



**PLANNING DEPARTMENT**  
C u m b e r l a n d   C o u n t y

**Cumberland County  
Subdivision and Land Development  
Review Report**

Cumberland County Planning Department  
310 Allen Road, Suite 101  
Carlisle, PA 17013  
Telephone: (717) 240-5362

Municipality:	Date Received:	Date Reviewed:	Reviewed By:	Plan Number:
North Newton Township	1/23/2026	1/28/2026	SH	P26-44
Plan Title:				
Alvin and Laura Hoover				
Plan Status:		Plan Type:		
Preliminary/Final		Land Development Plan		
Comments and Recommendations:				

1. The title of the plan should include the status (preliminary/final) (SLDO 260-24.A.1).
2. As a condition of approval, the sewage planning module in site improvement note 6 should be finalized (SLDO 260-24.C).
3. The erosion and sediment control plan should be submitted to the Cumberland County Conservation District for approval (SLDO 260-24.G).  
The conservation district should determine whether the proposed screening and buffer yard should be included in the limits of disturbance.
4. The minimum radius of the edge of pavement at the driveway entrance should be 35 feet. The radius should be labeled on the plan (SLDO 260-35.C).
5. Survey monuments or markers should be labeled and described (SLDO 260-37).
6. The township should determine whether a dedication of recreation land or a fee in lieu of dedication will apply to the development (SLDO 260-42). General plan note 10 should be clarified.
7. This property appears to be enrolled in the Cumberland County Clean and Green Program and may be subject to roll-back taxes. Contact the Cumberland County Tax Assessment Office for information.
8. Please work with the municipal addressing authority to determine addresses as soon as possible. Providing complete and accurate addressing information to Cumberland County GIS when plans are finalized, but before construction, ensures that they can be added to the Master Street Address Guide (MSAG). An up-to-date MSAG is critical to ensuring that addresses validate in the 9-1-1 system. Other utility providers also depend on the MSAG to validate installations in new developments. If you have any questions regarding addressing or the MSAG, please contact Garrett McKinney, MSAG Coordinator, at (717)240-6418 or [ghmckinney@cumberlandcountypa.gov](mailto:ghmckinney@cumberlandcountypa.gov).
9. Cumberland County strives to create the most accurate public records possible. The following electronic AutoCAD files (.dwg) are **required** by the Planning Department prior to or at the time of recording any plan. Please note that the Planning Department **will not sign the plan for recording**



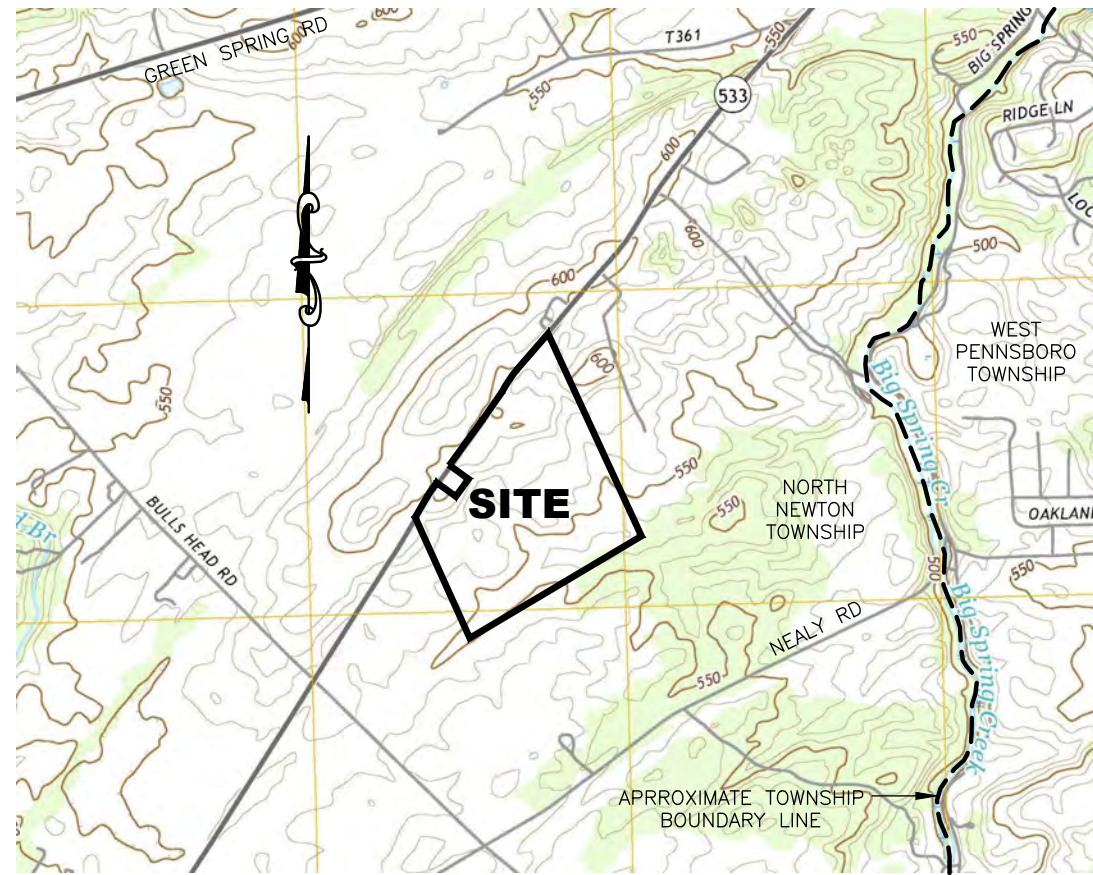
until this information is emailed to [planningreviews@cumberlandcountypa.gov](mailto:planningreviews@cumberlandcountypa.gov). Links to online file downloads are acceptable. Applicants are required to provide the following information:

- a. Parcel boundaries**
- b. Lot lines**
- c. Building footprints**
- d. Road rights-of-ways**
- e. Edge of pavement**
- f. Declaration of planned communities/condominiums documents (including amendments)**



# MINOR LAND DEVELOPMENT PLAN FOR ALVIN H. & LAURA N. HOOVER

## NORTH NEWTON TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA



LOCATION MAP 1" = 2000'

### OWNER INFORMATION

Alvin H. & Laura N. Hoover  
535 Shippensburg Road  
Newville, PA 17241  
Phone: (717) 776-7987

### SOURCE OF TITLE

Alvin H. & Laura N. Hoover  
Deed Instrument: 202143275  
T.M.P. 30-09-0515-002

### STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

Commonwealth Of Pennsylvania:  
County Of Cumberland:

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2026 before me, the undersigned officer, personally appeared Alvin H. Martin & Laura N. Hoover, who being duly sworn according to law depose and say that they are the owners of the property shown on this plan and that they acknowledge the same to be their plan and desire the same to be recorded as such according to law; and all roads or parts thereof, if not previously dedicated, are hereby tendered for dedication to public use.

Alvin H. Hoover Laura N. Hoover

Notary Public  
Witness my hand and seal the above day and date written.

### NORTH NEWTON TOWNSHIP BOARD OF SUPERVISORS APPROVAL

Approved by the North Newton Township Supervisors and all conditions imposed with respect to such approval were completed on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

North Newton Township  
Board Of Supervisors

Attest: North Newton Township Secretary Chairperson

### NORTH NEWTON TOWNSHIP PLANNING COMMISSION RECOMMENDED APPROVAL

Recommended for approval by the North Newton Township Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

North Newton Township  
Planning Commission

North Newton Township Planning Commission Secretary Chairperson

### CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW

Reviewed by the Cumberland County Planning Department this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Cumberland County  
Planning Department

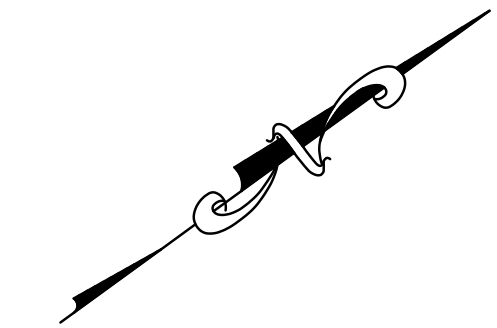
Director Of Planning

### ENGINEER'S CERTIFICATION

Michael L. Wadel, P.E. Date

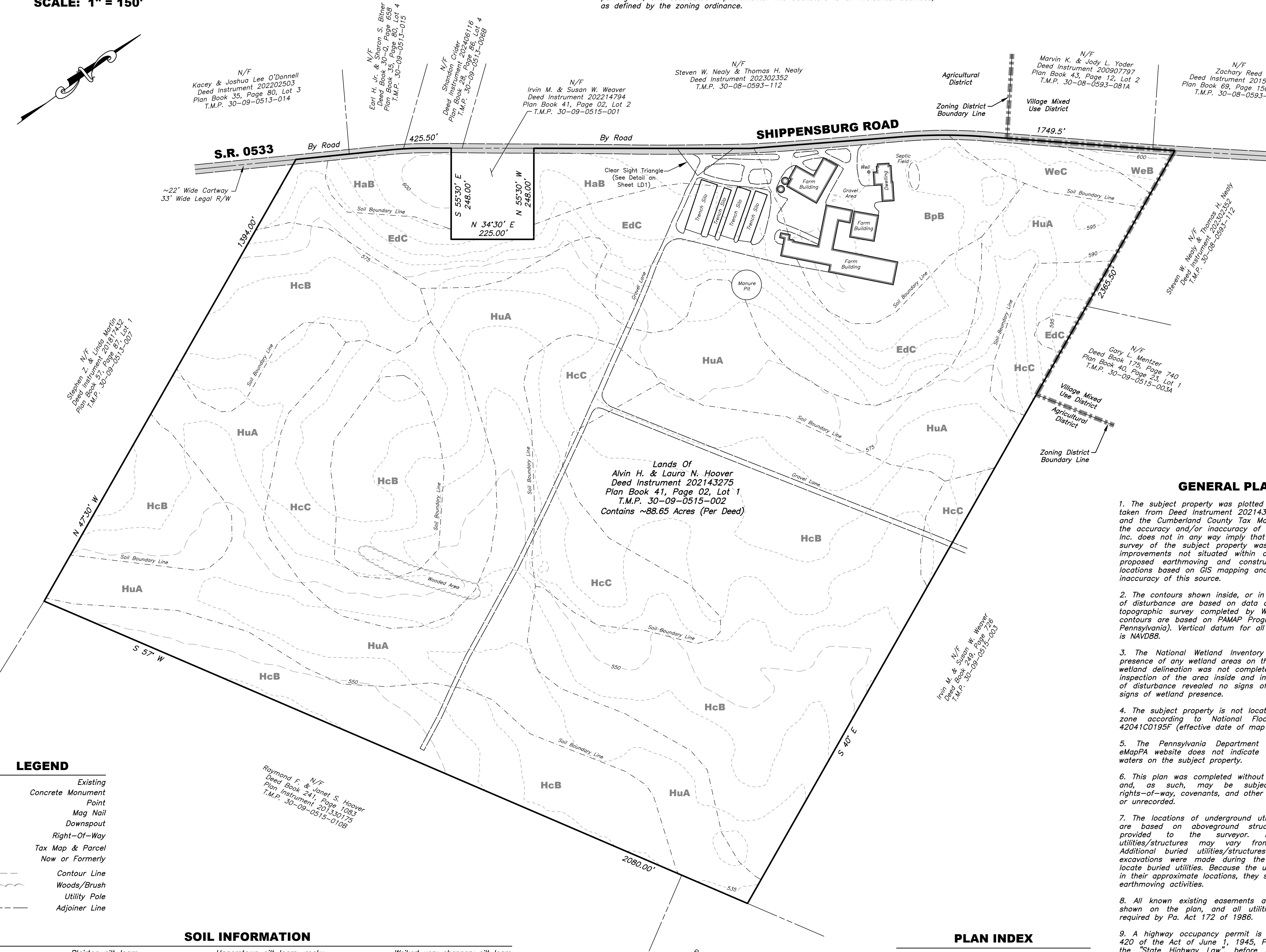
I hereby certify that, to the best of my knowledge, this plan meets the requirements of the North Newton Township Subdivision & Land Development Ordinance for a land development plan. I further certify that, to the best of my knowledge, the stormwater management facilities shown and described hereon were designed in accordance with the Pennsylvania Stormwater Best Management Practices Manual and North Newton Township Stormwater Ordinance 2011-2.

SCALE: 1" = 150'



### PURPOSE STATEMENT

The purpose of this plan is to obtain approval for the construction of a bookstore, parking lot, and associated improvements. The bookstore is an incidental business, as defined by the zoning ordinance.



