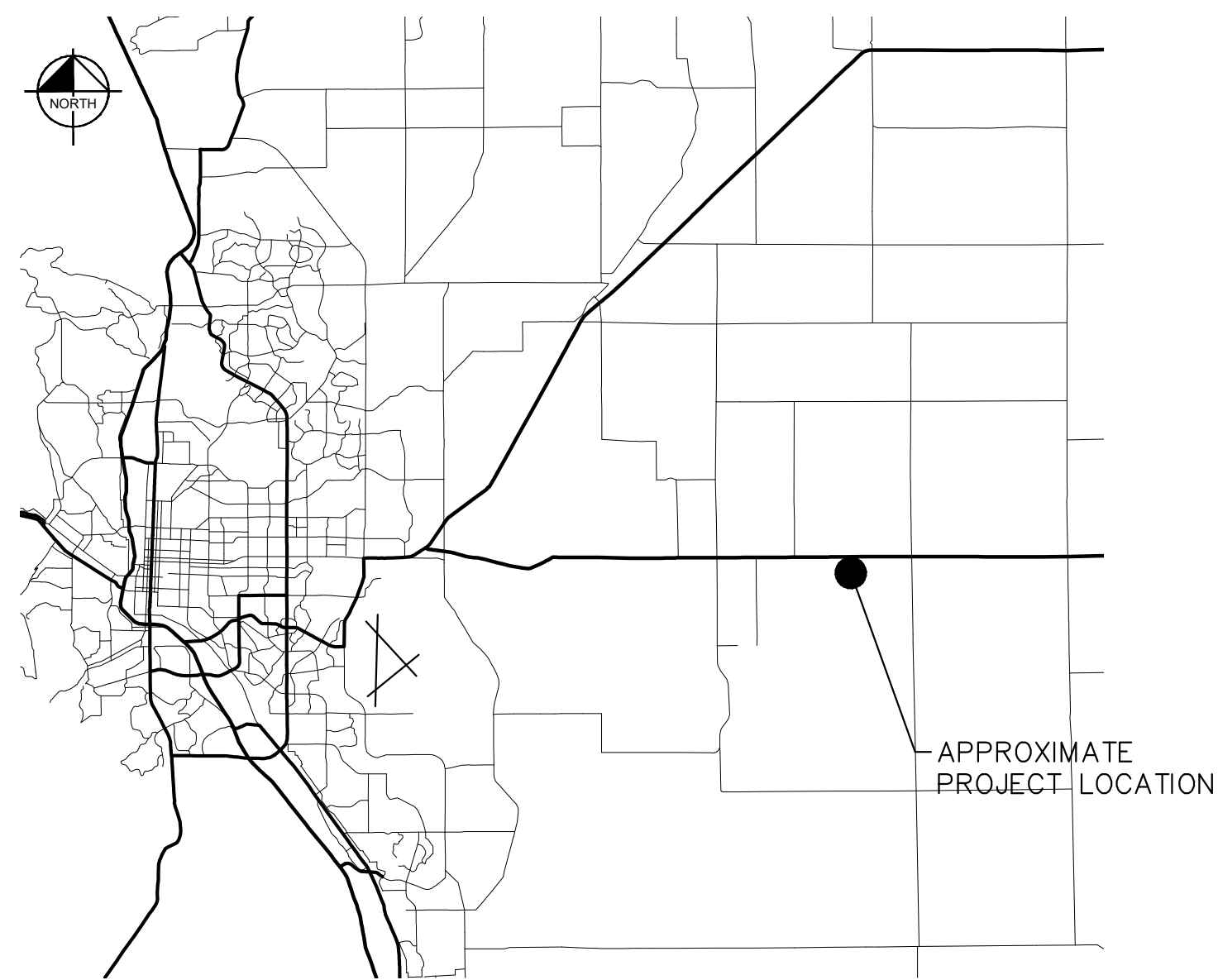


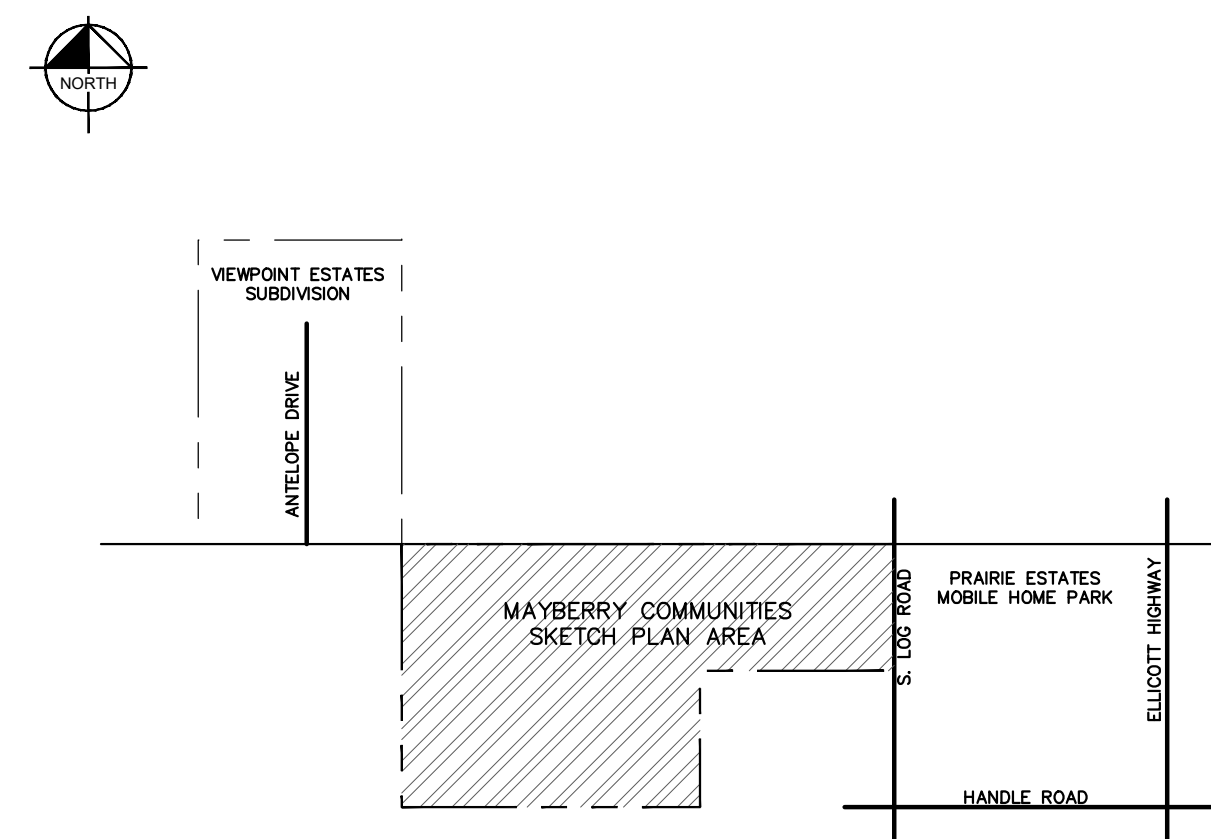
MAYBERRY COMMUNITIES

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

SKETCH PLAN



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.

TOTAL ACREAGE: ±361.4 ACRES

GENERAL NOTES

- WITHIN THE MAYBERRY COMMUNITIES, PROJECT SHALL NOT EXCEED A TOTAL OF 2800 EQUIVALENT DWELLING UNITS (EDU) DENSITY LIMIT
 - SINGLE FAMILY DETACHED
 - TWO FAMILY ATTACHED
 - TOWNHOMES & CONDOMINIUM
 - MULTIFAMILY
- 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 PUBLIC PARKS, TRACTS, COMMON LANDSCAPE, OPEN SPACES, AND DRAINAGE FACILITIES WITH THE OVERALL SKETCH PLAN SHALL BE OWNED AND MAINTAINED BY EXISTING AND FUTURE DISTRICTS. IF PARCELS FROM THE SKETCH PLAN ARE SOLD, UNLESS OTHERWISE INDICATED, SAID PARKS, TRACTS, COMMON LANDSCAPE, OPEN SPACES, OR DRAINAGE FACILITIES WITHIN TRANSFERRED PROPERTY SHALL BE THE RESPONSIBILITY OF THE PRIVATE INVESTOR.
- 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.
- A DEVIATION REQUEST AND/OR PUD MODIFICATION WILL BE REQUIRED TO BE REVIEWED AND APPROVED PRIOR TO ACCEPTANCE OF 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.
- SHOULD CHANGE OF DENSITY, USE, RIGHT-OF-WAY OR OTHER MAJOR MODIFICATIONS MADE AFTER THE SKETCH PLAN HAS BEEN APPROVED, A SKETCH PLAN AMENDMENT MAY BE 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.

