

# Deery Property Subdivision

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609 W Mt. Pleasant St. & Attached Farmland

West Burlington

Dec. 6th, 2024

**Nikki Tirrito, Kendall Maloney, Owen Murphy**



Nikki Tirrito  
Project Manager



Kendall Maloney



Owen Murphy

W Mt. Pleasant St.



Deery Brothers  
Car Dealership

609 W Mt. Pleasant St  
and Attached Acreage

Drainage Ditch  
& Basin

Deery  
Property  
15.12 acres

Existing  
Neighborhood

# Project Statement:

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## Determine Lot Layout

Maximize Buildable Area

## High-End Residential Housing

Elevation Views & Floorplan

## Design Roads

Cross-sections

## Provide Utilities

Water, Stormwater, and Wastewater

## Include Pocket Park

So long as it doesn't limit Buildable Area

## Include Bike Path & Bridge

Connect to existing Trail Network

## Provide Cost Estimate

Itemized Breakdown of Cost by Element

## Recommendations

Time for Questions after

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# Layout

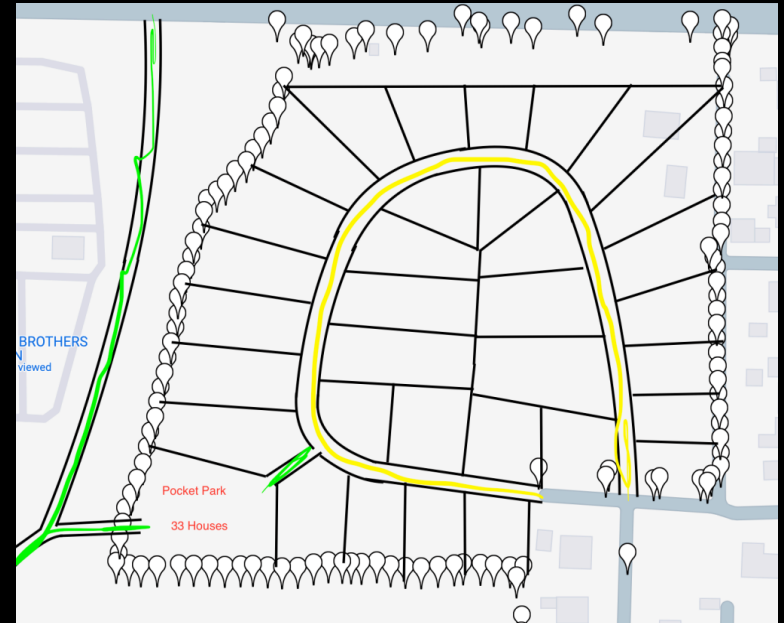
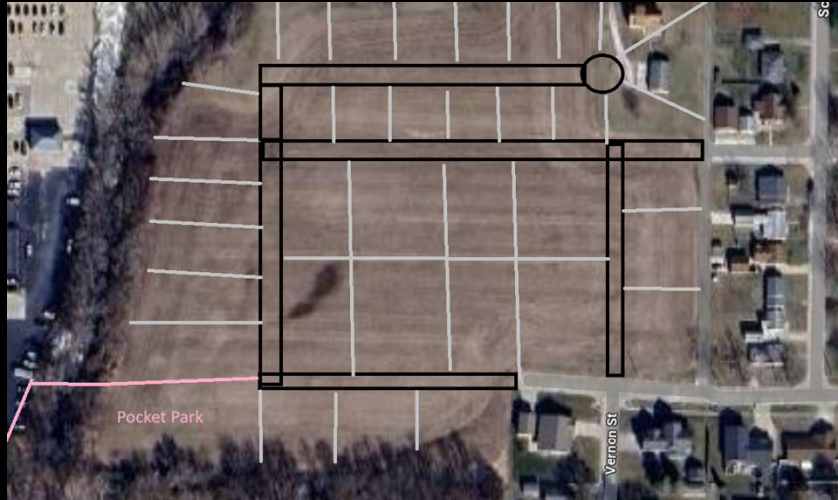
Zoning Codes

