

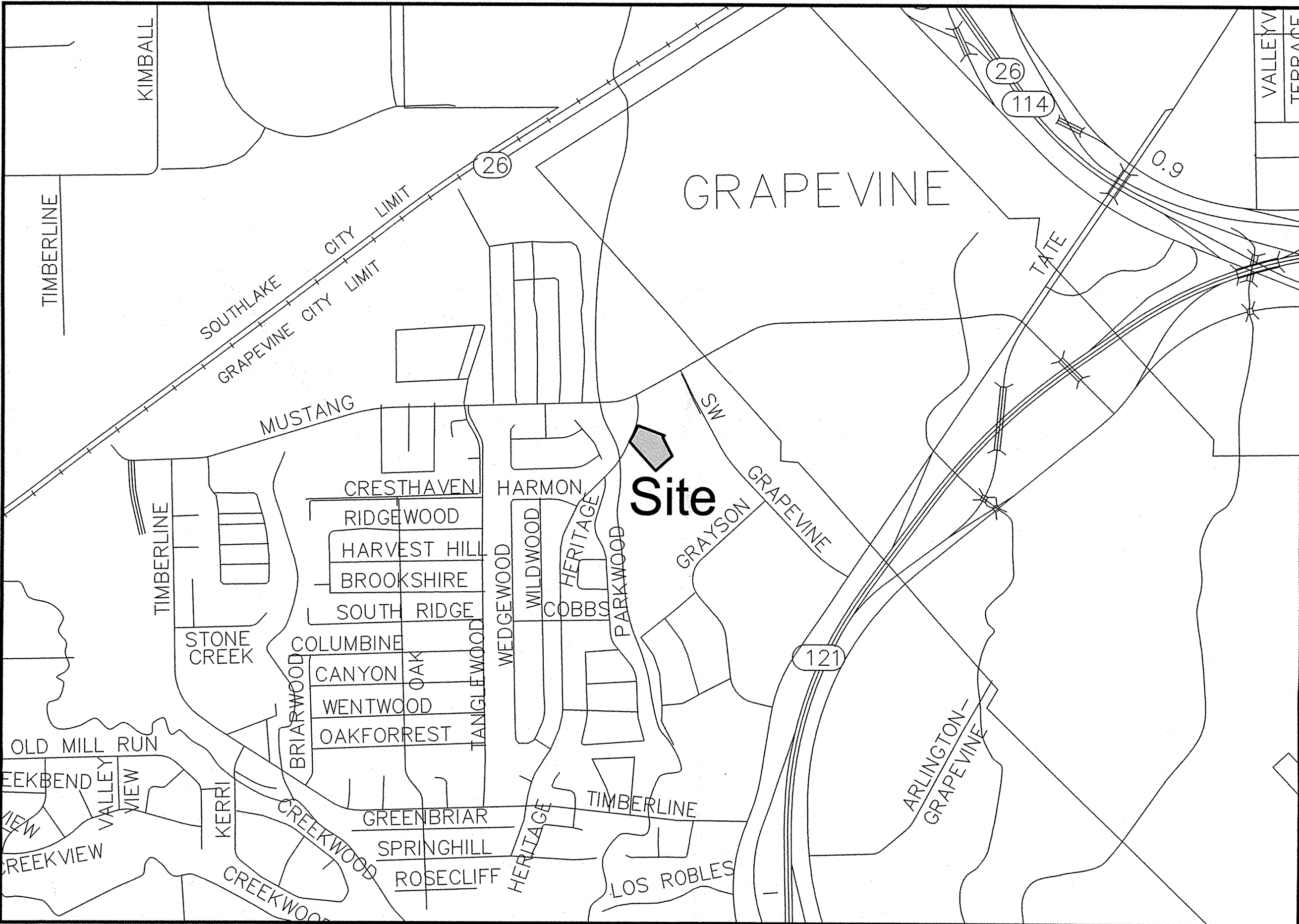
SOUTHWEST GRAPEVINE COMMERCIAL OFFICE PARK DEVELOPEMENT (PHASE 2)

LOT 1R3RA, SOUTHWEST GRAPEVINE COMMERCIAL PARK GRAPEVINE, TEXAS SITE DEVELOPMENT PLANS

Owners

2605 HERITAGE AVENUE BUILDING OWNER:
FATCAT LLC
705 COMMERCE STREET
SOUTHLAKE, TX 76092

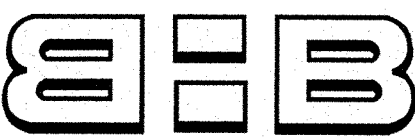
2601 HERITAGE AVENUE BUILDING OWNER:
888 PRONTO LLC
2601 HERITAGE AVENUE
GRAPEVINE, TX 76051



LOCATION MAP

N.T.S.

MARCH 2017



Baird, Hampton & Brown, Inc.
Engineering & Surveying
4550 SH 360, Suite 180 Grapevine, TX 76051
Tel:(817)251-8550 Fax:(817)251-8810 www.bhbinc.com
TBPE FIRM #44, TBPLS FIRM #10011302

