ROLL 3 OF 4

PARVIN RD (CSJ:)
COLLIN/DENTON COUNTY

CELINA TEXAS | PROSPER

MAIN ALTERNATIVE CONCEPTUAL SCHEMATIC PARVIN RD

FROM FM 1385
TO SOUTH DALLAS PARKWAY
CELINA, TEXAS
DENTON/COLLIN COUNTY
PUBLIC MEETING LAYOUT

LIMITS:	FROM FM 1385 TO SOUTH DALLAS PARKWAY
LENGTH:	4.64 MILES
AVG DAILY TRAFFIC:	FM 1385 TO W FRONTIER PKWY: W FRONTIER PKWY TO DALLAS PKWY AA: 12,000 AA: 12,000 NA: 12,000 NA: 12,000

ROADWAY	DESIGN SPEED	FUNCTIONAL CLASS
PARVIN RD	45 MPH	MAJOR COLLECTOR

PROJECT LOCATION MAP
(NOT TO SCALE)

TEXAS COUNTY MAP

GENERAL NOTES:

1. PARVIN RD ORIGINAL TOPO AND AERIAL OBTAINED
2. ALL ROW IS 80'
3. MAJOR CROSS STREET RADII ARE 35', MINOR CROSS STREET AND COMMERCIAL DRIVEWAY RADII ARE 35', AND RESIDENTIAL DRIVEWAY RADII ARE 15' UNLESS OTHERWISE NOTED.
3. ALL DRIVEWAYS MEET MINIMUM THROAT WIDTHS FOR RESIDENTIAL AND COMMERCIAL DRIVEWAYS BASED ON THE TXDOT ROADWAY DESIGN MANUAL. EXISTING DRIVEWAYS WIDTH IS MET WHEN WIDER THAN MINIMUM.
4. PAVEMENT DESIGN TO BE DETERMINED DURING PART 2 OF SCHEMATIC PHASE.
5. DRAINAGE DESIGN TO BE DETERMINED DURING PS&E.
6. ALL LEFT TURN/RIGHT TURN LANES AND TAPERS ARE BASED ON CITY OF CELINA STANDARDS.
7. SCHEMATIC LAYOUT BY OTHERS CSJ 1311-01-030 TAKEN FROM SHEETS 300 THRU 303 TO FM 455 CONCEPTUAL SCHEMATIC DATED SEPTEMBER 2020.
8. AS PER MUTCD REQUIREMENTS, A TRAFFIC SIGNAL WARRANT ANALYSIS WILL BE REQUIRED AFTER INTERSECTIONS ARE CONSRUCTED TO JUSTIFY THE INSTALLATION OF TRAFFIC SINGALS.
9. OWNERSHIP INFORMATION SHOWN ON SCHEMATIC OBTAINED FROM DENTON/COLLIN COUNTY APPRAISAL DISTRICT.
10. ENVIRONMENTAL CONSTRAINTS MAPPING IN PROGRESS

INDEX OF ROLLS:

ROLL	DESCRIPTION
1.	PARVIN RD: ALTERNATIVE 1 THRU 4
2.	PARVIN RD: MAIN ALIGNMENT
3.	PARVIN RD: MAIN ALIGNMENT
4.	PARVIN RD: END OF PROJECT

PRELIMINARY
NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

CobbFendley
TBPE Firm Registration No. 2Y0, TBPLS Firm Registration No. 10064607
2601 Network Boulevard, Suite 800
Frisco, Texas 75034
972.335.3214 | www.cobbfendley.com
PREPARED UNDER THE SUPERVISION OF
PRIYA MISTRY, P.E.
LICENSE NO. 132236
5/28/2022

ROLL 3 OF 4

HORIZONTAL 50 25 0 50 100
VERTICAL 5 0 5 10 15
GRAPHIC SCALES IN FEET

LEGEND:

- APPARENT EXISTING ROW
- EXISTING PROPERTY LINE
- EXISTING ROADWAY TO REMAIN
- FEMA FLOOD ZONE A/AE
- PROPOSED CENTERLINE
- PROPOSED RIGHT OF WAYS
- PROPOSED SIDEWALK EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED CULVERT
- PROPOSED RETAINING WALL
- PROPOSED DIRECTION OF TRAVEL
- PROPOSED MAINLANES
- PROPOSED FUTURE SHARED USE PATH
- PROPOSED BRIDGE STRUCTURES
- PROPOSED DRIVEWAY
- PROPOSED CROSS STREET
- PROPOSED FUTURE LANE
- PAVEMENT REMOVAL
- EXISTING TRAFFIC SIGNAL
- PROPOSED TRAFFIC SIGNAL
- POTENTIAL DISPLACEMENT
- PROPERTY OWNERSHIP PARCELS

PARCEL #	PROPERTY OWNER	POTENTIAL IMPACT
1837	PROSPER MEADOWS, LTD.	NO IMPACT
1838	MCCALLUM, MARK & MARY ANN	ROW ACQUISITION
4840	ALTAGILE, LLC	ROW ACQUISITION
4841	TOLLBOY COLLIN PARTNERS,	ROW ACQUISITION
4842	NB CAPITAL, LLC & TOLLBOY COLLIN PARTNERS, LLC	ROW ACQUISITION
4843	LIGHT FRONTIER INVESTMENTS, LLC	ROW ACQUISITION

2 PAVED RD
60' ROW
12' 12'
24' PAVEMENT
2.0%
2.0%
2.0%