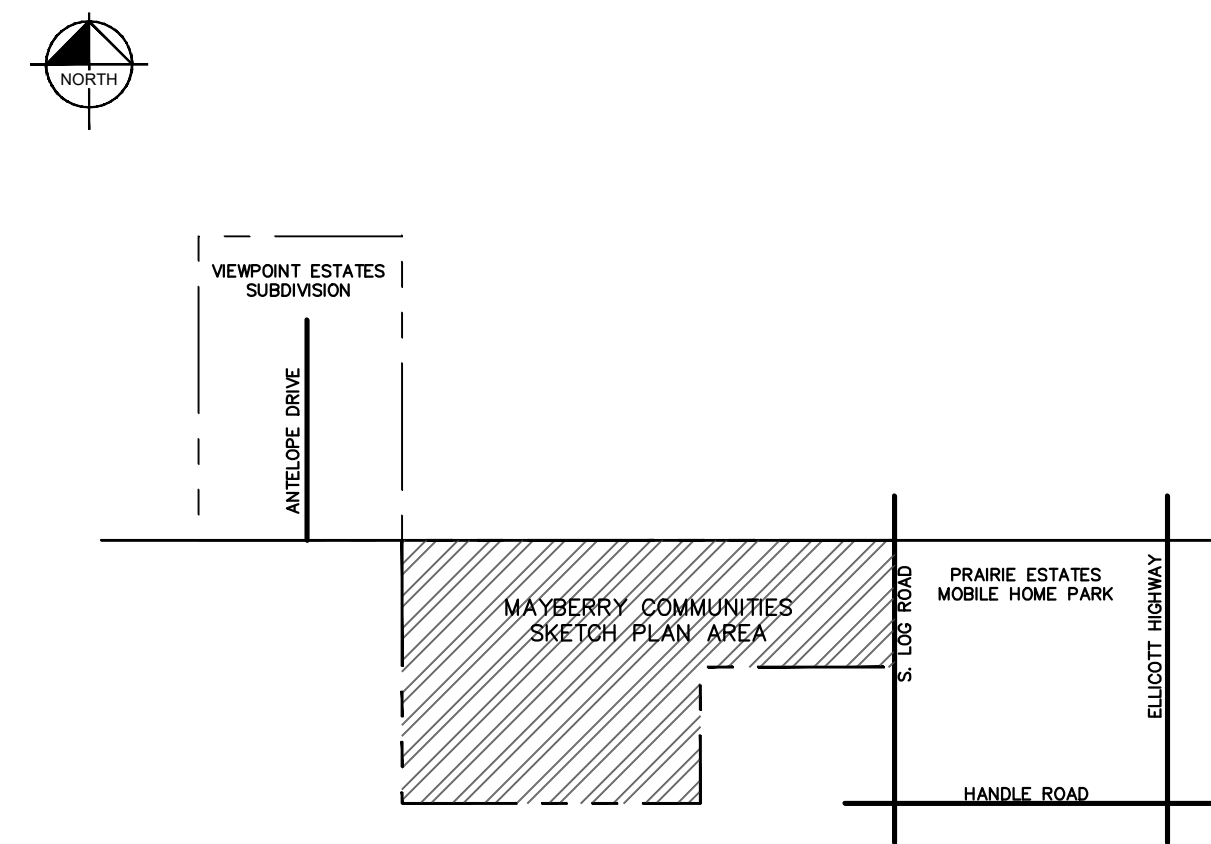


LOCATION MAP



VICINITY MAP

**LEGAL DESCRIPTION**

THE NORTHEAST QUARTER OF SECTION 14; THE NORTHWEST QUARTER OF SECTION 14; ALL OF THE SOUTHWEST QUARTER OF SECTION 14, ALL OF THE EAST-HALF OF THE EAST-HALF OF SECTION 15, ALL IN TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN IN EL PASO COUNTY, COLORADO; SUBJECT TO: RIGHT-OF-WAY FOR LOG ROAD ALONG THE EAST LINE OF SAID NORTHEAST QUARTER ESTABLISHED BY ROAD ORDER BY THE BOARD OF COMMISSIONERS TO EL PASO COUNTY, COLORADO RECORDED OCTOBER 3, 1887 IN ROAD RECORD BOOK A AT PAGE 78;

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

THE NORTHERLY 180.00 FEET OF THE EASTERLY 290.00 FEET OF SAID NORTHWEST QUARTER CONVEYED TO CHEROKEE WATER AND SANITATION DISTRICT IN THE QUIT CLAIM DEED RECORDED JULY 5, 1988 IN BOOK 5527 AT PAGE 376;

THAT PART OF SAID EAST-HALF OF THE EAST-HALF OF SECTION 15 CONVEYED TO ELLICOTT UTILITIES COMPANY, LLC IN THE TRUSTEE'S DEED RECORDED MARCH 25, 2013 AS RECEPTION NO. 213038197;

RIGHT-OF-WAY FOR STATE HIGHWAY 94 RIGHT-OF-WAY ALONG THE NORTH LINES OF SAID NORTHEAST AND NORTHWEST QUARTERS ESTABLISHED BY: RIGHT-OF-WAY DEED RECORDED NOVEMBER 8, 1939 IN BOOK 978 AT PAGE 99; QUIT CLAIM DEED RECORDED DECEMBER 18, 1939 IN BOOK 978 AT PAGE 146; AND THE WARRANTY DEED RECORDED DECEMBER 23, 2020 AS RECEPTION NO. 220211233.

