

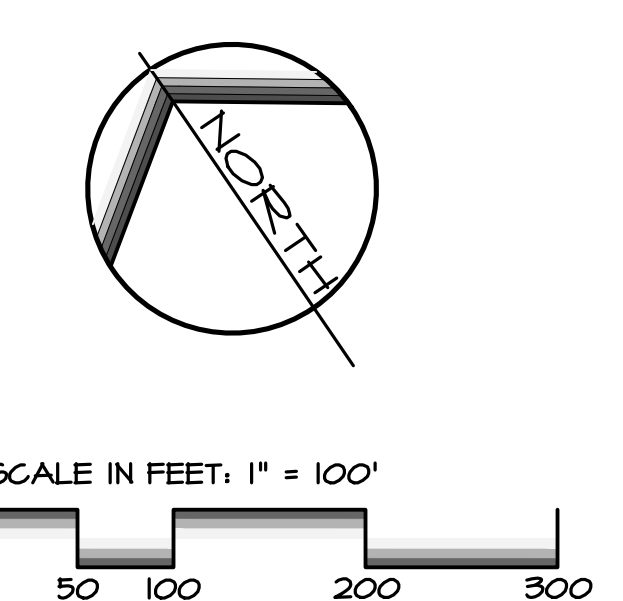
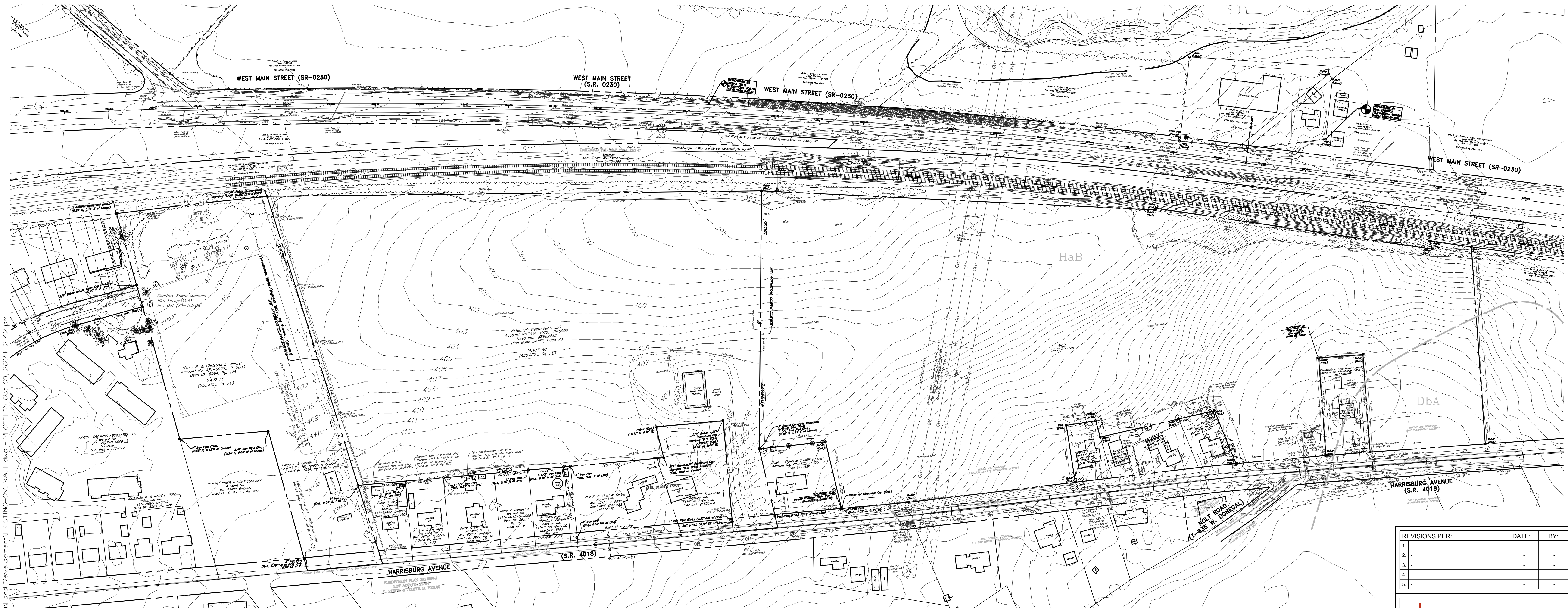








DRAWING: C:\Users\lrsauyer\Documents\ELA\_Group\1212-004 Westmount Development\Project Files\CAD\Docs\ELA\_Group\1212-004 Westmount Development\Project Files\CAD\Docs\ELA\_Group\1212-004 Westmount Development\Development\OVERALL.dwg - PLOTTED: Oct 07, 2024 12:42 pm



**SOILS LEGEND**

DbA	DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
HaB	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
- - - - -	SOIL DELINEATION

**EXISTING LEGEND**

	ADJOINER PROPERTY LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	EASEMENTS
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	SPOT ELEVATION
	CURB LINE
	EDGE OF PAVEMENT (E.O.P.)
	MIN. BLDG SETBACK LINE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	GAS LINE
	SANITARY SEWER LINE
	SANITARY FORCE MAIN
	WATER LINE
	STORM DRAINAGE PIPING
	FENCE
	ZONING LINE
	GUIDE RAIL
	EDGE OF WATER (STREAM)
	FEMA 100 YEAR FLOODPLAIN
	TREE LINE
	SIGN
	WELL
	LIGHT POLE
	GROUND LIGHT
	ROOF DRAIN
	MAILBOX
	BOLLARD
	REFLECTOR POST
	DECIDUOUS TREES
	CONIFEROUS TREE
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL MAST

REVISIONS PER:	DATE:	BY:
1.		
2.		
3.		
4.		
5.		

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

TYLER E. HILL  
ENGINEER  
PROFESSIONAL  
LANDSCAPE ARCHITECT

**PRELIMINARY PLAN**  
SUBJECT:  
**OVERALL EXISTING EXISTING CONDITIONS PLAN**  
FOR  
WESTMOUNT  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

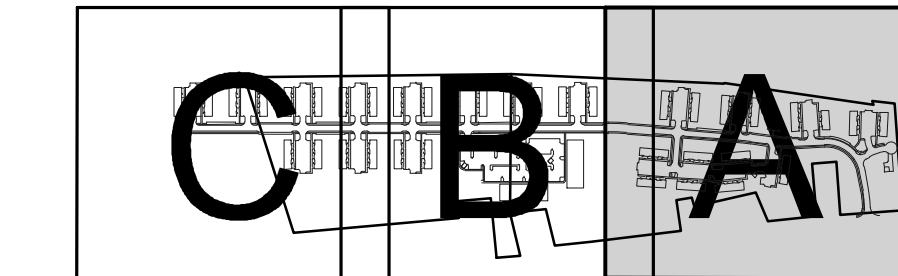
MANAGER:	BDG	DATE:	OCTOBER 7, 2024
DESIGNER:	BDG	PROJECT NO.:	1212-004
DRAWN BY:	BLM	SCALE:	1" = XX'

DRAWING NO.  
**5 of 86**

EXISTING LEGEND

- 100 Year FEMA Floodplain Line (Zone AE)
- 50 Year FEMA Floodplain Line (Zone AE)
- CENTERLINE
- EASEMENT
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- CURB LINE
- EDGE OF PAVEMENT (E.O.P.)
- MIN. BLDG SETBACK LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS LINE
- SANITARY SEWER LINE
- SANITARY FORCE MAIN
- WATER LINE
- STORM DRAINAGE PIPING
- FENCE
- ZONING LINE
- GUIDE RAIL
- EDGE OF WATER (STREAM)
- FEMA 100 YEAR FLOODPLAIN
- TREE LINE
- DECIDUOUS TREES
- CONIFEROUS TREE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL MAST
- SIGN
- WELL
- LIGHT POLE
- GROUND LIGHT
- ROOF DRAIN
- MAILBOX
- BOLLARD
- REFLECTOR POST

KEY MAP



SCALE IN FEET: 1" = 50'



REVISIONS PER:	DATE:	BY:
1.		
2.		
3.		
4.		
5.		

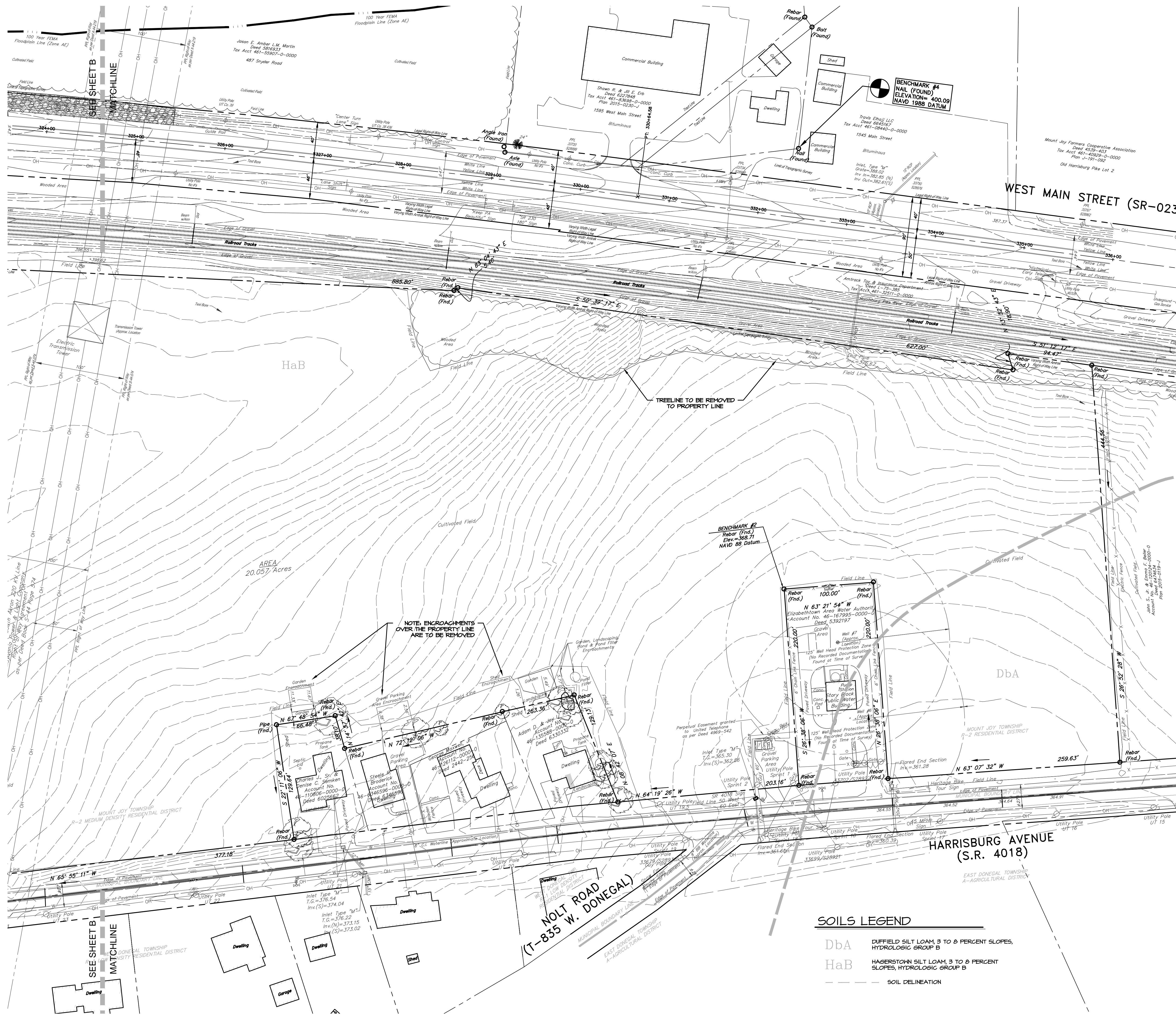
**EVA** group, inc.  
ENGINEERS • LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

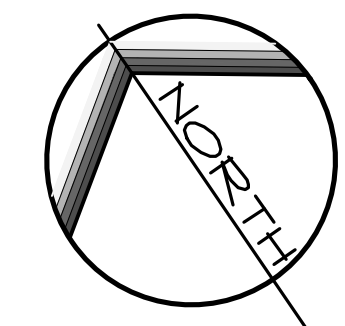
**PRELIMINARY PLAN**  
SUBJECT:  
EXISTING CONDITIONS & DEMOLITION PLAN 'A'  
FOR  
WESTMOUNT  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
VISTABLOCK, LLC  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER: BDG DATE: OCTOBER 7, 2024  
DESIGNER: BDG PROJECT NO. 1212-004  
DRAWN BY: BLM SCALE: 1" = 50'

DRAWING NO.  
**6 of 86**

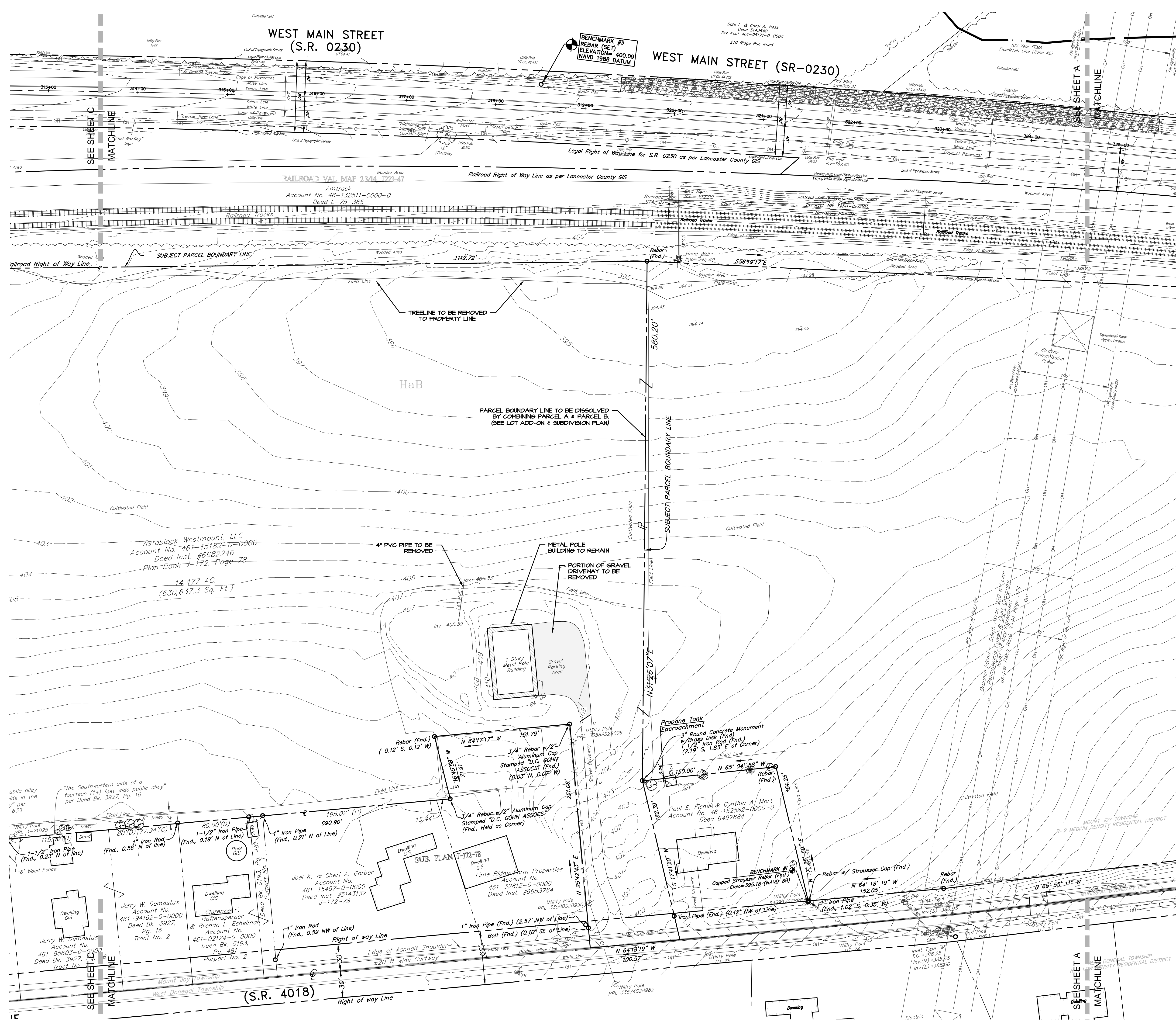


- SOILS LEGEND**
- DbA DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
  - HaB HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
  - SOIL DELINEATION



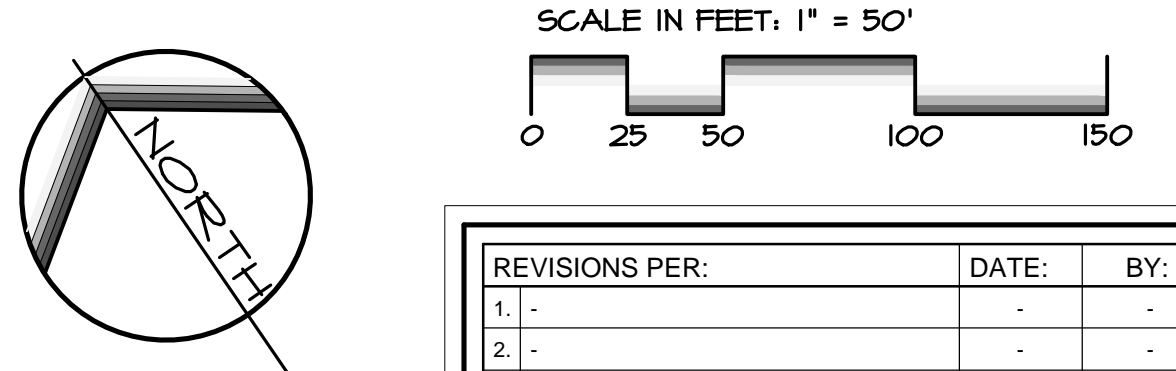
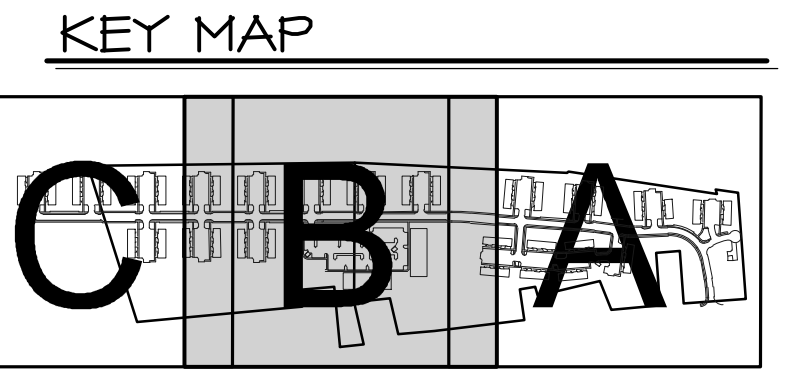
DRAWING: C:\Users\rsrauyer\Documents\EVA\_Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development\EXISTING.dwg - PLOTTED: Oct 07, 2024 12:42 pm

