





**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	

**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)
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**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)

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

SHEET: **2** OF 3

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 A PROFESSIONAL CORPORATION  
 SERVING VIRGINIA SINCE 1956

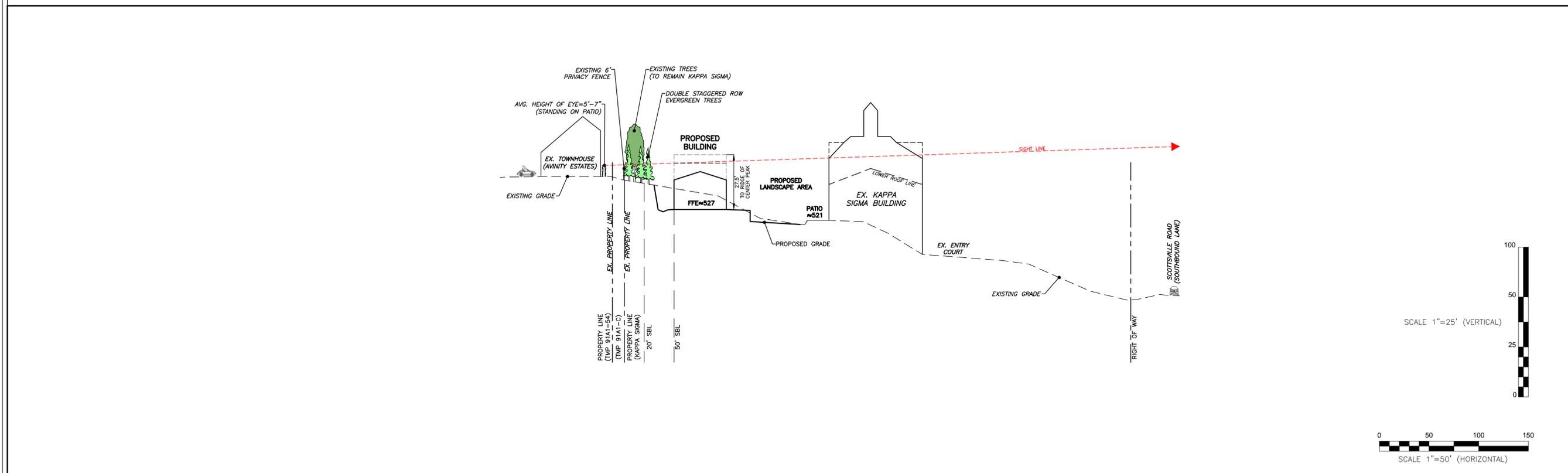
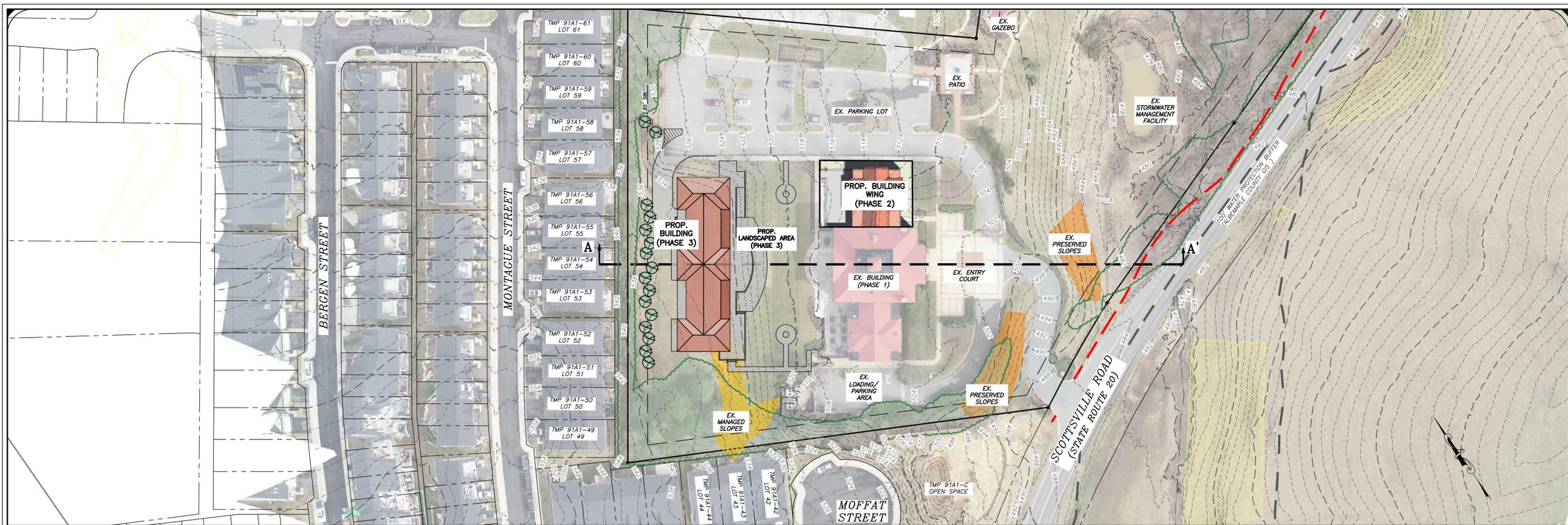
999 SECOND ST. SE  
 CHARLOTTEVILLE, VA, 22902  
 PHONE 634-977-6265 WWW.ROUDABUSH.COM

