

BOYD TAVERN MARKET

TMP 94-39

SP2019-0006

project number: 16.007

Submitted 20 May 2019
Revised 10 December 2019
Revised 16 January 2020
Revised 28 February 2020
REVISED 03 MARCH 2020

Context Map

Sheet 1 of 6

INDEX OF SHEETS

- 1 - Cover & Context Map
- 2 - Site & SP Details
- 3 - Existing Conditions
- 4 - Concept Plan
- 5 - Conceptual Grading
- 6 - Landscape Plan

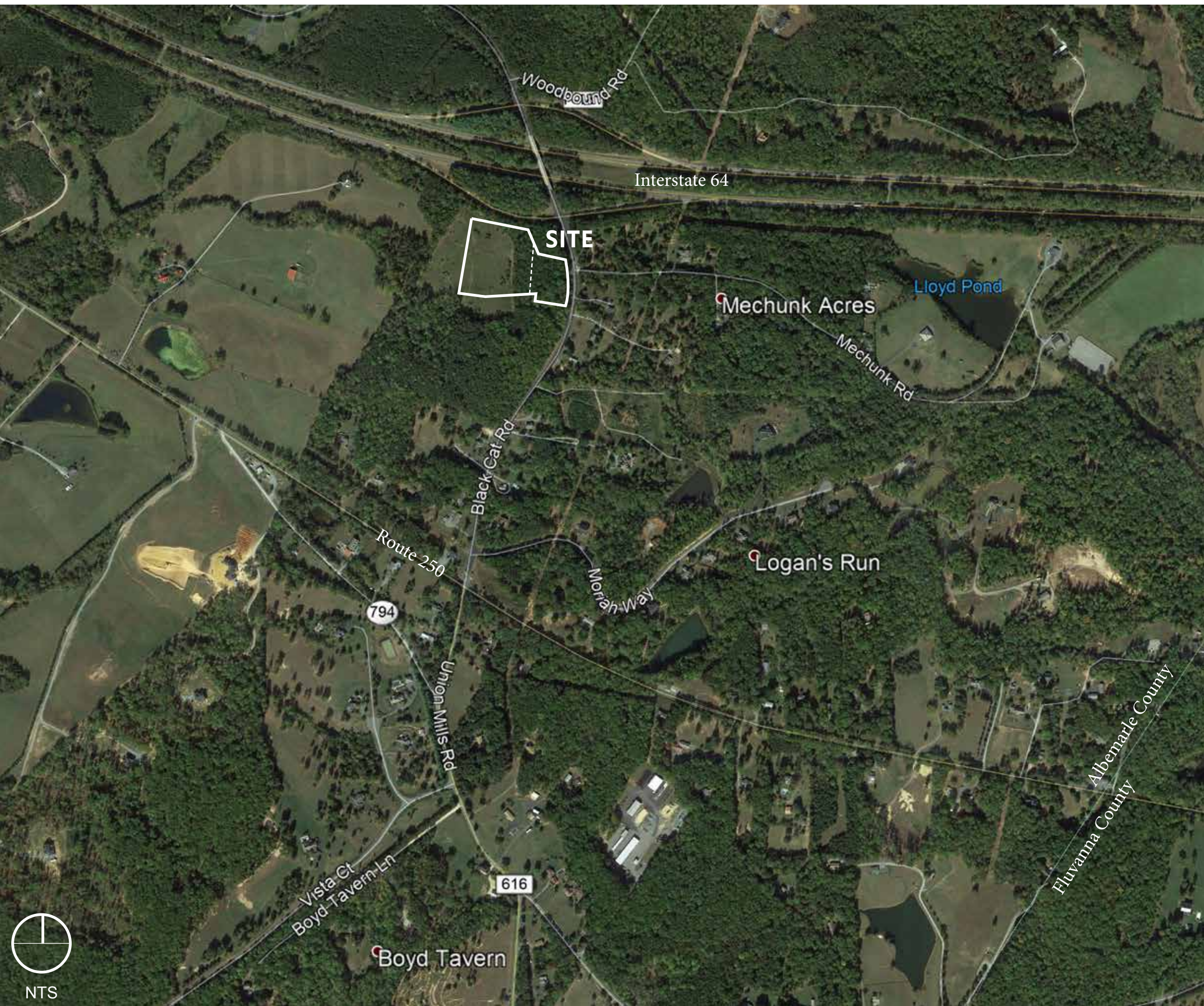


Image provided by Google Maps

BOYD TAVERN MARKET

SITE & SP DETAILS

Sheet 2 of 6

OWNER/DEVELOPER

OWNER: South Creek Investments, Inc.
 1100 Harris St.
 Charlottesville, VA 22903

DEVELOPER: Tiger Fuel Company
 200 Carlton Rd.
 Charlottesville, VA 22902

TMP

94-39

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary survey information provided by:
 Kirk Hughes & Associates
 220 East High Street
 Charlottesville, VA 22902
 (434)296-6942

Topography provided by Albemarle County GIS

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C04750), this property does not lie within a Zone AE 100-year flood plain.

WATER SUPPLY WATERSHED

Non-water supply watershed

WATER AND SANITARY SERVICES

Not served by public water or a central water system. All water and sanitary sewer services are to be provided by private well and septic.

