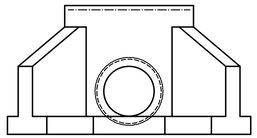
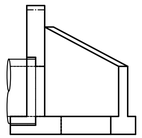


TOP VIEW



FRONT VIEW



SIDE VIEW

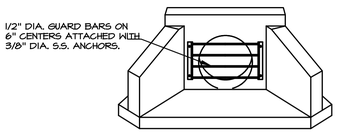
NOTES:

1. ALL ENDWALLS SHALL BE PRECAST IN ACCORDANCE WITH PADOT PUBLICATION 408, SECTION 714, CLASS AA & IN ACCORDANCE WITH PADOT PUBLICATION 72, RC-31 STANDARD, AS AMENDED.
2. ALL CONCRETE SHALL CONFORM TO PADOT PUBLICATION 408, SECTION 704, CLASS AA.
3. REINFORCING STEEL SHALL CONFORM TO PADOT PUBLICATION 408, SECTION 709, AND PUBLICATION 72, RC-31 STANDARD.
4. EXPOSED EDGES SHALL BE CHAMFERED 1".
5. PROVIDE PIPE OPENING SIZE IN PRECAST UNITS TO ACCOMMODATE PIPE SIZE, MATERIAL AND ALIGNMENT.
6. PROVIDE CONCRETE APRON UNLESS OTHERWISE SPECIFIED.
7. GROUT OPENINGS AROUND PIPE CONNECTION TO THE STRUCTURE TO PROVIDE A WATERTIGHT JOINT AND CONNECTION USING A NON-SHRINK GROUT ON THE INSIDE AND OUTSIDE OF THE THE STRUCTURE.

A PRECAST TYPE 'DW' ENDWALL

NO SCALE

(TYPE 'DW' & 'D' ENDWALLS ONLY)



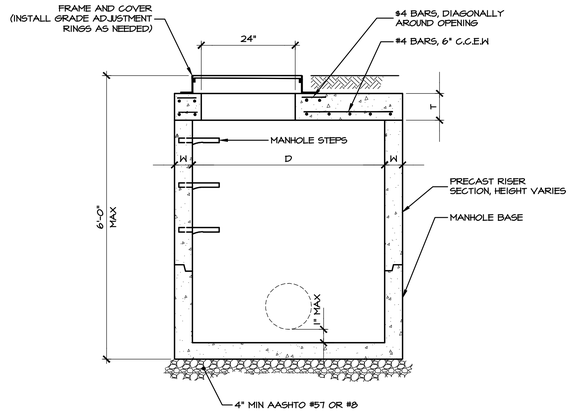
ISOMETRIC

NOTES:

1. MATERIAL TO BE: GALVANIZED STEEL W/RUST INHIBITOR OR STAINLESS STEEL.
2. IF STEEL IS UTILIZED, THE UNIT SHALL BE FABRICATED, CLEANED AND THEN HOT DIP GALVANIZED AFTER FABRICATION.
3. DIMENSION APPROPRIATELY FOR HEADWALL UTILIZED.
4. TRASH RACK BASED ON MONARCH PRODUCTS, INC. TRASH RACK (717-938-9785).

B TRASH RACK DETAIL

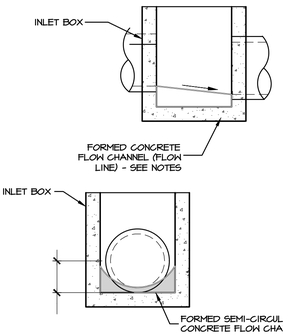
NO SCALE



D	W	T
4'-0"	5"	6"
5'-0"	6"	8"
6'-0"	7"	8"

C SHALLOW MANHOLE DETAIL - STORM SEWER

NO SCALE

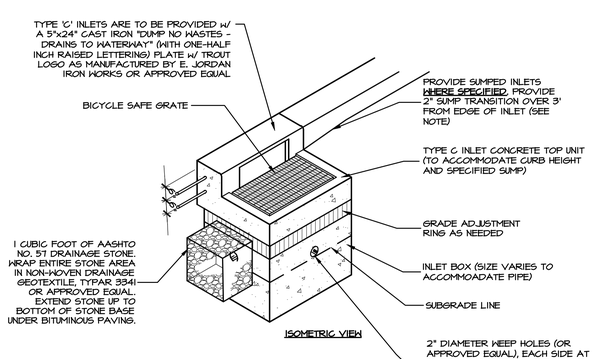


NOTES:

1. FORMED FLOW CHANNEL TO HAVE SEMICIRCULAR GEOMETRY AND BE CONSTRUCTED TO PROVIDE SELF CLEANING OF INLET.
2. CONTRACTOR SHALL PROVIDE A SMOOTH, UNIFORM ELEVATION CHANGE FROM THE INVERT IN TO THE INVERT OUT ALONG THE FLOW CHANNEL FOR ALL STRUCTURES, IN ACCORDANCE WITH THE ELEVATIONS AS IDENTIFIED ON THE STORM WATER PROFILES SHEETS.
3. FLOW CHANNEL TO BE CONSTRUCTED WITH CONCRETE (3000 PSI) OR OTHER SUITABLE, COUNTY APPROVED MATERIAL.
4. ALL UNDERGROUND STORMWATER PIPING, OTHER THAN THOSE SPECIFICALLY INTENDED FOR GROUNDWATER COLLECTION, SHALL BE CONSTRUCTED WITH WATERTIGHT JOINTS AND CONNECTIONS

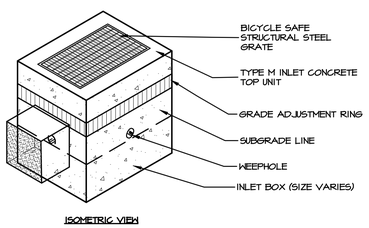
D CATCH BASIN FLOW CHANNEL

NO SCALE



ISOMETRIC VIEW

PA DOT TYPE 'C' INLET



ISOMETRIC VIEW

PA DOT TYPE 'M' INLET

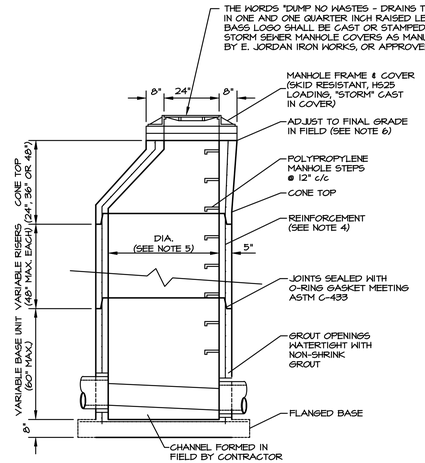
INLET NOTES:

1. MATERIAL AND CONSTRUCTION BASED UPON PENNDOT STANDARDS AND SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THE MOST UP TO DATE PA DOT PUBLICATION 408, SECTION 605 & APPLICABLE PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION PERTAINING TO INLET STRUCTURES.
2. THIS DETAIL DEPICTS THE SHAPE AND DIMENSIONS REQUIRED FOR UNIFORMITY AND COMPATIBILITY. IT IS NOT INTENDED TO SHOW THE DETAILS REQUIRED FOR MANUFACTURING AND HANDLING. ONLY THOSE ITEMS WHICH ARE SUPPLIED BY AN APPROVED MANUFACTURER AS LISTED IN PA BULLETIN NO 15 WILL BE PERMITTED.
3. INLETS WITHIN THE PENNDOT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH PENNDOT ROADWAY CONSTRUCTION STANDARDS, LATEST REVISION, AND AS PER APPROVED PENNDOT HIGHWAY OCCUPANCY PERMIT PLANS.
4. INLETS WITHIN A MUNICIPAL ROADWAY/RIGHT OF WAY SHALL BE APPROVED BY THE MUNICIPALITY PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES, MATERIAL AND ALIGNMENT PRIOR TO ORDERING PRE CAST STRUCTURES.
6. CONCRETE TOP UNITS WHICH SEAT THE GRATE DIRECTLY WITHIN THE UNIT SHALL UTILIZE 1-1/4" X 1-1/4" ANGLES EMBEDDED IN THE CONCRETE AS A BEARING AREA FOR THE GRATE.
7. THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET TYPE IS THE CONTRACTOR'S RESPONSIBILITY.
8. PIPES SHALL BE LOCATED AS REQUIRED.
9. WEEP HOLES SHALL BE INSTALLED IN INLET BOXES WITHIN PAVED AREAS TO PERMIT DRAINAGE OF THE PAVEMENT SUBBASE, UNLESS OTHERWISE APPROVED.
10. USE PRE CAST CONCRETE GRADE ADJUSTMENT RINGS FOR FINAL GRADE. BRICKS, BLOCKS, MORTAR, ETC. ARE NOT PERMITTED AS GRADE ADJUSTMENTS.
11. INLET BOX SHALL BE PRE CAST CONCRETE, UNLESS OTHERWISE SPECIFIED OR APPROVED.
12. ALL ON-SITE INLETS SHALL HAVE TOP UNITS TO MATCH CURB REVEAL AND SPECIFIED SUMP.
13. INLETS THAT ARE FIVE FOOT OR GREATER IN DEPTH SHALL HAVE POLYPROPYLENE ENCASED MANHOLE STEPS INSTALLED.
14. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOM, UNLESS OTHERWISE NOTED (SUCH AS SNOUTS, WATER QUALITY INLETS, DESIGNATED SEDIMENT STORAGE, ETC.) ON THE PLANS.
15. CORNER ENTRY OF PIPES INTO INLETS IS PROHIBITED. THE INLET MANUFACTURER SHALL PROVIDE OVER SIZED BOXES AND/OR ELLIPTICAL OPENINGS AS NECESSARY TO ACCOMMODATE PIPE ENTRY ANGLES. SHOP DRAWINGS SHALL BE PROVIDED TO THE DESIGN ENGINEER AND TOWNSHIP ENGINEER PRIOR TO CASTIN.
16. A 2" SUMP ON TYPE 'C' INLETS SHALL BE PROVIDED ONLY WHERE NOTED ON THE STORMWATER PIPE PROFILES. THE 2" SUMP TRANSITION ALONG CURB GUTTER LINE SHALL BE ADJUSTED ACCORDINGLY FOR FIELD CONDITIONS, ADA REQUIREMENTS, AND/OR AS SPECIFIED/DETAILED ON THE PLANS.
17. FINAL INLET TOP OF GRATE ELEVATION SHALL BE ADJUSTED TO ACCOUNT FOR SPECIFIED ROAD GRADE.
18. GROUT OPENINGS AROUND PIPE CONNECTIONS TO PROVIDE A WATERTIGHT JOINT. USE NON-SHRINK GROUT ON INSIDE & OUTSIDE OF STRUCTURE.
19. ALL JOINTS ADJACENT TO BITUMINOUS PAVING SHALL BE SEALED WITH PG64-22.
20. PROVIDE 2'X6' INLET BOXES, DOUBLE 2'X4' BOXES, ETC. WHERE NOTED ON THE PLAN.
21. CONSULT THE PLANS FOR ANY SPECIFIC SUMP REQUIREMENTS.
22. CONCRETE INLETS WITHIN PUBLIC ROADWAYS, SHALL INCORPORATE GRADE RINGS TO BRING THE GRATE OR COVER TO PROPER ELEVATION. GRADE RINGS SHALL BE SET ON A NON-SHRINK GROUT PAD TO PROVIDE FULL BEARING ON THE SUPPORTING SURFACE. PROVIDE NON-SHRINK GROUT AS SPECIFIED IN PADOT PUBLICATION 408, SECION 1001.2(D). MAXIMUM GROUT DEPTH = 1".

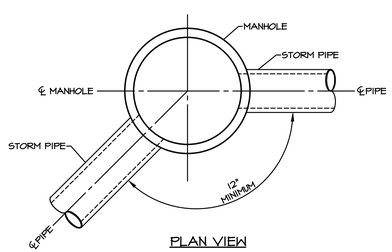
E PA DOT TYPE STORMWATER INLETS (TYPE 'C' & 'M')

NO SCALE

THE WORDS "DUMP NO WASTES - DRAINS TO WATERWAY" IN ONE AND ONE QUARTER INCH RAISED LETTERS W/ BASS LOGO SHALL BE CAST OR STAMPED INTO THE STORM SEWER MANHOLE COVERS AS MANUFACTURED BY E. JORDAN IRON WORKS, OR APPROVED EQUAL.



SECTION VIEW



PLAN VIEW

NOTES:

1. MANHOLE BASED UPON TERRE HILL CONCRETE PRODUCTS, TERRE HILL, PA (800-242-1509). USE ONLY PADOT MANHOLES CONSTRUCTED IN ACCORDANCE WITH PADOT PUBLICATION 72, RC-34 STANDARD, WHERE PERFORMING WORK IN PADOT RIGHTS-OF-WAY.
2. ALL PRECAST MANHOLES SHALL MEET THE REQUIREMENTS OF ASTM-C478.
3. ALL CONCRETE SHALL CONFORM TO PADOT PUBLICATION 408, SECTION 714, CLASS AA.
4. PROVIDE REINFORCEMENT IN ACCORDANCE WITH PADOT PUBLICATION 72, RC-34 STANDARD.
5. THE DIAMETER OF THE MANHOLES PROVIDED SHALL BE BASED UPON PROVIDING A MINIMUM OF 12-INCHES OF HORIZONTAL SEPARATION BETWEEN OPENINGS LOCATED AT THE SAME DEPTH. PIPES NOT LOCATED AT THE SAME DEPTH MUST BE LOCATED VERTICALLY AT LEAST ONE TIMES THE MAXIMUM OPENING DIAMETER APART WHERE THE HORIZONTAL SEPARATION IS NOT PROVIDED. IN ALL CASES, THE MAXIMUM PIPE SIZE AND OPENING IN PRECAST MANHOLES SHALL BE AS FOLLOWS:

MANHOLE DIA.	MAXIMUM PIPE SIZE	MAXIMUM OPENING
4'-0"	30"	38"
5'-0"	42"	50"
6'-0"	54"	62"
8'-0"	72"	80"

6. ADJUST MANHOLE TO FINAL GRADE WITH PRECAST CONCRETE GRADING RINGS. MAXIMUM ADJUSTMENT IS 12-INCHES.
7. PROVIDE GRADE ADJUSTMENT RISERS OF ADJUSTABLE INSERTS IN ACCORDANCE WITH PADOT PUBLICATION 72, RC-34 STANDARD. LOCATE TOP OF FRAME OF ADJUSTMENT RISER 1/8" BELOW THE TOP OF THE ROADWAY SURFACE.
8. FRAME AND/OR PRECAST CONCRETE GRADE RINGS TO BE ATTACHED RIGIDLY TO THE TOP OF THE MANHOLE WITH THREADED STUDS IN ACCORDANCE WITH PADOT PUBLICATION 72, RC-34 STANDARD. THE BASE OF THE FRAME AND/OR PRECAST CONCRETE GRADE RINGS TO BE SET IN A BED OF CEMENT MORTAR.
9. SEAL ALL JOINTS BETWEEN MANHOLE SECTIONS WITH "RAMNEK" OR EQUAL SEALANT.
10. CONTRACTOR SHALL VERIFY MANHOLE SIZING BASED ON PIPE SIZES, MATERIAL, AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
11. THIS STANDARD DEPICTS THE SHAPE AND DIMENSIONS REQUIRED FOR UNIFORMITY AND COMPATIBILITY. IT IS NOT INTENDED TO SHOW THE DETAILS REQUIRED FOR MANUFACTURING AND HANDLING. ONLY THOSE ITEMS WHICH ARE SUPPLIED BY AN APPROVED MANUFACTURER AS LISTED IN PA BULLETIN NO. 15 WILL BE PERMITTED.

F PRECAST STORM SEWER MANHOLE

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
ela@group.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
STORMWATER DETAILS

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

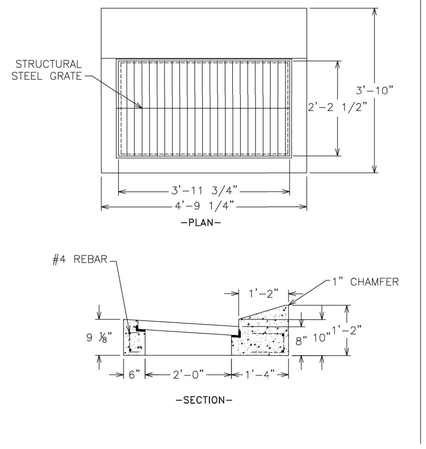
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

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

DRAWING NO.
56 of 79

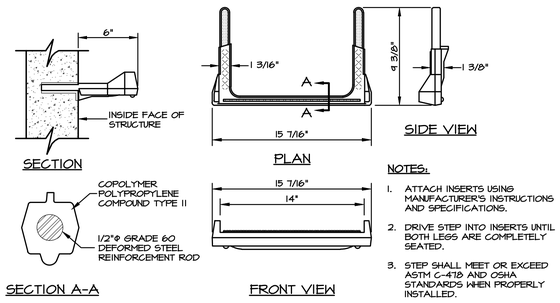
DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmont Development\Project Files\CAD Data\Land Development Phase 1\DETAILS.dwg - PLOTTED: Oct 20, 2026 3:01 pm

MONARCH PRODUCTS COMPANY, INC.
YORK HAVEN, PA.



A SLANT CURB CONCRETE INLET TOP

NO SCALE



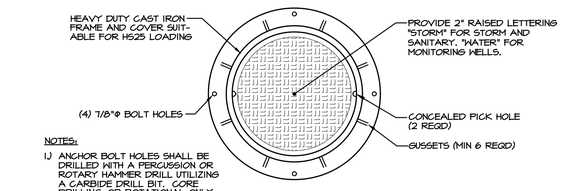
NOTES:

1. ATTACH INSERTS USING MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
2. DRIVE STEP INTO INSERTS UNTIL BOTH LEGS ARE COMPLETELY SEATED.
3. STEP SHALL MEET OR EXCEED ASTM C-478 AND OSHA STANDARDS WHEN PROPERLY INSTALLED.
4. STEPS TO BE ALIGNED VERTICALLY AND NOT MORE THAN 12" ON CENTER.

B MANHOLE/INLET STEP DETAIL

NO SCALE

INL-103

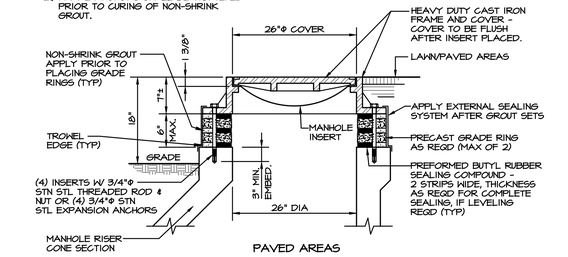


NOTES:

1.) ANCHOR BOLT HOLES SHALL BE DRILLED WITH A PERCUSSION OR ROTARY HAMMER DRILL UTILIZING A CARBIDE DRILL BIT. CORE DRILLING, OR ROTATIONAL ONLY DRILLING, OF ANY KIND, IS NOT ALLOWED.

COVER PATTERN

2.) FRAME ANCHORS SHALL BE TIGHTENED PRIOR TO CURING OF NON-SHRINK GROUT.

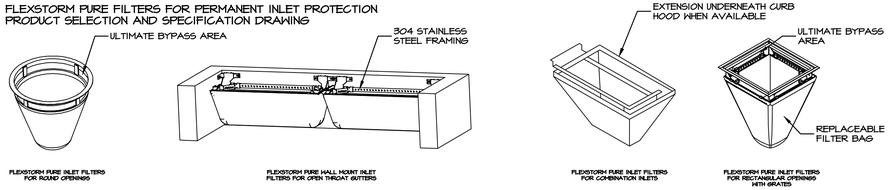


C STANDARD MANHOLE FRAME & COVER

NO SCALE

MAN-003

FLEXSTORM PURE FILTERS FOR PERMANENT INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



FOR ROUND OPENINGS WITH GRATES		MINIMUM BYPASS FLOW RATES (CFS)* BASED ON NOMINAL FRAME SIZE WITH MINIMUM 2" BYPASS FLOW GAP
DROP THRU OPENING SIZE DIA.	FLEXSTORM FRAME P/N	
SMALL: 10.0" - 18.0"	62SHDR	1.6
MEDIUM: 18.1" - 24.0"	62MDR	2.7
LARGE: 24.1" - 36.0"	62LDR	3.8

FOR OPEN THROAT CURB INLETS - MOUNTED TO WALL BENEATH CURB OPENING	
CURB OPENING SIZE	FLEXSTORM FRAME P/N
UP TO 4' CURB OPENING (1 FILTER)	62HDWS
BETWEEN 4' AND 8' CURB OPENING (2 FILTERS)	62HDWD
BETWEEN 8' AND 12' CURB OPENING (3 FILTERS)	62HDWT
BETWEEN 12' AND 16' CURB OPENING (4 FILTERS)	62HDWQ

FOR RECTANGULAR OPENINGS WITH GRATES			MINIMUM BYPASS FLOW RATES (CFS)* BASED ON NOMINAL FRAME SIZE WITH MINIMUM 2" BYPASS FLOW GAP
DROP THRU OPENING SIZE DIA.	FLEXSTORM FRAME P/N	COMBINATION P/N	
SMALL: 12" x 12" UP TO 16" x 16" (OR 64" MAX. PERIMETER)	62SHD	62SHDCB	2.4
MEDIUM: 18" x 18" UP TO 24" x 24" (OR 96" MAX. PERIMETER)	62MHD	62MHDCB	5.5
LARGE: 26" x 26" UP TO 30" x 30" (OR 120" MAX. PERIMETER)	62LHD	62LHDCB	9.0
XL: 32" x 32" UP TO 48" x 48" (OR 192" MAX. PERIMETER) TYP. 2 PC SET	62XLHD	62XLHDCB	7.2

CREATE YOUR ADS FLEXSTORM PART NUMBER BY COMBINING FRAME P/N AND BAG P/N
1. IDENTIFY YOUR FLEXSTORM FRAME PART NUMBER FROM TABLES ABOVE
2. SELECT YOUR BAG PART NUMBER BASED ON APPLICATION NEEDS

FLEXSTORM FILTER BAGS	(22" DEPTH) STD BAG P/N	(12" DEPTH) SHORT BAG P/N	CLEAN WATER FLOW RATE (GPM/SQ. FT.)	MIN. A.O.S. (US SIEVE)
PX: STANDARD HOVEN BAG	PX	PX-S	300	40
PXH: HOVEN w/ MYCELX	PXP	PXP-S	200	40
PXO: HOVEN w/ OIL BOOM	PXO	PXO-S	200	40
PC: POST CONSTRUCTION BAG	PC	PC-S	191	140
PCH: PC BAG w/ MYCELX	PCP	PCP-S	191	140
LL: LITTER AND LEAF BAG	LL	LL-S	HIGH	9.5
IL: IDOT NON-HOVEN BAG	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

FRAME P/N FROM STEP 1.	FILTER BAG P/N FROM STEP 2.