Concepts

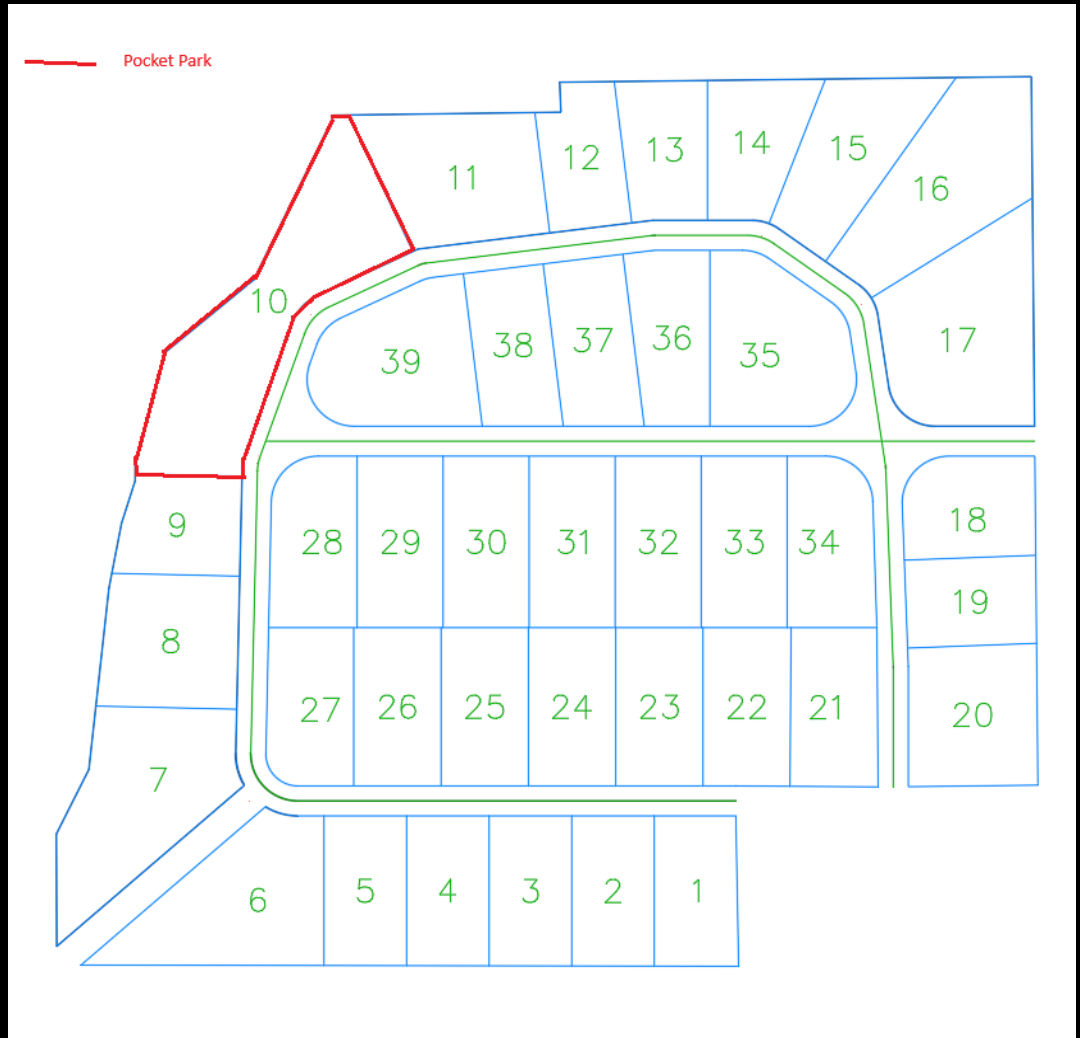
Final Design



# Concept Layout



# Final Layout



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# High-End Residential Housing

Neighborhood Style

Examples





# Existing Style

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Modern  
Farmhouse



# Housing

sq ft	beds	baths	boys	width	depth
2745	5	4	0	53'	30'

Turn OFF Image Gallery

sq ft	beds	baths	boys	width	depth
2336	4	3	2	59'	68'

plan 83015

Turn OFF Image Gallery

sq ft	beds	baths	boys	width	depth
2727	4	2.5	2	81'	28'

Turn OFF Image Gallery

Elevation

ADD TO CART

sq ft	beds	baths	boys	width	depth
2258	3	2.5	2	54'	58'

plan 83129

Turn OFF Image Gallery

familyhomeplans.com 800-482-0464

ADD TO CART

sq ft	beds	baths	boys	width	depth
2700	5	2.5	2	30'	59'

Turn OFF Image Gallery

Elevation

ADD TO CART

sq ft	beds	baths	boys	width	depth
2470	4	2.5	2	48'	59'

Turn OFF Image Gallery

Elevation

ADD TO CART

Photographs may show modified designs.

