NW ROLLING DRIVE

NW HILLSIDE BOULEVARD

N. WARRIOR LANE / V AVENUE

NW PARKSIDE LANE

FUTURE PLAT

FUTURE PLAT

RUSSENBERGER PROPERTY

CRAWFORD PROPERTY

OUTLOT X (DETENTION)

GRADING LIMITS (TYP.)

100-YR ELEVATION =1021.61

OVERFLOW ELEVATION =1021.70

17.98'

16.48'

15.00' OVERLAND FLOWAGE EASEMENT

7.85'

7.43'

6.22'

6.46'

8.41'

7.13'

20.00' OVERLAND FLOWAGE EASEMENT

10.44'

15.42'

100-YEAR ELEVATION =1007.65

100-YEAR ELEVATION =1009.30

20.00' OVERLAND FLOWAGE EASEMENT

OVERFLOW ELEVATION =1009.44

OVERFLOW ELEVATION =1009.65

39.98'

25.00' OVERLAND FLOWAGE EASEMENT

1 MPE=1022.75

2 MPE=1022.75

3 MGS=1020.58

4 MGS=1019.08

5 MGS=1017.58

6 MGS=1016.09

7 MGS=1014.59

8 MPE=1010.75

9 MPE=1010.75

10 MPE=1010.75

11 MPE=1008.00

12 MPE=1008.00

GRADING LIMITS (TYP.)

15.00' OVERLAND FLOWAGE EASEMENT

OVERFLOW PATH (TYP.)

100-YEAR ELEVATION =1004.87

OVERFLOW ELEVATION =1004.87

32.35'

28.55'

OVERFLOW ELEVATION =1009.89

100-YEAR ELEVATION =1009.46

100-YEAR ELEVATION =1004.63

OVERFLOW ELEVATION =1004.80

20.00' OVERLAND FLOWAGE EASEMENT

10.00' OVERLAND FLOWAGE EASEMENT

54 MGS=1025.03

53 MGS=1023.51

52 MGS=1021.44

51 MGS=1019.37

50 MGS=1017.32

49 MGS=1014.86

48 MPE=1011.00

47 MPE=1011.00

100-YEAR ELEVATION =1021.67

10.00' OVERLAND FLOWAGE EASEMENT

NORMAL POOL ELEVATION =1002.60

OVERFLOW PATH (TYP.)

30.69'

30.19'

30.00'

30.06'

30.53'

31.27'

7.55'

100-YEAR ELEVATION =1008.98

OVERFLOW ELEVATION =1009.46

OVERFLOW ELEVATION =1024.14

100-YEAR ELEVATION =1009.42

OVERFLOW ELEVATION =1010.35

POND 1A OVERFLOW ELEVATION =1006.75

13 MPE=1010.25

100-YEAR ELEVATION =1021.50

100-YEAR ELEVATION =1020.87

100-YEAR ELEVATION =1020.85

14 MPE=1010.25

20.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT

OVERFLOW ELEVATION=1004.28

OVERFLOW ROUTE

10.00'

POND 1A TOP OF BERM ELEVATION =1008.25

EXISTING DUAL 24" CMP CULVERTS

46 MGS=1023.16

20.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT

OVERFLOW ELEVATION =1021.58

15 MPE=1010.25

OVERFLOW ELEVATION =1023.11

45 MGS=1023.16

10.00' OVERLAND FLOWAGE EASEMENT

POND 1A 100-YEAR ELEVATION =1005.74

100-YEAR PONDING ELEVATION=1004.28

44 MGS=1024.13

16 MPE=1010.25

17 MPE=1010.25

NORMAL POOL ELEVATION =1002.60

43 MGS=1025.18

5.00' (TYP.)

18 MPE=1010.25

42 MPE=1023.00

GRADING LIMITS (TYP.)

OVERFLOW PATH (TYP.)

19 MPE=1010.25

41 MPE=1023.00

5.00'

10.00' OVERLAND FLOWAGE EASEMENT

100-YEAR ELEVATION =1021.75

100-YEAR ELEVATION

40 MPE=1023.00

20

21

N

SCALE 0' 25' 50' 100'

P:\E: H:\2020\20161\DWG\EXHIBITS\20161E-GRADING EXHIBIT - 2026-11-10.DWG
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PLOTTED BY: CLINT OTTO TECH:
DESIGN: DRAWN: ENG:

REVISIONS	DATE
PREPARED	11/11/2026

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JMM | TECH: CWO

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

FOX VALLEY PLAT 1

GRADING PLAN

1/2

2011.617

NW HILLSIDE BOULEVARD

N. WARR

FUTURE PLAT

NW PARKSIDE LANE

OUTLOT X: (DETENTION)

