

**SITE DATA:**

OWNER/APPLICANT: SCOTTSVILLE ROAD HOLDINGS, LLC  
1610 SCOTTSVILLE RD  
CHARLOTTESVILLE VA, 22902

PLAN PREPARER: ROUDABUSH, GALE, & ASSOCIATES  
999 SECOND ST. SE  
CHARLOTTESVILLE, VA, 22902  
(434) 977-0205

TAX MAP PARCEL NO: 09100-00-00-016A1

PARCEL AREA: 6.141 ACRES

EXISTING ZONING: R-1 RESIDENTIAL  
ENTRANCE CORRIDOR  
SCENIC BYWAYS OVERLAY  
STEEP SLOPE OVERLAY - MANAGED  
STEEP SLOPE OVERLAY - PRESERVED

EXISTING USE: FRATERNAL CLUB (SP2003-00091 / SP2006-00031)

PROPOSED SETBACKS:  
FRONT: 25' MINIMUM  
SIDE: 15'  
REAR: 50' MINIMUM BUILDING; 20' MINIMUM PARKING

BOUNDARY:  
DB 3480 PG 68  
DB 3257 PG 702  
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
CT	1291.06'	120.40'	120.36'	S 64°14'52" W	5°20'36"

0 40 80 120

**ROUDABUSH, GALE & ASSOC., INC.**  
A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1956

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

NO.	DATE	DESCRIPTION
01	03/29/24	PRELIMINARY COMMENTS
02	07/12/24	REV. SITE CROSS SECTION
03	08/07/24	ADD 8' ASPHALT TRAIL ALIGNMENT

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:	<b>1</b> OF 3



**SITE DATA:**

**PHASE 1 (EXISTING 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	(TO BE MOVED TO PHASE 3/CONVERT TO SUPPORT FACILITIES/MEETING ROOMS)
CHAPTER MEETING ROOM	3,270 SF	
MUSEUM/ARCHIVE/LIBRARY	3,831 SF	
<b>SUPPORT FACILITIES</b>		6,786 SF
<b>TOTAL NET AREA</b>		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
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**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 (PROFFER W/ SDP2007-8)

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"



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**REVISIONS**

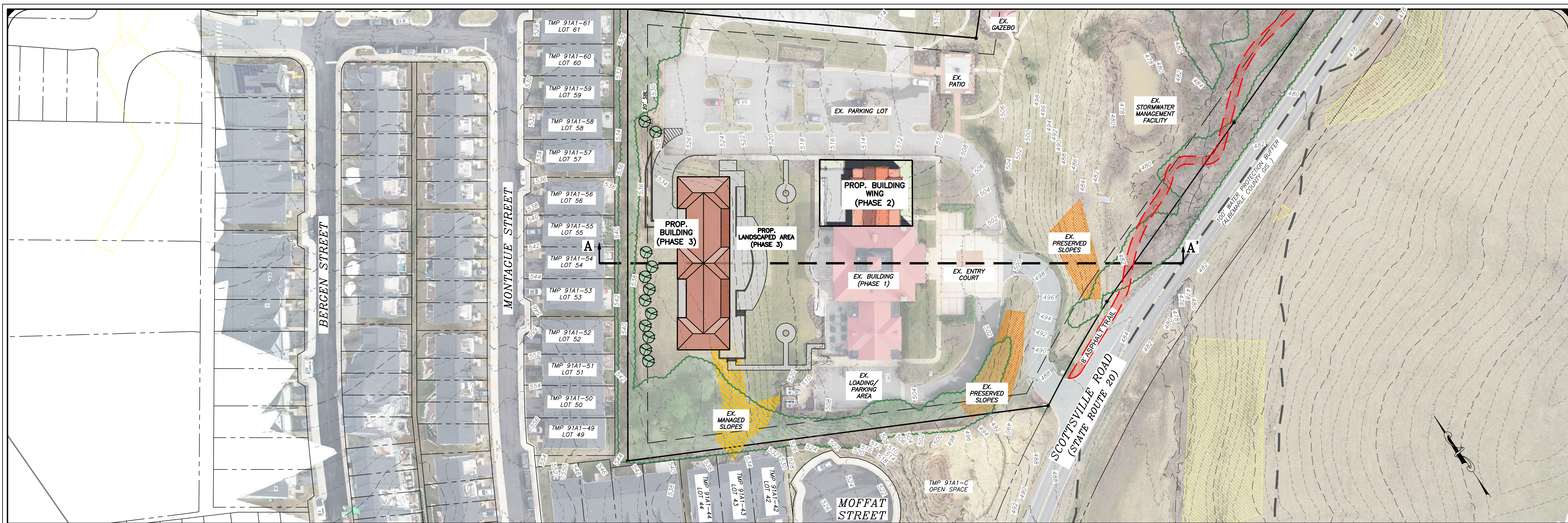
NO.	DATE	DESCRIPTION
01	03-29-24	PER COUNTY COMMENTS
02	07-12-24	REV. SITE CROSS SECTION
03	08-07-24	ADD 8' ASPHALT TRAIL ALIGNMENT

