# Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.

## Section 1 Background

### 1.1 Introduction

- 1.1.1 This planning application is submitted by Vannex International Limited. It will be the occupier at the application site.
- 1.1.2 The applicant seeks planning permission for proposed temporary battery recycling plant for a period of 3 years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T. (**Figure 1**) Although the proposed use is neither a Column 1 nor 2 use in the "AGR" & "OU" zone, the covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from Town Planning Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently vacant.
- 1.1.3 The current application is to facilitate relocation of their battery recycling business from Hung Shui Kiu which has been resumed by Government for the Yuen Long South Development. The previous site falls within the Hung Shui Kiu New Development Area (HSK NDA) and the concerned lot (i.e. Lots 1533, 1534, 1537 (Part), 1538 (Part), 1539 RP (Part), 1544 RP (Part) & 1545 RP in D.D.124 & Adjoining Government Land) (Figure 7) has been resumed by the Government. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.4 The application site is serviced by a vehicular track leading from Lin Chuk Road.

# Section 2 Planning Justifications

### 2.1 Thorough Site Selection Process

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for "Application for Open Storage and Port Back-up Uses" (TPB PG-No. 13G) were either unaffordable or have been occupied by other operators.
- 2.1.2 Four prospective sites in North districts has been reviewed and were found to be unsuitable due to various shortcomings such as too large for the relocation, high acquisition costs, traffic concerns and etc. The details of alternative sites for relocation of applicant's business and why they are not feasible is shown in the

Proposed Temporary Battery Recycling Plant in D.D.78, Ta Kwu Ling, N.T.

following:

- 2.1.3 Alternative Site 1 Lot 502 RP in D.D.83 (**Figure 8**) Although the site is zoned "OS" according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 1,800m<sup>2</sup> which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,500 per feet. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.4 Alternative Site 2 Lot 175 in D.D.84 (**Figure 9**) Although the site is zoned "Category 2" area according to Town Planning Board Guidelines for "Application for Open Storage and Port Back-up Uses" (TPB PG-No. 13G), the site is about 1,850m<sup>2</sup> which is a little bit small for the applicant. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.5 Alternative Site 3 Lot 1463 RP in D.D.118 (**Figure 10**) The site is zoned "AGR" and "CA" according to the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18 of which the proposed development may not be compatible with the surrounding environment.
- 2.1.6 Alternative Site 4 Taxlord Lot 464 S.A RP in D.D.83 (**Figure 11**) Although the site is zoned "OS" according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 3,300m<sup>2</sup> which is too large for the applicant because the applicant intends to downsize the operation. The said site is also unaffordable by the applicant because the seller sells it at \$2,600 per feet. The site is also covered with extensive structures of which site clearance cost is too expensive for the applicant together with the land cost.
- 2.1.7 The Site at the application site is deemed suitable for relocation as it is highly isolated which is deemed suitable for recycling use. The site area of the site at the application site (i.e. 2,268m<sup>2</sup>) is less than half of the area of the original site at Hung Shui Kiu (i.e. 5,890m<sup>2</sup>).

# 2.2 The Site is Unsuitable for Agriculture Use

2.2.1 The application site is abutting Northeast New Territories Landfill and small in size. It is not suitable for agriculture use because the application site is just next to the landfill. The contamination of soil and water in the landfill may affect the agricultural practice at the application site.

# 2.3 No Adverse Traffic Impacts

2.3.1 Only medium goods vehicle will access to site to deliver the battery for disposal to and from the application site. Also, the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation

Proposed Temporary Battery Recycling Plant in D.D.78, Ta Kwu Ling, N.T.

will be held on Sundays and public holidays. The operation will only bring negligible amount of traffic to the area. The applicant has also submitted estimated traffic generation/attraction to support his application and the traffic generated and attracted to the site is negligible.

