

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/431

- Applicant** : Unique Win 07 Limited and Unique Win 08 Limited represented by Good Life Centre Limited
- Site** : Lots 4208 and 4209 in D.D. 116, Tai Tong, Yuen Long, New Territories
- Site Area** : 1,531 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/16
- Zoning** : “Residential (Group D)” (“R(D)”) [No development, including redevelopment for ‘Flat’ and ‘House’ (except ‘New Territories Exempted House’ (NTEH)) uses, shall result in a development in excess of a maximum plot ratio (PR) of 0.4 and maximum building height (BH) of 3 storeys (9m)]
- Application** : Proposed Houses

1. The Proposal

- 1.1 The applicant seeks planning permission to build six houses on the application site (the Site) (**Plan A-1**). According to the Notes of the OZP, ‘House (not elsewhere specified)’ is a Column 2 use under the “R(D)” zone which requires planning permission from the Town Planning Board (the Board). The Site is currently largely vacant and occupied by some temporary structures. The Site is not subject to any previous planning application.
- 1.2 According to the applicant, the six one-storey, self-contained “courtyard houses” are intended for six families. The Site is accessible by vehicles via a local track leading from Tai Shu Ha Road East. As the Site is relatively flat, no site formation works will be required. Proper drainage, firefighting and sewerage infrastructure will be provided. The vehicular access plan, the ground floor plan with parking space provision, the section and its details, the elevation, and a plan showing existing trees on site submitted by the applicant are shown on **Drawings A-1 to A-5** respectively.

1.3 The major development parameters of the application are summarized as follows:

Site Area	1,531 m ² (about)
Number of Houses	6
Gross Floor Area (GFA) (Domestic)*	612m ² (about) (about 72m ² for House 1, about 112m ² each for Houses 2 to 5, and about 92 m ² for House 6)
PR	0.4
Site Coverage (Total)	45%
Site Coverage (Domestic)	40%
BH	not exceeding 4m
No. of storey	1
Parking spaces	7 (6 for resident and 1 for visitor)
Loading/Unloading Space	Share use with the visitor parking space
Courtyard (open space)	86m ²

* 72 m² (about) of plant rooms, which may be disregarded in the GFA/PR calculation are proposed in the Site.

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

- (a) Application Form received on 31.5.2018 **(Appendix I)**
- (b) Supplementary Planning Statement (SPS) **(Appendix Ia)**
- (c) Supplementary Information dated 31.5.2018 providing the Chinese version of the Executive Summary and replacement pages of the SPS **(Appendix Ib)**
- (d) Further Information received on 5.7.2018 responding to department comments and providing plans showing vehicular access, internal manoeuvring space and loading/unloading area **(Appendix Ic)**
- (e) Further Information received on 11.7.2018 responding to departmental comment and providing drawings showing the revised provision of parking spaces, details of the staircase, and existing trees on site **(Appendix Id)**
- (f) Further Information received on 13.7.2018 providing a breakdown of development parameters **(Appendix Ie)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Section 9 of the Application Form at **Appendix I**, the Supplementary Planning Statement at **Appendix Ia** and the Further Information at **Appendices Ic and Id**. They can be summarized as follows:

- (a) The development, which comprises six self-contained units, aims at cultivating a physical living environment that is conducive to active aging and intergenerational interaction of six families, whilst complying with relevant statutory and administrative requirements. The vision of the development is to address the genuine need for active aging of the elderly and to contribute to an inclusive, supportive and livable city.
- (b) The single-storey house development with a plot ratio of 0.4 and domestic site coverage of 40% fully complies with the planning intention and development restrictions as stipulated on the OZP. The applicant is also willing to fulfill the approval conditions as imposed by the Board upon approval of the application. Application for lease modification will be submitted to the Lands Department after obtaining planning permission.
- (c) The proposed development will upgrade the Site, as well as the nearby environment, which is in line with the planning intention of the “R(D)” zone. The Site has been left vacant for many years and is currently occupied by some temporary structures left by the previous landowner, which will be cleared to facilitate the proposed development.
- (d) The proposed houses are carefully designed to respect and enhance the surrounding rural area. Age-friendly and eco-friendly design elements will be incorporated as appropriate. Communal open space would be provided in the area between each of the two houses.
- (e) Six car parking spaces and a visitor parking space will be provided to meet the parking requirement. However, as one major intention of the proposed development is to create an eco-friendly community to promote low-carbon smart living so as to help make Hong Kong a more sustainable city in combating climate change, residents will be encouraged to reduce private car usage and make use of more environmentally-friendly transport modes (such as public transport services, car sharing, bicycle or even walking etc.) for transportation purpose.
- (f) The proposed development would not induce adverse environmental, traffic, visual, drainage, sewerage and other impacts. Trees of no significant conservation value are found on site, which will be retained, transplanted or removed. Proper architectural and landscape design, including edge treatment will be undertaken at detailed design stage. No site formation works will be required for the proposed development to ensure the proposed development would blend in well with the adjacent environment visually and aesthetically. No significant traffic impact is anticipated. Proper drainage, sewerage and fire-fighting facilities will be provided.
- (g) The proposed staircases are for the maintenance of rooftop equipment, such as water tanks, solar panels, skylight windows etc. There would be no gross floor area implication of the proposed staircases.

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

The applicants are the sole “current land owners”. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is currently not subject to any active enforcement action.

5. Previous Application

The Site is not the subject of any previous application.

6. Similar Applications

6.1 There were 3 similar applications (No. A/YL-TT/16, 17 and 361) for proposed houses and NTEHs in the same “R(D)” zone. Details of the applications are summarized in **Appendix II** and the locations of the sites are shown on **Plan A-1**.

6.2 Applications No. A/YL-TT/16 and 17 for residential developments of three NTEHs/ five 3-storey houses respectively were submitted under the then draft Tai Tong OZP No. S/YL-TT/1 where developments within the “R(D)” zone were subject to a maximum plot ratio of 0.2, maximum BH of 2 storeys (6m) and maximum site coverage of 20%. These applications were rejected by the Committee on 20.12.1996 and 2.5.1997 respectively on grounds of, amongst others, that there was no information in the submission to demonstrate that the proposed development is for NTEH and the development intensity (PR of 0.4, SC of 32.1% and BH of 3 storeys (8.23m)) of the proposed development were excessive.

6.3 Application No. A/YL-TT/361 for proposed two NTEHs was approved with conditions by the Committee on 23.10.2015 mainly on grounds of the proposed development was in line with the planning intention of the “R(D)” zone; was not incompatible with the surrounding areas; and adverse impacts were not anticipated.

7. The Site and Its Surrounding Areas (Plans A-1 to A-4b)

7.1 The Site is:

- (a) accessible via a local track leading from Tai Shu Ha Road East to its west (**Plan A-2**);
- (b) fenced off and partly concrete-paved;
- (c) largely vacant; and

- (d) occupied by some structures, which are either vacant or used for storage; and used for parking of vehicles.

7.2 The surrounding areas have the following characteristics:

- (a) rural in character predominated by residential structures intermixed with fallow/cultivated agricultural land, parking of vehicles, godown, storage/open storage yards, sitting-out area, refuse collect point, latrine, vehicle parts retail shop, unused/vacant land and vacant structures;
- (b) to its north is a welfare society and a residential structure;
- (c) to its east is a piece of vacant land;
- (d) parking of vehicles is found to its immediate south;
- (e) to its immediate west is a local track and some residential structures; and
- (f) except for the open storage yard and the godown to its south that are “existing use” tolerated under the Town Planning Ordinance, the other storage/open storage yards and parking of vehicles in its vicinity are suspected unauthorized development subject to enforcement action taken by the Planning Authority.

8. Planning Intention

The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low density residential developments subject to planning permission from the Board.