### GENERAL PLAN NOTES

- The subject property was plotted using a combination of data taken from Deed Instrument 202143275, Plan Book 41 Page 02, and the Cumberland County Tax Maps, and this plotting reflects the accuracy and/or inaccuracy of the cited sources. Wadel-Mell Inc. does not in any way imply that an actual complete boundary survey of the subject property was performed. The location of improvements not situated within or in close proximity to the proposed earthmoving and construction area are approximate locations based on GIS mapping and reflect the accuracy and/or inaccuracy of this source.
- The contours shown inside, or in close proximity to, the limits of disturbance are based on data collected at the site during a topographic survey completed by Wadel-Mell Inc. The remaining contours are based on FMAP Program LAS Files (Lidar Data Of Pennsylvania). Vertical datum for all contours shown on this plan is NAVD88.
- The National Wetland Inventory Maps do not indicate the presence of any wetland areas on the subject property. A detailed wetland delineation was not completed at this time, but a visual inspection of the area inside and in close proximity to the limits of disturbance revealed no signs of wetland vegetation or other signs of wetland presence.
- The subject property is not located within the 100-year flood zone according to National Flood Insurance Program Map 42041C0195F (effective date of map - September 7, 2023).
- The Pennsylvania Department of Environmental Protection eMapPA website does not indicate the presence of any surface waters on the subject property.
- This plan was completed without the benefit of a title report and, as such, may be subject to unknown easements, rights-of-way, covenants, and other encumbrances either recorded or unrecorded.
- The locations of underground utilities as shown on this plan are based on aboveground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of the survey to locate buried utilities. Because the underground utilities are shown in their approximate locations, they should be verified prior to any earthmoving activities.
- All known existing easements and rights-of-way have been shown on the plan, and oil utilities have been contacted as required by Pa. Act 172 of 1986.
- A highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945, P.L. 1242, No. 428, known as the "State Highway Law", before driveway access to a State Highway is permitted. Access to any state road shall be only as authorized by a Highway Occupancy Permit.
- If it is determined that dedication of recreational land is required in conjunction with this plan, a fee will be paid in lieu of dedication.
- A conditional use for an incidental business was granted for the proposed bookstore at a hearing held on May 6, 2025. (Case #2025-02) The approval was granted with the following condition:  
1. Applicant shall comply with Code Section 300-109 and Code Sections 300-71, 300-72, 300-81 and 300-82, and any other applicable portions of Chapter 300.

