

PRELIMINARY - NOT FOR CONSTRUCTION

# RIVERVIEW PARK MASTER PLAN COVER SHEET

### PROPERTY DESCRIPTION:

SECTION 06 TOWNSHIP 81 RANGE 07  
NE QUARTER OF THE SE QUARTER SECTION  
EASTERLY ONE-HALF OF SW QUARTER SECTION

NO OFFICIAL PLAT RECORDED WITH THE CITY OF CLINTON, CLINTON COUNTY, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

### AREA:

INTERSTATE POWER AND LIGHT COMPANY: 409, 899.6 SQUARE FEET - 9.41 ACRES  
CITY OF CLINTON: 472,772 (+) SQUARE FEET - 10.85 (+) ACRES

### ADDRESS:

INTERSTATE POWER AND LIGHT COMPANY  
90 1ST AVE  
CLINTON, IA 52732

CITY OF CLINTON  
251 BALL PARK DRIVE  
CLINTON, IA 52732

### OWNER:

CITY OF CLINTON  
PO BOX 2958  
CLINTON, IA 52733  
(563) 242-2144

### PREPARED FOR:

CITY OF CLINTON  
PO BOX 2958  
CLINTON, IA 52733  
(563) 242-2144

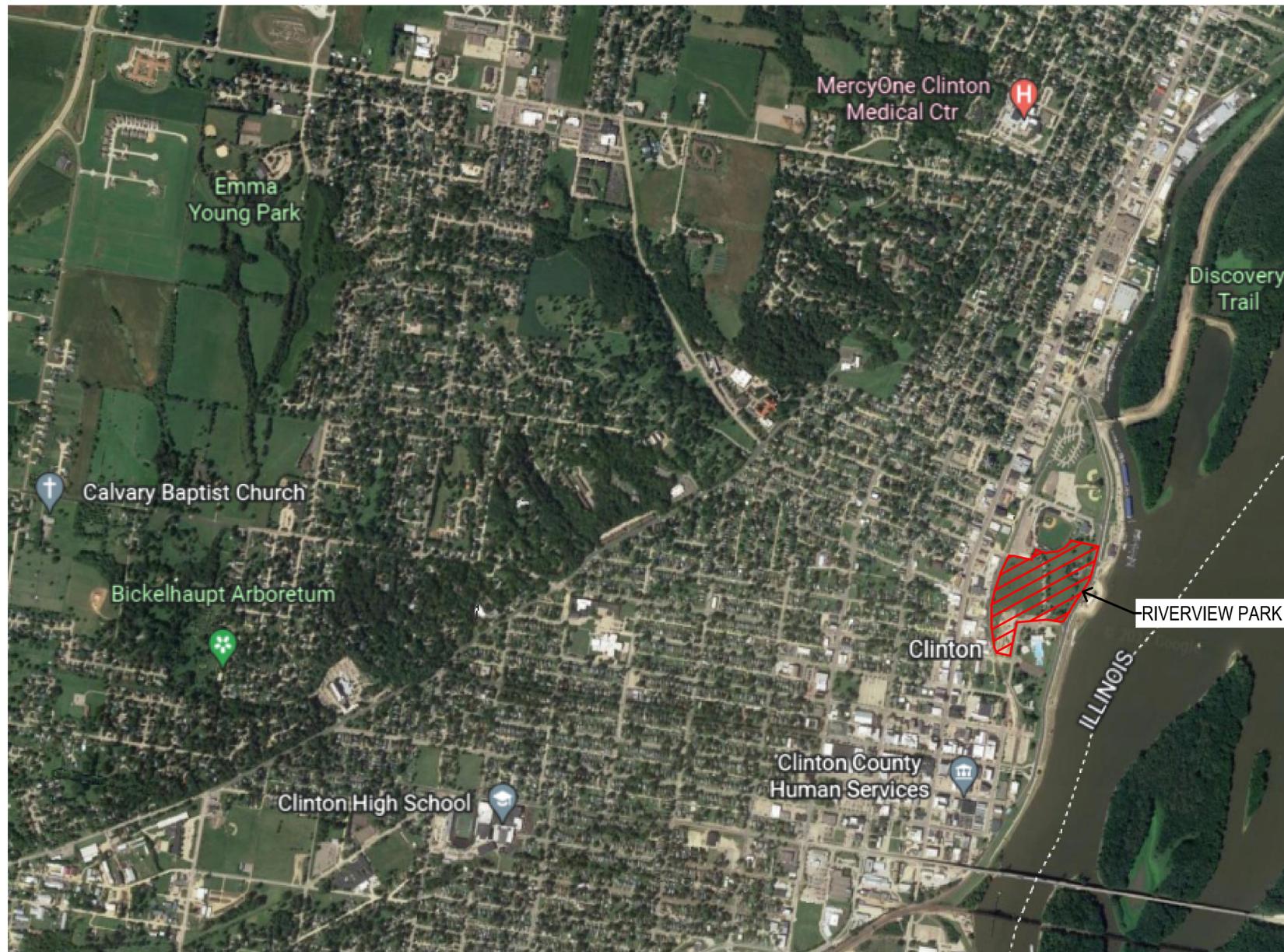
### ZONING:

INFORMATION OBTAINED FROM CLINTON COUNTY ASSESSORS  
ZONING  
INTERSTATE POWER AND LIGHT COMPANY: C -COMMERCIAL  
CITY OF CLINTON: C -COMMERCIAL

FOR AN OFFICIAL ZONING REPORT PLEASE CALL THE  
CITY OF CLINTON, IA AT 563-244-3423

### SITE CHARACTERISTICS:

LOT AREA	±882,672 SF (100%)(±20.26 ACRES)
EXISTING IMPERVIOUS AREA PRIOR TO DEMOLITION	±115,167 SF (13.1%)
EXISTING BUILDING AREA	±2,400 SF (0.3%)
EXISTING PAVEMENT TO REMAIN	±36,483 SF (4.1%)
PROPOSED BUILDING AREA	480 SF (0.01%)
PROPOSED PAVING AREA	122,035 SF (13.8%)
PROPOSED TOTAL IMPERVIOUS AREA	122,515 SF (13.9%)
PROPOSED GREEN SPACE	760,157 SF (86.1%)
TOTAL IMPERVIOUS AREA HAS BEEN INCREASED BY 4,948 S.F. WITH NEW SITE IMPROVEMENTS.	



VICINITY MAP  
SCALE: N/A

### GENERAL NOTES:

THIS DOCUMENT PROVIDES DETAILS TO COMPLEMENT THE RIVERVIEW PARK  
MASTER PLAN DATED DECEMBER 9, 2022. THESE DETAILS ARE FOR PLANNING  
PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

### SHEET INDEX:

- C0.0 COVER SHEET
- C0.1 MASTER PLAN OVERVIEW
- C0.2 LAYOUT PLAN
- C1.0 LUBBER FOUNTAIN DEMOLITION PLAN
- C1.1 LUBBER FOUNTAIN LAYOUT
- C2.0 TRAIL/SIDEWALK DEMOLITION PLAN
- C2.1 TRAIL/SIDEWALK LAYOUT
- C3.0 BANDSHELL LAYOUT
- C4.0 RESTROOM STORM SHELTER
- C4.1 RESTROOM STORM SHELTER FLOOR PLAN
- C5.0 DRIVE-IN MOVIE THEATER
- C6.0 PARKING LOT LAYOUT
- C7.0 ROAD PLAN
- C8.0 TEMPORARY STAGE
- C9.0 DETAILS

### UTILITY MAPS PROVIDED BY:

1. ELECTRIC (MIDAMERICAN)
2. STORM AND SANITARY (CLINTON SEWER)
3. FIBER OPTIC (MEDIACOM)
4. FIBER OPTIC (AUREON)
5. FIBER OPTIC (CENTURY LINK)
6. FIBER OPTIC (UPN)
7. CABLE (MEDIACOM)
8. GAS (MIDAMERICAN GAS)
9. WATER (CITY OF CLINTON)
10. TELEPHONE (VERIZON)
11. TELEPHONE (ADB)



### UTILITY NOTE:

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PROJECT:	CEE-4850
DATE :	12/09/2022
DRAWN BY:	KRISTINE
REVISION:	

THE UNIVERSITY OF IOWA  
CIVIL AND ENVIRONMENTAL ENGINEERING  
4105 SEAMANS CENTER FOR THE  
ENGINEERING ARTS AND SCIENCES  
103 S CAPITOL ST  
IOWA CITY, IOWA 52242  
PHONE: 319.335.5647  
FAX: 319.335.5660



EDUCATIONAL - NOT FOR CONSTRUCTION

**RIVERVIEW PARK  
MASTER PLAN**

251 BALL PARK DRIVE  
CLINTON, IA 52732

SHEET NAME  
COVER SHEET

SHEET NO.  
**C0.0**

PRELIMINARY- NOT FOR CONSTRUCTION

# RIVERVIEW PARK MASTER PLAN OVERVIEW

LEGEND	
	- EXISTING RAILROAD
	- PROPERTY &/or BOUNDARY LINES
	- CONGRESSIONAL SECTION LINES
	- RIGHT-OF-WAY LINES
	- LOT LINES, INTERNAL
	- PROPOSED EASEMENT LINES
	- POWER POLE
	- SANITARY MANHOLE
	- FIRE HYDRANT
	- WATER VALVE
	- DRAINAGE MANHOLE
	- CURB INLET
	- FENCE LINE
	- RIVER LINE
	- PROPOSED SANITARY SEWER
	- PROPOSED STORM SEWER
	- WATER LINES
	- ELECTRICAL LINES
	- TELEPHONE LINES
	- GAS LINES
	- CONTOUR LINES ( INTERVAL)
	- PROPOSED GROUND
	- EXISTING TREE LINE
	- EXISTING LANDSCAPING
	- PROPOSED LANDSCAPING
	- POTENTIAL ART LOCATIONS

ABBREVIATIONS:	
AC	ACRES
ASPH	ASPHALT
CONC	CONCRETE
EX	EXISTING
FF	FINISHED FLOOR
MH	MANHOLE
ROW	RIGHT OF WAY
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
N	NORTH
S	SOUTH
E	EAST
W	WEST

PAVEMENT LEGEND:	
	PROPOSED: BUILDING
	EXISTING: HARD SURFACE/STRUCTURES
	PROPOSED: PCC PAVEMENT
	PROPOSED: STAMPED PCC PAVEMENT
	EXISTING: DEMOLITION/REMOVAL



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PROJECT:	CEE-4850
DATE :	12/09/2022
DRAWN BY:	ALL MEMBERS
REVISION:	

THE UNIVERSITY OF IOWA CIVIL AND ENVIRONMENTAL ENGINEERING	4105 SEAMANS CENTER FOR THE ENGINEERING ARTS AND SCIENCES 103 S CAPITOL ST IOWA CITY, IOWA 52242 PHONE: 319.335.5647 FAX: 319.335.5660
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SHEET NAME	RIVERVIEW PARK MASTER PLAN
SHEET NO.	C0.1

