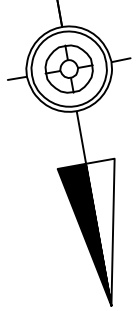


FLEXIBLE OFFICE / LT
 MGF / WAREHOUSE
 ONE STORY
 35 FT. MAX. HGT.
 20,000 SF

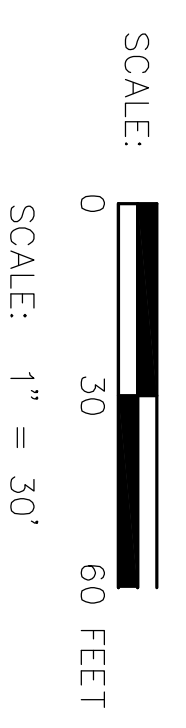


1. OWNER/DESIGNER
WAYNE ECONOMIC DEVELOPMENT CORPORATION
32 COMMERCIAL STREET, SUITE 1
(717) 253-5334 (PH)
STEVE CLARK, PRESIDENT
DANIEL J. WYSE, VICE PRESIDENT
WAYNE STEPHENS, SECRETARY
PETE BOGHOVICH, TREASURER
DATE: 01/11/2019
2. LOT 2 - TAX MAP NO. 26-0-0035-0002
CONTROL NO. 123292
33 INNOVATION DRIVE
MAP BOOK/PAGE: 0116/0041
MAP BOOK/PAGE: 2500/0186
3. ZONING: PBP - PLANNED BUSINESS PARK
4. LANDSCAPED BUFFERS
LANDSCAPED BUFFERS SHALL BE PROVIDED ALONG THE LOT BOUNDARY ADJOINING ROUTE 191. LANDSCAPE PLANTING PLANS ARE INCLUDED IN THE SUBMISSION. SUBMISSION WHICH INCLUDES DETAILED GUIDELINES FOR BUFFER PLANTING. LAND DEVELOPMENT PLANS FOR EACH LOT SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP ENGINEER. RESTRICTIONS SHALL BE ENFORCED BY THE TOWNSHIP ENGINEER. RESTRICTIVE COVENANTS AND WITH THE TOWNSHIP CODE REQUIREMENTS FOR LANDSCAPED BUFFERS. THE BUFFERS SHALL TO THE MAXIMUM EXTENT FEASIBLE RETAIN AND PRESERVE EXISTING TREES AND SHRUBS. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED OF ANY REMOVAL OF TREES AND SHRUBS. THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE LANDSCAPED BUFFERS IN GOOD CONDITION AND TO REPLACE DEAD AND DYING PLANTS AND DEGRADED LANDSCAPE MATERIALS. INNOVATION DRIVE ROADS IS OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
5. STORMWATER SYSTEM OWNERSHIP AND MAINTENANCE THE STORMWATER SYSTEM LOCATED IN EXISTING ROADS AND EASEMENTS OWNED BY THE TOWNSHIP. ALL SWALES, PILES AND DETENTION BASINS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. INDIVIDUAL ON LOT STORMWATER COLLECTION AND DETENTION SYSTEMS REQUIRED FOR INDIVIDUAL LOT DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE FRONT OWNER.
6. THE TOWNSHIP OF WELLSLANDS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF A SYSTEM OF COLLECTION, STORAGE, TREATMENT AND DISTRIBUTION SYSTEM INCLUDING ALL MAINS AND LATERALS OR SERVICE CONNECTIONS UP TO THE PROPERTY LINE SHALL BE UTILITIES ARE AVAILABLE AT THE SITE.
7. THE DEVELOPER AND/OR THE LOT PURCHASER(S) ASSUMES RESPONSIBILITY FOR OBTAINING ANY LOCAL, STATE AND FEDERAL PERMITS OR APPROVALS RELATIVE TO WELLSLANDS. THE TOWNSHIP SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR THE SAME. THE DEVELOPER OR SUBMITTER(S) SHALL OBTAIN ALL NECESSARY PERMITS FOR THE SAME. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FOR THE SAME. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FOR THE SAME. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FOR THE SAME.
8. PERMITS: PERMITS ARE (48) SPACES REQUIRED BY PROPOSED USER.
20,000 SF/400 SF = 50' INCLUDING THREE HANDICAPPED SPACES WITH ONE DESIGNATED AS VAN ACCESSIBLE.
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20,000 SF/400 SF = 50' INCLUDING THREE HANDICAPPED SPACES WITH ONE DESIGNATED AS VAN ACCESSIBLE.
FOR MANUFACTURING, PROCESSING, REWORKING, 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: 3,000 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 SUBMISSION RESUBMITTED MAY 21, 2009.
 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.



NO.	REVISIONS	DATE	APPROVED

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

STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA

Drawn By: CJC
 Checked By: CJC
 Approved By: TLR
 Date: 2019-06-10

Project No: 03010.13
 Sheet No:

48 South Main Street
 Suite 200
 Millersburg, PA 16840
 Tel: 717.575.6473
 Fax: 717.575.6888
 www.reillyinc.com

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