TEXAS DEPARTMENT OF TRANSPORTATION
AUSTIN DISTRICT

TUCKER FERGUSON, P.E., DISTRICT ENGINEER

Texas Department of Transportation

DESIGN SCHEMATIC

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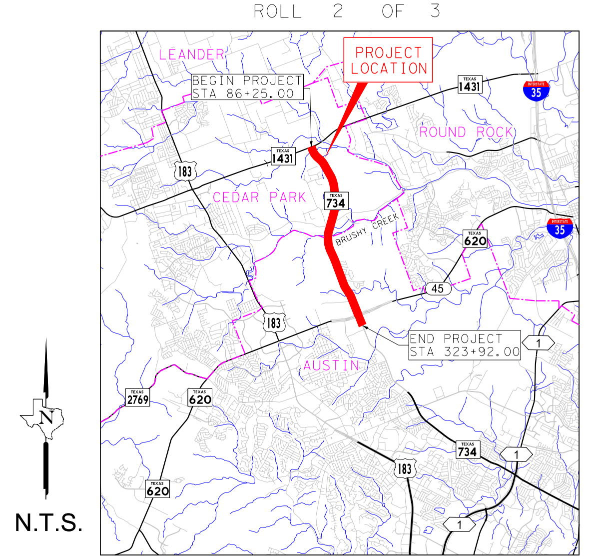
FM 734 FROM RM 1431 TO SH 45
CSJ: 3417-02-030
WILLIAMSON COUNTY
SEPTEMBER 13, 2019

PROJECT LENGTH: 4.501 MILES
ROADWAY LENGTH: 4.209 MILES
BRIDGE LENGTH: 0.292 MILES
FUNCTIONAL CLASSIFICATION: URBAN PRINCIPAL ARTERIAL
ADT (2018): 49,000 (VPD)
ADT (2043): 73,800 (VPD)

DESIGN SPEED

MAINLANES	60 MPH	e max=0.06
CROSS STREETS	VARIES	

ROLL 2 OF 3



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.

