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Texas Department of Transportation

DALLAS DISTRICT
CEASON CLEMENS, P.E., DISTRICT ENGINEER

DESIGN SCHEMATIC
FM 551

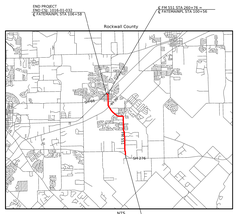
CSJ: 1016.01.032
Project Length = 2.00 miles
Project Length = 2.11 miles

DESIGN SPEEDS

DESIGN SPEEDS AND FUNCTIONAL CLASSIFICATIONS:

FM 551 (MAJOR COLLECTOR)	45 MPH
CHAMBERLAIN DR (MINOR ARTERIAL)	35 MPH
GETTYSBURG BLVD (LOCAL)	30 MPH
CHARLESTONA ST (LOCAL)	30 MPH
CHAMBERLAIN DR (LOCAL)	30 MPH
CROSS STREETS (ALL OTHERS)	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.
2506 DALLAS PARKWAY, SUITE 101
FOR INTERIM REVIEW ONLY. NOT FOR PERMITTING, BIDDING OR CONSTRUCTION.
Prepared by or under the supervision of:
Michael J. Dressler, P.E. (Other)
NAME | NUMBER
Lauren R. Abbamondo | (Other)
Jeffrey A. Griffin | (Other)
12-7-23
DATE | SEAL

ROLL INDEX

ROLL 1: FM 551 BEGIN PROJECT TO STA 185+00
ROLL 2: FM 551 STA 185+00 TO STA 220+00
ROLL 3: FM 551 STA 220+00 TO END PROJECT

HORIZONTAL SCALE
0 25' 50' 100' 150'
VERTICAL SCALE
0 5' 10' 20' 30'
SCHEMATIC SCALE: 1" = 100' (HORIZONTAL)
1" = 10' (VERTICAL)

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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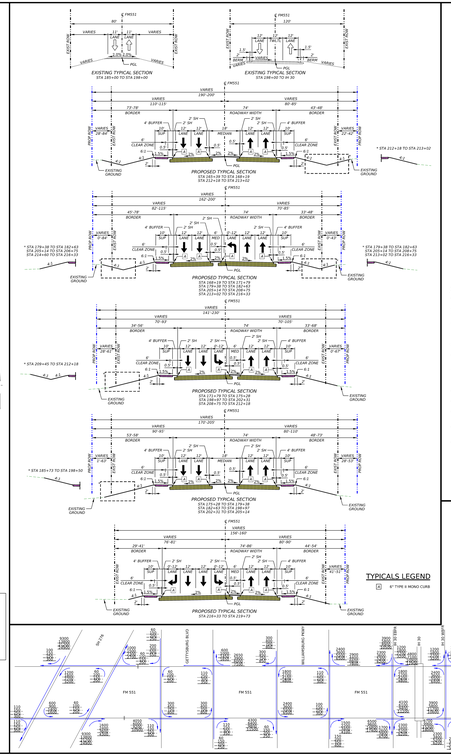


PLAN LEGEND

- 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. THE ACCURACY OF THE ROADWAY ALIGNMENT IS ABOUT THE POL. (EQNULL) = 4%
3. OWNERSHIP INFORMATION SHOWN ON SCHEMATIC OBTAINED FROM ROCKWALL COUNTY APPRAISAL DISTRICTS (UPRA 2023).
4. DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT (UNLESS NOTED OTHERWISE).
5. ALL DRAINAGE FEATURES, SIZE AND ELEVATIONS OBTAINED FROM RECORD DOCUMENTS.
6. SHARED USE PATHS AND SIDEWALKS ARE DIAGRAMMATIC ONLY AND WILL BE PLACED ON ROW LINE.
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. ALL CROSS STREET CORNER RADII ARE 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 PS&E DEVELOPMENT PHASE AND IN COORDINATION WITH THE LOCAL GOVERNMENTS.
13. APPROXIMATE 100-YEAR FLOODPLAIN LIMITS ARE FROM FEMA FIRMETTE NUMBERS 48397C0045L, 48397C0045L, 48397C0055L, 48397C0065L.
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.

