

GENERAL NOTES

- OWNER/DEVELOPER
WAYNE ECONOMIC DEVELOPMENT CORPORATION
32 COMMERCIAL STREET, SUITE 1
HONESDALE, PA 18431
(570) 253-5334
STEVE CLARK, PRESIDENT
LEWIS CRITELLI, VICE-PRESIDENT
WAYNE STEPHENS, SECRETARY
PETE BOONKOVICH, TREASURER
DAN CARD, PAST PRESIDENT
- DEED OF RECORD:
LOT 3 - TAX MAP NO. 26-0-0035-0002
5.81 ACRES
47 INNOVATION DRIVE
MAP BOOK/PAGE: 2116/0041
RECORD BOOK/PAGE: 2304/0186
- ZONING: PBP - PLANNED BUSINESS PARK
- THIS PLAN PROPOSES TO DEVELOP LOT 3, A 5.81 ACRE LOT WITH FRONTAGE ALONG INNOVATION DRIVE. COMMUNITY SEWER AND WATER UTILITIES ARE AVAILABLE ON THE LOT. PPL ELECTRIC UTILITIES ARE AVAILABLE AT THE SITE.
- LANDSCAPED BUFFERS
A) 50 FT. WIDE LANDSCAPED BUFFERS SHALL BE PROVIDED ALONG THE LOT BOUNDARY ADJOINING ROUTE 191. LANDSCAPE PLANTING PLANS ARE INCLUDED IN THE SUBDIVISION SUBMISSION WHICH INCLUDE DETAILED GUIDELINES FOR BUFFER PLANTING. LAND DEVELOPMENT PLANS FOR EACH LOT SHALL INCLUDE DETAILED BUFFER PLANTING PLANS WHICH ARE CONSISTENT WITH THE PLANS SUBMITTED. THE 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 WITH SUPPLEMENTAL PLANTINGS AS NECESSARY. NO PLANTING OR DISTURBANCE SHALL ENDOURCH ON WETLANDS WITHOUT THE PRIOR APPROVAL OF THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE ARMY CORP OF ENGINEERS WHERE APPLICABLE. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE LANDSCAPED BUFFERS IN GOOD CONDITION AND TO REPLACE DEAD AND DYING PLANTS AND DEGRADED LANDSCAPING MATERIALS.
- PROPOSED ROADS SHALL BE OWNED AND MAINTAINED BY THE PROPOSED PROPERTY OWNERS ASSOCIATION.
- STORMWATER SYSTEM OWNERSHIP AND MAINTENANCE
THE STORMWATER SYSTEM LOCATED IN PROPOSED ROADS AND EASEMENTS DEFINED ON THE PLANS INCLUDING ALL SWALES, PIPES AND DETENTION BASINS WHICH SERVE TO COLLECT DRAINAGE FROM ROADS AND MULTIPLE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPOSED PROPERTY OWNERS ASSOCIATION. INDIVIDUAL ON LOT STORMWATER COLLECTION AND DETENTION SYSTEMS REQUIRED FOR INDIVIDUAL LOT DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- THE PROPOSED LOT SHALL BE SERVED BY A CENTRAL WATER SUPPLY AND DISTRIBUTION SYSTEM AND A CENTRAL SEWAGE COLLECTION AND TREATMENT SYSTEM. THE WATER AND SEWER SYSTEMS INCLUDING ALL MAINS AND LATERALS OR SERVICE CONNECTIONS UP TO THE PROPERTY LINE SHALL BE OWNED AND MAINTAINED BY THE WAYNE ECONOMIC DEVELOPMENT CORPORATION.
- THE DEVELOPER AND/OR THE LOT PURCHASER(S) ASSUMES RESPONSIBILITY FOR OBTAINING ANY LOCAL, STATE, AND FEDERAL PERMITS OR APPROVALS RELATING TO WETLANDS. THE TOWNSHIP SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR THE SAME TO THE DEVELOPER OR PURCHASER(S).
- LOT 3 IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 42127C0432D, PANEL 432 OF 526, EFFECTIVE DATE MAY 16, 2013. NO PORTION OF THE SITE IS WITHIN THE FLOODPLAIN.
- PARKING: ONE-HUNDRED AND TWO (102) SPACES REQUIRED BY PROPOSED USER. ONE-HUNDRED AND TWO (102) SPACES PROVIDED.
STERLING TOWNSHIP ZONING ORDINANCE SECTION 505.4.F REQUIRES 1 SPACE PER 400 SF/GA FOR MANUFACTURING, PROCESSING, RENOVATING, ASSEMBLING GOODS, MERCHANDISE, AND EQUIPMENT.

