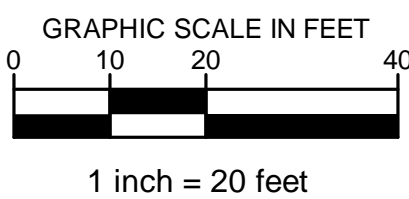









~~This document, together~~



LEGEND	
PROPERTY LINE	
FIRE LANE	 FL  FL
EASEMENT	
EXISTING PAVEMENT	
FUTURE CONCRETE PAVEMENT BY OTHERS	
PROPOSED CONCRETE PAVEMENT BY OTHERS	

SITE DATA	
SITE DESCRIPTION	LOT 4, VISTAS OF WALNUT RIDGE
ZONING	
EXISTING	PD PLANNED DEVELOPMENT
LAND AREA	
EATING PLACE WITH DRIVE-THROUGH SERVICE	55,413 SQ. FT (1.28 ACRES)
SETBACKS	
FRONT	25 Ft
SIDE	NONE
REAR	NONE
BUILDING AREA	
EATING PLACE WITH DRIVE-THROUGH SERVICE	2371 SQ. FT. (INDOOR), 1457 SQ. FT. (COVERED PATIO)
TOTAL BLDG. AREA	3,828 SQ. FT.
BUILDING HEIGHT	
MAX. ALLOWABLE	50 FT.
PROPOSED	26.56 FT.
PARKING REQUIRED	
EATING PLACE WITH DRIVE-THROUGH SERVICE	3828 SQ. FT. / 75 SQ. FT. = 51 SPACES
PARKING PROVIDED	
EATING PLACE WITH DRIVE-THROUGH SERVICE	51 SPACES
LANDSCAPE BUFFER REQUIREMENTS	
REQUIRED	20 FT. SIDEYARD
ACTUAL	20 FT. SIDEYARD

- NOTE:
- ALL SIGNAGE WILL COMPLY WITH THE REGULATIONS FOR C-2 ZONED PROPERTY AS OUTLINED IN SECTION 7100 OF THE ZONING ORDINANCE.
- ALL EQUIPMENT SHALL BE DESIGNED AND SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301.A IF THE ZONING ORDINANCE.
- THE TRASH ENCLOSURE WILL BE SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301.B OF THE ZONING ORDINANCE

**VISTAS OF WALNUT RIDGE
LOT 4**

1.27 ACRES SITUATED IN THE
JACOB BACK SURVEY ABSTRACT NO. 126
CITY OF MANSFIELD, TARRANT COUNTY,
TEXAS

JULY 27, 2018

OWNER
CWA VISTAS, LP
4801 WEST LOVERS LANE
DALLAS, TEXAS 75209
CONTACT: CHARLES ANDERSON
PHONE: 214-505-7301

APPLICANT / DEVELOPER
HAT CREEK BURGER COMPANY
4407 BEE CAVE ROAD, SUITE 210
AUSTIN, TEXAS 78746
CONTACT: SCOTT BROWN
PHONE: 214-223-5556

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL RD, SUITE 700
DALLAS TX, 75240
CONTACT: SARAH SCOTT
PHONE: 972-770-1347

Kimley»»Horn

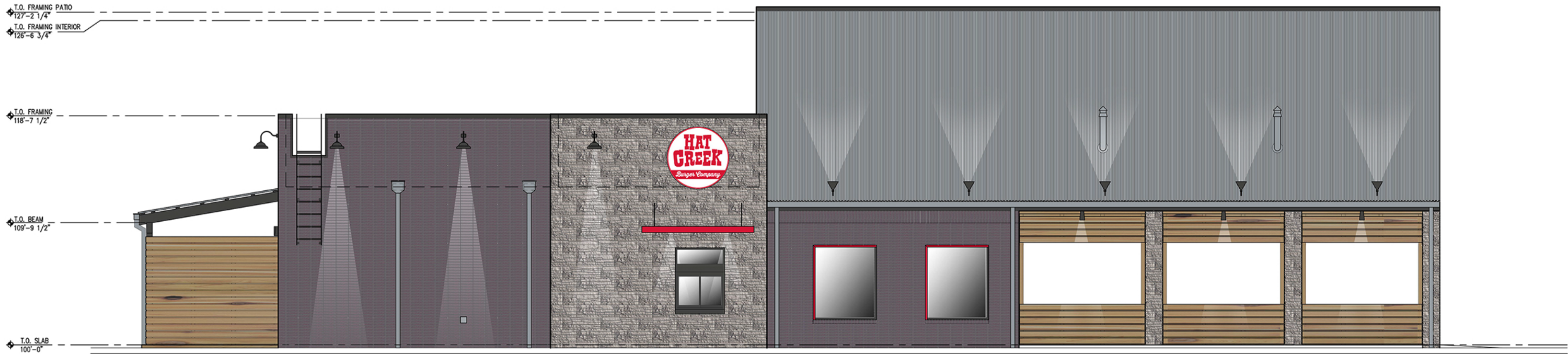
_ ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928

