

RIPARIAN BUFFER AREA MANAGEMENT

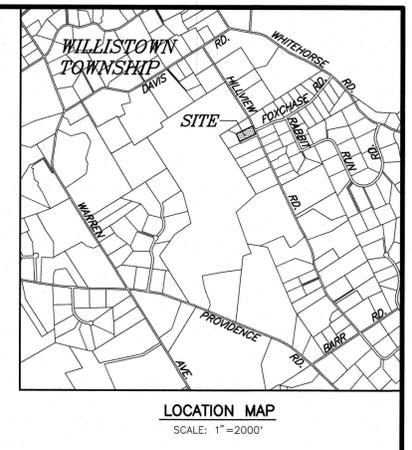
A. THE RIPARIAN BUFFER AREA, ZONES 1 AND 2, INCLUDE WETLANDS AREA. THE WETLANDS AREA CONSISTS OF TYPICAL WETLAND VEGETATION AND SATURATED SOILS. THE MAJORITY OF THE ZONE 2 AREA IN THE INTERIOR PORTION OF THE TRACT CONSISTS OF MAINTAINED LAWN AREA WITH SOME WETLANDS AREA. THE PROPOSED DRIVEWAY IS TO BE LOCATED WHERE THERE IS AN EXISTING MAINTAINED GRASS PATH WITH EXISTING CROSS PIPE WHICH WILL REMAIN. NO DISTURBANCE OF SENSITIVE FEATURES IS PROPOSED OR PERMITTED.

B. THE BUFFER ZONES OUTSIDE OF THE WETLAND AREA WILL BE MAINTAINED TO ENSURE EROSION DOES NOT OCCUR AND TO AVOID THE GROWTH OF ANY INVASIVE PLANTS.

C. SIGNS WILL BE PLACED AT THE ENDS OF THE ZONE 2 AREA TO DELINEATE THE BOUNDARY FOR PROPER MAINTENANCE BY THE PROPERTY OWNER.

D. MAINTENANCE OF THE RIPARIAN BUFFER ZONE WILL BE LIMITED TO THE ZONE 2 AREA OUTSIDE THE WETLANDS. IT WILL INVOLVE THE FOLLOWING: THE RBA'S SHALL BE INSPECTED ANNUALLY AND IMMEDIATELY FOLLOWING SEVERE STORMS FOR EVIDENCE OF SEDIMENT DEPOSIT, EROSION OR CONCENTRATED FLOW CHANNELS, AS WELL AS THE REEMERGENCE OF INVASIVE EXOTICS. PROMPT CORRECTIVE ACTION SHALL BE TAKEN TO STOP EROSION AND RESTORE SHEET FLOW.

THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED IN THE RBA: EXCESSIVE USE OF FERTILIZERS, PESTICIDES OR OTHER CHEMICALS; VEHICULAR TRAFFIC OR EXCESSIVE PEDESTRIAN TRAFFIC; LITTER; AND REMOVAL OR DISTURBANCE OF VEGETATION THAT AIDS EROSION CONTROL AND BUFFERING OBJECTIVES. ZONE 1 VEGETATION SHALL REMAIN UNDISTURBED EXCEPT FOR REMOVAL OF INVASIVE EXOTICS AND INDIVIDUAL TREES PRESENTING UNUSUAL HAZARDS SUCH AS POTENTIALLY BLOCKING CULVERTS, ETC. ZONE 2 VEGETATION ADJACENT TO ZONE 1 SHALL REMAIN UNDISTURBED EXCEPT FOR REMOVAL OF INVASIVE EXOTICS. ZONE 2 VEGETATION ON THE OUTER EDGE OF THE RBA SHOULD BE MOWED SEMIANNUALLY. VEGETATION SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY AND REMEDIAL MEASURES TAKEN AS NECESSARY TO MAINTAIN DENSE VEGETATION.



ZONING DATA
RU - RURAL ZONING DISTRICT

ZONING ITEM	REQUIRED	PROPOSED
LOT AREA (MINIMUM)	4.0 ACRES	2.076 ACRES*
LOT WIDTH AT BUILDING LINE (MINIMUM)	300 FT	200 FT*
BUILDING SETBACKS		
FRONT	75 FT	75 FT
SIDE	40 FT	40 FT
REAR	40 FT	40 FT
BUILDING HEIGHT (MAXIMUM)	35 FT	<35 FT
IMPERVIOUS COVER (MAXIMUM)	13%	6.74% (6,105 SF)

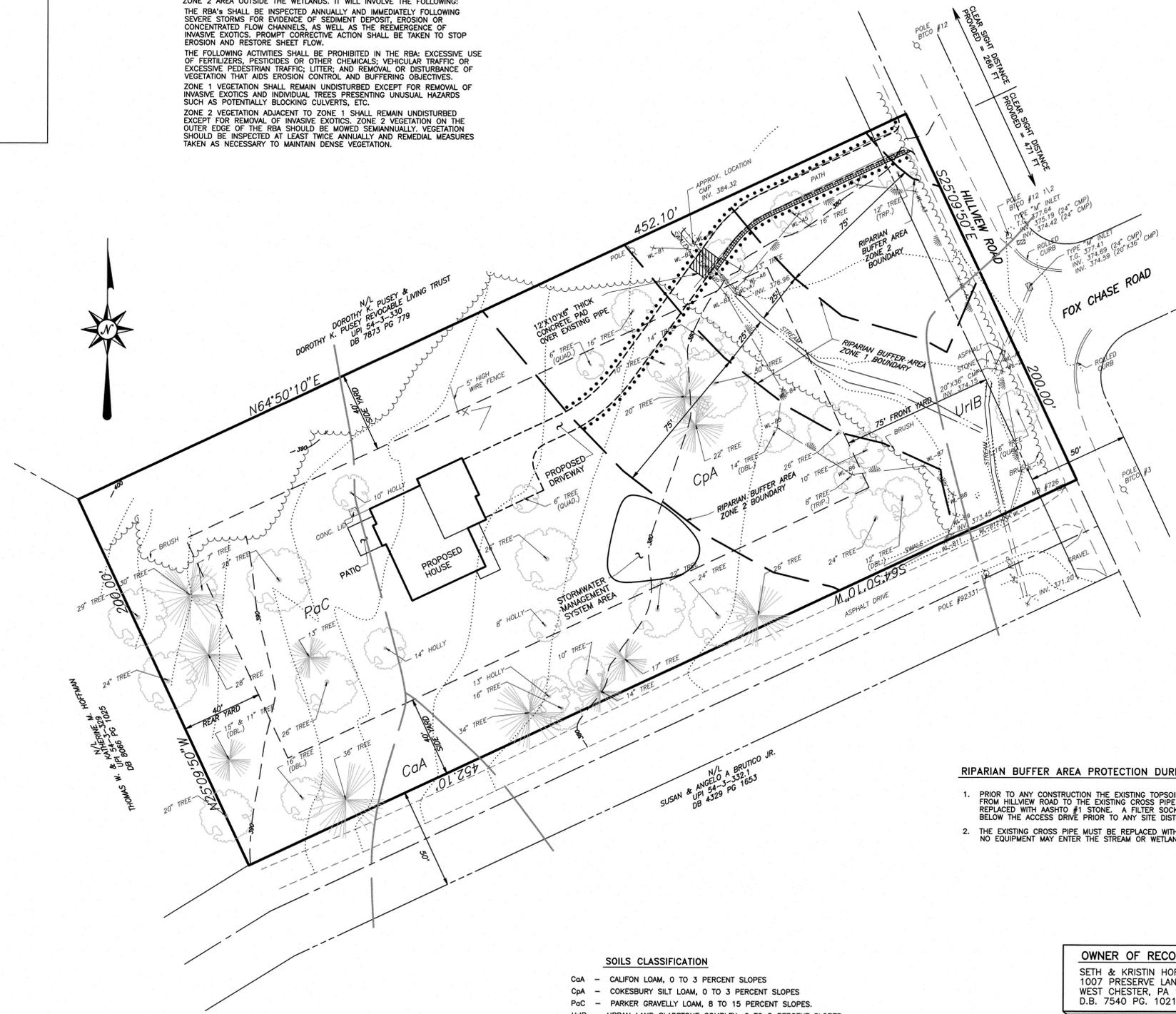
* = EXISTING NON-COMFORMANCE

LEGEND

- 430 --- EXISTING INDEX CONTOUR
- EXISTING INTERIOR CONTOUR
- 439 --- PROPOSED CONTOUR
- 44.68+ PROPOSED SPOT ELEVATION
- IN EXISTING INLET
- PI PROPOSED INLET
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- SOILS LINE
- WETLANDS BOUNDARY
- STREAM LINE
- STONE STORMWATER SYSTEM FOR DRIVEWAY

EROSION & SEDIMENTATION CONTROL LEGEND

- LIMIT OF DISTURBANCE



SOILS CLASSIFICATION

CoA - CALIFON LOAM, 0 TO 3 PERCENT SLOPES
 CpA - COKESBURY SILT LOAM, 0 TO 3 PERCENT SLOPES
 PaC - PARKER GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES.
 UH1B - URBAN LAND GLADSTONE COMPLEX, 0 TO 8 PERCENT SLOPES.

OWNER OF RECORD

SETH & KRISTIN HOFMANN
 1007 PRESERVE LANE
 WEST CHESTER, PA 19382
 D.B. 7540 PG. 1021

RIPARIAN BUFFER AREA PROTECTION DURING CONSTRUCTION

- PRIOR TO ANY CONSTRUCTION THE EXISTING TOPSOIL IN THE ACCESS DRIVE FROM HILLVIEW ROAD TO THE EXISTING CROSS PIPE MUST BE REMOVED AND REPLACED WITH AASHTO #1 STONE. A FILTER SOCK MUST BE INSTALLED BELOW THE ACCESS DRIVE PRIOR TO ANY SITE DISTURBANCE.
- THE EXISTING CROSS PIPE MUST BE REPLACED WITH NEW 15" HOPE PIPE. NO EQUIPMENT MAY ENTER THE STREAM OR WETLAND AREA AT ANY TIME.

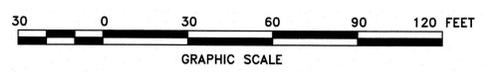
RIPARIAN BUFFER AREA DISTURBANCE

ZONE 1	0.022 ACRES
ZONE 2	0.059 ACRES

ACT 267 as amended SERIAL NUMBER _____
 Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.

UTILITIES NOTIFIED



UPI NO. 54-3-331

1 10-31-17 REVISED PER TOWNSHIP ENGINEER LETTER DEATED 10-26-17

CONDITIONAL USE PLAN
FOR
724 HILLVIEW ROAD

WILLISTOWN TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
 CIVIL ENGINEERS & SURVEYORS
 Lionville Professional Center
 125 Dowlin Forge Rd.
 Easton, Pennsylvania 19341
 Phone: 610-903-0060
 Fax: 610-903-0080

Project - 4375
 Date - 8-7-17
 Scale - 1" = 30'
 Drawn - DB
 Checked - AJB
 Sheet - 1 OF 1

Plotted: 9/12/2018 File: F:\JB\4375\4375-B.plt