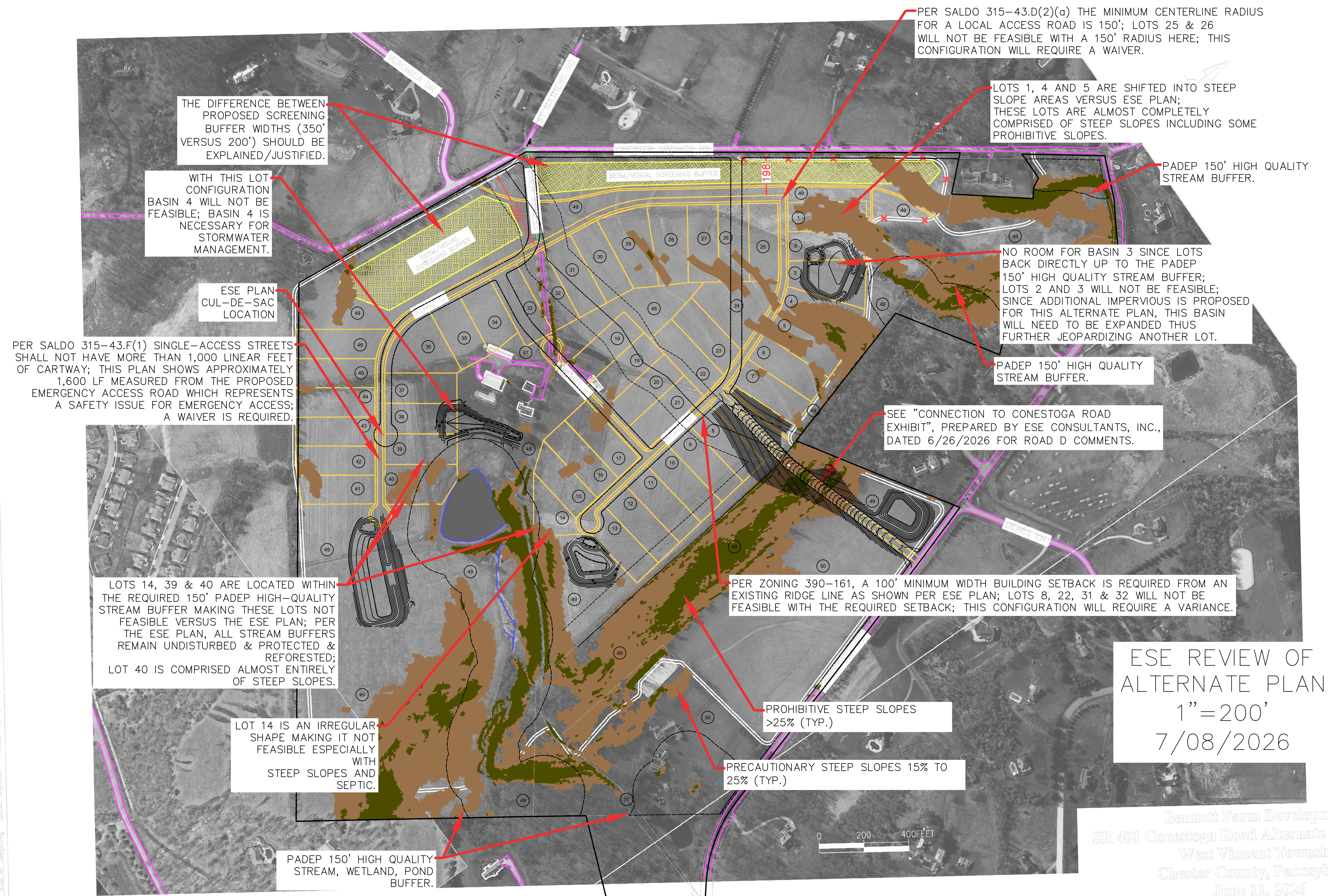
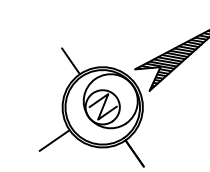




THE DIFFERENCE BETWEEN PROPOSED SCREENING BUFFER WIDTHS (350' VERSUS 200') SHOULD BE EXPLAINED/JUSTIFIED.