### LEGEND

EX.	Existing
C.M.	Concrete Monument
Pt.	Point
Nail	Mag Nail
DS	Downspout
R/W	Right-Of-Way
T.M.P.	Tax Map & Parcel
N/F	Now or Formerly
- - - -	Contour Line
~~~~~	Woods/Brush
○	Utility Pole
- - - -	Adjoiner Line

### SOIL INFORMATION

<b>BpB</b>	Blairton silt loam, 3 to 8 percent slopes Has 5% of hydric inclusions Not considered prime farmland	<b>HcB</b>	Hagerstown silt loam, rocky, 3 to 8 percent slopes Not considered a hydric soil Not considered prime farmland	<b>WeB</b>	Weikert very channery silt loam, 3 to 8 percent slopes Has 3% of hydric inclusions Not considered prime farmland
<b>EdC</b>	Edom silty clay loam, 3 to 8 percent slopes Not considered a hydric soil Not considered prime farmland	<b>HcC</b>	Hagerstown silt loam, rocky, 8 to 15 percent slopes Not considered a hydric soil Not considered prime farmland	<b>WeC</b>	Weikert very channery silt loam, 8 to 15 percent slopes Has 3% of hydric inclusions Not considered prime farmland
<b>HaB</b>	Hagerstown silt loam, 0 to 5 percent slopes Not considered a hydric soil Considered prime farmland	<b>HuA</b>	Huntington silt loam, 0 to 5 percent slopes Has 5% of hydric inclusions Considered prime farmland		Soil boundaries and classifications shown hereon were plotted from publicly available data provided by the U.S. Department of Agriculture.

### PLAN INDEX

Sheet LD	Coversheet And Overall Property
Sheet LD1	Proposed Site Improvements
Sheet LD2	Stormwater & Grading Plan
Sheet LD3	Construction Details & Notes
Sheet LD4	Proposed Easement Plan
Sheet ES1	Erosion & Sediment Control Plan
Sheet ES2	E&S Control Details & Notes
Sheet ES3	E&S Control Details & Notes

### PLAN REVISIONS

No.	REVISIONS	DATE

## COVERSHEET AND OVERALL PROPERTY

(ALVIN H. & LAURA N. HOOVER)



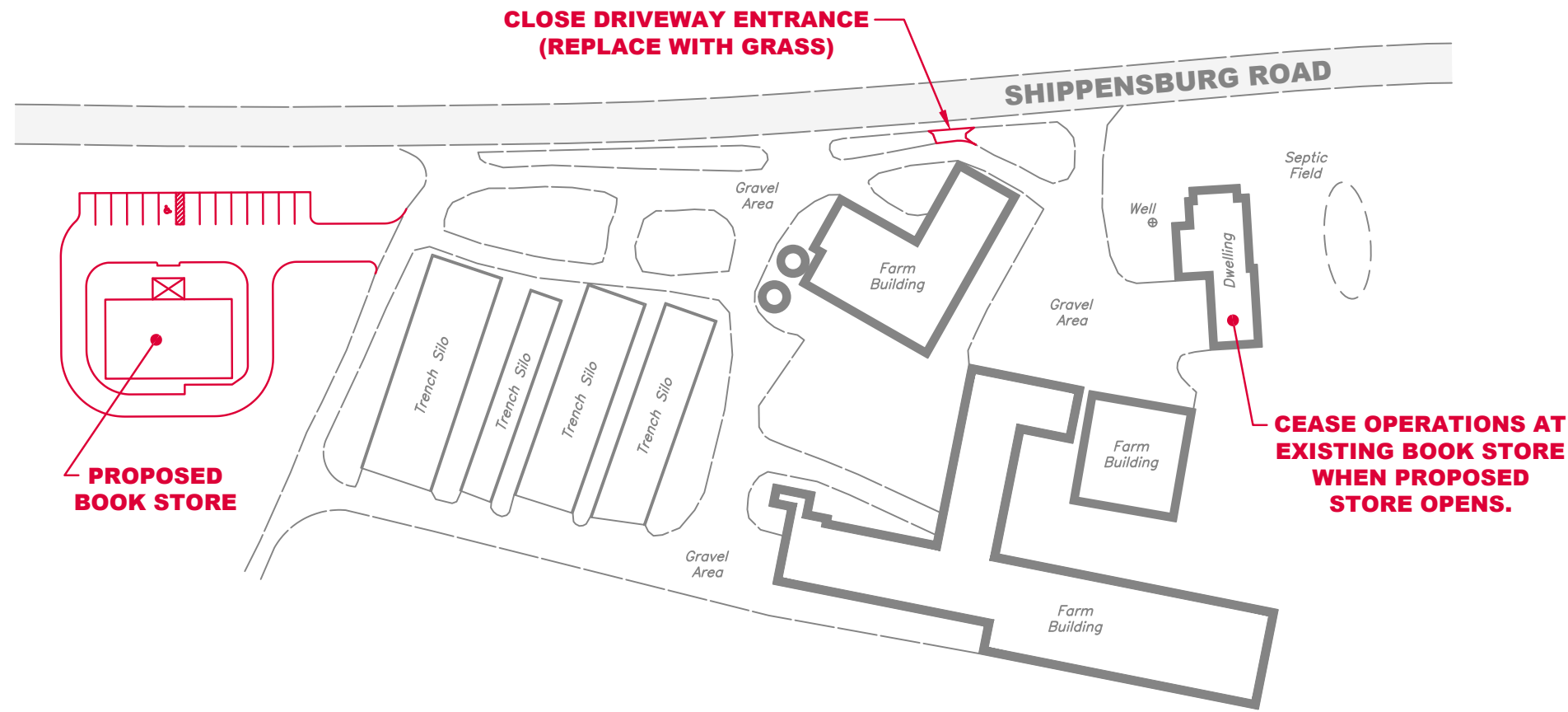
**WADEL-MELL INC.**  
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Date	January 20, 2026
Scale	1" = 150'
File No.	25109
Drawn By	J.B.M./M.L.W.
Sheet No.	LD



PROPOSED SITE IMPROVEMENTS LEGEND

0 100 200  
SCALE: 1" = 100'

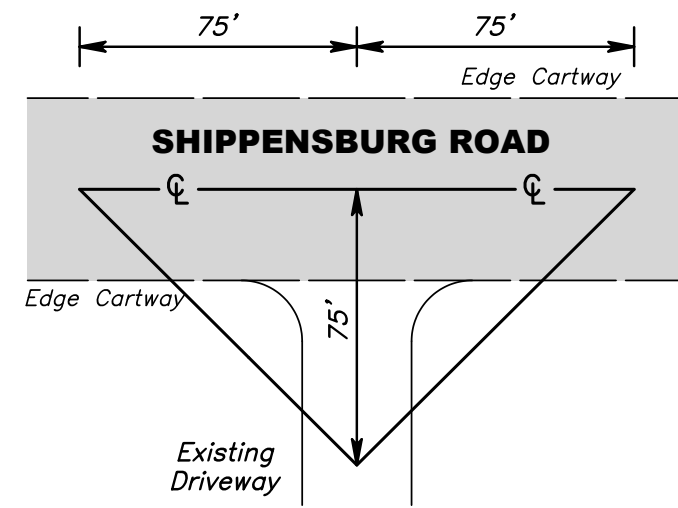


CALL BEFORE YOU DIG!

PA STATE LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS NOTICE IN DESIGN STAGE - STOP CALL  
PA SERIAL NUMBER: 20253210534-000  
PENNSYLVANIA ONE CALL SYSTEM, INC. PH. 1-800-242-1776

SITE IMPROVEMENT NOTES

- The developer is responsible for the mowing of any lots that he owns, and individual lot owners will be responsible for the mowing of their respective lots upon transfer by the developer.
- No trees, shrubbery, fences, structures, walls or fill shall be placed within the right-of-way of the street or within any easement.
- The developer is responsible for implementation of the erosion and sedimentation control/stormwater management plan.
- All street signs, streetlights, traffic control signage and pavement markings will be purchased and installed at the developer's expense.
- The proposed bookstore will utilize an existing gravel driveway to access SR0533. The driveway, which is used regularly by farm equipment, is of adequate size to accommodate the largest vehicles anticipated to visit the proposed book store (ASHTO single-unit truck) without expansion or modification.
- In conjunction with this plan, a sewage planning module (A3-21921-165-2) has been prepared and submitted.
- The business will comply with waste removal regulations found in Section 300-109(F) of the Township Code by utilizing the existing waste removal services used at the Property, or a dedicated dumpster if necessary. If a dumpster is utilized, it shall be screened from adjacent properties. such screening shall consist of decorative masonry walls, solid weather-resistant wood fencing of a similar appearance (such as white vinyl vertical planks), the fence or wall shall include a self-latching door or gate. The dumpster shall have a lid which is kept in place when the dumpster is not being filled.
- Business signs are not proposed as part of this plan. If in the future a business sign is desired, the applicant shall comply with Section 300-82 of the zoning ordinance.
- The proposed bookstore will have evening operating hours. Lighting for the parking lot will be provided by a single pole-mounted Lithonia DSX1 LED P7 50K 70CRI BLC3 EGS-F light mounted a height of 20 feet. Isoillumiance lines for that light and mounting height are shown on this plan. If other lights or mounting heights are used instead, the proposed light(s) must be arranged and shielded so the direct rays from the luminary(ies) do not fall onto adjacent properties or into the road right-of-way. Proof of compliance with this requirement may be required by the Township in order to allow review and approval of the proposed light(s).
- The proposed buffer yard shall be a landscaped area free of structures, dumpsters, commercial or industrial storage or display, manufacturing or processing activity, materials, loading and unloading areas or vehicle parking or display.
- Screening is required within the proposed buffer yard. Details and requirements for this screening can be found on Sheet LD3.
- 14 Parking spaces are provided by this plan. This satisfies the requirement to provide one space per employee on the largest shift (3 spaces) and one space for every 300 Sq. Ft. of display area (2,880 / 300 = 10 spaces)



No building or structure, business related sign, wall, fence, hedge, tree, shrub or other growth shall be placed within the clear sight triangle except for utility poles, light standards, street signs, and fire hydrants.

CLEAR SIGHT TRIANGLE DETAIL

NOT TO SCALE

GENERAL PLAN INFORMATION

Type of Development: Proposed Book Store & Parking  
Zoning Of Tract: Agricultural Zoning District  
Total Tract Area: 88.65 Acres  
Area Of This Plan: 88.65 Acres  
Number Of Lots Or Units: 1 Existing Lot  
Breakdown of Unit Types: 1 Incidental Business  
Minimum Lot Size On Plan: 88.65 Acres  
Proposed Water Supply: On-Lot Well  
Proposed Sewage Disposal: On-Lot Holding Tank  
Linear Feet Of New Street: None  
Maximum Proposed Building Height: ~20'-6"  
Proposed Impervious Coverage: 4.4 Percent

PLAN REVISIONS

No.	REVISIONS	DATE

AGRICULTURAL ZONING DISTRICT REQUIREMENTS

AGRICULTURE, HORTICULTURE, AND FORESTRY-RELATED USES

Minimum Lot Area: 1,000 Acres  
Minimum Lot Width: 175 Feet  
Maximum Impervious Lot Coverage: 10 Percent  
Minimum Building Setbacks: Front: 50 Feet  
Side: 35 Feet  
Rear: 50 Feet  
Maximum Building Height: 50 Feet\*\*

SINGLE-FAMILY DETACHED DWELLINGS

Minimum Lot Area: 1,000 Acre  
Maximum Lot Area: 2,000 Acres  
Minimum Lot Width: 175 Feet  
Maximum Impervious Lot Coverage: 25 Percent  
Minimum Building Setbacks: Front: 50 Feet  
Side: 20 Feet  
Rear: 20 Feet  
Maximum Building Height: 35 Feet\*\*

OTHER PRINCIPAL USES

Minimum Lot Area: 1,000 Acre  
Minimum Lot Width: 200 Feet  
Maximum Impervious Lot Coverage: 30 Percent  
Minimum Building Setbacks: Front: 50 Feet  
Side: 35 Feet  
Rear: 50 Feet  
Maximum Building Height: 35 Feet\*\*

ACCESSORY BUILDINGS AND STRUCTURES

Minimum Building Setbacks: Front: NA Side: 10 Feet Rear: 10 Feet  
Maximum Building Height: 25 Feet

\* Maximum lot area, unless a larger size is necessary to meet the requirements of the Pennsylvania Department of Environmental Protection. Maximum lot size applies to all subdivisions for residential purposes. Land being subdivided for agricultural purposes that will contain dwellings are exempt as long as the balance of the tract over two acres is kept in agricultural use.

\*\* Maximum height limitation does not include chimneys, spires, steeples, unoccupied towers, tanks, silos related to farm operations, antenna or other similar projections.

Agricultural nuisance disclaimer

All lands within the Agricultural Zone are located within an area where land is used for commercial agricultural production. Owners, residents and other users of this property may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including, but not limited to, noise, odors, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibility of injury from normal agricultural operations, and are hereby put on official notice that § 4 of Pennsylvania Act 133 of 1982, the Right to Farm Law,[1] may bar them from obtaining a legal judgment against such normal agricultural operations.

