ENHANCE SCENIC VIEWS INTO PROJECT CORRIDOR FROM MAJOR ROADS

MAINTENANCE & MULTI-USE TRAIL UNDER BRIDGE; MAINTENANCE TRAIL ACCESS AT THUNDERBIRD

MATCHLINE

THUNDERBIRD ROAD

PLAZA DEL RIO BLVD.

94TH DRIVE

APS SUBSTATION

C-3

C-3

91ST AVE CHANNEL

COVER EXPOSED GABION MATTRESS WITH SOIL AND VEGETATION

REGRADE AND/OR REPAIR EROSION DAMAGE AT SOUTH END OF 91ST AVE. CHANNEL

RIVERWALK APTS.

ADOT PROPERTY - POTENTIAL LAND FOR MITIGATION OR LANDSCAPE ENHANCEMENT (26.3 ACRES)

MIXED USE / MEDICAL

FREEDOM PLAZA RETIREMENT COMMUNITY

CREATE TRAIL LOOP FOR FREEDOM PLAZA RESIDENTS

101L AGUA FRIA FWY.

94TH DRIVE SWALE

SECURE TRAIL EASEMENT ALONG DRAINAGE SWALE FOR TRAIL ACCESS TO CORRIDOR

87TH AVE

12'-0" CONCRETE TRAIL FOR LOCAL AND MAINTENANCE TRAFFIC ONLY WHEN COMMUNITY TRAILS ARE DEVELOPED AND FUNDED

PLANNED PUD

INSTALL COMMUNITY TRAIL WITHIN EXISTING MATURE VEGETATION FOR INTERPRETIVE NATURE WALK

SWEETWATER AVE

APPROXIMATE STANDARD PROJECT FLOOD LINE, TYPICAL

CREATE LOWER SONORAN DESERT LANDSCAPE FOR MITIGATION CREDIT - PRESERVE ALL NATIVE TREES - 11.28 AC.

DRAINAGE OUTFALL TO RECEIVE AESTHETIC AND HABITAT TREATMENTS, TYPICAL

SUN HEALTH MEDICAL PLAZA

ADOT CHANNEL

CREATE VEGETATIVE SCREEN TO BLOCK VIEW OF 91ST AVE FLYOVER RAMP

CASA DEL RIO SWALE

CREATE LOWER SONORAN DESERT LANDSCAPE FOR MITIGATION CREDIT - PRESERVE ALL NATIVE TREES - 12.74 AC.

POTENTIAL MITIGATION SITE - 14.39 AC.

ADOT SWALE

APPROXIMATE LOW FLOW CHANNEL ALIGNMENT

AG-1

PRESERVE NATIVE RIPARIAN VEGETATION IN CHANNEL BOTTOM REMOVE SALTCEDARS TYPICAL

SUN CITY CHANNEL

SONORAN FLOWER AND BOTANICAL GARDEN

91ST AVE.

COTTONWOOD WILLOW FOREST TO SCREEN CSA FROM FREEWAY AND TO ENHANCE HABITAT AND AESTHETIC DIVERSITY

B.N.S.F.R.R.

CACTUS RD.

GRAND AVE. CHANNEL OUTFALL

ENHANCE SCENIC VIEWS INTO PROJECT CORRIDOR FROM MAJOR ROADS

GRAND AVENUE

CONNECT MULTI-USE TRAIL TO EXISTING TRAIL SOUTH OF GRAND AVE.

LEGEND

TRAIL SYSTEMS:

- HARD SURFACE TRAIL / MAINTENANCE ROAD
- SOFT SURFACE TRAIL / MAINTENANCE ROAD
- COMMUNITY TRAIL / MAINTENANCE ROAD
- EQUESTRIAN TRAIL
- EXISTING TRAIL

PROJECT NODES:

- PRIMARY GATEWAY ENTRY
- MULTI-USE TRAIL LINK / PEDESTRIAN ENTRY NODE
- SHADED TRAIL REST NODE W/ DRINKING FOUNTAIN
- TRAIL REST NODE

HABITAT RESTORATION ZONES:

- RIPARIAN ZONE
- MESQUITE / NATIVE GRASSLAND ZONE
- LOWER SONORAN DESERT ZONE
- COTTONWOOD / WILLOW ZONE

ADDITIONAL SYMBOLS:

- POTENTIAL BRIDGE LOCATION (FUTURE)
- DRAINAGE OUTFALL - ENHANCED W/ AESTHETIC TREATMENT & COTTONWOOD-WILLOW HABITAT
- PROPOSED STANDARD PROJECT FLOOD LINE
- PROPOSED ALIGNMENT OF LOW-FLOW CHANNEL
- PROJECT R.O.W.
- A.D.O.T. R.O.W.

FINAL SITE DEVELOPMENT PLAN

NEW RIVER CHANNEL

GRAND AVENUE TO SKUNK CREEK

AND PARADISE SHORES

0' 200' 400'

DECEMBER 22, 2003

SHEET 1 OF 2