

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, FEBRUARY 28, 2019, 7:30 PM**

**CALL TO ORDER** by Chair Sherr at 7:30 PM

**ATTENDANCE**

PRESENT:	TONY SHERR	[X]
	GORDON TODD	[X]
	MICHAEL HOLSONBACK	[X]
	MICHELLE GREENAWALT	[X]
	LEE KOCH	[X]

1. January 24, 2019 Meeting Minutes – Mr. Todd motioned to approve the January 24, 2019 Meeting Minutes. There was no public comment. By unanimous vote the motion was approved.

2. Himsworth – (LD 2019-02) – Andrew Raquet, Asst. Zoning Officer & Codes Clerk, provided an overview on Joe Nolan’s, Township Engineer, review letter.

Chair Sherr commented on the information addressed in Joe Nolan’s review letter.

Chair Sherr and Mr. Holsonback commented on the proposed flag access to the proposed lot.

3. March 28, Planning Commission Meeting Agenda – At its March 28th meeting, the Planning Commission may review the Palmer subdivision (LD 2017-02) and the Himsworth subdivision (LD-2019-02)

Chair Sherr commented on the joint meeting between the Planning Commission and Board of Supervisors.

Chair Sherr commented on reviewing the March 20, 2018 joint meeting at the March 28, 2018 Planning Commission Meeting.

Mr. Todd commented on the former Center Point Village Zoning Ordinance, existing zoning, overlay districts and housing density.

Chair Sherr commented on the former Center Point Village Zoning Ordinance.

There was general discussion about Skippack Village.

Mr. Todd commented on the existing Township Comprehensive Plan and Montgomery County’s involvement in planning.

Chair Sherr commented on the duties of the Planning Commission.

**PUBLIC COMMENT**

- David Brooks, Worcester, commented on the comprehensive plan and housing density.
- Mr. Todd commented on housing density.
- Mr. Holsonback commented on the recording of Planning Commission meetings.
- Chair Sherr commented on email communications between Planning Commission Members being sent to the Township for right to know requests.

**ADJOURNMENT**

There being no further business before the Planning Commission, Chair Sherr adjourned the meeting at 8:01 PM.

Respectfully Submitted:

---

Andrew R. Raquet  
Asst. Zoning Officer; Codes Clerk



**SEWAGE FACILITIES PLANNING MODULE  
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW**

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

**SECTION A. PROJECT NAME** (See Section A of instructions)

Project Name \_\_\_\_\_

**SECTION B. REVIEW SCHEDULE** (See Section B of instructions)

1. Date plan received by municipal planning agency \_\_\_\_\_
2. Date review completed by agency \_\_\_\_\_

**SECTION C. AGENCY REVIEW** (See Section C of instructions)

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i> )?
<input type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
<input type="checkbox"/>	<input type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

**SECTION C. AGENCY REVIEW (continued)**

**Yes      No**

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Is this proposal consistent with the ordinance?<br>If no, describe the inconsistencies _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?<br>If no, describe the inconsistencies _____                               |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?<br>If yes, describe _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | If yes, is the proposed waiver consistent with applicable ordinances?<br>If no, describe the inconsistencies<br>_____                                      |

17. Name, title and signature of planning agency staff member completing this section:

Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Name of Municipal Planning Agency: \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_

**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.



4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902

www.cksengineers.com  
215.340.0600

April 4, 2019  
Ref: #7502

Township of Worcester  
1721 Valley Forge Road  
PO Box 767  
Worcester, PA 19490-0767

**Attention:** Tommy Ryan, Township Manager

**Reference:** Sparango Construction Company Inc. - Final Land Development Plans  
2044 Berks Road

Dear Mr. Ryan:

CKS Engineers, Inc. is receipt of a final plan submission for the subdivision of the Josephine Sparango property (Sparango Construction Co.) at 2044 Berks Road. The subdivision plans were prepared by Joseph M. Estock, P.E., P.L.S. of King of Prussia, Pennsylvania. The subdivision plan set consists of 12 sheets, dated October 7, 2016, last revised March 8, 2019. In addition to the subdivision plan, the submission also included a "Post-Construction Stormwater Management, Written Narrative, for 2044 Berks Road", also prepared by Joseph M. Estock, dated March 9, 2018 and last revised March 8, 2019. The Stormwater Management report also included a seven (7) sheet plan set which provided the information required for preparation of the stormwater management report. This plan set is dated March 9, 2018 and has a latest revision date of March 8, 2019.

The subdivision plan proposed the development of 8 single-family detached lots on the 16-acre property with a new cul-de-sac street (Josephine Way) extended from Berks Road. Seven of the lots will take access from the new street and one will take access directly from Berks Road. The site currently contains one (1) single family house with a detached garage, both of which are to be removed. The site is located in the "AGR - Agriculture Zoning District" and is being developed in accordance with Section 150-12 through 150-17 of the Worcester Township Zoning Ordinance. CKS Engineers Inc., previously reviewed plans for this subdivision and set forth review comments in letters dated November 11, 2016, April 4, 2018, and August 2, 2018. This subdivision plan received preliminary approval from the Township of Worcester Board of Supervisors by Resolution 2018-35 on September 19, 2018. We have reviewed this final plan submission to verify compliance with the conditions of the preliminary approval resolution and also any outstanding items set forth in previous review letters. Based on our review of this latest set of plans, we offer the following comments:

1. The Worcester Township Board of Supervisors granted the following waivers as part of the preliminary approval resolution (2018-35).
  - A. §130-16.C.1.6 of the Worcester Township Subdivision and Land Development Ordinance - to permit a 20-foot cartway width along Berks Road rather than the required 38-foot wide minimum cartway along a feeder street;
  - B. §130.18.A of the Worcester Township Subdivision and Land Development Ordinance - requiring installation of sidewalks along Berks Road;
  - C. §130.18.B.1.a of the Worcester Township Subdivision and Land Development Ordinance - requiring installation of concrete curb along Berks Road;
  - D. §130-20.A.4 of the Worcester Township Subdivision and Land Development Ordinance - to permit corner Lots 1 and 7 to have a width of less than 1.5 times the minimum width of interior lots;
  - E. §130-20.C.3 of the Worcester Township Subdivision and Land Development Ordinance - to permit the proposed rain garden discharge at FES 16 into the side yard of Lot 4; and
  - F. §130-18.B.1 of the Worcester Township Subdivision and Land Development Ordinance - to permit 18" deep curbing rather than the required 22" deep curbing.
2. The Preliminary Plan approval resolution includes as a condition, the payment to the Township of a Traffic Impact Fee in the total amount of \$27,839.00. This should be paid on a per lot basis and at the time of submission of a building permit for each of the dwellings to be built on the eight (8) lots, in the amount of \$3,479.87, per lot.
3. Prior to recording of the final plans, the applicant shall purchase eight (8) EDU's at \$1,900.00 per EDU for sewage capacity at the Valley Green Wastewater Treatment Plant.
4. The plans must receive final approval from the Montgomery County Conservation District in conjunction with Erosion and Sedimentation control for this project. A NPDES Permit for stormwater discharge must also be obtained for this project.
5. DEP Planning approval must be obtained for this project in conjunction with the proposed public sewer. It is my understanding that the Planning Module Submission has been made to DEP and it is in the process of being reviewed.
6. A DEP Water Quality Management Permit, Part II, must be obtained prior to any construction on the sanitary sewer system. This permit is required since grinder pumps will be utilized for the eight (8) proposed lots.

7. The low pressure force main from this project will be connected to the force main that is to be constructed along Skippack Pike in conjunction with the Reserve at Center Point Project. The design of the Reserve force main has included a connection point for this project. However, no Use and Occupancy Permits can be issued for this project until the pumping station and forcemain being constructed as part of the Reserve project is completed, tested, and placed in service.
8. The applicant is reminded that as part of the NPDES permit requirement for this project, a "Notice of Termination" must be submitted upon completion of the project. This Notice of Termination must be prepared by the applicant's engineer. It is therefore, recommended that the applicant's engineer be aware of this requirement and those tasks necessary for completion of the Notice of Termination application upon completion of the project.
9. The applicant has received a letter from the North Penn Water Authority dated October 5, 2018 confirming that they have an existing water main in the area of the project and that they intend to provide this development with public water service.
10. All technical issues set forth in our previous review letters have now been adequately addressed with this final plan submission. In addition, a review of the "Post-Construction Stormwater, Written Narrative", and also the plans submitted in conjunction with that document have been reviewed. All comments relative to this stormwater management for this project have been resolved and the stormwater plan is acceptable.
11. In conjunction with the stormwater report, the applicant is directed to page 4, "Resolutions to Soil Limitations". Due to a high water table on this site, this report recommends the following:

"All building foundations are to be designed to withstand high water table conditions. This includes basement wall waterproofing, the installation of foundation drains, and the installation of sump pumps. A pump water filter bag is to be used when groundwater is encountered during construction activities. When evidence of high water table conditions are observed, appropriate measures must be used to mitigate these conditions such as the installation of under drains, pumping, water proofing, etc."

All building plans shall incorporate these recommendations.
12. The applicant's engineer shall prepare a construction cost estimate for all subdivision improvements for use in determining the construction escrow required for this project.
13. The applicant's engineer shall prepare the legal descriptions for all rights-of-way and easements shown on the subdivision plans.

April 4, 2019

Ref: #7502

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Upon resolution of the above remaining items to the satisfaction of the Township, these plans can be considered ready for final approval by the Township of Worcester Board of Supervisors. Please contact me if you have any questions or need any further assistance on this project.

Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor  
Joseph M. Estock, P.E., P.L.S.  
Sparango Construction Company Inc.  
File





McMAHON ASSOCIATES, INC.  
425 Commerce Drive, Suite 200  
Fort Washington, PA 19034  
p 215-283-9444 | f 215-283-9445

PRINCIPALS

Joseph J. DeSantis, P.E., PTOE  
John S. DePalma  
Casey A. Moore, P.E.  
Gary R. McNaughton, P.E., PTOE  
Christopher J. Williams, P.E.

