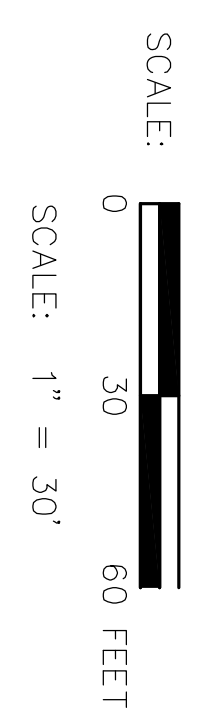


1. OWNER/DESIGNER
WAYNE ECONOMIC DEVELOPMENT CORPORATION
32 COMMERCIAL STREET, SUITE 1
(570) 253-5334 (PH)
STUE CLARK, PRESIDENT
JAMES STEPHENS, SECRETARY
PETE BOGHOVICH, PRESIDENT
2. LOT 0 - FAX MAP NO. 26-0-0025-0010
CONTROL NO. 12297
34 INNOVATION DRIVE
MAP BOOK/PAGE: 018/0041
RECORD BOOK/PAGE: 250/0190
3. ZONING: PBP - PLANNED BUSINESS PARK
4. LANDSCAPE BUFFERS
50 FT. WIDE LANDSCAPE BUFFERS SHALL BE PROVIDED ALONG THE LOT BOUNDARY ADJOINING ROUTE 191. LANDSCAPE PLANTING PLANS ARE INCLUDED IN THE SUBDIVISION SUBMISSION WHICH SHALL INCLUDE DETAILED BUFFER PLANNING PLANS WHICH ARE CONSISTENT WITH THE PLANS SUBMITTED. THE RESTRICTIVE COVENANTS AND WITH THE TOWNSHIP ZONING REQUIREMENTS FOR PRESERVE EXISTING TREES AND SHRUBS WITH SUPPLEMENTAL PLANTINGS AS NECESSARY. NO OTHER REMOVAL OF TREES OR SHRUBS SHALL BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE AWARD CORP OF ENGINEERS WHERE APPLICABLE. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN AND RESTORE LANDSCAPE MATERIALS. AND TO REPLACE DEAD AND Dying PLANTS
5. INNOVATION DRIVE ROADS IS OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
6. STORMWATER SYSTEM OWNERSHIP AND MAINTENANCE: THE STORMWATER SYSTEM LOCATED IN EXISTING ROADS AND EXISTENCE SIGNED ON THE PLANS INCLUDING ALL SMALLS, PIPS AND DETENTION BASINS WHICH SERVE TO COLLECT DRAINAGE FROM ROADS AND MULTIPLE LOTS ON LOT STORMWATER COLLECTION AND DETENTION SYSTEMS REQUIRED FOR INDIVIDUAL LOT DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
7. THE PROPOSED LOT SHALL BE SERVED BY A CENTRAL WATER SUPPLY AND DISTRIBUTION SYSTEM WHICH SHALL BE OWNED AND MAINTAINED BY THE WAYNE ECONOMIC DEVELOPMENT CORPORATION. THE DEVELOPER AND/OR THE LOT PROGRESSOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND CONNECTIONS UP TO THE PROPERTY LINE.
8. THE DEVELOPER AND/OR THE LOT PROGRESSOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND CONNECTIONS UP TO THE PROPERTY LINE.
9. LOT IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 42270442D PANEL 432 OF 526, EFFECTIVE DATE MAY 16, 2013. NO PORTION OF THE SITE IS WITHIN THE FLOODPLAIN.
10. PARKING: FORTY-FIVE (45) SPACES REQUIRED BY PROPOSED USER ONE DESIGNATED AS VAN ACCESSIBLE PER STERLING TOWNSHIP ZONING ORDINANCE SECTION 505.4.F REQUIRES 1 SPACE PER 400 SQ. FT. OF GROUND COVER. ACCESSIBLE SPACES, RESERVING 50% OF 50% OF SPACES AND EQUIPMENT.
11. PER STERLING TOWNSHIP ZONING ORDINANCE SECTION 505.4.F REQUIRES 1 SPACE PER 400 SQ. FT. OF GROUND COVER. ACCESSIBLE SPACES, RESERVING 50% OF 50% OF SPACES AND EQUIPMENT.

ZONE DISTRICT BULK AND DENSITY STANDARDS
PBP-PLANNED BUSINESS PARK

1. ZONING DISTRICT: PBP-PLANNED BUSINESS PARK
2. FRONT YARD SETBACK: 40 FT
3. REAR YARD SETBACK: 25 FT*
4. SIDE YARD SETBACK: 50 FT.
5. MINIMUM LOT AREA: 3.00 ACRES
6. LOT COVERAGE: 75%
7. BUILDING HEIGHT: 45 FEET
8. LOT DEPTH: 200 FEET
9. LOT WIDTH: 200 FEET

*THE FOLLOWING STANDARDS APPLY FROM ORIGINAL PRELIMINARY SUBDIVISION RESUBMITTED MAY 21, 2008.
1. SETBACKS: 50 FT. MINIMUM FRONT, SIDE AND REAR EXCEPT AS NOTED.
(A) INCREASE SETBACK OF LOT NOS. 2, 3, 4, 15, AND 16 ALONG RIGHT-OF-WAY LINE OF ROUTE 191 TO 100 FT.



REVISIONS		REVISIONS		APPROVED:	
NO.	DATE	CHK'D.	DATE	APP'D.	

WAYNE ECONOMIC DEVELOPMENT CORPORATION		Drawn By:	CJC
STERLING BUSINESS & TECHNOLOGY PARK		Checked By:	CJC
20,00 SF BUILDING SKETCHES		Approved By:	TRR
STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA		Date:	2019-06-10
Project No. 03010.13		Scale:	
43 South Main Street Suite 200 P.O. Box 1A, 18840 Hillsdale, PA 16843 Tel: 570.654.4473 Fax: 570.654.8888 www.waynecorp.com		Reilly ENGINEERING ENVIRONMENTAL ARCHITECTURE	