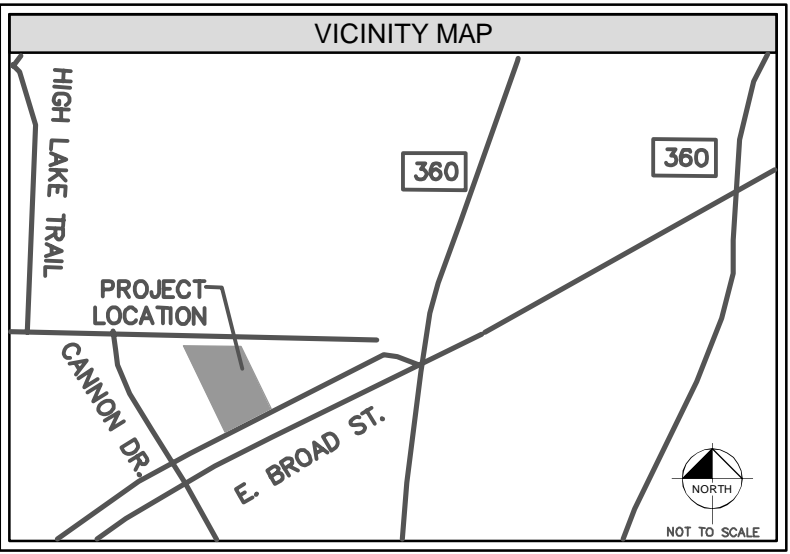
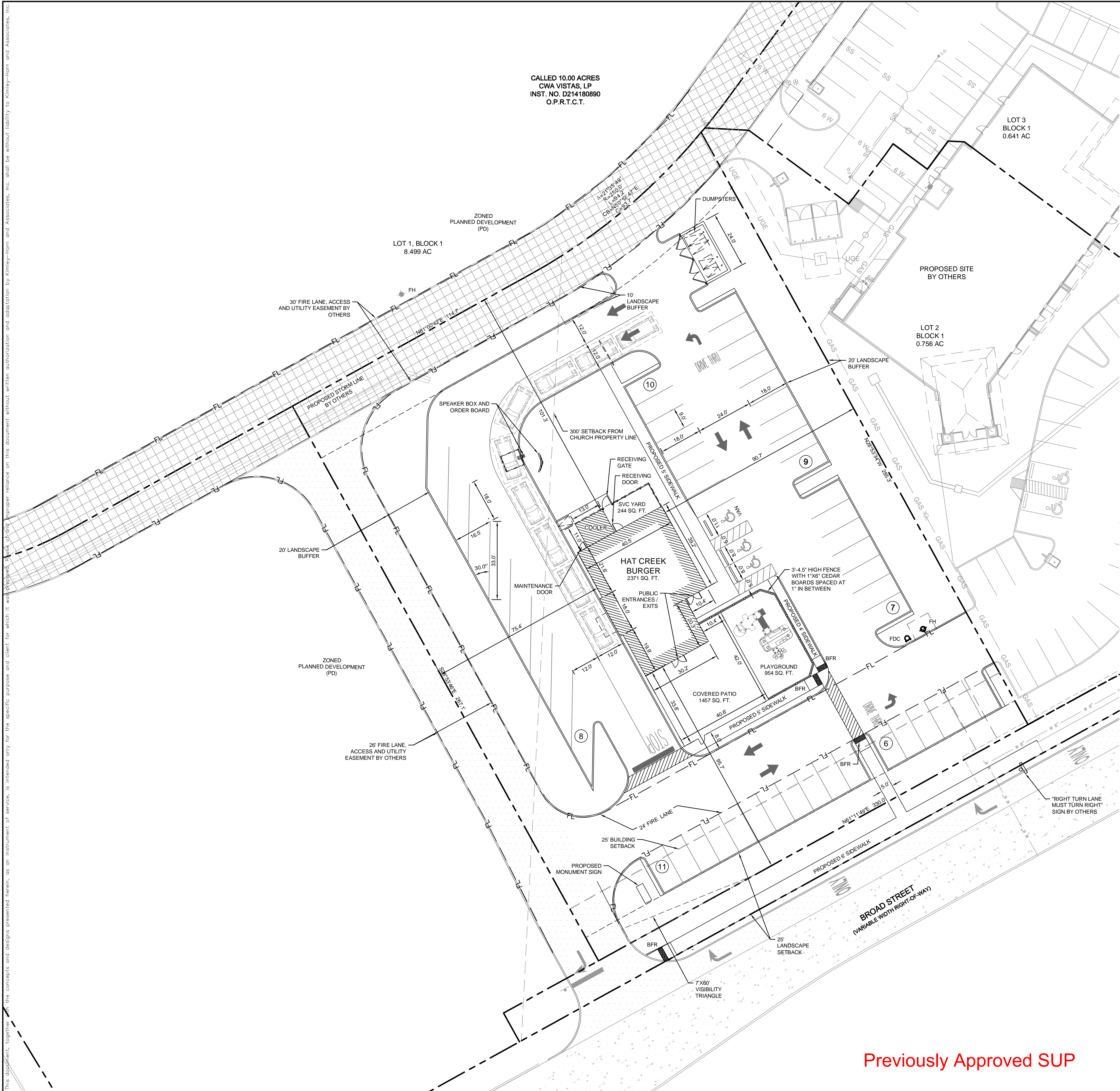








This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. ~~It is not to be used~~ It is not to be used as a basis of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



