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
EXISTING SANITARY SEWER LINE — S
EXISTING STORM MANHOLE
EXISTING STORM INLET
EXISTING STORM HEADWALL/ENDWALL
EXISTING STORM PIPE — 10" RCP
EXISTING STREAM
EXISTING FLOODWAY
EXISTING WETLAND
PROPOSED LOT LINE
PROPOSED CURB
PROPOSED PAVEMENT
PROPOSED TREELINE
PROPOSED FENCE
PROPOSED SIDEWALK
PROPOSED STREET TREE

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

RAMP Q
RAMP P
TESSON
HERSHEY ROAD (S.R. 0743)
OLD HERSHEY ROAD (T-749)
MOUNT GRETNA ROAD (S.R. 0241)
BUCKINGHAM BLVD. EXT.
(COLLECTOR ROAD)
BUCKINGHAM BOULEVARD (T-333)
IRONSTONE DRIVE (T-838)
MU MIXED USE
R2 MEDIUM DENSITY RESIDENTIAL
R-1 RESIDENTIAL
R-3 RESIDENTIAL
LUMINENSE
MOUNT JOY TOWNSHIP
ELIZABETHTOWN BOROUGH

TRACT 1
TRACT 2
TRACT 3
TRACT 4
TRACT 5
TRACT 6
TRACT 7
TRACT 8
TRACT 9
TRACT 10
TRACT 11
TRACT 12
TRACT 13
TRACT 14

STREET TREE PROVISIONS				
SECTION	STREET	REQUIREMENT	REQUIRED LANDSCAPING	PROVIDED LANDSCAPING
§ 119-59.G(2) STREET TREES	BUCKINGHAM BLVD.	2 TREES PER 100 LF OF NEW STREET MEASURED AT THE CENTER LINE. (2,724.71 LF)	2,724.71 LF/100 x 2 = 54.49 TREES	62 STREET TREES
§ 119-59.G(2) STREET TREES	IRONSTONE DRIVE	2 TREES PER 100 LF OF NEW STREET MEASURED AT THE CENTER LINE. (239.43 LF)	239.43 LF/100 x 2 = 4.79 TREES	6 STREET TREES

NOT FOR CONSTRUCTION/NOT FOR BIDDING

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS:
11182037-SV-TOPO
11182037-SV-BASE
11182037-SV-BASE
11182037-LD-BASE
11182037-LD-KEY MAP
11182037-LD-KEY MAP
11182037-LD-DIMS
11182037-LD-DIMS
11182037-LD-BASE-REF
11182037-LD-BASE-REF

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

DRAWING REFERENCE: C:\Users\mfasnacht\Y\111802037-ElizabethtownCrossing\Drawings\Sketch\Y111802037-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'

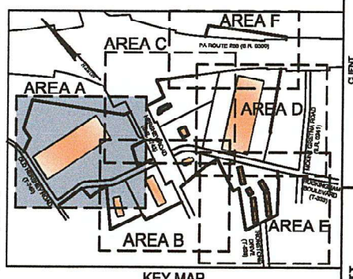
RETTEW
RETTEW Associates, Inc.
3020 Columbia Avenue, Lancaster, PA 17603
Phone (800) 738-8395
Email: rettew@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

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

DATE: 11/6/2026
SHEET NO. 10 OF 19
DWG. NO. 111802037

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 FLOODPLAIN
- EXISTING WETLAND
- PROPOSED LOT LINE
- PROPOSED CURB
- PROPOSED PAVEMENT
- PROPOSED TREELINE
- PROPOSED FENCE
- PROPOSED SIDEWALK
- PROPOSED STREET DECIDUOUS TREE
- PROPOSED BUFFER DECIDUOUS TREE
- PROPOSED BUFFER EVERGREEN TREE
- PROPOSED BUFFER SHRUB
- PROPOSED LANDSCAPE STRIP DECIDUOUS TREE
- PROPOSED PARKING DECIDUOUS TREE
- PROPOSED PARKING SHRUB
- PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)



KEY MAP
SCALE - 1"=700'

TRACT 12 — LANDSCAPE PROVISIONS			
SECTION	REQUIREMENT	REQUIRED LANDSCAPING	PROVIDED LANDSCAPING
§ 135-299.B(3) LANDSCAPE STRIP TREES	1 TREE PER 750 SF OF REQUIRED LANDSCAPE STRIP (5,947.70 SF)	5,947.70 SF/750 = 7.9 TREES	8 TREES
§ 135-299.C(1) LANDSCAPE SCREEN	10' WIDE LANDSCAPE SCREEN ADJACENT TO RESIDENTIAL ZONING OR PROPERTY AVAILABLE FOR RESIDENTIAL USE	10' WIDE LANDSCAPE SCREEN	10' WIDE LANDSCAPE SCREEN
§ 135-299.D.2(a) INTERIOR LANDSCAPING AREA	5% OF TOTAL PARKING LOT AREA (4,999.91 SF) DEVOTED TO INTERIOR LANDSCAPING	4,999.91 SF x 5% = 250 SF	633.92 SF (12.68%)
§ 135-299.D.2(a) PARKING LOT TREES	1 SHADE TREE PER 300 SF OF REQUIRED INTERIOR LANDSCAPE AREA (250 SF)	250 SF/300 = 0.83 TREES	1 TREE

