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2 VICINITY MAP
1" = 30000': 0 30000 60000

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

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

EXISTING CONDITIONS

CONCEPTUAL EXHIBIT
12/05/2022
FOR APPROVAL

APPROVED

SUBMISSION NO. 2
PROJECT 2206005

THE WORK OF LINE + GRADE

C1.0

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TMP: 31-47A1
OWNER: BARRY AND NANCY DOFFLEMYER LIVING TRUST
D.B. 3360-731
D.B. 583-358 PLAT

TMP: 31-47A2
OWNER: ANDREW L. DOFFLEMYER & KARLA N. DOFFLEMYER
D.B. 3919-602
D.B 3919-5998600 PLAT

TMP: 31-47A
OWNER: BND FAMILY LIMITED PARTNERSHIP
D.B. 4821-9
D.B. 3919-5998600 PLAT
D.B. 583-358 PLAT
D.B. 401-308 PLAT

TMP: 31-31A
OWNER: MICHELE D. WOOD METE
W.B 157-14
D.B. 475/-575
D.B. 717-36 PLAT
D.B. 398-39 PLAT

TMP: 31B-N
OPEN SPACE

100' STREAM BUFFER

35' REAR YARD

CRITICAL SLOPES (TYP)

EXISTING BUILDING

APPROX. LOCATION PROPOSED DRAINFIELD + RESERVE

SEDIMENT TRAP LOCATION DURING CONSTRUCTION - TO BE CONVERTED TO SWM POND

30' ACCESS EASEMENT

CONSTRUCTION ACCESS

TEMPORARY PLAY YARD AREA DURING CONSTRUCTION

EX. POLE BARN

DRIVEWAY

25' SIDE YARD

PROPOSED COMMERCIAL KENNEL
MAXIMUM 11,652 SF BUILDING
6,230 SF RUNS

25' FRONT YARD

EXISTING DRAINFIELD TO REMAIN DURING CONSTRUCTION

EXISTING BUILDING 6,000 SF

14.01'

EXISTING OUTDOOR RUNS TO BE REMOVED FOR CONSTRUCTION

DROP-OFF AREA TO BE BUILT AFTER DEMOLITION OF EXISTING BUILDING

WAKEFIELD FARM ROAD (PRIVATE R/W)

EXISTING PARKING AREA TO REMAIN UNTIL CONSTRUCTION OF NEW PARKING AREA IS COMPLETE

25' RIGHT OF WAY

PARK SIDE DR

1 PHASING PLAN
1" = 40': 0 40 80

LINE + GRADE
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WAKEFIELD KENNEL
DIAGRAMMATIC SITE LAYOUT
ALBEMARLE COUNTY, VIRGINIA

PHASING PLAN

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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
*NOTE A SPECIAL EXCEPTION IS REQUESTED TO REDUCE THIS REQUIRED SETBACK	
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

SUBMITTAL LOG

SUBMITTAL	RECIPIENT	DATE
1	CDD - INITIAL SP SUBMISSION	9/19/2022
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CONCEPT PLAN
1" = 40': 0 40 80

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CIVIL ENGINEERING

WAKEFIELD KENNEL
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CONCEPT PLAN

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