



SPECIAL USE PERMIT APPLICATION

Submit required documentation to:
Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact (919) 856-6335 for additional information.

File # SU-2180-13
Fee
Amt Paid
Check #
Rec'd Date
Rec'd By

Complete with required information (write "n/a" if information is not applicable to proposal).

Type of Special Use (be as specific as possible and cite code section listing use as permitted special use)

Construction of approx. 17,500 sf building expansion for RV service bays and associated site improvements to accommodate the expansion.

Modification of previously issued Special Use Permit? Yes No

If Yes, provide relevant Special Use Permit Number: SU-2010-04

Property

Parcel Identification Number: 1730-83-3029

Address: 2300 US Hwy 70 East, Garner, North Carolina 27529

Location: South side of US Hwy. 70 East, at/between
(north, east, south, west) (street)
Raynor Road and TV Tower Road
(street) (street)

Total site area in square feet and acres: 471,132 square feet 10.82 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: HD

List Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): RV Sales and Service

How is this proposed use a public necessity? The proposed use is a public necessity because it is an existing business that provides jobs and services to Wake County's citizens.

What is impact on surrounding neighborhood and adjacent properties?
No impact is anticipated because this is an existing use.

Land Owner

Land Owner Name: Store Capital Acquisition, LLC

Business Operator Name (if different from Land Owner): Camping World - Raleigh

Address: 8501 E. Princess Drive, Suite 190

City: Scottsdale State: AZ Zip Code: 85255

E-mail Address: derek.persse@campingworld.com Fax: (270) 495-6287

Telephone Number: (315) 560-7758

Applicant (person to whom all correspondence will be sent)

Name: Red Line Engineering, P.C. c/o Gary J. McCabe, P.E.

Address: 3305-109 Durham Drive

City: Raleigh State: NC Zip Code: 27603

E-mail Address: gary.mccabe@rle-pc.com Fax: (919) 779-0826

Telephone Number: (919) 779-6851 Relationship to Owner: Engineer

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): N/A

Proposed total floor area: 27,564 sf Proposed floor area ratio (floor area/site area): 0.0584

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 70 %

Proposed impervious surfaces area: 267,242 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 56.70 %

Required transitional bufferyard types and depths (see Article 16):

Front (F) 10 ft Left (E) 20 ft Right (F) 10 ft Rear (E) 20 ft

Proposed transitional bufferyard types and depths (see Article 16):

Front (F) 10 ft Left (E) 25 ft Right (F) 10 ft Rear (E) 25 ft

Min. yard depths (see applicable district/use regulation):

Front 50 ft Corner side 50 ft Side 50 ft Rear 40 ft

Proposed yard depths: Front 50 ft Corner side 50 ft Side 50 ft Rear 40 ft

Max. building height (see applicable district/use regulation): 35 ft

Proposed building height: 29 ft 1/300 sf of retail

Min. parking space standard (see Article 15): 1 spaces per + 3 sp. per service bay

Min. no. of parking spaces: 70 Proposed no. of parking spaces 70

Number of employees: 20 Hours of operation: M-F: 8:30AM-6PM, SAT: 8:30AM-5PM

Vehicular Access: SUN. 12-5PM

Names of access street(s) and number of access points along each: _____

US HWY 70 EAST & TV TOWER ROAD (1 ACCESS EACH ROAD)

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
US HWY 70 EAST	200	28FT/EA	2/EA	Y	UNKNOWN	35K	109
TV TOWER ROAD	60	18 FT	2	Y	UNKNOWN	<1K	46

¹ See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix

² See CAMPO web site (www.raleigh-nc.org/campo) or NCDOT Traffic Survey Unit

³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) _____

12.48/Bay-Automotive Parts & Service x 7 Bays = 87 ADT

+ 3.10/1,000 sf-Sporting Goods Retail x 8,300 sf = 26 ADT

+ 33.34/1,000 sf-New Vehicle Sales x 1,250 sf = 42 ADT

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: WB-53 TRUCK & TRAILER ADT: 1 (3/Week)

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system : _____

() community system – specify type: _____ (X) individual well(s)

Est. total water demand: 500 gpd

Wastewater collection/treatment provided by: () municipal system: _____

() community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: 1,496 gpd

Solid waste collection provided by: Private Collection Service

Electrical service provided by: Progress Energy Underground () yes () no

Natural gas service provided by: PSNC

Telephone service provided by: Bellsouth Underground () yes () no

Cable television service provided by: Time Warner Cable Underground () yes () no

Fire protection provided by: Town of Garner

Miscellaneous:

Generalized slope of site 3%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: N/A

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____

N/A

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed _____

(X) Short-Range Urban Services Area GARNER

() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

RESIDENTIAL > 8 DU/AC.

Applicant's statement of compliance with county, municipal and joint Land Use Plans (How is proposal consistent with Land Use Plan objectives for planning area, Land Use classification, activity centers, locational standards and transitional urban development standards?)

This is a modification to SU-2010-04. Because this is a existing use and NOT a change of use, the proposed improvements are consistent with the zoning ordinance and land use plan. The project is not located within an activity center or a local municipal boundary. Thus, the proposed improvements are in accordance with the applicable sections of the Wake County Unified Development Ordinance.

Other information (additional relevant information about the site or proposal you wish to note or cite)

The required buffers have changed since the project was previously approved. However, the owner desires to keep the buffers as they were previously approved, which is more restrictive than the new bufferyard requirements. It should be noted that some of the buffers will need to be re-established as the previous owner encroached upon the buffers to the side and rear of the property. The new owner has agreed to replant these buffers per SU-2010-04.

The proposed improvements result NO INCREASE in impervious surface area from the 267,644 sf (56.8%) approved under SU-2010-04.

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: [Signature] Date: 2/1/13

Signature: _____ Date: _____

Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: 2/1/13

Signature: [Signature] Date: 2/4/13

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Unified Development Ordinance is on the web at www.wakegov.com.

Red Line Engineering, P.C.
"Engineering Relationships"

February 1, 2013

Wake County Planning, Development & Inspections
P.O. Box 550
336 Fayetteville Street Mall
Raleigh, North Carolina 27602-0550

Re: Modification to SU-2010-04
Camping World – Raleigh Expansion
Special Use Permit – Purpose of Proposed Improvements

The enclosed Special Use Permit Petition is a proposal to modify the existing Special Use Permit (SU-2010-04) for the Camping World – Raleigh (formerly known as Hawley's Camping Center). On September 18, 2012, Camping World purchased the former Hawley's Camping Center facility which has served the Garner Area since 1997.

The purpose of this petition and the proposed improvements are to improve site traffic, safety and security and to expand the existing sales and service uses. Upon acquiring the existing facility, Camping World has determined that the site layout is not as efficient and safe as it should be. As approved under SU-2010-04, there are two entrances to this site, one on US Hwy 70 East and one on TV Tower Road. Currently, RV traffic to and from TV Tower Road must drive through the gravel storage/display area on an 18ft wide paved drive aisle. The RV Traffic must then travel between the rear of the existing building and the existing retaining wall to gain access the service department. This traffic pattern is narrow, inefficient, unsafe and undermines the security of the site. It is imperative that the site remain secure for the safety of the Camping World Employees, the new inventory and for the RVs and campers waiting to be serviced. For this reason, Camping World proposes to relocate the existing drive from TV Tower Road to the front of the gravel storage area, parallel with US Hwy 70 East. This will allow a clearly defined traffic pattern throughout the site that is safe, efficient and allows the site to remain secure.

