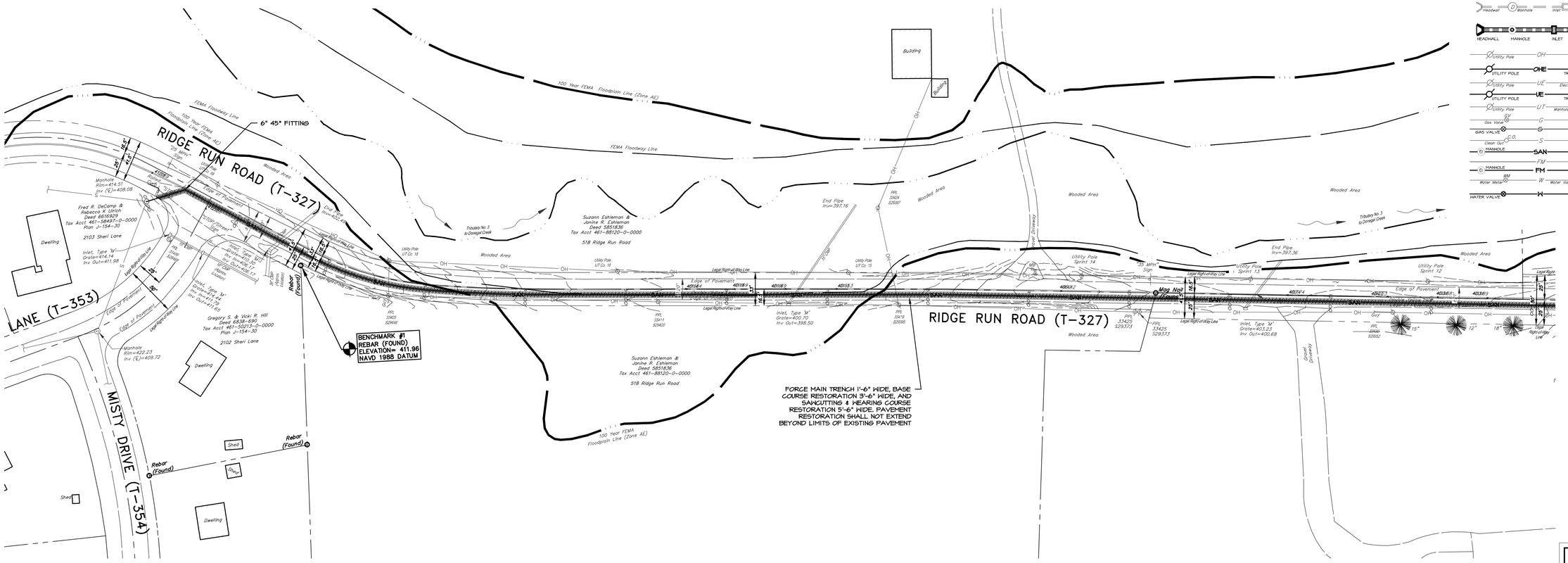
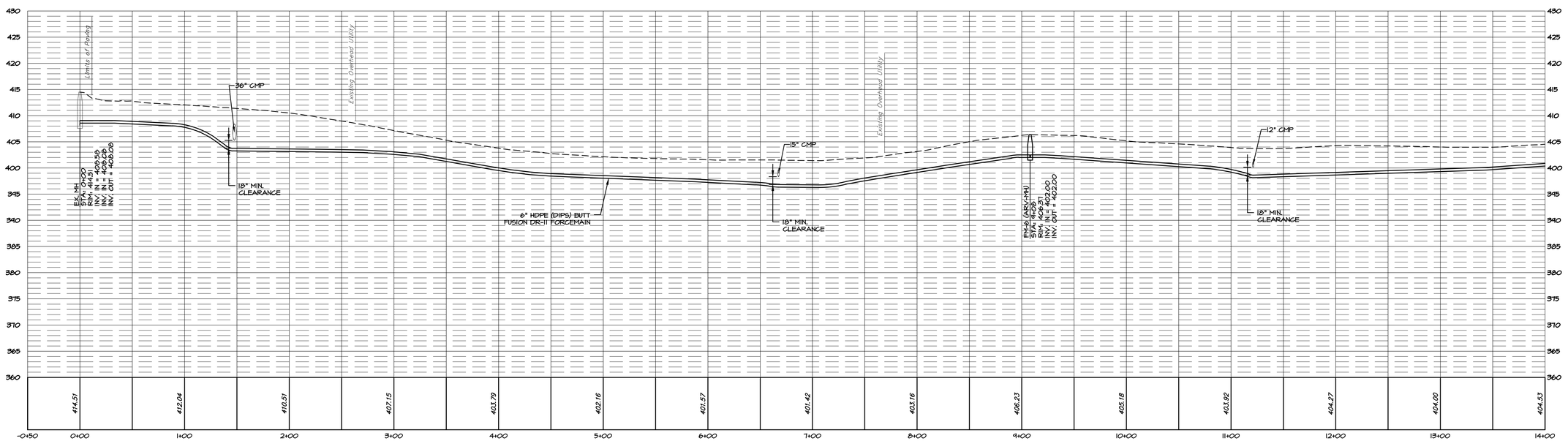


UTILITY LEGEND

- EXISTING STORM DRAINAGE PIPING
- PROPOSED STORM DRAINAGE PIPING (HEADWALL, MANHOLE, INLET, ENDWALL, RIPRAP)
- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY FORCE MAIN
- PROPOSED SANITARY FORCE MAIN
- EXISTING WATER LINE
- PROPOSED GAS LINE
- PAVEMENT SAW CUT & RESTORATION
- UTILITY LINE TRENCH

SCALE IN FEET: 1" = 50'

0 25 50 100 150



FORCEMAIN
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. -	-	-

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

FINAL PHASE 1 PLAN

SUBJECT:
UTILITY PLAN & PROFILES

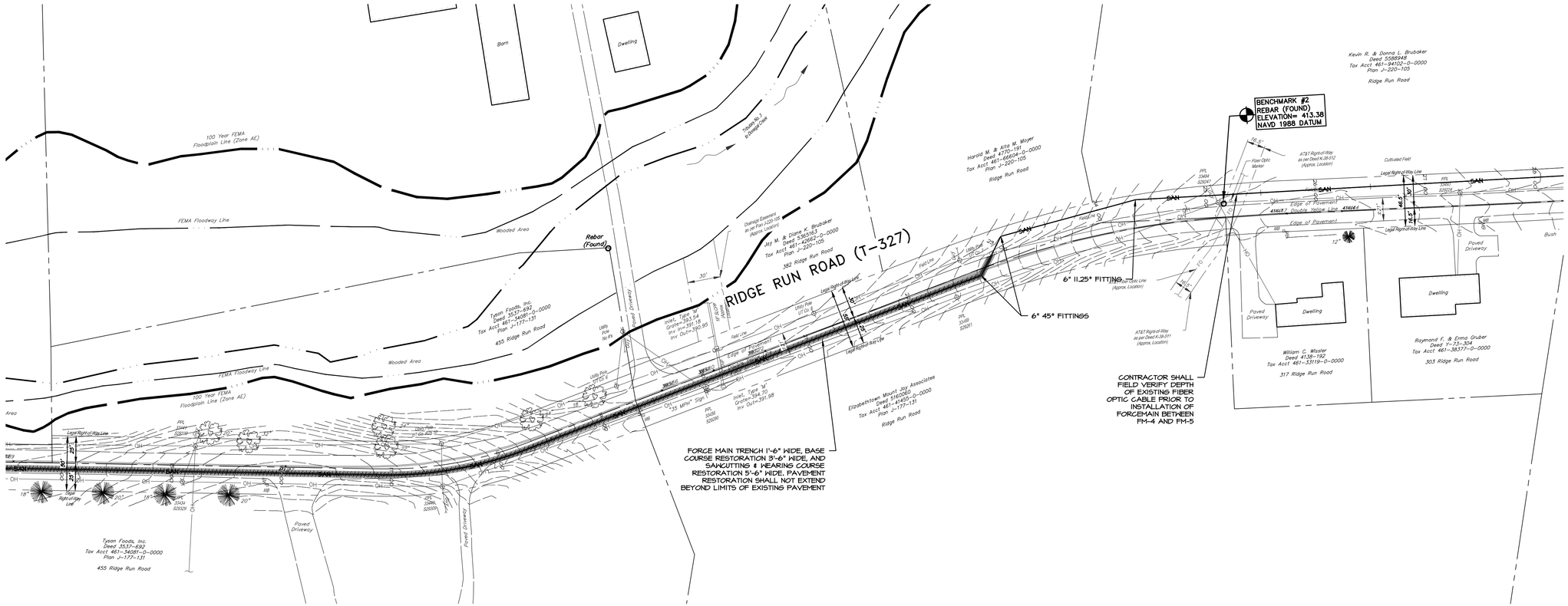
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

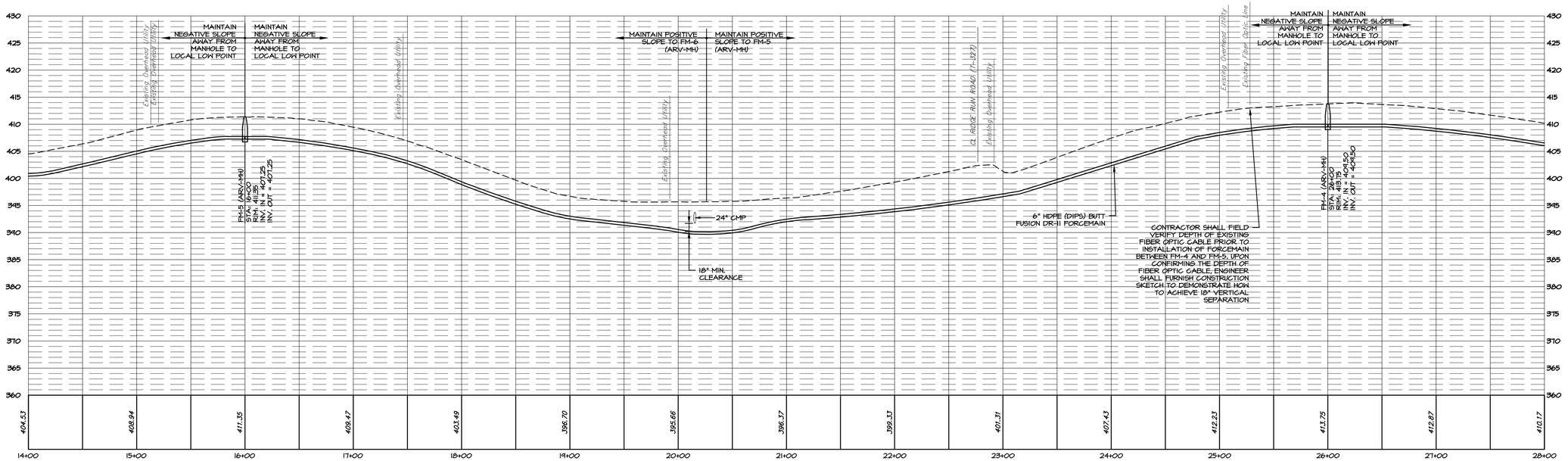
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

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

DRAWING NO.
37 of 79

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FORCEMAIN (1)
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

UTILITY LEGEND

- EXISTING STORM DRAINAGE PIPING
- PROPOSED STORM DRAINAGE PIPING
- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY FORCE MAIN
- PROPOSED SANITARY FORCE MAIN
- EXISTING WATER LINE
- PROPOSED GAS LINE

2" PAVEMENT MILL & OVERLAY

UTILITY LINE TRENCH

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

FINAL PHASE 1 PLAN

SUBJECT:
UTILITY PLAN & PROFILES

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

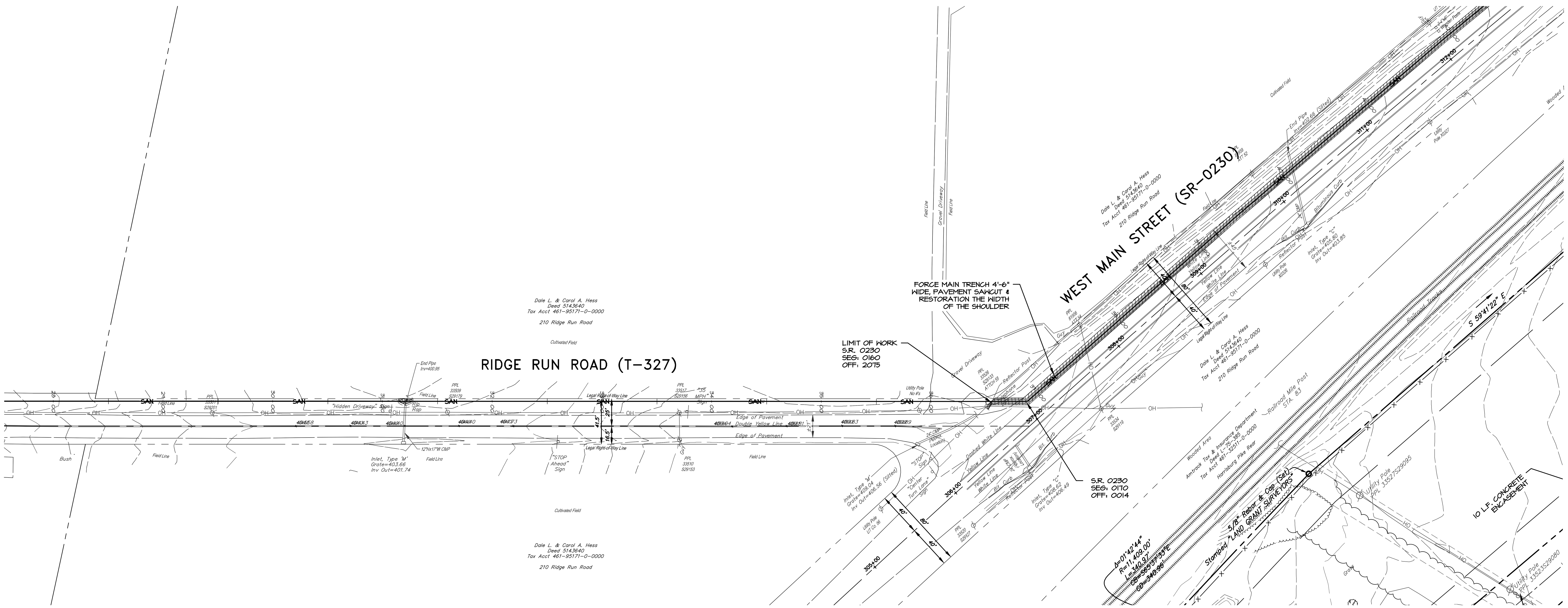
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

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

DRAWING NO.
38 of 79

DRAWING: C:\Users\trsauger\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase I\PROFILE-UTIL.dwg - PLOTTED: Oct 20, 2026 2:58 pm

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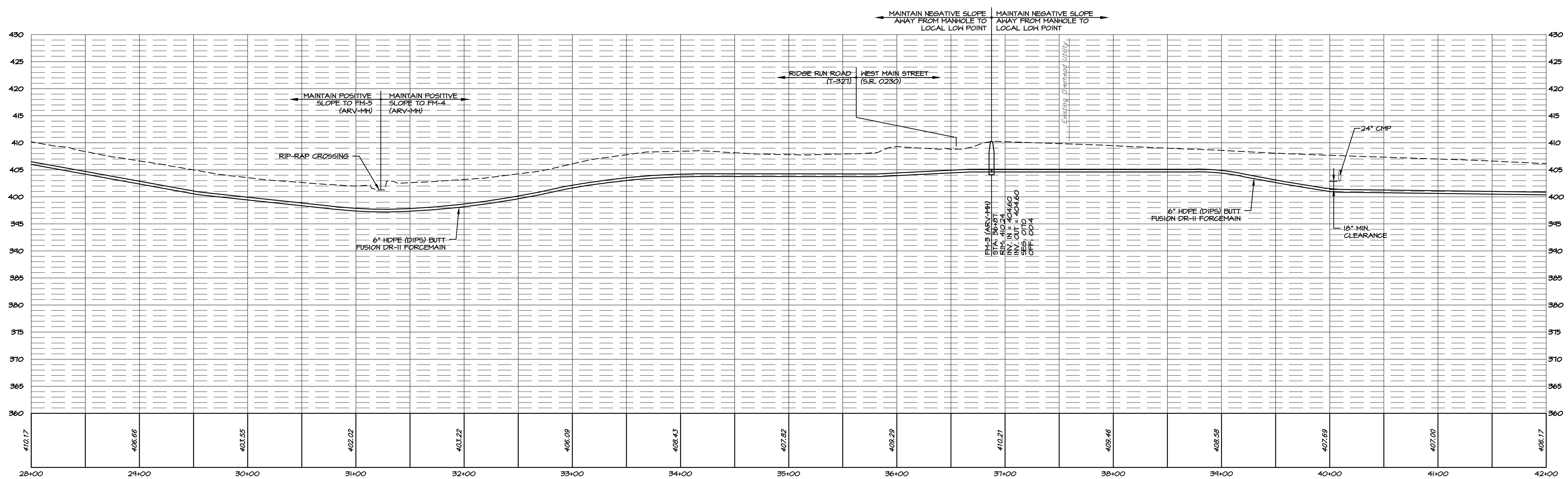
UTILITY LEGEND

Symbol	Description
Headwall, Manhole, Inlet, Endwall, Rip Rap	EXISTING STORM DRAINAGE PIPING
HEADWALL, MANHOLE, INLET, ENDWALL, RIP RAP	PROPOSED STORM DRAINAGE PIPING
Utility Pole — OH — Electric Meter EM	EXISTING OVERHEAD ELECTRIC
UTILITY POLE — OHE — TRANSFORMER	PROPOSED OVERHEAD ELECTRIC
Utility Pole — UE — Electric Transformer	EXISTING UNDERGROUND ELECTRIC
UTILITY POLE — UE — TRANSFORMER	PROPOSED UNDERGROUND ELECTRIC
Utility Pole — UT — Manhole, Telephone Box	EXISTING UNDERGROUND TELEPHONE
Gas Valve GV — G — GM Gas Meter	EXISTING GAS LINE
GAS VALVE — G — GAS METER	PROPOSED GAS LINE
Clean Out C.O. — S — Manhole	EXISTING SANITARY SEWER LINE
MANHOLE — SAN — CLEANOUT CO	PROPOSED SANITARY SEWER LINE
— FM — Manhole	EXISTING SANITARY FORCE MAIN
MANHOLE — FM —	PROPOSED SANITARY FORCE MAIN
Water Meter WM — W — Water Valve WV, Fire Hydrant	EXISTING WATER LINE
WATER VALVE — W — FIRE HYDRANT	PROPOSED GAS LINE
(hatch)	2" PAVEMENT MILL & OVERLAY
(grey)	UTILITY LINE TRENCH

NORTH

SCALE IN FEET: 1" = 50'

0 25 50 100 150



FORCEMAIN (2)
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

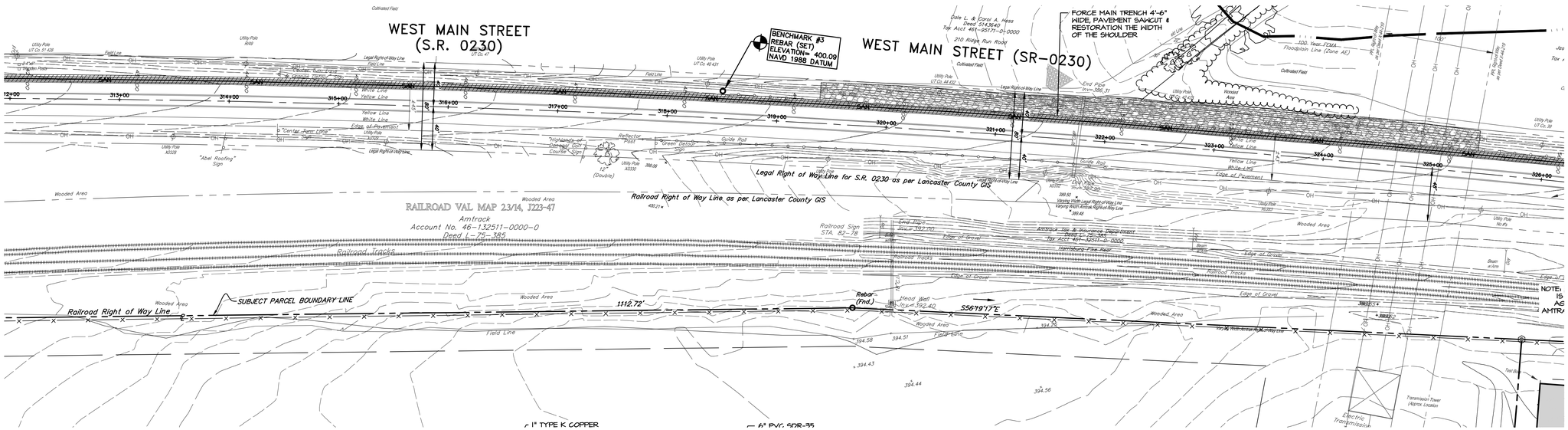
REVISIONS PER:		DATE:	BY:
1.	ERSA COMMENTS	9/21/2026	TWD
2.	TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
3.	-	-	-
4.	-	-	-
5.	-	-	-

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elagroup.com

FINAL PHASE 1 PLAN
SUBJECT:
UTILITY PLAN & PROFILES
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

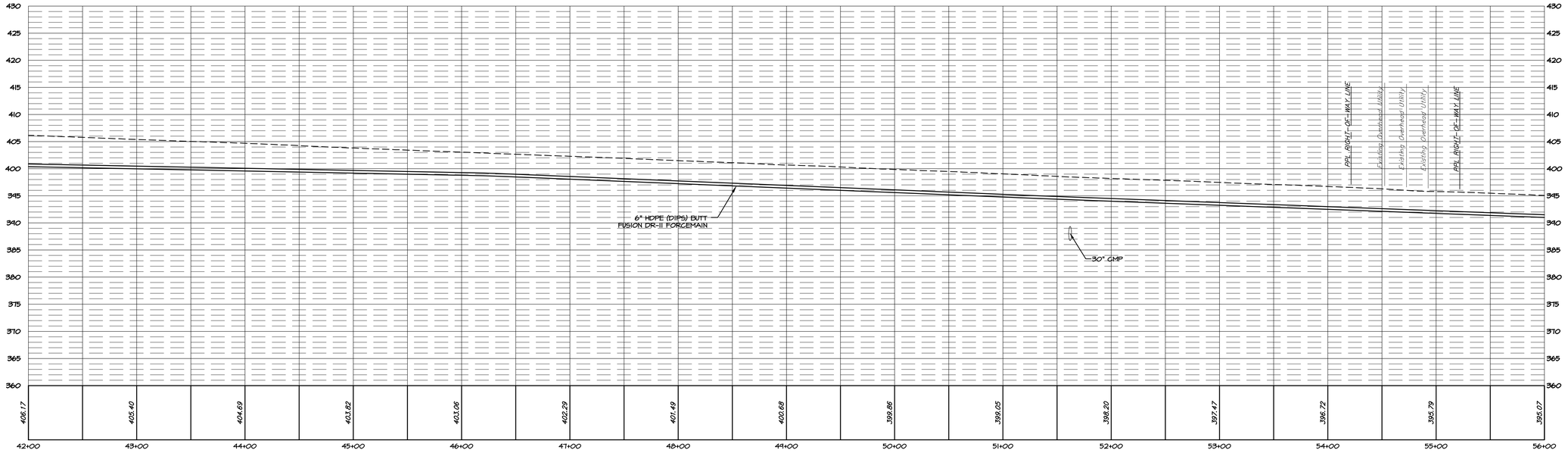
MANAGER: BDG		DATE:	AUG. 3, 2026
ENGINEER: TEH		PROJECT NO.	1212-004
CAD DESIGNER: TRS		SCALE:	1" = 50'

