96-1

AMENDMENTS TO THE SUBDIVISION ORDINANCE OF COOKE TOWNSHIP NUMBERED 25 OF 1991

AND NOW this 2nd day of April, 1996, the Supervisors of COOKE TOWNSHIP do hereby enact and adopt the following amendments to the **Subdivision Ordinance of Cooke Township Number 25 of 1991 adopted on November 4, 1991**:

Section 2:

n. Land Development: any of the following activities:

(i) 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 means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features; (ii) a subdivision of land; (iii) excluding (a) the conversion of an existing single-family detached dwelling or single family semi-detached 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 buildings, on a lot or lots subordinate to an existing principal building; or (c) the addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For purposes of this subclause, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by proper authorities.

Section 10: 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. A septic permit must be obtained before any home building commences. 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. 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.

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. No part of a sewage disposal system shall be within ten (10) feet of any property line. The Supervisors reserve the right to require greater capacities or lengths when physical circumstances or soil conditions so dictate.

Section 11: (revise to include)

(a) 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.

(b) Content. The SWMP shall be a separate document and shall contain the following:

(1) A general description of the proposed project.

(2) Project location on a 7.5 minute USGS map.

(3) Topographic features of the project site and adjacent lands that may impact upon the stormwater management design.

(4) The existing and proposed use of the tract.

(5) The total number of lots and the total acreage of the site.

(6) Tract boundaries.

(7) Runoff calculations and related design computations of the total drainage basin necessary to substantiate the proposed temporary and permanent stormwater management facilities.

(8) Design and specifications of temporary and permanent stormwater management facilities.

(9) Storm sewer and channel profiles and design cross-sections, management facility designs, profiles and cross-sections.

(10) Staging or implementation schedule for constructing the proposed stormwater control system.

(11) Provisions to ensure adequate maintenance of stormwater management facilities for both during construction and post construction conditions.

(12) Signature of the licensed professional who performs the work, certifying the accuracy of the plan and all calculations associated therewith.

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:

(1) 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.

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

(3) All stormwater detention ponds shall be designed in accordance with the above criteria.

Spillways shall be provided structural stability. As such, locating spillways within the embankment is prohibited unless adequate reinforcing or lining is provided. A minimum one (1) foot freeboard shall be maintained.

(4) 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" 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.

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

STORM FREQUENCY	INCHES OF RAINFALL
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

(6) 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 pipe end sections compatible with the pipe size involved.

Erosion and Sedimentation. 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. 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 at the Preliminary Plan stage as well as the Final Plan stage.

Replace "Typical Street Section" and "Street Construction Specifications" with attached revised page.

Section 12. The minimum widths of cartways shall be twenty (20) 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 13. Shoulders, the minimum width of which shall be three (3) feet, shall be constructed on all roads having no curbing. Shoulders must be PA D.O.T. Type 3 constructions. (See attached cross-section)

Section 14. All cartway pavement shall be constructed as follows:

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:

(a) FB-1 Binder Course (Limestone) five (5") inch thick compacted.

FB-1 Wearing Course (Limestone) two (2") inch thick compacted.

Single Bituminous Seal Coat.

(b) ID-2 Binder Course (Limestone) three (3") inch thick compacted.

ID-2 Wearing Course (Limestone) one and one-half (1½") inch thick compacted.

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.

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

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

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.

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.

Section 17. Intersections

(a) Intersections involving the junction of more than two (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 center lines of the streets).

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

(c) 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.

(d) 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.

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

(f) Roadway and Driveway Intersection. 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 grate, ... etc.

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 20 - 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 feet (120') and a minimum paved cartway diameter of one-hundred feet (100'). The entire diameter of the circular turn around shall be paved as required by Section 503.P. No landscaping or planting islands shall be permitted in the circular turn around.

(b) The length of such streets shall not exceed one thousand feet (1000'), nor be less than two hundred fifty feet (250'). Cul-de-sac length shall be measured from the centerline of the last intersecting Township street, proposed Township street, or road maintained by Penn DOT providing two alternative accesses, along the cul-de-sac centerline, and shall include one-half of the diameter of the turn around.

(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. No panhandle lots shall be accessed from the circular turn around.

Add to Section 22.

(See attached crossection) . . . 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 supporting signage or pavement marking locations, or that support the position that signage or pavement markings are not needed.

Section 31. The Supervisors will not accept for maintenance and operation a 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 radius. If all improvements therein have been completed and acceptance is denied, the reason or reasons therefor shall be set forth in writing and given to the applicant within ten (10) days of such denial.

The undersigned being Supervisors of COOKE TOWNSHIP do hereby enact and adopt these Amendments to the Cooke Township Subdivision Ordinance the date first set forth above.

ATTEST:

SUPERVISORS OF COOKE TOWNSHIP

_____ (SEAL)
Supervisor

_____
Secretary

_____ (SEAL)
Supervisor

_____ (SEAL)
Supervisor

MAM/COOKE TWP-AMDT #25 OF 1991