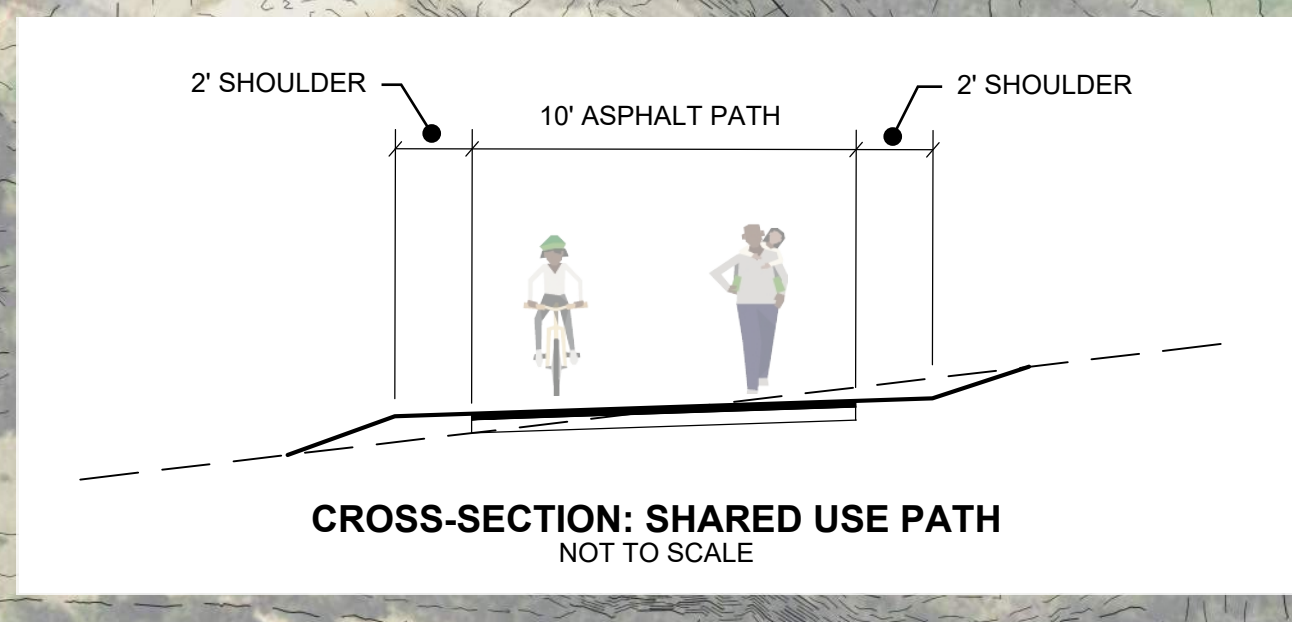
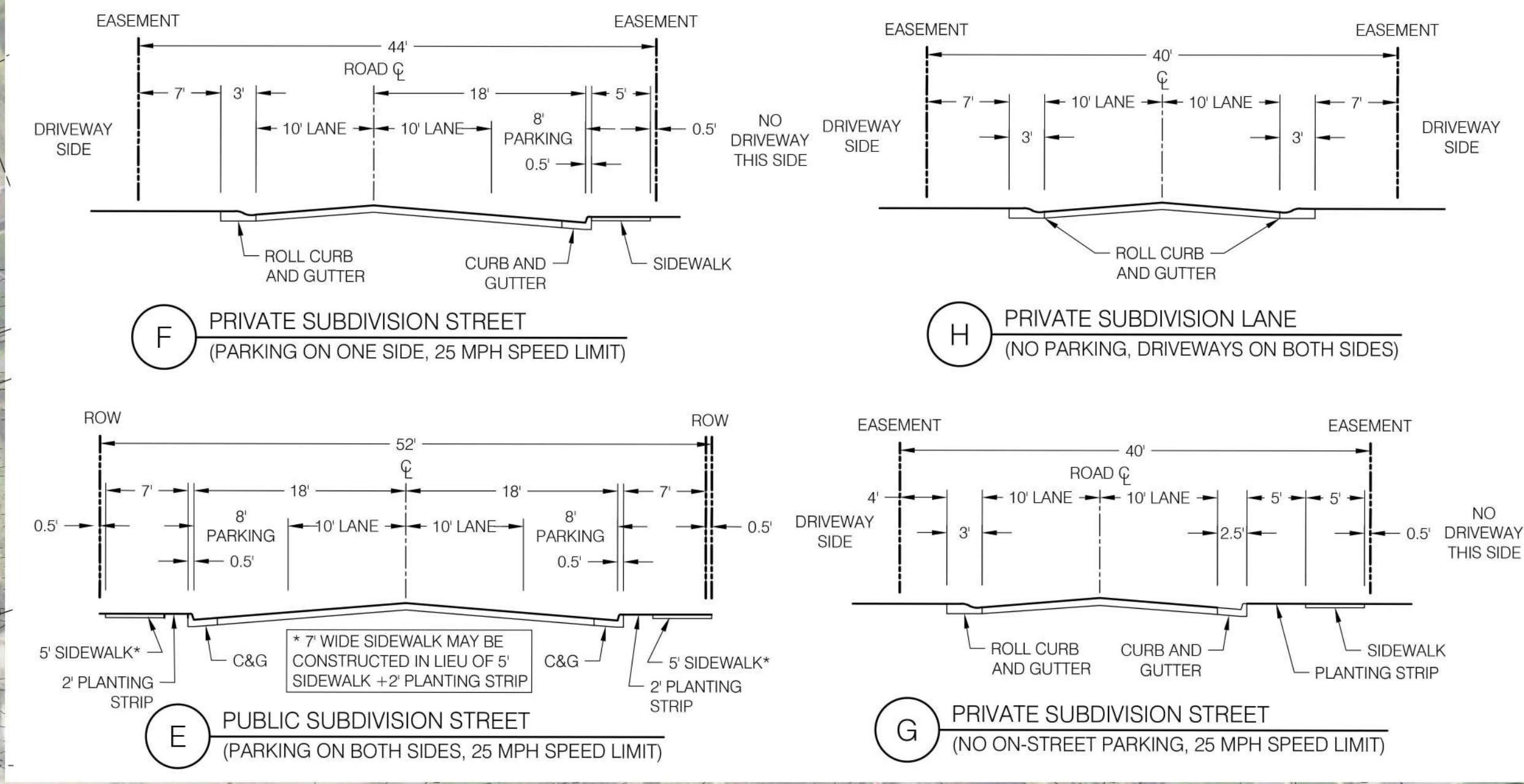