WITH THIS LOT CONFIGURATION BASIN 4 WILL NOT BE FEASIBLE; BASIN 4 IS NECESSARY FOR STORMWATER MANAGEMENT.

ESE PLAN CUL-DE-SAC LOCATION

PER SALDO 315-43.F(1) SINGLE-ACCESS STREETS SHALL NOT HAVE MORE THAN 1,000 LINEAR FEET OF CARTWAY; THIS PLAN SHOWS APPROXIMATELY 1,600 LF MEASURED FROM THE PROPOSED EMERGENCY ACCESS ROAD WHICH REPRESENTS A SAFETY ISSUE FOR EMERGENCY ACCESS; A WAIVER IS REQUIRED.

LOTS 14, 39 & 40 ARE LOCATED WITHIN THE REQUIRED 150' PADEP HIGH-QUALITY STREAM BUFFER MAKING THESE LOTS NOT FEASIBLE VERSUS THE ESE PLAN; PER THE ESE PLAN, ALL STREAM BUFFERS REMAIN UNDISTURBED & PROTECTED & REFORESTED; LOT 40 IS COMPRISED ALMOST ENTIRELY OF STEEP SLOPES.

LOT 14 IS AN IRREGULAR SHAPE MAKING IT NOT FEASIBLE ESPECIALLY WITH STEEP SLOPES AND SEPTIC.

PADEP 150' HIGH QUALITY STREAM, WETLAND, POND BUFFER.

PER SALDO 315-43.D(2)(a) THE MINIMUM CENTERLINE RADIUS FOR A LOCAL ACCESS ROAD IS 150'; LOTS 25 & 26 WILL NOT BE FEASIBLE WITH A 150' RADIUS HERE; THIS CONFIGURATION WILL REQUIRE A WAIVER.

LOTS 1, 4 AND 5 ARE SHIFTED INTO STEEP SLOPE AREAS VERSUS ESE PLAN; THESE LOTS ARE ALMOST COMPLETELY COMPRISED OF STEEP SLOPES INCLUDING SOME PROHIBITIVE SLOPES.

PADEP 150' HIGH QUALITY STREAM BUFFER.

NO ROOM FOR BASIN 3 SINCE LOTS BACK DIRECTLY UP TO THE PADEP 150' HIGH QUALITY STREAM BUFFER; LOTS 2 AND 3 WILL NOT BE FEASIBLE; SINCE ADDITIONAL IMPERVIOUS IS PROPOSED FOR THIS ALTERNATE PLAN, THIS BASIN WILL NEED TO BE EXPANDED THUS FURTHER JEOPARDIZING ANOTHER LOT.

PADEP 150' HIGH QUALITY STREAM BUFFER.

SEE "CONNECTION TO CONESTOGA ROAD EXHIBIT", PREPARED BY ESE CONSULTANTS, INC., DATED 6/26/2026 FOR ROAD D COMMENTS.

PER ZONING 390-161, A 100' MINIMUM WIDTH BUILDING SETBACK IS REQUIRED FROM AN EXISTING RIDGE LINE AS SHOWN PER ESE PLAN; LOTS 8, 22, 31 & 32 WILL NOT BE FEASIBLE WITH THE REQUIRED SETBACK; THIS CONFIGURATION WILL REQUIRE A VARIANCE.