LEGEND	
PROPERTY LINE	
FIRE LANE	
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	APPLICANT / DEVELOPER	ENGINEER
CWA VISTAS, LP	HAT CREEK BURGER COMPANY	KIMLEY-HORN AND ASSOCIATES, INC.
4801 WEST LOVERS LANE	4407 BEE CAVE ROAD, SUITE 212	13455 NOEL RD, SUITE 700
DALLAS, TEXAS 75209	AUSTIN, TEXAS 78746	DALLAS TX, 75240
CONTACT: CHARLES ANDERSON	CONTACT: SCOTT BROWN	CONTACT: SARAH SCOTT
PHONE: 214-505-7301	PHONE: 214-223-5556	PHONE: 972-770-1347

Kimley»»Horn

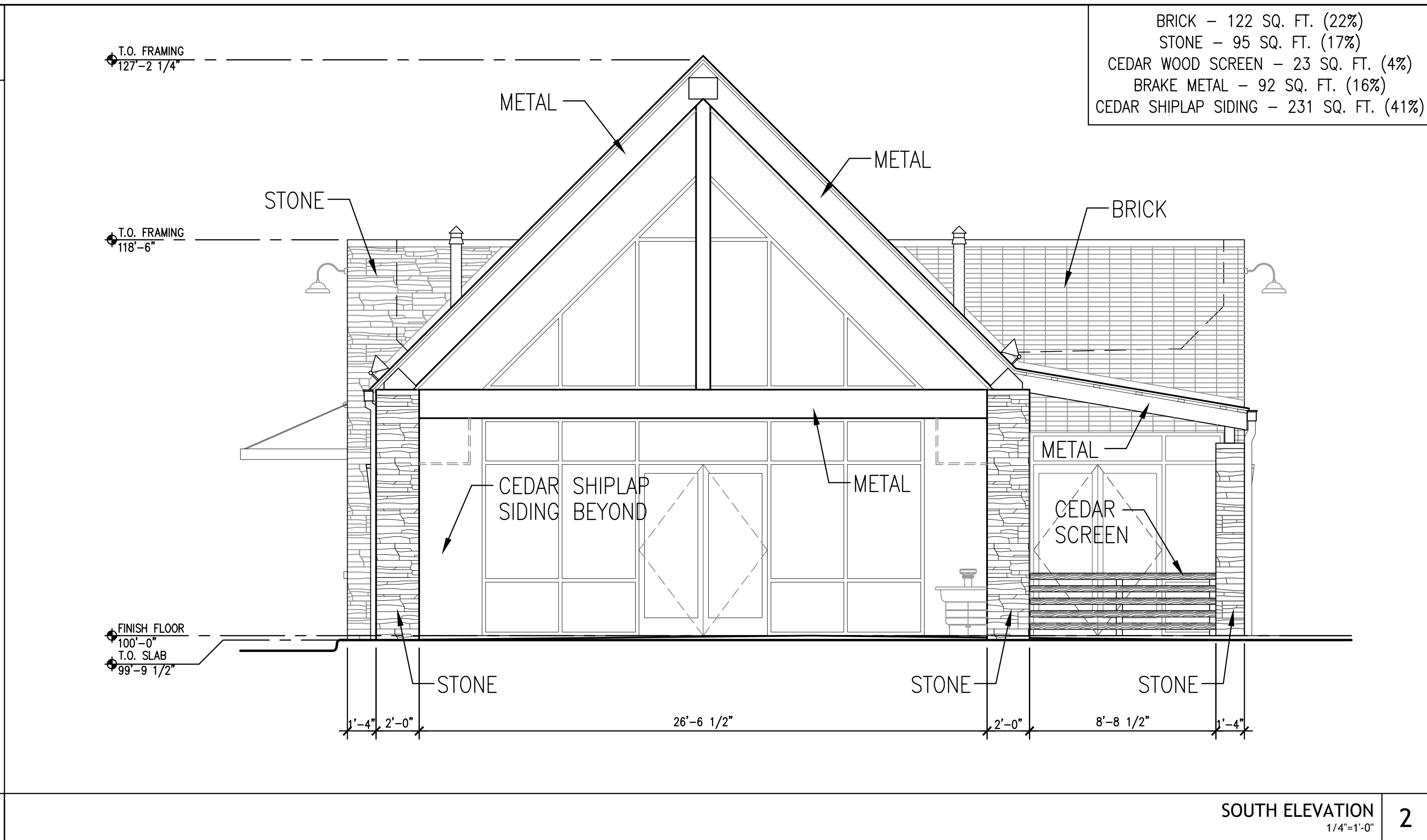
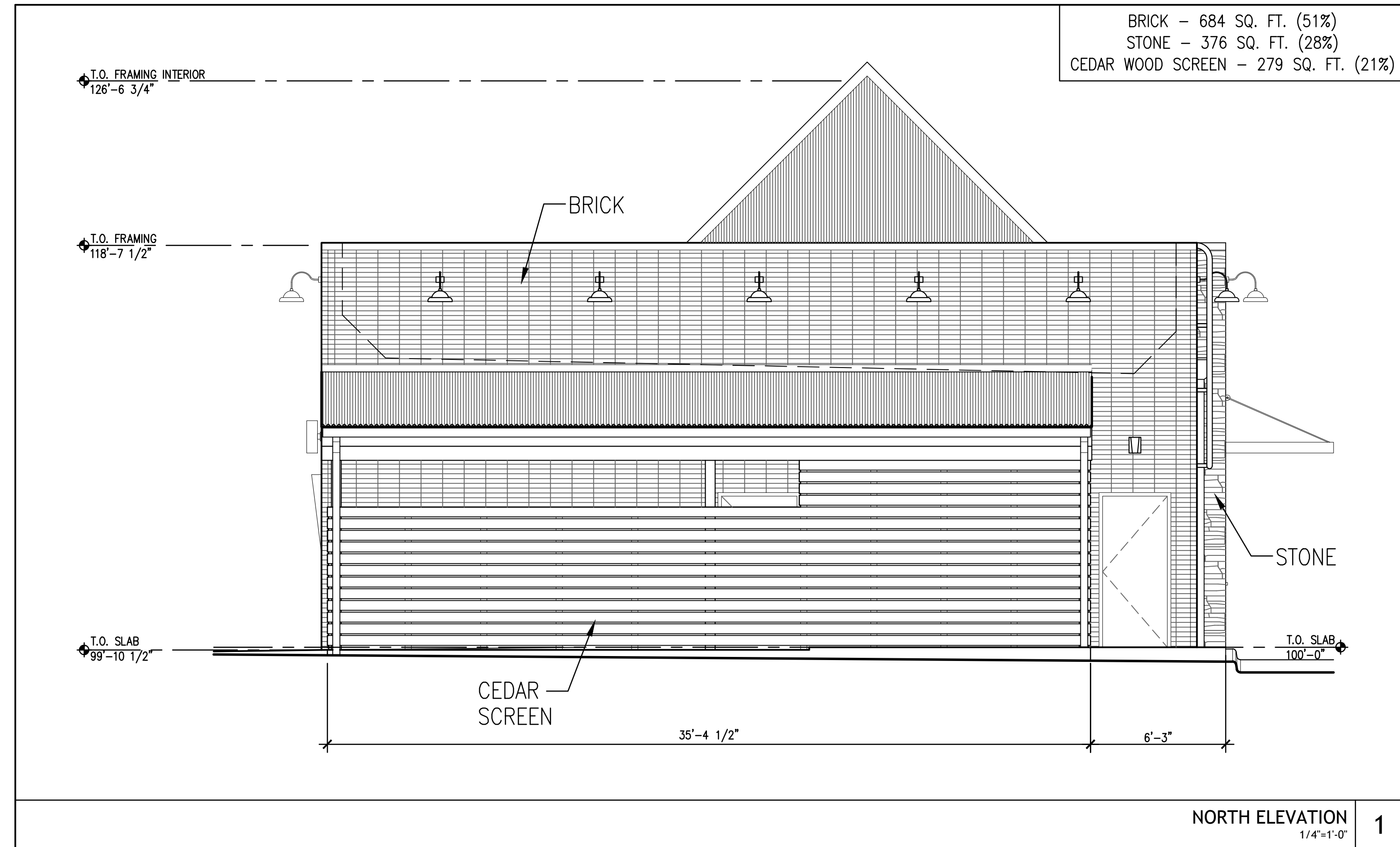
L ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

