DATE: 9/4/2018 TIME: 6:41:01 PM

TEXAS DEPARTMENT OF TRANSPORTATION
AUSTIN DISTRICT

TERRY MCCOY, P.E., DISTRICT ENGINEER

DESIGN SCHEMATIC

Texas
Department
of Transportation

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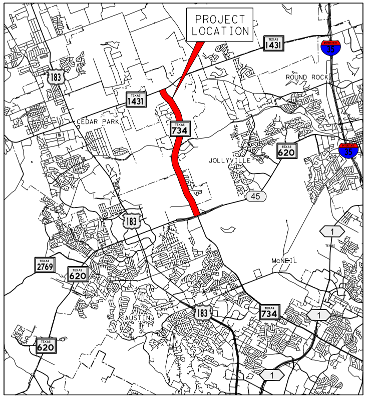
FM 734

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

WILLIAMSON COUNTY
9/4/2018
ROLL 1 OF 3


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

FILE: $FILE$

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

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

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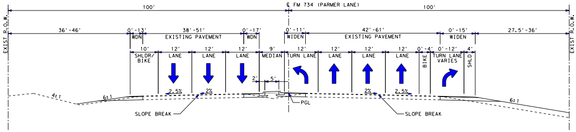
GENERAL NOTES:

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 XXXXXXXXXXX (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.

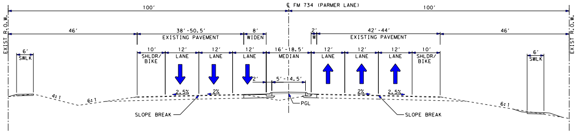
PLAN VIEW LEGEND

- —·—·— 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′
EXIST R.O.W.
EXIST R.O.W.
36′-46′
0′-13′
WDN
38′-51′
EXISTING PAVEMENT
0′-17′
WDN
0′-11′
WIDEN
42′-61′
EXISTING PAVEMENT
0′-15′
WIDEN
27.5′-36′
10′
SHLDR/
BIKE
12′
LANE
12′
LANE
12′
LANE
9′
MEDIAN
12′
TURN LANE
12′
LANE
12′
LANE
12′
LANE
0′-4′
BIKE
0′-12′
TURN LANE
VARIES
4′
SHLD
2′
5′
2.5%
2%
2%
2.5%
4:1
6:1
6:1
PGL
SLOPE BREAK
SLOPE BREAK

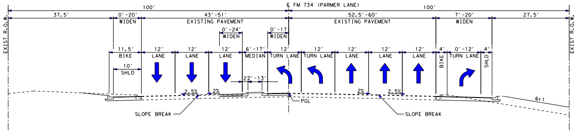
FM 734 PROPOSED TYPICAL SECTION

SINGLE LEFT, SINGLE RIGHT (NEENAH NB & SB,
KENAI NB, COLONIAL SB)
STA 87+23.00 TO STA 98+55.00
STA 123+22.00 TO STA 137+12.00
STA 147+98.00 TO STA 158+99.00


℄ FM 734 (PARMER LANE)
100′
100′
EXIST R.O.W.
EXIST R.O.W.
46′
38′-50.5′
EXISTING PAVEMENT
8′
WIDEN
2′
W
42′-44′
EXISTING PAVEMENT
46′
6′
SWLK
10′
SHLDR/
BIKE
12′
LANE
12′
LANE
12′
LANE
16′-18.5′
MEDIAN
12′
LANE
12′
LANE
12′
LANE
10′
SHLDR/
BIKE
6′
SWLK
2′
5′-14.5′
2.5%
2%
2%
2.5%
4:1
6:1
6:1
PGL
SLOPE BREAK
SLOPE BREAK

FM 734 PROPOSED TYPICAL SECTION

RM 1431 TO AVERY RANCH
STA 98+55.00 TO STA 123+21.00
STA 137+12.00 TO STA 147+98.00
STA 158+99.00 TO STA 179+52.00
STA 204+71.00 TO STA 210+55.00