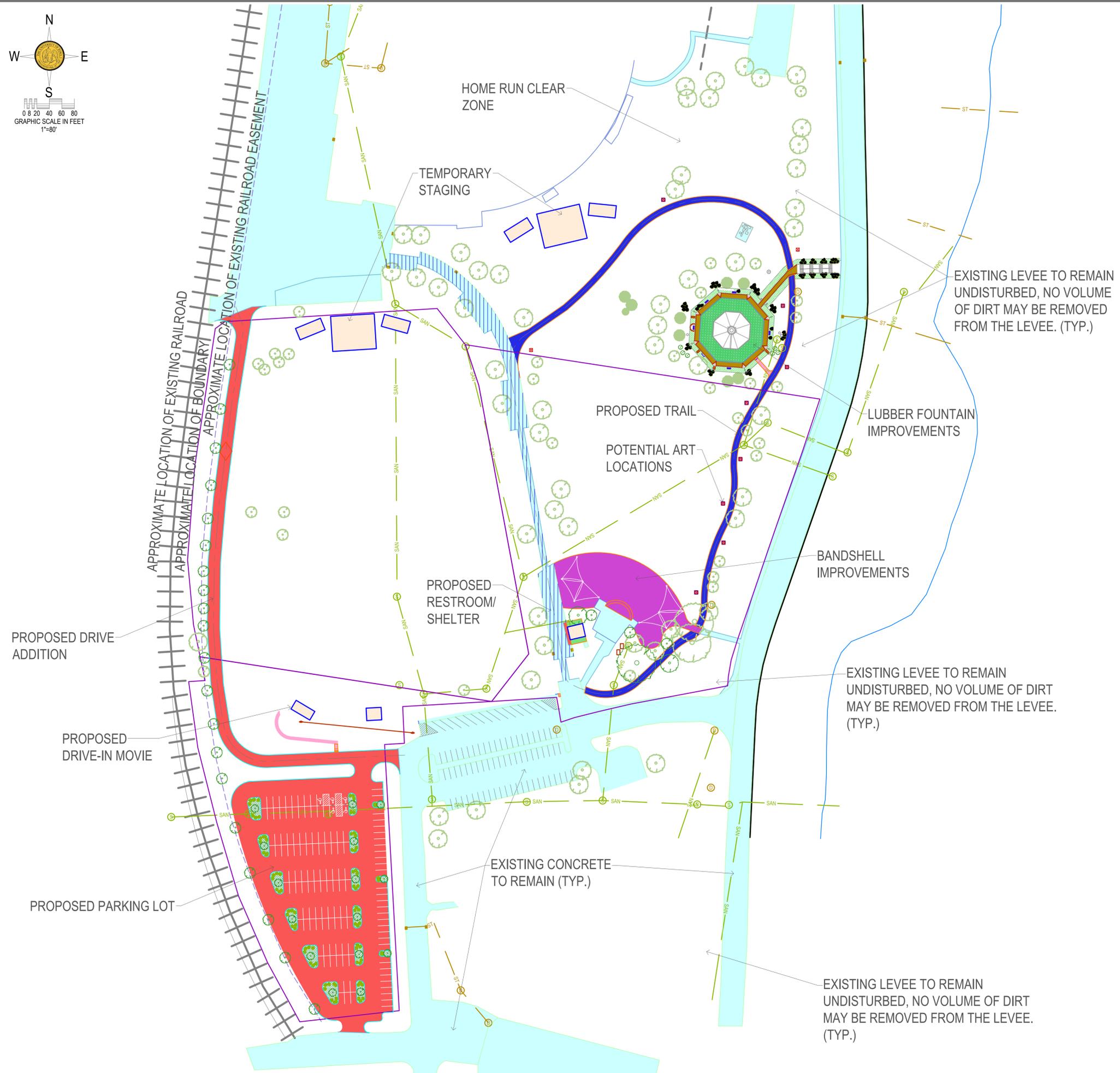
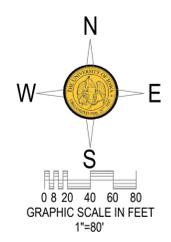
PRELIMINARY - NOT FOR CONSTRUCTION

# RIVERVIEW PARK LAYOUT PLAN

- LEGEND**
- EXISTING RAILROAD
  - PROPERTY &/or BOUNDARY LINES
  - CONGRESSIONAL SECTION LINES
  - RIGHT-OF-WAY LINES
  - LOT LINES, INTERNAL
  - PROPOSED EASEMENT LINES
  - POWER POLE
  - SANITARY MANHOLE
  - FIRE HYDRANT
  - WATER VALVE
  - DRAINAGE MANHOLE
  - CURB INLET
  - FENCE LINE
  - RIVER LINE
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - WATER LINES
  - ELECTRICAL LINES
  - TELEPHONE LINES
  - GAS LINES
  - CONTOUR LINES ( INTERVAL)
  - PROPOSED GROUND
  - EXISTING TREE LINE
  - EXISTING LANDSCAPING
  - PROPOSED LANDSCAPING
  - POTENTIAL ART LOCATIONS

- ABBREVIATIONS:**
- AC ACRES
  - ASPH ASPHALT
  - CONC CONCRETE
  - EX EXISTING
  - FF FINISHED FLOOR
  - MH MANHOLE
  - ROW RIGHT OF WAY
  - SF SQUARE FEET
  - SAN SANITARY
  - TYP TYPICAL
  - N NORTH
  - S SOUTH
  - E EAST
  - W WEST

- PAVEMENT LEGEND:**
- PROPOSED: BUILDING
  - EXISTING: HARD SURFACE/STRUCTURES
  - EXISTING: DEMOLITION/REMOVAL
  - EXISTING: ASPHALT OVERLAY
  - PROPOSED: 2" ASPHALT OVERLAY
  - PROPOSED: 7" PCC PAVEMENT
  - PROPOSED: 6" PCC PAVEMENT
  - PROPOSED: STAMPED 6" PCC PAVEMENT
  - PROPOSED: 4" PCC PAVEMENT



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<b>DATE :</b>	12/09/2022
<b>DRAWN BY:</b>	ALL MEMBERS
<b>REVISION:</b>	

**THE UNIVERSITY OF IOWA**  
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PHONE: 319.335.5647  
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**IOWA**  
CIVIL & ENVIRONMENTAL  
ENGINEERING

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**RIVERVIEW PARK MASTER PLAN**  
251 BALL PARK DRIVE  
CLINTON, IA 52732

**SHEET NAME**  
LAYOUT PLAN

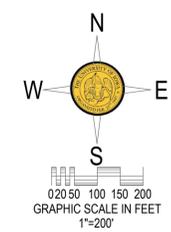
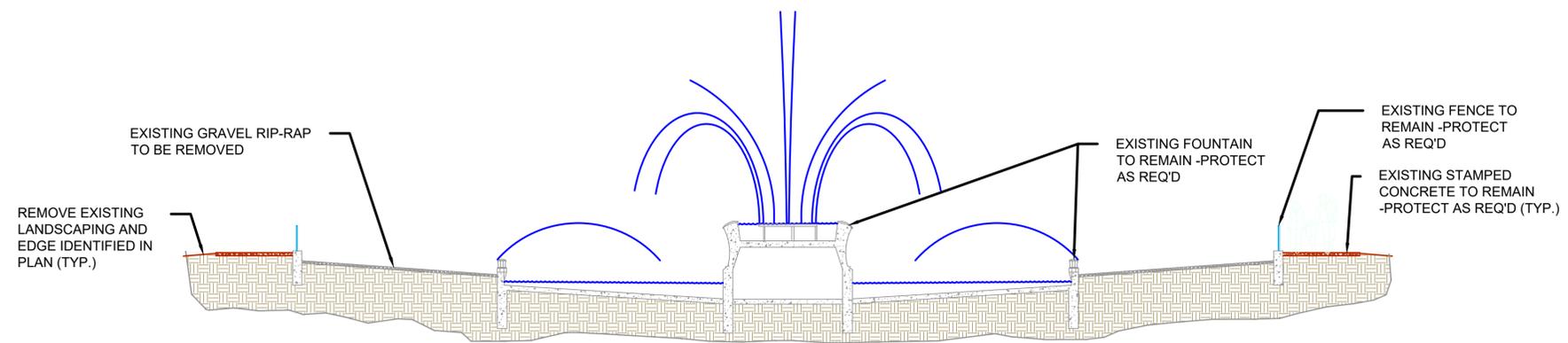
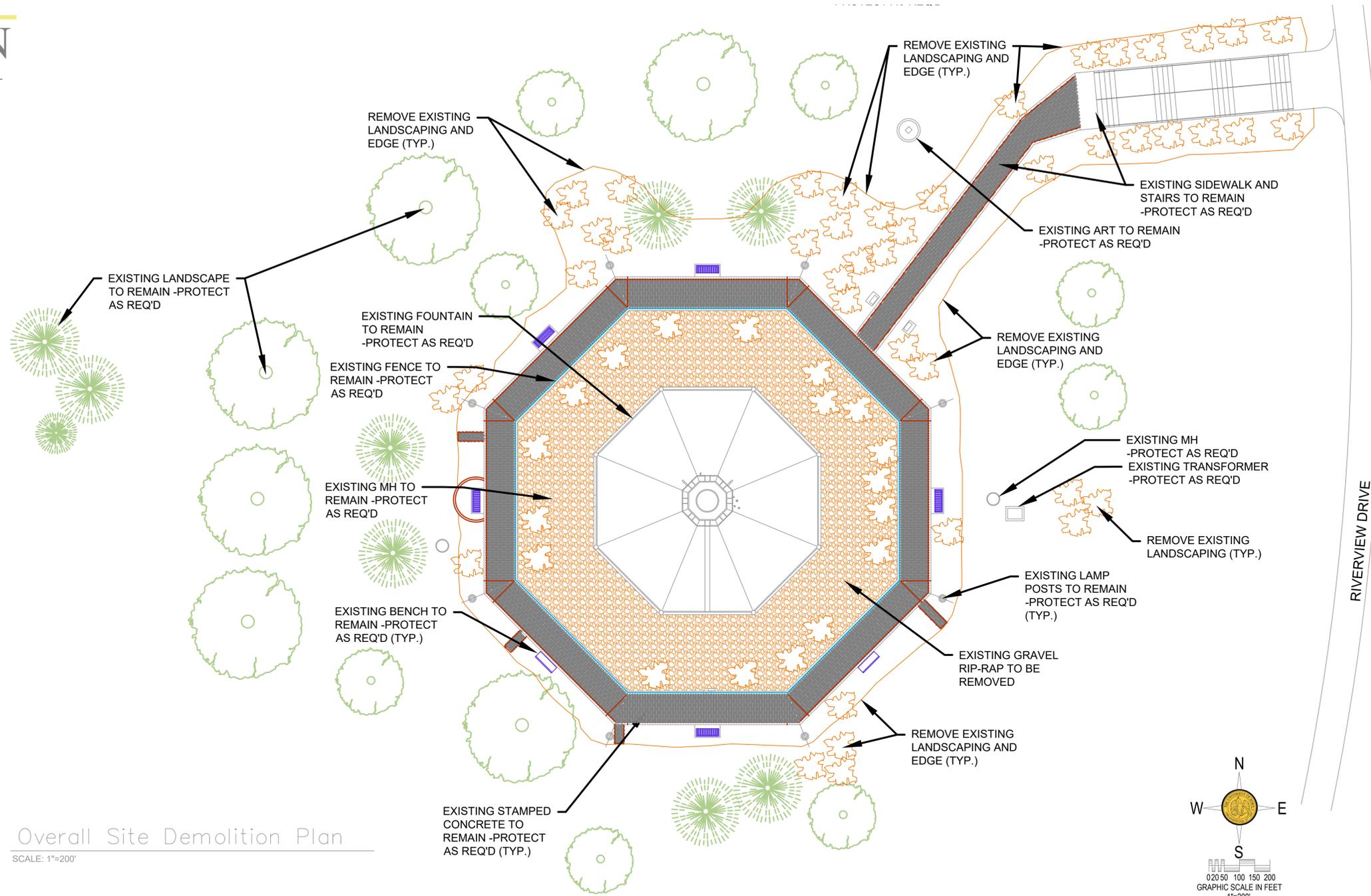
**SHEET NO.**  
**C0.2**

