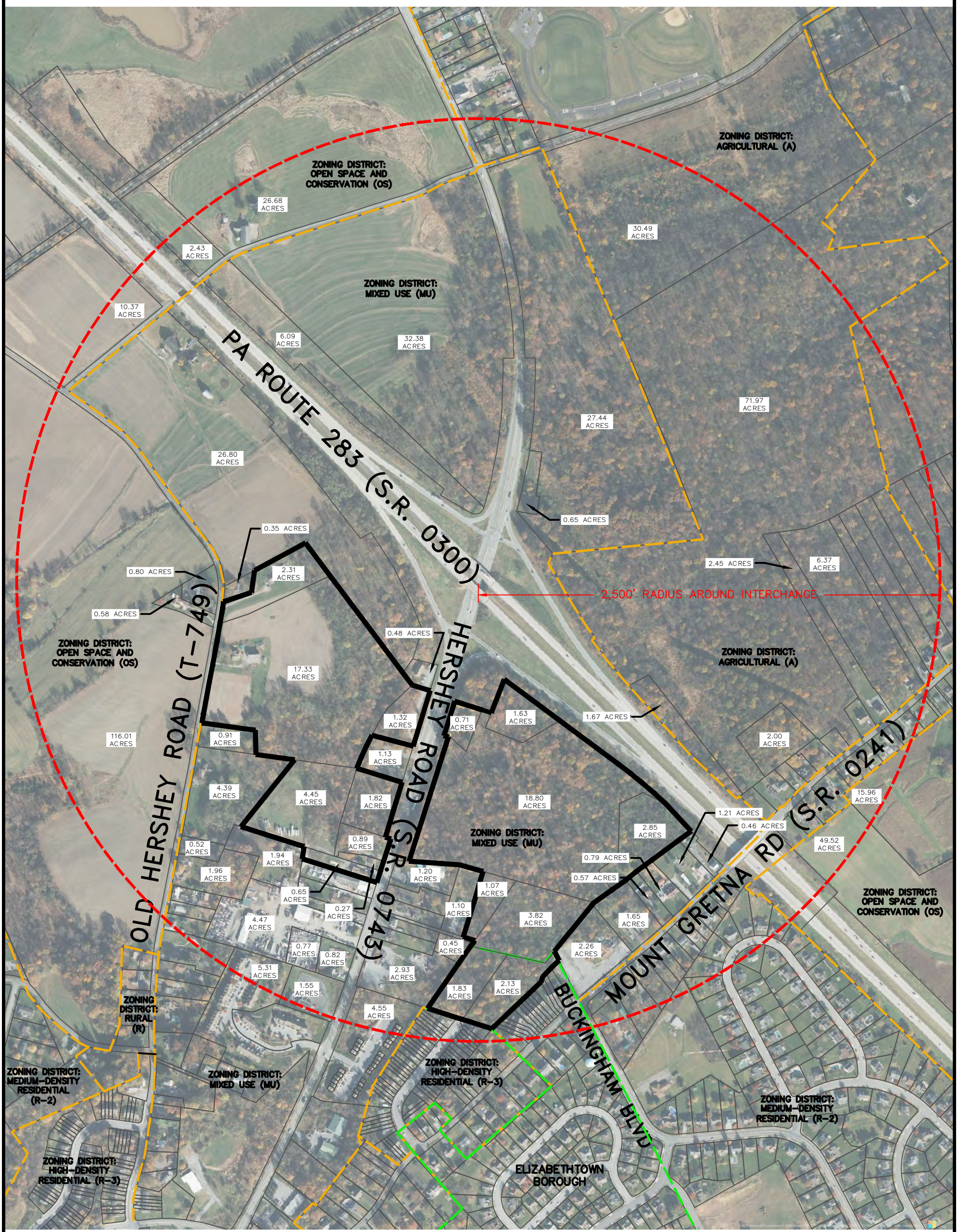
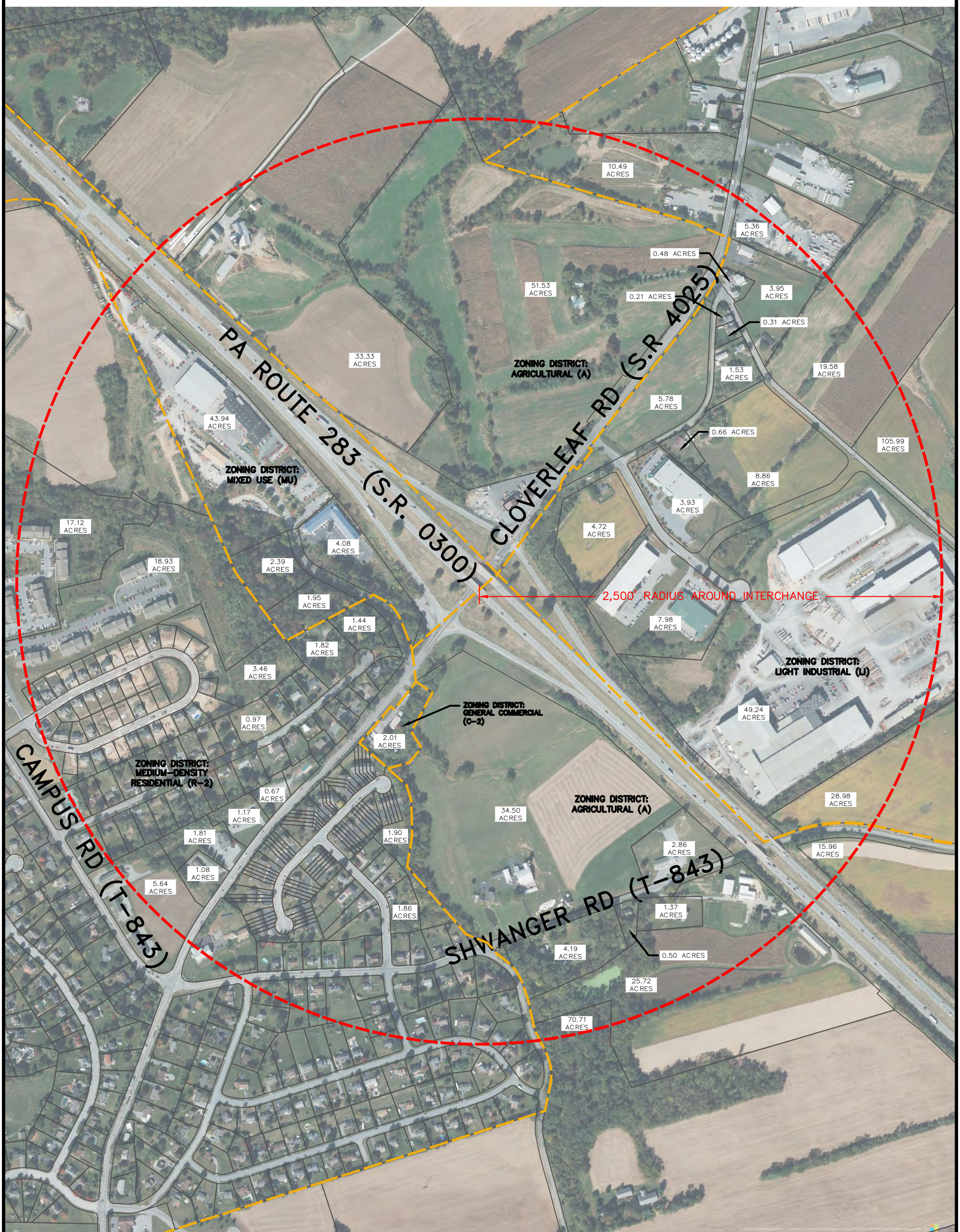