**GENERAL NOTES**

- WITHIN THE MAYBERRY COMMUNITIES, PROJECT SHALL NOT EXCEED A TOTAL OF 2800 EQUIVALENT DWELLING UNITS (EDU) DENSITY LIMIT
  - SINGLE FAMILY DETACHED
  - SINGLE FAMILY ATTACHED TOWNHOMES AND DUPLEX
  - MULTIFAMILY TOWNHOMES & DUPLEX
  - MULTIFAMILY APARTMENTS
- CLUSTERING OF UNITS WITHIN RESIDENTIAL DISTRICTS IS PERMITTED, BUT NOT REQUIRED, SO LONG AS THE OVERALL DENSITY LIMIT IS NOT EXCEEDED. THE USE OF CLUSTERING IS ENCOURAGED TO PROMOTE COMMON OPEN SPACE, PROTECT NATURAL FEATURES, AND PROVIDE CREATIVE AND FLEXIBLE DESIGN ALTERNATIVES.
- SPECIFIC DEVELOPMENT STANDARDS SUCH AS SETBACKS, LOT COVERAGE, BUILDING HEIGHTS AND LAND USES SHALL BE ADDRESSED WITH SITE SPECIFIC PUD PHASES FOR THE PROPERTY AT A LATER DATE. THESE STANDARDS WILL EITHER FOLLOW SPECIFIC PROPOSED PUD DEVELOPMENT PLANS WITH A FOCUS TO ENCOURAGE A WALKING PRIORITIZED COMMUNITY AND DISCOURAGES UNNECESSARY VEHICLE TRANSPORTATION, OR PER COUNTY ZONING STANDARDS.
  - THIS IS A COMPREHENSIVE PLAN FOR A PEDESTRIAN FOCUSED VILLAGE AND AS SUCH THE PARKING REQUIREMENTS ARE TO BE CONSIDERED ON A CUMULATIVE BASIS WITH SHARED PARKING BETWEEN USES TO REDUCE THE IMPACT TO THE PEDESTRIAN ENVIRONMENT AND TO ENCOURAGE WALKING IN THE COMMUNITY.
  - LAND USES ILLUSTRATED ON THE SKETCH PLAN WILL BE FURTHER DEFINED PER PUD DEVELOPMENT.
- DESIGNATED PUD PHASES ARE NOT REQUIRED TO BE DEVELOPED SEQUENTIALLY. ANY PHASE MAY BE PURSUED AHEAD OF ANOTHER AS MARKET DEMANDS DICTATE.
- ALL COMMON LANDSCAPE, OPEN SPACE, PARKS, TRACTS AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE DISTRICT UNLESS THEY ARE PART OF A MULTI-FAMILY DEVELOPMENT AND OWNED AND MAINTAINED BY THE PRIVATE PROPERTY OWNER OR A HOMEOWNERS ASSOCIATION
- COMMERCIAL USES ARE ALLOWED IN ALL AREAS DESIGNATED AS PARKS TO ACCOMMODATE PRIVATE BUSINESS PROVIDING COMPLEMENTARY SERVICES
- ALL DETENTION PONDS AND CROSS LOT DRAINAGE DITCHES WILL BE LOCATED WITHIN DRAINAGE EASEMENTS PROVIDING ACCESS FOR MAINTENANCE TO THE MAYBERRY METROPOLITAN DISTRICT AND MAY BE USED FOR RECREATIONAL PURPOSES TO THE EXTENT FEASIBLE AND SAFE ETC
- PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- SITE LIGHTING, IF REQUIRED, WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF EL PASO COUNTY LAND DEVELOPMENT CODE.
- THE MAILBOX KIOSKS WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE.
- STREETS WILL MEET THE STANDARDS OF EL PASO COUNTY ENGINEERING CRITERIA MANUAL. A DEVIATION REQUEST AND/OR PUD MODIFICATION WILL BE APPROVED FOR ANY DESIGN THAT DOES NOT CONFORM WITH THESE STANDARDS.
- SIDEWALKS OR WALKWAYS WILL BE PROVIDED ALONG ALL CIRCULATION STREETS FOR CONVENTIONAL SINGLE-FAMILY HOMES. INTERIOR DEVELOPMENT PARCELS MAY HAVE NARROW STREETS FOR HIGHER DENSITY RESIDENTIAL CLUSTERS WITH WALKING PATHS IN LIEU OF TRADITIONAL SIDEWALKS, LINKING PARKS AND TRAIL SYSTEMS TO COMMUNITY AMENITIES.
- PUBLIC STREETS WITHIN THIS DEVELOPMENT SHALL PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY AND SHALL BE PAVED.
- UNLESS PREVIOUSLY PLATTED, AS IDENTIFIED WITH FILINGS NO. 1-4, THE ILLUSTRATED ROADS AND ACCESS POINTS ARE CONCEPTUAL AND WILL ONLY BE REVIEWED WITH SUBSEQUENT SUBDIVISION APPLICATIONS.
- IF CHANGES ARE TO BE MADE AFTER THE SKETCH PLAN HAS BEEN APPROVED, AN AMENDMENT IS REQUIRED AND WILL FOLLOW THE CRITERIA FOR APPROVAL IDENTIFIED UNDER CHAPTER 7.2.1(D)(1)(C) OF THE EL PASO COUNTY, LAND DEVELOPMENT CODE.