# 2.4 No Adverse Environmental and Visual Impacts

- 2.4.1 It is noted that some residential settlements were found along the routing leading to the application site. However, the applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. That is to say no operation will be held during the sensitive hours. Secondly, the proposed development is a workshop for battery recycling purpose. The entire workshop including the loading/unloading of battery for disposal will be wholly covered within an enclosed structure. Lastly, the applicant agreed to undertake the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use" and the Professional Persons Environmental Consultative Committee Practice Notes No. 5/93 to upkeep the environment of the application The applicant is full of confidence that the proposed development would not site. generate environmental nuisance to the nearby residents.
- 2.4.2 The applicant noted that residential settlements were found to the east. The applicant will make the warehouse by the material with a density higher than  $7kg/m^2$ . No opening of the warehouse would be facing east. All the windows will be closed during the operation hours.

# 2.5 No Adverse Drainage Impacts

2.5.1 The applicant has submitted a drainage proposal in support of the current application and the result of the proposal demonstrated that the drainage impact of the proposed development would be minimal.

# 2.6 No Adverse Impact on Adjoining "OU" Zone

2.6.1 Although the northeastern part of the application site is currently zoned "OU" designated for landfill use, the application site falls upon private lot (i.e. Lot 215 RP in D.D.78) and it would not fall upon adjoining Government land. Further, the encroachment of the adjoining "OU" zone shares a small percentage of the area of the application site, the operation of the proposed development would not affect the operation of the adjoining Northeast New Territories Landfill.

# 2.7 The Proposed Development is Compatible with the Surrounding Environment

2.7.1 The application site has consulted Development Bureau before submitting the current application. It is noted that the proposed development is not incompatible with the surrounding environment.

Proposed Temporary Battery Recycling Plant in D.D.78, Ta Kwu Ling, N.T.

## 2.8 No Undesirable Precedent

2.8.1 The proposed relocation of the applicant's operation to the application site is a direct result of the Government's land resumption of land for the Hung Shui Kiu NDA. Successful relocation of the operation would help to maintain a stable supply of battery material in Hong Kong and should be considered unique from any other temporary development proposals in the subject "AGR" zone. Approval of the application would not create an undesirable precedent.



Project 項目名解:	Drawing Title IIIE:         Vehicular Access Leading	<image/>
Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.	Vehicular Access Leading to the Application Site <sup>Drawing No.</sup> 圖號:	→ Vehicular track leading from Lin Chuk Road
	Figure 2	<sup>Scale</sup> 比例: Refer to scale bar



	computer.printer dispose/storage region area:240m2 Crushing and screening zone area:365m2	
Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.	Drawing Inte  BI: Proposed Layout Plan for G/F of Structure 1 Drawing No. BETRE:	кemarks (痛註:
	Figure 4	Scale 比例: 1:1000







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Project 項目名稱: Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.	Drawing Title 圖目: Alternative Site 1 at Lot 502 RP in D.D.83	Remarks 備註:
	Figure 8	Scale 比例: As shown

562 RP         205 S.A.RP         201 RP         15           1 RP         208         207         179         15           210 RP         209         201         179         179           210 RP         209         15         178         179           210 RP         209         201         179         179           210 RP         209         201         170         179           212 RP         223         177         179         179           214         221 S.A Ss.1         222         175         174         174           220         221 S.A RP         224 RP5         174 RP         225         174         174           220         221 S.A RP         15         15         224 S/AS         171         174           220         221 S.A RP         225         174         174         174           221         15         15         15         15         224 S/AS         171         175           221         15         15         15         15         15         175         174         174           221         15         15         15         175	13         129           130         129           131         132           131         132           136         163           175         164           175         164           175         164           175         164           175         164           175         164           175         164           175         164           175         164           175         164           175         165           165         133           170         167           170         168           170         15           170         168	128 S.B 55 1     128 S.B RP       128 S.C     128 S.B RP       128 S.C     128 RP       128 S.C     120       133 R     122       136 R     120       139 S.B     140       140     140       129     148
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Project 項目名稱: Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.	Drawing Title 圖目: Alternative Site 2 at Lot 175 in D.D.84	Remarks 備註:
	Drawing No. 圖號: Figure 9	Scale 比例: As shown

