

**APPLICATION FOR RENEWAL OF PLANNING APPROVAL  
FOR TEMPORARY USE  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-TYST/1012**

<b><u>Applicant</u></b>	: Mr. TANG Mo Pun represented by Metro Planning and Development Company Limited
<b><u>Site</u></b>	: Lot 1263 (Part) in D.D. 119 and Adjoining Government Land (GL), Pak Sha Tsuen, Yuen Long, New Territories
<b><u>Site Area</u></b>	: 610 m <sup>2</sup> (about) (including about 13 m <sup>2</sup> of GL)
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/12
<b><u>Zoning</u></b>	: “Undetermined” (“U”)
<b><u>Application</u></b>	: Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks renewal of planning approval for temporary warehouse and open storage of exhibition materials for a further period of 3 years at the application site (the Site) (**Plan A-1a**). According to the Notes of the OZP for “U” zone, all uses or development except those specified in the covering Notes require permission from the Town Planning Board (the Board). The Site is currently occupied by the applied use with valid planning permission under application No. A/YL-TYST/833 until 28.4.2020 (**Plans A-2 and A-4**).
- 1.2 The Site was the subject of 3 previous approved applications (No. A/YL-TYST/520, 666 and 833) for the same use as the current application (**Plan A-1b**). The last application (No. A/YL-TYST/833) was approved with conditions for a period of 3 years by the Rural and New Town Planning Committee (the Committee) of the Board on 28.4.2017. All the time-limited approval conditions under the last application had been complied with and the planning permission is valid until 28.4.2020. Compared with the last application, the current application is submitted by the same applicant for the same use with the same layout and development parameters covering the same site.

1.3 According to the applicant, the proposal is for storage of exhibition materials such as chairs, desks, exhibition panels, booths, lightings and sound system, posters, banners, brochures and leaflets, etc. The open area of the Site will be used for open storage of bulky and waterproof exhibition materials and their stacked height would not exceed the height of the boundary fencing (about 2.5m). No repairing, dismantling, spraying, cleaning and other workshop activities will be carried out at the Site. No medium and heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailer, will be allowed to enter the Site. The applicant also undertakes that all existing trees/drainage facilities within the Site will be preserved/maintained. Plans showing the vehicular access leading to the Site, site layout, landscape and tree preservation proposal, as-built drainage facilities and fire service installations (FSIs) proposal submitted by the applicant are at **Drawings A-1 to A-5** respectively.

1.4 The major development parameters of the previously approved application are the same as the current application, which are summarised as follows:

<b>Major Development Parameters</b>	<b>Previously Approved Application No. A/YL-TYST/833 (a)</b>	<b>Current Application No. A/YL-TYST/1012 (b)</b>
Applied Use	Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	
Site Area	About 610 m <sup>2</sup> (including about 13m <sup>2</sup> of GL)	
Total Floor Area (Non-domestic)	About 445 m <sup>2</sup>	
No. and Height of Structures	2 <ul style="list-style-type: none"> <li>• one for warehouse (8m, 1 storey)</li> <li>• one for warehouse and site office (8m, 2 storeys)</li> </ul>	
No. of Parking Space	Nil	
No. of Loading/Unloading Space	1 (for light goods vehicle) (7m x 3.5m)	
Operation Hours	9:00 a.m. to 7:00 p.m., with no operation on Sundays and Public Holidays	

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

- (a) Application Form received on 9.3.2020 **(Appendix I)**
- (b) Supplementary Planning Statement **(Appendix Ia)**
- (c) Supplementary Information received on 9.3.2020 providing clarification on site layout and FSIs proposal with fire certificates **(Appendix Ib)**

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

The justifications put forth by the applicant in support of the application are mainly detailed in Section 3 of the Supplementary Planning Statement (**Appendix Ia**). They can be summarised as follows:

- (a) The Site has been occupied by the applied use with valid planning permissions since 2011. All approval conditions under the previous approvals had been complied with. As there is no change in planning circumstances, favourable consideration should be given to the current application.
- (b) According to the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No.13E), the Site falls within Category 1 areas and is considered suitable for open storage and port back-up uses. The proposal also supports the economy by providing back-up services for exhibition and convention industry.
- (c) The proposal is in line with the planning intention of the “U” zone. A number of open storage yards and warehouses have been approved by the Board in the vicinity of the Site. Therefore, the development is compatible with the surrounding environment. Besides, there is a shortage of land for open storage purpose in Tong Yan San Tsuen.
- (d) There will be minimal traffic, environmental, visual and drainage impacts arising from the proposal. The stored exhibition materials are clean and tidy and most of them will be stored within the enclosed warehouses. Adequate space for loading/unloading activities and manoeuvring of vehicles will be provided. The applicant undertakes to follow the environmental mitigation measures in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” (Code of Practice), where applicable.

## **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. 31A) by posting notice of the application outside the Site and sending the notice to the Shap Pat Heung Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection. For GL, the requirements as set out in TPB PG-No. 31A are not applicable.

## **4. Town Planning Board Guidelines**

- 4.1 The Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No.13F) are relevant to the application. The Site falls within Category 1 areas under TPB PG-No. 13F promulgated by the Board on 27.3.2020. The relevant extract of the Guidelines is attached at **Appendix II**.
- 4.2 The Town Planning Board Guidelines for “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use

or Development” (TPB PG-No. 34C) are also relevant to the application. The relevant assessment criteria are attached at **Appendix III**.

## **5. Background**

The Site is currently not subject to planning enforcement action.

## **6. Previous Applications**

- 6.1 The Site was the subject of 3 previous approved applications (No. A/YL-TYST/520, 666 and 833) for the same use as the current application. Details of the previous applications are summarised in **Appendix IV** and the boundaries of the sites are shown on **Plan A-1b**.
- 6.2 Applications No. A/YL-TYST/520 and 666 were approved with conditions each for a period of 3 years by the Committee on 4.3.2011 and 21.2.2014 respectively, mainly on the considerations that the proposals were generally in line with the then TPB PG-No. 13E; approval of the application on a temporary basis would not frustrate the long-term development of the area; the proposals were not incompatible with the surrounding uses; and the concerns of relevant government departments could be addressed by imposing approval conditions.
- 6.3 The last application (No. A/YL-TYST/833) was approved with conditions for a period of 3 years by the Committee on 28.4.2017 mainly on similar considerations as those stated in paragraph 6.2 above. All the time-limited approval conditions under the last application had been complied with and the planning permission is valid until 28.4.2020.
- 6.4 Compared with the last application, the current application is submitted by the same applicant for the same use with the same layout and development parameters covering the same site.

## **7. Similar Applications**

- 7.1 A total of 148 similar applications for various types of temporary open storage and/or warehouse uses with or without ancillary workshop/site office uses in this part of the “U” zone had been considered by the Committee since 17.10.2008. Details of the applications are summarised in **Appendix V** and the locations of the sites are shown on **Plan A-1a**.
- 7.2 Out of the 148 similar applications, 143 were approved mainly on similar considerations that the developments were not incompatible with the surrounding uses and the concerns of relevant departments could be addressed by imposing approval conditions. However, the planning permissions for 57 of them were subsequently revoked due to non-compliance with approval conditions.
- 7.3 The remaining five applications were either rejected by the Committee or by the Board on review between 2010 and 2019, mainly on the grounds, amongst others, that approval of application with repeated non-compliances would set an

undesirable precedent for other similar planning permissions for temporary uses, thus nullifying the statutory planning control system.

- 7.4 For Members' information, application No. A/YL-TYST/1007 for proposed temporary warehouse for storage of machinery and spare parts with ancillary site office for a period of 3 years, application No. A/YL-TYST/1008 for temporary vehicle repair workshop and open storage of scrap metal, construction machinery and building/recycling materials with ancillary workshop and packaging activities for a period of 3 years, application No. A/YL-TYST/1009 for temporary warehouse for storage of food and electronic goods for a period of 3 years and application No. A/YL-TYST/1013 for temporary open storage of construction materials (gravels, bricks, sand, cement in bags and paints) with vehicle repair workshop for a period of 3 years within the subject "U" zone on the OZP will also be considered at this meeting (**Plan A-1a**).

## **8. The Site and Its Surrounding Areas (Plans A-1a to A-4)**

### 8.1 The Site is:

- (a) accessible via a local track leading from Kung Um Road to its east (**Drawing A-1, Plans A-2 and A-3**);
- (b) paved and fenced off; and
- (c) currently occupied by the applied use with valid planning permission under application No. A/YL-TYST/833 until 28.4.2020.

### 8.2 The surrounding areas have the following characteristics (**Plan A-2**):

- (a) predominately open storage/storage yards and warehouses with scattered residential structures, a vehicle repair workshop, agricultural land, unused land and vacant land;
- (b) there are residential structures in the vicinity of the Site with the nearest one located to its immediate southeast;
- (c) to the east of the Site across a nullah bisected by Kung Um Road and Kiu Hing Road/Pak Sha Shan Road is an area zoned "Village Type Development" ("V") on the approved Tai Tong OZP No. S/YL-TT/16;
- (d) to its east and north are areas zoned "V" and "Residential (Group C)" respectively on the OZP; and
- (e) except for two warehouses operating with valid planning permissions (No. A/YL-TYST/893 and 941), two open storage yards and a vehicle repair workshop in the vicinity, some warehouses and open storage/storage yards in the vicinity are suspected unauthorised developments (UD) subject to enforcement action taken by the Planning Authority.

## **9. Planning Intention**

The planning intention of the “U” zone is to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises. However, Kung Um Road is insufficient to cater for the heavy goods vehicular traffic from the proposed development. The area is therefore zoned “U” pending further detailed studies on the infrastructural impacts and the preparation of detailed layout plan.

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

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

### **Land Administration**

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

- (a) The Site comprises GL and an Old Schedule Agricultural Lot 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) No permission is given for a portion of GL (about 6m<sup>2</sup> subject to verification) which is not covered by Short Term Tenancy (STT) No. 2568 included in the Site. Any occupation of GL without Government’s prior approval is not allowed.
- (c) Within the Site, a portion of GL and Lot 1263 in D.D. 119 are covered by STT No. 2568 and Short Term Waiver (STW) No. 3461 to permit structures erected thereon for the purposes of “Open Storage of Exhibition Materials” and “Warehouse and Open Storage of Exhibition Materials” respectively.
- (d) Should planning approval be given to the application, the STW/STT holder(s) will need to apply to her office for modification of the STW/STT conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the GL without STT from the Site or apply for a formal approval prior to the actual occupation of the GL without STT. Applications for any of the above will be considered by her department 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 rent or fee, as may be imposed by her department.

## **Traffic**

### 10.1.2 Comments of the Commissioner for Transport (C for T):

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

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

- (a) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (b) His department shall not be responsible for the maintenance of any access connecting the Site and Kung Um Road.

## **Environment**

### 10.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) Should the planning application be approved, the applicant should be advised to follow relevant mitigation measures and requirements in the latest Code of Practice to minimise any potential environmental nuisances on the surrounding areas.
- (b) There was no substantiated environmental complaint concerning the Site received in the past three years.

## **Nature Conservation**

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

- (a) She has no strong view on the application as it is for the renewal of a planning approval at the same site for the same use.
- (b) Should the application be approved, the applicant is advised to ensure that the development would not affect the streamcourse in the vicinity of the Site.

### **Drainage**

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

- (a) He has no objection in principle to the development.
- (b) Based on the planning statement enclosed in the application (**Appendix Ia**), apparently the applicant would maintain the same drainage facilities as those implemented under the previous application No. A/YL-TYST/833.
- (c) Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TYST/833 and the submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

### **Fire Safety**

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

He has no objection in principle to the renewal application subject to the existing FSIs implemented on the Site being maintained in efficient working order at all times.

### **Building Matters**

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

- (a) He has no in-principle objection under the Buildings Ordinance (BO) to the applied use on the Site.
- (b) 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 their suitability for the use proposed in the application.
- (c) The applicant's attention is drawn to the following points:
  - (i) If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of BD, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application.
  - (ii) For UBW erected on leased land, enforcement action may be taken by 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.

- (iii) Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (iv) 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 (B(P)R) respectively.
- (v) 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 B(P)R at the building plan submission stage.

### **Others**

#### 10.1.9 Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- (a) The Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Recommended Outline Development Plan (RODP) of YLS promulgated on 8.8.2017, the Site falls within an area zoned as “Residential - Zone 2 (Subsidised Sale Flats with Commercial)” (“R2(SSF)c”).
- (b) The objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of 3 years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

#### 10.1.10 Comments of Project Manager (West), CEDD (PM(W), CEDD):

- (a) He has no objection to the subject application.
- (b) However, based on the preliminary project boundary of the proposed YLS Development, the Site falls within the boundary of the proposed YLS Development – Stage 3. The YLS Development would provide land to meet the medium to long

term housing needs of Hong Kong and its detailed implementation programme with phasing and packaging of works for YLS Development is being formulated.

### **District Officer's Comments**

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

Her office has not received any comment from the village representatives in the vicinity regarding the application.

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

- (a) Director of Electrical and Mechanical Services (DEMS);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);  
and
- (c) Commissioner of Police (C of P).

## **11. Public Comment Received During the Statutory Publication Period**

On 17.3.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 7.4.2020, no public comment was received.