USE

EXISTING: Vacant Land with Family Cemetery
 COMPREHENSIVE PLAN: Rural Area
 PROPOSED: Convenience Store w/ Storage and Sale of Petroleum Products

ZONING

EXISTING: Rural Area (Primary), Commercial - C1 (Secondary)
 OVERLAYS: Entrance Corridor
 PROPOSED: SP request for convenience store use not served by public water or a central water system

BUILDING AREA

Convenience store use not to exceed 4,000 sq. ft.

BUILDING HEIGHT

PROPOSED: 22'
 MAXIMUM: 65'

Maximum canopy height: 14'6" to the bottom of the fascia

ACREAGE

Total parcel acreage: 12.486 AC
 Portion Zoned for Commercial Use: 3.28 AC
 Acreage Subject to SP: 3.28 AC

SIGNS

All signs shall conform with Section 4.15 as applicable.

ITE TRIP COUNT

Use Description	ITE	Qty	AM			PM		
			In	Out	Total	In	Out	Total
Gas/Convenience	945	4000 SF	171	165	336	195	196	391

SETBACKS

	Minimum	Maximum
Front	Building: 10' from ROW Parking: 10' from ROW	None (abuts principal arterial highway)
Side & Rear Adjacent to Residential, Rural Areas, or the Monticello Historic district boundary	Building: 50' Parking: 20'	None
Buffer Zone Adjacent to Rural & Residential Areas (including clearing & grading)	20'	None
Petroleum Storage Tanks & Loading Facilities	100' (Section 5.1.20)	None