ZONE DISTRICT BULK AND DENSITY STANDARDS

ZONING DISTRICT:	REQUIRED	PROVIDED
1. ZONING DISTRICT:	PBP-PLANNED BUSINESS PARK	
2. FRONT YARD SETBACK	40 FT	192 FT.
3. REAR YARD SETBACK	25 FT.*	215 FT.
4. SIDE YARD SETBACK	50 FT.	51 FT. LEFT/79 FT. RIGHT
5. MINIMUM LOT AREA	3.00 ACRES	5.81 ACRES
6. LOT COVERAGE	75%	44%**
7. BUILDING HEIGHT	45 FEET	<45 FEET
	200 FEET	613 FEET
	200 FEET	412 FEET

*THE FOLLOWING STANDARDS APPLY FROM ORIGINAL PRELIMINARY SUBDIVISION RECORDED MAY 21, 2004:

- SETBACKS: 50 FT. MINIMUM FRONT, SIDE AND REAR EXCEPT AS NOTED ON THE PLAN AND AS FOLLOWS:
(A) INCREASE SETBACK OF LOT NOS. 2, 3 AND 4 ALONG RIGHT-OF-WAY LINE OF ROUTE 191 ALONG SAID LOTS TO 100 FT.
(B) INCREASE SETBACK OF LOTS 15 AND 16 ALONG NORTHERLY
- LOT 15-THE TOP SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 16-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 17-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 18-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 19-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 20-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 21-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 22-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 23-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 24-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 25-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 26-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 27-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 28-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 29-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 30-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 31-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 32-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 33-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 34-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 35-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 36-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 37-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 38-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 39-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 40-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 41-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 42-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 43-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 44-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 45-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 46-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 47-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 48-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 49-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 50-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 51-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 52-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 53-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 54-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 55-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 56-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 57-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 58-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 59-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 60-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 61-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 62-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 63-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 64-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 65-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 66-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 67-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 68-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 69-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 70-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 71-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 72-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 73-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 74-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 75-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 76-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 77-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 78-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 79-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 80-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 81-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 82-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 83-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 84-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 85-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 86-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 87-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 88-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 89-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 90-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 91-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 92-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 93-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 94-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 95-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 96-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 97-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 98-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 99-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED
- LOT 100-THE BOTTOM SAID LOTS TO THE SOUTH SIDE OF THE LANDSCAPED

