

HOLDOVER
REVISED
LUSANN WOODS SUBDIVISION

Engineering Comments: Common Area for stormwater detention not shown on plat. Full compliance with Stormwater Management Ordinance required, including creation of Property Owners Assoc. to maintain common areas. Cul de sac(s) to be completed to COM Standards and must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The plat illustrates the proposed 5.9 \pm acres, 8 lot subdivision which is located on the West terminus of Lusann Drive, extending to the North side of and West terminus of Norden Drive South. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a metes and bounds parcel into eight lots.

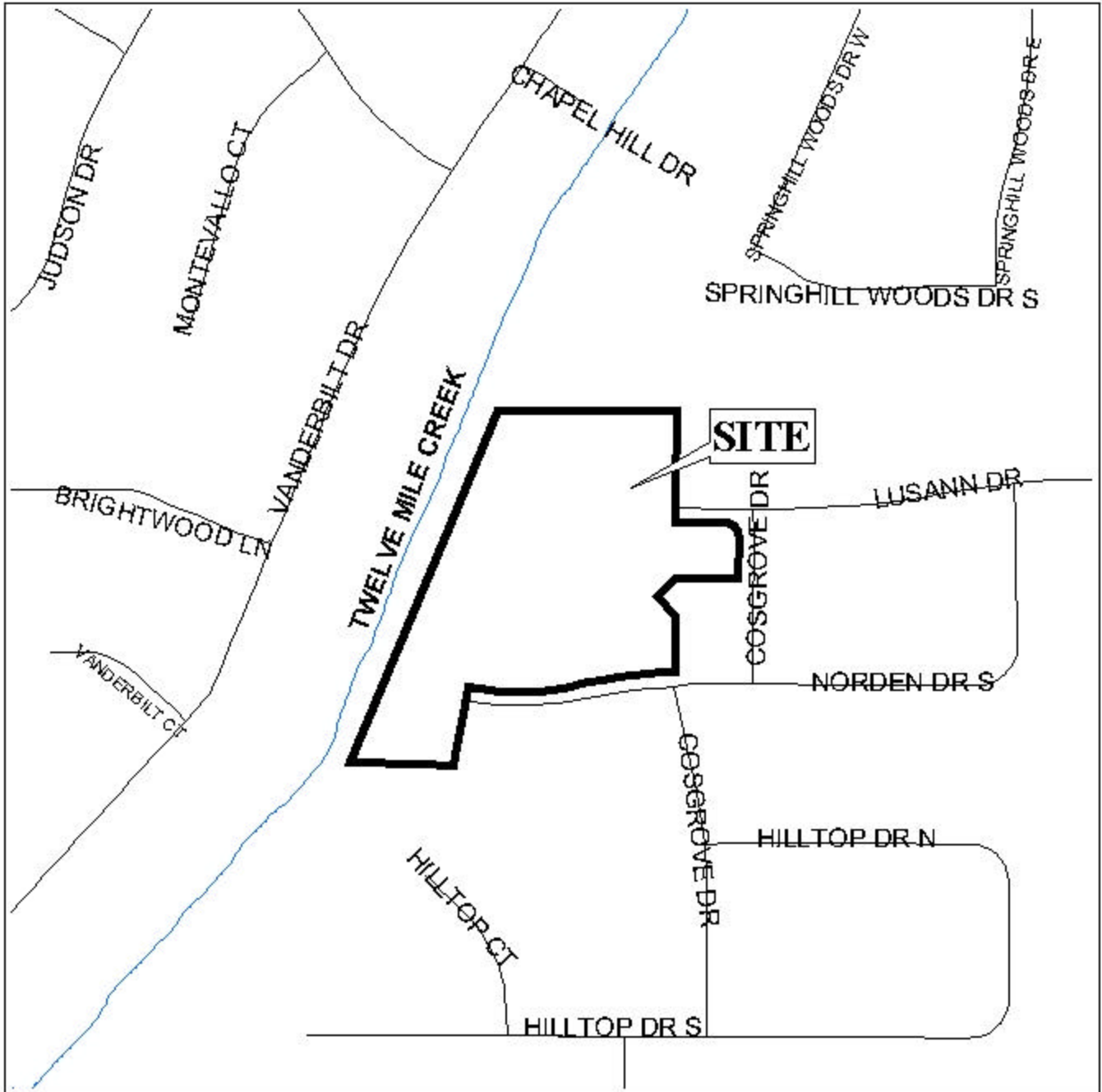
There are a few concerns related with this application. First, according to the City Engineering Department, the site must provide stormwater detention for the development. As proposed, the plat does not reflect an area to provide the required detention, thus making the lots subject to a different configuration.

