

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/693

<u>Applicant</u>	: Able Earn Limited
<u>Site</u>	: Lots 1786, 1787 S.B and 1787 RP in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long
<u>Site Area</u>	: About 4,306 m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Kam Tin South Outline Zoning Plan No. S/YL-KTN/9
<u>Zoning</u>	: “Agriculture” (“AGR”)
<u>Application</u>	: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years and Filling of Land

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary place of recreation, sports or culture (hobby farm and caravan holiday camp) for a period of 3 years and filling of land (**Plan A-1**). According to the Notes of the OZP, ‘Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)’ is a Column 2 use within the “AGR” zone, which requires planning permission from the Town Planning Board (the Board). Filling of land in the “AGR” zone also requires planning permission from the Board. The Site is currently partly hard paved and occupied by some structures and caravans (**Plans A-2 to A-4**).
- 1.2 The Site is the subject of a previous application (No. A/YL-KTN/536) for the same applied use (without filling of land) which was approved with conditions for a period of 3 years by the Rural and New Town Planning Committee (the Committee) on 13.1.2017. All the approval conditions of the previous application have been complied with and the planning permission lapsed on 14.1.2020.

- 1.3 The proposed development involves three temporary structures with a total floor area of about 69.95m² and building height not exceeding 3.5m (one-storey) for reception, storage of farm tool, fire service water tank and portable toilet. Besides, 16 caravans with building height of 3.8m will be provided. About 2,919m² of the Site (68%) will be farm/grass area, about 949m² (22%) will be soil ground for vehicle parking and footpath, and about 438m² (10%) have been hard-paved with filling of land of 0.2m (from 3.8mPD to 4mPD/ 4mPD to 4.2mPD) for vehicular access and site formation of the structures. The Site will be leased to the public for farming during day time with overnight accommodation for the hobby farm users. The number of visitors will be not more than 32 daily. Each caravan can accommodate a maximum of 4 people, and it will be rented daily with the maximum stay of 4 nights. No public announcement system will be used at the Site. The operation hour is 24 hours daily. 17 parking spaces for private car and a loading/unloading space for light goods vehicle will be provided. The Site is accessible from Chi Ho Road via a local track. The access plan, layout plan and paved ratio plan submitted by the applicant are at **Drawings A-1 to A-3**.
- 1.4 When compared with the previous approved application (No. A/YL-KTN/536), the current application is submitted by the same applicant for the same use, same site area, similar layout and same number of caravans, but with an additional structure and involves filling of land.
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with supplementary information (**Appendix I**) and plans received on 10.12.2019
 - (b) Further information (FI) received on 23.3.2020 in (**Appendix Ia**) response to departmental comments
[exempted from publication requirement]
 - (c) FI received on 2.4.2020 in response to departmental (**Appendix Ib**) comments
[exempted from publication requirement]
 - (d) FI received 7.5.2020 in response to departmental (**Appendix Ic**) comments
[exempted from publication requirement]
- 1.6 At the request of the applicant, the Committee on 20.3.2020 agreed to defer making a decision on the application to allow time for the applicant to address departmental comments. After the deferral request, the applicant has submitted FIs in response to departmental comments.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the planning statement and FIs in **Appendices I to Ib**. They can be summarized as follows:

- (a) The proposed hobby farm and caravan camp can allow visitors to experience farming activities during daytime and natural environment during night time. It can provide a place for recreation for the public and a green environment for public enjoyment. The caravan camp can attract more visitors and sustain the hobby farm by increasing the revenue.
- (b) No water supply and effluent discharge will be provided at the caravans and no cooking facilities will be provided at the Site. Visitors will use portable toilets proposed at the Site. Landscape proposal is submitted with a view to minimizing any adverse impact.
- (c) The proposed development has not been operating since the approval of the previous application No. A/YL-KTN/536 as the applicant could not purchase suitable caravans and furniture. The applicant is renovating the caravan to fulfill fire safety requirements and will apply for relevant licence for caravan camp for future operation.
- (d) The filling of land (concrete) is to provide a flat surface for site formation of structures at the Site and circulation. The applicant will reinstate the Site for agricultural purpose after the approval period. The applicant will strictly follow the proposed scheme after planning approval has been granted by the Board.

