TEXAS DEPARTMENT OF TRANSPORTATION
AUSTIN DISTRICT

TERRY MCCOY, P.E., DISTRICT ENGINEER

DESIGN SCHEMATIC

Texas
Department
of Transportation

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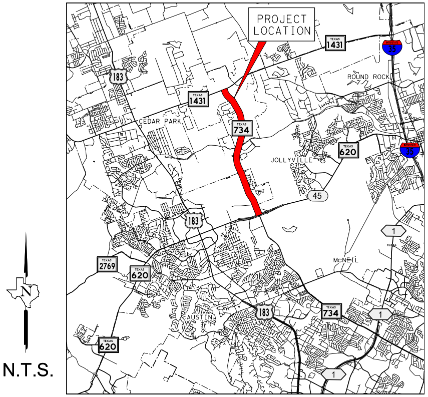
FM 734

FROM: RM 1431
TO: SH 45
CSJ: 3417-02-030
PROJECT LENGTH: 4.309 MILES

WILLIAMSON COUNTY
9/4/2018
ROLL 3 OF


PROJECT LOCATION
1431
35
ROUND ROCK
183
1431
CEDAR PARK
734
620
35
JOLLYVILLE
45
183
1
McNEIL
2769
620
AUSTIN
183
734
1
620
1
N

N.T.S.

SHEET INDEX

ROLL 1: FM 734 PLAN AND PROFILE
BEGIN PROJECT TO STA 155+00

ROLL 2: FM 734 PLAN AND PROFILE
STA 155+00 TO STA 240+00

ROLL 3: FM 734 PLAN AND PROFILE
STA 240+00 TO END OF PROJECT

JACOBS

PREPARED BY JACOBS ENGINEERING GROUP, INC.
FIRM #2966
UNDER THE SUPERVISION OF MARK W. VAN ANDEL, P.E.

P.E. NO. 108166

DESIGN SCHEMATIC
NOT INTENDED FOR CONSTRUCTION, BIDDING, AND OR PERMIT PURPOSES

0 100 200 300
HORIZONTAL
GRAPHIC SCALES IN FEET

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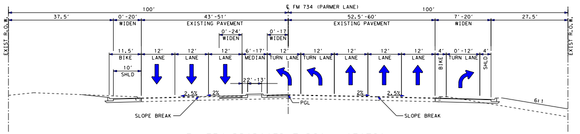
GENERAL NOTES:

1. EXISTING TOPOGRAPHICAL FEATURES FROM FIELD SURVEY DATED AUGUST 2018 AND RECORD PLANS.
2. THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM (SPCS) CENTRAL ZONE (4203), NAD83 (2011 ADJUSTMENT), NORTH AMERICAN VERTICAL DATUM OF 1988, GEOID 12A, BASED UPON THE TXDOT NETWORK.
3. DISTANCES SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE SCALE FACTOR FOR THIS PROJECT IS 1.00012 EXACTLY.
4. TRAFFIC VOLUMES APPROVED BY TP&P ON XXXXX XX, 2018.
5. DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR NOMINAL FACE OF CURB, RAIL, BARRIER, OR WALL (UNLESS NOTED OTHERWISE).
6. OWNERSHIP INFORMATION SHOWN ON SCHEMATIC OBTAINED FROM WILLIAMSON COUNTY APPRAISAL DISTRICT (APRIL 2018).
7. SUPERELEVATION DATA FROM RECORD PLANS AND SHOWN FOR INFORMATIONAL PURPOSES ONLY.
8. FM 734/PARMER LN PROFILE FROM RECORD PLANS AND SHOWN FOR INFORMATIONAL PURPOSES ONLY.
9. APPROXIMATE 100 YEAR FLOODPLAIN LIMITS ARE BASED UPON FEMA FLOOD INSURANCE RATE MAPS XXXXXXXXXXXX (DATE).
10. ADA RAMPS ARE NOT DEPICTED IN THE PLAN.
11. CONVENTIONAL ROADWAY SIGNAGE (SMALL SIGNS) ARE NOT SHOWN AND WILL BE DEVELOPED DURING THE PS&E PHASE OF THE PROJECT.