ZONING EXHIBIT 1A
FOR
ELIZABETHTOWN CROSSINGS

MOUNT JOY TOWNSHIP LANCASTER

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

DRAWN BY: MTW
DATE: 01/26/2026
SCALE: 1"=500'
DWG. NO. 111902037



ZONING EXHIBIT 1B
FOR
ELIZABETHTOWN CROSSINGS

MOUNT JOY TOWNSHIP LANCASTER

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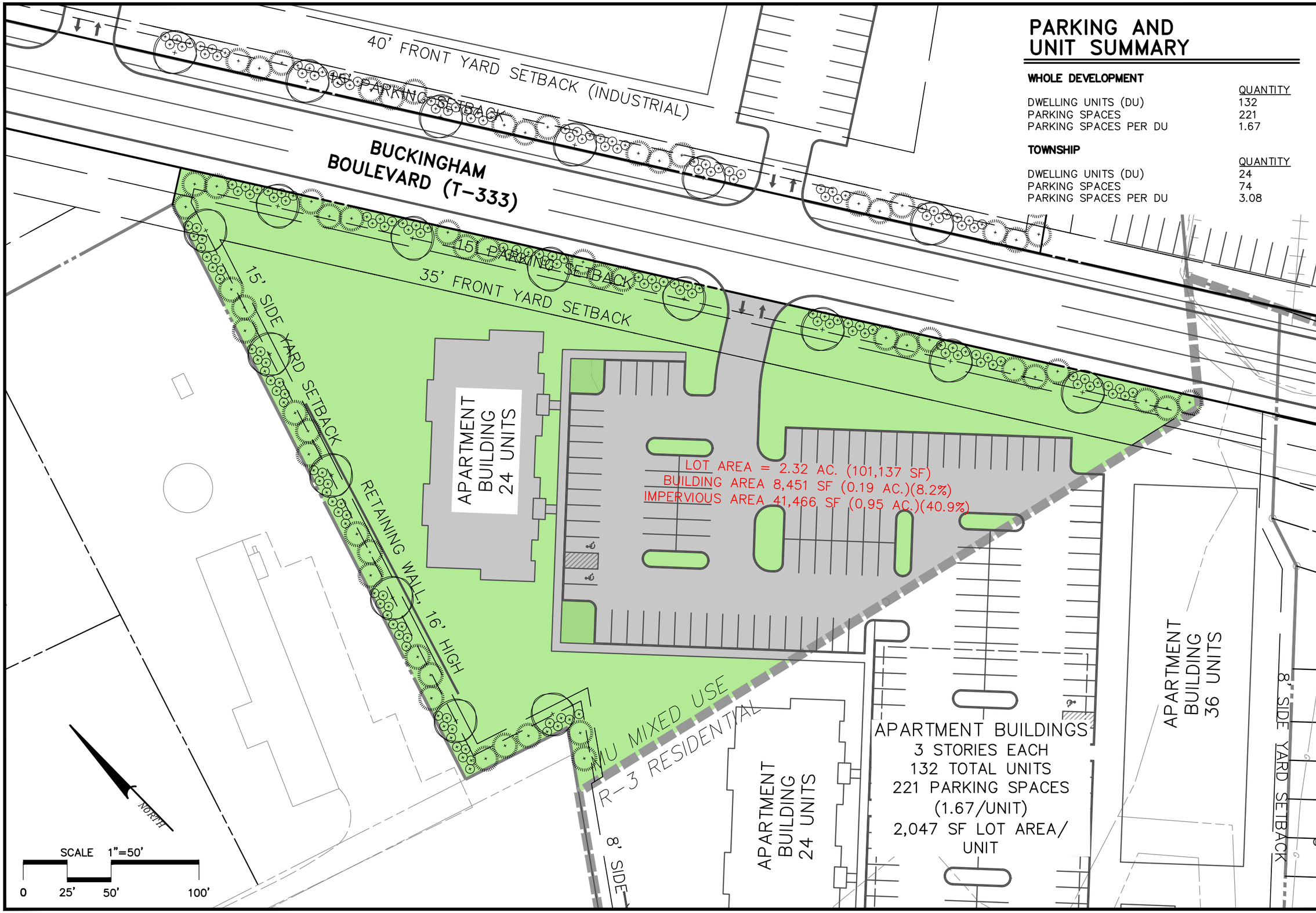
DRAWN BY: MTW
DATE: 01/26/2026
SCALE: 1"=500'
DWG. NO. 111902037



