

**COOKE SUBDIVISION ORDINANCE**

**Board of Supervisors  
Cooke Township  
Cumberland County, Pennsylvania**

**Ordinance number 2004-4**

An Ordinance of the Supervisors of Cooke Township, Cumberland County, Pennsylvania, adopting and establishing regulations for land subdivision, the construction and dedication of streets, alleys and other public improvements, regulating utility installations, approval of plans, fixing standards, requirements for the subdivision of land and fees, and imposing penalties.

Be it enacted and ordained by the Supervisors of Cooke Township, Cumberland County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same:

In order to assure sites suitable for building purposes and human habitation and to provide for the harmonious development of Cooke Township, for adequate open spaces for traffic, recreation, light and air, and for proper distribution of population, thereby creating conditions favorable to the health, safety, morals and general welfare of the citizens of the Township, it is hereby ordained by the Supervisors of Cooke Township, Cumberland County, Pennsylvania, that the following land subdivision regulations be adopted and established for said Township.

**SECTION 1** - No subdivision of any lot, tract or parcel of land shall be effected, no street, storm sewer, sanitary sewer, water main or other facilities in connection therewith, shall be laid out, constructed, opened or dedicated for public use or travel or for the common use of occupants of buildings abutting thereon except in strict accordance with the provisions of this Ordinance.

**SECTION 2** - Unless otherwise expressly stated, the following terms shall, for the purpose of these regulations, have the meaning indicated:

**A. ALLEY:** A strip of land over which there is a right-of-way, on which no dwelling or store fronts, and serving as secondary or service access to properties.

**B. LOT:** A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

**C. LOT AREA:** For the purposes of this Ordinance, lot area shall not include any portion of a right-of-way.

**D. BUILDING:** Also includes "structures" and shall be construed as if followed by "or part thereof".

**E. BUILDING SETBACK LINE:** A line within a lot, between which line and boundary of the lot, a building may not be erected.

**F. CARTWAY:** The part of a right-of-way available for vehicular traffic (excluding road shoulders).

**G. PERSON:** Individual, partnership, unincorporated association or corporation.

**H. RIGHT-OF-WAY:** Land opened for use as a street or alley.

**I. STREET:** Includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private.

**J. APPROVED, REQUIRED** or words of similar import shall indicate the approval or requirements of the Cooke Township Supervisors.

**K. SUBDIVIDER:** The owner of record of land to be subdivided.

**L. SUBDIVISION:** The division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development: Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new streets or easement of access or any residential dwelling, shall be exempted.

**M. SUPERVISORS:** Cooke Township Supervisors.

**N. LAND DEVELOPMENT:** any of the following activities:

(1) the improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving (a) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or (b) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by mean of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features; (2) a subdivision of land; (3) excluding (a) the conversion of an existing single family detached dwelling or single family semidetached dwelling into not more than three residential units, unless such units are intended to be a condominium; (b) the addition of an accessory building, including farm building, on a lot or lots subordinate to an existing principal building.

**O. MOBILEHOME:** a transportable, single family dwelling intended for permanent occupancy, contained in one unit, or two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

**P. MOBILEHOME LOT:** a parcel of land in a mobilehome park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobilehome.

**Q. MOBILEHOME PARK:** a parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobilehome lots for the placement thereon of mobilehomes.

**R. PUBLIC HEARING:** a formal meeting held pursuant to public notice by the governing body or planning agency, intended to inform and obtain public comment, prior to taking action in accordance with this ordinance.

**S. PUBLIC MEETING:** a forum held pursuant to notice under 65 Pa. C.S. Ch. 7 (relating to open public meetings).

**T. PUBLIC NOTICE:** notice published once each week for two successive weeks in a newspaper of general circulation in the township. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be less than seven days from the date of the hearing.

**U. FLOODPLAIN:** A relatively flat or low land area adjoining a river, stream, or watercourse which is subject to partial or complete inundation in a 100 year flood.

**SECTION 3** - Land which the Supervisors deem of such character that it cannot be used for building purposes without danger to the health, safety, moral or general welfare of the citizens of the township or which cannot comply with the provisions of this Ordinance, shall not be platted, subdivided or used for building purposes.

