

# OTM, LLC

*Surveying, Land Planning & Design Services*

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

Page 2

**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. Gruel, PLS*  
Owner/President  
OTM, LLC

Cc: Mr. and Mrs. David Bluestone

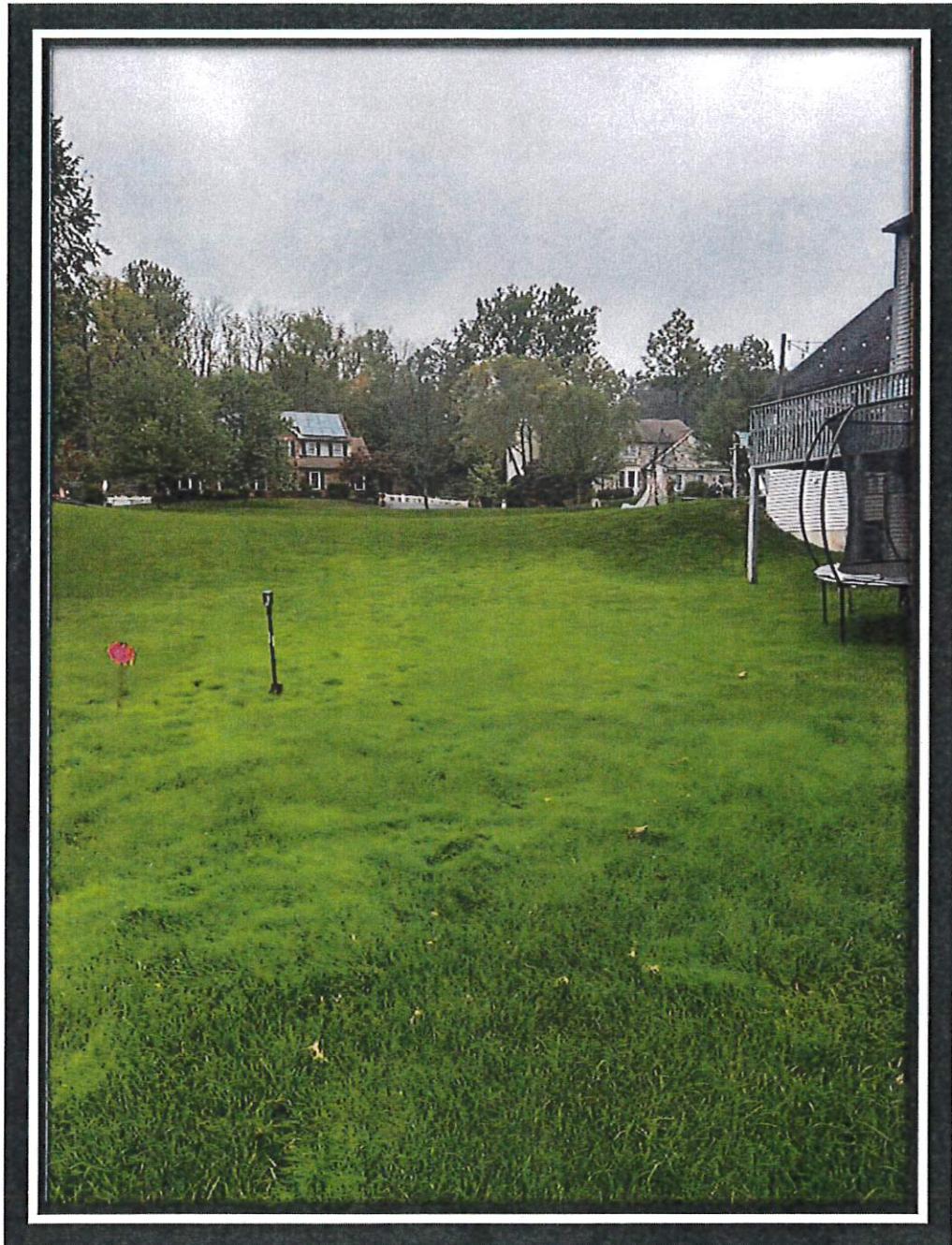


Photo 1

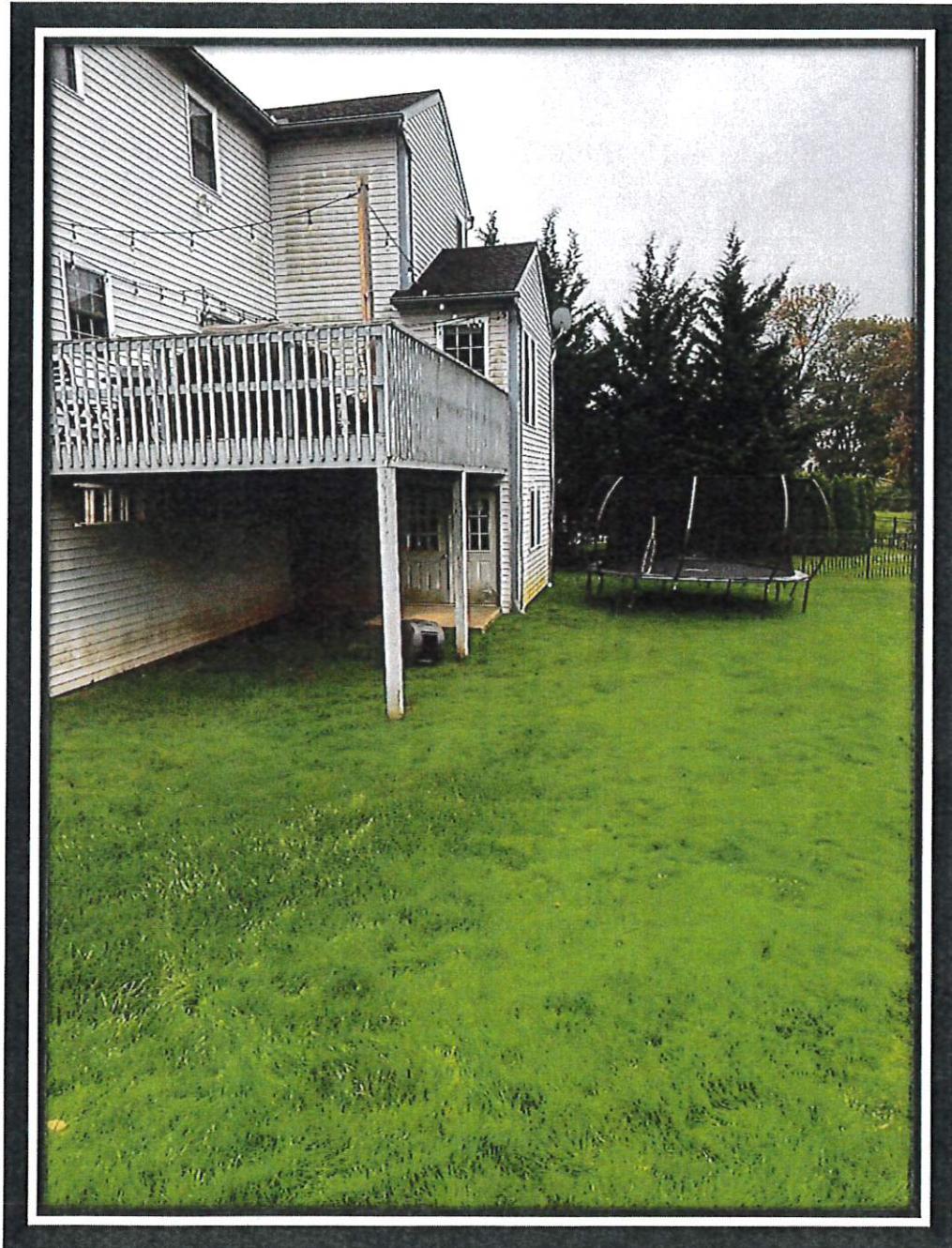
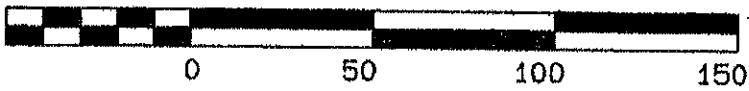


