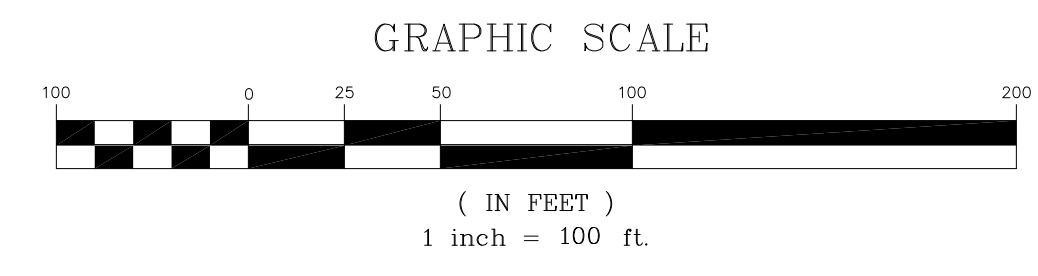
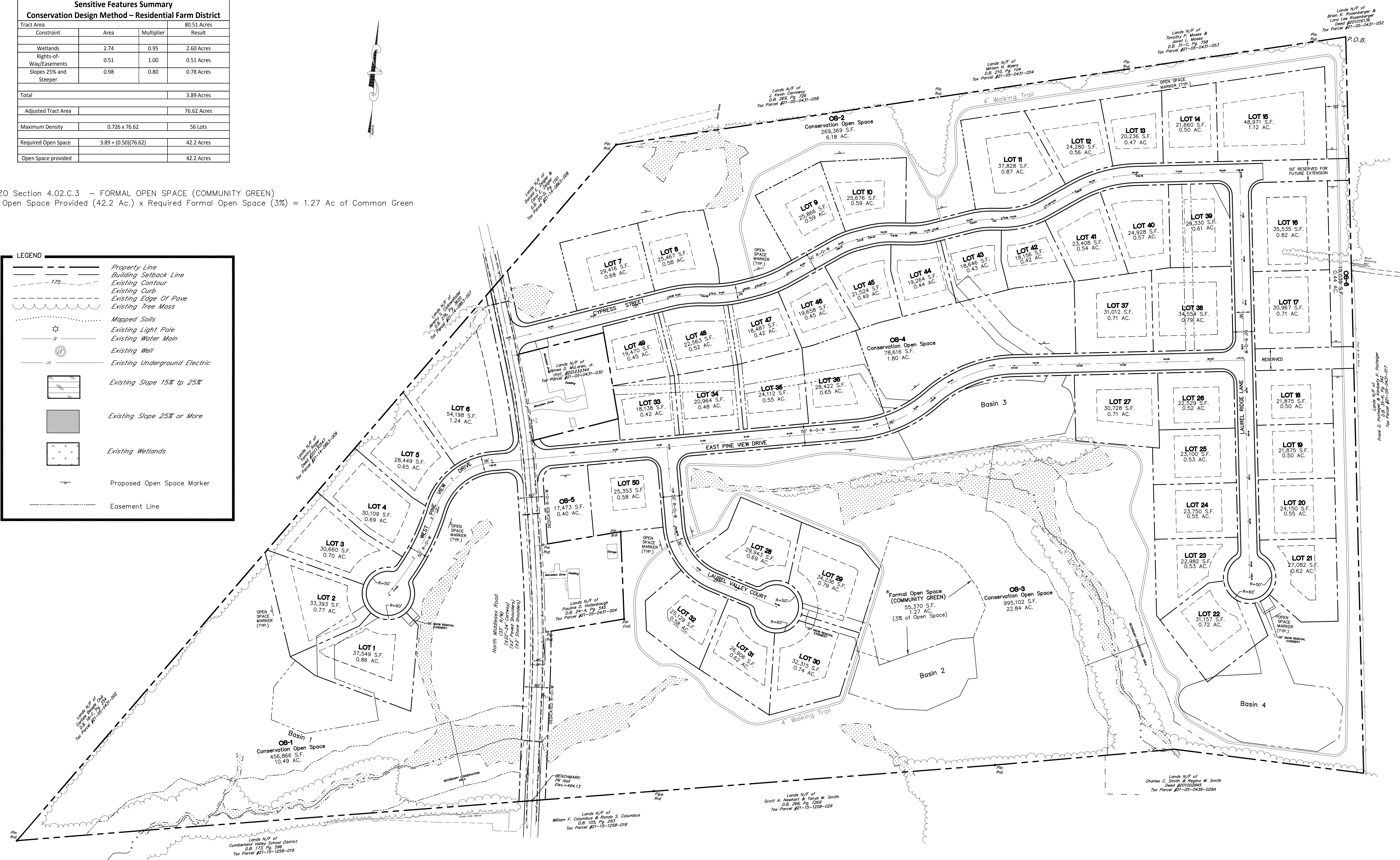


Cumberland Range Open Space Subdivision			
Sensitive Features Summary			
Conservation Design Method – Residential Farm District			
Tract Area			80.51 Acres
Constraint	Area	Multiplier	Result
Wetlands	2.74	0.95	2.60 Acres
Rights-of-Way/Easements	0.51	1.00	0.51 Acres
Slopes 25% and Steeper	0.98	0.80	0.78 Acres
Total			3.89 Acres
Adjusted Tract Area			76.62 Acres
Maximum Density	0.726 x 76.62		56 Lots
Required Open Space	3.89 + (0.50)(76.62)		42.2 Acres
Open Space provided			42.2 Acres

ZO Section 4.02.C.3 – FORMAL OPEN SPACE (COMMUNITY GREEN)
 Open Space Provided (42.2 Ac.) x Required Formal Open Space (3%) = 1.27 Ac of Common Green

LEGEND

- Property Line
- Building Setback Line
- Existing Contour
- Existing Curb
- Existing Edge Of Pavement
- Existing Tree Mass
- Mapped Soils
- Existing Light Pole
- Existing Water Main
- Existing Well
- Existing Underground Electric
- Existing Slope 15% to 25%
- Existing Slope 25% or More
- Existing Wetlands
- Proposed Open Space Marker
- Easement Line



NO.	DATE	DESCRIPTION	BY
1	03/15/14	PER REVIEW COMMENTS DATED 6/7/13 AND 6/24/13	DJW
1	6/9/14	Trail, Add'l. Easements, Shoulder Improvements	DJW

DESIGN : DJW
 DRAWN : DJW
 DATE : 04-29-2013

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 CIVIL ENGINEERING
 LAND SURVEYING
 700 Ayers Avenue
 Lemoyne, PA 17043
 Phone: (717) 761 - 3226
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PRELIMINARY SUBDIVISION PLAN
 OVERALL SUBDIVISION PLAN / CONSERVATION OVERLAY INVENTORY
CUMBERLAND RANGE ESTATES
 Middlesex Township
 Cumberland County, PA

PROJECT NO. 2012008
 SURVEY BOOK : N/A
 SCALE : 1" = 100'
 DWG FILE : 2012008.DWG (Cumb Range.dwg)
 SHEET **3 of 23**