

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
 CHARLOTTEVILLE, 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
 CHARLOTTEVILLE, 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.

LINE + GRADE

CIVIL ENGINEERING

MISTY MOUNTAIN CAMP RESORT REDEVELOPMENT

ALBEMARLE COUNTY, VIRGINIA

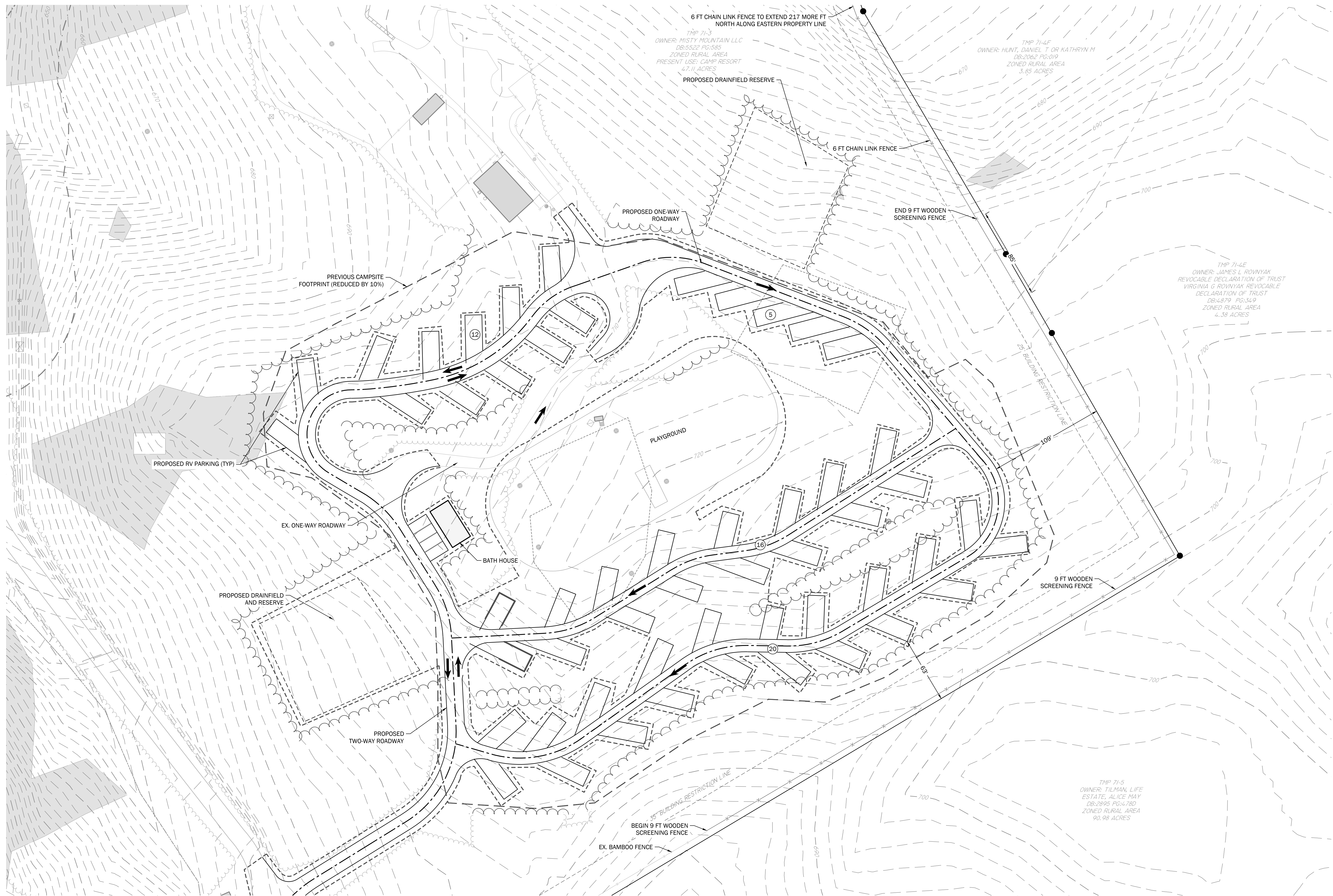
CONCEPT PLAN - OVERVIEW

CONCEPTUAL EXHIBIT
02/21/2023
FOR APPROVAL

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

C2.0

1
1" = 100' 0 100 200
CONCEPT PLAN OVERVIEW



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CIVIL ENGINEERING

MISTY MOUNTAIN CAMP RESORT REDEVELOPMENT
ALBEMARLE COUNTY, VIRGINIA

CONCEPT PLAN - NEW CAMPSITES

CONCEPTUAL EXHIBIT
03/14/2023
FOR APPROVAL

APPROVED

SUBMISSION NO. 1

PROJECT 2107001

THE WORK OF
LINE + GRADE

C2.1

1
CONCEPT PLAN - NEW CAMPSITES
1" = 40' 0" 40 80