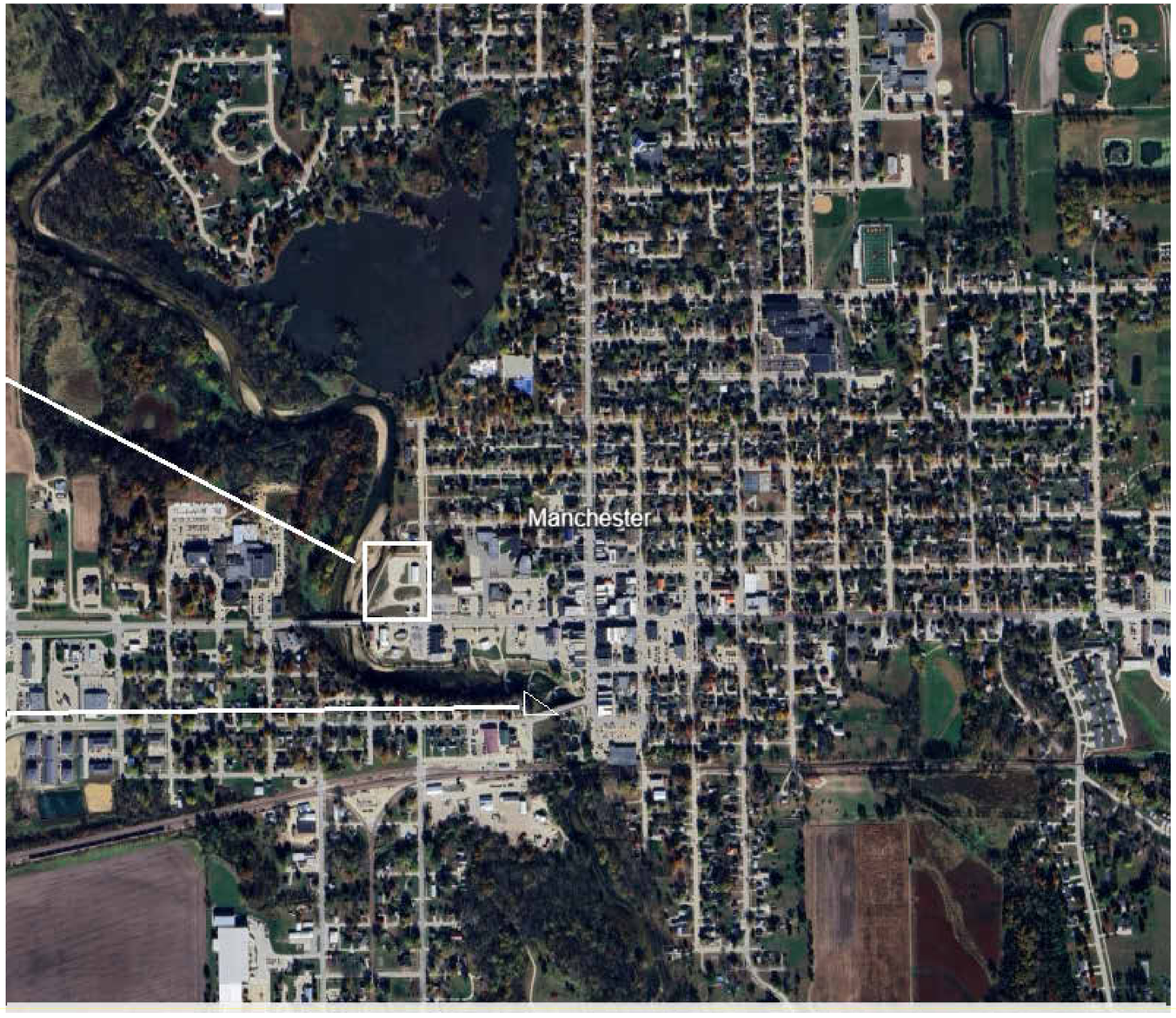
MANCHESTER VITALITY ENDOWEMENT

RIVERBANK PARKS N RIVER ST. SITE CONSTRUCTION BID PLANS
PROJECT NO. 1
108 N RIVER ST.
MANCHESTER, IOWA 52057

N RIVER ST. SITE
42°29'04.07"N 91° 27'44.80"W

W MARION ST. SITE
42°28'57.43"N 91° 27'40.64"W



SHEET LIST	
SHEET NUMBER	SHEET NAME
G101	TITLE SHEET
C101	EXISTING SITE
C102	DEMOLITION PLAN
C103	PHASES 4-6 DEMOLITION PLAN
C104	CONTOUR MAP
C105	PHASE 1-3 SITE PLAN
C106	PHASE 4-6 SITE PLAN
S101	PHASES 1-3 SIDEWALK AND TRAIL PLAN
S102	PHASE 1 PARKING LOT DETAIL
S103	PHASE 6 PARKING LOT DETAIL
S401	PHASE 5 SOUTHWEST RECREATION ALCOVE
S402	PHASE 5 NORTHWEST RECREATION ALCOVE
S403	PHASE 5 SOUTHEAST RECREATION ALCOVE
S501	STRUCTURAL DETAILS
S502	PHASE 4 PAVILLION DETAILS
S503	MISC. STRUCTURAL DETAILS

PROJECT: CEE:4850
DATE : 5/8/2026
DRAWN BY: Sam Greiner
REVISION:

THE UNIVERSITY OF IOWA
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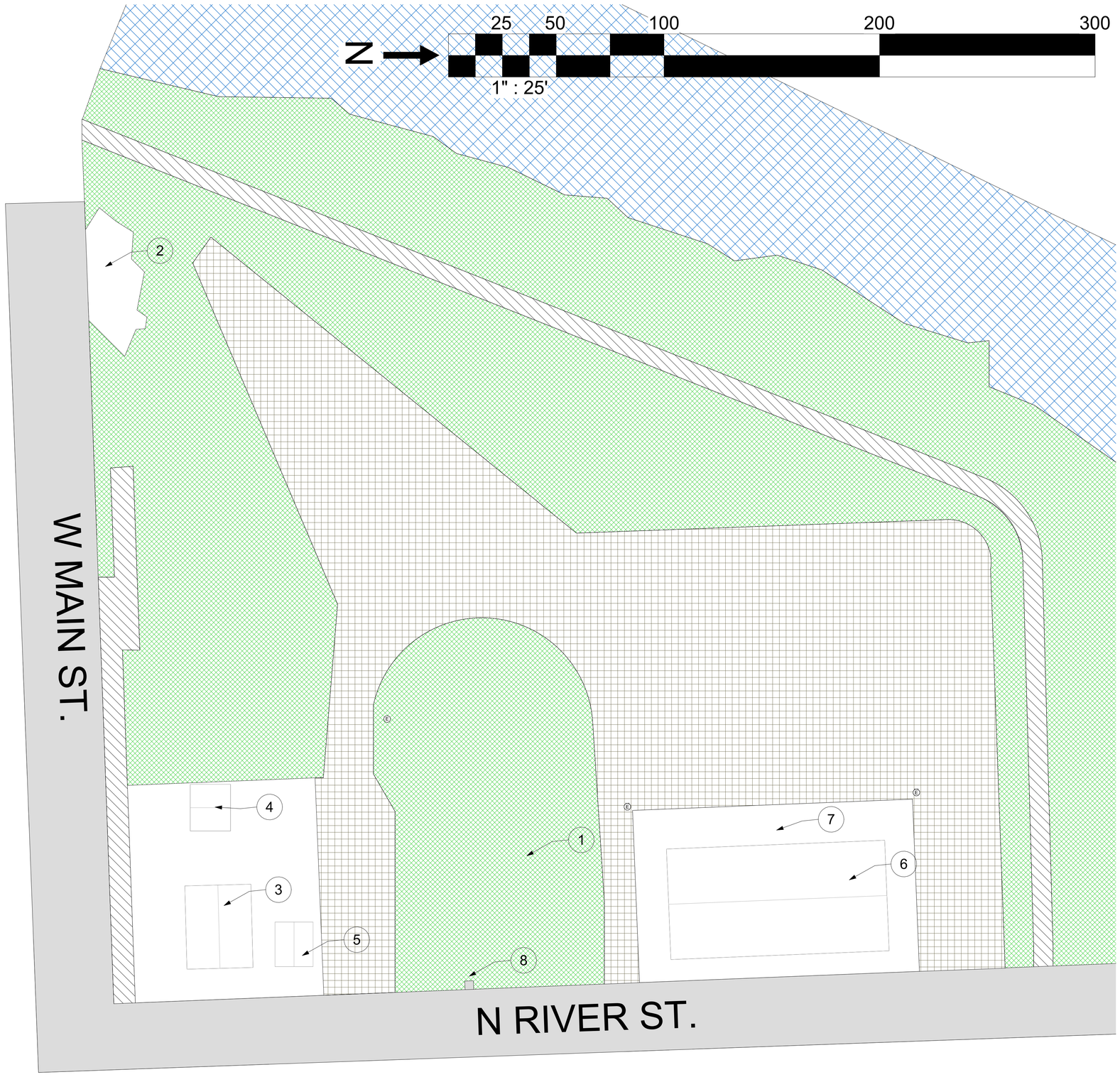
RIVERBANK PARKS
N RIVER ST. SITE
108 N RIVER ST.
MANCHESTER IOWA, 52057

SHEET NAME
TITLE SHEET

SHEET NO.
G101



EXISTING SITE NOTES	
NOTE NUMBER	NOTE TEXT
1	GRASS ON EXISTING SITE EAST OF THE SIDEWALK NEXT TO THE RIVER IS IN POOR SHAPE OR NONEXISTANT IN SPOTS
2	COLLECTION OF ROCKS AND CONCRETE DEBRIS EXACT LOCATION AND SIZE TO BE DETERMINED ON SITE
3	BUSHEL & A PECK GROCERY STORE
4	BUSHEL & A PECK STORAGE GARAGE
5	BUSHEL & A PECK GARBAGE COVERING ROOF AND FENCE
6	HONEY CREEK STORAGE LOCKERS
7	HONEY CREEK STORAGE LOCKER CONCRETE PAD
8	EXISTING STORMWATER INLET

