

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**



March 25, 2022

R. Joseph Emerson, Jr., AICP  
Director of Planning  
(804) 501-4602

Mohammad Talib  
7513 Walton Lane  
Annandale, VA 22003

Ara Mafil  
7513 Walton Lane  
Annandale, VA 22003

APECS Design, Build & Maintenance, LLC  
c/o Rezaul Khan  
894 Ballou Street  
Herndon, VA 20170

RE:     POD2021-00087  
          POD2022-00035  
          Laurent Service Station at Fairfield  
          Shoppers World – Revised  
          Site Plan  
          Original Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received and accepted into the plan review system March 10, 2022, and has the following comments:

❖ Planning Department Comments – The following Planning comments must be addressed prior to final approval of construction plans:

1. General
2. The owner as stated in Real Property is Ara Mafil not Talib Mohammad as a result, we will need the signature of Ara Mafil on an application prior to construction plan approval.
3. Request that the plans are reviewed under the old set of Code requirements as the original plan for this site that is only being revised, and not a new, formal submittal, was approved by the Planning Commission in July of 2021.
  - a) This will be granted, but I need the formal request from you. If we go under the new Code, your site will not work as the required buffers between drive aisles and parking islands and rights of way have increased. As a result, the site will have to be re-designed.
4. The word “Monitoring” in relation to the *monitoring manhole* is mis-spelt throughout the document. Please amend.
5. Add the attached, previously approved POD letters.
6. Add a note to all the “A” sheets that the final version will be contained in the building permit.

7. Sheet 1
8. This is now in the Varina District, please amend.
9. In the upper right-hand corner, please add POD2021-00087, POD20222-00035 and POD2022-XXXXX. This last note will be updated after the next submittal.
10. Title of the plan should state "Laurent Service Station at Fairfield Shoppers World – Revised" before site, lighting etc.,
11. Please update the index to show the architectural sheets at the end.
12. Site Data
13. # - 8A – Add POD-042-86 and POD-017-08
14. # - 13 – Why are there no deductions for public easements?
15. Amend the vicinity Map to and label the name of the Shopping Center and the public school.
16. Sheet 3
17. Label all recorded cross, joint, access and maintenance agreements on this site and ensure that they cover this site. Provide all Deed Book and Page numbers.
18. Sheet 4
19. Islands with curb and gutter and landscaping in the form of street trees is required at either end of the parking spaces.
  - a) Adjust the parking calculations on the cover sheet to account for this. i.e. 8 provided on site.
  - b) Indicate that the overall, required parking is provided throughout the site and not just on this parcel. This is standard for developments in shopping centers and enforced through the joint easements that I refer to earlier.
20. Sheet 9
21. Where will the construction trailer be located?
  - a) If it is NOT on this parcel, then the location of the trailer must be restored to its state prior to the placement i.e. re-sealed, striped, landscaped etc.,
22. Sheet 15
23. Dumpster screening is required to be 8' tall, please amend.
24. Please also add a note that the appearance of the brick will match the building.
25. Sheet 23
26. Add a note that there will be no angled lighting proposed or installed on the site prior to review and approval by Henrico County.
27. Sheet A04
28. Add a note that signage is not part of this review or approval and is conceptual only.
- ❖ See additional comments from other review agencies.

The above comments may be revised based upon discussions at the staff developer conference, scheduled for **Thursday, March 31, 2022**. Revised plans and a written response to review comments must be received, and plans recommended for approval by **May 24, 2022**, or a written request for extension of review time must be received by that date, providing a specific timeframe in which the outstanding items will be addressed. You may contact me at 804-501-5290 or [gre31@henrico.us](mailto:gre31@henrico.us) if you need any additional information prior to the meeting.

Sincerely,



**Anthony Greulich**  
County Planner