DRAWING: C:\Users\rsawyer\Documents\Development\Project Files\CAD Data\Land Development\EXISTING.dwg - PLOTTED: Oct 07, 2024 12:42 pm



**EXISTING LEGEND**

	Concrete Monument	ADJOINER PROPERTY LINE
		RIGHT-OF-WAY LINE
		CENTERLINE
		EASEMENTS
	355	INDEX CONTOUR
	352	INTERMEDIATE CONTOUR
	X 391.0	SPOT ELEVATION
		CURB LINE
		EDGE OF PAVEMENT (E.O.P.)
		MIN. BLDG. SETBACK LINE
		OVERHEAD ELECTRIC
		UNDERGROUND TELEPHONE
		GAS LINE
		SANITARY SEWER LINE
		SANITARY FORCE MAIN
		WATER LINE
		STORM DRAINAGE PIPING
		FENCE
		ZONING LINE
		GUIDE RAIL
		EDGE OF WATER (STREAM)
		FEMA 100 YEAR FLOODPLAIN
		TREE LINE
		SIGN
		WELL
		LIGHT POLE
		GROUND LIGHT
		ROOF DRAIN
		MAILBOX
		BOLLARD
		REFLECTOR POST
		DECIDUOUS TREES
		CONIFEROUS TREE
		TRAFFIC SIGNAL BOX
		TRAFFIC SIGNAL POLE
		TRAFFIC SIGNAL MAST

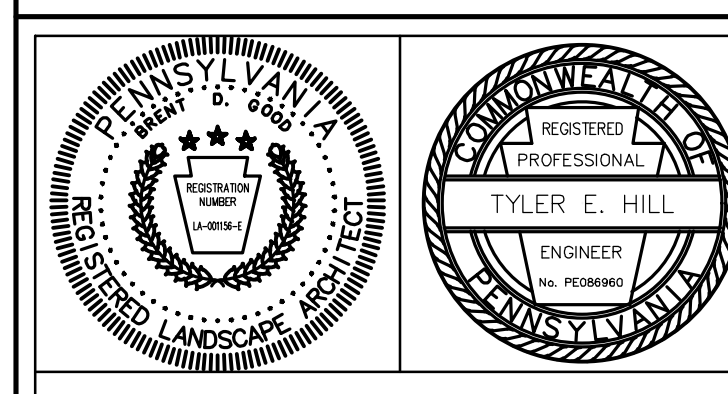


**REVISIONS PER:**

NO.	DATE	BY
1.		
2.		
3.		
4.		
5.		

**EVA group, inc.**  
ENGINEERS • LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com



**PRELIMINARY PLAN**  
SUBJECT:  
**EXISTING CONDITIONS & DEMOLITION PLAN 'B'**  
FOR  
WESTMOUNT  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER: BDG DATE: OCTOBER 7, 2024  
DESIGNER: BDG PROJECT NO. 1212-004  
DRAWN BY: BLM SCALE: 1" = 50'

DRAWING NO.  
**7 of 86**

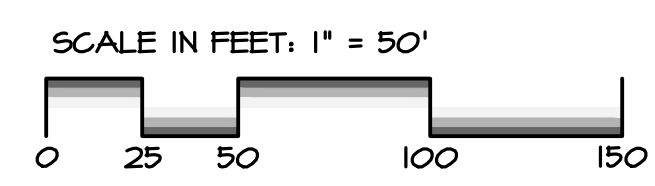
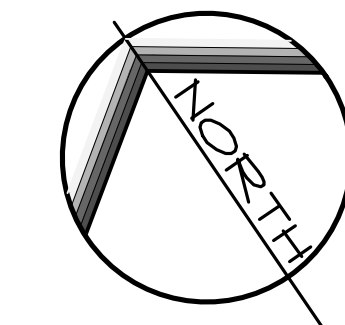
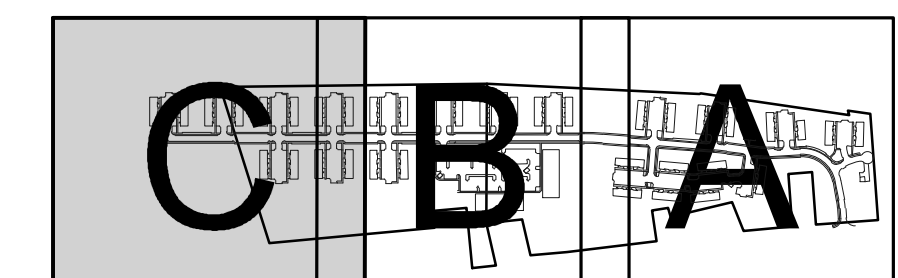
**SOILS LEGEND**

D <b>a</b>	DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
H <b>a</b> B	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
- - -	SOIL DELINEATION

EXISTING LEGEND

- ADJOINER PROPERTY LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENTS
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- CURB LINE
- EDGE OF PAVEMENT (E.O.P.)
- MIN. BLDG SETBACK LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- GAS LINE
- SANITARY SEWER LINE
- SANITARY FORCE MAIN
- WATER LINE
- STORM DRAINAGE PIPING
- FENCE
- ZONING LINE
- GUIDE RAIL
- EDGE OF WATER (STREAM)
- FEMA 100 YEAR FLOODPLAIN
- TREE LINE
- SIGN
- WELL
- LIGHT POLE
- GROUND LIGHT
- ROOF DRAIN
- MAILBOX
- BOLLARD
- REFLECTOR POST
- DECIDUOUS TREES
- CONIFEROUS TREE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL MAST

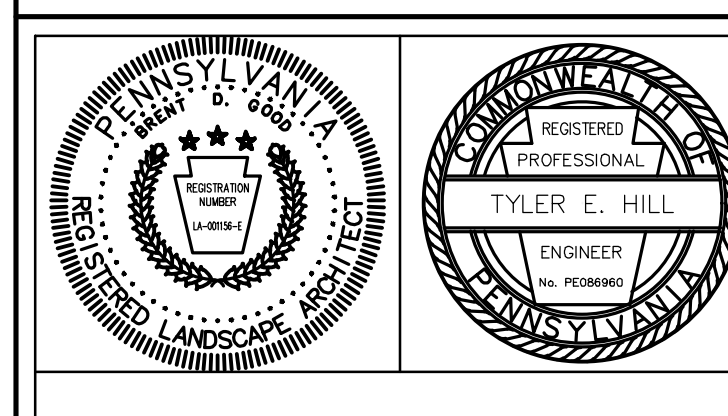
KEY MAP



REVISIONS PER:	DATE:	BY:
1.		
2.		
3.		
4.		
5.		

**EVA** group, inc.  
ENGINEERS • LANDSCAPE ARCHITECTS

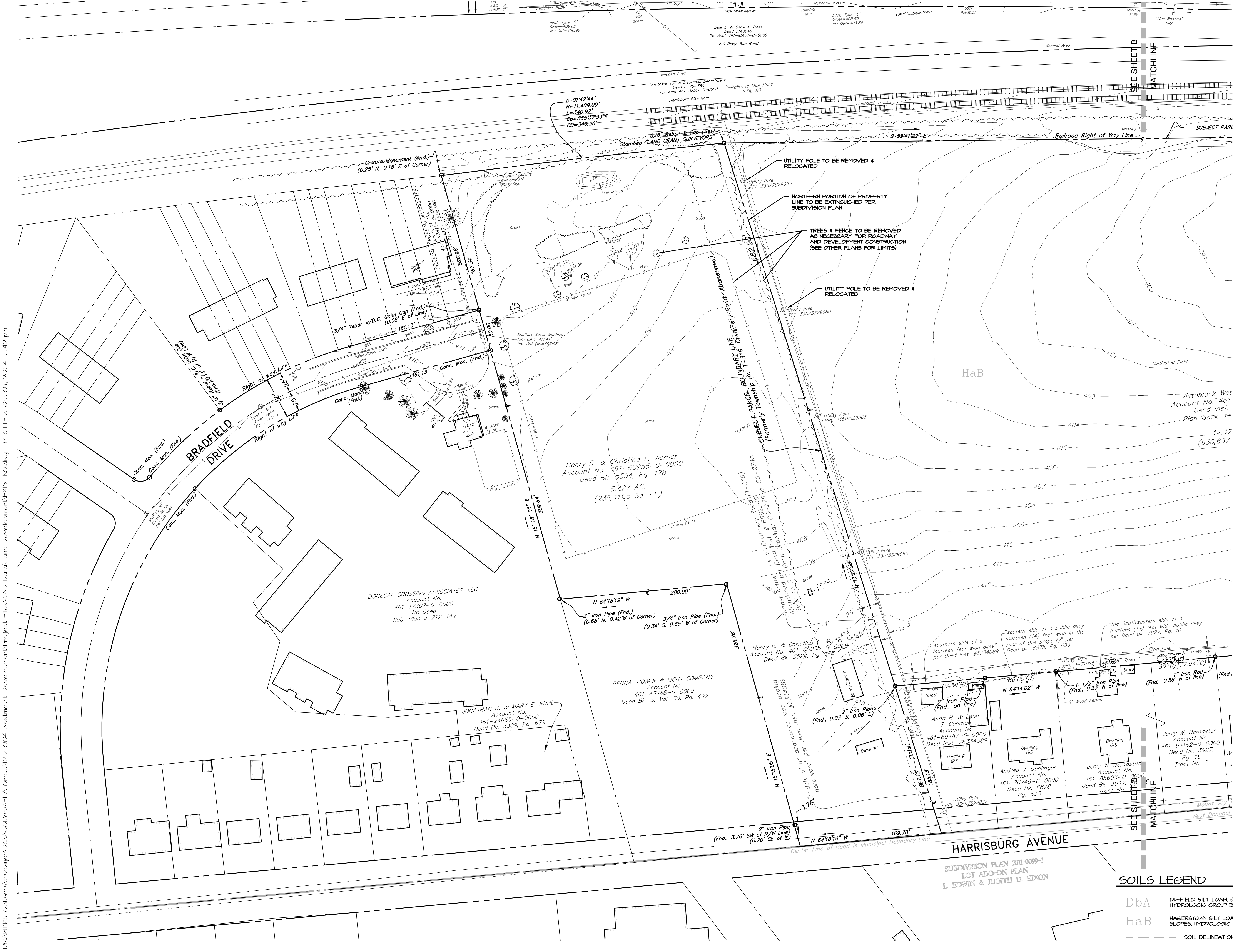
743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com



**PRELIMINARY PLAN**  
SUBJECT:  
**EXISTING CONDITIONS & DEMOLITION PLAN 'C'**  
FOR  
WESTMOUNT  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER: BDG DATE: OCTOBER 7, 2024  
DESIGNER: BDG PROJECT NO. 1212-004  
DRAWN BY: BLM SCALE: 1" = 50'

DRAWING NO.  
**8 of 86**



SOILS LEGEND

- DbA DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
- HaB HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
- SOIL DELINEATION

DRAWING: C:\Users\rsrauyer\Documents\ELA\_Group\1212-004 Westmount Development\EXISTING.dwg - PLOTTED: Oct 07, 2024 12:42 pm



**LEGEND**

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	CENTERLINE
	RIGHT OF WAY LINE
	BUILDING SETBACK LINE
	PARCEL TIE BAR
	CONCRETE MONUMENT
	IRON PIN

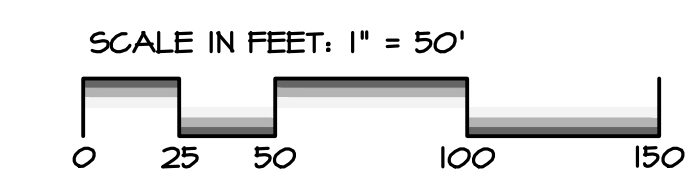
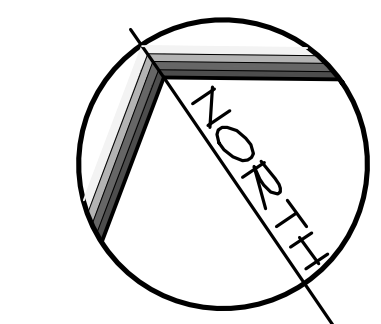
**NOTE:**  
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AND ADD-ON PROPERTY TO CREATE NEW LOTS FROM EXISTING PARCELS

**PROPOSED LOT LINE DATA FOR PLAN 'A'**

LINE	BEARING	LENGTH
L-1	N26°52'28"E	38.87'
L-2	S88°24'42"E	15.40'
L-3	S26°52'28"W	38.87'

**LOT CURVE DATA FOR PLAN 'A'**

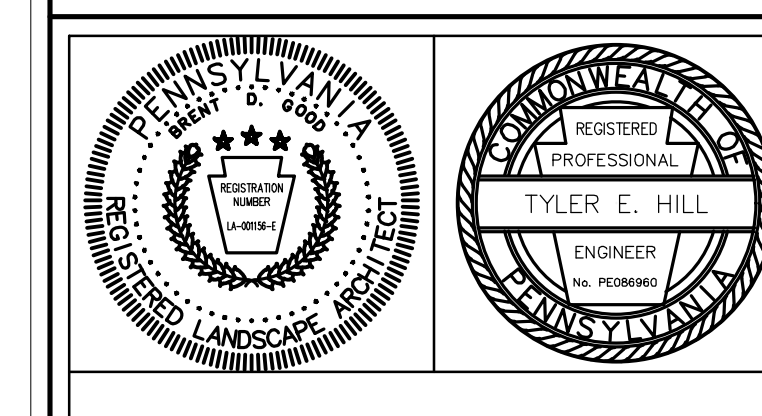
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
LC-6	20.00	31.42'	20.00'	90°00'00"	N8°07'32"W	28.28'
LC-8	325.00	38.75'	14.40'	6°44'56"	N23°27'30"E	38.75'
LC-9	176.00	22.08'	11.05'	7°11'13"	N16°26'56"E	22.08'
LC-10	12.00	16.41'	4.83'	78°38'58"	N52°10'44"E	15.21'
LC-11	175.00	23.71'	11.91'	7°47'21"	S84°36'02"E	23.71'
LC-12	275.00	32.71'	16.42'	6°44'56"	S23°27'30"W	32.71'
LC-13	20.00	31.42'	20.00'	90°00'00"	S71°52'28"W	28.28'
LC-14	475.00	53.86'	26.94'	3°04'55"	S82°58'33"E	53.86'
LC-15	175.00	32.21'	16.18'	10°33'58"	S56°40'34"E	32.21'
LC-16	126.00	181.41'	110.44'	82°24'34"	S21°12'18"E	166.15'
LC-17	224.83	94.68'	50.61'	25°24'12"	N75°48'11"W	98.87'
LC-18	12.00	16.41'	4.83'	78°38'58"	N44°10'13"W	15.21'
LC-19	176.00	161.36'	86.85'	52°31'51"	N36°06'34"W	155.71'
LC-20	125.00	23.05'	11.56'	10°33'58"	N56°40'34"W	23.02'
LC-21	1025.00	56.63'	28.32'	3°04'55"	N52°58'33"W	56.62'
LC-22	176.10	64.73'	35.33'	22°41'14"	N1°30'18"E	64.28'