HAT CREEK BURGER MANSFIELD

PREPARED FOR
HAT CREEK BURGER
FIELD COMPANY

**SITE PLAN
FOR SUP
ZC#18-018**

SHEET NUMBER
EXHIBIT B

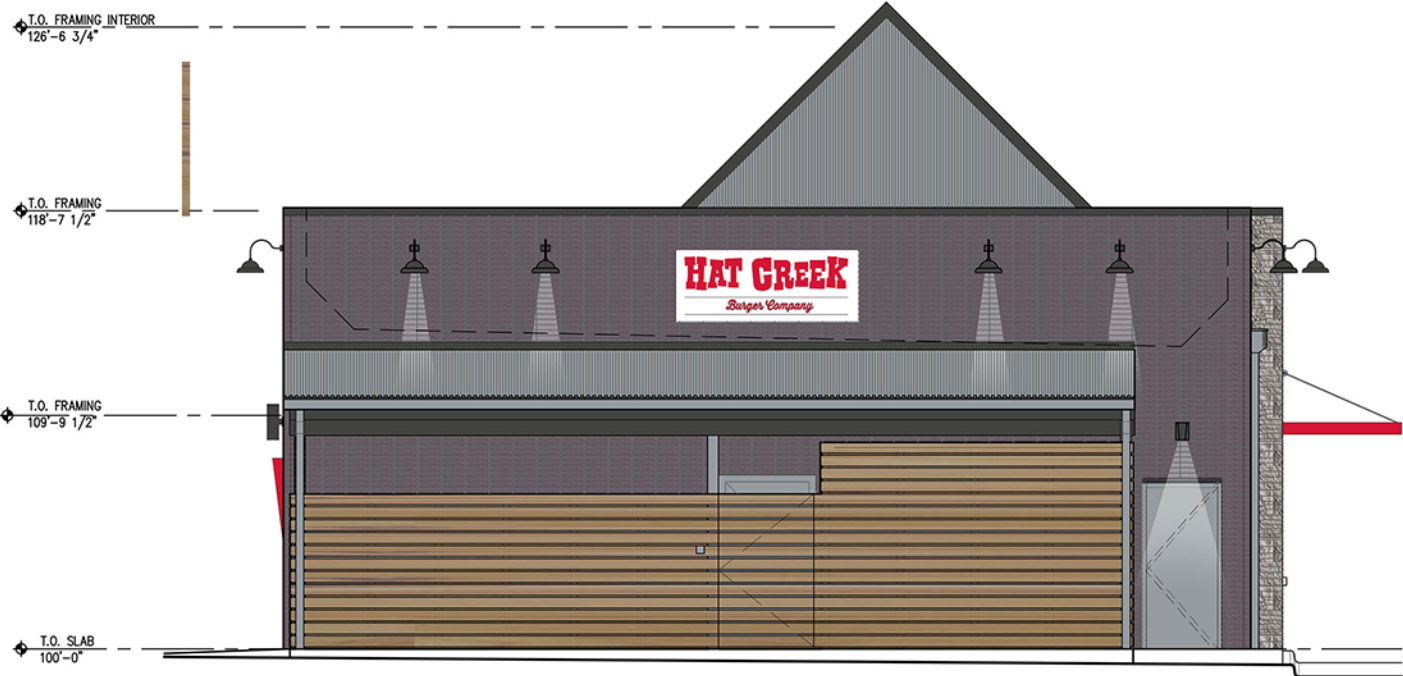


SIDE ELEVATION
1/4"=1'-0"

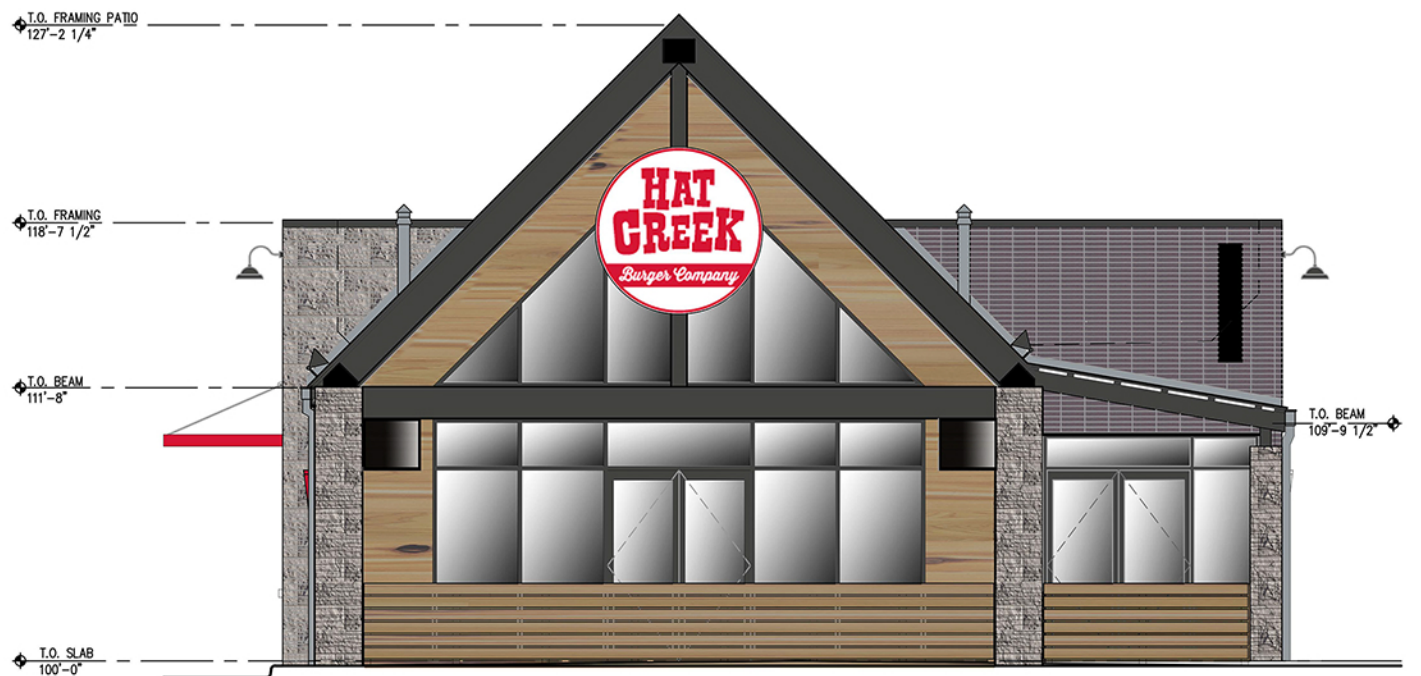
FINISH SCHEDULE	
EP-1 : IRON ORE (EPOXY PAINT)	
EP-2 : IRON ORE	
EXTERIOR FINISHES	
EF-1 : NORMAN FULL SIZE BRICK	
EF-2 : NORMAN THIN BRICK	
EF-3 : STAINED CEDAR HARDIE BOARD	
EF-4 : CMU BLOCK	
EF-5 : CEDAR SLAT CREEN	
EF-6 : ELDORADO STONE SIERRA CUT 24 ZENITH GREY	
ROOFING	
R-1 : STANDING SEAM METAL	
R-2 : WHITE PVC MEMBRANE	
R-3 : BLACK TPO MEMBRANE	



