

HANOVER

PROPERTY COMPANY

March 27, 2019

James Fish
Senior Park Planner
City of Mansfield Parks and Recreation
1200 E. Broad Street
Mansfield, TX 76063

RE: Somerset Park Phase 2 Development Fee Credit Application

Dear Mr. Fish,

Phase 2 of Somerset will include 376 lots with an extensive amount of amenities and a centrally located, neighborhood amenity center. The recreation facility amenities will include two swimming pools, (Leisure lap pool and shallow wading pool), a pond equipped with an aerator (fishing allowed in pond), walking and biking trails, a playground, and green open space. Please consider this application for credit in lieu of the Phase 2 park development fees in the amount of \$282,000.00 for Somerset in Mansfield, Texas.

For your consideration, we have included a recreation facility amenity itemization of projected cost (Exhibit A), a summary location diagram and descriptions (Exhibit B), and example imagery (Exhibit C) showing the look and feel of proposed construction.

Please, don't hesitate to call me at 214/445-2211 if you have further questions or concerns. Thank you for your consideration; we look forward to working with you.

Sincerely,



Ben Luedtke

EXHIBIT A
PROJECTED COST ITEMIZATION

RECREATION FACILITY AMENITIES (Sec. 4600)*					
Item	Amenity	Quantity	Unit	Unit Cost	Approx. Projected Cost**
1	Swimming pools (Leisure and Wading)	-	-	-	-
1a	Leisure Pool	3,132	SF	\$70.00	\$219,240.00
1b	Leisure Pool Deck Area	3,260	SF	\$4.59	\$14,963.40
1c	Wading Pool	357	SF	\$140	\$49,980.00
1d	Wading Pool Deck Area	1,328	SF	\$4.59	\$6,096.00
2	Pond equipped with aerator	1	LS	-	\$29,800.00
3	Walking and Bike Trails	-	-	-	-
3a	8'-0" Wide Walking and Bike Trails	2,282	LF	\$36.71	\$83,772.22
3b	6'-0" Wide Walking and Bike Trails	2,166	LF	\$27.53	\$59,629.98
4	Playground with surfacing	1	LS	-	\$63,800.00
5	Common green open space areas (no change)	282,000	SF	\$1.47	\$414,540.00
Total Projected Cost of Recreation Facility Amenities					\$941,821.60

*For definitions, see "Figure: B.03"

**Approximate projected cost is based on preliminary bidding

Refer to Exhibit B for location diagram and descriptions.

EXHIBIT B AMENITY DESCRIPTIONS

Figure B.03

1	Swimming pools to include leisure and wading pools, equipment, deck, fencing, shade structures, restroom, and shower (Figure C.01)
2	Pond equipped with aerator to include lake aeration, control panel, compressor, and associated electrical (Figure C.02)
3	Walking and bike trails to include concrete trails at 8'-0" wide and 6'-0" wide (Figure C.03)
4	Playground to include equipment, playground surfacing, and paving (Figure C.04)
5	Common green open space areas to include sod, fine grading, and irrigation for these areas only (Figure C.05)

EXHIBIT C
EXAMPLE IMAGERY

Figure C.01 – Swimming Pool



Figure C.02 – Pond equipped with aerator



EXHIBIT C EXAMPLE IMAGERY

Figure C.03 – Walking or bike trails



Figure C.04 – Playground with Surfacing



EXHIBIT C
EXAMPLE IMAGERY

Figure C.05 – Common green areas or open space