Sheet Index

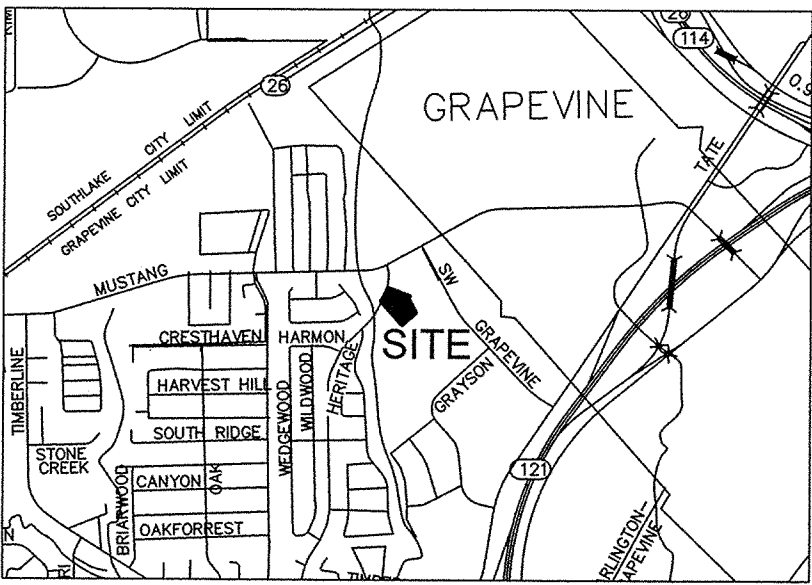
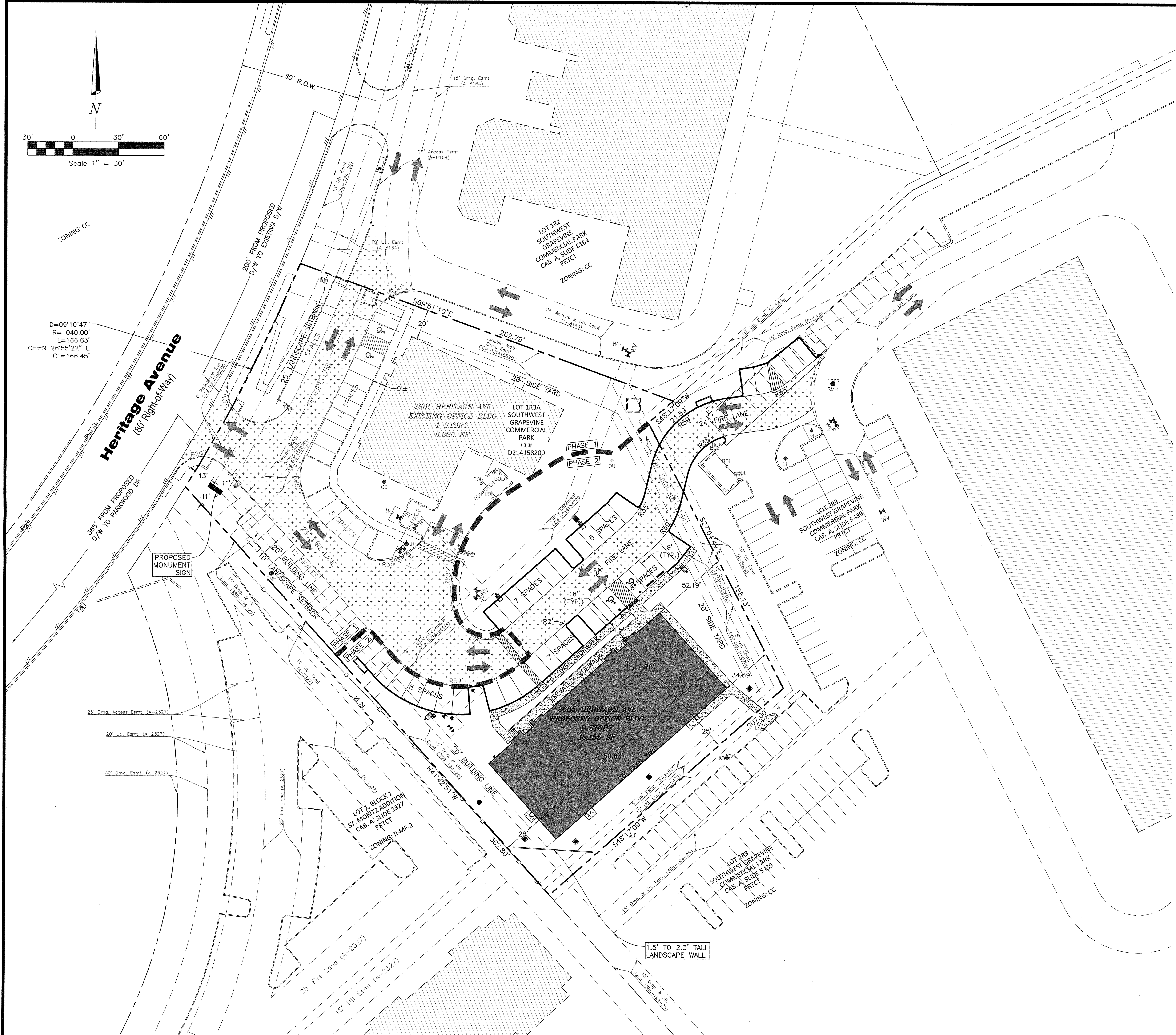
- 1 OF 10 COVER
- 2 OF 10 DIMENSIONAL CONTROL SITE PLAN
- 3 OF 10 GRADING AND DRAINAGE PLAN
- 4 OF 10 DRAINAGE AREA MAP
- 5 OF 10 UTILITY SITE PLAN
- 6 OF 10 LANDSCAPE PLAN
- 7 OF 10 PHOTOMETRIC SITE PLAN
- 8 OF 10 EXTERIOR ELEVATIONS (2605 HERITAGE AVE.)
- 9 OF 10 INTERIOR FLOOR PLAN (2605 HERITAGE AVE.)
- 10 OF 10 BUILDING SECTION (2605 HERITAGE AVE.)



THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE AUTHORITY
OF CHARLES GENE CAPPS, P.E.,
104919 ON 03-10-2017.
IT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES.

CASE NAME: SOUTHWEST GRAPEVINE
COMMERCIAL PARK
CASE NUMBER: SP17-01
ADDRESS/LEGAL:
2601 HERITAGE AVE. (PHASE 1)
2605 HERITAGE AVE. (PHASE 2)
SHEET 1 OF 10
CITY OF GRAPEVINE
APPROVED
APPROVAL DOES NOT AUTHORIZE
ANY WORK IN CONFLICT WITH
ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES
APPROVED BY: *[Signature]*
PLANNER
DATE: 3-23-17

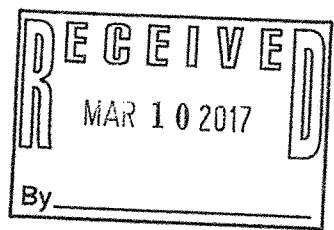
3.08.2017 1:31PM E:\2016.000.000\2016.726.000.DWG\726_Site Development Plan.dwg Site Development Plan



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	
---	PHASE LINE	
---	EASEMENT	
---	FIRE LANE	
---	BUILDING FOOTPRINT	
---	CURB & GUTTER	
---	CONCRETE SIDEWALK	
---	FIRE HYDRANT	
---	LIGHT POLE	
---	TRAFFIC CIRCULATION ARROW	

SITE DATA SUMMARY	
EXISTING ZONING	CC-COMMUNITY COMMERCIAL
PROPOSED USE	OFFICE BUILDING
LOT AREA (ACRES / S.F.)	2.059 AC / 89,691 S.F.
BUILDING AREA (S.F. / %)	18,480 S.F. / 20.60%
BUILDING HEIGHT	1 STORY, 24' MAX.
FLOOR AREA RATIO	0.206
REQUIRED LANDSCAPE AREA	17,939 S.F. / 20%
PROVIDED LANDSCAPE AREA	33,921 S.F. / 37.82%
TOTAL IMPERVIOUS AREA	55,770 S.F.
TOTAL BLDG & PAVED AREA	55,770 S.F.
PARKING SPACES REQUIRED	67 (5 PLUS 1 PER 300 SF)
PARKING SPACES PROVIDED	69 (1 PER 267 SF)
ACCESSIBLE SPACES REQUIRED	3
ACCESSIBLE SPACES PROVIDED	4

- CITY OF GRAPEVINE NOTES
- ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
 - LIGHTING LEVELS AT THE PROPERTY LINES MAY NOT EXCEED 3.0 FOOTCANDLES.
 - ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 - THIS SHEET REVISES SP14-04 APPROVED ON JUNE 25, 2014.



