



New Sharon Housing Subdivision Site Development

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May 5th, 2025



Objectives

This Site Development plan outlines the transformation of a 15-acre plot of farmland into a well-planned residential subdivision designed for the City of New Sharon and their desired growth and expansion. The greenfield site will be subdivided in accordance with local zoning regulations to create a balanced mix of single-family and condominium housing. The subdivision aims to offer efficient and attractive housing options for families and retired individuals returning to the area. A key focus of the plan is the integration of essential infrastructure, including the design of storm and sanitary sewer systems, a reliable water main network, and both the development of new street corridors and the improvement of existing roadways adjacent to the site.

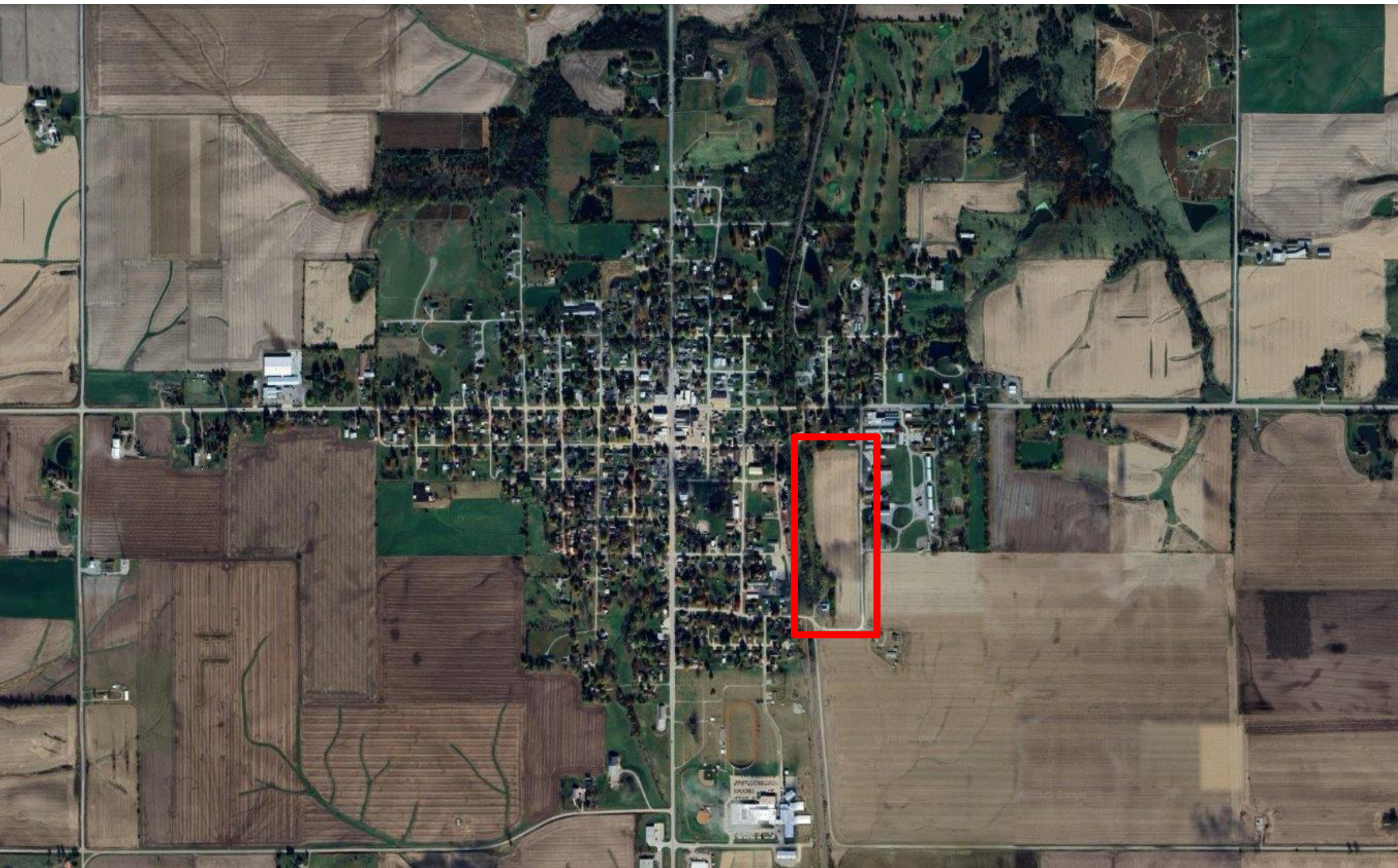


Figure 1. Aerial Location/ Site Map.

Housing

The site was organized into clearly defined residential parcels that accommodated a mix of single-family homes and condominium units, examples seen in Figure 3, providing options suitable for a range of household sizes and income levels. The lots were carefully designed to allow for variety in size and layout, meeting the diverse wants and needs of families, retirees, and individuals. The configuration of homes promoted a strong sense of community and maintained housing type continuity by clustering similar housing types and lot sizes within designated areas, fostering neighborhood identity and visual cohesion. Appropriate setbacks and lot sizes were maintained in accordance with New Sharon’s zoning ordinance. All housing layouts and uses were consistent with the City of New Sharon’s comprehensive plan, ensuring that the development supported broader community planning goals while maximizing efficient land use.

