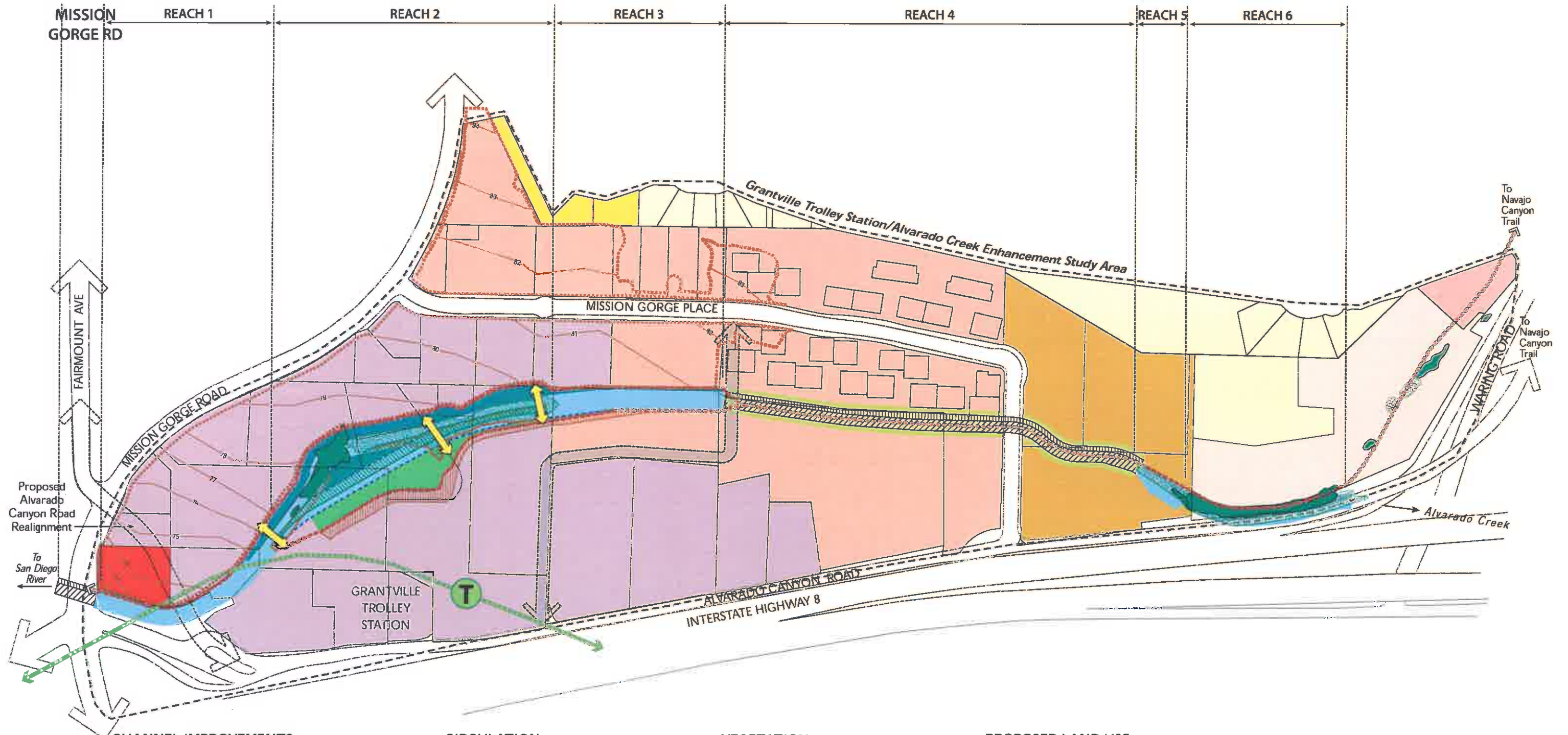


Conceptual Recommendations by Reach



CHANNEL IMPROVEMENTS

- Existing**
- To Remain - Open Channel (and walls)
- To Remain - Underground Culvert
- Proposed**
- Realigned Channel
- Proposed Underground Culvert
- Fill required for Floodplain Management
- New Contours in Fill Area
- Limits of Grading for Flood Control Green Space

CIRCULATION

- Proposed**
 - Pedestrian/Bicycle Bridge
 - Promenade
 - Primary Multi-Use Trail
- ### OPEN SPACE IMPROVEMENT
- Proposed Floodable Green Space
 - Proposed Floodable Wetland Buffer Area
 - Proposed Recreational Corridor