PROPOSED SITE IMPROVEMENTS (ALVIN H. & LAURA N. HOOVER)

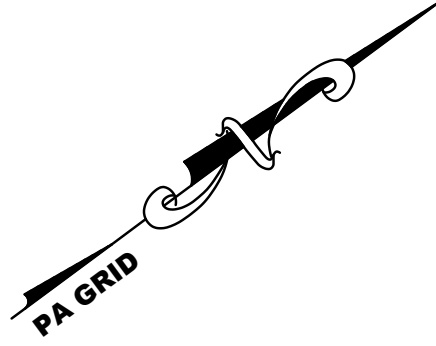


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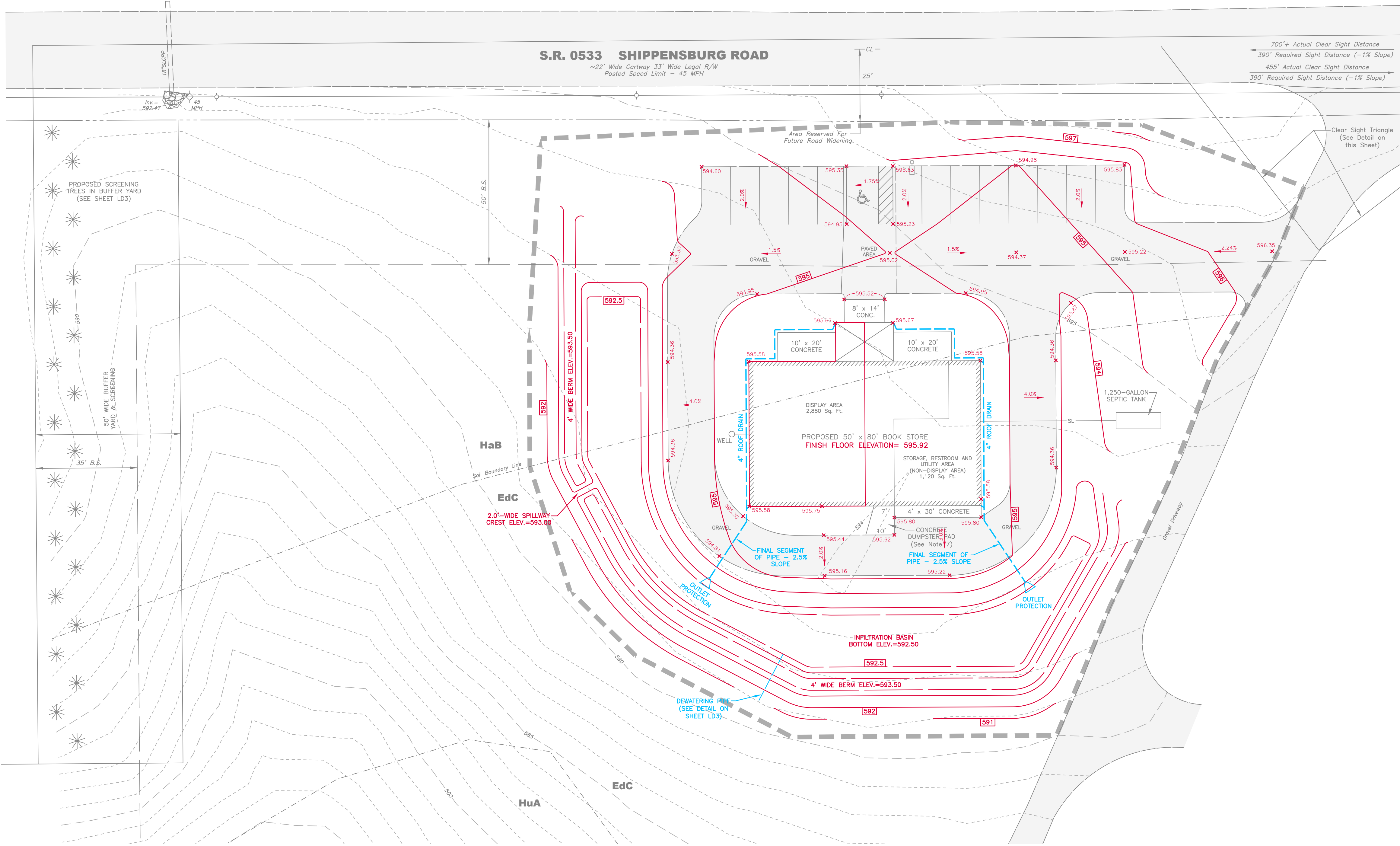
Date	January 20, 2026
Scale	1" = 20'
File No.	25109
Drawn By	J.B.M./M.L.W.
Sheet No.	LD1





SCALE: 1" = 20'

N/F  
Steven W. & Thomas H. Neely  
Deed Instrument 202302352  
T.M.P. 30-08-0593-112



SOIL INFORMATION

**EdC** Edom silty clay loam,  
8 to 15 percent slopes  
Not considered a hydric soil  
Not considered prime farmland

**HaB** Hagerstown silt loam,  
3 to 8 percent slopes  
Not considered a hydric soil  
Considered prime farmland

**HuA** Huntington silt loam,  
0 to 5 percent slopes  
Has 5% of hydric inclusions  
Considered prime farmland

Soil boundaries and classifications shown  
hereon were plotted from publicly available  
data provided by the U.S. Department of  
Agriculture.

LEGEND

Ex. Existing  
C.M. Concrete Monument  
Pt. Point  
R/W Right-Of-Way  
T.M.P. Tax Map & Parcel  
N/F Now or Formerly

--- Contour Line  
--- Woods/Brush  
--- Utility Pole  
--- Adjoiner Line

PLAN REVISIONS

No.	REVISIONS		DATE

STORMWATER  
& GRADING PLAN  
(ALVIN H. & LAURA N. HOOVER)

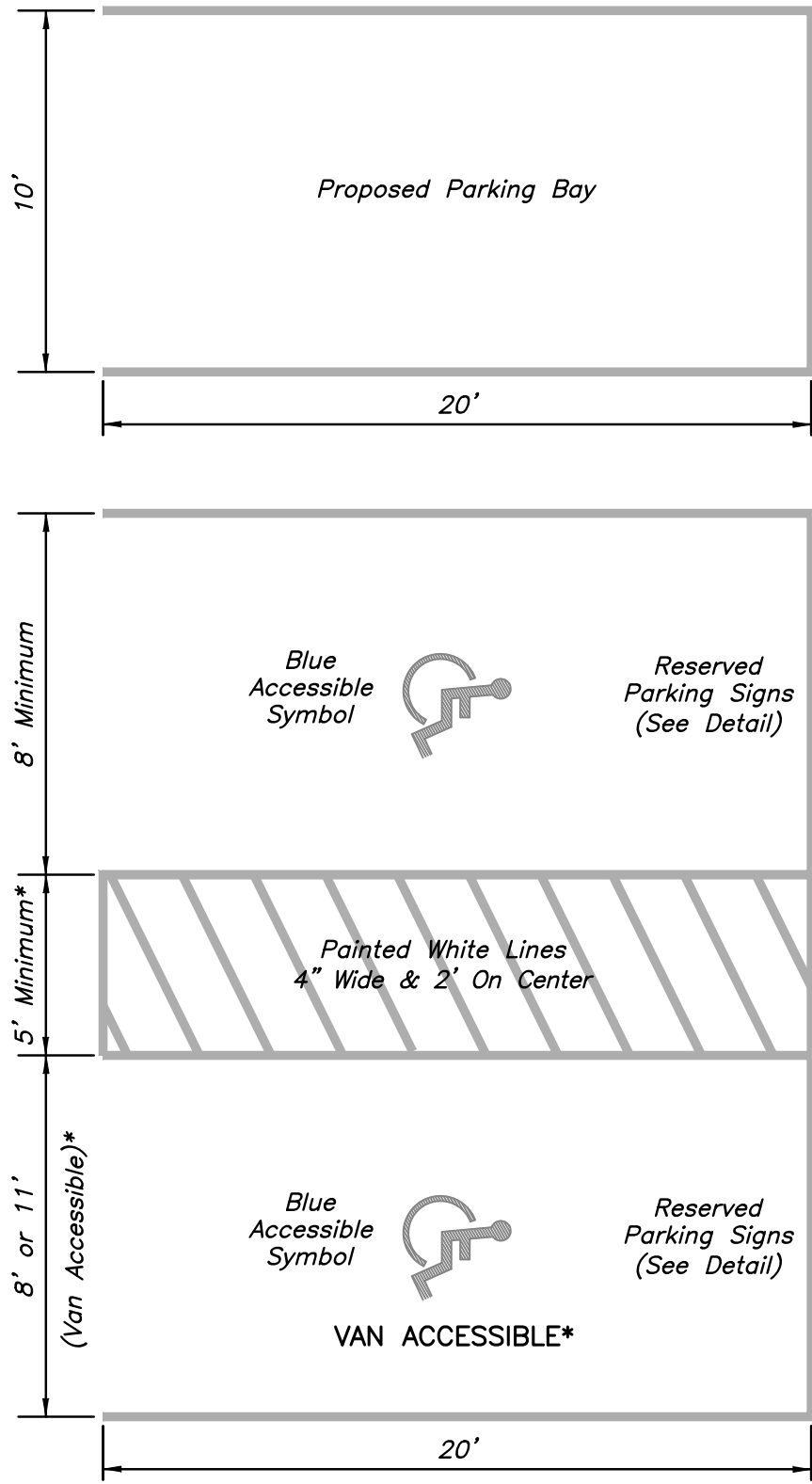


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Date	January 20, 2026
Scale	1" = 20'
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Sheet No.	LD2





– The accessible spaces and the accessible route between the accessible spaces and the accessible entrance(s) shall be constructed in accordance with the latest Americans with Disabilities Act (ADA) Regulations.

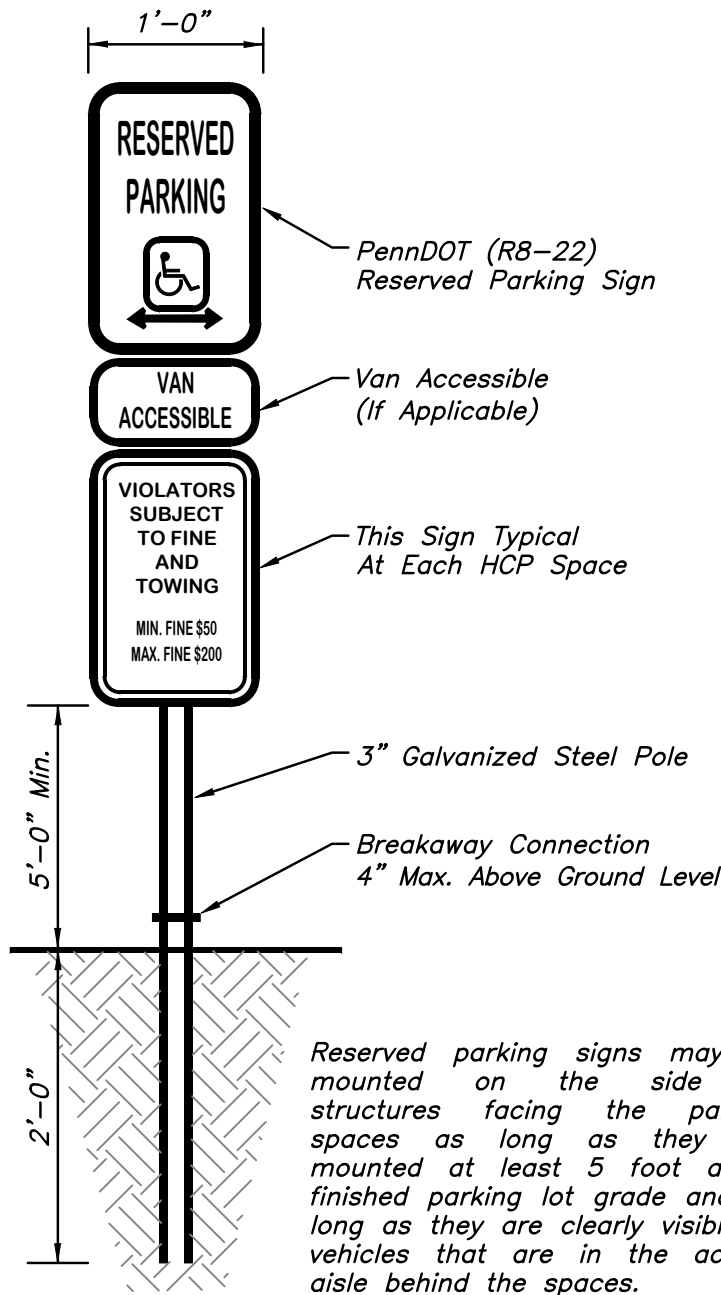
– If only one ADA accessible space is provided, it must be a van accessible space unless otherwise noted on this plan.

\* The total width of a van accessible space and the adjoining striped loading/unloading area must be 16'. There are two acceptable layouts to meet this requirement:

- 1) an 11' wide parking space and a 5' wide striped area OR
- 2) an 8' wide parking space and an 8' wide striped area

#### PARKING SPACE DETAILS

NOT TO SCALE

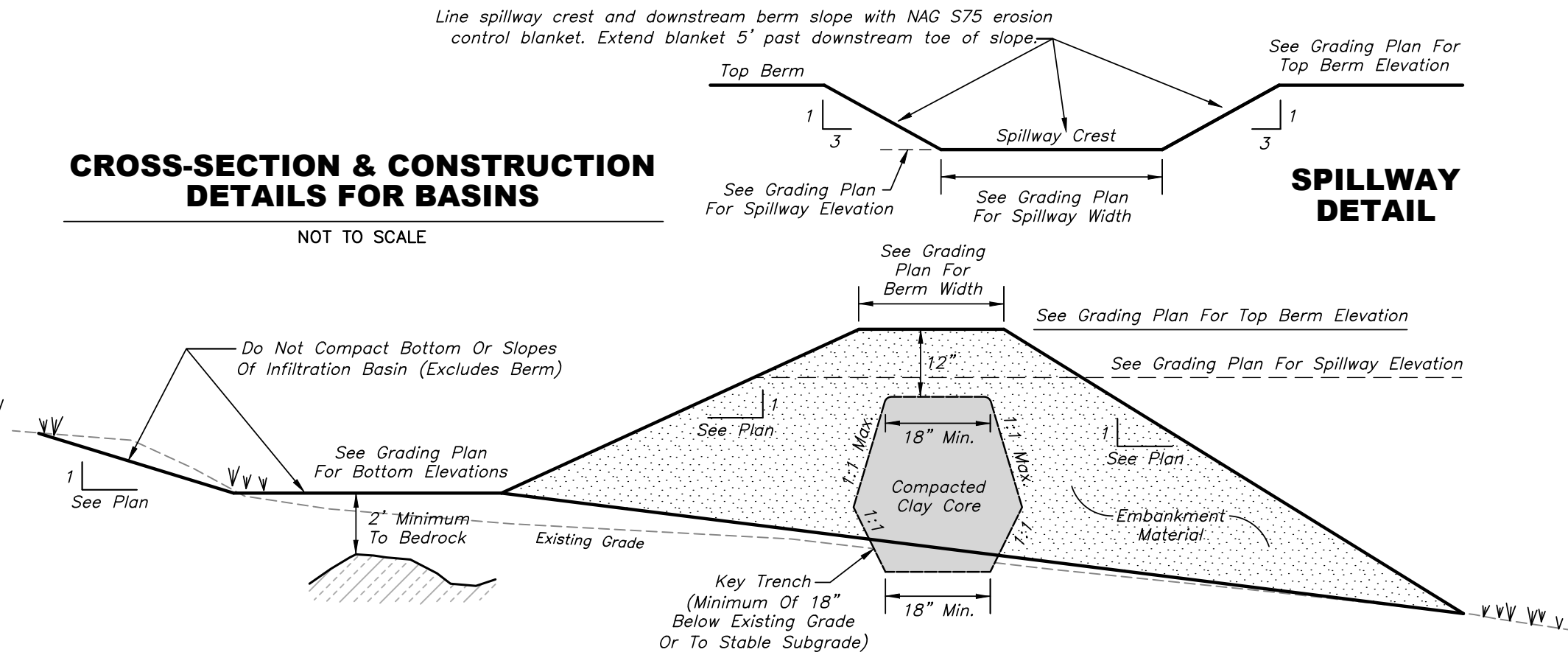


#### TYPICAL SIGN CONFIGURATION ACESSIBLE PARKING FACILITIES

NOT TO SCALE

#### CROSS-SECTION & CONSTRUCTION DETAILS FOR BASINS

NOT TO SCALE



#### Construction Specifications For Basins

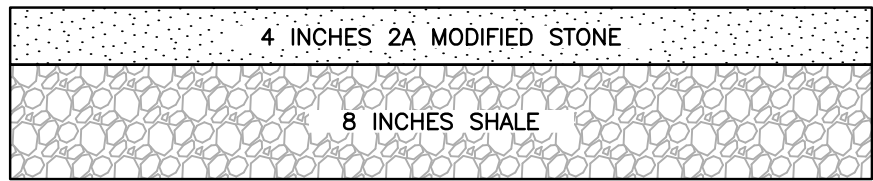
1. Basin grading should be deferred until all disturbed areas that contribute runoff to the basin have been stabilized or protected as outlined in the sequence of construction in the E&S control notes. All infiltration areas shall be protected from sedimentation and compaction during the construction phase, so as to maintain their maximum infiltration capacity. Relatively light tracked equipment is required for this operation to avoid compaction of the infiltration area. When subgrade for the basin is reached, the subgrade should be loosened to a depth of at least six inches prior to placement of topsoil in order to ensure maximum soil permeability. After the final grading is completed, the basin bottom should be well-aerated, highly porous vegetated area to encourage infiltration. Do not compact the bottom of the basin.

2. Grasses of the fescue family are recommended for seeding primarily due to their adaptability to drought resistance, hardness, and ability to withstand brief inundations. The use of fescues also permits long intervals between mowings. Refer to the permanent seeding notes for specifications. Refer to inspection and maintenance for infiltration basins of post construction vegetation care.

3. The top of the compacted clay core shall be depressed at the emergency spillway in order to maintain the minimum cover of 1 foot.

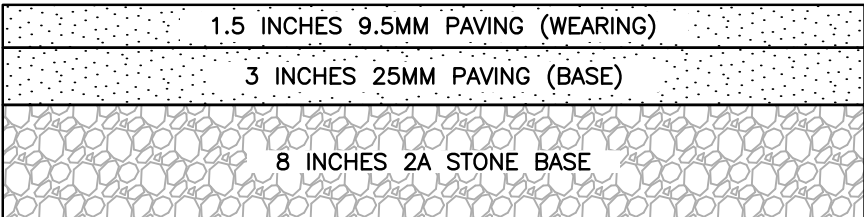
#### Compaction Specifications For Berm:

1. Place embankment material, other than rock, in uniform layers of not more than a loose 8–inch depth for the full width unless otherwise directed.
2. Compact each layer for its full width to not less than 95% of the dry weight density.



#### GRAVEL CROSS-SECTION (TYPICAL)

NOT TO SCALE

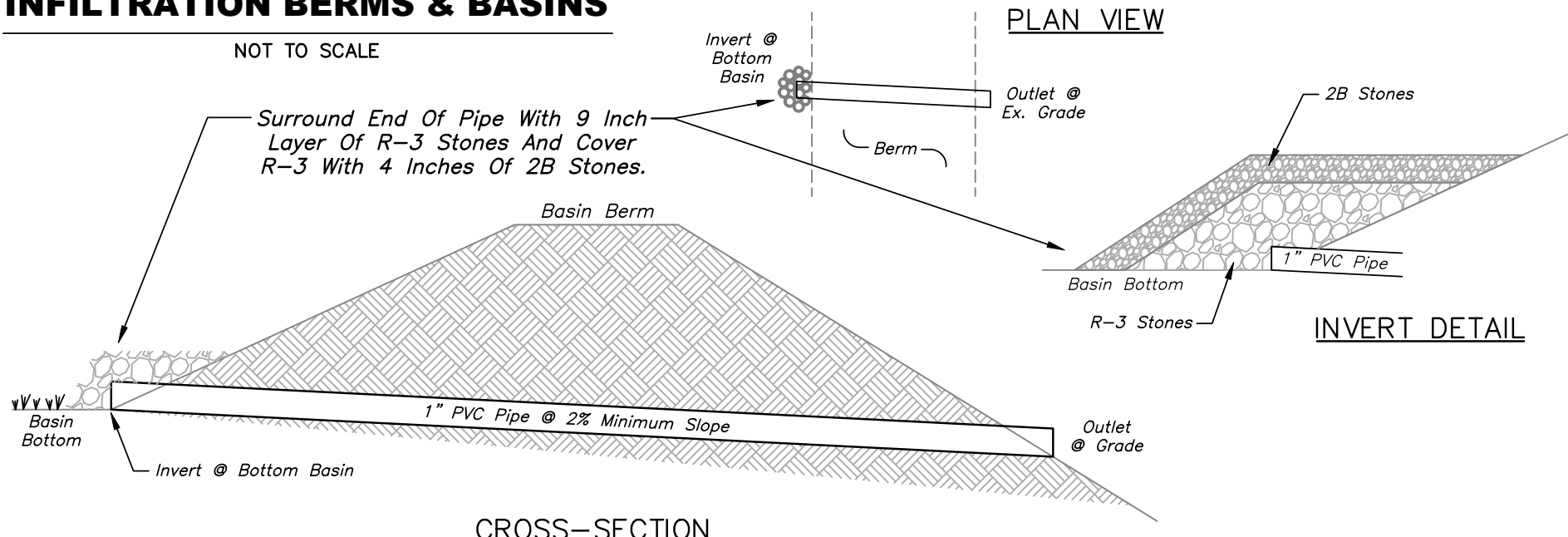


#### PAVEMENT CROSS-SECTION (TYPICAL)

NOT TO SCALE

#### DEWATERING PIPE FOR INFILTRATION BERMS & BASINS

NOT TO SCALE



#### Notes:

1. Install the dewatering pipe during construction of the basin berm and install filter stones immediately.

2. The dewatering pipe will be left in operation until the infiltration basin it dewater is permanently stabilized. Once permanent stabilization has occurred, the filter stones shall be removed and the pipe shall be capped at both ends so that no water may pass through the pipe.

3. In the event that maintenance must be performed on the basin, the caps can be removed from the ends of the pipe and the basin can be dewatered to allow maintenance operations to occur. After maintenance is completed, the pipe ends must be re-capped.

#### PERMANENT SEEDING

##### 1. SEEDBED PREPARATION:

Place topsoil at a depth of six to twelve inches (6–12"). If time passes between topsoil placement and seeding, loosen upper 2 inches minimum by discing, raking, or other means.

##### 2. SOIL SUPPLEMENTS\*:

It is recommended that soil testing be done prior to seeding and mulching to determine the proper soil amendments and application rates. Soil test kits are inexpensive and may be obtained from the county cooperative extension service office. In the absence of soil testing, amendments should be added as follows:

–Apply 2480 LBS. Pulverized Agricultural Limestone Per 1000 Sq. Yds.  
–Apply 210 LBS. 10–10–20 Analysis Commercial Fertilizer Per 1000 Sq. Yds.

soil supplements may be blended into the soil during tillage.

##### 3. SEEDING\*:

TYPES & RATES–	(MOST SITES)	(ADVERSE SITES)
TALL FESCUE	60 lbs./ac.	75 lbs./ac.
FINE FESCUE	35 lbs./ac.	40 lbs./ac.
KENTUCKY BLUEGRASS	25 lbs./ac.	30 lbs./ac.
REDTOP*AND	3 lbs./ac.	3 lbs./ac.
PERENNIAL RYEGRASS	15 lbs./ac.	20 lbs./ac.

\*\* Keep seeding rate to that shown above. These species have many seeds per pound and are very competitive. To seed small quantities of small seeds such as redtop, dilute with dry sawdust, sand, rice hulls, buckwheat hulls, etc.

Seeding rates above are based on 100% Pure Live Seed (PLS). PLS is the product of the percentage of pure seed times percentage germination divided by 100. For example, to secure the actual planting rate for Fine Fescue on an adverse site, divide 40 pounds PLS by the PLS percentage shown on the seed tag or calculated as previously discussed. Thus, if the PLS content of a given seedlot is 75%, divide 40 PLS by 0.75 to obtain 53.3 pounds of seed, the amount of seed required to plant one acre. All mixtures in this table are shown in terms of PLS.

For best results, grass seedings should be made in spring (March, April, and early May). However, through proper choice of seed mixtures, seed specifications, and establishment techniques, disturbed sites can be seeded almost any time from spring to fall. Grass seedings generally need a growing period of at least four to six weeks prior to hard frost to produce seedlings sufficiently large and hardy to survive the winter.

##### 4. MULCHING:

Apply 3 tons/acre (70 to 90 lbs/1000 sq. ft.) of unrattled grain straw immediately after seeding. Anchor mulch immediately after application by using 100–150 gallons per acre (3 1/2 gallons per 1000 sq. ft.) of emulsified asphalt or by using 800–1000 pounds of Cellulose fiber.

\* The seeding specifications and soil supplement specifications listed above were taken from "Erosion Control & Conservation Plantings on Noncropland" by Penn State. This source contains additional information regarding seeding and should be consulted by the contractor if necessary. Alternate seed mixtures are permissible if they are shown to be suitable for use in the location, climate, and conditions proposed.

