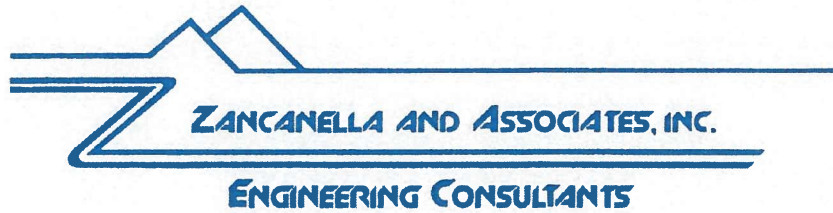


P.O. Box 1908
1011 Grand Avenue
Glenwood Springs,
CO 81602



(970) 945-5700
(970) 945-1253 Fax

August 2, 2017

Ronald Liston
Land Design Partnership
918 Cooper Avenue
Glenwood Springs, CO 81601

Re: River Dance Annexation / PUD Zoning Sketch Plan

Dear Mr. Liston:

Zancanella and Associates has been requested to estimate the approximate total number of trip ends that will be generated by the proposed development of the River Dance RV Park, as well as the traffic impacts to the existing system. In addition we have addressed the proposed grading and drainage, water and sewer and additional utilities.

The proposed River Dance RV Park will have a total of 225 RV spaces at full build out. Currently, there are 45 RV spaces that are developed on the site. We looked at the increase in end trips generated by the expansion and evaluated the increase in traffic loading on the existing road system. Below is that analysis:

Vehicle Trips:

The following numbers are estimates based on information found in the "ITE Trip Generation Manual, 9th Edition". The estimates below are based on trips generated by a Campground/Recreational Vehicle Park and is based on the number of sites.

Existing: The estimated number of trip ends, based on 45 spaces, are as follows:

Average number of trip ends in the p.m. peak hour- 13

Proposed: The estimated number of trip ends, based on 225 spaces, are as follows:

Average number of trip ends in the p.m. peak hour- 61

The increase in trip at full build out are estimated at 48 trips per hour during the p.m. peak, which is generally the time with the greatest number of trips. Peak hour trips are generally seen at mid-morning and mid-afternoon for RV parks.

Traffic Impacts:

The closest traffic count station on US Highway 6 is at the Town of Gypsum traffic circle just south of the I-70 interchange (CDOT Station ID 100299, data from July 2015). The Combined traffic max hourly count was 1,000 trips per hour. This was during the p.m. peak. The a.m. peak maximum hourly count was 873 combined trips per hour. This route is used as the main entrance to the Town of Gypsum from I-70.

In comparison, the p.m. peak rate for the River Dance RV Park is 67.5 trips per hour. In addition, the area of Highway 6 accessed by the River Dance RV Park is used mainly as a frontage road for I-70 from Exit 133 to the Town of Gypsum. The number of vehicle trips is reduced from the above mention Station as well as spread out throughout the day with different uses generating different peaks. There are sparsely placed access drives along the Highway service commercial, mixed use, residential, recreational and other uses. By count, there are 18 total access drives along this 7 mile stretch of road, including the existing one for the River Dance RV Park. The impacts to the Highway 6 are anticipated to be minimal at full built out of the River Dance RV Park.

We are currently working with CDOT to determine the need and requirements for a new access permit for full built out of the site.

Proposed Grading and Drainage Pattern:

The existing RV Park has gentle slopes ranging up to 6%. There are two existing permanent drainage easements, one of which is being used, that will be maintained. The overall drainage patterns will not be modified. The new park will closely mimic the existing park in the current developed areas and will blend into the existing grades in new areas.

Proposed Method of Water Supply and Sewage Disposal:

The existing park has a water supply system that can deliver 30 GPM. The system is a surface water diversion that has been approved by the CPDHE for use by the public. It is a public water system, PWSID # CO0219675 that is monitored closely by the state. There is less than 100 gallons of total storage in the current system. The new water system will be improved with 10,000 gallon storage tanks distributed throughout the park as needed to meet demand. The existing RV Park has two separate septic systems. One is a 2000 GPD system used as a dumping station and one is a 1000 GPD system that is hooked up to a limited number of sites and the bath house. The bathhouse and the sites with water are on a separate water meter and are limited to 1000 GPD in water supply. For the new park these systems will be abandoned. A new Orenco modular system will be used. The system will be constructed in 10,000 GPD increments. A Preliminary Effluent Limit evaluation has been performed by the CDPHE for 20,000 GPD (PEL200441).


Utility Service Providers:

The existing site is serviced by telephone which will not be modified. The existing power is supplied by Holy Cross. We have discussed the possibility of adding transformers for the proposed system with Holy Cross and they have provided preliminary costs.

If you have any questions or I can be of further assistance, please do not hesitate to call.

Very truly yours,

Zancanella and Associates, Inc.



Ben Elmore, P.E.