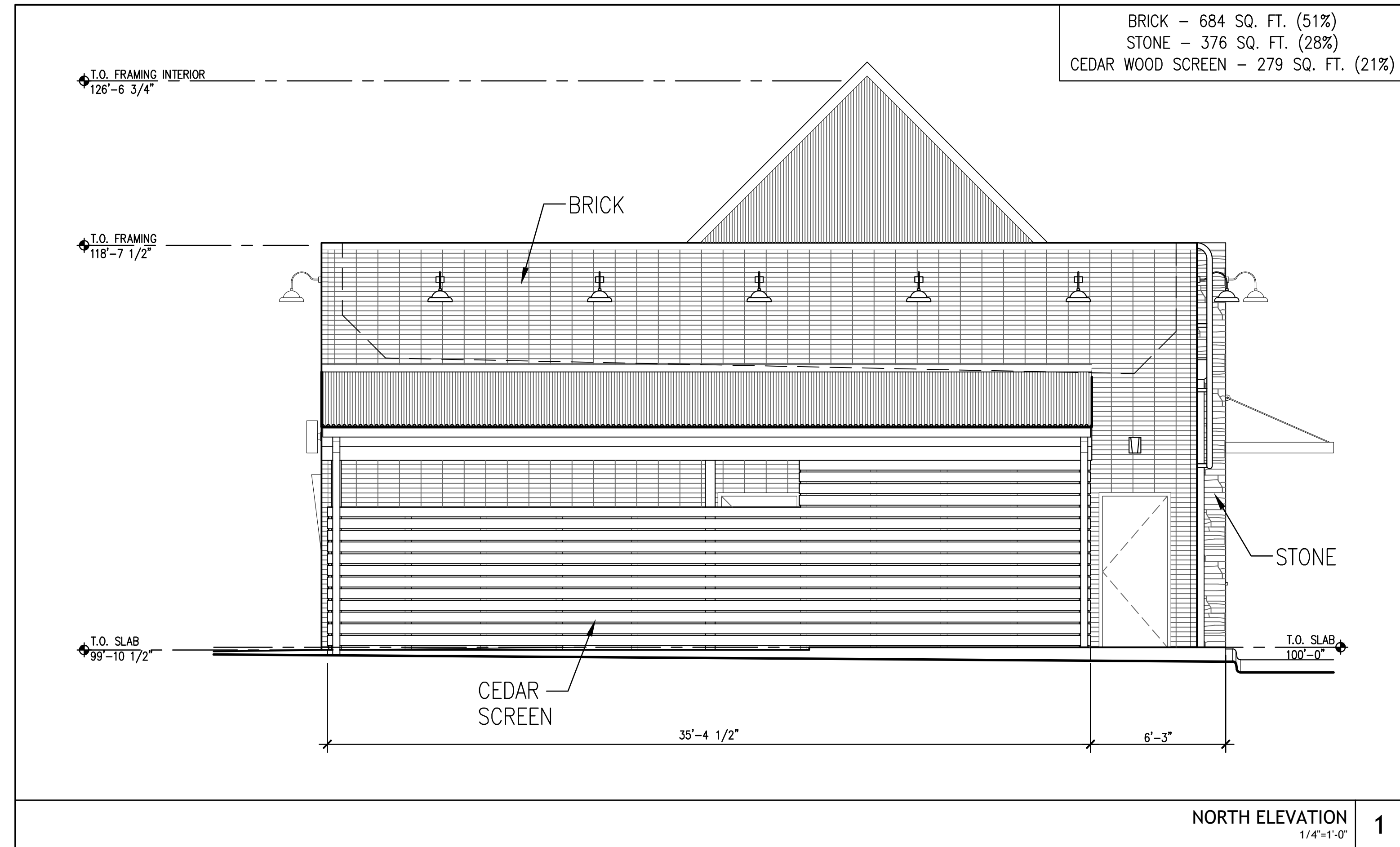
SIDE ELEVATION
1/4"=1'-0"



BACK ELEVATION
1/4"=1'-0"

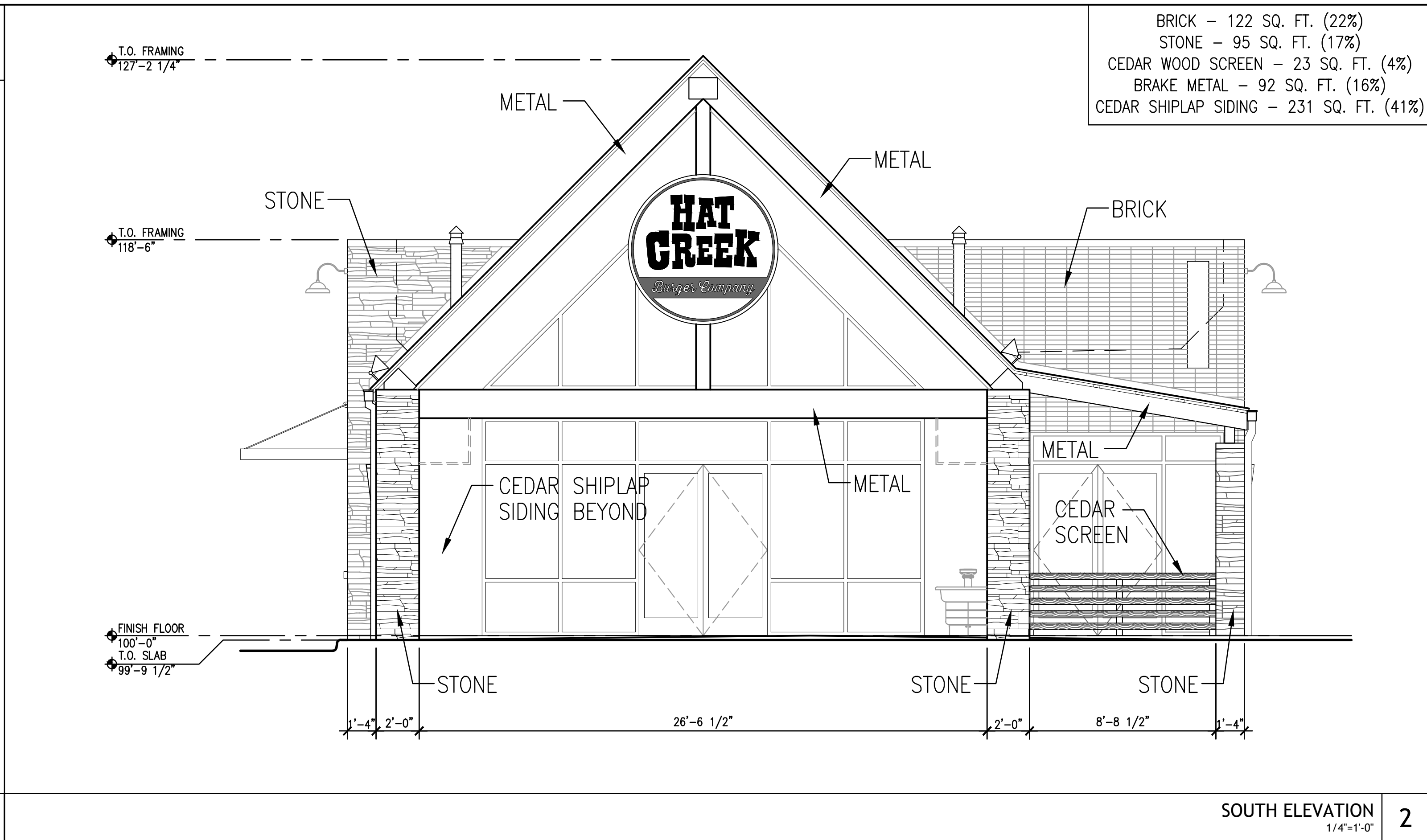


FRONT ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"