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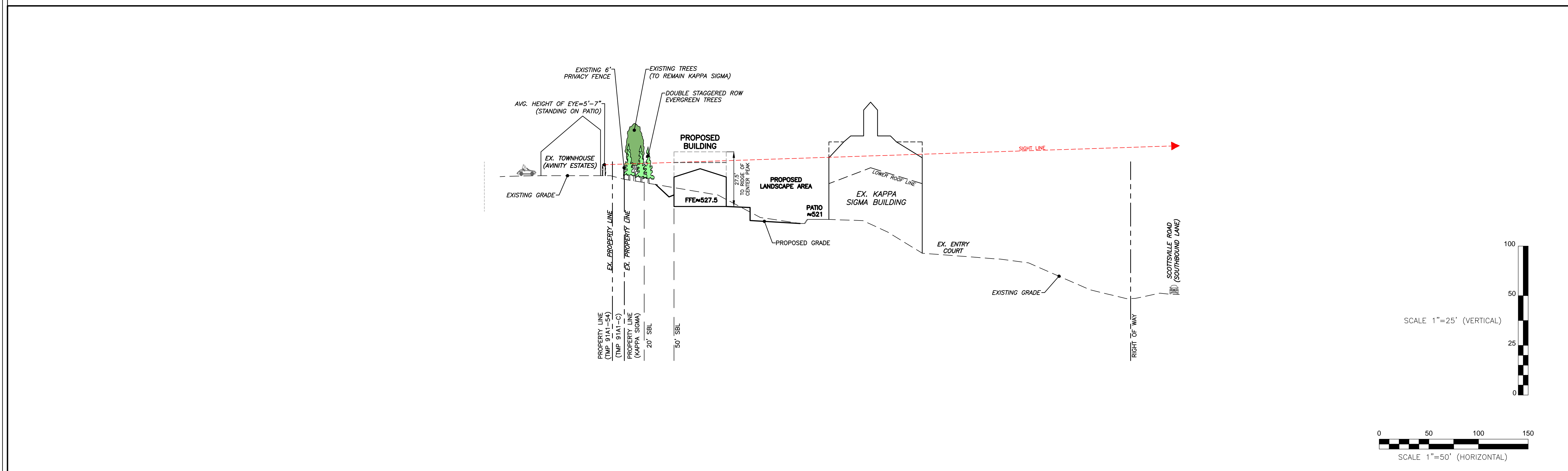
**SPECIAL USE PERMIT**  
**KAPPA SIGMA INT'L. HEADQUARTERS**  
 TAX MAP 91 PARCEL 16A1  
 SCOTTSVILLE MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA  
 PHASE 3 CONCEPTUAL LAYOUT

DATE:	11-02-2023
SCALE:	1"=40'
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FILE:	19.0867

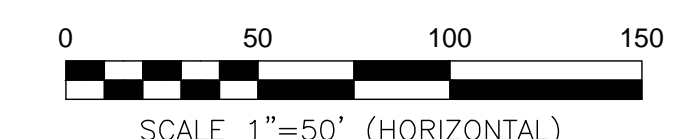
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CROSS SECTION – PLAN VIEW



CROSS SECTION – PROFILE VIEW



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

SITE CROSS-SECTION

DATE:	11-02-2023
SCALE:	AS SHOWN
JOB:	23.3723
FILE:	19.0867

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