FUTURE BROOKHAVEN ESTATES

GRADING LIMITS

FUTURE PLAT

DETENTION POND 1A
NORMAL POOL ELEVATION=934.00
100-YEAR ELEVATION=943.67 (PLAT 1)
100-YEAR ELEVATION=941.11 (FULL BUILD-OUT)

EXISTING SANITARY SEWER MANHOLE
EXISTING RIM ELEV.=943.30'
ADJUSTED RIM ELEV.=940.25'

PROTECT EXISTING SANITARY MANHOLE

POND OVERFLOW ELEVATION AT FUTURE TRAIL=942.10
OVERFLOW ELEVATION (PLAT 1)=944.00

OVERFLOW ELEVATION =941.86

PROTECT EXISTING SANITARY MANHOLE

EXISTING POND OVERFLOW ELEVATION =943.50

EXISTING SANITARY SEWER MANHOLE
EXISTING RIM ELEV.=947.50'
(U.A.C.)

OVERFLOW ELEVATION =941.78

PLAT BOUNDARY

35 MPE=947.00
34 MPE=943.00
33 MPE=943.00
36 MPE=947.00
37 MPE=947.00
38 MPE=947.00
32 MPE=943.00
30 MPE=943.00
31 MPE=943.00
29 MPE=943.00
28 MPE=943.00
27 MPE=943.00
26 MPE=943.00
25 MPE=943.00
24 MPE=943.00
23 MPE=943.00
22 MPE=943.00
21 MPE=943.00
20 MPE=943.00
19 MPE=946.00

OVERFLOW ELEVATION =941.82

GRADING LIMITS

9TH AVENUE SW

35TH STREET SW

6TH AVE SW

GRADING LIMITS

OVERFLOW ELEVATION =945.83

PLAT BOUNDARY

11 MPE=943.00
12 MPE=943.00
13 MPE=943.00
14 MPE=943.00
15 MPE=943.00
16 MPE=943.00
18 MPE=942.50

FLOW FROM THE CLAY ESTATES POND SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

OVERFLOW ELEVATION =941.25

10 MPE=943.00
9 MPE=943.00
8 MPE=943.00
7 MPE=943.00
6 MPE=943.00
5 MPE=943.00
4 MPE=945.25
3 MPE=945.25
2 MPE=945.25
1 MPE=945.25
17 MPE=942.50

FUTURE PLAT

POND 2
TEMPORARY DETENTION BASIN
100-YEAR ELEVATION=943.93

OUTLOT 'Z'
DETENTION POND 1B
NORMAL POOL=931.15
100-YEAR ELEVATION=939.42 (PLAT 1)
100-YEAR ELEVATION=940.95 (FULL BUILD-OUT)

40' WEIR ELEVATION =943.00

OVERFLOW ELEVATION =944.10

OVERFLOW ELEVATION =942.59

36TH STREET SW

OVERFLOW ELEVATION =941.50

PLAT BOUNDARY

GRADING LIMITS

N

SCALE
0' 30' 60' 120'

FILE: H:\2016\1609482\DWG\1609482-GRADING.DWG
PLOT DATE: 4/4/2017 12:18 PM
PLOTTED BY: JARED MURRAY
SCALED: 1"=60'
TECH:
COMMENT:
ENG:

| REVISIONS | DATE |
|---|---|
| THIRD SUBMITTAL | 04/03/17 |
| SECOND SUBMITTAL | 03/24/17 |
| FIRST SUBMITTAL | 02/09/17 |

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ENGINEER: EKO | EI: GH

CIVIL DESIGN ADVANTAGE
ALTOONA, IOWA

# BROOKHAVEN ESTATES PLAT 1
## GRADING PLAN

8/30
1609.482