



Surveying, Land Planning & Design Services

200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
(484) 336-6454; www.otm-surveying.com

Thursday, December 21, 2023

Exeter Township
Board of Supervisors
4975 DeMoss Road
Reading, Pa. 19606

Re: Request to permit residential construction within a drainage easement

Dear Township Officials,

On behalf of our clients, Mr. and Mrs. Bluestone of 98 Linree Avenue, we are seeking the Township's permission to construct/install a residential swimming pool and patio within an existing drainage easement.

Narrative and Background:

The subject property is located at the southwest corner of Linree Avenue and Scotland Drive, contains one single family detached dwelling and is known as Lot 22 of Phase 4 of the Exeter Golf Club Estates Development, dated 12/16/1999.

The original plans depicted an area of wetlands and a drainage easement around same located on this lot (refer to attached exhibits 1 & 1A). Based on deed research, it also appears that the existing dwelling was constructed in late 1999 or early 2000 and I note that several improvements (driveway and deck) were constructed within the drainage easement at that time.

Mr. and Mrs. Bluestone are seeking to install a new residential swimming pool patio to the rear of the existing dwelling, which will also encroach into the drainage easement. (refer to attached exhibits 2 & 2A). As part of the planning process and out of concern regarding the previously noted wetland area, we retained the services of Evans Mill Environmental to perform a new wetland investigation (refer to attached exhibit 3), the results of which indicate that the previously shown wetland area no longer exists.

December 21, 2023

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Summary:

The original plans of record contained no notations or specific dimensions of this drainage easement. Presumptively, it was placed on the plan as a protective measure of the previous wetland area. However, as the wetland area no longer exists, one might assume that the drainage easement would now, no longer be necessary and as such, relief is being requested for construction of the proposed improvements.

On behalf of Mr. and Mrs. Bluestone, thank you for your kind consideration of this request and I will make myself available at your meetings to answer any additional questions or concerns that you may have.

