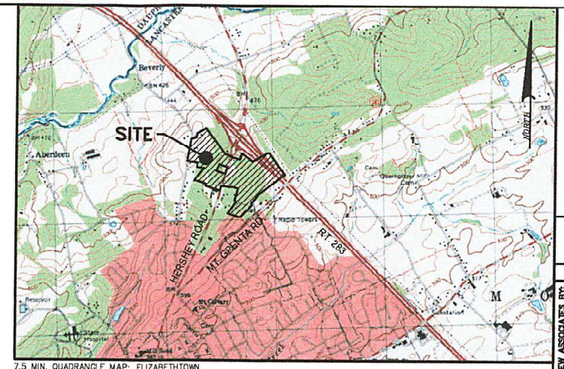
EXHIBIT A

# SPECIAL EXCEPTION SKETCH PLAN
## FOR
# ELIZABETHTOWN CROSSINGS
## MOUNT JOY TWP. & ELIZABETHTOWN BOROUGH, LANCASTER COUNTY, PA.




7.5 MIN. QUADRANGLE MAP: ELIZABETHTOWN

## LOCATION MAP

SCALE: 1"=2000'

## SITE DATA

| | |
|---|---|
| APPLICANT | ELIZABETHTOWN CROSSING ASSOCIATES LLC |
| OWNER | H. KENNETH MYHRE |
| EXISTING GROSS TRACT AREA | 73.736 AC. |
| MOUNT JOY TOWNSHIP | 69.546 AC. (INCLUDES 11.371 AC. EX. ROW & 1.521 TRACT NORTH OF I-283) |
| DEVELOPMENT TRACT (MJT MU ZONE) | 56.654 AC. |
| ELIZABETHTOWN BOROUGH | 4.190 AC. |
| EXISTING USE | VACANT/AGRICULTURE/RESIDENTIAL |
| PROPOSED USE | PLANNED MIXED USE (SPECIAL EXCEPTION) |
| PROPOSED WATER SUPPLY | PUBLIC |
| SANITARY SEWER SERVICE | PUBLIC |
| EXISTING NUMBER OF LOTS | 15 |
| PROPOSED NUMBER OF LOTS | 14 |

NOTE:
FOR PURPOSES OF DEMONSTRATING COMPLIANCE WITH THE APPLICABLE STANDARDS FOR SPECIAL EXCEPTION APPROVAL OF PLANNED-MIXED USE DEVELOPMENTS IN THE TWP'S MU DISTRICT, THE PORTION OF THE PROPERTY IN THE BORO IS NOT INCLUDED.

## SOURCE OF TITLE

SUBJECT PROPERTY OWNER TABLE

| PROPERTY | NAME | DEED | PARCEL ID | MUNICIPALITY |
|---|---|---|---|---|
| W-1 | H. KENNETH MYHRE | INST 6331448 | 460-61425-0-0000 | MOUNT JOY TWP. |
| W-2 | H. KENNETH MYHRE | INST 6230361 | 460-61449-0-0000 | MOUNT JOY TWP. |
| W-4 | H. KENNETH MYHRE | INST 6230361 | 460-91350-0-0000 | MOUNT JOY TWP. |
| W-3 | H. KENNETH MYHRE | INST 5905895 | 460-91962-0-0000 | MOUNT JOY TWP. |
| W-5 | H. KENNETH MYHRE | INST 6742331 | 460-81320-0-0000 | MOUNT JOY TWP. |
| W-6 | H. KENNETH MYHRE | INST 6701592 | 460-45657-0-0000 | MOUNT JOY TWP. |
| E-1 | H. KENNETH MYHRE | INST 6011484 | 460-43851-0-0000 | MOUNT JOY TWP. |
| E-1 | H. KENNETH MYHRE | INST 6011484 | 460-70033-0-0000 | MOUNT JOY TWP. |
| E-1 | H. KENNETH MYHRE | INST 6011484 | 460-79215-0-0000 | MOUNT JOY TWP. |
| E-2 | H. KENNETH MYHRE | INST 6110752 | 460-57502-0-0000 | MOUNT JOY TWP. |
| E-3 | H. KENNETH MYHRE | INST 6037795 | 460-81037-0-0000 | MOUNT JOY TWP. |
| E-4 | H. KENNETH MYHRE | INST 6212958 | 460-04347-0-0000 | MOUNT JOY TWP. |
| E-5 | H. KENNETH MYHRE | INST 6208360 | 250-59513-0-0000 | ELIZABETHTOWN BORO. |
| E-6 | H. KENNETH MYHRE | INST 6217246 | 250-70244-0-0000 | ELIZABETHTOWN BORO. |
| E-7 | H. KENNETH MYHRE | INST 6208361 | 250-999-9999 | ELIZABETHTOWN BORO. |

## GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY RETTEW ASSOCIATES, INC. IN MAY 2021.
2. BOUNDARY SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE SEARCH. PLOTTABLE EASEMENTS CONTAINED IN THE TITLE SEARCH ARE SHOWN ON SURVEY.
3. HORIZONTAL DATUM: PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NAD 83 (2011). VERTICAL DATUM: NAVD 88.
4. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, ACT 187 UTILITY RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION. PA ONE CALL NOTIFICATION SERIAL NUMBER 20221175083 & 20221175084 DATED 4/27/22, AND 20252472556 & 20252472559 DATED 9/04/2025. (RETTEW CANNOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. AN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT A PART OF THIS CONTRACT PERFORMANCE).
5. THE SUBJECT PARCEL IS LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP OF LANCASTER COUNTY, PA NUMBER 42071C0111F, PANEL 111 OF 780, LAST REVISED APRIL 5, 2016.
6. AT THE TIME OF SURVEY, THERE WAS NO VISIBLE EVIDENCE OF RECENT EARTHWORK ACTIVITIES.
7. ALL NEW TREES PLANTED IN OR AROUND ANY PARKING LOT ARE PROPOSED TO HAVE A MINIMUM TRUNK DIAMETER OF TWO (2) INCHES MEASURED AT A HEIGHT OF SIX (6) INCHES ABOVE FINISHED GRADE.
8. ALL NEW PLANTINGS ARE PROPOSED TO BE PLACED SUCH THAT, AT MAJURITY, THEY WILL NOT PREVENT PASSAGE ON ANY SIDEWALK, TRAIL OR OTHER PEDESTRIAN WAY.
9. A CLEAR SIGHT TRIANGLE SHALL BE MAINTAINED AT ALL PRIVATE ACCESSWAYS AND ALL PRIVATE AND PUBLIC STREET INTERSECTIONS.
10. ALL PROPOSED FENCING IS DESIGNED AT A HEIGHT NOT EXCEEDING 10 FEET.

## REFERENCE DRAWINGS

1. COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS. DRAWINGS ESTABLISHING LIMITED ACCESS HIGHWAY AUTHORIZING CONDEMNATION OF RIGHT-OF-WAY AND ROADSIDE RESTS, LEGISLATIVE ROUTE 1081, SECTION 1 R/W.
2. COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS. FINAL DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT-OF-WAY, ROUTE 280, SECTION NO. 1.

## LIST OF DRAWINGS


| PLAN SHEET NO. | TITLE | PLAN SHEET NO. | TITLE |
|---|---|---|---|
| 1 OF 19 | COVER SHEET | 11 OF 19 | LANDSCAPE PLAN A |
| 2 OF 19 | OVERALL EXISTING CONDITIONS PLAN | 12 OF 19 | LANDSCAPE PLAN B |
| 3 OF 19 | OVERALL LAYOUT PLAN | 13 OF 19 | LANDSCAPE PLAN C |
| 4 OF 19 | LAYOUT PLAN A | 14 OF 19 | LANDSCAPE PLAN D |
| 5 OF 19 | LAYOUT PLAN B | 15 OF 19 | LANDSCAPE PLAN E |
| 6 OF 19 | LAYOUT PLAN C | 16 OF 19 | TURNING MOVEMENT PLAN |
| 7 OF 19 | LAYOUT PLAN D | 17 OF 19 | PHASING PLAN |
| 8 OF 19 | LAYOUT PLAN E | 18 OF 19 | STEEP SLOPES PLAN |
| 9 OF 19 | LAYOUT PLAN F | 19 OF 19 | ROAD SECTIONS |
| 10 OF 19 | OVERALL LANDSCAPE PLAN A | | |


## SUPPLEMENTAL DRAWINGS

LIGHTING PLAN

## NOTE:

NOTICE: ACCORDING TO COUNTY RECORDS, SUBJECT PROPERTY MAY BE SUBJECT TO THE PENNSYLVANIA FARMLAND AND FOREST LAND ASSESSMENT ACT OF 1974, (AKA THE CLEAN AND GREEN ACT), ACT 319 OF 1974, P.L. 973; 72 P.S. 5490.1, AS AMENDED, AND AS FURTHER AMENDED BY ACT 156 OF 1998, AS AMENDED. THESE ACTS PROVIDE FOR PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO BE AWARE OF THE LAWS, RULES AND REGULATIONS APPLICABLE TO HIS OR HER PROPERTY, INCLUDING THE PROVISION THAT: (A) PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT WILL REMAIN IN EFFECT CONTINUOUSLY UNTIL THE LAND OWNER CHANGES THE AGRICULTURAL USE FROM THE APPROVED CATEGORY, OR IF A TRANSFER, SPLIT-OFF OR SEPARATION OF THE SUBJECT LAND OCCURS; (B) IF A CHANGE IN USE OCCURS, OR IF A CONVEYANCE, TRANSFER, SEPARATION, SPLIT-OFF OR SUBDIVISION OF THE SUBJECT LAND OCCURS, THE PROPERTY OWNER WILL BE RESPONSIBLE FOR NOTIFYING THE COUNTY ASSESSOR WITHIN 30-DAYS; (C) THE PAYMENT OF ROLL-BACK TAX, PLUS INTEREST, FOR THE PERIOD OF ENROLLMENT, OR A PERIOD NOT TO EXCEED 7-YEARS, WHICHEVER IS LESS, MAY BE REQUIRED; (D) IF THE PROPERTY OWNER FAILS TO NOTIFY THE COUNTY ASSESSOR WITHIN THE 30-DAY PERIOD, PRIOR TO THE LAND CONVEYANCE, THE PROPERTY OWNER MAY BE SUBJECT TO A $100,000 CIVIL PENALTY; (E) IF THE PROPERTY OWNER FAILS TO PAY THE ROLL-BACK TAX, A MUNICIPAL LIEN COULD BE PLACED ON THE PROPERTY UNDER THE EXISTING DELINQUENT TAX LAW.

