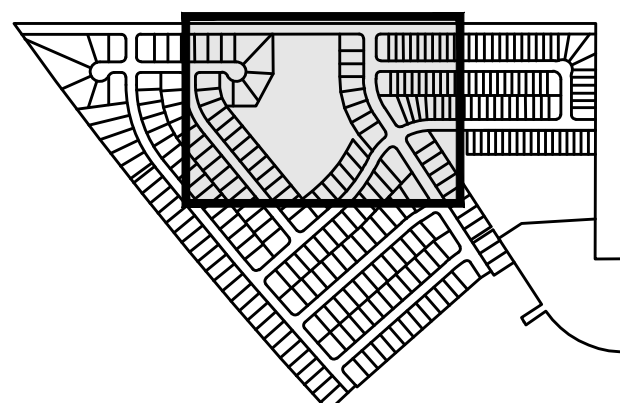
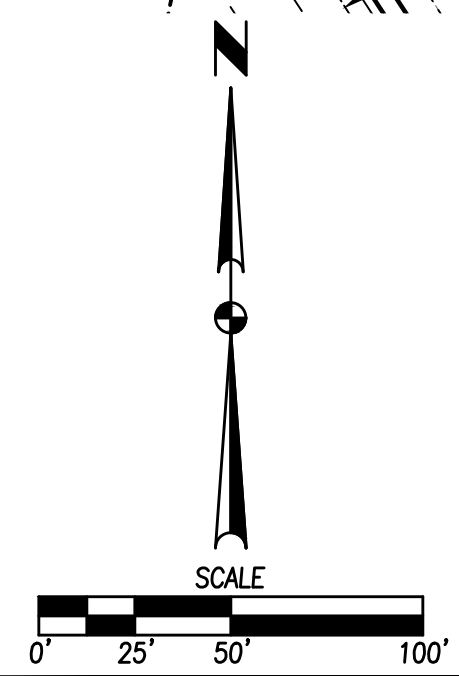


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 PLOTTED BY: GAE HEROD, TECH