PARKING AND UNIT SUMMARY

WHOLE DEVELOPMENT

	QUANTITY
DWELLING UNITS (DU)	132
PARKING SPACES	221
PARKING SPACES PER DU	1.67

TOWNSHIP

	QUANTITY
DWELLING UNITS (DU)	24
PARKING SPACES	74
PARKING SPACES PER DU	3.08

DRAWN BY: MJB
DATE: 1/26/2026
SCALE: 1"=50'
DWG. NO. 111902037

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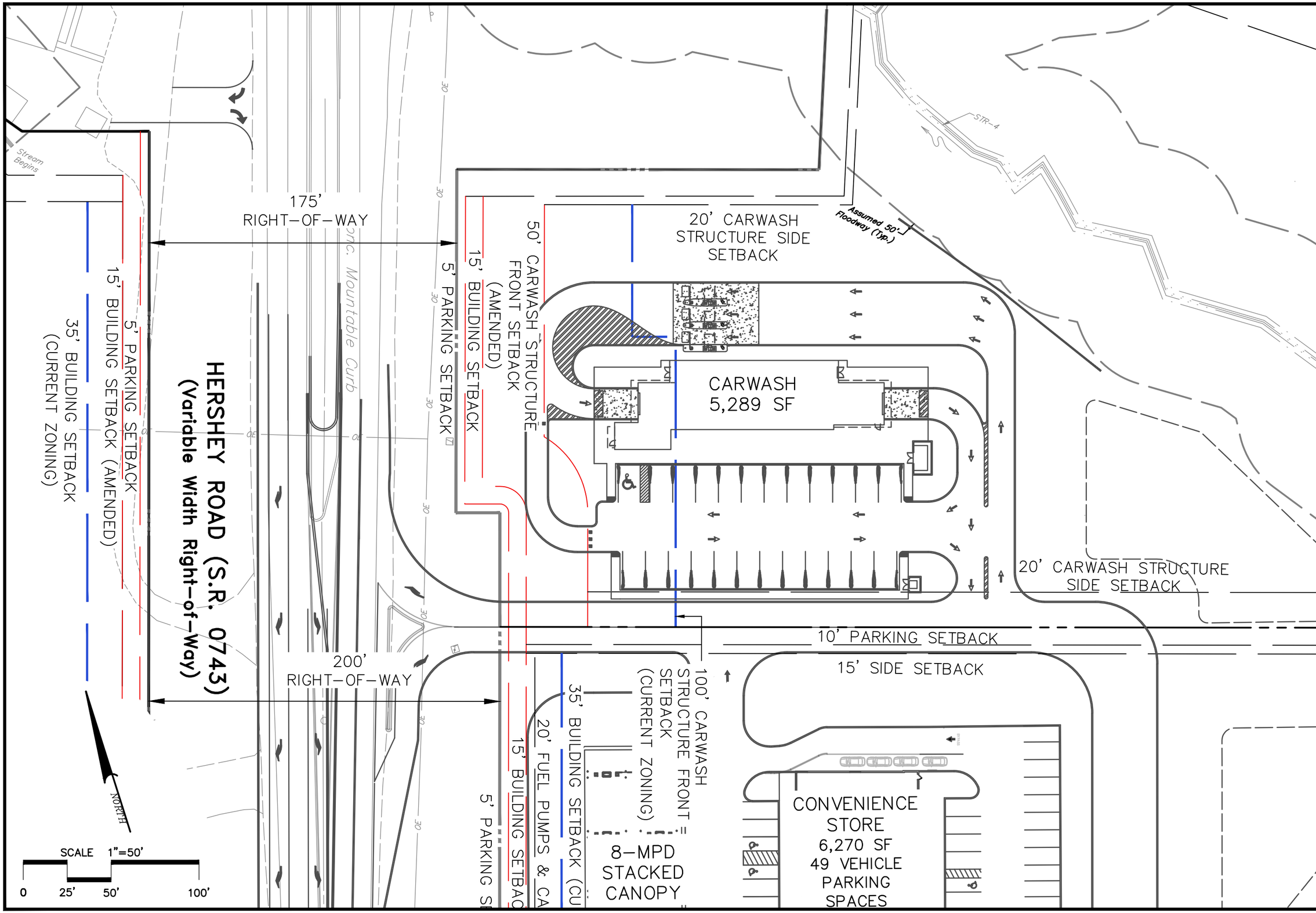
ZONING EXHIBIT 2
FOR
ELIZABETHTOWN CROSSINGS
MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA



DRAWN BY: MJB
DATE: 1/26/2026
SCALE: 1"=50'
DWG. NO. 111902037

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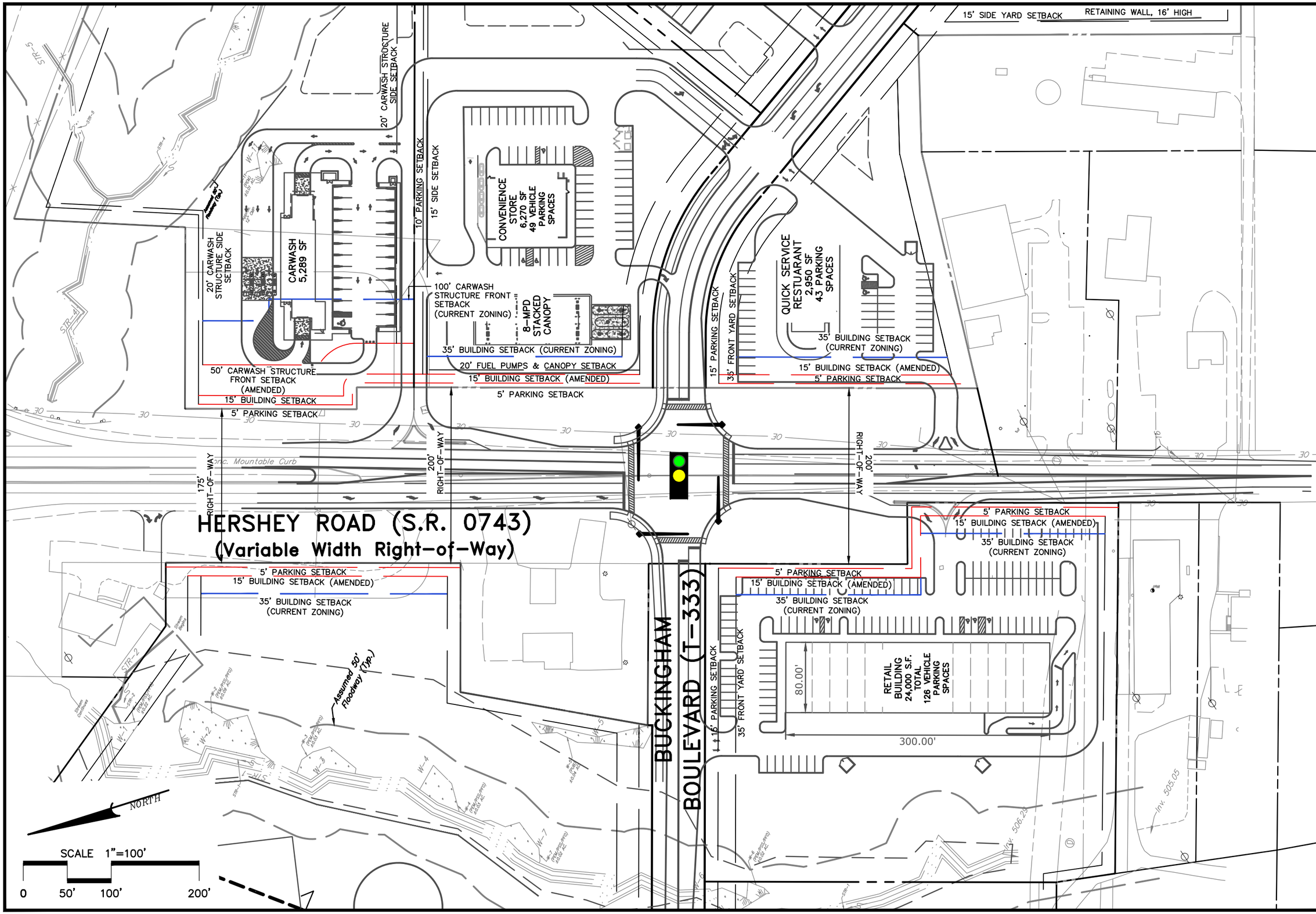
ZONING EXHIBIT 3
FOR
ELIZABETHTOWN CROSSINGS

MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA



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SCALE: 1"=100'
DWG. NO. 111902037

RETTEW

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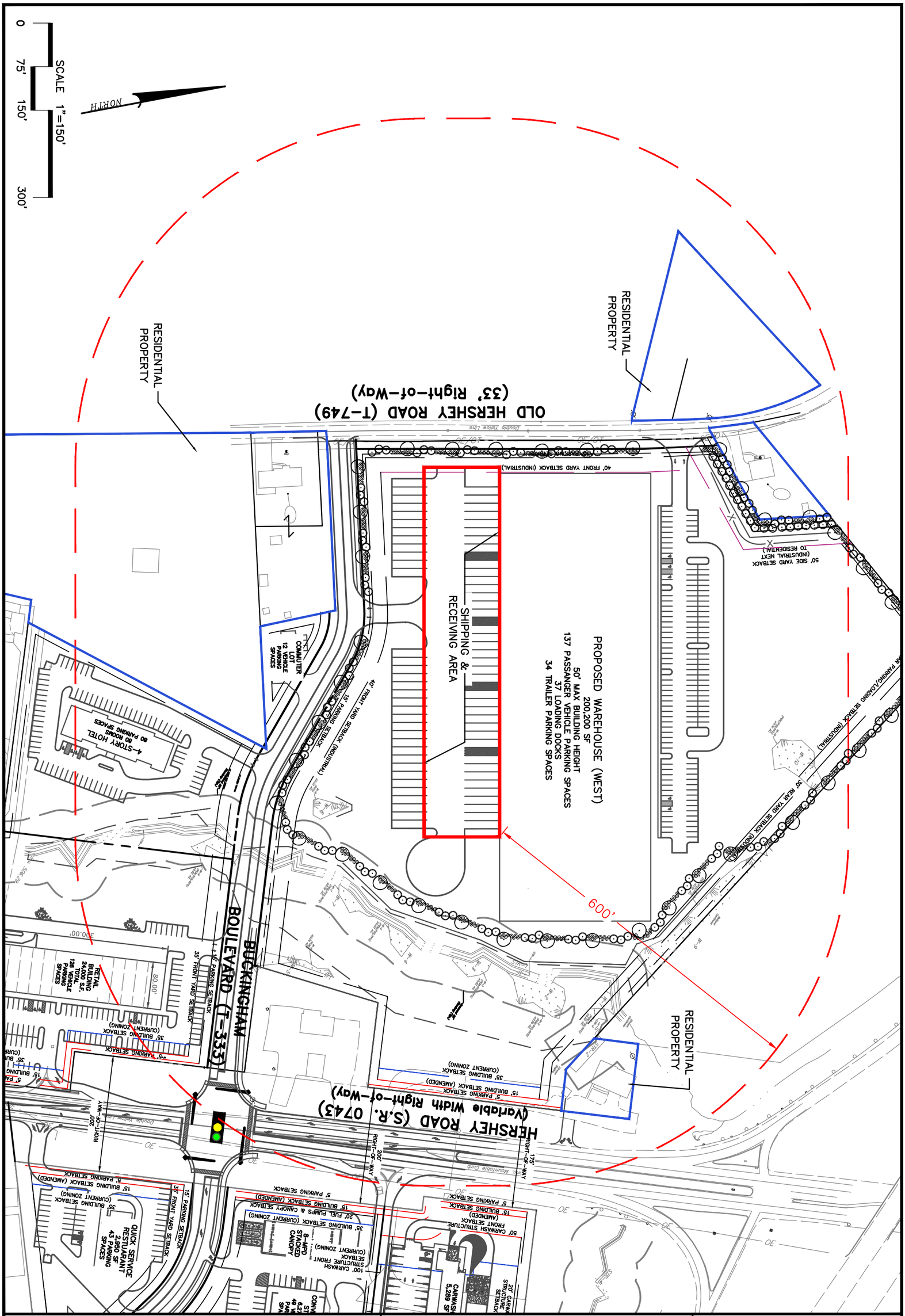
Website: www.rettew.com

