



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
1	HAMILTON ROAD	PENDING	STD
2	HAMILTON ROAD	PENDING	DL
3	HAMILTON ROAD	PENDING	DL/WO
4	HAMILTON ROAD	\$119,900	WO
5	HAMILTON ROAD	\$139,900	WO
6	HAMILTON ROAD	\$139,900	WO
7	HAMILTON ROAD	\$94,900	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
14	HAMILTON ROAD	PENDING	WO
15	HAMILTON ROAD	PENDING	WO
16	HAMILTON ROAD	PENDING	WO

PLAT 13			
LOT	ADDRESS	PRICE	TYPE
1	HAMILTON ROAD	PENDING	DL/WO
2	HAMILTON ROAD	PENDING	WO
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

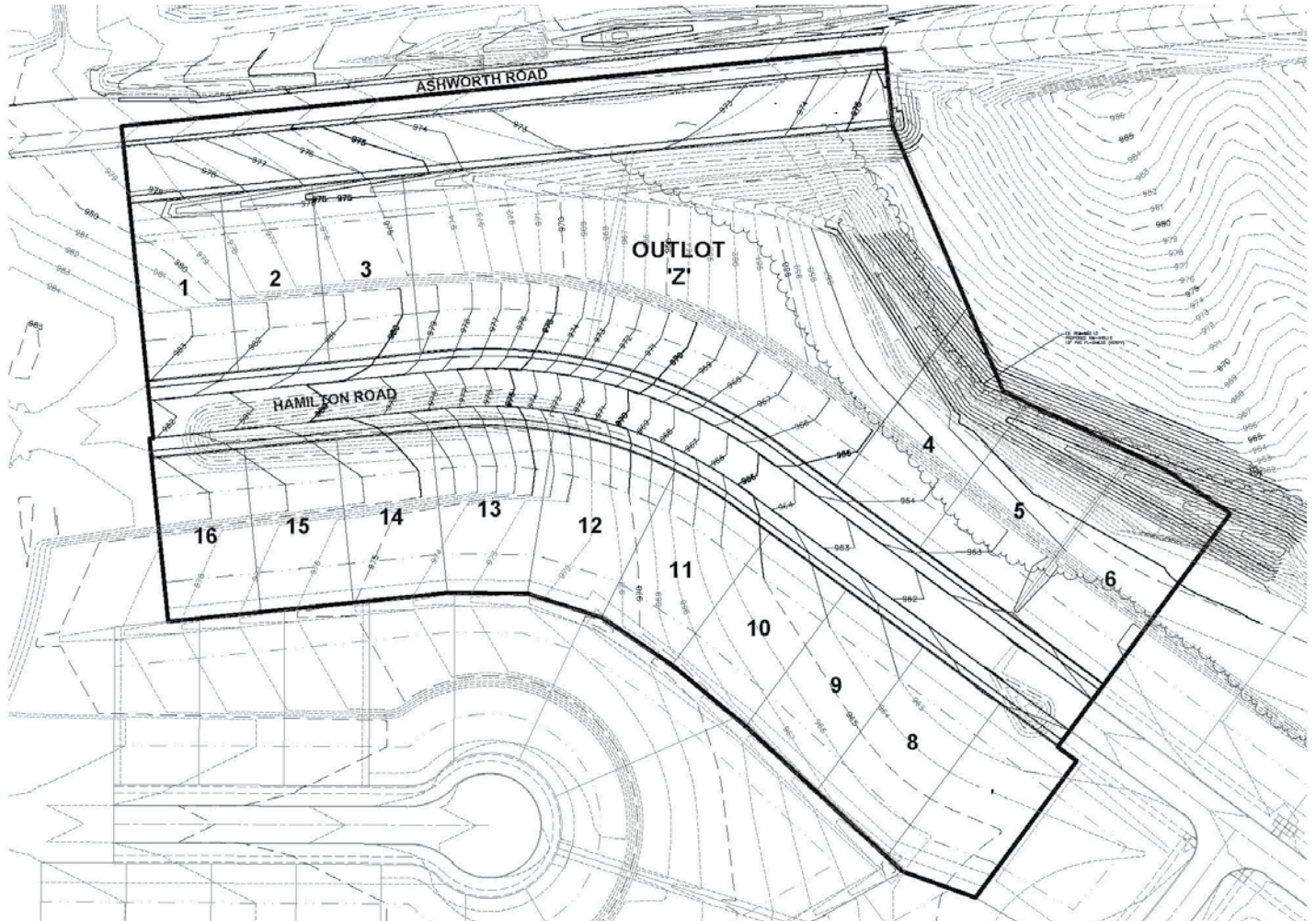
** SIDE SETBACK APPLIES TO EACH SIDE OF THE LOT. 15' TOTAL FOR R-2 ZONING (MIN. 7' ON ONE SIDE)

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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