

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/322

- Applicant** : Mr. WONG Hing Yau represented by Metro Planning and Development Company Limited
- Site** : Lots 2189 RP and 2378 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : 697 m² (about) (Includes Government Land of about 50 m²)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/8
- Zonings** : “Residential (Group E)” (“R(E)”)
- Application** : Temporary Open Storage of Construction Material for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary open storage of construction materials for a period of 3 years (**Plan A-1**). The Site is related to 4 previous applications (No. A/YL-LFS/149, 193, 237 and 277 for temporary open storage of construction material. The last application No. (A/YL-LFS/277) for open storage of construction materials on the same site was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 21.8.2015 for 3 years until 21.8.2018. The applicant had complied with all the approval conditions. The Site is currently being used for the applied use with a valid planning permission.
- 1.2 The Site is accessible from Lau Fau Shan Road. The ingress/egress point is located at the western side of the Site connecting to Lau Fau Shan Road (**Plan A-2**). According to the site layout at **Drawing A-1**, the Site will provide 1 loading/unloading space for light goods vehicle (not exceeding 5.5 tonnes). The changing room, converted container for site office, toilet and open shed for storage are largely located at the north-eastern and eastern sides of the Site while the remaining areas are for open storage of construction materials. There are totally 4 structures mainly for changing room, site office, toilet and storage with a total floor area of 298 m². The Site is hard paved and bounded by 2.5m high peripheral hoarding. According to the applicant, there will be no operation on-site from 6:00 pm to 9:00 am and on Sunday and public holidays. The proposed tree preservation and landscape plan and as-built drainage plan are at **Drawings A-2 to A-3** respectively.

- 1.3 A comparison of the major development parameters of the current application and the last approved application is given in the following table:

Major Development Parameters	Last Approved Application (A/YL-LFS/277)(a)	Current Application (A/YL-LFS/308) (b)	Difference (b) - (a)
Applied Use	Temporary Open Storage of Construction Materials for a Period of 3 Years	Temporary Open Storage of Construction Materials for a Period of 3 Years	-
Total Site Area	about 697 m ²	about 697 m ²	-
Total No. of Structures	3	4	+1
Total Gross Floor Area	298 m ²	298 m ²	-
Total Parking Spaces	2 for private cars and light goods vehicles	0	-2
Total No. of loading/unloading Spaces	0	1	+1

- 1.4 Compared with the previously approved application (No. A/YL-LFS/277), the current application is submitted by the same applicant for similar uses on the same site.

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

- (a) Application form received on 15.5.2018 **(Appendix I)**
- (b) Supplementary Planning Statement with proposed layout plan, proposed tree preservation and landscape plan and as-built drainage plan **(Appendix Ia)**
- (c) Letter from the applicant dated 25.6.2018 clarifying the ingress/egress of the Site **(Appendix Ib)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in **Appendix Ia**. They can be summarized as follows:

- (a) The development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E) as demonstrated by previous approvals, and preliminary technical assessments on the traffic, drainage, visual and environmental aspects.
- (b) All approval conditions for the last 4 planning permissions (Applications No. A/YL-LFS/149, 193, 237 and 277) were complied with, the planning circumstances and surrounding environment remain unchanged since the last planning approval.

- (c) The planning intention of “R(E)” zone is unrealizable in the foreseeable future owing to the widespread of open storage and port back-up uses in the area. Tso Tong and fragmented land ownership as well as economic hardship discourage private developers to develop unprofitable low-density residential project in the area. Therefore, an alternative temporary use should be permitted in the interim to make economic use of the scarce land resources and generate additional employment opportunities.
- (d) The subject “R(E)” site is mainly occupied by two logistic centres (about 6.1 ha.). Notwithstanding some scattered residential developments are found with the “R(E)” zone, the development is not incompatible with the surrounding environment. The applicant has proposed a number of practical environmental mitigation measures such as restriction of operation hours and the stacking height of materials, and the development’s actual impact to the nearby residential dwelling would be minimal.
- (e) The development is not new, and would not generate excessive traffic, noise, effluent and dust emission. Sufficient space for loading/unloading and manoeuvring has been provided within the Site, and the development would not aggravate the traffic condition of the Lau Fau Shan area. The site is hard paved to avoid fugitive dust impact due to vehicle movement, though it is infrequent.
- (f) Drainage facilities have been implemented under the previous application No. A/YL-LFS/149 (**Drawing A-3**). The applicant would maintain the drainage facilities on-site at his own expense.