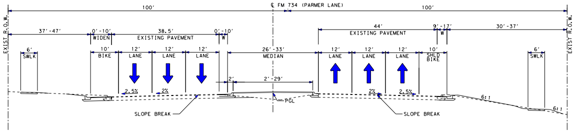
PLAN VIEW LEGEND

—·—·—	PROPOSED CENTERLINE/BASELINE
—·—·—	EXISTING ROW
🟩	RAISED GRASS MEDIAN
▨	RAISED CONCRETE MEDIAN
🟥	PROPOSED BRIDGE LIMITS
🟨	PROPOSED PAVEMENT WIDENING
🟦	DRIVEWAY RECONSTRUCTION
🟪	PROPOSED 6' SIDEWALK
🟧	PROPOSED 10' SHARED USE PATH
-------	HIDDEN LINEWORK (UNDER BRIDGE)


℄ FM 734 (PARMER LANE)
100'
100'
37.5'
0'-20'
WIDEN
43'-51'
EXISTING PAVEMENT
0'-24'
WIDEN
0'-17
WIDEN
52.5'-60'
EXISTING PAVEMENT
7'-20'
WIDEN
27.5'
EXIST R.O.W.
11.5'
BIKE
10'
SHLD
12'
LANE
12'
LANE
12'
LANE
6'-17'
MEDIAN
22'-13'
12'
TURN LANE
12'
TURN LANE
12'
LANE
12'
LANE
12'
LANE
4'
BIKE
0'-12'
TURN LANE
4'
SHLD
2.5%
2%
2%
2.5%
6:1
PGL
SLOPE BREAK
SLOPE BREAK
EXIST R.O.W.

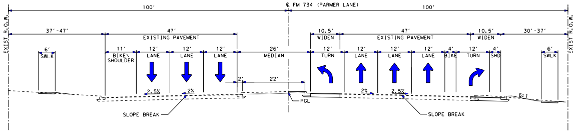
FM 734 PROPOSED TYPICAL SECTION

DOUBLE LEFT, SINGLE RIGHT (AVERY NB & SB)
STA 123+21.00 TO STA 137+12.00
STA 179+52.00 TO STA 189+06.00
STA 216+20.00 TO STA 229+75.00
STA 238+24.00 TO STA 268+99.00
STA 282+15.00 TO STA 295+43.00


℄ FM 734 (PARMER LANE)
100'
100'
EXIST R.O.W.
37'-47'
0'-10'
WIDEN
38.5'
EXISTING PAVEMENT
0'-10'
W
44'
EXISTING PAVEMENT
9'-17'
W
30'-37'
6'
SWLK
10'
BIKE
12'
LANE
12'
LANE
12'
LANE
26'-33'
MEDIAN
2'
2'-29'
12'
LANE
12'
LANE
12'
LANE
10'
SHLD
BIKE
6'
SWLK
2.5%
2%
2%
2.5%
6:1
6:1
PGL
SLOPE BREAK
SLOPE BREAK
EXIST R.O.W.

