

HAMILTON RIDGE PLATS 9 & 13 | WAUKEE, IA



HAMILTON RIDGE / PLATS 9 & 13

Located within the same area but ready for homebuilding at different times, there are a variety of lot types available. Hamilton Ridge plat 9 has 16 single-family lots and the future plat 13 will have 5 lots. Across the street from Sugar Creek Elementary and the 4.92-acre Sugar Creek Park, call today for a tour.

- » Standard, daylight, walkout lots
- » Buildable width - 55' to 72' at setback line
- » Close proximity to an elementary school
- » 3-minutes - I80 ramp
- » 5-minutes - Waukee Triangle
- » 5-minutes - Grand Prairie Parkway amenities
- » 10-minutes - west mixmaster
- » 17-minutes - downtown Des Moines

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HAMILTON RIDGE PLATS 9 & 13 | PRICING

PLAT 9			
LOT	ADDRESS	PRICE	TYPE
4	HAMILTON ROAD	\$119,900	WO
5	HAMILTON ROAD	\$139,900	WO
6	HAMILTON ROAD	\$139,900	WO
7	HAMILTON ROAD	PENDING	STD
9	HAMILTON ROAD	PENDING	STD
10	HAMILTON ROAD	PENDING	STD
11	HAMILTON ROAD	PENDING	STD
12	HAMILTON ROAD	PENDING	STD
13	HAMILTON ROAD	PENDING	DL

PLAT 13			
LOT	ADDRESS	PRICE	TYPE
5	HAMILTON ROAD	PENDING	WO

Prices are subject to change

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HAMILTON RIDGE PLAT 9 | BUILDABLE WIDTH

LOT NO.	ADDRESS	LOT (SF)	LOT WIDTH	BUILDABLE WIDTH *	FRONT SETBACK	SIDE SETBACK **	REAR SETBACK	BASEMENT	MOE	MGS
1	HAMILTON ROAD	9,454	70'	55'	30'	15' (7' MIN.)	30'	STD	--	978.29
2	HAMILTON ROAD	9,454	70'	55'	30'	15' (7' MIN.)	30'	DL	--	976.89
3	HAMILTON ROAD	9,454	70'	55'	30'	15' (7' MIN.)	30'	DL/WO	--	975.49
4	HAMILTON ROAD	11,806	80'	65'	30'	15' (7' MIN.)	30'	WO	--	951.79
5	HAMILTON ROAD	12,745	87'	72'	30'	15' (7' MIN.)	30'	WO	--	950.03
6	HAMILTON ROAD	13,942	87'	72'	30'	15' (7' MIN.)	30'	WO	--	948.19
7	HAMILTON ROAD	10,233	73'	58'	30'	15' (7' MIN.)	30'	STD	--	--
8	HAMILTON ROAD	10,308	73'	58'	30'	15' (7' MIN.)	30'	STD	--	--
9	HAMILTON ROAD	9,723	73'	58'	30'	15' (7' MIN.)	30'	STD	--	--
10	HAMILTON ROAD	9,278	73'	58'	30'	15' (7' MIN.)	30'	STD	--	--
11	HAMILTON ROAD	9,579	81'	66'	30'	15' (7' MIN.)	30'	STD	--	--
12	HAMILTON ROAD	9,918	88'	73'	30'	15' (7' MIN.)	30'	STD	971.40	--
13	HAMILTON ROAD	9,817	85'	70'	30'	15' (7' MIN.)	30'	DL/WO	--	974.05
14	HAMILTON ROAD	9,046	72'	57'	30'	15' (7' MIN.)	30'	WO	--	975.40
15	HAMILTON ROAD	8,898	71'	56'	30'	15' (7' MIN.)	30'	WO	--	977.03
16	HAMILTON ROAD	8,898	71'	56'	30'	15' (7' MIN.)	30'	WO	--	978.63

