

**NOTES:**

- THIS SITE PLAN IS BEING PROVIDED TO SATISFY THE REQUIREMENTS OF APPROVED ORDINANCE NO. 2680. THIS PLAN PROPOSES THE HIKE AND BIKE TRAIL, REQUIRED LANDSCAPING (CANOPY & NON-CANOPY TREES), AND TRAIL AMENITIES.
- ONCE APPROVED THIS SITE PLAN WILL BE CONSTRUCTED WITH THE RIZZO'S LANDING SUBDIVISION, NOT BEFORE OR SEPARATELY.

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	2" CALIPER	CEDAR ELM	ULMUS CRASSIFOLIA	32
	2" CALIPER	CREPE MYRTLE	LAGERSTROEMIA INDICA	24

**LANDSCAPE ANALYSIS**

**REQUIREMENTS:**

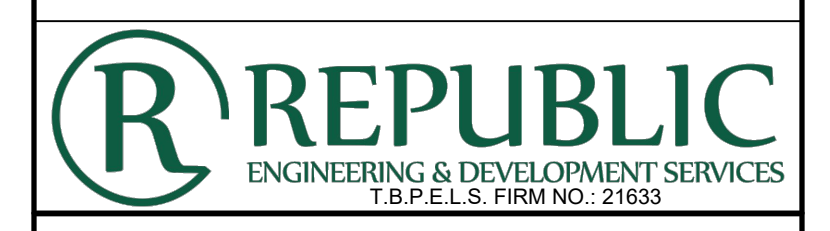
4 CANOPY TREES @ ENTRY MEDIAN  
 1 CANOPY TREE FOR EVERY 75 FEET OF STREET  
 (2 NON-CANOPY TREES MAY BE SUBSTITUTED FOR 1 CANOPY TREE)  
 1466 LF / 75 = 19.55, 19.55 \* 2 = 39.11, 39.11 + 4 = 43.11

**PROVIDED:**

32 CANOPY TREES  
 24 NON-CANOPY TREES  
 32+(24/2) = 44

- 6' WOODEN FENCE PER ORDINANCE NO. 2680
- 10' WIDE CONCRETE HIKE AND BIKE TRAIL
- STOP SIGN WITH STREET NAMES
- BENCH - DUMOR 140
- PEDESTRIAN LIGHTING - ALLEGRA 25'
- TRASH CAN - DUMOR 157
- PET WASTE STATION (BAG RECEPTACLE AND WASTE CAN)

REV	DESCRIPTION	DATE
1	ORIGINAL RELEASE	08/16/2024



**RIZZO'S LANDING**

**SITE PLAN**

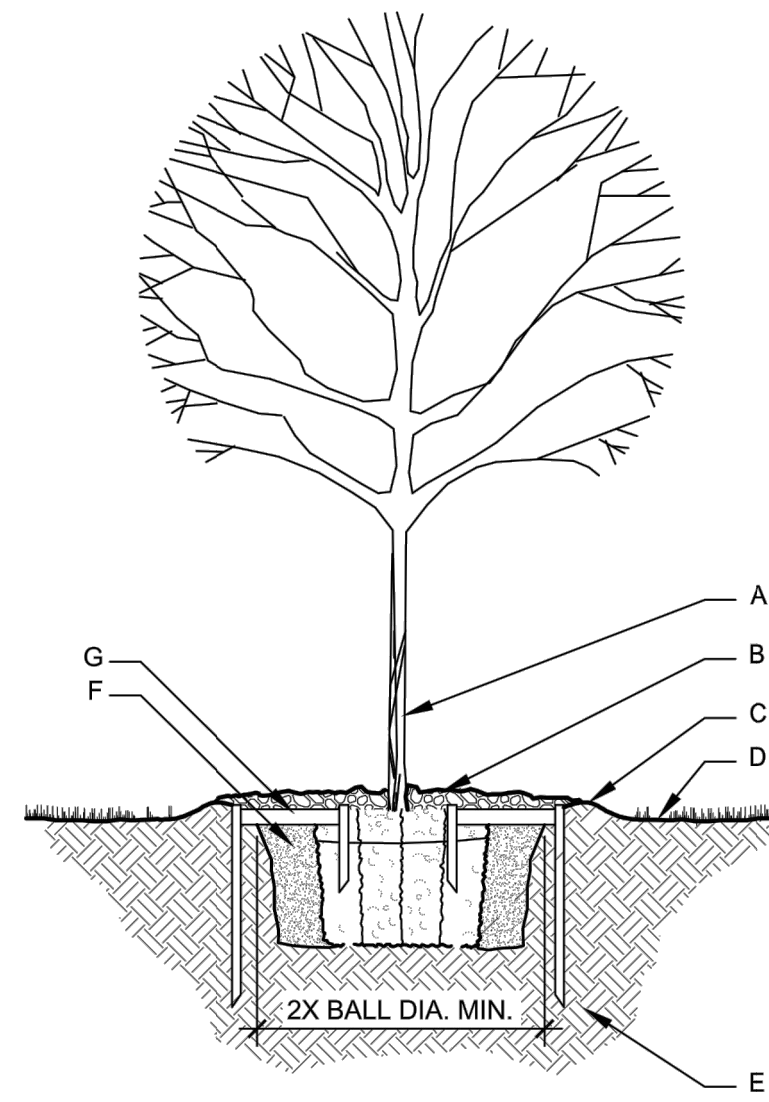
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	CHECKED	TWF
	PROJECT #	24-077-001
DRAWING #		<b>1</b>