## PRIOR RECORDED PLANS

460-61425-0-0000 AND 460-45657-0-0000

FINAL PLAN OF LOT FOR ROY M. AND HELEN R. MILLER RECORDED IN SUBDIVISION PLAN BOOK J-56, PAGE 29.

FINAL PLAN FOR MILLER SUBDIVISION RECORDED IN SUBDIVISION PLAN BOOK J-166, PAGE 116.

460-91350-0-0000 AND 460-91962-0-0000

LOT ADD-ON PLAN FOR TRACTS RECORDED IN PLAN BOOK J-165, PAGE 95.

250-69313-0-0000 AND 250-70244-0-0000

PRELIMINARY/FINAL SUBDIVISION/LAND DEVELOPMENT PLAN RECORDED IN SUBDIVISION PLAN BOOK J-210, PAGE 52.

TO THE BEST OF MY KNOWLEDGE AND BELIEVE, I HEREBY CERTIFY THAT THE ABOVE LIST OF PLANS IS TRUE AND CORRECT.

SIGNATURE _____ DATE _____

| NO. | DATE | REVISION |
|---|---|---|

FOR RETTEW ASSOCIATES BY:

XREFS:
11192037A-TOPO
11192037B-BASE
11192037C-PLAT
11192037D-LAYOUT
11192037E-PLAN MAP
11192037F-PLAN
11192037G-GRAD
11192037H-LAND DEV-SUP
11192037I-D BASE-TRC

MANAGER: KIM M. FASNACHT, RLA
DESIGN BY: CHKD BY: KMF
SURV. CHIEF: FIELDBOOK NO. DATA COLLECTOR
DRAWN BY: ASN CHKD BY: KMF

DRAWING REFERENCE: C:\Jobs\111902037\Project\ElizabethtownCrossing\Sheets\LDP\Sheet(s)\111902037 - Sketch Plan.dwg

CLIENT
ELIZABETHTOWN CROSSING ASSOCIATES LLC
ONE TOWER BRIDGE
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428

NTS

RETTEW
RETTEW Associates, Inc.
3020 Columbia Avenue, Lancaster, PA 17603
Phone (717) 291-1456
Fax (717) 291-1466
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

COVER SHEET
SPECIAL EXCEPTION SKETCH PLAN FOR
ELIZABETHTOWN CROSSINGS
MOUNT JOY TOWNSHIP & ELIZABETHTOWN BOROUGH
LANCASTER COUNTY, PA.

DATE: 11/6/2026
SHEET NO. 1 OF 19
DWG. NO. 111902037

NOT FOR CONSTRUCTION/NOT FOR BIDDING

## SUBJECT PROPERTY OWNER TABLE

| PROPERTY | NAME | DEED | PARCEL ID | MUNICIPALITY |
|---|---|---|---|---|
| W-1 | H. KENNETH MYHRE | INST 6339448 | 460-91425-0-0000 | MOUNT JOY TWP. |
| W-2 | H. KENNETH MYHRE | INST 8230381 | 460-91449-0-0000 | MOUNT JOY TWP. |
| W-4 | H. KENNETH MYHRE | INST 8230381 | 460-91350-0-0000 | MOUNT JOY TWP. |
| W-3 | H. KENNETH MYHRE | INST 5903895 | 460-91962-0-0000 | MOUNT JOY TWP. |
| W-5 | H. KENNETH MYHRE | INST 6742333 | 460-81320-0-0000 | MOUNT JOY TWP. |
| W-6 | H. KENNETH MYHRE | INST 6701592 | 460-45557-0-0000 | MOUNT JOY TWP. |
| E-1 | H. KENNETH MYHRE | INST 6011484 | 460-43851-0-0000 | MOUNT JOY TWP. |
| E-1 | H. KENNETH MYHRE | INST 6011484 | 460-73533-0-0000 | MOUNT JOY TWP. |
| E-1 | H. KENNETH MYHRE | INST 6011484 | 460-79315-0-0000 | MOUNT JOY TWP. |
| E-2 | H. KENNETH MYHRE | INST 6110132 | 460-57508-0-0000 | MOUNT JOY TWP. |
| E-3 | H. KENNETH MYHRE | INST 6837790 | 460-61837-0-0000 | MOUNT JOY TWP. |
| E-4 | H. KENNETH MYHRE | INST 6212965 | 460-64347-0-0000 | MOUNT JOY TWP. |
| E-5 | H. KENNETH MYHRE | INST 6208381 | 250-69515-0-0000 | ELIZABETHTOWN BORO. |
| E-8 | H. KENNETH MYHRE | INST 6217245 | 250-70244-0-0000 | ELIZABETHTOWN BORO. |
| E-7 | H. KENNETH MYHRE | INST 6208381 | 250-5989-9959 | ELIZABETHTOWN BORO. |

| NO. | ACCOUNT NO. | OWNER NAME |
|---|---|---|
| 2 | 2509936600000 | GRUBER FAMILY TRUST |
| 3 | 2509922500000 | DWENDOLYN B. SOLICE |
| 4 | 2509370900000 | PAUL R. SPARANO |
| 5 | 2509268000000 | DENDCE D. REDDER |
| 6 | 2509638400000 | GLENDA J. EBERSOLE |
| 7 | 2508374400000 | DONNA A. LYDIC & JEFFREY L. LYDIC |
| 8 | 2508612900000 | DREW D. HOSTAND |
| 9 | 2508451400000 | LEANN HYATT & DERICK LONGENECKER |
| 10 | 2508299900000 | ALLEN E. GUNKLE & HIDI MAUREEN GUNKLE |
| 11 | 2508036900000 | JENNIFER DIBASO |
| 12 | 2507857700000 | CYNTHIA FUCK & ROBERT J. FUCK |
| 13 | 3807884300000 | DENISE R. SHANK & GREGORY A. SHANK |
| 14 | 2507485200000 | CAROL L. WEAVER & JAY CARL WEAVER |
| 15 | 2507340800000 | CHANDRAKANT R. PATEL & RAJSHRI C. PATEL |
| 16 | 2507247000000 | LINDA J. SMITH |
| 17 | 4606290400000 | KENNETH E. HERR & LINDA S. HERR |
| 18 | 4605233200000 | TROY S. WAGNER |
| 19 | 4605398400000 | ANDY L. STOLTZFUS |
| 20 | 4606263100000 | ROCK HALL CONDO PLANS |
| 21 | 4605552400000 | F4 ENTERPRISES LLC |
| 22 | 4604358600000 | GLORIA J. GORDON |
| 23 | 4605357400000 | 38A HERSHEY RD LLC |
| 24 | 4605858600000 | REPLER INVESTMENTS LP |
| 25 | 4604273600000 | KAREN JEAN HAMPTON |
| 26 | 4605446400000 | LITTLE BROWN DOG LLC |
| 27 | 4607504700000 | BART W. COOKER & JEAN A. COOKER |
| 28 | 4604216900000 | BART W. COOKER & JEAN A. COOKER |
| 29 | 4601791500000 | ENOS D. MARTIN & RUTH K. MARTIN |
| 30 | 4601406400000 | KRISTA L. MILLER & MICHAEL R. MILLER |
| 31 | 4600942900000 | HERSHEY TRUST CO. MILTON HERSHEY SCHOOL |
| 32 | 4600571500000 | ENOS D. MARTIN & RUTH K. MARTIN |
| 33 | 4600109500000 | VICTORIA E. NISSLEY |
| 34 | 4602531150000 | CALVIN E. BRACKBILL |
| 35 | 4602464200000 | HERSHEY INDUSTRIAL SCHOOL, HERSHEY TRUST CO |
| 36 | 4602405300000 | RONALD L. BERNHARD II & TONYA P. BERNHARD |
| 37 | 4600668700000 | TS LAND LLC |
| 38 | 4600833800000 | LANCASTER COUNTY CONSERVANCY |
| 39 | 4600944600000 | GARY L. NEELY & GAYLE C. NEELY |
| 40 | 4607567600000 | ADAM E. LIVERING & JENNIFER L. LIVERING |
| 41 | 4608550100000 | CHYOKE M. DOWNOWER & RONALD N. GIBENSTINE |
| 42 | 4605989300000 | GORDON L. NICKS & NICOLE R. STAHL |
| 43 | 4600471300000 | CONSTANCE LEE SHAY & DAVID EUGENE SHAY |
| 44 | 4603434300000 | JOANN MARCHIOR |
| 45 | 4602436500000 | MOUNT GRETNA ROAD ENTERPRISES LLC |

PA ROUTE 283 (S.R. 0300)
(Variable Width Right-of-Way)

RAMP P

HERSHEY ROAD (S.R. 0743)
(Variable Width Right-of-Way)

MOUNT GRETNA ROAD (S.R. 0241)
(Variable Width Right-of-Way)

OLD HERSHEY ROAD (T-749)
(Variable Width Right-of-Way)

BUCKINGHAM BOULEVARD (T-333)
(Variable Width Right-of-Way)

IRONSTONE DRIVE (T-839)

BUILDINGS TO BE REMOVED

BUILDINGS TO BE REMOVED

WETLAND TO BE FILLED IN

WETLAND TO BE FILLED IN

STREAM TO BE FILLED IN

MU-MIXED USE
MOUNT JOY TOWNSHIP
ELIZABETHTOWN BOROUGH
R-3 RESIDENTIAL

MU-MIXED USE
MOUNT JOY TOWNSHIP
ELIZABETHTOWN BOROUGH
R-3 RESIDENTIAL

Access Easement

Sewage Road S

Sewage Road S

## LEGEND

- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PAVEMENT
- EXISTING ZONING BOUNDARY
- EXISTING TOWNSHIP BOUNDARY
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD CABLE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND CABLE LINE
- EXISTING WELL
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING STORM PIPE
- EXISTING STREAM
- EXISTING FLOODWAY
- EXISTING WETLAND
- EXISTING CONTOUR LINE

| NO. | DATE | REVISION |
|---|---|---|
| | | |

FOR RETTEW ASSOCIATES BY:

MANAGER: KIM M. FASNACHT, R.L.A.
DESIGN BY: CHKD BY: KMF
SURV. CHIEF: FIELDBOOK NO. DATA COLLECTOR
DRAWN BY: ASN CHKD BY: KMF

XREFS:
111902037-Cvr-DWG
111902037-Ttl-DWG
DPC-TBL1
111902037-Exst-DWG
111902037-Exst-Title.dwg
111902037-Exst-Title.dwt
111902037-Exst-Title.lsp
111902037-Exst-Title.mnl
111902037-Exst-Title.pgp
111902037-Exst-Title.scr
111902037-Exst-Title.SLP
111902037-Exst-Title.TRC

DRAWING REFERENCES:
C:\...\Exst\Exst\Exst\111902037-ElizabethtownCrossing\Sheets\Exst\Sketch\111902037-Sketch Plan.dwg

CLIENT
ELIZABETHTOWN CROSSING ASSOCIATES LLC
ONE TOWER BRIDGE
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428

SCALE
1"=100'
0 50' 100' 200' 300'

RETTEW.
RETTEW Associates, Inc.
3020 Columbia Avenue, Lancaster, PA 17603
Phone (717) 705-2636
Email: info@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

OVERALL EXISTING CONDITIONS PLAN
SPECIAL EXCEPTION SKETCH PLAN
FOR
# ELIZABETHTOWN CROSSINGS
MOUNT JOY TOWNSHIP & ELIZABETHTOWN BOROUGH
LANCASTER COUNTY, PA.

DATE: 11/6/2026
SHEET NO. 2 OF 19
DWG NO. 111902037

NOT FOR CONSTRUCTION/NOT FOR BIDDING

## SAFE STOPPING SIGHT DISTANCE TABLE

| STOP | APPROACH | APPROACH SPEED | LEFT | | RIGHT | |
|---|---|---|---|---|---|---|
| | | | REQUIRED | PROPOSED | REQUIRED | PROPOSED |
| BUCKINGHAM BOULEVARD | OLD HERSHEY ROAD | 35 MPH | +7% = 226 FT. | >226 FT. | -7% = 260 FT. | >260 FT. |
| COMMUTER PARKING LOT ACCESS | BUCKINGHAM BOULEVARD | 25 MPH | 7% = 169 FT. | >169 FT. | +7% = 138 FT. | >138 FT. |
| WEST WAREHOUSE LOADING ACCESS | BUCKINGHAM BOULEVARD | 25 MPH | +7% = 138 FT. | >138 FT. | -7% = 159 FT. | >159 FT. |
| HOTEL ACCESS | BUCKINGHAM BOULEVARD | 25 MPH | -7% = 159 FT. | >159 FT. | +2% = 144 FT. | >144 FT. |
| RETAIL BUILDING ACCESS | BUCKINGHAM BOULEVARD | 25 MPH | +1% = 142 FT. | >142 FT. | 2% = 160 FT. | >160 FT. |
| LOT 10 ACCESS | BUCKINGHAM BOULEVARD | 25 MPH | -2% = 150 FT. | >150 FT. | +4% = 142 FT. | >142 FT. |
| QUICK SERVICE RESTAURANT ACCESS | BUCKINGHAM BOULEVARD | 25 MPH | +4% = 142 FT. | >142 FT. | -1% = 148 FT. | >148 FT. |
| CONVENIENCE STORE ACCESS | BUCKINGHAM BOULEVARD | 25 MPH | -1% = 148 FT. | >148 FT. | +4% = 142 FT. | >142 FT. |
| EAST WAREHOUSE LOADING ACCESS | BUCKINGHAM BOULEVARD | 25 MPH | 1% = 148 FT. | >148 FT. | +1% = 146 FT. | >146 FT. |
| RONSTONE DRIVE | BUCKINGHAM BOULEVARD | 25 MPH | +7% = 138 FT. | >138 FT. | -7% = 159 FT. | >159 FT. |
| EAST WAREHOUSE EMPLOYEE ACCESS | BUCKINGHAM BOULEVARD | 25 MPH | -7% = 159 FT. | >159 FT. | +7% = 138 FT. | >138 FT. |
| BUCKINGHAM BOULEVARD | MOUNT GRETNA ROAD | 35 MPH | +2% = 242 FT. | >242 FT. | -3% = 256 FT. | >256 FT. |
| LOT 11 ACCESS | HERSHEY ROAD | 45 MPH | +2% = 370 FT. | >370 FT. | -2% = 396 FT. | >396 FT. |
| CAR WASH ACCESS | HERSHEY ROAD | 45 MPH | -2% = 396 FT. | >396 FT. | +2% = 370 FT. | >370 FT. |
| RETAIL BUILDING | HERSHEY ROAD | 45 MPH | +2% = 370 FT. | >370 FT. | -2% = 396 FT. | >396 FT. |
| QUICK SERVICE RESTAURANT ACCESS | HERSHEY ROAD | 45 MPH | -2% = 396 FT. | >396 FT. | +2% = 370 FT. | >370 FT. |
| WEST WAREHOUSE EMPLOYEE ACCESS | OLD HERSHEY ROAD | 35 MPH | -1% = 252 FT. | >252 FT. | +3% = 236 FT. | >236 FT. |

PA ROUTE 283 (S.R. 0300)
(Variable Width Right-of-Way)

TRACT 7

RAMP O

RAMP P

MU MIXED USE

RC MEDIUM DENSITY RESIDENTIAL

TRACT 14

TRACT 11

TRACT 1

TRACT 2

TRACT 4

HERSHEY ROAD (S.R. 0743)

TRACT 10

TRACT 3

TRACT 13

TRACT 8

TRACT 5

TRACT 12

TRACT 9

TRACT 6

OLD HERSHEY ROAD (T-749)
(Collector Road)

BUCKINGHAM BLVD. EXT.
(COLLECTOR ROAD)

MOUNT GRETNA ROAD (S.R. 0241)

BUCKINGHAM BOULEVARD (T-333)
(Collector Road)

IRONSTONE DRIVE (T-836)

R3 RESIDENTIAL

RC RESIDENTIAL

MU MIXED USE
MOUNT JOY TOWNSHIP
ELIZABETHTOWN BOROUGH
RC RESIDENTIAL

2500' RADIUS INSERT
SCALE: 1"=2000'

NOT FOR CONSTRUCTION/NOT FOR BIDDING

| NO. | DATE | REVISION |
|---|---|---|
| | | |

FOR RETTEW ASSOCIATES BY:

XREFS:
111902037-SH-DIMS
111902037-SH-LTPB
111902037-SH-BASE
111902037-SH-TOPO
111902037-SH-ZAXIS
111902037-SH-PLAN-XR
111902037-SH-ALTN
111902037-SH-PLAN-SUP
111902037-SH-DIMS
111902037-SH-TOPO-SUP
111902037-SH-BASE-TRC

MANAGER: KIM M. FASNACHT, RLA
DESIGN BY: CHKD BY: KMF
SURV. CHIEF: FIELDBOOK NO. DATA COLLECTOR
DRAWN BY: ASN CHKD BY: KMF

DRAWING REFERENCE: C:\Jobs\111902037\111902037-ElizabethtownCrossing\General\Civil\Sketch\V1\902037-2-Sketch For.dwg

CLIENT
ELIZABETH-TOWN CROSSING ASSOCIATES LLC
ONE TOWER BRIDGE
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428

SCALE
0 50' 100' 200' 300'
1"=100'

RETTEW
RETTEW Associates, Inc.
3020 Columbia Avenue, Lancaster, PA 17603
Phone (800) 738-8395
Email info@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

OVERALL LAYOUT PLAN
SPECIAL EXCEPTION SKETCH PLAN
FOR
# ELIZABETHTOWN CROSSINGS
MOUNT JOY TOWNSHIP & ELIZABETHTOWN BOROUGH
LANCASTER COUNTY, PA.

DATE: 11/6/2026
SHEET NO. 3 OF 19
DWG. NO. 111902037

THE TOTAL REQUIRED BUFFER AREA SHALL BE CALCULATED USING A TWENTY-FIVE-FOOT BUFFER SURROUNDING THE WETLANDS BOUNDARY. THE TOTAL BUFFER AREA SHALL BE MEASURED IN UNITS OF AREA ALONG THE HORIZONTAL PLANE.
(b) THE BUFFER MAY BE REDUCED BELOW 25 FEET FOR A MAXIMUM OF 25% OF THE PERIMETER OF THE WETLANDS BOUNDARY IF THE TOTAL BUFFER AREA PROVIDED IS AT LEAST 110% OF THE TOTAL REQUIRED BUFFER AREA CALCULATED IN SUBSECTION B(3)(A), IN NO CASE SHALL THE BUFFER BE LESS THAN 15 FEET.
TOTAL BUFFER AREA REQUIRED AT THE STANDARD 25-FOOT BUFFER WIDTH: 9,732 SF
AREA WHERE THE BUFFER IS REDUCED BELOW 25 FEET (TO A MINIMUM OF 15 FEET): 713 SF
PERCENTAGE OF WETLAND PERIMETER WITH REDUCED BUFFER: 7.3%
MINIMUM BUFFER AREA REQUIRED PURSUANT TO §135-307.B(3)(B) (110% OF STANDARD REQUIREMENT): 10,705 SF (9,732 SF × 1.10)
TOTAL BUFFER AREA PROVIDED: 10840 SF