CASE NAME: SOUTHWEST GRAPEVINE COMMERCIAL PARK
CASE NUMBER: SP17-01
ADDRESS/LEGAL:
2601 HERITAGE AVE. (PHASE 1)
2605 HERITAGE AVE. (PHASE 2)
SHEET 2 OF 10
CITY OF GRAPEVINE
APPROVED
APPROVAL DOES NOT AUTHORIZE
ANY WORK IN CONFLICT WITH
ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES
APPROVED BY: *[Signature]*
PLANNER
DATE: 3-23-17

DIMENSIONAL CONTROL
SITE PLAN

FATCAT LLC & 888 PRONTO LLC
SOUTHWEST GRAPEVINE COMMERCIAL OFFICE
PARK DEVELOPMENT (PHASE 2)

2601 & 2605 HERITAGE AVE, GRAPEVINE, TEXAS 76051

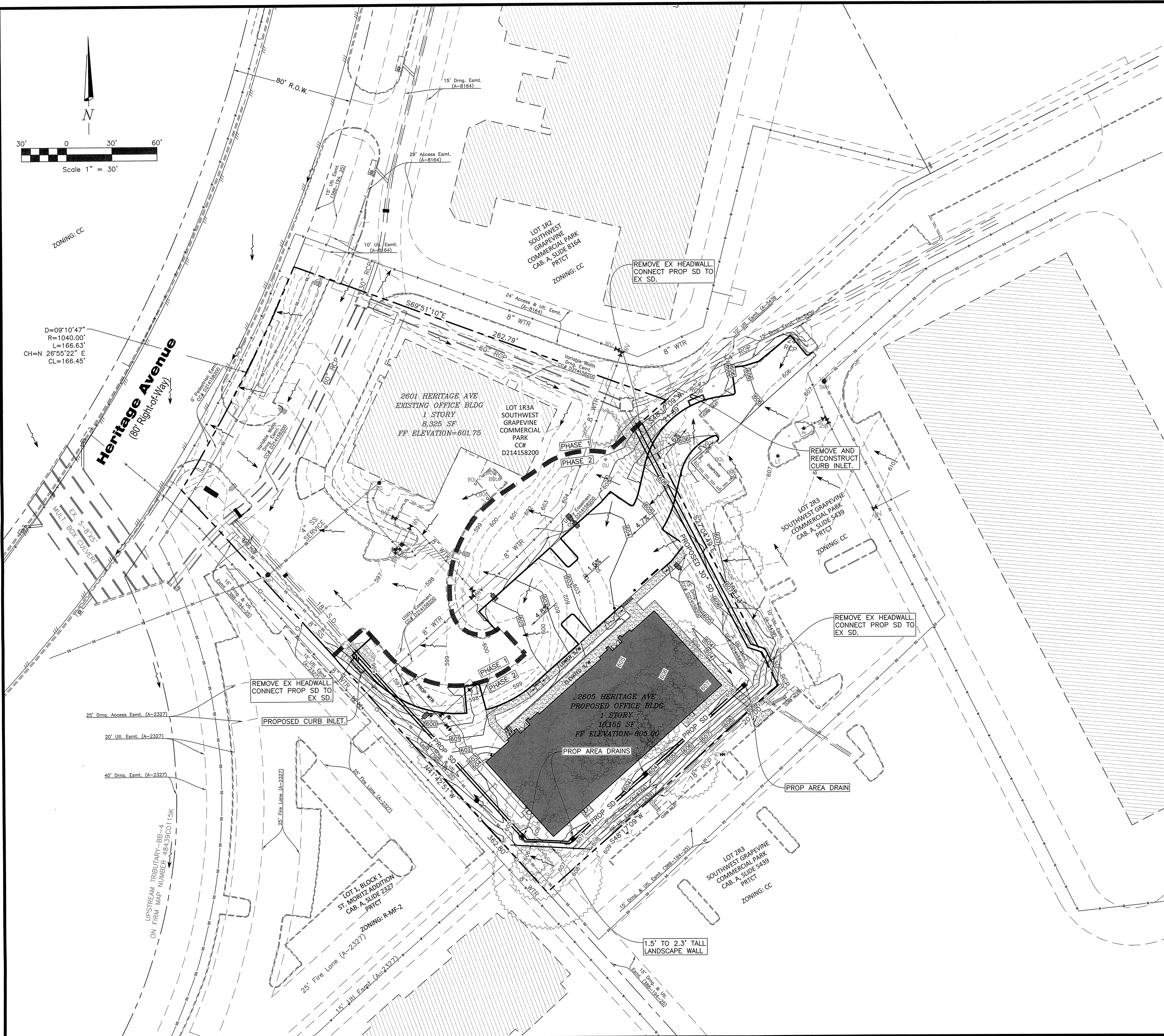
B-B
BAIRD, HAMPTON & BROWN
ENGINEERING & SURVEYING
4550 State Hwy 360, Suite 180
Grapevine, TX 76051
mail@bbinc.com 817.251.8550
BBINC FIRM #10011302

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE AUTHORITY
OF CHARLES GENE CAPPS, P.E.,
104919 ON 03-10-2017.
IT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES.

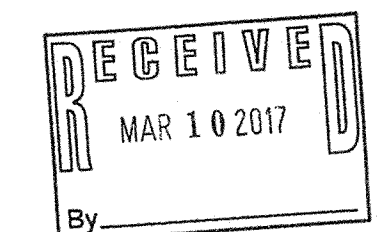
PROJECT NUMBER: 2016.726.000
DATE: 03/10/17 DRAWN BY: GC
DESIGN BY: GC CHECKED BY: GC

SHEET
2
2 of 10

3.08.2017 1:31PM E:\2016.000.000\2016.726.000\DWG\726_Grading&Drainage&DAM.dwg Grading&Drainage



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	
---	PHASE LINE	
---	EASEMENT	
▨	BUILDING FOOTPRINT	
---	CURB & GUTTER	
---	CONCRETE SIDEWALK	
○	FIRE HYDRANT	
+	LIGHT POLE	
		NONE



CASE NAME: SOUTHWEST GRAPEVINE COMMERCIAL PARK
CASE NUMBER: SP17-01
ADDRESS/LEGAL:
2601 HERITAGE AVE. (PHASE 1)
2605 HERITAGE AVE. (PHASE 2)
SHEET 3 OF 10
CITY OF GRAPEVINE
APPROVED
APPROVAL DOES NOT AUTHORIZE
ANY WORK IN CONFLICT WITH
ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES
APPROVED BY: *[Signature]*
DATE: 3-23-17