The second reason for this petition is to expand the service department from three existing service bays to seven service bays, add a secure parts storage area and expand the retail sales in the existing building. Currently the existing building is operating inefficiently with very little space for retail, parts storage and service. The proposed building expansion and improvements will allow the sales and service departments to operate more efficiently with adequate space.

As part of this project, it will be necessary to relocate and expand the existing septic system to accommodate the proposed building expansion. The new septic system will be located closer to the rear of the property than the existing septic system. Relocating the system to the rear of the property will allow Camping World to better secure and maintain the septic field than the current configuration.

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"Engineering Relationships"

February 1, 2013

Wake County Planning, Development & Inspections
P.O. Box 550
336 Fayetteville Street Mall
Raleigh, North Carolina 27602-0550

Re: Modification to SU-2010-04
Camping World – Raleigh Expansion
Special Use Permit – Statement of Justification

The following are the findings of fact, presented on behalf of the property owner, required for the Wake County Board of Adjustment in the hearing of the case regarding the Camping World-Raleigh Expansion Project:

1. **The proposed development will not materially endanger the public health or safety.**
 - **Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections and sight lines at street intersection and curb cuts;**

According to the ITE Trip Generation Manual (8th Edition), the proposed building expansion will increase the Average Daily Trips (ADT) of the facility by 50 trips (0 AM Peak Hour and 15 PM Peak Hour trips). The increase in traffic is considered negligible compared to US Hwy 70. This project does not meet the minimum Wake County thresholds to require a Traffic Impact Analysis (TIA), 100 peak hour trips or 1,000 ADT. Therefore a TIA was not required or conducted. The existing roads and turn lanes are sufficient to accept the additional traffic, without endangering the public health, safety and welfare. All sight lines are currently adequate and well maintained at both driveway locations. No improvements are required or proposed on US Hwy 70 East. At the property owner's request, the TV Tower Road entrance will be widened to a 24' wide access. Internally, the proposed site plan creates a direct route between the main entrance and TV Tower Road, which should provide a safer, more direct route for customers to enter/exit the site via TV Tower Road. Currently traffic to and from TV Tower Road is routed around the rear of the building and through the gravel storage lot which is not as direct, safe or secure as a dedicated driveway connection as proposed.
 - **Provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection;**

All utilities providers for the existing building shall remain the same for the proposed building expansion. All utilities are adequate to supply the needs of the building expansion and current facility. However, the septic system will be relocated to the rear of the property and enlarged to accommodate the proposed improvements.
 - **Soil erosion and sedimentation;**

The proposed improvements will create (cumulatively) more than 1 acre of land disturbance. Thus, this project will be subject to and will obtain a Grading & Erosion Control Permit from Wake County Environmental Services prior to construction. Erosion Control Measures shall be installed to protect the existing stormwater features, adjacent properties and downstream water features. Thus, the project will not endanger the public health or safety.

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"Engineering Relationships"

- Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater;
The proposed improvements do not include storage of hazardous materials, cross-connections with public utilities, irrigation systems, or any other hazardous activity that would endanger the public health or safety. All improvements have been designed to protect public water supplies, surface water and groundwater in accordance to the most recent Wake County and NCDENR standards for water supply, erosion control and surface water runoff. The project will not create an increase in impervious surface area or total surface runoff. Thus, the existing stormwater pond should be adequate for the proposed improvements.
- 2. The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of Special Use or class of Special Uses.
The proposed improvements are in accordance with the applicable dimensional and zoning use restrictions of the Highway District (HD) and as outlined in the previously approved Special Use Permit (SU-2010-04) for this property.
- 3. The proposed development will not substantially injure the value of adjoining property, or is a public necessity.
 - The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved;
The proposed use is the same as the existing use, which has been in accordance with the character and type of development and uses of the surrounding properties. The proposed improvements will not injure or adversely impact the adjoining properties or uses. With the exception of the existing residential house, all of the adjoining properties are zoned HD with commercial uses (i.e. telecommunications facility, welding & light manufacturing, construction services, etc.). There are no known conflicts between the existing/proposed use and any of the adjoining properties. It is noted that the rear buffer and property line was encroached upon by the previous owner. However, the new owner has agreed to re-establish this buffer with new plantings. All applicable screening and buffers shall be maintained in accordance with the existing Special Use Permit SU-2010-04.

Whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property;

This consideration is not applicable because the proposed project will not adversely impact the adjoining properties, nor do any known conflicts exist. However, the proposed use serves the community by promoting healthy lifestyles through outdoor recreation. The owner feels that Camping World provides good jobs and wages for local citizens, which is a public necessity during these tough economic times.

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4. The proposed development will be in harmony with the area in which it is located.

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

Though it was recently purchased by Camping World, the existing facility (formerly known as "Hawley's") has been operating in harmony with the surrounding area and adjoining properties for nearly 16 years. This facility has been serving the Garner area with recreational vehicle sales and service since 1997. This location has flourished over the years and has continued to grow with the community and the demand for outdoor recreation, leading to multiple expansions of the existing facility.

5. The proposed development will be consistent with the Wake County Land Use Plan.

- Consistency with the Plan's objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards;

The current Wake County Land Use Plan designates the future land use of this and the adjacent properties as high density residential (Residential > 8DU/Acre). The Land Use Plan indicates a desire to have a mixture of higher density residential and commercial uses and intensities along the US Hwy 70 corridor. Even though the existing/proposed use of this property is not high density residential, as designated on the Land Use Plan Map, it is a less intensive use and would not prohibit the future redevelopment of the property for high density residential. The existing/proposed use has less demands and impacts on the public infrastructure (i.e. roads, water, sewer, etc.) than the future land use would reasonably expect. Because the proposed use is less intensive than the designated land use and will not prohibit the future redevelopment of the property into high-density residential as adequate infrastructure becomes available to this area, it is consistent with the goals and objectives of the Wake County Land Use Plan.

- Consistency with the municipal and joint land use plans incorporated in the Plan.

This property is located within the Garner Short-Range Urban Services Area of the Fuquay-Varina/Garner Area Land Use Plan. The goal of this area is to "encourage higher densities and a wider range of land uses where existing and planned short-range community facilities and infrastructure can support them." Currently, adequate sewer infrastructure does not exist in this area to support high-density residential development. Because the existing/proposed use is less intense than high-density residential and the proposed improvements will not prohibit the future redevelopment of the property as adequate infrastructure becomes available, it is consistent with the goals and objectives of the Fuquay-Varina/Garner Area Land Use Plan.