1



SOUTH ELEVATION
1/4"=1'-0"

2

GENERAL NOTES:	
1	ALL EXTERIOR METALS AND PLASTICS ON BUILDING SHALL BE PAINTED TO MATCH THE COLOR OF THE ADJACENT EXTERIOR FINISH MATERIAL WHERE INDICATED.
2	THE METAL ROOF SHALL BE PRE-PAINTED AND NON-REFLECTIVE.
3	INSTALL AND FLASH ALL STOREFRONT AND DOOR OPENINGS PRIOR TO APPLYING EXTERIOR FINISH MATERIALS (I.E. BRICK, STONE, WOOD SIDING, ETC.)

TOTAL BUILDING CALCULATIONS:

BRICK - 1,812 SQ. FT. (48%)

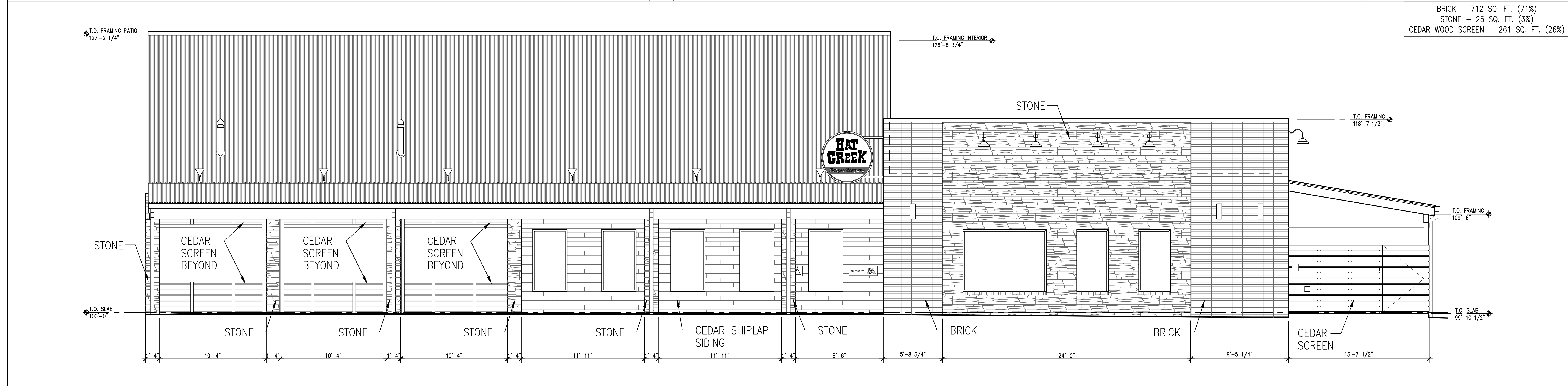
STONE - 937 SQ. FT. (25%)

CEDAR WOOD SCREEN - 653 SQ. FT. (17%)

BRAKE METAL - 92 SQ. FT. (3%)

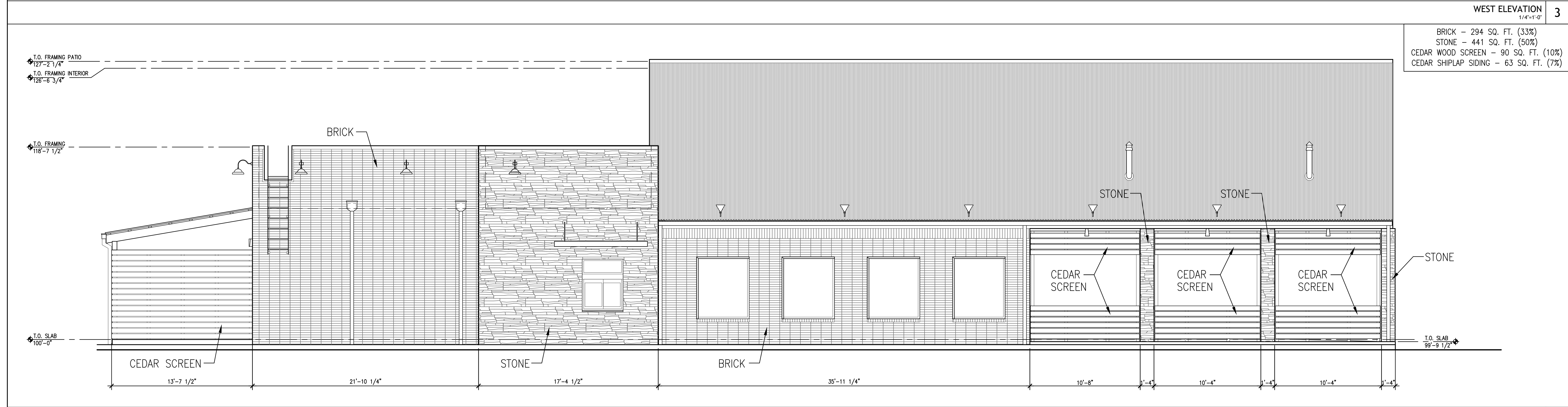
CEDAR SHIPLAP SIDING - 294 SQ. FT. (7%)

TOTAL MASONRY - 76%



WEST ELEVATION
1/4"=1'-0"

3



EAST ELEVATION
1/4"=1'-0"

4



1431 GREENTWAY RD SUITE 510
AUSTIN, TEXAS 78746
TEL: 512.720.1288
WWW.IDSTUDIO4.COM

CONTACT FOR THIS PROJECT: STEVEN COX

CORPORATE:

HAT CREEK BURGER COMPANY

4407 Bee Caves Road, Suite 212
Austin, Texas 78746
www.hatcreekburgers.com

07/26/18

HAT CREEK BURGER COMPANY

MANSFIELD, TX

BROAD STREET
MANSFIELD, TX 76063

CLIENT: HAT CREEK BURGER COMPANY
4407 BEE CAVES ROAD, SUITE 212
AUSTIN, TEXAS 78746



DATE	DESCRIPTION

DATE	DESCRIPTION

SHEET TITLE:

EXTERIOR
ELEVATIONS
ZC#18-018 AND
EXHIBIT C

SHEET NUMBER:

A2.0

PROJECT NUMBER:

HC18011



E. Broad Street & Cannon Dr.
Mansfield, TX 76063

SCOPE OF WORK

July 18, 2018

Revision 2

1. Manufacture and install one (1) new illuminated channel letters with open face channel backer.
2. Manufacture & install one (1) new illuminated double-sided monument.