℄ FM 734 (PARMER LANE)
100′
100′
EXIST R.O.W.
EXIST R.O.W.
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′
11.5′
BIKE
10′
SHLD
12′
LANE
12′
LANE
12′
LANE
6′-17′
MEDIAN
12′
TURN LANE
12′
TURN LANE
12′
LANE
12′
LANE
12′
LANE
4′
BIKE
0′-12′
TURN LANE
4′
SHLD
2′
2′-13′
2.5%
2%
2%
2.5%
6:1
PGL
SLOPE BREAK
SLOPE BREAK

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

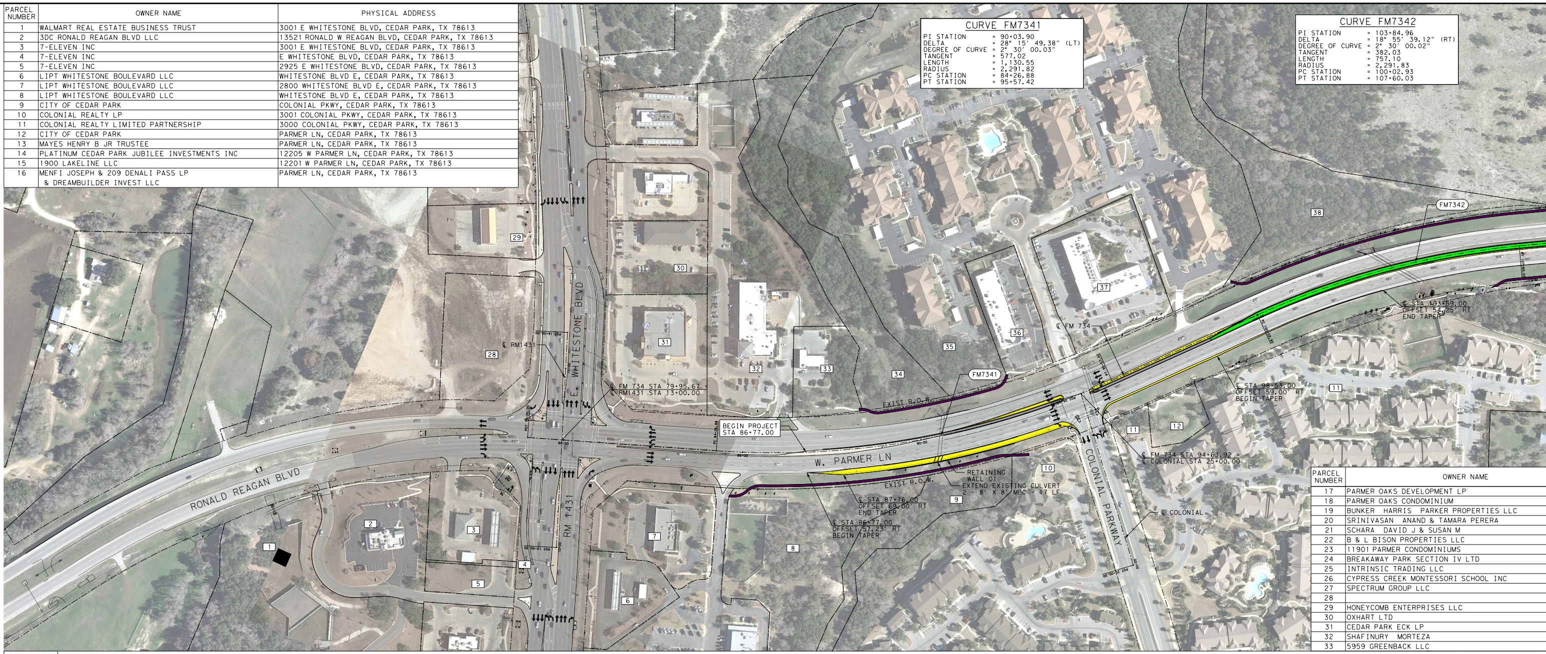
PARCEL NUMBER	OWNER NAME	PHYSICAL ADDRESS
1	WALMART REAL ESTATE BUSINESS TRUST	3001 E WHITESTONE BLVD, CEDAR PARK, TX 78613
2	3DC RONALD REAGAN BLVD LLC	13521 RONALD W REAGAN BLVD, CEDAR PARK, TX 78613
3	7-ELEVEN INC	3001 E WHITESTONE BLVD, CEDAR PARK, TX 78613
4	7-ELEVEN INC	E WHITESTONE BLVD, CEDAR PARK, TX 78613
5	7-ELEVEN INC	2925 E WHITESTONE BLVD, CEDAR PARK, TX 78613