- PREPARATION OF DESIGN-LEVEL GEOTECHNICAL INVESTIGATIONS FOR THE PROPOSED BUILDINGS TO DEVELOP SPECIFIC FOUNDATION RECOMMENDATIONS FOR THE DESIGN AND CONSTRUCTION OF FOUNDATIONS AND FLOOR SYSTEMS.
- FOUNDATION DRAINS SHOULD BE CONSTRUCTED AROUND THE LOWEST EXCAVATION LEVELS OF BASEMENT AND/OR CRAWLSPACE AREAS AND SHOULD DISCHARGE TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.

PRELIMINARY PLANS WILL REQUIRE SITE-SPECIFIC GEOTECHNICAL EVALUATIONS, PER SEC. 8.4.9 OF THE LDC. DURING PRELIMINARY PLAN STAGES FOR FUTURE PHASES, SITE-SPECIFIC DATA SHOULD BE COLLECTED TO EVALUATE THE POTENTIAL FOR SHALLOW GROUNDWATER. IF SIGNIFICANT GRADING OR BELOW-GRADE LEVELS ARE PLANNED, THE POTENTIAL FOR SHALLOW GROUNDWATER WILL REQUIRE FURTHER EVALUATION. INVESTIGATIONS FOR NATURAL FLUCTUATIONS IN SHALLOW GROUNDWATER SHOULD INCLUDE MONITORING PROGRAMS THAT CAN BE USED DURING PRELIMINARY AND FINAL PLANS USING SITE-SPECIFIC GROUNDWATER ELEVATION DATA.

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)

RESIDENTIAL	
Low Density	274.1AC±
Mid Density	52.1AC±
High Density	57.7AC±
COMMERCIAL	
Commercial Community (CC)	22.1AC±
Commercial Services (CS)	31.8AC±
CIVIC / INSTITUTIONAL	
Fire Station	1.9AC±
OPEN SPACE	
District Park	18.2AC±
Neighborhood Park	14.9AC±
Regional Trails	4.5AC±
Pedestrian Trails	11.9AC±
Drainage	46.2AC±
Perimeter Buffer	3.4AC±
ROAD EASEMENTS	
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.	BY	DATE	REVISION
4	LMS	01/20/25	LMS
3	LMS	09/10/24	LMS
2	LMS	09/10/24	LMS
1	LMS	09/10/24	LMS

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Colorado Springs, Colorado 80903 (719) 453-0180