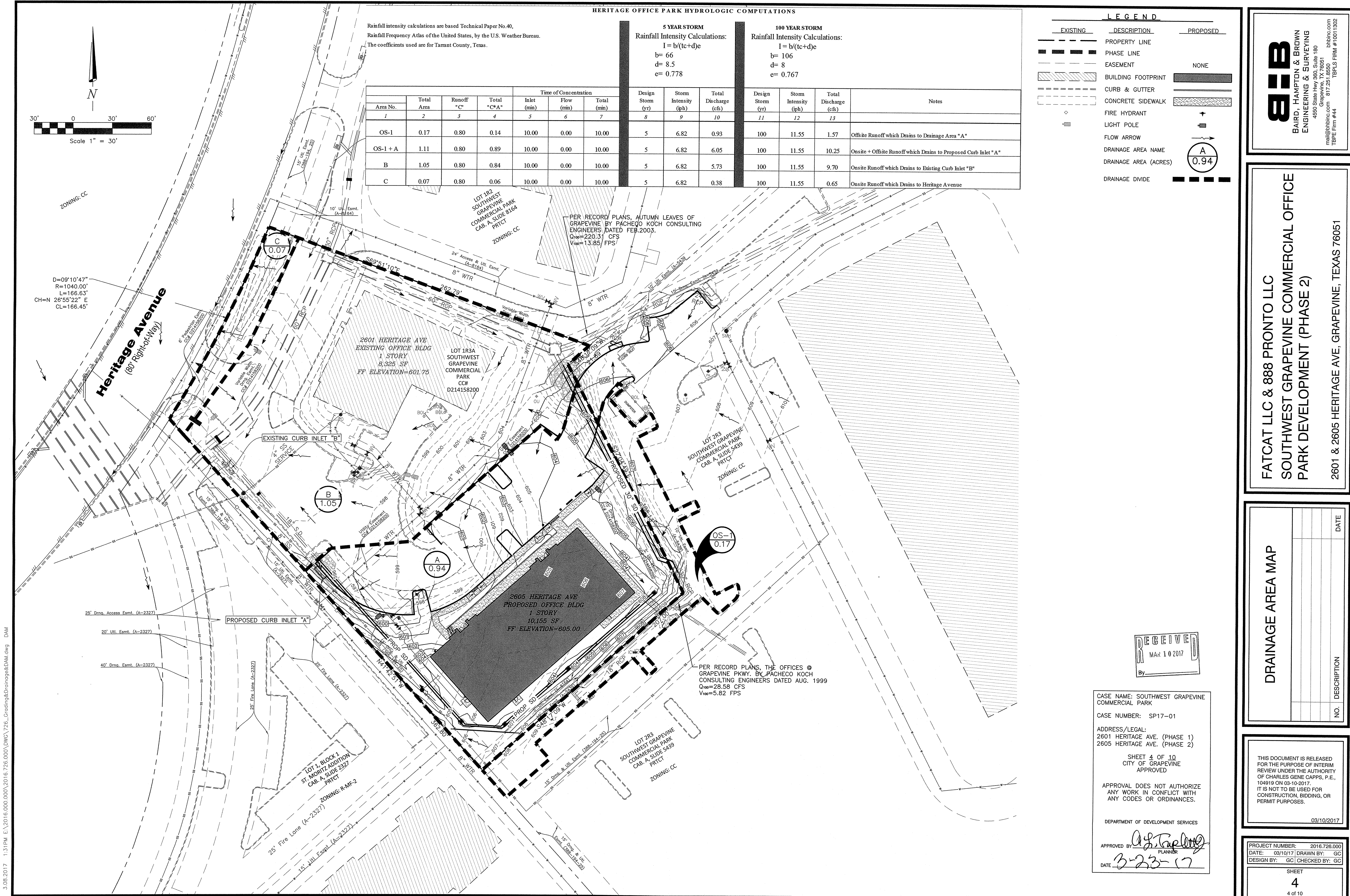
BHB
BAIRD, HAMPTON & BROWN
ENGINEERING & SURVEYING
4550 State Hwy 360, Suite 180
Grapevine, TX 76051
mail@bhbinc.com 817.251.8550
TBP# FIRM #44

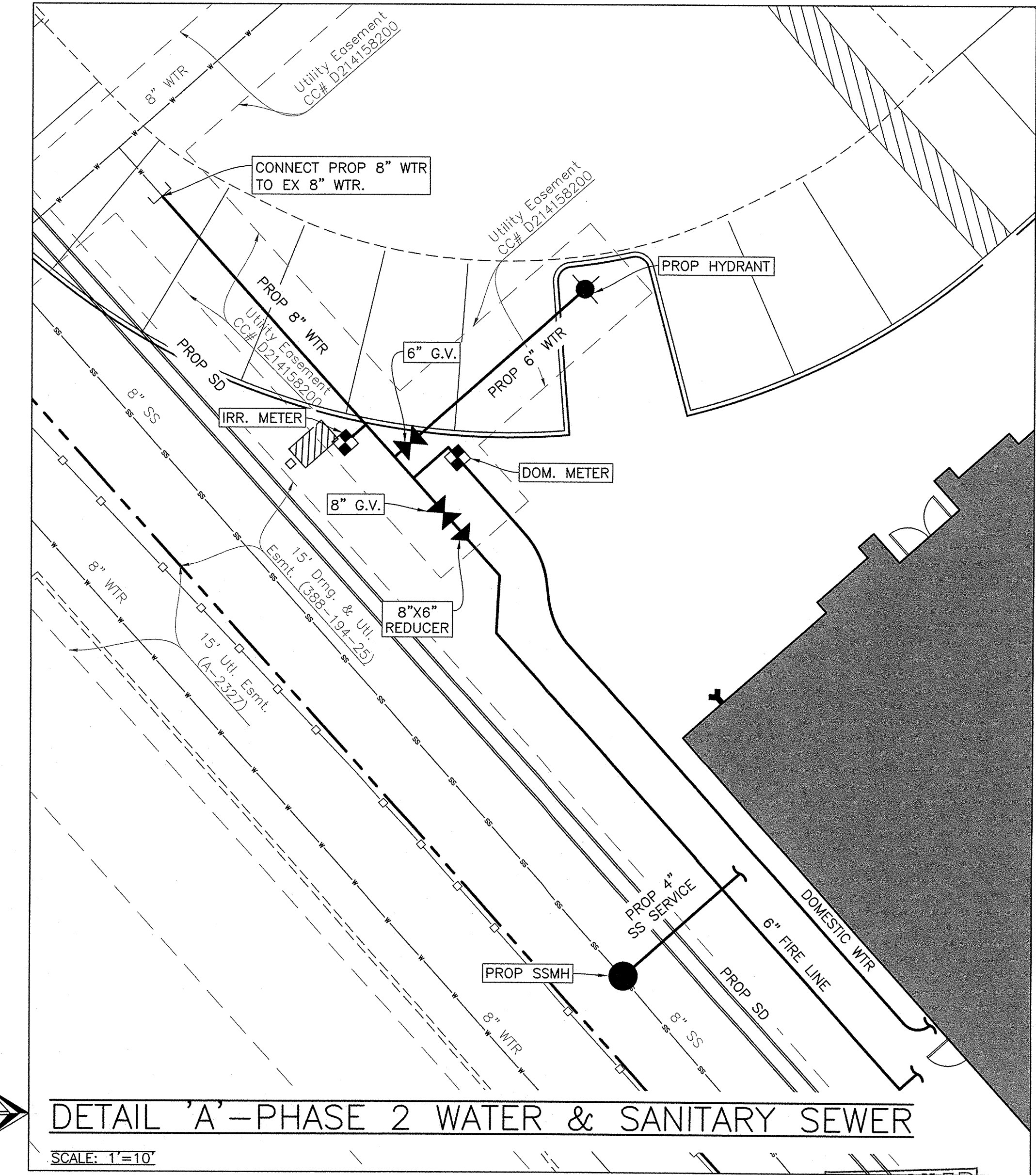
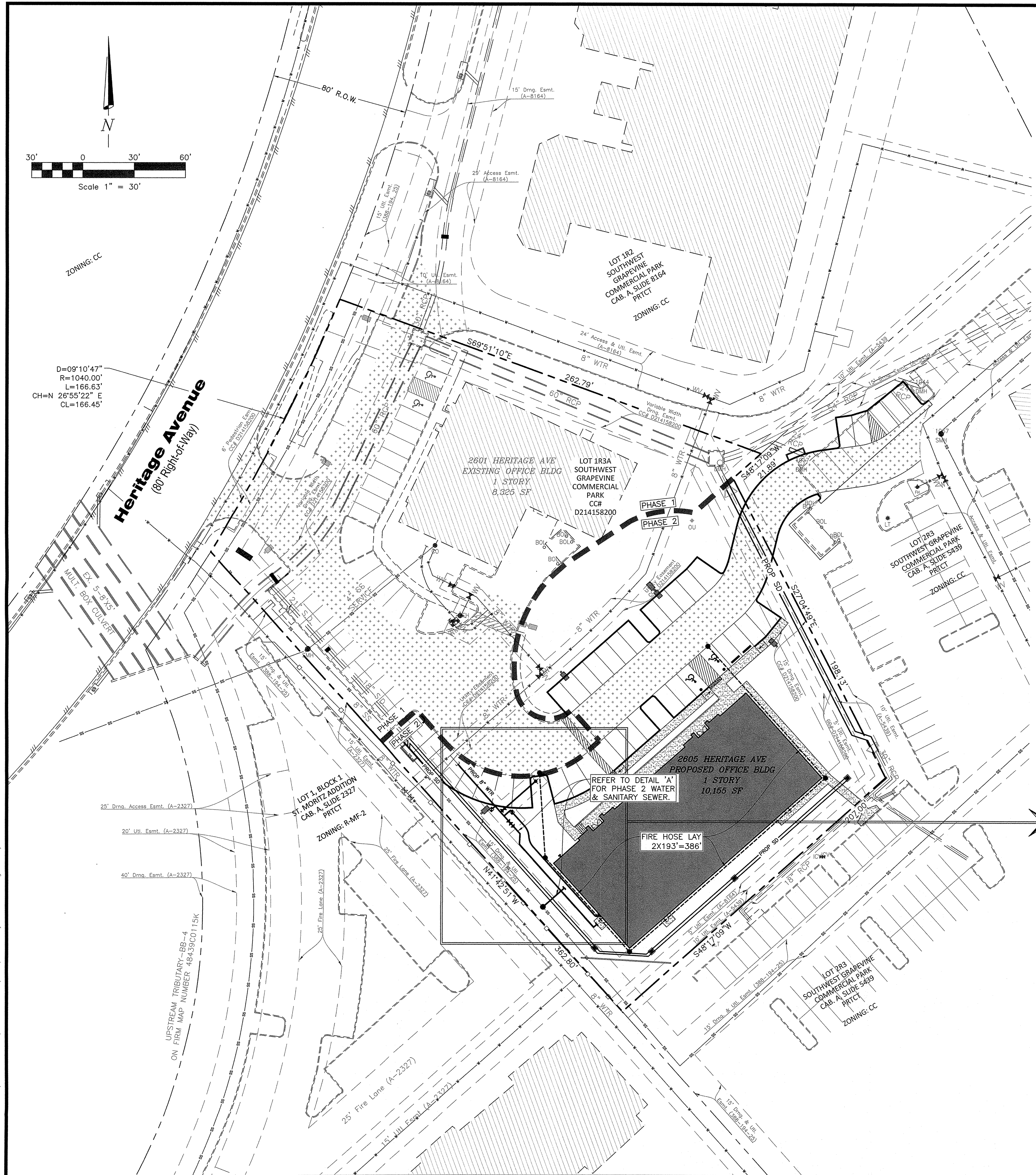
FATCAT LLC & 888 PRONTO LLC
SOUTHWEST GRAPEVINE COMMERCIAL OFFICE
PARK DEVELOPMENT (PHASE 2)
2601 & 2605 HERITAGE AVE, GRAPEVINE, TEXAS 76051

