(3) Surface course shall be inspected by the Borough Engineer or his designated agent after completion of all work.

D. Shoulders. The base course shall consist of six (6") inches of compacted stone, gravel or slag constructed in accordance with the specifications as set forth in the Pennsylvania Department of Transportation, Publication 408, as amended. The bituminous seal coat shall be constructed in accordance with the applicable requirements of the Pennsylvania Department of Transportation, Publication 408, as amended.

E. Driveway Entrances. Driveway entrances or aprons within the street right-of-way shall be surfaced to their full width, and in no case shall be less than twelve (12') feet wide for residential development and eighteen (18') feet wide for commercial or industrial developments. In no case shall the driveway entrance be more than two (2') feet wider than the driveway. The type of surface to be either plain cement concrete, minimum depth of four (4") inches or the same as specified above. Where sidewalks are installed, the required driveway surfacing shall end at the street side of the sidewalk.

(1) Driveway entrances along streets where curbs are not required, shall be constructed to provide proper drainage along the streets and from the streets by the continuation of gutters, swales or ditches. Such continuation may be provided by having an approved pipe of not less than fifteen (15") inches in diameter across such driveway entrances.

(2) Driveway entrances along streets, where curbs are not required, shall be constructed so that the driveway meets the edge of the cartway as a continuation of at least the slope from the crown of the street for not less than five (5') feet.

(3) Where proposed driveways provide access onto a State Highway (Pennsylvania Route or United States Route) the design of such driveway access and drainage shall be prepared in accordance with the Pennsylvania Department of Transportation and shall be subject to the approval and issuance of permits by the Department. A note shall be placed on the plan, "that a Highway Occupancy Permit is required pursuant to Section 420 of the State Highway Law before driveway access to a State Highway is permitted". The Borough Council may issue a final plat approval if a permit has been secured or the notice of requirement for such a permit is placed on the plan. No building permit will be issued for affected lots until such a Highway Occupancy Permit has been secured.

(4) The curb height at driveway entrances may be reduced to a minimum of one and one-half (1 1/2") inch for driveway entrances along streets where curbs are required. The maximum width of reduced curb height shall be twenty (20') feet for residential driveways and thirty-five (35') feet for commercial or industrial driveways. Sidewalks across driveway entrances, where required, shall be constructed in accordance with the requirements in Section 607 herein.

F. Underdrain

(1) Underdrain shall be constructed in accordance with the specifications as set forth in the Pennsylvania Department of Transportation, Publication 408, as amended, and as detailed on the Roadway Construction Standard Drawings (RC-30).

(2) Combination storm sewer and underdrain shall be constructed in accordance with the specifications as set forth in the Pennsylvania Department of Transportation, Publication 408, as amended, and as detailed on the Roadway Construction Standard Drawings (RC-30).

(3) Underdrain pipe shall be six (6") inch Perforated Corrugated Galvanized Metal Pipe (C.M.P.), helical in design, or unless otherwise specified.

(4) Underdrains or combination storm sewer and underdrain shall be constructed where required by the Borough Engineer or the Borough Council.

(5) Underdrain shall be installed and inspected by the Borough Engineer or his designated agent after completion of all work, just prior to the base course application.

G. Handicapped Accessibility. When deemed necessary by the Borough Council, upon recommendation of the Borough Planning Commission, intersection curb cuts shall be provided where sidewalks and curbs are required.

Section 605. SEWER AND WATER SYSTEMS.

1. Sewers

A. Where a public sanitary sewerage system is located within one thousand (1,000') feet of, or where plans approved by the Borough Council provide for the installation of such public sewer facilities to within one thousand (1,000') feet of a proposed subdivision or land development, the Developer shall provide the subdivision or land development with a complete sanitary

sewerage system to be connected to the existing or proposed sanitary sewerage system in accordance with Municipal Authority and Borough specifications. If such a system is not available but will, in the opinion of the Borough Council become available within a reasonable time, then the Developer shall install a complete sanitary sewerage system including a collector main installed in the street bed or approved right-of-way; lateral installations shall be to the right-of way lines of streets, lot or parcel property lines or sewer easement right-of-way lines, whichever pertains to individual situations. All termini shall be capped in a manner which will insure that all collector mains, laterals and house connections shall be water tight pending connections with a public sanitary sewerage system. The system shall be designed by a Registered Engineer and approved by the Municipal Authority Engineer. The Municipal Authority Engineer shall also inspect construction of all sanitary sewers to insure that said sewers will coordinate and have congruity with the Borough's overall comprehensive sewerage plan. All sewage pumping stations, interceptors and treatment plants to be installed by the Developer shall be reviewed and approved by the Municipal Authority Engineer, who shall inspect the construction thereof.

B. Design, approval of design, supervision and inspection fees for services rendered on behalf of the Developer by the Municipal Authority Engineer shall be paid by the Developer in accordance with the fee schedule submitted to the Board by the Municipal Authority Engineer, which schedule shall be available for review in the Borough Office by any developer.

C. Sanitary sewers and sewage disposal systems shall not be combined with storm water sewers, and shall not be constructed to receive effluent from any storm water collection system.

2. Water

A. Where a water main supply system is within one thousand (1,000') feet of, or where plans approved by the Borough Council provides for the installation of such public water facilities to within one thousand (1,000') feet of a proposed subdivision or land development, the Developer shall provide the subdivision or land development with a complete water main supply system to be connected to the existing or proposed water main supply system in accordance with Borough and/or Utility Specifications.

Section 606. STORM SEWERS. Whenever the evidence available to the Borough Council indicates that natural surface drainage is inadequate, the Developer shall install a storm water sewer system in accordance with approved plans and profiles. The system shall be designed by a Registered Engineer and be approved by the Borough Engineer. The Developer shall submit engineering calculations upon which the size of conduits, culverts, and other portions of the proposed storm sewer system has been based.

1. Pipe

A. Pipes shall be constructed in accordance with the specifications as set forth in the Pennsylvania Department of Transportation, Publication 408, as amended.

B. Pipes shall be Corrugated Galvanized Metal Pipe (C.M.P.) helical in design, or unless otherwise specified.

C. All pipe joints shall be connected with metal bands.

D. Pipes shall be placed on Class B Bedding.

E. Pipe gauge shall be in accordance with approved engineering calculations. Minimum pipe gauge for C.M.P. shall be sixteen (16) gauge.