DRAWING NO.
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UTILITY LEGEND

- EXISTING STORM DRAINAGE PIPING
- PROPOSED STORM DRAINAGE PIPING
- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY FORCE MAIN
- PROPOSED SANITARY FORCE MAIN
- EXISTING WATER LINE
- PROPOSED GAS LINE
- 2" PAVEMENT MILL & OVERLAY
- UTILITY LINE TRENCH



FORCEMAIN (3)
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

FINAL PHASE 1 PLAN

SUBJECT:
UTILITY 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.
40 of 79

DRAWING: C:\Users\trsawyer\DCVAccDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase IV\PROFILE-UTIL.dwg - PLOTTED: Oct 20, 2026 2:58 pm

AMTRAK NOTES:

1. ALL WORK ON OR ADJACENT RAILROAD PROPERTY MUST COMPLY WITH AMTRAK ENGINEERING PRACTICES EP3014 - MAINTENANCE AND PROTECTION OF RAILROAD TRAFFIC DURING CONTRACTOR OPERATIONS.
2. DESIGN AND CONSTRUCTION MUST COMPLY WITH AMTRAK ENGINEERING PRACTICES EP3005 –PIPELINE OCCUPANCY. PRIOR TO CONSTRUCTION OPERATIONS, CONTRACTOR MUST SUBMIT, AT A MINIMUM, THE FOLLOWING TO AMTRAK FOR REVIEW AND APPROVAL: CONSTRUCTION PROCEDURE MEANS AND METHODS, SCHEDULE, DEWATERING SYSTEM (IF ANY), AND CALCULATIONS, AS APPLICABLE. ALL CALCULATIONS MUST BE SIGNED AND STAMPED/SEALED BY A LICENSED ENGINEERING REGISTERED IN THE STATE.
3. ALL UNDERGROUND UTILITIES, CABLE, AND FACILITIES MUST BE LOCATED AND PROTECTED BEFORE ANY EXCAVATING, DRILLING, BORING/DIRECTIONAL DRILLING, GROUND PENETRATING ACTIVITIES, OR CONSTRUCTION TAKES PLACE. THIS INCLUDES RAILROAD AND COMMERCIAL UTILITIES, CABLES, DUCT LINES, AND FACILITIES. THESE ACTIVITIES WILL NOT BE PERFORMED IN CLOSE PROXIMITY TO THE RAILROAD DUCT LINES UNLESS MONITORED BY ON-SITE AMTRAK COMMUNICATIONS AND SIGNAL (C&S) DEPARTMENT PERSONNEL. HAND DIGGING MAY BE REQUIRED, AS DIRECTED BY AMTRAK THROUGH THE ON-SITE AMTRAK C&S SUPPORT PERSONNEL. AMTRAK MAINTAINS THE RIGHT TO ACCESS ALL EXISTING CABLES AND CONDUITS THROUGHOUT CONSTRUCTION. AMTRAK ALSO RESERVES THE RIGHT TO UPGRADE AND INSTALL NEW CABLES AND CONDUITS IN THE AFFECTED AREA. THE ©ONE-CALL^ PROCESS MUST BE FOLLOWED. BE AWARE THAT AMTRAK IS NOT PART OF THE ONE-CALL PROCESS; CONTACT AMTRAK ENGINEERING TO HAVE ALL RAILROAD UNDERGROUND UTILITIES AND ASSETS LOCATED. IF REQUESTED BY AMTRAK, EXISTING DEPTHS OF UTILITIES BEING CROSSED MUST BE VERIFIED THROUGH TEST PITS PERFORMED BY THE CONTRACTOR AS DIRECTED BY AND UNDER THE DIRECT SUPERVISION OF AMTRAK C&S SUPPORT PERSONNEL. PRECAUTIONS MUST BE TAKEN TO PREVENT ANY INTERRUPTION TO RAILROAD OPERATION.
4. ANY WORK (OR EQUIPMENT BEING STAGED ONSITE DURING CONSTRUCTION) PERFORMED AT OR NEAR A RAILROAD CROSSING MUST NOT OBSTRUCT THE VIEW OF FLASHING LIGHT UNITS OR GATES TO ONCOMING TRAFFIC.
5. PRIOR TO ENTERING AMTRAK'S PROPERTY FOR ANY WORK, THE CONTRACTOR MUST EXECUTE AMTRAK'S STANDARD TEMPORARY PERMIT TO ENTER UPON PROPERTY (PTE). THE FULLY EXECUTED PTE, WRITTEN NOTICE TO PROCEED FROM AMTRAK THAT ALL REQUIREMENTS OF THE PTE HAVE BEEN MET AND PROOF OF SAFETY TRAINING MUST, AT ALL TIMES, BE FURNISHED BY THE CONTRACTOR AT THE PROJECT SITE.
6. ALL PERSONS THAT ARE ON OR ADJACENT TO THE RAILROAD PROPERTY MUST SUCCESSFULLY COMPLETE THE CONTRACTOR ORIENTATION TRAINING. ALL CONTRACTORS MUST CARRY THEIR "AMTRAK CONTRACTOR ROADWAY WORKER PROTECTION" CARD WITH THEM AT ALL TIMES WHILE ON OR ADJACENT TO RAILROAD PROPERTY.
7. ANY DEBRIS OR DAMAGE RESULTING FROM WORK SHALL BE IMMEDIATELY REPORTED TO THE RAILROAD. RAILROAD SHALL BE REPAIRED BY RAILROAD FORCES AT PROJECT EXPENSE.
8. SIGN SHALL STATE THE FOLLOWING:

   ELIZABETHTOWN REGIONAL AUTHORITY
   235 ERSA DRIVE
   ELIZABETHTOWN, PA 17022

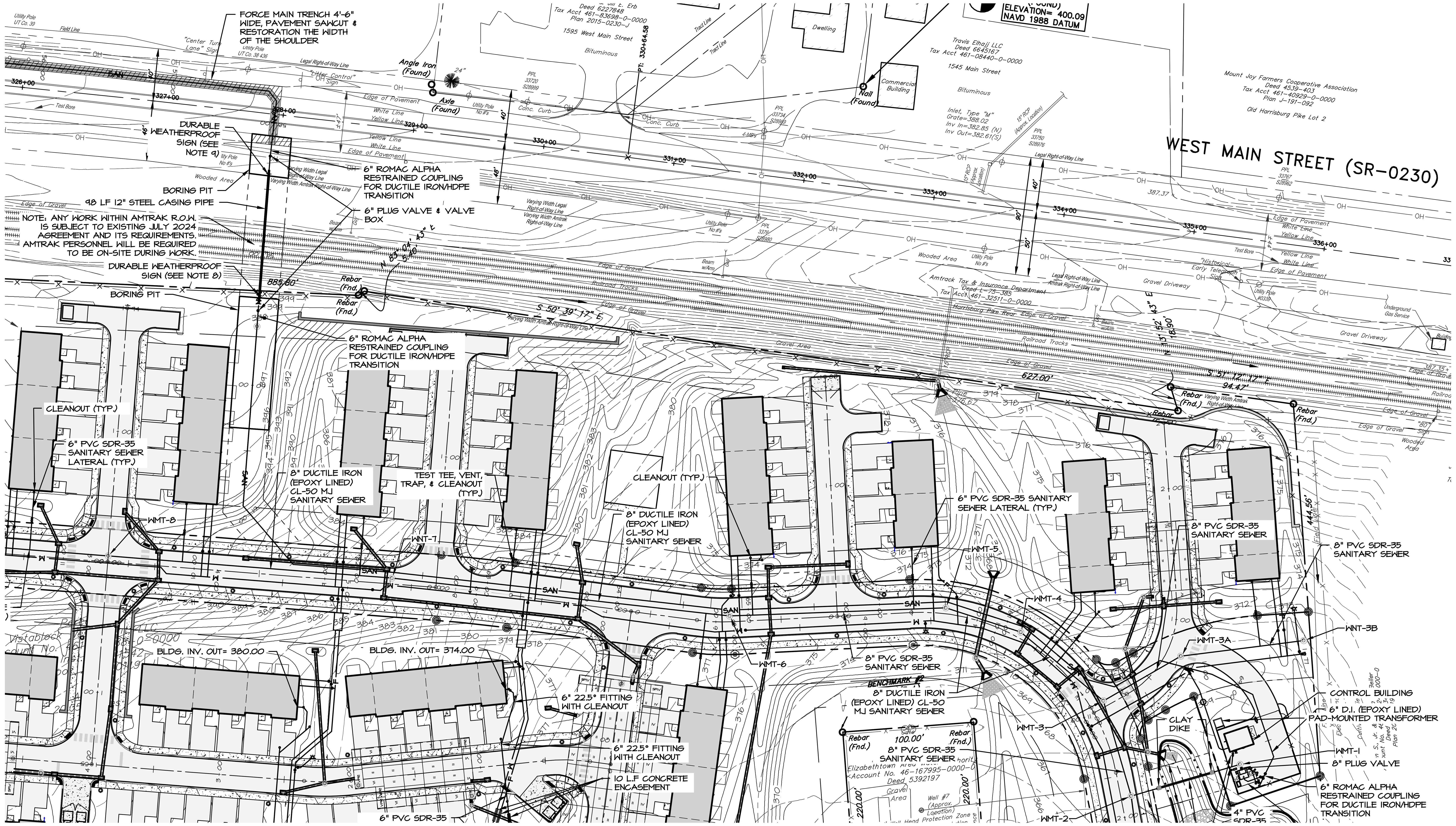
   SANITARY SEWER FORCEMAIN PRESSURIZED TO 70 PSI @ 8.8' DEPTH

   INCASE OF EMERGENCIES CALL 717-367-5947
9. SIGN SHALL STATE THE FOLLOWING:

   ELIZABETHTOWN REGIONAL AUTHORITY
   235 ERSA DRIVE
   ELIZABETHTOWN, PA 17022

   SANITARY SEWER FORCEMAIN PRESSURIZED TO 70 PSI @ 6.4' DEPTH

   INCASE OF EMERGENCIES CALL 717-367-5947



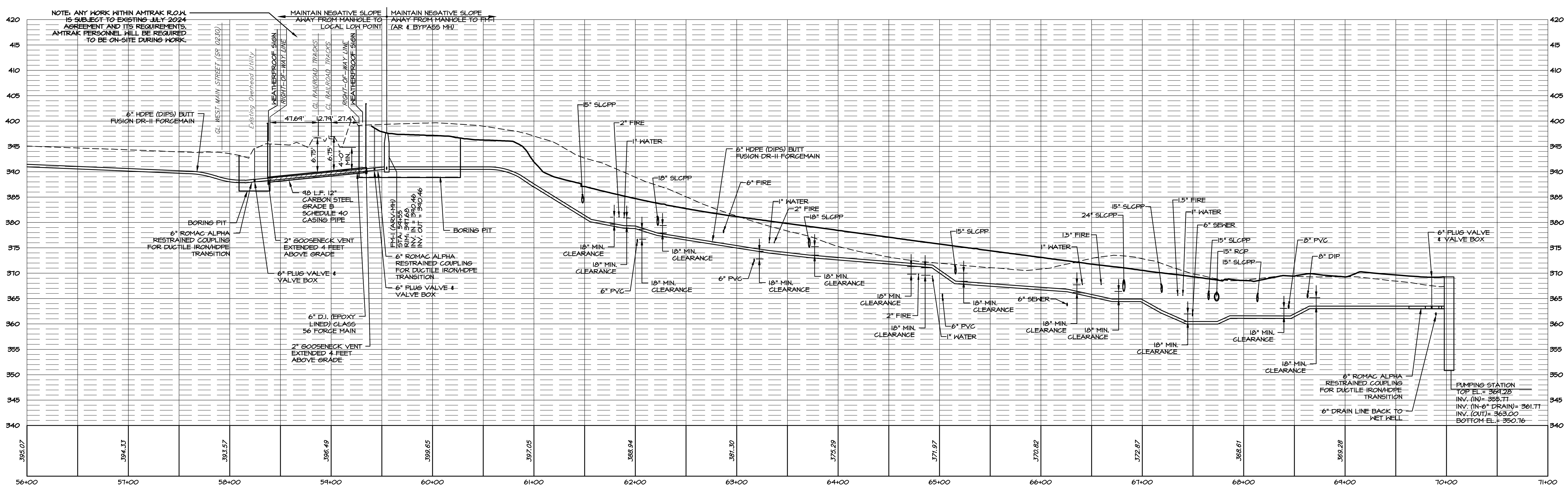
UTILITY LEGEND

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

NORTH

SCALE IN FEET: 1" = 50'

0 25 50 100 150



FORCEMAIN (4)
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. -	-	-

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

FINAL PHASE 1 PLAN

SUBJECT:

UTILITY PLAN & PROFILES

FOR

WESTMOUNT

MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

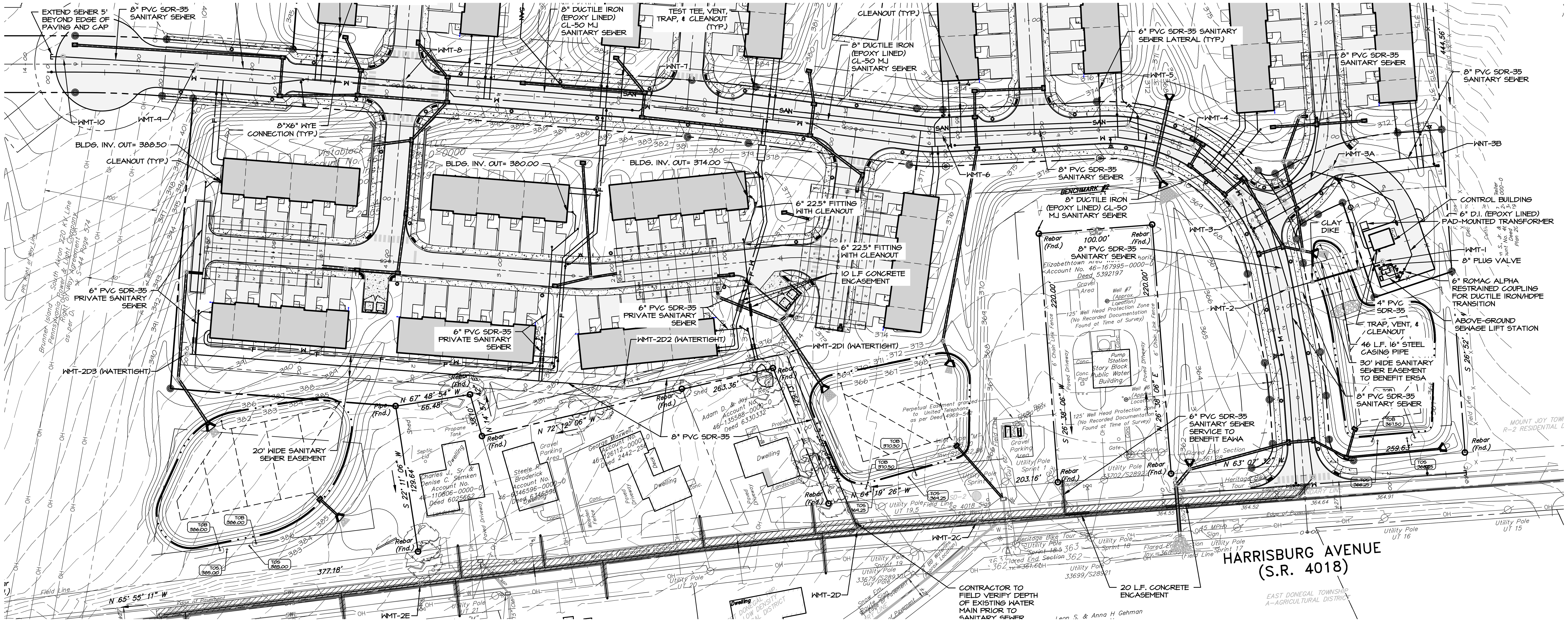
CLIENT:

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'

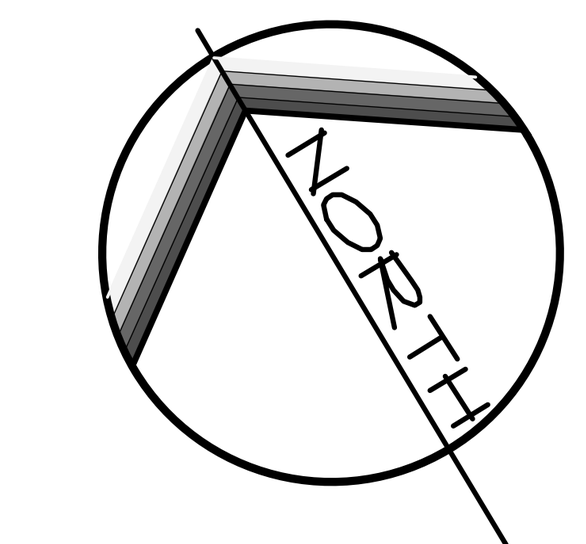
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DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\PROFILE-UTIL.dwg - PLOTTED: Oct 20, 2026 2:59 pm



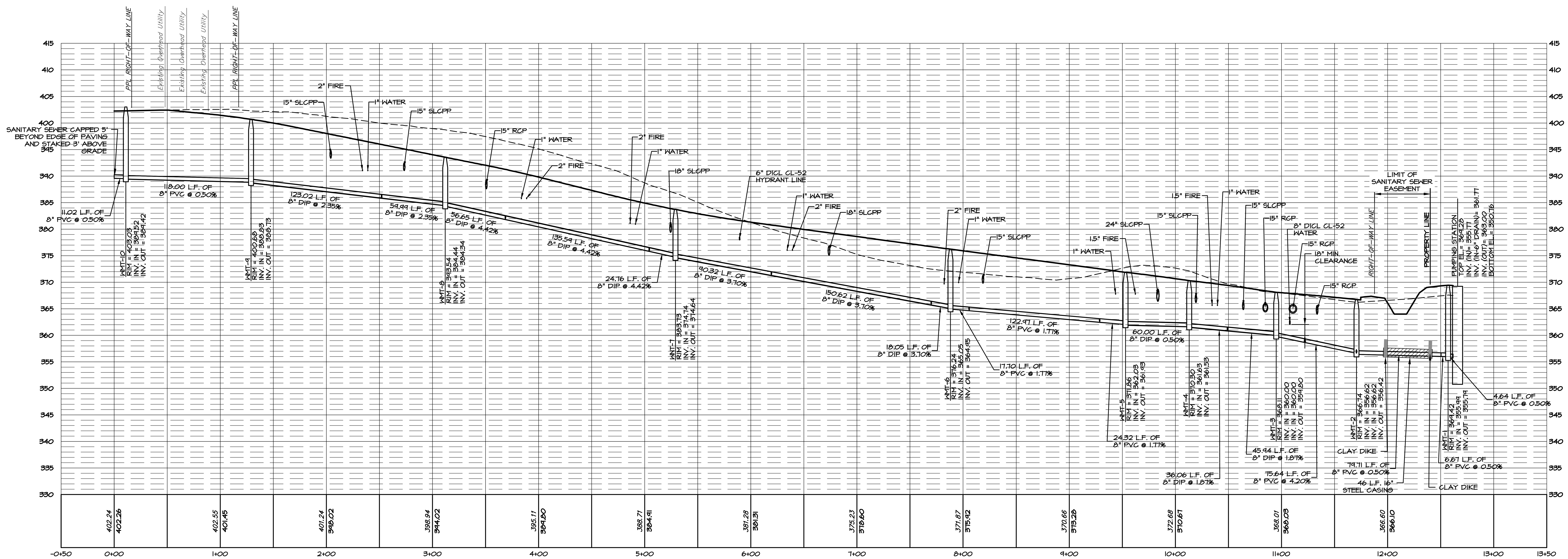
UTILITY LEGEND

Headwall — Manhole — Inlet — Endwall — Rip Rap	EXISTING STORM DRAINAGE PIPING
HEADWALL — MANHOLE — INLET — ENDWALL — RIP RAP	PROPOSED STORM DRAINAGE PIPING
Utility Pole — OH — Electric Meter EM	EXISTING OVERHEAD ELECTRIC
UTILITY POLE — OHE — TRANSFORMER	PROPOSED OVERHEAD ELECTRIC
Utility Pole — UE — Electric Transformer	EXISTING UNDERGROUND ELECTRIC
UTILITY POLE — UE — TRANSFORMER	PROPOSED UNDERGROUND ELECTRIC
Utility Pole — UT — Manhole — Telephone Box	EXISTING UNDERGROUND TELEPHONE
Gas Valve GV — G — GM Gas Meter	EXISTING GAS LINE
GAS VALVE — G — GAS METER	PROPOSED GAS LINE
Clean Out C.O. — S — Manhole	EXISTING SANITARY SEWER LINE
MANHOLE — SAN — CLEANOUT CO	PROPOSED SANITARY SEWER LINE
FM — Manhole	EXISTING SANITARY FORCE MAIN
MANHOLE — FM	PROPOSED SANITARY FORCE MAIN
Water Meter WM — W — Water Valve WV — Fire Hydrant	EXISTING WATER LINE
WATER VALVE — W — FIRE HYDRANT	PROPOSED GAS LINE
(hatched)	2" PAVEMENT MILL & OVERLAY
(shaded)	UTILITY LINE TRENCH



SCALE IN FEET: 1" = 50'

0 25 50 100 150



STREET A SANITARY SEWER

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.	-	-	-

ELA GROUP

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elagroup.com

FINAL PHASE 1 PLAN

SUBJECT:

UTILITY PLAN & PROFILES

FOR

WESTMOUNT

MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

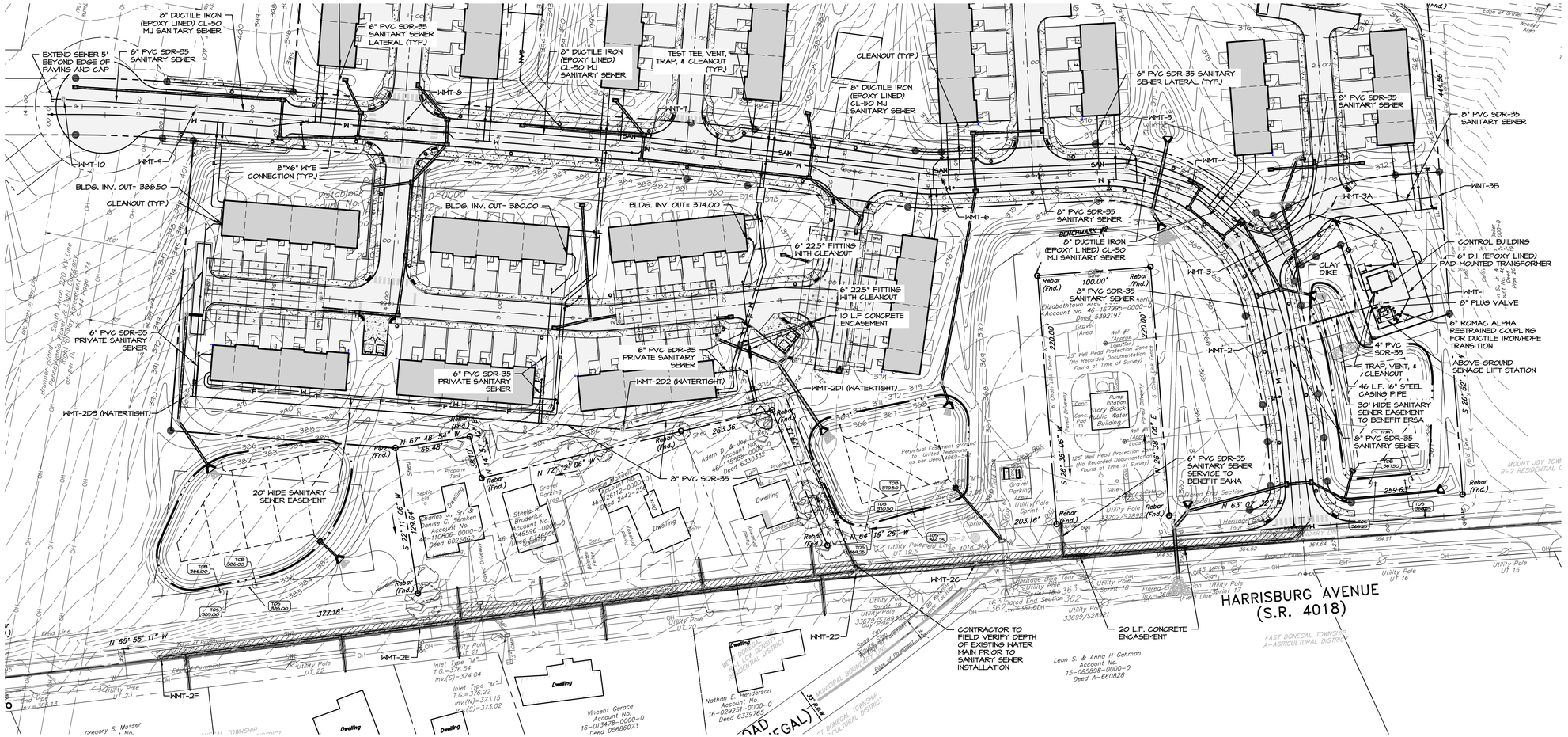
CLIENT:

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.

