



1
1" = 40' 0" 40 80
EXISTING CONDITIONS

2
1" = 30000' 0 30000 60000
VICINITY MAP

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



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

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
<i>*NOTE A SPECIAL EXCEPTION REQUESTED FOR REDUCED PARKING REQUIREMENTS</i>	

SUBMITTAL LOG

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