PRELIMINARY PLAT
STONEBROOK - 6TH, 7TH, 8TH, 9TH AND 10TH ADDITIONS
MOUNT VERNON, IOWA

GRAPHIC SCALE IN FEET
1"=100'

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

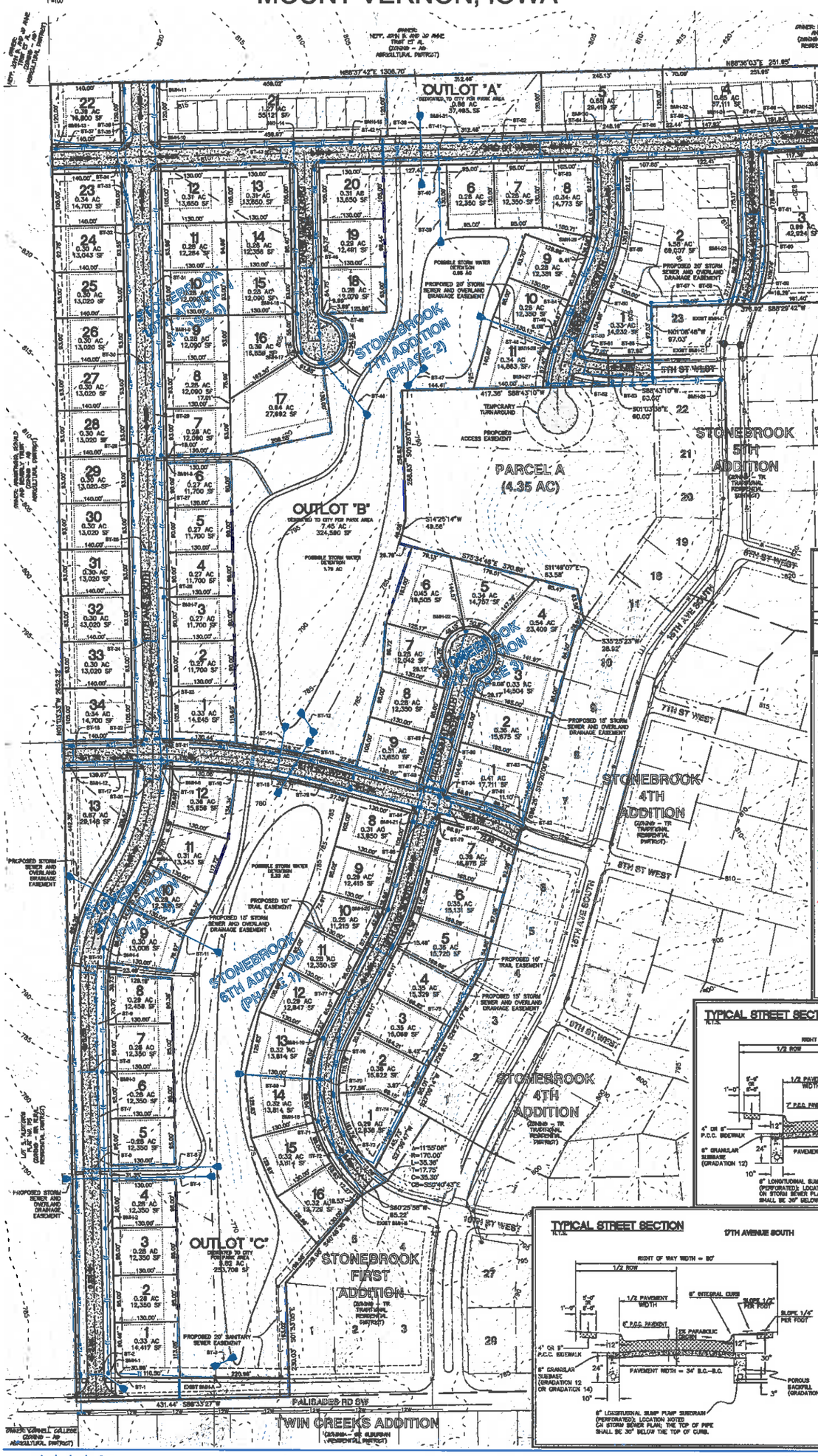
OWNER/APPLICANT:
RICKLEFS EXCAVATING
12536 BUFFALO ROAD
ANAMOSA, IA 52205

LEGAL DESCRIPTION

LOT 2, CORNELL COLLEGE SECOND ADDITION IN THE CITY OF MOUNT VERNON, LINN COUNTY, IOWA EXCEPTING THEREFROM THE FOLLOWING: STONEBROOK FIRST ADDITION TO CITY OF MOUNT VERNON, LINN COUNTY, IOWA, STONEBROOK SECOND ADDITION TO THE CITY OF MOUNT VERNON, LINN COUNTY, IOWA, STONEBROOK FOURTH ADDITION TO THE CITY OF MOUNT VERNON, LINN COUNTY, IOWA, STONEBROOK 5TH ADDITION TO THE CITY OF MOUNT VERNON, LINN COUNTY, IOWA, MEADOWBROOK FIRST ADDITION TO THE CITY OF MOUNT VERNON, LINN COUNTY, IOWA, MEADOWBROOK SECOND ADDITION TO THE CITY OF MOUNT VERNON, LINN COUNTY, IOWA, PARCELS A AND B, PLAT OF SURVEY #1392 AS RECORDED IN BOOK 6557 PAGE 508 OF THE RECORDS OF THE LINN COUNTY, IOWA RECORDER ON DECEMBER 28, 2006, PARCEL A, PLAT OF SURVEY, #5698 AS RECORDED IN BOOK 7532 PAGE 551 OF THE RECORDS OF THE LINN COUNTY, IOWA RECORDER ON FEBRUARY 18, 2010 AND PARCEL A, PLAT OF SURVEY #1743 AS RECORDED IN BOOK 8149 PAGE 588 OF THE RECORDS OF THE LINN COUNTY, IOWA RECORDER ON DECEMBER 20, 2011. SAID TRACT OF LAND CONTAINS 35.51 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

GENERAL NOTES:
ALL PROPOSED EASEMENTS ARE 15' PUBLIC UTILITY EASEMENTS UNLESS NOTED OTHERWISE.

ALL PROPOSED LOTS WITHIN THIS PLAT ARE CURRENTLY ZONED TR (TRADITIONAL RESIDENTIAL DISTRICT)



STORM SEWER PIPE NUMBER	PRELIMINARY STORM SEWER PIPE DESIGN	STORM SEWER PIPE	PRELIMINARY STORM SEWER PIPE DESIGN	STORM SEWER PIPE	PRELIMINARY STORM SEWER PIPE DESIGN	STORM SEWER PIPE	PRELIMINARY STORM SEWER PIPE DESIGN
ST1	15" @ 1.0%	ST23	30" @ 4.0%	ST45	15" @ 0.5%	ST87	18" @ 1.0%
ST2	15" @ 1.0%	ST24	18" @ 1.0%	ST46	15" @ 0.5%	ST88	18" @ 0.5%
ST3	30" @ 1.0%	ST25	30" @ 4.0%	ST47	24" @ 2.0%	ST89	18" @ 4.0%
ST4	24" @ 3.0%	ST26	18" @ 1.0%	ST48	30" @ 1.0%	ST90	18" @ 1.0%
ST5	18" @ 4.0%	ST27	24" @ 1.0%	ST49	30" @ 2.0%	ST91	18" @ 0.5%
ST6	18" @ 3.0%	ST28	18" @ 1.0%	ST50	24" @ 1.0%	ST92	15" @ 0.5%
ST7	18" @ 1.0%	ST29	24" @ 1.0%	ST51	24" @ 1.0%	ST93	18" @ 1.0%
ST8	18" @ 1.0%	ST30	18" @ 1.0%	ST52	24" @ 1.0%	ST94	18" @ 1.0%
ST9	18" @ 1.0%	ST31	18" @ 1.0%	ST53	24" @ 0.5%	ST95	18" @ 1.0%
ST10	18" @ 1.0%	ST32	18" @ 1.0%	ST54	18" @ 0.5%	ST96	18" @ 2.0%
ST11	24" @ 4.0%	ST33	18" @ 1.0%	ST55	15" @ 0.5%	ST97	18" @ 2.0%
ST12	30" @ 1.0%	ST34	18" @ 1.0%	ST56	18" @ 1.0%	ST98	30" @ 1.0%
ST13	18" @ 1.0%	ST35	18" @ 1.0%	ST57	18" @ 4.0%	ST99	24" @ 0.5%
ST14	30" @ 1.0%	ST36	18" @ 1.0%	ST58	15" @ 1.0%	ST100	24" @ 0.5%
ST15	30" @ 1.0%	ST37	18" @ 1.0%	ST59	15" @ 1.0%	ST101	24" @ 0.5%
ST16	30" @ 1.0%	ST38	72" @ 2.0%	ST60	15" @ 2.0%	ST102	18" @ 1.0%
ST17	18" @ 0.5%	ST39	30" @ 1.0%	ST61	15" @ 1.0%	ST103	18" @ 1.0%
ST18	18" @ 0.5%	ST40	30" @ 1.0%	ST62	24" @ 0.5%	ST104	18" @ 1.0%
ST19	15" @ 1.0%	ST41	30" @ 1.0%	ST63	18" @ 1.0%	ST105	18" @ 1.0%
ST20	15" @ 1.0%	ST42	18" @ 0.5%	ST64	18" @ 0.5%	ST106	18" @ 2.0%
ST21	30" @ 1.0%	ST43	18" @ 0.5%	ST65	18" @ 0.5%	ST107	18" @ 1.0%
ST22	18" @ 1.0%	ST44	18" @ 4.0%	ST66	18" @ 0.5%	ST108	18" @ 1.0%