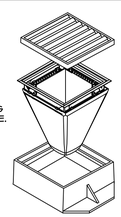
SPECIFICATIONS FOR STANDARD'S BAGS BY NOMINAL BAG / FRAME SIZE							
NOMINAL BAG SIZE MATCHED TO FRAME SIZE	SOLIDS STORAGE (CUFT)	FILTERED FLOW RATE AT 50% MAX (CFS)			* PC OIL RETENTION (OZ)	** PC+ OIL RETENTION (OZ)	* PX+ OIL RETENTION (OZ)
		PX (HOVEN)	PC (POST CONST.)	PC+ (NON-HOVEN)			
SMALL	1.6	1.2	0.8	0.9	79	168	84
MEDIUM	2.1	1.7	1.2	1.3	115	204	84
LARGE	3.8	2.7	1.8	1.9	173	262	84
XL	4.2	3.6	2.4	2.6	230	319	115
FILTRATION EFFICIENCY		82%	N/A	LARGE SCALE 3RD PARTY TESTING PER ASTM D 7351 USING TSS CONCENTRATION USDA SANDY LOAM			
TSS (TOTAL SUSPENDED SOLIDS) REMOVAL		N/A	98%	LARGE SCALE TESTING AT 40 GPM USING US SILICA OK-110 SAND AT 1150 mg/L MEASURING TSS BY SM 2540D.			
TPH (TOT PETROLEUM HYDROCARBONS)		N/A	98%	LARGE SCALE TESTING AT 40 GPM WITH USED MOTOR OIL AT 348 mg/L MEASURING PER EPA METHOD 1664A.			
*PC FILTER BAG AT 50% MAX ADSORPTION CAPACITY							
**PC FILTER BAG AT 50% CAPACITY AND MYCELX SIGNHER AT 100% CAPACITY							

NOTES:

1. ALL FRAMING IS CONSTRUCTED OF 304 STAINLESS STEEL FOR 25 YEAR SERVICE LIFE RATING.
2. TOTAL BYPASS CAPACITY: BYPASS CAPACITY WILL VARY WITH EACH SIZE DRAINAGE STRUCTURE, FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE.
3. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

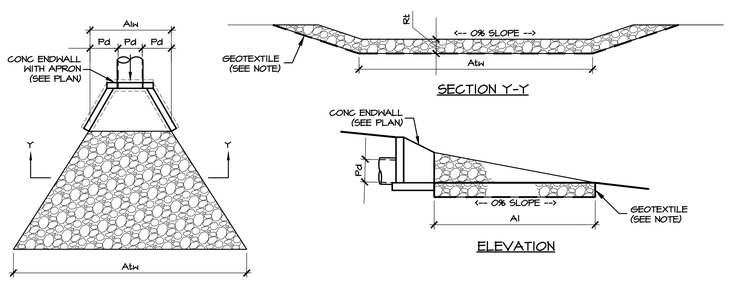
NOTES:

1. REMOVE GRATE.
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE.
3. REPLACE GRATE.



D FLEXSTORM INLET FILTERS FOR NYLOPLAST DRAIN BASINS

NO SCALE



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 Aiw (FT)	TERMINAL WIDTH Atw (FT)
EW-8	15	R-3	9	9	3.75	7.35
EW-20	24	R-4	18	13	6	19
EW-21	18	R-4	18	13	4.50	17.50
EW-25	15	R-3	9	6	3.75	6.15
EW-31	24	R-3	9	9	6	9.60
EW-50	18	R-3	9	7	4.50	7.30
DP002 OUTFALL	28X20	R-4	18	13	7	20
EW-49B	12	R-3	9	6	3	9

- 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.

E 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.	-	-	-

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4139 Oregon Pike, Ephrata, PA 17522 717.626.7271
ela@roup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
STORMWATER DETAILS

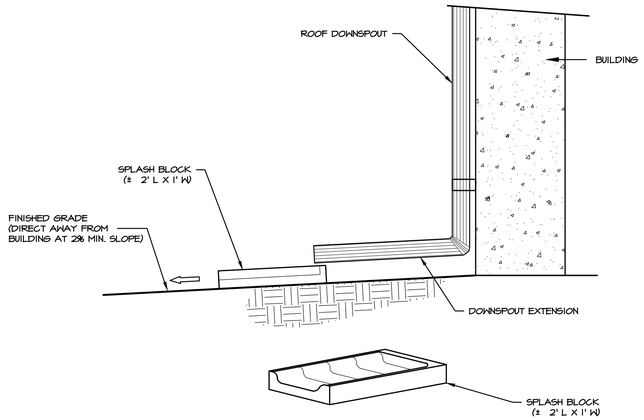
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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

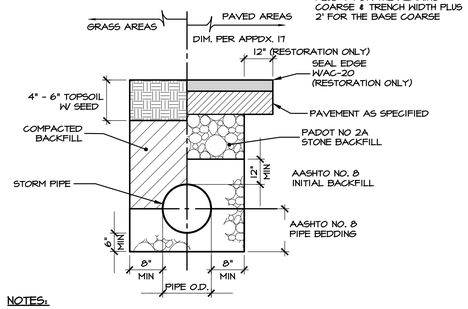
DRAWING NO.
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DRAWING: C:\Users\trsauyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\DETAILS.dwg - PLOTTED: Oct 20, 2026 3:01 pm



A TYPICAL DOWNSPOUT W/ SPLASH BLOCK DETAIL

NO SCALE

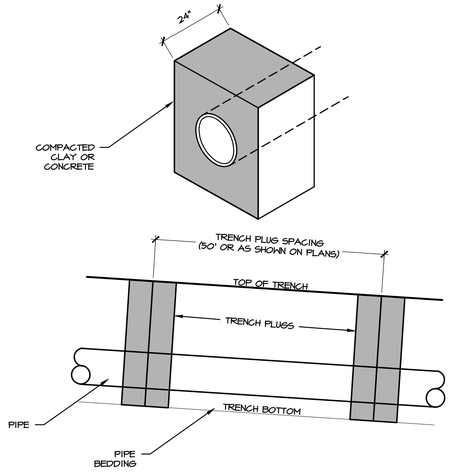


NOTES:

1. THIS DETAIL IS NOT TO BE USED FOR PIPES CONNECTED TO OUTLET STRUCTURES OR INTENDED TO CONVEY RUNOFF FROM STORMWATER MANAGEMENT FACILITIES.
2. STORMWATER FACILITY OUTLET PIPES SHALL BE LAID AND BACKFILLED WITH COMPACTED SOILS FROM THE SITE.
3. BACKFILL SHALL BE FREE OF LARGE (6"), OBJECTIONABLE, OR DETRITUS MATERIAL AND NON-AGGREGATE MATERIAL BE INDIGENOUS TO SURROUNDING SOIL MATERIAL FOR NON-VEHICULAR AREAS AND BE FILLED IN UNCOMPACTED LIFTS OF NO MORE THAN 8", COMPACTING EACH LIFT TO 90% PROCTOR DENSITY.

B STORM PIPE TRENCH DETAIL

NO SCALE

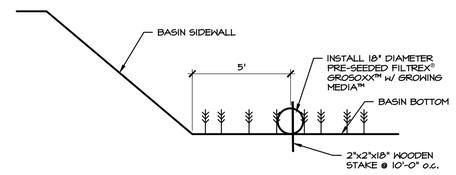


C TRENCH PLUG DETAIL

NO SCALE

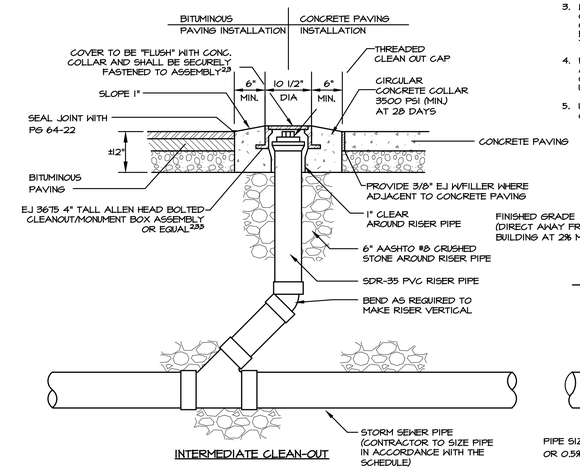
NOTES:

1. FILTREX GRO SOXX ARE TO BE PROVIDED WHERE SPECIFIED AS A PRE-TREATMENT DEVICE FOR VEGETATED BMP(S).
2. GRO SOXX SHALL BE PRE-SEEDED AND INSTALLED PER MANUFACTURER SPECIFICATIONS

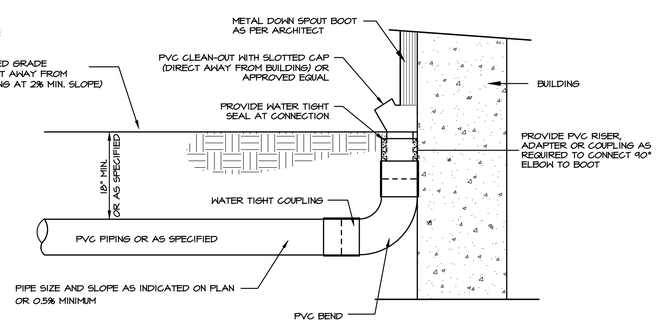


D FILTRAX® GROSOXX™ DETAIL

NO SCALE



INTERMEDIATE CLEAN-OUT



NOTES:

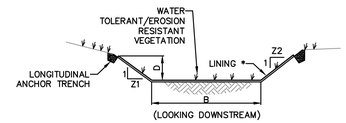
1. FITTINGS, ADAPTERS, COUPLINGS AND OTHER APPURTENANCES SHALL BE PROVIDED AS REQUIRED TO CONNECT STORM SEWERS TO DOWN SPOUTS INSTALLED BY OTHERS, AND TO EXISTING DOWNSPOUTS AS INDICATED. CONNECTION SHALL BE MADE AT OR BELOW GRADE AND BE WATER TIGHT.
2. FRAMES AND LIDS SHALL BE LOCKABLE BY MEANS OF STAINLESS STEEL BOLTS.
3. LOCKING BOLTS SHALL BE STAINLESS STEEL MACHINE HEAD BOLTS WITH COUNTERSUNK HEX KEY. BOLTS SHALL BE INSTALLED CLEAN AND FREE OF GRIT OR DEBRIS AND COATED USING WHITE LITHIUM GREASE OR EQUIVALENT METAL-TO-METAL LUBRICANT AND RUST PROTECTOR PRIOR TO INITIAL INSTALLATION.
4. PROVIDE CLEAN-OUTS AT ALL CHANGES IN DIRECTION AND AS PER PLANS AND DETAILS. WHERE MULTIPLE BENDS ARE NECESSARY TO ACHIEVE THE CHANGE IN DIRECTION, THE CLEANOUT SHALL BE INSTALLED IMMEDIATELY UPSLOPE OF THE UPSTREAM BEND.
5. USE E.J PRODUCT NO. 00367501 (3675 4" TALL ALLEN HEAD BOLTED CLEANOUT/MONUMENT BOX ASSEMBLY) OR EQUAL.

CONTRIBUTING ROOF AREA (SF)	PIPE SLOPE	PVC PIPE SIZE (IN)
< 1,100	0.5%	4"
< 1,600	1%	4"
< 3,350	0.5%	6"
< 4,750	1%	6"
< 7,250	0.5%	8"
< 12,600	1.5%	8"

E TYPICAL CONNECTION TO DOWNSPOUT WITH INTERMEDIATE CLEANOUT

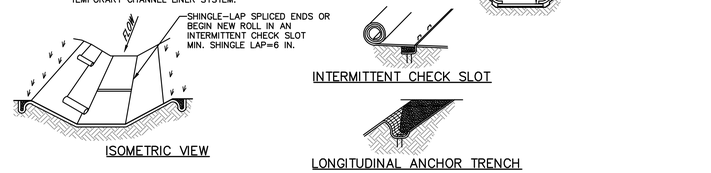
NO SCALE

DSP-201



CHANNEL CROSS-SECTION

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



ISOMETRIC VIEW

INTERMITTENT CHECK SLOT

LONGITUDINAL ANCHOR TRENCH

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
27	1	7	4	4	0.75	3.0%	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.

F GRASS LINED CHANNEL

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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elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
STORMWATER DETAILS

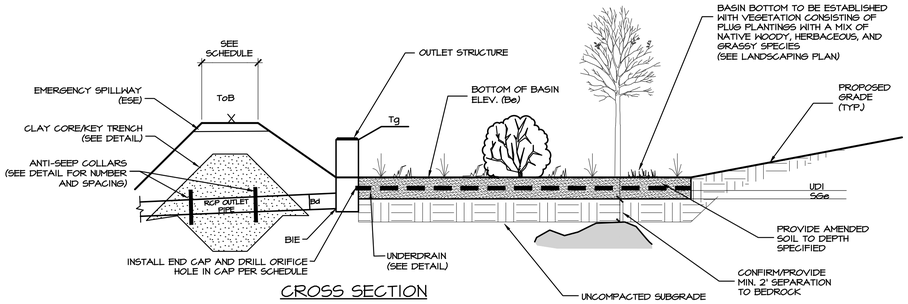
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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.
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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



CROSS SECTION

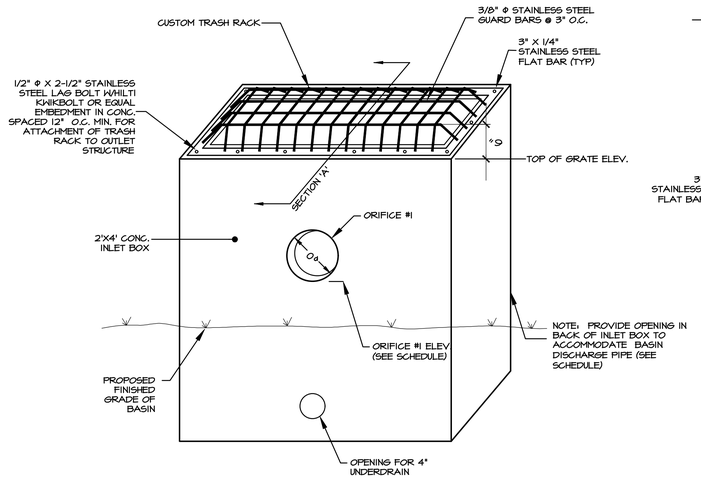
NOTE:

1. BASIN DISCHARGE PIPE TO BE PROVIDED WITH WATER TIGHT JOINTS. ALL CONNECTIONS TO STORM STRUCTURES SHALL BE WATER TIGHT. BACKFILL TRENCH WITH COMPACTED ONSITE MATERIAL.
2. STRIP AND REMOVE ALL TOPSOIL AND ORGANIC MATTER FROM THE SUBGRADE OF THE BASIN EMBANKMENT AREA.
3. EMBANKMENTS SHALL BE COMPACTED BY SHEEPSFOOT OR PADFOOT ROLLER. THE LOOSE LIFT THICKNESS SHALL BE NINE INCHES OR LESS, DEPENDING ON ROLLER SIZE, AND THE MAXIMUM PARTICLE SIZE IS SIX INCHES OR LESS THAN $\frac{2}{3}$ OF THE LIFT THICKNESS. FIVE PASSES OF THE COMPACTION EQUIPMENT OVER THE ENTIRE SURFACE OF EACH LIFT IS REQUIRED. EMBANKMENT COMPACTION TO VISIBLE NONMOVEMENT IS ALSO REQUIRED.
4. FINAL INTERIOR/EXTERIOR SIDE SLOPES SHALL NOT EXCEED A 3H:1V SLOPE. SEE APPROVED GRADING PLAN.
5. BIO-RETENTION BASIN BOTTOMS SHALL BE PROBED FOR BEDROCK ON A 25 FOOT GRID. BEDROCK ENCOUNTERED WITHIN 2' OF THE SUBGRADE ELEVATION SHALL BE REMOVED TO A MINIMUM DEPTH OF 2' BELOW THE SUBGRADE ELEVATION AND BACKFILLED WITH AMENDED SOIL.

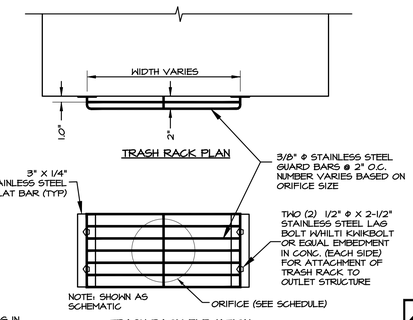
BIO-RETENTION BASIN DESIGN SCHEDULE										
BMP NO.	BOTTOM ELEV. (Be)	SUBGRADE ELEV. (SGe)	UNDERDRAIN INVERT (UDI)	UNDERDRAIN ORIFICE DIA. (IN.)	TOP OF BERM (ToB)	BERM WIDTH (FT)	EMERGENCY SPILLWAY (ESE)	OUTLET STRUCTURE		OUTLET PIPE	
								TYPE	TOP OF GRATE (Tg)	INVERT ELEV. (BIE)	SIZE (IN.)
20	366.00	364.00	365.00	2.5*	370.50	8	369.25	2'X4' CONC. INLET	368.50	364.00	12
23	382.00	380.00	381.00	2*	386.00	5	385.00	2'X4' CONC. INLET	384.50	381.00	12

A TYPICAL BIO-RETENTION BASIN CROSS-SECTION DETAIL

NO SCALE



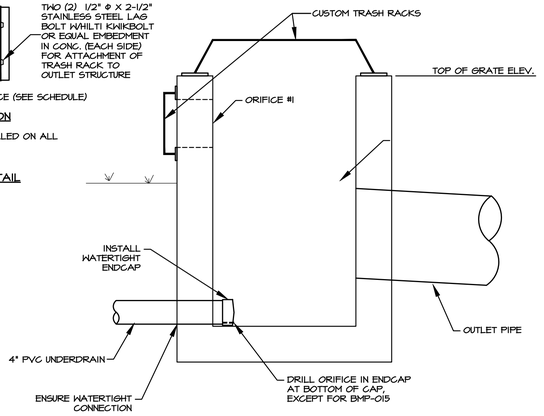
NOTE: SHOP DRAWINGS TO BE PROVIDED TO TOWNSHIP ENGINEER AND DESIGN ENGINEER FOR APPROVAL.



TRASH RACK ELEVATION

NOTE: TRASH RACKS TO BE INSTALLED ON ALL ORIFICE/WEIR OPENINGS

ORIFICE TRASH RACK DETAIL

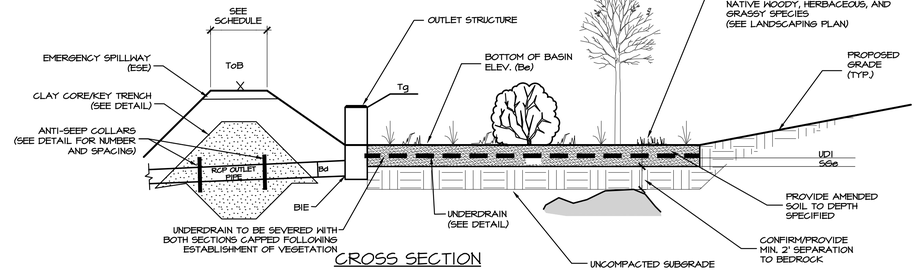


SECTION 'A'

OUTLET CONTROL STRUCTURE SCHEDULE							
BMP NO.	UNDERDRAIN		ORIFICE #1		TOP OF GRATE ELEV.	OUTLET PIPE	
	INVERT ELEV.	ORIFICE DIA. (IN.)	INVERT ELEV.	ORIFICE DIA. (IN)		INVERT ELEV. (BIE)	SIZE (IN.)
15	363.00	N/A	364.50	6*	365.75	362.75	12
20	365.00	2.5*	366.50	8*	368.50	364.00	12
23	381.00	2*	382.50	6*	384.50	381.00	12

B TYPICAL OUTLET STRUCTURE DETAIL FOR BIO-RETENTION BASIN

NOT TO SCALE



CROSS SECTION

NOTES:

1. BASIN DISCHARGE PIPE TO BE PROVIDED WITH WATER TIGHT JOINTS. ALL CONNECTIONS TO STORM STRUCTURES SHALL BE WATER TIGHT. BACKFILL TRENCH WITH COMPACTED ONSITE MATERIAL.
2. STRIP AND REMOVE ALL TOPSOIL AND ORGANIC MATTER FROM THE SUBGRADE OF THE BASIN EMBANKMENT AREA.
3. EMBANKMENTS SHALL BE COMPACTED BY SHEEPSFOOT OR PADFOOT ROLLER. THE LOOSE LIFT THICKNESS SHALL BE NINE INCHES OR LESS, DEPENDING ON ROLLER SIZE, AND THE MAXIMUM PARTICLE SIZE IS SIX INCHES OR LESS THAN $\frac{2}{3}$ OF THE LIFT THICKNESS. FIVE PASSES OF THE COMPACTION EQUIPMENT OVER THE ENTIRE SURFACE OF EACH LIFT IS REQUIRED. EMBANKMENT COMPACTION TO VISIBLE NONMOVEMENT IS ALSO REQUIRED.
4. FINAL INTERIOR/EXTERIOR SIDE SLOPES SHALL NOT EXCEED A 3H:1V SLOPE. SEE APPROVED GRADING PLAN.

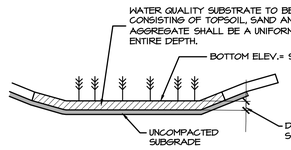
PERFORMANCE GUARANTEE:

1. SEE GRADING PLAN FOR SPECIFIC GRADING OF BASINS.
2. INFILTRATION BASIN BOTTOM SHALL BE ESTABLISHED WITH VEGETATION CONSISTING OF PLUG PLANTINGS, WITH A MIX OF NATIVE WOODY, HERBACEOUS, AND GRASSY SPECIES. SEE LANDSCAPING PLAN FOR SPECIES, QUANTITIES AND LOCATIONS OF PLANTINGS.
3. THE PROPOSED STORMWATER INFILTRATION SYSTEM AS SHOWN RELIES ON PERMEABLE SOIL CONDITIONS TO DEHATER AND FUNCTION PROPERLY. AS PART OF THE DESIGN PROCESS, GEOLOGIC, INFILTRATION, AND/OR SOIL TESTING HAS CONDUCTED BY A QUALIFIED PROFESSIONAL, SOIL SCIENTIST, OR LICENSED GEOLOGIST TO ASSURE CONDITIONS CONDUCIVE TO INFILTRATION. EVERY PRECAUTION MUST BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION TO ASSURE THAT COMPACTION DOES NOT OCCUR WHICH WOULD COMPRISED THE PERMEABILITY OF THE FLOOR OF THE INFILTRATION FACILITIES. IF AFTER INSTALLATION, THE INFILTRATION FACILITIES DO NOT FUNCTION AS DESIGNED, AND THE CAUSE IS DETERMINED, BY A QUALIFIED PROFESSIONAL, TO BE COMPACTION DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE TO PERFORM REMEDIATION, OUTLINED BY THE QUALIFIED PROFESSIONAL, TO RESTORE PRE-CONSTRUCTION PERMEABILITY.
4. THE PRESENCE/ABSENCE OF BEDROCK WITHIN 2 FEET OF THE BOTTOM OF THE BASIN SHALL BE VERIFIED WITH THE USE OF A HAND-PROBE HAVING AN APPROXIMATE DIAMETER OF $\frac{3}{4}$" OR GREATER BY EXTENDING THE PROBE INTO THE GROUND A MINIMUM OF 2 FEET ON AN APPROXIMATELY 10-15FT GRID PATTERN ACROSS THE BOTTOM OF THE BASINS
5. IF BEDROCK OR OTHER UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, CONTRACTOR IS TO OVER-EXCAVATE TO A MINIMUM OF 2 FEET BELOW SUBGRADE AND BACKFILL WITH AMENDED SOILS.
6. POST CONSTRUCTION INFILTRATION TESTING IS REQUIRED BY THE MUNICIPALITY OR DESIGN PROFESSIONAL TO CONFIRM ACCEPTABLE INFILTRATION RATES HAVE BEEN ACHIEVED.

