

| BOUNDARY CURVE TABLE |         |          |          |         |         |               |
|----------------------|---------|----------|----------|---------|---------|---------------|
| Curve                | Length  | Radius   | Delta    | Tangent | Chord   | Chord Bearing |
| C1                   | 192.16' | 1965.00' | 5°36'10" | 96.15'  | 192.08' | N 79°20'12" E |



## PROJECT SUMMARY

NAME OF PROJECT: MISTY MOUNTAIN CAMP RESORT REDEVELOPMENT  
PROJECT ADDRESS: 56 MISTY MOUNTAIN ROAD, GREENWOOD, VA 22943  
PROJECT NARRATIVE: ADDITION OF 53 NEW CAMPSITES AND 3 CABINS TO EX. CAMPGROUND W/ 16 CABINS, 105 CAMPSITES, AND 2 NON-RENTABLE DWELLINGS

APPLICANT/OWNER:  
CONTACT: MISTY MOUNTAIN INVESTMENT LLC  
ANDREW BALDWIN  
ADDRESS: 600 E WATER STREET, SUITE H  
CHARLOTTESVILLE, VA 22902  
PHONE: 434-422-5050  
EMAIL: ANDREW@CORECVILLE.COM

ENGINEER OF RECORD:  
CONTACT: LINE AND GRADE CIVIL ENGINEERING  
DANIEL C. HYER, PE  
ADDRESS: 113 4TH STREET NE, STE 100  
CHARLOTTESVILLE, VA 22902  
PHONE: 434-262-0169  
EMAIL: DHYER@LINE-GRADE.COM

SOURCE OF SURVEY AND TOPOGRAPHY:  
SOURCE: ROUDABUSH, GALE & ASSOCIATES, INC.  
CONTACT: BRIAN JAMISON  
PHONE: 434-977-0205  
EMAIL: BJAMISON@ROUDABUSH.COM

SUBJECT PARCEL(S):  
PARCEL ID: 71-3  
OWNER: MISTY MOUNTAIN INVESTMENT LLC  
CONTACT: ANDREW BALDWIN  
ZONED: RA  
OVERLAYS: ENTRANCE CORRIDOR, SCENIC BYWAYS, FLOOD HAZARD  
PROFFERS: SP94-30, SP2010-48  
LEGAL AREA: 47.11 AC

ADJACENT PARCEL(S), ALL ZONED RA:  
PARCEL ID: 55-15  
OWNER: GOLDEN MAGNOLIA LLC  
PARCEL ID: 71-2  
OWNER: NANCY & DANIEL BRODY  
PARCEL ID: 71-3A  
OWNER: ANGELA & MARCO ROL  
PARCEL ID: 71-3B  
OWNER: ANGELA & MARCO ROL  
PARCEL ID: 71-4E  
OWNER: JAMES & VIRGINIA ROVNYAK  
PARCEL ID: 71-4F  
OWNER: KATHRYN & DANIEL HUNT  
PARCEL ID: 71-4G  
OWNER: HELEN PAYNE  
PARCEL ID: 71-5  
OWNER: ALICE TILMAN

UTILITIES, GRADING, IMPERVIOUS AREA:  
SITE TO BE SERVED BY PRIVATE WELL AND SEPTIC  
NEW CENTRAL SEWER SYSTEM + WATER SYSTEM PROPOSED  
MINIMAL GRADING PROPOSED  
SMALL RETAINING WALLS PROPOSED BY EACH NEW CAMPSITE  
SITE IMPERVIOUS AREA INCREASED BY APPROXIMATELY 1.54 ACRES

| Proposed Camp Site Breakdown                |     |
|---------------------------------------------|-----|
| Dwelling Units (Not Rentable)               | 2   |
| Cabin Dwelling Units (Existing)             | 2   |
| Cabin Rental (Existing, Not Dwelling Units) | 14  |
| Cabin Rental (Proposed, Not Dwelling Units) | 3   |
| RV Sites (Existing and Unchanged)           | 81  |
| RV Sites (Existing and Renovated)           | 16  |
| RV Sites (Proposed)                         | 53  |
| Tent Sites (Existing)                       | 8   |
| Total Existing Camp Sites                   | 123 |
| Total Camp Sites with SP                    | 179 |

- NOTES:
- CRITICAL SLOPE DELINEATIONS PER GIS DO NOT MATCH WITH GIS TOPOGRAPHY IN CERTAIN AREAS. THESE AREAS WILL BE FIELD SURVEYED TO CONFIRM.
  - VEGETATION ALONG THE FRONTAGE OF THE SITE BY ROUTE 250 IS TO REMAIN.
  - EXISTING AND PROPOSED TREELINES SHOWN ARE APPROXIMATE. EXISTING TREES ARE TO BE SURVEYED PRIOR TO FINAL DESIGN. CAMPSITE LOCATIONS SHOWN MAY CHANGE SLIGHTLY TO AVOID IMPACT TO LARGE CANOPY TREES. TREE PROTECTION FENCING SHALL BE USED TO PRESERVE TREES DURING CONSTRUCTION.
  - THE LIMITS OF WORK DELINEATED INCLUDE AREAS OF EXISTING ROADS AND CAMPSITES TO BE IMPROVED. THESE AREAS DO NOT NECESSARILY CORRELATE WITH LIMITS OF GRADING OR DISTURBANCE AREAS.