

## **WOODCREST CROSSING**

### **9.30.2020 REVISION SUMMARY**

This revision submittal to the Woodcrest Crossing Final Development Plan has been submitted by the end-user, M/I Homes, in order to extend the approval, allow for early model start and to adjust the lot layout to address an engineering issue. The revisions are detailed below:

A. Section 10.11.B – One (1) year extension of Final Development Plan:

The rezoning of Woodcrest Crossing was approved by the Board of Trustees September 6, 2016. Section 10.11.B states the final development plan is effective for three years to allow for (1) recording the plat and (2) commencing construction following (3) the issuance of zoning permit(s), which means the final development plans expiration date was 09/06/19. The Z/C granted a one-year extension which means the final development plan for Woodcrest Crossing will expire 09/06/20 unless a zoning permit is issued by this date, or an additional extension is requested. The code further explains that the request for an extension must be submitted prior to the expiration date.

To date construction has commenced and a final plat has been recorded for Section 1 of Woodcrest Crossing (aka Retreat at Woodcrest). Zoning permit issuance is contingent upon the completion of infrastructure as detailed in item B below and further detailed there. The request for a One (1) year extension of the Final Development Plan will allow us to finalize the Sanitary Sewer punch list with Delaware County and receive acceptance of sewer from the Delaware County Board of County Commissioners.

B. Section 10.06.D – To allow zoning permits to be issues for the model lot quad (lots 1-4) per the Delaware County Engineer's requirements for Early Model Home Permit (Standards Manual Article XI.C.7 attached).

Section 10.06.D states that in no event shall any Zoning Permit be issued for any building or use until such time as the roads, water, fire hydrants, sanitary sewer, and storm water facilities for the phase in which the building or use is proposed to be located are completed and accepted by the appropriate authority.

All work stated above is complete except for the sanitary sewer. Final inspection noted a significant sag in the sewer line which requires it to be replaced. We estimate this will take approximately two months from the date of this submittal to repair, obtain approval and be approved at the Delaware County Board of County Commissioners.

The units at Retreat at Woodcrest are age-targeted homes that are constructed in groups of four (4). The model, lot 1, is part of the first quad, lots 1-4. Due to the unexpected delay in sanitary sewer we are requesting a deviation to allow us to proceed with construction of these

units following the County Engineer's requirements for Early Model Home Permit. This requires written approval from the Township Zoning Officer. All other requirements of the Early Model Home Permit will be met. It is fully expected that the sanitary sewer is repaired and expected well before the model is completed.

C. Adjust location and orientation of lots to properly convey off-site stormwater.

During final engineering of phases 2 thru 4, an issue was identified related to offsite stormwater conveyance from the adjacent 5.03-acre parcel owned by Tyler D. Pierce. The Engineer was not comfortable that the lot arrangement at the Hoover Drive stub to that parcel would allow the proper width to convey the offsite storm between lots. In order to avoid potential future stormwater issues, it is necessary to re-configure and relocate lot 214 to 217. Two lots have been relocated to the intersection of Harding Court & Pyke Drive, which allows the remaining lots near the Hoover Drive stub to be oriented away from the property line. This provides a substantial Reserve swath to property accommodate the offsite stormwater conveyance. The corner lot added to Harding Court & Pyke Drive will be a right-hand garage and be located a minimum of 60' from the intersection.