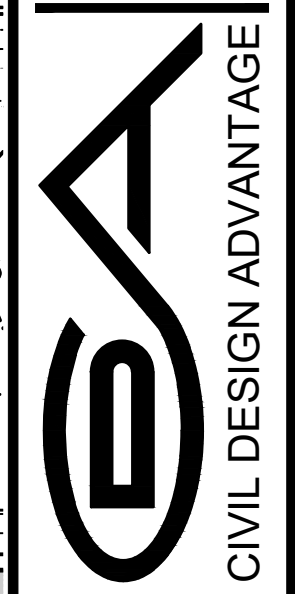


SHEET INDEX



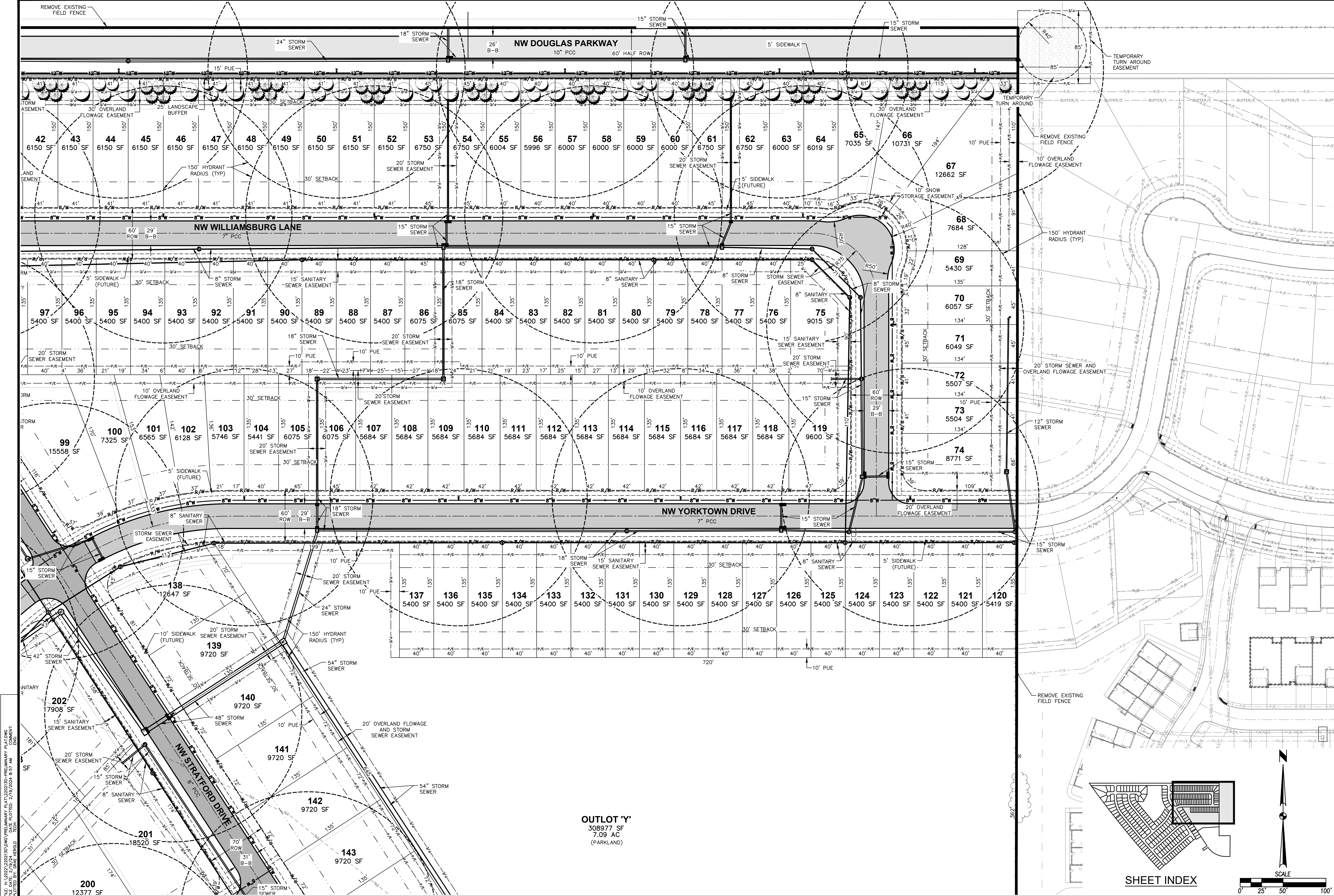
DATE	REVISIONS
02/16/2024	FIRST SUBMITTAL
01/23/2024	SECOND SUBMITTAL

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



WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

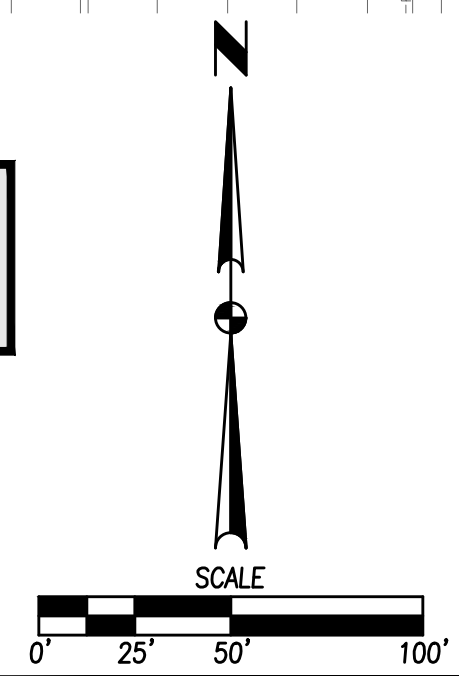
STRATFORD CROSSING PHASE III
PRELIMINARY PLAT
3
13
 2202.130



