

**BOROUGH OF
ELIZABETHTOWN
LANCASTER COUNTY,
PENNSYLVANIA**

ORDINANCE NO. 1009

**AN ORDINANCE OF THE BOROUGH OF ELIZABETHTOWN,
LANCASTER COUNTY, PENNSYLVANIA, AMENDING
PORTIONS OF CHAPTER 22, SUBDIVISION AND LAND
DEVELOPMENT, AND CHAPTER 27, ZONING, OF THE CODE
OF ORDINANCES.**

BE ORDAINED AND ENACTED by the Borough of Elizabethtown, Lancaster County, Pennsylvania, as follows:

Section 1. The Elizabethtown Borough Code of Ordinances, Chapter 22, Subdivision and Land Development, Part 3, Plan Processing Procedures, Section 303, Preliminary Plan, Subsections A and B, shall be amended to state the following:

A. Submission of Preliminary Plan.

1. The applicant, at least 14 calendar days prior to the meeting of the Planning Commission at which consideration is desired, shall file with the Borough Manager two paper copies and one electronic copy of the preliminary plan containing the data required by this chapter.
2. In addition to filing with the Borough Planning Commission, the applicant shall concurrently submit such plans to the Lancaster County Planning Department for review and report and to the Borough Engineer for review and comment. The Planning Commission will not make a recommendation and the Borough Council will not act on the preliminary plan until the County report is received or until the time period for receiving such report has expired.
3. All preliminary plans shall be prepared in accordance with the provisions of Part 4 of this Chapter.

B. Distribution.

1. The Borough Planning Commission shall distribute the preliminary plans in the following manner:
 - a) Borough staff: two copies.
 - b) Planning Commission: one digital copy.
 - c) Borough Council: one digital copy.
2. If the subject site of the preliminary plan abuts a State highway, the applicant shall submit one additional copy to the Pennsylvania Department of Transportation.

Section 2. The Elizabethtown Borough Code of Ordinances, Chapter 22, Subdivision and Land Development, Part 3, Plan Processing Procedures, Section 304, Final Plan, Subsection

A.1, shall be amended to state the following:

1. The applicant shall submit two paper copies and one electronic copy of the required final plan documentation to the Borough Manager at least 14 calendar days prior to the meeting of the Planning Commission at which consideration is desired. Such documentation shall include all specifications and data required under this Chapter.

Section 3. The Elizabethtown Borough Code of Ordinances, Chapter 22, Subdivision and Land Development, Part 3, Plan Processing Procedures, shall be amended to add new Section 309 which shall state the following:

1. Upon completion of the plan improvements and prior to the release of financial security and/or acceptance by the Borough, the applicant shall submit as-built plans of all street improvements, stormwater management facilities, public water supply facilities, public sewage disposal facilities and other public improvements. The as-built plans shall be filed with the Borough and shall be concurrently submitted to the Borough Engineer for review and comment.
2. Review by Borough Engineer
 - A. The Borough Engineer shall either approve the as-built plan or identify corrections required.
 - B. If the Borough Engineer identifies corrections required to the as-built plan, the applicant shall submit a revised as-built plan to the Borough addressing the corrections
3. Following approval of the as-built plan by the Borough Engineer, a digital copy of the as-built plan, shall be submitted to the Borough along with one paper copy of the plan.
 - A. A digital copy shall be in an electronic format acceptable to the Borough Engineer.
 - B. All coordinates as depicted on the plan shall be based on the PA South Zone State Plan Coordinate System (NAD83 for horizontal and NAVD88 for vertical).

Section 4. The Elizabethtown Borough Code of Ordinances, Chapter 22, Subdivision and Land Development, Part 4, Plan Requirements, Section 403, Preliminary Plan, Subsection A.1, shall be amended to state the following:

1. The plan shall be clearly and legibly drawn at a commonly used scale between 20 feet and 100 feet to the inch.

Section 5. The Elizabethtown Borough Code of Ordinances, Chapter 22, Subdivision and Land Development, Part 4, Plan Requirements, Section 404, Final Plan, Subsection C, Existing Features, shall be amended to state the following:

1. Existing contours at a minimum vertical interval of two feet for land with average natural slope of 4% or less and at a minimum vertical interval of five feet for more steeply sloping land. Contours shall be accompanied by the location of

the bench mark and a notation indicating the datum used. Contours plotted from the United States Geodetic Survey will not be accepted. This information may be provided on separate sheets and is not subject to recording with the final plans.