ZONING EXHIBIT 4
FOR
ELIZABETHTOWN CROSSINGS
MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA



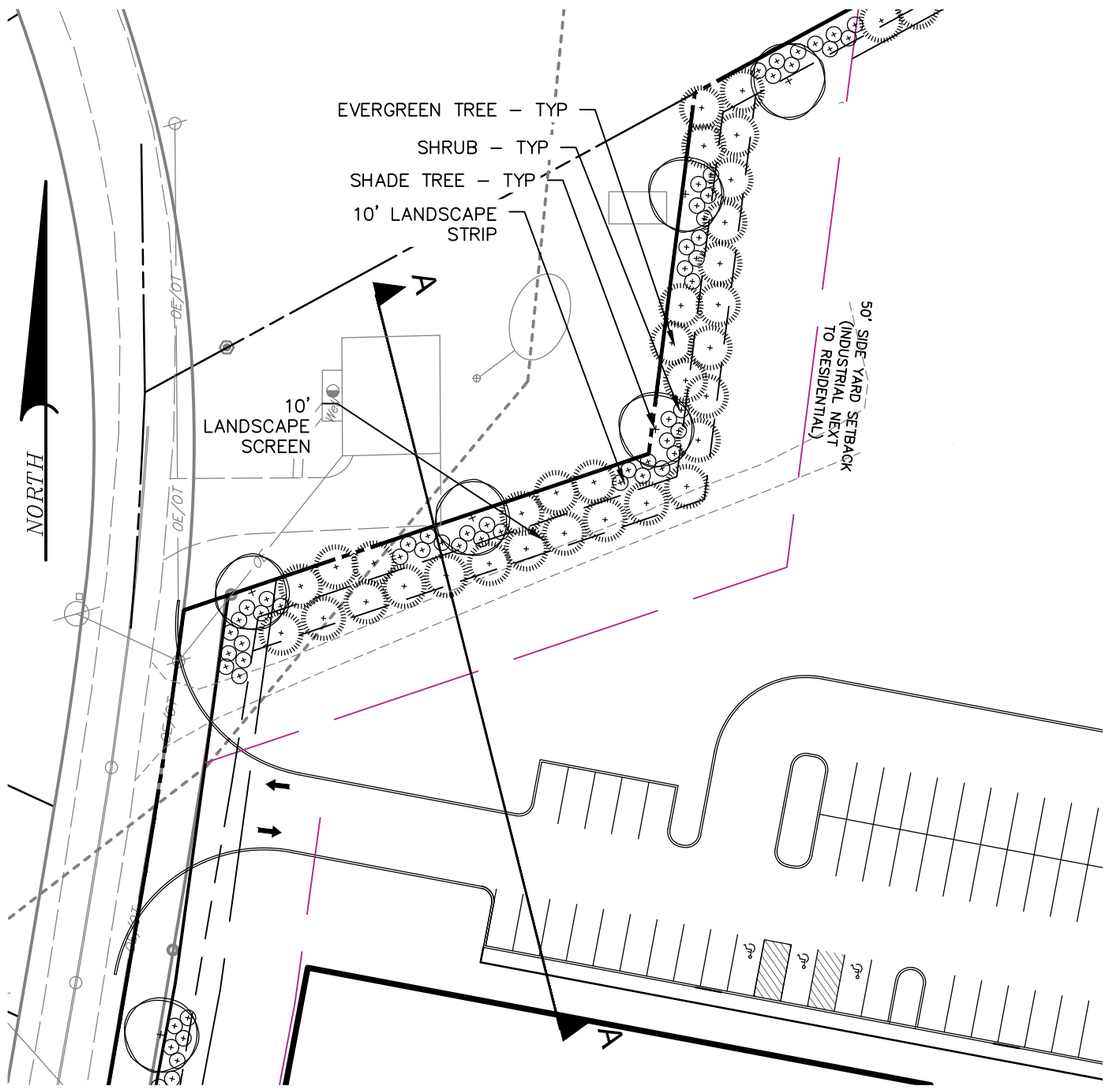
ZONING EXHIBIT 5A
FOR
ELIZABETHTOWN CROSSINGS

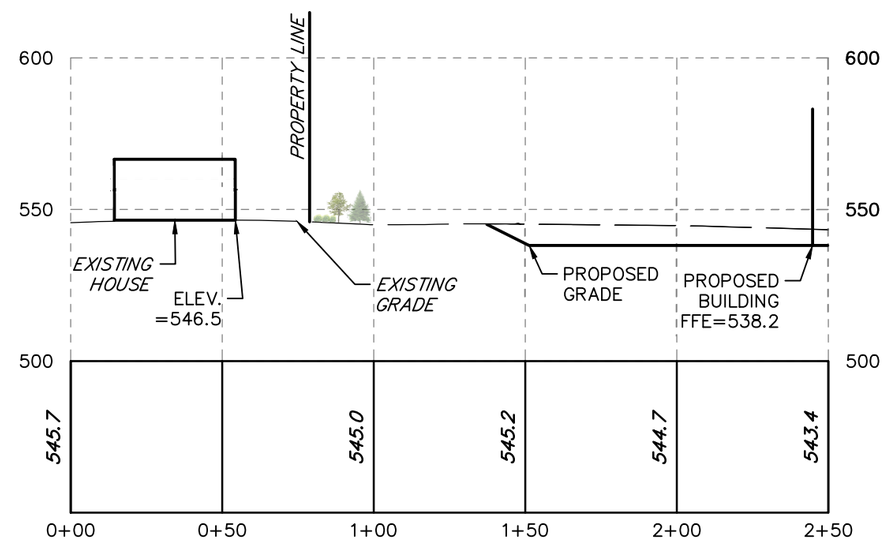
MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA

RETTEW

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

DRAWN BY: MJB
DATE: 1/26/2026
SCALE: 1"=150'
DWG. NO. 111902037





SECTION

HORIZONTAL SCALE – 1"= 50'
VERTICAL SCALE – 1"= 50'