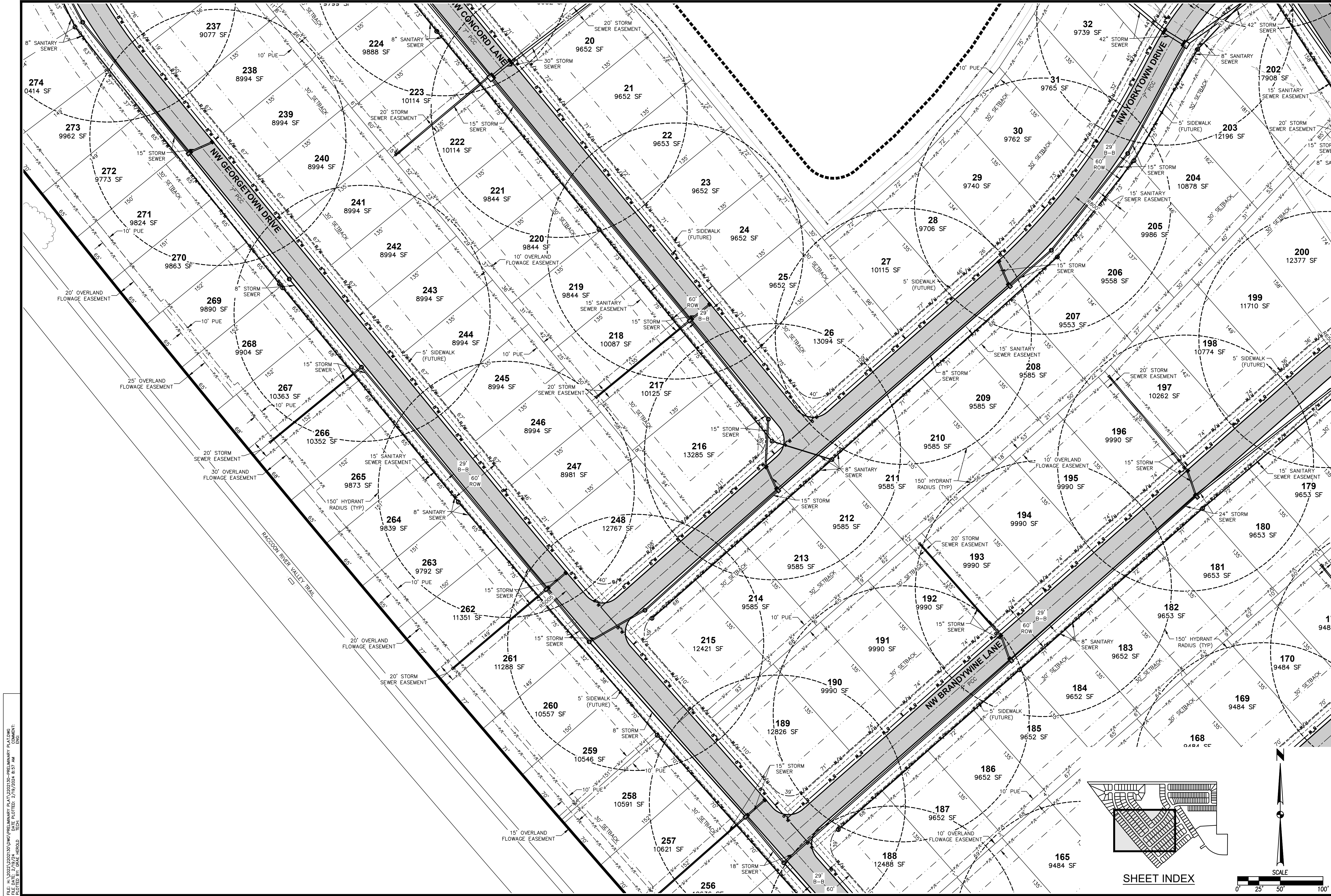
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 PLOTTED BY: GBAE HEROLD DATE: 2/19/2024 8:57 AM
 DRAWING NO.: 2202130-01

OUTLOT 'Y'
 308977 SF
 7.09 AC
 (PARKLAND)