F. Pipe sizes shall be in accordance with that shown on approved drawings. Minimum pipe size shall be fifteen (15") inches in diameter.

G. Pipes shall be constructed and set to line and grade as shown on approved drawings.

H. Pipes shall be inspected by the Borough Engineer or his agent prior to backfilling.

2. Inlets

A. Inlets shall be constructed in accordance with the specifications as set forth in the Pennsylvania Department of Transportation, Publication 408, as amended, and as detailed on the Roadway Construction Standard Drawings (RC-34).

B. Inlet tops shall be precast concrete top units with a ten (10") inch hood or equivalent in order to place inlet in a two (2") sump condition, and shall be compatible with type of curbing installed.

C. Inlet boxes shall be either precast concrete box units, cast-in-place cement concrete or constructed out of concrete blocks.

D. All inlets shall have weep holes placed at the appropriate elevations to completely drain the subgrade prior to placing the base course and surface course.

E. Size of concrete block shall be solid four (4") inches x eight (8") inches x sixteen (16") inches or unless otherwise specified.

F. Inlets shall be inspected by the Borough Engineer or his designated agent after completion of all work.

3. Manholes

A. Manholes shall be constructed in accordance with the specifications as set forth in the Pennsylvania Department of Transportation, Publication 408, as amended, and as detailed on the Roadway Construction Standard Drawings (RC-39).

B. Manholes shall be precast concrete units.

C. Manholes shall be inspected by the Borough Engineer or his designated agent after completion of all work.

Section 607. CURBS. Curbs shall be required for all subdivisions and land development. The Borough Council, upon recommendation by the Borough Planning Commission and Borough Engineer, may waive the requirements of curbs through the alteration of requirements procedure set forth in ARTICLE IX of this Ordinance.

1. Curbs shall be constructed in accordance with the specifications as set forth in the Pennsylvania Department of Transportation, Publication 408, as amended, and as detailed on the Roadway Construction Standard Drawings (RC-64) unless otherwise determined by the Borough Engineer.

2. Rolled curbs will not be acceptable.

3. Curbs shall be constructed in accordance with the cross section details shown on approved drawings.

4. Curbs shall be set and finished to the line and grade as shown on approved drawings.

5. Backfill must be placed within forty-eight (48) hours after form removal and this backfill shall be compacted in place along the rear face to within six (6") inches of the top of the curb.

6. When curbing is to be removed to construct a driveway, the removal shall be done on the complete curb section. The length of curbing to be removed shall be carried to the nearest expansion joint or saw cut if the joint is located more than five (5') feet from the end of the curb removal. Curb replacement shall be formed and shaped to the required driveway width. The driveway shall be depressed to a height of one and one-half (1 1/2") inches above the finished paving grade.

7. No partial breaking out of the curb shall be permitted without approval by the Borough Engineer or his designated agent.

8. Curbs shall be inspected by the Borough Engineer or his designated agent after the forms have been placed, just prior to the pouring of concrete and after completion of all work.

Section 608. SIDEWALKS. Sidewalks shall be required for all subdivision and land development. The Borough Council, upon recommendations of the Planning Commission and the Municipal Engineer, may waive the requirements of sidewalks through the alteration of requirements procedures set forth in ARTICLE IX of this Ordinance.

1. Sidewalks shall be constructed in accordance with the specifications a set forth in the Pennsylvania Department of Transportation, Publication 408, as amended.

2. Four (4") inches of 2B aggregate shall be placed under all sidewalks.

3. Sidewalks shall be within the right-of-way of the street and shall extend in width from the right-of-way line toward the curb line.

4. Sidewalks shall be at least four (4') feet wide, or unless otherwise specified.

5. Where a sidewalk abuts a curb, wall, building or any other structure, a pre-molded expansion joint one-quarter inch (1/4") inch of thickness, shall be placed between the sidewalk and said structure for the full length of said structure.

6. Sidewalks shall be boxed out around light standards fire hydrants, etc., with a pre-molded expansion joint, one quarter (1/4") inch in thickness.

7. Sidewalks shall be inspected by the Borough Engineer or his designated agent after the forms have been placed, just prior to the pouring of concrete and after completion of all work.

Section 609. FIRE HYDRANTS. Wherever a public or community water supply system is provided, fire hydrants shall be installed within six hundred (600') feet of all existing and proposed structures, measured by way of accessible streets (as specified by the Middle Department Association of Fire Underwriters).

Section 610. TREES. Reasonable effort should be made by the Applicant to preserve existing shade trees and, in addition, deciduous hardwood trees with a minimum caliper of one and one-half (1 1/2") inches should be provided in accordance with conditions as recommended by the Planning Commission and agreed upon by the Borough Council, and, if necessary, the Borough Authority and/or appropriate public utility. Where provided, such trees should be planted between the sidewalk and the building setback line at least five (5') feet from the sidewalk, provided the planting strip is a minimum of six (6') feet wide.

Section 611. STREET SIGNS. The subdivision or land development shall be provided with street signs to include but not be limited to: street name signs at all intersections, directional and informational signs. Such signs shall conform to Pennsylvania Department of Transportation and Borough Specifications and shall be installed by the Developer in a manner specified by the Borough Engineer.

Section 612. STREET LIGHTS.

1. Street lights shall be provided with the construction of all new streets. A plan for street lights, approved by the local utility company, shall be provided by the Applicant upon submission of final subdivision or land development plans.

2. Street lights shall be provided at locations designated by the local utility company, consistent with current policy, at all street intersections and all other locations considered necessary for safety reasons as approved by Borough Council.

Section 613. ELECTRIC AND TELEPHONE LINES. All electric and telephone service lines, including street lighting, shall be placed underground within any subdivision or land development of five or more lots and/or dwelling units.

ARTICLE VII

MANUFACTURED HOME PARK REGULATIONS

Section 701. PURPOSE, AUTHORITY AND JURISDICTION. the purpose, authority and jurisdiction for a manufactured home park as a land development are the same as those contained in ARTICLE II of this Chapter.

Section 702. PLAT REQUIREMENTS AND PROCESSING PROCEDURE. The plat requirements and processing procedure for a manufactured home park as a land development shall be in accordance with the requirements contained in ARTICLE IV, Sections 402-407, of this Ordinance in addition to the following plat requirements:

1. Number and location of each manufactured home lot, dimensions for each and proposed location of each manufactured home.

