

**APPENDIX 1  
COBB RIDGE RECREATION AREA**

1. Location: Cobb Ridge Campground is located in southwestern Missouri, about 35 miles southeast of Springfield, MO in Christian County. From Chadwick MO, take Hwy 125 south 1.5 miles; turn left onto Hwy H for about 2 miles, turn right onto Lookout Road, about ½ mile, then left into the campground.
2. Government owned facilities

**Campground:**

- 43 single campsites (24 electric; 1 host site with electric, sewer, water and phone; 1 host site with electric, sewer, water, 17 non-electric with 5 of them being tent only)
- 2 group sites that accommodate up to 24 persons each
- all sites have accessible furniture – picnic tables, grills and lantern posts
- pressurized water system with chlorinator; 6 water hydrants located throughout campground,
- no individual site hook-ups for water or sewer
- the access road and parking areas are asphalt surfaced
- 2 double vault toilet buildings
- 1 flush toilet/shower building
- Commercial dumpsters for garbage collection
- overflow or visitor parking for 5 vehicles
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Cobb Ridge Campground lies in the center of Chadwick Motorcycle & ATV Use Area and is open year round. Currently, a campground host is on-site most of the time from early spring through late fall, and some years the host has been on-site year-round. Twenty-six of the single campsites and the two group sites have 20, 30, and 50 amp electrical hookups. Most are well-separated and naturally screened from adjacent units; some are located in groups of two or three sites. Traditional back-in units and pull-throughs are available; RVs up to 40 ft. in length plus ATV trailers can be accommodated. Pressurized drinking water hydrants are conveniently located throughout the campground, but only the host sites have individual hook-ups. Most of the campground was placed on the [reservation system](#) in 2008. Facilities were renovated in 2009 – 2010, installing new tables, fire rings, lantern posts, hydrants, and vault toilets, and enhancing accessibility. Nearly 70 miles of ATV, motorcycle, and mountain bike trails wind in and out of deep, forested hollows and down long ridge tops. There are many steep hollows, caves and springs in the immediate vicinity of the campground that deserve exploring. All caves on the forest are currently closed to the public to prevent spread of [white-nosed nosed syndrome](#).

**If you have any questions about this site, would like to schedule a site visit, or would like assistance in preparing your proposal for this site, please contact:**

Darla Rein (417) 683-4438 Ext.133 1103 South Jefferson Rt. 6 Box 614110 Ava, MO 65608	Ava Unit of the Ava/Cassville/Willow Springs Ranger District
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[http://www.recreation.gov/camping/Cobb\\_Ridge\\_Mo/r/campgroundDetails.do?contractCode=NRSO&parkId=72019&topTabIndex=CampingSpot](http://www.recreation.gov/camping/Cobb_Ridge_Mo/r/campgroundDetails.do?contractCode=NRSO&parkId=72019&topTabIndex=CampingSpot)

Cobb Ridge Recreation Area  
Ava Unit of Ava/Cassville/Willow  
Springs Ranger District

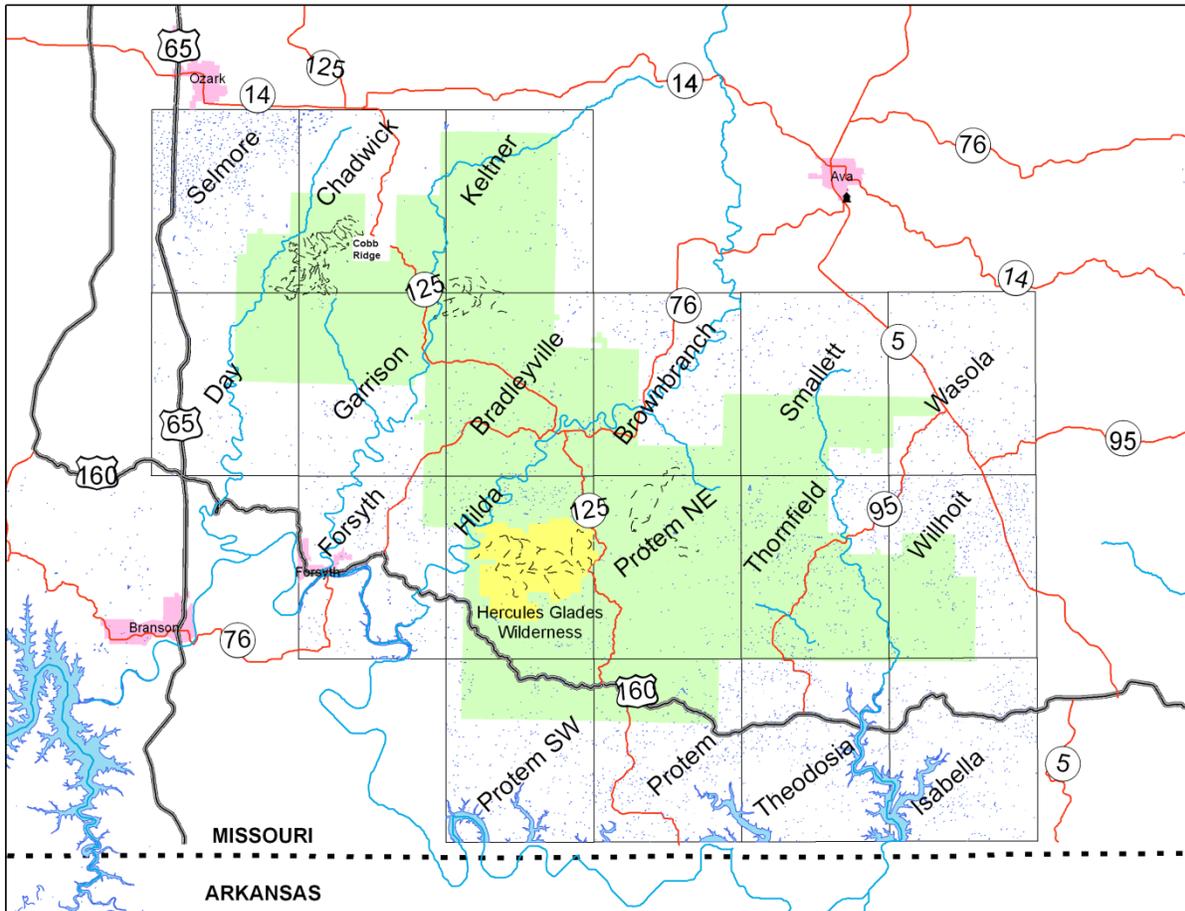


Table 1 – Site Characteristics

COBB RIDGE RECREATION AREA

Feature	Details
Communications	1 telephone line at host site
Drinking Water	10 water stations
Trash Containers	Commercial Dumpsters
Vault Toilets	2 CXT Tiogas (concrete double vault toilets) in campground, 1 CXT Tioga @ KC Pavilion, 1 concrete, double vault toilet at Camp Ridge
Flush Toilet/Shower	1 flush toilet/shower building in campground
Utilities	2 host sites with full hookups. Pressurized water system with chlorinator, 20, 30 50 amp hookup at 26 single sites and 2 group sites.
Accessibility	Most sites and all facilities accessible
Number of Camping Units	43 singles and 2 group sites
Number of Picnic Areas	KC pavilion and Camp Ridge
Number of boat accesses	0