CONCEPT PLAN NOTE
IT IS ANTICIPATED THAT THE FOLLOWING APPROVALS WILL BE OBTAINED IN ORDER TO CONSTRUCT THE PROJECT AS DEPICTED ON THIS CONCEPT PLAN:

1) ZONING ORDINANCE AMENDMENT:
SECTION 10-3-59.4 (11): TO ALLOW REDUCED SIDE YARDS FOR TOWNHOMES WITH A SPECIAL USE PERMIT

2) SPECIAL USE PERMITS:
SECTION 10-3-55.4 (1): TO ALLOW MULTI-FAMILY DWELLINGS OF MORE THAN 12 UNITS IN THE R-5 DISTRICT
SECTION 10-3-59.4 (1): TO ALLOW ATTACHED TOWNHOMES OF NOT MORE THAN 8 UNITS IN THE R-8 DISTRICT
SECTION 10-3-59.4 (11): TO ALLOW GROUPS OF ATTACHED TOWNHOMES TO HAVE REDUCED SIDE YARDS IN THE R-8 DISTRICT (CODE AMENDMENT REQUIRED, SEE #1 ABOVE)

3) VARIANCES:
SECTION 10-2-41 (A): TO ALLOW ALTERNATIVE STREET DESIGNS
SECTION 10-2-42 (C): TO ALLOW LOTS TO FRONT PRIVATE STREETS
SECTION 10-2-61 (C): TO ALLOW NO SIDEWALK TO BE CONSTRUCTED FOR A SECTION OF WATERMAN DRIVE (ALTERNATIVE PEDESTRIAN ROUTE PROVIDED IN THE FORM OF A PARALLEL SHARED USE PATH).



LEGEND			
1	SHARED USE PATH (PUBLIC CITY TRAIL)	9	OVERLOOK (WEST RIDGE SUMMIT/ QUARRY LAKE EAST)
2	SHARED USE PATH (INTERNAL)	10	CENTRAL LAWN (QUARRY FLATS)
3	PEDESTRIAN CONNECTIONS (SIDEWALK)	11	CENTRAL LAWN (WATERMAN VILLAGE)
4	BICYCLE REPAIR STATIONS WITH BENCHES	12	LINEAR PARK (WEST RIDGE SUMMIT)
5	CLUBHOUSE/POOL (QUARRY FLATS)	13	TOT LOT (QUARRY FLATS)
6	CLUBHOUSE/POOL (WATERMAN VILLAGE)	14	TOT LOT (WATERMAN VILLAGE)
7	DOG PARK (QUARRY FLATS/ WATERMAN VILLAGE)	15	TRAIL REST AREA
8	OVERLOOK (LAKESIDE)	16	POTENTIAL LOCATION OF BUS STOP
17	20' SETBACK	18	POCKET PARK (WATERMAN VILLAGE)
19	ENTRANCE PARK (QUARRY FLATS)	20	POCKET PARK (BRICKSTONE)
21	FUTURE PUBLIC STREET CONNECTION (CITY)	22	POTENTIAL MAINTENANCE/EMERGENCY ACCESS TO LAKE
23	POTENTIAL MAINTENANCE/EMERGENCY ACCESS TO LAKE	24	POTENTIAL PEDESTRIAN CONNECTION TO ADJACENT COMMERCIAL
25	20' DEDICATED RIGHT-OF-WAY (HILLSIDE AVE. CONNECTION)	26	20' DEDICATED RIGHT-OF-WAY (WATERMAN FRONTAGE)
27	30' DEDICATED RIGHT-OF-WAY (WATERMAN FRONTAGE)		



Quarry Heights CONCEPT PLAN