

PRELIMINARY LOT ADD-ON, SUBDIVISION & LAND DEVELOPMENT PLAN
AND POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

CERTIFICATE OF ACCURACY (SURVEY)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT,

_____, 20____

CERTIFICATE OF ACCURACY (PLAN)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT,

_____, 20____

UTILITY DESIGN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PUBLIC SEWER AND WATER SYSTEMS HAS/HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RULES, REGULATIONS AND STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR WASTE WATER COLLECTION SYSTEM EXTENSIONS AND THE GENERAL SPECIFICATIONS FOR WATER SYSTEM CONSTRUCTION OF MOUNT JOY TOWNSHIP AUTHORITY AND THE WATER SUPPLY WILL MEET THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION,

_____, 20____

MOUNT JOY TOWNSHIP SWM SITE PLAN APPROVAL CERTIFICATION

AT A MEETING ON _____, 20____, THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THIS PROJECT, AND ALL CONDITIONS HAVE BEEN MET, THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE TOWNSHIP IN MOUNT JOY TOWNSHIP PLANNING COMMISSION FILE NO. _____ BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 119, STORMWATER MANAGEMENT.

CHAIRMAN VICE CHAIRMAN

PLANNING COMMISSION PRELIMINARY PLAN APPROVAL CERTIFICATE

AT A MEETING ON _____, 20____, THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE COMMISSION IN MOUNT JOY TOWNSHIP PLANNING COMMISSION FILE NO. _____ BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

_____, 20____

*SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES

PRELIMINARY DESIGN REVIEW CERTIFICATE - WATER

THE ELIZABETHTOWN AREA WATER AUTHORITY PRESENTLY HAS ADEQUATE CAPACITY IN THE EXISTING PUBLIC WATER SYSTEM TO DELIVER THE ESTIMATE _____ GALLONS PER DAY WATER SUPPLY DEMAND TO THIS PROPOSED DEVELOPMENT. THE FACILITIES TO BE CONSTRUCTED MUST MEET WITH THE APPROVAL OF THE ELIZABETHTOWN AREA WATER AUTHORITY ENGINEER AND SOLICITOR AND COMPLY WITH THE AUTHORITY'S RULES, REGULATIONS AND STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR WATER SYSTEM CONSTRUCTION.

_____, 20____

*SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES

PRELIMINARY DESIGN REVIEW CERTIFICATE - SEWER

THE ELIZABETHTOWN AREA SEWER AUTHORITY PRESENTLY HAS ADEQUATE CAPACITY IN THE EXISTING PUBLIC SANITARY SEWER SYSTEM TO CONVEY THE ESTIMATE _____ GALLONS PER DAY SANITARY SEWAGE FLOW FROM THIS PROPOSED DEVELOPMENT. THE FACILITIES TO BE CONSTRUCTED MUST MEET WITH THE APPROVAL OF THE ELIZABETHTOWN AREA SEWER AUTHORITY ENGINEER AND SOLICITOR AND COMPLY WITH THE AUTHORITY'S RULES, REGULATIONS AND STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEM EXTENSIONS.

_____, 20____

*SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES

CARBONATE GEOLOGY CERTIFICATE

I, _____, CERTIFY THAT THE PROPOSED STORMWATER MANAGEMENT/BMP FACILITIES IS UNDERLAIN BY CARBONATE GEOLOGY.

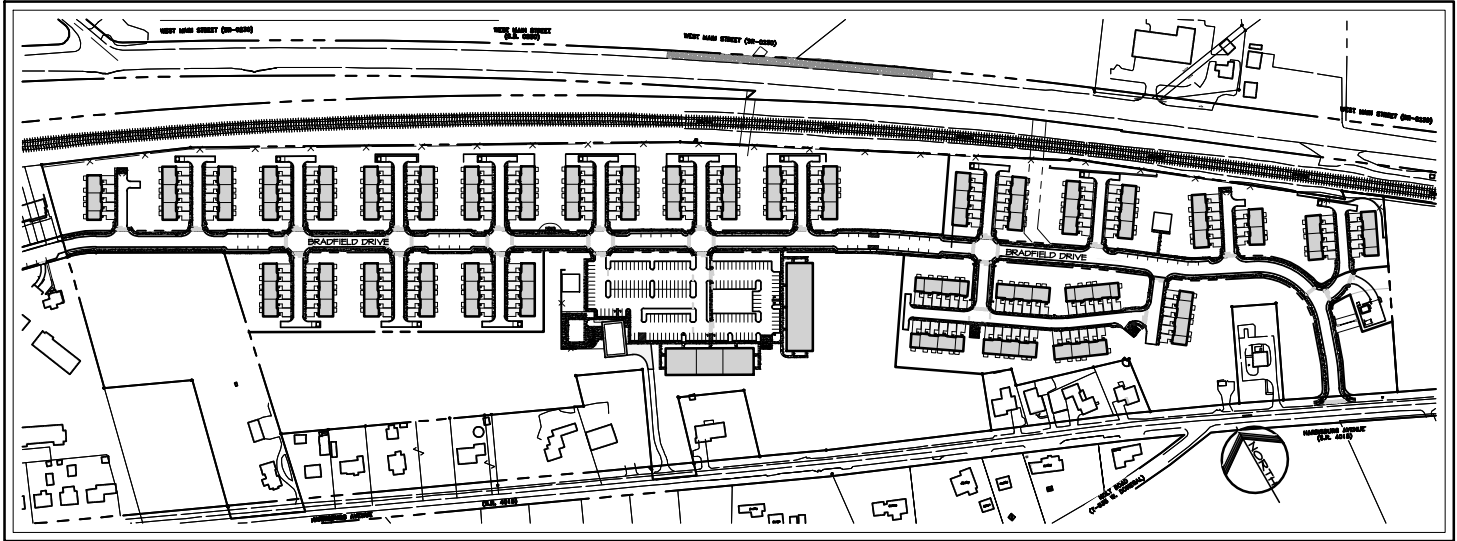
LANDOWNER ACKNOWLEDGEMENT OF PERMANENCE OF STORMWATER FACILITIES

I (WE) THE UNDERSIGNED OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO ACKNOWLEDGE THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE TO BE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY THE CITY OF LANCASTER.

SIGNATURE DATE

FOR
WESTMOUNT

MOUNT JOY TOWNSHIP - LANCASTER COUNTY - PENNSYLVANIA



SITE DATA

OVERALL SITE AREA: 36.321 ACRES (GROSS) (PARCELS A & B DEED AREAS)
SITE AREA FOR DEVELOPMENT: 36.258 ACRES (NEW LOTS & EXISTING HARRISBURG AVENUE ROW NOT INCLUDED) 32.691 ACRES (NET) (LESS BRADFELD DR. R.O.W.)
EXISTING USES: PARCEL A: CULTIVATED FIELD PARCEL B: CULTIVATED FIELD W/ POLE BARN PARCEL C: SINGLE-FAMILY
PROPOSED USES: * 211 SINGLE-FAMILY ATTACHED (2-BR TOWNHOUSES)** 18 MULTI-FAMILY (2-BR APARTMENTS)** 204 DWELLING UNITS / 36.258 AC = 1.71 DU/AC @
PROPOSED LOT AREA COVERAGE: APARTMENTS TOTAL: 10.83 AC (411,966 S.F.) TOWNHOUSES TOTAL: 21.03 AC (416,242 S.F.)
PROPOSED OPEN SPACE: APARTMENTS: 71.5% (365,514 S.F.) TOWNHOUSES: 60.5% (559,271 S.F.)
SANITARY SEWER: PUBLIC PUBLIC
WATER: PUBLIC PUBLIC
*ALL UNITS TO BE RENTED
**PERMITTED USES
***MUNICIPAL USES ARE EXEMPT FROM AREA AND COVERAGE REQUIREMENTS PER ZONING ORDINANCE SECTION 135-312

ZONING DATA

ZONING DISTRICT: R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

AREA AND BULK REGULATIONS:
(PER SECTIONS 135-105, 135-106, 135-216 AND 135-262)

