

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

**APPLICATION NO. A/YL-TYST/891**

<b><u>Applicant</u></b>	: Mr. CHEUNG Si Yuen represented by Goldrich Planners & Surveyors Ltd.
<b><u>Site</u></b>	: Lots 989 (Part) and 990 (Part) in D.D. 119, Yuen Long, New Territories
<b><u>Site Area</u></b>	: 1,467.3 m <sup>2</sup> (about)
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/11
<b><u>Zoning</u></b>	: “Undetermined” (“U”)
<b><u>Application</u></b>	: Temporary Warehouse for Storage of Machinery, Spare Parts and 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 proposed temporary warehouse for storage of storage of machinery, spare parts and construction material for a period of 3 years. The site is currently occupied for the applied use without valid planning permission (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site was involved in 3 previous applications (No. A/YL-TYST/485, 642 and 812) (**Plan A-1**) for temporary various warehouse uses with/without ancillary workshop, which were approved with conditions each for a period of 3 years by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board). However, permission granted under the last application (No. A/YL-TYST/812) was subsequently revoked on 14.1.2018 due to non-compliance with time-limited approval conditions. Details of the previous applications are at paragraph 5 and **Appendix II**.
- 1.3 The Site is accessible from Kung Um Road to its east via a local track (**Plan A-3 and Drawing A-1**). A 5m-wide vehicular ingress/egress is provided at the northern part of the Site (**Plan A-2 and Drawing A-2**). According to the applicant, the applied use involves the storage of construction material (i.e. tiles)

and spare parts and machinery for escalators within three warehouse structures on site. There would be no cleansing, repairing, dismantling, spraying or other workshop activities to be carried out at the Site. Also, no medium or heavy goods vehicles exceeding 5.5 tonnes, including container trailers and tractors, are allowed to enter the site. Plans showing the vehicular access leading to the site, site layout, the tree preservation proposal, the drainage proposal and the fire service installations (FSIs) proposal submitted by the applicant are at **Drawings A-1 to A-5** respectively. Compared with the last application, the current application is submitted by the same applicant for similar use on a similar site with similar layout and similar development parameters.

- 1.4 The major development parameters of the current application are largely the same as the last application (No. A/YL-TYST/812). According to the applicant, the development parameters under the current application are subject to the latest measurements. They are summarized as follows:

<b>Major Development Parameters</b>	<b>Previously Approved Application No. A/YL-TYST/812 (a)</b>	<b>Current Application No. A/YL-TYST/891 (b)</b>	<b>Difference (b)-(a)</b>
Applied Use	Proposed Temporary Warehouse for Storage of Construction Materials, Private Cars and Aquarium Fish for a Period of 3 Years	Proposed Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	---
Site Area	About 1,490 m <sup>2</sup>	About 1,467.3 m <sup>2</sup>	-22.7 m <sup>2</sup> (-1.5%)
Total Floor Area (Non-domestic)	691.74 m <sup>2</sup>	684.8 m <sup>2</sup>	-6.94 m <sup>2</sup> (-1%)
No. of Structure	4 (for warehouses and guardroom/site office/storeroom uses)	4	---
Height of Structure	2.5 to 6.2m (1 to 2 storeys)	2.5 to 6.2m (1 to 2 storeys)	---
Parking Spaces	Nil	Nil	---
Loading/Unloading Space	1 (for light goods vehicle)	1	---
Operation Hours	8:00 a.m. to 10:00 p.m., Mondays to Saturdays, with no operation on Sundays and Public Holidays	8:00 a.m. to 10:00 p.m., Mondays to Saturdays, with no operation on Sundays and Public Holidays	---

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

- (a) Application Form with Appendix and Plans received on 12.3.2018 **(Appendix I)**
- (b) Supplementary information received on 15.3.2018 providing a new FSIs proposal and clarifying the provision of boundary fence **(Appendix Ia)**
- (c) Further information received on 25.4.2018 clarifying discrepancy in site area, the use of the structures, items to be stored and undertaking no workshop activities to be carried out **(Appendix Ib)**

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

The justifications put forth by the applicant in support of the application are detailed in the appendix attached to the Application Form at **Appendix I** and further information at **Appendices Ib** and **Ic**. They can be summarized as follows:

- (a) The Site is the subject of 3 previously approved applications for temporary warehouse uses.
- (b) The proposed use can serve the continuing demand for storage in the area. Temporary in nature, it will not hinder the long-term development of the area.
- (c) No adverse visual and traffic impacts are anticipated. Tree preservation and drainage proposals are submitted and they remain the same as those approved previously under Application No. A/YL-TYST/812.