NOTE: ① FRONT YARD SETBACK APPLIES TO EACH SIDE OF CORNER LOT

* BUILDABLE WIDTH IS MEASURED FROM THE FRONT OF THE SETBACKS. WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT

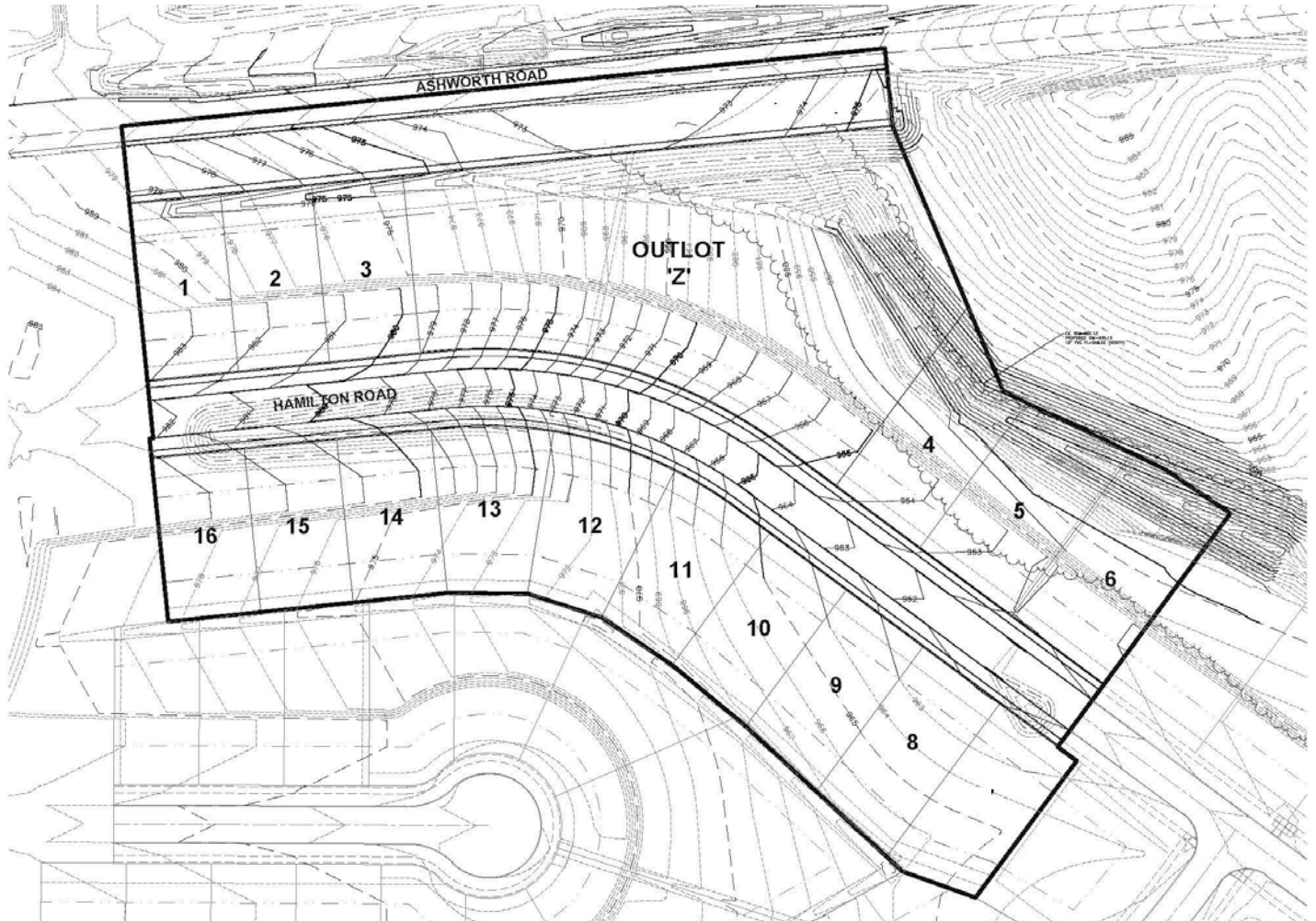
** SIDE SETBACK APPLIES TO EACH SIDE OF THE LOT. 15' TOTAL FOR R-2 ZONING (MIN. 7' ON ONE SIDE)