ASSOCIATES

John J. Mitchell, P.E.  
R. Trent Ebersole, P.E.  
Matthew M. Kozsuch, P.E.  
Maureen Chlebek, P.E., PTOE  
Dean A. Carr, P.E.  
Jason T. Adams, P.E., PTOE  
Christopher K. Bauer, P.E., PTOE

FOUNDER

Joseph W. McMahon, P.E.

April 10, 2019

Mr. Tommy Ryan  
Township Manager  
Worcester Township  
1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

RE: **Traffic Review #3**  
2044 Berks Road (LD 2016-05)  
Worcester Township, Montgomery County, PA  
McMahon Project No. 818262.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this comment letter, which summarizes our traffic engineering review of the proposed development to be located at 2044 Berks Road in Worcester Township, Montgomery County, PA. It is our understanding that the proposed development will consist of 8 single-family homes. Access to Lots 1 through 7 will be provided via roadway connection (Josephine Way) to Berks Road while access to Lot 8 will be provided via a direct driveway connection to Berks Road to the north of Josephine Way. It is our understanding that the existing single-family home on this lot will be removed as part of this proposed development.

The following document was reviewed and/or referenced in preparation of our traffic review:

- Land Development Plans for 2044 Berks Road prepared by Joseph M. Estock Consulting Engineers and Land Surveyors, last revised March 8, 2019.

Based on our review of the submitted document noted above and a field view of the proposed site, McMahon continues to offer the following comments for consideration by the Township and action by the applicant:

1. According to **Section 130-16 of the Subdivision and Land Development Ordinance**, residential roads shall have a minimum paved width of 32 feet. The plans currently show a 28-foot cartway width along Josephine Way, thereby not satisfying the ordinance requirement. A waiver must be requested to allow a 28-foot cartway width along Josephine Way. It should be noted that according to Note 15 on Sheet 1, parking will be restricted to one side of Josephine Way. Since parking will be restricted to one side of Josephine Way, we are not opposed to the granting of this waiver, which is not currently contained in the Granted Waiver List on sheet 1 of 12.

Mr. Tommy Ryan

April 10, 2019

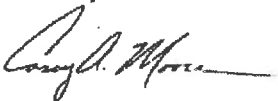
Page 2 of 2

2. Turning templates should be provided demonstrating the ability of a trash truck and fire/emergency vehicles specific to Worcester Township to maneuver into and out of Josephine Way and through the cul-de-sac. It should be noted that according to **Section 130-16.C.1[5][b]** of the **Subdivision and Land Development Ordinance**, an outer paved radius of 40 feet, which is shown on the plans, is acceptable. However, we continue to recommend that a trash truck and fire/emergency vehicle turning template be provided to show that it will indeed be satisfactory. The Fire Marshall should also review these plans for approval.
3. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based on Land Use Code 210 (Single Family Detached Housing) in the Institute of Transportation Engineers publication, **Trip Generation**, Tenth Edition, the 8 single-family homes will generate approximately 8 total "new" weekday afternoon peak hour trips. Providing a credit of one new trip for the existing single-family home, the number of trips subject to the transportation impact fee is 7. The TSA North impact fee of \$3,977 per "new" weekday afternoon peak hour trip applied to the 7 trips results in a transportation impact fee of \$27,839.

Based on a review of the document listed above, the applicant should address the aforementioned comments, and provide revised plans, and accompanying materials as appropriate, to the Township for further review and approvals. A response letter that addresses the comments contained herein should accompany the resubmission, indicating how each item has been addressed, and where the changes have been made in the documents being resubmitted.

We trust that this review letter responds to your request. If you or the Township have any questions, or require clarification, please contact me.

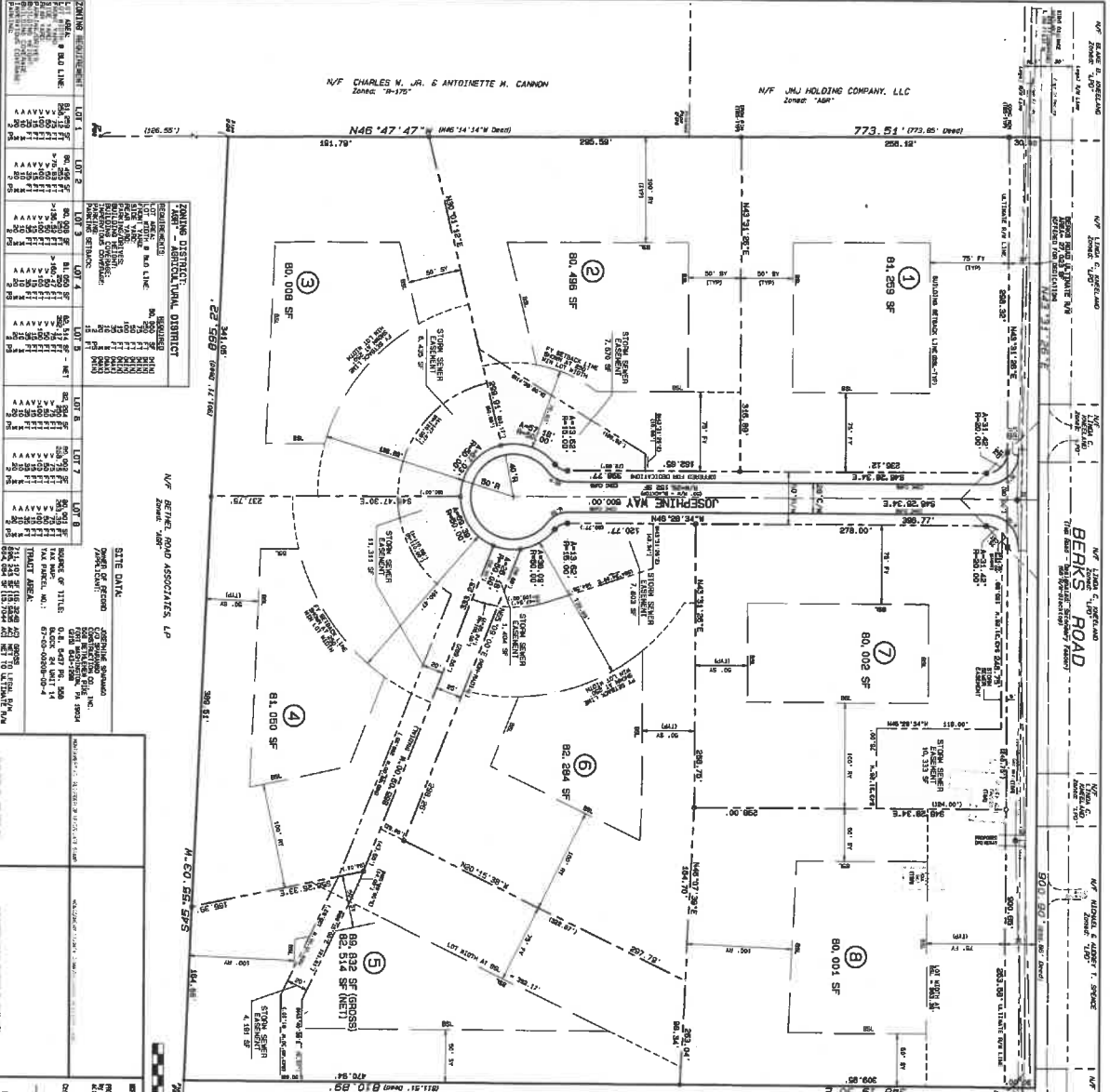
Sincerely,



Casey A. Moore, P.E  
Executive Vice President – Corporate Operations

BMJ/CAM/lsw

cc: Joseph Nolan, P.E., CKS Engineers (Township Engineer)  
Robert Brant, Esq. (Township Solicitor)  
Joseph M. Estock, P.E. (Applicant's Engineer)



**LEGEND**

EXISTING LOT LINES  
 EXISTING DRIVE LINES  
 EXISTING DRIVE AREAS  
 EXISTING DRIVE WIDTHS  
 EXISTING DRIVE SPACINGS  
 EXISTING DRIVE SETBACKS  
 EXISTING DRIVE RIGHT-OF-WAY LINES  
 EXISTING DRIVE RIGHT-OF-WAY WIDTHS  
 EXISTING DRIVE RIGHT-OF-WAY SPACINGS  
 EXISTING DRIVE RIGHT-OF-WAY SETBACKS  
 EXISTING DRIVE RIGHT-OF-WAY WIDTHS  
 EXISTING DRIVE RIGHT-OF-WAY SPACINGS  
 EXISTING DRIVE RIGHT-OF-WAY SETBACKS

**GENERAL NOTES:**

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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19. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
20. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**PROJECT TITLE:** 2044 BERKS ROAD  
**RECORD PLAN**