2013 Fee Per Camping Unit	\$15 (single w/electric); \$10 (single); \$45 (group w/electric)
2013 Fee Per Day Use	\$0 (there is a permit required for trail use)
Minimum Operating Season	Year-Round
Minimum Annual Fee	\$1000
Performance Bond Required	\$1500
5-Year Average Gross Revenue (2009-2013)	\$33,192.00

2009 Revenue	2010 Revenue	2011 Revenue	2012 Revenue	2013 Revenue
\$33,613.00**	\$21,697.00**	\$38,172.00	\$35,398.00	\$37,078.00

\*\*Closed for several months for renovation.

### Group Site Capacity

The capacity established for group campsites is as follows:

- Cobb Ridge will accommodate: 24 people and 6 vehicles at each group site.

### Day Use Site Capacity

Since there is a lot of variability in day use sites across the forest, and capacity is generally not an issue on this forest, a defined day use site capacity has not been established. In general, picnic tables accommodate 6-8 people, and parking is limited to the space provided with no parking outside of the designated parking areas.

- Cobb Ridge Recreation Area – no day use
- KC pavilion - day use and some overnight camping; 1 CXT vault toilet; pavilion with picnic tables and large grill for use
- In addition to these, there are group day use areas, where exact capacities are normally not established/enforced.

Table 2 – Utilities and Other Expenses

#### COBB RIDGE RECREATION AREA

UTILITY	COMPANY	AMOUNT USED	COSTS
Electric*	White River Electric 2449 State Hwy. 76 East P. O. Box 969 Branson, MO 65615 Phone (417) 335-9335	2013 Use: 72,246 Kwh/year; 5555 Kwh/mo. avg.	2013 Cost: \$12,327/year; \$948.17/mo. avg.
Phone	Century Link P.O. Box 4000 Carol Stream, IL 60197-4300 1-877-417-3983		
Garbage	Rain Tree Disposal 21309 US Highway 160 Forsyth, MO 65653 417-546-5174	1 time/week	\$180.00/mo.
Toilet Pumping	2013 Contract with Jim's All Pumps: 6219 County Road 9300 PO Box 1407 West Plains, MO 65775	See Costs column	2013 prices – 2 double vault toilets in campground (each building 2000 gallon)

	417-469-4570		\$490.00 each toilet/pump (pump 3-4 times/year); Site 1 (host site) vault \$365.00 per pump (500 gallon – depends on use); Site 42 vault (second host site) sewer not available for a campsite user \$440.00 per pump (1000 gallon – depends on use); Shower/Flush vault \$1,640 per pump (once every other year) KC Pavilion double vault toilet \$440.00 per pump (3-4 times/year)
Mowing	Mow the area near flush/shower building; mow the mound; weed-eat where you can't mow; weed-eat the fencing; leaf blow the roadway off ; weed eat KC Pavilion Area – FS employees maintain; weather dependent – takes one full day to complete		

\*There are 15 separate meters for the electric service; call Ava office regarding meter locations

## Maintenance and Reconditioning Responsibilities

Maintenance and reconditioning work is a condition of the special use permit. **Holder** maintenance and reconditioning includes activities that neither materially add to the value of the property nor appreciably prolong its life. The work serves only to keep the facility in an ordinary, efficient operating condition. The concessionaire is required to perform Holder Maintenance and Reconditioning (Holder M&R) at the concessionaire's expense.

**Government** M&R generally includes activities that arrest deterioration and appreciably prolong the life of the improvements. All Government M&R is performed at the sole discretion of the Authorized Officer.

### WATER SYSTEM:

#### **Holder:**

The Holder is responsible for:

- Operation and general maintenance of entire water system, including opening/ closing (if needed).
- Making sure that visitors know how to use the hydrants properly, so that they drain in the winter.
- Performing daily chlorine residual tests and insuring appropriate amount of chlorine is in system chlorinator.
- Minor repairs, including valves, hydrants, sinks, toilets, showers, water heaters and filters, and above ground lines.

**Government:**

The Government is responsible for the following items:

- Monthly Department of Natural Resources water testing.
- Repairing broken water lines (underground lines).
- Major repair or replacement of valves.
- Capital replacement of water systems.

**ROADS, PARKING AREAS, WALKWAYS, CAMP UNIT SPURS**

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**Holder:**

The Holder is responsible for:

- Maintaining campground parking pads, camping spurs and turnouts, paths, and within the campground by filling in holes, patching, raking, brushing, and otherwise repairing as damage occurs.
- Monitoring and identifying hazard trees. After securing FS approval the permit holder is required to remove hazard trees and associated slash, up to established limit of \$250/year.
- Removal of other vegetative debris from recreation site roads, trails, campsites, and parking lots.
- Cleaning and maintaining culverts.
- Maintaining by tightening bolts, etc.

**Government:**

The Government is responsible for:

- Maintaining the running surface and making subsurface structural repairs to roads and parking lots (excluding camping spurs and turnouts).

**DEVELOPED SITES**

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**Holder:**

The Holder is responsible for:

- Maintaining sites free of litter and domestic waste
- Number of visitors and vehicles are kept at or below site capacity.
- High risk site conditions which develop during the use season are corrected immediately or identified to protect the public, or the site is closed.

**SEWAGE SYSTEMS**

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**Holder:**

The Holder is responsible for:

- Pumping and disposal of the contents in vaults and septic tanks.
- Controlling objectionable odors at vault toilets.
- Unplugging flush toilets; repairing leaks, replacing valves, broken handles or other parts.
- Notifying the government when alarms go off.
- Winterizing flush toilets and other user components.

