



MONTARISE VILLAGE RV PARK PLAN

The Montarise Village RV Park contains **73** RV spaces with full water, sewer, and electrical hook-ups, built within 2 phases (See Montarise Village Phasing Plan).

The main entrance is located at the north boundary, from Montarise Drive at a point 220' from the north subdivision highway entrance on a straight section of this main road, with clear visibility; no parking is allowed along Montarise Drive.

All subdivision roads are privately owned and maintained, as described within the Montarise Village Association CCRs. The RV Park is exempt from the residential requirements of the CCRs, but participates in the road maintenance, along with the other two commercial lot developments. The Montarise Village PUD design development and landscaping guidelines also apply to the common use structures and open space improvements within the RV Park.

The looped road within the RV Park is constructed with a **20'** wide travel surface (for two-way traffic) at the two entry/egress points. On-street parking is prohibited, for pedestrian safety. The roads are constructed with 1' wide graveled shoulder each side, with no on-road parking.

The RV Park road will be constructed to Flathead County Standards, at less than 8% grade, with a flatter grade at the RV Park entries, and a minimum centerline curvature radius of 45 feet. The RV Park looped road is paved. The **25'** wide surface of each RV space is a combination of **14'** wide paving with an **11'** wide grass surface, to retain natural vegetation when space is unoccupied. See construction details for the RV Park road and typical **25' x 60'** RV site.

The first phase of development (includes **36** RV spaces) will complete the first loop feature of the RV Park road, for safe travel and emergency turnaround. The third phase of Montarise Village PUD develops the remaining **37** RV spaces and the overall RV Park loop road. Also in the third phase, two additional egress connections are developed on to Montaview Trail.

The Montarise Village community public water system will also provide fire hydrants and the water supply for fire suppression, as approved by the local fire department.

Since this is not a remote recreational location near water and mountain trails, the owner prefers that extra recreational equipment be stored at a nearby rental storage facility (there are more than a dozen facilities within a reasonable distance). The character of the proposed RV Park reflects the Montarise Village overall concept where natural landscaping is dominant, and extra vehicles and equipment are tucked out of view (or, in this case of boats and recreational equipment, are stored elsewhere).

A landscape site plan for the RV Park preserves perimeter buffers consisting of native trees and shrubs, and the native vegetation between sites and off-set rows. Revegetation of native trees, shrubs and grasses is planned for disturbed areas, at post-construction phase.

FEB 15 2022

The RV park main loop road, with a posted 5 mph speed limit, becomes the pedestrian-friendly trail for the guests/members; the **15'** trail easement at the highway right-of-way edge will eventually connect with the Flathead County Trail System.

Road lighting will be kept to a minimum within the RV Park, located as needed for safe pedestrian travel, with exterior lighting on central buildings. All lighting fixtures will be warm spectrum, low wattage “down lighting” fixtures, to maintain the area’s night sky views.

Solid waste containers will be provided at the central common areas.

Perimeter fencing will be constructed from 6” diameter wood posts with welded wire fencing, for transparency. The natural vegetation at the perimeter provides privacy screening.

The recreation vehicle spaces meet the following Flathead County Standards:

- i. Minimum lot (space) width of **25 feet**;
- ii. Minimum lot (space) area of **1,500 square feet**.
- d. The distance between the recreational vehicles shall not be less than **15 feet**. This includes any fold-out or pop-out portion or awnings attached to the vehicle;
- e. Spaces in recreational vehicle parks must be arranged to allow safe movement of traffic and access to spaces;
- f. No recreational vehicle space shall be located less than **25 feet** from any public road or highway right-of-way;

Flathead County restricts the density of a recreational vehicle park to a maximum of 25 recreational vehicle spaces per acre of gross site area;

The proposed RV Park has **73** RV spaces over **12.47** acres, or a density of **5.85 units per acre**.

The proposed playground and designated dog park are located within a central recreational area with a gross area of **39,000** square feet. Within the first phase, a **7975** square foot common area surrounds a shared office/workshop structure, with guest parking spaces nearby.

The draft version of the RV Park Rules is attached.

FEB 15 2022

Montarise Village RV PARK

RV PARK RULES & RESTRICTIONS

WI-FI

Wi-Fi available near the front office. We have placed several tables & chairs outside so you can comfortably look up information. This means there is just enough bandwidth to check email or lookup a restaurant.

Please do not upload/download photos, stream audio/video, download video, watch movies online or do any online gaming. Thank you for your cooperation and enjoy your stay.

POST OFFICE/MAIL DELIVERY POLICY

Customer must send packages to "Temporary General Delivery" Address: TBD

Customers that prefer to ship UPS or FED EX, we will accept your packages however we do not have a secure storage location for packages

CAMPGROUND RULES

We love having children with their bicycles. We do ask that parents supervise their young children and encourage them not to ride near the check-in area as RV traffic is the heaviest at the office. This is for their safety.

We work very hard to maintain our campground landscaping; please follow all signs and stay on the designated walk-ways.

Vehicle washing is not allowed in the park. The water supply is provided at individual RV sites for domestic use (drinking and bathing) only.

A 5mph speed limit is enforced. Please don't be upset if an employee asks you to slow down.

LATE CHECK-OUT

We ask that our customers be conscientious of their departure date and time. Unless the customer has prior approval, you will be charged for another night.

CHECK-IN / CHECK-OUT

Check-in 3:00 PM

Check-out 11:00 AM

AFTER-HOURS CHECK-IN:

Your site map and instructions to your site will be posted on the kiosk in front of the office. Register and pay in the morning if you arrive after office hours. Call the front office for further details.

QUIET HOURS

Daily: 10pm to 6am; please be respectful and mindful of your neighbors. Loud and unruly behavior will not be tolerated and if this rule is not followed you may be asked to leave.

PET POLICY

Your animal friends are welcome at the Montarise Village RV Park. We ask that you not bring any pet(s) that exhibits aggressive or protective behaviors to our peaceful campground. We ask that you do not leave your pet(s) unattended at any time and they are on a 6 foot lead whenever the animal is outside the owner's trailer, vehicle, or motorhome. Pet(s) that incessantly bark day or night are not permitted. You are required to pick up after your animal friends. Violators of any of these policies may be asked to exit our campground. Pet(s) are not allowed in any of our common buildings, such as workshop, pavilion, restrooms, etc.

Please use the designated Dog Park provided.

WILDLIFE ATTRACTANTS

With potential wild animals in the area, all food items must be stored in tight containers, all food scraps and spills must be cleaned up and/or taken to the trash bins provided (not stored on your campsite). This includes any pet food.

FIRE RESTRICTIONS:

No open burning (i.e. campfire) is allowed on any individual RV campsite. A campfire is only permitted in the fire pit within the designated common area, and fires will be extinguished before retiring for the evening. BBQ cooking at individual sites is permitted on approved BBQ/grilling facilities.

Montarise Village RV Park will follow any US Forest Service open flame/burning bans if they are in effect.