

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

July 6, 2022

Townes Site Engineering
c/o Zachary Wilkins
1 Park West Circle, Suite 108
Midlothian, VA 23114

Quality Investment Property Richmond, LLC
c/o Jacob Bryant
12851 Foster Street, Suite 205
Overland Park, KS 66213

RE: POD2020-00062
 POD2022-00343
 POD2022-XXXXX
 QTS East - Phase 3
 Minor Site Plan –
 Original Plan Review Comments I

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received June 21, 2022 and has the following comments:

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

❖ General

1. Please note that the DRB granted *Conceptual and Preliminary* approval for QTS East and Master Plan that included the work currently proposed. The DRB will need to review and grant *Final* approval to the construction plans for Phase 3, in addition to Phase 3 landscaping and lighting plans.
2. Add the attached DRB and Director's approval letter to the plan set.

❖ C-1

1. Add POD2020-00062, POD2022-00363 and POD2022-XXXXX in the upper right-hand corner of the plans.
2. Site Data
3. #4 – Obtain a new address for this specific building from the Henrico County addressing department.
4. #8A – Remove POD-097-96 and add POD2020-00062.
5. #8B – Add SUB2022-00016, POD2022-00169 and POD2022-00199.

❖ C-02

1. Show the label "proposed property" line between DC3 and DC4.
2. On the Open space calculations, adjust the label for RIC2-DC1 to state under construction and the one for RIC2-DC2 to state under review.
3. Indicate the temporary laydown area on the adjacent QTS property.

❖ C-06

1. Where are the proposed construction trailers to be located? If they are going to be located on the adjacent QTS parking lot temporary construction and laydown area currently under review, then please state that.

❖ C-10

1. Explain how pedestrian access between the DC's will be accomplished as there does not appear to be a sidewalk connecting them. Will this be achieved through bicycles or other, small scale motorized vehicles? Please advise.
 - If so, please indicate bicycle "parking" areas.
2. Label the height of the screen wall around the loading dock and indicate where it is located.
3. Label the height of the screen wall around the equipment yard.

❖ C-23

1. Add a note that the proposed trash enclosure wall will match the proposed building in terms of appearance and materials.

❖ C-28

1. Show the label "proposed property" line between DC3 and DC4.

See additional comments from other review agencies.

The Planning Department has not yet received comments from all other agencies. Upon receipt of all review comments, Planning will notify you of the appropriate action for resubmission of plans.

Should you have any questions concerning the Planning comments or need additional information, please contact me at gre31@henrico.us or 804-501-5290.

Attachments

Sincerely,



Anthony Greulich
County Planner

CC: Executive Director (Industrial Development Authority of the County of Henrico) via email