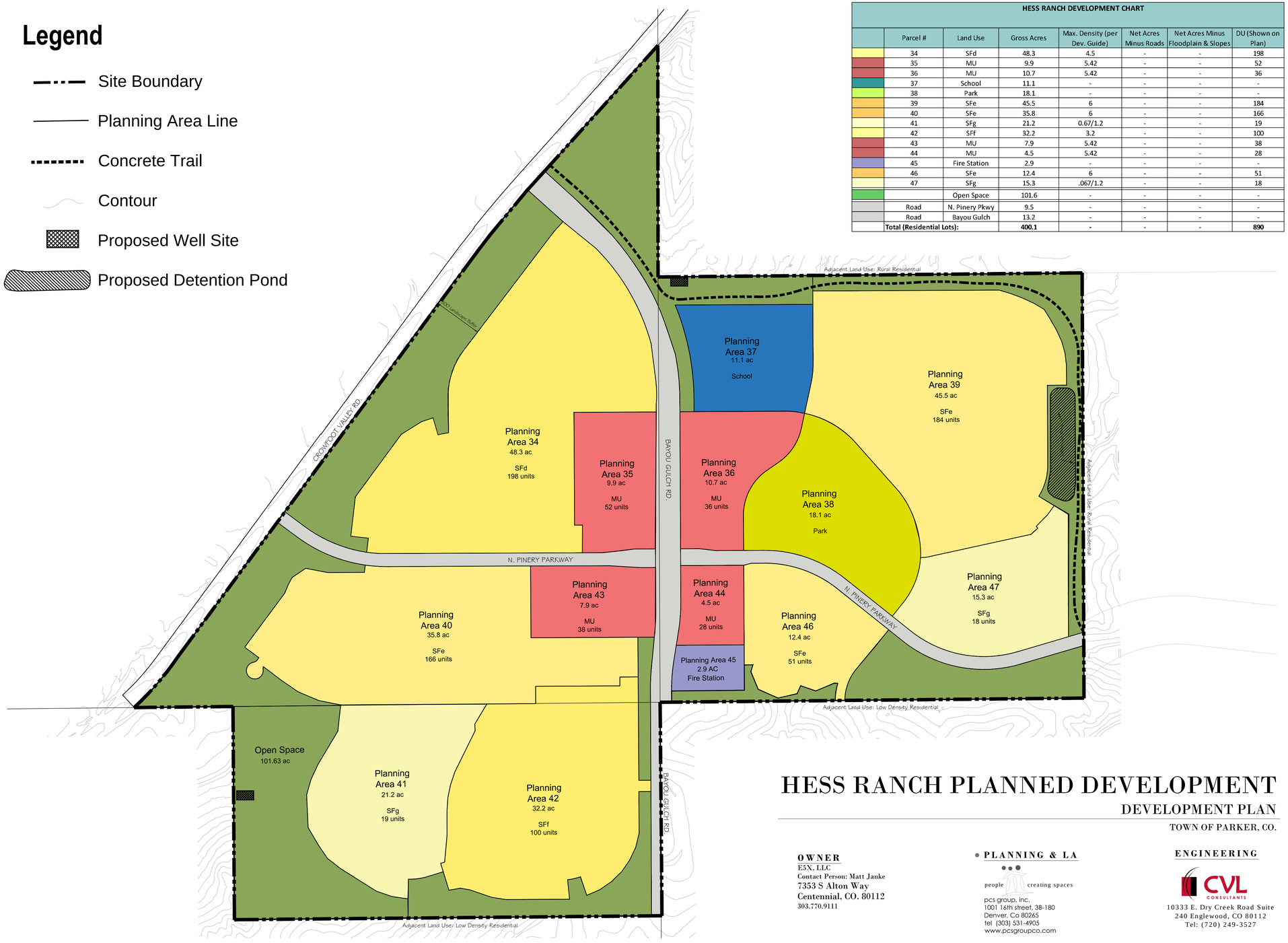
HESS RANCH PLANNED DEVELOPMENT

AMENDMENT NO. 1
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**

Property Owner Signature: _____ Date: _____

Print Name: _____

Title: _____

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
E5X, LLC
Contact Person: Matt Janke
7353 S Alton Way
Centennial, CO. 80112
303.770.9111

PLANNING & LA
people creating spaces
pcs group, inc.
1001 16th street, 38-180
Denver, Co 80265
tel (303) 531-4905
www.pcsgroupco.com

ENGINEERING
CVL CONSULTANTS
10333 E. Dry Creek Road Suite
240 Englewood, CO 80112
Tel: (720) 249-3527

NORTH SCALE: 1"=300'-0" (0, 100', 200', 300', 600')

SHEET NUMBER
1 OF 1