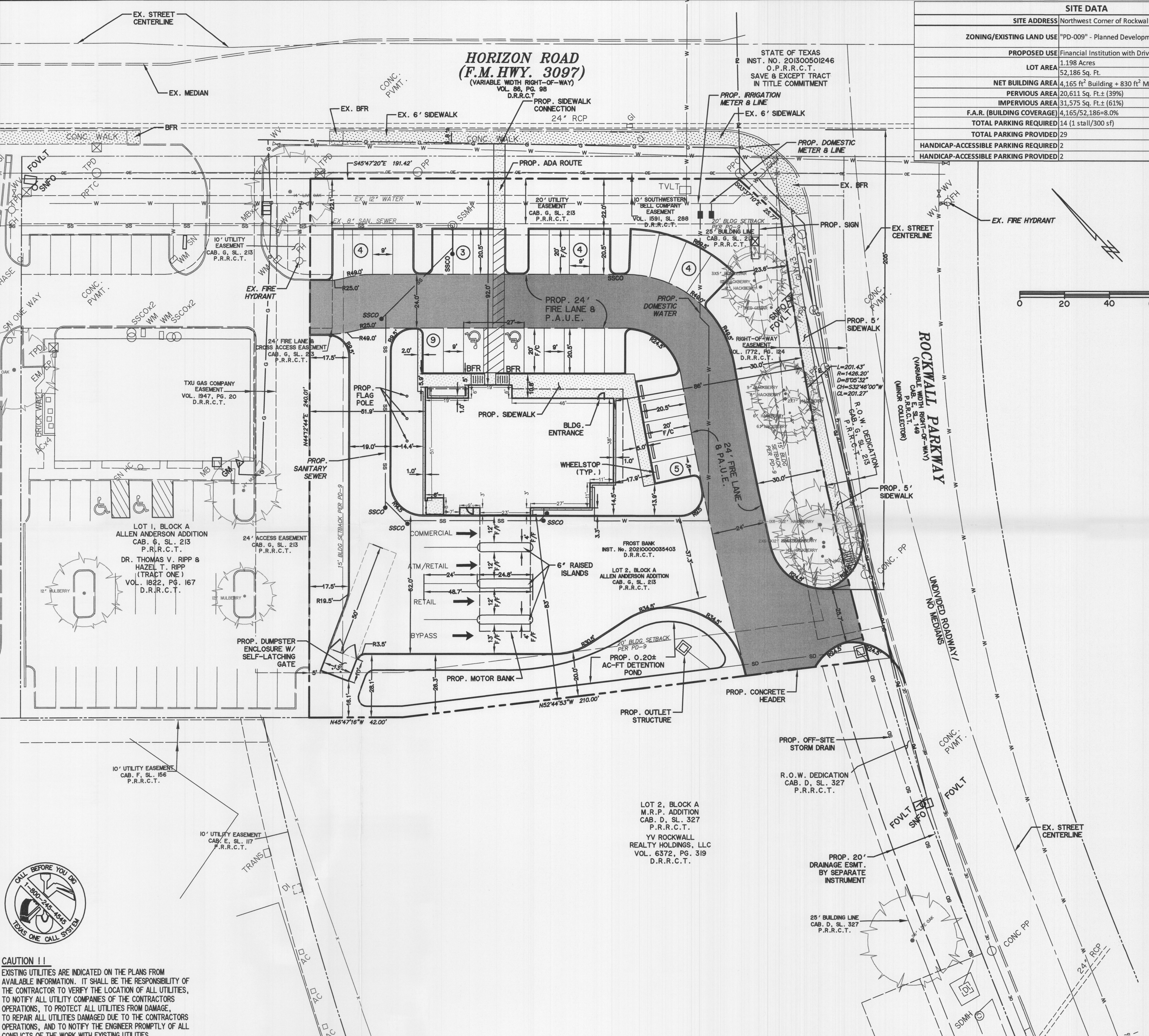
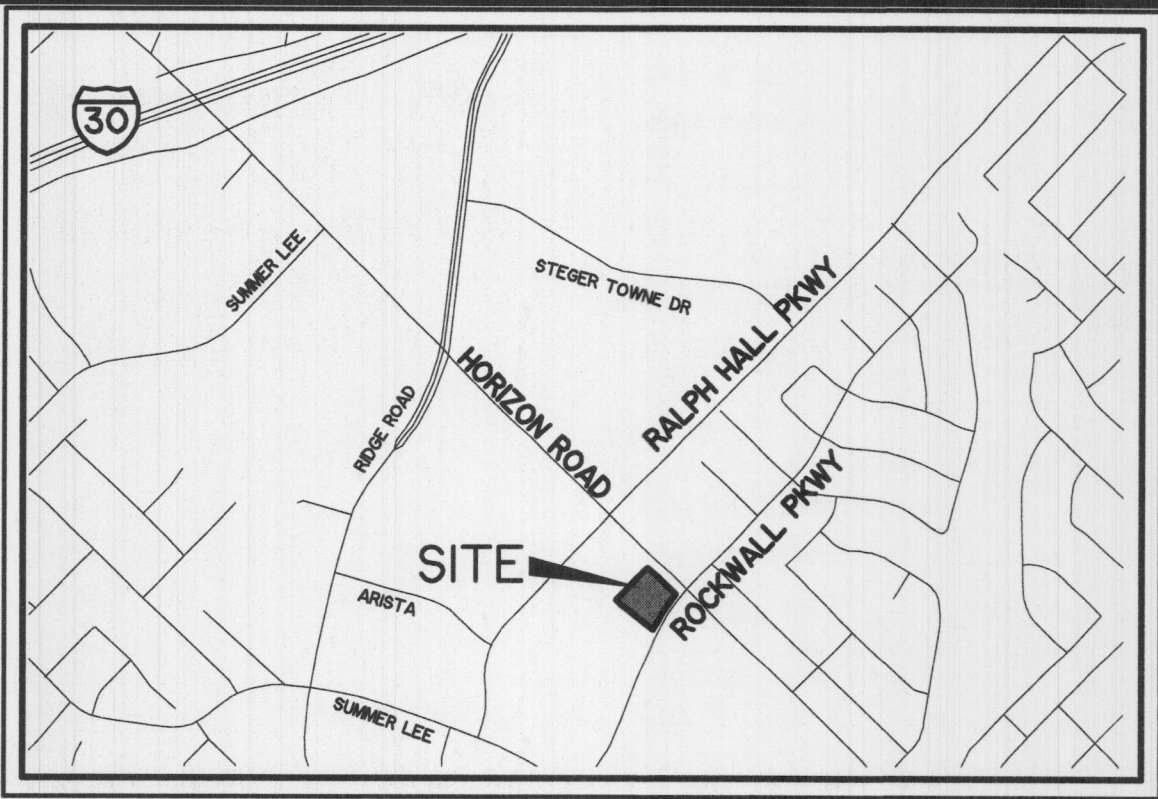


BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

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SITE DATA	
SITE ADDRESS	Northwest Corner of Rockwall Parkway and FM 3097
ZONING/EXISTING LAND USE	"PD-009" - Planned Development; Vacant
PROPOSED USE	Financial Institution with Drive-Through
LOT AREA	1.198 Acres 52,186 Sq. Ft.
NET BUILDING AREA	4,165 sq. ft. Building + 830 sq. ft. Motor Bank
PERVIOUS AREA	20,611 Sq. Ft. ± (39%)
IMPERVIOUS AREA	31,575 Sq. Ft. ± (61%)
F.A.R. (BUILDING COVERAGE)	4,165/52,186=8.0%
TOTAL PARKING REQUIRED	14 (1 stall/300 sf)
TOTAL PARKING PROVIDED	29
HANDICAP-ACCESSIBLE PARKING REQUIRED	2
HANDICAP-ACCESSIBLE PARKING PROVIDED	2