9. Comments from Relevant Government Departments

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

Land Administration

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

- (a) The Site has an area of about 1,531 m² quoted by the applicant which should be subject to further verification and survey. In case of any discrepancy in site areas found, the respective proposed development parameters will have to be revised accordingly.
- (b) As per the A Book and land search records, all private lots in the Site are old schedule agricultural lots. The two private lots are

currently under separate ownership and each lot is held by one of the two applicants.

- (c) The applicant has to apply for a land exchange/lease modification to implement the planning scheme if approved by the Board. However, there is no guarantee that the land exchange/lease modification proposal will be acceded to. Such application will be dealt with by her department acting in the capacity as the landlord at their discretion, and if it is approved under such discretion, the approval would be subject to such terms and conditions including amongst others, the payment of premium and administrative fee as may be imposed by her department.
- (d) Any requirement for submission of technical assessments such as Traffic Impact Assessment, Environmental Assessment, Sewage Impact Assessment and Drainage Impact Assessment, etc., should be subject to comments of relevant departments.
- (e) The proposed tree felling/preservation/transplanting as stated in para. 3 of P.3 and para. 7 at P.7 of the SPS (**Appendix Ia**) should be subject to separate application to be submitted for formal approval upon implementation of the development proposal.

Traffic

9.1.2 Comments of the Commissioner for Transport (C for T):

- (a) The applicant is reminded that sufficient space within the Site should be provided for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.
- (b) The land status of the access road/path/track leading to the Site from Tai Shu Ha Road East shall be checked with the lands authority.
- (c) The management and maintenance responsibilities of the access road/path/track shall be clarified and consulted with the relevant management and maintenance authorities accordingly.

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

- (a) His department does not and will not maintain any access connecting the Site and Long Ho Road.
- (b) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

Environment

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

The applicant seeks planning permission for six one-storey houses at an area zoned “R(D)” on the Tai Tong OZP. With respect to the applicant’s proposal to provide septic tank and soakaway system, sewage discharge should be directed to nearby public sewer. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of his department’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department”. The design drawings and calculations including the soil percolation test results and minimum clearance requirements, etc. should be certified by an Authorized Person and submitted to the Building Authority for approval during the drainage plan submission stage.

Urban Design and Landscape

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

Urban Design

- (a) According to the application, the proposed development involves erection of six one-storey (not exceeding 4m high) houses, with site coverage of 40% and plot ratio of 0.4. The Site is amongst some scattered 1- to 2-storey high buildings and temporary structures, with some vacant land, farm land and open storage in the surrounding. The proposal is considered not incompatible with the surrounding context. Considering the low-rise nature and the scale of the proposed development, significant visual impact from the proposal is not anticipated.
- (b) It is noted in the applicant’s Further Information (**Appendix Ic**) that architectural and landscape design including provision of suitable edge treatment will be undertaken at detailed design stage to ensure the aesthetics of the proposed development and its visual harmony with the adjacent environment. As such, she has no further comment from urban design and visual impact perspective.

Landscape

- (a) The Site, which is located to the southwest of Shap Pat Heung Interchange lies in an area of “R(D)” zone. The Site is not subject to any previous planning application. The current application seeks planning permission for 6 one-storey houses with a design population of no more than 20 persons.