## LEGEND

- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PAVEMENT
- EXISTING ZONING BOUNDARY
- EXISTING TOWNSHIP BOUNDARY
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD CABLE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND CABLE LINE
- EXISTING WELL
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING STORM PIPE
- EXISTING STREAM
- EXISTING FLOODWAY
- EXISTING WETLAND
- EXISTING CONTOUR LINE
- EXISTING 25' WETLAND SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED CURB
- PROPOSED PAVEMENT
- PROPOSED TREELINE
- PROPOSED FENCE
- PROPOSED BUILDING
- PROPOSED STORMWATER BASIN
- PROPOSED CONCRETE
- PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)
- PROPOSED CONSERVATION EASEMENT

## PRIVATE RECREATION FACILITIES/ OPEN SPACE TRACTS ZONING DATA

MOUNT JOY TWP. (MJ)

| PROPOSED USE–OPEN SPACE | REQUIRED | TRACT 10 | TRACT 11 | TRACT 13 |
|---|---|---|---|---|
| MINIMUM LOT AREA | 10,000 S.F. | 24,180 S.F. | 45,709 S.F. | 81,703 S.F. |
| MINIMUM LOT WIDTH | 75 FT. | 80 FT. | 335 FT. | 465 FT. |
| MINIMUM LOT DEPTH | 125 FT. | 259 FT. | 125 FT. | 125 FT. |
| MINIMUM YARD BUILDING SETBACKS | | | | |
| FRONT | 35 FT. | >35 FT. | >35 FT. | >35 FT. |
| ARTERIAL | 5 FT. | N/A | >5 FT. | N/A |
| REAR | 25 FT. | >25 FT. | >25 FT. | >25 FT. |
| SIDE | 15 FT. | >15 FT. | >15 FT. | >15 FT. |
| MINIMUM PARKING SETBACKS | | | | |
| FRONT & REAR | 15 FT. | >15 FT. | >15 FT. | >15 FT. |
| SIDE | 10 FT. | >10 FT. | >10 FT. | >10 FT. |
| MAXIMUM LOT IMPERVIOUS COVERAGE | 65% | 15.0% | 17.4% | 4.2% |

## TRACT 12 ZONING DATA

MOUNT JOY TWP. (MJ)

| PROPOSED USE–PARKING LOT | REQUIRED 10,000 S.F. | PROVIDED 13,948 S.F. |
|---|---|---|
| MINIMUM LOT AREA | 75 FT. | 223 FT. |
| MINIMUM LOT WIDTH | 125 FT. | 131 FT. |
| MINIMUM LOT DEPTH | | |
| MINIMUM YARD BUILDING SETBACKS | | |
| FRONT | 35 FT. | N/A |
| REAR | 25 FT. | N/A |
| SIDE | 15 FT. | N/A |
| MINIMUM PARKING SETBACKS | | |
| FRONT & REAR | 15 FT. | >15 FT. |
| SIDE | 10 FT. | >10 FT. |
| MAXIMUM BUILDING COVERAGE | 50% | N/A |
| MAXIMUM LOT IMPERVIOUS COVERAGE | 65% | 31.4% (5,013 S.F.) |
| MAXIMUM BUILDING HEIGHT | 50 FT. | N/A |
| MINIMUM OFF STREET PARKING | N/A | 12 SPACES |

## TRACT 14 ZONING DATA

MOUNT JOY TWP. (MJ)

| PROPOSED USE–WAREHOUSE | REQUIRED 10,000 S.F. | PROVIDED 13,930 AC. |
|---|---|---|
| MINIMUM LOT AREA | 75 FT. | 585 FT. |
| MINIMUM LOT WIDTH | 125 FT. | 848 FT. |
| MINIMUM LOT DEPTH | | |
| MINIMUM YARD BUILDING SETBACKS | | |
| FRONT | 35 FT. | >35 FT. |
| REAR | 25 FT. | >25 FT. |
| SIDE | 15 FT. | >15 FT. |
| MINIMUM PARKING SETBACKS | | |
| FRONT & REAR | 15 FT. | >15 FT. |
| SIDE | 10 FT. | >10 FT. |
| MAXIMUM BUILDING COVERAGE | 50% | 28.5% (200,200 S.F.) |
| MAXIMUM LOT IMPERVIOUS COVERAGE | 65% | 51.1% (354,725 S.F.) |
| MAXIMUM BUILDING HEIGHT | 50 FT. | <50 FT. |
| MINIMUM OFF STREET PARKING | 74 SPACES* | 97 SPACES |
| MAXIMUM OFF-STREET PARKING (1.25) | 97 SPACES | 97 SPACES |
| OFF-STREET LOADING** | N/A | 37 LOADING DOCKS |

* 1 SPACE / EACH EMPLOYEE ON LARGEST SHIFT (ANTICIPATED EMPLOYEES=78)
** PROPOSED OFF-STREET LOADING AREAS WILL NOT INTERFERE WITH THE FREE MOVEMENT OF VEHICLES AND PEDESTRIANS OVER A PUBLIC STREET, THROUGH INTERNAL PARKING AREAS, WALKWAYS, ACCESS DRIVES AND DRIVEWAYS, UNLESS OTHERWISE INDICATED. OFF-STREET LOADING AREAS SHALL BE PLACED IN A SIDE OR REAR YARD, EVERY LOADING SPACED SHALL BE CONNECTED TO A STREET BY MEANS OF AN ACCESS DRIVE, THE ACCESS DRIVE SHALL BE AT LEAST 24 FEET WIDE FOR TWO-WAY TRAFFIC, OR 10 FEET WIDE FOR ONE-WAY TRAFFIC.

KEY MAP
SCALE - 1"=700'

NOT FOR CONSTRUCTION/NOT FOR BIDDING

FOR RETTEW ASSOCIATES BY:

| NO. | DATE | REVISION |
|---|---|---|

XREFS:
111202037-SV-TOPO
111202037-SV-PROP
DWG-DETAILS
111202037-SV-BASE
111202037-SV-LNDS
111202037-SV-XSECTS
111202037-SV-XSTN AMP
111202037-SV-PROFILES
111202037-SV-CHNG
111202037-SV-CHNG-SSP
111202037-SV-MASS-RG

MANAGER: KIM M. FASNACHT, RLA
DESIGN BY: CHKD BY: KMF
SURV. CHIEF: FIELDBOOK NO. DATA COLLECTOR
DRAWN BY: ASN CHKD BY: KMF
DRAWING REFERENCE: C:\Jobs\active\111202037-Elizabethtown Crossings\Sheets\LDP\Sheets\111202037 - Sketch Plan.dwg

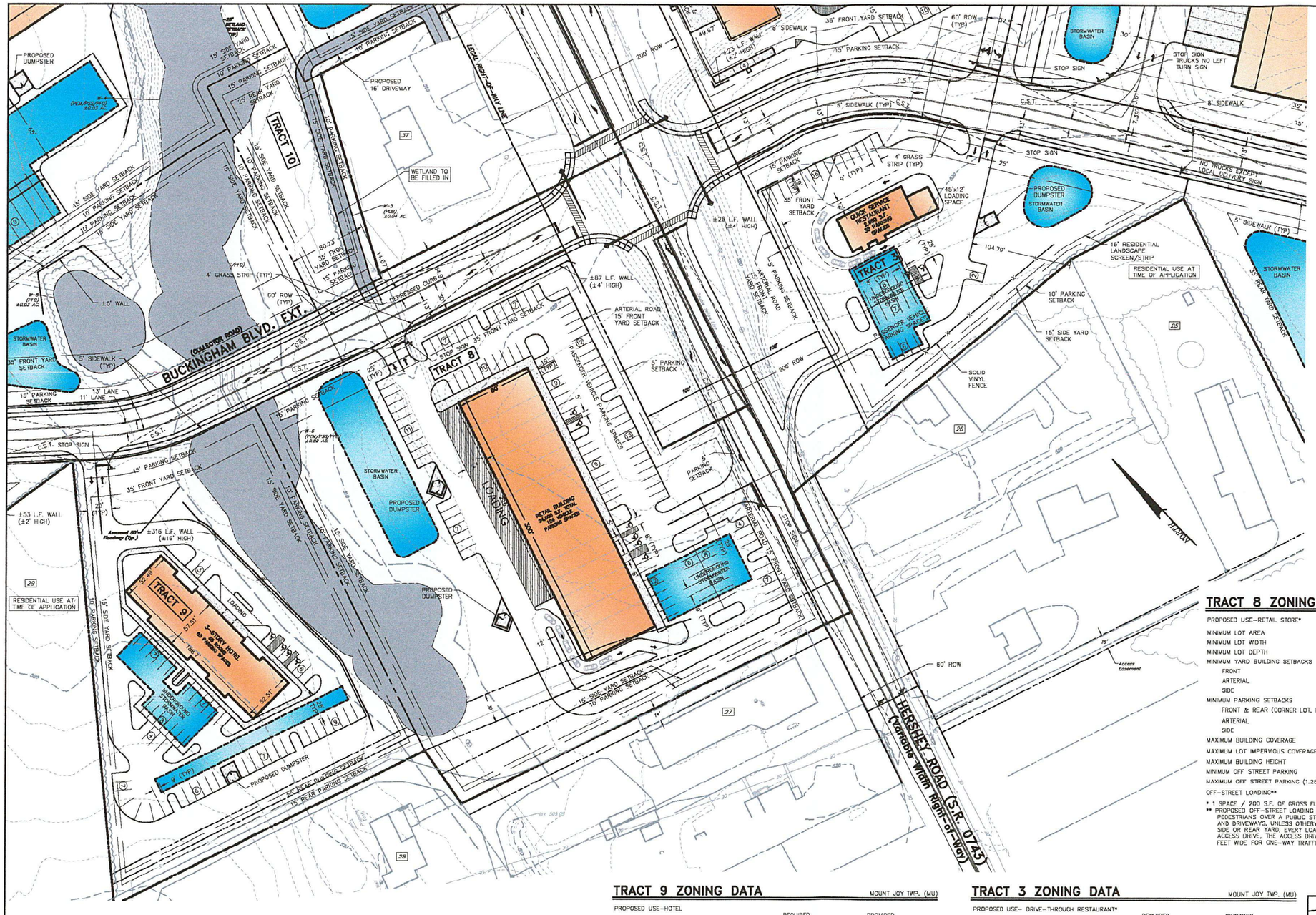
CLIENT
ELIZABETHTOWN CROSSING ASSOCIATES LLC
ONE TOWER BRIDGE
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428

SCALE 1"=50' — 0, 25', 50', 100', 150'

RETTEW
RETTEW Associates Inc.
3020 Columbia Avenue, Lancaster, PA 17603
Phone: (800) 738-8395
Email: fe@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

AREA A LAYOUT PLAN
SPECIAL EXCEPTION SKETCH PLAN
FOR
# ELIZABETHTOWN CROSSINGS
MOUNT JOY TOWNSHIP & ELIZABETHTOWN BOROUGH
LANCASTER COUNTY, PA.

