

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/918

- Applicant** : Queen Million Investments Limited represented by Metro Planning & Development Company Limited
- Site** : Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long, New Territories
- Site Area** : 1,500m² (about) (including about 340 m² of Government land (GL))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/11 (at the time of submission)
- Approved Tong Yan San Tsuen OZP No. S/YL-TYST/12 (currently in force)
- Zoning** : “Residential (Group D)” (“R(D)”) (about 79.5%)
[Restricted to maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]
- “Residential (Group B)1” (“R(B)1”) (about 19.88%),
[Restricted to maximum plot ratio of 1, maximum site coverage of 40% and a maximum building height of 4 storeys over single-storey car park (15m)]
- “Government, Institution or Community” (“G/IC”) (about 0.62%)
- [No change to the “R(D)”, “R(B)1” and “G/IC” zones]
- Application** : Proposed Temporary Shop and Services (Retail Shop for Furniture and Cleaning Equipment) 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 shop and services (retail shop for furniture and cleaning equipment) for a period of 3 years. According to the Notes of the OZP for the

“R(B)”, “R(D)” and “G/IC” zones, ‘Shop and Services’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The applicant currently seeks temporary approval for 3 years. The Site is currently largely occupied by a vacant warehouse (**Plans A-2, A-4a and A-4b**) and part of the Site is subject to a previous application (No. A/YL-TYST/701) for proposed temporary warehouse for storage of construction material for a period of 3 years, which was rejected by the Rural and New Town Planning Committee (the Committee) of the Board on 12.12.2014.

- 1.2 The Site is situated at Tan Kwai Tsuen and is accessible via Shui Fu Road. According to the applicant, the application is proposed to serve the nearby residents. The cleaning equipment to be sold on the Site includes bucket, broom, feather duster and mop etc. However, no detergent and cleaning chemical will be sold at the Site. Also, no medium or heavy goods vehicle and container trailer/tractor will access the Site. The applicant also undertakes to provide and maintain all the drainage facilities at his own expenses. Plans showing the proposed internal layout, proposed landscape plan and proposed drainage plan submitted by the applicant are at **Drawings A-1 to A-3** respectively.
- 1.3 The major development parameters of the application are summarized as follows:

Site Area	1,500 m ² (about) (including about 340 m ² of GL)
Total Floor Area (Non-domestic)	Not exceeding 1,000 m ²
No. of Structures	1
Height of Structure and Number of Storey	7m (1 storey)
Loading/Unloading Space	1 for light goods vehicle (3.5m x 7m)
Operation Hours	9:00a.m. to 7:00p.m. daily

- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 8.8.2018 **(Appendix I)**
 - (b) Supplementary Planning Statement **(Appendix Ia)**
 - (c) Further Information providing a new internal layout plan **(Appendix Ib)**
received on 21.8.2018
[accepted and exempted from publication and recounting requirements]
 - (d) Further Information received on 19.9.2018 responding to **(Appendix Ic)**
Highways Department’s comments and providing the
detailed design of iron grating of the proposed drainage
facilities
[accepted and exempted from publication and recounting requirements]
 - (e) Further Information received on 27.9.2018 clarifying no **(Appendix Id)**
tree being found at the Site
[accepted and exempted from publication and recounting requirements]

requirements]

2. Justifications from the Applicant

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

- (a) The Site is not subject to impending land application for house development and temporary use therefore could be considered in the interim. The proposed development which is temporary in nature would not jeopardise the long-term planning intention of the “R(D)” and “R(B)1” zones.
- (c) The proposed development is compatible with the surrounding environment. Some temporary domestic structures are found to the north, south and west of the Site. The proposed development is clean, tidy and non-polluting as well as not creating nuisance and not affecting the character of the village.
- (d) There are similar applications for shops and services in residential zones that have been approved by the Board, such as Applications No. A/YL-TT/360, A/YL-TYST/820, 859, 887 and 890.
- (e) Various assessments undertaken conclude that the proposed retail shop for furniture and cleaning equipment would not generate significant adverse impact to the surroundings. The traffic generation would be insignificant to the surrounding road network and thus adverse traffic impact is not anticipated. The proposed development will generate neither environmental nor noise disturbance and the applicant will implement measures (e.g. restriction of operation hours and hard paving the site and its frontage) to enhance compatibility with the surrounding uses. All accrued runoff would be intercepted by the proposed 375mm surface U-channel along the site periphery and all proposed drainage facilities will be provided and maintained by the applicant at his own expense. As such, adverse drainage impact is not envisaged.

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 Ping Shan Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is not subject to planning enforcement action.

5. Previous Application

The Site is subject to one previous application No. A/YL-TYST/701 for proposed temporary warehouse for storage of construction material for a period of 3 years, which was rejected by the Committee on 12.12.2014 on the grounds that the development is not in line with the planning intention of the “R(D)” zone, the applicant failed to demonstrate that the development would not generate adverse environmental impact on the surrounding areas and that the approval of the application would set an undesirable precedent for similar applications.

6. Similar Applications

- 6.1 There are a total of 10 similar applications (No. A/YL-TYST/120, 305, 413, 569, 713, 755, 819, 824, 887 and 890) for similar temporary shop and services use in the subject “R(D)”, “R(B)1” and “G/IC” zones. Detailed information of the applications is at **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 Application No. A/YL-TYST/120 for proposed temporary refreshment kiosk, Applications No. A/YL-TYST/305 and 413 for proposed temporary staff canteen, Applications No. A/YL-TYST/569, 713, 755, 819, 824 and 887 for proposed temporary real estate agency and/or eating place and Application No. A/YL-TYST/890 for proposed retail shop for electrical appliances were approved with conditions by the Committee for a period of 3 years. However, planning permissions No. A/YL-TYST/569, 713, 755, 819 and 824 were subsequently revoked due to non-compliance with approval conditions.

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

7.1 The Site is:

- (a) located within Tan Kwai Tsuen (**Plan A-1**);
- (b) accessible via Shui Fu Road (**Plan A-2**); and
- (c) paved and mostly covered by a vacant structure (**Plans A-2, A-4a and A-4b**).

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

- (a) intermixed with residential developments/structures, a church cum kindergarten, a village office, parking of vehicles, vacant land structures and unused land;
- (b) to the north across Shui Fu Road is a residential development named Casa Regalia;
- (c) to the east is a vacant land in the adjacent “Green Belt”
- (d) to the south are some residential dwellings and storage use;

- (e) to the immediate southwest is a basketball court and further southwest is a vacant school;
- (f) to the immediate northwest is for parking of vehicles and a village office and;
- (g) the parking of vehicles and storage use are suspected unauthorized developments subject to enforcement action taken by the Planning Authority.

8. Planning Intentions

- 8.1 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.
- 8.2 The planning intention of “R(B)” zone is primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 8.3 The planning intention of “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wide district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

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 Lot 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) No permission is given for occupation of GL (about 340m² subject to verification) included in the Site. The applicant’s attention is drawn to the fact that the act of occupation of GL without Government’s prior approval is not allowed.

- (c) The Site is accessible from Shui Fu Road through GL. Her office provides no maintenance works to the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (d) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (e) Should planning approval be given to the subject planning application, the lot owner(s) will need to apply to her office to permit the structures to be erected or regularize any irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Furthermore, the applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. Application(s) for any of the above will be considered by LandsD acting in the capacity of the 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 LandsD.

Traffic

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

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

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 (TD).
- (b) If the proposed run-in is agreed by TD, the applicant should provide the run in/out at Shui Fu Road in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.
- (c) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.

- (d) For channel grating subject to vehicular load, his department's Standard Drawing No. H 3155A shall be followed.
- (e) However, the maximum channel size shown in H 3155A is 300mm, less than the size of the existing U-channel (i.e. 375mm). As a result, the applicant cannot adopt the grating details of H 3155A but needs to design (with structural calculation) the channel grating to suit the existing U-channel.
- (f) Alternatively, the applicant may consider converting the section of U-channel under the vehicular access to other drainage materials, say, drain pipe with adequate structural strength to withstand the vehicle load. However, in so doing the draining capacity of the existing U-channel shall always be maintained.

Environment

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

- (a) There is one non-substantiated environmental complaint received in 2016 on waste issue.
- (b) The latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department should be observed by the applicant.

Landscape

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

- (a) The Site falls within an area zoned "R(D)", "R(B)1" and "G/IC" on the approved Tong Yan San Tsuen OZP No. S/YL/TYST/12. The application seeks for planning permission for the temporary shop and services (retail shop for furniture and cleaning equipment) uses for a period of 3 years. The Site was the subject of a previously rejected application (A/YL-TYST/701) for the similar uses, on which she has no objection to the application from a landscape planning perspective.
- (b) Based on the submitted information and the aerial photo taken in December 2015, it is noted that the Site is surrounded by a mix of open storage sites, warehouse and low-rise buildings. The proposed use is not incompatible with the surrounding environment. It is also noted that the application site is largely occupied by temporary structures. Significant landscape impact arising from the proposed use in the area is not anticipated. Therefore, she has no objection to the application from the landscape planning perspective.
- (c) Should the application be approved, an approval condition

requiring the submission and implementation of a landscape proposal is recommended.

- (d) For sustainable tree planting, a minimum 1.2m soil depth should be reserved and 1m diameter of tree pit should be provided. 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 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 Ordinance”
- (e) The applicant is reminded that approval of the landscape and tree preservation proposal under TPB approval condition does not imply approval of the tree preservation requirements under the lease.

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 drainage point of view.
- (b) His detailed comments on the drainage proposal (**Drawing A-3**) are in **Appendix IV**.
- (c) Should the Board consider the application is acceptable from the planning point of view, approval conditions requiring the submission and implementation of a revised drainage proposal to the satisfactions of the Director of Drainage Services or of the Board, and maintenance of the drainage facilities 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 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. The applicant should be advised on the following points:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and

- (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (c) 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, his office 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.

Other

9.1.9 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 mentioned 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. The applicant 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

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

His office has not received any comments from the locals on the application.

9.2 The following government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Project Manager (West), CEDD (PM(W), CEDD);
- (c) Director of Agriculture, Fisheries and Conservation (DAFC); and
- (d) Commissioner of Police (C of P).

10. Public Comments Received During the Statutory Publication Period

On 17.8.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 7.9.2018, 4 public comments (**Appendices V-1 to V-4**) were received. One of the commenter expressed concern on the proposed use on site (**Appendix V-1**) and the rest of the commenters objecting to the application on the grounds that the current application is similar to the previous rejected case; the proposed development would bring disturbance and nuisance to the surrounding residential developments, causing adverse traffic and transport impact and noise pollution to the surrounding environment; and lead to security problem to the district.

11. Planning Considerations and Assessments

- 11.1 The subject application is for proposed temporary shop and services (retail shop for furniture and cleaning equipment) at the Site zoned “R(D)”, “R(B)1” and “G/IC” on the OZP, with “R(D)” covering the Site overwhelmingly (about 79.5%). 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. Although the applied use is not entirely in line with the planning intention of the “R(D)” zone, there is no known programme for long-term development of the Site. Approval of the application on a temporary basis would not jeopardize the long-term planning intention of the “R(D)” zone.
- 11.2 The proposed development comprises a single-storey structure with a total floor area of not exceeding 1,000 m². It is considered that the proposed use and the development scale is not incompatible with the surrounding uses which are predominantly residential uses intermixed a church, a kindergarten, a village office, parking of vehicles, vacant land/structures and unused land (**Plan A-2**).
- 11.3 Relevant government departments consulted, including DEP, C for T, CTP/UD&L and CE/MN, DSD, 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. Relevant approval conditions are also recommended in paragraph 12.2 below to minimize any potential nuisance on the surrounding areas or to address the technical requirements of the concerned departments. Any non-compliance with the approval condition will result in revocation of the planning permission and unauthorized development on-site will be subject to enforcement action by the Planning Authority. Should the 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.
- 11.4 There are ten similar applications (No. A/YL-TYST/120, 305, 413, 569, 713, 755, 819, 824, 887 and 890) approved by the Committee for similar shop and services use in the subject “R(D)”, “R(B)1” and “G/IC” zones. Approval of the application is in line with the Committee’s previous decisions.
- 11.5 There are four public comments received on the application during the statutory publication period. Three of them object to the application on the grounds of adverse impacts to the surrounding environment and developments. The planning consideration and assessment in paragraphs 11.1 to 11.3 are relevant and the adverse impacts could be minimized by incorporating the relevant approval conditions as recommended in paragraph 12.2 below.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments as mentioned in paragraph 10 above, the Planning Department

considers that the proposed temporary shop and services (retail shop for furniture and cleaning equipment) 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 5.10.2021. 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 detergent and cleaning chemical is allowed to be sold at the Site, as proposed by the applicant, at any time during the planning approval period;
- (c) no medium or heavy goods vehicles, including container tractor/trailer, as defined in the Road Traffic Ordinance, is allowed to be parked/stored on or enter/exit the Site, as proposed by the applicant, at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the provision of boundary fence on the Site within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 5.4.2019;
- (f) the submission of a landscape proposal within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 5.4.2019;
- (g) in relation to (f) above, the implementation of the landscape proposal within **9** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 5.7.2019;
- (h) the submission of a revised drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 5.4.2019;
- (i) in relation to (h) above, the implementation of the revised drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 5.7.2019;
- (j) in relation to (i) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (k) the submission of a fire service installations proposal within **6** months

from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 5.4.2019;

- (l) in relation to (k) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 5.7.2019;
- (m) if any of the above planning conditions (a), (b), (c), (d) 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;
- (n) if any of the above planning conditions (e), (f), (g), (h), (i), (k) or (l) 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
- (o) 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 attached at **Appendix VI**.

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

the development is not in line with the planning intention of the "R(D)" zone which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. No strong planning justification has been given in the submission to justify a departure from the planning intentions, even on a temporary basis.

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 reasons for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form received on 8.8.2018
Appendix Ia	Supplementary Planning Statement
Appendix Ib	Further Information received on 21.8.2018 providing a new internal layout plan
Appendix Ic	Further Information received on 19.9.2018 responding to Highways Department's comments and providing the detail design of iron grating of the proposed drainage facilities
Appendix Id	Further Information received on 27.9.2018 clarifying that there is no tree being found at the Site
Appendix II	Previous Application covering the Site
Appendix III	Similar Applications within the Same "R(D)" Zone on the OZP
Appendix IV	Detailed Comments of CE/MN, DSD
Appendices V-1 to V-4	Public Comments
Appendix VI	Recommended Advisory Clauses
Drawing A-1	Proposed Layout Plan
Drawing A-2	Proposed Landscape Plan
Drawing A-3	Proposed 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
OCTOBER 2018**