(E) EXISTING ELECTRIC POLE

EXISTING SIDEWALK

EXISTING GRASS

EXISTING ROAD

LOOSE DIRT AND GRAVEL

RIVER BOUNDARY

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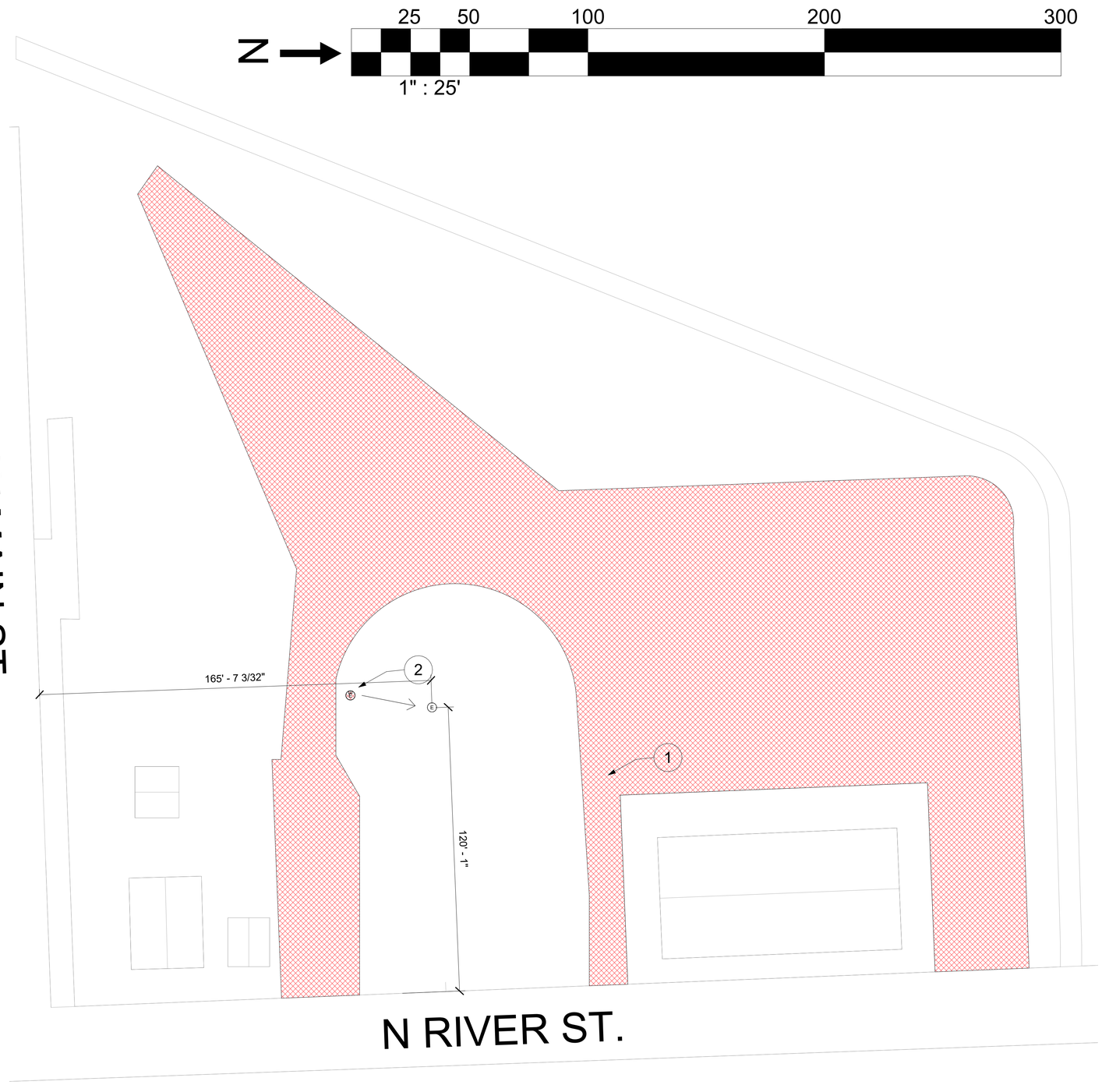
SHEET NAME
EXISTING SITE

SHEET NO.
C101



DEMOLITION NOTES	
NOTE NUMBER	NOTE TEXT
1	REMOVE ALL EXISTING GRAVEL, LOOSE DIRT, AND GENERAL DEBRIS AND REPLACE WITH 6" TOP SOIL. EXACT DIMENSIONS AND DEPTH TO BE DETERMINED ON SITE.THE AREA SHOWN IS ESTIMATED TO BE 6" DEEP REQUIRING AN ESTIMATED EXCAVATION VOLUME OF 895 CY. IF LESS THAN THE EXPECTED EXCAVATION IS REQUIRED, CONFIRM THAT TOTAL EXCAVATION EXCEEDS TOTAL FILL FOR THE PROJECT AS TO NOT DECREASE FLOOD STORAGE.
2	RELOCATE EXISITING ELECTRIC POLE TO SHOWN LOCATION.

(E) ELECTRIC POLE

DEMOLITION AREA

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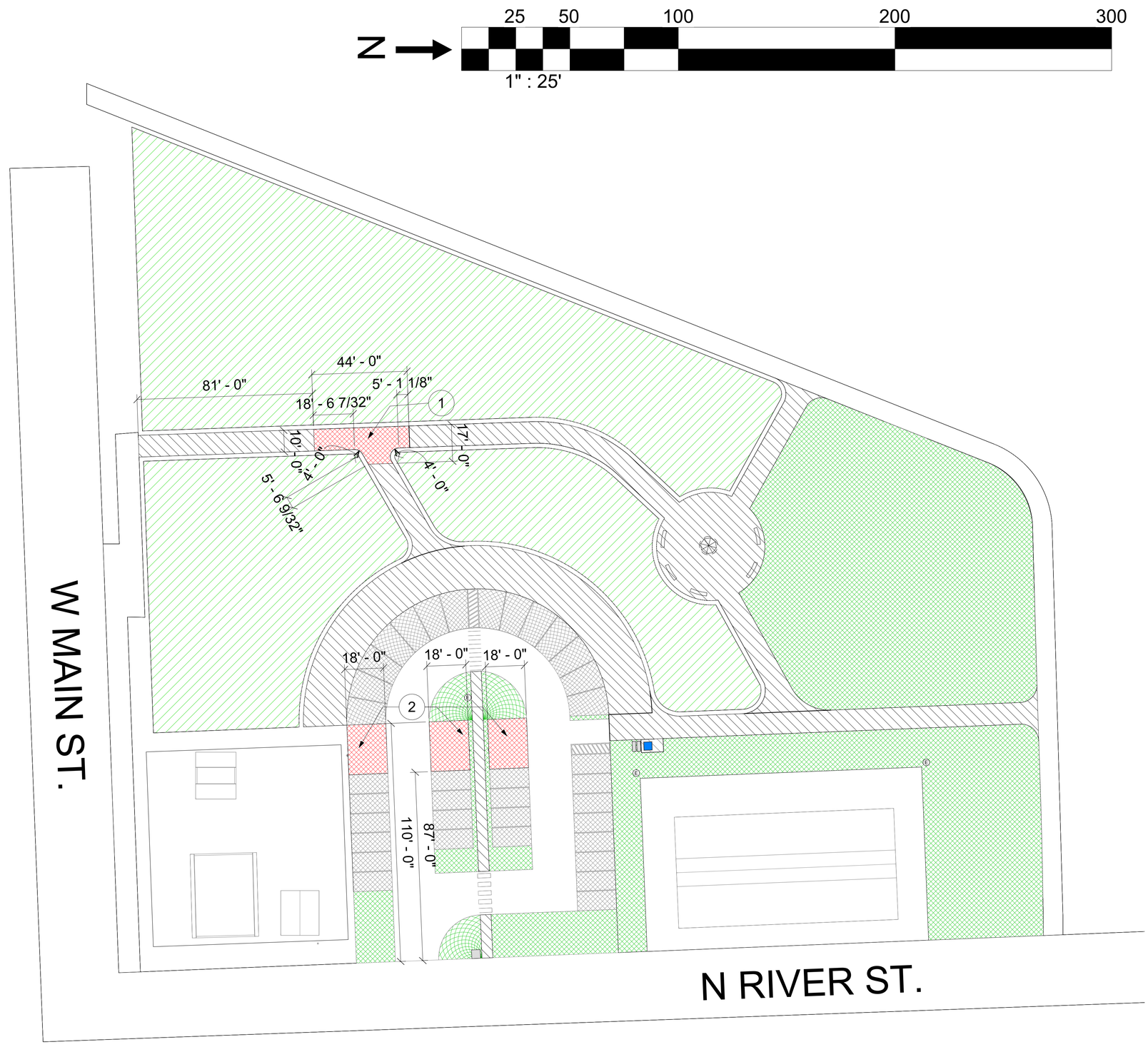
SHEET NAME
DEMOLITION PLAN

SHEET NO.
C102



DEMOLITION NOTES PHASES 4-6	
NOTE NUMBER	NOTE TEXT
1	REMOVE EXISTING TRAIL TO MAKE SPACE FOR PAVILION PAD
2	REMOVE ADA SPOTS AND WESTERN GRASS TO MAKE SPACE FOR ADDITIONAL PARKING SPACES, ADA SIGNS SHOULD BE RELOCATED TO THE POSITIONS SHOWN ON SHEET S103