SPECIFICATIONS

CLIENT: HAT CREEK
DRAWING: Hat Creek-Mansfield TX-R2
DATE: 06-26-18
REV. DATE: R2 / 07-18-18
SCALE: As Noted

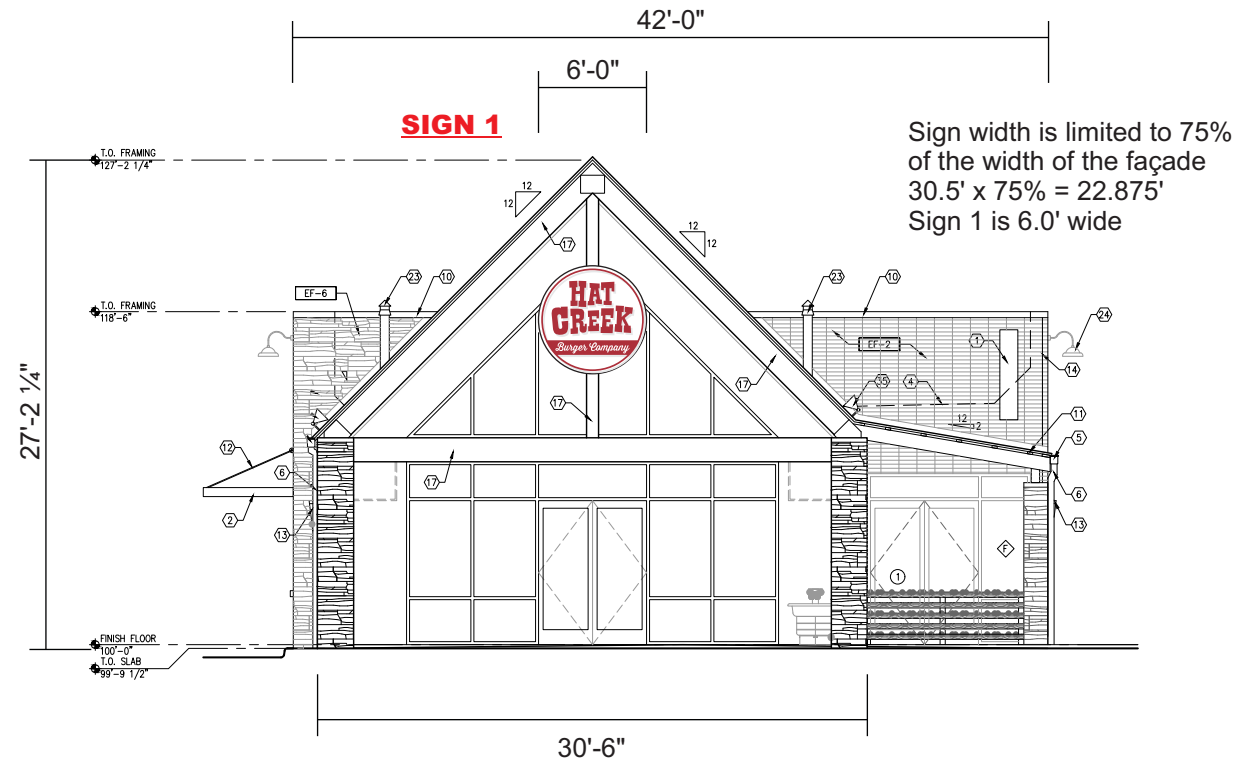
AERIAL VIEW

CLIENT:	HAT CREEK
DRAWING:	Hat Creek-Mansfield TX-R2
DATE:	06-26-18
REV. DATE:	R2 / 07-18-18
SCALE:	As Noted

SPECIFICATIONS

SITE PLAN

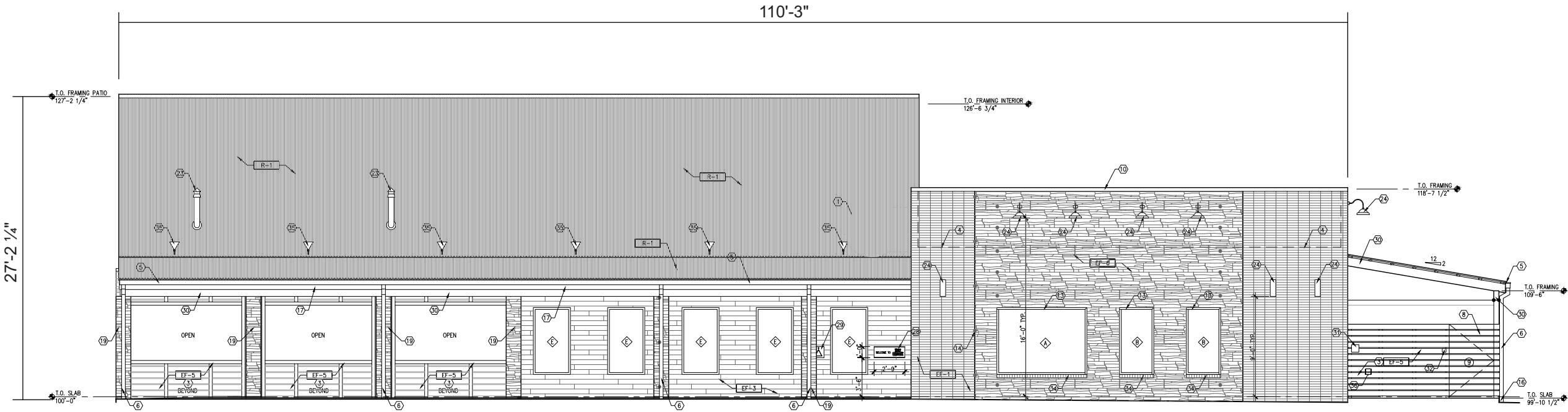




FRONT ELEVATION : Scale $\frac{3}{32}'' = 1'-0''$

----- U.L. LABELS REQUIRED -----
 INSTALL IN ACCORDANCE WITH NATIONAL ELECTRIC CODES





RIGHT SIDE ELEVATION : Scale 3/32" = 1'-0"