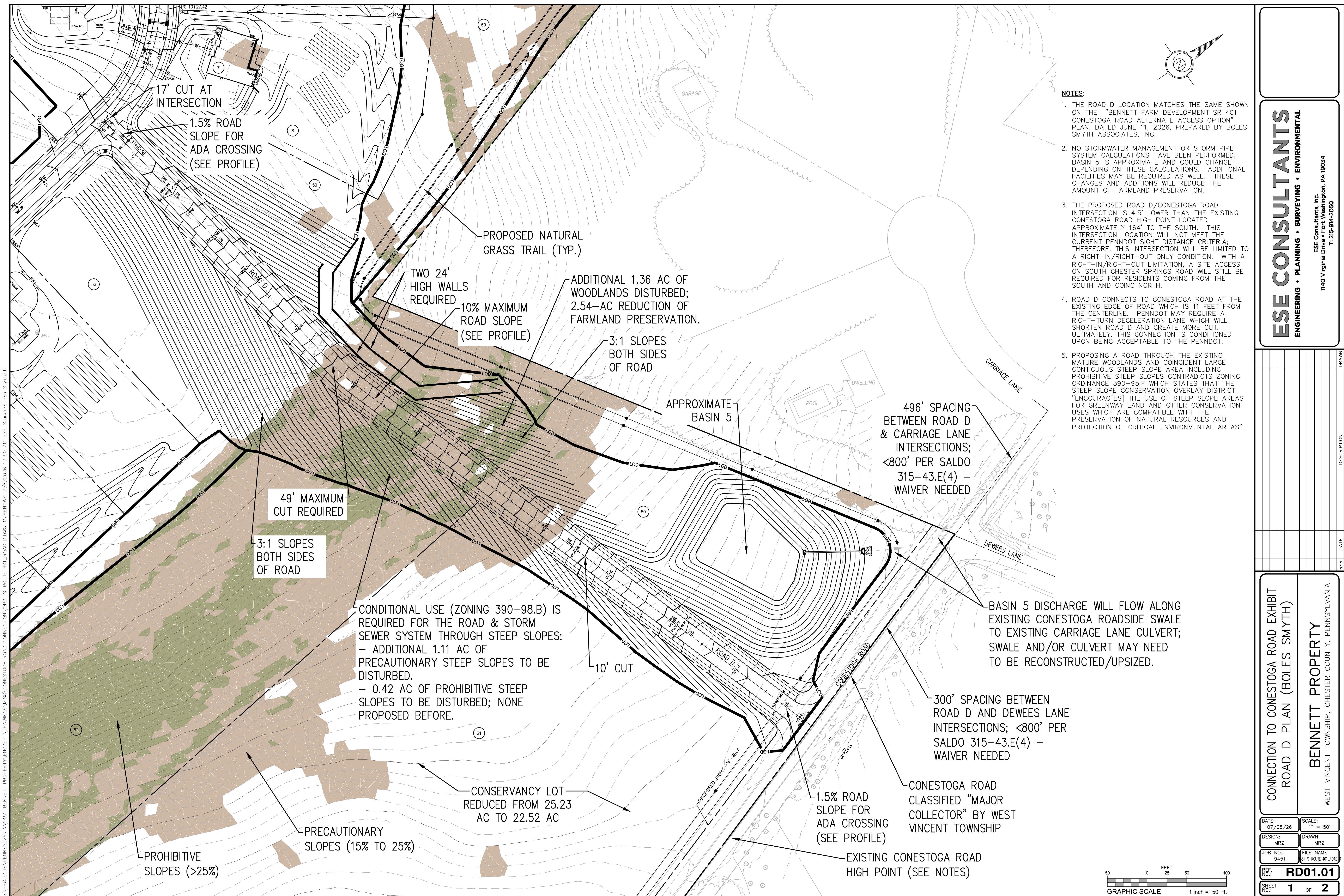
PROHIBITIVE STEEP SLOPES >25% (TYP.)

PRECAUTIONARY STEEP SLOPES 15% TO 25% (TYP.)