**SOIL & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS**

A GEOLOGICAL HAZARDS EVALUATION & PRELIMINARY GEOTECHNICAL INVESTIGATION WAS COMPLETED BY CTL THOMPSON INC. ON MARCH 13, 2023.

**SUMMARY NOTES**

THE CONDITIONS ENCOUNTERED IN OUR BORINGS DRILLED AT THE SITE CONSISTED OF PREDOMINANTLY NATURAL SILTY AND CLAYEY SANDS WITH SPORADIC LAYERS OF CLAY WITH VARYING AMOUNTS OF SAND. THE SAND SOILS ARE GENERALLY NON-EXPANSIVE. THE CLAY SOILS WERE GENERALLY FOUND IN RELATIVELY THIN LAYERS AND EXHIBITED LOW MEASURED SWELL WHEN WETTED. LOCALIZED LAYERS OF CLAY WITH MODERATE TO HIGH EXPANSION POTENTIAL MAY BE PRESENT BETWEEN OUR BORING LOCATIONS.

AT THE TIME OF DRILLING, GROUNDWATER WAS ENCOUNTERED IN THREE OF OUR BORINGS AT DEPTHS RANGING BETWEEN 12 AND 22 FEET. GROUNDWATER WAS MEASURED AFTER DRILLING IN THREE BORINGS AT DEPTHS RANGING BETWEEN 10.5 AND 15 FEET.

WE BELIEVE SITE GRADING AND UTILITY INSTALLATION FOR THE PROPOSED DEVELOPMENT CAN BE ACCOMPLISHED USING CONVENTIONAL, HEAVY-DUTY CONSTRUCTION EQUIPMENT.

WE ANTICIPATE SPREAD FOOTING FOUNDATIONS WILL BE APPROPRIATE FOR LIGHTLY TO MODERATELY LOADED BUILDINGS. WHERE LOOSE OR EXPANSIVE SOILS ARE ENCOUNTERED AT OR NEAR FOOTING AND FLOOR SLAB ELEVATIONS FOLLOWING GRADING, IT WILL LIKELY BE NECESSARY TO SUB-EXCAVATE THIS MATERIAL AND THEN RECONSTRUCT THE EXCAVATED SOILS AS MOISTURE CONDITIONED, DENSELY COMPACTED FILL, PRIOR TO FOOTING CONSTRUCTION. METHODS OF MITIGATION ARE DESCRIBED IN THE REPORT.

THE NATURAL SANDS AND DENSE FILLS CONSTRUCTED USING SANDS SHOULD PROVIDE GOOD SUPPORT FOR THE LIGHTLY TO MODERATELY LOADED SLABS-ON-GRADE. PERFORMANCE OF SLABS WILL LIKELY BE POOR IF SITE GRADING CAUSES CLAYS OR CLAYSTONE BEDROCK WITH HIGH OR VERY HIGH POTENTIAL FOR EXPANSION TO BE NEAR FLOOR LEVELS.

OVERALL PLANS SHOULD PROVIDE FOR THE RAPID CONVEYANCE OF SURFACE RUNOFF TO THE STORM SEWER SYSTEM.

**SITE DATA**

Existing Land Use	PUD, Agricultural, Commercial Services
Existing Zoning	PUD, CS, A-35
Proposed Zoning	PUD, CS
Site Acreage	631.4 AC±
Maximum Number of Units	2,800
Maximum Gross Density	4.4EDU/AC

TOTAL AREAS (see land use chart on sheet 2)

<b>RESIDENTIAL</b>	
Low Density	274.1AC±
Mid Density	52.1AC±
High Density	57.7AC±
<b>COMMERCIAL</b>	
Commercial Community (CC)	22.1AC±
Commercial Services (CS)	31.8AC±
<b>CIVIC / INSTITUTIONAL</b>	
Fire Station	1.9AC±
<b>OPEN SPACE</b>	
District Park	18.2AC±
Neighborhood Park	14.9AC±
Regional Trails	4.5AC±
Pedestrian Trails	11.9AC±
Drainage	46.2AC±
Perimeter Buffer	3.4AC±
<b>ROAD EASEMENTS</b>	
R.O.W.	11.9AC±
	85.3AC±

