


## SITE DATA:

| | |
|---|---|
| OWNER/APPLICANT: | SCOTTSVILLE ROAD HOLDINGS, LLC<br>1610 SCOTTSVILLE RD<br>CHARLOTTESVILLE VA, 22902 |
| PLAN PREPARER: | ROUDABUSH, GALE, & ASSOCIATES<br>999 SECOND ST. SE<br>CHARLOTTESVILLE, VA. 22902<br>(434) 977-0205 |
| TAX MAP PARCEL NO: | 09100-00-00-016A1 |
| PARCEL AREA: | 6.141 ACRES |
| EXISTING ZONING: | R-1 RESIDENTIAL<br>ENTRANCE CORRIDOR<br>SCENIC BYWAYS OVERLAY<br>STEEP SLOPE OVERLAY - MANAGED<br>STEEP SLOPES OVERLAY - PRESERVED |
| EXISTING USE: | FRATERNAL CLUB (SP2003-00091 / SP2006-00031) |
| PROPOSED SETBACKS: | FRONT: 25' MINIMUM<br>SIDE: 15'<br>REAR: 50' MINIMUM BUILDING; 20' MINIMUM PARKING |
| BOUNDARY: | DB 3480 PG 68<br>DB 3257 PG 702<br>DB 1080 PG 171 (PLAT) |
| TOPOGRAPHY: | IN ACCORDANCE WITH VIRGINIA 18VAC10-20-382.B.11 AND RELATED DPOR GUIDANCE OF JUNE 30, 2011. TOPOGRAPHIC AND/OR PLANIMETRIC DATA SHOWN ON THIS PLAN WAS DERIVED FROM DRONE ORTHOMOSAIC PHOTOGRAPHY PERFORMED BY THIS OFFICE ON FEBRUARY 13, 2023, PROCESSED BY PROPELLER AERO, INC. AND SHOULD BE USED FOR GENERAL INFORMATION ONLY. THIS INFORMATION IS NOT ACCURATE FOR LEGAL DESCRIPTIONS AND DOES NOT SUBSTITUTE FOR SURVEYS OR OFFICIAL RECORDS. USE THESE MAPS FOR YOUR CONVENIENCE, KNOWING THAT YOU AND OTHERS WHO MAY RELY ON YOUR USE ASSUME ALL RISK AND RESPONSIBILITY FOR USE OF THE DATA AND COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS. ROUDABUSH GALE & ASSOC., INC. IS NOT LIABLE FOR ANY DAMAGES OR INJURIES RESULTING FROM THE USE OF THIS INFORMATION. |
| DATUM: | HORIZONTAL NAD 83 |
| WATERSHED: | MOORES CREEK |
| FLOODPLAIN: | THE SUBJECT PARCEL APPEARS TO BE LOCATED WITHIN FLOOD ZONE X (UNSHADED), WHICH IS AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FEMA NFIP COMMUNITY MAP PANEL NO. 51003C0426D, EFFECTIVE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. AN ELEVATION STUDY HAS NOT BEEN PERFORMED AS A PORTION OF THIS PROJECT. |

THE WATER PROTECTION ORDINANCE BUFFER IS LOCATED ON THE SUBJECT PROPERTY.

TMP 91-16A1 IS NOT LOCATED WITHIN THE AGRICULTURAL-FORESTAL DISTRICT.

TMP 91-16A1 IS NOT LOCATED WITHIN THE WATERSHED OF A PUBLIC WATER SUPPLY RESERVOIR.

## LEGEND:

- STEEP SLOPES OVERLAY - MANAGED
- STEEP SLOPES OVERLAY - PRESERVED
- CRITICAL SLOPES

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 1291.06' | 120.40' | 120.36' | S 64°14'52" W | 5°20'36" |

0 40 80 120


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CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205 WWW.ROUDABUSH.COM


**REVISIONS**

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 01 | 03-29-24 | PER COUNTY COMMENTS |

| | |
|---|---|
| DESIGNED BY: | AG |
| DRAWN BY: | AG |
| CHECKED BY: | JT |

# SPECIAL USE PERMIT
# KAPPA SIGMA INT'L. HEADQUARTERS
TAX MAP 91 PARCEL 16A1
SCOTTSVILLE MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA

EXISTING CONDITIONS

| | |
|---|---|
| DATE: | 11-02-2023 |
| SCALE: | 1"=40' |
| JOB: | 23.3723 |
| FILE: | 19.0867 |
| SHEET: | 1 OF 3 |

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## SITE DATA:

PHASE 1 (EXITING BUILDING/PARKING)

BUILDING AREA:

| | |
|---|---|
| FIRST FLOOR | 8,670 SF |
| SECOND FLOOR | 8,720 SF |
| THIRD FLOOR | 5,607 SF |
| TOTAL GROSS AREA | 22,997 SF |

BUILDING HEIGHT: 3 STORY
74' TOP OF CUPOLA
59' TOP OF ROOF
54' MID-POINT OF ROOF

BUILDING USES:

| | | |
|---|---|---|
| ADMINISTRATIVE AREAS | 6,079 SF | |
| CHAPTER MEETING ROOM | 3,270 SF | |
| MUSEUM/ARCHIVE/LIBRARY | 3,831 SF | (TO BE MOVED TO PHASE 3/CONVERT TO SUPPORT FACILITIES/MEETING ROOMS) |
| SUPPORT FACILITIES | 6,786 SF | |
| TOTAL NET AREA | 19,966 SF | |

PHASE 2 (BUILDING WING)

BUILDING AREA:

| | |
|---|---|
| FIRST FLOOR | 2,900 SF |
| SECOND FLOOR | 2,900 SF |
| TOTAL AREA | 5,800 SF |

BUILDING HEIGHT:
40' TOP OF CUPOLA
32' TOP OF ROOF

BUILDING USES:

| | |
|---|---|
| MEETING/CONFERENCE | 3,558 SF |
| ARCHIVE/LIBRARY | 500 SF |
| SUPPORT FACILITIES | 1,165 SF |
| BUILDING STRUCTURE | 577 SF |
| TOTAL AREA | 5,800 SF |

PHASE 3 (PROPOSED BUILDING)

BUILDING AREA: 8,790 SF

BUILDING HEIGHT:
MEASURED FROM FINISHED FLOOR TO RIDGE LINE OF ROOF
MAXIMUM 27.5' AT CENTER PEAK
23.2' RIGHT/LEFT PEAK
19' CENTER RIDGE LINE

BUILDING USES:

| | |
|---|---|
| GUEST SUITES | 2,100 SF |
| MEETING/CONFERENCE | 1,500 SF |
| ARCHIVE/LIBRARY | 210 SF |
| ARCADE | 1,530 SF |
| SUPPORT FACILITIES | 1,900 SF |
| BUILDING STRUCTURE | 1,550 SF |
| TOTAL AREA | 8,790 SF |

EXISTING PARKING: 88 SPACES
AREA OF EXISTING AND PROPOSED IMPROVEMENTS ARE IN LINE WITH THE AREAS SHOWN IN TABLE 1 OF THE PARKING STUDY PREPARED FOR SP2003-00091, THEREFORE THERE IS NO ADDITIONAL PARKING NEEDED FOR THE FULL BUILD OUT OF THE PROPERTY

PROPOSED PARKING: 85 SPACES (THREE SPACES WILL BE REMOVED FOR ACCESS TO DELIVERY AREA AND ACCESS WAY

TOTAL IMPROVEMENTS

FLOOR AREA RATIO: 0.076 (20,360 SF/6.141 AC)

LOT COVERAGE:

| | |
|---|---|
| EX. BUILDINGS | 8,670 SF |
| EX. PARKING/DRIVEWAY | 45,415 SF |
| EX. OTHER IMPERVIOUS AREAS | 8,120 SF |
| PROPOSED BUILDINGS | 11,690 SF |
| PROPOSED SIDEWALK/PLAZA | 10,100 SF |
| TOTAL IMPERVIOUS AREA | 83,995 SF |
| LANDSCAPE/LAWN AREAS | 4.21 AC |

## LEGEND:

- STEEP SLOPES OVERLAY - MANAGED
- STEEP SLOPES OVERLAY - PRESERVED
- CRITICAL SLOPES
- EXISTING VEGETATION TO REMAIN FOR SCREENING
- EXISTING EVERGREEN TREES TO REMAIN
- PROPOSED 8' ASPHALT TRAIL (FROM SDP2007-8)

