

October 19, 2018

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

Mr. Fish,

Phase 2 of Somerset will include 376 lots with an extensive amount of amenities and a neighborhood amenity center. Phase 2 of Somerset will include a private recreation/amenity center. The recreation facility amenities will include two swimming pools, (adult lap pool and shallow kid pool), a pond equipped with an aerator, walking and biking trails, a playground, green open space, and a 2,666 sq.ft. recreation building, including restroom facilities, air-conditioned space, shaded patios, and an event kitchen. 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 reach out if you have further questions or concerns. Thank you for your consideration; we look forward to working with you.

Sincerely,

Aaron Duncan

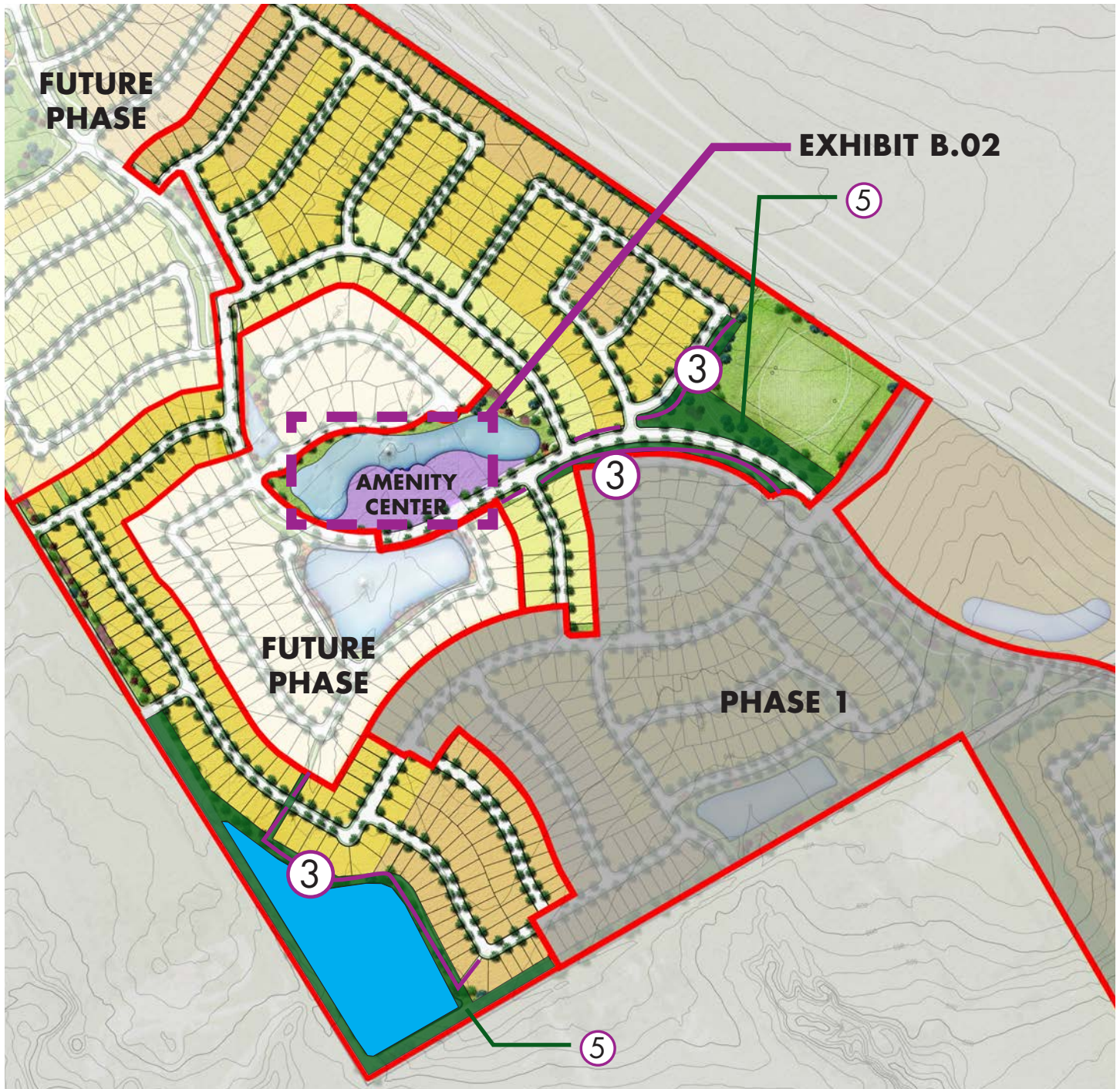
EXHIBIT A

PROJECTED COST ITEMIZATION

RECREATION FACILITY AMENITIES (Sec. 4600)*					
Item	Amenity	Quantity	Unit	Unit Cost	Approx. Projected Cost
1	Swimming pools (adult and kid)	2,803	SF	\$100	\$280,300
2	Pond equipped with aerator	1	LS	\$23,000	\$23,000
3	Walking and bike trails	5,137	LF	\$30	\$154,110
4	Playground with surfacing	1	LS	\$35,000	\$35,000
5	Common green open space areas	282,000	SF	\$1.47	\$414,540
6	Other amenities: Recreation building	2,666	SF	\$250	\$666,500
Total Projected Cost of Recreation Facility Amenities					\$1,573,450

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

Refer to Exhibit B for location diagram and descriptions.



LEGEND

- ③ WALKING AND BIKE TRAILS
- ⑤ COMMON GREEN OPEN SPACE AREAS

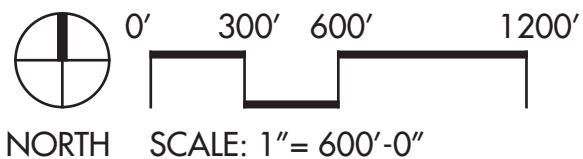


EXHIBIT B.01
PHASE 2 DIAGRAM
MANSFIELD, TEXAS

HANOVER
PROPERTY
COMPANY

MESA

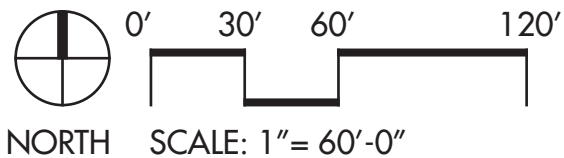
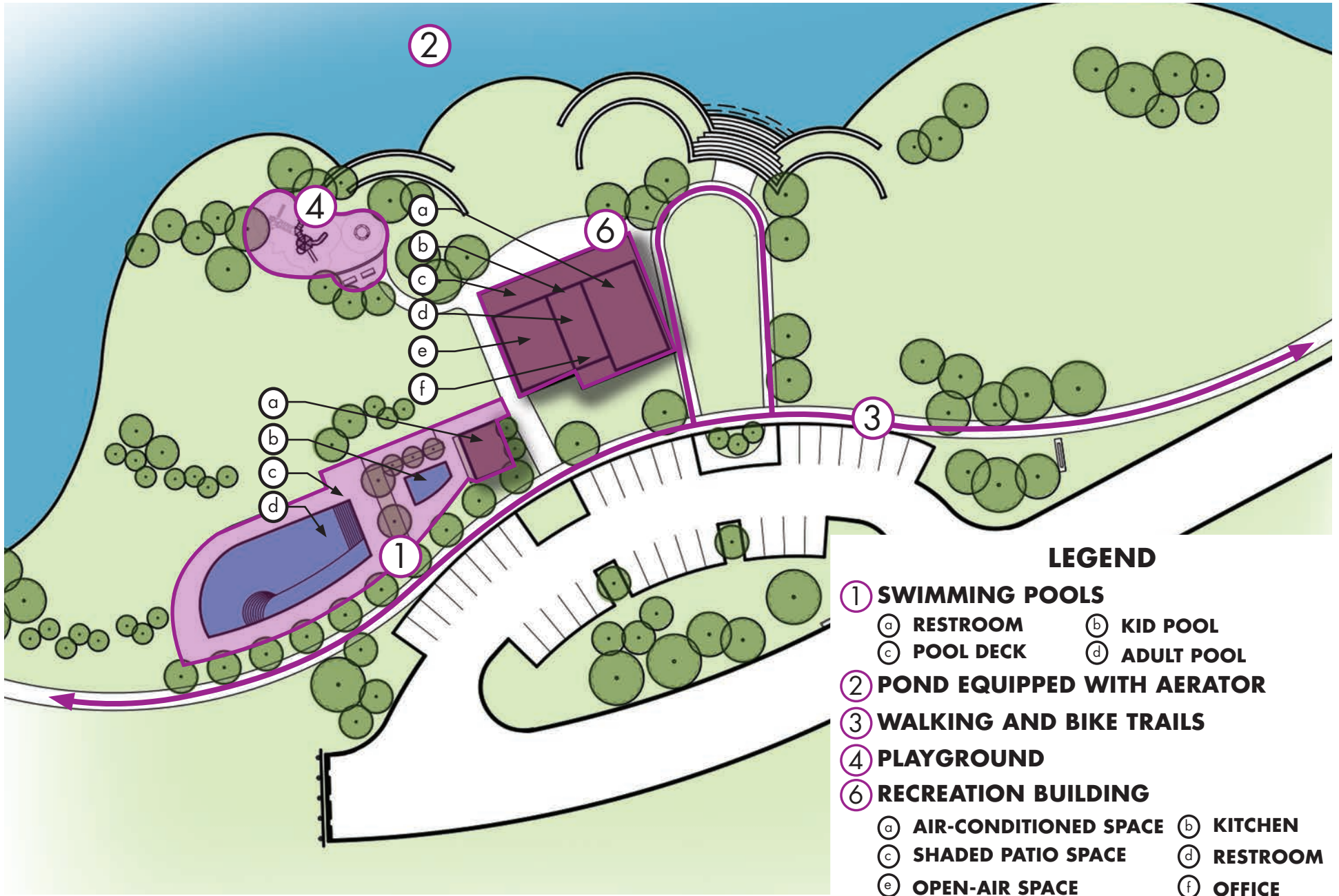