Respectfully Submitted,

Bradford R. Gravel, PLS

Owner/President

OTM, LLC

Cc: Mr. and Mrs. David Bluestone

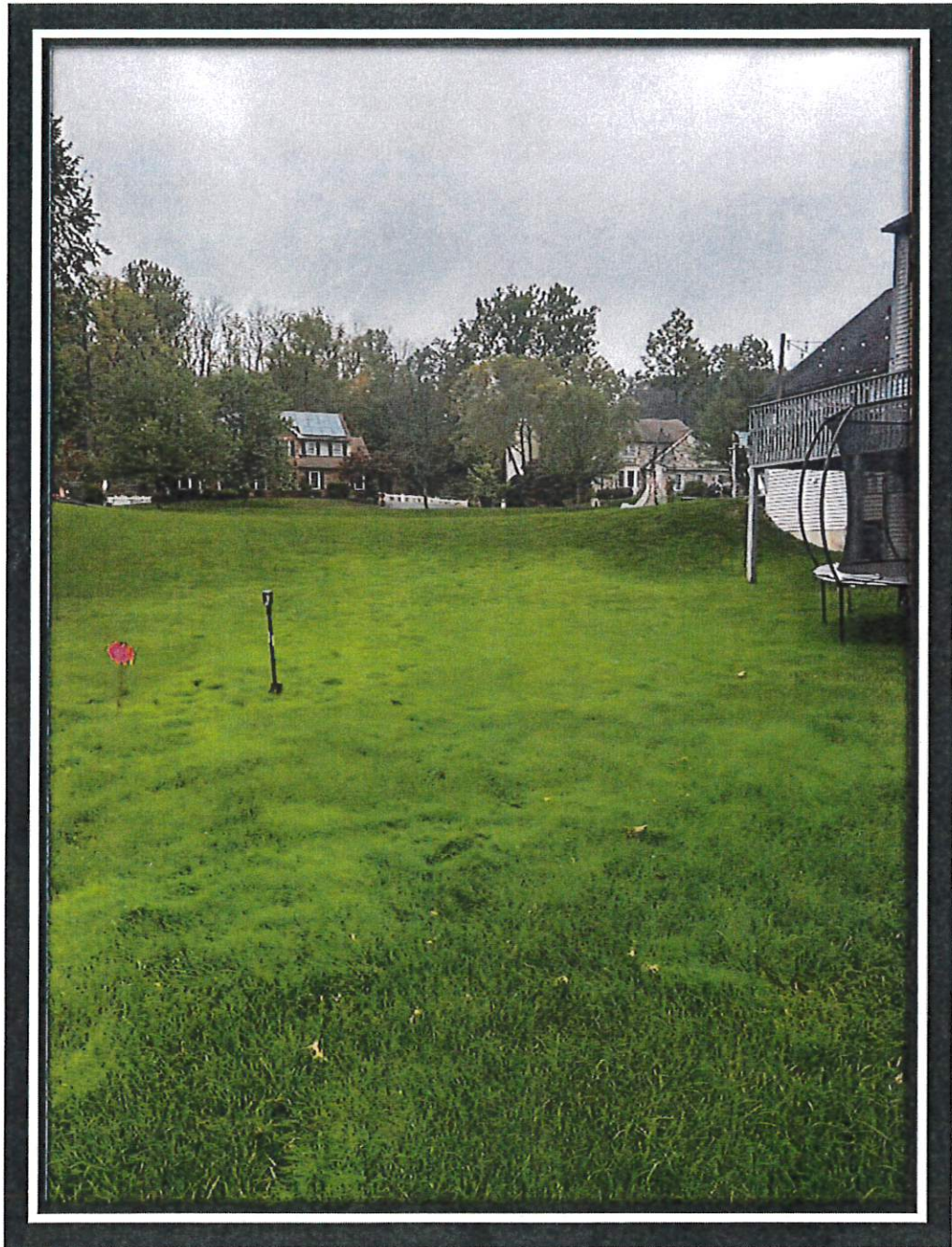


Photo 1

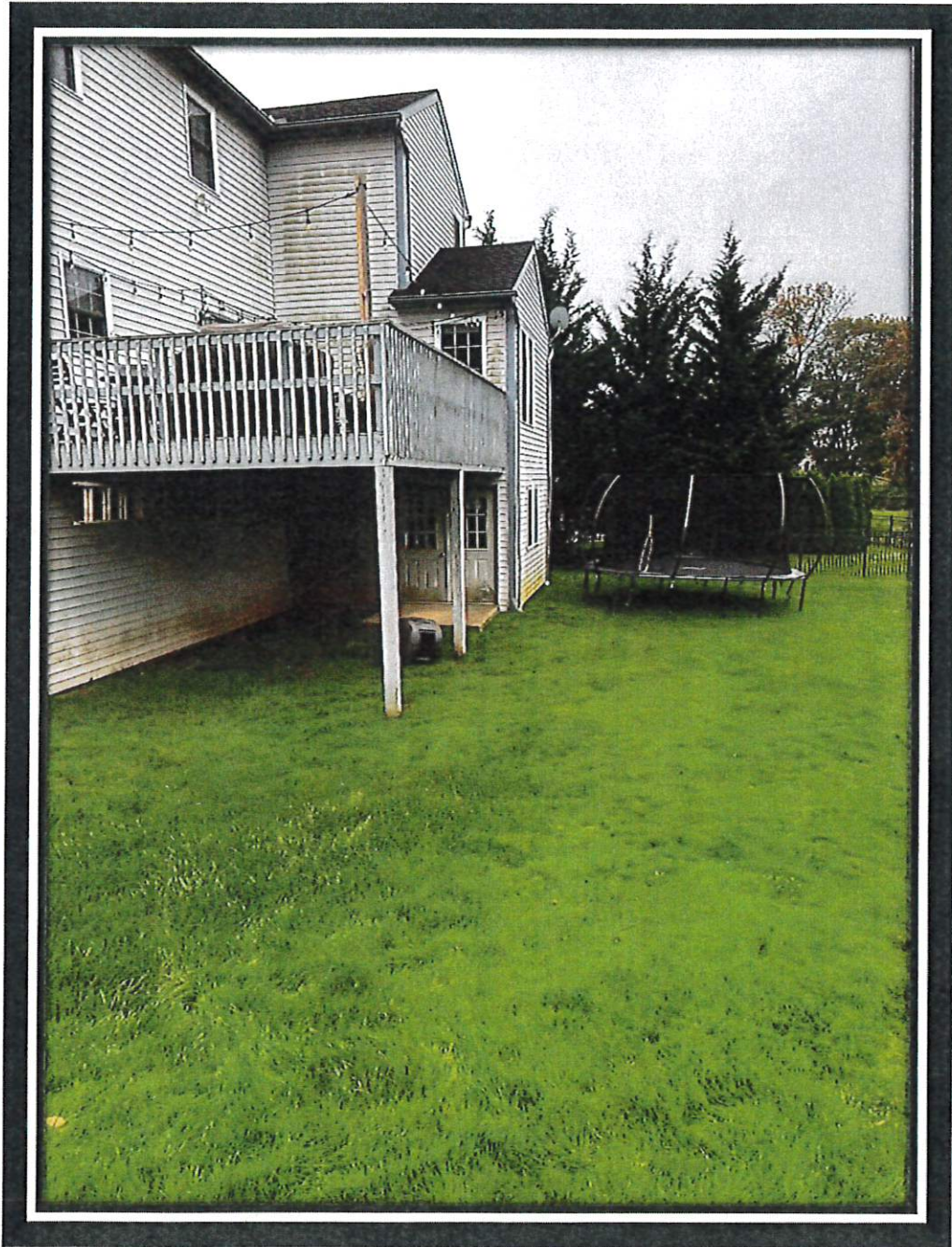
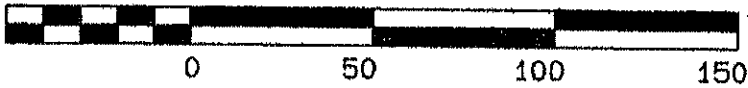


