

12/1/2022

Construction Plan

Boulder Meadows Rv and Campground

Phase 1- All utilities installed for 12 Rv sites and future pavillion/manager apartment. Phase 1 will use an existing on-site structure, approximately 24'x26', to serve as an office and restroom until future restroom/office/pavillion structure is complete. Existing structure is equipped with a restroom and shower.

1. Relocation of fire hydrant closer to Hwy 12 to meet fire protection requirements per Boulder Town Fire Marshall requirements.
2. Excavation for septic connections to 12 Rv sites and future pavillion/manager apartment. Excavation for septic tanks and drainfield for 12 rv sites and future pavillion/manager apartment.
3. Installation of septic tanks, drain fields, 12 Rv septic connections, and 1 Rv dump connection. Septic permit required through Southwest Health Department.
4. Inspection of septic system followed by backfilling. Septic inspection by Southwest Health Department.
5. Excavation for water service from water meter to 12 Rv sites and future pavillion/ manager apartment. Installation of 12 Rv water hydrants, installation of water lines to future pavillion/manager apartment. Connection permit though Boulder Farmstead Water Company required.
6. Electricity meter base installed. Garkane Energy connection permit submitted.
7. Excavation for electrical service from meter base to 12 Rv sites and future pavillion/manager apartment. Installation of 12 Rv hookup pedestals, installation of cable to future pavillion/manager apartment.
8. Site preparation and leveling for 12 rv sites, 6 tent sites. 10' x 10' tent pads constructed for each of the 6 tent sites.
9. Road base delivered and placed for Rv entrance, 12 Rv sites, Rv loop, 6 tent sites.
10. Landscaping 12 Rv sites and tent sites with shade trees. Installation of picnic tables, fire rings at each Rv site and 2 fire rings for the 6 tent sites. Installation of pathway lighting from Rv and tent sites to existing structure used for restroom/office.
11. Fencing constructed on west border of Rv park. . Fencing constructed on southwest border of Rv park/campground. Length of fencing will be

12/1/2022

approximately 500' and will consist of steel upright posts with 5 horizontal rod strands to a height of approximately 5.5'

12. Placement of solid waste recepticals central to tent and Rv sites.
13. 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 2- Pavillion construction

14. Pavillion footings dug. Pavillion/manager apartment constructed. Outside lighting will conform with the International Dark Sky Standards.
15. Landscaping with shade trees placed around pavillion/manager apartment.
16. Gravel placed for parking around pavillion/manager apartment.

Storm Water Plan

A drainage ditch will be constructed on the eastern edge of the Rv sites extending to the south to carry rainwater to the meadow away from the Rv sites and pavillion/manager apartment.

Landscape Plan

Rv sites will have a approximately 10' wide strip of native pasture grass between graveled Rv sites. No less than 24 Silver maple trees will be planted among the sites to include the tent sites. No less than 6 shade trees will also be planted around the pavillion/manager apartment.

SERVICE IMPACT ASSESSMENT

Culinary Water

Five commercial water hookups as advised by Boulder Farmstead Water Company in addition to a fire hydrant located near Hwy 12 to meet fire protection requirements.

Septic

Septic plans designed and created by Bruce Chesler. Bruce is certified by

12/1/2022

Southwest Health Department to design commercial and residential septic systems.

Electricity

1-600 amp single phase service required as per Bytheway Electrical Engineering. Garkane Energy has a provided a cost estimate to connect.

Access

Access to Hwy 12 via a existing private drive with 24' wide graveled surface. Traffic volumes from May 15 to October 15 is anticipated at 2-6 vehicles per day.

Waste collection and removal

Waste receptacles will be placed at a single collection point located midway of the Rv sites as well as at the pavillion. Collection and removal to the town dumpster site will be on a regular schedule.