DRAWN BY: ASN
DATE: 1/26/2026
SCALE: 1"= 50'
DWG. NO. 111902037

RETTEW
RETTEW Associates, Inc.
3020 Columbia Avenue, Lancaster, PA 17603
Phone (800) 738-8395
Email: rettew@rettew.com
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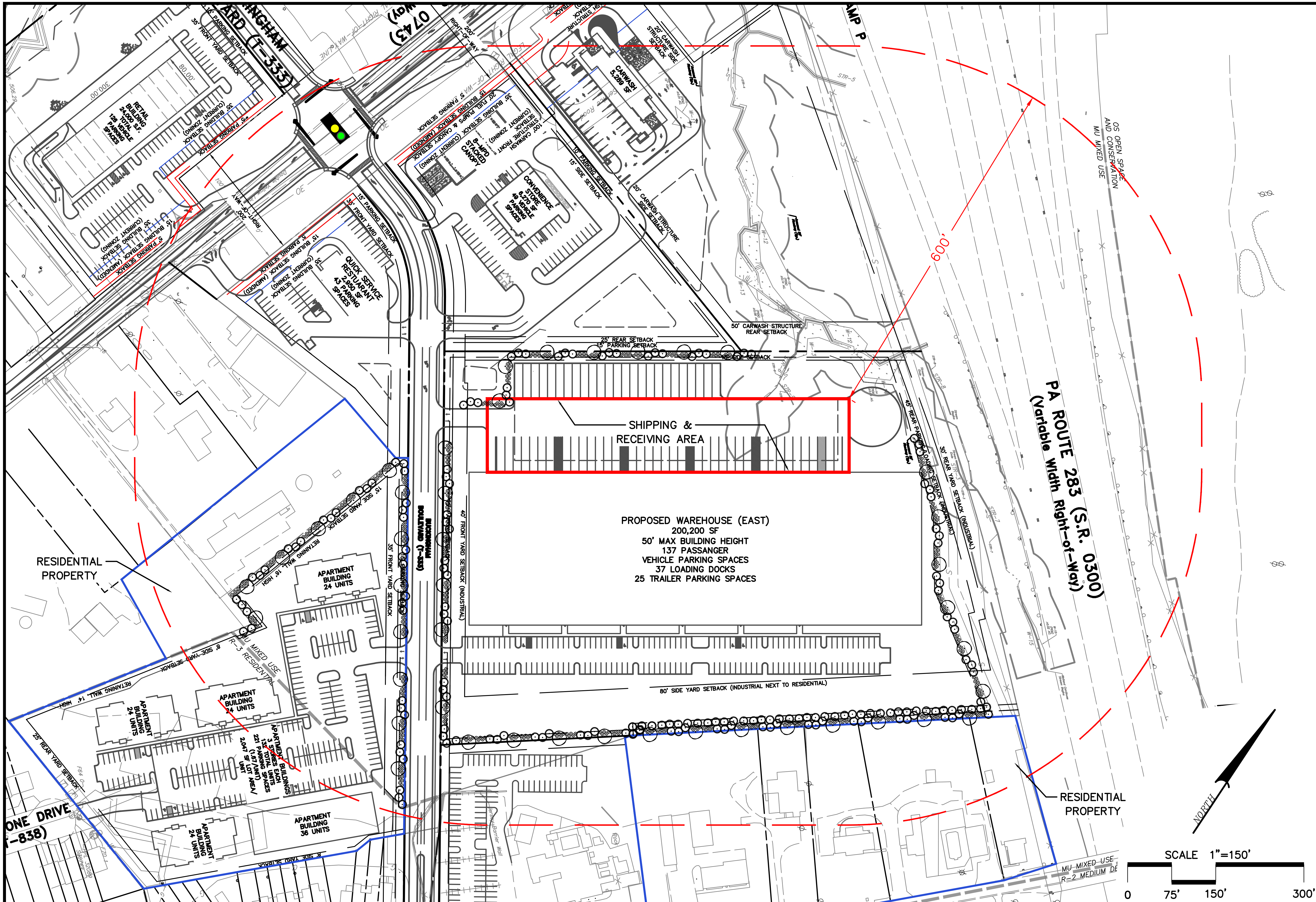
CROSS SECTION EXHIBIT 5A
FOR
ELIZABETHTOWN CROSSINGS
MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA



DRAWN BY: MJB

DATE: 1/26/2026

SCALE: 1"=150'

DWG. NO. 111902037

RETTEW

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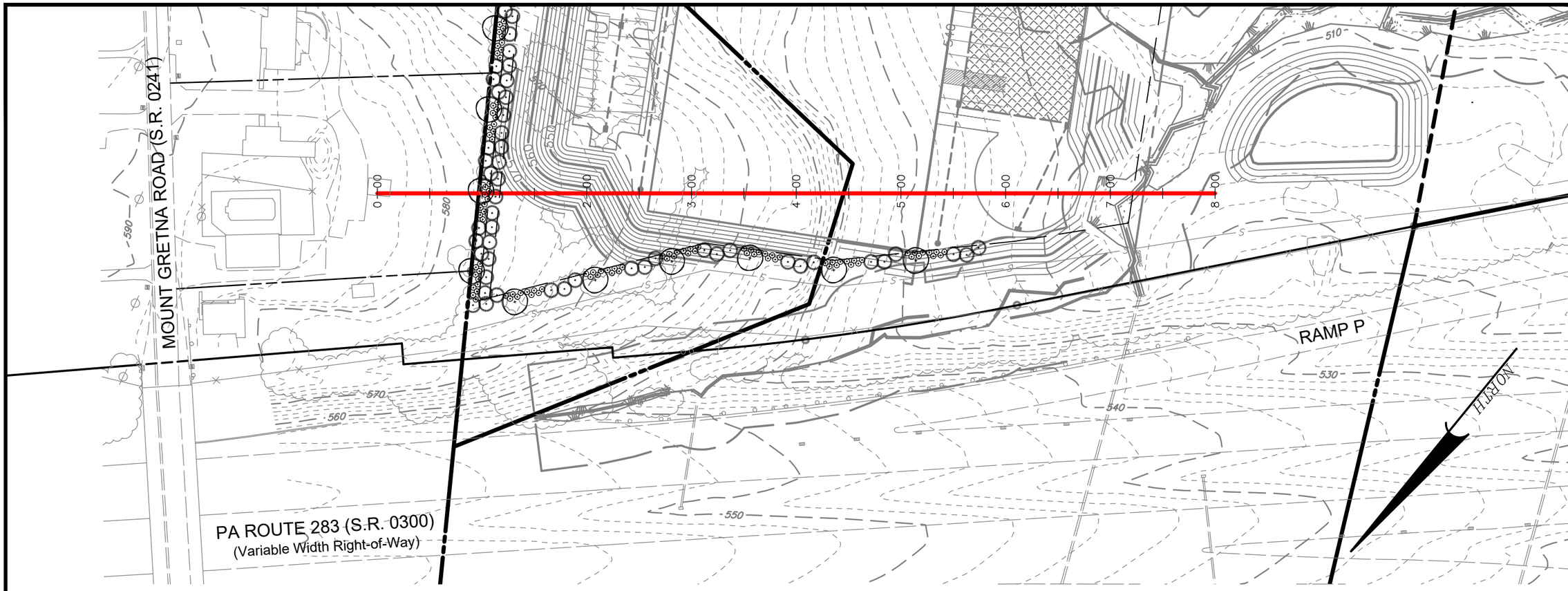
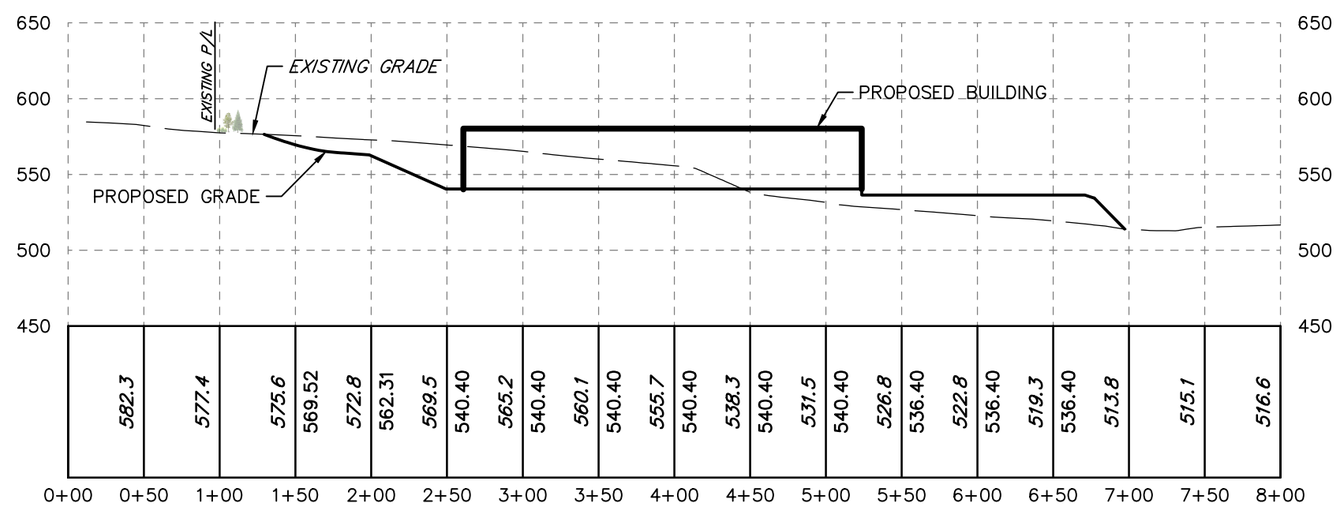
ZONING EXHIBIT 5B
FOR

