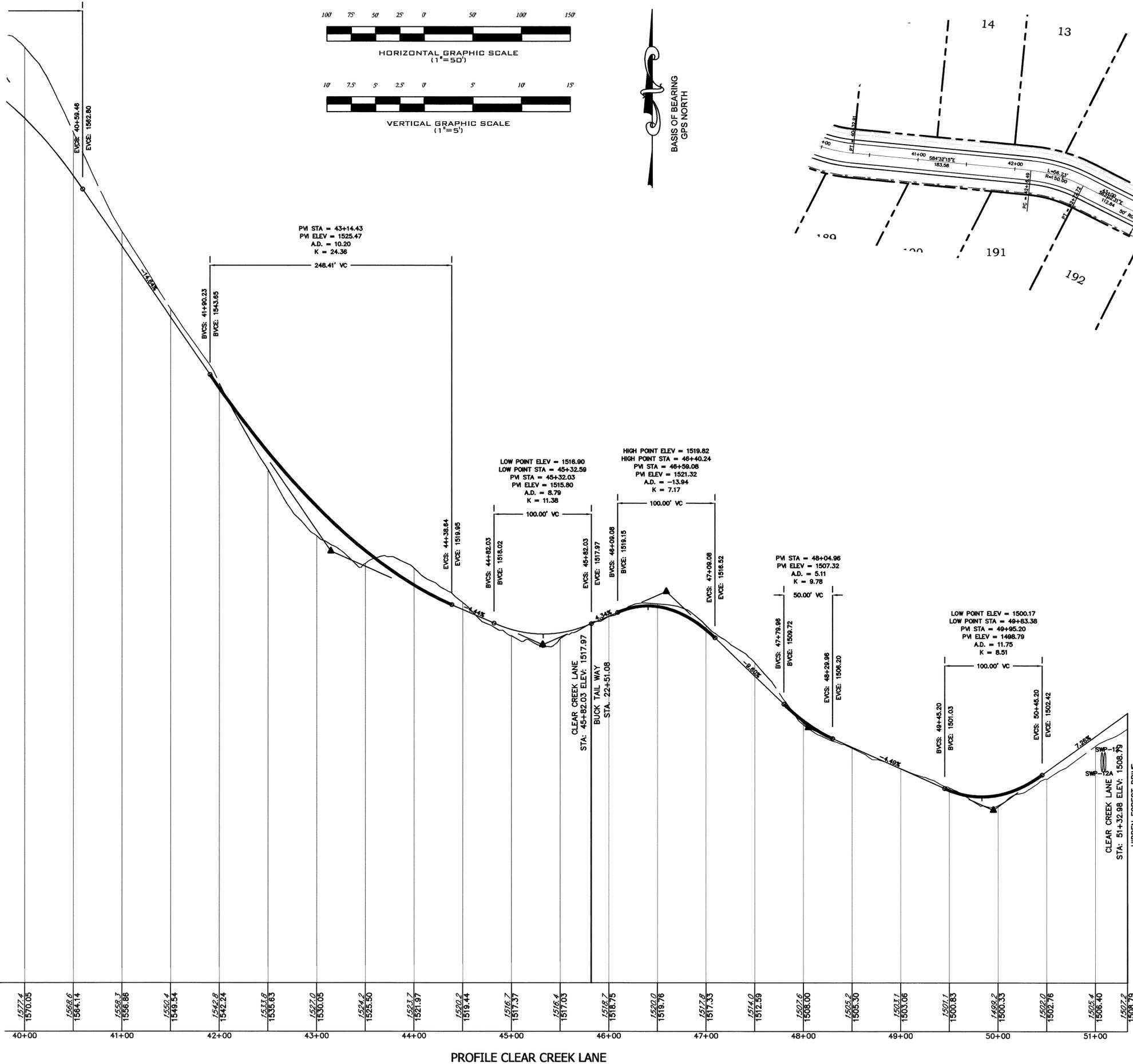
MAJOR SUBDIVISION FINAL PLAN
PROFILE CLEAR CREEK LANE-2
HIDDEN FOREST PHASE 3
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

SHEET
32 OF 37

NO.	DESCRIPTION OF REVISION	DATE

SEE SHEET S-32

DATUM ELEV.
1461



PROJECT NUMBER:
122150

DATE: 12/14/12	BY: P.J.M.	DESIGNED BY: M.P.B.
SURVEY FILE:	DWG. FILE:	
NO.	DESCRIPTION OF REVISION	DATE

SEAL

SEAL

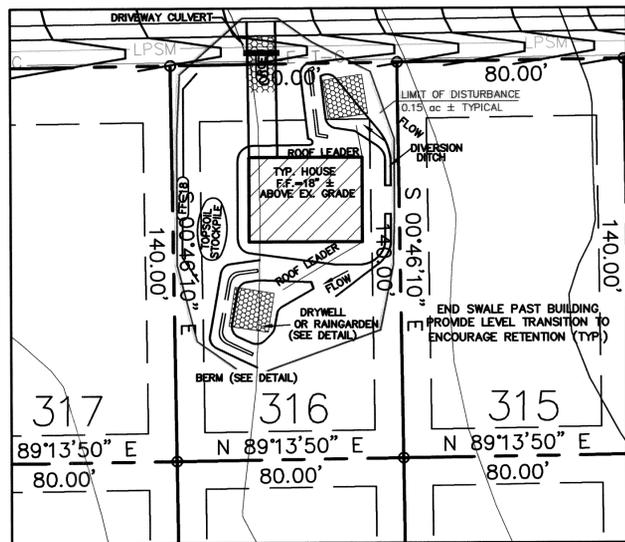
BRINKASH ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 1713 CENTRE STREET ASHLAND, PA 17921
 (570)-875-1018 (PHONE) (570)-875-1670 (FAX)

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

SHEET
33 OF 37

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.

