

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/HSK/184**

- Applicant** : Mr. CHU Yan Chai represented by Mr. WONG Sun Wo, William
- Site** : Lots 1225 (Part) and 1226 RP (Part) in D.D. 124, San Sang Tsuen, Tin Ha Road, Hung Shui Kiu
- Site Area** : About 2,025m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
- Zoning** : “Open Space” (“O”) (47%);  
“Other Specified Uses” annotated ‘Enterprise and Technology Park’ (“OU(ETP)”) (45%); and  
*[Restricted to maximum plot ratio (PR) of 5 and maximum building height (BH) of 90m]*  
“Village Type Development” (“V”) (8%)  
*[restricted to maximum building height of 3 storeys (8.23m)]*
- Application** : Proposed Temporary Reinforcing Steel Processing Workshop with Ancillary Office for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary reinforcing steel processing workshop with ancillary office for a period of 3 years. The Site straddles over “O” (47%), “OU (ETP)” (45%) and “V” (8%) zones on the OZP (**Plan A-1**). According to the Notes of the OZP, ‘Rural Workshop’ is neither a Column 1 nor Column 2 use in these zones. However, according to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years within the zones requires planning permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently used for the applied use without a valid planning permission.
- 1.2 The Site is related to a previous application No. A/HSK/61 for temporary public vehicle park for private car and goods vehicle not exceeding 5.5 tonnes and ancillary shroff for a period of 3 year approved with conditions by the Rural and

New Town Planning Committee (the Committee) on 20.4.2018 but it was subsequently revoked on 20.10.2018 due to non-compliance with approval conditions regarding the submission of drainage, landscape and fire service installations (FSIs) proposals and the provision of fencing. Compared with this approved application, the current application is submitted by the same applicant for a different use with a different layout at a slightly smaller site. The Site is currently used for the applied uses without a valid planning permission (**Plans A-2 and A-4**).

- 1.3 The Site is accessible from Kong Sham Western Highway via a local track and the ingress/egress is located at the western boundary of the Site (**Plan A-2 and Drawing A-1**). There are 2 temporary structures with a total floor area of not exceeding 120m<sup>2</sup> including a single storey temporary structure (not exceeding 3m in height and with a floor area of 72m<sup>2</sup>) for office use, and a single storey structure (not exceeding 3m high and with a floor area of not exceeding 48m<sup>2</sup>) for staff room and toilet uses. 3 private car parking spaces (2.5m x 5m each) and 1 medium goods vehicle (MGV) parking space (3.5m x 11m) are also proposed at the northern part of the Site. According to the applicant, the center portion of the Site which falls on the “OU(ETP)” zone will be used as reinforcing steel bar processing workshop whilst the portion which falls on the “O” zone will be used for open storage uses. The eastern portion of the Site which falls on the “V” zone will be dedicated as a landscaping area. The operation hours are from 8:00 a.m. to 6:00 p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. The proposed vehicular access and layout plan, proposed stormwater discharge plan, and proposed landscape plan are shown at **Drawings A-1 to A-3** respectively.
- 1.4 A comparison of the applied use and major development parameters of the last application and the current application is given in the following table:

<b>Major Development Parameters</b>	<b>Last Approved Application (A/HSK/61) (revoked on 20.10.2018) (a)</b>	<b>Current Application (A/HSK/184) (b)</b>	<b>Difference (b) – (a)</b>
Applied Use	Proposed Temporary Public Vehicle Park for Private Car and Goods Vehicle not exceeding 5.5 tonnes and Ancillary Shroff	Proposed Temporary Reinforcing Steel Bar Processing Workshop with Ancillary Office	--
Site Area	About 2,147m <sup>2</sup>	About 2,025m <sup>2</sup>	-122m <sup>2</sup> (-5.7%)
No. of Structures	1	2	+1 (+100%)
Total Floor area	15.25m <sup>2</sup>	120m <sup>2</sup>	+104.75m <sup>2</sup> (+687%)
No. of private car parking spaces	35 for private cars 15 for lights goods vehicles (LGV)	3 for private cars 1 for MGV	-32 for private cars - 15 for LGV +1 for MGV
Operation Hours	24-hour from Mondays to Sundays (including public holidays)	8am to 6pm from Mondays to Sundays (excluding public	--

		holidays)	
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1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application form with proposed vehicular access and layout plan, landscape plan and stormwater discharge plan received on 26.8.2019 **(Appendix I)**
- (b) Further Information (FI) dated 3.10.2019 to provide trip generation rate estimation and vehicular access route **(Appendix Ia)**

## 2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in Part 9 of Application form in **Appendix I**. They can be summarized as follows:

- (a) “Industrial use” is a Column 1 use, hence reinforcing steel processing will only be performed within the “OU(ETP)” zone whilst the portion which falls on the “O” zone will be used for open storage use.
- (b) The portion which falls on the “V” zone will be dedicated as a planting area.

