

City of Fountain
Development Services Department

11/4/2019

RE: KOA Expansion – Traffic Generation

To whom it may concern,

This Traffic Generation letter is for the proposed expansion of the KOA Campground facility that is located at 8100 Bandley Drive in Fountain, Colorado. The existing development contains approximately 177 RV spaces and 32 cabins. The proposed expansion will add an additionally 30 RV spaces to the development.

The proposed access plan includes using one full access existing driveway on Bandley Road and installing a proposed limited access driveway on Bandley drive to be used by emergency access vehicles only. If approved, the proposed development is expected to be built-out and occupied in 2020. Figure 1 shows the site location. Bandley Drive is a two-lane collector with a posted speed limit of 45 miles per hour (mph) in the vicinity of the site. For the purposes of the trip generation, all spaces are assumed to use ITE Code 416 – RV Parks and the assumptions is that the entire park is fully rented out.

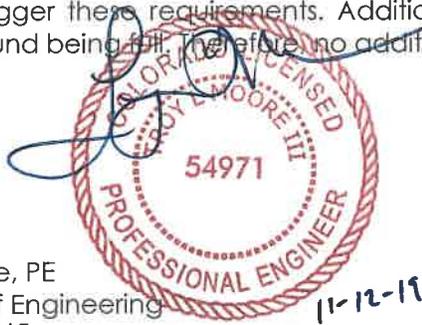
The trip generation potential of the proposed assuming a full-build out during a typical weekday, AM peak hour, and PM peak hour was estimated using the methodologies published by the ITE Trip Generation Manual – 10th Edition. The ITE

Table 1- ITE Generation

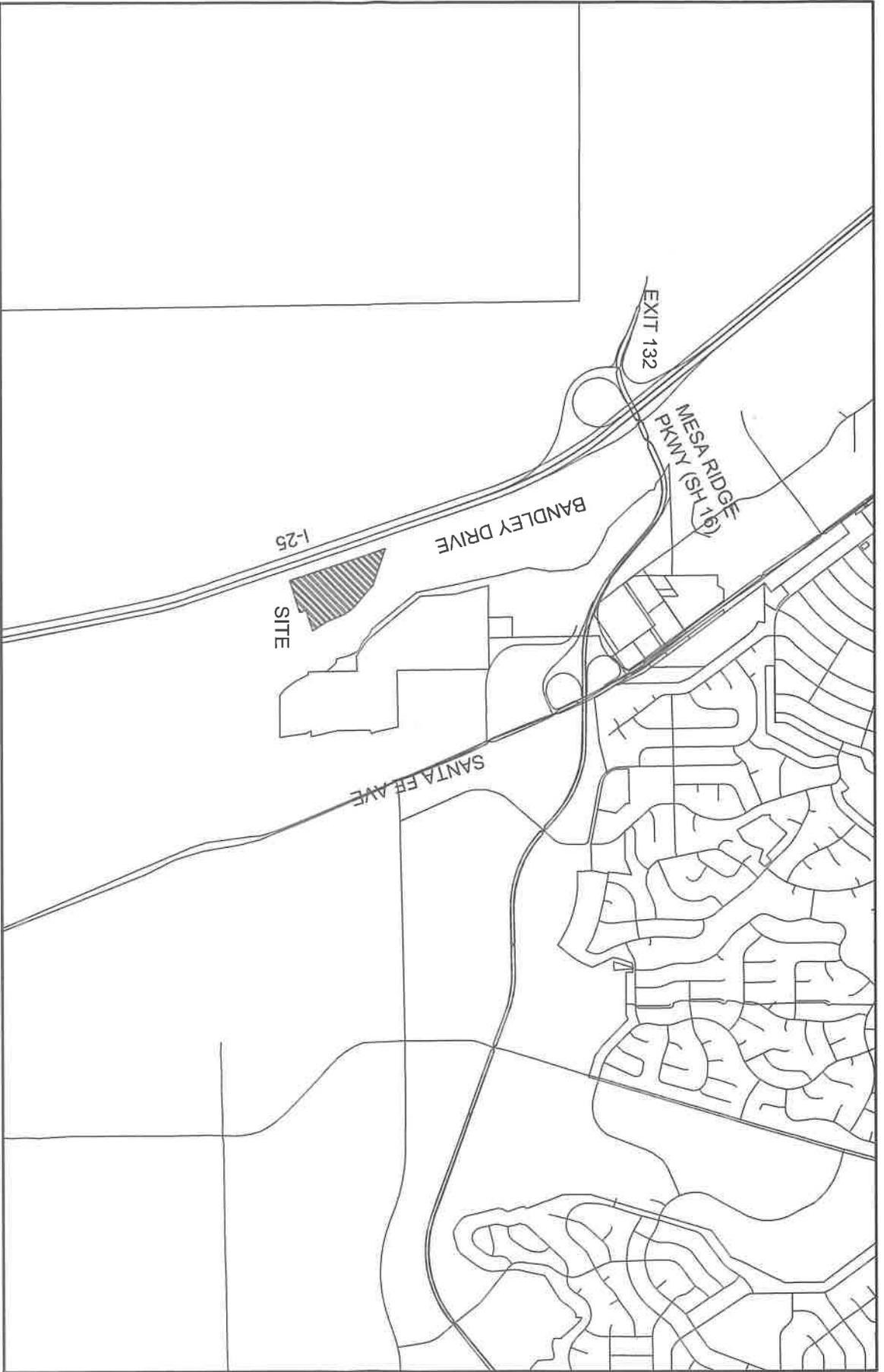
Land Use (ITE Land Use Code)	Size	AM Peak Hour (vph)		PM Peak Hour (vph)	
		0.25 trips /ac		0.41 trips /ac	
		Enter (36%)	Exit (64%)	Enter (62%)	Exit (38%)
RV Park (416)	239 units	22	38	61	37