HAT CREEK BURGER
MANSFIELD

HAT CREEK BURGER
ELD COMPANY

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

SHEET NUMBER
EXHIBIT B



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%)

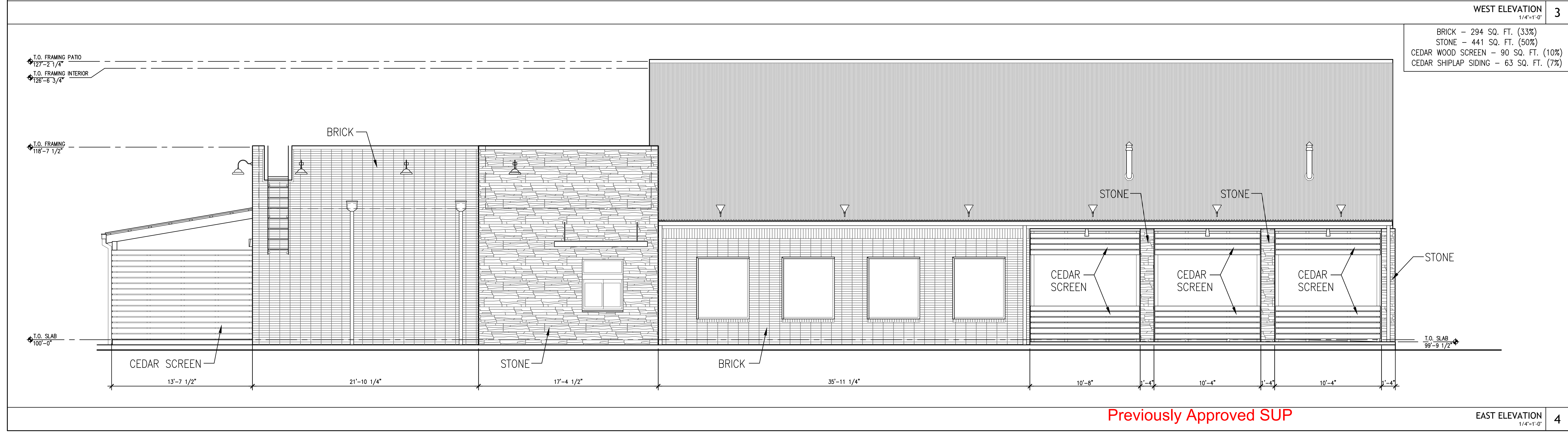
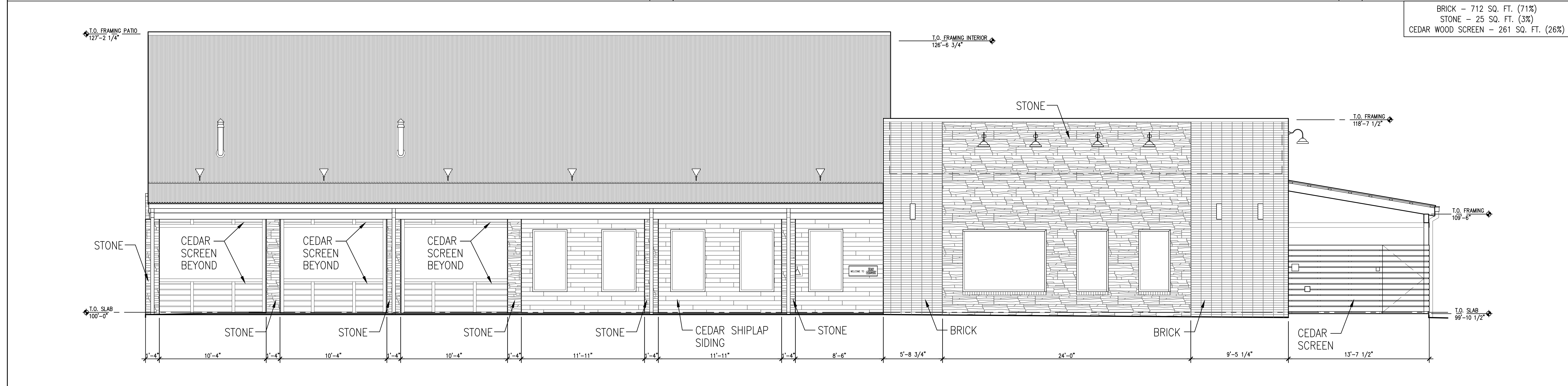
STONE - 937 SQ. FT. (25%)