**PREPARED BY:** JOSEPH M. ESTOCK  
**DATE:** 07 OCT 2018

**APPROVED BY:** [Signature]  
**DATE:** [Date]

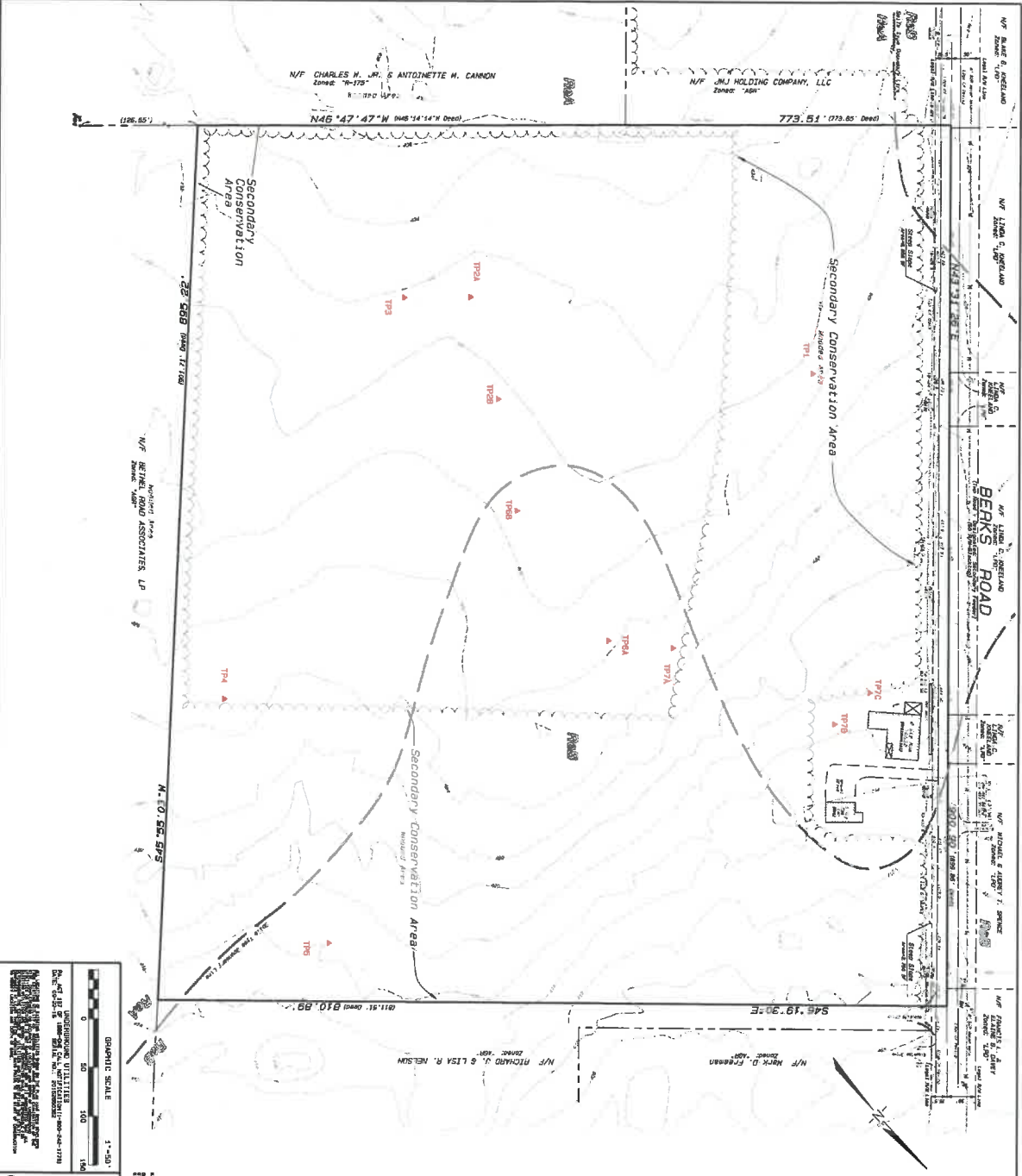
**ENGINEER'S CERTIFICATE:**  
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Pennsylvania, do hereby certify that the above is a true and correct copy of the original as shown to me, and that I am a duly Licensed Professional Engineer in the State of Pennsylvania.

**TOWNSHIP COMMISSION:**  
 APPROVED BY THE TOWNSHIP COMMISSION OF WESTERN TOWNSHIP, PENNSYLVANIA.

**MUNICIPAL APPROVALS:**  
 APPROVED BY THE BOARD OF SUPERVISORS OF WESTERN TOWNSHIP, PENNSYLVANIA.

**OWNER'S CERTIFICATE:**  
 I, the undersigned, being the owner of the above described property, do hereby certify that the above is a true and correct copy of the original as shown to me, and that I am the owner of the above described property.

**LOCATION MAP:** [Map showing the location of the property within the township and county.]



**SITE DATA**  
 DATE: 07 OCT 2018  
 PROJECT: 2044 BERKS ROAD  
 SHEET: 1 OF 1  
 DRAWING NO.: 18-03-0001-01  
 PROJECT NO.: 18-03-0001  
 CLIENT: BERKS COUNTY  
 PROJECT LOCATION: 2044 BERKS ROAD, BERKS COUNTY, PA 17804

**SOILS LEGEND**  
 ASSESSMENT: 5-20 (SLOPE)  
 SURVEY: 2018  
 SOILS: 5-20 (SLOPE)  
 SYMBOL: 5-20 (SLOPE)  
 NAME: 5-20 (SLOPE)

**SOIL INFORMATION CHART**

SYMBOL	SLOPE	SOIL	INTERVAL	DEPTH
5-20	5-20	5-20	0-10"	18"-36"
5-20	5-20	5-20	40"-70"	18"-36"

**LEGEND**  
 SLOPE: 5-20 (SLOPE)  
 SOIL: 5-20 (SLOPE)  
 PROPERTY LINE: 18-03-0001-01  
 ROAD: 2044 BERKS ROAD  
 UTILITY: 18-03-0001-01

