

COUNTY OF HENRICO PLANNING OFFICE

SCALE



27-A1-7

VARINA DISTRICT

J.A.S.

P-24-85



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

W. F. LaVECCHIA, P.E.
County Manager

January 15, 1986

Re: Provisional Use Permit P-24-85

Varina Masonic Lodge #272
c/o Mr. Jerry Ligon
7700 Harewood Lane
Richmond, Virginia 23231

Gentlemen:

At its January 8, 1986 meeting, the Board of Supervisors granted your request for a Provisional Use Permit to construct a Lodge on Parcel 27-A1-7.

The Board of Supervisors granted your revocable permit subject to the following conditions:

1. The well and septic tank location shall be approved by the County Health Department before a building permit is issued. Connection shall be made to public water and public sewer when available within 300 feet of the site.
2. The parking lot shall be subject to the requirements of Chapter 22, Section 22-98 of the Henrico County Code.
3. The parking spaces shall be marked on the pavement surface with four inch wide white traffic painted lines. All lane lines and parking lines shall be white in color with the exception that those dividing traffic shall be yellow.
4. Sufficient, effectively usable parking shall be provided. If experience indicates the need, additional parking shall be provided.
5. Curb and gutter and necessary storm sewer shall be constructed as required at the time of building permit approval.
6. Two copies of an Erosion and Sediment Control Agreement with required escrow shall be submitted to the Department of Public Works. Approval is required prior to beginning construction. The Department of Public Works shall be notified at least 24 hours prior to the start of any construction.
7. A detailed landscaping plan shall be submitted to the Planning Office for review and approval prior to the issuance of any occupancy permits.

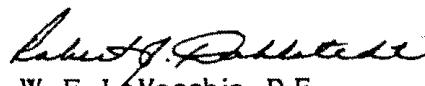
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8. All ground cover and landscaping shall be properly maintained in a healthy condition at all times. Dead plant materials shall be removed within a reasonable time and replaced during the next normal planting season.
9. A detailed site lighting plan shall be included with the required landscaping plans for Planning Staff review and approval. The plan shall provide sufficient information to determine light spread patterns, and intensity.
10. All exterior lighting shall be designed and arranged to direct the light and glare away from nearby residential property and streets.
11. Trash container units shall be properly maintained with regular pickups; the site shall be kept clean and the trash containers shall be properly screened. Details to be included on the required landscape plan for review and approval.
12. Required fire lanes shall be marked and maintained in accordance with Section 311.1 of the BOCA Basic Fire Prevention Code.
13. Traffic control signs shall be provided as indicated on Planning Staff plan. All signs shall be fabricated as shown in The National Manual on Uniform Traffic Control Devices for Streets and Highways and The Virginia Supplement to The Manual on Uniform Traffic Control Devices for Streets and Highways.
14. In accordance with the County Code, the owner shall display the assigned address so that it is visible from the public roadway.
15. Any deviation from the minimum County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the building permit by the Department of Public Works.
16. The right of way widening of Burning Tree Road as shown on approved plans shall be granted to the County prior to any occupancy permits being issued.

The Planning Office has been advised of the action by the Board of Supervisors and requested to revise its records accordingly and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,



W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assesment
Provisional Use Permit Index ✓
Engineering Design Assoc., Inc.