





<u>LEGEND</u> — – EXISTING CURB — – PROPOSED CURB PARKING COUNT - PROPOSED LANDSCAPING AREA — PROPOSED FIRELANE - PROPOSED DRIVE/PARKING PAVEMENT - 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"<br>DISTRICT USES |  |  |  |
| EXISTING LAND USE          | UNDEVELOPED   | UNDEVELOPED                            |  |  |  |
| PROPOSED LAND USE          | SELF-STORAGE FACILITY                                 | ACILITY 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'   |  |  |  |  |

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

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

1" = 40'PROJECT NUMBER CD16043 SHEET NUMBER

OWN EXPENSE. CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION. \\SERVER-PC\SERVER\2016 PROJECTS\CD16043 - BURNEY AND 360\PLANS\SITE PLAN CD6043.DWG

!!! CAUTION !!!
UNDERGROUND UTILITIES

RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY

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

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

|   | BURNEY ROAD<br>(VARIABLE WIDTH RIGHT-OF-WAY))                                     | EX. FIBER<br>OPTIC BOX   | PROPOSED 30'<br>DRIVEWAY   | PROPOSED 4' SIDEWALK   | PROPOSED 25'x25'        |
|---|---|--|--|--|-------------------------|
| PP OHU OHU  | PROPOSED 5' SIDEWALK 25' SETBACK LINE   | 229.58   | 0HQ  | 246 S.F. ROW DEDICATION  | CORNER CLIP DEDICATION  |
|   | DRAINAGE EASEMENT<br>VOL. 7826, PG. 378   | EASEMENT FOR UNDERGROUND UNDER | O TON  | WNER: LODGE REALTY PARTNERS, / LLP, ET AL ZONING: MF-1 (GRAND PRAIRIE) LAND USE: UNDEVELOPED / |                         |
|   | DRAINAGE EASEMENT VOLO 7826, PG. 374 D.R.T.C.T.  PROPOSED ACCESS                  |  |  |  |                         |
| PROPOSED 8' ORNAMENTAL FENCE WITH BRICK COLUMNS AT 20'  | GATE WITH KNOX LOOP OR APPROVED FIRE ACCESS DEVICE  OWNER: LODGE REALTY PARTNERS, | GK   | OFFICE 18.0  | Z5, SETBACA  |                         |
| SPACING ALONG WESTERN AND SOUTHERN PROPERTY PERIMETER   | ZONING: RMF-22 (ARLINGTON) LAND USE: UNDEVELOPED  PROPOSED LOADING AREAS          | GATE WITH OR AP  | SED ACCESS KNOX LOCK PROVED FIRE   | 149.5'   |                         |
| 0 A D<br>D)   |   | ACCESS P   | CESS DEVICE 5  |  | PROPOSED 5'<br>SIDEWALK |
| A K S R F R O A   | 364.3   | ±130.0'  | PROPOSE LOADING  |  |                         |
| OWNER: MP NORTH ARLINGTON, LLC ZONING: PD (ARLINGTON) LAND USE: APARTMENTS                        | 2,41  | MINI—WAREHOUS  3-STOR BUILDIN  PROPOSED ZONING GP: PD-XXX FOR "C"  TOTAL BLDG ARLINGTON: PD10  OFFICE G. S.F. = 1500.  | SE PROPOSED ORNAL  | 6' HIGH<br>MENTAL<br>FENCE   |                         |
| B U R N (P R)   | PROPOSED LOADING AREAS  | OTAL BLDG. S.F. = 152,400 S.F.  OFFICE/SALES = 1,628 S.F.  MIN. FF = 520.0 S.F.)   | * "GR"   | EX. BILLBOARD  O  O  O  O  O  O  O  O  O  O  O  O  O   |                         |
|   |   |  |  | <b>7 7 7 7 7 7 7 7 7 7</b>   |                         |
|   | 30.0  | 15.6:<br>8: 14   | PROPO  | H / G H  WIDTH RIGH  |                         |
| PROPOSED 8' FENCE WITH BRICK COLUMNS AT 20' SPACING ALONG WESTERN AND SOUTHERN PROPERTY PERIMETER |   | ARLINGTON<br>GRAND PRAIRIE   | PROPOSED   | HEADVALL   |                         |
| R=160.00'<br>Δ=44°37'15"<br>L=124.61'   |   | CITY OF ARL  | OWNER: LODGE REALTY F LLP, ET AL ZONING: LI (GRAND P LAND USE: UNDEVEL                     | RARIE)   |                         |
| CB=N21°54'54"W<br>CL=121.48'  |   |  | 152.2'   |  |                         |
|   | 1 <sub>z</sub> , z <sub>z</sub> ,   |  | PROPOSED 8' CMU MASONRY SCREENING FEN PER CITY STANDARDS. COLOR TO MATCH BLDG.             | L=222.88'  |                         |
| W   | SED 8' ORNAMENTAL FENCE ITH BRICK COLUMNS AT 20'                                  | PROPOSED 30' DRIVEWAY CRGENCY ACCESS)  | EX. FLAGPOLE EX. SIGN - VEX. WATER METER   | CB=S10°14'02"W<br>CL=222.88'   |                         |
|   | HERN PROPERTY PERIMETER $R=160.00'$ $\Delta=44^{\circ}52'49''$                    | N89  | <u>'37'57"W - 167.75'</u>  | UTILITY EASEMENT VOL. 7826, PG. 365 D.R.T.C.T.   |                         |
|   | L=125.33' CB=N67°24'41"W CL=122.15'   | S89°49'28"W - 14.74' KI  | ROPOSED ACCESS GATE WITH TO SHOW HERE COMES DEVICE (MERGENCY ACCESS ONLY)                  |  |                         |
|   |   | ZONI   | OWNER: RANDHIR & SONS LLC<br>NG: LIGHT INDUSTRIAL (GRAND PRAIRIE)<br>LAND USE: UNDEVELOPED |  |                         |
|   |   |  |  |  |                         |

LOCATION MAP



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 $\Box$ 

Cumulus
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2080 N. Highw
Grand Prairie,
Tel. 214.235.0

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E.

NO. 112767 ON 07/20/17.

PLOT DATE 07/20/17 DRAWING SCALE