(E) ELECTRIC POLE

DEMOLITION AREA

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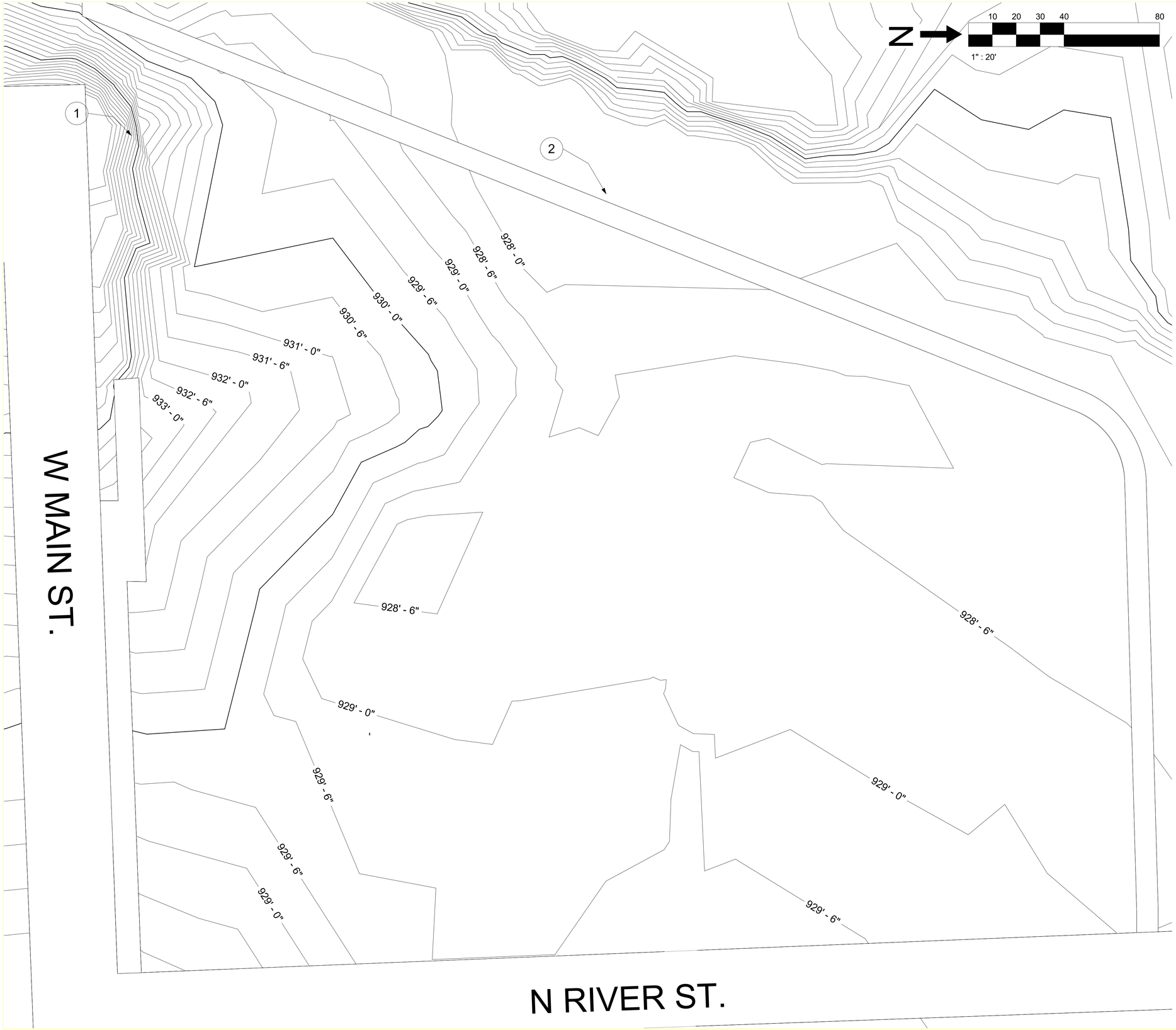
SHEET NAME
PHASES 4-6
DEMOLITION PLAN

SHEET NO.
C103



CONTOUR NOTES	
NOTE NUMBER	NOTE TEXT
1	CONTOURS ON HILL SHOULD BE UNCHANGED FROM EXISTING SITE
2	CONTOURS PAST SIDEWALK NEAR RIVER SHOULD BE UNCHANGED FROM EXISTING SITE

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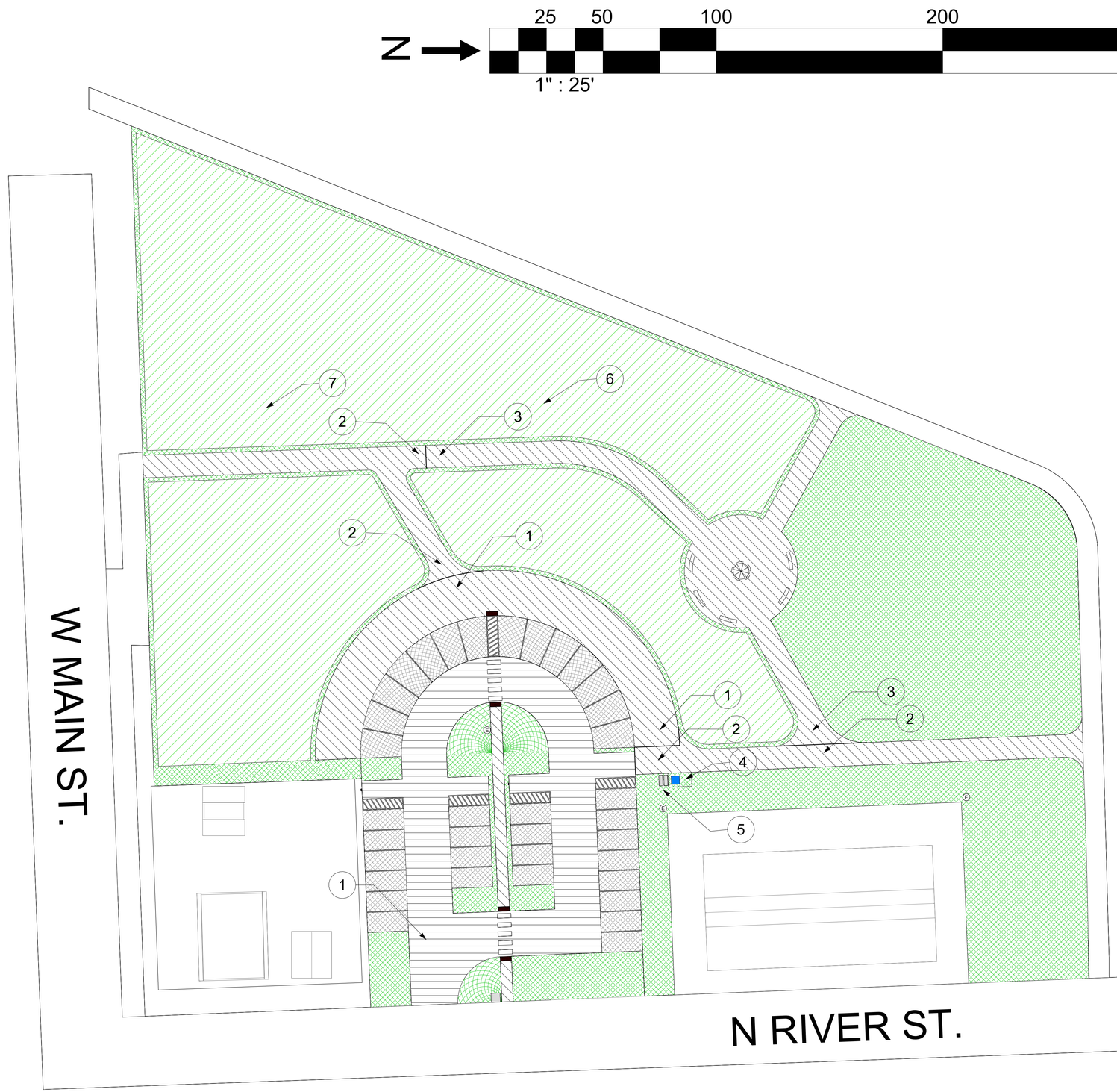
108 N RIVER ST.
MANCHESTER IOWA, 52057

SHEET NAME
CONTOUR MAP

SHEET NO.
C104



PHASES 1-3 SITE PLAN NOTES	
NOTE NUMBER	NOTE TEXT
1	PHASE 1 CONSTRUCTION INCLUDING PARKING LOT AND SEMI CIRCULAR VENDOR TRAIL CONCRETE PAD
2	PHASE 2 CONSTRUCTION INCLUDING NORTH SOUTH STRAIGHT TRAIL SECTIONS CONNECTING TO PARKING LOT
3	PHASE 3 CONSTRUCTION INCLUDING ELBOW TRAIL PATH AND CIRCULAR RELAXATION AREA
4	PORTA POTTY LOCATED ON SIDEWALK PAD
5	TWO 18.3 CF OUTDOOR STORAGE CONTAINERS FOR PARK USE
6	PRAIRIE GRASS IS MOIST MEADOW - RAIN GARDEN SEED MIX BY PRAIRIE NURSERY
7	PRAIRIE TO BE INSTALLED AFTER TRAIL PATHS ARE COMPLETE IN PHASE 3 OR AFTER PHASE 2 IF SIGNIFICANT TIME IS EXPECTED TO PASS BETWEEN PHASES 2 AND 3

- PRAIRIE
- 2' PRAIRIE BUFFER
- GRASS
- TRAIL 5.5" CLASS C PCC
- PARKING LOT 6" CLASS C PCC
- 3 7/8" x 7 7/8" CONCRETE PAVERS
- PORTA-POTTY
- (E) ELECTRIC POLE

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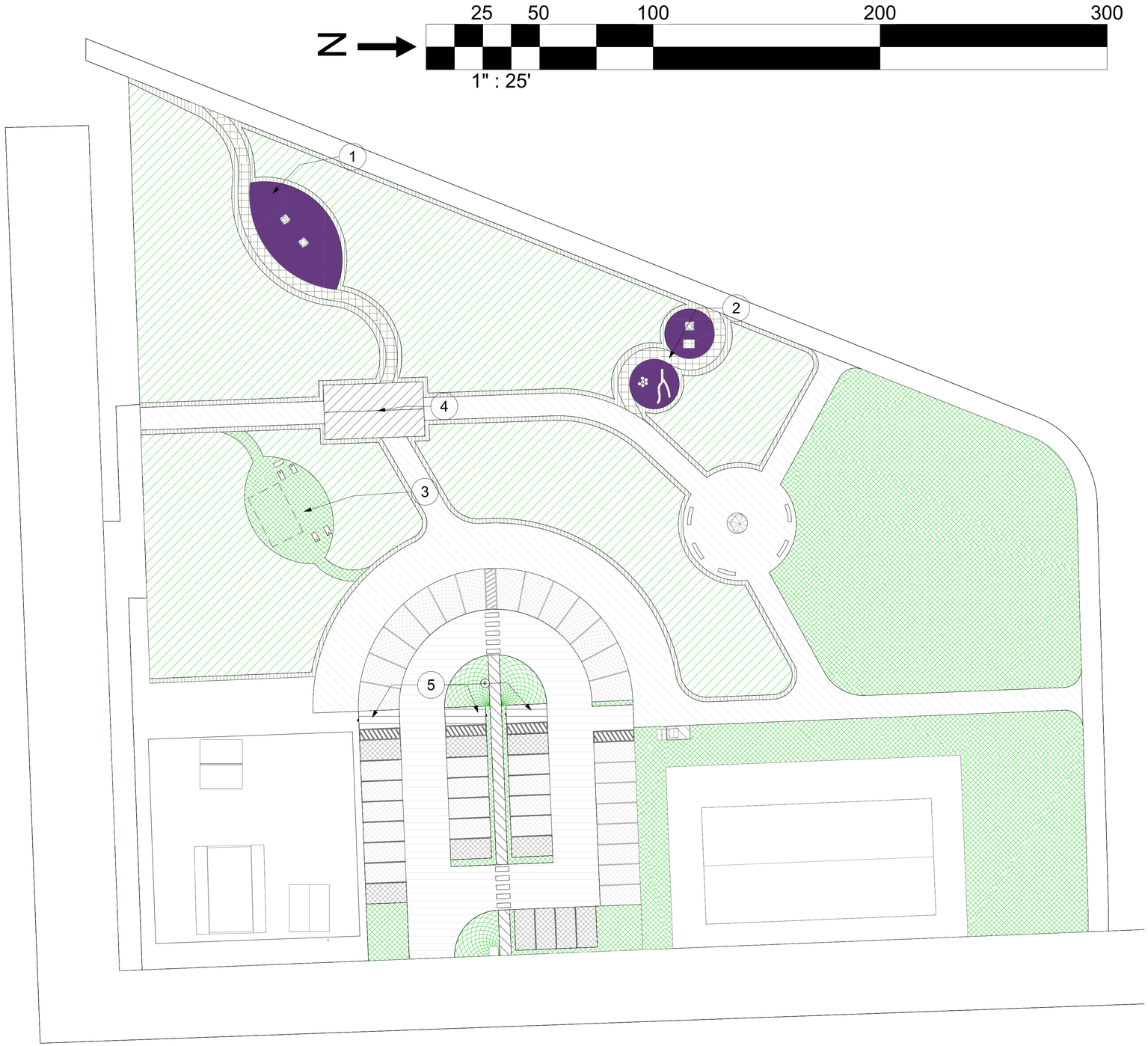
MANCHESTER IOWA, 52057