Enter Promo Code  APPLY

sq ft	beds	baths	boys	width	depth
2309	4	2.5	2	40'	40'

Turn OFF Image Gallery

Elevation

ADD TO CART

Photographs may show modified designs.

Enter Promo Code  APPLY

sq ft	beds	baths	boys	width	depth
2832	4	4	2	44'	83'

Turn OFF Image Gallery

Elevation

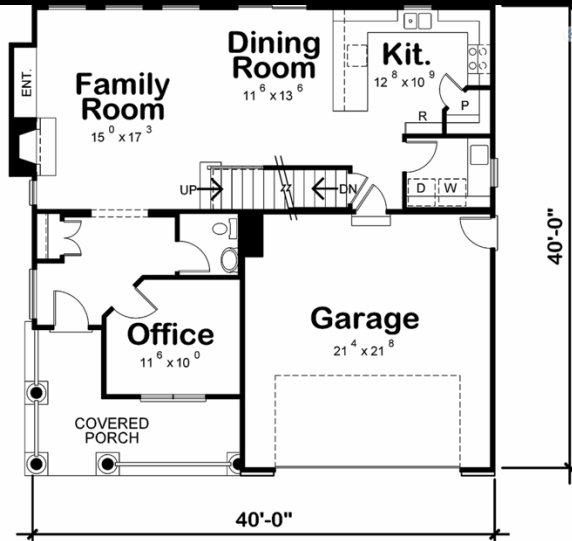
ADD TO CART

Photographs may show modified designs.

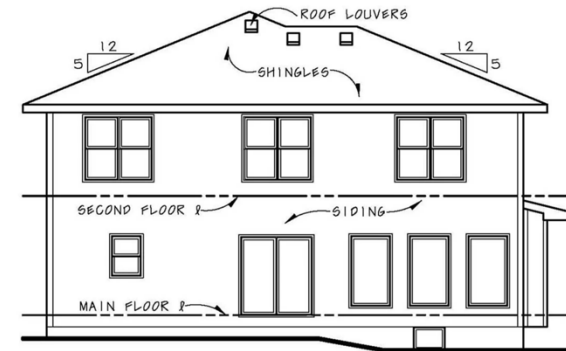
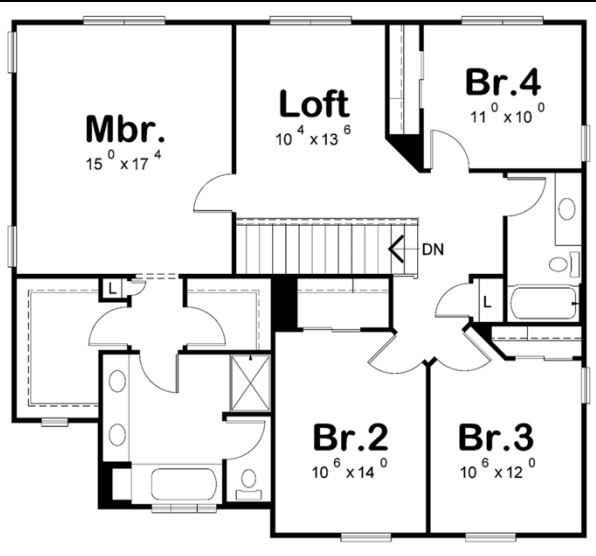




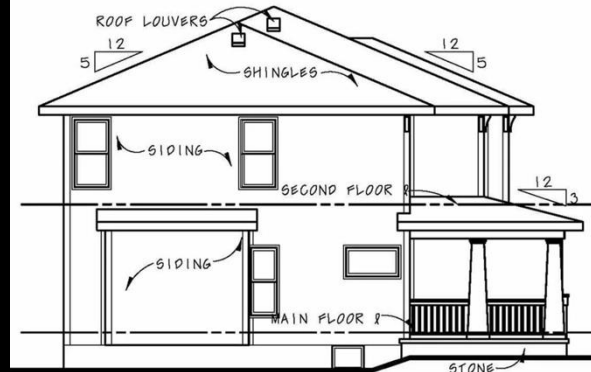
First Floor Plan



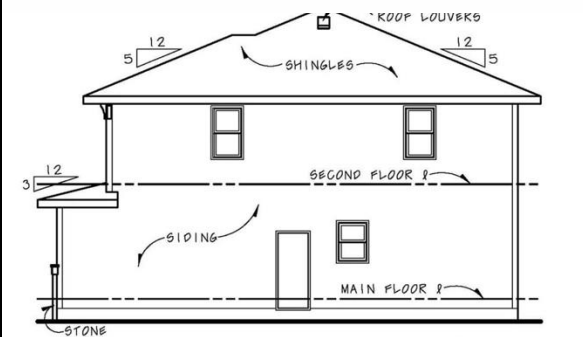
Second Floor Plan



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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# Roads

Horizontal Alignments

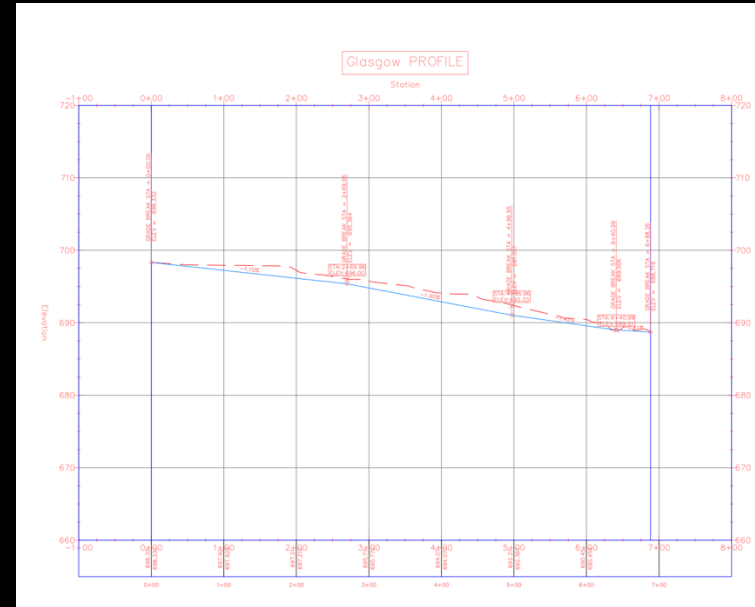
Vertical Alignments

Cross-Sections

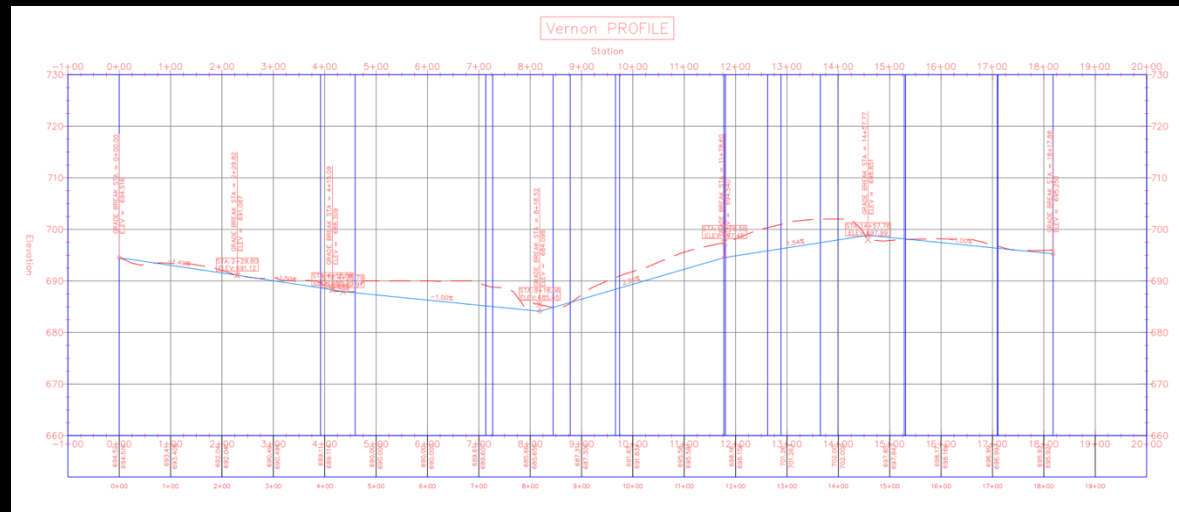


# Vertical Alignment

## Glasgow Vertical Profile



## Vernon Vertical Profile





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# Utilities

Water

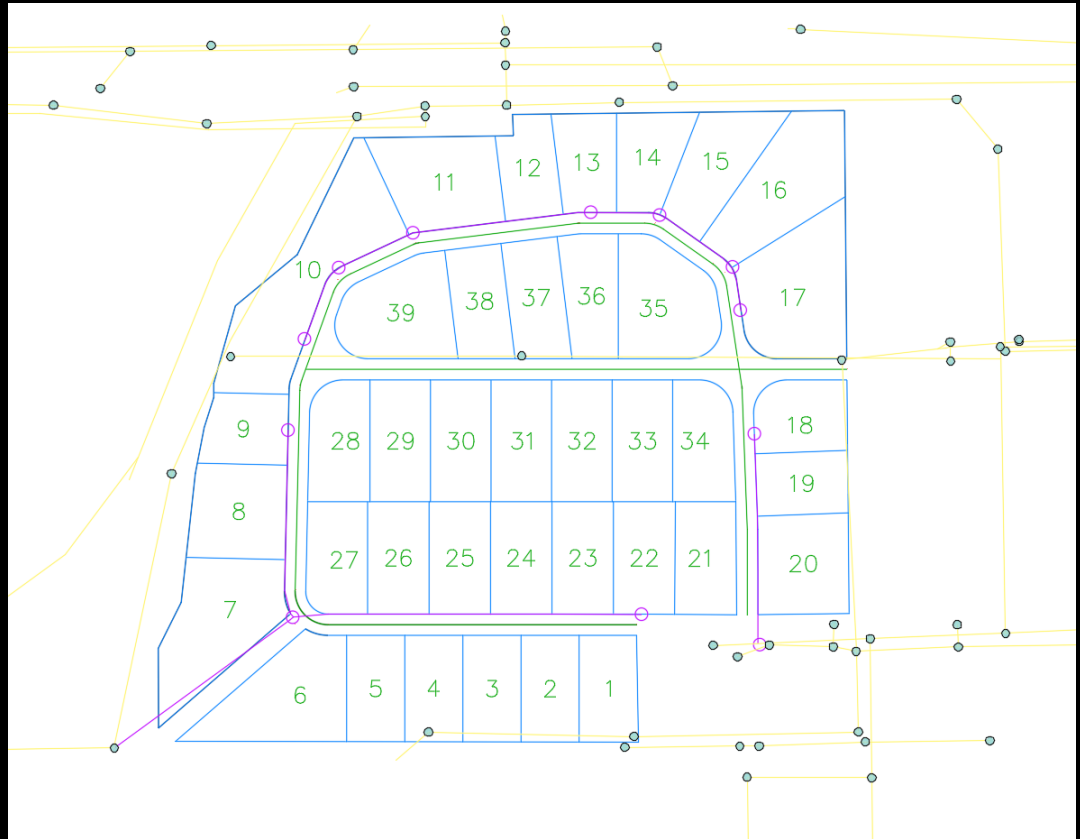
Stormwater

Wastewater

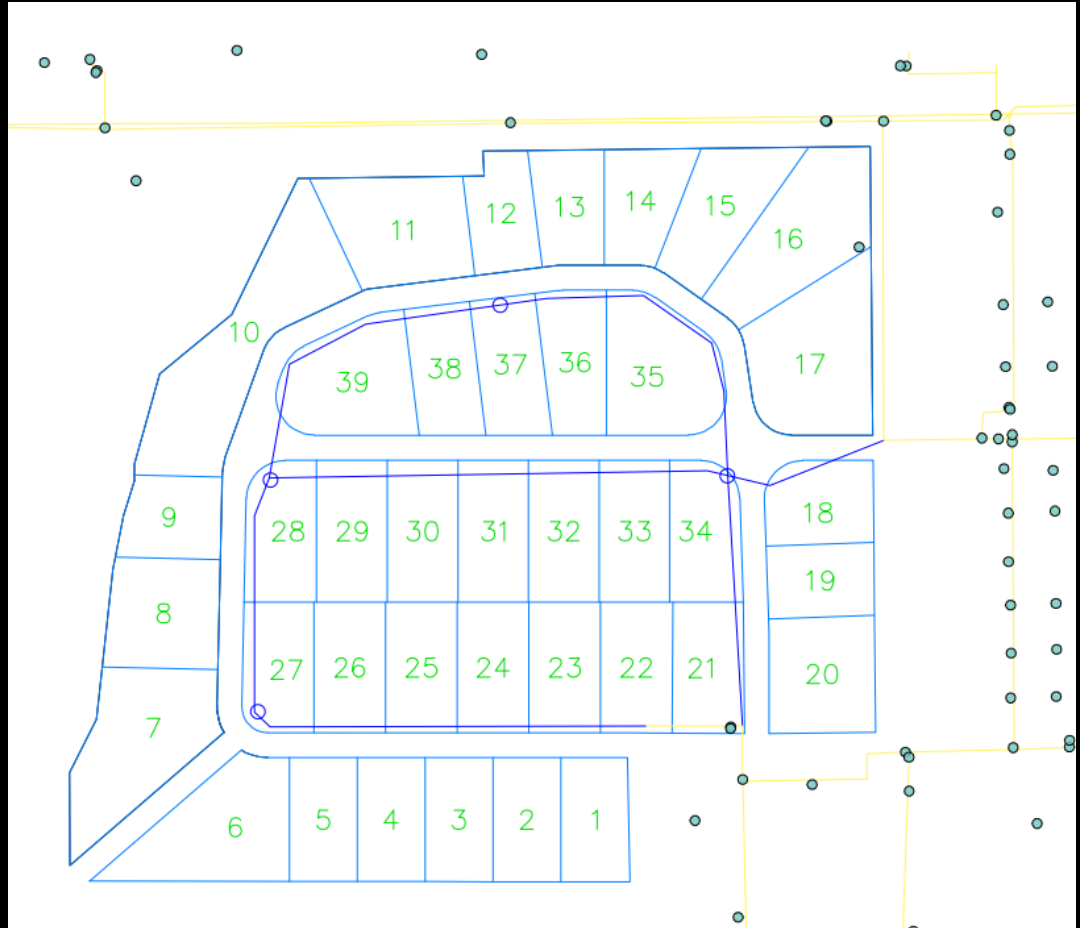
# Storm Sewer



# Sanitary Sewer

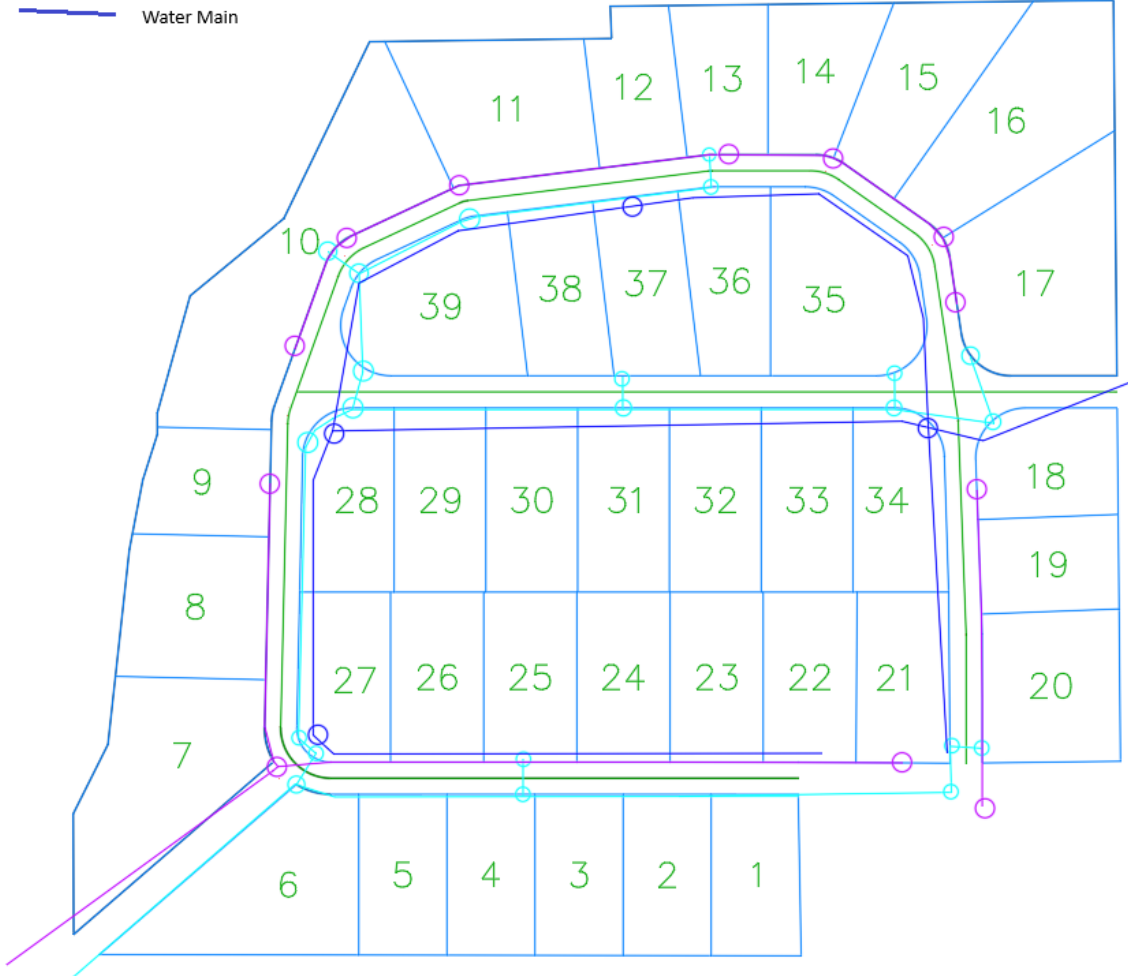


# Water Main



# Combined

- Storm