BUILDING SETBACKS: FRONT: 25 FEET, 40 FEET FOR ACCESSORY BUILDING SIDE: 10 FEET FOR SINGLE-FAMILY DETACHED SIDE: 20 FEET FOR SINGLE-FAMILY ATTACHED REAR: 35 FEET FOR APARTMENTS 35 FEET FOR ACCESSORY BUILDING 35 FEET, 6 FEET FOR ACCESSORY BUILDING
MAXIMUM IMPERVIOUS COVERAGE: 30% FOR APARTMENTS 60% FOR TOWNHOUSES 25%
MAXIMUM BUILDING COVERAGE: 25%
MAXIMUM BUILDING HEIGHT: 35 FEET, 20 FEET FOR ACCESSORY BUILDING
MINIMUM LOT AREA: SINGLE-FAMILY: 15,000 S.F. APARTMENT: 20,000 S.F. FOR 3 UNITS, 6,000 S.F. FOR EACH ADDITIONAL UNIT TOWNHOUSES: 9,000 S.F. PER DWELLING UNIT W/ MIN. 2 ACRE TRACT
MINIMUM LOT WIDTH: SINGLE-FAMILY: 75 FEET APARTMENTS: 100 FEET TOWNHOUSES: 20 FEET PER DWELLING UNIT W/ MIN. 150' LOT WIDTH
MINIMUM LOT DEPTH: SINGLE-FAMILY/APARTMENTS: 125 FEET TOWNHOUSES: 120 FEET
MINIMUM INTERIOR BUILDING SEPARATION ON COMMON LOT (TOWNHOUSES): FRONT TO REAR: 10 FEET END WALLS: 35 FEET ENDWALL TO REAR OR FRONT: 35 FEET
MINIMUM INTERIOR BUILDING SEPARATION ON COMMON LOT (APARTMENTS): PARALLEL FACES: 100 FEET* END WALLS: 30 FEET 90° END WALLS: 15 FEET END WALLS & FACES: 30 FEET
* MAY BE REDUCED BY 10 FEET IF OBLIQUELY ALIGNED

PARKING DATA

PER ZONING ORDINANCE SECTION 135-343

USE	REQUIREMENT	TOTAL UNITS	REQUIRED SPACES	PROPOSED SPACES
SINGLE-FAMILY ATTACHED	2 SPACES PER UNIT*	211 UNITS	422 SPACES	422
MULTI-FAMILY	2 SPACES PER UNIT*	18 UNITS	36 SPACES	36
ON-STREET	N/A	N/A	N/A	N/A
FINNISH CENTER	6 SPACES/1,000 SF***	2,000 SF	12 SPACES	12
		284 UNITS/2,000 SF	540 SPACES	630 SPACES

*3 BEDROOM OR LESS
**6 ADA SPACES PROVIDED IN A COMMON 160 SPACE PARKING LOT AS PER IBC
***PARKING DATA PER INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) PARKING GENERATION REPORT, 3RD EDITION

PROPOSED LOT DATA					
LOT	LOT AREA	LOT COVERAGE	BUILDING COVERAGE	LOT WIDTH	LOT DEPTH
LOT 1 (STORMWATER BASIN)	0.44 AC (21560 S.F.)	0% (0 S.F.)	0% (0 S.F.)	214 FEET	118 FEET
LOT 2 (TOWNHOUSES)	5.14 AC (223,144 S.F.)	35.4% (80,328 S.F.)	12.0% (26,931 S.F.)	114 FEET	144 FEET
LOT 3 (APARTMENTS)	10.83 AC (471,961 S.F.)	22.5% (106,452 S.F.)	5.4% (28,015 S.F.)	81 FEET	266 FEET
LOT 4 (TOWNHOUSES)	2.84 AC (125,861 S.F.)	44.0% (61,640 S.F.)	18.3% (23,084 S.F.)	120 FEET	180 FEET
LOT 5 (SINGLE-FAMILY)	3.52 AC (153,281 S.F.)	4.4% (6,152 S.F.)	4.4% (6,152 S.F.)	160 FEET	575 FEET
LOT 6 (TOWNHOUSES)	8.83 AC (384,710 S.F.)	38.3% (147,513 S.F.)	14.8% (57,071 S.F.)	201 FEET	146 FEET
LOT 7 (TOWNHOUSES)	4.18 AC (181,921 S.F.)	40.1% (72,980 S.F.)	15.5% (28,281 S.F.)	406 FEET	142 FEET
LOT 8 (SEWER PUMP)**	0.33 AC (14,481 S.F.)	44.3% (6,408 S.F.)	2.4% (352 S.F.)	50 FEET	152 FEET

PRIOR RECORDED PLANS AND MUNICIPAL APPROVALS

1. 1990 WEIDMAN SUBDIVISION PLAN, NO. J-112-10
2. ZONING VARIANCE, CASE NO. 12-2014 GRANTED TO JEFFREY P. AND KATHRYN AL WITHMAN FOR PROPERTY LOCATED AT 1844 HARRISBURG AVE. VARIANCES FOR MIN. LOT DEPTH AND MIN. FRONT YARD TO ENABLE SUBDIVISION.
3. 2015 WITHMAN LOT LINE PLAN, NO. 2015-0114-J
4. 2016 STORMWATER MANAGEMENT AGREEMENT BETWEEN CLARENCE E. RAFFENSPERGER AND MOUNT JOY TOWNSHIP, NO. 6235640.
5. 2022 RAFFENSPERGER AS-BUILT PLAN, NO. 2022-0123-J

TO MY KNOWLEDGE, THE ABOVE LIST OF PRIOR MUNICIPAL APPROVALS AND PLAN IMPROVEMENTS INVOLVING THE SITE ARE COMPLETE AND CORRECT.

_____, 20____

OWNER / APPLICANT

PARCEL A & B
VISTABLOCK WESTMOUNT, LLC

OWNER

PARCEL C
HENRY & KRISTINA WERNER
1794 HARRISBURG AVENUE
MOUNT JOY, PA 17552

UTILITY LISTING

CONTACT PA ONE CALL AT 1-800-245-1776 FOR INDIVIDUAL UTILITY TELEPHONE NUMBERS.

ATTN:
1100 3RD AVE
ALTOONA, PA. 16602
PAT SUTTON
P54364@ATT.COM

COMCAST
334 BALTIMORE RD
SHIPPENSBURG, PA. 17257
WILLIAM MATY
william_maty@comcast.com

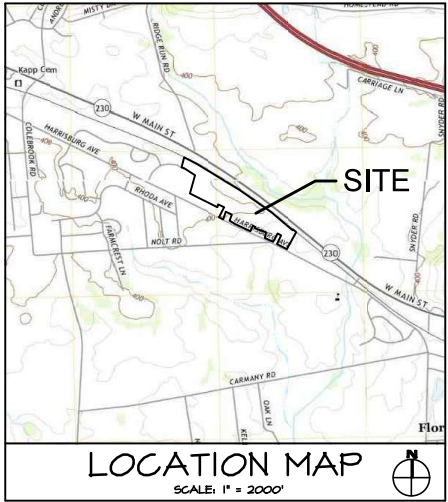
ELIZABETHTOWN AREA WATER AUTHORITY
211 W HUMBELTOWN STREET
ELIZABETHTOWN, PA. 17022
DEL BECKER

ELIZABETHTOWN REGIONAL SEWER AUTHORITY
250 ERSB DR
ELIZABETHTOWN, PA. 17022
STEVEN RETTEN
steve@ersopa.com

FIRST ENERGY PENELEC
21 S MAIN ST
AKRON, OH. 44308
CARA WARREN
CARA.WARREN@FIRSTENERGYCORP.COM

VERIZON BUSINESS
FORMERLY MC1400 INTERNATIONAL
PARKWAY
RICHARDSON, TX. 75081
DEAN BOYERS
Investigations@verizon.com

MOUNT JOY TOWNSHIP
LANCASTER COUNTY
2853 ELIZABETHTOWN RD
ELIZABETHTOWN, PA. 17022



SOURCE OF TITLE

PARCEL A
ACCOUNT NO.: 461-15608-0-0000
DEED INST.: 6681542
PLAN BOOK: 2015-0114-J
PARCEL B
ACCOUNT NO.: 461-15182-0-0000
DEED INST.: 6682246
PLAN BOOK: J-112, PAGE 18
PARCEL C
ACCOUNT NO.: 461-60455-0-0000
DEED BK/Pg.: 5544 / 118

SURVEYOR OF RECORD

LAND GRANT SURVEYORS
3404 ABEL DRIVE
COLUMBIA, PA 17512
(717) 285-1812

PROJECT SITE ADDRESS

1491 HARRISBURG AVENUE
MOUNT JOY, PA 17552

WAIVERS

THE FOLLOWING ARE WAIVERS TO THE MOUNT JOY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE & STORMWATER ORDINANCE AS REQUESTED/GRANTED ON DATE INDICATED.