## 3. **Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31) by posting site notice and sending notice to Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

## 4. **Background**

The eastern portion of the Site, which is zoned “O” and “V” on the OZP, is subject to an on-going enforcement action (No. E/YL-HSK/44) against an unauthorized development (UD) involving storage use. An Enforcement Notice (EN) was issued to the concerned parties on 10.9.2019 requiring the discontinuation of the UD. If the notice is not complied with, prosecution action may be taken.

## 5. **Previous Application**

5.1 The Site is related to a previous application No. A/HSK/61 for temporary public vehicle park for private car and goods vehicle not exceeding 5.5 tonnes and ancillary shroff for a period of 3 year approved with conditions by the Committee on 20.4.2018. However, the planning permission was subsequently revoked on 20.10.2018 due to non-compliance with approval conditions regarding the submission of drainage, landscape and FSIs proposals and the provision of fencing. Details of the application are summarized at **Appendix II** and its location is shown on **Plan A-1**.

5.2 Compared with the last Application No. A/HSK/61, the current application is submitted by the same applicant for a different use with a different layout on a slightly smaller site.

## **6. Similar Application**

There is no similar application within the subject “OU(ETP)”, “O” and “V” zones on the OZP.

## **7. The Site and Its Surrounding Areas (Plan A-1 to Plan A-4)**

7.1 The Site is:

- (a) currently used for the applied use without a valid permission; and
- (b) accessible from Kong Sham Western Highway via a local track (**Plans A-2 and A-3**).

7.2 The surrounding areas have the following characteristics:

- (a) to its north are some open storage yards for construction materials and some residential dwellings of San Sang Tsuen;
- (b) to its east is a cluster of village houses of San Sang Tsuen;
- (c) to its south is a pond, some vacant land, ruin and agricultural land;
- (d) to its southwest are some domestic structures, vacant land and agricultural land; and
- (e) to its west is a food processing workshop and storage under planning application No. A/HSK/185 which will be considered by the Committee at this meeting, to its north-west and further west are open storage yards of pipes and construction materials, and some parking of vehicles.

## **8. Planning Intentions**

8.1 The Site straddles over “O”, “OU(ETP)” and “V” zones on the approved HSK and HT OZP. The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residential as well as the general public, whereas the planning intention of the “OU(ETP)” zone is primarily to provide development space for accommodating a variety of innovation and technology uses, including research centre, testing and certification, data centre, modern industries and other related businesses and non-polluting industrial uses.

8.2 The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always

permitted on the ground floor of a New Territories Exempted House (NTEH). Other commercial, community and recreational uses may be permitted on application to the Board.

## **9. Comments from Relevant Government Departments**

9.1 The following Government departments have been consulted and their views on the application are summarised as follows:

### **Land Administration**

9.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site comprises an Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) The Site is accessible from Tin Ha Road through Government land (GL) and private lots. His office does not guarantee any right-of-way to the Site.
- (c) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (d) According to his record, no Small House (SH) application having been approved or under processing within the “V” zone portion of the Site.
- (e) Should the application be approved, the lot owner(s) of the lot(s) without Short Term Waiver (STW) will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is in temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Application(s) for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD.

### **Traffic**

9.1.2 Comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD):

- (a) He has no adverse comment to the application from traffic engineering point of view.
- (b) Sufficient manoeuvring space should be provided within the Site.

No vehicles are allowed to queue back to public roads or reverse onto/from public roads.

- (c) The local track leading to the Site is not under TD's purview. The applicant should obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site.
- (d) The applicant should note that the proposed access route would pass through road section prohibiting access of vehicles exceeding 11m in length.

9.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) The access arrangement should be commented by TD.
- (b) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and public road.

### **Environment**

9.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) DEP does not support the application because there are sensitive users in vicinity of the site (the closest residential dwelling to the north is about 16m away) (**Plan A-2**) and medium goods vehicle is proposed for the proposed development. Environmental nuisance is expected
- (b) There is no substantiated environmental complaint concerning the Site received over the past 3 years for the applied use.
- (c) Should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses' (COP).

