

Fern Ridge Site

Facility Capacity Evaluation

October 18th, 2019

The project site is approximately 17.9 acres.

This would generate under the present Comp Plan Zone of Single Family approximately 68 Lots

Under the proposed Comp Plan Zone for a Recreational Vehicle Development 225 Units
The same area would generate a maximum with setbacks of

Studies note that a typical Recreational Vehicle Consumes approximately 17% to 20% of
The water consumed by a conventional stick build home.

Under that review,

	Single Family	R. V. Park	Development Impacts	
			Single Family	RV Park
Domestic Water Consumption	350 gpd	70 gpd	23800 gpd	15750 gpd

The above analysis would indicate that the proposed Comp Plan Change would not impact the existing domestic water facilities beyond those impacts expected from conventional Single Family type of development.

Fire Protection

The required fire protection facilities would be very similar to that of a conventional Single Family Development, Hydrant locations/spacing would be the same. With that, it is expected that no increased demand would exist for the proposed Comp Plan Change from conventional Single Family uses.

Sanitary Sewer Effluent	260 gpd	52 gpd	17680 gpd	11700 gpd
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The above analysis would indicate that the proposed Comp Plan Change would not impact the existing sanitary sewer facilities beyond those impacts expected from conventional Single Family type of development.

Storm Water Runoff

Given that Water Quantity Controls are required for all types of site development activities that require the design of facilities to limit the developed runoff from a project to that of the pre-developed conditions, there would be no increased impact on the existing facilities for the creation of a RV Park or any other type of development on the existing system.

Parks Facilities

The proposed uses within the proposed Comp Plan designation would likely generate fewer children per acre than would a conventional Single Family project. Typical RV Units include an average of 2 adults per unit. Few children are present in the units. If you assume that similar distribution of children would exist as the impact on other facilities, The project would likely generate a total of 0.3 children per unit or a total of 67.5. A conventional Single Family Development would generate approximately 102 children. This would support the assumption that no increased impacts to the City Parks Facilities would be generated from this proposed Change. In addition, the project will include its own recreation/open space.

Schools

Using the same analysis as was presented for Parks facilities, it is projected that the proposed Comp Plan designation would not have an increased impact to the School facilities in the area beyond that which would exist for conventional Single Family projects.