GRADING & DRAINAGE PLAN		DATE
NO.	DESCRIPTION	

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE AUTHORITY
OF CHARLES GENE CAPPS, P.E.,
104919 ON 03-10-2017.
IT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES.
03/10/2017

PROJECT NUMBER:	2016.726.000
DATE:	03/10/17
DRAWN BY:	GC
DESIGN BY:	GC
CHECKED BY:	GC
SHEET	
3	
3 of 10	





RECEIVED MAR 10 2017	
By _____	
CASE NAME: SOUTHWEST GRAPEVINE COMMERCIAL PARK	
CASE NUMBER: SP17-01	
ADDRESS/LEGAL: 2601 HERITAGE AVE. (PHASE 1) 2605 HERITAGE AVE. (PHASE 2)	
SHEET 5 OF 10 CITY OF GRAPEVINE APPROVED	
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.	
DEPARTMENT OF DEVELOPMENT SERVICES	
APPROVED BY: <i>[Signature]</i>	PLANNER
DATE: 3-23-17	

FATCAT LLC & 888 PRONTO LLC
SOUTHWEST GRAPEVINE COMMERCIAL OFFICE
PARK DEVELOPMENT (PHASE 2)

2601 & 2605 HERITAGE AVE, GRAPEVINE, TEXAS 76051

UTILITY SITE PLAN

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE AUTHORITY
OF CHARLES GENE CAPPS, P.E.,
104919 ON 03-10-2017.
IT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES.