REVISIONS PER:	DATE:	BY:
1.	-	-
2.	-	-
3.	-	-
4.	-	-
5.	-	-

**EVA group, inc.**  
ENGINEERS • LANDSCAPE ARCHITECTS

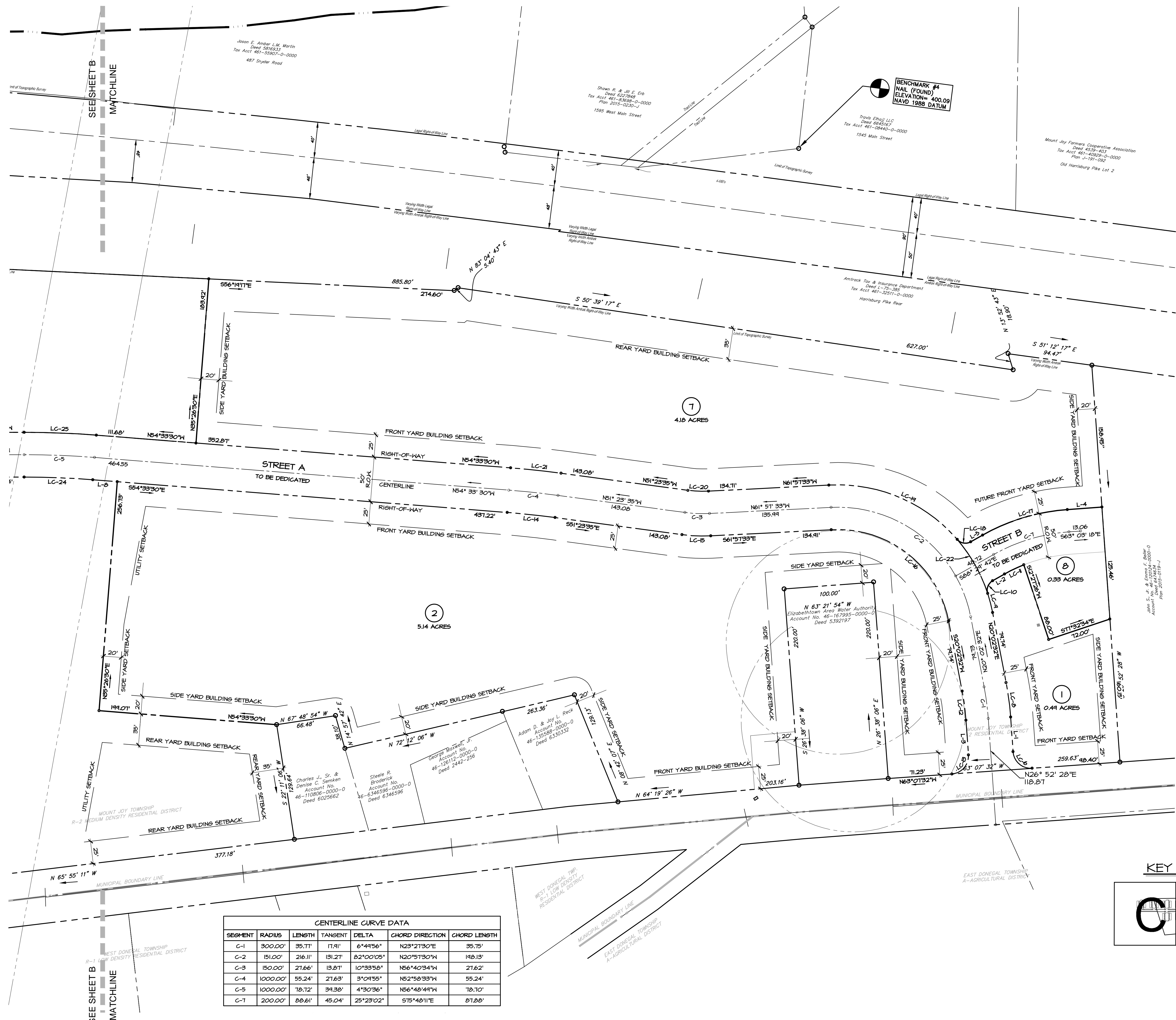
743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com



**PRELIMINARY PLAN**  
SUBJECT:  
**SUBDIVISION PLAN 'A'**  
FOR  
WESTMOUNT  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

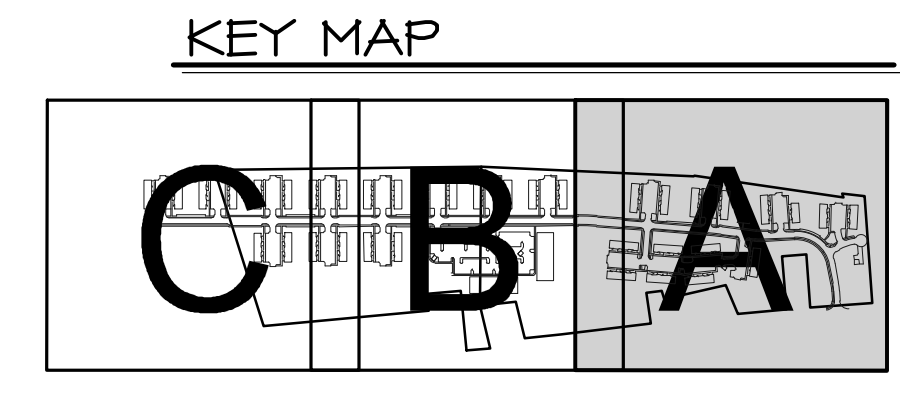
MANAGER: BDG DATE: OCTOBER 7, 2024  
DESIGNER: BDG PROJECT NO. 1212-004  
DRAWN BY: BLM SCALE: 1" = 50'

DRAWING NO.  
**9 of 86**



**CENTERLINE CURVE DATA**

SEGMENT	RADIUS	LENGTH	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C-1	300.00'	35.77'	17.91'	6°44'56"	N23°27'30"E	35.75'
C-2	151.00'	216.11'	131.27'	82°00'08"	N20°57'30"W	148.13'
C-3	150.00'	27.66'	13.87'	10°33'58"	N56°40'34"W	27.62'
C-4	1000.00'	55.24'	27.63'	3°04'55"	N52°58'33"W	55.24'
C-5	1000.00'	78.72'	34.38'	4°30'36"	N56°48'44"W	78.70'
C-7	200.00'	88.61'	45.04'	25°23'02"	S75°48'11"E	87.88'

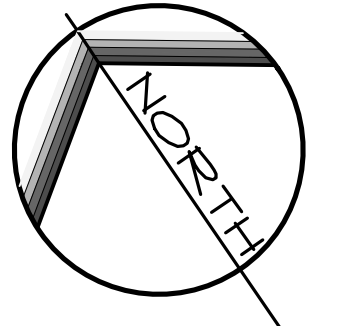
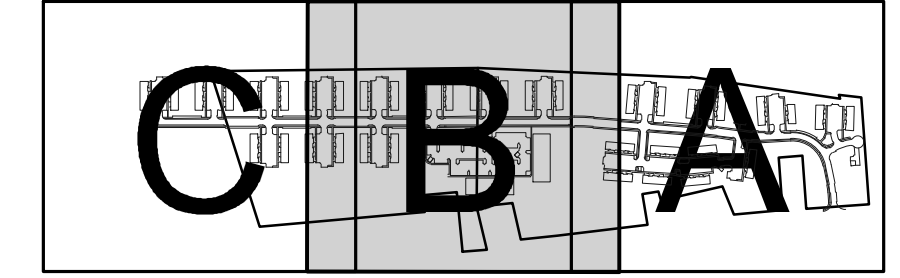


DRAWING: C:\Users\rsawyer\Documents\Development\SUBDIVISION\akg - PLOTTED: Oct 07, 2024 12:42 pm

PROPOSED LOT LINE DATA FOR PLAN 'B'		
LINE	BEARING	LENGTH
L-8	S54°33'30"E	27.33'

LOT CURVE DATA FOR PLAN 'B'						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
LC-24	475.00	76.75'	30.34'	4°30'36"	S56°40'44"E	76.75'
LC-25	1025.00	80.68'	40.36'	4°30'36"	N56°40'44"W	80.68'

KEY MAP



SCALE IN FEET: 1" = 50'



REVISIONS PER:	DATE:	BY:
1.	-	-
2.	-	-
3.	-	-
4.	-	-
5.	-	-

**EVA**  
group, inc.  
ENGINEERS • LANDSCAPE ARCHITECTS

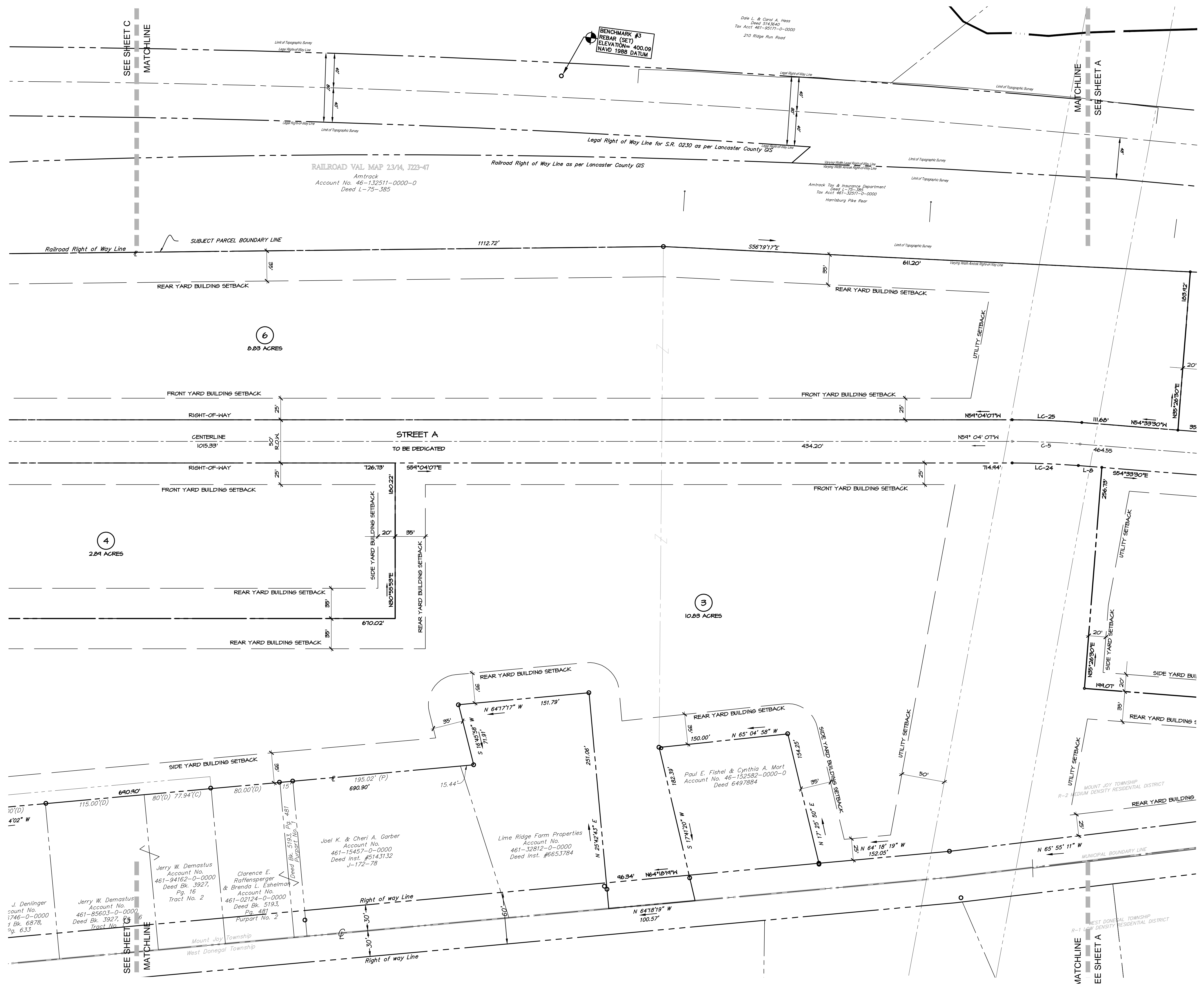
743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

REGISTERED PROFESSIONAL ENGINEER  
TYLER E. HILL  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
TYLER E. HILL

PRELIMINARY PLAN  
SUBDIVISION PLAN 'B'  
FOR  
WESTMOUNT  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
VISTABLOCK, LLC  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

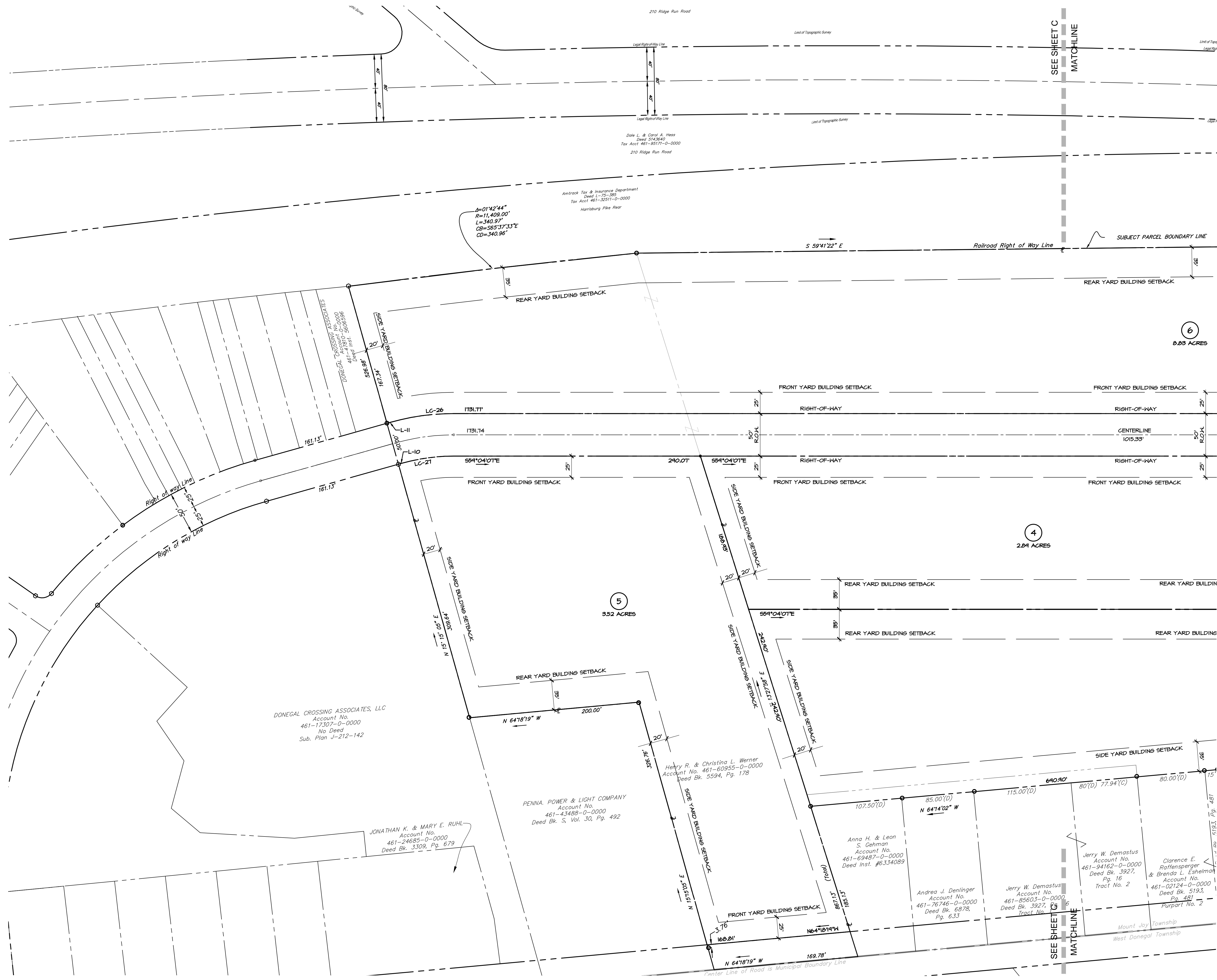
MANAGER: BDG DATE: OCTOBER 7, 2024  
DESIGNER: BDG PROJECT NO.: 1212-004  
DRAWN BY: BLM SCALE: 1" = 50'

DRAWING NO.  
**10 of 86**



DRAWING: C:\Users\rsrainger\Documents\ELA\_Group\1212-004 Westmount Development\SUBDIVISION.dwg - PLOTTED: Oct 07, 2024 12:42 pm

DRAWING: C:\Users\rsauyer\Documents\ELA\_Group\1212-004 Westmount Development\SUBDIVISION.dwg - PLOTTED: Oct 07, 2024 12:42 pm



**PROPOSED LOT LINE DATA FOR PLAN 'C'**

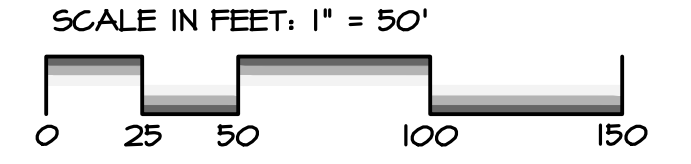
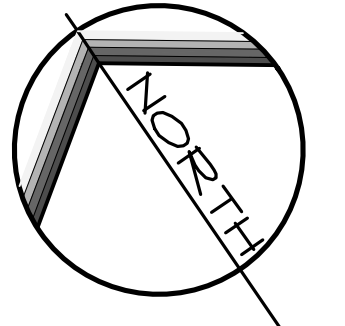
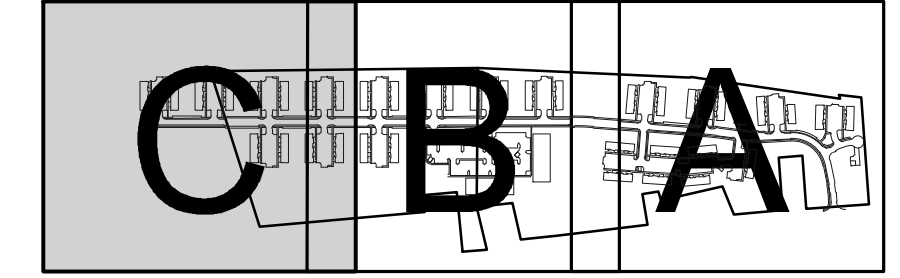
LINE	BEARING	LENGTH
L-10	S74°41'04"E	4.36'
L-11	N74°51'51"W	4.16'

**LOT CURVE DATA FOR PLAN 'C'**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
LC-26	275.00	75.43'	37.95'	15°42'55"	N66°55'34"W	75.14'
LC-27	225.00	61.58'	30.98'	15°40'48"	S66°54'51"E	61.38'

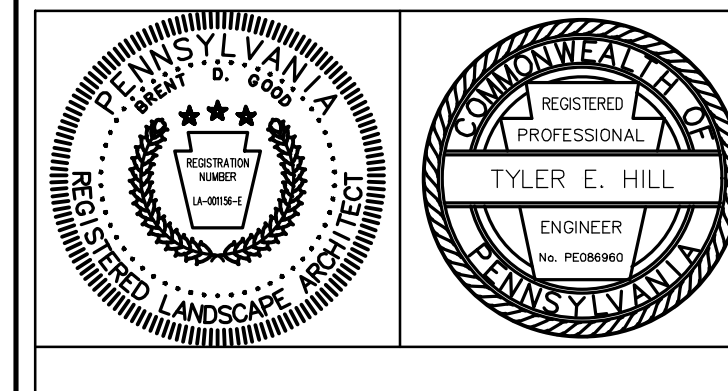
**KEY MAP**



REVISIONS PER:	DATE:	BY:
1. -	-	-
2. -	-	-
3. -	-	-
4. -	-	-
5. -	-	-

**EVA group, inc.**  
 ENGINEERS • LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
 LITITZ, PA 17543  
 (717) 626-7271  
 elagroup.com