### **Landscape**

9.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) He has reservations on the application from the landscape planning perspective.
- (b) The Site, located at San Sang Tsuen, falls within areas zoned "O", "OU(ETP)" and partly in "V" zone. The site is subject to revoked planning application No. A/HSK/61 for temporary public vehicle park to which he has reservations from the landscape planning perspective. Application No. A/HSK/61 was revoked due to incompliance with the planning approval conditions including the landscape condition. The current application is seeking planning permission for temporary

reinforcing steel processing workshop use for a period of 3 years at a slightly larger site by the same Applicant.

- (c) With reference to the aerial photo of 2019, it is observed that the site is formed and without any significant vegetation. Village houses are found to the north and east of the site. The site is situated in an area of rural village landscape character disturbed by open storage yards. The proposed use is not entirely compatible with the surrounding landscape character.
- (d) Should the application be approved, in view of the above, he recommends incorporation of approval conditions including the submission and implementation of a landscape proposal to his satisfaction.

### **Drainage**

9.1.6 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) He has no objection in principle to the application from a drainage point of view.
- (b) Should the application be approved, he would suggest that a condition should be stipulated requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his Division.

### **Building Matters**

9.1.7 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) There is no record of approval by the Building Authority (BA) for the existing structures at the Site.
- (b) If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application.
- (c) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (d) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.

- (e) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively.
- (f) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage.

### **Fire Safety**

#### 9.1.8 Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to him for approval.
- (c) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are to be installed should be clearly marked on the layout plans.
- (d) The applicant is reminded that if the proposed structure(s) is required to comply with the Building Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

### **Nature Conservation**

#### 9.1.9 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) Noting that the Site is disturbed and partly paved, he has no adverse comment on the application from nature conservation point of view.
- (b) Should the application be approved, the applicant is advised to adopt appropriate measures to avoid causing disturbance or pollution to the pond to the south of the Site, and to ensure that trees on the adjacent government land will not be affected.

### **Long Term Development**

#### 9.1.10 Comments of Project Manager (New Territories West), Civil Engineering and Development Department (PM/NTW, CEDD):

- (a) He has no objection to the application for temporary use for 3 years, which should be considered in accordance with the provisions of the existing OZP and infrastructure capacities.



- (b) However, the Site falls within the boundary of the Hung Shui Kiu New Development Area (HSK NDA). According to the Planning and Engineering Study (P&E Study) for the HSK NDA, to ensure timely and orderly implementation, the development of HSK NDA and relevant site formation and infrastructure works would be implemented in five stages, viz. Advance Works and Stage 1 to Stage 4. The lot(s) concerned falls within a site under Stage 3 Works stage. While the detailed implementation programme for the project is still being formulated, based on the P&E Study, it is envisaged that clearance of the Site in question will not be arranged before the first population intake of the HSK NDA expected in 2024.

9.1.11 Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) Since the Site involves private lot only, she has no objection in-principle to the application.
- (b) The Site falls with area zoned “O”, “OU(ETP)” and “V” and on the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2. The portion zoned “O” is not on the priority list for development agreed by the Yuen Long District Council. His office has no plan to develop the Site into public open space at present.

#### **District Officer’s Comments**

9.1.12 Comments of District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

- (a) He has no comment on the application from departmental point of view.
- (b) His office has not received any comment from the locals on the application.

9.2 The following Government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (b) Commissioner of Police (C of P).

### **10. Public Comments Received During Statutory Publication Period**

On 3.9.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 24.9.2019, a public comment was received from an individual. She objects to the application on the grounds that the approval of the application would set an undesirable precedent and the cumulative impact would lead to the general degradation of the rural landscape character and undermine the integrity of the “O” zone (**Appendix III**).

### **11. Planning Considerations and Assessments**

11.1 The application is for proposed temporary reinforcing steel processing workshop with ancillary office for a period of 3 years at a site mainly zoned “O”, “OU(ETP)” and “V” on the approved HSK and HT OZP. The planning intention of the “O”

zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residential as well as the general public, whereas the “OU(ETP)” zone is intended primarily to provide development space for accommodating a variety of innovation and technology uses, including research centre, testing and certification, data centre, modern industries and other related businesses and non-polluting industrial uses. The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. Whilst the proposed development is not entirely in line with the planning intention of these zones, the implementation programme for this part of NDA is still being formulated, PM/NTW of CEDD and DLCS have no objection to the applied use for 3 years on the Site. Furthermore, DLO/YL advised that there is no SH applications have been approved or under processing within the “V” portion of the Site. In this regard, approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the Site. However, should the application be approved, it is suggested to include an advisory clause stating that the Site may be resumed by the Government at any time during the planning approval period for implementation of government projects.