VICINITY MAP NOT TO SCALE

TOPOGRAPHIC LEGEND	
BOL	BOLLARD
CB	CURB INLET
CM	CONTROLLING MONUMENT
EM	ELECTRIC BOX
EN	ELECTRIC METER
FR	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GA	GAS METER
GTW	GAS TEST STATION
GW	GUY WIRE
HWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN
RPTC	POWER POL W/CONDUIT AND TRANSFORMER
SDMH	STORM DRAIN MANHOLE
SN	UNDERGROUND TELEPHONE SIGN
SNCT	GAS PIPELINE MARKER
SSCO	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TSB	TRAFFIC SIGNAL BOX
TPD	TELEPHONE PEDESTAL
TMH	TELEPHONE MANHOLE
TRNS	TRANSFORMER PAD
TRP	TRAFFIC SIGNAL POLE
TVL	TRAFFIC SIGNAL VAULT
WV	WATER METER
WVH	WATER MANHOLE
WVLT	WATER VAULT
WVLT	OVERHEAD ELECTRIC LINE
WVLT	UNDERGROUND ELECTRIC LINE
WVLT	WATER LINE
WVLT	SANITARY SEWER LINE
WVLT	FIBER OPTIC LINE
WVLT	UNDERGROUND GAS
WVLT	UNDERGROUND TELEPHONE

SITE LEGEND	
[Symbol]	PROP. FIRE LANE, PUBLIC ACCESS, AND UTILITY EASEMENT
[Symbol]	SEWALD
[Symbol]	PROPOSED 12" OR SMALLER WATER MAIN
[Symbol]	PROPOSED GATE VALVE
[Symbol]	PROPOSED WATER METER
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED 12" OR SMALLER SANITARY SEWER
[Symbol]	PROPOSED SANITARY SEWER MANHOLE
[Symbol]	PROPOSED STORM SEWER
[Symbol]	PROPOSED GRATE INLET
[Symbol]	PROPOSED CURB INLET
[Symbol]	HANDICAP-ACCESSIBLE PARKING STALL
[Symbol]	BARRIER FREE RAMP
[Symbol]	PROPERTY LINE
[Symbol]	LIGHT POLE
[Symbol]	MEASUREMENT TO BACK OF CURB
[Symbol]	PROPOSED DROP INLET
[Symbol]	PROPOSED JUNCTION BOX
[Symbol]	PROPOSED SANITARY SEWER CLEANOUT
[Symbol]	P.A.U.E. PUBLIC ACCESS & UTILITY EASEMENT

- NOTE:
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADI WITHIN PROPERTY ARE 2.5' B/C UNLESS SPECIFIED OTHERWISE.
 - ALL PARKING AREAS AND FIRE LANES SHALL BE CONSTRUCTED OF CONCRETE.
- ON-SITE PAVEMENT SHALL BE:
- PARKING: 5" REINFORCED CONCRETE PAVEMENT
 - FIRE LANE: 6" REINFORCED CONCRETE PAVEMENT
 - DUMPSTER: 7" REINFORCED CONCRETE PAVEMENT

DEVELOPER/OWNER: FROST BANK
3833 ROGER ROAD
SAN ANTONIO, TEXAS 78251
PHONE: (210) 220-5842
CONTACT: ROSS WOOD

ENGINEER: WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: PRIYAA ACHARYA, P.E.
Priyaa@WierAssociates.com

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 8th DAY OF February, 2022.

WITNESS OUR HANDS, THIS 8th OF February, 2022.

PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING AND ZONING

SITE PLAN
FROST BANK
SOUTHWEST CORNER OF HORIZON RD. AND ROCKWALL PKWY.
LOT 2, BLOCK A
ALLEN ANDERSON ADDITION
CITY OF ROCKWALL, TEXAS
CASE # SP2021-035
EXISTING ZONING: PD-009
PROPOSED LAND USE: FINANCIAL INSTITUTION W/ DRIVE-THRU
PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Priyaa Acharya, PE Texas Registration No. 110146 On Date Shown Below.

DATE: 1/5/2022
W.A. No. 21089



CAUTION !!
EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

HORIZON ROAD (F.M. HWY. 3097)

(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 86, PG. 98
D.R.R.C.T.

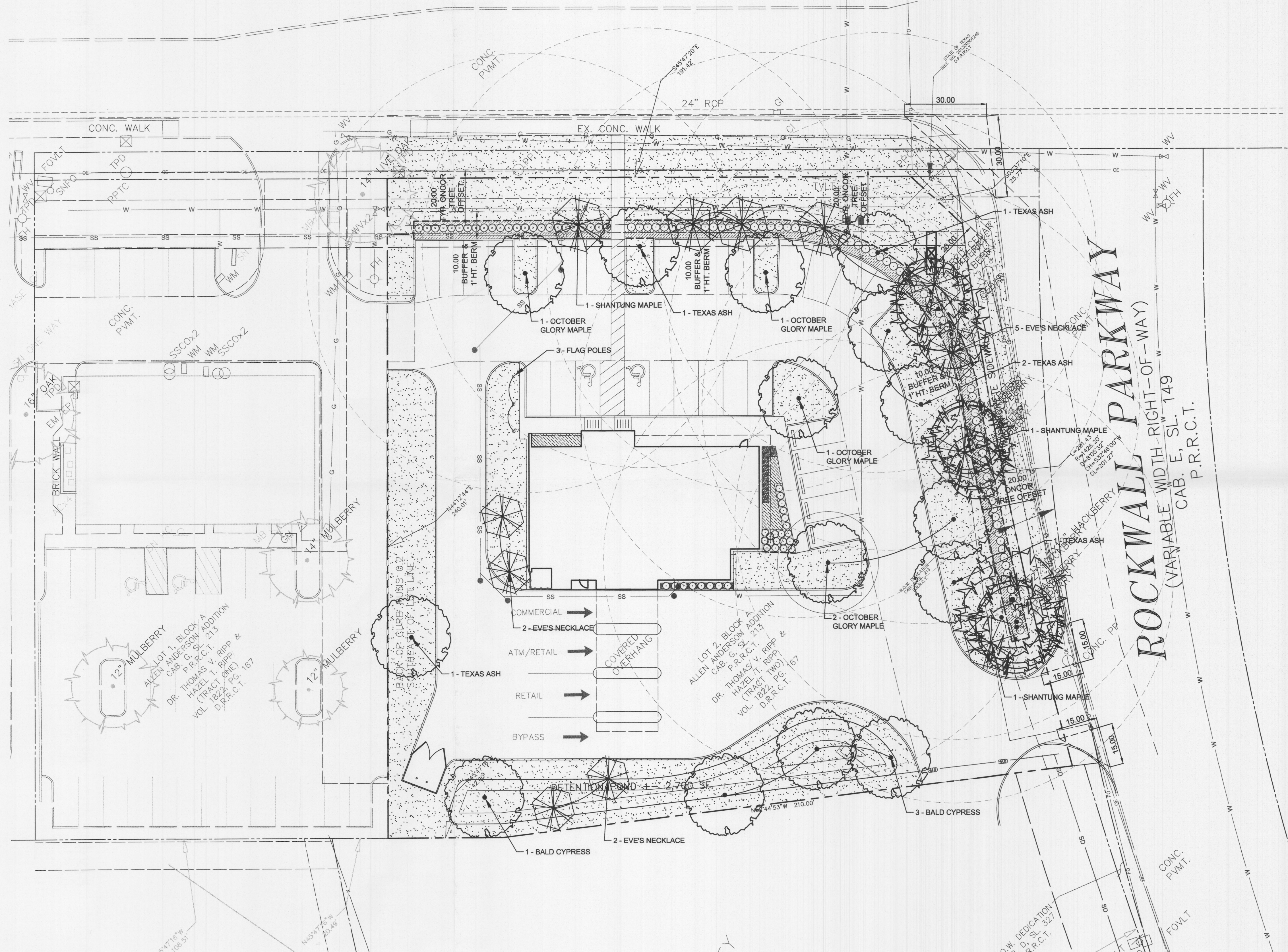
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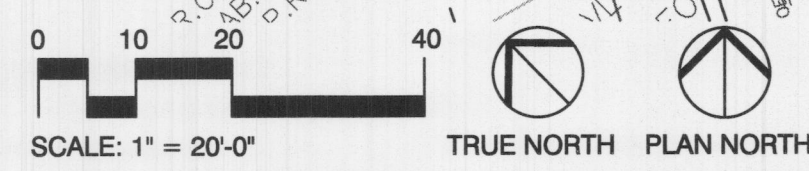
PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING AND ZONING