**PROJECT TEAM**

**OWNER / APPLICANT**

RANDY GOODSON  
MAYBERRY COMMUNITIES LLC.  
22108 CATTLEMEN RUN  
MAYBERRY, CO 80808

**PLANNER**

KIMLEY-HORN  
2 N NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, CO 80903

**ENGINEERS & SURVEYORS**

R&R  
1635 W 13TH AVENUE, SUITE 310  
DENVER, CO 80204

**GEOTECH**

CTL | THOMPSON  
3170 MARK DABLING BOULEVARD  
COLORADO SPRINGS, CO 80918

**SHEET INDEX**

SHEET 1 OF 5	COVER SHEET
SHEET 2 OF 5	SKETCH PLAN
SHEET 3 OF 5	ADJACENT LAND OWNERS
SHEET 4 OF 5	MULTI-MODAL STREET & TRAILS
SHEET 5 OF 5	ROADWAY PLAN

NO.	1	2	3	4
REVISION				
BY	LS	09/10/24	LMS	
DATE				

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2 North Nevada Avenue, Suite 900  
Colorado Springs, Colorado 80903 (719) 453-0180

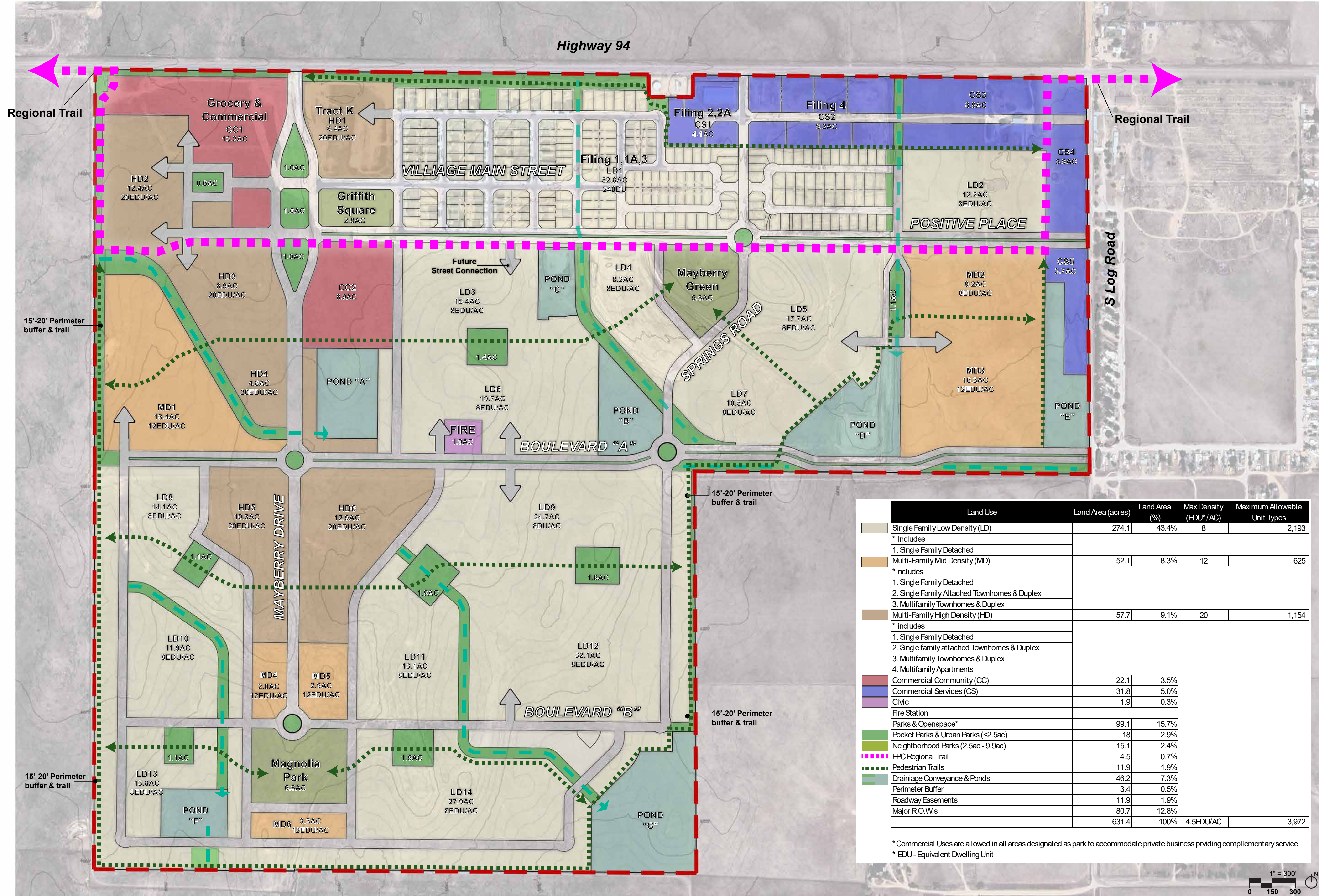
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**MAYBERRY COMMUNITIES SKETCH PLAN**  
SECTION 14 & 15 IN TOWNSHIP 14 SOUTH,  
RANGE 63 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, EL PASO COUNTY, COLORADO