**Government:**

The Government is responsible for:

- Responding to sewage system alarms, when notified.
- Winterizing the sewage system
- Replacement of collapsed vaults, etc.

**BUILDINGS**

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**Holder:**

The Holder is responsible for:

- Interior painting of 1 building per year, as determined by the Forest Service.

- Exterior painting or staining of 1 building per year, as determined by the Forest Service.
- Repair and replace fixtures, door locks, broken windows and doors as discovered.
- Repair interior walls and ceilings.
- Repair roofs, interior & exterior walls as damage is discovered.
- Graffiti is removed within 48 hours of discovery or notification.
- Vandalism is corrected or mitigated within one week of discovery or notification.

**Government:**

The Government is responsible for, **if needed:**

- Restoring and replacing buildings.
- Performing major structural repairs.
- Re-roofing buildings and replacing exterior siding.

**BARRIERS, SIGNPOSTS, CAMPSITE POSTS**

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**Holder:**

The Holder is responsible for:

- Installation and replacement as needed.
- Keeping all sign and site posts straight and replacing as necessary.

**TABLES, FIRE RINGS, LANTERN POSTS, AND STOVES/PEDESTAL GRILLS**

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**Holder:**

The Holder is responsible for:

- Removal and disposal of ashes, and cleaning of fixtures.
- Sanding and refinishing or otherwise repairing & maintaining surface of fixtures.
- Removing carvings into tabletops, and sealing edges of damaged coating.
- Replacing broken planks, replacing bolts and lantern hangers, etc as necessary.
- Installing replacement fire rings, pedestal grills, lantern posts, tables and stoves,
- Repairing tables and fire rings, including making adjustments and welding breaks.

**Government:**

The Government is responsible for:

- Providing replacement fire rings, pedestal grills, lantern posts and tables as necessary.

**SOLID WASTE**

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**Holder:**

The Holder is responsible for:

- Garbage removal and disposal.
- Keeping garbage areas free of litter and objectionable odors.
- Assuring garbage does not exceed the capacity of the garbage containers, and is covered to reduce insect problems.
- Repairing, cleaning and painting garbage cans and/or replacing garbage cans.
- Maintaining garbage can corrals and garbage can pads.
- Assuring dumpsters and cans meet bear resistant guidelines, if these types of features are provided.

**SIGNS AND BULLETIN BOARDS**

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**Holder:**

The Holder is responsible for:

- Installing, repainting or staining, maintaining, or repairing signs, including recreation site entrance signs, as needed.
- Providing and maintaining in an uncluttered state, posters and information on bulletin boards with current seasonal information.

**Government:**

The Government is responsible for:

- Replacing campground entrance signs and bulletin boards, as necessary.
- Replacing regulatory signs.

**VEGETATION MANAGEMENT**

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**Holder:**

The Holder is responsible for:

- Falling and bucking hazard trees and limbs up to agreed upon limit of \$250/year prior to opening facilities at the beginning of the season, as well as during the operating season.
- Cleanup of all vegetative debris.
- Planting of shrubs, trees, and grasses as approved by the Forest Service.
- Notifying Forest Service immediately of any new hazard trees discovered.
- Correcting or preventing loss of vegetation and erosion caused by recreation use.

**Government:**

- Assisting with falling of hazard trees, within the capability of available personnel.
- Provide shrubs and trees for planting, as needed.
- Environmental review and approval of all vegetation management proposals.

Unscheduled M&R work occurs as unexpected maintenance needs arise.

**Sample** operating plan for Cobb Ridge

## **OPERATING PLAN – Cobb Ridge Campground**

The operation of Cobb Ridge will be designed to maintain the level of experience, maintenance, safety and sanitation of the facilities for users while maintaining the natural resource. All established standards will be met.

The operating plan is for Cobb Ridge Campground only, does not include any Day Use Areas.

This Operating Plan is divided into four categories:

(A) Operations, (B) Maintenance, (C) Operating Conditions, and (D) Special Conditions

Submitted by

### **A. OPERATIONS**

#### **NORMAL OPERATING SEASON**

Operation of campground facilities will be seven days per week, year-round. Campground Managers will be on site, or have a representative visit this site seven days per week from March through November. Campground Management (aka Management) should be on site 24 hours a day at the following times, to provide quality service to the public: Thursday afternoon through 2:00 p.m. Sunday, and also Mondays on Memorial Day, Fourth of July, and Labor Day weekends). Management will check the campground and provide necessary service at least twice a week throughout the rest of the year, except when weather conditions preclude access to or use of the facilities.

Management, with Forest Service approval, may make adjustments to their hours of operation near the opening and closing dates, depending on weather conditions and/or frequency of use. Pre- and post-season operation will be performed in conjunction with and as approved by the Authorized Officer or his Designated Representative.

Standard operating hours for fee campgrounds managed by the Forest Service are between the hours of 6:00 a.m. and 10:00 p.m. Public access for exiting sites will be provided at all times. Management will inform potential campers when occupancy has reached the carrying capacity for the site. The campground gates will not be used to facilitate closure due to campground being full. If needed, information will be provided at the campground entrance notifying the public of the closure or full occupancy and availability, and location of other nearby campgrounds. Forest Service shall also be notified immediately when capacity is reached.

Management may choose to close some campground loops during periods of low use. If this option is desired, it will be proposed by Management and approved by the Forest Service at least 6 months in advance, so that sites within those loops can be removed from the NRRS during that time period. Management will be responsible for opening and closing those campgrounds each season. The Forest Service will have a coordinating responsibility and will provide supervision and inspection of these processes. One week prior to the beginning of the operating season, Management will be responsible for making all facilities operational with exception of the water and waste water systems outside of bathrooms, which will be the responsibility of the Forest Service. At the end of the operating season, Management will be responsible for post season closing for those areas. (Section B).

## **INSURANCE**

All appropriate insurance coverage will be provided by Management in the amount of at least \$1,000,000 for combined single limit liability to cover property damage, bodily injury and/or death will be provided. The USDA Forest Service will be listed as additionally insured by the policy.

## **LAW ENFORCEMENT**

Forest Service Code of Federal Regulations will be the responsibility of Forest Service Law Enforcement personnel. Management will notify Forest Service Law Enforcement personnel of CFR violations for enforcement purposes; however, Management will request assistance from the Sheriff's Office for those State and County regulations which apply.