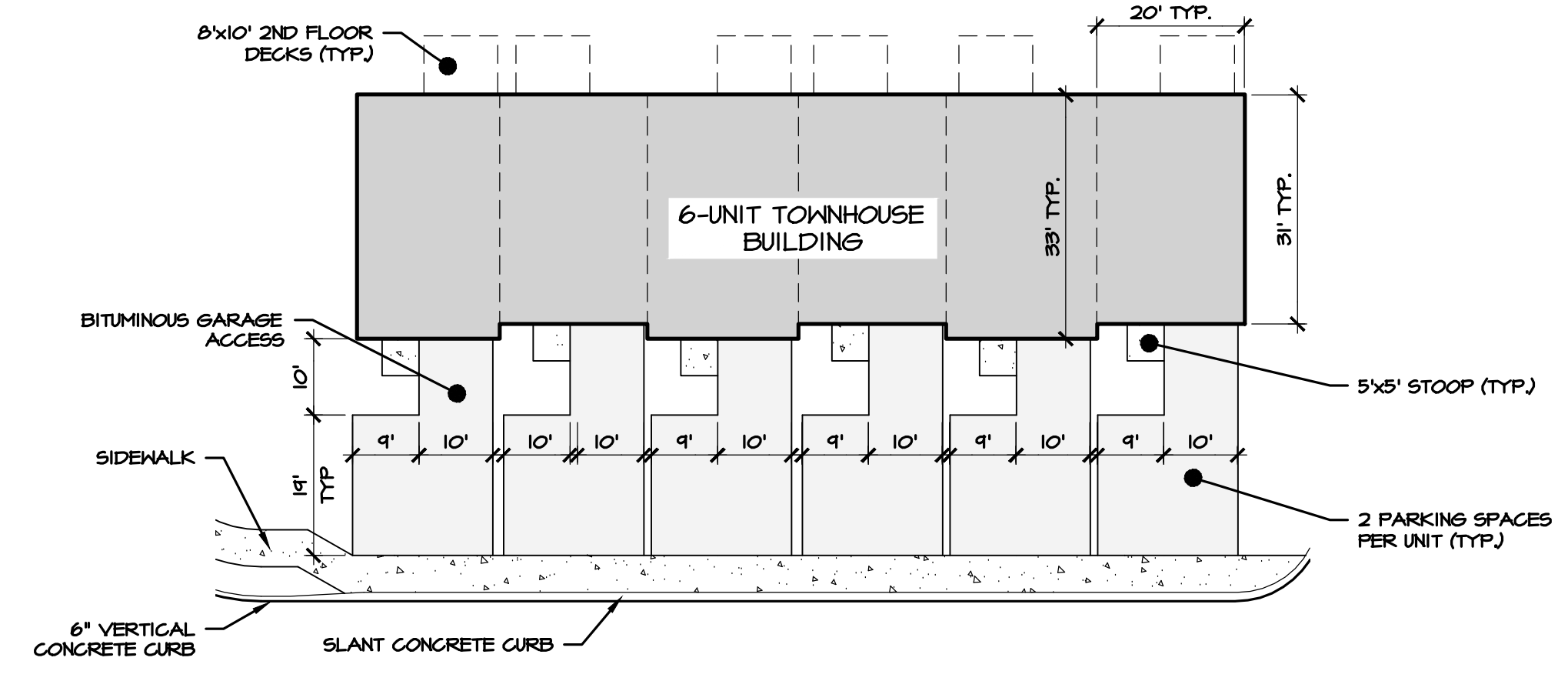
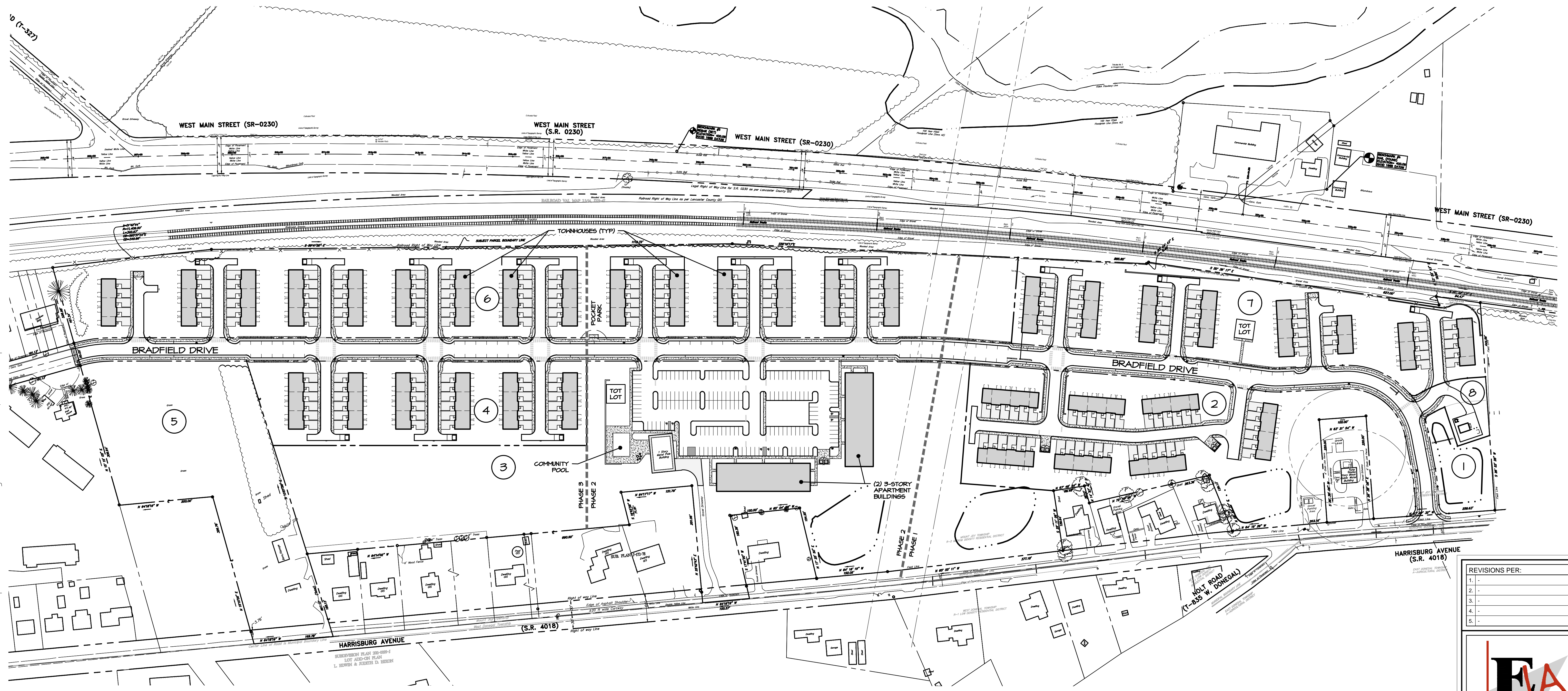


**PRELIMINARY PLAN**  
 SUBJECT:  
**SUBDIVISION PLAN 'C'**  
 FOR  
 WESTMOUNT  
 MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
 CLIENT:  
**VISTABLOCK, LLC**  
 150 FARMINGTON LANE  
 LANCASTER, PA 17601  
 717-682-8775

MANAGER: BDG DATE: OCTOBER 7, 2024  
 DESIGNER: BDG PROJECT NO. 1212-004  
 DRAWN BY: BLM SCALE: 1" = 50'

DRAWING NO.  
**11 of 86**

DRAWING: C:\Users\Mrsauyer\Documents\ELA\_Group\1212-004 Westmount Development\Project\_Files\CAD\Drawings\Overall.dwg - PLOTTED: Oct 07, 2024 12:43 pm



TYPICAL TOWNHOUSE LAYOUT  
SCALE: 1" = 20'

### SITE LAYOUT LEGEND

- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- FENCE LINE
- CONCRETE CURB
- CLEAR SIGHT TRIANGLE
- PROPOSED STORMWATER BASIN
- TREE LINE
- PHASE LINE
- CONCRETE PAVING
- BITUMINOUS DRIVEWAY
- PROPOSED SANITARY SEWER MANHOLE
- CONCRETE MONUMENT
- PROPOSED STORM WATER INLET
- IRON PIN
- PROPOSED YARD DRAIN
- SIGNAGE
- PROPOSED STORM WATER MANHOLE
- HEADWALL/ENDWALL
- PROPOSED FIRE HYDRANT
- HANDICAP ACCESSIBLE PARKING

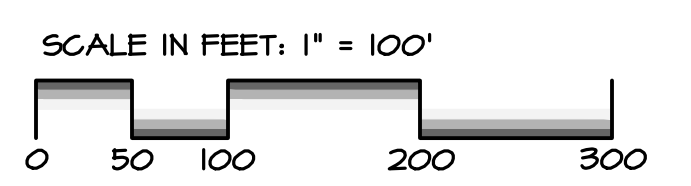
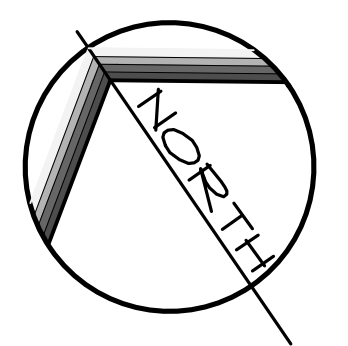
REVISIONS PER:	DATE:	BY:
1.		
2.		
3.		
4.		
5.		

**ELAGroup, inc.**  
ENGINEERS + LANDSCAPE ARCHITECTS  
743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

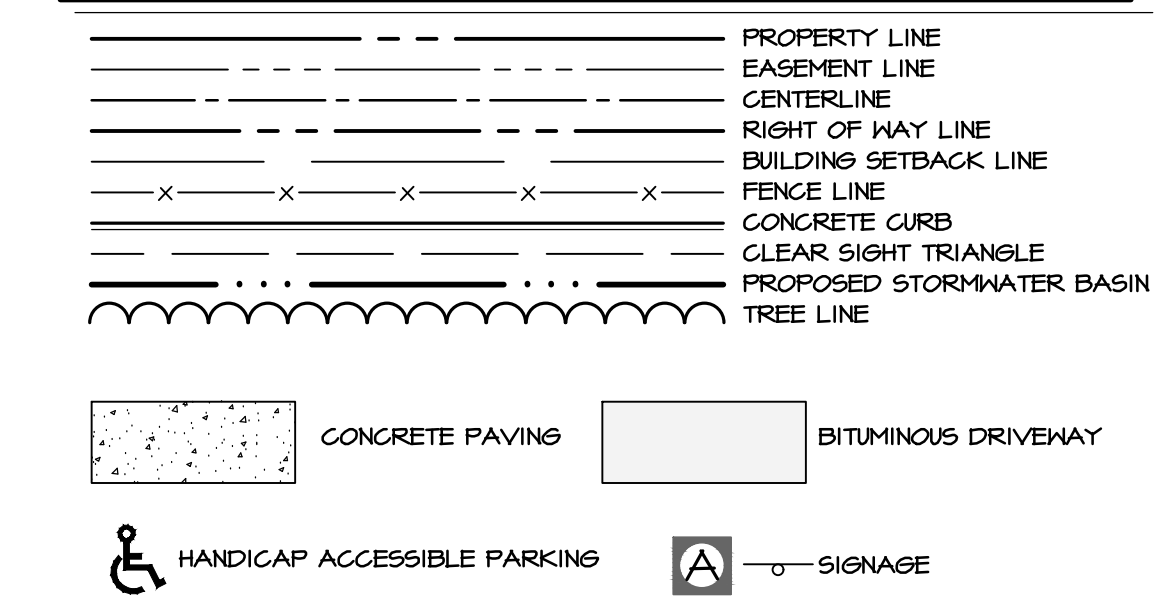
PRELIMINARY PLAN  
SUBJECT:  
OVERALL SITE LAYOUT & PHASING PLAN  
FOR  
WESTMOUNT  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
VISTABLOCK, LLC  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER: BDG DATE: OCTOBER 7, 2024  
DESIGNER: BDG PROJECT NO. 1212-004  
DRAWN BY: BLM SCALE: 1" = 100'

DRAWING NO.  
**12 of 86**



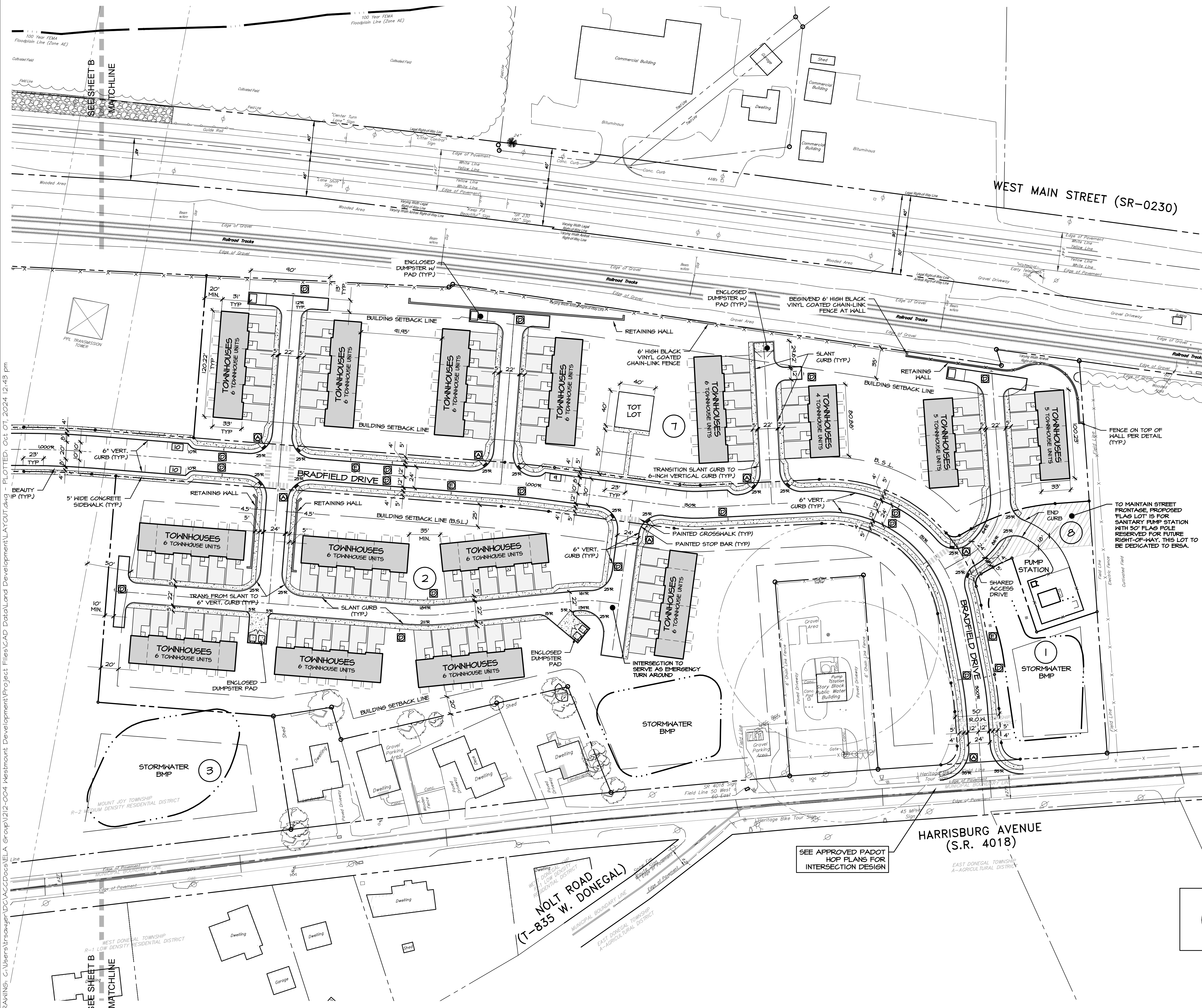
**SITE LAYOUT LEGEND**



**TRAFFIC SIGNAGE LEGEND**

SYMBOL	DESCRIPTION	SIZE	PA DOT DESIG.	NOTES
A	STOP	30"x30"	R1-1	-
B	RESERVED PARKING (HANDICAP)	12"x18"	R7-B	-
C	RESERVED PARKING-VAN ACCESSIBLE	12"x18"	R7-B W/ R7-BA	-
D	NO PARKING	12"x12"	R8-3	-
E	SPEED LIMIT	24"x30"	R2-1	25 MPH

DRAWING: C:\Users\rsrauer\Documents\Projects\Development\1212-004\1212-004.dwg - PLOTTED: Oct 01, 2024 12:43 pm



TO MAINTAIN STREET FRONTAGE, PROPOSED FLAG LOT IS FOR SANITARY PUMP STATION WITH 50' FLAG POLE RESERVED FOR FUTURE RIGHT-OF-WAY. THIS LOT TO BE DEDICATED TO ERSA.

SEE APPROVED PADOT HOP PLANS FOR INTERSECTION DESIGN

REVISIONS PER:	DATE:	BY:
1.		
2.		
3.		
4.		
5.		

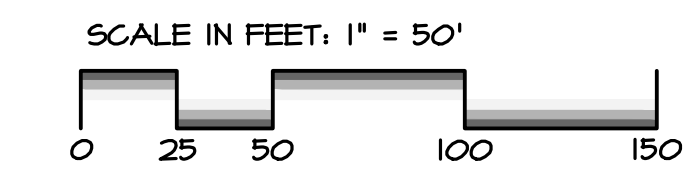
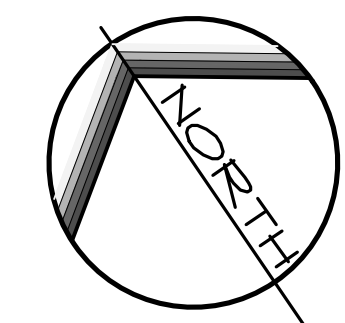
**EVA group, inc.**  
ENGINEERS + LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

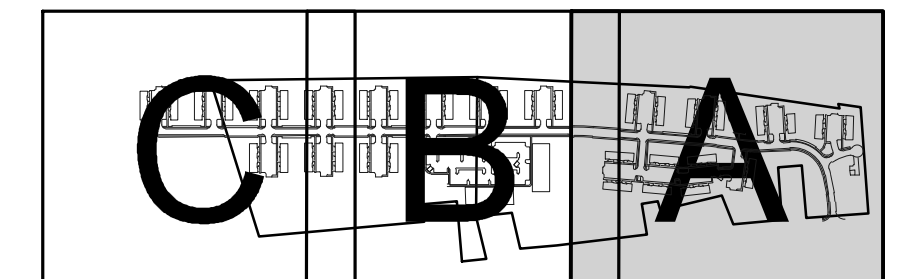
**PRELIMINARY PLAN**  
SUBJECT:  
**SITE LAYOUT PLAN 'A'**  
FOR  
WESTMOUNT  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER: BDG DATE: OCTOBER 7, 2024  
DESIGNER: BDG PROJECT NO. 1212-004  
DRAWN BY: BLM SCALE: 1" = 50'

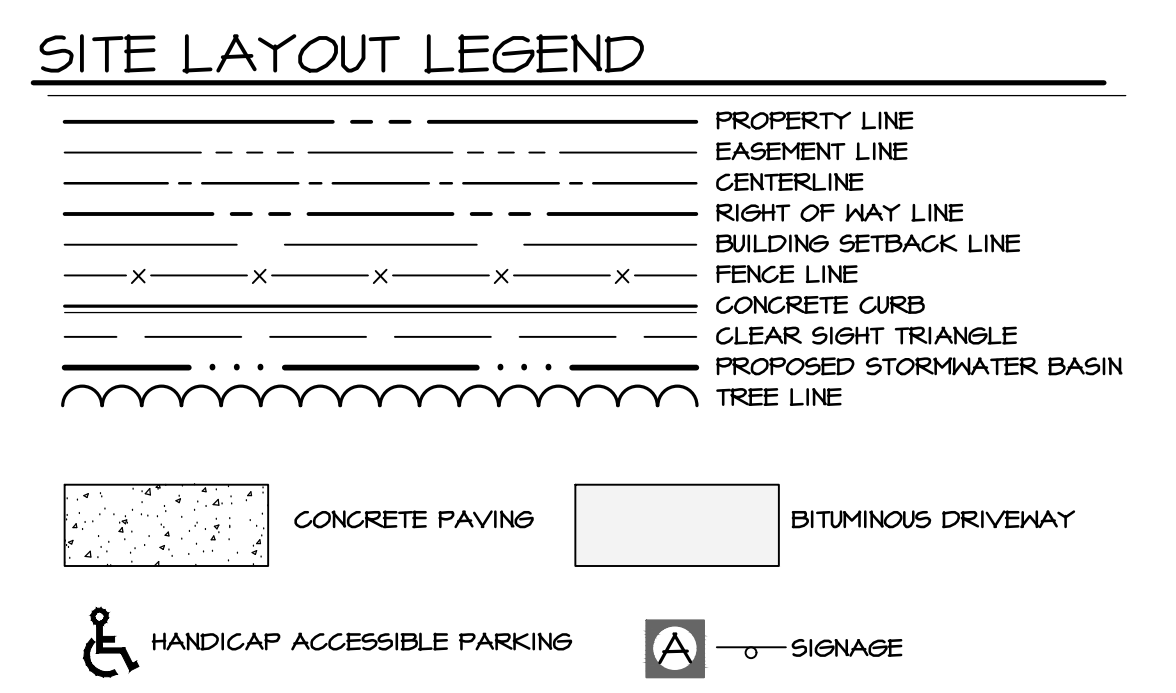
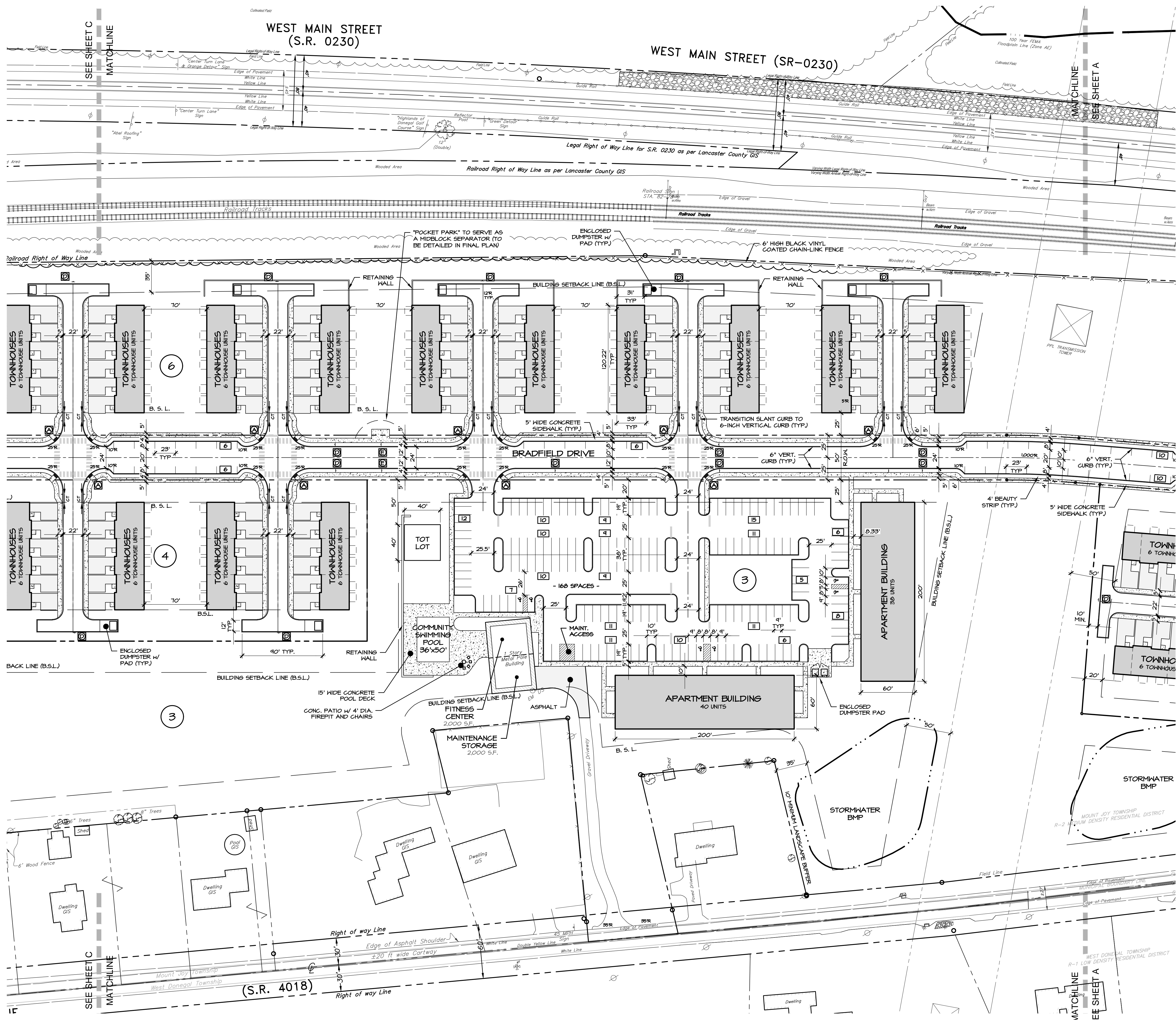
DRAWING NO.  
**13 of 86**



KEY MAP



DRAWING: C:\Users\rsnyder\Documents\ELA\_Group\1212-004 Westmount Development\Project Files\CAD\Docs\ELA\_Group\1212-004 Westmount Development\Layout.dwg - PLOTTED: Oct 01, 2024 12:43 pm



### TRAFFIC SIGNAGE LEGEND

SYMBOL	DESCRIPTION	SIZE	PA DOT DESIG.	NOTES
A	STOP	30"x30"	R1-1	-
B	RESERVED PARKING (HANDICAP)	12"x18"	RT-B	-
C	RESERVED PARKING-VAN ACCESSIBLE	12"x18" 12"x6"	RT-B W/ RT-BA	-
D	NO PARKING	12"x12"	RB-3	-
E	SPEED LIMIT	24"x30"	R2-1	25 MPH

REVISIONS PER:	DATE:	BY:
1.		
2.		
3.		
4.		
5.		

**EVA**  
group, inc.  
ENGINEERS • LANDSCAPE ARCHITECTS

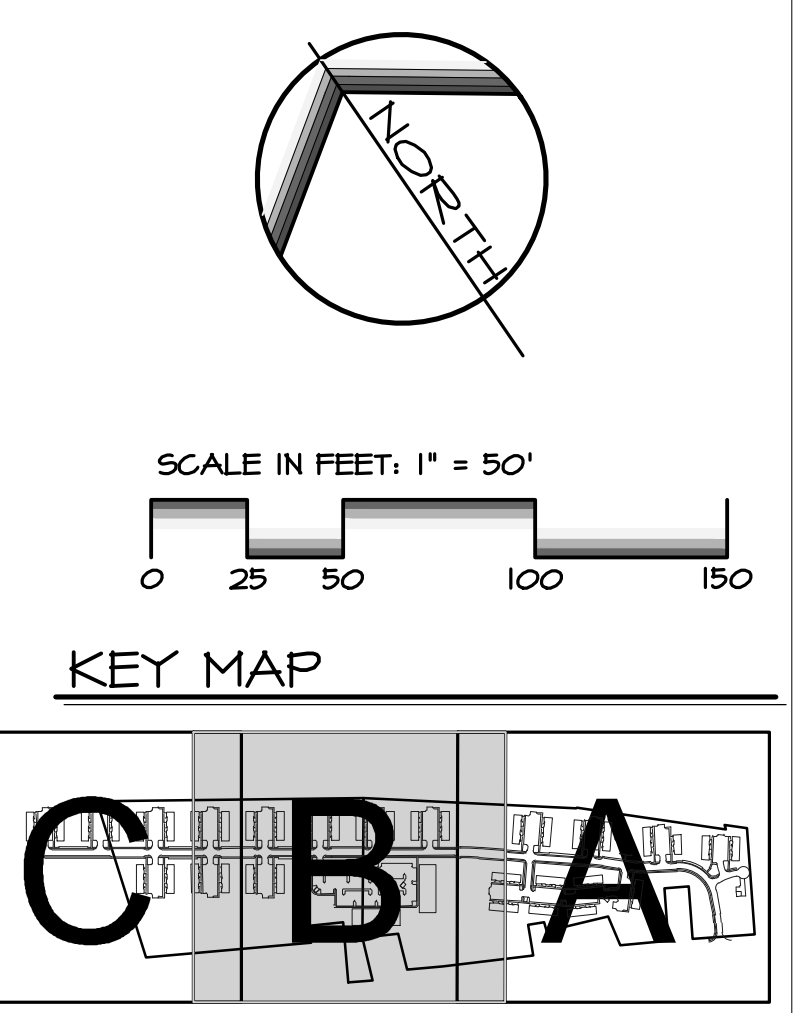
743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

TYLER E. HILL  
REGISTERED PROFESSIONAL ENGINEER  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

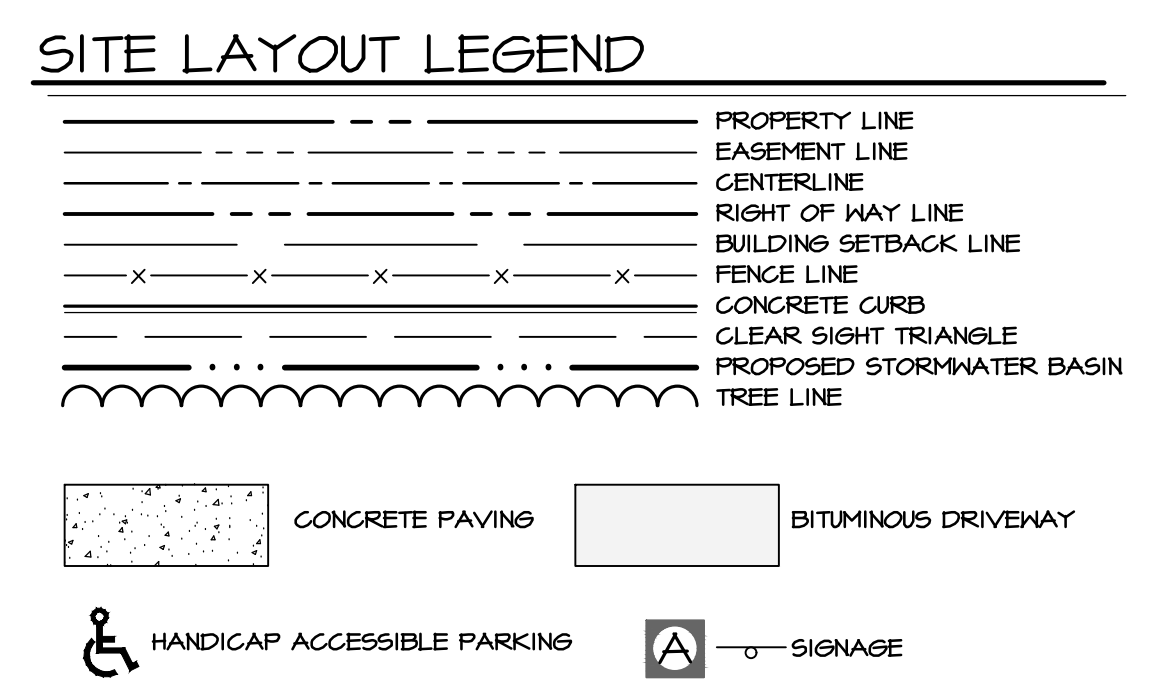
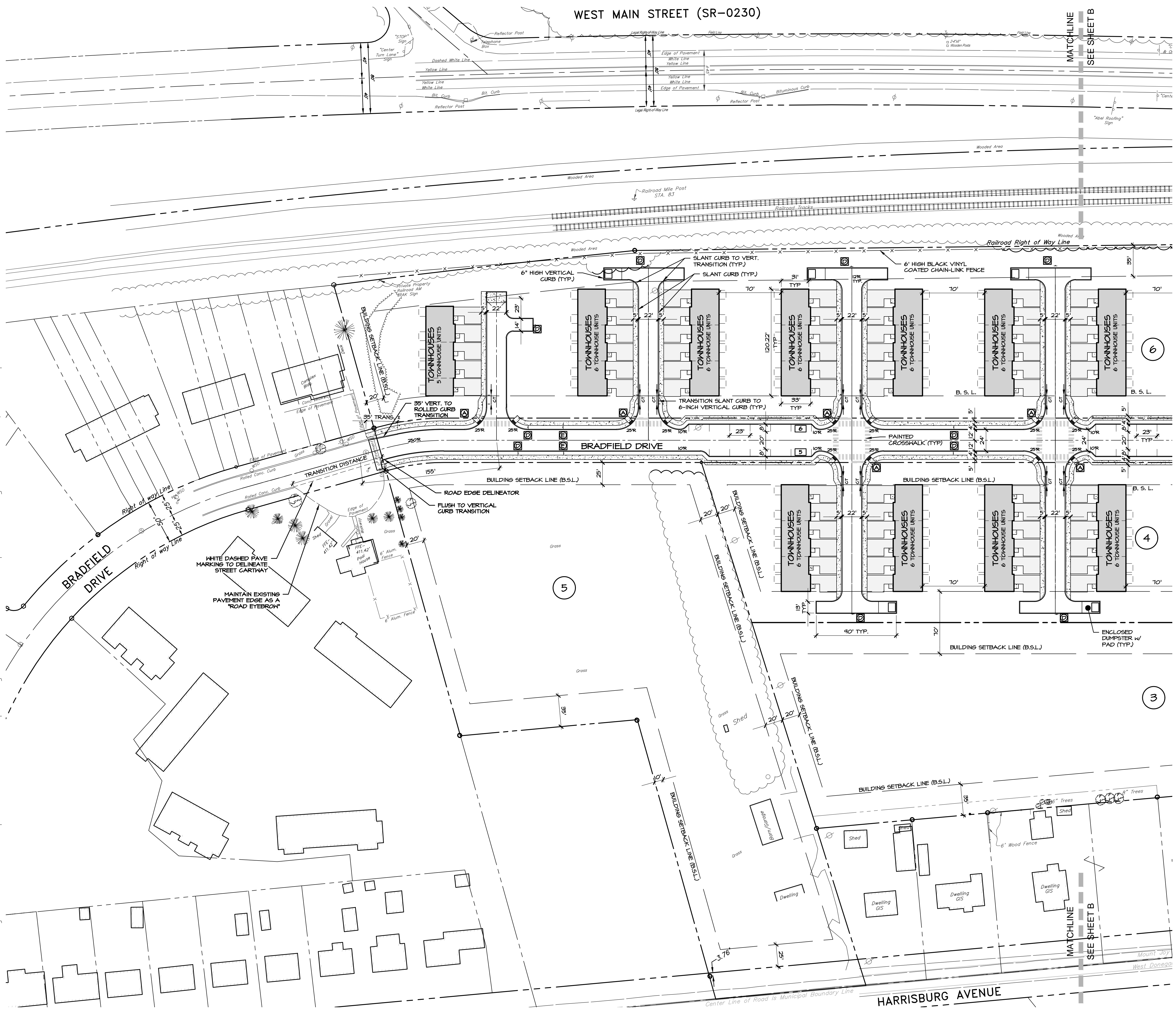
**PRELIMINARY PLAN**  
SUBJECT:  
**SITE LAYOUT PLAN 'B'**  
FOR  
WESTMOUNT  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER: BDG DATE: OCTOBER 7, 2024  
DESIGNER: BDG PROJECT NO. 1212-004  
DRAWN BY: BLM SCALE: 1" = 50'

DRAWING NO.  
**14 of 86**



DRAWING: C:\Users\rsrauyer\Documents\ELA\_Group\1212-004 Westmount Development\1212-004 Land Development\1212-004.dwg - PLOTTED: Oct 07, 2024 12:43 pm



### TRAFFIC SIGNAGE LEGEND

SYMBOL	DESCRIPTION	SIZE	PA DOT DESIG.	NOTES
A	STOP	30"x30"	R1-1	-
B	RESERVED PARKING (HANDICAP)	12"x18"	R7-B	-
C	RESERVED PARKING-VAN ACCESSIBLE	12"x18" 12"x6"	R7-B W/ R7-8A	-
D	NO PARKING	12"x12"	R8-3	-
E	SPEED LIMIT	24"x30"	R2-1	25 MPH

REVISIONS PER:	DATE:	BY:
1.		
2.		
3.		
4.		
5.		

