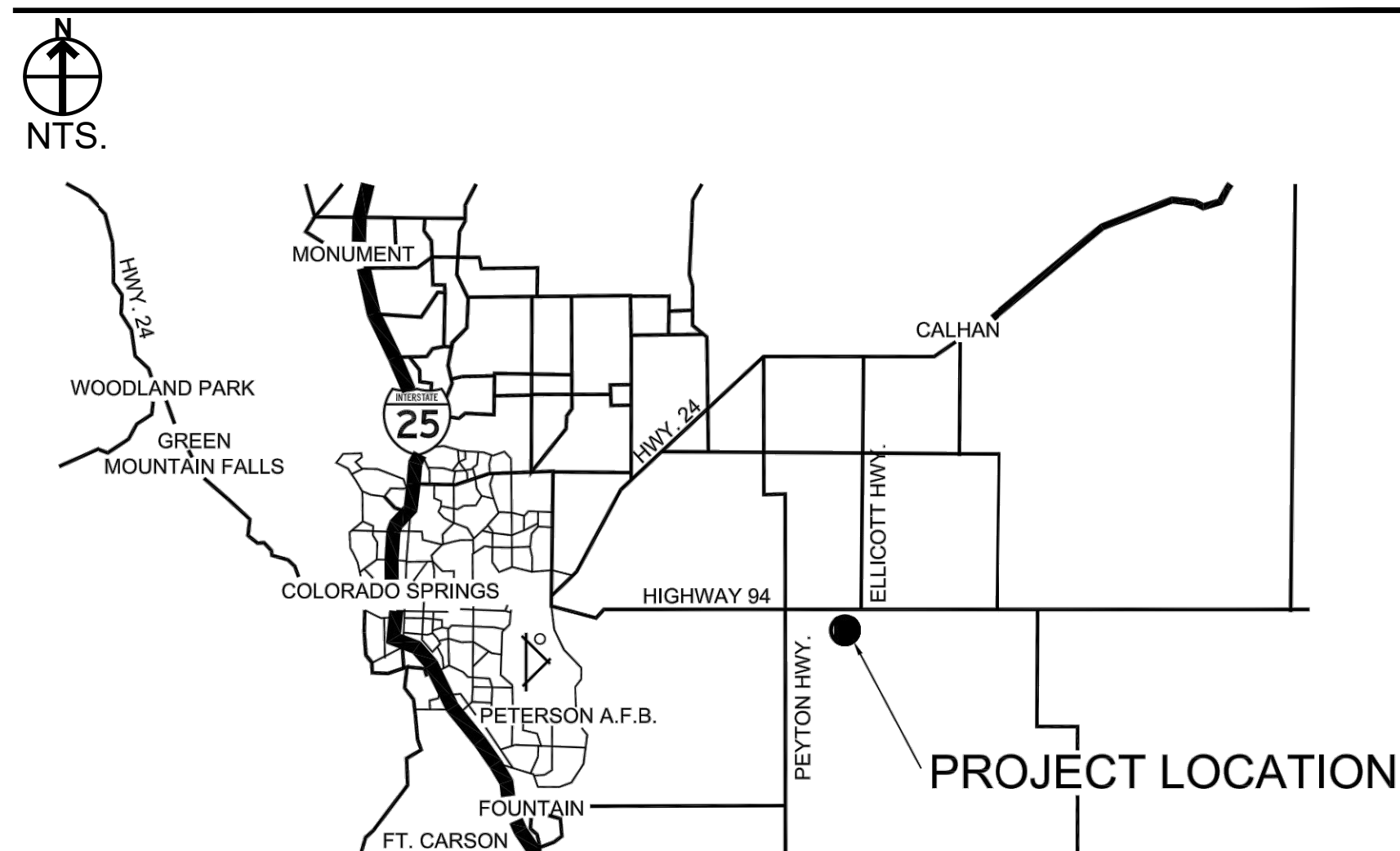


MAYBERRY COMMUNITIES

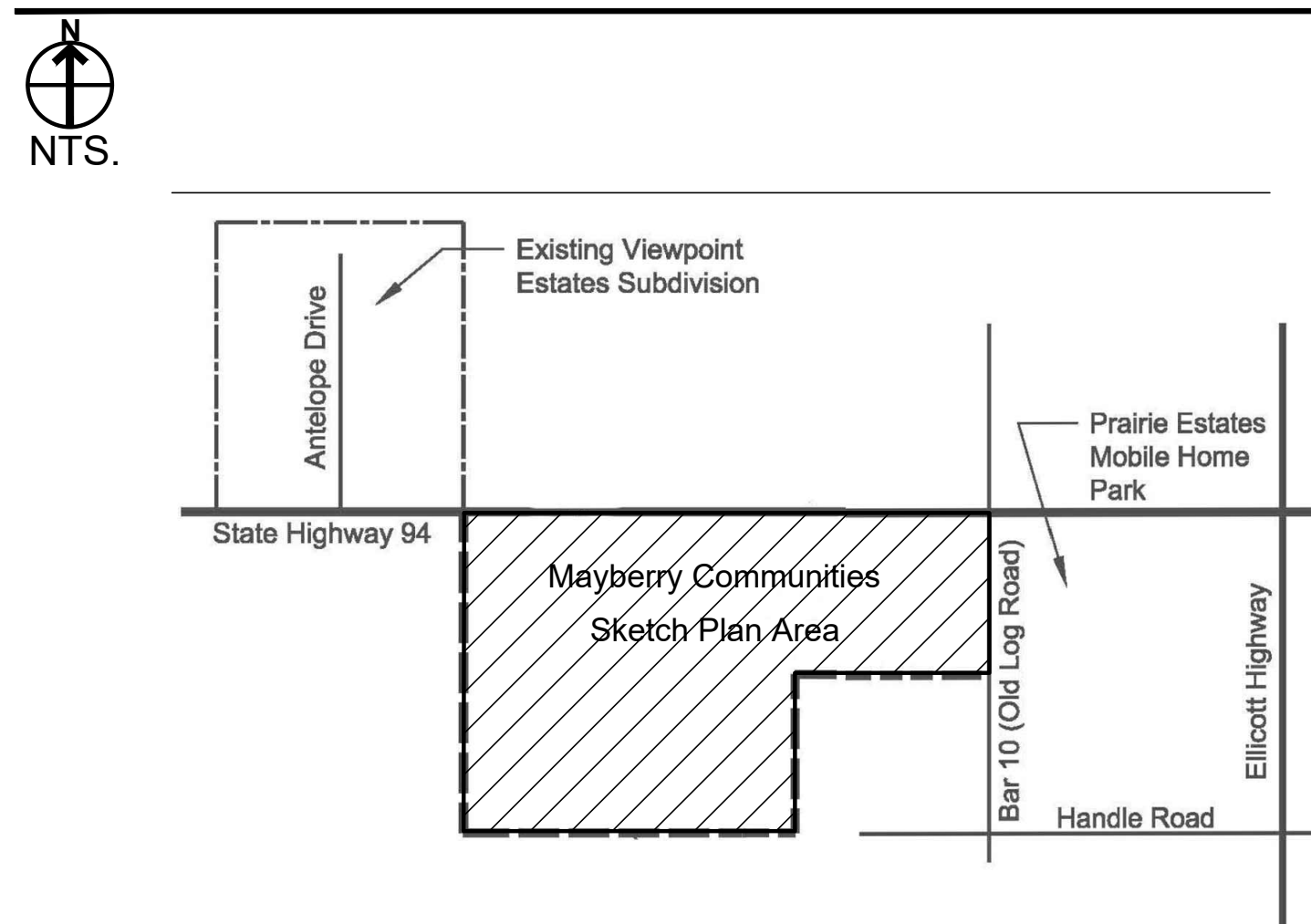
SECTION 14 & 15, IN TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO.

