



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

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

PLANNING COMMISSION

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R. Joseph Emerson, Jr., AICP, Secretary

May 28, 2008

RE: POD-17-08  
Sosan Mart @ Fairfield Shoppers World  
(POD-21-78 Revised)

Mohammed Talib  
7513 Walton Lane  
Annadale, VA 22003

Gentlemen:

The Planning Commission at its meeting on **May 28, 2008**, granted your request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 2,477, square foot convenience store with fuel pumps and a car wash on an outparcel in Fairfield Shoppers World Shopping Center. The .70-acre site is located at the corner of Nine Mile Road (State Route 33) and Cedar Fork Road on parcel 813-725-7628. The Commission granted this request, subject to the following conditions:

1. The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public water and sewer.
2. The Director of the Department of Public Utilities shall approve the plan of development for construction of public water and sewer, prior to beginning any construction of these utilities. The Department of Public Utilities shall be notified at least 48 hours prior to the start of any County water or sewer construction.
3. The parking lot shall be subject to the requirements of Chapter 24, Section 24-98 of the Henrico County Code.
4. The parking spaces shall be marked on the pavement surface with four-inch-wide traffic painted lines. All lane lines and parking lines shall be white in color with the exception that those dividing traffic shall yellow.
5. Sufficient, effectively usable parking shall be provided. If experience indicates the need, additional parking shall be provided.
6. Curb and gutter and necessary storm sewer shall be constructed as shown on approved plans.

7. The plan of development plan shall be revised as annotated on the staff plan dated **May 28, 2008**, which shall be as much a part of this approval as if details were fully described herein. Eight (8) sets of revised plans, including the detailed drainage, erosion control and utility plans, shall be submitted by the design engineer who prepared the plans to the Department of Planning for final review. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, twenty-one (21) sets of final plans for signature shall be submitted to the Department of Planning for approval signatures. Two (2) sets of the approved plan shall be attached to the building permit application.
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 construction plan approval and 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 Department of Planning for review and approval prior to the issuance of any occupancy permits.
10. All groundcover 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 no later than the next planting season.
11. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and approval.
12. All exterior lighting shall be designed and arranged to direct the light and glare away from nearby residential property and streets.
13. The site, including the parking areas, shall be kept clean of litter and debris on a daily basis. Trash container units/litter receptacles and recycling containers shall be maintained with regular pickups scheduled and shall be screened properly on all four sides. The gate(s) shall remain closed except when the receptacle(s) are being filled or serviced and shall be repaired or replaced as necessary. Details shall be included with the final site plan or required landscape plan for review and approval.
14. Required fire lanes shall be marked and maintained in accordance with the Virginia Statewide Fire Prevention Code.
15. Traffic control signs shall be provided as indicated on the Department of 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. The assigned property number(s) shall be displayed so it is easily readable from the street. If assistance is needed with the address, please contact the Department of Planning at 501-4284. The Planning Department must assign all property addresses.
17. The owner shall have a set of plans approved by the Director of Public Works, Public Utilities and Secretary of the Planning Commission available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.

18. The property shall be developed as shown on the plan filed with the case and no changes or additions to the layout shall be made without the approval of this Commission.
19. Upon completion of the improvements and prior to the certification of the permanent occupancy permit, the owner shall furnish a statement by the engineer or land surveyor who prepared the POD plan, to the effect that all construction including water and sewer is in conformance to the regulations and requirements of the POD.
20. The approved Plan of Development is granted by the Planning Commission only to the owners(s)/applicant(s) listed on the Plan of Development application on file for this project. Upon written notification to the Director of Planning, the Plan of Development approval may be transferred to subsequent owner(s) subject to approval by this Commission.
21. Vehicles shall be parked only in approved and constructed parking spaces.
22. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change can be implemented.
23. The site, including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. Insurance Services Office (ISO) calculations shall be included on the final construction plans for approval by the Department of Public Utilities prior to issuance of a building permit.
26. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
27. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
30. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
31. Bulk storage of fuel shall be underground.
32. Lighting fixtures shall not exceed a height greater than twenty (20) feet.
33. No temporary storage of wrecked or inoperative vehicles or rental of vehicles, trailer campers, vans or similar equipment shall be permitted.
34. Not more than two (2) electronic amusement games shall be permitted.
35. Refuse containers or refuse storage facilities shall be serviced during business hours only.
36. The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way.

37. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
38. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determine appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
39. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

There may be a requirement for a Wetlands Permit from the U.S. Army Corps of Engineers. Further information on such a requirement should be obtained by contacting the Corps at 323-3781.

Also, you should be aware that a permit or permits may be required from the Virginia Department of Environmental Quality (DEQ). Please contact DEQ at (804) 527-5025 to determine the permit requirements of your proposed project.

Pursuant to Section 24-106(j) of the Code of Henrico, this approval shall expire on **May 26, 2010**, unless building permits have been obtained for construction in accordance therewith; or a single one-year extension of approval has been granted by the Director of Planning as provided therein; or further extension of approval is otherwise provided by Section 15.2-2261 of the Code of Virginia.

The approval of this plan of development satisfies only the requirements of Chapter 24, Section 24-106 of the Henrico County Code. The applicant shall be responsible for securing all necessary permits as required by law. A copy of the plan approved by the Planning Commission is available upon request.

