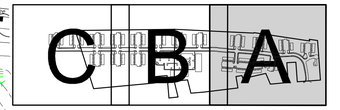
EROSION & SEDIMENT CONTROL LEGEND

- PROPOSED CONTOUR (FINAL GRADING)
- PROPOSED CONTOUR (STAGE 1 GRADING)
- EXISTING CONTOUR
- EXISTING STORM DRAINAGE PIPING
- PROPOSED STORM DRAINAGE PIPING
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY FORCE MAIN
- EXISTING WATER LINE
- LIMIT OF SOIL TYPE
- LOD / NPDES — LIMIT OF DISTURBANCE/NPDES PERMIT BOUNDARY
- LIMIT OF STAGING AREA
- FS — FS — COMPOST FILTER SOCK
- SWALE BOUNDARY
- SEDIMENT TRAP/BASIN AND SWALE DRAINAGE AREA BOUNDARY
- IP — INLET PROTECTION
- EROSION CONTROL MATTING (S15)
- CONCRETE CRADLE
- CONCRETE WASHOUT AREA
- ROCK CONSTRUCTION ENTRANCE
- STONE IP — STONE INLET PROTECTION
- TREE PROTECTION FENCE
- TOPSOIL STOCKPILE
- EROSION CONTROL MATTING (P300)
- U-SHAPED STONE FILTER BERM
- FLOC LOG
- TP-1 — TEST PIT LOCATION

NOTE - PERMANENT STABILIZATION IS EXPECTED ACROSS ALL AREAS OF THE SITE THAT ARE AT FINAL GRADE OR WILL NOT BE RE-DISTRUBED WITHIN ONE YEAR, OTHER WISE THE IMPLEMENTATION AND MAINTENANCE OF TEMPORARY STABILIZATION IS REQUIRED.

KEY MAP



SCALE IN FEET: 1" = 50'

0 25 50 100 150

SOILS LEGEND

HaA	HAGERSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES, HYDROLOGIC GROUP B
HaB	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
HbC	HAGERSTOWN SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, HYDROLOGIC GROUP B
DbA	DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
	SOIL DELINEATION

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
EROSION & SEDIMENT CONTROL STAGE 1 PLAN 'A'

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

DRAWING NO.
22 of 79

DRAWING: C:\Users\trsauyer\DC\ACCDocs\ELA Group\2121-0004 Westmount Development\Project Files\CAD Data\Land Development Phase \ESC PLAN.dwg - PLOTTED: Oct 20, 2026 2:53 pm

EROSION & SEDIMENT CONTROL LEGEND

- PROPOSED CONTOUR (FINAL GRADING)
- PROPOSED CONTOUR (STAGE 1 GRADING)
- EXISTING CONTOUR
- EXISTING STORM DRAINAGE PIPING
- PROPOSED STORM DRAINAGE PIPING
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY FORCE MAIN
- EXISTING WATER LINE
- LIMIT OF SOIL TYPE
- LOD / NPDES — LIMIT OF DISTURBANCE/NPDES PERMIT BOUNDARY
- LIMIT OF STAGING AREA
- FS — COMPOST FILTER SOCK
- SWALE BOUNDARY
- SEDIMENT TRAP/BASIN AND SWALE DRAINAGE AREA BOUNDARY
- IP — INLET PROTECTION
- EROSION CONTROL MATTING (ST5)
- CONCRETE WASHOUT AREA
- ROCK CONSTRUCTION ENTRANCE
- TREE PROTECTION FENCE
- TOPSOIL STOCKPILE
- U-SHAPED STONE FILTER BERM
- STONE IP — STONE INLET PROTECTION
- TP-1 — TEST PIT LOCATION
- FLOC LOG
- EROSION CONTROL MATTING (P300)

NOTE - PERMANENT STABILIZATION IS EXPECTED ACROSS ALL AREAS OF THE SITE THAT ARE AT FINAL GRADE OR WILL NOT BE RE-DISTURBED WITHIN ONE YEAR, OTHER WISE THE IMPLEMENTATION AND MAINTENANCE OF TEMPORARY STABILIZATION IS REQUIRED.

KEY MAP

C B A

SCALE IN FEET: 1" = 50'

0 25 50 100 150

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
EROSION & SEDIMENT CONTROL STAGE 1 PLAN 'B'

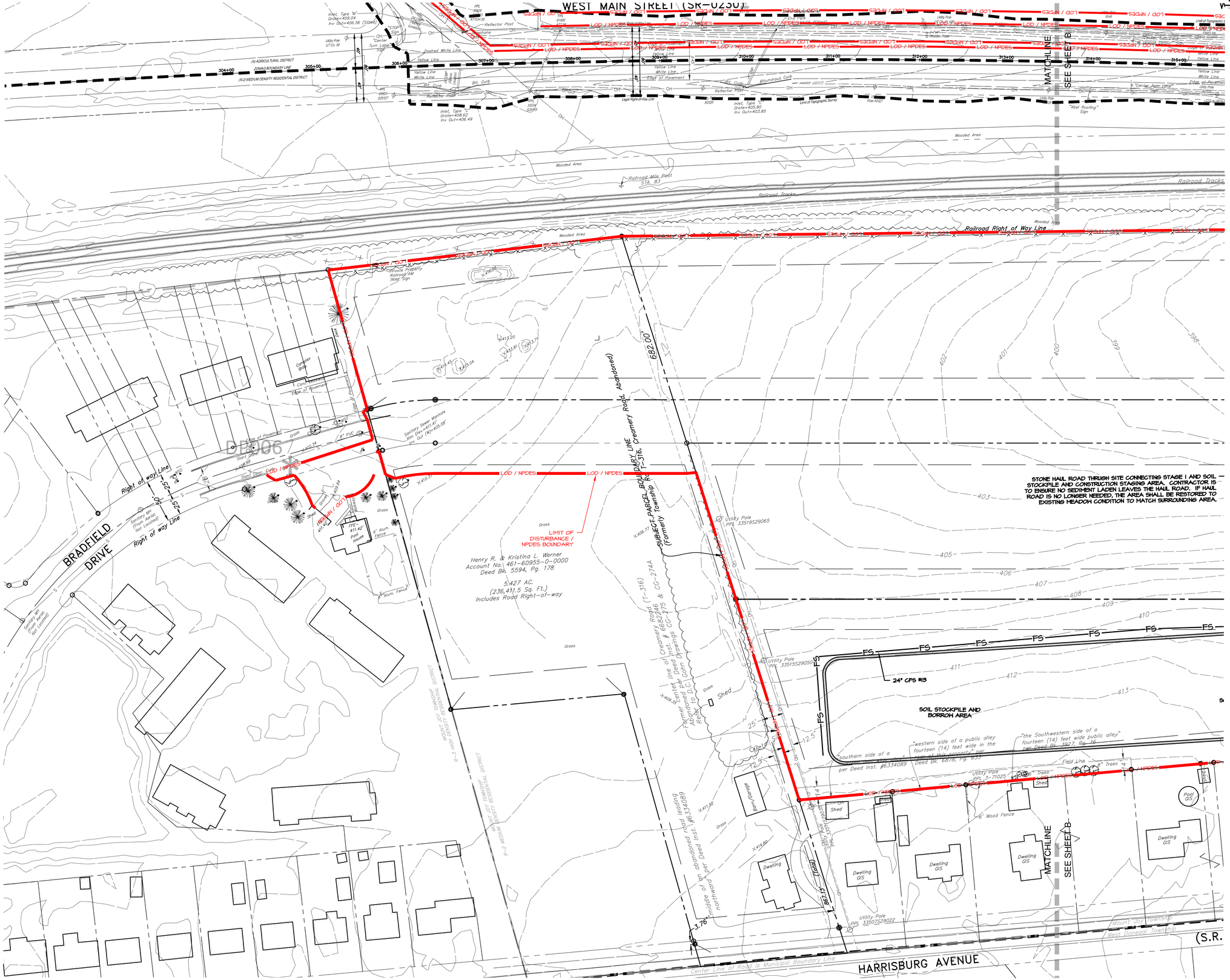
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

DRAWING NO.
23 of 79

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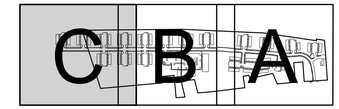


EROSION & SEDIMENT CONTROL LEGEND

- PROPOSED CONTOUR (FINAL GRADING)
- PROPOSED CONTOUR (STAGE 1 GRADING)
- EXISTING CONTOUR
- EXISTING STORM DRAINAGE PIPING
- PROPOSED STORM DRAINAGE PIPING (HEADWALL, MANHOLE, INLET, ENDWALL, RIP RAP)
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY FORCE MAIN
- EXISTING WATER LINE
- LIMIT OF SOIL TYPE
- LOD / NPDES — LIMIT OF DISTURBANCE/NPDES PERMIT BOUNDARY
- LIMIT OF STAGING AREA
- FS — COMPOST FILTER SOCK
- SWALE BOUNDARY
- SEDIMENT TRAP/BASIN AND SWALE DRAINAGE AREA BOUNDARY
- IP — INLET PROTECTION
- EROSION CONTROL MATTING (ST5)
- STONE IP — STONE INLET PROTECTION
- CONCRETE WASHOUT AREA
- ROCK CONSTRUCTION ENTRANCE
- TREE PROTECTION FENCE
- TOPSOIL STOCKPILE
- U-SHAPED STONE FILTER BERM
- FLOC LOG
- TP-1 — TEST PIT LOCATION

NOTE - PERMANENT STABILIZATION IS EXPECTED ACROSS ALL AREAS OF THE SITE THAT ARE AT FINAL GRADE OR WILL NOT BE RE-DISTRUBED WITHIN ONE YEAR, OTHER WISE THE IMPLEMENTATION AND MAINTENANCE OF TEMPORARY STABILIZATION IS REQUIRED.

KEY MAP



SCALE IN FEET: 1" = 50'

0 25 50 100 150

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
EROSION & SEDIMENT CONTROL STAGE 1 PLAN 'C'

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

DRAWING NO.
24 of 79

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INFILTRATION TEST RESULTS

BMP ID	TEST PIT ID	EXISTING ELEVATION	BMP BOTTOM ELEVATION	BMP SUBGRADE ELEVATION	LIMITING ZONE ELEV.	TEST ELEVATION	INFILTRATION RATE (IN/HR) (INCLUDES FOS=2
15	51	366.0	364.0	363.0	< 355.5	362.0	0.13
						360.0	0.03
	52	365.0			< 355.0	361.0	0.25
						359.0	0.03
20	43	369.5	366.0	364.0	367.10	365.1	0.00
						363.1	0.06
	44	368.0			362	366.0	0.03
						364.0	0.06
	45	367.5			354.5	363.5	0.03
						361.5	0.06

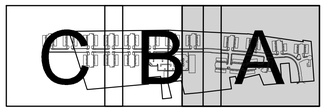
GRADING LEGEND

- 355 — PROPOSED CONTOUR
- 355 — EXISTING CONTOUR
- EXISTING STORM DRAINAGE PIPING (Headwall, Manhole, Inlet, Endwall, Rip Rap)
- PROPOSED STORM DRAINAGE PIPING (HEADWALL, MANHOLE, INLET, ENDWALL, RIP RAP)
- EXISTING OVERHEAD ELECTRIC (Utility Pole OH, Electric Meter EM)
- EXISTING UNDERGROUND ELECTRIC (Utility Pole UE, Electric Transformer ET)
- EXISTING UNDERGROUND TELEPHONE (Utility Pole UT, Manhole T, Telephone Box TM)
- EXISTING GAS LINE (Gas Valve G, Gas Meter GM)
- EXISTING SANITARY SEWER LINE (Clean Out C.O., S Manhole)
- EXISTING SANITARY FORCE MAIN (FM, S Manhole)
- EXISTING WATER LINE (Water Meter WM, W Water Valve, Fire Hydrant FH)
- 354.05 EXISTING SPOT GRADE
- + 352.50 PROPOSED SPOT GRADE
- 5% SLOPE GRADIENT AND DIRECTION
- FX FLEXSTORM PC INLET FILTER
- DOWNSPOUT DIRECTION ARROW

SOILS LEGEND

- HaA — HAGERSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES, HYDROLOGIC GROUP B
- HaB — HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
- HbC — HAGERSTOWN SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, HYDROLOGIC GROUP B
- DbA — DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
- SOIL DELINEATION
- TP-1 — TEST PIT LOCATION

KEY MAP



NORTH

SCALE IN FEET: 1" = 50'

0 25 50 100 150

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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ela-group.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN 'A'

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

DRAWING NO.
25 of 79

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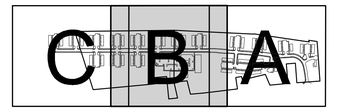
GRADING LEGEND

- 355 — PROPOSED CONTOUR
- 355 — EXISTING CONTOUR
- EXISTING STORM DRAINAGE PIPING (Headwall, Manhole, Inlet, Endwall, Rip Rap)
- PROPOSED STORM DRAINAGE PIPING (HEADWALL, MANHOLE, INLET, ENDWALL, RIP RAP)
- EXISTING OVERHEAD ELECTRIC (Utility Pole, OH, Electric Meter, EM)
- EXISTING UNDERGROUND ELECTRIC (Utility Pole, UE, Electric Transformer, ET)
- EXISTING UNDERGROUND TELEPHONE (Utility Pole, UT, Manhole, T, Telephone Box, TB)
- EXISTING GAS LINE (Gas Valve, G, Gas Meter, GM)
- EXISTING SANITARY SEWER LINE (C.O. Clean Out, S, Manhole, MH)
- EXISTING SANITARY FORCE MAIN (FM, S, Manhole, MH)
- EXISTING WATER LINE (WM Water Meter, W, Water Valve, WV, Fire Hydrant, FH)
- 354.05 — EXISTING SPOT GRADE
- + 352.50 — PROPOSED SPOT GRADE
- 5% — SLOPE GRADIENT AND DIRECTION
- FX — FLEXSTORM PC INLET FILTER
- DOWNSPOUT DIRECTION ARROW

SOILS LEGEND

- HaA — HAGERSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES, HYDROLOGIC GROUP B
- HaB — HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
- HbC — HAGERSTOWN SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, HYDROLOGIC GROUP B
- DbA — DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
- SOIL DELINEATION
- TP-1 — TEST PIT LOCATION

KEY MAP



NORTH

SCALE IN FEET: 1" = 50'

0 25 50 100 150

INFILTRATION TEST RESULTS

BMP ID	TEST PIT ID	EXISTING ELEVATION	BMP BOTTOM ELEVATION	BMP SUBGRADE ELEVATION	LIMITING ZONE ELEV.	TEST ELEVATION	INFILTRATION RATE (IN/HR) (INCLUDES FOS=2
26	24	347.5	343.5	341.5	340.50	344.5	0.22
						342.5	1.47
	25	345.0			340.0	344.0	0.13
						342.0	0.03
	26	346.0			389.0	343.0	0.13
						341.0	0.06

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN 'B'

FOR
WESTMONT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

DRAWING NO.
26 of 79



GRADING LEGEND

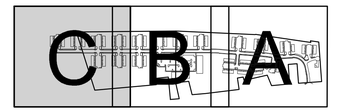
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING STORM DRAINAGE PIPING
- PROPOSED STORM DRAINAGE PIPING
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY FORCE MAIN
- EXISTING WATER LINE
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- SLOPE GRADIENT AND DIRECTION
- FLEXSTORM PC INLET FILTER
- DOWNSPOUT DIRECTION ARROW

SOILS LEGEND

HaA	HAGERSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES, HYDROLOGIC GROUP B
HaB	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
HbC	HAGERSTOWN SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, HYDROLOGIC GROUP B
DbA	DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B

- SOIL DELINEATION
- TP-1 TEST PIT LOCATION

KEY MAP



NORTH

SCALE IN FEET: 1" = 50'

0 25 50 100 150

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN 'C'

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

DRAWING NO.
27 of 79

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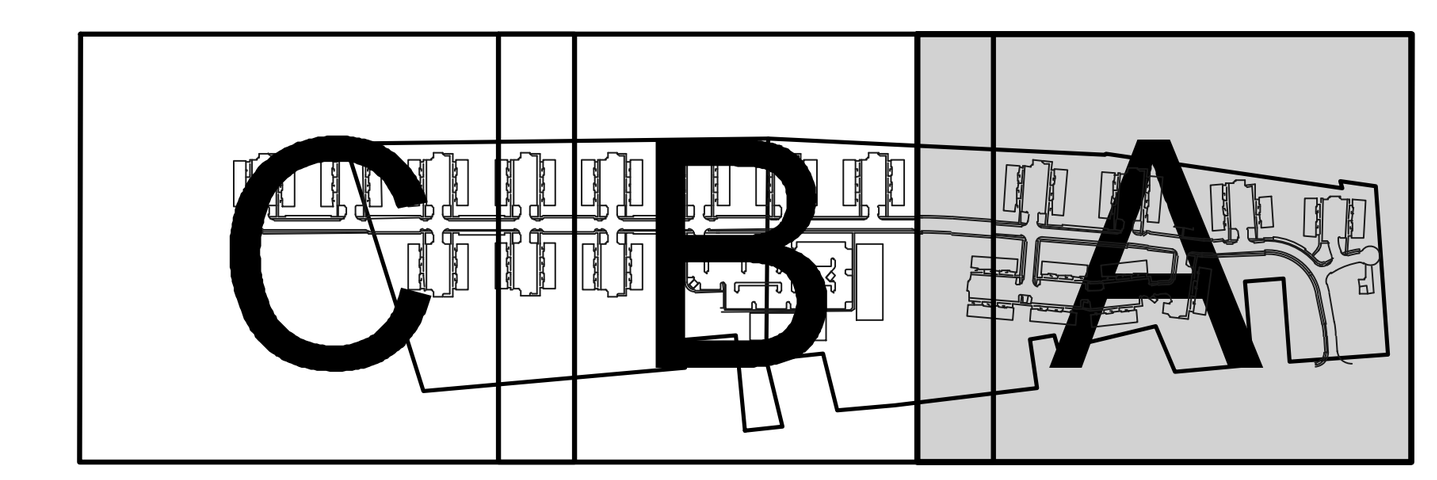
UTILITY LEGEND

- EXISTING STORM DRAINAGE PIPING (Headwall, Manhole, Inlet, Endwall, Rip Rap)
- PROPOSED STORM DRAINAGE PIPING (HEADWALL, MANHOLE, INLET, ENDWALL, RIP RAP)
- EXISTING OVERHEAD ELECTRIC (Utility Pole, OH, Electric Meter, EM)
- PROPOSED OVERHEAD ELECTRIC (UTILITY POLE, OHE, TRANSFORMER)
- EXISTING UNDERGROUND ELECTRIC (Utility Pole, UE, Electric Transformer)
- PROPOSED UNDERGROUND ELECTRIC (UTILITY POLE, UE, TRANSFORMER)
- EXISTING UNDERGROUND TELEPHONE (Utility Pole, UT, Manhole, Telephone Box)
- EXISTING GAS LINE (GV, Gas Valve, G, GM, Gas Meter)
- PROPOSED GAS LINE (GAS VALVE, G, GAS METER)
- EXISTING SANITARY SEWER LINE (C.O., Clean Out, S, Manhole)
- PROPOSED SANITARY SEWER LINE (MANHOLE, SAN, CLEANOUT, CO)
- EXISTING SANITARY FORCE MAIN (FM, Manhole)
- PROPOSED SANITARY FORCE MAIN (MANHOLE, FM)
- EXISTING WATER LINE (WM, Water Meter, W, Water Valve, WV, Fire Hydrant)
- PROPOSED WATER LINE (WATER VALVE, W, FIRE HYDRANT, HYD)

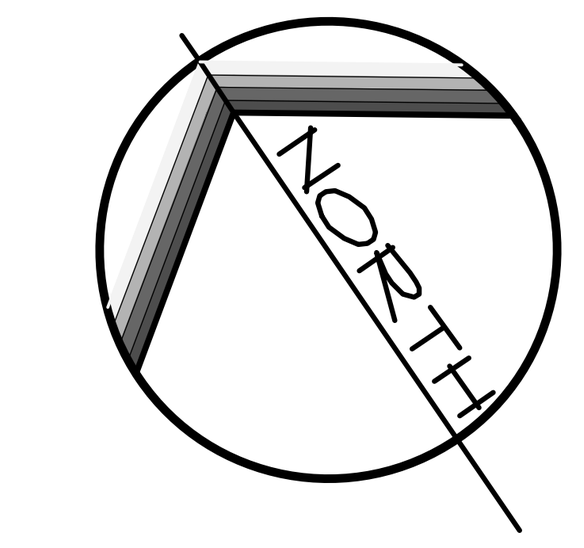
NOTE:

PLEASE CONTACT ENVIREP (JOSHUA PRICE - (717) 761-7884) TO ORDER THE PRO-AIR WET WELL AERATION SYSTEM NOTED ON THE PLAN.

KEY MAP



KEY MAP NOTE: NO IMPROVEMENTS IN AREAS 'B' AND 'C'.



SCALE IN FEET: 1" = 50'

0 25 50 100 150

REVISIONS PER:		DATE:	BY:
1.	ERSA COMMENTS	9/21/2026	TWD
2.	TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3.	-	-	-
4.	-	-	-
5.	-	-	-

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elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:

UTILITY PLAN 'A'

FOR

WESTMOUNT

MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:

VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER: BDG		DATE:	AUG. 3, 2026
ENGINEER: TEH		PROJECT NO.	1212-004
CAD DESIGNER: TRS		SCALE:	1" = 50'

DRAWING NO.

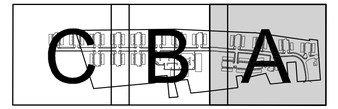
DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\UTILITY.dwg - PLOTTED: Oct 20, 2026 2:54 pm

PLANT SCHEDULE LANDSCAPE PLAN A

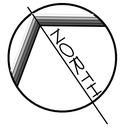
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
TREES						
AR	12	Acer rubrum	Red Maple	2" Cal.	B&B	NATIVE
AL	18	Amelanchier laevis	Allegheny Serviceberry Multi-trunk	7'-8' Multi Stem	B&B	NATIVE
CO2	11	Carpinus caroliniana virginiana	American Hornbeam	2" Cal.	B&B	NATIVE
CO	5	Celtis occidentalis	Common Hackberry	2" Cal.	B&B	NATIVE
CK	10	Cladrastis kentukea	American Yellowwood	2" Cal.	B&B	NATIVE
IA	25	Ilex opaca	American Holly	5'-6'	B&B	NATIVE
LT	11	Liriodendron tulipifera	Tulip Poplar	2" Cal.	B&B	NATIVE
NI	6	Nyssa sylvatica 'Miss Scarlet'	Miss Scarlet Tupelo	2" Cal.	B&B	NATIVE
PW	41	Pinus alba	White Pine	5'-6'	B&B	NATIVE
PO	10	Platanus occidentalis	American Sycamore	2" Cal.	B&B	NATIVE
QA	6	Quercus alba	White Oak	2" Cal.	B&B	NATIVE
QB	2	Quercus bicolor	Swamp White Oak	2" Cal.	B&B	
TI	69	Thuja x 'Green Giant'	Green Giant Arborvitae	5'-6'	B&B	NATIVE
UV	12	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2" Cal.	B&B	NATIVE

NOTE: SEE BMP ENLARGEMENTS ON THE FOLLOWING SHEETS FOR SPECIFIED PLANTINGS REGARDING BMP-15, BMP-20 & BMP-23.

KEY MAP



KEY MAP NOTE: NO IMPROVEMENTS IN AREAS 'B' AND 'C'.



SCALE IN FEET: 1" = 40'

0 20' 40' 80' 120'

NOTES:

1. ALL STREET TREES ARE SHOWN WITH A 40' CANOPY.

2. LANDSCAPING FOR TOWNHOUSES AND APARTMENTS BUILDING FOUNDATIONS ARE NOT SHOWN. DEVELOPER TO PROVIDE LANDSCAPING AT THEIR DISCRETION.

3. ALL REQUIRED LANDSCAPE PLANTS SHALL BE MAINTAINED AND GUARENTEED FOR A LENGTH OF 18 MONTHS FROM THE DATE OF PLANTING. NO MORE THAN 1/3 OF THE TREE OR SHRUB SHALL BE DAMAGED OR DEAD WITHOUT REPLACEMENT. REPLACEMENT PLANTS SHALL CONFORM TO ALL REQUIREMENTS OF TOWNSHIP SLDO SEC. 114-54 AND SHALL BE MAINTAINED AFTER REPLANTING FOR AN ADDITIONAL 18 MONTHS.

4. VEGETATED BASIN BOTTOMS ARE TO BE PLANTED WITH ERNMX #126, OR APPROVED EQUAL, AT A RATE OF 15 LB/AC (OR AS SPECIFIED BY PROVIDER) WITH AN ADDITION OF 4 LB/AC (0.1 LB/1,00 SF) OF PANICUM ANCEPS (BEAKED PANIGRASS) MD ECOTYPE. REFER TO BMP AMENDED SOIL/SEEDING NOTES IN DETAILS.

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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4139 Oregon Pike, Ephrata, PA 17522 717.626.7271
elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
LANDSCAPE PLAN 'A'

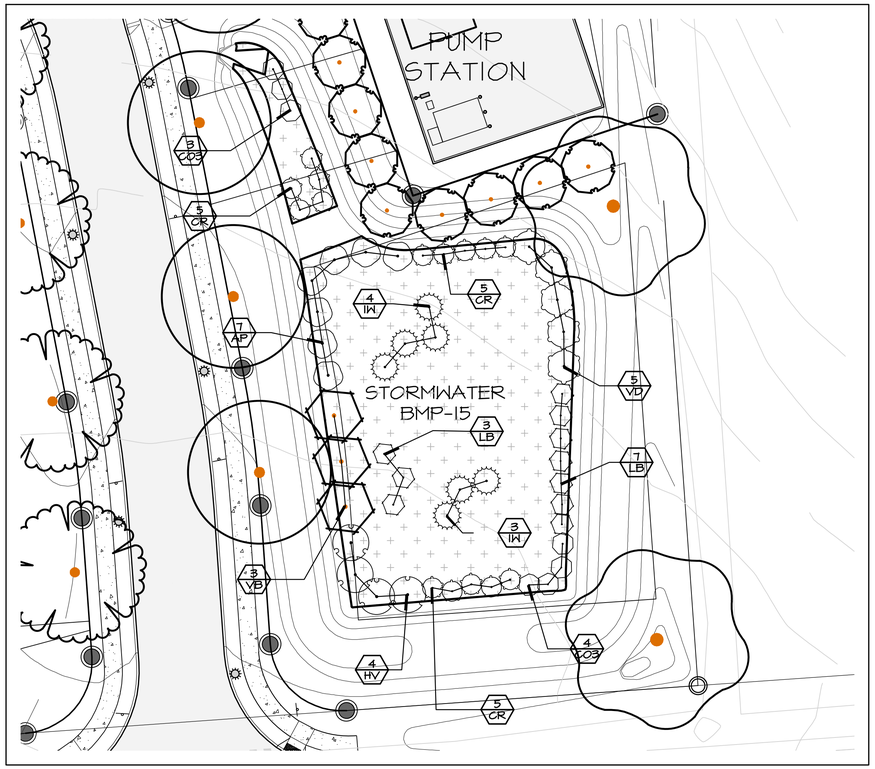
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 40'

DRAWING NO.
29 of 79

DRAWING: C:\Users\trsawyer\DGVACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\LANDSCAPE.dwg - PLOTTED: Oct 20, 2026 2:54 pm



BMP 15

PLANT SCHEDULE BMP-15

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
TREES						
VB	3	Viburnum prunifolium	Blackhaw Viburnum	24"-30"	B&B	
CODE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONT**	**REMARKS**
SHRUBS						
AP	7	Aesculus parviflora	Bottlebrush Buckeye	18"-24"	5 gal	NATIVE
COS	7	Cephalanthus occidentalis	Buttonbush	18"-24"	5 gal	NATIVE
CR	15	Cornus sericea	Red Twig Dogwood	18"-24"	5 gal	NATIVE
HV	4	Hamamelis virginiana	Common Witch Hazel	18"-24"	7 Gal.	NATIVE
IW	7	Ilex verticillata	Winterberry	18"-24"	5 gal	NATIVE
LB	10	Lindera benzoin	Spicebush	18"-24"	5 gal	NATIVE
VD	5	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	18"-24"	7 Gal.	NATIVE

BMP-15 NOTES:

1. THE TOTAL AMENDED SOIL PLANTING AREA FOR BMP-15 IS APPROXIMATELY 7,321 SF, WHICH SHALL BE PLANTED WITH HERBACEOUS PLANT PLUGS AT A SPACING OF 24-INCHES ON CENTER. THE TOTAL AREA, WHEN DIVIDED BY THE TWELVE PLANT (PLUG) TYPES APPEARING IN THE BMP-15 PLUG PLANTING SCHEDULE (THIS SHEET) AT THIS SPACING, DEMANDS 158 INDIVIDUAL PLANTS OF EACH OF THE TWELVE (12) SPECIFIED HERBACEOUS PLANT TYPES.
2. THE PLUG PLANTING LAYOUT (20'x20' SAMPLE AREA) APPEARING ON THIS SHEET IS A RANDOMIZED PLUG PLANTING GUIDE. THERE ARE 100 PLANTS IN EACH 20'x20' PLOT, WHICH SHALL BE MADE UP (AS MUCH AS IS POSSIBLE) BY EQUAL PARTS OF THE TWELVE (12) DIFFERENT HERBACEOUS PLANTS SCHEDULED WITHIN THE BMP AMENDED SOIL AREAS.
3. SINCE 100 IS NOT EQUALLY DIVISIBLE BY 12, THERE WILL BE SLIGHTLY MORE OR LESS OF SOME PLANTS THAN OTHERS WITHIN EACH 20'x20' PLOT. KEEP THE MIX AS EQUAL AS POSSIBLE AND RANDOMLY DISTRIBUTE THE PLANTS. A SAMPLE DISTRIBUTION APPEARS IN THE PLUG PLANTING LAYOUT (20'X20' SAMPLE AREA), HOWEVER THIS RANDOMIZED PATTERN SHALL NOT BE REPEATED AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
4. WHERE PARTIAL PLOT AREAS EXIST DUE TO THE IRREGULAR SHAPES OF THE AMENDED SOIL AREAS, REPEAT THE PLANTING PATTERN MAKING UP THE SAME PORTION OF THE NEAREST WHOLE 20'x20' PLOT AREA, AND MAKE ANY NECESSARY ADJUSTMENTS TO KEEP THE USE OF EACH OF THE TWELVE (12) PLANT TYPES AS EQUAL AS POSSIBLE.
5. BASIN BOTTOMS ARE TO BE PLANTED WITH ERNMX #126, OR APPROVED EQUAL, AT A RATE OF 20 LB/AC (OR AS SPECIFIED BY PROVIDER) WITH AN ADDITION OF 4 LB/AC (0.1 LB/1,00 SF) OF PANICUM ANCEPS (BEAKED PANIGRASS) MD ECOTYPE. REFER TO BMP AMENDED SOIL/SEEDING NOTES IN DETAILS.



BMP 20

PLANT SCHEDULE BMP-20

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
TREES						
BN	2	Betula nigra	River Birch Multi-Trunk	8'-10' Multi-stem	B&B	
TD	2	Taxodium distichum	Bald Cypress	2" Cal.	B&B	
VB	3	Viburnum prunifolium	Blackhaw Viburnum	24"-30"	B&B	
CODE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONT**	**REMARKS**
SHRUBS						
COS	12	Cephalanthus occidentalis	Buttonbush	18"-24"	5 gal	NATIVE
CR	10	Cornus sericea	Red Twig Dogwood	18"-24"	5 gal	NATIVE
HV	7	Hamamelis virginiana	Common Witch Hazel	18"-24"	7 Gal.	NATIVE
IW	6	Ilex verticillata	Winterberry	18"-24"	5 gal	NATIVE
IV	5	Itea virginica	Virginia Sweetspire	18"-24"	5 gal	NATIVE
VD	7	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	18"-24"	7 Gal.	NATIVE

BMP-20 NOTES:

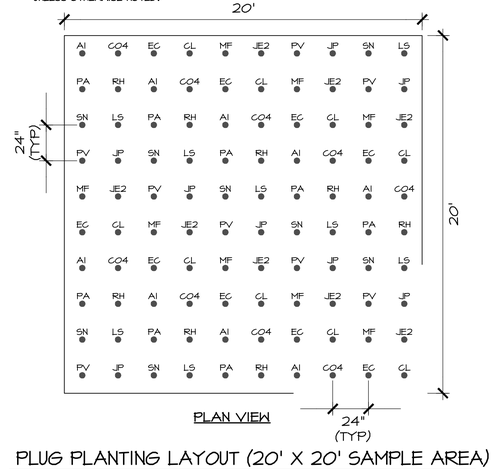
1. THE TOTAL AMENDED SOIL PLANTING AREA FOR BMP-20 IS APPROXIMATELY 8,099 SF, WHICH SHALL BE PLANTED WITH HERBACEOUS PLANT PLUGS AT A SPACING OF 24-INCHES ON CENTER. THE TOTAL AREA, WHEN DIVIDED BY THE TWELVE PLANT (PLUG) TYPES APPEARING IN THE BMP-20 PLUG PLANTING SCHEDULE (THIS SHEET) AT THIS SPACING, DEMANDS 174 INDIVIDUAL PLANTS OF EACH OF THE TWELVE (12) SPECIFIED HERBACEOUS PLANT TYPES.
2. THE PLUG PLANTING LAYOUT (20'X20' SAMPLE AREA) APPEARING ON THIS SHEET IS A RANDOMIZED PLUG PLANTING GUIDE. THERE ARE 100 PLANTS IN EACH 20'x20' PLOT, WHICH SHALL BE MADE UP (AS MUCH AS IS POSSIBLE) BY EQUAL PARTS OF THE TWELVE (12) DIFFERENT HERBACEOUS PLANTS SCHEDULED WITHIN THE BMP AMENDED SOIL AREAS.
3. SINCE 100 IS NOT EQUALLY DIVISIBLE BY 12, THERE WILL BE SLIGHTLY MORE OR LESS OF SOME PLANTS THAN OTHERS WITHIN EACH 20'x20' PLOT. KEEP THE MIX AS EQUAL AS POSSIBLE AND RANDOMLY DISTRIBUTE THE PLANTS. A SAMPLE DISTRIBUTION APPEARS IN THE PLUG PLANTING LAYOUT (20'X20' SAMPLE AREA), HOWEVER THIS RANDOMIZED PATTERN SHALL NOT BE REPEATED AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
4. WHERE PARTIAL PLOT AREAS EXIST DUE TO THE IRREGULAR SHAPES OF THE AMENDED SOIL AREAS, REPEAT THE PLANTING PATTERN MAKING UP THE SAME PORTION OF THE NEAREST WHOLE 20'x20' PLOT AREA, AND MAKE ANY NECESSARY ADJUSTMENTS TO KEEP THE USE OF EACH OF THE TWELVE (12) PLANT TYPES AS EQUAL AS POSSIBLE.
5. BASIN BOTTOMS ARE TO BE PLANTED WITH ERNMX #126, OR APPROVED EQUAL, AT A RATE OF 20 LB/AC (OR AS SPECIFIED BY PROVIDER) WITH AN ADDITION OF 4 LB/AC (0.1 LB/1,00 SF) OF PANICUM ANCEPS (BEAKED PANIGRASS) MD ECOTYPE. REFER TO BMP AMENDED SOIL/SEEDING NOTES IN DETAILS.

BMP PLANTING NOTES

1. RAIN GARDEN PLANTING NOTES:
   - A. ALL SELECTED HERBACEOUS SPECIES ARE NATIVE AND HAVE BEEN SUCCESSFUL IN SIMILAR CONDITIONS.
   - B. A COMBINATION OF SEED MIX AND LANDSCAPE PLUGS (PLUG SPACING SHALL BE 24" O.C.) HAS BEEN SPECIFIED TO ENSURE DENSE VEGETATIVE COVER WITHIN THE FIRST GROWING SEASON FOR OPTIMAL WATER TREATMENT AND TO LOWER THE PRESENSE OF WEEDS.
   - C. PLANTING DOES NOT REQUIRE MULCH.

   INSTALLATION SEQUENCE:
   - A. THE SPECIFIED ERNST SEED MIX SHALL BE APPLIED FIRST. SEED MIX SHALL BE MANUALLY RAKED-IN TO ENSURE GOOD SOIL-SEED CONTACT.
   - B. LANDSCAPE PLUGS SHALL BE DELIVERED DIRECTLY TO SITE.
   - C. LANDSCAPE PLUGS SHALL BE CAREFULLY INSTALLED OVER TOP THE SEED MIX USING AUGERS.
   - D. FINAL PLANTING SHALL BE FOLLOWED UP WITH CAREFUL AND THOROUGH INITIAL IRRIGATION.
   - E. RECOMMENDED PLANTING WINDOW: EARLY TO MID-SEPTEMBER

   ESTABLISHMENT AND LONG TERM MANAGEMENT:
   - A. CAREFULLY MONITOR FOR INVASIVE AND EXOTIC WEEDS AND SIGNS OF EROSION DURING FIRST GROWING SEASON.
   - B. A QUALIFIED LANDSCAPE PROFESSIONAL SHALL BE CONSULTED AS REQUIRED TO PERFORM MONITORING TASKS AND MAKE RECOMMENDATIONS ON MAINTENANCE ACTIONS DURING FIRST GROWING SEASON.
   - C. LIMITED OVERHEAD IRRIGATION SHALL ONLY BE REQUIRED IF DROUGHT OCCURS IN FIRST GROWING SEASON.
   - D. PLANTINGS MAY HAVE TO BE TRIMMED DOWN TO 10-INCHES SEVERAL TIMES DURING THE GROWING SEASON IF WEED OUTBREAKS OCCUR. USE STRING OR HEDGE TRIMMERS FOR CUT BACK (DO NOT MOW).
   - E. SURROUNDING TURF AREAS (BASIN SIDE SLOPES) MUST BE KEPT IN A MOWN CONDITION AND DEBRIS SHALL BE PREVENTED FROM BLOWING AND ACCUMULATING INTO BASIN/RAIN GARDEN BOTTOMS.
   - F. SPOT REMOVAL OF INVASIVE AND AGGRESSIVE EXOTIC WEED SPECIES SHALL BE REQUIRED DURING THE FIRST TWO YEARS. HERBICIDE USE SHALL BE LIMITED. MANUAL WEED CUTTING OR PULLING IS PREFERRERED. IT IS RECOMMENDED THAT A LANDSCAPE PROFESSIONAL BE RETAINED TO OVERSEE INVASIVE AND EXOTIC WEED SPECIES DETERMINATION AND REMOVAL. FOR MORE INFORMATION AND THE COMPLETE LIST OF THESE SPECIES, REFER TO: https://www.dcnr.pa.gov/conservation/wildplants/invasiveplants/pages/default.aspx
   - G. PERFORM SPRING CUTBACK AND REMOVAL OF DEBRIS IN FEBRUARY/MARCH DURING THE FIRST GROWING SEASON, AND CONTINUE THIS PRACTICE DURING THE SAME TIME PERIOD EACH YEAR THEREAFTER.
2. ALL NON-IMPERVIOUS DISTURBED AREAS SHALL BE SEEDED WITH THE SPECIFIED PERMANENT SEED MIXTURE UNLESS OTHERWISE NOTED.



PLAN VIEW

PLUG PLANTING LAYOUT (20' X 20' SAMPLE AREA)

SCALE: NO SCALE

PLANTING LEGEND

- DECIDUOUS TREES
- DECIDUOUS OR EVERGREEN SHRUB
- RAIN GARDEN SEED MIX ERNST 126 @ 20LB/ACRE
- PLUG PLANTING AREA (SEE NOTES, DETAIL, AND SCHEDULE)
- 8 CH — INDICATES QUANTITY & TYPE OF PLANT MATERIAL
- LIGHT FIXTURES

NORTH

SCALE IN FEET: 1" = 30'

0 15' 30' 60' 90'

REVISIONS PER:		DATE:	BY:
1.	ERSA COMMENTS	9/21/2026	TWD
2.	TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3.	-	-	-
4.	-	-	-
5.	-	-	-

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

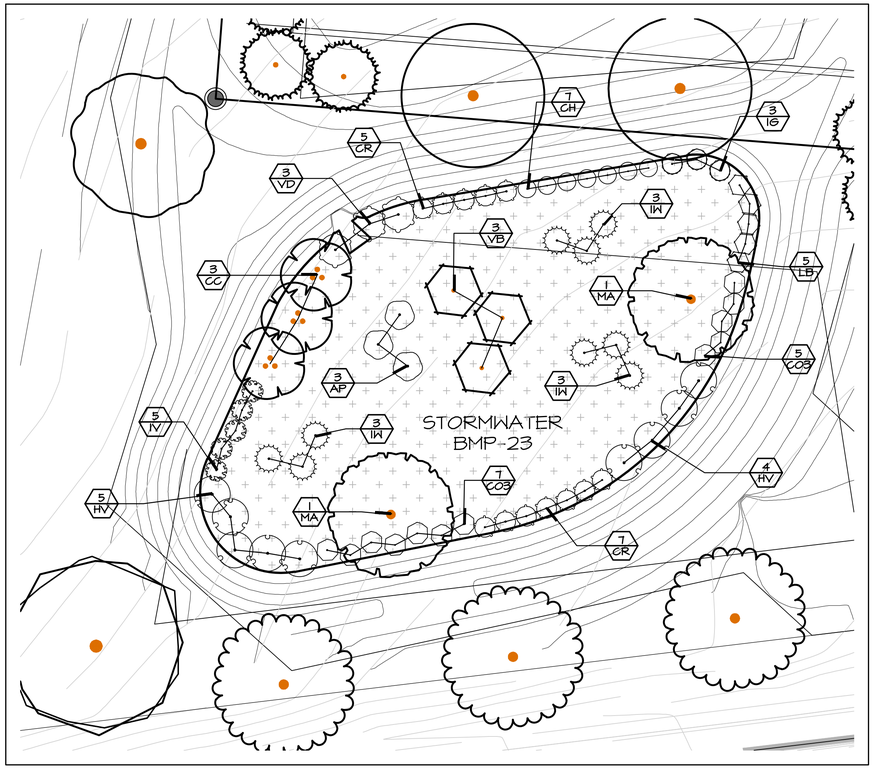
SUBJECT:
BMP LANDSCAPING
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 20'

DRAWING NO.
30 of 79

DRAWING: C:\Users\trsawyer\DCVACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\LANDSCAPE.dwg - PLOTTED: Oct 20, 2026 2:54 pm



BMP 23

PLANT SCHEDULE BMP-23

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
TREES						
CC	3	Cercis canadensis	Eastern Redbud	6' Multi-stem	B&B	
MA	2	Magnolia acuminata	Cucumbertree Magnolia	6' Multi-stem	B&B	
VB	3	Viburnum prunifolium	Blackhaw Viburnum	24"-30"	B&B	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
SHRUBS						
AP	3	Aesculus parviflora	Bottlebrush Buckeye	18"-24"	5 gal	NATIVE
CO3	12	Cephalanthus occidentalis	Buttonbush	18"-24"	5 gal	NATIVE
CH	7	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	24"-36"	5 gal	NATIVE
CR	12	Cornus sericea	Red Twig Dogwood	18"-24"	5 gal	NATIVE
HV	9	Hamamelis virginiana	Common Witch Hazel	18"-24"	7 Gal.	NATIVE
IG	3	Ilex glabra	Inkberry Holly	24"-36"	5 gal	NATIVE
IW	9	Ilex verticillata	Winterberry	18"-24"	5 gal	NATIVE
IV	5	Itea virginica	Virginia Sweetspire	18"-24"	5 gal	NATIVE
LB	5	Lindera benzoin	Spicebush	18"-24"	5 gal	NATIVE
VD	3	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	18"-24"	7 Gal.	NATIVE

BMP-23 NOTES:

1. THE TOTAL AMENDED SOIL PLANTING AREA FOR BMP-23 IS APPROXIMATELY 12,429 SF, WHICH SHALL BE PLANTED WITH HERBACEOUS PLANT PLUGS AT A SPACING OF 24-INCHES ON CENTER. THE TOTAL AREA, WHEN DIVIDED BY THE TWELVE PLANT (PLUG) TYPES APPEARING IN THE BMP-23 PLUG PLANTING SCHEDULE (THIS SHEET) AT THIS SPACING, DEMANDS 268 INDIVIDUAL PLANTS OF EACH OF THE TWELVE (12) SPECIFIED HERBACEOUS PLANT TYPES.
2. THE PLUG PLANTING LAYOUT (20'X20' SAMPLE AREA) APPEARING ON THIS SHEET IS A RANDOMIZED PLUG PLANTING GUIDE. THERE ARE 100 PLANTS IN EACH 20'X20' PLOT, WHICH SHALL BE MADE UP (AS MUCH AS IS POSSIBLE) BY EQUAL PARTS OF THE TWELVE (12) DIFFERENT HERBACEOUS PLANTS SCHEDULED WITHIN THE BMP AMENDED SOIL AREAS.
3. SINCE 100 IS NOT EQUALLY DIVISIBLE BY 12, THERE WILL BE SLIGHTLY MORE OR LESS OF SOME PLANTS THAN OTHERS WITHIN EACH 20'X20' PLOT. KEEP THE MIX AS EQUAL AS POSSIBLE AND RANDOMLY DISTRIBUTE THE PLANTS. A SAMPLE DISTRIBUTION APPEARS IN THE PLUG PLANTING LAYOUT (20'X20' SAMPLE AREA), HOWEVER THIS RANDOMIZED PATTERN SHALL NOT BE REPEATED AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
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5. BASIN BOTTOMS ARE TO BE PLANTED WITH ERNMX #127, OR APPROVED EQUAL, AT A RATE OF 15 LB/AC (OR AS SPECIFIED BY PROVIDER) WITH AN ADDITION OF 4 LB/AC (0.1 LB/1,00 SF) OF PANICUM ANCEPS (BEAKED PANIGRASS) MD ECOTYPE. REFER TO BMP AMENDED SOIL/SEEDING NOTES IN DETAILS.