** LOT COVERAGES:

PAVEMENT:	68,450 SF
SIDEWALK:	1,550 SF
BUILDING:	40,600 SF
TOTAL:	110,600 SF

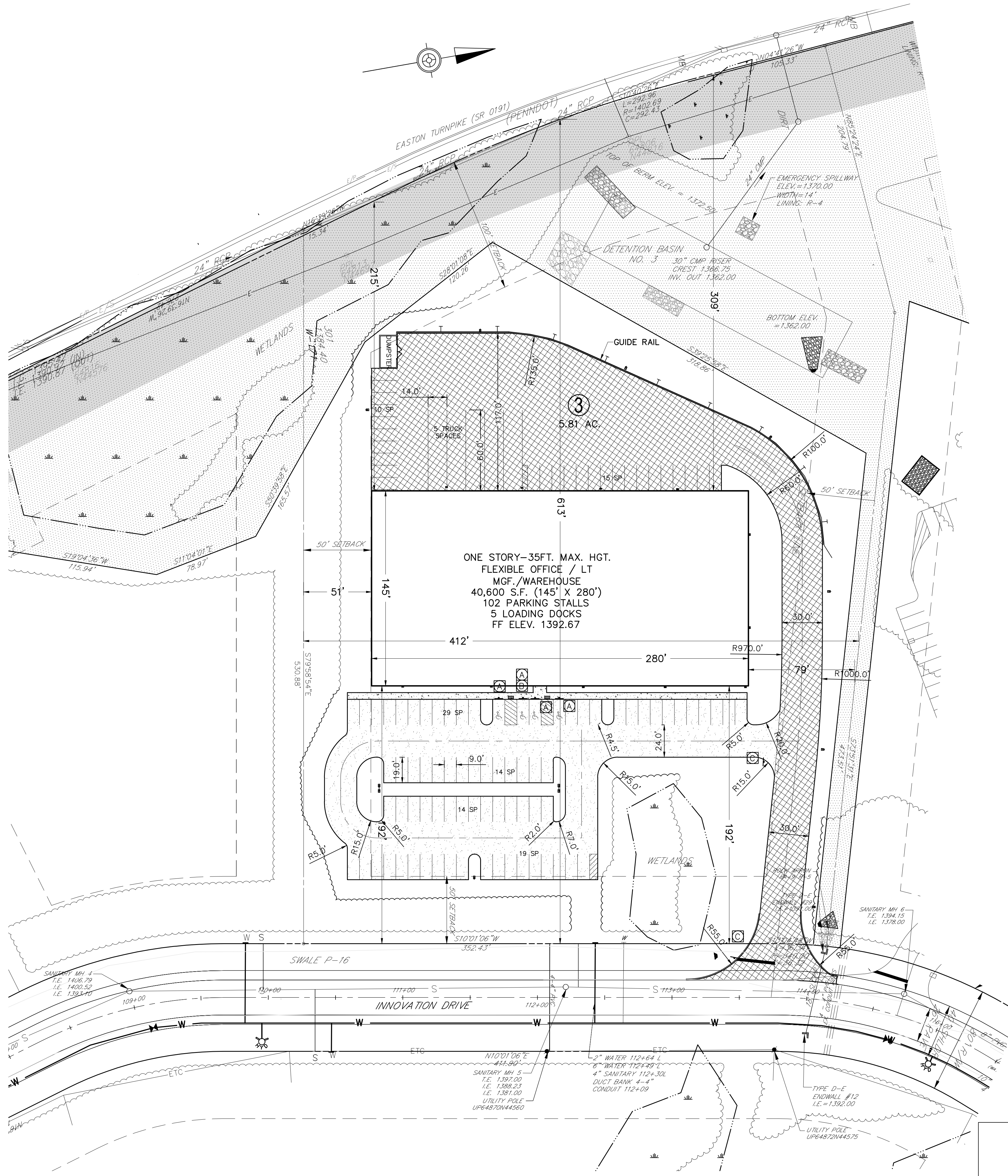
2.539 ACRES/5.810 ACRES = 43.7%

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVERS

WAIVER	SALDO SECTION	STATUS
THE MAXIMUM SLOPE OF ANY EARTH EMBANKMENT OR EXCAVATION SHALL NOT EXCEED ONE FOOT VERTICAL TO THREE FEET HORIZONTAL.	SECTION 603.19.A	PLANNING COMMISSION APPROVAL APRIL 5, 2018 TOWNSHIP COMMISSIONERS APPROVAL APRIL 9, 2018

CONSTRUCTION NOTES:

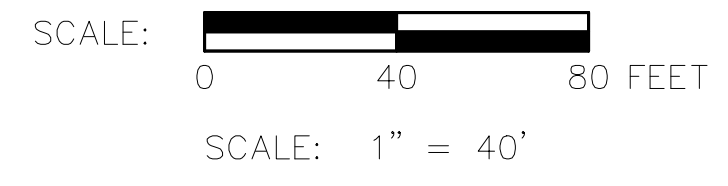
- SITE HAS BEEN CONSTRUCTED TO SUBBASE ELEVATION UNDER PREVIOUS CONTRACT.
- STORMWATER DRAINAGE SYSTEM (INLET, PIPES, OUTLETS) WAS CONSTRUCTED IN THE PREVIOUS CONTRACT.
- WATER, SEWER, AND ELECTRICAL UTILITIES ARE TO BE INSTALLED AS PART OF THIS CONTRACT.
- SITE CONTRACTOR IS RESPONSIBLE TO VERIFY SITE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- ALL EXISTING STORMWATER STRUCTURES SHALL BE ADJUSTED TO FINAL GRADE. THIS WORK SHALL BE INCIDENTAL TO OTHER BID ITEMS.
- WORK INCLUDES FINE GRADING OF EXISTING SUBBASE TO INCLUDE REMOVAL OF ALL VEGETATION AND TWO (2) INCHES OF THE EXISTING SUBBASE AND REPLACEMENT WITH NEW SUBBASE TO THE REQUIRED SUBBASE GRADE. CONTRACTOR SHALL PROOFROLL THE SUBBASE PRIOR TO PAVING. PAVEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE PLAN DETAILS AND INCLUDES TACK COAT BETWEEN PAVEMENT COURSES.
- SITE CONTRACTOR AND SUBCONTRACTORS ARE REQUIRED TO BE AN NPDES CO-PERMITTEE WITH THE OWNER FOR LOT 3 PERMIT REQUIREMENTS.
- HANDICAP PARKING SPACES AND LOADING AREA SHALL NOT EXCEED A 2% GRADE IN ANY DIRECTION.
- GRADE PAVE TO DRAIN TO INLETS.
- GRADE SMOOTHLY BETWEEN SPOT ELEVATIONS AND ENSURE THERE ARE NO PUDDLE AREAS.
- STORMWATER PIPES LABELED "TP" ARE THERMOPLASTIC PIPES.
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- LOCATION OF ROOF LEADER PIPES TO BE COORDINATED WITH OWNER.
- SEE STORM AND UTILITY PROFILES ON SHEETS 16-17.



LEGEND

- EXISTING CONTOUR MINOR
- 1380 --- EXISTING CONTOUR MAJOR
- EXISTING WOODED AREA
- EXISTING CURB
- G --- EXISTING GAS LINE/GAS VALVE
- W --- EXISTING WATER LINE/VALVE
- S --- EXISTING SANITARY LINE/SANITARY MANHOLE
- ETC --- EXISTING OVERHEAD ELECTRIC TELEPHONE/CABLE UTILITY POLE
- EXISTING STORM LINE/STORM INLET
- RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE
- W/4" --- PAVEMENT MARKING COLOR/SIZE
- EXISTING RIP-RAP APRONS
- EXISTING 50' BUFFER AREA
- EXISTING DRAINAGE EASEMENT
- PROPOSED SIDEWALK
- PROPOSED TREE LINE
- W --- PROPOSED WATER SERVICE
- PROPOSED SANITARY LATERAL AND CLENOUT
- ETC --- PROPOSED ELECTRIC/TELEPHONE/CABLE LINE, ELECTRIC LINE, AND ELECTRIC TRANSFORMER
- PROPOSED LIGHT DUTY BITUMINOUS PAVEMENT
- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT FIXTURE

SIGNAGE TABLE				
PLAN SYMBOL	SERIES	SIZE	QTY.	MESSAGE
A	R7-8	12"x18"	4	RESERVED PARKING SIGN
B	R7-8B	6"x12"	1	VAN ACCESSIBLE SIGN
C	R1-1	30"x30"	2	STOP SIGN



WAYNE ECONOMIC DEVELOPMENT CORPORATION		Drawn By: CJC
STERLING BUSINESS & TECHNOLOGY PARK		Checked By: CJC
CONSTRUCTION PLANS		Approved By: TJR
LOT 3 CONSTRUCTION - PHASE 2		Date: 2022-08-03
STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA		Scale: AS NOTED
SITE PLAN		Project No. 03010.12
Reilly ASSOCIATES ENGINEERING / ENVIRONMENTAL / SURVEYING		Sheet No. 2
48 South Main Street Suite 200 Pittston, PA 18640 tel: 570.854.2473 fax: 570.854.6888 www.reillyengineering.com		

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