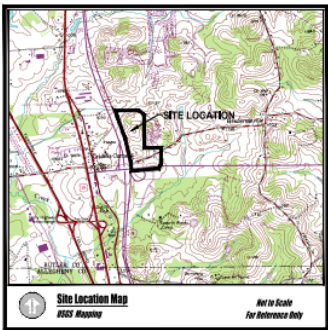


Cranberry Springs

CRANBERRY SPRINGS MASTER PLAN REVISION



SITUATE IN:
CRANBERRY TOWNSHIP
BUTLER COUNTY
PENNSYLVANIA

PREPARED FOR:
SIPPEL ENTERPRISES
2591 WEXFORD BAYNE ROAD, #100
SEWICKLEY, PENNSYLVANIA 15143

DRAWING SCHEDULE
C-100 TITLE SHEET
C-300 OVERALL SITE PLAN
C-400 OVERALL GRADING PLAN

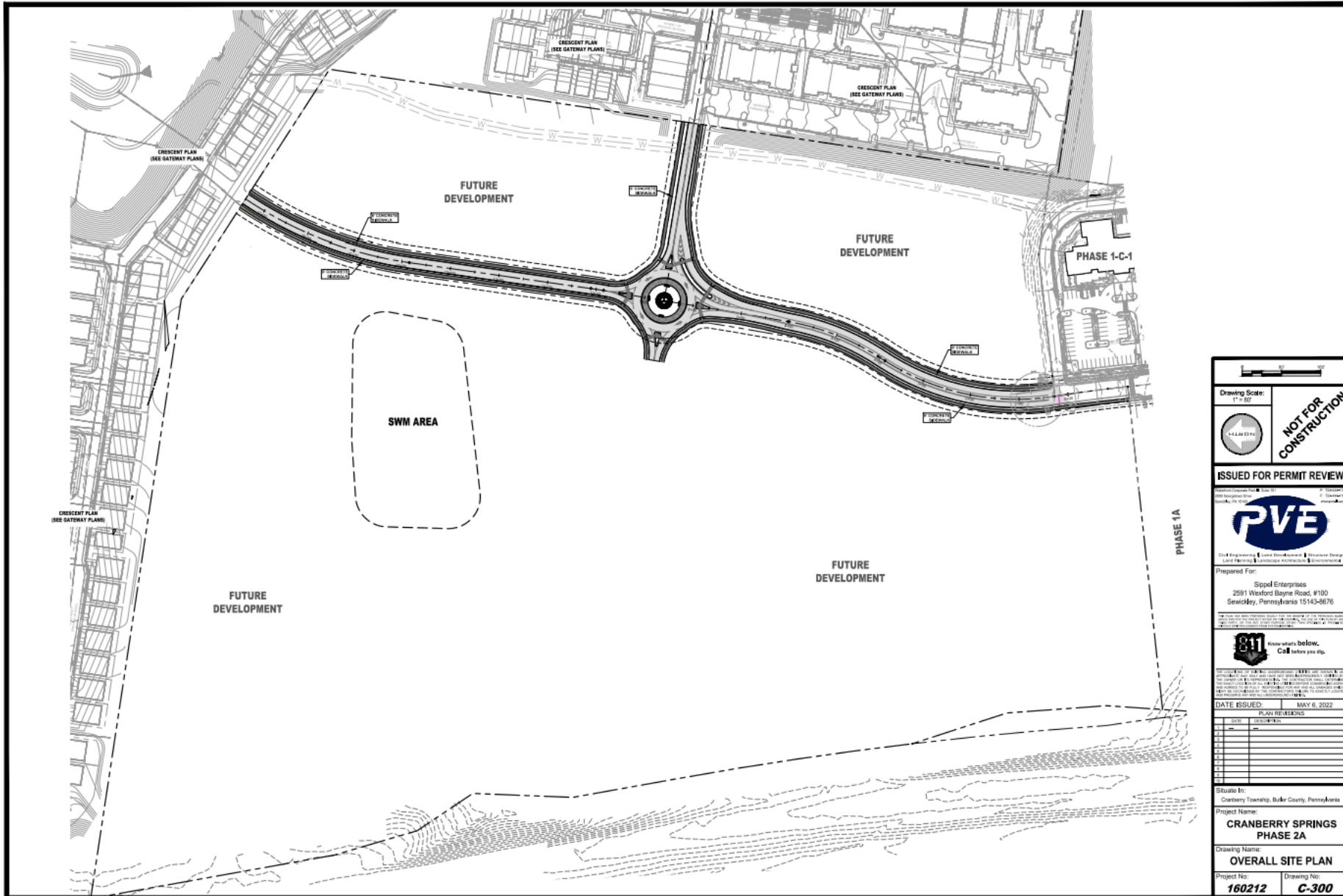
MODIFICATIONS REQUEST:

- Modification to Section 2701.2, which requires a 10-foot side setback buffer along the proposed driveway. The applicant proposes to increase a minimum of 7 feet and average of 3 feet into the 10-foot side setback buffer. In order to meet this requirement, the applicant proposes to increase the width of the driveway to 12 feet. A portion of the amount of side setback property in this vicinity was acquired by PennDOT for the construction of Route 222. The applicant proposes to increase the width of the driveway to 12 feet. The applicant proposes to increase the width of the driveway to 12 feet. The applicant proposes to increase the width of the driveway to 12 feet.
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NOT FOR
CONSTRUCTION

ISSUED FOR PERMIT REVIEW

PVE		
Civil Engineering • Land Development • Structural Design Land Planning • Landscape Architecture • Environmental		
Prepared For: Sipfel Enterprises 2591 WEXFORD BAYNE ROAD, #100 SEWICKLEY, PENNSYLVANIA 15143-3676		
DATE ISSUED: APRIL 7, 2022		
PLAN REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
SITUATE IN: Cranberry Township, Butler County, Pennsylvania		
Project Name: CRANBERRY SPRINGS MASTER PLAN REVISION		
Drawing Name: TITLE SHEET		
Project No: 160212	Drawing No: C-100	



Drawing Scale: 1" = 50'	
	NOT FOR CONSTRUCTION
ISSUED FOR PERMIT REVIEW	
 Civil Engineering • Land Development • Landscape Design Land Planning • Landscape Architecture • Environment	
Prepared For:	
Sippl Enterprises 2591 Westford Bayne Road, #100 Sewickley, Pennsylvania 15143-8876	
 Know what's below. Call before you dig.	
DATE ISSUED:	MAY 6, 2022
PLAN REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
Situated In:	
Cranberry Township, Butler County, Pennsylvania	
Project Name:	
CRANBERRY SPRINGS PHASE 2A	
Drawing Name:	
OVERALL SITE PLAN	
Project No:	Drawing No:
160212	C-300