PLANTING LEGEND



DECIDUOUS TREES



DECIDUOUS OR EVERGREEN SHRUB



RAIN GARDEN SEED MIX ERNST 126 @ 20LB/ACRE



PLUG PLANTING AREA (SEE NOTES, DETAIL, AND SCHEDULE)



INDICATES QUANTITY & TYPE OF PLANT MATERIAL

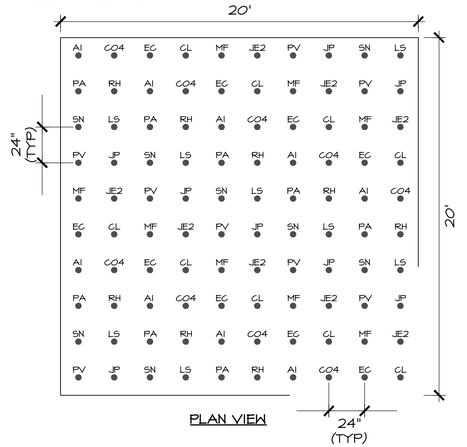
LIGHT FIXTURES

BMP PLANTING NOTES

1. RAIN GARDEN PLANTING NOTES:
   - A. ALL SELECTED HERBACEOUS SPECIES ARE NATIVE AND HAVE BEEN SUCCESSFUL IN SIMILAR CONDITIONS.
   - B. A COMBINATION OF SEED MIX AND LANDSCAPE PLUGS (PLUG SPACING SHALL BE 24" O.C.) HAS BEEN SPECIFIED TO ENSURE DENSE VEGETATIVE COVER WITHIN THE FIRST GROWING SEASON FOR OPTIMAL WATER TREATMENT AND TO LOWER THE PRESENSE OF WEEDS.
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   INSTALLATION SEQUENCE:
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   - C. LANDSCAPE PLUGS SHALL BE CAREFULLY INSTALLED OVER TOP THE SEED MIX USING AUGERS.
   - D. FINAL PLANTING SHALL BE FOLLOWED UP WITH CAREFUL AND THOROUGH INITIAL IRRIGATION.
   - E. RECOMMENDED PLANTING WINDOW: EARLY TO MID-SEPTEMBER

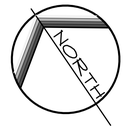
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   - C. LIMITED OVERHEAD IRRIGATION SHALL ONLY BE REQUIRED IF DROUGHT OCCURS IN FIRST GROWING SEASON.
   - D. PLANTINGS MAY HAVE TO BE TRIMMED DOWN TO 10-INCHES SEVERAL TIMES DURING THE GROWING SEASON IF WEED OUTBREAKS OCCUR. USE STRING OR HEDGE TRIMMERS FOR CUT BACK (DO NOT MOW).
   - E. SURROUNDING TURF AREAS (BASIN SIDE SLOPES) MUST BE KEPT IN A MOWN CONDITION AND DEBRIS SHALL BE PREVENTED FROM BLOWING AND ACCUMULATING INTO BASIN/RAIN GARDEN BOTTOMS.
   - F. SPOT REMOVAL OF INVASIVE AND AGGRESSIVE EXOTIC WEED SPECIES SHALL BE REQUIRED DURING THE FIRST TWO YEARS. HERBICIDE USE SHALL BE LIMITED. MANUAL WEED CUTTING OR PULLING IS PREFERRED. IT IS RECOMMENDED THAT A LANDSCAPE PROFESSIONAL BE RETAINED TO OVERSEE INVASIVE AND EXOTIC WEED SPECIES DETERMINATION AND REMOVAL. FOR MORE INFORMATION AND THE COMPLETE LIST OF THESE SPECIES, REFER TO: https://www.dcnr.pa.gov/conservation/wildplants/invasiveplants/pages/default.aspx
   - G. PERFORM SPRING CUTBACK AND REMOVAL OF DEBRIS IN FEBRUARY/MARCH DURING THE FIRST GROWING SEASON, AND CONTINUE THIS PRACTICE DURING THE SAME TIME PERIOD EACH YEAR THEREAFTER.
2. ALL NON-IMPERVIOUS DISTURBED AREAS SHALL BE SEEDED WITH THE SPECIFIED PERMANENT SEED MIXTURE UNLESS OTHERWISE NOTED.



PLAN VIEW

PLUG PLANTING LAYOUT (20' X 20' SAMPLE AREA)

SCALE: NO SCALE



SCALE IN FEET: 1" = 30'

0 15' 30' 60' 90'

REVISIONS PER:		DATE:	BY:
1.	ERSA COMMENTS	9/21/2026	TWD
2.	TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
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4.	-	-	-
5.	-	-	-

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
BMP LANDSCAPING
FOR
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CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 20'

DRAWING NO.
31 of 79

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Schedule					
Label	QTY	Manufacturer	Catalog	Description	Input Power
A	39	American Electric Lighting	247L P201 XXXX 30K R3 PY HSB	247L American Revolution LED, P201 Performance Package, 3000K CCT, R3 Distribution, Polycarbonate Refractor, with House Side Black Panel	69.98

NOTES:
1. MOUNTING HEIGHTS:
   1.1. STREET LIGHTS; TYPE 'A' = 13'-0"
2. LIGHTING FIXTURES ALONG BRADFIELD DRIVE (TYPE A) ARE TO BE SIMILAR TO NEIGHBORING PROPERTIES.
3. ALL LIGHTING FIXTURES SHALL BE ACTUATED BY A PHOTOELECTRIC CONTROLLED SWITCH.
4. PRIOR TO THE DEDICATION OF STREETLIGHTS TO THE TOWNSHIP, ALL COSTS ASSOCIATED WITH STREET LIGHTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER..
5. TREES SHALL BE PLACED WHERE THEY DO NOT INTERFERE WITH LIGHTS WITHIN PARKING LOTS.

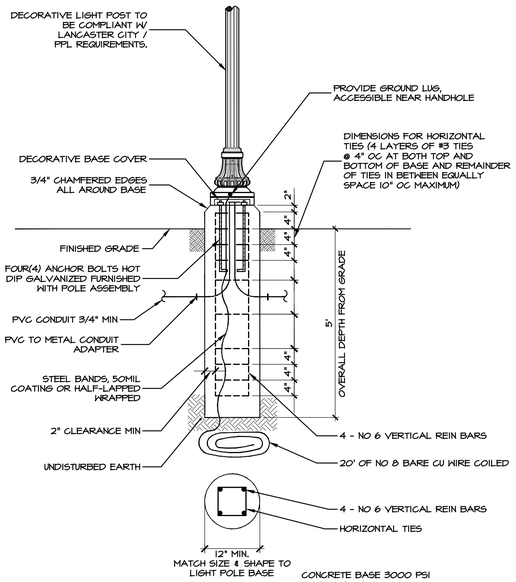
PRODUCT OVERVIEW



Applications:

Roadways, Streetscapes, Walkways, Pathways, Parks

PROPOSED BRADFIELD DRIVE STREETLIGHT



A DECORATIVE LIGHT POLE

NO SCALE

FUR-201

SCALE IN FEET: 1" = 50'

0 25 50 100 150

KEY MAP



REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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ENGINEERS + LANDSCAPE ARCHITECTS
4139 Oregon Pike, Ephrata, PA 17522 717.626.7271
elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
LIGHTING PLAN 'A'

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

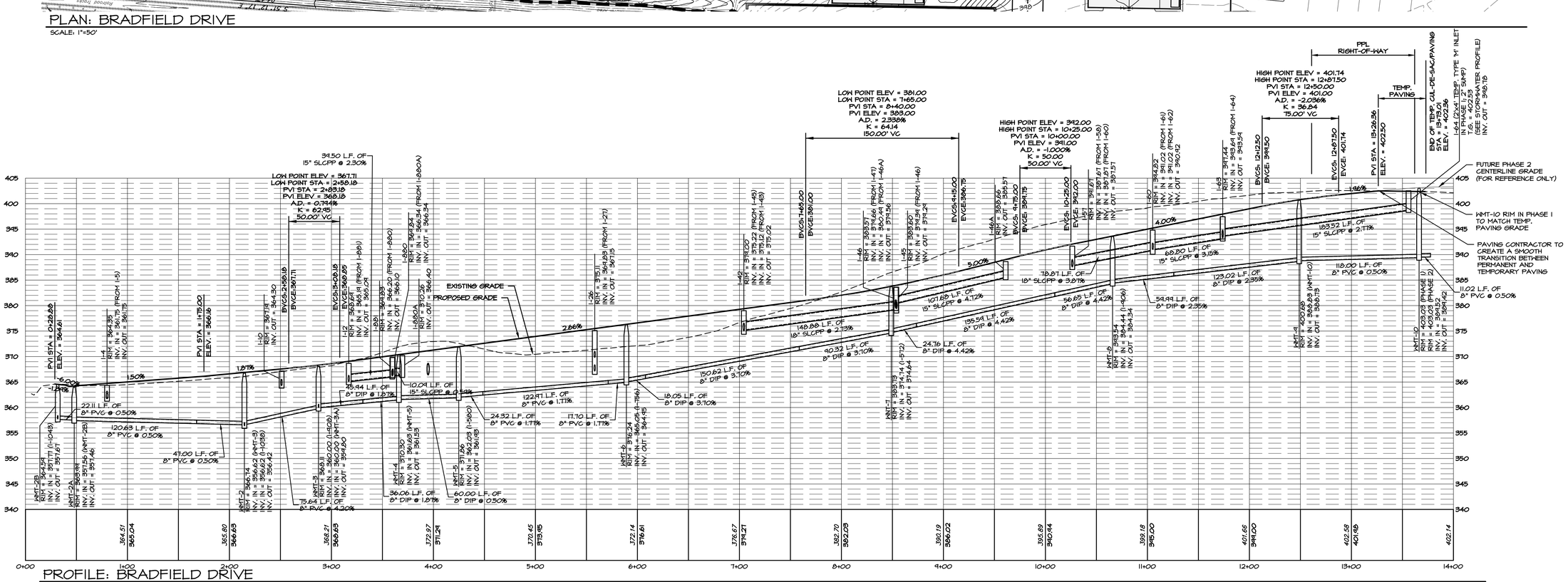
DRAWING NO.
32 of 79

DRAWING: C:\Users\trsnyder\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase I\LIGHTING.dwg - PLOTTED: Oct 20, 2026 2:55 pm



PLAN: BRADFIELD DRIVE

SCALE: 1"=50'



PROFILE: BRADFIELD DRIVE

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

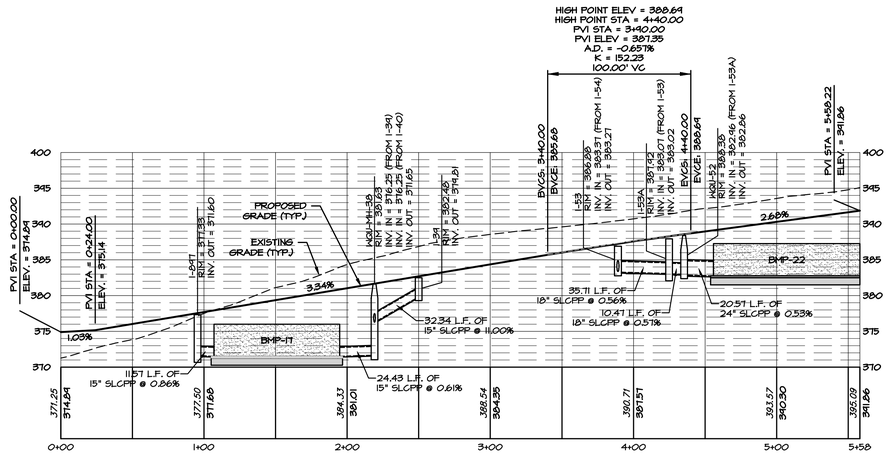
SUBJECT:
ACCESS DRIVE PLAN & PROFILES
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

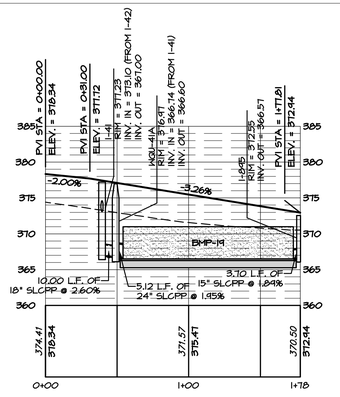
MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

DRAWING NO.
33 of 79

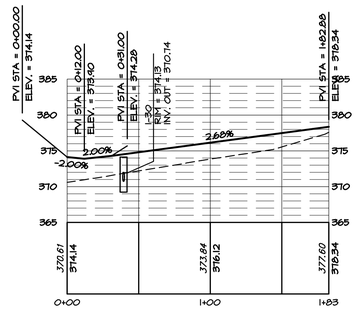
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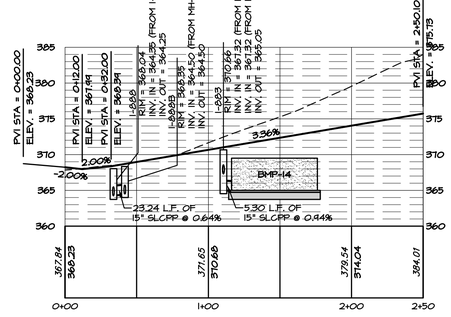
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VERT. SCALE: 1"= 10'



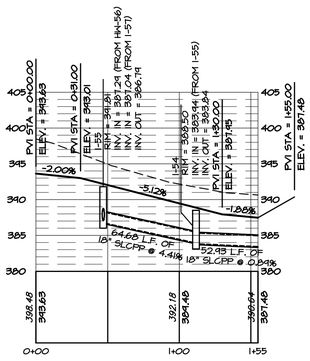
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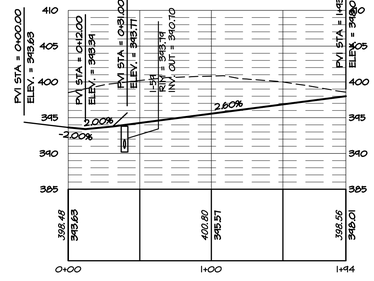
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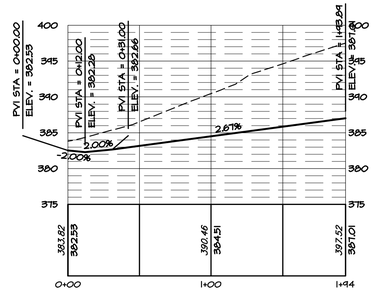
ACCESS DRIVE-03
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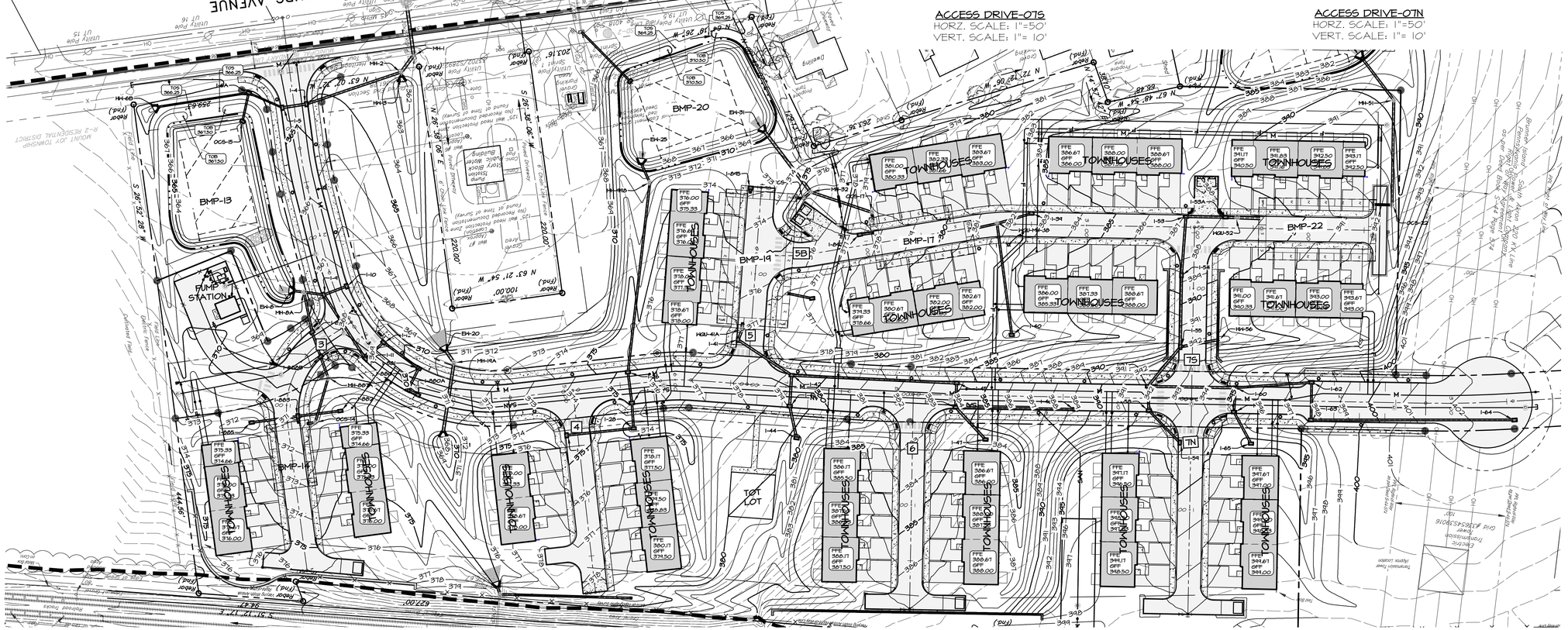
ACCESS DRIVE-07S
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



ACCESS DRIVE-07N
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



ACCESS DRIVE-06
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



PLAN: BRADFIELD DRIVE
SCALE: 1"=50'

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3. -	-	-
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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
ACCESS DRIVE PLAN & PROFILES

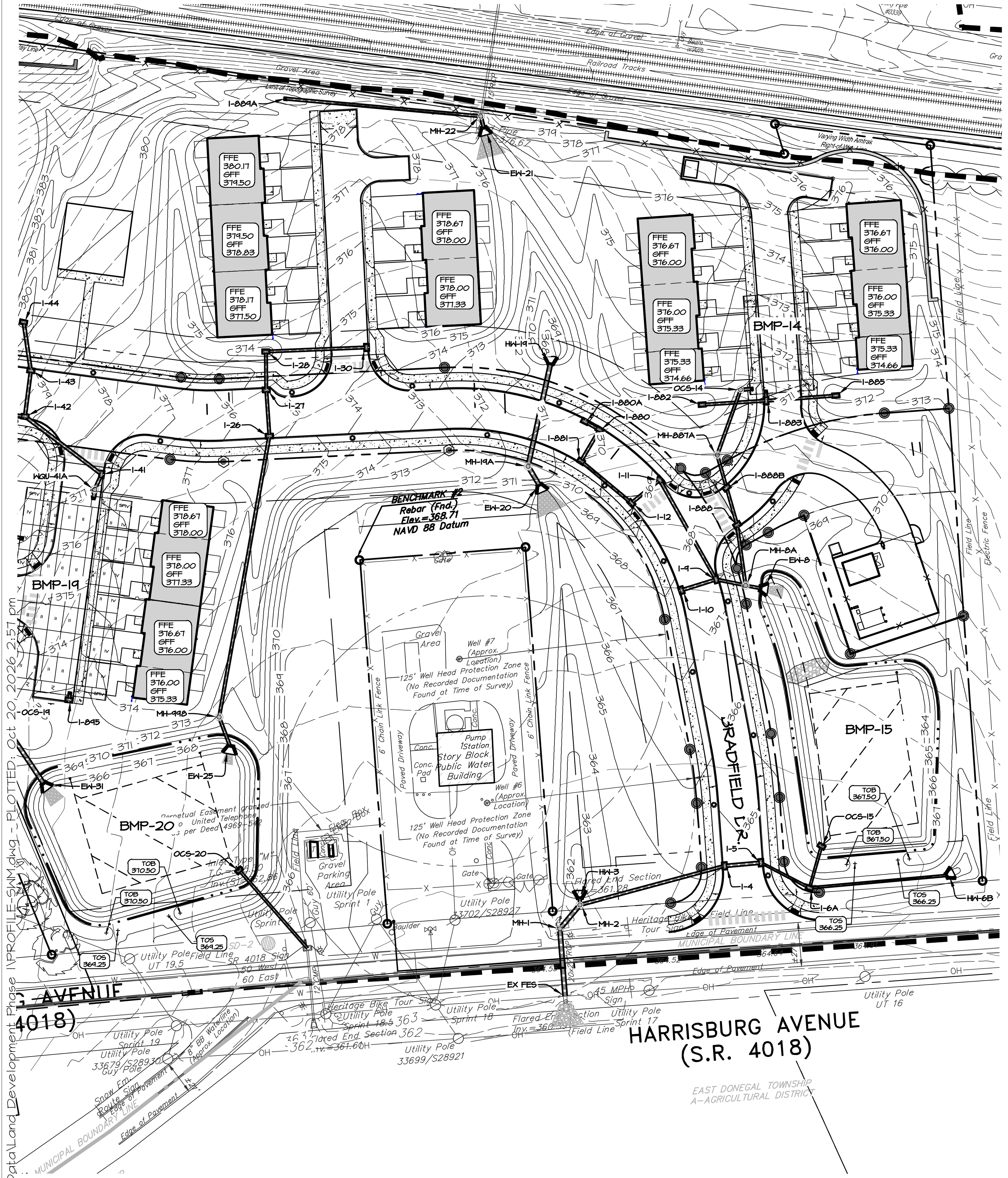
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

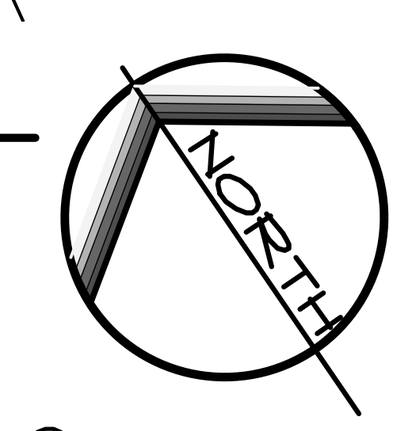
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34 of 79