**PROJECT TITLE:**  
**2044 BERKS ROAD**  
**EXISTING FEATURES PLAN**

**DESIGNED BY:** JOSEPH M. ESTOCK  
**DATE:** 07 OCT 2018

**SCALE:** 1" = 50'

**GRAPHIC SCALE:** 0 50 100 150

**REVISIONS**

NO.	DATE	DESCRIPTION
1	07 OCT 2018	ISSUED FOR PERMIT

**DATE:** 07 OCT 2018

**SCALE:** 1" = 50'

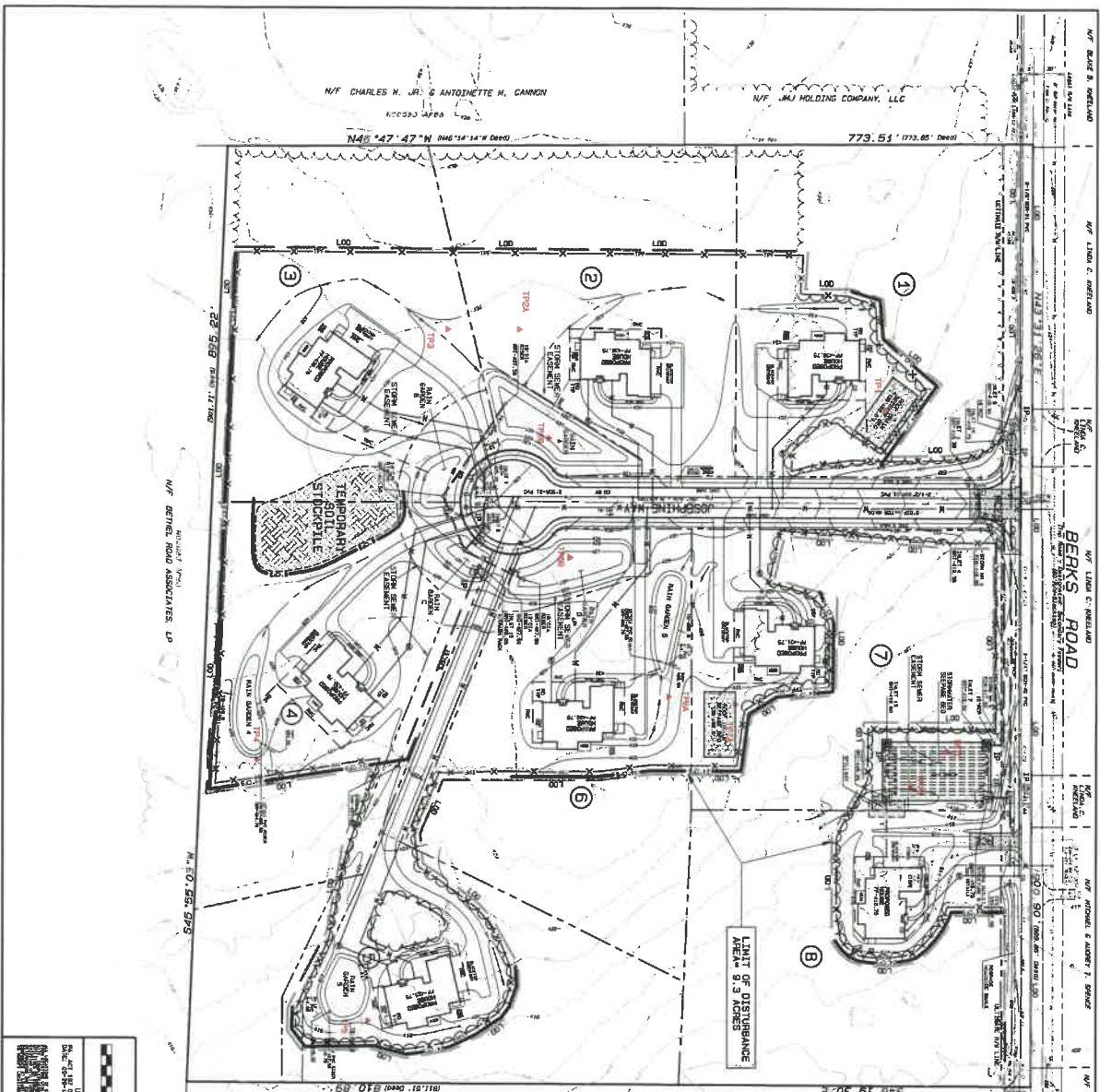
**PROJECT NO.:** 18-03-0001

**SHEET NO.:** 1 OF 1

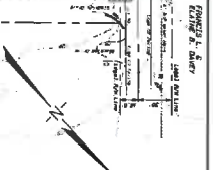
**DRAWING NO.:** 18-03-0001-01

**CLIENT:** BERKS COUNTY

**PROJECT LOCATION:** 2044 BERKS ROAD, BERKS COUNTY, PA 17804



- ### CONSTRUCTION REQUIREMENTS
1. OBTAIN THE FIRST PARTY PERMITS FOR ROADWAY TO ALLOW FOR THE PLACEMENT OF THE ROCK CONSTRUCTION ENTRANCE.
  2. INITIAL ROCK CONSTRUCTION ENTRANCE.
  3. CLEAR AND GRAB SITE OF VEGETATION IN CONTACT WITH CONSTRUCTION ACTIVITIES.
  4. PLACE ALL TREE PROTECTION FENCING AROUND PERIMETER OF SITE AT THE LOCATION SHOWN ON PLAN.
  5. DISTURBED AREAS SHALL BE REVEGETATED WITH SEEDS AND MULCH TO BE MAINTAINED THROUGHOUT THE PROJECT.
  6. MAINTAIN ALL EXISTING UTILITIES SERVICES TO THE BUILDING, OVERHEAD AND BELOW GROUND FROM THE SITE.
  7. STAY TOPSOIL AND STOCKPILE AT DESIGNATED LOCATION. PROTECT STOCKPILE WITH BARRIER BARRIER.
  8. REMOVE STOCKPILE FROM THE SITE TO A DESIGNATED LOCATION. INCLUDE ROCKPILE SHAFT AROUND STOCKPILE.
  9. INITIAL STOCKPILE STOCKPILE END.
  10. INITIAL STOCKPILE STOCKPILE END.
  11. INITIAL STOCKPILE STOCKPILE END. WHEN DISTURBED AREAS ARE REVEGETATED, PROTECT STOCKPILE FROM ALL AVIATION AND CONSTRUCTION ACTIVITIES. INITIAL STOCKPILE STOCKPILE END.
  12. INITIAL STOCKPILE STOCKPILE END. WHEN DISTURBED AREAS ARE REVEGETATED, PROTECT STOCKPILE FROM ALL AVIATION AND CONSTRUCTION ACTIVITIES. INITIAL STOCKPILE STOCKPILE END.
  13. CONSTRUCT CROWN, STOCKPILE AND RAMP FORMWORK. EXCEPT FOR FINAL FORMWORK CROWN.
  14. FINISH BENCH AND TRAVEL. ALL DISTURBED AREAS.
  15. FINISH BENCH AND TRAVEL. ALL DISTURBED AREAS.
  16. FINISH BENCH AND TRAVEL. ALL DISTURBED AREAS.
  17. PLACE WEARING COURSE ON ALL ROAD SURFACES.



- ### ESS OWNERSHIP, OPERATIONS AND MAINTENANCE PROCEDURES
- #### 1. GENERAL STATEMENT
- This project is shown at 2044 Berk's Road in Westport, Township, Independence County, Missouri. The owner is Joseph M. Estibak, Westport, Missouri. The project consists of 4.00 acres with a portion of the property containing 65,000 cubic yards of fill.
- The purpose of this plan is to provide a detailed design for the construction, installation, and operation of the erosion and sediment control measures for this site. The measures are designed to prevent sediment from entering the waterways and to provide for the protection of the existing vegetation and structures on the site.
- The contractor shall provide a written report upon completion of construction, indicating the location of all measures and the status of the site. The contractor shall also provide a maintenance schedule for the measures and shall be responsible for the ongoing maintenance of the measures throughout the project.
- #### 2. OPERATIONS AND MAINTENANCE
- The contractor shall provide a written report upon completion of construction, indicating the location of all measures and the status of the site. The contractor shall also provide a maintenance schedule for the measures and shall be responsible for the ongoing maintenance of the measures throughout the project.
- The contractor shall be responsible for the ongoing maintenance of the measures throughout the project. The contractor shall be responsible for the ongoing maintenance of the measures throughout the project.

**2044 BERK'S ROAD**  
 WESTPORT TOWNSHIP  
 INDEPENDENCE COUNTY  
 MISSOURI

**EROSION AND SEDIMENT CONTROL PLAN**

PREPARED BY: **JOSEPH M. ESTIBAK**  
 Consulting Engineer & Land Surveyor  
 310 South Westport Drive  
 Westport, MO 64692  
 Phone: 417-562-2600  
 Fax: 417-562-2600

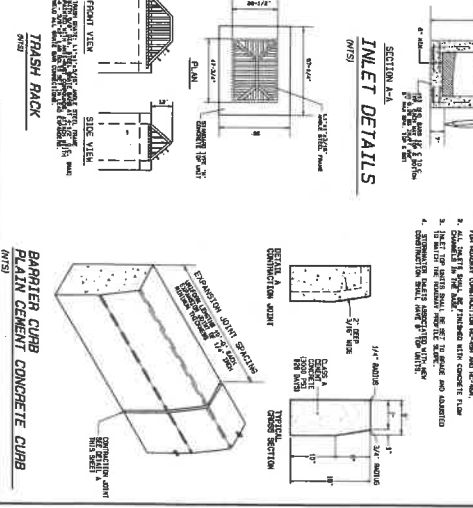
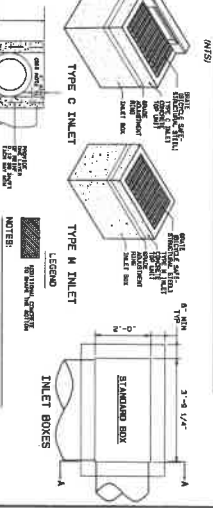
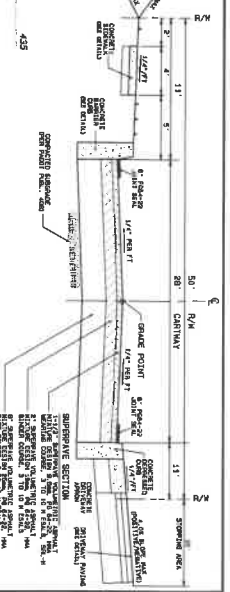
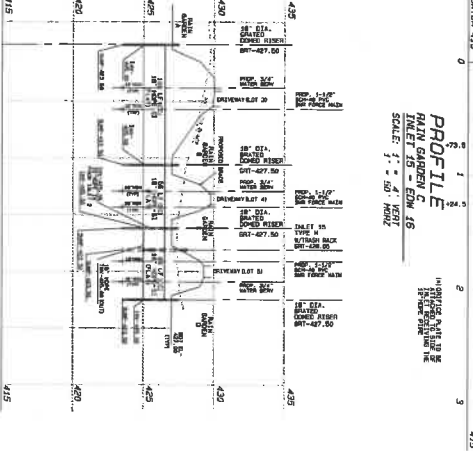
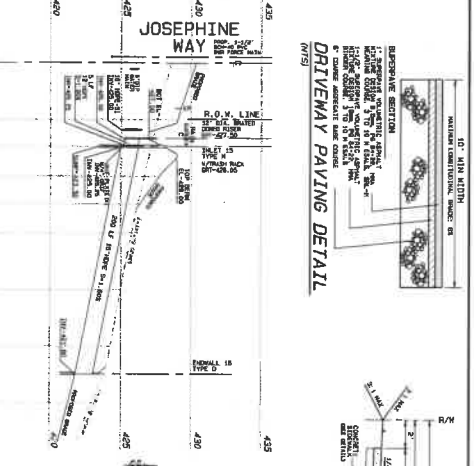
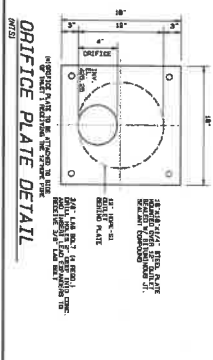
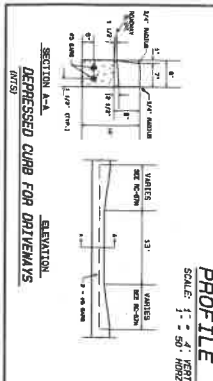
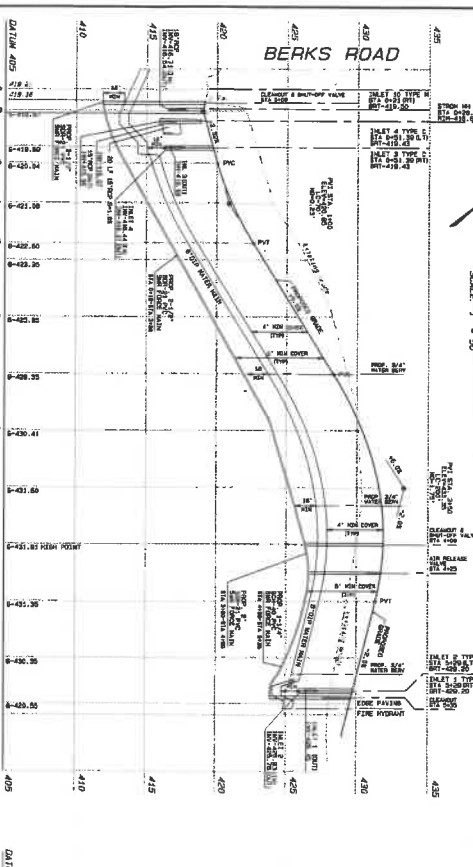
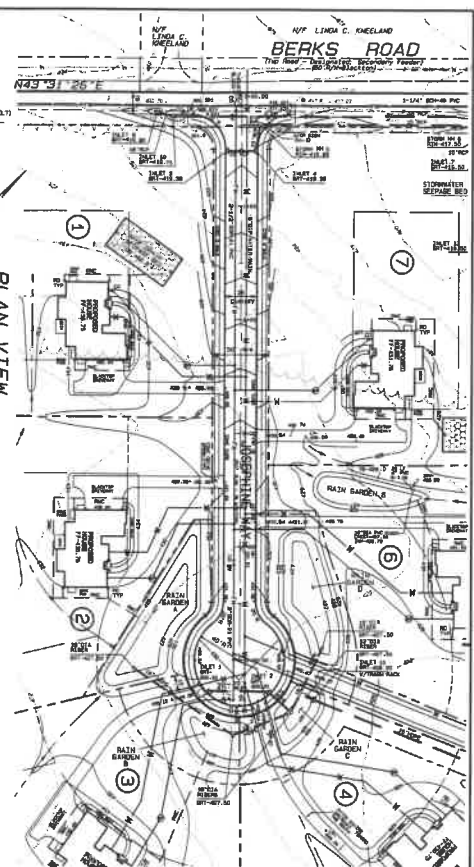
DATE: 07/27/2018  
 FILE NO.: 53119  
 FIELD BOOK: 517, 50  
 SHEET NO.: 354 OF 372











