

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**



October 20, 2023

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

North Gayton Company  
Thomas W. Pruitt  
2425 Grenoble Rd.  
Henrico VA 23294

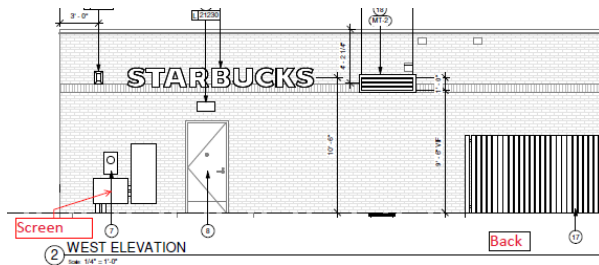
Kimley-Horn  
Ryan Perkins, P.E.  
2035 Maywill St, Suite 200  
Richmond VA 23230

RE: POD2023-00095  
Starbucks at 7101 W. Broad Street  
Site Plan – Construction Plan Review  
Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced construction plans, received October 20, 2023, and has the following comments:

1. On the cover sheet under Erosion Control Quantities, Tree Protection is listed as 35 linear feet, on CE-101 Phase I Erosion and Sediment Control, Tree Protection is listed as 415 linear feet.
2. Wall-mounted utility and mechanical equipment must be screened by opaque walls or fences of approved materials and design. (24-5311.B(1))



3. The proposed easement along Emerywood will need to be recorded and DB/PG added to the plans once the plat is approved. (Just a reminder.)
4. 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.

Should you have any questions concerning the Planning comments or need additional information, please contact me at 804-501-4646 and rig020@henrico.us.

Sincerely,

  
R. Todd Rigler  
County Planner