

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

July 27, 2023

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

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

RE: POD2022-00345
POD2023-00152
POD2023-00314
QTS Tract 9 Full Buildout Plan
Minor Site Plan
Construction Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced construction plans, received **July 26, 2023**, and has the following comments:

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

General

1. It was previously advised that once the site was cleared that construction on the three buildings would begin and they would be constructed together and opened under one building permit.
 - a. Is this still the intention or will the need for CO's and any bonding need to be based on a per building situation as was done with QTS East? IF it is a per building situation, then the title will need to change to reflect that each building is its own phase, and we will need future administrative plan submittals.
 - b. Please let staff know.
2. Include the new ceremonial entrance with the next submittal as an exhibit to ensure coordination between the plans. It does not need to be included in the plan set.
3. C-01
4. Amend the title to state " QTS Tract 9 - Full Buildout Plan"
5. Add POD2023-00152 as the Master # number.
6. Add POD2023-00314 as the other number.
7. The DRB certification is missing from the cover page.
8. Where is the Open Space calculations?

9. C-01 - Site Data

10. #10E – Confirm that the greenspace provided corresponds to the number of parking spaces provided.
 - a. Should be 5% of the square footage of the number of provided parking spaces.
11. #12 – Add a line item for the total square footage of all three buildings.
12. #12 – Add a line item for the square footage of a single building.
13. #12 – Add a line item for the total footprint of all three buildings.
14. #13 – Confirm that the building AC corresponds to the footprint of all three, proposed buildings.
15. #13 – Confirm that the parking figure is parking spaces and associated drive aisles.

16. C-02

17. Add a note that advises that the tree protection measures are shown on sheet C-04.
18. Indicate the 30' landscape buffer line and the 50' setback line.
19. Per 24-5313 A 1 identify the number of protected trees that are 6 inch caliper or greater, AND within the front yard setback AND proposed to be removed.
20. Per 24-5313 F 2 a add a further note that the number of trees identified as protected trees that are proposed to be removed will be replaced on a 1:1 basis with either a deciduous tree of at least 3 ½ inch caliper or an evergreen tree of at least 8 to 10 feet in height.
21. Details and numbers will be finalized and identified on the landscape plan.
22. Add notes that correspond to the POD conditions as identified as conditions 21, 22 and 23.
23. Provide a number for citizens to contact during construction in case they have questions.

24. C-04

25. Add notes that correspond to the POD conditions as identified as conditions 21, 22 and 23.
26. Provide a number for citizens to contact during construction in case they have questions.

27. C-05 and C-06

28. Clearly label the Tree Protection line. I know from past experience with plans from Townes where it is, but I would still like a label and a leader to it.
29. Please indicate where the construction trailers will be located. OR confirm that they are offsite and if so, where.
30. The BMP needs to be an amenity for the development, or it needs to be screened.
31. Indicate the 30' landscape buffer line and the 50' setback line.
32. Add notes that correspond to the POD conditions as identified as conditions 21, 22 and 23.
33. Provide a number for citizens to contact during construction in case they have questions.

34. C-10

35. A lot of the design elements, sidewalks, islands in the parking lot, amenity of the BMP, from the original ceremonial entrance and conceptual design that the DRB reviewed and approved has been removed. Similar elements need to be shown or staff will not be comfortable presenting this to the DRB.
36. Add a note that the resulting gap in the retained existing vegetation from the middle entrance will need to be replaced with landscaping material to match what is preserved in the buffer along Portugee Road.
 - a. This material must meet the planting size requirements from the Design Guidelines.
37. Add a note that the overall landscaping plan and buffering from the adjacent properties and Portugee Road will be examined with the landscape plan in the field and areas that do not provide adequate screening will be evaluated and supplemented.

- 38. C-11
- 39. Relocate the fence outside of the 30' required landscape buffer. The installation of it in its proposed location will eliminate all of the tree save in this area.
 - a. It could be re-designed to follow the back of the curb of the parking areas and flow around the parking lot and drive aisle.
- 40. Clean up the over lapping labels.
- 41. Additional islands and therefore parking lot trees need to be provided to better match what was originally presented and approved by the DRB.
- 42. C-37
- 43. Add the attached White Oak Technology Park Design Review Board (DRB) Preliminary Approval letter to the plan set.
- 44. Add the waiver granted from the Public Works Director regarding the provision of ROW.
- 45. Additional comments may be necessary pending comments from other 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.

Sincerely,



Anthony Greulich
County Planner

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