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

The applicant is not the “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 site notice and sending notice to the Kam Tin Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is not subject to any active planning enforcement action.

5. Previous Application

The Site involves one previous application. No. A/YL-KTN/536 submitted by the same application for the same use (without filling of land). It was approved with conditions by the Committee on 13.1.2017 mainly on the grounds that the proposed development was generally in line with the planning intention of “AGR” zone; the proposed development was not incompatible with the surrounding land uses; the proposed development would unlikely cause significant adverse traffic, landscape or drainage impacts; and relevant departments consulted had no adverse comment on the application. All the approval conditions have been complied with and the planning permission lapsed on 14.1.2020.

Details of the previous application are summarized in **Appendix II** and the location is shown on **Plan A-1**.

6. Similar Applications

6.1 There are a total of 25 processed similar applications for temporary hobby farm (with one involving filling of land) concerning 19 sites within the same “AGR” zone on the OZP. Except application No. A/YL-KTN/394, all the similar applications were approved with conditions by the Committee between 2015 and 2020 for a period of 3 or 5 years. Details of the applications are summarized in **Appendix III** and their locations are shown on **Plan A-1**.

24 Approved Applications

6.2 Five applications for temporary hobby farm (one with caravan holiday camp, i.e. Application No. A/YL-KTN/535) on five sites near Cheung Kong Tsuen and Tai Kong Po were approved between 2015 and 2017 mainly for the reasons that the temporary approval would not frustrate the long-term planning intention; the proposed developments were not incompatible with the surrounding land uses; they would unlikely cause significant adverse environmental, traffic, landscape or drainage impacts; and concerned departments had no objection to the application. However, four of them were revoked due to non-compliance with approval conditions.

6.3 Nineteen applications for temporary hobby farm (two with caravan holiday camp, i.e. Applications No. A/YL- KTN/520 and 665; and one with filling of land, i.e. Application No. A/YL-KTN/691) on 15 sites at Fung Kat Heung and near Pak Wui Tsuen were approved between 2015 and 2020 for similar reasons as stated in paragraph 6.2 above. However, four of them were revoked due to non-compliance with approval conditions.

1 Rejected Application

6.4 Application No. A/YL-KTN/394 for proposed temporary field study/education centre and hobby farm for a period of 5 years was rejected by the Board on review in 2013 mainly on the grounds that the site was the subject of unauthorized land filling and the fill material was not suitable for cultivation; there was no detailed information regarding the design and operation of the proposed development; the applicant failed to demonstrate that the development would not generate adverse landscape and drainage impacts on the surrounding areas; and approving the application would set an undesirable precedent and the cumulative effect of which would result in general degradation of the rural environment of the area.

6.5 Apart from the above processed similar applications, application No. A/YL-KTN/705 for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years within the same “AGR” zone will be considered at the same meeting.

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

7.1 The Site is:

- (a) partly hard paved and occupied by some structures and caravans; and
- (b) accessible to Chi Ho Road via a local track.

7.2 The surrounding areas are predominantly rural in character intermixed with plant nurseries, fish pond and vacant/unused land (**Plan A-2**):

- (a) to the immediate north and southwest of the Site is an approved temporary hobby farm under Application No. A/YL-KTN/615 submitted by the current applicant (currently vacant);
- (b) to its further north and south are a pond, a plant nursery and vacant/ unused land;
- (c) to its east are vacant/unused land and a plant nursery; and
- (d) to its west across a local track is vacant/unused land zoned “Comprehensive Development Area” (“CDA”).

8. Planning Intention

The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

9. Comments from Relevant Government Departments

9.1 The following Government departments have been consulted and their views on the application are summarized as follows:

Land Administration

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

- (a) The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) Within the Site, the following private lots are currently covered by Short Term Waiver (STWs):

STW No.	Lot(s) No. in D.D. 107	Permitted Use
STW 4848	1786	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp)
STW 4849	1787 S.B. & 1787RP	

- (c) Should planning approval be given to the planning application, the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as 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 the LandsD.

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) Should the application be approved, the approval condition on no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period should be included.
- (c) The Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

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

- (a) His department is/shall not be responsible for the maintenance of any access connecting the Site and Chi Ho Road.
- (b) 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.