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

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

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

TOTAL MASONRY - 76%





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08/31/18

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:

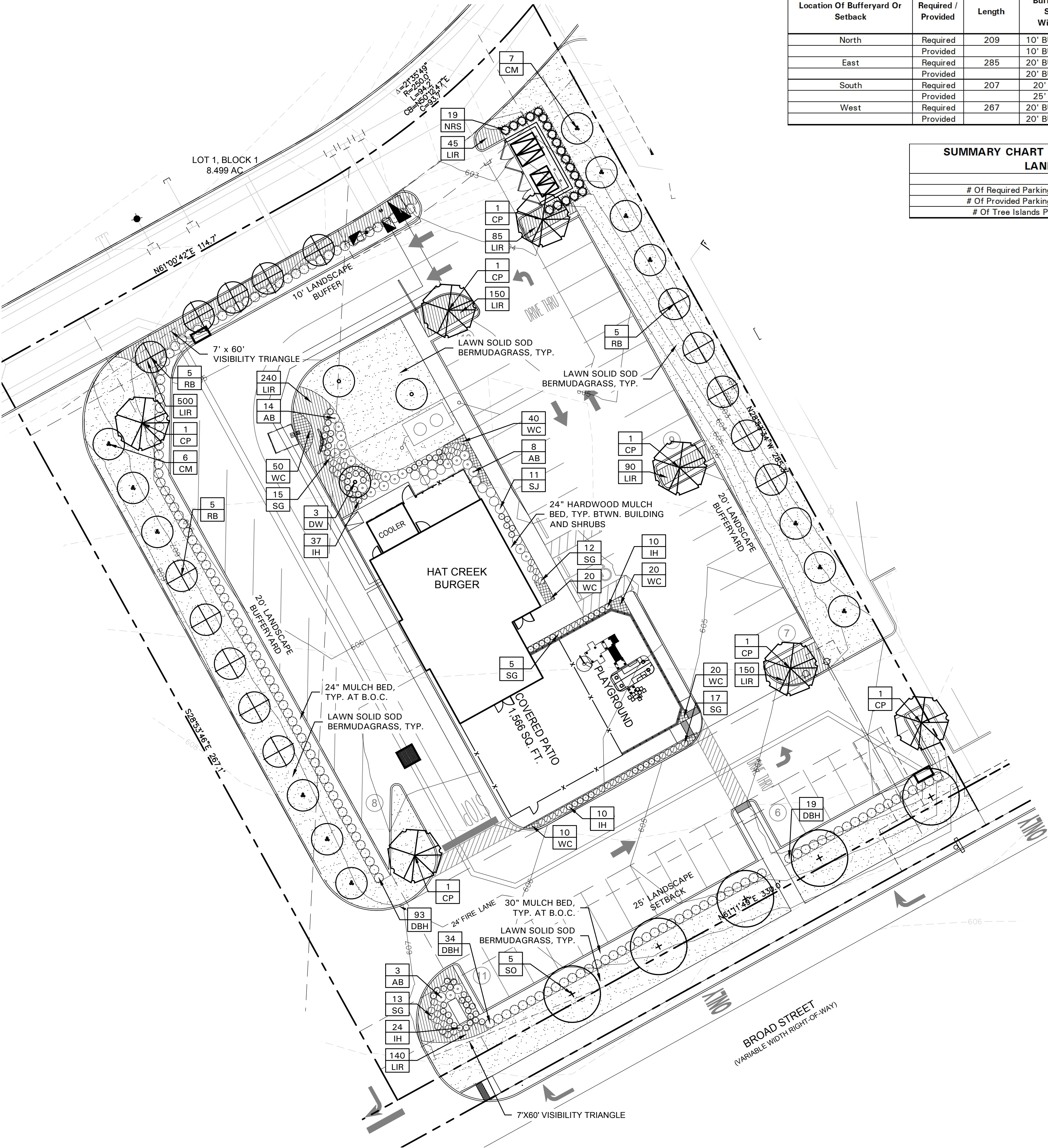
EXTERIOR ELEVATIONS
ZC#18-018 AND
EXHIBIT C