BUILDER RESPONSIBLE FOR PUTTING IN ALL TRAILS/SIDEWALKS ON LOTS PURCHASED

STD	STANDARD LOT
WO	WALKOUT LOT
DL	DAYLIGHT LOT
MOE	MIN. OPENING ELEV.
MGS	MIN. GRADE AT STRUCTURE

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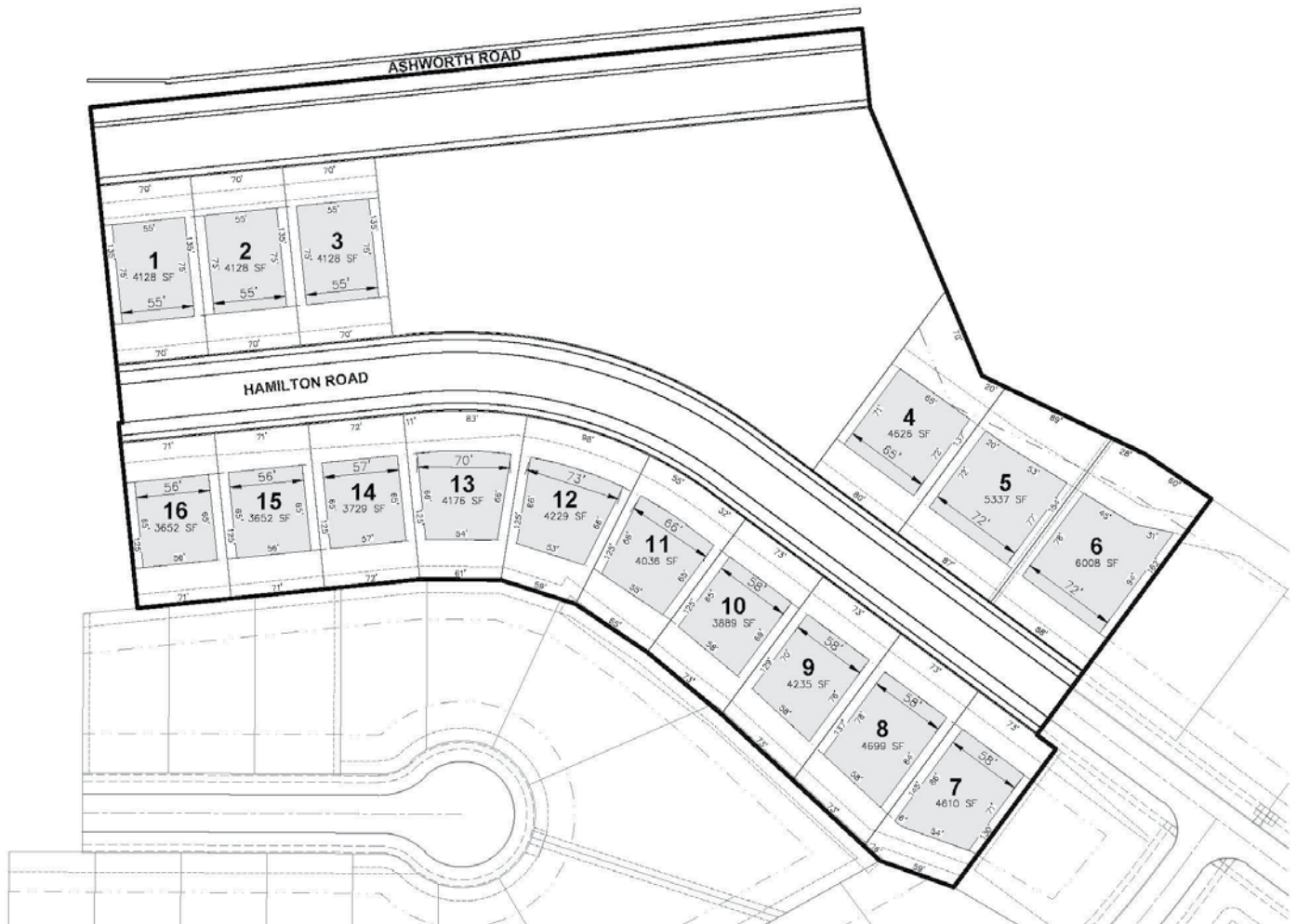
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HAMILTON RIDGE PLAT 9 | BUILDABLE BOX



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HAMILTON RIDGE

Summary of Most Asked Building Questions

LOT NUMBERS	MIN. 2-STORY	MIN. RANCH	SIDING	BRICK/ STONE	GARAGE	FENCE
1 - 16	1,800 SF	1,500 SF	LP/ Hardie	25%	2 car	black vinyl/ pvc