PRELIMINARY - NOT FOR CONSTRUCTION

# RIVERVIEW PARK LUBBER FOUNTAIN DEMOLITION PLAN

LEGEND	
	EXISTING LANDSCAPE TO REMAIN
	EXISTING SIDEWALK TO REMAIN
	EXISTING BENCHES TO REMAIN
	EXISTING LAMP POST TO REMAIN
	EXISTING GRAVEL RIP RAP TO BE REMOVED
	LANDSCAPING TO BE REMOVED

- NOTES:
1. CONTRACTOR TO VERIFY ALL QUANTITIES, DIMENSIONS, ARRANGEMENTS AND CONDITIONS.
  2. ALL WORK IS BASE BID UNLESS NOTED AS AN ALTERNATE.
  3. F.V. MEANS FIELD VERIFIED BY CONTRACTOR.
  4. FIELD VERIFY ALL UNDERGROUND UTILITIES PRIOR TO WORK.



PROJECT: CEE-4850  
 DATE: 12/09/2022  
 DRAWN BY: JESSIE  
 REVISION:

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**RIVERVIEW PARK  
MASTER PLAN**  
 251 BALL PARK DRIVE  
 CLINTON, IA 52732

SHEET NAME  
 LUBBER FOUNTAIN DEMOLITION PLAN

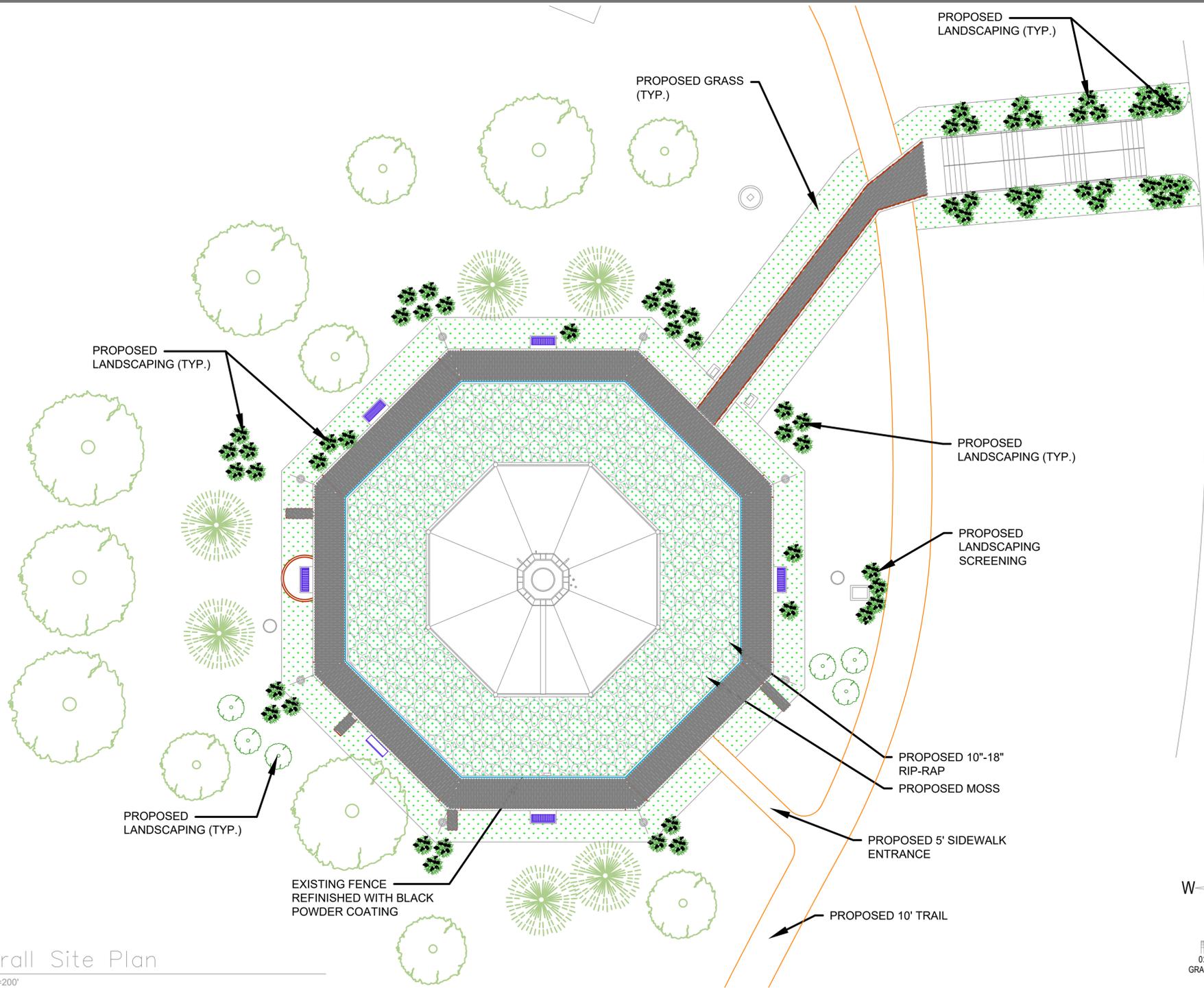
SHEET NO.  
**C1.0**

PRELIMINARY - NOT FOR CONSTRUCTION

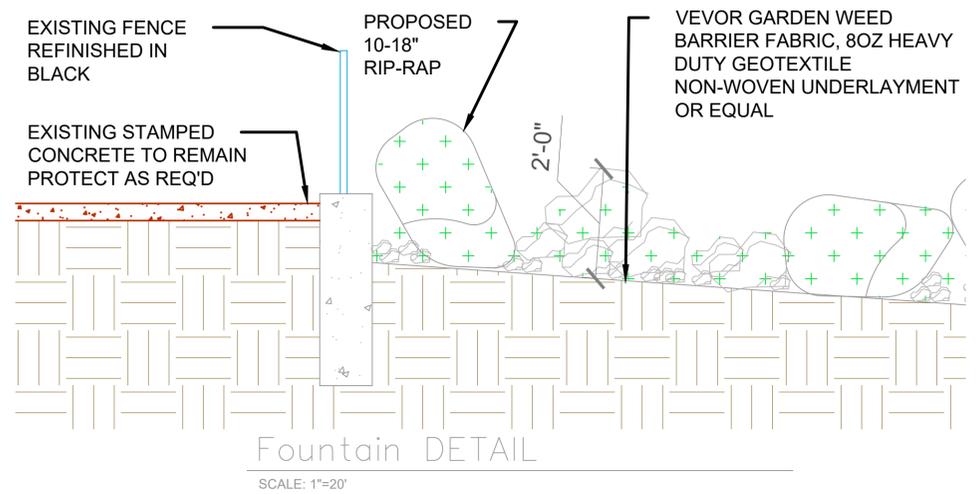
# RIVERVIEW PARK LUBBER FOUNTAIN

LEGEND	
	EXISTING LANDSCAPE TO REMAIN
	EXISTING SIDEWALK TO REMAIN
	EXISTING BENCHES TO REMAIN
	EXISTING LAMP POST TO REMAIN
	EXISTING GRAVEL RIP RAP TO BE REMOVED
	LANDSCAPING TO BE REMOVED
	PROPOSED GRASS
	PROPOSED LANDSCAPE
	PROPOSED 24" RIP-RAP
	PROPOSED EROSION RIP RAP & MOSS

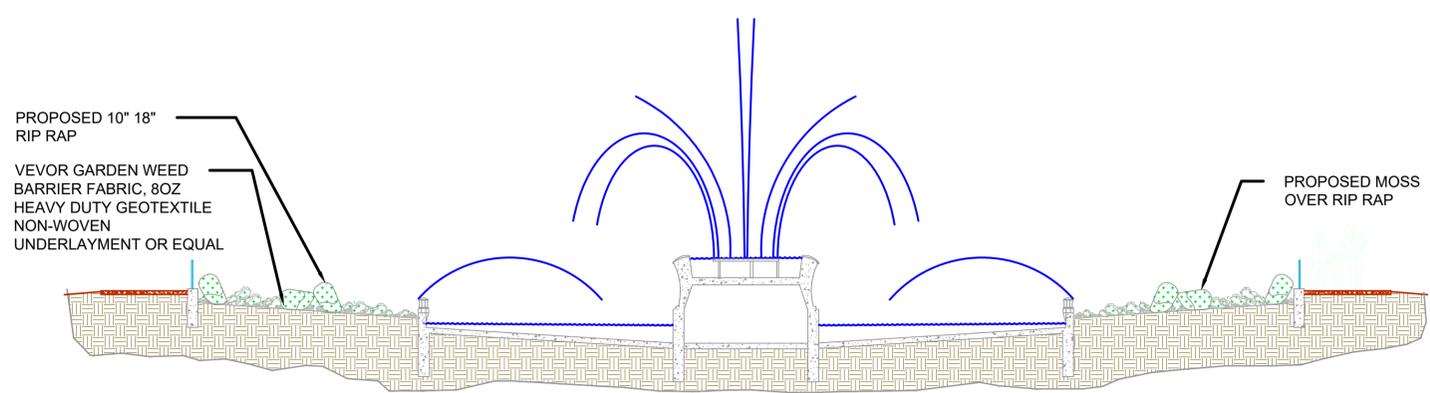
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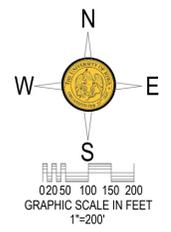
Overall Site Plan  
SCALE: 1"=200'



Fountain DETAIL  
SCALE: 1"=20'



Fountain Cross\_Section  
SCALE: 1"=100'



PROJECT: CEE-4850  
DATE: 10/12/2022  
DRAWN BY: JESSIE  
REVISION:

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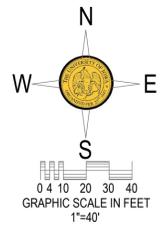
**RIVERVIEW PARK  
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251 BALL PARK DRIVE  
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SHEET NAME  
12/09/2022  
FOUNTAIN  
LAYOUT

