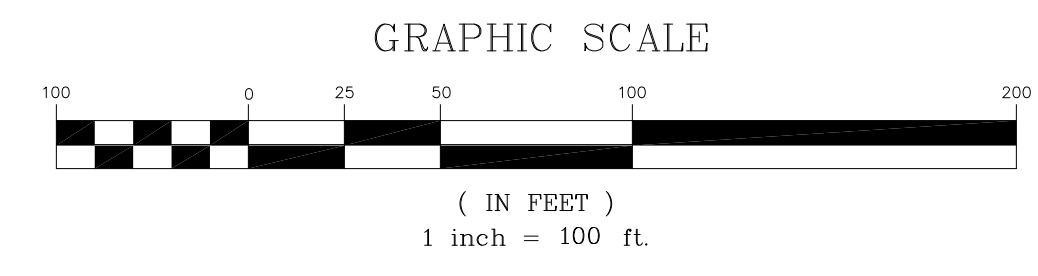
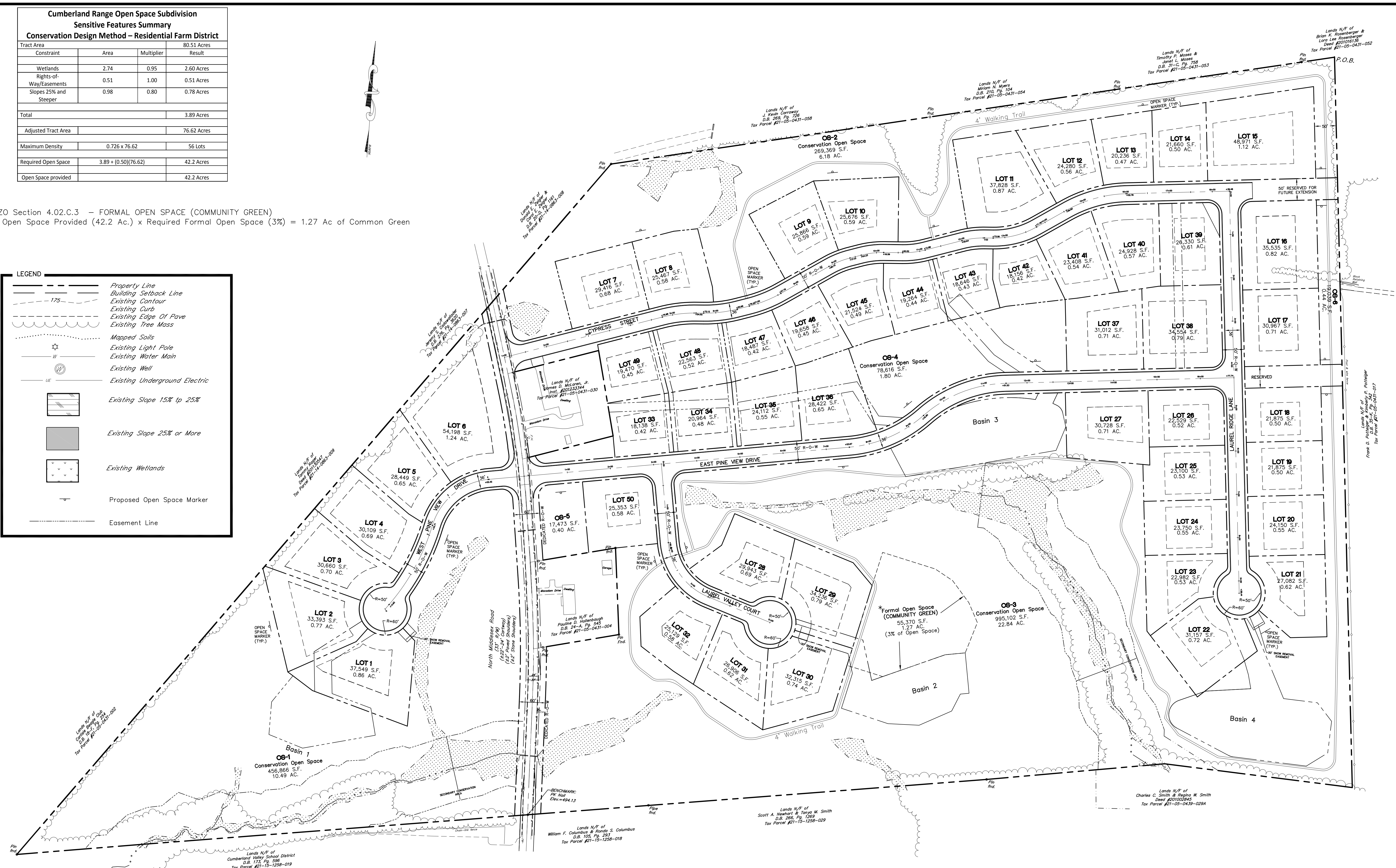


Cumberland Range Open Space Subdivision			
Sensitive Features Summary			
Conservation Design Method – Residential Farm District			
Tract Area			80.51 Acres
Constraint	Area	Multiplier	Result
Wetlands	2.74	0.95	2.60 Acres
Rights-of-Way/Easements	0.51	1.00	0.51 Acres
Slopes 25% and Steeper	0.98	0.80	0.78 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

ADVANTAGE ENGINEERING SERVICES, LLC
 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**