Texas Department of Transportation

DALLAS DISTRICT

CEASON CLEMENS, P.E., DISTRICT ENGINEER

DESIGN SCHEMATIC

FM 551

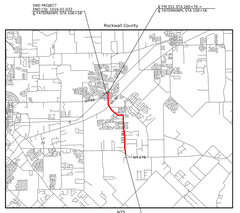
CSJ: 1916-01-032
Project Length = 3.21 miles
Project Length = 3.21 miles

DESIGN SPEEDS

DESIGN SPEEDS AND FUNCTIONAL CLASSIFICATIONS:

FM 551 (MAJOR COLLECTOR)	45 MPH
SHERMAN DR (MINOR ARTERIAL)	30 MPH
GETTYSBURG BLVD (LOCAL)	30 MPH
BASKET PIKE (LOCAL)	30 MPH
CHAMBERLAIN DR (LOCAL)	30 MPH
CROSS STREETS (ALL OTHERS)	30 MPH
	MEETS OR EXCEEDS EXISTING

KEY TO COUNTIES



60% DESIGN SCHEMATIC SUBMITTAL

PRELIMINARY
SUBJECT TO CHANGE BASED ON FURTHER DEVELOPMENTS RESULTING FROM PUBLIC INPUT AND TECHNICAL REVIEW

SCHEMATIC PREPARED BY:
BGE, INC.
RECOMMENDED FOR INTERIM REVIEW ONLY. NOT FOR PERMITTING, BIDDING OR CONSTRUCTION.
Prepared by or under the supervision of:
Michael J. Dimaggio, P.E. (STAMP)
NAME: Michael J. Dimaggio
P.E. NUMBER: 124896
COMPANY: BGE, Inc.
TBPE REGISTRATION NO. F-1046
12-7-23
DATE

HORIZONTAL SCALE
0 25' 50' 100' 150'

VERTICAL SCALE
0 5' 10' 20' 30'

SCHEMATIC SCALE: 1" = 100' (HORIZONTAL) 1" = 10' (VERTICAL)

ROLL INDEX

ROLL 1: FM 551 BEGIN PROJECT TO STA 185+00
ROLL 2: FM 551 STA 185+00 TO STA 224+00
ROLL 3: FM 551 STA 224+00 TO END PROJECT

BGE, Inc.
2506 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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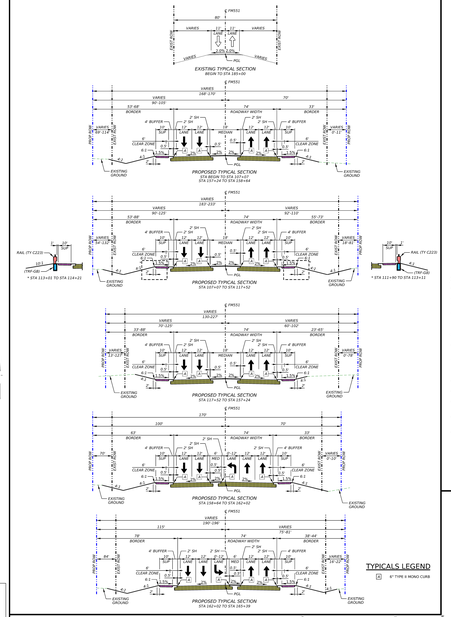


PLAN LEGEND

- PROPOSED ℄
- PROPOSED ROW
- EXISTING ROW
- PARCEL BOUNDARY
- EXISTING DRAINAGE CULVERT
- PROPOSED DRAINAGE CULVERT
- POTENTIAL DISPLACEMENT
- PAVEMENT REMOVAL
- PROPOSED PAVEMENT
- PROPOSED CROSS STREET PAVEMENT
- PROPOSED SHARED USE PATH (SUP)/SIDEWALK
- PROPOSED DRIVEWAY
- PROPOSED BY-OTHERS
- 100-YEAR FEMA FLOODPLAIN
- PROPOSED DIRECTION OF TRAVEL
- PARCEL ID
- HORIZONTAL CURVE ID

UTILITY LEGEND

- ONCOR (ELECTRIC)
- ZAYO (COMM)
- PEOPLE'S COMMUNICATION (COMM)
- CITY OF FATE (WATER)
- CITY OF FATE (WASTEWATER)
- ATMOS (GAS)

GENERAL NOTES:

1. SURVEY BASED ON AERIAL FLIGHT DATED NOVEMBER 2022 AND SUPPLEMENTED BY RECORD PLANS.
2. ELEVATIONS ARE BASED ON NAVD88 DATUM IN ABOUT THE FEE, (EINGA) + 4%
3. OWNERSHIP INFORMATION SHOWN ON SCHEMATIC WAS OBTAINED FROM ROCKWALL COUNTY APPRAISAL DISTRICTS (APRIL 2023).
4. DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT (UNLESS NOTED OTHERWISE).
5. UTILITIES ARE SHOWN FOR LOCATION, SIZE AND ELEVATIONS OBTAINED FROM RECORD DOCUMENTS.
6. SHARED USE PATHS AND SIDEWALKS ARE DIAGRAMMATIC ONLY AND WILL BE ADA COMPLIANT.
7. PROPOSED STORM SEWER, LARGE GUIDE SIGNS, AND LIGHTING, ARE NOT INCLUDED AS PART OF THIS PROJECT AND WILL BE INCLUDED IN FUTURE PHASES.
8. DIRECTIONAL ROADWAY SIGNAGE NOT SHOWN AND WILL BE DEVELOPED DURING PS&E.
9. EXISTING PAVEMENT/BRIDGES LOCATED WITHIN LIMITS OF PROPOSED RECONSTRUCTION WILL BE REMOVED (UNLESS NOTED OTHERWISE).
10. 30 FOOT STREET CORNER RADIUS AND 30 FT MINIMUM (UNLESS NOTED OTHERWISE).
11. ALL DRIVEWAY CORNER RADII ARE 15 FT MINIMUM (UNLESS NOTED OTHERWISE).
12. FINAL LOCATION OF MEDIAN OPENINGS WILL BE DETERMINED IN THE PSE&E DEVELOPMENT PHASE AND IN COORDINATION WITH THE LOCAL GOVERNMENTS.
13. APPROXIMATE 100-YEAR FLOODPLAIN LIMITS ARE FROM FEMA FIRMS, PANELNUMBERS 48397C0045G, 48397C0044G, 48397C0055G, 48397C0245G.
14. EXISTING DRIVEWAYS WILL REMAIN UNLESS IT IS DETERMINED IN COORDINATION WITH THE LOCAL GOVERNMENTS THAT THE DRIVEWAY IS A SAFETY ISSUE AND/OR IS LOCATED WITHIN ACCESS DENIAL LIMITS SHOWN.

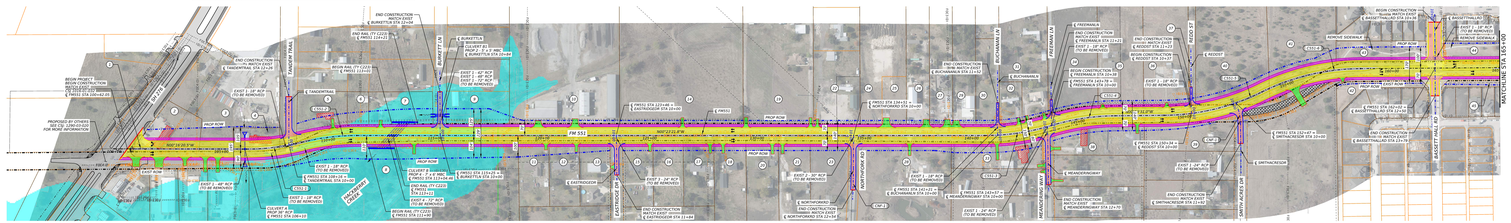
TYPICALS LEGEND

- 6" TYPE II MONO CURB

LEGEND
AADT 2022 AADT 2032 NO BUILD
AADT 2022 AADT 2032 WITH BUILD
AADT 2022 AADT 2032 WITH BUILD + 10% GROWTH
SOURCE OF AADT
TEXAS DEPARTMENT OF TRANSPORTATION TRAFFIC COUNTS, OCTOBER 2022