RUSSENBERGER PROPERTY

CRAWFORD PROPERTY

NW ALDERLEAF DRIVE

NW ROLLING DRIVE

NW CRABTREE LANE

OUTLOT 'W' (DETENTION)

FUTURE ASHLEY ACRES

OVERFLOW ELEVATION =1024.14

100-YEAR ELEVATION =1009.42

OVERFLOW ELEVATION =1010.35

POND 1A OVERFLOW ELEVATION =1006.75

OVERFLOW ELEVATION=1004.28

OVERFLOW ROUTE

EXISTING DUAL 24" CMP CULVERTS

100-YEAR PONDING ELEVATION=1004.28

POND 1A TOP OF BERM ELEVATION =1008.25

10.00'

POND 1A 100-YEAR ELEVATION =1005.74

NORMAL POOL ELEVATION =1002.60

GRADING LIMITS (TYP.)

13 MPE=1010.25

14 MPE=1010.25

15 MPE=1010.25

16 MPE=1010.25

17 MPE=1010.25

18 MPE=1010.25

19 MPE=1010.25

20 MGS=1013.35

21 MPE=1010.25

22 MPE=1010.25

23 MPE=1014.00

24 MPE=1014.00

25 MPE=1018.25

26 MPE=1018.25

27 MPE=1020.15

28 MPE=1020.15

29 MPE=1020.15

30 MPE=1022.15

31 MPE=1022.15

32 MPE=1022.15

33 MPE=1022.15

34 MPE=1022.15

35 MPE=1022.15

36 MPE=1022.80

37 MPE=1022.80

38 MPE=1023.00

39 MPE=1023.00

40 MPE=1023.00

41 MPE=1023.00

42 MPE=1023.00

43 MGS=1025.18

44 MGS=1024.13

45 MGS=1023.16

46 MGS=1023.16

100-YEAR ELEVATION =1020.87

100-YEAR ELEVATION =1021.50

100-YEAR ELEVATION =1020.85

20.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT

OVERFLOW ELEVATION =1023.11

OVERFLOW ELEVATION =1021.58

10.00' OVERLAND FLOWAGE EASEMENT

5.00' (TYP.)

OVERFLOW PATH (TYP.)

5.00'

10.00' OVERLAND FLOWAGE EASEMENT

100-YEAR ELEVATION =1021.75

100-YEAR ELEVATION =1018.83

100-YEAR ELEVATION =1020.25

7.64'

15.00' OVERLAND FLOWAGE EASEMENT

100-YEAR ELEVATION =1022.28

OVERFLOW ELEVATION =1021.81

100-YEAR ELEVATION =1020.20

100-YEAR ELEVATION =1021.62

OVERFLOW ELEVATION =1021.80

100-YEAR ELEVATION =1022.27

100-YEAR ELEVATION =1022.44

100-YEAR ELEVATION =1021.36

OVERFLOW ELEVATION =1022.47

10.00' OVERLAND FLOWAGE EASEMENT

100-YEAR ELEVATION =1018.43

OVERFLOW ELEVATION =1018.98

POND 1B TOP OF BERM ELEVATION =1012.90

10.00'

POND 1B OVERFLOW ELEVATION =1011.40

OVERFLOW ELEVATION=1007.90

EXISTING 18" CMP CULVERT

OVERFLOW ROUTE

100-YEAR PONDING ELEVATION=1007.90

100-YEAR ELEVATION =1021.53

OVERFLOW ELEVATION =1022.54

OVERFLOW ROUTE

100-YEAR ELEVATION =1020.22

OVERFLOW ELEVATION =1017.25

NORMAL POOL ELEVATION =1008.00

11.02'

9.14'

20.11' OVERLAND FLOWAGE EASEMENT

8.59'

7.67'

100-YEAR ELEVATION =1018.81

7.76'

OVERFLOW ELEVATION =1021.13

7.63'

OVERFLOW PATH (TYP.)

11.40'

100-YEAR ELEVATION =1017.94

OVERFLOW ELEVATION =1019.07

10.47'

11.38'

100-YEAR ELEVATION =1015.97

16.17'

GRADING LIMITS (TYP.)

20.00' OVERLAND FLOWAGE EASEMENT

POND 1B 100-YEAR ELEVATION =1011.67

SCALE 0' 25' 50' 100'

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URBANDALE, IOWA 50322
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ENGINEER: JMM | TECH: CWO

REVISIONS	DATE
PREPARED	11/11/2026

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

FOX VALLEY PLAT 1

GRADING PLAN

2 / 2

2011.617

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