2. The names of all immediately adjacent landowners and the names and plan book record numbers of all previously recorded plans for adjacent projects.
3. Within 200 feet of the subject tract, the location of all existing legal rights-of-way for public or private streets or drives, railroads, public or private sewer mains, aqueducts, water mains and feeders, fire hydrants, electric transmission lines, gas transmission lines, oil transmission lines, watercourses, storm drainage facilities, and other significant features.
4. Within the subject tract, the locations, names and dimensions of existing streets and alleys, location and sizes of existing sanitary sewers and storm drains, domestic water locations, locations and sizes of utilities, all buildings, floodplains, watercourses and approximate locations of all tree masses.
5. In the case of a plan for which the subject tract has an environmental covenant executed pursuant to the Pennsylvania Environmental Covenants Act, 27 Pa.C.S. §§6501 through 6517 (UECA), the plan shall include the boundary limits of any contamination remaining on site. The application shall include a copy of the environmental covenant agreement and any required engineering and institutional controls.

Section 6. The Elizabethtown Borough Code of Ordinances, Chapter 22, Subdivision and Land Development, Part 4, Plan Requirements, Section 404, Final Plan, Subsection D.16, shall be amended to state the following:

16. In the case of land development plans, a grading plan. The grading plan shall include finished grades and ground-floor elevations. This information may be provided on separate sheets and is not subject to recording with the final plans. The plan shall comply with all provisions of Chapter 17, Stormwater Management.

Section 7. The Elizabethtown Borough Code of Ordinances, Chapter 22, Subdivision and Land Development, Part 4, Plan Requirements, Section 404, Final Plan, Subsection D.18, shall be amended to state the following:

18. The following stormwater management data for all plans, which shall be designed in accordance with Chapter 17, Stormwater Management. This information may be provided on a sheet with other data or on separate sheets and need not necessarily be recorded with the final plan. In the case of any dispute in the methodology used in the design of any stormwater management plan and/or in the presentation of such information, the Borough Council shall make the final determination on the design criteria, methodology, and form of presentation.
 - a) All calculations, assumptions, criteria and references used in the design of the stormwater management facilities, the establishment of existing facilities' capacities, and the pre- and post-development peak discharges.
 - b) All plans and profiles of the proposed stormwater management facilities,

including the horizontal and vertical location, size, and type of material. This information shall be to a detail required for construction of the facilities.

- c) For all basins, a plotting or tabulation of the storage volumes and discharge curves with corresponding water-surface elevations, inflow and outflow hydrographs.
- d) For all basins which hold two acre-feet or more of water and have an embankment that is six feet or more in height, soil structure and characteristics shall be provided. An engineer shall prepare plans and data. These submissions shall provide design solutions for the frost-heave potential, spring-swell potential, soil-bearing strength, water infiltration, soil setting characteristics, fill and backfilling procedures, and soil treatment techniques as required to protect the improvements for adjacent structures.
- e) All erosion and sedimentation control measures, temporary as well as permanent, including the staging of earth-moving activities, in sufficient detail to clearly indicate their function. The erosion and sedimentation control plan shall meet all requirements of the DEP Erosion and Sedimentation Control Manual. The applicant shall demonstrate that the applicant has submitted the erosion and sedimentation control plan to the Conservation District for review.
- f) The guidelines for lot grading within subdivisions. This information shall identify the direction of stormwater runoff flow within each lot and the areas where stormwater flows will be concentrated.
- g) Finished first-floor elevations for all residential units shall be shown on the plan.
- h) A note on the plan indicating any area that is not to be offered for dedication, along with a statement that the Borough is not responsible for maintenance of any area not dedicated to and accepted for public use and that no alteration to swales or basins or placement of structures shall be permitted within easements.
 - i) Designation of limits of on-site watershed areas, including a map which shows the off-site watershed areas.
 - ii) Description of any ownership and maintenance program, in a recordable form, that clearly sets forth the ownership and maintenance responsibilities for all temporary and permanent stormwater management facilities, including the following:
 - (1) Description of the method and extent of the maintenance requirements.
 - (2) When maintained by a private entity, identification of an individual, corporation, association, or other entity responsible for ownership and maintenance.
 - (3) When maintained by a private entity, a copy of the legally binding document, in recordable form, which provides that the Borough shall have the right to:
 - (a) Inspect the facilities at any time.
 - (b) Require the private entity to take corrective measures and assign the private entity reasonable time periods for any necessary action.
 - (c) Authorize maintenance to be done and lien the cost of the work

against the properties of the private entity responsible for maintenance.