**GENERAL NOTES:**

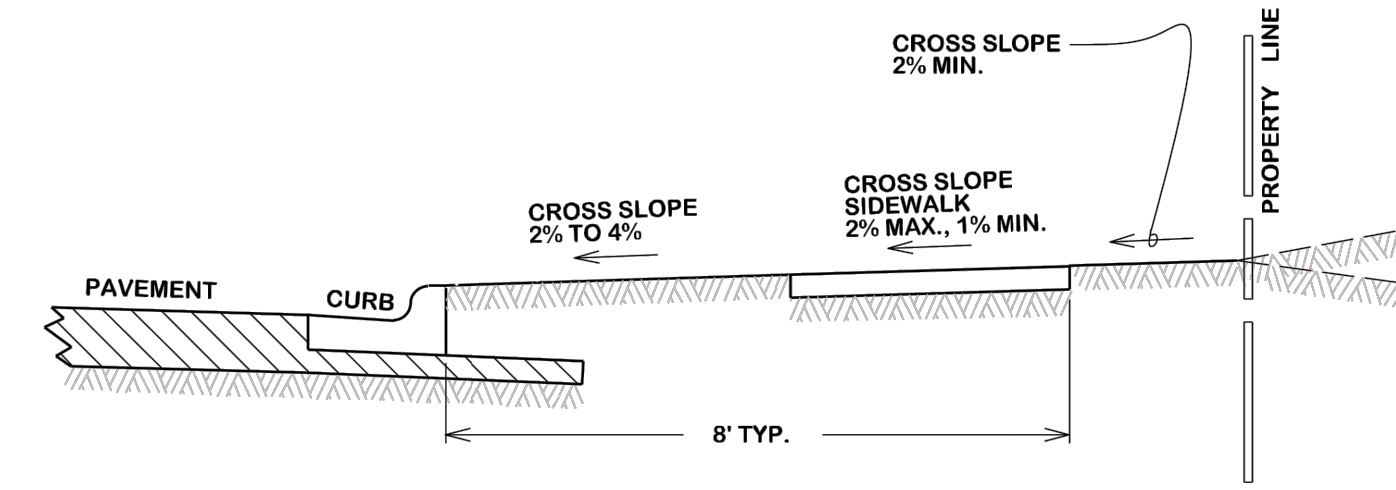
1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING. TOP OF ROOTBALL SHALL BE 1" TO 2" ABOVE FINISH GRADE.
2. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.
3. PLANTING PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED.

**CONSTRUCTION NOTES:**

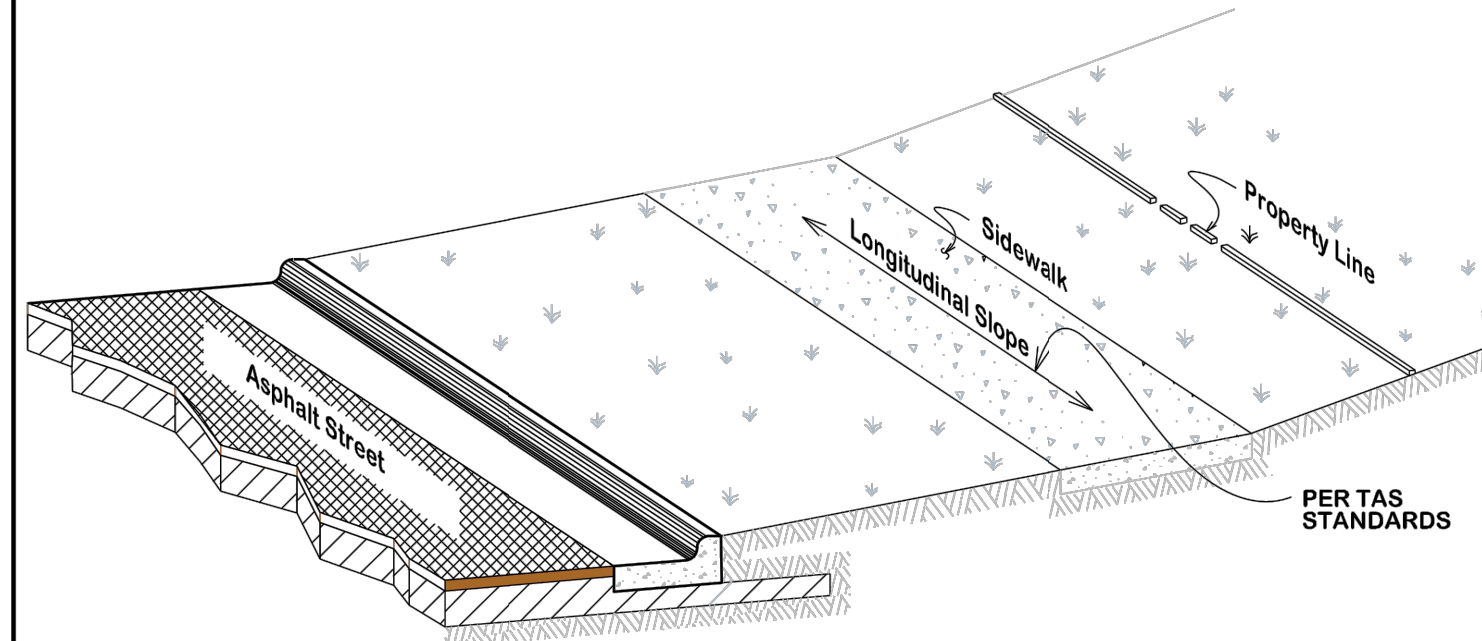
- A. TREE
- B. 3" DEPTH OF BARK MULCH; NO MULCH WITHIN 2" OF TRUNK
- C. WATER RETENTION BASIN
- D. FINISH GRADE
- E. UNDISTURBED SOIL BELOW ROOT BALL
- F. LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
- G. TREE STAPLE (3 PER TREE) - SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS



**TREE PLANTING DETAIL**  
NTS



**NOTE:**  
THIS DOES NOT TAKE INTO ACCOUNT DRAINAGE REQUIREMENTS - BERMS MAY BE REQUIRED OUTSIDE OF THE SIDEWALK.

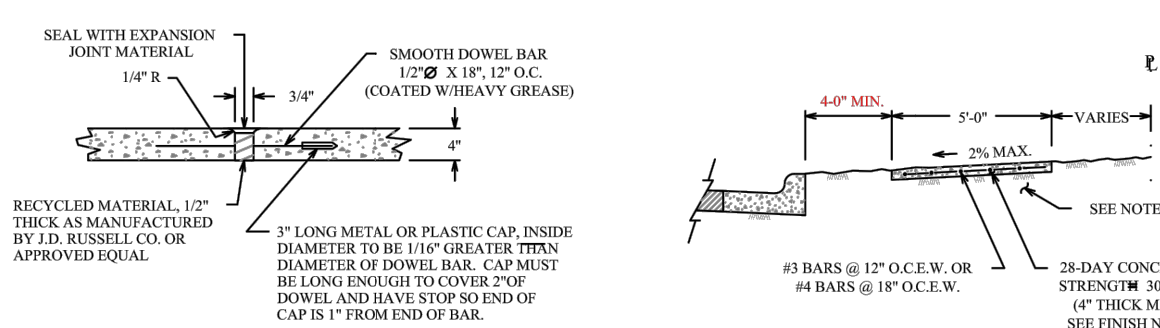


**SIDEWALK SLOPE REQUIREMENTS**

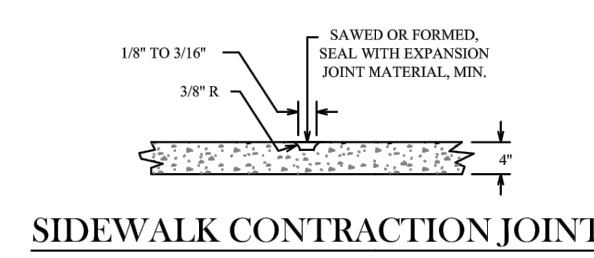
DATE **AUG. 2012** B/C'S UNIFIED STANDARD DETAIL DETAIL NO. **SW1-00**