**PROJECT TITLE:**  
**2024 BERKS ROAD**

**JOSEPHINE WAY**  
**PLAN AND PROFILE**

**DESIGNED BY:** JOSEPH M. ESTOCK  
**DATE:** 07 OCT 2016

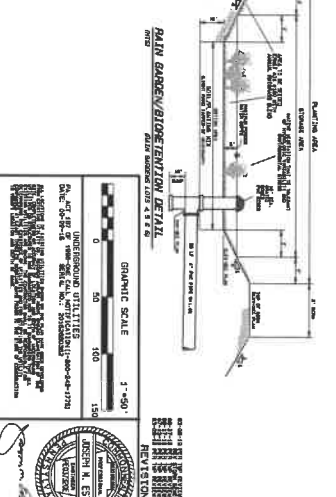
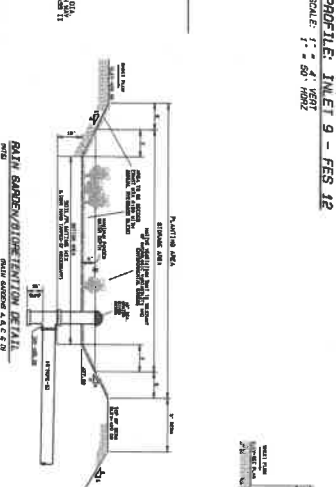
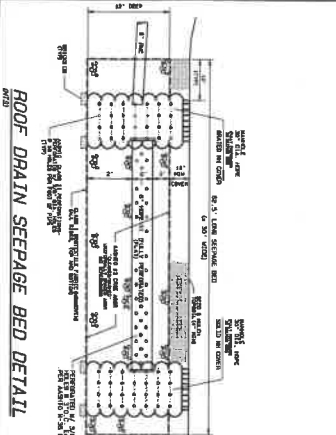
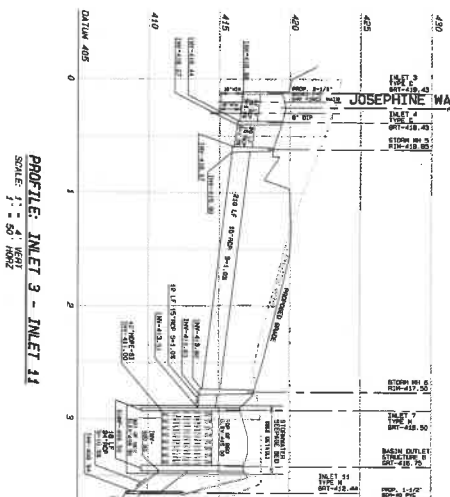
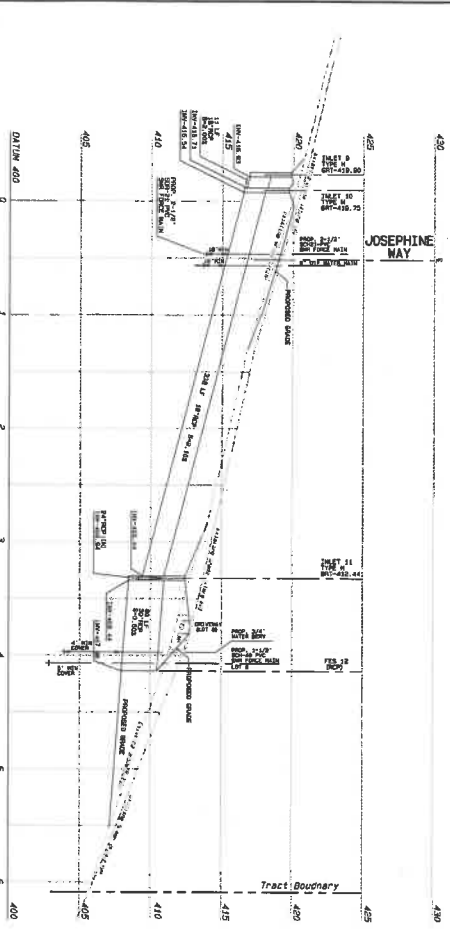
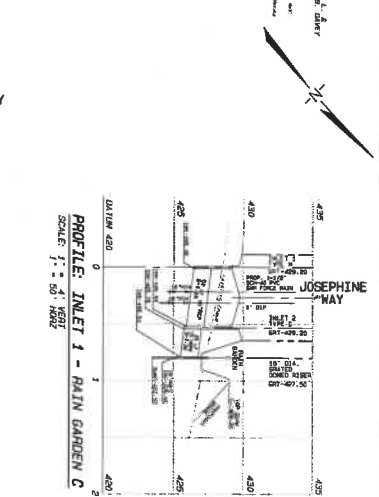
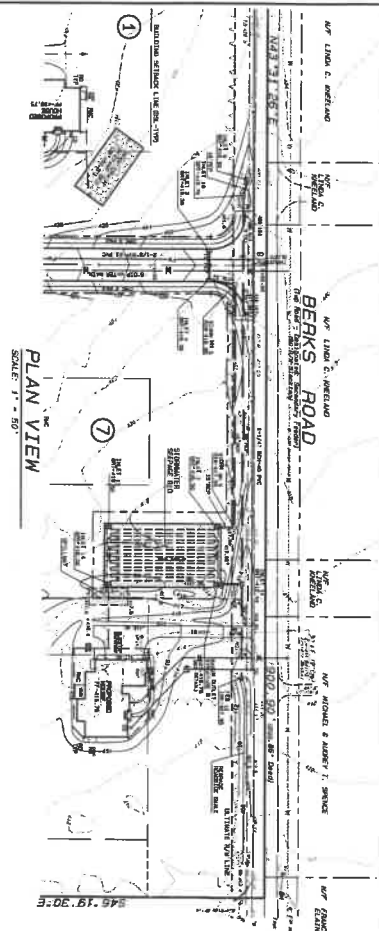
**SCALE:** AS NOTED

**FILE NO.:** 5319  
**FIELD BOOK:** 5319

**DATE:** 07 OCT 2016

**SCALE:** AS NOTED

**7/12**

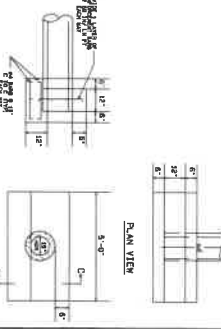
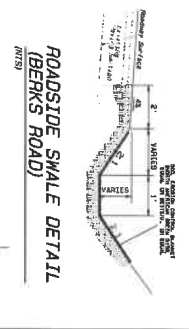


STANDARD CONSTRUCTION DETAILS FOR  
ROADSIDE SLOPE DETAIL (BERKS ROAD)

REPLACE EXISTING SLOPE WITH AN EXISTING CHANNEL

SECTION A-A

NO.	DATE	BY	CHKD.	DESCRIPTION
01	07/20/2016	JM	JM	ISSUED FOR PERMITS
02	07/20/2016	JM	JM	ISSUED FOR PERMITS
03	07/20/2016	JM	JM	ISSUED FOR PERMITS
04	07/20/2016	JM	JM	ISSUED FOR PERMITS
05	07/20/2016	JM	JM	ISSUED FOR PERMITS
06	07/20/2016	JM	JM	ISSUED FOR PERMITS
07	07/20/2016	JM	JM	ISSUED FOR PERMITS
08	07/20/2016	JM	JM	ISSUED FOR PERMITS
09	07/20/2016	JM	JM	ISSUED FOR PERMITS
10	07/20/2016	JM	JM	ISSUED FOR PERMITS
11	07/20/2016	JM	JM	ISSUED FOR PERMITS
12	07/20/2016	JM	JM	ISSUED FOR PERMITS
13	07/20/2016	JM	JM	ISSUED FOR PERMITS
14	07/20/2016	JM	JM	ISSUED FOR PERMITS
15	07/20/2016	JM	JM	ISSUED FOR PERMITS
16	07/20/2016	JM	JM	ISSUED FOR PERMITS
17	07/20/2016	JM	JM	ISSUED FOR PERMITS
18	07/20/2016	JM	JM	ISSUED FOR PERMITS
19	07/20/2016	JM	JM	ISSUED FOR PERMITS
20	07/20/2016	JM	JM	ISSUED FOR PERMITS
21	07/20/2016	JM	JM	ISSUED FOR PERMITS
22	07/20/2016	JM	JM	ISSUED FOR PERMITS
23	07/20/2016	JM	JM	ISSUED FOR PERMITS
24	07/20/2016	JM	JM	ISSUED FOR PERMITS
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26	07/20/2016	JM	JM	ISSUED FOR PERMITS
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29	07/20/2016	JM	JM	ISSUED FOR PERMITS
30	07/20/2016	JM	JM	ISSUED FOR PERMITS
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33	07/20/2016	JM	JM	ISSUED FOR PERMITS
34	07/20/2016	JM	JM	ISSUED FOR PERMITS