SHEET NAME
PHASE 1-3 SITE PLAN

SHEET NO.
C105



PHASES 4-6 SITE PLAN NOTES	
NOTE NUMBER	NOTE TEXT
1	OLDER KIDS PLAY AREA TO BE INSTALLED IN PHASE 5, SEE SHEET S401 FOR MORE DETAIL
2	YOUNGER KIDS PLAY AREA TO BE INSTALLED IN PHASE 5, SEE SHEET S402 FOR MORE DETAIL
3	FITNESS AREA TO BE INSTALLED IN PHASE 5, SEE SHEET S403 FOR MORE DETAIL
4	NEW PAVILION TO BE INSTALLED IN PHASE 4, SEE SHEET S502 FOR MORE DETAIL
5	NEW PAVING FOR RELOCATED ADA PARKING SPOTS, TO BE INSTALLED IN PHASE 6

- GRAVEL PATH
- PRAIRIE
- 2' PRAIRIE BUFFER
- GRASS
- RECYCLED RUBBER PLAY AREA
- EXISTING TRAIL 5.5" CLASS C PCC
- EXISTING PARKING LOT 6" CLASS C PCC
- NEW PARKING LOT SPACES 6" CLASS C PCC
- EXISTING 3 7/8" x 7 7/8" CONCRETE PAVERS
- NEW 3 7/8" x 7 7/8" CONCRETE PAVERS
- NEW PAVILION ROOF
- (E) ELECTRIC POLE

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RIVERBANK PARKS
N RIVER ST. SITE

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SHEET NAME
PHASE 4-6 SITE PLAN

SHEET NO.
C106

16 32 48 64 128 192

1":16'

18.3 CF STORAGE CONTAINER

ROUND PICNIC TABLE

CURVED STONE BENCH

TRAIL 5.5" TYPE C PCC CONCRETE

3 7/8" x 7 7/8" CONCRETE PAVERS

PORTA-POTTY

W MAIN ST.

272' - 7 5/8"
248' - 4 27/32"
125' - 0"
933' - 1 1/2"
1.25%
10' - 0"
2.50%
933' - 3"
57' - 0 1/4"
930' - 0"
43' - 4 7/16"
928' - 3 15/32"
3.00%
1.25%
930' - 1 1/2"
928' - 4 31/32"
16' - 5 5/8"
16' - 1 13/32"
929' - 0"
38' - 10 15/32"
3.51%
34' - 4 7/16"
4.29%
38' - 2 1/8"
929' - 0 11/16"
929' - 2 15/32"
16' - 10"
8' - 0"
54' - 11 1/4"
65' - 4 3/32"
929' - 0"
0.36%
1.06%
119' - 2 3/16"
274' - 3 11/16"
92' - 4 11/16"
0.58%
42' - 6"
60' - 6"
80' - 6"
℄
929' - 0 11/16"
14' - 3 1/2"
929' - 0 1/2"
6' - 2"
10' - 4"
929' - 0 1/2"
929' - 0 11/16"
189' - 9 1/32"
928' - 6 1/4"
928' - 8 1/4"
26' - 2 9/16"
928' - 6 25/32"
8' - 0"
928' - 8 17/32"
8' - 0"
928' - 7 11/32"
49' - 7 1/4"
0.29%
0.49%
53' - 10 1/2"
928' - 10 1/4"
0.21%
929' - 0"
928' - 10 1/2"
929' - 1 1/4"
25' - 0"
0.64%
929' - 1"
929' - 1 3/4"
100' - 4 9/16"
98' - 8"
50' - 2 23/32"
0.35%
55' - 10 1/8"
43' - 10 3/8"
0.45%
928' - 10 9/32"
928' - 9 7/32"
928' - 4 7/8"
928' - 6 1/4"
8' - 0"
24' - 10 3/16"
19' - 11"
14' - 0"
29' - 4 1/16"
10' - 10"
0.29%
87' - 5 1/4"
928' - 11 3/16"
40' - 9 1/16"
0.26%
10' - 0"
928' - 7 3/8"
8' - 0"

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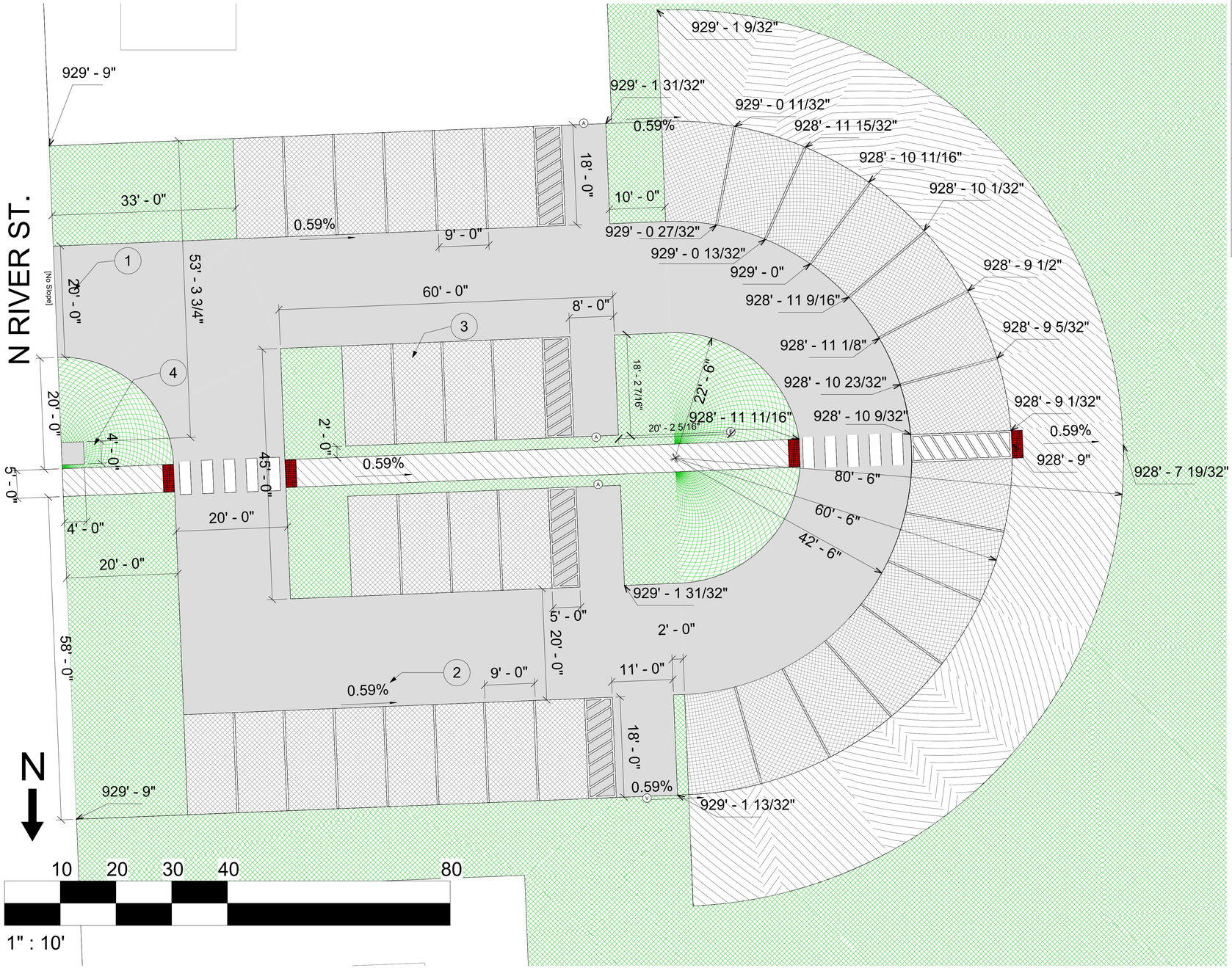
RIVERBANK PARKS
N RIVER ST. SITE

108 N RIVER ST.
MANCHESTER IOWA, 52057

SHEET NAME
PHASES 1-3
SIDEWALK AND
TRAIL PLAN

SHEET NO.