PROJECT NUMBER:
122150



**TYPICAL INDIVIDUAL LOT PCSM PLAN
SLOPES 15% OR LESS PARALLEL TO ROAD**

SCALE: 1"=30'

FOR THE FOLLOWING LOTS:

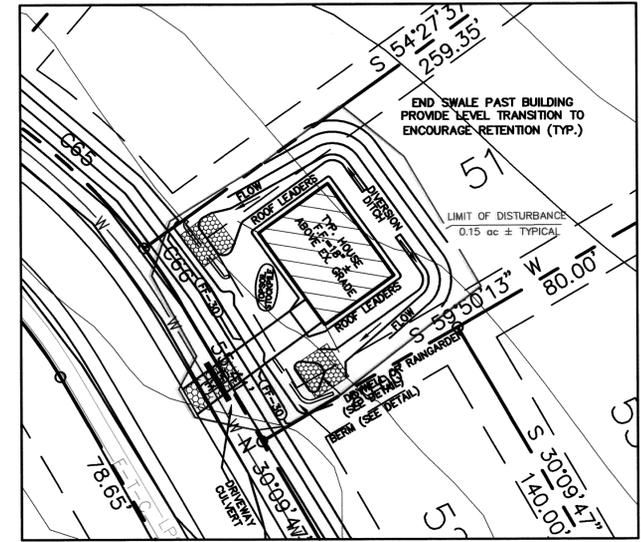
- 54-57,81-82,87,89-99,108-113,131-132, 133-135, 145-148,210-211,207
257-264,285,342,441,465-468,472-475

GENERAL NOTES:

- 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).
- 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.
- 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:

- 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.
- ESTABLISH AREA OF LOT TO BE GRADED. PRESERVE AS MUCH NATURAL VEGETATION AS POSSIBLE.
- INSTALL SILT FENCE AND ROCK FILTER (IF APPLICABLE) AS SHOWN ON THE PLAN.
- 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.
- CONSTRUCT DIVERSION SWALES. (REFER TO GENERAL NOTE #3)
- CONSTRUCT HOME AND INSTALL ASSOCIATED UTILITIES. PROVIDE ALL PERMANENT SEEDING AS INDICATED.
- PERFORM GRADING AND INSTALL INFILTRATION BERM/DRY-WELL OR RAINGARDEN PER DETAIL. STABILIZE DISTURBED AREAS IMMEDIATELY.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH SCHEDULE.
- UPON STABILIZATION, REMOVE CONSTRUCTION ENTRANCE AND PAVE DRIVEWAY.
- 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
SLOPING 15% OR LESS TOWARDS ROAD**

SCALE: 1"=30'

FOR THE FOLLOWING LOTS:

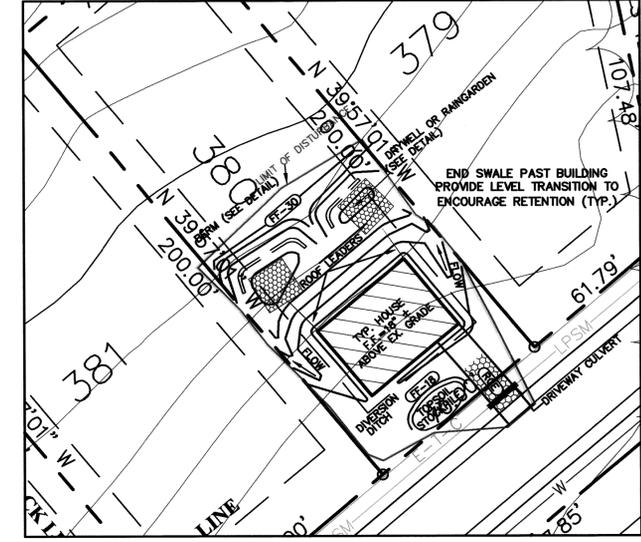
- 67-69,72-80,121-128,136-139,197,201-205,209,256-266,305,359,379,396,453-456

GENERAL NOTES:

- 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).
- 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.
- 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:

- 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.
- ESTABLISH AREA OF LOT TO BE GRADED. PRESERVE AS MUCH NATURAL VEGETATION AS POSSIBLE.
- INSTALL SILT FENCE AND ROCK FILTER (IF APPLICABLE) AS SHOWN ON THE PLAN.
- 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.
- CONSTRUCT DIVERSION SWALES. (REFER TO GENERAL NOTE #3)
- CONSTRUCT HOME AND INSTALL ASSOCIATED UTILITIES. PROVIDE ALL PERMANENT SEEDING AS INDICATED.
- PERFORM GRADING AND INSTALL INFILTRATION BERM/DRY-WELL OR RAINGARDEN PER DETAIL. STABILIZE DISTURBED AREAS IMMEDIATELY.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH SCHEDULE.
- UPON STABILIZATION, REMOVE CONSTRUCTION ENTRANCE AND PAVE DRIVEWAY.
- 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
SLOPING 20% OR LESS AWAY FROM ROAD**

SCALE: 1"=30'

FOR THE FOLLOWING LOTS:

- 1-52,59-66,83-86,100-107,140-144,157-170,198-200,206,208,216,236-237,267,322,
416-419,422-440,442-443,451-452,469-471,476-481

GENERAL NOTES:

- 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).
- 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.
- 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:

- 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.
- ESTABLISH AREA OF LOT TO BE GRADED. PRESERVE AS MUCH NATURAL VEGETATION AS POSSIBLE.
- INSTALL SILT FENCE AND ROCK FILTER (IF APPLICABLE) AS SHOWN ON THE PLAN.
- 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.
- CONSTRUCT DIVERSION SWALES. (REFER TO GENERAL NOTE #3)
- CONSTRUCT HOME AND INSTALL ASSOCIATED UTILITIES. PROVIDE ALL PERMANENT SEEDING AS INDICATED.
- PERFORM GRADING AND INSTALL INFILTRATION BERM/DRY-WELL OR RAINGARDEN PER DETAIL. STABILIZE DISTURBED AREAS IMMEDIATELY.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH SCHEDULE.
- UPON STABILIZATION, REMOVE CONSTRUCTION ENTRANCE AND PAVE DRIVEWAY.
- 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.

DATE: 12/14/12	BY: P.J.M. DESIGNED BY: M.P.B.
SURVEY FILE:	DWG. FILE:
NO.	DESCRIPTION OF REVISION
DATE	

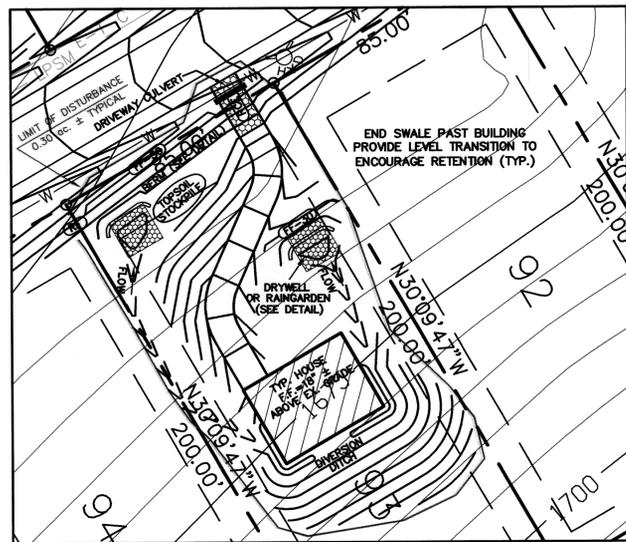
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BRINKASH ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 1713 CENTRE STREET ASHLAND, PA 17921
 (570)-875-1018 (PHONE) (570)-875-1670 (FAX)

