



OWNER/DEVELOPERS INTENT:

1. THE INTENT OF THIS PLAN IS TO CONSOLIDATE THREE EXISTING LOTS (14, 15, & 16) AND A PROPOSED ACCESS ROAD KNOWN AS TECHNOLOGY CIRCLE INTO ONE LOT TO BE KNOWN AS LOT 14R.
2. NO NEW CONSTRUCTION IS PROPOSED AS PART OF THIS PLAN.

GENERAL NOTES:

1. RECORD OWNERS/DEVELOPERS - WAYNE ECONOMIC DEVELOPMENT CORPORATION (WEDCO)  
303 COMMERCIAL STREET, SUITE 109  
HONESDALE PA 18431  
RECORD BOOK 2504 PAGE 186  
MAP BOOK 129 PAGE 93
2. PARCEL INFORMATION - ZONING DISTRICT: PLANNED BUSINESS PARK  
LOT 14  
TAX PARCEL#: 26-0-0035-0014  
LOT AREA: ±4.51 ACRES  
LOT 15  
TAX PARCEL#: 26-0-0035-0015  
LOT AREA: ±6.05 ACRES  
LOT 16  
TAX PARCEL#: 26-0-0035-0016  
LOT AREA: ±10.53 ACRES  
PROPOSED LOT 14R  
LOT AREA: ±21.97 ACRES
- UTILITY INFORMATION -  
WATER - CENTRAL  
SEWER - CENTRAL  
ELECTRIC - EXISTING OVERHEAD  
TELEPHONE - EXISTING OVERHEAD
3. THE SCALED LOCATION OF WETLANDS ON THE SUBJECT PROPERTY SHOWN IN WAYNE COUNTY MAP BOOK 129 PAGE 93 HAS BEEN SHOWN ON THE PLAN. THIS SURVEY IS NOT A WETLANDS SURVEY. NO CONSTRUCTION OR EARTH DISTURBANCE SHALL OCCUR ON ANY AREA OF THE LOT, WHICH ARE WETLANDS UNLESS ALL NECESSARY AND APPLICABLE PERMITS ARE OBTAINED FROM ALL FEDERAL, STATE AND LOCAL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
4. THE DEVELOPER AND/OR THE LOT PURCHASER(S) ASSUMES FULL RESPONSIBILITY FOR OBTAINING ANY LOCAL, STATE, AND FEDERAL PERMITS AND/OR APPROVALS, RELATING TO WETLANDS. THIS APPROVAL BY THE TOWNSHIP SUPERVISORS SHALL NOT IN ANY MANNER BE CONSTRUED TO BE AN APPROVAL OF COMPLIANCE WITH STATUTES OR REGULATIONS RELATING TO WETLANDS. THE TOWNSHIP SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR SAME TO THE DEVELOPER OR PURCHASER(S)
5. HIGHWAY OCCUPANCY PERMITS ARE REQUIRED FOR ACCESS TO ROADS UNDER THE JURISDICTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT TO THE STATE HIGHWAY LAW (P.L. 1242, NO. 428, SECTION 420) AND FOR ACCESS TO ROADS UNDER THE JURISDICTION OF STERLING TOWNSHIP PURSUANT TO ANY STERLING TOWNSHIP ROAD ENCROACHMENT ORDINANCE.
6. THE SCALED LOCATION OF THE PROPERTY ON FLOOD INSURANCE MAP NUMBER 42127C0432D OF WAYNE COUNTY, PENNSYLVANIA (EFFECTIVE DATE MAY 16, 2013) INDICATES NO PORTION OF THE SUBJECT PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA.
7. CONTOURS SHOWN HAVE BEEN TAKEN FROM THE PAMAP PROGRAM AND ARE SHOWN AT A 10 FOOT INTERVAL.
8. RIGHT OF WAY WIDTHS TAKEN FROM THE PLANS FOUND IN WAYNE COUNTY MAP BOOK 129 PAGE 93 & MAP BOOK 116 PAGE 42 AND HAVE NOT BEEN VERIFIED AT THIS TIME.

PROTECTIVE AND/OR RESTRICTIVE COVENANTS:

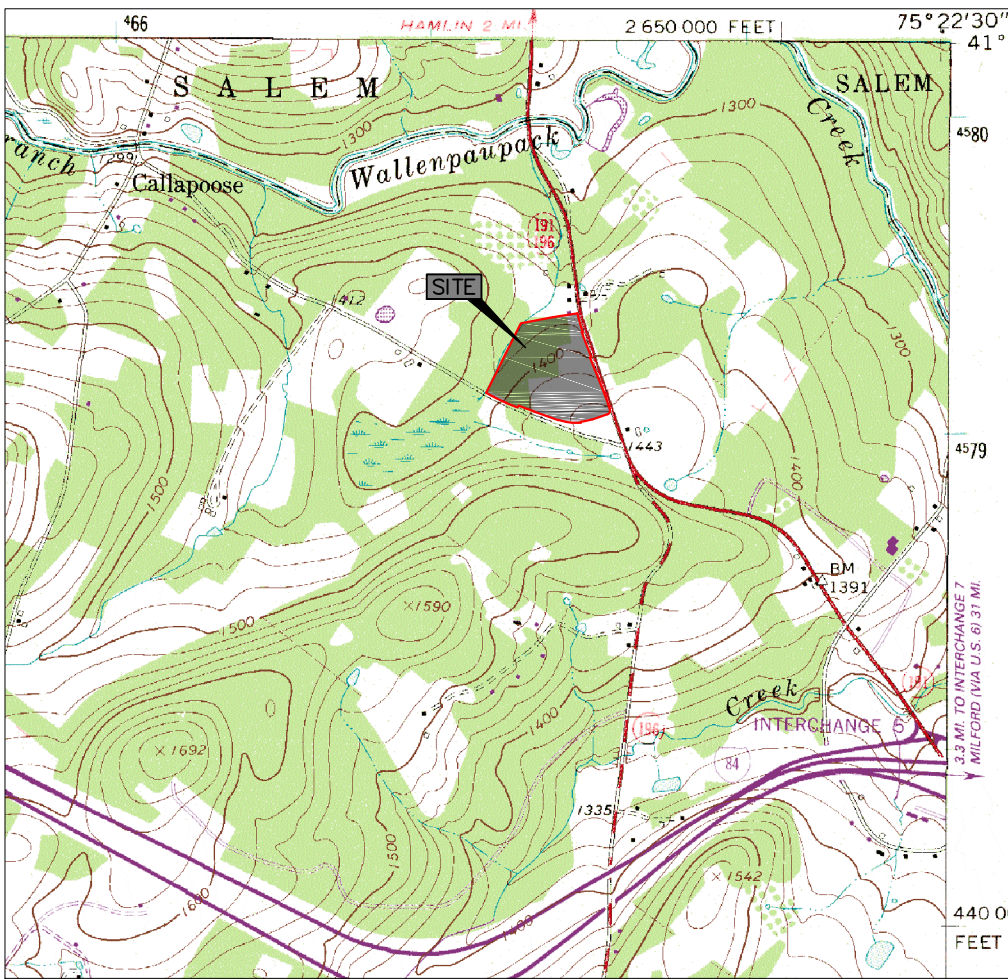
1. THE SUBJECT PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO THE RULES AND REGULATIONS CONTAINED IN THE STERLING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS WELL AS THE STERLING TOWNSHIP ZONING ORDINANCE.
2. MINIMUM BUILDING SETBACKS FOR PLANNED BUSINESS PARK DISTRICT:  
FRONT: 40 FEET (50 FEET LISTED IN RECORDED PLAN NOTES AND SHOWN HEREON)  
SIDE: 50 FEET  
REAR: 25 FEET  
ALONG RESIDENTIAL USE: 100 FEET  
WETLAND BUFFER: 50 FEET  
MINIMUM LOT AREA: 3 ACRES  
MAXIMUM BUILDING HEIGHT: 45 FEET  
MAXIMUM LOT COVERAGE: 75%  
MINIMUM LOT DEPTH: 200 FEET  
MINIMUM LOT WIDTH: 200 FEET  
SETBACK LINES ARE SUBJECT TO CHANGE WITH ORDINANCES AND REVISIONS. IT IS THE OWNERS RESPONSIBILITY TO CHECK WITH THE TOWNSHIP, BOROUGH, AND/OR THE COMMUNITY ASSOCIATION PRIOR TO ANY CONSTRUCTION.
3. THE SUBJECT PROPERTY IS UNDER AND SUBJECT TO ANY COVENANTS, EASEMENTS, RIGHTS OF WAY AND/OR RESTRICTIONS THAT MAY BE FOUND IN THE NOTES OF THE PLAN SHOWN IN WAYNE COUNTY MAP BOOK 129 PAGE 93.
4. SUBJECT TO THE FINDINGS OF A TITLE SEARCH.

OWNERS' STATEMENT:

OFFICER(S) OF WEDCO DEPOSE AND SAY THAT THEY ARE LAND OWNER OF THE PROPERTY AS SHOWN ON THE PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND THEY DESIRE THE PLAN TO BE RECORDED AS SUCH ACCORDING TO LAW.

OWNER/OFFICER(S) OF WEDCO

THIS PLAN IS CERTIFIED ONLY IF IT BEARS THE EMBOSSED SEAL OF  
JUSTIN MICHAEL HENNINGS  
PROFESSIONAL LAND SURVEYOR  
PA LICENSE SU-075396



WAYNE COUNTY DEPARTMENT OF PLANNING  
REVIEW ACKNOWLEDGEMENT

STERLING TOWNSHIP PLANNING COMMISSION  
RECOMMENDATION FOR APPROVAL

STERLING TOWNSHIP BOARD OF SUPERVISORS  
LOT CONSOLIDATION PLAN APPROVAL

**LOT CONSOLIDATION PLAN**  
**LOT 14, 15, AND 16**  
**"STERLING BUSINESS PARK"**  
LANDS OF WAYNE ECONOMIC DEVELOPMENT CORP.  
TAX MAP# 26-0-0035-0014, 0015, & 0016  
STERLING TOWNSHIP - WAYNE COUNTY - PENNSYLVANIA

**J.M.HENNINGS LAND SURVEYING, LLC.**  
PROFESSIONAL LAND SURVEYING SERVICES  
611 BIDWELL HILL ROAD  
LAKE ARIEL, PA 18436  
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SCALE: 1" = 80' DATE: 2/8/2025 PROJECT NUMBER: jmh1207