

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

APPLICATION NO. A/YL-TYST/894

<u>Applicant</u>	: Mr. XU Sen Lin represented by Metro Planning and Development Company Limited
<u>Site</u>	: Lots 1286 (Part), 1287 (Part), 1290 (Part), 1314 (Part) and 1316 (Part) in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, New Territories
<u>Site Area</u>	: 516m ² (about) (including Government land of about 130m ²)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/11
<u>Zoning</u>	: “Residential (Group C)” (“R(C)”)
<u>Application</u>	: Renewal of Planning Approval for Temporary "Shop (Grocery Store)" for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval for temporary shop (grocery store) for a period of 3 years at the application site (the Site) for a further period of 3 years (**Plan A-1**). The Site is currently occupied by the applied use and is covered by a valid planning permission under Application No. A/YL-TYST/737 (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site was the subject of one previous application for temporary shop (grocery store) (No. A/YL-TYST/737), which was approved with conditions by the Rural and New Town Planning Committee (the Committee) for a period of 3 years on 3.7.2015. All the time-limited approval conditions under the last application have been complied with and the permission is valid up to 3.7.2018. Details of the previous application are at paragraph 6 below and **Appendix III**. Compared with the last application, the current application is submitted by the same applicant for the same shop use on the same site, and the development parameters remain unchanged. In the last application, the applicant claims that the temporary grocery store was to sell “items available in supermarket but in a smaller scale such as drinks, daily necessities, biscuits, detergent and so on”. In the current application,

the goods to be sold are chilled poultry and soft drinks (**Appendices Ib and Ic**).

1.3 The Site is accessible via a local track leading from Kung Um Road to its east with an ingress/egress provided at the southern periphery of the Site. An entrance to the adjacent lot is also provided at the southeastern periphery of the Site as requested by the adjoining land owner (**Plan A-2 and Drawings A-1 and A-2**). According to the applicant, the grocery store sells chilled poultry to the residents and soft drinks to the workers in the open storage yards and warehouses nearby. A plan showing the vehicular access leading to the Site, an as-built layout plan, an as-planted tree preservation plan, and an as-built drainage plan submitted by the applicant are at **Drawings A-1 to A-4** respectively.

1.4 The major development parameters are as follows:

Site Area	About 516 m ²
Total Floor Area (Non-domestic)	About 221 m ²
No. of Structures	2 (for grocery store, cashier, store room and toilet uses)
Height of Structures	3.2 - 6.5m (1 storey)
Operation Hours	7:00 a.m. to 9:00 p.m. daily

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

- (a) Application Form received on 6.4.2018 **(Appendix I)**
- (b) Supplementary Planning Statement **(Appendix Ia)**
- (c) Further Information dated 8.5.2018 clarifying the current use of the grocery store **(Appendix Ib)**
- (d) Further Information clarifying the target customers of the grocery store and providing a new as-built internal layout plan **(Appendix Ic)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the justification section of the Supplementary Planning Statement at **Appendix Ia** and Further Information at **Appendices Ib and Ic** respectively. They can be summarized as follows:

- (a) The shop situates within an area zoned “R(C)” whereby “Shop and Services” is a Column 2 use. Complementary to the “R(C)” zone, the applied use would serve and benefit the local community.
- (b) The Site is current occupied by the applied use. The grocery store is selling chilled poultry to the residents in the nearby residential developments, in particular, One Hyde Park. Also, the store provides soft drinks for the workers of the open storage yards and warehouses adjacent to the Site.

- (c) There is a good number of residents within the subject “R(C)” zone and the adjoining “Undetermined” (“U”) zone. Approval of the current application would encourage phasing out of undesirable land uses.
- (d) The Site was granted planning permission (No. A/YL-TYST/737) for the same use as the current application. All the approval conditions of the said permission have been complied with and the applicant’s sincerity would be a credit to allow a further period of planning permission.
- (e) The nature, form and scale of the development is compatible with the surrounding environment. Small in scale, traffic and environment impacts arising from the development are minimal.
- (f) The Committee has approved similar precedence (Applications No. A/YL-TYST/577 and 714) within the same “R(C)” zone. Similar favourable consideration should be given to the current application.

