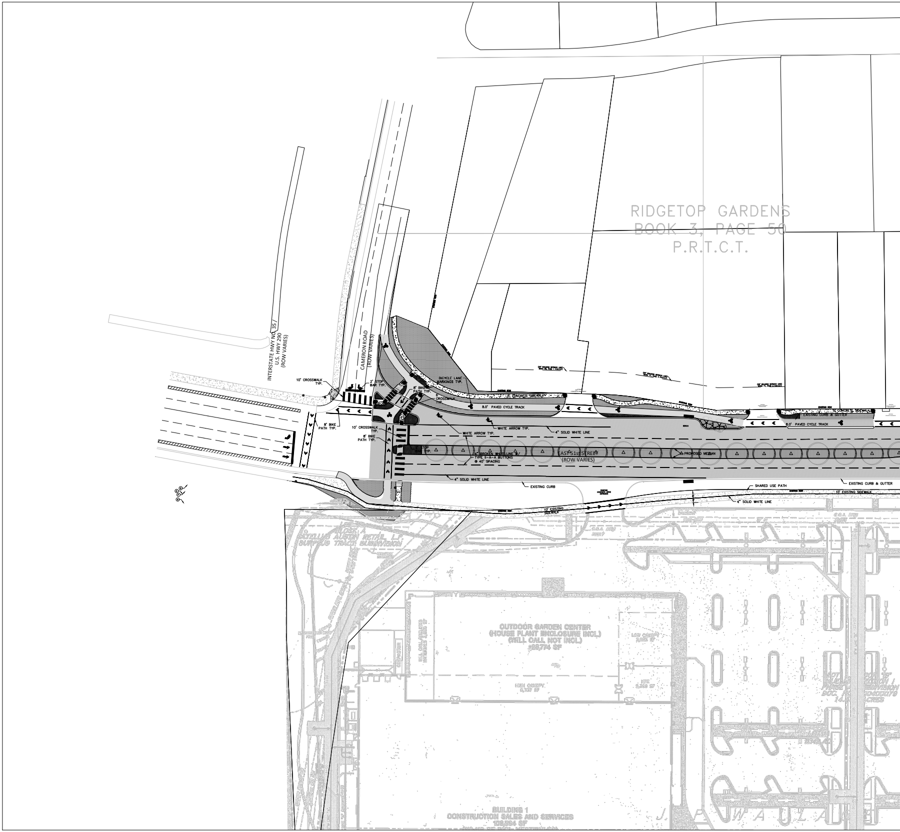
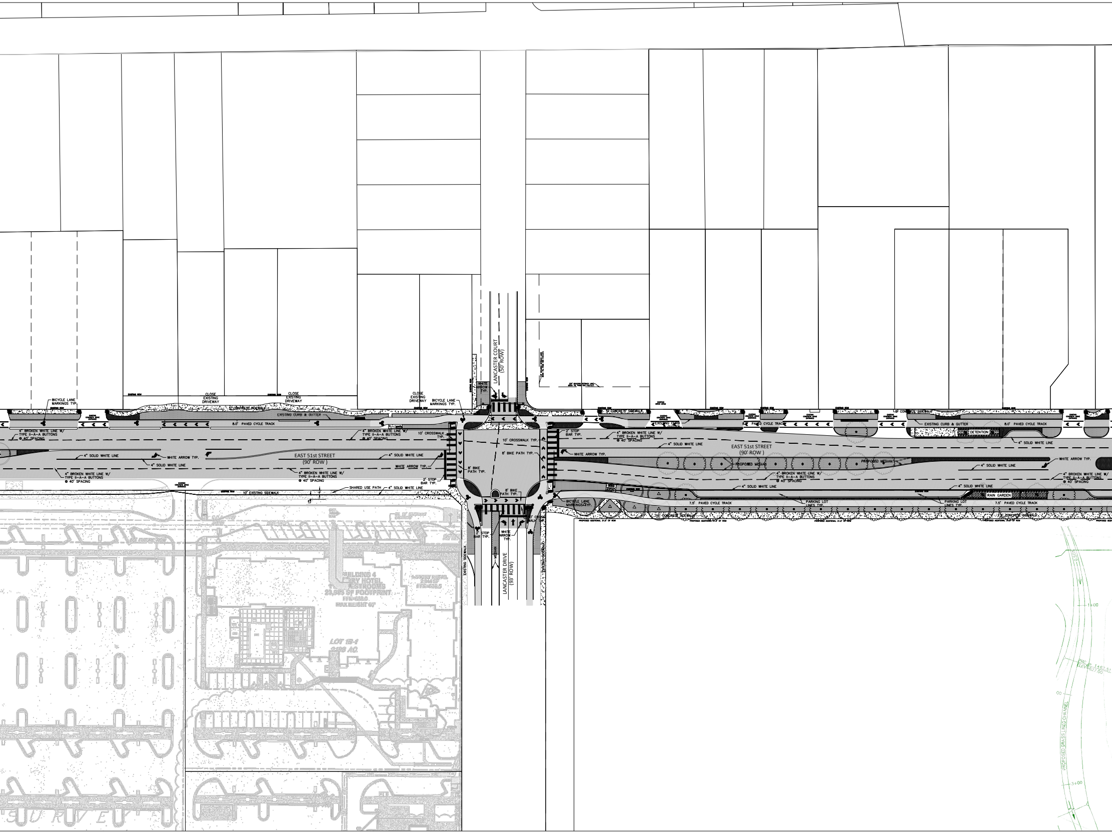
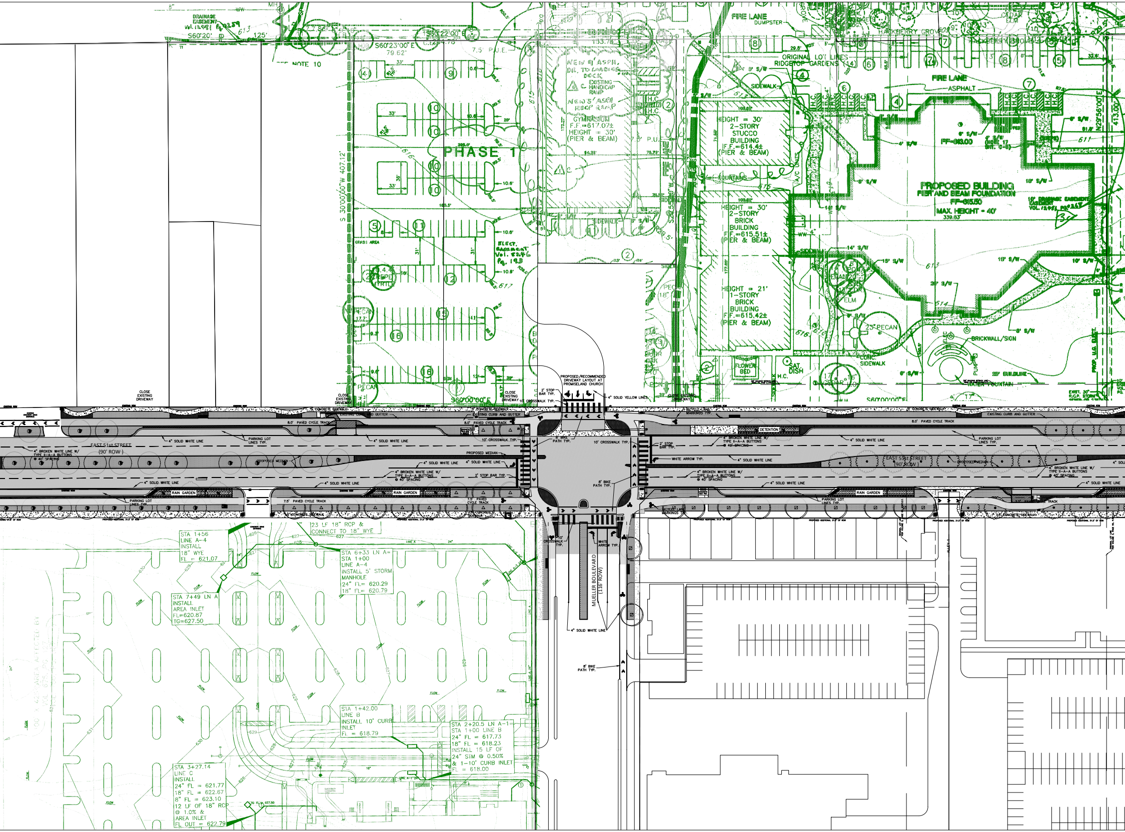
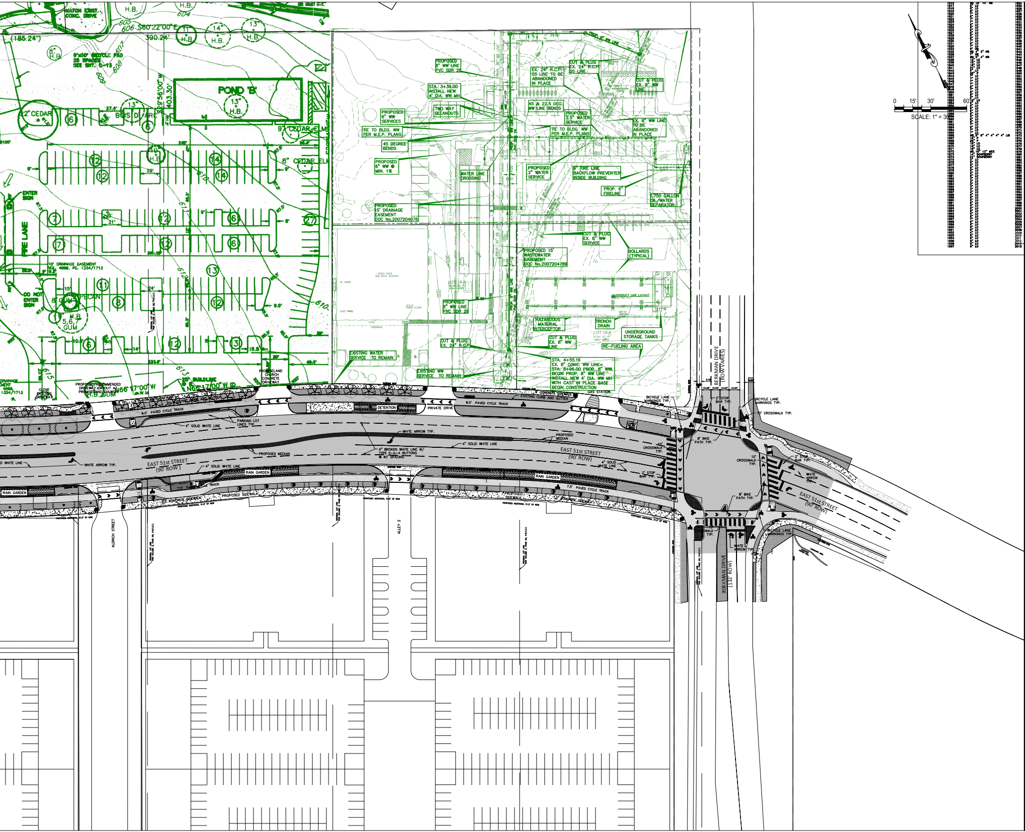
K:\PROJECTS\D444\10005\4980-51ST STREET FINAL DESIGN\8.0 - DRAWINGS\SHEETS\54980-STRIPPING.DWG MOCHTYAK, BENJAMIN J 10/3/2018 4:42 PM