**SECTION 4** - Easements for drainage, underground public facilities and overhead public easement must be provided to fifteen (15) feet. Electric and telephone lines shall be carried underground or along the rear of lots whenever practicable. All gas, water, electric, telephone and other mains, pipe and conduits together with all service connections and laterals shall be laid when the need for same can be reasonably anticipated, before the cartways are improved.

**SECTION 5** - Minimum lot sizes and street frontage shall be as follows:

**A.** Each lot shall have street frontage (i.e., shall abut a street). Private streets and rights-of-way are acceptable with specific prior approval of the Board of Supervisors. In a cul-de-sac, the street frontage shall be determined at the building setback line.

**B.** Where neither sanitary sewer nor public water are available, all lots shall be a minimum of three (3) acres of lot area in size and have a minimum street frontage of two hundred (200) feet.

**C.** Where both sanitary sewer and public water are available, all lots shall be a minimum of two (2) acres of lot area in size and have a minimum street frontage of two hundred (200) feet.

**SECTION 6** - The building setback lines shall be as follows:

**A.** Lots shall have a front building setback of not less than forty (40) feet from the right-of-way of road or street.

**B.** Provided, however, that when any tract being subdivided abuts any existing road or street, the building setback lines must be so located as to permit present or future widening of such road or street to comply with Section 4 above.

**SECTION 7** - The following lot standards will prevail:

**A.** Side and rear building lines shall not be less than ten (10) feet from the side and forty (40) feet from the rear lot lines.

**B.** Provided, however, that minor garages or outbuildings may be within twenty (20) feet of rear lot lines. A "minor garage or outbuilding" shall be defined as a building of less than 500 square feet.

**SECTION 8** – Sewage

**A.** In all hereafter proposed subdivisions, all lots or parcels shall be provided with an on-lot sewage disposal system prior to the construction or occupancy of buildings thereon.

**B.** A septic permit must be obtained before any home building commences.

**C.** In order to determine the adequacy of the soil involved to properly absorb subsurface sewage effluent and to determine the minimum lot area required for such installations, soil evaluation tests shall be performed. Percolation tests will be required as part of the compliance with the appropriate Pennsylvania Department of Environmental Protection regulations. The results of these tests will be reviewed by the Township Sewage Enforcement Officer (SEO), the County Planning Commission and by the Pennsylvania Department of Environmental Protection (DEP) to determine the suitability of the soil for on-lot disposal systems. When marginal site conditions exist, as determined by the SEO, consulting soil scientist, or DEP soil scientist, replacement area testing will be required either for the entire subdivision or for individual lots. A site is considered marginal under the circumstances outlined by DEP in their Sewage Planning Module Form D Guidance, as amended.

**D.** All sewage disposal systems proposed shall conform to existing local ordinances or, the absence thereof, the requirements of the Pennsylvania Sewage Facilities Act (Act No. 537) of December 22, 1965, as amended. The Supervisors reserve the right to require greater capacities or lengths when physical circumstances or soil conditions so dictate.

**E.** No part of a sewage disposal system shall be within ten (10) feet of any property line.

## **SECTION 9 – Drainage, Stormwater, and Erosion**

**A.** Drainage structures, pipes, headwalls, ditches, inlets, manholes, stream bed paving, sodding and/or measures necessary to insure proper drainage will be placed as required by the Supervisors. Curbing, concrete curb gutter, rubble gutter or approved alternate will be required on grades of six (6%) percent and over in the construction of new streets and roads. The flowline of shoulders or gutters must be at least three (3) inches below the bottom of the roadway base course and three (3) feet from the edge of pavement.

**B.** Developments located within the Yellow Breeches watershed must be in compliance with the Upper Yellow Breeches Watershed Stormwater Management Plan.

### **C. Stormwater Management Plan**

**1. Scope** A Stormwater Management Plan (SWMP) prepared in accordance with the hereinafter provisions, shall be required for each subdivision or land development plan at both the preliminary and final plan submittal stage. As an integral part of the SWMP, Erosion and Sedimentation Control measures shall be included. A SWMP must be approved prior to the construction of any improvements. All SWMPs shall be prepared and certified by a professional engineer or a professional land surveyor, in accordance with the Professional Engineers Registration Law, Act of 1945, P.L. 913, as amended.

