

DOUBLE FRONTAGE COLLECTOR (57' ROW) AT REAR

DOUBLE FRONTAGE RESIDENTIAL (50' ROW) AT REAR

**OWNER:** Pulpit Rock Investments LLC  
Classic Development, Flying Horse  
6885 Corporate Dr.  
Colorado Springs, CO 80919

**APPLICANT:** N.E.S. Inc.  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903

**SITE DATA:**  
Tax ID Number: 6200000656  
Total Area: 14.676 AC  
Number of Lots: 54  
Gross Density: 3.679 DU/AC  
Minimum Lot Size: 5,033 S.F.  
Minimum Lot Width: 55'  
Maximum Lot Width: 60%  
Average Lot Size: 8,135 S.F.

**DIMENSIONAL REQUIREMENTS:**  
Building Setbacks: (See Typical Lot Diagram)  
Front: 10' Minimum for Building  
18' Min. Entry access from Back of Sidewalk  
Side: 5' Minimum  
15' Min. for Side adjacent to ROW  
Rear: 15' Minimum  
25' Min. for Rear adjacent to ROW  
Building Height: 30' Maximum

**Existing Zoning:** A  
**Proposed Zoning:** PUD  
**Existing Land Use:** Agricultural Grazing  
**Proposed Land Use:** Paired Single-Family Attached Flying Horse Master Plan  
**Master Plan:** Spring 2017  
**Development Schedule:** Spring 2017

**Vicinity Map**  
No Scale

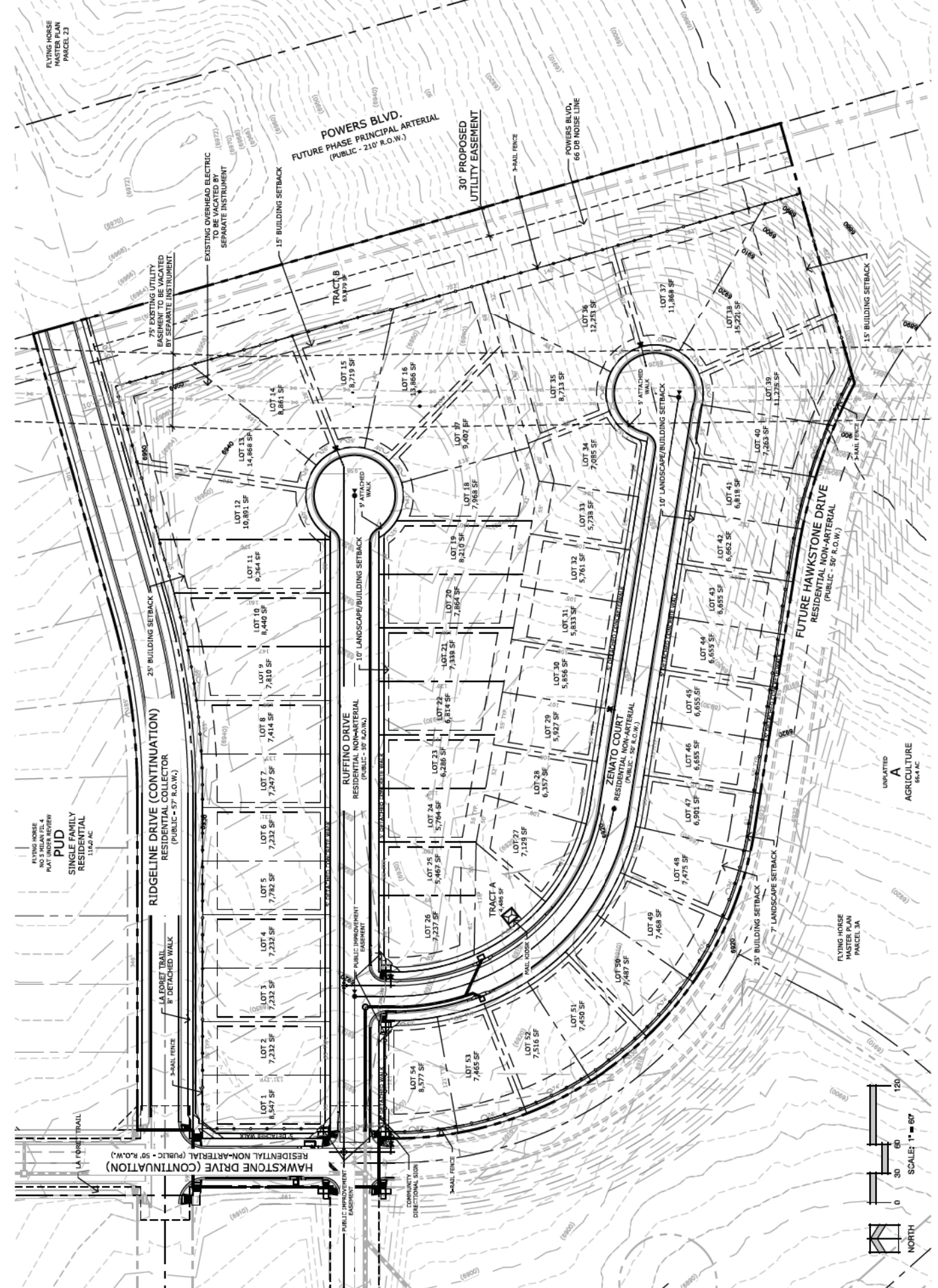


FIGURE 1

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