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February 18, 2022

Chris Wall, P.E.
JBI Partners

RE: Birdsong Phase 2 Final Plat, Rough Proportionality of Howell Road

Mr. Wall:

The City of Mansfield has commented that 50% of the construction cost of the collector roadway, Howell Rd., near the northern boundary of this development must be escrowed for future construction as part of processing this plat. This letter is to confirm that 50% of the construction cost is roughly proportional to the impact that this development will create on the city's roadway system. Howell Rd. is on the city's Master Thoroughfare Plan near this development's northern boundary. Although traffic impact analyses were produced to analyze specific aspects of traffic areas of concern as they relate to this development, these analyses are not a comprehensive study of the ultimate developed condition and the need for connectivity and convenient circulation.

It is necessary for traffic in this area to readily access the arterials of FM 917 to the west and South Main St. to the east without causing an undue burden on adjacent residential roads. This collector will also be necessary to provide adequate access to two future MISD schools just north of this development. Given the above, the city's Master Thoroughfare Plan anticipates that Howell Rd. be a collector-width roadway to adequately support traffic volumes in this area. Other surrounding roadways and intersections would prove inadequate to serve this development without it.

Howell Rd. is anticipated to serve similarly-sized land areas both north and south of the roadway. The Birdsong Development occupies this entire area south of Howell Rd. within Birdsong's east-west limits. Therefore, it is reasonable to roughly equate this land area's need to 50% of Howell Rd. within this specific vicinity.

Sincerely,

Raymond Coffman, P.E.
Asst. Director of Public Works – City Engineer