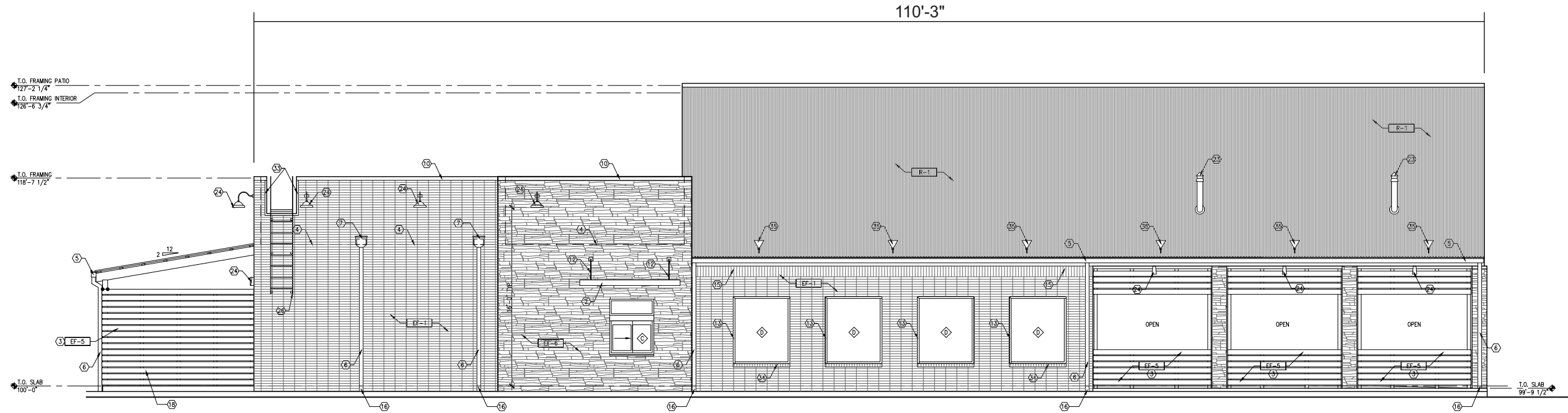
SPECIFICATIONS

CLIENT:	HAT CREEK
DRAWING:	Hat Creek-Mansfield TX-R2
DATE:	06-26-18
REV. DATE:	R2 / 07-18-18
SCALE:	As Noted

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----- U.L. LABELS REQUIRED -----
INSTALL IN ACCORDANCE WITH NATIONAL ELECTRIC CODES





LEFT SIDE ELEVATION : Scale 3/32" = 1'-0"

SPECIFICATIONS

CLIENT: HAT CREEK
DRAWING: Hat Creek-Mansfield TX-R2
DATE: 06-26-18
REV. DATE: R2 / 07-18-18
SCALE: As Noted

SIGN 1
(36.00 Sq Ft)



FRONT

(Exterior Side of Sign)

FRONT ELEVATION : Scale 3/4" = 1'-0"



REAR

(Interior Side of Sign)

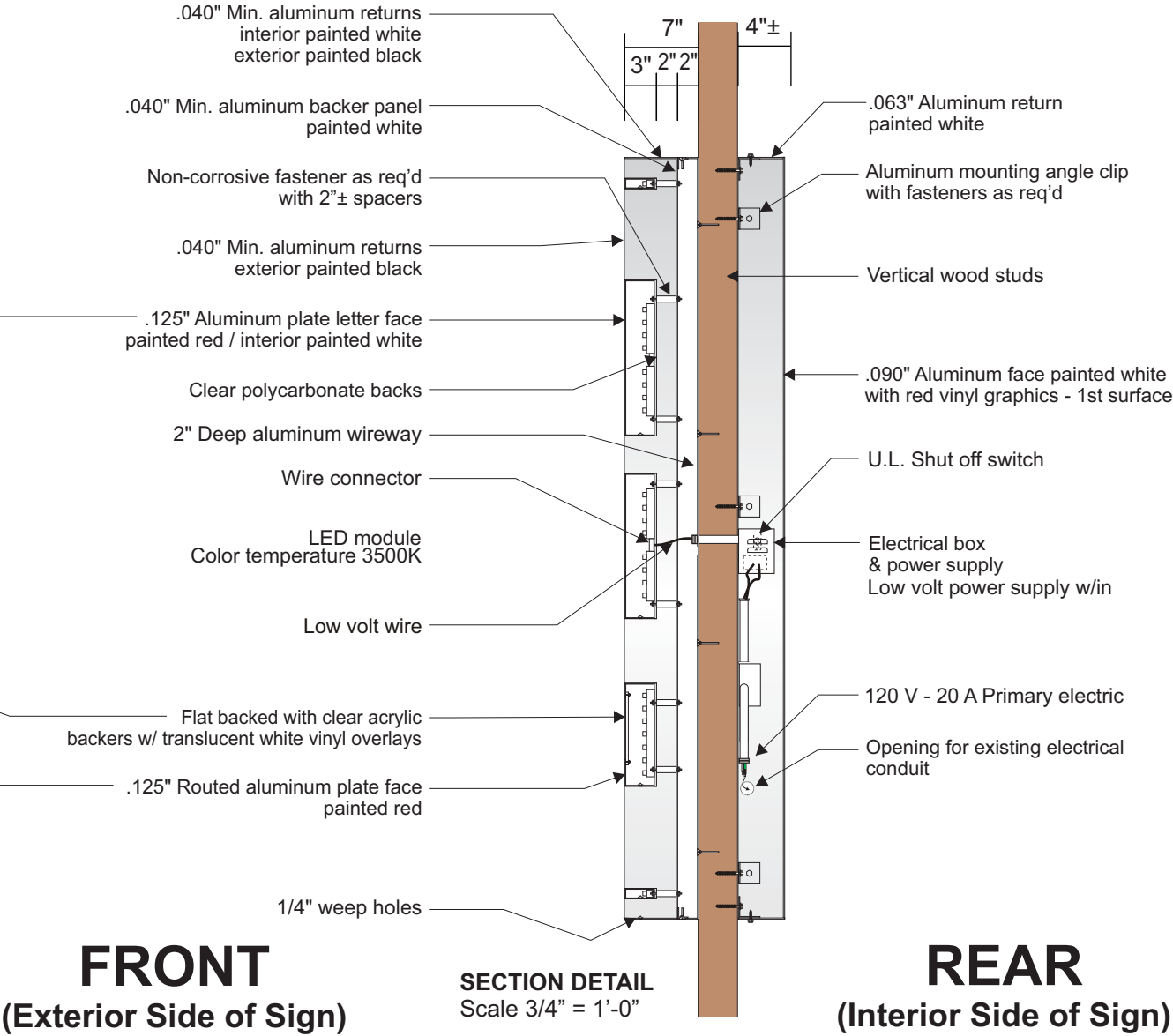
FRONT ELEVATION : Scale 3/4" = 1'-0"