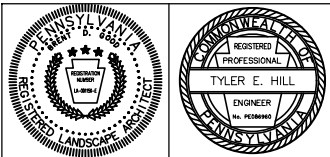
SECTION	WAIVER REQUEST	DATE APPROVED
113-31.J(2)	SWM BASINS WITHIN 100 FEET OF A SINKHOLE	PENDING
113-31.L(1)	DEPTH TO LIMITING ZONE	PENDING
113-37.C(1)(a)(3)	PIPE COVER	PENDING
113.37.C(4)(d)(2)	TYPE 'C' INLETS ALONG CURBED STREETS	PENDING
114-52.J(3)(a)	IMPROVEMENTS OF AN EXISTING ROAD ALONG A SUBDIVISION	2/26/2024 'DEFERRAL'
114-52.5(3)(d)	ACCESS DRIVES SHALL BE SEPARATED BY 200 FEET	5/24/2024
114-52.5(3)(v)	ACCESS DRIVES TO BE A MINIMUM OF 15 FEET FROM PROPERTY LINES	5/24/2024
114-52.5(3)(g)	NO MORE THAN TWO (2) ACCESS DRIVES ON A SINGLE STREET FRONTAGE	2/26/2024
114-52.B(1)	SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF STREETS AND ACCESS DRIVES	5/24/2024
114-53.C(1)	CONCRETE CURB REQUIRED ON ACCESS DRIVES	5/24/2024
114-53.C(2)	USE OF 6-INCH VERTICAL CURB AND SLANT CURB	2/26/2024
114-54.B	MAXIMUM LENGTH OF RESIDENTIAL BLOCKS IS 1,000 FEET	5/24/2024
114-55.E	NO DWELLING WITHIN 75 FEET OF RAILROAD RIGHT-OF-WAY	5/24/2024
114.56.E	DRAINAGE EASEMENT MINIMUM WIDTH OF 30'	PENDING

LIST OF DRAWINGS

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** GENERAL PLAN NOTES	2 OF 41
** NPDES NOTES	3 OF 41
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** SITE LAYOUT PLAN	13-15 OF 41
** SITE LAYOUT IMPROVEMENT PLAN	16-18 OF 41
** EASEMENT PLAN	19-21 OF 41
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** SITE DETAILS	64-67 OF 41
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** UTILITY DETAILS	84-88 OF 41
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** WATERSHED MAPPING	90-91 OF 41
** ALL SHEETS TO BE RECORDED	
** PCSM PLAN SHEETS	

REVISIONS PER:	DATE:	BY:
2. NPDES SUBMISSION	03/07/2025	TEH
3. NPDES COMMENTS	05/27/2025	TEH
4. TOWNSHIP COMMENTS	08/11/2025	BDG
5. NPDES COMMENTS	10/20/2025	MAC
6. TOWNSHIP COMMENTS	12/23/2025	MAC

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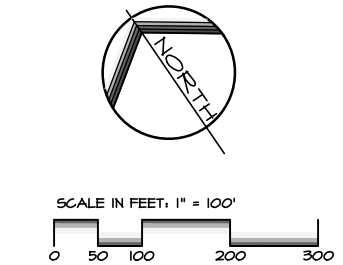
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PRELIMINARY PLAN
SUBJECT:
COVER SHEET
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-882-8775

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

DRAWING NO.
1 of 97

DRAWING: C:\Users\lrsauyer\OneDrive\Project Files\GAP Data\Land Development\EXISTING-OVERALL.dwg - PLOTTED: Dec 23, 2025 3:26 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
TP-I	TEST PIT LOCATION TP-01 THRU TP-52 = INFILTRATION LOCATIONS TP-53 THRU TP-64 = EXPLORATORY TEST PIT LOCATIONS

SLOPES LEGEND	
[Dark Gray Box]	SLOPES BETWEEN 15% AND 25%
[Light Gray Box]	SLOPES GREATER THAN 25%

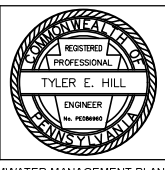
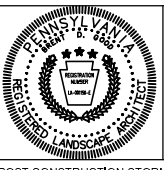
EXISTING LEGEND	
[Symbol]	ADJOINER PROPERTY LINE
[Symbol]	PROPERTY LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	CENTERLINE
[Symbol]	EASEMENTS
[Symbol]	INDEX CONTOUR
[Symbol]	INTERMEDIATE CONTOUR
[Symbol]	SPOT ELEVATION
[Symbol]	CURB LINE
[Symbol]	EDGE OF PAVEMENT (E.O.P.)
[Symbol]	MIN. BLDG SETBACK LINE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

NOTE: SINKHOLE THROAT LOCATIONS ARE NOT DRAWN TO SCALE DUE TO SMALL SURFICIAL OPENINGS. PLAN DEPICTS LOCATION OF FEATURES.

REVISIONS PER:	DATE:	BY:
2. NPDES SUBMISSION	03/07/2025	TEH
3. NPDES COMMENTS	05/27/2025	TEH
4. TOWNSHIP COMMENTS	08/11/2025	BDG
5. NPDES COMMENTS	10/20/2025	MAC
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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PRELIMINARY PLAN

SUBJECT:
OVERALL 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" = 100'

DRAWING: C:\Users\tsrauyer\Documents\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development\EXISTING.dwg - PLOTTED: Dec 23, 2025 3:26 pm

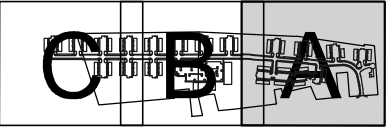


EXISTING LEGEND

- 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
- DECIDUOUS TREES
- CONIFEROUS TREE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL MAST
- OBSERVED SINKHOLE/SUBSIDENCE

NOTE: SINKHOLE THROAT LOCATIONS ARE NOT DRAWN TO SCALE DUE TO SMALL SURFICIAL OPENINGS. PLAN DEPICTS LOCATION OF FEATURES.

KEY MAP

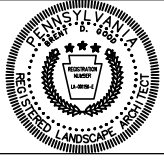


SCALE IN FEET: 1" = 50'



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

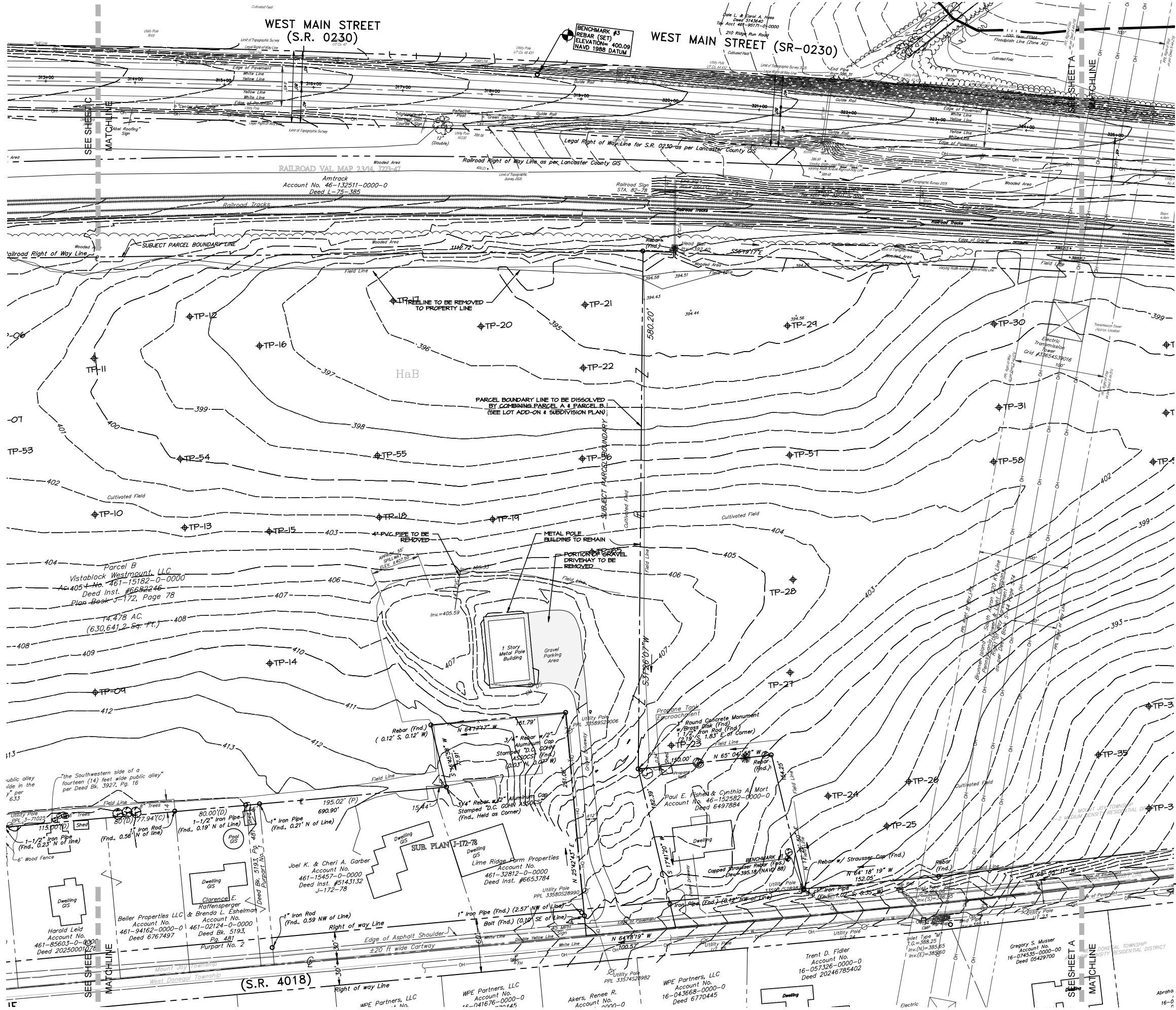
PRELIMINARY PLAN
SUBJECT:
EXISTING CONDITIONS & DEMOLITION PLAN 'A'
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

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

SOILS LEGEND

- DbA DUFFIELD SILT LOAM, 3 TO 6 PERCENT SLOPES, HYDROLOGIC GROUP B
- HaB HAGERSTOWN SILT LOAM, 3 TO 6 PERCENT SLOPES, HYDROLOGIC GROUP B
- SOIL DELINEATION

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EXISTING LEGEND

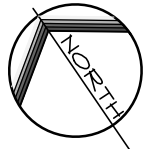
- ADJOINER PROPERTY LINE
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- ZONING LINE
- GUIDE RAIL
- EDGE OF WATER (STREAM)
- FEMA 100 YEAR FLOODPLAIN
- TREE LINE
- SIGN
- WELL
- LIGHT POLE
- GROUND LIGHT
- ROOF DRAIN
- MAILBOX
- BOLLARD
- REFLECTOR POST
- DECIDUOUS TREES
- CONIFEROUS TREE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL MAINT
- OBSERVED SINKHOLE/SUBSIDENCE

NOTE: SINKHOLE THROAT LOCATIONS ARE NOT DRAWN TO SCALE DUE TO SMALL SURFICIAL OPENINGS. PLAN DEPICTS LOCATION OF FEATURES.

