

N:\PROJECTS\PENNSYLVANIA\9451-BENNETT PROPERTY\ENDDPT\DRAWINGS\PCSM\9451_S-PCSM-DR-PRE-DWG-KPERS1-4/30/2026 5:30 PM-ESE Standard Pen Style.ctb

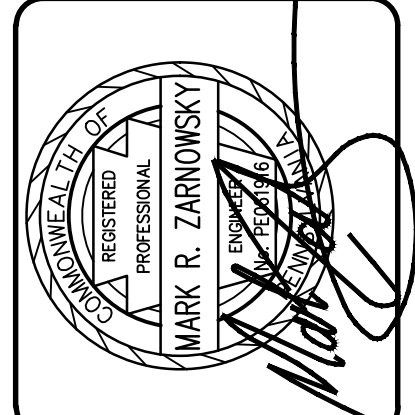
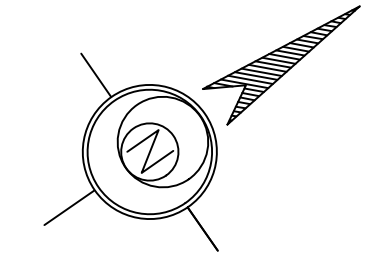
PRE DRAINAGE AREA E
POA 005
AREA: 11.32 AC.
(CN=54)
Tc=15.6 Min.

PRE DRAINAGE AREA D
POA 004
AREA: 4.27 AC.
(CN=60)
Tc=9.8 Min.

PRE DRAINAGE AREA C
POA 003
AREA: 39.91 AC.
(CN=54)
Tc=21.4 Min.

PRE DRAINAGE AREA A
POA 001
AREA: 75.22 AC.
(CN=53)
Tc=26.6 Min.

PRE DRAINAGE AREA B
POA 002
AREA: 35.13 AC.
(CN=58)
Tc=26.3 Min.



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LEGEND

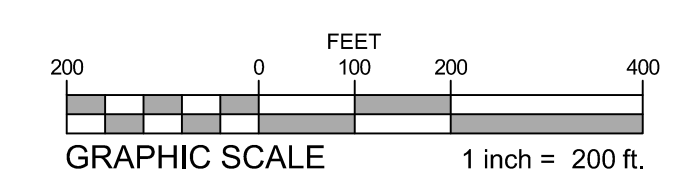
- 150' RIPARIAN BUFFER
- PROHIBITIVE SLOPES (>25%)
- PRECAUTIONARY SLOPES (15% to 25%)
- 100' EXISTING CONTOURS
- EXISTING TREE LINE
- SOILS LINE
- TC PATH
- WATERSHED DRAINAGE BOUNDARY

GTA GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

Project: Bennett Property
Project Number: 31250347
Project Location: West Vincent Township and West Pikeland Township, Chester County, Pennsylvania
Client: Toll Brothers, Inc.

Legend
N/E = Not Encountered
N/A = Not Applicable
EGS = Existing Ground Surface Elevation
SHWT = Seasonal High Water Table

Test Pit Location	Existing Ground Surface Elevation (ft)	Proposed Elevation (ft)	Cut/Fill (ft)	Limiting Zone Type / Encountered	Limiting Zone Depth (ft)	Limiting Zone Elevation (ft)	Infiltration Test Depth (ft)	Final Rise Infiltration Rate (in/hr)	Stormwater Facility Location
TP-1	538.0	534.0	-4.0	Bedrock	6.5	531.5	A-1.5	0.0	Basin 2 within the southeastern portion of property
							B-4.0	5.0	
							C-4.0	4.0	
TP-2	534.0	532.0	-2.0	Bedrock	6.0	528.0	A-1.5	4.0	
							B-2.0	4.0	
							C-4.0	4.0	
TP-3	534.0	532.0	-2.0	Bedrock	7.0	527.0	A-1.5	2.0	
							B-2.0	2.0	
							C-5.0	2.0	
TP-4	536.0	532.0	-4.0	Bedrock	7.0	529.0	A-1.5	4.0	
							B-4.0	4.0	
							C-5.0	4.0	
TP-5	540.0	534.0	-6.0	Bedrock	6.0	534.0	A-1.5	2.0	
							B-4.0	2.0	
							C-4.0	2.0	
TP-6	528.0	522.0	-6.0	Bedrock	4.0	524.0	A-1.5	2.0	
							B-1.0	2.0	
							C-2.0	4.0	
TP-7	524.0	518.0	-6.0	Bedrock	5.0	519.0	A-1.5	1.5	
							B-1.0	1.5	
							C-2.0	1.5	
TP-8	518.0	518.0	0.0	Bedrock	5.0	513.0	A-1.5	1.5	
							B-1.0	1.5	
							C-2.0	0.2	
TP-9	520.0	518.0	-2.0	Bedrock	6.0	514.0	A-1.5	0.5	
							B-2.0	0.5	
							C-2.0	0.5	
TP-10	508.0	503.5	-2.5	SHWT	2.5	503.5	A-1.5	2.0	
							B-1.0	2.0	
							C-2.0	2.0	
TP-11	508.0	503.5	-2.5	SHWT	2.67	503.33	A-1.5	2.2	
							B-1.0	2.2	
							C-2.0	2.2	
TP-12	522.0	520.0	-2.0	Bedrock	6.0	516.0	A-1.5	3.0	
							B-2.0	3.0	
							C-4.0	4.0	
TP-13	528.0	522.0	-4.0	Bedrock	6.0	520.0	A-1.5	4.0	
							B-4.0	4.0	
							C-4.0	4.0	
TP-14	528.0	522.0	-4.0	Bedrock	6.0	520.0	A-1.5	5.0	
							B-4.0	5.0	
							C-4.0	5.0	
TP-15	522.0	520.0	-2.0	Bedrock	4.0	516.0	A-1.5	1.0	
							B-2.0	1.0	
							C-2.0	1.0	
TP-16	522.0	520.0	-2.0	Bedrock	4.0	516.0	A-1.5	1.0	
							B-2.0	1.0	
							C-2.0	1.0	
TP-17	528.0	522.0	-4.0	Bedrock	6.0	520.0	A-1.5	4.0	
							B-4.0	4.0	
							C-4.0	4.0	
TP-18	522.0	520.0	-2.0	Bedrock	8.0	514.0	A-1.5	3.0	
							B-2.0	3.0	
							C-4.0	3.0	
TP-19	478.0	471.0	-6.0	SHWT	4.0	472.0	A-1.5	3.0	
							B-2.0	3.0	
							C-2.0	3.0	
TP-20	473.0	470.0	-3.0	SHWT	2.5	470.5	A-1.5	3.0	
							B-1.0	3.0	
							C-1.0	3.0	
TP-21	472.0	470.0	-2.0	SHWT	3.0	469.0	A-1.5	2.0	
							B-1.0	2.0	
							C-1.0	2.0	
TP-22	472.0	470.0	-2.0	SHWT	2.33	469.67	A-1.5	2.0	
							B-1.0	2.0	
							C-1.0	2.0	
TP-23	472.0	470.0	-2.0	SHWT	3.5	468.5	A-1.5	3.0	
							B-1.0	3.0	
							C-1.0	3.0	
TP-24	478.0	471.0	-6.0	SHWT	6.0	470.0	A-1.5	6.0	
							B-2.0	6.0	
							C-1.0	6.0	
TP-25	478.0	471.0	-6.0	SHWT	4.0	472.0	A-1.5	1.5	
							B-2.0	1.5	
							C-1.0	1.5	



