

From: Jim Letner <[jimletner@hotmail.com](mailto:jimletner@hotmail.com)>  
Sent: Wednesday, April 29, 2020 2:00 PM  
To: Lacock Fletcher <[Fletcher.Lacock@rcgov.org](mailto:Fletcher.Lacock@rcgov.org)>  
Cc: Fisher Vicki <[Vicki.Fisher@rcgov.org](mailto:Vicki.Fisher@rcgov.org)>; Jake Quasney <[Jake.Quasney@lloydcompanies.com](mailto:Jake.Quasney@lloydcompanies.com)>;  
[luke.neely@lloydcompanies.com](mailto:luke.neely@lloydcompanies.com)  
Subject: Re: 20PD010 - Revised plans

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I think that I'm ok with that. I'm also OK if they use the existing street but, need to make a left hand turn onto Wellington. I've tried to show that in the attached drawing. As long as the vehicles leaving my property can be in the que without an oddball merge situation, I'm fine. I'll redo our site plan.

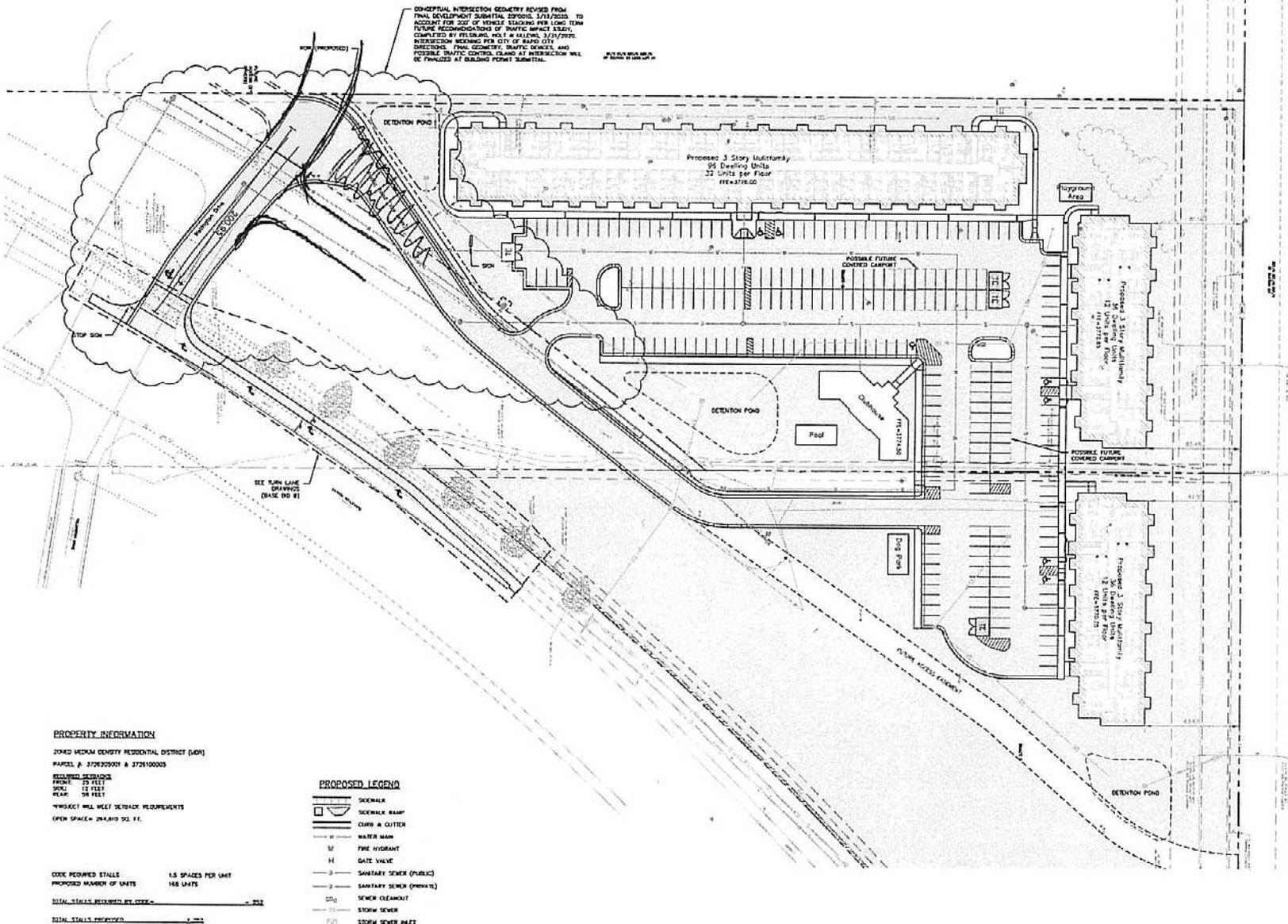
I also want it to be in the record that the traffic impact study reflects that we will be able to construct 240 units with this infrastructure. The DOT is never going to allow that intersection to be signalized.