In general, A TIS will be required when the proposed land use will generate a design hourly volume (DHV) of 100 trips or more, or when considered necessary or desirable by the issuing authority or the Department. Based on the initial findings, the anticipated number of trips will not trigger these requirements. Additionally, the assumption is based on the entire campground being full. Therefore, no additional roadway improvements are anticipated.

Sincerely,



Troy Moore, PE
Director of Engineering
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tmoore@m3engineering.com



VICINITY MAP

SCALE: 1" = 2,000'





City of Fountain
Planning Department
116 S. Main Street
Fountain Colorado 80817

11/12/2019

To whom it may concern:

On behalf of our client, M3 Engineering has prepared this letter in conjunction with a site development proposal for the redevelopment of an existing KOA campground located in Fountain, Colorado.

The proposed site consists of 1 lot totaling 20.08 acres (Tax Parcel #6525000013) and is located at 8100 Bandley Drive within the city limits of Fountain, Colorado.

The site is zoned RC and was originally built in the 1980s. The additional lot known as Lot 2, which is 10.92 acres (Tax Parcel # 6525000016) is not included in this proposal for redevelopment.

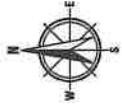
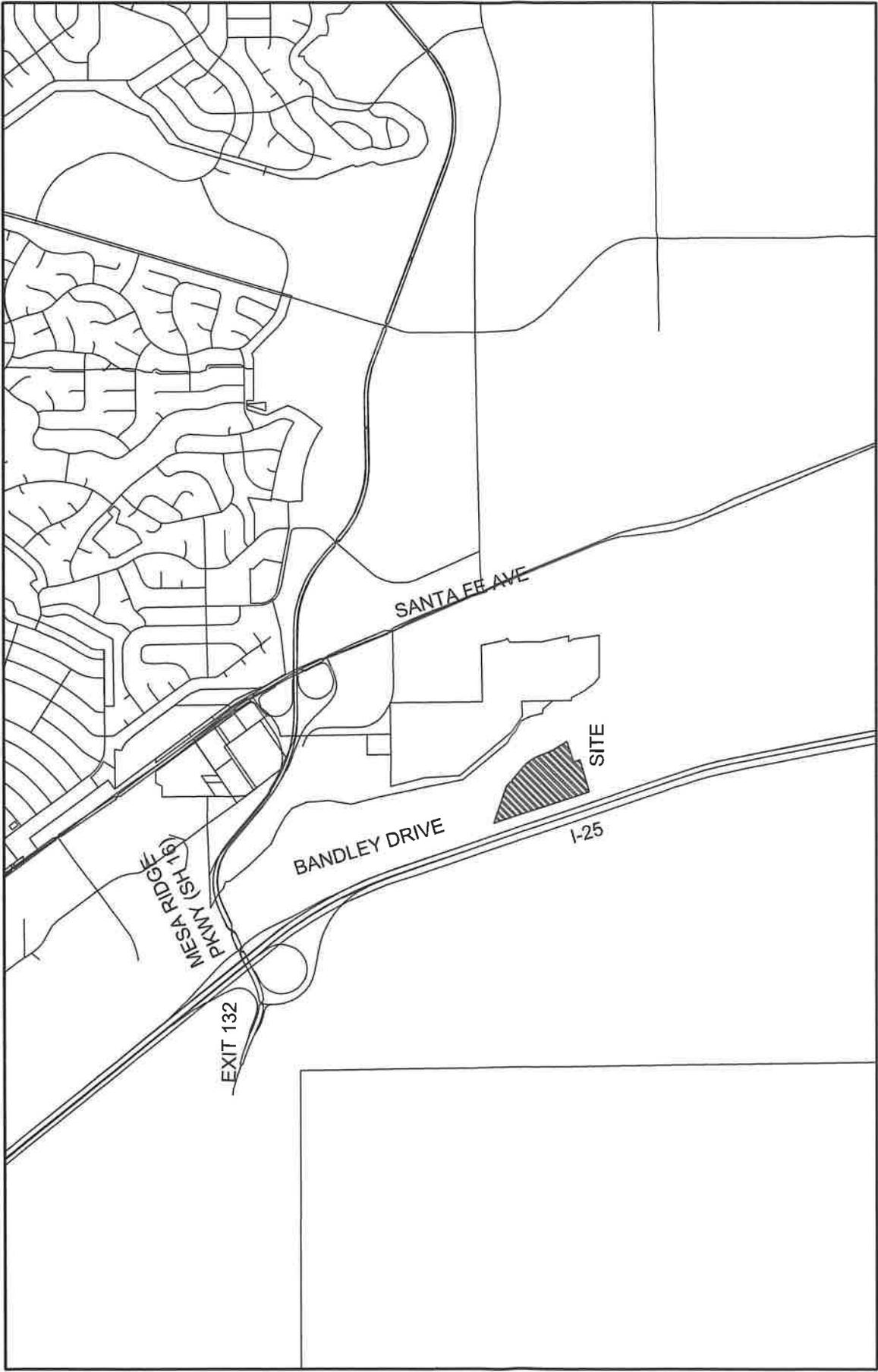
The proposed redevelopment will consist of removing approximately 120,000 ft² of existing RV storage space and converting the existing area into 30 deluxe patio RV spaces. Approximately 16 cabin units located in the expansion area will be relocated onsite to other areas located outside of the floodplain.

The ownership group notes that the 100-yr floodplain line is in this area as indicated by LOMR (06-08-B110P). However, field survey measurements indicate that the existing grade is located above the 100-yr baseline elevation as indicated in LOMR (06-08-B110P). The expansion will only contain RV pad sites, with the corresponding utility connections. No permanent structures will be installed. The redevelopment will comply with all the City of Fountain regulations and Peak's Peak Regional Building Authority regarding floodplain development.

Upon your review of this material, please contact me should you have any questions or require any additional information.

Sincerely,

Troy Moore, PE
Director of Engineering
512.820.3265
tmoore@m3engineering.com



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