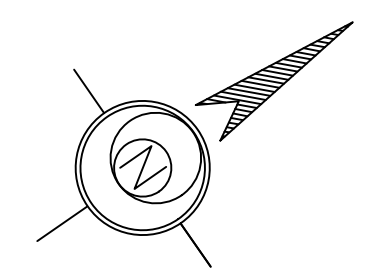
PRE-DEVELOPMENT DRAINAGE PLAN

BENNETT PROPERTY
WEST VINCENT TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 11/19/2025
SCALE: 1" = 200'
DESIGN: MRZ
DRAWN: STAFF
JOB NO.: 9451 9451 S-PCSM-DR-PRE
REF. NO.: DA01.01
SHEET NO.: 1 OF 6

REV.	DATE	PER AGENCY REVIEW LETTER COMMENTS	KLP	DRAWN
2	05/01/26	PER AGENCY REVIEW LETTER COMMENTS	KLP	DRAWN
1	02/24/26	PER AGENCY REVIEW COMMENTS	KLP	DRAWN

N:\PROJECTS\PENNSYLVANIA\9451-BENNETT PROPERTY\ENDDPT\DRAWINGS\PCSM\9451_S-PCSM-DR-POST.DWG--KPEBERS-4/20/2026 5:50 PM--ESE Standard Pen Style.ctb

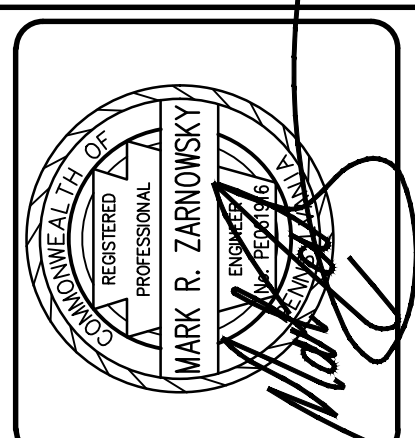
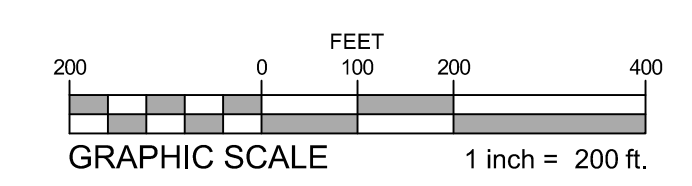
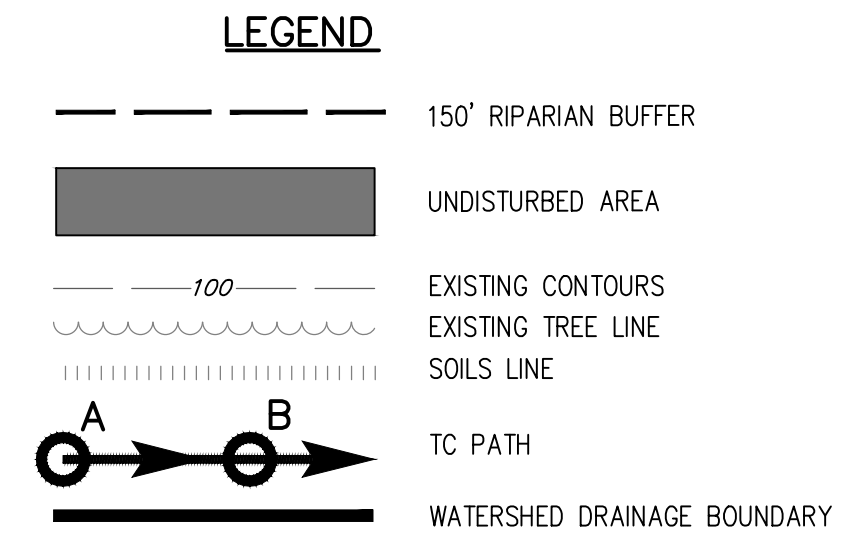