Mohammed Talib  
May 28, 2008  
Page 5

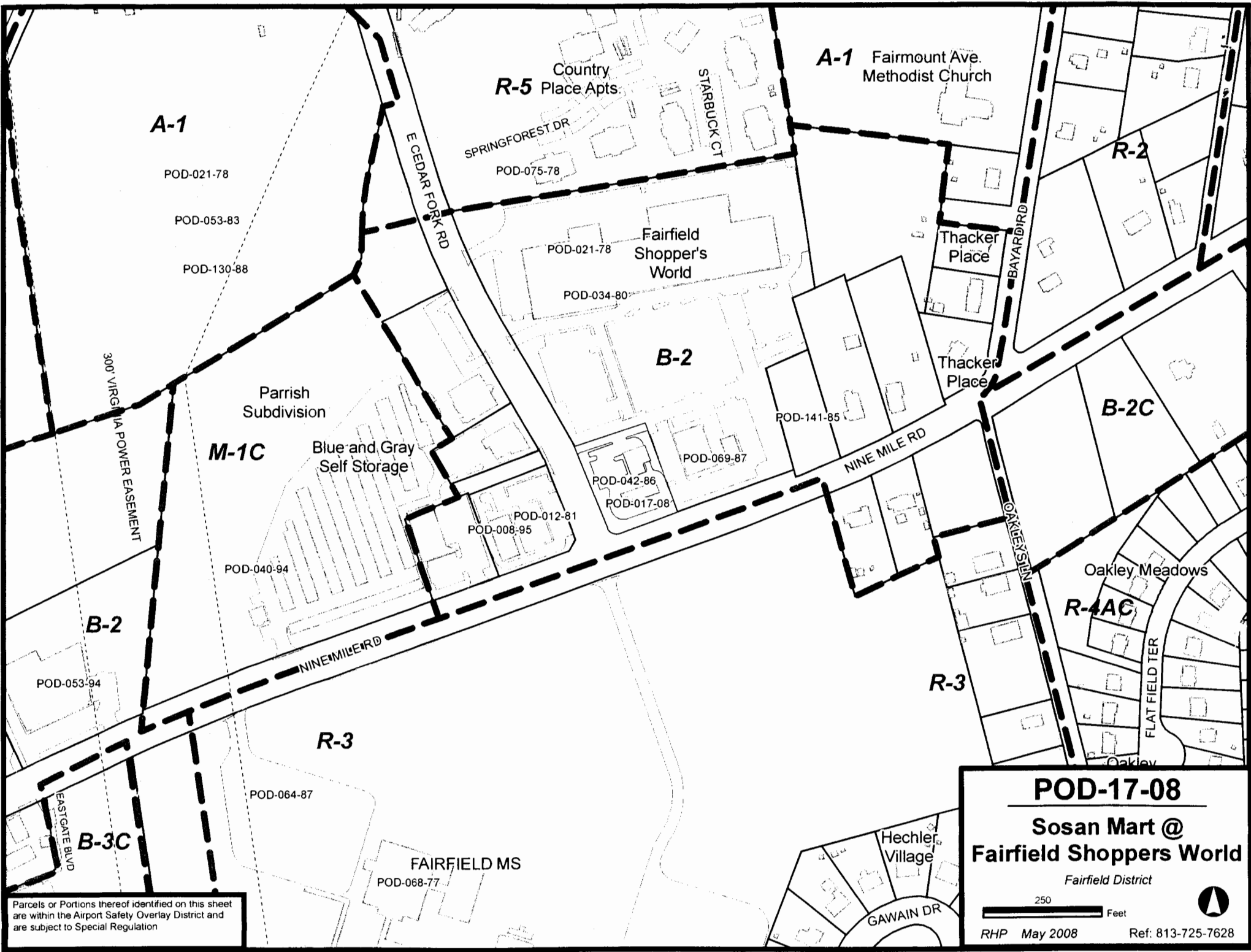
When applying for your building permit, please attach two sets of the approved construction plans and refer to case **POD-17-08**.

Sincerely,



R. Joseph Emerson, Jr., AICP  
Director of Planning

pc: Deputy Zoning Conformance Officer  
Building Official  
Real Estate Assessment  
Department of Public Utilities, Ralph E. Claytor  
Department of Public Works  
Division of Fire-Chief Fire Marshall  
Engineering & Design Associates



**A-1**

POD-021-78

POD-053-83

POD-130-88

**R-5** Country Place Apts.

SPRINGFOREST DR

POD-075-78

STARBUCK CT

**A-1** Fairmount Ave. Methodist Church

**R-2**

Fairfield Shopper's World

POD-021-78

POD-034-80

**B-2**

Thacker Place

BAYARD RD

Thacker Place

**B-2C**

Parrish Subdivision

**M-1C**

Blue and Gray Self Storage

POD-141-85

NINE MILE RD

POD-069-87

POD-042-86

POD-017-08

POD-012-81  
POD-008-95

POD-040-94

**B-2**

POD-053-94

**R-3**

POD-064-87

FAIRFIELD MS

POD-068-77

Oakley Meadows

**R-4AC**

**R-3**

FLAT FIELD TER

Oakley

**B-3C**

EASTGATE BLVD

Hechler Village

GAWAIN DR

**POD-17-08**

**Sosan Mart @  
Fairfield Shoppers World**

Fairfield District

250 Feet

RHP May 2008

Ref: 813-725-7628

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation