







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	-	-	-	-	
	Total (Residential Lots):	400.1	-	-	-	890	



Planning Commission Acceptance:
 This Development Plan was reviewed and recommended for approval by the Town of Parker Planning Commission following a public hearing held on _____, 2017.

Planning Director, on behalf of the Town of Parker Planning Commission

Town Council Acceptance:
 This development Plan was approved by the Town Council of the Town of Parker on the ____ day of _____, 2017, for the property described as the Hess Ranch Property. The zoning information shown hereon was confirmed with the adoption of Ordinance No. _____.

Mayor, Town of Parker

ATTEST: _____
 Town Clerk

Clerk and Recorder's Certificate
 STATE OF COLORADO }
) ss
 COUNTY OF DOUGLAS }

I hereby certify that this Development Plan was filed in my office on this ____ day of _____, 2017 A.D. at _____ o'clock, ____ M. and was recorded with reception number _____.

Douglas County Clerk and Recorder

HESS RANCH PLANNED DEVELOPMENT DEVELOPMENT PLAN

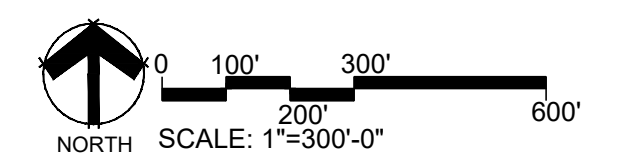
TOWN OF PARKER, CO.

OWNER
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SHEET NUMBER
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