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 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.

4. Town Planning Board Guidelines

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. 34B) are relevant to the application. The relevant assessment criteria are attached at **Appendix II**.

5. Background

The Site is still covered by a valid planning approval (No. A/YL-TYST/737) and it is currently not subject to any active enforcement action.

6. Previous Application

- 6.1 The Site was the subject of one previous application submitted for proposed temporary shop (grocery store) (No. A/YL-TYST/737) for a period of 3 years. Details of the application are summarized in **Appendix III** and the boundary of the site is shown on **Plan A-1**.
- 6.2 The last application was approved by the Committee on 13.3.2015 on considerations of not jeopardizing long-term planning intention of the “R(C)” zone; not incompatible with surrounding land uses; and no adverse comments

from relevant Government departments. All the time-limited approval conditions under the last application have been complied with and the permission is valid up to 3.7.2018.

- 6.3 Compared with the last application, the current application is submitted by the same applicant for the same shop use (but with different items for sale) on the same site, and the development parameters remain unchanged.

7. Similar Applications

- 7.1 There are a total of 9 similar applications for various shop and services uses within the subject “R(C)” zone or also straddling the adjacent “U” zone. Detailed information of the applications is at **Appendix IV** and their locations are shown on **Plan A-1**.
- 7.2 Applications No. A/YL-TYST/577, 620 and 738 for temporary eating place and shop (grocery store); Applications No. A/YL-TYST/714, 760, 774, 805 and 873 for temporary shop (grocery store); and Application No. A/YL-TYST/821 for temporary plant nursery and shop and services (retail shop for plants) were approved by the Committee with conditions on temporary basis for a period of 3 years on 16.3.2012, 23.11.2016, 3.7.2015, 6.2.2015, 23.10.2015, 8.1.2016, 14.9.2016, 18.5.2018 and 13.1.2016 respectively, mainly on the consideration that the proposed developments could serve the residential neighborhood and the workforce of open storage yards; they were not incompatible with the surrounding environment; approvals on a temporary basis would not jeopardize the long-term planning intention of the “R(C)” zone; and/or the departmental concerns could be addressed through imposition of approval conditions. However, among these, the permissions granted under Applications No. A/YL-TYST/577, 620, 738 and 760 were subsequently revoked due to non-compliance with approval conditions.

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

- 8.1 The Site is:
- (a) accessible via a local track leading from Kung Um Road;
 - (b) paved and fenced off; and
 - (c) currently occupied for the applied use with valid planning permission under Application No. A/YL-TYST/737.
- 8.2 The surrounding areas have the following characteristics:
- (a) mixed with open storage yards, warehouses, workshops, site office, scattered residential structures, and vacant and unused land;
 - (b) about 150m to its southeast is a low-rise residential development named One Hyde Park;
 - (c) about 70m to its northwest is an area zoned “U” on the OZP;

- (c) the open storage yards, warehouses and workshops in its vicinity are mostly suspected unauthorized development subject to enforcement action taken by the Planning Authority.

9. Planning Intention

The planning intention of the “R(C)” zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighborhood may be permitted on application to the Board.