Second, the applicant proposes to have Lots 7 and 8 front Norden Drive South, which is a dead end street. The construction and dedication of a cul-de-sac, to city standards, should be required. This construction would modify the plat layout; therefore, the submission of a revised plat would be required.

Based upon the preceding, this application is recommended for holdover to allow the applicant to address the concerns identified in this report. This information should be submitted by April 7th to be considered at the Commission's April 17th meeting.

The applicant submitted a revised plat illustrating wetlands, common area, and the incorporation of additional property into the subdivision. This information was submitted past the deadline, thus not allowing the staff to perform an adequate review. The staff will present comments at the meeting.

LOCATOR MAP



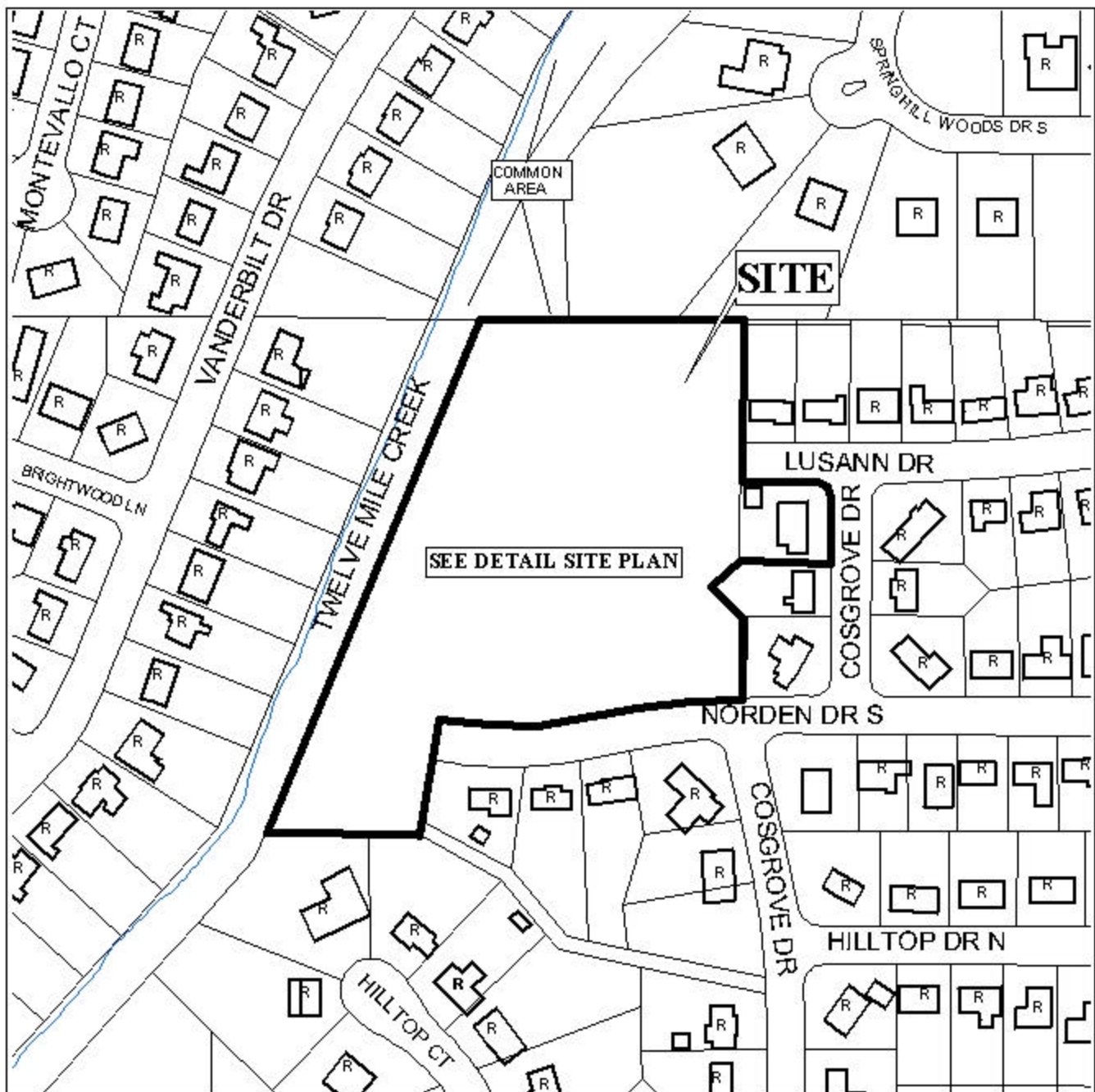
APPLICATION NUMBER Holdover DATE April 17, 2003

