

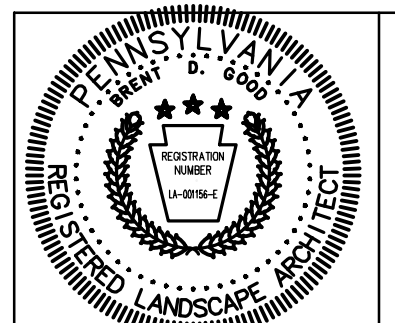
A horizontal number line is shown with tick marks at 0, 25, 50, 100, and 150. The region between 25 and 50 is shaded gray, and the region between 100 and 150 is also shaded gray.

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



ELA GROUP
ENGINEERS + LANDSCAPE ARCHITECTS

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



POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

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

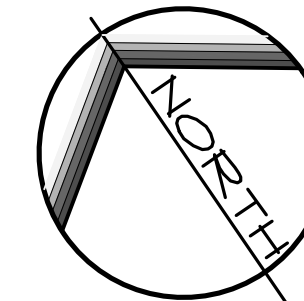
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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

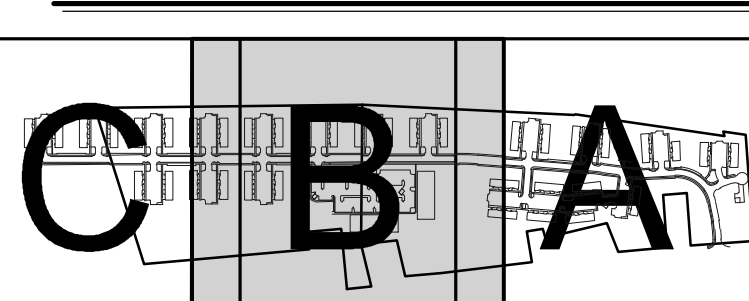
MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

22 of 79

HaA	HAGERSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES, HYDROLOGIC GROUP B
HaB	HAGERSTOWN SILT LOAM, 3 TO 6 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



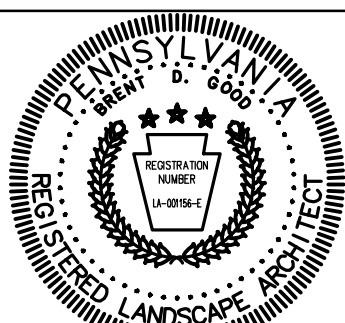
SCALE IN FEET: 1" = 50'



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



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:
EROSION & SEDIMENT CONTROL STAGE 1 PLAN
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

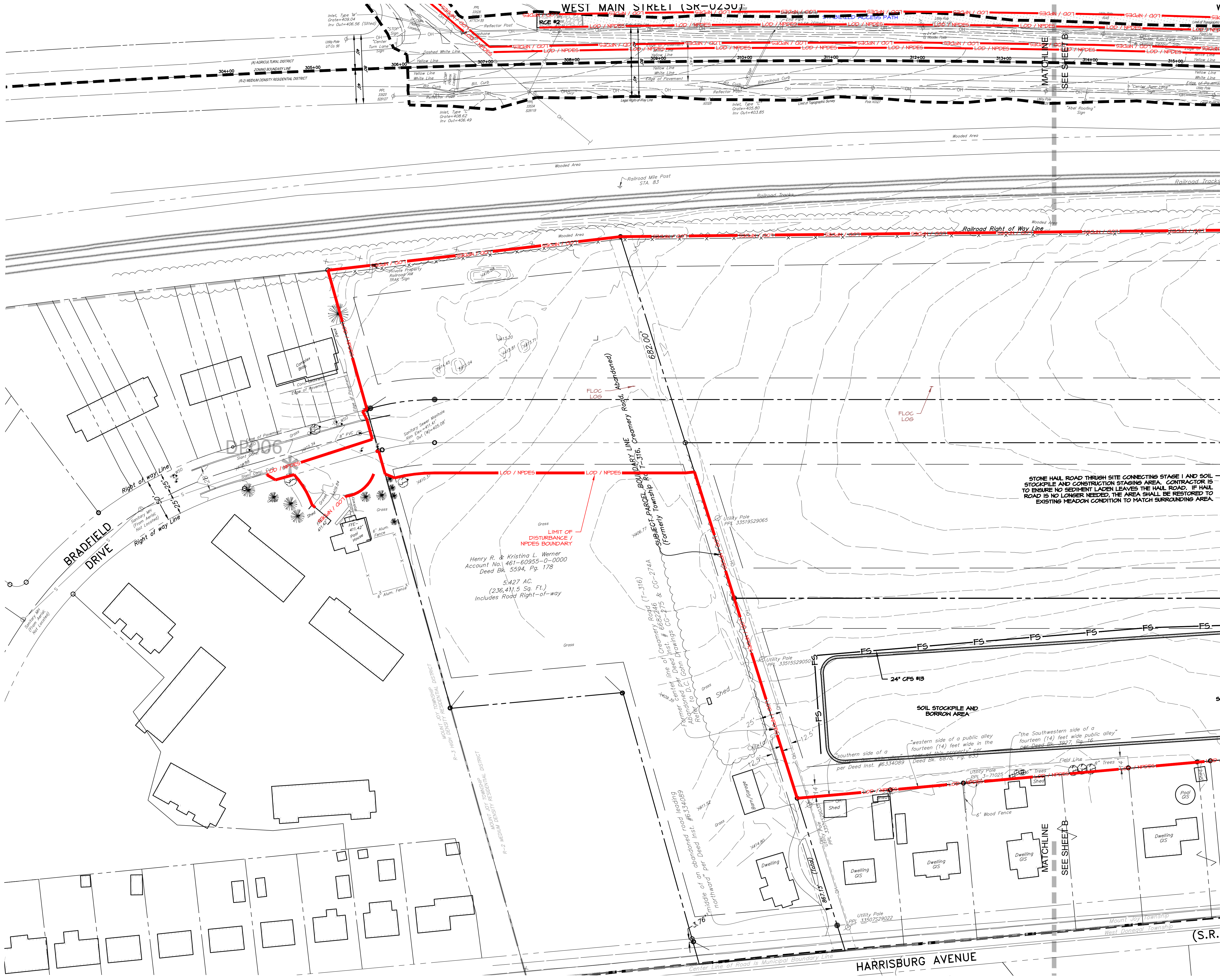
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3, 20
ENGINEER:	TEH	PROJECT NO.	1212-0
CAD DESIGNER:	TRS	SCALE:	1" = 5'

DRAWING NO.

23 of 79

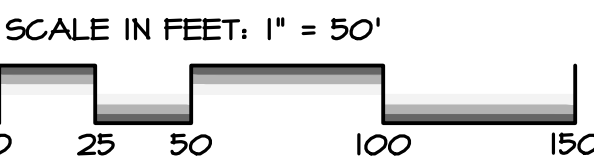
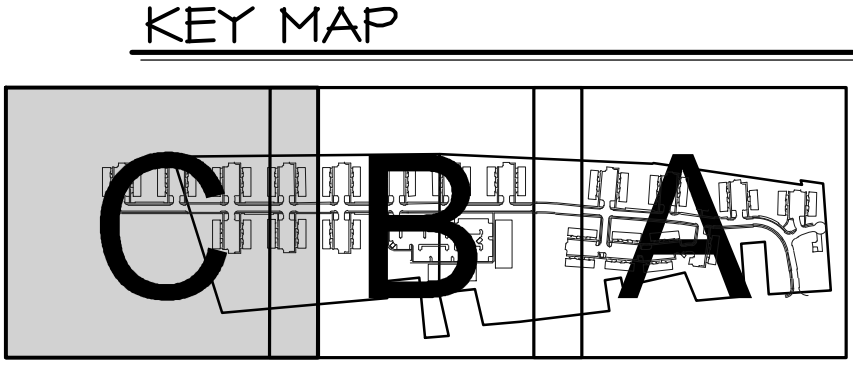
DRAWING: C:\Users\rsamyer\Documents\Projects\Westmount Development Phase 1\Drawings\24 of 79\24 of 79.dwg - PLOTTED: Aug 03, 2026 12:26 pm



EROSION & SEDIMENT CONTROL LEGEND

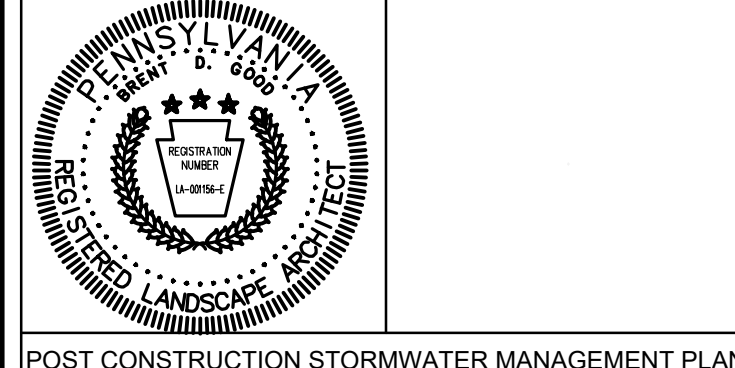
	PROPOSED CONTOUR (FINAL GRADING)
	PROPOSED CONTOUR (STAGE 1 GRADING)
	EXISTING CONTOUR
	EXISTING STORM DRAINAGE PIPING
	PROPOSED STORM DRAINAGE PIPING
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING GAS LINE
	EXISTING SANITARY SEWER LINE
	EXISTING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

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



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

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

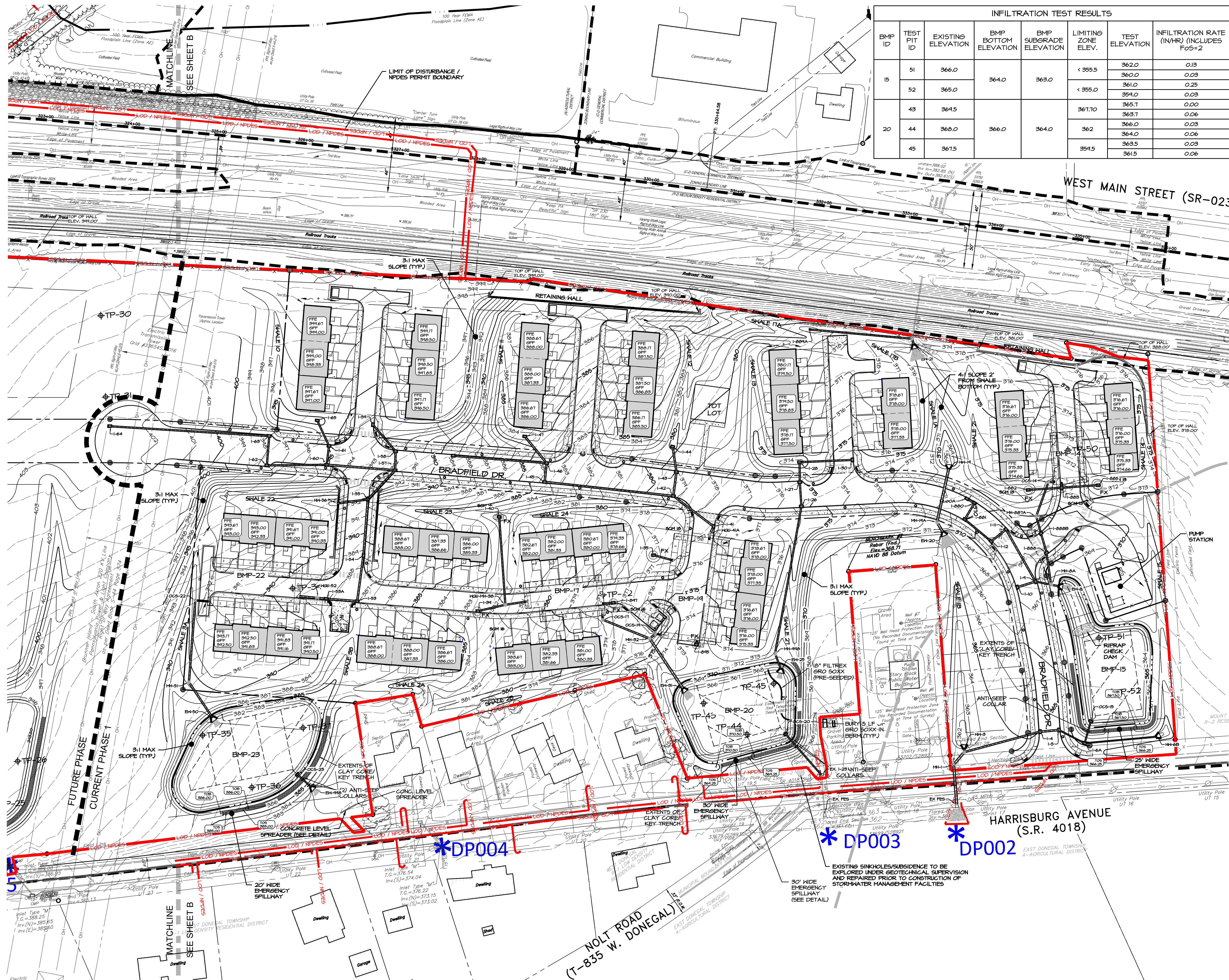


POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

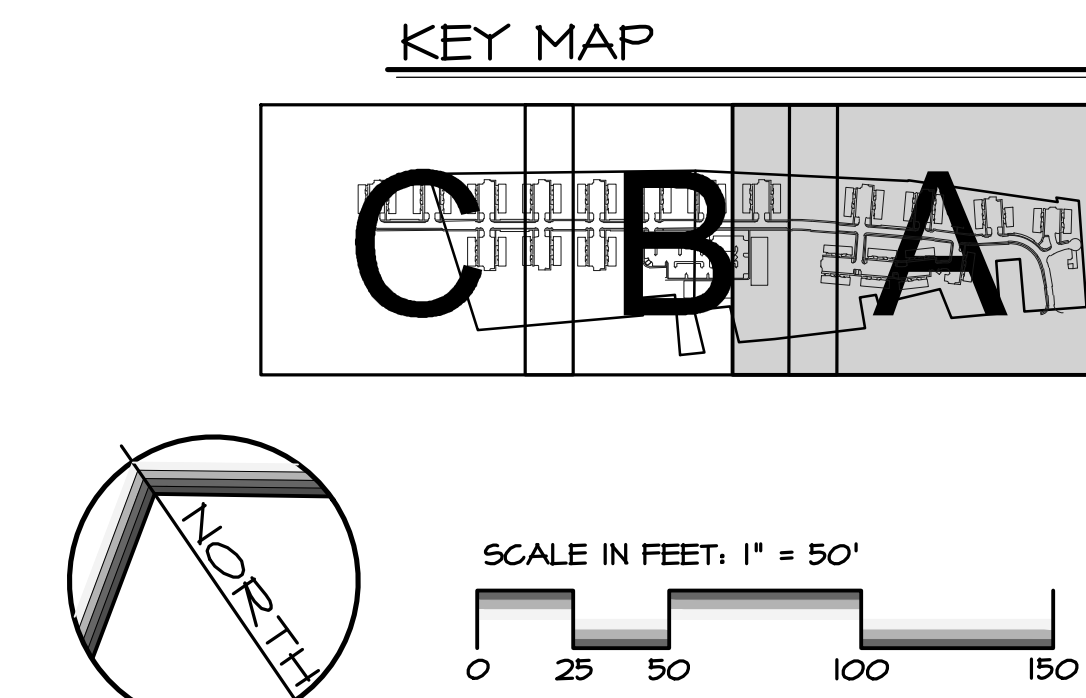
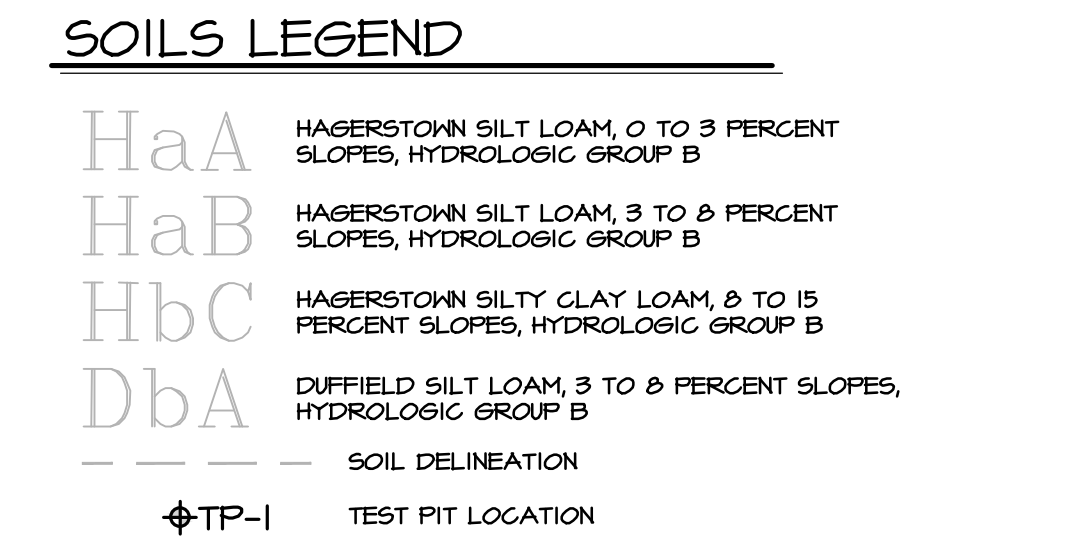
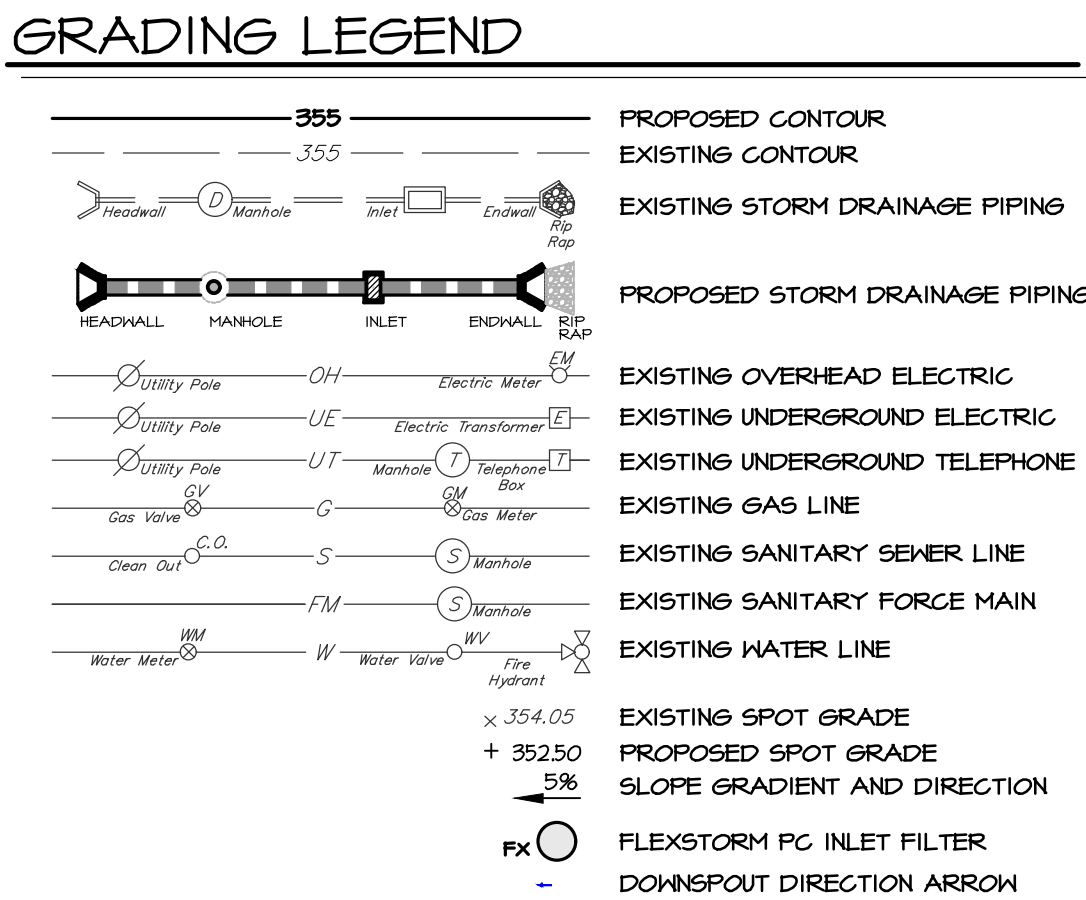
FINAL PHASE 1 PLAN
SUBJECT:
EROSION & SEDIMENT CONTROL STAGE 1 PLAN 'C'
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