MAJOR SUBDIVISION FINAL PLAN
 INDIVIDUAL LOT CONTROL -1
HIDDEN FOREST PHASE 3
 SECTION OF
EAGLE ROCK
 EAST 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 PCSM PLAN
 SLOPE GREATER THAN 15% TOWARDS ROAD**
 SCALE: 1"=30'

FOR THE FOLLOWING LOTS:

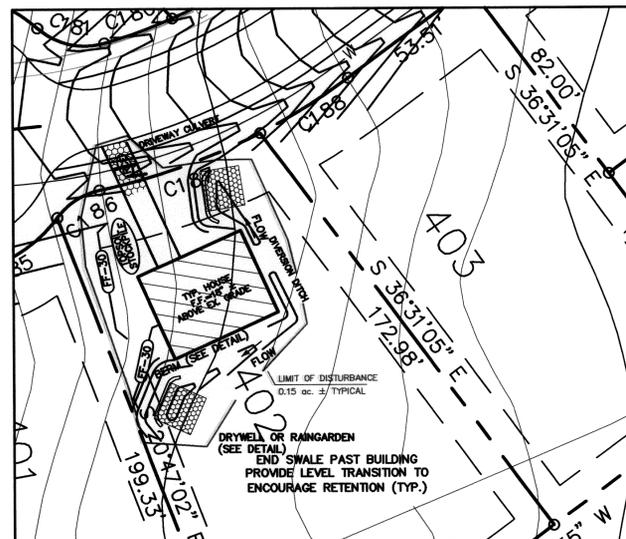
114-120,130,149-153,171-181,188-196,268,446-448,461-462

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.
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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:

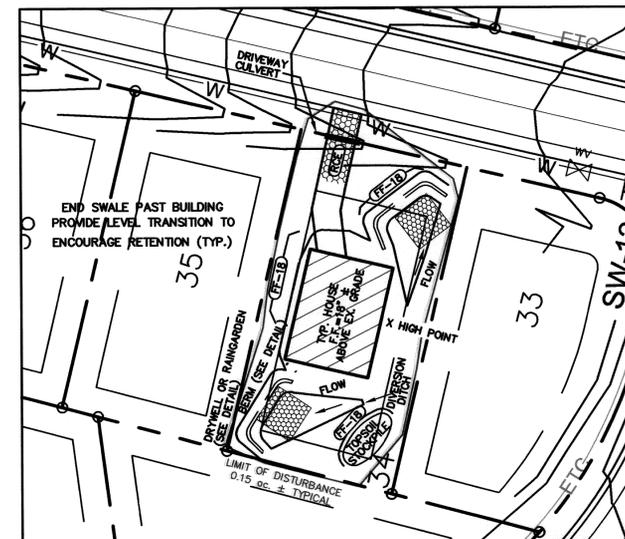
70-71,53,58,154-156,182-187,212-215,420-421,444-445,449-450,457-460,464

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).
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**TYPICAL INDIVIDUAL LOT PCSM PLAN
 NARROW LOTS (60' WIDE) PARALLEL TO ROAD**
 SCALE: 1"=30'

FOR THE FOLLOWING LOTS:

217-235, 238-256, 269-284, 286-304, 306-321,
 323-341, 343-358, 360-378, 397-415

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).
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PROJECT NUMBER:
122150

DESIGNED BY: M.F.B.

DATE: 12/14/12

SURVEY FILE:

NO.:

DESCRIPTION OF REVISION:

DATE:

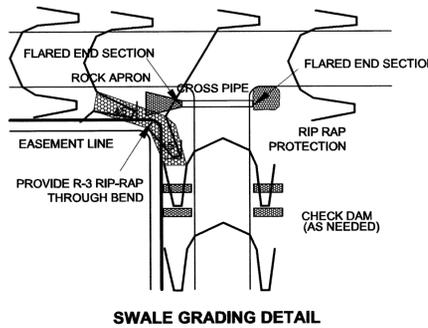
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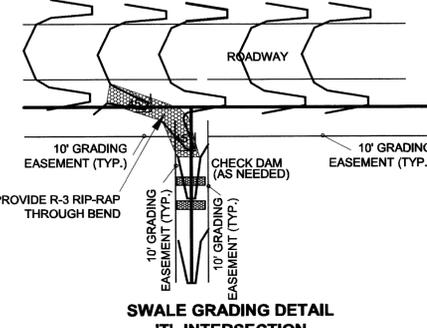
BRINKASH ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 1713 CENTRE STREET ASHLAND, PA 17921
 (570)-875-1018 (PHONE) (570)-875-1670 (FAX)

MAJOR SUBDIVISION FINAL PLAN
 INDIVIDUAL LOT CONTROL -2
HIDDEN FOREST PHASE 3
 SECTION OF
EAGLE ROCK
 EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA

SHEET
35 of 37

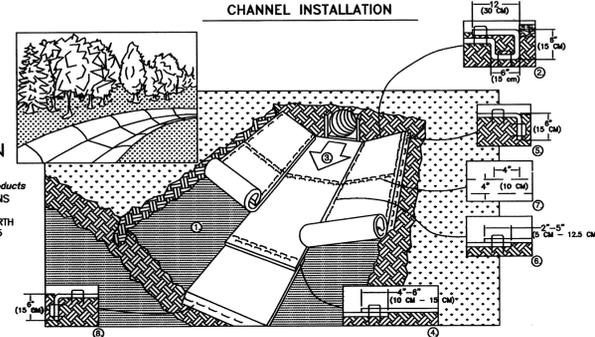


SWALE GRADING DETAIL



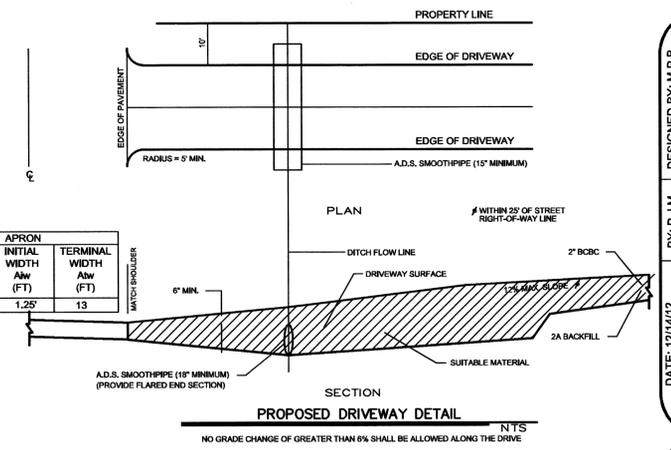
SWALE GRADING DETAIL 'T'-INTERSECTION

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



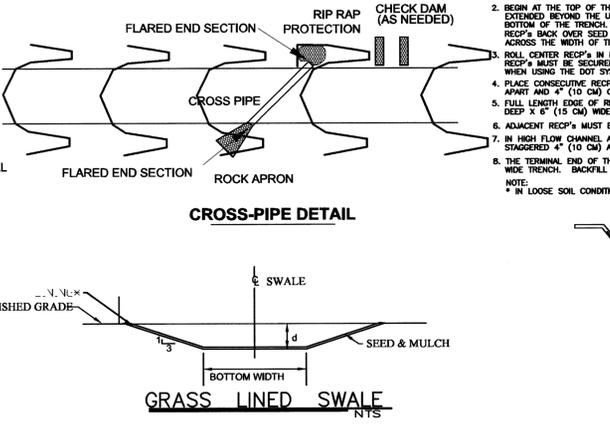
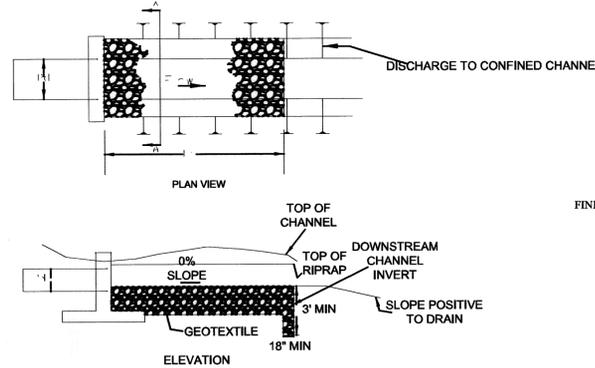
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 - BEGAN AT THE TOP OF THE CHANNEL. BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP'S 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 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 EDGE 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) (DEPENDING 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.

RIPRAP SIZE (R-)	THICK. RI (IN)	LENGTH AI (FT)	APRON INITIAL WIDTH Aw (FT)	TERMINAL WIDTH Atw (FT)
R-4	12	9	1.25'	13



PROPOSED DRIVEWAY DETAIL

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



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

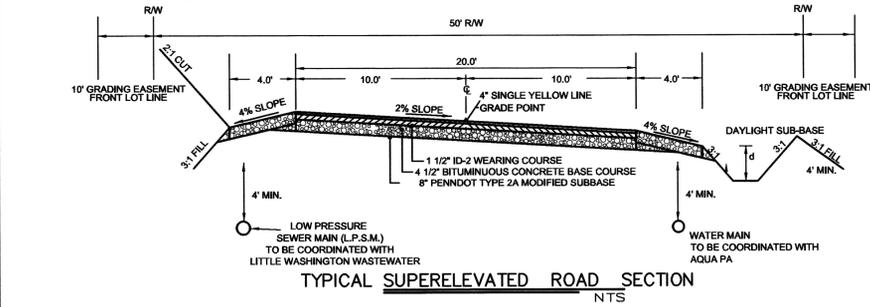
SWALE	Bottom Width	CONSTRUCTION Depth	Design Depth	LINING	
				TEMP.	PERM.
SW-1a	2.5'	1.0'	0.91'	DS75	GRASS
SW-2a	3.0'	2.0'	1.64'	C125	GRASS
SW-3a	3.0'	1.5'	1.23'	DS75	GRASS
SW-4a	3.0'	1.0'	0.85'	DS75	GRASS
SW-5a	3.0'	1.0'	0.95'	C125	GRASS
SW-6a	3.0'	1.5'	1.20'	DS75	GRASS
SW-1	2.5'	1.0'	0.92'	SC150	GRASS
SW-2	3.0'	1.0'	0.90'	DS75	GRASS
SW-3	2.5'	1.0'	0.88'	DS75	GRASS
SW-4	3.0'	1.5'	1.22'	DS75	GRASS
SW-5	3.0'	1.5'	1.22'	DS75	GRASS
SW-6	2.0'	1.0'	0.89'	DS75	GRASS
SW-7	2.5'	1.0'	0.91'	DS75	GRASS
SW-8	3.0'	1.5'	1.15'	SC150	GRASS
SW-9	1.5'	1.0'	0.92'	C125	GRASS
SW-10	3.0'	1.0'	0.96'	SC150	GRASS
SW-11	3.0'	1.5'	1.04'	DS75	GRASS
SW-12	2.5'	1.0'	0.96'	C125	GRASS
SW-13	3.0'	1.5'	1.08'	C125	GRASS
SW-14	3.0'	2.0'	1.78'	DS75	GRASS
SW-15	3.0'	1.5'	1.42'	C125BN	GRASS
SW-16	5.5'	1.5'	1.17'	R-7 RIP-RAP	R-7 RIP-RAP
SW-17	3.0'	2.0'	1.78'	R-3 RIP-RAP	R-3 RIP-RAP
SW-18	3.0'	1.0'	0.84'	R-6 RIP-RAP	R-6 RIP-RAP
SW-19	1.5'	1.0'	0.92'	C125	GRASS
SW-20	2.5'	1.0'	0.97'	C125	GRASS
SW-21	2.0'	1.0'	0.82'	DS75	GRASS
SW-22	3.0'	1.5'	1.19'	DS75	GRASS
SW-23	3.0'	2.0'	1.73'	DS75	GRASS
SW-24	3.0'	1.5'	1.31'	C125	GRASS
SW-25	3.0'	2.5'	2.01'	R-3 RIP-RAP	R-3 RIP-RAP
SW-26	3.0'	2.0'	1.65'	R-3 RIP-RAP	R-3 RIP-RAP
SW-27	3.0'	1.5'	1.42'	C125BN	GRASS
SW-28	3.0'	1.5'	1.13'	R-6 RIP-RAP	R-6 RIP-RAP
SW-29	3.0'	1.0'	0.85'	R-6 RIP-RAP	R-6 RIP-RAP
SW-30	2.5'	1.0'	0.80'	R-5 RIP-RAP	R-5 RIP-RAP
SW-31	3.0'	1.0'	0.88'	DS150	GRASS
SW-32	3.0'	1.0'	0.85'	R-6 RIP-RAP	R-6 RIP-RAP
SW-33	3.0'	1.0'	0.99'	DS75	GRASS
SW-34	3.0'	1.5'	1.16'	DS75	GRASS
SW-35	3.0'	1.5'	1.05'	C125	GRASS
SW-36	2.5'	1.0'	0.89'	DS75	GRASS
SW-37	3.0'	1.0'	0.88'	SC150	GRASS
SW-38	2.0'	1.0'	0.83'	SC150	GRASS
SW-39	1.5'	1.0'	0.96'	DS75	GRASS
SW-40	3.0'	1.5'	1.31'	DS75	GRASS
SW-41	1.5'	1.0'	0.87'	DS75	GRASS
SW-42	2.5'	1.0'	0.94'	C125	GRASS
SW-43	3.5'	1.0'	0.99'	R-7 RIP-RAP	R-7 RIP-RAP
SW-44	3.0'	1.5'	1.08'	R-7 RIP-RAP	R-7 RIP-RAP
SW-45	2.5'	1.0'	0.79'	R-6 RIP-RAP	R-6 RIP-RAP
SW-46	3.0'	1.5'	1.04'	C125	GRASS
SW-47	3.0'	1.5'	1.10'	C125	GRASS
SW-48	2.5'	1.0'	0.91'	DS75	GRASS
SW-49	3.0'	1.5'	1.18'	R-4 RIP-RAP	R-4 RIP-RAP
SW-50	3.5'	1.5'	1.12'	R-7 RIP-RAP	R-7 RIP-RAP
SW-51	5.5'	2.0'	1.53'	R-8 RIP-RAP	R-8 RIP-RAP
SW-52	3.0'	1.5'	1.09'	C125	GRASS
SW-53	1.0'	1.0'	0.94'	SC150	GRASS
SW-54	3.0'	1.5'	1.30'	C125	GRASS
SW-55	3.0'	1.5'	1.25'	DS75	GRASS
SW-56	3.0'	1.5'	1.13'	DS75	GRASS
SW-57	3.0'	1.5'	1.05'	DS75	GRASS
SW-58	1.0'	1.0'	0.86'	DS75	GRASS
SW-59	3.0'	2.5'	2.12'	R-3 RIP-RAP	R-3 RIP-RAP
SW-60	3.5'	1.5'	1.08'	R-7 RIP-RAP	R-7 RIP-RAP
SW-61	2.5'	1.0'	0.86'	DS75	GRASS
SW-62	3.0'	1.0'	0.88'	R-7 RIP-RAP	R-7 RIP-RAP
SW-63	3.5'	1.5'	1.14'	R-7 RIP-RAP	R-7 RIP-RAP
SW-64	5.0'	1.5'	1.26'	R-7 RIP-RAP	R-7 RIP-RAP
SW-65	1.5'	1.0'	0.86'	C125	GRASS
SW-66	3.0'	1.5'	1.22'	R-7 RIP-RAP	R-7 RIP-RAP
SW-67	3.0'	1.5'	1.12'	R-8 RIP-RAP	R-8 RIP-RAP
SW-68	2.0'	1.0'	0.96'	DS75	GRASS
SW-69	3.0'	1.0'	0.98'	SC150	GRASS