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 notification letter to the Ping Shan Heung Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The site is still covered by a valid planning approval (No. A/YL-LFS/277), it is not subject to any active enforcement case.

5. Town Planning Board Guidelines

On 17.10.2008, the Board promulgated the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E). The Site falls within Category 2 areas under the Guidelines. Relevant extracts of the Guidelines are attached at **Appendix II**.

6. Previous Applications

- 6.1 The site is related to 4 previous applications No. A/YL-LFS/149, 193, 237 and 277 for the same use submitted by the same applicant. All applications were approved with conditions by the Committee for a period of 3 years on 1.9.2006, 7.8.2009, 20.7.2012 and 21.8.2015 respectively. The applicant has complied with all the approval conditions of the last application No. A/YL-LFS/277, including the submission and implementation of the FSI proposal and the landscape proposal and the submission of record of the existing drainage facilities. Details of the applications are summarized at **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 As compared to the last application No. A/YL-LFS/277, the current application is submitted by the same applicant for the same use on the same site with slightly different layout under the same open shed (+1 open shed structure for changing room, -2 parking spaces and +1 loading/unloading).

7. Similar Applications

- 7.1 There are 17 similar applications for temporary open storage use within the same “R(E)” zone on the draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan since the promulgation of the TPB PG-No. 13E on 17.10.2008. 14 of these similar applications (Nos. A/YL-LFS/186, 188, 196, 211, 226, 232, 233, 250, 251, 255, 264, 265, 272 and 283) were approved by the Committee between 2008 and 2016. Amongst these approved applications, 5 of them (Nos. A/YL-LFS/186, 188, 196, 211 and 226) were subsequently revoked due to non-compliance with approval conditions.
- 7.2 The other 3 similar applications (Nos. A/YL-LFS/190, 228 and 229) were rejected by the Committee mainly for not in line with the planning intentions, not compatible with the surrounding development, not in line with the prevailing TPB Guidelines for Application for Open Storage and Port Back-Up Uses, and failed to demonstrate that the development would not generate environmental nuisance on the residential dwellings in the vicinity and along the access road and that the approval conditions imposed by the Board could be complied with. Details of the application are summarized at **Appendix IV** and the location is shown on **Plan A-1a**.

8. The Site and Its Surrounding Areas (Plan A-1a to Plan A-4c)

- 8.1 The Site is:
- (a) currently being used for the applied use under the planning permission of Application No. A/YL-LFS/277; and
 - (b) directly abutting and accessible from Lau Fau Shan Road.
- 8.2 The surrounding areas have the following characteristics:
- (a) to its immediate north are a residential dwelling (about 4m away) cum warehouse which is an existing use (EU) tolerated under the Town

Planning Ordinance. Further north are car park, parking of container vehicles and vehicle repair workshop, which are EU. Open storage of vehicle parts and logistic centre in the north-east are suspected unauthorized developments (UDs).

- (b) a logistics centre under planning application No. A/YL-LFS/290, a vehicle repair workshop and parking of vehicles in the vicinity are suspected UD; and
- (c) to its west across Lau Fau Shan Road are vehicle repair workshop, open storage yard and warehouse, which are suspected UD and some open storage yards which are EUs and other vacant land.

9. **Planning Intention**

The “R(E)” zone is intended primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

10. **Comments from Relevant Government Departments**

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

Land Administration

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

- (a) The Site comprises 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) A portion of the Government land (GL) with an area of about 48m² of the Site is covered by a Short Term Tenancy (STT) No. 2619 for the purpose of “Open Storage of Construction Materials”.
- (c) No permission is given for occupation of the remaining GL (“the remaining GL”) with an area of about 2m² (subject to verification) included in the Site. The act of occupation of the remaining GL without Government’s prior approval is not allowed.
- (d) The private land (PL) of the following lots are covered by Short Term Waiver (STW) as below table:

STW No.	Lot No. (in D.D. 129)	Purposes
3555	2189 RP	Ancillary Use to Open Storage of Construction Materials

3556	2378 RP	Ancillary Use to Open Storage of Construction Materials
4319		Temporary Open Storage of Metal Ware, Construction Machinery and Materials, Brand-new Trailer with Ancillary Canteen and Trailer Park

- (e) The Site is accessible to Lau Fau Shan Road through GL land. Her office provides no maintenance work for the GL involved and does not guarantee any right-of-way over GL to the Site.
- (f) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (g) Should planning approval be given, the STW/STT holders will need to apply to her office for modification of the STW/STT conditions if there is any irregularity on site. Further, the applicant has to either exclude the remaining GL from the Site or apply for a formal approval prior to the actual occupation of the GL. Such application 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

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

- (a) He has no adverse comment on the application from traffic engineering viewpoint.
- (b) Sufficient manoeuvring spaces shall be provided within the Site. No vehicle is allowed to queue back to the public road or reverse onto/from the public roads.