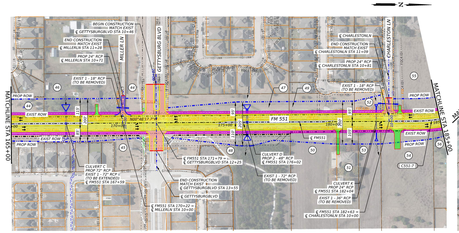
TYPICALS LEGEND

A 6" TYPE A MONO CURB

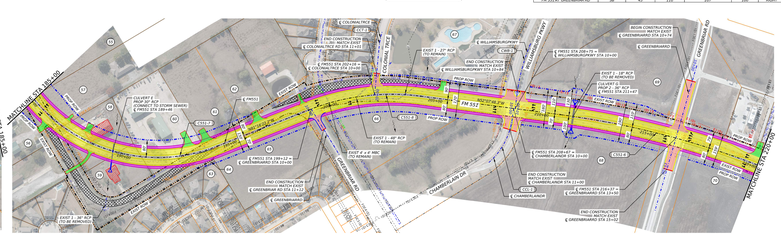
LEGEND
FM551 STA 185+00 TO STA 198+00
FM551 STA 198+00 TO STA 201+30
FM551 STA 201+30 TO STA 203+00
FM551 STA 203+00 TO STA 205+00
FM551 STA 205+00 TO STA 207+00
FM551 STA 207+00 TO STA 209+00
FM551 STA 209+00 TO STA 211+00
FM551 STA 211+00 TO STA 213+00
FM551 STA 213+00 TO STA 215+00
FM551 STA 215+00 TO STA 217+00
FM551 STA 217+00 TO STA 219+00
FM551 STA 219+00 TO STA 220+00

SOURCE OF DATA
DALLAS DISTRICT TRAFFIC COUNTS, OCTOBER 2022

PARCEL ID	PROPERTY ID	OWNER
43	118313	WILLIAMSBURG PARK HOMEOWNERS ASSOCIATION
45	118315	NEW SHIRDAN DEV 1ST PHASE 2016
46	118316	WILLIAMSBURG LLC / FRANCO ANDREW
47	118317	WILLIAMSBURG PARK HOMEOWNERS ASSOCIATION
48	118318	NEW SHIRDAN DEV 1ST PHASE 2016
49	118319	WILLIAMSBURG PARK HOMEOWNERS ASSOCIATION INC
50	282566	EASTER MICHAEL
51	282567	EASTER MICHAEL
52	282568	WILLIAMSBURG PARK HOMEOWNERS ASSOCIATION
53	282569	BOLIVAR FAMILY TRUST
54	282570	ANDRADE GEORGE
55	282571	BUCKNER CHARLES & JENNIFER
56	282572	DELCOMPARE JAMES & SHANNON
57	118308	MURPHY JOHNNY RACE & GENELITA
58	118309	WILLIAMSBURG LLC / FRANCO
59	118310	ARMENTA GERARDO
60	114060	CITY OF FATE
61	114061	WILLIAMSBURG LLC / FRANCO
62	114062	M RED PROPERTIES LLC
63	86170	CHAMBERLAIN CROSSING RESIDENTIAL COMMUNITY INC
64	86171	CHAMBERLAIN CROSSING RESIDENTIAL COMMUNITY INC
65	72561	FATE 551 COMMERCIAL LP
66	72561	FATE 551 COMMERCIAL LP
67	118314	WILLIAMSBURG PARK HOMEOWNERS ASSOCIATION
68	72562	FATE 551 COMMERCIAL LP
69	72563	FATE 551 COMMERCIAL LP
70	200992	FATE 551



PRELIMINARY - SUBJECT TO CHANGE



STORAGE	DECELERATION		
		TOTAL LENGTH	

TURN LANES

LOCATION	DIRECTION	DESIGN SPEED	TAPER LENGTH	DECELERATION LENGTH	STORAGE	LEFT/RIGHT	L1	L2	TOTAL LENGTH
FM 551 AT GETTYSBURG BLVD	NB	45	100	200	100	LEFT	100	200	400
FM 551 AT GETTYSBURG BLVD	SB	45	100	200	100	LEFT	100	200	400
FM 551 AT CHARLESTONA ST	NB	45	100	200	100	LEFT	100	200	400
FM 551 AT CHARLESTONA ST	SB	45	100	200	100	LEFT	100	200	400
FM 551 AT CHAMBERLAIN DR	NB	45	100	200	100	LEFT	100	200	400
FM 551 AT CHAMBERLAIN DR	SB	45	100	200	100	LEFT	100	200	400
FM 551 AT GREENBRIAR DR	NB	45	100	200	100	RIGHT	100	200	400
FM 551 AT GREENBRIAR DR	SB	45	100	200	100	RIGHT	100	200	400