RIPRAP GRADATION, FILTER BLANKET REQUIREMENTS, MAXIMUM VELOCITIES

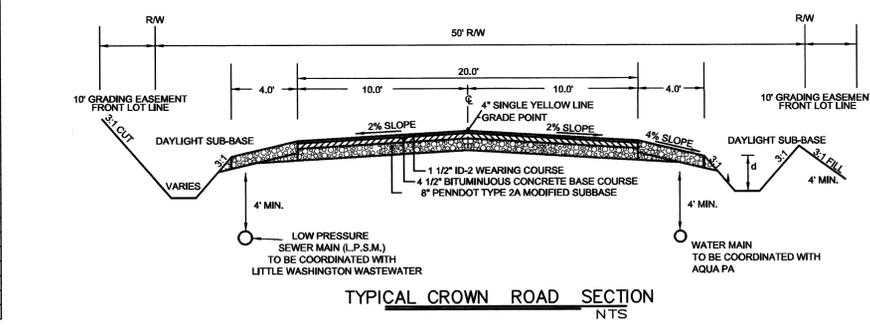
CLASS. SIZE NO. ROCK SIZE (INCHES)	PERCENT PASSING (SQUARE OPENINGS)					
	R-8	R-7	R-6	R-5	R-4	R-3
42	100					
30		100				
24	15-50		100			
18		15-50		100		
15	0-15				100	
12		0-15	15-50			
9				15-50		
6			0-15		15-50	100
4				0-15		
3					0-15	15-50
2						0-15
NOMINAL PLACEMENT THICKNESS (INCHES)	63	45	36	27	18	9
FILTER STONE	AASHTO #1	AASHTO #1	AASHTO #1	AASHTO #3	AASHTO #3	AASHTO #57
Vmax (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"	31/2"	21/2"	2"	11/2"	1"	3/4"	1/2"	3/8"	#4	#8	#15	#30	#60
1		100	90-100	25-60	100	0-15	35-70	0-5							
3						0-15	0-5								
5						100	20-55	0-10	0-5						
57						100	90-100	25-60	0-10	0-5					
67							100	90-100	40-70	0-15	0-5				
7								100	85-100	10-30	0-10	0-5			
8									100	75-100					
10															10-30