KEY MAP

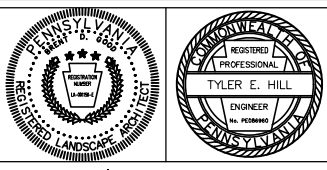


SCALE IN FEET: 1" = 50'



REVISIONS PER:	DATE:	BY:
2. NPDES SUBMISSION	03/07/2025	TEH
3. NPDES COMMENTS	05/27/2025	TEH
4. TOWNSHIP COMMENTS	08/11/2025	BDG
5. NPDES COMMENTS	10/20/2025	MAC
6. TOWNSHIP COMMENTS	12/23/2025	MAC

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

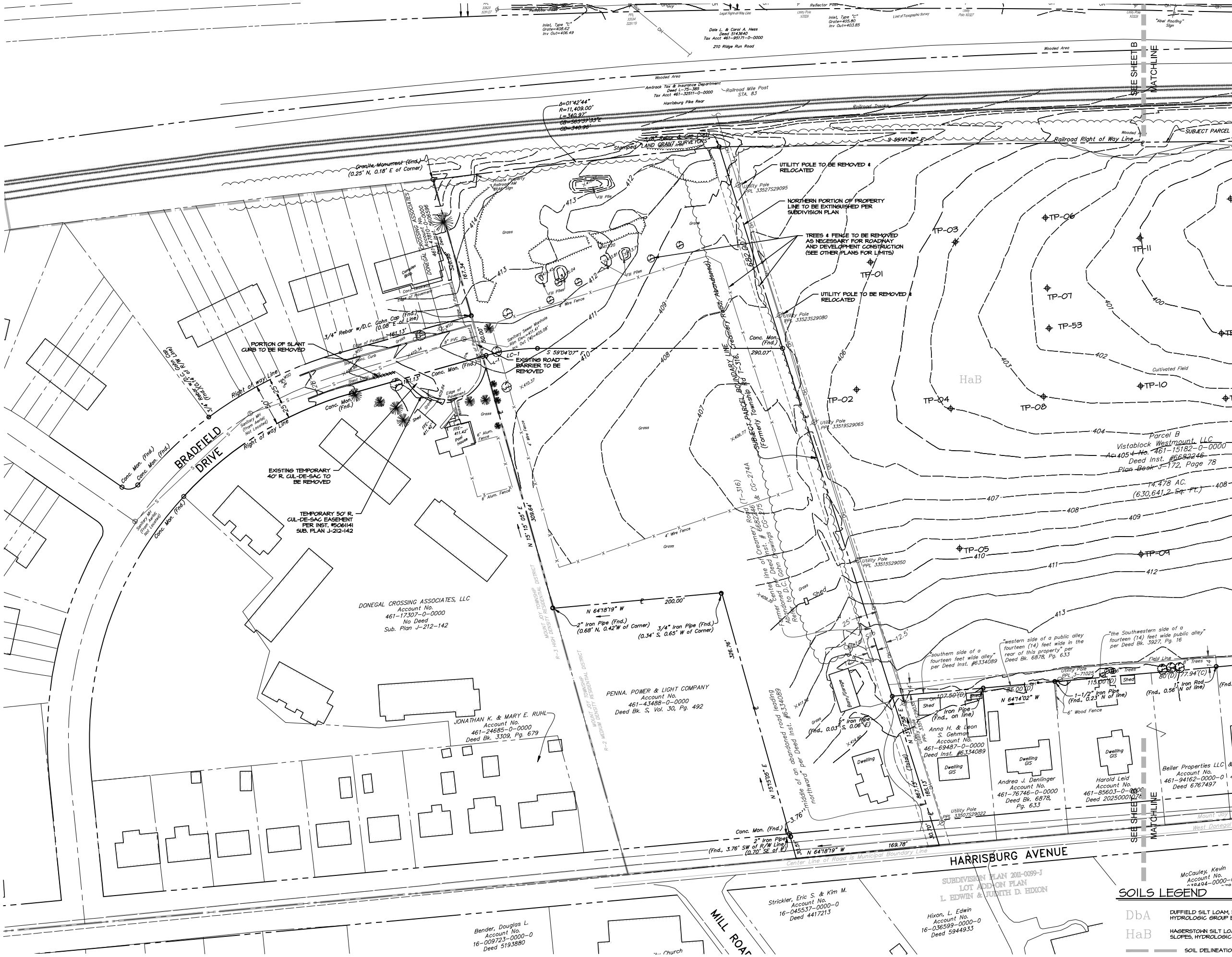
PRELIMINARY PLAN
SUBJECT:
EXISTING CONDITIONS & DEMOLITION PLAN 'B'
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-882-8775

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

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\trsaughe\Documents\LA Group\1212-004 Westmount Development\EXISTING.dwg - PLOTTED: Dec 23, 2025 3:26 pm

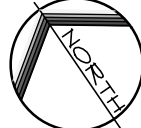
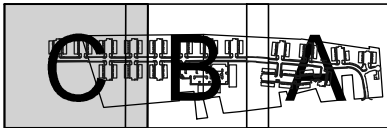


EXISTING LEGEND

- 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
- DECIDUOUS TREES
- CONIFEROUS TREE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL MAST
- OBSERVED SINKHOLE/SUBSIDENCE

NOTE: SINKHOLE THROAT LOCATIONS ARE NOT DRAWN TO SCALE DUE TO SMALL SURFICIAL OPENINGS. PLAN DEPICTS LOCATION OF FEATURES.

KEY MAP

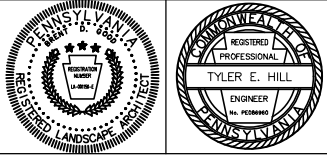


SCALE IN FEET: 1" = 50'



REVISIONS PER:	DATE:	BY:
2. NPDES SUBMISSION	03/07/2025	TEH
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6. TOWNSHIP COMMENTS	12/23/2025	MAC

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

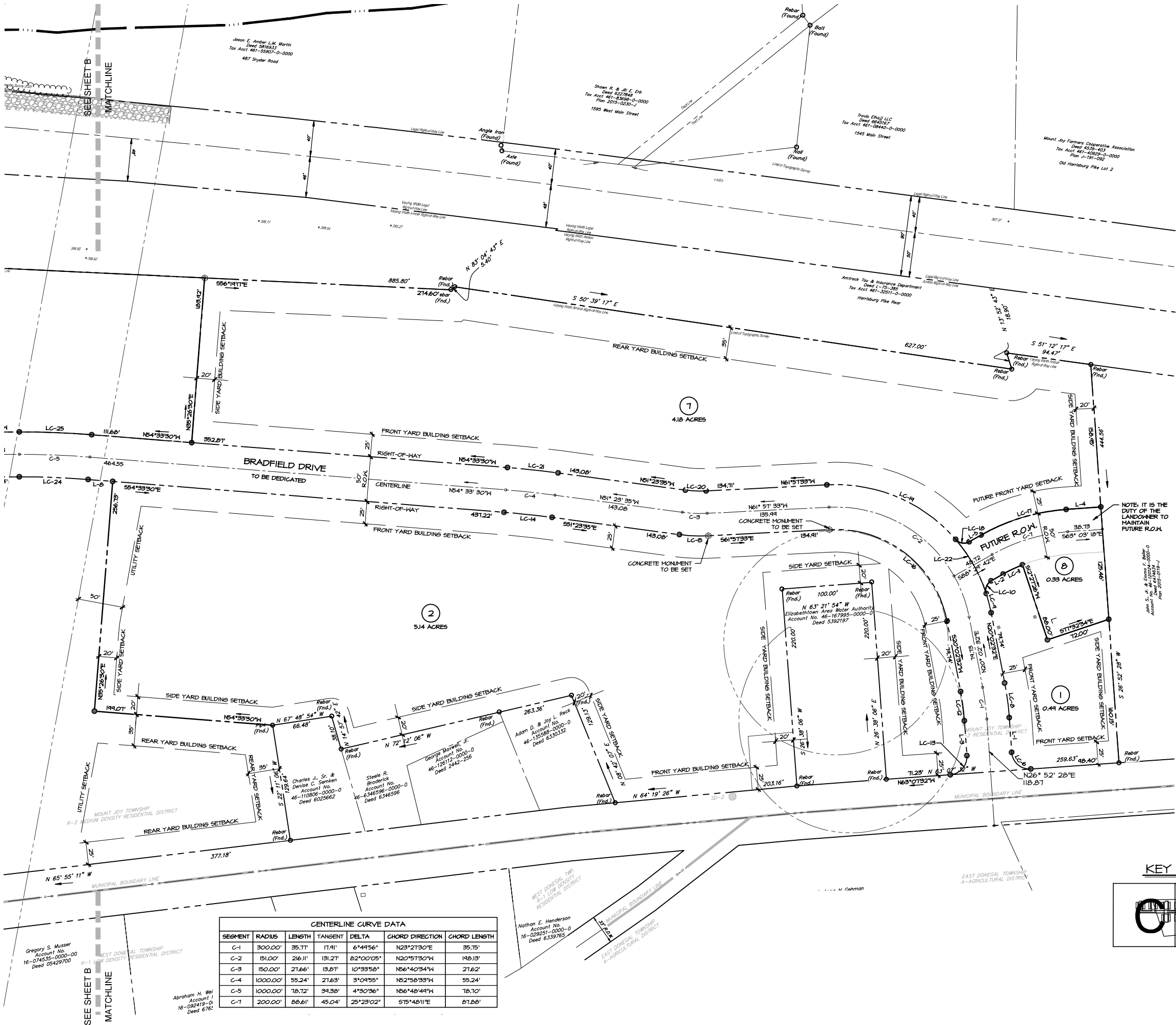
PRELIMINARY PLAN
SUBJECT:
EXISTING CONDITIONS & DEMOLITION PLAN 'C'
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

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

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\rsrastra\OneDrive\Documents\ELA Group\1212-004 Westmount Development\SUBDIVISION.dwg - PLOTTED: Dec 23, 2025 3:26 pm



LEGEND

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

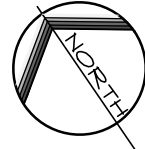
NOTE:
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AND ADD-ON PROPERTY TO
CREATE NEW LOTS FROM EXISTING PARCELS

PROPOSED LOT LINE DATA FOR PLAN 'A'

LINE	BEARING	LENGTH
L-1	N26°52'28"E	38.81'
L-2	S88°24'42"E	15.40'
L-3	S26°52'28"W	38.81'
L-4	N63°06'03"W	38.75'
L-5	N88°24'42"W	15.40'

LOT CURVE DATA FOR PLAN 'A'

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
LC-6	20.00	31.42'	20.00'	90°00'00"	N18°07'32"W	28.28'
LC-8	325.00	38.75'	14.40'	6°44'56"	N23°21'30"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	23.74'	11.91'	7°47'12"	S84°36'02"E	23.71'
LC-12	275.00	32.74'	16.42'	6°44'56"	S23°21'30"W	32.71'
LC-13	20.00	31.42'	20.00'	90°00'00"	S71°52'28"W	28.28'
LC-14	975.00	53.86'	26.94'	3°04'55"	S52°58'33"E	53.86'
LC-15	175.00	32.21'	16.18'	10°33'58"	S56°40'34"E	52.23'
LC-16	126.00	18.14'	110.44'	82°24'34"	S21°12'18"E	166.15'
LC-17	224.83	49.68'	50.67'	25°24'12"	N75°48'11"W	49.87'
LC-18	12.00	16.41'	4.83'	78°38'58"	N49°10'13"W	15.21'
LC-19	176.00	161.36'	86.85'	52°31'51"	N36°06'39"W	155.77'
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'



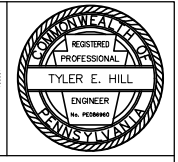
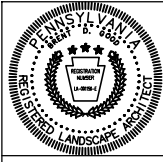
SCALE IN FEET: 1" = 50'



REVISIONS PER:	DATE:	BY:
2. NPDES SUBMISSION	03/07/2025	TEH
3. NPDES COMMENTS	05/27/2025	TEH
4. TOWNSHIP COMMENTS	08/11/2025	BDG
5. NPDES COMMENTS	10/20/2025	MAC
6. TOWNSHIP COMMENTS	12/23/2025	MAC



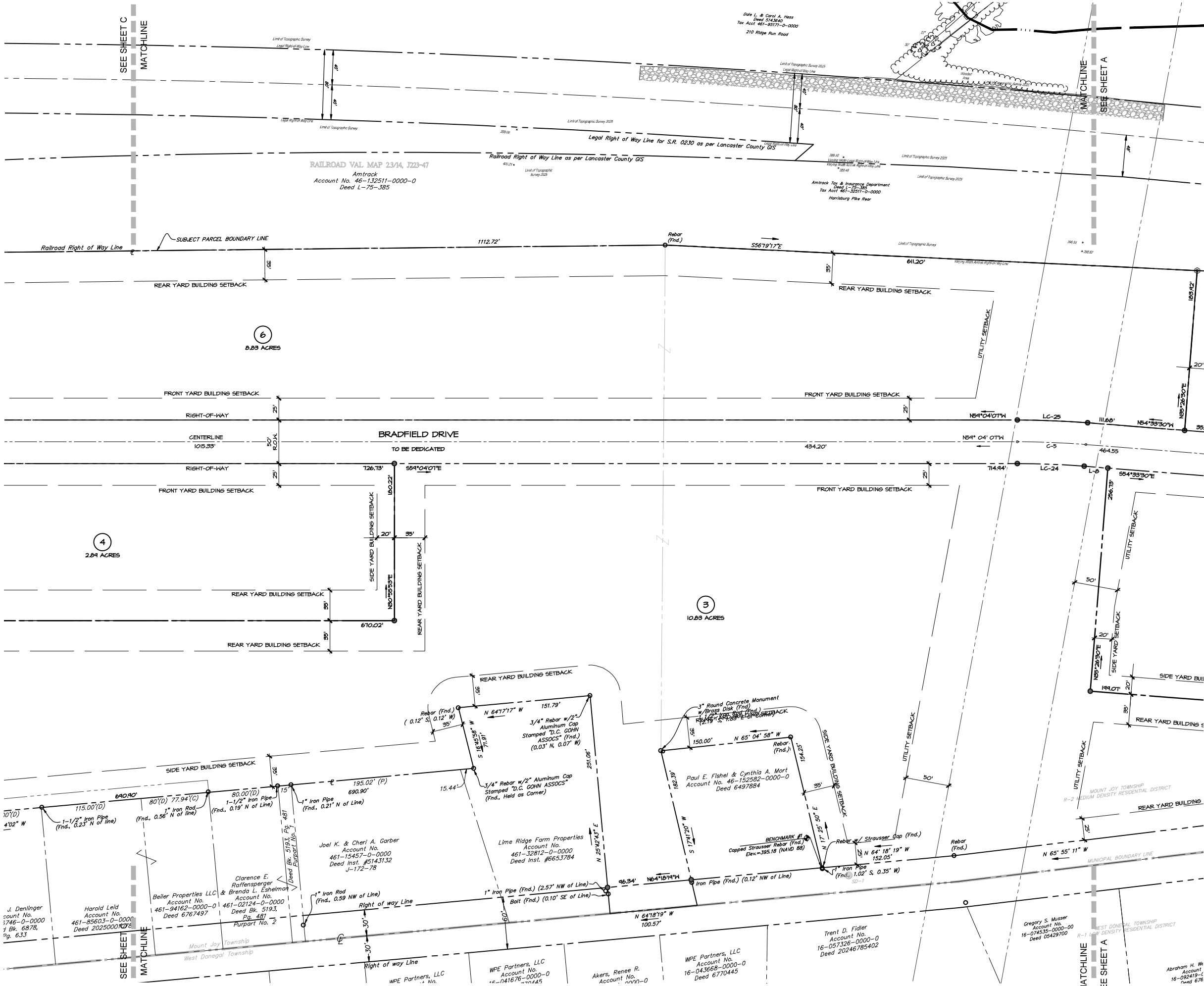
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PRELIMINARY PLAN
SUBDIVISION PLAN 'A'
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

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

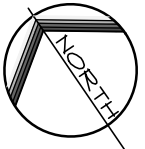
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PROPOSED LOT LINE DATA FOR PLAN 'B'		
LINE	BEARING	LENGTH
L-6	S54°33'30"E	21.33'

LOT CURVE DATA FOR PLAN 'B'						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
LC-24	415.00	16.75'	30.34'	4°30'36"	S56°40'44"E	16.73'
LC-25	1025.00	80.68'	40.36'	4°30'36"	N56°40'44"W	80.66'

KEY MAP



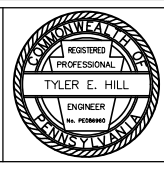
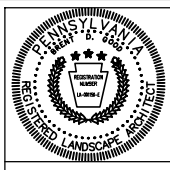
SCALE IN FEET: 1" = 50'