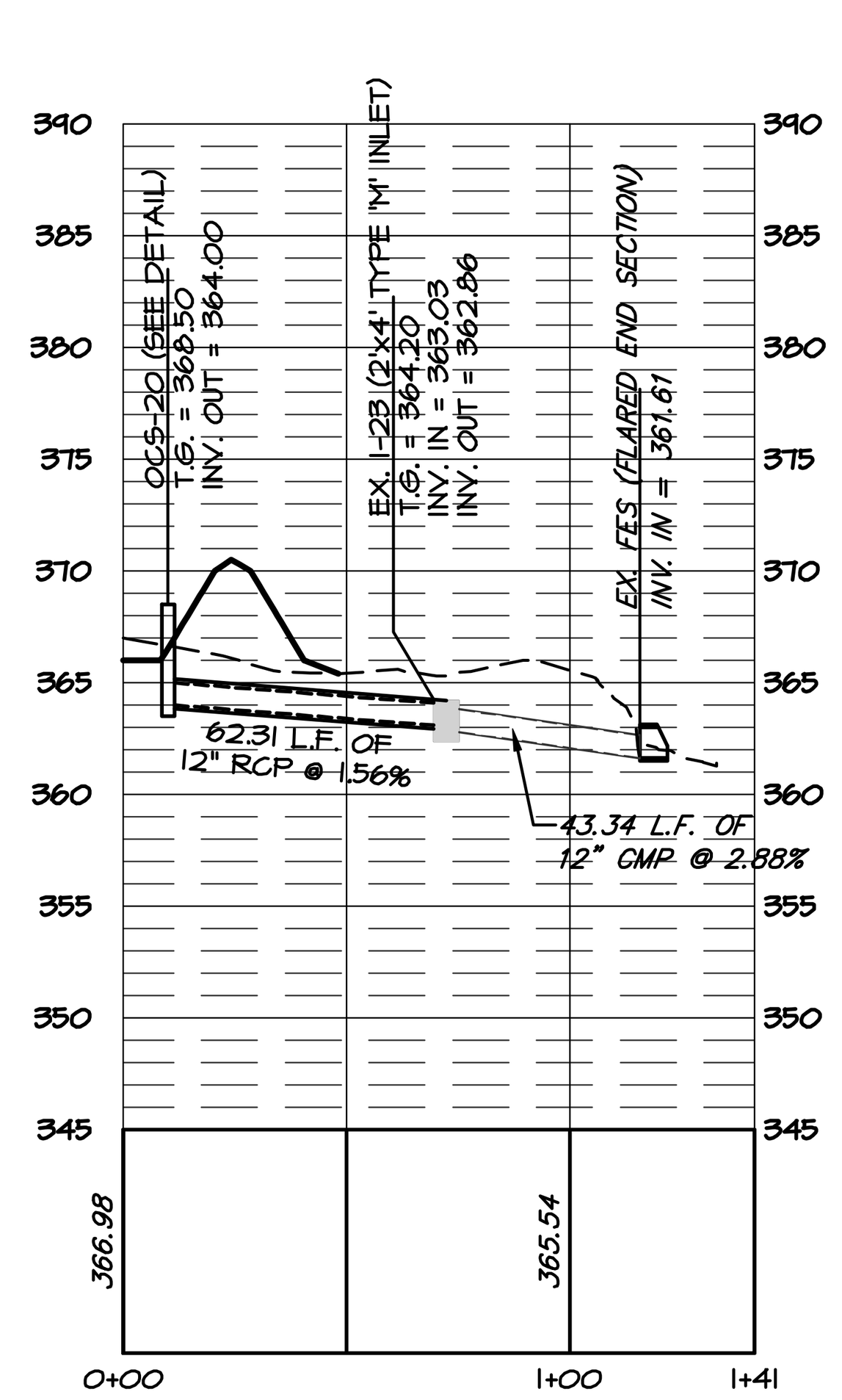
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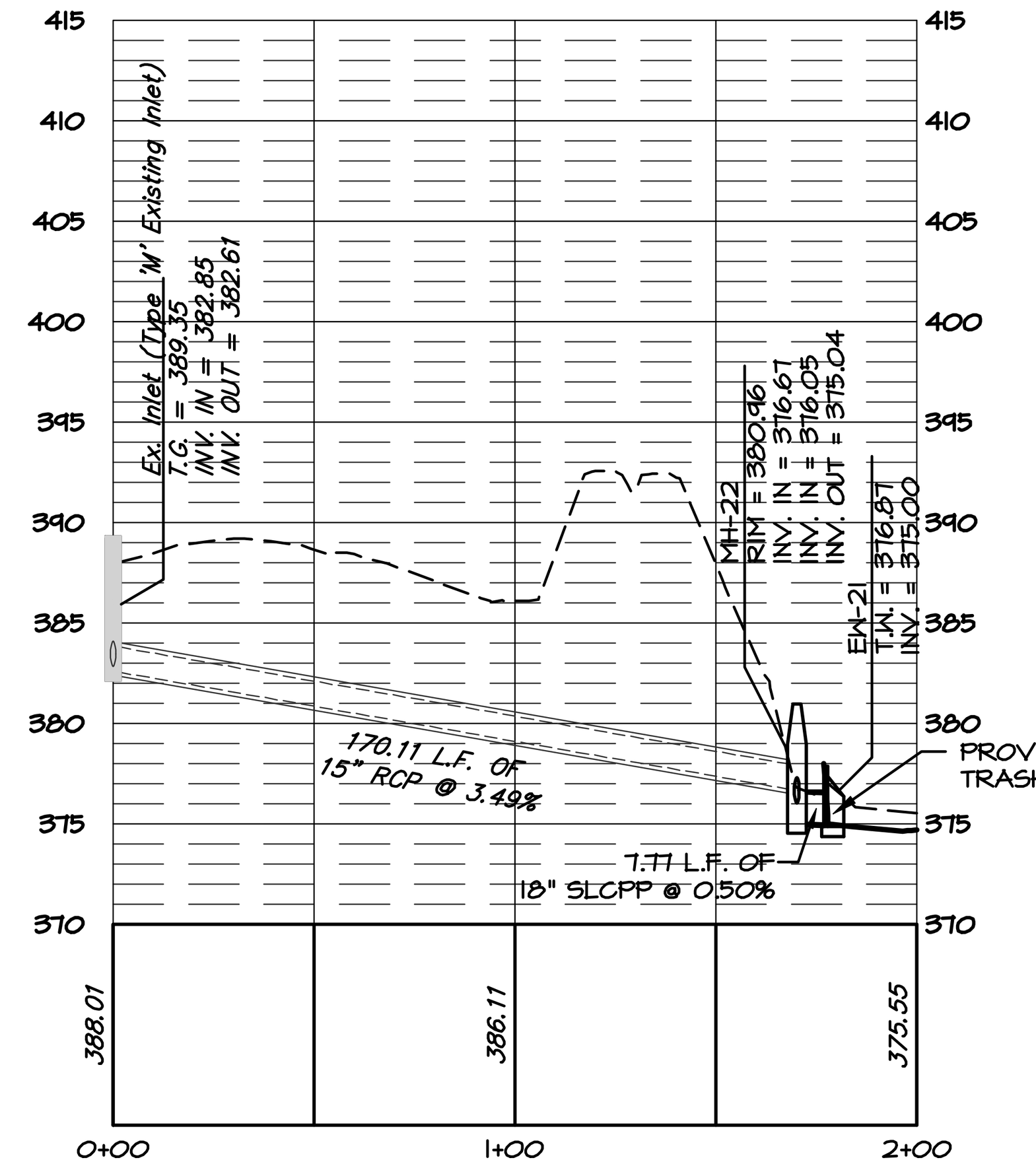
PLAN

SCALE: 1"=50'

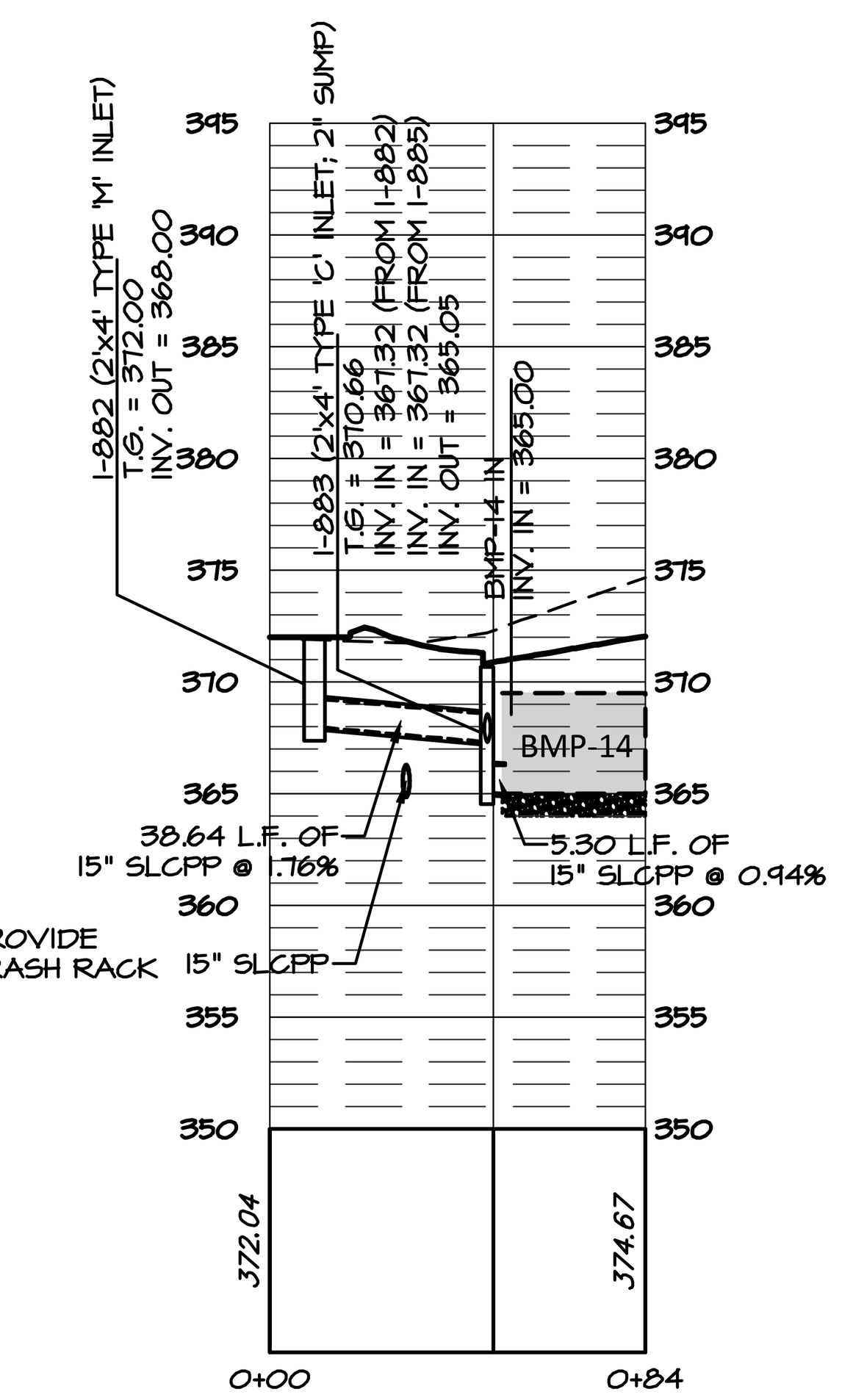




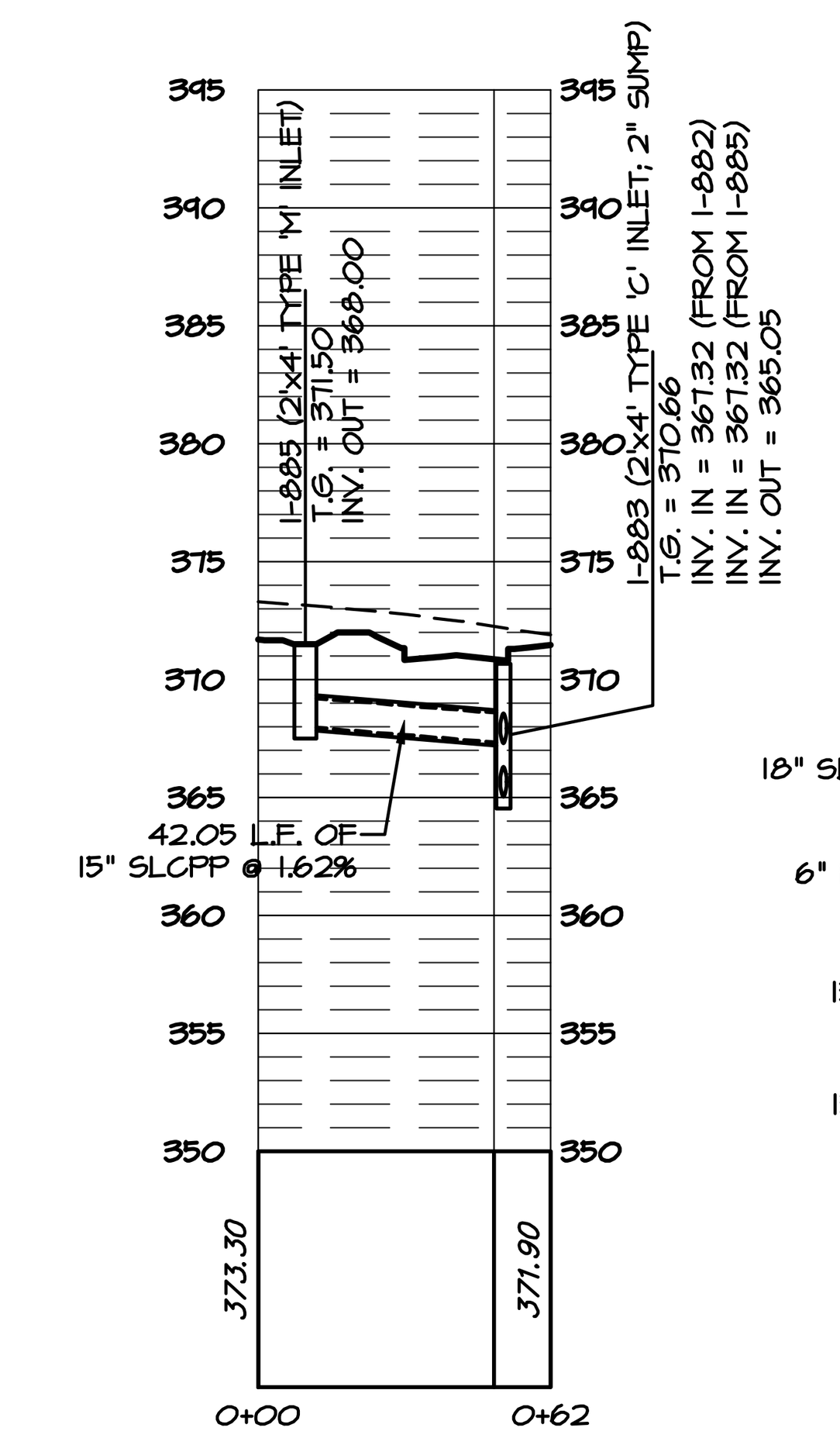
OCS-20 TO EX. FES
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VERT. SCALE: 1"= 10'



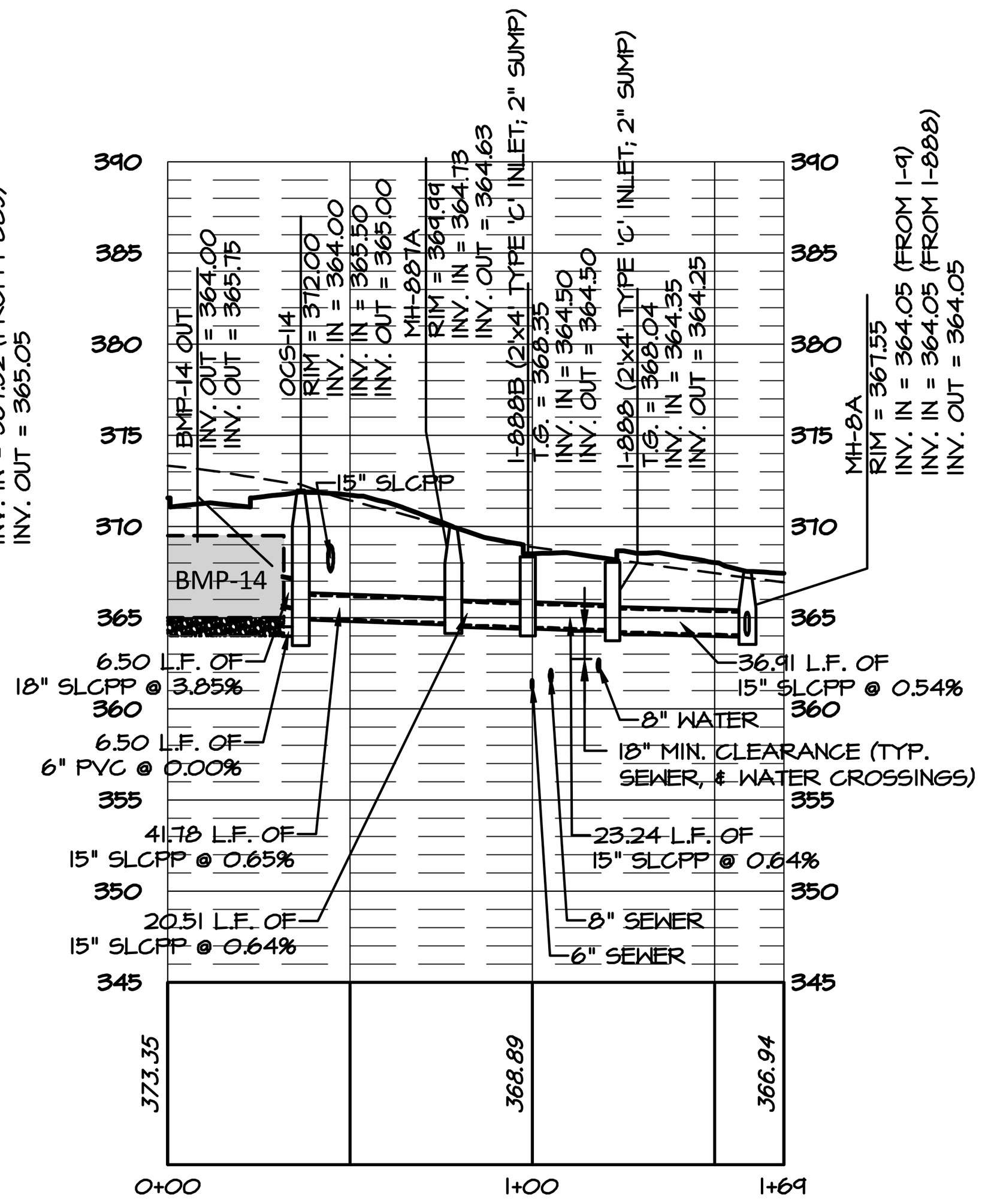
EX. INLET TO EW-21
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VERT. SCALE: 1"= 10'



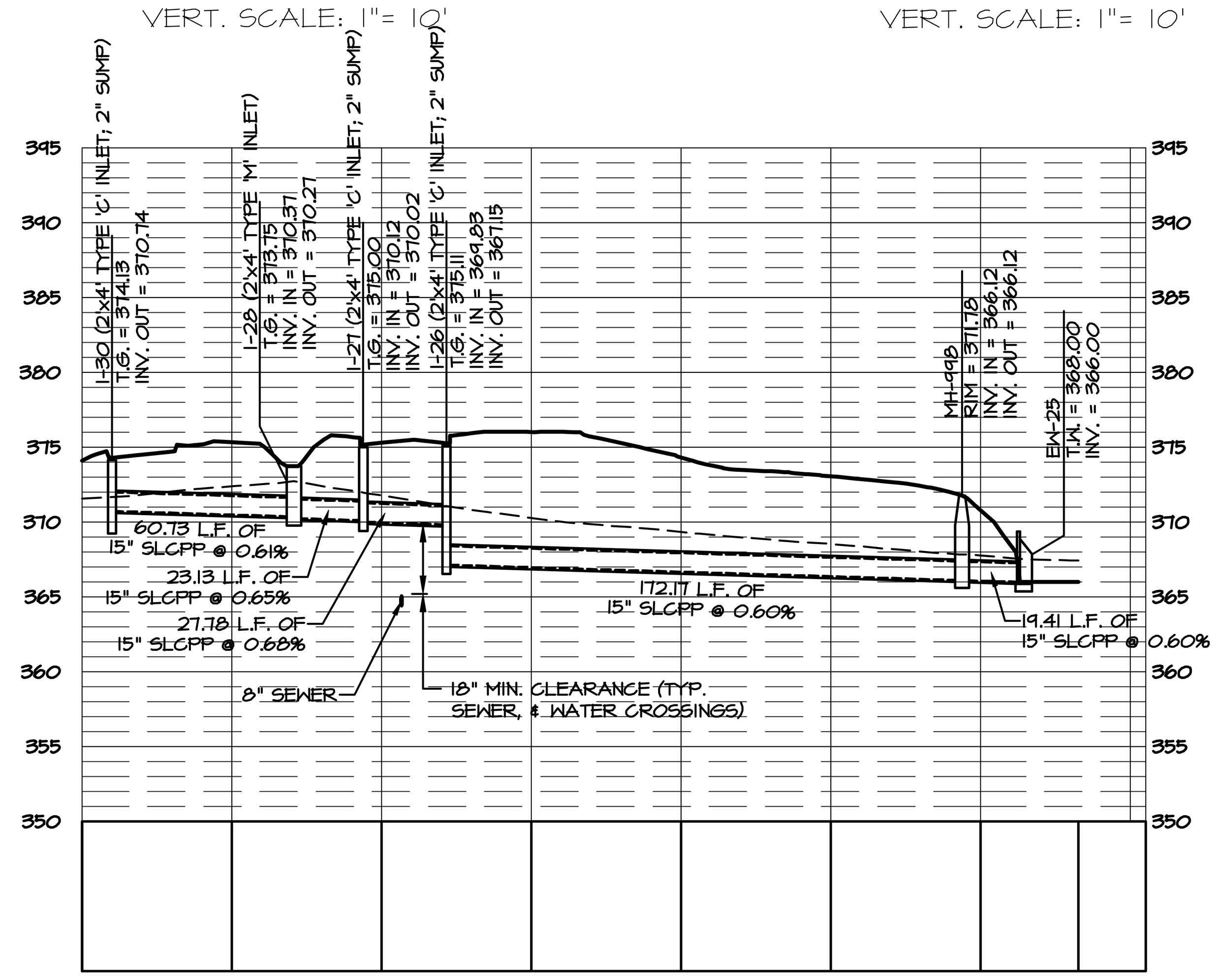
I-882 TO BMP-14
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VERT. SCALE: 1"= 10'



