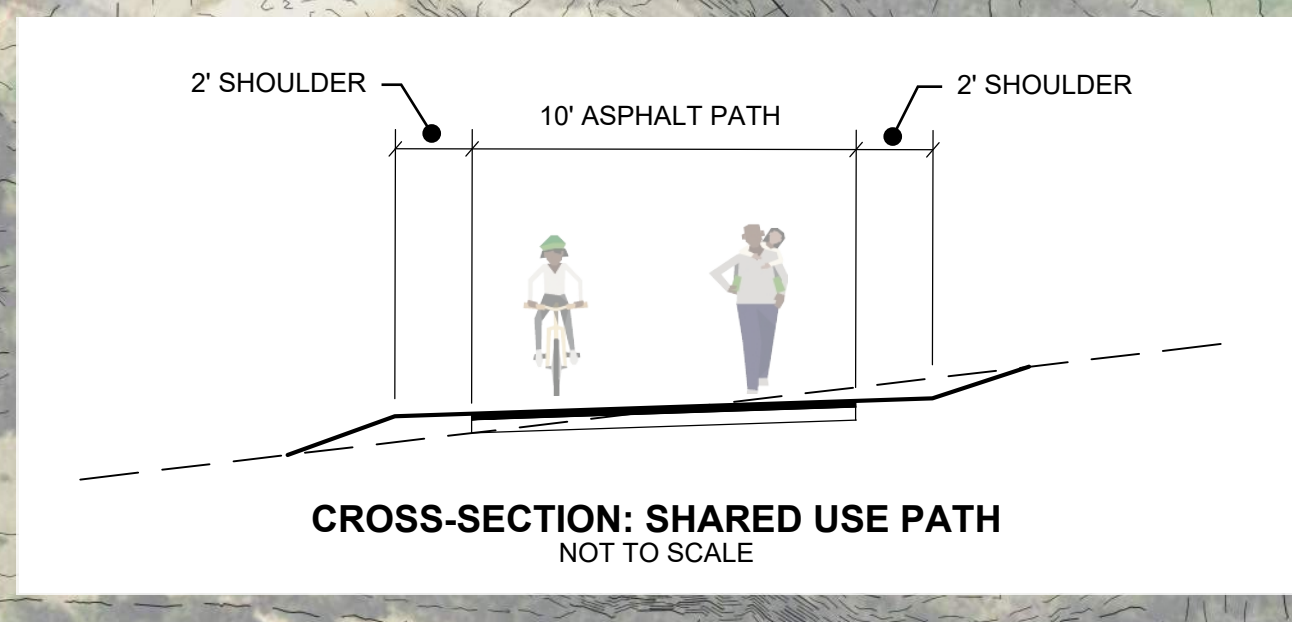
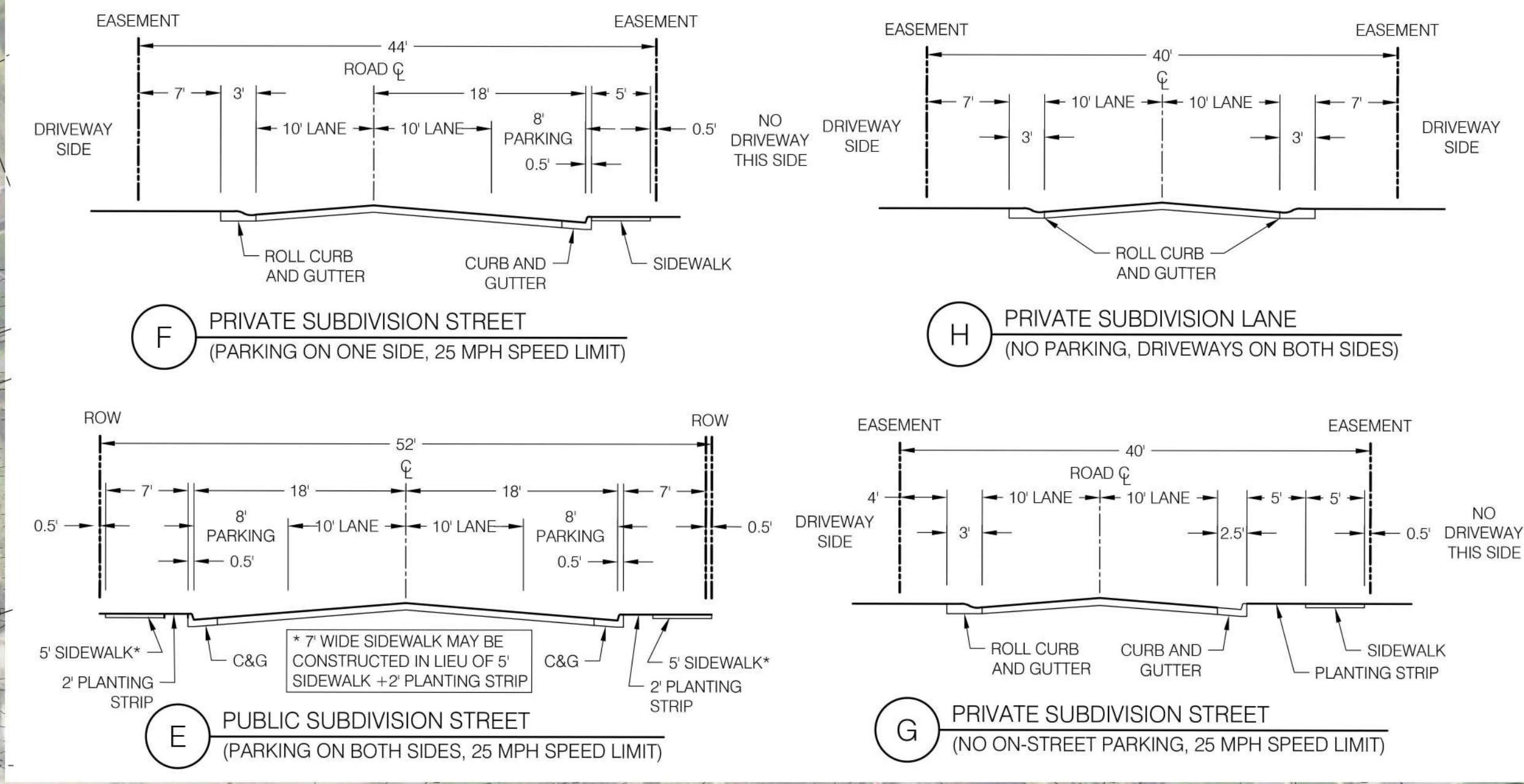


CONCEPT PLAN NOTE
IT IS ANTICIPATED THAT THE FOLLOWING APPROVALS WILL BE OBTAINED IN ORDER TO CONSTRUCT THE PROJECT AS DEPICTED ON THIS CONCEPT PLAN:

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)
 - 2 SHARED USE PATH (INTERNAL)
 - 3 PEDESTRIAN CONNECTIONS (SIDEWALK)
 - 4 BICYCLE REPAIR STATIONS WITH BENCHES
 - 5 CLUBHOUSE/POOL (QUARRY FLATS)
 - 6 CLUBHOUSE/POOL (WATERMAN VILLAGE)
 - 7 DOG PARK (QUARRY FLATS/ WATERMAN VILLAGE)
 - 8 OVERLOOK (LAKESIDE)
 - 9 OVERLOOK (WEST RIDGE SUMMIT/ QUARRY LAKE EAST)
 - 10 CENTRAL LAWN (QUARRY FLATS)
 - 11 CENTRAL LAWN (WATERMAN VILLAGE)
 - 12 LINEAR PARK (WEST RIDGE SUMMIT)
 - 13 TOT LOT (QUARRY FLATS)
 - 14 TOT LOT (WATERMAN VILLAGE)
 - 15 TRAIL REST AREA
 - 16 POTENTIAL LOCATION OF BUS STOP
 - 17 40' BUFFER
 - 17b EVERGREEN SCREEN
 - 17c PRIVACY FENCE (PER PROFFER)
 - 18 POCKET PARK (WATERMAN VILLAGE)
 - 19 ENTRANCE PARK (QUARRY FLATS)
 - 20 POCKET PARK (BRICKSTONE)
 - 21 FUTURE PUBLIC STREET CONNECTION (COUNTY)
 - 22 FUTURE PUBLIC STREET CONNECTION (CITY)
 - 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)
 - 28 BENCHES/LANDSCAPING