INFILTRATION BASIN DESIGN SCHEDULE									
BMP NO.	BOTTOM ELEV. (Be)	SUBGRADE ELEV. (SGe)	UNDERDRAIN INVERT (UDI)	TOP OF BERM (ToB)	BERM WIDTH (FT)	EMERGENCY SPILLWAY (ESE)	OUTLET STRUCTURE		OUTLET PIPE	
							TYPE	TOP OF GRATE (Tg)	INVERT ELEV. (BIE)	SIZE (IN.)
15	364.00	363.00	363.00	367.50	5	366.25	2'X4' CONC. INLET	365.75	362.75	12

C TYPICAL INFILTRATION BASIN CROSS-SECTION DETAIL

NO SCALE



AMENDED SOIL MIXTURE NOTES

1. WATER QUALITY SUBSTRATES AND ASSOCIATED SOILS SHALL BE SELECTED TO ENSURE CONVEYANCE AND PERMEABILITY (MIN. 1"/HR, MAX 6"/HR) TO THE PROPOSED UNDERDRAIN OR SUBGRADE.
2. IN-PLACE INFILTRATION TESTS OF THE AMENDED SOIL IS REQUIRED IN ALL INFILTRATION BMPS WHERE AMENDED SOILS ARE PROPOSED. A MINIMUM OF TWO TESTS PER BASIN SHALL BE PERFORMED UTILIZING ACCEPTABLE METHODS AS DESCRIBED IN THE PADEP BMP MANUAL IN ORDER TO CONFIRM THAT ACCEPTABLE INFILTRATION RATES HAVE BEEN ACHIEVED.
3. CLAY SOILS OR OTHER COHESIVES THAT PREVENT INFILTRATION SHALL NOT BE PERMITTED.
4. ALL SOIL TO BE UTILIZED IN THE AMENDED SOIL MIXTURE SHALL BE TESTED AND VERIFIED TO CONTAIN A MAXIMUM OF 5% CLAY CONTENT, OR A PERCENTAGE APPROVED BY THE TESTING AGENCY TO ENSURE PROPER PERMEABILITY.
5. ALL SOILS SHALL BE TESTED AND VERIFIED NOT TO CONTAIN ANY CONTAMINANTS OR OBJECTIONABLE MATERIALS THAT WOULD COMPROMISE THE INTENT OF WATER QUALITY.
6. THE LEAF BASED COMPOST SHALL BE PROVIDED WITH A MATERIAL CERTIFICATION FROM THE SUPPLIER FOR APPROVAL PRIOR TO INSTALLATION. NO BIO-SOLIDS OR OTHER SUCH CONTAMINATES ARE PERMITTED.

SOIL INSTALLATION & COMPACTION NOTES FOR BMP:

1. CONTRACTOR TO SELECT EQUIPMENT TO MINIMIZE COMPACTION OF THE REQUIRED AMENDED SOILS WITHIN THE BMP AREA.
2. THE AMENDED SOIL MIXTURE SHALL BE FULLY AND PROPERLY BLENDED TO PROVIDE A UNIFORM HOMOGENEOUS MIXTURE.
3. PLACE AMENDED SOIL MIXTURE AT 12" MAX. LIFTS. PRESOAK LIFTS WITH LIGHT WATERING TO ENCOURAGE NATURAL COMPACTION OR IF CONSTRUCTION SCHEDULE PERMITS, ALLOW FOR NATURAL SETTLEMENT WITH THE HELP OF RAIN EVENT TO PRESOAK THE SOIL MEDIUM.
4. IF NATURAL SETTLEMENT IS ANTICIPATED, THE CONTRACTOR SHALL BACKFILL AN APPROPRIATE AMOUNT ABOVE THE SPECIFIED BMP BOTTOM INVERT TO ACCOUNT FOR SUCH.

TYPICAL AMENDED SOIL MIXTURE

10%	FINE COMPOST
10%	MASONRY SAND
80%	TOPSOIL

FINE COMPOST FOR BMP SOIL:

75%	BY VOLUME RECYCLED PLANT WASTE
25%	MAX. OTHER APPROVED ORGANIC WASTE (NO POST-CONSUMER FOOD WASTE, MANURE OR BIO-SOLIDS)*

*SOIL SAMPLE MUST BE APPROVED BY DESIGN AND MUNICIPAL ENGINEERS PRIOR TO PLACEMENT. CONTRACTOR TO VERIFY NO POST CONSUMER FEED WASTE OR SOLIDS USED IN PREPARATION OF SOILS.

TOPSOIL VERIFICATION

1. ANY AND ALL TOPSOIL TO BE USED IN AMENDED SOIL MIXTURE SHALL UNDERGO APPROPRIATE LAB TESTING AS PRESCRIBED BY A QUALIFIED GEOTECHNICAL PROFESSIONAL IN ORDER TO DETERMINE THE SUITABILITY FOR USE IN THE ABOVE AMENDED SOIL BLEND MIX.

SEEDING NOTES AND RECOMMENDATIONS FOR BMP BASINS

1. TO PREVENT SEED MIGRATION IN RAIN EVENTS, HYDROSEEDING OR AN APPROVED METHOD SHALL BE EMPLOYED TO THE BASIN BOTTOM ACCORDING TO MANUFACTURES RECOMMENDATIONS.
2. SUCH HYDROSEEDING SHALL INCORPORATE AN APPROPRIATE MIXTURE OF SEED, MULCH, AND TACKIFIER COAGULANT TO WATER TO FORM A THICK SLURRY. THIS SLURRY IS APPLIED WITH PRESSURE TO PREPARED SOIL SURFACE FOR BETTER SEED GERMINATION AND PLANT DEVELOPMENT, WHILE PREVENTING EROSION.
3. SUPPLEMENTAL WATERING MAY BE NECESSARY IF PLANTING DURING PERIODS OF DRY WEATHER.
4. IN ANTICIPATED AREAS OF EROSION FROM STORMWATER INUNDATION, A JUTE MATTING OR EQUAL APPROVED EROSION CONTROL LINING SHALL BE INSTALLED ALONG THE BASIN BOTTOM TO PROVIDE A SOIL STABILIZER AND ASSIST WITH PROPER GERMINATION OF THE BMP SEED MIX.
5. WHERE A PERMANENT LINING IS SPECIFIED WITHIN THE BMP SEEDING LIMITS, A THIN LAYER OF TOP SOIL SHALL BE PROVIDED OVER THE LINING PRIOR TO SEEDING TO ALLOW FOR A GERMINATION OF THE SEED MIX.

SEEDING SPECIFICATION

1. IT IS THE INTENT OF THE SEEDING TO ESTABLISH A MEADOW GRASS BOTTOM OF THE BMP BASIN(S). MEADOW BOTTOMS ARE NOT TO BE MOWED OTHER THAN RECOMMENDED SEMI-ANNUAL MAINTENANCE.
2. THE BASIN BOTTOMS, ONCE PLANTED, MUST BE MAINTAINED TO PERMANENTLY ESTABLISH THE MEADOW VEGETATION. MAINTENANCE MUST INCLUDE WATERING, WEEDING, OVER SEEDING, RE-SEEDING AND ALL OTHER REQUIRED MAINTENANCE.
3. THE SEED MIXTURE TO BE USED IS THE FOLLOWING (OR APPROVED EQUAL) AND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ASSOCIATED SITE CONDITIONS. IT IS RECOMMENDED THAT THE SEED BE HYDRO- SEEDED INTO THE AMENDED SOILS.
4. CONTRACTOR IS TO PROVIDE ERNMX #127 SEED MIX FOR MEADOW BOTTOMS AT A RATE OF 15 LB/AC WITH AN ADDITION OF 4 LB/ACRE (0.1 LB/1,000 SQ FT) OF PANICUM ANCEPS (BEAKED PANIGRASS) MD ECOTYPE INTO THE ERNMX-127. AS SPECIFIED BY ERNST SEED.

MAINTENANCE/ESTABLISHMENT

1. REGULAR MAINTENANCE OF THE FACILITY FOR THE FIRST 1-3 YEARS IS CRITICAL TO THE ESTABLISHMENT OF DESIRED SPECIES AND DENSE VEGETATION, WHICH IS CRITICAL IN MAINTAINING A WELL DRAINED SOIL, AND SHALL BE OVERSEEN BY A QUALIFIED LANDSCAPING PROFESSIONAL.
2. CRITICAL MAINTENANCE DURING THE ESTABLISHMENT PERIOD MAY INCLUDE WATERING, VECTOR CONTROL, ADDITIONAL SEEDING/RE-SEEDING, SEMI-ANNUAL MOWING, ETC.
3. AMENDED SOILS AND SEEDING SHOULD ONLY BE PLACED/PLANTED DURING TIMES OF THE YEAR WHERE GERMINATION IS FEASIBLE (SPRING/EARLY FALL), AS DEEMED APPROPRIATE BY A QUALIFIED LANDSCAPING PROFESSIONAL.

D BMP AMENDED SOIL/SEEDING NOTES

NOT TO SCALE

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2. TOWNSHIP ENGINEER COMMENTS	10/20/2026	BDG
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4. -	-	-
5. -	-	-

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

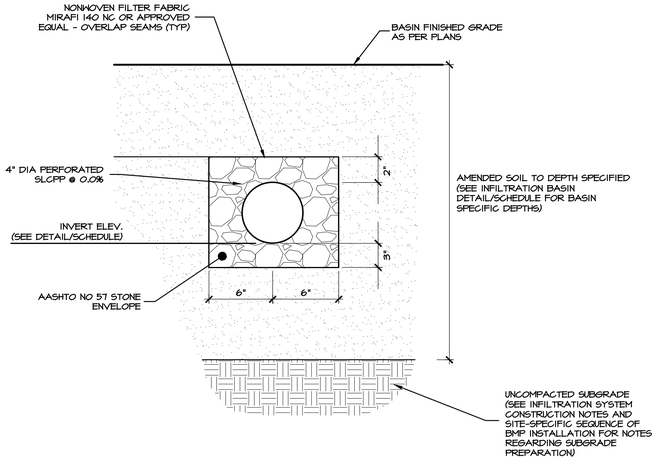
SUBJECT:
STORMWATER DETAILS
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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

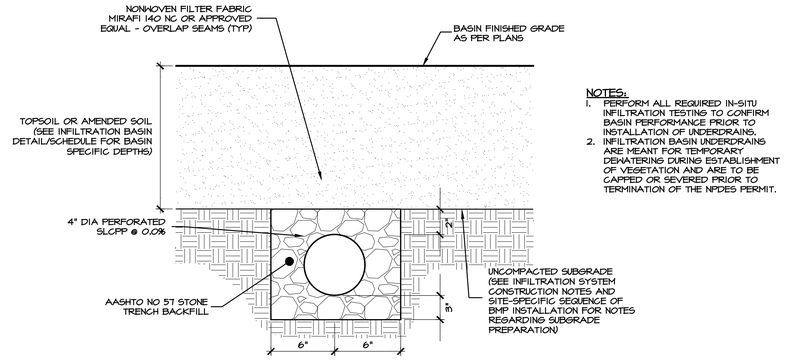
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A BIO-RETENTION BASIN UNDERDRAIN SYSTEM DETAIL

NO SCALE

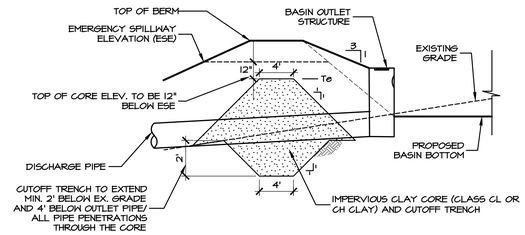


NOTES:

1. PERFORM ALL REQUIRED IN-SITU INFILTRATION TESTING TO CONFIRM BASIN PERFORMANCE PRIOR TO INSTALLATION OF UNDERDRAINS.
2. INFILTRATION BASIN UNDERDRAINS ARE MEANT FOR TEMPORARY DEWATERING DURING ESTABLISHMENT OF VEGETATION AND ARE TO BE CAPPED OR SEVERED PRIOR TO TERMINATION OF THE NPDES PERMIT.

B INFILTRATION BASIN UNDERDRAIN SYSTEM DETAIL

NO SCALE

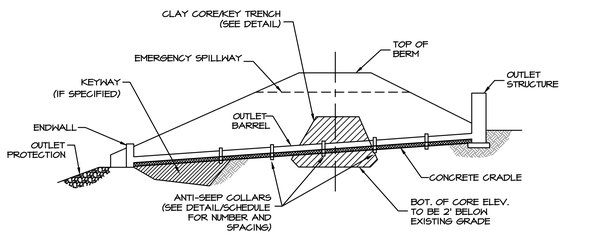


NOTE:

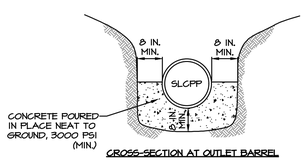
1. BERM MATERIAL & COMPACTION SHALL BE IN ACCORDANCE WITH PADOT SPECIFICATION PUBLIC ACTION 408, SECTION 206.
2. BASIN DISCHARGE PIPE TO BE PROVIDED WITH WATER TIGHT JOINTS. ALL CONNECTIONS TO STORM STRUCTURES SHALL BE WATER TIGHT. BACKFILL TRENCH WITH COMPACTED ONSITE MATERIAL.
3. STRIP AND REMOVE ALL TOPSOIL AND ORGANIC MATTER FROM THE SUBGRADE OF THE BASIN EMBANKMENT AREA.
4. EMBANKMENTS SHALL BE COMPACTED BY SHEEPSFOOT OR PADFOOT ROLLER. THE LOOSE LIFT THICKNESS SHALL BE NINE INCHES OR LESS, DEPENDING ON ROLLER SIZE, AND THE MAXIMUM PARTICLE SIZE IS SIX INCHES OR LESS THAN $\frac{2}{3}$ OF THE LIFT THICKNESS. FIVE PASSES OF THE COMPACTION EQUIPMENT OVER THE ENTIRE SURFACE OF EACH LIFT IS REQUIRED. EMBANKMENT COMPACTION TO VISIBLE NONMOVEMENT IS ALSO REQUIRED.
5. A GEOTECHNICAL PROFESSIONAL SHALL APPROVE THE EMBANKMENT SUBGRADE PRIOR TO FILL PLACEMENT.

C CLAY CORE / KEY TRENCH DETAIL

NO SCALE



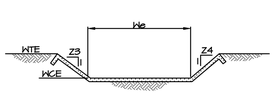
EMBANKMENT ALONG PRINCIPAL SPILLWAY



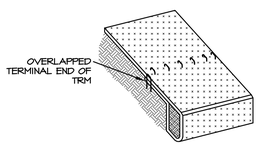
CROSS-SECTION AT OUTLET BARREL

D CONCRETE CRADLE FOR BASIN OR TRAP OUTLET BARREL

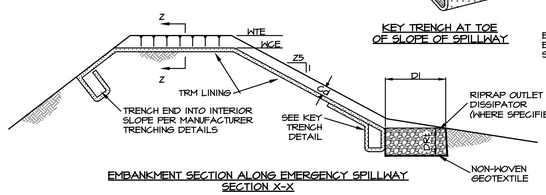
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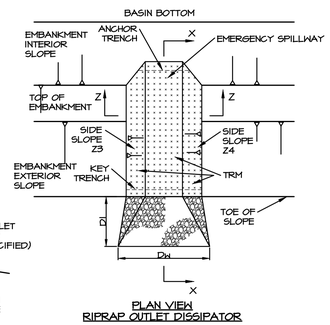
WEIR
SECTION Z-Z



KEY TRENCH AT TOE
OF SLOPE OF SPILLWAY



EMBANKMENT SECTION ALONG EMERGENCY SPILLWAY
SECTION X-X



PLAN VIEW
RIPRAP OUTLET DISSIPATOR

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 DRt (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

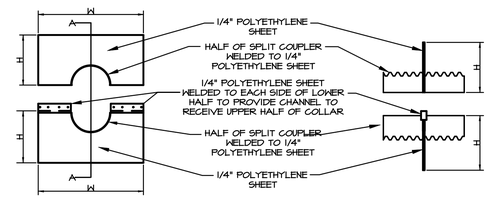
NOTES:

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

E BASIN EMERGENCY SPILLWAY WITH TRM LINING

NO SCALE

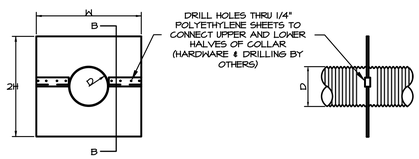
ANTI-SEEP COLLAR SCHEDULE						
BASIN NO.	NUMBER OF COLLARS	DISTANCE FROM OCS TO FIRST COLLAR (FT)	DISTANCE BETWEEN COLLARS (FT)	PIPE DIA. (D)	WIDTH (W)	HEIGHT (H)
15	1	10'-0"	N/A	12"	5'-0"	5'-0"
20	2	7'-9"	10'-0"	12"	4'-0"	4'-0"
23	2	6'-9"	10'-0"	12"	4'-0"	4'-0"



END VIEW

SECTION A-A

MANUFACTURING DETAILS



END VIEW

ASSEMBLY DETAILS

SECTION B-B

NOTES:

1. COLLAR SHALL BE OF SAME GAGE AND WITH SAME COATING AS PIPE WITH WHICH IT IS USED.
2. INSTALL WITH CORRUGATIONS VERTICAL.
3. MINIMUM DISTANCE TO PIPE JOINT SHALL BE 2 FEET.
4. 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.
5. COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.

F HDPE ANTI-SEEP COLLAR (OR APPROVED EQUAL)

NO SCALE

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
STORMWATER DETAILS

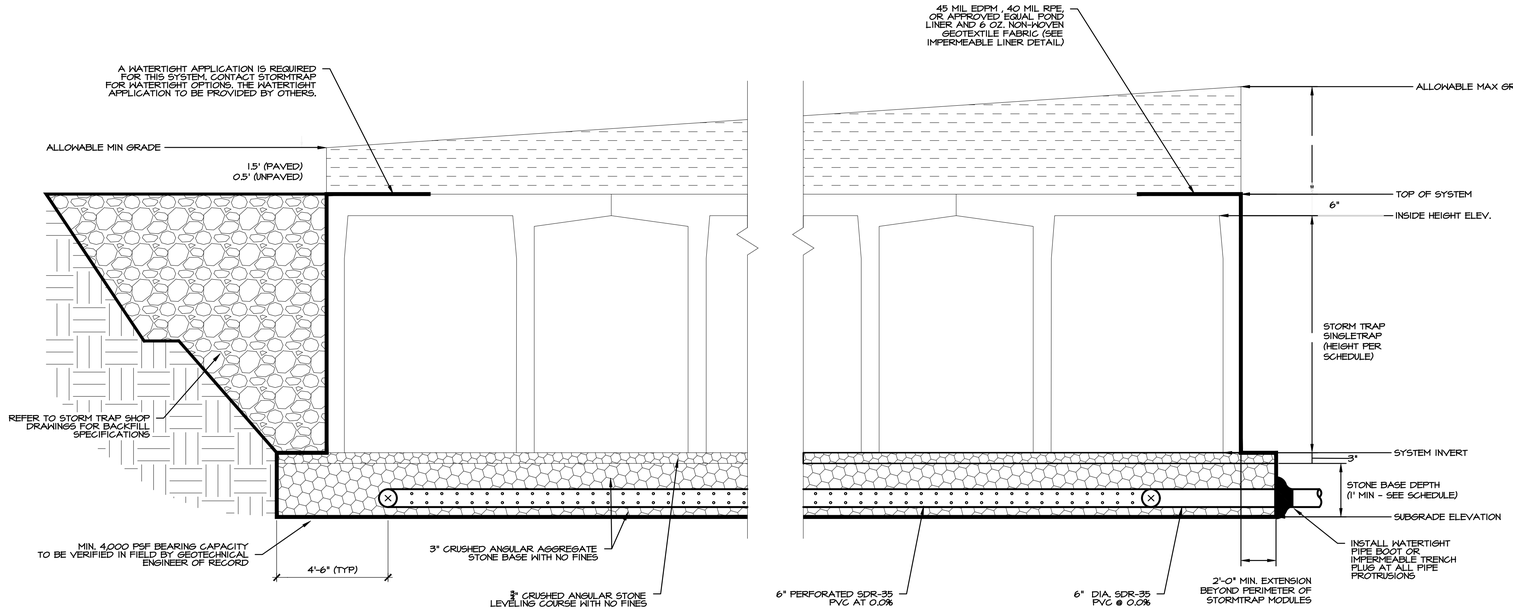
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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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SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/ OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PREPARED BY STORMTRAP TO THE ENGINEER OF RECORD AND MUNICIPALITY FOR APPROVAL PRIOR TO CONSTRUCTION. THE STORMTRAP DETAILS PROVIDED IN THIS PLAN SET ARE PROVIDED AS A BASIS OF DESIGN AND SHALL NOT BE USED FOR CONSTRUCTION.
3. COVER RANGE: MIN. 0.5' MAX. 10' . CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
4. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
5. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM. IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.
6. SYSTEM DESIGN INTENT IS TO CONTAIN WATER AND / OR PREVENT GROUNDWATER MIGRATION INTO THE SYSTEM AND WILL NOT BE SUBJECT TO LEAKAGE TESTING. A THIRD PARTY WATER PROOFING SOLUTION IS REQUIRED FOR SEALING OF SYSTEM / MODULE JOINTS AND SEAMS. SOLUTION TO BE PROVIDED AND INSTALLED BY CONTRACTOR IN ACCORDANCE WITH THIRD PARTY WATER-PROOFING SUPPLIER'S PRODUCT SPECIFICATIONS.