## **12. Planning Considerations and Assessments**

12.1 The application is for renewal of the planning permission under previous application No. A/YL-TYST/833 for temporary warehouse and open storage of exhibition materials for a further period of 3 years at a site zoned "U" on the OZP. The applied use is not in conflict with the planning intention of the "U" zone which is generally for open storage use but is designated with this zoning mainly due to concerns of the capacity of Kung Um Road. In this regard, C for T has no adverse comment on the application. Whilst the Site falls within an area zoned "R2(SSF)c" on the RODP of YLS promulgated on 8.8.2017, CE/CID, PlanD does not raise objection to the application and PM(W), CEDD has no objection to the proposed temporary use for a further 3 years. Approval of the application on a temporary basis of 3 years would not jeopardise the long-term development of the area.

12.2 The surrounding areas comprise predominantly warehouses and open storage/storage yards (**Plan A-2**). Although there are residential structures in the vicinity, the development is generally not incompatible with the surrounding uses in the "U" zone.

12.3 According to TPB PG-No. 13F, the Site falls within Category 1 areas. The following guidelines are relevant:

Category 1 areas are considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these

areas, subject to no major 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 should be submitted if the proposed uses may cause significant environmental and traffic concerns.

- 12.4 The application is generally in line with TPB PG-No. 13F in that the Site falls within Category 1 areas which are considered suitable for open storage and port back-up use; there are no adverse departmental comments and local objections; and the technical concerns of relevant government departments could be addressed through the implementation of approval conditions.
- 12.5 The application is also generally in line with TPB PG-No. 34C in that there has been no material change in planning circumstances since the granting of the previous approval under application No. A/YL-TYST/833; the approval conditions under the last application had been complied with; and the 3-year approval period sought is reasonable and of the same timeframe as the previous approval.
- 12.6 There is no adverse comment on the application from concerned government departments, including C for T, CE/MN, DSD and DEP. Besides, there has been no environmental complaint concerning the Site received in the past 3 years. To address 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 the Site will be subject to enforcement action by the Planning Authority. Should the planning application be approved, the applicant will be advised to follow the latest Code of Practice in order to minimise any potential environmental impact, and to keep the Site clean and tidy at all times.
- 12.7 Given that three previous applications for the same use as the current application have been granted to the Site and 143 similar applications have been approved in this part of the “U” zone since 2008, approval of the renewal application is in line with the Committee’s previous decisions. There were five similar applications rejected mainly on the grounds, amongst others, that approval of application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, thus nullifying the statutory planning control system. However, such considerations are not applicable to the current application as all time-limited approval conditions under the previous approvals had been complied with.
- 12.8 No public comment was received on the application during the statutory publication period.

### **13. Planning Department’s Views**

- 13.1 Based on the assessments made in paragraph 12, the Planning Department considers that the temporary warehouse and open storage of exhibition materials could be tolerated for a further 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 from 29.4.2020 to 28.4.2023. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 7:00 p.m. and 9:00 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 repairing, dismantling, spraying, cleaning or other workshop activities, as proposed by the applicant, is allowed on the Site at any time during the planning approval period;
- (d) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing boundary fencing on the Site shall be maintained at all times during the planning approval period;
- (g) all existing trees within the Site shall be maintained at all times during the planning approval period;
- (h) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (i) the submission of a condition record of the existing drainage facilities on the Site within **3** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 29.7.2020;
- (j) the existing fire service installations implemented on the Site should be maintained in efficient working order at all times during the planning approval period;
- (k) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g), (h) or (j) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (l) if the above planning condition (i) 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.

[Approval conditions (a), (b), (c), (d), (e), (f), (h) and (i) are the same as those under the permission for application No. A/YL-TYST/833, conditions (g) and (j) have been updated as per the current proposal, and the stacking height and reinstatement clauses are deleted to accord with the departments' latest requirements.]

Advisory clauses

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

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

**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 reason(s) for rejection should be given to the applicant.

**15. Attachments**

<b>Appendix I</b>	Application Form received on 9.3.2020
<b>Appendix Ia</b>	Supplementary Planning Statement
<b>Appendix Ib</b>	Supplementary Information received on 9.3.2020 providing clarification on site layout and FSIs proposal with fire certificates
<b>Appendix II</b>	Relevant extract of TPB PG-No. 13F
<b>Appendix III</b>	Relevant extract of TPB PG-No. 34C
<b>Appendix IV</b>	Previous Applications covering the Site
<b>Appendix V</b>	Similar Applications in this Part of the "U" zone on the OZP since 17.10.2008
<b>Appendix VI</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Vehicular Access Plan
<b>Drawing A-2</b>	Site Layout Plan
<b>Drawing A-3</b>	Landscape and Tree Preservation Proposal
<b>Drawing A-4</b>	As-built Drainage Plan
<b>Drawing A-5</b>	FSIs Proposal
<b>Plan A-1a</b>	Location Plan with Similar Applications

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

**PLANNING DEPARTMENT  
APRIL 2020**