- (b) With reference to the site photos (**Plans A-4a and A-4b**) and aerial photo of 2018, the Site is observed to be mainly hard paved with some trees and shrubs at the northeastern portion of the Site. The Site appears to be operating as a vehicle park. The Site is situated in an area of rural fringe dominated by scattered trees. The proposed use is not incompatible with the surrounding landscape character.
- (c) When comparing the aerial photos of 3.8.2015 and 13.3.2018, it is observed that the Site was originally well vegetated with large trees and shrubs but the majority of the existing vegetation has been removed prior to obtaining planning permission. Landscape impact has taken place.
- (d) It is noted that the proposed trees has decreased from 9 no. to 7 no. (of unknown size and species) in the revised scheme (**Drawing A-2**). With reference to the revised scheme, apart from the 7 no. proposed trees mostly obscured by the proposed houses and boundary fence there is no landscape treatment or greenery provisions proposed along the site boundary under the submitted scheme, and that the majority of uncovered area is used as vehicle circulation and/or parking. Hence the claim by the applicant that the proposed landscape design would “enhance the visual context of the area” (para.7.a of **Appendix Ia**) is not demonstrated or illustrated in the submission. Also, the applicant has not demonstrated where the communal open space is.
- (e) There is inadequate information on the submitted tree survey (**Drawing A-5**) to ascertain the condition of the existing trees (including its species, size, form, and overall health), and it has yet to clarify the treatment to the existing tree(s).
- (f) Approval of the application may set an undesirable precedent encouraging other similar applications to clear and form the Site prior to planning permission is obtained. Based on the above, she has some reservations on the application from the landscape planning perspective.
- (g) In summary, noted the constraints imposed by the proposed scheme/layout, the applicant may wish to take this opportunity to enhance the greenery of the vicinity in particularly the western boundary (with frontage to the local track) and the northern boundary (facing Long Ha Road) adjoining the planned “Open Space” zone.
- (h) The applicant is advised that the approval of the landscape proposal by the TPB under s.16 application does not imply the approval of tree works such as pruning, transplanting and felling under lease. Tree work application should be submitted direct to DLO/YL, LandsD for approval.

Drainage

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

- (a) He has no in-principle objection to the proposed development from the public drainage point of view.
- (b) Should the Board consider the application is acceptable from the planning point of view, approval conditions requiring the submission of a drainage proposal and implementation of the drainage proposal to the satisfactions of the Director of Drainage Services or of the Board should be stipulated.
- (c) The applicant is also reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.

Water Supply

9.1.7 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) Existing water mains as shown on **Plan A-2** will be affected. A Waterworks Reserve within 1.5 metres from the centerline of the water mains shall be provided to his department.
- (b) No structure shall be built or materials stored within this Waterworks Reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.
- (c) No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.
- (d) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

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 water supplied for firefighting and fire service installations being provided to his satisfaction.

- (b) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.
- (c) Furthermore, the Emergency Vehicular Access provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the Buildings Department.

Building Matters

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

- (a) He has the following comments under the Buildings Ordinance (BO) on the proposed houses.
- (b) The permitted maximum PR and site coverage of a site are depended on the proposed building height and the site classification under Building (Planning) Regulation. He noted that the Site is not Class A, B or C site which does not abut a specified street, the development intensity should be determined under Building (Planning) Regulation 19(3) during plan submission stage.
- (c) The Site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulation 5 and emergency vehicular access shall be provided for all the buildings to be erected on the site in accordance with the requirements under the Building (Planning) Regulation 41D.
- (d) Before any new building works are to be carried out on the application site, prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (e) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are UBW under the BO and should not be designated for any proposed use under the captioned application.
- (f) 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 application site under the BO.

Other

9.1.10 Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- (a) He has no in-principle geotechnical objection to the application.
- (b) The applicant should be reminded that the Site is located within the Scheduled Area No. 2 and may be underlain by cavernous marble. For any new development at the proposed area, extensive geotechnical investigation will be required. Such investigation may reveal the need for a high level of involvement of an experienced geotechnical engineer both in the design and in the supervision of geotechnical aspects of the works required to be carried out on the Site. The applicant is also reminded to submit the works to the Buildings Department for approval as required under the provisions of the Buildings Ordinance.

9.1.11 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) No Food and Environmental Hygiene Department's facilities will be affected and such work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding.
- (b) For any waste generated from such activity/operation, the applicant should arrange its disposal properly at their own expense.
- (c) Proper licence/permit issued by her department is required if there is any catering service/activities regulated by her under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.

