

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

August 9, 2023

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

Quality Investment Property Richmond, LLC
c/o Jon Sizemore
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 II

Sir/Madame:

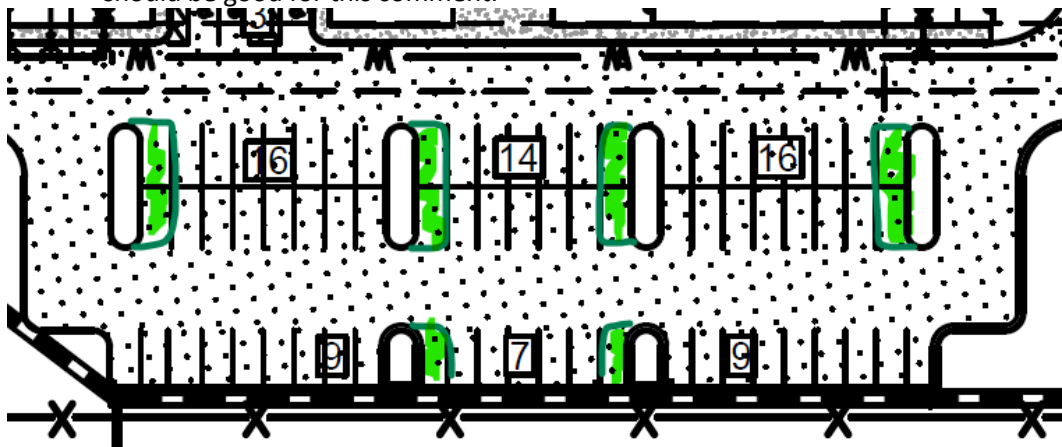
The Planning Department has completed its review of the above-referenced construction plans, received **July 26, 2023 and August 9, 2023**, and has the following comments:

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

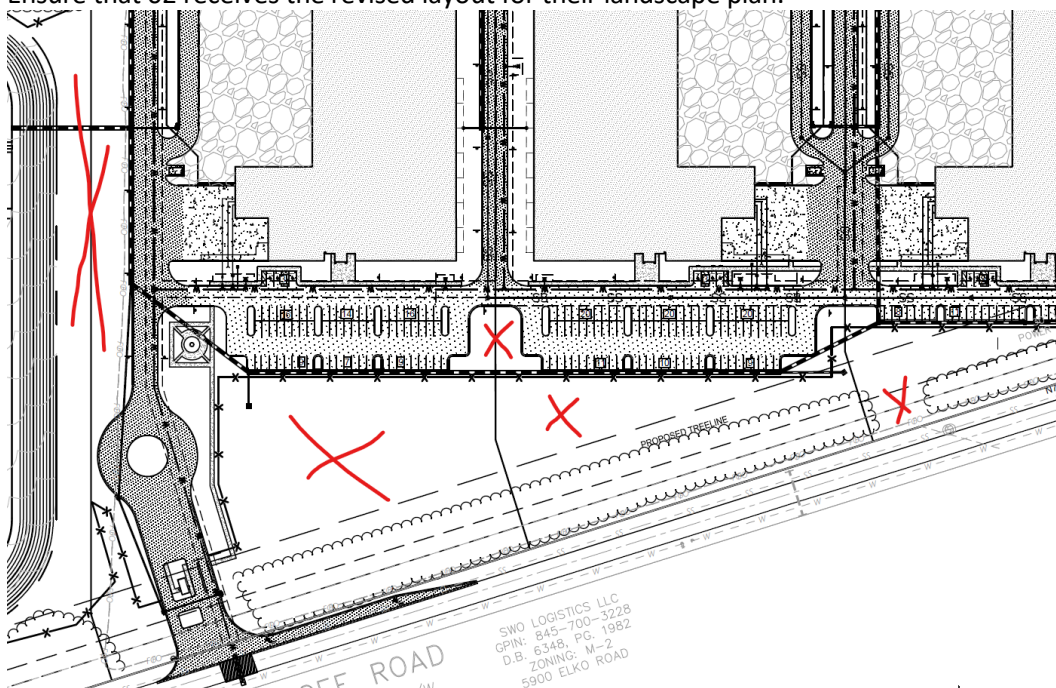
General

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.
 - i. Please let staff know. A narrative will suffice.
 - b. Include the new ceremonial entrance and landscape plan within the plan set and label it as conceptual.
 - i. Add the notes from my previous email about the additional native, ornamental trees in Freedom Park.
2. C-01 - Site Data
3. #13 – Complete the undisturbed acreage information.
4. C-02 and C-04
5. Indicate the 30' landscape buffer line and the 50' setback line.

6. C-05 and C-06
7. Clearly label the Tree Protection line. I know from past experience with plans from Townes where it is, but **I would still need a label and a leader to it.**
8. Indicate the 30' landscape buffer line and the 50' setback line.
9. C-10
10. A lot of the design elements, islands in the parking lot, amenity of the BMP, from the original ceremonial entrance & conceptual design that the DRB reviewed & approved has been removed. Similar elements need to be shown or staff will not be comfortable presenting this to the DRB.
 - a. Amend the single islands and make them double islands ala below. I think you lose about 21 spaces, but based on the calculations on the cover sheet, there are still enough.
 - b. Between the below and what has been provided from 02, with my couple of comments, we should be good for this comment.



11. Add a note to refer to the conceptual landscape plan for additional information regarding the proposed landscaping to be submitted under a separate application.
12. Add labels that these areas are to be landscaped.
13. Ensure that 02 receives the revised layout for their landscape plan.



14. Label the proposed property lines.
15. Add labels indicating the distances from the proposed property lines to the nearest buildings to ensure that setbacks are met for all buildings.
16. Add an additional note under the Open Space calculations that the overall development meets the required Open Space requirements.
 - a. Please make sure that the additional islands and that resulting open space is included in the calculations.
17. C-11
18. Label the proposed dumpster locations.
19. Reflect the additional landscape islands as per C-10.
20. C-12
21. Label the proposed dumpster locations.
22. Reflect the additional landscape islands as per C-10.
23. Provide a rendering of the guard house. Can it fit into the open page space in the upper right?
 - a. If it can be added, add a note that it is conceptual and add a note that it will match the main buildings in terms of appearance, materials, and color.
24. C-36
25. Provide the details for the emergency access, pedestrian, and vehicular gates.
26. 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,

A handwritten signature in blue ink, appearing to read "Anthony Greulich", is positioned above the printed name.

Anthony Greulich
County Planner

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