- 11.2 Majority of the Site falls within “OU(ETP) and “O” zones with a major strip of land at the south-western fringe of the “V” zone of San Sang Tsuen. The applied use is considered not entirely incompatible with the surrounding land uses in particular to the west of the Site which mainly comprises open storage yards and parking of vehicles (**Plan A-2**). Although there are some residential dwellings at its north and east, a landscaping area is proposed at the eastern portion of the Site which can act as a buffer between the proposed use and the existing village.
- 11.3 There is no adverse comment from the concerned Government departments, including C for T, CE/MN, DSD and D of FS. DEP does not support the application because there are sensitive uses in the vicinity of the Site (the nearest dwelling is about 16m away) and medium goods vehicle has been proposed for the proposed development. Environmental nuisance is expected (**Plan A-2**). However, there was no substantive environment complaint pertaining to the Site in the past 3 years and the proposed access arrangement will not bypass existing village clusters. Despite CTP/UD&L has reservation on the application due to the landscape impact that has taken place on the Site, it is noted that the portion of the Site zone “O” and “OU(ETP)” was previously zoned “R(D)” on the Ha Tsuen OZP No. S/YL-HT/10, which was intended for development purpose. Also under the current application, the applicant has included a proposed landscape plan. To address the landscape concern, appropriate conditions on submission and implementation of landscape proposal are recommended. Other relevant approved conditions are also recommended in paragraph 12.2 to address the concerns on the possible environmental nuisances or the technical requirements of the other concerned Government departments. Any non-compliance with these approval conditions would result in revocation of the planning permission and any unauthorized development on Site would thus be subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will also be advised to follow the ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ in order to minimize the possible environmental impacts on the nearby sensitive receivers.

- 11.4 A public comment was received objecting to the application mainly on grounds as summarized in paragraph 10 above. The planning considerations and assessments in the above paragraphs are relevant.

## **12. Planning Department's Views**

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department considers that the proposed temporary reinforcing steel processing workshop with ancillary office could be tolerated for a period of 3 years.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until **18.10.2022**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

### Approval Conditions

- (a) no operation between 6:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public roads at any time during the planning approval period;
- (d) the submission of a drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **18.4.2020**;
- (e) in relation to (d) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **18.7.2020**;
- (f) the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (g) the submission of a landscape proposal within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **18.4.2020**;
- (h) relation to (g) above, the implementation of the landscape proposal within **9** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **18.7.2020**;
- (i) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **18.4.2020**;
- (j) in relation to (i) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **18.7.2020**;

- (k) if any of the above planning conditions (a), (b), (c) or (f) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (l) if any of the above planning conditions (d), (e), (g), (h), (i) or (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

#### Advisory Clauses

The recommended advisory clauses are attached at **Appendix IV**.

12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

- (a) the applied use is not in line with the planning intentions of the "O", "OU(ETP)" and "V" zones, which are primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residential as well as the general public, to provide development space for accommodating a variety for innovation and technology uses, and to designate both existing recognized villages and areas of land considered suitable for village expansion.
- (b) the applicant fails to demonstrate that the development would not generate adverse environmental impacts on the surrounding areas.

### **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reasons for rejection should be given to the applicant.

### **14. Attachments**

<b>Appendix I</b>	Application form with proposed vehicular access and layout plan, landscape plan and stormwater discharge plan received on 26.8.2018
<b>Appendix Ia</b>	FI dated 3.10.2019 to provide trip generation rate estimation and vehicular access route
<b>Appendix II</b>	Previous Application covering the application site
<b>Appendix III</b>	Public Comment received during statutory publication period
<b>Appendix IV</b>	Advisory Clauses
<b>Drawing A-1</b>	Proposed Vehicular Access and Layout Plan
<b>Drawing A-2</b>	Proposed Landscape Plan
<b>Drawing A-3</b>	Proposed Stormwater Discharge Plan

<b>Plan A-1</b>	Location Plan with Previous Application
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
OCTOBER 2019**