2. Location and number of off-street parking spaces.

3. Location of all plantings and landscaping.

4. Location, dimensions and proposed use of all service and accessory structures.

5. Location and type of all fire extinguishers and waste containers.

6. Location of both sewer riser pipe and water riser pipe.

7. Plans and specifications for refuse disposal facilities.

Section 703. DESIGN STANDARDS. The arrangement and other design standards of streets, easements, blocks, lots, stormwater management and erosion and sedimentation control shall be in accordance with the requirements contained in ARTICLE V herein except as specified herein.

1. Street Widths

   A. All streets located within manufactured home parks shall remain private and shall be maintained by the park owner and/or legal or equitable owner. The minimum street cartway width for mobile home park streets shall be twenty-four (24') feet in width.

   B. Provision for additional street width (right-of-way cartway, or both) may be required when determined necessary by the Borough Council for the following specific situations:

      (1) Public safety and convenience;

(2) Where the number of manufactured homes proposed to be located in the manufactured home park exceeds one hundred (100) units;

(3) Widening of existing streets where the width does not meet the requirements of the preceding paragraphs.

C. Direct driveway access from a manufactured home lot to existing and/or proposed public streets shall not be permitted but shall be by way of an internal park street.

2. Lots in Manufactured Home Parks

A. Lots in a manufactured home park shall be served by both public water supply and sanitary sewerage collection systems or private community systems.

B. Manufactured home lots shall be not less than fifty (50') feet wide measured at the minimum required setback line nor less than fifty-five hundred (5500) square feet in area, per manufactured home unit exclusive of streets and other public areas.

3. Building Setback Lines. In a manufactured home park, the minimum building setback line from the cartway line of a private street shall be twenty (20') feet.

4. Side and Rear Building Lines

A. The minimum spacing between manufactured home units, including attached accessory structures, shall be no less than twenty (20') feet. On a corner lot, the side yard abutting the street shall have a width equal to the depth of the front yard required and shall be subject to all front yard requirements of this Ordinance.

B. The minimum rear yard shall be ten (10') feet measured from the rear lot line of each manufactured home lot.

C. Detached accessory structures shall be located on the lot no closer than five (5') feet from a manufactured home and shall comply with the required front, side and rear setback lines.

D. Manufactured home units shall not be located closer than twenty-five (25') feet from the manufactured home park property lines on the sides and rear not adjacent to a street. Manufactured home units adjacent to public streets shall not be located closer than thirty-five (35') feet to the right-of-way line and shall contain a buffer yard in accordance with Section 704.1 herein.

5. Off-Street Parking Requirements

A. Paved off-street parking areas shall be provided at the rate of at least two (2) vehicular parking spaces for each manufactured home lot.

B. Each such off-street parking space shall contain at least two-hundred (200) square feet of area and shall be located on the lot it is intended to serve.

6. Open Space Requirements

A. Not less than ten (10%) percent of the total land area shall be provided for useable open space. Such space shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located and easily accessible to all park residents.

B. Such open space shall be maintained with a durable vegetative cover that is capable of preventing soil erosion and the emanation of dust during dry weather.

7. Stormwater Management

A. The ground surface in all parts of a park shall be graded and equipped to drain surface water in a safe, efficient manner. Where necessary, storm sewers, culverts and related facilities shall be provided to permit the adequate drainage of all locations within the park.

B. A stormwater plan in accordance with the provisions of this Ordinance shall be prepared and submitted prior to the granting of a plat approval or license for any manufactured home park.

C. All stormwater facilities shall be kept completely separate from any sanitary waste facilities.

8. Park Areas for Nonresidential Uses. No part of the manufactured home park shall be used for a nonresidential purpose, except such uses that are specifically required for the direct servicing and well being of park residents, for management and maintenance of the park, or those uses permitted by applicable provisions of the Township's Zoning Ordinance.

Section 704. IMPROVEMENT AND CONSTRUCTION REQUIREMENTS. All improvements, construction requirements, and engineering specifications for the improvements required, shall be provided in accordance with ARTICLE VI of this Ordinance in addition to those required herein.

1. Buffer Yard

A. A suitably screened or landscaped buffer yard of at least ten (10') feet wide, approved by the Planning Commission, shall be provided by the developer along all of the property lines separating the manufactured home park from adjacent land uses and public streets. Said buffer yard shall be planted with dense screen plantings as specified in the Camp Hill Borough Zoning Ordinance.

2. Signs and Lighting

A. Signs may be permitted in accordance with Part 18 of the Camp Hill Borough Zoning Ordinance.

B. All parks shall be furnished with lighting units so spaced and equipped with luminaries placed at such mounting heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night:

(1) All parts of the streets systems: an average of 0.6 foot candle with a minimum of 0.1 foot candle.

(2) Potentially hazardous locations, such as major street intersections and steps or step ramps; individually illuminated with a minimum of 0.3 foot candle.

3. Other Site Improvements and Requirements

A. Each manufactured home site shall be provided a structurally stabilized foundation for manufactured home placement approved by the Borough Engineer.

B. An enclosure of compatible design and material shall be erected around the entire base of each manufactured home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.

C. Each manufactured home lot shall be provided with a four (4") inch concrete slab on a stable surface at least (10') feet by eighteen (18') feet in size for use as a terrace and so located so as to be adjoining and parallel to the manufactured home and not extend into the front, side, or rear yard.

D. Individual tenants of the manufactured home park may construct attached enclosures or covered patios to individual manufactured homes, provided that such enclosures do not encroach into the front,side or rear yard areas.

E. Tie downs shall be installed at strategic locations so as to prevent movement of the manufactured home by natural causes.

F. Provisions shall be made by the Park operator to have garbage and waste collected at least once every week, and shall be deposited at an approved disposal site.

G. There shall be provided such other improvements as the Borough Council may deem necessary, whereby such requirements shall at all times be in the best interests of the park residents.

4. Water Supply

A. Water Distribution System

(1) The water system of the manufactured home park shall be connected by pipes to all manufactured homes, buildings, and other facilities requiring water.

(2) The water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or back-siphonage.

(3) The system shall be so designed and maintained as to provide a pressure of not less than twenty (20) pounds per square inch, under normal operating conditions, with a minimum pipe width of a diameter approved by the Borough Engineer.