REVISIONS PER:	DATE:	BY:
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5. NPDES COMMENTS	10/20/2025	MAC
6. TOWNSHIP COMMENTS	12/23/2025	MAC



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PRELIMINARY PLAN
SUBJECT:
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: C:\Users\rsraja\OneDrive\Documents\ELA Group\1212-004 Westmount Development\SUBDIVISION.dwg - PLOTTED: Dec 23, 2025 3:27 pm



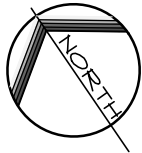
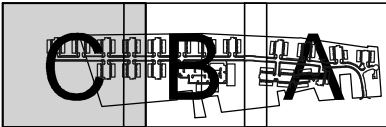
PROPOSED LOT LINE DATA FOR PLAN 'C'		
CURVE	BEARING	LENGTH
L-II	N74°44'55\"W	4.36'

LOT CURVE DATA FOR PLAN 'C'						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
LC-26	275.00'	75.26'	37.87'	15°40'48\"	N66°54'31\"W	75.02'

EXISTING LOT CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
LC-1	275.00'	75.26'	37.87'			75.02'

EXISTING LOT LINE DATA		
CURVE	RADIUS	LENGTH
L-1		4.86'

KEY MAP



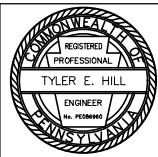
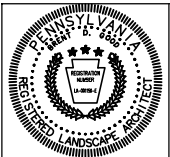
SCALE IN FEET: 1" = 50'



REVISIONS PER:	DATE:	BY:
2. NPDES SUBMISSION	03/07/2025	TEH
3. NPDES COMMENTS	05/27/2025	TEH
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5. NPDES COMMENTS	10/20/2025	MAC
6. TOWNSHIP COMMENTS	12/23/2025	MAC



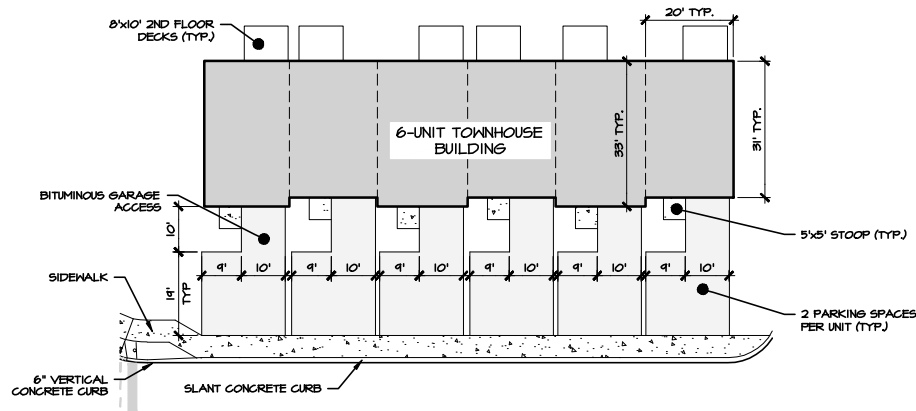
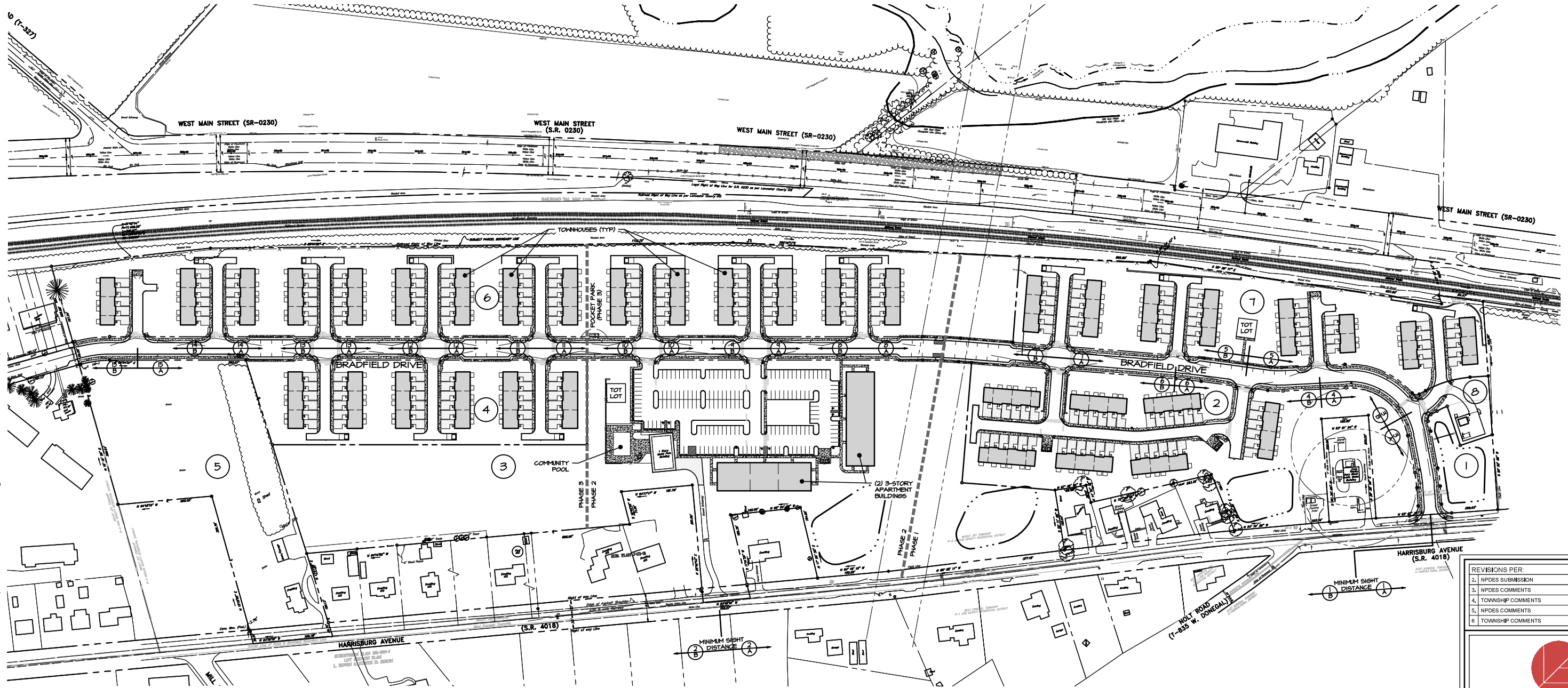
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elagroup.com



PRELIMINARY PLAN
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: C:\Users\lrsavage\Documents\ELA Group\1212-004 Westmount Development\Project Files\CAD Data\Land Development\Layout-Overall.dwg - PLOTTED: Dec 23, 2025 3:27 pm



A TYPICAL TOWNHOUSE LAYOUT
SCALE: 1" = 20'

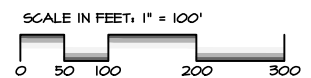
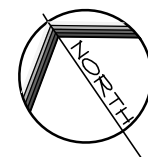
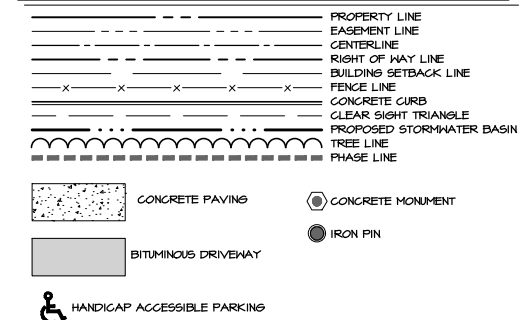
SIGHT DISTANCE SCHEDULE

INTERSECTION	DIRECTION 'A' REQUIRED	DIRECTION 'A' PROPOSED	DIRECTION 'B' REQUIRED	DIRECTION 'B' PROPOSED
1	415' @ -4% @ 45 MPH	510'+	348' @ -2% @ 45 MPH	1,000'
2	370' @ +2% @ 45 MPH	1,000'+	406' @ -3% @ 45 MPH	1,000'
3	144' @ +2% @ 25 MPH	240'	151' @ -3% @ 25 MPH	200'
4	143' @ +3% @ 25 MPH	230'	151' @ -3% @ 25 MPH	200'
5	143' @ +3% @ 25 MPH	260'	151' @ -3% @ 25 MPH	200'
6	143' @ +3% @ 25 MPH	240'	155' @ -5% @ 25 MPH	300'
7	140' @ +5% @ 25 MPH	240'	153' @ -4% @ 25 MPH	250'
8	148' @ -1% @ 25 MPH	180'	147' @ 0% @ 25 MPH	240'+
9	145' @ +1% @ 25 MPH	230'+	145' @ +1% @ 25 MPH	150'
10	143' @ +3% @ 25 MPH	150'	144' @ +2% @ 25 MPH	220'
11	145' @ +1% @ 25 MPH	220'	145' @ +1% @ 25 MPH	150'
12	145' @ +1% @ 25 MPH	150'	145' @ +1% @ 25 MPH	220'
13	145' @ +1% @ 25 MPH	220'	148' @ -1% @ 25 MPH	150'
14	145' @ +1% @ 25 MPH	150'	148' @ -1% @ 25 MPH	300'+
15	144' @ +2% @ 25 MPH	260'	147' @ 0% @ 25 MPH	220'+