SHEET NUMBER:

A2.0

PROJECT NUMBER:

HC18011



SUMMARY CHART - BUFFERYARDS/SETBACKS					
Location Of Bufferyard Or Setback	Required / Provided	Length	Bufferyard Or Setback Width/Type	Canopy Trees	Ornamental Trees
North	Required	209	10' BUFFERYARD		5
East	Required	285	20' BUFFERYARD		5
South	Required	207	20' SETBACK	5	12
West	Required	267	20' BUFFERYARD	5	11
	Provided		20' BUFFERYARD		11

SUMMARY CHART - INTERIOR PARKING LOT LANDSCAPING	
# Of Required Parking Spaces	51
# Of Provided Parking Spaces	51
# Of Tree Islands Provided	7

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOVING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
CM	<i>Lagerstroemia indica</i> 'Tuskegee'	Crepe Myrtle 'Tuskegee'	13	3.5" cal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
CP	<i>Pistacia chinensis</i>	Chinese Pistache	7	3.5" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
DW	<i>Chilopsis linearis</i>	Desert Willow	3	3.5" cal.	container grown, 8' ht. min., 4' spread min.
RB	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	15	3.5" cal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	5	3.5" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SHRUBS/GROUNDCOVER					
AB	<i>Abelia grandiflora</i>	Glossy Abelia	25	5 gal.	full plant, 24" height, 36" o.c.
DBH	<i>Ilex cornuta</i> 'Burfordii Nana'	Dwarf Burford Holly	146	36" ht.	container full, 24" spread, 36" o.c.
IH	<i>Raphiolepis indica</i> 'Clara'	Indian Hawthorne 'Clara'	81	5 gal.	container full, 20" spread, 24" o.c.
LIR	<i>Liriope muscari</i> 'Big Blue'	Liriope 'Big Blue'	1,400	4" pots	container full top of container, 12" o.c.
NRS	<i>Ilex spp.</i> 'Nellie R. Stevens'	Nellie R. Stevens Holly	19	15 gal.	container full to base, 5' ht., 36" o.c.
SG	<i>Salvia greggii</i> 'Red'	Salvia Greggii 'Red'	62	5 gal.	container full, 20" spread 24" o.c.
SJ	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	11	5 gal.	container full, 24" spread, 36" o.c.
WC	<i>Eucynymus fortunei</i> 'Coloratus'	Wintercreeper	180	4" pots	container (3) 12" runners min., 12" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

CITY OF MANSFIELD MAINTENANCE NOTE

- THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIME. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

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08/15/18

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

LANDSCAPE PLAN

L2.01

PROJECT NUMBER:

HCB18011



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.

Previously Approved SUP



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

Previously Approved SUP



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

Previously Approved SUP



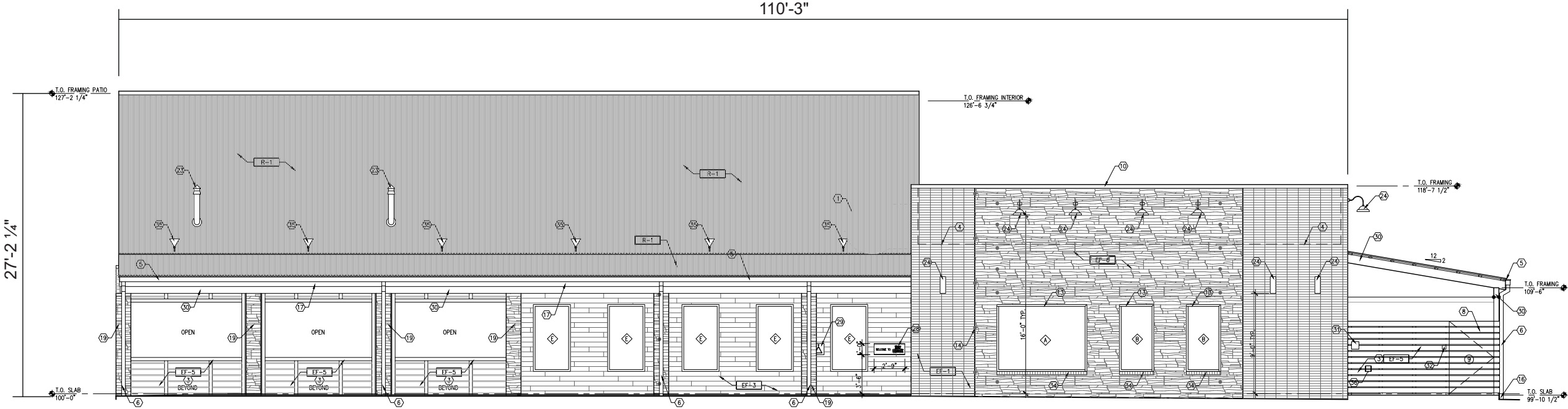


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DRAWING:	Hat Creek-Mansfield TX-R2
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REV. DATE:	R2 / 07-18-18
SCALE:	As Noted