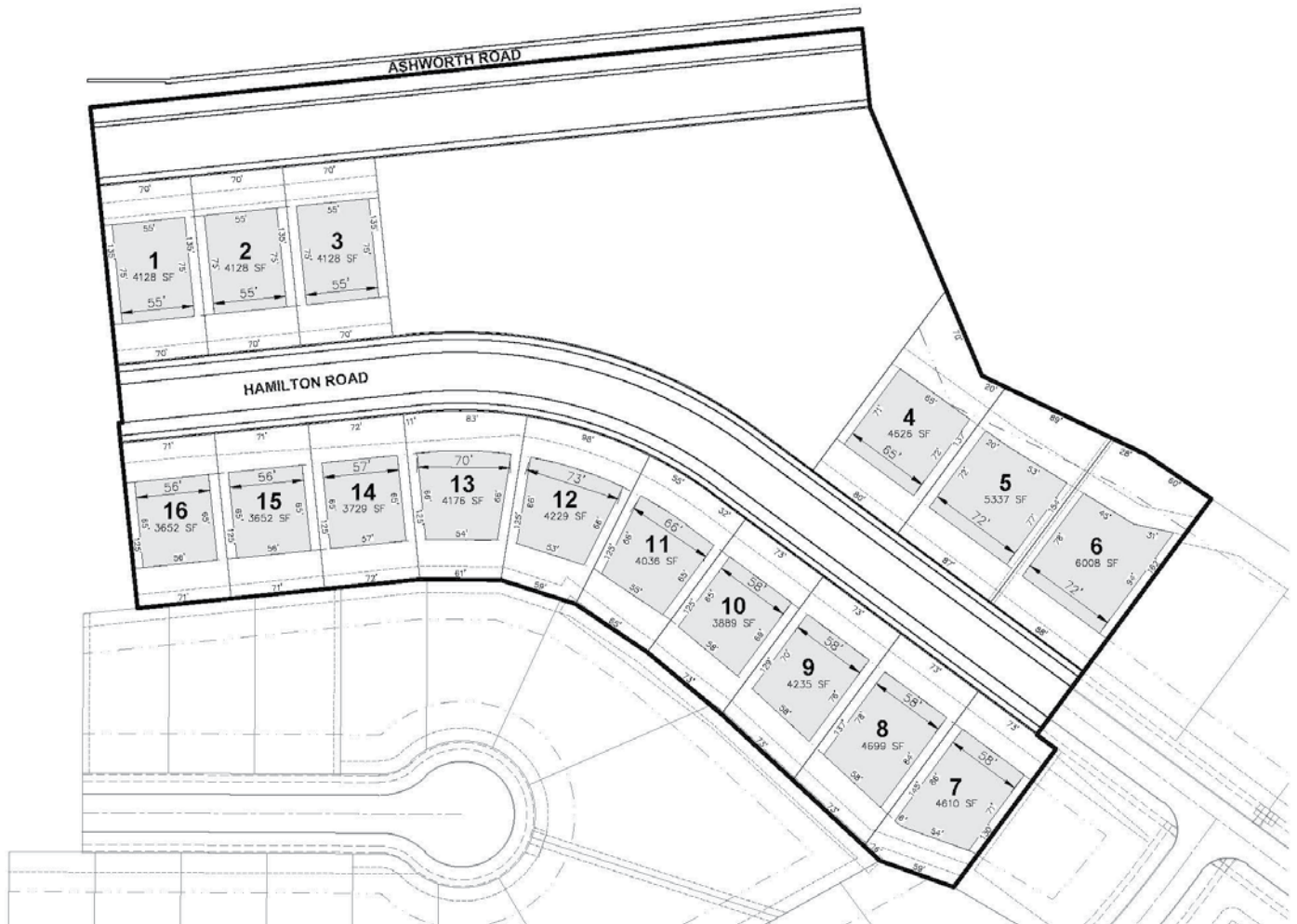
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HAMILTON RIDGE PLAT 9 | BUILDABLE BOX



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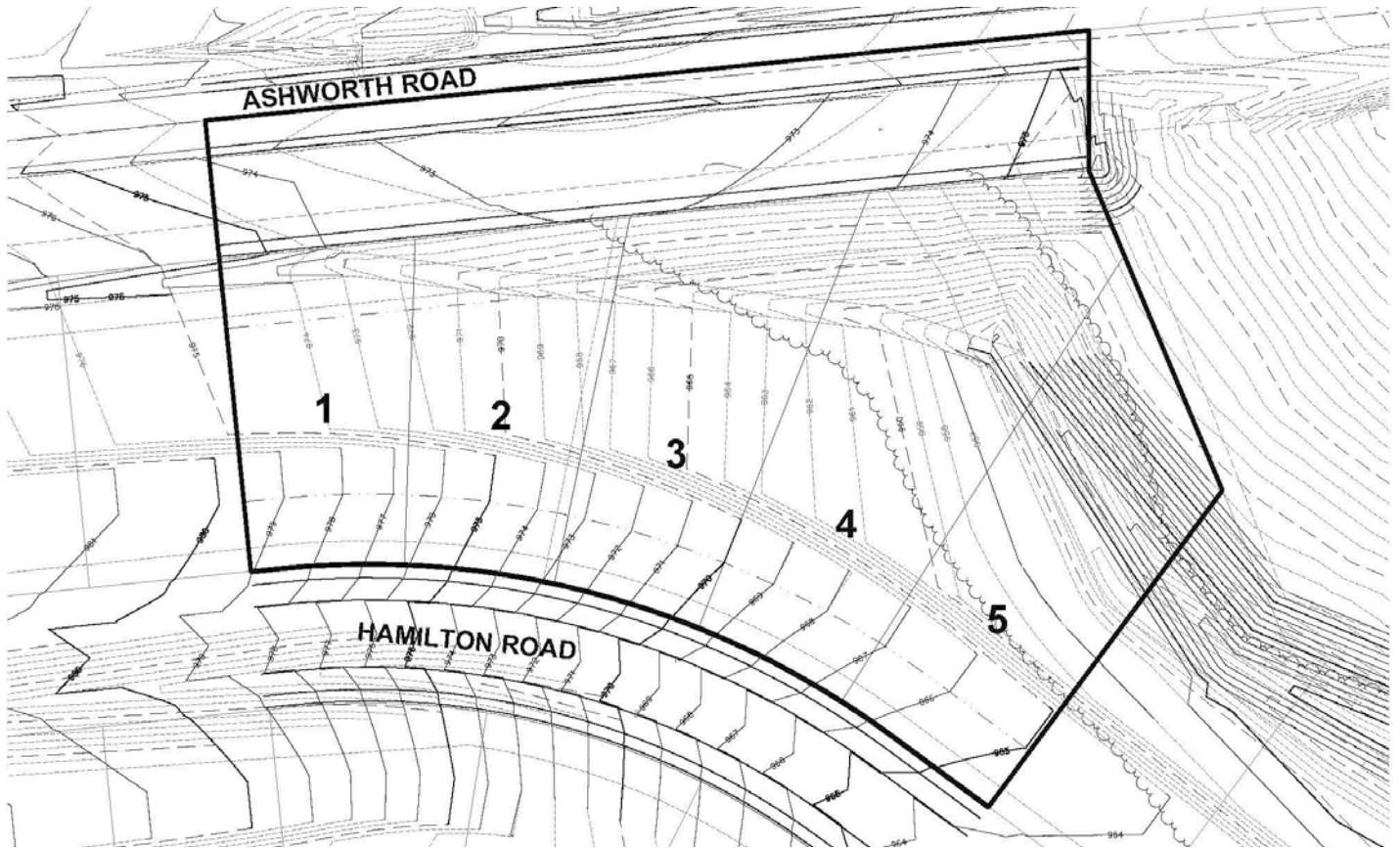
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1	HAMILTON ROAD	10,301	70'	55'	30'	15' (7' MIN.)	30'	DL/WO	--	972.78