FM 734 PROPOSED TYPICAL SECTION

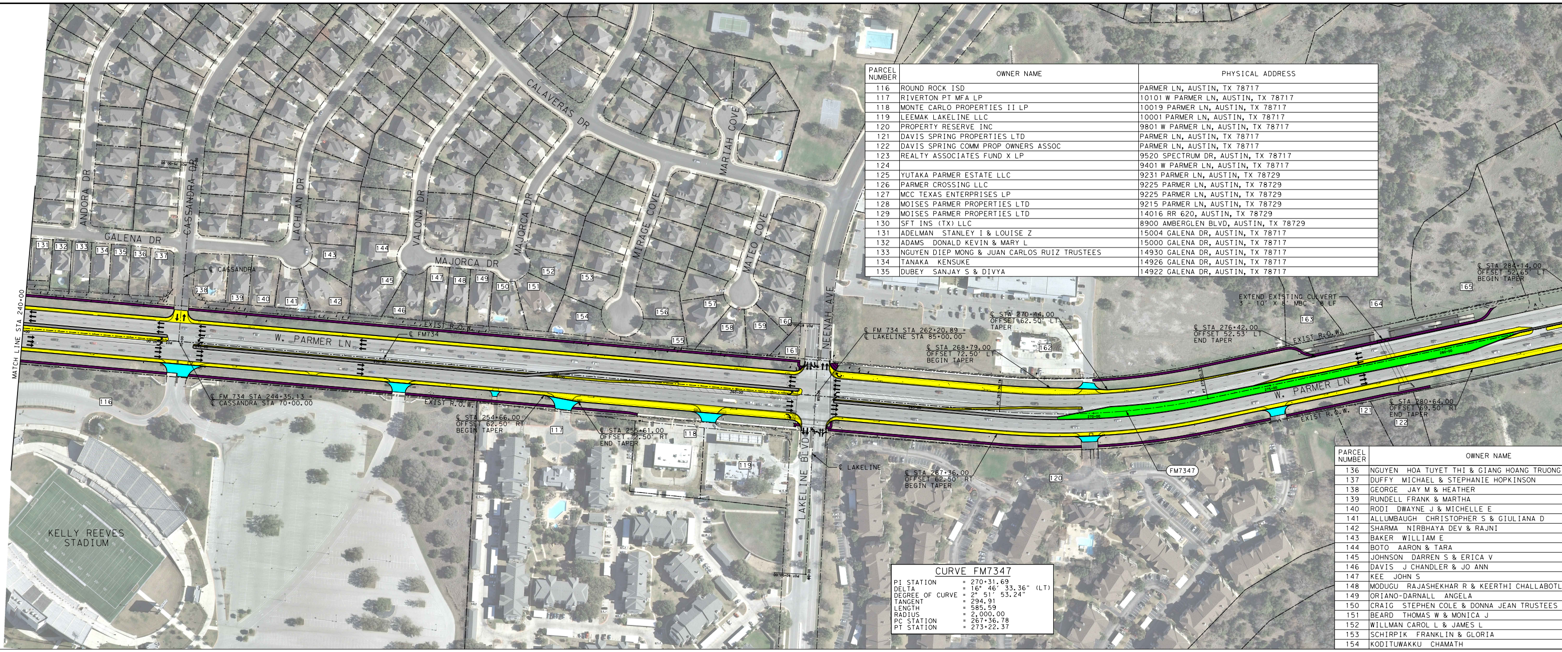
AVERY RANCH TO SH 45
STA 229+75.00 TO STA 238+24.00
STA 268+99.00 TO STA 282+15.00


℄ FM 734 (PARMER LANE)
100'
100'
EXIST R.O.W.
37'-47'
47'
EXISTING PAVEMENT
10.5'
WIDEN
47'
EXISTING PAVEMENT
10.5'
WIDEN
30'-37'
6'
SWLK
11'
BIKE\
SHOULDER
12'
LANE
12'
LANE
12'
LANE
26'
MEDIAN
2'
22'
12'
TURN
12'
LANE
12'
LANE
12'
LANE
4'
BIKE
12'
TURN
4'
SHD
6'
SWLK
2.5%
2%
2%
2.5%
6:1
PGL
SLOPE BREAK
SLOPE BREAK
EXIST R.O.W.