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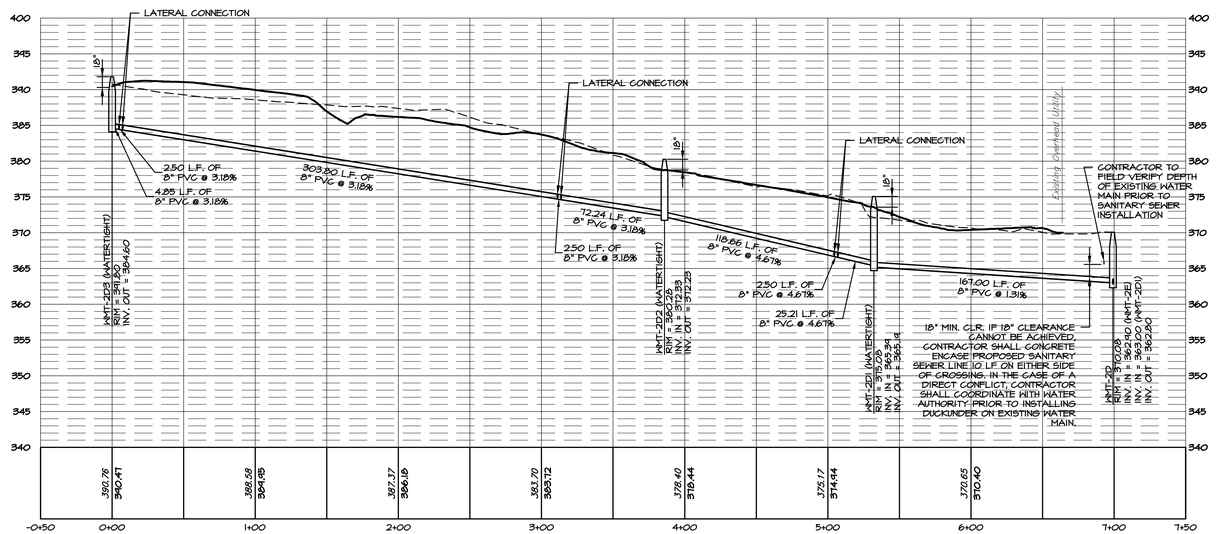
UTILITY LEGEND

- EXISTING STORM DRAINAGE PIPING
- PROPOSED STORM DRAINAGE PIPINGS
- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY FORCE MAIN
- PROPOSED SANITARY FORCE MAIN
- EXISTING WATER LINE
- PROPOSED GAS LINE
- 2" PAVEMENT MILL & OVERLAY
- UTILITY LINE TRENCH

NORTH

SCALE IN FEET: 1" = 50'

0 25 50 100 150



TOWNHOUSE CONNECTION TO S.R. 4018
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
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3. -	-	-
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5. -	-	-

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FINAL PHASE 1 PLAN

SUBJECT:
UTILITY PLAN & PROFILES

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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

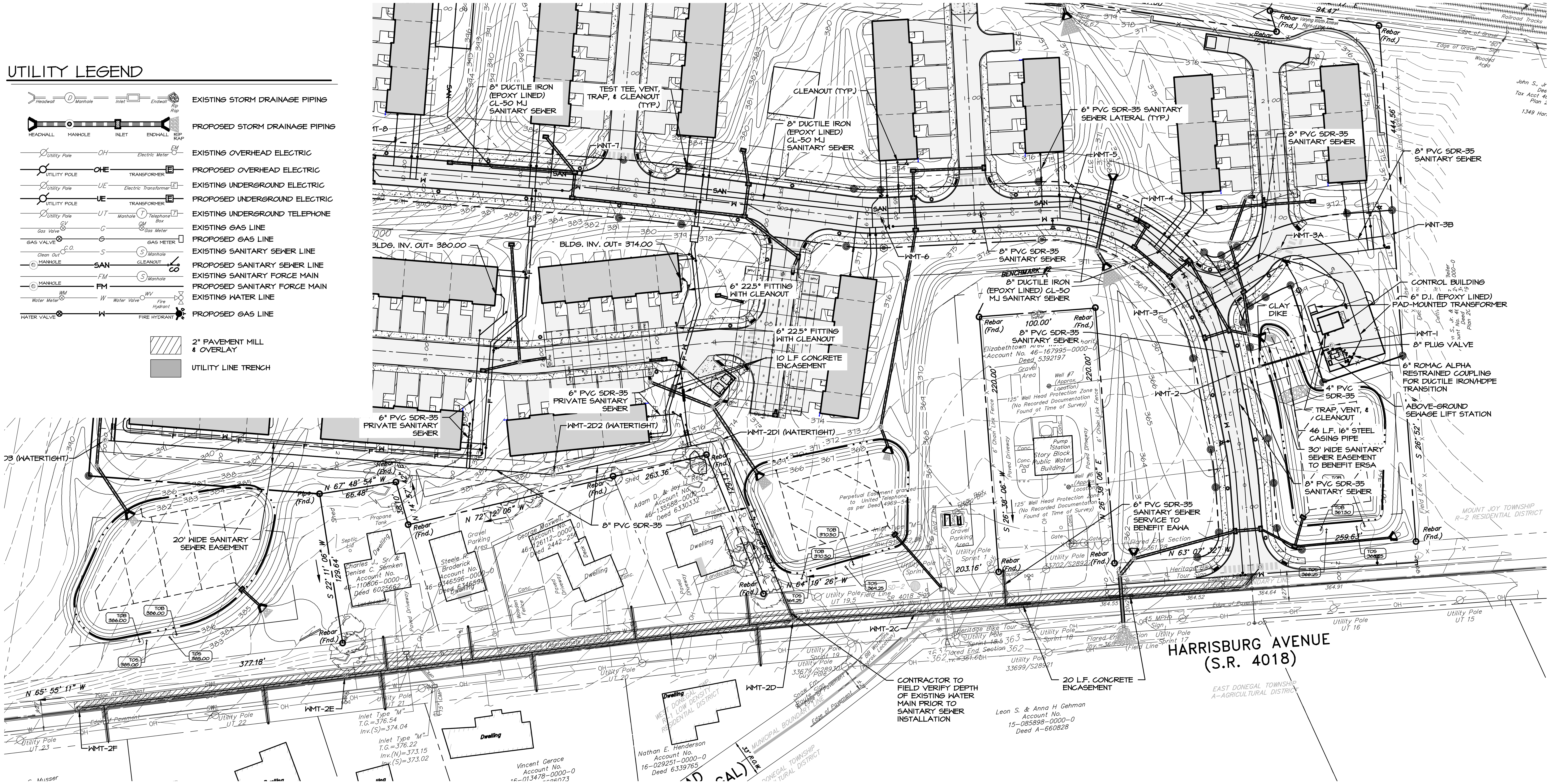
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ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

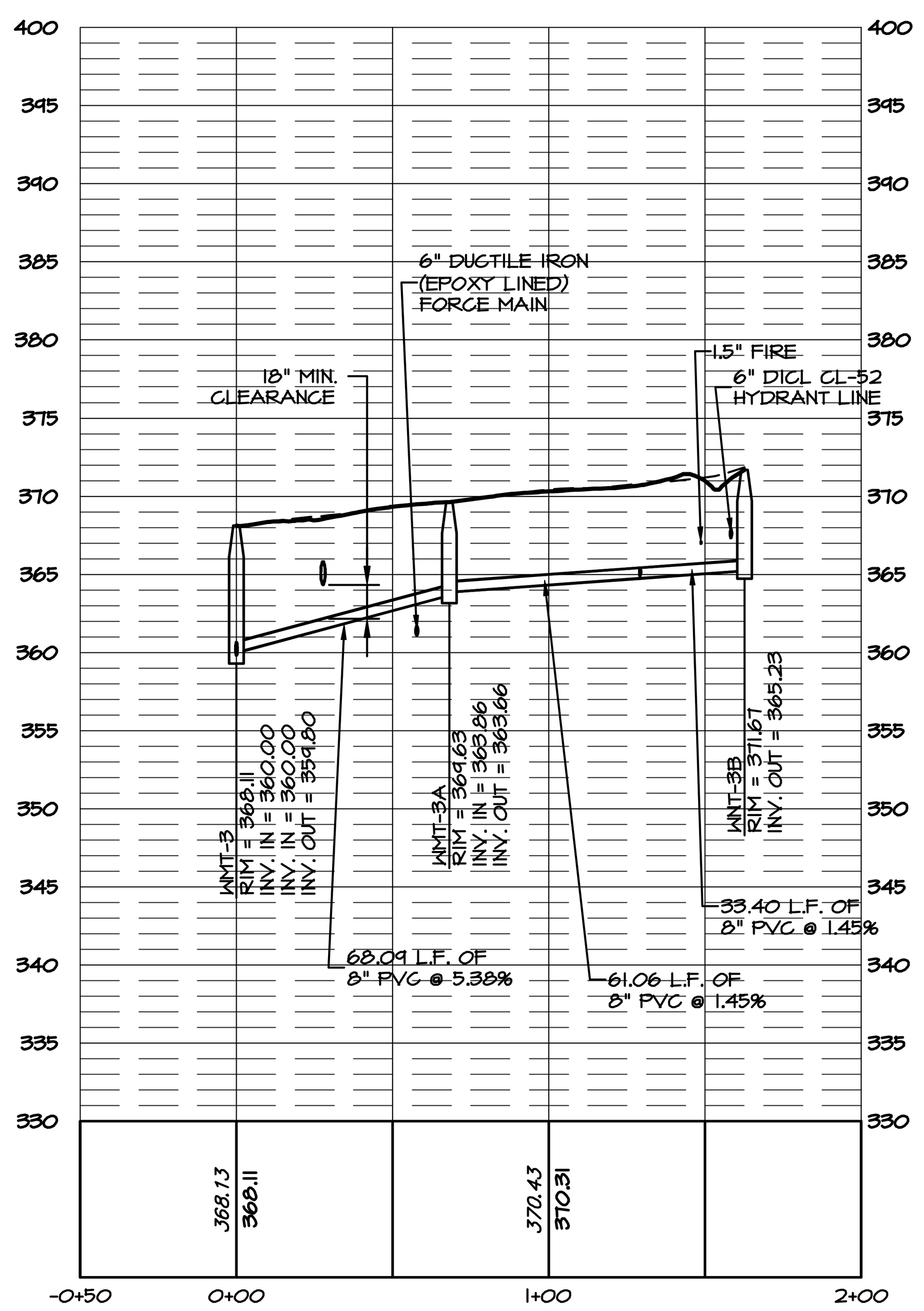
DRAWING NO.
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UTILITY LEGEND

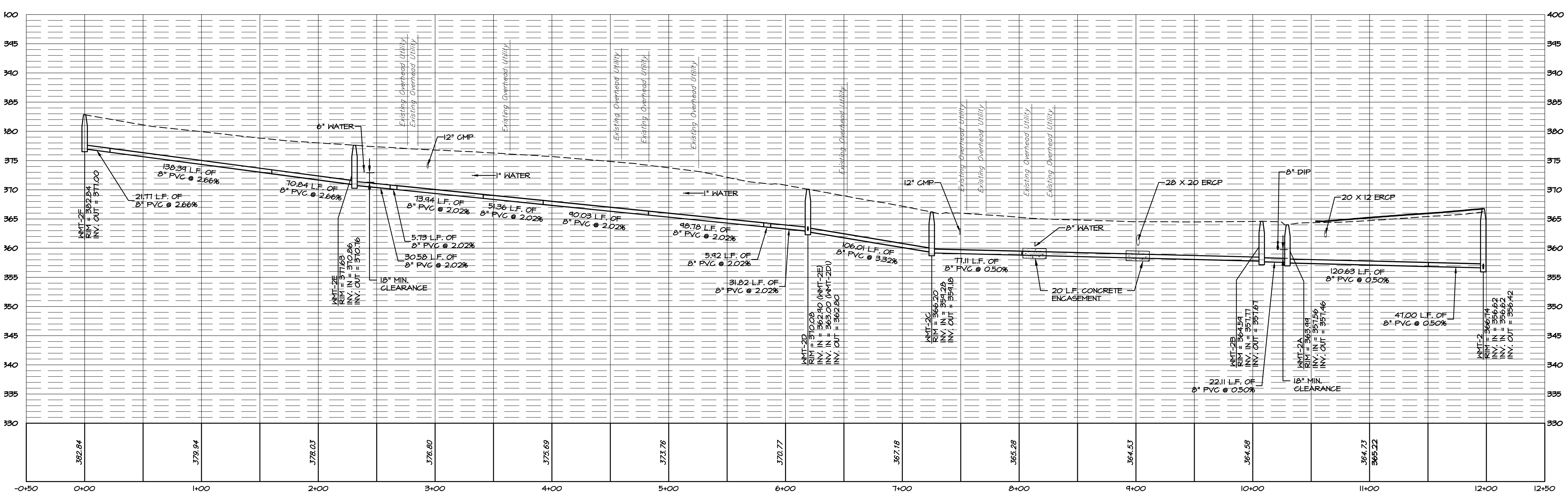
- EXISTING STORM DRAINAGE PIPING (Headwall, Manhole, Inlet, Endwall, Rip Rap)
- PROPOSED STORM DRAINAGE PIPING (HEADWALL, MANHOLE, INLET, ENDWALL, RIP RAP)
- EXISTING OVERHEAD ELECTRIC (Utility Pole, OH, Electric Meter, EM)
- PROPOSED OVERHEAD ELECTRIC (UTILITY POLE, OHE, TRANSFORMER)
- EXISTING UNDERGROUND 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 (Gas Valve, GV, G, GM, Gas Meter)
- PROPOSED GAS LINE (GAS VALVE, G, GAS METER)
- EXISTING SANITARY SEWER LINE (Clean Out, C.O., 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 (Water Meter, WM, W, Water Valve, WV, Fire Hydrant)
- PROPOSED GAS LINE (WATER VALVE, W, FIRE HYDRANT)
- 2" PAVEMENT MILL & OVERLAY
- UTILITY LINE TRENCH





UTILITY LOT SANITARY SEWER EXTENSION

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



WMT-2F TO WMT-2

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

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

FINAL PHASE 1 PLAN

SUBJECT:
UTILITY PLAN & PROFILES

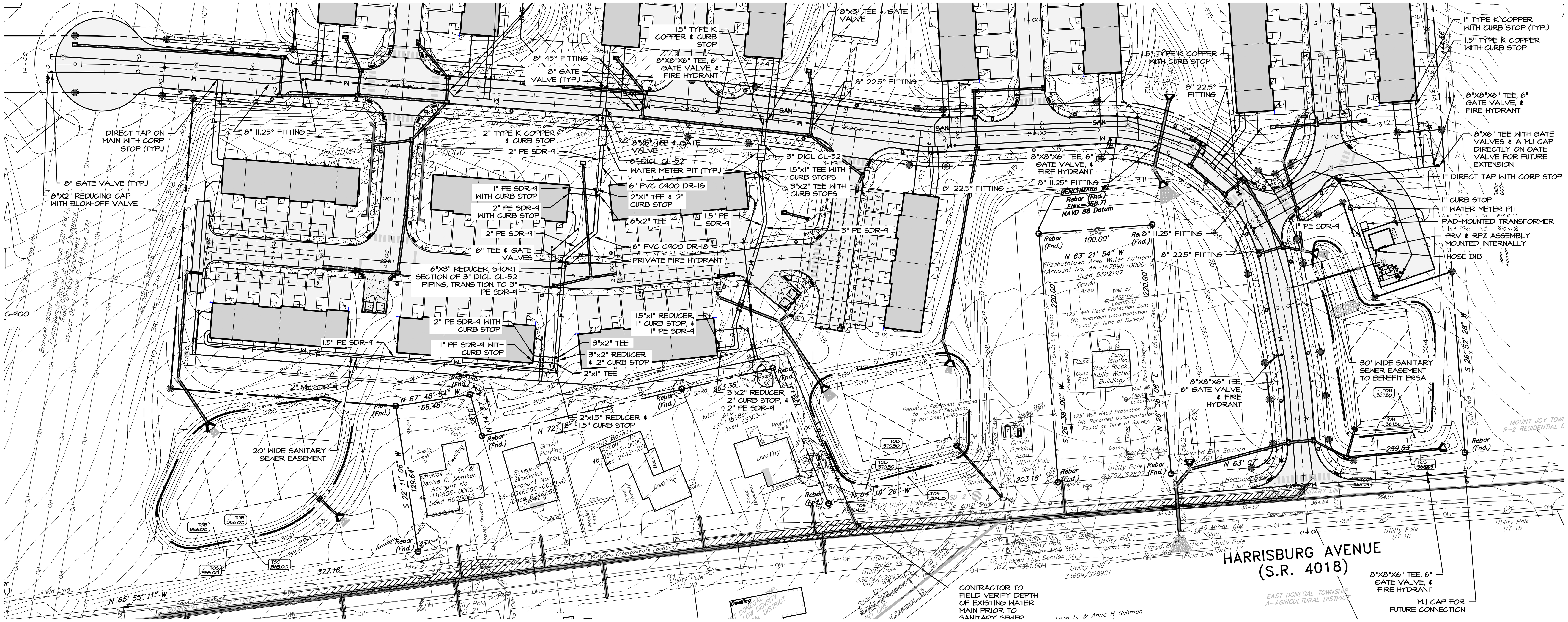
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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'

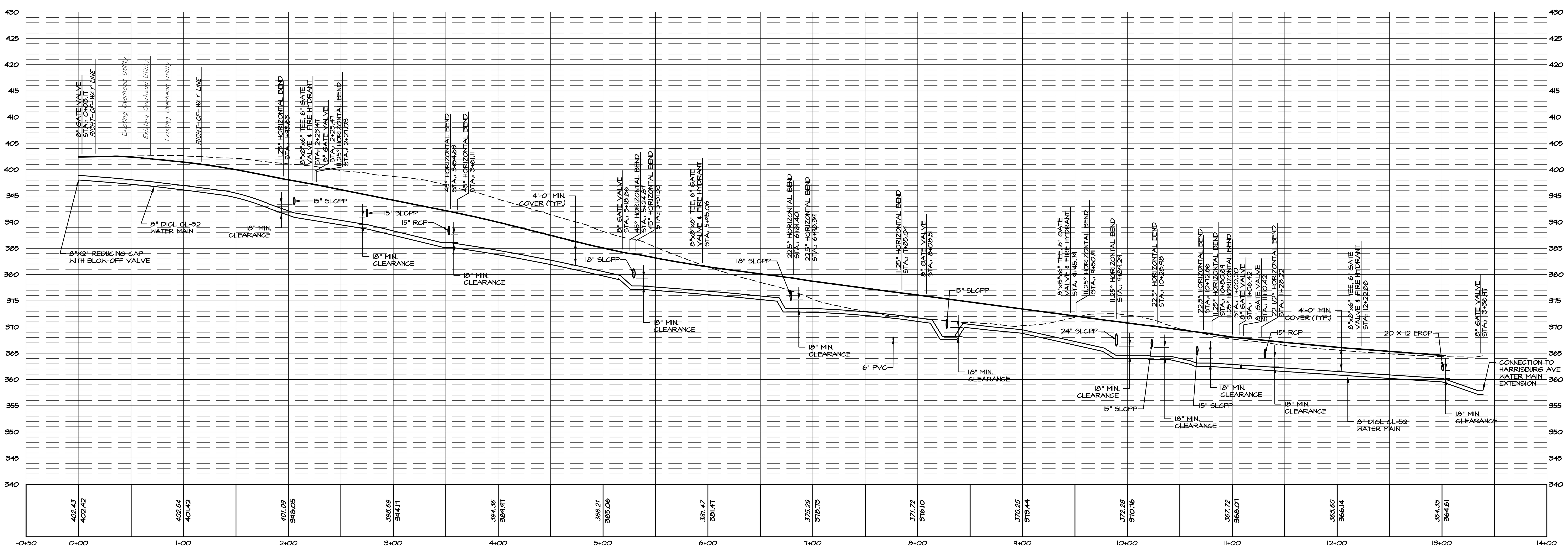
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44 of 79

DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\PROFILE-UTIL.dwg - PLOTTED: Oct 20, 2026 3:00 pm