Previously Approved SUP



----- 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

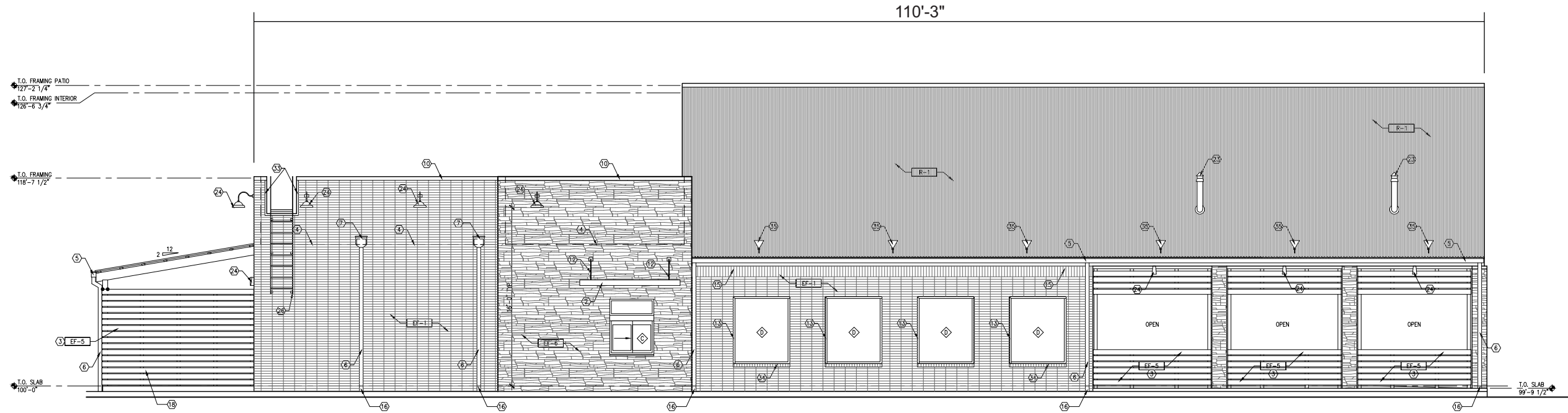
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INSTALL IN ACCORDANCE WITH NATIONAL ELECTRIC CODES



ELECTRIC SIGN



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

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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

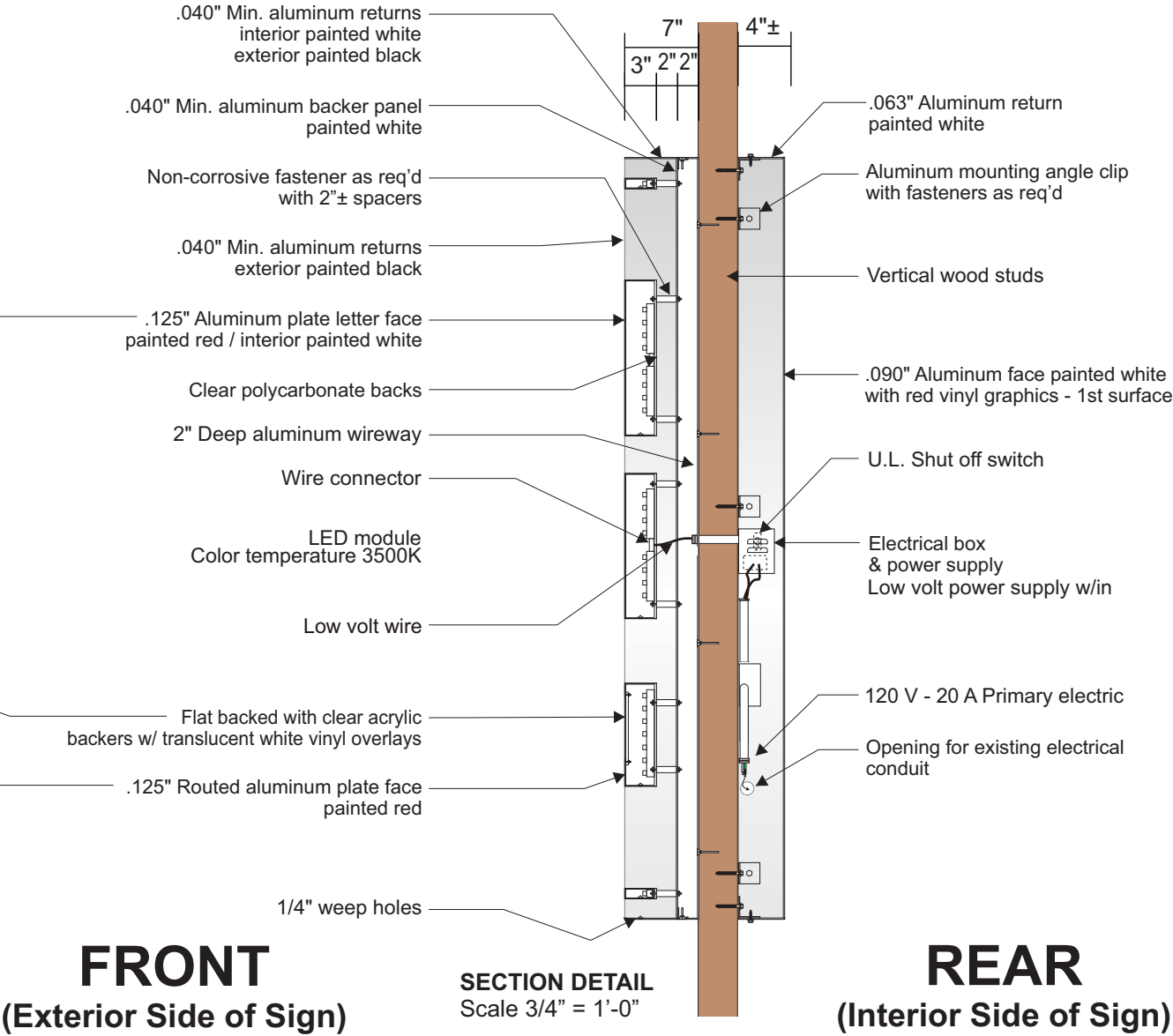
CLIENT:	HAT CREEK
DRAWING:	Hat Creek-Mansfield TX-R2
DATE:	06-26-18
REV. DATE:	R2 / 07-18-18
SCALE:	As Noted