GTA GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

Project: Bennett Property
Project Number: 31250147
Project Location: West Vincent Township and West Pikeland Township, Chester County, Pennsylvania
Client: Toll Brothers, Inc.

Legend
N/E = Not Encountered
N/A = Not Applicable
EGS = Existing Ground Surface Elevation
SHWT = Seasonal High Water Table

Test Pit Location	Existing Ground Surface Elevation (ft)	Proposed Elevation (ft)	Cut/Fill (ft)	Limiting Zone Type / Encountered	Limiting Zone Depth (ft)	Limiting Zone Elevation (ft)	Infiltration Test Depth (ft)	Final Rate Infiltration Rate (in/hr)	Stormwater Facility Location
TP-1	538.0	534.0	-4.0	Bedrock	6.5	531.5	A-1.0 B-4.0 C-1.5	2.0 1.0 0.5	Basin 2 within the southeastern portion of property
TP-2	534.0	532.0	-2.0	Bedrock	6.0	528.0	A-2.0 B-2.0 C-2.0	4.0 2.0 2.0	
TP-3	534.0	532.0	-2.0	Bedrock	7.0	527.0	A-2.0 B-2.0 C-3.0	4.5 2.0 2.5	
TP-4	536.0	532.0	-4.0	Bedrock	7.0	529.0	A-4.0 B-4.0 C-2.0	1.0 1.0 2.5	
TP-5	540.0	534.0	-6.0	Bedrock	6.0	534.0	A-4.0 B-4.0 C-2.0	2.0 2.0 2.0	Basin 1 within the southwestern portion of property
TP-6	528.0	522.0	-6.0	Bedrock	4.0	524.0	A-1.0 B-1.0 C-2.0	2.0 2.0 0.5	
TP-7	524.0	518.0	-6.0	Bedrock	5.0	519.0	A-1.0 B-1.0 C-1.0	1.5 1.0 1.5	Basin 1 within the southwestern portion of property
TP-8	518.0	518.0	0.0	Bedrock	5.0	513.0	A-1.0 B-1.0 C-1.0	1.5 1.5 1.5	
TP-9	520.0	518.0	-2.0	Bedrock	6.0	514.0	A-2.0 B-2.0 C-2.0	0.5 0.5 0.5	
TP-10	509.0	503.5	-5.5	SHWT	2.5	503.5	A-1.0 B-1.0 C-1.0	2.0 2.0 2.0	Rain Garden 5 within the southwestern portion of property
TP-11	508.0	503.5	-4.5	SHWT	2.67	503.33	A-1.0 B-1.0 C-1.0	2.0 2.0 2.0	Basin 4 within the southwestern portion of property
TP-12	522.0	520.0	-2.0	Bedrock	6.0	516.0	A-2.0 B-2.0 C-2.0	3.5 3.0 3.0	
TP-13	526.0	522.0	-4.0	Bedrock	6.0	520.0	A-4.0 B-4.0 C-2.0	4.0 4.0 3.0	Basin 4 within the southwestern portion of property
TP-14	526.0	522.0	-4.0	Bedrock	6.0	520.0	A-4.0 B-4.0 C-2.0	4.0 4.0 3.0	
TP-15	522.0	520.0	-2.0	Bedrock	4.0	518.0	A-2.0 B-2.0 C-1.0	1.0 1.0 1.0	
TP-16	522.0	520.0	-2.0	Bedrock	4.0	518.0	A-2.0 B-2.0 C-1.0	1.0 1.0 1.0	
TP-17	526.0	522.0	-4.0	Bedrock	6.0	520.0	A-4.0 B-4.0 C-2.0	4.5 4.5 3.0	Basin 3 within the northeastern portion of property
TP-18	522.0	520.0	-2.0	Bedrock	8.0	514.0	A-2.0 B-2.0 C-4.0	1.0 1.0 2.0	
TP-19	476.0	471.0	-5.0	SHWT	4.0	472.0	A-2.0 B-2.0 C-2.0	2.0 2.0 2.0	Basin 3 within the northeastern portion of property
TP-20	473.0	470.0	-3.0	SHWT	2.5	470.5	A-1.0 B-1.0 C-1.0	3.0 3.0 3.0	
TP-21	472.0	470.0	-2.0	SHWT	3.0	469.0	A-1.0 B-1.0 C-1.0	4.0 4.0 4.0	
TP-22	472.0	470.0	-2.0	SHWT	2.33	469.67	A-1.0 B-1.0 C-1.0	2.0 2.0 2.0	Basin 3 within the northeastern portion of property
TP-23	472.0	470.0	-2.0	SHWT	3.5	468.5	A-1.0 B-1.0 C-1.0	3.0 3.0 3.0	
TP-24	476.0	471.0	-5.0	SHWT	6.0	470.0	A-3.0 B-3.0 C-2.0	3.0 3.0 3.0	
TP-25	476.0	471.0	-5.0	SHWT	4.0	472.0	A-2.0 B-2.0 C-1.0	3.0 3.0 3.0	