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

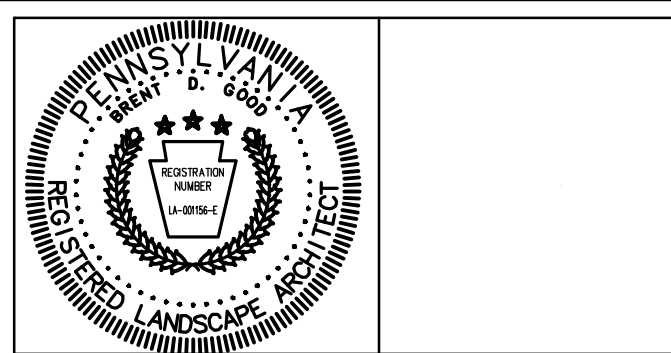
DRAWING NO.
24 of 79



INFILTRATION TEST RESULTS							
BMP ID	TEST PIT ID	EXISTING ELEVATION	BMP BOTTOM ELEVATION	BMP SUBGRADE ELEVATION	LIMITING ZONE ELEV.	TEST ELEVATION	INFILTRATION RATE (IN/HR) (INCLUDES F0.5=2
15	51	366.0	364.0	363.0	< 355.5	362.0	0.13
						360.0	0.03
	52	365.0			< 355.0	361.0	0.25
						359.0	0.03
20	43	364.5	366.0	364.0	361.10	365.7	0.00
						363.7	0.06
	44	360.0			362	366.0	0.03
						364.0	0.06
	45	361.5			354.5	363.5	0.03
						361.5	0.06



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

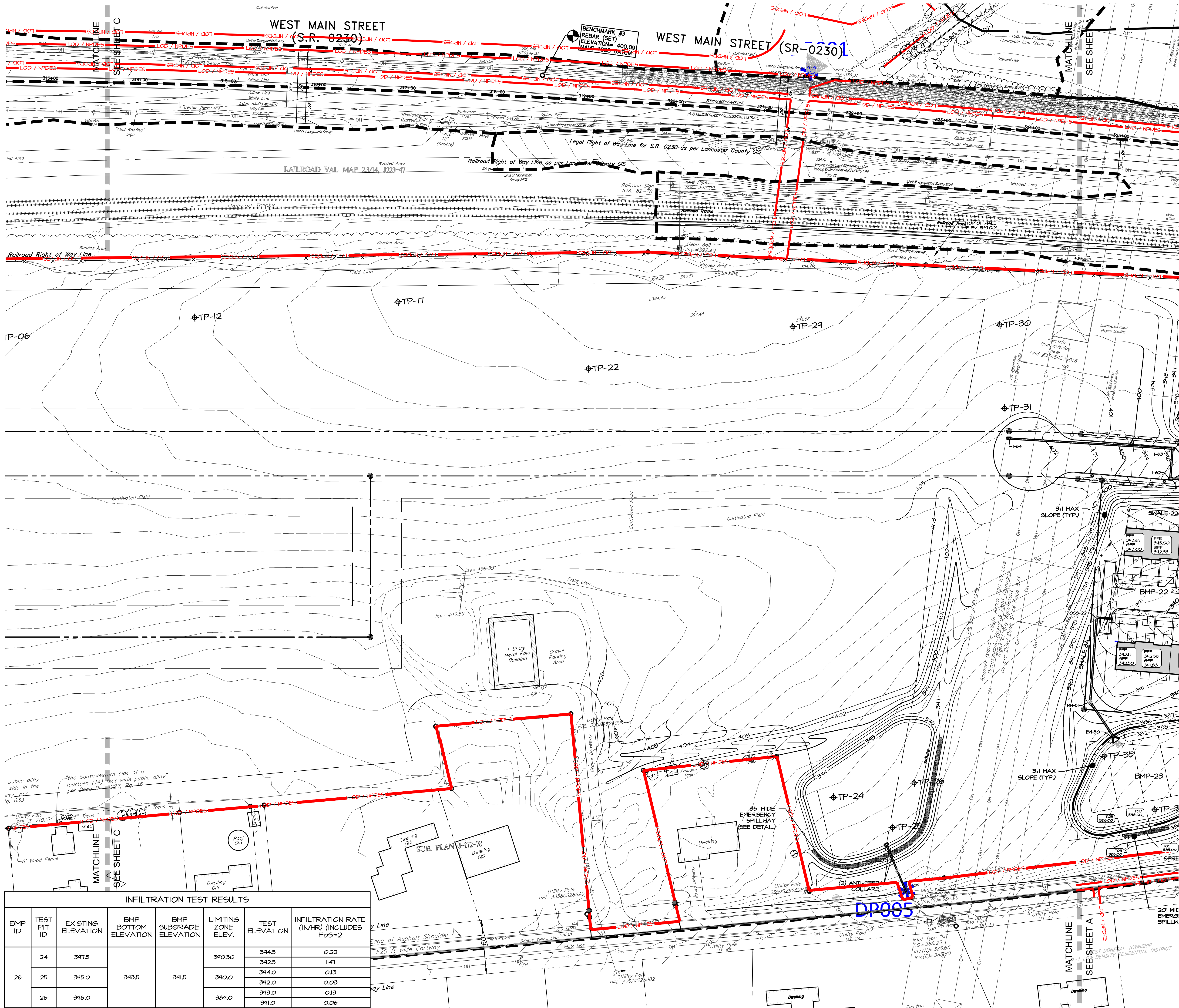


POST CONSTRUCTION STORMWATER MANAGEMENT

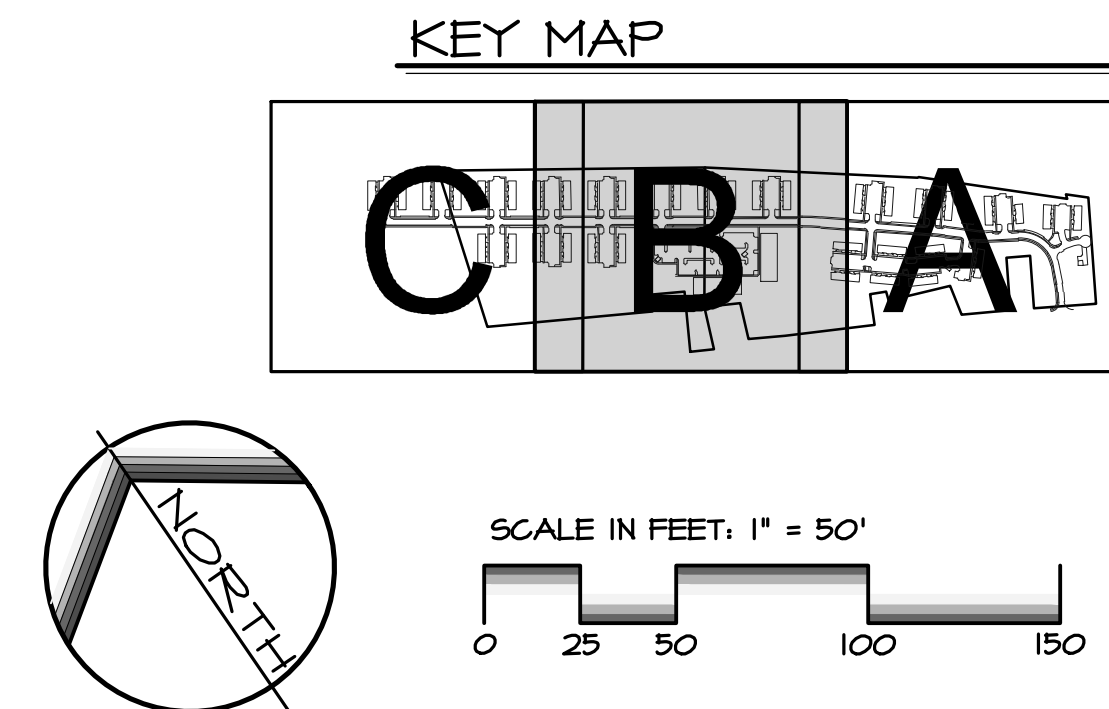
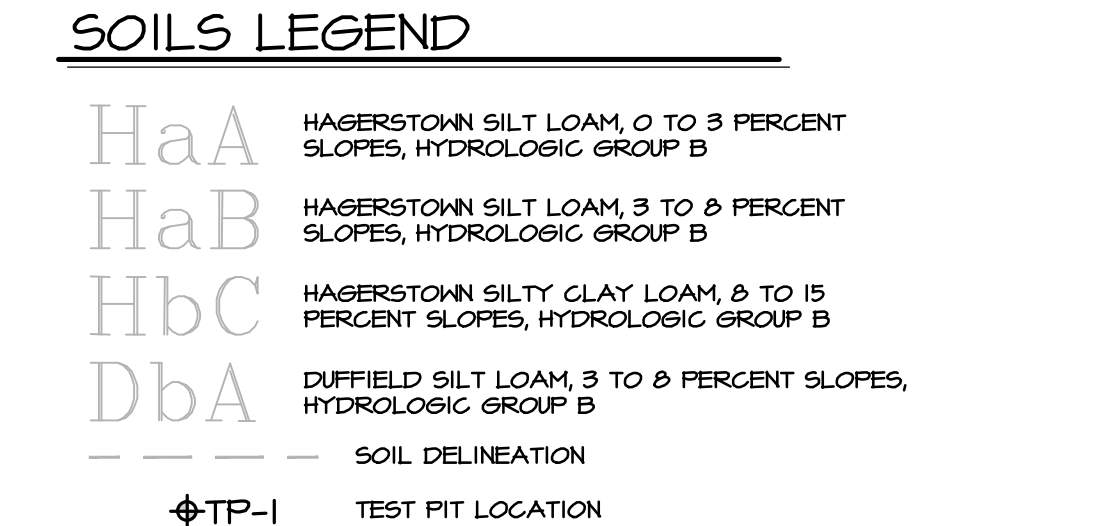
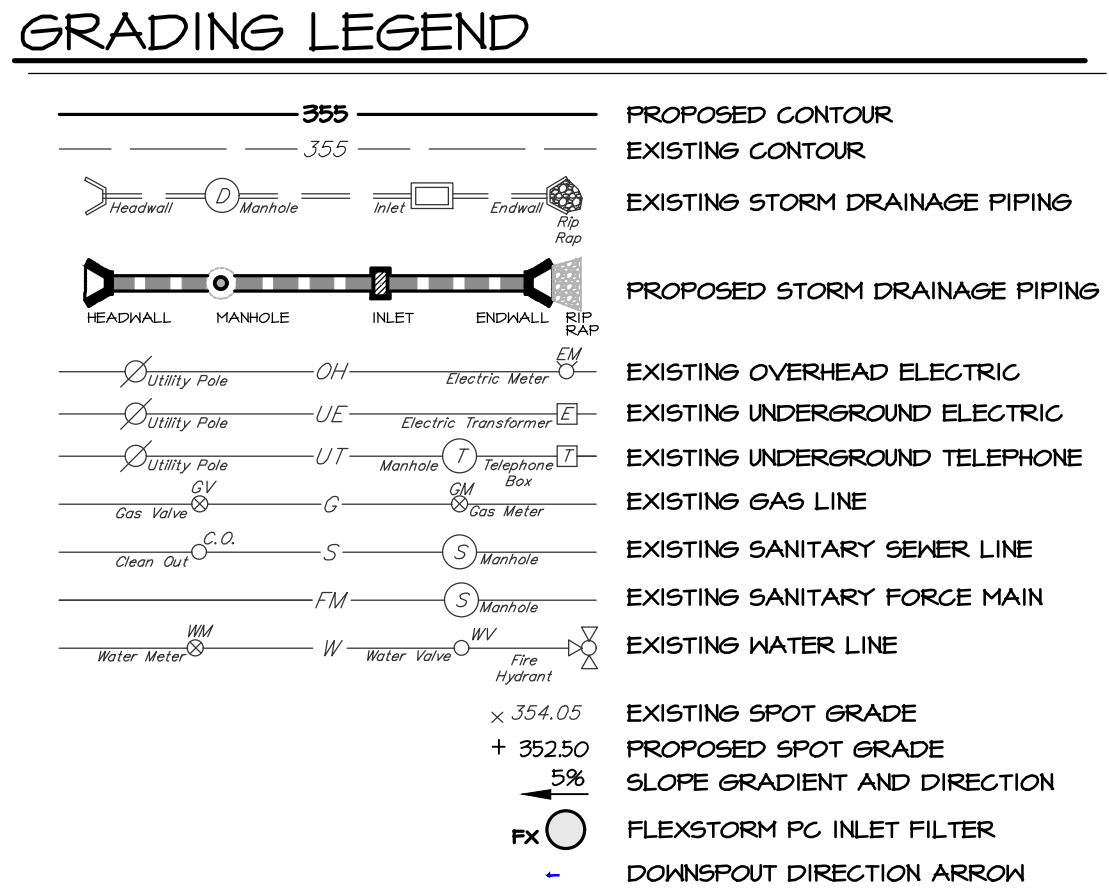
FINAL PHASE 1 PLAN
SUBJECT: POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
FOR WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT: VISTABLOCK, LLC 150 FARMINGTON LANE LANCASTER, PA 17601 717-682-8775

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

DRAWING NO.
25 of 79

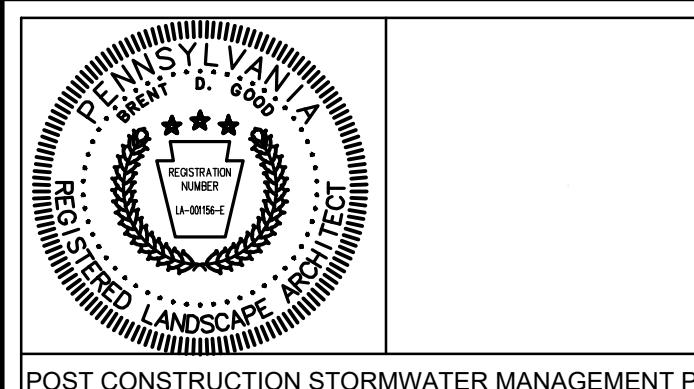


INFILTRATION TEST RESULTS						
BMP ID	TEST PIT ID	EXISTING ELEVATION	BMP BOTTOM ELEVATION	BMP SUBGRADE ELEVATION	LIMITING ZONE ELEV.	INFILTRATION RATE (IN/HR) (INCLUDES F05=2)
24	24	341.5	343.5	341.5	340.50	0.22
					342.5	1.41
					344.0	0.13
					340.0	0.03
26	25	345.0	343.5	341.5	343.0	0.13
					341.0	0.06
					340.0	0.06



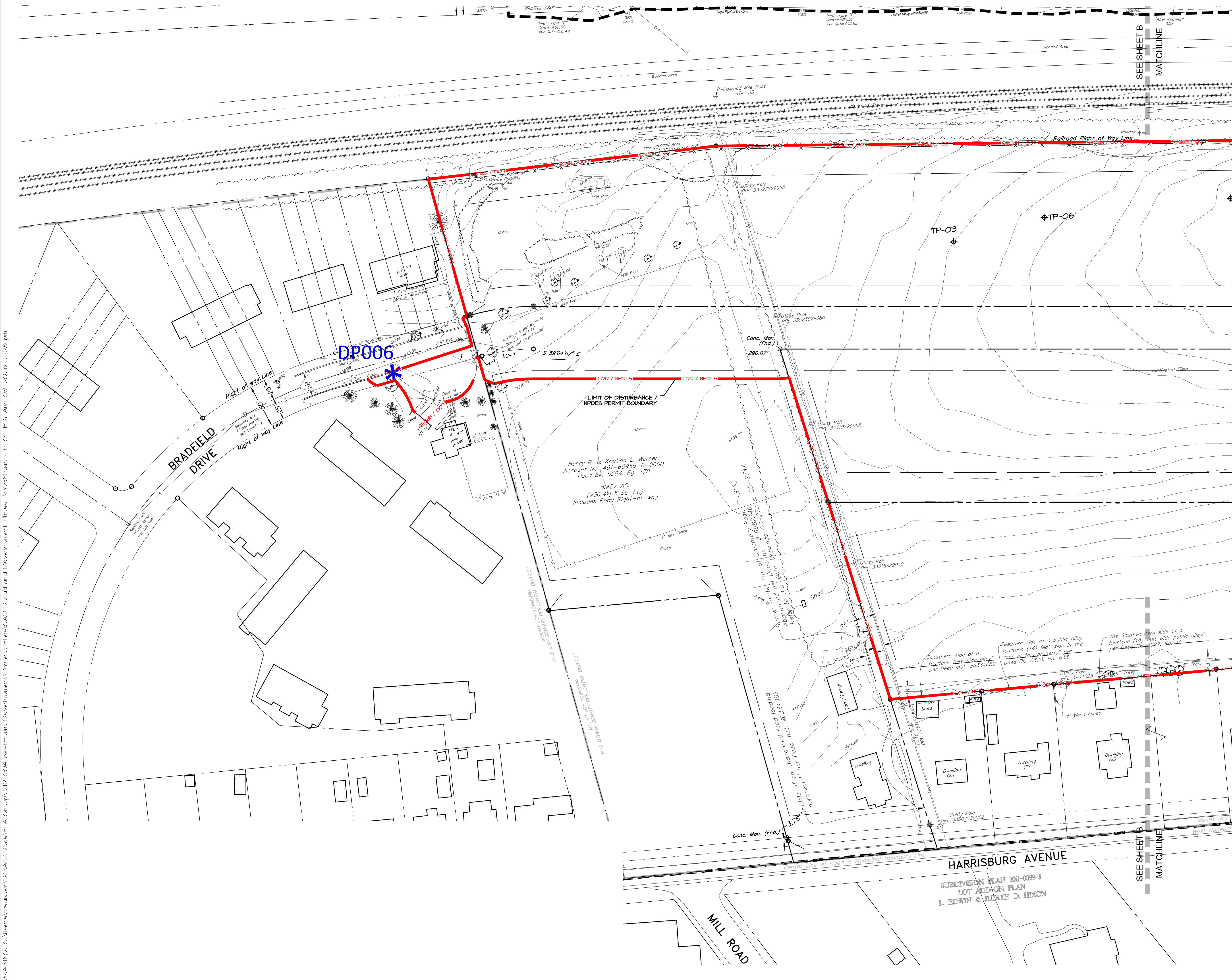
REVISIONS PER:	DATE:	BY:
1. -	-	-
2. -	-	-
3. -	-	-
4. -	-	-
5. -	-	-