Photo 2

GRAPHIC SCALE

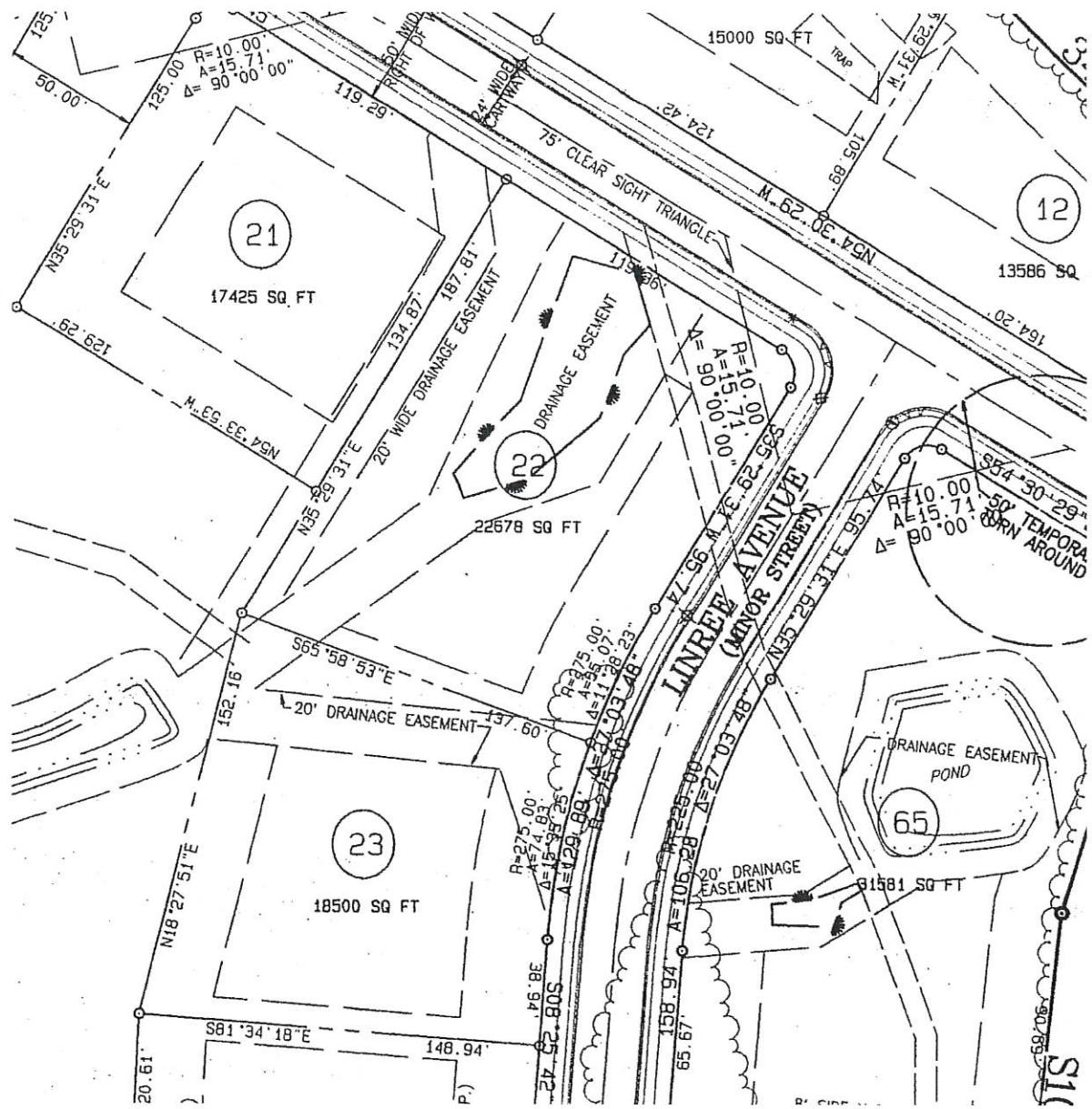
1"=50'



## PRELIMINARY PLAN

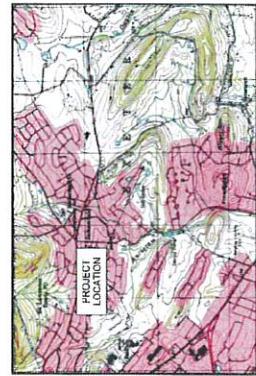
NO.	DATE	BY	REVISION
<b>VITILLO GROUP, INC.</b> Engineers, Surveyors, Planners & Managers ENVIRONMENTAL MANAGEMENT & DESIGN GROUP			
		SIX COMMERCE DRIVE FLYING HILLS CORPORATE CENTER	READING, PENNSYLVANIA 19607      TEL (610) 796-1012 FAX (610) 775-2258
<b>SUBDIVISION PLAN</b> SUBDIVISION OF <b>EXETER GOLF CLUB ESTATES</b> <b>"PHASE 4"</b> <b>EXETER TOWNSHIP, BERKS COUNTY, PENNSYLVANIA</b>			
(c) copyright 1996, Vitillo Group, Inc. ALL RIGHTS RESERVED. The drawing of this work is the property of the Vitillo Group, Inc. Reproduction of this drawing, or any part thereof, is strictly prohibited except by permission of this firm.			
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 1A