TRACT 13 — LANDSCAPE PROVISIONS			
SECTION	REQUIREMENT	REQUIRED LANDSCAPING	PROVIDED LANDSCAPING
§ 135-299.B(3) LANDSCAPE STRIP TREES	1 TREE PER 750 SF OF REQUIRED LANDSCAPE STRIP (13,325.48 SF)	13,325.48 SF/750 = 17.8 TREES	18 TREES

TRACT 14 — LANDSCAPE PROVISIONS			
SECTION	REQUIREMENT	REQUIRED LANDSCAPING	PROVIDED LANDSCAPING
§ 135-299.B(3) LANDSCAPE STRIP TREES	1 TREE PER 750 SF OF REQUIRED LANDSCAPE STRIP (16,576.72 SF)	16,576.72 SF/750 = 22.1 TREES	23 TREES
§ 135-299.C(1) LANDSCAPE SCREEN	10' WIDE LANDSCAPE SCREEN ADJACENT TO RESIDENTIAL ZONING OR PROPERTY AVAILABLE FOR RESIDENTIAL USE	10' WIDE LANDSCAPE SCREEN	10' WIDE LANDSCAPE SCREEN
§ 135-299.D.2(a) INTERIOR LANDSCAPING AREA	5% OF TOTAL PARKING LOT AREA (34,244.88 SF) DEVOTED TO INTERIOR LANDSCAPING	34,244.88 SF x 5% = 1,712.24 SF	1,763.11 SF (5.1%)
§ 135-299.D.2(a) PARKING LOT TREES	1 SHADE TREE PER 300 SF OF REQUIRED INTERIOR LANDSCAPE AREA (1,712.24 SF)	1,712.24 SF/300 = 5.7 TREES	6 TREES

TRACT 10 — LANDSCAPE PROVISIONS			
SECTION	REQUIREMENT	REQUIRED LANDSCAPING	PROVIDED LANDSCAPING
§ 135-299.B(3) LANDSCAPE STRIP TREES	1 TREE PER 750 SF OF REQUIRED LANDSCAPE STRIP (2,753.59 SF)	2,753.59 SF/750 = 3.7 TREES	4 TREES

TRACT 11 — LANDSCAPE PROVISIONS			
SECTION	REQUIREMENT	REQUIRED LANDSCAPING	PROVIDED LANDSCAPING
§ 135-299.B(3) LANDSCAPE STRIP TREES	1 TREE PER 750 SF OF REQUIRED LANDSCAPE STRIP (4,315.22 SF)	4,315.22 SF/750 = 5.8 TREES	6 TREES

NOT FOR CONSTRUCTION/NOT FOR BIDDING

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS:
111922537-SW-TOPO
111922537-SW-PROP
111922537-SW-BASE
111922537-LD-LNDS
111922537-LD-SITE PLAN
111922537-LD-PROFILES
111922537-LD-DETAILS
111922537-LD-SCP
111922537-LD-MUSH-TREE

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\DATA\111922537-Elizabethtown Crossing\Drawings\LD\Sheets\111922537-Sketch Plan.dwg

