EXHIBIT B

RETTEW
We answer to you.
3020 Columbia Avenue, Lancaster, PA 17603● Phone: (800) 738-8395
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Engineers
Environmental Consultants
Surveyors
Landscape Architects
Safety Consultants

SEWER AND WATER FEASIBILITY REPORT

Project Name: Elizabethtown Crossings
RETTEW Project No.: 111902037
Date: May 26, 2026

1.0 PURPOSE

The purpose of this report is to evaluate the water and sanitary sewer feasibility for the proposed Elizabethtown Crossings development.

2.0 SEWER FEASIBILITY

A summary of the proposed site uses and projected sanitary sewer flows is provided below:

Description	Units	Amount	GPD/Unit	GPD	EDUs
East Warehouse (200,200 SF) (1)	Employees	137	15	2,055	9
West Warehouse (200,200 SF) (2)	Employees	137	15	2,055	9
Hotel (3)	Rooms	80	100	8,000	35
Townhomes (4)	EDUs	37	231	8,547	37
Retail: Retail Store (5)	SF	24,000	0.05	1,200	5
Car Wash with Reclamation (6)	SF	4,805	1.96	9,418	41
Convenience Store (7)	SF	6,270	0.18	1,129	5
Restaurant (2,950 SF) (8)	Patrons	175	10	1,750	8
TOTAL:				**34,154**	**148**

References:
(1) PA Code Chapter 73.17 Sewage Flows, Office Employee (no showers) 10 gpd x 1.5 increase = 15 gpd/employee
(2) 2 PA Code Chapter 73.17 Sewage Flows, Office Employee (no showers) 10 gpd x 1.5 increase = 15 gpd/employee
(3) PA Code Chapter 73.17 Sewage Flows, Hotel Rooms
(4) 1 EDU per unit, 1 EDU = 231 gpd/EDU per ERSA
(5) MD Wastewater Design Guidelines, 2021, Table II, Retail Stores
(6) MD Table II assuming equipment with 60% reclamation: 4.9 gpd/sf x 40% = 1.96 gpd/sf
(7) MD Wastewater Design Guidelines, 2021, Table II, Service Station
(8) PA Code Chapter 73.17 Sewage Flows

Sanitary Sewer Service

Sanitary sewer service is proposed to be provided via the Elizabethtown Regional Sewer Authority (ERSA) and Elizabethtown Borough.

Of the total projected flow:

- 29 EDUs are located within Elizabethtown Borough
- 119 EDUs are located within Mount Joy Township

ERSA evaluated the total EDU load from a collection and conveyance standpoint, while the Borough evaluated treatment capacity within the Radio Road Interceptor for flows within its jurisdiction.

Capacity Evaluation

ERSA has determined that there is currently insufficient sanitary sewer collection and conveyance capacity to accommodate the proposed development. An evaluation completed in March 2025 assessed capacity for up to 174 EDUs and identified system limitations.

Required improvements include:

- Upgrades to the Hershey Road Pumping Station
- Improvements to downstream interceptor infrastructure

These facilities are currently operating at or near maximum capacity. Additional evaluation will be required to address constraints associated with the remaining EDUs beyond previously analyzed capacity.

The applicant will coordinate with ERSA to design, permit, and construct the necessary improvements to the Hershey Road Pumping Station.

Corrective Action Plan (CAP)

A Corrective Action Plan (CAP) is in effect between the Borough and the Pennsylvania Department of Environmental Protection (PA DEP) for the Radio Road Interceptor.

- Connections are currently reviewed on a case-by-case basis
- The Borough is implementing two phases of improvements:
    - Phase 1: Completed
    - Phase 2: Anticipated construction start in early to mid-2026

Upon completion of these improvements, ERSA anticipates sufficient interceptor capacity to accommodate the proposed development.

A copy of ERSA's correspondence dated May 22, 2026 is included as an attachment.

A copy of the Borough's correspondence dated May 14, 2026 is included as an attachment.

Formal sanitary sewer plans will be submitted to ERSA and the Borough for review and approval as part of the land development process.

