











LEGEND

- Minnesota Valley State Trail
- New Top of Bank
- Existing Sanitary Sewer Line
- New Sanitary Sewer Line
- Existing Pedestrian Paths
- New Parking Area
- New Pedestrian Paths
- New Natural Pedestrian Paths
- Overlook/River Touchpoints
- Rip Rap
- Minnesota River
- Natural Springs
- Sweeney's Marina
- Storm Water Ponds
- Viewing Terraces: Gathering Lawn
- Viewing Terraces: Hardscape
- Native Seed Planting
- Soft Armoring Zone

Labels:

- UPPER RETAINING WALL
- LOWER RETAINING WALL
- ART PLAZA OVERLOOK
- MN VALLEY STATE TRAIL
- ADA RAMP TO LOWER ELEVATIONS
- RIP RAP WITH 1:3 SLOPES TO 2 YEAR FLOOD ELEVATION (APPROX. 706')
- SOFT ARMORING BETWEEN 2 YEAR FLOOD AND 5 YEAR FLOOD ELEVATIONS (706'-710')
- STEPS TO LOWER TERRACE
- LOWER VIEWING TERRACE
- VIEWING TERRACES
- TERRACE STEPS
- RETAINING WALL
- ELEVATED OVERLOOK
- RIVER LEVEL SIGN/ART PIECE
- LARGE GATHERING LAWN
- VERTICLE WATERFALL FEATURE/NATURAL SPRING FLOWING INTO STORM WATER PONDS
- NEW STORM WATER PONDS
- STORM WATER/NATURAL SPRING INTERPRETIVE PATH
- DAYLIGHTED NATURAL SPRING
- NATURAL CLEARING OVERLOOK
- FLOATING MARINA RAMP (ADA ACCESSIBLE)
- NEW SANITARY SEWER MANHOLE
- BLUFF AVE CONNECTION

Elevations: +726', +720', +719', +718', +716.2', +714', +712', +709.6', +707.6', +705.6', +694'

Slopes: 1:1.1, 1:4, 1:8.5

DRAFT CONCEPT PLAN