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

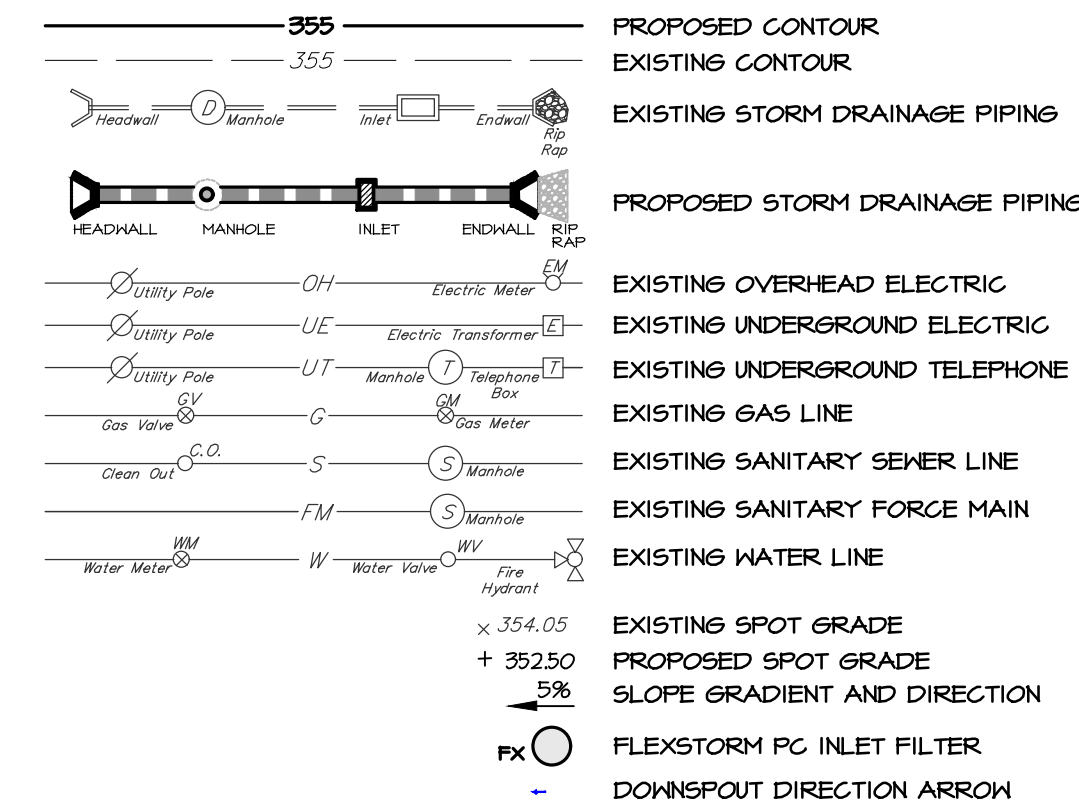


FINAL PHASE 1 PLAN
SUBJECT:
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN 'B'
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

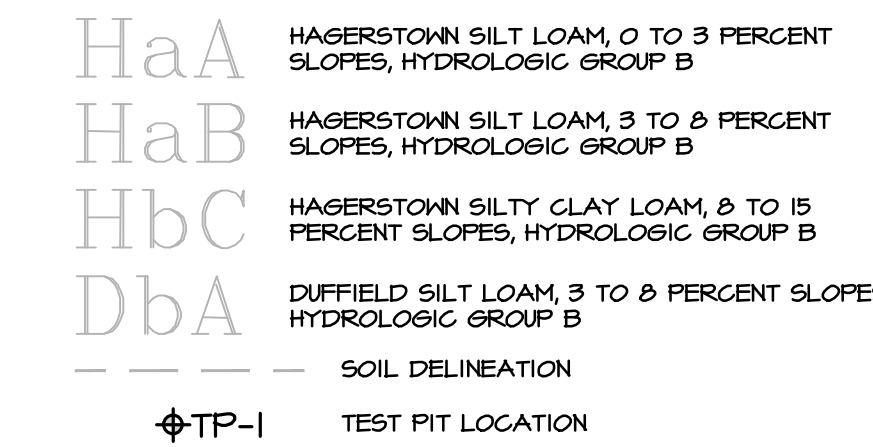
MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.:	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'



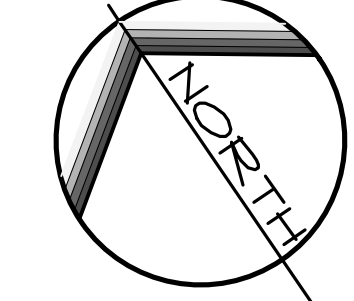
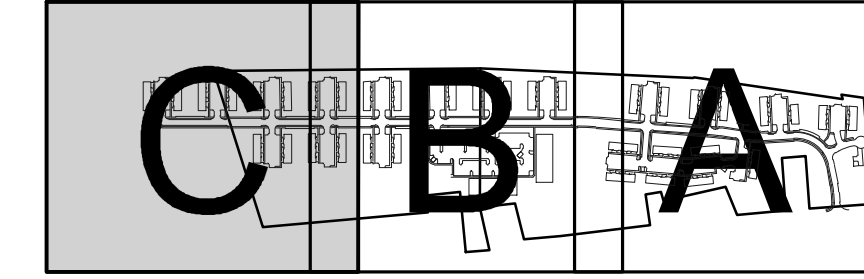
GRADING LEGEND



SOILS LEGEND



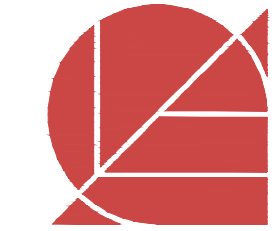
KEY MAP



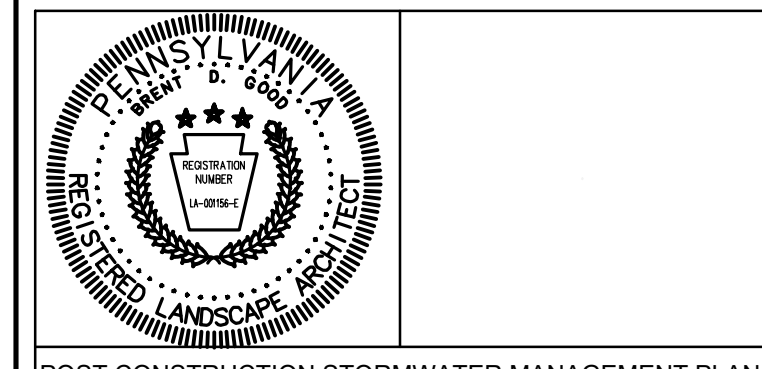
SCALE IN FEET: 1" = 50'



REVISIONS PER:	DATE:	BY:
1. -	-	-
2. -	-	-
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 STORMWATER MANAGEMENT PLAN 'C'

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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

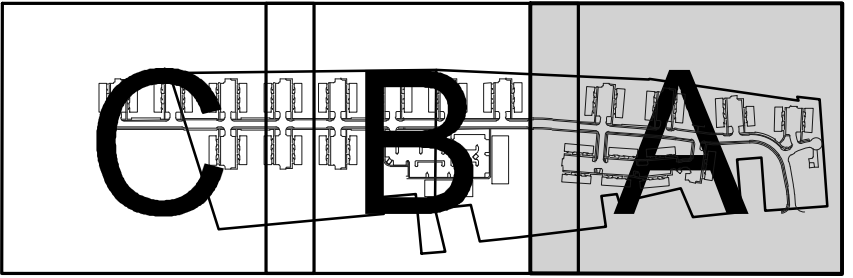
MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'

PLANT SCHEDULE LANDSCAPE PLAN A

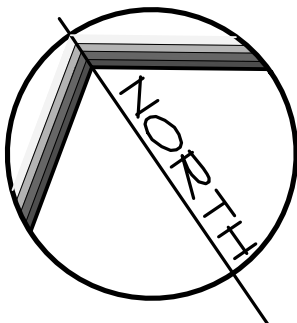
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
TREES						
AR	12	Acer rubrum	Red Maple	2" Cal.	B4B	NATIVE
AL	18	Amelanchier laevis	Allegheny Serviceberry Multi-trunk	7"-8" Multi Stem	B4B	NATIVE
CO2	11	Carpinus caroliniana virginiana	American Hornbeam	2" Cal.	B4B	NATIVE
CO	5	Celtis occidentalis	Common Hackberry	2" Cal.	B4B	NATIVE
CK	10	Cladrastis kentuckea	American Yellowwood	2" Cal.	B4B	NATIVE
IA	25	Ilex opaca	American Holly	5'-6'	B4B	NATIVE
LT	11	Liriodendron tulipifera	Tulip Poplar	2" Cal.	B4B	NATIVE
NI	6	Nyssa sylvatica 'Miss Scarlet'	Miss Scarlet Tupelo	2" Cal.	B4B	NATIVE
PN	41	Pinus alba	White Pine	5'-6'	B4B	NATIVE
PO	10	Platanus occidentalis	American Sycamore	2" Cal.	B4B	NATIVE
QA	6	Quercus alba	White Oak	2" Cal.	B4B	NATIVE
QB	2	Quercus bicolor	Swamp White Oak	2" Cal.	B4B	NATIVE
TI	64	Thuja x 'Green Giant'	Green Giant Arborvitae	2" Cal.	B4B	NATIVE
UV	12	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2" Cal.	B4B	NATIVE

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

KEY MAP



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



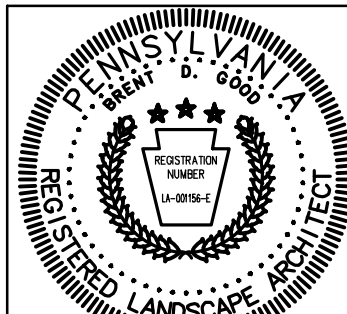
SCALE IN FEET: 1" = 40'



REVISIONS PER:	DATE:	BY:
1. -	-	-
2. -	-	-
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:
LANDSCAPE PLAN 'A'

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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

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

DRAWING NO.
29 of 79

- NOTES:
- ALL STREET TREES ARE SHOWN WITH A 40' CANOPY.
 - LANDSCAPING FOR TOWNHOUSES AND APARTMENTS BUILDING FOUNDATIONS ARE NOT SHOWN. DEVELOPER TO PROVIDE LANDSCAPING AT THEIR DISCRETION.
 - ALL REQUIRED LANDSCAPE PLANTS SHALL BE MAINTAINED AND GUARENTEED FOR A LENGTH OF 18 MONTHS FROM THE DATE OF PLANTING. NO MORE THAN 1/3 OF THE TREE OR SHRUB SHALL BE DAMAGED OR DEAD WITHOUT REPLACEMENT. REPLACEMENT PLANTS SHALL CONFORM TO ALL REQUIREMENTS OF TOWNSHIP SLDO SEC. 119-54 AND SHALL BE MAINTAINED AFTER REPLANTING FOR AN ADDITIONAL 18 MONTHS.
 - VEGETATED BASIN BOTTOMS ARE TO BE PLANTED WITH ERNMX #126, OR APPROVED EQUAL, AT A RATE OF 15 LB/AC (OR AS SPECIFIED BY PROVIDER) WITH AN ADDITION OF 4 LB/AC (0.1 LB/1,000 SF) OF PANICUM ANCEPS (BEAKED PANIGRASS) MD ECOTYPE. REFER TO BMP AMENDED SOIL/SEEDING NOTES IN DETAILS.

PLANT SCHEDULE BMP-23

TREE#	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
CC	3	<i>Cercis canadensis</i>	Eastern Redbud	6' Multi-stem	B&B	NATIVE
MA	2	<i>Magnolia acuminata</i>	Cucumber-tree Magnolia	2' Cal.	B&B	NATIVE
VB	3	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	2' Cal.	B&B	NATIVE
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
AP	5	<i>Aesculus parviflora</i>	Bottlebrush Buckeye	18"-24"	5 gal	NATIVE
CO3	12	<i>Cephalanthus occidentalis</i>	Butterbush	18"-24"	5 gal	NATIVE
CH	1	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	24"-36"	5 gal	NATIVE
GR	12	<i>Cornus sericea</i>	Red Twig Dogwood	18"-24"	5 gal	NATIVE
HV	3	<i>Hamamelis virginiana</i>	Common Witch Hazel	18"-24"	7 Gal.	NATIVE
IG	4	<i>Ilex glabra</i>	Inkberry Holly	24"-36"	5 gal	NATIVE
IX1	4	<i>Ilex verticillata</i>	Winterberry	18"-24"	5 gal	NATIVE
IV	5	<i>Itea virginica</i>	Virginia Sweetspire	18"-24"	5 gal	NATIVE
LB	5	<i>Lindera benzoin</i>	Spicebush	18"-24"	5 gal	NATIVE
VD	3	<i>Viburnum dentatum</i> 'Arrowwood'	Arrowwood Viburnum	18"-24"	7 Gal.	NATIVE
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
AI	26b	<i>Asclepias incarnata</i>	Swamp Milkweed	Plug	24" o.c.	NATIVE
CO4	26b	<i>Carex vulpinoidea</i> (PA Ecotype)	PA Ecotype Fox Sedge	Plug	24" o.c.	NATIVE
CL	26b	<i>Chasmanthium latifolium</i>	Northern Sea Oats	Plug	24" o.c.	NATIVE
EC	26b	<i>Echinacea purpurea</i> 'Cygnet White'	Eastern White Coneflower	Plug	24" o.c.	NATIVE
JE2	26b	<i>Juncus effusus</i>	Soft Rush	Plug	24" o.c.	NATIVE
JP	26b	<i>Juncus tenuis</i> (PA Ecotype)	PA Ecotype Path Rush	Plug	24" o.c.	NATIVE
LS	26b	<i>Liatris spicata</i>	Blazing Star	Plug	24" o.c.	NATIVE
MF	26b	<i>Monarda didyma</i> 'Fireball'	Fireball Bee Balm	Plug	24" o.c.	NATIVE
PA	26b	<i>Packera aurea</i>	Golden Groundsel	Plug	24" o.c.	NATIVE
PV	26b	<i>Physostegia virginiana</i>	Obedient Plant	Plug	24" o.c.	NATIVE
RV	26b	<i>Rudbeckia hirta</i>	Black-eyed Susan	Plug	24" o.c.	NATIVE
SN	26b	<i>Symphoricarpon novae-angliae</i>	New England Aster	Plug	24" o.c.	NATIVE

1. THE TOTAL AMENDED SOIL PLANTING AREA FOR BNP-23 IS APPROXIMATELY 12,429 SF, WHICH SHALL BE PLANTED WITH HERBACEOUS PLANT PLUGS AT A SPACING OF 24-INCHES ON CENTER. THE TOTAL AREA, WHEN DIVIDED BY THE TWELVE PLANT PLUG TYPES SPECIFIED IN THE BNP-23 PLUG PLANTING SCHEDULE (SEE SHEET) AT THIS SPACING, DEMANDS 268 INDIVIDUAL PLANTS OF EACH OF THE TWELVE (12) SPECIFIED HERBACEOUS PLANT TYPES.
2. THE PLUG PLANTING LAYOUT (20'x20' SAMPLE AREA) APPEARING ON THIS SHEET IS A RANDOMIZED PLUG PLANTING GUIDE. THERE ARE 100 PLANTS IN EACH 20'x20' PLOT, WHICH SHALL BE MADE UP (AS MUCH AS IS POSSIBLE) BY EQUAL PARTS OF THE TWELVE (12) DIFFERENT HERBACEOUS PLANTS SCHEDULED WITHIN THE BNP-AMENDED SOIL AREAS.
3. SINCE 100 IS NOT EQUALLY DIVISIBLE BY 12, THERE WILL BE SLIGHTLY MORE OR LESS OF SOME PLANTS THAN OTHERS WITHIN EACH 20'x20' PLOT. KEEP THE SAME EQUIVALENT AS POSSIBLE AND EVENLY DISTRIBUTE THE PLANTS, A SAMPLE PLANT DISTRIBUTION APPEARS IN THE PLUG PLANTING LAYOUT (20'x20' SAMPLE AREA). HOWEVER, THIS RANDOMIZED PATTERN SHALL NOT BE REPEATED AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
4. WHERE PARTIAL PLOT AREAS EXIST DUE TO THE IRREGULAR SHAPES OF THE AMENDED SOIL AREAS, REPEAT THE PLANTING PATTERN MAKING UP THE SAME PORTION OF THE NEAREST WHOLE 20'x20' PLOT AREA, AND MAKE ANY NECESSARY ADJUSTMENTS TO KEEP THE USE OF EACH OF THE TWELVE (12) PLANT TYPES AS EQUAL AS POSSIBLE.
5. BASIN BOTTOMS ARE TO BE PLANTED WITH ERNWX #127, OR APPROVED EQUAL, AT A RATE OF 15 LB/AC (OR AS SPECIFIED BY PROVIDER) WITH AN ADDITION OF 4 LB/AC (21 LBA/100 SF) OF PANICUM ANCEPS (BEAKED PANGRASS) MD ECOTYPE. REFER TO BNP AMENDED SOIL/SEEDING NOTES IN DETAILS.

