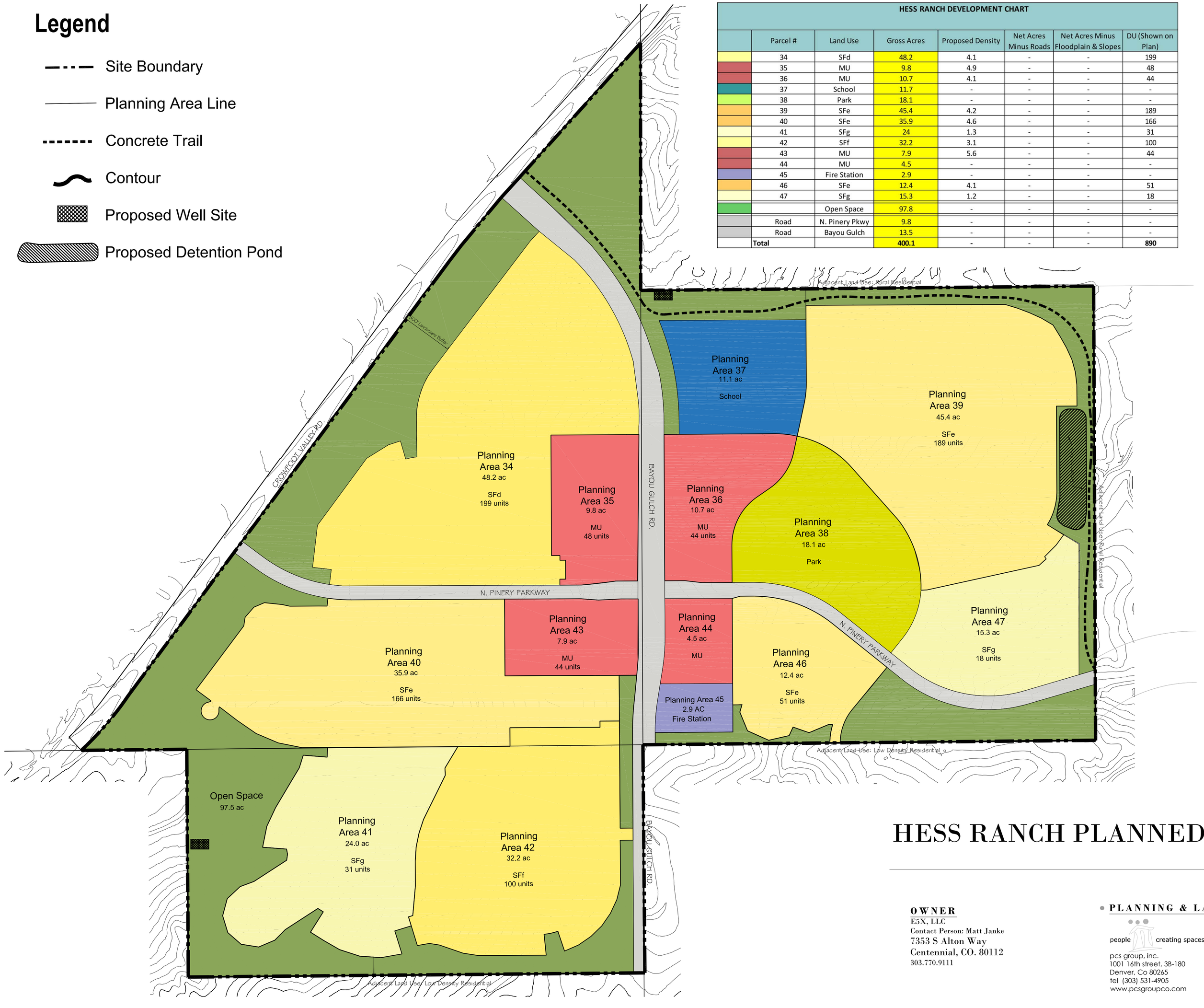
# HESS RANCH PLANNED DEVELOPMENT

## 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 | Proposed Density | Net Acres Minus Roads | Net Acres Minus Floodplain & Slopes | DU (Shown on Plan) |
|---|---|---|---|---|---|---|---|
| | 34 | SFd | 48.2 | 4.1 | - | - | 199 |
| | 35 | MU | 9.8 | 4.9 | - | - | 48 |
| | 36 | MU | 10.7 | 4.1 | - | - | 44 |
| | 37 | School | 11.7 | - | - | - | - |
| | 38 | Park | 18.1 | - | - | - | - |
| | 39 | SFe | 45.4 | 4.2 | - | - | 189 |
| | 40 | SFe | 35.9 | 4.6 | - | - | 166 |
| | 41 | SFg | 24 | 1.3 | - | - | 31 |
| | 42 | SFf | 32.2 | 3.1 | - | - | 100 |
| | 43 | MU | 7.9 | 5.6 | - | - | 44 |
| | 44 | MU | 4.5 | - | - | - | - |
| | 45 | Fire Station | 2.9 | - | - | - | - |
| | 46 | SFe | 12.4 | 4.1 | - | - | 51 |
| | 47 | SFg | 15.3 | 1.2 | - | - | 18 |
| | | Open Space | 97.8 | - | - | - | - |
| | Road | N. Pinery Pkwy | 9.8 | - | - | - | - |
| | Road | Bayou Gulch | 13.5 | - | - | - | - |
| | **Total** | | **400.1** | **-** | - | - | **890** |

LEGAL DESCRIPTION: (PARCEL 1)

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9 AND ASSUMED EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°15'06" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2648.70 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 9;

THENCE SOUTH 89°25'59" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2640.85 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 9;

THENCE SOUTH 00°16'45" EAST ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1329.96 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 9;

THENCE SOUTH 89°28'14" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2658.57 FEET TO THE SOUTH 1/16 CORNER OF SAID SECTIONS 8 AND 9;

THENCE NORTH 00°23'37" WEST ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1328.03 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 9;

THENCE SOUTH 89°22'24" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 616.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE CROWFOOT VALLEY ROAD AS DESCRIBED IN QUIT CLAIM DEED RECORDED SEPTEMBER 24, 2009 AT RECEPTION NUMBER 2009075004 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID CROWFOOT VALLEY ROAD, THE FOLLOWING SEVEN (7) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1690.00 FEET, A CENTRAL ANGLE OF 11°07'42", AN ARC LENGTH OF 328.25 FEET, THE CHORD OF WHICH BEARS NORTH 41°55'04" EAST, 327.73 FEET;
2. NORTH 36°21'12" EAST, A DISTANCE OF 2996.23 FEET;
3. NORTH 37°50'11" EAST, A DISTANCE OF 31.38 FEET;
4. NORTH 37°50'27" EAST, A DISTANCE OF 428.29 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 7586.00 FEET, A CENTRAL ANGLE OF 02°11'42, AN ARC LENGTH OF 290.62 FEET, THE CHORD OF WHICH BEARS NORTH 40°39'52" EAST, 290.60 FEET;
6. NORTH 41°45'43" EAST, A DISTANCE OF 958.65 FEET;
7. NORTH 43°01'11" EAST, A DISTANCE OF 231.46 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE SOUTH 00°03'18" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1442.10 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH 89°26'53" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 2642.13 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 17,428,939 SQUARE FEET OR 400.113 ACRES, MORE OR LESS, AND 736 RESIDENTIAL LOTS.

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**