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MAY 15 2023

WRENTHAM
PLANNING BOARD



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TOWN CLERK'S OFFICE
WRENTHAM, MA

2023 MAY 15 PM 3:37

**TOWN OF WRENTHAM
PLANNING BOARD**

79 SOUTH STREET
WRENTHAM, MASSACHUSETTS 02093
(508) 384-5400 ext. 5441 | FAX 508-384-3174
planning@wrentham.gov | www.wrentham.gov

Exhibit # 1

**APPLICATION FOR SPECIAL PERMIT & SITE PLAN APPROVAL -- or --
MODIFICATION OF A SPECIAL PERMIT & SITE PLAN APPROVAL**

Application No.: 2023-08

Date: 5/15/2023

APPLICATION TYPE: Please indicate the type of permit you are seeking:

☒ New Special Permit/Site Plan Approval (SP/SPA)

☐ Modification of SP/SPA Date of Original Permit: _____, Book/Page: _____
(Include Copy of Decision)

APPLICANT NAME: Beth F. Bryson (aka Beth Ferrari)

FULL ADDRESS: 226 Taunton Street

PHONE: 617 121 7625

EMAIL: Beth@Ferrarico.com

Contact Person's Name: Same as above

PHONE: _____

EMAIL: _____

OWNER(S) OF RECORD: Beth F. Bryson

FULL ADDRESS: Same as above

PHONE: 617 212 7625

EMAIL: Beth@Ferrarico.com

Deed recorded in the Norfolk County Registry of Deeds: Book 39388 Page 276

(Include Copy of Deed)

SITE INFORMATION:

Street Address of Property(s) 13 Franklin Street

Assessor's Parcel Id.(s) and lot size of each: Map 9, Block 2, Lot 4

PLAN INFORMATION:

Plan Title: #13 Franklin Street Plan of Land in Wrentham, MA

Prepared by: Glossa Engineering Inc, 46 East Street, East Walpole, MA

Date Prepared: 4/27/2023

Last Revision Date: _____

ZONING INFORMATION:

CURRENT AND PROPOSED USE(S)

List all **current/proposed uses** on the site:

The current use is an Antique Shop

The proposed use is a 108 seat restaurant and misc. office use.

Does this Application involve a change of use?

☒ Yes (if so, please review the Wrentham General Code §390-4.4 for further guidance)

☐ No

ZONING DISTRICT

Which zoning district(s) and/or overlay district(s) is the property located in? Check all that apply.
(Review the Town of Wrentham's Zoning Map)

- | | |
|--|--|
| <input type="checkbox"/> Residential District, R-30 | <input type="checkbox"/> Conservation, Recreation, School & Park District, CRSP |
| <input type="checkbox"/> Residential District, R-43 | <input type="checkbox"/> Conservation, Recreation, School & Park Route 1, CRSP-1 |
| <input type="checkbox"/> Agricultural & Residential District, R-87 | <input checked="" type="checkbox"/> Village Zone A, VZA |
| <input type="checkbox"/> Retail Business District 1, B-1 | <input type="checkbox"/> Village Zone B, VZB |
| <input type="checkbox"/> Retail Business District 2, B-2 | <input type="checkbox"/> OVERLAY DISTRICTS |
| <input type="checkbox"/> Commercial-Industrial District 1, C-1 | <input type="checkbox"/> Watershed Protection Overlay District, W |
| <input type="checkbox"/> Commercial-Industrial District 2, C-2 | <input checked="" type="checkbox"/> Aquifer Protection Overlay District, A |
| <input type="checkbox"/> Commercial-Industrial District 3, C-3 | <input type="checkbox"/> Floodplain Overlay District, F |
| <input type="checkbox"/> Route 1 North, C-1N | <input type="checkbox"/> Special Use Overlay District, SU |
| <input type="checkbox"/> Route 1 South, C-1S | <input type="checkbox"/> Medical Marijuana Special Use Overlay District, MMSU |

WAIVER REQUEST(S)

Briefly describe all waivers requested (Use Form 6 for each request)

- | | |
|-----------------------------|--------------------------|
| Section: <u>390-7.2 (C)</u> | <u>Stormwater Report</u> |
| Section: <u>390-7.2 (D)</u> | <u>Traffic Study</u> |
| Section: <u>390-7.4(9)</u> | <u>Landscape plan</u> |
| Section: _____ | _____ |
| Section: _____ | _____ |
| Section: _____ | _____ |

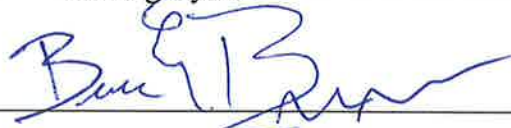
REQUIRED SIGNATURES:

- Please Note: Both required signatures 1 and 2 must be obtained prior to submission.
- Required signatures are the responsibility of the Applicant.
- Failure to obtain all required signatures may cause a delay in processing.