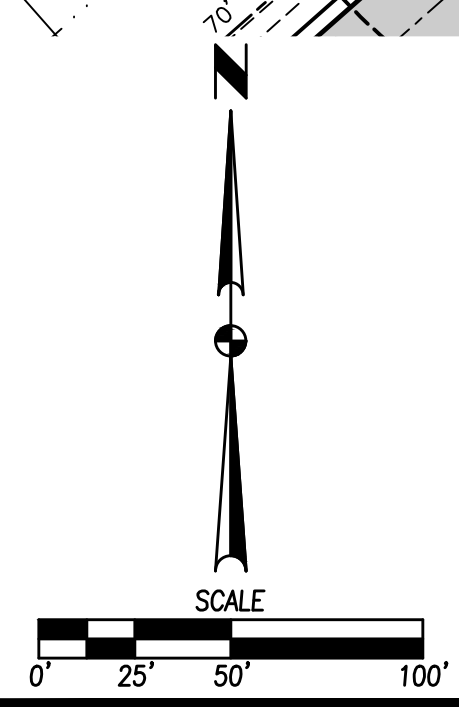
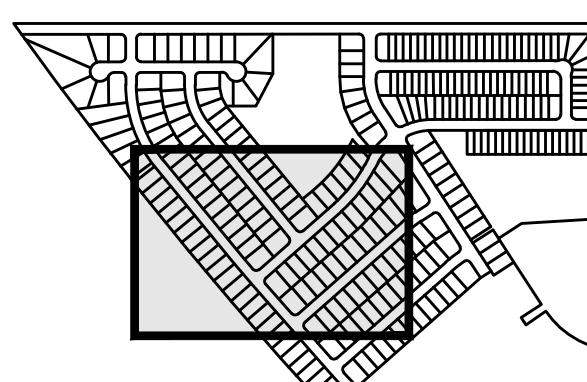
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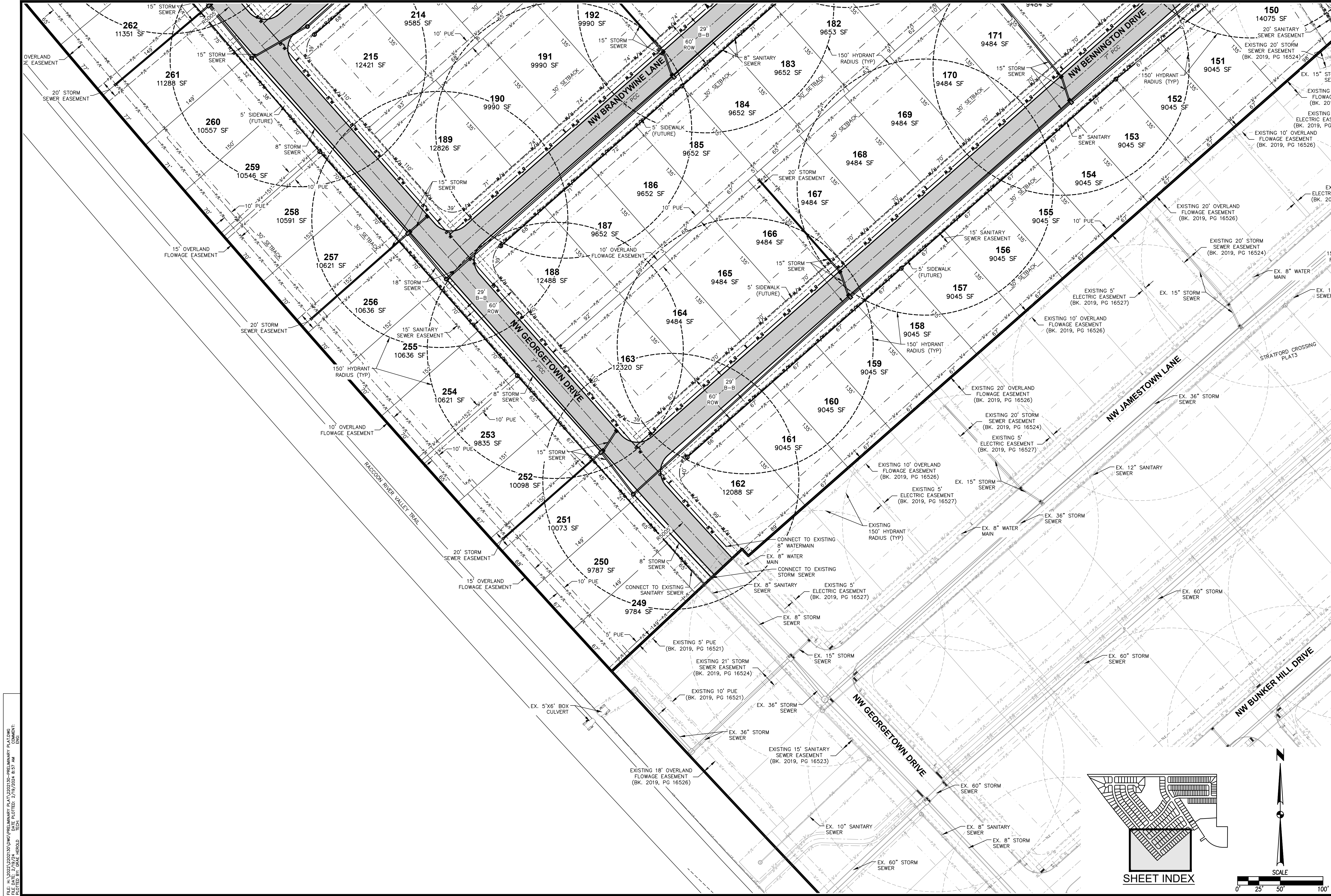
<p>DATE</p> <p>02/16/2024</p>	<p>REVISIONS</p> <p>SECOND SUBMITTAL FIRST SUBMITTAL</p>
<p>4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410</p>	
<p>ENGINEER: GH</p>	
<p>ENGINEER: EKO</p>	
<p>WAUKEE, IOWA</p>	
<p>STRATFORD CROSSING PHASE III</p>	
<p>PRELIMINARY PLAT</p>	
<p>4 / 13</p>	
<p>2202.130</p>	



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 PLOTTED BY: GBAE HEROLD DATE: 2/19/2024 8:57 AM
 DRAWING NO. 2202130-01