PROJECT TITLE: **2044 BERKS ROAD**

STORM SEWER  
PLAN AND PROFILE

PREPARED BY: **JOSEPH M. ESTIQU**

DATE: **07 OCT. 2016**

SCALE: **AS NOTED**

FILE NO: **334**

FIELD BOOK: **507-100**

DATE: **07 OCT. 2016**

SCALE: **3/4" = 1'-0"**

PROJECT TITLE: **2044 BERKS ROAD**

STORM SEWER  
PLAN AND PROFILE

PREPARED BY: **JOSEPH M. ESTIQU**

DATE: **07 OCT. 2016**

SCALE: **AS NOTED**

FILE NO: **334**

FIELD BOOK: **507-100**

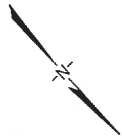
DATE: **07 OCT. 2016**

SCALE: **3/4" = 1'-0"**







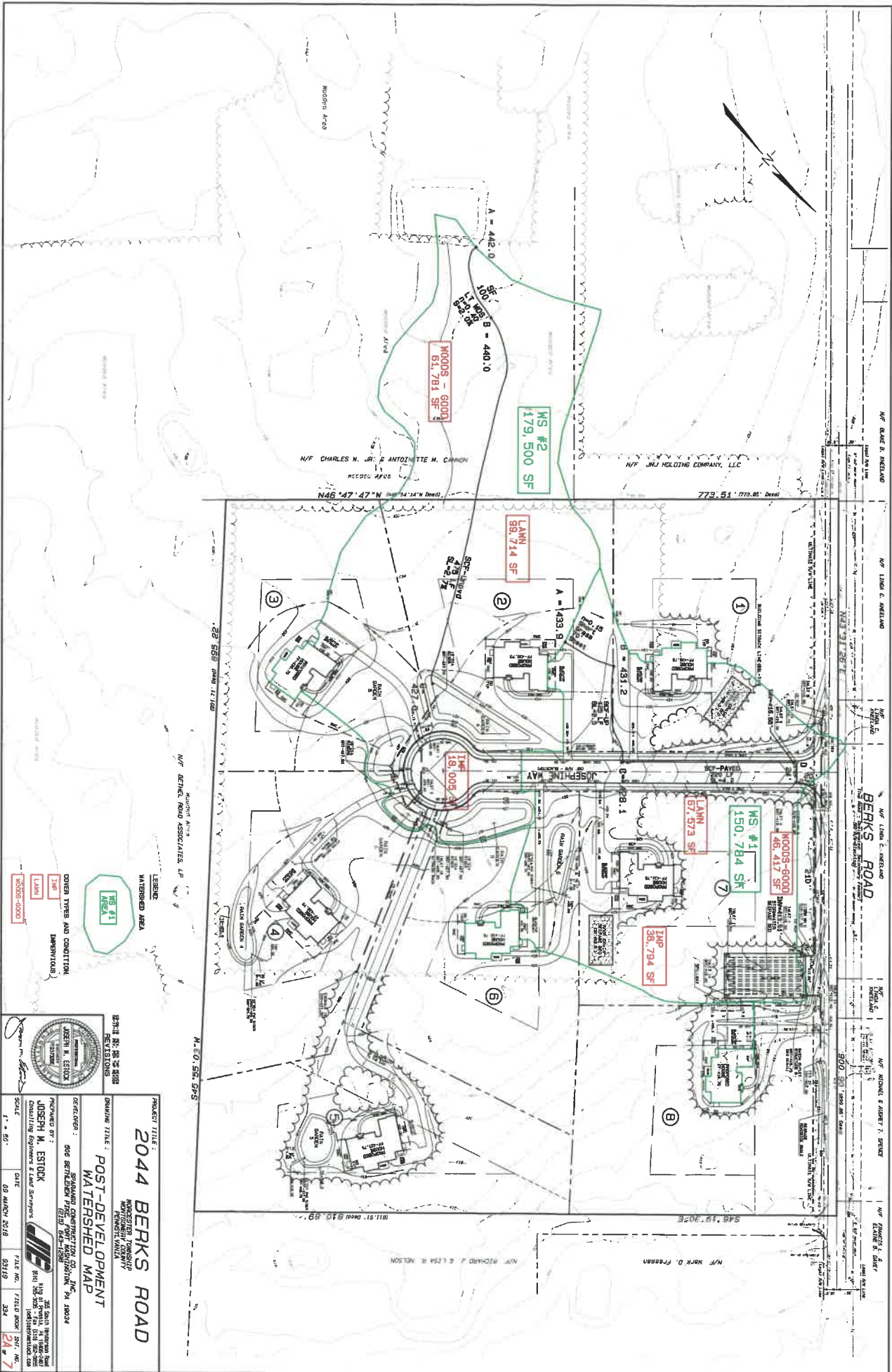


REVISIONS

PROJECT TITLE:	<b>2044 BERKS ROAD</b>		
DRAWING TITLE:	<b>AERIAL PHOTOGRAPH SITE CONTENT MAP</b>		
DATE:	07 OCT. 2016	FILE NO.:	59119
SCALE:	1" = 200'	FIELD BOOK:	394
DATE:	07 OCT. 2016	FILE NO.:	59119
SCALE:	1" = 200'	FIELD BOOK:	394

APPROVED BY: JOSEPH M. ESTOCK  
 CONSULTING ENGINEER & LAND SURVEYOR  
 PENNSYLVANIA  
 LICENSE NO. 11428  
 11428  
 11428  
 11428





**LEGEND**

WATERSHED AREA

18,211 AREA

COVER TYPES AND CONDITIONS

186

186

WOODS-6000

**REVISIONS**

DATE BY REVISIONS

APPROVED BY: JOSEPH M. ESTOCK

**PROJECT TITLE:**  
2044 BERKS ROAD

**DRAWING TITLE:**  
POST-DEVELOPMENT WATERSHED MAP

DATE: 09 MARCH 2018

FILE NO.: 33119

FIELD BOOK: 24

SHEET NO.: 7

SCALE: 1" = 50'

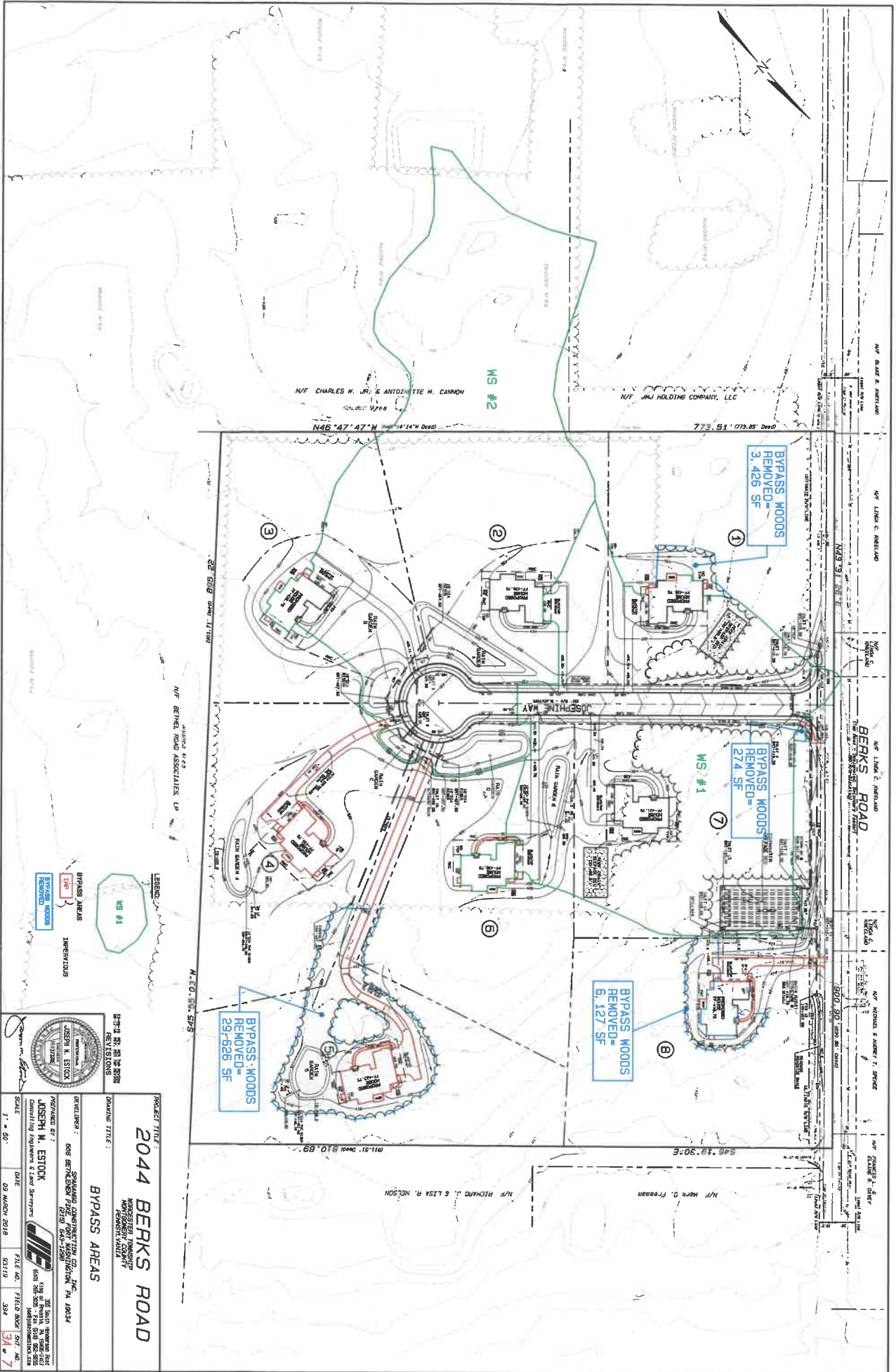
PREPARED BY: JOSEPH M. ESTOCK

DATE: 09 MARCH 2018

DATE: 09 MARCH 2018

DATE: 09 MARCH 2018





<b>PROJECT TITLE:</b> <b>2044 BERK'S ROAD</b>	
<b>DRAWING TITLE:</b> <b>BYPASS AREAS</b>	
<b>DATE:</b> 03 MARCH 2018	
<b>SCALE:</b> 1" = 50'	
<b>DESIGNED BY:</b> JOSEPH M. ESTOCK	<b>DATE:</b> 03 MARCH 2018
<b>CHECKED BY:</b> JOSEPH M. ESTOCK	<b>DATE:</b> 03 MARCH 2018
<b>PROJECT NO.:</b> 18-0001	
<b>REVISIONS:</b>	
<b>DATE:</b> 03 MARCH 2018	
<b>SCALE:</b> 1" = 50'	
<b>FILE NO.:</b> 18-0001	
<b>FIELD BOOK:</b> 3A # 7	