**2. Content** The SWMP shall be a separate document and shall contain the following:

- (a) A general description of the proposed project.
- (b) Project location on a 7.5 minute USGS map
- (c) Topographic features of the project site and adjacent lands that may impact upon the stormwater management design.
- (d) The existing and proposed use of the tract.
- (e) The total number of lots and the total acreage of the site.
- (f) Tract boundaries
- (g) Runoff calculations and related design computations of the total drainage basin necessary to substantiate the proposed temporary and permanent stormwater management facilities.
- (h) Design and specifications of temporary and permanent stormwater management facilities.
- (i) Storm sewer and channel profiles and design cross-sections, management facility designs, profiles and cross-sections.
- (j) Staging or implementation schedule for constructing the proposed stormwater control system.
- (k) The property owner is responsible to ensure adequate maintenance of stormwater management facilities for both during construction and post construction conditions.
- (l) Signature of the licensed professional who performed the design, certifying the accuracy of the plan and all calculations associated therewith.

**3. Standards** Computations for determining stormwater runoff and for the design of stormwater management facilities shall be based upon either the Soil-Cover-Complex method or the Rational Method. Runoff from sites with drainage areas with less than ten (10) acres may be calculated by the Rational method. Sites with drainage areas of ten (10) to twenty (20) acres may be calculated by the Rational Method or by the Soil-Cover-Complex method. Drainage areas in excess of twenty (20) acres shall be calculated by the Soil-Cover-Complex method. Computations based upon an alternative method may be accepted upon recommendation of the Township Engineer. The following standards shall apply:

(a) Permanent control measures/facilities shall be designed to assure that the maximum rate of stormwater runoff is no greater after development than prior to development at all points of discharge from the subject site, for design storms of the 2, 5, 10, 25, 50 and 100 year storm events.

(b) All pre-development calculations shall be based upon existing land use features.

(c) All stormwater detention ponds shall be designed in accordance with the above criteria. Spillways shall be provided with structural stability. As such, locating spillways within the embankment is prohibited unless adequate reinforcing or lining is provided. A minimum of one (1) foot freeboard shall be maintained.

(d) Culverts, pipes and storm sewers shall be designed for a ten (10) year storm with a five (5) minute time of concentration (Tc). Designs based upon calculation of actual Tc will be allowed if pipe size exceeds 36 inches in diameter based upon said five (5) minute Tc. Supporting documentation verifying the same is required. In the event however, that a culvert passes beneath a public roadway, it shall be designed in such a manner to prevent the roadway from being inundated during a twenty-five (25) year storm.

(e) Stormwater runoff shall be based on the following 24 hour storm events:

<u>STORM FREQUENCY</u>	<u>INCHES OF RAINFALL</u>
2-year	2.9 inches
5-year	3.8 inches
10-year	4.8 inches
25-year	5.1 inches
50-year	5.9 inches
100-year	6.4 inches

(f) Piping A minimum pipe size of eighteen (18") inches in diameter shall be used in all roadway systems proposed for dedication to the Township. Pipes shall be designed so as to provide a minimum velocity of two and one-half (2.5) feet per second when flowing full. All storm drainage piping discharging to the ground surface shall be provided with either reinforced concrete headwalls or metal or plastic pipe end sections compatible with the pipe size and type involved.

**D. Erosion and Sedimentation**

**1.** In those areas involving residential development where there are no new improvements being proposed (i.e., no new streets, drainage ways, detention ponds, etc.) and/or other

stormwater management facilities, a typical individual lot Erosion and Sedimentation Control Plan or notation shall be placed on the subdivision or land development plan.

2. In all other instances, the Erosion and Sedimentation Control Plan shall be submitted to the Cumberland County Conservation District for their review and approval prior to Final Plan approval. In those cases involving major land development or subdivision plans, said approval must be obtained prior to final plan approval.

**SECTION 10** - The minimum width of right-of-ways for all streets and roads shall be fifty (50) feet, with three (3) feet of shoulder on each side. All Streets and alleys shall, whenever possible, connect with existing highways, streets and alleys so as to form continuations thereof. All streets and alleys shall be graded to the full width of the right-of-way unless specifically exempted by the Supervisors. The Supervisors reserve the right to require greater than minimum width of cartways when they deem them necessary.

**SECTION 11** - Shoulders, the minimum width of which shall be three (3) feet, shall be constructed on all roads having no curbing. Shoulders must be Penn DOT Type 3 construction. (See attached cross-section drawing.)

