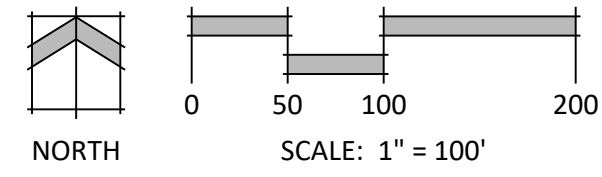


# LILLYWOOD SHOW STABLES RIDING ACADEMY

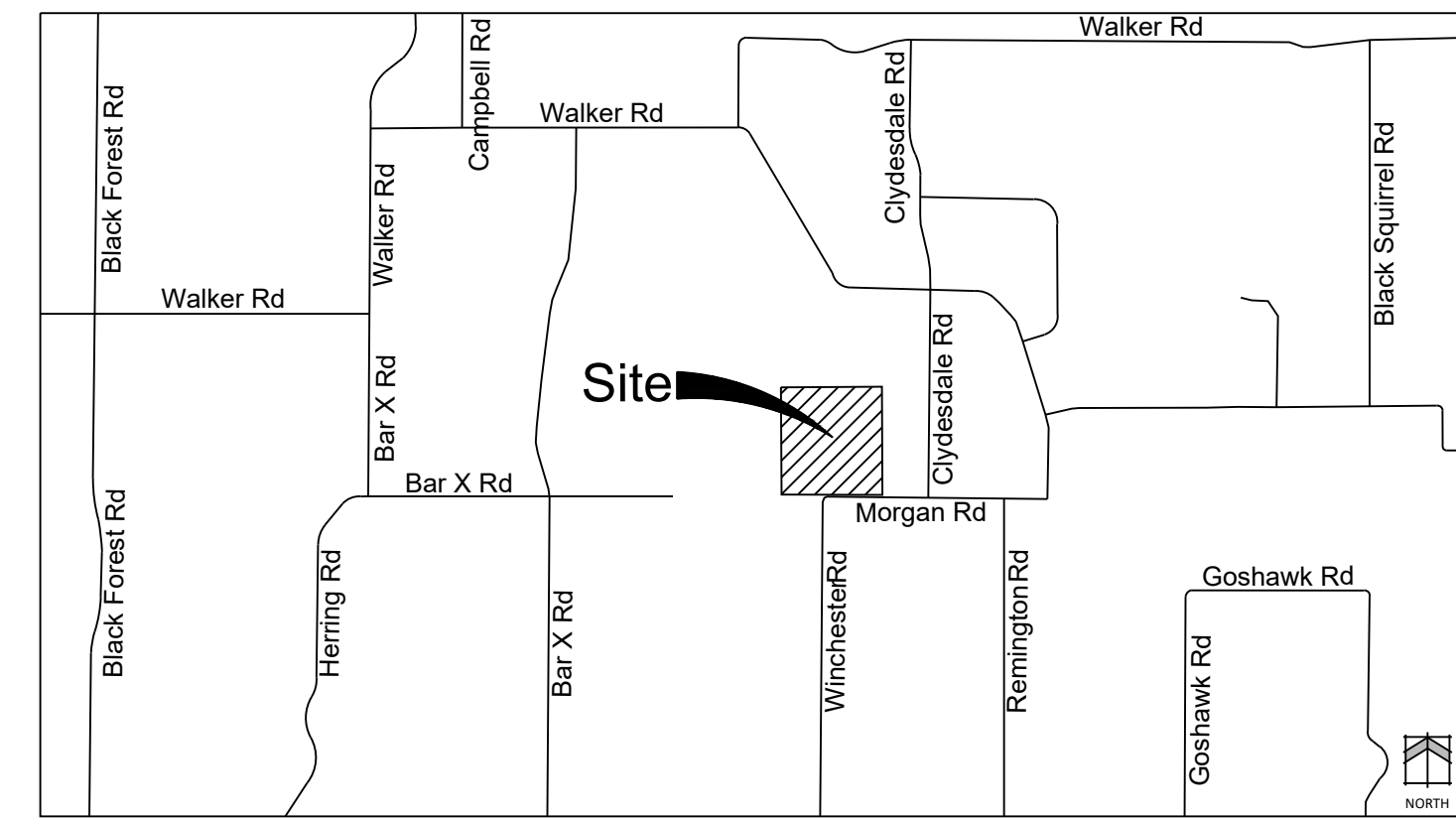
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO  
EL PASO COUNTY, COLORADO

