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

6/10/2016

TOTAL GROSS ACRES	24.5	Unuseable:	4	Net acres:	20.5

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

Frontage along Hwy 91	1650	ft. x buffer =	30	feet =	49,500	sq.ft.
Adjoining properties border on west	1300	ft. x buffer =	30	feet =	39,000	sq.ft.
Total buffering (sq.ft.)					88,500	sq.ft.
Total buffering (acres)					2.03	acres
Total buffering (% of 25 acres)					8.3%	

PART 2: CALCULATE BUILDABLE AREA

Total useable acres		20.5	acres
Useable site		892,980	sq.ft.
Buffer area (incl. as part of open space)	8.3%	88,500	sq.ft.
Net useable area		804,480	sq.ft.
Additional open space/common areas	1.7%	13,736	sq.ft.
Roads	15.0%	120,672	sq.ft.
Clubhouse/pool/store/office/patio	10.0%	80,448	sq.ft.
Net useable RV space area		589,624	sq.ft.

RV sites planned by applicant		137
Minimum site size		3,200
Total sq.ft. of sites		438,400

Additional open space		151,224	3.47	acres
Additional open space: % of net useable area		19%		