	DATE	02/16/2024
	REVISIONS	01/23/2024
STRATFORD CROSSING PHASE III PRELIMINARY PLAT	SECOND SUBMITTAL	ENGINEER: GH
	FIRST SUBMITTAL	ENGINEER: EKO
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410	CIVIL DESIGN ADVANTAGE WAUKEE, IOWA	
5 13	2202.130	



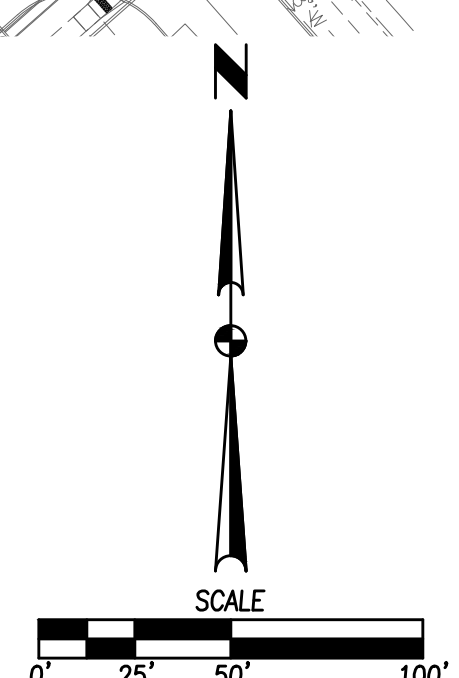
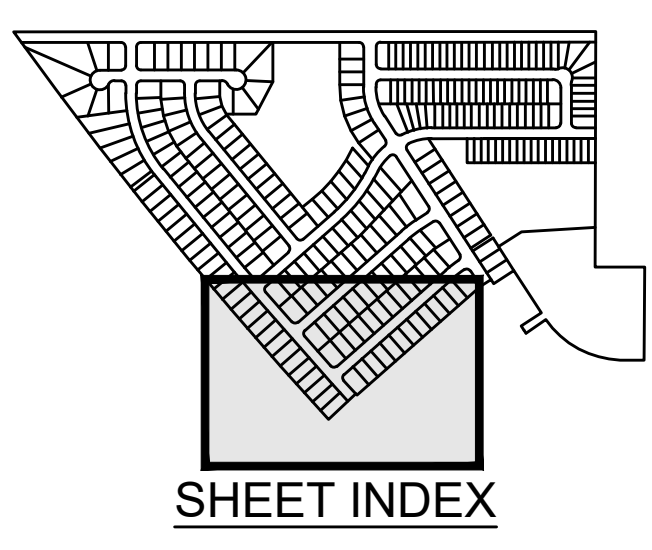
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 DWG: 2202130-01.DWG

