



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

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

May 31, 2022

Ms. Anne W. Tignor, P.E.  
Youngblood, Tyler and Associates, P.C.  
7309 Hanover Green Drive  
Mechanicsville, VA 23111

RE: Sadler Square  
POD2022-00247  
SUB2022-00080  
POD and Plat Comments

Dear Ms. Tignor:

The Planning Department has completed its review of the referenced plans submitted May 6, 2022, and has the following comments:

1. Provide the subdivision case number in the site data notes though the county coversheet does not have an area provided.
2. 5% canopy coverage is required for parking spaces so site data note 10E needs to be filled out.
3. For site data note 13:
  - a. 2,370 seems a bit large for the building footprint...Staff calculates 2,000 is closer to the average of the 3 building footprints provided.
  - b. Area in easements must be existing easements that currently encumber the land, not proposed. Proposed easements cannot be deducted.
  - c. Check the proposed tree cover required to the additional canopy.
4. Provide the density for this part of the project.
5. Provide a master plan of the subdivision delineating the area for review and approval.
6. Provide a note on the plan that all utilities will be underground.
7. The final subdivision approval and POD approval letters will need to be scanned in and added to the POD plan prior to approval.
8. Provide a 10' common area strip to serve as the maintenance easement on the south side of lots 7 & 14, Block B.
9. Could the basin have softer organic design vs a rectangle
10. Additional comments pending submission of a detailed plan.

**Lighting Plan**

1. The proposed pole is 15' but that's without the fixture. Provide the correct pole height to meet the 15' height limit

2. Provide a light every 230-260 feet to correspond to the lighting pattern set in the adjacent neighborhoods. That's around a pole light around every 4 lots
3. Are individual light fixtures being provided for each lot? Provide specifications for the poles and fixtures. Staff recommends that yard lot lights should be hardwired so they operate dusk to dawn

**Plat Comments**

See Planning's comments.

See Real Estate's Comments

Please address these comments and the comments from the other review agencies and submit a revised lighting plan providing more lighting within the development for Director's approval. 9 sets of construction plans with the Plans of Development-Plans for Signature application needs to be submitted for review. Plans for signature may not be submitted until tech memos have been received from all review agencies. Should you have any questions concerning this letter, please contact me at [gog@henrico.us](mailto:gog@henrico.us) or 804-501-5159.

Sincerely,

Christina L. Goggin, AICP  
County Planner

Cc: MS Richmond Investor, LLC