PLANT AND MATERIAL SCHEDULE - Preliminary Selection List

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT.	SIZE	REMARKS	QTY	
EN	EN	EVE'S NECKLACE / SOPHORA AFFINIS	CONT. OR BAB	4" CAL. MIN.	10'-12" X 5'-6" MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, MULTI-TRUNK, NO CROSSING OR RUBBING BRANCHES	9
SM	SM	SHANTUNG MAPLE / ACER TRUNCATUM	CONT. OR BAB	4" CAL. MIN.	10'-12" X 5'-6" MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, SINGLE TRUNK, CENTRAL LEADER	3
TA	TA	TEXAS ASH / FRAXINUS TEXENSIS	CONT. OR BAB	4" CAL. MIN.	12'-15" X 5'-6" MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, STRAIGHT CENTRAL LEADER, NO CROSSING BRANCHES	6
OGM	OGM	OCTOBER GLORY MAPLE / ACER RUBRUM 'OCTOBER GLORY'	CONT. OR BAB	4" CAL. MIN.	12'-15" X 5'-6" MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, STRAIGHT CENTRAL LEADER, NO CROSSING BRANCHES	5
BC	BC	BALD CYPRESS / TAXODIUM DISTICHUM	CONT. OR BAB	4" CAL. MIN.	12'-15" X 5'-6" MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, STRAIGHT CENTRAL LEADER, NO CROSSING BRANCHES	4
DRY	DRY	DESERT DUSK RED 'LUCCA / HESPERALOE PARVIFLORA' 'DESERT DUSK'	5 GAL.	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 28" O.C.; 0.21 PLANTS / SF	43	
RCA	RCA	'ROSE CREEK' ABELIA / ABELIA X GRANDIFLORA 'ROSE CREEK'	5 GAL.	FULL TO BASE, HEAVILY ROOTED	SINGLE ROW AT 36" O.C.; MIN. 24" HT. AT INSTALLATION	30	
DBH	DBH	'DWARF BURFORD' HOLLY / ILEX CORNUTA 'DWARF BURFORD'	5 GAL.	FULL TO BASE, HEAVILY ROOTED	SINGLE ROW AT 36" O.C.; MIN. 24" HT. AT INSTALLATION	68	
LS	LS	BIG BLUE LINDBERGH / LINDBERGH MUCSAR 'BIG BLUE' (DEEP SHADE AT OVERHANG OF BUILDING OR NORTH)	1 GAL.	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 12" O.C.; 1.15 PLANTS / SF	X	
BERMUDA GRASS	BERMUDA GRASS	BERMUDA GRASS / CYNODON DACTYLON 'TIFFWAY 419'	800	SOLID SOD, REF. SPEC 329200		FIELD VERIFY	
AGGREGATE	AGGREGATE		3" DEPTH	WASHED RIVER ROCK OR AGGREGATE OVER DOUBLE LAYER OF FILTER FABRIC		X	
LANDSCAPE EDGING	LANDSCAPE EDGING			BETWEEN PLANTING & TURF, OR AGG. & PLANTING, ALUMINUM EDGING, REF. SPEC 32 9300		X	
MULCH - TOPDRESSING	MULCH - TOPDRESSING		3" DEPTH	RUSTIC CUT HARDWOOD OR APPROVED EQUIVALENT, COMPACTED DEPTH, REF. SPEC SECT 32 9300		FIELD VERIFY	
MANUFACTURED TOPSOIL	MANUFACTURED TOPSOIL		2" DEPTH	MANUFACTURED TOPSOIL, SUPPLIED BY SOIL BUILDING SYSTEMS OR APPROVED EQ., REF. SPEC SECT 32 9200 AND 32 9300		FIELD VERIFY	
COMPOST - PLANTING BEDS	COMPOST - PLANTING BEDS		3" DEPTH	ORGANIC, WELL-DECOMPOSED, REF. SPEC SECT 32 9300		FIELD VERIFY	
WEED BARRIER - NEWSPRINT	WEED BARRIER - NEWSPRINT		8 LAYERS	1 ITEM: 8 LAYERS OF NEWSPRINT AT PLANTING BEDS, REF. DETAILS AND SPEC SECT 32 6000		FIELD VERIFY	
EXPANDED SHALE	EXPANDED SHALE		3" DEPTH	PLANTING BEDS, SUPPLIED BY SOIL BUILDING SYSTEMS OR APPROVED EQUIVALENT, REF. SPEC SECT 32 9300		FIELD VERIFY	
ORGANIC BIOLOGICAL FERTILIZER	ORGANIC BIOLOGICAL FERTILIZER			REF. SPEC SECT 32 9200 FOR MATERIAL AND APPLICATION RATE		FIELD VERIFY	
TOPSOIL - LAWN / TURF GRASS	TOPSOIL - LAWN / TURF GRASS		1 1/2" DEPTH AT TURFLAWN AREAS - REF. DETAILS AND SPEC			FIELD VERIFY	
COMPOST - LAWN / TURF GRASS	COMPOST - LAWN / TURF GRASS		1/2" DEPTH AT TURFLAWN AREAS - ORGANIC, WELL-DECOMPOSED, REF. DETAILS AND SPEC			FIELD VERIFY	
ORGANIC BIOLOGICAL FERTILIZER	ORGANIC BIOLOGICAL FERTILIZER			REF. SPEC SECT 32 9200 FOR MATERIAL AND APPLICATION RATE		FIELD VERIFY	