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DATE: XX/XX/2024

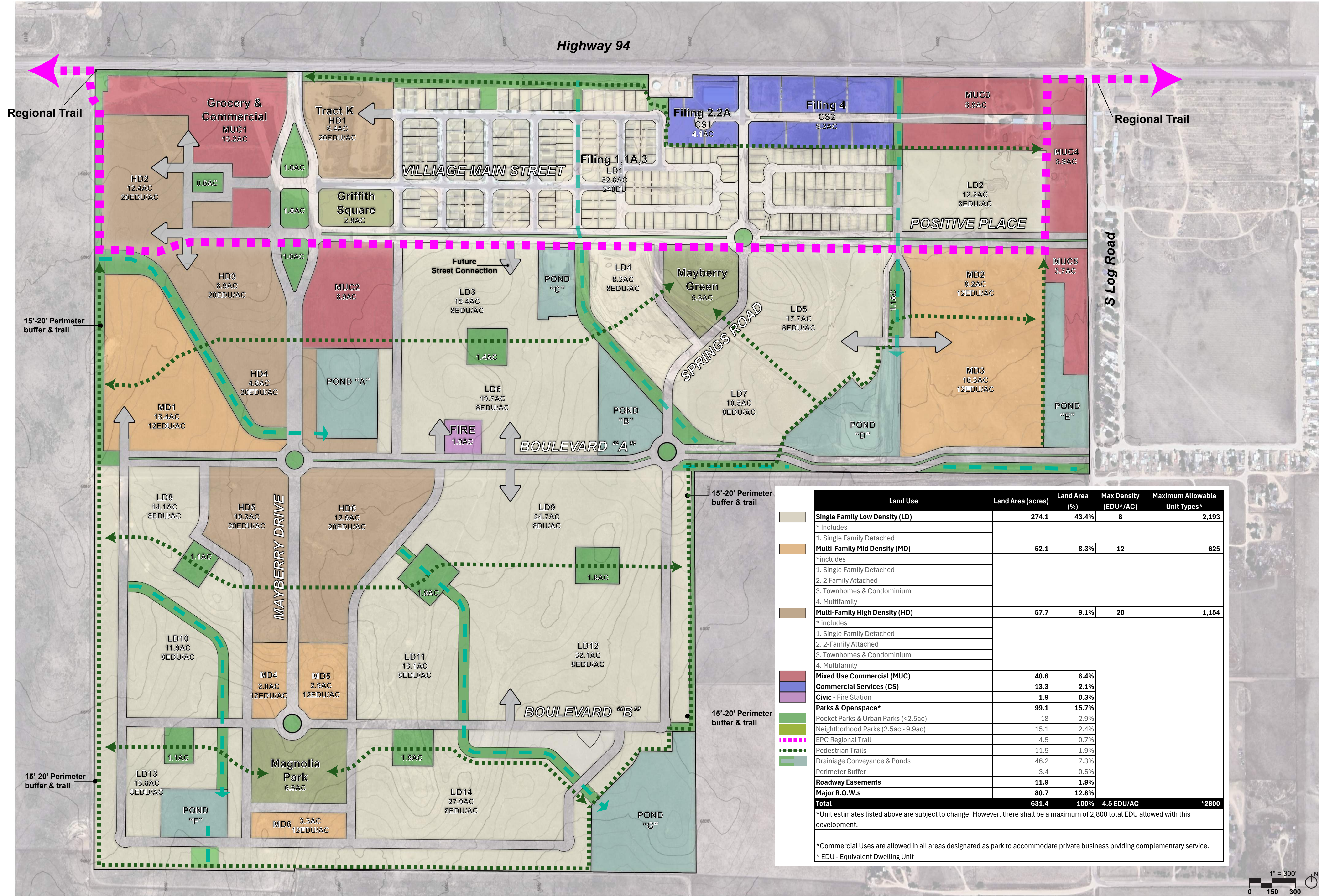
MAYBERRY COMMUNITIES SKETCH PLAN
SECTION 14 & 15 IN TOWNSHIP 14 SOUTH,
RANGE 63 WEST OF THE 6TH PRINCIPAL
MERIDIAN, EL PASO COUNTY, COLORADO

PROJECT NO.
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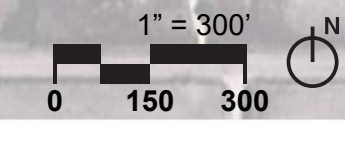
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Land Use	Land Area (acres)	Land Area (%)	Max Density (EDU*/AC)	Maximum Allowable Unit Types*
Single Family Low Density (LD)	274.1	43.4%	8	2,193
* Includes				
1. Single Family Detached				
Multi-Family Mid Density (MD)	52.1	8.3%	12	625
* Includes				
1. Single Family Detached				
2. 2 Family Attached				
3. Townhomes & Condominium				
4. Multifamily				
Multi-Family High Density (HD)	57.7	9.1%	20	1,154
* Includes				
1. Single Family Detached				
2. 2-Family Attached				
3. Townhomes & Condominium				
4. Multifamily				
Mixed Use Commercial (MUC)	40.6	6.4%		
Commercial Services (CS)	13.3	2.1%		
Civic - Fire Station	1.9	0.3%		
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%		
Total	631.4	100%	4.5 EDU/AC	*2800
*Unit estimates listed above are subject to change. However, there shall be a maximum of 2,800 total EDU allowed with this development.				
* 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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 Colorado Springs, Colorado 80903 (719) 453-0180