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TRAFFIC TRIP GENERATION DESIGN SHEET

DATE: 2/5/2013
PROJECT: Camping World - Raleigh Expansion
PROJECT NO.: 13-001
DESCRIPTION: Existing Traffic Conditions

SHEET 1 OF 1
DESIGN BY: GJM
CHECKED BY: GJM

ITE Trip Generation Rates - 8th Edition
Pass-by rates from ITE Trip Generation Handbook - 2nd Edition

Instructions: Enter Expected Unit Volumes into Column "V"

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)								Expected Units	Total Generated Trips		Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Average Daily	Peak AM Hour	Peak PM Hour	AM In	AM Out	Pass-By	PM In	PM Out
New Car Sales 841	KSP ¹	33.94	2.03	2.99		74%	28%	39%	61%	1.3	4.3	3	3	2	1	0	0	0
New Car Sales 841	Employee	21.74	0.67	0.90		44%	56%	48%	52%	0	0	0	0	0	0	0	0	0
Automobile Parts Sales 843	KSP ²	61.91	2.51	5.28	43%	NA	NA	47%	51%	6.3	0	0	0	NA	NA	0	0	0
Sporting Goods Superstore 861	KSP ²	NA	NA	3.10		NA	NA	47%	53%	0	0	NA	20	NA	NA	0	9	10
Quick Lube Vehicle Shop 941	Service Bays	40.00	3.00	5.19		67%	33%	55%	45%	0	0	0	0	0	0	0	0	0
Automobile Care Center 942	Service Bays	12.48	1.62	2.17		68%	32%	NA	NA	3.0	37	5	7	3	1	0	NA	NA
Automobile Parts & Service Center 943 KSP ²	KSP ²	15.96	2.94	3.98		65%	35%	50%	50%	0	0	0	0	0	0	0	0	0
Automobile Parts & Service Center 943 KSP ²	KSP ²	NA	NA	4.48		NA	NA	42%	58%	Total	81	7	29	5	2	0	10	0

RED Rates = CAUTION - Use Carefully - Small Sample Size
Green Rates = Peak Hour of Generator - (no peak rate for the rush hour of adjacent street traffic)
Blue Rates = Saturday Daily total - (no weekday daily rate)

¹Pass-By % are Rates from Weekday PM Peak Period
²The Total Pass-By Trips will be Distributed: 50% IN / 50 % OUT

NA = Not Available
DU = Dwelling Unit
Occ.Room = Occupied Room
KSP² Units of 1,000 square feet
Fuel Position = the number of vehicles that could be fueled simultaneously

Red Line Engineering, P.C.
 "Engineering Relationships"

TRAFFIC TRIP GENERATION DESIGN SHEET

DATE: 2/5/2013
 PROJECT: Camping World - Raleigh Expansion
 PROJECT NO.: 13-001
 DESCRIPTION: Proposed Traffic Conditions

SHEET 1 OF 1
 DESIGN BY: GJM
 CHECKED BY: GJM

ITE Trip Generation Rates - 8th Edition
 Pass-by rates from ITE Trip Generation Handbook - 2nd Edition

Instructions: Enter Expected Unit Volumes Into Column 'W'

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (Peak hours are for peak hour of adjacent street traffic unless highlighted)								Expected Units	Total Generated Trips				Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Average Daily	Peak AM Hour	Peak PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By	
New Car Sales 841	KSF	33.34	2.03	2.58		74%	28%	39%	61%	1.3	43	3	3	2	1	0	0	0	0	
New Car Sales 841	Employee	21.14	0.67	0.98		44%	56%	48%	52%	0	0	0	0	0	0	0	0	0	0	
Automobile Parts Sales 843	KSF	61.91	2.21	3.98	43%	NA	NA	49%	51%	0	0	0	NA	NA	0	0	0	0	0	
Sporting Goods Superstore 861	KSF	NA	NA	3.10		NA	NA	47%	53%	8.3	0	NA	26	NA	NA	0	12	14	0	
Quick Lube Vehicle Shop 941	Service Bays	40.00	3.00	5.19		67%	33%	55%	45%	0	0	0	0	0	0	0	0	0	0	
Automobile Care Center 942	Service Bays	12.48	1.52	2.17		68%	32%	NA	NA	7.0	87	11	15	7	3	0	NA	NA	0	
Automobile Parts & Service Center 944	KSF	15.88	2.94	3.38		65%	35%	50%	50%	0	0	0	0	NA	NA	0	0	0	0	
Automobile Parts & Service Center 944	KSF	NA	NA	4.45		NA	NA	42%	58%	Total	131	13	48	9	4	0	13	16	0	

RED Rates = CAUTION - Use Carefully - Small Sample Size
 Green Rates = Peak Hour of Generator - (no peak rate for the rush hour of adjacent street traffic)
 Blue Rates = Saturday Daily total - (no weekday daily rate)

*Pass-By % are Rates from Weekday PM Peak Period
 †The Total Pass-By Trips will be Distributed: 50% IN / 50 % OUT

NA = Not Available
 DU = Dwelling Unit
 Occ.Room = Occupied Room
 KSF = Units of 1,000 square feet
 Fuel Position = the number of vehicles that could be fueled simultaneously

CAMPING WORLD - RALEIGH

SPECIAL USE PERMIT - MODIFICATION

EXISTING SPECIAL USE PERMIT # SU-2010-04

PIN: 1730-83-3029

WAKE COUNTY, NORTH CAROLINA 27529

OWNER/DEVELOPER

STORE CAPITAL ACQUISITION, LLC
 C/O CAMPING WORLD-RALEIGH
 8501 E. PRINCESS DRIVE, SUITE 190
 SCOTTSDALE, ARIZONA 85255

ENGINEER

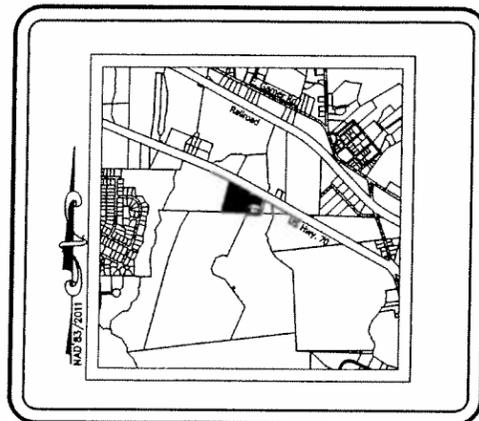
Red Line
 Engineering, P.C. (C-3075)
 3305-109 DURHAM DRIVE
 RALEIGH, NORTH CAROLINA 27603
 PHONE: (919) 779-6851
 FAX: (919) 779-0826

SURVEYOR

TAYLOR LAND CONSULTANTS, PLLC (P-0829)
 JEREMY W. TAYLOR, P.L.S. (L-3841)
 5448 APEX PEAKWAY, #165
 APEX, NORTH CAROLINA 27502
 PHONE: (919) 337-7998

SHEET INDEX

- C1 COVER SHEET
- C2 EXISTING CONDITIONS AND DEMOLITION PLAN
- C3 PRELIMINARY SPECIAL USE PERMIT SITE PLAN
- C4 PRELIMINARY SPECIAL USE PERMIT GRADING PLAN
- C5 PRELIMINARY SPECIAL USE PERMIT LANDSCAPE IMPROVEMENTS



