

BOUNDARY ANNOTATION TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 22°26'15" W	86.32	1	S 22°26'15" W	86.32
2	S 22°26'15" W	86.32	2	S 22°26'15" W	86.32
3	S 23°31'15" W	79.92	3	S 23°31'15" W	79.92
4	S 73°32'31" W	81.20	4	S 73°32'31" W	81.20
5	S 72°08'46" W	86.68	5	S 72°08'46" W	86.68
6	S 52°49'05" W	89.72	6	S 52°49'05" W	89.72
7	S 53°32'34" W	86.30	7	S 53°32'34" W	86.30
8	S 52°22'17" W	81.03	8	S 52°22'17" W	81.03
9	S 52°21'50" W	85.45	9	S 52°21'50" W	85.45
10	S 52°21'50" W	85.45	10	S 52°21'50" W	85.45
11	S 52°21'50" W	85.45	11	S 52°21'50" W	85.45
12	S 52°21'50" W	85.45	12	S 52°21'50" W	85.45
13	S 52°21'50" W	85.45	13	S 52°21'50" W	85.45
14	S 52°21'50" W	85.45	14	S 52°21'50" W	85.45
15	S 52°21'50" W	85.45	15	S 52°21'50" W	85.45
16	S 52°21'50" W	85.45	16	S 52°21'50" W	85.45
17	S 52°21'50" W	85.45	17	S 52°21'50" W	85.45
18	S 52°21'50" W	85.45	18	S 52°21'50" W	85.45
19	S 52°21'50" W	85.45	19	S 52°21'50" W	85.45
20	S 52°21'50" W	85.45	20	S 52°21'50" W	85.45
21	S 52°21'50" W	85.45	21	S 52°21'50" W	85.45
22	S 52°21'50" W	85.45	22	S 52°21'50" W	85.45
23	S 52°21'50" W	85.45	23	S 52°21'50" W	85.45
24	S 52°21'50" W	85.45	24	S 52°21'50" W	85.45
25	S 52°21'50" W	85.45	25	S 52°21'50" W	85.45
26	S 52°21'50" W	85.45	26	S 52°21'50" W	85.45
27	S 52°21'50" W	85.45	27	S 52°21'50" W	85.45
28	S 52°21'50" W	85.45	28	S 52°21'50" W	85.45
29	S 52°21'50" W	85.45	29	S 52°21'50" W	85.45
30	S 52°21'50" W	85.45	30	S 52°21'50" W	85.45
31	S 52°21'50" W	85.45	31	S 52°21'50" W	85.45
32	S 52°21'50" W	85.45	32	S 52°21'50" W	85.45
33	S 52°21'50" W	85.45	33	S 52°21'50" W	85.45
34	S 52°21'50" W	85.45	34	S 52°21'50" W	85.45
35	S 52°21'50" W	85.45	35	S 52°21'50" W	85.45
36	S 52°21'50" W	85.45	36	S 52°21'50" W	85.45
37	S 52°21'50" W	85.45	37	S 52°21'50" W	85.45
38	S 52°21'50" W	85.45	38	S 52°21'50" W	85.45
39	S 52°21'50" W	85.45	39	S 52°21'50" W	85.45
40	S 52°21'50" W	85.45	40	S 52°21'50" W	85.45
41	S 52°21'50" W	85.45	41	S 52°21'50" W	85.45
42	S 52°21'50" W	85.45	42	S 52°21'50" W	85.45
43	S 52°21'50" W	85.45	43	S 52°21'50" W	85.45
44	S 52°21'50" W	85.45	44	S 52°21'50" W	85.45
45	S 52°21'50" W	85.45	45	S 52°21'50" W	85.45
46	S 52°21'50" W	85.45	46	S 52°21'50" W	85.45
47	S 52°21'50" W	85.45	47	S 52°21'50" W	85.45
48	S 52°21'50" W	85.45	48	S 52°21'50" W	85.45
49	S 52°21'50" W	85.45	49	S 52°21'50" W	85.45
50	S 52°21'50" W	85.45	50	S 52°21'50" W	85.45
51	S 52°21'50" W	85.45	51	S 52°21'50" W	85.45

PROPOSED TRAIL PLAN
SCALE: 1IN. = 200FT.