S101



PARKING LOT DETAIL NOTES	
NOTE NUMBER	NOTE TEXT
1	0% SLOPE IN NORTH-SOUTH DIRECTION PARALLEL TO ROAD, ALL ELEVATIONS CAN BE MIRRORED ACROSS CENTER OF SIDEWALK TO OBTAIN THE ELVATION ON THE OPPOSITE SIDE
2	CONSTANT 0.59% SLOPE FOR ENTIRE PARKING LOT AND CURVED SIDEWALK IN EAST-WEST DIRECTION PERPENDICULAR TO N RIVER ST.
3	PAINTED LINES DESIGNATING PARKING STALLS AND PARKING AISLES SHOULD BE 4" WIDE
4	EXISTING STORMWATER INLET

VISION IMPAIRED DETECTABLE WARNING 5' x 2'

E — ELECTRIC POLE

V — ADA VAN ACCESSIBILITY PARKING SPOT SIGN

A — ADA ACCESSIBILITY PARKING SPOT SIGN

CROSSWALK 2' x 6'

PARKING AISLE 5' x 18'

PARKING SPOT LINE

SIDEWALK 5.5" TYPE C PCC CONCRETE

DRIVING LANES 6" PCC CONCRETE

GRASS

3 7/8" x 7 7/8" CONCRETE PAVERS

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RIVERBANK PARKS
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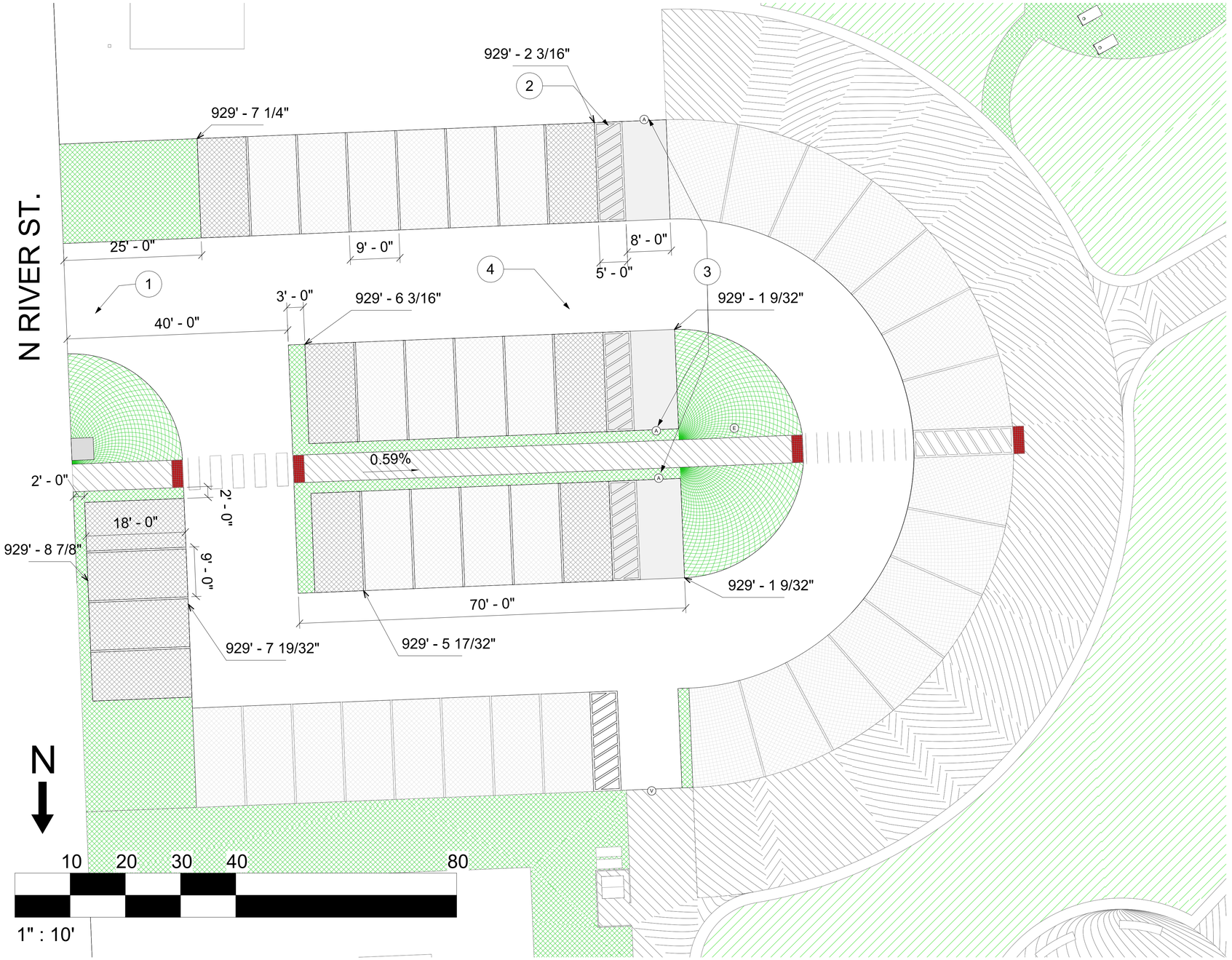
108 N RIVER ST.
MANCHESTER IOWA, 52057

SHEET NAME
PHASE 1 PARKING LOT DETAIL

SHEET NO.
S102



PARKING LOT PHASE 6 DETAIL NOTES	
NOTE NUMBER	NOTE TEXT
1	SLOPE AND ELEVATIONS OF PARKING SURFACE ARE IDENTICAL TO THOSE IN SHEET S102, ELEVATIONS ON THIS SHEET ARE FOR CLARITY ONLY
2	ALL PARKING LINES AND CROSS WALKS WILL BE REPAINTED IN PHASE 6
3	ADA ACCESSIBLE PARKING SPOT SIGNS RELOCATED TO MATCH NEW POSITION OF ADA ACCESSIBLE PARKING SPOTS
4	AN ESTIMATED 1600 SF OF CONCRETE WILL BE NEED TO BE REPAIRED NEAR THE LOCATION OF THE PHASE 1 ADA ACCESSIBLE PARKING SPOTS THAT WERE RELOCATED

- E — ELECTRIC POLE
- V — ADA VAN ACCESSIBILITY PARKING SPOT SIGN
- A — ADA ACCESSIBILITY PARKING SPOT SIGN
- CROSSWALK 2' x 6'
- PARKING AISLE 5' x 18'
- PARKING SPOT LINE
- EXISTING SIDEWALK 5.5" TYPE C PCC CONCRETE
- EXISTING 6" PCC CONCRETE
- NEW 6" PCC CONCRETE FOR PARKING SPOTS
- EXISTING GRASS
- EXISTING 3 7/8" x 7 7/8" CONCRETE PAVERS
- NEW 3 7/8" x 7 7/8" CONCRETE PAVERS

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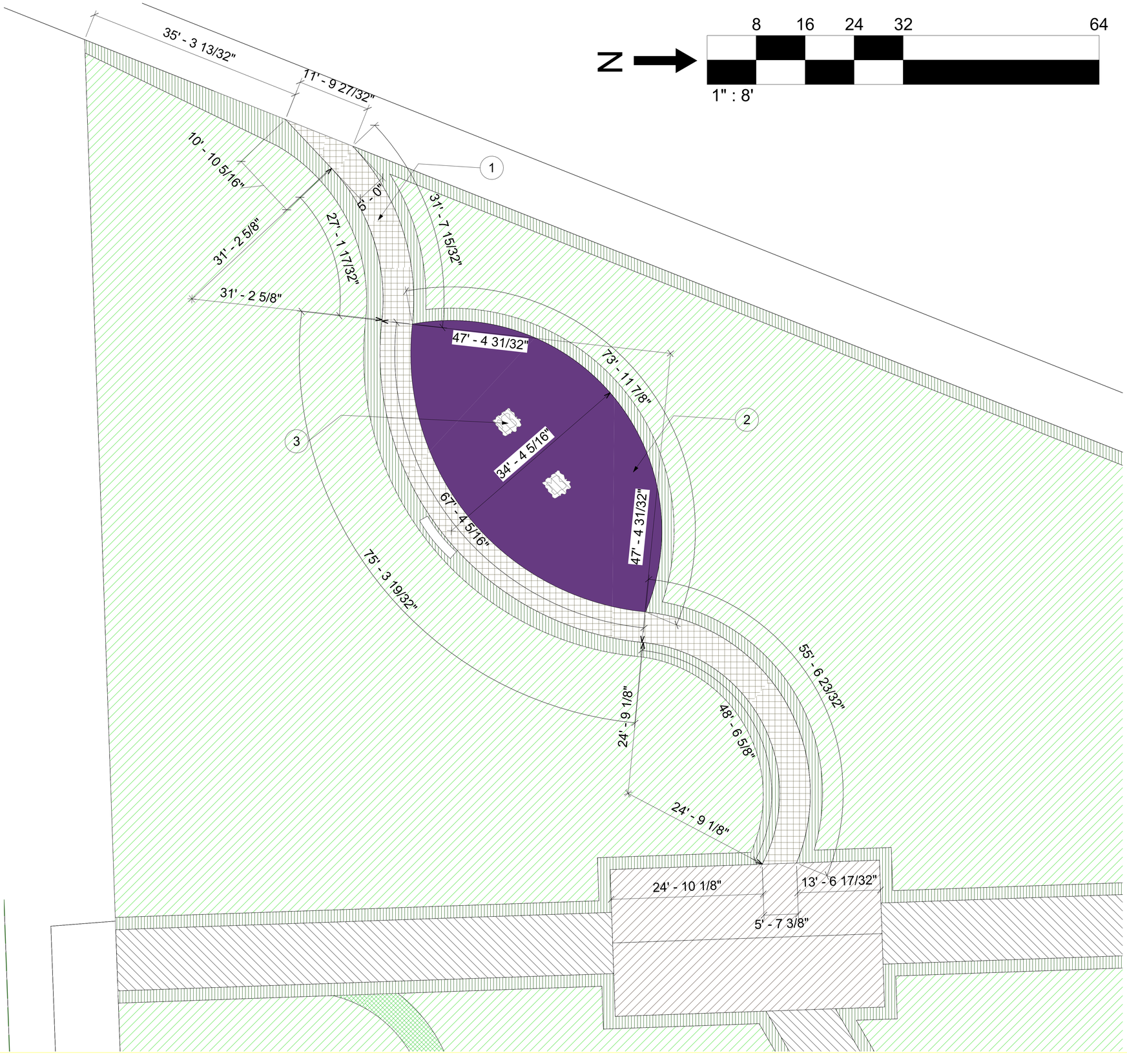
SHEET NAME
PHASE 6 PARKING LOT DETAIL