SKETCH PLAN

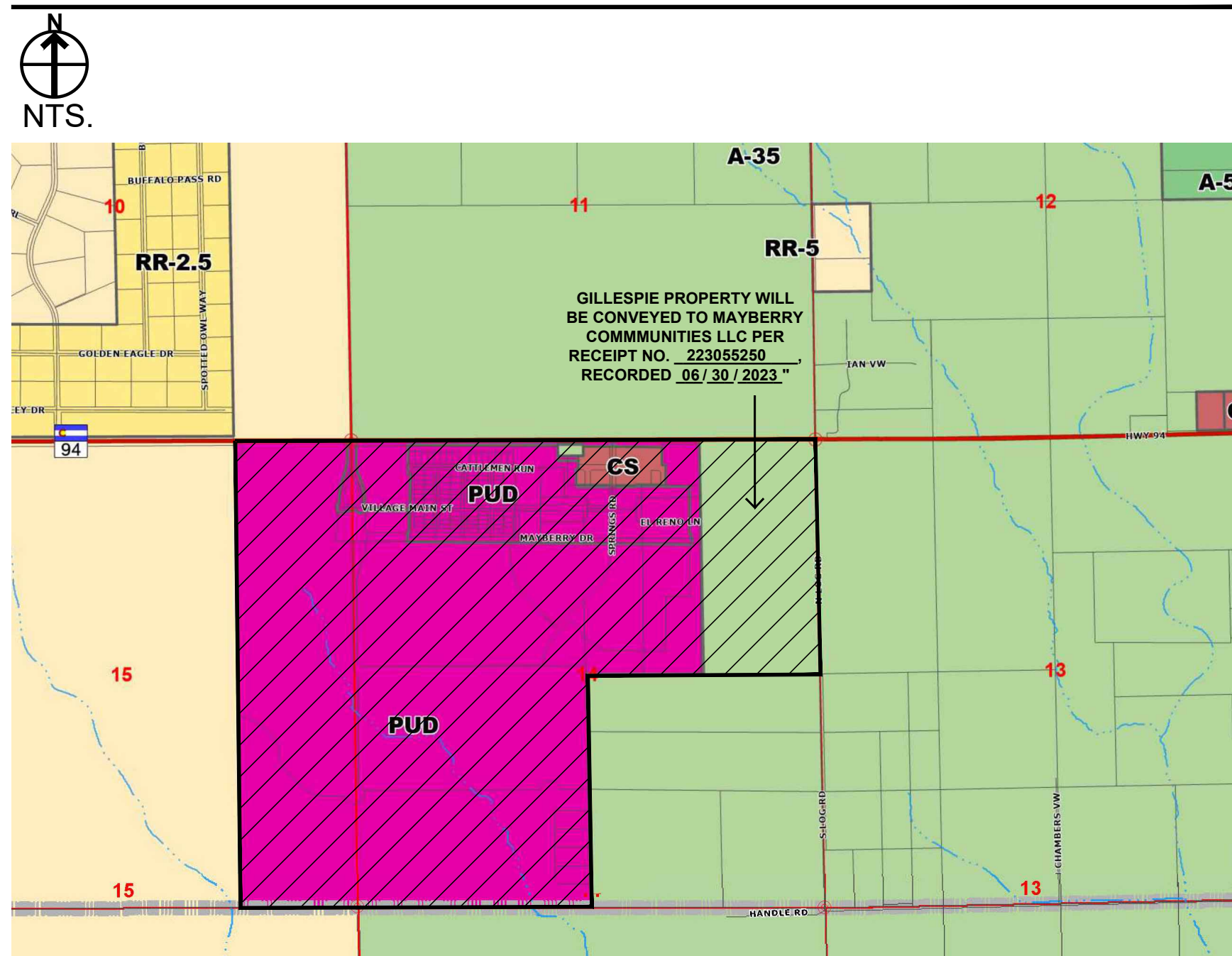
LOCATION MAP



VICINITY MAP



ZONING 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 S. 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