## SITE DEVELOPMENT PLAN

### OVERALL SITE PLAN



### VICINITY MAP



### LEGAL DESCRIPTION

A portion of the Southwest one-quarter of Section 15, Township 11 South, Range 65 West of the 6th P.M., El Paso County, Colorado, more particularly described as follows:

Beginning at the Southwest corner of Lot 13, Block 2, Willow Springs Estates (Plat Book H-2 Page 54) said point also being on the Northerly right of way line of Morgan Road (60 feet right of way) [all bearings in this description are relative to those plotted in said estates]; thence North 88 degrees 58 minutes 35 seconds West along the Southerly line of said Lot 13, as extended, and coincident with the Northerly right of way line, 862.89 feet to a point on the Westerly right of way line Winchester Road (60 feet right of way), as extended; thence South 00 degrees 38 minutes 05 seconds West along said Westerly right of way line extension, 30.00 feet to the Northeast corner of Lot 15, Rampart View (plat Book P-3, thence North 89 degrees 19 minutes 21 seconds West along the North boundary line of said Rampart View, 583.84 feet to the Southeast corner of a tract of land recorded in Book 2634 at Page 42 thence North 00 degrees 30 minutes 09 seconds East (North 00 degrees 30 minutes 00 seconds East of record) along the Easterly lines of the tracts of land recorded in said Book 2634 at Page 42 and Book 2487 at Page 768, 1548.26 feet; thence South 89 degrees 30 minutes 00 seconds East, 1447.64 feet to a point on a boundary line of said Willow Springs Estates; thence South 00 degrees 32 minutes 08 seconds West (South 00 degrees 30 minutes 00 seconds West of record) along said boundary line, 1527.96 feet to the Point of Beginning.

County of El Paso, State of Colorado.