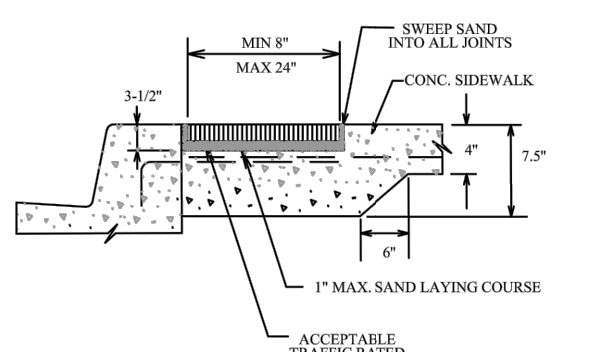
- NOTES:**
1. SIDEWALK PLACEMENT SHALL BE IN ACCORDANCE WITH BCS UNIFIED DESIGN GUIDELINES.
  2. FINISH: LIGHT BRUSH FINISH. JOINTS TO BE TOOK AT AN INTERVAL EQUAL TO THE SIDEWALK WIDTH. EXPANSION JOINTS @ 40' O.C. CONTRACTION JOINTS @ 40'.
  3. DOWEL BARS AND TIE TO ANY CONCRETE STRUCTURE ADJACENT TO SIDEWALK (DRIVEWAY, INLET BOX, CURB, FUNCTION BOX, ETC.) WITH #3 x 12" BARS @ 12" O.C. OR #4 x 12" BARS @ 12" O.C.
  4. COMPACTION: COMPACTED SUBGRADE MATERIAL COMPACTED TO A DENSITY AT LEAST 90% OF MAXIMUM DRY DENSITY AS DETERMINED BY PROCTOR COMPACTION TEST ASTM D998 (STANDARD) AND SHALL BE 0-4% WET OF THE OPTIMUM MOISTURE CONTENT.
  5. A MINIMUM CLEAR PEDESTRIAN WIDTH AS DEFINED BY T&S AND ADA SHALL BE PROVIDED FOR ENTIRE LENGTH OF SIDEWALK.