DATE: 11/6/2026
SHEET NO. 4 OF 19
DWG. NO. 111202037




## LEGEND

- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PAVEMENT
- EXISTING ZONING BOUNDARY
- EXISTING TOWNSHIP BOUNDARY
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD CABLE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND CABLE LINE
- EXISTING WELL
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING STORM PIPE
- EXISTING STREAM
- EXISTING FLOODWAY
- EXISTING WETLAND
- EXISTING CONTOUR LINE
- EXISTING 25' WETLAND SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED CURB
- PROPOSED PAVEMENT
- PROPOSED TREELINE
- PROPOSED FENCE
- PROPOSED BUILDING
- PROPOSED STORMWATER BASIN
- PROPOSED CONCRETE
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED CONSERVATION EASEMENT

## TRACT 8 ZONING DATA

MOUNT JOY TWP. (MU)

PROPOSED USE-RETAIL STORE*

| | REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM LOT AREA | 10,000 S.F. | 4.237 AC. |
| MINIMUM LOT WIDTH | 75 FT. | 469 FT. |
| MINIMUM LOT DEPTH | 125 FT. | 361 FT. |
| MINIMUM YARD BUILDING SETBACKS | | |
| FRONT | 35 FT. | >35 FT. |
| ARTERIAL | 15 FT. | >15 FT. |
| SIDE | 15 FT. | >15 FT. |
| MINIMUM PARKING SETBACKS | | |
| FRONT & REAR (CORNER LOT, NO REAR) | 15 FT. | >15 FT. |
| ARTERIAL | 5 FT. | >5 FT. |
| SIDE | 10 FT. | >10 FT. |
| MAXIMUM BUILDING COVERAGE | 50% | 12.9% (24,000 S.F.) |
| MAXIMUM LOT IMPERVIOUS COVERAGE | 65% | 51.9% (96,196 S.F.) |
| MAXIMUM BUILDING HEIGHT | 50 FT. | <50 FT. |
| MINIMUM OFF STREET PARKING | 120 SPACES* | 124 SPACES |
| MAXIMUM OFF STREET PARKING (1.25) | 150 SPACES | 124 SPACES |
| OFF-STREET LOADING** | N/A | 24 FT. X 225 FT. |

* 1 SPACE / 200 S.F. OF GROSS FLOOR SPACE
** PROPOSED OFF-STREET LOADING AREAS WILL NOT INTERFERE WITH THE FREE MOVEMENT OF VEHICLES AND PEDESTRIANS OVER A PUBLIC STREET, THROUGH INTERNAL PARKING AREAS, WALKWAYS, ACCESS DRIVES AND DRIVEWAYS, UNLESS OTHERWISE INDICATED. OFF-STREET LOADING AREAS SHALL BE PLACED IN A SIDE OR REAR YARD. EVERY LOADING SPACED SHALL BE CONNECTED TO A STREET BY MEANS OF AN ACCESS DRIVE. THE ACCESS DRIVE SHALL BE AT LEAST 24 FEET WIDE FOR TWO-WAY TRAFFIC, OR 18 FEET WIDE FOR ONE-WAY TRAFFIC.

## TRACT 9 ZONING DATA

MOUNT JOY TWP. (MU)

PROPOSED USE-HOTEL

| | REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM LOT AREA | 10,000 S.F. | 2.650 AC. |
| MINIMUM LOT WIDTH | 75 FT. | 214 FT. |
| MINIMUM LOT DEPTH | 125 FT. | 436 FT. |
| MINIMUM YARD BUILDING SETBACKS | | |
| FRONT | 35 FT. | >35 FT. |
| REAR | 25 FT. | >25 FT. |
| SIDE | 15 FT. | >15 FT. |
| MINIMUM PARKING SETBACKS | | |
| FRONT & REAR | 15 FT. | >15 FT. |
| SIDE | 10 FT. | >10 FT. |
| MAXIMUM BUILDING COVERAGE | 50% | 8.7% (10,071 S.F.) |
| MAXIMUM LOT IMPERVIOUS COVERAGE | 65% | 46.4% (53,659 S.F.) |
| MAXIMUM BUILDING HEIGHT | 50 FT. | <50 FT. |
| MINIMUM OFF STREET PARKING | 63 SPACES* | 63 SPACES |
| MAXIMUM OFF STREET PARKING (1.25) | 78 SPACES | 63 SPACES |
| LANDSCAPE STRIP** | 10 FT. | 10 FT. |

* 1 SPACE / ROOM + EMPLOYEES ON TWO LARGEST SHIFT (55 ROOMS + 8 EMPLOYEES=63)
** ZONING ORDINANCE 135-299.B(1)

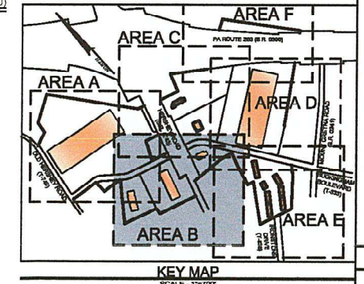
## TRACT 3 ZONING DATA

MOUNT JOY TWP. (MU)

PROPOSED USE- DRIVE-THROUGH RESTAURANT*

| | REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM LOT AREA* | 1 AC. | 1.800 AC. |
| MINIMUM LOT WIDTH | 75 FT. | 305 FT. |
| MINIMUM LOT DEPTH | 125 FT. | 268 FT. |
| MINIMUM YARD BUILDING SETBACKS | | |
| FRONT | 35 FT. | >35 FT. |
| ARTERIAL | 15 FT. | >15 FT. |
| SIDE | 15 FT. | >15 FT. |
| MINIMUM PARKING SETBACKS | | |
| FRONT & REAR (CORNER LOT, NO REAR) | 15 FT. | >15 FT. |
| ARTERIAL | 5 FT. | >5 FT. |
| SIDE | 10 FT. | >10 FT. |
| MAXIMUM BUILDING COVERAGE | 50% | 4.5% (3,553 S.F.) |
| MAXIMUM LOT IMPERVIOUS COVERAGE | 65% | 46.2% (36,262 S.F.) |
| MAXIMUM BUILDING HEIGHT | 50 FT. | <50 FT. |
| MINIMUM OFF STREET PARKING | 33 SPACES** | 38 SPACES |
| MAXIMUM OFF STREET PARKING (1.25) | 41 SPACES | 38 SPACES |

* PER SECTION 135-255
** 1 SPACE / 2 SEATS + EACH EMPLOYEE ON LARGEST SHIFT
50 SEATS / 2 + 8 = 33 SPACES REQUIRED




NOT FOR CONSTRUCTION/NOT FOR BIDDING

| NO. | DATE | REVISION |
|---|---|---|
| | | |

FOR RETTEW ASSOCIATES BY:

XREFS:
111902037-SV-TOPO
111902037-SV-PROP
111902037-SV-BASE
111902037-LD-BASE
111902037-LD-SITE MAP
111902037-LD-GRADE
111902037-LD-GRAD-ESC
111902037-LD-MISC-REC

MANAGER: KIM M. FASNACHT, RLA
DESIGN BY: CHKD BY: KMF
SURV. CHIEF: FIELDBOOK NO. DATA COLLECTION
DRAWN BY: ASN CHKD BY: KMF
DRAWING REFERENCE: C:\Jobs\active\111902037 Elizabethtown Crossing\Drawings\Sheets\111902037-Sketch Plan.dwg

CLIENT
ELIZABETHTOWN CROSSING ASSOCIATES LLC
ONE TOWER BRIDGE
100 FRONT STREET, SUITE 550
WEST CONSHOHOCKEN, PA 19428

SCALE
1"=50'
0 25' 50' 100' 150'

RETTEW
RETTEW Associates, Inc.
3020 Columbia Ave., Lancaster, PA 17603
Phone (800) 738-8395
Email: rettew@rettew.com
Website: www.rettew.com
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Environmental Consultants

# SPECIAL EXCEPTION SKETCH PLAN FOR ELIZABETHTOWN CROSSINGS

AREA B LAYOUT PLAN

MOUNT JOY TOWNSHIP & ELIZABETHTOWN BOROUGH LANCASTER COUNTY, PA.