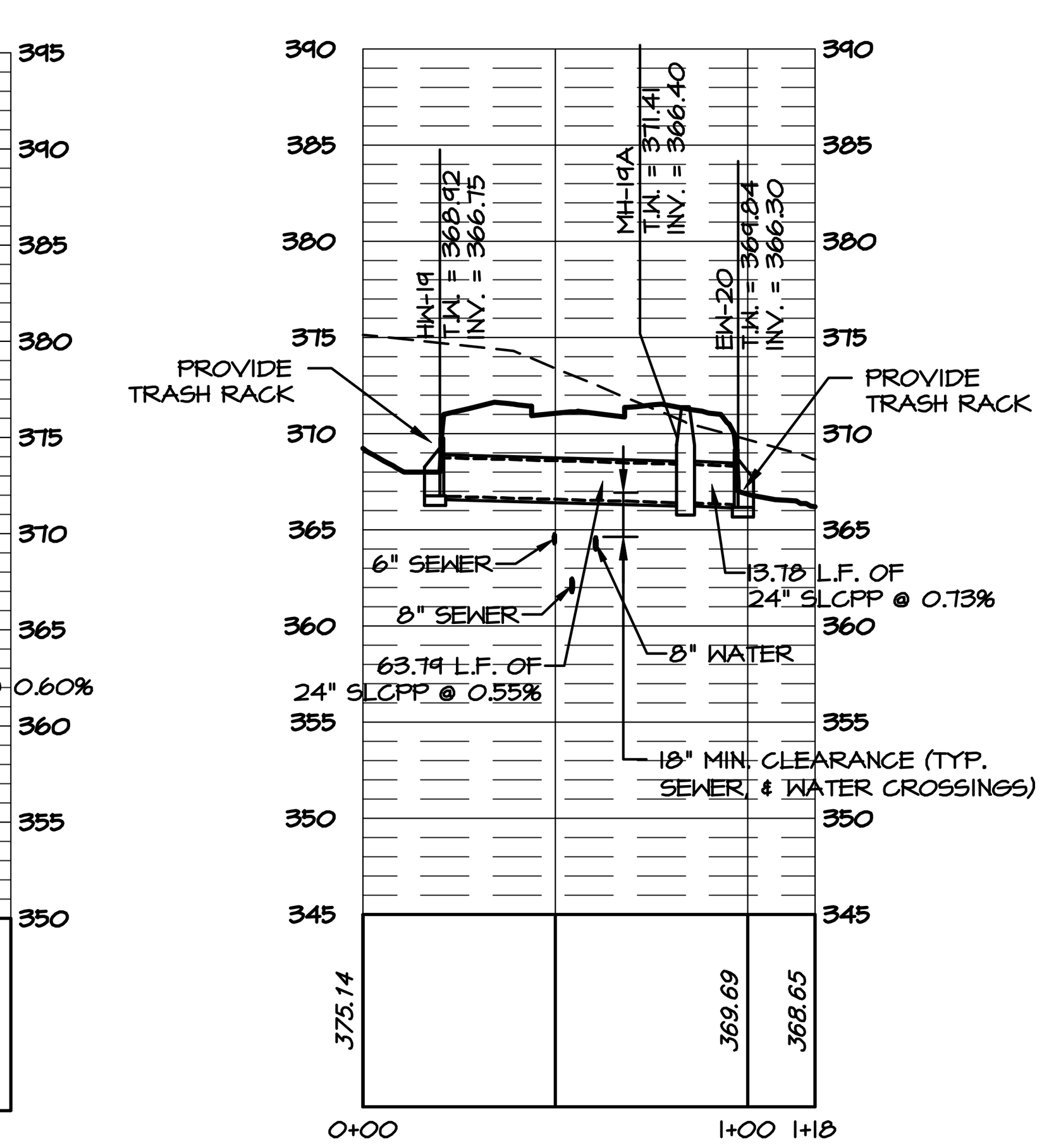
I-885 TO I-883
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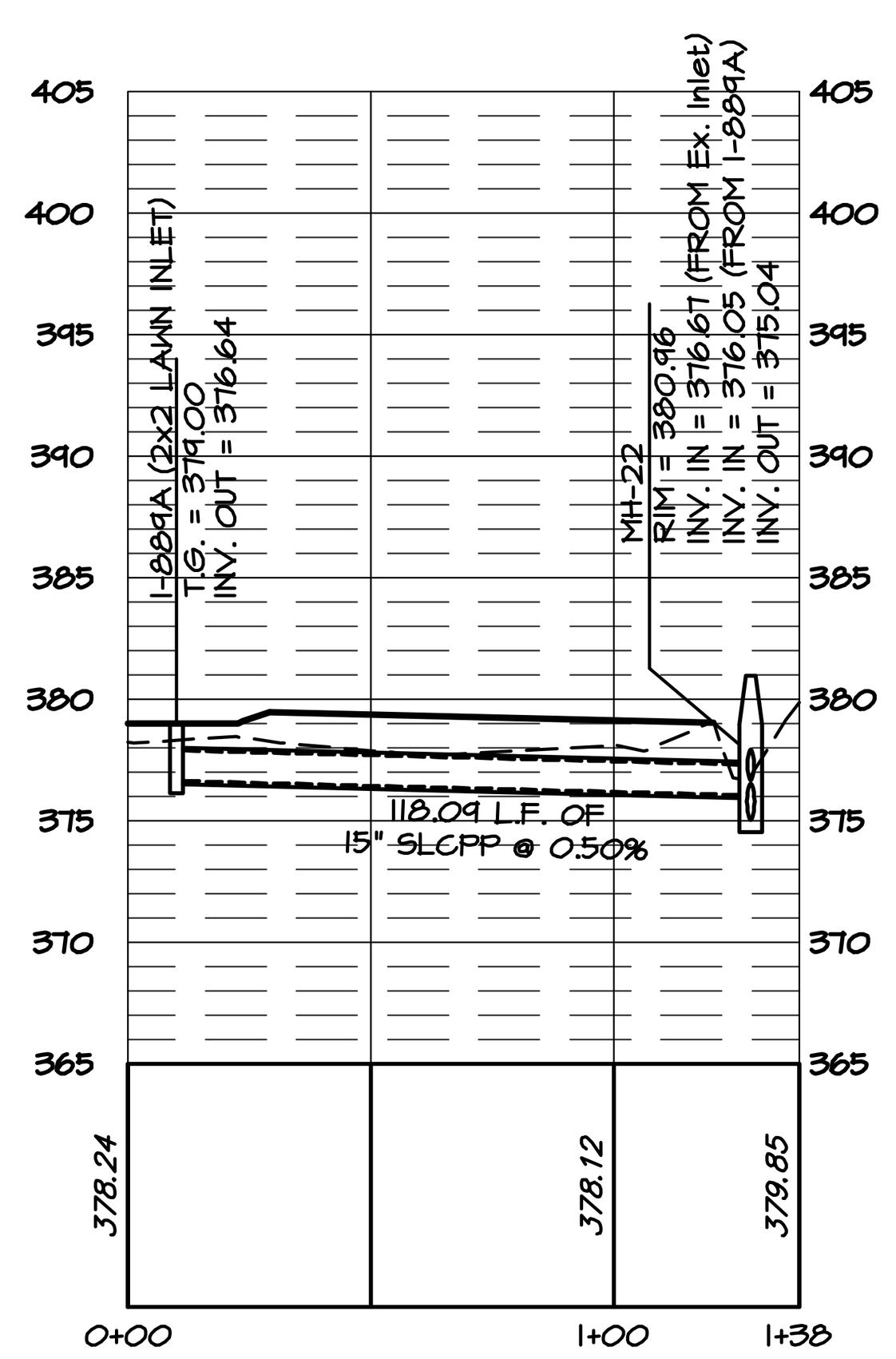
BMP 14 TO EW-8
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VERT. SCALE: 1"= 10'



I-30 TO EW-25
HORZ. SCALE: 1"=50'
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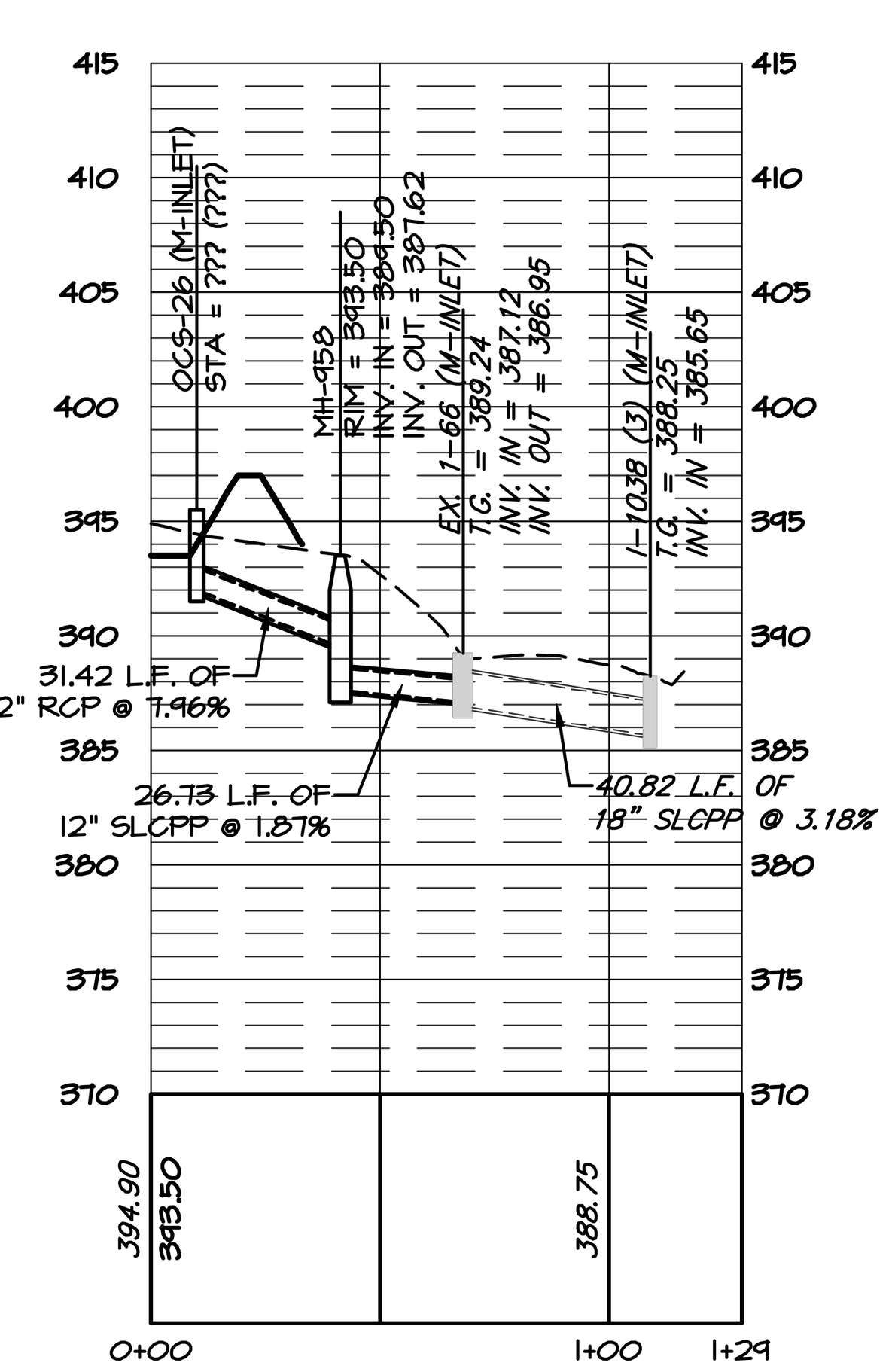
HW-19 TO EW-20
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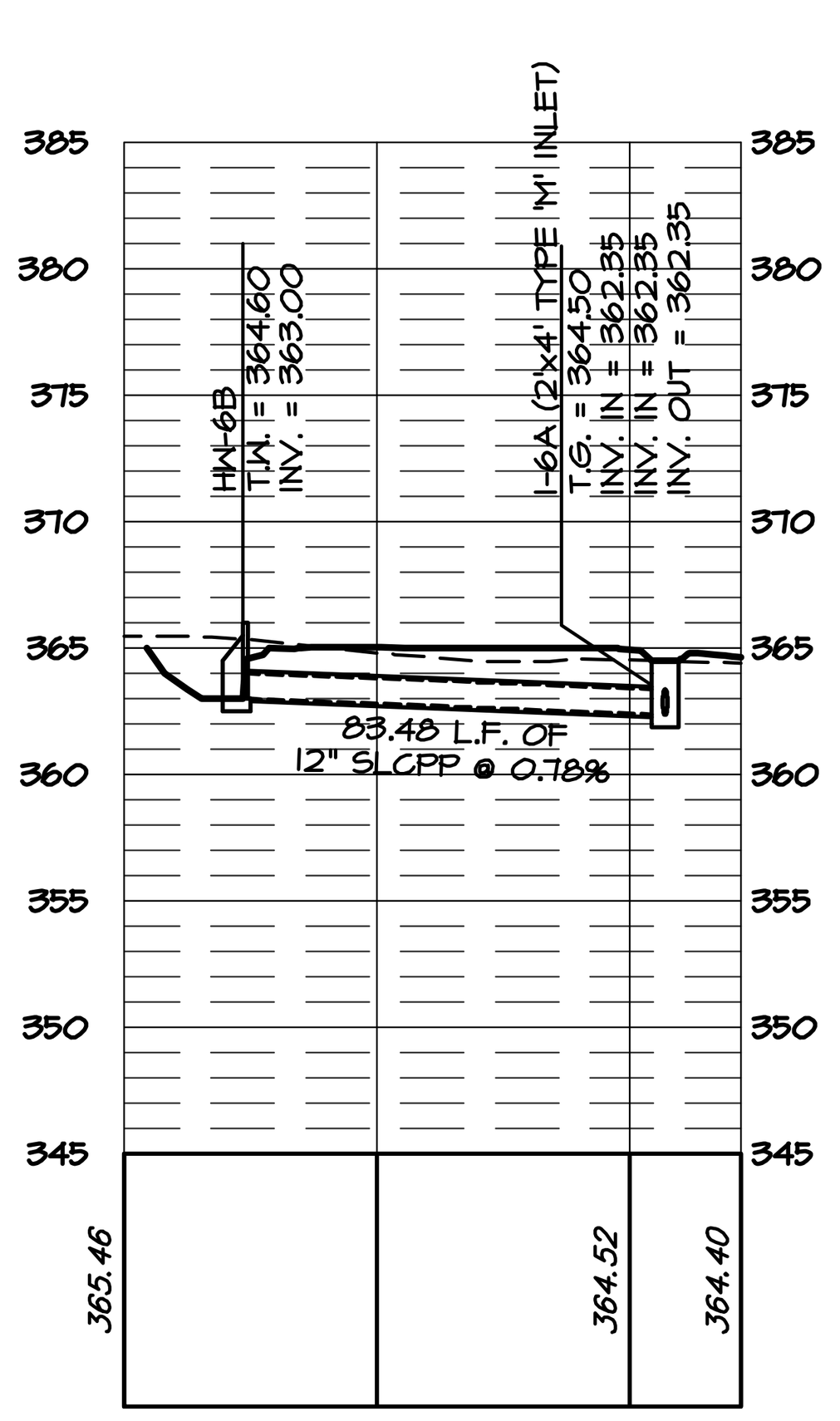
I-889A TO MH-22
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SCALE IN FEET: 1" = 50'

