

APPENDIX 10

WATERCRESS RECREATION AREA

1. Location: Watercress Recreation Area is located on the east bank of Current River in Van Buren. From Highway 60 (Main Street), proceed on Watercress Road; follow the black topped road past the National Park Service Office, approximately 1/3 mile.

2. Government owned improvements (a detailed list to follow)

Campground:

- 14 single sites
- 3 double sites
- 1 host site
- 1 (CXT) double concrete vault toilet

Picnic Area:

- 2 Pavilions, each with water and large group grills, (electrical wiring must be replaced to offer lighting)
- individual picnic sites with tables and many also have pedestal grills
- additional facilities located near the junction of the campground and the picnic area include host site, security light, lantern post, sun/wind shelter, 2 garbage dumpsters, fire ring
- 1 boat launch ramp
- 1 (CXT) single concrete vault toilet
- 1 (CXT) flush toilet building, with outdoor shower facility
- river accesses, with steps and platforms
- fishing area

Watercress Recreation Area, in the city of Van Buren, Missouri, is currently open year round. It is a short drive to many interesting locations on the Current and Jack Fork Rivers, including the largest spring in Missouri—Big Springs (5 miles away). It has 2 pavilions that can be reserved by calling the National Recreation Reservation System at 1-877-444-6777 or through www.recreation.gov. The reservations are posted on the outside of the pavilions. If the pavilions are not reserved, they have been available on a first come, first served basis at \$25.00 per day. Two trash dumpsters, a barbecue, tables, drinking water and flush toilets are available. The boat launch, parking and other day use is currently free, but fees for this area may be proposed by the concessionaire. There is an area for fishing, wading and water play. Activities at the day use area are currently managed to start no earlier than 7:00 A.M. and stop by 9:00 P.M. Sycamore pavilion is located closest to the boat launch (on the approach into the area). Old Hickory is located more towards the north or up river nearer the camping areas. Floaters may rent canoes and inner tubes from outfitters in town. This recreation area was closed in October 2010 for major renovations, and was not available for opening until early August, 2011. This recreation area experiences periodic flooding. Concessionaire will be responsible for assuring that recreationists are safely evacuated from the recreation site prior to or during flood events, and for working with the Forest Service to rehabilitate the area and prepare it for opening again following flooding.

http://www.recreation.gov/camping/Watercress_Mo/r/campgroundDetails.do?contractCode=NRSO&parkId=73940&pstate=MO

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:

Bill Paxton (573) 785-1475; bpaxton@fs.fed.us 1420 Maud St, PO Box 988, Poplar Bluff, MO 63901	Watercress on the Eleven Point Unit of the Doniphan/Eleven Point Ranger District
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Table 1 – Site Characteristics

WATERCRESS RECREATION AREA

Feature	Details
Communications	Phone at host site
Drinking Water	5 hydrants; plus facilities at flush toilet building
Trash Bin Type	Cans and dumpster
Toilet Vault	1 double in campground; 1 single in day use area near boat ramp.
Toilet/Shower Type	1 CXT concrete flush toilet building; outdoor shower
Utilities	1 host site with full hook-ups (holding tank for sewage); city water/pressurized system
Accessibility	4 handicap accessible campsites day use area accessible
Number of Camping Units	17 (15 single, 2 double)
Number of Picnic Areas	2 Pavilions
Number of boat access ramp/areas	1
2013 Fee Per Camping Unit	\$10 singles \$15 double
2013 Fee Per Day Use	\$25 for pavilions
Minimum Operating Season	Day Use 3/1-10/31; Campground 5/1 – 9/15
5-Year Average Gross Revenue	\$4,572

Site Name	2007 Revenue	2008 Revenue	2009 Revenue	2012 Revenue	2013 Revenue
Watercress	\$4990	\$4250	\$4883	\$4368	\$4370

