

SE2024-00009, CLOSET FACTORY

Special Exception Report
South Anna Magisterial District
Board Meeting Date: June 26, 2024



Overview

Request	To permit loading spaces in the front yard within the U.S. Route 1 Corridor Overlay District
Zoning	M-2, Light Industrial District
Acreage	4.23 acres
Location	North line of Cedar Ridge Drive (State Route 1311) at its intersection with Lakeridge Parkway (State Route 782)
Site Address	10520 Lakeridge Parkway
GPIN	7787-69-2838
General Land Use Plan	Light Industrial
Major Thoroughfare Plan	Lakeridge Parkway (Major Collector: 120' ultimate right-of-way) Cedar Ridge Drive (Local Road: 50' right-of-way)
Suburban Service Area	Inside
Case Planner	Brendan McHugh

Executive Summary

This is a request to permit loading spaces in the front yard of the Closet Factory facility located at the intersection of Lakeridge Parkway and Cedar Ridge Drive. The property is located within the U.S. Route 1 Corridor Overlay District, which only allows loading spaces in the front yard with a Special Exception. The applicant is proposing renovations of the existing building, which will orient loading spaces along Cedar Ridge Drive.

Outstanding Issues

No known issues at this time.

Draft Motion

I move that the Board of Supervisors:

- a. Approve SE2024-00009 as submitted.
- b. Approve SE2024-00009 with the following amendments: _____.
- c. Deny SE2024-00009.
- d. Defer SE2024-00009 until the Board's July 24, 2024, meeting.

Planning Analysis

Existing Use and Location

There is an existing building (17,843 square feet) on the property that houses Closet Factory, a business that installs custom closets and storage. The property, which is zoned M-2, is located at the intersection of Lakeridge Parkway and Cedar Ridge Drive within an established industrial park.



Proposal

Trucks currently use four (4) loading bays located on the eastern side of the existing building, facing the side yard. Due to customer growth demands and increased productivity, the applicant would like to redesign and expand the delivery area to include five (5) to six (6) bays, which will face Cedar Ridge Drive. The overall proposal includes the following:

- Add two (2) to three (3) loading bays on the south side of the existing building; and
- Construct a 60' x 95' addition on the east side of the building, which includes three (3) loading bays.

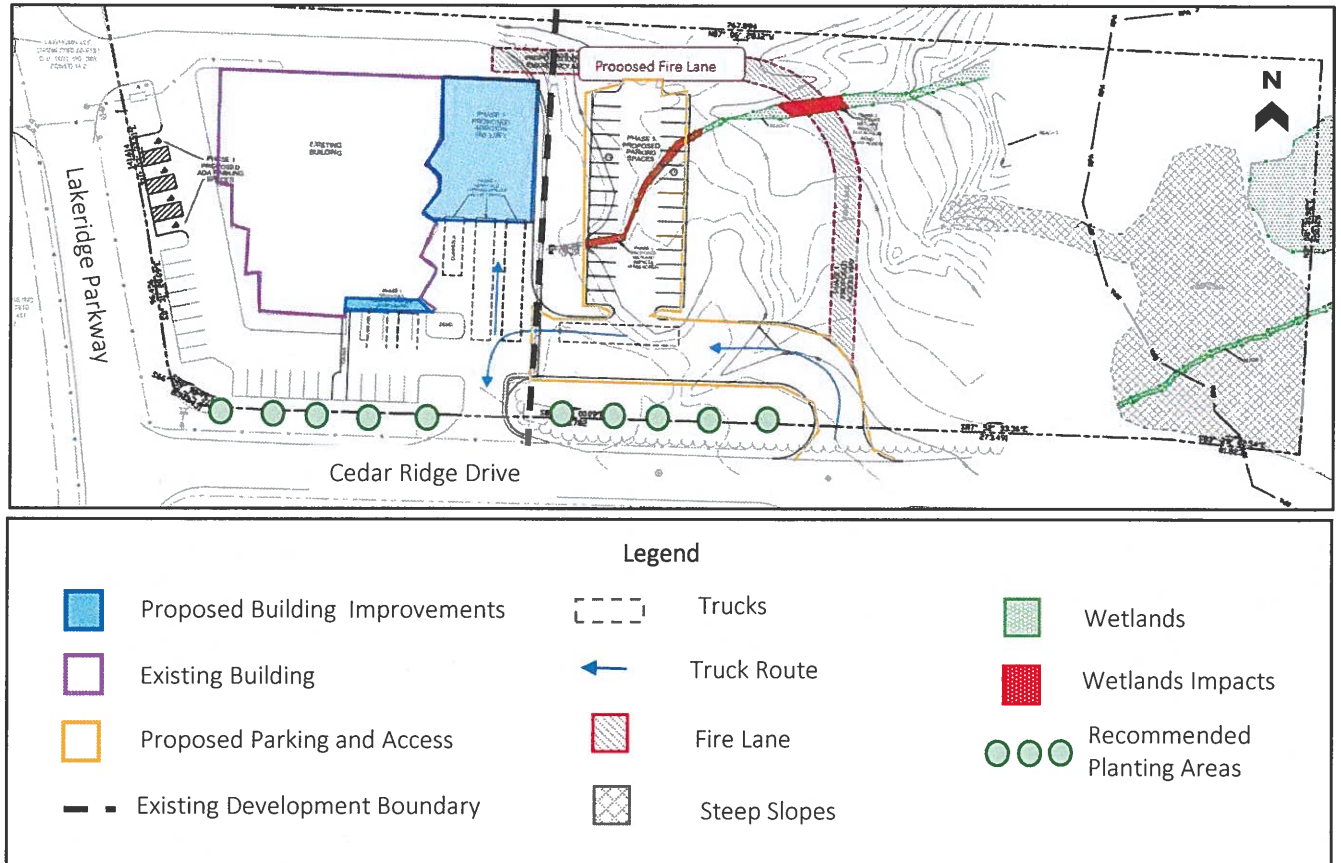
In addition to the building expansion, the applicant is proposing the following additional improvements shown on the sketch plan¹:

- Add an access point from Cedar Ridge Drive
- Add a fire lane and parking area (30 spaces) on the east side of the building

The applicant has conveyed that the design of the proposed improvements is a result of constraints regarding wetlands, topography, and plans for future development on the property.

¹ These improvements do not require a Special Exception but are included within the overall plan of development.

Sketch Plan²



The sketch plan exhibit shows the following:

- Existing Features

The existing building is outlined in purple. Existing parking, driveways, and access points are shown to the west of the bold dashed line. Wetlands, topography, and steep slopes are shown on the eastern portion of the property.

- Proposed Development

Proposed improvements to the building are shown in light blue. Two to three loading bays will be added to the area on the southern side of the building, and the addition is shown on the eastern side of the building. The proposed access, driveway, and parking area are outlined in yellow. A fire lane is shown running from the proposed access to the northern side of the property.

- Vegetation

The applicant has not proposed any additional vegetation to mitigate for the request. To soften the view of the loading spaces from Cedar Ridge Drive and Lakeridge Parkway, staff has recommended a condition (#2) that requires landscaping along Cedar Ridge Drive west of the proposed entrance as follows:

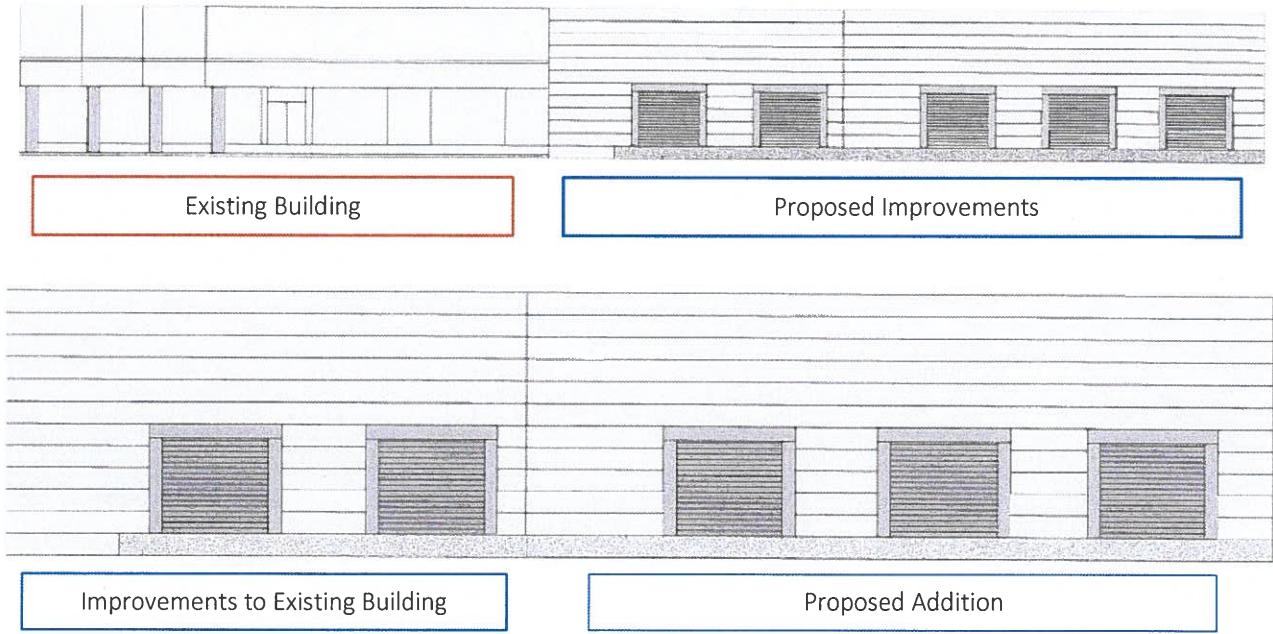
- One (1) tree per twenty (20) linear feet, with no less than 30% and no more than 50% of the trees being evergreen; and

² Color descriptions in the report are based on the exhibit above.

- One (1) evergreen shrub per five (5) linear feet.

Existing vegetation can be used to meet this requirement. The recommended areas for plantings are shown with green circles on the sketch plan exhibit.

Elevations



The elevations show how the addition will be integrated with the existing building. The elevations show two bay doors for the improvements to the existing building; however, there is a note on the plan that two to three bay doors will be included in this area. The elevations do not include materials or colors; however, staff has recommended a condition (#1) that the materials and colors be compatible with the existing building.

Standard Findings

General Findings for All Special Exceptions

A special exception may only be granted if the Board makes the following findings per Section 26-332:

1. *The proposed use or proposed modification of generally applicable regulations is compatible with the character of the surrounding area;*
2. *The proposed use or proposed modification will not produce noise, odor, vibration, or glare beyond that which is generally produced by uses that are permitted by right in the applicable zoning district;*
3. *The proposed use or proposed modification will not create traffic congestion and will not impair the safe and efficient travel along the county's road network;*
4. *The proposed use or proposed modification will not diminish the view shed as seen from the public right-of-way, or unreasonably impact historic or natural resources;*
5. *The proposed use or proposed modification will not impair the public health, safety, and general welfare;*

6. *The approval of the special exception is consistent with good zoning practices and the comprehensive plan; and,*
7. *All other additional requirements for a proposed use or proposed modification that are set forth elsewhere in this chapter are satisfied.*

With the exception of #4, staff finds that this request generally aligns with the criteria above. To mitigate visual impacts street-facing loading spaces may have, staff has recommended a condition that landscaping be provided along Cedar Ridge Drive (Condition #2).

Findings for Special Exceptions to U.S. Route 1 Overlay Requirements

An exception to the U.S. Route 1 Overlay requirements may be granted if the Board makes the following findings per Section 26-199:

1. *That the exception is reasonably necessary due to physical constraints of the site, such as size, shape, topography, soils, or arrangement of existing improvements, that prevent construction in accordance with applicable standards without compromising the intent of this Ordinance, and that the exception is the minimum departure from applicable standards necessary to provide relief;*
2. *That an exception would not unreasonably lower the level of service on affected roads;*
3. *That the design and location of proposed on-site improvements are compatible with existing developed sites contiguous with and near to the site of the proposed development;*
4. *That the granting of the exception will not substantially affect adversely the use of adjacent and neighboring property;*
5. *That the granting of the exception will avoid the unnecessary replacement of existing landscaping and other improvements on site, if applicable, and will not result in unsafe circulation patterns on site; and*
6. *That the granting of the exception will not endanger the public safety, or in any other respect impair the health, safety, comfort, and welfare of the inhabitants of the County.*

Placing the loading spaces on the south side of the building is necessary due to environmental constraints, including wetlands and steep topography located on the east side of the property. The proposed design should not impact traffic operations along adjacent public roads. In addition, several sites along Lakeridge Parkway have obtained exceptions for loading spaces in the front yard. However, other sites have provided additional landscaping in front of the loading areas to help minimize the view from the road. Staff has recommended a condition to require additional trees and shrubs be planted along the road. The granting of this exception will not adversely impact neighboring properties or impair the health, safety, comfort, and welfare in the area.

Agency Reviews

VDOT

VDOT commented that the plan does not demonstrate that trucks can back into the loading areas without impacting the public road.

- After receiving feedback from VDOT, the applicant provided an exhibit demonstrating that the trucks can perform those movements without impacting public roads. The exhibit, which is attached to this report, delineates two radii showing the truck parking movements. The lighter color green shows the tractor trailer movements, and the darker green shows short body truck movements (25 to 30 feet, approximately).

Ordinance Required Conditions

In accordance with Article 6, Division 4, Section 26-333, the site shall be developed and maintained in substantial conformity with the sketch plan titled, “SPECIAL EXCEPTION CONCEPTUAL LAYOUT CLOSET FACTORY LAKERIDGE PARKWAY HANOVER COUNTY, VIRGINIA,” dated April 26, 2024, and prepared by ARM Group, L.L.C.

A site plan, prepared in accordance with the requirements of Chapter 26, Article 6, Division 2, of the Hanover County Zoning Ordinance, shall be submitted for review and approval prior to commencement of the requested use.

Staff's Recommended Conditions

1. *Building Colors and Materials:* The materials and colors of the proposed improvements to the building must be compatible with the existing building, as determined by the Director of Planning.
2. *Landscaping along Cedar Ridge Drive:* The following landscaping must be shown on the site plan, installed, and maintained along Cedar Ridge Drive west of the proposed access shown on the sketch plan:
 - a. One (1) tree per twenty (20) linear feet, with no less than 30% and no more than 50% of the trees being evergreen; and
 - b. One (1) evergreen shrub per five (5) linear feet.

Existing vegetation can be used to meet the number of plantings required by this condition.

3. *Building Inspections and Fire Marshal Requirements:* All requirements of the Fire Department and the Building Inspector's Office applicable to the placement and occupancy of modular buildings must be met.
4. *Applicable Development Regulations:* All development and use of the property must comply with all federal, state, and local statutes, ordinances, and regulations.