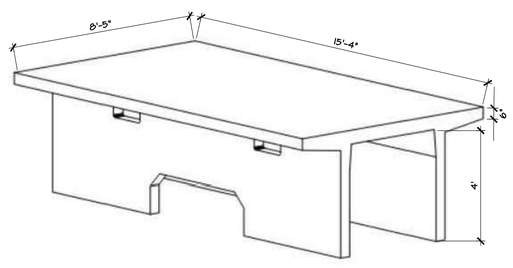
STORMTRAP DESIGN INFORMATION SCHEDULE

BMP NO.	STORAGE VOLUME (CF)			SUBGRADE ELEVATION (FT)	STONE BASE DEPTH*	UNDERDRAIN INVERT ELEV. (Ft)	SYSTEM INVERT ELEV. (FT)	SINGLE TRAP HEIGHT (Ft)	INSIDE HEIGHT ELEV. (FT)	TOP OF SYSTEM (FT)	MIN. COVER ELEV. (FT)	MAX. COVER ELEV. (FT)
	STONE BASE STORAGE	SYSTEM STORAGE	TOTAL STORAGE									
14	1,357	8,104	9,461	363.75	1'-0"	364.00	365.00	4'-0"	369.00	369.50	±371.00	±374.00
17	2,273	14,125	16,398	370.25	1'-0"	370.50	371.50	4'-0"	375.50	376.00	±377.75	±381.25
19	4,264	27,594	31,858	365.25	1'-0"	365.50	366.50	4'-0"	370.50	371.00	±372.50	±377.50
22	4,264	20,861	31,858	381.50	1'-0"	381.75	382.75	4'-0"	386.75	387.25	±388.50	±393.25

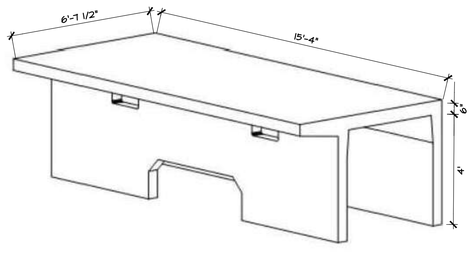
*STONE BASE DEPTH INDICATED DOES NOT INCLUDE LEVELING COURSE (3" LAYER OF ¾" STONE). REFER TO CROSS SECTION

A TYPICAL STORM TRAP 4'-0" SINGLETRAP CROSS SECTION DETAIL AND DESIGN SCHEDULE (REFER TO MANUFACTURER'S SHOP DRAWINGS FOR CONSTRUCTION)

NO SCALE



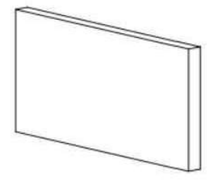
TYPE II



TYPE IV



TYPE IV END PANEL



TYPE II END PANEL

NOTES
1. OPENING LOCATIONS AND SHAPES MAY VARY.
2. SP - INDICATES A MODULE WITH MODIFICATIONS
3. P - INDICATES A MODULE WITH A PANEL ATTACHMENT
4. POCKET WINDOW OPENINGS ARE OPTIONAL.
5. REFER TO MANUFACTURER SHOP DRAWINGS FOR INSTALLATION INFORMATION/SPECIFICATIONS

B STORM TRAP 4'-0" SINGLETRAP MODULE TYPES

NO SCALE

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FINAL PHASE 1 PLAN

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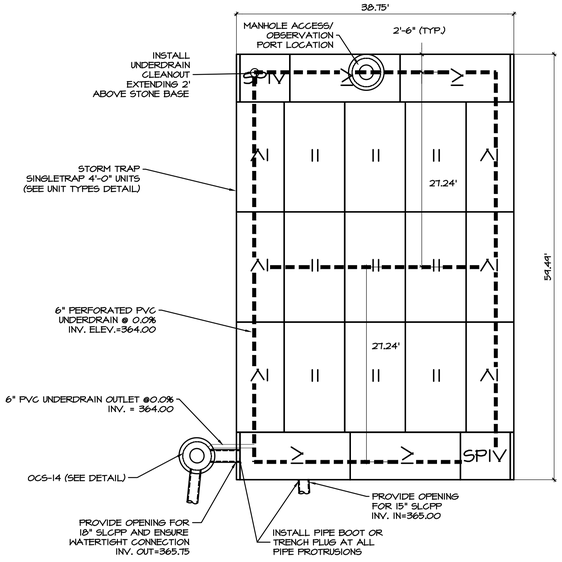
FOR
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CLIENT:
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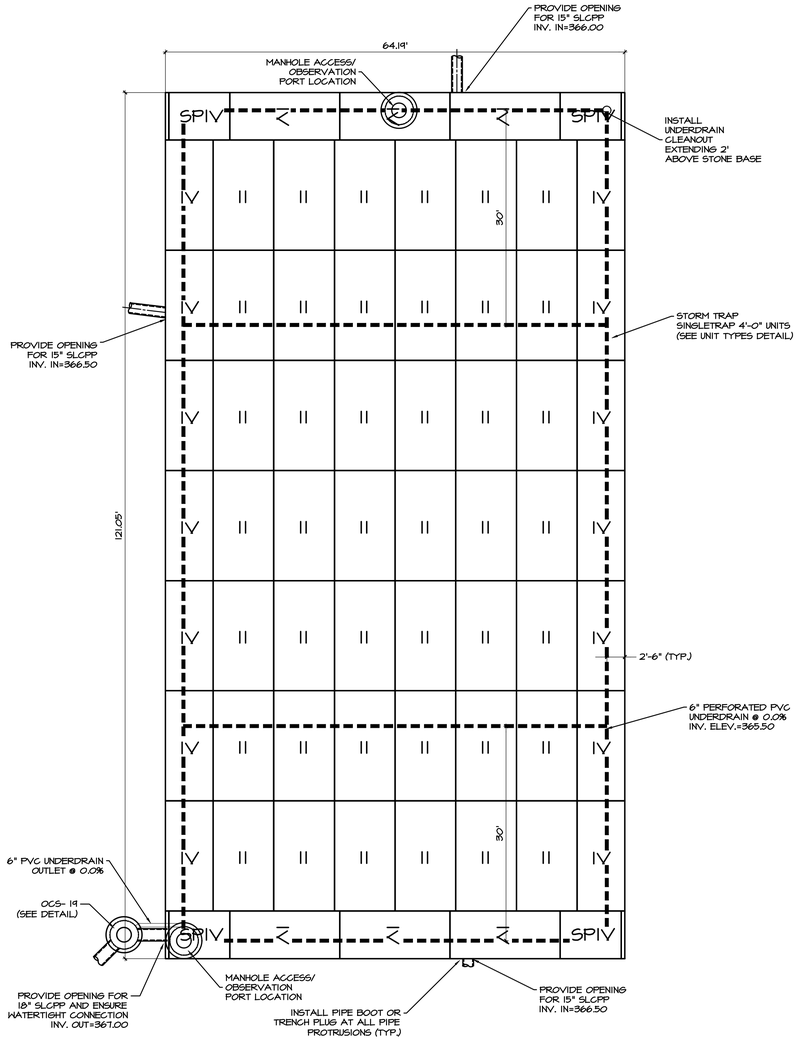
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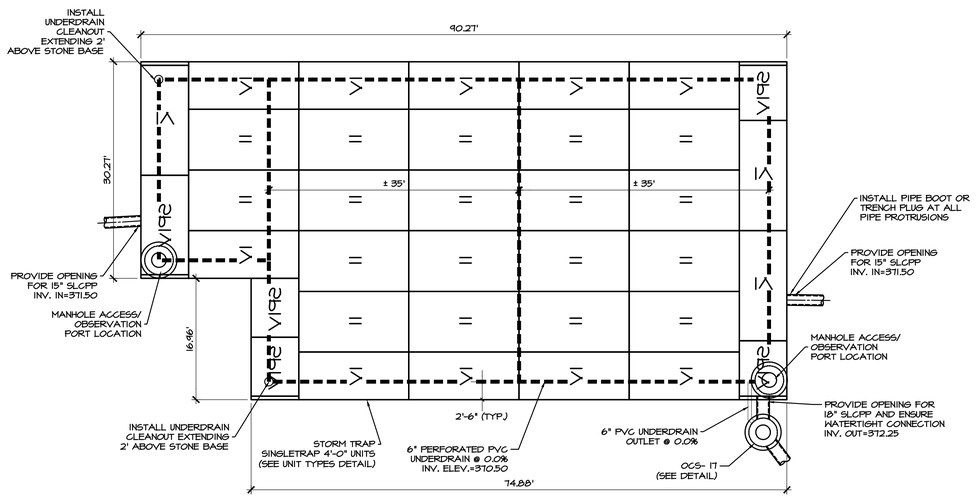
A BMP 14 LAYOUT DETAIL

1" = 10'



C BMP 19 LAYOUT DETAIL

1" = 10'



B BMP 17 LAYOUT DETAIL

1" = 10'

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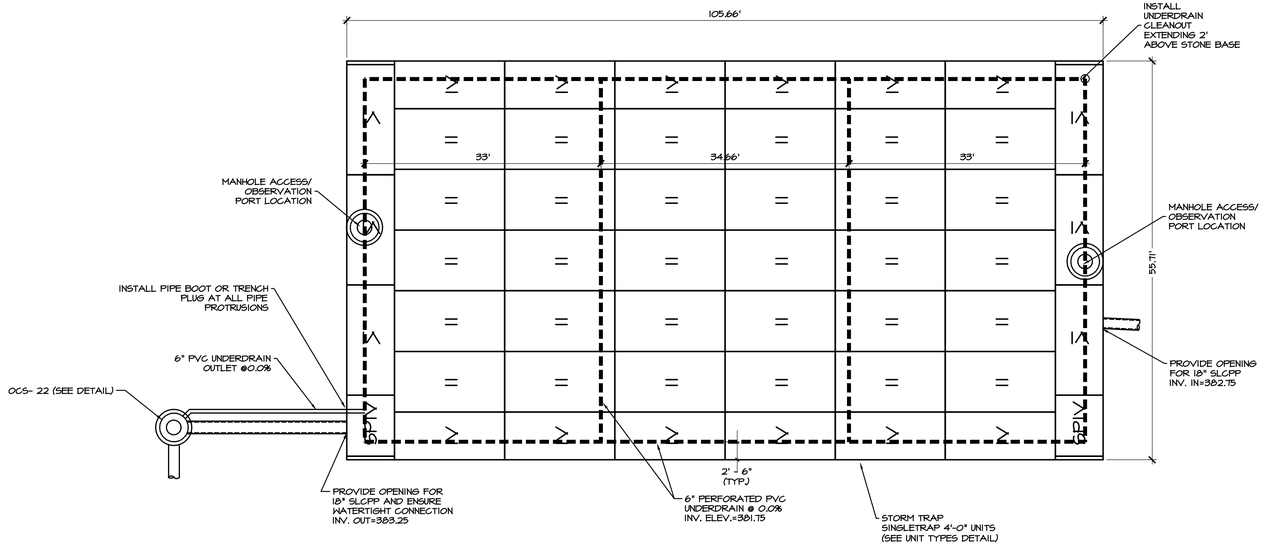
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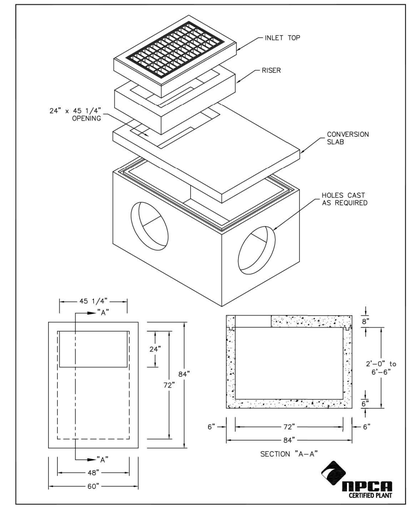
DRAWING NO.
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A BMP 22 LAYOUT DETAIL

1" = 10'

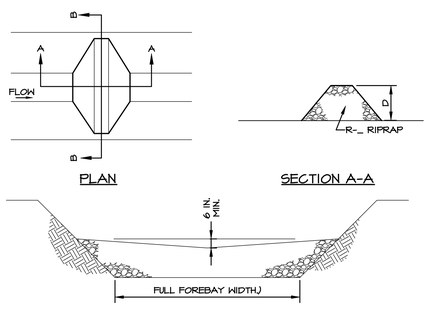


B 48" X 72" INLET BOX W/ INLET TOP

NO SCALE

BASIN ID	D (FT)	RIPRAP SIZE (R-_)
15	2	R-3

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



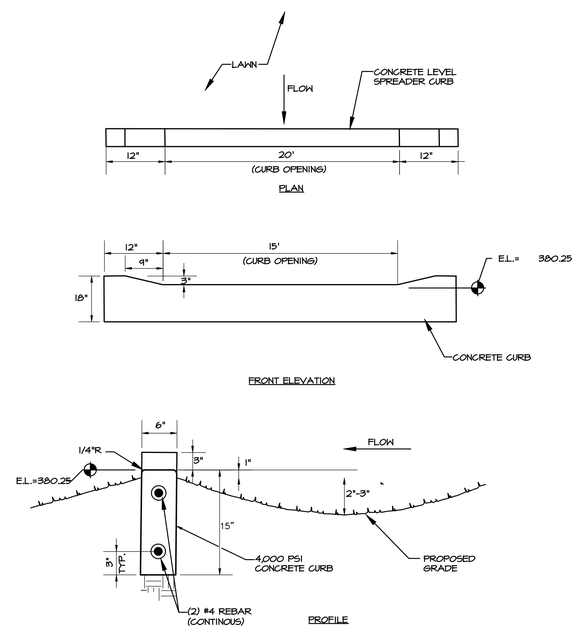
NOTES:

1. INSPECT FOREBAY CHECK DAMS DURING EACH BASIN INSPECTION.
2. VEGETATION AND DEBRIS SHALL BE REMOVED FROM THE FACE OF THE CHECK DAM FOLLOWING REGULAR MOWING AND DURING BASIN INSPECTIONS.
3. DISLODGED RIPRAP SHALL BE BE REPLACED DURING REGULAR INSPECTIONS
4. WHEN SEDIMENT DEPOSITION IS OBSERVED THROUGHOUT THE CHECK DAM, REMOVE AND REPLACE THE CHECK DAM.

C BASIN FOREBAY CHECK DAM

NO SCALE

ESC-XXX



D LEVEL SPREADER (EW-998)

NO SCALE

END-502

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DRAWING NO.
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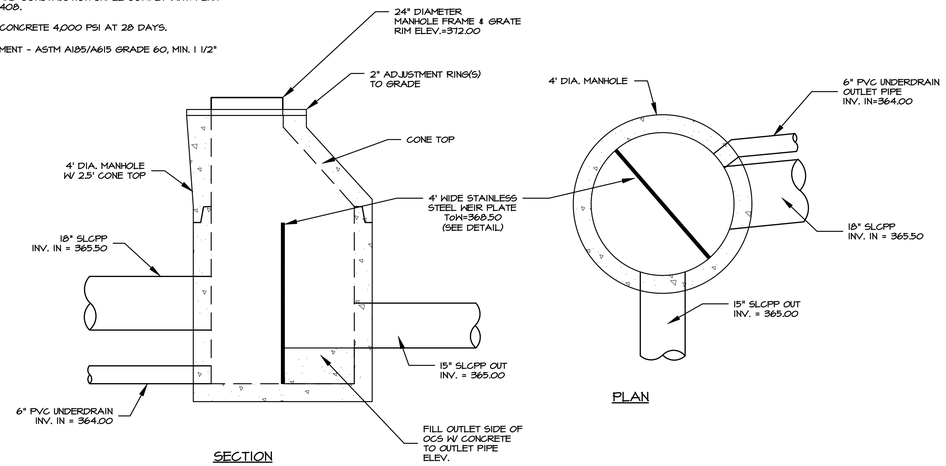
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A OCS 14 DETAIL

1/2" = 1'

NOTES:

1. ALL CONNECTIONS TO OUTLET STRUCTURE MUST BE WATERTIGHT.
2. CONTRACTOR SHALL VERIFY BOX SIZING BASED ON PIPE SIZES & ALIGNMENT PRIOR TO ORDERING STRUCTURES.
3. STRUCTURES SHALL BE PRE-CAST.
4. DRAINAGE STRUCTURES THAT ARE FIVE FOOT OR GREATER IN DEPTH SHALL HAVE POLYPROPYLENE ENCASED MANHOLE STEPS INSTALLED ARE PER CURRENT STANDARDS.
5. MATERIAL AND CONSTRUCTION SHALL COMPLY WITH PENN D.O.T. PUB. 408.
6. CLASS AA CONCRETE 4,000 PSI AT 28 DAYS.
7. REINFORCEMENT - ASTM A185/A615 GRADE 60, MIN. 1 1/2" COVER.



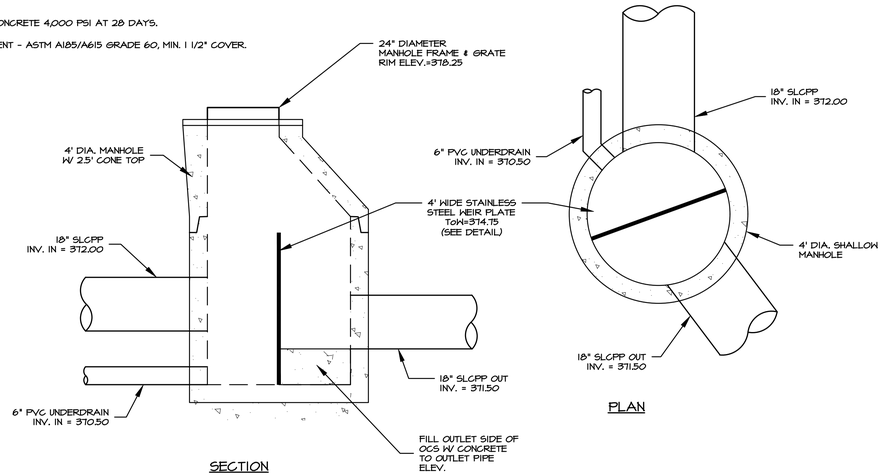
SECTION PLAN

B OCS 17 DETAIL

1/2" = 1'

NOTES:

1. ALL CONNECTIONS TO OUTLET STRUCTURE MUST BE WATERTIGHT.
2. CONTRACTOR SHALL VERIFY BOX SIZING BASED ON PIPE SIZES & ALIGNMENT PRIOR TO ORDERING STRUCTURES.
3. STRUCTURES SHALL BE PRE-CAST.
4. DRAINAGE STRUCTURES THAT ARE FIVE FOOT OR GREATER IN DEPTH SHALL HAVE POLYPROPYLENE ENCASED MANHOLE STEPS INSTALLED ARE PER CURRENT STANDARDS.
5. MATERIAL AND CONSTRUCTION SHALL COMPLY WITH PENN D.O.T. PUB. 408.
6. CLASS AA CONCRETE 4,000 PSI AT 28 DAYS.
7. REINFORCEMENT - ASTM A185/A615 GRADE 60, MIN. 1 1/2" COVER.



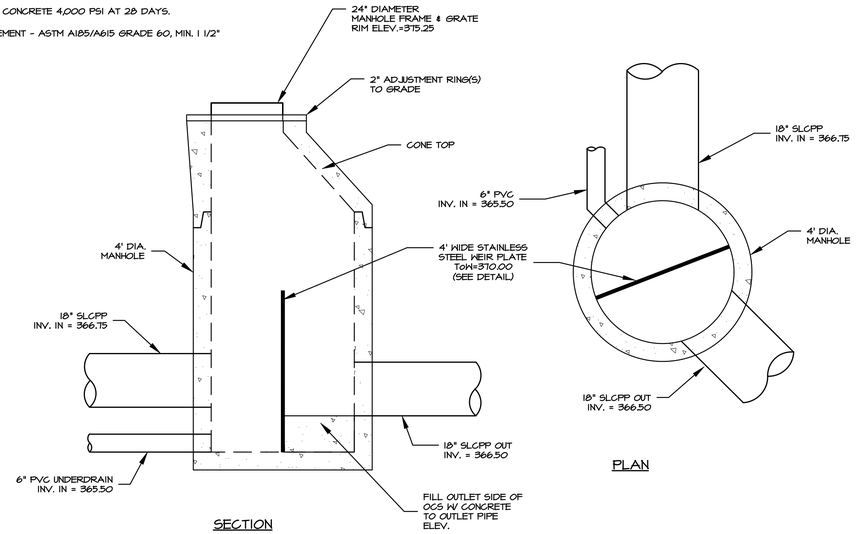
SECTION PLAN

C OCS 19 DETAIL

1/2" = 1'

NOTES:

1. ALL CONNECTIONS TO OUTLET STRUCTURE MUST BE WATERTIGHT.
2. CONTRACTOR SHALL VERIFY BOX SIZING BASED ON PIPE SIZES & ALIGNMENT PRIOR TO ORDERING STRUCTURES.
3. STRUCTURES SHALL BE PRE-CAST.
4. DRAINAGE STRUCTURES THAT ARE FIVE FOOT OR GREATER IN DEPTH SHALL HAVE POLYPROPYLENE ENCASED MANHOLE STEPS INSTALLED ARE PER CURRENT STANDARDS.
5. MATERIAL AND CONSTRUCTION SHALL COMPLY WITH PENN D.O.T. PUB. 408.
6. CLASS AA CONCRETE 4,000 PSI AT 28 DAYS.
7. REINFORCEMENT - ASTM A185/A615 GRADE 60, MIN. 1 1/2" COVER.