1. **REQUIRED SIGNATURE(S): APPLICANT AND/OR OWNER:** Both the Applicant and at least one Property Owner signature must be submitted.

The undersigned, being the **APPLICANT** and/or **OWNER(S)** named above, hereby applies for a Special Permit/Site Plan Approval or Modification of a Special Permit/Site Plan Approval by the Planning Board and certifies that, to the best of the APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning Bylaw of the Town of Wrentham, MA.

Applicant's Signature



Date: 5/15/2023

Property Owner's Signature
(If Not Applicant)

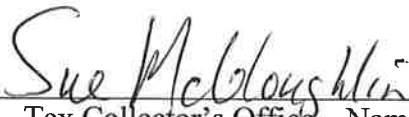


Date: 5/15/2023

2. **REQUIRED SIGNATURE: TAX COLLECTOR**

To be completed by the **Tax Collector:** The Office of the Tax Collector verifies that there are no outstanding taxes due by the Property Owner to the Town of Wrentham, MA.

***Note: Delinquent bills must be paid in full before your application can be processed.
Please make arrangements to pay all outstanding bills to the Tax Collector's Office.***



Tax Collector's Office – Name (Please Print)

SM
Initial

5/15/23
Date

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

QUITCLAIM DEED

We, John J. Andrews and Joan Andrews, tenants by the entirety, of Wrentham, Norfolk County, Massachusetts, for consideration paid of \$560,000.00, grant to

Beth F. Bryson, a married person, of 226 Taunton Street, Wrentham, Massachusetts 02093

with quitclaim covenants

A certain parcel of Land, with the buildings thereon, situated on Franklin Street in Wrentham, Norfolk County and being bounded and described as follows:

On the EAST by Franklin Street, eighty (80) feet;

On the NORTH by land now or formerly of Sinking Fund Company; one hundred thirty-two (132) feet;

On the WEST by land now or formerly of land of one Farrington, eighty (80) feet; and

On the SOUTH by land now or formerly of land of said Farrington, one hundred thirty-two (132) feet.

Be any and all of the aforesaid measurements more or less or however otherwise the afore said premises may be bounded and described.

There is specifically excluded from the within conveyance that portion of the premises taken for the relocation of Franklin Street as set forth in Book 1540, Page 541.

For reference see deed of Robert S. Johnson and Grace S. Johnson recorded in the Norfolk County Registry of Deeds, Book 4695, Page 283 and Plan dated June 19, 1970.

Property address: 13 Franklin Street, Wrentham, MA 02093

We, John J. Andrews and Joan Andrews do hereby release all of our rights of Homestead as set forth in M.G.L. c. 188 and affirm there are no other persons entitled to any homestead rights.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 05-12-2021 @ 04:00pm
Ctl#: 1150 Doc#: 62565
Fee: \$2,553.60 Cons: \$560,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY


13 Franklin Street, Wrentham, MA

NOT
Witness our hands and seals this 11th day of May, 2021

OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

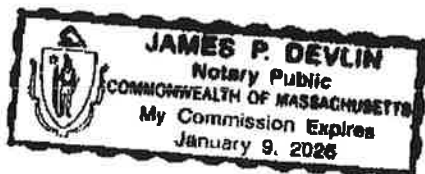

John J. Andrews



Joan Andrews

THE COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

On the 11th day of May 2021, before me, the undersigned Notary Public, personally appeared John J. Andrews and Joan Andrews, the above-named and proved to me through satisfactory evidence of identification being their driver's licenses, to be the persons whose name is signed on this document and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.




James P. Devlin, Esq.

My Commission Expires: 1/9/2026

NOTARY PUBLIC

TOWN OF WRENTHAM (Public Park)

W. K. GILMORE & SONS INC.

N 82° 16' 50" E
290.25'
125.25'
Chain Link Fence
Paved Driveway To Park

Former Location of Barn

9,757 SQ. FT.

TOWN OF WRENTHAM (Public Park)

2 STORY WOOD FRAME BUILDING

Retaining Wall
S 3° 40' 00" E
122.00'
Sidewalk

ST.

(County Layout of 1926)

FRANKLIN

Norfolk Registry of Deeds
Dedham, Mass.
Received Oct 20, 1970 with Deed
Robert S. Johnson et al to
John T. Andrews et al
Filed as No. 812, 1970 in 455 Ps. 283
Attest: [Signature] Register



PLAN OF LAND
IN
WRENTHAM, MASS.
SCALE: 1"=20' JUNE 19, 1970
LANDMARK ENGINEERING OF NEW ENGLAND, Inc.
Reg. Land Surveyors & Reg. Civil Engineers
14 Common St. Wrentham, Mass.