UTILITY LEGEND

Headwall — Manhole — Inlet — Endwall — Rip Rap	EXISTING STORM DRAINAGE PIPING
HEADWALL — MANHOLE — INLET — ENDWALL — RIP RAP	PROPOSED STORM DRAINAGE PIPING
Utility Pole — OH — Electric Meter EM	EXISTING OVERHEAD ELECTRIC
UTILITY POLE — OHE — TRANSFORMER	PROPOSED OVERHEAD ELECTRIC
Utility Pole — UE — Electric Transformer	EXISTING UNDERGROUND ELECTRIC
UTILITY POLE — UE — TRANSFORMER	PROPOSED UNDERGROUND ELECTRIC
Utility Pole — UT — Manhole — Telephone Box	EXISTING UNDERGROUND TELEPHONE
Gas Valve GV — G — GM Gas Meter	EXISTING GAS LINE
GAS VALVE — G — GAS METER	PROPOSED GAS LINE
Clean Out C.O. — S — Manhole	EXISTING SANITARY SEWER LINE
MANHOLE — SAN — CLEANOUT CO	PROPOSED SANITARY SEWER LINE
— FM — Manhole	EXISTING SANITARY FORCE MAIN
MANHOLE — FM	PROPOSED SANITARY FORCE MAIN
Water Meter WM — W — Water Valve WV — Fire Hydrant	EXISTING WATER LINE
WATER VALVE — W — FIRE HYDRANT	PROPOSED GAS LINE
(hatch)	2" PAVEMENT MILL & OVERLAY
(shaded)	UTILITY LINE TRENCH



WESTMOUNT DEVELOPMENT WATER MAIN EXTENSION
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

FINAL PHASE 1 PLAN

SUBJECT:
UTILITY PLAN & PROFILES

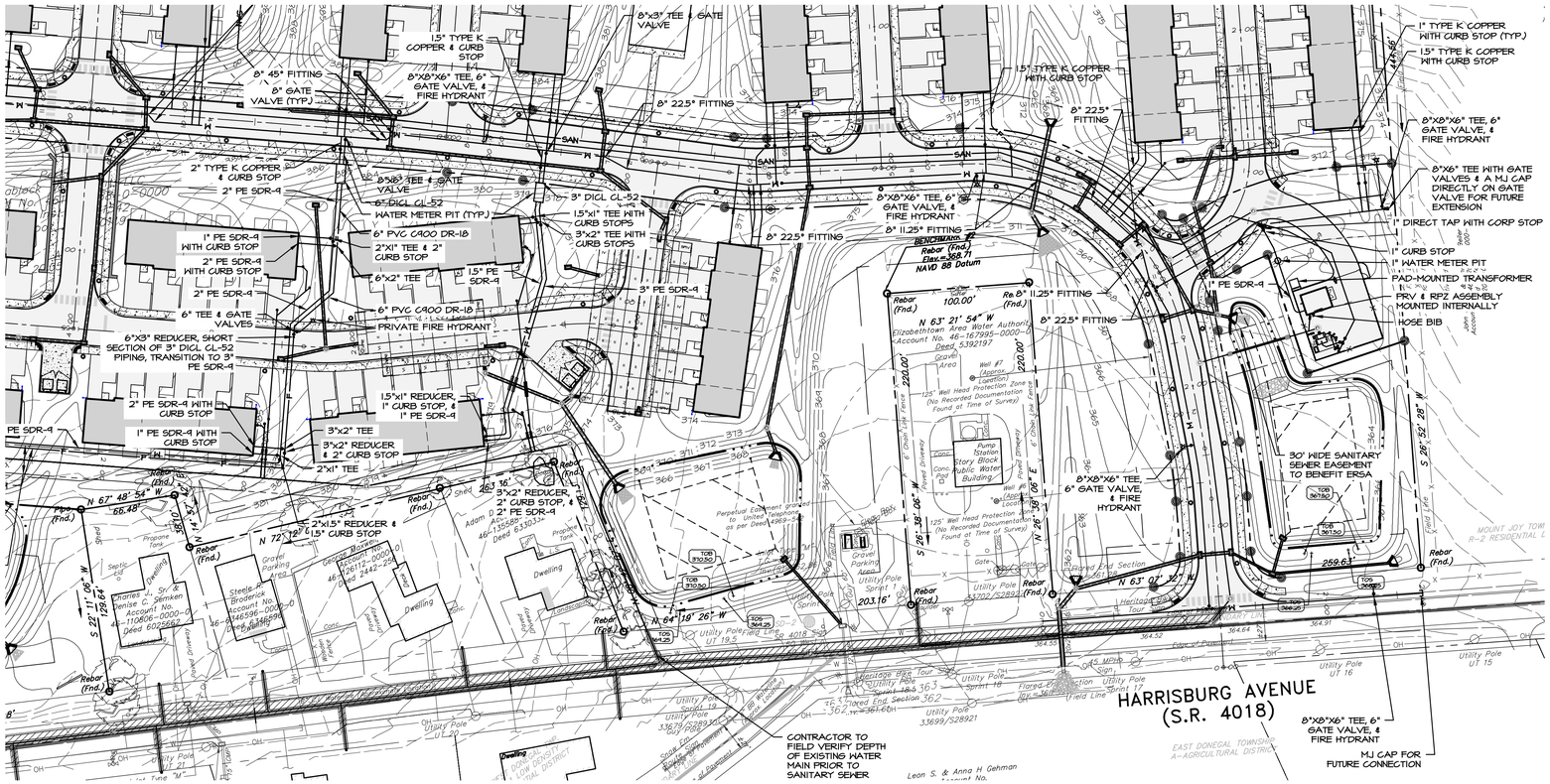
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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.

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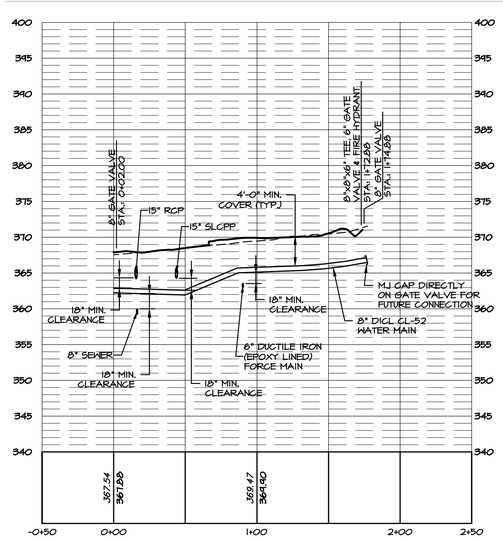
UTILITY LEGEND

- EXISTING STORM DRAINAGE PIPING
- PROPOSED STORM DRAINAGE PIPING
- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY FORCE MAIN
- PROPOSED SANITARY FORCE MAIN
- EXISTING WATER LINE
- PROPOSED GAS LINE
- 2" PAVEMENT MILL & OVERLAY
- UTILITY LINE TRENCH

NORTH

SCALE IN FEET: 1" = 50'

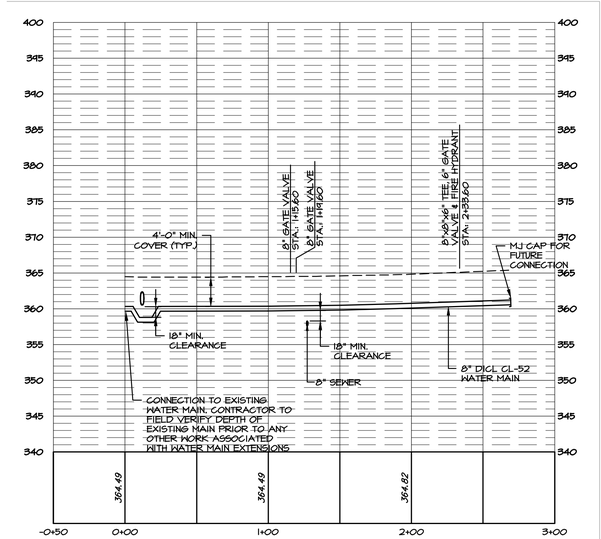
0 25 50 100 150



WESTMOUNT UTILITY LOT WATER MAIN EXTENSION

HORZ. SCALE: 1"=50'

VERT. SCALE: 1"= 10'



HARRISBURG AVENUE WATER MAIN EXTENSION

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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FINAL PHASE 1 PLAN

SUBJECT:
UTILITY PLAN & PROFILES

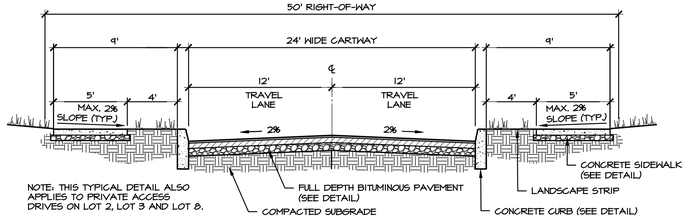
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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'

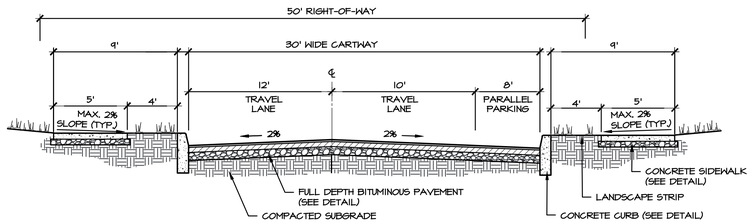
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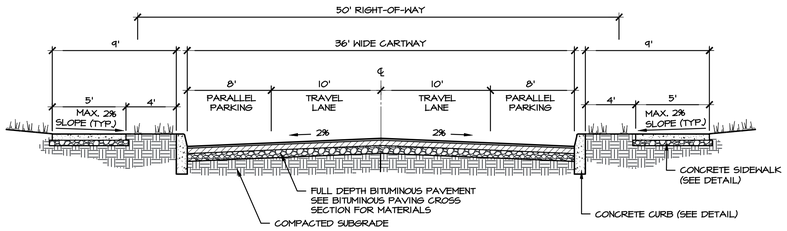


NOTE: THIS TYPICAL DETAIL ALSO APPLIES TO PRIVATE ACCESS DRIVES ON LOT 2, LOT 3 AND LOT 8.

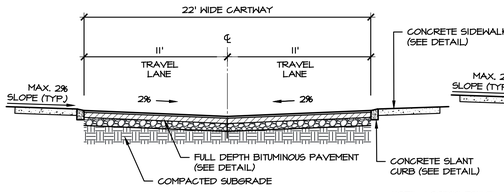
NO PARALLEL PARKING



PARALLEL PARKING - ONE SIDE

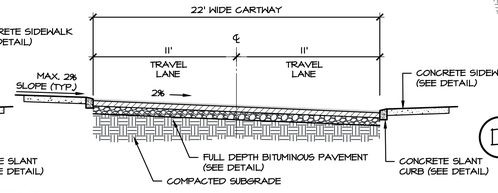


PARALLEL PARKING - BOTH SIDES



TYP. REVERSE CROWN ACCESS DRIVE

NOTE: ACCESS DRIVE PAVED SLOPE IS PER PLAN.



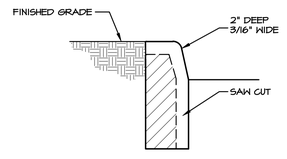
TYP. SLOPED ACCESS DRIVE

A TYPICAL STREET CROSS-SECTIONS

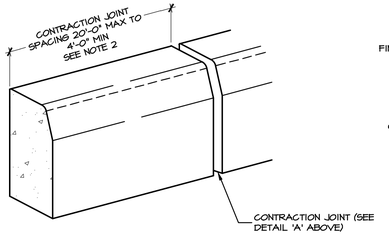
NO SCALE

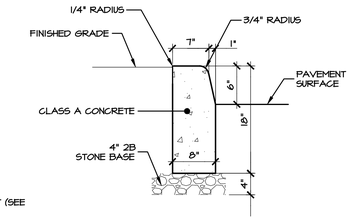
NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PADOT PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONC CURB.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. INSTALL EXPANSION MATERIAL AT INTERVALS NOT TO EXCEED 100 FEET. EXPANSION MATERIAL SHALL BE ½" THICK PREMOULDED, NON-EXTRUDING, RESILIENT BITUMINOUS JOINT FIBER. INSTALL EXPANSION MATERIAL ADJACENT TO ALL INLETS AND OTHER STRUCTURES.
4. PROVIDE REVEAL AS INDICATED ON PLAN.
5. SEAL PAVEMENT JOINT AT CURB LINE WITH EMULSIFIED ASPHALT.



DETAIL 'A' CONTRACTION JOINT



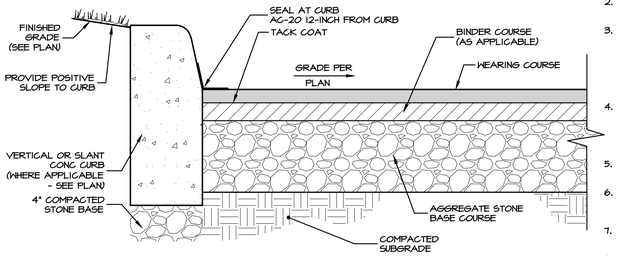


TYPICAL CROSS-SECTION

G PADOT TYPE CONCRETE VERTICAL CURB

NO SCALE

PAV-402



1. BITUMINOUS PAVEMENT MATERIALS ARE LISTED PER PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, PUBLICATION 408 STANDARDS, LATEST REVISIONS.
2. RECLAIMED AGGREGATE MATERIAL SHALL MEET THE REQUIREMENTS OF PA DOT PUBLICATION 408, SECTION 703.1, TABLE A, OR 703.2, TABLE B.
3. IT IS RECOMMENDED THAT THE PAVEMENT SECTION AND OTHER DESIGN CONSIDERATIONS SUCH AS PAVEMENT BASE DRAIN BE DESIGNED BY A GEOTECHNICAL PROFESSIONAL BASED UPON FIELD TESTING OF SOIL SUBGRADE CONDITIONS ANTICIPATED PAVEMENT LOADING, INCLUDING CONSTRUCTION TRAFFIC, AND OTHER APPROPRIATE DESIGN FACTORS. THE PAVEMENT SECTION SPECIFIED ON THIS DETAIL IS PROVIDED WITHOUT A GEOTECHNICAL PROFESSIONAL AND REPRESENTS A STANDARD PAVEMENT SECTION THAT DOES NOT CONSIDER THESE FACTORS.*
4. THE SUITABILITY OF THE PAVEMENT SUBGRADE SHALL BE INSPECTED AND APPROVED BY GEOTECHNICAL PROFESSIONAL PRIOR TO INSTALLATION OF PAVING SECTION. IF SUBGRADE IS DETERMINED UNSUITABLE BASED UPON COMPACTION, SOIL TYPE, ETC., APPROPRIATE STABILIZATION MEASURES AS RECOMMENDED BY THE GEOTECHNICAL PROFESSIONAL SHALL BE IMPLEMENTED.
5. IF ANY PRECIPITATION OCCURS BEFORE STONE SUBBASE INSTALLATION, PAVEMENT SUBGRADE SHALL MUST BE RE-INSPECTED AND APPROVED TO CONFIRM SUITABILITY.
6. SPECIFIC PAVING CRITERIA AS CONTAINED WITHIN PENNDOT PUBLICATION 408 AS IT RELATES TO APPROVED AMBIENT TEMPERATURE FOR PAVING INSTALLATION SHALL BE FOLLOWED.
7. ALL AREAS ADJACENT TO CURB, INLETS, MANHOLE COVERS, ETC. ARE TO BE SEALED 12-INCHES WIDE WITH AC-20.
8. ALL ROADS AND STREETS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT VERSION OF THE PENNDOT PUB. 408. THE CONTRACTOR SHALL OBTAIN CONSTRUCTION MATERIALS FROM PENNDOT APPROVED SUPPLIERS AS LISTED IN PENNDOT BULLETIN 15. THE CONTRACTOR SHALL PROVIDE PENNDOT APPROVED MIX DESIGN AND CERTIFICATES OF COMPLIANCE, FORM CS-417I, FOR ALL MATERIALS PROVIDED FOR THE WORK. DELIVERY TICKETS SHALL BE PROVIDED FOR ALL MATERIALS.

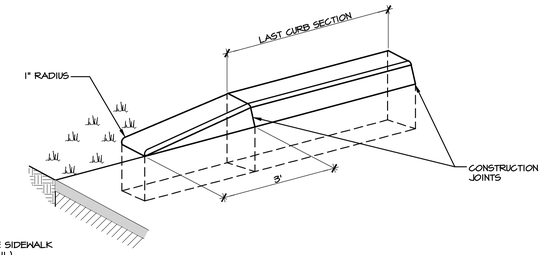
BITUMINOUS PAVING SCHEDULE

SYM	WEARING COURSE		BINDER COURSE		AGGREGATE BASE COURSE		LOCATION
	TYPE	COMPACTED THICKNESS	TYPE	COMPACTED THICKNESS	TYPE	COMPACTED THICKNESS	
A	SUPERPAVE ASPHALT DESIGN, HMA WEARING COURSE, PG 64-22, 0.3 TO <3.0 MILLION ESAL'S, 4.5 MM, SRL-H	1.5"	SUPERPAVE ASPHALT DESIGN, HMA BINDER COURSE, PG 64-22, 0.3 TO <3.0 MILLION ESAL'S, 25 MM MIX, 50 GYRATIONS	4"	2A MODIFIED	8"	LOCAL DEDICATED STREET
B	SUPERPAVE ASPHALT DESIGN, HMA WEARING COURSE, PG 64-22, 0.3 TO <3.0 MILLION ESAL'S, 4.5 MM, SRL-L	1.5"	SUPERPAVE ASPHALT DESIGN, HMA BINDER COURSE, PG 64-22, 0.3 TO <3.0 MILLION ESAL'S, 25 MM MIX, 50 GYRATIONS	3"	2A MODIFIED	8"	PARKING AREAS
C	SUPERPAVE ASPHALT DESIGN, HMA WEARING COURSE, PG 64-22, 0.3 TO <3.0 MILLION ESAL'S, 4.5 MM, SRL-L	1.5"	SUPERPAVE ASPHALT DESIGN, HMA BINDER COURSE, PG 64-22, 0.3 TO <3.0 MILLION ESAL'S, 25 MM MIX, 50 GYRATIONS	4"	2A MODIFIED	8"	ACCESS DRIVES

B BITUMINOUS PAVEMENT SECTION / SCHEDULE

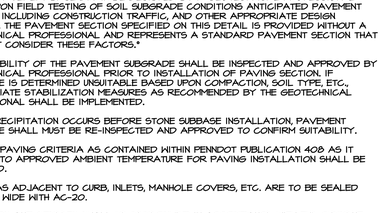
NO SCALE

PAV-002



D TYPICAL CURB END DETAIL

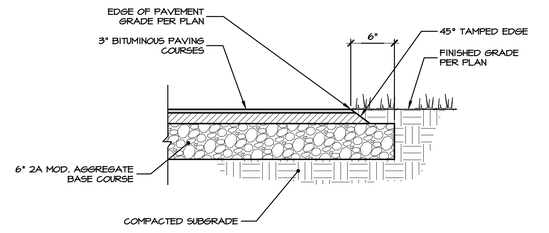
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E SAWCUT/BITUMINOUS PAVING JOINT

NO SCALE

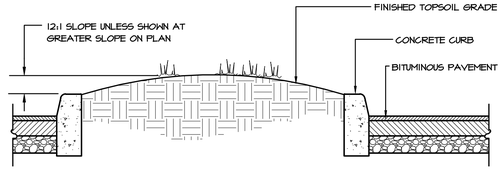
PAV-011



C BITUMINOUS DRIVEWAY SECTION

NO SCALE

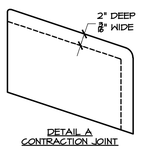
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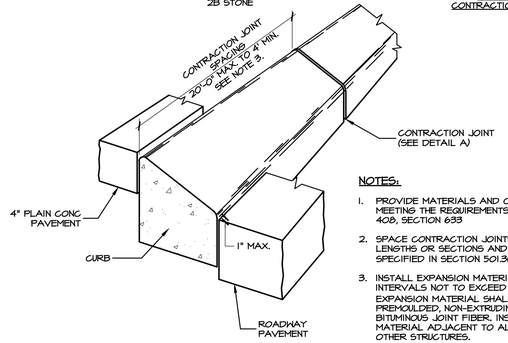


F PARKING ISLAND MOUNDING

NO SCALE

PAV-415



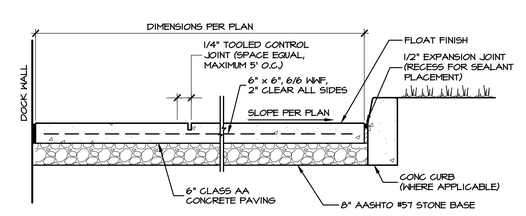


NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 633
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS AND SEAL AS SPECIFIED IN SECTION 501.3(n), PUB 408
3. INSTALL EXPANSION MATERIAL AT INTERVALS NOT TO EXCEED 100 FEET. EXPANSION MATERIAL SHALL BE ½" THICK PREMOULDED, NON-EXTRUDING, RESILIENT BITUMINOUS JOINT FIBER. INSTALL EXPANSION MATERIAL ADJACENT TO ALL INLETS AND OTHER STRUCTURES.