B. Individual Water Riser Pipes and Connections

(1) Individual water-riser pipes shall be located within the confined area of the manufactured home stand at a point where the water connection will approximate a vertical position.

(2) The water-riser pipe shall extend at least four (4") inches above ground elevation. The pipe shall be at least three-fourth (3/4") inch. The water outlet shall be capped when a manufactured home does not occupy the lot.

(3) Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipe and to protect risers rom heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.

(4) A shut-off valve below the frost line shall be provided near the water-riser pipe of each manufactured home lot.

(5) Underground stop and waste valves shall not be installed on any water service.

5. Sewage Disposal. An adequate and safe sewerage system shall be provided in all parks for conveying and disposing of sewage from manufactured homes, service buildings and other accessory facilities. All such systems shall make connection to the public sanitary sewer system upon review and approval by the Pennsylvania Department of Environmental Resources (DER) and the Municipal Authority.

A. Individual Sewer Connections

(1) Each manufactured home lot shall be provided with at least a three (3") inch diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the manufactured home drain outlet will approximate a vertical position.

(2) The sewer connection shall have a nominal inside diameter of not less than three (3") inches, and the slope of any portion thereof shall be at least one-fourth (1/4") inch per foot. All joints shall be watertight.

(3) All materials used for sewer connections shall be semirigid, corrosive resistant, nonabsorbent and durable. The inner surface shall be smooth.

(4) Provision shall be made for plugging the sewer riser pipe when a manufactured home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rims of the riser pipe shall extend at least one-half (1/2") inch above ground elevation.

B. Sewer Lines

(1) All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements, shall be separated from the park water supply system and stormwater drainage systems and shall have watertight joints.

6. Electrical Distribution System. Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with local electrical power company specifications regulating such systems.

A. Power Distribution Lines

(1) All power lines shall be placed underground at least eighteen (18") inches below the ground surface and shall be insulated and specifically designed for such installation. Such lines shall be located not less than one (1') foot distance from any other utility lines, facility or installation.

(2) Meter poles shall have a maximum height of six (6') feet.

B. Individual Electrical Connections. Each manufactured home lot shall be provided with an approved disconnecting device and over current protective equipment. The minimum service per outlet shall be 120/240 volts AC, 100 amperes.

C. Required Grounding. All exposed non-current-carrying metal parts of manufactured homes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for manufactured homes or other equipment.

7. Fuel Supply and Storage

A. Natural Gas System

(1) Natural gas piping systems when installed in manufactured home parks shall be maintained in conformity with the specifications of the gas company serving the area.

(2) Each manufactured home lot provided with piped gas shall have an approved shut off valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

B. Liquified Petroleum Gas Systems

Liquified petroleum gas (LPG) systems provided for manufactured homes, service buildings or other structures when installed shall be maintained in conformity with any applicable rules and regulations and shall include the following:

(1) Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.

(2) Systems shall have at least one (1) accessible means for shutting off gas. Such means shall be located outside the manufactured home and shall be maintained in effective operating condition.

(3) All LPG piping located outside of the manufactured home shall be well supported and protected against mechanical injury. Undiluted liquified petroleum gas in liquid form shall not be conveyed through piping equipment and systems in manufactured homes.

(4) Vessels of more than twelve (12) and less than sixty (60) U.S. gallons gross capacity may be installed on a manufactured home lot and shall be securely but not permanently fastened to prevent accidental overturning.

(5) No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, manufactured home or any other structure unless such installations are specially approved by the authority having jurisdiction.

C. Fuel Oil Supply Systems

(1) All fuel oil supply systems provided for manufactured homes, services buildings and other structures shall be installed and maintained in conformity with any applicable rules and regulations:

(2) All piping from outside fuel storage tanks or cylinders to manufactured homes shall be securely, but not permanently, fastened in place.

(3) All fuel oil supply systems provided for manufactured homes, service buildings and other structures shall have shut-off valves located within five (5") inches of storage tanks.

(4) Storage tanks located in areas subject to traffic shall be protected against physical damage.

8. Other Utilities. Any other utility, such as telephone or cable, servicing a manufactured home park shall be installed underground, as applicable, and maintained in accordance with the respective utility company specifications regulating such systems.

9. Service Buildings and Other Park Service Facilities. The requirements of this Section shall apply to service buildings, recreation buildings and other community service facilities as follows:

A. Facilities

(1) Every manufactured home park shall have a structure clearly designated as the office of the manufactured home park manager.

(2) Service and accessory buildings located in a manufactured home park shall be used only by the residents of the manufactured home park.

B. Structural Requirements for Buildings

(1) All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such materials and be so constructed as to prevent entrance or penetration of moisture and weather.

(2) All rooms containing lavatory facilities shall:

(a) Have some resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions in lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture-resistant materials.

(b) Have at least one (1) window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten (10%) percent of the floor area served by them.

(c) Have at least one (1) window which can be easily opened, or a mechanical device which will adequately ventilate the room.

(3) Toilets shall be located in separate compartments equipped with self-closing doors.

10. Refuse Handling. The storage, collection and disposal of refuse in the manufactured home park shall be the responsibility of the manufactured home park owner or manager and shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution and shall comply with all applicable Borough and state regulations.

11. Insect and Rodent Control. Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall comply with all applicable Borough and state regulations.

12. Fire Protection

A. Local Regulations. The manufactured home park area shall be subject to any local fire protection rules and regulations.

B. Litter Control. Manufactured home park areas shall be kept free of litter, rubbish and other flammable materials.

C. Fire Extinguishers. Portable fire extinguishers of a type approved by the fire prevention authority shall be kept in public service buildings under park control and a sufficient number shall be maintained throughout the park in readily accessible and well marked positions.

D. Fire Hydrants

(1) Fire hydrants shall be installed in accordance with the following requirements:

(a) The water supply source shall permit the operation of a minimum of two (2) one and one-half (1 1/2") inch hose streams.

(b) Each of two (2) nozzles, held four (4') feet above the ground, shall deliver at least seventy-five (75) gallons of water per minute at a flowing pressure of at least thirty (30) pounds per square inch at the highest point of the park.

(2) Fire hydrants, shall be located within six hundred (600') feet of any home, service building or other structure in the park, and shall be installed in accordance with all applicable Borough specifications.

(3) The park management shall give the Borough Zoning Officer or other authorized Borough representative free access to all manufactured home lots, service buildings and other community service facilities for inspection purposes.