**SECTION 12** - All cartway pavement shall be constructed as follows:

A. Sub Base Course shall be PA #4 crushed aggregate (dusted) base course (limestone) eight (8") inch thick compacted. Binder course and Wearing Course shall be one of the following:

1. FB-1 Binder Course (Limestone) five (5") inches thick compacted.  
FB-1 Wearing Course (Limestone) two (2") inches thick compacted.  
Single Bituminous Seal Coat.
2. ID-2 Binder Course (Limestone) three (3") inch thick compacted.  
ID-2 Wearing Course (Limestone) one and one half (1 ½") inch thick compacted.

B. All components of the street construction shall conform to the specifications as set forth in the "Pennsylvania Department of Transportation Form 408 Specification", as amended.

C. The road base must be inspected by a Township Representative prior to proceeding with application of the Binder Course and the Wearing Course. Stability of each course to be proven by non-movement of a ten (10) ton or greater roller. Roller to be provided by the developer.

**SECTION 13** – Street grades, curves, and intersections

A. Street grades shall be limited to ten (10%) percent.

B. Curves

1. Vertical curves shall be used in changes of grade when the algebraic difference exceeds one (1%) percent, and shall be designed for maximum visibility.

2. Crest Vertical Curves: A minimum of 200 feet clear sight distance to the left and right shall be required and maintained using standards of 3.75 feet to height of eye and 0.5 feet to height of object.

3. The minimum centerline curve radius shall be one hundred fifty (150) feet.

### C. Intersections

1. Intersections involving the junction of more than (2) streets are prohibited. Right-angle intersections must be used wherever possible; however, in no case shall streets intersect at less than seventy (70) degrees (measured on the centerlines of the streets).

2. Curb Radii At intersections of streets, the radius of the curb or edge of shoulder shall not be less than twenty-five (25') feet.

3. Clear Sight Triangle Proper sight lines must be maintained at all street intersections. Measured along the center line, there must be a clear sight triangle of seventy-five (75') feet from the point of intersection, and no building or obstruction higher than thirty (30") inches above the grade of the center line of the streets shall be permitted in this area and shall be depicted on the Final Plan with a statement.

4. The minimum radius of intersecting right-of-way lines shall be forty (40) feet.

5. Intersections shall be approached on all sides by leveling areas. Where the grade exceeds seven (7%) percent, such leveling areas shall have a minimum length of one-hundred (100') feet (measured from the intersection of the center lines) within which no grade shall exceed a maximum of four (4%) percent. The maximum rate of change of grade shall be (7%) percent per hundred (100') feet of road, provided that the clear sight distances specified above are maintained at all points.

6. Maximum grade within any intersection shall not exceed four (4%) percent in any direction, and approaches to any intersection shall follow a straight course within one hundred (100') feet of the intersection.

7. Roadway and Driveway Intersections For intersecting streets and/or driveways, the required minimum safe stopping sight distance shall be based upon data and specifications found in PA Code 67; Chapter 441; Section 1.8, "Driveway Design Requirements"; Subsection (h), "Sight Distance"; using the applicable criteria including speed limit, road grade.

8. A driveway location diagram shall be shown on the subdivision or land development plan for all lots or parcels on which driveway placement would be restricted due to application of proper criteria referred to above.

**SECTION 14** - Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall be avoided.



**SECTION 15** - Cul-de-sac or Dead End Streets

A. Permanent cul-de-sac or dead end streets, shall terminate with a circular turn around, having a minimum right-of-way diameter of one hundred twenty (120) feet and a minimum paved cartway diameter of one-hundred (100) feet. The entire diameter of the circular turn around shall be paved as required by Section 14. No landscaping or planting islands shall be permitted in the circular turn around.

B. The length of such streets shall not exceed one thousand (1000') feet, nor be less than two hundred fifty (250') feet. Cul-de-sac length shall be measured from the center of the turnaround to the centerline of the last existing township road or road maintained by Penn DOT that provides unique access to the cul-de-sac.

C. There shall be no more than three (3) driveways off the circular turn around. Any lots designed with frontage on both the circular turn around and the street leading to it shall be allowed driveway access only to the street portion of the frontage and not to the circular turn around. A notation shall be made on the plan regarding any such lots, and driveway locations shall be shown on the plan drawing for any such lots.