Project #IE2#IE Proposed Temporary Battery Recycling	Drawing Title IMEI:	<image/>
Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.	Alternative Site 3 at Lot 1463 RP in D.D.118	
	Drawing No. 圖號: Figure 10	Scale 比例: As shown

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Project 項目名稱: Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.	Drawing Title 圖目: Alternative Site 4 at Taxlord Lot 464 S.A RP in D.D.83 Drawing No. 圖號:	Remarks 備註:	
	Figure 11	Scale	

# STORMWATER DRAINAGE PROPOSAL

# FOR

LOT NO. 215 RP IN D.D. 78, TA KWU LING, N.T.

**ISSUE 1** 

March 2025

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3.	STORMWATER DRAINAGE PROPOSAL	1

#### **FIGURES**

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Figure 2	Scale 1: 600 Dimension Plan (by Authorized Land Surveyor – Lau Chi Kwong)
Figure 3	Scale 1 : 500 DSD Drainage Plan
Figure 4	Scale 1 : 1000 WSD Record Plan

#### PLATES

A1	General view of the site (looking western) – Taken at 14 <sup>th</sup> February 2025
A2	General view of the site (looking western) – Taken at 14 <sup>th</sup> February 2025
A3	General view of the site (looking northeastern) – Taken at 14 <sup>th</sup> February 2025
A4	General view of the site (looking southern) – Taken at 14 <sup>th</sup> February 2025
A5	Existing Drainage Channel – Taken at 14 <sup>th</sup> February 2025

### APPENDICES

Appendix A	Design	Calculation	for Surface	e Channel

Appendix B Stormwater Drainage Plan

#### 1. INTRODUCTION

This report is submitted for the drainage works on Lot No. 215 RP in D.D.78, Ta Kwu Ling, N.T..

This report presents the stormwater drainage proposal. The lot index plan and the survey plan of the site which endorsed by land surveyor are shown in Figure 1 and 2.

#### 2. SITE DESCRIPTION

The site is a vegetation surface which located at open space area, and the site is divided by 2 portions (northern part and southern part) which separated by access road. The ground level is about +22.0mPD to +23.0mPD dipping from south to north and occupied an area of approximately 2458m<sup>2</sup>. The eastern side of the site is North East New Territories (NENT) Landfill.

An existing channel is located at the northern side of the site (northern part). The surface runoff of the site and adjacent open area is discharged to the existing drainage channel (Plate 4). Location of the site is shown on Figure 1 and 2. Photographs showing general views of the area are shown in Plate 1 to 5.

#### 3. STORMWATER DRAINAGE PROPOSAL

Based on the existing topography, the level of site is +22.0mPD to +23.0mPD dipping from southern to northern direction, the existing surface runoff of the site and adjacent open area is discharge to the existing drainage system.

For the proposed drainage system, as no site formation work is proposed, the collection of surface runoff is remained unchanged, it is evident that no additional stormwater will be imposed to the existing public drainage system.

Peripheral 600mm U-channel will be constructed to collect the stormwater from the sites to the proposed catchpit and the desilting trap will be constructed in the last catchpit before discharge to the existing drainage system. The drainage arrangement is shown on Stormwater Drainage Plan in Appendix B.

The surface channel is designed in accordance with Geotechnical Manual for Slopes (1984). Rational Method is adopted to estimate the quantity of surface runoff based upon a storm of two hundred-year return period. Runoff coefficient of 1.0 is used. The runoff is designed to 4.0m/s permissible flow velocity and 1.0m/s minimum flow velocity for self-cleaning.

Design calculation for the surface channel is presented in Appendix A. Construction details of the proposed drainage works are shown on the plan in Appendix B.

The proposed drainage works, whether within or outside the lot boundary, shall be constructed and maintained by the lot owner at his own expense. For works to be undertaken outside the lot boundary, prior consent from the DLO and/or relevant private lot owners shall be sought. It is also the duty of the Lot owner to protect the site from being eroded and flooded.

