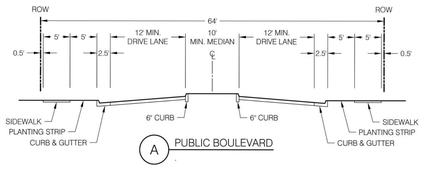
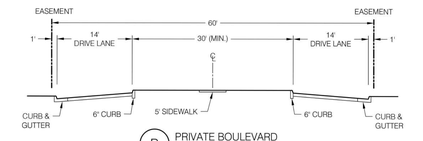
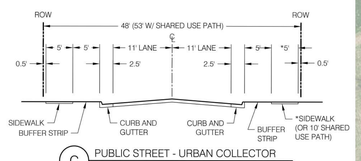


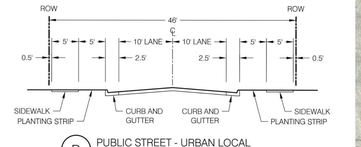
A PUBLIC BOULEVARD



B PRIVATE BOULEVARD



C PUBLIC STREET - URBAN COLLECTOR
(NO ON-STREET PARKING, 25 MPH SPEED LIMIT)



D PUBLIC STREET - URBAN LOCAL
(NO ON-STREET PARKING, 25 MPH SPEED LIMIT)

CONCEPT PLAN NOTE

IT IS ANTICIPATED THAT THE FOLLOWING APPROVALS WILL BE OBTAINED IN ORDER TO CONSTRUCT THE PROJECT AS DEPICTED ON THIS CONCPET 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

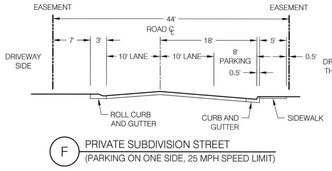
SECTION 10-3-59.4 (11)- TO ALLOW GROUPS OF ATTACHED TOWNHOMES TO HAVE REDUCED SIDE YARDS IN THE R-8 DISTRICT (CODE AMENDMENT REQUIRED, SEE #1 ABOVE)

3) **VARIANCES**:

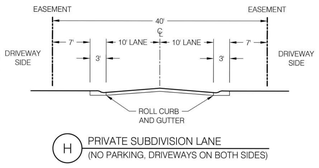
SECTION 10-2-41 (A)- TO ALLOW ALTERNATIVE STREET DESIGNS

SECTION 10-2-42 (C)- TO ALLOW LOTS TO FRONT PRIVATE STREETS

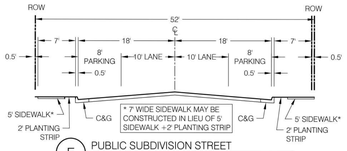
SECTION 10-2-61 (C)- TO ALLOW NO SIDEWALK TO BE CONSTRUCTED FOR A SECTION OF WATERMAN DRIVE (ALTERNATIVE PEDESTRIAN ROUTE PROVIDED IN THE FORM OF A PARALLEL SHARED USE PATH).



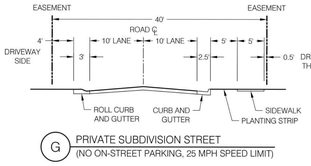
F PRIVATE SUBDIVISION STREET
(PARKING ON ONE SIDE, 25 MPH SPEED LIMIT)



H PRIVATE SUBDIVISION LANE
(NO PARKING, DRIVEWAYS ON BOTH SIDES)



E PUBLIC SUBDIVISION STREET
(PARKING ON BOTH SIDES, 25 MPH SPEED LIMIT)



G PRIVATE SUBDIVISION STREET
(NO ON-STREET PARKING, 25 MPH SPEED LIMIT)

CROSS-SECTION: SHARED USE PATH
NOT TO SCALE

LEGEND

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

VALLEY ENGINEERING

Quarry Heights
CONCEPT PLAN

Date: September 6th, 2024

Revisions:
10-1-24: Per Staff Comments
11-25-24: Per Community Comments

0' 100' 200' 400'
GRAPHIC SCALE