- (d) Establishment of suitable easements for access to stormwater management facilities.

Section 8. The Elizabethtown Borough Code of Ordinances, Chapter 22, Subdivision and Land Development, Part 6, Design Standards, Section 605, Survey Monuments and Markers, Subsection 2, shall be amended to state the following:

- 2. Markers shall be set at all points where lot lines intersect curves, at all angles in the property lines, at the intersection of all other property lines, and at the street right-of-way.

Section 9. The Elizabethtown Borough Code of Ordinances, Chapter 22, Subdivision and Land Development, Part 6, Design Standards, Section 606, Streets, shall be amended to state the following:

- 1. General Requirements. The following general requirements and minimum standards shall be followed on all subdivision and land development applications:
 - A. Dedication of Right-of-Way. Where a subdivision or land development abuts an existing street of that is less than the minimum street right-of-way for a new street as provided in the Borough of Elizabethtown Street Improvements and Maintenance Ordinance [Chapter 21, Part5], additional right-of-way shall be dedicated to provide the minimum right-of-way width.
 - B. Roadway Improvements. Where a subdivision or land development abuts an existing street that is less than the minimum cartway width for a new street as provided in the Borough of Elizabethtown Street Improvements and Maintenance Ordinance [Chapter 21, Part5], additional right-of-way shall be dedicated to provide the minimum right-of-way width.
 - C. Resubdivision. If the lots in the development are large enough for resubdivision, or if a portion of the tract is not subdivided, suitable access and street openings for such an eventuality shall be provided.
 - D. Clear Sight Triangle. There shall be provided and maintained at all intersections a clear sight triangle with a line of sight between points 100 feet from the intersection of the street centerlines. Clear sight triangles shall be indicated on all plans. No building or other obstruction that would obscure the vision of a motorist shall be permitted within these areas.
 - E. Driveways. Driveways shall be so located as to provide reasonable sight distances at intersection with streets. Driveway location shall be determined on all land development plans. Subdivision plans may delineate location or include a notice of conformity to this specification.
- 2. Design Standards. Design standards for all streets are contained in the Borough of Elizabethtown Street Improvement and Maintenance Ordinance [Chapter 21, Part 5]. All streets planned in any subdivision or land development shall conform to these standards.

3. Improvement Standards. All street improvements, paving and construction of subdivisions and land developments shall conform to the Borough of Elizabethtown Street Improvement and Maintenance Ordinance [Chapter 21, Part 5].

Section 10. The Elizabethtown Borough Code of Ordinances, Chapter 22, Subdivision and Land Development, Part 6, Design Standards, Section 608, Stormwater Management and Floodplain Controls, shall be amended to state the following:

All subdivision and land development applications shall include stormwater management data. All stormwater management, collection, conveyance and floodplain considerations shall be accomplished and data prepared and supplied in accordance with the provisions of Chapter 17, Stormwater Management, and Chapter 27, Zoning.

Section 11. The Elizabethtown Borough Code of Ordinances, Chapter 22, Subdivision and Land Development, Part 6, Design Standards, Section 609, Erosion and Sedimentation, Subsection 4, shall be amended to state the following:

4. All provisions of Chapter 17, Stormwater Management shall be complied with in conjunction with any development application.

Section 12. The Code of the Borough of Elizabethtown, Chapter 22, Subdivision and Land Development, shall be amended by deleting Appendix 2, Consulting and Approving Agencies, in its entirety.

Section 13. The Code of the Borough of Elizabethtown, Chapter 22, Subdivision and Land Development, shall be amended by deleting Appendix 3, Application for Consideration of a Subdivision and/or Land Development Plan, in its entirety and inserting Appendix 2, attached hereto and incorporated herein.

Section 14. The Code of the Borough of Elizabethtown, Chapter 22, Subdivision and Land Development, shall be amended by deleting Appendix 4, Recommend Certificates and Acknowledgments on the Final Plan (as applicable), in its entirety and inserting Appendix 3, attached hereto and incorporated herein.