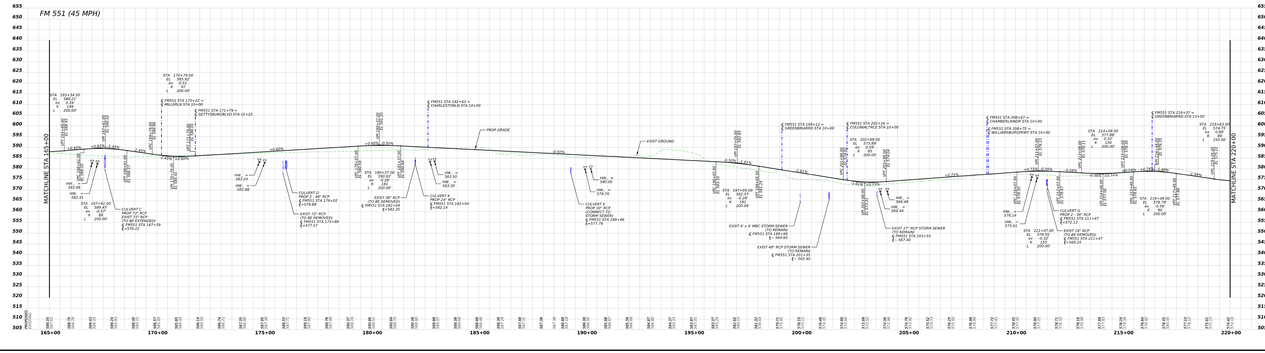
CURVE DATA

ALIGNMENT	CURVE NO.	DELTA	DEGREE	TANGENT	LENGTH	RADIUS	MIDS TANGENT	AHEAD TANGENT	PI STATION	PI NORTHING	PI EASTING	PC STATION	PT STATION
FM 551	C101	12°00'00.0"	1°25'56.3"	1°25'56.3"	1200.00	4000	N12°00'00.0"W	N12°00'00.0"W	172+00.00	7070000.00	2610000.00	170+00.00	182+00.00
FM 551	C102	8°00'00.0"	1°25'56.3"	1°25'56.3"	1200.00	6000	N20°00'00.0"W	N12°00'00.0"W	182+00.00	7069883.12	2610000.00	180+00.00	192+00.00
FM 551	C103	20°42'22.0"	1°25'56.3"	1°25'56.3"	2112.45	4000	N32°07'48.0"W	N20°00'00.0"W	192+00.00	7069883.12	2610000.00	190+00.00	211+12.45
COUNTY LINE	C104	20°42'22.0"	1°25'56.3"	1°25'56.3"	2112.45	4000	N52°49'10.0"W	N32°07'48.0"W	211+12.45	7069883.12	2610000.00	210+00.00	232+12.45
WILLIAMSBURG PKWY	C105	8°00'00.0"	1°25'56.3"	1°25'56.3"	1200.00	6000	N40°00'00.0"W	N52°49'10.0"W	232+12.45	7069883.12	2610000.00	230+00.00	242+12.45
CHAMBERLAIN DR	C106	90°03'14.8"	17°12'21.4"	17°12'21.4"	154.26	1019.00	S25°07'21.7"W	N78°47'46.6"E	11+70.07	7028037.50	2620475.70	10+44.61	12+98.88

CURVE NO.	BEGIN CROSS SLOPE	BEGIN TRANSITION	BEGIN FULL SUPER	SUPER RATE	END FULL SUPER	END TRANSITION	END CROSS SLOPE
C101	-2.0%	280+00	284+00	2.0%	294+00	297+00	-2.0%

SUPERELEVATION FM 551

CROSS SLOPE
SIGN CONVENTION
+
-



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Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

COUNTY: ROCKWALL
DATE: DECEMBER 2023

FM 551

ROLL 2 OF 3

COUNTY: ROCKWALL
DATE: SEPTEMBER 2023

FM 551

ROLL 2 OF 3

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