



COUNTY OF ALBEMARLE
Dept. of Planning & Community Development
401 McIntire Road
Charlottesville, Virginia 22902-4596
(804) 296-5823

October 27, 1997

Katurah S. Roell
195 Riverbend Drive
Charlottesville, VA 22911

RE: SP-97-46 Virginia Land Trust (Korean Community Church) Floodplain Crossing
Tax Map 32, Parcel 22K, Lot A

Dear Mr. Roell:

The Albemarle County Board of Supervisors, at its meeting on October 15, 1997, approved the above-noted request to permit crossing of the Flat Branch floodplain. Please note that this approval is subject to the following conditions:

1. Grading within the flood plain shall occur only in association with relocation of the entrance road from Route 29, and such grading shall comply with all requirements set forth in the August 1, 1997 memorandum from the Department of Engineering, included herein as Attachment I (copy attached); and
2. The use, structure or activity for which this permit is issued shall commence within five years from the date this permit is issued. The term "commenced" shall mean commencement of any structure necessary for the use of the permit or the issuance of a VDOT entrance permit.

In the event that the use, structure or activity for which this special use permit is issued shall not be commenced within five (5) years after the issuance of such permit, the same shall be deemed abandoned and the authority granted thereunder shall thereupon terminate.

Before beginning this use, you must obtain a zoning clearance from the Zoning Department. Before the Zoning Department will issue a clearance, you must comply with the conditions in this letter. For further information, please call Jan Sprinkle at 296-5875.

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If you should have any questions or comments regarding the above-noted action, please do not hesitate to contact me.

Sincerely,



David B. Benish
Chief of Community Development

David B. Benish, Chief of Community Development/jcf

cc: Amelia McCulley
Jack Kelsey

cc: Amelia McCulley
Jo Higgins



RECEIVED

AUG 11 1997

COUNTY OF ALBEMARLE
Department of Engineering & Public Works
MEMORANDUM

Planning Dept

TO: Susan Thomas, Senior Planner
FROM: Glenn E. Brooks, Senior Engineer GEB
DATE: 1 August 1997
RE: Korean Church (Virginia Land Trust)

The sketch plan and special use permit application received on 18 July 1997 has been reviewed. This application is for the church use as well as for access road fill in the floodplain of Flat Branch near its confluence with the North Fork Rivanna River. There is an existing crossing of Flat Branch as shown on the applicant's sketch plan, with a 48" diameter corrugated metal pipe culvert in fair condition. The existing access road fill is not wide enough to accommodate a road under current private or public road standards, nor the commercial travelway standards of the Zoning Ordinance. Steep wooded river valley slopes surround the proposed site. The sketch plan indicates that the intent is not to disturb these slopes.

The floodplain level in this area appears to be dictated by the North Fork Rivanna River downstream, rather than the Flat Branch tributary. Thus, relocating and increasing the amount of fill for the access road crossing should not significantly affect flood levels. The water level downstream of the culvert and access road fill will continue to be dictated by the water level in the North Fork Rivanna River. Upstream of the culvert, in the worst case, water levels will increase above downstream levels enough to push the Flat Branch flow through the submerged culvert.

It is recommended a wide enough crossing of the Flat Branch be provided to accommodate any future development of the property beyond the proposed church property, especially if multiple exit lanes are anticipated at the entrance.

A left turning lane may be required within the median on Rt. 29. This can be resolved with the site plan for the church. The University Real Estate Foundation will be installing an entrance at the median break across Rt. 29 and a traffic signal for their North Fork Research Park. Additional signal faces and phases will be required for the church.

The Engineering Department recommends approval of the special use permits provided that the following conditions are met:

1. The entrance and Flat Branch crossing are aligned with the North Fork Research Park entrance across Rt. 29, with appropriate signal and turn lane improvements to be incorporated with the improvements provided by the University Real Estate Foundation.
2. The Flat Branch crossing is to be used for the remainder of the property (T.M. 32-22K).
3. The site construction is not to disturb the natural water quality buffer of stream and river valley wooded slopes.