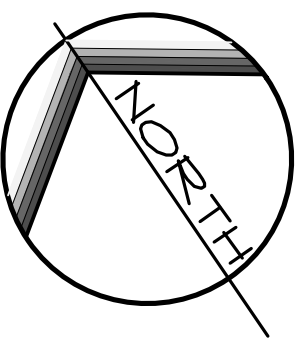
DECIDUOUS TREES

DECIDUOUS OR EVERGREEN SHRUB

RAIN GARDEN SEED MIX ERNST 126 @ 20LB/ACRE

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

 INDICATES QUANTITY & TYPE OF PLANT MATERIAL
 LIGHT FIXTURES
 PLUG PLANTING



A step function graph with the following definition:

$$f(x) = \begin{cases} 1 & 0 \leq x < 15 \\ 0 & 15 \leq x < 30 \\ 1 & 30 \leq x < 60 \\ 0 & 60 \leq x < 90 \end{cases}$$

I. RAIN GARDEN PLANTING NOTES:

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

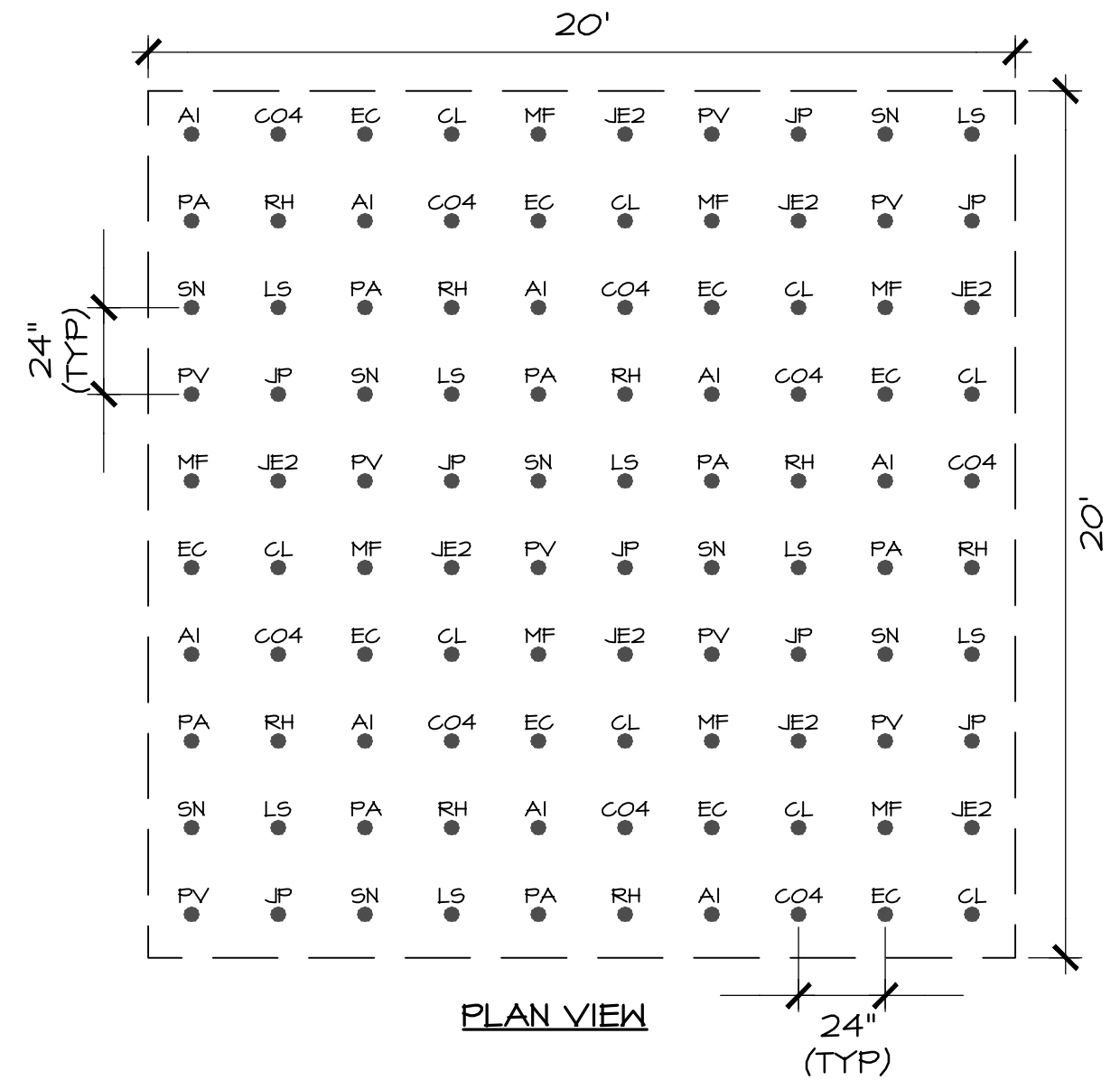
INSTALLATION SEQUENCE:

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

ESTABLISHMENT AND LONG TERM MANAGEMENT:

- A. CAREFULLY MONITOR FLOWINVASIVE AND EXOTIC WEEDS AND SIGNS OF EROSION DURING FIRST GROWING SEASON.
- B. A QUALIFIED LANDSCAPE PROFESSIONAL SHALL BE REQUIRED AS REQUIRED TO PERFORM MONITORING TO IDENTIFY AND MAKE RECOMMENDATIONS TO MAINTAINANCE ACTIONS DURING FIRST GROWING SEASON.
- C. LIMITED OVERHEAD IRRIGATION SHALL ONLY BE REQUIRED IF DROUGHT OCCURS IN FIRST GROWING SEASON.
- D. PLANTINGS MAY HAVE TO BE TRIMMED DOWN TO 10-INCHES SEVERAL TIMES DURING THE GROWING SEASON IF HEAVY OUTCRUAGING OCCURS. TRIMMING SHOULD INCLUDE TRIMMING FOR BACK CURB AND SIDE WALKS.
- E. SURROUNDING TURF AREAS (BASIC GRASS FLOORS) SHOULD BE CUT IN BETTER CONDITION AND DEBRIS SHALL BE PREVENTED FROM BLOWING AND ACCUMULATING INTO BASIN/RAIN GARDEN BOTTOMS.
- F. SPOT REMOVAL OF INVASIVE AND AGGRESSIVE EXOTIC WEED SPECIES SHALL BE REQUIRED DURING THE FIRST GROWING SEASON. IF THERE ARE ANY EXOTIC WEEDS PRESENT IN THE PLANTINGS, IT IS RECOMMENDED THAT A LANDSCAPE PROFESSIONAL BE RETAINED TO OVERSEE INVASIVE AND EXOTIC WEED SPECIES DETERMINATION AND REMOVAL. FOR MORE INFORMATION AND THE COMPLETE LIST OF THESE SPECIES, REFER TO: <https://www.dnr.pa.gov/conservation/wildlife/plants/invasive-plants/page/default.aspx>
- G. PLANTINGS SHOULD BE MONITORED FOR INVASIVE AND AGGRESSIVE WEEDS DURING THE FIRST GROWING SEASON, AND CONTINUE THIS PRACTICE DURING THE SAME TIME PERIOD EACH YEAR THEREAFTER.

2. ALL NON-IMPERVIOUS DISTURBED AREAS SHALL BE SEEDED WITH THE SPECIFIED PERMANENT SEED MIXTURE UNLESS OTHERWISE NOTED.



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

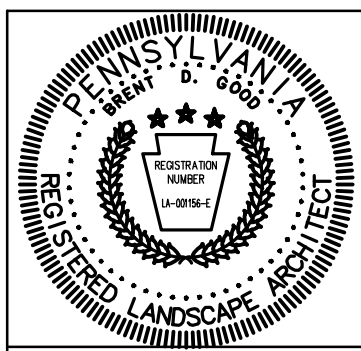
SCALE: NO SCALE

REVISIONS PER:	DATE:	BY:
1. -	-	-
2. -	-	-
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:
BMP LANDSCAPING

FOR

WESTMOUNT

TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT

VISTABLOCK, LLC

150 FARMINGTON LANE

LANCASTER, PA 17601

717-682-8775

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

DRAWING NO

31 of 79



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

- NOTES:
1. MOUNTING HEIGHTS:
 - I. STREET LIGHTS, TYPE 'A' = 19'-0"
 2. LIGHTING FIXTURES ALONG BRADFIELD DRIVE (TYPE A) ARE TO BE SIMILAR TO NEIGHBORING PROPERTIES.
 3. ALL LIGHTING FIXTURES SHALL BE ACTUATED BY A PHOTOELECTRIC CONTROLLED SWITCH.
 4. PRIOR TO THE DEDICATION OF STREETLIGHTS TO THE TOWNSHIP, ALL COSTS ASSOCIATED WITH STREET LIGHTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
 5. TREES SHALL BE PLACED WHERE THEY DO NOT INTERFERE WITH LIGHTS WITHIN PARKING LOTS.



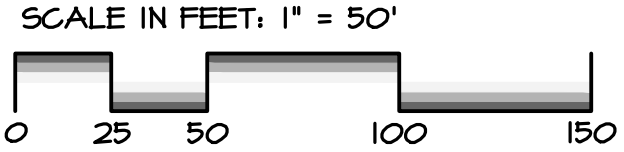
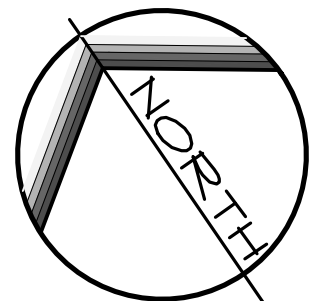
PRODUCT OVERVIEW



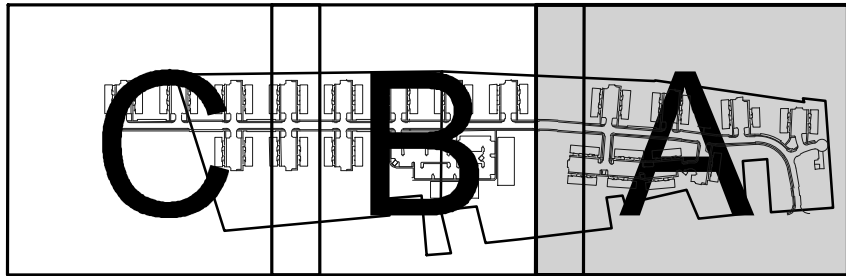
Applications:

- Roadways
- Streetscapes
- Walkways
- Pathways
- Parks

PROPOSED BRADFIELD DRIVE STREETLIGHT

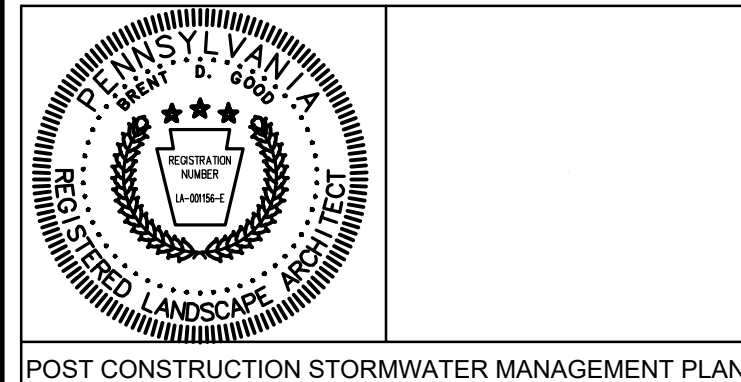


KEY MAP



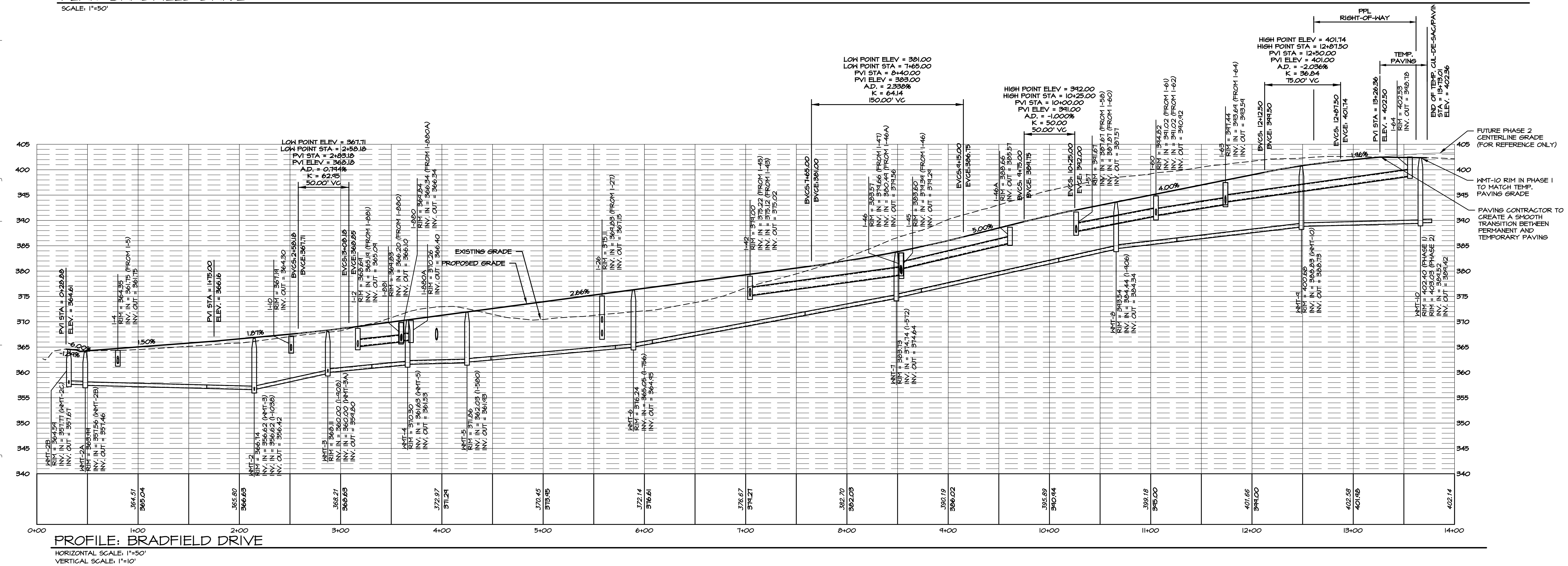
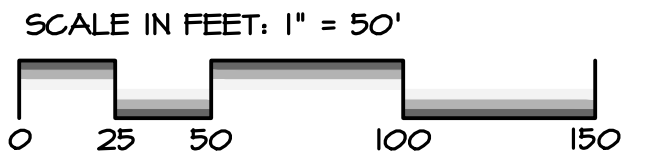
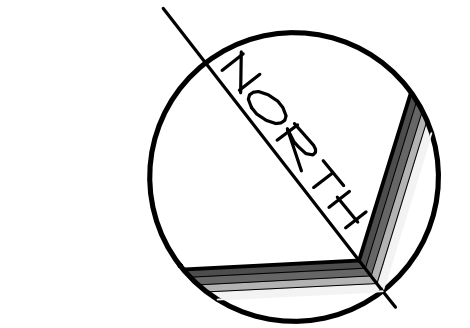
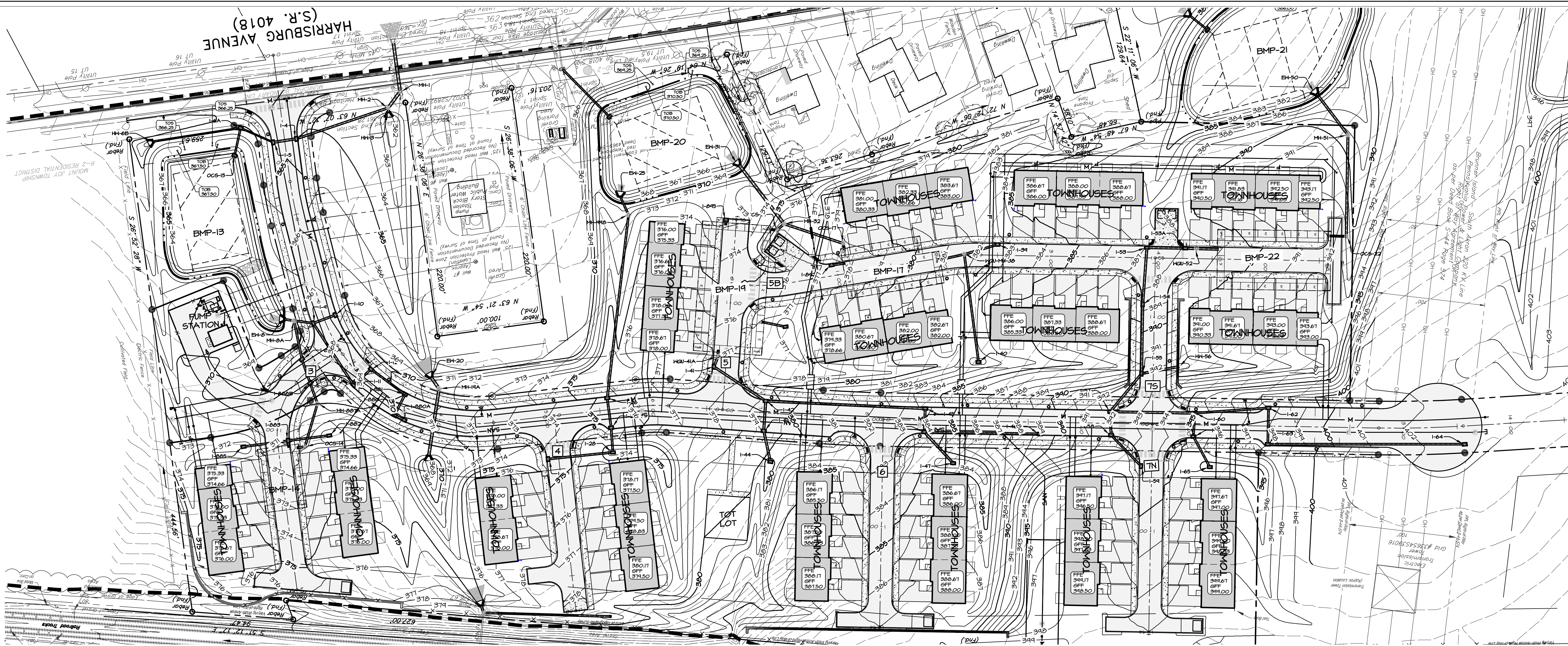
REVISIONS PER:	DATE:	BY:
1. -	-	-
2. -	-	-
3. -	-	-
4. -	-	-
5. -	-	-


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



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

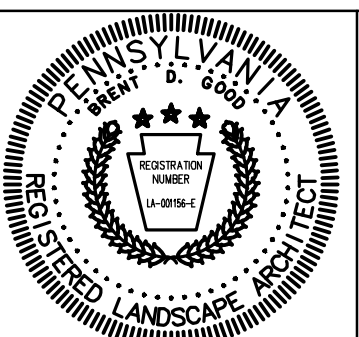
MANAGER:	BDG	DATE:	AUG. 3, 2026
ENGINEER:	TEH	PROJECT NO.	1212-004
CAD DESIGNER:	TRS	SCALE:	1" = 50'



