

Spruce Creek Camp Ground Information

www.sprucecreekcampground.com

Open from April through October

79 oversized sites total (50'x50') with parking pad, picnic table, fire pit, & WiFi!

76 have water

10 tent sites

69 RV sites

17 sites have water, sewer & 20/30/50 amp electric hook ups

23 sites have water & 20/30/50 amp electric hook ups, no sewer

ADA bath house with separate facilities for men and women. Four stalls, two sinks and two hot showers on each side.

3 septic systems (details on page 2)

2 drilled wells, tested monthly

Commercial grade water treatment system

Income sources include:

79 camp sites

Apartment rentals (4) @ \$450/month

Camper store

Coin operated laundry (2 washers & 2 dryers) available 24/7

On-site recreation options:

Playground with wooden castle & pirate ship

Horseshoe pits, cornhole boards, volleyball & Bocce.

Chip 'n Putt Golf

Splash pad

Mowed paths for walking & exploring

Fishing, swimming or tubing in the creek. Spruce creek is a NYS-stocked brown trout stream.

Large open, grassy areas for pick-up ball games

Pavilion with 8 picnic tables for meals or games includes lighting, electrical outlets, sink, countertop and refrigerator.

Misc Nuts & Bolts

1. Engineered plans for the Septic Systems, Water Treatment System, and Splash Pad are available at the office.
2. The Campground & Splash Pad Permit are issued annually by the Health Department.
3. The Water System is tested monthly, using the Mohawk Valley Water Authority in Utica for testing. All 10 years of samples are on file at the office.
4. Septic System: The bath house has (2) tanks - 3500 gallons & 2000 gallons, which are connected. From the 2000 gal tank the liquid is pumped to the leach field. The office has a 2500 gallon tank for the apartments and the downstairs bathrooms. The commercial kitchen sink goes to a 500 gallon tank specifically used for commercial kitchens, to handle the grease. The RV pump out station has (2) 1000 gallon tanks, which are connected. These also serve the apartment above the garage (Apt D).

The tanks have been pumped every couple of years, as needed. No major repairs to the system have been needed.

SPDES (State Pollutant Discharge Elimination System) Permit is current (\$110/year). No other environmental permits are needed.

5. A FirstAid/CPR Certification is needed for the operator of the business, as well as completion of the Certified Pool Operator Course.
6. Current insurance is provided by HBE in Dolgeville and Erie Insurance is the provider.
7. There is a WiFi router in the Office Bldg and at the Bathhouse plus a number of transmitters and receivers around the campground to provide WiFi to the sites. A company called Northern Satellite set everything up and provides service when needed.
8. National Grid provides electrical service (2 meters) for the property
9. Trash - A company called WheelLock provides the dumpster and empties it 2x/month.
10. Residential Units - A CO is on file for the residential apartment building. All of the apartments have their own power and natural gas meters from National Grid and those bills are paid by the tenants