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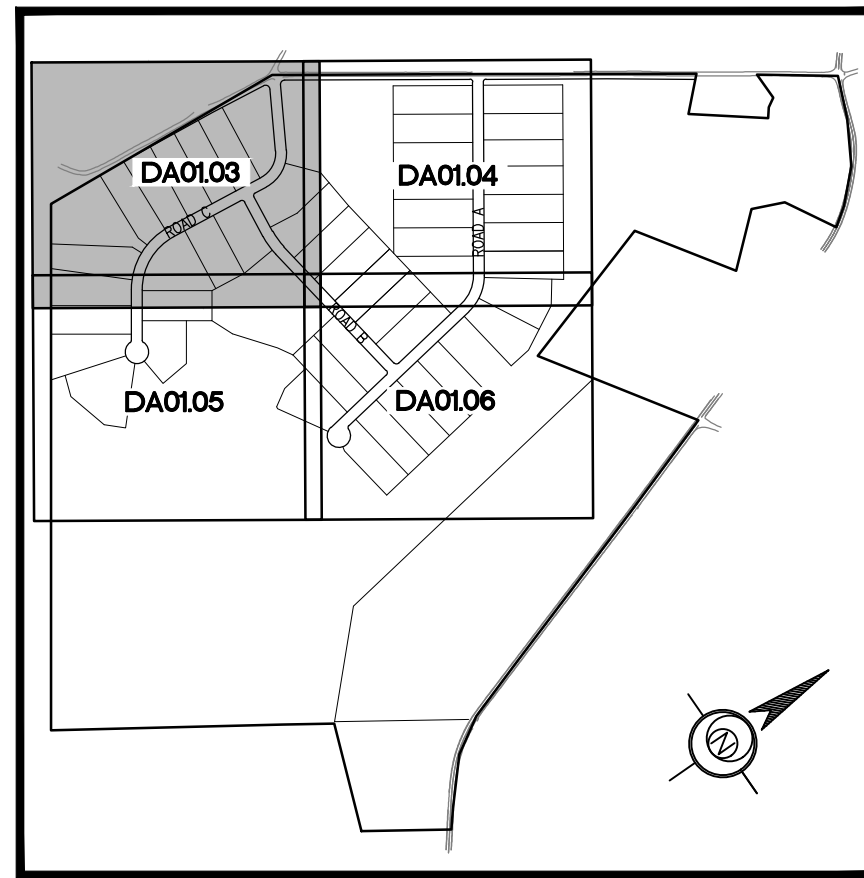
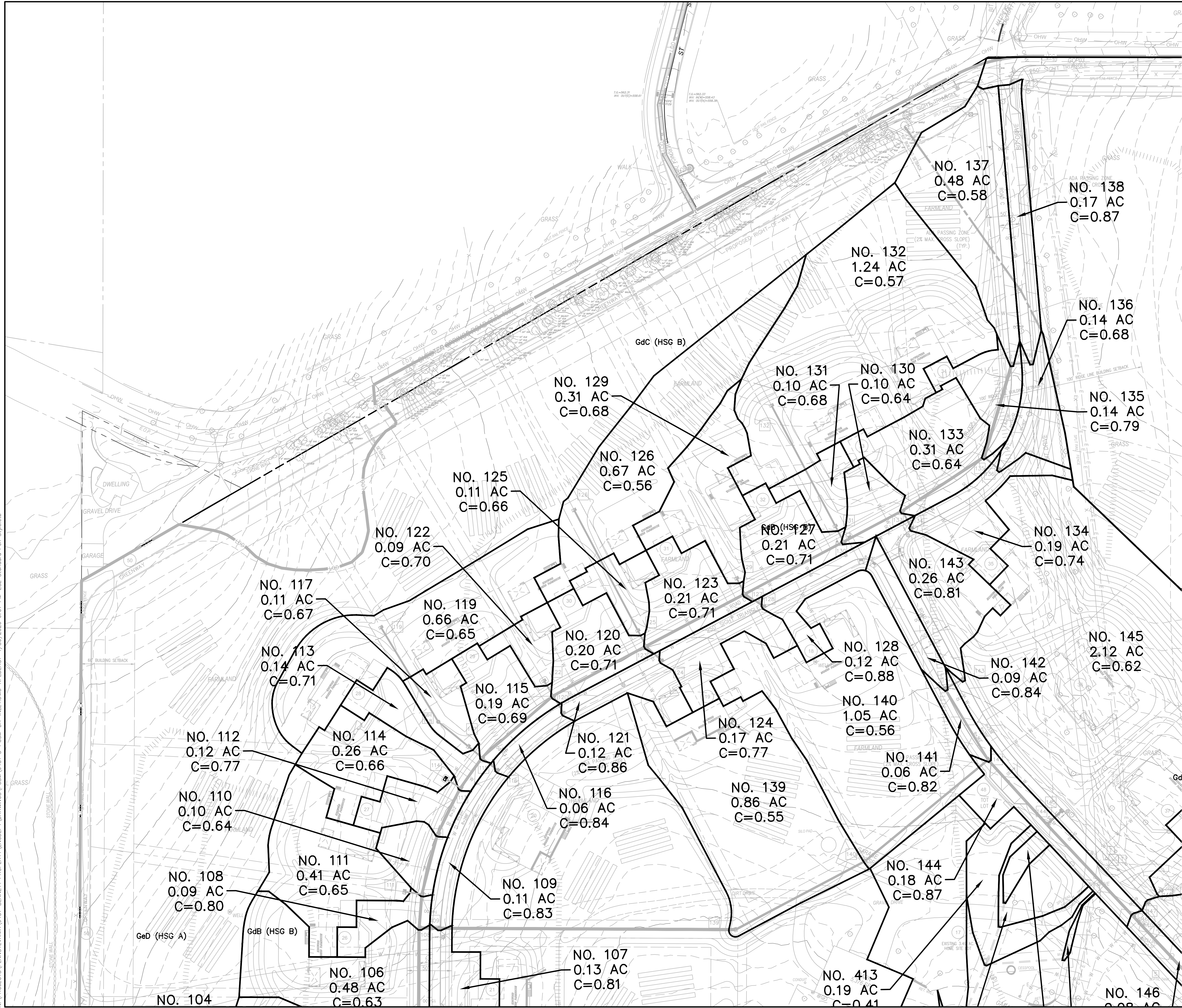
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1	02/24/26	PER AGENCY REVIEW LETTER COMMENTS	KLP	KLP
2	05/01/26	PER AGENCY REVIEW LETTER COMMENTS	KLP	KLP