SPECIFICATIONS	
CLIENT:	HAT CREEK
DRAWING:	Hat Creek-Mansfield TX-R2
DATE:	06-26-18
REV. DATE:	R2 / 07-18-18
SCALE:	As Noted

SEE FOLLOWING PAGE FOR SECTION DETAIL & SPECIFICATIONS



SIGN 1
(36.00 Sq Ft)



COLORS

- RED - SHERWIN WILLIAMS 6866 "HEART THROB"
- WHITE WHITE ACRYLIC #7128, COLOR TEMPERATURE 3500K
- BLACK



CLIENT:	HAT CREEK
DRAWING:	Hat Creek-Mansfield TX-R2
DATE:	06-26-18
REV. DATE:	R2 / 07-18-18
SCALE:	As Noted

SPECIFICATIONS

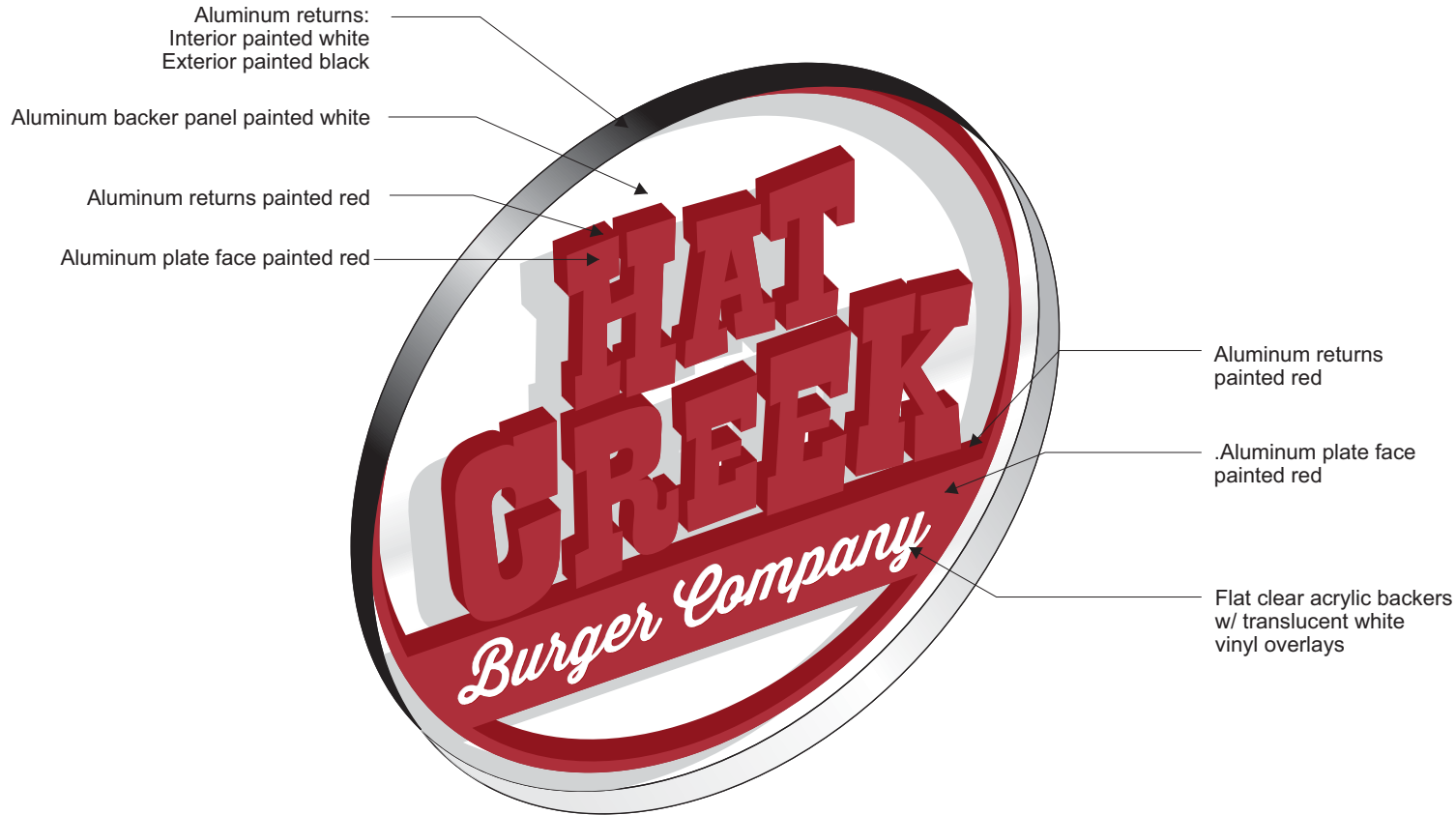
CHANNEL CIRCLE (FRONT)	DOUBLE FACE ILLUMINATED SIGN ALL ALUMINUM / CONVENTIONAL CABINET CONSTRUCTION. OPEN FACE BACKER CHANNEL. EXPOSED INTERIOR BACK & RETURNS PAINTED WHITE. EXTERIOR OF CABINET PAINTED BLACK.
"HAT CREEK"	3" DEEP FABRICATED ALUMINUM FACE & RETURNS PAINTED RED. CLEAR POLYCARBONATE LETTER BACKS. HALO LIT BY RED LED's. STANDOFF MOUNTED 1-1/2" FROM EXPOSED INTERIOR CABINET BACK.
"BURGER CO." & RED RING	3" DEEP FABRICATED ALUMINUM FACE & RETURNS PAINTED RED. "Burger Company" TO BE ROUTED ALUMINUM PLATE FACE FLAT BACKED WITH PIGMENTED WHITE ACRYLIC. CLEAR POLYCARBONATE BACKS. HALO LIT BY WHITE LED's. STANDOFF MOUNTED 1-1/2" FROM EXPOSED INTERIOR CABINET BACK.
CIRCLE (REAR)	FABRICATED .063" ALUMINUM RETURN WITH .090" ALUMINUM FACE LOGO PAN. PAINTED WHITE FACE WITH RED VINYL GRAPHICS - APPLIED 1st SURFACE. PAINTED WHITE RETURN. LOGO PAN TO BE MOUNTED OVER ELECTRICAL COMPONENTS WITH HARDWARE & FASTENERS AS REQUIRED.



