CELINA TEXAS | PROSPER

ALTERNATIVES 1,2,3,&4 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: XX (2040) XX (2040) XX (2040) XX (2040)

ROADWAY	DESIGN SPEED	FUNCTIONAL CLASS
PARVIN RD	45 MPH	MAJOR COLLECTOR

ROLL 1 OF 4

BEGIN PROJECT
BEGIN ALTERNATIVE 1
STA 100+00.00

END PROJECT
END ALTERNATIVE 1 & 2
ALT 1&2 545+18.00
ALT 2&4 544+97.42

PROJECT LOCATION MAP
(NOT TO SCALE)

COLLIN/DENTON COUNTY, TEXAS
VICINITY MAP
TEXAS COUNTY MAP

GENERAL NOTES:
1. PARVIN RD ORIGINAL TOPO AND AERIAL OBTAINED FROM NCTCOG.
2. 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 IN OTHERS CSJ 1311-01-010 TAKEN FROM CITY OF CELINA SHEETS 100 TO 103 AND 1311-01-010 TAKEN FROM CONCEPTUAL SCHEMATIC DATED SEPTEMBER 2020.
8. AS PER MUTCD REQUIREMENTS, A TRAFFIC SIGNAL WARRANT ANALYSIS WILL BE REQUIRED AFTER INTERSECTIONS ARE CONSTRUCTED 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. 2Y, TBPLS Firm Registration No. 10064?
2801 Network Boulevard, Suite 800
Frisco, Texas 75034
972.335.0112 www.cobbfendley.com
PREPARED UNDER THE SUPERVISION OF
PRIYA MISTRY, P.E.
LICENSE NO. 132230
5/28/2022

ROLL 1 OF 4

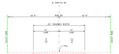
HORIZONTAL 0 50 100 200
VERTICAL 0 5 10 20
GRAPHIC SCALES IN FEET

PARVIN RD (CSJ:) COLLIN/DENTON COUNTY

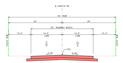
ROLL 1 OF 4

LEGEND:
- APPARENT EXISTING ROW
- EXISTING PROPERTY LINE
- EXISTING ROADWAY TO REMAIN
- FEMA FLOOD ZONE A/AE
- PROPOSED CENTERLINE
- PROPOSED RIGHT OF WAY
- 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 LABELS

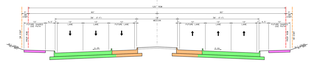
PARCEL #	PROPERTY OWNER	POTENTIAL IMPACT
BL-002	BRYAN ROAD METAL PARTNERS, LP	NO IMPACT
BL-003	BRYAN ROAD METAL PARTNERS, LP	NO IMPACT
BL-011	CELINA, TEXAS	ROW ACQUISITION
BL-012	GB CROSS PARTNERS, LP	ROW ACQUISITION
BL-013	GB CROSS PARTNERS, LP	ROW ACQUISITION
BL-014	MM TEXAS FIELDS ALLEN, LLC	ROW ACQUISITION
BL-015	MM TEXAS FIELDS ALLEN, LLC	ROW ACQUISITION
BL-016	MM TEXAS FIELDS ALLEN, LLC	ROW ACQUISITION
BL-017	TRAVIS INVESTMENTS, LLC	NO IMPACT
BL-018	TRAVIS INVESTMENTS, LLC	ROW ACQUISITION
BR-001	CAREY WINBORNE & JOHN & CAREY VARNER	ROW ACQUISITION/ACCESS/LOST USE
BR-002	CAREY WINBORNE & JOHN & CAREY VARNER	ROW ACQUISITION
BR-011	CELINA, TEXAS	NO IMPACT
BR-012	CELINA, TEXAS	NO IMPACT
BR-013	CELINA, TEXAS	NO IMPACT
BR-014	CELINA, TEXAS	NO IMPACT
BR-015	CELINA, TEXAS	NO IMPACT
BR-016	CELINA, TEXAS	NO IMPACT
BR-017	CELINA, TEXAS	NO IMPACT
TS-01	CELINA, TEXAS	ROW ACQUISITION