- Sanitary
- Water Main







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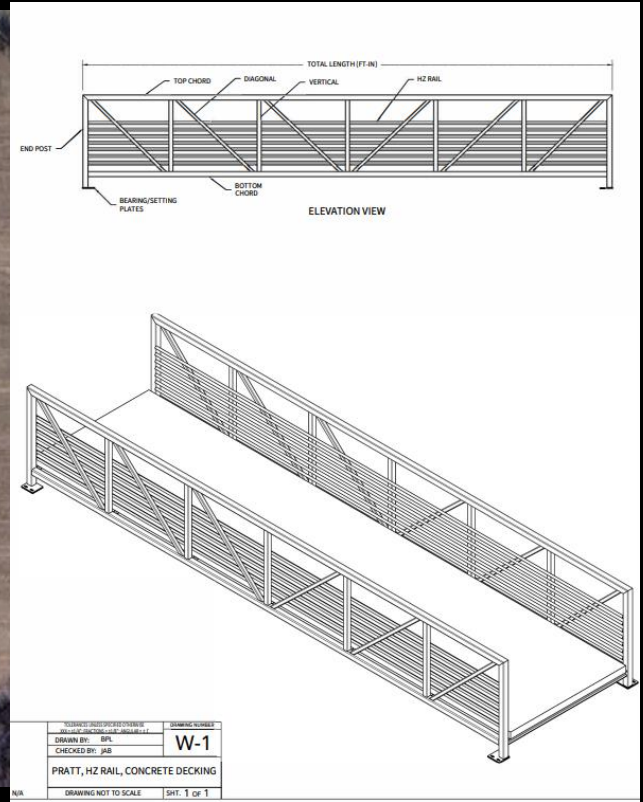
# Pocket Park



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# Bike Path & Bridge

# Bike Path and Bridge



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# Cost Estimate

# Cost Estimate

Average Cost to Build:  
\$424,500 per house

Earthwork and Demolition	\$ 308,125.00
Streets	\$ 1,607,500.00
Storm Sewers	\$ 181,000.00
Sanitary Stewers	\$ 38,500.00
Water	\$ 304,100.00
Bridge	\$ 445,172.00
Site work and Landscaping	\$ 56,000.00
Site Preparation	\$ 87,000.00
Contingencies at 10%	\$ 302,740.00
Engineering and Admin at 20%	\$ 605,480.00
<b>Total</b>	<b>\$ 3,935,617.00</b>
House Construction	\$ 16,609,500.00
Contingencies at 10%	\$ 1,660,950.00
Engineering and Admin at 20%	\$ 3,321,900.00
<b>Total</b>	<b>\$ 21,592,350.00</b>
<b>Overall Total</b>	<b>\$ 25,527,967.00</b>



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# Conclusion

# Recommendation

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## Determine Lot Layout

39 Properties

## High-End Residential Housing

8 Possible Houses

## Design Roads

Streets meet SUDAS Standards

## Provide Utilities

Water, Stormwater, and Wastewater

## Include Pocket Park

Fits in NW Corner

## Include Bike Path & Bridge

Design from Bridge Brothers

## Provide Cost Estimate

\$ 18,331,397.00

## Questions

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Questions?

→ **Deery Property  
Subdivision**