SHEET NO.  
**C1.1**

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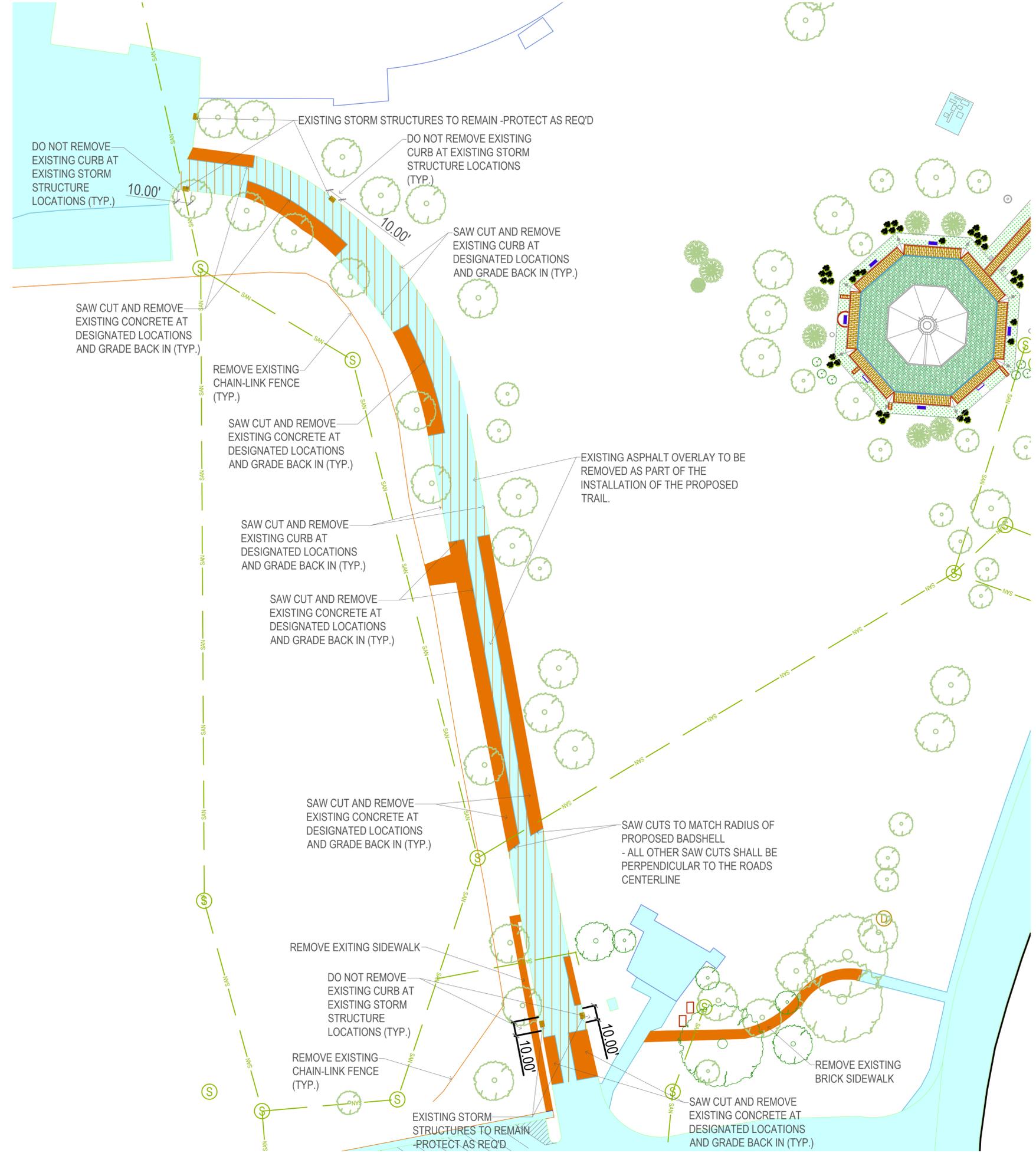
# RIVERVIEW PARK TRAIL/SIDEWALK DEMOLITION PLAN



- LEGEND**
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  - PROPOSED GROUND
  - EXISTING TREE LINE
  - EXISTING LANDSCAPING
  - PROPOSED LANDSCAPING
  - POTENTIAL ART LOCATIONS

- ABBREVIATIONS:**
- AC ACRES
  - ASPH ASPHALT
  - CONC CONCRETE
  - EX EXISTING
  - FF FINISHED FLOOR
  - MH MANHOLE
  - ROW RIGHT OF WAY
  - SF SQUARE FEET
  - SAN SANITARY
  - TYP TYPICAL
  - N NORTH
  - S SOUTH
  - E EAST
  - W WEST

- PAVEMENT LEGEND:**
- PROPOSED: BUILDING
  - EXISTING: HARD SURFACE/STRUCTURES
  - EXISTING: DEMOLITION/REMOVAL
  - EXISTING: ASPHALT OVERLAY
  - PROPOSED: 2" ASPHALT OVERLAY
  - PROPOSED: 7" PCC PAVEMENT
  - PROPOSED: 6" PCC PAVEMENT
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  - PROPOSED: 4" PCC PAVEMENT



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PROJECT:	CEE-4850
DATE :	12/09/2022
DRAWN BY:	RILEY
REVISION:	

THE UNIVERSITY OF IOWA  
**CIVIL AND ENVIRONMENTAL ENGINEERING**  
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## RIVERVIEW PARK MASTER PLAN

251 BALL PARK DRIVE  
CLINTON, IA 52732

**SHEET NAME**  
TRAIL/SIDEWALK  
DEMOLITION PLAN

**SHEET NO.**  
**C2.0**

PRELIMINARY - NOT FOR CONSTRUCTION

# RIVERVIEW PARK TRAIL/SIDEWALK

**LEGEND**

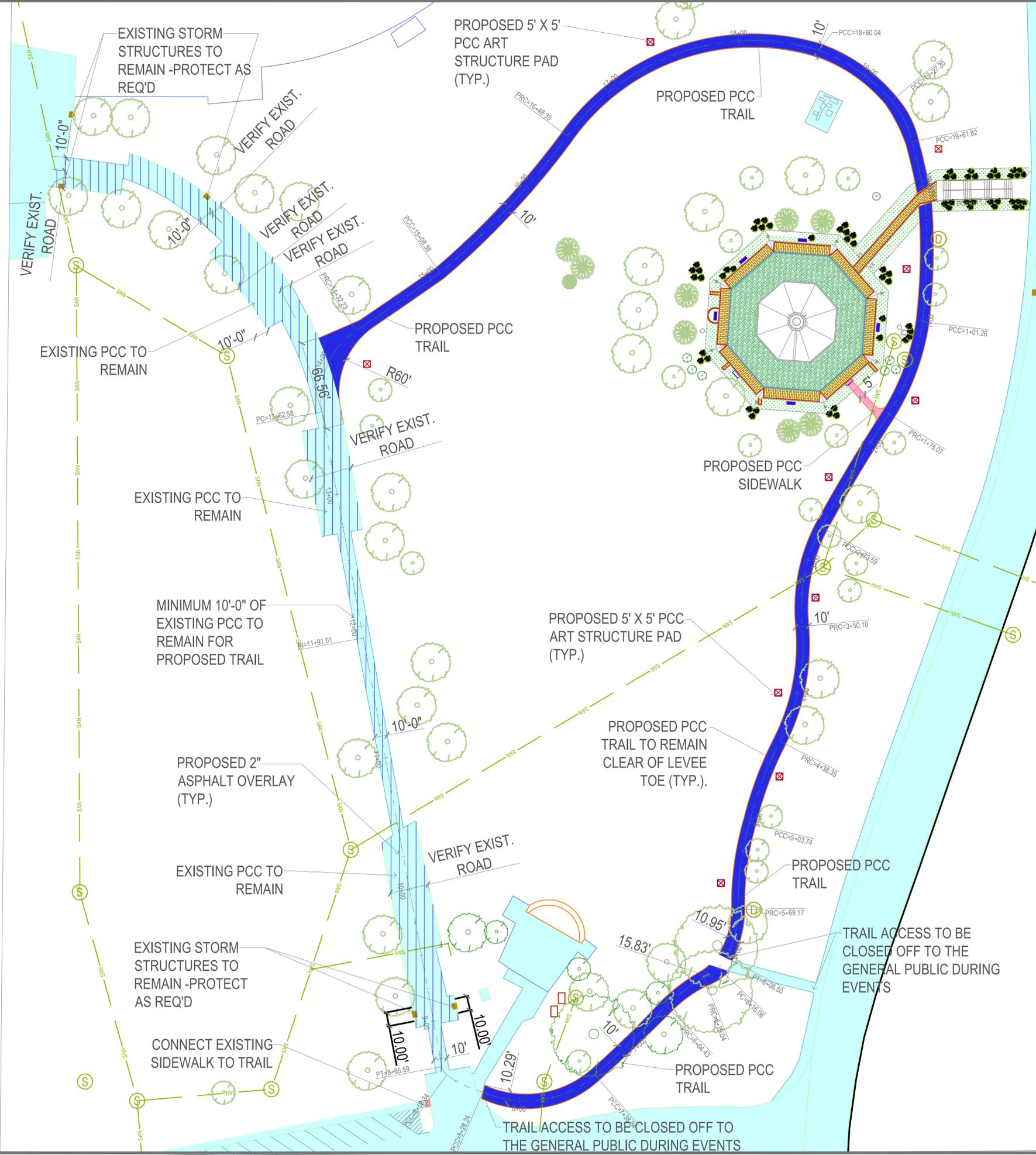
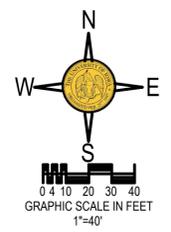
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**ABBREVIATIONS:**

AC	ACRES
ASPH	ASPHALT
CONC	CONCRETE
EX	EXISTING
FF	FINISHED FLOOR
MH	MANHOLE
ROW	RIGHT OF WAY
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
N	NORTH
S	SOUTH
E	EAST
W	WEST

**PAVEMENT LEGEND:**

[Light Blue Box]	PROPOSED: BUILDING
[Light Blue Box]	EXISTING: HARD SURFACE/STRUCTURES
[Orange Box]	EXISTING: DEMOLITION/REMOVAL
[Green Box]	EXISTING: ASPHALT OVERLAY
[Blue Box]	PROPOSED: 2" ASPHALT OVERLAY
[Red Box]	PROPOSED: 7" PCC PAVEMENT
[Dark Blue Box]	PROPOSED: 6" PCC PAVEMENT
[Purple Box]	PROPOSED: STAMPED 6" PCC PAVEMENT
[Pink Box]	PROPOSED: 4" PCC PAVEMENT



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DRAWN BY:	RILEY
REVISION:	

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**IOWA**  
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**RIVERVIEW PARK MASTER PLAN**  
 251 BALL PARK DRIVE  
 CLINTON, IA 52732