Table 2 – Utilities and Other Expenses

WATERCRESS RECREATION AREA

UTILITY	COMPANY	AMOUNT USED	COSTS
Electric	Ozark Border Electric Cooperative 3281 S. Westwood Poplar Bluff, MO 63902 (573)785-4631 or 800-392-0567		
Phone	Centurylink (Centurytel) P.O. Box 4300 Carol Stream, IL 60197		\$31/month in 2011
Garbage	Allied Waste Management		
Toilet Pumping	Multiple companies available in Van Buren – check to see which is more economical in a given year.		
Water/sewer	City of Van Buren 1301 Main Street Van Buren, MO 63965- Phone: (573) 323-4335		
Mowing	Mowing takes approximately 1 day per week, utilizing a mower with a 60” deck. Weed eating takes 2-4 hrs		

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.

- Watercress Recreation Area

In addition to these, the two pavilions serve as group day use areas, but the exact capacities are normally not enforced. However, these pavilions are listed in the NRRS information for each of the sites as each having a capacity of 75 persons.

Recommended Staffing:

Recommend a minimum of one person full-time, plus additional help part-time. Recommend round-the-clock staffing at least from Thursday through Sunday, and at least day-time staffing throughout the week.

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.
- Minor repairs, including valves, hydrants, toilets, sinks, heaters and above ground lines.

Government:

The Government is responsible for the following items:

- Repairing broken water lines (underground lines).
- Major repair or replacement of valves or hydrants.
- Capital replacement of water systems.

ROADS, PARKING AREAS, WALKWAYS, CAMP UNIT SPURS

Holder:

The Holder is responsible for:

- Maintaining recreation area parking, camping spurs and turnouts, and paths 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.

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

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

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

Holder:

The Holder is responsible for:

- Interior painting of 1 building per year, as determined by the Forest Service.
- Exterior staining of 1 of existing 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, AND CAMPSITE POSTS

Holder:

The Holder is responsible for:

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

- Staining and/or painting as needed (generally every three years).

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

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

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

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

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.

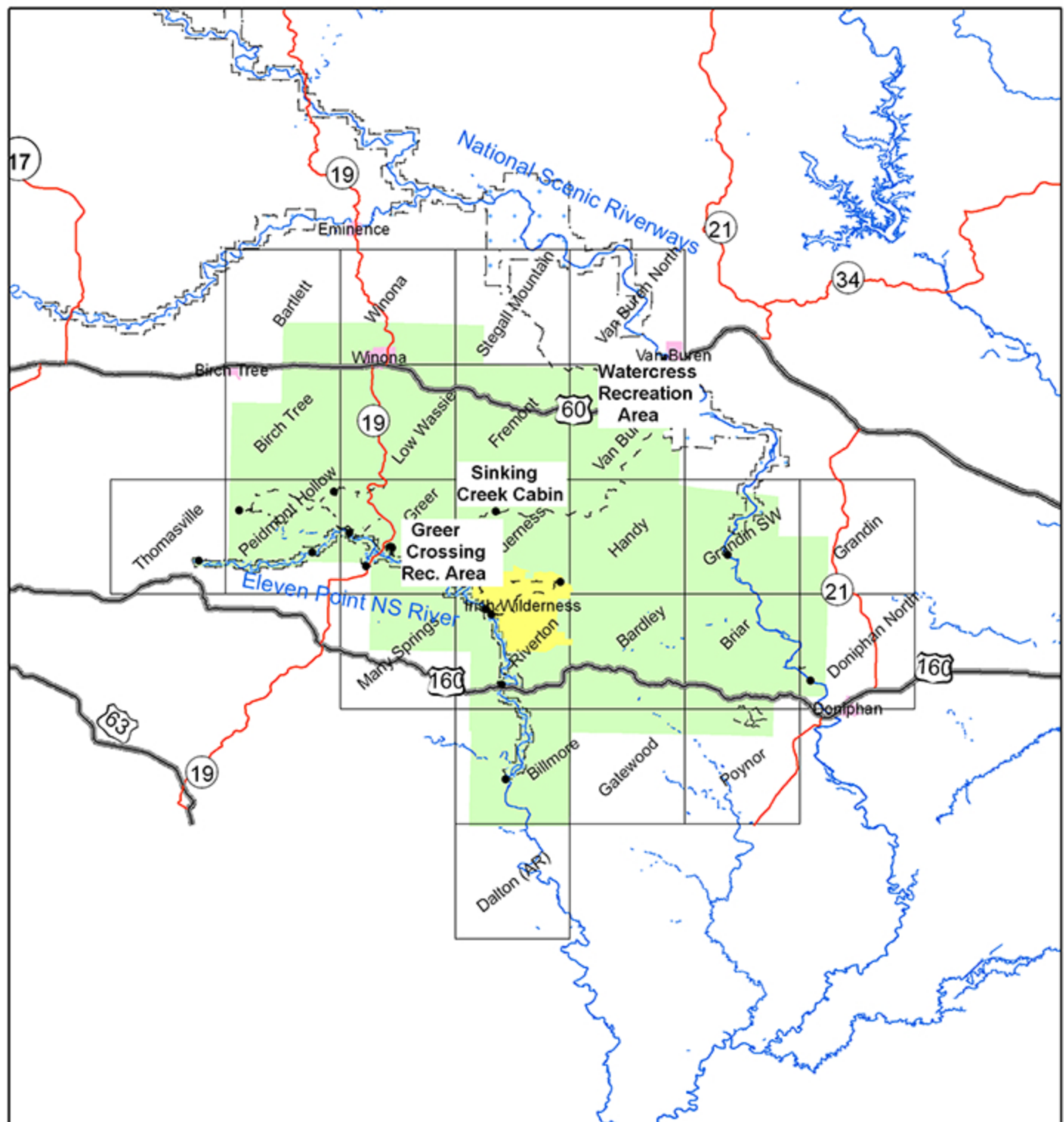
Possible Government M&R Projects that may be included as offset:

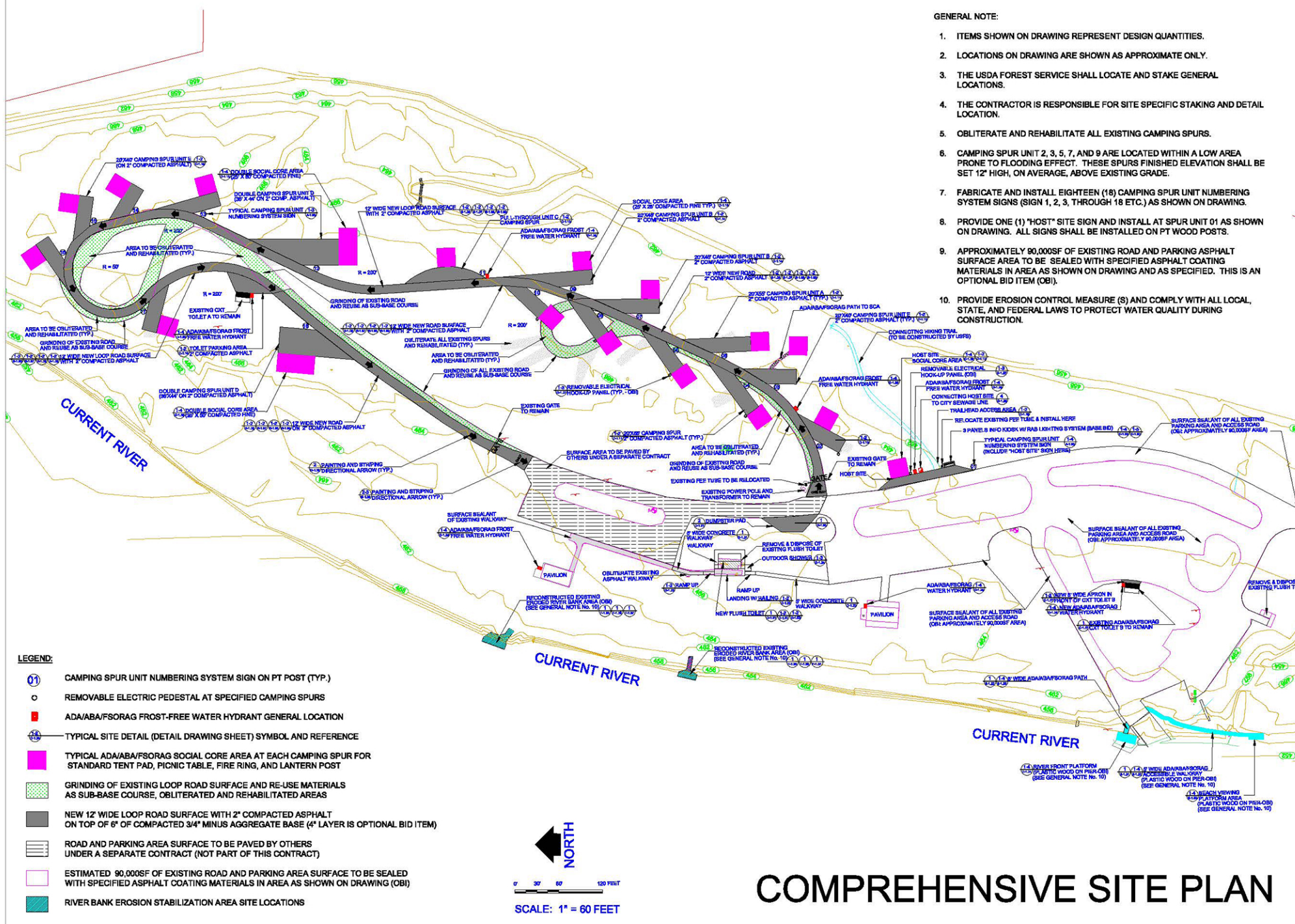
- Repair or replace major components of water system or flush toilet building
- Install or upgrade electricity to one or both of the pavilions
- Replace, add or perform major repairs to signs, tables, grills or other features that are Government responsibility
- Site rehabilitation following flooding
- Provide shrubs and trees for planting