VEGETATION

- Existing**
- High Quality Vegetation/Wetland Communities
- Low Quality Vegetation
- Proposed**
- Impacted Vegetation Area
- Created/Enhanced Wetland Area

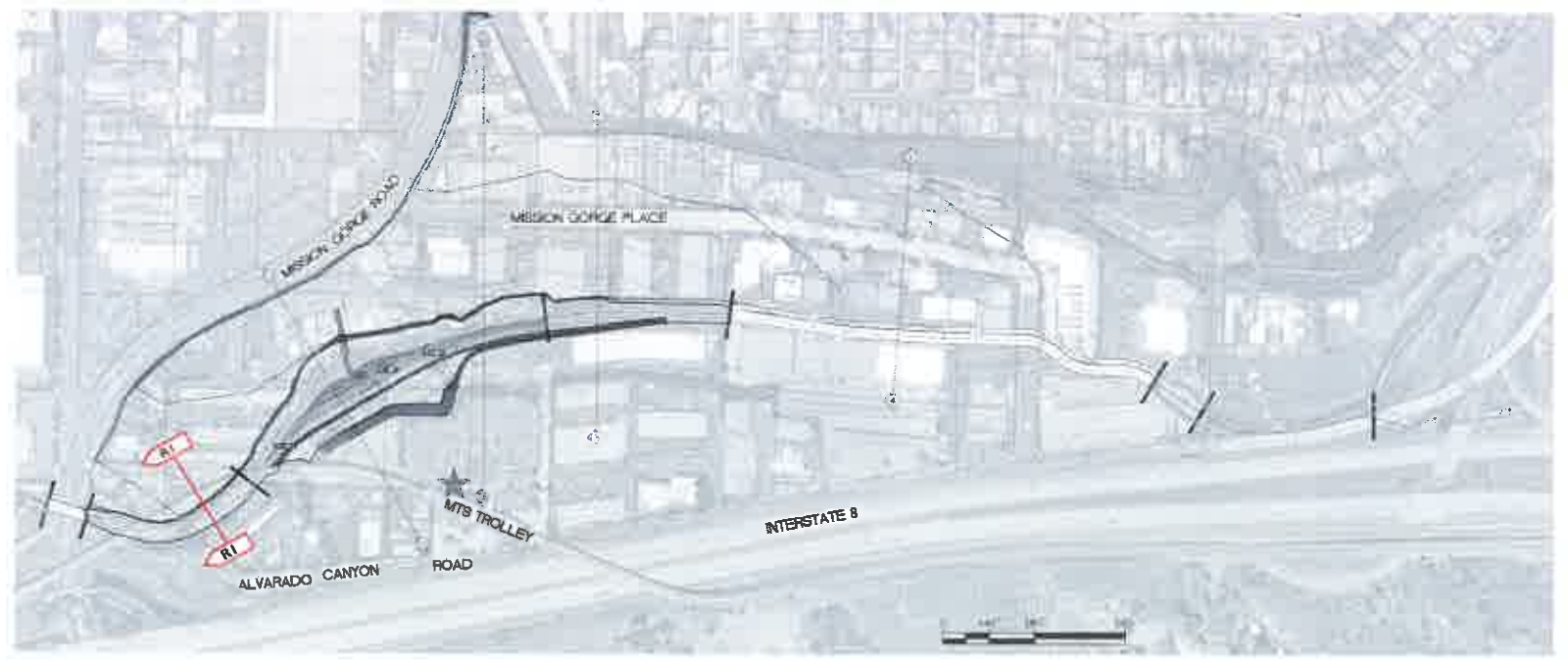
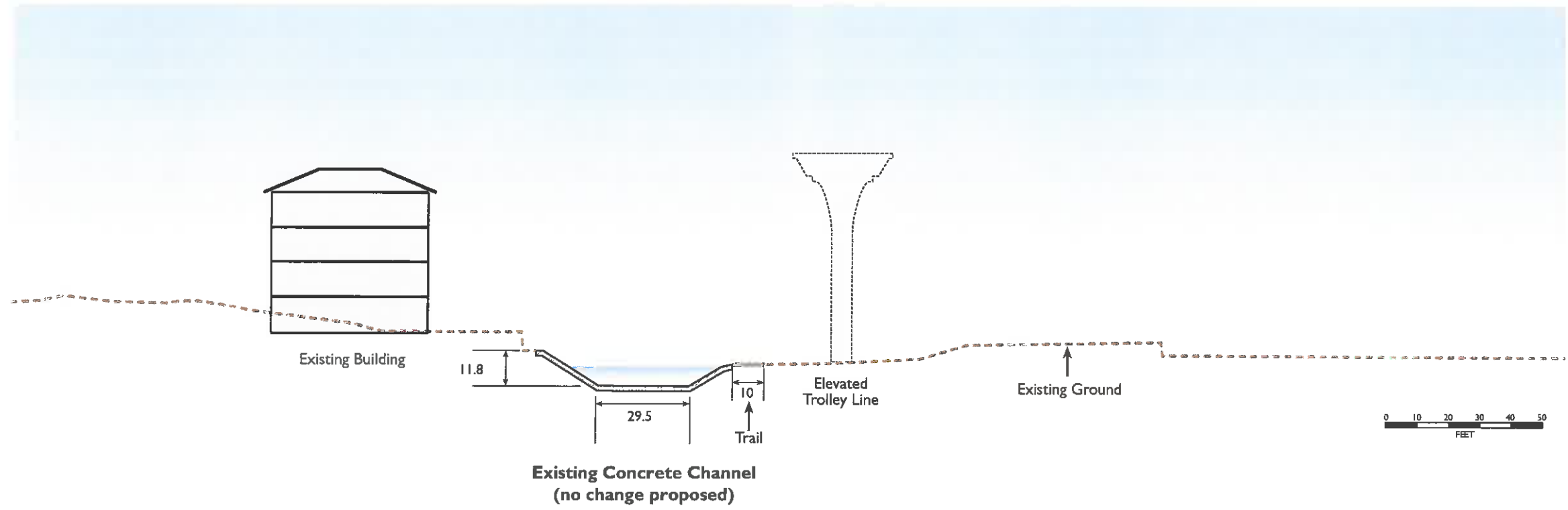
PROPOSED LAND USE