10. Comments from Relevant Government Departments

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

Land Administration

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

- (a) The Site comprises Old Scheduled 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 Nos. 1286 and 1287 in D.D.119 are covered by Short Term Waiver (STW) Nos. 4705 and 4706 respectively to permit structures erected thereon for the purpose of “Temporary Shop (Grocery Store)”.
- (c) The government land (GL) within the Site is covered by Short Term Tenancy (STT) No. 3082 for the purpose of “Temporary Shop (Grocery Store)”.
- (d) The Site is accessible to Kung Um Road via GL. Her office does not provide maintenance work for GL involved and does not guarantee any right-of-way to the Site.
- (e) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (f) Should planning approval be given to the subject planning application, the STW/STT holder(s) will need to apply to her office for modification of the STW/STT 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 for 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 or lessor 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

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

- (a) No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailer, should be allowed to park or enter/exit the Site.
- (b) The land status of the access road/path/track leading to the Site from Kung Um Road 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.
- (d) 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) 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

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

- (a) There was no substantiated environmental complaint concerning the Site received in the past 3 years.
- (b) The latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” issued by his department should be observed by the applicant.

Landscape

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

- (a) The Site is involving temporary shop (grocery store) within an area zoned “R(C)” on the OZP. The Site was the subject of a previous application (No. A/YL-TYST/737) for the same use. The current application is for planning permission for the same use for a period of 3 years.
- (b) With reference to the information submitted, there are some existing trees along the boundary and will be preserved on site that significant landscape impact arising from the applied use on the area is not anticipated. Therefore, she has no objection to the application from the landscape planning perspective.
- (c) Should the Town Planning Board (the Board) approve this application, in view of the above, she would recommend the approval condition for maintenance of all existing trees and landscape plantings within the Site at all times be applied in the planning permission.
- (d) The applicant is reminded to conduct routine vegetation maintenance works, such as irrigating the trees and removing weeds regularly throughout the period. Fence and/or kerb or bollard should be constructed with a minimum distance of 1m around the planting areas to guard against damage to the trees and shrubs. The applicant should make reference to “Technical Note on the Submission and Implementation of Landscape Proposals for Compliance with Conditions for Approved Applications for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance”.
- (e) The applicant shall take reference to the following information/guideline published by the Greening, Landscape and Tree Management Section, Development Bureau for tree maintenance: 私人物業樹木護理資料 Information About Tree Maintenance for Private Properties (https://www.greening.gov.hk/tc/tree-care/Handbook_on_Tree_Management.html), 護養樹木的簡易圖解 Pictorial Guide for Tree Maintenance (https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf).

Drainage

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

- (a) Based on the submission enclosed in the application, the applicant would maintain the existing drainage facilities.

- (b) In view of the above, he has no objection in principle to the applied 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 a record 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

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

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. In addition, the applicant should also be advised on the following points:
 - (i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.
 - (ii) The location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (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 services requirements will be formulated upon receipt of formal submission of general building plans.

Water Supply

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

For provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to his department's standards.

Building Matters

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

- (a) There is no record of approval by the Building Authority (BA) for the structures existing at the site and BD is not in a position to

offer comments on their suitability for the use related to the application.

- (b) The applicant's attention is drawn to the following points:
- (i) If the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any use under the application.
 - (ii) Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of BD should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
 - (iii) 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 works or UBW on the Site under 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 B(P)R at the building plan submission stage.

Others

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

- (a) No Food and Environmental Hygiene Department's (FEHD) facilities will be affected and such work and operation shall not cause any environmental nuisance, pest infection and obstruction to the surrounding.
- (b) For any waste generated from the commercial/trading activities, the applicant should arrange its disposal properly at his own expense.
- (c) Proper licence/permit issued by FEHD is required if there is any catering service/activities regulated by the DFEH under the

Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.

- (i) Under the Food Business Regulation, Cap. 132X, Food Factory Licence must be obtained from his department for food business which involves the preparation of food for sale from human consumption off the premises before commencement of such business. Besides, a Fresh Provision Shop licence is required for any person who intends to sell fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry at any premises before commencement of such business.
- (ii) The application for Food Factory Licence/Fresh Provision Shop Licence, if acceptable by FEHD, will be referred to relevant government departments, such as Lands Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements.

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

CEDD and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation” (the Study). The Site falls within the Study Area of YLS but outside the development area of YLS. Hence, the Site would not be affected by any development proposal under the Study.

