

Philip Graham

From: Mark Price <Mark.Price@txdot.gov>
Sent: Wednesday, May 6, 2020 9:42 AM
To: Philip Graham
Cc: david.boski@mansfieldtexas.gov; Trace Hilton (trace.hilton@mansfieldtexas.gov); raymond.coffman@mansfieldtexas.gov; Bart VanAmburgh (bart.vanamburgh@mansfieldtexas.gov); kreimer@venturedfw.com; matt.jones@mansfieldtexas.gov
Subject: RE: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17 & Sweeney Track. 5-6-2020
Attachments: Concept-Plan-TxDOT-05056.03.pdf; doc20200424151405.pdf

Philip Graham P.E.

The revised new concept with cross access for the Haven at Mansfield and Sweeney Property and two driveway with Deceleration lanes on SH 360 for the new Haven at Mansfield is Approved for Concept revised updated plan. This office will now be reviewing plan for the permit. For planning please use this email as approval of the concept. Permit will follow soon to this project.



From: Philip Graham [mailto:PhilipG@wierassociates.com]
Sent: Wednesday, May 06, 2020 9:24 AM
To: Mark Price <Mark.Price@txdot.gov>
Cc: david.boski@mansfieldtexas.gov; Trace Hilton (trace.hilton@mansfieldtexas.gov) <trace.hilton@mansfieldtexas.gov>; raymond.coffman@mansfieldtexas.gov; Bart VanAmburgh (bart.vanamburgh@mansfieldtexas.gov) <bart.vanamburgh@mansfieldtexas.gov>
Subject: RE: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17

Sorry about that.

Philip Graham, P.E. , Senior Associate
WIER & ASSOCIATES, INC.
Engineers / Surveyors / Land Planners
Celebrating 42 Years of Serving Clients, Employees & Community

2201 E. Lamar Blvd., Suite 200E, Arlington, TX 76006-7440

Ph: 817-467-7700 ext. 114 Fax: 817-467-7713

www.WierAssociates.com

Texas Engineering Firm No. F-2776

Texas Land Surveying Firm No. 10033900 & 10194175

From: Mark Price <Mark.Price@txdot.gov>

Sent: Wednesday, May 6, 2020 9:23 AM

To: Philip Graham <PhilipG@wierassociates.com>

Cc: david.boski@mansfieldtexas.gov; Trace Hilton (trace.hilton@mansfieldtexas.gov)

<trace.hilton@mansfieldtexas.gov>; raymond.coffman@mansfieldtexas.gov; Bart VanAmburgh

(bart.vanamburgh@mansfieldtexas.gov) <bart.vanamburgh@mansfieldtexas.gov>

Subject: RE: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17

I don't see the Attachment on this email?

Send the attachment and we will then forward the approved concept to the Planning office. All items look for this concept.

Mark

From: Philip Graham [<mailto:PhilipG@wierassociates.com>]

Sent: Wednesday, May 06, 2020 9:15 AM

To: Mark Price <Mark.Price@txdot.gov>

Cc: david.boski@mansfieldtexas.gov

Subject: RE: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mark, here is the updated concept plan showing the revised drive location centered on the northern property line to accommodate the adjacent property owner. I have a resubmittal to the city by noon tomorrow and this Specific Use Permit will not be allowed to be placed on a Planning & Zoning agenda until the city receives a written approval that the drive locations are acceptable to TxDOT pending approval of drive permit applications prior to construction. Thank you.

Philip Graham, P.E. , Senior Associate

WIER & ASSOCIATES, INC.

Engineers / Surveyors / Land Planners

Celebrating 42 Years of Serving Clients, Employees & Community

2201 E. Lamar Blvd., Suite 200E, Arlington, TX 76006-7440

Ph: 817-467-7700 ext. 114 Fax: 817-467-7713

www.WierAssociates.com

Texas Engineering Firm No. F-2776

Texas Land Surveying Firm No. 10033900 & 10194175

From: Mark Price <Mark.Price@txdot.gov>

Sent: Tuesday, May 5, 2020 9:02 AM

To: Philip Graham <PhilipG@wierassociates.com>

Cc: david.boski@mansfieldtexas.gov

Subject: RE: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17

Thanks Philip,

Mark

FYI - Im on web - calls mostly all morning.

From: Philip Graham [<mailto:PhilipG@wierassociates.com>]

Sent: Tuesday, May 05, 2020 8:35 AM

To: Mark Price <Mark.Price@txdot.gov>

Cc: david.boski@mansfieldtexas.gov

Subject: RE: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17

Yes, I have talked to David and have also had conversations with that property developer. I am going to be receiving a CAD file for a revised layout moving the northern property line to become a shared drive. A PDF provided by the architect of the revised layout that they are finishing up this morning is attached showing the shared drive.

Drainage is being routed to the storm drain that was installed with the THR Wellness Treatment Center a few years ago, the existing open back inlet just south of the northern drive and the open back inlet to the south. There will be a future detention pond on the future commercial property that will be designed and sized to keep the flow rates below the storm drain capacities. The drainage area map from the last submittal (will be updated once the drive is moved) is attached for reference if you need it.

Philip Graham, P.E. , Senior Associate

WIER & ASSOCIATES, INC.

Engineers / Surveyors / Land Planners

Celebrating 42 Years of Serving Clients, Employees & Community

2201 E. Lamar Blvd., Suite 200E, Arlington, TX 76006-7440

Ph: 817-467-7700 ext. 114 Fax: 817-467-7713

www.WierAssociates.com

Texas Engineering Firm No. F-2776

Texas Land Surveying Firm No. 10033900 & 10194175

From: Mark Price <Mark.Price@txdot.gov>

Sent: Tuesday, May 5, 2020 8:25 AM

To: Philip Graham <PhilipG@wierassociates.com>

Cc: david.boski@mansfieldtexas.gov

Subject: RE: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17

Have you talked to David with the city and north driveway being shared with the next track. There is a issues with this driveway.

After talk to David and property owner is needed to have cross access with the north driveway.

Did the drainage items change for this project.