

VALLEY CREST 3RD

ADDITION FINAL PLAT

Valley Crest

VALLEY CREST 3RD ADDITION FINAL PLAT

INTRODUCTION

M/I Homes is requesting final plat approval for Valley Crest 3rd Addition. Preliminary Plat and Planned Unit Development Plan (PUD) approval was granted for the project on April 20, 2021, and 1st Addition final plat was approved by City Council in July of 2021. The entire development will consist of 175 total lots which is comprised of a mix of 62 single family lots and 68 villa lots and 45 carriage lots. The 3rd Addition final plat will consist of 67 total lots comprised of 45 villa lots and 22 carriage family lots and will complete the streets and utilities of the development. The attached construction plans provide details on watermain, sanitary sewer, storm sewer, and street construction; signage, lighting, small utilities, erosion control, seeding, and landscaping plan. The proposed plat is consistent with the approved preliminary plat.

PUD STANDARDS

The following are the standards approved per the PUD. The 2nd Addition final plat will adhere to these.

STANDARD	LOT TYPE	APPROVED
Impervious Coverage Maximum	Villa	52%*
	Single Family	50%
	Carriage	50%
Front Yard Setback	Villa	25 feet
	Single Family	25 feet
	Carriage	25 feet
Side Yard Setback	Villa	5 feet
	Single Family	7.5 feet
	Carriage	5 feet
Street-Side Setback	Villa	10 feet
	Single Family	15 feet
	Carriage	10 feet
Rear Yard Setback	Villa	25 feet
	Single Family	25 feet, 40 feet to County Rd 83
	Carriage	25 feet, 40 feet to County Rd 83

*There are 17 villa lots that exceed 50% impervious. Four lots were granted further flexibility to have 54% impervious surface, three of which are in the 2nd Addition (Lots 2, 3 and 4, Block 4).

RESTRICTIVE COVENANTS

Valley Crest Homeowners Association (“HOA”) will provide for the maintenance of the overall common elements to the community, including landscaping and irrigation of the common areas, snow removal from sidewalks and trash in the community. The Villas homeowners will pay additional fees under the HOA that provide for a higher level of maintenance, including lawncare in the summer and snow removal in the winter of the Villa Homeowner’s lots. The HOA will also provide for restrictions on outdoor storage, parking (no boats, campers, or trailers) in order to keep the community looking orderly and well maintained.

EXHIBIT A

Single Family Homes Elevation Examples



Villa Home Elevation Examples