DATE	REVISIONS
02/16/2024	SECOND SUBMITTAL
01/23/2024	FIRST SUBMITTAL

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



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
STRATFORD CROSSING PHASE III
PRELIMINARY PLAT
 7/13
 2202.130





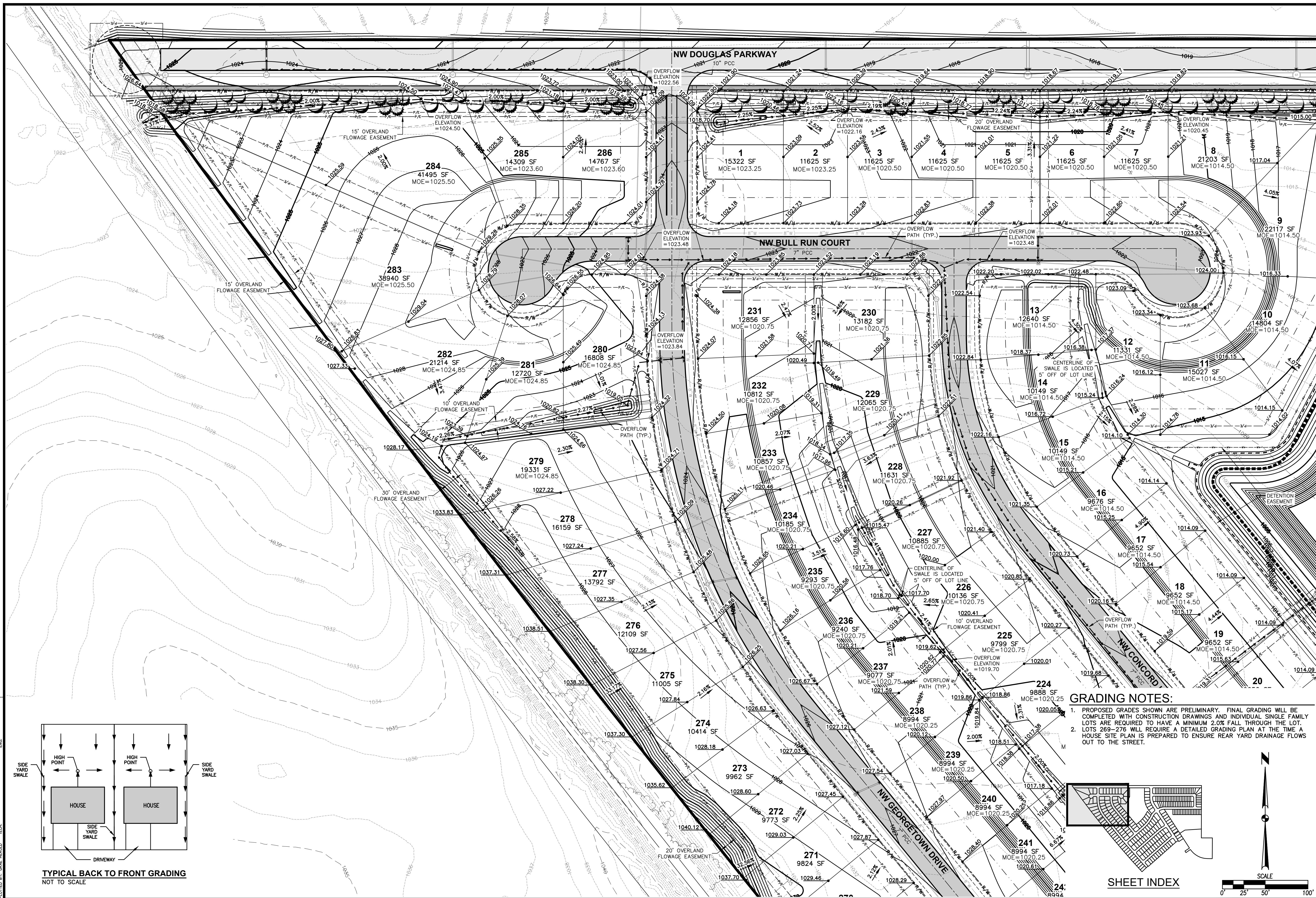
DATE	02/16/2024
REVISIONS	
SECOND SUBMITTAL	
FIRST SUBMITTAL	

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

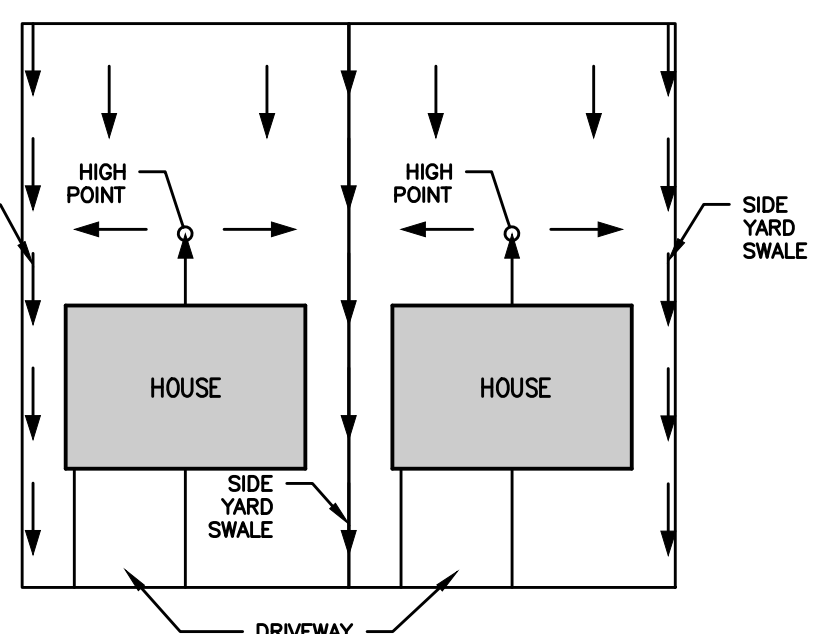


CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

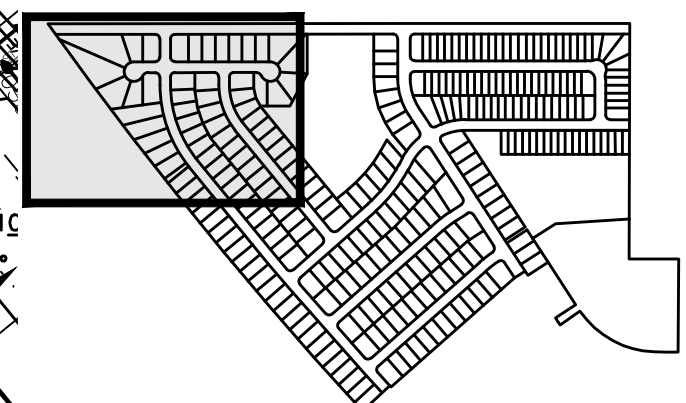
STRATFORD CROSSING PHASE III
PRELIMINARY PLAT



