



1. OWNER: WBE GROUP, LLC
 32. WAYNE ECONOMIC DEVELOPMENT CORPORATION
 33. COMMERCIAL STREET, SUITE 1
 34. BIRCH CREEK
 35. (978) 253-4334
 36. STATE CLERK, PRESIDENT
 37. STATE CLERK, PRESIDENT
 38. WAYNE ECONOMIC DEVELOPMENT CORPORATION
 39. WAYNE ECONOMIC DEVELOPMENT CORPORATION
 40. DEED OF RECORD:

2. LOT 15 - TAX MAP NO. 26-14-0015-0025
 3. FRONTAGE ON TECHNOLOGY CIRCLE
 4. MAP 8000/PAGE: 016/0042
 5. RECORD BOOK/PAGE: 288/3189

3. ZONING: PBP - PLANNED BUSINESS PARK

4. LANDSCAPED BUFFERS SHALL BE PROVIDED ALONG THE LOT BOUNDARY ADJOINING ROUTE 191. LANDSCAPE PLANTING PLANS ARE INCLUDED IN THE SUBMITTED SITE PLAN. PLANTING PLANS SHALL BE PROVIDED FOR ALL BUFFER PLANTING PLANS WHICH ARE CONSISTENT WITH THE MAXIMUM EXTENT FEASIBLE. THE BUFFERS SHALL TO THE MAXIMUM EXTENT FEASIBLE, RETAIN AND PRESERVE EXISTING TREES AND SHRUBS WITH SUPPLEMENTAL PLANTINGS WITHOUT THE PRIOR APPROVAL OF THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING THE BUFFERS IN GOOD CONDITION AND TO REPLACE DEAD AND DYING PLANTS AND DETERIORATED LANDSCAPE MAINTENANCE.

5. INNOVATION DRIVE ROADS IS OWNED AND MAINTAINED BY THE PROPERTY OWNERS.
 6. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIRS OF THE STORMWATER SYSTEM. THE STORMWATER SYSTEM SHALL BE DESIGNED TO COLLECT DRAINAGE FROM ALL ROADS, DRIVEWAYS, PATIOS, AND DRIVEWAYS WHICH SERVE TO COLLECT DRAINAGE FROM THE PROPERTY. THE STORMWATER SYSTEM SHALL BE DESIGNED TO COLLECT DRAINAGE FROM THE PROPERTY AND TO DISCHARGE IT TO THE STORMWATER COLLECTION AND DETENTION SYSTEMS REQUIRED FOR INDIVIDUAL LOT DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS.

7. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIRS OF THE STORMWATER SYSTEM. THE STORMWATER SYSTEM SHALL BE DESIGNED TO COLLECT DRAINAGE FROM ALL ROADS, DRIVEWAYS, PATIOS, AND DRIVEWAYS WHICH SERVE TO COLLECT DRAINAGE FROM THE PROPERTY. THE STORMWATER SYSTEM SHALL BE DESIGNED TO COLLECT DRAINAGE FROM THE PROPERTY AND TO DISCHARGE IT TO THE STORMWATER COLLECTION AND DETENTION SYSTEMS REQUIRED FOR INDIVIDUAL LOT DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS.

8. THE WATER AND SEWER SYSTEMS INCLUDING ALL MAINS AND LATERALS OR SERVICE LINES SHALL BE DESIGNED AND CONSTRUCTED TO SERVE THE PROPERTY AND TO DISCHARGE TO THE STORMWATER COLLECTION AND DETENTION SYSTEMS REQUIRED FOR INDIVIDUAL LOT DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS.

9. THE DESIGNER AND/OR THE LOT DEVELOPER(S) ASSUMES RESPONSIBILITY FOR OBTAINING ALL NECESSARY STATE AND FEDERAL PERMITS OR APPROVALS RELATING TO WETLANDS. THE TOWNSHIP SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR THE SAME TO THE DEVELOPER OR PUNCHBORER(S).

10. LOT IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 421702432D. LOT IS LOCATED IN A 1% ANNUAL FLOOD FLOOD ZONE. NO PORTION OF THE SITE IS WITHIN THE FLOODPLAIN.

11. PARKING, FRONT-YARD (40) SPACES REQUIRED BY PROPOSED USER. ONE DESIGNING AS VAN ACCESSIBLE. PARKING SECTION 508.47 REQUIRES 1 SPACE PER 400 SF/PA FOR MANUFACTURING, PROCESSING, REMOVING, ASSEMBLING GOODS, MERCHANDISE, 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 RESUBDIVISION MAP 21, 2008.
 1. SETBACKS: 20 FT. MINIMUM FRONT, SIDE AND REAR EXCEPT AS NOTED.
 2. INCREASE SETBACK OF LOT NOS. 2, 3, 4, 15, AND 16 ALONG RIGHT-OF-WAY LINE OF ROUTE 191 TO 100 FT.



WAYNE ECONOMIC DEVELOPMENT CORPORATION
STERLING BUSINESS & TECHNOLOGY PARK
20,00 SF BUILDING SKETCHES
 STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA

NO.	REVISIONS	DATE

REVISIONS

NO.	REVISIONS	DATE

REVISIONS

Reilly
 ENGINEERING ARCHITECTURAL INTERIOR DESIGN
 43 South Main Street
 Suite 200
 P.O. Box 1A, 18840
 HILLSBORO, PA 18940
 TEL: 717.534.4473
 FAX: 717.534.4888
 WWW.REILLYDESIGN.COM

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