

BOUNDARY CURVE TABLE					
Curve	Length	Radius	Delta	Tangent	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
<b>Total Existing Camp Sites</b>	<b>123</b>
<b>Total Camp Sites with SP</b>	<b>179</b>

- 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.

# LINE + GRADE

CIVIL ENGINEERING

## MISTY MOUNTAIN CAMP RESORT REDEVELOPMENT

ALBEMARLE COUNTY, VIRGINIA

### CONCEPT PLAN

CONCEPTUAL EXHIBIT  
 09/19/2022  
 FOR APPROVAL

APPROVED  
 SUBMISSION NO. 1  
 PROJECT 2107001  
 THE WORK OF  
 LINE + GRADE

# C2.0