6	LIPT WHITESTONE BOULEVARD LLC	WHITESTONE BLVD E, CEDAR PARK, TX 78613
7	LIPT WHITESTONE BOULEVARD LLC	2800 WHITESTONE BLVD E, CEDAR PARK, TX 78613
8	LIPT WHITESTONE BOULEVARD LLC	WHITESTONE BLVD E, CEDAR PARK, TX 78613
9	CITY OF CEDAR PARK	COLONIAL PKWY, CEDAR PARK, TX 78613
10	COLONIAL REALTY LP	3001 COLONIAL PKWY, CEDAR PARK, TX 78613
11	COLONIAL REALTY LIMITED PARTNERSHIP	3000 COLONIAL PKWY, CEDAR PARK, TX 78613
12	CITY OF CEDAR PARK	PARMER LN, CEDAR PARK, TX 78613
13	MAYES HENRY B JR TRUSTEE	PARMER LN, CEDAR PARK, TX 78613
14	PLATINUM CEDAR PARK JUBILEE INVESTMENTS INC	12205 W PARMER LN, CEDAR PARK, TX 78613
15	1900 LAKELINE LLC	12201 W PARMER LN, CEDAR PARK, TX 78613
16	MENFI JOSEPH & 209 DENALI PASS LP & DREAMBUILDER INVEST LLC	PARMER LN, CEDAR PARK, TX 78613

