

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/829

- Applicants** : Harvest Well Technology Limited and Fan Chor Ho represented by Lawson David and Sung Surveyors Limited
- Site** : Lots 101 S.F RP, 101 S.G, 101 S.H, 101 S.I and 101 S.J in D.D. 111, Fan Kam Road, Pat Heung, Yuen Long
- Site Area** : About 2,912.8m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
- Zoning** : “Residential (Group D)” (“R(D)”) [Restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]
- Application** : Proposed Houses and Filling and Excavation of Land

1. Proposal

- 1.1 The applicants seek planning permission for the development of proposed houses and filling and excavation of land at the application Site (the Site) (**Plan A-1**). According to the Notes of the OZP, ‘House (not elsewhere specified)’ and filling and excavation of land within “R(D)” require planning permission from the Town Planning Board (the Board). The Site is mostly vacant with two 1-storey abandoned structures, and covered with vegetation (**Plans A-2 to A-4**).
- 1.2 The Site is involved in 3 previous applications, with two for temporary / permanent open storage and one for New Territories Exempted Houses (NTEHs). The temporary open storage use was approved by the Rural and New Town Planning Committee (the Committee) for 3 years in 1999 while the other two were rejected in 1993 and 1995.
- 1.3 According to the applicants, the proposed development involves three 2-storey houses (not more than 6m in height) with plot ratio (PR) of 0.2, and will accommodate a population of 12 people. Since there is minor level variation at the Site, filling (about 1,467 m² at 0.44m depth; from 28.56mPD to 29mPD) (about 50% of the Site) and excavation of land (about 993 m² at 0.9m depth; from 28.75mPD to 27.85mPD) (about 34% of the Site) is also proposed. The proposed development is anticipated to be completed in 2025. The major development parameters are summarized below:

Site Area (m ²)	2,912.8
Total Gross Floor Area (GFA) (m ²)	582.5
Total PR	0.2
Site coverage (SC)	11.25%
Building height (BH)	Not exceeding 6m
Number of storeys	2 storeys
Number of houses	3
Average House Size (m ²)	194.2
Parking spaces for Private Cars	9 (6 for residents and 3 for visitors)
Loading/unloading bay for light goods vehicle	1
Private Open Space (m ²)	1,422.1

- 1.4 The master layout plan (MLP), floor plans, sections, elevations, filling and excavation of land plan and landscape master plan (LMP) submitted by the applicants are at **Drawings A-1 to A-7**. A tree preservation and landscape proposal is also submitted to support the application.
- 1.5 All 37 existing trees within the Site will be felled, while 69 compensatory trees will be planted. The uncovered area of the Site will be used for private open space with private gardens and an amenity pool for each house. As public sewers are not available in the vicinity, underground septic tanks and soakaway system will be provided. Drainage channels will also be provided to avoid causing flooding to the surrounding areas. The Site is accessible to Fan Kam Road via a local track.
- 1.6 In support of the application, the applicants have submitted the following documents:
- (a) Application Form with supplementary planning statement **(Appendix I)** and plans received on 11.12.2019
 - (b) Further Information (FI) received on 6.5.2020 in response **(Appendix Ia)** to departmental comments *
 - (c) FI received on 20.8.2020 in response to departmental **(Appendix Ib)** comments*
- *not exempted from publication requirements*
- 1.7 The Committee agreed to defer consideration of the application on 20.3.2020 and 26.6.2020 to allow time for the applicant to prepare FI to address the departmental comments. Upon receipt of FI on 20.8.2020, the application is scheduled for consideration at this meeting.

2. Justifications from the Applicants

The justifications put forth by the applicants in support of the application are detailed in the supplementary planning statement and FI at **Appendices I and Ia**. They can be summarised as follows:

- (a) The proposed development, which comprises three 2-storey (6m) houses with a total PR of 0.2, is in line with the planning intention of the “R(D)” zone for low-rise and low-density residential use and conforms with the development restrictions of the zone. The site condition is currently deteriorating due to a lack of use and maintenance. The proposed development will remove the derelict state of the Site, improving its landscape and environmental quality and creating a better visual interest in the locality.
- (b) The proposed development would better utilize valuable land resources, act as a catalyst to upgrade the area into residential use and realize the planning intention of the “R(D)” zone. As the Site is under the ownership of the applicants, timely implementation of the proposed development can be warranted.
- (c) The proposed development is compatible with the surrounding environment and landscape character, which is rural in nature with village houses of Shui Kan Shek Village, which is zoned “Village Type Development” (“V”) to the east and southeast of the Site. With careful design and landscape treatment, the proposed development will blend in with its surrounding environment. There are also other similar applications for house use within the “R(D)” zone on the Pat Heung OZP approved by the Board.
- (d) The proposed development will not result in adverse visual, landscape, traffic, drainage and sewerage impacts. The Site’s run-in / run-out is designed to bridge over the existing Dongjiang Water Main (DJ Main) to facilitate regular inspection, maintenance and repair works by concerned department. It will be designed, constructed and maintained by the applicants at their own cost. The disposition and formation levels of the proposed houses, access road and private gardens have been designed to follow the existing topography as much as possible so as to minimize the extent of site formation works. A majority of the proposed planting will be at-grade, along the Site’s boundary and along the internal vehicular access to soften the visual impact of the proposed houses.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicants are the sole “current land owners”. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is not subject to planning enforcement action.

5. Previous Applications

- 5.1 The Site is the subject of three previous applications for open storage (one rejected and one approved) and NTEHs (rejected), all covering a larger area than the Site. Details of the previous applications are summarised at **Appendix II** and the locations are shown on **Plan A-1b**.

- 5.2 Application No. A/YL-PH/12 for 20 NTEHs was rejected by the Committee in 1995 on the grounds that the development was not in line with the planning intention; the development intensity (PR of 1.07) of the proposed development was excessive; no measures had been included to mitigate the noise and visual impacts from the surrounding open storage and car wrecking yards; the proposed development encroached upon the nearby waterworks reserve and was in conflict with the pumping house; and there was insufficient information and no mitigation measures against the prevailing traffic noise impacts on the proposed development.
- 5.3 For the remaining two open storage applications, application No. A/DPA/YL-PH/20¹ for permanent open storage of motor vehicles and ancillary office was rejected by the Committee in 1993 on the grounds that the development was not in line with the planning intention of the area; the development would adversely affect a major watermain and no protection measures to safeguard it from being damaged had been proposed; no information on vehicular access arrangement and car parking layout had been included; and no landscaping proposals had been included.
- 5.4 The one for temporary open storage of new private cars, vehicle parts and construction materials for a period of 3 years (No. A/YL-PH/305) was approved with conditions by the Committee in 1999 mainly for the reasons that the application was only for storage with no workshop use; appropriate use of the site in the interim would not frustrate the permanent developments of the site; there were no sensitive receivers in the vicinity; there were similar applications approved within “R(D)” zones on the same OZP; adverse traffic and environmental impacts were unlikely to be induced; and there were no adverse comments from relevant government departments and the locals. However, the planning permission was revoked in 2000 due to non-compliance with approval conditions.

6. Similar Application

There is no similar application for house and filling and excavation of land within the same “R(D)” zone.

7. The Site and Its Surrounding Areas (Plans A-2 to A-4)

7.1 The Site is:

- (a) largely vacant and covered with dense vegetation and partly occupied by two 1-storey abandoned structures; and
- (b) accessible via a local track branching off Fan Kam Road to its west.

¹ The Site was zoned “Undetermined” when the application was considered. The Site was rezoned to “R(D)” on the draft Pat Heung OZP No. S/YL-PH/1 gazetted in 1991 and the zoning remained the same since then.

- 7.2 The surrounding area is rural in character and intermixed with residential structures / dwellings, parking of vehicles, plant nursery, open storage / storage yards and vacant / unused land. Some of the open storage/storage yards and parking of vehicles are suspected unauthorized development subject to enforcement action by the Planning Authority:
- (a) to the immediate west is unused land and the DJ Main. To its further west across Fan Kam Road are open storage yards within the “Open Storage” (“OS”) zone and unused land within the “Green Belt” (“GB”) zone;
 - (b) to the immediate north and south within the “R(D)” zone are two open storage yards with valid planning permission. To the further north and south are plant nursery, open storage yard, parking of vehicles and unused land; and
 - (c) to the immediate east is a stream course. To the further east in the “V” zone are residential structures / dwellings, parking of vehicles, open storage / storage yards and vacant / unused land.