Section 705. STANDARDS FOR MOBILE HOME PARKS IN FLOODPLAIN AREAS. Where permitted within any identified floodplain area, all mobile home parks and additions thereto shall be in accordance with ARTICLE V of this Ordinance in addition to those required in Part 15 of the Camp Hill Borough Zoning Ordinance.

Section 706. PERMITS, FEES AND LICENSES.

1. Manufactured Home Park Permits. Any person intending to develop a tract of land as a manufactured home park shall have a permit from the Borough for each such park, issued in accordance with the requirements contained in Resolution #_____.

2. Fees. At the time of filing the Preliminary Plat and the Final Plat for the development of a tract of land for a manufactured home park, the Applicant shall be required to pay to Camp Hill Borough fees in accordance with the requirements of ARTICLE VIII herein.

3. Licenses. Any person intending to operate a manufactured home park within the Borough shall have a license from the Borough for each such park, issued in accordance with the requirements contained in Resolution #___.

Section 707. ALTERATION OF REQUIREMENTS. The application for an alteration of requirements shall be in accordance with the provisions of ARTICLE IX herein.

Section 708. ENFORCEMENT, PENALTIES, SEVERABILITY AND AMENDMENTS. The enforcement, penalties, severability and amendments shall be in accordance with the provisions of Article X herein.

ARTICLE VIII

FEES

Section 801. FILING. At the time of filing, all plats shall be accompanied by a check payable to Camp Hill Borough, in the amount specified herein, to defray the cost of reviewing the proposed plats and required data.

Section 802. FEE SCHEDULE.

1. The Borough Council shall establish by resolution a Schedule of Fees to be paid by the subdivider at the time of filing a Preliminary or Final Plat.

2. The Schedule of Fees shall be posted in the office of the Borough Zoning Officer and in such other places as the Borough may designate.

3. No plat shall be considered by the Borough Council unless all fees and charges are paid in full.

4. Review Fees.

   A. Review fees shall include the reasonable and necessary charges by the Borough's professional consultants or engineer for review and report to the Borough of Camp Hill, and shall be set by resolution. Such review fees shall be reasonable and in accordance with the ordinary and customary charges by the Borough engineer or consultant for similar service in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultant to the Borough when fees are not reimbursed or otherwise imposed on applicants.

   B. In the event the applicant disputes the amount of any such review fees, the applicant shall, within ten (10) days of the billing date, notify the Borough of Camp Hill that such fees are disputed, in which case the Borough shall not delay or disapprove a subdivision or land development application due to the applicant's request over disputed fees.

   C. In the event that the Borough of Camp Hill and the applicant cannot agree on the amount of review fees which are reasonable and necessary, then the fees shall be recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the Borough and the applicant or developer. The estimate certified by the third engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third engineer is so chosen, fees for the services of said engineer shall be paid equally by the Township and the applicant or developer.

Section 803. ENGINEERING FEES.

1. On or before the date on which the Preliminary or Final Plat is to be considered by the Borough Council, the Applicant shall pay by a check, payable to Camp Hill Borough, an amount determined or approved by the Borough Engineer sufficient to cover the costs of:

   A. Reviewing the plat's engineering details.

   B. Inspecting the site layout for conformance with the plat.

   C. Preparing cost estimates of required improvements (as applicable).

   D. Inspecting required improvements during installation.

   E. Final inspection on completion of installation of required improvement.

   F. Other engineering verifications required by this Ordinance.

Section 804. OTHER FEES.

1. Fees for all other permits required for and by the Borough for opening roads, connecting to municipal sewers, building construction, etc. shall also be paid by a check payable to the Borough.

2. The Applicant at the time of application shall agree to cover the cost of advertising the Ordinance accepting the deed of dedication of applicable required improvements and its recording costs.

3. At the time of filing, all plats shall be accompanied by a check payable to the Cumberland County Planning Commission, in the amount specified by the County, to cover the costs of County Planning Commission review and report.

ARTICLE IX

MODIFICATION OF REQUIREMENTS

Section 901. MODIFICATIONS.

1. The Borough Council may grant a modification of the requirements of one (1) or more provisions of this Chapter if the literal enforcement will exact undue hardship because or peculiar conditions pertaining to the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of this Chapter is observed.

2. All requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of this Chapter involved and the minimum modification necessary.

3. The request for modification shall be referred to the (Borough Planning Commission) for advisory comments.

4. The Borough Council shall keep a written record of all action on all requests for modifications.

ARTICLE X

ENFORCEMENT REMEDIES, AMENDMENTS & RECORDING

Section 1001. PREVENTIVE REMEDIES.

1. In addition to other remedies, the Borough of Camp Hill may institute and maintain appropriate actions by law or in equity to restrain, correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure or premises. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.

2. The Borough may refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of this Chapter. This authority to deny such a permit or approval shall apply to any of the following applicants:

   A. The owner of record at the time of such violation.

   B. The vendee or lessee of the owner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.

   C. The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation.

   D. The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.

3. As an additional condition for issuance of a permit of the granting of an approval to any such owner, current owner, vendee or lessee for the development of any such real property, the Borough may require compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real property.

Section 1002. ENFORCEMENT REMEDIES.

1. Any person, partnership or corporation who or which has violated the provisions of this Chapter shall, upon being found liable therefore in a civil enforcement proceeding commenced by the Borough of Camp Hill, pay a judgement of not

more than five hundred ($500.00) dollars plus all court costs, including reasonable attorney fees incurred by the Borough as a result thereof. No judgement shall commence or be imposed, levied or payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, the Borough may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership, or corporation violating this Chapter to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth (5th) day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation.

2. The court of common pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment.

3. Nothing contained in this Section shall be construed or interpreted to grant to any person or entity other than the Borough of Camp Hill the right to commence any action for enforcement pursuant to this Section.

4. District justices shall have initial jurisdiction in proceedings brought under this Section.

Section 1003. EFFECT OF CHANGE IN THIS CHAPTER.

Changes in this Chapter shall affect plats as follows:

1. From the time an application for approval of a plat, whether preliminary or final, is duly filed as provided in this Chapter, and while such application is pending approval or disapproval, no change or amendment of this Chapter, zoning or other governing ordinance or plan shall affect the decision on such application adversely to the applicant and the applicant shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans as they stood at the time the application was duly approved. The applicant shall be entitled to final approval in accordance with the terms of the approved preliminary application as hereinafter provided. However, if an application is properly and finally denied, any subsequent application shall be subject to the intervening change in governing regulation.

