## RV RESORT DENSITY ANALYSIS (change any assumption highlighted in yellow)

3/2/2016

Part 2: Open space requirement and roads/sidewalks are deducted from "net useable area"
Part 3: Determine the number of sites based on minimum site size instead of sites per acre
Part 4: Calculates how many sites per "useable" acre will result
Part 5: Calculates sites per acre based on the total 25 acre parcel

**TOTAL GROSS ACRES** 25

### PART 1: BUFFER ANALYSIS (BASED ON ESTIMATED LENGTHS FROM GOOGLE EARTH)

| | | | | | | |
|---|---|---|---|---|---|---|
| Frontage along Hwy 91 | 1947 | ft. x buffer = | 50 | feet = | 97,350 | sq.ft. |
| Adjoining properties border on west | 1285 | ft. x buffer = | 50 | feet = | 64,250 | sq.ft. |
| Total buffering (sq.ft.) | | | | | 161,600 | sq.ft. |
| Total buffering (acres) | | | | | 3.71 | acres |
| Total buffering (% of 25 acres) | | | | | 14.8% | |

### PART 2: CALCULATE THE NET SQUARE FEET AVAILABLE FOR RV SITES BASE ON TOTAL USEABLE ACRES

| Total useable acres | | 25 | 23 | 21 | 19 | 17 | 15 |
|---|---|---|---|---|---|---|---|
| Useable site (sq.ft.) | | 1,089,000 | 1,001,880 | 914,760 | 827,640 | 740,520 | 653,400 |
| Buffer area | | 161,600 | 161,600 | 161,600 | 161,600 | 161,600 | 161,600 |
| Net useable area | | 927,400 | 840,280 | 753,160 | 666,040 | 578,920 | 491,800 |
| Open space/common areas | 20% | 185,480 | 168,056 | 150,632 | 133,208 | 115,784 | 98,360 |
| Roads/sidewalks | 15% | 139,110 | 126,042 | 112,974 | 99,906 | 86,838 | 73,770 |
| Net useable RV space area | | 602,810 | 546,182 | 489,554 | 432,926 | 376,298 | 319,670 |

### PART 3: CALCUJLATE THE NUMBER OF RV SITES BASED ON MINIMUM SITE SIZE

| Minimum RV site size (sq.ft.) | | Total number of RV sites | | | | | |
|---|---|---|---|---|---|---|---|
| 2400 | | 251 | 228 | 204 | 180 | 157 | 133 |
| 2200 | | 274 | 248 | 223 | 197 | 171 | 145 |
| 2000 | | 301 | 273 | 245 | 216 | 188 | 160 |
| 1800 | | 335 | 303 | 272 | 241 | 209 | 178 |
| 1600 | | 377 | 341 | 306 | 271 | 235 | 200 |
| 1400 | | 431 | 390 | 350 | 309 | 269 | 228 |
| 1200 | | 502 | 455 | 408 | 361 | 314 | 266 |
| 1000 | | 603 | 546 | 490 | 433 | 376 | 320 |

### PART 4: CALCULATE THE NUMBER OF SITES PER "USEABLE" ACRE BASED ON RESULTS OF PART 3

| Minimum RV site size (sq.ft.) | | Number of sites per useable acre | | | | | |
|---|---|---|---|---|---|---|---|
| 2400 | | 10.0 | 9.9 | 9.7 | 9.5 | 9.2 | 8.9 |
| 2200 | | 11.0 | 10.8 | 10.6 | 10.4 | 10.1 | 9.7 |
| 2000 | | 12.1 | 11.9 | 11.7 | 11.4 | 11.1 | 10.7 |
| 1800 | | 13.4 | 13.2 | 13.0 | 12.7 | 12.3 | 11.8 |
| 1600 | | 15.1 | 14.8 | 14.6 | 14.2 | 13.8 | 13.3 |
| | | | | | | | |
| 1200 | | 20.1 | 19.8 | 19.4 | 19.0 | 18.4 | 17.8 |
| 1000 | | 24.1 | 23.7 | 23.3 | 22.8 | 22.1 | 21.3 |

### PART 5: CALCULATE THE NUMBER OF SITES PER ACRE BASED ON THE TOTAL 25 ACRES

| Minimum RV site size (sq.ft.) | | Number of sites per total acres (25 acres) | | | | | |
|---|---|---|---|---|---|---|---|
| 2400 | | 10.0 | 9.1 | 8.2 | 7.2 | 6.3 | 5.3 |
| 2200 | | 11.0 | 9.9 | 8.9 | 7.9 | 6.8 | 5.8 |
| 2000 | | 12.1 | 10.9 | 9.8 | 8.7 | 7.5 | 6.4 |
| 1800 | | 13.4 | 12.1 | 10.9 | 9.6 | 8.4 | 7.1 |
| 1600 | | 15.1 | 13.7 | 12.2 | 10.8 | 9.4 | 8.0 |
| 1400 | | 17.2 | 15.6 | 14.0 | 12.4 | 10.8 | 9.1 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1200 | | 20.1 | 18.2 | 16.3 | 14.4 | 12.5 | 10.7 |
| 1000 | | 24.1 | 21.8 | 19.6 | 17.3 | 15.1 | 12.8 |