**COVER SHEET**

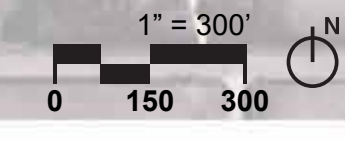
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**1 OF 5**





Land Use	Land Area (acres)	Land Area (%)	Max Density (EDU*/AC)	Maximum Allowable Unit Types
Single Family Low Density (LD)	274.1	43.4%	8	2,193
* Includes				
1. Single Family Detached				
Multi-Family Mid Density (MD)	52.1	8.3%	12	625
* Includes				
1. Single Family Detached				
2. Single Family Attached Townhomes & Duplex				
3. Multifamily Townhomes & Duplex				
Multi-Family High Density (HD)	57.7	9.1%	20	1,154
* Includes				
1. Single Family Detached				
2. Single family attached Townhomes & Duplex				
3. Multifamily Townhomes & Duplex				
4. Multifamily Apartments				
Commercial Community (CC)	22.1	3.5%		
Commercial Services (CS)	31.8	5.0%		
Civic	1.9	0.3%		
Fire Station				
Parks & Openspace*	99.1	15.7%		
Pocket Parks & Urban Parks (<2.5ac)	18	2.9%		
Neighborhood Parks (2.5ac - 9.9ac)	15.1	2.4%		
EPC Regional Trail	4.5	0.7%		
Pedestrian Trails	11.9	1.9%		
Drainage Conveyance & Ponds	46.2	7.3%		
Perimeter Buffer	3.4	0.5%		
Roadway Easements	11.9	1.9%		
Major R.O.W.s	80.7	12.8%		
	631.4	100%	4.5EDU/AC	3,972

\* Commercial Uses are allowed in all areas designated as park to accommodate private business providing complementary service  
 \* EDU - Equivalent Dwelling Unit



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**SKETCH PLAN**

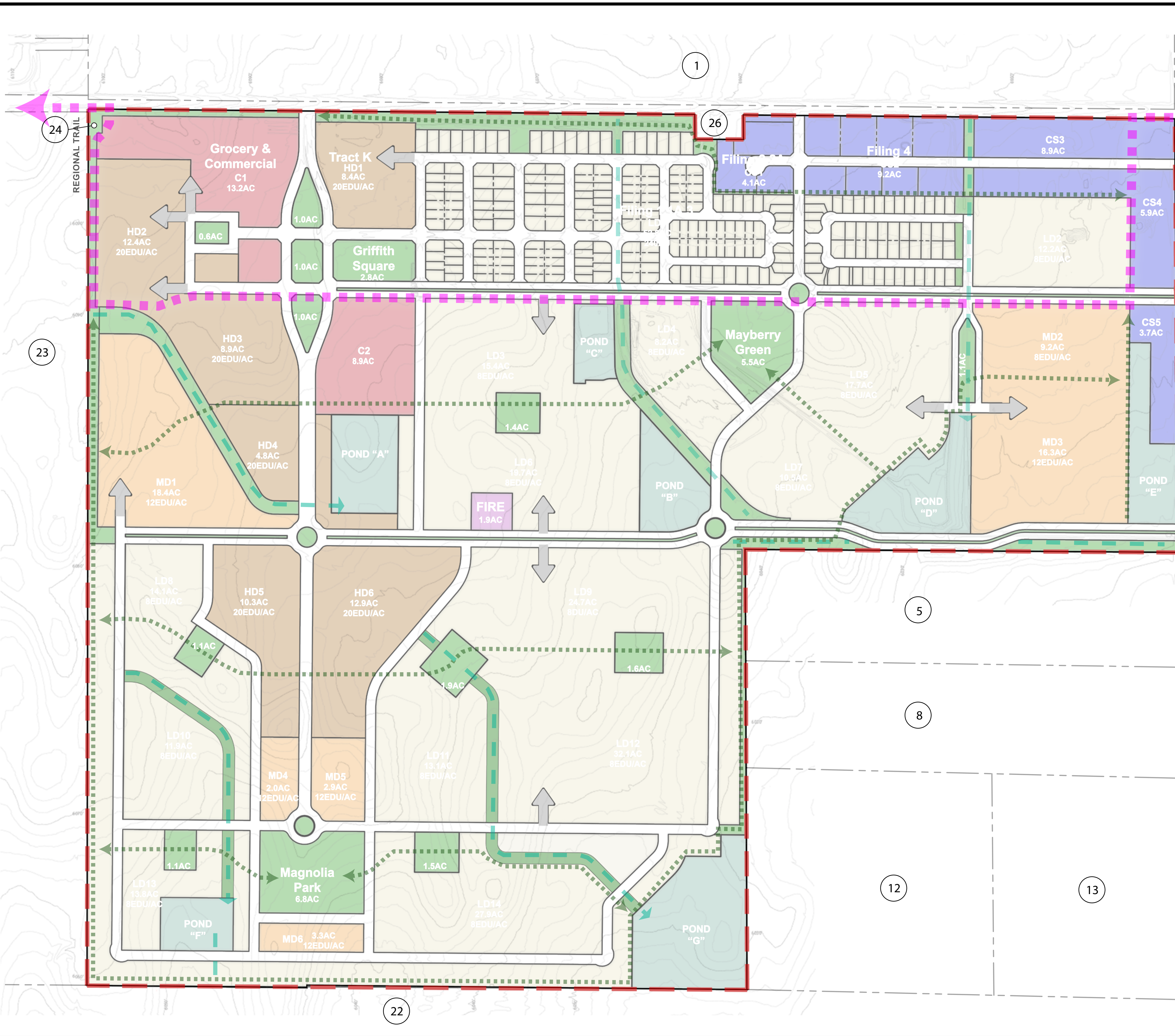
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**2 OF 5**