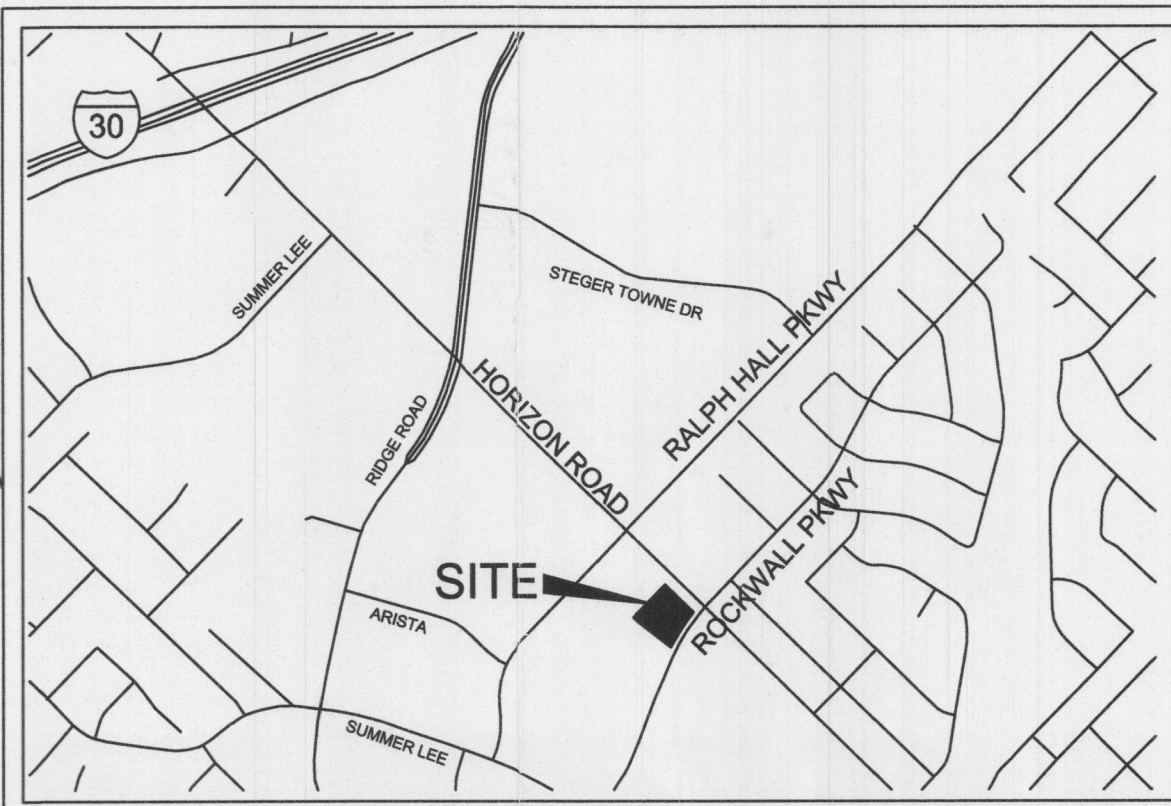


1 LANDSCAPE PLAN
1" = 20'-0"



SITE DATA

Site Address	Northwest Corner of Rockwall Parkway and FM 3097
Zoning/Existing Land Use	PD - 9 - Planned Development, vacant
Proposed Use	Bank
Building	4,165.00 SF
Lot Area	1.20 Acres
	58,186.00 SF
Landscape / Open Space Area	Required per PD 9 - Whittle Development - Exhibit "C" - 10% Min.
	20,400.16 SF
	35% Provided
Pervious Area	20,400.16 SF
Impervious Area	37,785.84 SF
Parking Lot Landscaping	10' Buffer on 1' Berm (determine if allowed in utility easement along FM 3097)
Parking Spaces	18 (1 stall / 300 SF)
Landscape Buffer - Street Trees	418.62 LF Frontage
	Four (4) canopy trees and Four (4) accent trees provided along Rockwall Parkway
	Four (4) canopy trees and Four (4) accent trees provided along Horizon Road
Tree Locations	One tree located min. 80' from parking spaces
	Trees set back min. 5' from head-in parking
Detention Pond Trees	2,700.00 SF +/-
	4 Canopy trees - 1 tree per 750 SF
	2 Accent trees - 1 tree per 1,500 SF
Visibility Triangles	As reflected on plan per the UDC
Irrigation	Shall meet all requirements per the UDC
Rights-of-Way & Landscape Buffers	Shall meet all requirements per the UDC - improved with grass (sod)



VICINITY MAP
NOT TO SCALE

LANDSCAPE PLAN

DATE: 1/5/2022

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8923 Aero Street
San Antonio, TX 78217
Voice (210) 735-1051
Web www.bigstateelectric.com
Firm Reg. #F-16549

CCA LANDSCAPE ARCHITECTS

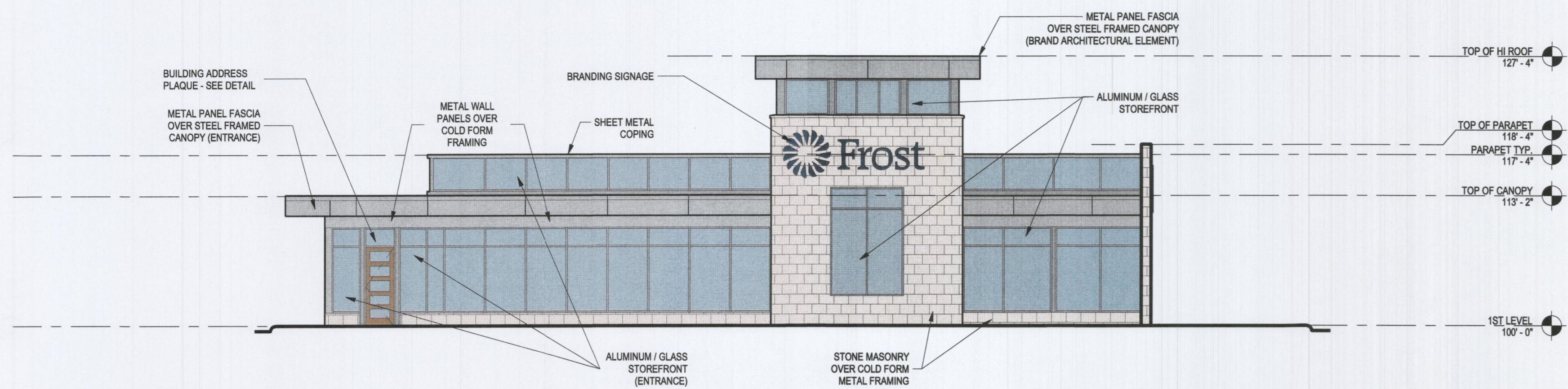
WIA WIER & ASSOCIATES, INC.
CONSULTING ENGINEERS | LAND SURVEYORS | LAND PLANNERS