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

- (a) He has no particular comment on the application from electricity supply safety aspect.
- (b) However, 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

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

The local consultation was completed on 4.5.2018 and his office has not received any comments from the village representatives in the vicinity regarding the application.

10.2 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).

11. Public Comment Received During the Statutory Publication Period

On 13.4.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 4.5.2018, no public comment was received.

12. Planning Considerations and Assessments

12.1 The subject application is for renewal of the planning permission under previous Application No. A/YL-TYST/737 for temporary shop (grocery store) at a site zoned "R(C)" on the OZP whilst the sale items are not entirely the same (see paragraph 1.2 above). The planning intention of the "R(C)" zone is primary for low-rise, low-density residential developments where commercial uses serving the residential neighborhood may be permitted on application to the Board. Although the applied use is not entirely in line with the planning intention of the "R(C)" zone, there is no known programme for long-term development on the Site. The applied use could serve any daily needs of the local residents and nearby residential development as well as the workforce of the open storage/storage yards and warehouses in the adjoining "U" zone. Approval of the application on a temporary basis would not jeopardize the long-term planning intention of the "R(C)" zone.

12.2 The applied use is considered not incompatible with the surrounding uses mainly comprising a mix of residential structures, warehouses, and open storage/storage yards (**Plan A-2**).

12.3 The application is generally in line with TPB PG-No. 34B in that there has been no material change in planning circumstances since the granting of the previous approval under Application No. A/YL-TYST/737; the approval conditions have been complied with; and the 3-year approval period sought is of the same timeframe as the previous approval.

- 12.4 Government departments consulted, including DEP, C for T, CTP/UD&L, PlanD, CE/MN of DSD, D of FS and DFEH, have no objection to or adverse comment on the application. Significant adverse environmental, traffic, landscape and drainage impacts on the surrounding area are not envisaged. To minimize any possible environmental nuisances generated by the temporary use or to address the technical requirements of other concerned government departments, relevant approval conditions are also recommended in paragraph 13.2 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 latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimize any potential environmental impact.
- 12.5 Given that the Committee has approved one application (No. A/YL-TYST/737) for the same use covering the same site and 9 other similar applications in the same part of the “U” zone, approval of the renewal application is also in line with the Committee’s previous decisions.
- 12.6 There is no public comment received on the application during the statutory publication period.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 above, the Planning Department considers that the temporary shop (grocery store) could be tolerated for a period of 3 years.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a further period of 3 years from 4.7.2018 to 3.7.2021. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 9:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no medium and 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;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the existing trees and landscape planting on the Site shall be maintained at all times during the approval period;
- (e) the existing drainage facilities on the Site shall be maintained at all times

during the planning approval period;

- (f) 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 4.10.2018;
- (g) the submission of a fire service installations proposal within **6** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 4.1.2019;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within **9** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 4.4.2019;
- (i) if any of the above planning conditions (a), (b), (c), (d) or (e) 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;
- (j) if any of the above planning conditions (f), (g) or (h) 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
- (k) 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.

[Approval conditions (a), (b), (c), (g) and (h) are the same as those under the permission for Application No. A/YL-TYST/737 while conditions (d) to (f) are updated to accord with the departments' latest requirements.]

Advisory clauses

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

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 reasons for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form received on 6.4.2018
Appendix Ia	Supplementary Planning Statement
Appendix Ib	Further Information dated 8.5.2018 clarifying the current use of the grocery store
Appendix Ic	Further Information clarifying the target customers of the grocery store and providing a new as-built internal layout plan
Appendix II	Relevant extract of 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. 34B)
Appendix III	Previous application covering the application site
Appendix IV	Similar Applications within the Same “R(C)” Zone on the OZP
Appendix V	Recommended Advisory Clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	As-built Layout Plan
Drawing A-3	As-planted Tree Preservation Plan
Drawing A-4	As-built Drainage 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
JUNE 2018**