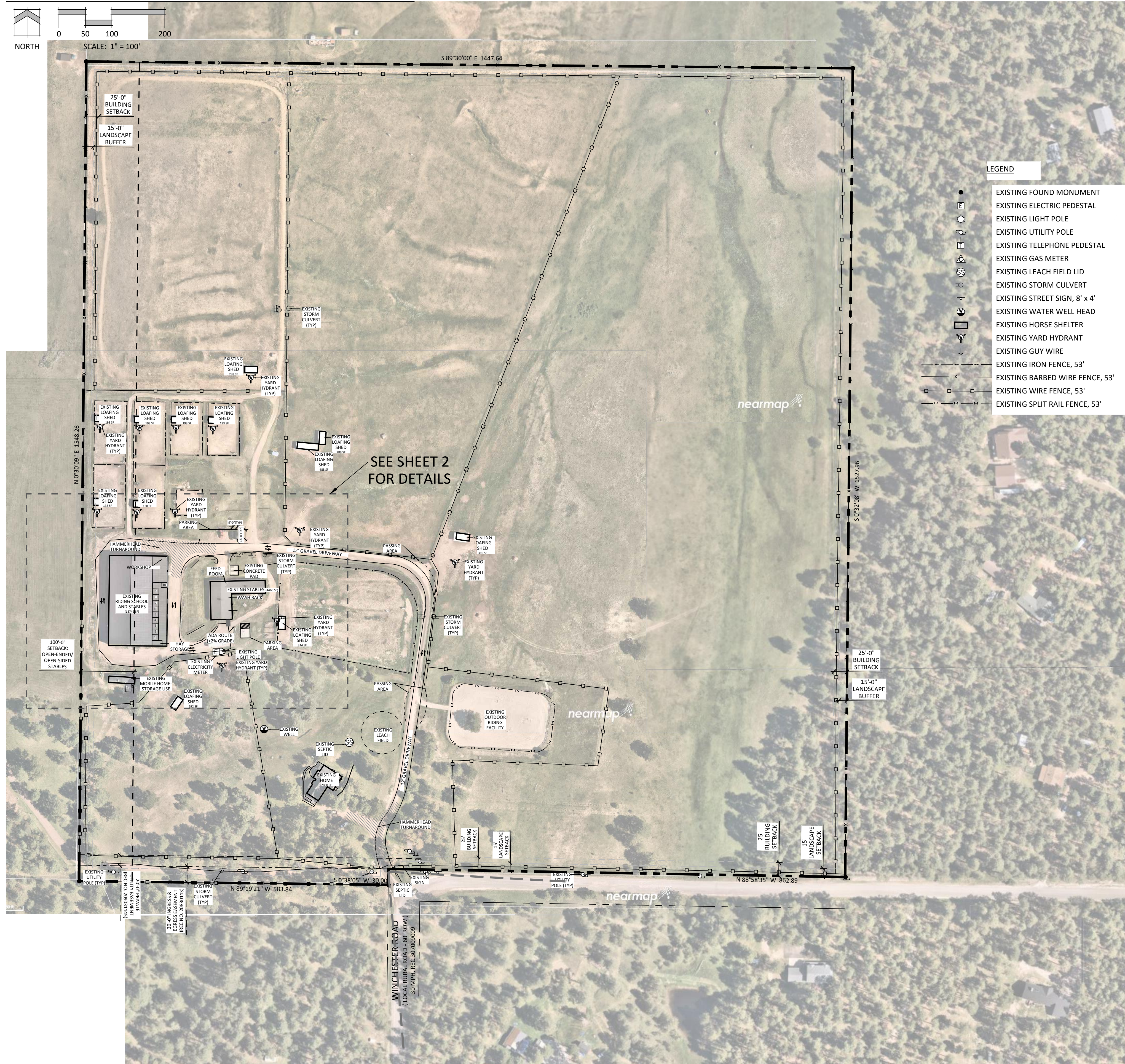


LILLYWOOD SHOW STABLES RIDING ACADEMY

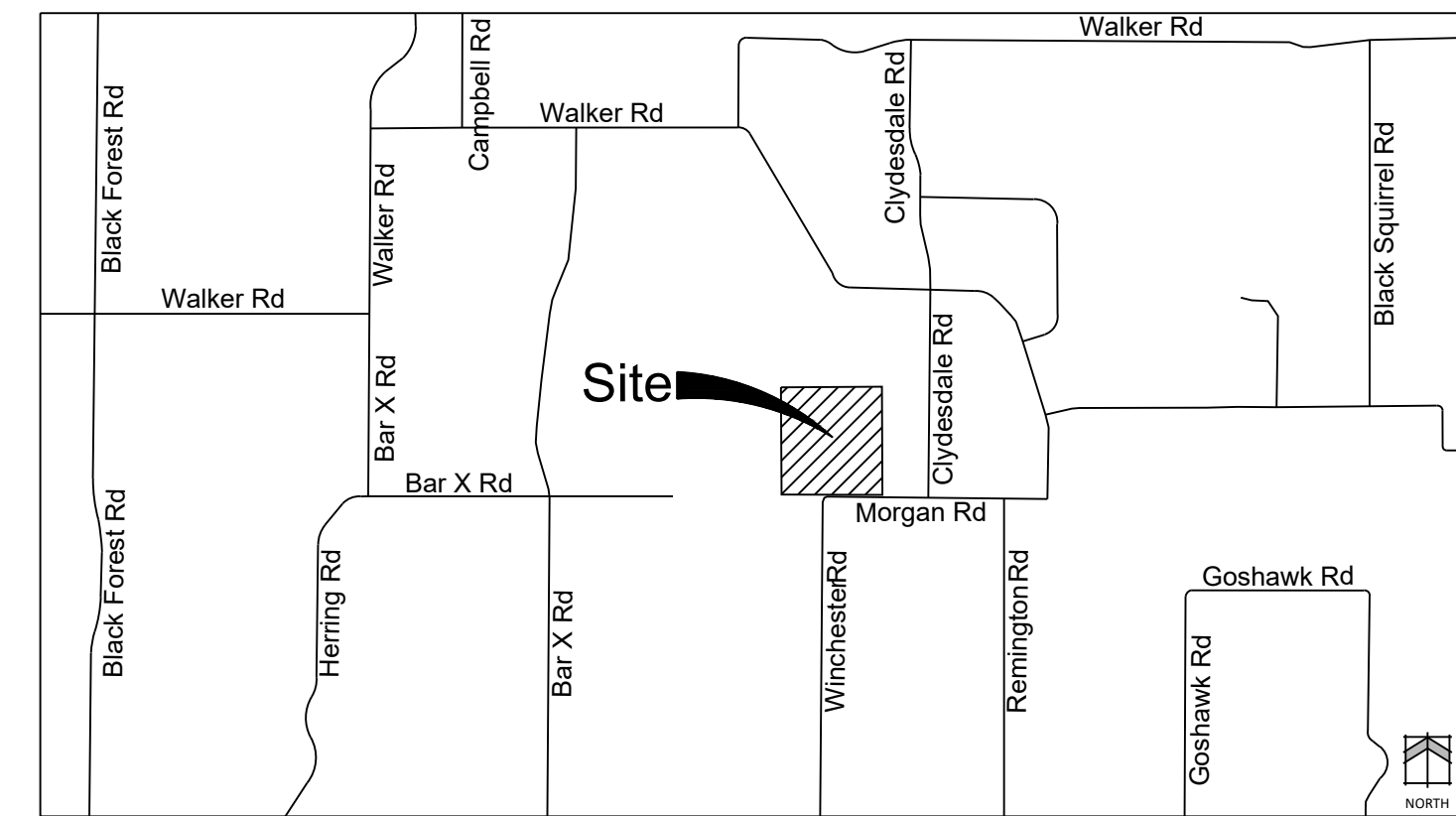
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO
EL PASO COUNTY, COLORADO

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 Northernly right of way line of Morgan Road (60 feet right of way) (all bearings in this description are relative to those platted in said estates); thence North 88 degrees 58 minutes 35 seconds West along the Southernly line of said Lot 13, as extended, and coincident with the Northernly 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.

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. 0804030106 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.
- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM.
- RESOLUTION (RESOLUTION NO 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THIS PROPERTY IS NOT ON ANY FLOODPLAIN, NOR DOES IT CONTAIN ANY NO-BUILD AREAS.
- ALL PARKING SPACES ARE EXISTING BUT NOT CLEARLY DEFINED.
- THERE ARE NO NO-BUILD AREAS ON THIS SITE.