## EXHIBIT 1



卷之三

**EXISTING SITE PLAN  
PERMIT PLAN FOR RESIDENTIAL SWIMMING POOL**

PROPERTY OF  
DAVID S. & MARIANNA L. BLUESTONE  
98 LINNELL AVENUE

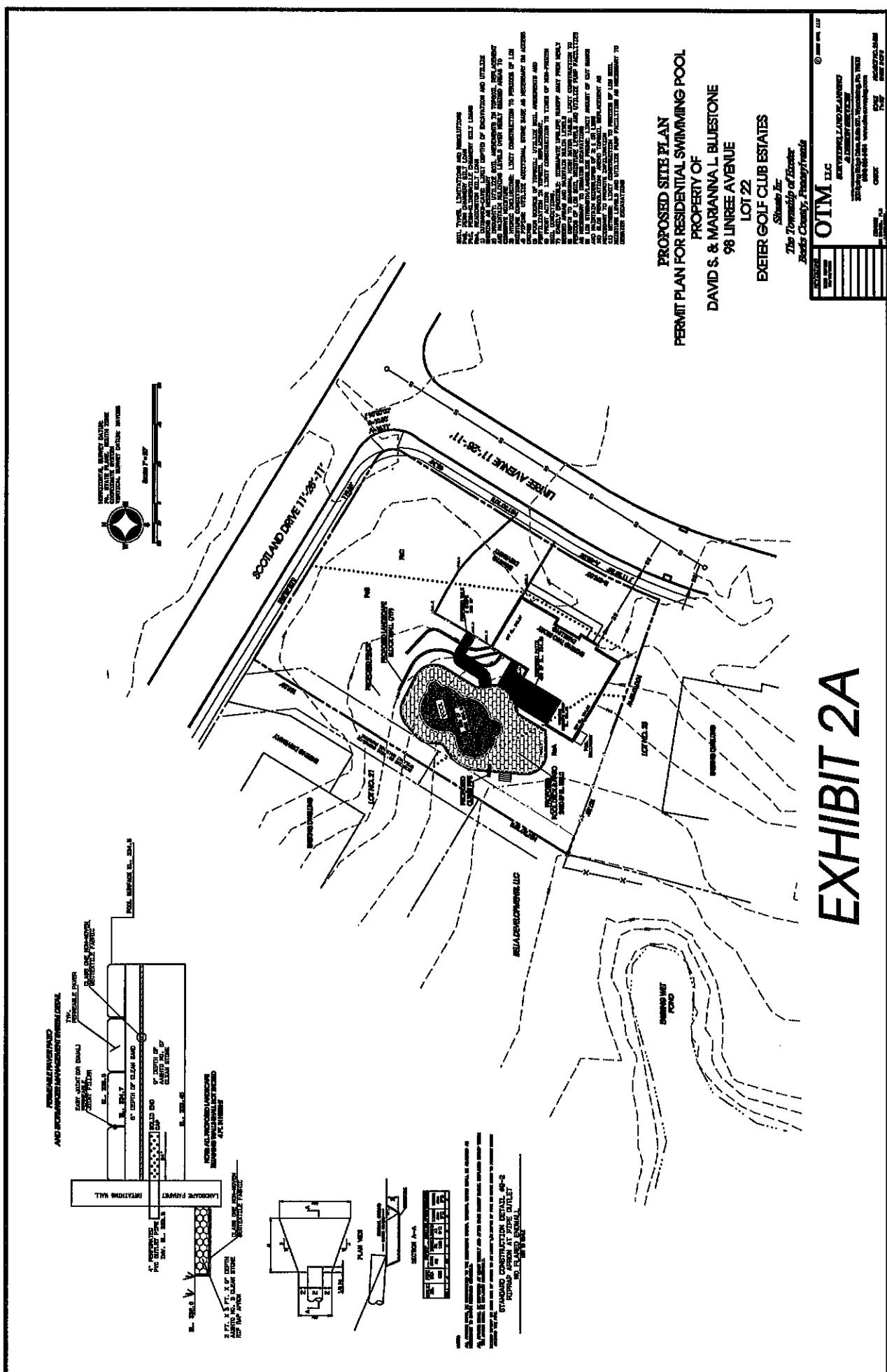
**LOT 22**  
**EXETER GOLF CLUB ESTATES**  
*St. Ives, Fla.*

EXHIBIT 2



## EXHIBIT 2A

**PROPOSED SITE PLAN  
PERMIT PLAN FOR RESIDENTIAL SWIMMING POOL  
PROPERTY OF  
DAVID S. & MARIANNA J. BULLESTONE**





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