ELIZABETHTOWN CROSSINGS

MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA





SECTION

HORIZONTAL SCALE – 1"=100'
VERTICAL SCALE – 1"=100'

DRAWN BY: ASN
DATE: 1/26/2026
SCALE: 1"=100'
DWG. NO. 111902037

RETTEW
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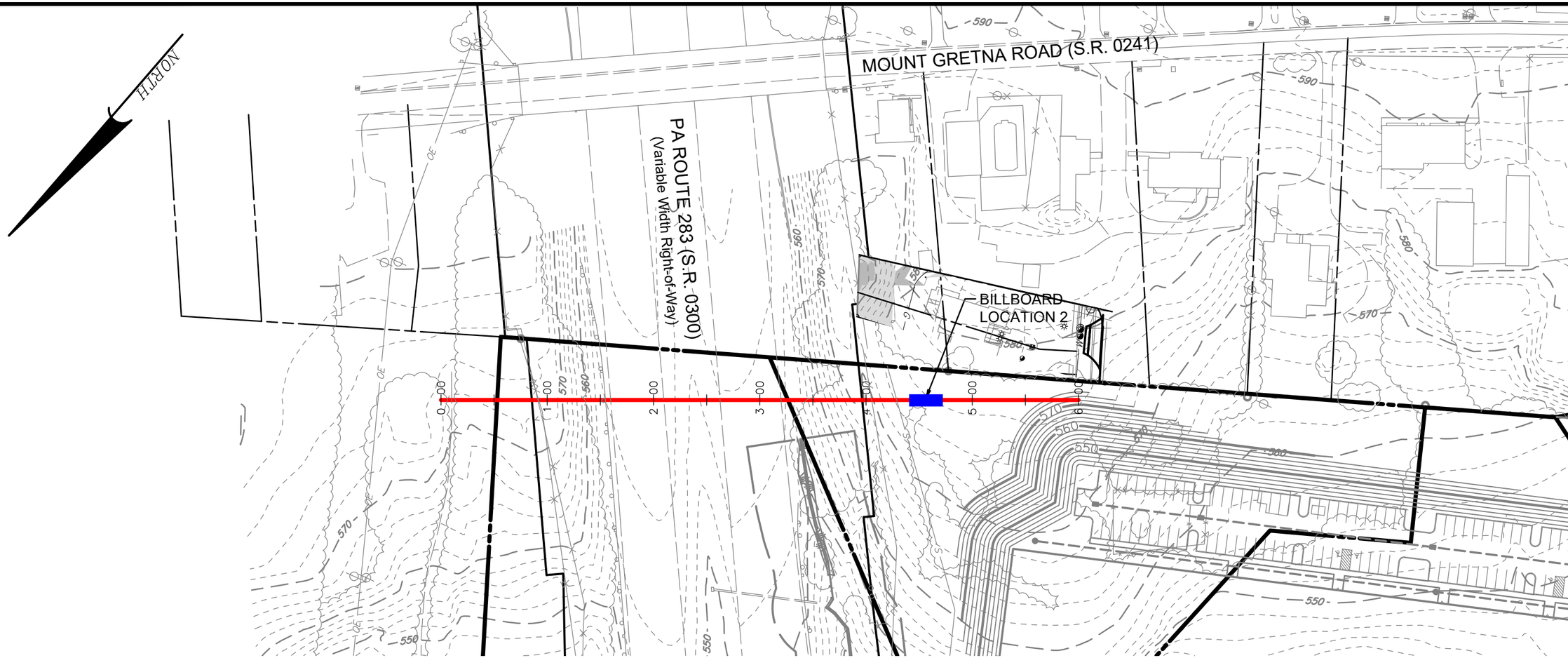
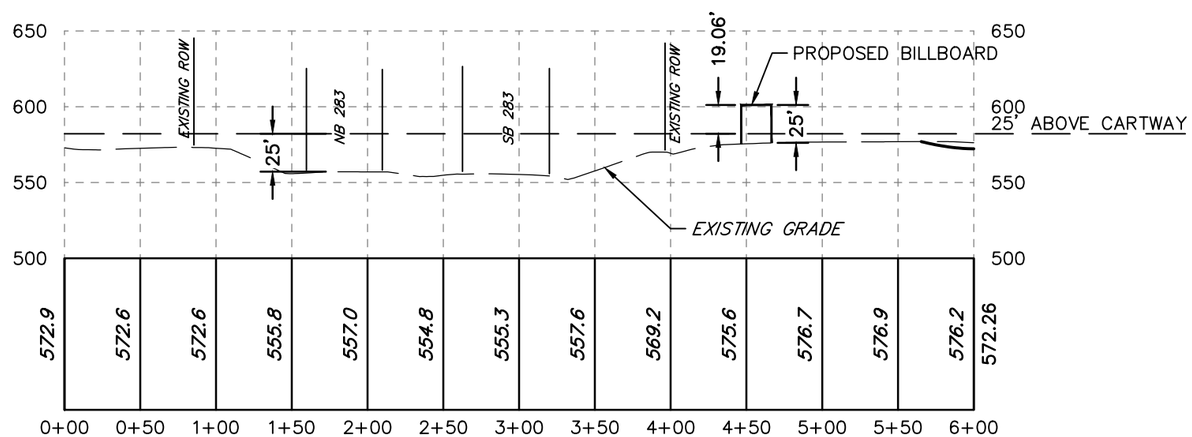
CROSS SECTION EXHIBIT 5B
FOR
ELIZABETHTOWN CROSSINGS
MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA





SECTION 6B

HORIZONTAL SCALE – 1"=100'
VERTICAL SCALE – 1"=100'

DRAWN BY: ASN
DATE: 1/26/2026
SCALE: 1"=100'
DWG. NO. 111902037

RETTEW
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Phone (800) 738-8395
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Website: www.rettew.com

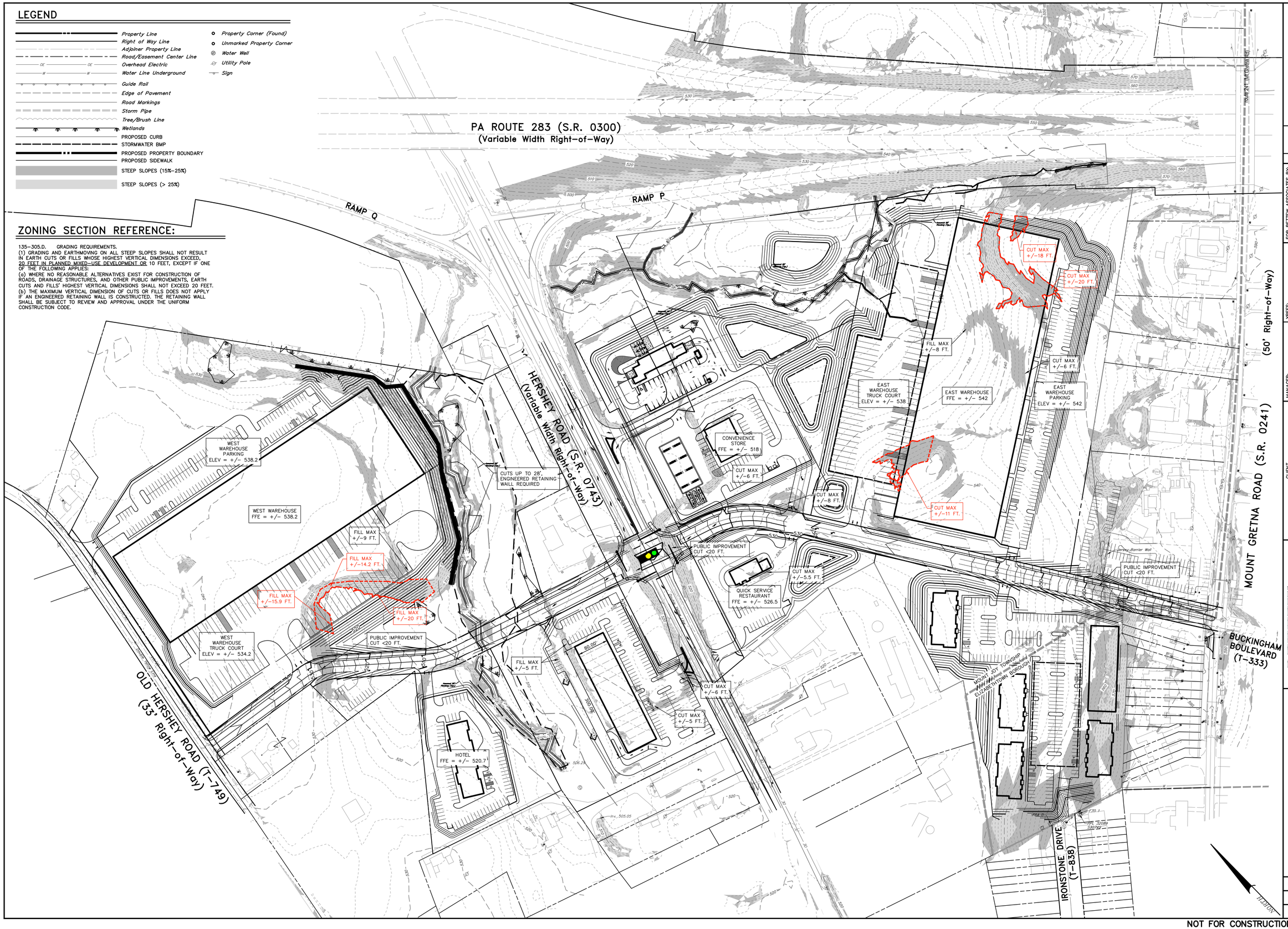
CROSS SECTION EXHIBIT 6
FOR
ELIZABETHTOWN CROSSINGS
MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA

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%)
- Property Corner (Found)
- Unmarked Property Corner
- Water Wall
- Utility Pole
- Sign

ZONING SECTION REFERENCE:

135–305.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:
(a) 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.
(b) 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.



NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS:
111902037–SV–TOPO
111902037–LD BASE
111902037–LD BASE 8
111902037–LD BASE 8_PE
111902037–LD GRAD

MANAGER: KIM FASNACHT, RLA
DESIGN BY: KMF | CHKD BY: KMF
SURV. CHIEF: FIELDBOOK NO. BAR COLLECTOR
DRAWN BY: TSG | CHKD BY: KMF
DRAWING REFERENCE: C:_RettewVault\WP\111902037–ElizabethtownCrossing\Sheets\LD\Exhibits\111902037– Site Plan Exhibit 3.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) 291-1836
Email: lancaster@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

EXHIBIT 7: STEEP SLOPES PLAN FOR ELIZABETHTOWN CROSSINGS

MOUNT JOY TOWNSHIP — LANCASTER COUNTY

DATE: 01/20/2026
SHEET NO. 1 OF 1
DWG. NO. 111902037

NOT FOR CONSTRUCTION/NOT FOR BIDDING