- A. The following will be the priority of enforcement:
1. Management will seek compliance with regulations by informing and educating visitors and by taking a good "Host" approach.
  2. If a visitor does not comply with rules and regulations, Management will gather as much information as possible on the violator without jeopardizing his/her own safety.
  3. When difficult situations arise, Management will request assistance from the County Sheriff. The Forest Service will also be notified of circumstances requiring Sheriff's assistance. The County Sheriff will be contacted in all cases of theft, vandalism, disorderly conduct, disturbing the peace, alcohol or drug misuse.
  4. Management will request assistance from the Forest Service when considered necessary. Notify the District Office and an on-call officer can be notified and sent to the scene. The Forest Service shall be notified of law enforcement situations which threaten life or property.
  5. Management will report acts of vandalism or destruction of Government property to a designated Forest Service official on the day such acts are discovered.
- B. Items that frequently need attention and will be addressed by the good host are:
- Dogs not on leash.
  - Exceeding stay limits during heavy use season.
  - Parking or camping in non-designated sites.
  - Failure to pay fees.
  - Vandalism.
  - Excessive noise.**

- Improper disposal of waste water or sewage.
- Excessive number of people and vehicles per site.
- Excessive speeds or improper use of motorcycles/ATVs in campgrounds.**
- Failure to extinguish campfires.
- Illegal “reserving” of camp-sites.
- Use of generators or audio devices outside posted operating hours.
- Use of unauthorized fires outside established fire ring.
- Discharging or igniting fireworks or explosives.

- C. Management will be responsible for:
1. The collection of user fees including funds from bad checks.
  2. Posting all rules and regulations being enforced.

## **SIGNING**

Management will be responsible for maintaining bulletin boards or similar appropriate structures, for the purpose of displaying information to the public concerning regulations and Forest Service management activities. Forest Service will provide standard signs and posters. Management will provide any customized signs. All fee sites will be signed, stating: “These Forest Service owned facilities are operated and maintained under a Special Use Permit from the Mark Twain NF”. Campers should also be informed of the site(s) the Campground Manager is occupying which will be site(s) 1 and 42.

Any additional signs or other promotional material desired, including color, material and location of signs, will be provided and/or approved by the Forest Service. Management will place signs at locations which convey the message to the majority of campground users. Any appropriate traffic signs will be posted inside the campground road system. Signs needed in different sites and/or locations will be the same in design, color, materials, etc., to maintain consistency in all Forest Service developed sites.

Management is responsible for posting campground signs and posters.

## **RESERVATION SYSTEM**

The National Recreation Reservation System will be used.

Management will arrange to receive or have access to the Daily Arrival Report (DAR) delivered by FAX or e-mail. Management is responsible to ensure e-mail or FAX is checked daily. Currently, Cobb Ridge Campground is on a three day blackout for reservations.

## **FEES AND COLLECTION**

The following fees will apply for Cobb Ridge Campground:

Camping Fee	\$15.00 per single electric site
Camping Fee	\$10.00 per single non-electric site
Camping Fee	\$45.00 per group site
Firewood	\$5.00/bundle
Drinking Water	\$1.00/single serving bottle; \$2.50/gallon
Extra Vehicles (over 2/site)	\$2.00 each

Other than camping fee, other items offered should already include Missouri State Taxes.

Family campground unit capacities are eight people or immediate family and generally two vehicles per campsite.

All user fees will be collected and handled by Management.

Golden Age and Golden Access Passports, Senior Passes, Access Passes and Camp Stamps will be honored. Management will accept Camp Stamps with the provision that the stamps will be accepted at face value. Camp Stamp program was discontinued in the late 1980's and are rarely seen in use.

**Golden Age Passports or Senior Passes: Cost: \$10.00**

Honored nationwide at all Forest Service, National Park Service, Bureau of Land Management, Bureau of Reclamation, and US Fish & Wildlife Service sites charging entrance or standard amenity fees.

Valid for pass holder's lifetime.

Admits pass holder and any accompanying passengers in a private non-commercial vehicle.

Receives a 50% discount on some expanded amenity fees like campgrounds (does not include hookups for water/sewer/electricity), highly developed boat launches and swimming sites and for specialized interpretive services.

**Golden Access Passports or Access Passes: Cost: Free**

Honored nationwide at all Forest Service, National Park Service, Bureau of Land Management, Bureau of Reclamation, and US Fish & Wildlife Service sites charging entrance or standard amenity fees.

Valid for pass holder's lifetime.

Admits pass holder and any accompanying passengers in a private non-commercial vehicle.

Receives a 50% discount on some expanded amenity fees like campgrounds (does not include hookups for water/sewer/electricity), highly developed boat launches and swimming sites and for specialized interpretive services.

The following statement will be posted at each campground fee bulletin board: "Occupancy of a camp unit is any use of the camp unit for more than 30 minutes. After 30 minutes of use a fee payment is required. Family campground unit capacities are eight people or immediate family and generally two vehicles per camp unit. Extra vehicles will be charged at a rate of \$2.00 per vehicle."

Refunds will be allowed within 30 minutes of the time the camper enters the camp site. The camper will be given a refund in full upon returning his ticket to the Campground Manager or representative. This would only apply to non reserved sites.

## **REPORTING RESPONSIBILITY**

During the normal operating season, management will maintain site use data. The use figures will show the number of sites occupied each day, the average number of people occupying the site per day, the number of extra vehicles, and the total number of Golden Age/Golden Access passports or Senior/Access passes used. Management will also provide documentation and reports for amounts of fees collected for camping and other sales. Fee collection and use information reports should be submitted to the Forest Service within 14 days following the end of each month.

## **UTILITIES**

Management will contact appropriate utility companies and will assume the responsibility for telephone and electrical service costs of during operational months. Management will be responsible for electric service for bathroom, host site, and sewage system. Forest Service is responsible for the electric service for the well meter. Forest Service will bill Management for the phone service and electric service for bathroom, host site and sewage system during the season of operation.

All water and waste water system maintenance, and central trash collection are the responsibility of the Forest Service. Management will be responsible for collecting the garbage within the campground and depositing it in dumpsters. All requirements of the Missouri State Board of Health and the USDA, Forest Service will be met.

