



Williams Woods Development Data

| | |
|--------------------------|-----------------------------|
| PROJECT AREA | 4,113,235 S.F. (94.4 ACRES) |
| WETLANDS/FLOODPLAIN AREA | 30.1 ACRES |
| ROW AREA | 2.8 ACRES |
| NET DEVELOPABLE AREA | 61.4 ACRES |
| NUMBER OF LOTS | 9 |
| DENSITY | 1 UNIT / 7 ACRES |

Design Metrics

| | |
|------------------------------|----------------------------|
| Minimum Lot Size | 2.5 Acres |
| Front Setbacks | 40' |
| Rear Setbacks | 40' |
| Side Setback Interior Street | 10' / 40' |
| Minimum Lot Width | 200' or 100' on cul-de-sac |
| Minimum Lot Depth | 100' |
| ROW Width | 66' |
| Roadway Width | 32' |

LEGEND

| | |
|--|--|
| | Wetland (Delineated by Kjolhaug Environmental) |
| | Wetland Buffer |
| | Floodplain |

1 - Driveways Lots 3 - 5

Created by: Joe Feriancek
On: 03/08/2021 02:47 PM

Will the driveways for Lots 3 - 5 be built by the developer, are the impacts to the wetlands for these driveways included?

----- 0 Replies -----

2 - Wetland Lot 8

Created by: Len Linton
On: 03/15/2021 03:35 PM

The wetland delineation must be included with the submittal.

Wetland Crossing for lot 8 must be included with lots 3 - 5 for mitigation to construct driveways.

----- 0 Replies -----

3 - Public Street Construction

Created by: Len Linton
On: 03/15/2021 03:39 PM

Wetland mitigation will be required for construction of public street.

----- 0 Replies -----