SEE FOLLOWING PAGE FOR SECTION DETAIL & SPECIFICATIONS

Previously Approved SUP



SIGN 1
(36.00 Sq Ft)



COLORS

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



Previously Approved SUP

CLIENT:	HAT CREEK
DRAWING:	Hat Creek-Mansfield TX-R2
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SPECIFICATIONS

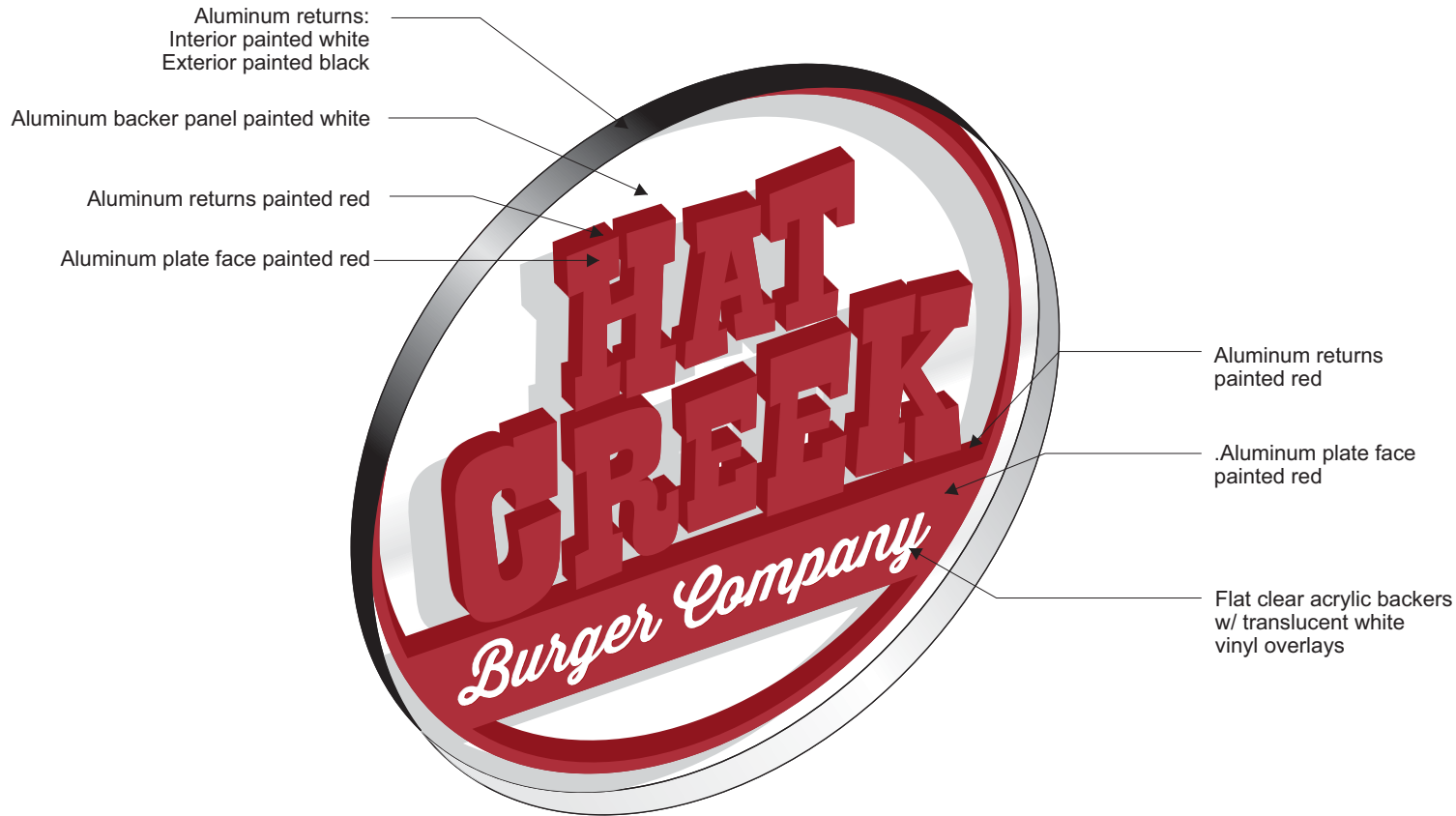
CHANNEL CIRCLE (FRONT)	DOUBLE FACE ILLUMINATED SIGN ALL ALUMINUM / CONVENTIONAL CABINET CONSTRUCTION. OPEN FACE BACKER CHANNEL. EXPOSED INTERIOR BACK & RETURNS PAINTED WHITE. EXTERIOR OF CABINET PAINTED BLACK.
"HAT CREEK"	3" DEEP FABRICATED ALUMINUM FACE & RETURNS PAINTED RED. CLEAR POLYCARBONATE LETTER 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