## **HEALTH AND SAFETY**

Management will be responsible for periodic documented safety inspections and will take immediate corrective actions of noted safety hazards. Forest Service will do a pre- and post-season hazard tree inspection and mark trees

for removal. Tree hazards located within the campground limits will be felled at Forest Service expense. Limbs will be lopped and scattered by Management.

Contractor provided dumpsters will be monitored by Management, especially during holiday or heavy use periods. Additional trips may be needed to keep bins from overflowing and will be the responsibility of the Forest Service to arrange based on information provided by management. Lids are to be kept closed to keep animals out and to reduce insect problems. Campers will be advised, by Campground Manager's visit and/or education materials, to store food properly and to not feed the animals or leave trash at their camp sites.

Management will participate in the prevention, control, and suppression of plague efforts under the supervision of the State Department of Health Services, County, or Forest Service.

Management will be required to take chlorine readings daily (seven days a week) from May 1 to September 30, as long a water is provided for public consumption. If chlorine readings are low, Management will add the required amount of chlorine, and if readings are high, they will remove the appropriate amount of chlorine. Any unusual readings will be reported immediately to the Forest Service Representative.

## **B. MAINTENANCE**

Routine maintenance and mowing should be done Monday through Friday, and conducted between the hours of 9:00 a.m. and 6:00 p.m. and as needed for emergencies on Saturday and Sunday.

### **TOILET SERVICING**

Repairs and interior cleaning of bathrooms and shower facilities will be the responsibility of Management.

### **SOLID WASTE**

Collection of solid waste outside of dumpsters, within the campground will be the responsibility of Management. Bathroom receptacles will be emptied bi-weekly or more frequently when campground is full, and contents placed in dumpsters.

Solid waste removal from the campground to the land fill will be Management responsibility.

Recycling containers will be provided by Forest Service for aluminum cans, plastic and glass. Management is responsible for the taking recyclables to recycling center, or arranging for pick-up. Management may keep proceeds.

### **PRE-MAINTENANCE INVENTORY**

A District representative and Management will jointly inventory the Forest's facility conditions to verify needed maintenance work and amount of such maintenance work prior to the normal operating season.

### **MAINTENANCE SUPPLIES**

Management will furnish all cleanup and routine maintenance supplies as well as supplies required for tenant maintenance.

### **ROAD, WALKS AND TRAILS**

Contact Forest Service representatives immediately for major repairs, and/or advice on making minor repairs of these features within the campground. Notify the Forest Service of problems reported on trails and roads outside of the campground.

## **SIGNS, BULLETIN BOARDS, UNIT POSTS, BARRIER LOGS AND POSTS**

All Forest Service signs, bulletin boards, unit posts, fee tubes and barrier logs or posts associated with the campground will be painted or stained once every three years. A Schedule will be developed during the pre-season inspection by Area Managers and Forest Service representatives, and made part of this Operating Plan as Appendix C, Maintenance and Reconditioning Plan. Repairs to these features and the information on them will be made within ten days of discovery.

## **STAINING/PAINTING SCHEDULE**

Staining and painting needs will be determined during the scheduled joint pre-season maintenance inventory.

## **EQUIPMENT AND SUPPLIES**

Management will provide all tools and materials necessary (i.e., cleaning supplies, toilet paper, garbage bags, toilet paper and paper towel dispensers, etc.) to maintain and operate the area adequately.

Any chemicals used will be approved by the Forest Service.

Forest Service will provide tools/keys to access fee tube, all bathroom facilities and Management will return tools/keys at end of each collection season. These will be documented on an AD-107, Report of Transfer or Other Disposition or Construction of Property.

All supplies and equipment will be stored at appropriate sites which will least interfere with daily campground use. All storage sites will be approved by the Forest Service.

Each vehicle owned by Management will be identified by signing on the side or door on both sides of the vehicle. It will read as follows (or something similar). A magnetic sign is preferred over other applications.

### **COBB RIDGE CAMPGROUND Campground Management**

Firewood used by Management or offered for sale will be obtained locally. If Management chooses to obtain wood from the forest for commercial use/sale, they will obtain a firewood authorization prior to this.

## **IMPROVEMENTS**

The construction of temporary structures, signs or placement of temporary structures will be approved in advance by the Forest Service as they are needed. If structures for storage or maintenance purposes are not currently available for use, Management will provide the basic design, construction materials, color, location, etc., to the Forest Service for approval.

## **MOWING**

Grass will be mowed as necessary by management or their contractor. Equipment will be adjusted to prevent scalping or furrowing of work area.

All trimming will be conducted by the management or their contractor. Grass will be trimmed around shade trees, bathrooms, along sidewalks, car stops, spurs, campsite components, along road edge from gate and along roadway through campground, and other locations that visitors frequent. Trimming and weed-eating will be to the same height as surrounding mowed areas.

Mowers, trimmers, and other cutting equipment along with gas, oil and weed-eater string will be provided by Management. Maintenance on equipment will be performed by management.

## **C. OPERATING CONDITIONS**

### **Pre – Season Opening**

At least one week prior to the Forest's developed site opening, Management will ensure that the site is cleaned up and meets standards by:

1. Cleaning toilets inside and out, and cleaning all toilet vents so they are free of cobwebs and any other obstructions.
2. Clearing walkways and trails of debris and safety hazards.
3. Cleaning fire rings. These facilities will be free of litter and ashes.
4. Raking camp sites and picking up debris, litter from entire recreation area.
5. Eliminating dirt, grease, food, leaves and needles from tables.
6. Installing signs and posters as required promoting public safety and health.
7. Removal of leaves from all roads, parking spurs, tables, tent pads and within a 10-foot radius of all fire rings.
8. Rake all campsite pads to make smooth.
9. Making repairs to the following constructed features of restroom buildings; new hinges, door latches, toilet seats, toilet paper holders, holes in the building structure, leaky roofs, and anything else related to the comfort stations not to exceed \$XXX.00 (agreed upon between FS and concessionaire) per occurrence.
10. Activating utilities (telephone and electric).
11. Painting/staining facilities per approved plan.
12. Perform necessary weed control work with Forest Service approved chemicals.
13. Make repairs to any constructed feature not to exceed \$XX (agreed upon between FS and concessionaire) per occurrence, excluded from constructed features are the well house, well including water hydrants, waste-water treatment plant and below ground features of the water distribution system.
14. Ensure pathways from campsites to lakeshore are free of overhead hazards and that any trash is removed.
15. Total repair and maintenance supplies (items 9 and 13) not to exceed \$XX (agreed upon between FS and concessionaire) per season including vandalism.