8. Planning Intention

The planning intention of the “R(D)” zone is intended 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.

9. Comments from Relevant Government Departments

9.1 The following Government departments have been consulted and their views on the application and the public comments received are summarised as follows:

Land Administration

- 9.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):
- (a) The Site comprises Lot Nos. 101 s.F RP, 101 s.G, 101 s.H, 101 s.I and 101 s.J in D.D. 111. Lot Nos. 101 s.F RP, 101 s.G and 101 s.I in D.D. 111 are old schedule agricultural lots held under Block Government Lease and no structure is allowed to be erected without the prior approval of the Government. For Lot Nos. 101 s.H and 101 s.J in D.D. 111, they are old schedule agricultural lots held under Block Government Lease and both subject to Building Licence for erection of a 3-storey house of not exceeding 25 feet in height and with built-over area not exceeding 700 sq. ft.
 - (b) The lots within the Site are currently owned by two different parties. The ownership particulars of the lots forming the Site have to be examined in detail at the land exchange application stage, if applied.
 - (c) The Site is subject to a maximum height ranging from 129mPD to 135.6mPD under the relevant plan for Shek Kong Airfield Height

Restriction.

- (d) The Site has an area of about 2,912.8m², of which the actual site area, site boundaries, lease details, etc. are subject to verification upon receipt of land exchange application, if any.
- (e) The proposed site access from / to Fan Kam Road requires to pass through government land. There is no guarantee for the grant of additional land for the proposed access outside the boundary of the Site.
- (f) Should the application be approved, the applicants should be reminded that land exchange would be required to implement the proposal. Upon receipt of the land exchange application, LandsD will consider the application in its private capacity as landlord and there is no guarantee that the land exchange, including but not limited to the grant of any additional government land and right of way to the proposed lot (if any), for the proposed development will be approved. The land exchange, if approved, will be subject to such terms and conditions, including, among other things, payment of premium and other applicable fees, to be imposed by the LandsD at its sole discretion.
- (g) The proposed tree felling / tree compensation as stated in the application should be subject to separate application to be submitted for formal approval upon implementation of the development proposal.

Traffic

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

- (a) He has no comment on the application from traffic engineering perspective.
- (b) The following approval conditions should be incorporated:
 - (i) the submission and implementation of a vehicular access to the satisfaction of the Commissioner for Transport, Director of Highways and Director of Water Supplies or of the Town Planning Board; and
 - (ii) the design and provision of car parking and loading / unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

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

- (a) HyD is not / shall not be responsible for the maintenance of any access connecting the Site and Fan Kam Road.

- (b) If the proposed run-in / out is agreed by TD, the applicants should provide the run in / out at Fan Kam 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 or exclusive road drains.

Environment

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

- (a) It is noted that there was a planning application No. A/YL-PH/781 for open storage of goods vehicles to the immediate south of the Site which was approved by the Committee on 1.6.2018 and will lapse on 17.7.2021, and another planning application No. A/YL-PH/757 for open storage of building materials and vehicles to the north of the Site which was approved by the Committee on 27.10.2017 and will lapse on 14.11.2020. Please be advised that the proposed houses, if approved, may become constraints to neighbouring open storage uses in the future. Reference should be made to the latest “Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department (EPD) (the COP) and take this sensitive receiver, if approved, into account for future planning applications in the vicinity.
- (b) For the current application, if septic tank and soakaway systems will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department”. The design drawings and calculations including the soil percolation test results and minimum clearance requirements, etc. should be certified by an Authorized Person and submitted to the Building Authority for approval during the drainage plan submission stage.
- (c) The applicants are also advised to adopt appropriate pollution control measures / good practices set out in the following guidance notes with a view to preventing polluting the watercourse adjacent to the Site during the construction period:
 - (i) Recommended Pollution Control Clauses for Construction Contracts; and
 - (ii) ProPECC PN 1/94 “Construction Site Drainage”.
- (d) It is the obligation of the applicants to meet all statutory requirements under relevant pollution control ordinances and provide necessary mitigation measures.