**REVISIONS**

NO.	DATE	PERCENT COMMENTS	DESCRIPTION
01	03.29.24		

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  
 PHASE 3 CONCEPTUAL LAYOUT



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999 SECOND ST. SE  
 CHARLOTTEVILLE, VA, 22902  
 PHONE 634-977-6205 WWW.ROUDABUSH.COM

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

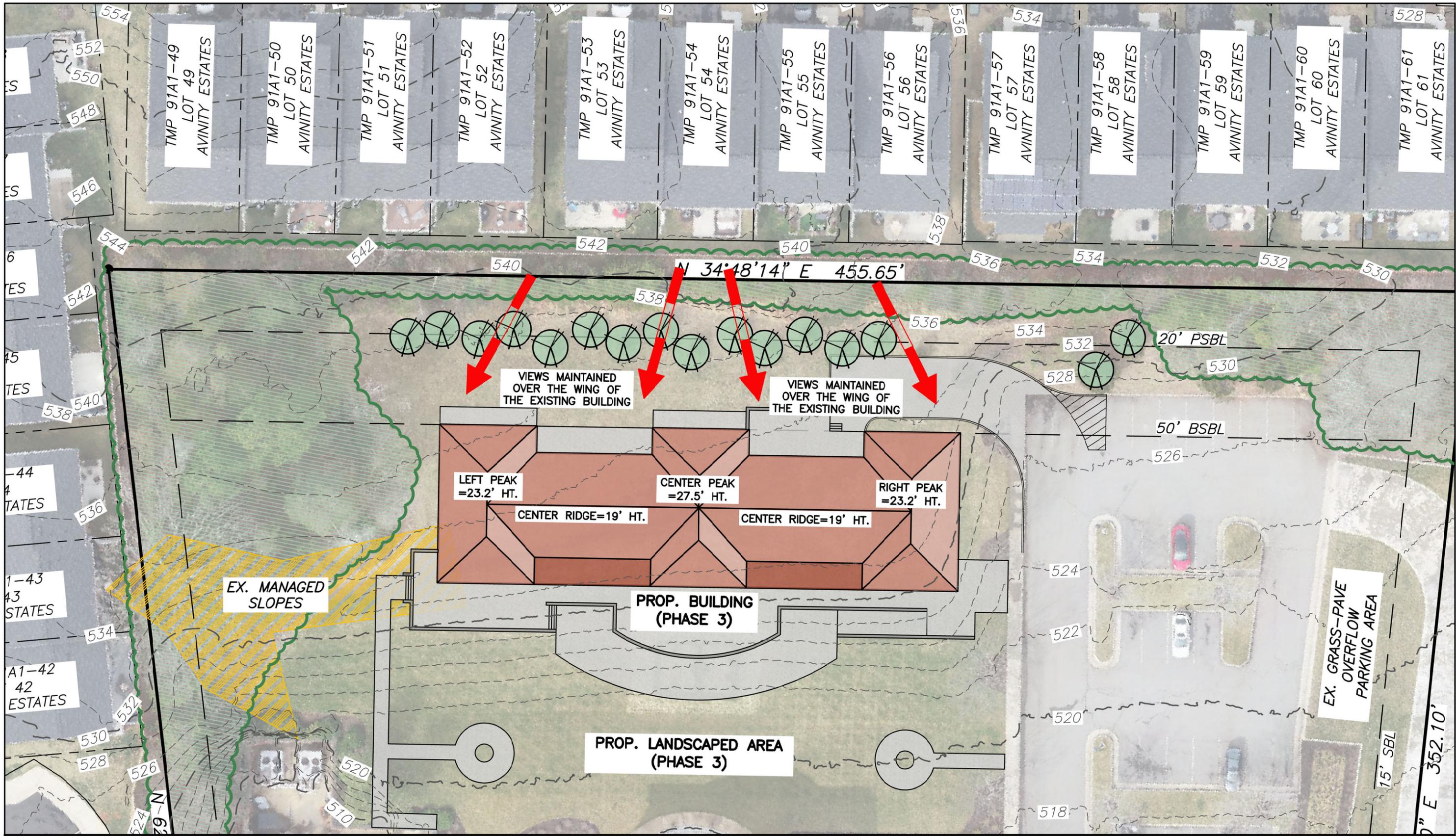
DESIGNED BY: AG  
 DRAWN BY: AG  
 CHECKED BY: JT