FIGURES



# 地段索引圖 LOT INDEX PLAN

摘要說明:本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地 的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地,以及其他作核 准用途的土地。請注意:(1)本索引圖上的資料會被不時更新而不作事先通知; (2)索引圖的更新或會延後於有關資料的實際變更;以及(3)本索引圖中顯示的界 線僅供識別之用,資料是否準確可靠,應徵詢專業土地測量師的意見。 **免責說明**:如因使用本地段索引圖,或因所依據的本索引圖資料出錯、遺漏、過 持或有誤差而引致任何損失或損害,政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

# IJ

# 地政總署測繪處

# Survey and Mapping Office Lands Department

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ж							ж
metres	10	0	10	20	30	40	50 metres
	1.1		1		1		

Locality :
Lot Index Plan No. :ags_S00000132999_0001
District Survey Office : Lands Information Center
Date :20-Sep-2024
Reference No. : 3-NW-14A

# Figure 1



es:						
ECT LOT	000	RDIN	ATES &	DIMENSION	IS:	
ry Point	Beari	na	Distance	Northing	Easting	
			in metres			
5 RP in D.D.	78 (Po	rtion 1)				
				845457.697	834668.319	
1	21 32	15	7.097	845453.985	834674.367	
1	25 32	25	14.205	845445.729	834685.926	
1	19 22	53	11.068	845440.298	834695.570	
1	26 33	16	4.389	845437.684	834699.096	
1	89 33	31	11.739	845426.109	834697.146	
2	34 24	03	7.802	845421.567	834690.802	
2	15 42	11	9.559	845413.805	834685.224	
2	21 33	41	14.027	845403.309	834675.918	
2	38 58	13	10.176	845398.064	834667.198	
2	13 27	24	18.866	845382.324	834656.798	
2	55 57	34	14.611	845378.779	834642.624	
	63 36	37	5.057	845381.027	834647.154	
	54 20	37	2.746	845382.628	834649.385	
	45 32	55	6.849	845387.424	834654.274	
	35 03	58	5.585	845391.995	834657.483	
	26 40	55	3.265	845394.912	834658.949	
	18 31	05	5.055	845399.706	834660.554	
	09 08	33	6.526	845406.149	834661.591	
	67 39	01	0.635	845406.391	834662.179	
	27 18	20	4.546	845410.430	834664.264	
2	96 48	19	5.185	845412.768	834659.636	
2	08 40	49	4.993	845408.387	834657.240	
2	97 49	15	23.088	845419.163	834636.820	
	25 25	15	9.701	845427.925	834640.985	
	27 27	50	7.240	845434.348	834644.324	
	33 48	28	6.940	845440.115	834648.185	
	68 23	24	4.549	845441.790	834652.414	
	52 40	41	6.129	845445.506	834657.288	
	36 07	10	7.130	845451.265	834661.491	
	43 48	11	5.060	845454.917	834664.993	
	60 40	49	2.465	845456.124	834667.143	
	36 47	16	1 064	845457 607	974669 710	

Lot	Area				
5 RP (Portion 1)(Coloured Brown)	2166 m² (About)				
5 RP (Portion 2)(Coloured Brown)	292.1 m² (About)				
TOTAL	2458 m² (About)				

I, ..., LAU, CHI, KWONG, ..., an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me. or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the ..4th day of .. Oct... 2024.

Dated this .14th. day of . . Oqt. . . 2024.