Urban Design

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

The Site and its surrounding areas are rural in character and largely occupied by village settlements of 1 to 4 storeys and open storage / warehouses. The proposal is to erect 3 houses with a PR of 0.2 and BH of 2 storeys (not more than 6m) in a “R(D)” zone east of Fan Kam Road. The proposed development being in line with the OZP restrictions of maximum PR of 0.2 and BH of 2 storeys (not more than 6m) is considered not incompatible with the surrounding context.

9.1.6 Comments of the Chief Architect/CMD2, Architectural Services Department (CA/CMD2, ArchSD):

- (a) He has no comment from visual impact point of view.
- (b) The proposed development consists of three 2-storey houses which may not be incompatible with the maximum BH restriction of 2 storeys as permitted under the Notes of the OZP, and adjacent village type developments with 3 domestic storeys.
- (c) The proposed development involves filling and excavation of land. The applicants are advised to consider a balanced cut and fill design to reduce burden to public fill.

Drainage

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

- (a) He has no objection in principle to the proposed development from the public drainage point of view.
- (b) Should the application be approved, conditions requiring the applicants to submit and implement a drainage proposal for the development should be included in the planning permission.
- (c) The applicants are advised that the drainage proposal should consider how the overland flow at the west of the Site could be maintained across the Site, and include measure(s) to show how the flow paths of overland flow from and / or across the Site and local ditch located within the subject lots could be intercepted and disposed of properly without inducing adverse drainage impact to both the surrounding areas and the Site. The detailed drainage proposal should also demonstrate how the existing drainage system, to which the proposed connection will be made, has the spare capacity to cater for the additional discharge from the proposed development.

Fire Safety

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

- (a) He has no objection in-principle to the proposal subject to water supplies for firefighting and fire service installations being provided to his satisfaction.
- (b) Detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (c) Furthermore, the Emergency Vehicular Access provision at the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D, which is administered by the Buildings Department.

Building Matters

9.1.9 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) Based on the information provided, the following comments under the Buildings Ordinance (BO) on the application should be noted:
 - (i) the Site does not abut on any existing specified street and the development intensity of the Site shall be determined by the Building Authority under Regulation 19(3) of Building (Planning) Regulations (B(P)R) at building plan submission stage;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirements under the B(P)R 41D;
 - (iii) for features applied to be excluded from the calculation of the total gross floor area, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP). For example, the requirements of building setback, building separation and site coverage of greenery as stipulated in PNAP APP-152; and

- (iv) detailed comments under the BO will be provided at building plan submission stage.

Water Supplies

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

- (a) The design and construction of vehicular access across the existing 48” Dongjiang Water Main (DJ Main) shall not restrict regular inspection, maintenance and emergency repairing works by the Director of Water Supplies (D of WS) or their contractor. The applicants shall, before carrying out any works across the DJ Main, submit the proposals for such work in writing to the D of WS for approval in all respects, and shall not carry out any work whatsoever until the D of WS has given written approval to such work, and shall comply with any requirement of the D of WS in respect of the said work.
- (b) The applicant is required to submit a detailed proposal of the run-in / out arrangement, demonstrating that the structural safety of the DJ main will not be adversely affected.
- (c) The D of WS shall not be liable to the applicants in respect of any loss, damage, nuisance or disturbance whatever and howsoever caused to or suffered by the applicants arising out of or incidental to the bursting or leakage of the public water mains, within or in the close vicinity of the Site, and no claim shall be made against the D of WS by the applicants in respect of any loss, damage, nuisance or disturbance.

Food and Environmental Hygiene

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

No environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the applicants should arrange its disposal properly at their own expenses.

District Officer’s Comments

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

His office has not received any comment from the locals upon close of consultation and he has no particular comment on the application.

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

- (a) Head (Geotechnical Engineering Office), Civil Engineering and Development Department;
- (b) Director of Agriculture, Fisheries and Conservation;
- (c) Project Manger (West), Civil Engineering and Development Department;
- (d) Director of Electrical and Mechanical Services; and
- (e) Commissioner of Police.