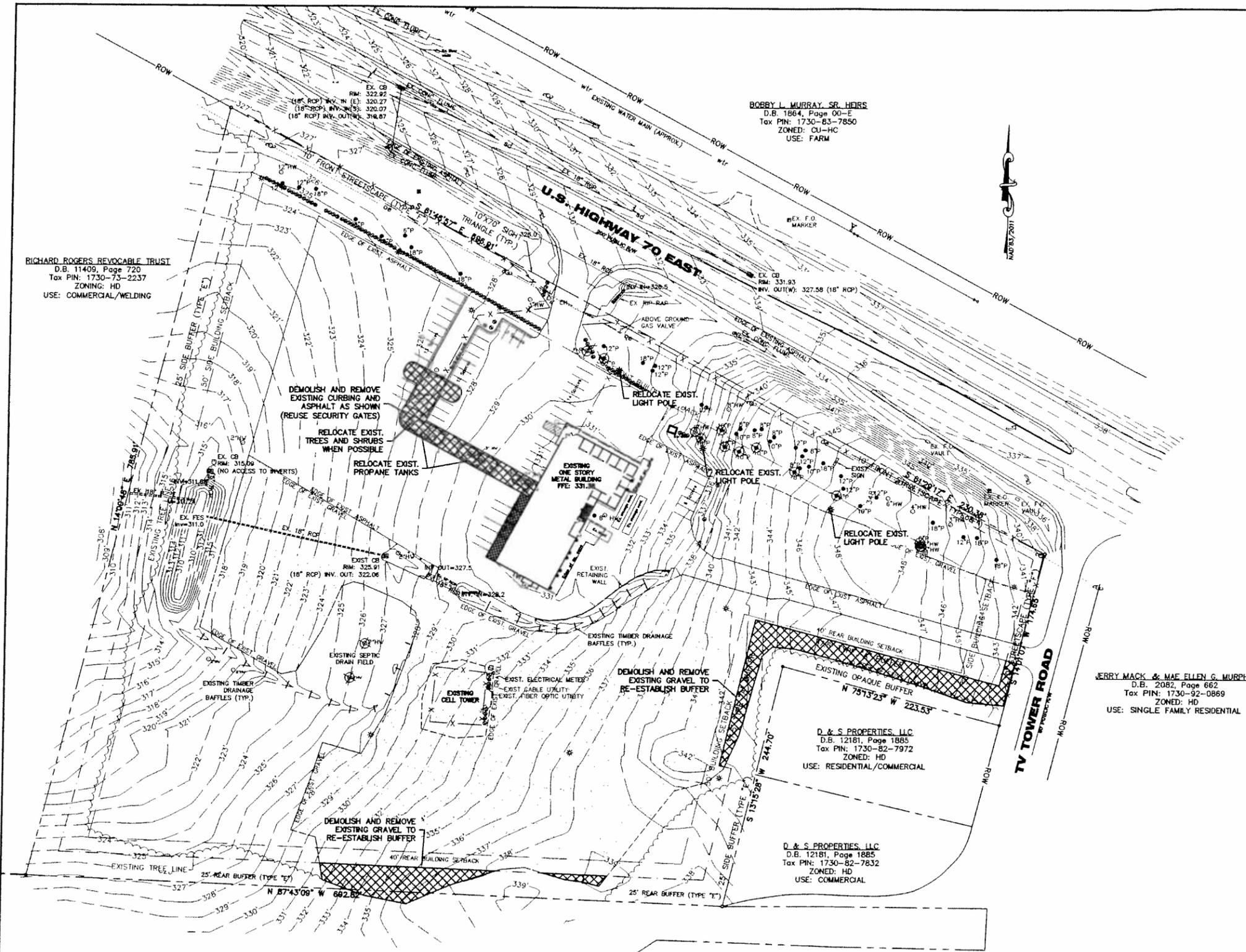
VICINITY MAP
 SCALE: 1"=2,000'

EXISTING	LEGEND	PROPOSED
---	RIGHT OF WAY	---
---	PROPERTY LINE	---
---	MAJOR CONTOURS	--- 410 ---
---	MINOR CONTOURS	--- 410 ---
oe	POWER LINE	
wtr	WATER LINE	
---	EASEMENT	
⊗	GATE VALVE	
⊗	FIRE HYDRANT	
⊗	DROP INLET	
==	STORM PIPE/CULVERT	==
---	SANITARY SEWER	---

PRELIMINARY DRAWING
 NOT RELEASED
 FOR CONSTRUCTION



Know what's below.
 Call before you dig.



BOBBY L. MURRAY, SR. HEIRS
 D.B. 1864, Page 00-E
 Tax PIN: 1730-83-7850
 ZONED: CU-HC
 USE: FARM

RICHARD ROGERS REVOCABLE TRUST
 D.B. 11409, Page 720
 Tax PIN: 1730-73-2237
 ZONING: HD
 USE: COMMERCIAL/WELDING

JERRY MACK & MAE ELLEN G. MURPHY
 D.B. 2082, Page 662
 Tax PIN: 1730-92-0869
 ZONED: HD
 USE: SINGLE FAMILY RESIDENTIAL

D. & S. PROPERTIES, LLC
 D.B. 12181, Page 1885
 Tax PIN: 1730-82-7972
 ZONED: HD
 USE: RESIDENTIAL/COMMERCIAL

D. & S. PROPERTIES, LLC
 D.B. 12181, Page 1885
 Tax PIN: 1730-82-7832
 ZONED: HD
 USE: COMMERCIAL

CAPITOL BROADCASTING COMPANY, INC.
 D.B. 2532, Page 44
 Tax PIN: 1730-70-2709
 ZONED: HD
 USE: COMMERCIAL/TELECOMMUNICATIONS TOWERS & STATION



VICINITY MAP
 SCALE: 1"=2,000'

GENERAL NOTES

- (1) BOUNDARY & TOPOGRAPHICAL SURVEY INFORMATION PROVIDED BY JEREMY W. TAYLOR, P.L.S. (L-3841) OF TAYLOR LAND CONSULTANTS, PLLC (P-0829), ON DECEMBER 27, 2012. INFORMATION PROVIDED FOR ENGINEERING DESIGN PURPOSES ONLY. NOT FOR SALE OR RECORDATION.
- (2) CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, MATERIAL AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION. ELEVATIONS INDICATED ON PLANS SHOWN AS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION.
- (3) CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIALS GENERATED THROUGH ALL CONSTRUCTION RELATED ACTIVITIES.
- (4) ALL DISTURBED AREAS TO BE SEEDED, FERTILIZED, AND MULCHED IN ACCORDANCE W/NPDES STABILIZATION TABLE. SEE DETAIL 3/C5.
- (5) WATER, SEWER, AND STORMWATER PIPES TO BE INSTALLED IN TRENCHES ACCORDING TO THE WAKE COUNTY AND NCDOT STANDARD SPECIFICATIONS AND DETAILS.
- (6) ACCORDING TO THE SEDIMENTATION POLLUTION CONTROL ACT OF 1973 (NORTH CAROLINA GENERAL STATUTE 113A 51-66) THIS PROJECT IS NOT SUBJECT TO AN APPROVED SEDIMENTATION AND EROSION CONTROL PLAN.
- (7) ALL WORK MUST COMPLY WITH APPLICABLE NORTH CAROLINA BUILDING CODES, WAKE COUNTY STANDARDS, DETAILS AND SPECIFICATIONS AND WITH HANDICAPPED ACCESSIBILITY CODE VOL. 1C.
- (8) ANY CONFLICT(S) BETWEEN ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL AND CIVIL SHEETS SHALL BE SUBMITTED BY CONTRACTOR, IN WRITING, TO BOTH ARCHITECT AND ENGINEER. WRITTEN CLARIFICATION/RESOLUTION MUST BE RECEIVED BY CONTRACTOR FROM ARCHITECT AND ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
- (9) LATERAL SEPARATION OF SEWERS OR WATER MAINS. WATER MAINS SHALL BE LAID AT LEAST TEN (10) FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A TEN (10) FOOT LATERAL SEPARATION -- IN WHICH CASE:
 - (A) THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION ON THE BOTTOM OF THE WATER MAIN AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER; OR
 - (B) THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER.
- (11) CROSSING A WATER MAIN OVER A SEWER. WHENEVER NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN EIGHTEEN (18) INCH SEPARATION -- IN WHICH CASE, BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE CROSSING.
- (12) CROSSING A WATER MAIN UNDER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE POINT(S) OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.



