

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

July 15, 2022

Quality Investment Property Richmond LLC
c/o Sarah Blue
12851 Foster Street, Ste 205
Overland Park, KS 66213

Townes Site Engineering
c/o Zackary Wilkins
1 Park West Circle
Chesterfield, VA 23114

RE: POD2022-00062
POD2022-00381
POD2022-XXXXX
Tract 10 Laydown Site - Site
Improvements
Minor Site Plan –
Original Plan Review Comments - I

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, July 12, 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 construction plans must be signed before the subdivision plat White Oak Technology Park Section G can be recorded.
3. Amend the title to add “- Site Improvements (Temporary)” after the title.
4. Remove the words “Minor Site Plan Amendment” and add “Utility Plan and ADM 1”
5. The DRB needs to review and approve the proposed amendment. Once staff receives a revised plan and reviews it, then I believe it will be the appropriate time to approach the DRB. Additional information outlined in comments #6 and #7 need to be examined.
6. A conceptual landscape plan will need to be submitted for the indicated area. See attached.
 - There will also need to be a commitment to review the landscaping in the field after the site is in use and potentially add additional landscaping if necessary.
7. Provide all fence details.
8. Provide a separate page depicting all easements, including ROW, to be dedicated to the County.
9. Add POD2022-00361 and replace POD2022-00268 with POD2022-XXXXX in the upper right hand corner.

10. C-1
 11. Site Data
 12. #7 – Add the word “Temporary” to the description.
 13. #8A – Add POD2022-00062
 14. #8B – Add SUB2022-00018 and SUB2022-00089.
 15. #10 – Replace this whole section with a parking statement that based on the applicants experience this is the required number of parking space. Mention that this is a temporary use.
 16. #12 – State that there are no permanent buildings proposed.
 17. C-4 and C-5
 18. Label the shortest and largest distance from the LOD to the ultimate ROW line.
 19. Tighten the LOD in the area between the easternmost entrance and the property line.
 20. Add the notes #19 through #22 from the approval letter to a notes section.
 21. Add an additional note that once the temporary use is finished that the site will have all impervious material removed and replaced with seedling and saplings to promote a regrowth of the woodlands that originally existed OR a revised plan of development to develop the site will be submitted.
 22. C-7
 23. State that the protective fencing is the orange, safety fencing.
 24. C-10
 25. Show & label the proposed property line associated with White Oak Technology Park Section G
 26. Add a note that the screening of the site from Portugee Road as required under Sections required screening of the parking per Section 24-5106 D and 24-5311 A and B are met through the preservation of existing, natural vegetation and the installation of additional landscaping material between the site and the adjacent properties and rights-of-way.
 27. Can some sort of opaque fencing be located in the area where the temporary containers are proposed to further aid the screening of this area from Portugee Road? With the proposed removal of the vegetative buffer in this area, creative screening methods are necessary.
 28. Are any permanent lighting fixtures etc., proposed? If not, then add a label to all lighting comments that it is temporary or for security purposes only.
 29. Label all lines on this sheet. There are several parallel lines to Portugee Road that are unclear.
- ❖ See additional comments from other review agencies.

Revised plans and a written response to review comments must be received, and plans recommended for approval by Tuesday, August 30, 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 and gre31@henrico.us if you need any additional information prior to the meeting.

Sincerely,



Anthony Greulich
County Planner