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

P.E. NO. 108166

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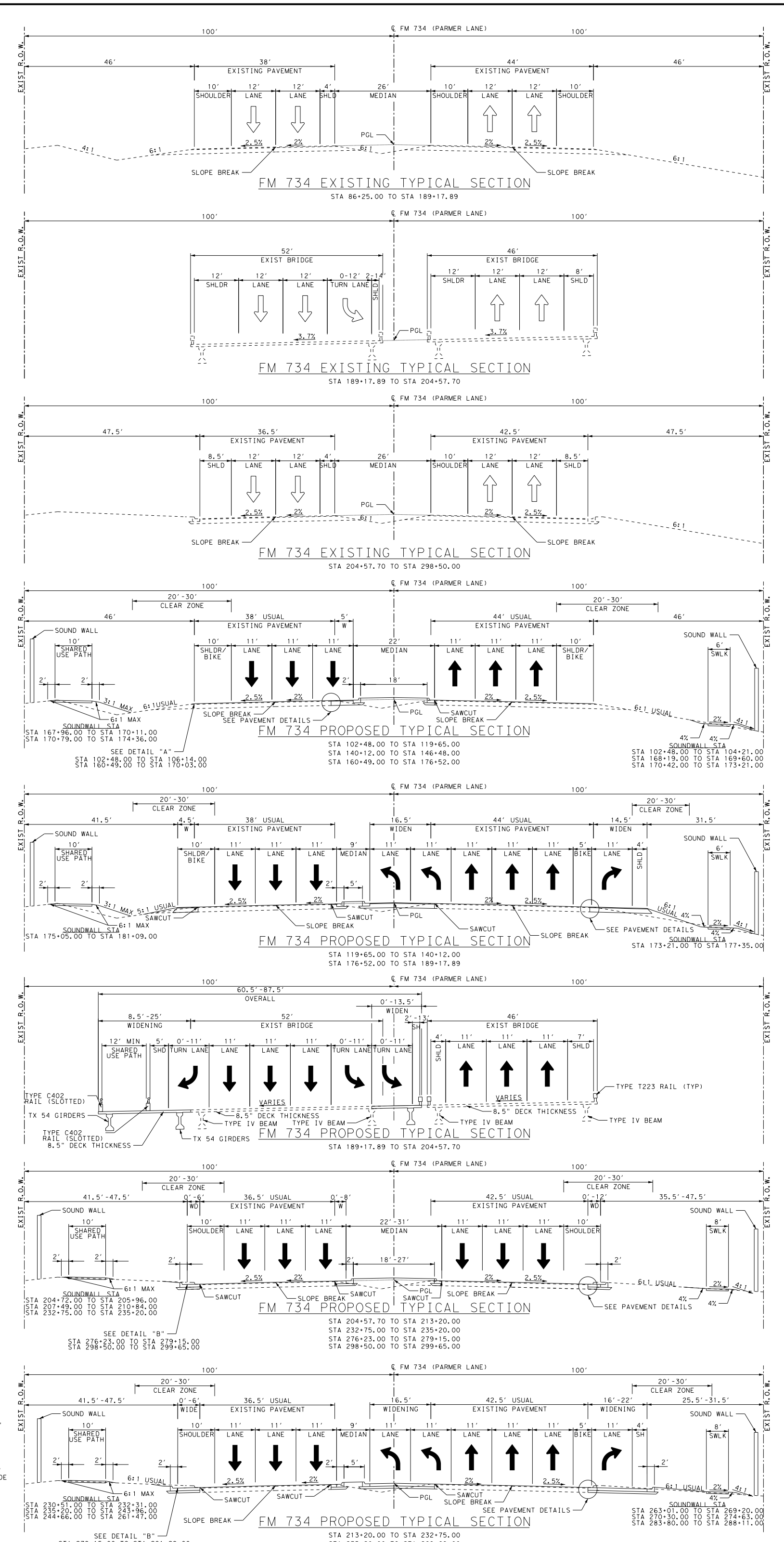
FILE: $FILEL$
FM 734 (PARMER LANE): FROM RM 1431 TO SH 45

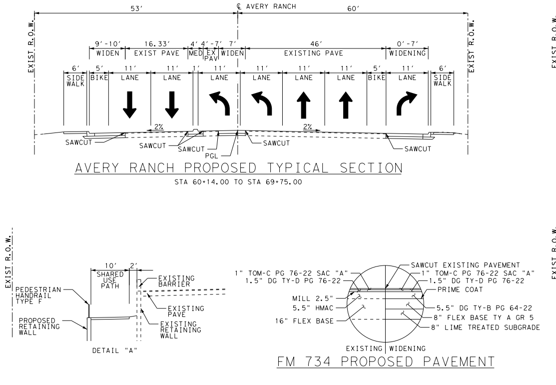
GENERAL NOTES:

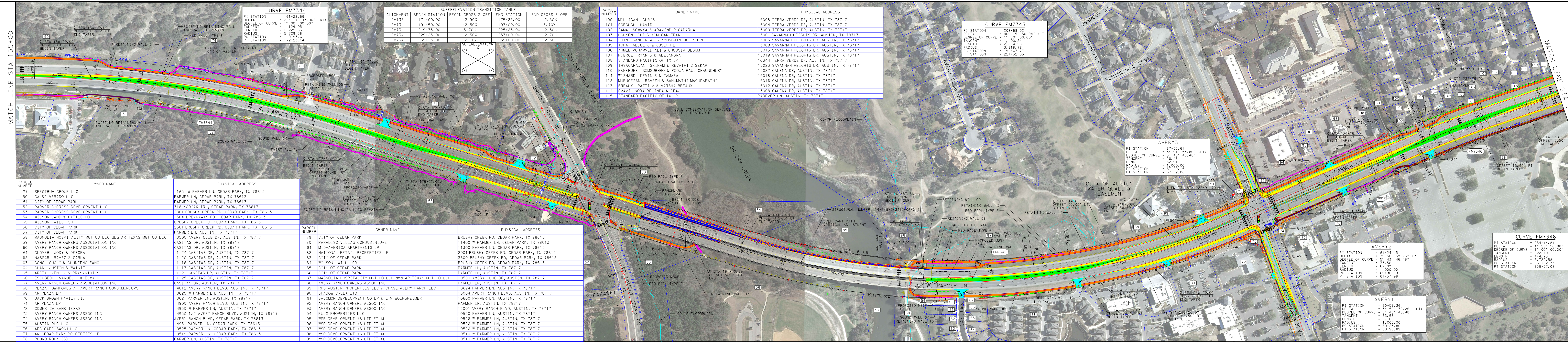
1. EXISTING TOPOGRAPHICAL FEATURES FROM FIELD SURVEY DATED AUGUST 2018 AND RECORD PLANS.
2. THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM (SPCS) CENTRAL ZONE (4203), NAD83 (2011 ADJUSTMENT), NORTH AMERICAN VERTICAL DATUM OF 1988, GEOID 12A, 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 ON APRIL 04, 2019.
5. DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR NOMINAL FACE OF 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 48491C0610E & 48491C0470E (9/26/2008).
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.
12. DESIGN EXCEPTION APPROVED BY TXDOT ON XX/XX/XXXX
A. VERTICAL-SAG CURVES.

PLAN VIEW LEGEND

- PROPOSED CENTERLINE/BASELINE
- EXISTING ROW
- PROPOSED EASEMENT/TCL
- PROPOSED RAISED GRASS MEDIAN
- PROPOSED RAISED CONCRETE MEDIAN
- PROPOSED BRIDGE LIMITS
- PROPOSED PAVEMENT WIDENING
- DRIVEWAY RECONSTRUCTION
- EXISTING SIDEWALK/ PROPOSED BY OTHERS
- PROPOSED 6' SIDEWALK
- PROPOSED 10' SHARED USE PATH
- PROPOSED RIP RAP
- PROPOSED 8' SIDEWALK
- HIDDEN LINEWORK (UNDER BRIDGE)
- SAWCUT LINE
- CATVuG — CABLE TV
- EuG — ELECTRIC
- FO — FIBER OPTIC
- FM — FORCE MAIN
- G — GAS
- OU — OVERHEAD UTILITIES
- TuG — TELEPHONE
- TC — TRAFFIC CONTROL
- UnK — UNKNOWN
- W — WATER
- WW — WASTEWATER
- SIGNAL WORK REQUIRED
- SOUND WALL
- RETAINING WALL







CURVE FM7344

PI STATION	= 161+22.66
DELTA	= 22° 17' 43.00" (RT)
DEGREE OF CURVE	= 1° 00' 00.00"
TANGENT	= 1,129.05
LENGTH	= 2,229.53
RADIUS	= 5,729.58
PC STATION	= 149+93.61
PT STATION	= 172+23.14

SUPERELEVATION TRANSITION TABLE

ALIGNMENT	BEGIN STATION	BEGIN CROSS SLOPE	END STATION	END CROSS SLOPE
FM733	171+00.00	-2.90%	175+25.00	-2.50%
FM734	191+50.00	-2.50%	197+00.00	3.70%
FM734	219+75.00	3.70%	225+25.00	-2.50%
FM734	229+25.00	-2.50%	233+00.00	-2.70%
FM734	235+25.00	-2.70%	239+00.00	-2.50%