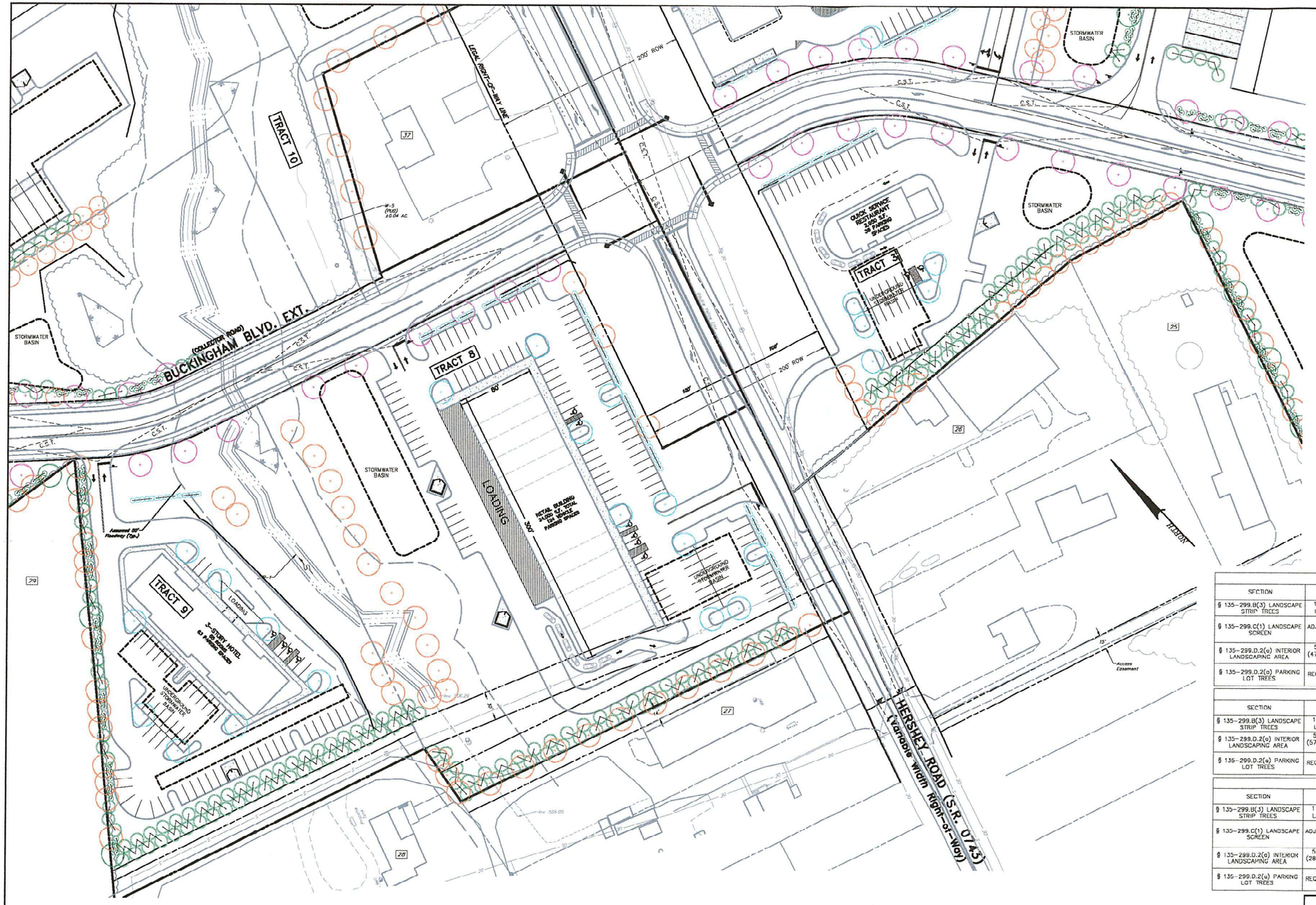
CLIENT
ELIZABETHTOWN CROSSING ASSOCIATES LLC
ONE TOWER BRIDGE
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428

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

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

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

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



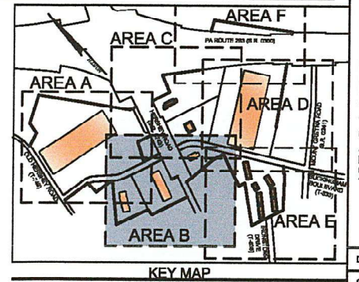
LEGEND

- 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
- PROPOSED LOT LINE
- PROPOSED CURB
- PROPOSED PAVEMENT
- PROPOSED TREELINE
- PROPOSED FENCE
- PROPOSED SIDEWALK
- PROPOSED STREET DECIDUOUS TREE
- PROPOSED BUFFER DECIDUOUS TREE
- PROPOSED BUFFER EVERGREEN TREE
- PROPOSED BUFFER SHRUB
- PROPOSED LANDSCAPE STRIP DECIDUOUS TREE
- PROPOSED PARKING DECIDUOUS TREE
- PROPOSED PARKING SHRUB
- PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)

TRACT 9 – LANDSCAPE PROVISIONS			
SECTION	REQUIREMENT	REQUIRED LANDSCAPING	PROVIDED LANDSCAPING
§ 135-299.B(3) LANDSCAPE STRIP TREES	1 TREE PER 750 SF OF REQUIRED LANDSCAPE STRIP (13,455.16 SF)	13,455.16 SF/750 = 17.9 TREES	18 TREES
§ 135-299.C(1) LANDSCAPE SCREEN	10' WIDE LANDSCAPE SCREEN ADJACENT TO RESIDENTIAL ZONING OR PROPERTY AVAILABLE FOR RESIDENTIAL USE	10' WIDE LANDSCAPE SCREEN	10' WIDE LANDSCAPE SCREEN
§ 135-299.D.2(a) INTERIOR LANDSCAPING AREA	5% OF TOTAL PARKING LOT AREA (47,433.37 SF) DEVOTED TO INTERIOR LANDSCAPING	47,433.37 SF x 5% = 2,371.67 SF	4,259.74 SF (8.9%)
§ 135-299.D.2(a) PARKING LOT TREES	1 SHADE TREE PER 300 SF OF REQUIRED INTERIOR LANDSCAPE AREA (2,371.67 SF)	2,371.67 SF/300 = 7.9 TREES	8 TREES