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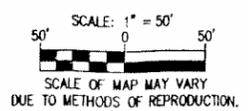
CAMPING WORLD - RALEIGH
 2300 US HWY. 70 EAST
 GARNER, NORTH CAROLINA 27529
**EXISTING CONDITIONS &
 DEMOLITION PLAN**

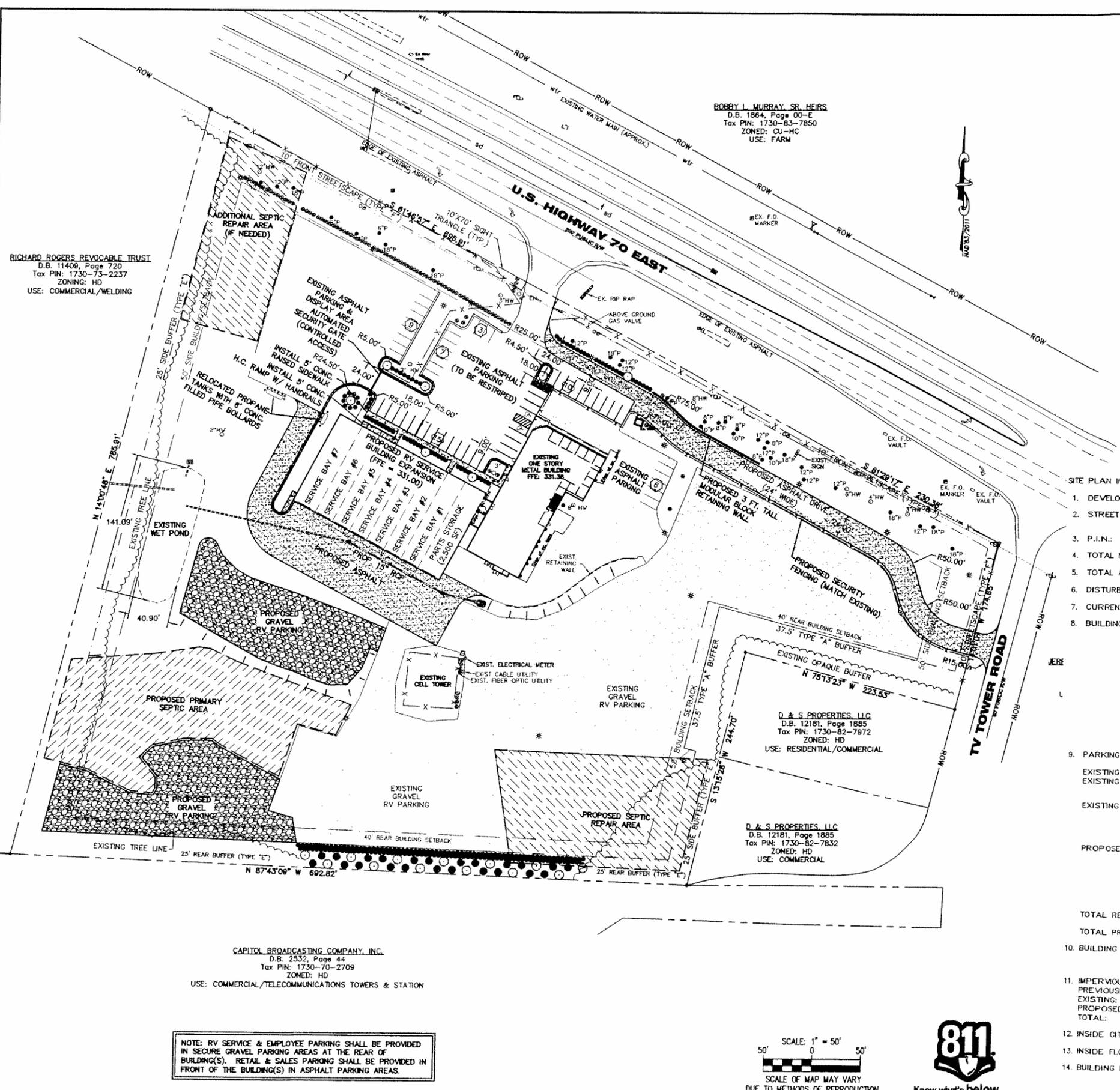
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WAKE COUNTY BOA	2/5/13

PROJECT NO.: 13-001
 DRAWN BY: GJM
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SHEET NUMBER:
C2
 OF 5 SHEETS





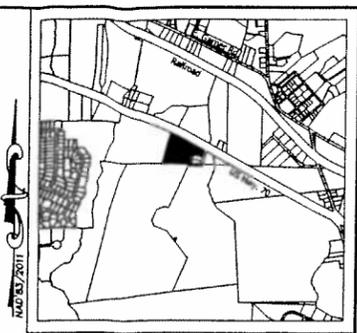
BOBBY L. MURRAY, SR., HEIRS
 D.B. 1864, Page 00-E
 Tax PIN: 1730-83-7850
 ZONED: CU-HC
 USE: FARM

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 D.B. 11406, Page 720
 Tax PIN: 1730-73-2237
 ZONING: HD
 USE: COMMERCIAL/WELDING

CAPITOL BROADCASTING COMPANY, INC.
 D.B. 2532, Page 44
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VICINITY MAP
 SCALE: 1"=2,000'

NOTE: ALL EXISTING UTILITIES AND ELEVATIONS OF UTILITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE AND ELEVATION/DEPTH OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION OR DEMOLITION.