SHEET NAME	12/09/2022 LAYOUT
SHEET NO.	<b>C2.1</b>

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# RIVERVIEW PARK BANDSHELL

**LEGEND**

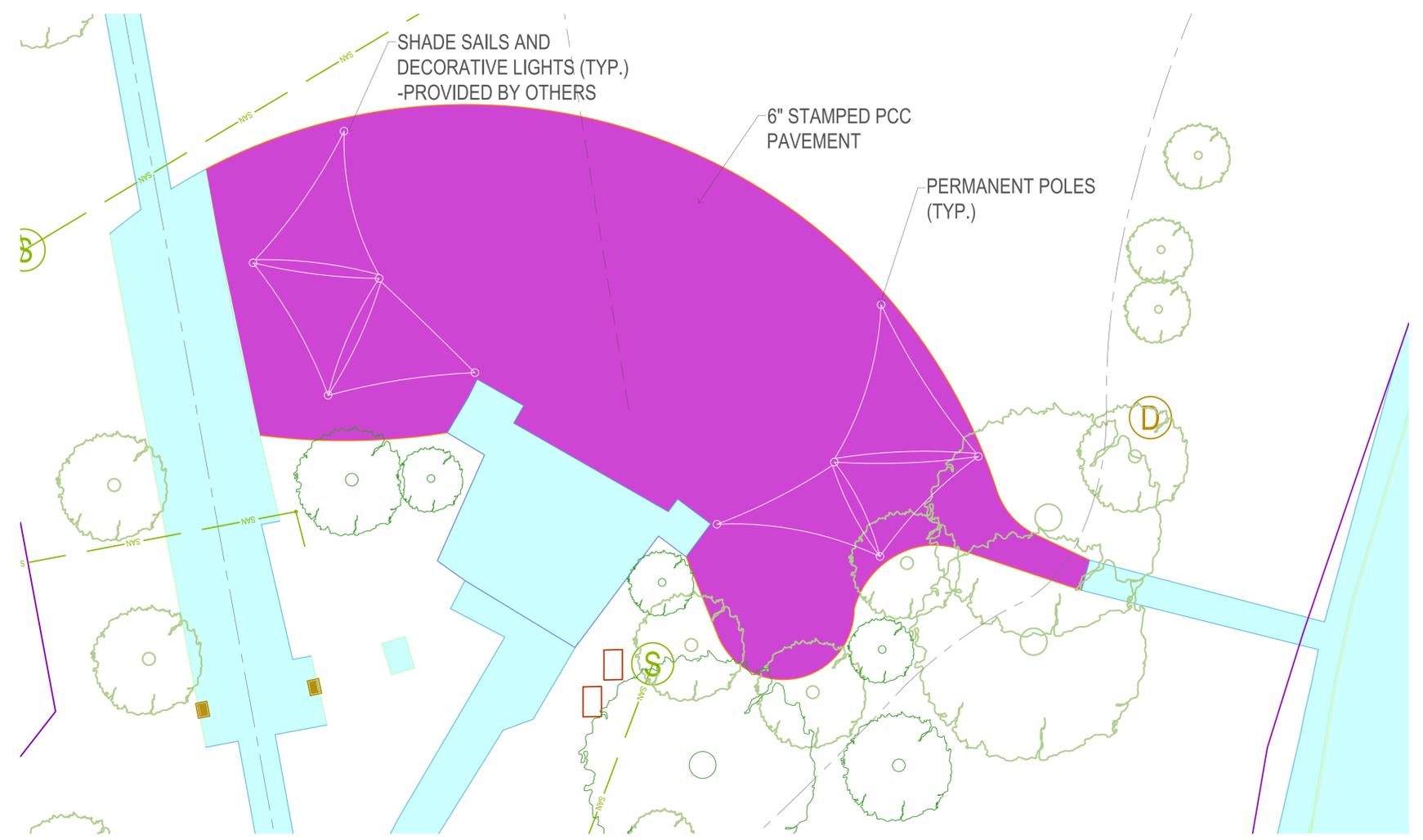
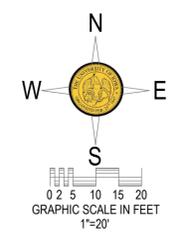
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**ABBREVIATIONS:**

- AC ACRES
- ASPH ASPHALT
- CONC CONCRETE
- EX EXISTING
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- MH MANHOLE
- ROW RIGHT OF WAY
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST

**PAVEMENT LEGEND:**

- PROPOSED: BUILDING
- EXISTING: HARD SURFACE/STRUCTURES
- EXISTING: DEMOLITION/REMOVAL
- EXISTING: ASPHALT OVERLAY
- PROPOSED: 2" ASPHALT OVERLAY
- PROPOSED: 7" PCC PAVEMENT
- PROPOSED: 6" PCC PAVEMENT
- PROPOSED: STAMPED 6" PCC PAVEMENT
- PROPOSED: 4" PCC PAVEMENT



PROJECT:	CEE-4850
DATE :	12/09/2022
DRAWN BY:	KRISTINE
REVISION:	

**THE UNIVERSITY OF IOWA**  
**CIVIL AND ENVIRONMENTAL ENGINEERING**  
 4105 SEAMANS CENTER FOR THE  
 ENGINEERING ARTS AND SCIENCES  
 103 S CAPITOL ST  
 IOWA CITY, IOWA 52242  
 PHONE: 319.335.5647  
 FAX: 319.335.5660

EDUCATIONAL - NOT FOR CONSTRUCTION

**RIVERVIEW PARK  
 MASTER PLAN**  
 251 BALL PARK DRIVE  
 CLINTON, IA 52732

**SHEET NAME**  
 BANDSHELL  
 LAYOUT

**SHEET NO.**  
**C3.0**



**UTILITY NOTE:**  
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PRELIMINARY - NOT FOR CONSTRUCTION

# RIVERVIEW PARK RESTROOM, STORM SHELTER

**LEGEND**

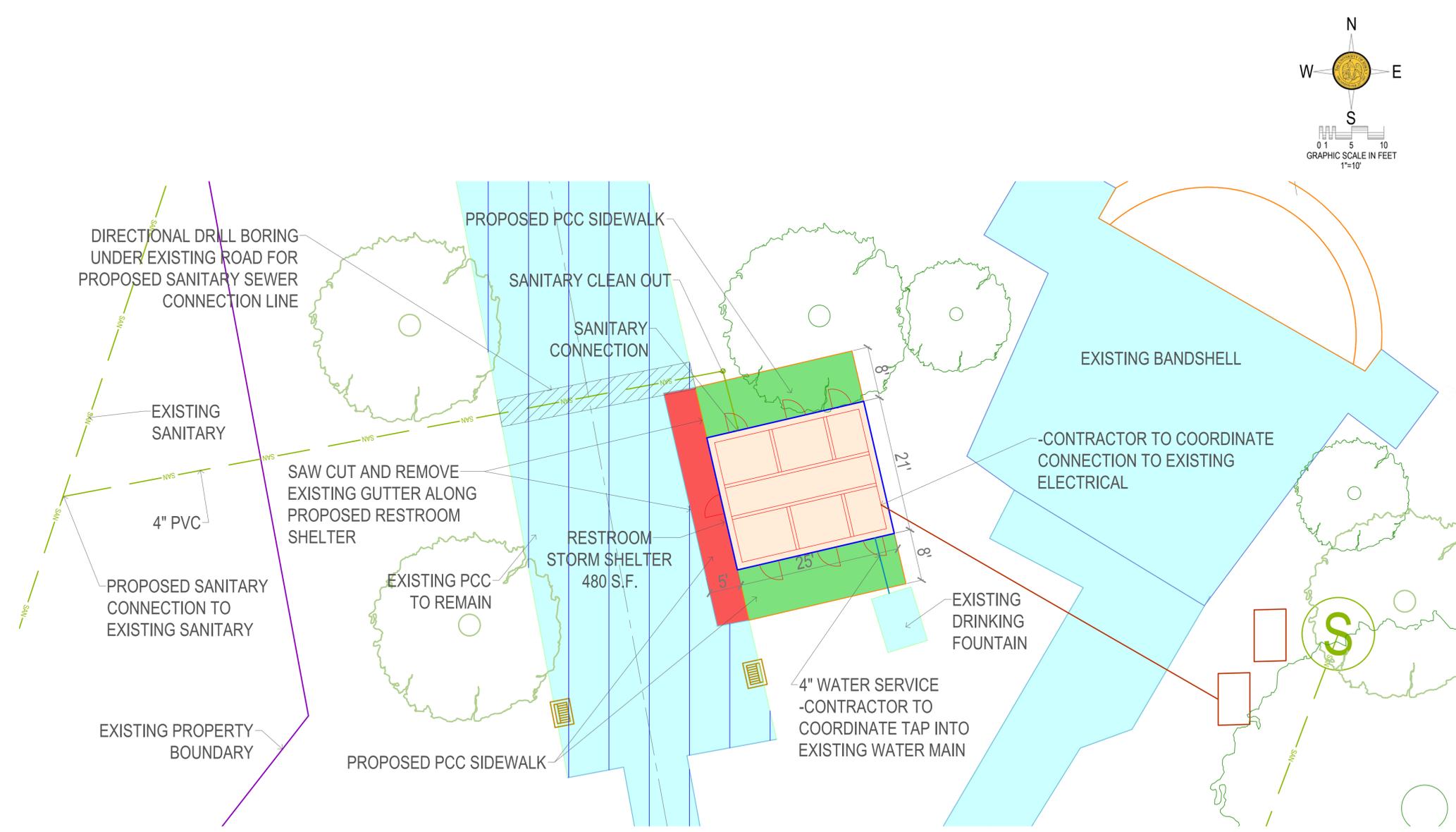
- EXISTING RAILROAD
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- LOT LINES, INTERNAL
- PROPOSED EASEMENT LINES
- POWER POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
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- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES ( INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING
- POTENTIAL ART LOCATIONS

**ABBREVIATIONS:**

AC	ACRES
ASPH	ASPHALT
CONC	CONCRETE
EX	EXISTING
FF	FINISHED FLOOR
MH	MANHOLE
ROW	RIGHT OF WAY
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
N	NORTH
S	SOUTH
E	EAST
W	WEST

**PAVEMENT LEGEND:**

	PROPOSED: BUILDING
	EXISTING: HARD SURFACE/STRUCTURES
	EXISTING: DEMOLITION/REMOVAL
	EXISTING: ASPHALT OVERLAY
	PROPOSED: 2" ASPHALT OVERLAY
	PROPOSED: 7" PCC PAVEMENT
	PROPOSED: 6" PCC PAVEMENT
	PROPOSED: STAMPED 6" PCC PAVEMENT
	PROPOSED: 4" PCC PAVEMENT



PROJECT: CEE-4850  
DATE: 12/09/2022  
DRAWN BY: ROD  
REVISION:

THE UNIVERSITY OF IOWA  
CIVIL AND ENVIRONMENTAL ENGINEERING  
4105 SEAMANS CENTER FOR THE  
ENGINEERING ARTS AND SCIENCES  
103 S CAPITOL ST  
IOWA CITY, IOWA 52242  
PHONE: 319.335.5647  
FAX: 319.335.5660