PARCEL ID	PROPERTY ID	OWNER
1	19613	THE STATE OF TEXAS, BY AND THROUGH THE TEXAS TRANSPORTATION COMMISSION
2	19614	BMI PROPERTY INVESTMENTS LLC
3	20417	ZBHAM 276 ROCKWALL LTD
4	20418	ZBHAM 276 LTD
5	20419	EASLEY JAMES D
6	19644	LOPEZ BERNARDO & MARIA
7	19645	LOPEZ BERNARDO & MARIA
8	19646	PHAM BANG ANH
9	19639	ZUNIGA JAVIER DERAN AND PATRA SARAH DERAN
10	19638	ROSE MARY L & GERALD L
11	19230	ROSE MARY L & GERALD L
12	19231	FORD BRADLEY K AND HAYLEY L SUPPLEY
13	19232	FORD BRADLEY K AND HAYLEY L
14	19364	VALK PROPERTIES LLC
15	19233	AGUS AS REVIN
16	19234	AGUS AS REVIN
17	19235	MONEY MICHAEL AND FAE
18	20219	MARQUEZ ANTONIO & ARMANDO
19	20220	CONTRERAS GERARDO
20	20221	CASTILLO PEDRO
21	20225	LOZANO SANTIAGO AND CHRISTINA MARTINEZ
22	20224	JACKSON ALAN
23	20223	JACKSON ALAN
24	21340	CALVARY BAPTIST CHURCH OF ROYSE CITY, TEXAS
25	21341	CALVARY BAPTIST CHURCH OF ROYSE CITY, TEXAS
26	19636	MAYA RAUL E LUCE II
27	19637	THE MEGAS ELIA LLC
28	19635	THE MEGAS ELIA LLC
29	19634	OMRA LOVESTEAD LLC
30	19633	RODRIGUEZ ALVARESTO AMBROSIO
31	19632	HERNANDEZ ALVARESTO AND ALEYDISE
32	19631	WARDY BEATRICE J
33	19630	VILLORGA GERARDO AND BEATRIZ
34	19629	VILLORGA GERARDO AND BEATRIZ
35	19628	KENDALL DAVID
36	21342	KENDALL MARCIA JR
37	19627	KENDALL MARCIA JR
38	19626	DOUGHERTY JAMES
39	19625	BIGGS NORMAN L & KAREN R
40	19624	CURRY DOROTHY & CHASITY
41	19623	CURRY DOROTHY
42	21339	SOUTH ROCKWALL HOLDINGS LP
43	21843	NEW SHERIDAN DEV CO PHASE II LLC
44	19618	WILLIAMSON ROYSE LLC
45	19619	WILLIAMSON ROYSE CONSTRUCTIONS ASSOCIATION
46	19620	NEW SHERIDAN DEV CO PHASE I LLC

PRELIMINARY - SUBJECT TO CHANGE


FM 551
BEGIN PROJECT
STA 165+00.00
END PROJECT
STA 185+00.00
MATCHLINE STA 165+00
MATCHLINE STA 185+00
SHERIDAN DR
BASKET PIKE
CHAMBERLAIN DR
CHAMBERLAIN LN
FIELDSTONE LN
FIELDSTONE DR
FIELDSTONE PL
FIELDSTONE CT
BASKETTWILL RD
BASKETTWILL RD
CROSS STREET
CROSS STREET
CROSS STREET