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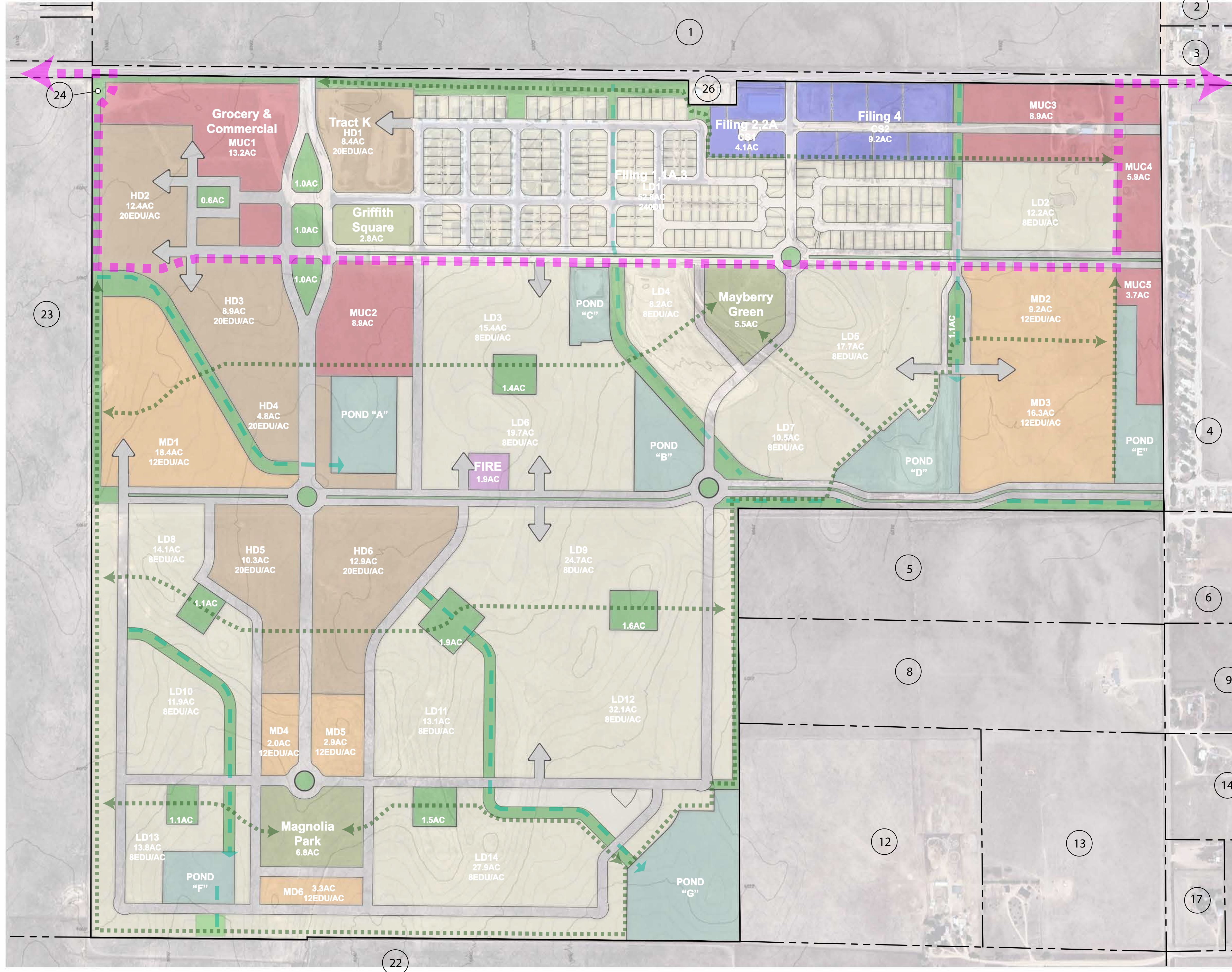
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SKETCH PLAN

PROJECT NO.
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SHEET
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ADJACENT LAND OWNERS