GENERAL NOTES:

- 1- THIS SURVEY PLAN DEPICTS THE RESULTS OF A FIELD AND BOUNDARY SURVEY. THE RESULTS OF THIS SURVEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES.
- 2- NO ABSTRACT OF TITLE WAS PERFORMED. THIS SURVEY IS BASED ON THE RECORDS OF THE CHAIN OF TITLE. OWNER OF RECORD AS OF DATE OF SURVEY IS BIF III HOLYWOOD, LLC.
- 3- ONLY COPIES OF THIS PLAN BEARING THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR ARE TO BE CONSIDERED VALID.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- GRAVEL DRIVE
- BUILDING SETBACKS
- UTILITY POLES
- SURVEY MARKERS
- #5 RE-BAR SET







Cost Estimate

The cost estimate information provided is based on 2022 estimated industry standard pricing; Pennsylvania prevailing wage rates for Municipal and State funded projects; and applicable fees. These costs are approximate and only for a 10-foot-wide, compacted gravel, multi-use trail, with signage and adequate stormwater drainage. These numbers can serve as a guide for grant funding applications, however, specific adjustments and inclusions through design development can greatly affect pricing. The following is a list of the various sections of the overall trail system, where the section is defined by a designated stop or start physical feature. There is no priority given to any of these sections, and the sections are compiled in a west to east location listing.

• Proposed trail section from TH1 in Hawley to Gorge Trail (2,000 LF)*	\$200,000.00
• Proposed trail section from Gorge Trail to Wallenpaupack School (3,800 LF)*	\$380,000.00
• Proposed trail section from Wallenpaupack School (TH7) to SGL Parking area to (21,000 LF)	\$2,100,000.00
• Proposed trail section along Kimbles Road from SGL Parking Area to Kimbles (7,300 LF)	\$730,000.00
• Proposed trail section along SR 590 from Kimbles to Rowland Bridge (45,000 LF)	\$4,500,000.00
• Proposed trail section from Rowland Bridge to Beisel Rd (15,000 LF)	\$1,500,000.00
• Proposed trail section along Beisel Road to Lackawaxen Fire Dept (TH6) (4,000 LF)	\$400,000.00

Approximate subtotal:

\$9,810,000.00

***Trail Section TH1 and the Gorge trail are a separate project being completed by a cooperating group traveling from Cromwell Ave up Wallenpaupack Creek towards Lake Wallenpaupack.**

The following is a list of the proposed trailheads (vehicular parking and toilet facilities (composting) to be provided along the trail core route where none currently exist as either part of an already established recreational site. Trailhead 1 (TH1) is the existing trailhead in Hawley connecting to the proposed below:

Towpath Road River/Trailhead (Potential property for purchase – TH2)	\$139,500.00
Pederson Property River/Trailhead (Potential Property of Nature Conservancy TH3)	\$139,500.00
Rowland Bridge Trailhead/Parking (TH4)	\$139,500.00
State Route 590 River/Trailhead (TH5)	\$139,500.00
Lackawaxen Vol Fire Co. Trailhead (TH6)	\$139,500.00
Wallenpaupack School District Trailhead (TH7) (parking already exists)	\$100,000.00

Approximate subtotal:

\$797,500.00

*Please note numbers do not include maintenance costs. All linear feet (LF) are approximate and should be verified. Cost is based upon a typical construction cost of \$100 per linear foot for new trail construction complete obtained from detailed analysis by this Consultant, of a Historic Unit Cost Report for “trail” search of bid activities within the state of Pennsylvania on April 1, 2022, by PennBid Program website (pennbidprocureware.com). The evaluation was for those projects within 2021.