2. When an application for approval of a plat, whether preliminary or final, has been approved without conditions or approved by the applicant's acceptance of conditions, no subsequent change or amendment in this Chapter, zoning or other governing ordinance or plan shall be applied to affect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within five (5) years from such approval.

3. Where final approval is preceded by preliminary approval, the aforesaid five-year period shall be counted from the date of the preliminary approval. In the case of any doubt as to the terms of a preliminary approval, the terms shall be construed in the light of the provisions of this Chapter of this ordinance as they stood at the time when the application for such approval was duly filed.

4. Where the landowner has substantially completed the required improvements as depicted upon the final plat within the aforesaid five-year limit, or any extension thereof as may be granted by the Borough Council, no change of any ordinance or plan enacted subsequent to the date of filing of the preliminary plat shall modify or revoke any aspect of the approved final plat pertaining to zoning classification or density, lot, building, street or utility location.

5. In case of a preliminary plat calling for the installation of improvements beyond the five-year period, a schedule shall be filed by the landowner with the preliminary plat delineating all proposed sections as well as deadlines within which applications for final plat approval of each section are intended to be filed. Such schedule shall be updated annually by the applicant on or before the anniversary of the preliminary plat approval, until final plat approval of the final section has been granted and any modification in the aforesaid schedule shall be subject to approval of the Borough Council in its discretion.

6. Each section in any residential subdivision or land development, except for the last section, shall contain a minimum of twenty-five (25%) percent of the total number of dwelling units as depicted on the preliminary plan, unless a lesser percentage is approved by the Borough Council in its discretion. Provided the landowner has not defaulted with regard to or violated any of the conditions of the preliminary plat approval, including compliance with landowner's aforesaid schedule of submission of final plats for the various sections, then the aforesaid protections afforded by substantially completing the improvements depicted upon the final plat within five years shall apply and for any section or sections, beyond the initial section, in which the required improvements have not been substantially completed within said five-year period the aforesaid protections shall apply for an additional term or terms of three years from the date of final plat approval for each section.

7. Failure of landowner to adhere to the aforesaid schedule of submission of final plats for the various sections shall subject any such section to any and all changes in this Chapter, zoning, and other governing ordinance enacted by the Borough of Camp Hill subsequent to the date of the initial preliminary plan submission.

Section 1004. RECORDING PLATS AND DEEDS.

1. Upon the approval of a final plat, the developer shall within ninety (90) days of such final approval record such plat in the office of the recorder of deeds of the county. The recorder of deeds shall not accept any plat for recording unless such plat officially notes the approval of the Borough Council, and review by the county planning agency.

2. The recording of the plat shall not constitute grounds for assessment increases until such time as lots are sold or improvements are installed on the land included within the subject plat.

Section 1005. EFFECT OF PLAT APPROVAL ON OFFICIAL MAP. After a plat has been approved and recorded as provided in this Chapter, all streets and public grounds on such plat shall be, and become a part of the official map of the Borough of Camp Hill without public hearing.

ARTICLE XI

EFFECTIVE DATE AND ENACTMENT

Section 1101. CODIFICATION STATEMENT. It is the intention of the Borough Council and it is ordained that the provision of this Ordinance shall become and be made a part of the Code of Ordinances of the Borough of Camp Hill, and the sections of this Ordinance may be renumbered to accomplish this intention.

Section 1102. EFFECTIVE DATE. This Ordinance shall take effect on the _____ ___ day of _____, 19 _____.

ENACTED AND ORDAINED INTO AN ORDINANCE THIS _____DAY OF _ _____, 19 _____.

Borough of Camp Hill
Cumberland County, Pennsylvania

ATTEST:_____ _____
(Secretary) (President or Chairperson)

_____
(Mayor)

(Municipal Seal)

ORDINANCE # 928

AN ORDINANCE OF THE BOROUGH OF CAMP HILL, CUMBERLAND :OUNTY, PENNSYLVANIA, REGULATING THE SUBDIVISION OF LAND \ND LAND DEVELOPMENT WITHIN THE BOROUGH OF CAMP HILL, CUMB-:RLAND COUNTY, PENNSYLVANIA, PROVIDING FOR THE PREPARATION)F PRELIMINARY AND FINAL PLATS FOR SUCH PURPOSE; REQUIRING :ERTAIN IMPROVEMENTS TO BE MADE OR GUARANTEED TO BE MADE BY 'HE SUBDIVIDER; REGULATING SALE OF LOTS, ERECTION OF BUILD-NGS, LAYING OUT, CONSTRUCTION, OPENING AND DEDICATION OF :TREETS, SEWERS, OTHER FACILITIES, AND PUBLIC IMPROVEMENTS N CONNECTION WITH SUBDIVISION, AND PRESCRIBING PENALTIES 'OR THE VIOLATION THEREOF.

'HE BOROUGH COUNCIL OF THE BOROUGH OF CAMP HILL, CUMBERLAND :OUNTY, PENNSYLVANIA, PURSUANT TO ACT 247, (PENNSYLVANIA IUNICIPALITIES PLANNING CODE) AS AMENDED, DOES ENACT AND)RDAIN:

ARTICLE I

SHORT TITLE

;ection 101. SHORT TITLE. These regulations shall be known ind may be cited as "The Camp Hill Borough Subdivision and .and Development Ordinance."

ARTICLE II
and Following:

(Containing the detailing provisions implementing all of :he following Articles.)

\RTICLE II	PURPOSES, AUTHORITY, APPLCIATION AND INTERPRETATION
\RTICLE III	DEFINITIONS
\RTICLE IV	PLAT SPECIFICATIONS AND PROCESSING PROCEDURES
\RTICLE V	DESIGN STANDARDS
\RTICLE VI	IMPROVEMENTS AND CONSTRUCTION REQUIREMENTS
\RTICLE VII	MOBILE HOME PARK REGULATIONS
\RTICLE VIII	FEES
\RTICLE IX	MODIFICATION OF REQUIREMENTS
\RTICLE X	ENFORCEMENT REMEDIES, AMENDMENTS AND RECORDING
\RTICLE XI	EFFECTIVE DATE AND ENACTMENT

ORDAINDED AND ENACTED INTO ORDINANCE this 14th day of April, 993.