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

## ELA group, inc.

ENGINEERS • LANDSCAPE ARCHITECTS

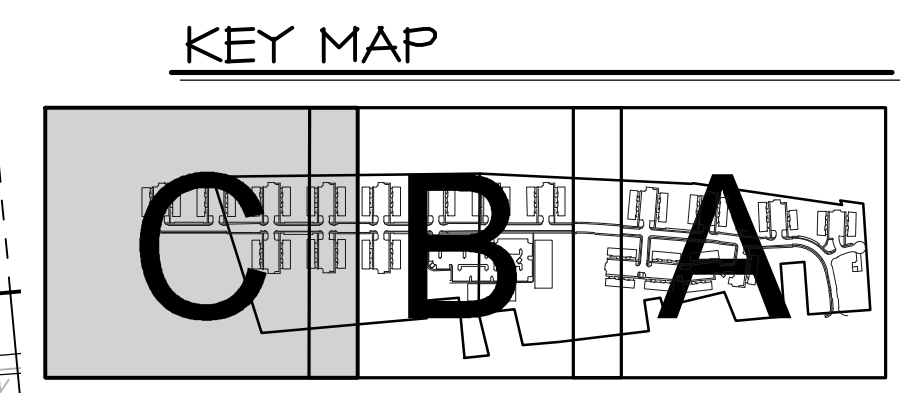
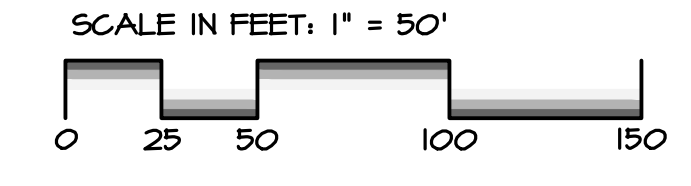
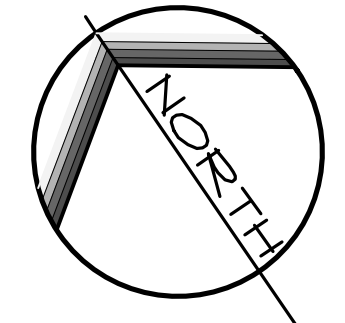
REGISTERED PROFESSIONAL ENGINEER  
TYLER E. HILL  
No. PE008507

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
TYLER E. HILL  
No. LA000001

**PRELIMINARY PLAN**  
SUBJECT:  
**SITE LAYOUT PLAN 'C'**  
FOR  
WESTMOUNT  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER:	BDG	DATE:	OCTOBER 7, 2024
DESIGNER:	BDG	PROJECT NO.:	1212-004
DRAWN BY:	BLM	SCALE:	1" = 50'

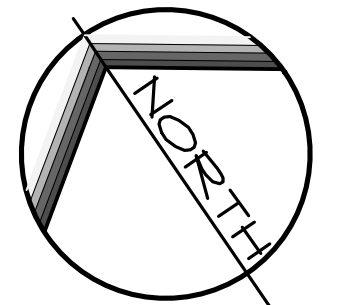
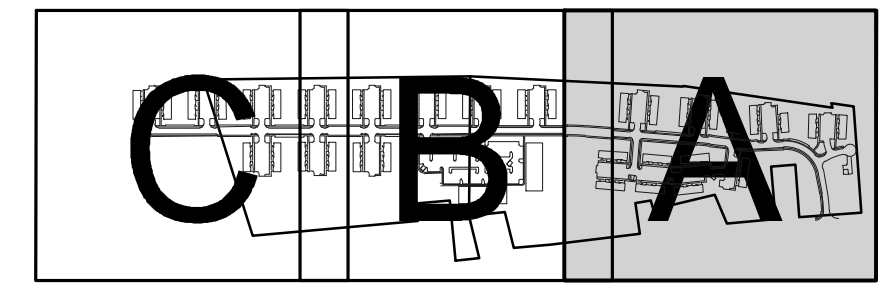
DRAWING NO.  
**15 of 86**



**EASEMENT PLAN LEGEND**

	PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	RIGHT OF WAY LINE
	BUILDING SETBACK LINE
	FENCE LINE
	CONCRETE CURB
	PROPOSED STORMWATER BASIN
	TREE LINE
	STORMWATER EASEMENT
	SANITARY SEWER EASEMENT

**KEY MAP**



SCALE IN FEET: 1" = 50'



REVISIONS PER:	DATE:	BY:
1.	-	-
2.	-	-
3.	-	-
4.	-	-
5.	-	-

**EVA**  
group, inc.  
ENGINEERS • LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

**PRELIMINARY PLAN**  
SUBJECT:  
**EASEMENT PLAN 'A'**  
FOR  
WESTMOUNT  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER: BDG DATE: OCTOBER 7, 2024  
DESIGNER: BDG PROJECT NO. 1212-004  
DRAWN BY: BLM SCALE: 1" = 50'

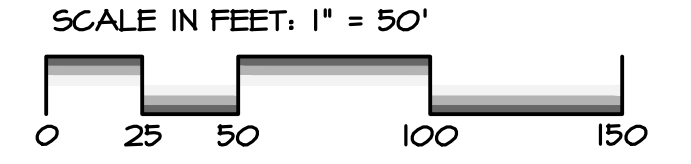
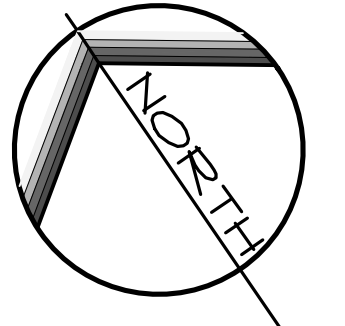
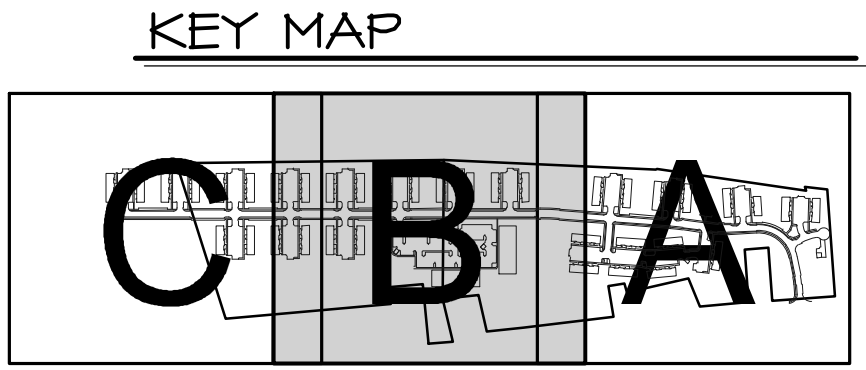
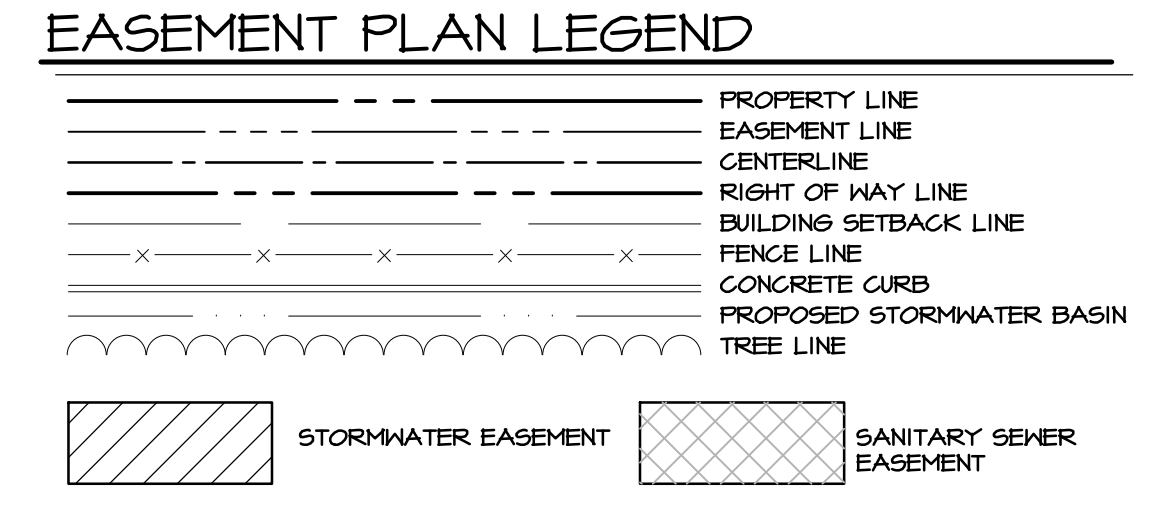
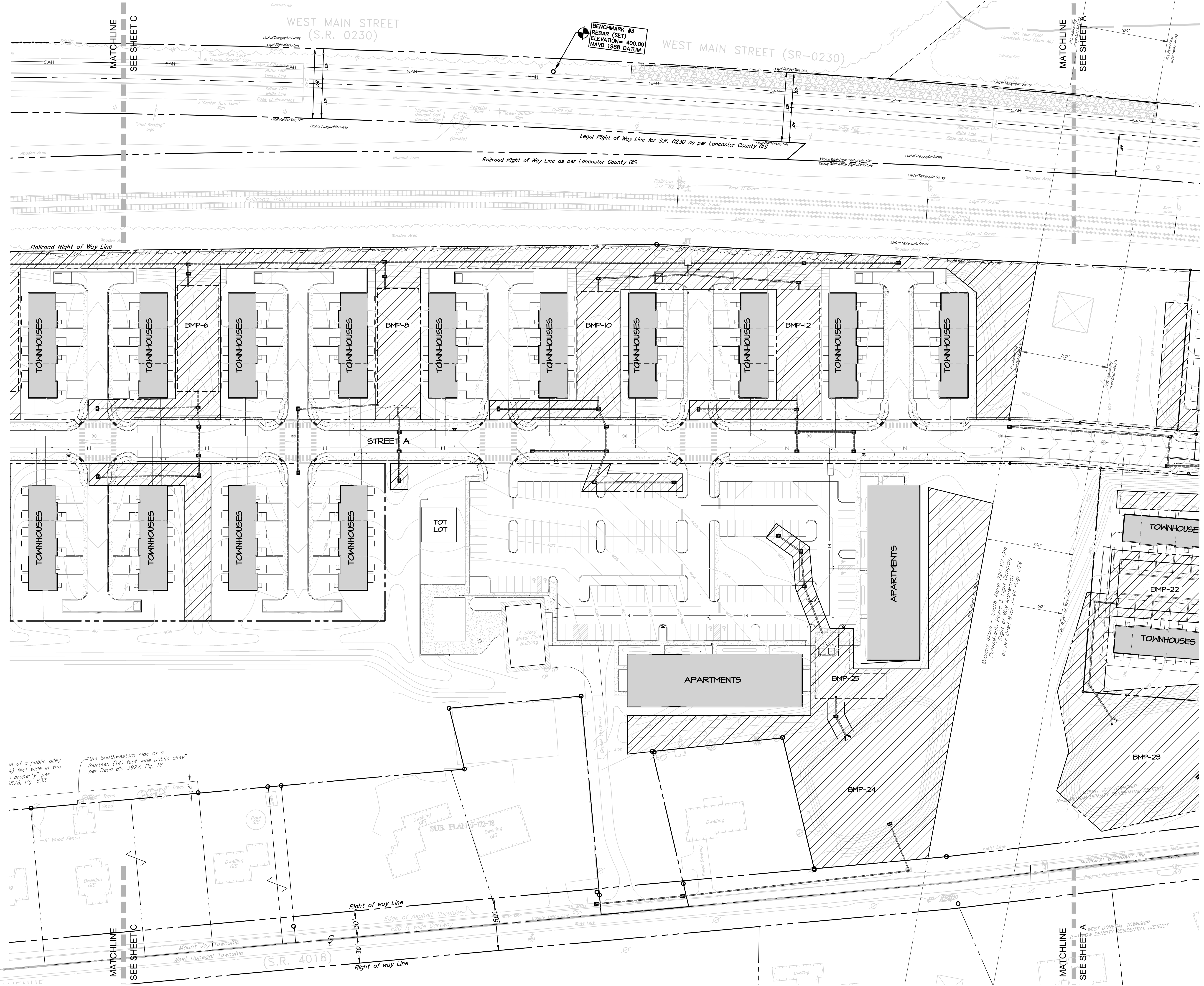
DRAWING NO.  
**16 of 86**



DRAWING: C:\Users\rsrauyer\Documents\Development\Project Files\CAD Data\Land Development\EASEMENT.dwg - PLOTTED: Oct 07, 2024 12:43 pm



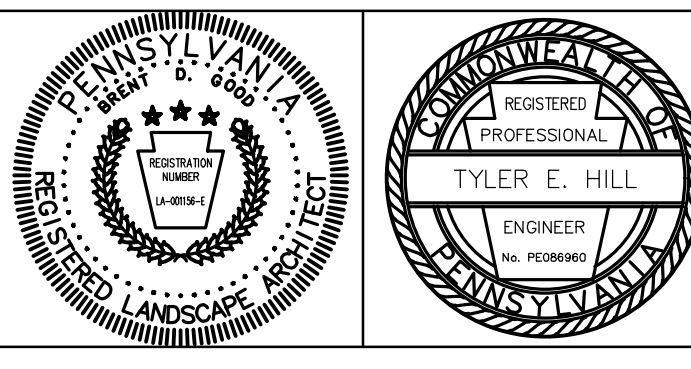
DRAWING: C:\Users\rsawyer\Documents\ELA\_Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development\EASEMENT.dwg - PLOTTED: Oct 07, 2024 12:43 pm



REVISIONS PER:	DATE:	BY:
1. -	-	-
2. -	-	-
3. -	-	-
4. -	-	-
5. -	-	-

**EVA**  
group, inc.  
ENGINEERS • LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com



**PRELIMINARY PLAN**  
SUBJECT:  
**EASEMENT PLAN 'B'**  
FOR  
WESTMOUNT  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

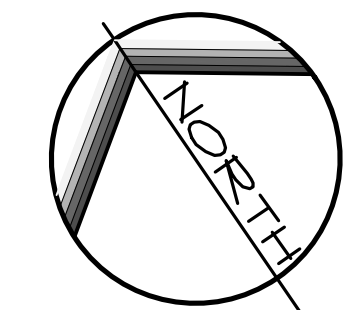
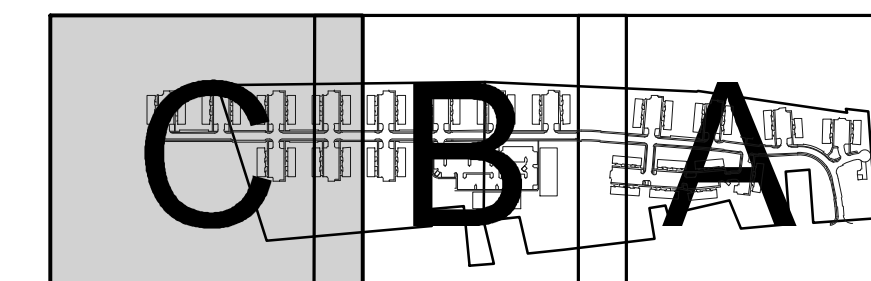
MANAGER:	BDG	DATE:	OCTOBER 7, 2024
DESIGNER:	BDG	PROJECT NO.:	1212-004
DRAWN BY:	BLM	SCALE:	1" = 50'

DRAWING NO.  
**17 of 86**

**EASEMENT PLAN LEGEND**

	PROPERTY LINE		EASEMENT LINE
	CENTERLINE		RIGHT OF WAY LINE
	BUILDING SETBACK LINE		FENCE LINE
	CONCRETE CURB		PROPOSED STORM-WATER BASIN
	TREE LINE		STORMWATER EASEMENT
	SANITARY SEWER EASEMENT		

**KEY MAP**



SCALE IN FEET. 1" = 50'



REVISIONS PER:	DATE:	BY:
1. -	-	-
2. -	-	-
3. -	-	-
4. -	-	-
5. -	-	-

**EVA**  
group, inc.  
ENGINEERS • LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

**PRELIMINARY PLAN**  
SUBJECT:  
**EASEMENT PLAN 'C'**  
FOR  
WESTMOUNT  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER:	BDG	DATE:	OCTOBER 7, 2024
DESIGNER:	BDG	PROJECT NO.:	1212-004
DRAWN BY:	BLM	SCALE:	1" = 50'

DRAWING NO.  
**18 of 86**

DRAWING: G:\Users\Ursaujer\Documents\ELA\_Group\1212-004 Westmount Development\Project\_Files\CAD Data\Land\_Development\EASEMENT.dwg - PLOTTED: Oct 07, 2024 12:44 pm