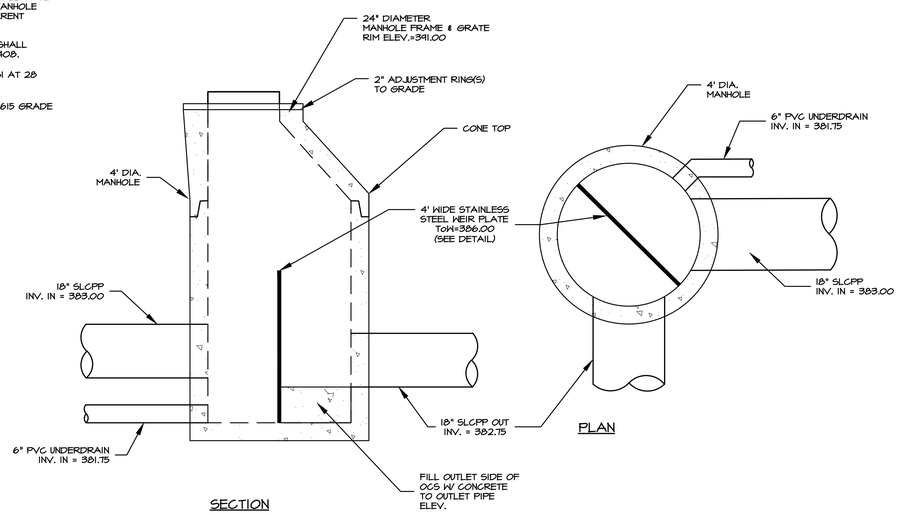
SECTION PLAN

D OCS 22 DETAIL

1/2" = 1'

NOTES:

1. ALL CONNECTIONS TO OUTLET STRUCTURE MUST BE WATERTIGHT.
2. CONTRACTOR SHALL VERIFY BOX SIZING BASED ON PIPE SIZES & ALIGNMENT PRIOR TO ORDERING STRUCTURES.
3. STRUCTURES SHALL BE PRE-CAST.
4. DRAINAGE STRUCTURES THAT ARE FIVE FOOT OR GREATER IN DEPTH SHALL HAVE POLYPROPYLENE ENCASED MANHOLE STEPS INSTALLED ARE PER CURRENT STANDARDS.
5. MATERIAL AND CONSTRUCTION SHALL COMPLY WITH PENN D.O.T. PUB. 408.
6. CLASS AA CONCRETE 4,000 PSI AT 28 DAYS.
7. REINFORCEMENT - ASTM A185/A615 GRADE 60, MIN. 1 1/2" COVER.



SECTION PLAN

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:
STORMWATER DETAILS

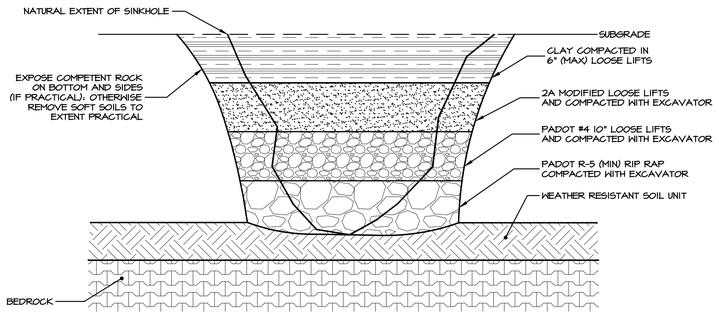
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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.
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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 3:02 pm



NOTES:

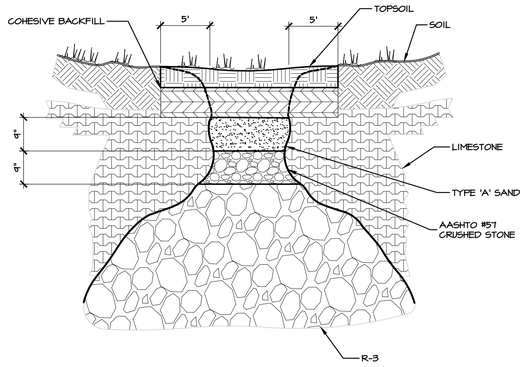
1. SINKHOLE MITIGATION MEASURES SHOULD BE APPROVED BY A PA LICENSED GEOLOGIST OR ENGINEER PRIOR TO IMPLEMENTATION

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

A 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.

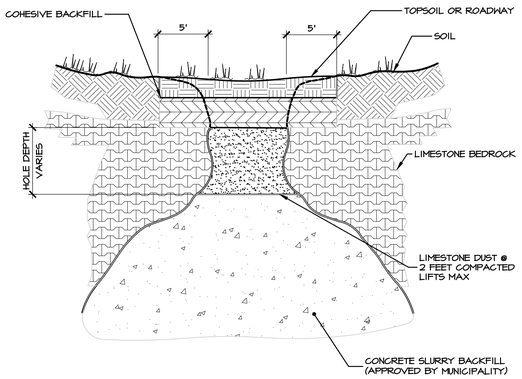
3. FILL AREA WITH CONTROLLED MATERIAL TO PLAN SUBGRADE, AND REPLACE TOPSOIL.

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.

B 'ROCK FILL' SINKHOLE REPAIR DETAIL

NO SCALE



SINKHOLE REPAIR NOTES:

1. ANY SINKHOLE ENCOUNTERED PRECEDING, 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.

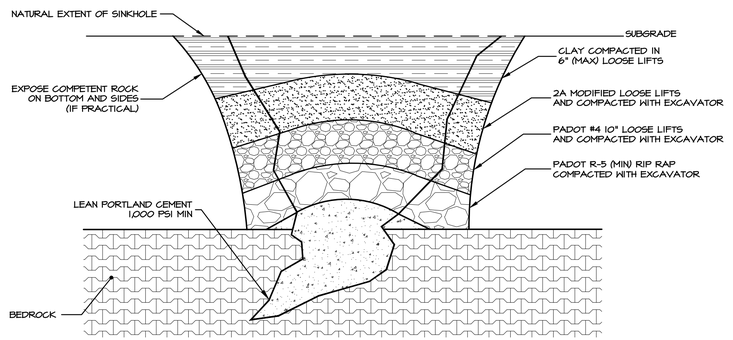
C. FILL HOLE WITH LIMESTONE "DUST", COMPACTED IN LIFTS OF TWO FEET MAXIMUM DEPTH.

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.

C '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

D SINKHOLE REPAIR DETAIL - THROAT ENCOUNTERED

NO SCALE

REVISIONS PER:		DATE:	BY:
1.	ERSA COMMENTS	9/21/2026	TWD
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3.	-	-	-
4.	-	-	-
5.	-	-	-

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
STORMWATER DETAILS

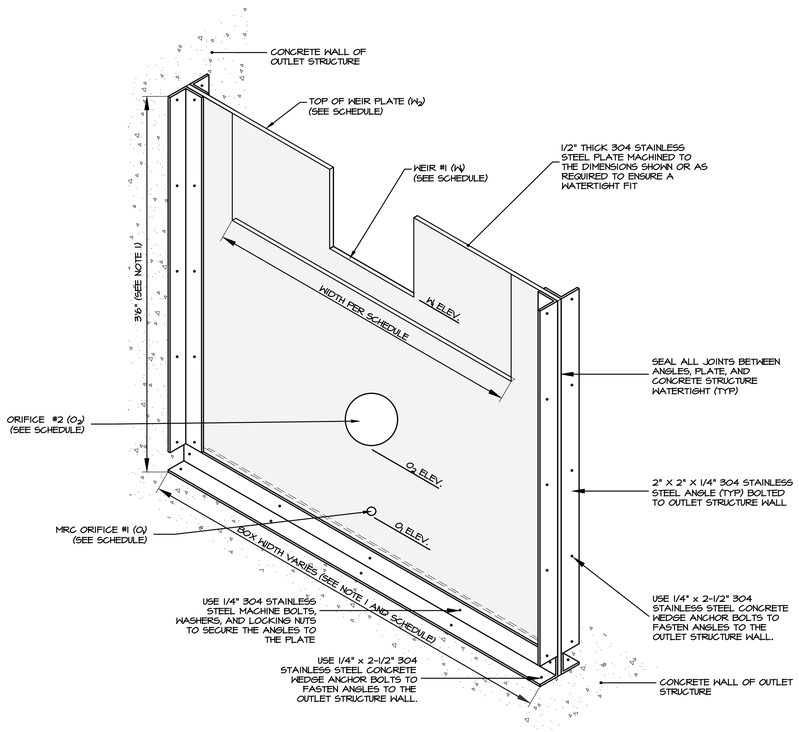
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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.
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WEIR PLATE SCHEDULE										
BMP NO.	STRUCTURE ID	STRUCUTRE TYPE	MRC ORIFICE (O_1)		ORIFICE #2 (O_2)		WEIR #1 (W_1)		TOP OF WEIR PLATE (W_2)	
			DIA. (IN.)	ELEV. (FT)	DIA. (IN.)	ELEV. (FT)	WIDTH (IN.)	ELEV. (FT)	WIDTH (FT)	ELEV. (FT)
14	OCS-14	4' DIA. MANHOLE	3/4"	365.00	4"	365.50	12"	367.25	4'	368.50
17	OCS-17	4' DIA. MANHOLE	7/8"	371.50	4"	372.00	12"	373.75	4'	374.75
19	OCS-19	4' DIA. MANHOLE	1- 1/8"	366.50	4"	366.75	12"	368.75	4'	370.00
22	OCS-22	4' DIA. MANHOLE	1"	382.75	6"	383.08	18"	385.00	4'	386.00

NOTES:

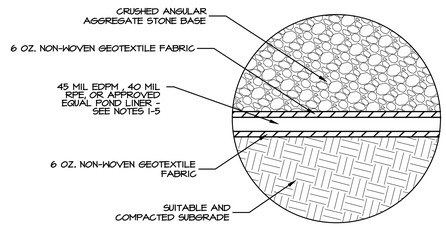
1. ACTUAL DIMENSIONS TO CORRESPOND WITH THE INTERIOR DIMENSIONS OF THE PRECAST OUTLET STRUCTURE (CONTRACTOR TO VERIFY IN FIELD PRIOR TO FABRICATION OF THE VARIOUS ORIFICE/WEIR PLATE COMPONENTS).
2. FABRICATOR TO PROVIDE SHOP DRAWINGS WITH DIMENSIONS AND MATERIALS LIST.
3. AS AN ALTERNATIVE, CONTRACTOR MAY SUBSTITUTE STEEL WEIR PLATE WITH 6" THICK PRECAST OR CAST-IN PLACE CONCRETE WEIR.

A ORIFICE/WEIR PLATE DETAIL

NO SCALE

LINER NOTES:

1. THE PREPARATION OF SUBGRADE AND PLACEMENT OF THE PVC LINER SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE GEOTECHNICAL PROFESSIONAL ON RECORD.
2. SUBGRADE PREPARATION SHALL INCLUDE REMOVAL OF LARGE ROCKS (6") AND OTHER DELETERIOUS MATERIALS SUCH AS ROOTS, AND CONSTRUCTION RUBBLE, AS DIRECTED BY THE GEOTECHNICAL PROFESSIONAL OVERSEEING INSTALLATION. OVER EXCAVATE AS NECESSARY AND BACKFILL WITH SUITABLE FILL MATERIALS AND COMPACT.
3. PRIOR TO PLACEMENT, CONTRACTOR SHALL REFER TO MANUFACTURER SPECIFICATIONS FOR ALL MATERIAL SPECIFICATIONS, AS WELL AS SUBGRADE REQUIREMENTS.
4. THE IMPERMEABLE LINER SHALL BE A MANUFACTURED SINGLE SHEET OF ETHYLENE PROPYLENE DIENE MONOMER (EDPM) OR REINFORCED POLYETHYLENE (REP) OR, IF INSTALLED USING MULTIPLE SHEETS, SHALL BE FIELD WELDED BY A QUALIFIED PROFESSIONAL.
5. ALL PIPE PROTRUSIONS SHALL BE MADE WATERTIGHT BY WAY OF WELDED PIPE BOOT OR CLAY TRENCH PLUG.

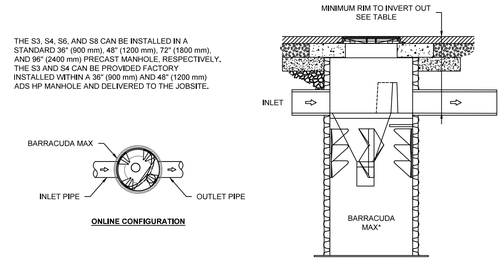


B IMPERMEABLE LINER DETAIL

NO SCALE

BMP/STRUCTURE ID	MODEL	REQUIRED RIM TO OUTLET INVERT OF FENCE (IN)
BMP 1	S6	43"
BMP 3	S8	48"
BMP 5	S8	48"
BMP 7	S8	48"
BMP 9	S6	45"
BMP 11	S6	45"
BMP 13	S3	44"
BMP 16	S4	44"
BMP 18	S6	45"
BMP 21	S6	43"
BMP 24	S4	48"

THE S3, S4, S6, AND S8 CAN BE INSTALLED IN A STANDARD 36" (900 mm), 48" (1200 mm), 72" (1800 mm), AND 96" (2400 mm) PRECAST MANHOLE, RESPECTIVELY. THE S3 AND S4 CAN BE PROVIDED FACTORY INSTALLED WITHIN A 36" (900 mm) AND 48" (1200 mm) ADS HP MANHOLE AND DELIVERED TO THE JOBSITE.



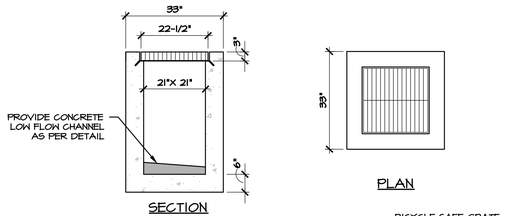
ONLINE CONFIGURATION

PRODUCT SPECIFICATIONS

- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- FULL SCALE LABORATORY TESTING SHALL BE CONDUCTED TO REMOVE AT LEAST 50% OF THE SUSPENDED SOLIDS (IN AN ANIONIC AGGREGATE REMOVAL BASIS) AND REMOVAL SHALL BE BASED ON PARTICLE SIZE DISTRIBUTION (PSD) AND INFLUENT CONCENTRATION. PSD AND INFLUENT CONCENTRATION, SAND FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH 45%-75 MICRON AND 200 MGL INFLUENT CONCENTRATION.
  -OR-
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER CURRENT NJDEP/NJCAT HDS PROTOCOL.

C BARRACUDA MAX (S8) STANDARD DETAIL

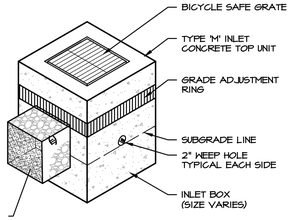
NO SCALE



NOTES:

1. REFER TO "PADOT TYPE STORMWATER INLET" DETAIL FOR STANDARD INLET NOTES.
2. ALL GRATES TO BE BICYCLE SAFE.
3. USE RISER SECTIONS AND PRECAST GRADE RINGS AS REQUIRED TO PROVIDE INDICATED INVERT AND TOP OF GRATE ELEVATIONS.
4. PROVIDE PRE-CAST OPENINGS TO ACCOMMODATE UNDERDRAIN WHERE SPECIFIED.

1 CUBIC FOOT OF AASHTO #57 STONE AT EACH WEEP HOLE (WRAP ENTIRE STONE AREA IN GEOTEXTILE, TYPAR 3341 OR APPROVED EQUAL)



ISOMETRIC VIEW

D 2' X 2' PRECAST INLET

NO SCALE

INL-004

REVISIONS PER:		DATE:	BY:
1.	ERSA COMMENTS	9/21/2026	TWD
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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

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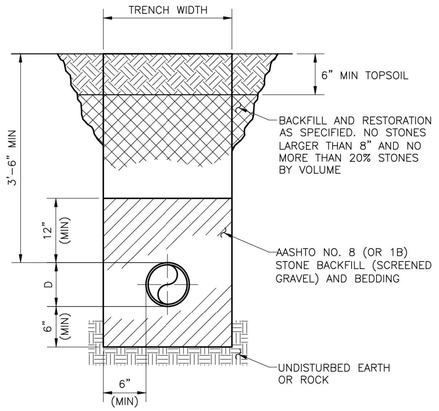
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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

MANAGER:	BDG	DATE:	AUG. 3, 2026
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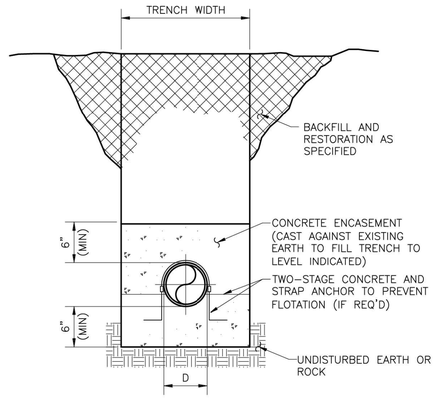
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NOTE:
TRENCH SIDE SLOPES SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS. BEGIN SIDE SLOPES, IF USED, APPROXIMATELY 18" ABOVE TOP OF PIPE (TYPICAL ALL BEDDING TYPES).

RIGHT-OF-WAY RESTORATION
DETAIL
NO SCALE

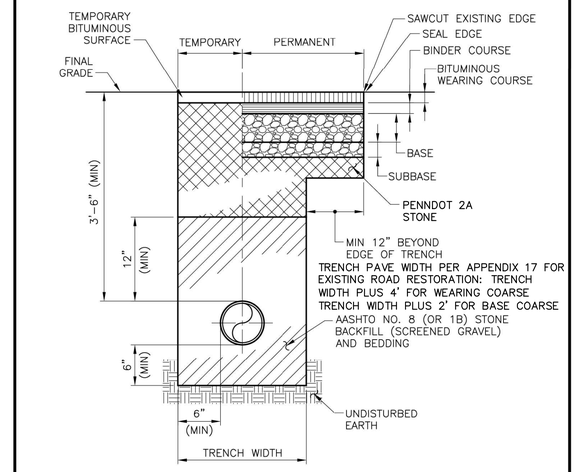
1



NOTE:
TRENCH SIDE SLOPES SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS. BEGIN SIDE SLOPES, IF USED, APPROXIMATELY 18" ABOVE TOP OF PIPE (TYPICAL ALL BEDDING TYPES).

CONCRETE ENCASEMENT
DETAIL
NO SCALE

2



NOTES:

1. BACKFILL & PAVEMENT RESTORATION IN STATE ROADS SHALL BE AS SPECIFIED BY PADOT.
2. BACKFILL & PAVEMENT RESTORATION IN TOWNSHIP ROADS, ACCESS DRIVES, PARKING AREAS AND LOADING AREAS SHALL BE AS SPECIFIED IN THE GOVERNING MUNICIPAL SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
3. DEPTHS OF PAVEMENT SHALL BE IN ACCORDANCE WITH MOUNT JOY TOWNSHIP APPENDIX NO. 16.

PAVEMENT RESTORATION
DETAIL
NO SCALE

NOTE: RIDGE RUN ROAD IS A "COLLECTOR" STREET AND WEST MAIN STREET (SR02230) IS AN "ARTERIAL" STREET

3

MOUNT JOY CODE

PAVING SCHEDULE

SECT.	ARTERIAL	COLLECTOR	LOCAL
A	1½" SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, ESALS, 4.5 mm MIX, SRL H 2" SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BINDER COURSE, PG 64-22, 0.3 TO < 3.0 M ESALS, 19.0 mm MIX 6" SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 0.3 TO < 3.0 M ESALS, 25.0 mm MIX 6" SUBBASE NO. 2A	1½" SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, RPS, PG 64-22, 0.3 TO < 3.0 M ESALS, 4.5 mm MIX, SRL H N/A 6" SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 0.3 TO < 3.0 M ESALS, 25.0 mm MIX 8" SUBBASE NO. 2A	1½" SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, RPS, PG 64-22, 0.3 TO < 3.0 M ESALS, 4.5 mm MIX, SRL H N/A 4" SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 0.3 TO < 3.0 M ESALS, 25.0 mm MIX 8" SUBBASE NO. 2A
B			
C			
D			

ALL WORK SHALL MEET THE REQUIREMENTS OF PennDOT FORM 408 LATEST REVISION.

ALL AREAS ADJACENT TO CURB, INLETS, MANHOLE COVERS, ETC. ARE TO BE SEALED WITH AC-20 FOR A DISTANCE OF 12 INCHES FROM CURB ETC.

LOCAL ROADS PROPOSED FOR INDUSTRIAL AND/OR COMMERCIAL DEVELOPMENTS SHALL USE COLLECTOR ROAD DESIGN CRITERIA.

STREET CLASSIFICATIONS TO BE DETERMINED IN ACCORDANCE WITH SECTION 119-52.A.

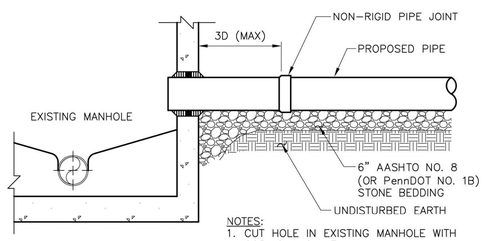
MOUNT JOY TOWNSHIP
ADAMS COUNTY, PENNSYLVANIA
ORDINANCE NO. 2022-03
DATE: MARCH 28, 2022 SHEET NO. 1 OF 1
CHAPTER 119
SUBDIVISION AND LAND DEVELOPMENT
FOR MOUNT JOY TOWNSHIP

REVISION	DATE
ADOPTED	

NOTE:
DETAIL SHALL APPLY TO WORK WITHIN MOUNT JOY TOWNSHIP ROADWAYS.

119 Attachment 2:12

06 - 01 - 2018



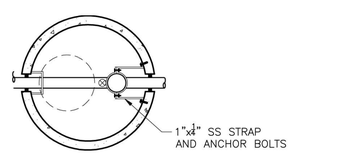
NOTES:
1. CUT HOLE IN EXISTING MANHOLE WITH CORING MACHINE.
2. INSTALL RESILIENT GASKET TYPE SEAL PER ASTM C-923.
3. CAULK ANNULAR SPACE WITH PREFORMED PLASTIC SEALING COMPOUND.

FLEXIBLE CONNECTION AT MANHOLE

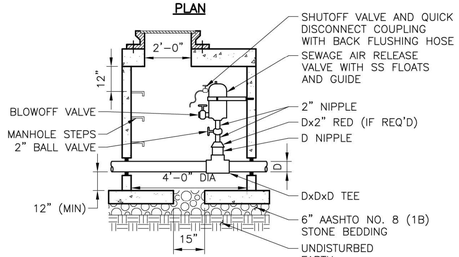
NEW SEWER TO EXISTING MANHOLE CONNECTION
DETAIL
NO SCALE

9

NOTES:
1. ALL PRECAST REINFORCED CONCRETE MANHOLE SECTIONS SHALL COMPLY WITH ASTM C-478.
2. CEMENT SHALL BE TYPE II OR III, AIR ENTRAINED, WITH f'c=4,000 psi AT 28 DAYS.
3. REINFORCEMENT SHALL BE GRADE 60 PER ASTM A-615.
4. 24" DIA. CAST IRON FRAME AND COVER PER ASTM A-48, CLASS 30, FOR H-20 LOADING.
5. CAST IRON FRAME TO BE BOLTED TO MANHOLE WITH 5/8" ANCHOR BOLTS.
6. CASTING AND GRADE RINGS TO BE SEALED TO MANHOLE WITH PREFORMED PLASTIC SEALING COMPOUND.
7. ALL JOINTS SHALL BE SEALED WITH PREFORMED PLASTIC SEALING COMPOUND.
8. LINE MANHOLE INTERIOR W/T-LOCK PVC OR HDPE LINER SYSTEM.
9. ALL PIPING BETWEEN THE FORCE MAIN AND AIR RELEASE VALVE SHALL BE SCHEDULE 80 316 STAINLESS STEEL.