PARCEL NUMBER	OWNER NAME	PHYSICAL ADDRESS
100	MILLIGAN CHRIS	15008 TERRA VERDE DR, AUSTIN, TX 78717
101	FOROUGH HAMID	15004 TERRA VERDE DR, AUSTIN, TX 78717
102	SAMA SOWMYA & ARAVIND R GADARLA	15000 TERRA VERDE DR, AUSTIN, TX 78717
103	NGUYEN CHI & KIMLOAN TRAN	15001 SAVANNAH HEIGHTS DR, AUSTIN, TX 78717
104	SHIN SANG-REAL & KYUNGJIN-JOE SHIN	15005 SAVANNAH HEIGHTS DR, AUSTIN, TX 78717
105	TOPA ALICE J & JOSEPH E	15009 SAVANNAH HEIGHTS DR, AUSTIN, TX 78717
106	AHMED MOHAMMED ALI & GHOUSIA BEGUM	15015 SAVANNAH HEIGHTS DR, AUSTIN, TX 78717
107	PIERCE RYAN S & ALEJANDRA	15019 SAVANNAH HEIGHTS DR, AUSTIN, TX 78717
108	STANDARD PACIFIC OF TX LP	10344 TERRA VERDE DR, AUSTIN, TX 78717
109	THYAGARAJAN SRIRAM & REVATHI C SEKAR	15023 SAVANNAH HEIGHTS DR, AUSTIN, TX 78717
110	BANERJEE SOMSUBHRO & POOJA PAUL CHAUNDHURY	15022 GALENA DR, AUSTIN, TX 78717
111	WISHARD KEVIN R & TAMARA L	15018 GALENA DR, AUSTIN, TX 78717
112	MURUGESAN RAMESH & BANUMATHI MAGUDAPATHI	15016 GALENA DR, AUSTIN, TX 78717
113	BREAUX PATTI M & MARSHA BREAUX	15012 GALENA DR, AUSTIN, TX 78717
114	EMAMI NORA BELINDA & IRAJ	15008 GALENA DR, AUSTIN, TX 78717
115	STANDARD PACIFIC OF TX LP	PARMER LN, AUSTIN, TX 78717

CURVE FM7345

PI STATION	= 208+68.02
DELTA	= 40° 15' 50.94" (LT)
DEGREE OF CURVE	= 1° 30' 00.00"
TANGENT	= 1,400.24
LENGTH	= 2,684.28
RADIUS	= 3,819.72
PC STATION	= 194+67.77
PT STATION	= 221+52.05

PARCEL NUMBER	OWNER NAME	PHYSICAL ADDRESS
27	SPECTRUM GROUP LLC	11651 W PARMER LN, CEDAR PARK, TX 78613
50	CA SILVERADO LLC	PARMER LN, CEDAR PARK, TX 78613
51	CITY OF CEDAR PARK	PARMER LN, CEDAR PARK, TX 78613
52	PARMER CYPRESS DEVELOPMENT LLC	718 KODIAK TRL, CEDAR PARK, TX 78613
53	PARMER CYPRESS DEVELOPMENT LLC	2801 BRUSHY CREEK RD, CEDAR PARK, TX 78613
54	WILSON LAND & CATTLE CO	1304 BREAKAWAY RD, CEDAR PARK, TX 78613
55	WILSON WILL SR	BRUSHY CREEK RD, CEDAR PARK, TX 78613
56	CITY OF CEDAR PARK	2301 BRUSHY CREEK RD, CEDAR PARK, TX 78613
57	CITY OF CEDAR PARK	PARMER LN, AUSTIN, TX 78717
58	MAGNOLIA HOSPITALITY MGT CO LLC dba AR TEXAS MGT CO LLC	10500 AVERY CLUB DR, AUSTIN, TX 78717
59	AVERY RANCH OWNERS ASSOCIATION INC	CASITAS DR, AUSTIN, TX 78717
60	AVERY RANCH OWNERS ASSOCIATION INC	CASITAS DR, AUSTIN, TX 78717
61	GLOVER JODY & DEBORA	11124 CASITAS DR, AUSTIN, TX 78717
62	NASSAR RAMEZ & CARLA	11120 CASITAS DR, AUSTIN, TX 78717
63	GONG GUOJI & CHUNFENG ZANG	11116 CASITAS DR, AUSTIN, TX 78717
64	CHAN JUSTIN & WAINIE	11117 CASITAS DR, AUSTIN, TX 78717
65	ARETY VENU V & PRASANTHI K	11121 CASITAS DR, AUSTIN, TX 78717
66	ESCOBEDO MANUEL C & ELVA G	11125 CASITAS DR, AUSTIN, TX 78717
67	AVERY RANCH OWNERS ASSOCIATION INC	CASITAS DR, AUSTIN, TX 78717
68	PLAZA TOWNHOMES AT AVERY RANCH CONDOMINIUMS	14812 AVERY RANCH BLVD, AUSTIN, TX 78717
69	AR PLAZA LP	10625 W PARMER LN, AUSTIN, TX 78717
70	JACK BROWN FAMILY III	10621 PARMER LN, AUSTIN, TX 78717
71	AR PLAZA LP	14900 AVERY RANCH BLVD, AUSTIN, TX 78717
72	COMERICA BANK TEXAS	14950 W PARMER LN, AUSTIN, TX 78717
73	AVERY RANCH OWNERS ASSOC INC	14950 1/2 AVERY RANCH BLVD, AUSTIN, TX 78717
74	AVERY RANCH OWNERS ASSOC INC	AVERY RANCH BLVD, CEDAR PARK, TX 78613
75	AUSTIN DLC LLC	14951 PARMER LN, CEDAR PARK, TX 78613
76	ARC CAFEUSA001 LLC	10525 PARMER LN, CEDAR PARK, TX 78613
77	AK CEDAR PARK PROPERTIES LP	10519 PARMER LN, CEDAR PARK, TX 78613
78	ROUND ROCK ISD	PARMER LN, AUSTIN, TX 78717