SHEET NO.
S103



SOUTHWEST RECREATION ALCOVE NOTES	
NOTE NUMBER	NOTE TEXT
1	NEW GRAVEL PATH SHOULD BE 5' WIDE EXCEPT AT THE BEGINNING AND END WHERE IT IS WIDER TO MEET THE TRAIL NETWORK
2	GRADING OF NEW PLAY PAD SHOULD MATCH GRADING AFTER SITE CONDITIONING IN SHEET C104
3	PLAY FEATURE SHOULD BE TYPE NATUREROCKS 3 BOULDER SET - RUST SANDSTONE BY AAA STATE OF PLAY OR SIMILIAR

GRAVEL PATH

PRAIRIE

2' PRAIRIE BUFFER

GRASS

RECYCLED RUBBER PLAY AREA

EXISTING TRAIL 5.5" CLASS C PCC

NEW PAVILION ROOF

STONE BENCH

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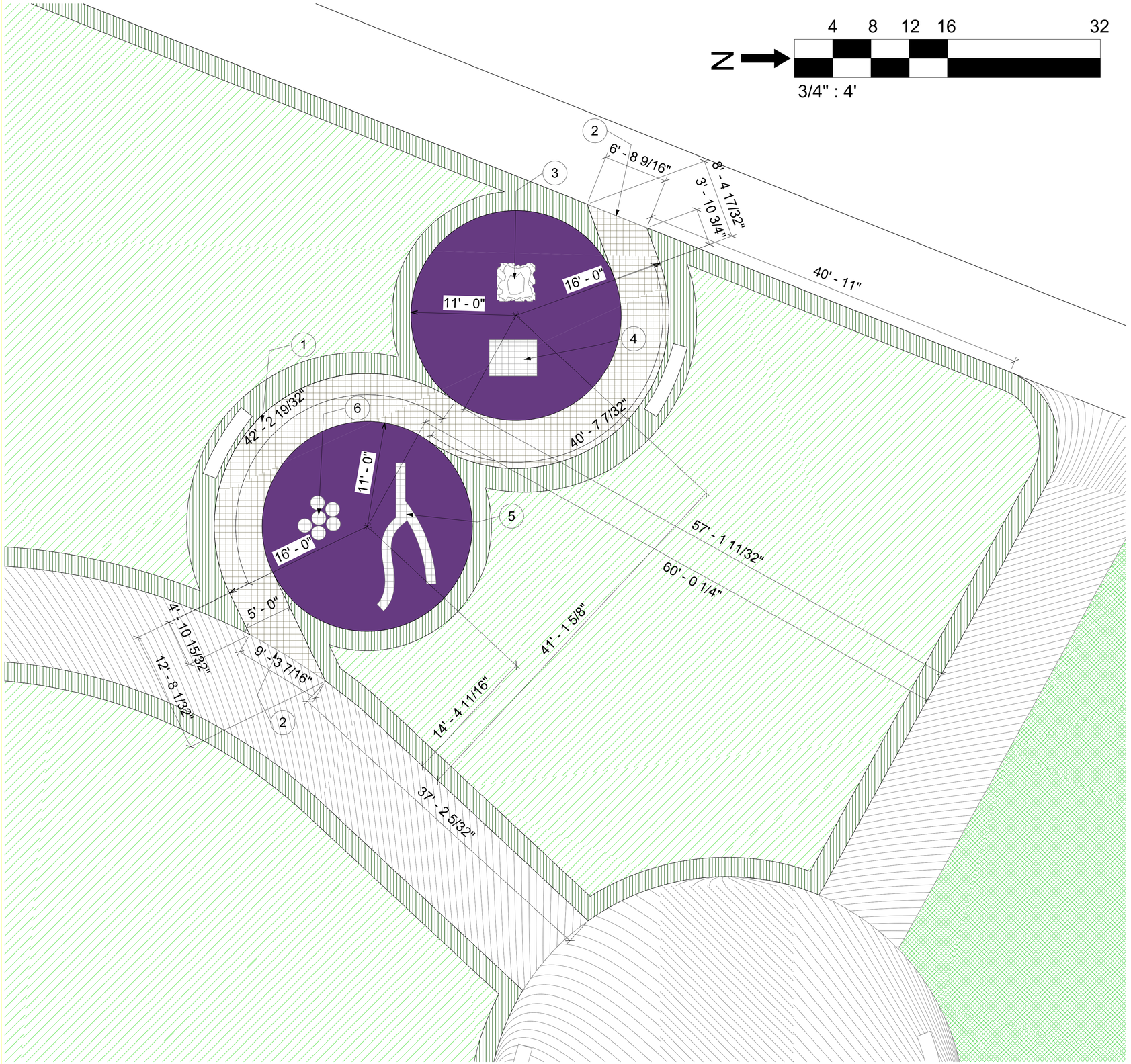
SHEET NAME
PHASE 5
SOUTHWEST
RECREATION
ALCOVE

SHEET NO.
S401



NORTHWEST RECREATION ALCOVE NOTES	
NOTE NUMBER	NOTE TEXT
1	ARC LENGTHS MEASURE OUTER CIRCLE OF GRAVEL PATHS
2	GRAVEL PATHS SHOULD CONNECT TO EXISTING TRAILS AS A TANGENT TO THE CIRCULAR PATHS AROUND PLAY AREAS
3	PLAY FEATURE IS TYPE THE PEAK ROCK CLIMBER MANUFACTURED BY LANDSCAPE STRUCTURES OR SIMILAR
4	PLAY FEATURE IS TYPE LOG CRAWL TUNNEL MANUFACTURED BY LANDSCAPE STRUCTURES OR SIMILAR
5	PLAY FEATURE IS TYPE LOG BALANCE BEAM MANUFACTURED BY LANDSCAPE STRUCTURES OR SIMILAR
6	PLAY FEATURE IS TYPE MUSHROOM STEPPER AT HEIGHTS 8", 10", 16", 20", 24", 30", MANUFACTURED BY LANDSCAPE STRUCTURES OR SIMILAR

- GRAVEL PATH
- PRAIRIE
- 2' PRAIRIE BUFFER
- GRASS
- RECYCLED RUBBER PLAY AREA
- EXISTING TRAIL 5.5" CLASS C PCC
- NEW PAVILION ROOF
- STONE BENCH

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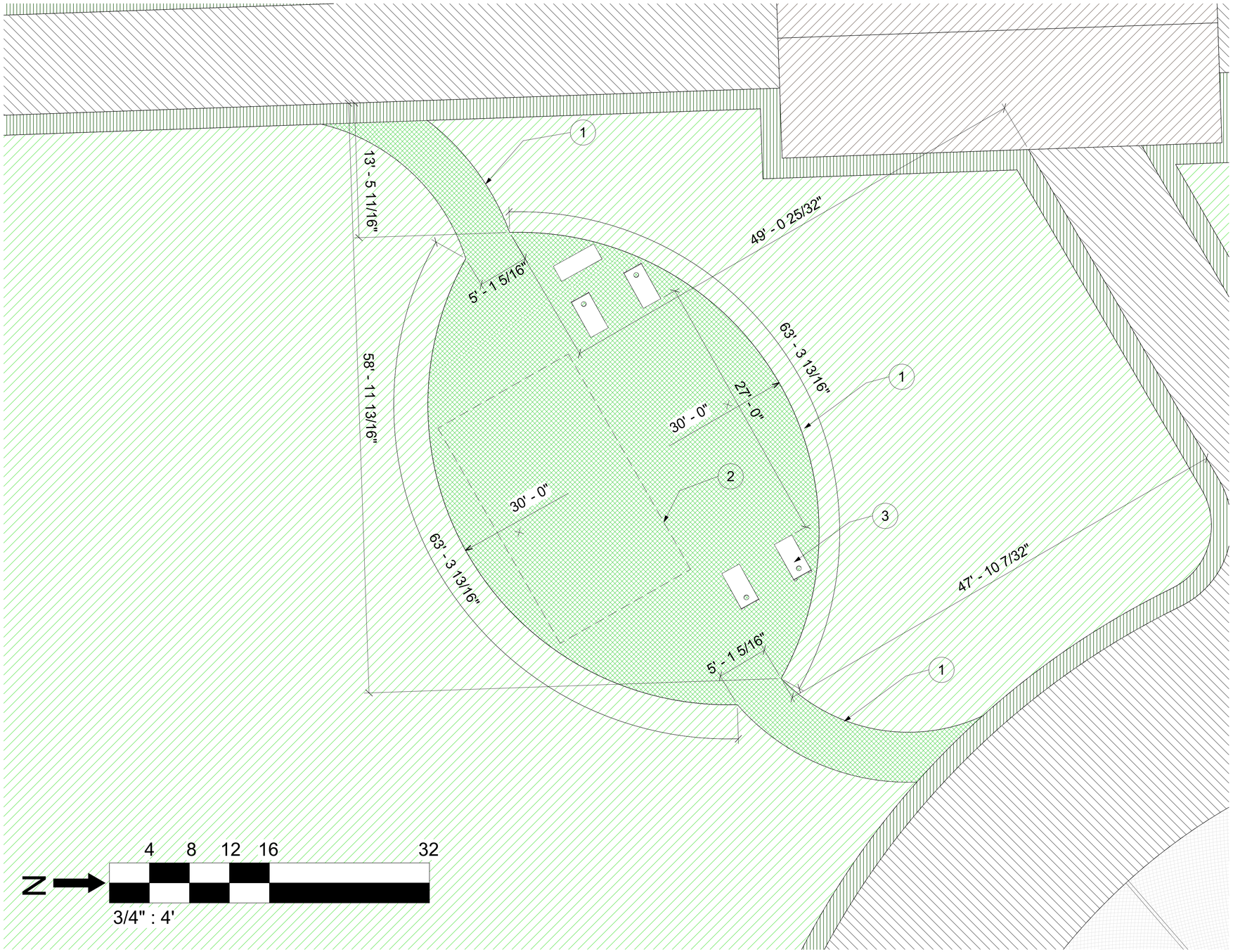
SHEET NAME
PHASE 5 NORTHWEST RECREATION ALCOVE

SHEET NO.
S402



SOUTHEAST RECREATION ALCOVE NOTES	
NOTE NUMBER	NOTE TEXT
1	MOWED AREA SURROUNDING FITNESS AREA AND CORNHOLES. OUTLINE IS NOT PRECISE BUT PRAIRIE WILL NEED TO BE CLEARED TO MAKE SPACE FOR THE AMENITIES
2	ESTIMATED AREA REQUIRED TO INSTALL THE EIGHT MACHINES INCLUDED IN THE OLYMPIC SPIRIT FITNESS COURSE AS MANUFACTURED BY WILLYGOAT TOYS AND PLAYGROUND OR SIMILAR
3	REGULATION CORNHOLE BOARDS 2' x 4' PLACED 27' APART FROM ONE ANOTHER