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REVISIONS

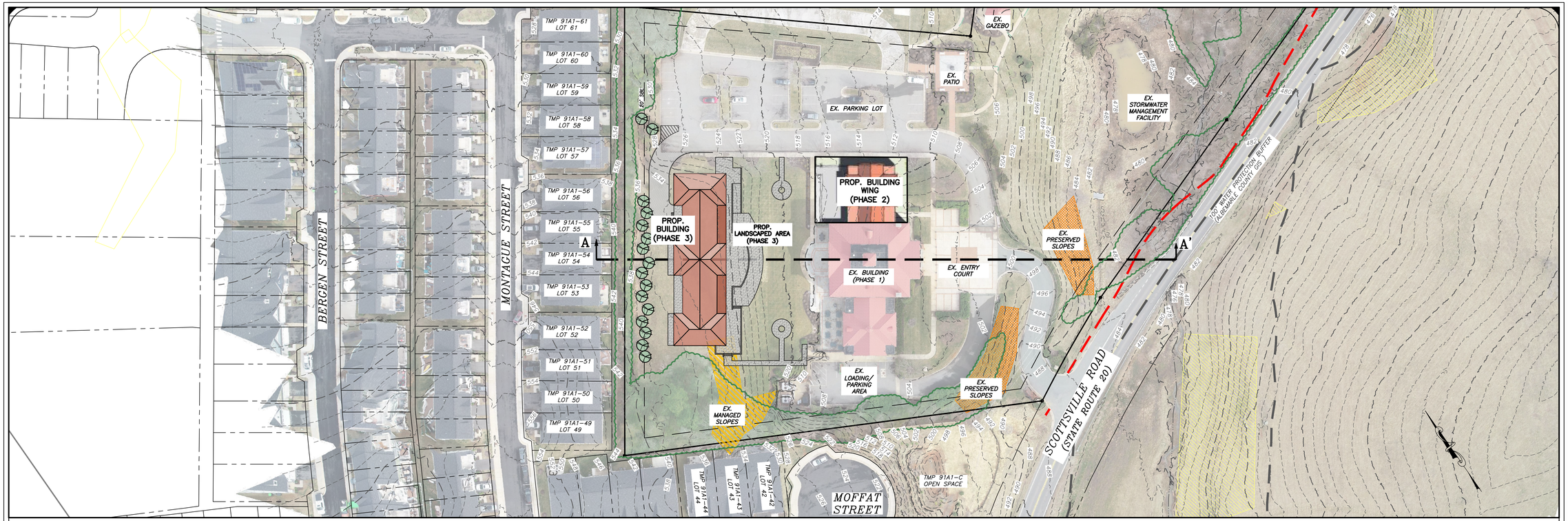
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| 01 | 03-29-24 | PER COUNTY COMMENTS |

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SPECIAL USE PERMIT
KAPPA SIGMA INT'L. HEADQUARTERS
TAX MAP 91 PARCEL 16A1
SCOTTSVILLE MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA
PHASE 3 CONCEPTUAL LAYOUT

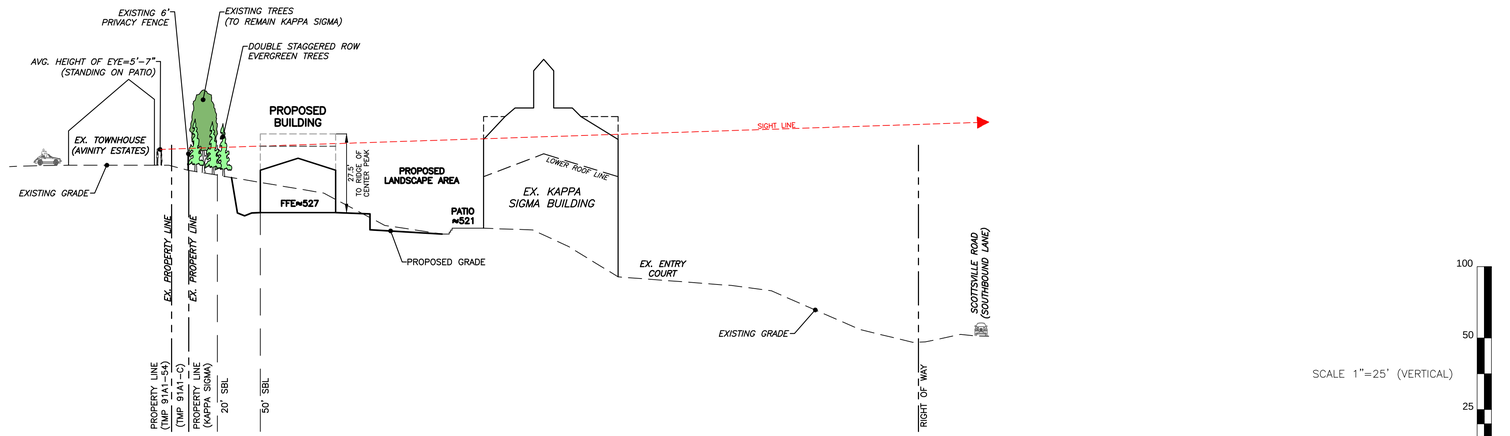
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| SHEET: | 2 OF 3 |