FM 734 PROPOSED TYPICAL SECTION

SH 45 INTERSECTION
STA 299+65.00 TO STA 307+48.00

DATE: 9/4/2018 TIME: 6:49:36 PM
FILE: $FILEL$
FM 734 (PARMER LANE): FROM RM 1431 TO SH 45


MATCH LINE STA 240+00
ANDORA DR
CASSANDRA DR
GALENA DR
LACHLAN DR
VALONA DR
MAJORCA DR
CALAVERAS DR
MIRAGE COVE
MARIAH COVE
MATEO COVE
NEENAH AVE
LAKELINE BLVD
W. PARMER LN
℄ CASSANDRA
℄ FM734
EXIST R.O.W.
℄ FM 734 STA 244+35.13 = ℄ CASSANDRA STA 70+00.00
℄ STA 254+66.00 OFFSET 62.50' RT BEGIN TAPER
℄ STA 255+61.00 OFFSET 72.50' RT END TAPER
℄ FM 734 STA 262+20.89 = ℄ LAKELINE STA 85+00.00
℄ STA 268+79.00 OFFSET 72.50' LT BEGIN TAPER
℄ STA 270+44.00 OFFSET 62.50' LT TAPER
℄ STA 267+36.00 OFFSET 62.50' RT BEGIN TAPER
℄ LAKELINE
℄ STA 276+42.00 OFFSET 52.53' LT END TAPER
EXTEND EXISTING CULVERT 3 - 10' X 8' MBC - 8 LF
℄ STA 280+64.00 OFFSET 69.50' RT END TAPER
℄ STA 284+14.00 OFFSET 52.65' LT BEGIN TAPER
FM7347
KELLY REEVES STADIUM
116
117
118
119
120
121
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131
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133
134
135
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138
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142
143
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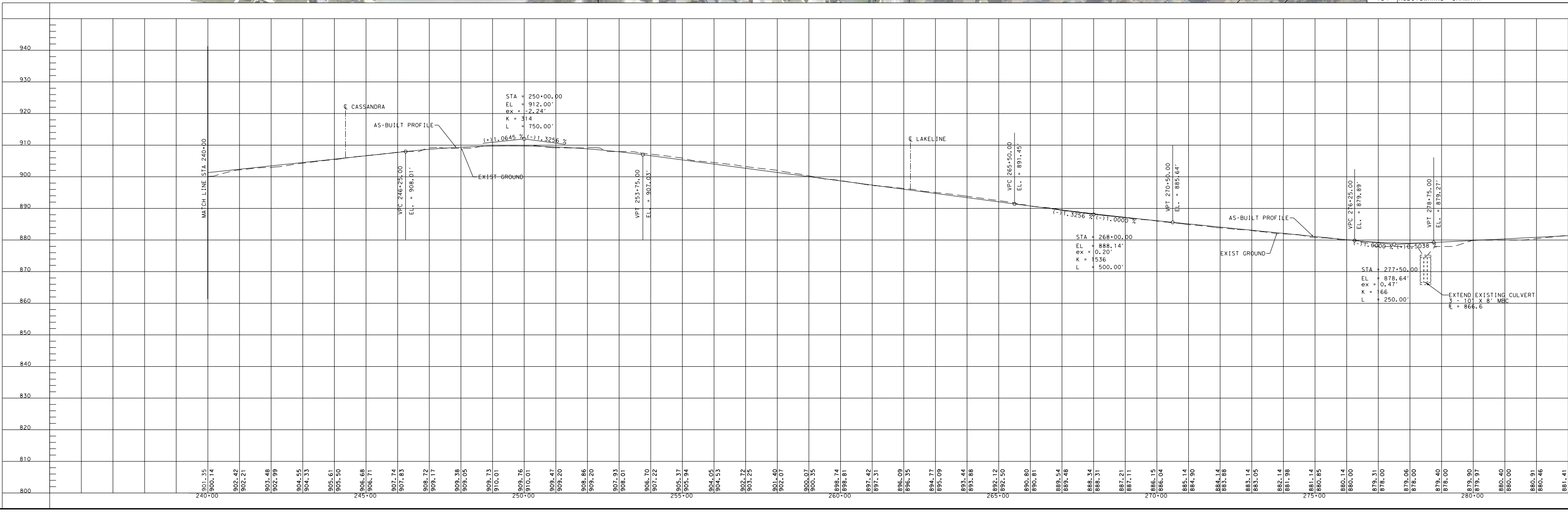
164
165