CURVE FM7341

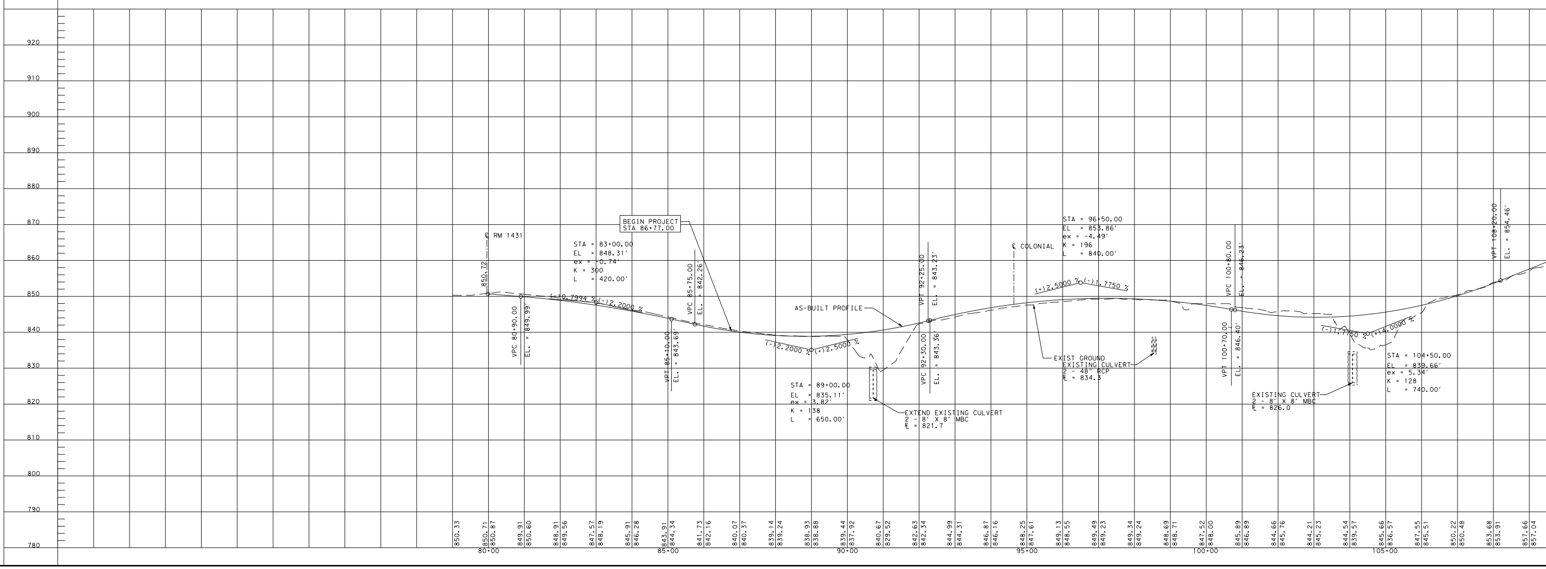
PI STATION = 90+03.90
DELTA = 28° 15′ 49.38" (LT)
DEGREE OF CURVE = 2° 30′ 00.03"
TANGENT = 577.02
LENGTH = 1,130.55
RADIUS = 2,291.82
PC STATION = 84+26.88
PT STATION = 95+57.42