TYPICAL SUPERELEVATED ROAD SECTION



TYPICAL CROWN ROAD SECTION

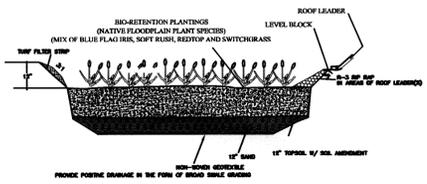
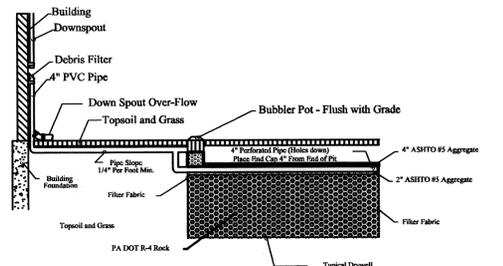
PIPE	MATERIAL	INV IN	INV OUT	LENGTH	DIAMETER (INCHES)	Q (CFS)	V (FPS)	RIPRAP				APRON INITIAL WIDTH Aw (FT)	TERMINAL WIDTH Atw (FT)
								SIZE (R-)	THICK. RI (IN)	LENGTH AI (FT)	APRON INITIAL WIDTH Aw (FT)		
SWP-1	HPDE	1702.97'	1700.33'	36'	18"	5.90	3.83	R-3	9	6.2	4.5	6.98	
SWP-2	HPDE	1700.70'	1699.00'	36'	24"	18.40	6.25	R-3	9	9.5	6	9.8	
SWP-3	HPDE	1680.97'	1679.97'	36'	24"	24.20	4.42	R-3	9	7.5	6	9	
SWP-3A	HPDE	1680.97'	1679.97'	36'	24"	24.20	4.42	R-3	9	7.5	6	9	
SWP-4	HPDE	1672.92'	1672.20'	36'	18"	38.10	7.33	R-4	18	58	4.5	27.7	
SWP-4A	HPDE	1672.92'	1672.20'	36'	18"	38.10	7.33	R-4	18	58	4.5	27.7	
SWP-4B	HPDE	1672.92'	1672.20'	36'	18"	38.10	7.33	R-4	18	58	4.5	27.7	
SWP-5	HPDE	1659.50'	1658.78'	36'	24"	52.90	6.03	R-3	9	62	6	30.8	
SWP-5A	HPDE	1659.50'	1658.78'	36'	24"	52.90	6.03	R-3	9	62	6	30.8	
SWP-5B	HPDE	1659.50'	1658.78'	36'	24"	52.90	6.03	R-3	9	62	6	30.8	
SWP-6	HPDE	1639.00'	1637.20'	36'	24"	63.00	6.99	R-4	18	70	6	34	
SWP-6A	HPDE	1639.00'	1637.20'	36'	24"	63.00	6.99	R-4	18	70	6	34	
SWP-6B	HPDE	1639.00'	1637.20'	36'	24"	63.00	6.99	R-4	18	70	6	34	
SWP-7	HPDE	1489.06	1488.7	60'	24"	48.50	5.70	R-3	9	54	6	27.6	
SWP-7A	HPDE	1489.06	1488.7	60'	24"	48.50	5.70	R-3	9	54	6	27.6	
SWP-7B	HPDE	1489.06	1488.7	60'	24"	48.50	5.70	R-3	9	54	6	27.6	
SWP-8	HPDE	1489.60'	1488.34'	36'	18"	3.80	2.67	R-3	9	6.2	4.5	6.98	
SWP-9	HPDE	1468.30'	1467.40'	36'	30"	102.90	7.38	R-4	18	70	7.5	35.5	
SWP-9A	HPDE	1468.30'	1467.40'	36'	30"	102.90	7.38	R-4	18	70	7.5	35.5	
SWP-9B	HPDE	1468.30'	1467.40'	36'	30"	102.90	7.38	R-4	18	70	7.5	35.5	
SWP-10	HPDE	1492.15'	1491.43'	36'	24"	42.70	7.09	R-4	18	44	6	23.6	
SWP-10A	HPDE	1492.15'	1491.43'	36'	24"	42.70	7.09	R-4	18	44	6	23.6	
SWP-11	HPDE	1516.59'	1515.87'	128.5'	18"	22.10	6.47	R-4	18	38	4.5	19.7	
SWP-11A	HPDE	1516.59'	1515.87'	128.5'	18"	22.10	6.47	R-4	18	38	4.5	19.7	
SWP-12	HPDE	1503.14'	1502.42'	36'	24"	33.40	5.76	R-3	9	55	6	28	
SWP-12A	HPDE	1503.14'	1502.42'	36'	24"	33.40	5.76	R-3	9	55	6	28	
SWP-13	HPDE	1498.52'	1494.00'	36'	30"	80.70	8.46	R-4	18	56	7.5	29.9	
SWP-13A	HPDE	1498.52'	1494.00'	36'	30"	80.70	8.46	R-4	18	56	7.5	29.9	
SWP-14	HPDE	1553.79'	1550.19'	36'	18"	14.70	14.01	R-7	45	14	4.5	18.5	
SWP-14A	HPDE	1553.79'	1550.19'	36'	18"	14.70	14.01	R-7	45	14	4.5	18.5	
SWP-15	HPDE	1682.00'	1680.92'	36'	18"	7.70	9.32	R-5	27	8	4.5	12.5	
SWP-16	HPDE	1545											

DATE: 12/14/12	DESIGNED BY: M.P.B.	DATE
SURVEY FILE:	DWG. FILE:	NO
SEAL	SEAL	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
CONSTRUCTION DETAILS-2
HIDDEN FOREST PHASE 3
SECTION OF
EAGLE ROCK
EAST UNION TOWNSHIP, SCHUYLKILL COUNTY, PA



RAIN GARDEN CONSTRUCTION SPECIFICATIONS

- SCREEN TOP DOWN SPOUTS ON BUILDING TO PREVENT LEAVES FROM ENTERING DRY WELL.
 - RAIN GARDENS SHOULD BE LOCATED A MINIMUM OF 100 FEET FROM ANY WATER WELL AND 10 FEET DOWN GRADIENT FROM ANY BUILDING FOUNDATION. CARE MUST BE TAKEN TO AVOID PLACING THE RAIN GARDEN EITHER DIRECTLY UP GRADIENT OR DOWN GRADIENT OF ON-SITE ELEVATED SAND MOUNDS.
 - TO MINIMIZE THE POTENTIAL FOR GROUND WATER CONTAMINATION, ONLY INERT FIBERGLASS SHINGLES SHOULD BE USED AS ROOFING FOR THE RESIDENCE.
 - THE RAIN GARDEN SHOULD BE DUG WITH A BACKHOE AND NO HEAVY CONSTRUCTION EQUIPMENT IS ALLOWED ON TOP OF THE SEEPAGE PIT DURING CONSTRUCTION.
- LOTS 222-231,271-281,286-309,215-322
CONSTRUCT (4) 51 x 5.2'w OR 104 S.F.
- LOTS 435-439
CONSTRUCT (4) 81 x 6'w OR 256 S.F.
- LOTS 379-416,440-445
CONSTRUCT (4) 41 x 2'w OR 32 S.F.
- LOTS 310-314
CONSTRUCT (4) 6.51 x 6'w OR 156 S.F.