2	HAMILTON ROAD	11,628	70'	55'	30'	15' (7' MIN.)	30'	WO	--	968.02
3	HAMILTON ROAD	14,430	70'	55'	30'	15' (7' MIN.)	30'	WO	--	962.55
4	HAMILTON ROAD	20,832	75'	60'	30'	15' (7' MIN.)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

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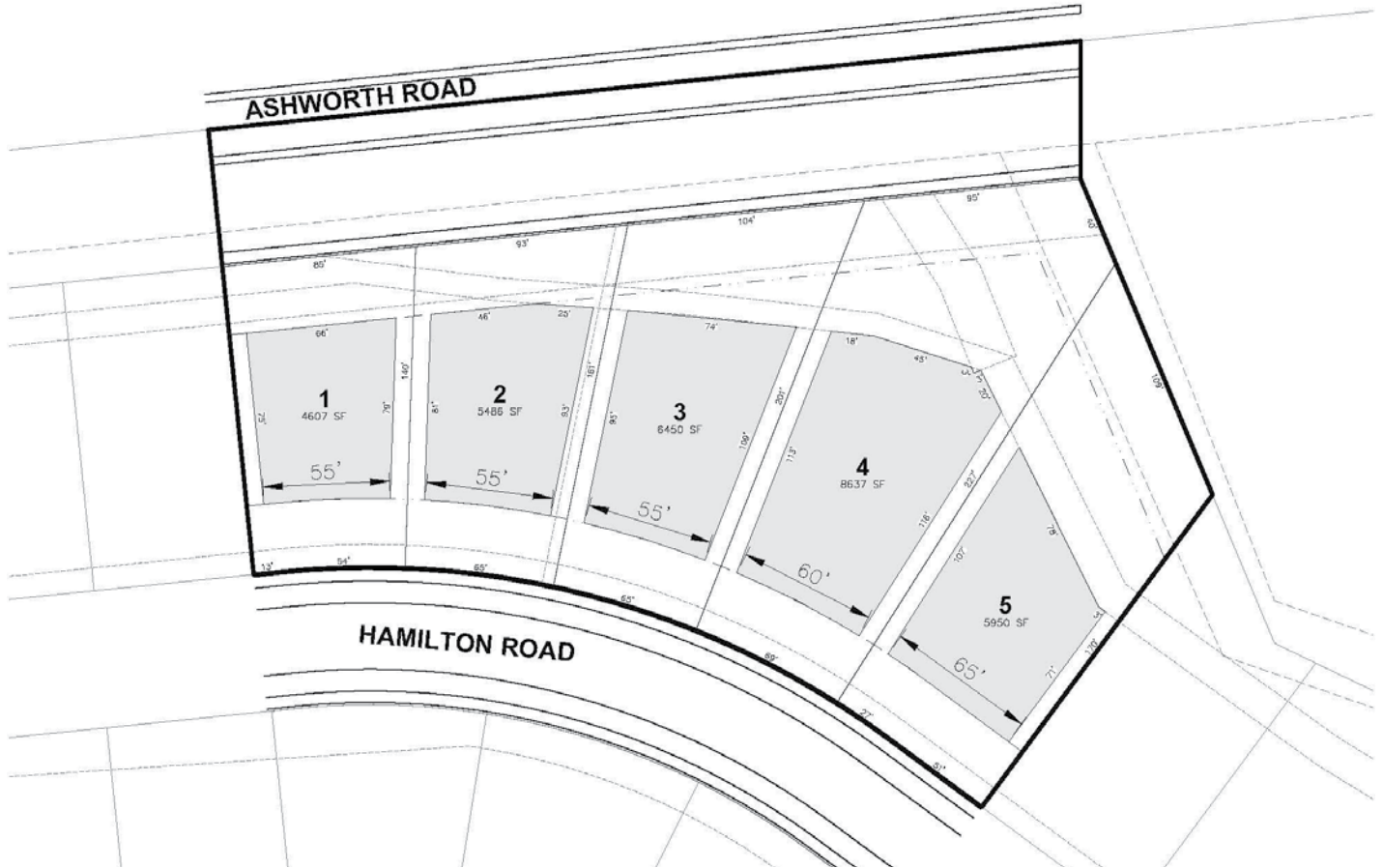
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