RIDGETOP GARDENS
BOOK 3, PAGE 50
P.R.T.C.T.
INTERSTATE HWY NO. 35 /
U.S. HWY 290
(ROW VARIES)
CAMERON ROAD
(ROW VARIES)
10' CROSSWALK TYP.
2' STOP BAR TYP.
8' BIKE PATH TYP.
BICYCLE LANE MARKINGS TYP.
6' CROSSWALK TYP.
5' CONCRETE SIDEWALK
8.0' PAVED CYCLE TRACK
8' BIKE PATH TYP.
10' CROSSWALK TYP.
8' BIKE PATH TYP.
WHITE ARROW TYP.
WHITE ARROW TYP.
4" SOLID WHITE LINE
STOP BAR TYP.
4" BROKEN WHITE LINE W/ TYPE II-A-A BUTTONS @ 40' SPACING
EAST 51st STREET
(ROW VARIES)
PROPOSED MEDIAN
4" SOLID WHITE LINE
EXISTING CURB
5' CONCRETE SIDEWALK
EXISTING CURB & GUTTER
8.0' PAVED CYCLE TRACK
EXISTING CURB & GUTTER
SHARED USE PATH
10' EXISTING SIDEWALK
4" SOLID WHITE LINE
10' EXISTING SIDEWALK
BLOCK A
CATELLUS AUSTIN RETAIL L.P.
SURPLUS TRACT SUBDIVISION
OUTDOOR GARDEN CENTER
(HOUSE PLANT ENCLOSURE INCL)
(WILL CALL NOT INCL)
±28,774 SF
HIGH CANOPY
LOW CANOPY
BUILDING 1
CONSTRUCTION SALES AND SERVICES
108,564 SF


