FOX VALLEY PLAT 3 & 4
GRADING PLAN

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: CWO

REVISIONS	DATE
	11/11/2026
PREPARED:	

OUTLOT 'Z' (PARKLAND)

PLAT 4

PLAT 3

NW CAMBRIDGE COURT

NW TULIP COURT

NW ALDERLEAF DRIVE

NW HILLSIDE BOULEVARD

NW MORNING TRACE CIRCLE

NW PAGODA CT

NW TULIP DRIVE

GRADING LIMITS

HIGH POINT ELEVATION =1019.87

HIGH POINT ELEVATION =1023.95

HIGH POINT ELEVATION =1015.25

OVERFLOW ELEVATION =1013.23

OVERFLOW ELEVATION =1012.62

OVERFLOW ELEVATION =1019.35

OVERFLOW ELEVATION =1019.18

OVERFLOW ELEVATION =1020.83

OVERFLOW ELEVATION =1013.79

OVERFLOW PATH (TYP.)

5' (TYP.)

7.54'

4.47'

5.38'

16.5'

6.21'

5.88'

5.00'

5.00'

6.13'

5.53'

5.48'

5.36'

4.32'

13.75'

5.63'

6.96'

8.93'

11.44'

1 MPE=1020.50
2 MPE=1020.50
3 MPE=1020.50
4 MPE=1020.50
5 MPE=1020.50
6 MPE=1020.50
7 MPE=1020.50
8 MPE=1020.50
9 MPE=1020.50
10 MPE=1020.50
11 MPE=1020.50
12 MGS=1013.34
13 MGS=1012.06
14 MGS=1010.74
15 MGS=1009.37
16 MGS=1008.12
17 MPE=1005.50
18 MPE=1005.50
19 MPE=1006.50
20 MGS=1009.05
21 MGS=1010.45
22 MGS=1011.75
23 MGS=1013.05
24 MPE=1015.25
25 MPE=1015.25
26 MPE=1015.25
27 MGS=1017.17
28 MPE=1013.25
29 MPE=1013.25
30 MPE=1015.25
31 MPE=1020.50
32 MPE=1020.50
33 MPE=1020.25
34 MPE=1020.25
35 MPE=1020.25
36 MPE=1020.25
19 MPE=1020.50
20 MPE=1020.50
21 MPE=1020.25
22 MPE=1020.50
23 MPE=1020.50
24 MPE=1020.25
25 MPE=1020.25
26 MPE=1020.25
27 MPE=1020.25
28 MPE=1020.50
29 MPE=1020.50
30 MPE=1020.50
31 MGS=1024.51
32 MPE=1022.00
33 MPE=1022.00
34 MPE=1022.00
35 MPE=1022.00
36 MPE=1022.00
37
38
39
40
41
42

SCALE 0' 25' 50' 100'

FILE: H:\2020\2007381\DWG\EXHIBITS\2007381-PLAT 3 & PLAT 4 GRADING EXHIBIT - 2026-11-11.DWG
DATE PLOTTED: 11/11/2026 10:17 AM
PLOTTED BY: CLINT OTTO
COMMENT: ENG:
TECH:

PLAT 4

PLAT 3

NW HILLSIDE BOULEVARD

NW MORNING TRACE CIRCLE

NW PAGODA CT

NW ALDERLEAF DRIVE

NW TULIP DRIVE

NW CRABTREE LANE

OUTLOT 'Y'
(DETENTION)
NORMAL POOL=1000.50

OVERFLOW PATH (TYP.)

OVERFLOW ELEVATION =1019.18

OVERFLOW ELEVATION =1020.83

MPE=1015.25

MPE=1020.25

MPE=1020.25

MPE=1022.00

23 MGS=1013.05

12 MGS=1013.34

22 MGS=1011.75

13 MGS=1012.06

21 MGS=1010.45

14 MGS=1010.74

20 MGS=1009.05

15 MGS=1009.37

19 MPE=1006.50

16 MGS=1008.12

18 MPE=1005.50

17 MPE=1005.50

6.13'

5.53'

5.48'

5.36'

4.32'

13.75'

5.63'

6.96'

8.93'

11.44'

GRADING LIMITS

POND 3 TOP OF BERM =1005.50

12' MAINTENANCE PATH

POND 3 100-YEAR ELEVATION=1003.21

POND 3 OVERFLOW ELEVATION =1004.00

POND 3B TOP OF BERM =1005.50

EXISTING FIELD INTAKE RIM=1003.52 FL(W)=1001.42

OVERFLOW TO SOUTH=1005.12

SCALE 0' 25' 50' 100'

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CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

FOX VALLEY PLAT 3 & 4
GRADING PLAN

2 / 2

2007.381

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