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



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

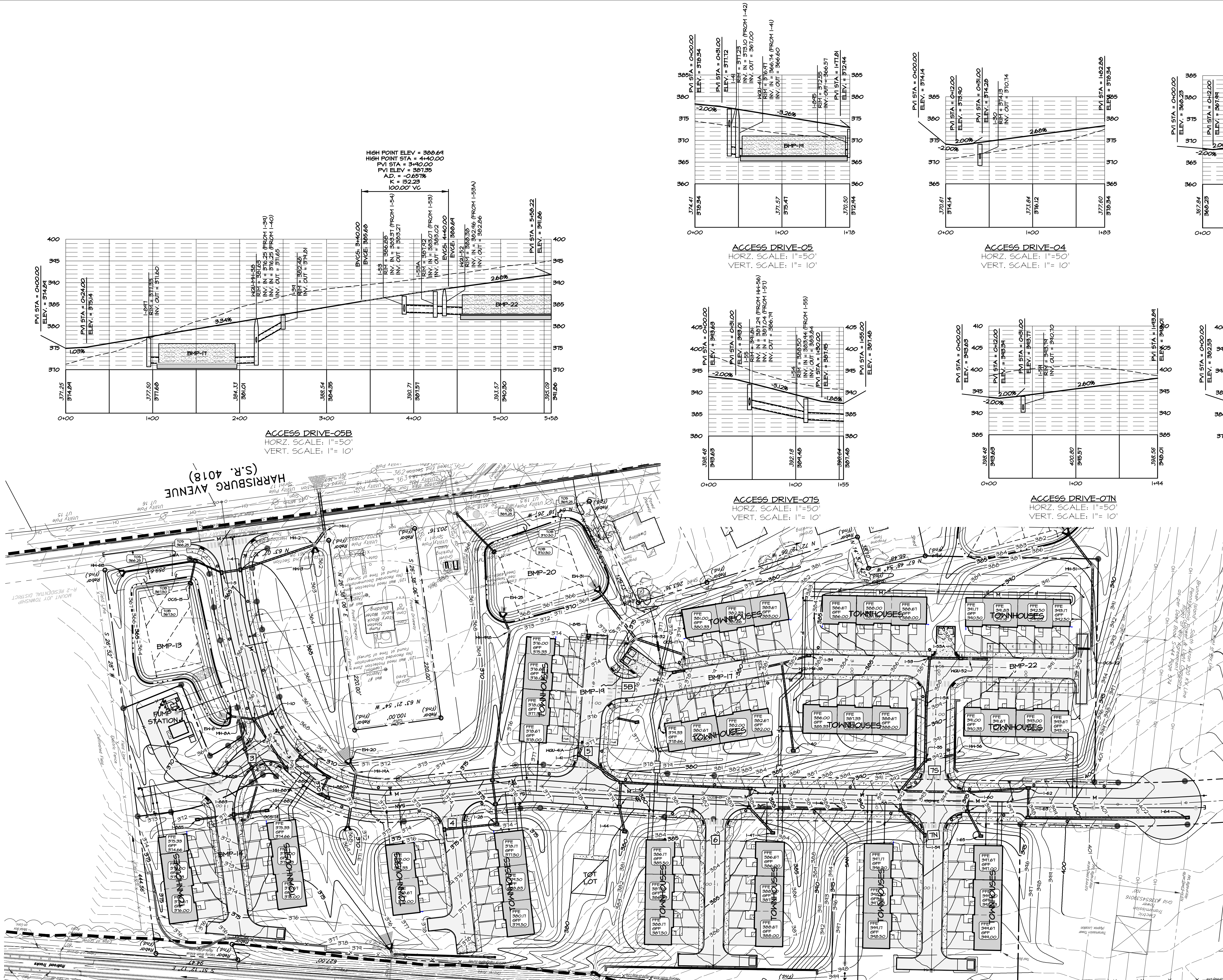


POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

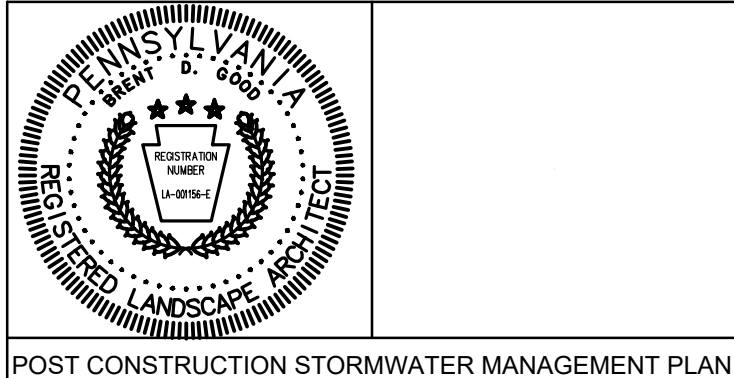
FINAL PHASE 1 PLAN
SUBJECT:
STREET PLAN & PROFILES

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

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

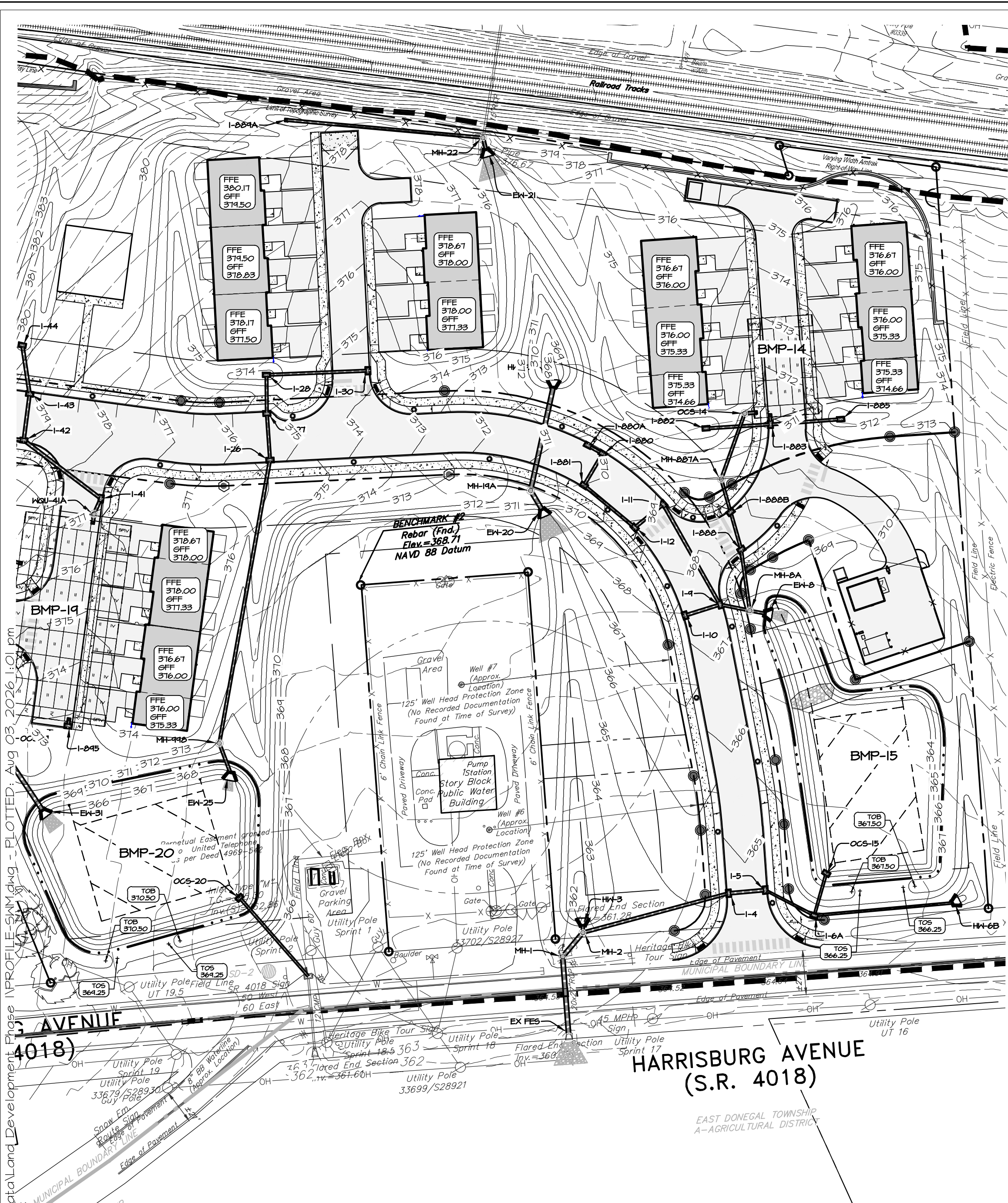


REVISIONS PER:	DATE:	BY:
1.	-	-
2.	-	-
3.	-	-
4.	-	-
5.	-	-

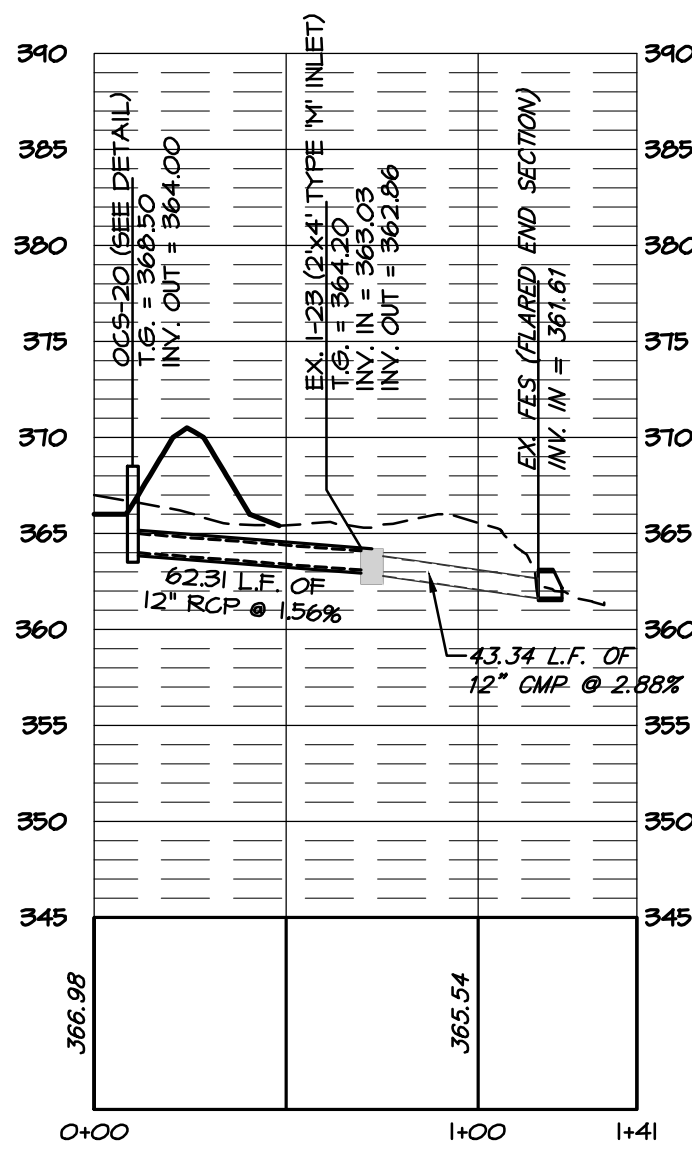


FINAL PHASE 1 PLAN
SUBJECT:
STREET PLAN & PROFILES
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

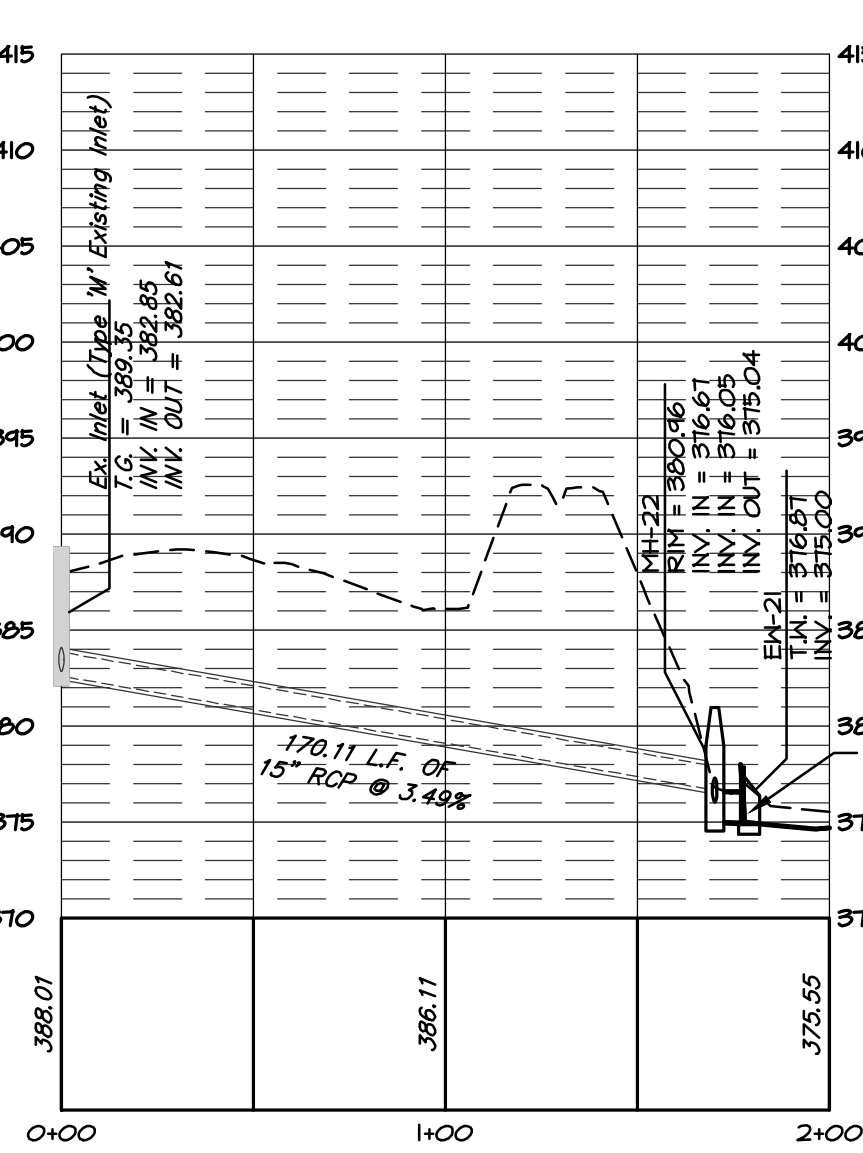
MANAGER: BDG DATE: AUG. 3, 2026
ENGINEER: TEH PROJECT NO. 1212-004
CAD DESIGNER: TRS SCALE: 1" = 50'



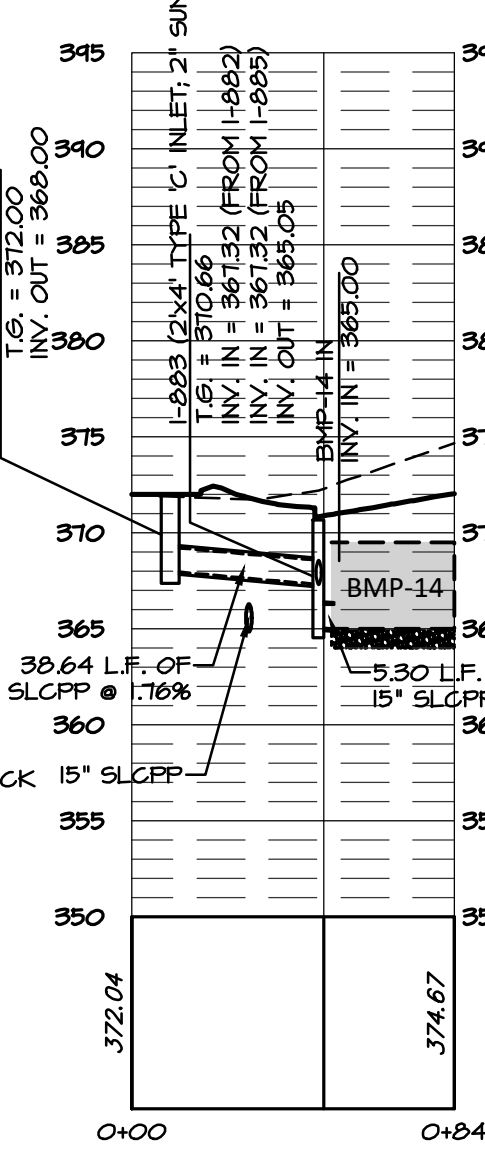
PLAN
SCALE: 1"=50'



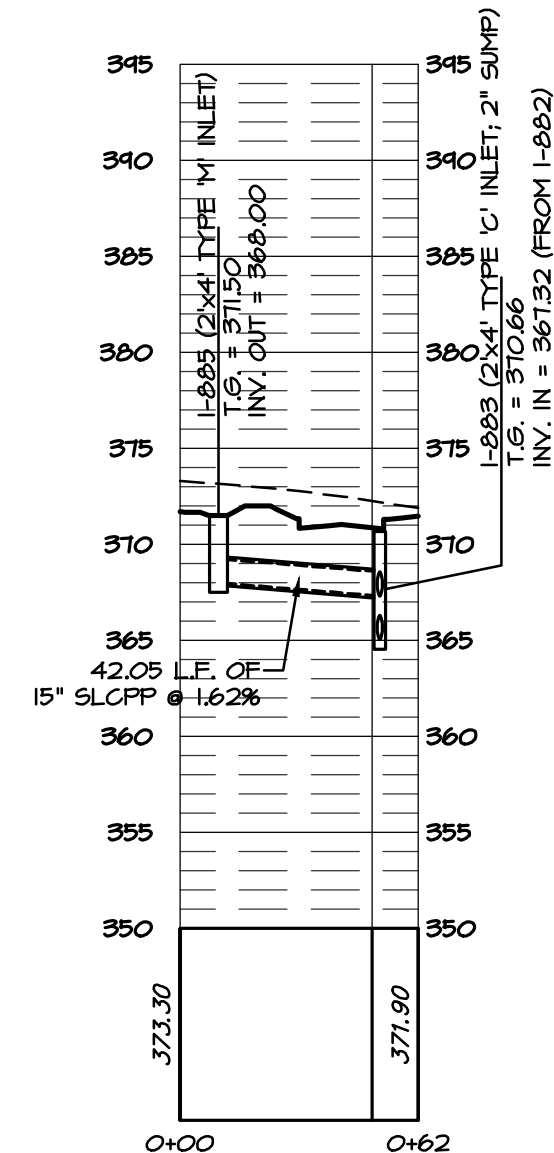
OC5-20 TO EX FES
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



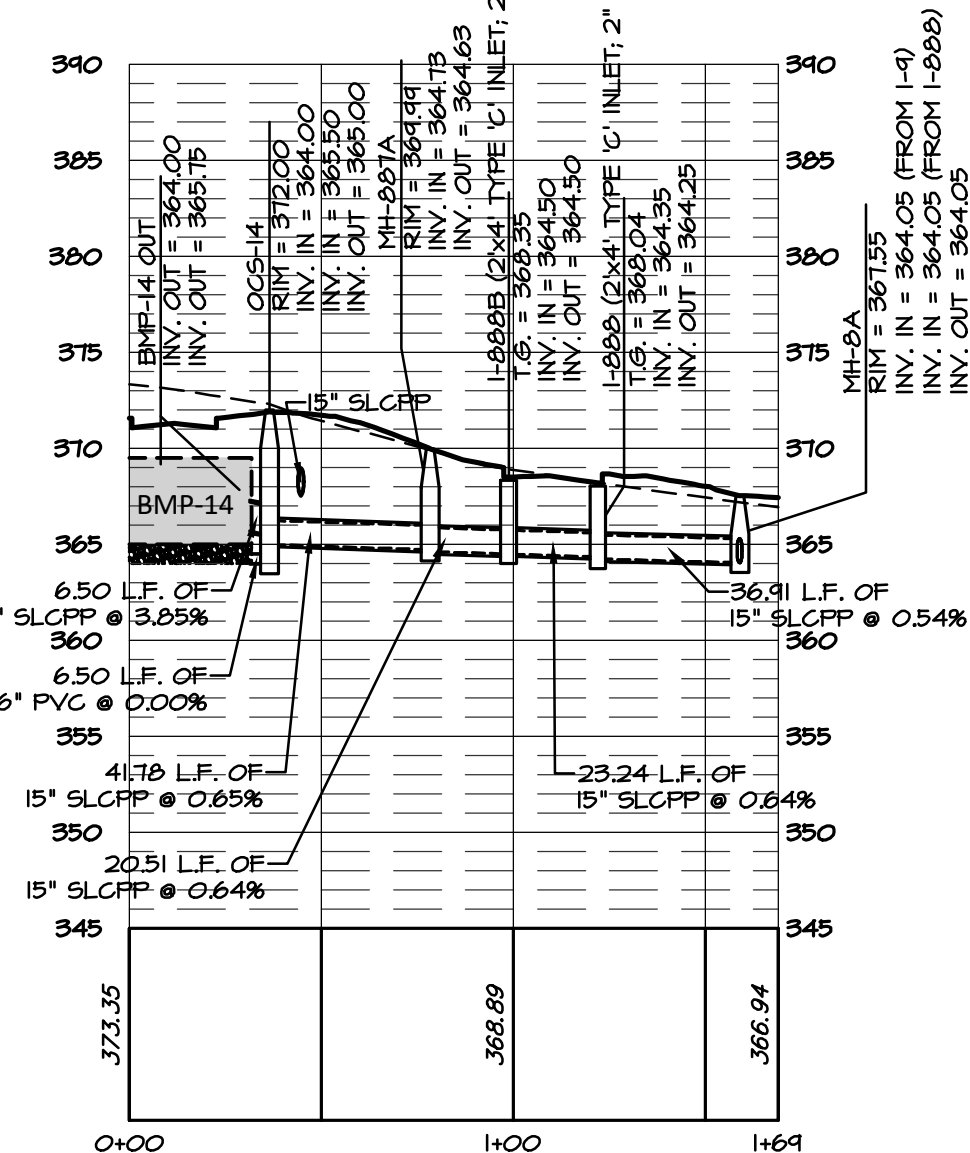
EX INLET TO EW-21
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