BICYCLE LANE MARKINGS TYP.
CLOSE EXISTING DRIVEWAY
CLOSE EXISTING DRIVEWAY
CLOSE EXISTING DRIVEWAY
5' CONCRETE SIDEWALK
EXISTING CURB & GUTTER
8.0' PAVED CYCLE TRACK
4" BROKEN WHITE LINE W/ TYPE II-A-A BUTTONS @ 40' SPACING
4" SOLID WHITE LINE
WHITE ARROW TYP.
EAST 51st STREET (90' ROW)
SHARED USE PATH
10' EXISTING SIDEWALK
LANCASTER COURT (50' ROW)
WHITE ARROW TYP.
10' CROSSWALK TYP.
8' BIKE PATH TYP.
2' STOP BAR TYP.
LANCASTER DRIVE (93' ROW)
MEDIAN
EXISTING SIDEWALK
PROPOSED MEDIAN
DETENTION
RAIN GARDEN
PARKING LOT LINES TYP.
7.5' PAVED CYCLE TRACK
7.5' CONCRETE SIDEWALK
PROPOSED ADDITIONAL 31.5' OF ROW
BUILDING 4
1-STORY RETAIL 2,944 SF FFE=638.5
FFE=638.0
MAX HEIGHT 60'
LOT 1B-1
1+00
2+00
PROPOSED GRASS LINED CHANNEL