EXHIBIT B.02
AMENITY LOCATION DIAGRAM
 MANSFIELD, TEXAS

EXHIBIT B

AMENITY DESCRIPTIONS

Figure B.03

1	Swimming pools to include adult and kid 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 (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)
6	<p>Recreation building to include building construction, furnishings, lighting/electrical, plumbing (Figure C.06)</p> <p>Amenities include:</p> <ul style="list-style-type: none">• Restroom facilities for swimming pool, playground, and open spaces• Open recreation air-conditioned space• Open recreation open-air space• Office• Shaded patio spaces• Kitchen open to patio, open-air space, and air-conditioned space

EXHIBIT C EXAMPLE IMAGERY

Figure C.01 – Swimming Pool



Figure C.02 – Pond equipped with aerator

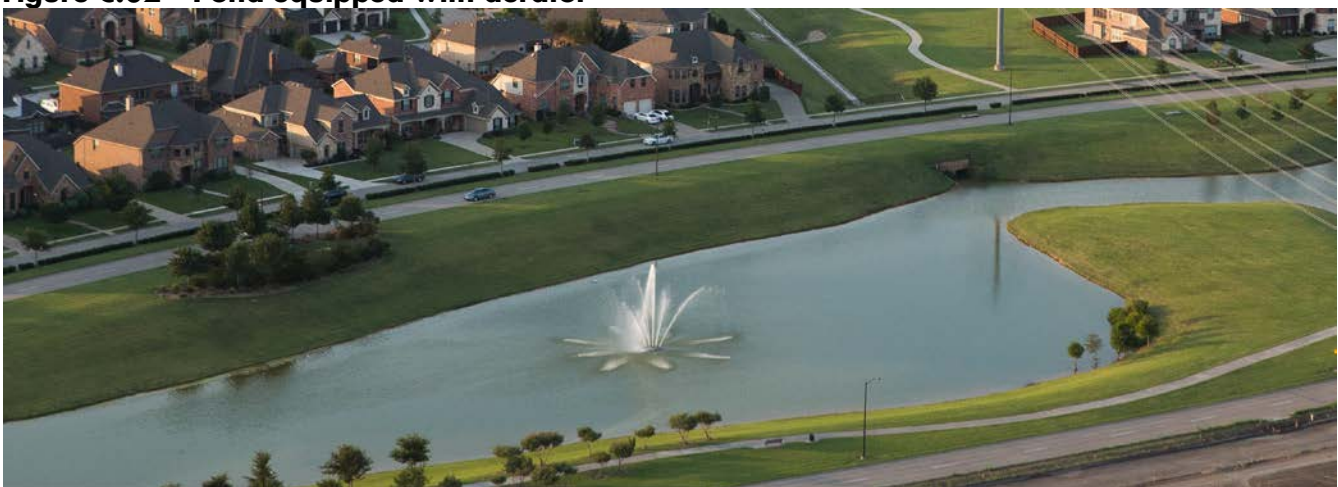


EXHIBIT C EXAMPLE IMAGERY

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



Figure C.06 – Recreation building