Agriculture and Nature Conservation

9.1.4 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) He has no strong view against the application from agricultural point of view on the understanding that agricultural activities are involved in the proposed hobby farm and the Site will be reinstated upon expiry of the planning permission.
- (b) Noting that the Site has been hard-paved, he has no comments on the application from nature conservation perspective.

Environment

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

- (a) He has no objection to the application from the environmental planning perspective provided that the applicant would minimize the noise from the proposed use such as prohibiting the use of public announcement system, portable loudspeaker and any form of audio amplification system so that it would not cause adverse environmental nuisance to nearby sensitive receivers and subject to the approval condition that no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period, as proposed by the applicant.
- (b) The applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance. Adequate supporting infrastructure/ facilities should be provided for proper collection, treatment and disposal of waste/ wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction should follow the requirement of Environmental Protection Department’s Practice Note for Professional Persons (ProPECC PN) 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department”.
- (c) No environmental complains concerning the Site have been received in the past three years.

Landscape

- 9.1.6 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):
- (a) She has no objection to the application from the landscape planning point of view.
 - (b) With reference to the aerial photo taken in 2018, the Site is situated in an area of rural landscape character. The surrounding area of the Site is comprised of vacant lands, abandoned agricultural lands, scattered tree groups and temporary structures. The proposed development is considered not incompatible with existing landscape setting in the proximity.
 - (c) According to the site inspection conducted on 23.12.2019, existing trees in good condition were found along the boundary within the Site. Further significant adverse landscape impact arising from the continued use for temporary hobby farm and caravan holiday camp is not anticipated.

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 development from the public drainage point of view.
 - (b) Should the application be approved, approval conditions requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be included. The drainage proposal should illustrate the drainage characteristics in the area to justify that the land filling would not create adverse drainage impact to the surrounding area.

Fire Safety

- 9.1.8 Comments of the Director of Fire Services (D of FS):
- (a) He has no objection in principle to the application subject to fire service installations 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 layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI 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) or licence is required under the Hotel and Guesthouse Accommodation Ordinance (HAGAO), Cap. 349, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively.

Building Matters

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

- (a) Before any new building works (including containers/open sheds as temporary building, demolition and land filling) are to be carried out on the Site, prior approval and consent of the Buildings Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (b) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with prevailing 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 the BO.
- (c) 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.
- (d) If the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.
- (e) If the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.

Environmental Hygiene

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

- (a) For any waste generated from the such activities or operations, the applicant should arrange disposal properly at her own expenses. Such work and operation should not cause any environmental nuisance, pest infestation and obstruction to the surrounding.
- (b) Proper licence / permit issued by Food and Environmental Hygiene Department 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.

Others

9.1.11 Comments of the Chief Officer (Licensing Authority), Home Affairs Department:

- (a) For the proposed temporary caravan holiday camp with provision of short-term sleeping accommodation at a fee, a guesthouse licence under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (the “HAGAO”) must be obtained before operation.
- (b) No licence application for the operation of a caravan holiday camp at the Site was received by the Office of the Licensing Authority (OLA).
- (c) The applicant is strongly advised to observe the “General Licensing Conditions for Caravan Camp Site providing short-term sleeping accommodation” and “A Guide to Licence Applications for Guesthouse (Holiday Camp) – Caravan Camp Site under the Hotel and Guesthouse Accommodation Ordinance (Cap.349)” (the “Guide”) available in the website of the OLA. Particular attention is drawn to the requirement of site location and provision of the unobstructed spaces of minimum 5m wide at any sides of a caravan and its annex, extension or attachment as set out in the Guide. It is also noted such unobstructed spaces have not been included into the caravan camp site areas.
- (d) Detailed licensing requirements will be formulated upon receipt of application under the HAGAO.
- (e) Notwithstanding of the above, site inspection by his office revealed that numerous standalone caravan-like structures with

supporting facilities including underground drainage/sewage system have been erected on the Site.

District Officer's Comments

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

He has not received any comments from locals and he has no comments on the application.

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

- (a) Director of Electrical and Mechanical Services;
- (b) Project Manager (West), Civil Engineering and Development Department;
- (c) Chief Engineer/Construction, Water Supplies Department; and
- (d) Commissioner of Police.