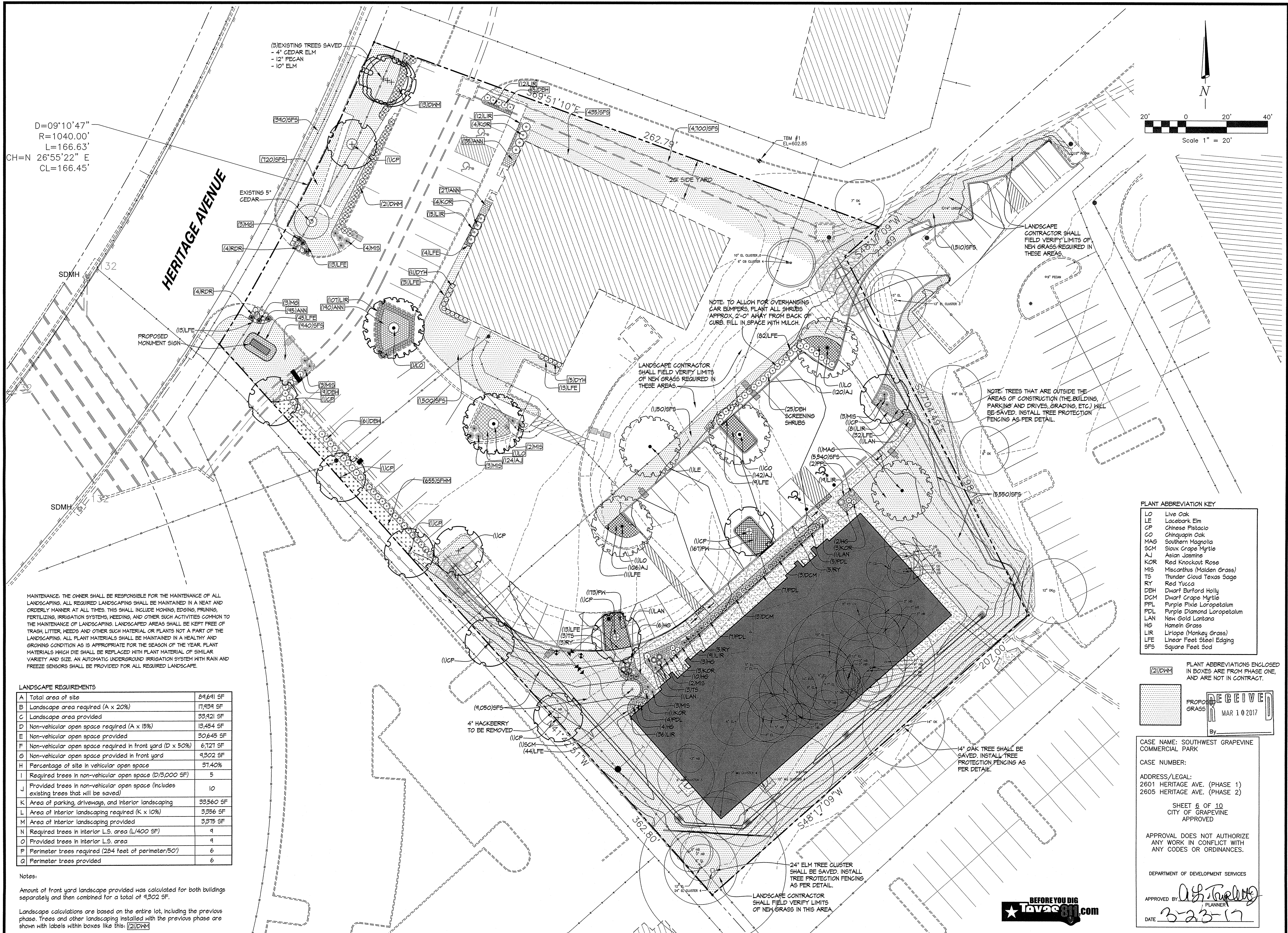
03/10/2017

PROJECT NUMBER: 2016.726.000
DATE: 03/10/17 DRAWN BY: GC
DESIGN BY: GC CHECKED BY: GC

SHEET
5
5 of 10

B
BAIRD, HAMPTON & BROWN
ENGINEERING & SURVEYING
4550 State Hwy 360 Suite 160
Grapevine, TX 76051
mail@bhinc.com 817.251.8590 bhinc.com
TBPE Firm #44

3.06.2017 1:16PM \\Biba-29\cadd\2016\2016.726.000\DWG\Landscaping and Irrigation\2016.726.000\Landscaping Plan.dwg PLAN



MAINTENANCE: THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOVER, EDGING, PRUNING, FERTILIZING, IRRIGATION SYSTEMS, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS SHALL BE PROVIDED FOR ALL REQUIRED LANDSCAPE.

LANDSCAPE REQUIREMENTS

A	Total area of site	29,691 SF
B	Landscape area required (A x 20%)	17,934 SF
C	Landscape area provided	33,921 SF
D	Non-vehicular open space required (A x 15%)	13,454 SF
E	Non-vehicular open space provided	30,645 SF
F	Non-vehicular open space required in front yard (D x 50%)	6,727 SF
G	Non-vehicular open space provided in front yard	9,302 SF
H	Percentage of site in vehicular open space	31.40%
I	Required trees in non-vehicular open space (D/3,000 SF)	5
J	Provided trees in non-vehicular open space (includes existing trees that will be saved)	10
K	Area of parking, driveways, and interior landscaping	33,560 SF
L	Area of interior landscaping required (K x 10%)	3,356 SF
M	Area of interior landscaping provided	3,375 SF
N	Required trees in interior L.S. area (L/400 SF)	9
O	Provided trees in interior L.S. area	9
P	Perimeter trees required (284 feet of perimeter/30')	6
Q	Perimeter trees provided	6

Notes:

Amount of front yard landscape provided was calculated for both buildings separately and then combined for a total of 9,302 SF.

Landscape calculations are based on the entire lot, including the previous phase. Trees and other landscaping installed with the previous phase are shown with labels within boxes like this: (2)DWM

FATCAT LLC & 888 PRONTO LLC SOUTHWEST GRAPEVINE COMMERCIAL OFFICE PARK DEVELOPMENT (PHASE 2)

2601 & 2605 HERITAGE AVE. GRAPEVINE, TEXAS 76051

LANDSCAPE PLAN

NO. DESCRIPTION DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF THOMAS KELLOGG, RLA TX No. 1225. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

12/22/2016

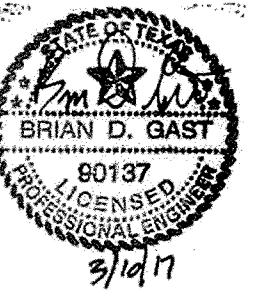
PROJECT NUMBER: 2016.726.000
DATE: 03/10/17 DRAWN BY: TK
DESIGN BY: TK CHECKED BY: KB

SHEET

6

6 of 10

BEB
BAIRD, HAMPTON & BROWN
ENGINEERING & SURVEYING
4550 State Hwy 960, Suite 180
Grapevine, TX 76051
mail@bhbba.com 817.251.1800 bhbba.com
TBPE Firm #44



**SOUTHLAKE
MEDICAL SUPPLIES**

ORIGIN, 1X

RECEIVED
MAR 10 2017
By _____

PHOTOMETRIC SITE PLAN

[illegible]