Sample Annual Operating Plan for Watercress

See Appendix 15 for sample operating plan.

Greer and Watercress Recreation Areas Sinking Creek Cabin Eleven Point District





- GENERAL NOTE:
- ITEMS SHOWN ON DRAWING REPRESENT DESIGN QUANTITIES.
 - LOCATIONS ON DRAWING ARE SHOWN AS APPROXIMATE ONLY.
 - THE USDA FOREST SERVICE SHALL LOCATE AND STAKE GENERAL LOCATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR SITE SPECIFIC STAKING AND DETAIL LOCATION.
 - OBLITERATE AND REHABILITATE ALL EXISTING CAMPING SPURS.
 - CAMPING SPUR UNIT 2, 3, 5, 7, AND 9 ARE LOCATED WITHIN A LOW AREA PRONE TO FLOODING EFFECT. THESE SPURS FINISHED ELEVATION SHALL BE SET 12" HIGH, ON AVERAGE, ABOVE EXISTING GRADE.
 - FABRICATE AND INSTALL EIGHTEEN (18) CAMPING SPUR UNIT NUMBERING SYSTEM SIGNS (SIGN 1, 2, 3, THROUGH 18 ETC.) AS SHOWN ON DRAWING.
 - PROVIDE ONE (1) "HOST" SITE SIGN AND INSTALL AT SPUR UNIT 01 AS SHOWN ON DRAWING. ALL SIGNS SHALL BE INSTALLED ON PT WOOD POSTS.
 - APPROXIMATELY 90,000SF OF EXISTING ROAD AND PARKING ASPHALT SURFACE AREA TO BE SEALED WITH SPECIFIED ASPHALT COATING MATERIALS IN AREA AS SHOWN ON DRAWING AND AS SPECIFIED. THIS IS AN OPTIONAL BID ITEM (OBI).
 - PROVIDE EROSION CONTROL MEASURE (S) AND COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS TO PROTECT WATER QUALITY DURING CONSTRUCTION.