Hahnfeld Hoffer Stanford architects planners interiors

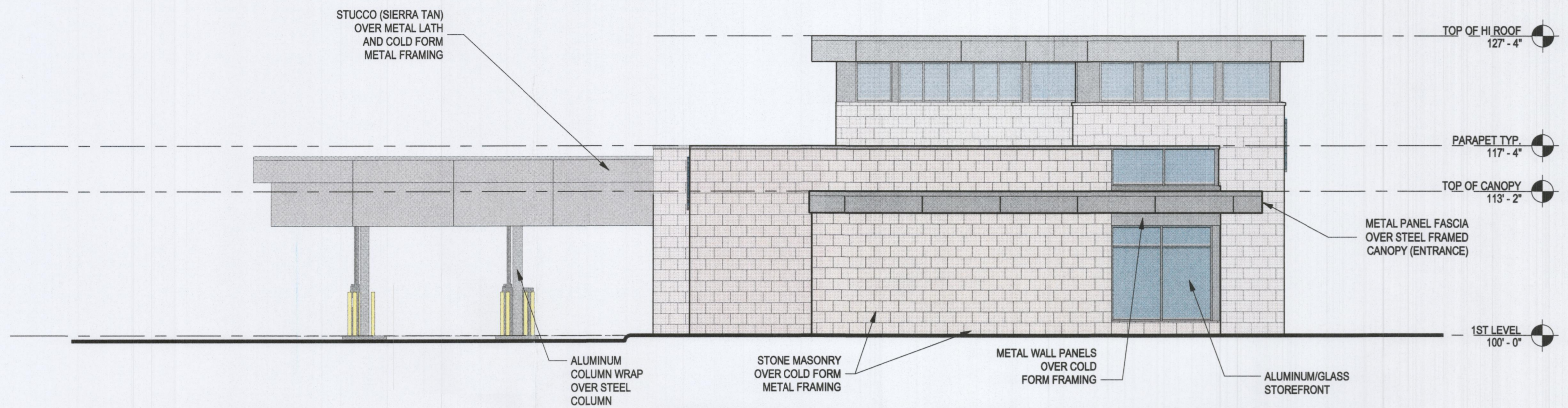
Frost

**FROST BANK
ROCKWALL FINANCIAL CENTER**

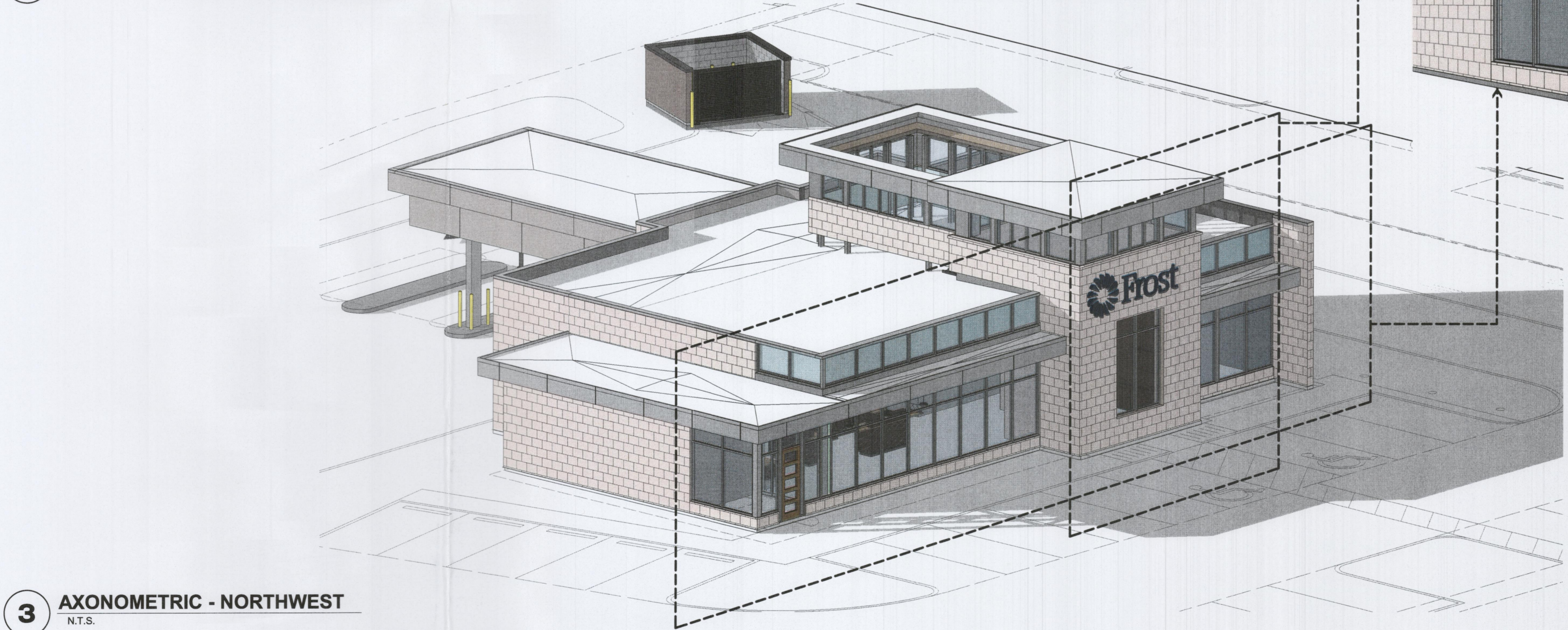
L1



1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



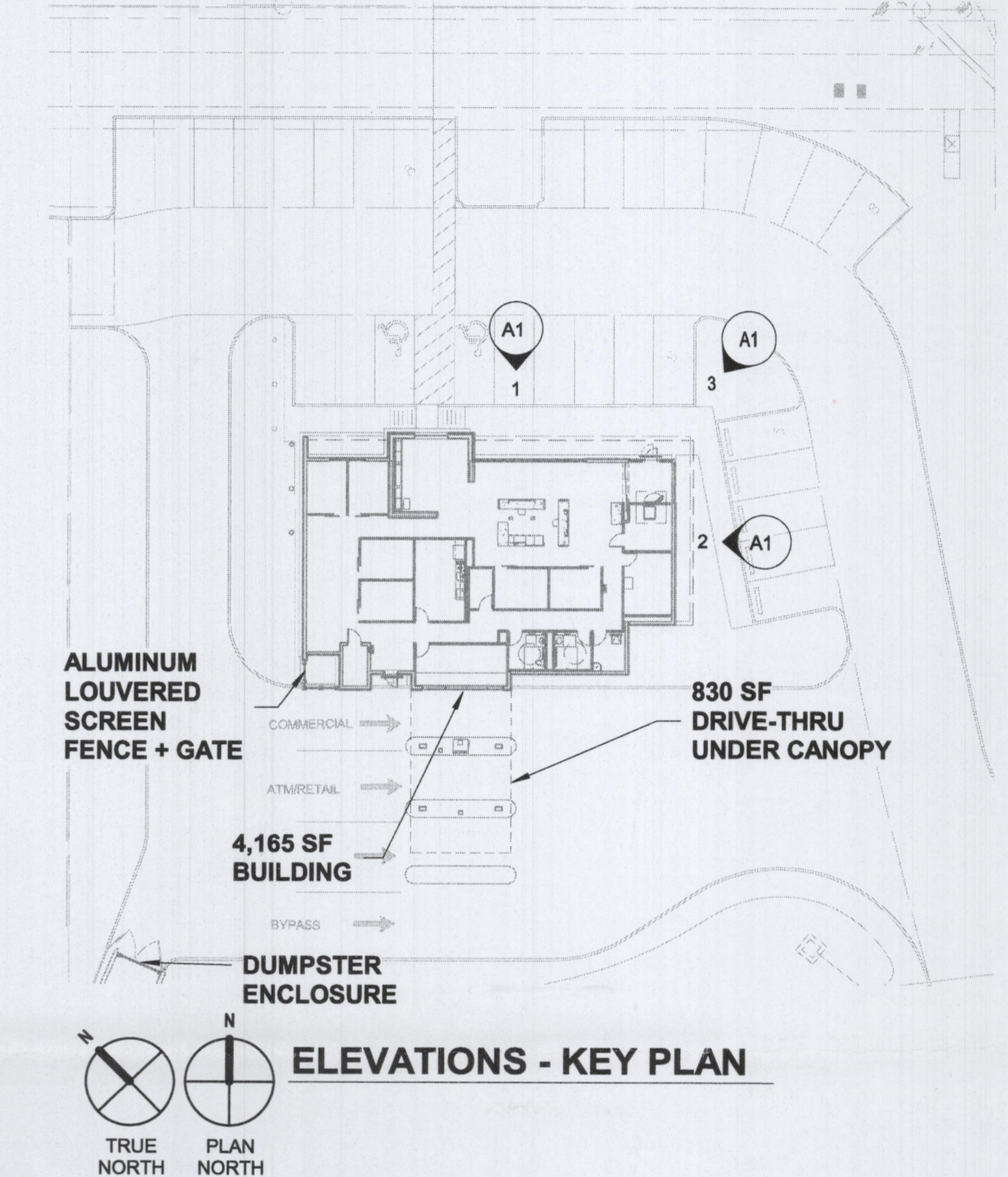
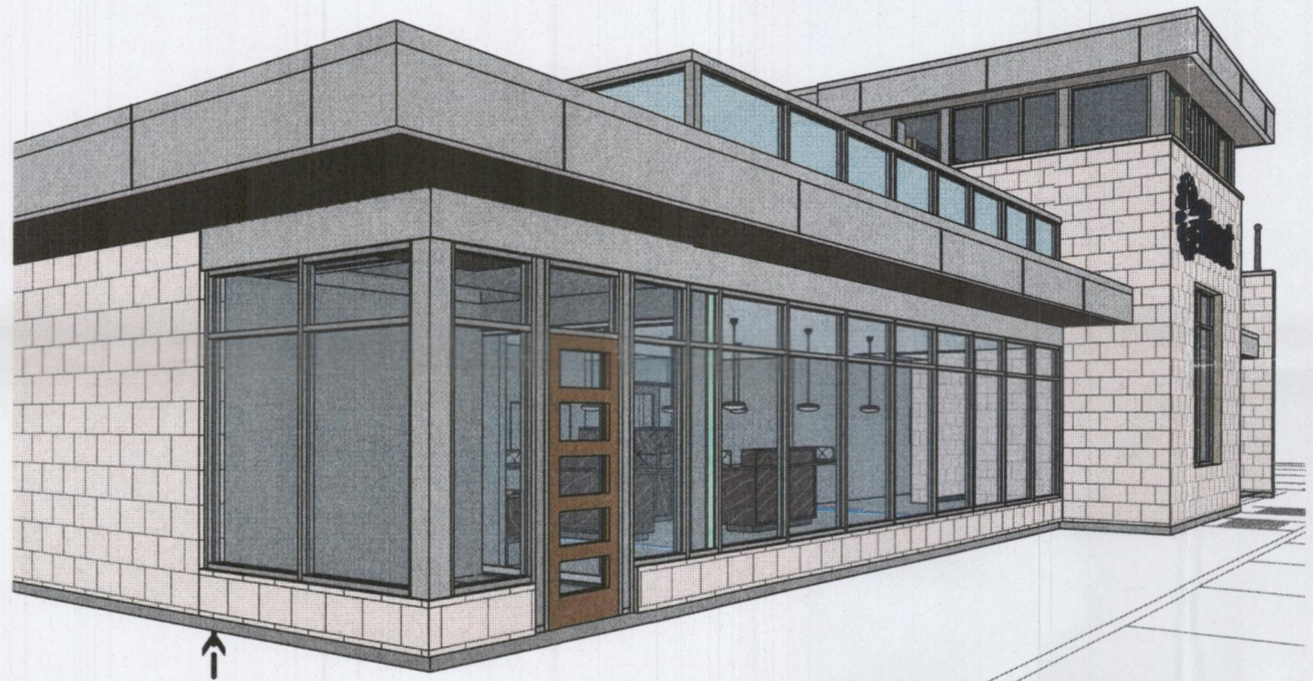
3 AXONOMETRIC - NORTHWEST
N.T.S.