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NOTE: ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TOWN OF FUQUAY-VARINA, NCDOT AND STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS

SITE PLAN INFORMATION:

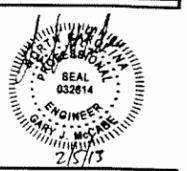
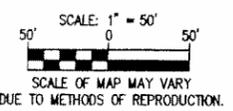
- DEVELOPMENT NAME: CAMPING WORLD - RALEIGH ADDITION/EXPANSION
- STREET ADDRESS: 2300 US 70 HWY E, GARNER, NORTH CAROLINA 27529
- P.I.N.: 1730-83-3029
- TOTAL NUMBER OF LOTS: 1
- TOTAL AREA: 471,132 SF / 10.82 ACRES
- DISTURBED AREA: 12,751 SF / 0.29 ACRES
- CURRENT ZONING: HD (HIGHWAY DISTRICT)
- BUILDING SQUARE FOOTAGE & USE:

RV SALES & SERVICE		
EXISTING BUILDING:	EXISTING	PROPOSED
SALES OFFICE	1,250 SF	1,250 SF
COMMON AREAS	300 SF	558 SF
RETAIL AREA	5,559 SF	8,300 SF
RV SERVICE	3,000 SF	0 SF
TOTAL	10,109 SF	10,109 SF
PROPOSED BUILDING EXPANSION:		
PARTS STORAGE	2,500 SF	
RV SERVICE	14,955 SF	
TOTAL	17,455 SF	
TOTAL BUILDING SIZE: 27,564 SF		
- PARKING SUMMARY:

EXISTING REQUIRED PARKING:	45 SPACES (6,290 SF RETAIL+1,250 SF SALES + 3 BAYS)
EXISTING PROVIDED PARKING:	45 SPACES (6,290 SF RETAIL+1,250 SF SALES + 3 BAYS)
EXISTING BUILDING RENOVATIONS:	CONVERT 3 SERVICE BAYS INTO RETAIL - 3 SPACES PER BAY X 3 BAYS (9 SPACES) + 1 SPACE PER 300 SF X 3,000 SF (10 SPACES) = 19 SPACES REQUIRED
PROPOSED BUILDING EXPANSION:	3 SPACES PER BAY X 7 SERVICE BAYS = 21 SPACES REQUIRED
TOTAL REQUIRED PARKING:	70 SPACES (68 REGULAR + 2 H.C.)
TOTAL PROVIDED PARKING:	70 SPACES (68 REGULAR + 2 H.C.)
- BUILDING SETBACKS:

FRONT	- 50 FT.
SIDE	- 50 FT.
CORNER SIDE	- 50 FT.
REAR	- 40 FT.
- IMPERVIOUS SURFACE AREA:

PREVIOUSLY APPROVED:	267,644 SF / 6.14 ACRES (56.79%)
EXISTING:	259,439 SF / 5.96 ACRES (55.05%)
PROPOSED:	7,803 SF / 0.18 ACRES (1.66%)
TOTAL:	267,242 SF / 6.14 ACRES (57.56.79%)
- INSIDE CITY LIMITS: NO
- INSIDE FLOOD HAZARD BOUNDARY: NO (PER FEMA MAP #3720065700J, DATED MAY 2, 2006)
- BUILDING LOT COVERAGE: 5.85%



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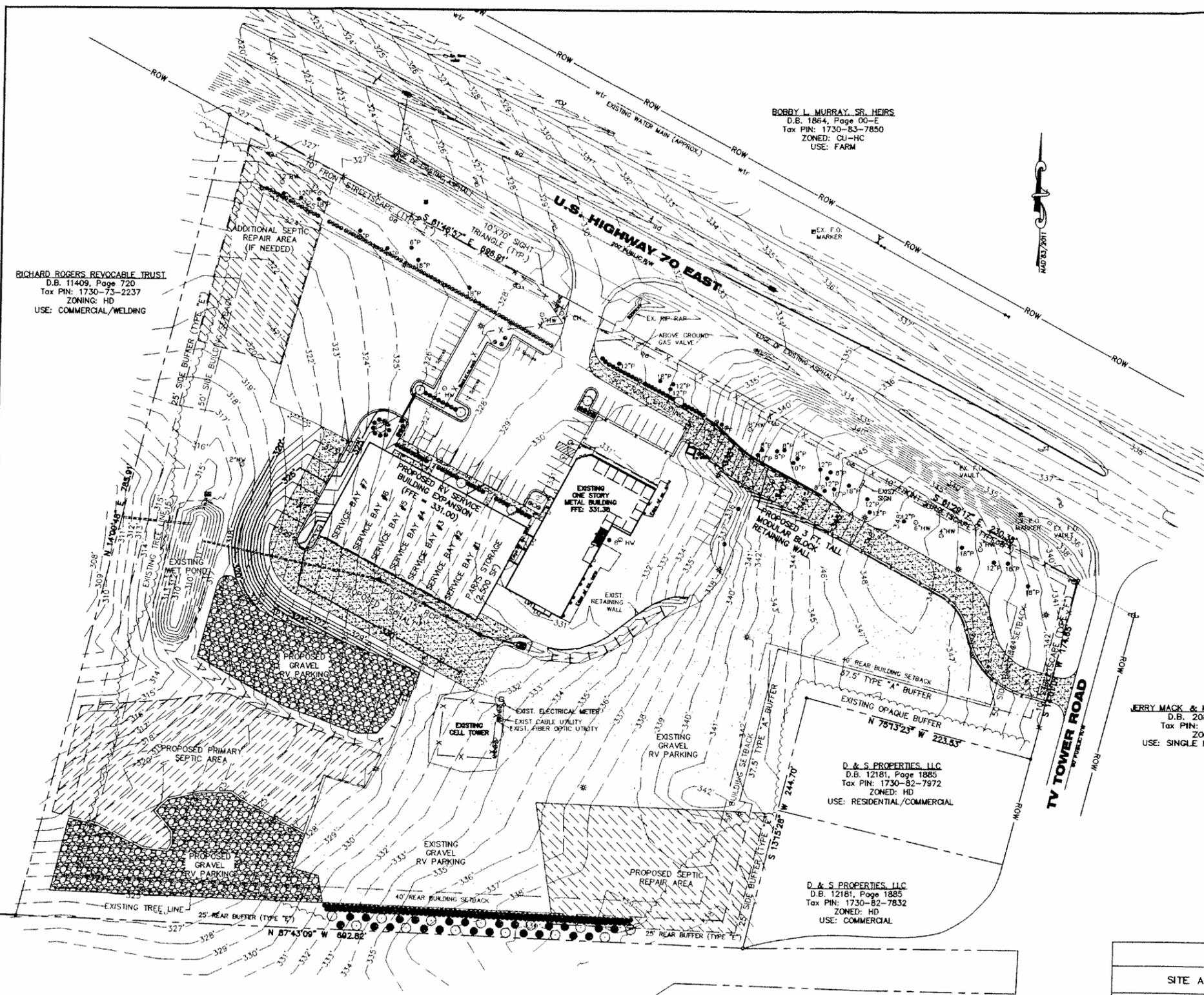
CAMPING WORLD - RALEIGH
 2300 US HWY. 70 EAST
 GARNER, NORTH CAROLINA 27529
 PRELIMINARY SPECIAL USE PERMIT SITE PLAN

REVISIONS:	DATE:

ISSUED FOR:	DATE:
WAKE COUNTY BSA	2/3/13

PROJECT NO.: 13-001
 DRAWN BY: GJM
 REVIEWED BY: GJM

SHEET NUMBER:
C3
 OF 5 SHEETS



BOBBY L. MURRAY, SR. HEIRS
 D.B. 1864, Page 00-E
 Tax PIN: 1730-83-7850
 ZONED: OJ-HC
 USE: FARM

RICHARD ROGERS REVOCABLE TRUST
 D.B. 11409, Page 720
 Tax PIN: 1730-73-2237
 ZONING: HD
 USE: COMMERCIAL/WELDING

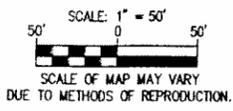
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 D.B. 2082, Page 662
 Tax PIN: 1730-82-0869
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 ZONED: HD
 USE: COMMERCIAL/TELECOMMUNICATIONS TOWERS & STATION

NOTE: ALL DOWNSPOUTS OF PROPOSED BUILDING SHALL BE CONNECTED TO 12" PVC (C900) ROOF DRAIN LINE AND THEN CONNECTED TO PROPOSED DROP INLET.