3.0 WATER FEASIBILITY

A summary of projected water demands is provided below:

Description	Units	Amount	GPD/Unit	GPD	EDUs
East Warehouse (200,200 SF) (1)	Employees	137	15	2,055	12
West Warehouse (200,200 SF) (2)	Employees	137	15	2,055	12
Hotel (3)	Rooms	80	100	8,000	47
Townhomes (4)	EDUs	37	170	6,290	37
Retail: Retail Store (5)	SF	24,000	0.05	1,200	7
Car Wash with Reclamation (6)	SF	4,805	1.96	9,418	56
Convenience Store (7)	SF	6,270	0.18	1,129	7
Restaurant (2,950 SF) (8)	Patrons	175	10	1,750	10
TOTAL:				**31,897**	**188**

References:
(1) PA Code Chapter 73.17 Sewage Flows, Office Employee (no showers) 10 gpd x 1.5 increase = 15 gpd/employee
(2) 2 PA Code Chapter 73.17 Sewage Flows, Office Employee (no showers) 10 gpd x 1.5 increase = 15 gpd/employee
(3) PA Code Chapter 73.17 Sewage Flows, Hotel Rooms
(4) 1 EDU per unit, 1 EDU = 170 GPD per EAWA Design, Construction, Installation, Inspection Manual
(5) MD Wastewater Design Guidelines, 2021, Table II, Retail Stores
(6) MD Table II assuming equipment with 60% reclamation: 4.9 gpd/sf x 40% = 1.96 gpd/sf
(7) MD Wastewater Design Guidelines, 2021, Table II, Service Station
(8) PA Code Chapter 73.17 Sewage Flows

Water Service

Public water service is proposed to be provided by the Elizabethtown Area Water Authority (EAWA).

A coordination meeting was held on January 8, 2025 between the applicant, RETTEW, and EAWA. The following improvements were discussed:

- Extension of the existing water main along Hershey Road northward to serve the proposed car wash, including a stub for future connection
- Extension of the existing main along Buckingham Boulevard westward to serve the proposed western warehouse

EAWA has indicated its willingness to provide domestic water service to the development, contingent upon available capacity allocation at the time of execution of a Water Extension Developer's Agreement.

A copy of the EAWA Willingness to Serve letter dated May 5, 2026 is included as an attachment.

Formal water plans will be submitted to EAWA for review and approval as part of the land development process.

Elizabethtown Regional Sewer Authority
Response to Sewer Capacity Request

RETTEW

We answer to you.

3020 Columbia Avenue, Lancaster, PA 17603● Phone: (800) 738-8395
E-mail: rettew@rettew.com ● Website: rettew.com

Engineers
Environmental Consultants
Surveyors
Landscape Architects
Safety Consultants

May 22, 2026

Daniel S. Hershey
Hershey Engineering, Inc.
703 Woodcrest Avenue
Lititz, PA 17543

RE: Elizabethtown Crossing Subdivision
Sanitary Sewer Collection and Conveyance Capacity Certification (No. 3)
Mount Joy Township/Elizabethtown Borough, Lancaster County, PA
RETTEW Project No. 0090303013

Dear Mr. Hershey:

On behalf of the Elizabethtown Regional Sewer Authority (ERSA/Authority), RETTEW has reviewed your recent request relative to available sanitary collection and conveyance capacity within the ERSA system to accommodate flows from the above-referenced project.

We understand the proposed project is located within Mount Joy Township and Elizabethtown Borough and is anticipated to generate a total sanitary sewer demand of 34,154 gallons per day (gpd), equivalent to 148 Equivalent Dwelling Units (EDUs). These flows are tributary to the Authority's Hershey Road Pumping Station and ultimately discharge to the Borough's Radio Road Interceptor before conveying to the Borough's wastewater treatment plant (WWTP).

Based on our review, ERSA does not currently have adequate sanitary sewer collection and conveyance capacity available to accommodate the proposed project. A prior evaluation completed in March 2025 assessed system capacity and identified existing system limitations.

As outlined in that evaluation, improvements to the Hershey Road Pumping Station and the downstream interceptor will be required to accommodate additional flows. At present, this infrastructure is operating at or near its maximum capacity.

The Authority also recognizes that a Corrective Action Plan (CAP) is in place between the Borough and Pennsylvania Department of Environmental Protection (PA DEP) for the Radio Road Interceptor. Additional connections to the interceptor's tributary system are being approved on a case-by-case basis. The Borough is addressing the CAP through two phased projects: one is completed, and the other is anticipated to begin early to mid-2026. At this time, upon the completion of these projects, ERSA will have adequate sanitary sewer capacity in the interceptor to accommodate the proposed development.

If you have any questions regarding our comments, please don't hesitate to contact this office.

Sincerely,



Abraham King, PE
Project Manager

copy: Daniel S. Hershey, Hershey Engineering, Inc. (dhershey@hersheyeng.com)
Steve Rettew, Authority Manager, Elizabethtown Regional Sewer Authority (steve@ersapa.com)
Christina Crawford, PE/MBA, Entech Engineering, Inc. (CCrawford@entecheng.com)
Andy Miller, Catalyst Commercial Development (amiller@catacomm.com)
Ann Roda, Borough Manager, Elizabethtown Borough (aroda@etownonline.com)
Caleb Krauter, PE, Herbert, Rowland & Grubic, Inc. (ckrauter@hrg-inc.com)
Erica Luongo, PE, Herbert, Rowland & Grubic, Inc. (eluongo@hrg-inc.com)
Kim Fasnacht, RETTEW Associates, Inc. (kim.fasnacht@rettew.com)

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Elizabethtown Borough
Response to Sewer Capacity Request

Herbert, Rowland & Grubic, Inc.
369 East Park Drive
Harrisburg, PA 17111
717.564.1121
www.hrg-inc.com

May 14, 2026

Mr. Daniel Hershey, PE
Hershey Engineering, Inc.
703 Woodcrest Ave
Lititz, PA 17543

Re: Elizabethtown Crossings (Project)
Elizabethtown Borough (Borough)
Sewer Capacity Request

Dear Mr. Hershey:

On behalf of the Borough, HRG has reviewed the attached May 5, 2026 Sewer Capacity request letter for the above referenced Project. The Project proposes connection to Elizabethtown Regional Sewer Authority's (ERSA) sanitary sewer system upstream of the Borough's Radio Road Interceptor (Interceptor).

The Interceptor has experienced surcharging in the past during large storm events and the Borough is under a Corrective Action Plan (CAP) with PADEP to resolve the hydraulic overload issue. As part of the CAP, the Borough cannot process PADEP Planning Module Exemptions for flows tributary to the Interceptor at this time as PADEP requires Sewage Facilities Planning Modules.

The Borough is in the process of completing construction upgrades to address this issue. The current construction schedule is projecting project completion by September 2027.

In accordance with the CAP, you may submit the full PADEP Sewage Facilities Planning Module documents to the Borough for formal review when ready and we will assist in processing it for review by PADEP.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Herbert, Rowland & Grubic, Inc.

Erica Luongo

Erica Luongo, PE
Assistant Project Manager

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Enclosures

c: Ann Roda, Elizabethtown Borough
Pam Roberts, Elizabethtown Borough
Jeff Kinsey, Elizabethtown Borough
Caleb Krauter, PE (HRG)

Elizabethtown Area Water Authority
Response to Water Capacity Request

Elizabethtown Area Water Authority
211 W. Hummelstown Street
Elizabethtown, PA 17022
P: 717.367.7448 ♦ F: 717.367.7496 ♦ www.etown-water.com

May 5, 2026

Rettew
Attn: Kimberly M. Fasnacht, RLA, PMP, LEED AP
3020 Columbia Ave
Lancaster, PA 17603
(via email)

RE: Elizabethtown Crossing
RETTEW Project #111902037
(UPDATED) Ability to Serve

The Authority has received a revised request for a "willingness to serve" letter for the above-noted property/project on March 19, 2026. An updated request was received on May 5, 2026. We note that no utility plans, preliminary or otherwise, were supplied and only that the updated request is for 31,897 gpd. EAWA offers the following response to the request.

1. The location of the proposed development is in EAWA's Service Area.
2. Subject to the availability of capacity allocation which is reserved only upon the signing of Water Extension Developer's Agreement, Owner will be required to install such water facilities, at Owner's expense, pursuant to EAWA's standards, rules and regulations, and engineering recommendations in effect at the time of installation. The installation of such facilities will be subject to inspection by the Authority and/or its representatives during construction. The nature, type and requirements of and for any water facilities determined to be needed to provide domestic water service for the proposed development, will be made through a review and comment process of the proposed water utility plans by EAWA's engineer when such plans are submitted to EAWA. Water facilities may include but are not limited to: watermains, hydrants, valves, booster stations, water tower(s), water production well(s) and treatment facilities. Requirements of service may also include looping or redundant methods to source and provide water for the proposed development for residential use only.
3. Subject to the limitations and conditions identified herein, and such other conditions or requirements that may be imposed by EAWA, the Authority has the willingness to provide domestic water service to the proposed development so long as EAWA has the capacity allocation available at the time the Developer/Owner and Authority execute a Water Extension Developer's agreement on terms agreed to by the parties.
4. EAWA, by this letter, does not provide a commitment or reservation of any capacity. Capacity allocation is on a first come, first serve basis pursuant to EAWA's approval of final plans in recordable form and only after a Water Extension Developer's Agreement is approved by action of the Authority Board and executed by the parties upon agreed to terms.
5. Tapping, connection and such other fees will be required for each proposed unit/EDU (equivalent dwelling unit @ 171 gallons per day- currently). Such fees are paid at the time of application for connection and subject to change pursuant to resolutions adopted by the Board from time to time.

If you have any additional comments / questions, please contact me at: acalaman@etown-water.com

Sincerely,

Austin Calaman
Authority Manager