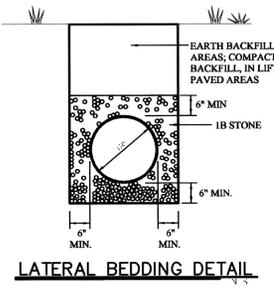
TYPICAL RAIN GARDEN DETAIL
NTS

DRY WELL CONSTRUCTION SPECIFICATIONS

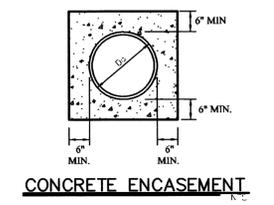
- SCREEN TOP DOWN SPOUTS ON BUILDING TO PREVENT LEAVES FROM ENTERING DRY WELL.
- DRY WELL SHOULD BE LOCATED A MINIMUM OF 100 FEET FROM ANY WATER WELL AND 10 FEET DOWN GRADIENT FROM ANY BUILDING FOUNDATION. CARE MUST BE TAKEN TO AVOID PLACING THE DRY WELL EITHER DIRECTLY UP GRADIENT OR DOWN GRADIENT OF ON-SITE ELEVATED SAND MOUNDS.
- WELL SORTED CLEAN AGGREGATE SHOULD BE USED, MAXIMUM DIAMETER - 6".
- AGGREGATE SHOULD BE COMPLETELY SURROUNDED BY FILTER FABRIC AND PLACED LOOSE LIFT MAXIMUM THICKNESS OF 12 INCHES.
- ONE FOOT OF SOIL COVER (LOAM OR SILT LOAM) SHOULD BE PLACED OVER TOP OF THE AGGREGATE, WITH FILTER FABRIC PLACED BETWEEN.
- TO MINIMIZE THE POTENTIAL FOR GROUND WATER CONTAMINATION, ONLY INERT FIBERGLASS SHINGLES SHOULD BE USED AS ROOFING FOR THE RESIDENCE.
- THE DRY WELL SHOULD BE DUG WITH A BACKHOE AND NO HEAVY CONSTRUCTION EQUIPMENT IS ALLOWED ON TOP OF THE SEEPAGE PIT DURING CONSTRUCTION.

- DRYWELL DIMENSIONS
- LOTS 1-5,203-207,432-434,467-475
CONSTRUCT (4) 81 x 8'w x 2'd OR 144 S.F. x 2'd
- LOTS 6-17,153,186-202,206-209,266,453-457,464-466,478-481
CONSTRUCT (4) 101 x 8.5'w x 2'd OR 340 S.F. x 2'd
- LOTS 18-21,26-31,41-43,131-132,138-141,145-146,149-152,
154-156,182-185,210-215,228-265,416-418,440-452,458-463
CONSTRUCT (2) 41 x 4'w x 2'd OR 32 S.F. x 2'd
- LOTS 22-25,147-148
CONSTRUCT (2) 4.51 x 4.5'w x 2'd OR 40.5 S.F. x 2'd
- LOTS 32-40,81-82,83-94,162-168,171-176,133-137,216-221,282-285,430-431
CONSTRUCT (4) 91 x 8.5'w x 2'd OR 306 S.F. x 2'd
- LOTS 44-51,115-125
CONSTRUCT (4) 8.51 x 8'w x 2'4'd OR 272 S.F. x 2'4'd
- LOTS 52-62,108-114,169-170
CONSTRUCT (2) 5.51 x 5.5'w x 2'd OR 60.5 S.F. x 2'd
- LOTS 63-80,95-107,236-237,424-429
CONSTRUCT (2) 71 x 6'w x 2'd OR 84 S.F. x 2'd
- LOTS 83-92,157-161,177-181,232-256,269-270
CONSTRUCT (4) 81 x 9'w x 2'd OR 256 S.F. x 2'd
- LOTS 217-221,282-285
CONSTRUCT (4) 91 x 9'w x 2'd OR 324 S.F. x 2'd
- LOTS 323-378,419-423
CONSTRUCT (4) 51 x 4.5'w x 2'd OR 90 S.F. x 2'd

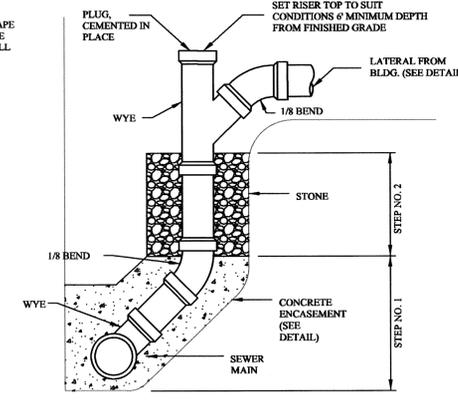
TYPICAL DRYWELL DETAIL
NTS



LATERAL BEDDING DETAIL

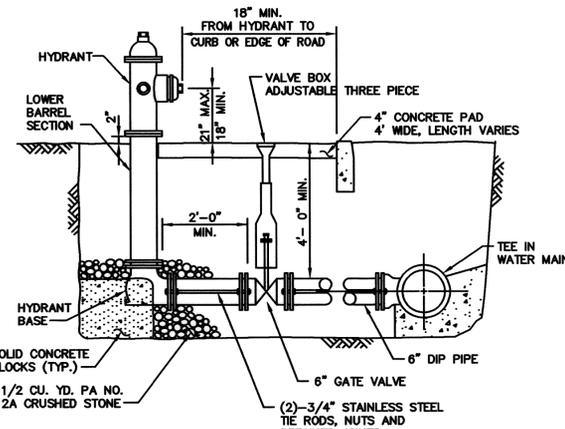


CONCRETE ENCASEMENT

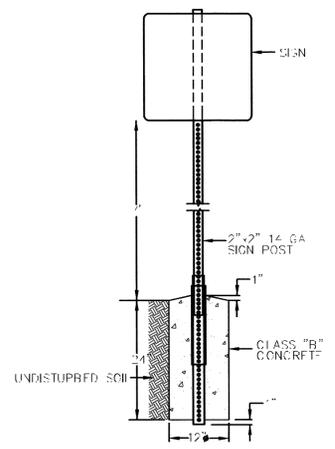


DEEP LATERAL CONNECTIONS

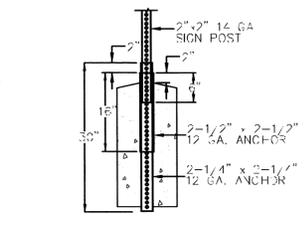
- STEPS:
- INSTALL LOWER WYE BRANCH, 1/8 BEND, AND CONCRETE ENCASEMENT. PROTECT LOWER CONCRETE ENCASEMENT FOR 24 HOUR CURING PERIOD.
 - INSTALL RISER, UPPER WYE BRANCH, AND STONE BACKFILL.