- NOTES
- NOTE:
- SHOP DRAWINGS COMPLYING WITH LOCAL CODES FOR ELECTRICAL WORK MUST BE SUBMITTED AND APPROVED IN A TIMELY MANNER SO AS NOT TO CAUSE ADDITIONAL WORK IN OTHER TRADES.
 - BASE BID NEW ELECTRICAL LINES ARE THOSE THAT PROVIDE SERVICE FOR NEW CXT FLUSH TOILET BUILDING AND NEW INFORMATION KIOSK.

No.	Revision/Issue	Date



Project Name
Watercress Recreation Area Recreation Site Improvement
Mark Twain National Forest
Eleven Point Ranger District

Designer
Ronnie Yimsut
Landscape Architect, RB West Zone TST

Drawing Title
Comprehensive Site Plan

Drawn R.Yimsut	Project No.
Checked The MTNF	Drawing Sheet No.
CAD Archive No.	A-1.04
Date 02/12/2010	Sheet 04 of 38
Printer Scale 1:1	



Constructed Feature Report

Existing-Active Features; Link Type = "ON"

RSCFEA

Managing Org : 090523 WATERCRESS (Campground) Site ID : 52464

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 (log w/wood posts)	52872-16		2190	2190 ln ft	11/07/2007		\$ 88	\$ 14,360	\$ 0
Barrier - Wheel Stop	52872-18		68	68 each	11/07/2007		\$ 136	\$ 1,429	\$ 0
Building - Toilet-Vault - Watercress Boat Launch Cxt Toilet	52304	WATERCRESS BOAT LAUNCH CXT TOILET					\$ 0	\$ 0	\$ 0
Building - Toilet-Vault - Watercress Campground Vault Toilet	52291	WATERCRESS CAMPGROUND VAULT TOILET					\$ 0	\$ 0	\$ 0
Building - Pavilion - Watercress Old Hickory Pavilion	52118	WATERCRESS OLD HICKORY PAVILION		800 sqft	08/26/2003	GOOD	\$ 400	\$ 3,550	\$ 0
Building - Toilet-Flush - Watercress Picnic Area Toilet	52119	WATERCRESS PICNIC AREA TOILET		448 sqft	08/26/2003	GOOD	\$ 1,500	\$ 354,705	\$ 0
Building - Pavilion - Watercress Sycamore Pavilion	52117	WATERCRESS SYCAMORE PAVILION		800 sqft	08/26/2003	GOOD	\$ 400	\$ 3,505	\$ 0
Culvert - Standard	52872-15		1	243 ln ft	11/07/2007		\$ 122	\$ 0	\$ 0
Culvert - Standard	52872-14		1	63 ln ft	11/07/2007		\$ 32	\$ 0	\$ 0
Erosion_Control - Retaining Wall (wood)	52464-34	HICKORY SWIMMER ACCESS	600	600 cu ft	11/07/2007		\$ 126	\$ 22,700	\$ 0
Erosion_Control - Retaining Wall (wood)	52464-35	SYCAMORE RIVER ACCESS	780	780 cu ft	11/07/2007		\$ 164	\$ 29,360	\$ 0
Erosion_Control - Retaining Wall (wood)	52872-13		818	828 cu ft	11/07/2007		\$ 174	\$ 30,636	\$ 0
Fire_Device - Fire Ring	52872-37		20	20 each	11/07/2007		\$ 120	\$ 3,060	\$ 0
Fire_Device - Pedestal Grill, Large	52872-36	COMMERCIAL PEDESTAL GRILLS (GROUP)	3	3 each	11/07/2007		\$ 63	\$ 2,745	\$ 0
Fire_Device - Pedestal Grill, Small	52872-38		24	24 each	11/07/2007		\$ 264	\$ 6,624	\$ 0
Gate - Other (wood, treated sawn)	52464-39		1	1 each	11/07/2007		\$ 35	\$ 1,500	\$ 0
Gate - Pipe (steel)	52872-17	ROAD GATES	1	1 each	11/07/2007		\$ 49	\$ 2,315	\$ 0
Gate - Pipe (steel)	52464-38		1	1 each	11/07/2007		\$ 49	\$ 0	\$ 0
Misc_Rec - Fee Station	52872-28		1	1 each	11/07/2007		\$ 38	\$ 790	\$ 0
Misc_Rec - Host Site	52872-31		1	1 each	11/07/2007		\$ 445	\$ 750	\$ 0
Misc_Rec - Information Kiosk (hdo plywood)	52464-36		48	48 sq ft	11/07/2007		\$ 408	\$ 820	\$ 0
Misc_Rec - Other - Dumpster Pads/Walkway-Concrete	52464-32	DUMPSTER PADS/WALKWAY-CONCRETE	2	2 each	11/07/2007		\$ 20	\$ 1,600	\$ 0