TRACT 8 – LANDSCAPE PROVISIONS			
SECTION	REQUIREMENT	REQUIRED LANDSCAPING	PROVIDED LANDSCAPING
§ 135-299.B(3) LANDSCAPE STRIP TREES	1 TREE PER 750 SF OF REQUIRED LANDSCAPE STRIP (21,171.09 SF)	21,171.09 SF/750 = 28.2 TREES	29 TREES
§ 135-299.D.2(a) INTERIOR LANDSCAPING AREA	5% OF TOTAL PARKING LOT AREA (57,676.50 SF) DEVOTED TO INTERIOR LANDSCAPING	57,676.50 SF x 5% = 2,883.83 SF	4,430.89 SF (7.4%)
§ 135-299.D.2(a) PARKING LOT TREES	1 SHADE TREE PER 300 SF OF REQUIRED INTERIOR LANDSCAPE AREA (2,883.83 SF)	2,883.83 SF/300 = 9.61 TREES	10 TREES

TRACT 3 – LANDSCAPE PROVISIONS			
SECTION	REQUIREMENT	REQUIRED LANDSCAPING	PROVIDED LANDSCAPING
§ 135-299.B(3) LANDSCAPE STRIP TREES	1 TREE PER 750 SF OF REQUIRED LANDSCAPE STRIP (13,578.64 SF)	13,578.64 SF/750 = 18.1 TREES	19 TREES
§ 135-299.C(1) LANDSCAPE SCREEN	10' WIDE LANDSCAPE SCREEN ADJACENT TO RESIDENTIAL ZONING OR PROPERTY AVAILABLE FOR RESIDENTIAL USE	10' WIDE LANDSCAPE SCREEN	10' WIDE LANDSCAPE SCREEN
§ 135-299.D.2(a) INTERIOR LANDSCAPING AREA	5% OF TOTAL PARKING LOT AREA (28,196.33 SF) DEVOTED TO INTERIOR LANDSCAPING	28,196.33 SF x 5% = 1,409.82 SF	2,004.88 SF (7.1%)
§ 135-299.D.2(a) PARKING LOT TREES	1 SHADE TREE PER 300 SF OF REQUIRED INTERIOR LANDSCAPE AREA (1,409.82 SF)	1,409.82 SF/300 = 4.7 TREES	5 TREES



KEY MAP
SCALE - 1"=700'

NOT FOR CONSTRUCTION/NOT FOR BIDDING

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS:
111902037-SV-TOPO
111902037-SV-PROP
111902037-SV-BASE
111902037-GI-BNDY
111902037-GI-ZONE
111902037-GI-TWP
111902037-GI-PARCEL
111902037-GI-DATA
111902037-GI-ELEC
111902037-LD-PLAN-TREE

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\Desktop\111902037-ElizabethtownCrossing\Drawings\Civil\Sheets\111902037-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: info@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

AREA B LANDSCAPE PLAN
SPECIAL EXCEPTION SKETCH PLAN
FOR
ELIZABETHTOWN CROSSINGS
MOUNT JOY TOWNSHIP & ELIZABETHTOWN BOROUGH
LANCASTER COUNTY, PA.

DATE: 11/6/2026
SHEET NO. 12 OF 19
DWG. NO. 111902037

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

RAMP P

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

TRACT 1

TRACT 2

TRACT 11

TRACT 10

STORMWATER BASIN

UNDERGROUND STORMWATER BASIN

CARWASH
5,368 S.F.
18 PARKING SPACES

VEHICULAR FUELING STATION
12 VEHICLE
40 VEHICLE
PARKING SPACES

QUICK SERVICE RESTAURANT
2,500 S.F.
58 PARKING SPACES

Assumed 50' Roadway (Typ.)

LEGAL RIGHT-OF-WAY LINE

175' ROW

200' ROW

770'

C.S.T.

STR-1 STR-2 STR-3 STR-4 STR-5 STR-6

W-11 (PEM) ±0.61 AC

W-5 (PUB) ±0.04 AC

J6 J7 J8

Stream Continues

Stream Begins

Rock Pile

Stream End

Spring Road B

TRACT 2 – LANDSCAPE PROVISIONS

SECTION	REQUIREMENT	REQUIRED LANDSCAPING	PROVIDED LANDSCAPING
§ 135-299.B(3) LANDSCAPE STRIP TREES	1 TREE PER 750 SF OF REQUIRED LANDSCAPE STRIP (17,225.28 SF)	17,225.28 SF/750 = 23.0 TREES	23 TREES
§ 135-299.D.2(a) INTERIOR LANDSCAPING AREA	5% OF TOTAL PARKING LOT AREA (35,265.31 SF) DEVOTED TO INTERIOR LANDSCAPING	35,265.31 SF x 5% = 1,763.27 SF	1,807.15 SF (5.1%)
§ 135-299.D.2(a) PARKING LOT TREES	1 SHADE TREE PER 300 SF OF REQUIRED INTERIOR LANDSCAPE AREA (1,763.27 SF)	1,763.27 SF/300 = 5.9 TREES	6 TREES