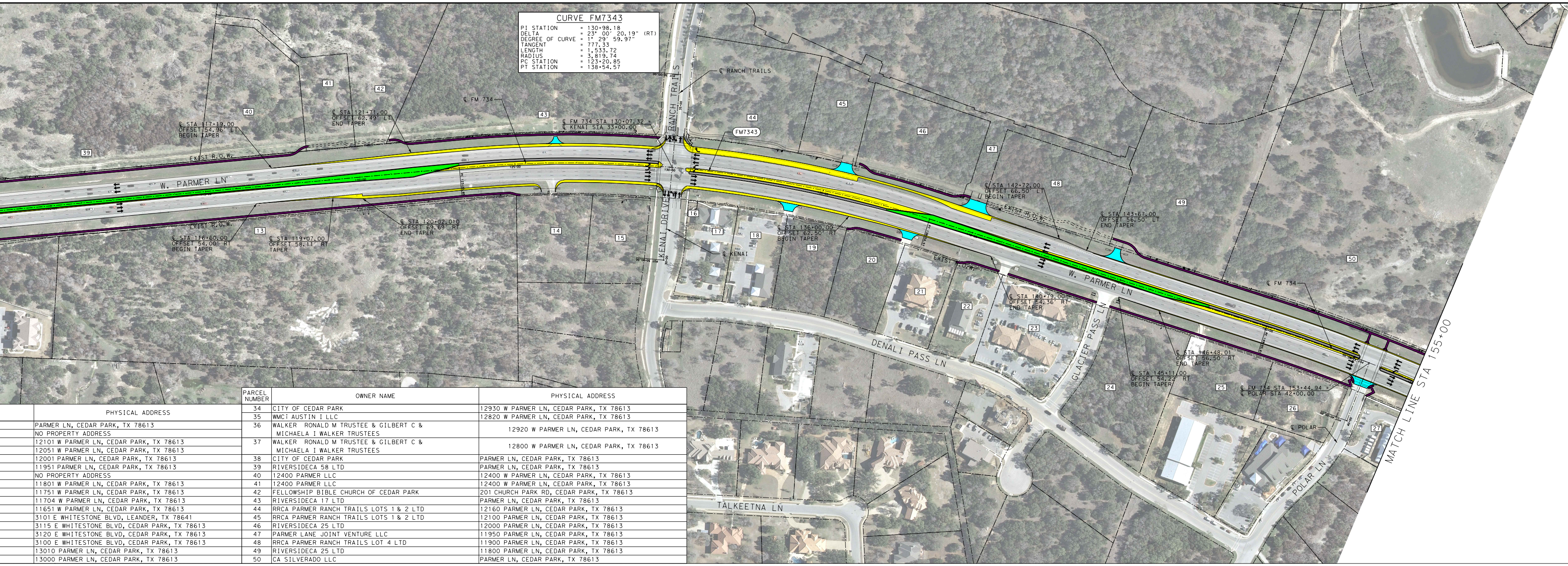
CURVE FM7342

PI STATION = 103+84.96
DELTA = 18° 55′ 39.12" (RT)
DEGREE OF CURVE = 2° 30′ 00.02"
TANGENT = 382.03
LENGTH = 757.10
RADIUS = 2,291.83
PC STATION = 100+02.93
PT STATION = 107+60.03


E. WHITESTONE BLVD
RM 1431
RONALD REAGAN BLVD
W. PARMER LN
COLONIAL PARKWAY
℄ RM1431
℄ FM 734 STA 79+95.67 =
℄ RM1431 STA 13+00.00
BEGIN PROJECT
STA 86+77.00
EXIST R.O.W.
EXIST R.O.W.
FM7341
FM7342
℄ FM 734
℄ STA 87+76.00
OFFSET 69.00′ RT
END TAPER
℄ STA 86+77.00
OFFSET 57.23′ RT
BEGIN TAPER
RETAINING
WALL 01
EXTEND EXISTING CULVERT
2 - 8′ X 8′ MBC - 17 LF
℄ STA 98+53.00
OFFSET 59.00′ RT
BEGIN TAPER
℄ STA 103+59.00
OFFSET 54.25′ RT
END TAPER
℄ FM 734 STA 94+63.92 =
℄ COLONIAL STA 25+00.00
℄ COLONIAL
80+00
85+00
90+00
PC 84+26.88
PT 95+57.42
PC 100+02.93
POT 16+00.00
POT 10+00.00
POT 20+00.00
1
2
3
4
5
6
7
8
9
10
11
11
12
28
29
30
31
32
33
34
35
36
37
38

PARCEL NUMBER	OWNER NAME
17	PARMER OAKS DEVELOPMENT LP
18	PARMER OAKS CONDOMINIUM
19	BUNKER HARRIS PARKER PROPERTIES LLC
20	SRINIVASAN ANAND & TAMARA PERERA
21	SCHARA DAVID J & SUSAN M
22	B & L BISON PROPERTIES LLC
23	11901 PARMER CONDOMINIUMS
24	BREAKAWAY PARK SECTION IV LTD
25	INTRINSIC TRADING LLC
26	CYPRESS CREEK MONTESSORI SCHOOL INC
27	SPECTRUM GROUP LLC
28	
29	HONEYCOMB ENTERPRISES LLC
30	OXHART LTD
31	CEDAR PARK ECK LP
32	SHAFINURY MORTEZA
33	5959 GREENBACK LLC