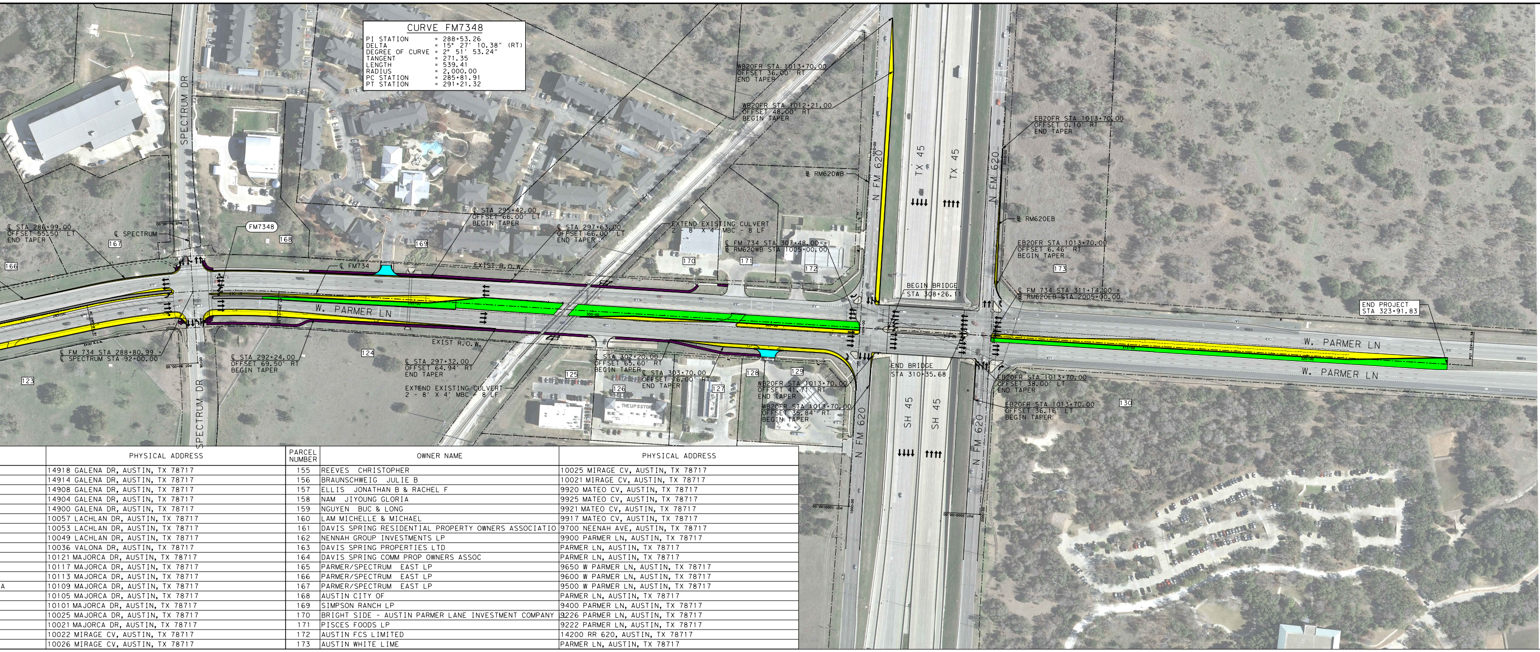
PARCEL NUMBER	OWNER NAME	PHYSICAL ADDRESS
116	ROUND ROCK ISD	PARMER LN, AUSTIN, TX 78717
117	RIVERTON PT MFA LP	10101 W PARMER LN, AUSTIN, TX 78717
118	MONTE CARLO PROPERTIES II LP	10019 PARMER LN, AUSTIN, TX 78717
119	LEEMAK LAKELINE LLC	10001 PARMER LN, AUSTIN, TX 78717
120	PROPERTY RESERVE INC	9801 W PARMER LN, AUSTIN, TX 78717
121	DAVIS SPRING PROPERTIES LTD	PARMER LN, AUSTIN, TX 78717
122	DAVIS SPRING COMM PROP OWNERS ASSOC	PARMER LN, AUSTIN, TX 78717
123	REALTY ASSOCIATES FUND X LP	9520 SPECTRUM DR, AUSTIN, TX 78717
124		9401 W PARMER LN, AUSTIN, TX 78717
125	YUTAKA PARMER ESTATE LLC	9231 PARMER LN, AUSTIN, TX 78729
126	PARMER CROSSING LLC	9225 PARMER LN, AUSTIN, TX 78729
127	MCC TEXAS ENTERPRISES LP	9225 PARMER LN, AUSTIN, TX 78729
128	MOISES PARMER PROPERTIES LTD	9215 PARMER LN, AUSTIN, TX 78729
129	MOISES PARMER PROPERTIES LTD	14016 RR 620, AUSTIN, TX 78729
130	SFT INS (TX) LLC	8900 AMBERGLEN BLVD, AUSTIN, TX 78729
131	ADELMAN STANLEY I & LOUISE Z	15004 GALENA DR, AUSTIN, TX 78717
132	ADAMS DONALD KEVIN & MARY L	15000 GALENA DR, AUSTIN, TX 78717
133	NGUYEN DIEP MONG & JUAN CARLOS RUIZ TRUSTEES	14930 GALENA DR, AUSTIN, TX 78717
134	TANAKA KENSUKE	14926 GALENA DR, AUSTIN, TX 78717
135	DUBEY SANJAY S & DIVYA	14922 GALENA DR, AUSTIN, TX 78717