VICINITY MAP
 SCALE: 1"=2,000'

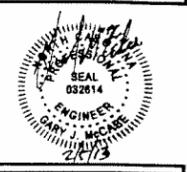
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STORMWATER NOTE: THE SITE STORMWATER RUNOFF IS TREATED BY AN EXISTING WET POND. BECAUSE NO INCREASE IN IMPERVIOUS AREA IS PROPOSED, NO MODIFICATIONS TO THE EXISTING WET POND ARE PROPOSED AT THIS TIME.

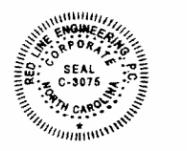
STABILIZATION TIME FRAMES		
SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1 - 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	7 DAYS	7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	7 DAYS	NONE EXCEPT FOR PERIMETERS AND HQW ZONES



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CAMPING WORLD - RALEIGH
 2300 US HWY. 70 EAST
 GARRNER, NORTH CAROLINA 27529
 PRELIMINARY SPECIAL USE PERMIT
 GRADING PLAN

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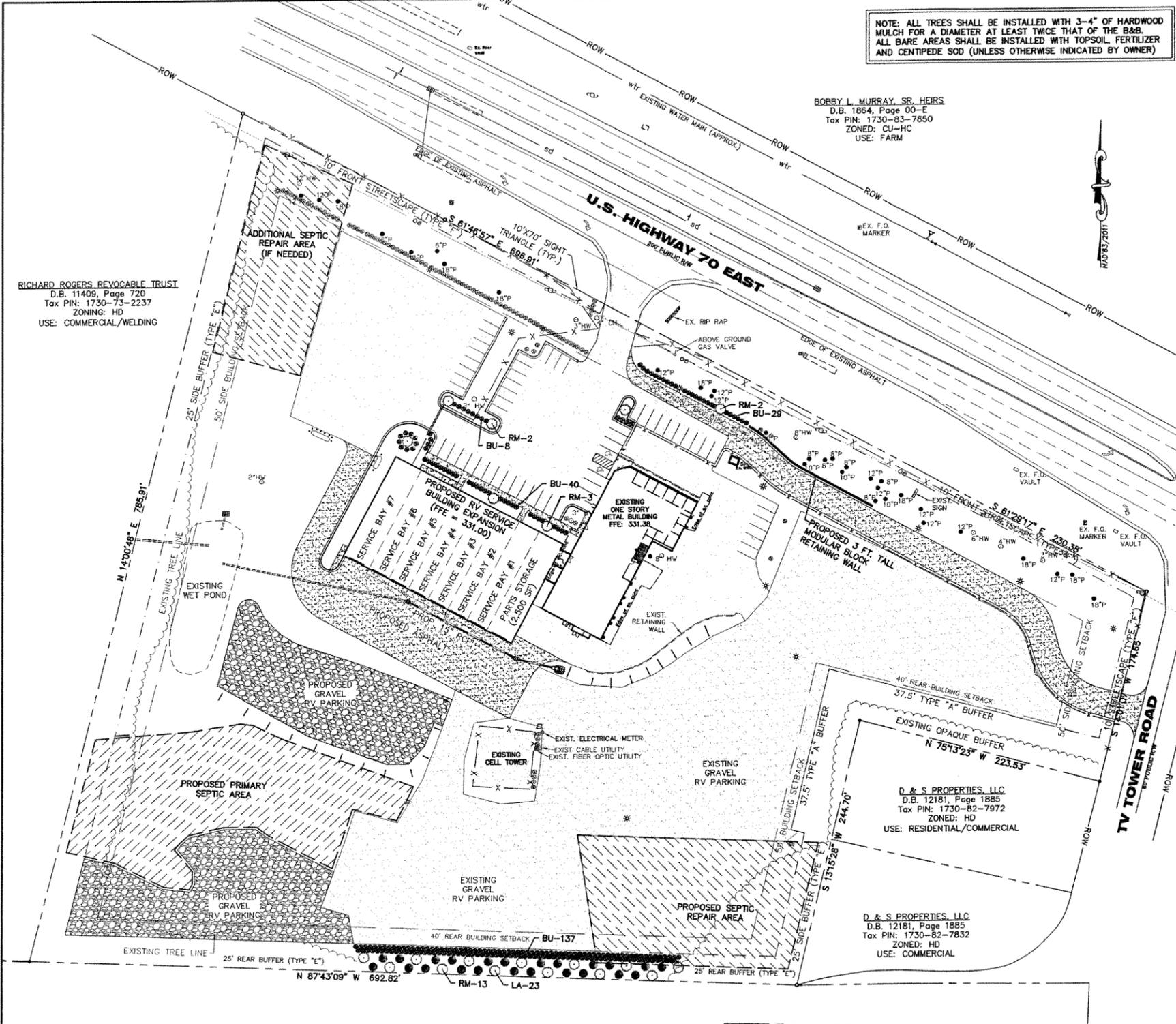
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PROJECT NO.: 13-001
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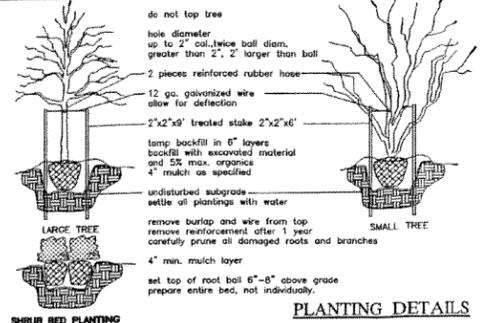
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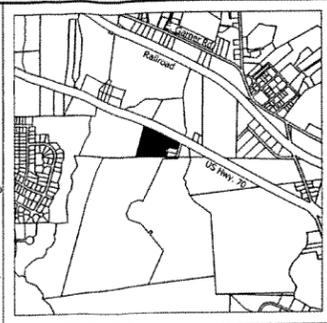


RICHARD ROGERS REVOCABLE TRUST
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 ZONING: HD
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BOBBY L. MURRAY, SR. HEIRS
 D.B. 1864, Page 00-E
 Tax PIN: 1730-83-7850
 ZONED: CU-HC
 USE: FARM



- GENERAL PLANTING NOTES**
1. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE TOTAL QUANTITIES SHALL BE REQUIRED ON THE PLANTING PLAN.
 2. ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 3. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
 4. SET TOP OF ROOT BALL 6"-8" ABOVE GRADE, PREPARE ENTIRE BED, NOT INDIVIDUALLY.
 5. THE SIZE OF ALL ROOT BALLS SHALL CONFORM TO AAN STANDARDS.
 6. FERTILIZE ALL PLANTS WITH AGROFORM FERTILIZER TABLETS OR EQUAL TO BE APPLIED AT MANUFACTURER'S RECOMMENDED RATE.
 7. GUNNING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
 8. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
 9. ALL TREES HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES OR STRUCTURES.
 10. OWNERS SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS OF THE LANDSCAPE CONTRACTOR.
 11. REPORT ANY DISCREPANCIES TO THE OWNER/ENGINEER/LANDSCAPE ARCHITECT.
 12. SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION OF THE OWNER/ENGINEER/LANDSCAPE ARCHITECT.
 13. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.