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Photographs
- Application

Attachments

- Traffic Study
- Approval Letter Proffers/Elevations/Conceptual Plan
- Historical Commission Recommendation
- Agency Review Comments
- Community Meeting Notes
- Citizen Correspondence
- Exhibit showing truck radii
- Sketch Plan/Elevations

Initials: BRM

Maps

Hanover County, Virginia

Land Use Map

Legend

- Rural/Agricultural
- Town of Ashland
- Business Flexible
- Parks and Conserved Lands
- Destination commerce
- Employment Center
- Multi-Family Residential
- Highway Commercial
- Industrial
- Limited Industrial
- Suburban Neighborhood Residential
- Suburban High Residential
- Suburban Center
- Neighborhood Commercial
- Natural Conservation
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential

SE2024-00009

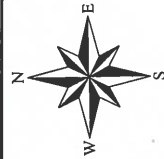
Closet Factory

front loading spaces

Limited Industrial Land Use

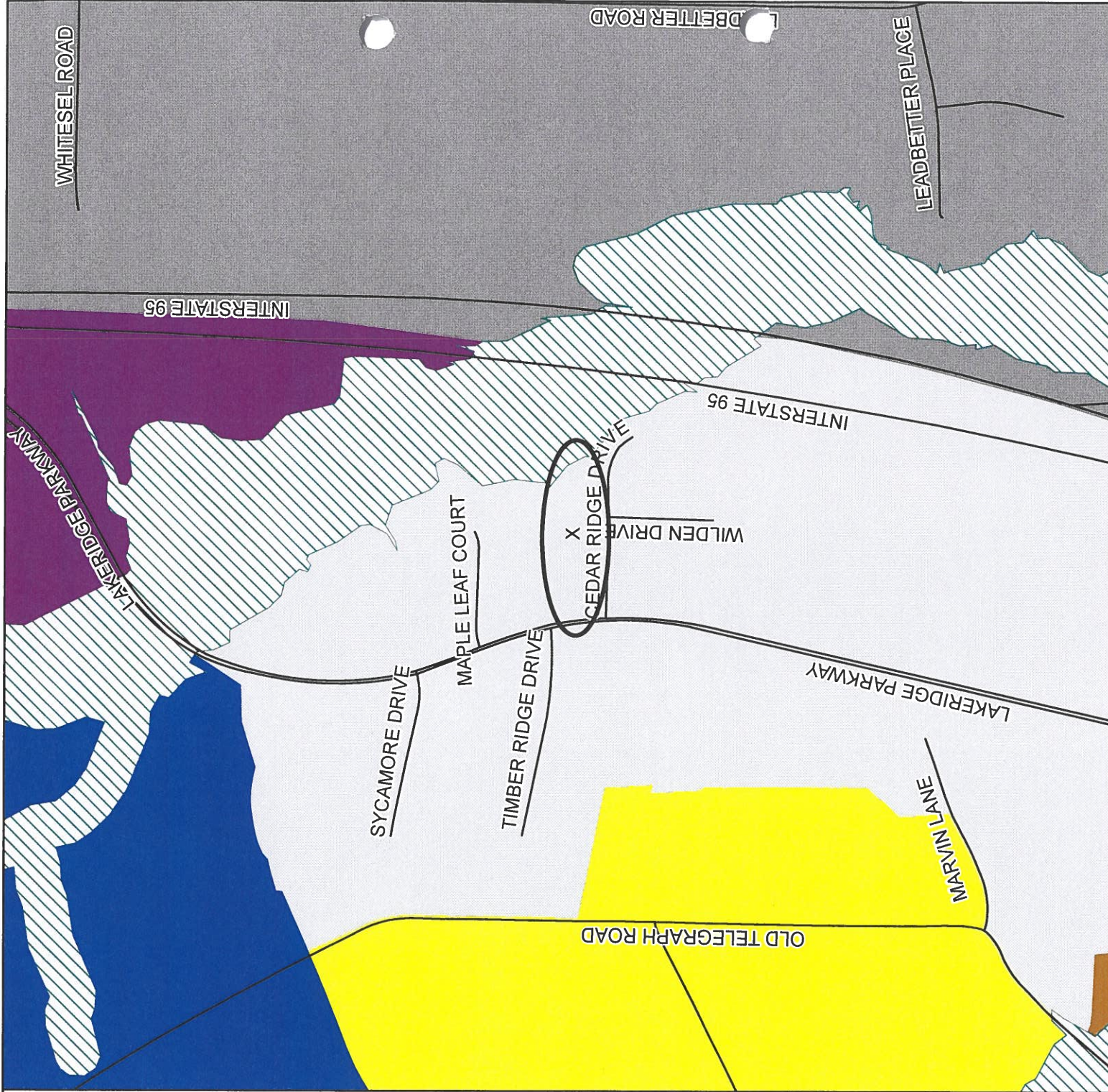
GPIN: 7787-69-2838

South Anna Magisterial District



1 inch = 600 feet

April 29, 2024



**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- - - Water
- Structures
- Parcels
- 🌳 Trees

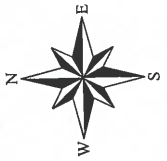
SE2024-00009

Closet Factory

front loading spaces

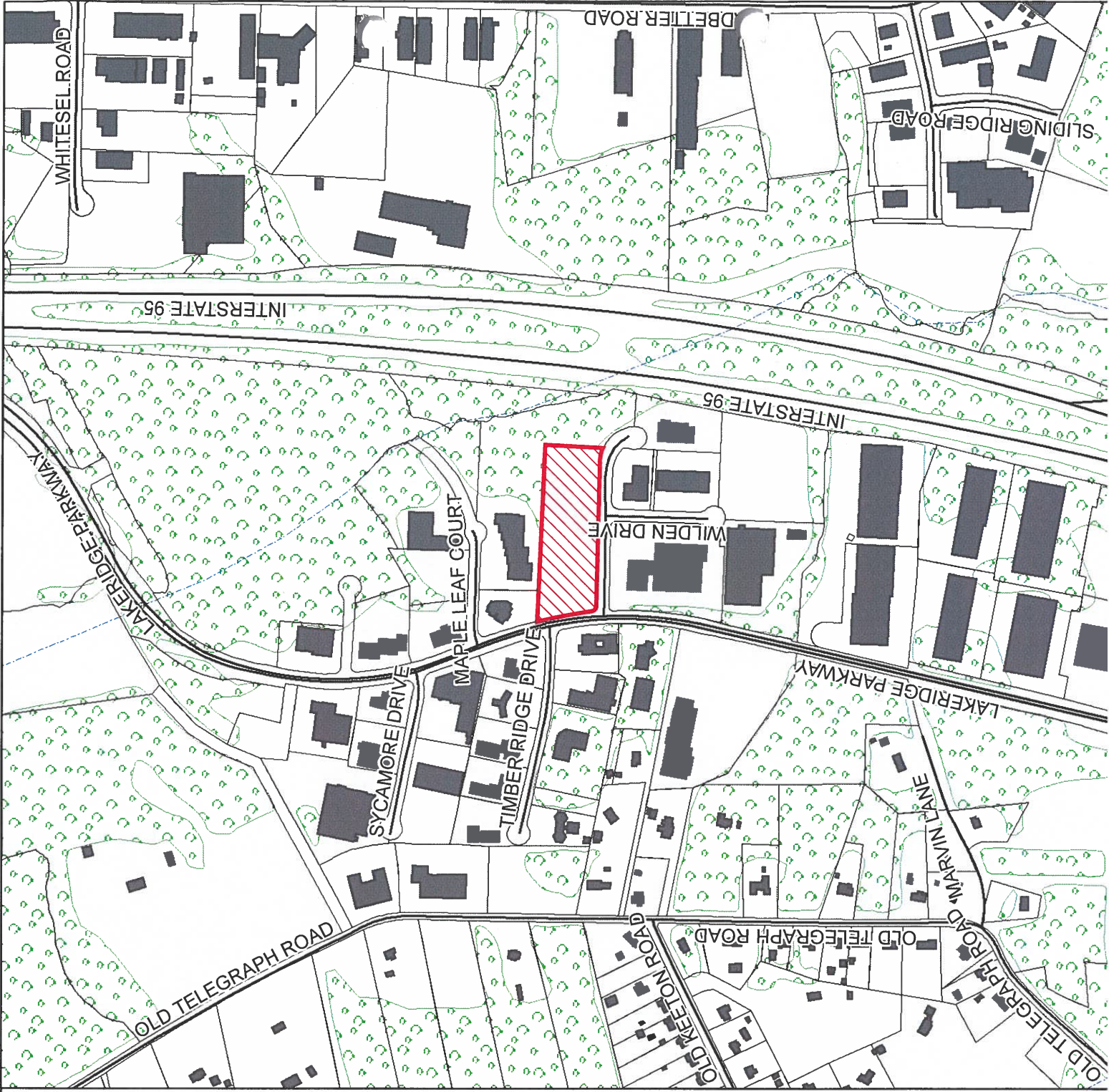
Zoned M-2

GPIN: 7787-69-2838
South Anna Magisterial District



1 inch = 600 feet

April 29, 2024



Hanover County, Virginia

Zoning Map

Legend

	Roads		R-1
	Water		R-2
	Parcels		R-3
	CUP		R-4
	A-1		R-5
	PUD		R-6
	RRC		RM
	RR-1		MX
	RO-1		B-1
	PSC		B-2
	POB		B-3
	PMH		B-4
	HE		O-S
	AR-1		B-O
	AR-2		M-1
	AR-6		M-2
	RC		M-3
	RS		