### **Clean-Up and Light Maintenance During Normal Operating Season**

Management will perform the following items at fee sites during the Normal Operating season.

1. Toilet and Shower Cleaning
  - a. Inspect and clean toilets daily.
  - b. Clean toilet bowl risers, seats, seat covers, and urinals with disinfectant (minimum once daily and whenever necessary to ensure sanitary conditions and pleasant appearance).
  - c. Clean sinks and showers at least twice weekly, and more often during busy seasons.
  - d. Sweep floors and cement slab in front of doors and walkways. Building interiors will be free of dirt, graffiti, insects (dead and alive), and spider webs.
  - e. Wash floors (once weekly or as needed for sanitation) with disinfectant; wash dividers, doors, ceilings, and walls. Dry mop or squeegee the floor to leave as dry as possible. Floors will be kept free of standing water. While washing the interior of the toilets, toilet paper will be covered or removed to prevent absorption of moisture.
  - f. Stock toilet paper sufficient to last through the following day.
  - g. Deodorize and disinfect with chemicals approved by the Forest Service and provided by Management as needed.
  - h. Control all unpleasant odors.
  - i. Replace burned out bulbs as needed. Bug light color is preferred for replacement type.
  - j. Check level of material in vault; have pumped when necessary.
2. Table Cleaning
  - a. Remove dust, grease, food particles, or other unsightly matter from tables on a daily basis.

- b. Wash and scrub tables (once weekly and/or whenever necessary).
3. Fire Rings - Cleaning
    - a. Remove ashes and debris from fire rings. Re-level rings as needed.
    - b. Ensure fire ring arms are functioning. Oil pivot point once each season or as needed.
    - c. Remove ashes from unauthorized fire rings and pits. Scatter the rocks and spread soil over these areas to make less conspicuous. Fill any pits with soil (weekly).
    - d. Clean grill surfaces of grease and food particles (weekly).
    - e. Remove firewood, or stack any leftover firewood beside the grill (as site is unoccupied).
  4. Sign Board Maintenance
    - a. Keep sign boards current and neat (weekly).
    - b. Maintain area around sign posts free of weeds and brush.
    - c. Replace broken sign posts and boards.
    - d. Replace all posters when faded, missing or torn (Forest Service will supply bulletin board material).
  5. Garbage and Ash Removal
    - a. Pick up and place all garbage and litter within the campground boundary in garbage containers. The clean-up areas include campsites, toilet facilities, campground roads, parking spurs, trails and river shoreline area. Litter includes fine materials such as lids, bottle caps, can open rings, pieces of plastic wrappers and cigarette butts.
  6. Graveled Areas and Hard Surfaces – Raking and Sweeping
    - a. Rake and smooth gravelled surfaces surrounding tables, stoves, grills and toilets (weekly).
    - b. Rake hard surfaces around tables, grills, and toilets (weekly).
    - c. Removal of small limbs, leaves and rocks from all parking spurs and within a 10-foot radius of all fire rings.
    - d. Rake and clean tent pads (weekly).
  7. Hazard Removal
    - a. Remove rocks, logs, sticks or other similar natural objects which create a safety hazard or an unsightly condition from all improved areas in the campground (daily). Remove these hazards to areas approved by the Forest Service or haul from the site.
    - b. Management will immediately notify the Forest Service of any hazards in the campground area which they are not able to remove.
    - c. Trees will be kept free of nails, rope, wire, hazardous branches, and other hazards that might endanger campground users or damage the trees.
    - d. Trimming of all pathways sufficient enough to keep grass and weeds from coming in contact with those utilizing pathways. Suggested distance is three feet on each side of pathway. Normal season requires two to three trimmings to accomplish.

### **Post-Season Closing**

Management will be responsible to do the post-season clean-up and maintenance and preparation for winter of any portion of the campground that will not be operated throughout the winter. This includes:

1. Clean toilets. Winterize flush toilets, showers, or any portions of the waters system that will be shut off and drain water system with assistance of the Forest Service. Start and maintain heat in the flush toilet building, including the chase, if it is not completely winterized.
2. Clean walkways and trails within the campground of debris and safety hazards.
3. Clean upright grills, stoves, and fire rings, free of litter and ashes.
4. Pick up litter and debris from entire developed areas.
5. Complete all identified health and safety items.

6. Ensure the entrance gates are locked, if the campground is closed because of weather.

#### **COMPENSATION TO THE U.S. AND HEAVY MAINTENANCE REQUIREMENT**

In addition to the occupancy fee which is due to the United States, Management agrees to pay fees to the U.S. according to those items listed in this operating plan and the original bid proposal.

The fee to the government is XX% of the gross revenue for the first \$20,000, plus an additional X% of the gross revenue for revenues above \$20,000 in a given year. This is due to government at beginning of the season based on anticipated income.

Heavy Maintenance and reconditioning will be based on fees due and payable to the U.S. government. Under the provisions of the Granger-Thye Act, it is the operation of Management, with approval by the Forest Service to offset some fees due the USDA Forest Service for actual heavy maintenance work performed including proper documentation materials submitted to the Forest.

It is also the option of Management to enter into a collection agreement with the Forest Service (place money into a specified account) for specified site maintenance work and assign responsibility to the Forest Service to complete any and all agreed upon work.

The Forest Service will coordinate with Management in the development of a list of possible projects for which heavy maintenance work can be accomplish (this includes documentation material).

#### **D. SPECIAL CONDITIONS**

1. Brochures with information about the campgrounds, reservations, and services may be distributed free of charge to all campers.
2. Press releases in newspapers, television, and radio will be issued to inform campers of special events, services, reservations, closing dates, and other information.
3. The Forest Service reserves the right to free use of space or campsites by Forest Service work crews or volunteers on an as needed basis. Management will be compensated for this use any time the campground use exceeds 90%, unless the FS crews are working on a project that directly benefits the campground.
4. Forest Service Improvement Work – The Forest Service reserves the right to perform accessibility improvement, electrical, or any other construction work within these developed sites. Management will be notified in advance regarding the type/length of work and be informed of which sites will need closing for a short period of time (2-3 days) to complete this work. This work will be accomplished during low-use periods.
5. The US Forest Service is responsible for maintaining potable water supply system and meet testing requirements as required in accordance with Departments Standards for Non Community Public Water Supplies. If the water supply does not pass non potable water signs will be posted by Management. US Forest Service will work with Management to discuss options for temporary operational closures or reduced services/amenities.
6. Firewood must come from the immediate area (Missouri) or a county that is known to have no evidence Emerald Ash Borer. Wayne County, Missouri is the only county in Missouri that has been quarantined. More information on the Emerald Ash Borer can be found at <http://www.emeraldashborer.info/>.