- Single Family Residential
- Multi-Family Residential
- Residential Medium High (30-43 du/ac)
- Urban Village
- Business Park - Residential (44-73 du/ac)
- Office
- Community Commercial

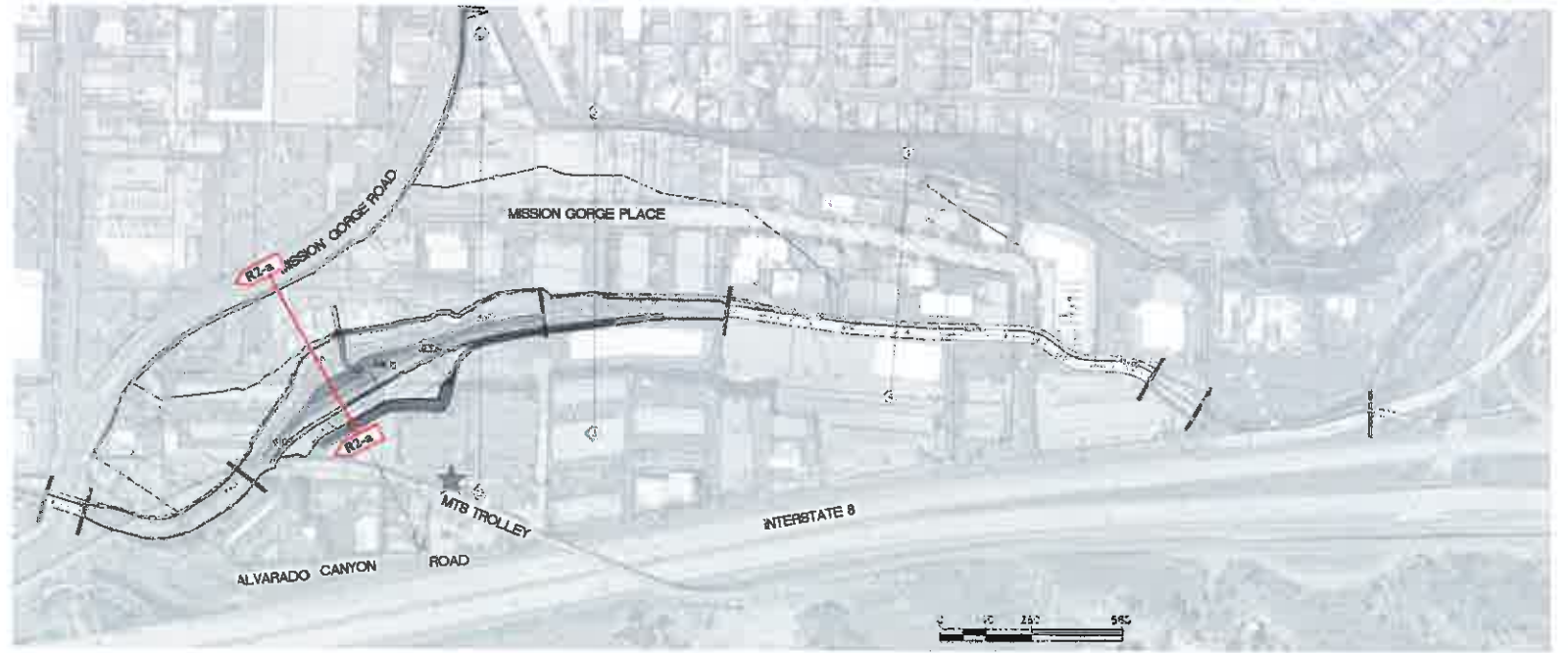
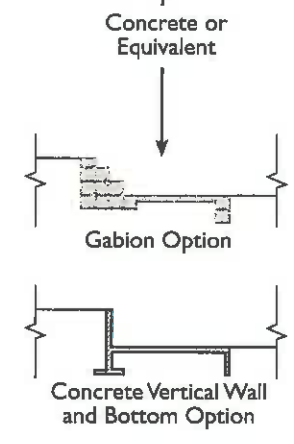
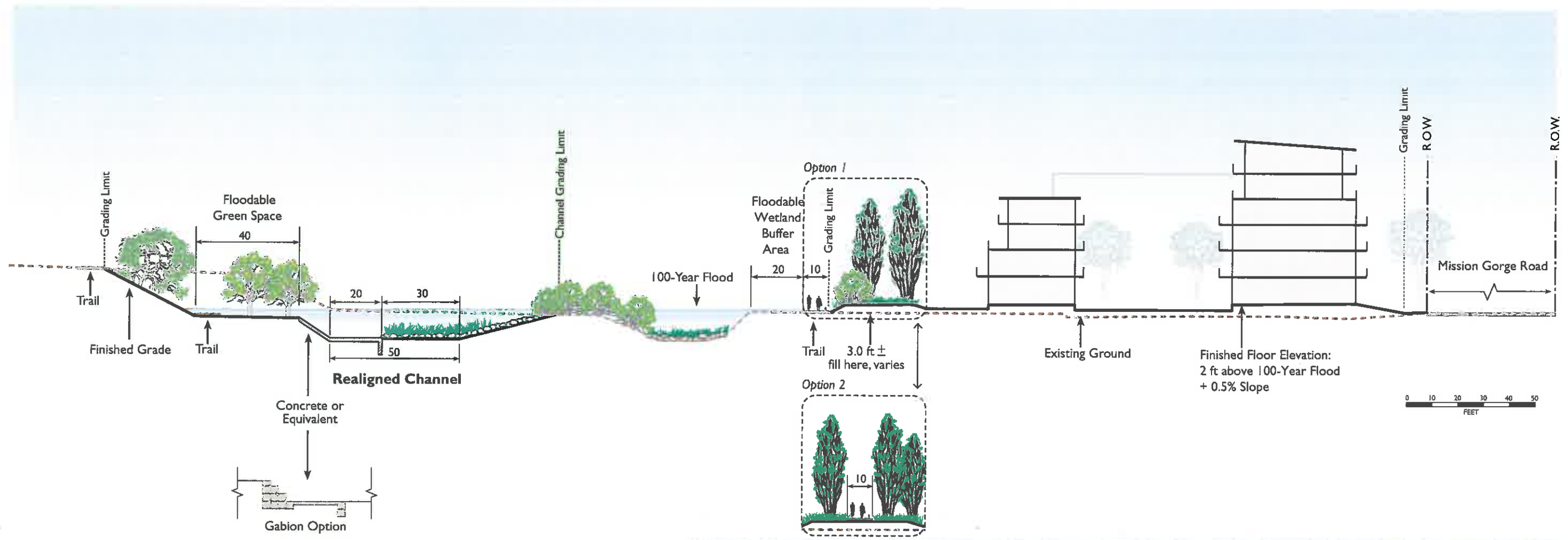
T Trolley Line