- ZONED (A-35 RR-5) AG GRAZING LAND ANDERSON LORRAINE & HEILMANN GAIL J 325 S LOG RD FORT COLLINS CO, 80526-4313
- ZONED (A-35) MOBILE HOME PARK, WELL & SEPTIC, DALY INC, 22905 HWY 94, BOOKER MARNA G TRUSTEE CALHAN CO, 80808-7853
- ZONED (A-35) RANCH JACQUEZ MONICA CORRAL CHAVEZ 22805 HWY 94, CALHAN CO, 80808
- ZONED (A-35) MOBILE HOME PARKS WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A PERS REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
- ZONED (A-35) AG GRAZING LAND FREEMAN JUDY DARLENE 1701 PROVIDENT LN ROUND ROCK TX, 78664
- ZONED (A-35) MOBILE HOME PARKS WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
- ZONED (A-35) MOBILE HOME PARKS WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
- ZONED (A-35) AG GRAZING LAND DIGGS STEPHANIE ESTELLE DIGGS VIRGIL RYBY 290 S LOG RD CALHAN CO, 80808
- ZONED (A-35) MOBILE OWNED LAND WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
- ZONED (A-35) VACANT LAND WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
- ZONED (RR-5) VACANT LAND WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
- ZONED (RR-5) AG GRAZING LAND BERMUDEZ NOE MONGE LOPEZ ESTHER 21800 HANDLE RD, CALHAN, CO 80808-8507
- ZONED (A-35) AG GRAZING LAND MCWILLIAMS ANASTASIA MCWILLIAMS JEFFREY 22750 HANDLE RD, CALHAN CO, 80808-8507
- ZONED (A-35) SINGLE FAMILY RES. ABILA DAVID M ABILA RANDAL S 325 S LOG RD, CALHAN CO, 80808-8500
- ZONED (A-35) VACANT LAND CHISMAN GENE & CHISMAN GOLDFIE LIVING TRUST, BOOKER MARNA G TRUSTEE 25450 HANDLE RD CALHAN CO, 80808-8570
- ZONED (A-35) VACANT LAND WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
- ZONED (A-35) SINGLE FAMILY RES. KENNY LELAND D JR, 22810 HANDLE RD CALHAN CO, 80808-8531
- ZONED (A-35) CHISMAN GENE & CHISMAN GOLDFIE LIVING TRUST, BOOKER MARNA G TRUSTEE 25450 HANDLE RD CALHAN CO, 80808-8570
- ZONED (A-35) SINGLE FAMILY RES. FIGUEROA NORMAN E 22850 HANDLE RD CALHAN CO, 80808-8531
- ZONED (A-35) SINGLE FAMILY RES. SCHMIDT STELLA M SCHMIDT MAGALI S 23230 HANDLE RD CALHAN CO, 80808-8531
- ZONED (A-35) AG GRAZING LAND CUE JORGE LUIS LLANES LARA SHEILA CARRILLO 22885 HANDLE RD CALHAN CO, 80808-8531
- 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
- ZONED (RR-5) RESIDENTIAL RURAL STATE OF COLORADO 633 17TH ST STE 1520 DENVER CO, 80202-3609
- ZONED (RR-5) VACANT LAND VIEWPOINT ESTATES LLC PO BOX 6797 COLORADO SPRINGS CO, 80934-6797
- ZONED (A-35) POLITICAL SUBDIVISION CHEROKEE WATER & SANITATION DISTRICT 1205 VALLEY ST COLORADO SPRINGS CO, 80915-2815