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CROSS SECTION – PLAN VIEW

0 50 100 150




SCALE 1"=25' (VERTICAL)

100 50 25 0

0 50 100 150

SCALE 1"=50' (HORIZONTAL)

CROSS SECTION – PROFILE VIEW


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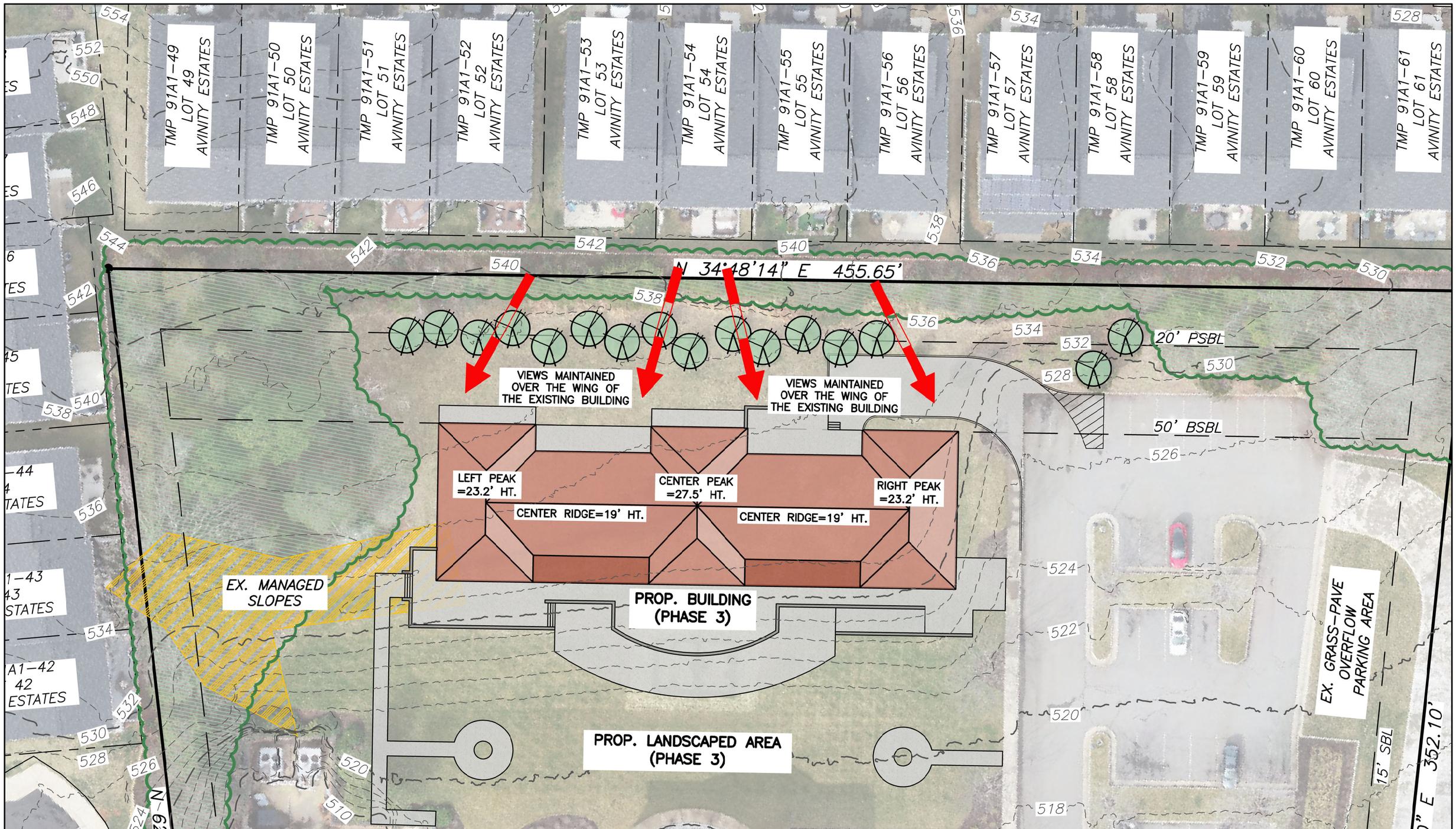
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TAX MAP 91 PARCEL 16A1
SCOTTSVILLE MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA

SITE CROSS-SECTION

| | |
|---|---|
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| SCALE: | AS SHOWN |
| JOB: | 23.3723 |
| FILE: | 19.0867 |

SHEET: 3 OF 3

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# VIEWS FROM AVINITY ESTATES

KAPPA SIGMA INTERNATIONAL HEADQUARTERS SP2023-18 | MARCH 29, 2024

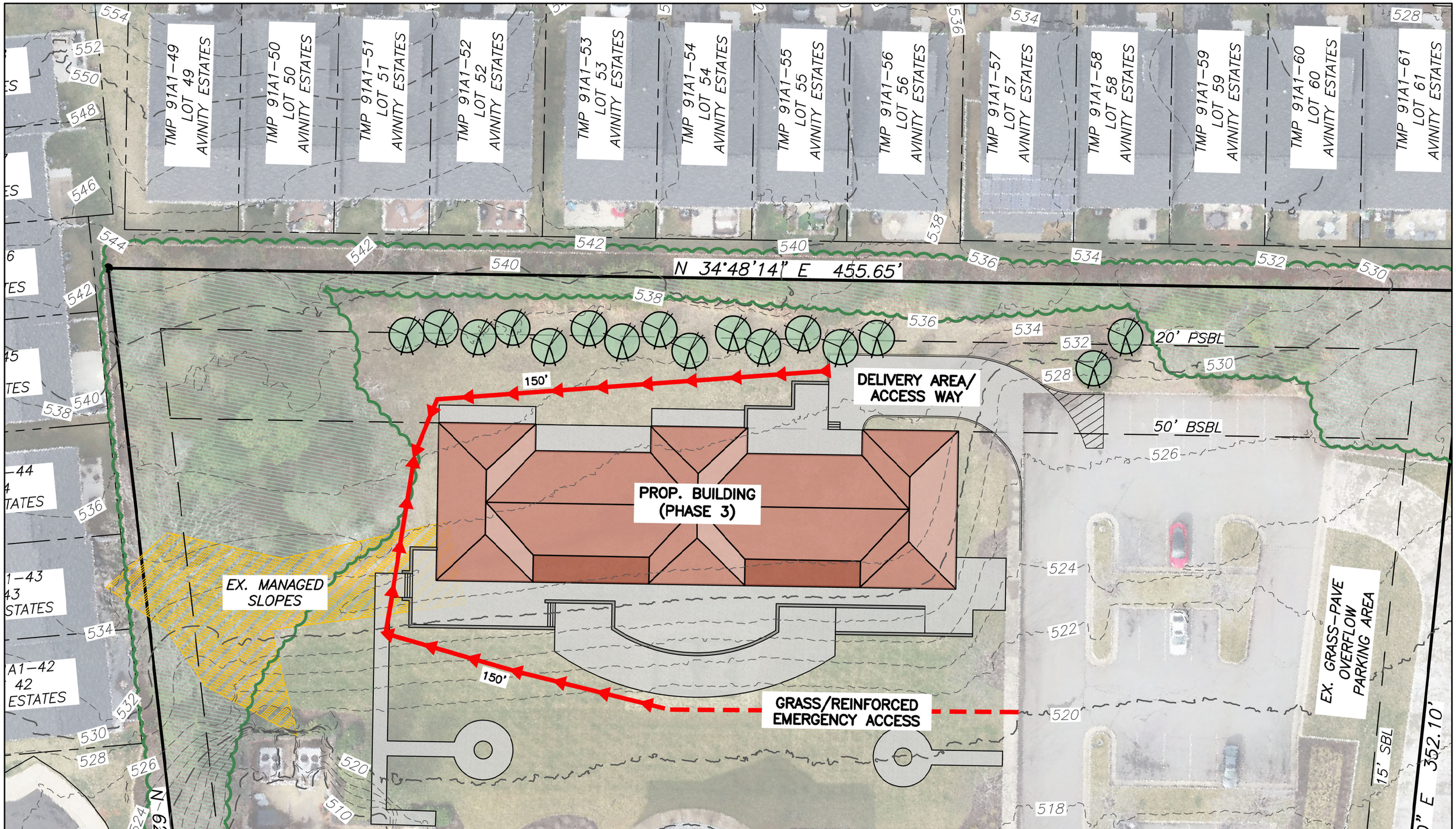
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GLAVÉ & HOLMES ARCHITECTURE




# FIRE ACCESS AROUND PHASE 3 BUILDING

KAPPA SIGMA INTERNATIONAL HEADQUARTERS SP2023-18 | MARCH 29, 2024

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