In witness whereof, the Holder and the Forest Service have caused this Operations and Maintenance plan to be executed on the dates shown. This plan has been read and approved by:

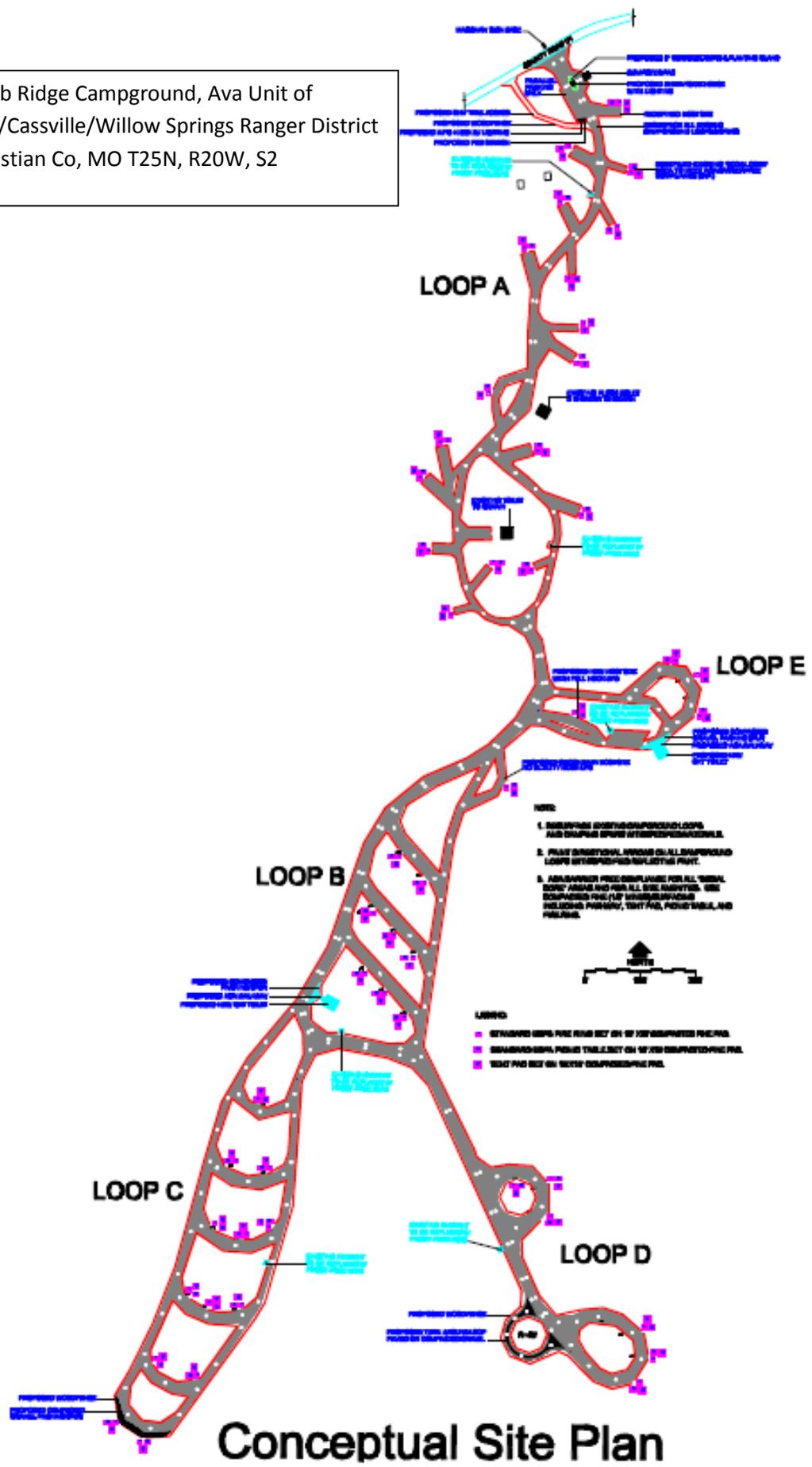
\_\_\_\_\_  
Permittee

\_\_\_\_\_  
Date

\_\_\_\_\_  
District Ranger, Ava/Cassville/Willow Springs Ranger District

\_\_\_\_\_  
Date

Cobb Ridge Campground, Ava Unit of  
 Ava/Cassville/Willow Springs Ranger District  
 Christian Co, MO T25N, R20W, S2



# Conceptual Site Plan



# Constructed Feature Report

Existing-Active Features; Link Type = "ON"