Constructed Feature Report

Existing-Active Features; Link Type = "ON"

RSCFEA

Managing Org : 090523 WATERCRESS (Campground) Site ID : 52464

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
Misc_Rec - Pathway (concrete)	52872-22		1	3228 sq ft	11/07/2007		\$ 0	\$ 10,652	\$ 0
Misc_Rec - Security Light	52872-29		1	1 each	11/07/2007		\$ 6	\$ 0	\$ 0
Misc_Rec_Unit - Accessible/Social Impact Area (chat)	52464-46	ACCESSIBLE CAMPSITE SPURS	21600	45000 sq ft	11/07/2007		\$ 450	\$ 22,680	\$ 0
Misc_Rec_Unit - Accessible/Social Impact Area (chat)	52464-36	ACCESSIBLE CAMPSITE SPURS	21600	45000 sq ft	11/07/2007		\$ 450	\$ 0	\$ 0
Misc_Rec_Unit - Lantern Post	52872-39		17	17 each	11/07/2007		\$ 89	\$ 2,295	\$ 0
Misc_Rec_Unit - Sun/Wind Shelter (wood)	52872-34		12	12 each	11/07/2007		\$ 396	\$ 14,520	\$ 0
Misc_Rec_Unit - Tent Pad	52872-41		16	16 each	11/07/2007		\$ 96	\$ 4,800	\$ 0
Misc_Rec_Unit - Trailer/Rv Hookup	52872-40	RV HOOKUPS (SEWER, WATER, ELECTRICITY, PHONE)	1	1 each	11/07/2007		\$ 170	\$ 0	\$ 0
Sanitation - Dumpster, Large	52872-7		1	1 each	11/07/2007		\$ 105	\$ 0	\$ 0
Sanitation - Dumpster, Small	52872-6		1	1 each	11/07/2007		\$ 95	\$ 0	\$ 0
Sign - Federal Recreation Symbol (aluminum)	52872-26	ACCESSIBILITY SIGNS	4	4 each	11/07/2007		\$ 10	\$ 180	\$ 0
Sign - Site (hdo plywood)	52872-23	ENTRANCE SIGNS (DOUBLE SIDED)	1	1 each	11/07/2007		\$ 55	\$ 1,265	\$ 0
Table - Bench (wood, hvy duty)	52872-32		8	8 each	11/07/2007		\$ 168	\$ 2,940	\$ 0
Table - Picnic Table (wood, hvy duty)	52872-33		56	56 each	11/07/2007		\$ 1,512	\$ 45,240	\$ 0
Watercraft_Swim - Ramp (concrete)	52872-27		1	1960 sq ft	11/07/2007		\$ 20	\$ 4,000	\$ 0
Water_System - Distribution Pipeline	52277	WATERCRESS WATER SYSTEM					\$ 850	\$ 26,000	\$ 0
Total Costs:							\$ 9,103	\$ 615,021	\$ 0



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 : 52464
Site Development Status : %
Site Operational Status : %
Feature Type : %

Sort By

Managing Org, Site Name, Site ID, Feature Type

Notes