I also want to make it clear that I think all the nonsense in the traffic impact study about tying into Healing Way was a complete waste of time and money. Whoever provided that feedback to Lloyd and the traffic engineer was off on a tangent and made the traffic impact study unnecessarily complicated. Neither the State nor the City has the resources or the desire to get all of the necessary property owners in agreement to make that happen.

Finally, I have 2 engineering issues. I would like to see the Sanitary Sewer as deep as possible in the first proposed manhole. Our site is lower than Lloyds and I need that sewer to be deep. Lastly, I would like to see the domestic water coming from under Catron as large as possible under Catron. If my memory serves me correctly, the DOT put a couple of culverts under Catron for water. If Lloyd under sizes that pipe, I'm not going to be able to get water without a major endeavor. I see that FMG shows the domestic water on the north side of Catron. If that's the case, disregard the water comments.

Thanks for keeping me in the loop. I appreciate it.

Jim



**PROPERTY INFORMATION**  
 ZONED MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)  
 PARCEL # 372620001 & 372610003  
**REQUIRED SETBACKS**  
 FRONT 25 FEET  
 SIDE 12 FEET  
 REAR 30 FEET  
 \*PROJECT WILL MEET SETBACK REQUIREMENTS  
 OPEN SPACE = 20,841.02 SF.

COOK PROVIDED STALLS 1.5 SPACES PER UNIT  
 PROPOSED NUMBER OF UNITS 148 UNITS  
 TOTAL STALLS PROVIDED BY COOK \_\_\_\_\_  
 TOTAL STALLS PROPOSED \_\_\_\_\_

NOTE: ADJUSTED INTERSECTION GEOMETRY SHOWN ON REVISED SHEET IS BEING SUBMITTED FOR CITY REVIEW. WORK CHANGES TO UTILITIES AND GRADING WILL BE MADE AT BUILDING PERMIT SUBMITTAL.

- PROPOSED LEGEND**
- SIDEWALK
  - SIDEWALK RAMP
  - CURB & GUTTER
  - WATER MAIN
  - FIRE HYDRANT
  - GATE VALVE
  - SANITARY SEWER (PUBLIC)
  - SANITARY SEWER (PRIVATE)
  - SEWER CLEANOUT
  - STORM SEWER
  - STORM SEWER INLET
  - OPEN SPACE

**PLANNED DEVELOPMENT SUBMITTAL NOT FOR CONSTRUCTION**

**CONSULTANTS**

REV.	Description	Date
REV. 0	Issued & Approved	5/28/2020

**FMG ENGINEERING**  
 2700 Ross Street, Suite 100  
 Dallas, TX 75201

**The Vue at Catron**  
**LAYOUT PLAN**

Project No. 19035  
 Date: 4/29/2020  
 Drawn by: JPK/14  
 Checked by: JH

**C4 REV 01**