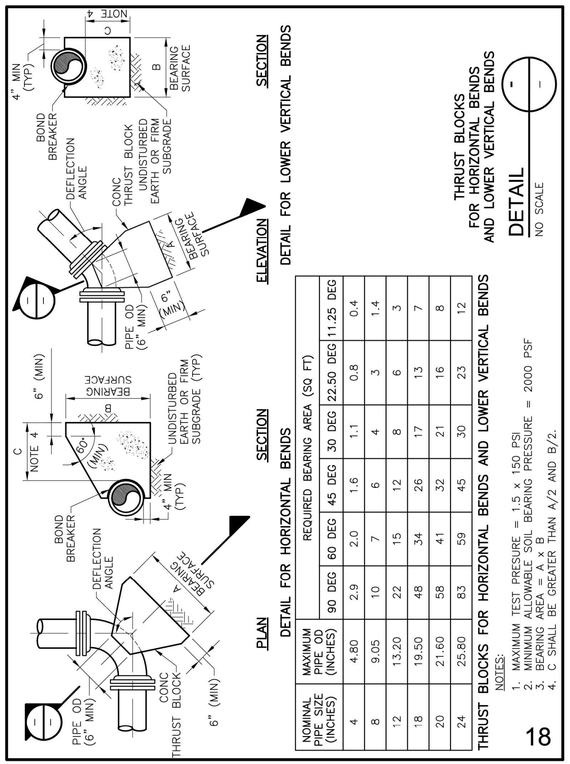
PLAN



SECTION

AIR RELEASE VALVE AND CHAMBER
DETAIL
NO SCALE

14



NOMINAL PIPE SIZE (INCHES)	MAXIMUM PIPE OD (INCHES)	REQUIRED BEARING AREA (SQ FT) 90 DEG	60 DEG	45 DEG	30 DEG	22.50 DEG	11.25 DEG
4	4.80	2.9	2.0	1.6	1.1	0.8	0.4
8	9.05	10	7	6	4	3	1.4
12	13.20	22	15	12	8	6	3
18	19.50	48	34	26	17	13	7
20	21.60	58	41	32	21	16	8
24	25.80	83	59	45	30	23	12

THRUST BLOCKS FOR HORIZONTAL BENDS AND LOWER VERTICAL BENDS

NOTES:
1. MAXIMUM TEST PRESSURE = 1.5 x 150 PSI
2. MINIMUM ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF
3. BEARING AREA = A x B
4. C SHALL BE GREATER THAN A/2 AND B/2.

18

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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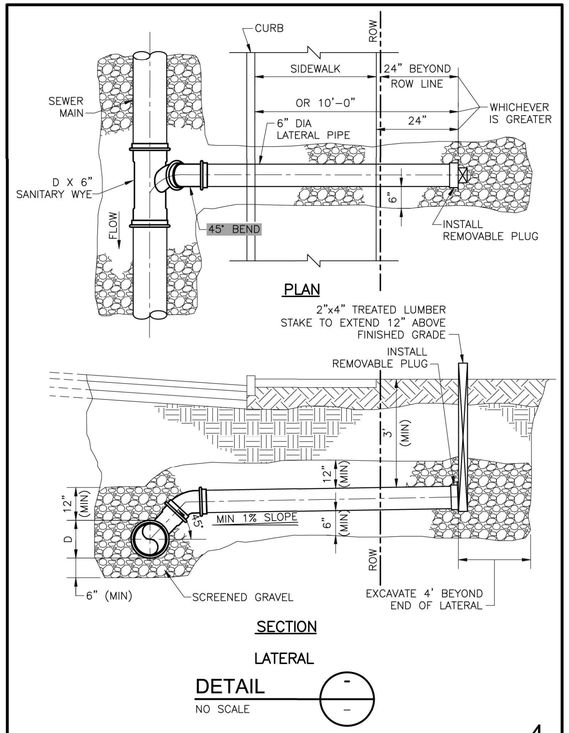
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

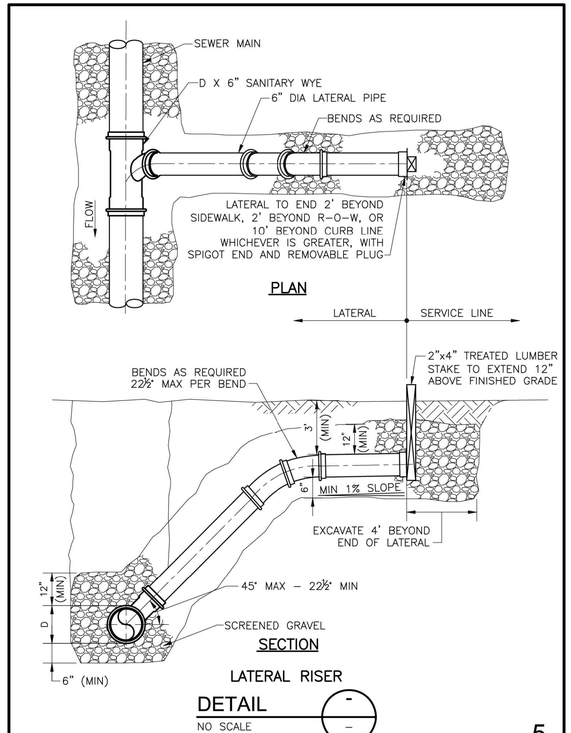
FINAL PHASE 1 PLAN
SUBJECT:
UTILITY DETAILS
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

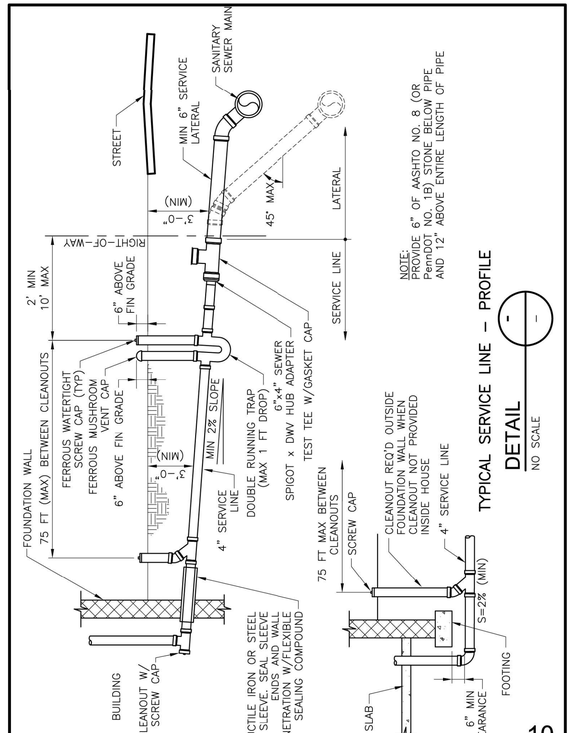
MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	AS NOTED

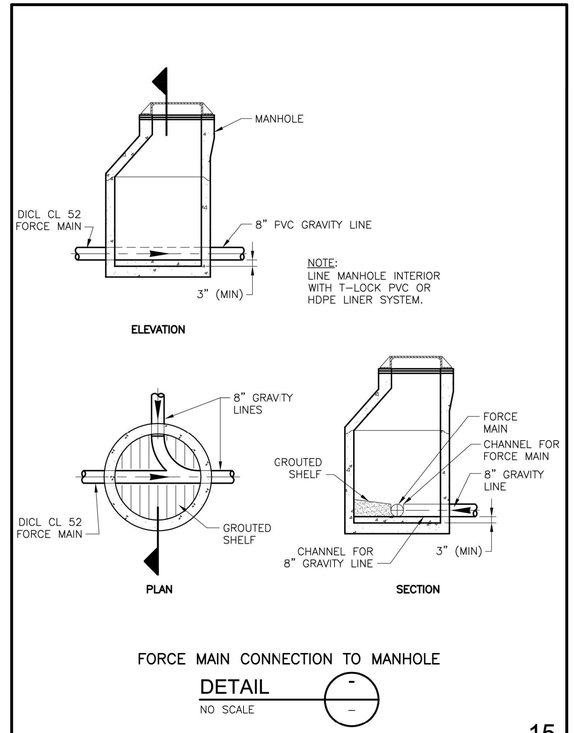
DRAWING NO.
67 of 79

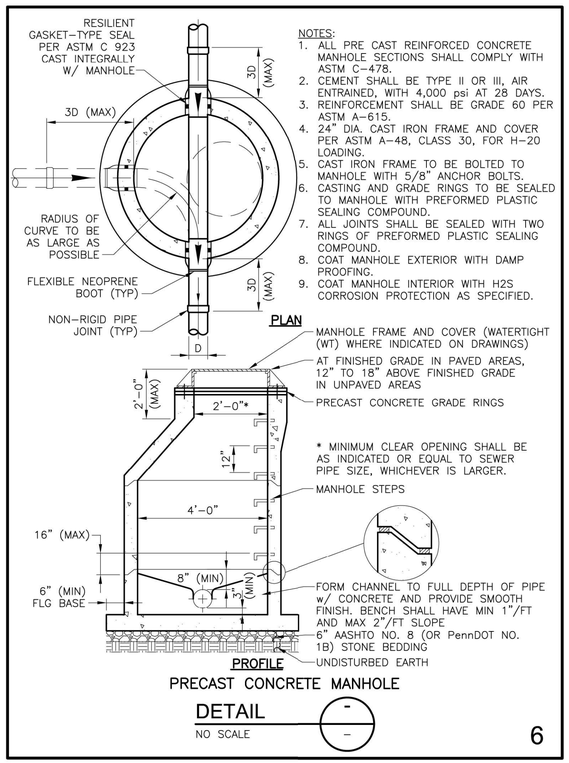
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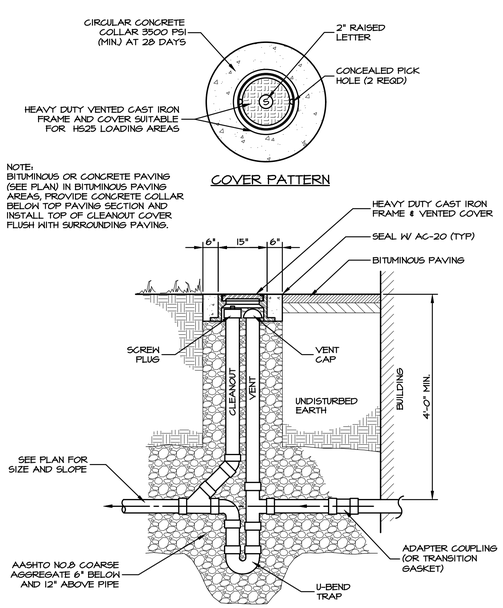




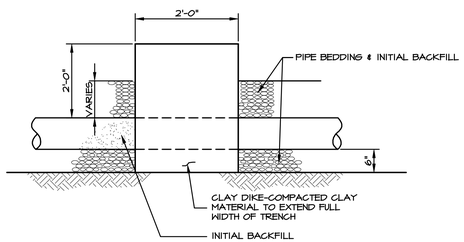




NOTES:
1. ALL PRE CAST REINFORCED CONCRETE MANHOLE SECTIONS SHALL COMPLY WITH ASTM C-478.
2. CEMENT SHALL BE TYPE II OR III, AIR ENTRAINED, WITH 4,000 psi AT 28 DAYS.
3. REINFORCEMENT SHALL BE GRADE 60 PER ASTM A-615.
4. 24" DIA. CAST IRON FRAME AND COVER PER ASTM A-48, CLASS 30, FOR H-20 LOADING.
5. CAST IRON FRAME TO BE BOLTED TO MANHOLE WITH 5/8" ANCHOR BOLTS.
6. CASTING AND GRADE RINGS TO BE SEALED TO MANHOLE WITH PREFORMED PLASTIC SEALING COMPOUND.
7. ALL JOINTS SHALL BE SEALED WITH TWO RINGS OF PREFORMED PLASTIC SEALING COMPOUND.
8. COAT MANHOLE EXTERIOR WITH DAMP PROOFING.
9. COAT MANHOLE INTERIOR WITH H2S CORROSION PROTECTION AS SPECIFIED.

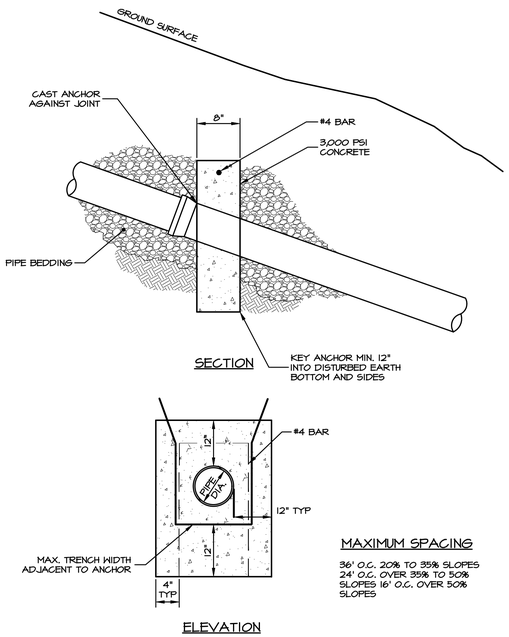


A TRAP AND VENT DETAIL
NO SCALE
SAN-207



NOTE:
CLAY DIKE SHALL CONSIST OF CLAY CONTAINING NO MORE THAN 15% (BY VOLUME) STONE NO LARGER THAN TWO (2) INCHES IN DIAMETER. CLAY SHALL BE PLACED IN SIX (6) INCH LIFTS AND COMPACTED BY A MECHANICAL TAMPER TO NOT LESS THAN 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.

B CLAY DIKE
NO SCALE
GIV-304



C STEEP SLOPE CONCRETE ANCHOR
NO SCALE
GIV-306

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:
UTILITY 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.
68 of 79

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 3:02 pm

MINIMUM RESTRAINED PIPE LENGTH (FT) FOR VERTICAL BENDS			
(WITHOUT POLYETHLENE ENCASEMENT)			
DIAMETER (IN)	VERTICAL BEND ANGLE (DEGREES)		
	45	22½	11¼
6	20	10	5
8	26	12	6
10	32	15	8
12	37	18	9
14	43	21	10
16	48	23	12
18	54	26	13
20	59	28	14
24	70	34	17

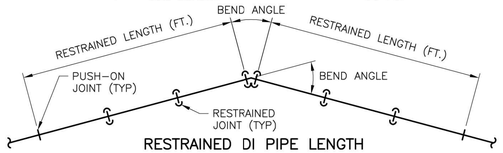
MINIMUM RESTRAINED PIPE LENGTH (FT) FOR HORIZONTAL BENDS				
(WITHOUT POLYETHLENE ENCASEMENT)				
DIAMETER (IN)	HORIZONTAL BEND ANGLE (DEGREES)			
	90	45	22½	11¼
6	15	6	3	1
8	19	8	4	2
10	23	10	5	2
12	28	11	5	3
14	32	13	6	3
16	36	15	7	4
18	40	16	8	4
20	43	18	9	4
24	51	21	10	5

MINIMUM RESTRAINED PIPE LENGTH (FT) FOR VERTICAL BENDS			
(WITH POLYETHLENE ENCASEMENT)			
DIAMETER (IN)	VERTICAL BEND ANGLE (DEGREES)		
	45	22½	11¼
6	29	14	7
8	37	18	9
10	45	22	11
12	53	26	13
14	61	29	15
16	69	33	16
18	77	37	18
20	85	41	20
24	100	48	24

MINIMUM RESTRAINED PIPE LENGTH (FT) FOR HORIZONTAL BENDS				
(WITH POLYETHLENE ENCASEMENT)				
DIAMETER (IN)	HORIZONTAL BEND ANGLE (DEGREES)			
	90	45	22½	11¼
6	16	7	3	2
8	21	9	4	2
10	26	11	5	3
12	30	13	6	3
14	35	14	7	3
16	39	16	8	4
18	44	18	9	4
20	48	20	9	5
24	56	23	11	6

NOTES:

1	DESIGN PRESSURE	= 150 PSI
2	DEPTH OF COVER	= 4 FEET
3	SAFETY FACTOR	= 1.5
4	SOIL TYPE	= COHESIVE GANGULAR
5	SOIL INTERNAL FRICTION ANGLE	= 20 DEGREES
6	SOIL COHESION	= 200 PSF
7	SOIL DENSITY	= 90 PCF

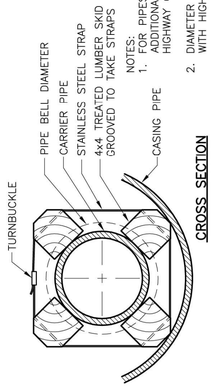


RESTRAINED DI PIPE LENGTH

DETAIL

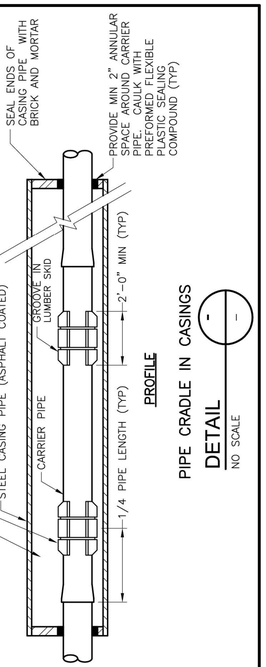
NO SCALE

19



CROSS SECTION

NOTES:
1. FOR PIPES CROSSING STATE ROADS OR RAILROADS ADDITIONAL REQUIREMENTS (IF ANY) IMPOSED BY HIGHWAY OR RAILROAD OWNER MUST BE MET.
2. DIAMETER OF CASING SHALL BE IN ACCORDANCE WITH HIGHWAY OR RAILROAD OWNER'S STANDARDS.



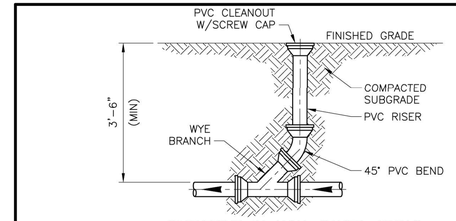
PROFILE

PIPE CRADLE IN CASINGS

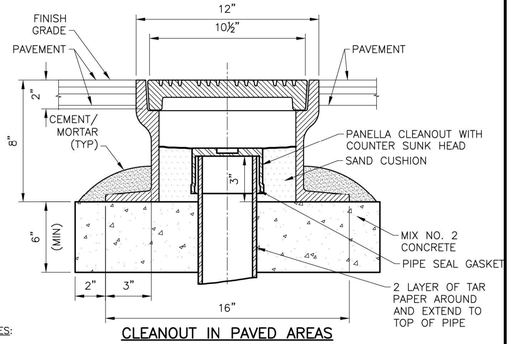
DETAIL

NO SCALE

21



CLEANOUT IN NON-PAVED AREAS



CLEANOUT IN PAVED AREAS

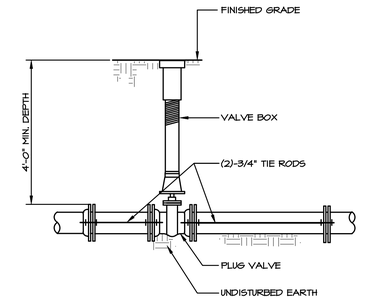
NOTES:
1. THIS DETAIL APPLIES TO RESIDENTIAL APPLICATIONS ONLY; FOR NON-RESIDENTIAL APPLICATIONS, CLEANOUT CONSTRUCTION SHALL BE AS APPROVED BY ENGINEER.
2. SERVICE LINE SHALL BE CONNECTED TO THE CLEANOUT AT THE WYE; CONNECTION OF A SERVICE LINE INTO THE RISER PORTION OF A CLEANOUT SHALL NOT BE PERMITTED.
3. IF LOCATED IN CONCRETE PAVING, THE CLEAN-OUT SHALL BE ENCASED IN A 24"x24" AREA BOXED OUT WITH EXPANSION JOINT MATERIAL.

STANDARD LATERAL OR SERVICE LINE CLEANOUT

DETAIL

NO SCALE

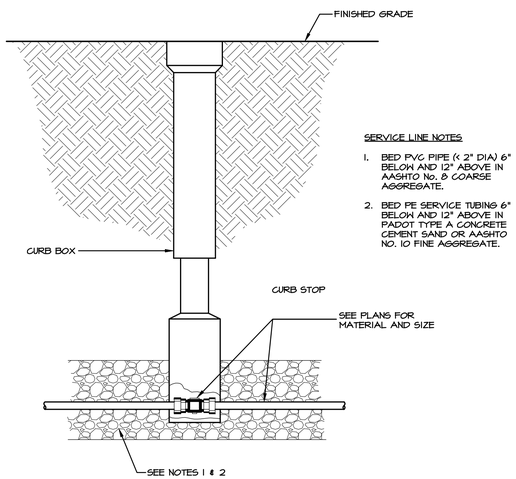
4a



PLUG VALVE AND VALVE BOX

NO SCALE

VAL-105



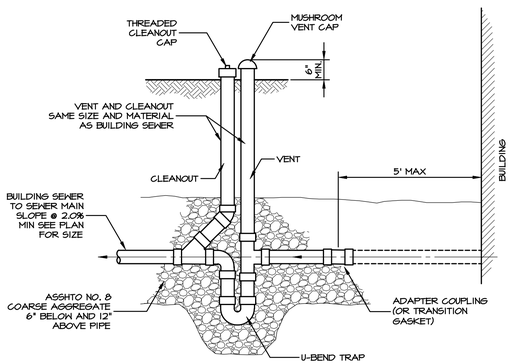
SERVICE LINE NOTES

1. BED PVC PIPE (< 2" DIA) 6" BELOW AND 12" ABOVE IN AASHTO No. 8 COARSE AGGREGATE.
2. BED PE SERVICE TUBING 6" BELOW AND 12" ABOVE IN PADOT TYPE A CONCRETE CEMENT SAND OR AASHTO NO. 10 FINE AGGREGATE.

CURB STOP AND BOX

NO SCALE

VAL-111



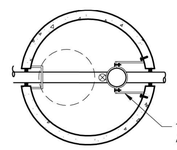
NOTE:
ALL FITTINGS ASSOCIATED WITH CLEANOUT, TRAP AND VENT SHALL BE SOLVENT WELD.

