



Planning Application AR-20-09  
Public Rebuttal Comments

*The property owners concern of this development is the wetlands is all its various wildlife such as deer, raccoons, possums, nutria, ducks, geese and hawks( and others )that call the wetlands home and live there year-round. I realize this is not a real concern to the planners but would be a tragedy to see all this disappear as it is happened so many times in the past! No one is suppose to or have been able to build on wet lands so was wondering what has changed to be able to do so now??? Money talks I guess! Don't know of any other reason for the change!*

*Our next concern is the drainage issue if building on the property the water needs to go somewhere. We have a considerably high water table!!The water in the wetlands is mostly year around but building in this area could and probably will cause real problems for flooding and the back up of water on the properties of May Lane and Jury Lane these are real concerns and hope will not be taken lightly! would think there is a lot more suitable building sites than wiping out wetlands!!!! Knowing that nothing could be built there is one of the reason we bought here!*

*Please take into consideration the property owners of this area before you decide on this issue thank you for your time. Terry and Debbie Marvin property owners on May Lane*

Responses:

The proposed development is affecting approximately 3.79 acres of upland in a 7.43 acre tract of property. The 3.64 acres of land that is being preserved in its natural state includes all of the wetlands that were delineated. This preserved land is not being altered and will remain as habitat for the wildlife.

The proposed development will include an engineered storm drainage system. The system will include flow control to limit run-off rates to that of pre-developed conditions and include onsite storm water detention as required by the current City of Lebanon standards. The engineered storm drainage system will account for expected high ground water conditions in the winter months and upstream property run-off that currently surface drains onto the subject property. The proposed development will not cause adverse effects to the upstream or downstream properties.