PARCEL NUMBER	OWNER NAME
136	NGUYEN HOA TUYET THI & GIANG HOANG TRUONG
137	DUFFY MICHAEL & STEPHANIE HOPKINSON
138	GEORGE JAY M & HEATHER
139	RUNDELL FRANK & MARTHA
140	RODI DWAYNE J & MICHELLE E
141	ALLUMBAUGH CHRISTOPHER S & GIULIANA D
142	SHARMA NIRBHAYA DEV & RAJNI
143	BAKER WILLIAM E
144	BOTO AARON & TARA
145	JOHNSON DARREN S & ERICA V
146	DAVIS J CHANDLER & JO ANN
147	KEE JOHN S
148	MODUGU RAJASHEKHAR R & KEERTHI CHALLABOTL
149	ORIANO-DARNALL ANGELA
150	CRAIG STEPHEN COLE & DONNA JEAN TRUSTEES
151	BEARD THOMAS W & MONICA J
152	WILLMAN CAROL L & JAMES L
153	SCHIRPIK FRANKLIN & GLORIA
154	KODITUWAKKU CHAMATH

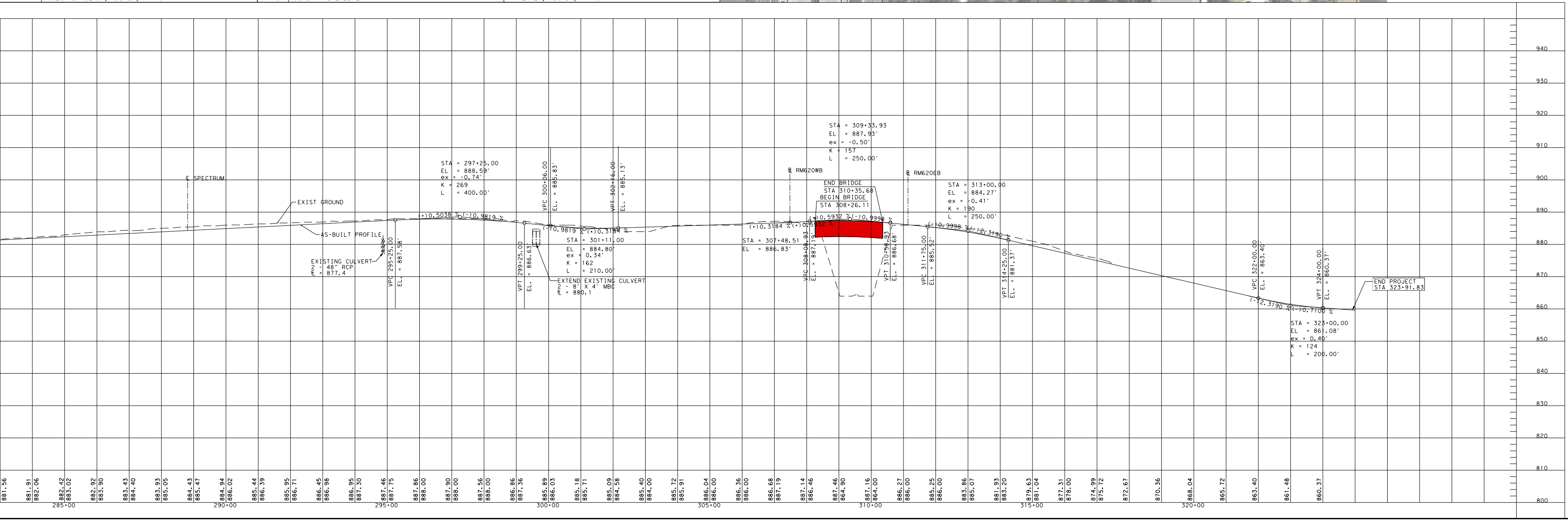
CURVE FM7347

PI STATION = 270+31.69
DELTA = 16° 46' 33.36" (LT)
DEGREE OF CURVE = 2° 51' 53.24"
TANGENT = 294.91
LENGTH = 585.59
RADIUS = 2,000.00
PC STATION = 267+36.78
PT STATION = 273+22.37