DATE: 11/6/2026
SHEET NO. 5 OF 19
DWG. NO. 111902037

## TRACT 2 ZONING DATA

MOUNT JOY TWP. (MU)

PROPOSED USE-VEHICULAR FUELING STATION*

| | REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM LOT AREA* | 0.5 AC. | 3.517 AC. |
| MINIMUM LOT WIDTH* | 125 FT. | 264 FT. |
| MINIMUM LOT DEPTH | 125 FT. | 400 FT. |
| MINIMUM YARD BUILDING SETBACKS | | |
| FRONT | 35 FT. | >35 FT. |
| REAR | 25 FT. | >25 FT. |
| ARTERIAL | 15 FT. | >15 FT. |
| FUEL PUMP CANOPY* | 20 FT. | >20 FT. |
| SIDE | 15 FT. | >15 FT. |
| MINIMUM PARKING SETBACKS | | |
| FRONT & REAR (CORNER LOT, NO REAR) | 15 FT. | >15 FT. |
| ARTERIAL | 5 FT. | >5 FT. |
| SIDE | 10 FT. | >10 FT. |
| MAXIMUM BUILDING COVERAGE | 50% | 4.3% (6,638 S.F.) |
| MAXIMUM LOT IMPERVIOUS COVERAGE | 65% | 58.0% (88,924 S.F.) |
| MAXIMUM BUILDING HEIGHT | 50 FT. | <50 FT. |
| MINIMUM OFF STREET PARKING | 40 SPACES** | 50 SPACES |
| MAXIMUM OFF STREET PARKING (1.25) | 50 SPACES | 50 SPACES |
| OFF-STREET LOADING*** | N/A | 15 FT. X 138 FT. |

* PER SECTION 135-268

** 1 SPACE / 200 S.F. GROSS FLOOR AREA, PLUS AN ADDITIONAL SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT.
6,000 SF / 200 = 30 + 10 EMPLOYEES = 40 REQUIRED

*** PROPOSED OFF-STREET LOADING AREAS WILL NOT INTERFERE WITH THE FREE MOVEMENT OF VEHICLES AND PEDESTRIANS OVER A PUBLIC STREET, THROUGH INTERNAL PARKING AREAS, WALKWAYS, ACCESS DRIVES AND DRIVEWAYS, UNLESS OTHERWISE INDICATED, OFF STREET LOADING AREAS SHALL BE PLACED IN A SIDE OR REAR YARD. EVERY LOADING SPACED SHALL BE CONNECTED TO A STREET BY MEANS OF AN ACCESS DRIVE, THE ACCESS DRIVE SHALL BE AT LEAST 24 FEET WIDE FOR TWO-WAY TRAFFIC, OR 18 FEET WIDE FOR ONE WAY TRAFFIC.

## TRACT 1 ZONING DATA

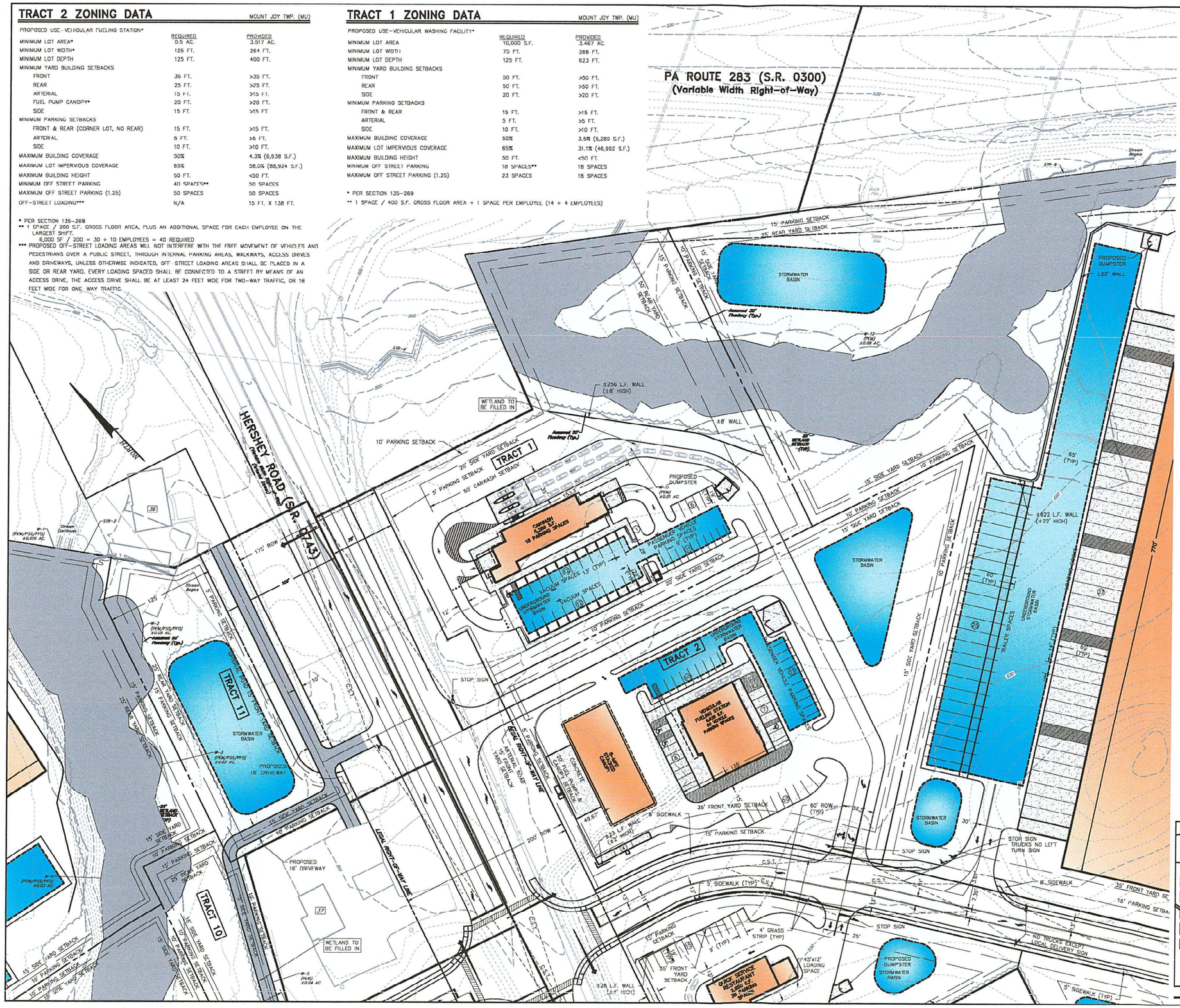
MOUNT JOY TWP. (MU)

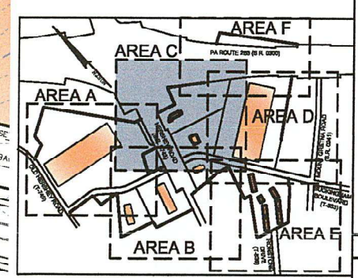
PROPOSED USE-VEHICULAR WASHING FACILITY*

| | REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM LOT AREA | 10,000 S.F. | 3.467 AC. |
| MINIMUM LOT WIDTH | 75 FT. | 266 FT. |
| MINIMUM LOT DEPTH | 125 FT. | 623 FT. |
| MINIMUM YARD BUILDING SETBACKS | | |
| FRONT | 50 FT. | >50 FT. |
| REAR | 50 FT. | >50 FT. |
| SIDE | 20 FT. | >20 FT. |
| MINIMUM PARKING SETBACKS | | |
| FRONT & REAR | 15 FT. | >15 FT. |
| ARTERIAL | 5 FT. | >5 FT. |
| SIDE | 10 FT. | >10 FT. |
| MAXIMUM BUILDING COVERAGE | 50% | 3.5% (5,289 S.F.) |
| MAXIMUM LOT IMPERVIOUS COVERAGE | 65% | 31.1% (46,992 S.F.) |
| MAXIMUM BUILDING HEIGHT | 50 FT. | <50 FT. |
| MINIMUM OFF STREET PARKING | 18 SPACES** | 18 SPACES |
| MAXIMUM OFF STREET PARKING (1.25) | 23 SPACES | 18 SPACES |

* PER SECTION 135-269

** 1 SPACE / 400 S.F. GROSS FLOOR AREA + 1 SPACE PER EMPLOYEE (14 + 4 EMPLOYEES)




## LEGEND

- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PAVEMENT
- EXISTING ZONING BOUNDARY
- EXISTING TOWNSHIP BOUNDARY
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING OVERHEAD TELEPHONE LINE (OT)
- EXISTING OVERHEAD ELECTRIC LINE (OE)
- EXISTING OVERHEAD CABLE LINE (OC)
- EXISTING UNDERGROUND TELEPHONE LINE (UT)
- EXISTING UNDERGROUND ELECTRIC LINE (UE)
- EXISTING UNDERGROUND CABLE LINE (UC)
- EXISTING WELL
- EXISTING WATER LINE (W)
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING SANITARY SEWER LINE (S)
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING STORM PIPE (16" RCP)
- EXISTING STREAM
- EXISTING FLOODPLAIN
- EXISTING WETLAND
- EXISTING CONTOUR LINE (500)
- EXISTING 25' WETLAND SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED CURB
- PROPOSED PAVEMENT
- PROPOSED TREELINE
- PROPOSED FENCE
- PROPOSED BUILDING
- PROPOSED STORMWATER BASIN
- PROPOSED CONCRETE
- PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)
- PROPOSED CONSERVATION EASEMENT

| NO. | DATE | REVISION |
|---|---|---|

FOR RETTEW ASSOCIATES BY:

XREFS:
111902037-SV-TOPO
111902037-SV-BASE
TOPO-FEAT
111902037-CD-SUMS
111902037-CD-PLAN
111902037-CD-GRAD
111902037-CD-SLOP
111902037-CD-MATE-TRC

MANAGER: KIM M. FASNACHT, RLA
DESIGN BY: CHKD BY: KMF
SURV. CHIEF: FIELDBOOK NO. DATA COLLECTOR
DRAWN BY: ASN CHKD BY: KMF
DRAWING REFERENCE: C:\Users\asnash\V1\111902037-ElizabethtownCrossing\Sheets\01\Sketch Plan.dwg

CLIENT
ELIZABETHTOWN CROSSING ASSOCIATES LLC
ONE TOWER BRIDGE
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428

SCALE
0 25' 50' 1"=50' 100' 150'

RETTEW
RETTEW Associates, Inc.
3020 Columbia Avenue, Lancaster, PA 17603
Phone (600) 709-8555
E-mail: info@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Geologists • Consultants