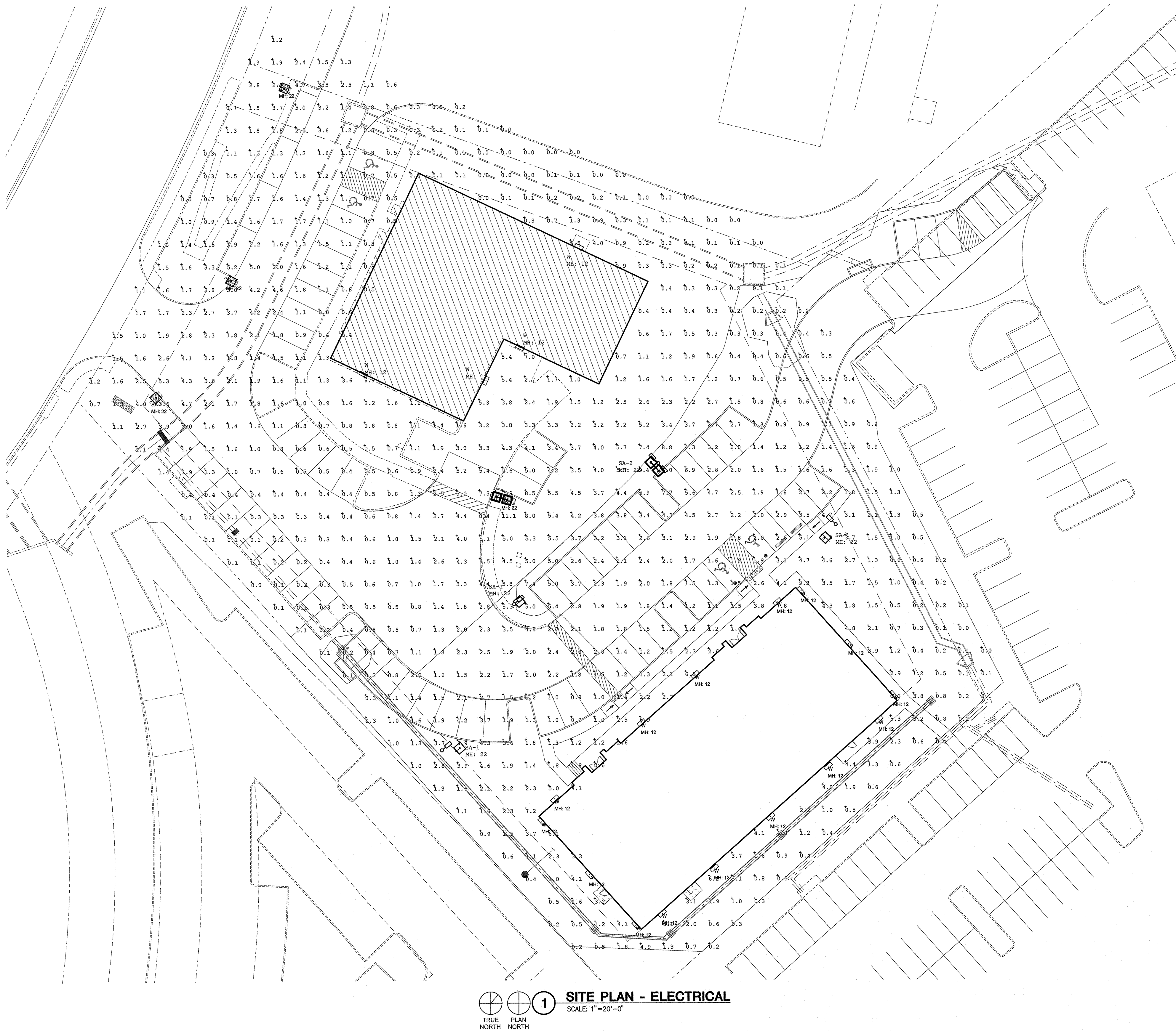
CONTRACTOR SHALL COORDINATE
MEP DRAWINGS WITH ALL OTHER
DISCIPLINES



Texas Registered Engineering Firm F-9218
5020 Tennyson Parkway - Plano, TX 75024
Dallas / Fort Worth 214.432.3030
Houston 832.532.2007

PH-0

PROJECT NO.: 16172



Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	(MANUFAC)
	6	SA-1	SINGLE	22000	0.725	CTM-PT-250-PSMH-F	291	291	1746	LSI INDUSTRIES, INC
	2	SA-2	D 1 8 0 °	22000	0.725	CTM-PT-250-PSMH-F	291	582	1164	LSI INDUSTRIES, INC
	19	W	SINGLE	6400	0.850	PIWS-FIM-42-CFL2-F	84	84	1596	LSI INDUSTRIES, INC

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	Illuminance	Fc	1.87	11.1	0.0	N.A.	N.A.



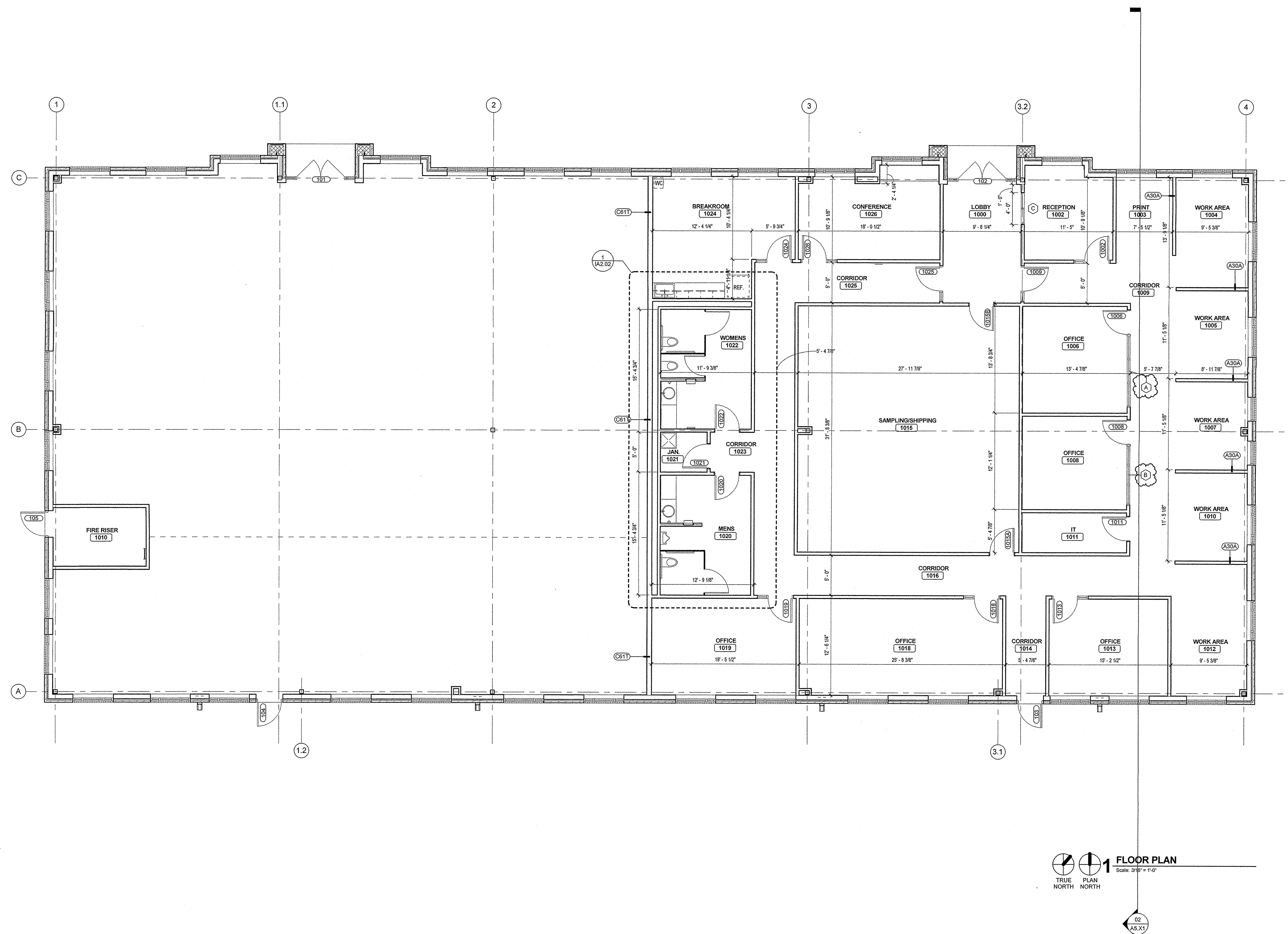
SOUTHLAKE MEDICAL SUPPLIES

Grapevine, TX

DATE _____

	EXIST. TO REMAIN
	NEW CONSTRUCTION
	PARTITION TYPE SYMBOL ALL PARTITIONS ARE: UNLESS NOTED OTHERWISE.
	RECESSED FIRE EXTINGUISHER CABINET
	BRACKET MOUNTED FIRE EXTINGUISHER

1. ALL STRUCTURAL COLUMNS TO BE FURRED OUT W/ PARTITION TYPE N20X



**SOUTHLAKE
MEDICAL SUPPLIES**

Grapevine, TX

[illegible]