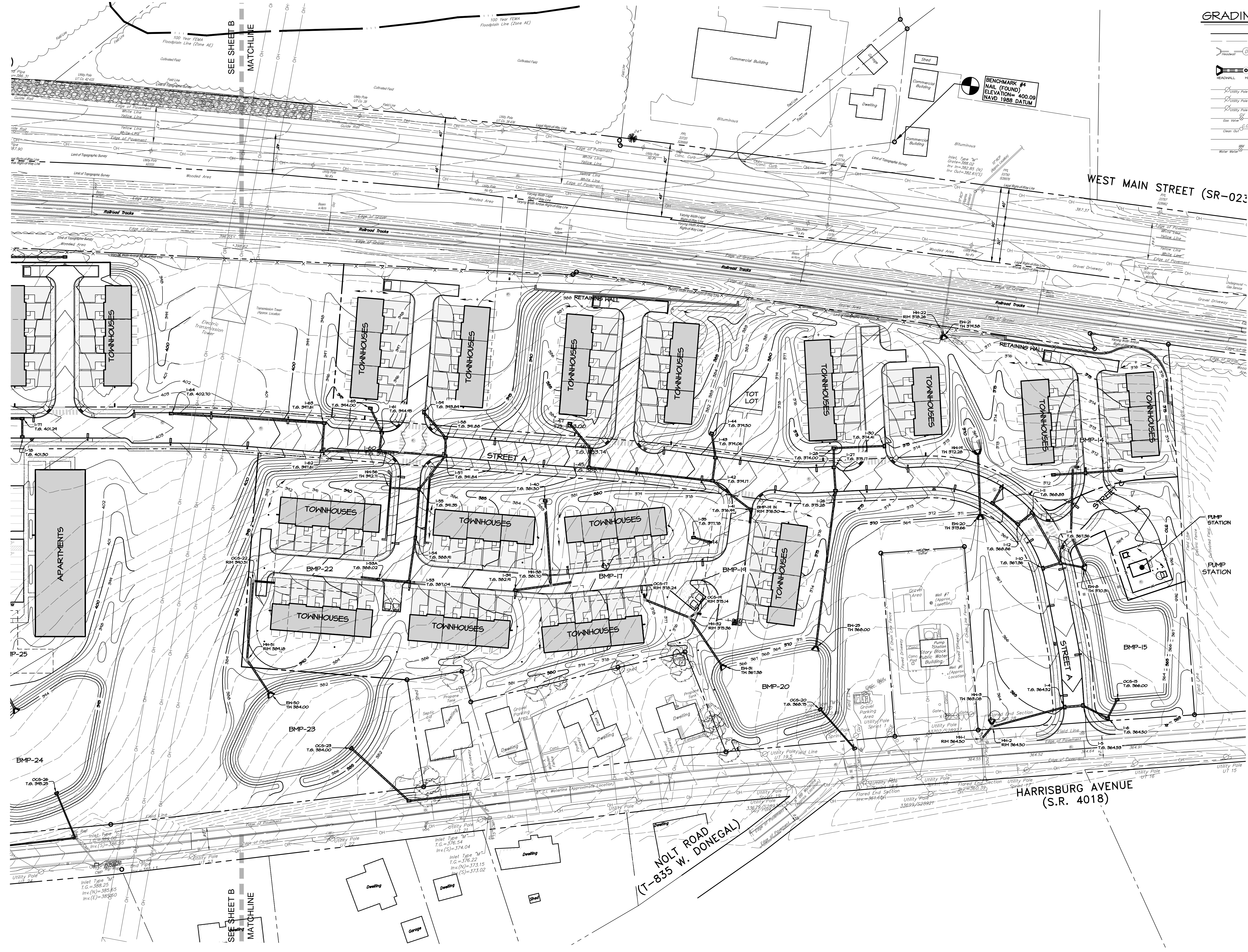
"southern side of a fourteen feet wide alley" per Deed Inst. #6334089

"western side of a public alley fourteen (14) feet wide in the rear of this property" per Deed Bk. 6876, Pg. 633

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

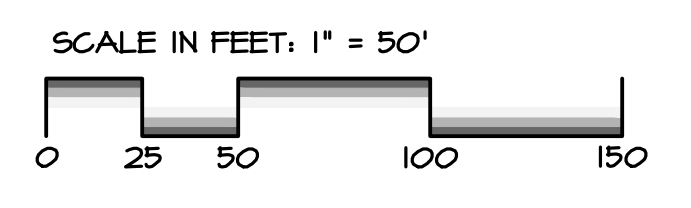
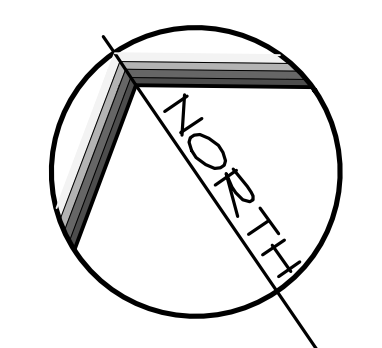
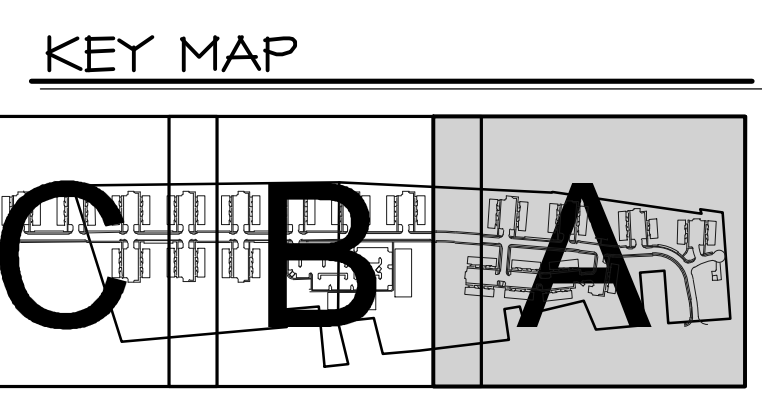
Center Line of Road is Municipal Boundary Line

DRAWING: C:\Users\rsawyer\Documents\EIA\_Group\1212-004 Westmount Development\Development\GRADING.dwg - PLOTTED: Oct 07, 2024 12:44 pm



### GRADING LEGEND

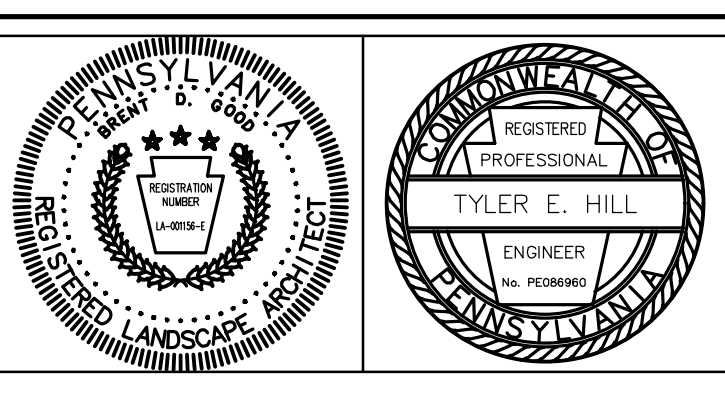
- 355 PROPOSED CONTOUR
- 35.5 EXISTING CONTOUR
- EXISTING STORM DRAINAGE PIPING
- PROPOSED STORM DRAINAGE PIPING
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY FORCE MAIN
- EXISTING WATER LINE
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- SLOPE GRADIENT AND DIRECTION



REVISIONS PER:	DATE:	BY:
1.		
2.		
3.		
4.		
5.		

**EIA group, inc.**  
ENGINEERS • LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

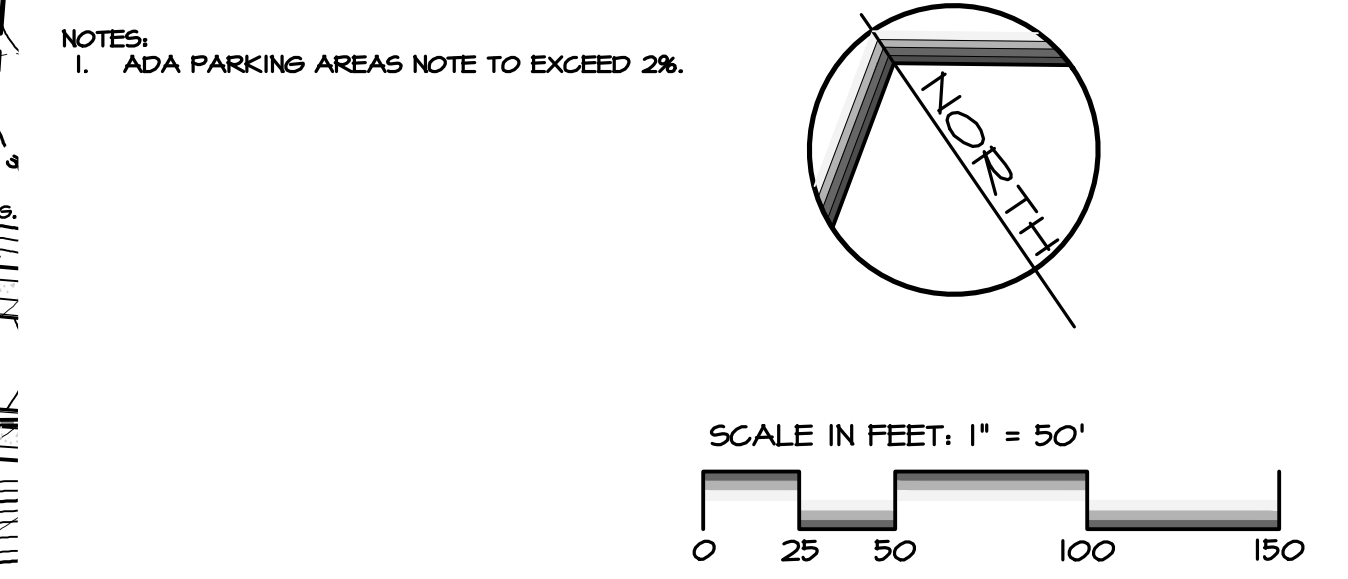
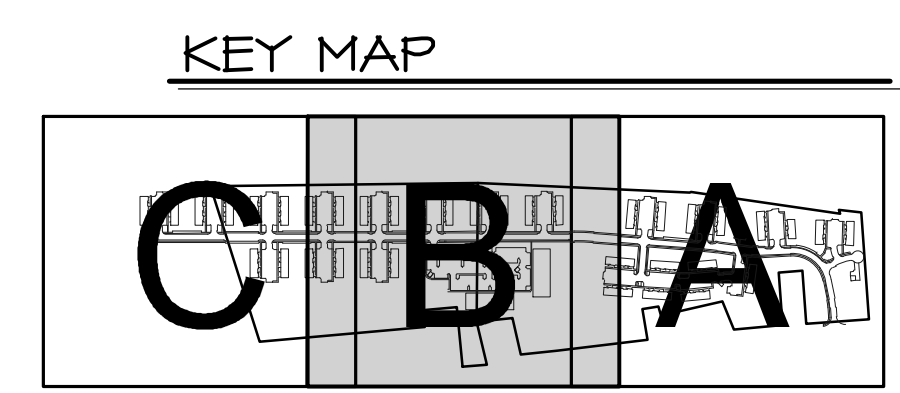
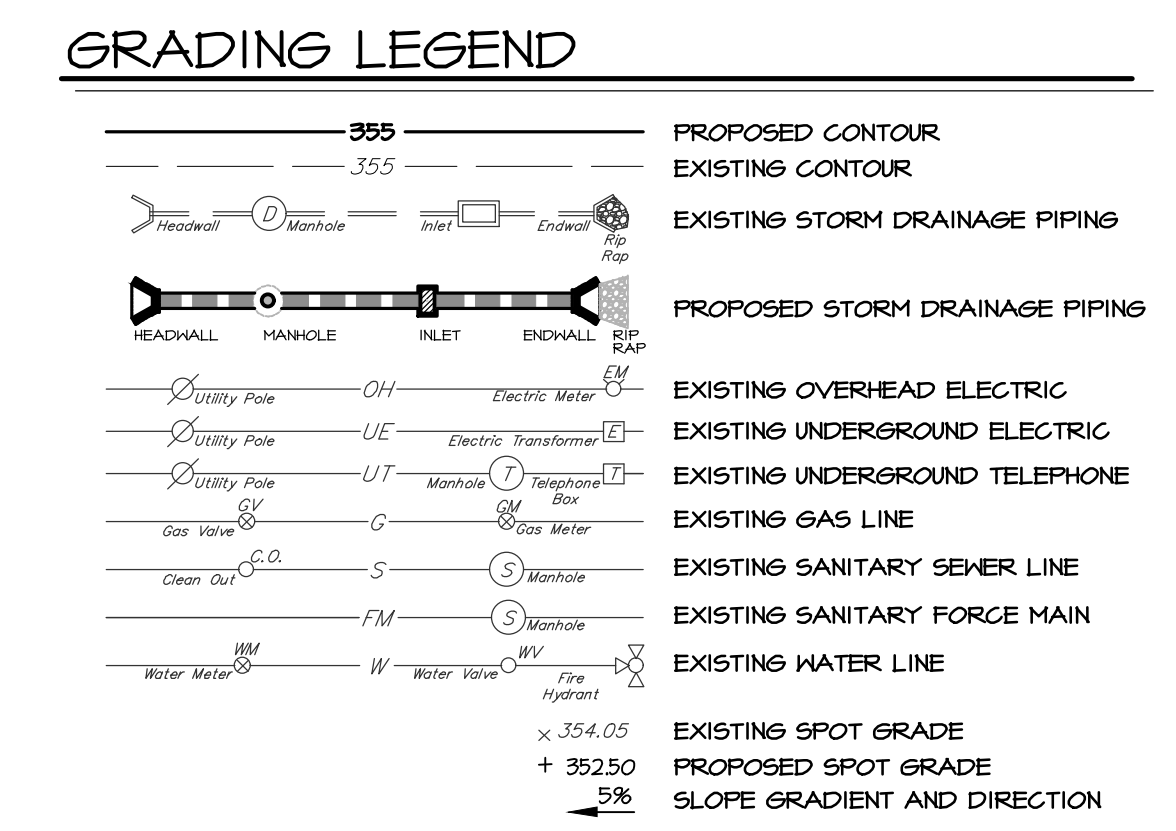
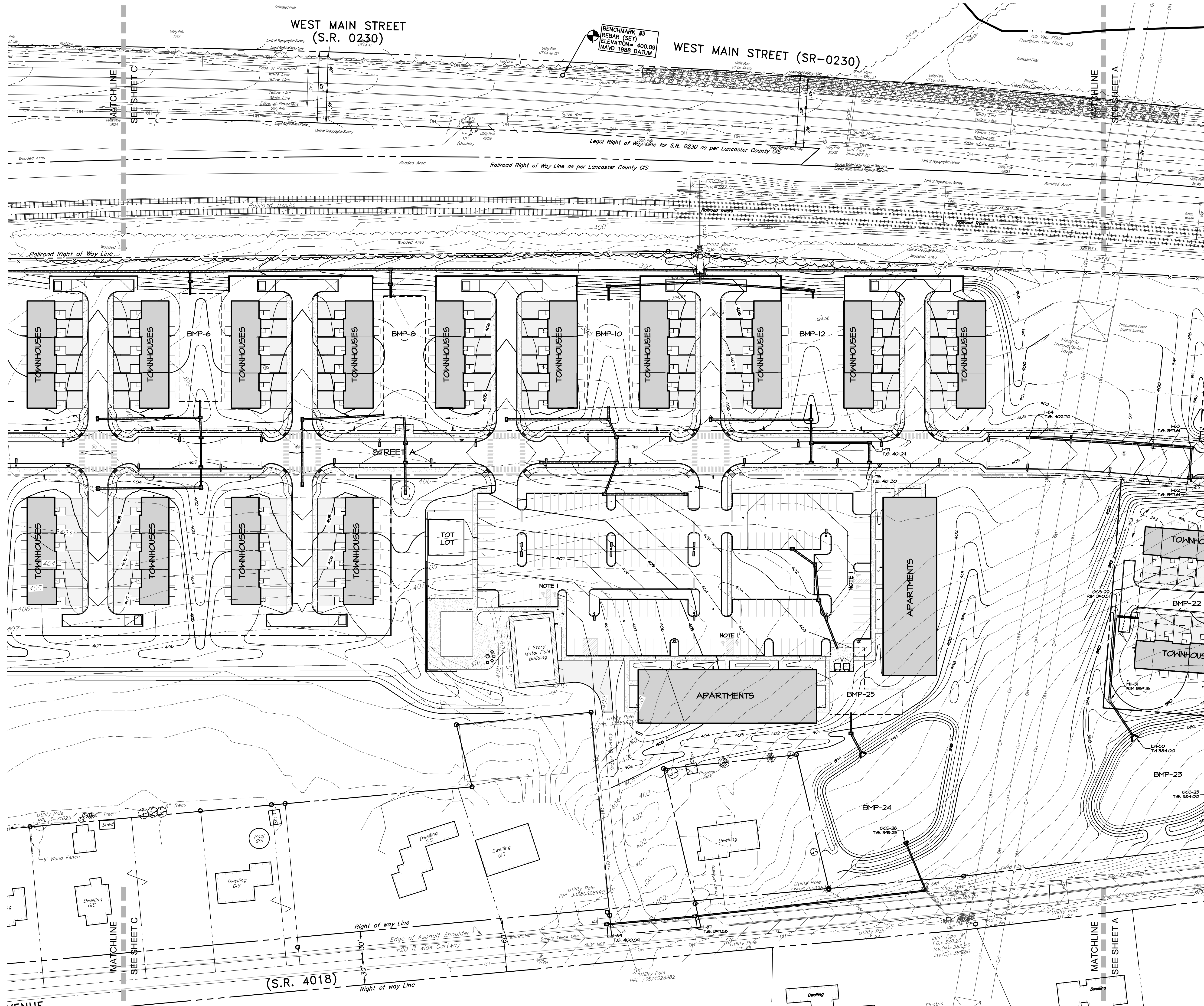


**PRELIMINARY PLAN**  
SUBJECT:  
**GRADING & DRAINAGE PLAN 'A'**  
FOR  
WESTMOUNT  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER:	BDG	DATE:	OCTOBER 7, 2024
DESIGNER:	BDG	PROJECT NO.:	1212-004
DRAWN BY:	BLM	SCALE:	1" = 50'

DRAWING NO.  
**19 of 86**

DRAWING: C:\Users\rsawyer\Documents\Development\Westmount Development\GRADING.dwg - PLOTTED: Oct 07, 2024 12:44 pm



REVISIONS PER:	DATE:	BY:
1.		
2.		
3.		
4.		
5.		