YEARS BEFORE BUILDING	HOME COMPLETION ONCE BUILDING COMMENCES
2 YEARS	12 MONTHS

STORMWATER AND MAINTENANCE ANNUAL FEE
YES

See covenants for complete information

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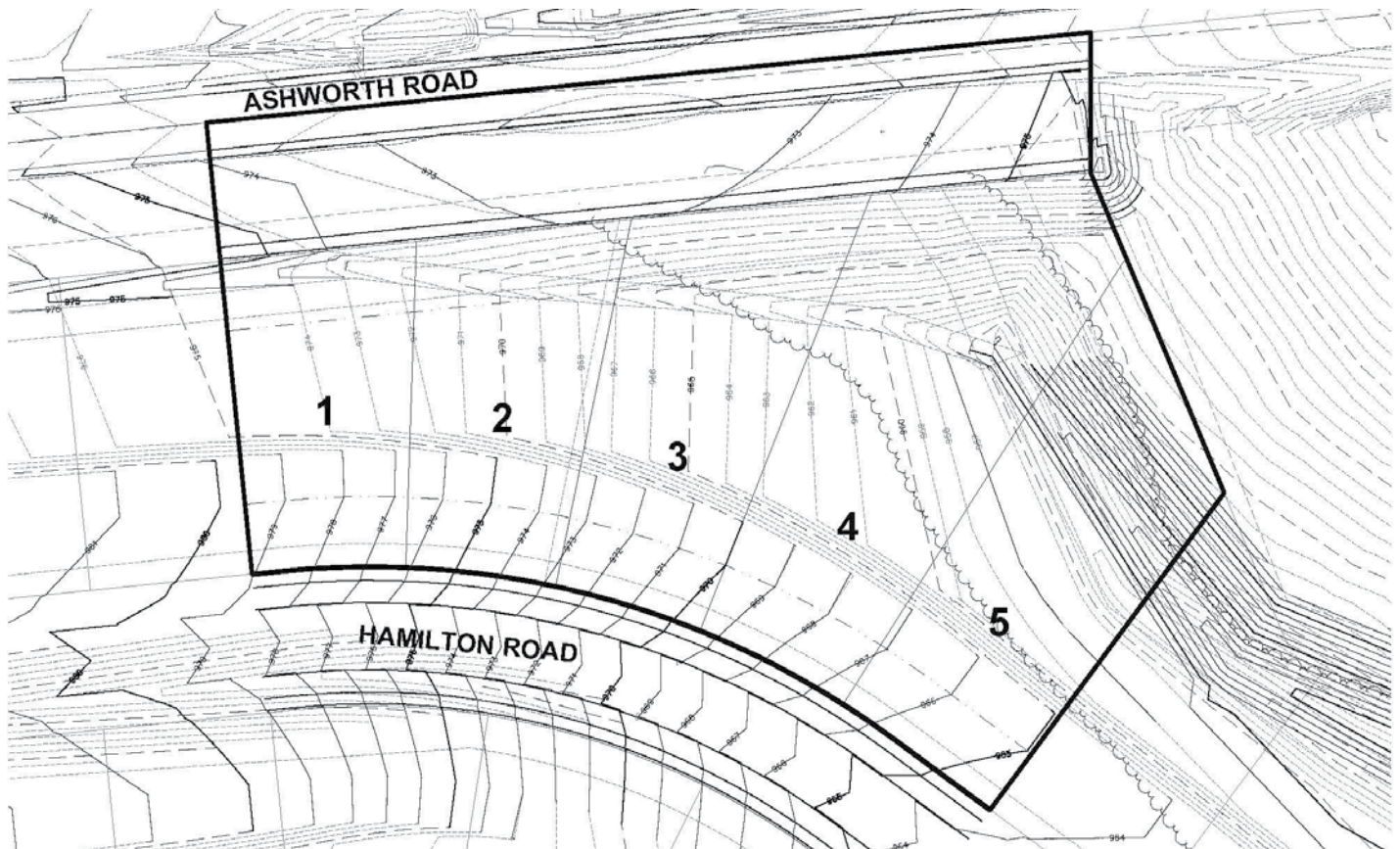
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1	HAMILTON ROAD	10,301	70'	55'	30'	15' (7' MIN.)	30'	DL/WO	--	972.78
2	HAMILTON ROAD	11,628	70'	55'	30'	15' (7' MIN.)	30'	WO	--	968.02
3	HAMILTON ROAD	14,430	70'	55'	30'	15' (7' MIN.)	30'	WO	--	962.55
4	HAMILTON ROAD	20,832	75'	60'	30'	15' (7' MIN.)	30'	WO	--	955.33
5	HAMILTON ROAD	16,771	80'	65'	30'	15' (7' MIN.)	30'	WO	--	953.39