- GENERAL LANDSCAPE NOTES:**
1. NO CONSTRUCTION SHALL BEGIN PRIOR TO LOCATION OF EXISTING UTILITIES AND INSTALLATION OF TREE PROTECTION FENCING (WHEN REQUIRED) HAS BEEN COMPLETED AND APPROVED. CONTRACTOR SHALL CALL NC-ONE CALL AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
 2. WHEN REQUIRED, TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK HAS BEEN COMPLETED, HOWEVER, THE TREE PROTECTION FENCING SHALL BE REMOVED PRIOR TO FINAL INSPECTION BY WAKE COUNTY ENVIRONMENTAL SERVICES FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 3. ALL DISTURBED AREAS NOT IN PLANTING BEDS AND ALL SLOPES STEEPER THAN 3:1 SHALL BE SODDED WITH CENTIPEDE SOD (UNLESS OTHERWISE SPECIFIED BY OWNER/ENGINEER) QUANTITY OF SOD NOT SHOWN ON PLAN, CONTRACTOR SHALL FIELD VERIFY QUANTITY PRIOR TO INSTALLATION.
 4. PLANT MATERIAL SHALL BE AS SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER IN WRITING OF ANY INTENDED CHANGES OR SUBSTITUTIONS. THERE SHALL BE NO CHANGES, DELETIONS, ADDITIONS OR SUBSTITUTIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE OWNER OR OWNER'S REPRESENTATIVE.
 5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTION, REMOVAL AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED THROUGHOUT CONSTRUCTION AND SHALL INCLUDE SUCH COSTS IN THEIR BID FOR THE PROJECT.
 6. ALL EXISTING VEGETATION ON SITE, WITH THE EXCEPTION OF SPECIES NOTED OR TREE SAVE AREAS AS INDICATED, SHALL BE REMOVED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL.
 7. LANDSCAPE CONTRACTOR SHALL AMEND PROPOSED PLANTING BEDS AND PLANT PITS WITH SOIL CONDITIONERS. SOIL CONDITIONERS SHALL BE APPLICABLE TO THE GEOGRAPHIC AREA AND SHALL COMPLY WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 8. LANDSCAPE CONTRACTOR SHALL LIMIT DISTURBANCE WITHIN THE DRIP-LINE OF EXISTING TREES, OR TREE SAVE AREAS, AS NOTED ON THE PLANS. NO TEMPORARY OR PERMANENT STORAGE OF VEHICLES, EQUIPMENT, MACHINERY, OR ITEMS ASSOCIATED WITH CONSTRUCTION IS PERMITTED WITHIN THESE AREAS WHICH MAY BE INDICATED AS "TREE PROTECTION AREA" OR AS SPECIFICALLY DEFINED BY OWNER, ENGINEER OR COUNTY.
 9. ALL PLANT BEDS AND SEED/SOD LINE LOCATION SHALL BE STAKED IN THE FIELD BY THE LANDSCAPE CONTRACTOR AND APPROVED BY THE ENGINEER, OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANT INSTALLATION.
 10. ALL PLANTINGS SHALL BE INSTALLED WITH THE SPECIFIED LAYER OF MULCH TO THE DEPTH SPECIFIED ON THE LANDSCAPE PLAN; MULCH TYPE/MATERIAL SHALL BE AS SPECIFIED BY OWNER.
 11. ALL NEWLY PLANTED MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO EXISTING GRADE AS IT PREVIOUSLY BORE FROM NURSERY, WHETHER BALLED AND BURLAPPED OR CONTAINER GROWN STOCK.
 12. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE LATEST VERSION OF THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARDS FOR NURSERY STOCK, SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 13. ALL LANDSCAPE MATERIAL INSTALLATION SHALL COMPLY WITH THE WAKE COUNTY ENVIRONMENTAL SERVICES STANDARDS, SPECIFICATIONS AND DETAILS.
 14. NO TREE SHALL BE LOCATED WITHIN 5' OF A LIGHTING LOCATION, WITHIN THE PUBLIC RIGHT OF WAY OR WITHIN THE SIGHT DISTANCE TRIANGLES.

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 D.B. 2082, Page 662
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 USE: SINGLE FAMILY RESIDENTIAL

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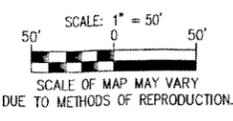
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NOTE: EXCEPT WHERE SUPPLEMENTAL PLANTINGS ARE PROPOSED, EXISTING MATURE VEGETATION MEETS OR EXCEEDS REQUIRED LANDSCAPING WITHIN PERIMETER BUFFERYARDS AND VEHICULAR USE AREAS.

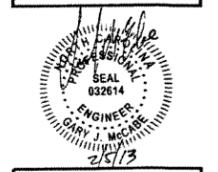
TYPE E BUFFER REQUIREMENTS (REAR BUFFERYARD):
 4 DECIDUOUS CONOPY TREES/100 FT X 325 FT = 13 TREES
 6 DECIDUOUS UNDERSTORY TREES/100 FT. X 325 FT. = 20 TREES
 40 SHRUBS/100 FT. X 325 FT. = 130 SHRUBS

SUPPLEMENTAL PLANTINGS LIST

SYMBOL	KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	NOTES
	TREES					
RM	ACER RUBRUM	RED MAPLE	20	2" CAL./10' HEIGHT.	B&B (18' O.C. MIN.)	
LA	(D) LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ'	NATCHEZ (WHITE) CRAPE MYRTLE	23	8' HEIGHT (MIN.)	B&B (12' O.C. MIN.)	
	SHRUBS					
BU	(E) ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	214	18" HT. MIN.	B&B OR CONTAINER (4' O.C.)	



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CAMPING WORLD - RALEIGH
 2300 US HWY. 70 EAST
 GARNER, NORTH CAROLINA 27529

**PRELIMINARY SPECIAL USE PERMIT
 LANDSCAPE IMPROVEMENTS**

REVISIONS:	DATE:

ISSUED FOR: WAKE COUNTY BOA
 DATE: 2/5/13

PROJECT NO.: 13-001
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 REVIEWED BY: GJM

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C5
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