© 2018 - LINE+GRADE, LLC

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:
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.

N
1 CONCEPT PLAN
1" = 100': 0 100 200

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