## **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 a notice of the application on 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.

## **4. Background**

The use in the Site is subject to investigation. Should a material change of use be identified and confirmed in the Site, which constitutes an unauthorized development under the Town Planning Ordinance, enforcement action would be instigated.

## **5. Previous Applications**

- 5.1 The Site was involved in 3 previous applications (No. A/YL-TYST/485, 642 and 812) for temporary warehouse with/without ancillary workshop uses. Details of the applications are summarized in **Appendix II** and their locations are shown on **Plan A-1**.
- 5.2 Application No. A/YL-TYST/485 for temporary warehouse for storage of construction materials and batteries (with ancillary workshop activities) and subsequent renewal of the above approval under Application No. A/YL-TYST/642, both by the same applicant as the current application, were approved with conditions by the Committee on a temporary basis of 3 years on 13.8.2010 and 2.8.2013 respectively.
- 5.3 Application No. A/YL-TYST/812 for proposed temporary warehouse for storage of construction materials, private car and aquarium fish was approved by the

Committee 14.10.2016. However, the planning permission was revoked on 14.1.2018 due to non-compliance with time-limited approval conditions requiring the provision of boundary fence and implementation of the FSIs proposal.

- 5.4 Compared with the last application, the current application is submitted by the same applicant for similar use on a similar site with similar layout but different development parameters.

## **6. Similar Applications**

- 6.1 A total of 86 similar applications for various types of temporary warehouse with/without open storage and/or ancillary workshop and/or logistics centre uses in this part of the “U” zone had been considered by the Committee or the Board on review since the promulgation of TPB PG-No. 13E on 17.10.2008. Details of the applications are summarized in **Appendix III** and the locations of the sites are shown on **Plan A-1**.
- 6.2 There are 85 approved applications for temporary warehouse with/without open storage and/or ancillary workshop uses approved. However, amongst these approved applications, 30 were revoked due to non-compliance with approval conditions.
- 6.3 There is one application rejected mainly on the grounds, amongst others, that approval of application with repeated non-compliances would set an undesirable precedent.
- 6.4 For Members’ information, Application No. A/YL-TYST/852 for temporary warehouse for storage of clothes and household products for a period of 3 years and Application No. A/YL-TYST/871 for temporary warehouse for storage of clothes and shoes for a period of 3 years within the same part of the “U” zone on the OZP will also be considered at this meeting (**Plan A-1**).

## **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 Kung Um Road to its east (**Plan A-3**);
  - (b) paved and fenced off; and
  - (c) currently occupied for the applied use without valid planning permission (**Plans A-2, A-4a and A-4b**).
- 7.2 The surrounding areas have the following characteristics:
- (a) the surrounding areas are mixed with warehouses, storage yards, workshops, vehicle parks, scattered residential structures, and an orchard;

- (b) there are scattered residential structures in the vicinity of the Site with the nearest one located to its immediate southeast (**Plan A-2**); and
- (c) the warehouses, storage yards, workshops and parking of vehicles in the vicinity are mostly suspected unauthorized developments subject to enforcement action taken by the Planning Authority.

## **8. 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.

## **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 comprises Old Schedule Agricultural Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) Lot No. 989 in D.D. 119 is covered by Short Term Waiver (STW) No. 3441 to permit the structures erected thereon for the purpose of “Warehouse for Storage of Construction Materials and Battery (with Ancillary Workshop Activities)”.
- (c) The Site is accessible from Kung Um Road via government land (GL) and private land. Her office does not provide any maintenance works for the GL involved nor guarantee any right-of-way.
- (d) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (e) Should planning approval be given to the application, the STW holder(s) will need to apply to her office for modification of the STW conditions if there is any irregularities on site and the lot owner(s) of the lot(s) without STW will need to apply to her office to permit the structures to be erected or regularize any irregularities on site. Such application(s) will be considered by her department acting in the capacity as landlord at its sole

discretion and there is no guarantee that such application(s) will be approved. If such application(s) 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 her department.