- 18.3 CF STORAGE CONTAINER
- 2' x 4' CORNHOLE BOARD
- PRAIRIE
- 2' PRAIRIE BUFFER
- GRASS
- FITNESS MACHINES BOUNDARY
- EXISTING TRAIL 5.5" CLASS C PCC
- NEW PAVILION ROOF

CEE:4850

PROJECT:

DATE : 5/8/2026

DRAWN BY: Sam Greiner

REVISION:

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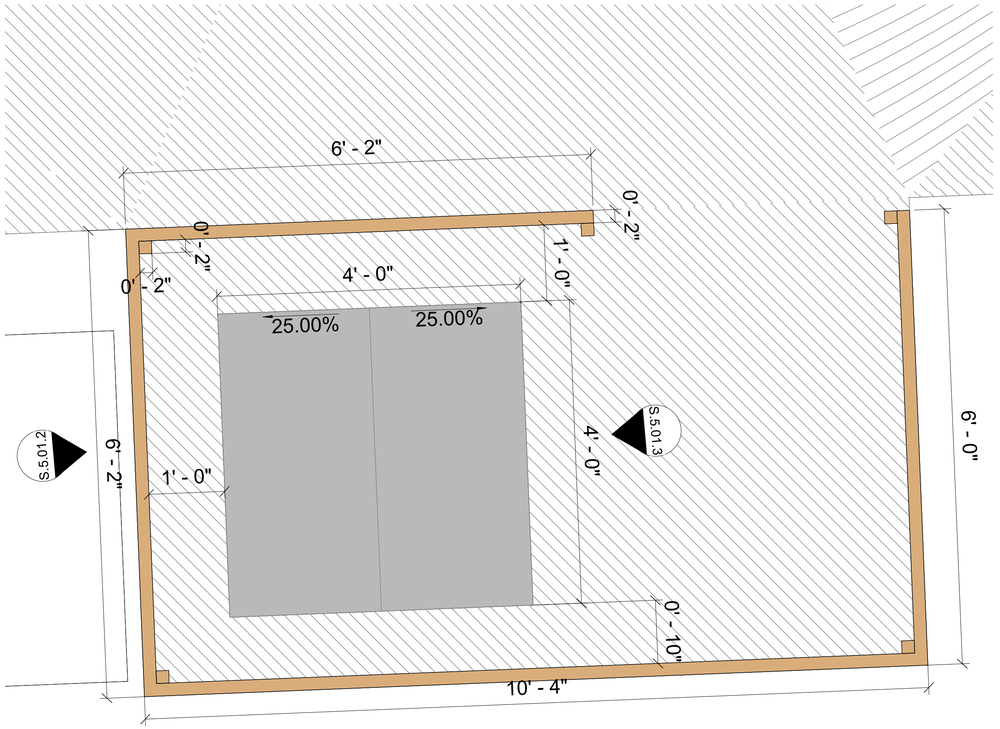
RIVERBANK PARKS
N RIVER ST. SITE

108 N RIVER ST.
MANCHESTER IOWA, 52057

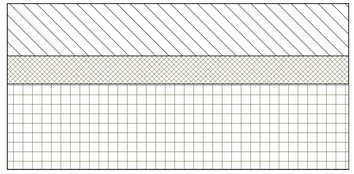
SHEET NAME
PHASE 5 SOUTHEAST RECREATION ALCOVE

SHEET NO.
S403



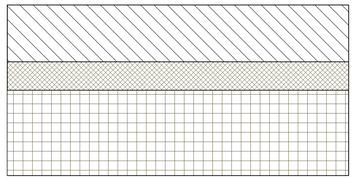
S5.01.1 PORTA-POTTY PAD AND PRIVACY WALLS PLAN VIEW

S5.01.4 SIDEWALK/TRAIL CROSS SECTION



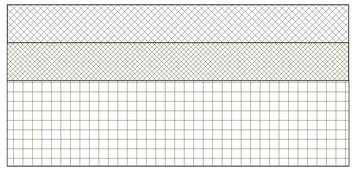
← 5.5" CLASS C PCC
← 3" COMPACTED FILL SUBBASE
← 9" 3/4" GRAVEL

S5.01.5 PARKING LOT ROADWAY CROSS SECTION

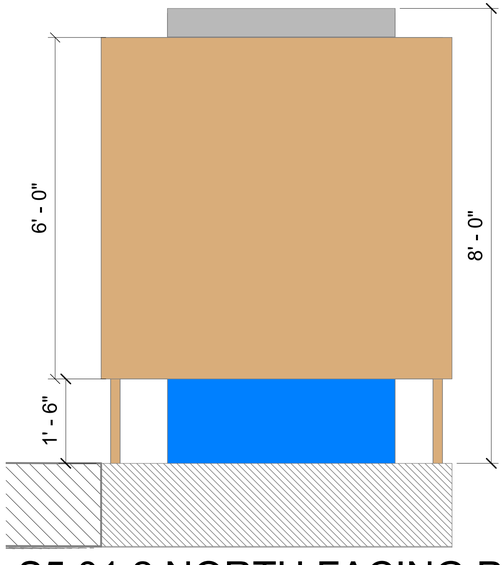


← 6" CLASS C PCC
← 3" COMPACTED FILL SUBBASE
← 9" 3/4" GRAVEL

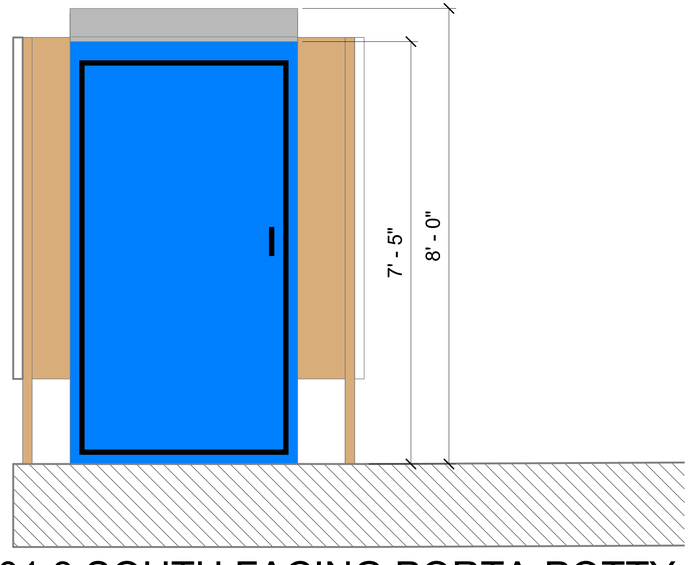
S5.01.6 PAVERS CROSS SECTION



← 3 1/8" CONCRETE PAVERS
← 5" COMPACTED FILL SUBBASE
← 9" 3/4" GRAVEL



S5.01.2 NORTH FACING PORTA-POTTY PRIVACY WALLS SECTION VIEW



S5.01.3 SOUTH FACING PORTA-POTTY PRIVACY WALLS SECTION VIEW

2" x 2" PRIVACY WALL POSTS
LIGHT COLORED WOOD

2" THICK PRIVACY WALLS
LIGHT COLORED WOOD

PORTA-POTTY WALLS

PORTA-POTTY ROOF

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DRAWN BY: Sam Greiner
REVISION:

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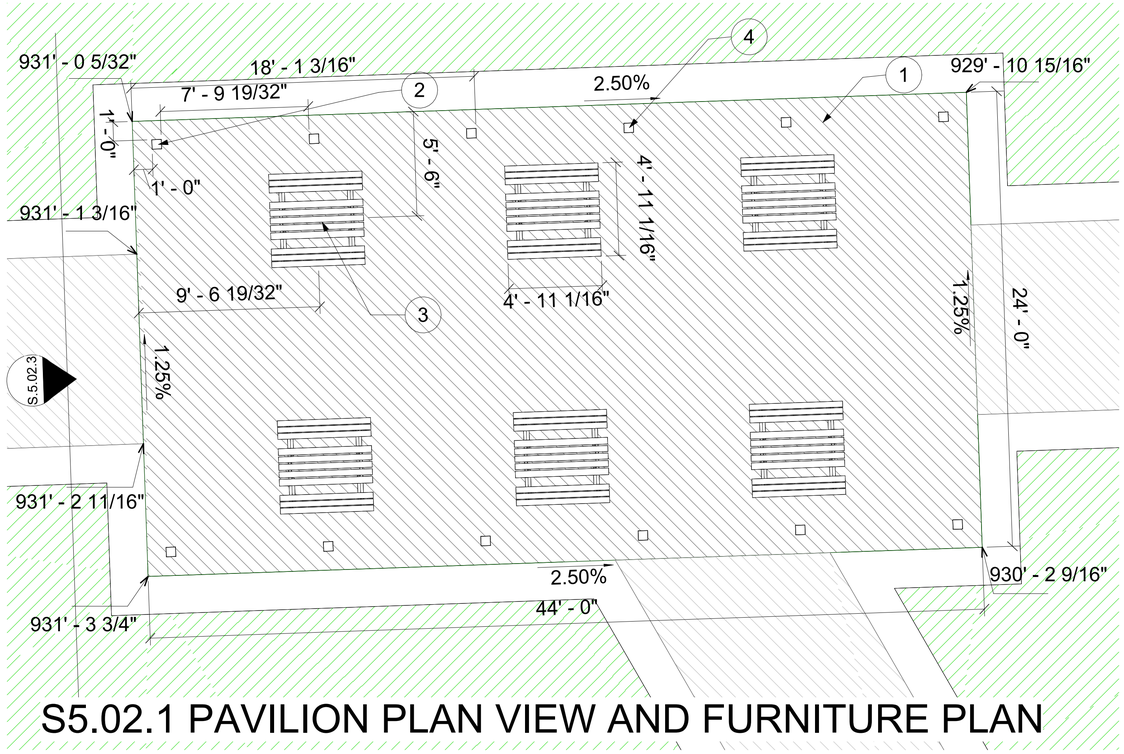
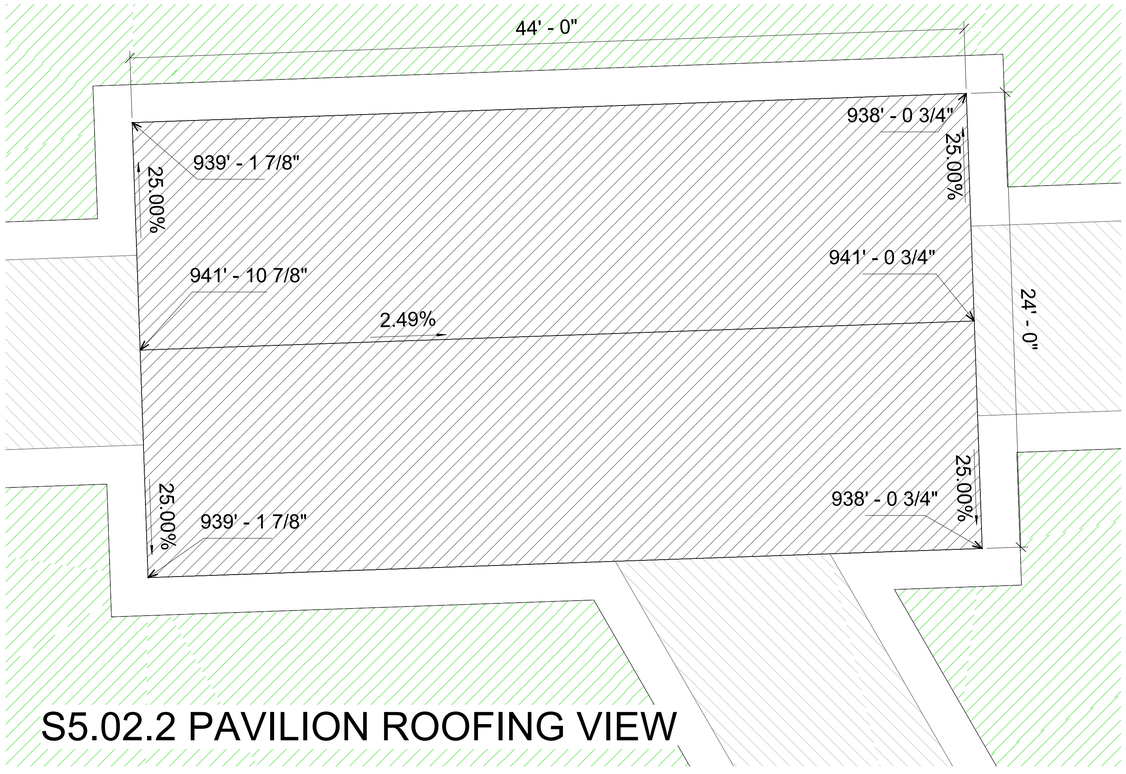
RIVERBANK PARKS
N RIVER ST. SITE
108 N RIVER ST.
MANCHESTER IOWA, 52057