10.1.3 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 the nearby public roads and drains.
- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Lau Fau Shan Road.

Environment

10.1.4 Comment of the Director of Environmental Protection (DEP):

- (a) She does not support the application as there are sensitive uses in the vicinity of the site (the closest one being about 4m away), and environmental nuisance is expected.
- (b) No substantiated environmental complaint pertaining to the Site has been received in the past three years.
- (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 Temporary Uses and Open Storage Sites" ("COP").

Landscape

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

- (a) It is observed that the Site is hard paved with trees along the northern and western boundaries. The applied use is observed to be already in operation. The site is situated in an area of rural landscape character disturbed by open storage yards. Significant change to the landscape character by the continued use of the application is not envisaged.
- (b) The Applicant is reminded that approval of the tree preservation and landscape proposal by the TPB under S.16 application does not imply approval for tree works such as pruning, transplanting and/or felling under lease. Tree Removal Applications should be submitted direct to DLO for approval.
- (c) Useful information published by the GLTM Section, DEVB is available for reference in:
 - Tree Maintenance For Private Properties 私人物業樹木護養資料 (Chinese Version: http://www.greening.gov.hk/tc/tree_care/info_private.html)
 - Tree Risk Assessment and Management Arrangement 樹木風險評估及管理安排 (Chinese Version: http://www.greening.gov.hk/tc/tree_care/tra_arrangements.html)
 - Handbook of Tree Management 樹木管理手冊 (Chinese Version: https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html)

Drainage

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

It is noted that the drainage proposal was generally identical to the one submitted under the previous approved application No. A/YL-LFS/277. He has no objection in principle to the proposed development from drainage point of view. Should the Board consider that the application is acceptable from the planning point of view, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities on site to the satisfaction of his Division.

Fire Safety

10.1.7 Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the proposal subject to fire services 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 his department for approval. In addition, the applicant should also be advised on the followings points:
 - i. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.
 - ii. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
 - iii. Attached good practice guidelines for open storage should be adhered to (**Appendix V**).
- (c) Moreover, having considered the nature of the open storage, the following approval condition shall be added:

“The provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS.”
- (d) To address this approval condition, the applicant is advised to submit a valid fire certificate (FS 251) to his Department for approval.
- (e) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Building Matters

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

- (a) As there is no record of approval by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on the suitability for the use proposed in the application.
- (b) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Buildings Department (BD), 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 co-ordinator 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) Regulation at the building plan submission stage.

District Officer's Comments

10.1.9 Comment of the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

He has not received any comment from locals on the application.

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

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Project Manager, West, CEDD (PM/W, CEDD);
- (c) Chief Engineer/Sewerage Projects, DSD (CE/SP, DSD);
- (d) Director of Electrical and Mechanical Services (DEMS);
- (e) Commissioner of Police (C of P); and

- (f) Chief Engineer/Construction, Water Supplies Department
(CE/Construction, WSD).

11. Public Comments Received During Statutory Publication Period

On 25.5.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period which ended on 15.6.2018, no public comment was received.

12. Planning Considerations and Assessment

12.1 The Site falls within Category 2 areas under the TPB PG-No. 13E. The following considerations in the Guidelines are relevant:

Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas.

12.2 Although the applied use is not in line with the planning intention of “R(E)” zone which is to phase out the existing industrial uses through redevelopment for residential use, there is no immediate development proposal for the site and the applied use is temporary in nature which could be tolerated in the interim. In this regard, approval of the application on a temporary basis of 3 years would not jeopardize the long term development of the Site.

12.3 The Site is located in an area predominantly occupied by logistic centre, vehicle parks, workshops and open storage yards, including a logistic centres under Application No. A/YL-LFS/290 (**Plan A-1**). The development is therefore not incompatible with the general character of the area.