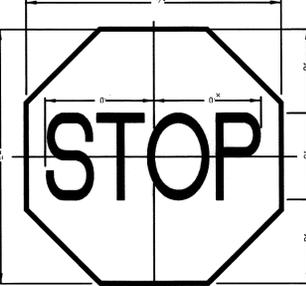
FIRE HYDRANT DETAIL



BREAKAWAY SIGN POST DETAIL

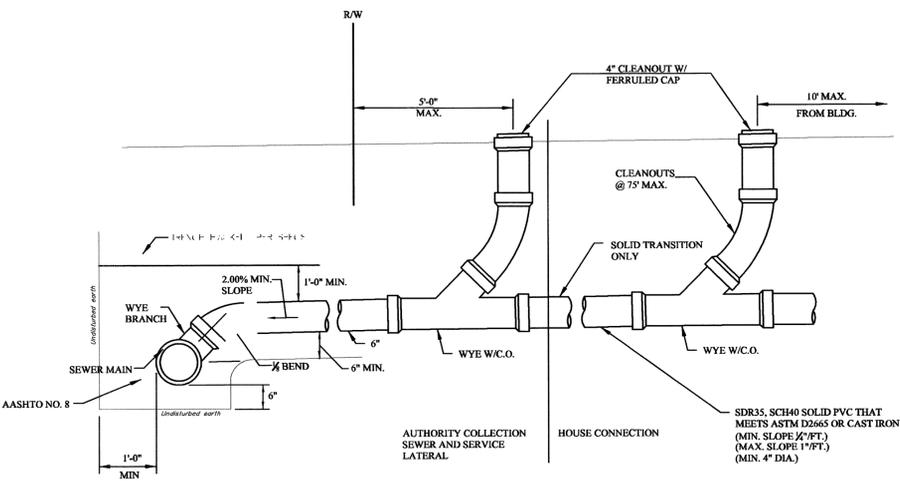


SLEEVE & ANCHOR DETAIL

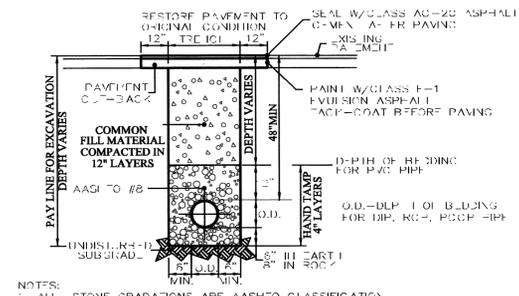


SIGN SIZE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
36x36	11	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10

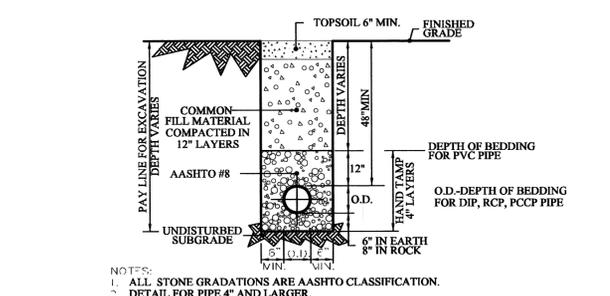
STOP SIGN DETAIL



LATERAL CONNECTIONS



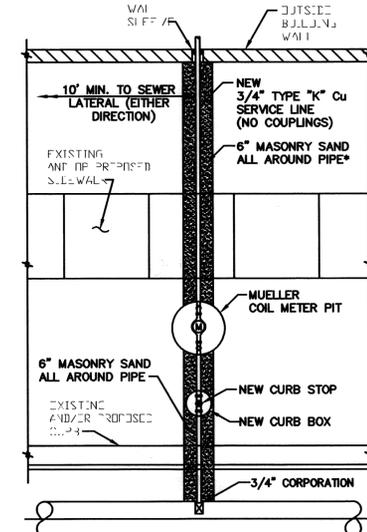
TRENCH DETAIL FOR STREETS IN RIGHTS-OF-WAY
NTS



TRENCH DETAIL FOR EARTH IN RIGHTS-OF-WAY
NTS

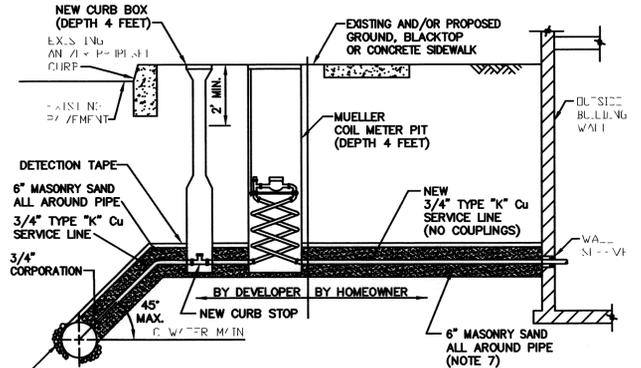
NEW AND/OR REPLACEMENT OF 3/4-INCH WATER SERVICE

- NOTE:
SEE NOTES ON THE NEW AND/OR REPLACEMENT OF 3/4" WATER SERVICE ELEVATION DETAIL. (PREVIOUS PAGE)



PLAN

- * A 1-1/2" MAXIMUM DIAMETER PVC PIPE MAY BE USED IN LIEU OF THE MASONRY SAND FROM METER PIT TO HOUSE.



- NOTES:
- ALL COPPER FITTINGS SHALL BE COMPRESSION TYPE. FLARED FITTINGS MAY ONLY BE USED WHEN REPLACING EXISTING FLARED CONNECTIONS.
 - EXISTING SERVICE SIZE, TYPE AND LOCATION TO BE VERIFIED BY CONTRACTOR.
 - PLACE COPPER SERVICE IN 1-1/2" MAX. # PVC SLEEVE FROM FACE OF CURB TO A LOCATION PAST METER PIT WHERE COPPER SERVICE LINE CROSSES OTHER UNDERGROUND UTILITIES.
 - WATER SERVICE WILL BE LOCATED A MINIMUM OF FIVE (5) FEET FROM THE EDGE OF A DRIVEWAY.
 - CURB BOX AND/OR METER PITS WILL NOT BE LOCATED IN SIDEWALKS, CURBS, BLACKTOP AND/OR DRIVEWAYS.
 - ANY SERVICES GREATER THAN 4 FEET IN DEPTH AT THE CURB WILL HAVE A CONCRETE METER PIT.
 - A 1-1/2" MAXIMUM DIAMETER PVC PIPE MAY BE USED IN LIEU OF THE MASONRY SAND FROM METER PIT TO HOUSE.

ELEVATION