H SLANT CURB DETAIL

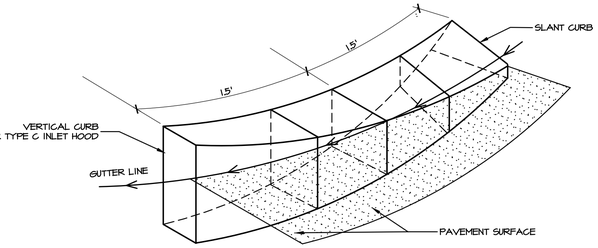
NO SCALE



I DUMPSTER PAD PAVEMENT SECTION

NO SCALE

PAV-110



J STRAIGHT / SLANT CURB TRANSITION DETAIL

NO SCALE

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

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

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
SITE DETAILS

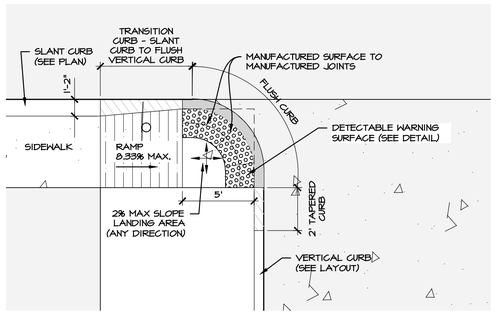
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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

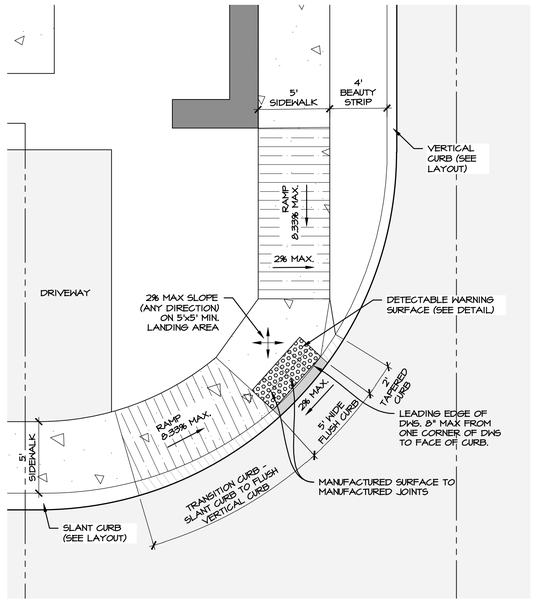
MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	AS NOTED

DRAWING NO.
47 of 79

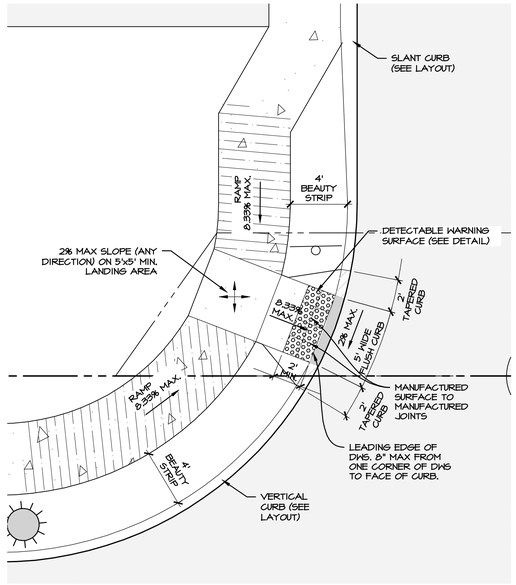
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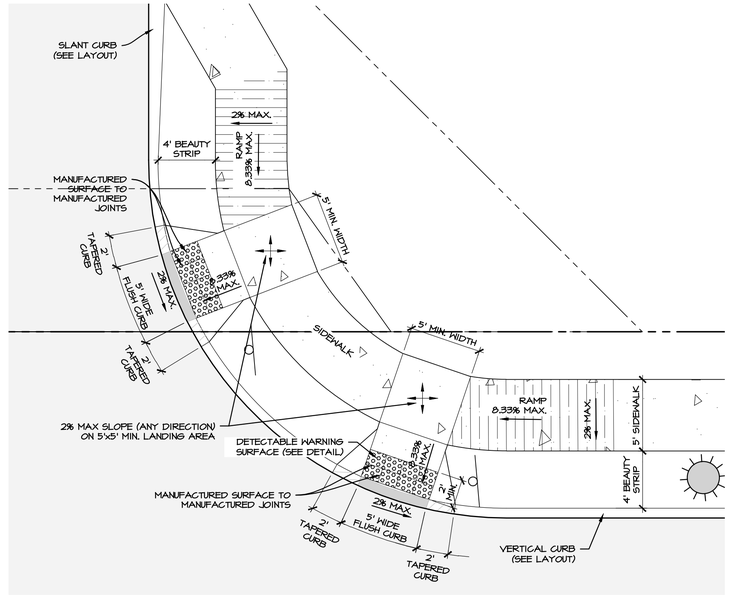
PENNDOT TYPE 1A CURB RAMP



PENNDOT TYPE 2 CURB RAMP (MODIFIED)

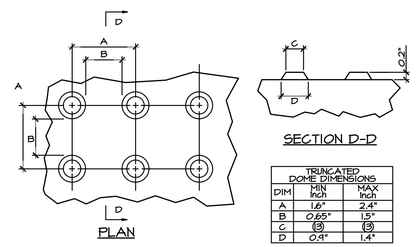


PENNDOT TYPE 6 CURB RAMP



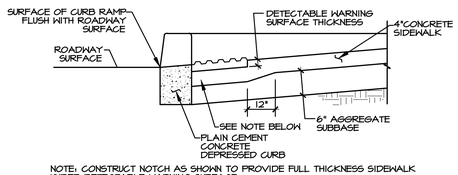
PENNDOT TYPE 6 DOUBLE CURB RAMP

TYPICAL ADA RAMP NOTES:
1. ALL RAMPS NOT TO EXCEED 8.33% SLOPE.



TRUNCATED DOME DIMENSIONS		
DIM	MIN inch	MAX inch
A	1.6"	2.4"
B	0.65"	1.5"
C	(B)	(B)
D	0.9"	1.4"

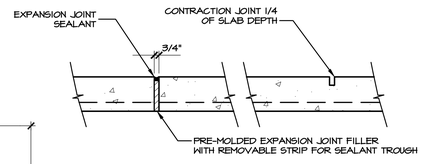
DETECTABLE WARNING SURFACE (DWS)
TRUNCATED DOME DETAILS



NOTE: CONSTRUCT NOTCH AS SHOWN TO PROVIDE FULL THICKNESS SIDEWALK UNDER DETECTABLE WARNING SURFACE.

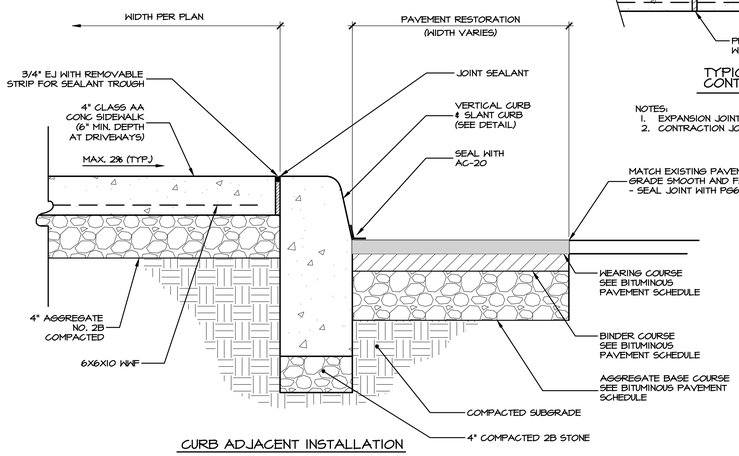
DETECTABLE WARNING SURFACE
EMBEDDING DETAIL

A CURB RAMPS AND SIDEWALKS DETAIL
NO SCALE

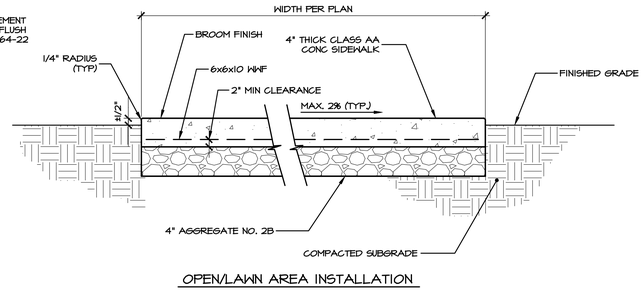


TYPICAL EXPANSION & CONTRACTION JOINTS

NOTES:
1. EXPANSION JOINTS SHALL BE NO MORE THAN 20' o.c.
2. CONTRACTION JOINTS IN SIDEWALKS TO BE 5' o.c.

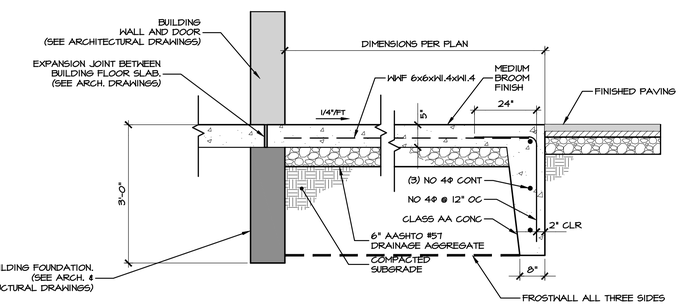


CURB ADJACENT INSTALLATION



OPEN/LAWN AREA INSTALLATION

B CONCRETE SIDEWALK DETAIL
NO SCALE



A FROST WALL AT DOOR
NO SCALE

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:
SITE DETAILS

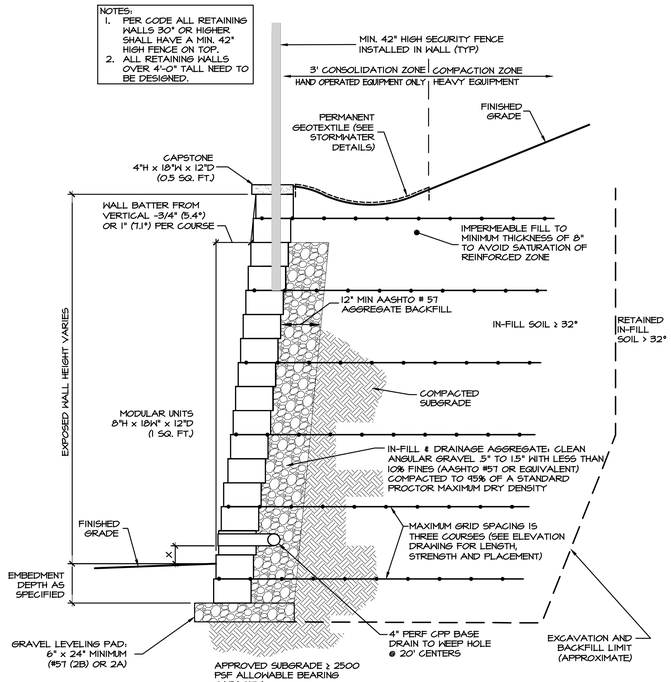
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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:	AS NOTED

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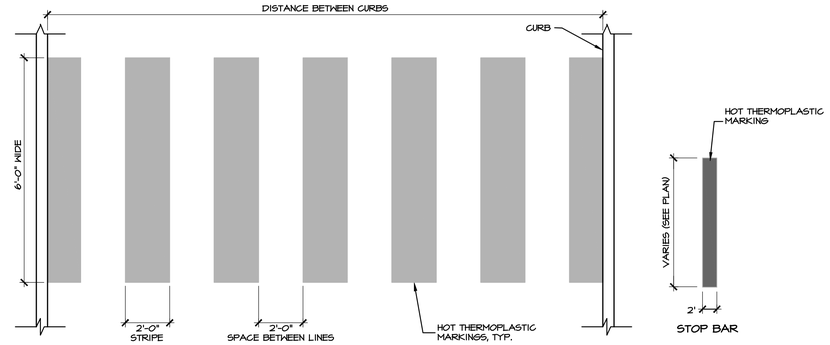
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A TYPICAL SEGMENTAL RETAINING WALL SECTION

NO SCALE

WAL-201



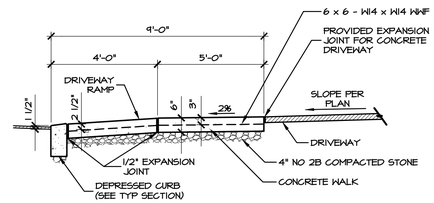
NOTE: ALL PAVEMENT MARKINGS ON STREETS DEDICATED TO THE TOWNSHIP SHALL BE HOT THERMOPLASTIC MARKINGS.

PAINTED CROSSWALK

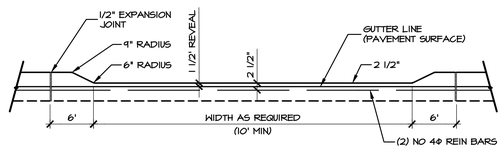
B PAVEMENT MARKING DETAIL

NO SCALE

PAV-401



SECTION

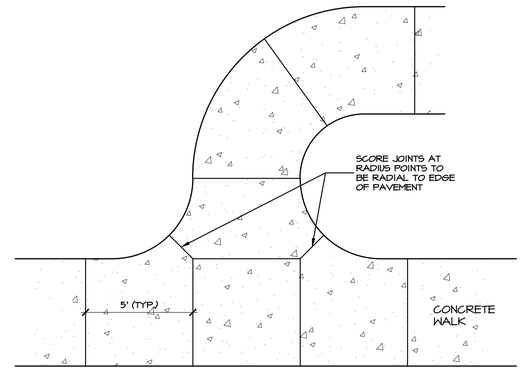


ELEVATION

C REINFORCED CONCRETE APRON AT CURB CUT

NO SCALE

PAV-411

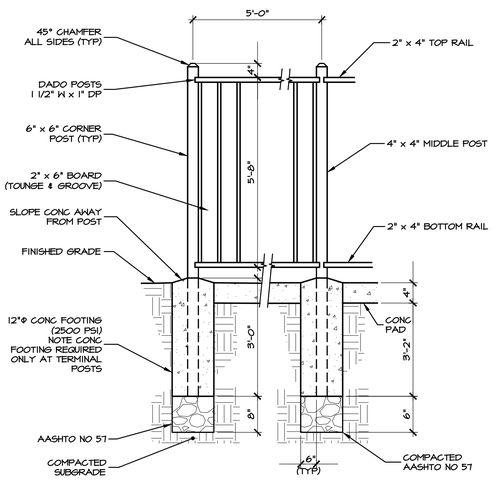


PLAN VIEW

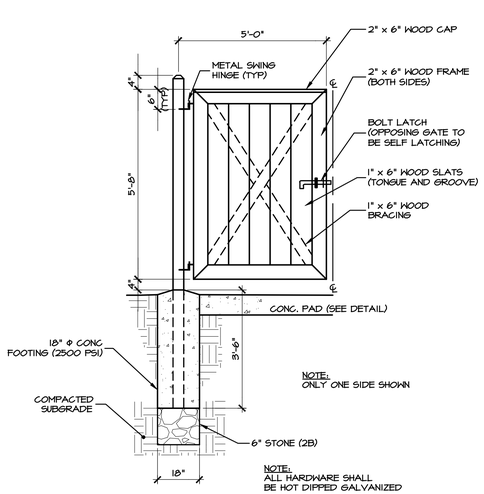
D RADIAL SCORING JOINT

NO SCALE

PAV-111



WOOD TRASH ENCLOSURE



SELF-LATCHING WOOD TRASH ENCLOSURE GATE

E WOOD TRASH ENCLOSURE DETAIL

NO SCALE

FEN-502

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:
SITE DETAILS

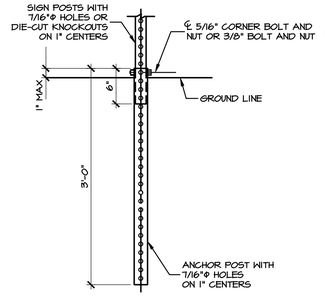
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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

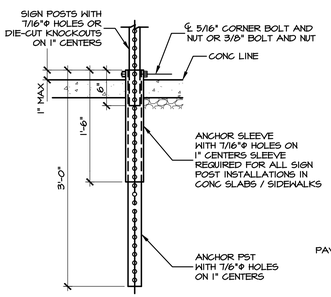
MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	AS NOTED

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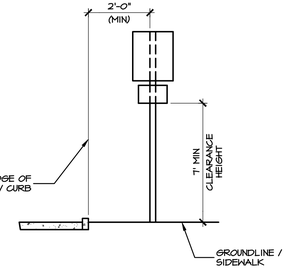
INSTALLATION DETAIL
(STANDARD)



INSTALLATION DETAIL
(CONCRETE)

INSTALLATION NOTES:

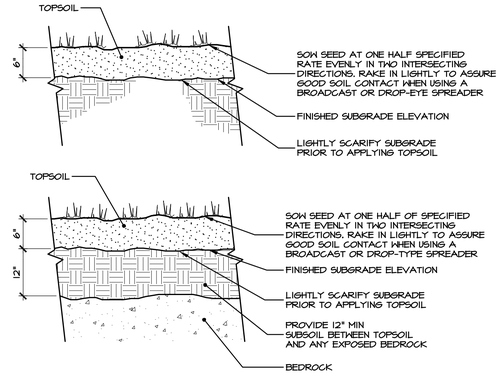
1. MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PUB. 408



A TRAFFIC SIGNAGE

NO SCALE

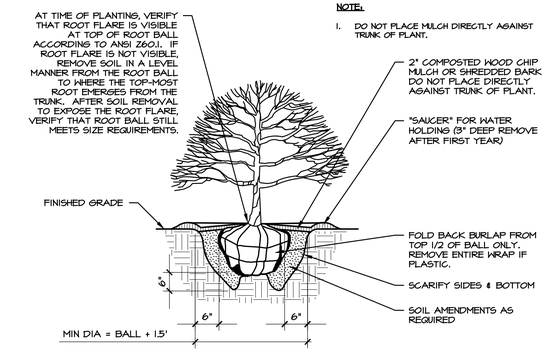
FUR-105



B LAWN PLANTING DETAIL

NO SCALE

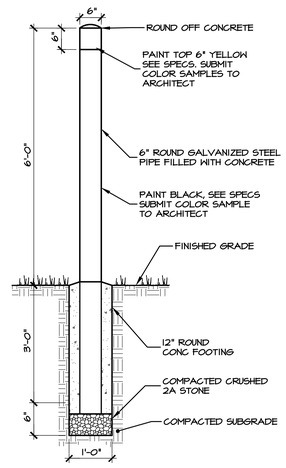
LAN-006



C SHRUB PLANTING DETAIL

NO SCALE

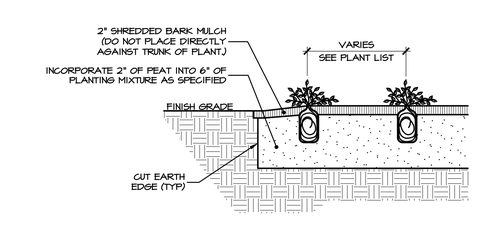
LAN-003



D TYPICAL METAL BOLLARD

NO SCALE

FUR-001



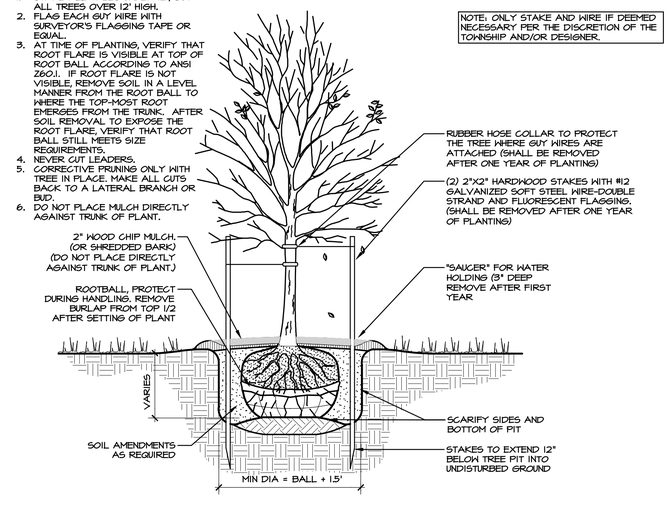
E GROUNDCOVER/PERENNIAL PLANTING

NO SCALE

LAN-004

NOTES:

1. STAKE ALL TREES UNDER 12', GUY ALL TREES OVER 12' HIGH.
2. FLAG EACH GUY WIRE WITH SURVEYOR'S FLAGGING TAPE OR EQUAL.
3. AT TIME OF PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI Z60.1. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO EXPOSE THE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS.
4. NEVER CUT LEADERS.
5. CORRECTIVE PRUNING ONLY WITH TREE IN PLACE. MAKE ALL CUTS BACK TO A LATERAL BRANCH OR BUD.
6. DO NOT PLACE MULCH DIRECTLY AGAINST TRUNK OF PLANT.



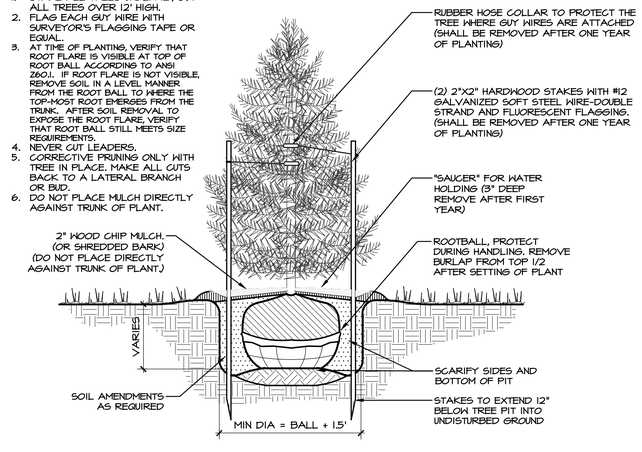
F DECIDUOUS TREE PLANTING DETAIL

NO SCALE

LAN-001

NOTES:

1. STAKE ALL TREES UNDER 12', GUY ALL TREES OVER 12' HIGH.
2. FLAG EACH GUY WIRE WITH SURVEYOR'S FLAGGING TAPE OR EQUAL.
3. AT TIME OF PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI Z60.1. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO EXPOSE THE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS.
4. NEVER CUT LEADERS.
5. CORRECTIVE PRUNING ONLY WITH TREE IN PLACE. MAKE ALL CUTS BACK TO A LATERAL BRANCH OR BUD.
6. DO NOT PLACE MULCH DIRECTLY AGAINST TRUNK OF PLANT.



G EVERGREEN TREE PLANTING DETAIL

NO SCALE

LAN-002

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:
SITE DETAILS

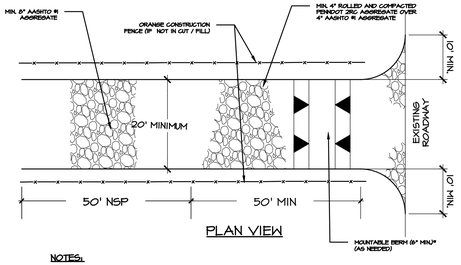
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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

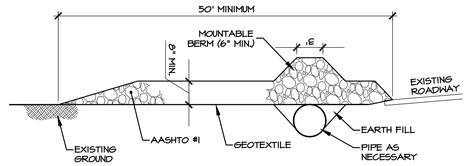
MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	AS NOTED

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DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\DETAILS.dwg - PLOTTED: Oct 20, 2026 3:01 pm



PLAN VIEW



PROFILE

NOTES:

1. SEDIMENT DEPOSITED ON PUBLIC ROADWAYS SHOULD BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.
2. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
3. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
4. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
5. WASH RACK SUBSTITUTE: PUBLIC STREET SWEEPING WITH A VACUUM SWEEPER AND ROLLING OF DIRT AND GRAVEL ROADS AT THE END OF EACH WORK DAY (OR MORE FREQUENTLY AS NEEDED); MANUAL CLEANING OF TIRES PRIOR TO SITE EGRESS IS PERMITTED. TOPOGRAPHY OR THE ABSENCE OF ELECTRICITY AND WATER CAN MAKE WASH RACKS UNFEASIBLE IN SOME LOCATIONS. VACUUM SWEEPERS CAN REMOVE ACCUMULATED SEDIMENT FROM STREETS BEFORE IT IS WASHED INTO SURFACE WATERS. TIRES CAN BE CLEANED OFF MANUALLY WITH A BROOM PRIOR TO EXITING. ROLLING OF DIRT ROADS CAN STABILIZE AREAS AFFECTED BY TRACKED MUD. REQUIRES CONTINUOUS MAINTENANCE.

ROCK CONSTRUCTION ENTRANCE MAINTENANCE PROGRAM

1. ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ONSITE FOR THIS PURPOSE.
2. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

ROCK CONSTRUCTION ENTRANCE INSPECTION SCHEDULE AND REPORTING

1. INSPECTION OF ROCK CONSTRUCTION ENTRANCES SHALL OCCUR AS FOLLOWS:
   - WEEKLY
   - AFTER EACH RUNOFF EVENT (THIS IS REQUIRED IN ADDITION TO THE REQUIRED WEEKLY INSPECTION)
2. A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ANY REPAIRS MADE SHALL BE KEPT AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
   (1) A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS; AND
   (2) THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.

A ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

TEMPORARY VEGETATIVE STABILIZATION

SPECIES	ANNUAL RYE (SPRING) OR WINTER RYE (FALL)
% PURE LIVE SEED	95%
APPLICATION RATE	200 LB/ACRE
FERTILIZER TYPE	10-10-10
FERTILIZER APPL. RATE	500 LB/ACRE
LIMING RATE	1 TON/ACRE
MULCH TYPE	HAY OR STRAW
MULCHING RATE	3 TONS/ACRE

PERMANENT VEGETATIVE STABILIZATION

TOPSOIL PLACEMENT DEPTH	4-8 IN.
SPECIES	TALL FESCUE AND PERENNIAL RYEGRASS (1)
% PURE LIVE SEED	95%
APPLICATION RATE	344 LB./ACRE (8 LBS/1,000 SF)
FERTILIZER TYPE	PER SOIL TEST (10-10-20 IF NO TEST DATA)
FERTILIZER APPL. RATE	PER SOIL TEST (1,000 LB./ACRE IF NO TEST DATA)
LIMING RATE	PER SOIL TEST (6 TONS/ACRE IF NO TEST DATA)
MULCH TYPE	HAY OR STRAW
MULCHING RATE	3 TONS/ACRE
ANCHOR MATERIAL	POLYMERIC TACKIFIER
ANCHORING METHOD	SPRAY APPLY W/ A HYDRO-SEEDER OR SIMILAR
RATE OF ANCHOR MATERIAL APPL.	20 LB./ACRE
SEEDING SEASON DATES	APRIL 1 - OCTOBER 15

TEMPORARY SEEDING NOTES:

1. TOPSOIL STOCKPILES AND/OR ROUGH GRADED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY IN ACCORDANCE WITH THE SEEDING/MULCHING SCHEDULE.
2. USE HAY OR STRAW MULCH AT THE SPECIFIED RATE FOR AREAS THAT HAVE BEEN SEEDED WITH A TEMPORARY SEED MIXTURE.
3. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES.

PERMANENT VEGETATIVE STABILIZATION (SLOPES ≥ 8%)

TOPSOIL PLACEMENT DEPTH	4-8 IN.
SPECIES	TALL FESCUE AND PERENNIAL RYEGRASS (1)
% PURE LIVE SEED	95%
APPLICATION RATE	344 LB./ACRE (8 LBS/1,000 SF)
FERTILIZER TYPE	PER SOIL TEST (10-10-20 IF NO TEST DATA)
FERTILIZER APPL. RATE	PER SOIL TEST (1,000 LB./ACRE IF NO TEST DATA)
LIMING RATE	PER SOIL TEST (6 TONS/ACRE IF NO TEST DATA)
MULCH TYPE	HAY OR STRAW
MULCHING RATE	3 TONS/ACRE
ANCHOR MATERIAL	LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETTING
ANCHORING METHOD	APPLY/STAPLE TO MANUFACTURER'S SPECS
RATE OF ANCHOR MATERIAL APPL.	REFER TO MANUFACTURER'S SPECIFICATIONS
SEEDING SEASON DATES	APRIL 1 - OCTOBER 15

PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS:

PERMANENT SEEDINGS/VEGETATIVE STABILIZATION WILL BE IN ACCORDANCE WITH THE SEEDING SCHEDULE AND THE FOLLOWING PROCEDURES:

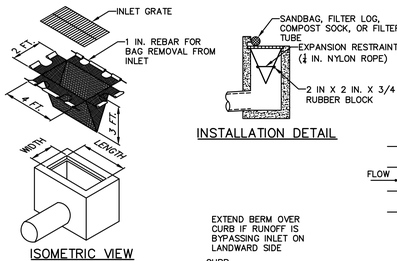
1. ROUGH GRADE AND REMOVE ALL DEBRIS, LARGE STONES, AND CONSTRUCTION MATERIALS.
2. APPLY AGRICULTURAL GRADE LIME AS SPECIFIED BY THE SOIL TEST OR AT A MINIMUM RATE OF 6 TONS/ACRE.
3. APPLY FERTILIZER IN ACCORDANCE WITH THE SOIL TEST. IN THE ABSENCE OF A SOIL TEST, APPLY 10-10-20 FERTILIZER AT A RATE OF 1,000 lbs/ACRE.
4. TILL ALL ABOVE MATERIALS THOROUGHLY INTO A 4"-6" SOIL DEPTH.
5. FINISH GRADE FOR SEEDING.
6. APPLY SEED AT THE SPECIFIED APPLICATION RATE AS INDICATED ON THE SEEDING SCHEDULE(S) - SEE GENERAL SEEDING NOTE 2.
7. RAKE OR DRAG TO COVER SEED LIGHTLY.
8. ROLL LIGHTLY TO PLACE SEED IN CONTACT WITH THE SOIL.
9. APPLY HAY OR STRAW MULCH AT A RATE OF 3 TONS/ACRE.
10. MULCH SHALL BE ANCHORED AS SPECIFIED OR IN ACCORDANCE WITH THE CURRENT PENN STATE UNIVERSITY AGRONOMY GUIDE.

GENERAL SEEDING NOTES:

1. TALL FESCUE / PERENNIAL RYEGRASS MIX SHALL BE: 80% PENNINGTON "KENTUCKY 31" TALL FESCUE AND 20% PENNINGTON "SMART SEED" PERENNIAL RYEGRASS (OR APPROVED EQUAL). THE FESCUE AND RYEGRASS (MIXED OR UNMIXED) ARE TO BE APPLIED AT THE SAME RATE. THEREFORE, MIX THE SEED AT 80%/20% AS SPECIFIED ABOVE AND APPLY AT 344 LBS/AC.
2. IF PERMANENT SEEDING IS NOT PRACTICAL DUE TO THE TIME OF YEAR, DISTURBED AREA SHALL BE SEEDED WITH ANNUAL RYE (SPRING) OR WINTER RYE (FALL) GRASS AT A RATE OF 200 lbs/ACRE AND MULCHED WITH STRAW AT A RATE OF 3 TONS PER ACRE.
3. IT IS RECOMMENDED THAT SOIL TESTING BE DONE PRIOR TO SEEDING AND MULCHING TO DETERMINE THE PROPER SOIL AMENDMENTS AND APPLICATION RATES FOR THE PROPOSED SEED MIXTURE(S). IN THE ABSENCE OF A SOIL TEST, SOIL AMENDMENTS SHOULD BE ADDED AT THE RATES SPECIFIED BY THE SELECTED SEEDING REFERENCE.
4. FILL SLOPES SHOULD BE SEEDED AND MULCHED AT REGULAR VERTICAL INCREMENTS - 15 TO 25 FEET MAXIMUM - AS THE FILL IS BEING CONSTRUCTED. THIS WILL ALLOW THE BOTTOM OF THE FILL TO PROGRESS TOWARD STABILIZATION WHILE WORK CONTINUES ON THE UPPER PORTION, MAKING FINAL STABILIZATION EASIER TO ACHIEVE AND PROVIDING SOME VEGETATIVE BUFFERING AT THE BOTTOM OF THE SLOPE.
5. WHEREVER SEED AND MULCH IS APPLIED BY HYDROSEEDING METHODS, THE SEED AND MULCH SHOULD BE APPLIED IN SEPARATE APPLICATIONS WITH THE SEED BEING APPLIED FIRST AND THE MULCH SPRAYED ON TOP OF THE SEED. THIS IS TO ENSURE THAT THE SEED MAKES CONTACT WITH THE UNDERLYING SOIL. SOIL PREPARATION SHOULD BE COMPLETED PRIOR TO ADDING SEED TO THE HYDROSEEDING EQUIPMENT. RUNNING SEED THROUGH THE PUMPING SYSTEM CAN RESULT IN EXCESSIVE ABRASION OF THE SEED AND REDUCE THE PERCENTAGE OF PURE LIVE SEED IN THE APPLICATION. THEREFORE ALL SITE PREPARATION SHOULD BE COMPLETED PRIOR TO THE ARRIVAL OF THE HYDROSEEDER.
6. IN CRITICAL AREAS (E.G. ADJACENT TO OR WITHIN 50 FEET OF STREAMS, PONDS, OR WETLANDS) A PROTECTIVE BLANKET SHOULD BE PROVIDED FOR ALL SEEDED AREAS. CONSIDERATION SHOULD BE GIVEN TO USE OF MULCH WITH NETTING OR PROTECTIVE BLANKETS FOR ALL SEEDED AREAS ON SLOPES 3H:1V OR STEEPER.
7. WHEN WETLAND AREAS ARE TEMPORARILY DISTURBED, ISOLATE AND STOCKPILE TOPSOIL FOR REPLACEMENT AFTER GRADING IS COMPLETED. IN MOST CASES, NO SEEDING OF THE DISTURBED AREA IS NECESSARY AFTER THE TOPSOIL IS REPLACED. THE SOIL CONTAINS SUFFICIENT SEED AND ROOT MATERIAL TO REESTABLISH VEGETATION. IF TEMPORARY VEGETATIVE STABILIZATION IS NECESSARY, APPLY ANNUAL RYEGRASS AT THE RATE NOT EXCEEDING 48 LB PLS/ACRE. APPLY CLEAN STRAW AS A MULCH AT THE RATE OF 3 TONS/ACRE. NO SOIL AMENDMENTS SHOULD BE USED ON WETLAND AREAS.
8. VEHICULAR TRAFFIC SHOULD BE RESTRICTED FROM AREAS TO BE SEEDED TO PREVENT SOIL COMPACTION.
9. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
10. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES.
11. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS.
12. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

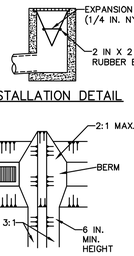
D GENERAL SEEDING SCHEDULE & NOTES

NO SCALE



ISOMETRIC VIEW

INSTALLATION DETAIL



INSTALLATION DETAIL

SECTION VIEW

PLAN VIEW

SECTION VIEW

NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

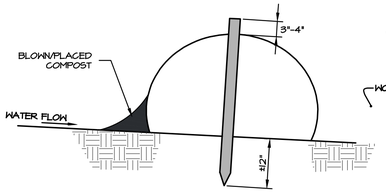
DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

B SILT FILTER BAG

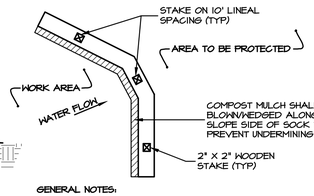
NOT TO SCALE

FILTER SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3 mil HDPE	5 mil HDPE	5 mil HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFPP)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH		26 psi	26 psi	44 psi	202 psi
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	23% AT 1000 hr.	23% AT 1000 hr.		100% AT 1000 hr.	100% AT 1000 hr.
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS
TWO-PLY SYSTEMS					
INNER CONTAINMENT NETTING	HDPE BIAXIAL NET				
	CONTINUOUSLY WOUND				
	FUSION-WELDED JUNCTURES				
	3/4" X 3/4" MAX. APERTURE SIZE				
OUTER FILTRATION MESH	COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH)				
	3/16" MAX. APERTURE SIZE				
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS.					



FILTER SOCK COMPOST MATERIAL AS PER SPECIFICATIONS.



GENERAL NOTES:

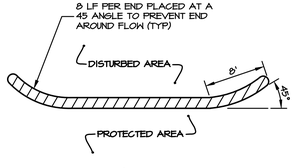
1. WHERE SOCKS ARE PLACED ON PAVED SURFACES, CONCRETE BLOCKS SHOULD BE USED IMMEDIATELY DOWNSLOPE OF THE SOCKS (AT THE SAME INTERVALS RECOMMENDED FOR THE STAKES) TO HELP HOLD THE SOCK IN PLACE.
2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
3. TRAFFIC SHALL NOT BE PERMITTED TO CROSS SOCKS.
4. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS, PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
5. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

FILTER SOCK MAINTENANCE PROGRAM

1. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF OF THE ABOVEGROUND HEIGHT OF THE SOCK. DISPOSE OF SEDIMENT REMOVED FROM THE FILTER SOCK IN AREAS WITHIN THE LIMIT OF DISTURBANCE REQUIRING FILL MATERIAL OR LEGALLY DISPOSE OFFSITE.

FILTER SOCK INSPECTION SCHEDULE AND REPORTING

1. INSPECTION OF COMPOST FILTER SOCKS SHALL OCCUR AS FOLLOWS:
   - WEEKLY
   - AFTER EACH RUNOFF EVENT (THIS IS REQUIRED IN ADDITION TO THE REQUIRED WEEKLY INSPECTION)
2. A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ANY REPAIRS MADE SHALL BE KEPT AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
   (1) A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS; AND
   (2) THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.



C FILTER SOCK (INCLUDING FILTER SOCK USED AS A DIVERSION BERM - DIVERSIONSOXX)

NOT TO SCALE

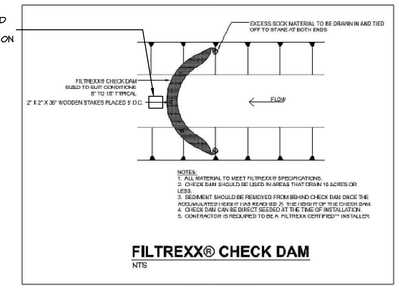
COMPOST NOTES:

1. COMPOST SHOULD BE A WELL DECOMPOSED, WEED-FREE ORGANIC MATTER DERIVED FROM AGRICULTURE, FOOD, STUMP GRINDINGS, AND YARD OR WORK/BARK ORGANIC MATTER SOURCES. THE COMPOST SHOULD BE AEROBICALLY COMPOSTED. THE COMPOST SHOULD POSSESS NO OBJECTIONABLE ODORS AND SHOULD BE REASONABLY FREE (1% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST PRODUCT SHOULD NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT WAS DERIVED. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS ARE NOT ACCEPTABLE AS THE ORGANIC COMPOST OF THE MIX.
2. USE ONLY MATURE COMPOST THAT MEETS THE FOLLOWING SPECIFICATIONS. THE STANDARDS CONTAINED IN THE PENNDOT PUBLICATION 408 ARE AN ACCEPTABLE ALTERNATIVE.

COMPOST STANDARDS

ORGANIC MATTER CONTENT	25% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30%-50% PASS THROUGH 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAXIMUM

FLOCCULANT LOG / BLOCK TO BE SECURED AT THE BOTTOM OF SWALE AS INDICATED ON THE ESC PLAN



NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 10 ACRES OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED™ INSTALLER.

FILTREXX® CHECK DAM

NTS

FILTREXX®
Advanced Tubular Filters

DIVERSIONSOXX®
Compost Diversion Sock

DiversionSoxx Product Specs:

Netting Material Type	Original Pallet Netting Heavy Duty Multi-Filament Polypropylene (MFPP)
Netting Degradation	Photodegradable
Netting Diameters	12", 18", 24"
Netting Opening Size	1/8"
Netting Color	Green w/ Thin Black Stripe
Fabric Tensile Strength (ASTM D4595)[1]	546 (Original Netting)
Fill Type	50% Composted Hardwood Mulch/ 50% Leaf Compost
Functional Longevity[2]	1-2 years
Staking Recommendation	Every 5-ft

Netting Sample

Fill Sample

[1]Tensile Strength is based on 12" diameter using ASTM D4595. See Filtrexx TechLink #13042 for full tensile strength testing.
[2]Functional longevity ranges are estimates only. Site specific environmental conditions may result in significantly shorter or longer time periods.

Item List:

Item Number	Diameter	Total Linear Feet per pallet	Unit Length	Units per pallet	Stakes per pallet	Pallet Weight
P12.110.0S	12-in	110-ft	110-ft	1	12	~ 2100 lbs
P812.110.0S	12-in	110-ft	110-ft	1	12	~ 2100 lbs
PN12.1003.10.0S	12-in	100-ft	10-ft	10	0	~ 1950 lbs
P818.55.0S	18-in	55-ft	55-ft	1	6	~ 2100 lbs
P824.40.0S	24-in	40-ft	40-ft	1	5	~ 2100 lbs

Shipping Specs:

Pallets per TL	22
Shipping Dimensions	40L x 48W x 66H
Packaging	40 x 48 Pallet with Plastic Stretch-Wrap or Super Sack
Storage Life	Under Roof - 6 months / Outdoors - 3 months

Diameter	Stake Size (Nominal)
12-in	2" x 2" x 24"
18-in	2" x 2" x 36"
24-in	2" x 2" x 42"

MKB Stormwater Innovation
888-578-0777
mkbcompany.com

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Made in U.S.A.

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

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

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

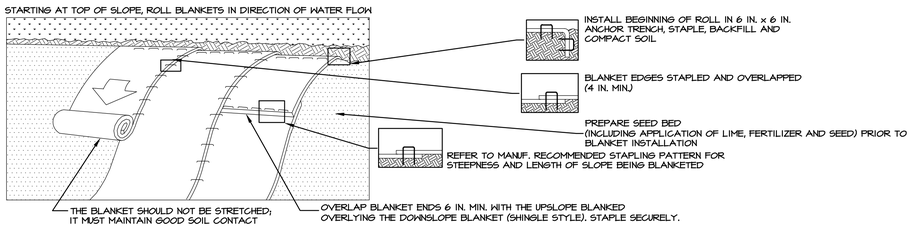
SUBJECT:
ESC DETAILS
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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:	AS NOTED

DRAWING NO.
51 of 79

DRAWING: C:\Users\trsawyer\DCAccDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\DETAILS.dwg - PLOTTED: Oct 20, 2026 3:01 pm



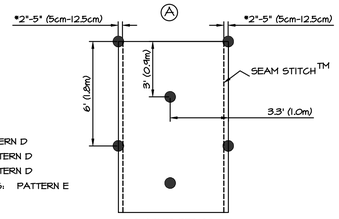
NOTES:

1. SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
2. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
3. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
4. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
5. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

A EROSION CONTROL FABRIC INSTALLATION (SLOPES)

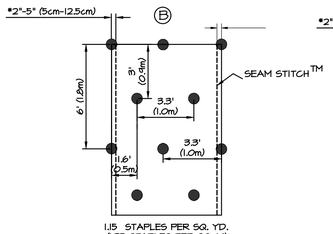
NOT TO SCALE

STAPLE PATTERN GUIDE

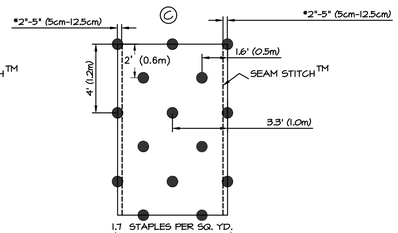


APPLICATION GUIDE
4:1 SLOPES: PATTERN A
3:1 SLOPES: PATTERN B
2:1 SLOPES: PATTERN C
NAG S75 CHANNELS: PATTERN D
NAG C125 CHANNELS: PATTERN D
NAG S150 CHANNELS: PATTERN D
NAG P300/C350 CHANNELS: PATTERN E

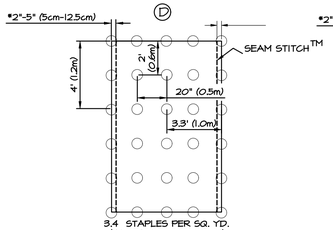
0.7 STAPLES PER SQ. YD. (0.8 STAPLES PER SQ. M)
FOR BLANKETS WITH THE OPTIONAL NORTH AMERICAN GREEN DOT SYSTEM PLACE STAPLES/STAKES THROUGH EACH OF THE BLUE COLORED DOTS.



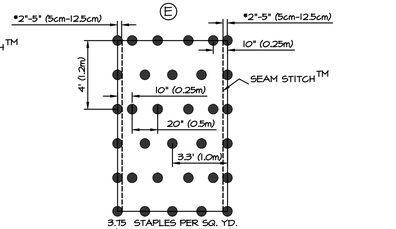
1.15 STAPLES PER SQ. YD. (1.35 STAPLES PER SQ. M)
FOR BLANKETS WITH THE OPTIONAL NORTH AMERICAN GREEN DOT SYSTEM PLACE STAPLES/STAKES THROUGH EACH OF THE RED COLORED DOTS.



1.7 STAPLES PER SQ. YD. (2.0 STAPLES PER SQ. M)
FOR BLANKETS WITH THE OPTIONAL NORTH AMERICAN GREEN DOT SYSTEM PLACE STAPLES/STAKES THROUGH EACH OF THE GREEN COLORED DOTS.



3.4 STAPLES PER SQ. YD. (4.1 STAPLES PER SQ. M)
FOR BLANKETS WITH THE OPTIONAL NORTH AMERICAN GREEN DOT SYSTEM PLACE STAPLES/STAKES THROUGH EACH OF THE WHITE COLORED DOTS.



3.75 STAPLES PER SQ. YD. (4.5 STAPLES PER SQ. M)
FOR BLANKETS WITH THE OPTIONAL NORTH AMERICAN GREEN DOT SYSTEM PLACE STAPLES/STAKES THROUGH EACH OF THE YELLOW COLORED DOTS.

*LOCATION OF SEAM STITCH WILL VARY DEPENDING ON NORTH AMERICAN GREEN PRODUCT TYPE.