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**ADJACENT LAND OWNERS**

1. ZONED (A-35) RR-5 AG GRAZING LAND ANDERSON LORAIN & HEILMANN GAIL J 5242 FOSSIL CREEK DR FORT COLLINS CO, 80526-4313
2. ZONED (A-35) MOBILE HOME PARK, WELL & SEPTIC, DALY INC, 22955 HAN VW CALHAN CO, 80808-7853
3. ZONED (A-35) RANCH JACQUEZ MONICA CORRAL CHAVEZ 22825 HWY 94 CALHAN CO, 80808
4. ZONED (A-35) MOBILE HOME PARKS WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A PERS REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
5. ZONED (A-35) AG GRAZING LAND FREEMAN JUDY DARLENE 1701 PROVIDENT LN ROUND ROCK TX, 78664
6. ZONED (A-35) MOBILE HOME PARKS WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
7. ZONED (A-35) MOBILE HOME PARKS WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
8. ZONED (A-35) AG GRAZING LAND DIGGS STEPHANIE ESTELLE DIGGS VIRGIL RYBY 290 S LOGG RD CALHAN CO, 80808
9. ZONED (A-35) MOBILE OWNED LAND WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
10. ZONED (A-35) VACANT LAND WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
11. ZONED (A-35) VACANT LAND WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
12. ZONED (RR-5) AG GRAZING LAND BERMUDEZ NOE MONGE LOPEZ ESTHER 21800 HANDLE RD CALHAN CO, 80808-8507
13. ZONED (A-35) AG GRAZING LAND MCWILLIAMS ANASTASIA MCWILLIAMS JEFFREY 22750 HANDLE RD CALHAN CO, 80808-8507
14. ZONED (A-35) SINGLE FAMILY RES. ABILA DAVID M ABILA RANDAL S 325 S LOGG RD CALHAN CO, 80808-8500
15. ZONED (A-35) VACANT LAND CHISMAN GENE & CHISMAN GOLDFIE LIVING TRUST, BOOKER MARNA G TRUSTEE 25450 HANDLE RD CALHAN CO, 80808-8570
16. ZONED (A-35) RANCH JACQUEZ MONICA CORRAL CHAVEZ WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
17. ZONED (A-35) SINGLE FAMILY RES. KENNY LELAND D JR, BOOKER MARNA G TRUSTEE 25450 HANDLE RD CALHAN CO, 80808-8570
18. ZONED (A-35) SINGLE FAMILY RES. CHISMAN GENE & CHISMAN GOLDFIE LIVING TRUST, BOOKER MARNA G TRUSTEE 25450 HANDLE RD CALHAN CO, 80808-8570
19. ZONED (A-35) SINGLE FAMILY RES. FIGUEROA NORMAN E 22850 HANDLE RD CALHAN CO, 80808-8531
20. ZONED (A-35) SINGLE FAMILY RES. SCHMIDT STELLA M SCHMIDT MAGALI S 23230 HANDLE RD CALHAN CO, 80808-8531
21. ZONED (A-35) AG GRAZING LAND CUE JORGE LUIS LLANES LARA SHEILA CARRILLO 22985 HANDLE RD CALHAN CO, 80808-8531
22. ZONED (A-35) RR-5 AG GRAZING LAND RESIDENTIAL RURAL STATE OF COLORADO 16-14-65 633 17TH ST STE 1520 DENVER CO, 80202-3609
23. ZONED (RR-5) RESIDENTIAL RURAL STATE OF COLORADO 633 17TH ST STE 1520 DENVER CO, 80202-3609
24. ZONED (RR-5) WAREHOUSE/STORAGE UTILITY BUILDING ELUCOTT UTILITIES COMPANY LLC 12275 EL CAMINO REAL STE 110 SAN DIEGO CA, 92130-4092
25. ZONED (RR-2.5) VACANT RESIDENTIAL LOTS VIEWPOINT ESTATES LLC PO BOX 6797 COLORADO SPRINGS CO, 80934-6797
26. ZONED (A-35) POLITICAL SUBDIVISION CHEROKEE WATER & SANITATION DISTRICT 1335 VALLEY ST COLORADO SPRINGS CO, 80915-2815