Section 15. The Code of the Borough of Elizabethtown, Chapter 22, Subdivision and Land Development, shall be amended by deleting Appendix 5, Recommend Notes to be Used on Final Plan, in its entirety.

Section 16. The Code of the Borough of Elizabethtown, Chapter 22, Subdivision and Land Development, shall be amended by deleting Appendix 6, Improvement Agreement, in its entirety.

Section 17. The Code of the Borough of Elizabethtown, Chapter 22, Subdivision and Land Development, shall be amended by deleting Appendix 7, Offer of Dedication, in its entirety.

Section 18. The Code of the Borough of Elizabethtown, Chapter 22, Subdivision and Land

Development, shall be amended by deleting Appendix 8, Rainfall Intensity-Duration Frequency Chart, in its entirety.

Section 19. The Elizabethtown Borough Code of Ordinances, Chapter 27, Zoning, Part 2, Definitions, §201 “Definitions.” Shall be amended to add the following term and definition in alphabetical order:

MIXED-USE SHORT-TERM LODGING ACCOMMODATION. A dwelling unit leased for transient occupancy within a building containing a commercial use or uses on the ground floor.

Section 20. The Elizabethtown Borough Code of Ordinances, Chapter 27, Zoning, shall be amended as follows:

- a. Part 9, CBD Central Business District, §902, Permitted Uses, shall be amended to add the following:
 26. Mixed-Use Short-Term Lodging Accommodations in accordance with §1334.
- b. Part 12A, Mixed-Use District, §12A02, Permitted Uses, shall be amended to add the following:
 - W. Mixed-Use Short-Term Lodging Accommodations in accordance with §1334.
- c. Part 13, Supplementary Regulations, Section 1302, Accessory Uses and Structures, Subsection 5.A.i shall be amended to state the following:
 - i. Any fence located in the front yard in a residential district shall be decorative, such as a picket, split rail or wrought iron fence, rather than one which will serve to screen off a portion of the front of the lot, such as a stockade fence. Such decorative fence shall have a maximum height of four feet, be constructed entirely of wood or wrought iron, PVC or plastic fencing, or aluminum, and have at least half the fence open. Chain-link and closed (privacy) fences are expressly prohibited in the front yard. Fences shall not be erected in any way to cause an obstruction to vision and shall be in conformity with §1321.2.B.
- d. Part 13, Supplementary Regulations, Section 1332, Short-Term Lodging Accommodations, Subsection 1.B shall be amended to state the following:
 - B. Shall apply for and receive a residential rental license.
 - a. The short-term lodging accommodations will be inspected annually.

- e. Part 13, Supplementary Regulations, shall be amended by inserting a new §1334, Mixed- Use Short-Term Lodging Accommodations, which shall provide as follows:

§1334, Mixed-Use Short-Term Lodging Accommodations

Operators of mixed-use short-term lodging accommodations shall conform to the following standards:

- A. At least one unit within the building, residential or non-residential, shall be owner-occupied.
 - B. Shall not provide meals for compensation.
 - C. Shall apply for and receive a residential rental license.
 - D. The length of stay per transient occupant shall be limited to a maximum of thirty (30) days.
 - E. Operator(s) of mixed-use short-term lodging accommodations shall not operate more than 150 cumulative days in a year, and shall operate such uses in strict conformance to all applicable provisions of the Elizabethtown Borough Code of Ordinances.
 - F. Mixed-use short-term lodging accommodations shall not be located on the ground floor.
- f. Part 16, Off-Street Parking, Section 1601, General Park Regulations, Subsection 3, shall be amended to state the following:
3. Accessible parking spaces and aisles shall be provided for the physically handicapped and shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and regulations implementing the ADA. Accessible parking shall be provided for all nonresidential developments, multifamily dwellings and any other instances where ADA-compliant parking is required.
- g. Part 16, Off-Street Parking, Section 1602, Off-Street Parking Facilities Requirements, Subsection A, shall be amended to state the following:

Uses	Required Parking Spaces
1. Automobile body shop; automobile service station	6 per service bay, plus 1 space for every employee (full time and part time).
2. Automobile wash	2 per washing lane.
3. Bank/financial institution	1 per 150 square feet, plus 2 convenient spaces for each automatic banking transaction machine.
4. Bed and breakfast establishment, accessory dwelling units, rooming units, and short-term accommodations	1 per bedroom plus 2 for the dwelling unit

Uses	Required Parking Spaces
5. Convenience store	1 per 200 square feet of floor area.
6. Day-care center (nursery school)	1 per employee (full time or part time), plus 1 safe off-street loading/unloading space per 5 children.
7. Funeral home/mortuary	1 per 50 square feet, plus 1 per employee (full time or part time).
8. Group home	1 per 4 residents, plus 1 per employee in the maximum working shift and 1 per advisor residing within the home (if any).
9. Hotel and motel	1 per room plus 1 per employee (full-time or part-time)
10. Industrial use (manufacturing or assembly plant)	1 per 800 square feet.
11. Laundromat	1 per 2 washing machines, plus 1 per employee (full time or part time).
12. Medical center	1 per 250 square feet, plus 1 per employee (full time or part time).
13. Nursing home	1 per 3 beds, plus 1 space per employee (full time or part time).
14. Office	1 per 300 square feet.
15. Places of public or private assembly (church, community center, theater or similar meeting and assembly use)	1 per 3 seats or 1 per 100 square feet where no seats are provided, plus 1 per employee (full time or part time).
16. Professional offices, including medical, dental, and veterinary offices	6 per physician, dentist, etc.
17. Residential dwellings	
Apartment dwellings/apartment houses	The greater of: (i) 0.75 per bedroom per dwelling unit or (ii) 1.5 per dwelling unit
All other dwellings	2 per dwelling unit
18. Restaurant, bar and tavern, fast-food establishment	1 per 30 square feet, plus 1 per employee (full time or part time).
19. Retail store and shop	1 per 200 square feet, plus 1 per employee (full time or part time).
20. School	1 per 5 students, plus 1 per employee, volunteer, and visitor (full time and part time).
21. Shopping centers	1 per 250 square feet, plus 1 per employee (full time or part time).

Uses**Required Parking Spaces**

22. Vehicular sales

1 per 15 vehicles on display, inside or outside, plus 1 space for every employee (full time or part time).

23. Warehouse distribution

1 per 1,000 square feet, plus 1 per employee (full time or part time).

h. Part 16, Off-Street Parking, Section 1604, Design Standards, Subsection 12.d, shall be amended to state the following:

- d. Completion of landscaping requirements may be postponed, due to seasonal weather conditions, for a period not to exceed six months from the time of project completion. Screening shall comply with the requirements of Section 1321.B.

Section 21. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Borough that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

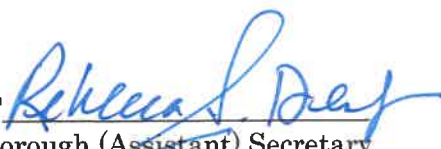
Section 22. All other sections, parts and provisions of the Borough of Elizabethtown Code of Ordinances shall remain in full force and effect as previously enacted and amended.

Section 23. The Ordinance shall become effective immediately upon its enactment by the Council of Elizabethtown Borough, County of Lancaster, Commonwealth of Pennsylvania.

ORDAINED AND ENACTED this 6th day of April, 2023

BOROUGH OF ELIZABETHTOWN

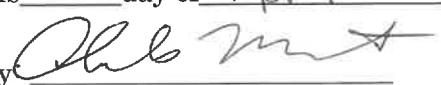
ATTEST


Borough (Assistant) Secretary

BY:


Council (Vice) President

Examined and approved as an Ordinance this 12th day of April,
2023.

By 

Mayor

SUBDIVISION AND LAND DEVELOPMENT

22 Attachment 2

Borough of Elizabethtown

APPENDIX 2

**APPLICATION FOR CONSIDERATION OF A SUBDIVISION
AND/OR LAND DEVELOPMENT PLAN**

Date of Receipt/Filing _____
(for Commission Use Only)

The undersigned hereby applies for approval under the Elizabethtown Borough Subdivision and Land Development Ordinance of 1985 for the (Subdivision) (Land Development) Plan submitted herewith and described below:

1. Plan Name _____

Plan Number _____ Plan Date _____

2. Project Location _____

3. Name of Property Owner(s): _____

Address _____ Phone Number _____

4. Land Use and Number of Lots and/or Units (indicate answer by number):

_____ Single Family (Detached)	_____ Commercial
_____ Single Family (Attached)	_____ Industrial
_____ Single Family (Semi-Detached)	_____ Institutional
_____ Multi-Family (Apartment)	_____ (Other) Please Specify _____

5. Total Acreage: _____ 6. Number of Units: _____

7. Application Classification: (Check One)

_____ Preliminary Plan	_____ Final Plan
_____ Lot Add-On Plan	_____ Minor Subdivision Plan
_____ Solar-Oriented Plan	

8. Name of Applicant (if other than owner): _____

Address _____ Phone Number _____

9. Firm Which Prepared Plan: _____

ELIZABETHTOWN CODE

Address _____ Phone Number _____

Person Responsible for Plan: _____

10. Is a Zoning Change Necessary? _____ If Yes, Please Specify: _____

11. Lineal Feet of New Street _____

Identify All Street(s) Not Proposed for Dedication _____

12. Acreage Proposed for Park or Other Public Use: _____

13. Have Plans Been Submitted to the Lancaster County Planning Commission?

14. Plan And Materials Submitted:

- a. Preliminary/Final Plan (9) _____
- b. Reproducible Tracing (Final Only) (2) _____
- c. Centerline Profiles (1) _____
- d. Storm Drainage Plan (1) _____
- e. Easements/Protective Covenants (1) _____
- f. Erosion and Sedimentation Control Plan (1) _____
- g. Improvement Guarantee (1) _____
- h. Grading Plan (1) _____
- i. Landscape Plan (1) _____
- j. Solar Analysis (1) _____
- k. Filing Fee _____

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct, and complete.

DATE _____

Signature of Landowner or Applicant

SUBDIVISION AND LAND DEVELOPMENT

22 Attachment 3

Borough of Elizabethtown

APPENDIX 3

**RECOMMENDED CERTIFICATES AND ACKNOWLEDGMENTS
ON THE FINAL PLAN (AS APPLICABLE)**

**CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF
SUBDIVISION/LAND DEVELOPMENT PLAN OWNER/PARTNER/CORPORATE**

On this, the ____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, who being duly sworn according to law, disposes and says that he is the owner and/or equitable owner of the property shown on this plan, and that he acknowledges the same to be his act and plan and desires the same be recorded as such according to law.

Witness my hand and seal the day and date above written.

My Commission expires:

(Notary Public or other officer)

CERTIFICATION OF ACCURACY

I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct to the accuracy required by the Elizabethtown Borough Subdivision and Land Development Ordinance.

_____, 20____ * _____

**

- * Signature of the registered engineer or registered surveyor responsible for the preparation of the plan.
- ** Seal of the engineer or surveyor.

ELIZABETHTOWN CODE

OFFER OF DEDICATION

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and hereby lay off, plat and subdivide, said real estate in accordance with this plat, and that all proposed streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public use.

(Applicant or Landowner)

LANCASTER COUNTY PLANNING COMMISSION'S REVIEW CERTIFICATE

This Plan, bearing LCPC File No. ____, reviewed by staff of the Lancaster County Planning Department on ____, as required by the Pennsylvania Municipalities Planning Code, Act 247, of 1968, as amended. This certificate does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the commonwealth, or the federal government.

* _____

* Signatures of Chairman or their designees.

CERTIFICATE FOR APPROVAL BY THE BOROUGH COUNCIL

Approved by resolution of the Borough Council of Elizabethtown Borough this ____ day of _____ 20__.

Secretary

President/Vice-President

CERTIFICATE FOR REVIEW BY THE BOROUGH PLANNING COMMISSION

Approved by resolution of the Borough Planning Commission of Elizabethtown Borough this ____ day of _____ 20__.

Secretary

Chairman/Vice-Chairman

SUBDIVISION AND LAND DEVELOPMENT

OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA COUNTY OF LANCASTER

On this, the ____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, being _____ (Individual's Title) of _____ (Name of Corporation) who being duly sworn according to law, deposes and says that the corporation is the _____ (Identify Ownership of Equitable Ownership) of the property shown on this plan, that he is authorized or execute said plan on behalf of the corporation, that the plan is the act and deed of the corporation, that the corporation desires the same to be recorded and on behalf of the corporation further acknowledges, that all streets and other property identified as proposed public property are hereby dedicated to the public use – (excepting those areas labeled “NOT FOR DEDICATION”):

Improvements Offered for Dedication

(A note is to be placed on the final plan specifying the improvement dedicated for public use).

CORPORATE SEAL

Signature of Individual

Signature and seal of Notary Public or other officer authorized to acknowledge deeds

My Commission Expires

_____, 20____