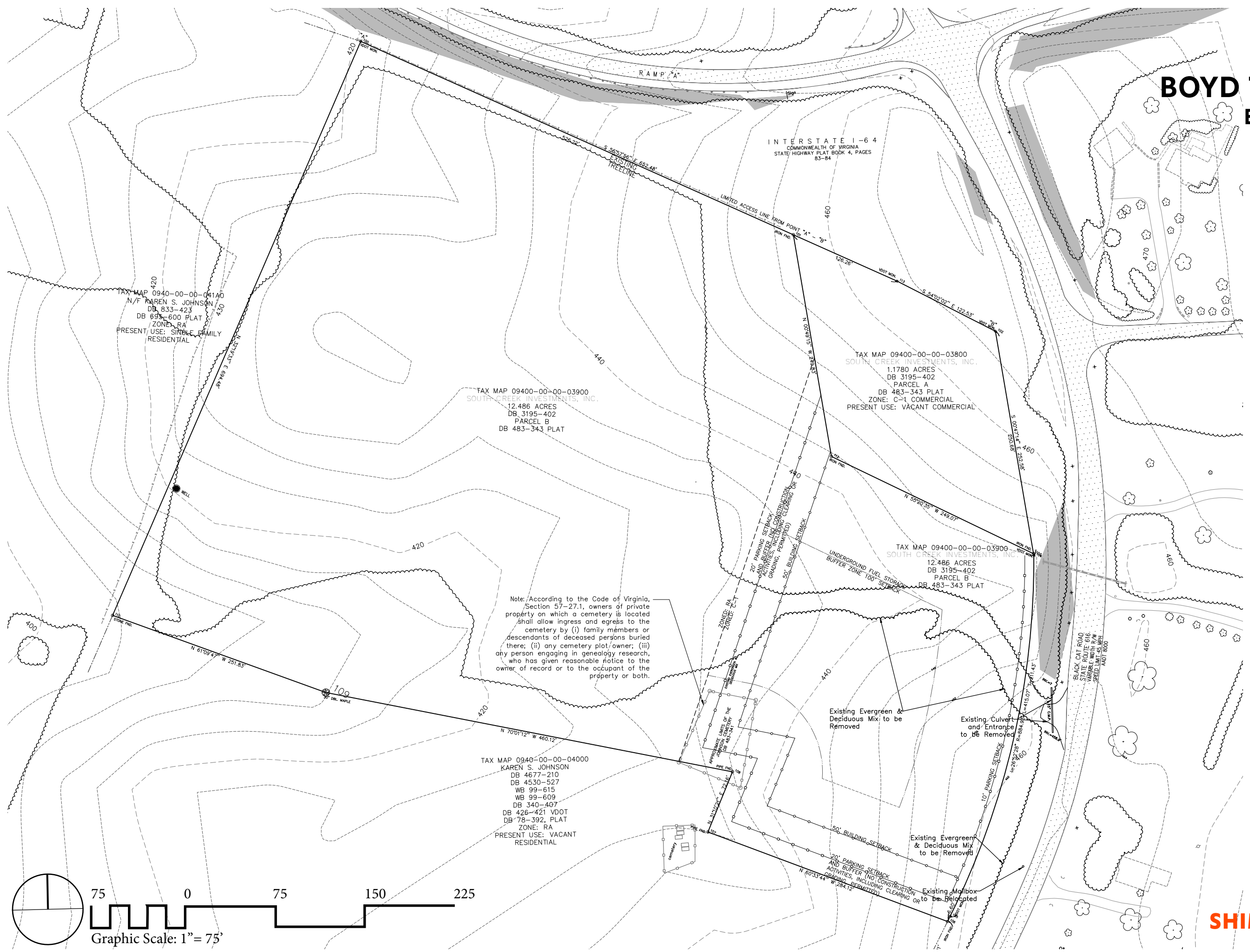
TMP 94-39

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BOYD TAVERN MARKET EXISTING CONDITIONS

Sheet 3 of 6



TAX MAP 0940-00-00-04100
N/F KAREN S. JOHNSON
DB 833-423
DB 695-600 PLAT
ZONE: RA
PRESENT USE: SINGLE FAMILY
RESIDENTIAL

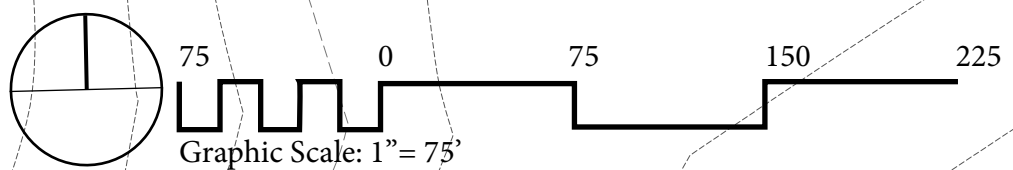
TAX MAP 09400-00-00-03900
SOUTH CREEK INVESTMENTS, INC.
12.486 ACRES
DB 3195-402
PARCEL B
DB 483-343 PLAT

TAX MAP 09400-00-00-03800
SOUTH CREEK INVESTMENTS, INC.
11.780 ACRES
DB 3195-402
PARCEL A
DB 483-343 PLAT
ZONE: C-1 COMMERCIAL
PRESENT USE: VACANT COMMERCIAL

TAX MAP 09400-00-00-03900
SOUTH CREEK INVESTMENTS, INC.
12.486 ACRES
DB 3195-402
PARCEL B
DB 483-343 PLAT

TAX MAP 0940-00-00-04000
KAREN S. JOHNSON
DB 4677-210
DB 4530-527
WB 99-615
WB 99-609
DB 340-407
DB 426-421 VDOT
DB 78-392, PLAT
ZONE: RA
PRESENT USE: VACANT
RESIDENTIAL

Note: According to the Code of Virginia, Section 57-27.1, owners of private property on which a cemetery is located shall allow ingress and egress to the cemetery by (i) family members or descendants of deceased persons buried there; (ii) any cemetery plot owner; (iii) any person engaging in genealogy research, who has given reasonable notice to the owner of record or to the occupant of the property or both.