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CHECKED BY: JEH  
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**MAYBERRY COMMUNITIES SKETCH PLAN**  
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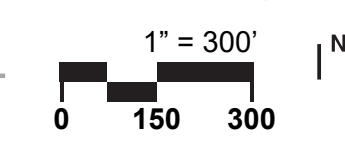
**ADJACENT LAND OWNERS**

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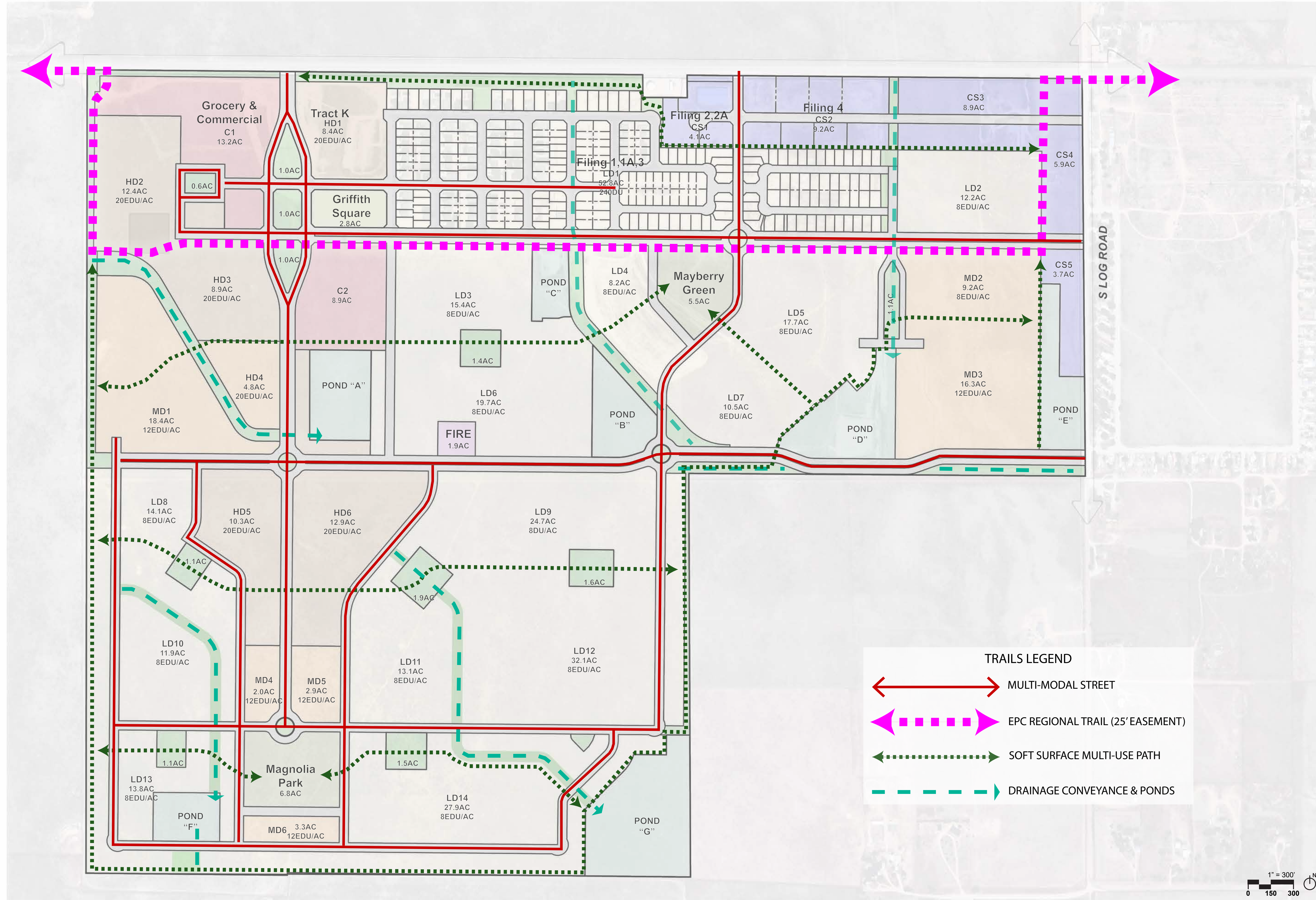
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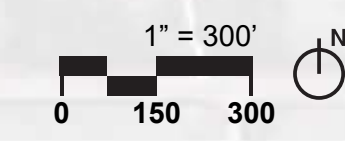


