

Deercreek Rv and Campground

Ray Gardner

Storm Water Plan

A drainage ditch will be constructed on the western edge of the westernmost Rv driveway. The drainage ditch will run north/south to carry runoff south around the southern end of the driveway towards Deer Creek as shown.

A additional drainage ditch will be constructed on the eastern edge of the eastern most Rv driveway. The Drainage ditch will run north/south to carry runoff south around the southern end of the driveway towards Deer Creek as shown.

Landscape Plan

A row of Maple trees will be planted at 20' intervals along the existing fence line running parallel with Hwy 12 beginning at the Rv entrance and continuing south 900'.

Approximately 30 Ash shade trees will be planted throughout the 14 eastern Rv sites.

A row of Ash shade trees will be planted at 20' intervals on the western edge of the westernmost Rv driveway. Tree row will begin at the northernmost Rv site and continue south for 300'.

Rv sites on west side will have a approximately 10' wide strip of native pasture grass between graveled Rv sites.

Rv sites on the east side will have native vegetation between the graveled Rv sites.

Impervious area is limited to the single structure, approximately 4000 square feet of roof area.

Semi impervious area is limited to the gravel entrance, driveways, parking areas, and Rv sites, approximately 43,452 square feet.

Pervious areas make up the balance of the project at around 50,000 square feet.

Construction Plan

Phase 1- pavillion/restrooms, 6 Rv sites

1. Widen existing driveway off Hwy 12 to 24' for Rv access. Construct 24' wide Rv access off existing driveway to pavillion/restrooms area.
2. Site preparation and leveling for 6 rv sites, pavillion/restrooms, and parking area on west side of stream.
3. Electricity meter base installed. Garkane Energy connection permit required.
4. Excavation for electrical and water service from meter base to 6 Rv sites, pavillion/restrooms, and east side of stream. Installation of 6 Rv hookup pedestals, installation of cable to pavillion/restrooms and east side of stream.
5. Excavation for water service from water meter to 6 Rv sites, pavillion/restrooms, and east side of stream. Installation of 6 Rv water hydrants, installation of water lines to pavillion/restrooms and east side of stream. Connection permit with Boulder Farmstead Water Company required.
6. Excavation for septic connections to 6 Rv sites and pavillion/restrooms. Excavation for one septic tank and one drainfield for 6 rv sites and pavillion/restrooms. Installation of septic tank, drain field, 6 Rv septic connections, and 1 Rv dump connection. Septic permit required through Southwest Health Department.
7. Inspection of septic system followed by backfilling. Septic inspection by Southwest Health Department.

8. Excavation and leveling for one way loop road from west side of stream to east side back to Hwy 12. 18" culvert installed in bar pit along Hwy 12. Cattle guard installed in fenceline at Rv exit. Udot permit required.

9. Culvert placement and leveling of stream crossing. Stream flow uninterrupted.

10. Excavation for footings of pavillion/restrooms. Pavillion/restrooms constructed with tan decorative block exterior and metal earth toned roof. Exterior lighting on pavillion/restrooms will comply with the International Dark Sky Fixture Standards. Pavillion area is approximately 1756 square feet. Office, restrooms, laundry, group kitchen area is approximately 900 square feet. Upstairs apartment is approximately 500 square feet.

11. Retaining wall for 6 Rv sites and pavillion/restrooms installed. Sloped retaining wall of natural stone up to 6' as needed to accomodate the ground contour.

12. Road base delivered and placed to Rv entrance, 6 Rv sites, pavillion/restrooms parking area, tent site loop road, Rv dump station area, one way loop road back to Hwy 12

13. Landscaping 6 Rv sites with shade trees. Installation of picnic tables, fire rings at each 6 Rv sites. Installation of solar path lighting along roadway from Rv sites to pavillion/restrooms.

Phase 2- Tent sites

14. Road base delivered and placed on tent site loop as well as for each 5 parking areas for the 5 tent sites.

15. 10' x 10' tent pads constructed for each of the 5 tent sites.

16. Picnic tables and fire rings placed at each of the 5 tent sites as well as solar path lighting along tent loop road to pavillion/restrooms.

Phase 3- Fencing.

17. Fencing constructed on south and west border of Rv park/campground. Length of fencing will be approximately 1300' and will consist of steel upright posts with 5 horizontal rod strands to a height of approximately 5.5'

Phase 4- Signage

18. Signage installation at entrance. Free-standing sign will not exceed 10' in height or 16 square feet in area. Sign will be constructed of metal painted black.

Phase 5- 14 Rv sites

19. Site preparation and leveling for 14 Rv sites on east side of stream.

20. Excavation for electrical and water service from service termination on east side of stream to remaining 14 Rv sites. Installation of 14 Rv hookup pedestals.

21. Installation of 14 Rv hydrants followed by backfilling.

22. Excavation for septic connections for 14 Rv sites. Excavation for one septic tank and one drainfield. Installation of septic tank, drain field. Septic permit required through Southwest Health Department.

23. Inspection of septic system followed by backfilling. Inspection by Southwest Health Department.

24. Delivery and placement of screening trees between Hwy 12 fenceline and 14 rv sites.

25. Delivery and placement of gravel for 14 Rv sites.

26. Placement of solid waste recepticals central to 14 Rv sites.

27. Placement of fire rings and picnic tables for 14 Rv sites.

Phase 6- up to 5 cabin sites

28. Excavation from electric meter base to cabin sites.
29. Excavation from existing water meter to cabin sites.
30. Excavation of cabin footing of 20'x20'
31. Construction of cabin.
32. Excavation for septic system.
33. Installation of septic tank and drainfield.
34. Inspection of septic system followed by backfilling. Inspection by Southwest Health Department.
35. Delivery and placement of gravel for parking area near cabin.
36. Placement of picnic table and fire ring.

Service Impact Assessment

Culinary water- 2 commercial connections as advised by Boulder Farmstead Water.

Septic- 2 separate septic tanks, drain fields for Rv sites and pavillion. A third separate septic tank, drainfield required for possible future cabins.

Traffic volumes from May 15 to October 15 is anticipated at 2-6 vehicles per day.

Proposed access and exit are shown on the site plan, access and encroachment permit required by Udot.