



Mount
Vernon
IOWA

**City of Mt. Vernon
Planning and Zoning Commission
February 26, 2025 6:30 PM
City Hall, 213 1st Street NW**

MEETING PACKET

Remote / Zoom Access:

For those who are unable to attend please log onto Zoom 5-10 minutes prior to the meeting. Contact staff member Leigh Bradbury at (319) 929-6541 for a link to be emailed to you, or log on utilizing the meeting ID#: **687 626 2505**

**City of Mount Vernon
Planning and Zoning Commission
City Hall 213 First St NW
February 26, 2025 6:30 PM**



AGENDA

1. Call to Order / Roll Call
2. Approval of Agenda
3. Approval of Minutes – January 2, 2025 and January 22, 2025
4. Public Discussion: Items not on the agenda. Each citizen is limited to 5 minutes
5. Final Plat – Stonebrook 10th Addition
6. Adjournment

PLANNING & ZONING COMMISSION
Meeting Minutes
January 2, 2025

The Mount Vernon Planning & Zoning Commission met at 6:30 p.m. on January 2, 2025 at City Hall, 213 First St NW, Mount Vernon, IA; with the option of attendance via Zoom.

The meeting was called to order at 6:35 p.m. by Jay Willems.

Attendees: Attending in person were commission members Jay Willems, Jake Buster, Jacob Lindauer and Mary Horst, City staff member Leigh Bradbury, and guests Meredith Hoffman and Paul Desmond (via Zoom). Commission members Truman Jordan and Cathy George were absent.

Approval of Agenda: Motion to approve, Horst; seconded by Lindauer. All in favor.

Approval of Minutes – November 13, 2024: Motion to approve, Horst; seconded by Buster. All in favor.

Public discussion - items not on the agenda: None

Item #5: Rezoning Application - 1040 2nd Avenue NW to Limited Industrial

The public hearing was opened and closed without comment. Discussion included the established use of this parcel, a description of existing structures on the property, provision of street access and zoning of adjacent properties.

The established use of this parcel was storage of vehicles, equipment and supplies for provision of City Services by the Public Works Department. Structures include two pole buildings, one open-bay and one with overhead doors. The second pole building was built as an addition to an existing cinder-block structure with several vehicle bays, overhead doors and an office/storage area.

A perpetual access easement was established by Council resolution on November 4, 2024, and has been subsequently recorded with Linn County.

Zoning of adjacent properties includes Traditional Residential with a Public use Overlay, High Density Residential and Limited Industrial. Parkland west of the municipal pool (TR / Public Use) provides a buffer to a west-lying residential neighborhood. The Union Pacific

Railway borders this parcel on the north, with High-Density Residential on the other side. Adjacent properties to the northeast and east are zoned Limited Industrial.

Move to approve rezoning of 217 1st Street NW to Limited Industrial by Buster; seconded by Horst. All in favor.

Item #6: Site Plan Review of 217 1st St. NW - Old Fire Station / MV Brews LLC

Meredith Hoffman, representing MV Brews, attended the meeting in person. Paul Desmond, architect for the project, attended via Zoom. Discussion items included patron and employee parking, alley access and concern for adjacent residential uses.

Parking: Construction of the deck and canopy area on the east side of the building will eliminate several private parking spaces. Staff noted there are no on-site parking requirements for properties within the CBD district. Hoffman indicated patrons are primarily anticipated in late afternoon and evening hours, when surrounding businesses and City Hall will be closed. Pedestrian and bicycle traffic is also expected with the venue being dog-friendly and providing bicycle parking.

Alley Access: Delivery trucks will primarily utilize the rear alley entrance. Hoffman expressed interest in having this previously-closed alleyway re-opened, to allow thru-traffic. This would reduce cross-traffic with delivery trucks and pedestrians in the parking lot east of the building. The alley was terminated on the west end of the block a number of years ago for unknown reasons and is currently being used intermittently by adjacent property owners for storage of a boat and other personal items. City staff has provided verbal notification that the alley will need to remain clear. Lindauer and Buster noted that opening the alley would also be beneficial for emergency responders. Staff will research the reason for closure to see if this is a possibility. Hoffman will make a written request for consideration by city administrators.

Impact on Adjacent Properties: Other discussion involved dumpster enclosure and location on the back of the building. Screening is planned on the west side of the patio area to provide a buffer to the adjacent residential use, which lies within the CBD district and therefore does not benefit from any additional protection (buffering requirements are for properties in an adjacent and more intensive *district*, not use).

Motion to approve the Site Plan for 217 1st St NW by Lindauer; seconded by Horst. All in favor.

Move to adjourn at 6:52 p.m. by Buster.

PLANNING & ZONING COMMISSION
Meeting Minutes
January 22, 2025

The Mount Vernon Planning & Zoning Commission met at 6:30 p.m. on January 22, 2025 at City Hall, 213 First St NW, Mount Vernon, IA; with the option of attendance via Zoom.

Call to Order: At 6:34 p.m., Commission Chair Truman Jordan called the meeting to order.

Roll Call: With the resignation of commission member Jake Buster, there are two vacancies on the board, so five members were present: Truman Jordan, Jay Willems, Jacob Lindauer, Cathy George and Mary Horst. City staff member Leigh Bradbury and guest Kacie Bonjour with Kwik Trip, Inc. also attending.

Agenda Approval: Staff noted one change to the agenda, moving approval of the January 2, 2025, minutes to the next meeting. Motion to approve with this amendment, George; seconded by Willems. All in favor.

Public discussion - items not on the agenda: Tom Wieseler, Mayor of Mount Vernon, was present to express appreciation to Commission members for their service, noting the importance of having their informed and discerning consideration of the matters before them, while also inquiring as to any questions they may have.

Item #5: Rezoning Plat of Survey #2857 to General Commercial (GC)

The public hearing on rezoning Plat of Survey (POS) #2857 was opened and closed without comment.

Discussion included adjacent Plat of Survey #2856, which lies to the east, and parcels immediately to the north of POS#2857. Staff confirmed the zoning of these parcels to be General Commercial (GC) within the US30 Master Plan Overlay (“the Plan”), which requires all parcels be rezoned in conjunction with the Future Land Use map prior to development or redevelopment. General Commercial has a permitted use of Highway-Oriented Commercial, which is restricted to a maximum of two of four corners at the intersection of Hwy 1 and US Hwy 3.

Motion to approve rezoning Plat of Survey #2857 to General Commercial (GC), Lindauer; seconded by Willems. All in favor.

Item #6: Plat of Survey #2898

Applicant seeks to combine Plats of Survey #2856 and #2857 into one parcel as represented by Plat of Survey #2898. Parcel B will be dedicated for Rachel Street SW right of way, connecting with Highway 1 and allowing for future expansion to the west.

Motion to approve Plat of Survey #2898, Willems; seconded by Lindauer. All in favor.

Item #7: Site Plan Review - KwikStar

Real Estate Manager Kacie Bonjour was present to answer questions on behalf of Kwik Trip, Inc. Miss Bounjour noted the site plan is a third generation store and a standard site plan that has been used in several locations. Kwik Trip Store Engineer Trent Kastenschmidt, City Engineer Dave Schechinger, Kacie Bonjour and Planning staff member Bradbury met via zoom early on January 22, 2025, to discuss comments and recommendations contained within the staff report. The following updates were provided:

- Site articulation has been revised to address the turning radius on the west access point.
- Additional signage will be placed curbside along the diesel canopy to discourage overnight and long-term parking.
- Lighting:
 1. Light levels will remain constant due to 24-hour store operations.
 2. Fuel canopy and front entry fixtures will be converted to full cutoff fixtures.
 3. Fuel canopy illumination levels must be 40 fc or less under the gas canopy and 60 fc or less under the diesel canopy.
 4. Forward-cast fixtures are approved between the canopy and store entrance for pedestrian / vehicle safety.
 5. Color temps will be reduced to 4000K.
- Kwik Trip requests deferred installation of sidewalks. Staff noted that while sidewalk exists directly across Hwy 1 along Rachel Street SE, there is a significant gap along Glenn Street. The City's sidewalk program is not expected to begin addressing sidewalk infill until calendar years 2026-2027. Bonjour noted that lack of development west of the site also results in a dead-end, eliminating any demand for thru-traffic.

Planning & Zoning Commission Mtg Minutes – January 22, 2025

Staff recommendation, per this discussion, is for sidewalk installation to occur once infill is completed along Glenn Street and pedestrian or bicycle traffic on Rachel exists, indicating a need for safe crossing at the intersection with Hwy 1.

- Outdoor merchandising is anticipated to include a gas canister cage, ice machine, stacked firewood and salt. Merchandising will remain subject to approval as provided by the US30 Master Plan.
- A brick column wrap will be added to the fuel island canopies at 9' in height.
- Engineers from both parties will continue to work with owners Dan and Ray Stoner to establish the location of storm water easements.

Willems moved to approve the site plan with the noted adjustments, subject to approval of storm and utility easements by the City Engineer. Motion seconded by George. All in favor.

Move to adjourn at 7:34 p.m. by Jake Lindauer.

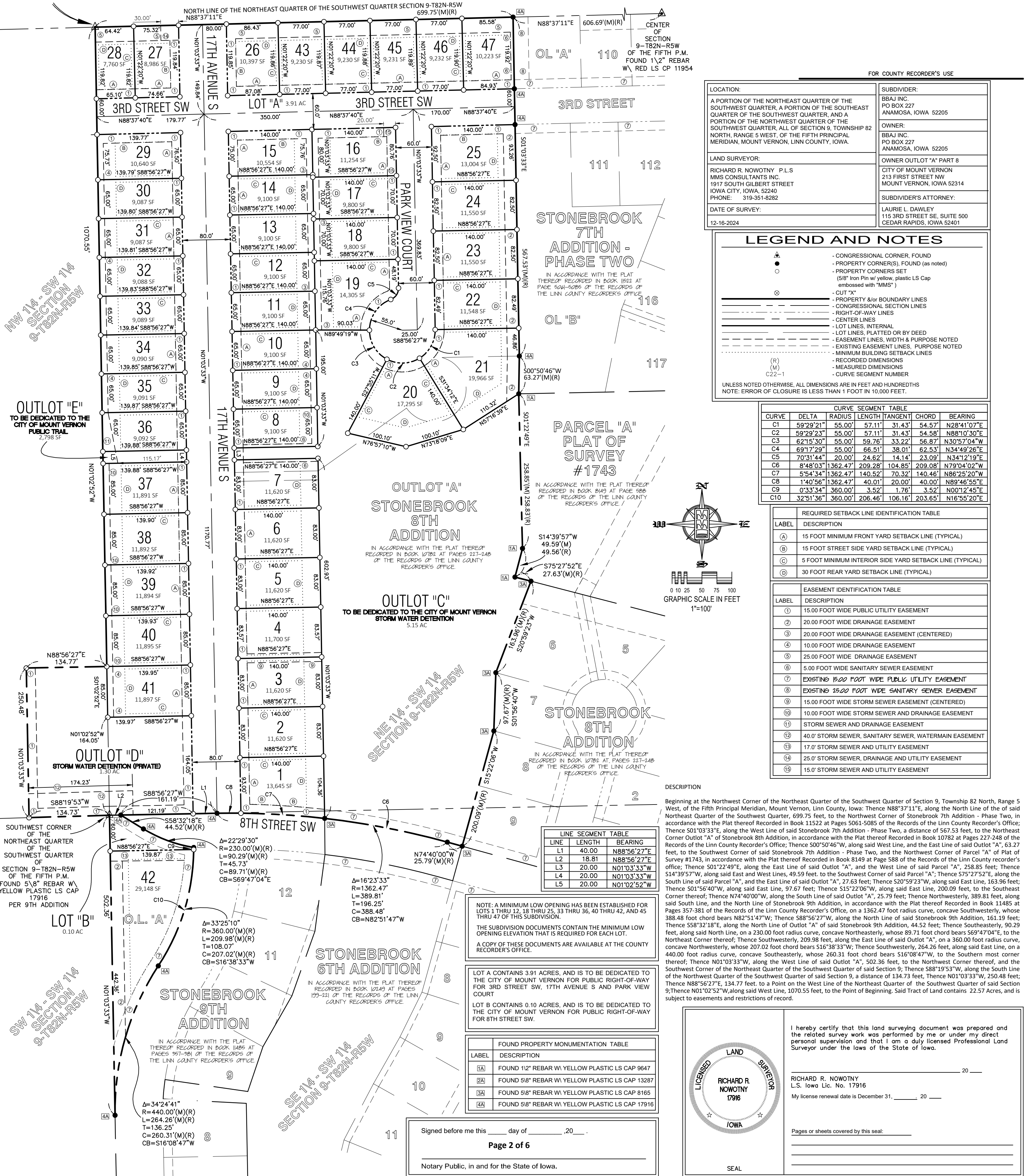
POINT OF BEGINNING

NORTHWEST CORNER OF THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
OF
SECTION 9-T82N-R5W
OF THE FIFTH P.M.
FOUND 1 1/2" REBAR W/ RED LS CP 11954

SE 1/4 - NW 1/4
SECTION
9-T82N-R5W

**FINAL PLAT
STONEBROOK 10TH ADDITION**

(INCLUDING OUTLOT "A" OF STONEBROOK 8TH ADDITION, AND OUTLOT "A" OF STONEBROOK 9TH ADDITION)
TO MOUNT VERNON, LINN COUNTY, IOWA



FOR COUNTY RECORDER'S USE

LOCATION: A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL OF SECTION 9, TOWNSHIP 82 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, MOUNT VERNON, LINN COUNTY, IOWA.	SUBDIVIDER: BBAJ INC. PO BOX 227 ANAMOSA, IOWA 52205 OWNER: BBAJ INC. PO BOX 227 ANAMOSA, IOWA 52205 OWNER OUTLOT "A" PART B CITY OF MOUNT VERNON 213 FIRST STREET NW MOUNT VERNON, IOWA 52314 SUBDIVIDER'S ATTORNEY: LAURIE L. DAWLEY 115 3RD STREET SE, SUITE 500 CEDAR RAPIDS, IOWA 52401
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	DATE OF SURVEY: 12-16-2024

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- CUT "X"
- PROPERTY &/OR BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- MINIMUM BUILDING SETBACK LINES
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS
NOTE: ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 10,000 FEET.

CURVE SEGMENT TABLE

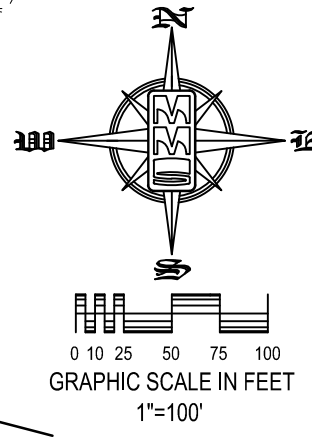
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	59°29'21"	55.00'	57.11'	31.43'	54.57'	N28°41'07"E
C2	59°29'23"	55.00'	57.11'	31.43'	54.58'	N88°10'30"W
C3	62°15'30"	55.00'	59.76'	33.22'	56.87'	N30°57'04"W
C4	69°17'29"	55.00'	66.51'	38.01'	62.53'	N34°49'26"E
C5	70°31'44"	20.00'	24.62'	14.14'	23.09'	N34°12'19"E
C6	8°48'03"	1362.47'	209.28'	104.85'	209.08'	N79°04'02"W
C7	5°54'34"	1362.47'	140.52'	70.32'	140.46'	N86°25'20"W
C8	1°40'56"	1362.47'	40.01'	20.00'	40.00'	N89°46'55"E
C9	0°33'34"	360.00'	3.52'	1.76'	3.52'	N00°12'45"E
C10	32°51'36"	360.00'	206.46'	106.16'	203.65'	N16°55'20"E

REQUIRED SETBACK LINE IDENTIFICATION TABLE

LABEL	DESCRIPTION
(A)	15 FOOT MINIMUM FRONT YARD SETBACK LINE (TYPICAL)
(B)	15 FOOT STREET SIDE YARD SETBACK LINE (TYPICAL)
(C)	5 FOOT MINIMUM INTERIOR SIDE YARD SETBACK LINE (TYPICAL)
(D)	30 FOOT REAR YARD SETBACK LINE (TYPICAL)

EASEMENT IDENTIFICATION TABLE

LABEL	DESCRIPTION
(1)	15.00 FOOT WIDE PUBLIC UTILITY EASEMENT
(2)	20.00 FOOT WIDE DRAINAGE EASEMENT
(3)	20.00 FOOT WIDE DRAINAGE EASEMENT (CENTERED)
(4)	10.00 FOOT WIDE DRAINAGE EASEMENT
(5)	25.00 FOOT WIDE DRAINAGE EASEMENT
(6)	5.00 FOOT WIDE SANITARY SEWER EASEMENT
(7)	EXISTING 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT
(8)	EXISTING 15.00 FOOT WIDE SANITARY SEWER EASEMENT
(9)	15.00 FOOT WIDE STORM SEWER EASEMENT (CENTERED)
(10)	10.00 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT
(11)	STORM SEWER AND DRAINAGE EASEMENT
(12)	40.0' STORM SEWER, SANITARY SEWER, WATERMAIN EASEMENT
(13)	17.0' STORM SEWER AND UTILITY EASEMENT
(14)	25.0' STORM SEWER, DRAINAGE AND UTILITY EASEMENT
(15)	15.0' STORM SEWER AND UTILITY EASEMENT



LINE SEGMENT TABLE

LINE	LENGTH	BEARING
L1	40.00'	N88°56'27"E
L2	18.81'	N88°56'27"E
L3	20.00'	N01°03'33"W
L4	20.00'	N01°03'33"W
L5	20.00'	N01°02'52"W

NOTE: A MINIMUM LOW OPENING HAS BEEN ESTABLISHED FOR LOTS 1 THRU 12, 18 THRU 25, 33 THRU 36, 40 THRU 42, AND 45 THRU 47 OF THIS SUBDIVISION.
THE SUBDIVISION DOCUMENTS CONTAIN THE MINIMUM LOW OPENING ELEVATION THAT IS REQUIRED FOR EACH LOT.
A COPY OF THESE DOCUMENTS ARE AVAILABLE AT THE COUNTY RECORDER'S OFFICE.

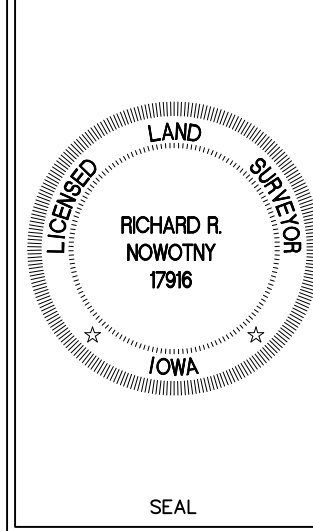
LOT A CONTAINS 3.91 ACRES, AND IS TO BE DEDICATED TO THE CITY OF MOUNT VERNON FOR PUBLIC RIGHT-OF-WAY FOR 3RD STREET SW, 17TH AVENUE S AND PARK VIEW COURT
LOT B CONTAINS 0.10 ACRES, AND IS TO BE DEDICATED TO THE CITY OF MOUNT VERNON FOR PUBLIC RIGHT-OF-WAY FOR 8TH STREET SW.

FOUND PROPERTY MONUMENTATION TABLE

LABEL	DESCRIPTION
(1A)	FOUND 1 1/2" REBAR W/ YELLOW PLASTIC LS CAP 9647
(2A)	FOUND 5/8" REBAR W/ YELLOW PLASTIC LS CAP 13287
(3A)	FOUND 5/8" REBAR W/ YELLOW PLASTIC LS CAP 8165
(4A)	FOUND 5/8" REBAR W/ YELLOW PLASTIC LS CAP 17916

Signed before me this _____ day of _____, 20____.
Page 2 of 6
Notary Public, in and for the State of Iowa.

Beginning at the Northwest Corner of the Northeast Quarter of the Southwest Quarter of Section 9, Township 82 North, Range 5 West, of the Fifth Principal Meridian, Mount Vernon, Linn County, Iowa; Thence N88°37'11"E, along the North Line of the said Northeast Quarter of the Southwest Quarter, 699.75 feet, to the Northwest Corner of Stonebrook 7th Addition - Phase Two, in accordance with the Plat thereof Recorded in Book 11522 at Pages 5061-5085 of the Records of the Linn County Recorder's Office; Thence S01°03'33"E, along the West Line of said Stonebrook 7th Addition - Phase Two, a distance of 567.53 feet, to the Northeast Corner of said Stonebrook 8th Addition, in accordance with the Plat thereof Recorded in Book 10782 at Pages 227-248 of the Records of the Linn County Recorder's Office; Thence S00°50'46"W, along said West Line, and the East Line of said Outlot "A", 63.27 feet, to the Southwest Corner of said Stonebrook 7th Addition - Phase Two, and the Northwest Corner of Parcel "A" of Plat of Survey #1743, in accordance with the Plat thereof Recorded in Book 8149 at Page 588 of the Records of the Linn County Recorder's Office; Thence S01°22'49"E, along the East Line of said Outlot "A", and the West Line of said Parcel "A", 258.85 feet; Thence S14°39'57"W, along said East and West Lines, 49.59 feet, to the Southwest Corner of said Parcel "A"; Thence S75°27'52"E, along the South Line of said Parcel "A", and the East Line of said Outlot "A", 27.63 feet; Thence S20°59'23"W, along said East Line, 163.96 feet; Thence S01°56'40"W, along said East Line, 97.67 feet; Thence S15°22'06"W, along said East Line, 200.09 feet, to the Southeast Corner thereof; Thence N74°40'00"W, along the South Line of said Outlot "A", 25.79 feet; Thence Northwest, 389.81 feet, along said South Line, and the North Line of Stonebrook 9th Addition, in accordance with the Plat thereof Recorded in Book 11485 at Pages 357-381 of the Records of the Linn County Recorder's Office, on a 1362.47 foot radius curve, concave Southwesterly, whose 388.48 foot chord bears N82°51'47"W; Thence S88°56'27"W, along the North Line of said Stonebrook 9th Addition, 161.19 feet; Thence S58°32'18"E, along the North Line of Outlot "A" of said Stonebrook 9th Addition, 44.52 feet; Thence Southeasterly, 90.29 feet, along said North Line, on a 230.00 foot radius curve, concave Northwesterly, whose 89.71 foot chord bears S69°47'04"E, to the Northeast Corner thereof; Thence Southwesterly, 209.98 feet, along the East Line of said Outlot "A", on a 360.00 foot radius curve, concave Northwesterly, whose 207.02 foot chord bears S16°38'33"W; Thence Southwesterly, 264.26 feet, along said East Line, on a 440.00 foot radius curve, concave Southeasterly, whose 260.31 foot chord bears S16°08'47"W, to the Southern most corner thereof; Thence N01°03'33"W, along the West Line of said Outlot "A", 502.36 feet, to the Northwest Corner thereof, and the Southwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 9; Thence S88°19'53"W, along the South Line of the Northeast Quarter of the Southwest Quarter of said Section 9, a distance of 134.73 feet, Thence N01°03'33"W, 250.48 feet; Thence N88°56'27"E, 134.77 feet, to a Point on the West Line of the Northeast Quarter of the Southwest Quarter of said Section 9; Thence N01°02'52"W, along said West Line, 1070.55 feet, to the Point of Beginning. Said Tract of Land contains 22.57 Acres, and is subject to easements and restrictions of record.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.
Richard R. Nowotny
L.S. Iowa Lic. No. 17916
My license renewal date is December 31, _____, 20____.
Pages or sheets covered by this seal: _____
SEAL

FINAL PLAT
STONEBROOK 10TH ADDITION

MOUNT VERNON
LINN COUNTY
IOWA
MMS CONSULTANTS, INC.

8284-010

22.57 ACRES TOTAL

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date: 06-05-2024
Revision: PER RRN - BC REVIEW - RLW
08-06-2024 CHECKED INTERIORS - RLW
01-27-25 per city comments - jdm

Designed by: JDM
Drawn by: RLW
Checked by: RRN
Project No: IOWA CITY
Scale: 1"=100'
Sheet No: 1

Background Information:

The original development agreement with BBAJ Inc. for Stonebrook (SB) 6th – 10th Additions was signed in March of 2018. The agreement was amended in 2022, allowing for phased development of the 7th addition.

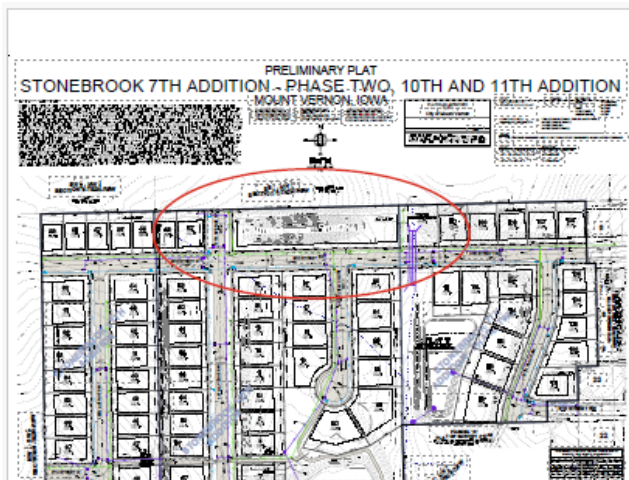
- March 2018 Development Agreement for SB 6th - 10th Additions
- July 2022 Final Plats Complete - SB 6th, 7th Phase I and 9th
- Sept. 2022 Development Agreement Amendment #1, extending SB 7th Phase II to Dec., 2024

In April, 2023, an additional ten (10) acres were purchased by BBAJ Inc., to satisfy an IDNR requirement for stormwater management. A preliminary plat was prepared to include the new area, designating it as Stonebrook 11th Addition.

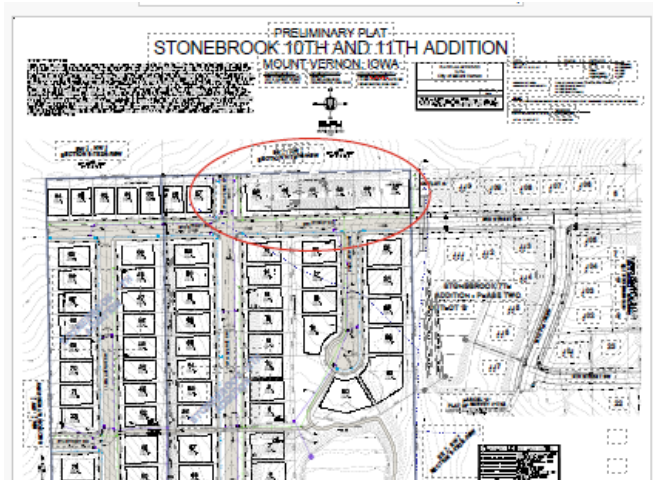
- April 2023 Prelim. Plat – SB 7th Phase II, 10th and 11th Additions
- Sept. 2023 Final Plat – SB 7th, Phase II

In April, 2024, a revised Preliminary Plat for Stonebrook 10th-11th Additions was approved, reallocating 1.32 acres of Lot #26 as six (6) residential lots.

Preliminary Plat – Approved April, 2023.



Revised Prelim. Plat – Approved April, 2024.



Analysis:

This 22.57 acre subdivision borders 6.45 acres designated for stormwater management. Trail-width sidewalks run throughout, providing trail connectivity to prior additions and walkable neighborhoods that border open green space and extends the trail along 3rd Street SW.

City Engineer Dave Schechinger has completed his review of the public improvements and recommends them for acceptance. The developer has agreed to set aside an escrow amount of \$27,176 for the following items:

- ADA Ramps on 8th & 3rd Avenues
- Postal Pads in front of Lots 37 and 46
- Final work on stormwater intakes
- Grading around the 3rd box culvert

Dedicated Right of Way

Lots A and B are dedicated to the City for public right of way.

Lot B includes a section of 8th Street to allow inclusion of Lot 42 in the plat. This parcel was previously designated as an outlot on the Final Plat of Stonebrook 9th Addition and will now be available for development.

Stormwater Management Areas

Outlot C is a stormwater management area that has been reconfigured from its original design as Outlot A on the Stonebrook 8th Final Plat. The capacity of the area remains the same, but a Quit Claim Deed is required for sections of Lots 20 and 21 to prevent future concerns with title searches on those parcels.

Outlot D is being reserved by the developer for stormwater management.

Stormwater management areas that are identified for dedication to the City in Stonebrook 7th-11th will be accepted by Council resolution after completion and build-out of the entire development.

Trail-width Sidewalk:

There is substantial trail-width paving in this addition, as illustrated on the following page (See *Stonebrook 7th Addition – Phase Two, 10th and 11th Addition*).¹

Outlot E of the 10th Addition is dedicated to the City for provision of a mid-block trail on the east and west-facing blocks along 17th Avenue. This satisfies local design standard 166.12(D), which requires pedestrian-ways near the center of blocks in excess of 600’.

Other trail sections provide interconnectivity with other phases of this development and/or border stormwater management areas that will remain undeveloped.

¹ Of minor note, the trail section north of Lot #7 of the 10th Addition, has been relocated slightly to the north of the original location identified on the Final Plat for Stonebrook 8th.

PRELIMINARY PLAT STONEBROOK 7TH ADDITION - PHASE TWO, 10TH AND 11TH ADDITION MOUNT VERNON, IOWA

SECTION 11TH
SECTION 10TH

PLAT PREPARED BY
RANE CONSULTANTS, INC.
1917 S. COLBERT STREET
IOWA CITY, IOWA 52242

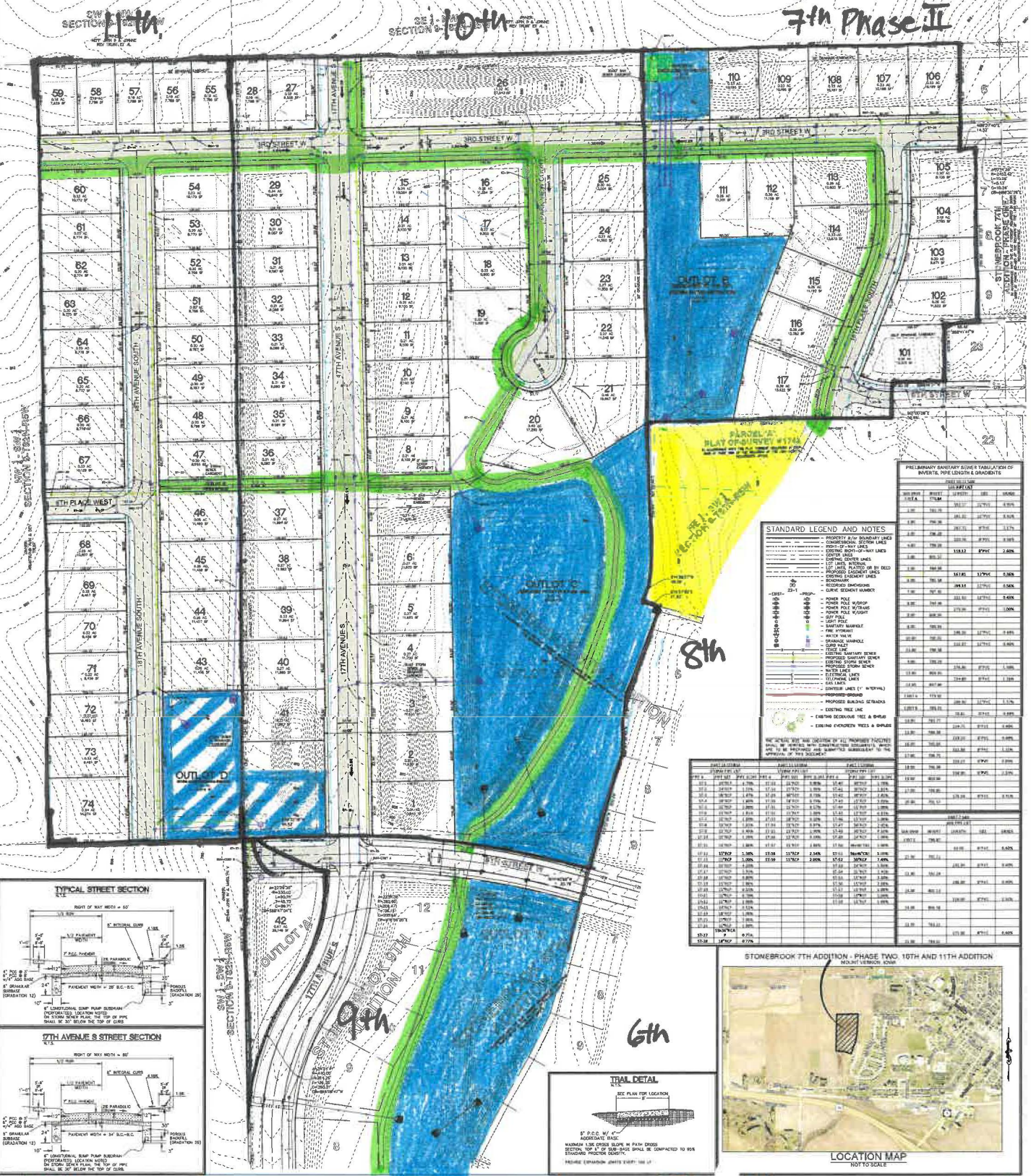
OWNER/APPLICANT
SAGE INC.
221 1/2 AVENUE SE
CEDAR RAPIDS, IOWA 52401

APPLICANT'S ATTORNEY
DORIS HANSEN
1555 UNIVERSITY AVENUE S.E.
CEDAR RAPIDS, IOWA 52401

PLAT/PLAN APPROVED
by the
City of Mount Vernon

DATE: 08/11/11
REVISION: 1-1-11
SHEET NO.: 1 OF 2

REVISIONS:
1. ALL PROPOSED EASEMENTS ARE 15-FOOT PUBLIC UTILITY EASEMENTS UNLESS NOTED OTHERWISE.



SECTION 11TH
SECTION 10TH

STONEBROOK 7TH ADDITION
- PHASE TWO, 10TH AND 11TH ADDITION
MOUNT VERNON, IOWA

PRELIMINARY PLAT
Page 5 of 6

LOCATION MAP
SCALE: 1" = 100'

OWNER: SAGE INC.
DESIGNER: RANE CONSULTANTS, INC.
DATE: 08/11/11



7.10 ACRES

Staff Recommendation:

Staff recommends approval of the Final Plat at this time.

Action Required:

Motion recommending City Council to (approve, approve with modifications, or not approve) the Final Plat of Stonebrook 10th Addition to Mount Vernon, Iowa.