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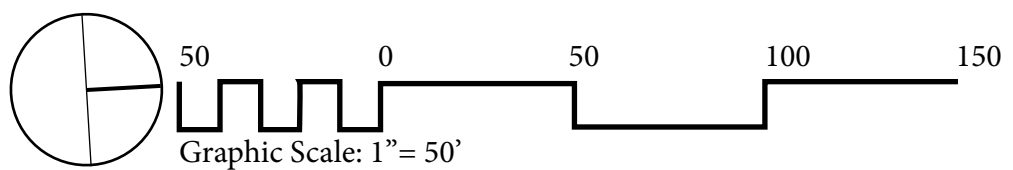
project: 16.007

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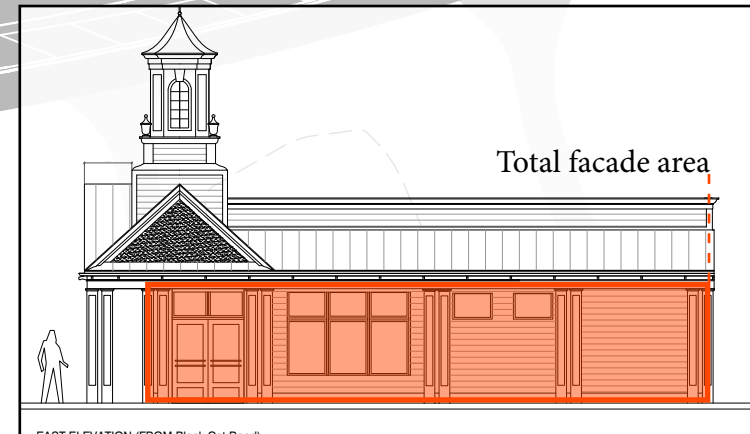
BOYD TAVERN MARKET
CONCEPT PLAN
 Sheet 4 of 6



CLEAR TREES
 WITHIN LIMITS OF
 RIGHT OF WAY AS
 REQUIRED FOR
 SIGHT DISTANCE



BLACK CAT ROAD
 STATE ROUTE 616

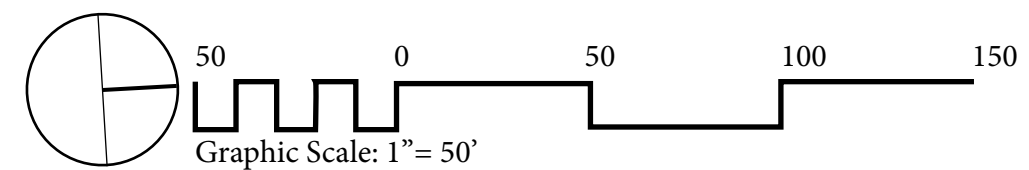


TMP 94-39
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BOYD TAVERN MARKET

CONCEPTUAL GRADING

Sheet 5 of 6



TMP 94-39

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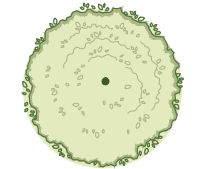


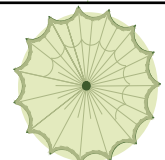
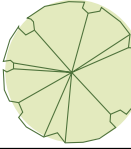

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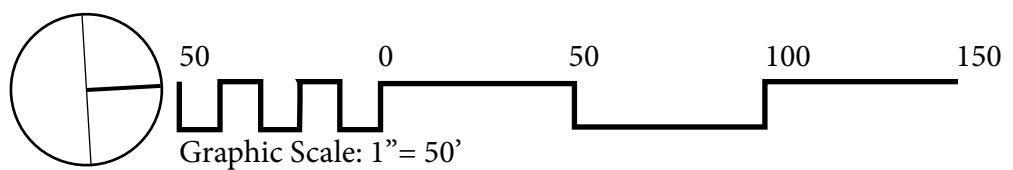
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BOYD TAVERN MARKET LANDSCAPE PLAN

