

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**



April 21, 2021

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

SR Land Company, LLC  
c/o Richard Core, Jr.  
2250 Old Brick Road, Suite 200  
Glen Allen, VA 23260

Bowman Consulting Group  
c/o Jonathan Jackson, P.E.  
3951 Westerre Pkwy, Suite 150  
Henrico, VA 23233

Eagle Construction of VA  
c/o Greg Garrison  
2250 Old Brick Road, Suite 200  
Glen Allen, VA 23260

RE: SUB2021-00011  
POD2021-00060  
Settlers Ridge Section C  
Final Subdivision Plan Review  
Comments – 2<sup>nd</sup> submittal

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received April 7, 2021, and has the following comments:

**Planning has no comments to prevent granting of final subdivision approval, pending confirmation from other agency comments.**

**The following comments must be addressed with revised construction plans for review:**

1. Thank you for attempting to address the previous comment concerning the POD cover sheet and insertion of the additional applicable blocks from the SUB cover sheet (bond quantities and BP special requirements). The following is still needed:
  - a. See approval blocks on the right edge for POD approval – these need to be the POD cover sheet format as well.
  - b. Provide information for site item 10A-C, parking. Parking basis is 2 spaces per dwelling unit (Section 24-30.1(c)(6)) Note location in driveways unencumbered area of 18 x 18 feet minimum width and depth per unit.
  - c. Tree canopy applies to this development type. Calculate the 15% tree canopy requirement. Permitted deductions from site area would be the private right of way, average house footprint, and the 18 x18 parking area for each dwelling. Itemize these deductions for clarity. For amount provided, state "TBD."
2. Once received, insert the Final Subdivision approval letter into the plan sets. **(forthcoming)**
3. Restated/clarified: Label the 25-foot **no ingress-egress** planting strip easement within the common area along Burning Tree Road, and the 15-foot **no ingress-egress** planting strip easement along Pocahontas Parkway on the plan and plat.

4. The entrance sign requires a separate sign permit and is not part of plan of development or subdivision approval. **Add a note on the plan to this effect if the monument sign locations will remain on the plan.**
5. Clarify with a typical dimension label : "18-foot min." for width and depth of driveway exclusive of any sidewalk.
6. Various levels of encroachment of the front porch are represented on the buildable area plan. Note that Section 24-95(i) limits this encroachment to not more than 4 feet when the porch is less than 6 feet in width. The representation of the house footprint and porch needs to be adjusted to conform to this prior to final construction plan approval. While each home is proffered to have a covered front porch, the dimensions of the covered porch are not further stipulated.

You may contact me at 804-501-7175 or [cra094@henrico.us](mailto:cra094@henrico.us) if you need any additional information about the above comments prior to resubmittal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aimee B. Crady', with a long horizontal flourish extending to the right.

Aimee B. Crady, AICP  
County Planner