SHEET NAME
STRUCTURAL DETAILS

SHEET NO.
S501



S5.02.1 PAVILION PLAN VIEW AND FURNITURE PLAN



S5.02.2 PAVILION ROOFING VIEW

PAVILION DETAIL NOTES	
NOTE NUMBER	NOTE TEXT
1	PAVILION SHOULD BE CONSTRUCTED PER THE SPECIFICATIONS AND DRAWINGS AVAILABLE FROM THE MANUFACTURER FIGTHROOM. EXACT MODEL IS 24' x 44' WOOD GABEL RECTANGULAR PAVILION
2	PLACEMENT OF SUPPORT COLUMNS IS SYMETRICAL ALONG CENTER VERTICAL AND HORIZONTAL LINES
3	PLACEMENT OF WOODEN PICNIC TABLES IS SYMMETRICAL ABOUT CENTER HORIZONTAL AND VERTICAL LINES
4	8" x 8" WOODEN SUPPORT COLUMN

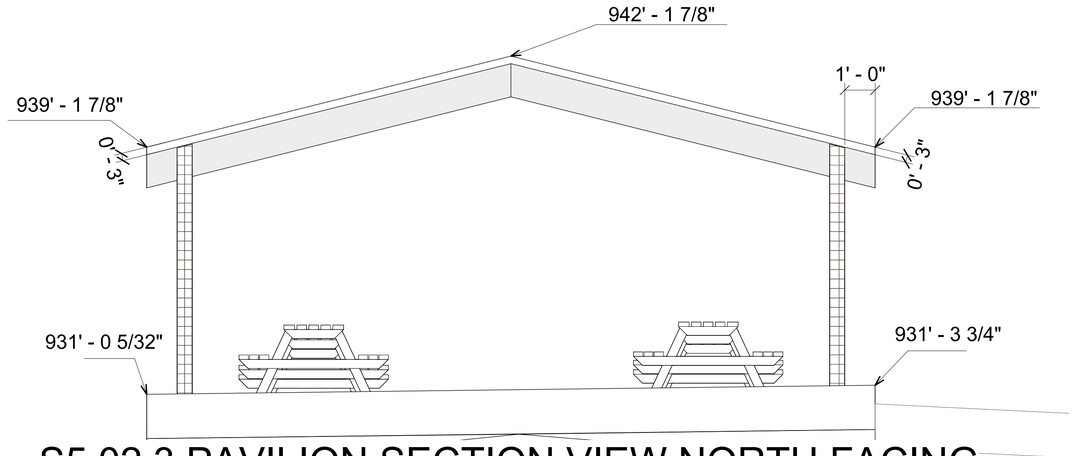
PAVILION SUPPORT COLUMN
8" x 8" - DARK WOOD

WOODEN PICNIC TABLE

EXISTING TRAIL 5.5" TYPE C PCC CONCRETE

NEW PAVILION PAD 5.5" TYPE C PCC CONCRETE

NEW PAVILION ROOF - DARK WOOD



S5.02.3 PAVILION SECTION VIEW NORTH FACING

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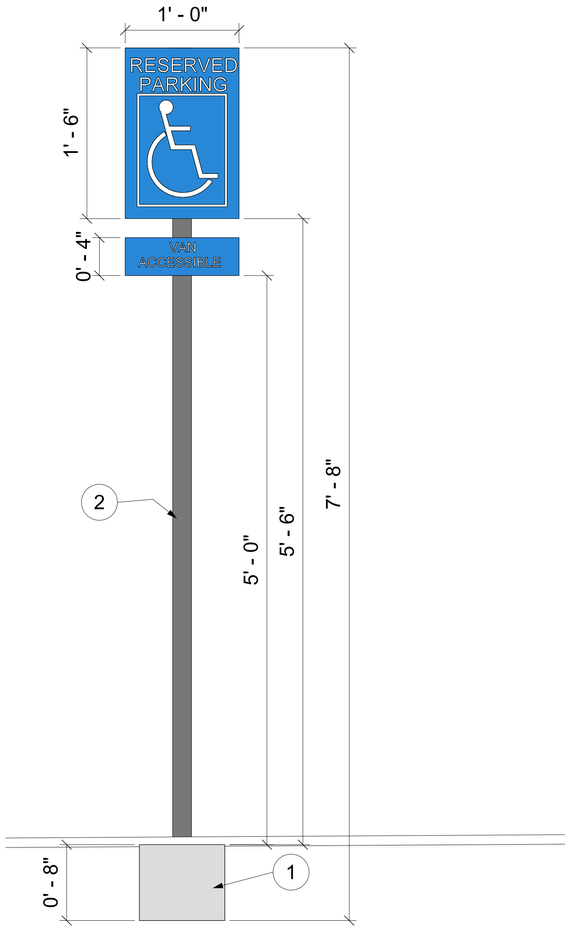
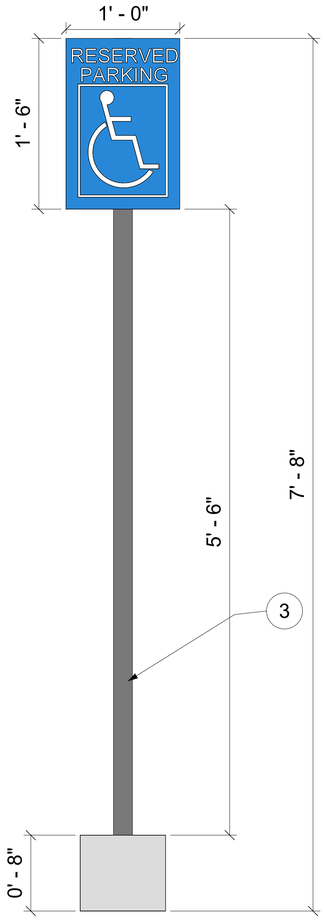
MANCHESTER IOWA, 52057

SHEET NAME
PHASE 4
PAVILLION
DETAILS

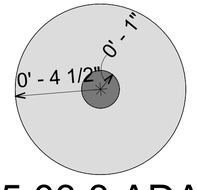
SHEET NO.
S502



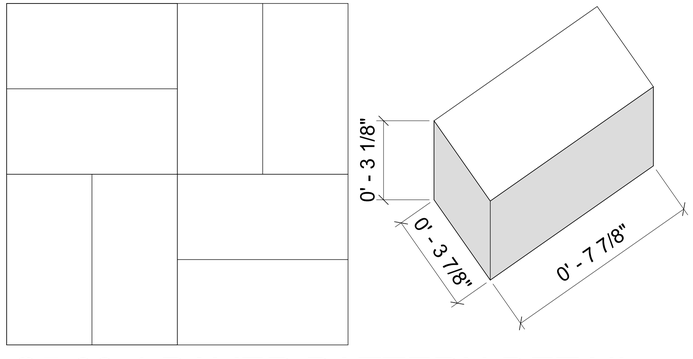
S5.03.1 ADA VAN ACCESSIBLE PARKING SIGN



S5.03.2 ADA ACCESSIBLE PARKING SIGN



S5.03.3 ADA ACCESSIBLE PARKING SIGN PLAN VIEW



S5.03.4 PAVER PATTERN DETAIL

SIGNAGE NOTES	
NOTE NUMBER	NOTE TEXT
1	CONCRETE CYLINDER FOR SIGN STABILITY. 9" DIAMETER 8" DEPTH
2	2" DIAMETER ALUMINUM POST THAT EXTENDS FROM THE TOP OF THE SIGN TO THE BOTTOM OF THE CONCRETE CYLINDER
3	DIAMETERS OF POST AND CONCRETE CYLINDER IDENTICAL TO S5.03.1

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SHEET NAME
MISC. STRUCTURAL DETAILS

SHEET NO.
S503