RSCFEA

Managing Org : 090521 COBB RIDGE (Campground) Site ID : 52409

Site Development Status : EXISTING

Site Operational Status : OPEN

Feature	ID	Name	Qty	Size	Date Last Inspected	Condition Rating	Needed AM Cost	Needed DM Cost	Needed CI Cost
Barrier - Parking Barrier (concrete)	52409-14		50	300 In ft	11/02/2007		\$ 3	\$ 2,275	\$ 0
Barrier - Parking Barrier (log w/wood posts)	52409-25	WOODEN SOLDIERS	8	200 In ft	11/02/2007		\$ 8	\$ 1,400	\$ 0
Building - Water - Cobb Ridge Well House	52019	COBB RIDGE WELL HOUSE			08/31/2001		\$ 0	\$ 437	\$ 0
Building - Toilet-Vault - Cobb Ridge Camp Toilet	52056	COBB RIDGE CAMP TOILET		96 sqft	02/10/2005	GOOD	\$ 568	\$ 44,934	\$ 0
Building - Toilet-Vault - Cobb Ridge Cxt Toilet Loop C	52273	COBB RIDGE CXT TOILET LOOP C					\$ 0	\$ 0	\$ 57,305
Building - Toilet-Vault - Cobb Ridge Cxt Toilet Loop D	52274	COBB RIDGE CXT TOILET LOOP D					\$ 0	\$ 0	\$ 85,980
Building - Toilet-Flush - Cobb Ridge New Toilet/Shower	52251	COBB RIDGE NEW TOILET/SHOWER				GOOD	\$ 250	\$ 2,500	\$ 0
Building - Explosive - Ava Explosive Magazine	51727	AVA EXPLOSIVE MAGAZINE			08/30/2001	GOOD	\$ 0	\$ 0	\$ 0
Fence - Non-Range, Recreation (treated lumber)	52409-13	WOOD	1	30000 In ft	11/02/2007		\$ 600	\$ 38,750	\$ 0
Fire_Device - Combination Fire Ring/Grill	52409-29		51	51 each	11/02/2007		\$ 510	\$ 15,300	\$ 0
Misc_Rec - Fee Station	52409-22		1	1 each	11/02/2007		\$ 38	\$ 890	\$ 0
Misc_Rec - Host Site	52409-23		1	1 each	11/02/2007		\$ 445	\$ 0	\$ 0
Misc_Rec - Other - Hydrants	52409-24	HYDRANTS	7	7 each	11/02/2007		\$ 25	\$ 0	\$ 0
Misc_Rec - Other - Travelways And Parking Inside The Campground	52409-18	TRAVELWAYS AND PARKING INSIDE THE CAMPGROUND	1	1 each	11/02/2007		\$ 250	\$ 0	\$ 0
Misc_Rec - Pathway (crushed aggregate)	52409-25		180	201 sq ft	11/02/2007		\$ 0	\$ 3,000	\$ 0
Misc_Rec_Unit - Accessible/Social Impact Area (chat)	52409-25	FILL ROCK FOR ACCESSIBILITY AND PAVEMENT EDGING	25000	25000 sq ft	11/02/2007		\$ 250	\$ 10,700	\$ 0
Misc_Rec_Unit - Lantern Post	52409-26		40	40 each	11/02/2007		\$ 310	\$ 5,400	\$ 0
Misc_Rec_Unit - Trailer/Rv Hookup	52409-27	RV HOOKUPS (ELECTRICITY)	36	36 each	11/02/2007		\$ 6,120	\$ 0	\$ 0
Parking_Facility - Parking Spur (ac - asphalt)	52409-30	CONSOLIDATED PARKING SPURS FOR CAMPGROUND	1	40800 sq ft	11/02/2007		\$ 10,200	\$ 0	\$ 0
Sanitation - Dumpster, Large	52409-5	BEAR PROOF	3	3 each	11/02/2007		\$ 315	\$ 10,000	\$ 0
Sanitation - Garbage Pad	52409-6		1	1 each	11/02/2007		\$ 27	\$ 600	\$ 0
Sign - Guide (aluminum)	52409-28	SPEED LIMIT SIGNS COBB RIDGE	10	10 each	11/02/2007		\$ 20	\$ 250	\$ 0



**Constructed Feature Report**  
 Existing-Active Features; Link Type = "ON"  
 RSCFEA

Managing Org : 090521 COBB RIDGE (Campground) Site ID : 52409

Site Development Status : EXISTING  
 Site Operational Status : OPEN

Feature	ID	Name	Qty	Size	Date Last Inspected	Condition Rating	Needed AM Cost	Needed DM Cost	Needed CI Cost
Sign - Guide (cedar)	52409-19	ENTRANCE SIGNS (SINGLE SIDED)	2	2 each	11/02/2007		\$ 7	\$ 0	\$ 0
Sign - Site (plastic)	52409-18	ENTRANCE SIGNS (DOUBLE SIDED)	2	2 each	11/02/2007		\$ 100	\$ 0	\$ 0
Sign - Visitor Information (mdo plywood)	52409-21	INFO. BOARDS (NOT FEE STATIONS)	1	84 sq ft	11/02/2007		\$ 20	\$ 0	\$ 0
Sign - Visitor Information (plastic)	52409-27	INFO. BOARDS (NOT FEE STATIONS)	16	16 sq ft	11/02/2007		\$ 5	\$ 50	\$ 0
Table - Picnic Table (wood, hvy duty)	52409-24		50	50 each	11/02/2007		\$ 1,350	\$ 39,150	\$ 0
Wastewater - Other - Cobb Ridge	52257	COBB RIDGE					\$ 100	\$ 0	\$ 0
Water_System - Well, Submersible Pump	52192	COBB RIDGE			09/12/2005	GOOD	\$ 700	\$ 13,900	\$ 0
<b>Total Costs:</b>							<b>\$ 22,221</b>	<b>\$ 189,536</b>	<b>\$ 143,284</b>



# Constructed Feature Report

Existing-Active Features; Link Type = "ON"

RSCFEA

## Report Summary

Report Title : Constructed Feature Report

Report Name : RSCFEA

Run by : NFEAKES

## Filter By

Managing Org : %

Site Name : %

Site ID : 52409

Site Development Status : %

Site Operational Status : %

Feature Type : %

## Sort By

Managing Org, Site Name, Site ID, Feature Type

## Notes



# Constructed Feature Report

Existing-Active Features; Link Type = "ON"

RSCFEA

Managing Org : 090521 KC PAVILION TRAILHEAD (Trailhead) Site ID : 52936

Site Development Status : EXISTING

Site Operational Status : OPEN

Feature	ID	Name	Qty	Size	Date Last Inspected	Condition Rating	Needed AM Cost	Needed DM Cost	Needed CI Cost
Building - Pavilion - Kc Camp Pavilion	52247	KC CAMP PAVILION			05/14/2003	SATISFACTORY	\$ 1,878	\$ 903	\$ 0
Building - Toilet-Vault - Kc Campground Cxt Toilet	52298	KC CAMPGROUND CXT TOILET					\$ 0	\$ 0	\$ 0
Sign - Visitor Information (hdo plywood)	52936-3		1	12 sq ft	01/17/2008		\$ 3	\$ 0	\$ 0
Table - Picnic Table (plastic)	52936-3		6	6 each	01/17/2008		\$ 420	\$ 0	\$ 0
<b>Total Costs:</b>							<b>\$ 2,301</b>	<b>\$ 903</b>	<b>\$ 0</b>



## Report Summary

Report Title : Constructed Feature Report

Report Name : RSCFEA

Run by : NFEAKES

## Filter By

Managing Org : %

Site Name : %

Site ID : 52936

Site Development Status : %

Site Operational Status : %

Feature Type : %

## Sort By

Managing Org, Site Name, Site ID, Feature Type

## Notes