

WAKEFIELD KENNEL
DIAGRAMMATIC SITE LAYOUT
ALBEMARLE COUNTY, VIRGINIA
EXISTING CONDITIONS

CONCEPTUAL EXHIBIT
12/05/2022
FOR
APPROVAL

APPROVED
SUBMISSION NO. 2
PROJECT 2206005

THE WORK OF
LINE + GRADE

C1.0



1
1" = 40' 0 40 80
EXISTING CONDITIONS

2
1" = 30,000' 0 30,000 60,000
VICINITY MAP

SUBMITTAL LOG

SUBMITTAL	RECIPIENT	DATE
1	CDD - INITIAL SP SUBMISSION	9/19/2022
2	CDD - REVISIONS PER COMMENTS	12/05/2022

LINE+GRADE

CIVIL ENGINEERING

WAKEFIELD KENNEL
DIAGRAMMATIC SITE LAYOUT
ALBEMARLE COUNTY, VIRGINIA

PHASING PLAN

CONCEPTUAL EXHIBIT
12/05/2022

FOR
APPROVAL

APPROVED

SUBMISSION NO.	2
----------------	---

PROJECT	2206005
---------	---------

THE WORK OF
LINE + GRADE

C1.1



PHASING PLAN

1" = 40': 0 40 80

PROJECT SUMMARY

NAME OF PROJECT: WAKEFIELD KENNEL

PROJECT ADDRESS: 790 WAKEFIELD FARM
EARLYSVILLE, VA 22936

DEVELOPMENT TYPE: SPECIAL USE

PROJECT NARRATIVE: ON-SITE RELOCATION OF EXISTING COMMERCIAL KENNEL

PLANNING HISTORY: SP1976-36

APPLICANT/OWNER:

CONTACT: BARRY DOFFLEMYER
BND FAMILY LIMITED PARTNERSHIP
ADDRESS: 800 EARLYSVILLE FOREST DRIVE
EARLYSVILLE, VA 22936
PHONE: 434-962-1758
EMAIL: BARRDOFF@GMAIL.COM

ENGINEER OF RECORD:

CONTACT: LINE AND GRADE CIVIL ENGINEERING
KENDRA G. MOON, PE
ADDRESS: 113 4TH STREET NE; STE 100
CHARLOTTESVILLE, VA 22902
PHONE: 434-262-0169
EMAIL: KMOON@LINE-GRADE.COM

SOURCE OF SURVEY AND TOPOGRAPHY:
SOURCE: ALBEMARLE COUNTY GIS

PARCELS:

PARCEL ID: 31-47A
OWNER: BND FAMILY LIMITED PARTNERSHIP
CONTACT: BARRY DOFFLEMYER
ZONED: RA
OVERLAYS:
PROFFERS: SP1976-36
LEGAL AREA: 4.63 AC

PROPOSED SITE PLAN REQUIREMENTS

ALLOWED OR REQ'D

BUILDING HEIGHT:

MAX HEIGHT ALLOWED =	35 FT
EXISTING BUILDING HEIGHT =	15 FT
PROPOSED BUILDING HEIGHT =	15 FT

SETBACKS:

FRONT (FRONTING ON PRIVATE ROAD) =	25 FT
SIDE =	25 FT
REAR =	35 FT
*COMMERCIAL KENNEL FROM RESIDENTIAL OR AGRICULTURAL LOT LINE PER SEC. 5.1.11 =	500 FT
<i>*NOTE A SPECIAL EXCEPTION IS REQUESTED TO REDUCE THIS REQUIRED SETBACK</i>	

BUILDING FOOTPRINTS/MISC:

EXISTING	COMMERCIAL KENNEL	8,000 SF
	OUTDOOR RUNS	10,500 SF
PROPOSED	MAXIMUM FOOTPRINT OF COMMERCIAL KENNEL	11,650 SF
	OUTDOOR RUNS	6,240 SF

PARKING

*TOTAL REQUIRED PARKING =	51 SPACES
HANDICAP SPACES REQUIRED =	3 SPACES
TOTAL PARKING PROVIDED =	20 SPACES
HANDICAP SPACES PROVIDED =	1 SPACE

*NOTE A SPECIAL EXCEPTION REQUESTED FOR REDUCED PARKING REQUIREMENTS