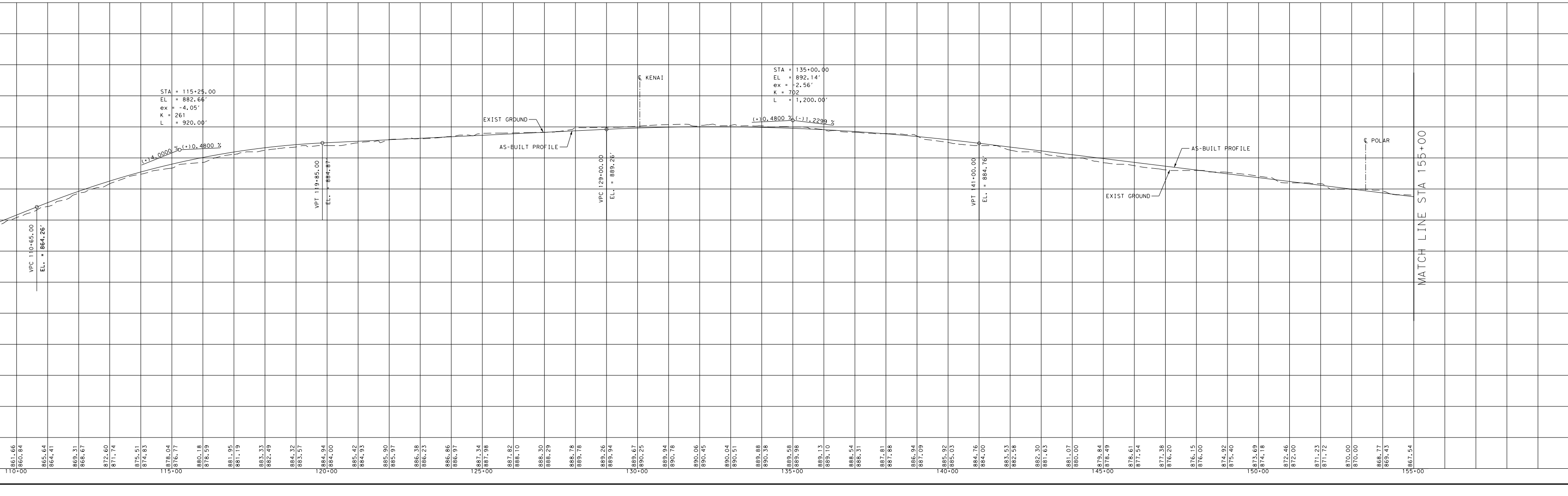


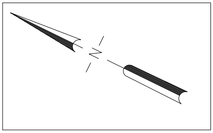

W. PARMER LN
EXIST R.O.W.
℄ STA 117+19.00
OFFSET 54.96' LT
BEGIN TAPER
℄ STA 121+71.00
OFFSET 62.49' LT
END TAPER
℄ FM 734
℄ FM 734 STA 130+07.32 =
℄ KENAI STA 33+00.00
℄ STA 116+60.00
OFFSET 54.00' RT
BEGIN TAPER
℄ STA 119+07.00
OFFSET 58.11' RT
TAPER
℄ STA 120+02.010
OFFSET 69.69' RT
END TAPER
RANCH TRAILS
℄ RANCH TRAILS
FM7343
KENAI DRIVE
℄ KENAI
℄ STA 136+00.00
OFFSET 62.50' RT
BEGIN TAPER
℄ STA 142+72.00
OFFSET 66.50' LT
BEGIN TAPER
℄ STA 143+67.00
OFFSET 56.50' LT
END TAPER
℄ STA 140+79.00
OFFSET 54.36' RT
END TAPER
℄ STA 146+48.01
OFFSET 56.50' RT
END TAPER
℄ STA 145+11.00
OFFSET 54.22' RT
BEGIN TAPER
℄ FM 734 STA 153+44.94 =
℄ POLAR STA 42+00.00
℄ POLAR
DENALI PASS LN
GLACIER PASS LN
TALKEETNA LN
POLAR LN
MATCH LINE STA 155+00
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
39
40
41
42
43
44
45
46
47
48
49
50

CURVE FM7343
PI STATION = 130+98.18
DELTA = 23° 00' 20.19" (RT)
DEGREE OF CURVE = 1° 29' 59.97"
TANGENT = 777.33
LENGTH = 1,533.72
RADIUS = 3,819.74
PC STATION = 123+20.85
PT STATION = 138+54.57

PHYSICAL ADDRESS
PARMER LN, CEDAR PARK, TX 78613
NO PROPERTY ADDRESS
12101 W PARMER LN, CEDAR PARK, TX 78613
12051 W PARMER LN, CEDAR PARK, TX 78613
12001 PARMER LN, CEDAR PARK, TX 78613
11951 PARMER LN, CEDAR PARK, TX 78613
NO PROPERTY ADDRESS
11801 W PARMER LN, CEDAR PARK, TX 78613
11751 W PARMER LN, CEDAR PARK, TX 78613
11704 W PARMER LN, CEDAR PARK, TX 78613
11651 W PARMER LN, CEDAR PARK, TX 78613
3101 E WHITESTONE BLVD, LEANDER, TX 78641
3115 E WHITESTONE BLVD, CEDAR PARK, TX 78613
3120 E WHITESTONE BLVD, CEDAR PARK, TX 78613
3100 E WHITESTONE BLVD, CEDAR PARK, TX 78613
13010 PARMER LN, CEDAR PARK, TX 78613
13000 PARMER LN, CEDAR PARK, TX 78613