+ 1 ac

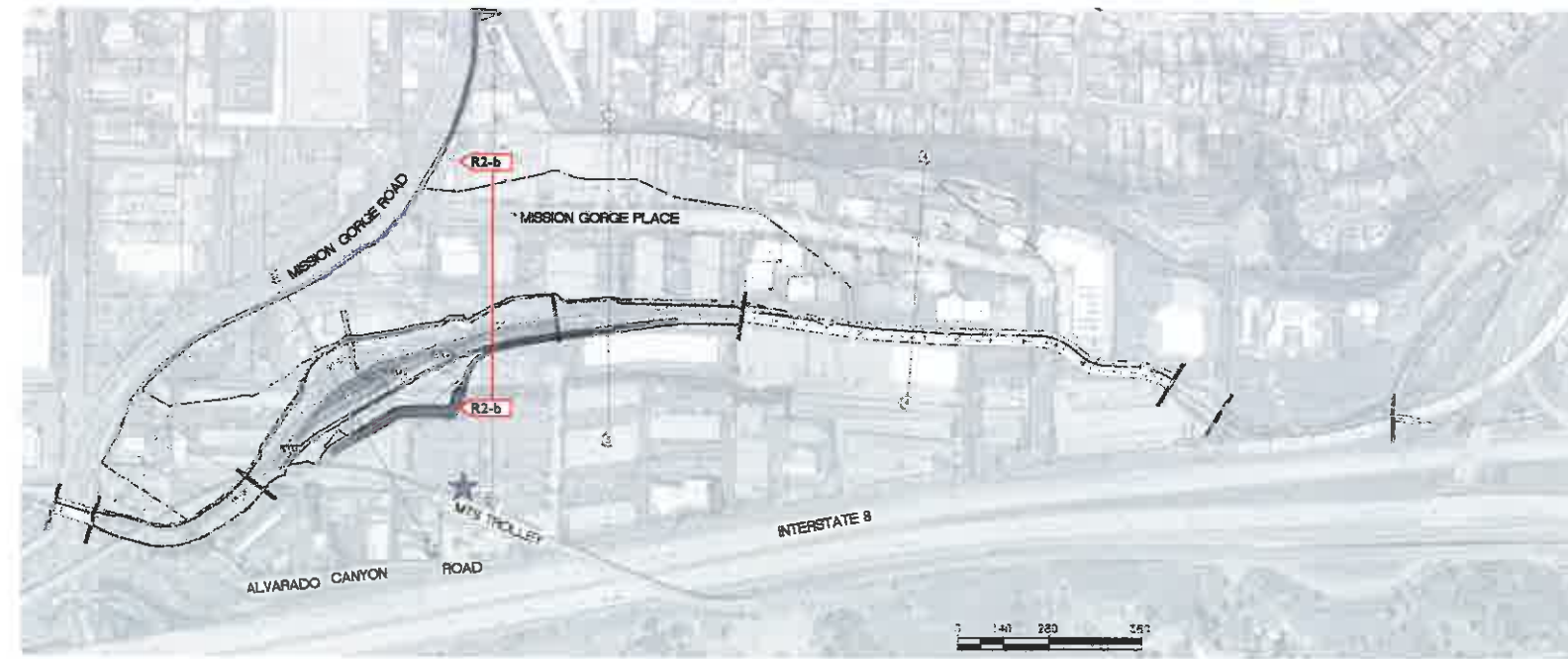
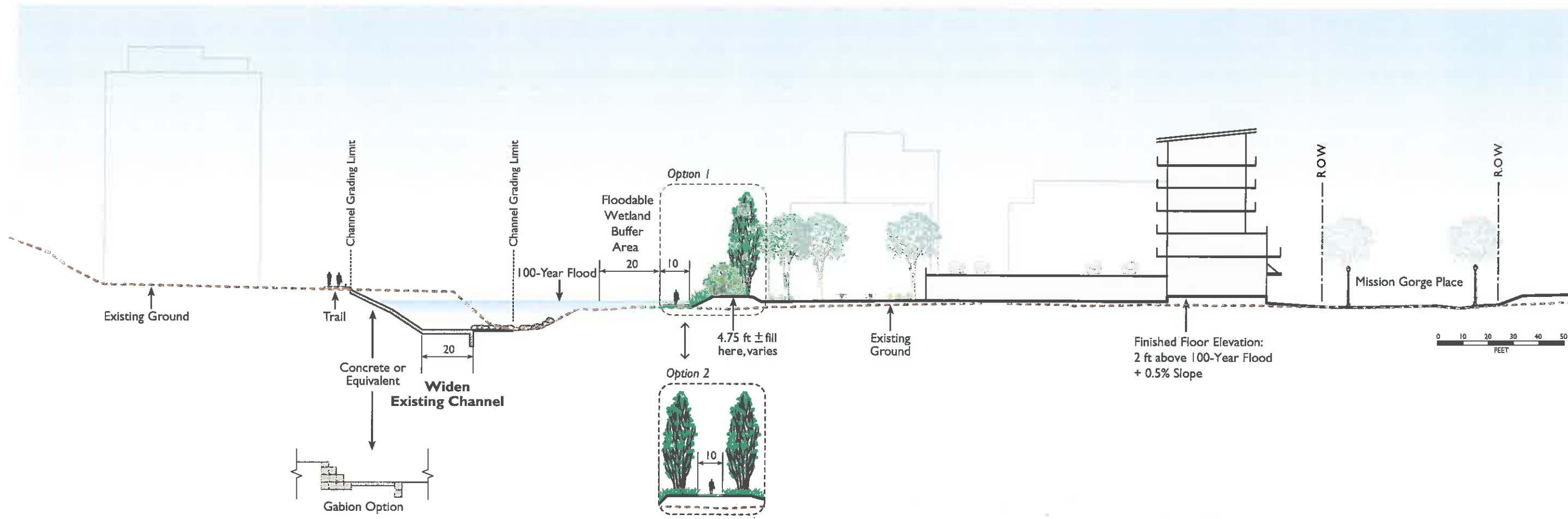
0 200 400 800
FEET