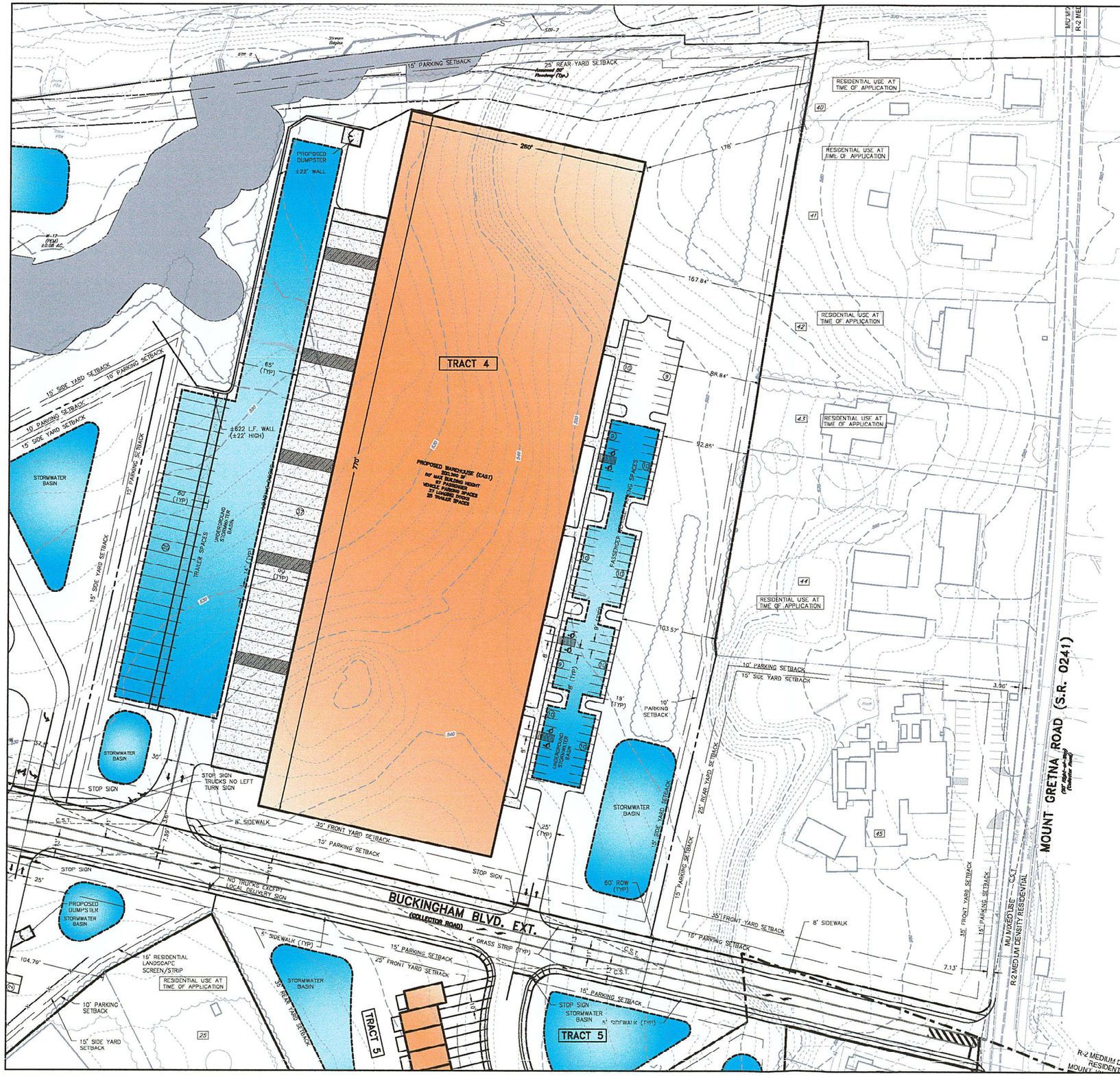
# AREA C LAYOUT PLAN

## SPECIAL EXCEPTION SKETCH PLAN FOR ELIZABETHTOWN CROSSINGS

MOUNT JOY TOWNSHIP & ELIZABETHTOWN BOROUGH LANCASTER COUNTY, PA.

DATE: 11/6/2026
SHEET NO. 6 OF 19
DWG. NO. 111902037

NOT FOR CONSTRUCTION/NOT FOR BIDDING




## LEGEND

- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PAVEMENT
- EXISTING ZONING BOUNDARY
- EXISTING TOWNSHIP BOUNDARY
- EXISTING TREELINE
- EXISTING FENCE
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- EXISTING UNDERGROUND CABLE LINE
- EXISTING WELL
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING STORM PIPE
- EXISTING STREAM
- EXISTING FLOODWAY
- EXISTING WETLAND
- EXISTING CONTOUR LINE
- EXISTING 25' WETLAND SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED CURB
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- PROPOSED TREELINE
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- PROPOSED BUILDING
- PROPOSED STORMWATER BASIN
- PROPOSED CONCRETE
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED CONSERVATION EASEMENT

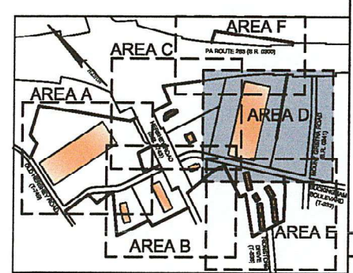
## TRACT 4 ZONING DATA

MOUNT JOY TWP. (MU)

PROPOSED USE-WAREHOUSE

| | REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM LOT AREA | 10,000 S.F. | 15.846 AC. |
| MINIMUM LOT WIDTH | 75 FT. | 655 FT. |
| MINIMUM LOT DEPTH | 125 FT. | 852 FT. |
| MINIMUM YARD BUILDING SETBACKS | | |
| FRONT | 35 FT. | >35 FT. |
| REAR | 25 FT. | >25 FT. |
| SIDE | 15 FT. | >15 FT. |
| MINIMUM PARKING SETBACKS | | |
| FRONT & REAR | 15 FT. | >15 FT. |
| SIDE | 10 FT. | >10 FT. |
| MAXIMUM BUILDING COVERAGE | 50% | 29.0% (200,200 S.F.) |
| MAXIMUM LOT IMPERVIOUS COVERAGE | 65% | 50.2% (346,804 S.F.) |
| MAXIMUM BUILDING HEIGHT | 50 FT. | <50 FT. |
| MINIMUM OFF STREET PARKING | 78 SPACES* | 97 SPACES |
| MAXIMUM OFF STREET PARKING (1.25) | 97 SPACES | 97 SPACES |
| OFF-STREET LOADING** | N/A | 37 LOADING DOCKS |

* 1 SPACE / EACH EMPLOYEE ON LARGEST SHIFT (ANTICIPATED EMPLOYEES=78)
** PROPOSED OFF-STREET LOADING AREAS WILL NOT INTERFERE WITH THE FREE MOVEMENT OF VEHICLES AND PEDESTRIANS OVER A PUBLIC STREET, THROUGH INTERNAL PARKING AREAS, WALKWAYS, ACCESS DRIVES AND DRIVEWAYS, UNLESS OTHERWISE INDICATED, OFF-STREET LOADING AREAS SHALL BE PLACED IN A SIDE OR REAR YARD, EVERY LOADING SPACED SHALL BE CONNECTED TO A STREET BY MEANS OF AN ACCESS DRIVE, THE ACCESS DRIVE SHALL BE AT LEAST 24 FEET WIDE FOR TWO-WAY TRAFFIC, OR 18 FEET WIDE FOR ONE-WAY TRAFFIC.




KEY MAP
SCALE: 1"=700'

NOT FOR CONSTRUCTION/NOT FOR BIDDING

| NO. | DATE | REVISION |
|---|---|---|
| | | |

FOR RETTEW ASSOCIATES BY:

MANAGER: KIM M. FASNACHT, RLA
DESIGN BY: CHKD BY: KMF
SURV. CHIEF: FIELDBOOK NO.: DATA COLLECTOR
DRAWN BY: ASN CHKD BY: KMF
DRAWING REFERENCE: C:\Users\asn\APY\111902037-ElizabethtownCrossing\Civil\Sketch Plan.dwg

XREFS:
111902237-SV-TOPO
111902237-SV-BASE
TWP-FLAT
111902237-LD-GRAD
111902237-LD-SITE PLAN MAP
111902237-LD-SITE
111902237-LD-SWM
111902237-LD-SLOP
111902237-LD-BASE-TRE

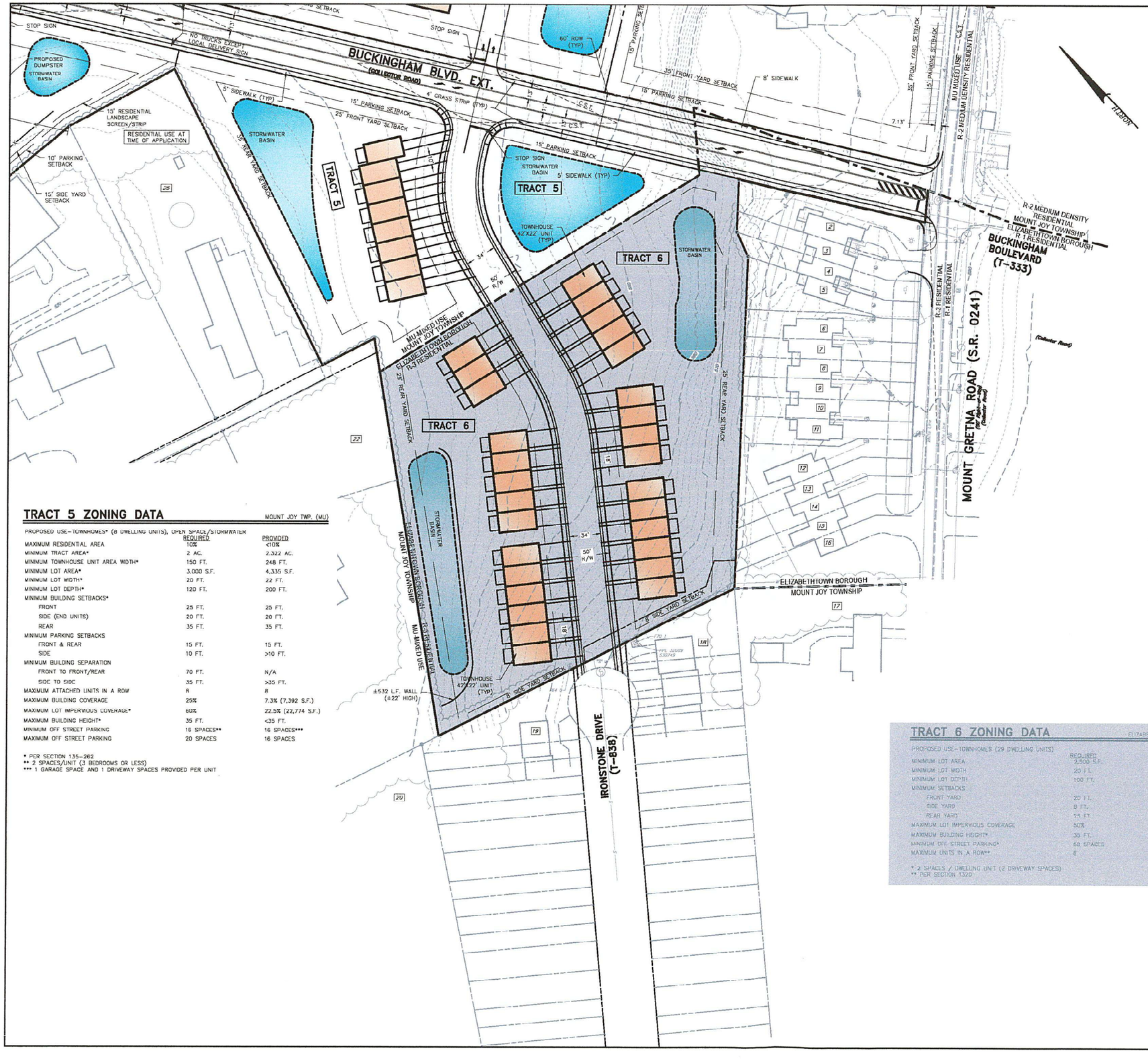
CLIENT
ELIZABETHTOWN CROSSING ASSOCIATES LLC
ONE TOWER BRIDGE
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428

SCALE: 1"=50'
0 25' 50' 100' 150'

RETTEW
RETTEW Associates, Inc.
3020 Columbia Avenue, Lancaster, PA 17603
Phone (600) 708-8396
E-mail: info@rettew.com
Website: www.rettew.com
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Environmental Consultants

AREA D LAYOUT PLAN
SPECIAL EXCEPTION SKETCH PLAN
FOR
# ELIZABETHTOWN CROSSINGS
MOUNT JOY TOWNSHIP & ELIZABETHTOWN BOROUGH
LANCASTER COUNTY, PA.

DATE: 11/6/2026
SHEET NO. 7 OF 19
DWG. NO. 111902037




## TRACT 5 ZONING DATA

MOUNT JOY TWP. (MU)

PROPOSED USE–TOWNHOMES* (8 DWELLING UNITS), OPEN SPACE/STORMWATER

| | REQUIRED | PROVIDED |
|---|---|---|
| MAXIMUM RESIDENTIAL AREA | 10% | <10% |
| MINIMUM TRACT AREA* | 2 AC. | 2.322 AC. |
| MINIMUM TOWNHOUSE UNIT AREA WIDTH* | 150 FT. | 248 FT. |
| MINIMUM LOT AREA* | 3,000 S.F. | 4,335 S.F. |
| MINIMUM LOT WIDTH* | 20 FT. | 22 FT. |
| MINIMUM LOT DEPTH* | 120 FT. | 200 FT. |
| MINIMUM BUILDING SETBACKS* | | |
| FRONT | 25 FT. | 25 FT. |
| SIDE (END UNITS) | 20 FT. | 20 FT. |
| REAR | 35 FT. | 35 FT. |
| MINIMUM PARKING SETBACKS | | |
| FRONT & REAR | 15 FT. | 15 FT. |
| SIDE | 10 FT. | >10 FT. |
| MINIMUM BUILDING SEPARATION | | |
| FRONT TO FRONT/REAR | 70 FT. | N/A |
| SIDE TO SIDE | 35 FT. | >35 FT. |
| MAXIMUM ATTACHED UNITS IN A ROW | 8 | 8 |
| MAXIMUM BUILDING COVERAGE | 25% | 7.3% (7,392 S.F.) |
| MAXIMUM LOT IMPERVIOUS COVERAGE* | 60% | 22.5% (22,774 S.F.) |
| MAXIMUM BUILDING HEIGHT* | 35 FT. | <35 FT. |
| MINIMUM OFF STREET PARKING | 16 SPACES** | 16 SPACES*** |
| MAXIMUM OFF STREET PARKING | 20 SPACES | 16 SPACES |

* PER SECTION 135-262
** 2 SPACES/UNIT (3 BEDROOMS OR LESS)
*** 1 GARAGE SPACE AND 1 DRIVEWAY SPACES PROVIDED PER UNIT

## TRACT 6 ZONING DATA

ELIZABETHTOWN BOROUGH (R3)

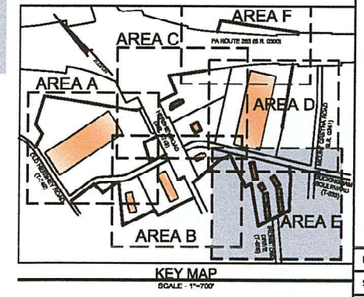
PROPOSED USE–TOWNHOMES (29 DWELLING UNITS)

| | REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM LOT AREA | 2,500 S.F. | 6,058 S.F. |
| MINIMUM LOT WIDTH | 20 FT. | 22 FT. |
| MINIMUM LOT DEPTH | 100 FT. | 135 FT. |
| MINIMUM SETBACKS | | |
| FRONT YARD | 20 FT. | 20 FT. |
| SIDE YARD | 8 FT. | 8 FT. |
| REAR YARD | 25 FT. | 25 FT. |
| MAXIMUM LOT IMPERVIOUS COVERAGE | 50% | 25.9% (1,570 S.F.) |
| MAXIMUM BUILDING HEIGHT* | 35 FT. | <35 FT. |
| MINIMUM OFF STREET PARKING* | 58 SPACES | 58 SPACES |
| MAXIMUM UNITS IN A ROW** | 6 | 6 |

* 2 SPACES / DWELLING UNIT (2 DRIVEWAY SPACES)
** PER SECTION 1320

## LEGEND

- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PAVEMENT
- EXISTING ZONING BOUNDARY
- EXISTING TOWNSHIP BOUNDARY
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD CABLE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND CABLE LINE
- EXISTING WELL
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
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- EXISTING STREAM
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KEY MAP
SCALE: 1"=700'

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FOR RETTEW ASSOCIATES BY:

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111902037-SV-TOPO
111902037-SV-BASE
TWP-CITY-SV-BASE
111902037-LD-BASE
111902037-LD-PLAN
111902037-LD-PLAN-MAP
111902037-LD-DTAIL
111902037-LD-DTAIL2
111902037-LD-MISC-TBL
111902037-LD-MISC-TBL2

MANAGER: KIM M. FASNACHT, RLA
DESIGN BY: CHKD BY: KMF
SURV. CHIEF: FIELDBOOK NO.: DATA COLLECTOR
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DRAWING REFERENCE: C:\Users\asn\Jeff\111902037-ElizabethtownCrossing\Dwg\LD\Sheet\111902037-LD-Sketch Plan.dwg

CLIENT
ELIZABETHTOWN CROSSING ASSOCIATES LLC
ONE TOWER BRIDGE
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428

SCALE: 1"=50'
0 25' 50' 100' 150'

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Email: rettew@rettew.com
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AREA E LAYOUT PLAN
SPECIAL EXCEPTION SKETCH PLAN
FOR
# ELIZABETHTOWN CROSSINGS
MOUNT JOY TOWNSHIP & ELIZABETHTOWN BOROUGH LANCASTER COUNTY, PA.

DATE: 11/6/2026
SHEET NO. 8 OF 19
DWG. NO. 111902037

## TRACT 7 ZONING DATA

MOUNT JOY TWP. (OS)

PROPOSED USE-VACANT LAND/OPEN SPACE

| | REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM LOT AREA | 2 AC. | 1.521 AC.* |
| MINIMUM LOT WIDTH | 150 FT. | >150 FT. |
| MINIMUM LOT DEPTH | 150 FT. | 24 FT.* |
| MINIMUM YARD BUILDING SETBACKS | | |
| FRONT | 50 FT. | N/A |
| REAR | 50 FT. | N/A |
| SIDE | 15 FT. | N/A |
| MAXIMUM BUILDING COVERAGE | 20% | 0% |
| MAXIMUM LOT IMPERMOUS COVERAGE | 25% | 0% |
| MAXIMUM BUILDING HEIGHT | 20 FT. | N/A |

* EXISTING NON-CONFORMITY

## LEGEND

- EXISTING BOUNDARY LINE
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- PROPOSED STORMWATER BASIN
- PROPOSED CONCRETE
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED CONSERVATION EASEMENT

NORTH

TRACT 7

OS OPEN SPACE AND CONSERVATION

MU MIXED USE

PA ROUTE 283 (S.R. 0300)
(Variable Width Right-of-Way)

15' PARKING SETBACK

25' REAR YARD SETBACK

15' SIDE YARD SETBACK

10' PARKING SETBACK

35' PARKING SETBACK

50' REAR YARD SETBACK

STORMWATER BASIN

Assumed 50' Roadway (Typ.)

PROPOSED DUMPSTER ±22' WALL

200'

170'

RESIDENTIAL USE AT TIME OF APPLICATION

RESIDENTIAL USE AT TIME OF APPLICATION

Stream Begins

Stream Ends

Stream Begins

Wetland Overflows Stream Begins

25' WETLAND SETBACK (TYP)

Removed 50' Roadway (Typ.)

S-11 (PEM) 3.63 AC.

S-14 (PEM) 1.604 AC.

S-1

S-2

S-5

S-7

KEY MAP
SCALE - 1"=700'

AREA A
AREA B
AREA C
AREA D
AREA E
AREA F

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111902037-LD-DIMS
111902037-LD-KEYMAP
111902037-LD-PLNVW
111902037-LD-SKA1
111902037-LD-SKA2
111902037-LD-SLOP
111902037-LD-MISC-REC

MANAGER: KIM M. FASNACHT, RLA
DESIGN BY: CHKD BY: KMF
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AREA F LAYOUT PLAN

SPECIAL EXCEPTION SKETCH PLAN FOR
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SHEET NO. 9 OF 19
DWG. NO. 111902037