POST-DEVELOPMENT DRAINAGE PLAN

BENNETT PROPERTY
WEST VINCENT TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

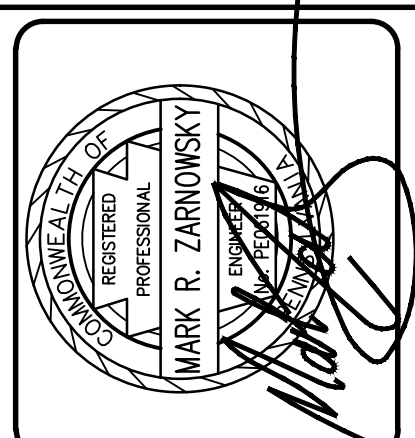
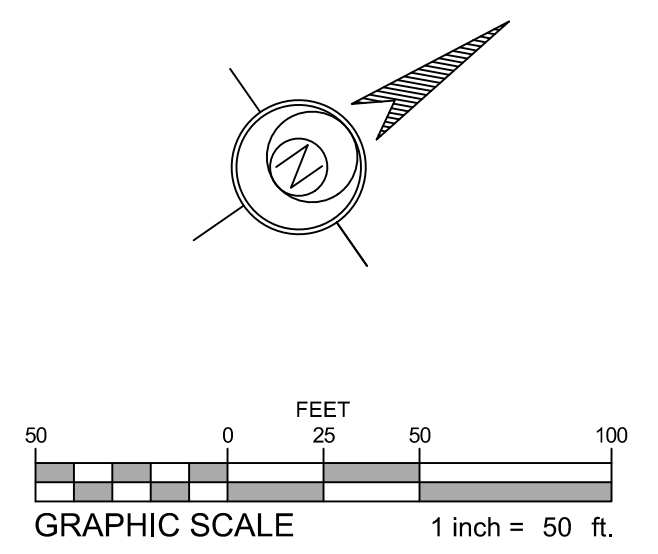
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DRAWN: STAFF
JOB NO.: 9451 94 S-PCSM-DR-POST
REF. NO.: **DA01.02**
SHEET NO.: **2** OF **6**

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KEYMAP

- LEGEND**
- 150' RIPARIAN BUFFER
 - 100' EXISTING CONTOURS
 - EXISTING TREE LINE
 - SOILS LINE
 - INLET DRAINAGE BOUNDARY