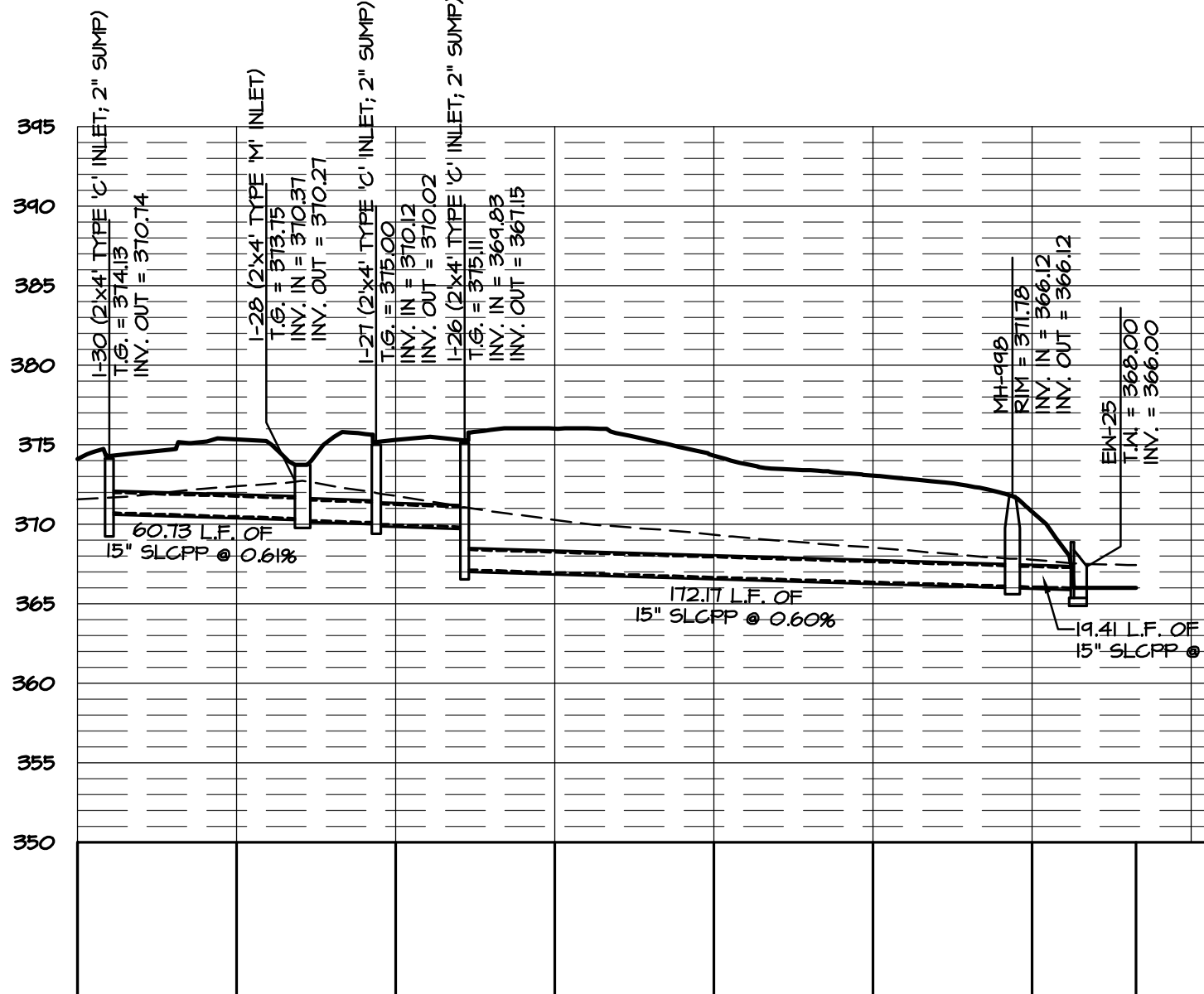
I-882 TO BMP-14
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



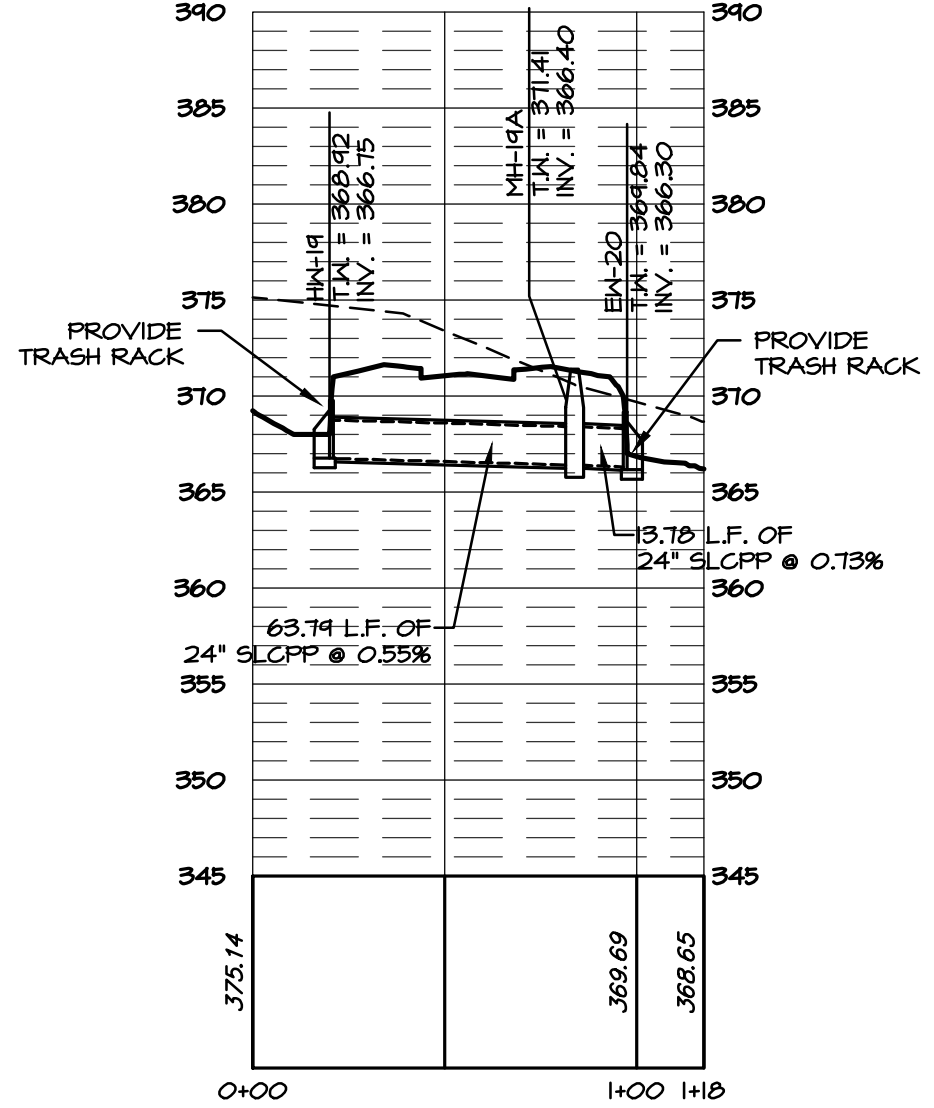
I-885 TO I-883
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



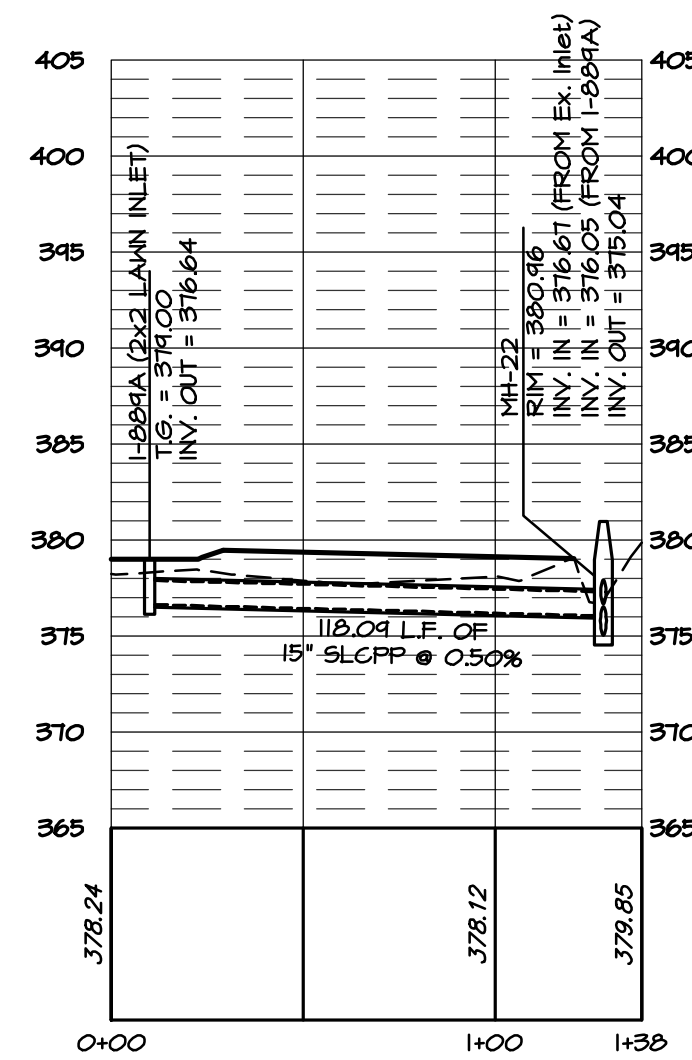
BMP 14 TO EW-8
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



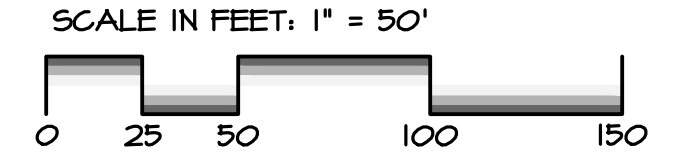
I-30 TO EW-25
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



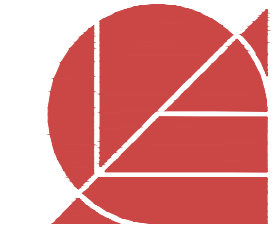
HW-19 TO EW-20
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



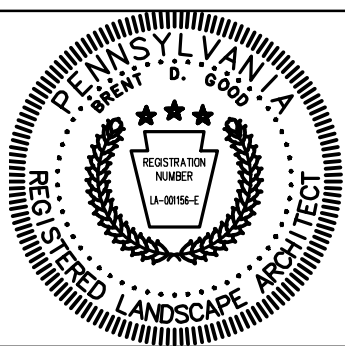
I-889A TO MH-22
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



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



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

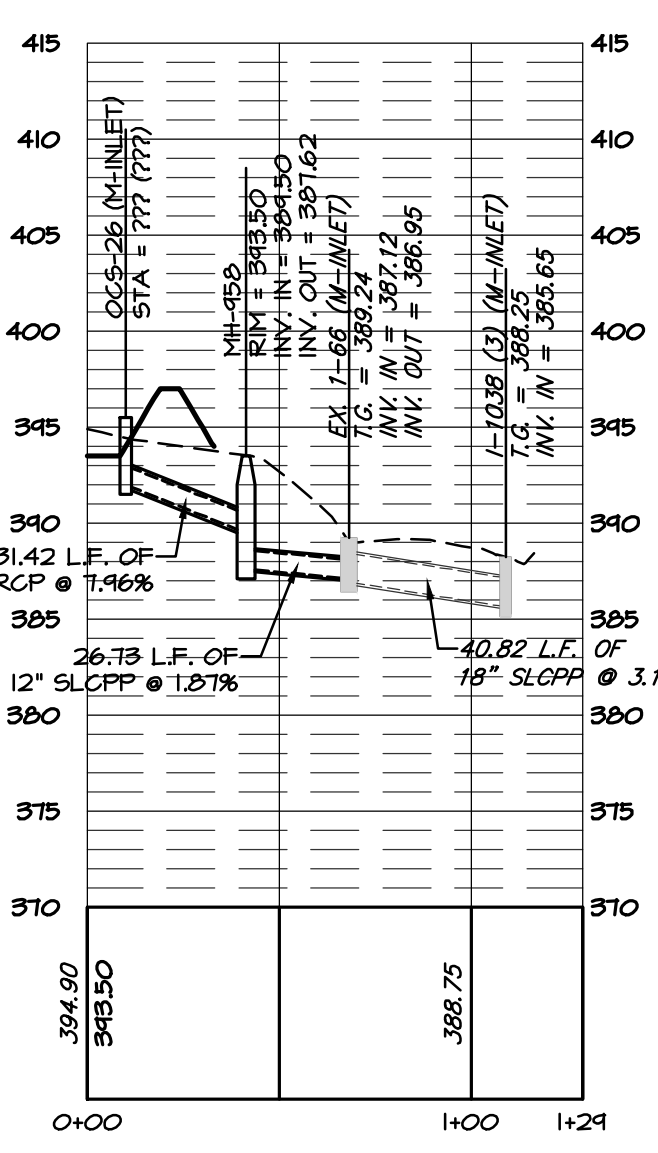


POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

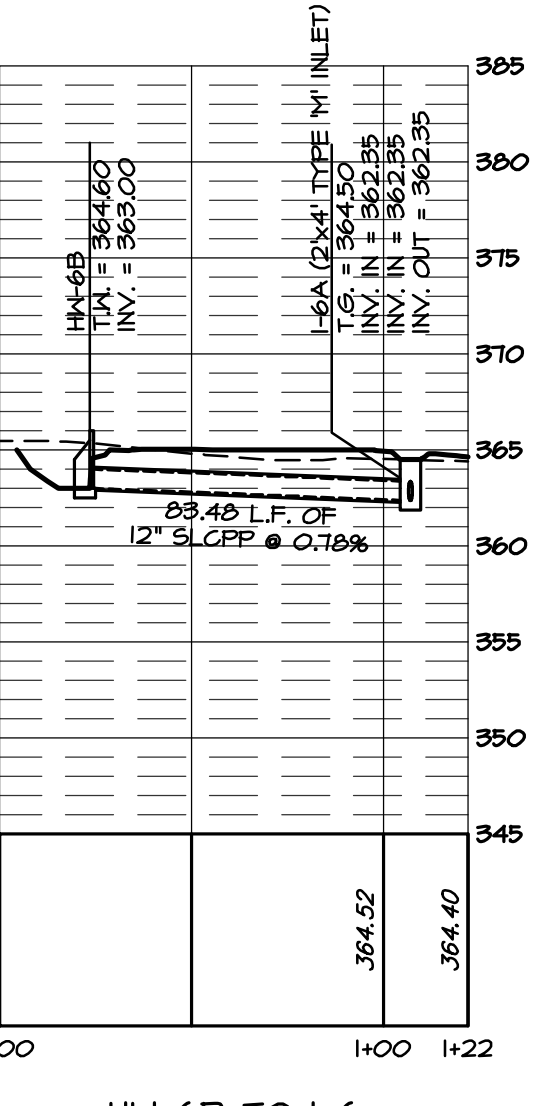
FINAL PHASE 1 PLAN
SUBJECT:
STORMWATER PLAN & PROFILES
FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE
LANCASTER, PA 17601
717-682-8775