\TTEST:

;ecretary

President

Approved this 14th day of April, 1993.

MAYOR

EXHIBIT I

SAMPLE CERTIFICATION AND DEDICATORY BLOCKS

EXHIBIT I

SAMPLE CERTIFICATION AND DEDICATORY BLOCKS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

ON THIS THE _____ DAY OF _____ 19 __ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

OWNER(S) _____

OWNER(S) _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN,

_____ _____

MY COMMISSION EXPIRES NOTARY PUBLIC

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

OWNER(S) _____

OWNER(S) _____

OWNER(S) _____

OWNER(S) _____

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

_____
REGISTERED SURVEYOR
(Seal)

NAME OF SURVEYOR
ADDRESS

EXHIBIT II

SAMPLE PLAT APPROVAL BLOCKS

EXHIBIT II
SAMPLE PLAT APPROVAL BLOCKS

THIS PLAN REVIEWED BY THE CUMBERLAND COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 19 __

CHAIRMAN _____

SECRETARY _____

THIS PLAN REVIEWED BY THE CAMP HILL BOROUGH ENGINEER THIS _____ DAY OF _____ 19 __

BOROUGH ENGINEER _____

THIS PLAN RECOMMENDED FOR APPROVAL BY THE Camp Hill BOROUGH PLANNING COMMISSION THIS _____ DAY OF _____ 19 __

CHAIRMAN _____

SECRETARY _____

THIS PLAN APPROVED BY THE BOROUGH COUNCIL OF Camp Hill BOROUGH THIS _____ DAY OF _____ 19 __

PRESIDENT _____

SECRETARY _____

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CUMBERLAND COUNTY THIS _____ DAY OF _____ 19 __

PLAN BOOK ____ VOLUME _____ PAGE _____

EXHIBIT III

SAMPLE TIME EXTENSION AGREEMENT

EXHIBIT III
SAMPLE TIME EXTENSION AGREEMENT
CAMP HILL BOROUGH

AGREEMENT TO EXTEND THE TIME FOR RENDERING
AND COMMUNICATING A DECISION ON CERTAIN
PRELIMINARY AND/OR FINAL SUBDIVISION/LAND DEVELOPMENT PLANS.

This Agreement made the ____ day of _____ 19 __, by and between the Borough Council of the Borough of Camp Hill, Cumberland County, Pennsylvania, (hereinafter called "Governing Body") and _____ (hereinafter called "Developer").

WHEREAS, the Developer submitted a preliminary/final plan of subdivision/land development for a development known as _____ to the Borough on the ____ day of _____, 19 __; and

WHEREAS, there are certain deficiencies, matters of incompleteness or other similar items by reason of which the Governing Body cannot approve said plan of subdivision/land development as more fully detailed in a letter delivered to Developer by the Governing Body dated the ___ day of _____, 19 __, receipt of which is acknowledged by Developer; and

WHEREAS, the term within which the Governing Body must render a decision approving or disapproving said plan of subdivision/land development pursuant to the provisions of Section 508 of the Pennsylvania Municipalities Planning Code, as amended, expires the _____ day of 19____; and

WHEREAS, the Developer wishes to have an additional period of time within which to attempt to bring said plan of subdivision /land development into compliance with all applicable Borough ordinances and regulations;

NOW THEREFORE, in consideration of the above recitals and the covenants hereinafter contained. The parties hereto agree as follows:

1. Developer hereby agrees to an extension of the time within which the Governing Body must render a decision and communicate its decision relative to the above-mentioned plan of subdivision/land development to the Developer which extended time period shall expire the _____ day of _____ 19 __.

2. In consideration of the extension of time granted by Developer, the Governing Body agrees that it will not disapprove the plan of subdivision/land development submitted as aforesaid at this time as it would otherwise be bound to do; rather, the Governing Body agrees to consider the plan of subdivision/land development with such changes and corrections as the Developer shall make and to render a decision within the time as extended by this Agreement.

EXHIBIT IV

SAMPLE IRREVOCABLE LETTER OF CREDIT

EXHIBIT IV
SAMPLE IRREVOCABLE LETTER OF CREDIT

_____

Borough of Camp Hill
2201 Market Street
Camp Hill, PA 17011

IRREVOCABLE LETTER OF CREDIT NO. _____

At the request of _____, we hereby authorize the Borough of Camp Hill, Cumberland County, to draw on _____ up to an aggregate amount of _____ U.S. Dollars available by your drafts at sight accompanied by your written certification for the failure of _____ to complete improvements as required by the subdivision/land development plan of _____, dated _____, 19 _, and any related agreements between _____, and the Borough of Camp Hill, particularly the Agreement to Establish Security, dated _____, 19 _.

Such certification must enumerate the amount payable to you from the account of _____. All drafts so drawn must be marked drawn under our credit number _____.

It is a condition of this Letter of Credit that it shall be deemed automatically extended without amendment for one year from the expiration date provided hereinafter unless thirty (30) days prior to such expiration date we shall notify you in writing by registered mail that we elect not to consider this Letter of Credit renewed for any such additional period. upon receipt by you of such notice, you may draw hereunder, without having incurred liability by reason of the failure of _____ to construct and install the improvements as required by the above identified plans, profiles and agreements, by means of your drafts on us, at sight, accompanied by your written certification that certain installation and construction work remains to be completed and the proceeds of your drafts will be retained and used by you to make any payments which you might thereafter be _____ to complete the construction and installation of said improvements, and further, that you will refund to us the amount paid, less any amounts which may have been paid by you for the construction and installation of said uncompleted improvements.

We engage with you that all drafts drawn under and in compliance with the terms of this credit will be duly honored on or before _____or any automatically extended date, as herein before set forth. We confirm the credit and hereby undertake that all drafts, presented as above specified, will be duly honored by us.

We specifically agree that your drafts will be honored regardless of any objection made by _____ or any third party, even if said objections indicate that all the required improvements have been completed. In the event we refuse and fail to honor your drafts in violation of the foregoing we will be responsible for reasonable attorney fees incurred by you in enforcing your right to payment under the terms hereof. It shall be the responsibility of _____

EXHIBIT V

SAMPLE SECURITY AGREEMENT

EXHIBIT V
SAMPLE SECURITY AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____, 19__, by and between _____, hereinafter referred to as "DEVELOPER", and THE BOROUGH OF CAMP HILL, Cumberland County, Pennsylvania, hereinafter called "BOROUGH".