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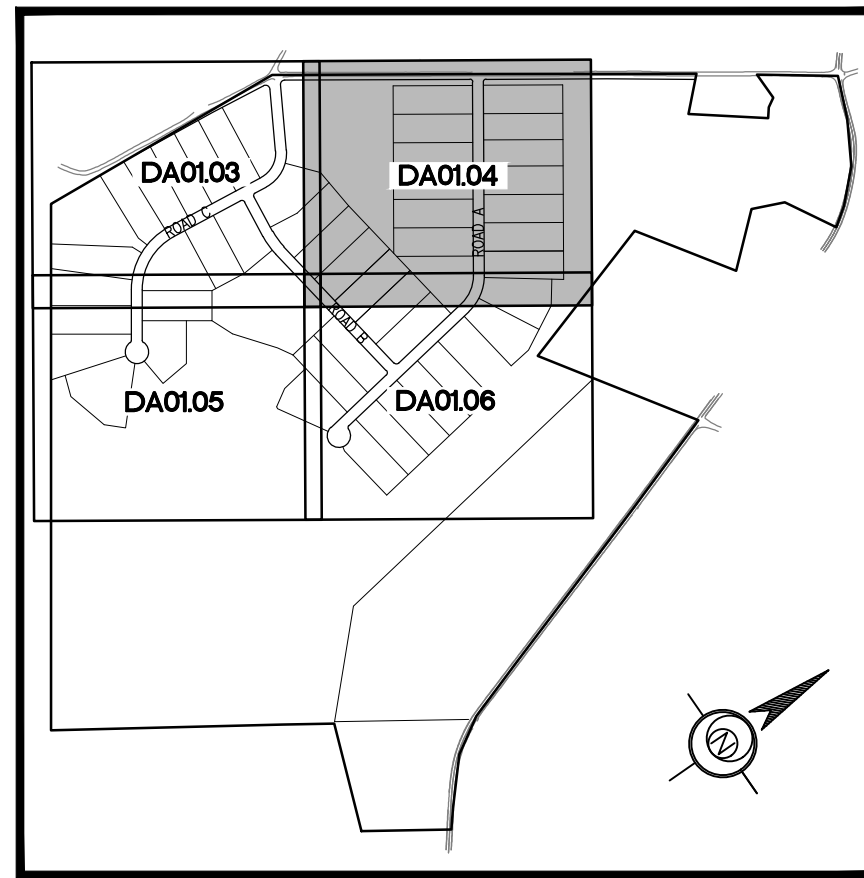
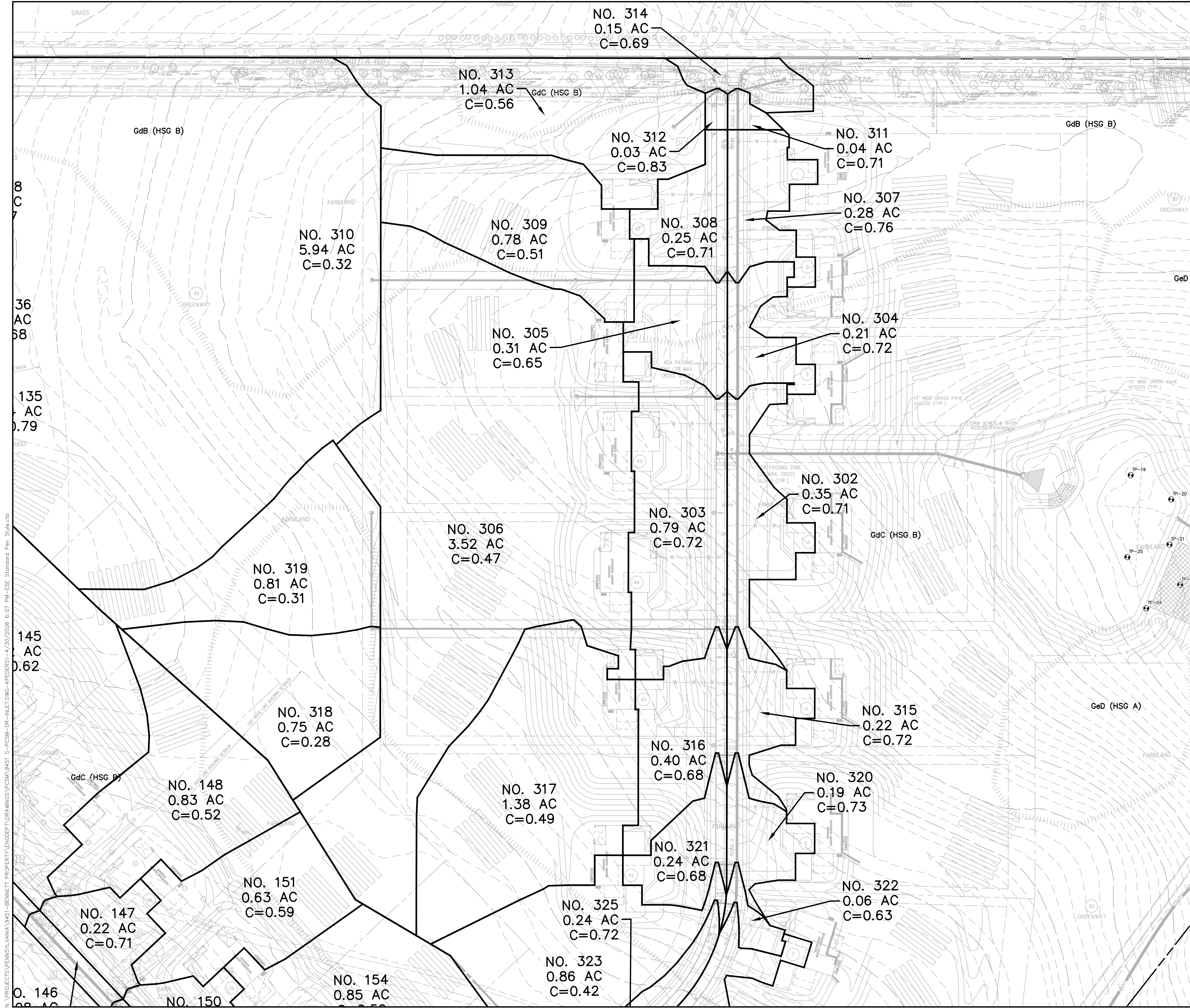
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2	05/01/26	PER AGENCY REVIEW LETTER COMMENTS			
1	02/24/26	PER AGENCY REVIEW LETTER COMMENTS			

INLET DRAINAGE PLAN

BENNETT PROPERTY

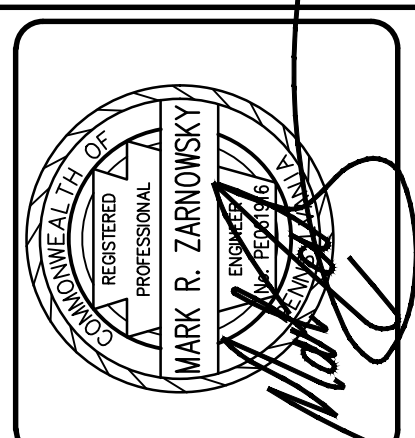
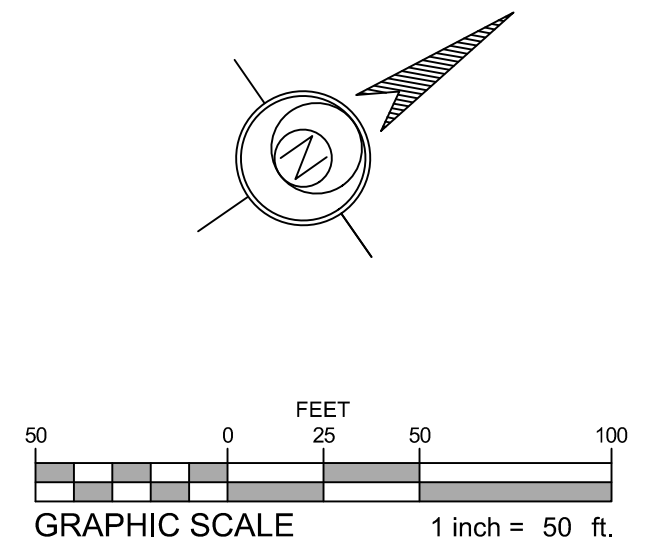
WEST VINCENT TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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REF. NO.:		DA01.03	
SHEET NO.:	3	OF	6



KEYMAP

- LEGEND**
- 150' RIPARIAN BUFFER
 - 100' EXISTING CONTOURS
 - EXISTING TREE LINE
 - SOILS LINE
 - INLET DRAINAGE BOUNDARY



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REV.	DATE	PER AGENCY REVIEW LETTER COMMENTS	KLP	KLP	DRAWN
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1	02/24/26				

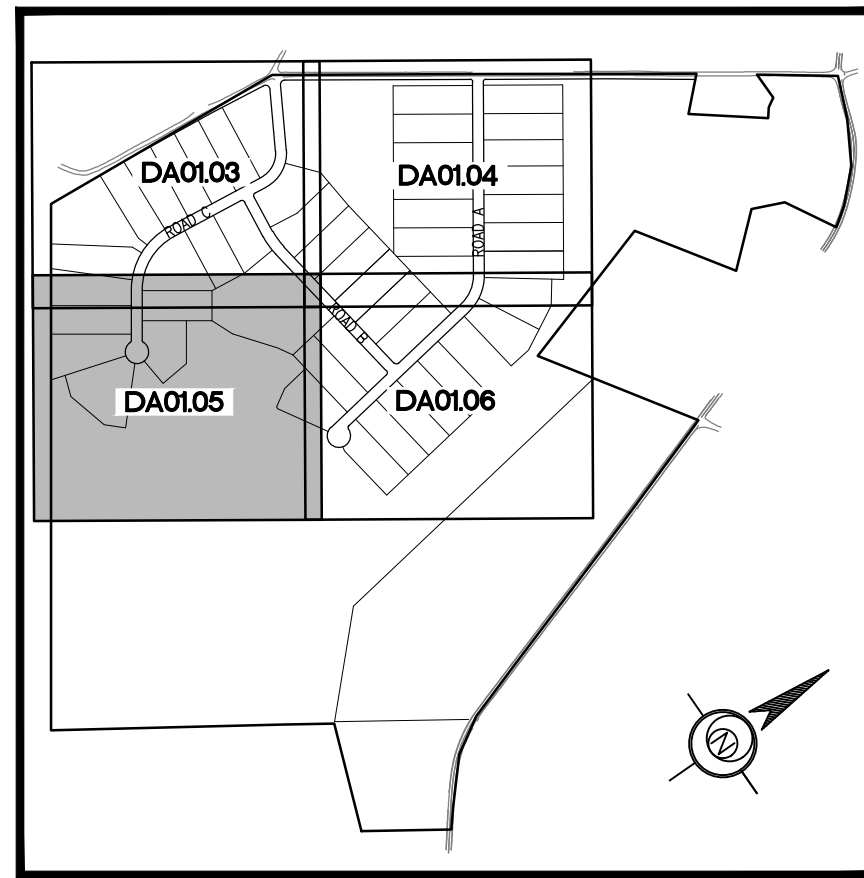
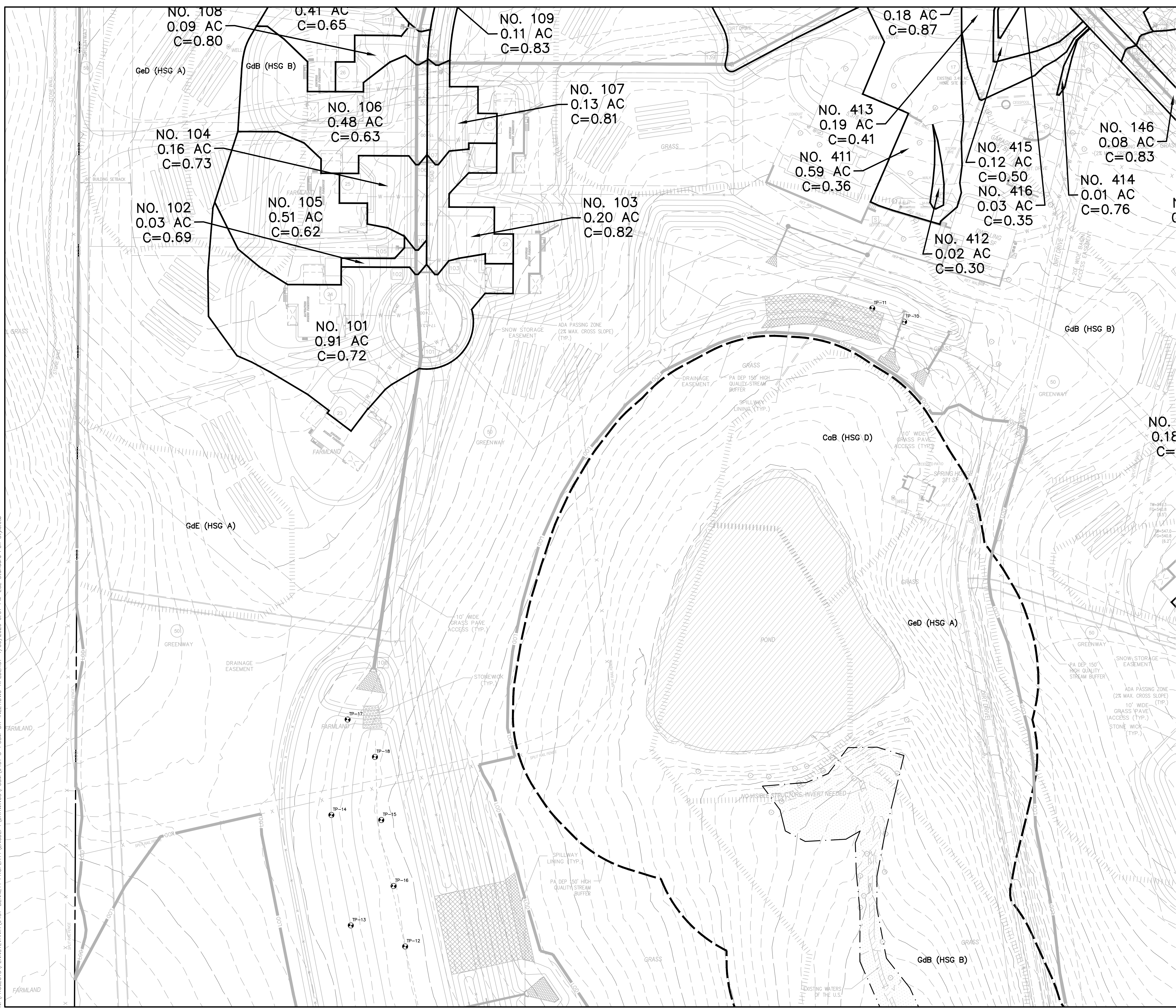
INLET DRAINAGE PLAN