REGISTERED LAND SURVEYORS' CERTIFICATION
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN
ARE THE LINES DEDUCED FROM THE RECORDS OF THE
STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION
OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
DATE: [Signature] E. E. [Signature]

Mitigation of Adverse Impact

Where significant adverse impacts are identified by the Applicant or reviewing Board, the Community and Environment Assessment must propose an acceptable program of mitigation. This affirmative requirement may include provisions for phased development; natural or landscape barriers; noise baffles; pollution controls; waste, trash, and sewage disposal; roadway maintenance; water supply; storm drainage; fire and police protection. Site plan approval, special permits, and variances will not be issued until this requirement is satisfied.

Name of Engineer: John F. Glosser

Signature of Engineer: [Signature]

Date: 5/15/2023

CHECKLIST FOR ARTICLE 7 – SITE PLAN APPROVAL

7.3 Site Plan Form

The site plan shall be prepared by an engineer and surveyor and shall be clearly and legibly drawn at a scale of 1" = 40' on a material which is suitable for reproduction¹. If multiple sheets are used, an index sheet showing the entire site plan shall be provided.

7.4 Site Plan Content

The site plan shall contain the following information:

YES **NO** **N/A**

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a. Plan name, property boundaries, true north point, date, scale, and Zoning District along with any Zoning District boundaries and overlay districts (i.e. Aquifer Protection, Watershed and Floodplain). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b. Names and addresses of present record owner(s), the applicant, and the architects, engineers and/or surveyors who prepared the plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c. Certificates and seals of the architects, engineers, and/or surveyors who prepared the plan, together with a certificate that all surveying conforms to the requirements of the Massachusetts Land Court. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | d. Suitable space to record the action of the Planning Board and the signatures of the members of the Board on each sheet of the site plan, and the date of such signature. |

YES **NO** **N/A**

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | e. Existing conditions – Ref. ² <u> </u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. existing contours at two-foot intervals, |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. significant soil types, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. water systems (including standing surface water, brooks or streams, the direction of drainage, wetlands, and the 100-year flood elevation), |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. trees exceeding 5" in diameter or the perimeter of heavily wooded areas, |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. stone walls, fences, buildings, |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. rock ridges or outcroppings. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | f. A locus plan of all land within 1,500 feet of any part of the tract and showing: |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. all dwellings and principal buildings, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. the land use of each lot, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. lot and right-of-way, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. zoning district boundaries, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. recorded easements abutting the tract, and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. public facilities, such as conservation or recreation land, foot-paths, bicycle paths, or streets. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | g. A utilities analysis showing – Ref. <u> </u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. the location and size of the Town's existing water mains, fire hydrants, sanitary sewers, and storm drains relevant to the |

¹ Plans shall be submitted on sheets measuring 24" x 36".

² Reference the sheet where the required information is indicated (e.g. Sheet 3 of 12)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- project, and
2. the proposed location and approximate size of utilities to be constructed on the site and their proposed connections to the Town's utilities, and any special features, such as culverts, or pumping stations, that might affect the ability of the Town to service the development;

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------

- h. Plan prepared by a registered architect including building elevations and one or more perspective colored renderings indicating materials to be used;

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------

- i. Proposed landscape plan prepared by a registered landscape architect; and

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- j. A table showing
- Ref. 1
1. total land area,
 2. developable site area
 3. common or usable open space, if any,
 4. site coverage of buildings,
 5. area covered with impervious surface,
 6. ratio of impervious surface to total land area, and
 7. the number of off-street parking spaces and, if applicable, loading bays.

The Planning Board may in any particular case, where such action is in the public interest and not inconsistent with the intent and purpose of this bylaw, waive strict compliance with the foregoing requirements. Any such waiver shall require a written request from the applicant and majority vote of the Board.

CHECKLIST FOR ARTICLE 8 - COMMUNITY AND ENVIRONMENTAL ASSESSMENT

The environmental assessment will describe the proposed use in detail, its purpose, location and time setting, and its relation to other projects and proposals. The assessment will describe primary and secondary environmental and community impacts, both beneficial and adverse. The scope of the assessment shall include both construction and operational impacts. The assessment shall also develop, describe, and objectively weigh alternatives to the proposed use.