PLAT/PLAN APPROVED by the City of Mount Vernon

Date:

UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT, INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES : SEE CONSTRUCTION PLANS FOR DETAILS.

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BUILDING SETBACK LINES
- EXISTING DRAINAGE ROUTE

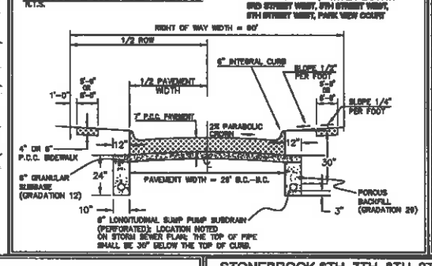
-EXIST- / -PROP-
- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/GUYS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES (SIZE NOTED)
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

SANITARY MANHOLE NUMBER	PRELIMINARY SANITARY SEWER TABULATION OF INVERTS, PIPE LENGTH & GRADIENTS INVERT	LENGTH	SIZE	GRADE
EXIST A	756.7			
1	758.8	314'	15"	1.00%
2	765.8	290'	15"	2.42%
3	773.5	316'	15"	2.43%
4	774.3	250'	15"	0.40%
5	774.8	190'	15"	0.40%
6	776.0	300'	15"	0.40%
7	783.0	335'	12"	4.78%
8	784.2	285'	12"	0.40%
9	785.1	278'	12"	0.40%
10	786.8	342'	12"	0.40%
11	801.6	120'	12"	4.17%
8	772.5	200'	12"	0.40%
12	778.3			
13	804.8	198'	12"	4.00%
10	786.8	294'	8"	0.40%
14	787.8	115'	8"	0.40%
15	788.4			
14	787.9	344'	8"	0.40%
16	788.3	80'	8"	0.40%
17	788.6			
EXIST B	777.7	187'	8"	0.40%
18	778.4	199'	8"	0.40%
19	779.1	280'	8"	0.40%
20	780.3	185'	8"	0.40%
21	781.5	367'	8"	1.50%
22	787.0			
EXIST C	808.1	98'	8"	0.40%
23	808.5	258'	8"	0.40%
24	809.5	122'	8"	0.40%
25	810.0			
26	807.4	349'	8"	0.40%
27	808.9	98'	8"	0.40%
28	809.1	244'	8"	0.40%
29	810.1	305'	8"	0.40%
30	810.9	279'	8"	0.40%
31	812.0			
30	810.9	284'	8"	0.40%
32	812.0			

TYPICAL STREET SECTION
TYPE

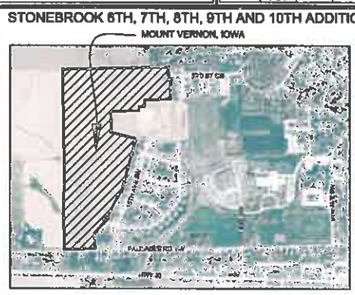
19TH AVENUE SOUTH, 16TH AVENUE SOUTH, 16TH COURT SOUTH, 16TH PLACE SOUTH
3RD STREET WEST, 4TH STREET WEST, 5TH STREET WEST, PARK VIEW COURT



TYPICAL STREET SECTION
TYPE

9TH AVENUE SOUTH

STONEBROOK 6TH, 7TH, 8TH, 9TH AND 10TH ADDITIONS
MOUNT VERNON, IOWA



LOCATION MAP
NOT TO SCALE

PRELIMINARY PLAT

STONEBROOK 6TH, 7TH, 8TH, 9TH AND 10TH ADDITIONS
MOUNT VERNON
LINN COUNTY
IOWA

DRAFT

Date	Revision
10/20/17	REVISED PER COMMENTS - MVC
10/20/17	REVISED PER COMMENTS - MVC

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

35.51 AC

MMS CONSULTANTS, INC.
Date: 08/28/17
Designed by: BLM
Drawn by: NPH
Checked by: BLM
Approved by: RCM
Project No. 82840.05
Sheet No. 1
Scale: 1" = 100'
Field Book No.