EDUCATIONAL - NOT FOR CONSTRUCTION

**RIVERVIEW PARK  
MASTER PLAN**  
251 BALL PARK DRIVE  
CLINTON, IA 52732

SHEET NAME  
C4.0  
STORM SHELTER

SHEET NO.  
**C4.0**



**UTILITY NOTE:**  
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PRELIMINARY - NOT FOR CONSTRUCTION

# RIVERVIEW PARK RESTROOM, STORM SHELTER FLOOR PLAN

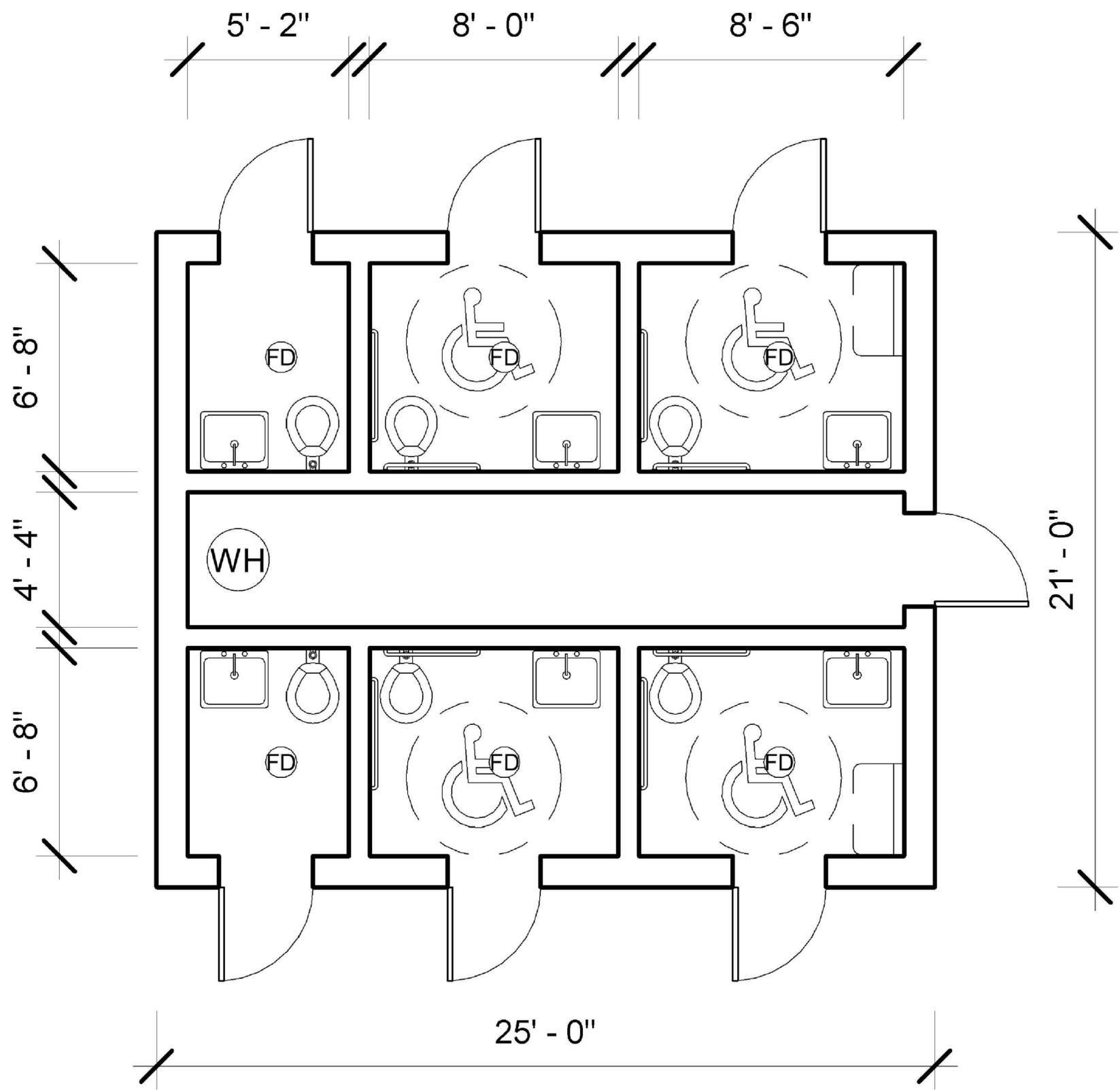
LEGEND	
	<ul style="list-style-type: none"> <li>- EXISTING RAILROAD</li> <li>- PROPERTY &amp;/or BOUNDARY LINES</li> <li>- CONGRESSIONAL SECTION LINES</li> <li>- RIGHT-OF-WAY LINES</li> <li>- LOT LINES, INTERNAL</li> <li>- PROPOSED EASEMENT LINES</li> <li>- POWER POLE</li> <li>- SANITARY MANHOLE</li> <li>- FIRE HYDRANT</li> <li>- WATER VALVE</li> <li>- DRAINAGE MANHOLE</li> <li>- CURB INLET</li> <li>- FENCE LINE</li> <li>- RIVER LINE</li> <li>- PROPOSED SANITARY SEWER</li> <li>- PROPOSED STORM SEWER</li> <li>- WATER LINES</li> <li>- ELECTRICAL LINES</li> <li>- TELEPHONE LINES</li> <li>- GAS LINES</li> <li>- CONTOUR LINES ( INTERVAL)</li> <li>- PROPOSED GROUND</li> <li>- EXISTING TREE LINE</li> <li>- EXISTING LANDSCAPING</li> <li>- PROPOSED LANDSCAPING</li> <li>- POTENTIAL TREE</li> </ul>
ABBREVIATIONS:	
AC	ACRES
ASPH	ASPHALT
CONC	CONCRETE
EX	EXISTING
FF	FINISHED FLOOR
MH	MANHOLE
ROW	RIGHT OF WAY
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
N	NORTH
S	SOUTH
E	EAST
W	WEST

PAVEMENT LEGEND:	
	<ul style="list-style-type: none"> <li>PROPOSED: BUILDING</li> <li>EXISTING: HARD SURFACE/STRUCTURES</li> <li>EXISTING: DEMOLITION/REMOVAL</li> <li>EXISTING: ASPHALT OVERLAY</li> <li>PROPOSED: 2" ASPHALT OVERLAY</li> <li>PROPOSED: 7" PCC PAVEMENT</li> <li>PROPOSED: 6" PCC PAVEMENT</li> <li>PROPOSED: STAMPED 6" PCC PAVEMENT</li> <li>PROPOSED: 4" PCC PAVEMENT</li> </ul>

SHELTER REQUIREMENTS:	
ICC 500 STANDARD FOR THE DESIGN AND CONSTRUCTION OF STORM SHELTERS:	
TORNADO SHELTERS HAVE A MINIMUM DURATION OF OCCUPANCY OF 2 HOURS.	
STORM SHELTER IS CONSTRUCTED OUT OF CONCRETE OR CONCRETE MASONRY.	
CALCULATED SOIL PRESSURE UNDER THE SLABS-ON-GROUND SUPPORTING THE STORM SHELTER WALLS DOES NOT EXCEED 2,000 PSF (95.8KN/M <sup>2</sup> ) FOR DESIGN LOADING CONDITIONS OTHER THAN DESIGN STORM EVENTS AND 3,000 PSF (143.7 KN/M <sup>2</sup> ) FOR DESIGN STORM EVENTS.	
STORM SHELTER IS ANCHORED AT A MINIMUM TO THE SLAB-ON-GROUND AT EACH CORNER OF THE STRUCTURE AND ON EACH SIDE OF DORM OPENINGS IN THE SHELTER ENVELOPE.	
ALL EXPOSED COMPONENTS AND CLADDING ASSEMBLIES AND ROOF COVERINGS OF TORNADO SHELTERS SHALL MEET THE REQUIREMENTS OF THE APPLICABLE CODE.	
EXTERIOR DOORS TO THE BUILDING SHALL HAVE A WEATHER SEAL PROVIDED AT THE UNDERCUT.	
TORNADO SHELTERS SHALL BE PROVIDED WITH NATURAL VENTILATION OR WITH MECHANICAL VENTILATION (SECTION 702.4.1 AND 702.4.2). OPENINGS USED FOR ATMOSPHERIC PRESSURE CHANGE (APC) ARE PERMITTED TO BE COUNTED AS VENTILATION.	
TELEMETRY REQUIREMENTS:	
TELEMETRIC LOCKS TO DISENGAGE WITH TORNADO SIRENS. KEYS TO BE HELD BY EMPLOYEES OF THE PARK IN CASE OF MALFUNCTION.	
LOAD REQUIREMENTS:	
LOAD COMBINATIONS: ICC 500 STORM SHELTER LOAD COMBINATIONS DO NOT INCLUDE SNOW LOADS BECAUSE TORNADO AND HURRICANES OCCUR DURING WARM WEATHER. HOWEVER, SNOW LOADS MUST BE INCLUDED AS REQUIRED BY THE APPLICABLE CODE WHEN CHECKING THE NON-STORM SHELTER LOAD COMBINATIONS.	
RAIN LOADS: THE STANDARD DOES NOT PROVIDE ADDITIONAL RAIN LOAD REQUIREMENTS FOR TORNADO STORM SHELTERS, SO TORNADO SHELTERS AND SAFE ROOMS ARE ONLY REQUIRED TO COMPLY WITH THE APPLICABLE CODE FOR RAIN LOADS WHERE REQUIRED BY THE NORMAL-USE LOAD COMBINATIONS.	
ROOF LIVE LOADS MINIMUM: ICC 500-2020 REQUIRES LIVE LOADS TO COMPLY WITH APPLICABLE CODE, BUT NOT LESS THAN 100 POUNDS PER SQUARE FOOT (4.8KN/M <sup>2</sup> )	
FLOOR LOAD MINIMUM: AS A RESULT, ICC 500-2020 REQUIRES TORNADO STORM SHELTER FLOOR LIVE LOADS TO BE NO LESS THAN THE APPLICABLE CODE REQUIRES FOR ASSEMBLY OCCUPANCIES	
WIND LOAD: SAFE ROOM DESIGN WIND SPEED OF 250 MPH.	