12.4 The development is generally in line with the TPB PG-No. 13E. There are no adverse comments or objections from concerned Government departments except DEP. DEP does not support the application as there are sensitive uses in vicinity (with the nearest residential dwelling is about 4m to the north of the Site (**Plan A-2**)), and environmental nuisance is expected. However, there has been no substantial environmental complaint concerning the Site received in the past 3 years. To address the concerns on environmental aspect and the technical requirements of other concerned government departments, relevant approval conditions are recommended in paragraph 13.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and UD on-site will be subject to enforcement action by the Planning Authority. Should the planning application be approved, the applicant will also be advised to follow the relevant mitigation measures and requirements in the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimize any potential environmental impact, and to keep the Site clean and tidy at all times.

- 12.5 The Committee has approved 4 previous applications for the same use submitted by the same applicant for the Site and approved 14 similar applications within the same “R(E)” zone for various temporary open storage/port back-up uses (**Plan A-1**). Since granting these previous approvals, there has been no material change in the planning circumstances. Approval of the subject application is in line with the Committee’s previous decisions.
- 12.6 In view of the case background and circumstance as set out in para. 12.2 to 12.5 above, it is considered that there are exceptional circumstances to justify the current application. Should the application be approved, the applicant will also be advised to expedite the site search to relocate the applied uses on the Site to other suitable locations.

13. Planning Department’s Views

- 13.1 Based on the assessment made in paragraph 12 and the public comment in paragraph 11, the Planning Department considers that the temporary open storage of marbles and construction materials with ancillary workshop, vehicle/cargo compartments assembly workshop with ancillary vehicle parking spaces and 10 loading and unloading spaces for goods vehicles could be tolerated for a period of 3 years.
- 13.2 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 **6.7.2021**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 6:00 pm and 9:00 am, 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) the stacking height of the materials stored, as proposed by the applicant, shall not exceed the height of the boundary fence at all times during the planning approval period;
- (d) no open storage is allowed within 1m of any tree on the site, as proposed by the applicant, at any time during the planning approval period;
- (e) no repairing, cleansing, dismantling and workshop activity, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (f) no vehicle exceeding 5.5 tonnes as defined in the Roads (Traffic) Ordinance including medium/heavy goods vehicle and container vehicle/trailer/tractor, as proposed by the applicant, is allowed to enter/exit or to be parked/stored on the Site at any time during the planning approval period;

- (g) no vehicle queuing back to or reverse onto/from the public road is allowed at any time during the planning approval period;
- (h) no storage of materials and no parking of vehicles, as proposed by the applicant, is allowed within 1m of any tree on the site during the planning approval period;
- (i) the existing fencing on-site shall be maintained at all times during the planning approval period;
- (j) the existing trees and landscape planting on the Site shall be maintained in good condition at all times during the planning approval period
- (k) the existing drainage facilities on-site shall be maintained at all times during the planning approval period;
- (l) the submission of a condition record of the existing drainage facilities within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **6.10.2018**.
- (m) the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS 251) within **6** weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **17.8.2018**;
- (n) 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 **6.1.2019**;
- (o) in relation to (n) 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 **6.4.2019**;
- (p) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j) or (k) 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;
- (q) if any of the above planning conditions (l), (m), (n) or (o) 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; and
- (r) upon expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix VI**

13.3 Alternatively, should the Committee decide to reject the application, the following reasons for rejection are suggested for Members' reference:

the development is not in line with the Town Planning Board Guidelines No. 13E for Application for Open Storage and Port Back-up Uses in that there is adverse departmental comments from the concerned Government department on the environmental aspect against the application, and the development would have adverse environmental impacts on the surrounding areas.

14. Decision Sought

14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

14.2 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.

14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reasons for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form received on 15.5.2018
Appendix Ia	Supplementary planning statement with proposed layout plan, proposed tree preservation and landscape plan and as-built drainage plan
Appendix Ib	Letter from the applicant dated 25.6.2018 clarifying the ingress/egress of the Site
Appendix II	Relevant Extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E)
Appendix III	Previous Applications Covering the Application Site
Appendix IV	Similar Applications within the same "R(E)" zone on the draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan since the Promulgation of TPB PG-No. 13E on 17.10.2008
Appendix V	Good Practice Guidelines for Open Storage issued by the Fire Services Department
Appendix VI	Advisory Clauses
Drawing A-1	Proposed Layout Plan
Drawing A-2	Proposed Tree Preservation and Landscape Plan
Drawing A-3	As-built Drainage Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4a to 4b	Site Photos