

ARTICLE XI

MOBILE HOME PARK DESIGN STANDARDS AND REQUIRED IMPROVEMENTS

1101. APPLICABILITY.

- A. The requirements in this Article shall apply to a Mobile Home Park, as defined by the Borough Zoning Ordinance.
- B. Mobile homes proposed to be developed on lots that are intended to be individually sold on a fee-simple basis shall be designed in accordance with all requirements set forth for single family dwelling residential development.
- C. Every proposed mobile home park shall be submitted, reviewed, approved and recorded as either a land development, at a minimum.
- D. Definition. The terms "mobile home" and "manufactured home" shall have the same meaning.

1102. GENERAL REQUIREMENTS. Unless specifically stated otherwise, all provisions of this Ordinance shall apply to a mobile home park.

1103. CONTENTS. SUBMISSION. AND REVIEW OF PLANS. The provisions of Articles IV, V, VI, VIII and IX of this Ordinance shall apply with respect to the contents, submission and review of Mobile Home Park Plans.

1104. GENERAL STANDARDS AND REQUIREMENTS.

- A. See the Mobile Home Park provisions of the Borough Zoning Ordinance. Each unit shall comply with the requirements for individual mobile homes in the Borough Zoning Ordinance.
- B. All mobile homes sites within a mobile home park shall be located on land with an average natural slope of less than 15 percent.
- C. The Mobile Home Park shall have paved access to a paved public street.

1105. DESIGN STANDARDS.

- A. Access. Access to individual mobile home spaces shall be from interior parking courts, access drives, or private streets and shall not be from public streets exterior to the development. Streets within the development providing access to 20 or more dwellings shall have a minimum paved cartway width of 26 feet, and other streets shall have a minimum paved cartway width of 20 feet.

B. Parking.

1. Every mobile home space shall be provided with a minimum of 2 paved off-street parking spaces. In addition, an average of 0.5 off-street parking spaces per dwelling unit shall be provided in convenient locations for visitor parking.
2. Parking courts are encouraged to meet the off-street parking requirements.
3. An appropriate area shall be set aside for the parking of recreational vehicles of residents.

C. Other Design Standards and Improvements.

1. Every mobile home space shall be graded to provide a level, stable and well-drained stand for the mobile home.
2. Every space shall be provided with underground electric, telephone and T.V. Cable (if available) service.
3. All fuel storage and supply systems shall be constructed and maintained in conformity with the regulations of all authorities having jurisdiction, and if above ground shall adequately be screened with landscaping or a screen wall compatible with the home.
4. If mobile homes within a mobile home park are proposed within 150 feet of the lot line of an existing single family detached house, then the mobile home shall be separated from such single family house by evergreen screening meeting the buffer yard requirements of the Borough Zoning Ordinance.

ARTICLE XII

GRADING PLANS FOR INDIVIDUAL LOTS

1201. GRADING PLANS FOR INDIVIDUAL LOTS. Prior to the granting of a building permit for a new principal building or a parking area serving 5 or more vehicles, a grading plan shall be provided to the Borough Zoning Officer. This Plan at a minimum shall include the following:

- A. Sufficient grading information to show that the construction will comply with any grading and stormwater drainage plan approved under this Ordinance.
- B. Sufficient grading information, including the proposed first floor elevation, to show that the lot will drain properly.
- C. If required by the Borough Engineer, sufficient information to show that any fill on the site is made up of appropriate materials and will be properly compacted and stabilized.
- D. If required by the Borough Engineer, an erosion and sedimentation control plan for the individual lot, which shall comply with any erosion and sedimentation plan that may have been approved for the subdivision.
- E. The proposed locations of buildings, parking areas and driveways.

**APPENDIX A
TATAMY BOROUGH
APPLICATION FORM FOR
SUBDIVISION OR LAND DEVELOPMENT**

FOR OFFICE USE ONLY
FILE NUMBER

_____ New Submission _____ Resubmission

Date of Application _____ (to be filled in by Borough Staff)

_____ Sketch Plan Review
_____ Preliminary Plan Name of Development _____
_____ Final Plan
_____ Minor Subdivision Location _____
_____ Resubdivision
_____ Boundary Line Adjustment

Land Owner's Name _____ Telephone # _____

Address _____

Applicant's Name _____ Telephone # _____

Address _____

Plan Preparer's Name _____ Telephone # _____

Address _____

Total Acreage _____ Number of Lots _____

Water Supply: On lot well: _____ Public: _____ Other: _____

Sewage System: Private (on lot): _____ Public: _____ Other: _____

Submit 3 copies of this form to the Borough Staff. A copy will be receipted and returned to you.