9.1.12 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) He has no particular comment on the project from electricity supply safety aspect.
- (b) In the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation

when carrying out works in the vicinity of the electricity supply lines.

District Officer's Comments

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

The local consultation was completed and his office has not received any comments from the village representatives in the vicinity regarding the application.

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

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- (c) Commissioner of Police (C of P).

10. Public Comments Received During the Statutory Publication Period

On 8.6.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 29.6.2018, one public comment (**Appendix III**) was received expressing no comment on the application.

11. Planning Considerations and Assessments

11.1 The subject application is for the proposed development of six houses at a site zoned "R(D)" on the OZP. The planning intention of the "R(D)" zone is primarily for improvement and upgrading of the existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings, and also for low-rise, low-density residential developments subject to planning permission from the Board. According to the Remarks of the OZP, no development including redevelopment within the "R(D)" zone for 'Flat' and 'House' (except 'New Territories Exempted House') uses shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m). For the subject application, the development intensity of the proposed development, with a domestic PR of 0.4*, site coverage of 45% and BH of 1 storey (not exceeding 4m), conforms with the development restrictions stipulated in the Remarks of the "R(D)" zone. As such, the proposed development is in line with the planning intention of the "R(D)" zone.

11.2 The proposed development comprising six houses, each of one storey (not exceeding 4m) with a total domestic floor area of 612m² is of a relatively small

* According to the Notes of the OZP, in determining the maximum plot ratio, any floor space that is constructed or intended for use solely as plant room for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

scale. It is considered not incompatible with the surrounding areas which is rural in character predominated by residential structures intermixed with fallow/cultivated agricultural land, parking of vehicles, godown, storage/open storage yards, sitting-out area, refuse collect point, latrine, vehicle parts retail shop, unused/vacant land and vacant structures (**Plans A-1 to A-4b**).

- 11.3 There is no adverse comment on the application from concerned government departments, except CTP/UD&L, PlanD. CTP/UD&L, PlanD has reservations on the application from the landscape planning perspective as removal of existing vegetation is observed and landscape impact has taken place. However, the Site is zoned “R(D)” intended for development purpose. Relevant approval conditions are also recommended in paragraph 12.2 below to address the technical concerns of other departments. In view of the above, the proposed development is not anticipated to generate adverse impacts on traffic, environmental and infrastructural aspects on the surrounding areas.
- 11.4 Given that the Committee has approved one similar application (No. A/YL-TT/361) for proposed two NTEHs to the southeast of the Site within the subject “R(D)” zone, approval of the subject application is also in line with the Committee’s previous decision.
- 11.5 There is one public comment (**Appendix III**) received during the statutory publication period expressing no comment on the application.

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, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, the permission shall be valid until 20.7.2022, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (b) the submission and implementation of water supplies for firefighting and fire service installations proposal to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory clauses

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

12.3 There is no strong reason to recommend rejection of the application.

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.
- 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**

Appendix I	Application Form received on 31.5.2018
Appendix Ia	Supplementary Planning Statement
Appendix Ib	Supplementary Information dated 31.5.2018 providing the Chinese version of the Executive Summary and replacement pages of the SPS
Appendix Ic	Further Information received on 5.7.2018 responding to department comments and providing plans showing vehicular access, internal manoeuvring space and loading/unloading area
Appendix Id	Further Information received on 11.7.2018 responding to departmental comment and providing drawings showing the revised provision of parking spaces, details of the staircase, and existing trees on site
Appendix Ie	Further Information received on 13.7.2018 providing a breakdown of development parameters
Appendix II	Similar applications within the same “R(D)” zone
Appendix III	Public comment received during statutory publication period
Appendix IV	Recommended advisory clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	Ground Floor Plan with Parking Space Provision
Drawing A-3a	Section Plan
Drawing A-3b	Details of the Section Plan
Drawing A-4	Elevation Plan
Drawing A-5	Existing Tree Plan
Plan A-1	Location Plan

Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
JULY 2018**