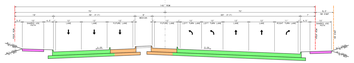
EXISTING PARVIN RD TYPICAL SECTION



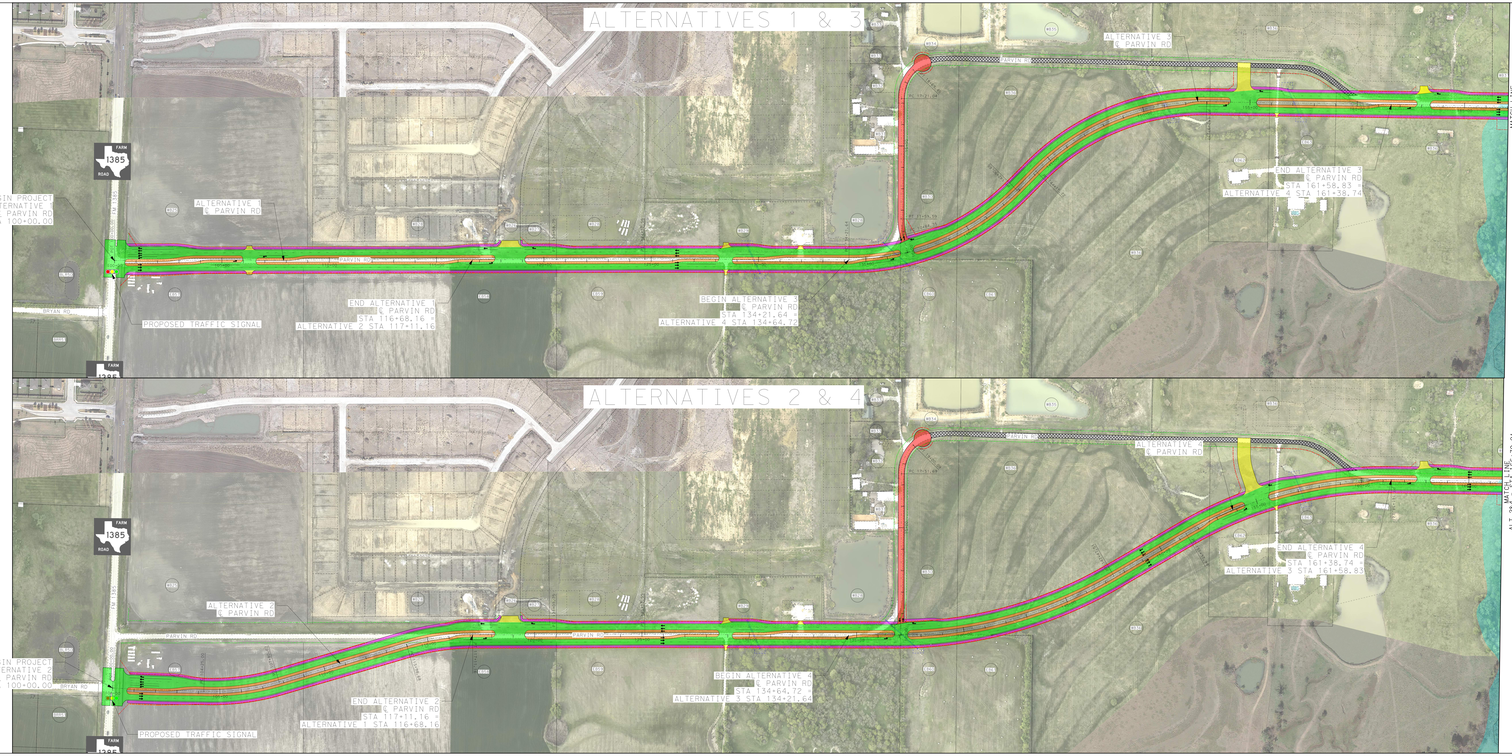
OLD PARVIN RD TYPICAL SECTION



PROPOSED PARVIN RD TYPICAL SECTION (NCDOLCR)



PROPOSED PARVIN RD TYPICAL SECTION (INTERSECTION)



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