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

**SITE CROSS-SECTION**

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

SHEET: **3** OF 3



# VIEWS FROM AVINITY ESTATES

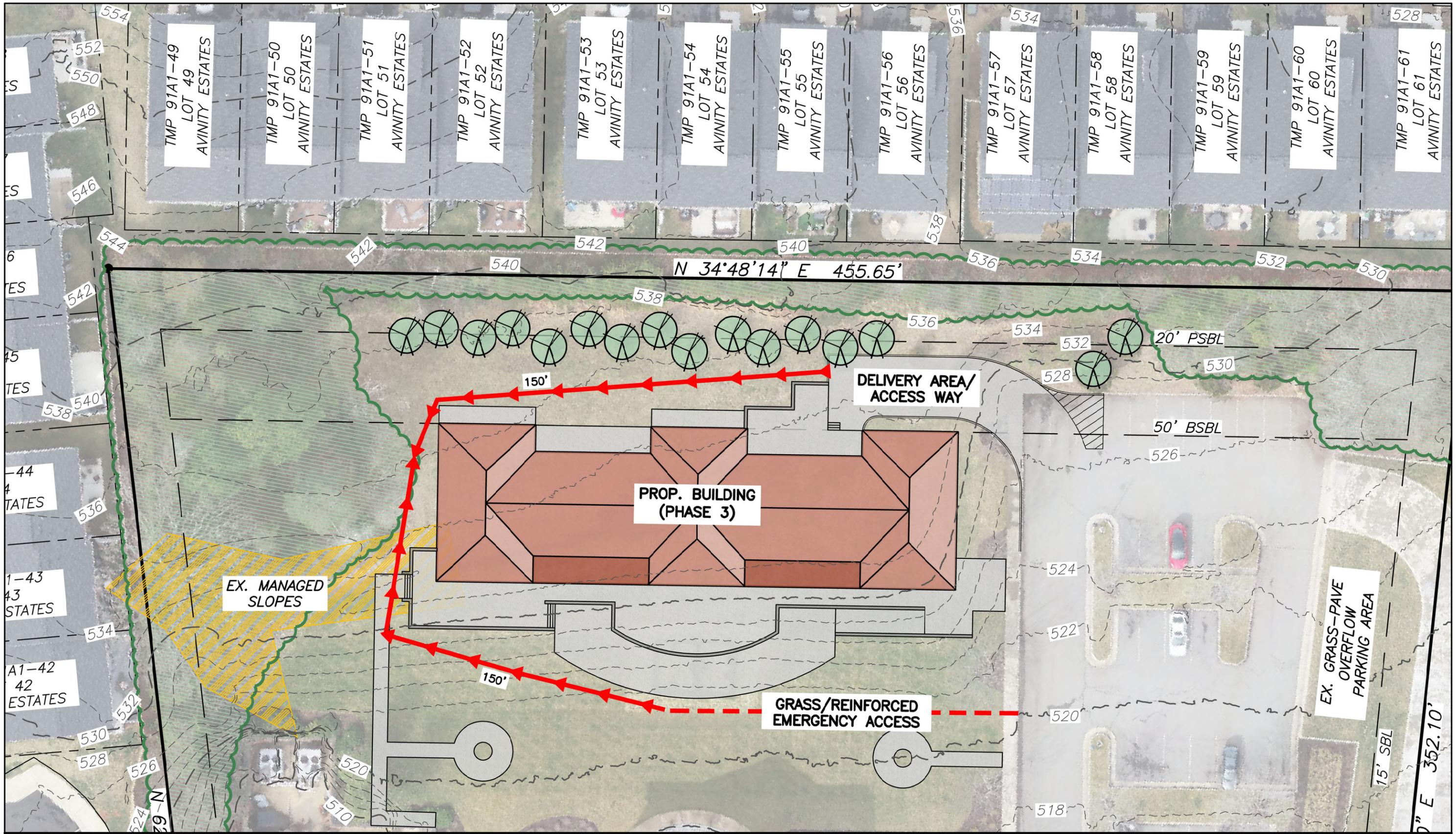
KAPPA SIGMA INTERNATIONAL HEADQUARTERS SP2023-18 | MARCH 29, 2024



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# FIRE ACCESS AROUND PHASE 3 BUILDING

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