CURVE FM7348
PI STATION = 288+53.26
DELTA = 15° 27' 10.38" (RT)
DEGREE OF CURVE = 2° 51' 53.24"
TANGENT = 271.35
LENGTH = 539.41
RADIUS = 2,000.00
PC STATION = 285+81.91
PT STATION = 291+21.32
SPECTRUM DR
℄ STA 286+99.00
OFFSET 55.50' LT
END TAPER
℄ SPECTRUM
FM7348
166
167
168
169
℄ FM734
EXIST R.O.W.
℄ STA 295+42.00
OFFSET 66.00' LT
BEGIN TAPER
℄ STA 297+63.00
OFFSET 66.00' LT
END TAPER
W. PARMER LN
℄ FM 734 STA 288+80.99 =
℄ SPECTRUM STA 92+00.00
123
124
℄ STA 292+24.00
OFFSET 69.50' RT
BEGIN TAPER
℄ STA 297+32.00
OFFSET 64.94' RT
END TAPER
EXTEND EXISTING CULVERT
2 - 8' X 4' MBC - 8 LF
EXIST R.O.W.
125
126
127
128
129
℄ STA 302+20.00
OFFSET 65.60' RT
BEGIN TAPER
℄ STA 303+70.00
OFFSET 76.00' RT
END TAPER
WB20FR STA 1013+70.00
OFFSET 36.00' RT
END TAPER
WB20FR STA 1012+21.00
OFFSET 48.00' RT
BEGIN TAPER
BL RM620WB
EXTEND EXISTING CULVERT
2 - 8' X 4' MBC - 8 LF
℄ FM 734 STA 307+48.00 =
BL RM620WB STA 1005+00.00
170
171
172
WB20FR STA 1013+70.00
OFFSET 41.71' RT
END TAPER
WB20FR STA 1013+70.00
OFFSET 35.84' RT
BEGIN TAPER
N FM 620
TX 45
TX 45
SH 45
SH 45
N FM 620
BEGIN BRIDGE
STA 308+26.11
END BRIDGE
STA 310+35.68
EB20FR STA 1013+70.00
OFFSET 0.10' RT
END TAPER
BL RM620EB
EB20FR STA 1013+70.00
OFFSET 6.46' RT
BEGIN TAPER
173
℄ FM 734 STA 311+14.00 =
BL RM620EB STA 2005+00.00
EB20FR STA 1013+70.00
OFFSET 38.00' LT
END TAPER
EB20FR STA 1013+70.00
OFFSET 36.16' LT
BEGIN TAPER
130
END PROJECT
STA 323+91.83
W. PARMER LN
W. PARMER LN

	PHYSICAL ADDRESS	PARCEL NUMBER	OWNER NAME	PHYSICAL ADDRESS
	14918 GALENA DR, AUSTIN, TX 78717	155	REEVES CHRISTOPHER	10025 MIRAGE CV, AUSTIN, TX 78717
	14914 GALENA DR, AUSTIN, TX 78717	156	BRAUNSCHWEIG JULIE B	10021 MIRAGE CV, AUSTIN, TX 78717
	14908 GALENA DR, AUSTIN, TX 78717	157	ELLIS JONATHAN B & RACHEL F	9920 MATEO CV, AUSTIN, TX 78717
	14904 GALENA DR, AUSTIN, TX 78717	158	NAM JIYOUNG GLORIA	9925 MATEO CV, AUSTIN, TX 78717
	14900 GALENA DR, AUSTIN, TX 78717	159	NGUYEN BUC & LONG	9921 MATEO CV, AUSTIN, TX 78717
	10057 LACHLAN DR, AUSTIN, TX 78717	160	LAM MICHELLE & MICHAEL	9917 MATEO CV, AUSTIN, TX 78717
	10053 LACHLAN DR, AUSTIN, TX 78717	161	DAVIS SPRING RESIDENTIAL PROPERTY OWNERS ASSOCIATIO	9700 NEENAH AVE, AUSTIN, TX 78717
	10049 LACHLAN DR, AUSTIN, TX 78717	162	NENNAH GROUP INVESTMENTS LP	9900 PARMER LN, AUSTIN, TX 78717
	10036 VALONA DR, AUSTIN, TX 78717	163	DAVIS SPRING PROPERTIES LTD	PARMER LN, AUSTIN, TX 78717
	10121 MAJORCA DR, AUSTIN, TX 78717	164	DAVIS SPRING COMM PROP OWNERS ASSOC	PARMER LN, AUSTIN, TX 78717
	10117 MAJORCA DR, AUSTIN, TX 78717	165	PARMER/SPECTRUM EAST LP	9650 W PARMER LN, AUSTIN, TX 78717
	10113 MAJORCA DR, AUSTIN, TX 78717	166	PARMER/SPECTRUM EAST LP	9600 W PARMER LN, AUSTIN, TX 78717
A	10109 MAJORCA DR, AUSTIN, TX 78717	167	PARMER/SPECTRUM EAST LP	9500 W PARMER LN, AUSTIN, TX 78717
	10105 MAJORCA DR, AUSTIN, TX 78717	168	AUSTIN CITY OF	PARMER LN, AUSTIN, TX 78717
	10101 MAJORCA DR, AUSTIN, TX 78717	169	SIMPSON RANCH LP	9400 PARMER LN, AUSTIN, TX 78717
	10025 MAJORCA DR, AUSTIN, TX 78717	170	BRIGHT SIDE - AUSTIN PARMER LANE INVESTMENT COMPANY	9226 PARMER LN, AUSTIN, TX 78717
	10021 MAJORCA DR, AUSTIN, TX 78717	171	PISCES FOODS LP	9222 PARMER LN, AUSTIN, TX 78717
	10022 MIRAGE CV, AUSTIN, TX 78717	172	AUSTIN FCS LIMITED	14200 RR 620, AUSTIN, TX 78717
	10026 MIRAGE CV, AUSTIN, TX 78717	173	AUSTIN WHITE LIME	PARMER LN, AUSTIN, TX 78717