PARCEL NUMBER	OWNER NAME	PHYSICAL ADDRESS
79	CITY OF CEDAR PARK	BRUSHY CREEK RD, CEDAR PARK, TX 78613
80	PARADISO VILLAS CONDOMINIUMS	11400 W PARMER LN, CEDAR PARK, TX 78613
81	MID-AMERICA APARTMENTS LP	11300 PARMER LN, CEDAR PARK, TX 78613
82	NATIONAL RETAIL PROPERTIES LP	2901 BRUSHY CREEK RD, CEDAR PARK, TX 78613
83	CITY OF CEDAR PARK	3300 BRUSHY CREEK RD, CEDAR PARK, TX 78613
84	WILSON WILL SR	BRUSHY CREEK RD, CEDAR PARK, TX 78613
85	CITY OF CEDAR PARK	PARMER LN, AUSTIN, TX 78717
86	CITY OF CEDAR PARK	PARMER LN, AUSTIN, TX 78717
87	MAGNOLIA HOSPITALITY MGT CO LLC dba AR TEXAS MGT CO LLC	10500 AVERY CLUB DR, AUSTIN, TX 78717
88	AVERY RANCH OWNERS ASSOC INC	PARMER LN, AUSTIN, TX 78717
89	RHS AUSTIN PROPERTIES LLC & CHASE AVERY RANCH LLC	10624 PARMER LN, AUSTIN, TX 78717
90	SHADOW CREEK LTD	15004 AVERY RANCH BLVD, AUSTIN, TX 78717
91	SALOMON DEVELOPMENT CO LP & L M WOLFSHEIMER	10600 PARMER LN, AUSTIN, TX 78717
92	AVERY RANCH OWNERS ASSOC INC	PARMER LN, AUSTIN, TX 78717
93	AVERY RANCH OWNERS ASSOC INC	15001 AVERY RANCH BLVD, AUSTIN, TX 78717
94	PULS PROPERTIES LLC	10550 PARMER LN, AUSTIN, TX 78717
95	WSP DEVELOPMENT #6 LTD ET AL	10526 W PARMER LN, AUSTIN, TX 78717
96	WSP DEVELOPMENT #6 LTD ET AL	10526 W PARMER LN, AUSTIN, TX 78717
97	WSP DEVELOPMENT #6 LTD ET AL	10526 W PARMER LN, AUSTIN, TX 78717
98	WSP DEVELOPMENT #6 LTD ET AL	10510 W PARMER LN, AUSTIN, TX 78717
99	WSP DEVELOPMENT #6 LTD ET AL	10510 W PARMER LN, AUSTIN, TX 78717