Photo 2

GRAPHIC SCALE

1"=50'

**PRELIMINARY PLAN**

NO.	DATE	BY	REVISION

**VITILLO GROUP, INC.****Engineers, Surveyors, Planners & Managers**SIX COMMERCE DRIVE
FLYING HILLS CORPORATE CENTERREADING, PENNSYLVANIA
19607TEL (610) 796-1012
FAX (610) 775-2258**SUBDIVISION PLAN**

SUBDIVISION OF

EXETER GOLF CLUB ESTATES**"PHASE 4"****EXETER TOWNSHIP, BERKS COUNTY, PENNSYLVANIA**

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FILE NAME: EXETER GOLF CLUB ESTATES PHASE 4			PLAN No.:
JOB / ORDER No.: E96-010	CALC. BY: JAB	E96010-F 4	
SCALE: 1" = 50'	FILE: E96010.PRO		
DATE: 12/16/96	FIELD BK.:D.C.	CHECKED: ELK	SHEET NO. 4 OF 22

EXHIBIT 1



EXHIBIT 1



EXISTING SITE PLAN
PERMIT PLAN FOR RESIDENTIAL SWIMMING POOL
PROPERTY OF
DAVID S. & MARIANNA L. BLUESTONE
98 LINREE AVENUE

Z. BRADFORD R. BRADLEY, P.L.E. OWNER AND PRES. OF OPA, LLC HEREBY CERTIFY THAT THIS CHAUMBE PLAN WAS PREPARED BY LICENSED PROFESSIONALS RETAINED BY OPA AND MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE SEAWALL RIVER MAINTENANCE ACT 507 STATUTE.

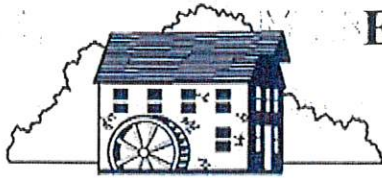
STORMWATER MANAGEMENT SYSTEMS COMMISSIONED & MAINTENANCE.
THE STORMWATER MANAGEMENT SYSTEM IS DESIGNED TO BE OWNED
AND MAINTAINED BY THE PROPERTY OWNER AND IS A PERMANENT
FACILITY WHICH SHALL NOT BE ALTERED OR REMOVED WITHOUT
RECEIVING APPROVALS FROM THE TOWNSHIP OF DEER.
MAINTENANCE SHALL INCLUDE INSPECTING THE SYSTEM OUTLET
STRUCTURE ON A REGULAR BASIS, REMOVING ANY ACCUMULATED
SEDIMENT OR DEBRIS INCLUDING FROM THE OUTLET PIPE

EVERY AGENCY EMPLOYMENT I HEREBY ACKNOWLEDGE THAT ANY REVIEWER OF MY EMPLOYMENT SUBJECT TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE TOWNSHIP OF ERIE

DAVID B. BILLYE

[illegible]

OTM^{LLC}
SEVENTEENTH LAND PLANNING
4100 WEST 15TH
 2010 City Center Drive, Suite 201, Westridge, NJ 07090
 (908) 364-4444 www.otmllc.com
 DRAWN BY: ☐ CHECKED BY: ☐
 DATE: 12-27-07 PROJECT NO.: 08-008
 SHEET NO.: 001 OF 01



EVANS MILL ENVIRONMENTAL, LLC

P.O. Box 735 • 101 Fellowship Road • Uwchland, PA 19480-0735
Phone (610) 458-8300 • Fax (610) 458-7168
evansmil@eme-llc.com

Environmental Engineers & Consultants

October 9, 2023

Mr. Bradford Grauel
200 Spring Ridge Drive
Suite 210
Wyomissing, Pa 19610

EXHIBIT 3

RE: Wetland Evaluation
98 Linree Ave.
Exeter Township
Berks County, PA

Dear Mr. Grauel:

Evans Mill Environmental, LLC (EME) conducted a site evaluation of the subject property. The purpose of the evaluation was to determine if any wetlands were present within the rear portion of the property.