**SIDEWALK EXPANSION & CONTRACTION JOINT**

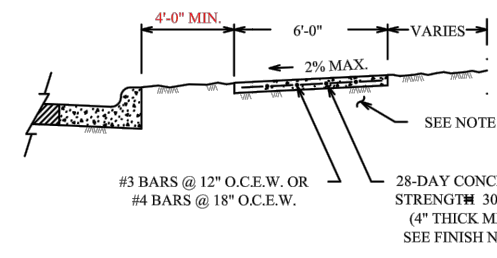


**SIDEWALK CONTRACTION JOINT**

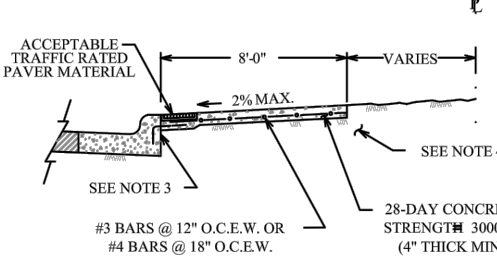


**SIDEWALK PAVER SECTION**

**ALONG LOCAL STREETS**



**ALONG MINOR COLLECTORS AND LARGER**



**ALONG MINOR COLLECTORS AND LARGER**



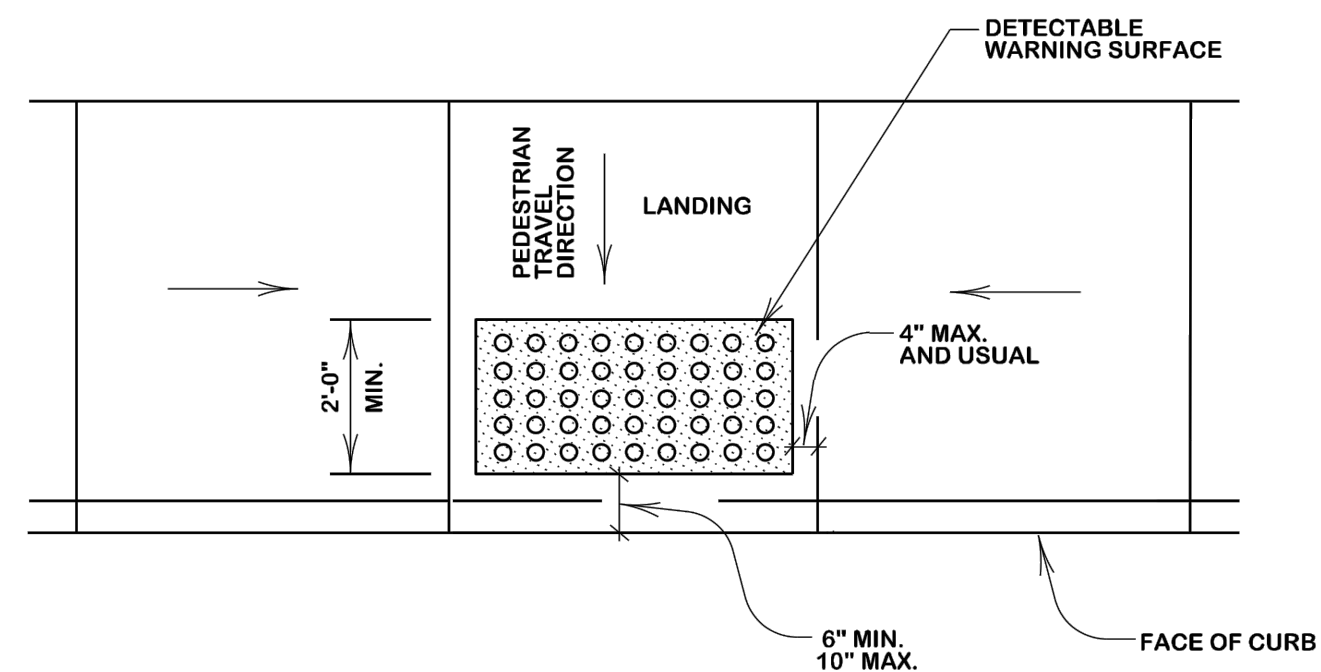
**CONCRETE SIDEWALK**

DATE **DECEMBER 2020** B/C'S UNIFIED STANDARD DETAIL DETAIL NO. **SW1-02**



**DETECTABLE WARNINGS GENERAL NOTES:**

1. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
2. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
3. ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
4. SHADED AREAS ON SHEETS 3 AND 4 INDICATE THE APPROXIMATE LOCATION FOR THE DETECTABLE WARNING SURFACE FOR EACH CURB RAMP TYPE.
5. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
6. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.
7. ACCEPTABLE PAVER MATERIAL SHALL BE CLAY, VITRIFIED POLYMER COMPOSITE, PRECAST POLYMER CONCRETE, AND CONCRETE.



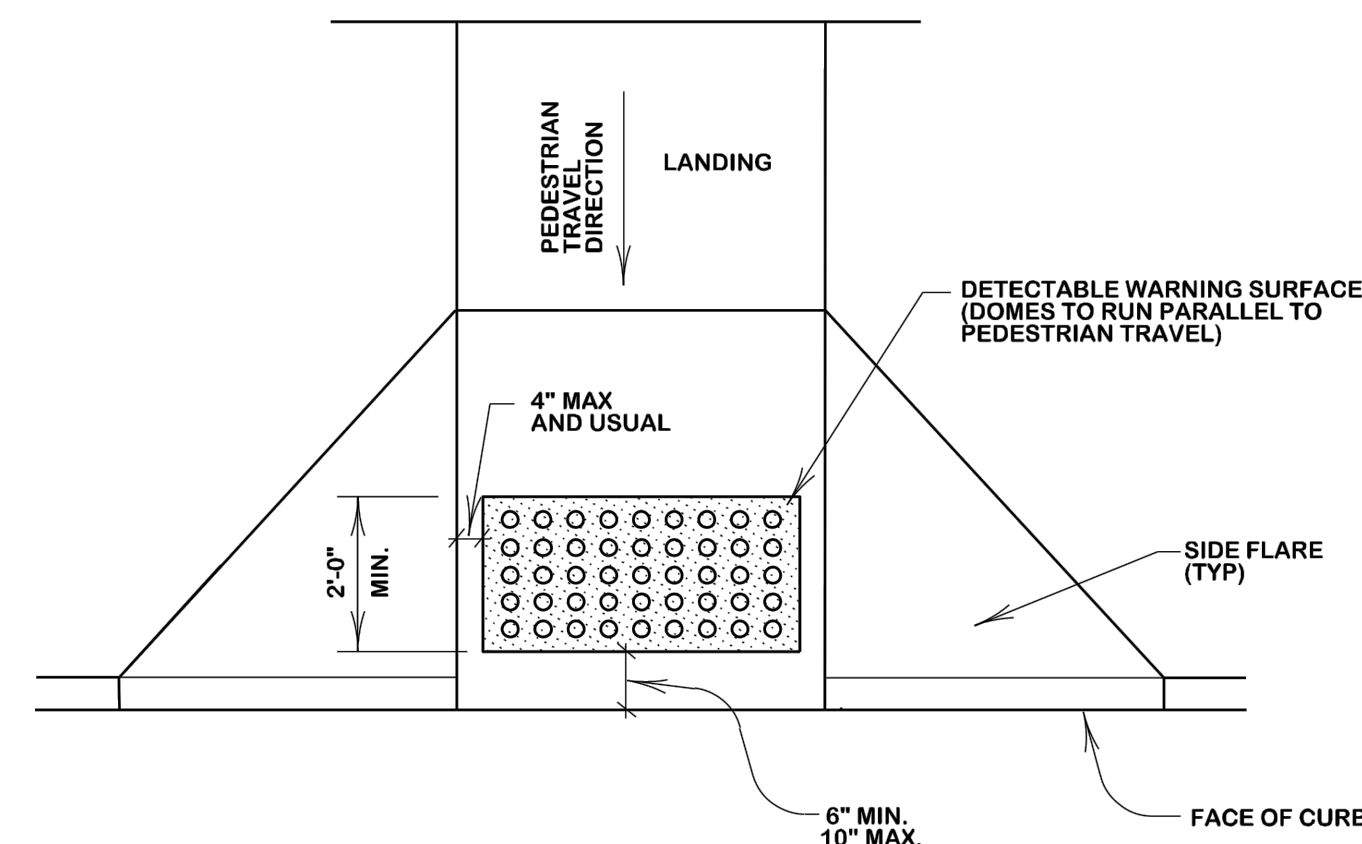
**TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE**