Sheet 6 of 6



	Large shade trees at +/- 35' on center
	Large parking area trees
	Interspersed ornamental trees
	Screening evergreen trees
	Biofilter vegetation
	24-36" screening shrubs



TMP 94-39

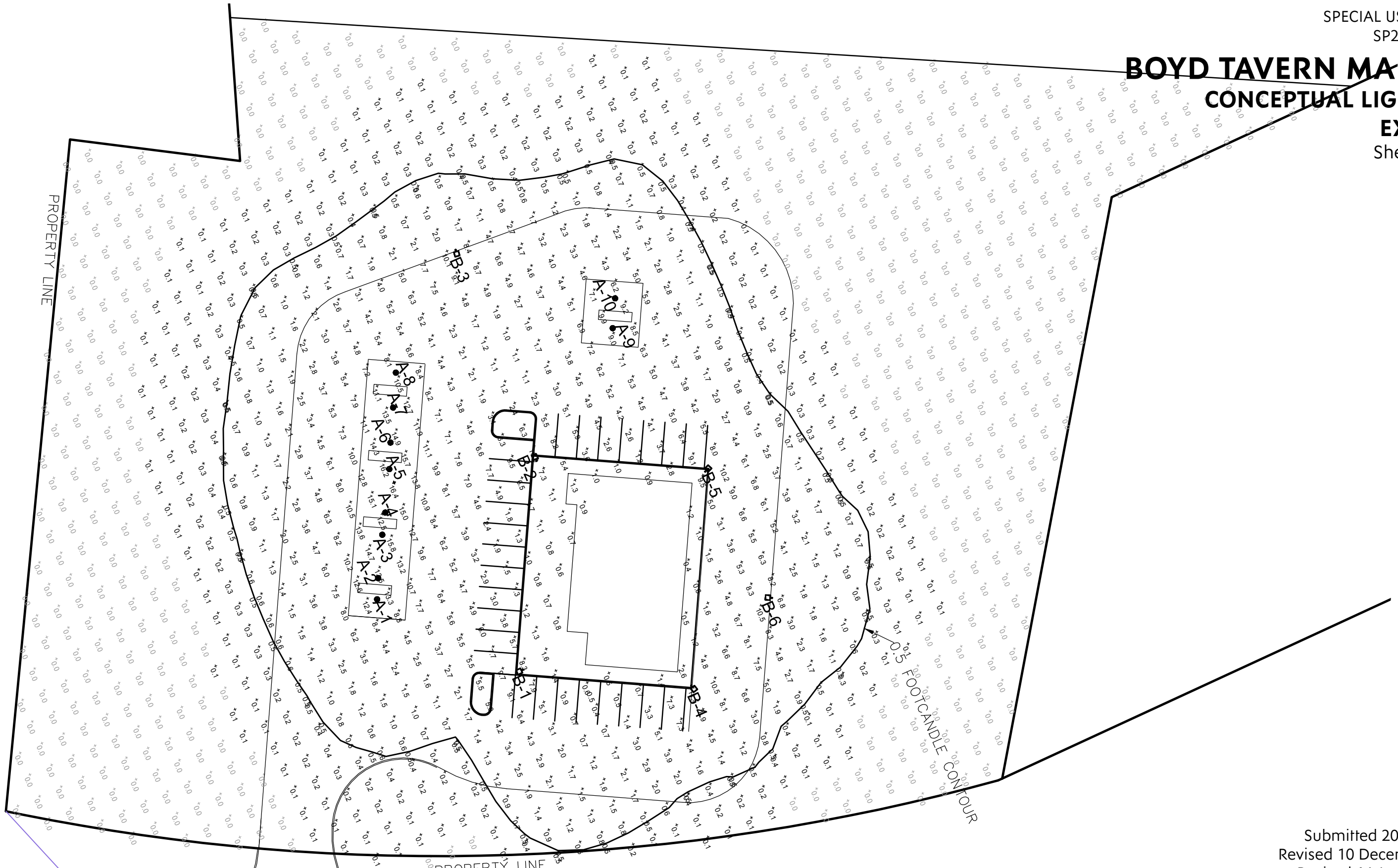
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BOYD TAVERN MARKET CONCEPTUAL LIGHTING EXHIBIT

Sheet 1 of 1



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