The wetland evaluation was performed in accordance with the 1987 CORPS Wetland Delineation Manual, as well as the USDA-NRCS Guide for Field Indicators of Hydric Soils in the United States, which are the methodologies accepted by both the US Army Corp of Engineers (CORPS) and the PA Department of Environmental Protection (PADEP). The evaluation was initiated by performing a site reconnaissance of the property in order to determine general site characteristics with regard to the dominant vegetation, hydrology, and soil conditions. Vegetative data was interpreted utilizing the U. S. Fish and Wildlife Service Northeast Regional Plant list. Dominant plant species were characterized as to their frequency of occurrence in wetlands. Soils were evaluated primarily based upon the examination of color utilizing the Munsell color chart in accordance with the Guide for Field Indicators of Hydric Soils and CORPS delineation procedures. Hydrology was evaluated based upon direct observations of water, topographic position, and hydrologic wetland indicators as specified in the CORPS manual.

GENERAL BACKGROUND

The subject property is located 135 feet southwest of the intersection of Linree Ave. and Scotland Ave. in Exeter Township, Berks County. The site is an existing residential property and contains an existing 2 story surrounded by maintained lawn areas.

According to the National Wetlands Inventory (NWI) map, a freshwater pond is located 190 feet west of the subject property. No wetlands were mapped on or adjacent to the subject property.

According to the USDA-NRCS Web Soil Survey, the subject area contains soils mapped as the Readington series. Readington silt loam is a deep and very deep, moderately well drained soil on concave, nearly level to sloping lower hillsides, upland flats, drainageways, and stream heads. The main diagnostic horizon or feature of the Readington series is the formation of a

fragipan and a thick argillic horizon. Both features limit the infiltration and permeability of the soil. The Readington series is formed in medium textured residuum weathered from reddish noncalcareous shale, siltstone, and fine-grained sandstone. Slopes range from 0 to 15 percent. Permeability is moderately slow. The solum, A and B horizons, ranges in thickness from 35 to 60 inches. The texture encountered within the solum ranges from silt loam to loam with a weak fine granular structure in the Ap horizon, to a silt loam to a silty clay loam texture with a moderate medium blocky to subangular blocky structure in the Bt (argillic) horizon. The fragipan (Btx or Bx horizons), if present in the soil profile, consists of a silt loam texture with a moderate thick platy and subangular blocky structure. Some pedons contain subsoil with a silt loam to silty clay loam texture below the fragipan, while other pedons contain bedrock below the fragipan. Redoxymorphic features can range from 15 to 50 inches below ground surface within the argillic horizon. Rock fragments of angular shale, siltstone, and sandstone range from 0 to 20 percent in the solum and from 5 to 50 percent in the C horizon. Depth to bedrock ranges from 40 to 70 inches.

FIELD DELINEATION

Field efforts were focused on the small yard in the rear portion of the property. The area was evaluated to determine the presence/absence of hydric soils, hydrophytic plants, and wetland hydrology.

Upland Area

The yard area in the rear portion of the property was composed of upland warm season grasses (photo 1 & 2) and displayed no wetland hydrology indicators. The soils within the evaluated area were generally consistent in respect to the physical characteristics they displayed. A typical profile for the evaluated area is as follows:

0-5 inches, 7.5YR 3/3, silt loam
5-17 inches, 7.5YR 4/4, silt loam
17-22 inches, 7.5YR 4/3, silt loam, CMD Redoximorphic features

SUMMARY OF WETLAND PARAMETERS

Results of the wetland evaluation indicate that no wetlands are located on the subject property. No field indicators of hydric soils, hydrophytic plants, or hydrological indicators were observed.

Wetland Delineation
98 Linree Ave. Exeter Township
October 9, 2023
Page 3 of 4

EME appreciates the opportunity to provide wetland-consulting services for this project. If you have any questions or need any further information, please do not hesitate to contact our office.

Sincerely,



Evans Mill Environmental, LLC
Robert Wuerth, CPSS
Soil Scientist



Attachments