

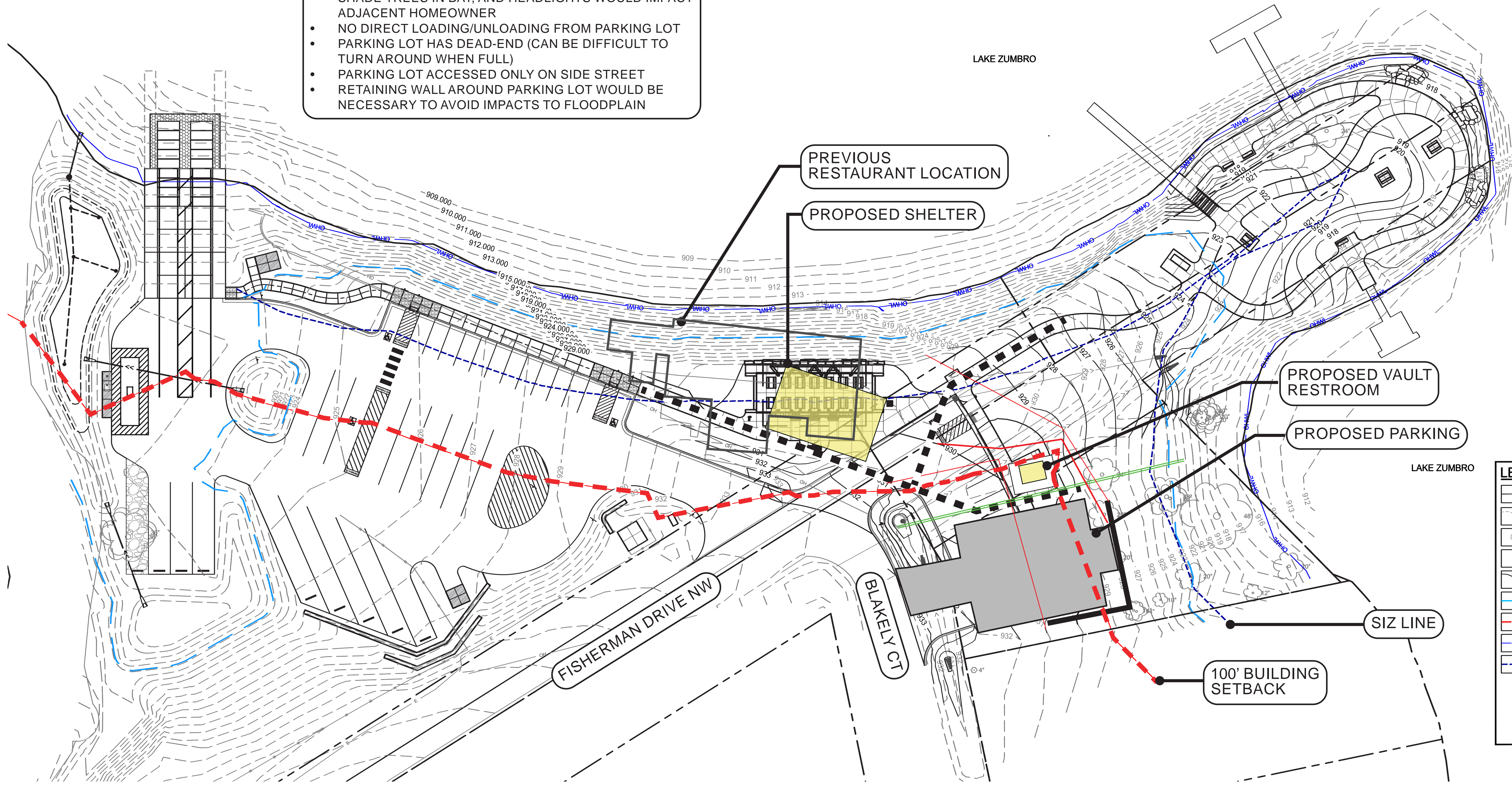
PREVIOUS EXPLORED OPTION A

ADVANTAGES:

- SHELTER LOCATION SIMILAR TO PREFERRED OPTION

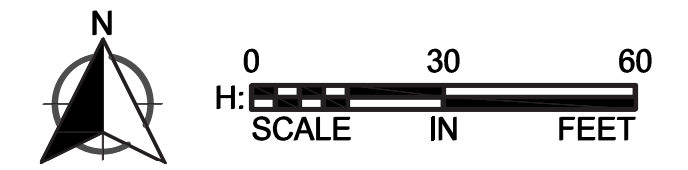
DISADVANTAGES:

- SHELTER PARTIALLY IN SIZ
- VIEWS FROM THE SHELTER ARE LESS IDEAL (USERS PREFER LOOKING STRAIGHT NORTH)
- PARKING LOT LOCATION & DESIGN IS LESS SUSTAINABLE DUE TO EXTENSIVE GRADING REQUIRING UP TO 4 FEET OF FILL, REMOVAL OF MULTIPLE EXISTING SHADE TREES IN BAY, AND HEADLIGHTS WOULD IMPACT ADJACENT HOMEOWNER
- NO DIRECT LOADING/UNLOADING FROM PARKING LOT
- PARKING LOT HAS DEAD-END (CAN BE DIFFICULT TO TURN AROUND WHEN FULL)
- PARKING LOT ACCESSED ONLY ON SIDE STREET
- RETAINING WALL AROUND PARKING LOT WOULD BE NECESSARY TO AVOID IMPACTS TO FLOODPLAIN



LEGEND

	PROPERTY LINE / PARCEL LINE
	EXISTING CONTOUR
	EXISTING DECIDUOUS TREE
	EXISTING CONIFER TREE
	PROPOSED CONTOUR
	REGULATORY 100 YEAR FLOOD PLAIN ELEVATION
	100' BUILDING SETBACK
	ORDINARY HIGH WATER LEVEL (915.07' (NAC88))
	SHORE IMPACT ZONE



Lake Zumbro Park Phase 2 | Site Plan Option A

Oronoco, Minnesota
 2026 | WSB Project number: 031052-000

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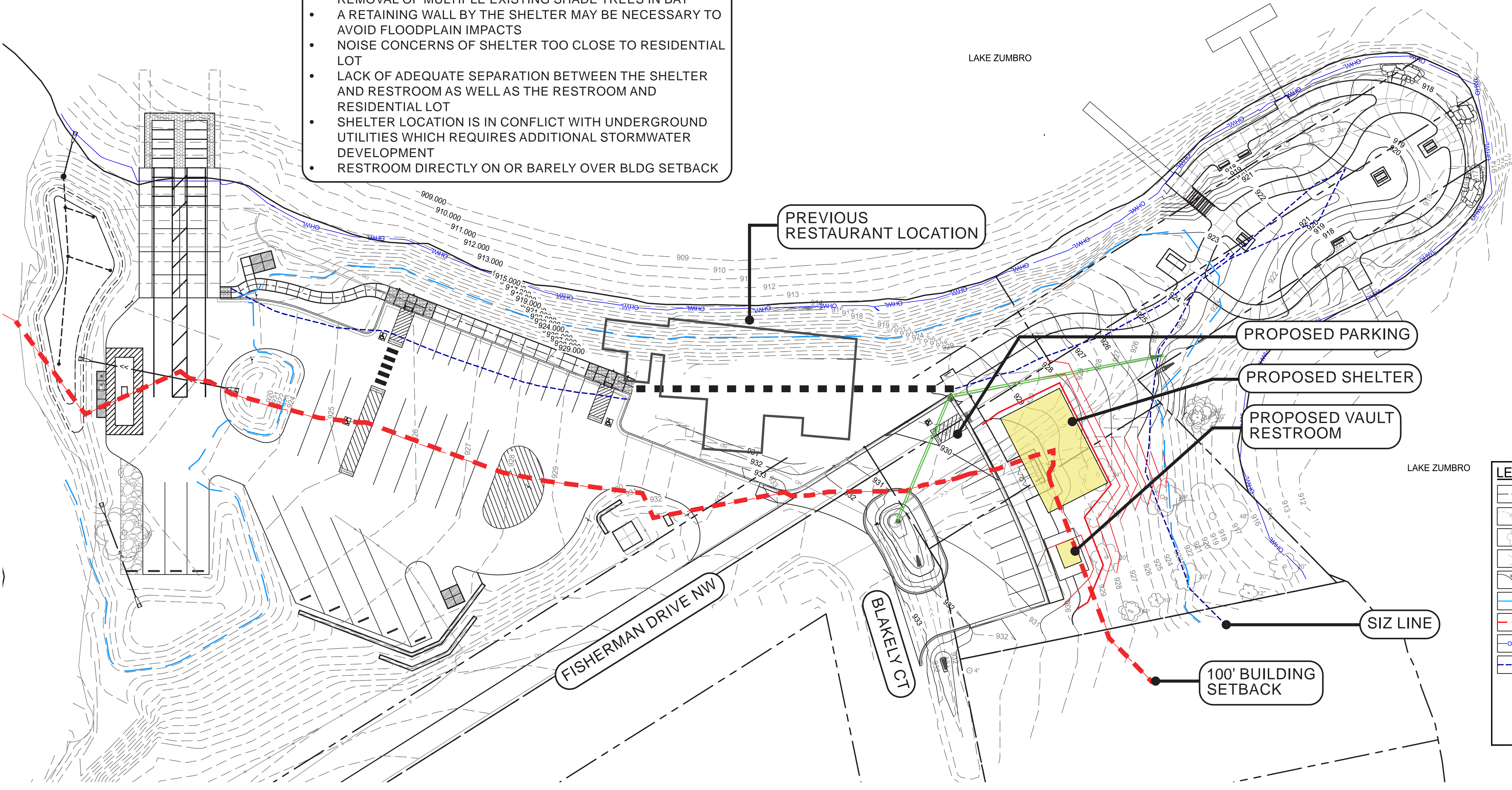
PREVIOUS EXPLORED OPTION B