RESUBMITTAL #5	RESUBMITTAL #4	RESUBMITTAL #3	RESUBMITTAL #2	RESUBMITTAL #1	NO.
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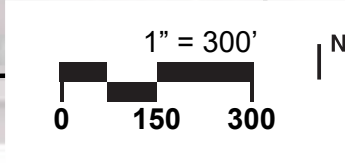
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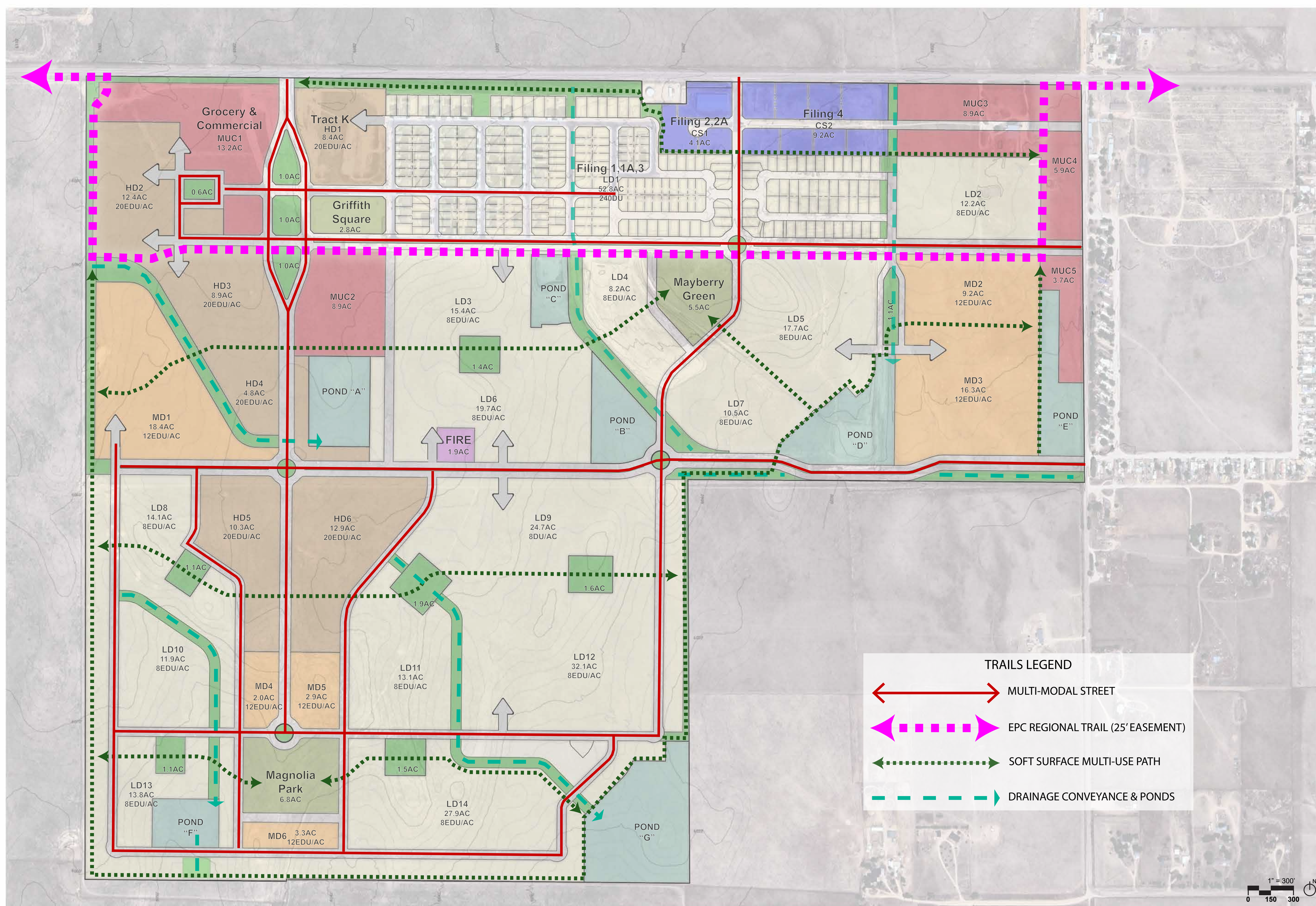
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ADJACENT LAND OWNERS

PROJECT NO. 196582005
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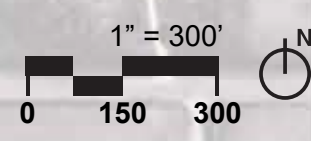