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%
Open Space %:	79.5%
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@LCK.com
(719) 330-0862

CONSULTANT: N.E.S. Inc.
Andrea 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
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Tel. 719.471.0073
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: 5/16/24
PROJECT MGR: E. TROLLER
PREPARED BY: A. ROMAN

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

SITE DEVELOPMENT PLAN COVER

1

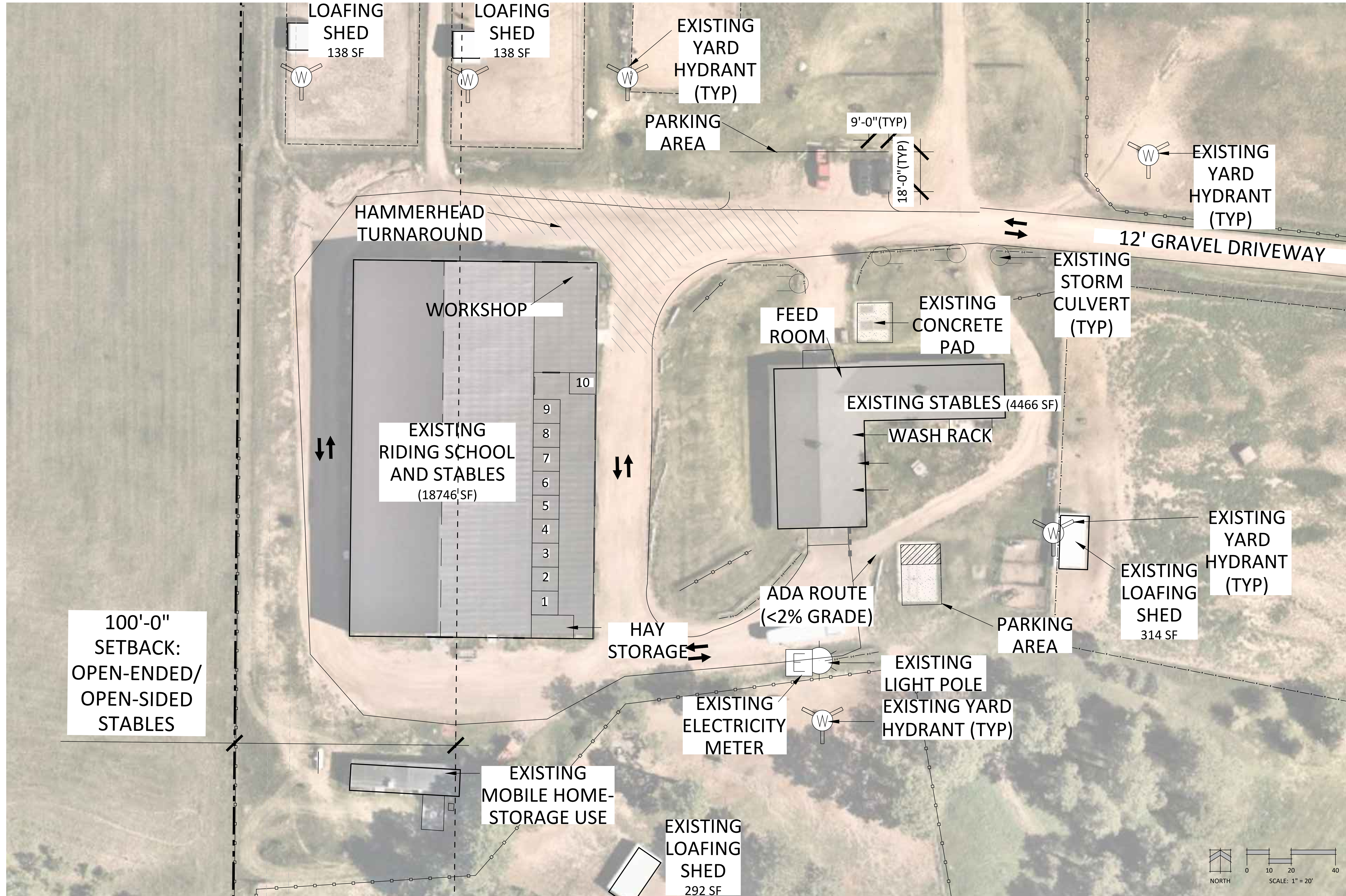
1 of 2

PPR248

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

FLOOR PLAN



P:\Lillywood Show Stables\Lillywood Riding Academy\Drawings\Planning\DP\Lillywood Riding Academy_SDP.dwg (SITE PLAN\FLOOR PLANS) 8/19/2024 12:23:18 PM AROMAN



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PLANNER / LANDSCAPE ARCHITECT

BY ASSOCIATION WITH

PROJECT INFO

STAMP

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

DRAWING FILE #

LILLYWOOD
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RIDING
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SITE DEVELOPMENT PLAN
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SITE DEVELOPMENT PLAN

2
2 of 2

PPR248