SE2024-00009

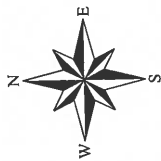
Closet Factory

front loading spaces

Zoned M-2

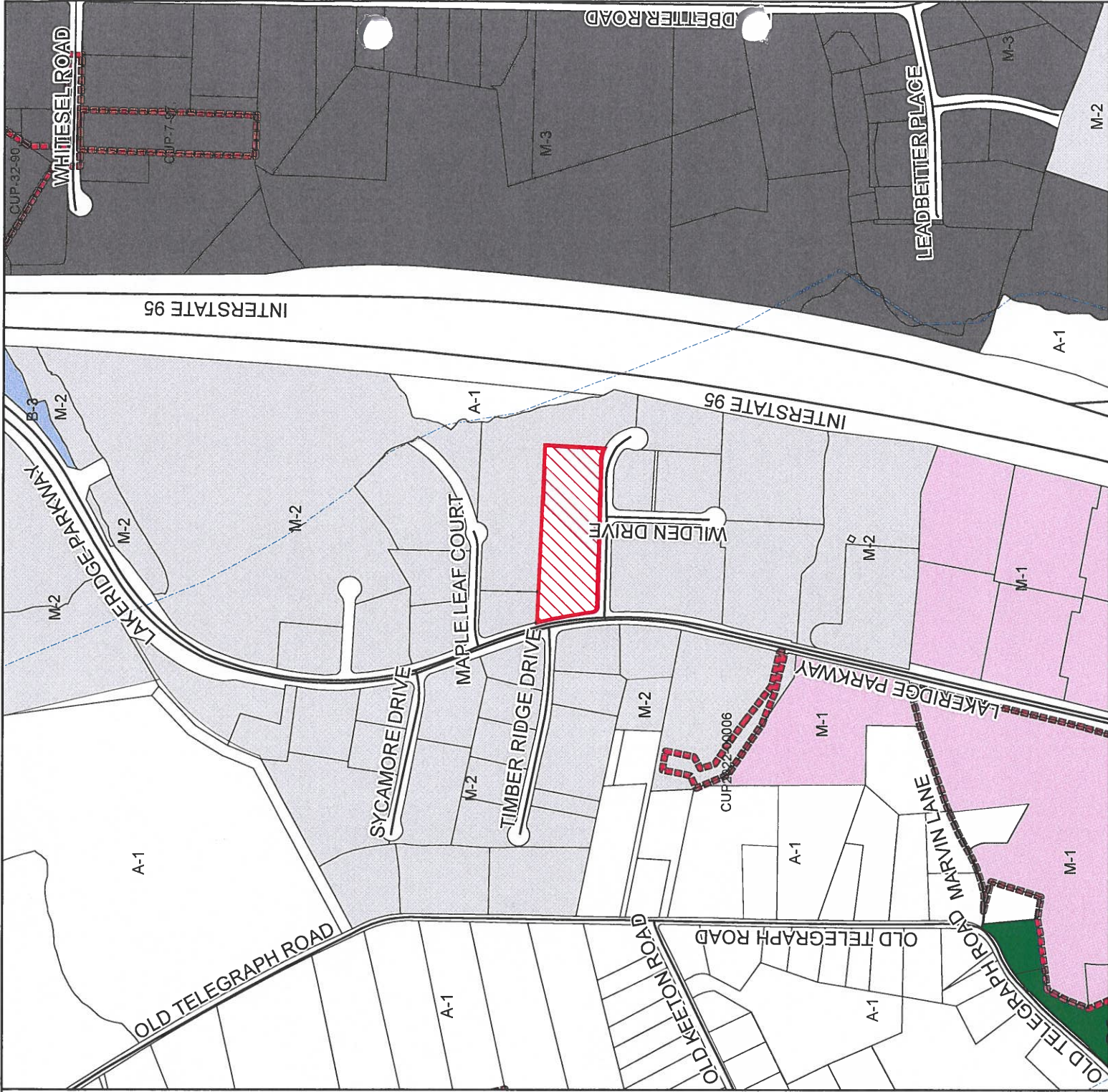
GPIN: 7787-69-2838

South Anna Magisterial District



1 inch = 600 feet

April 29, 2024



SE2024-00009



Photographs







Application

Hanover County Planning Department Application


Request for a Special Exception

Case #: SE 2024-00009

Please type or print in black ink.

APPLICANT INFORMATION	
Owner/Applicant: <u>Closet Factory-Bryan Mueller</u>	Telephone No. <u>804-467-5662</u>
Contact Name: <u>Bob Hundley-ARM Group</u>	Fax No. <u>804-550-9259</u>
Address: <u>PO BOX 9318 RICHMOND, VA 23227-0000</u>	Email Address <u>rhundley@armgroup.net</u>

PARCEL INFORMATION	For <u>multiple</u> parcels, please also complete Page 4 <input type="checkbox"/>
GPIN(s)(Tax Parcel #'s) <u>7787-69-2838</u>	Area (acres/square feet) <u>4.227</u>
Deed Book <u>3162</u> Page <u>902</u>	Current Zoning <u>M-2</u>
Magisterial District <u>South Anna</u>	Requested Use/Exception <u>Installation of warehouse doors with front yard opening facing Cedar Ridge Drive as part of building expansion</u>
Location Description (Street Address, if applicable) <input type="checkbox"/> <u>10520 LAKERIDGE PKWY</u>	

SIGNATURE OF OWNER <input checked="" type="checkbox"/> POWER OF ATTORNEY <input type="checkbox"/> CONTRACT PURCHASER <input type="checkbox"/> (attach contract)	
As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.	
Signature <u></u>	Date <u>4/26/24</u>
Print Name <u>Bryan Mueller</u>	
Signature _____	Date _____
Print Name _____	

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:	
Name <u>Bob Hundley</u>	Telephone No. <u>804-467-5662</u>
Address: <u>9560 Kings Charter Drive</u>	Fax No. <u>804-550-9259</u>
<u>Ashland, VA 23005</u>	Email Address <u>rhundley@armgroup.net</u>

**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

RECEIVED

APR 29 2024

HANOVER COUNTY
PLANNING DEPARTMENT

REQUIREMENTS/ ATTACHMENTS - For ALL REQUESTS you must submit the following:

- a. **Signature of Property Owner or Contract Purchaser** (Page 3) – If the contract purchaser signs the application, please provide a copy of the signed contract, with all sensitive information redacted.
- b. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- c. **Adjacent property owners and Board of Supervisors notification form** (Page 7) - please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the member of the Board of Supervisors for the magisterial district in which the property is located. Adjacent property owners and Board members must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or can be obtained from the Planning Department.) The form on Page 9 may be used to notify these property owners.
- d. **A plat of the subject property**, which accurately reflects the current property boundaries and the location of existing structures on the property. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9" x 12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)
- e. **Historic Impact Information** (Page 10) (This information is available on the County website or may be obtained from the Planning Department.)
- f. **Responses to questions** on Page 11
- g. **Community Meeting Guide** (Check the box if you have read and understand Pages 13 & 14. Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.)
- h. **A sketch** of your proposal, showing the following:
 - 1) The proposed title of the project, the name of the developer, and the name of the preparer of the plan.
 - 2) The north point, scale, and date. The scale of the plan shall not exceed 1" = 200'.
 - 3) The boundaries of the property involved; county or town boundaries; property lines; existing streets, buildings, and waterways; areas affected by Chesapeake Bay preservation requirements; and major tree masses.
 - 4) The general location and character of construction of proposed parking lots, driveways, curb cuts, entrances, and exits.
 - 5) The locations of all proposed buildings and structures.
 - 6) The general locations, heights, and materials of all fences, walls, screen plantings, berms, and landscaping.

If the full-size sketch is larger than 8 ½" x 11", please provide **ten (10) copies of the sketch and elevations**, folded no larger than 9" x 12", and **one (1) a reduction of the sketch**, which is 8 ½" x 11". Sheets must be no larger than 24" x 36".
- i. For applications for manufactured/mobile home needed for **medical hardship** please provide a note from a medical doctor verifying that it is necessary for someone to live in close proximity to provide care.
- j. For SE applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, email or fax (as selected below), of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next Application Deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent _____

Date _____

Print Name Bryan Mueller

Signature of applicant/authorized agent _____

Date _____

Print Name _____

Address to which notification letter is to be sent:

10520 LAKE RIDGE PKWY
ASHLAND, VA 23005

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

Email RHUNDLE@ARNGROUP.NET Fax _____

FEES

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Special Exception	\$750
Extension	\$20
Special Exceptions for manufactured homes needed in a medical hardship case	\$200

Please note: Applicants which request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Fee: _____

Accepted by: _____

HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS AND BOARD OF SUPERVISORS

Applicant's Statement:

I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request, as well as the member of the Board of Supervisors for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature: *Bryan Maeller*

COMMONWEALTH OF VIRGINIA)

COUNTY OF HANOVER)

) to-wit:
)

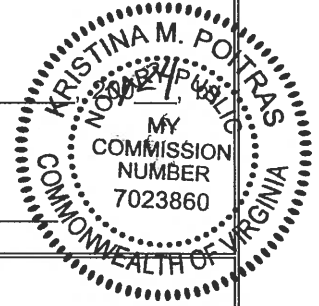
The foregoing instrument was acknowledged before me this 29 day of April
Bryan Maeller (Name of Applicant).

My commission expires:

3/31/25

Kristina M. Poitras

Notary Public



Board of Supervisors Representative:

SUE DIBBLE

List of Adjacent Property Owners:

GPIN	Name	Address
7787-69-0466	R B I CORPORATION	PO BOX 9318 RICHMOND, VA 23227-0000
7787-69-4651	CEDAR RIDGE LAND LLC	10181 CEDAR RIDGE DRIVE ASHLAND, VA 23005
7788-60-4064	MEM PROPERTIES L L C	10189 MAPLE LEAF COURT ASHLAND, VA 23005
7788-50-8186	DOVER BAPTIST ASSOCIATION, TRUSTEES	11006 LAKERIDGE PARKWAY ASHLAND, VA 23005
7788-50-6151	LAWHORN LLC	10220 TIMBER RIDGE DRIVE ASHLAND, VA 23005
7787-59-7810	ANTON PAAR USA INC	10215 TIMBER RIDGE DRIVE ASHLAND, VA 23005

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: ARM Resource on behalf of Closet Factory

DATE: 04/29/2024

The following application will be submitted for review to the Hanover County Planning Department:

- Rezoning
- Conditional Use Permit
- Special Exception

Applicant: BTMK Holdings LLC (Closet Factory)

Property Location: 10520 Lakeridge Parkway, Ashland, VA 23005

GPIN(s): 7787-69-2838

Requested Zoning District: South Anna

Requested Use/Exception: Installation of warehouse doors with front yard opening facing Cedar Ridge Drive as part of building expansion

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

- 1. Historic Resource/File No. N/A GPIN 7787-69-0466
- 2. Historic Resource/File No. _____ GPIN _____
- 3. Historic Resource/File No. _____ GPIN _____

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? _____
- b) Is the historic site open to the public? _____
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. _____

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. _____

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date

Signature:  Date: 4/29/24

EXPLANATION: (Attach additional sheets, if necessary)

1. This Special Exception is being requested in order to: allow an expansion of the facility and associated truck delivery access
to the expanded portion of the facility
Type text here

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. _____
expansion of rear of building is required to allow for growth of customer base and increased
productivity; additional loading bay spaces are required to meet business growth demands

3. Describe why the proposed use or exception is desirable and appropriate for the area. What measures will be taken to assure that the proposed use or exception will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) _____
the addition of loading space doors is consistent with other approved exceptions/uses within the industrial
park, and additional landscaping may be installed as required

4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) _____
N/A

5. Is the subject property located in a Dam Break Inundation Zone? Yes No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

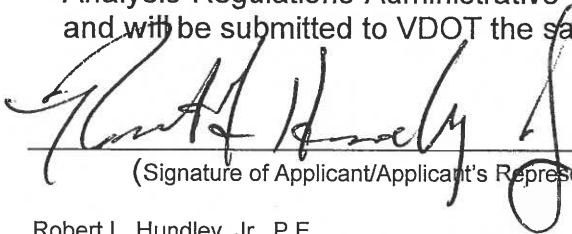
The following must be completed for all applications: The selection below is based on a projected daily trip generation of 113 vehicles per day and a site peak hour trip generation of ~~113~~ 21 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 110 and Page Number 31/34).