10. Public Comments Received During the Statutory Publication Period

- 10.1 On 20.12.2019, 22.5.2020 and 4.9.2020 the application and the FIs were published for public inspection. During the three-week statutory publication periods, seven public comments from individuals (including two identical comments with the same 3 signatures submitted at different times) were received (**Appendices III-1 to III-7**).
- 10.2 One comment supports the application and expresses that the applicants should avoid spilling over the debris to the road after commencement of works.
- 10.3 The remaining six comments object to the application mainly on the grounds that the Site was not being fully utilized for development and questioned the provision of amenities and landscape in the area; the proposed development does not conform to the fungshui of the area; there is suspected unauthorized development for vehicle park at the Site inducing adverse noise nuisance to the nearby residents; the excavation and filling of land may loosen the soil, affecting the river bank and blocking the stream and thus inducing adverse drainage impacts; the proposed development may induce adverse environmental impacts (including water quality, noise) and breeding of mosquitoes; and the proposed development may affect the tranquillity and ecology of the area.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed houses with filling and excavation of land at the Site zoned "R(D)". 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. The proposed development of 3 houses is in line with the planning intention of the "R(D)" zone. The development intensity of PR of 0.2 and BH of 2 storeys (6m) also conforms to the development restrictions of the "R(D)" zone under the OZP. According to DLO/YL of LandsD, two of the lots within the Site are each subject to Building Licence for erection of a 3-storey house of not exceeding 25 feet in height and with built-over area not exceeding 700 sq. ft. For the proposed filling (about 50% of the Site) and excavation (about 34% of the Site) of land, the applicants state that it is to facilitate site formation for the proposed houses as there is minor level variation at the Site. According to the applicant, the existing site level varies between about 27.84mPD and 30mPD. CE/MN of DSD and GEO of CEDD have no adverse drainage and geotechnical comments.

- 11.2 The Site is part of a large “R(D)” zone and adjoining a “V” zone to its east. The proposed development is considered not incompatible with the surrounding area, which is rural in character and intermixed with mainly residential structures/ dwellings and vacant / unused land. A number of open storage yards are found to the north, south and east of the Site. Some of them are operating with planning approvals on a temporary basis of 3 years, whilst others are suspected unauthorized developments subject to enforcement action by the Planning Authority. Approval of the proposed house development could serve as a catalyst to phase out the non-conforming rural industrial-related uses in the vicinity of the Site.
- 11.3 Relevant Government departments consulted, including C for T, CHE/NTW of HyD, CE/MN of DSD, DEP, CE/C of WSD and D of FS have no adverse comment on the application. Their technical requirements could be addressed by appropriate approval conditions as recommended in paragraphs 12.2 (a) to (d) below. In view of the above, the proposed development is not anticipated to generate adverse impacts on traffic, environmental, sewerage, drainage and water supplies aspects on the surrounding area.
- 11.4 The Site is subject to three previous applications for open storage use and NTEH development. For the two open storage applications, they are of different use from the current application. For the NTEH application involving development of 20 houses, it covers a large site area and is of a larger scale with much higher PR of 1.07. There is no similar application for the same use within the same “R(D)” zone.
- 11.5 There are seven public comments received during the statutory publication periods, one supports and six object to the application as mentioned in paragraph 10 above. In this regard, the departmental comments and planning considerations and assessments above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 9.10.2024, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) the design and provision of car parking and loading/ unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the submission and implementation of a vehicular access to the satisfaction of the Commissioner for Transport, Director of Highways and Director of Water Supplies or of the Town Planning Board;

- (c) the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (d) the design and provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory Clauses

The advisory clauses are in **Appendix IV**.

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

The applicants fail to demonstrate that the proposed houses and filling and excavation of land would not have adverse drainage impacts on the surroundings.

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 conditions and advisory clauses, if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 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 applicants.

14. Attachments

Appendix I	Application Form with supplementary planning statement and plans received on 11.12.2019
Appendix Ia	FI received on 6.5.2020
Appendix Ib	FI received on 20.8.2020
Appendix II	Previous Application Covering the Site
Appendices III-1 to III-7	Public Comments
Appendix IV	Advisory Clauses
Drawing A-1	Master Layout Plan
Drawings A-2 and A-3	Floor Plans
Drawings A-4 and A-5	Section and Elevation Plans

Drawing A-6	Filling and Excavation of Land Plan
Drawing A-7	Landscape Master Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2020**