FRONT

Reverse channel letters
back-lit by red LEDs



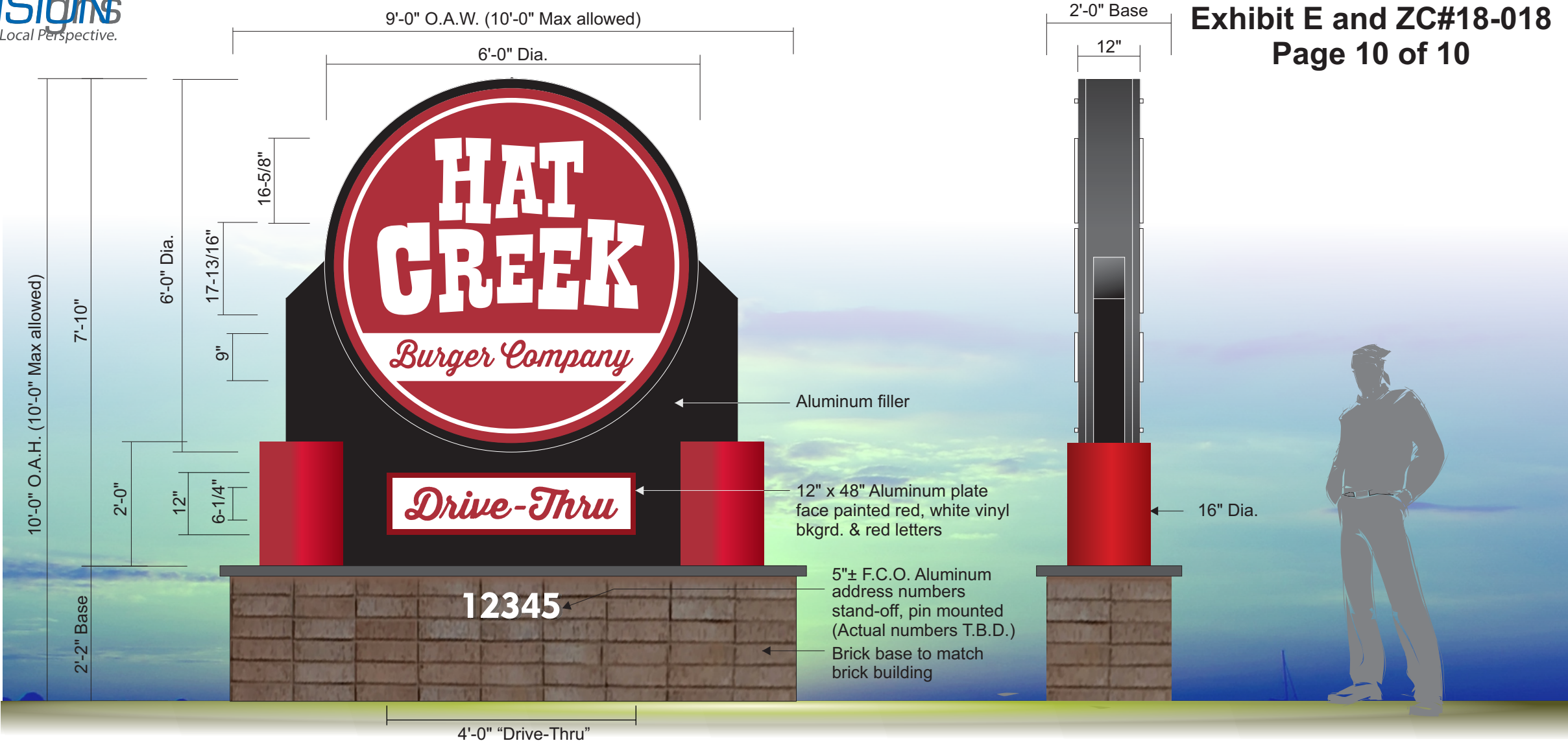
CLIENT:	HAT CREEK
DRAWING:	Hat Creek-Mansfield TX-R2
DATE:	06-26-18
REV. DATE:	R2 / 07-18-18
SCALE:	As Noted

Previously Approved SUP

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" Previously Approved SUP

		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.	<div></div>	BLACK CABINET, RETAINERS & POLE SUPPORT
DRAWING:	Hat Creek-Mansfield TX-R2	GRAPHICS	ROUTED OUT / PUSH-THRU GRAPHICS, 1/2" MIN. THICK WHITE ACRYLIC..	<div></div>	SW 6866 HEART THROB
DATE:	06-26-18	OTHER	CABINET MOUNTED TO STEEL SUPPORTS AS SHOWN.	<div></div>	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.	<div></div> <div>UL UNIVERSITY LABORATORIES</div>	
SCALE:	As Noted				

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