MATERIALS DESCRIPTION

MATERIALS DESCRIPTION
STONE MASONRY:
Alamo Ivory stone veneer (1'-0" x 1'-6" meeting ASTM C568 - standards for Dimensional Stone)
ACM (METAL PANEL):
Manufactured by Alucobond or equal; 1/4" thick aluminum composite wall panel with a clear anodic finish, mounted to 1-1/2" extruded aluminum furring system.

EXTERIOR MATERIALS SCHEDULE

	Stone	ACM	Stucco
North Elevation	429sf (85%)	15sf (03%)	0sf (0%)
East Elevation	939sf (81%)	12sf (01%)	214sf (19%)
Total	1368sf (82%)	27sf (02%)	214sf (13%)

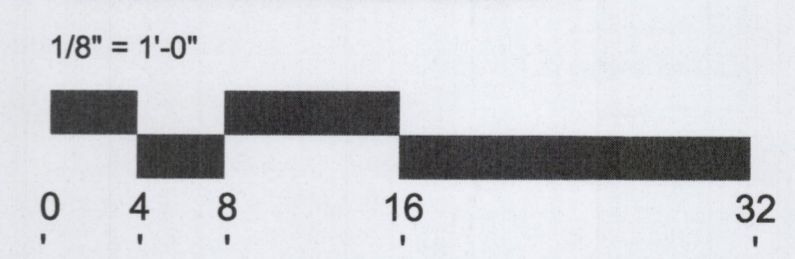


PROJECT DESCRIPTION

GROSS BUILDING FLOOR AREA:
Building 4,165 SF
Canopy 830 SF
HEIGHT:
27'-4" above grade line

NUMBER OF FLOORS:
1

GRAPHIC SCALE

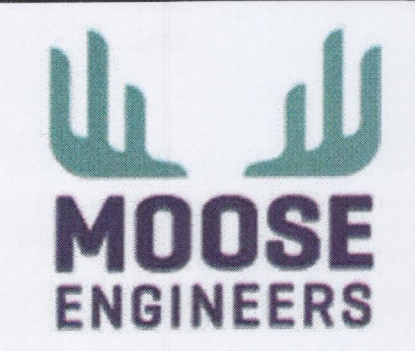


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WITNESS OUR HANDS, THIS 8 OF February, 2022
PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING AND ZONING

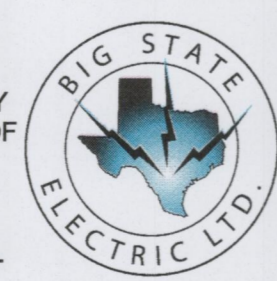
ELEVATIONS

**FROST BANK
ROCKWALL FINANCIAL
CENTER**

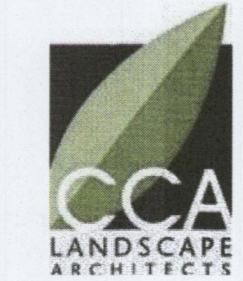
A1



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DATE: 12/17/2021



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San Antonio, TX 78217
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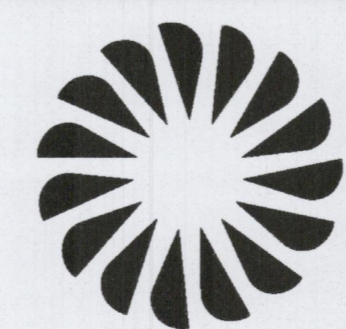


W&A
WIER & ASSOCIATES, INC.
CONSULTING ENGINEERS | LAND SURVEYORS | LAND PLANNERS



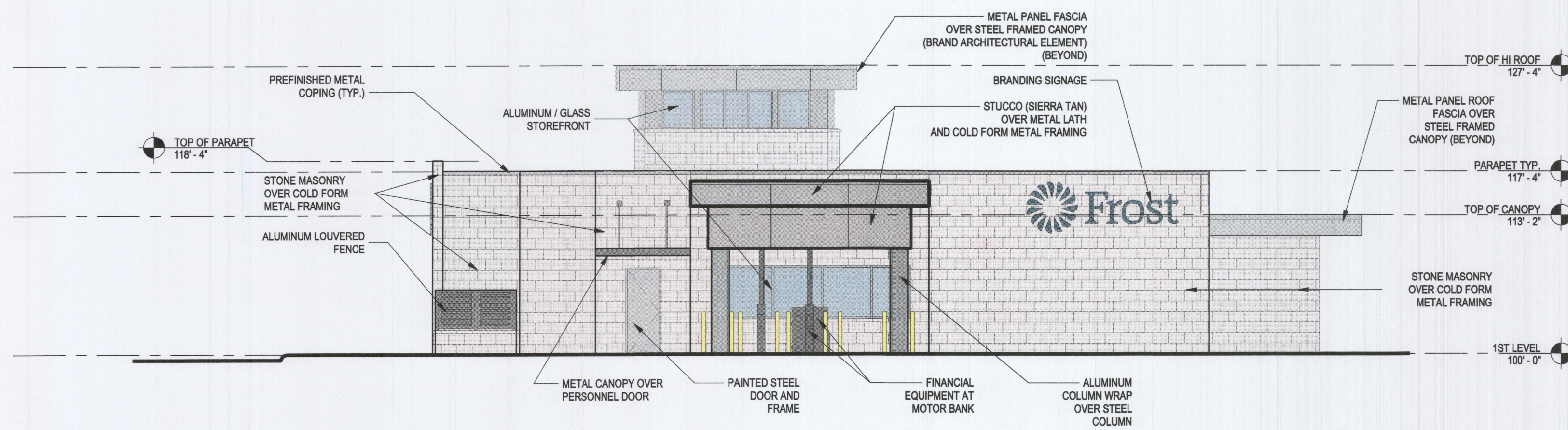
**Hahnfeld
Hoffer
Stanford**

architects
planners
interiors

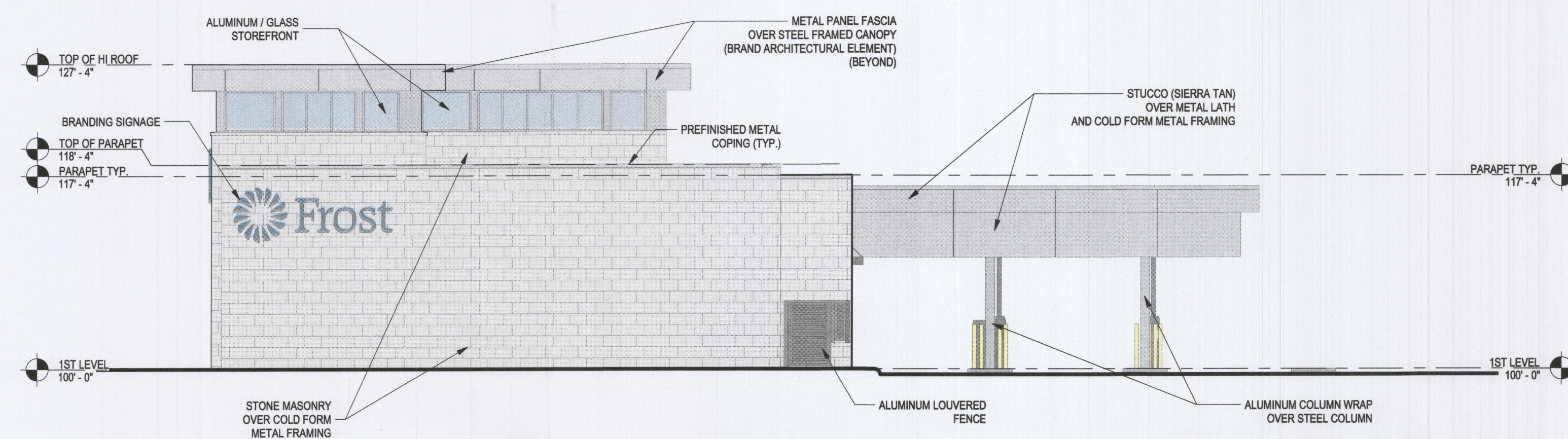


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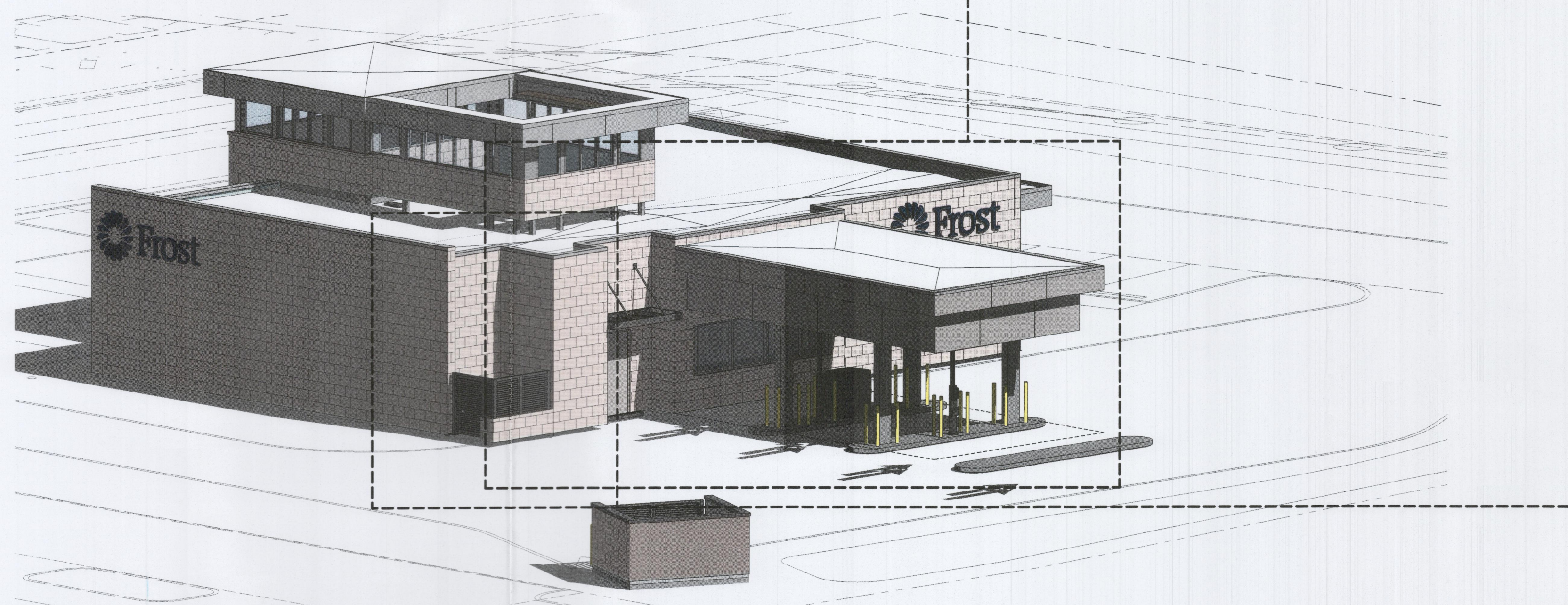
DATE: 12/17/2021



1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



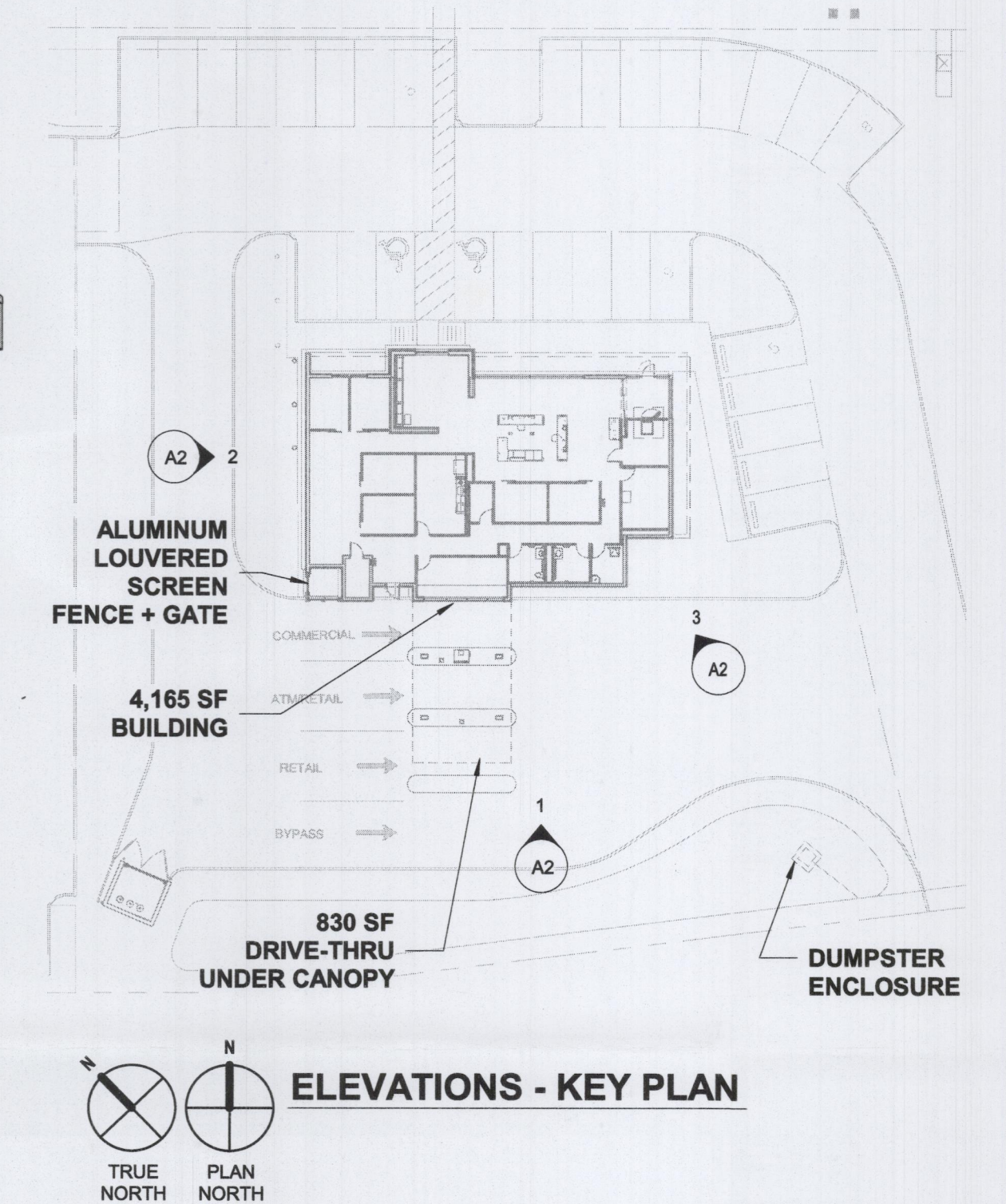
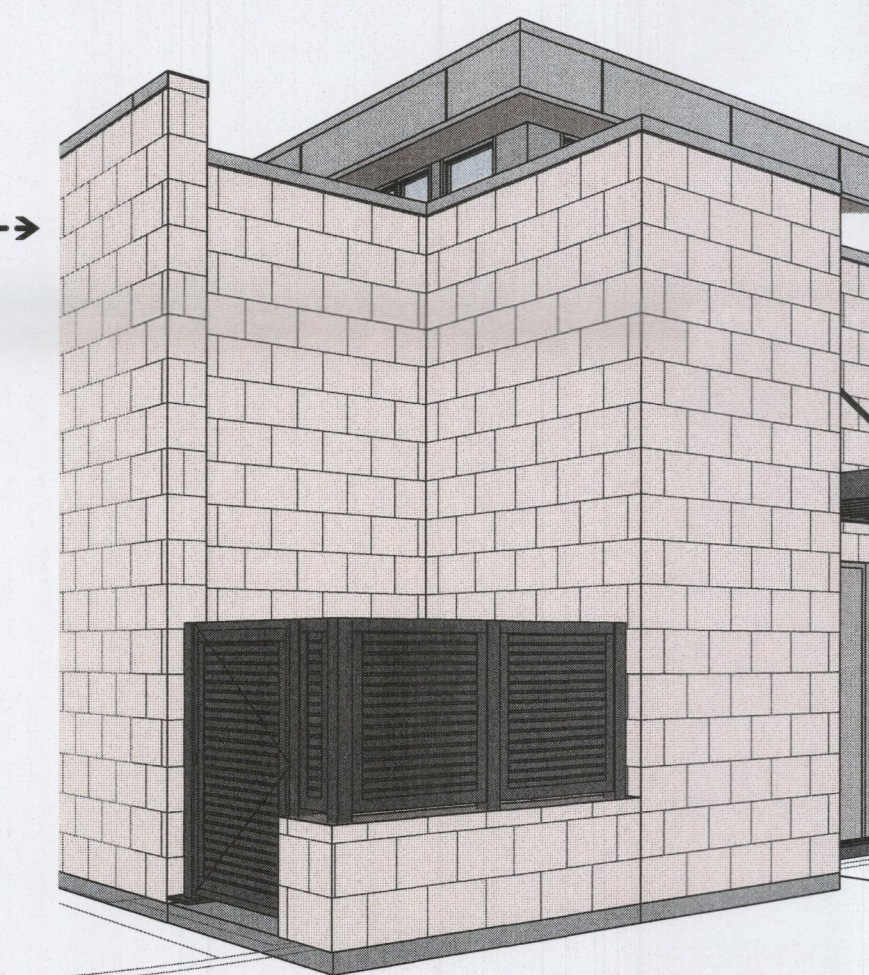
3 AXONOMETRIC -SOUTHWEST

MATERIALS DESCRIPTION

MATERIALS DESCRIPTION
STONE MASONRY:
 Alamo Ivory stone veneer (1'-0" x 1'-6" meeting ASTM C566 - standards for Dimensional Stone
ACM (METAL PANEL):
 Manufactured by Alucobond or equal; 1/4" thick aluminum composite wall panel with a clear anodic finish, mounted to 1-1/2" extruded aluminum furring system.

EXTERIOR MATERIALS SCHEDULE

	Stone	ACM	Stucco
South Elevation	1195sf (91%)	0sf (0%)	122sf (09%)
West Elevation	1172sf (84%)	0sf (0%)	215sf (16%)
Total	2367sf (88%)	0sf (07%)	337sf (12%)



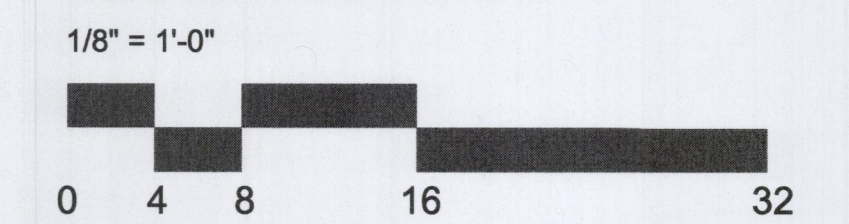
PROJECT DESCRIPTION

GROSS BUILDING FLOOR AREA:
 Building 4,165 SF
 Canopy 830 SF

HEIGHT:
 27'-4" above grade line

NUMBER OF FLOORS:
 1

GRAPHIC SCALE



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 DIRECTOR OF PLANNING AND ZONING

DATE: 12/17/2021

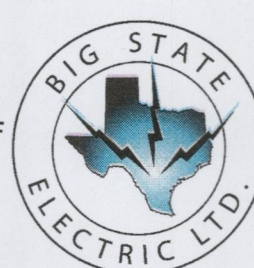
ELEVATIONS

**FROST BANK
 ROCKWALL FINANCIAL
 CENTER**

A2



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