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TRAILS LEGEND

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



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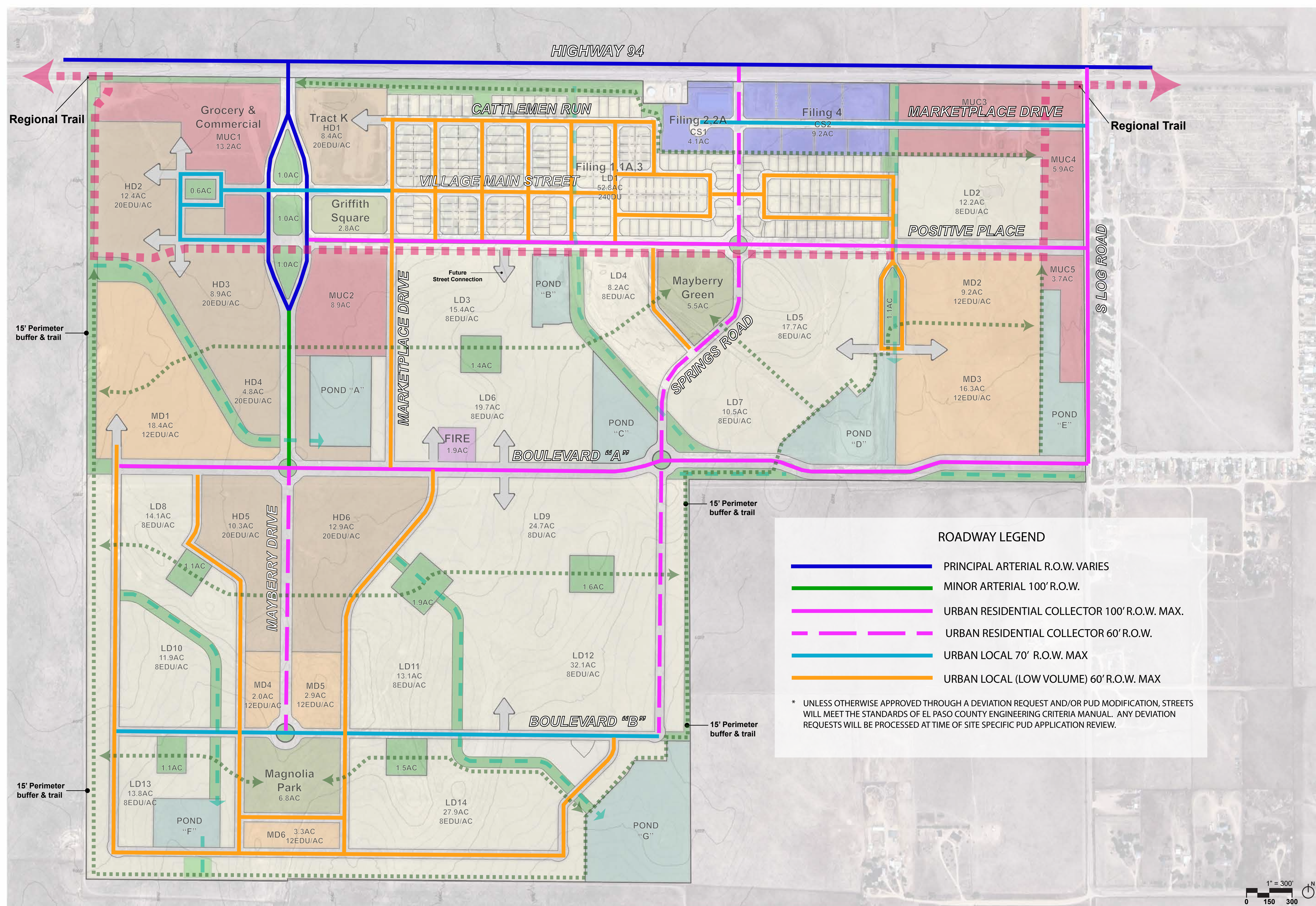
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**MULTI
 MODAL
 STREETS
 &
 TRAILS**

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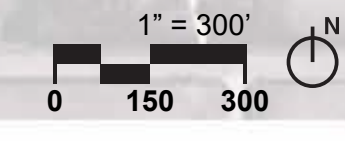
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ROADWAY LEGEND

- PRINCIPAL ARTERIAL R.O.W. VARIES
- MINOR ARTERIAL 100' R.O.W.
- URBAN RESIDENTIAL COLLECTOR 100' R.O.W. MAX.
- - - URBAN RESIDENTIAL COLLECTOR 60' R.O.W.
- URBAN LOCAL 70' R.O.W. MAX
- URBAN LOCAL (LOW VOLUME) 60' R.O.W. MAX

* 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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