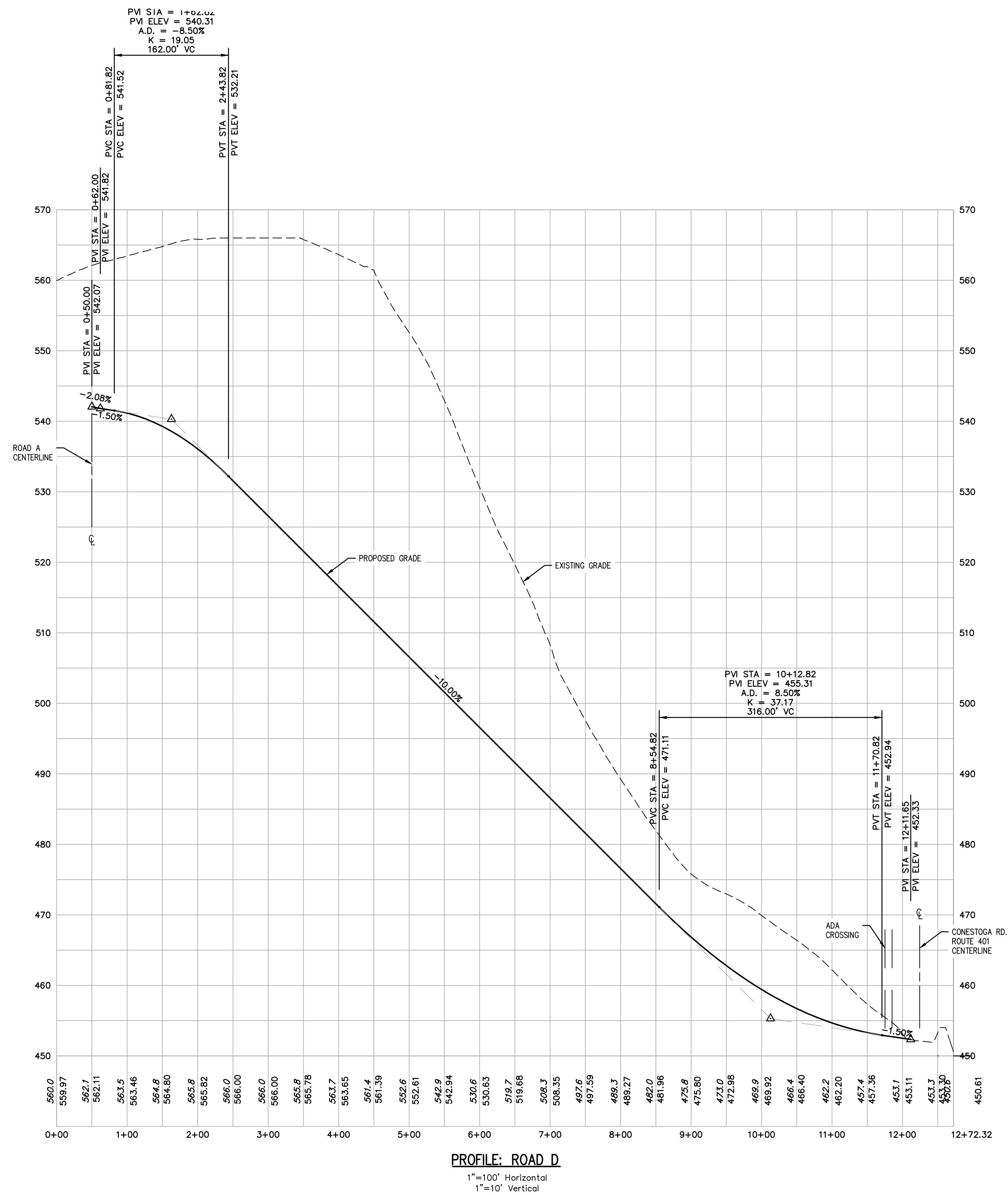
ESE REVIEW OF ALTERNATE PLAN  
1"=200'  
7/08/2026



Bennett Farm Development  
SR 401 Conestoga Road Alternate Access Option  
West Vincent Township,  
Chester County, Pennsylvania  
June 11, 2026



N:\PROJECTS\PENNSYLVANIA\9451-BENNETT PROPERTY\ENGDEPT\DRAWINGS\MISC\CONESTOGA ROAD CONNECTION\9451-S-ROUTE 401\_ROAD D.DWG-MZARNOWS-7/8/2026 10:50 AM-ESE Standard Pen Style.ctb



|                                                                      |                                  |                                                                                |               |
|----------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------|---------------|
| CONNECTION TO CONESTOGA ROAD EXHIBIT<br>ROAD D PROFILE (BOLES SMYTH) |                                  | <b>BENNETT PROPERTY</b><br>WEST VINCENT TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA |               |
| DATE:<br>07/08/26                                                    | SCALE:<br>1" = 100'              | DESIGN:<br>MRZ                                                                 | DRAWN:<br>MRZ |
| JOB NO.:<br>9451                                                     | FILE NAME:<br>38-5-ROUTE 401.RXD | REF. NO.: <b>RD01.02</b>                                                       |               |
| SHEET NO.: <b>2</b>                                                  | OF <b>2</b>                      |                                                                                |               |

**ESE CONSULTANTS**  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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