IA2.01

PROJECT NO.: 16172

CASE NAME: SOUTHWEST
GRAPEVINE COMMERCIAL PARK
CASE NUMBER: SP17-01

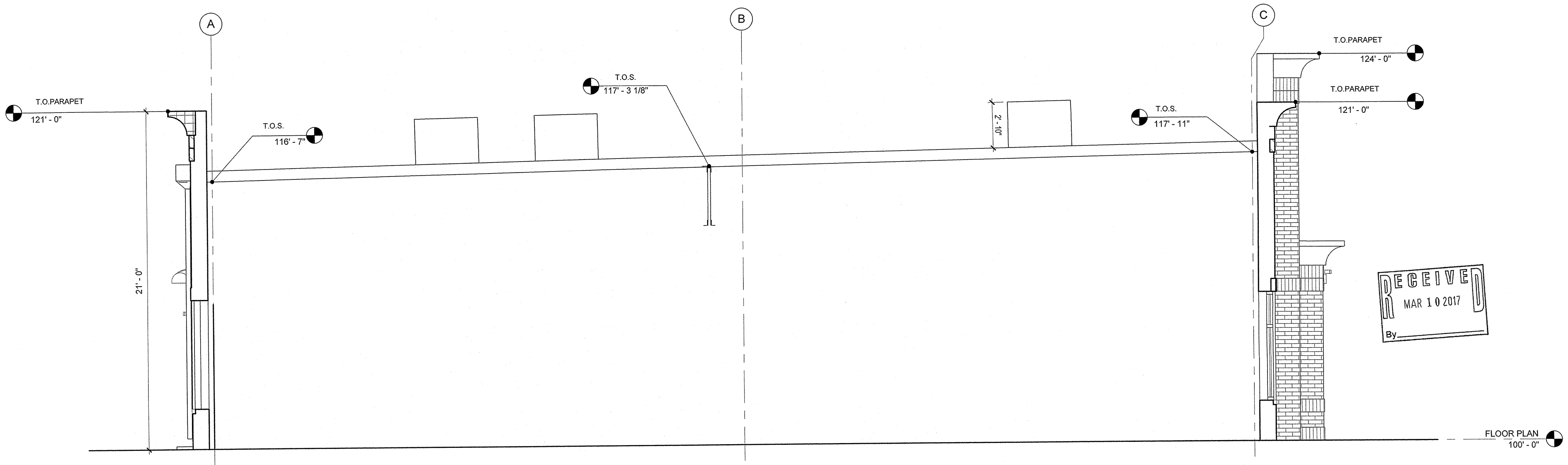
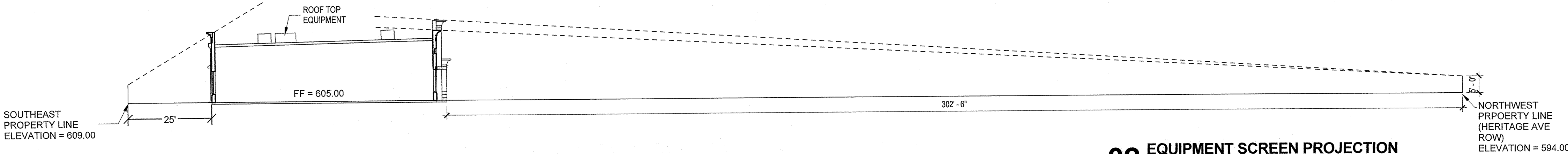
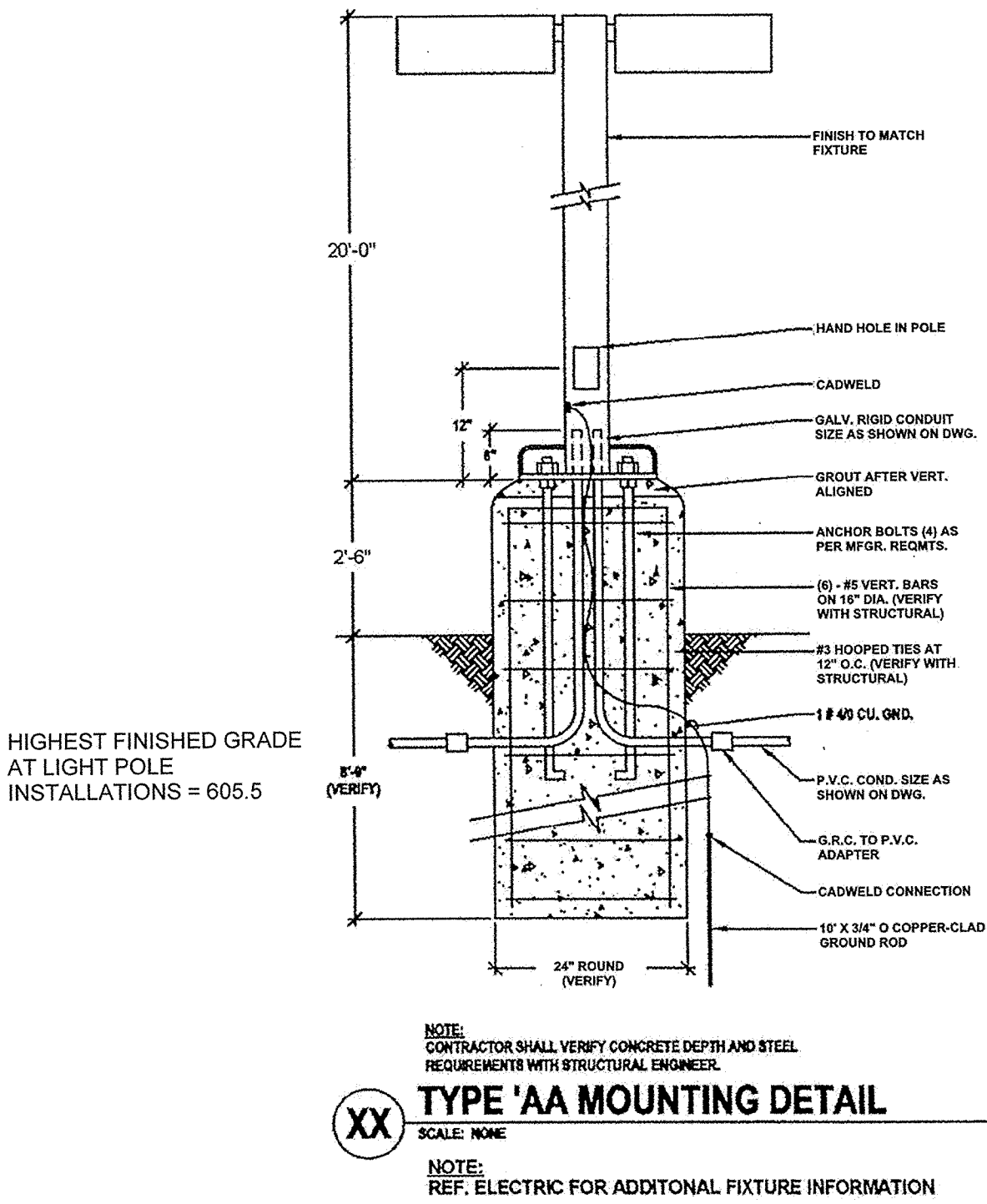
ADDRESS/ LEGAL:
2601 HERITAGE AVE. (PHASE 2)
2605 HERITAGE AVE. (PHASE 2)

SHEET 10 OF 10
CITY OF GRAPEVINE APPROVED

APPROVAL DOES NOT AUTHORIZE
ANY QWORK IN CONFLICT WITH
ANY CODES OR ORDINANCES

DEPARTMENT OF DEVELOPMENT
SERVICES

APPROVED BY: *[Signature]*
DATE: 3-23-17



SOUTHLAKE MEDICAL SUPPLIES

Grapevine, TX

BUILDING SECTION SITE
PLAN APPROVAL

DRAWING RECORD	
Date	Description

A5.X1

PROJECT NO.: 16172