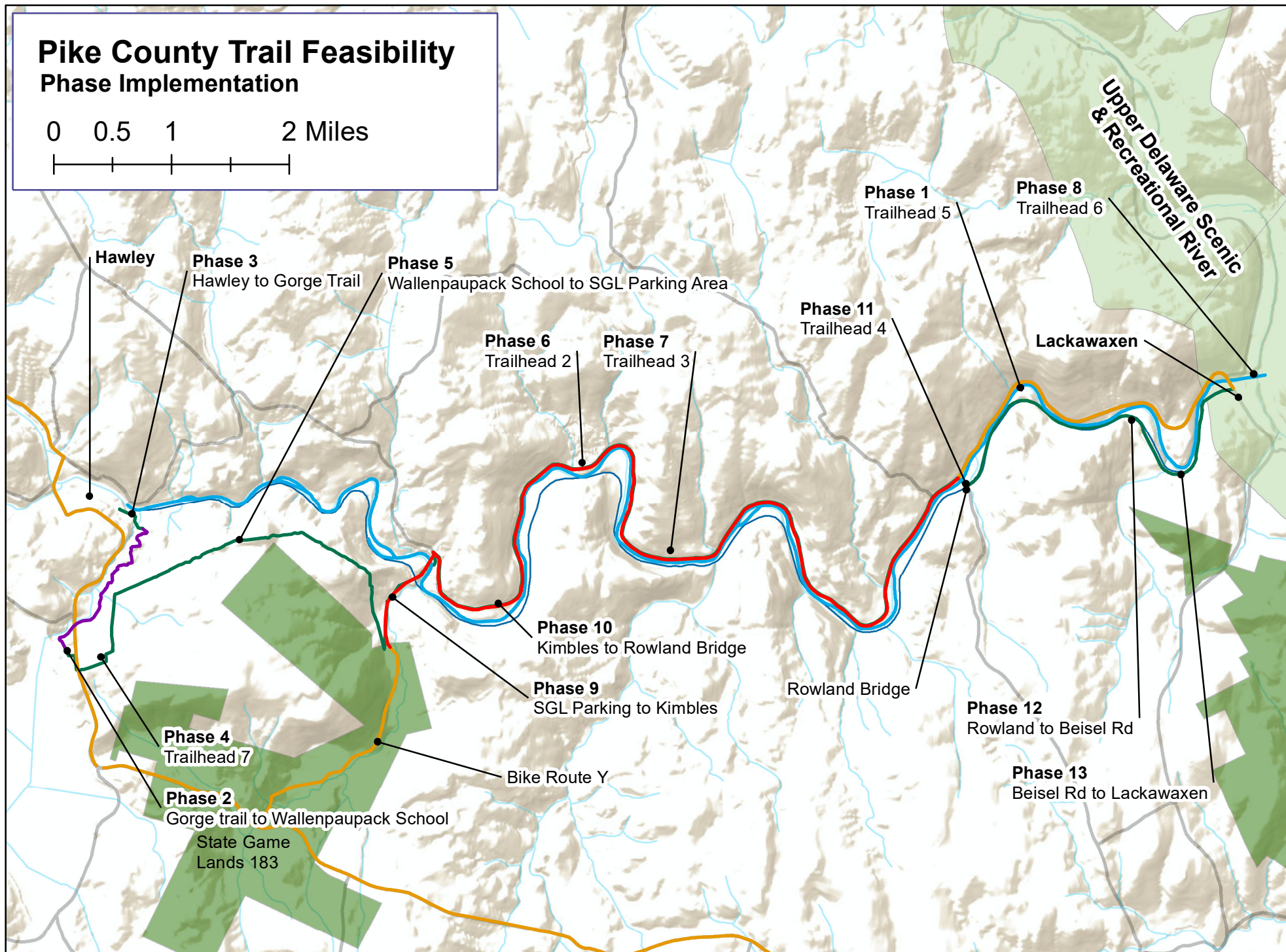
Trail heads are for a minimum of 12 parking spaces, crushed stone base at a lump sum cost of \$17,500: with 2 paved ADA accessible parking spaces and 25-foot paved access route at a lump sum cost of \$22,000. Toilet facilities are a dry composting double unit as manufactured by Clivus Multrum, Inc., or equal at the site delivered and installed price (prevailing wage rates) of \$95,000/unit. A \$5,000 allotment provided for incidental signage, and site accessories. Prices were determined by a combination Penn Bid Historic Unit Cost Report and documentation on file by the design Consultant for similar scope of work within 25-mile radius of the proposed site for projects utilizing PA DCNR funding in 2022.

All cost data resources are on file at the office of the Consultant and are subject to change over time.

A projected total construction cost of \$10,607,500.00, with an additional design and administrative cost of \$901,637.50 (8.5% of total construction costs) brings the grand total to approximately \$11,509,137.50.

Pike County Trail Feasibility Phase Implementation

0 0.5 1 2 Miles



*Multi-Use trail when Bike Route Y and Hiking Route overlap on Towpath Road