

LOCATION MAP  
NTS

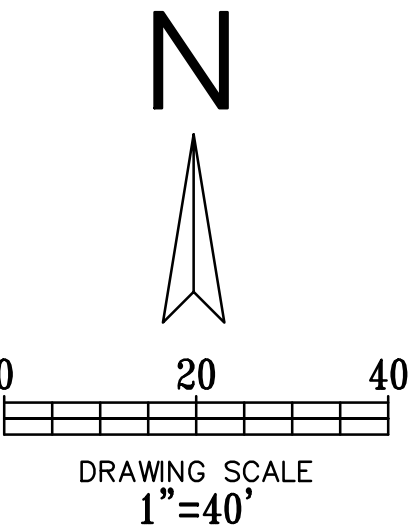
LEGEND

- EXISTING CURB
- PROPOSED CURB
- ⑥ — PARKING COUNT
- LS — PROPOSED LANDSCAPING AREA
- - - PROPOSED FIRELANE
- [Pattern] — PROPOSED DRIVE/PARKING PAVEMENT
- [Pattern] — PROPOSED SIDEWALK

SITE NOTES:

1. THE PROPOSED BUILDING BE FIRE SPRINKLERED.
2. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND A 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHALL INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
3. THE SITE IS CURRENTLY VACANT AND THE PROPOSED LAND USE IS SELF-STORAGE.
4. APPLICATION WILL CONFIRM TO THE CITY'S OUTDOOR LIGHTING REQUIREMENTS.
5. ANY PROPOSED GROUND BASED EQUIPMENT SHALL BE SCREENED.
6. PREMISE IDENTIFICATION SHALL BE PER THE FIRE DEPARTMENT REQUIREMENTS.

SITE DATA TABLE		
	CITY OF ARLINGTON	CITY OF GRAND PRAIRIE
EXISTING ZONING	RMF-22	MF-1 & LI
PROPOSED ZONING	PD16-24	PD-XXX FOR "C" & "GR" DISTRICT USES
EXISTING LAND USE	UNDEVELOPED	UNDEVELOPED
PROPOSED LAND USE	SELF-STORAGE FACILITY	MINI-STORAGE
SITE ACREAGE	5.70 ACRES	5.70 ACRES
BUILDING FOOTPRINT	50,800 S.F., 20%	50,800 S.F., 20%
SELF-STORAGE FLOOR AREA	152,400 S.F.	152,400 S.F.
OFFICE FLOOR AREA	1,628 S.F.	1,628 S.F.
FLOOR AREA RATIO	0.6	0.6 (MAX 1:1)
OPEN AREA	141,548 S.F., 57%	141,548 S.F., 57%
PAVED SURFACE AREA	55,945 S.F., 23%	55,945 S.F., 23%
NUMBER OF UNITS	991	991
PARKING REQUIREMENT	1 PER 90 STORAGE UNITS + 2.5 PER 1,000 S.F. OF OFFICE	SIX (6) SPACES MINIMUM
	15	6
PARKING PROVIDED	10 SPACES (1 H.C. INCLD.)	10 SPACES (1 H.C. INCLD.)
BUILDING ELEVATION	42'	42'
MAXIMUM BUILDING ELEVATION	N/A	50'



III CAUTION III  
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL • 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

DEVELOPER:  
PLATINUM STORAGE  
1834 S FM 551  
FATE, TX 75189  
TEL: 469.222.1597  
CONTACT: SHAWN VALK

OWNER:  
LODGE REALTY PARTNERS, LLC, ET AL  
ATTN: STE 100  
8851 CAMP BOWIE WEST BLVD.  
FORT WORTH, TX 76116  
TEL: 817.313.1386  
CONTACT: MARK CAFFEY

PLAN PREPARED BY:  
CUMULUS DESIGN  
P.O. BOX 2119  
EULESS, TEXAS 76039  
TEL: 214.235.0367  
FAX: 214.235.0546  
CONTACT: PAUL CRAGUN

PD16-24

Cumulus Design  
Firm #14810  
2080 N. Highway 360, Suite 240  
Grand Prairie, Texas 75050  
Tel. 214.235.0367

THIS DOCUMENT IS  
RELEASED FOR  
THE PURPOSE OF  
REVIEW UNDER THE  
AUTHORITY OF PAUL  
CRAGUN, P.E.  
NO. 112767 ON  
07/20/17.

SITE PLAN  
PLATINUM SELF-STORAGE  
CITY OF ARLINGTON  
TARRANT COUNTY, TEXAS

PLOT DATE

07/20/17

DRAWING SCALE

1" = 40'

PROJECT NUMBER

CD16043

SHEET NUMBER

SP