

KING RANCH ESTATES

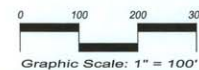
THORNTON, COLORADO

Prepared for:
 Snively Development
 7139 Pine Street
 Chagrin Falls, Ohio 44022
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Land Use Summary

LOT PRODUCT	D.U.	LOT SIZE MINIMUM
△ Estate Residential - SFD (includes 3 existing lots)	20	0.5 Acres
□ 70' x 120' Lot Residential - SFD	76	8,400 sf
◇ 70' x 110' Lot Residential - SFD	10	7,700 sf
○ 60' x 110' Lot Residential - SFD	199	6,600 sf
○ 70' x 100' Lot Residential - SFD	9	7,000 sf
Project Total	±127.09 Acres	314 D.U.
Density (314 DU / 127.09 Acres)		2.47 DU/Acre
Lineal Feet of Road		19,340 lineal feet
Open Space Area		12.04 Acres
Community Park Area		7.14 Acres
HOA Maintained Area		12.04 Acres
Detention Pond Area		9.25 Acres
Total Open Lands		45 Acres



CONCEPTUAL SITE PLAN

LAND ARCHITECTS
9173 S Ridgeline Blvd - Highlands Ranch, Colorado - Ph (303) 734-1777 - Fax (303) 734-1778



APRIL 22, 2004