

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

September 25, 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 IV

Sir/Madame:

The Planning Department has completed its review of the above-referenced construction plans, received **July 26, 2023, August 9, 2023, August 25, 2023 and September 14, 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. Based on these comments and the minor ones from the other agencies, this plan is close to being ready for Final DRB review. That approval letter needs to be incorporated into the plan set prior to signature.
 - a. To that end, I will advise what sheets are needed for a submittal to the DRB.
 - b. The discovery of the cemetery may create additional comments from the DRB that I have not been able to foresee.
2. Include sheets L100 and L101 within the plan set.
3. There is a “notch” in the NE corner of 846-702-2619 that is not reflective of the existing conditions sheet. Please revise the plan or re-record the plat.
 - a. See sheet from the recorded plat.
4. C-10
5. Access to the cemetery as shown on L100/L101 needs to be depicted.
6. Label the access gate for the cemetery.
7. Fencing around the cemetery as shown on L100/L101 needs to be depicted.

8. C-12
9. IF a guard house is desired, and it is not shown now, an administrative plan will be required to propose it.
 - a. Alternatively, one can be shown now and if not built, then an email to that effect would be needed for the file at some point in the future.
 - b. If there is the potential for one, add notes that it will match the main buildings in terms of appearance, materials, and color.
10. Show the path location from the drive aisle through the gate and to the cemetery.
 - a. Label it as a cemetery access path ONLY.
 - b. Indicate the material of the path.
11. C-13 and C-15
12. Show the path to the cemetery and the proposed grading to achieve this.
 - a. It cannot be greater than a 3:1 slope.
13. L100 and L101
14. Label conspicuously that the plans are conceptual.
15. 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,

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
Gruendl, Alex – Public Works Engineering