ADVANTAGES:

- SHELTER OUT OF SIZ
- PARKING LOT PER PREFERRED OPTION

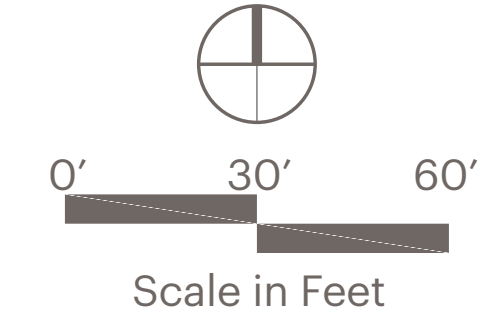
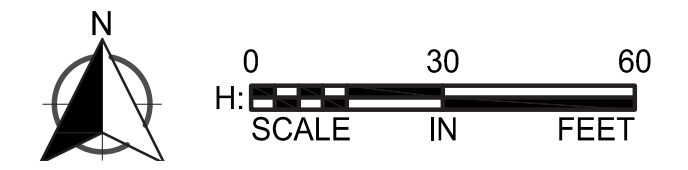
DISADVANTAGES:

- VIEWS FROM THE SHELTER ARE SACRIFICED WITH NO RELATION OR CONNECTION TO THE WATERFRONT (VIEWS ARE PRIMARILY OF PARKING LOT AND MUCKY BAY)
- SHELTER LOCATION DOES NOT ALLOW FOR ADEQUATE BUFFER / DISTANCE FROM THE PARKING LOT RESULTING IN SAFETY CONCERNS AND LACK OF A PLEASING PICNIC EXPERIENCE
- SHELTER LOCATION IS LESS SUSTAINABLE DUE TO EXTENSIVE GRADING REQUIRING UP TO 4 FEET OF FILL AND REMOVAL OF MULTIPLE EXISTING SHADE TREES IN BAY
- A RETAINING WALL BY THE SHELTER MAY BE NECESSARY TO AVOID FLOODPLAIN IMPACTS
- NOISE CONCERNS OF SHELTER TOO CLOSE TO RESIDENTIAL LOT
- LACK OF ADEQUATE SEPARATION BETWEEN THE SHELTER AND RESTROOM AS WELL AS THE RESTROOM AND RESIDENTIAL LOT
- SHELTER LOCATION IS IN CONFLICT WITH UNDERGROUND UTILITIES WHICH REQUIRES ADDITIONAL STORMWATER DEVELOPMENT
- RESTROOM DIRECTLY ON OR BARELY OVER BLDG SETBACK



LEGEND

	PROPERTY LINE / PARCEL LINE
	EXISTING CONTOUR
	EXISTING DECIDUOUS TREE
	EXISTING CONIFER TREE
	PROPOSED CONTOUR
	REGULATORY 100 YEAR FLOOD PLAIN ELEVATION
	100' BUILDING SETBACK
	ORDINARY HIGH WATER LEVEL (915.07' (NAC88))
	SHORE IMPACT ZONE



Lake Zumbro Park Phase 2 | Site Plan Option B

Oronoco, Minnesota
2026 | WSB Project number: 031052-000

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