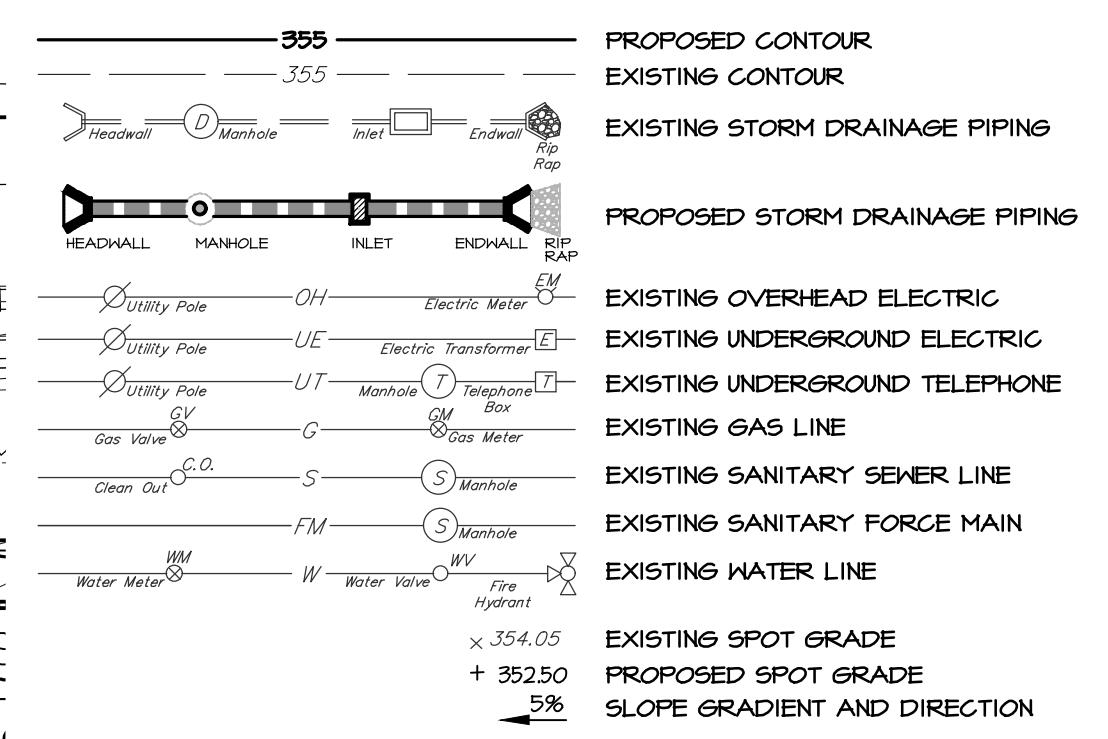
743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

**PRELIMINARY PLAN**  
SUBJECT:  
**GRADING & DRAINAGE PLAN 'B'**  
FOR  
WESTMOUNT  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

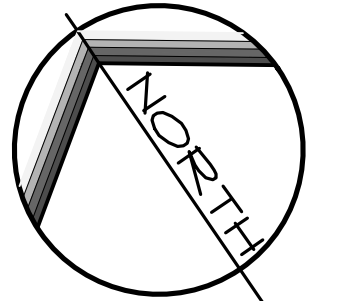
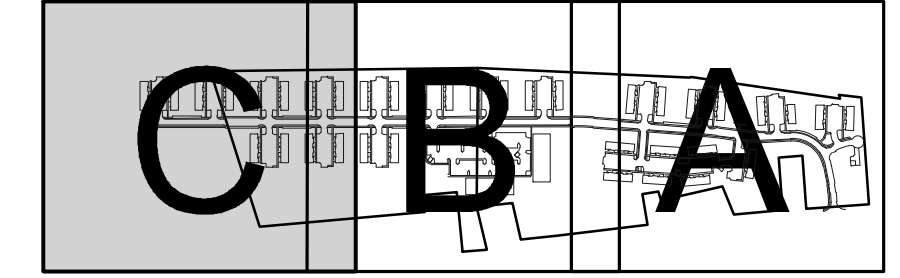
MANAGER: BDG DATE: OCTOBER 7, 2024  
DESIGNER: BDG PROJECT NO. 1212-004  
DRAWN BY: BLM SCALE: 1" = 50'

DRAWING NO.  
**20 of 86**

GRADING LEGEND



KEY MAP



SCALE IN FEET. 1" = 50'



Table with 3 columns: REVISIONS PER, DATE, BY. Contains 5 rows for revisions.

EVA group, inc. logo and contact information: 743 S. BROAD ST. LITITZ, PA 17543 (717) 626-7271 elagroup.com

Professional Engineer and Landscape Architect seals for Tyler E. Hill.

PRELIMINARY PLAN SUBJECT: GRADING & DRAINAGE PLAN 'C' FOR WESTMOUNT MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA CLIENT: VISTABLOCK, LLC 150 FARMINGTON LANE LANCASTER, PA 17601 717-682-8775

Table with 4 columns: MANAGER, DESIGNER, DRAWN BY, DATE, PROJECT NO., SCALE. Values include BDG, OCTOBER 7, 2024, 1212-004, 1" = 50'.

DRAWING NO. 21 of 86

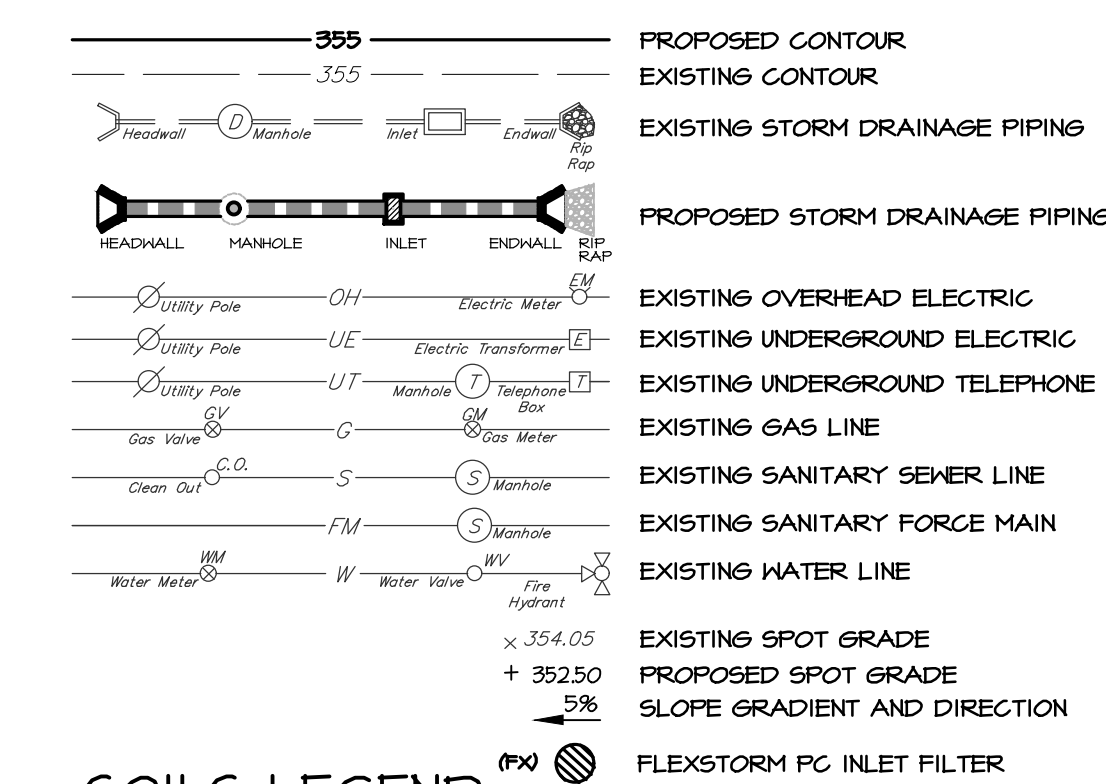
DRAWING: C:\Users\lrsauyer\Documents\EVA\_Group\1212-004 Westmount Development\Development\GRADING.dwg - PLOTTED: Oct 07, 2024 12:45 pm



DRAWING: C:\Users\rsrauyer\OneDrive\Documents\ELA\_Group\1212-004 Westmount Development\Project Files\CAD Data Land Development\PCSM.dwg -- PLOTTED: Oct 07, 2024 12:45 pm



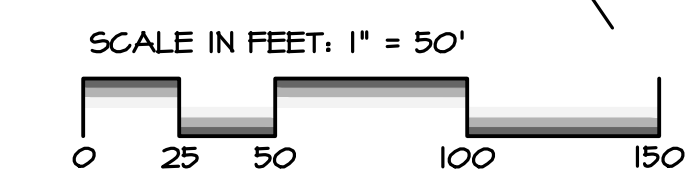
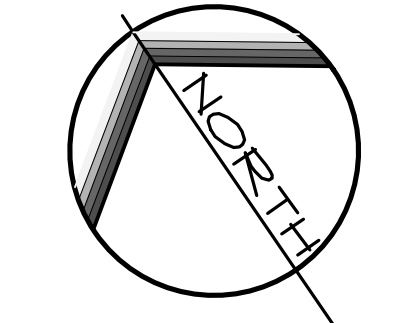
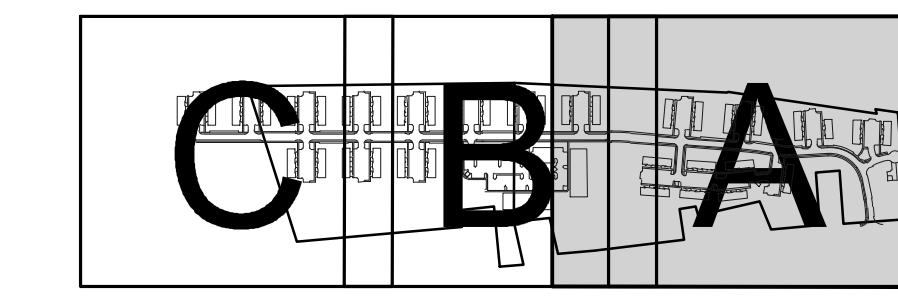
GRADING LEGEND



SOILS LEGEND

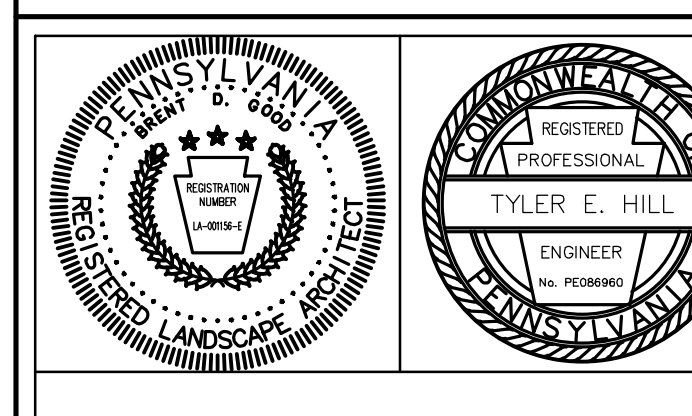
- Soils legend entries: HaA HAGERSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES, HYDROLOGIC GROUP B; HaB HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B; HbC HAGERSTOWN SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, HYDROLOGIC GROUP B; DbA DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B.

KEY MAP



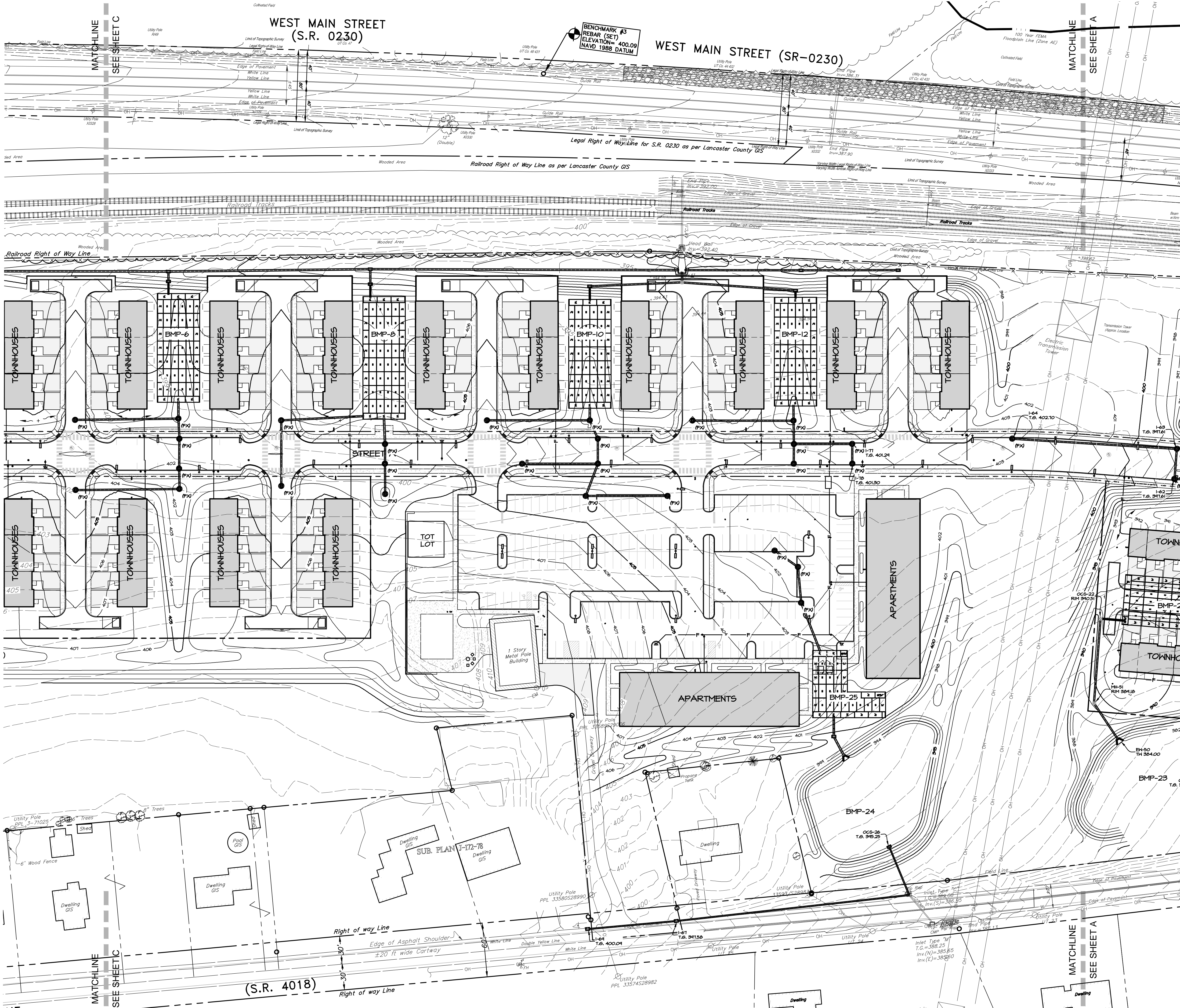
Revisions table with columns: REVISIONS PER, DATE, BY. Contains 5 rows of revision entries.

EVA group, inc. logo and contact information: 743 S. BROAD ST. LITITZ, PA 17543 (717) 626-7271 elagroup.com



PRELIMINARY PLAN SUBJECT: POST CONSTRUCTION STORMWATER MANAGEMENT PLAN 'A' FOR WESTMOUNT MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA CLIENT: VISTABLOCK, LLC 150 FARMINGTON LANE LANCASTER, PA 17601 717-682-8775

MANAGER: BDG DATE: OCTOBER 7, 2024 DESIGNER: BDG PROJECT NO. 1212-004 DRAWN BY: BLM SCALE: 1" = 50'



### GRADING LEGEND

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

### SOILS LEGEND

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

SOIL DELINEATION

### KEY MAP

NORTH

SCALE IN FEET: 1" = 50'

REVISIONS PER:	DATE:	BY:
1.		
2.		
3.		
4.		
5.		

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

**PRELIMINARY PLAN**  
SUBJECT:  
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN 'B'  
FOR  
WESTMOUNT  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER: BDG DATE: OCTOBER 7, 2024  
DESIGNER: BDG PROJECT NO. 1212-004  
DRAWN BY: BLM SCALE: 1" = 50'

DRAWING NO.  
**23 of 86**

DRAWING: C:\Users\rsr\OneDrive\Documents\Projects\Development\PCSM.dwg - PLOTTED: Oct 07, 2024 12:46 pm

DRAWING: C:\Users\lrsauer\Documents\ELA\_Group\1212-004 Westmount Development\Project Files\CAD\Docs\ELA\_Group\1212-004 Westmount Development\Development\PCSM.dwg - PLOTTED: Oct 07, 2024 12:46 pm



### GRADING LEGEND

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

### SOILS LEGEND

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

### KEY MAP

SCALE IN FEET: 1" = 50'

REVISIONS PER:	DATE:	BY:
1. -	-	-
2. -	-	-
3. -	-	-
4. -	-	-
5. -	-	-

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

**ENGINEERS • LANDSCAPE ARCHITECTS**

**PRELIMINARY PLAN**

SUBJECT:  
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN 'C'  
FOR  
WESTMOUNT  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER:	BDG	DATE:	OCTOBER 7, 2024
DESIGNER:	BDG	PROJECT NO.:	1212-004
DRAWN BY:	BLM	SCALE:	1" = 50'

DRAWING NO.  
**24 of 86**