### **Traffic**

#### 9.1.2 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 shall be checked with the lands authority.
- (b) The management and maintenance responsibilities of the access road/path/track shall 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 access and manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.

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

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

### **Environment**

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

- (a) He does not support the application as there are sensitive receivers of residential use in the vicinity (with the nearest one to its immediate south) (**Plan A-2**), and environmental nuisance is expected.
- (b) There was no substantiated environmental complaint concerning the Site received in the past 3 years.
- (c) Should the planning application be approved, the applicant should 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”.

## **Landscape**

- 9.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):
- (a) He has no objection to the application from the landscape planning point of view.
  - (b) The Site is located to the south of Tong Yan San Tsuen and falls within an area zoned “U” on the draft Tong Yan San Tsuen OZP No. S/YL-TYST/11. The Site was the subject of 3 previous applications (No. A/YL-TYST/485, 642 and 812) for warehouse uses, and all applications were approved on which he had no objection from the landscape perspective.
  - (c) With reference to the information submitted and the site visit conducted on 31.8.2016, the Site is occupied by some temporary structures, with open storage sites and warehouse nearby. This Site is bounded immediately by warehouse with temporary structure and open storages on its east, north and south, and a vacant site to its west. The proposed land use is not incompatible with the surrounding environment. Some tree groups are found along the perimeter of the Site which are proposed to be preserved on site. Adverse landscape impact arising from the proposed use at the Site is not anticipated.
  - (d) Should the Board approve this application in view of the above, an approval condition requiring the maintenance of all existing trees and landscape plantings within the Site at all times is recommended to be applied in the planning permission.
  - (e) The advisory comments are at **Appendix IV**.

## **Drainage**

- 9.1.6 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
- (a) Based on the planning statement enclosed in the application, apparently the applicant would maintain the same drainage facilities as those implemented under previous Application No. A/YL-TYST/812.
  - (b) In view of the above, he has no objection in principle to the development. Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the maintenance of the existing drainage facilities and submission of records of the existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

## **Fire Safety**

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

- (a) He has no objection in principle to the proposal subject to FSIs being provided to his satisfaction.
- (b) Furthermore, the FSIs proposal submitted by the applicant (**Drawing A-5**) is considered acceptable to his department. The applicant is advised that the installation /maintenance/ modification/ repair work of FSI shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him.
- (c) In addition, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

## **Building Matters**

### 9.1.8 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 their suitability for the use proposed in the application.
- (b) 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 unauthorized building works (UBW) under 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 BO.
  - (iii) 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 BD should be obtained, otherwise they are



UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with 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**

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

- (a) CEDD and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation” (the Study). According to the Recommended Outline Development Plan of YLS promulgated on 8.8.2017, the Site falls within areas mainly zoned as “District Open Space” (“DO”) and a minor portion as “Green Belt (1)” (“GB(1)”).
- (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. As regard the implementation programme of YLS, we would leave it for CEDD to advise.

9.1.10 Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W)), CEDD):

He has no objection to the captioned temporary use for 3 years, which should be considered in accordance with the provisions of the current OZP and existing infrastructure capacities. However, the Site falls within the boundary of YLS Development. According to the Study, to ensure timely and orderly implementation, the development of YLS and relevant site formation and infrastructure works would be implemented in four stages. The lot(s) concerned falls within a site under Stage 3 Works. While the detailed implementation programme for the project is still being formulated, based on the Study, it is envisaged that clearance

of the Site in question will not be arranged before the first population intake of the YLS Development expected in 2027.

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

9.1.11 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 comment on the application:

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

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

On 20.3.2017, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 10.4.2018, no public comment was received.

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

- 11.1 The subject application is for proposed temporary warehouse for storage of storage of machinery, spare parts and construction material at a site zoned "U" on the OZP. The applied use is not in conflict with the planning intention of the "U" zone on the OZP which is generally intended to cater for the continuing demand for open storage which cannot be accommodated in conventional godown premises 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 as "DO" and "GB(1)" on the RODP of YLS promulgated on 8.8.2017, CE/CID of PlanD does not raise objection to the application and PM(W) of CEDD has no objection to the proposed temporary use for 3 years. Approval of the application on a temporary basis of 3 years would not jeopardize the long-term development of the area.
- 11.2 The subject "U" zone is mainly occupied by warehouses, storage yards, workshops and vehicle parks uses (**Plan A-2**). As such, the proposed development is not incompatible with the surrounding uses in the subject "U" zone.
- 11.3 There is no adverse comment on the application from concerned government departments, except DEP. DEP does not support the application as there are sensitive receivers of residential use in the vicinity of the Site, with the nearest one located to its immediate south (**Plan A-2**), and environmental nuisance is

expected. However, there has been no environmental complaint concerning the Site received in the past 3 years. To address the concerns on the possible environmental nuisances generated by the temporary use and the technical concerns of other concerned government departments, relevant approval conditions are recommended in paragraph 12.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on the 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 “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.

- 11.4 Given previous approvals for similar uses had been granted to the Site and 85 similar applications have been approved in this part of the same “U” zone, approval of the current application is in line with the previous decisions. Nevertheless, the last approval (No. A/YL-TYST/812) by the same applicant for similar warehouse use was revoked due to non-compliance with approval conditions requiring the provision of boundary fence and implementation of the FSIs proposal. For the current application, the applicant has submitted a FSIs proposal (**Drawing A-5**), which D of FS considers acceptable. In view of this, sympathetic consideration may be given to the application. However, shorter compliance period is recommended in order to closely monitor the progress on compliance with associated approval conditions. Moreover, should the application be approved, the applicant will be advised that should he fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application.
- 11.5 There is no public comment received on the application during the statutory publication period.

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

- 12.1 Based on the assessments made in paragraph 11, the Planning Department considers that the temporary warehouse for storage of machinery, spare parts and construction material could be tolerated for a period of 3 years.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 4.5.2021. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

### Approval conditions

- (a) no operation between 10:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no cleansing, repairing, dismantling, spraying or any other workshop

activities, as proposed by the applicant, are allowed on the Site at any time during the planning approval period;

- (d) no open storage activities is allowed on the Site at any time during the planning approval period;
- (e) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site, as proposed by the applicant, at any time during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) the existing trees and landscape plantings on 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 planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 4.8.2018;
- (j) the provision of boundary fence on the site within **3** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 4.8.2018;
- (k) the implementation of the accepted 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 4.11.2018;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (h) 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;
- (m) if any of the above planning conditions (i), (j) or (k) 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
- (n) upon the 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 at **Appendix V**.

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

the applicant fails to demonstrate that the development would not generate adverse environmental impact on the surrounding areas.

### **13. Decision Sought**

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

### **14. Attachments**

<b>Appendix I</b>	Application Form with Appendix and Plans received on 12.3.2018
<b>Appendix Ia</b>	Supplementary information received on 15.3.2018 providing a new FSIs proposal and clarifying the provision of boundary fence
<b>Appendix Ib</b>	Further information received on 25.4.2018 clarifying discrepancy in site area, the use of the structures, items to be stored and undertaking no workshop activities to be carried out
<b>Appendix II</b>	Previous Applications covering the Application Site
<b>Appendix III</b>	Similar Applications in this Part of the "U" Zone on the Tong Yan San Tsuen OZP since the Promulgation of TPB PG-No. 13E
<b>Appendix IV</b>	Detailed Departmental Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Plan showing the Vehicular Access Leading to the Site
<b>Drawing A-2</b>	Site Layout Plan
<b>Drawing A-3</b>	Tree Preservation Proposal
<b>Drawing A-4</b>	Drainage Proposal
<b>Drawing A-5</b>	Fire Service Installations Proposal
<b>Plan A-1</b>	Location Plan

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

**PLANNING DEPARTMENT  
MAY 2018**