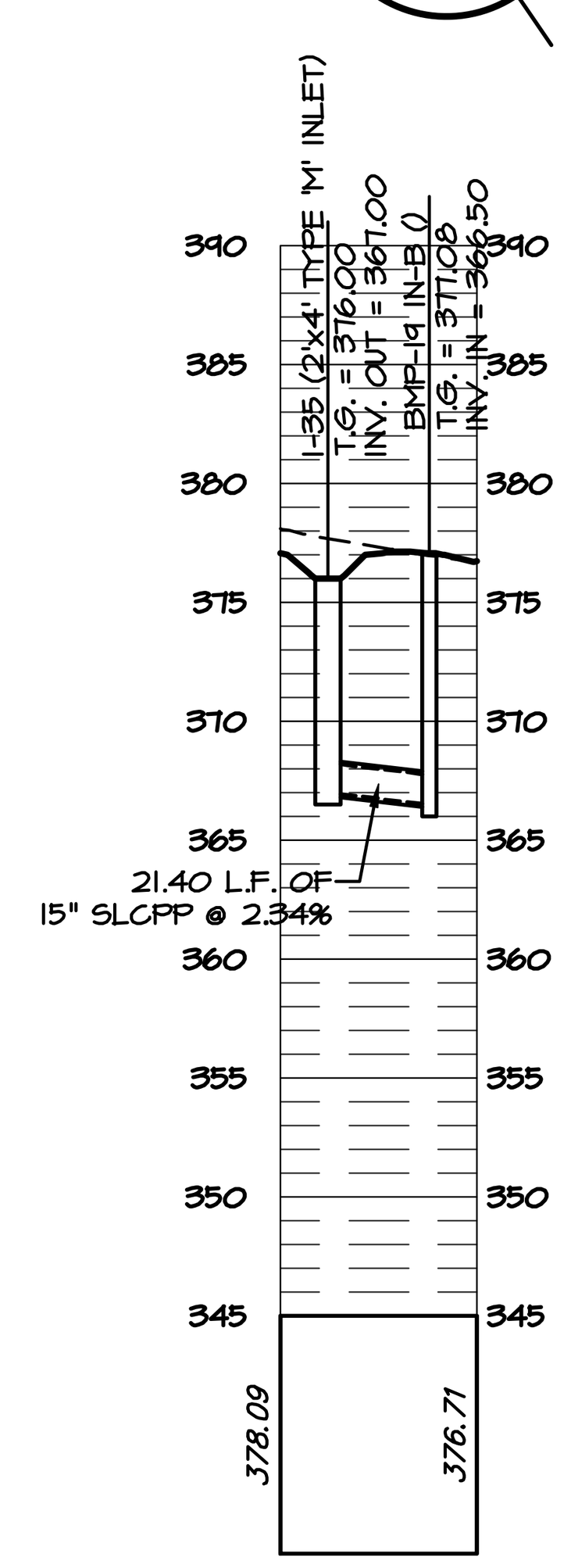
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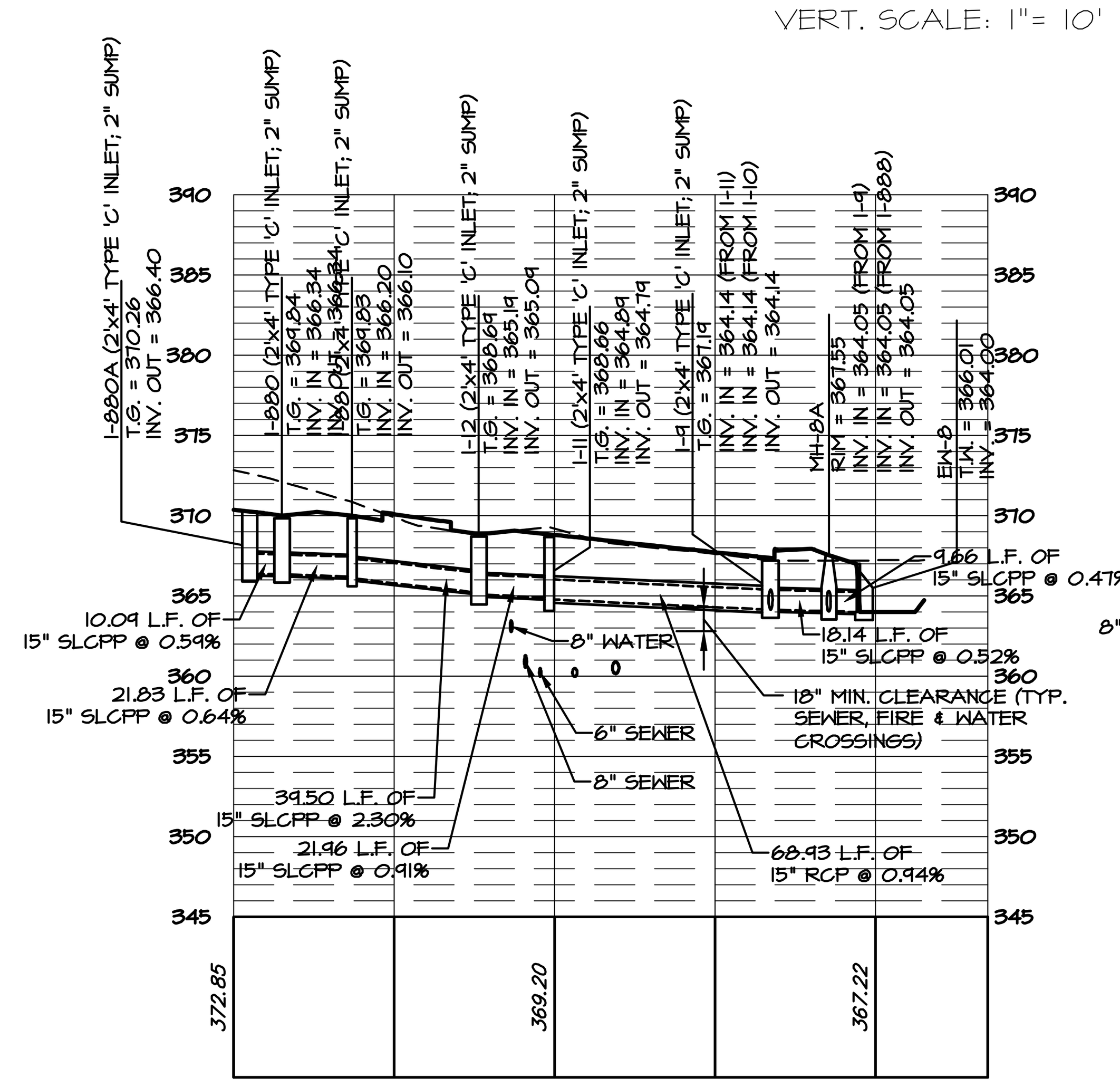
OCS-26 TO EX INLET
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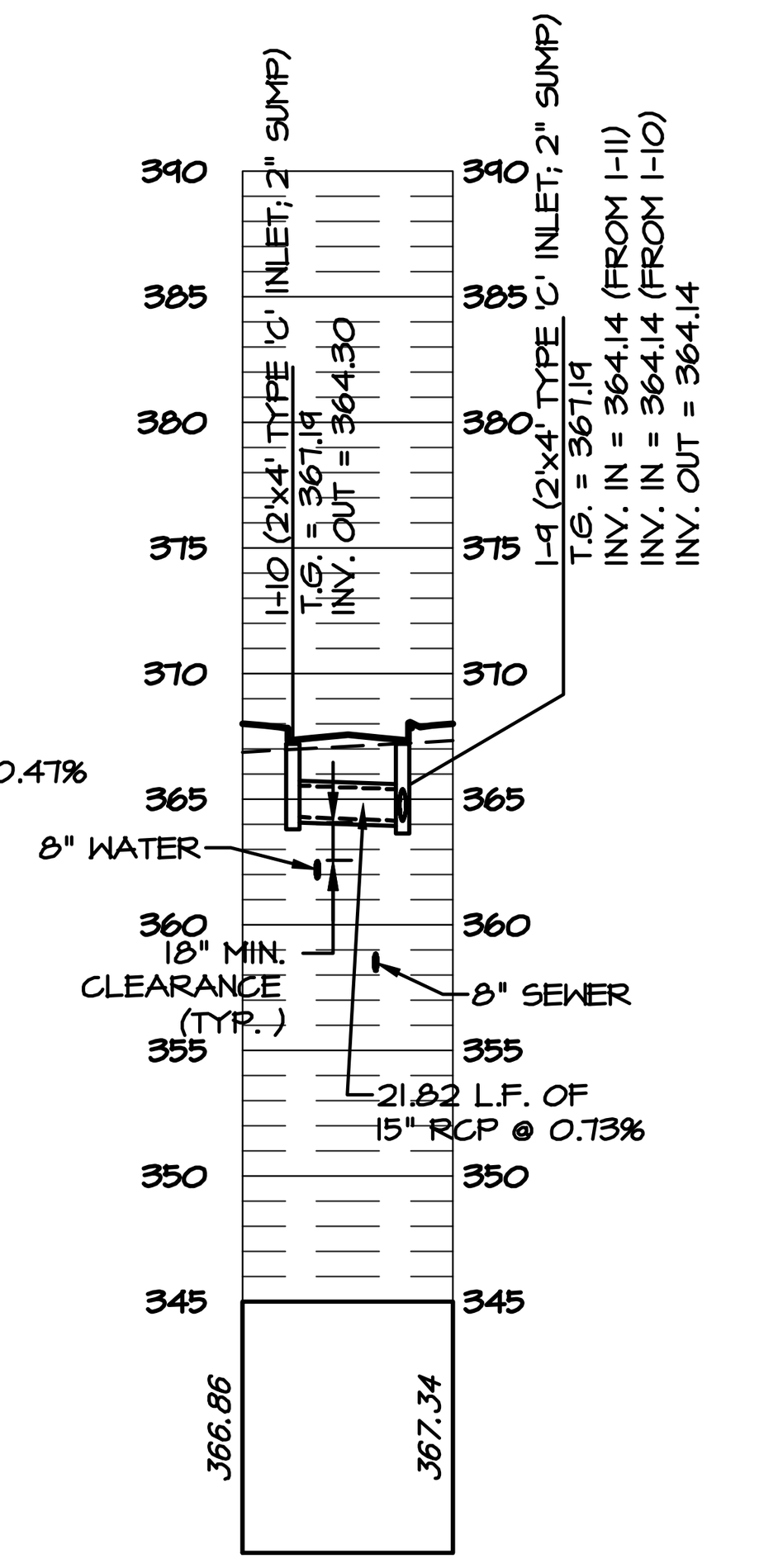
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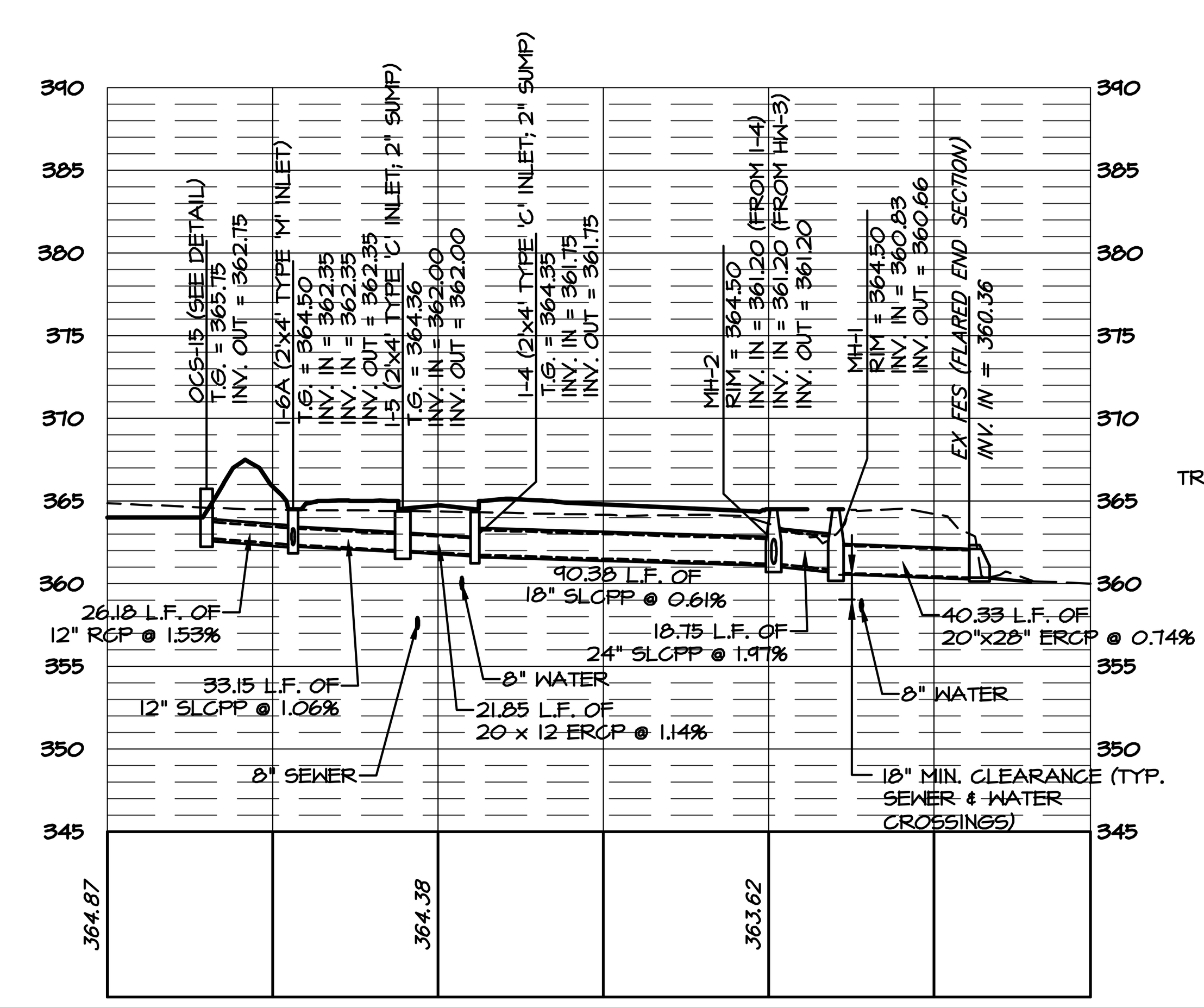
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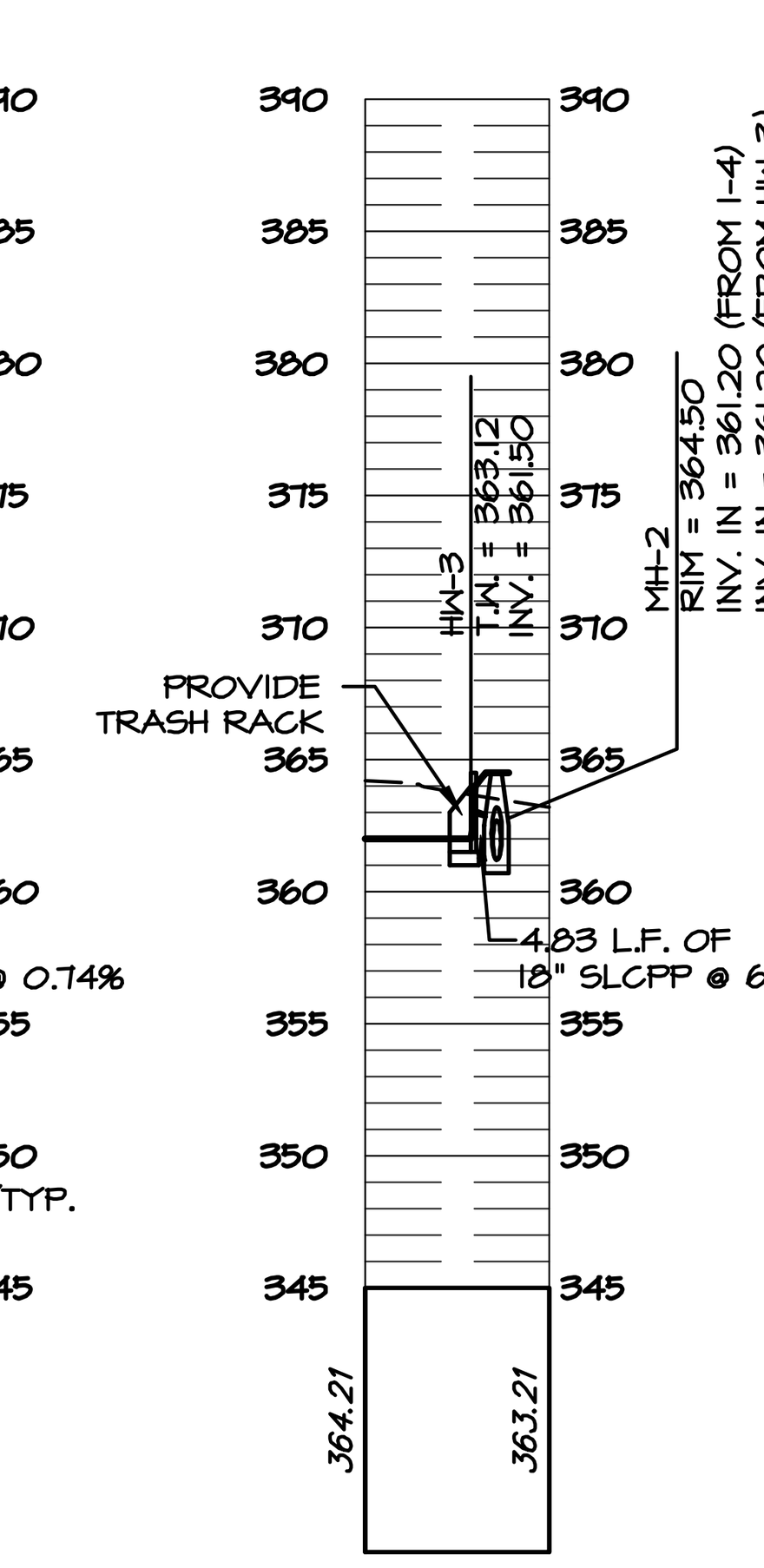
I-880A TO EW-8
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



I-10 TO I-9
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



OCS-7 TO MH-1
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



HW-3 TO MH-2
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3. -	-	-
4. -	-	-
5. -	-	-

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elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:

STORMWATER PLAN & PROFILES

FOR

WESTMOUNT

MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:

VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

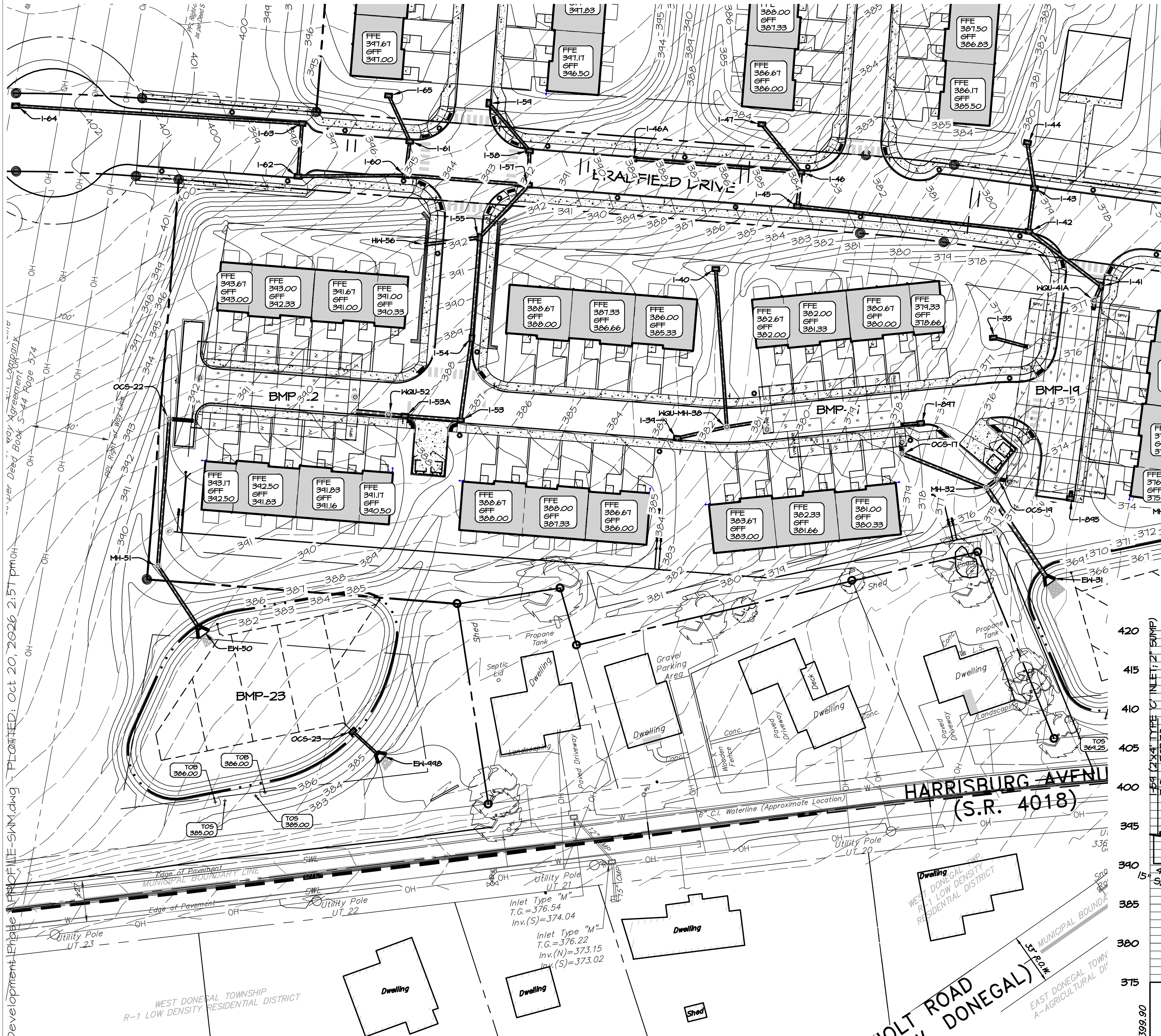
MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

DRAWING NO.

35 of 79

DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Plans - Phase 1\PROFILE-SWM.dwg - PLOTTED: Oct 20, 2026 2:57 pm

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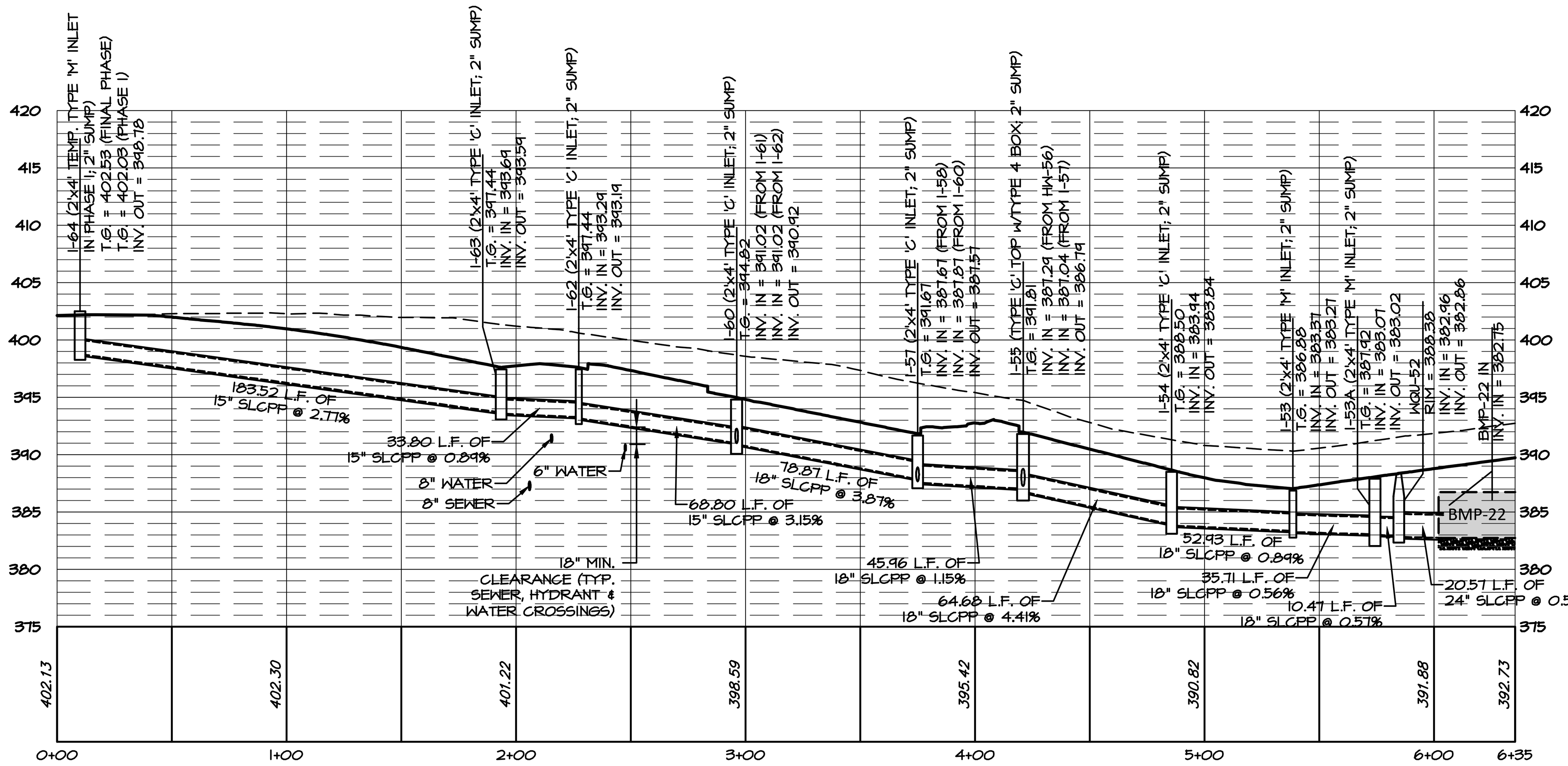
PLAN

SCALE: 1"=50'

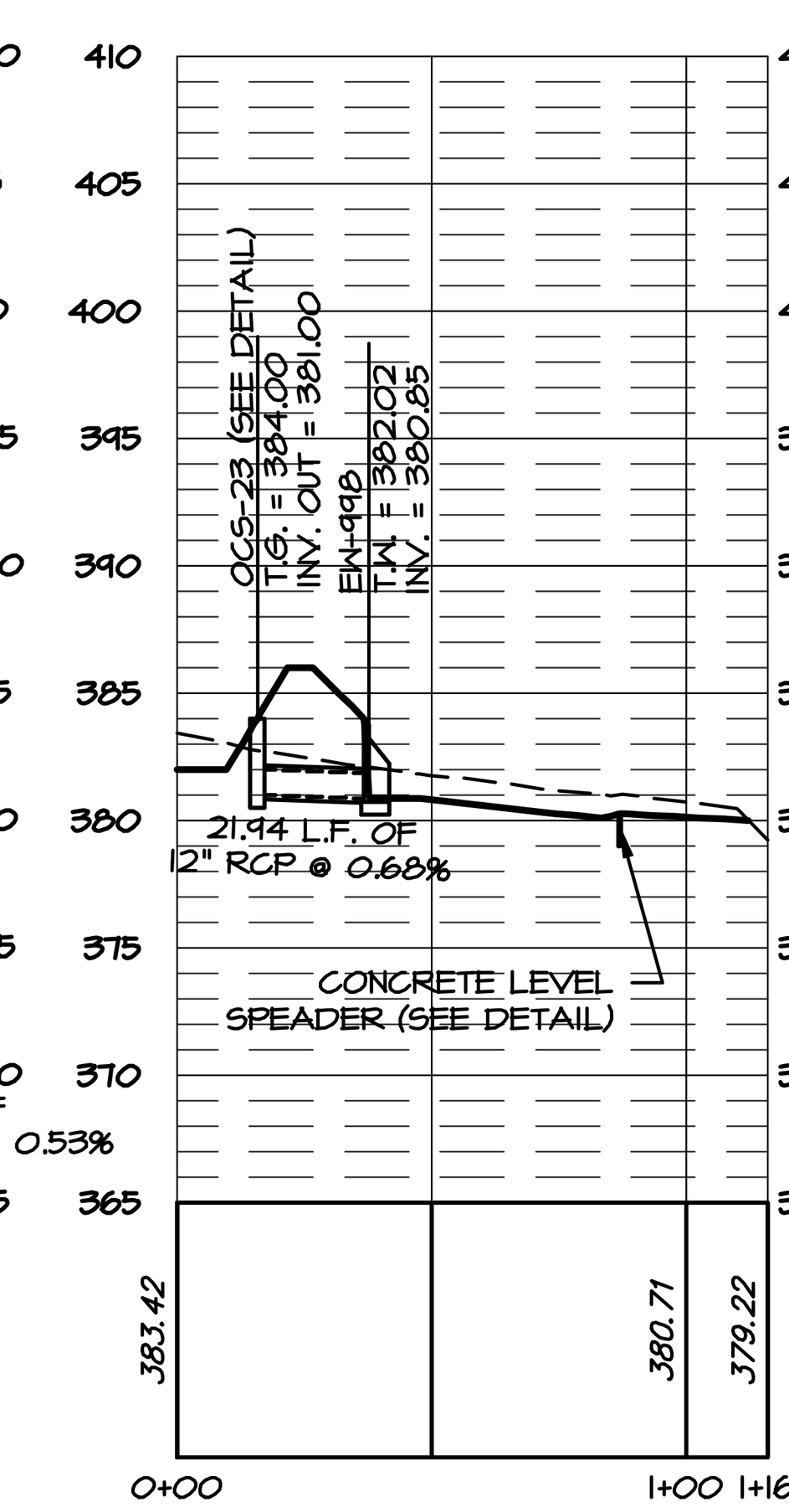
NORTH

SCALE IN FEET: 1" = 50'