AVERY3

PI STATION	= 67+55.61
DELTA	= 3° 01' 53.80" (LT)
DEGREE OF CURVE	= 5° 43' 46.48"
TANGENT	= 26.46
LENGTH	= 52.91
RADIUS	= 1,000.00
PC STATION	= 67+29.15
PT STATION	= 67+82.06

AVERY2

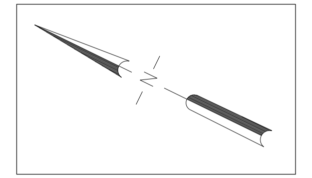
PI STATION	= 61+24.45
DELTA	= 3° 50' 39.26" (RT)
DEGREE OF CURVE	= 5° 43' 46.48"
TANGENT	= 33.56
LENGTH	= 67.09
RADIUS	= 1,000.00
PC STATION	= 60+90.89
PT STATION	= 61+57.98

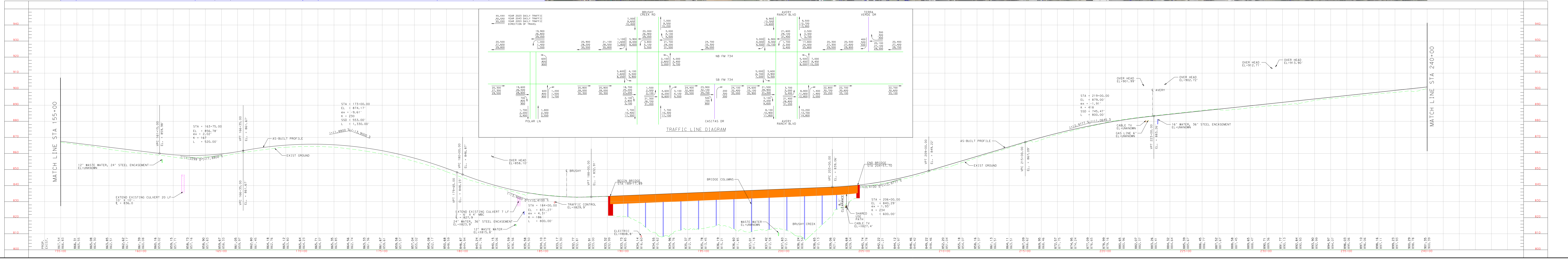
AVERY1

PI STATION	= 60+57.36
DELTA	= 3° 50' 39.26" (LT)
DEGREE OF CURVE	= 5° 43' 46.48"
TANGENT	= 33.56
LENGTH	= 67.09
RADIUS	= 1,000.00
PC STATION	= 60+23.80
PT STATION	= 60+90.89

CURVE FM7346

PI STATION	= 234+14.81
DELTA	= 4° 26' 50.88" (RT)
DEGREE OF CURVE	= 1° 00' 00.00"
TANGENT	= 222.49
LENGTH	= 444.75
RADIUS	= 5,729.58
PC STATION	= 231+92.33
PT STATION	= 236+37.07





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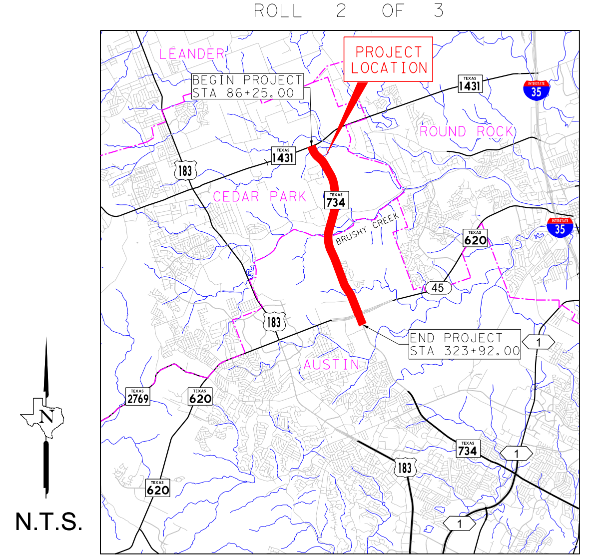

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