Choose one of the two options below:

- I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.
- I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

- I certify that this proposal DOES NOT MEET any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.
- I certify that this proposal MEETS at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.



(Signature of Applicant/Applicant's Representative)

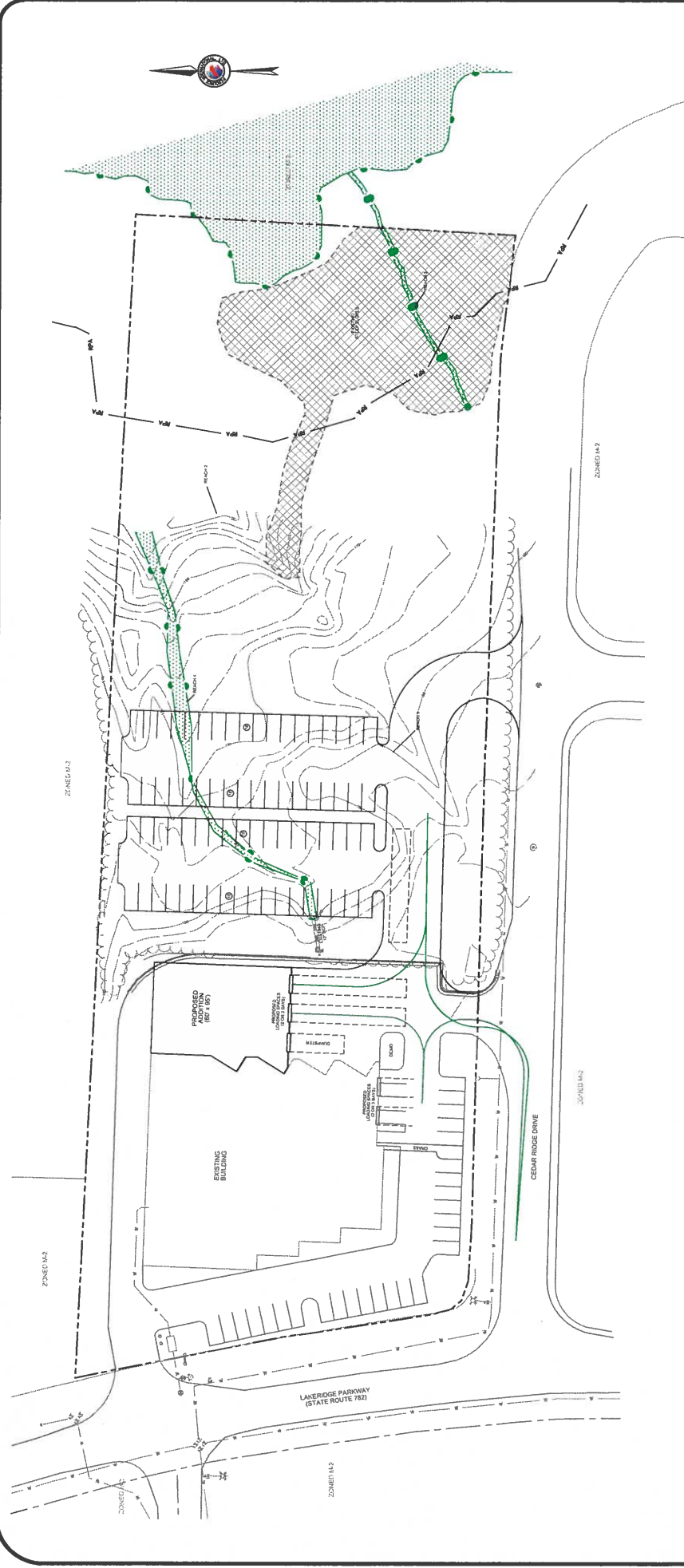
4/29/24

(Date)

Robert L. Hundley, Jr., P.E.

(Applicant/Applicant's Representative – Print Name)

Exhibit Showing Truck Radii



PARCEL INFORMATION

GPN NUMBERS 777-69-2038
 TOTAL AREA 4.27 ACRES
 PARCEL ADDRESS 1050 LAKERIDGE PKWY
 PRESENT ZONING M-2
 REQUESTED ZONING NO CHANGE
 ADJACENT ZONING M-2
 PROPOSED USE LIGHT INDUSTRIAL
 WATER PUBLIC
 SEWER PUBLIC

CONCEPTUAL LAYOUT
 CLOSET FACTORY
 LAKERIDGE PARKWAY
 HANOVER COUNTY, VIRGINIA

NOVEMBER 22, 2022



© Resource International, LLC
 All rights reserved. This document is the property
 of Resource International, LLC. No part of this
 document may be reproduced, stored in a retrieval
 system, or transmitted in any form or by any
 means, electronic, mechanical, photocopying,
 recording, or by any information storage and
 retrieval system, without the prior written consent of Resource International, LLC.

Sketch Plan

