

Mayo Woodlands Third Narrative and Project Summary

The undeveloped area of the Mayo Woodlands Special District includes three additional cluster lots groups, consisting of 44 residential lots on lots generally between 1/4 to 1/3 of an acre, surrounded by private open space and serviced by three separate community drain fields – identified as Wetland Community Treatment Site “A” (10 U), Wetland Community Treatment Site “B” (17 U), and Wetland Community Treatment Site “D” (17 U) on the Mayo Woodlands General Development Plan.

With preparation of the Preliminary Plat, the far west cluster (serviced by treatment site “A” on the approved GDP) was modified from ten (10) cluster lots to seven (7) 2-acre lots, with individual septic treatment systems. The modification in the western cluster reduces the total lot count from 44 to 41. The remaining 34 cluster lots were reviewed, and the layout adjusted to provide larger cluster lots, with lots generally at 1/2 acre.

The accepted “Mayowood Estates and Mayo Woodlands Third Residential Traffic Impact Study,” prepared by SEH and dated May 12, 2020, identifies the above areas to be developed as “Area 3 and Area 4,” totaling 41 lots. The proposed plan is consistent with the traffic study impacts analyzed and accepted by the Rochester Town Board.

The Preliminary Plat submitted provides for development of the 2-ac lots, and 18 cluster lots, within the central section of the original Mayo Woodlands cluster lots. Outlots A, B, C, and Lots 1, 11, and 21 will be owned and maintained by a homeowner’s association. Outlot D is the balance of the undeveloped area for future development and supports an additional 16 cluster lots to be developed at a future date. The property line delineation between Outlot D and Lots 1, 11, and 21 are such that the percentage of open space provided with the proposed Mayo Woodlands Third and the future cluster subdivision, to be identified as Mayo Woodlands Fourth, are consistent with each other at approximately 37% open space.

The 18 cluster lots proposed with Mayo Woodlands Third will be serviced by a midsized (no more than 10,000 gpd) community drainfield, located on Outlot A. To stay under the 10,000 gpd threshold for a medized treatment system, the cluster lots will be limited to fifteen (15) 5-bedroom homes and three (3) 4-bedroom homes.

The proposed Glenwood Road SW completes the public road connection between the existing Glenwood Road previously constructed with the Mayo Woodlands development and the newly constructed Glenwood Road with the Mayowood Estates subdivision. All other roadways proposed will be private.

As proposed on the street improvement plans, Glenwood Road SW from Meadow Crossing Road to Mayo Prairie Lane SW (Outlot C, Private Road) provides a Modified Local Street section, with an increased paved lane (15-ft instead of 12-ft), consistent the Mayowood Estates subdivision, and maintains 2-ft shoulders, consistent with the township standard local road. Between Mayo Prairie Lane SW and Prairie Woods Lane SW (Outlet B, Private Road), the north/east side of the road is a standard 12-ft lane width, with width reduction occurring at the intersection of Glenwood Road SW and Mayo Prairie Lane SW.

At the intersection of Glenwood Road SW and Prairie Woods Lane SW, the remaining 15-ft lane width also reduces to 12-ft. The extension of the wider pavement provides connectivity from the proposed development to the Mayowood Estates subdivision with the same widened pavement. The noted reductions back to the 12-ft lanes are due to conforming to the existing Glenwood Road roadway section and limited footprint for additional pavement and associated grading due to existing community treatment system, identified as Wetland Community Treatment Site “C” on the GDP, and platted as Outlot L of Mayo Woodlands.