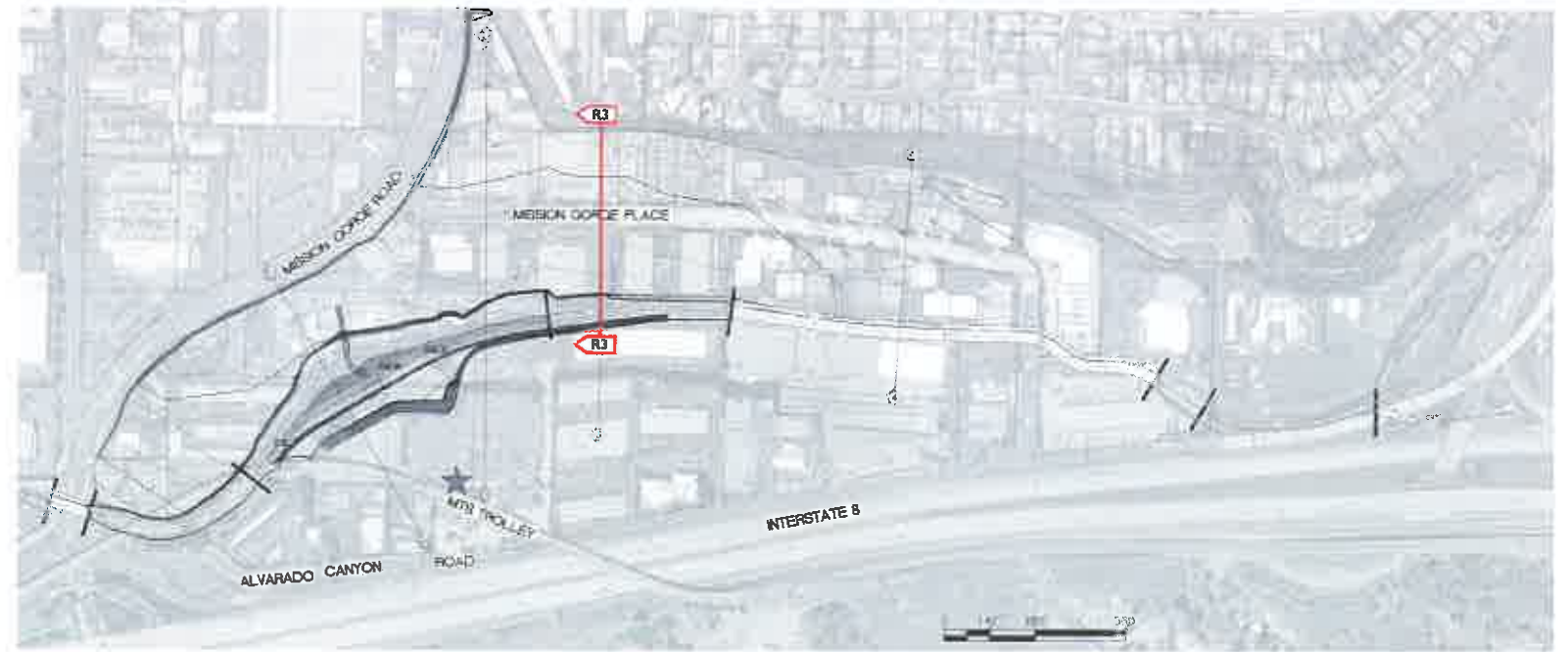
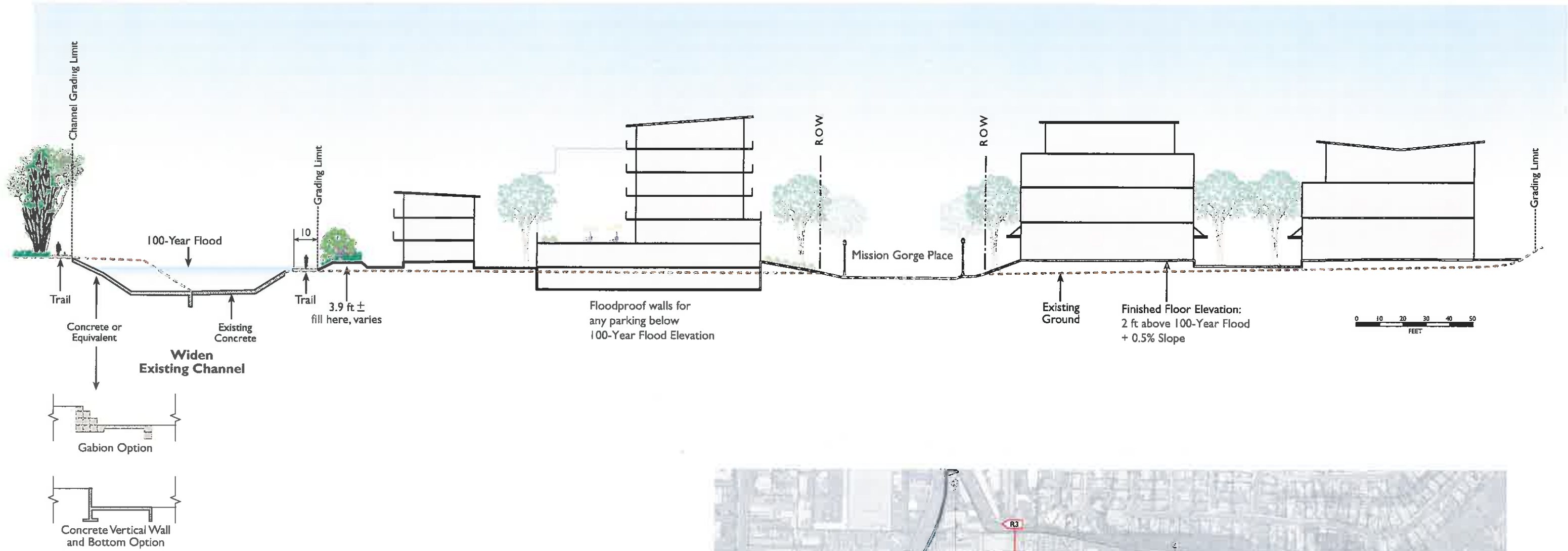
SECTION RI