B EROSION CONTROL FABRIC STAPLE PATTERN GUIDE

NOT TO SCALE

NORTH AMERICAN GREEN

14649 HIGHWAY 41 NORTH
EVANSVILLE, IN 47725
USA 1-800-772-2040
CANADA 1-800-448-2040
www.nagreen.com

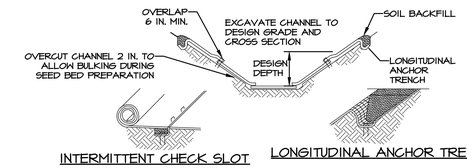
MULCH TYPE	APPLICATION RATES (MIN.) PER ACRE	PER 1,000 sq.ft.	PER 1,000 sq.yd.	NOTES
STRAW	3 TONS	140 lb.	1,240 lb.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN
HAY	3 TONS	140 lb.	1,240 lb.	TIMOTHY, MIXED CLOVER AND TIMOTHY OR OTHER NATIVE FORAGE GRASSES
WOOD CELLULOSE	1,500 lb.	35 lb.	310 lb.	DO NOT USE ALONE IN WINTER, DURING HOT AND DRY WEATHER OR ON STEEP SLOPES (>3:1)
WOOD	1,100 lb. CELLULOSE	25 lb.	210 lb.	WHEN USED OVER STRAW OR HAY
WOOD CHIPS	4-6 TONS	185-275 lb.	1,650-2,500 lb.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES

PERMANENT SEEDING

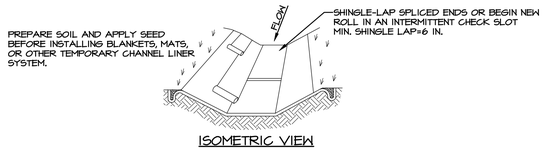
1. STRAW AND HAY MULCH SHOULD BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN.
2. ASPHALT, EITHER EMULSIFIED OR CUT-BACK, CONTAINING NO SOLVENTS OR OTHER DILUTING AGENTS TOXIC TO PLANT OR ANIMAL LIFE, UNIFORMLY APPLIED AT THE RATE OF 31 GALLONS PER 1000 SY MAY BE USED TO TACK MULCH.
3. SYNTHETIC BINDERS (CHEMICAL) MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.
4. LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

C MULCH APPLICATION RATES

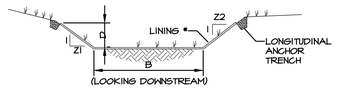
NO SCALE



INTERMITTENT CHECK SLOT — LONGITUDINAL ANCHOR TRENCH



ISOMETRIC VIEW



CHANNEL CROSS-SECTION

* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

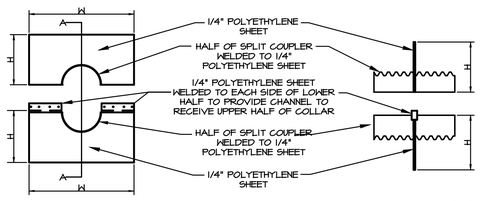
NOTES:

1. ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
2. CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
3. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
4. NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

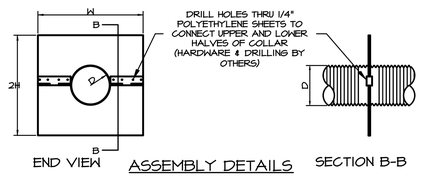
D EROSION CONTROL FABRIC INSTALLATION (CHANNELS)

NOT TO SCALE

ANTI-SEEP COLLAR SCHEDULE						
BASIN NO.	NUMBER OF COLLARS	DISTANCE FROM OCS TO FIRST COLLAR (FT)	DISTANCE BETWEEN COLLARS (FT)	PIPE DIA. (D)	WIDTH (W)	HEIGHT (H)
15	1	10'-0"	N/A	12"	5'-0"	5'-0"
20	2	7'-9"	10'-0"	12"	4'-0"	4'-0"
23	2	6'-9"	10'-0"	12"	4'-0"	4'-0"
26	2	6'-0"	8'-0"	12"	4'-0"	4'-0"



END VIEW — MANUFACTURING DETAILS — SECTION A-A



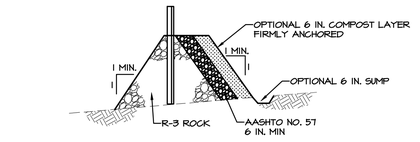
END VIEW — ASSEMBLY DETAILS — SECTION B-B

NOTES:

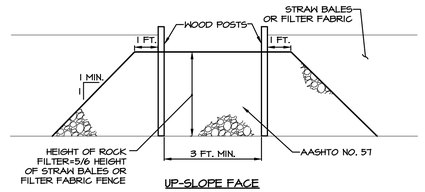
1. INSTALL WITH CORRUGATIONS VERTICAL.
2. MINIMUM DISTANCE TO PIPE JOINT SHALL BE 2 FEET.
3. ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT. THE LAP BETWEEN THE TWO HALF SECTIONS AND BETWEEN THE PIPE AND CONNECTING BAND SHALL BE CAULKED WITH ASPHALT MASTIC AT TIME OF INSTALLATION.
4. COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.

E HDPE ANTI-SEEP COLLAR (OR APPROVED EQUAL)

NO SCALE



OUTLET CROSS-SECTION



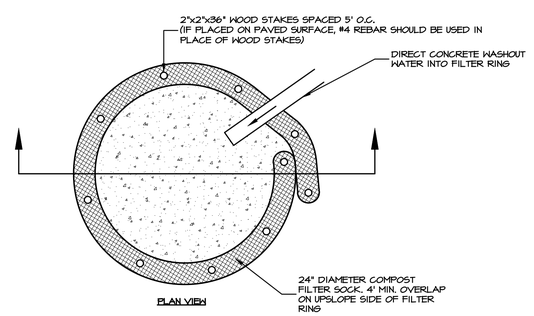
UP-SLOPE FACE

NOTES:

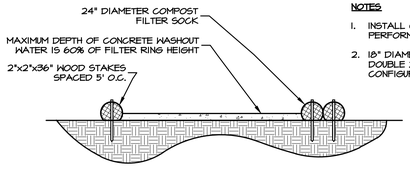
1. A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.
2. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

F ROCK FILTER OUTLET

NOT TO SCALE



PLAN VIEW



SECTION VIEW

NOTES

1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

CONCRETE WASHOUT - FOR ANY PROJECT ON WHICH CONCRETE WILL BE POURED OR OTHERWISE FORMED ON SITE, A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. MAKE SURE THAT PROPER SIGNAGE IS PROVIDED TO RIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.

WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS. THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLE NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED, BUT FAR ENOUGH FROM OTHER VEHICULAR TRAFFIC TO MINIMIZE THE POTENTIAL FOR ACCIDENTAL DAMAGE OR SPILLS. WHEREVER POSSIBLE, THEY SHOULD BE LOCATED ON SLOPES NOT EXCEEDING A 2% GRADE. ADDITIONAL INFORMATION ON WASHOUTS MAY BE OBTAINED FROM EPA'S STORMWATER WEBSITE AT: Http://cfpub.epa.gov/npdes/stormwater/menuofbmps/index.cfm?action=browse&Rbutton=detail&bmp=117&minmeasure=4.

COMPOST SOCK WASHOUT

WHEREVER COMPOST SOCK WASHOUTS ARE USED, A SUITABLE IMPERVIOUS GEOMEMBRANE SHOULD BE PLACED AT THE LOCATION OF THE WASHOUT. COMPOST SOCKS SHOULD BE STACKED IN THE MANNER RECOMMENDED BY THE MANUFACTURER AROUND PERIMETER OF THE GEOMEMBRANE SO AS TO FORM A RING WITH ENDS OF THE SOCK LOCATED A THE UPSLOPE CORNER. CARE SHOULD BE TAKEN TO ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS. WHERE NECESSARY, SOCKS MAY BE STACKED AND STAKED SO AS TO FOR A TRIANGULAR CROSS-SECTION.

G CONCRETE WASHOUT DETAIL

NO SCALE

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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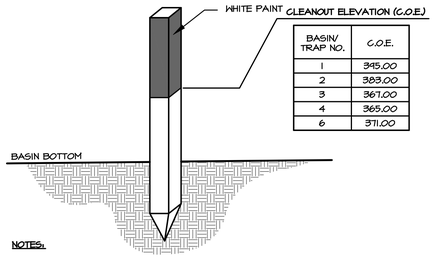
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN
SUBJECT:
ESC DETAILS
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:	AS NOTED

DRAWING NO.
52 of 79

DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\DETAILS.dwg - PLOTTED: Oct 20, 2026 3:01 pm

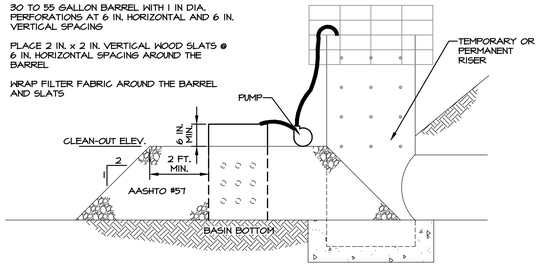


BASIN/ TRAP NO.	C.O.E.
1	345.00
2	383.00
3	367.00
4	365.00
6	371.00

NOTES:

1. CLEANOUT MARKER SHALL BE PLACE NEAR THE CENTER OF THE BASIN.
2. TOP OF MARKER SHALL BE PAINTED WHITE TO THE CLEANOUT ELEVATION.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES THE CLEANOUT ELEVATION MARKED ON THE STAKE.

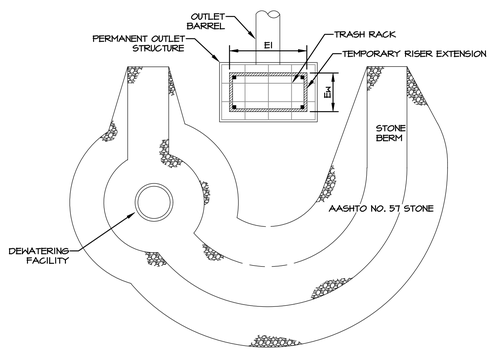
A CLEANOUT MARKER
NOT TO SCALE



NOTES:

1. DEWATERING FACILITY SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF BASIN/TRAP.
2. PRIOR TO INITIATING OPERATION OF DEWATERING FACILITY, ALL ACCUMULATED SEDIMENT SHALL BE CLEANED FROM THE INSIDE OF THE BARREL.
3. DEWATERING FACILITY SHALL BE CONTINUOUSLY MONITORED DURING OPERATION. IF FOR ANY REASON THE DEWATERING FACILITY CEASES TO FUNCTION PROPERLY, IT SHALL BE IMMEDIATELY SHUT DOWN AND NOT RESTARTED UNTIL THE PROBLEM HAS BEEN CORRECTED.

B SEDIMENT BASIN OR SEDIMENT TRAP SEDIMENT STORAGE DEWATERING FACILITY
NO SCALE ESC-XXX

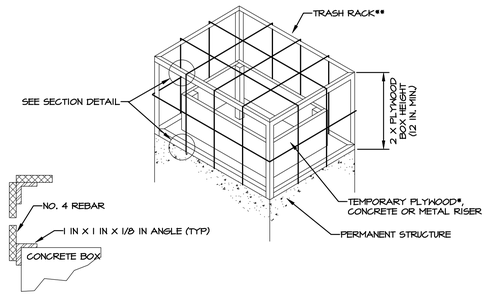


PLAN VIEW

NOTES:

1. NO GUIDE RAILS SHALL BE REQUIRED FOR THIS INSTALLATION.
2. THIS DETAIL SHALL BE USED IN CONJUNCTION WITH SKIMMER ATTACHED TO PERMANENT RISER DETAIL AND SEDIMENT BASIN EMBANKMENT AND SPILLWAY DETAILS-SKIMMER.

C STONE LANDING BERM
NO SCALE ESC-XXX



SECTION DETAIL

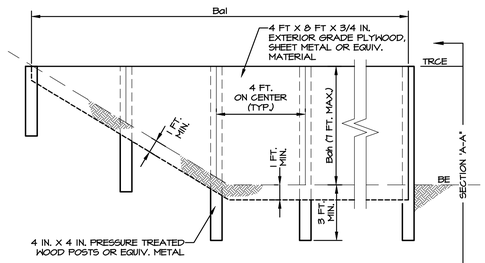
* 3/4 IN. PRESSURE TREATED PLYWOOD BOX WITH 2 IN. X 2 IN. PRESSURE TREATED CORNER SUPPORTS, SET INTO 1-1/2 IN. GRATE OFFSETS. CAULK ALL SEAMS TO FORM WATERTIGHT SEALS.
** TRASH RACK COMPOSED OF 1 IN. X 1 IN. X 1/8 IN. L (TYP.) AND #4 BARS (TYP.) WELDED TO THE ANGLES AND AT EACH INTERSECTION OF THE BARS; #4 BARS SPACED AT HALF THE DIAMETER OF THE BARREL MAX.

NOTES:

1. BOX SHALL BE BOLTED, STRAPPED, OR OTHERWISE SECURED TO THE PERMANENT RISER.
2. TOP OF TEMPORARY RISER EXTENSION SHALL BE AT LEAST AS HIGH AS SEDIMENT BASIN TEMPORARY RISER AND SHALL BE 6 IN. (MINIMUM) BELOW CREST OF EMERGENCY SPILLWAY.
3. ALL JOINTS SHALL BE WATER TIGHT.
4. CLOGGED OR DAMAGED SPILLWAYS SHALL BE REPAIRED IMMEDIATELY. TRASH AND OTHER DEBRIS SHALL BE REMOVED FROM THE BASIN AND RISER.

D TEMPORARY RISER EXTENSION AND TRASH RACK FOR PERMANENT STRUCTURE
NO SCALE ESC-XXX

SECTION A-A



BASIN OR TRAP NO.	BAFFLE		TEMPORARY RISER	BOTTOM
	LENGTH Bal (FT)	HEIGHT Bah (FT)	CREST ELEV. TRCE (FT)	BOTTOM ELEV BE (FT)
1	271	4.50	345.50	343.00
2	351	5.50	384.50	382
3	346	4.50	368.75	366.00

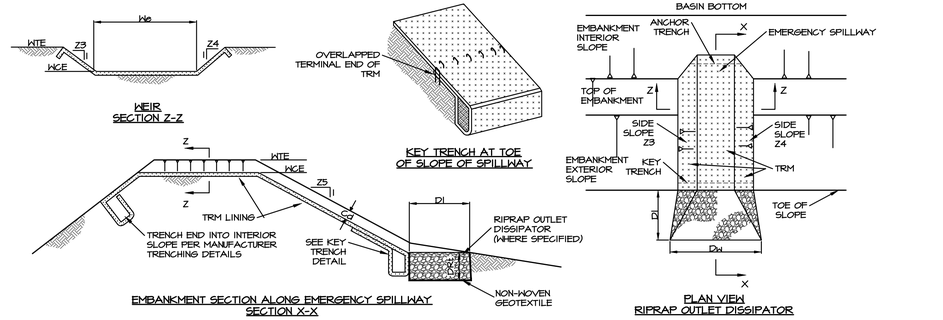
NOTES:

1. SEE APPROPRIATE BASIN DETAIL FOR PROPER LOCATION AND ORIENTATION.
2. AN ACCEPTABLE ALTERNATIVE IS TO INSTALL A SUPER SILT FENCE AT THE BAFFLE LOCATION

IN POOLS WITH DEPTHS EXCEEDING 1', THE TOP OF THE PLYWOOD BAFFLE DOES NOT NEED TO EXTEND TO THE TEMPORARY RISER CREST.

3. BAFFLES SHALL BE TIED INTO ONE SIDE OF THE BASIN UNLESS OTHERWISE SHOWN ON THE PLAN DRAWINGS.
4. SUBSTITUTION OF MATERIALS NOT SPECIFIED IN THIS DETAIL SHALL BE APPROVED BY THE DEPARTMENT OR THE LOCAL CONSERVATION DISTRICT BEFORE INSTALLATION.
5. DAMAGED OR WARPED BAFFLES SHALL BE REPLACED WITHIN 7 DAYS OF INSPECTION.
6. BAFFLES REQUIRING SUPPORT POSTS SHALL NOT BE INSTALLED IN BASINS REQUIRING IMPERVIOUS LINERS.

E BAFFLE
NO SCALE ESC-XXX

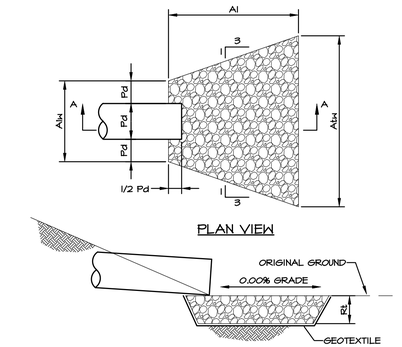


EMERGENCY SPILLWAY DESIGN SCHEDULE													
BMP NO.	WEIR					LINING		CHANNEL		DISSIPATOR			
	Z3 (FT)	Z4 (FT)	TOP ELEV. WTE (FT)	PERM. CREST ELEV. WCE (FT)	WIDTH We (FT)	TRM/ LINING TYPE	STAPLE PATTERN	Z5 (FT)	DEPTH Cd (FT)	LENGTH D1 (FT)	WIDTH Dw (FT)	RIPRAP SIZE (R-_)	RIPRAP THICKNESS DR1 (IN)
15	4	4	367.50	366.25	25	P300	D	5	0.5	N/A	N/A	N/A	N/A
20	4	4	370.50	369.25	30	P300	D	6	0.5	N/A	N/A	N/A	N/A
23	4	4	386.00	385.00	20	P300	D	5	N/A	N/A	N/A	N/A	N/A
26	4	4	347.00	346.00	35	P300	D	4	0.25	N/A	N/A	N/A	N/A

NOTES:

1. RIPRAP AT TOE OF EMBANKMENT SHALL BE EXTENDED A SUFFICIENT LENGTH IN BOTH DIRECTIONS TO PREVENT SCOUR.
2. THE USE OF BAFFLES THAT REQUIRE SUPPORT POSTS ARE RESTRICTED FROM USE IN BASINS REQUIRING IMPERVIOUS LINERS.
3. HEAVY EQUIPMENT SHALL NOT CROSS OVER SPILLWAY WITHOUT PRECAUTIONS TAKEN TO PROTECT TRM LINING.
4. DISPLACED LINER WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY.
5. LINE ENTIRE LENGTH & WIDTH OF SPILLWAY W/ SPECIFIED EROSION CONTROL MATTING & EXTEND TO TOE OF SLOPE OF OUTSIDE EMBANKMENT

F BASIN EMERGENCY SPILLWAY WITH TRM LINING
NO SCALE



SECTION A-A

OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APRON		
		SIZE R-_	THICK. R1 (IN)	LENGTH Al (FT)	INITIAL WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)
ST-6	18	3	9	8.50	4.50	13.00

NOTES:

1. ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
2. ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.
3. EXTEND RIPRAP ON BACK SIDE OF APRON TO AT LEAST 1/2 DEPTH OF PIPE ON BOTH SIDES TO PREVENT SCOUR AROUND THE PIPE.

H RIPRAP APRON AT PIPE OUTLET WITH NO FLARED ENDWALL
NO SCALE

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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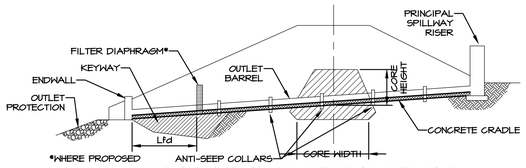
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN
SUBJECT:
ESC DETAILS
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

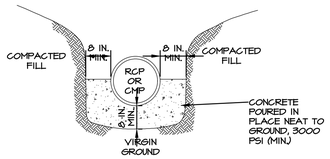
MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	AS NOTED

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DRAWING: C:\Users\trsauyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\DETAILS.dwg - PLOTTED: Oct 20, 2026 3:01 pm



EMBANKMENT ALONG PRINCIPAL SPILLWAY



CROSS-SECTION AT OUTLET BARREL

CONCRETE CRADLE LENGTH	
TRAP / BASIN NO.	LENGTH (FT)
TRAP 1	324
TRAP 2	91.50
TRAP 3	54.50
TRAP 4	22.50
TRAP 6	62

NOTES:

1. A CONCRETE CRADLE MAY BE USED IN CONJUNCTION WITH ANTI-SEEP COLLARS AND/OR FILTER DIAPHRAGM.
2. ANTI-SEEP COLLAR NUMBER, SIZE AND SPACING SHALL BE AS SHOWN ELSEWHERE IN PLAN.
3. FILTER DIAPHRAGM LOCATION (L1d) SHALL BE AS SHOWN IN FIGURE 7.8 OF THE PA DEP EROSION CONTROL MANUAL.

A CONCRETE CRADLE FOR BASIN OR TRAP OUTLET BARREL

NO SCALE

ESC-xxx

SECTION VIEW

FABRICATED STEEL RISER DETAIL

TYPE M WITH E&S RISER DETAIL

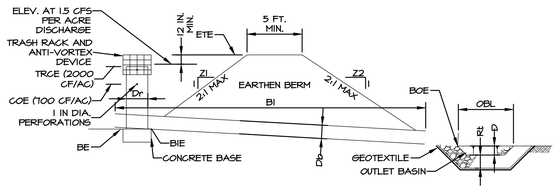
TRAP NO.	ZI (FT)	Z2 (FT)	FABRICATED RISER: LENGTH L (FT)	FABRICATED RISER: STEEL RISER ELEV. SRE (FT)	FABRICATED RISER: PERF. ELEV COE (FT)	STORM SEWER INVERT ELEV. SSIE (FT)	INLET CREST ELEV. ICE (FT)	EMBANK. TOP ELEV. ETE (FT)	BOTTOM ELEV. BE (FT)
1	3	3	2.00	345.50	345	342	345.50	347	343.50
2	3	3	2.00	384.50	383	381	384.50	386	382
3	3	3	2	368.75	367	364.00	368.75	370.50	366
4	3	3	1.75	365.75	365	362.75	365.75	367.50	364

NOTES:

1. FILL MATERIAL FOR THE BERM SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE BERM SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 6 TO 9 IN. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 2/3 THE LIFT THICKNESS. ELEVATION BTE SHALL BE MINIMUM 24 IN. ABOVE INLET CREST ELEVATION (ICE).
2. UPON COMPLETION, THE BERM SHALL BE SEEDED, MULCHED, BLANKETED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS. ALL SEDIMENT TRAPS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT.
3. ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES SHALL BE PROVIDED.
4. A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH TRAP. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE TRAP IN THE MANNER DESCRIBED IN THE E&S PLAN.
5. CHECK BERMS FOR EROSION, PIPING AND SETTLEMENT. CLOGGED OR DAMAGED INLETS SHALL BE IMMEDIATELY RESTORED TO THE DESIGN SPECIFICATIONS.
6. REMOVE ACCUMULATED SEDIMENT AND STABILIZE DISTURBED AREAS INSIDE THE TRAP BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY.

B TYPE M INLET SEDIMENT TRAP

NO SCALE



TRAP NO.	CONCRETE BASE: LENGTH CBl (IN)	CONCRETE BASE: WIDTH CBw (IN)	CONCRETE BASE: THICK. CBt (IN)	OUTLET BASIN: RIPRAP SIZE (R-_)	OUTLET BASIN: ROCK THICK. Rt (IN)	OUTLET BASIN: DEPTH D (IN)	OUTLET BASIN: WIDTH OBW (FT)	OUTLET BASIN: LENGTH OBL (FT)
6	30	30	24	3	9	0	12.13	8.40

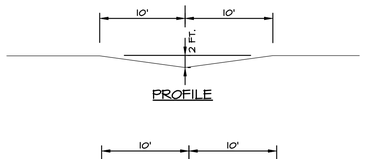
TRAP NO.	ZI (FT)	Z2 (FT)	RISER: MAT'L	RISER: DIA Dr (IN)	RISER: CREST ELEV RCE (FT)	RISER: BOT PERF ELEV (FT)	BARREL: INLET ELEV BIE (FT)	BARREL: LENGTH Bl (FT)	BARREL: OUTLET ELEV BOE (FT)	BARREL: DIA Db (IN)	EMBANKMENT: TOP ELEV ETE (FT)	EMBANKMENT: TOP WIDTH EBw (FT)	CLEAN OUT ELEV COE (FT)	BOTTOM ELEV BE (FT)
6	3	3	CMP	21	372.00	371.00	370.00	56	369.72	18	374.00	6	371.00	370.00

NOTES:

1. SEE TEMPORARY RISER FOR DETAILS OF THE TEMPORARY RISER CONSTRUCTION.
2. FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 6 TO 9 IN. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 2/3 THE LIFT THICKNESS.
3. UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS.
4. ALL SEDIMENT TRAPS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT.
5. ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES SHALL BE PROVIDED.
6. A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH TRAP. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE TRAP IN THE MANNER DESCRIBED IN THE E&S PLAN.
7. CHECK EMBANKMENTS, SPILLWAYS, AND OUTLETS FOR EROSION, PIPING AND SETTLEMENT. CLOGGED OR DAMAGED SPILLWAYS AND/OR EMBANKMENTS SHALL BE IMMEDIATELY RESTORED TO THE DESIGN SPECIFICATIONS.
8. DISPLACED RIPRAP WITHIN THE OUTLET PROTECTION SHALL BE REPLACED IMMEDIATELY.
9. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS INSIDE THE TRAP SHALL BE STABILIZED BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. TO ASSIST IN REMOVING SEDIMENT, WHICH MAY BE SATURATED, A DEVICE SUCH AS IS SHOWN IN STANDARD CONSTRUCTION DETAIL ON SEDIMENT STORAGE DEWATERING FACILITY MAY BE USED TO DEWATER THE SEDIMENT PRIOR TO ITS REMOVAL.