EAST 51st STREET
(90' ROW)
MUELLER BOULEVARD
(116' ROW)
PROPOSED/RECOMMENDED DRIVEWAY LAYOUT AT PROMISELAND CHURCH
2' STOP BAR TYP.
10' CROSSWALK TYP.
4" SOLID YELLOW LINES
CLOSE EXISTING DRIVEWAY
8' BIKE PATH TYP.
WHITE ARROW TYP.
4" SOLID WHITE LINE
4" BROKEN WHITE LINE W/ TYPE II-A-A BUTTONS @ 40' SPACING
PROPOSED MEDIAN
PARKING LOT LINES TYP.
RAIN GARDEN
DETENTION
8.0' PAVED CYCLE TRACK
7.5' PAVED CYCLE TRACK
CONCRETE SIDEWALK
EXISTING CURB AND GUTTER
BICYCLE LANE MARKINGS TYP.
PHASE 1
PROPOSED BUILDING
PIER AND BEAM FOUNDATION
FF=615.50
MAX. HEIGHT = 40'
HEIGHT = 30'
2-STORY
STUCCO
BUILDING
F.F.=614.4±
(PIER & BEAM)
HEIGHT = 30'
2-STORY
BRICK
BUILDING
F.F.=615.51±
(PIER & BEAM)
HEIGHT = 21'
1-STORY
BRICK
BUILDING
F.F.=615.42±
(PIER & BEAM)
GYMNASIUM
F.F.=617.07±
HEIGHT = 30'
(PIER & BEAM)
FIRE LANE
DUMPSTER
ASPHALT
SIDEWALK
ORIGINAL LOT LINES
RIDGETOP GARDENS
BRICKWALL/SIGN
FOUNTAIN
FLOWER BED
SAT. DISH
23" PECAN
ELM
S60°23'00"E
79.62'
S60°20'
S60°00'00"E
S 30°00'00"W 407.12'
N29°56'00"E
413.00'
DRAINAGE EASEMENT
SEE NOTE 10
STA 1+56
LINE A-4
INSTALL
18" WYE
FL = 621.07
23 LF 18" RCP &
CONNECT TO 18" WYE
STA 6+33 LN A=
STA 1+00
LINE A-4
INSTALL 5' STORM
MANHOLE
24" FL= 620.29
18" FL= 620.79
STA 7+49 LN A
INSTALL
AREA INLET
FL=620.87
TG=627.50
STA 1+42.00
LINE B
INSTALL 10' CURB
INLET
FL = 618.79
STA 2+20.5 LN A-1=
STA 1+00 LINE B
24" FL = 617.73
18" FL = 618.23
INSTALL 15 LF OF
24" STM @ 0.50%
& 1-10' CURB INLET
FL = 618.00
STA 3+27.14
LINE C
INSTALL
24" FL = 621.77
18" FL = 622.67
8" FL = 623.10
12 LF OF 18" RCP
@ 1.0% &
AREA INLET
FL OUT = 622.79
FLOW


POND 'B'
22" CEDAR
9" CEDAR ELMS
8" CEDAR ELM
FIRE LANE
ENTER SIGN
DO NOT ENTER SIGN
10' DRAINAGE EASEMENT VOL. 4066, PG. 1334/1713
S60°22'00"E
390.24'
(185.24')
S29°56'00"W
403.30'
N66°17'00"W
BUILDLINE
PROPOSED/RECOMMENDED DRIVEWAY LAYOUT AT PROMISELAND CHURCH
PROMISELAND CHURCH CONCRETE DRIVEWAY
CLOSE EXISTING DRIVEWAY
PROPOSED 8" WW LINE PVC SDR 26
STA. 3+39.00 INSTALL NEW 4' DIA. WW MH
TWO WAY CLEANOUTS
PROPOSED 6" WW SERVICES
TIE TO BLDG. WW PER M.E.P. PLANS
45 DEGREE BENDS
PROPOSED 6" WW @ MIN. 1%
WATER LINE CROSSING
PROPOSED 15' DRAINAGE EASEMENT DOC No.2007204076
EX. 24" R.C.P. SS LINE TO BE ABANDONED IN PLACE
CUT & PLUG EX. 24" R.C.P. SS LINE
CUT & PLUG EX. 8" WW LINE
45 & 22.5 DEG. WW LINE BENDS
PROPOSED 2.5" WATER SERVICE
TIE TO BLDG. WW PER M.E.P. PLANS
EX. 8" WW LINE TO BE ABANDONED IN PLACE
PROPOSED 2" WATER SERVICE
8" FIRE LINE BACKFLOW PREVENTER INSIDE BUILDING
PROP. 6" FIRELINE
1,750 GALLON OIL/WATER SEPARATOR
CUT & PLUG EX. 6" WW SERVICE
PROPOSED 15' WASTEWATER EASEMENT DOC No.2007204789
BOLLARDS (TYPICAL)
PRODUCT LINE LAYOUT
PROPOSED 8" WW LINE PVC SDR 26
HAZARDOUS MATERIAL INTERCEPTOR
TRENCH DRAIN
UNDERGROUND STORAGE TANKS
CUT & PLUG EX. 8" WW LINE
CUT & PLUG EX. 24" R.C.P.
RE-FUELING AREA
EXISTING WATER SERVICE TO REMAIN
EXISTING WW SERVICE TO REMAIN
STA. 4+55.16 EX. 8" CONC. WW LINE= STA. 5+96.00 PROP. 8" WW LINE BEGIN PROP. 8" WW LINE INSTALL NEW 4' DIA. WW MH WITH CAST IN PLACE BASE BEGIN CONSTRUCTION
GAS STATION
1 STORY ROCK AND METAL BUILDING
LOT 18-A
LOT 19-B
EXISTING CURB AND GUTTER
8.0' PAVED CYCLE TRACK
PARKING LOT LINES TYP.
DETENTION
PRIVATE DRIVE
4" SOLID WHITE LINE
WHITE ARROW TYP.
PROPOSED MEDIAN
4" BROKEN WHITE LINE W/ TYPE II-A-A BUTTONS @ 40' SPACING
EAST 51st STREET (90' ROW)
RAIN GARDEN
PROPOSED SIDEWALK
7.5' PAVED CYCLE TRACK
PROPOSED ADDITIONAL 31.8' OF ROW
BICYCLE LANE MARKINGS TYP.
2' STOP BAR TYP.
10' CROSSWALK TYP.
8' BIKE PATH TYP.
WHITE ARROW TYP.
BERKMAN DRIVE (ROW VARIES)
BERKMAN DRIVE (132' ROW)
ALDRICH STREET
ALLEY 2
0
15'
30'
60'
SCALE: 1" = 30'

NO.	REVISION	BY	DATE

DESIGNED BY: ______
DRAWN BY: ______
CHECKED BY: ______
APPROVED BY: ______
DATE: ______

ATKINS
11801 DOMAIN BOULEVARD, SUITE 500
AUSTIN, TEXAS 78730 - (512) 327-6840
TBPE REG. NO. F-474

CITY OF AUSTIN
E. 51ST STREET REVITALIZATION

SHEET NO.

OF SHEETS

FILE NO.
PROJECT NO. 100054980

SP–2018–0084C, C.I.P. NO. 5401.004