

321 RV PARK

**6266 Startown Road
Maiden, NC 28650
828-324-4455**

A top trend in the US today is the movement toward using an RV for a home away from home when work is out of town. Because of crime, motel costs and cleanliness concerns, people today want to enjoy the comfort and security of their RV's when away from home.

Our RV Park will be designed to primarily cater to out-of-town contract workers. However, we will also accommodate the over-night visitor. Currently, there is no place for a visitor to park an RV in Catawba County at the present time. Area campgrounds near Lake Hickory and Lake Norman are full with yearly leases.

Both Apple and McGuire Nuclear Station are starting up a billion dollar expansion. Yes, I did say billion. Contract workers are pouring in from all over the country in RV's with no place to stay. These are long term (generally 8-12 months) workers that usually work 12-hour days, 6 days a week. A typical salary is around \$60,000.00 or more a year. These workers are fine people who are respectful and trustworthy.

We have done several market tests for the need of an RV Park in Catawba County and we found that the demand is tremendous. We ran an ad for two days and got over 20 people on a waiting list. Our park will be about 30 minutes from the McGuire Nuclear Plant, the Charlotte area and only 10 minutes from Hickory

The Park will be located across the street from the Apple installation just 3,000 feet from the 321 interchange. The first phase will be around 40 sites. The total number of proposed sites is about 130 sites.

There is an existing home on the property that may be used in association with the campground. The property we propose to purchase is 55 acres that are mostly open and level. There is existing thick, evergreen screening surrounding the entire 55 acres. It has a paved driveway that we can use off HW Road for ingress and egress to the park. We plan to have an on-site manager and a campground host on duty 24/7.

All the utilities required are available at the property. Water will come from Hickory, the sewer will come from Maiden and Rutherford Electric will provide the power. Dumpster garbage disposal will be contracted with Republic.

We believe that having an RV Park that is available to the general public in Catawba County will be an economic boost to the county.

RSH PROPERTIES LP

**RICHARD E. HARWELL
SUSAN H. HARWELL**

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OPERATING RULES AND REGULATIONS

1. Only fully self-contained RV's are allowed.
2. Tents, Pop-ups, or home-made campers are not permitted.
3. All overnight guests must register with the campground host.
4. A maximum of five (5) persons are allowed to occupy a site.
5. A maximum of two vehicles, in addition to the RV, are allowed on each site.
6. Vehicles are not allowed to park on the street rights-of-way overnight.
7. No vehicles may be repaired on a site.
8. Washing of vehicles is prohibited.
9. The campground speed limit is ten (10) miles per hour.
10. Quiet time shall be from 10:00pm to 6:00am
11. No nuisance, noxious or offensive behavior is allowed.
12. There shall be no trade, business or commercial enterprise conducted on any site.
13. Decks, pet pens, permanent or semi-permanent add-on structures, work paraphernalia, etc. will not be permitted on a site.
14. Use of generators is prohibited.
15. One external propane tank is allowed per site.
16. No more than two pets are allowed per site. Dogs must be accompanied and leashed when outdoors. Aggressive or barking dogs will not be tolerated.
17. Pets must be walked in the designated area and all animal waste must be cleaned up in plastic bags and deposited in the dumpster.
18. Sewer connections must be made using a secure, leak proof, screw-on adapter.
19. Garbage must be deposited in the provided dumpsters.
20. Management reserves the right to refuse or cancel service.