







# HESS RANCH PLANNED DEVELOPMENT

## SOUTH PARCEL DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

### Legend

-  Site Boundary
-  Planning Area Line
-  Concrete Trail
-  Contour
-  Proposed Well Site
-  Proposed Detention Pond

HESS RANCH DEVELOPMENT CHART							
Parcel #	Land Use	Gross Acres	Max. Density (per Dev. Guide)	Net Acres Minus Roads	Net Acres Minus Floodplain & Slopes	DU (Shown on Plan)	
34	SFd	48.3	4.5	-	-	198	
35	MU	9.9	5.42	-	-	52	
36	MU	10.7	5.42	-	-	36	
37	School	11.1	-	-	-	-	
38	Park	18.1	-	-	-	-	
39	SFe	45.5	6	-	-	184	
40	SFe	35.8	6	-	-	166	
41	SFg	21.2	0.67/1.2	-	-	19	
42	SFf	32.2	3.2	-	-	100	
43	MU	7.9	5.42	-	-	38	
44	MU	4.5	5.42	-	-	28	
45	Fire Station	2.9	-	-	-	-	
46	SFe	12.4	6	-	-	51	
47	SFg	15.3	.067/1.2	-	-	18	
	Open Space	101.6	-	-	-	-	
	Road N. Pinery Pkwy	9.5	-	-	-	-	
	Road Bayou Gulch	13.2	-	-	-	-	
	<b>Total (Residential Lots):</b>	<b>400.1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>890</b>	



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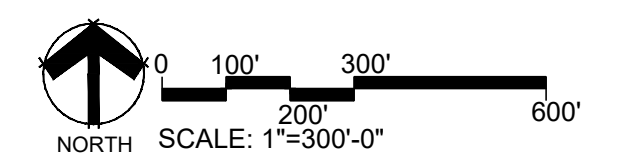
### DEVELOPMENT PLAN

TOWN OF PARKER, CO.

**OWNER**  
 ESX, LLC  
 Contact Person: Matt Janke  
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 Centennial, CO. 80112  
 303.770.9111

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**SHEET NUMBER**  
**1 OF 1**