

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
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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
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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:
- 1) CRITICAL SLOPE DELINEATIONS PER GIS DO NOT MATCH WITH GIS TOPOGRAPHY IN CERTAIN AREAS. THESE AREAS WILL BE FIELD SURVEYED TO CONFIRM.
 - 2) VEGETATION ALONG THE FRONTAGE OF THE SITE BY ROUTE 250 IS TO REMAIN.
 - 3) 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.
 - 4) 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.

MISTY MOUNTAIN CAMP RESORT REDEVELOPMENT

ALBEMARLE COUNTY, VIRGINIA

LINE+GRADE
CIVIL ENGINEERING

CONCEPTUAL EXHIBIT
02/21/2023
FOR
APPROVAL

APPROVED	
SUBMISSION NO.	1
PROJECT	2107001

THE WORK OF
LINE + GRAD

C2.0

