



RE: My Place Hotel Drainage and Traffic

Dear Planning & Community Development Department,

The purpose of this letter is to address drainage and traffic implications of the development of a three story, 64 unit, My Place Hotel on Lot 3 of the Academy Gateway Subdivision Filing No. 1. The property is located within the Academy Gateway Subdivision that has provided overall drainage and traffic studies.

Drainage

Drainage, detention and treatment will be provided by a regional detention basin provided by the master developer. The overall drainage study has conservatively assumed 100% of our development will be impervious. The actual impervious area will be 52% which will result in much less runoff than initially anticipated.

Traffic

The overall Traffic Impact Analysis (TIA) of the entire development has assumed traffic counts of 3,101 per weekday of new trips for the 10.41 acre area of which the 1.44 acre (13.8%) hotel is a part. Based on land area this allocates 429 average weekday trips for the hotel. The ITE Trip Generation Handbook, 9<sup>th</sup> Edition, indicates 314 average daily generated trips (All Suites Hotel – 311 ITE code). The hotel will have a less than anticipated impact on traffic with less trips being generated. This does not take into account the “pass-by” phenomenon which would decrease the trips, further decreasing the anticipated impact.

Should you have any questions or concerns regarding these matters please do not hesitate to contact me.

Thank you,  
LEGACY DESIGN GROUP

A handwritten signature in blue ink that reads "Craig B. Larsen".

Craig B. Larsen, P.E.  
President  
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