TRAP AND VENT DETAIL

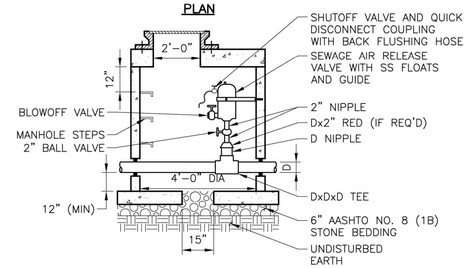
NO SCALE

SAN-210

NOTES:
1. ALL PRECAST REINFORCED CONCRETE MANHOLE SECTIONS SHALL COMPLY WITH ASTM C-478.
2. CEMENT SHALL BE TYPE II OR III, AIR ENTRAINED, WITH f'c=4,000 psi AT 28 DAYS.
3. REINFORCEMENT SHALL BE GRADE 60 PER ASTM A-615.
4. 24" DIA. CAST IRON FRAME AND COVER PER ASTM A-48, CLASS 30, FOR H-20 LOADING.
5. CAST IRON FRAME TO BE BOLTED TO MANHOLE WITH 5/8" ANCHOR BOLTS.
6. CASTING AND GRADE RINGS TO BE SEALED TO MANHOLE WITH PREFORMED PLASTIC SEALING COMPOUND.
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8. LINE MANHOLE INTERIOR W/T-LOCK PVC OR HDPE LINER SYSTEM.
9. ALL PIPING BETWEEN THE FORCE MAIN AND AIR RELEASE VALVE SHALL BE SCHEDULE 80 316 STAINLESS STEEL.



PLAN



SECTION

AIR RELEASE VALVE AND CHAMBER

DETAIL

NO SCALE

14

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:
UTILITY DETAILS

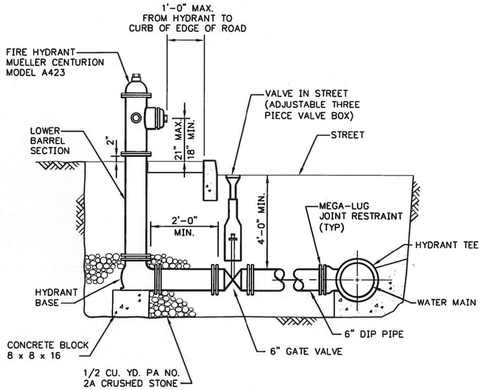
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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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69 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 3:02 pm

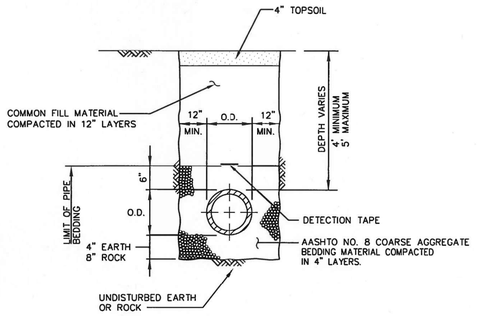


FIRE HYDRANT DETAIL

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DATE	REVISIONS

SCALE	FILE
NO SCALE	DET – 04

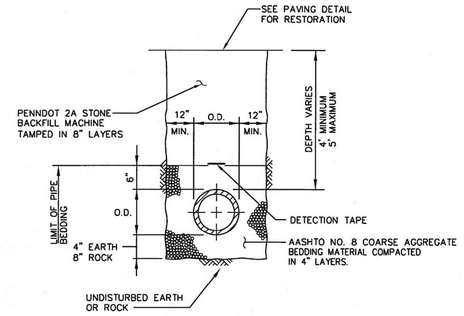


WATERLINE TRENCH DETAILS – UNPAVED AREAS

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DATE	REVISIONS

SCALE	FILE
NO SCALE	DET – 05

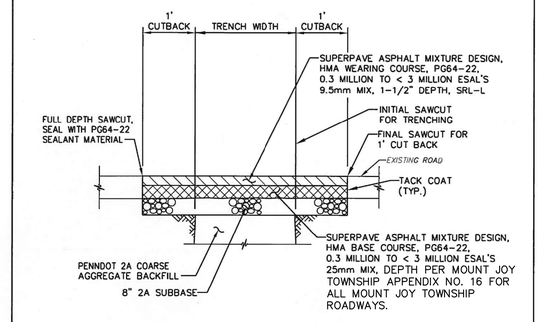


WATERLINE TRENCH DETAILS – PAVED AREAS

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DATE	REVISIONS

SCALE	FILE
NO SCALE	DET – 05A



NOTE:
SPECIFIC PAVING SECTION TO BE IN ACCORDANCE WITH THE TOWNSHIPS STREET CLASSIFICATION. SEE PAVING SCHEDULE ON SHEET 74.

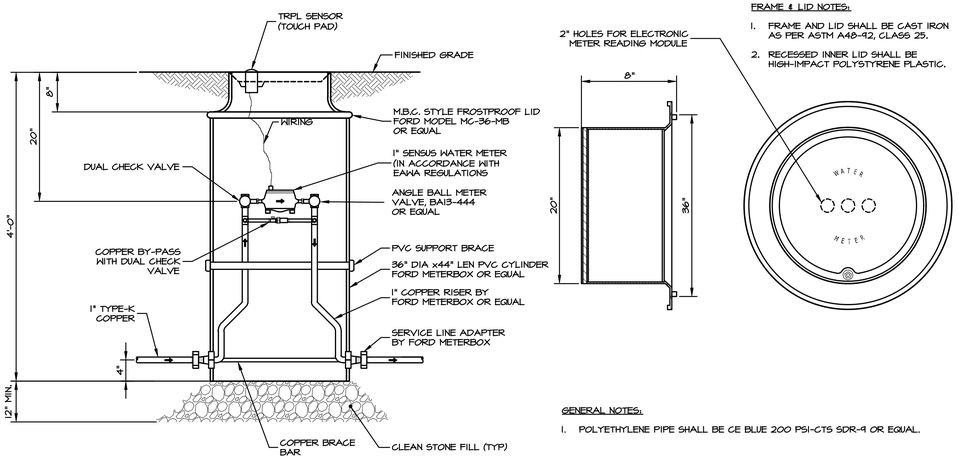
AS REFERENCE, RIDGE ROAD IS A "COLLECTOR" STREET AND WEST MAIN STREET (SR 0230) IS AN "ARTERIAL" STREET.

MOUNT JOY TOWNSHIP PAVING RESTORATION

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DATE	REVISIONS

SCALE	FILE
NO SCALE	DET – 05C



FRAME & LID NOTES:

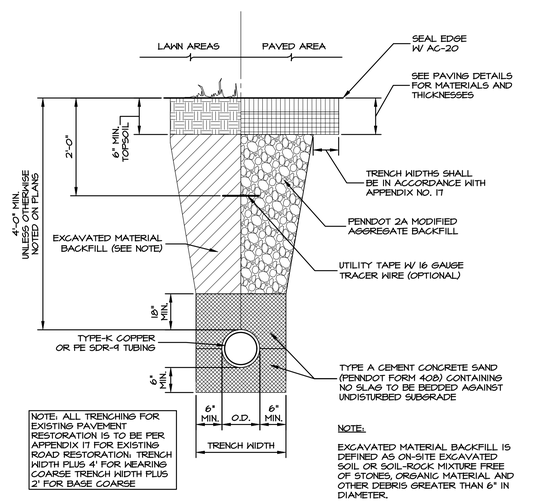
1. FRAME AND LID SHALL BE CAST IRON AS PER ASTM A48-92, CLASS 25.
2. RECESSED INNER LID SHALL BE HIGH-IMPACT POLYSTYRENE PLASTIC.

GENERAL NOTES:

1. POLYETHYLENE PIPE SHALL BE CE BLUE 200 PSI-CTS SDR-9 OR EQUAL.

A METER PIT WITH FRAME AND LID - 1 INCH (FOR GRASS/NON-TRAFFIC AREAS)

NO SCALE



NOTE: ALL TRENCHING FOR EXISTING PAVEMENT RESTORATION IS TO BE PER APPENDIX 17 FOR EXISTING ROAD RESTORATION; TRENCH WIDTH PLUS 4' FOR WEARING COARSE TRENCH WIDTH PLUS 2' FOR BASE COARSE

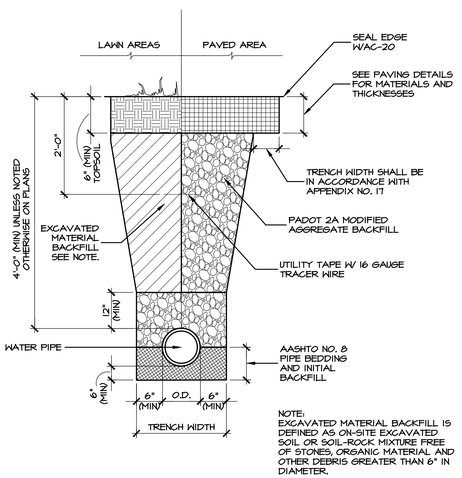
NOTE:

EXCAVATED MATERIAL BACKFILL IS DEFINED AS ON-SITE EXCAVATED SOIL OR SOIL-ROCK MIXTURE FREE OF STONES, ORGANIC MATERIAL AND OTHER DEBRIS GREATER THAN 6" IN DIAMETER.

B SMALL DIAMETER WATER LINE TRENCH

NO SCALE

GV-209



NOTE:
EXCAVATED MATERIAL BACKFILL IS DEFINED AS ON-SITE EXCAVATED SOIL OR SOIL-ROCK MIXTURE FREE OF STONES, ORGANIC MATERIAL AND OTHER DEBRIS GREATER THAN 6" IN DIAMETER.

C WATER PIPE INSTALLATION

NO SCALE

GV-215

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

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

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
UTILITY DETAILS

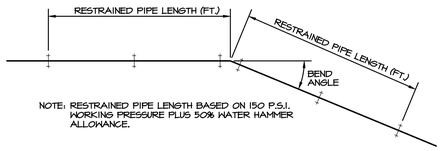
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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.
70 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 3:02 pm



NOTE: RESTRAINED PIPE LENGTH BASED ON 150 P.S.I. WORKING PRESSURE PLUS 50% WATER HAMMER ALLOWANCE.

HORIZONTAL RESTRAINED PIPE LENGTH SCHEDULE (DUCTILE IRON PIPE)				
PIPE DIAMETER	HORIZONTAL ELBOW DEFLECTION ANGLE			
	90°	45°	22 1/2°	11 1/4°
3" THRU 4"	19'	8'	4'	2'
6"	27'	11'	7'	3'
8"	35'	14'	8'	4'
10"	42'	17'	8'	5'
12"	44'	20'	10'	5'

*ADD 12% TO LENGTH IF PIPE IS POLYETHYLENE ENCASED

VERTICAL RESTRAINED PIPE LENGTH SCHEDULE (DUCTILE IRON PIPE)			
PIPE DIAMETER	VERTICAL ELBOW DEFLECTION ANGLE		
	45°	22 1/2°	11 1/4°
3" THRU 4"	20'	10'	5'
6"	28'	14'	7'
8"	37'	18'	9'
10"	44'	21'	11'
12"	52'	25'	12'

*ADD 12% TO LENGTH IF PIPE IS POLYETHYLENE ENCASED

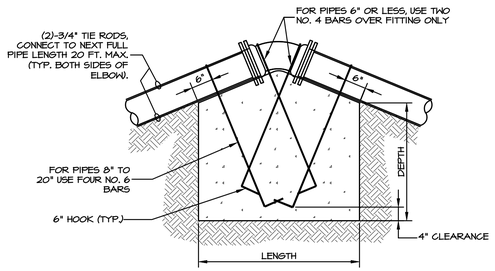
NOTE: FOR PIPE SIZES GREATER THAN 12", SUBMIT ENGINEERING CALCULATIONS TO VERIFY PROPOSED RESTRAINED PIPE LENGTHS.

A DUCTILE IRON RESTRAINED PIPE LENGTH SCHEDULE

NO SCALE

CIV-311

PIPE SIZES	DIMENSIONS OF CONCRETE BLOCKING								
	LENGTH			WIDTH			DEPTH		
	11 1/4°	22 1/2°	45°	11 1/4°	22 1/2°	45°	11 1/4°	22 1/2°	45°
4" AND SMALLER	2'	4'	4'	1.5'	3'	3'	1'	2'	3'
6" AND 8"	3'	4'	6'	3'	3'	3'	2'	3'	4'
10" AND 12"	4.5'	6'	8'	3'	3'	4'	3'	4.5'	5'
14" AND 16"	6'	8'	11'	3.5'	3.5'	5'	2.5'	5'	5'
18" AND 20"	7'	9'	13'	4'	5'	5.5'	4'	5'	6'



NOTES:

1. DIMENSIONS OF CONCRETE BLOCKS VERIFIED USING AWWA M41 DUCTILE IRON PIPE AND FITTINGS. ASSUMPTIONS USED FOR CALCULATIONS WERE A WORKING PRESSURE OF 200 PSI AND A SAFETY FACTOR OF 1.5.
2. IF THE OWNER AGREES, TIE RODS MAY BE ELIMINATED PROVIDED ALL JOINTS ARE MECHANICAL JOINT TYPE WITH JOINT RESTRAINT. (MEGALUG BY EBAA IRON SERIES 1100 OR APPROVED EQUAL).
3. NO COUPLING OR JOINTS SHALL BE COVERED WITH CONCRETE
4. REINFORCING BAR STRAPS TO BE SHAPED TO PIPE CURVATURE.
5. ALL EXPOSED STEEL TO BE PAINTED WITH TWO COATS ASPHALTIC PAINT.
6. CONCRETE BEARING SURFACES SHALL BE UNDISTURBED SOIL.

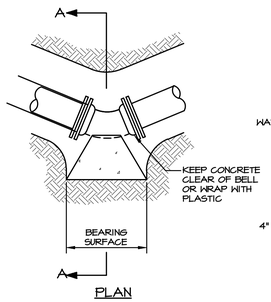
B TYPICAL THRUST BLOCKING FOR VERTICAL UPWARD THRUSTS

NO SCALE

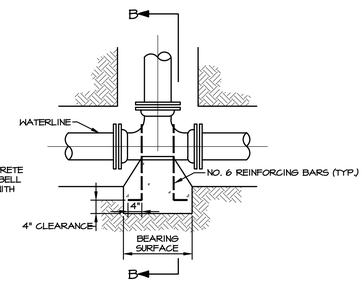
CIV-313

MINIMUM BEARING AREA REQUIRED, SQUARE FEET												
TYPE OF BEARING MATERIAL AND ALLOWABLE LOADS, PSF	4" AND LESS DEGREE BEND				6" AND 8" DEGREE BEND				10" AND 12" DEGREE BEND			
	11 1/4°	22 1/2°	45°	90°	11 1/4°	22 1/2°	45°	90°	11 1/4°	22 1/2°	45°	90°
LOOSE SAND OR MEDIUM CLAY - 2,000	1.0	2.0	2.7	4.0	1.5	3.0	6.0	11.0	3.5	6.6	13.0	24.0
PACKED GRAVEL AND SAND - 4,000	1.0	1.0	1.5	2.0	1.0	1.5	3.0	5.5	1.7	3.3	6.5	12.0
ROCK - 10,000	1.0	1.0	1.0	1.0	1.0	1.0	1.2	2.1	1.0	1.3	2.6	4.8

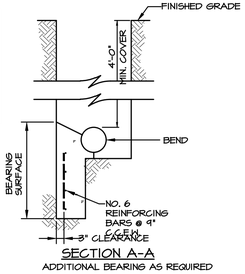
MINIMUM BEARING AREA REQUIRED, SQUARE FEET								
TYPE OF BEARING MATERIAL AND ALLOWABLE LOADS, PSF	14" AND 16" DEGREE BEND OR DEFLECTION				18" AND 20" DEGREE BEND OR DEFLECTION			
	11 1/4°	22 1/2°	45°	90°	11 1/4°	22 1/2°	45°	90°
LOOSE SAND OR MEDIUM CLAY - 2,000	6.0	12.0	23.1	42.7	9.5	19.0	37.0	67.0
PACKED GRAVEL AND SAND - 4,000	3.0	6.0	11.5	21.3	4.8	9.5	18.5	33.5
ROCK - 10,000	1.2	2.4	4.6	8.5	2.0	3.8	7.4	13.5



PLAN

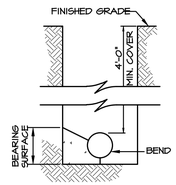


PLAN

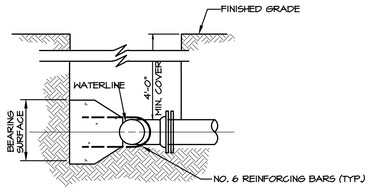


SECTION A-A

ADDITIONAL BEARING AS REQUIRED



SECTION A-A



SECTION B-B

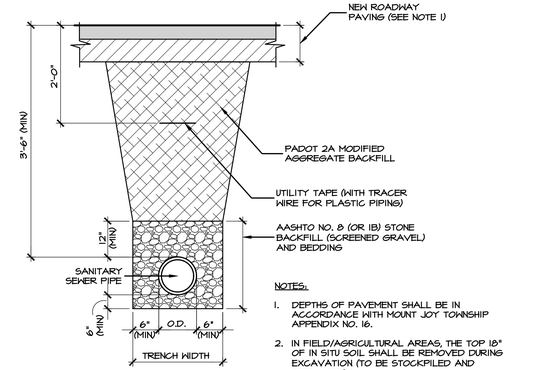
NOTES:

1. DIMENSIONS OF CONCRETE BLOCKS CALCULATED USING AWWA MANUAL M41 DUCTILE IRON PIPE AND FITTINGS. ASSUMPTIONS USED FOR CALCULATIONS WERE A WORKING PRESSURE OF 150 PSI AND A SAFETY FACTOR OR 2.0. CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE SOIL CONDITION AND MAKE FINAL SELECTION OF BEARING AREA.
2. IF THE OWNER AGREES, TIE RODS MAY BE ELIMINATED PROVIDED ALL JOINTS ARE MECHANICAL JOINT TYPE WITH JOINT RESTRAINT. (MEGALUG BY EBAA IRON SERIES 1100 OR APPROVED EQUAL).
3. THRUST BLOCKING FOR TEES SHALL HAVE THE SAME BEARING AREA AS 90° BENDS OF THE PIPE SIZE OF THE OUTLET. DEAD ENDS SHALL HAVE THE SAME BEARING AS 90° BENDS.
4. NO COUPLING OR JOINTS SHALL BE COVERED WITH CONCRETE.
5. REINFORCING BAR STRAPS TO BE SHAPED TO PIPE CURVATURE.
6. ALL EXPOSED STEEL TO BE PAINTED WITH TWO COATS ASPHALTIC PAINT.
7. ALL BEARING SURFACES SHALL BE UNDISTURBED SOIL.

C TYPICAL THRUST BLOCKING FOR HORIZONTAL AND VERTICAL DOWNWARD THRUSTS

NO SCALE

CIV-314



NOTES:

1. DEPTHS OF PAVEMENT SHALL BE IN ACCORDANCE WITH MOUNT JOY TOWNSHIP APPENDIX NO. 16.
2. IN FIELD/AGRICULTURAL AREAS, THE TOP 18" OF IN SITU SOIL SHALL BE REMOVED DURING EXCAVATION (TO BE STOCKPILED AND REPLACED).

D GRAVITY SANITARY SEWER TRENCHING WITHIN NEW STREETS

NO SCALE

CIV-221

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

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elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
UTILITY DETAILS

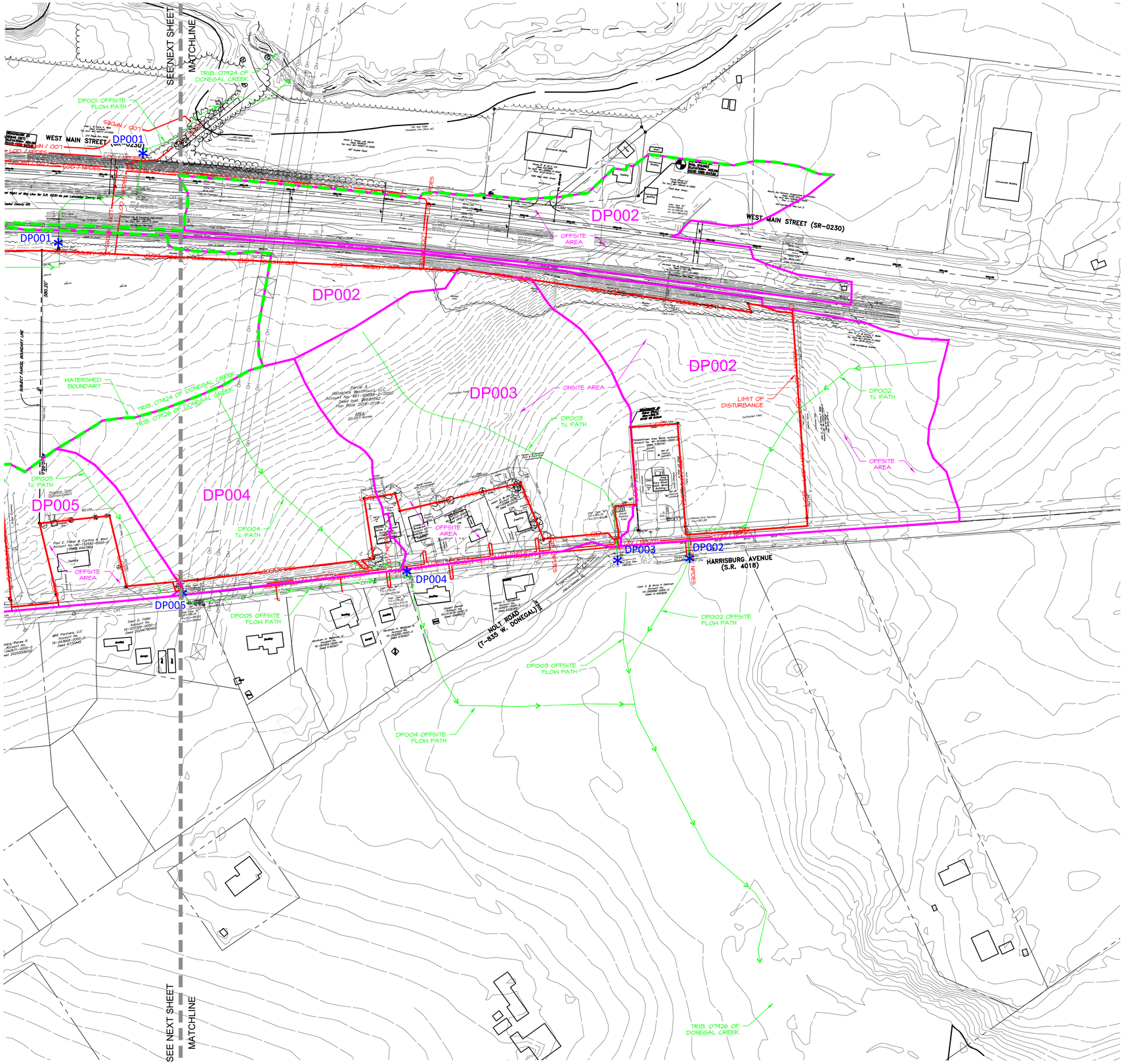
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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.
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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 3:02 pm