940
930
920
910
900
890
880
870
860
850
840
830
820
810
800
℄ SPECTRUM
EXIST GROUND
AS-BUILT PROFILE
EXISTING CULVERT
2 - 48" RCP
FL = 877.4
VPC 295+25.00
EL. = 887.58'
STA = 297+25.00
EL = 888.59'
ex = -0.74'
K = 269
L = 400.00'
(+)0.5038 %
(-)0.9819 %
VPT 299+25.00
EL. = 886.63'
VPC 300+06.00
EL. = 885.83'
(-)0.9819 %
(+)0.3184 %
STA = 301+11.00
EL = 884.80'
ex = 0.34'
K = 162
L = 210.00'
VPT 302+16.00
EL. = 885.13'
EXTEND EXISTING CULVERT
2 - 8' X 4' MBC
FL = 880.1
(+)0.3184 %
(+)0.5932 %
STA = 307+48.51
EL = 886.83'
BL RM620WB
VPC 308+08.93
EL. = 887.19'
STA = 309+33.93
EL = 887.93'
ex = -0.50'
K = 157
L = 250.00'
END BRIDGE
STA 310+35.68
BEGIN BRIDGE
STA 308+26.11
(+)0.5932 %
(-)0.9998 %
VPT 310+58.93
EL. = 886.68'
BL RM620EB
STA = 313+00.00
EL = 884.27'
ex = -0.41'
K = 190
L = 250.00'
(-)0.9998 %
(-)2.3190 %
VPC 311+75.00
EL. = 885.52'
VPT 314+25.00
EL. = 881.37'
VPC 322+00.00
EL. = 863.40'
(-)2.3190 %
(-)0.7100 %
STA = 323+00.00
EL = 861.08'
ex = 0.40'
K = 124
L = 200.00'
VPT 324+00.00
EL. = 860.37'
END PROJECT
STA 323+91.83
881.56
881.91
882.06
882.42
883.02
882.92
883.90
883.43
884.40
883.93
885.05
884.43
885.47
884.94
886.02
885.44
886.39
885.95
886.71
886.45
886.98
886.95
887.30
887.46
887.75
887.86
888.00
887.90
888.00
887.56
888.00
886.86
887.36
885.89
886.03
885.18
885.71
885.09
884.58
885.40
884.00
885.72
885.91
886.04
886.00
886.36
886.00
886.68
887.19
887.14
886.46
887.46
864.90
887.16
864.00
886.27
886.00
885.25
886.00
883.86
885.07
881.93
883.20
879.63
881.04
877.31
878.00
874.99
875.72
872.67
870.36
868.04
865.72
863.40
861.48
860.37
285+00
290+00
295+00
300+00
305+00
310+00
315+00
320+00

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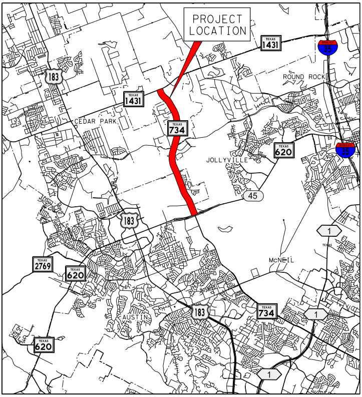
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STA 240+00 TO END OF PROJECT

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