

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**



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

September 6, 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 III

Sir/Madame:

The Planning Department has completed its review of the above-referenced construction plans, received **July 26, 2023, August 9, 2023, and August 25, 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. Revise the new ceremonial entrance and landscape plan and include it within the plan set and label it as conceptual. This plan needs to reflect:
  - a. Latest layout, including the wider landscape islands in the parking lot.
  - b. Access to the graves, and the plantings or fencing to guide visitors to it.
  - c. Fencing around the graves, the open fencing with ornamental, wrought iron pickets about 3 feet in height that essentially mark the corners of the preserved area.
  - d. Additional native, ornamental trees in Freedom Park.
  - e. BMP needs to be screened from view per code with landscaping. This screening should be incorporated into the access to the graves.
2. C-01 - Site Data
3. #3 – Update GPINs per the new subdivision.
4. #4 – Update addresses per the new subdivision.
5. C-05 and C-06
6. 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.

7. Alternatively, re-label the limits of disturbance or the tree line to state tree protection line. Our inspectors only know how to react to "Tree Protection" vs. the other, similar methods of calling it out.
8. C-10
9. Thank you for doubling islands for additional landscaping opportunities that 02 needs to take advantage of.
10. Add labels indicating the distances from the proposed property lines to the nearest buildings to ensure that setbacks are met for all buildings.
  - a. This is especially critical for the internal dimensions and setbacks. Please add dimensions.
11. Add an additional note under the Open Space calculations that the overall development meets the required Open Space requirements.
12. Access to the cemetery needs to be depicted.
13. Notes regarding the access as per State Code need to be reflected on the construction plans so that there is no confusion.

*§ 57-27.1. Access to cemeteries located on private property; cause of action for injunctive relief; applicability*

*A. Owners of private property on which a cemetery or graves are located shall have a duty to allow ingress and egress to the cemetery or graves by (i) family members and descendants of deceased persons buried there; (ii) any cemetery plot owner; and (iii) any person engaging in genealogy research, who has given reasonable notice to the owner of record or to the occupant of the property or both. No landowner shall erect a wall, fence or other structure or device that prevents ingress and egress to the cemetery or grave, unless the wall, fence or other structure or device has a gate or other means by which ingress and egress can be accomplished by persons specified in this subsection. The landowner may designate the frequency of access, hours and duration of the access and the access route if no traditional access route is obviously visible by a view of the property. The landowner, in the absence of gross negligence or willful misconduct, shall be immune from liability in any civil suit, claim, action, or cause of action arising out of the access granted pursuant to this section.*

*B. The right of ingress and egress granted to persons specified in subsection A shall be reasonable and limited to the purposes of visiting graves, maintaining the gravesite or cemetery, or conducting genealogy research. The right of ingress and egress shall not be construed to provide a right to operate motor vehicles on the property for the purpose of accessing a cemetery or gravesite unless there is a road or adequate right-of-way that permits access by a motor vehicle and the owner has given written permission to use the road or right-of-way of necessity.*
14. If the BMP access is to be used as part of the access, then language approved by DPW needs to be shown on the plans permitting its limited use as per State Code.
15. Fencing as mentioned under comment 1 above needs to be indicated. Details need to be included within the plan set.
16. C-12
  - a. Provide a rendering of the guard house.
  - b. Can it fit into the open page space in the upper right?
  - c. 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.
17. Additional comments may be necessary pending comments from other agencies.

Now that we have comments from all agencies, please revise the plans and re-submit. The graves have added an additional dimension to the plan review and the resolution of comments generated by it will need to be reviewed by the other departments.

Sincerely,



Anthony Greulich  
County Planner

CC: Executive Director (Industrial Development Authority of the County of Henrico) via email  
Gruendl, Alex – Public Works Engineering