Previous Subdivision or Construction on this Tract within the Past 5 Years:

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Any Relevant Zoning Variances/ Special Exception Approvals on this Tract (and dates):

Application Fees Paid: 1. Check to Tatamy Borough _____
2. Check to Joint Planning Commission _____

I HEREBY ACKNOWLEDGE AND REQUEST REVIEW OF THIS APPLICATION

Applicant's Signature _____

I HEREBY AUTHORIZE THE PLANNING COMMISSIONERS, BOROUGH COUNCIL MEMBERS, BOROUGH ENGINEER, CODE ENFORCEMENT STAFF AND ANY BOROUGH WETLANDS CONSULTANT TO ENTER THE EXTERIOR PREMISES OF THIS PROPERTY, BETWEEN 9 A.M. AND 8 P.M. AT THEIR OWN RISK, WHILE THIS PLAN IS BEING CONSIDERED FOR APPROVAL, AS NEEDED TO DETERMINE COMPLIANCE WITH Borough ORDINANCES (Optional)

Applicant/ Land Owner's Signature _____

(Lower Half of Page For Borough Use Only)

Initial Review Received From Borough Engineer: _____ (check off)

Joint Planning Commission Review: Date Sent to- _____
Date Review from- _____

Final Action by Borough Planning Commission: Date: _____

Action Taken: _____

Final Action by Borough Council: Date: _____

Action Taken: _____

Date Applicant Notified of Borough Council Final Action: _____

Borough Staff Initial Review Comments: _____

APPENDIX B
PLAN PREPARER'S STATEMENTS; OWNER'S STATEMENT;
APPROVAL/REVIEW BLOCK FORMS

B.1 PLAN PREPARER'S STATEMENTS. - Model Forms.

I, _____, a registered surveyor of the Commonwealth of Pennsylvania, do hereby certify that the Plan, prepared from a field survey on _____, 19____ correctly represents the property boundary of the proposed subdivision or land development.

Date Registered Surveyors' Signature

I, _____, a registered surveyor, registered landscape architect or licensed professional engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans and supporting documentation are true and accurate, to the best of my knowledge.

Date Plan Preparer's Signature

Address Printed Name

B.2 OWNER'S STATEMENT. - Model Form.

We, the owners of the land involving the accompanying plans, being duly sworn according to law, state that we are the majority owners or are the authorized officers of the corporation that are the majority owners of this property in peaceful possession of it, and that there are no suits pending affecting the title of same, and that we acknowledge and endorse the accompanying plans and that we will propose a record plan for recording (as applicable), after receiving all required municipal approvals.

OWNER'S OR AUTHORIZED CORPORATE OFFICER'S SIGNATURES

Printed Name Printed Name

SWORN AND SUBSCRIBED BEFORE THIS _____ DAY OF _____, 19____.

NOTARY
SEAL

NOTARY PUBLIC

B.3 APPROVAL/REVIEW BLOCK.

REVIEWED BY THE JOINT PLANNING COMMISSION

Joint Planning Commission Staff Person Responsible for Review Date

REVIEWED BY THE BOROUGH ENGINEER

Borough Engineer Date

REVIEWED BY THE TATAMY BOROUGH PLANNING COMMISSION

Chair Secretary Date

APPROVED BY RESOLUTION OR MOTION OF THE TATAMY BOROUGH COUNCIL AND ACCEPTED
FOR RECORDING

Chair Secretary Date

APPENDIX C

OFFER/ ACCEPTANCE OF DEDICATION

C.1 OFFER OF DEDICATION. - Model Form.

The undersigned owner(s) offer to dedicate to the Tatamy Borough for public use and ownership all street rights-of-way, utility easements and all public improvements to be constructed within their limits and within any proposed public open spaces, as shown and/or noted on the official approved final plans.

Date

Signature of Owner

Signature of Owner

C.2 ACCEPTANCE OF DEDICATION PLAN NOTATION. - Model Form.

THE BOROUGH COUNCIL OF TATAMY BOROUGH HEREBY ACCEPT THE STREET RIGHT(S)-OF-WAY INDICATED HEREON FOR PUBLIC USE.

Chair, Borough Council

Borough Secretary

Date

APPENDIX D
TATAMY BOROUGH
IMPROVEMENTS AGREEMENT - Model Form

This form is to be completed by the applicant's engineer, and is subject to review and approval by the Borough Engineer.

Name of Development/Phase _____

Date of Final Plan Approval _____

Name of Applicant/Developer _____

Name, Address and Phone No. of Person Completing This Form _____

Date of Completion of Form _____

Date of Review by Borough Engineer _____

I hereby recognize this estimate of the costs of the improvements of the development and agree to provide adequate financial security to the Borough of Tatamy to ensure their completion.

Signature of Applicant/ Developer

Date

TYPE OF IMPROVEMENT (Type "NA" if not applicable)	# UNITS	COST PER UNIT	TOTAL COST (to nearest \$)
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STREETS:

GRADING/ CLEARING:

STORMWATER IMPROVEMENTS:

TYPE OF IMPROVEMENT (Type "NA" if not applicable)	# UNITS	COST PER UNIT	TOTAL COST (to nearest \$)
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EROSION AND SEDIMENTATION:

MONUMENTS:

BUFFER PLANTINGS:

STREET AND REGULATORY SIGNS:

SANITARY SEWER:

CURBS AND SIDEWALKS:

STREET LIGHTS AND ELECTRIC/TELEPHONE TRENCHING:

CENTRAL WATER:

FIRE HYDRANTS:

SUB-TOTAL:
CONTINGENCIES:

TOTAL:

