

§ 215-20. Wetlands and Hydric Soil Overlay District.

- A. The Wetlands and Hydric Soil Overlay District shall be a conservation overlay to the underlying zoning districts of West Nantmeal Township. The purpose and objective of the Wetlands and Hydric Soil Overlay District Overlay District is outlined as follows:
- (1) To direct growth, development and revitalization efforts by considering environmentally sensitive land areas and ecological habitats.
 - (2) To sustain a high quality natural resource system and to protect a natural diversity of ecosystems.
 - (3) To provide aquatic habitats, which are essential breeding, rearing and feeding grounds for many species of fish, plants and other wildlife.
 - (4) To develop a protective zone to serve as a natural filter in the removing of pollutants such as bacteria, acid and sediment from groundwater and surface water.
 - (5) To implement an effective hydrological and stormwater management program that adequately addresses surface drainage, groundwater recharge and soil erosion control measures.
 - (6) To implement best management practices.
 - (7) To implement the recommendations concerning natural features, conservation management and land use, as outlined within the West Nantmeal Township Comprehensive Plan.
- B. The Wetlands and Hydric Soil Overlay District shall include any of the following land and water features:
- (1) All areas delineated as wetlands and/or seasonal pools on the most recent National Wetlands Inventory Maps as prepared by the United States Fish and Wildlife Service.
 - (2) All areas delineated as wetlands and/or seasonal pools by a qualified professional or soil scientist with experience in delineating wetlands.
 - (3) All areas delineated as wetlands and/or seasonal pools by the United States Army Corps of Engineers, as part of a jurisdictional determination.
 - (4) All areas encompassed by hydric soils, as defined and mapped by the United States Department of Agriculture, Natural Resources Conservation Service.
- C. For all subdivision or land development applications involving areas with hydric soils and/or areas considered to be wetlands, a qualified professional or soil scientist with experience in delineating wetlands shall conduct a field investigation and delineate the limits of the wetlands on the parcel of land being subdivided or developed. As part of this requirement, a report containing the field investigation notes, wetland data sheets, summary, conclusions and resume of the person(s) responsible for the field investigation shall be issued to West Nantmeal Township for review and consideration. Further, the subdivision plan or land development plan shall contain a certification note that has been endorsed by the qualified

person(s) responsible for the field investigation and the wetlands delineation, as accurately depicted on the subdivision plan or land development plan.

- D. For all areas that have been delineated as a wetlands area, the following provisions shall specifically apply:
 - (1) No wetland encroachment or earth disturbance activities shall be permitted unless the appropriate permits or approvals have been obtained from the Pennsylvania Department of Environmental Protection and/or the United States Army Corps of Engineers.
 - (2) A fifty-foot buffer zone shall be applied to all areas that have been delineated as wetlands, as measured from the perimeter of the wetlands area. No encroachment or earth disturbance activities shall be permitted within the required buffer zone.
- E. No on-lot sewage disposal system or on-lot water supply system shall be located within 50 feet of the Wetlands and Hydric Soil Overlay District.
- F. A wetlands delineation shall be conducted for all areas in which earth disturbance activities or improvements are proposed within the Wetlands and Hydric Soil Overlay District.