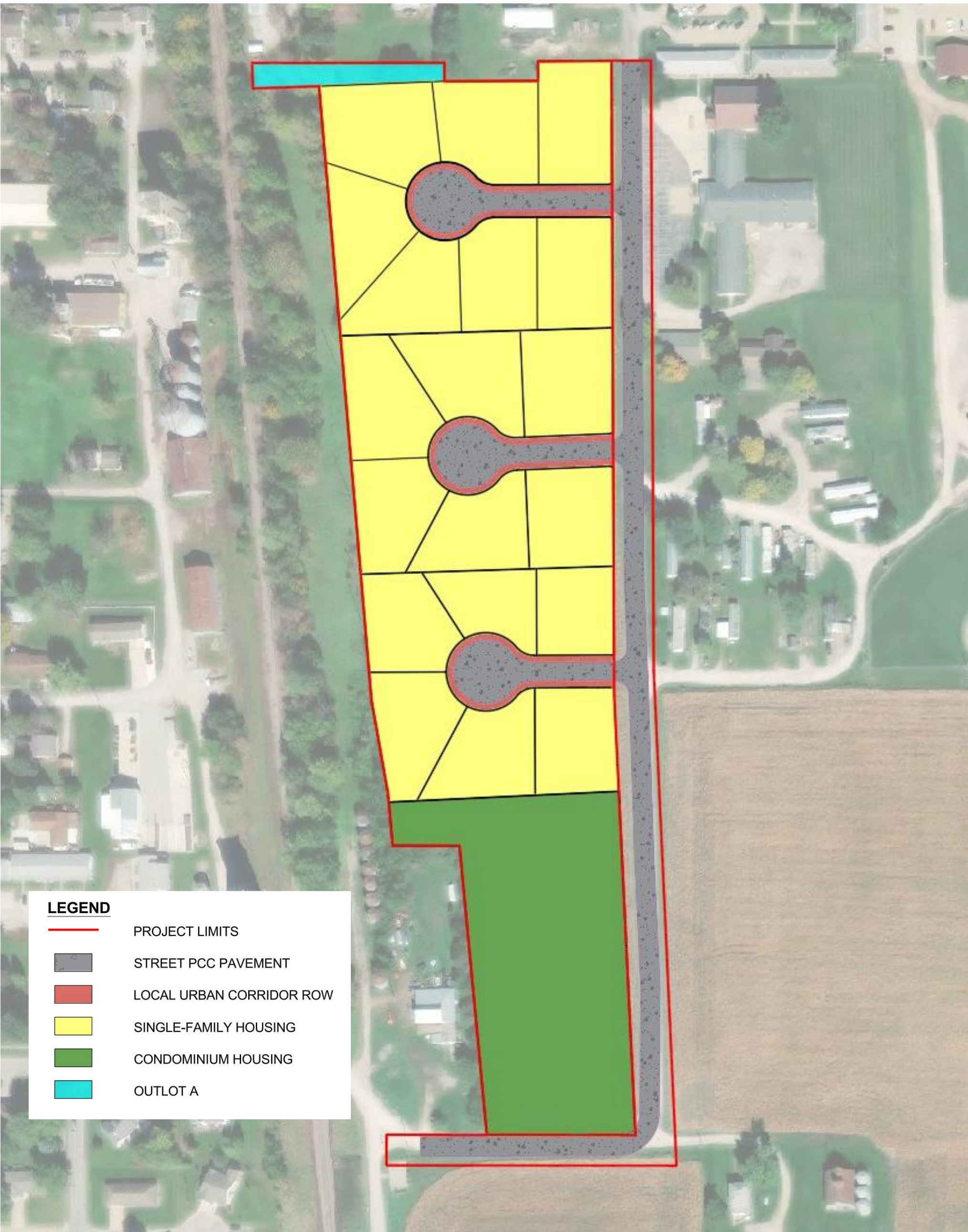


Figure 2. Proposed Site Plan



Figure 3. Single Family Housing Option



Figure 4. Condominium Housing Option

Roadway Design

The site utilizes two different types of roads. The existing road that accesses the site, S Park Ave, was redesigned using a 28' total street width. The three cul-de-sacs were designed using a 26' total street width. Both street designs used an Urban Cross Section with 7" of PCC Pavement.

Utility

The utilities design includes a sanitary sewer system, storm sewer system, and water main. All systems are designed in accordance with Iowa DOT and Iowa SUDAS standards. The intent of the utility systems is to provide each lot with reliable municipal utilities.

Project Cost

The total cost of the project is around \$2.96 million. This cost accounts for construction costs, a 7% engineering cost, and a 15% contingency. There are three options for lot costs. The first option would include 100% of the Park Avenue improvements and subdivision costs, resulting in an average lot price of \$117,000. The second option would include the subdivision costs and 50% of the Park Avenue improvements, resulting in an average lot price of \$86,000. The third option would only include the subdivision costs, resulting in an average lot price of \$55,000.

Total Final Cost	\$ Amount
Park Ave Improvements	\$1,567,000
Subdivision	\$1,391,000
Total Final Cost	\$2,958,000

Figure 5. Total Project Cost Analysis

Conclusions/Recommendations

The design team is committed to delivering a high-quality, sustainable, and functional housing subdivision in New Sharon. Taking all lot cost options into consideration, we recommend that the third option be chosen and that other funding options should be explored for the improvements to Park Avenue. This allows for the most reasonable proof of concept for the constructions of the New Sharon Housing Subdivision Site Development.

References

“Iowa Statewide Urban Design and Specifications.” Iowa Statewide Urban Design and Specifications, www.iowasudas.org/. Accessed 11 Apr. 2025.
Code of Ordinances of the City of New Sharon, Iowa newsharoniowa.com/wp-content/uploads/2018/04/CodeOfOrdinances.pdf. Accessed 11 Apr. 2025.