EXISTING LEGEND

- ADJOINER PROPERTY LINE
- PROPERTY LINE (Iron Pin, Rebar — Concrete Monument)
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENTS
- INDEX CONTOUR (355)
- INTERMEDIATE CONTOUR (352)
- SPOT ELEVATION (X 391.0)
- CURB LINE
- EDGE OF PAVEMENT (E.O.P.)
- MIN. BLDG SETBACK LINE
- OVERHEAD ELECTRIC (Utility Pole, OH, Electric Meter, EM)
- UNDERGROUND ELECTRIC (Utility Pole, UE, Electric Transformer)
- UNDERGROUND TELEPHONE (Utility Pole, UT, Manhole, Telephone Box)
- GAS LINE (Gas Valve, G, Gas Meter, GM)
- SANITARY SEWER LINE (C.O. Clean Out, S, Manhole)
- SANITARY FORCE MAIN (FM, Manhole)
- WATER LINE (WM Water Meter, W, Water Valve, WV Fire Hydrant)
- STORM DRAINAGE PIPING (Headwall, Manhole, Inlet, Endwall, Rip Rap)
- FENCE (X)
- ZONING LINE
- GUIDE RAIL
- EDGE OF WATER (STREAM)
- FEMA 100 YEAR FLOODPLAIN
- TREE LINE
- SIGN
- WELL (W)
- LIGHT POLE
- GROUND LIGHT
- ROOF DRAIN (R.D.)
- MAILBOX (MB)
- BOLLARD
- REFLECTOR POST
- DECIDUOUS TREES
- CONIFEROUS TREE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL MAST

WATERSHED MAPPING LEGEND

- LOD / NPDES PERMIT BOUNDARY
- DRAINAGE AREA BOUNDARY LIMIT OF ANALYSIS
- WATERSHED DRAINAGE BOUNDARY
- Tc FLOW PATH TO DISCHARGE POINT
- DISCHARGE POINT (DP001)

SCALE IN FEET: 1" = 100'

0 50 100 200 300

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

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elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
PRE CONSTRUCTION WATERSHED MAP 'A'

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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

NORTH

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 100'

DRAWING NO.
72 of 79

DRAWING: c:\Users\trsawyer\DCVACCDocs\ELA Group\1212-004 Westmont Development\Project Files\CAD Data\Land Development Phase I\WATERSHED-PRE.dwg - PLOTTED: Oct 20, 2026 3:02 pm

WATERSHED MAPPING LEGEND

- LOD — LOD / NPDES PERMIT BOUNDARY
- DRAINAGE AREA BOUNDARY / LIMIT OF ANALYSIS
- WATERSHED DRAINAGE BOUNDARY
- Tc FLOW PATH TO DISCHARGE POINT
- DISCHARGE POINT

DP001

EXISTING LEGEND

- ADJOINER PROPERTY LINE
- PROPERTY LINE (Iron Pin, Rebar / Concrete Monument)
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENTS
- INDEX CONTOUR (355)
- INTERMEDIATE CONTOUR (352)
- SPOT ELEVATION (X 391.0)
- CURB LINE
- EDGE OF PAVEMENT (E.O.P.)
- MIN. BLDG SETBACK LINE
- OVERHEAD ELECTRIC (Utility Pole, OH, Electric Meter EM)
- UNDERGROUND ELECTRIC (Utility Pole, UE, Electric Transformer ET)
- UNDERGROUND TELEPHONE (Utility Pole, UT, Manhole T, Telephone Box TV)
- GAS LINE (Gas Valve G, Gas Meter GM)
- SANITARY SEWER LINE (Clean Out CO, S, Manhole S)
- SANITARY FORCE MAIN (FM, Manhole S)
- WATER LINE (WM, Water Meter, W, Water Valve WV, Fire Hydrant)
- STORM DRAINAGE PIPING (Headwall, D, Manhole, Inlet, Endwall, Flared End Section, Pipe)
- FENCE (X X X X)
- ZONING LINE
- GUIDE RAIL
- EDGE OF WATER (STREAM)
- FEMA 100 YEAR FLOODPLAIN
- TREE LINE
- SIGN
- WELL (W)
- LIGHT POLE
- GROUND LIGHT
- ROOF DRAIN (R.D.)
- MAILBOX (MB)
- BOLLARD / REFLECTOR POST
- DECIDUOUS TREES
- CONIFEROUS TREE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL MAST

SEE PREVIOUS SHEET — MATCHLINE

RIDGE RUN ROAD (T-327)

WEST MAIN STREET (SR-0230)

HARRISBURG AVENUE (S.R. 4018)

MILL ROAD

BRADFIELD DRIVE

DP001 OFFSITE FLOW PATH

TRIB. 07424 OF DONEGAL CREEK

DP001 Tc PATH

DP001

DP006

DP005

DP004

DP005 Tc PATH

DP004 Tc PATH

DP005 OFFSITE FLOW PATH

WATERSHED BOUNDARY

LIMIT OF DISTURBANCE

OFFSITE AREA

ONSITE AREA

EXISTING BARN BASIN

SUBJECT PROPERTY BOUNDARY LINE

Parcel B
Vistablock Westmount, LLC
Account No. 427-15182-0-0000
Deed Inst. #5682246
Plan Book J-175, Page 78
±14.476 AC.
(630,641.2 Sq. FT.)

±0.427 AC.
(236,410.5 Sq. FT.)
Includes Road Right-of-way

DONEGAL CROSSING ASSOCIATES, LLC
Account No. 461-72827-0-0000
Deed Bk. 5308, Pg. 142
Sub. Plat J-312-142

PENN POWER & LIGHT COMPANY
Account No. 461-62486-0-0000
Deed Bk. S, Vol. 31, Pg. 492

JONATHAN K. & MARY E. RUHL
Account No. 461-98855-0-0000
Deed Bk. 5308, Pg. 679

Kevin H. & Susan Clepper
Account No. 461-69457-0-0000
Deed Inst. #5478068

Harold Neal
Account No. 461-85653-0-0000
Deed Bk. 5316, Pg. 623

Water Properties USA, Inc.
Account No. 461-34782-0-0000
Deed 6761497

Joel K. & Cheri A. Garber
Account No. 461-72437-0-0000
Deed Inst. #5343132
Pg. 7127

Linus Stoltzfoos Properties
Account No. 461-72812-0-0000
Deed Inst. #5653784

Paul E. Fisher & Cynthia A. Martin
Account No. (Alt. 12362-0000-0)
Deed 6497089

Shisler, Eric S. & Kim M.
Account No. 16-04937-0000-0
Deed 4412023

Hope Community Church
Account No. 16-03966-0000-0
Deed 6337-364

Weber, Douglas L.
Account No. 16-05855-0000-0
Deed 3133800

Hoke, S. Edwin
Account No. 16-03699-0000-0
Deed 5944830

McClellan, Kevin
Account No. 16-03868-0000-0
Deed 8024680764

Geyer, Tyler E.
Account No. 16-03687-0000-0
Deed 8020503939

WFE Partners, LLC
Account No. 16-04784-0000-0
Deed 6770945

WFE Partners, LLC
Account No. 16-04969-0000-0
Deed 6770945

Mertz-Ranes R.
Account No. 16-04971-0000-0
Deed 8020500659

WFE Partners, LLC
Account No. 16-04968-0000-0
Deed 6770945

Trent G. Fisher
Account No. 16-05729-0000-0
Deed 8024678043

RAILROAD VAL MAP 3306 1927-67
Amtrak
Account No. 46-13011-0000-0

Railroad Right of Way Line

Legal Right of Way Line for S.R. 0230 as per Lancaster County GIS

NORTH

SCALE IN FEET: 1" = 100'

0 50 100 200 300

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:
PRE CONSTRUCTION WATERSHED MAP 'B'

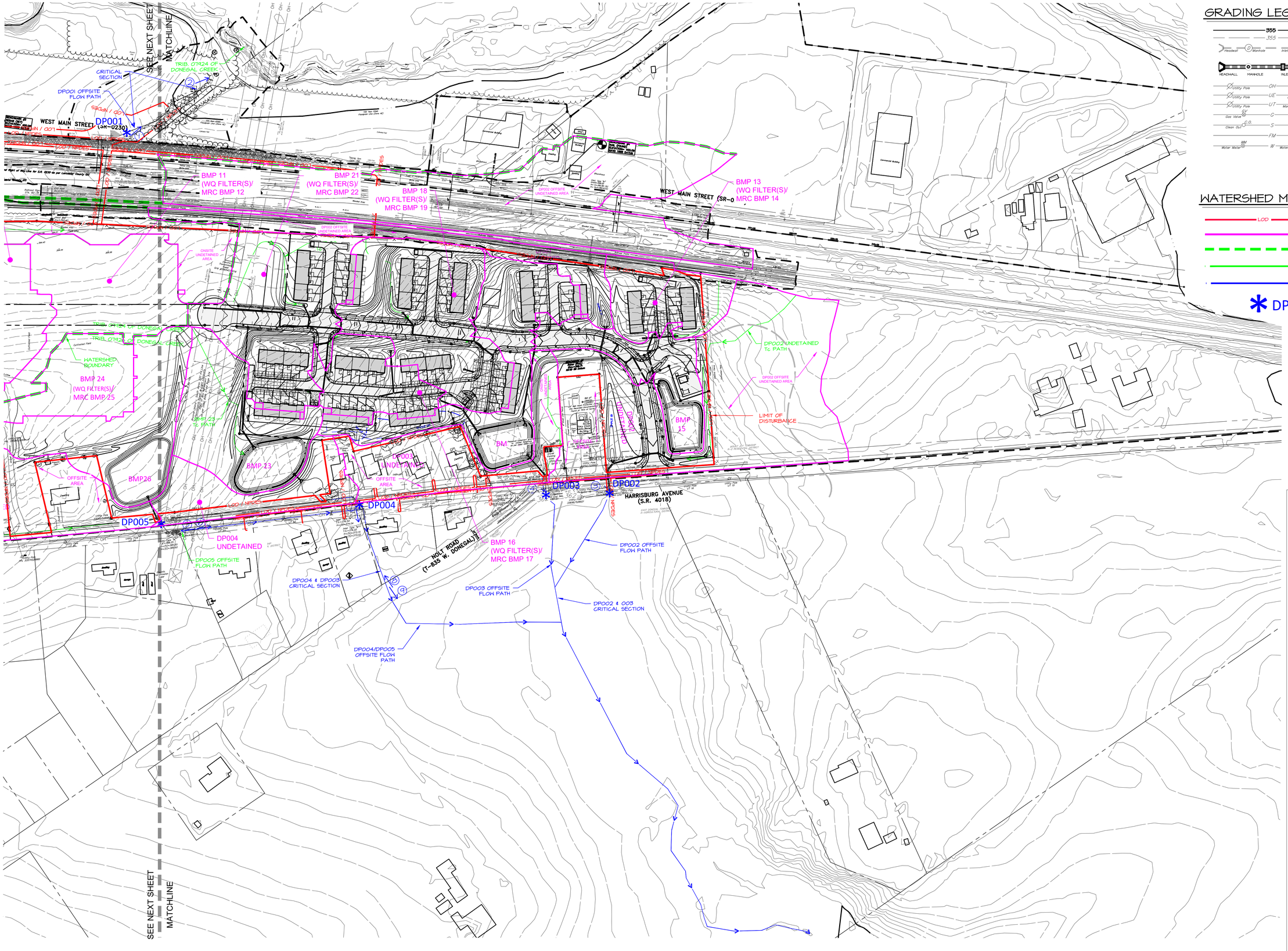
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 100'

DRAWING NO.
73 of 79

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GRADING LEGEND

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

WATERSHED MAPPING LEGEND

- LOD — LOD / NPDES PERMIT BOUNDARY
- DRAINAGE AREA BOUNDARY / LIMIT OF ANALYSIS
- WATERSHED DRAINAGE BOUNDARY
- Tc FLOW PATH TO DISCHARGE POINT
- FLOW PATH TO SURFACE WATER
- DP001 — DISCHARGE POINT
- 3 — EP ANALYSIS PHOTO LOCATION

NORTH

SCALE IN FEET: 1" = 100'

0 50 100 200 300

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

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elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
POST CONSTRUCTION WATERSHED MAP 'A'

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 100'

DRAWING NO.
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DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase\WATERSHED-POST.dwg - PLOTTED: Oct 20, 2026 3:02 pm

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:
POST CONSTRUCTION WATERSHED MAP 'B'

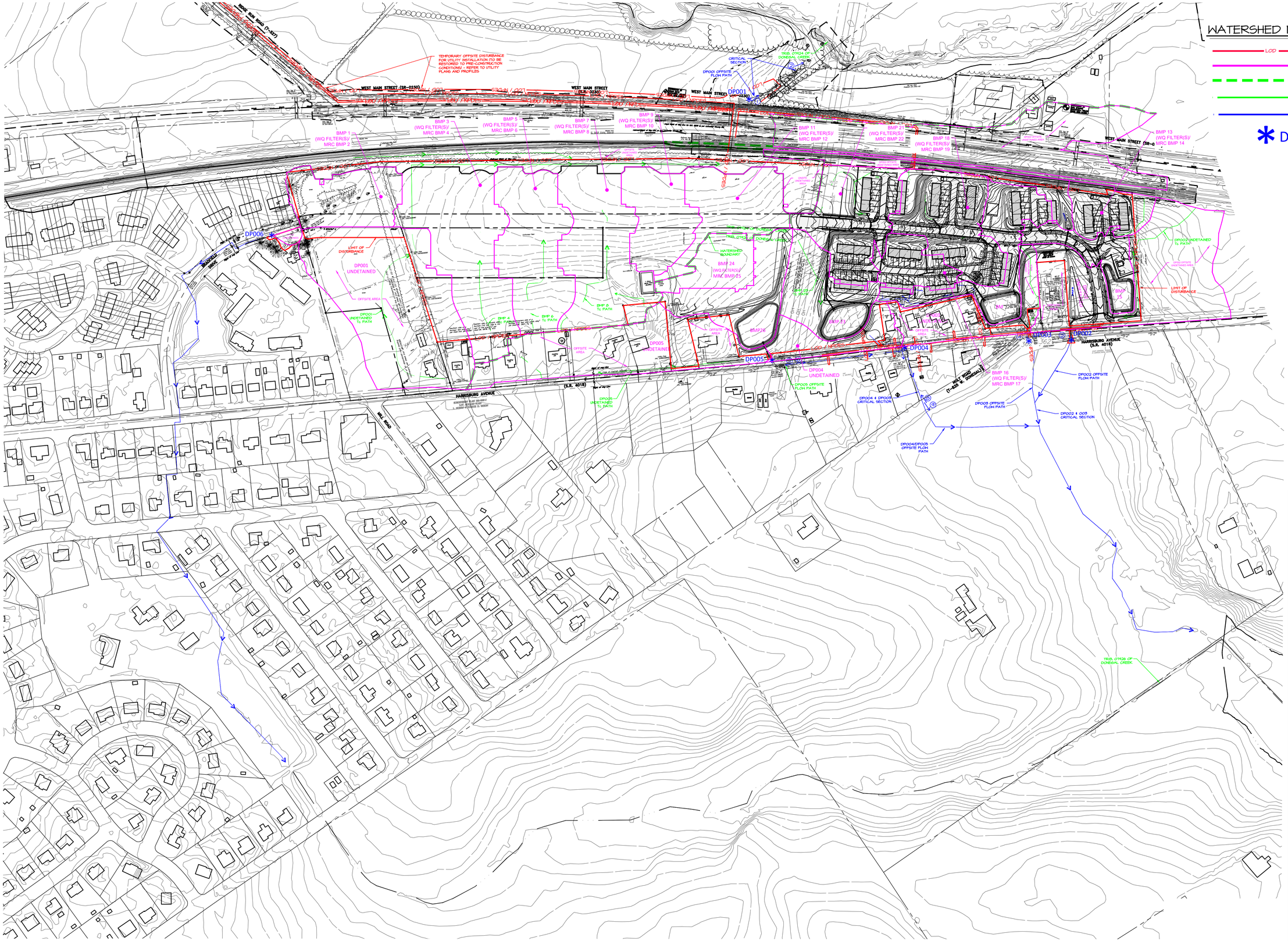
FOR
WESTMONT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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

MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 150'

DRAWING NO.
75 of 79

DRAWING: C:\Users\trsauger\DC\ACCDocs\ELA Group\1212-004 Westmont Development\Project Files\CAD Data\Land Development Phase 1\WATERSHED-POST.dwg - PLOTTED: Oct 20, 2026 3:03 pm



WATERSHED MAPPING LEGEND

- LOD — LOD / NPDES PERMIT BOUNDARY
- DRAINAGE AREA BOUNDARY / LIMIT OF ANALYSIS
- WATERSHED DRAINAGE BOUNDARY
- Tc FLOW PATH TO DISCHARGE POINT
- FLOW PATH TO SURFACE WATER
- * DP001 — DISCHARGE POINT
- ③ — EP ANALYSIS PHOTO LOCATION

SCALE IN FEET: 1" = 150'

0 75 150 300 450

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

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elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
OFFSITE FLOWATH

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" = 150'

DRAWING NO.
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DRAWING: C:\Users\trsawyer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\WATERSHED-POST.dwg - PLOTTED: Oct 20, 2026 3:03 pm

DRAWING: C:\Users\trsawyer\DCIACDDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase (WATERSHED-INLET.dwg - PLOTTED: Oct 20, 2026 3:03 pm

WEST MAIN STREET (SR-0230)

HARRISBURG AVENUE (S.R. 4018)

NOLT ROAD (T-835 W. DONEGAL)

BENCHMARK #4
NAIL (FOUND)
ELEVATION= 400.09
NAVD 1988 DATUM

BENCHMARK #3
Rebar (Found)
Elev.= 368.71
NAVD 88 Datum

DP001
DP002
DP003
DP004

BMP 23
BMP 15
BMP

LIMIT OF DISTURBANCE

INTERSECTION SWALE

GRADING LEGEND

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

WATERSHED MAPPING LEGEND

- LOD — LOD / NPDES PERMIT BOUNDARY
- DRAINAGE AREA BOUNDARY LIMIT OF ANALYSIS
- SWALE DRAINAGE AREA
- Tc FLOW PATH TO DISCHARGE POINT
- FLOW PATH TO SURFACE WATER
- * DP001 — DISCHARGE POINT
- EP ANALYSIS PHOTO LOCATION

NORTH

SCALE IN FEET: 1" = 50'

0 25 50 100 150

REVISIONS PER:	DATE:	BY:
1. ERSA COMMENTS	9/21/2026	TWD
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3. -	-	-
4. -	-	-
5. -	-	-

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elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
INLET WATERSHED MAP 'A'

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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

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

DRAWING NO.
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DRAWING: C:\Users\trshayer\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development Phase 1\WATERSHED-INLET.dwg - PLOTTED: Oct 20, 2026 3:03 pm

WATERSHED MAPPING LEGEND

- LOD — LOD / NPDES PERMIT BOUNDARY
- DRAINAGE AREA BOUNDARY / LIMIT OF ANALYSIS
- WATERSHED DRAINAGE BOUNDARY
- Tc FLOW PATH TO DISCHARGE POINT
- FLOW PATH TO SURFACE WATER
- ✱ DP001 — DISCHARGE POINT
- ③ — EP ANALYSIS PHOTO LOCATION

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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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
INLET WATERSHED MAP 'B'

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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

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

DRAWING NO.
78 of 79

DRAWING: C:\Users\trsauer\DC\ACCDocs\ELA Group\212-004 Westmount Development\Project Files\CAD Data\Land Development Phase IV\WATERSHED-INLET.dwg - PLOTTED: Oct 20, 2026 3:03 pm

WATERSHED MAPPING LEGEND

- LOD — LOD / NPDES PERMIT BOUNDARY
- DRAINAGE AREA BOUNDARY / LIMIT OF ANALYSIS
- WATERSHED DRAINAGE BOUNDARY
- Tc FLOW PATH TO DISCHARGE POINT
- FLOW PATH TO SURFACE WATER
- ✱ DP001 — DISCHARGE POINT
- ③ — EP ANALYSIS PHOTO LOCATION

DP006 ✱

LIMIT OF DISTURBANCE

LOD / NPDES

S 59°04'07" E 290.07'

Railroad Right of Way Line

Right of way Line

BRADFIELD DRIVE

HARRISBURG AVENUE

Center Line of Road is Municipal Boundary Line

MILL

Parcel B
Vistablock Westmount, LLC
Account No. 461-15182-0-0000
Deed Inst. #6682246
Plan Book J-172, Page 78
14.478 AC.
(630,641.2 Sq. Ft.)

Henry R. & Kristina L. Werner
Account No. 461-60955-0-0000
Deed Bk. 5594, Pg. 178
5.427 AC.
(236,411.5 Sq. Ft.)
Includes Road Right-of-way

DONEGAL CROSSING ASSOCIATES, LLC
Account No.
461-17307-0-0000
No Deed
Sub. Plan J-212-142

PENNA. POWER & LIGHT COMPANY
Account No.
461-43488-0-0000
Deed Bk. S, Vol. 30, Pg. 492

JONATHAN K. & MARY E. RUHL
Account No.
461-24685-0-0000
Deed Bk. 3309, Pg. 679

Dale L. & Carol A. Hess
Deed 5143640
Tax Acct 461-95171-0-0000
210 Ridge Run Road

Amtrock Tax & Insurance Department
Deed L-25-585
Tax Acct 461-32511-0-0000
Harrisburg Pike Rear

Railroad Mile Post STA 83

Railroad Tracks

Private Property Railroad/AM 1945 Sign

"Abel Roofing" Sign

Inlet, Type 'C' Grate=408.62 Inv Out=406.49

Inlet, Type 'C' Grate=405.80 Inv Out=403.85

Utility Pole PPL 33515529050

Utility Pole PPL 33507529022

Utility Pole PPL 33519529065

Utility Pole PPL 3-71025

Anna H. & Leon S. Gehman
Account No.
461-69437-0-0000
Deed Inst. #6334089

Andrea J. Denlinger
Account No.
461-76746-0-0000
Deed Bk. 6878, Pg. 633

Harold Leid
Account No.
461-85603-0-0000
Deed 20250001078

Beiler Properties LLC & Brenda K.
Account No.
461-94162-0000-0
Deed 6767497

Strickler, Eric S. & Kim M.
Account No.
16-045537-0000-0
Deed 4417213

Hixon, L. Edwin
Account No.
16-036599-0000-0
Deed 5944933

McCauley, Kevin
Account No.
16-038494-0000-0
Deed 20246806784

"southern side of a fourteen feet wide alley" per Deed Inst. #6334089

"western side of a public alley fourteen (14) feet wide in the rear of this property" per Deed Bk. 6878, Pg. 633

"the Southwestern side of a fourteen (14) feet wide public alley" per Deed Bk. 3927, Pg. 16

102.50'(D)

85.00'(D)

115.00'(D)

80.00'(D)

77.94'(M)

6" Wood Fence

Shed

Dwelling GS

Mount Joy Township

West Donegal Township

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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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FINAL PHASE 1 PLAN

SUBJECT:
INLET WATERSHED MAP 'C'

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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

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

DRAWING NO.
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