#### INSPECTION & MAINTENANCE NOTES FOR INFILTRATION BASINS

Water levels in the basin shall be checked after each major precipitation event (> 2.0 inches in a 24–hour period). The basin should completely de–water within 72 hours of the end of the precipitation. If the basin does not completely dewater within 72 hours, then the basin surface must be renovated. Renovation may require the removal and replacement of existing soils or may simply require the soil to be tilled and then re–seeded. If soil removal is required, the replacement soil shall be of a type and quality which has characteristics which support long term infiltration. At the time of renovation, Department Of Environmental Protection specifications for the construction, repair, and/or renovation of infiltration areas may be consulted in order to ascertain changes or improvements regarding the best method of renovation.

The surface of the infiltration basin shall be maintained in such a manner as to result in a thick dense coverage of grass. See this sheet for the specified seed mixture. Vegetation over the surface of the infiltration areas shall be maintained in good condition and bare spots shall be re–seeded. The areas shall be inspected at least twice per year. Also inspect for signs of water contamination/spills, and slope stability in the berms.

Inspect twice per year for accumulation of sediment and damage or erosion of the outlet spillway, berms, or infiltration area surface. Remove any sediment accumulations and restore the original cross–section of the infiltration areas. Remove accumulated sediment from basin as required. Restore original cross section and infiltration rate. Properly dispose of sediment in an approved disposal area and in accordance with current DEP Guidelines.

Mow only as appropriate for vegetative cover species and as few times per year as feasible to meet municipal regulations. Bagging grass clippings is not necessary to maintain lawn. Leaving grass clippings on the lawn after mowing ensures that nutrients will be returned to the soil. Grass clippings are 20–30% protein, and usually contain about 4% nitrogen, 2% potassium and 0.5% phosphorus as well as all the necessary trace elements plants need. When leaving clippings on the lawn, adjust lawn mower to remove no more than one third (1/3) of the grass leaf surface at any one mowing. Any mower can be used, but one that mulches as it cuts is best. If grass clippings are collected, they must be recycled or composted in accordance with current DEP Guidelines.

Vehicles and equipment shall not be parked or driven on the infiltration areas and care should be taken to avoid excessive compaction by mowers.

#### GENERAL STORMWATER MANAGEMENT PLAN NOTES

1. Runoff from the entire surface of the proposed building roof must be discharged to the infiltration Basin. Rain gutters, downspouts and/or PVC leaders will be utilized as needed to ensure runoff from the roof is directed to the basin as shown on the plan.

2. The property owner or developer, as applicable, is responsible for implementation of the erosion and sedimentation control/stormwater management plan.

3. All drainage facilities shall be owned and maintained by the developer until land on which the facility is located, is developed and sold. The ownership of all storm drainage channels located within drainage easements occupying any lot or tract will be transferred with the lot or tract. The responsibility for normal operation and maintenance of the channel surface will be that of the respective lot or tract owner, their heirs, and assigns. All such drainage facilities shall remain unobstructed and shall be maintained by the lot or tract owner relative to shape, alignment, gradient, cover, and hydraulic capacity as constructed by the developer.

4. North Newton Township Supervisors and their employees shall have access to any and all drainage easements and/or drainage facilities and shall have the right at their discretion to maintain or repair the facilities as necessary to restore them to the design conditions. If the need for such maintenance or repair is a result of a direct act or negligence by the property owner(s), then the cost to complete the maintenance or repair shall be borne by the responsible property owner(s).

5. North Newton Township hereby acknowledges that the stormwater management plan as proposed herein meets and is consistent with the Township's ordinances relating to stormwater management. developer/applciant and Township acknowledge that this plan may require a National Pollutant Discharge Elimination System (NPDES) permit from the Department of Environmental Protection, Commonwealth of Pennsylvania. As a result of the NPDES permit program, the stormwater management plan as proposed may be changed and/or altered. If the NPDES permit, program requirements result in changes and/or alterations, the applicant/developer shall submit the changes and/or alterations from the stormwater management plan to the Township's Engineer for review and approval. Similarly, if the stormwater management plan is changed and/or altered as a result of PennDOT requirements, the applicant/developer shall submit the changes and/or alterations from the stormwater management plan to the Township and Township's Engineer for review and approval.

#### OUTLET PROTECTION SPECIFICATIONS

OUTLET NO.	PIPE SIZE Pd (IN)	RIPRAP		APRON		
		SIZE R–	THICK. Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)
4" R.D.	4	3	9	3	1	4
4" R.D.	4	3	9	3	1	4

#### NOTES:

All aprons shall be constructed to the dimensions shown. Terminal widths shall be adjusted as necessary to match receiving channels.

All aprons shall be inspected at least weekly and after each runoff event. Displaced riprap within the apron shall be replaced immediately.

#### STANDARD CONSTRUCTION DETAIL #9-1

#### RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL

NOT TO SCALE

#### SCREENING DETAIL & NOTES

NOT TO SCALE

#### TREE PLANTING DETAIL

NOT TO SCALE

#### Notes

1. Each buffer yard shall include a planting screen of evergreen trees or shrubs extending the length of the lot line. All screening materials and landscaping shall not encroach upon the adjoining property line at full maturity.

2. Plant materials needed to form the visual screen shall have a minimum height when planted of six feet and will grow to a minimum of 15 feet tall at maturity on ten–foot centers maximum. In addition, existing vegetation on and around the site shall be preserved to the greatest extent possible.

3. Plants needed to form the visual screen shall be of such species, spacing and size as can reasonably be expected to produce within five years a mostly solid year–round visual screen. Species used for screening must be selected from the following list unless otherwise approved in writing by the Township:

- American Arborvitae (Thuja occidentalis)
- Concolor Fir (Abies concolor)
- Fraser Fir (Abies Fraseri)
- Douglas Fir (Pseudotsuga menziesii)

4. The plant visual screen shall be interrupted only at: (1) Approved points of approximately perpendicular vehicle or pedestrian ingress and egress to the lot; (2) Locations necessary to comply with safe sight distance requirements; (3) and Locations needed to meet other specific state, Township, and utility requirements.

5. The plant screen shall be maintained in a healthy condition. Any landscaping that dies or is severely damaged shall be replaced by the current property owner as soon as is practical considering growing seasons, within a maximum of 150 days.

No.	PLAN REVISIONS		DATE
	REVISIONS		

# CONSTRUCTION DETAILS & NOTES

(ALVIN H. & LAURA N. HOOVER)



**WADEL-MELL INC.**  
SURVEYING & ENGINEERING  
25 BROAD STREET  
NEWVILLE, PA 17241  
PHONE: (717) 776-6420 FAX: (717) 776-9277  
www.wadelmell.com

Date	January 20, 2026
Scale	As Shown
File No.	25109
Drawn By	J.B.M./M.L.W.
Sheet No.	LD3





N/F  
Steven W. & Thomas H. Nealy  
Deed Instrument 202302352  
T.M.P. 30-08-0593-112

**EdC** 8 to 15 percent slopes  
Not considered a hydric soil  
Not considered prime farmland

**HaB** 3 to 8 percent slopes  
Not considered a hydric soil  
Considered prime farmland

**HuA** Huntington silt loam,  
0 to 5 percent slopes  
Has 5% of hydric inclusions  
Considered prime farmland

Soil boundaries and classifications shown hereon were plotted from publicly available data provided by the U.S. Department of Agriculture.

Ex.	Existing
C.M.	Concrete Monument
Pt.	Point
R/W	Right-Of-Way
T.M.P.	Tax Map & Parcel
N/F	Now or Formerly
---	Contour Line
~~~~~	Woods/Brush
⊙	Utility Pole
---	Adjoiner Line