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

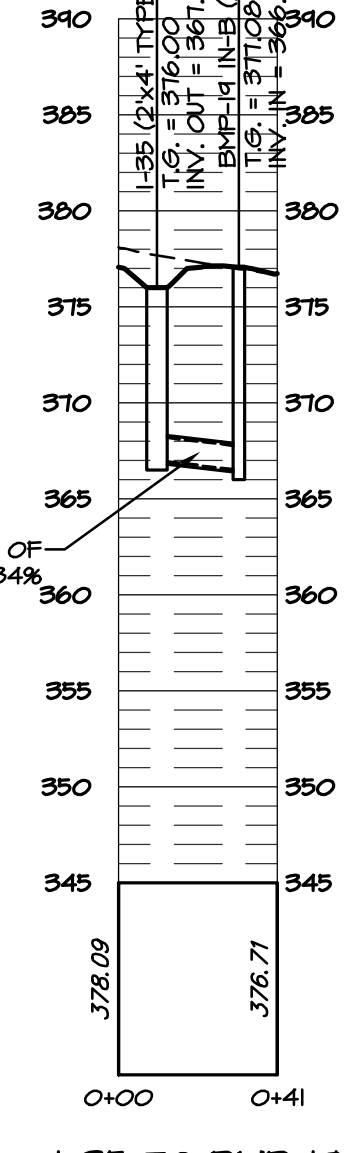
DRAWING NO.
35 of 79



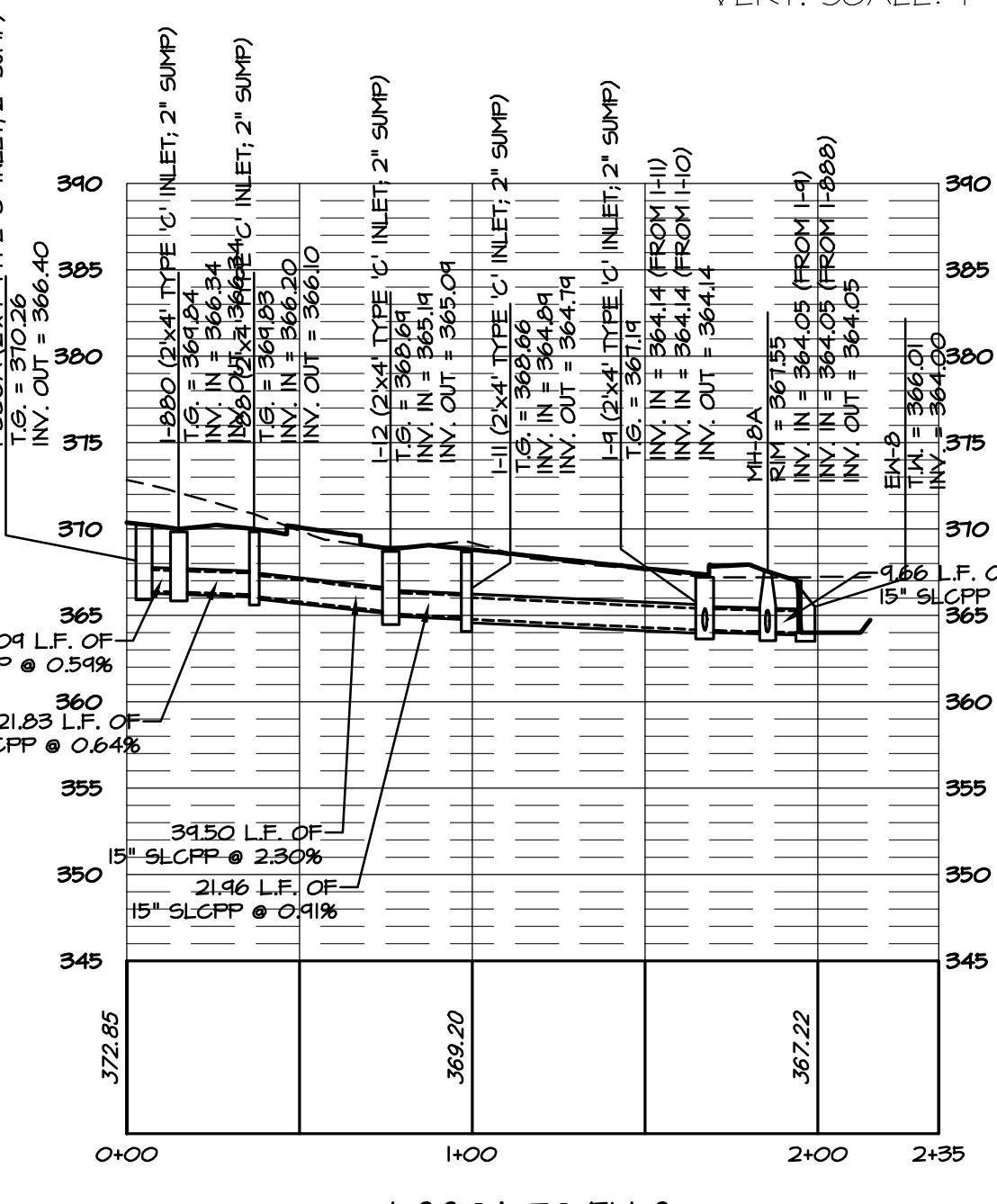
OC5-26 TO EX INLET
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



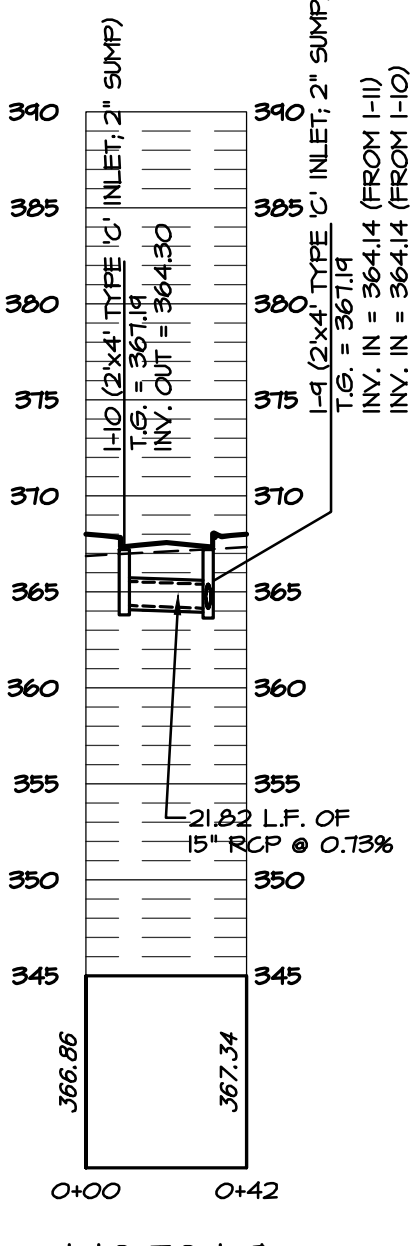
HW-6B TO I-6
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



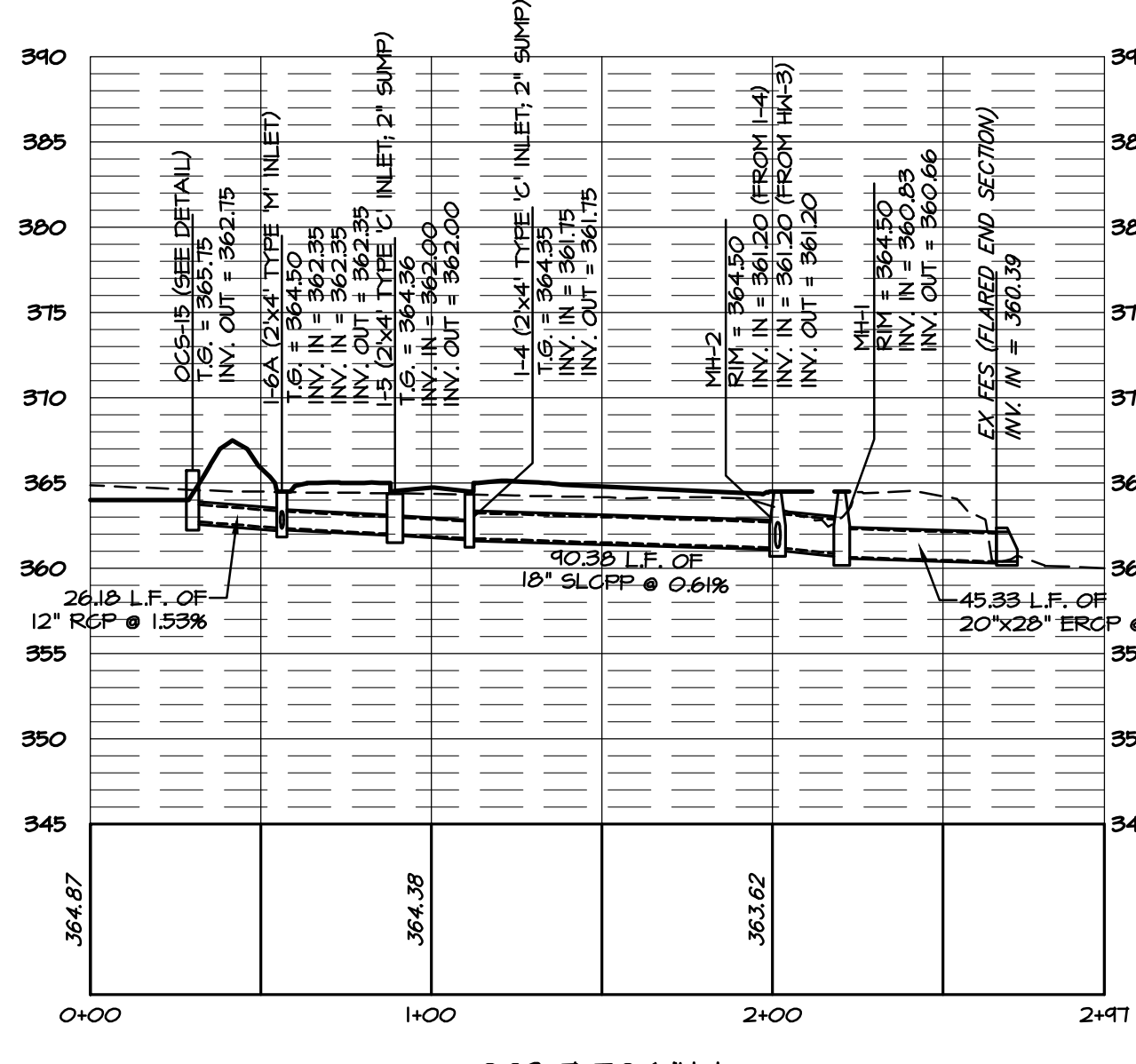
I-35 TO BMP-19
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



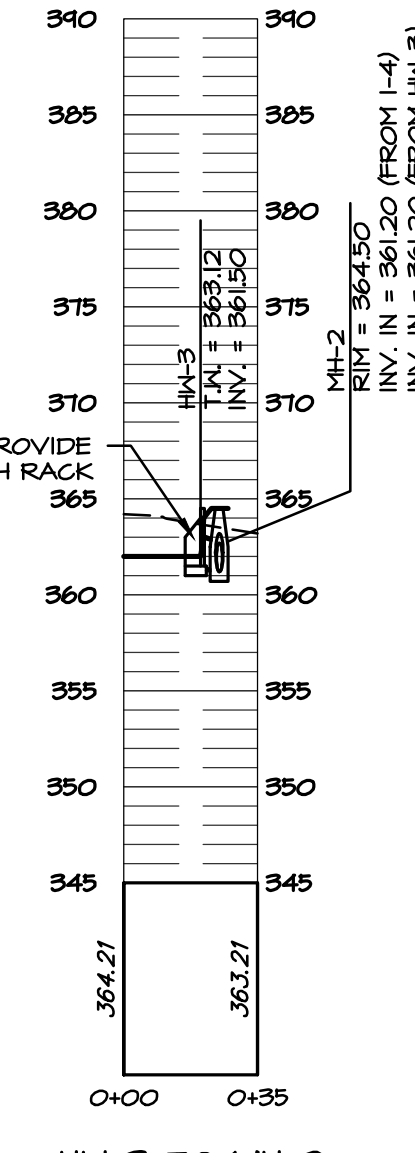
I-880A TO EW-8
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



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



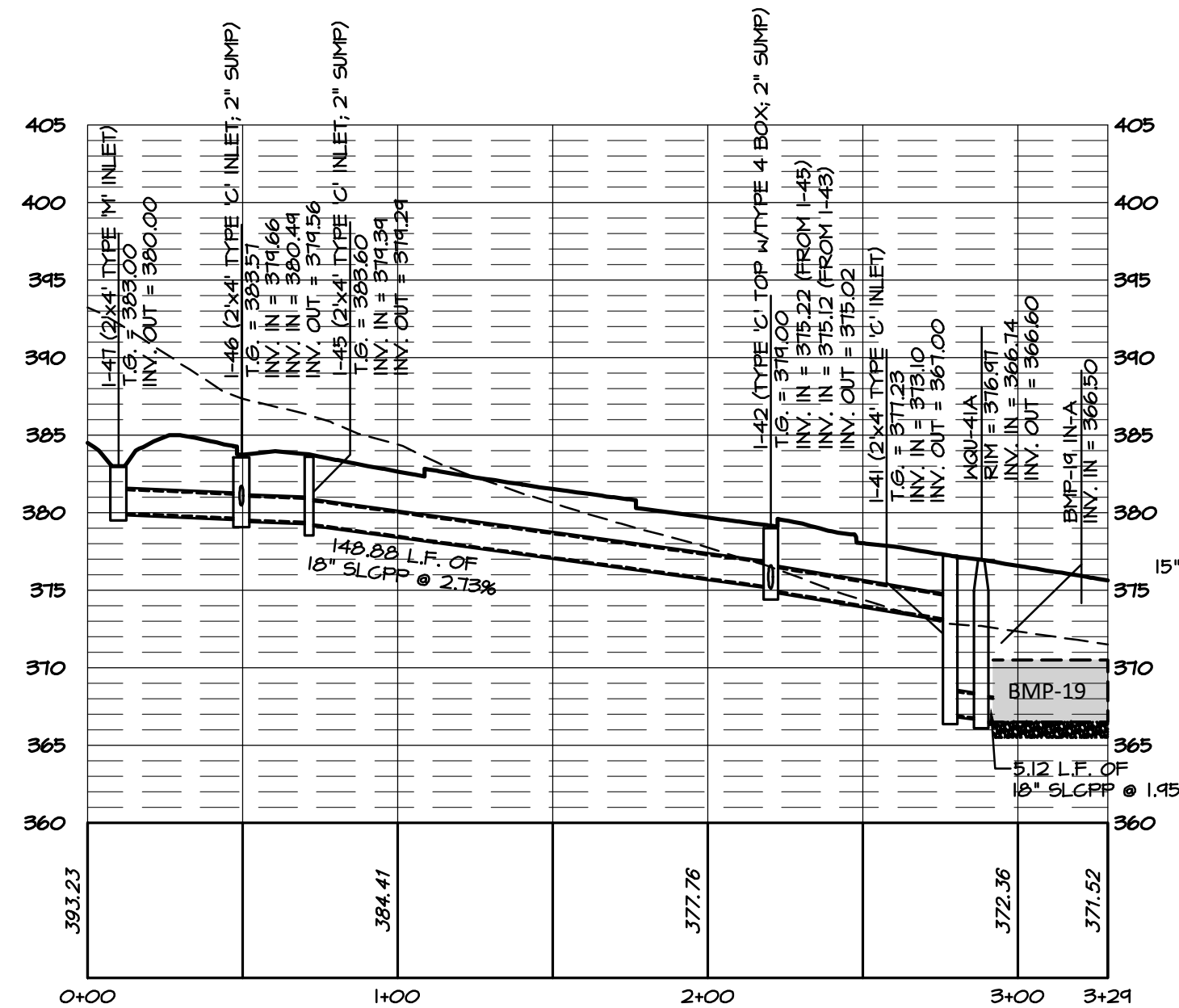
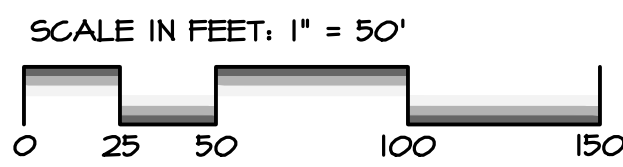
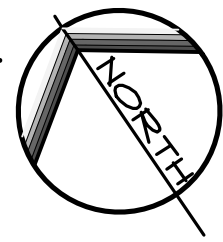
OC5-7 TO MH-1
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



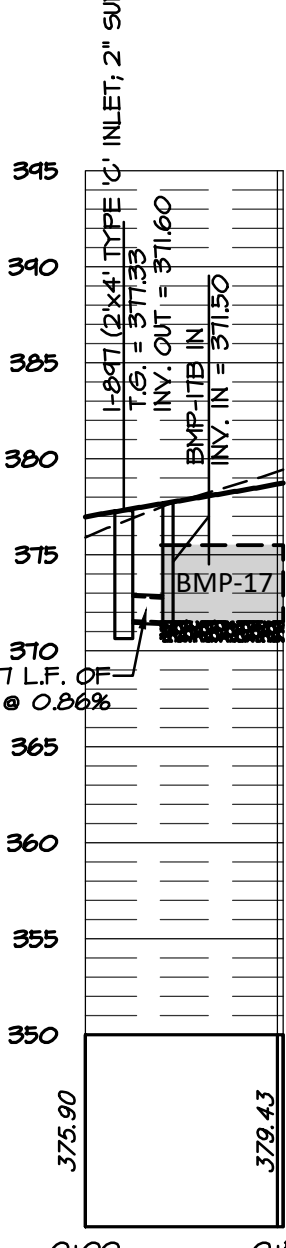
HW-3 TO MH-2
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



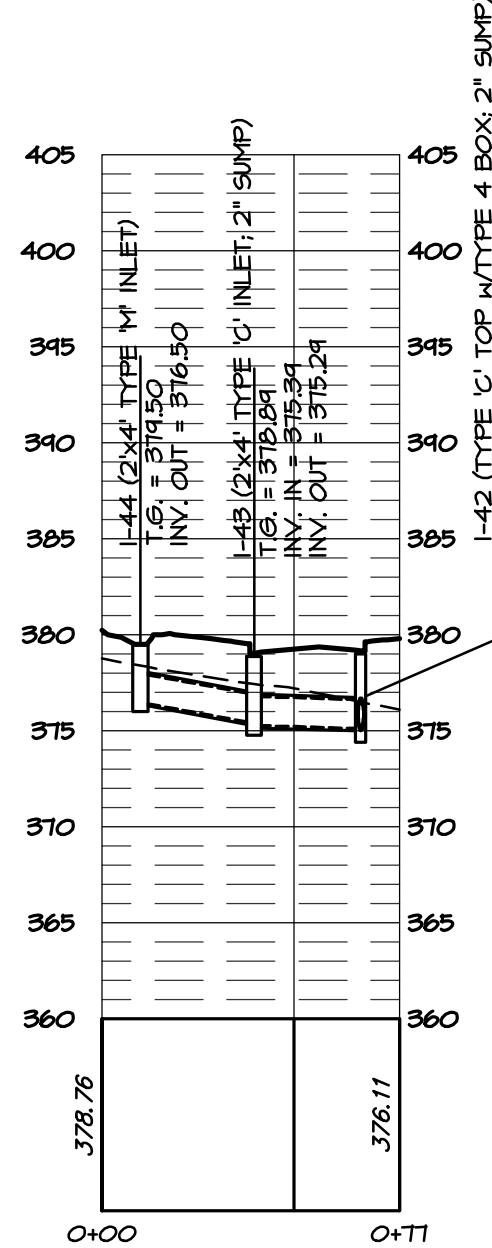
PLAN
SCALE: 1"=50'



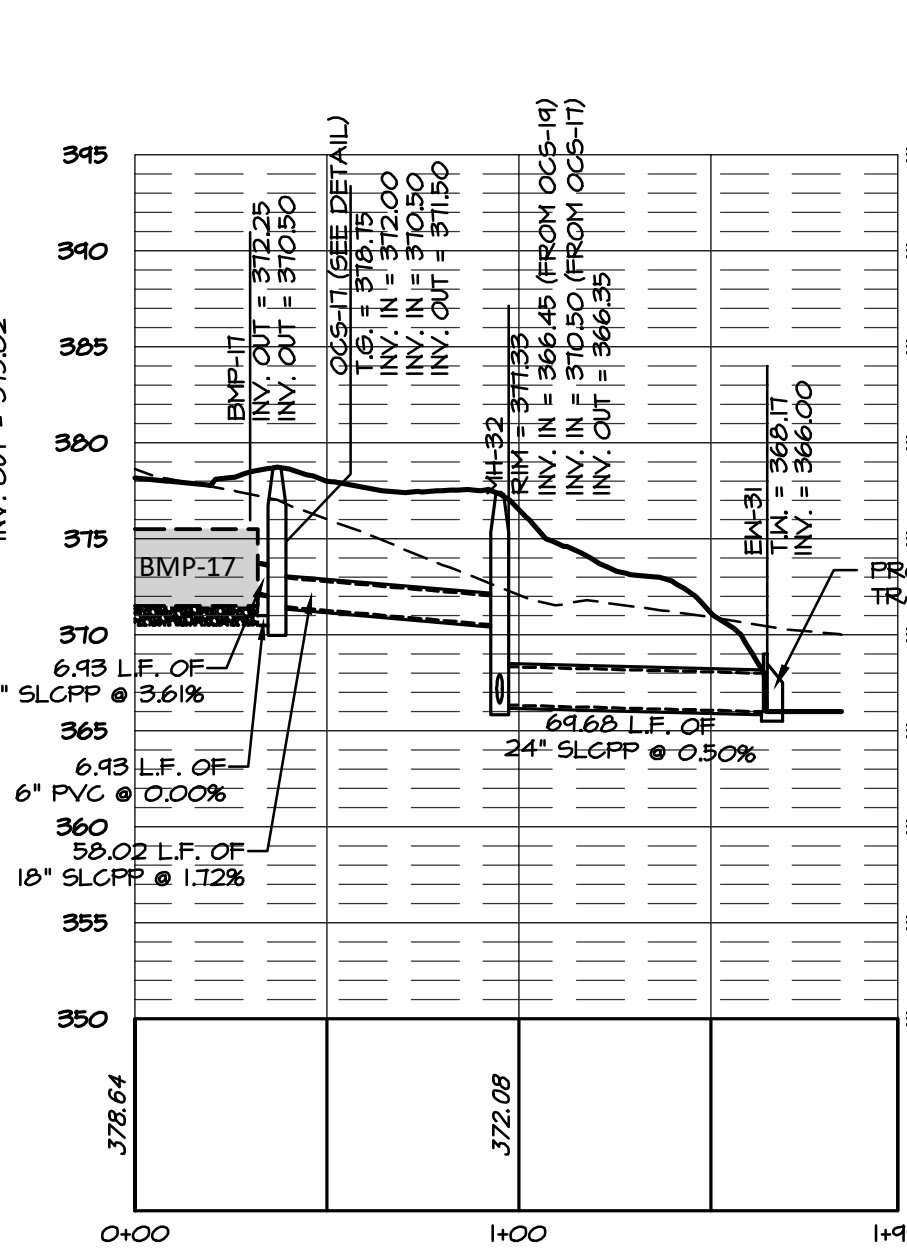
I-47 TO BMP-19
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



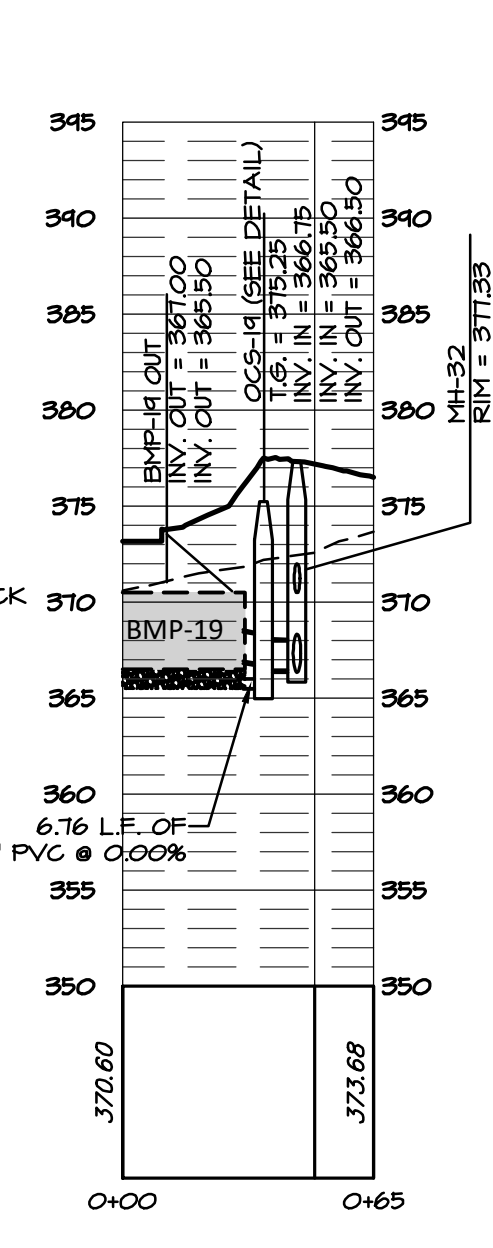
I-897 TO BMP-17B IN
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



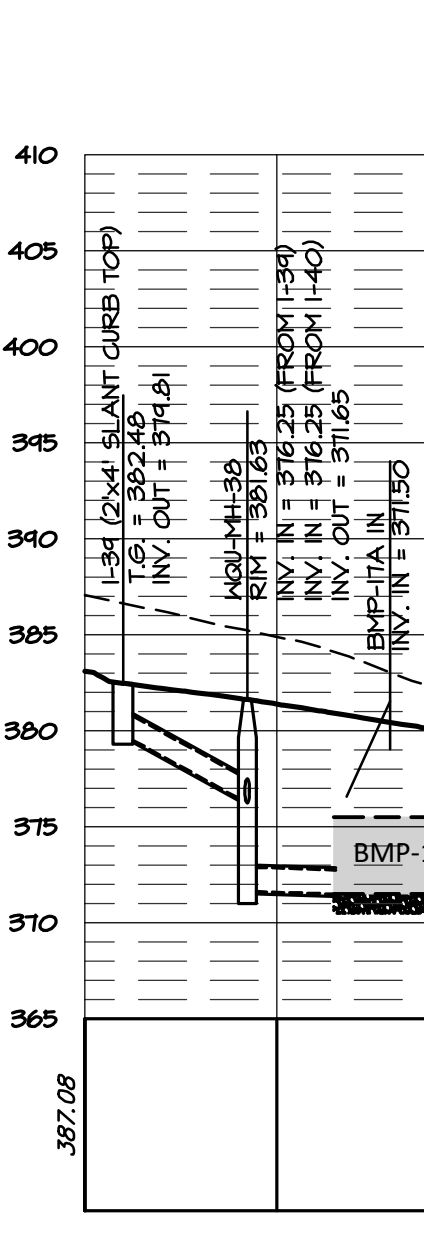
I-44 TO I-42
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



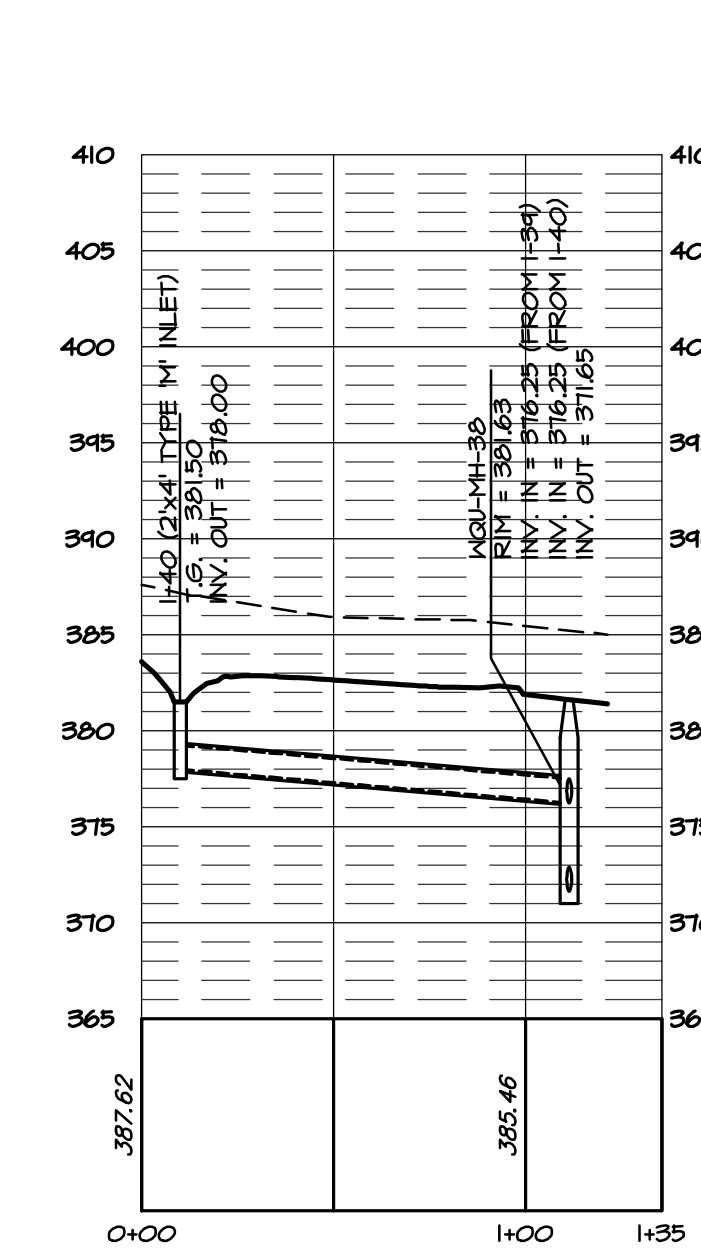
BMP-17 TO EW-31
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



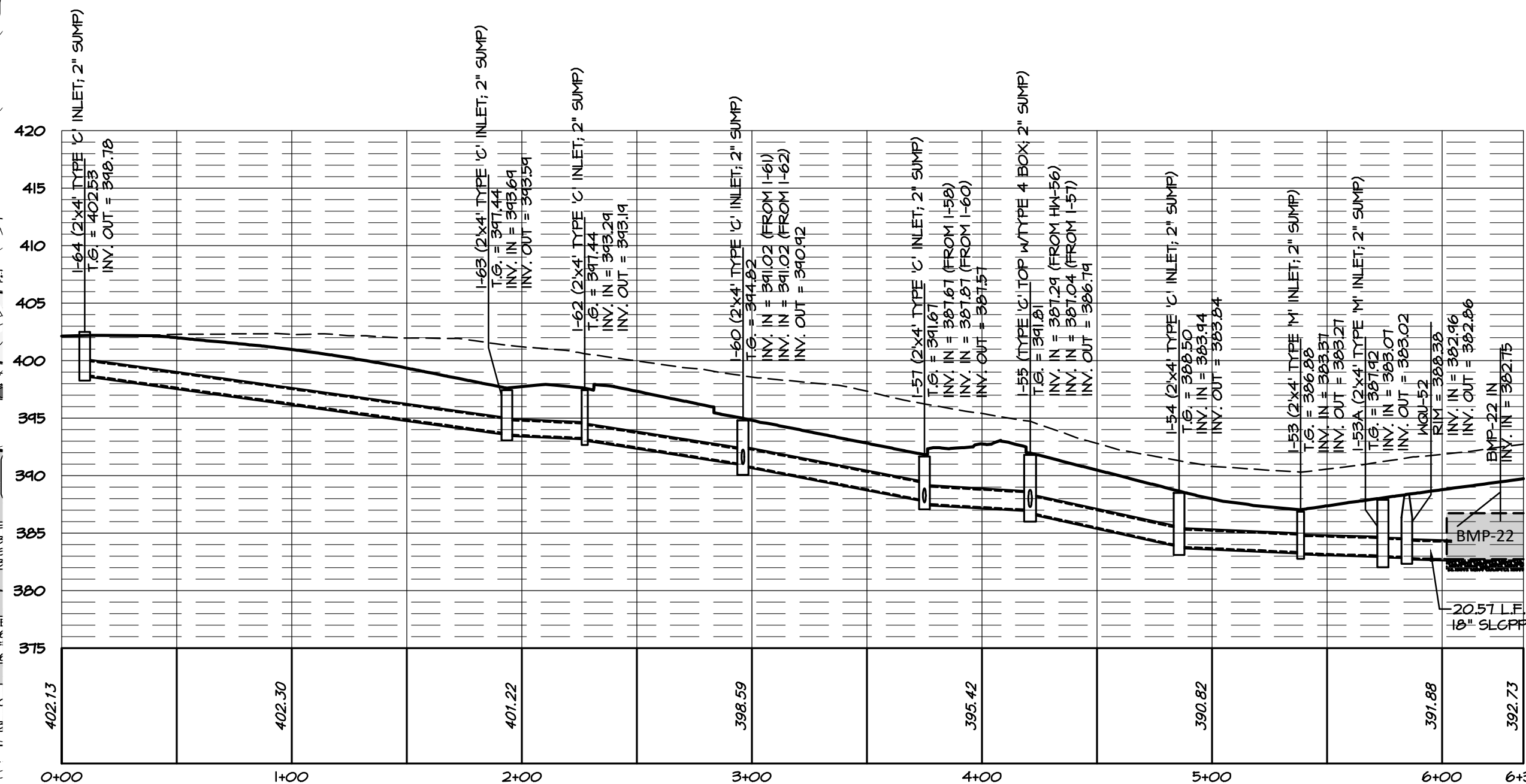
BMP-19 TO MH-32
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



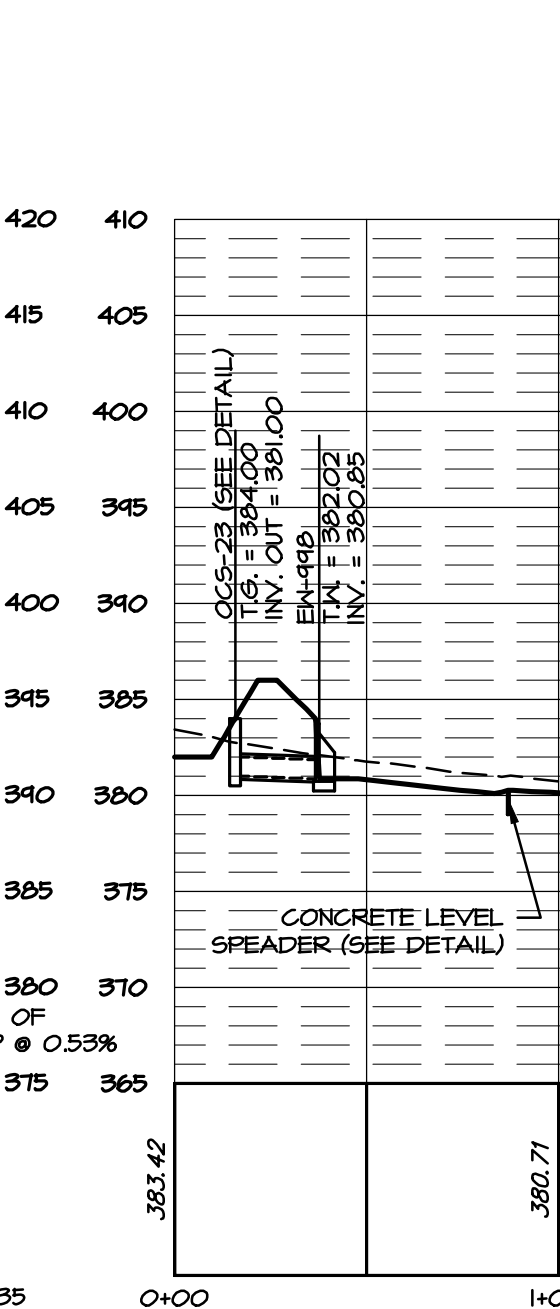
I-39 TO BMP-17
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



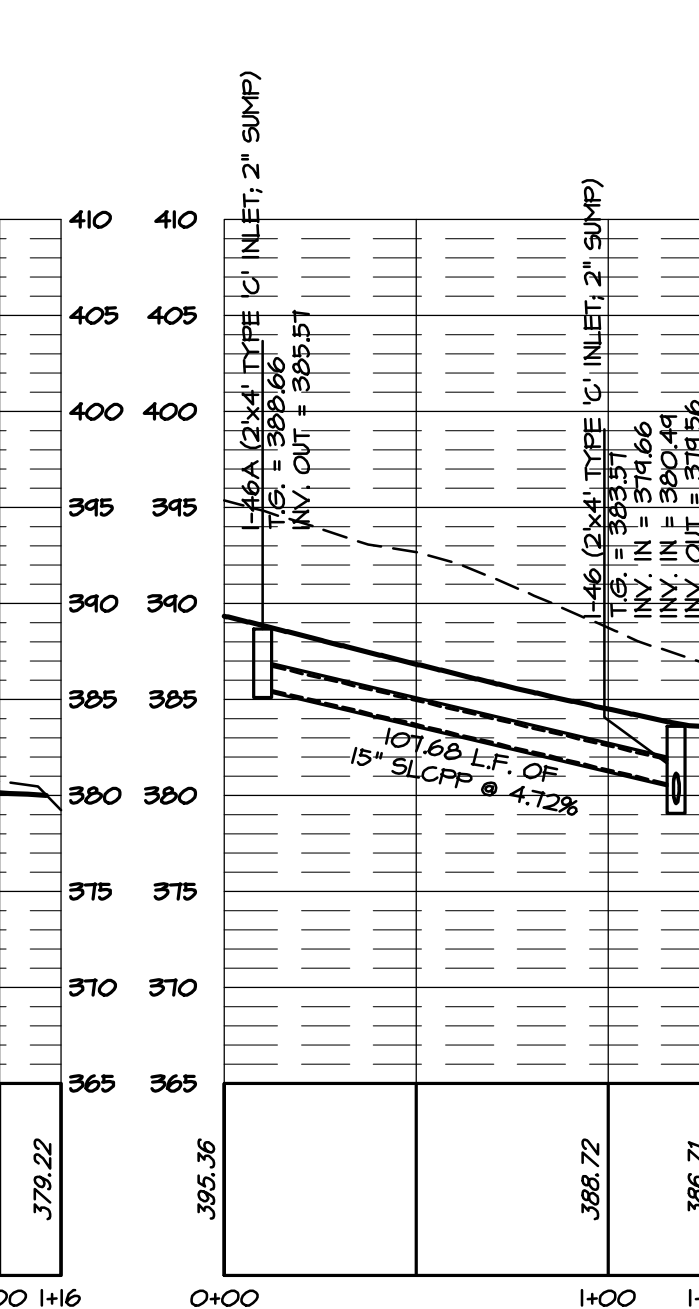
I-40 TO MH-38
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



I-64 TO BMP-22
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

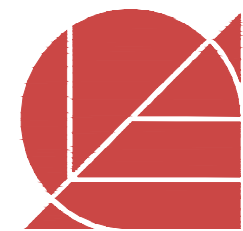


OCS-23 TO EW-998
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



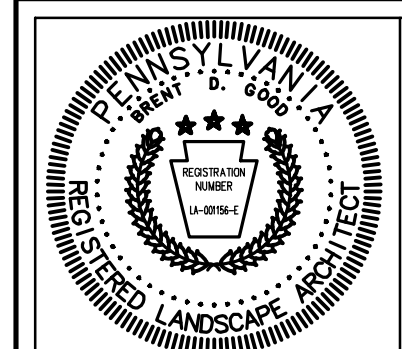
I-46A TO I-46
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

REVISIONS PER:	DATE:	BY:
1. -	-	-
2. -	-	-
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:
STORMWATER PLAN & PROFILES
FOR

FOR
WESTMOUNT
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:
VISTABLOCK, LLC
150 FARMINGTON LANE

1501 ARMINSTON LANE
LANCASTER, PA 17601
717-682-8775

MANAGER:	BDG	DATE:	AUG. 3. 2026
----------	-----	-------	--------------

[illegible]

ENGINEER:	TEH	PROJECT NO.	1212-004
-----------	-----	-------------	----------

CAD DESIGNER:	TRS	SCALE:	1" = 50'
---------------	-----	--------	----------

DRAWING NO.

36 of 79