GENERAL PROJECT SCHEDULE

PHASE 1: SUMMER 2026 - SUMMER 2027
PHASE 2: FALL 2027-FALL 2028
PHASE 3: SPRING 2029-SPRING 2030

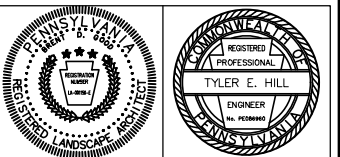
SITE LAYOUT LEGEND



REVISIONS PER:	DATE:	BY:
2. NPDES SUBMISSION	03/07/2025	TEH
3. NPDES COMMENTS	05/27/2025	TEH
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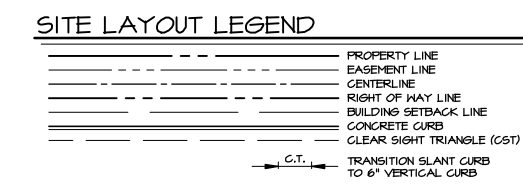
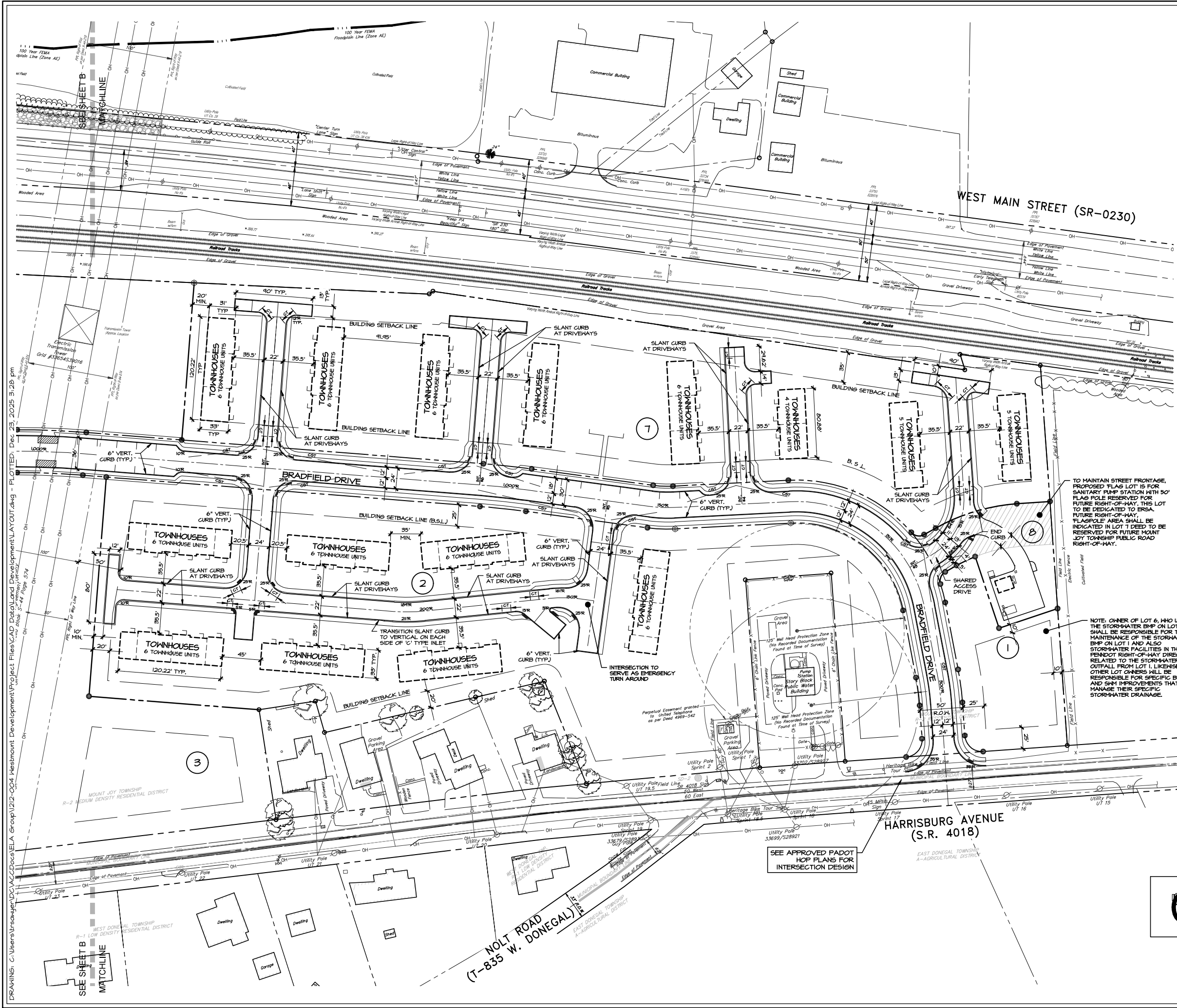
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

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 97



NOTE: SEE OVERALL SITE LAYOUT PLAN FOR SITE DISTANCE CHART.

REVISIONS PER:	DATE:	BY:
2. NPDES SUBMISSION	03/07/2025	TEH
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4. TOWNSHIP COMMENTS	08/11/2025	BDG
5. NPDES COMMENTS	10/20/2025	MAC
6. TOWNSHIP COMMENTS	12/23/2025	MAC



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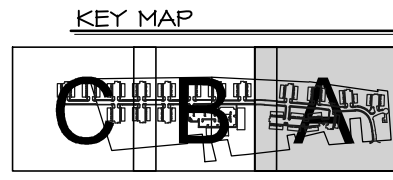
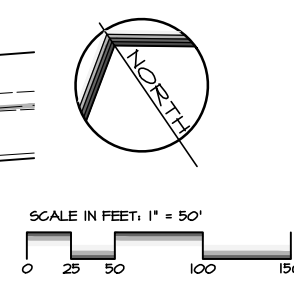
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

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'

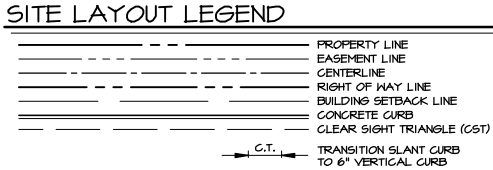
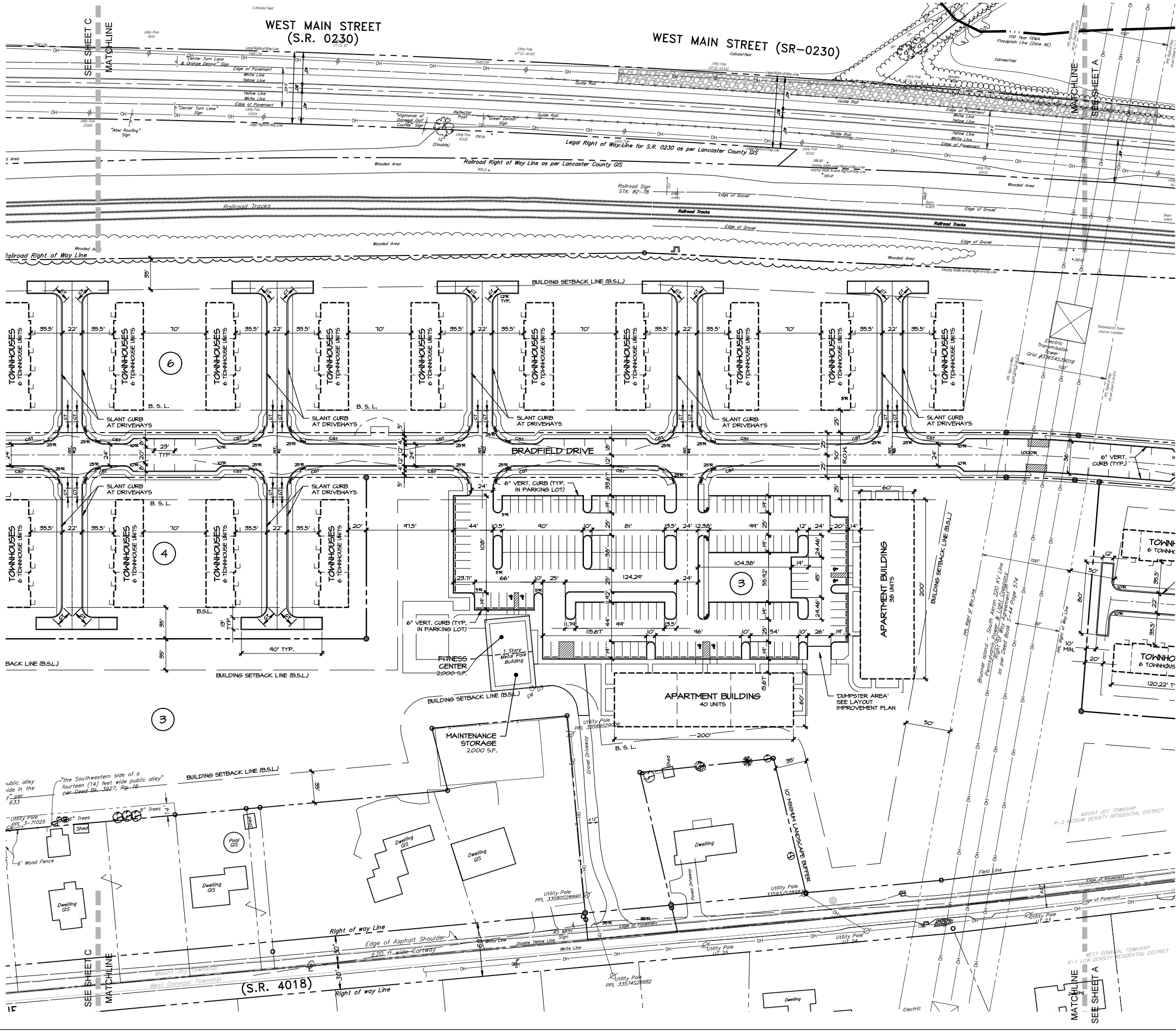
TO MAINTAIN STREET FRONTAGE, PROPOSED FLAG LOT IS FOR SANITARY PUMP STATION WITH 50' FLAG POLE RESERVED FOR FUTURE RIGHT-OF-WAY. THIS LOT TO BE DEDICATED TO EDSA. FUTURE RIGHT-OF-WAY, FLAGPOLE AREA SHALL BE INDICATED IN LOT 7 DEED TO BE RESERVED FOR FUTURE MOUNT JOY TOWNSHIP PUBLIC ROAD RIGHT-OF-WAY.