APPLICANT Lusann Woods Subdivision

REQUEST Subdivision



LUSANN WOODS SUBDIVISION



APPLICATION NUMBER Holdover DATE April 17, 2003

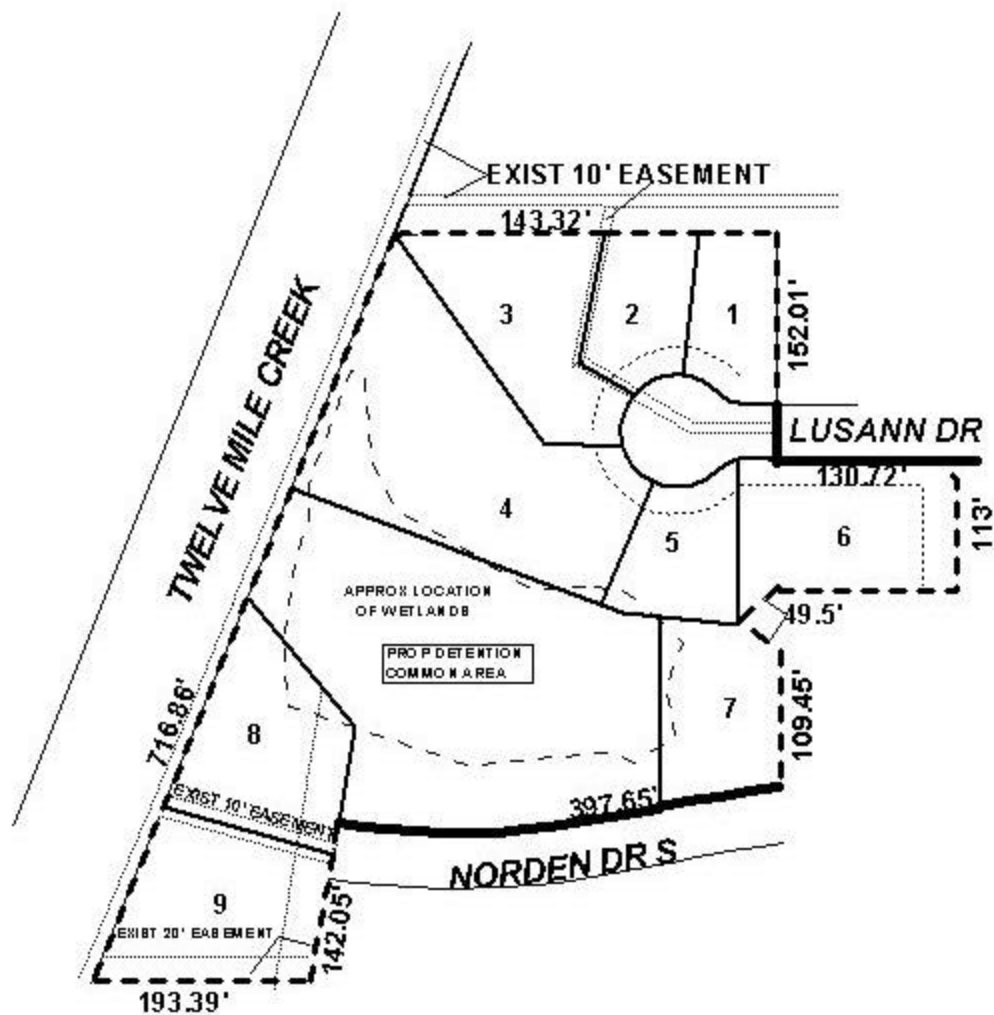
LEGEND



HOLDOVER

REVISED

DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE April 17, 2003

APPLICANT Lusann Woods Subdivision

USE/REQUEST Subdivision