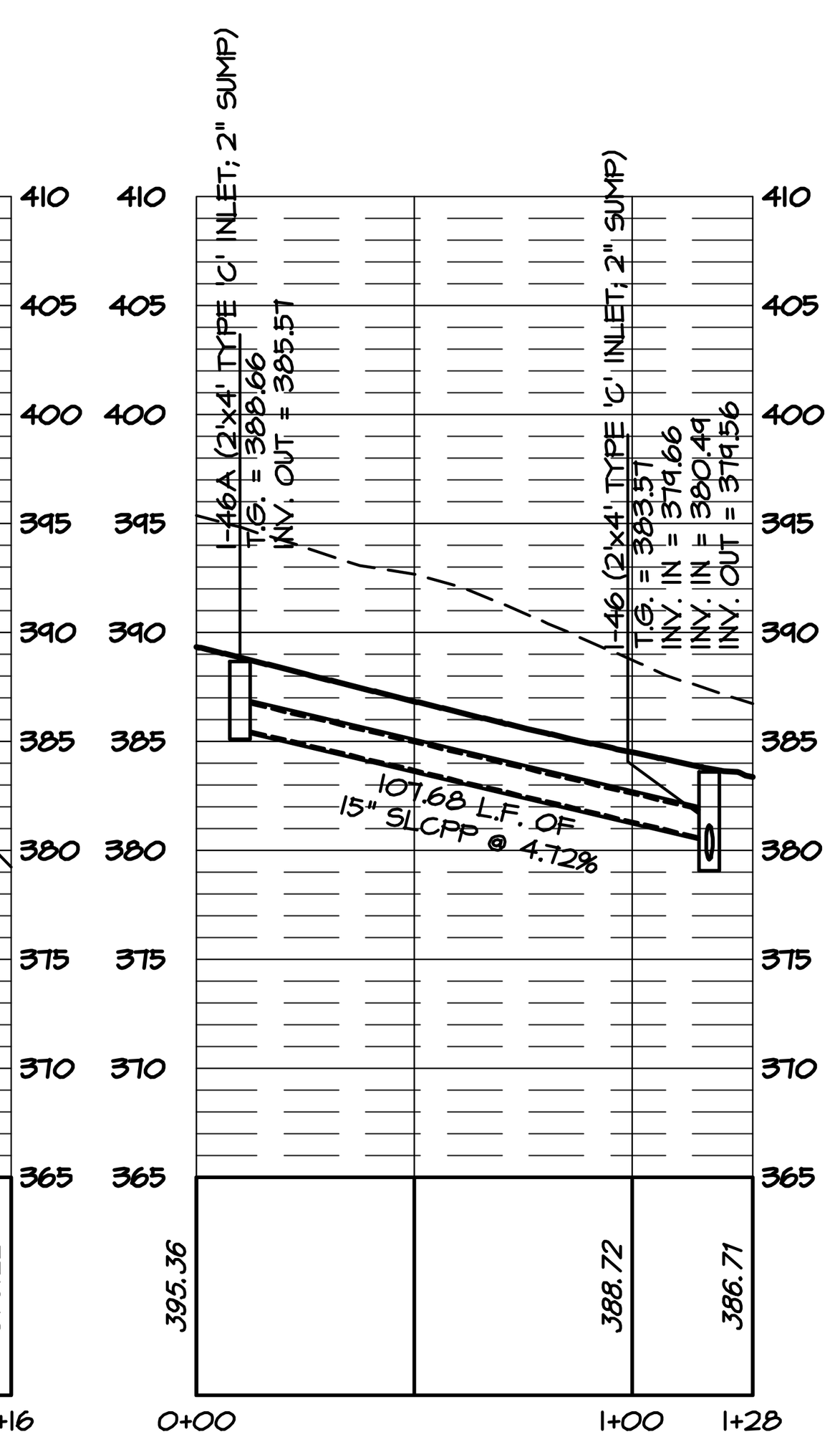
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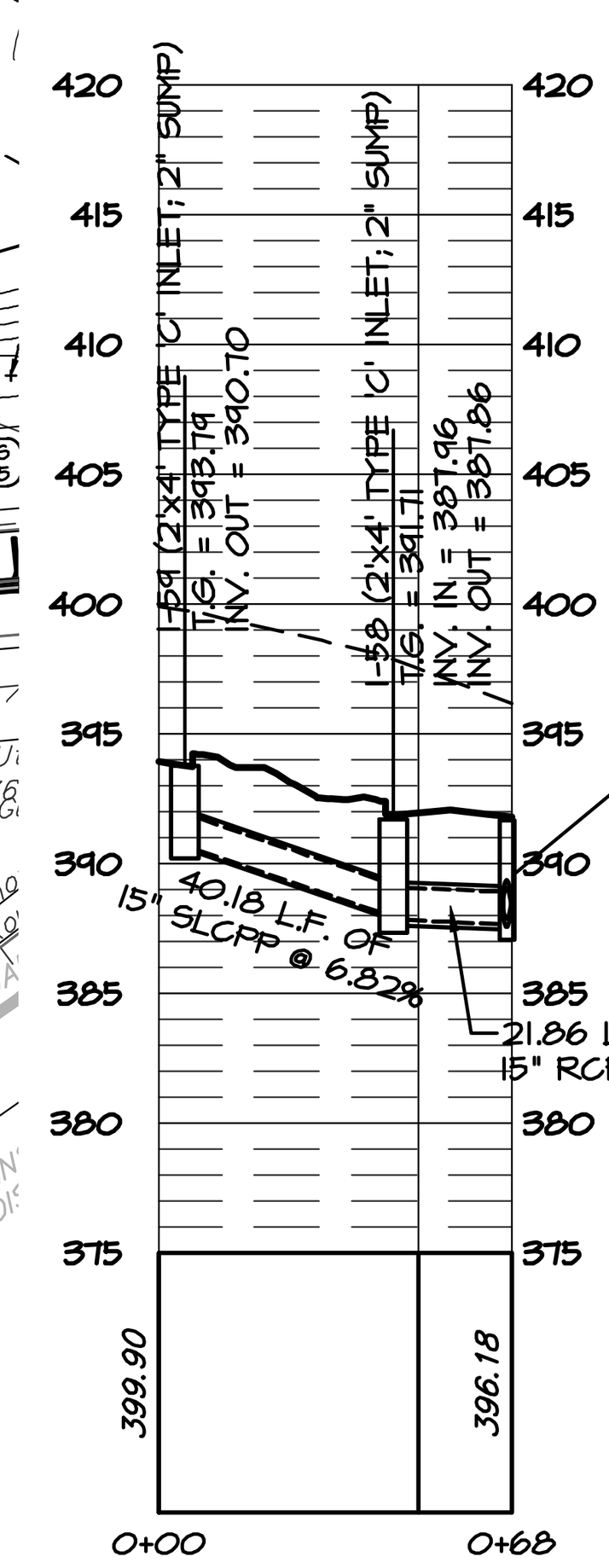
I-64 TO BMP-22
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VERT. SCALE: 1"= 10'



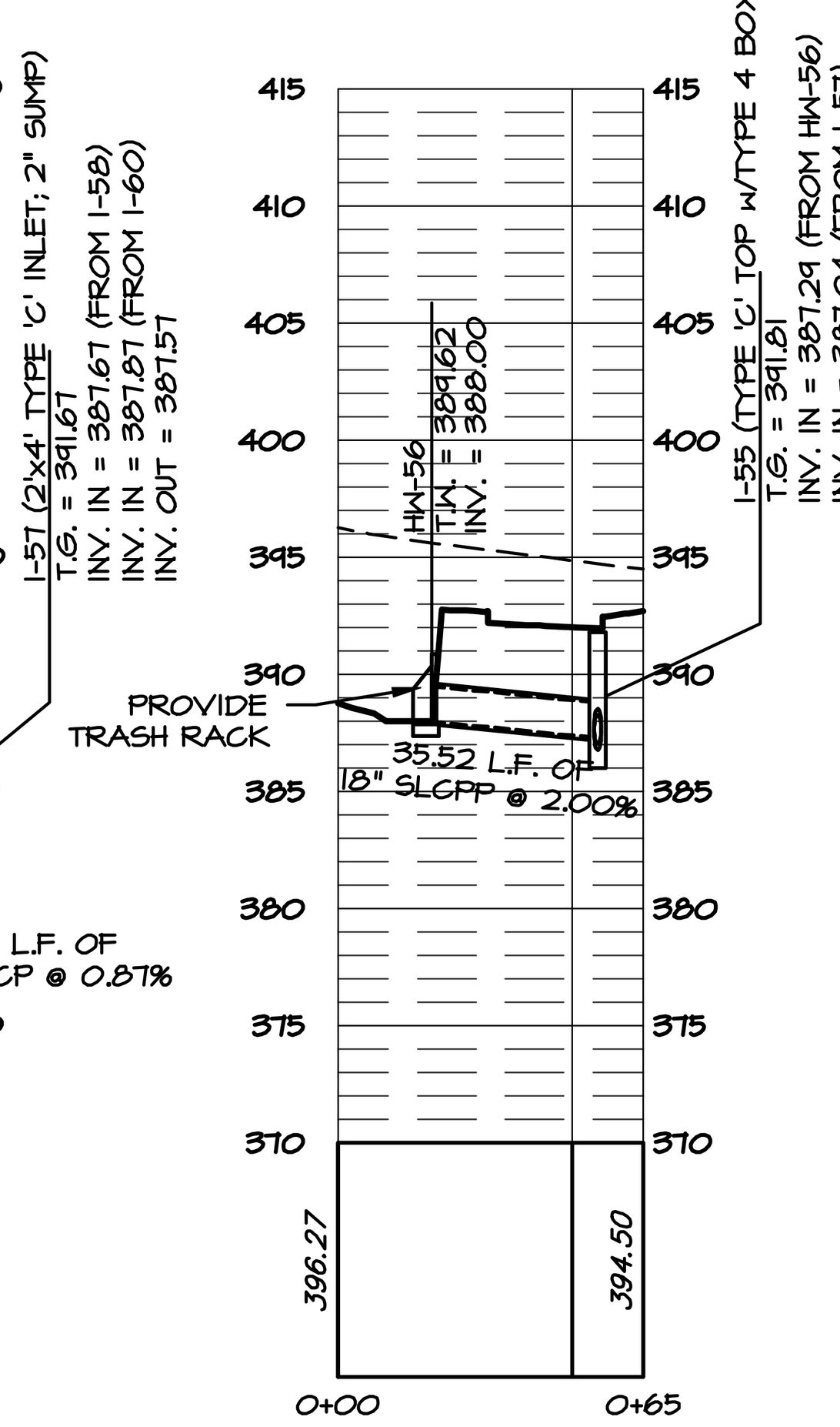
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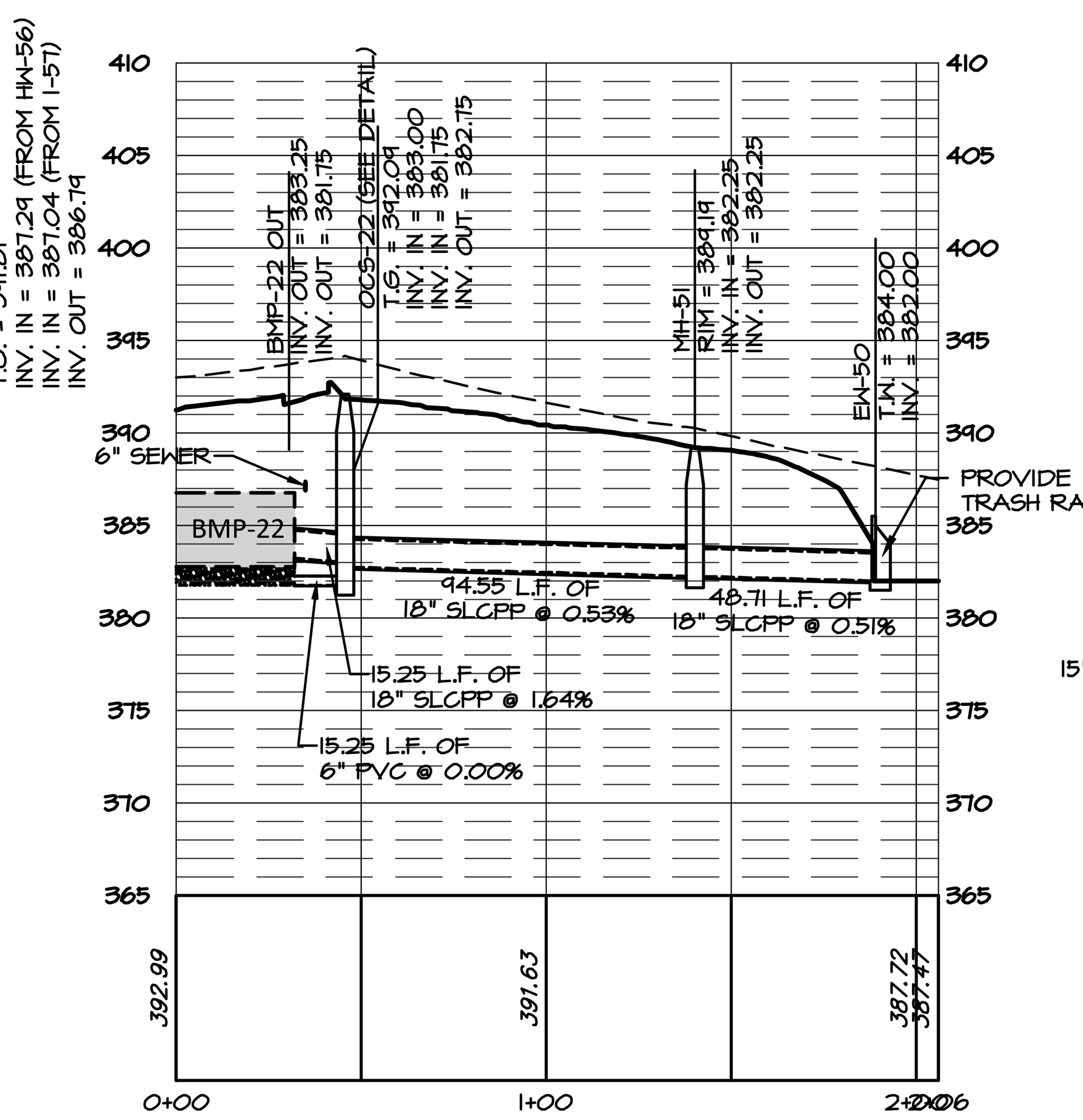
I-46A TO I-46
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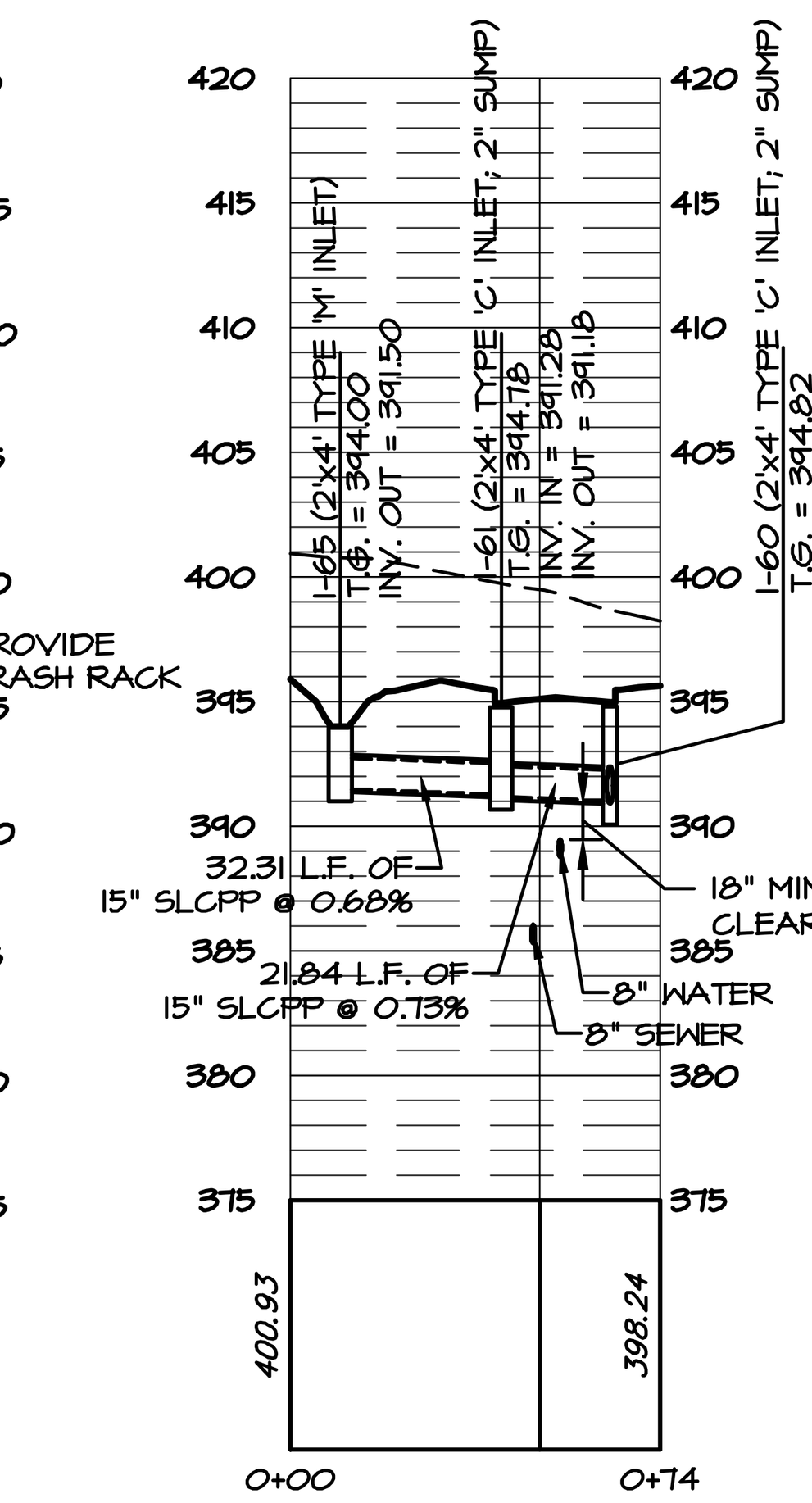
I-59 TO I-57
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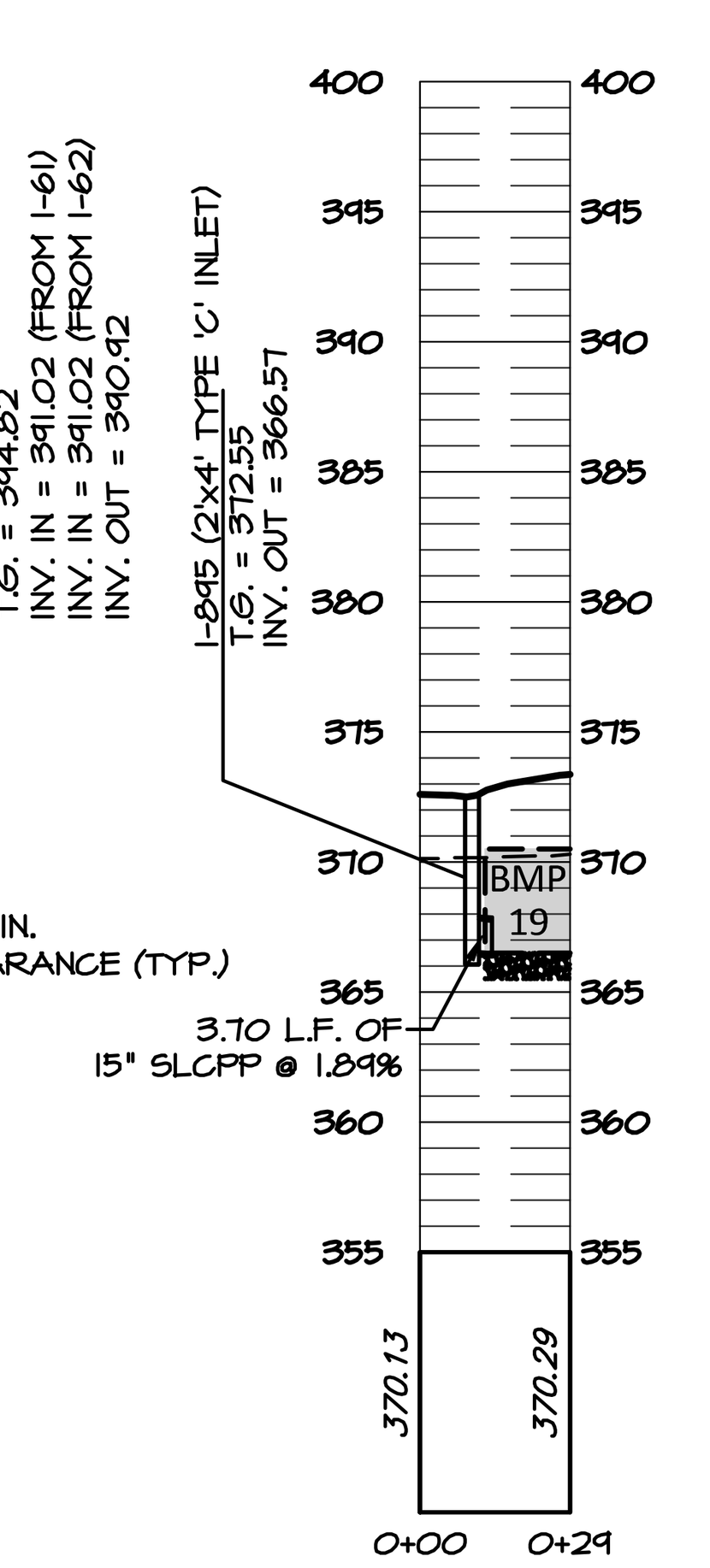
HW-56 TO I-55
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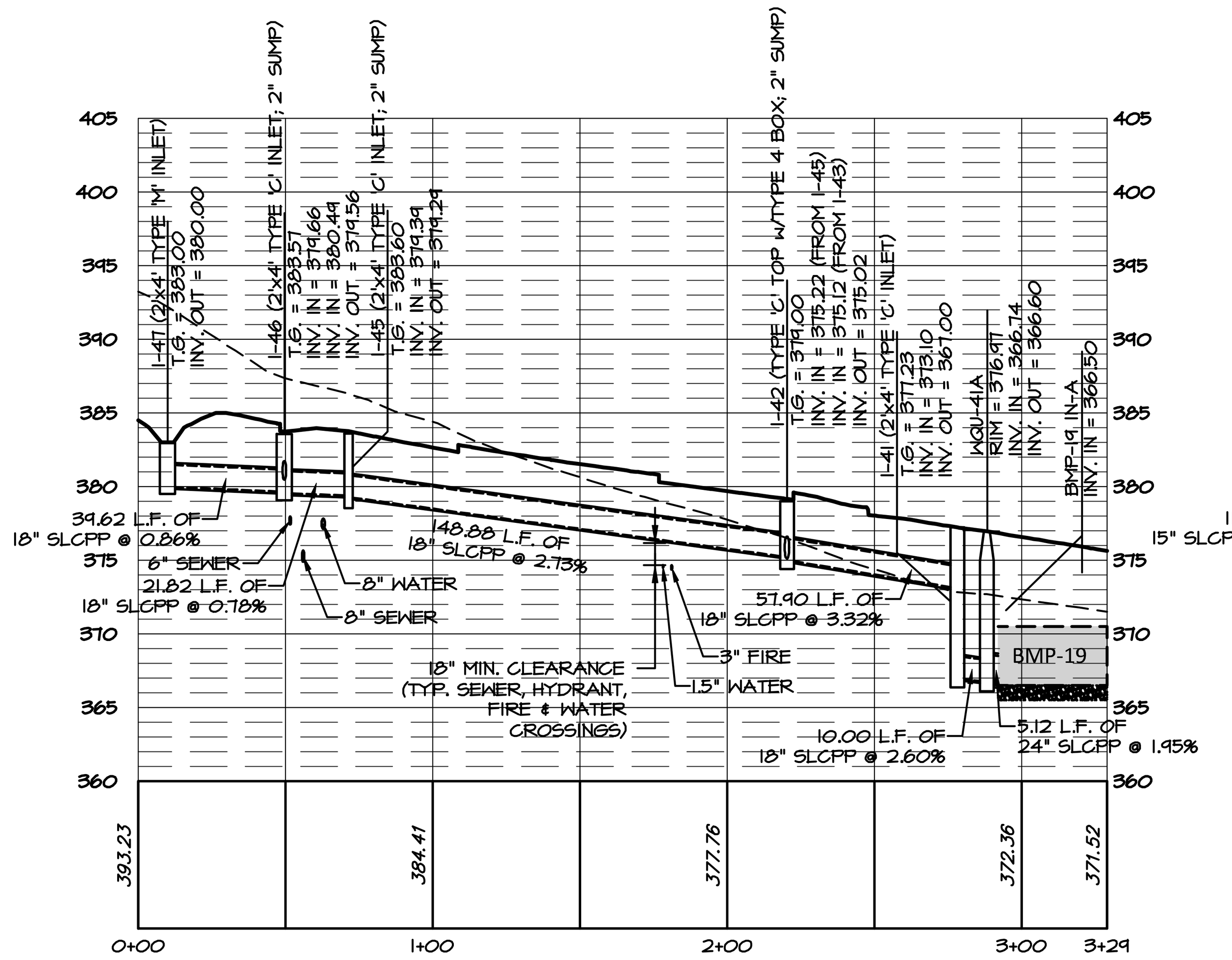
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VERT. SCALE: 1"= 10'