10. Public Comments Received During the Statutory Publication Period

On 17.12.2019, the application was published for public inspection. During the three-week statutory public inspection period, 2 comments (**Appendices IV-1** and **IV-2**) were received from Designing Hong Kong Limited and an individual. All of them object to the application mainly on the grounds that there is suspected excavation of land and extension of brownfield operation on the Site; and approval of this application would encourage “destroy first, development later” practice and set undesirable precedent.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary place of recreation, sports or culture (hobby farm and caravan holiday camp) for a period of 3 years in the “AGR” zone with filling of land at part of the Site (438m²/10%) by 0.2m. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. According to the applicant, about 68% of the Site will be used for farm/grass area. The proposed use (hobby farm) is generally not in conflict with the planning intention of the “AGR” zone. While the other part of the applied use (caravan holiday camp) is not entirely in line with the planning intention and filling of land at part of the Site would reduce the use for cultivation, DAFC has no strong view on the application from the agricultural point of view. The approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the “AGR” zone. The applicant also undertakes to reinstate the Site for agricultural purpose after the approval period.

- 11.2 The proposed use is not incompatible with the surrounding areas which are predominantly rural in character intermixed with plant nurseries, a pond and vacant/unused land.
- 11.3 According to the applicant, no public announcement system would be used at the Site. In view of the nature of the proposed hobby farm and caravan camp, it will unlikely cause significant adverse landscape, environmental, traffic or drainage impacts to the surrounding. Relevant departments consulted including C for T, DEP, CE/MN of DSD and CTP/UD&L of Plan D have no adverse comment on the application. To minimize any possible environmental nuisance, approval condition on prohibiting the use of public announcement system at the Site is recommended in paragraph 12.2 (a). The applicant will also be advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”. The technical requirements of C for T, CE/MN of DSD and D of FS could be addressed by approval conditions in paragraph 12.2 (b) to (g) below.
- 11.4 The Site is subject to a previous application (No. A/YL-KTS/536) approved by the Committee for the same use (without filling of land) in 2017 as detailed in paragraph 5 above. All approval conditions have been complied with and the planning permission lapsed on 14.1.2020. When compared with the last approved application, the current application is subject to the same site area and similar layout but includes filling of land at part of the Site and an additional structure. Besides, there are 24 similar applications for temporary hobby farm (with three involving caravan holiday camp and one involving filling of land) approved with conditions by the Committee between 2015 and 2020 in the same “AGR” zone (paragraph 6 and **Plan A-1** refer). The circumstances of the only rejected similar case, as detailed in paragraph 6.4, are different. Approval of this application is in line with Committee’s previous decisions on the previous and similar applications.
- 11.5 Two public comments were received during the statutory publication period, both objecting to the application as stated in paragraph 10 above. In this regard, the departmental comments and planning considerations and assessments as stated 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 as mentioned in paragraph 10 above, the Planning Department has no objection to the proposed temporary place of recreation, sports or culture (hobby farm and caravan holiday camp) for a period of 3 years and filling of land.
- 12.2 Should the Committee decide to approval the application, it is suggested that the permission shall be valid on a temporary basis for a period 3 years until 15.5.2023. The following conditions of approval and advisory clauses are suggested for Members’ reference:

Approval Conditions

- (a) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) the submission of 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 15.11.2020;
- (d) in relation to (c) above, the implementation of 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 15.2.2021;
- (e) in relation to (d) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (f) the submission of 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 15.11.2020;
- (g) in relation to (f) above, the implementation of 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 15.2.2021;
- (h) if any of the above planning conditions (a), (b) 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;
- (i) if any of the above planning conditions (c), (d), (f) or (g) 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
- (j) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

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

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

the proposed development involving filling of land by concrete is not in line with the planning intention of the “AGR” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis and the filling of land by concrete.

13. Decision Sought

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

14. Attachments

Appendix I	Application form with attachments received on 10.12.2019
Appendix Ia	FI received on 23.3.2020
Appendix Ib	FI received on 2.4.2020
Appendix Ic	FI received on 7.5.2020
Appendix II	Previous application covering the Site
Appendix III	Similar applications within “AGR” zone on OZP
Appendices IV-1 to IV-2	Public comments received during the statutory publication period
Appendix V	Advisory clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	Layout Plan
Drawing A-3	Paved Ratio Plan
Plan A-1	Location plan with previous and similar applications

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

**PLANNING DEPARTMENT
MAY 2020**