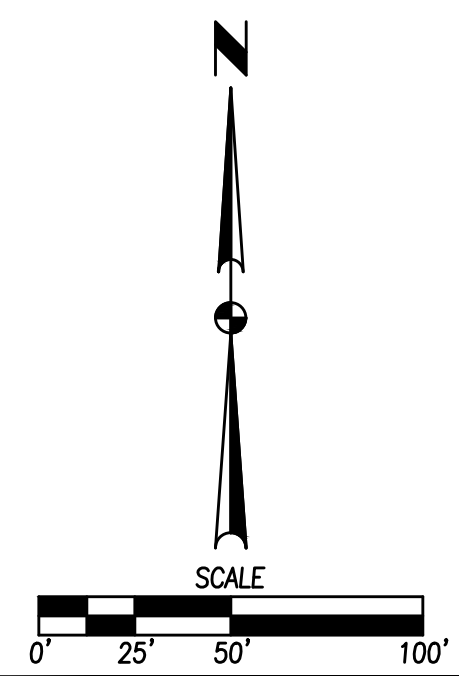
- GRADING NOTES:**
1. PROPOSED GRADES SHOWN ARE PRELIMINARY. FINAL GRADING WILL BE COMPLETED WITH CONSTRUCTION DRAWINGS AND INDIVIDUAL SINGLE FAMILY LOTS ARE REQUIRED TO HAVE A MINIMUM 2.0% FALL THROUGH THE LOT.
 2. LOTS 269-276 WILL REQUIRE A DETAILED GRADING PLAN AT THE TIME A HOUSE SITE PLAN IS PREPARED TO ENSURE REAR YARD DRAINAGE FLOWS OUT TO THE STREET.



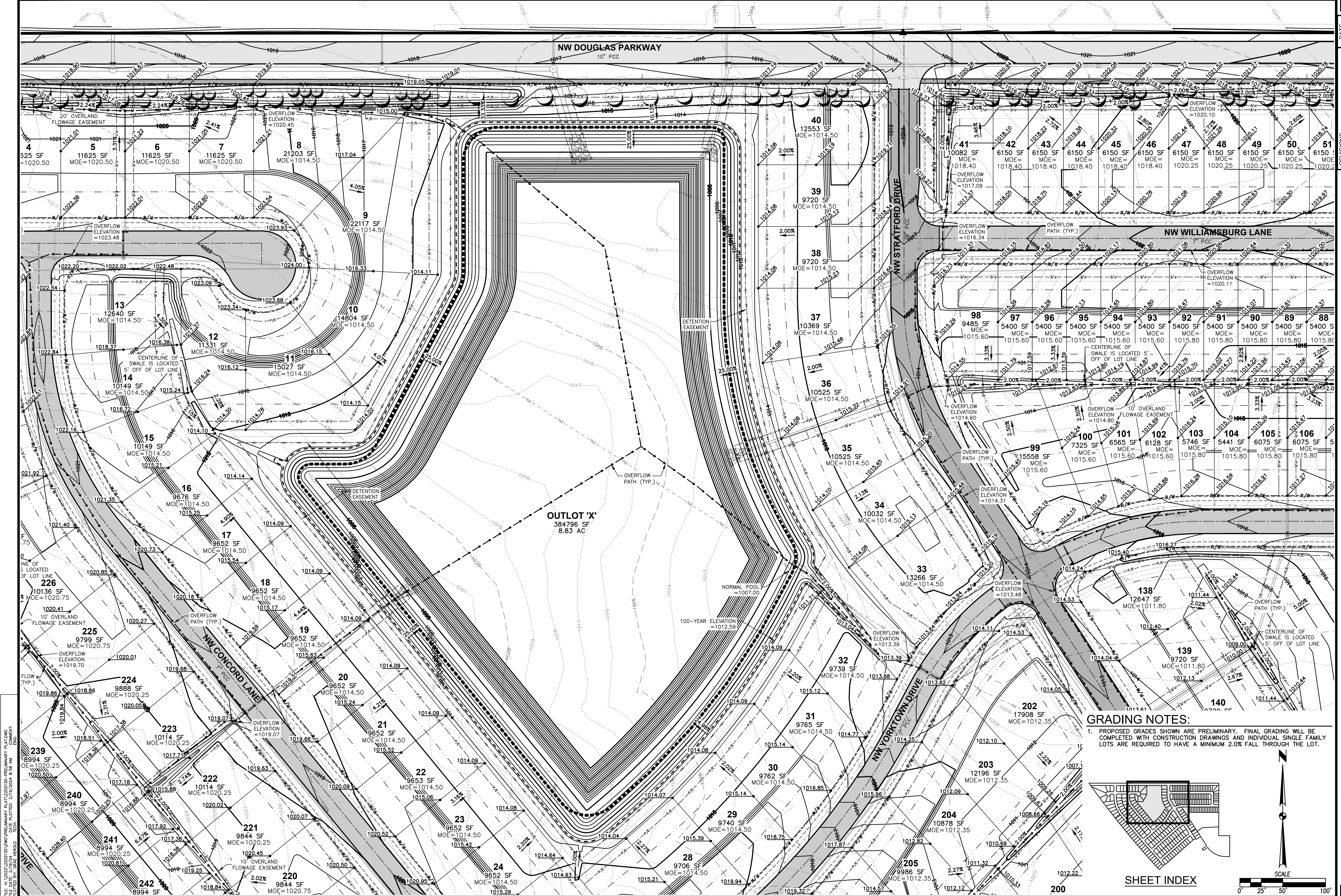
TYPICAL BACK TO FRONT GRADING
 NOT TO SCALE