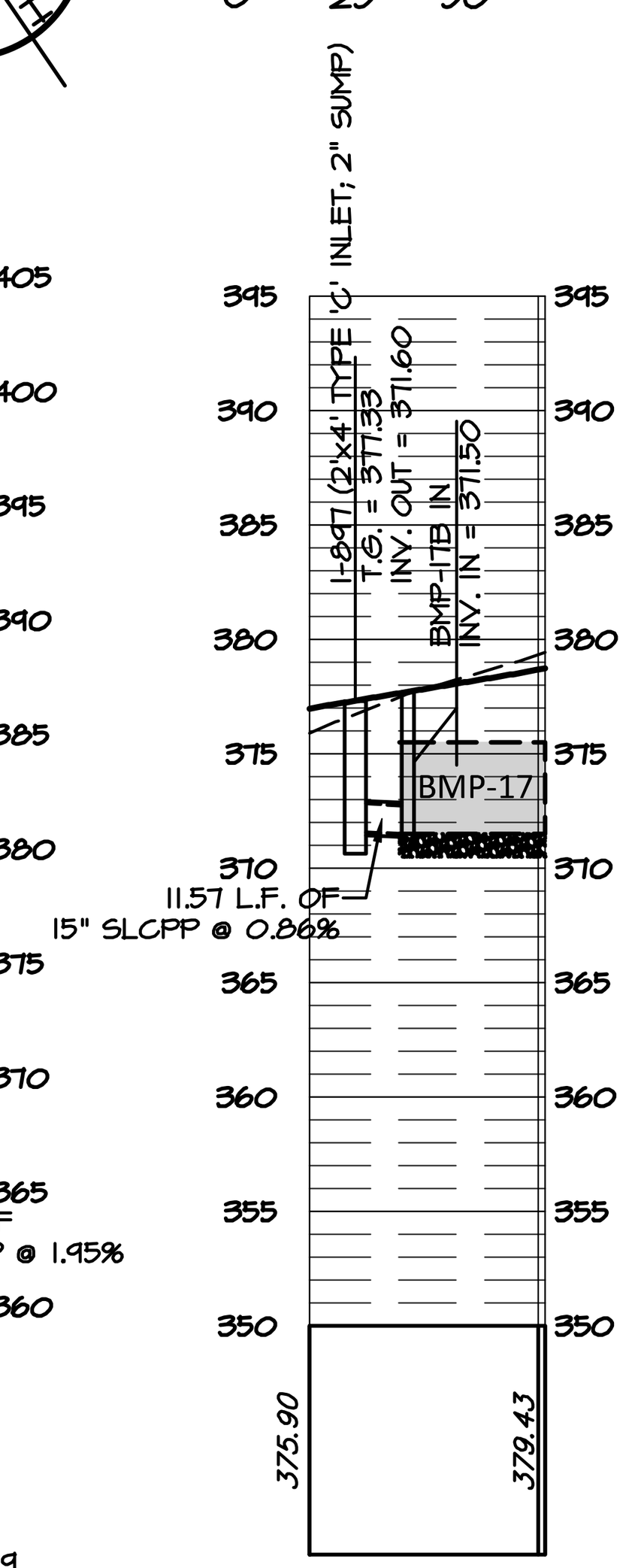
I-65 TO I-60
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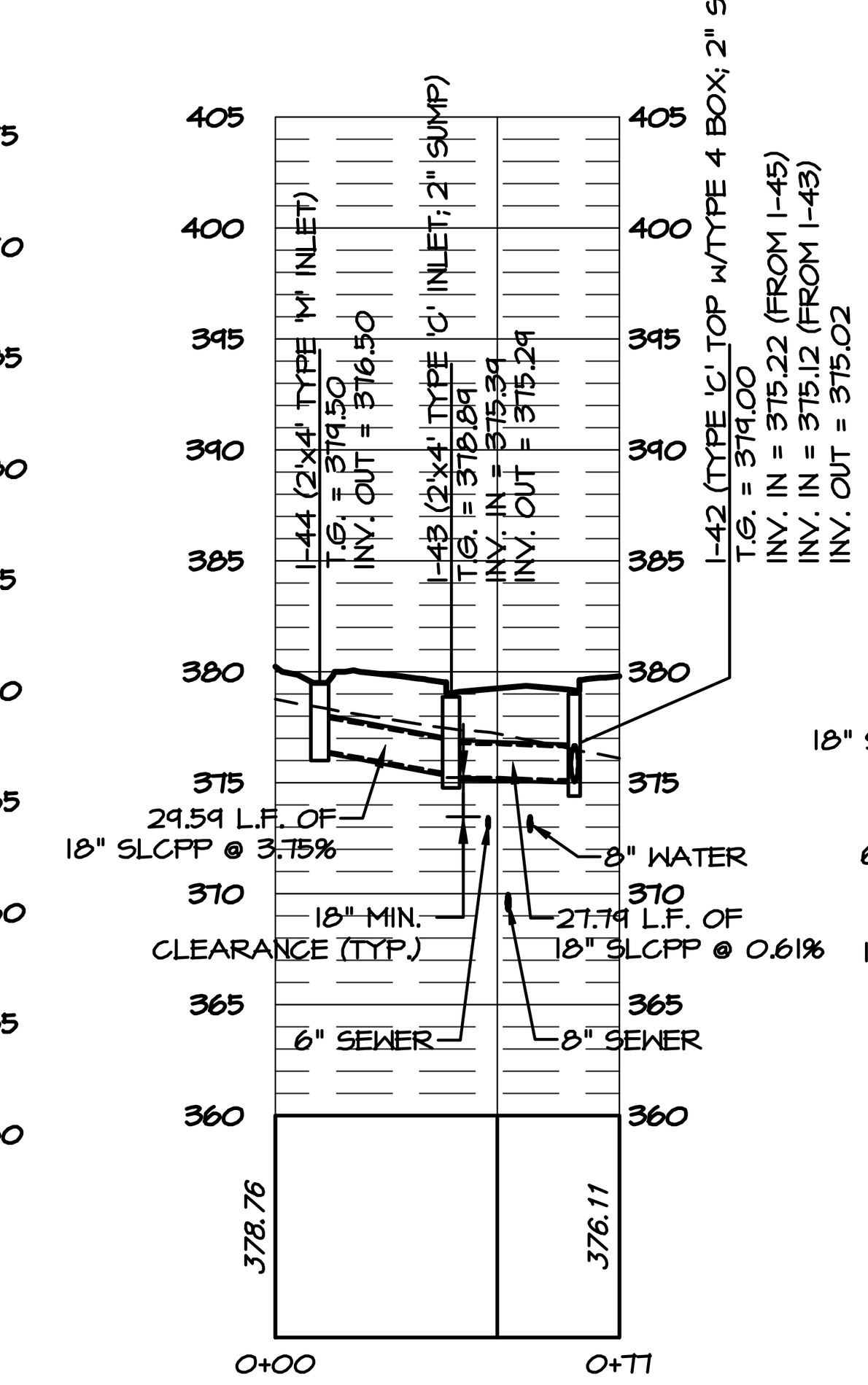
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VERT. SCALE: 1"= 10'



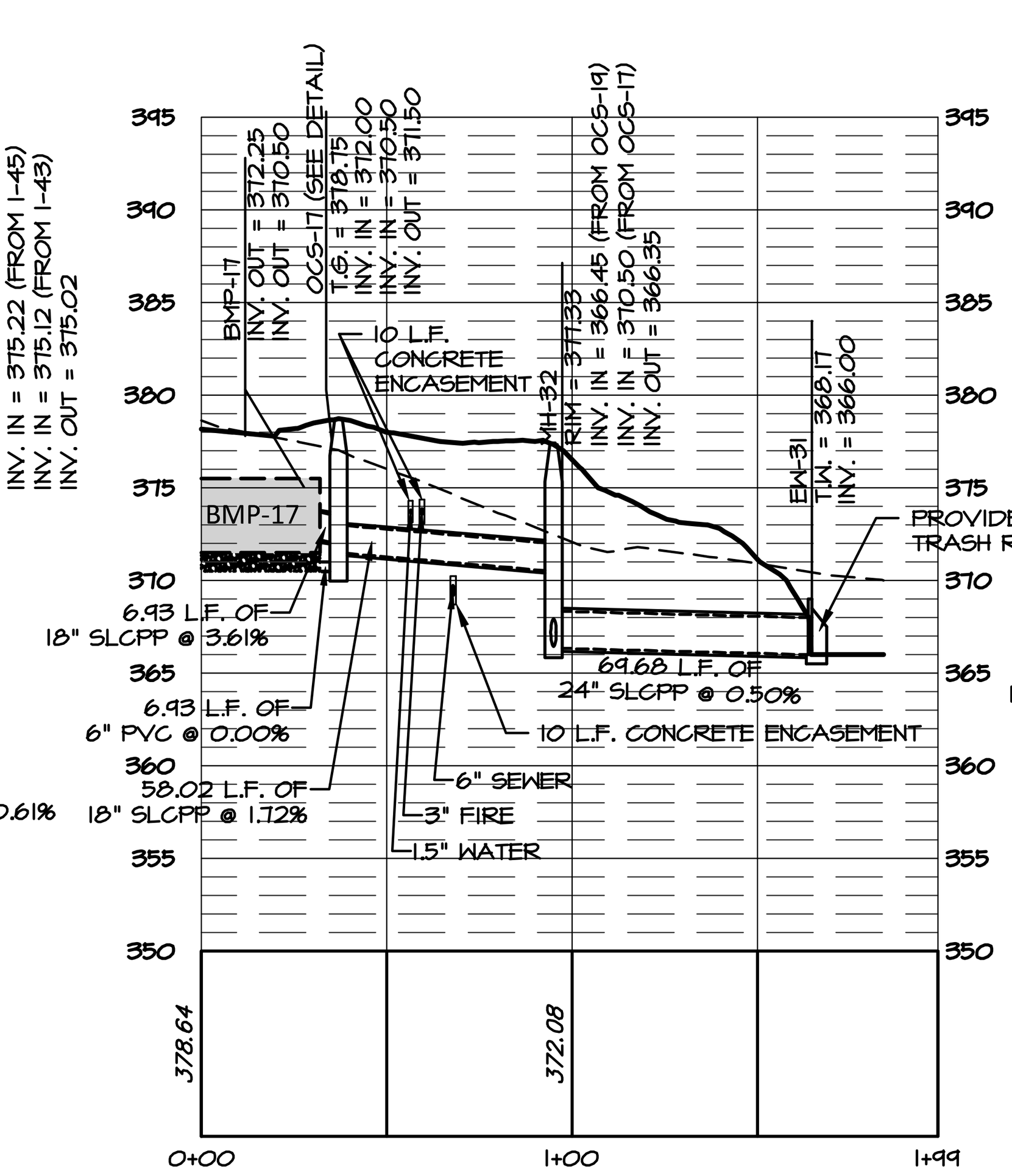
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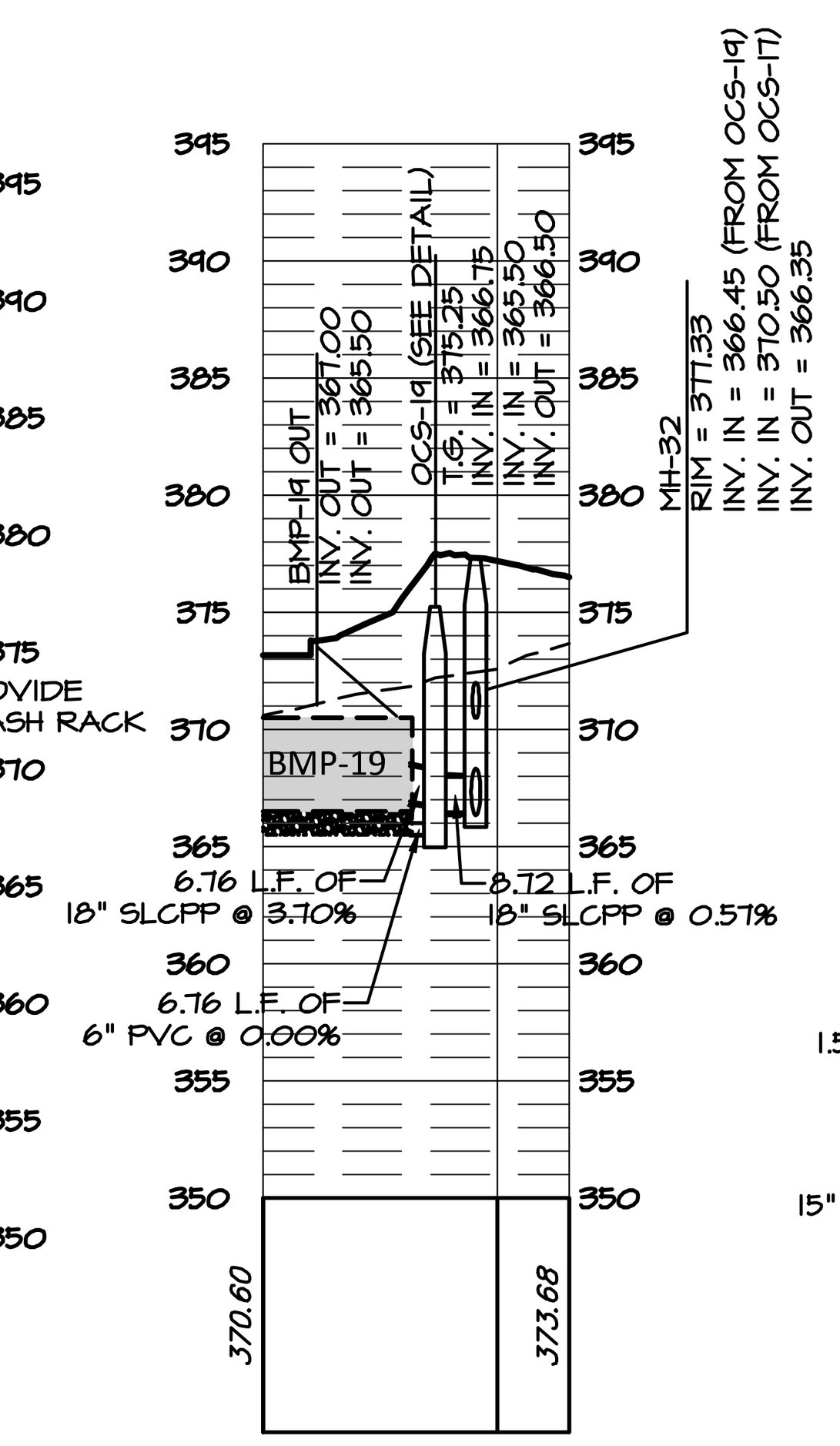
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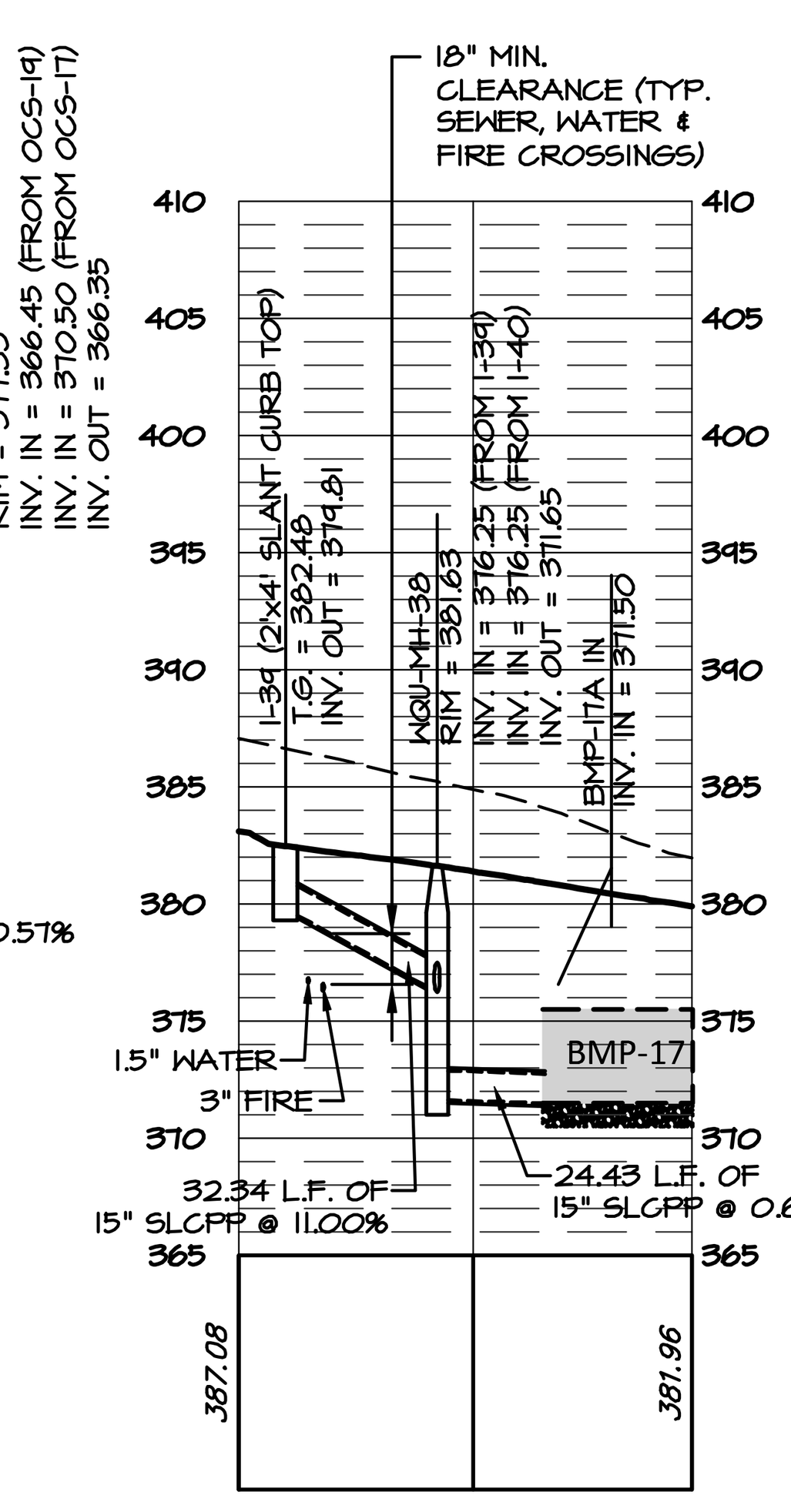
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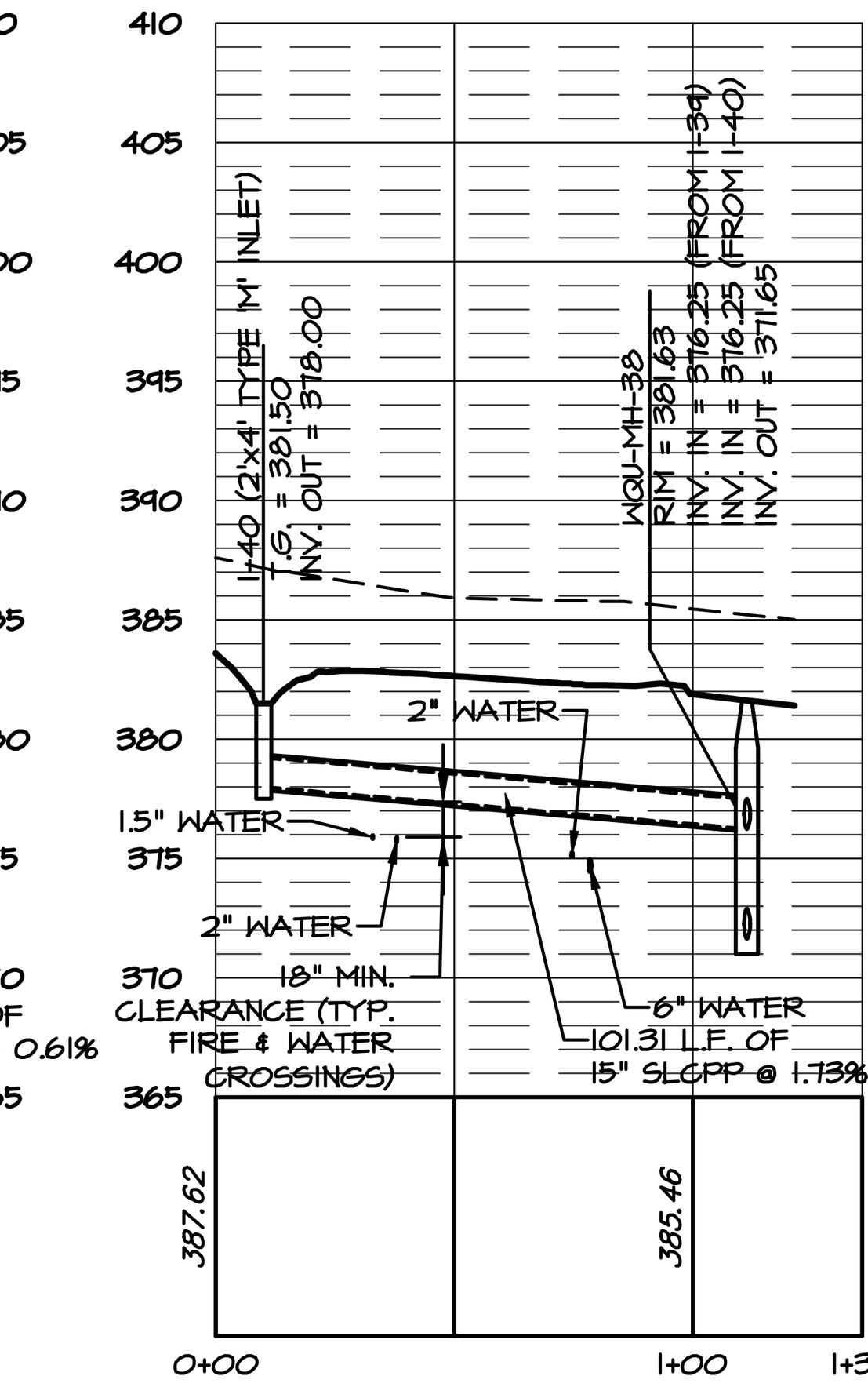
BMP-17 TO EW-31
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



BMP-19 TO MH-32
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



I-39 TO BMP-17
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



I-40 TO MH-38
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

REVISIONS PER:	DATE:	BY:
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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
STORMWATER PLAN & PROFILES
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER: BDG	DATE: AUG. 3, 2026
ENGINEER: TEH	PROJECT NO. 1212-004
CAD DESIGNER: TRS	SCALE: 1" = 50'

DRAWING NO.