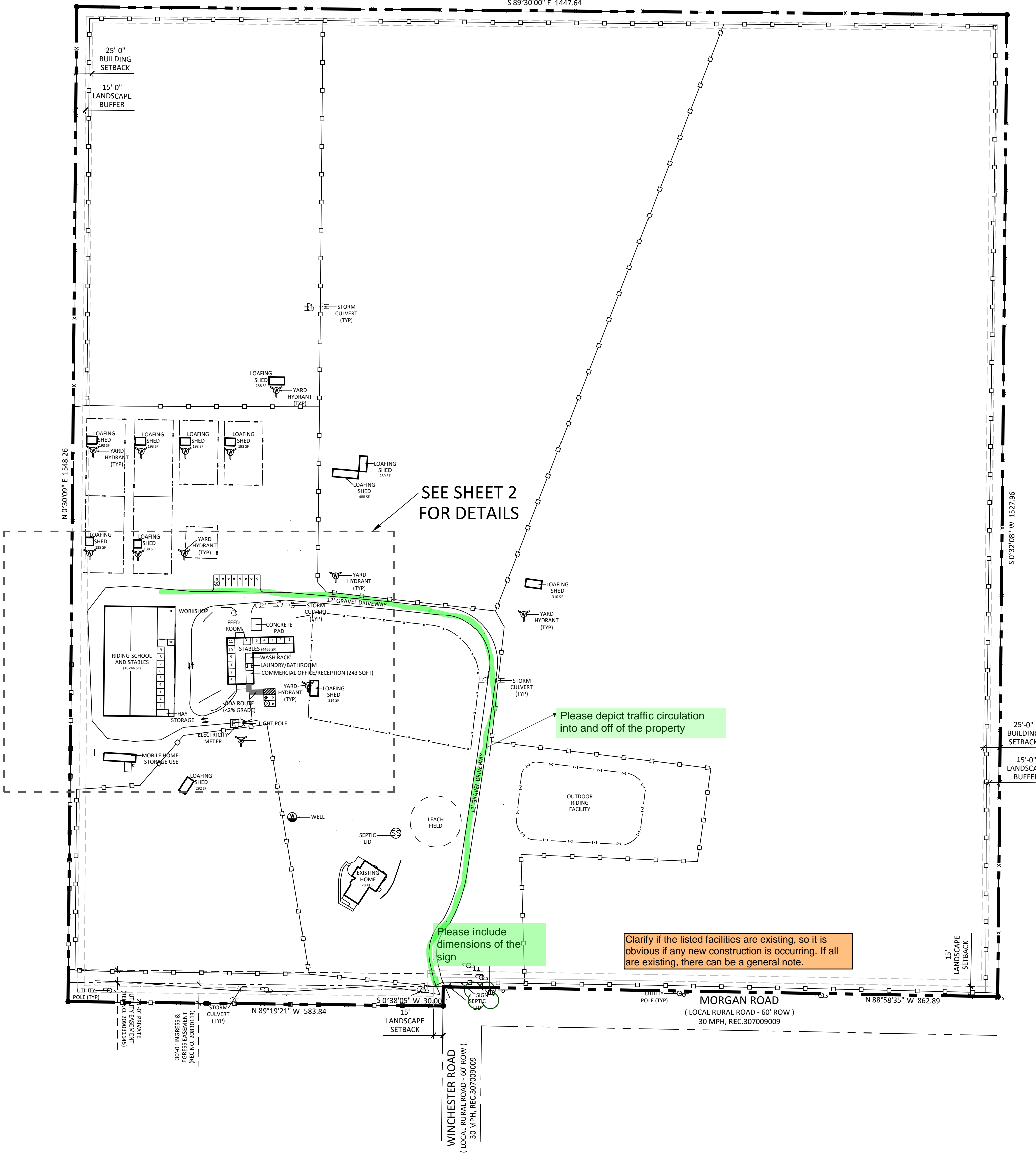
### GENERAL NOTES

- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- ACCORDING TO THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM NO. 0804103106 DATED 12/7/2018), THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOODPLAIN.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

State in legend and on plan if the facilities are existing or proposed for clarity.

#### LEGEND

- FOUND MONUMENT
- ⊠ ELECTRIC PEDESTAL
- ⊙ LIGHT POLE
- ⊕ UTILITY POLE
- ⊠ TELEPHONE PEDESTAL
- ⊙ GAS METER
- ⊙ LEACH FIELD LID
- ⊙ STORM CULVERT
- ⊙ STREET SIGN
- ⊙ WATER WELL HEAD
- ⊠ HORSE SHELTER
- ⊙ YARD HYDRANT
- ⊙ GUY WIRE
- IRON FENCE, 53'
- x— BARBED WIRE FENCE, 53'
- o— WIRE FENCE, 53'
- |— SPLIT RAIL FENCE, 53'



### SITE SUMMARY

Property address:	9210 Morgan Road Colorado Springs CO, 80908
Property tax schedule number:	5115000007
Total Area:	51.62 Acres
Existing Land use:	Single Family Residential/Riding Academy and Stables
Proposed land use:	Riding Academy
Current Zoning:	RR-5
Total gross building square footage:	25381 sqft
Landscaping %:	11.7%
Impermeable surface %:	1.1%
Maximum Allowed Building Height:	30 ft
Proposed Building Height:	19 ft
Lot area coverage calculation:	26429 sqft/51.62 Acres = 1.2%
Building Setbacks:	
Front:	25 ft
Rear:	25 ft
Sides:	25 ft
Landscape Setback:	
Morgan Road:	10 ft
Parking:	
Formula:	1 parking space/5 horse stalls
Required:	4 spaces
ADA Required:	1 space
Provided:	10 spaces, 1 ADA Accessible

### PROJECT TEAM

**OWNER/APPLICANT:** Lucky Lilly Land Company LLC  
Matt Barnett  
9210 Morgan Rd  
Colorado Springs, CO 80908  
Matt.Barnett@LNL.com  
(719) 330-0862

**CONSULTANT:** N.E.S. Inc.  
Andres Barlow  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
ABarlow@NESColorado.com  
(719) 471-0073

### SHEET INDEX

Sheet 1 of 2:	Site Development Plan Cover
Sheet 2 of 2:	Site Development Plan



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
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Fax 719.471.0267  
www.nescolorado.com  
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## LILLYWOOD SHOW STABLES RIDING ACADEMY SITE DEVELOPMENT PLAN

9210 MORGAN RD  
COLORADO SPRINGS  
CO, 80908

DATE: 3/14/24  
PROJECT MGR: E. TROLLER  
PREPARED BY: A. ROMAN

DATE: BY: DESCRIPTION:

### SITE DEVELOPMENT PLAN COVER

1  
1 of 2

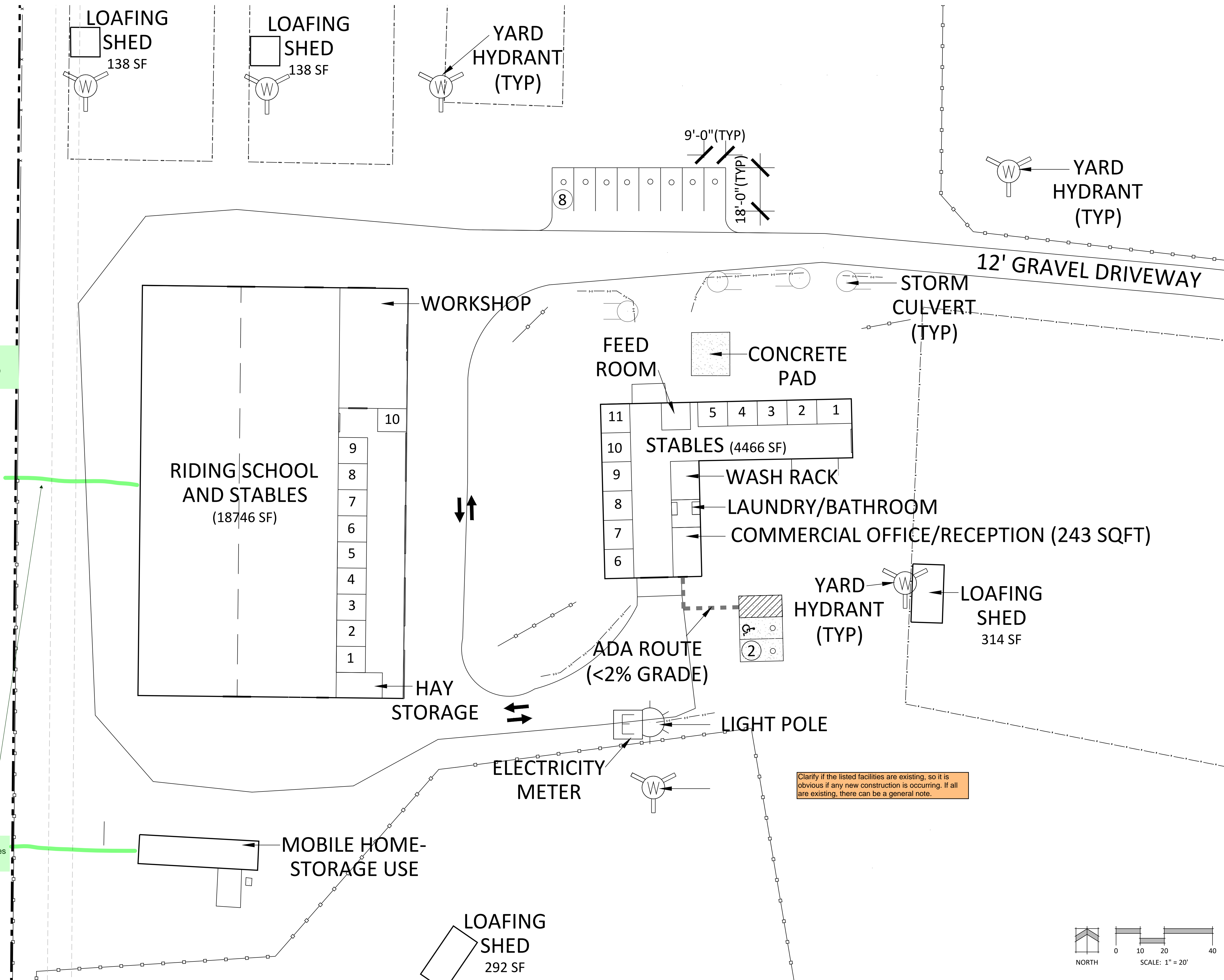
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RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO  
EL PASO COUNTY, COLORADO

## FLOOR PLAN

Please depict:  
-location of dumpsters and screening  
-location of no-build areas, floodplains (if none, then specify)

Please depict setback  
distances of all structures  
to the property lines



Clarify if the listed facilities are existing, so it is obvious if any new construction is occurring. If all are existing, there can be a general note.



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www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

BY ASSOCIATION WITH

PROJECT INFO

STAMP

ISSUE INFO

REVISION

SHEET TITLE

SHEET NUMBER

PLAN FILE #

LILLYWOOD  
SHOW STABLES  
RIDING  
ACADEMY  
SITE DEVELOPMENT PLAN

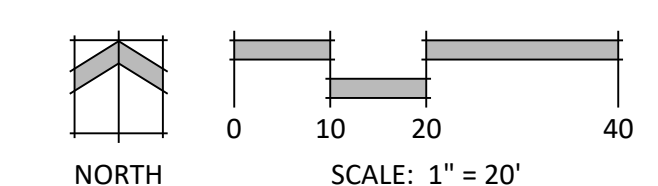
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SITE DEVELOPMENT PLAN

2  
2 of 2



File Number:  
AL241

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