#	DATA
EC1	Chord: N 81°15'09" E 56.57' Radius: 40.00' Arc: 62.83'
EC2	Chord: S 08°44'51" E 52.33' Radius: 37.00' Arc: 58.12'

**PROPOSED  
EASEMENT PLAN**  
(ALVIN H. & LAURA N. HOOVER)



<b>Date</b>	<b>January 20, 2026</b>
<b>Scale</b>	<b>1" = 20'</b>
<b>File No.</b>	<b>25109</b>
<b>Drawn By</b>	<b>J.B.M./M.L.W.</b>
<b>Sheet No.</b>	<b>LP4</b>





N/F  
Steven W. & Thomas H. Nealy  
Deed Instrument 202302352  
T.M.P. 30-08-0593-112



Soil boundaries and classifications shown hereon were plotted from publicly available data provided by the U.S. Department of Agriculture.

Ex.	Existing
C.M.	Concrete Monument
Pt.	Point
R/W	Right-Of-Way
T.M.P.	Tax Map & Parcel
N/F	Now or Formerly
---	Contour Line
~~~~~	Woods/Brush
⊙	Utility Pole
---	Adjoiner Line

- Accumulated sediment shall be removed when it reaches 1/2 the above ground height of the barrier and shall be returned to upland areas on site and incorporated into on site grading.

*The Limits Of Disturbance as shown on this plan are located entirely within the Big Spring Creek Watershed. The receiving waters have a Chapter 93 listing of CWF (Cold Water Fishes) with migratory fish.*

**PHONE: (717) 776-6420    FAX: (717) 776-9277**  
**www.wadellmell.com**

## No.



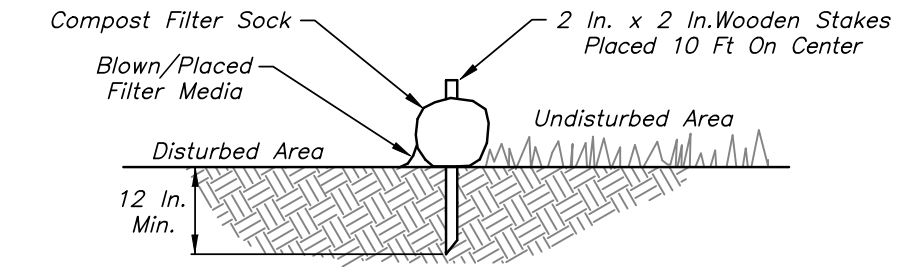
TABLE 4.1 COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMFPP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years

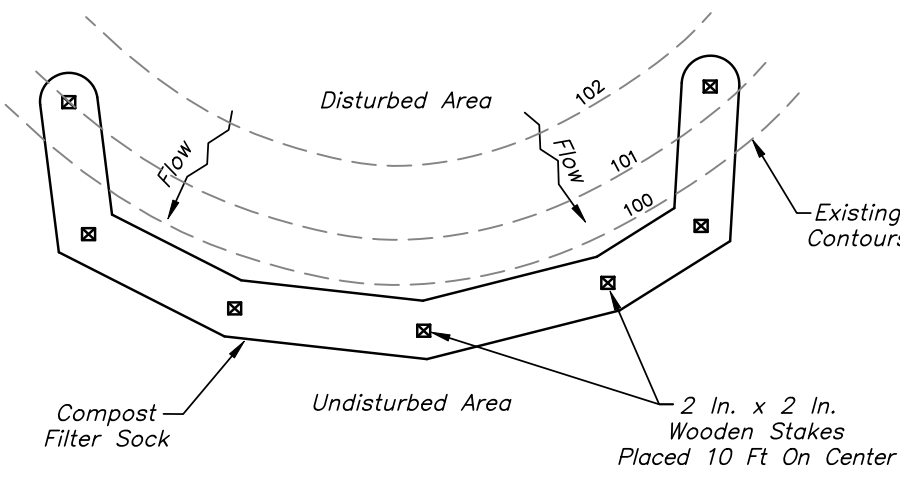
Two-ply systems	
Inner Containment Netting	HDPE biaxial net
	Continuously wound
	Fusion-welded junctures
Outer Filtration Mesh	3/4" X 3/4" Max. aperture size
	Composite Polypropylene Fabric (Woven layer & non-woven fleece mechanically fused via needle punch)
	3/16" Max. aperture size
Sock fabrics composed of burlap may be used on projects lasting 6 months or less.	

TABLE 4.2 COMPOST STANDARDS

Compost shall meet the following standards:	
Organic Matter Content	25% – 100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5 – 8.5
Moisture Content	30% – 60%
Particle Size	30% – 50% pass through 3/8" SIEVE
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum



SECTION



PLAN VIEW

NOTES:  
Sock fabric shall meet standards of Table 4.1 of the PA DEP Erosion Control Manual.

Compost shall meet the standards of Table 4.2 of the PA DEP Erosion Control Manual.

Compost filter sock shall be placed at existing level grade. Both ends of the barrier shall be extended at least 8 feet up slope at 45 degrees to the main barrier alignment. Maximum slope length above any barrier shall not exceed that specified for the size of the sock and the slope of its tributary area.

Traffic shall not be permitted to cross compost filter socks.

Accumulated sediment shall be removed when it reaches 1/2 the above ground height of the barrier and disposed in the manner described elsewhere in the plan.

Compost filter socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired according to manufacturer's specifications or replaced within 24 hours of inspection.

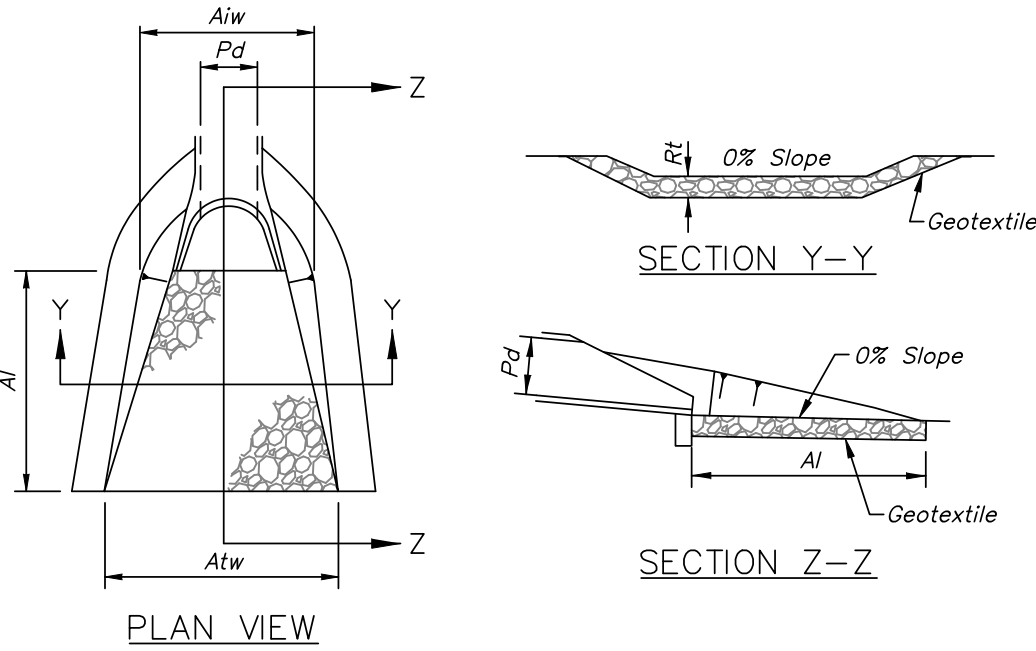
Biodegradable compost filter socks shall be replaced after 6 months; photodegradable socks after 1 year. Polypropylene socks shall be replaced according to manufacturer's recommendations.

Upon stabilization of the area tributary to the sock, stakes shall be removed. The sock may be left in place and vegetated or removed. In the latter case, the mesh shall be cut open and the mulch spread as a soil supplement.

STANDARD CONSTRUCTION DETAIL #4-1

COMPOST FILTER SOCK

NOT TO SCALE



OUTLET PROTECTION SPECIFICATIONS

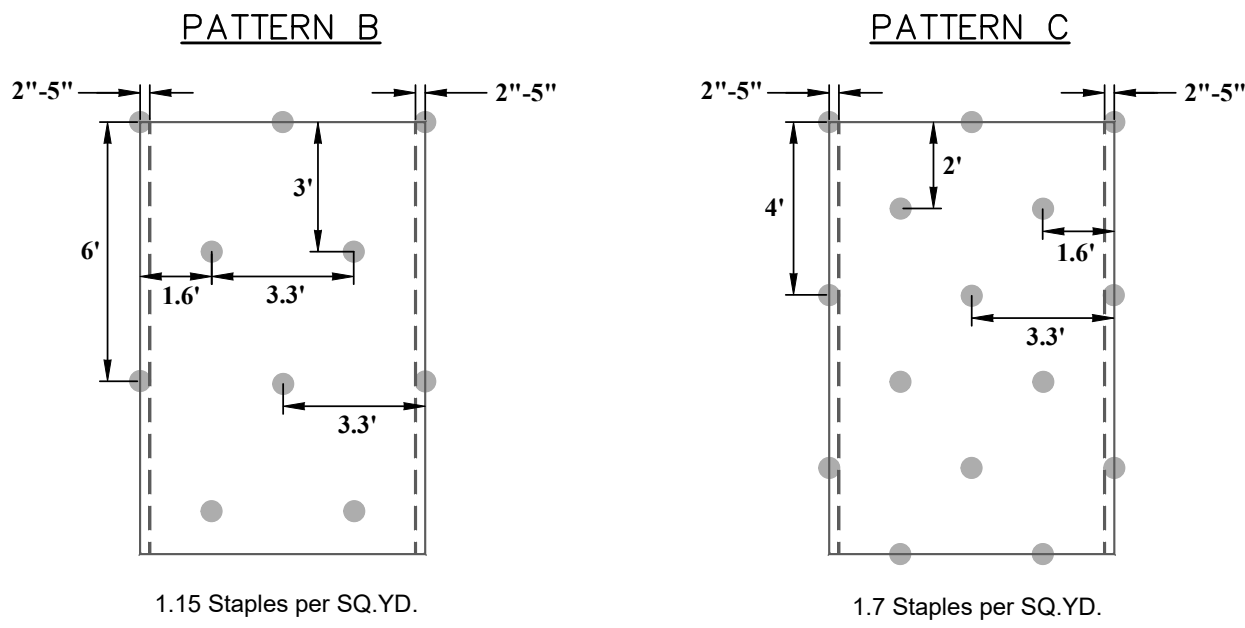
OUTLET NO.	PIPE SIZE Pd (IN)	RIPRAP			APRON	
		SIZE R-___	THICK. Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)
4" R.D.	4	3	9	3	1	4
4" R.D.	4	3	9	3	1	4

NOTES:  
All aprons shall be constructed to the dimensions shown. Terminal widths shall be adjusted as necessary to match receiving channels.

All aprons shall be inspected at least weekly and after each runoff event. Displaced riprap within the apron shall be replaced immediately.

STANDARD CONSTRUCTION DETAIL #9-1  
RIPRAP APRON AT PIPE OUTLET  
WITH FLARED END SECTION OR ENDWALL

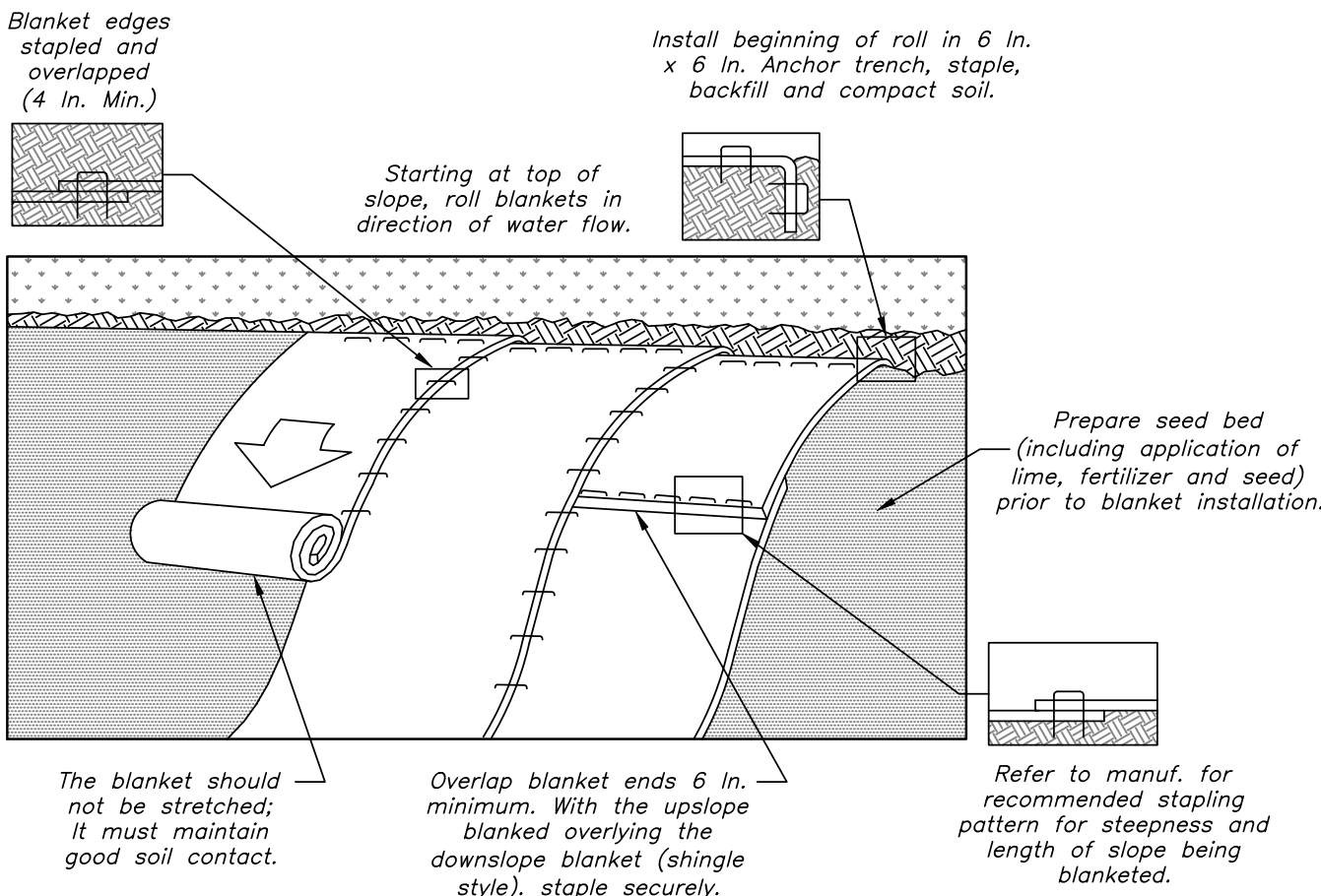
NOT TO SCALE



\* USE PATTERN B FOR AREAS OF CONCENTRATED RUNOFF AND PATTERN C FOR CHANNELS.

NORTH AMERICAN GREEN STAPLE PATTERN DETAIL

NOT TO SCALE



\* NORTH AMERICAN GREEN S75 OR EQUIVALENT

NOTES:  
Seed and soil amendments shall be applied according to the rates in the plan drawings prior to installing the blanket.

Provide anchor trench at toe of slope in similar fashion as at top of slope.

Slope surface shall be free of rocks, clods, sticks, and grass.

Blanket shall have good continuous contact with underlying soil throughout entire length. Lay blanket loosely and stake or staple to maintain direct contact with soil. Do not stretch blanket.

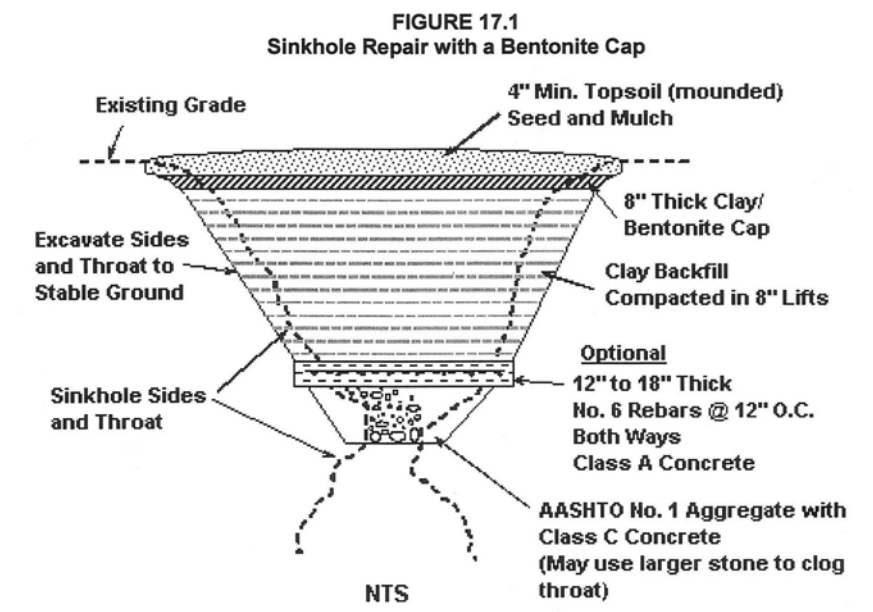
The blanket shall be stapled in accordance with the manufacturer's recommendations.

Blanketed areas shall be inspected weekly and after each runoff event until perennial vegetation is established to a minimum uniform 70% coverage throughout the blanketed area. Damaged or displaced blankets shall be restored or replaced within 4 calendar days.

STANDARD CONSTRUCTION DETAIL #11-1  
EROSION CONTROL BLANKET INSTALLATION

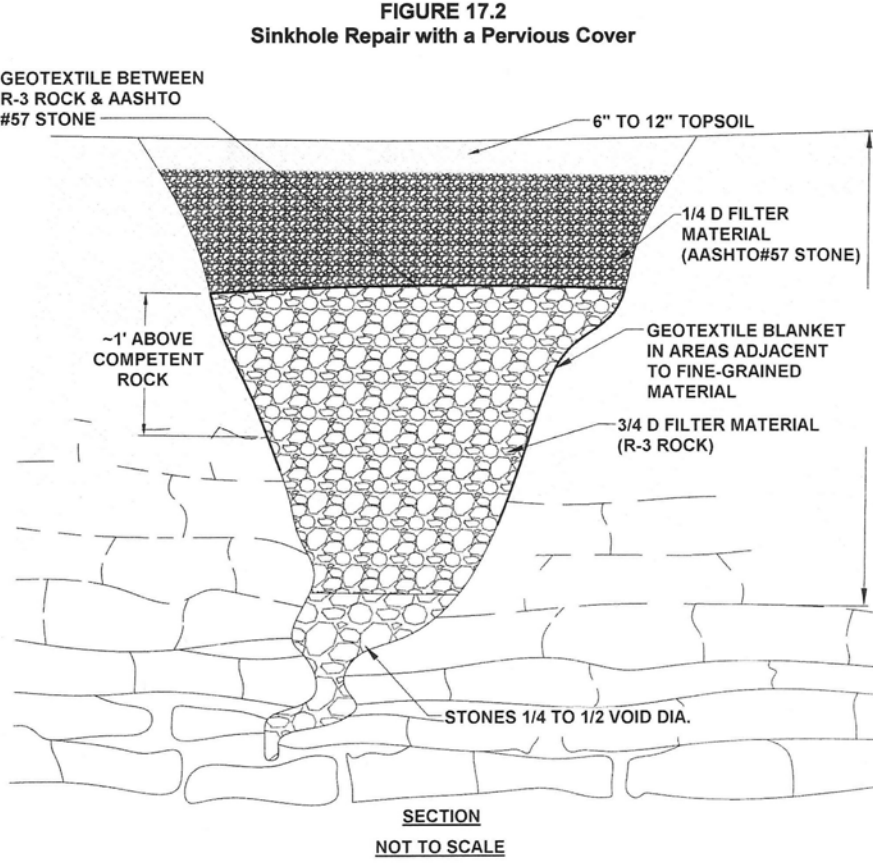
NOT TO SCALE

SINKHOLE REPAIR OPTIONS



PA DEP  
Loose material shall be excavated from the sinkhole and expose solution void(s) if possible. Enlarge sinkhole if necessary to allow for installation of filter materials. Occupational Safety and Health Administration (OSHA) regulations must be followed at all times during excavation.

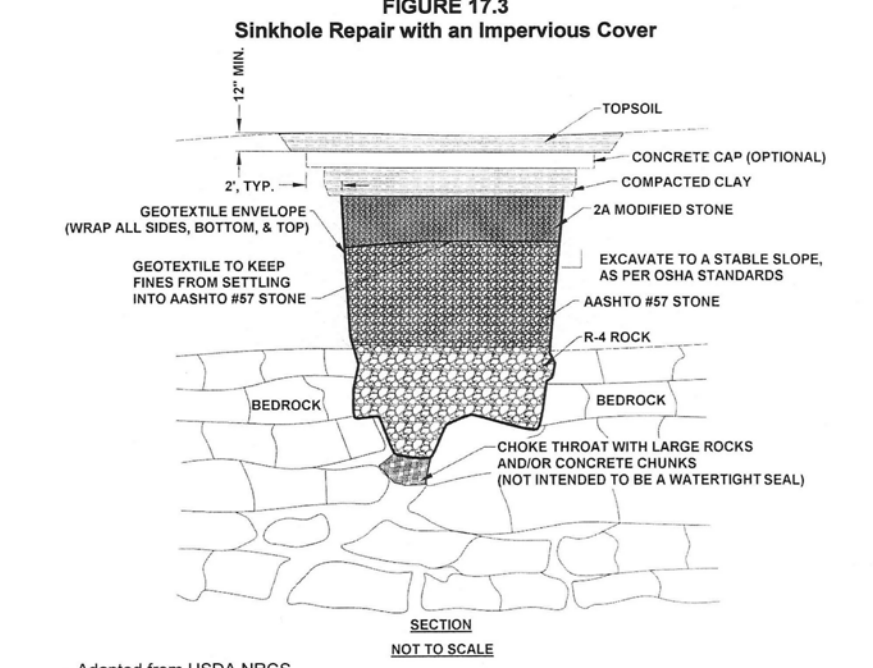
Stones used for the "bridge" and filters shall have a moderately hard rock strength and be resistant to abrasion and degradation. Shale and similar soft and/or non-durable rock are not acceptable.



Adapted from USDA NRCS

Loose material shall be excavated from the sinkhole and expose solution void(s) if possible. Enlarge sinkhole if necessary to allow for installation of filter materials. OSHA regulations must be followed at all times during excavation.

Stones used for the "bridge" and filters shall have a moderately hard rock strength and be resistant to abrasion and degradation. Shale and similar soft and/or non-durable rock are not acceptable.



Adapted from USDA NRCS

Loose material shall be excavated from the sinkhole and expose solution void(s) if possible. Enlarge sinkhole if necessary to allow for installation of filter materials. OSHA regulations must be followed at all times during excavation.

Geotextile shall be non-woven with a burst strength between 100 and 200 psi.

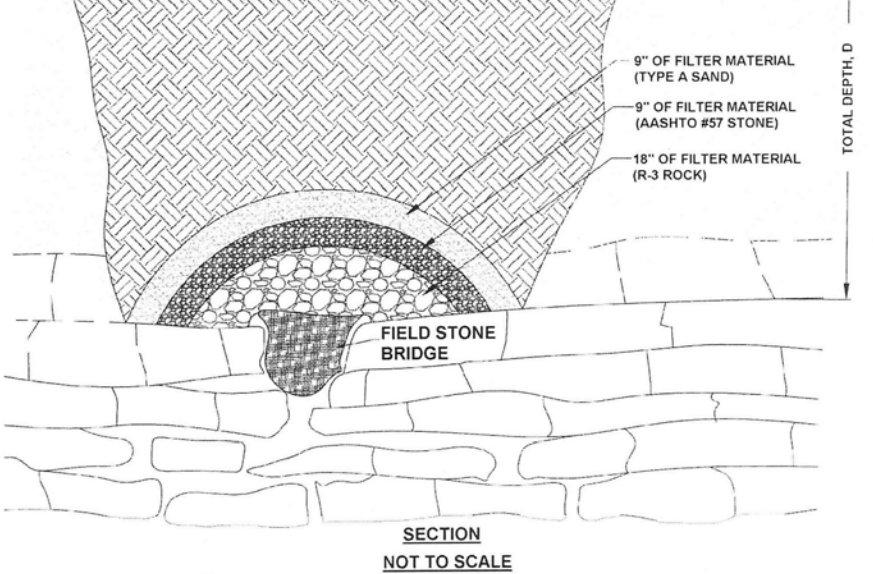
Select field stone(s) about 1.5 times larger than solution void(s) to form "bridge." Place rock(s) so no large openings exist along the sides. Stones used for the "bridge" and filters shall have a moderately hard rock strength and be resistant to abrasion and degradation. Shale and similar soft and/or non-durable rock are not acceptable.

Minimum thickness of R-4 rock is 18". AASHTO #57 stone thickness shall be 1/2 to 3/4 that of the R-4 rock. Minimum thickness of 2A modified crushed stone shall be 9". AASHTO #57 stone and 2A modified crushed stone shall be compacted after each placement.

Compacted clay seal shall be a minimum of 12" thick. Clay shall be placed in 6" to 9" lifts and thoroughly compacted.

Concrete cap, which is optional, shall be a minimum of 8" thick. Use 4,000 psi concrete with 6" X 6" - 6 gauge welded wire fabric, or #3 rebar on 18" O.C. both ways.

Topsoil shall be a minimum of 12" thick. Grade for positive drainage away from sinkhole area.



Adapted from USDA NRCS

Loose material shall be excavated from the sinkhole and expose solution void(s) if possible. Enlarge sinkhole if necessary to allow for installation of filter materials. OSHA regulations must be followed at all times during excavation.

Select field stone(s) about 1.5 times larger than solution void(s) to form "bridge." Place rock(s) so no large openings exist along the sides. Stones used for the "bridge" and filters shall have a moderately hard rock strength and be resistant to abrasion and degradation. Shale and similar soft and/or non-durable rock are not acceptable.

Minimum thickness of R-3 rock is 18". AASHTO #57 stone thickness shall be a minimum of 9" thick. Minimum thickness of type A sand shall be 9". NOTE: A non-woven geotextile with a burst strength between 100 and 200 psi may be substituted for the AASHTO#57 stone and type A sand.

Soil shall be mineral soil with at least 12 % fines and overfilled by 5% to allow for settlement. Suitable soil from the excavation may be used. Any available topsoil shall be placed on top surface.

No.	PLAN REVISIONS		DATE
	REVISIONS		

# E&S CONTROL DETAILS & NOTES

(ALVIN H. & LAURA N. HOOVER)



**WADEL-MELL INC.**  
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Date	January 20, 2026
Scale	As Shown
File No.	25109
Drawn By	J.B.M./M.L.W.
Sheet No.	ES2



SOIL LIMITATION, RESOLUTIONS & NOTES

Limitations associated with the existing soils on the site will be addressed in the following ways:

Cutbanks Cave – The contractor shall ensure that proper shoring methods and safety procedures are utilized to keep workers safe.

Corrosive – Should concrete or steel pipes and/or structures be proposed, so long as all municipal and PennDOT standards are met, it can be assumed that the pipes should withstand the corrosive nature of the soils and provide an acceptable period of service before they require replacement or rehabilitation.

Droughly – Unsuitable soil will be removed from the affected areas. Suitable soil will be used to prepare the areas where permanent vegetation is proposed. The suitable soil will allow proper drainage of the areas and will help the poor moisture areas and will help the poor moisture holding capacity.

