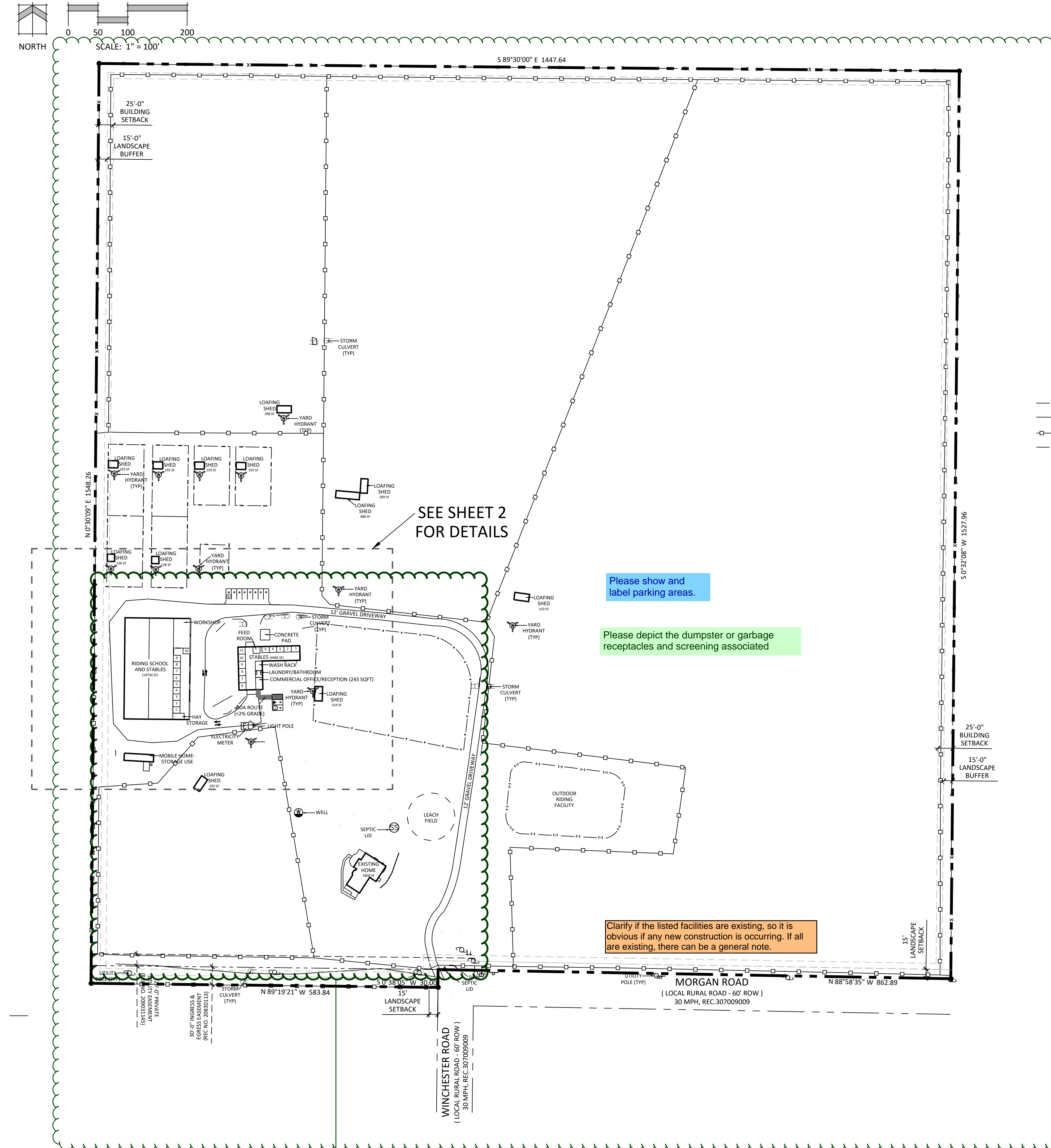


LILLYWOOD SHOW STABLES RIDING ACADEMY

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



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'
 - BARBED WIRE FENCE, 53'
 - WIRE FENCE, 53'
 - SPLIT RAIL FENCE, 53'

Please include here the 8x4 dimensions

Please show and label parking areas.

