

SHADY GROVE RD.

**A-1**

POUNCY (S.R. 271)

**BUILD & OPERATE  
THREE CHOPT SOCCER  
ASSOCIATION  
LODGE 132270c**

**PROPOSED  
COUNTY  
PARK**

**A-1**

TRACT ROAD 3  
**B**

**A-1**

**M-1C**

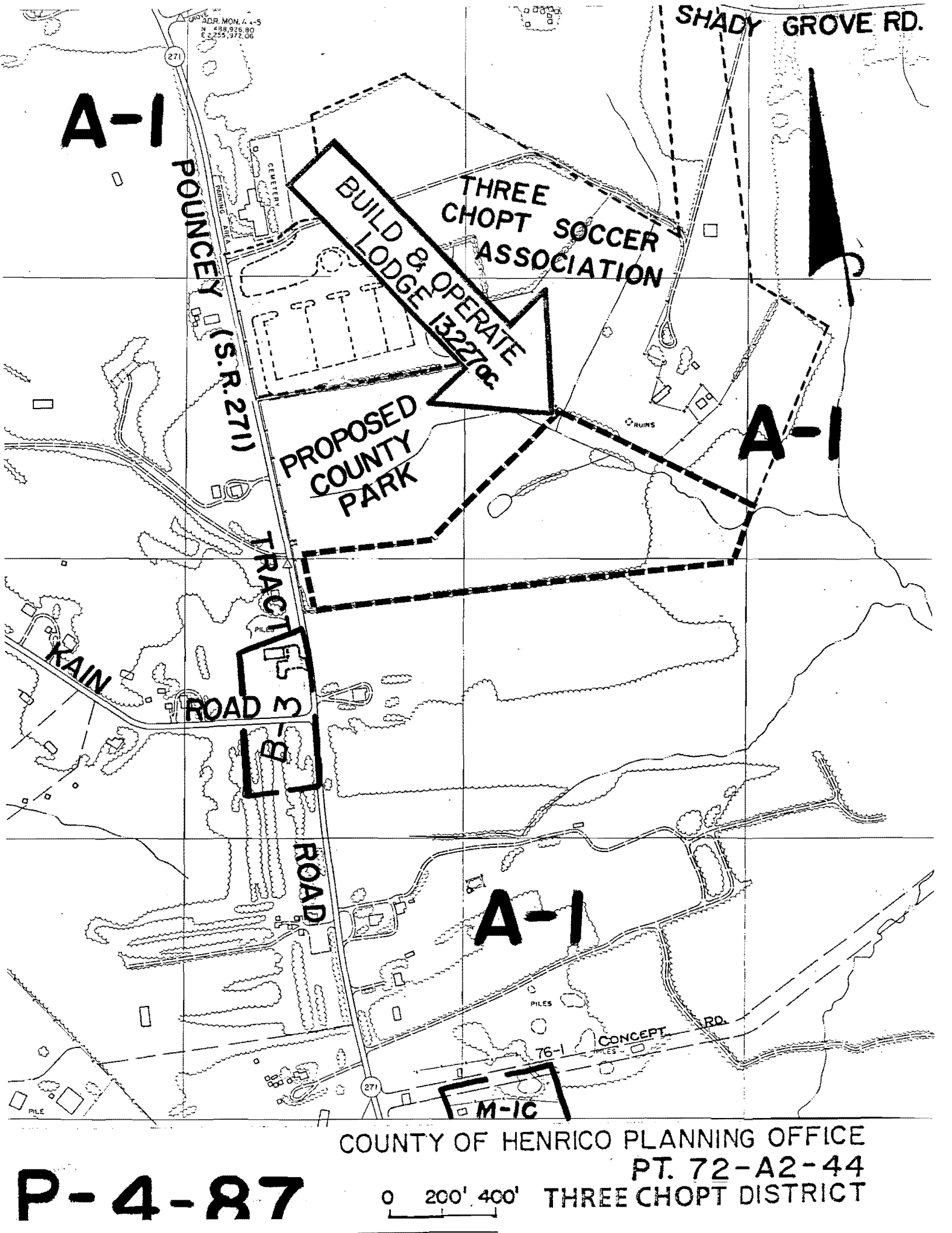
COUNTY OF HENRICO PLANNING OFFICE

PT. 72-A2-44

THREE CHOPT DISTRICT

**P-4-87**

0 200' 400'





COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

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

October 15, 1987

Re: Provisional Use Permit P-4-87

Tuckahoe-Richmond Moose #1163  
6008 W. Broad Street  
Richmond, Virginia 23230

Gentlemen:

At its October 14, 1987 meeting, the Board of Supervisors granted your request for a revocable Provisional Use Permit to build and operate a Moose Lodge on Part of Parcel 72-A2-44, subject to the following conditions:

1. Detailed site plans of all existing and proposed improvements and including all improvements required by the conditions imposed by the Board of Supervisors shall be submitted to the Building Official with the application for a building permit.
2. 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 the public sewer when available within 300 feet of the site.
3. All parking lots shall be subject to the requirements of Chapter 22, Section 22-98 of the Henrico County Code.
4. 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.
5. Sufficient, effectively usable parking shall be provided. If experience indicates the need, additional parking shall be provided.
6. Vehicles shall be parked only in approved and constructed parking spaces.
7. Curb and gutter and necessary storm sewer shall be constructed as required at the time of building permit approval.
8. 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.
9. A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits. A 50' wide landscaped area (buffer) shall be provided on the perimeter of the site where adjacent to any existing or potential residential use.
10. 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 normal planting season.
11. 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. Lighting standards shall not exceed 20' in height.

Tuckahoe Richmond Moose #1163

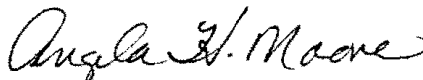
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12. All exterior lighting shall be designed and arranged to direct the light and glare away from nearby residential property and Pouncey Tract Road and shall be reduced after hours of operation to minimums commensurate with security requirements.
13. 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 with the site plan or required landscape plan for review and approval.
14. Required fire lanes shall be marked and maintained in accordance with Section 311.1 of the BOCA Basic Fire Prevention Code.
15. 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.
16. In accordance with the County Code, the owner shall display the assigned address so that it is visible from the public roadway.
17. 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.
18. The right of way widening of Pouncey Tract Road as shown on approved plans shall be granted to the County prior to any occupancy permits being issued.
19. Fire flow computations in accordance with ISO guidelines shall be included with the site plans for review by the Division of Fire and the Department of Public Utilities.
20. The storage of an appropriate amount of water as specified by the Division of Fire and the Department of Public Utilities shall be required as a condition of approval.

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

Sincerely,



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

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Provisional Use Permit Index  
Mr. James E. Fisher  
Bernard M. Kastenbaum & Assoc., Inc.