**LEGEND:**  
 BYPASS AREAS  
 BYPASS WOODS TO BE REMOVED

**SEAL:**  
 JOSEPH M. ESTOCK  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 10001

**PROJECT TITLE:**  
**2044 BERK'S ROAD**

**DRAWING TITLE:**  
**BYPASS AREAS**

**DATE:** 03 MARCH 2018

**SCALE:** 1" = 50'

**DESIGNED BY:**  
 JOSEPH M. ESTOCK

**CHECKED BY:**  
 JOSEPH M. ESTOCK

**PROJECT NO.:** 18-0001

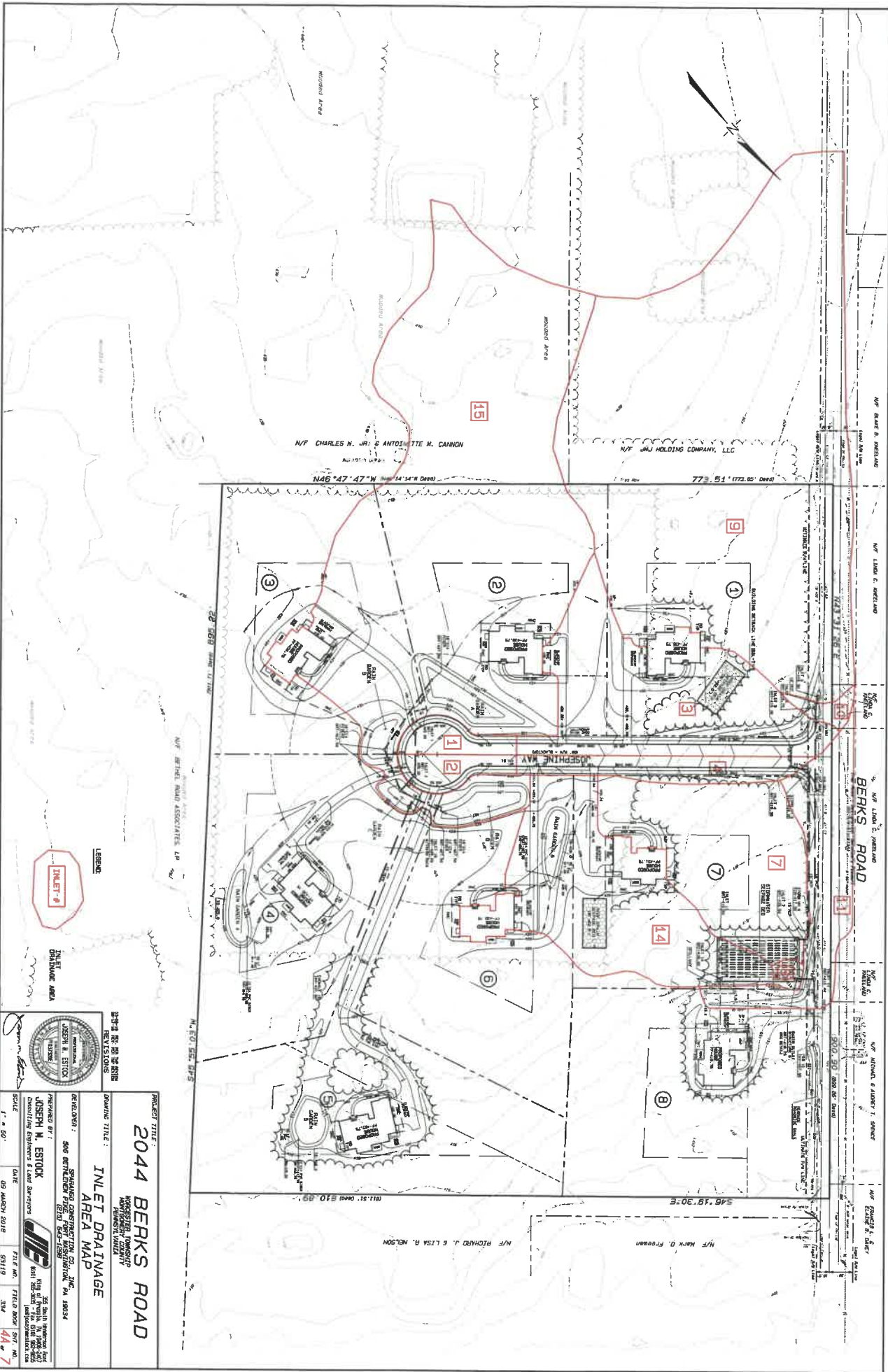
**REVISIONS:**

**DATE:** 03 MARCH 2018

**SCALE:** 1" = 50'

**FILE NO.:** 18-0001

**FIELD BOOK:** 3A # 7



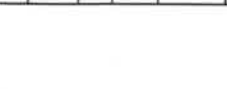
<b>PROJECT TITLE:</b> 2044 BERKS ROAD	
<b>DRAWING TITLE:</b> INLET DRAINAGE AREA MAP	
<b>DATE:</b> 03 MARCH 2018	<b>SCALE:</b> 1" = 50'
<b>DESIGNED BY:</b> JOSEPH M. ESTOCK	<b>PROPOSED BY:</b> JOSEPH M. ESTOCK
<b>DATE:</b> 03 MARCH 2018	<b>SCALE:</b> 1" = 50'
<b>DATE:</b> 03 MARCH 2018	<b>SCALE:</b> 1" = 50'
<b>DATE:</b> 03 MARCH 2018	<b>SCALE:</b> 1" = 50'

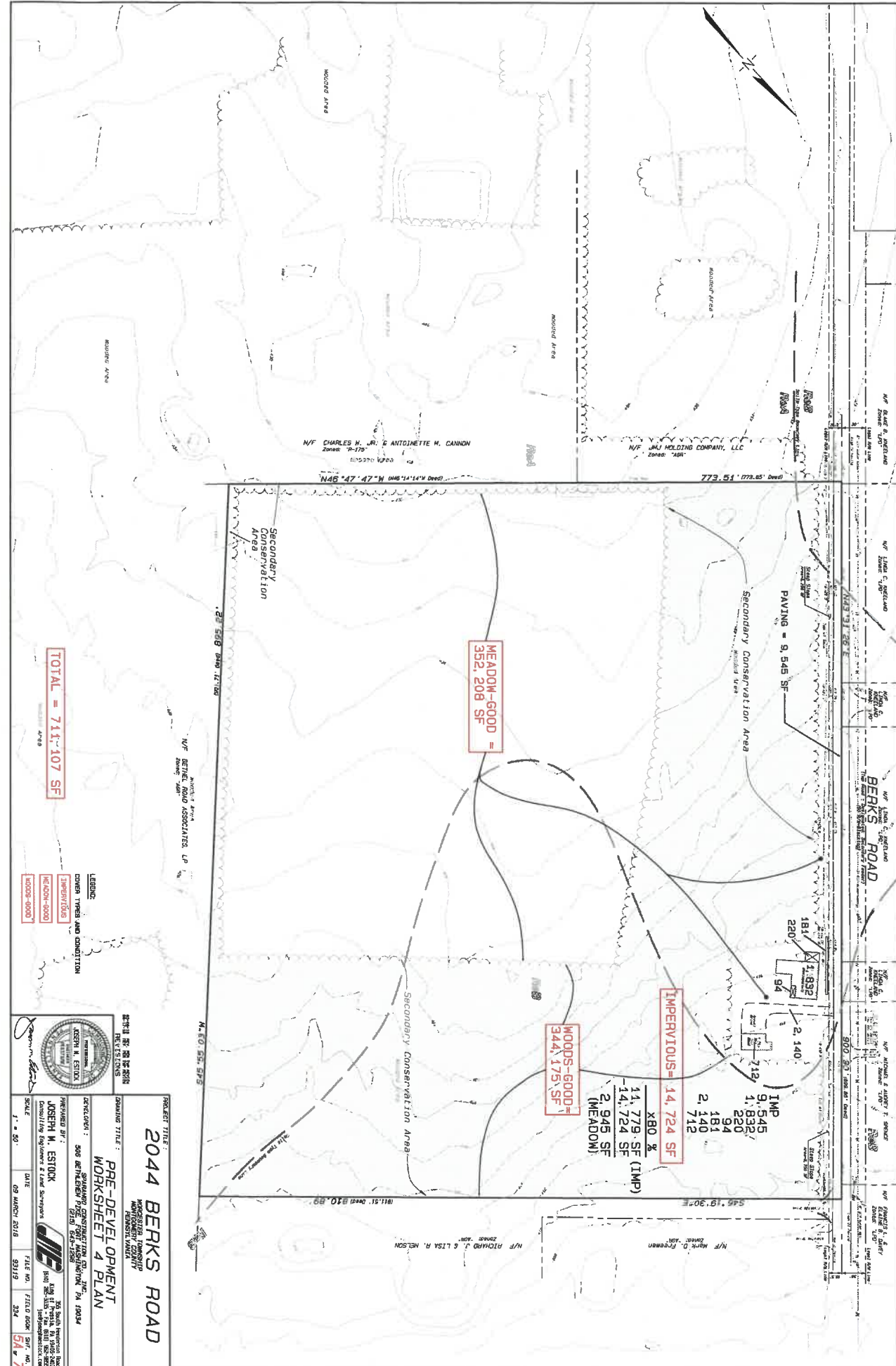


**REVISIONS:**  
DATE BY DESCRIPTION

**DEVELOPER:** SHARLAND CONSTRUCTION CO., INC.  
300 BELLEVILLE PIKE  
BETHLEHEM, PA 18024

**PREPARED BY:** JOSEPH M. ESTOCK  
CONSULTING ENGINEER & LAND SURVEYOR  
1011 EAST 10TH AVE.  
BETHLEHEM, PA 18024





TOTAL = 711,407 SF

LEGEND  
 COVER TYPES AND COMPOSITION  
 IMPERVIOUS  
 MEADOW-GOOD  
 WOODS-GOOD

IMPERVIOUS = 14,724 SF  
 XBD %  
 11,779 SF (IMP)  
 -14,724 SF  
 2,945 SF (MEADOW)

