WARSAW TECHNOLOGY PARK PHASE-I

SITE DEVELOPMENT PLAN

CO.RD. 300 N.

N89°08'29"E

N89°08'29"E~1839.00'

N89°08'29"E~603.94'

N89°08'29"E~380.00'

N89°08'29"E~370.00'

S00°51'31"W 40.00'

S89°08'29"W~90.00'

S45°51'59"E 70.71'

N00°45'51"W~384.65'

S00°32'41"E~942.76'

S00°53'14"E~854.42'

N00°53'14"W~854.42'

S01°24'34"E~759.38'

N01°24'34"W~759.38'

S00°55'14"E~832.98'

72'

120'

50'

50'

30'

40'

40'

40'

40'

36'

39'

28.0'

28.0'

28.0'

28.0'

250'

250'

FUTURE EXPANSION 62,500 SQ.FT. FL.ELEV.=872.5

FUTURE EXPANSION 62,500 SQ.FT. FL.ELEV.=872.5

FUTURE EXPANSION 50,000 SQ.FT. FL.ELEV.=868.0

FUTURE EXPANSION 62,500 SQ.FT. FL.ELEV.=866.0

FUTURE PAVED PARKING

PROPOSED BUILDING 62,500 SQ.FT. FL.ELEV.=872.5

FUTURE BUILDING 62,500 SQ.FT. FL.ELEV.=872.5

FUTURE BUILDING 50,000 SQ.FT. FL.ELEV.=868.0

FUTURE BUILDING 62,500 SQ.FT FL.ELEV.=866.0

STONE SERVICE DRIVE

STONE SERVICE DRIVE

STONE SERVICE DRIVE

STONE SERVICE DRIVE

WARSAW TECHNOLOGY PARK

39.43 ACRES ±

N41°02'08"W~626.00'

CALC. 2.8:1 SLOPE

FUTURE WALKWAY TRAIL BY CITY OF WARSAW

WETLAND BOUNDARY

FUTURE PARKING EXPANSION

FUTURE PARKING

FUTURE PARKING

FUTURE PARKING

STORM/STORM CROSSING CALC. 18" STORM INV.= 854.6 CALC. 30" STORM INV.=846.47 top=852.0 (5.0' clear)

STORM/WATER CROSSING CALC. 12" WATER INV.= 852.0 CALC. 30" STORM INV.=846.4 top=849.3 (2.7' clear)

SANITARY/STORM CROSSING CALC. 30" STORM INV.= 846.24 top=849.0 CALC. 12" SAN. INV.= 850.57 (1.57' clear)

SANITARY/STORM CROSSING CALC. 18" STORM INV.= 850.76 CALC. 12" SAN. INV.= 847.52 (2.16' clear)

STORM/STORM CROSSING INV.= 857.55 INV.= 855.9 (2.56' clear)

ARC=161.68'
RAD=535.00'
CRD=166.07'
S62°16'34"W

ARC=166.74'
RAD=535.00'
CRD=166.07'
S79°51'44"W

N36°16'15"W~31.18'

S36°16'15"E~31.18'

ROAD HIGH POINT 9+04 EL=868.27

S88°47'15"W~369.46'

N88°47'26"E~216.10'

S88°47'26"W~204.07'

N88°47'26"E~381.51'

S88°47'28"W~430.40'

POLK DRIVE

SILVEUS CROSSING

OUTLOT #1 DRAINAGE EASMENT 1.16 AC±

S00°52'40"E 69.91'

N00°07'20"W 119.90'

S44°10'59"W 71.43'

ARC=285.45'
RAD=465.00'
CRD=280.99'
S71°12'18"W

280.97'

S53°37'08"W~455.43'

S53°36'23"W~187.81'

N37°35'33"W~300.00'

N01°24'34"W 83.32'

Z:866.85

Z:866.45

Z:866.50

Z:862.7

Z:865.0

Z:864.6

Z:862.35

LEGEND

- ○ = Pipe/Pin Found
- ● = Iron Pin Set
- △ = P.K. Nail Found
- ▲ = Mag Nail Set
- ⊗ = R.R. Spike Found
- ◔ = Section Corner
- ⌧ = R.R. Iron Post
- ∅ = Power Pole
- = Water Valve
- (G) = Gas Meter / Service
- (E) = Elec.Meter / Service
- (M) = Water Meter / Service
- (C) = Cleanout
- ∅ = Telephone Pole
- ∅ = Light Pole
- = Telephone Riser
- (T) = Transformer
- (S) = Manhole
- = Catch Basin
- (FH) = FIRE-HYDRANT
- (LP) = LP Tank
- = Sign

N NW NE W E SW SE S

SCALE 1"=60'

0 30 60

ALL MATERIAL, INSTALLATION & WORKMANSHIP TO MEET OR EXCEED THE STATE OF INDIANA AND THE CITY OF WARSAW CODES.

ANY DISREPANCY BETWEEN THE DESIGN DRAWINGS AND THE CITY OF WARSAW CODES, THE CITY OF WARSAW CODES SHALL BE FOLLOWED.

WARSAW TECHNOLOGY PARK

REVISIONS:

1. -
2. -
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6. -

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SITE DEVELOPMENT PLAN

WARSAW TECHNOLOGY PARK PHASE-I
POLK DRIVE
WARSAW, IN 46582

PROJECT NUMBER: JK-13213

DATE: FEB. 4, 2014

DRAWN BY: teh | CHECKED BY: cwm

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