TRACT 1 – LANDSCAPE PROVISIONS

SECTION	REQUIREMENT	REQUIRED LANDSCAPING	PROVIDED LANDSCAPING
§ 135-299.B(3) LANDSCAPE STRIP TREES	1 TREE PER 750 SF OF REQUIRED LANDSCAPE STRIP (11,715.21 SF)	11,715.21 SF/750 = 15.6 TREES	16 TREES
§ 135-299.D.2(a) INTERIOR LANDSCAPING AREA	5% OF TOTAL PARKING LOT AREA (18,812.92 SF) DEVOTED TO INTERIOR LANDSCAPING	18,812.92 SF x 5% = 940.65 SF	1,013.60 SF (5.4%)
§ 135-299.D.2(a) PARKING LOT TREES	1 SHADE TREE PER 300 SF OF REQUIRED INTERIOR LANDSCAPE AREA (940.65 SF)	940.65 SF/300 = 3.1 TREES	4 TREES

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 ILLUMINATION 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
- PROPOSED LOT LINE
- PROPOSED CURB
- PROPOSED PAVEMENT
- PROPOSED TREELINE
- PROPOSED FENCE
- PROPOSED SIDEWALK
- PROPOSED STREET DECIDUOUS TREE
- PROPOSED BUFFER DECIDUOUS TREE
- PROPOSED BUFFER EVERGREEN TREE
- PROPOSED BUFFER SHRUB
- PROPOSED LANDSCAPE STRIP DECIDUOUS TREE
- PROPOSED PARKING DECIDUOUS TREE
- PROPOSED PARKING SHRUB
- PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)

AREA A
AREA B
AREA C
AREA D
AREA E
AREA F
PA ROUTE 283 (S.R. 0300)
KEY MAP
SCALE - 1"=700'

NOT FOR CONSTRUCTION/NOT FOR BIDDING

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS:
111902237-SW-TOPO
111902237-SW-BASE
111902237-LD-BASE
111902237-LD-PLAN
111902237-LD-KEY MAP
111902237-LD-DETAILS
111902237-LD-DETAILS-REC
111902237-LD-BASE-REC

MANAGER: KIM M. FASNACHT, RLA
DESIGN BY:
CHKD BY: KMF
SURV. CHKD:
FIELDBOOK NO.
DATA COLLECTED
DRAWN BY: JSN
CHKD BY: KMF
DRAWING REFERENCE: C:\Jobs\active\111902237-ElizabethtownCrossing\Drawings\Sheets\LDP\Sheet 01\111902237-Sketch Plan.dwg

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

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

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

AREA C LANDSCAPE PLAN
SPECIAL EXCEPTION SKETCH PLAN
FOR
ELIZABETHTOWN CROSSINGS
MOUNT JOY TOWNSHIP &
ELIZABETHTOWN BOROUGH
LANCASTER COUNTY, PA.

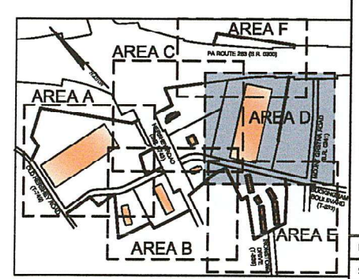
DATE: 11/6/2026
SHEET NO. 13 OF 19
DWG. NO. 111902037



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
- PROPOSED LOT LINE
- PROPOSED CURB
- PROPOSED PAVEMENT
- PROPOSED TREELINE
- PROPOSED FENCE
- PROPOSED SIDEWALK
- PROPOSED STREET DECIDUOUS TREE
- PROPOSED BUFFER DECIDUOUS TREE
- PROPOSED BUFFER EVERGREEN TREE
- PROPOSED BUFFER SHRUB
- PROPOSED LANDSCAPE STRIP DECIDUOUS TREE
- PROPOSED PARKING DECIDUOUS TREE
- PROPOSED PARKING SHRUB
- PROPOSED CLEAR SIGHT TRIANGLE

TRACT 4 – LANDSCAPE PROVISIONS			
SECTION	REQUIREMENT	REQUIRED LANDSCAPING	PROVIDED LANDSCAPING
§ 135-299.B(3) LANDSCAPE STRIP TREES	1 TREE PER 750 SF OF REQUIRED LANDSCAPE STRIP (23,272.49 SF)	23,272.49 SF/750 = 31.03 TRFFS	32 TREES
§ 135-299.C(1) LANDSCAPE SCREEN	10' WIDE LANDSCAPE SCREEN ADJACENT TO RESIDENTIAL ZONING OR PROPERTY AVAILABLE FOR RESIDENTIAL USE	10' WIDE LANDSCAPE SCREEN	10' WIDE LANDSCAPE SCREEN
§ 135-299.D.2(a) INTERIOR LANDSCAPING AREA	5% OF TOTAL PARKING LOT AREA (35,994.84 SF) DEVOTED TO INTERIOR LANDSCAPING	35,994.84 SF x 5% = 1,799.74 SF	2,962.36 SF (8.2%)
§ 135-299.D.2(a) PARKING LOT TREES	1 SHADE TREE PER 300 SF OF REQUIRED INTERIOR LANDSCAPE AREA (1,799.74 SF)	1,799.74 SF/300 = 5.9 TREES	6 TREES