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PRELIMINARY PHASING PLAN
STONEBROOK - 6TH, 7TH, 8TH, 9TH AND 10TH ADDITIONS
MOUNT VERNON, IOWA

GRAPHIC SCALE IN FEET
1"=100'

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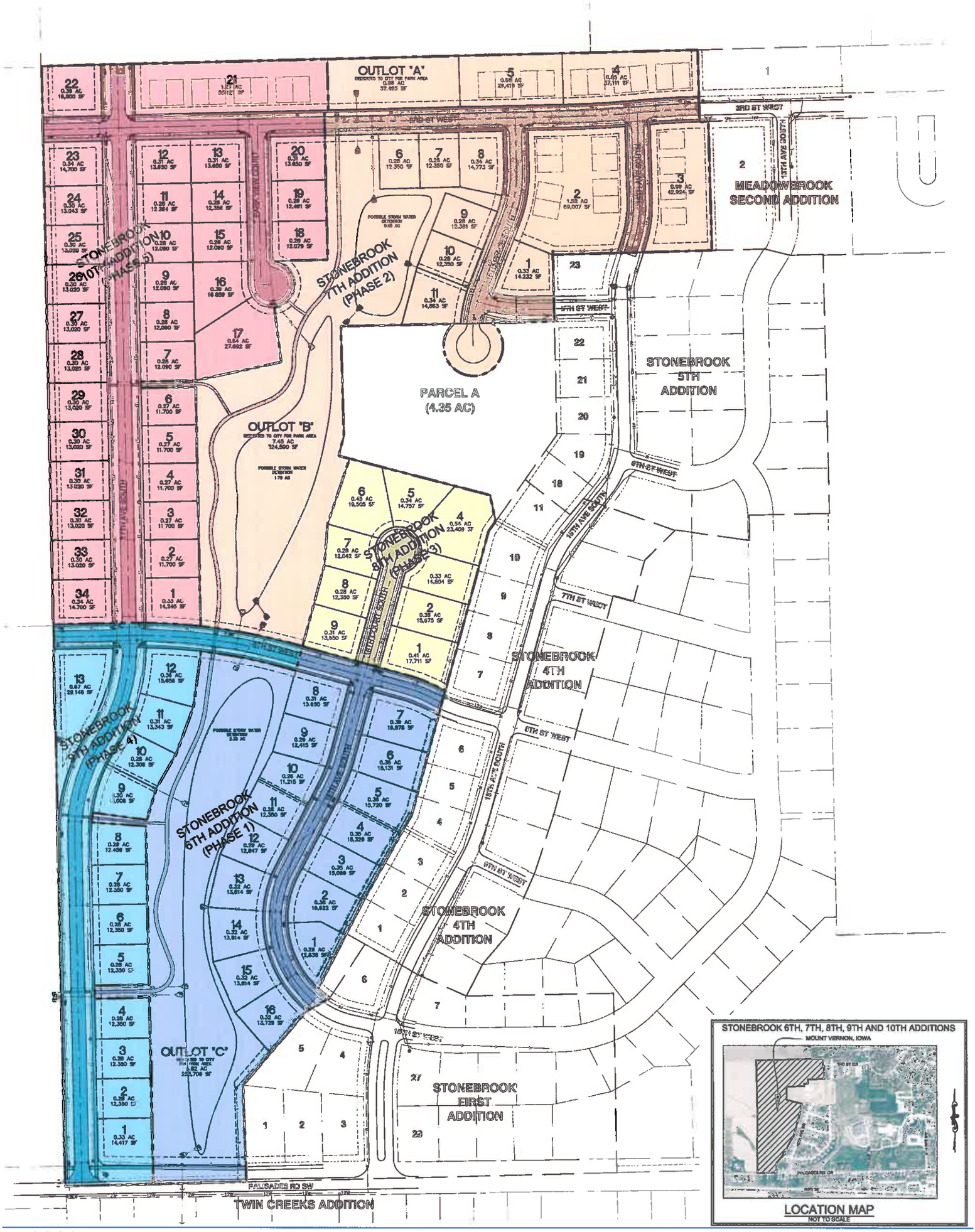

PRELIMINARY PHASING PLAN

STONEBROOK 6TH, 7TH, 8TH, 9TH AND 10TH ADDITIONS
MOUNT VERNON
LINN COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 08/29/17
Designed by: RLW
Drawn by: NPB
Checked by: GDM
Project No. IOWA CITY 8284005
Scale: 1" = 100'
Sheet No. 1 of 1

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56.51 AC

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