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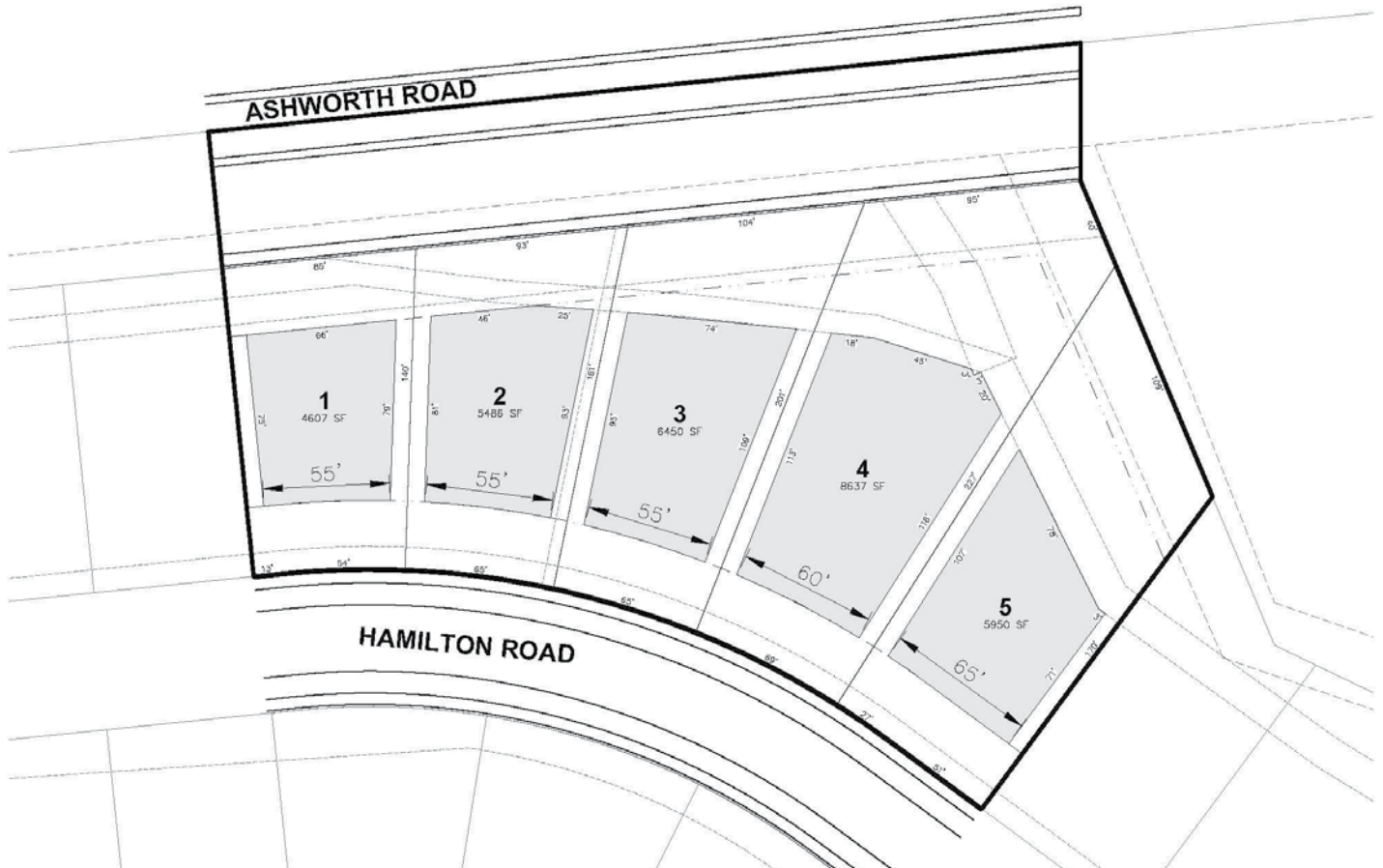
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