OVERALL FLOOR PLAN - FINAL DESIGN PROVIDED BY OTHERS  
SCALE: NOT TO SCALE

<b>PROJECT:</b> CEE-4850	<b>DATE:</b> 10/12/2022	<b>DRAWN BY:</b> ROD	<b>REVISION:</b>
<b>THE UNIVERSITY OF IOWA</b>			
<b>CIVIL AND ENVIRONMENTAL ENGINEERING</b>			
4105 SEAMANS CENTER FOR THE ENGINEERING ARTS AND SCIENCES 103 S CAPITOL ST IOWA CITY, IOWA 52242 PHONE: 319.335.5647 FAX: 319.335.5660			
<b>IOWA</b> CIVIL & ENVIRONMENTAL ENGINEERING			
EDUCATIONAL - NOT FOR CONSTRUCTION			
<b>RIVERVIEW PARK MASTER PLAN</b>			
251 BALL PARK DRIVE CLINTON, IA 52732			
<b>SHEET NAME</b>			
12/09/2022 STORM SHELTER FLOOR PLAN			
<b>SHEET NO.</b>			
<b>C4.1</b>			



**UTILITY NOTE:**  
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PRELIMINARY - NOT FOR CONSTRUCTION

# RIVERVIEW PARK DRIVE-IN THEATER

**LEGEND**

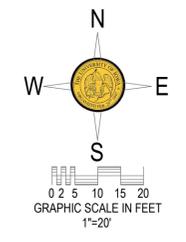
- EXISTING RAILROAD
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- LOT LINES, INTERNAL
- PROPOSED EASEMENT LINES
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- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES ( INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING
- POTENTIAL ART LOCATIONS

**ABBREVIATIONS:**

- AC ACRES
- ASPH ASPHALT
- CONC CONCRETE
- EX EXISTING
- FF FINISHED FLOOR
- MH MANHOLE
- ROW RIGHT OF WAY
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST

**PAVEMENT LEGEND:**

- PROPOSED: BUILDING
- EXISTING: HARD SURFACE/STRUCTURES
- EXISTING: DEMOLITION/REMOVAL
- EXISTING: ASPHALT OVERLAY
- PROPOSED: 2" ASPHALT OVERLAY
- PROPOSED: 7" PCC PAVEMENT
- PROPOSED: 6" PCC PAVEMENT
- PROPOSED: STAMPED 6" PCC PAVEMENT
- PROPOSED: 4" PCC PAVEMENT



PROJECT:	CEE-4850
DATE :	12/09/2022
DRAWN BY:	ROD
REVISION:	

THE UNIVERSITY OF IOWA  
 CIVIL AND ENVIRONMENTAL ENGINEERING  
 4105 SEAMANS CENTER FOR THE  
 ENGINEERING ARTS AND SCIENCES  
 103 S CAPITOL ST  
 IOWA CITY, IOWA 52242  
 PHONE: 319.335.5647  
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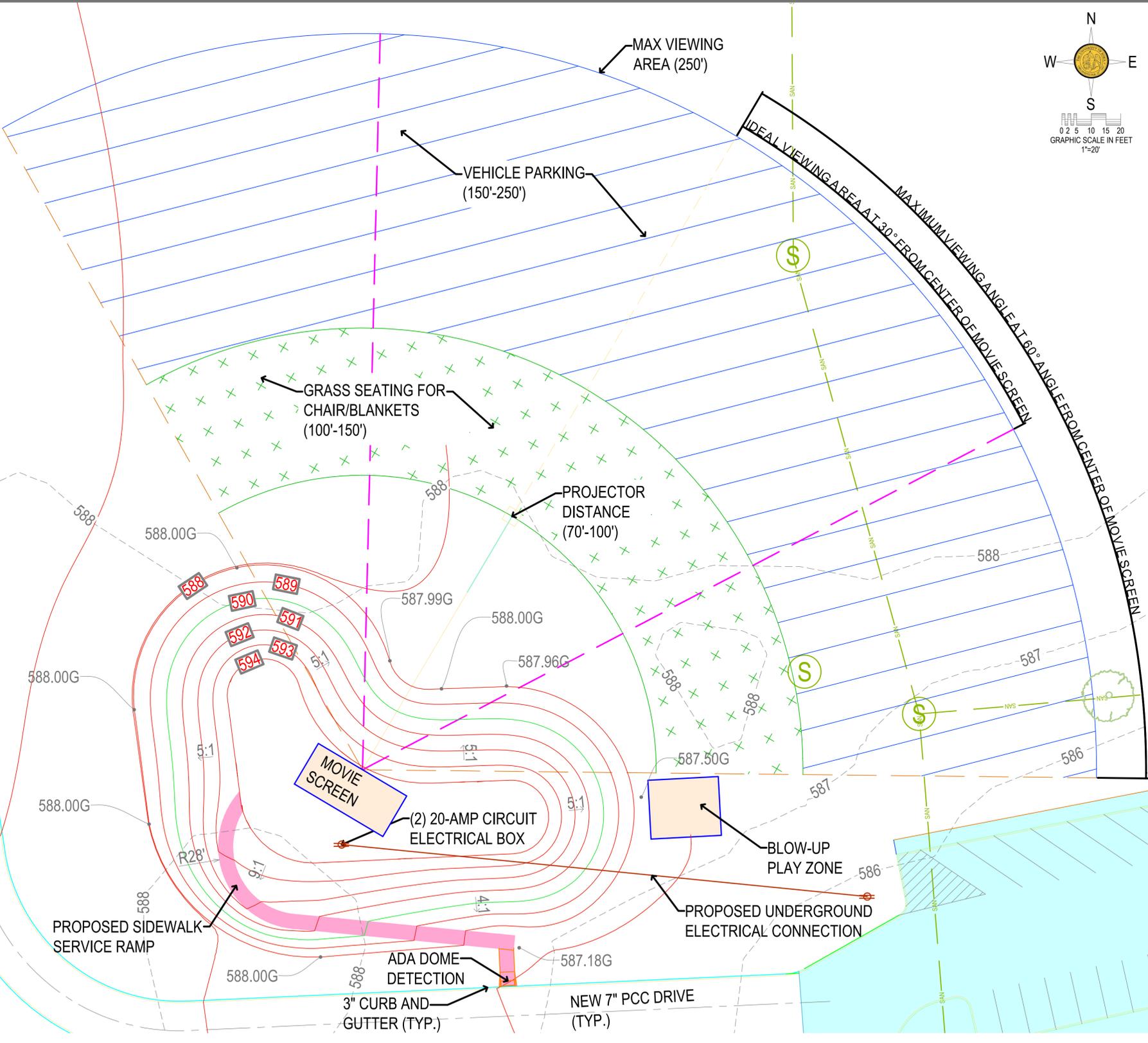
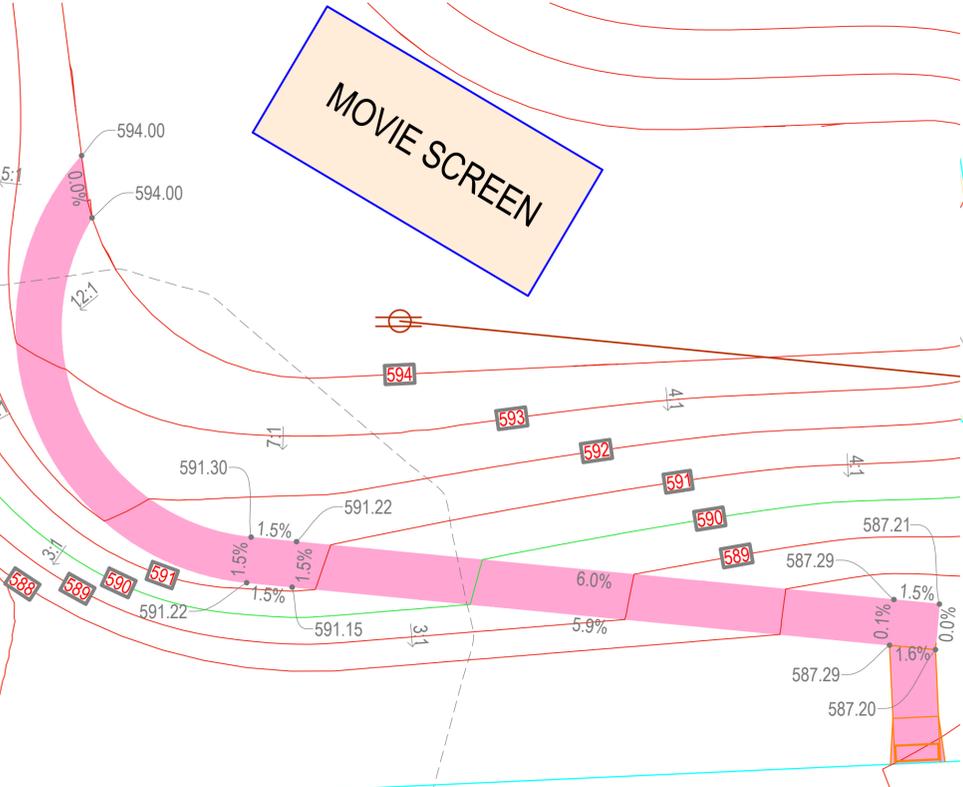
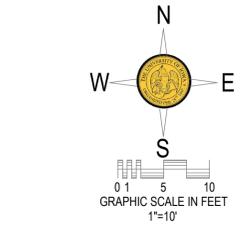


EDUCATIONAL - NOT FOR CONSTRUCTION

**RIVERVIEW PARK  
MASTER PLAN**  
 251 BALL PARK DRIVE  
 CLINTON, IA 52732

SHEET NAME  
 12/09/2022  
 THEATER

SHEET NO.  
**C5.0**



**UTILITY NOTE:**  
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PRELIMINARY - NOT FOR CONSTRUCTION

# RIVERVIEW PARK PARKING LOT

**LEGEND**

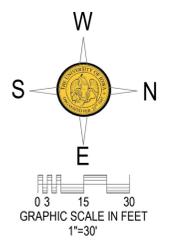
- EXISTING RAILROAD
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- POTENTIAL ART LOCATIONS

**ABBREVIATIONS:**

AC	ACRES
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MH	MANHOLE
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SAN	SANITARY
TYP	TYPICAL
N	NORTH
S	SOUTH
E	EAST
W	WEST

**PAVEMENT LEGEND:**

[Light Blue Box]	PROPOSED: BUILDING
[Light Blue Box]	EXISTING: HARD SURFACE/STRUCTURES
[Orange Box]	EXISTING: DEMOLITION/REMOVAL
[Green Box]	EXISTING: ASPHALT OVERLAY
[Blue Box]	PROPOSED: 2" ASPHALT OVERLAY
[Red Box]	PROPOSED: 7" PCC PAVEMENT
[Dark Blue Box]	PROPOSED: 6" PCC PAVEMENT
[Purple Box]	PROPOSED: STAMPED 6" PCC PAVEMENT
[Pink Box]	PROPOSED: 4" PCC PAVEMENT



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PROJECT:	CEE-4850
DATE :	12/09/2022
DRAWN BY:	JESSIE
REVISION:	

**THE UNIVERSITY OF IOWA**  
**CIVIL AND ENVIRONMENTAL ENGINEERING**  
 4105 SEAMANS CENTER FOR THE  
 ENGINEERING ARTS AND SCIENCES  
 103 S CAPITOL ST  
 IOWA CITY, IOWA 52242  
 PHONE: 319.335.5647  
 FAX: 319.335.5660