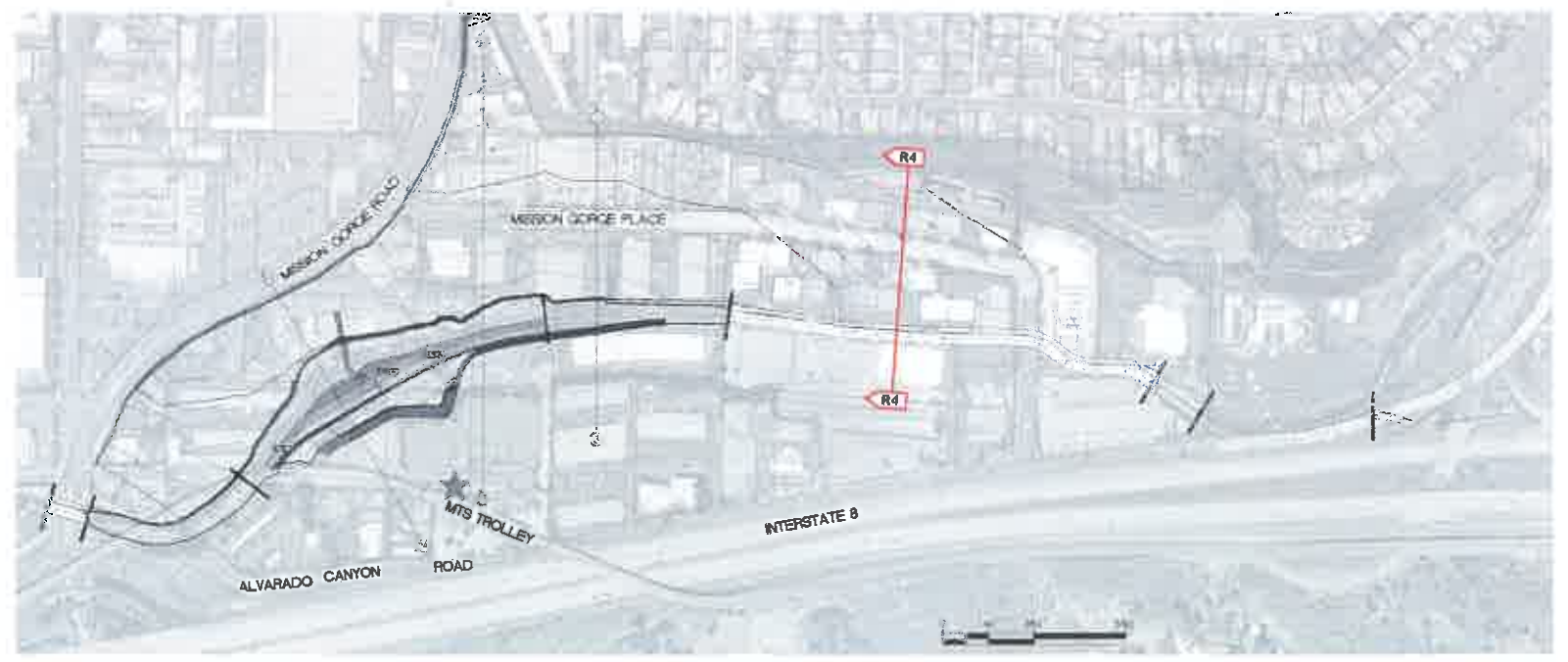
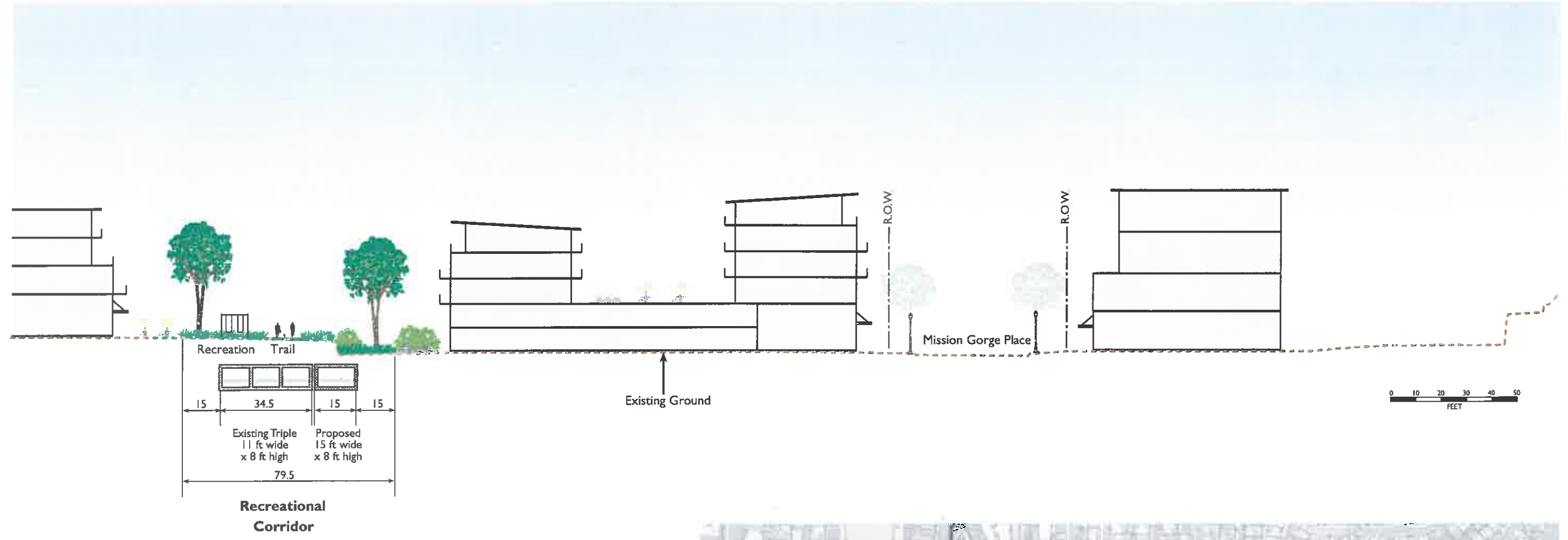
CONCEPTUAL SECTION R2-a



CONCEPTUAL SECTION R2-b



CONCEPTUAL SECTION R3



CONCEPTUAL SECTION R4