WHEREAS, Section ____ of Ordinance _____ provides as a prerequisite to receiving authorization to proceed to construct required improvements, the developer shall deposit with the Borough cash, a corporate bond or other security acceptable to the Borough in an amount sufficient to cover at least one hundred ten (110%) percent of the costs of construction of the subject improvements which amount shall be approved by the Borough engineers in writing prior to submission of the letter of credit, and which may be required and for such period of time as the Borough determines reasonable.

WHEREAS, the Developer has submitted final design plans a preliminary and final subdivision/land development plan known as _____ to the Borough which plan has been approved contingent upon the Developer's depositing security acceptable to the Borough to guarantee the installation of improvements shown thereon.

NOW, THEREFORE, it is hereby agreed between the Developer and the Borough as follows:

1. The owners, at their sole expense, will construct and install the improvements required by the final design plans for the preliminary and final subdivision/land development plan of the development known as _____and by accompanying engineering drawings identified as follows:

maintenance guarantee. If any repairs are deemed necessary at this time, as a result of this inspection, the developer shall make all required repairs as soon as possible. In the event the developer refuses to make the repairs or is financially unable to do so, the Borough shall invoke the provisions of the maintenance guarantee and use the proceeds thereof to complete the repairs.

IN WITNESS WHEREOF, the parties aforesaid have hereunto set their hands and seals the day and year first above written.

WITNESS:

_____

By:_____
BOROUGH COUNCIL
BOROUGH OF CAMP HILL
CUMBERLAND COUNTY,
PENNSYLVANIA

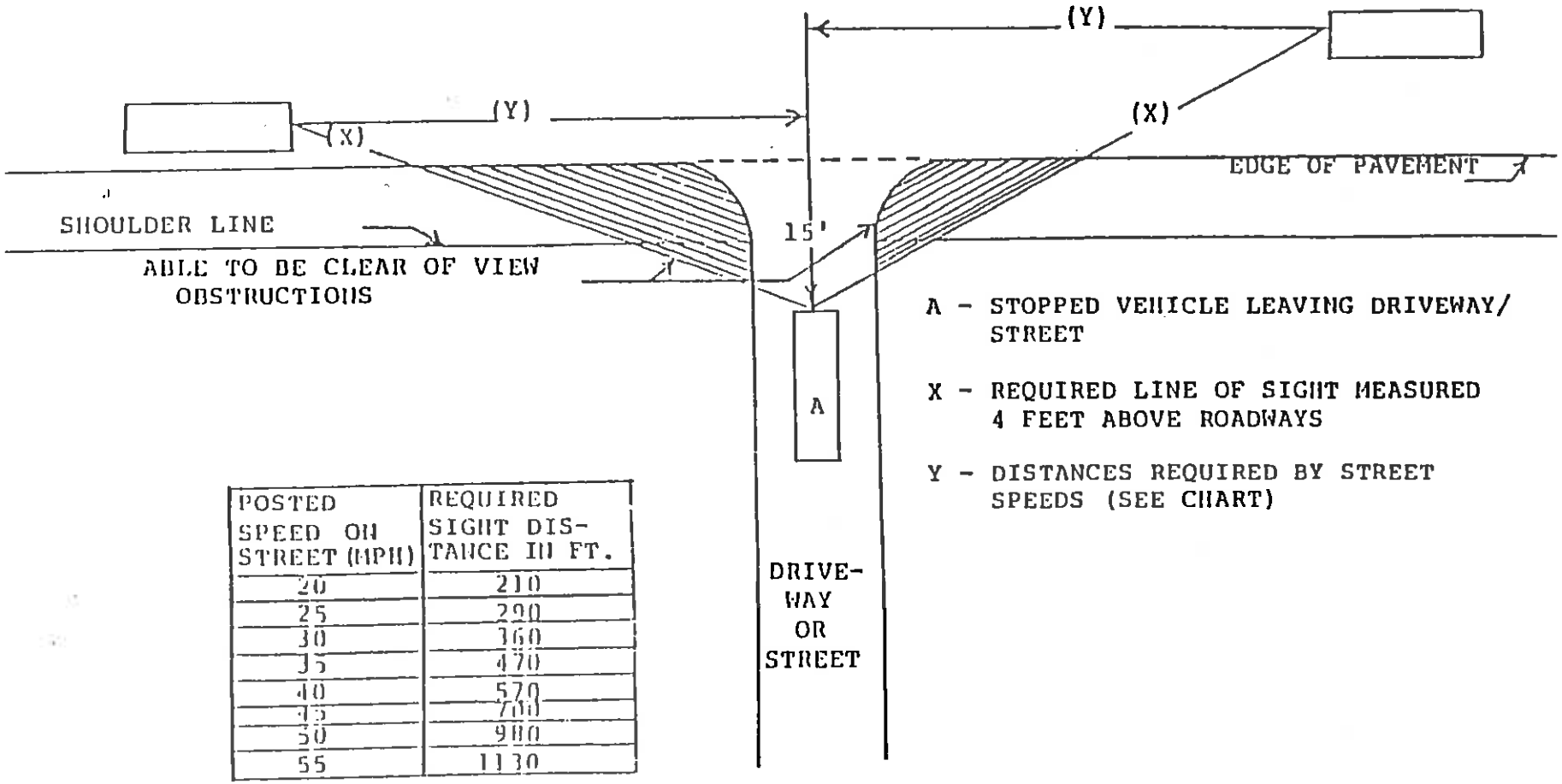
By:_____
President or Vice President
Developer

ATTEST:

_____
Secretary or Assistant Secretary

EXHIBIT VI

SIGHT DISTANCE DIAGRAM CHART



A - STOPPED VEHICLE LEAVING DRIVEWAY/ STREET

X - REQUIRED LINE OF SIGHT MEASURED 4 FEET ABOVE ROADWAYS

Y - DISTANCES REQUIRED BY STREET SPEEDS (SEE CHART)

POSTED SPEED ON STREET (MPH)	REQUIRED SIGHT DISTANCE IN FT.
20	210
25	290
30	360
35	470
40	570
45	700
50	900
55	1130

EXHIBIT VI

PA. D.O.T.

SIGHT DI E