KEY MAP
SCALE - 1"=700'

NOT FOR CONSTRUCTION/NOT FOR BIDDING

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS:
11192037-SV-TOPO
11192037-SV-BASE
11192037-LD-BASE
11192037-LD-KEY MAP
11192037-LD-PLANS
11192037-LD-DETAILS
11192037-SV-TURF-RLD
11192037-SV-BASE-RLD

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:\Active\ret\11192037\Elizabethtown Crossing\Sheets\LD\Retail\11192037-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: retsun@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

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

DATE: 11/6/2026
SHEET NO. 14 OF 19
DWG. NO. 111902037

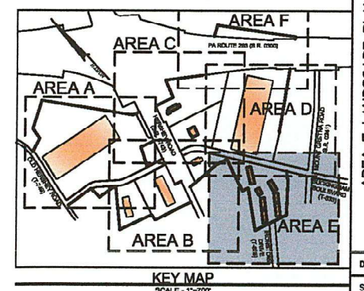


LEGEND

- 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
- PROPOSED LOT LINE
- PROPOSED CURB
- PROPOSED PAVEMENT
- PROPOSED TREELINE
- PROPOSED FENCE
- PROPOSED SIDEWALK
- PROPOSED STREET DECIDUOUS TREE
- PROPOSED BUFFER DECIDUOUS TREE
- PROPOSED BUFFER EVERGREEN TREE
- PROPOSED BUFFER SHRUB
- PROPOSED LANDSCAPE STRIP DECIDUOUS TREE
- PROPOSED PARKING DECIDUOUS TREE
- PROPOSED PARKING SHRUB
- PROPOSED CLEAR SIGHT TRIANGLE (C.S.T.)

TRACT 5 – LANDSCAPE PROVISIONS

SECTION	REQUIREMENT	REQUIRED LANDSCAPING	PROVIDED LANDSCAPING
§ 135-299.B(3) LANDSCAPE STRIP TREES	1 TREE PER 750 SF OF REQUIRED LANDSCAPE STRIP (14,151.48 SF)	14,151.48 SF/750 = 18.9 TREES	19 TREES



KEY MAP
SCALE: 1"=700'

NOT FOR CONSTRUCTION/NOT FOR BIDDING

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS:
111802037-SV-TOPO
111802037-SV-TREE
111802037-SV-BASE
111802037-LD-BASE
111802037-LD-GRAD
111802037-LD-KEY MAP
111802037-LD-DETAILS
111802037-LD-LSCP
111802037-LD-LSCP_REV

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\kfasnacht\Y\111802037-ElizabethtownCrossing\Drawing\Sheet a1\LD\Sheet\111802037-Sketch Plan.dwg

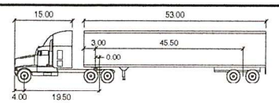
CLIENT
ELIZABETHTOWN CROSSING ASSOCIATES LLC
ONE TOWER BRIDGE
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428

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

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

AREA E LANDSCAPE PLAN
SPECIAL EXCEPTION SKETCH PLAN
FOR
ELIZABETHTOWN CROSSINGS
MOUNT JOY TOWNSHIP & ELIZABETHTOWN BOROUGH LANCASTER COUNTY, PA.

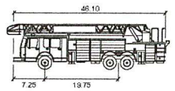
DATE: 11/6/2026
SHEET NO. 15 OF 19
DWG. NO. 111802037



WB-67

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 6.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



E-Town FT Aerial 2026

feet

Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

LEGEND

VEHICLE ENVELOPE

VEHICLE TIRE PATH
VEHICLE CENTERLINE

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

RAMP P

RAMP Q

HILTON

HERSHEY ROAD (S.R. 0743)

E-TOWN AERIAL FIRE TRUCK

WB-67 TRUCK

BUCKINGHAM BLVD. EXT.
(CONSTRUCTION 2027)

MOUNT GRETNA ROAD (S.R. 0241)

BUCKINGHAM BOULEVARD (T-333)

OLD HERSHEY ROAD (T-749)

IRONSTONE DRIVE (T-839)

NOT FOR CONSTRUCTION/NOT FOR BIDDING

FOR RETTEW ASSOCIATES BY:

NO.	DATE	REVISION

XREFS:
111902037-SV-TPO
111902037-SV-BASE
111902037-SV-TRK
111902037-LD-BASE
111902037-LD-XTRK.MAP
111902037-LD-XTRK.DWG
111902037-LD-TPO.DWG
111902037-LD-BASE.DGN
111902037-LD-BASE.TBL