Easily Erodible – Easily erodible soils are best addressed by limiting the area of disturbance and the length of time those areas are disturbed. This is accomplished through the use of staging and stabilization of areas prior to the disturbance of new areas. Another way this limitation is addressed is through the use of protective lining in areas where there are steep slopes or concentrations of runoff.

Depth To Saturated Zone/Seasonal High Water Table – Unsuitable soil will be removed from areas affected by wetness. Suitable soil and/or imported stone will be used to prepare the areas where improvements are proposed. The stone and suitable soil will allow proper drainage of the areas and will eliminate or minimize wetness. The proposed location of the structures is expected to minimize the chance of encountering this limitation.

Hydric/Hydric Inclusions – The National Wetland Inventory Maps do not indicate the presence of any wetland areas on the subject property. A detailed wetland delineation was not completed at this time but a visual inspection of the area inside and in close proximity to, the limits of disturbance revealed no signs of wetland vegetation or other signs of wetland presence.

Low Strength – Unsuitable soil will be removed from areas where structures or surfaces will require a higher load-bearing capacity than is provided by the existing soils. Suitable soil and/or imported stone will be used to prepare the areas where improvements are proposed.

Percs Slowly – Soil testing and infiltration testing was done to verify that the proposed infiltration areas will perc at adequate rates.

Piping – Potential for piping around basin outlet pipes is typically addressed through the use of either anti-seep collars or the use of sand filter diaphragms. The need for these methods is directly related to the depth of water held, and they will not be utilized in basins with relatively shallow water depths.

Poor Source Of Topsoil – The tools and equipment used to plant the lawn areas will separate the stones from the topsoil. Excess topsoil from the areas stripped for construction of the gravel areas will be available to supplement the existing topsoil in other areas of the site. Topsoil can also be imported from offsite if it is determined to be necessary.

Wetness/Frost Action – Unsuitable soil will be removed from areas affected by wetness. Suitable soil and/or imported stone will be used to prepare the areas where improvements are proposed. The stone and suitable soil will allow proper drainage of the areas and will eliminate or minimize wetness/frost action.

Shrink/Swell – The impact of shrink/swell potential will be mitigated through the removal of unsuitable material in load-bearing areas and through the use of stone sub-bases or footers which will help to spread the impacts over a broader area.

Sink Hole Prone – If a sink hole does develop a detail on the plan outlines the needed repair procedures.

SOIL NOTES:

– Areas to be filled are to be cleared, grubbed, and stripped of top soil to remove trees, vegetation, roots, and other objectionable material need to have appropriate E&S controls.

– All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures, and conduits, etc.... shall be compacted in accordance with local requirements or codes.

– All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.

– Fill materials shall be free of frozen particles, brush, rocks, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.

– Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.

– Fill shall not be placed on saturated or frozen surfaces.

– Seeps or springs encountered during construction shall be brought to the owner's attention and be addressed through the use of a subsurface drain or other method approved by the owner.

MAINTENANCE PROGRAM

\* Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to eliminate the potential for an accelerated erosion and/or sediment pollution. Stockpiles of wood chips, hay bales, crushed stone and other mulches shall be held in readiness to deal immediately with emergency problems of erosion. The contractor is advised to become thoroughly familiar with the provisions of Title 25, Environmental Resources, Part I, Department Of Environmental Resources Subpart C, Protection Of Natural Resources, Article II, Water Resources, Chapter 102, Erosion Control.

\* Also see general notes for additional measures addressing the inspection and repair/replacement of bmps after each rainfall event.

1. Until the site is stabilized, all erosion and sedimentation measures must be maintained properly. Maintenance must include inspections of all erosion and sedimentation control BMPs on a weekly basis and after measureable storm events (i.e., at least 0.25 inch). All preventative and remedial maintenance work, including cleanup, repair, replacement, regrading, reseeding, remulching and renetting must be performed immediately. If erosion and sediment control BMP's fail to perform as expected, replacement bmps, or modifications of those installed will be required.

2. If controls are found to be inoperative or ineffective during an inspection, or any other time, the permittee and/or co-permittee shall contact the district. Documentation should include steps to be taken to reduce, eliminate and prevent the occurrence of the problem.

3. All mud tracked onto paved roads shall be cleaned up at the end of each workday.

4. Where dust or wind erosion is a problem, the unstable surface(s) shall be sprinkled with water or other suitable dust suppresser.

5. Vegetative stabilization shall be periodically inspected for proper growth. Any areas not responding shall be promptly reseeded. Areas which show signs of erosion prior to stabilization shall be graded, reseeded, and re-mulched as soon as possible. sod shall be utilized at areas where seeding does not appear to be properly stabilizing an area.

6. All erosion and sedimentation pollution control measures shall remain in place until the site has been stabilized.

7. Any existing trees and shrubs shall be protected by the contractor, to the extent possible, to eliminate unnecessary damage.

8. Any sediment removed from BMPs during construction will be returned to upland areas on site and incorporated into the site grading.

9. For Permitted Sites: The permittee and co-permittee must ensure that visual site inspections are conducted weekly, and after each measurable precipitation event by qualified personnel, trained and experienced in erosion and sediment control, to ascertain that the erosion and sediment control (E&S) BMPs are operational and effective in preventing pollution to the waters of the commonwealth. A written report of each inspection shall be kept, and include:

- 1) A summary of the site conditions, e&s bmps, and compliance; and
- 2) The date, time, and the name of the person conducting the inspection.

E&S CONTROL PLAN GENERAL NOTES

A copy of the approved erosion and sediment control plan must be available at the project site at all times.

Permanent stabilization is defined as a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.

Immediately after earth disturbance activities cease, the operator shall stabilize the disturbed areas. during non-germinating periods, mulch must be applied at the specified rates. disturbed areas which are not at finished grade and which will be redisturbed within 1 year must be stabilized in accordance with the temporary vegetative stabilization specifications. Disturbed areas which are at final grade or which will not be redisturbed within 1 year must be stabilized in accordance with the permanent vegetative stabilization specifications.

Erosion control blanketing shall be installed on all slopes 3H:1V or steeper within 50 feet of a surface water and on all other disturbed areas specified on the plan maps and/or detail sheets.

The contractor will be responsible for the removal of any excess material and make sure the site(s) receiving the excess has an approved erosion and sediment control plan that meets the conditions of chapter 102 and/or other state or federal regulations.

Clean fill is defined as: Uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term includes soil, rock, stone, dredged material, used asphalt, and brick, black or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the waters of the commonwealth unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use.).

Any placement of clean fill that has been affected by a spill or release of a regulated substance must use form fp-001 to certify the origin of the fill material and the results of the analytical testing to qualify the material as clean fill. Form FP-001 must be retained by the owner of the property receiving the fill.

Environmental due diligence must be performed to determine if the fill materials associated with the project qualify as clean fill. environmental due diligence is defined as: Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of property ownership, review of property use history, sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits. Analytical testing is not a required part of due diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of a regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with appendix a of the departments policy "management of clean fill."

Topsoil stockpile heights shall not exceed 35 feet. Stockpile side slopes must be 2:1 or flatter.

Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.

All channels must be kept free of obstructions such as fill ground, fallen leaves & woody debris, accumulated sediment, and construction materials/wastes. Channels should be kept mowed and/or free of all weedy, brushy or woody growth. Any underground utilities running across/ through the channel(s) shall be immediately backfilled and the channel(s) repaired and stabilized per the channel cross-section detail.