C BARREL/RISER SEDIMENT TRAP

NO SCALE

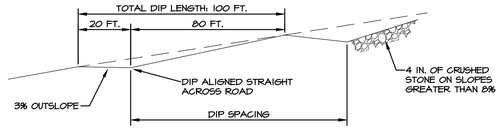


NOTES:

1. BROAD-BASED DIPS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN AND AT THE LOCATIONS SHOWN ON THE PLAN DRAWINGS.
2. DIPS SHALL BE ORIENTED SO AS TO DISCHARGE TO THE LOW SIDE OF THE ROADWAY.
3. DIPS SHALL BE INSPECTED DAILY. DAMAGED OR NON-FUNCTIONING DIPS SHALL BE REPAIRED BY THE END OF THE WORKDAY.
4. MAXIMUM SPACING OF BROAD-BASED DIPS SHALL BE AS SHOWN IN TABLE 3.2 OF THE PA DEP EROSION CONTROL MANUAL.

D BROAD BASED DIP - LOW GRADIENT (< 5 %) ROADWAYS

NO SCALE



PROFILE VIEW

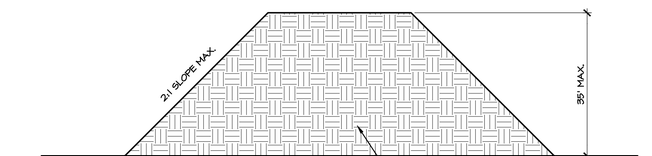
NOTES:

1. BROAD-BASED DIPS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN AND AT THE LOCATIONS SHOWN ON THE PLAN DRAWINGS.
2. DIPS SHALL BE ORIENTED SO AS TO DISCHARGE TO THE LOW SIDE OF THE ROADWAY.
3. DIPS SHALL BE INSPECTED DAILY. DAMAGED OR NON-FUNCTIONING DIPS SHALL BE REPAIRED BY THE END OF THE WORKDAY.
4. MAXIMUM SPACING OF BROAD-BASED DIPS SHALL BE AS SHOWN IN TABLE 3.2 OF THE PA DEP EROSION CONTROL MANUAL.

F BROAD BASED DIP FOR HIGH GRADIENT (5%-10%) ROADWAYS

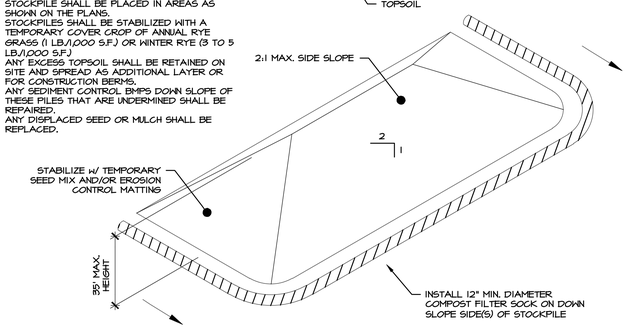
NO SCALE

ESC-xxx



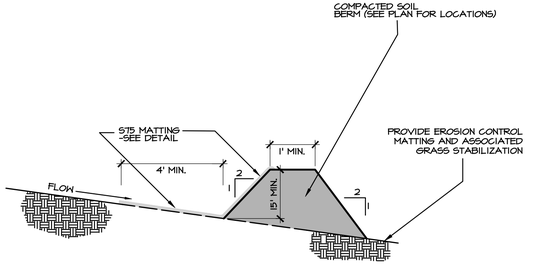
NOTE:

1. STOCKPILE SHALL BE PLACED IN AREAS AS SHOWN ON THE PLANS.
2. STOCKPILES SHALL BE STABILIZED WITH A TEMPORARY COVER CROP OF ANNUAL RYE GRASS (1 LB./1,000 S.F.) OR WINTER RYE (3 TO 5 LB./1,000 S.F.)
3. ANY EXCESS TOPSOIL SHALL BE RETAINED ON SITE AND SPREAD AS ADDITIONAL LAYER OR FOR CONSTRUCTION BERMS.
4. ANY SEDIMENT CONTROL BMPS DOWN SLOPE OF THESE PILES THAT ARE UNDERMINED SHALL BE REPAIRED.
5. ANY DISPLACED SEED OR MULCH SHALL BE REPLACED.



G SOIL STOCKPILE

NOT TO SCALE



NOTES:

1. THE BERM AND ANY CHANNEL (INCLUDING GRADING DIRECTING FLOW ALONG THE BERM) SHALL BE SEEDED IMMEDIATELY WITH A TEMPORARY GRASS MIX. REFER TO DETAIL FOR TEMPORARY SEEDING SPECIFICATIONS.
2. PROVIDE STONE FILTER OUTLET AS PER APPROVED PLANS AND AT ANY POINT WHERE FIELD CONDITIONS WARRANT SUCH AS CONCENTRATED FLOWS OR AREAS OF EROSION.

E TOP SOIL DIVERSON BERM DETAIL

NO SCALE

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:
ESC DETAILS

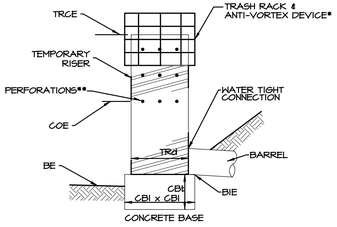
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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" = XX'

DRAWING NO.
54 of 79

DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\DETAILS.dwg - PLOTTED: Oct 20, 2026 3:01 pm



* SEE STANDARD CONSTRUCTION DETAIL #7-5, TRASH RACK AND ANTI-VORTEX DEVICE
** LOWEST ROW OF HOLES AT SEDIMENT CLEAN-OUT ELEVATION

BASIN NO.	TEMPORARY RISER			PERFORATIONS					CONCRETE BASE		BARREL
	DIA TRd (IN)	CREST ELEV TRCE (FT)	MAT'L	LOWEST ROW OF HOLES ELEV (FT)	NO. ROWS**	NO. HOLES PER ROW	HOLE SIZE (IN)	VERT. SPACING OF ROWS (FT)	LENGTH AND WIDTH CBI (IN)	THICKNESS CBI (IN)	INLET ELEV BIE (FT)
6	18	372	CMP	371.00	3	1	1.00	0.33	30	30	369.50

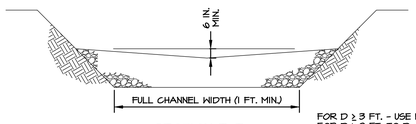
NOTES:

1. A MINIMUM OF 2-#8 REBAR SHALL BE PLACED AT RIGHT ANGLES AND PROJECTING THROUGH SIDES OF RISER TO ANCHOR IT TO CONCRETE BASE. REBAR SHALL PROJECT A MINIMUM OF 1/4 RISER DIAMETER BEYOND OUTSIDE OF RISER.
2. CONCRETE BASE SHALL BE POURED IN SUCH A MANNER SO AS TO INSURE THAT CONCRETE FILLS BOTTOM OF RISER TO INVERT OF THE OUTLET PIPE TO PREVENT RISER FROM BREAKING AWAY FROM THE BASE. MINIMUM BASE WIDTH EQUALS 2 TIMES RISER DIAMETER.
3. EMBEDDED SECTION OF ALUMINUM OR ALUMINIZED PIPE SHALL BE PAINTED WITH ZINC CHROMATE OR EQUIVALENT.
4. CLOGGED OR DAMAGED SPILLWAYS SHALL BE REPAIRED IMMEDIATELY. TRASH AND OTHER DEBRIS SHALL BE REMOVED FROM THE BASIN AND RISER.

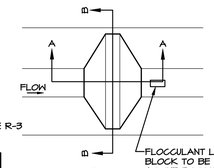
A SEDIMENT BASIN / TRAP TEMPORARY RISER

NO SCALE

ESC-XXX

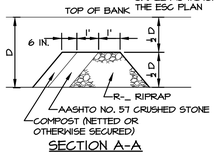


SECTION B-B



PLAN

FOR D ≥ 3 FT. - USE R-4
FOR D ≥ 2 FT. TO D < 3 FT. - USE R-3
NOT APPLICABLE FOR D < 2 FT.



SECTION A-A

ROCK FILTER NO.	LOCATION	D (FT)	RIPRAP SIZE (R-__)	BOTTOM ELEVATION
1	NEXT TO HH-56	3	R-4	388.5
2	INFRONT OF HH-19	3	R-4	361.50
3	INFRONT OF HH-3	2	R-3	361.70
4	INFRONT OF HH-6B	2	R-3	363.00
5	END OF SWALE 2B	2	R-3	371.00
6	END OF SWALE 2T	2	R-3	371.50
7	END OF SWALE 13	2	R-3	375.50
8	END OF TEMP SWALE 26	2	R-3	374.50

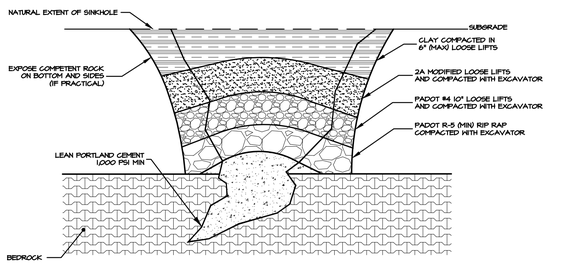
NOTES:

1. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE HEIGHT OF THE FILTERS.
2. IMMEDIATELY UPON STABILIZATION OF EACH CHANNEL, REMOVE ACCUMULATED SEDIMENT, REMOVE ROCK FILTER, AND STABILIZE DISTURBED AREAS.

B ROCK FILTER

NO SCALE

ESC-XXX

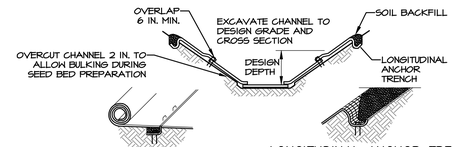


NOTES:

1. SINKHOLE MITIGATION MEASURES SHOULD BE APPROVED BY A PA LICENSED GEOLOGIST OR ENGINEER PRIOR TO IMPLEMENTATION
2. EXAMPLE MITIGATION PRESENTED FOR SINKHOLES NOT NEAR SURFACE STRUCTURES AND/OR STRUCTURAL SUPPORT.
3. THICKNESS OF BACKFILL MATERIAL WILL VARY BASED ON SITE CONDITIONS. IT IS SUGGESTED THAT A PA LICENSED GEOLOGIST BE CONSULTED PRIOR TO MITIGATION

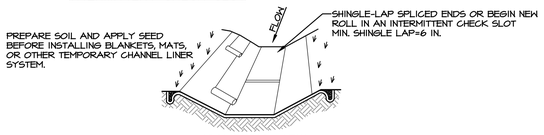
C SINKHOLE REPAIR DETAIL - THROAT ENCOUNTERED

NO SCALE

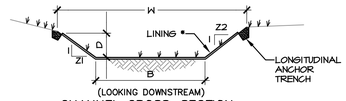


INTERMITTENT CHECK SLOT

LONGITUDINAL ANCHOR TRENCH



ISOMETRIC VIEW



CHANNEL CROSS-SECTION

* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

SWALE NO	BOTTOM WIDTH (B) (FT)	TOP WIDTH (W) (FT)	SIDE SLOPE Z_1	SIDE SLOPE Z_2	DEPTH (D) (FT)	SLOPE	LINING*
1A	3.0	19.0	4	4	2.0	7.1%	P300
1B	7.0	23.0	4	8	2.0	2.0%	S75
2A	2.0	10.0	4	4	1.0	5.1%	S75
2B	3.0	11.0	4	4	1.0	3.3%	S75
3A	2.0	10.0	4	5	1.0	2.3%	S75
3B	2.0	20.0	6	6	1.5	3.0%	S75
4	1.0	11.0	5	5	1.0	2.1%	S75
5	3.0	11.0	4	4	1.0	2.5%	S75
10	2.0	22.0	10	7	1.0	2.0%	S75
11	2.5	12.5	5	4	1.0	2.5%	S75
12	2.0	10.0	4	4	1.0	2.5%	S75
13	2.0	10.0	4	4	1.0	3.0%	S75
14	2.0	10.0	4	4	1.0	2.5%	S75
15	3.25	11.30	4	4	1.0	2.4%	S75
17A	2.0	14.50	5	5	1.25	6.3%	S75
17B	1	11	5	7	1.0	1.0%	S75
21	1	21	10	5	1.0	2.0%	S75
22	1	19	4	9	1.0	3.3%	S75
23	1	15	4	7	1.0	3.3%	S75
24	1	7	4	5	0.75	2.3%	S75
26	1.0	45	1	22	2.00	6.0%	S75

NOTES:

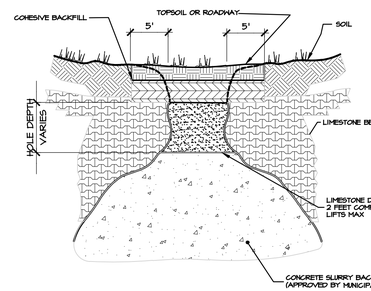
ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

D VEGETATED CHANNEL

NO SCALE



SINKHOLE REPAIR NOTES:

1. ANY SINKHOLE ENCOUNTERED PREGEDING, OR DURING SITE DEVELOPMENT ON ANY AREA, THAT IS INTENDED TO BE OFFERED TO THE CITY FOR DEDICATION (BE IT FOR SANITARY SEWER EASEMENT, STREET RIGHT-OF-WAY, STORM SEWER EASEMENT, OR ANY OTHER PUBLIC USE) SHALL BE REPAIRED USING THE FOLLOWING METHODS.

A. REMOVE ALL UNSUITABLE SOIL IN THE LOCATION OF THE SINKHOLE IN ORDER TO LOCATED AN OPENING (SINKHOLE THROAT?) IN THE BEDROCK, IF POSSIBLE.

B. "THROAT" SHOULD BE FLUSHED WITH WATER TO CLEAR, OPENING, TO BE IMMEDIATELY FILLED WITH A FLOWABLE FILL OR CONCRETE SLURRY UNTIL MATERIAL BACKS UP IN TO EXCAVATED HOLE. ALLOW CONCRETE TO SETUP FOR TWENTY-FOUR HOURS.

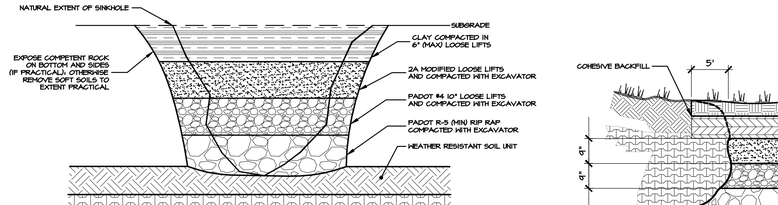
C. FILL HOLE WITH LIMESTONE "DUST", COMPACTED IN LIFTS OF TWO FEET MAXIMUM DEPTH.

D. REPLACE SUBSOIL IMMEDIATELY BELOW SURFACE AND RESTORE SURFACE AS PER INTENDED USE, I.E., GRASSED AREA, ROADWAY, DRIVEWAY, ETC.

2. THE DEVELOPER SHALL NOTIFY THE MUNICIPALITY IF ANY SINKHOLES ARE ENCOUNTERED DURING DEVELOPMENT, AND SHALL PROVIDE THE MUNICIPALITY WITH A DESCRIPTION AND LOCATION OF ANY SINKHOLE REPAIR.

E 'CONCRETE FILL' SINKHOLE REPAIR DETAIL

NO SCALE

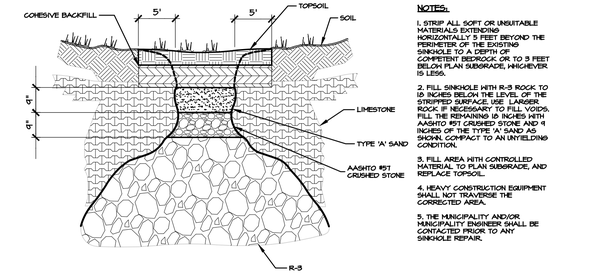


NOTES:

1. SINKHOLE MITIGATION MEASURES SHOULD BE APPROVED BY A PA LICENSED GEOLOGIST OR ENGINEER PRIOR TO IMPLEMENTATION
2. EXAMPLE MITIGATION PRESENTED FOR SINKHOLES NOT NEAR SURFACE STRUCTURES AND/OR STRUCTURAL SUPPORT.
3. THICKNESS OF BACKFILL MATERIAL WILL VARY BASED ON SITE CONDITIONS. IT IS SUGGESTED THAT A PA LICENSED GEOLOGIST BE CONSULTED PRIOR TO MITIGATION

F SINKHOLE REPAIR DETAIL - NO THROAT ENCOUNTERED

NO SCALE



NOTES:

1. STRIP ALL SOFT OR UNSUITABLE MATERIALS EXTENDING HORIZONTALLY 5 FEET BEYOND THE PERIMETER OF THE EXISTING SINKHOLE TO A DEPTH OF COMPETENT BEDROCK OR TO 3 FEET BELOW PLAN SUBGRADE, WHICHEVER IS LESS.
2. FILL SINKHOLE WITH R-3 ROCK TO 18 INCHES BELOW THE LEVEL OF THE STRIPPED SURFACE. USE LARGER ROCK IF NECESSARY TO FILL VOIDS. FILL THE REMAINING 18 INCHES WITH AASHTO #57 CRUSHED STONE AND 9 INCHES OF THE TYPE 'A' SAND AS SHOWN, COMPACT TO AN UNYIELDING CONDITION.
3. FILL AREA WITH CONTROLLED MATERIAL TO PLAN SUBGRADE, AND REPLACE TOPSOIL.
4. HEAVY CONSTRUCTION EQUIPMENT SHALL NOT TRAVERSE THE CORRECTED AREA.
5. THE MUNICIPALITY AND/OR MUNICIPALITY ENGINEER SHALL BE CONTACTED PRIOR TO ANY SINKHOLE REPAIR.

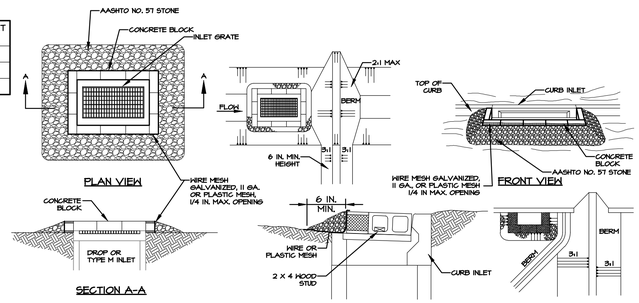
G 'ROCK FILL' SINKHOLE REPAIR DETAIL

NO SCALE

NOTES:

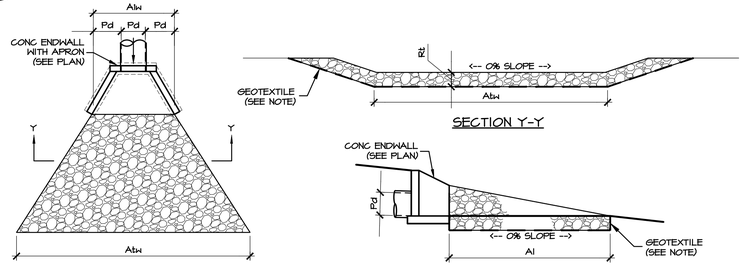
1. MAXIMUM DRAINAGE AREA = 1 ACRE.
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. ROLLED EARTHEN BERM SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
4. SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
5. FOR SYSTEMS DISCHARGING TO HQ OR EV SURFACE WATER, A 6 INCH THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE.
6. DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.
6. FOR SYSTEMS DISCHARGING TO HQ OR EV SURFACE WATER, A 6 INCH THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

INLET NUM.	INLET LOCATION ON PLAN	TYPE OF INLET (C / M)
I-65	ESC 9	M
I-49	ESC 9	M
I-88A	ESC 8	M



H STONE AND CONCRETE BLOCK INLET PROTECTION-TYPE C INLET

NO SCALE



PLAN

ELEVATION

NOTES:

1. ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
2. RIPRAP APRONS SHOULD BE CONSTRUCTED AT OR NEAR ZERO GRADE FROM BACK TO FRONT AND SIDE TO SIDE, WHERE APRONS ARE CONSTRUCTED WITH A GRADIENT BACK TO FRONT, THE ROCK SIZE AND/OR APRON LENGTH SHOULD BE ADJUSTED UPWARDS TO COMPENSATE. IN NO CASE SHOULD RIPRAP APRONS BE CONSTRUCTED WITH A BACK TO FRONT GRADIENT EXCEEDING 5%.
3. INSTALL CLASS 2 GEOTEXTILE MATERIAL BETWEEN RIPRAP AND SUBGRADE.
4. USE THIS CONFIGURATION FOR ALL RIPRAP PLACEMENT AT OUTLET STRUCTURES UNLESS OTHERWISE NOTED.

OUTLET NO.	PIPE DIA. (Pd) (IN)	RIPRAP		APRON		
		SIZE (R-__)	THICKNESS Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Alw (FT)	TERMINAL WIDTH Atw (FT)
EH-8	15	R-3	9	9	3.75	7.35
EH-20	24	R-4	18	13	6.00	19
EH-21	18	R-4	18	13	4.50	17.50
EH-25	15	R-3	9	6	3.75	6.15
EH-31	24	R-3	9	9	6.00	9.60
EH-50	18	R-3	9	7	4.50	7.30
DP002 OUTFALL	28X20	R-4	18	13	7.00	20
EH-99B	12	R-3	9	6.0	3.0	9.0

* FOR ENDWALLS DISCHARGING TO BASINS WHERE TEMPORARY SEDIMENT BASIN BOTTOM ELEVATION IS ABOVE FINAL GRADE ELEVATION, INSTALL AN ADDITIONAL 12" OF RIP-RAP ABOVE SURFACE TO BE GENERALLY FLUSH WITH OUTLET ELEVATION.

RIPRAP APRON MAINTENANCE PROGRAM

1. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

RIPRAP APRON INSPECTION SCHEDULE AND REPORTING

1. INSPECTION OF RIPRAP APRONS SHALL OCCUR AS FOLLOWS:
   - WEEKLY
   - AFTER EACH RUNOFF EVENT (THIS IS REQUIRED IN ADDITION TO THE REQUIRED WEEKLY INSPECTION)
2. A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ANY REPAIRS MADE SHALL BE KEPT AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
   (1) A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS; AND
   (2) THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.
3. FOR ADDITIONAL INSPECTION AND REPORTING REQUIREMENTS AND INFORMATION, SEE THE NPDES PERMIT CONDITIONS, EFFLUENT LIMITATIONS, MONITORING, AND REPORTING REQUIREMENTS, ITEM NO. 2.A (VISUAL INSPECTIONS) FOUND ON SHEET XXX.

I RIPRAP APRON DETAIL (W/ ENDWALL)

NO SCALE

END-301

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

ELA GROUP
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elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
ESC DETAILS

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
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MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	AS NOTED

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DRAWING: C:\Users\trsawyer\DCVACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\ESC DETAILS.dwg - PLOTTED: Oct 20, 2026 3:01 pm