NOTE: OWNER OF LOT 6, WHO UTILIZES THE STORMWATER BMP ON LOT 1, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER BMP ON LOT 1 AND ALSO STORMWATER FACILITIES IN THE PENNDOT RIGHT-OF-WAY DIRECTLY RELATED TO THE STORMWATER OUTFALL FROM LOT 1. LIKEWISE, OTHER LOT OWNERS WILL BE RESPONSIBLE FOR SPECIFIC BMPs AND SWM IMPROVEMENTS THAT MANAGE THEIR SPECIFIC STORMWATER DRAINAGE.



DRAWING: C:\Users\trstrange\Documents\ELA Group\1212-004 Westmount Development\Project Files\CAD\Development\Layout.dwg - PLOTTED: Dec 23, 2025 3:28 pm
Scale: S-44 Paper: S74
SEE SHEET B MATCHLINE

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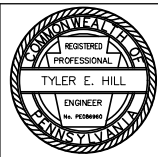
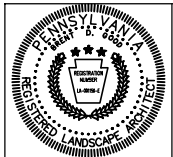


NOTE: SEE OVERALL SITE LAYOUT PLAN FOR SITE DISTANCE CHART.

REVISIONS PER:	DATE:	BY:
2. NPDES SUBMISSION	03/07/2025	TEH
3. NPDES COMMENTS	05/27/2025	TEH
4. TOWNSHIP COMMENTS	08/11/2025	BDG
5. NPDES COMMENTS	10/20/2025	MAC
6. TOWNSHIP COMMENTS	12/23/2025	MAC



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

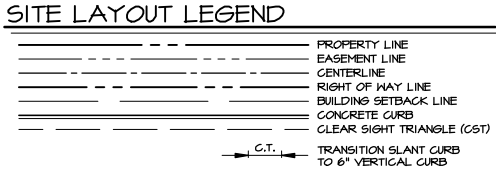
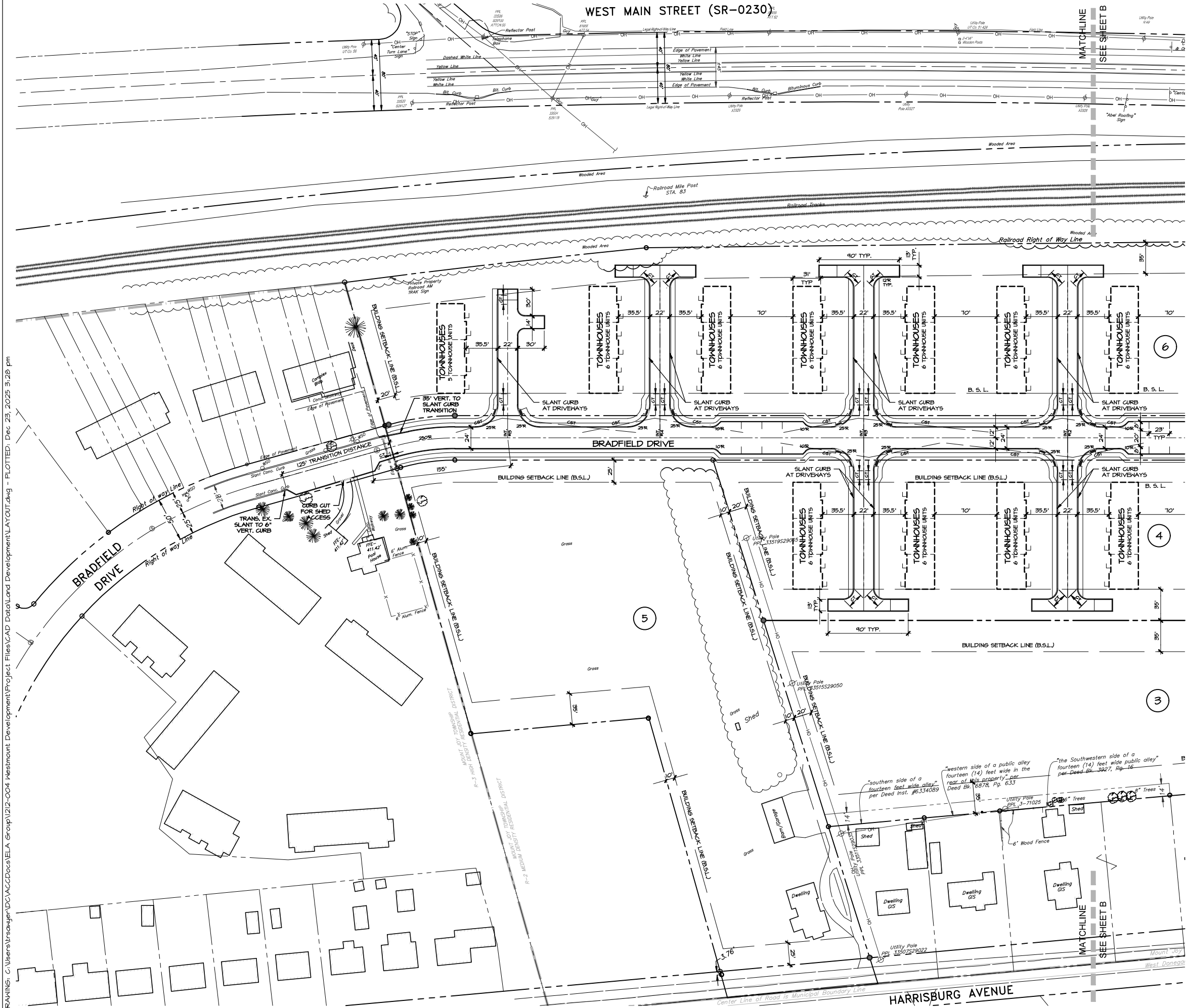


POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

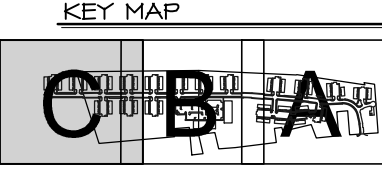
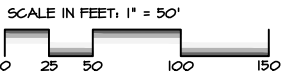
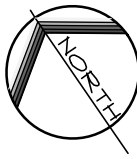
PRELIMINARY PLAN
SUBJECT:
SITE LAYOUT PLAN 'B'
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

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

DRAWING: C:\Users\rsrauer\OneDrive\Documents\Projects\1212-004 Westmount Development\Project Files\CAD Data\Land Development\Layout.dwg - PLOTTED: Dec 23, 2025 3:28 pm



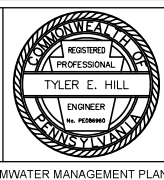
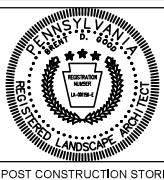
NOTE: SEE OVERALL SITE LAYOUT PLAN FOR SITE DISTANCE CHART.



REVISIONS PER:	DATE:	BY:
2. NPDES SUBMISSION	03/07/2025	TEH
3. NPDES COMMENTS	05/27/2025	TEH
4. TOWNSHIP COMMENTS	08/11/2025	BDG
5. NPDES COMMENTS	10/20/2025	MAC
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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

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'