**SECTION 16** - Alleys are disallowed except as necessary continuations of existing facilities or by permission of the Supervisors where unusual conditions so warrant.

**SECTION 17** - All grading and the construction of curbs, sidewalks, roadways and drainage shall be in accordance with the standards and specifications approved by the Supervisors, which are hereby adopted and made parts hereof, and which may from time to time be altered or added to (see attached cross-section drawing). The Developer shall be responsible for the purchase and installation of all necessary stop signs, one-way signs or other traffic control signs and/or pavement markings, including travel lane/shoulder separation striping, within the subdivision. Either permanent or temporary stop signs shall be installed at street intersections as soon as the road surface is improved to a mud-free condition. When deemed appropriate by the Township, the developer shall engage a qualified traffic consultant to prepare necessary analyses and reports when supporting signage or pavement markings are needed.

**SECTION 18** - Permanent reference monuments of precast concrete or a durable stone at least five (5") inches at top and seven (7") inches at bottom and at least thirty-six (36") inches in depth, set flush with the finished grade, shall be at such points as designated by the Supervisors.

**SECTION 19** - Where no public water supply is available, the subdivider shall comply with the current requirements of the Pennsylvania Department of Environmental Protection pertaining to individual water systems.

**SECTION 20** – Plan Contents

A. The subdivider shall file a preliminary schematic plan of the subdivision showing topography, the name, widths and layouts of right-of-ways and approximate area and dimensions of each lot.

**B.** All final plans of subdivision shall be prepared in a professional manner by a registered, professional engineer, or a registered surveyor, and shall contain a north point, topography, water course, floodplain boundaries, location of permanent references, existing natural and man-made features, contours at 5' intervals, building setback lines, utility easements, utility locations, proposed drainage system, erosion and sediment control plan, other public improvements necessary for the complete development of the subdivision, and a typical section of and profiles of each street showing the existing ground on the centerline and along each property line and the tentative centerline finished grade. Notation indicating a Highway Occupancy Permit from PennDOT is required for access to State roads. Streets, parks and other improvements shown on a subdivision plan may be offered for dedication to the Township by formal notation thereof on the plan by the subdividers. Provision will be made on the plans for the approval signature of the Supervisors. The subdivider shall certify legal or equitable title to the land, whichever it may be.

**SECTION 21** - All plans of subdivision shall be filed in triplicate with the Board of Supervisors two (2) weeks before the meeting at which it will be considered by them. One (1) copy of the plan shall also be submitted to the Cumberland County Planning Commission for review. Said plans shall be signed and acknowledged by all the subdividers and shall be accompanied by deed restrictions. A filing fee payable to "Cooke Township" shall be paid when said plans are filed with the Township.

**SECTION 22** – Plan Approval

**A.** All subdivision plans shall be subject to approval, conditional approval, or rejection by the Supervisors. If such a plan is disapproved, the reason or reasons therefore shall be set forth in writing and given to the applicant within ten (10) days of such disapproval.

**B.** No subdivision plan shall be approved unless all streets thereon shall be of sufficient width and proper grade in accordance with these regulations, and shall be so located as to accommodate the probable volume of traffic thereon, afford adequate light and air, facilitate fire protection, provide access of fire fighting equipment to buildings and provide a coordinated system of streets.

**C.** Before approving a subdivision plan, the Supervisors may, in their discretion, arrange for a public hearing thereon, after giving notice as they may deem advisable in each case.

**D.** The Supervisors may alter or compel applicant to alter any subdivision plan and specify changes or modifications therein which they deem necessary to comply with the requirements and intent of this Ordinance and may make their approval subject to such alterations, changes or modifications.

**SECTION 23** – Cemeteries No subdivision plan shall be approved in cases where a cemetery or burial ground is located on the lot, tract or parcel of land affected by the subdivision, unless the Township is assured of the future care and maintenance thereof, by the creation of a trust fund, the estimated annual income of which shall approximate one hundred (\$100.00) dollars to be used for such purpose.

**SECTION 24** - The Supervisors shall be notified seventy-two (72) hours in advance of the beginning of the construction of any streets or public improvements.