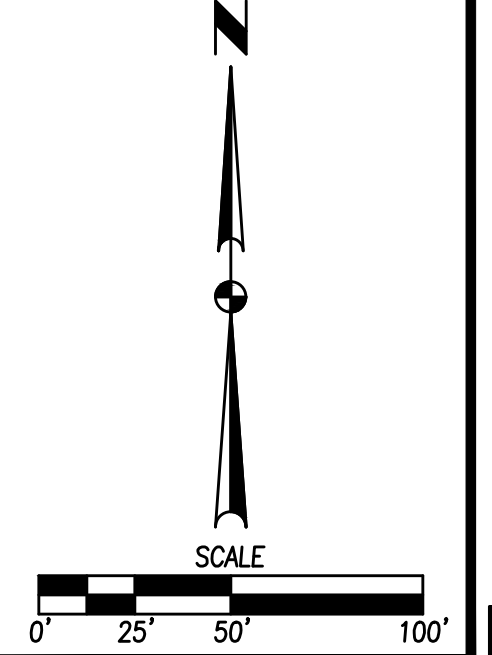
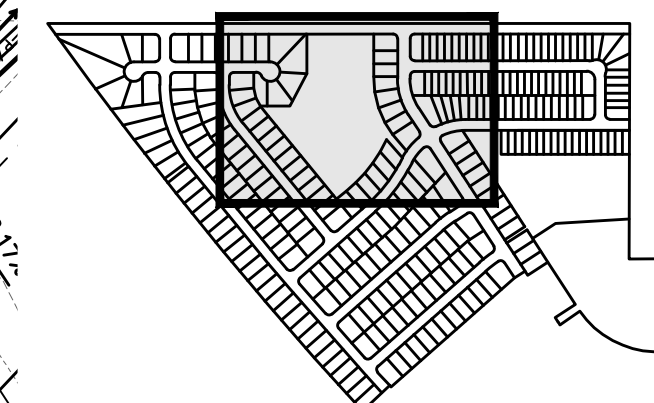
SHEET INDEX



FILE: H:\2022\2202.130\2202.130-PRELIMINARY PLATING
 PRELIMINARY PLAT PLOTTED: 2/16/2024 8:57 AM
 PLOTTED BY: GHAZ MEROD
 TECH: GHAZ MEROD



GRADING NOTES:
 1. PROPOSED GRADES SHOWN ARE PRELIMINARY. FINAL GRADING WILL BE COMPLETED WITH CONSTRUCTION DRAWINGS AND INDIVIDUAL SINGLE FAMILY LOTS ARE REQUIRED TO HAVE A MINIMUM 2.0% FALL THROUGH THE LOT.



FILE: H:\2022\220210\20\PRELIMINARY PLAT\220210-01-PRELIMINARY PLATING ELEMENTS
 PLOTTED BY: GAC HEROD, TDK
 DATE: 2/19/2024 8:55 AM

DATE	REVISIONS
02/16/2024	FIRST SUBMITTAL
01/23/2024	SECOND SUBMITTAL

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



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

STRATFORD CROSSING PHASE III
PRELIMINARY PLAT