BENNETT PROPERTY
 WEST VINCENT TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	11/19/2025	SCALE:	1" = 50'
DESIGN:	MRZ	DRAWN:	STAFF
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REF. NO.:	DA01.04		
SHEET NO.:	4	OF	6

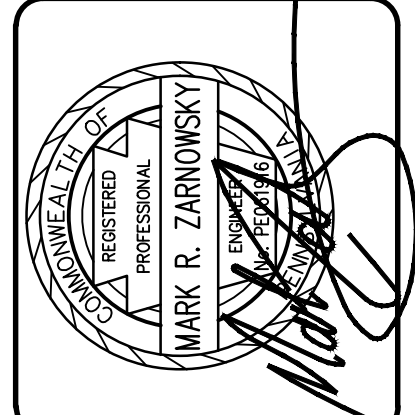
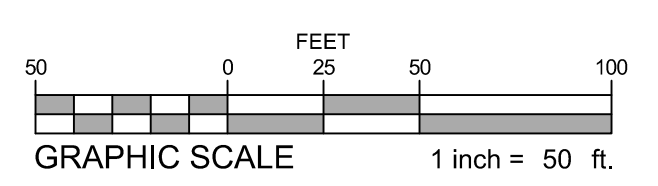
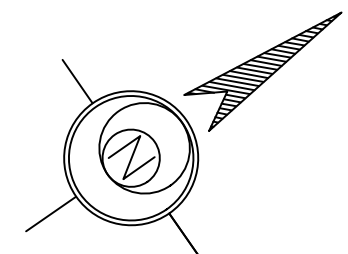
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KEYMAP

- LEGEND**
- 150' RIPARIAN BUFFER
 - 100' EXISTING CONTOURS
 - EXISTING TREE LINE
 - SOILS LINE
 - INLET DRAINAGE BOUNDARY



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REV.	DATE	DESCRIPTION	KLP	KLP	KLP
2	05/01/26	PER AGENCY REVIEW LETTER COMMENTS			
1	02/24/26	PER AGENCY REVIEW LETTER COMMENTS			

INLET DRAINAGE PLAN

BENNETT PROPERTY

WEST VINCENT TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	11/19/2025	SCALE:	1" = 50'
DESIGN:	MRZ	DRAWN:	STAFF
JOB NO.:	9451 9451-S-PCSM-DR-INLET	FILE NAME:	
REF. NO.:	DA01.05		
SHEET NO.:	5	OF	6