PARCEL NUMBER	OWNER NAME	PHYSICAL ADDRESS
34	CITY OF CEDAR PARK	12930 W PARMER LN, CEDAR PARK, TX 78613
35	WMCi AUSTIN I LLC	12820 W PARMER LN, CEDAR PARK, TX 78613
36	WALKER RONALD M TRUSTEE & GILBERT C & MICHAELA I WALKER TRUSTEES	12920 W PARMER LN, CEDAR PARK, TX 78613
37	WALKER RONALD M TRUSTEE & GILBERT C & MICHAELA I WALKER TRUSTEES	12800 W PARMER LN, CEDAR PARK, TX 78613
38	CITY OF CEDAR PARK	PARMER LN, CEDAR PARK, TX 78613
39	RIVERSIDECA 58 LTD	PARMER LN, CEDAR PARK, TX 78613
40	12400 PARMER LLC	12400 W PARMER LN, CEDAR PARK, TX 78613
41	12400 PARMER LLC	12400 W PARMER LN, CEDAR PARK, TX 78613
42	FELLOWSHIP BIBLE CHURCH OF CEDAR PARK	201 CHURCH PARK RD, CEDAR PARK, TX 78613
43	RIVERSIDECA 17 LTD	PARMER LN, CEDAR PARK, TX 78613
44	RRCA PARMER RANCH TRAILS LOTS 1 & 2 LTD	12160 PARMER LN, CEDAR PARK, TX 78613
45	RRCA PARMER RANCH TRAILS LOTS 1 & 2 LTD	12100 PARMER LN, CEDAR PARK, TX 78613
46	RIVERSIDECA 25 LTD	12000 PARMER LN, CEDAR PARK, TX 78613
47	PARMER LANE JOINT VENTURE LLC	11950 PARMER LN, CEDAR PARK, TX 78613
48	RRCA PARMER RANCH TRAILS LOT 4 LTD	11900 PARMER LN, CEDAR PARK, TX 78613
49	RIVERSIDECA 25 LTD	11800 PARMER LN, CEDAR PARK, TX 78613
50	CA SILVERADO LLC	PARMER LN, CEDAR PARK, TX 78613





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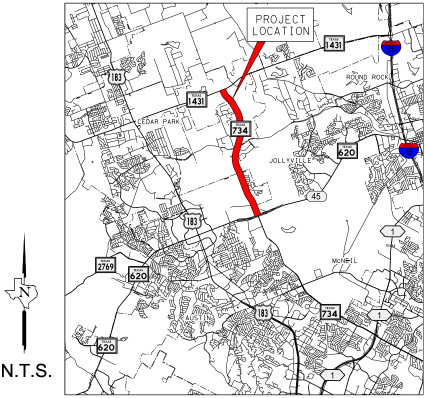
PROJECT
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1431
35
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734
620
JOLLYVILLE
35
45
183
1
2769
620
McNEIL
183
734
1
AUSTIN
620
1
N

N.T.S.

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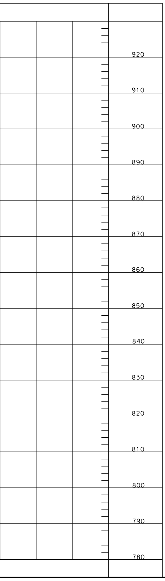
920
910
900
890
880
870
860
850
840
830
820
810
800
790
780

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P.E. NO.108166

0
100
200
300
HORIZONTAL

GRAPHIC SCALES IN FEET

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