Vegetated channels shall be constructed free of rocks, tree roots, stumps or other projections that will impede normal channel flow and/or prevent good lining to soil contact. The channel shall be initially over-excavated to allow for the placement of topsoil.

Upon temporary cessation of an earth disturbance activity or any stage or phase of an activity where a cessation of earth disturbance activities will exceed 4 days, the site shall be immediately seeded, mulched, or otherwise protected from accelerated erosion and sedimentation pending further earth disturbance activities.

All offsite waste and borrow areas must have an E&S plan approved by Cumberland County Conservation District or DEP that meets the conditions of Chapter 102 and/or other State or Federal regulations and will need to be fully implemented prior to being activated.

SEQUENCE OF CONSTRUCTION

\* All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed and immediately stabilized before any following stage is initiated. Clearing, grubbing and topsoil stripping shall be limited only to those areas described in each stage. Any deviation from the following sequence must be approved in writing from North Newton Township.

\* Upon temporary cessation of an earth disturbance activity or any stage or phase of an activity where a cessation of earth disturbance activities will exceed 4 days, the site shall be immediately seeded, mulched, or otherwise protected from accelerated erosion and sedimentation pending future earth disturbance activities.

1. At least 7 days before starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall notify the municipality of their intention to begin earthmoving activities.

2. At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System Incorporated at 1-800-242-1776 for the location of existing underground utilities.

3. The limits of disturbance shall be staked or marked by a physical barrier that can be clearly seen in order to ensure these boundaries are not crossed by any earthmoving activities. Construction traffic, material laydown, and soil stockpiling are prohibited inside the infiltration basin. The markings must clearly delineate the noted boundaries and must be maintained until the site is permanently stabilized.

4. Install silt barriers SB1 through SB3 and the rock construction entrance. If any sediment leaves the site due to failure of the rock construction entrance, then it must be immediately cleaned up and disposed of on-site.

5. Strip topsoil and stockpile. Perform grading to bring the driveway, parking area, and proposed building pad to subgrade.

6. Begin construction of the proposed structure and finish driveway. As construction progresses, bring previous portions of the site to final grade with topsoil and stabilize with permanent vegetation as construction is completed. Install the riprap aprons as specified on the plan before the roof drains are connected. Install E&S control blankets on any concentrated flow areas when those areas are finished. Seed all disturbed areas according to the permanent seeding specifications.

7. As soon as the areas tributary to the infiltration basin are permanently stabilized, construct the infiltration basin. Install E&S control blankets on concentrated flow areas and all slopes 3:1 or greater. Care should be taken during construction to avoid compacting the infiltration basins. Small, tracked equipment which exerts low pressure on the soil (i.e skid steer with landscape tracks) or backhoes which can work from outside the infiltration area shall be used if at all possible when constructing the infiltration basin.

8. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, including the infiltration basin, the owner and/or operators shall decommission the dewatering pipe as specified in the dewatering pipe detail. Following decommissioning, immediately seed and mulch any area disturbed during the process.

9. Contact North Newton Township for an inspection prior to the removal/conversion of the E&S BMP's.

10. Upon completion of all earth disturbance activities, removal of all temporary BMPs, installation of all permanent stormwater BMPs, and permanent stabilization of all disturbed areas, the owner and/operators shall contact North Newton Township for a final inspection.

DISPOSAL & RECYCLING OF CONSTRUCTION AND BUILDING WASTES

Construction wastes and building wastes, which include but are not limited to, excess piping (PVC, DIP, SLCPP, RCP, ETC.), cement, brick, block, ceramics, linoleum, gypsum board, rubber, plastic, etc. shall be removed from the site, recycled, or disposed of by the contractor/operator in accordance with DEP's Solid Waste Management Regulations. These regulations may be found at the "PA Code" Website ([www.pacode.com](http://www.pacode.com)) under 25 PA Code 260.1 et seq., 271.1 et seq., AND 287.1 et seq. The contractor shall not bury, dump, or discharge any building materials or wastes at the site.

PERMANENT SEEDING

1. SEEDBED PREPARATION:

Place topsoil at a depth of six to twelve inches (6-12"). If time passes between topsoil placement and seeding, loosen upper 2 inches minimum by discing, raking, or other means.

2. SOIL SUPPLEMENTS\*:

It is recommended that soil testing be done prior to seeding and mulching to determine the proper soil amendments and application rates. Soil test kits are inexpensive and may be obtained from the county cooperative extension service office. In the absence of soil testing, amendments should be added as follows:

–Apply 2480 LBS. Pulverized Agricultural Limestone Per 1000 Sq. Yds.

–Apply 210 LBS. 10-10-20 Analysis Commercial Fertilizer Per 1000 Sq. Yds.

soil supplements may be blended into the soil during tillage.

3. SEEDING\*:

TYPES & RATES-	(MOST SITES)	(ADVERSE SITES)
TALL FESCUE	60 lbs./ac.	75 lbs./ac.
FINE FESCUE	35 lbs./ac.	40 lbs./ac.
KENTUCKY BLUEGRASS	25 lbs./ac.	30 lbs./ac.
REDTOP+*AND	3 lbs./ac.	3 lbs./ac.
PERENNIAL RYEGRASSOR	15 lbs./ac.	20 lbs./ac.

\*\* Keep seeding rate to that shown above. These species have many seeds per pound and are very competitive. To seed small quantities of small seeds such as redbot, dilute with dry sawdust, sand, rice hulls, buckwheat hulls, etc.

Seeding rates above are based on 100% Pure Live Seed (PLS). PLS is the product of the percentage of pure seed times percentage germination divided by 100. For example, to secure the actual planting rate for Fine Fescue on an adverse site, divide 40 pounds PLS by the PLS percentage shown on the seed tag or calculated as previously discussed. Thus, if the PLS content of a given seedlot is 75%, divide 40 PLS by 0.75 to obtain 53.3 pounds of seed, the amount of seed required to plant one acre. All mixtures in this table are shown in terms of PLS.

For best results, grass seedings should be made in spring (March, April, and early May). However, through proper choice of seed mixtures, seed specifications, and establishment techniques, disturbed sites can be seeded almost any time from spring to fall. Grass seedings generally need a growing period of at least four to six weeks prior to hard frost to produce seedlings sufficiently large and hardy to survive the winter.

4. MULCHING:

Apply 3 tons/acre (70 to 90 lbs/1000 sq. ft.) of unrotted grain straw immediately after seeding. Anchor mulch immediately after application by using 100-150 gallons per acre (3 1/2 gallons per 1000 sq. ft.) of emulsified asphalt or by using 800-1000 pounds of Cellulose fiber.

\* The seeding specifications and soil supplement specifications listed above were taken from "Erosion Control & Conservation Plantings on Noncropland" by Penn State. This source contains additional information regarding seeding and should be consulted by the contractor if necessary. Alternate seed mixtures are permissible if they are shown to be suitable for use in the location, climate, and conditions proposed.

TEMPORARY SEEDING

1. SEEDBED PREPARATION:

–Loosen upper 2 inches minimum by discing, raking, or other means

2. SOIL SUPPLEMENTS\*:

– It is recommended that soil testing be done prior to seeding and mulching to determine the proper soil amendments and application rates. Soil test kits are inexpensive and may be obtained from the county cooperative extension service office. In the absence of soil testing, amendments should be added as follows:

–Apply 410 LBS. Pulverized Agricultural Limestone Per 1000 Sq. Yds.

–Apply 100 LBS. 10-10-10 Analysis Commercial Fertilizer Per 1000 Sq. Yds.

3. SEEDING\*:

TYPES & RATES-	(MOST SITES)	(ADVERSE SITES)
SPRING OATS (SPRING)	64 lbs./ac.	96 lbs./ac.
ANNUAL RYEGRASS (SPRING/FALL)	10 lbs./ac.	15 lbs./ac.
WINTER WHEAT (FALL)	90 lbs./ac.	120 lbs./ac.
WINTER RYE (FALL)	56 lbs./ac.	112 lbs./ac.

Seeding rates above are based on 100% Pure Live Seed (PLS). PLS is the product of the percentage of pure seed times percentage germination divided by 100. For example, to secure the actual planting rate for Winter Rye on an adverse site, divide 120 pounds PLS by the PLS percentage shown on the seed tag or calculated as previously discussed. Thus, if the PLS content of a given seedlot is 75%, divide 120 PLS by 0.75 to obtain 160 pounds of seed, the amount of seed required to plant one acre. All mixtures in this table are shown in terms of PLS.

4. MULCHING:

Apply 3 tons/acre (70 to 90 lbs/1000 sq. ft.) of unrotted grain straw immediately after seeding.

\* The seeding specifications and soil supplement specifications listed above were taken from "Erosion Control & Conservation Plantings on Noncropland" by Penn State. This source contains additional information regarding temporary seeding and should be consulted by the contractor if necessary.

E&S CONTROL DETAILS & NOTES (ALVIN H. & LAURA N. HOOVER)



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