WOODS-GOOD = 344,175 SF

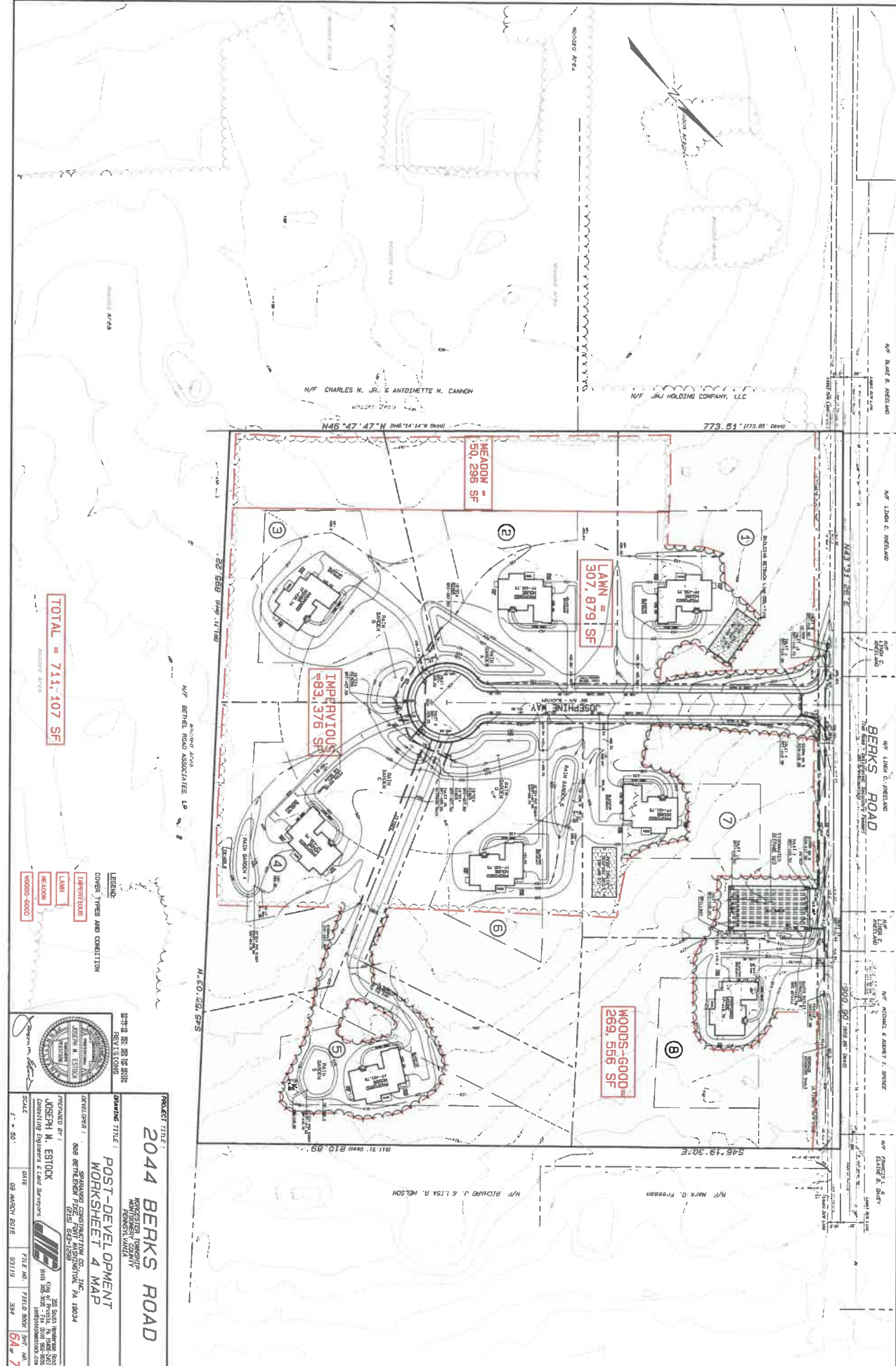
MEADOW-GOOD = 352,208 SF



PROJECT TITLE:  
**2044 BERK'S ROAD**  
 PREPARED BY:  
 JOSEPH M. ESTOCK  
 Consulting Engineers & Land Surveyors  
 300 South Jefferson Road  
 Suite 100  
 Charlottesville, VA 22902  
 Phone: (434) 960-8000  
 Fax: (434) 960-8001  
 jestock@ceandl.com

DATE: 09 MARCH 2018  
 FILE NO.: 33119  
 SCALE: 1" = 50'  
 SHEET NO.: 5A OF 7

ISSUED FOR RECORD  
 REVISIONS:  
 DRAWING TITLE:  
**PRE-DEVELOPMENT WORKSHEET 4 PLAN**  
 DATE: 09 MARCH 2018  
 SCALE: 1" = 50'



TOTAL = 711,407 SF

LEGEND:

COVER TYPES AND CONDITION

IMPERVIOUS
LAWN
MEADOW
WOODS-GOOD



PROJECT TITLE:  
**2044 BERKS ROAD**

WINDSOR, TOWNSHIP  
MONROETH, COUNTY  
BERKS, PENNSYLVANIA

DRAWING TITLE:  
**POST-DEVELOPMENT  
WORKSHEET 4 MAP**

DEVELOPER:  
SPOKANO CONSTRUCTION CO., INC.  
606 WENTZEL DRIVE  
SPRINGTOWN, PENNSYLVANIA 19382

PREPARED BY:  
JOSEPH M. ESTOCK  
CONSULTING ENGINEER & LAND SURVEYOR  
545 SOUTH BRIDGEMAN ROAD  
ALTOONA, PENNSYLVANIA 16801  
TEL: 717-263-5800  
WWW.JME-PA.COM

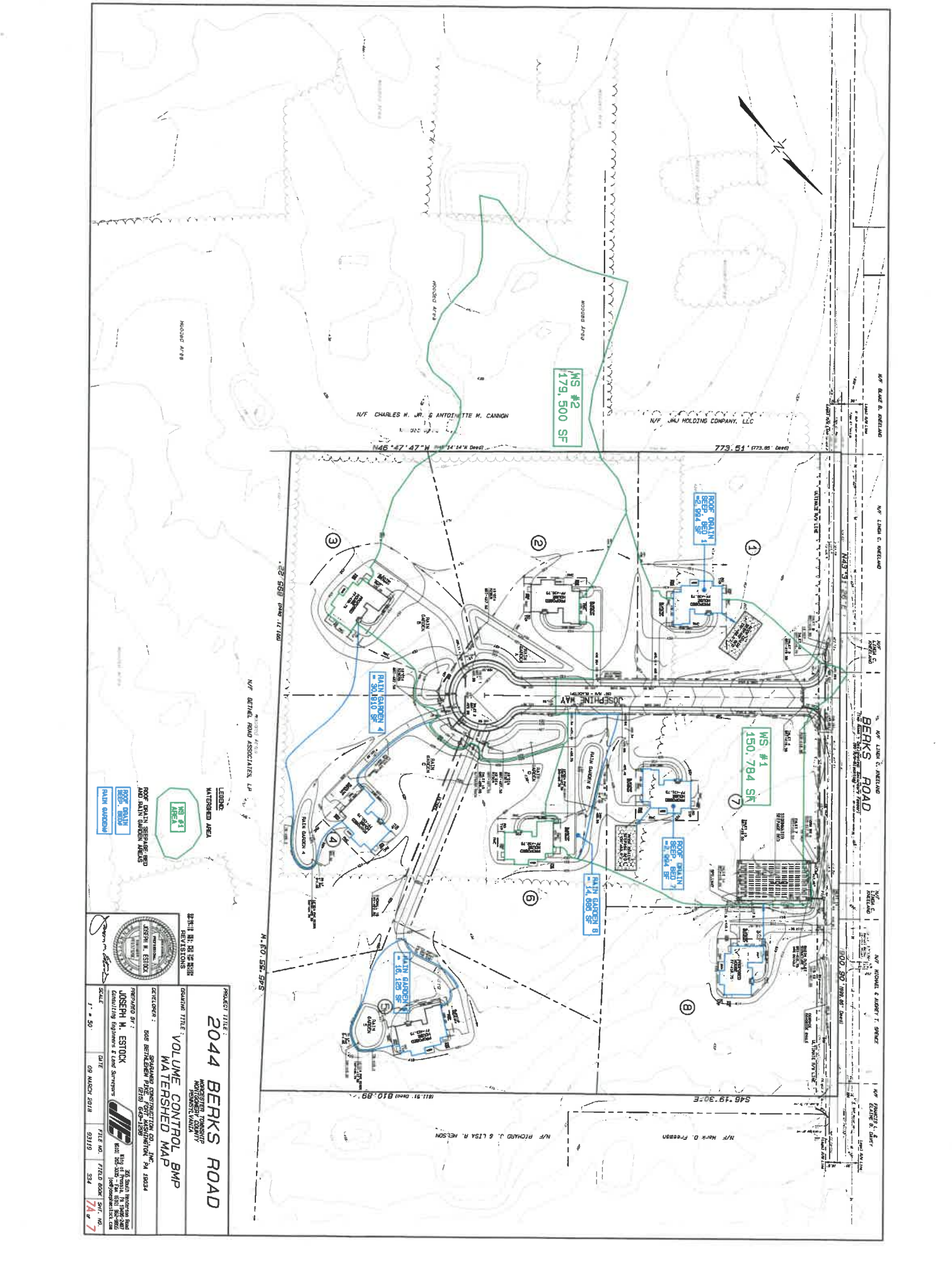
DATE:  
09 MARCH 2018

SCALE:  
1" = 50'

FILE NO.:  
394

FIELD BOOK:  
SMT 107

SHEET NO.:  
6A OF 7



**PROJECT TITLE:**  
2044 BERK'S ROAD

**MANAGED BY:**  
MANAGER, PROPERTY MANAGEMENT

**DATE:**  
09 MARCH 2018

**SCALE:**  
1" = 50'

**FILE NO.:**  
93119

**DATE:**  
09 MARCH 2018

**FILE NO.:**  
93119

**SCALE:**  
1" = 50'

**DATE:**  
09 MARCH 2018

**FILE NO.:**  
93119

**SCALE:**  
1" = 50'

**DATE:**  
09 MARCH 2018

**FILE NO.:**  
93119

**SCALE:**  
1" = 50'

**DATE:**  
09 MARCH 2018

**FILE NO.:**  
93119

**PROJECT TITLE:**  
2044 BERK'S ROAD

**MANAGED BY:**  
MANAGER, PROPERTY MANAGEMENT

**DATE:**  
09 MARCH 2018

**SCALE:**  
1" = 50'

**FILE NO.:**  
93119

**DATE:**  
09 MARCH 2018

**SCALE:**  
1" = 50'

**FILE NO.:**  
93119

**DATE:**  
09 MARCH 2018

**SCALE:**  
1" = 50'

**FILE NO.:**  
93119

**DATE:**  
09 MARCH 2018

**SCALE:**  
1" = 50'

**FILE NO.:**  
93119

**DATE:**  
09 MARCH 2018

**SCALE:**  
1" = 50'

**FILE NO.:**  
93119