Authorized Land Surveyor

FOR OFFICIAL USE



Land Boundary Plan No. : LBP/DN/058/01448/D1





PLATES

## **RECORD PHOTOGRAPHS**



A1 - General view of the site (looking western) Taken at: 14 February 2025



A2 - General view of the site (looking western) Taken at: 14

Taken at: 14 February 2025

# STORMWATER DRAINAGE PROPOSAL FOR D.D. 78, LOT NO 215 RP, TA KWU LING, N.T.

## **RECORD PHOTOGRAPHS**



A3 - General view of the site (looking northeastern) Taken at: 14 February 2025



A4 - General view of the site (looking southern) Taken at: 14 February 2025

# STORMWATER DRAINAGE PROPOSAL FOR D.D. 78, LOT NO 215 RP, TA KWU LING, N.T.

# **RECORD PHOTOGRAPHS**



A5 - Existing Drainage Channel

Taken at: 14 February 2025

# STORMWATER DRAINAGE PROPOSAL FOR D.D. 78, LOT NO 215 RP, TA KWU LING, N.T.

APPENDIX A

**DESIGN CALCULATION FOR SURFACE CHANNEL** 

:	1-Mar-25	SHEET :	10

Drainage Design DATE Design Statement **Design Statements** 1. The calculation was based on the 'Geotechnical Manual for slopes', 1989 Second Edition. 2. Rational Method was used for calculating Runoff by the following equation  $Q = \frac{KiA}{3600}$ ...... (Eq. 1) where Q = maximum runoff (litres/second)i = design mean intensity of rainfall (mm/hr) A = area of catchment  $(m^2)$ K = runoff coefficient 3. The runoff coefficient K is taken as 1.0. 4. Time of concentration is calculated by Bransby Williams equation  $t = 0.14465 \frac{L}{H^{0.2} \times A^{0.1}}$  (Eq. 2) where t = time of entry (min)L = distacne measured on the line of natural flow between the design section and that point of the catchment from which water would take the longest time to reach the design section (m) A = catchment area  $(mm^2)$ H = average fall in m / 100m from summit and point of design (m) 5. The drainage was checked/designed for 1 in 100 years return period storm. 6. The correlation between Time of concentration and the mean rainfall intensity is derived from Figure 8.2 of the 'Geotechnical Manual for Slopes'. 7. If time of connection is less than 1 minute, than t is taken as 1 minute. 8. The design of the drainage referred to Figure 8.7 Chart for the Rapid Design of Channel of 'Geotechnical Manual for Slopes'. 9. Maximum permissible velocity is 4m/s for U-channel. 10. Maximum permissible velocity is 5m/s for stepped channel.

			]	Dr Proposed	rainage D d 600mm	esign 1 U-Chann	ıel		DATE :	1-Mar-25	SHEET :	2 OF 2
<u>]</u>	Design ca	alculatior	ı of prop	osed d	lrainag	<u>e</u>						
	Max. C	Catchment	area A1 =	= 11374	$m^2$							
	Assume ru	unoff coef	ficient k =	= 1.0								
	Leng	gth of catcl	nment L =	= 150	m							
		Mean	gradient =	= <u>24.8</u> 150	_							
			=	= 16	5.53	/ 100 m						
-	Time of Co	oncentratio	on (from 8	3.2.3 Ge	eotechnio	cal Manu	al for slo	pes)				
	t = =	0.14465 x 4.87	L x H <sup>-0.2</sup> min.	x A <sup>-0.1</sup>								
	where	L = H = A =	150.00 16.53 11374.00	m m m $m m^2$								
]	By using F return storr	Figure 8.2 f m, the mea	from Geot an rainfall	technica intensi	al Manua ty,	al for Slo	pes for a	two-hundre	ed year			
	i =	290	mm/hr									
	Therfore, t	the maxim	um runoff	Q (from	m 8.2.1 (	Geotechn	nical Man	ual for Slop	bes)			
	Q = =	k i A / 360 3298460	00 l/s									
	=	54974	l/min.									
]	For 600mn (From Figu	n U-chann ure 8.7 Ch	el with gr art for the	adient 1 Rapid	l: 70 for Design o	velocity of Chann	= 3.4 m/s els, Geote	( < 4m/s ) echnical Ma	anual for	Slope)		
			Capacity	=	56000	1 / min.	> Q (	).K				
<u>-</u>	Therefore	the propos	ed channe	el is ade	equate.							



Figure 8.2 - Curves Showing Duration and Intensity of Rainfall in Hong Kong for Various Return Periods



Figure 8.7 - Chart for the Rapid Design of Channels

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**APPENDIX B** 

STORMWATER DRAINAGE PLAN