**SECTION 25** - The Supervisors will not accept for maintenance and operation any portion of a dead end street or road of less than two hundred fifty (250) feet or greater than one-thousand (1000) feet in length with a cul-de-sac having less than a fifty (50) feet paved radius. If all improvements therein have been completed and acceptance is denied, the reason or reasons therefore shall be set forth in writing and given to the applicant within ten (10) days of such denial.

**SECTION 26** - No lot in a subdivision may be sold and no building may be erected in a subdivision unless and until a subdivision plan has been approved and recorded.

**SECTION 27** - Upon said subdivision plans being approved, they shall be signed by the Township Secretary, certifying to said action of the Supervisors. An approved duplicate of such plans shall be recorded by the subdividers in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania, within ninety (90) days after the date of approval.

**SECTION 28** - No lot in a subdivision may be sold, no permit to erect, alter or repair any building upon land in a subdivision may be issued, and no building may be erected in a subdivision unless and until a subdivision plan has been approved, and, where required, recorded, and until the required improvements in connection therewith have either been constructed or the completion thereof has been assured by the owner by means of a proper completion guarantee in the form of a bond or the deposit of funds or securities, in escrow, sufficient to cover the cost of the required improvements, as estimated by the Engineer of Cooke Township or any other person designated by Cooke Township.

**SECTION 29** - The Township shall have no responsibility with respect to any street or other improvement, notwithstanding the use of the same by the public, unless the street or other improvement is accepted by resolution of the Supervisors.

**SECTION 30** - These provisions shall be considered the minimum requirements for the protection of the public welfare, and the Supervisors may from time to time modify them or extend them when as may be necessary in the public interest. However, where owing to special conditions, a literal enforcement of any of these provisions would result in unnecessary hardship, the Supervisors may, in their discretion, make such reasonable exception thereto as will not be detrimental to the public health and safety or contrary to the public interest.

**SECTION 31** - Any person, co-partnership or corporation who or which shall subdivide any lot, tract or parcel of land, lay out, construct, open or dedicate any street, sanitary sewer, storm sewer, or water main for public use or travel or for the common use of occupants of buildings abutting thereof, sell any lot or erect any buildings without having first complied with the provisions hereof, may be found liable therefore in a civil enforcement proceeding commenced by the Township, pay a judgment of not more than five hundred (\$500.00) dollars plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof, as

provided by Section 515.3 of the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as amended.

**SECTION 32** – Fees and expenses

**A.** The Supervisors shall set fees, payable in advance for review of plans. Such review fees may include reasonable and necessary charges by the Township's professional consultants or engineer for review and report thereon to the Township. Such review fees shall be reasonable and in accordance with the ordinary and customary charges by the Township engineer or consultants for similar service in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultants to the Township when fees are not reimbursed or otherwise imposed on applicants. Such fees shall be based upon a schedule adopted by Resolution of the Supervisors upon enactment of this Ordinance, or as such schedule may be amended. A copy of said fee schedule shall be available for review at the Township office.

**B.** The Supervisors shall prescribe that the applicant shall reimburse the Township for the reasonable and necessary expense incurred for the inspection of improvements. Such reimbursement shall be based upon a schedule adopted by Resolution of the Supervisors upon enactment of this Ordinance, or as such schedule may be amended. A copy of said fee schedule shall be available for review at the Township office. Such expense shall be reasonable and in accordance with the ordinary and customary fees charged by the Township engineer or consultants for work performed for similar services in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultants to the Township when fees are not reimbursed or otherwise imposed on applicants.

**SECTION 33** - The provisions of this Ordinance are hereby declared to be severable and, if any of its provisions shall be held to be invalid or void for any reason, such decision shall not affect or impair any of the remaining provisions hereof.

**SECTION 34** - All previous ordinances inconsistent with this Ordinance are hereby revoked and repealed to the extent of the inconsistency, and the provisions of this Ordinance shall be definitive.



DULY ENACTED AND ORDAINED by the Board of Supervisors of Cooke Township,  
Cumberland County, Pennsylvania, this 7th day of December, 2004.

TOWNSHIP OF COOKE  
CUMBERLAND COUNTY, PENNSYLVANIA

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
VICE CHAIRMAN

\_\_\_\_\_  
SUPERVISOR

ATTEST:

\_\_\_\_\_  
SECRETARY