MANAGER: KIM N. FASNACHT, RLA
DESIGN BY: CHKD BY: KMF
SURV. CHIEF: FIELDBOOK NO. IMTA CREDITOR
DRAWN BY: ASN CHKD BY: KMF
DRAWING REFERENCE: C:\Jobs\active\111902037-Elizabethtown\Drawing Sheets\LD Sheets\V111902037-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 (860) 708-8395
Email: info@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

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

DATE: 11/6/2026
SHEET NO. 16 OF 19
DWG. NO. 111902037

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

RAMP Q

RAMP P

TRACT 7

TRACT 14

PHASE 7

TRACT 13

TRACT 11

TRACT 10

TRACT 8

PHASE 5

TRACT 12

TRACT 9

PHASE 6

TRACT 1

PHASE 1

TRACT 2

HERSHEY ROAD (S.R. 0743)

PHASE 3

TRACT 4

TRACT 3

PHASE 2

TRACT 5

PHASE 4

TRACT 6

BUCKINGHAM BLVD. EXT.
(COLLECTOR ROAD)

OLD HERSHEY ROAD (T-749)

MOUNT GRETNA ROAD (S.R. 0241)

BUCKINGHAM BOULEVARD (T-333)

IRONSTONE DRIVE (T-839)

NOT FOR CONSTRUCTION/NOT FOR BIDDING

NO.	DATE	REVISION
		FOR RETTEW ASSOCIATES BY:

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

XREFS:
11192037-SV-SPC
11192037-SV-BASE
11192037-TOPO
11192037-LD-LAYO
11192037-LD-PATH
11192037-LD-PLAN
11192037-LD-GRAD
11192037-LD-UTIL
11192037-LD-BASE-TRE

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

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

DATE: 11/6/2026
SHEET NO. 17 OF 19
DWG. NO. 111902037

LEGEND

- Property Line
- Right of Way Line
- Adjoiner Property Line
- Road/Easement Center Line
- Overhead Electric
- Water Line Underground
- Guide Rail
- Edge of Pavement
- Road Markings
- Storm Pipe
- Tree/Brush Line
- Wetlands
- PROPOSED CURB
- STORMWATER BMP
- PROPOSED PROPERTY BOUNDARY
- PROPOSED SIDEWALK
- STEEP SLOPES (15%-25%)
- STEEP SLOPES (> 25%)
- PROPOSED RETAINING WALL
- Property Corner (Found)
- Unmarked Property Corner
- Water Well
- Utility Pole
- Sign

ELEVATIONS TABLE			
NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	28	20	
2	20	25	

NOTES:

FINISHED SLOPES OF ALL CUT AND FILLS SHALL NOT EXCEED 3:1

ZONING SECTION REFERENCE:

135-105.D. GRADING REQUIREMENTS.
(1) GRADING AND EARTHMOVING ON ALL STEEP SLOPES SHALL NOT RESULT IN EARTH CUTS OR FILLS WHOSE HIGHEST VERTICAL DIMENSIONS EXCEED, 20 FEET IN PLANNED MIXED-USE DEVELOPMENT OR 10 FEET, EXCEPT IF ONE OF THE FOLLOWING APPLIES:
(e) WHERE NO REASONABLE ALTERNATIVES EXIST FOR CONSTRUCTION OF ROADS, DRAINAGE STRUCTURES, AND OTHER PUBLIC IMPROVEMENTS, EARTH CUTS AND FILLS' HIGHEST VERTICAL DIMENSIONS SHALL NOT EXCEED 20 FEET.
(e) THE MAXIMUM VERTICAL DIMENSION OF CUTS OR FILLS DOES NOT APPLY IF AN ENGINEERED RETAINING WALL IS CONSTRUCTED. THE RETAINING WALL SHALL BE SUBJECT TO REVIEW AND APPROVAL UNDER THE UNIFORM CONSTRUCTION CODE.

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

RAMP Q
RAMP P
RAMP N

256 L.F. RETAINING WALL (8' MAX. HEIGHT)
622 L.F. RETAINING WALL (22' MAX. HEIGHT)
519 L.F. RETAINING WALL (25' MAX. HEIGHT)
153 L.F. RETAINING WALL (6' MAX. HEIGHT)
316 L.F. RETAINING WALL (16' MAX. HEIGHT)
532 L.F. RETAINING WALL (22' MAX. HEIGHT)

ENGINEERED WALL PROPOSED
ENGINEERED WALL PROPOSED
DOES NOT APPLY AS NOT A STEEP SLOPE

TRACT 1
TRACT 2
TRACT 3
TRACT 4
TRACT 5
TRACT 7
TRACT 8
TRACT 9
TRACT 10
TRACT 11
TRACT 12
TRACT 13
TRACT 14

PAD ELEV. 517.2 SUBASE ELEV. 515.7
PAD ELEV. 525.5 SUBASE ELEV. 527.0
PAD ELEV. 538.2 (534.2 DOCK SIDE) SUBASE ELEV. 536.7 (532.7 DOCK SIDE)
PAD ELEV. 520.4 (516.4 DOCK SIDE) SUBASE ELEV. 518.9 (514.9 DOCK SIDE)
PAD ELEV. 529.0 SUBASE ELEV. 515.5
PAD ELEV. 520.0 SUBASE ELEV. 518.5

HERSHEY ROAD (S.R. 0743)
OLD HERSHEY ROAD (T-749)
(Collector Road)
BUCKINGHAM BLVD. EXT.
(COLLECTOR ROAD)
MOUNT GRETNA ROAD (S.R. 0241)
BUCKINGHAM BOULEVARD (T-333)
IRONSTONE DRIVE (T-839)

MU MIXED USE
R-2 MEDIUM DENSITY RESIDENTIAL
R-1 RESIDENTIAL
MOUNT JOY TOWNSHIP
ELIZABETHTOWN BOROUGH

FOR RETTEW ASSOCIATES BY:

NO.	DATE	REVISION

XREFS:
- 111902037-SV-TOPO
- 111902037-SV-BASE
- 111902037-LD-BASE
- 111902037-LD-ATTR_MAP
- 111902037-LD-PLAN
- 111902037-LD-PROF
- 111902037-LD-DETAILS

MANAGER: KIM M. FASNACHT, RLA
DESIGN BY: CHKD BY: KMF
SURV. CHIEF: FIELDBOOK NO. MIA COLLECTOR
DRAWN BY: ASN CHKD BY: KMF
DRAWING REFERENCE: C:\Users\asn\AppData\Local\Temp\Drawing1\Sheets\111902037-ElizabethtownCrossing\Sheets\111902037-Sketch Plan.dwg

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

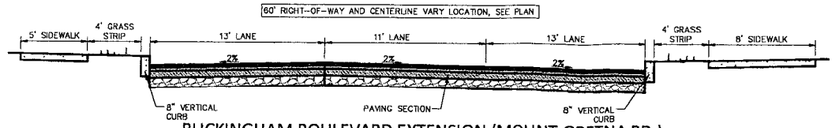
SCALE
0 50' 100' 1"=100' 200' 300'

RETTEW
RETTEW Associates, Inc.
3229 Columbia Avenue, Lancaster, PA 17603
Phone (860) 758-8395
Email: info@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

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

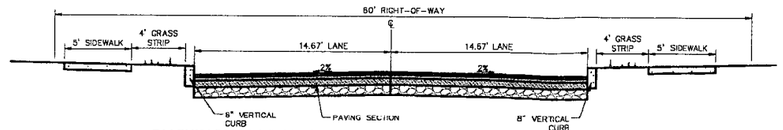
DATE: 11/6/2026
SHEET NO. 18 OF 19
DWG. NO. 111902037

NOT FOR CONSTRUCTION/NOT FOR BIDDING



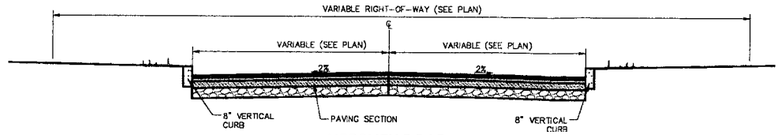
BUCKINGHAM BOULEVARD EXTENSION (MOUNT GRETNA RD.)

NOT TO SCALE



BUCKINGHAM BOULEVARD EXTENSION (OLD HERSHEY ROAD)

NOT TO SCALE



HERSHEY ROAD

NOT TO SCALE

NOT FOR CONSTRUCTION/NOT FOR BIDDING

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS:
111902037-SH-TOPO
111902037-SH-BASE
TOPO-FEAT
111902037-SD-LAND
111902037-SD-ALIGN
111902037-SD-ALIGN-MAP
111902037-SD-GRAD
111902037-SD-PROP
111902037-SD-PROP-SUP
111902037-SD-BASE-REF

MANAGER: KIM M. FASNACHT, R.L.A.
DESIGN BY: CHKD BY: KMF
SURV. CHIEF: FIELDBOOK NO. DATA COLLECTOR
DRAWN BY: ASN CHKD BY: KMF
DRAWING REFERENCE: C:\Active\111902037\111902037-ZoningSketchPlans\Civil\Sheets\V1\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 (600) 738-8395
Email: info@rettew.com
Website: www.rettew.com

Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

ROAD SECTIONS

SPECIAL EXCEPTION SKETCH PLAN FOR

ELIZABETHTOWN CROSSINGS

MOUNT JOY TOWNSHIP & ELIZABETHTOWN BOROUGH LANCASTER COUNTY, PA.

DATE: 11/6/2026

SHEET NO. 19 OF 19

DWG. NO. 111902037