Please depict the dumpster or garbage receptacles and screening associated

Please depict all setback distances to property lines of all structures on site

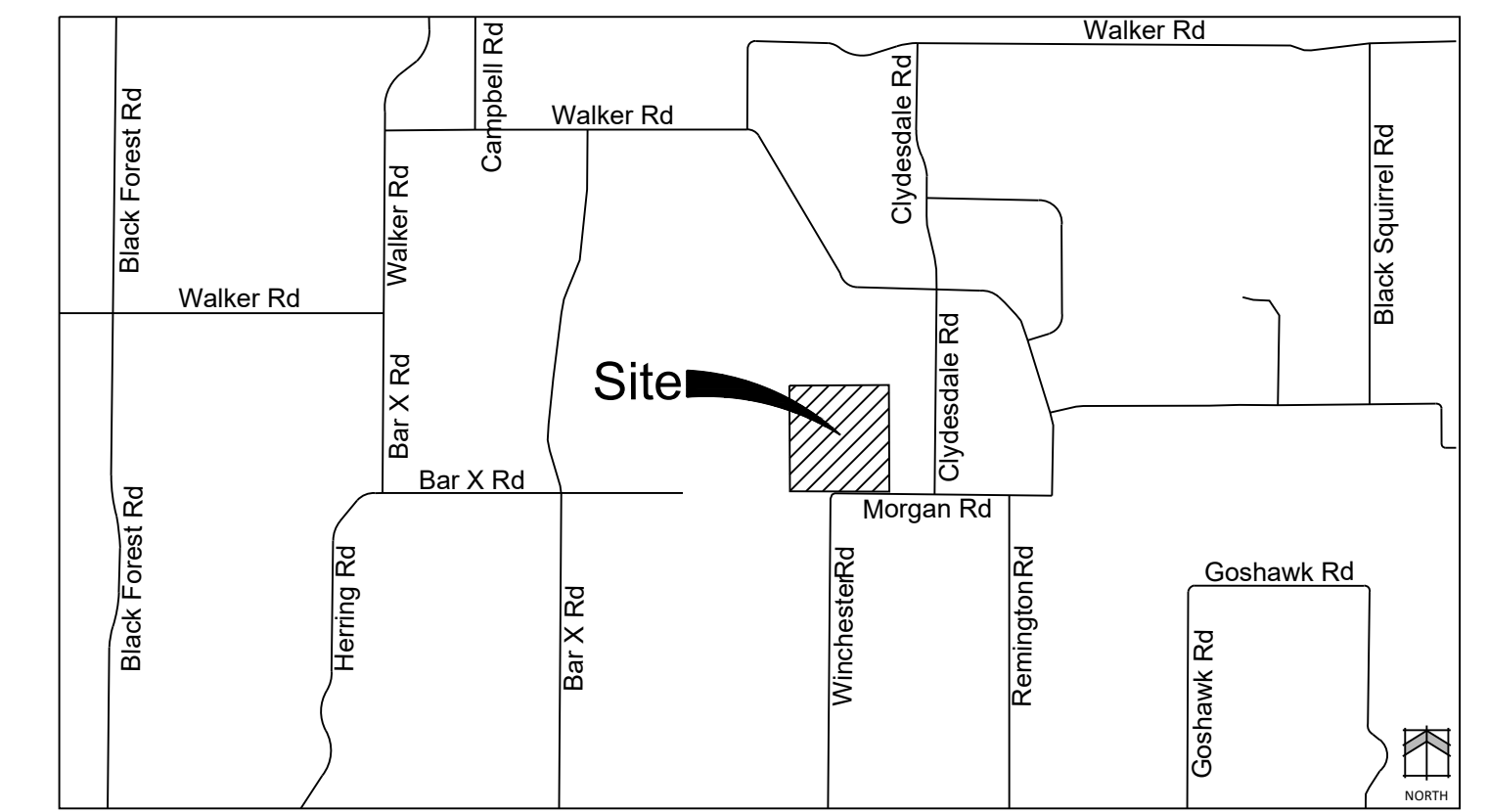
Clarify if the listed facilities are existing, so it is obvious if any new construction is occurring. If all are existing, there can be a general note.

Please enlarge this image

Please show with arrows the full ingress and egress/traffic circulation on site

If there is any additional vehicular or loading areas, please depict on the 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 platted 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.

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.

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval: 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.

A note stating: 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.

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

Please include open space %

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
A.Barlow@NESColorado.com
(719) 471-0073

SHEET INDEX

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

Please include the location of any floodplains or no-build areas (if none, specify)



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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LILLYWOOD SHOW STABLES

SITE DEVELOPMENT PLAN

PROJECT MGR: E. TROLLER
PREPARED BY: A. ROMAN

DATE:	BY:	DESCRIPTION:

SITE DEVELOPMENT PLAN COVER

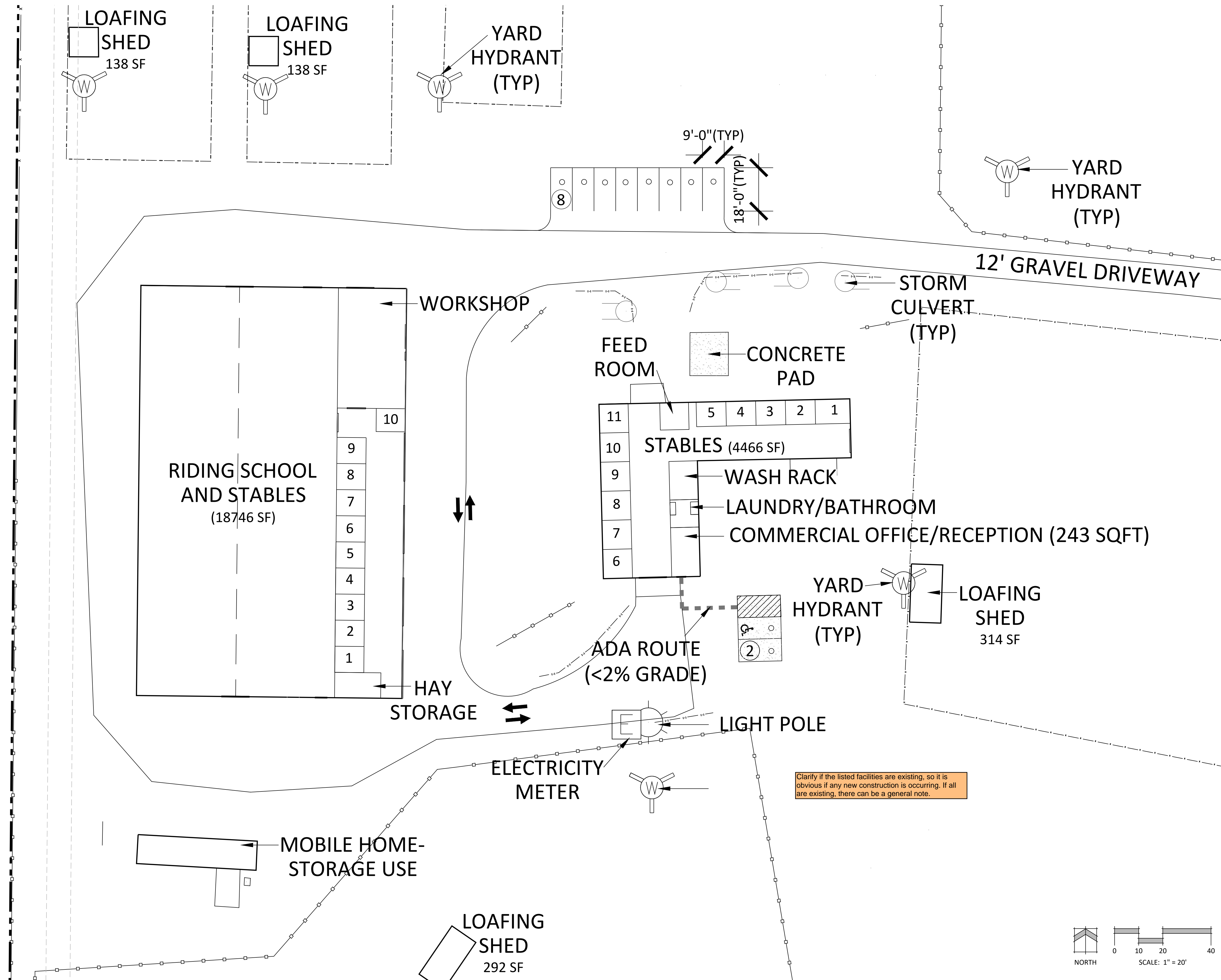
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1 of 2

File Number: PPR248

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

FLOOR PLAN



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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PLANNER / LANDSCAPE ARCHITECT

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BY ASSOCIATION WITH

**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

STAMP

ISSUE INFO

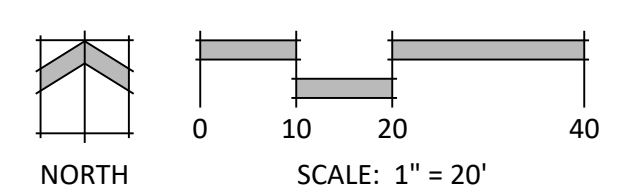
DATE:	BY:	DESCRIPTION:

SITE DEVELOPMENT PLAN

SHEET TITLE

2
2 of 2

SHEET NUMBER



P:\Matt_Barnett\Lillywood Riding Academy\Drawings\Planning\DP\Lillywood Riding Academy_SDP.dwg [SITE PLAN (COLOR PLANS)] 3/13/2024 4:41:37 PM ARDMAN