A registered professional engineer and other professionals as required shall prepare the environmental assessment. The assessment shall address the following topics for present conditions, development conditions, and environmental controls, and future conditions and environmental controls:

<u>YES</u>	<u>NO</u>	<u>N/A</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Natural environment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Air pollution
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Water, including quantity of drainage and pollution control
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Noise pollution
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Land, including the quantity of earth to be removed from the site
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Wildlife
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. Man-made environment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Surrounding land use
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Density
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Zoning
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Architecture
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c. Public facilities
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Water supply and distribution
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Storm drainage facilities
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Sewage disposal facilities
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Solid waste disposal, including trash and garbage
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Traffic facilities
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Electric power
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Gas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d. Community Services
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Schools
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Recreation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Police
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Fire
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Public works
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e. Economic considerations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Cost-benefit ratio to the Town of Wrentham
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Time schedule

GLOSSA ENGINEERING INC
46 EAST STREET
EAST WALPOLE, MA 02032
PHONE 508-668-4401
FAX 508-668-4406
EMAIL glossaeng@AOL.com

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TOWN CLERK'S OFFICE
WRENTHAM, MA
2023 MAY 15 PM 3:38

May 12, 2023

FROM: John F. Glossa P.E.
Glossa Engineering Inc
46 East Street
East Walpole, MA 02032

TO: Village Hall LLC
P.O. Box 2
Wrentham, MA 02093

RE: 13 Franklin Street
Wrentham, MA
Narrative to accompany application for Special Permits/Site Plan Approval
Wrentham Planning Board

COMMUNITY AND ENVIRONMENTAL ASSESSMENT EXECUTIVE SUMMARY

The project is to restore and renovate the existing multi-use building at 13 Franklin Street. The applicant also proposes to install 4 parking stalls and a dumpster pad at the rear of the building.

The Community and Environmental Assessment finds that there are no detrimental effects to the Community or to the Environment as a result of this proposal. If fact, the restoration and renovation will improve not only the existing site but will create additional value for all abutting and nearby properties. The work will also stimulate owners of other properties in the Town center to follow the lead of the 13 Franklin Street project and renovate and restore their own properties.

The alternative to the project is to maintain the property as it exists now. This alternative will reduce nearby property values and will offer no incentive for others to improve their sites.

RECEIVED

MAY 15 2023

WRENTHAM
PLANNING BOARD

Form R:
Wrentham Planning Board
Waiver Request Form

RECEIVED
JOHN GLOSSA'S OFFICE
WRENTHAM, MA

2023 MAY 15 PM 3:37

At the time of application, this form shall be submitted for each waiver request

Project Name: 13 Franklin Street

Date: 5/15/23

Nature of waiver request: Stormwater Report

Section/Article of Zoning or General By-Law, or Subdivision Rules and Regulations: 390-7.2(C)

Reason waiver is requested: Stormwater regulations conflict with Title 5 septic system requirements

Alternatives to granting the waiver: Off site mitigation agreed to by the Town and the applicant

Impacts of denial of waiver on the project: Project could not be constructed as proposed.
The building addition could not be constructed. The parking area and dumpster area could not be constructed.

Reasons why this waiver is in the best interests of the Town and consistent with the intent and purpose of the Zoning By-Law or Subdivision Rules & Regulations: The increase in rate and volume of runoff is minimal.

Prepared by:

John F. Glossa P.E.

Signed by:

John F. Glossa 5/15/2023

Form R:
Wrentham Planning Board
Waiver Request Form

At the time of application, this form shall be submitted for each waiver request

Project Name: 13 Franklin Street

Date: 5/15/23

Nature of waiver request: Traffic study

Section/Article of Zoning or General By-Law, or Subdivision Rules and Regulations: 390-7.2(D)

Reason waiver is requested: The project is an existing building in the Town Center. A traffic study would not be informative. Traffic from the use is generally off peak

Alternatives to granting the waiver: Parking study

Impacts of denial of waiver on the project: None. However money would be better spent on a parking study.

Reasons why this waiver is in the best interests of the Town and consistent with the intent and purpose of the Zoning By-Law or Subdivision Rules & Regulations: A traffic study would not be informative as the traffic is mostly off peak. A parking study would uncover potential impacts.

Prepared by: John F. Glossa P.E. Signed by: [Signature] 5/15/2023

Form R:
Wrentham Planning Board
Waiver Request Form

At the time of application, this form shall be submitted for each waiver request

Project Name: 13 Franklin Street

Date: 5/15/23

Nature of waiver request: Landscape plan

Section/Article of Zoning or General By-Law, or Subdivision Rules and Regulations: 390-7.4(9)

Reason waiver is requested: The project is an existing building in the Town Center. The lot is small with little opportunity for planting. There is little opportunity to provide landscaping that would be seen by abutters or could be seen from the street as 1) The property mostly abuts sweat Park and 2) The building abuts Franklin Street.

Alternatives to granting the waiver: Potted plantings at the front of the building per the owner/operator Preference.

Impacts of denial of waiver on the project: It would most likely be money not well spent so the impact would be a financial impact on the applicant.

Reasons why this waiver is in the best interests of the Town and consistent with the intent and purpose of the Zoning By-Law or Subdivision Rules & Regulations: The lot is a small lot. There is little space for landscaping without comprising utilities and vehicle access. Potted plants can be kept at the building entrance per the owner/operator preference.

Prepared by: John F. Glossa P.E. Signed by: John F. Glossa 5/15/2023