DATE **AUG. 2012** B/C'S UNIFIED STANDARD DETAIL DETAIL NO. **SW2-00**



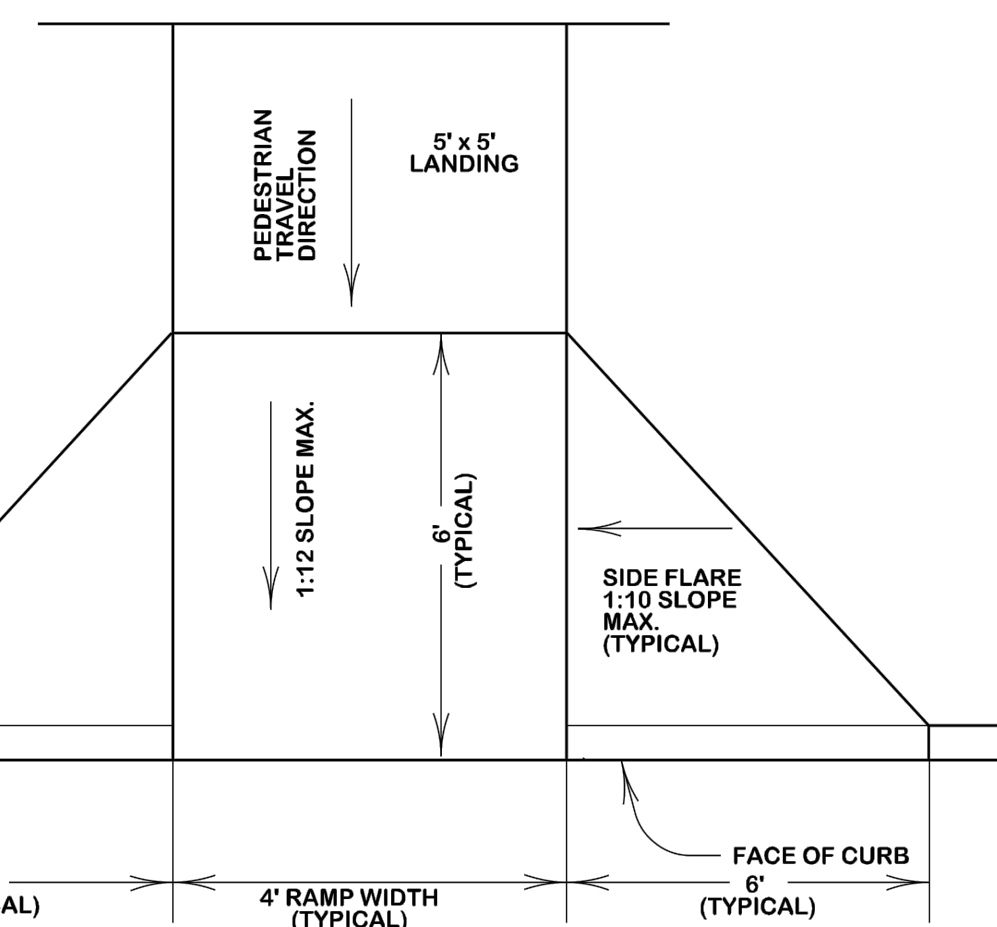
**DETECTABLE WARNINGS GENERAL NOTES:**

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7. ACCEPTABLE PAVER MATERIAL SHALL BE CLAY, VITRIFIED POLYMER COMPOSITE, PRECAST POLYMER CONCRETE, AND CONCRETE.



**TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN**

DATE **AUG. 2012** B/C'S UNIFIED STANDARD DETAIL DETAIL NO. **SW2-01**



**TYPICAL AMBULATORY RAMP W/ FLARED WINGS**

DATE **AUG. 2012** B/C'S UNIFIED STANDARD DETAIL DETAIL NO. **SW2-02**



REV	DESCRIPTION	DATE
1	ORIGINAL RELEASE	08/16/2024

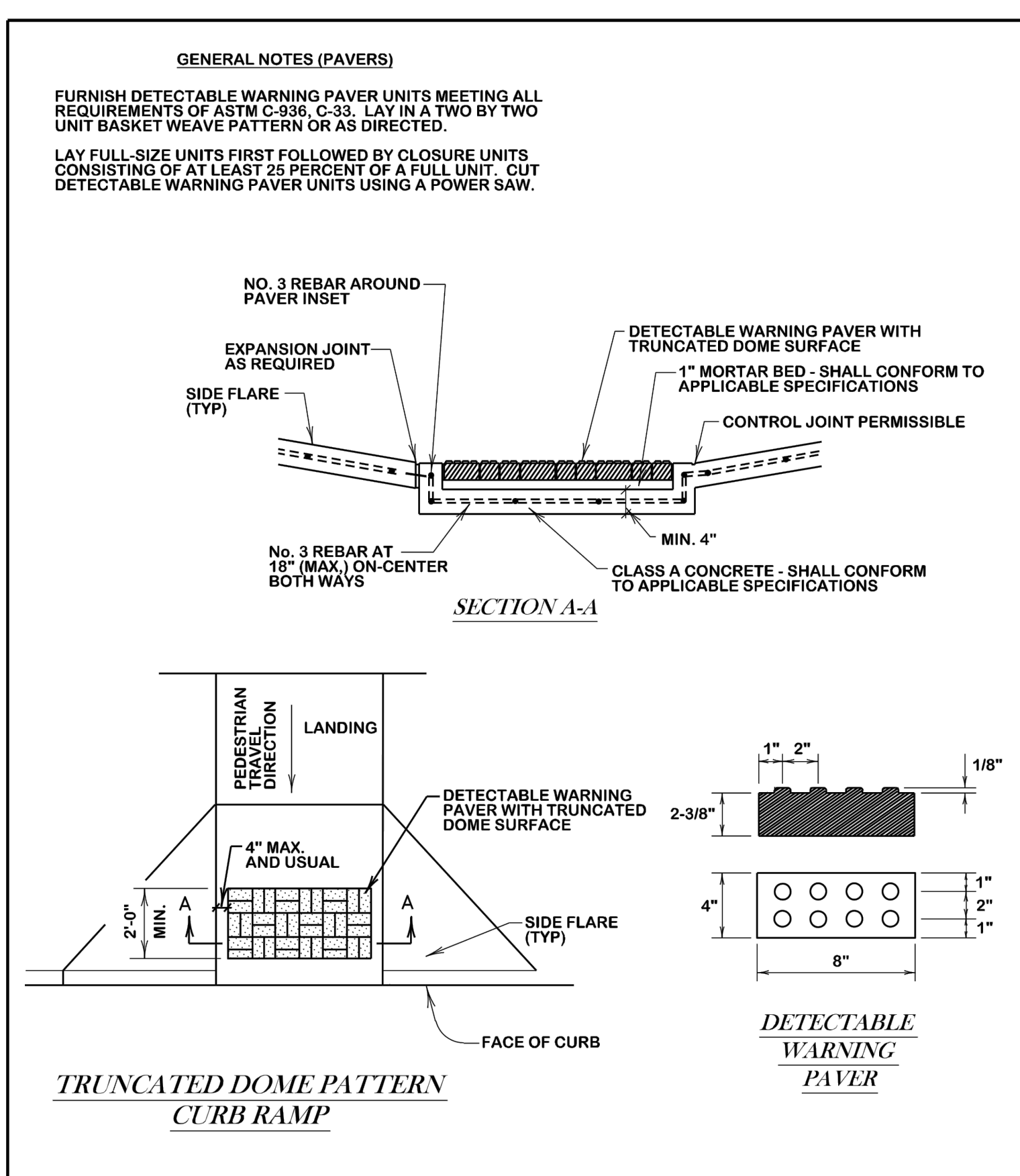
T.B.P.E.L.S. FIRM NO.: 21633



**DETAILS I**

SIGNATURE		DATE
DESIGN	TWF	
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PROJECT #	24-077-001	
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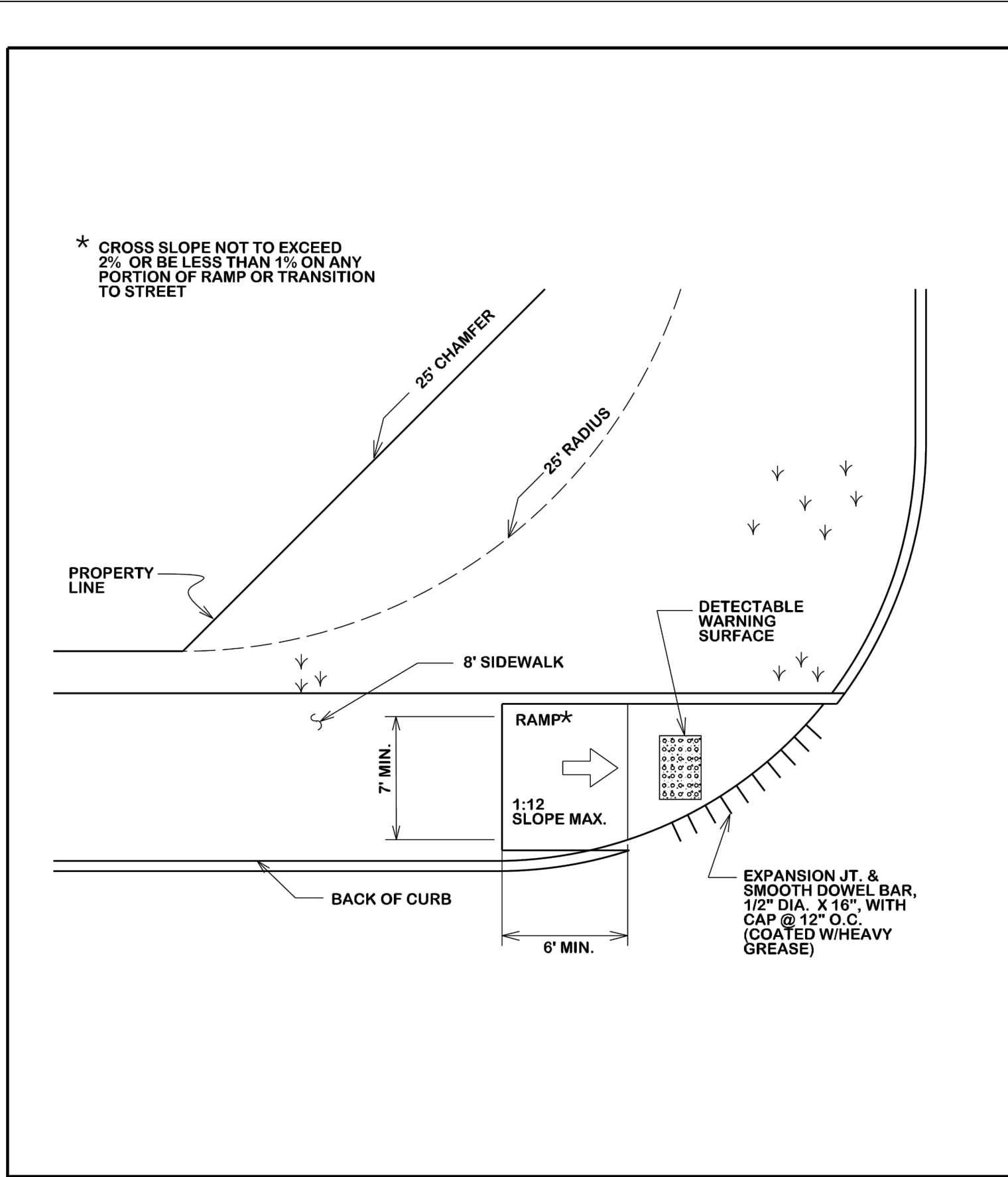
	<b>DETECTABLE WARNING PAVER (OPTIONAL)</b>			
	DATE <b>AUG. 2012</b>	<b>B/C'S UNIFIED STANDARD DETAIL</b>	DETAIL NO. <b>SW2-03</b>	

- DETECTABLE WARNINGS GENERAL NOTES**
- CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
  - DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
  - ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
  - SHADED AREAS ON SHEETS 3 AND 4 INDICATE THE APPROXIMATE LOCATION FOR THE DETECTABLE WARNING SURFACE FOR EACH CURB RAMP TYPE.
  - DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
  - DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.
  - ACCEPTABLE PAVER MATERIAL SHALL BE CLAY, VITRIFIED POLYMER COMPOSITE, PRECAST POLYMER CONCRETE, AND CONCRETE.

	<b>DETECTABLE WARNING GENERAL NOTES</b>			
	DATE <b>DECEMBER 2020</b>	<b>B/C'S UNIFIED STANDARD DETAIL</b>	DETAIL NO. <b>SW2-GN00</b>	

- PEDESTRIAN FACILITIES GENERAL NOTES**
- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
  - LANDINGS SHALL BE A 5' X 5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
  - MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4' X 4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
  - MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP IS 2%.
  - CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP, EITHER BECAUSE THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR BECAUSE THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED. OTHERWISE, PROVIDE FLARED SIDES.
  - ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND 16-TAC 68.162.
  - TO SERVE AS A PEDESTRIAN REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 5' WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
  - CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
  - EXISTING FEATURES THAT COMPLY WITH TAS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
  - HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. PROVIDE CURB RAMPS WHEREVER ON ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
  - SEPARATE CURB RAMP AND LANDINGS FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH PREMOLD OR BOARD JOINT OF 3/4" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
  - PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
  - FLARE SLOPE SHALL NOT EXCEED 10% MEASURED ALONG CURB LINE.

	<b>PEDESTRIAN FACILITIES GENERAL NOTES</b>			
	DATE <b>DECEMBER 2020</b>	<b>B/C'S UNIFIED STANDARD DETAIL</b>	DETAIL NO. <b>SW2-GN02</b>	



	<b>8' SIDEWALK AMBULATORY RAMP AT STREET INTERSECTION &amp; DRIVES</b>			
	DATE <b>AUG. 2012</b>	<b>B/C'S UNIFIED STANDARD DETAIL</b>	DETAIL NO. <b>SW3-03</b>	

1	ORIGINAL RELEASE	10/29/2024
REV	DESCRIPTION	DATE

T.B.P.E.L.S. FIRM NO.: 21633



**DETAILS II**

SIGNATURE		DATE
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