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**TRAILS LEGEND**

- MULTI-MODAL STREET
- EPC REGIONAL TRAIL (25' EASEMENT)
- SOFT SURFACE MULTI-USE PATH
- DRAINAGE CONVEYANCE & PONDS



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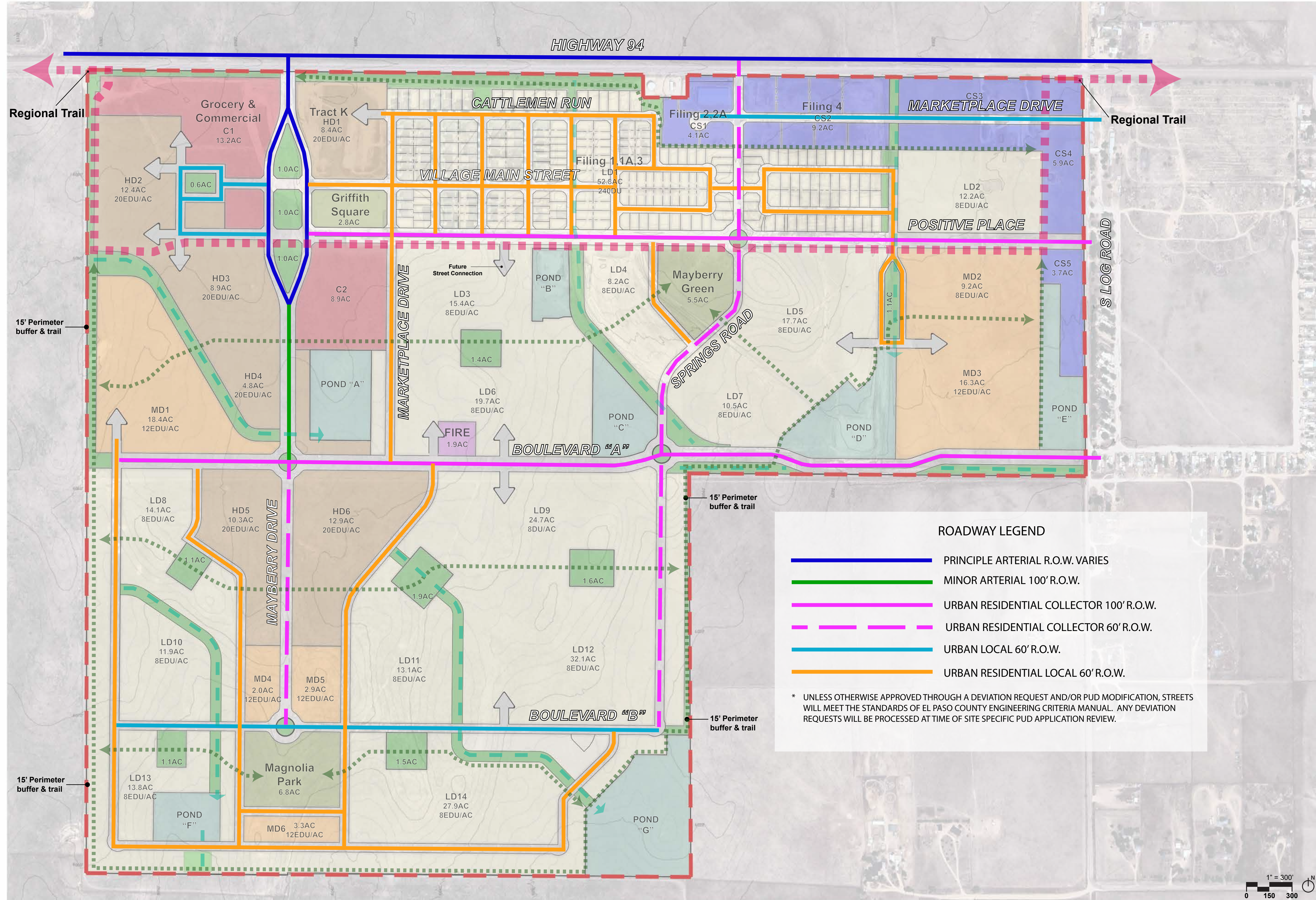
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 &  
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PROJECT NO.  
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**4 OF 5**



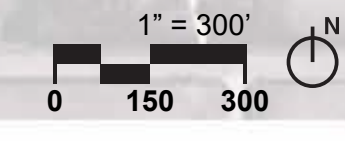
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**ROADWAY LEGEND**

- PRINCIPLE ARTERIAL R.O.W. VARIES
- MINOR ARTERIAL 100' R.O.W.
- URBAN RESIDENTIAL COLLECTOR 100' R.O.W.
- - - URBAN RESIDENTIAL COLLECTOR 60' R.O.W.
- URBAN LOCAL 60' R.O.W.
- URBAN RESIDENTIAL LOCAL 60' R.O.W.

\* UNLESS OTHERWISE APPROVED THROUGH A DEVIATION REQUEST AND/OR PUD MODIFICATION, STREETS WILL MEET THE STANDARDS OF EL PASO COUNTY ENGINEERING CRITERIA MANUAL. ANY DEVIATION REQUESTS WILL BE PROCESSED AT TIME OF SITE SPECIFIC PUD APPLICATION REVIEW.



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**ROADWAY PLAN**

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SHEET