**IOWA**  
 CIVIL & ENVIRONMENTAL  
 ENGINEERING

EDUCATIONAL - NOT FOR CONSTRUCTION

**RIVERVIEW PARK  
MASTER PLAN**  
 251 BALL PARK DRIVE  
 CLINTON, IA 52732

SHEET NAME	PARKING LOT LAYOUT
SHEET NO.	<b>C6.0</b>

PRELIMINARY - NOT FOR CONSTRUCTION

# RIVERVIEW PARK

## ROAD PLAN

**LEGEND**

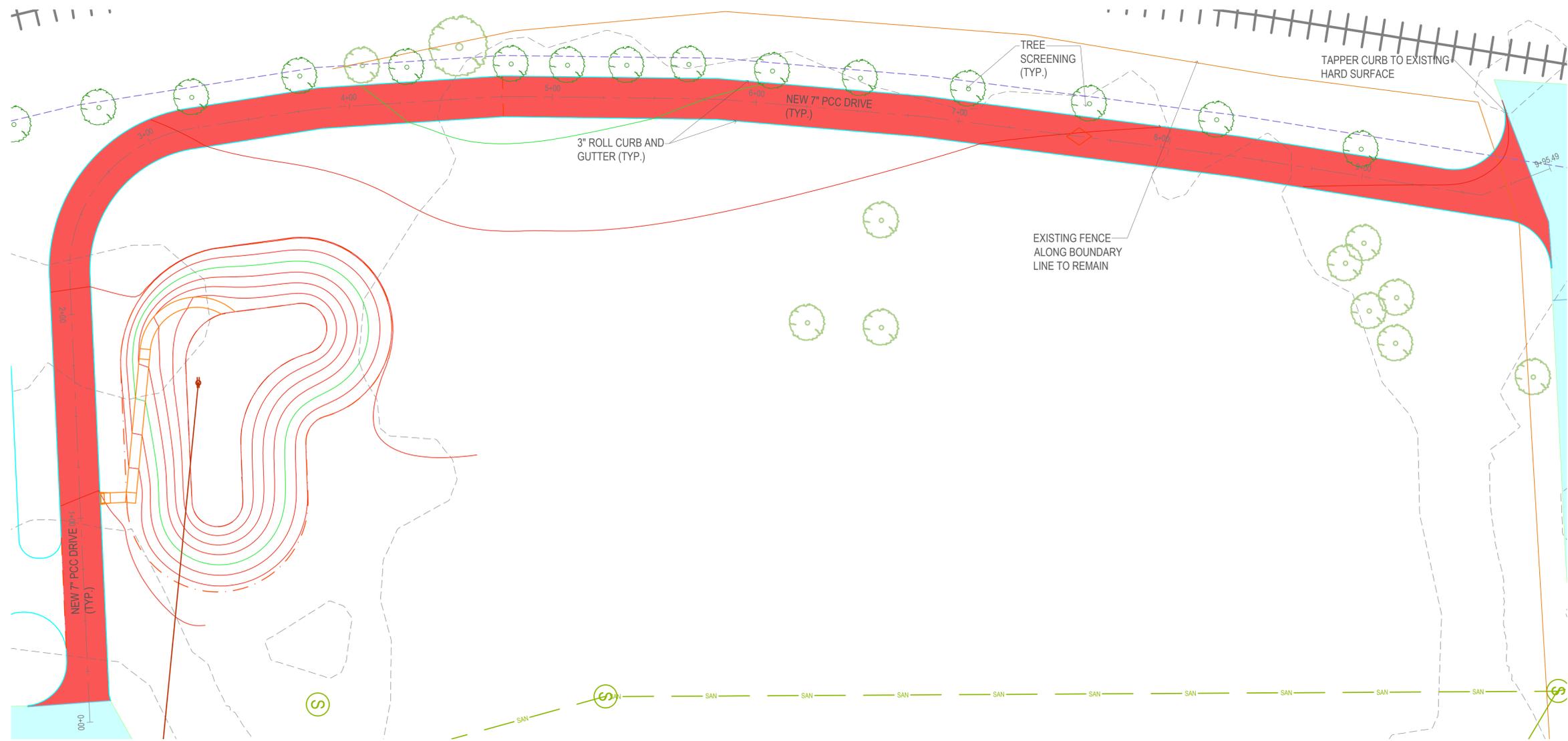
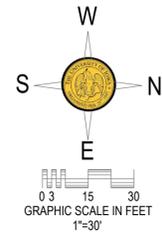
- EXISTING RAILROAD
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- GAS LINES
- CONTOUR LINES ( INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING
- POTENTIAL ART LOCATIONS

**ABBREVIATIONS:**

- AC ACRES
- ASPH ASPHALT
- CONC CONCRETE
- EX EXISTING
- FF FINISHED FLOOR
- MH MANHOLE
- ROW RIGHT OF WAY
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST

**PAVEMENT LEGEND:**

- PROPOSED: BUILDING
- EXISTING: HARD SURFACE/STRUCTURES
- EXISTING: DEMOLITION/REMOVAL
- EXISTING: ASPHALT OVERLAY
- PROPOSED: 2" ASPHALT OVERLAY
- PROPOSED: 7" PCC PAVEMENT
- PROPOSED: 6" PCC PAVEMENT
- PROPOSED: STAMPED 6" PCC PAVEMENT
- PROPOSED: 4" PCC PAVEMENT



PROJECT:	CEE-4850
DATE :	12/09/2022
DRAWN BY:	KRISTINE
REVISION:	

THE UNIVERSITY OF IOWA  
**CIVIL AND ENVIRONMENTAL ENGINEERING**  
 4105 SEAMANS CENTER FOR THE ENGINEERING ARTS AND SCIENCES  
 103 S CAPITOL ST  
 IOWA CITY, IOWA 52242  
 PHONE: 319.335.5647  
 FAX: 319.335.5660

**IOWA**  
 CIVIL & ENVIRONMENTAL ENGINEERING

EDUCATIONAL - NOT FOR CONSTRUCTION

**RIVERVIEW PARK  
 MASTER PLAN**  
 251 BALL PARK DRIVE  
 CLINTON, IA 52732

SHEET NAME  
 ROAD PLAN & PROFILE

SHEET NO.  
**C7.0**

PRELIMINARY- NOT FOR CONSTRUCTION

# RIVERVIEW PARK TEMPORARY STAGE

**LEGEND**

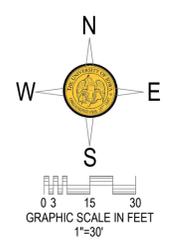
- EXISTING RAILROAD
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**ABBREVIATIONS:**

- AC ACRES
- ASPH ASPHALT
- CONC CONCRETE
- EX EXISTING
- FF FINISHED FLOOR
- MH MANHOLE
- ROW RIGHT OF WAY
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- SAN SANITARY
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST

**PAVEMENT LEGEND:**

- PROPOSED: BUILDING
- EXISTING: HARD SURFACE/STRUCTURES
- EXISTING: DEMOLITION/REMOVAL
- EXISTING: ASPHALT OVERLAY
- PROPOSED: 2" ASPHALT OVERLAY
- PROPOSED: 7" PCC PAVEMENT
- PROPOSED: 6" PCC PAVEMENT
- PROPOSED: STAMPED 6" PCC PAVEMENT
- PROPOSED: 4" PCC PAVEMENT



**UTILITY NOTE:**  
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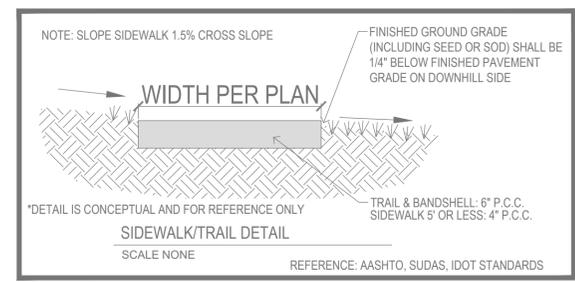
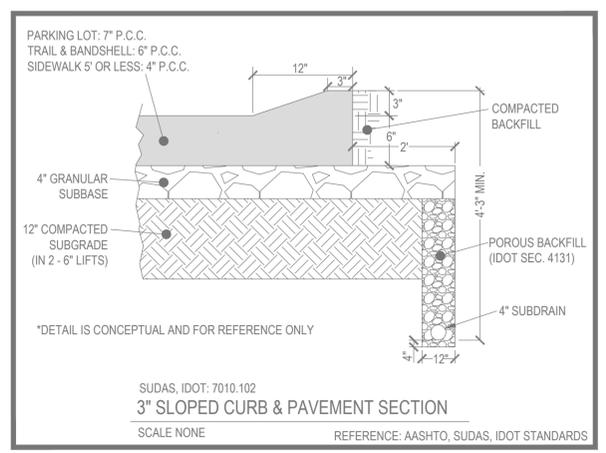
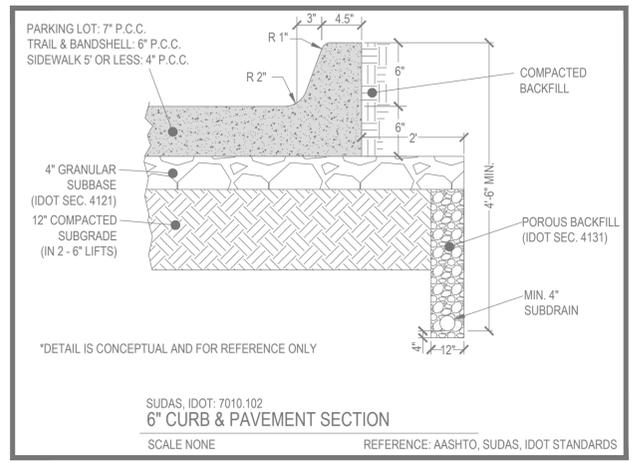
<b>PROJECT:</b> CEE-4850	<b>DATE :</b> 12/09/2022	<b>DRAWN BY:</b> KRISTINE	<b>REVISION:</b>
<b>THE UNIVERSITY OF IOWA</b>			
<b>CIVIL AND ENVIRONMENTAL ENGINEERING</b>			
4105 SEAMANS CENTER FOR THE ENGINEERING ARTS AND SCIENCES 103 S CAPITOL ST IOWA CITY, IOWA 52242 PHONE: 319.335.5647 FAX: 319.335.5660			
<b>IOWA</b> CIVIL & ENVIRONMENTAL ENGINEERING			
EDUCATIONAL - NOT FOR CONSTRUCTION			
<b>RIVERVIEW PARK MASTER PLAN</b>			
251 BALL PARK DRIVE CLINTON, IA 52732			
<b>SHEET NAME</b>			
TEMPORARY STAGE			
<b>SHEET NO.</b>			
<b>C8.0</b>			

# RIVERVIEW PARK DETAILS

\*ALL DETAILS ARE CONCEPTUAL AND FOR REFERENCE ONLY

### PAVING NOTES:

1. SUB-GRADE PREPARATION AND PAVEMENTS NEED TO BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUB BASE PRIOR TO ANY PAVEMENT BEING PLACED.
2. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
3. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. RESPONSIBILITY FOR ENSURING A.D.A. CODES ARE MET.



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REVISION:	

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EDUCATIONAL - NOT FOR CONSTRUCTION

**RIVERVIEW PARK  
MASTER PLAN**  
251 BALL PARK DRIVE  
CLINTON, IA 52732

SHEET NAME	DETAILS
SHEET NO.	<b>C9.0</b>