FILE NAME: W:\20173027\CAD\Concept-Exhibits\CONCEPT D 2017.11.02.dwg LAST SAVED BY: Anthony Malone SAVED DATE: 11/2/2017 9:52 AM PLOTTED: 12/18/2017 9:22 AM

# CONCEPT PLAN

PREPARED FOR
PROFESSIONAL MOVING & STORAGE
DECEMBER 18, 2017

LOT 3, BLOCK THREE,
OREAD WEST No. 10
VICTORY PROPERTIES, LLC
ZONED IL

LOT 6, BLOCK THREE,
OREAD WEST NO. 3
ROBERT M. & LYDIA L. NEU
ZONED IBP

LOT 5, BLOCK THREE,
OREAD WEST NO. 3
WAKARUSA PLAZA, LC
ZONED IBP

LOT 5, BLOCK THREE
OREAD WEST No. 10
MABET #1
ZONED IBP

LOT 4, BLOCK THREE,
UNIVERSITY CORPORATE
& RESEARCH PARK
No. 2, AMENDED SUB.
KUCR
ZONED IBP

RESEARCH PARK DRIVE

PROFESSIONAL
MOVING & STORAGE
3 STORIES
61,000 G.S.F.

15' SIDE S/B

130'

50'

169'

±110 L.F. 1½" DOMESTIC WATER SERVICE

±110 L.F. 3" PVC SPRINLER SERVICE

5' WALK

25' FRONT S/B

20'

GATE CONTROL BOX

AUTOMATED GATE

R25'

COMMERCIAL DRIVEWAY ENTRANCE PER CITY STD.

30'

SHARED ENTRACE PER PLAT

±150 L.F. 4" PVC SAN. SEWER SERVICE

SAN

R25'

25'

R30'

R20'

DETENTION 'A'

DETENTION 'C'

±70 L.F. 12" STORM PIPE

STM

±250 L.F. 12" STORM PIPE TO CONVEY DETAINED RUNOFF TO OFFSITE POND

15' REAR S/B

25'

9' TYP.

164'

6' WALK

5' WALK

18' TYP.

26'

±100 L.F. 12" STORM PIPE

69'

R25'

R20'

TRASH ENCLOSURE

6' HT. SECURITY FENCE, TYP.

DETENTION 'B'

3:1

20' EXIST. U/E

15' SIDE S/B

FH

W

SCALE: 1" = 20'

20 10 0 20 40

LANDPLAN ENGINEERING PA