NIGHT VIEW

Exhibit E and ZC#18-018
Page 9 of 10

SIGN 1



Reverse channel letters
back-lit by red LEDs



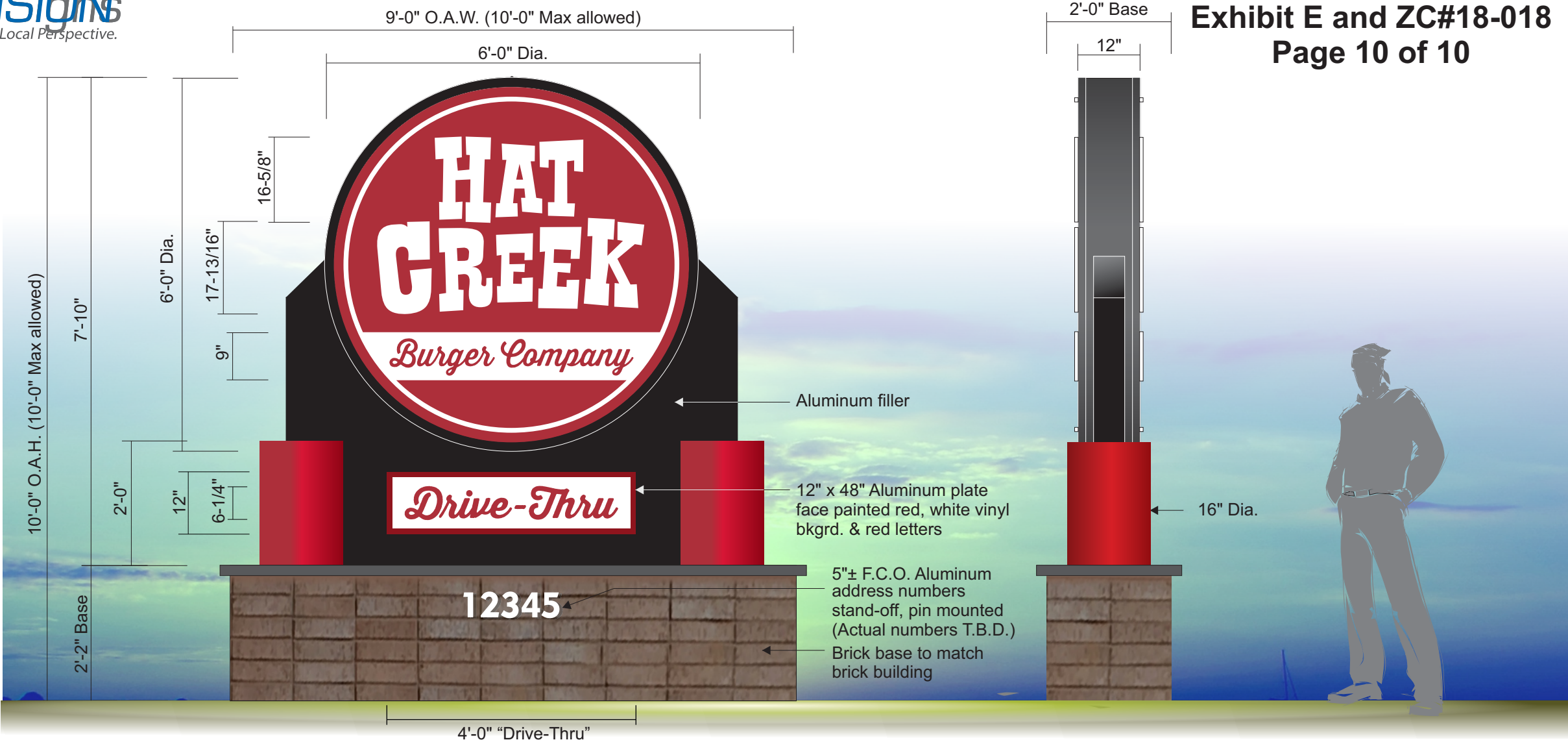
FRONT

CLIENT:	HAT CREEK
DRAWING:	Hat Creek-Mansfield TX-R2
DATE:	06-26-18
REV. DATE:	R2 / 07-18-18
SCALE:	As Noted

36.0 Sq Ft
+
4.0 Sq Ft
40.0 Sq Ft





50.00 Sq Ft
ALLOWED

SIGN 2



FRONT ELEVATION : Scale 1/2" = 1'-0"

SIDE VIEW : Scale 1/2" = 1'-0"

		SPECIFICATIONS			
CLIENT:	HAT CREEK	SIGN	DOUBLE-SIDED FABRICATED ALUMINUM ILLUMINATED CABINET WITH ALUMINUM PLATE FACES. ROUTED OUT PUSH-THRU GRAPHICS. INTERNALLY ILLUMIANATED BY LED MODULES.		BLACK CABINET, RETAINERS & POLE SUPPORT
DRAWING:	Hat Creek-Mansfield TX-R2	GRAPHICS	ROUTED OUT / PUSH-THRU GRAPHICS, 1/2" MIN. THICK WHITE ACRYLIC..		SW 6866 HEART THROB
DATE:	06-26-18	OTHER	CABINET MOUNTED TO STEEL SUPPORTS AS SHOWN.		WHITE VINYL, ACRYLIC & PAINT
REV. DATE:	R2 / 07-18-18	DRIVE THRU	FABRICATED ALUMINUM PLATE FACE PAINTED RED, WHITE VINYL BACKGROUND WITH RED LETTERS NON-ILLUMINATED.		
SCALE:	As Noted				

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