- A TOTAL OF 2800 DWELLING UNITS ARE ALLOWED WITHIN THE MAYBERRY COMMUNITIES PROJECT.
- 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 OR PER COUNTY ZONING STANDARDS
- DESIGNATED PUD PHASES ARE NOT REQUIRED TO BE DEVELOPED SEQUENTIALLY. ANY PHASE MAY BE PURSUED AHEAD OF ANOTHER AS MARKET DEMANDS DICTATE.
- COMMERCIAL USES SHALL BE ALLOWED TO DEVELOP INDEPENDENT OF THE PHASING PLAN AS MARKET FACTORS ALLOW.
- ALL COMMON LANDSCAPE, OPEN SPACE, PARKS, TRACTS AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE DISTRICT.
- 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.
- 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 MUST BE APPROVED FOR ANY DESIGN THAT DOES NOT CONFORM WITH THESE STANDARDS.
- SIDEWALKS OR WALKWAYS WILL BE PROVIDED ALONG ALL STREETS AND INTERIOR TO DEVELOPMENT PARCELS, LINKING SCHOOLS, PARKS AND TRAIL SYSTEMS.
- PUBLIC STREETS WITHIN THIS DEVELOPMENT SHALL PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY AND SHALL BE PAVED.

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	4.4 DU/AC

TOTAL AREAS (see landuse chart on sheet 2)

RESIDENTIAL	387.4 AC
Single Family Low Density	301.2 AC
Multi Family Mid Density	31.6 AC
Multi Family High Density	54.6 AC

COMMERCIAL	46.8 AC
Neighborhood Commercial	13.4 AC
Commercial Services	33.4 AC

Civic / Institutional	12.2 AC
Charter School	10.3 AC
Fire Station	1.9 AC

Open Space	87.9 AC
District Park	18.2 AC
Neighborhood Park	14.9 AC
Pedestrian Trails	11.9 AC
Drainage	39.5 AC
Perimeter Buffer	3.4 AC

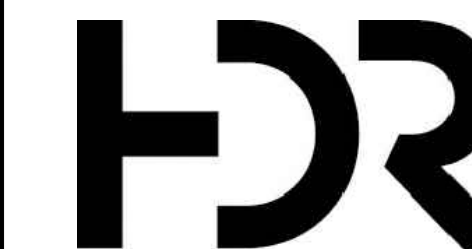
Road Easements	11.9 AC
R.O.W.	85.3 AC

PROJECT TEAM

OWNER / APPLICANT	RANDY GOODSON MAYBERRY COMMUNITIES LLC. 3296 DEVINE HEIGHTS, #208, COLORADO SPRINGS, CO. 80922
MASTER PLANNER	HDR 2095 ROSE ST. SUITE 201 BERKELEY, CA. 94709
LAND PLANNER	KIMLEY-HORN 2 N NEVADA AVE. SUITE 900 COLORADO SPRINGS, CO. 80903
ENGINEERS & SURVEYORS	R&R 1635 W 13TH AVE. SUITE 310 DENVER, CO. 80204
GEOTECH	CTL THOMPSON 5170 MARK DABLING BLVD. COLORADO SPRINGS, CO. 80918

SHEET INDEX

SHEET 1 OF 6	COVER SHEET
SHEET 2 OF 6	SKETCH PLAN
SHEET 3 OF 6	ADJACENT LAND OWNERS
SHEET 4 OF 6	PHYSICAL FEATURES MAP
SHEET 5 OF 6	PRELIMINARY PHASING PLAN
SHEET 6 OF 6	TRAILS & MULTI MODAL STREETS



2095 Rose St. Suite 201
Berkeley, CA. 94709

PREPARED BY:

IN ASSOCIATION WITH:

PROJECT INFO:

SEAL

ISSUE INFO:

ISSUE REVISION:

SHEET TITLE:

SHEET NUMBER:

DATE: July 7, 2023
PROJECT MGR: S Souders
PREPARED BY: V Kallamam

MAYBERRY COMMUNITIES

Mayberry

Mayberry Communities, LLC
3296 Devine Heights, # 208
Colorado Springs, CO. 80922

DATE:	BY:	DESCRIPTION:

COVER SHEET

1
1 OF 6

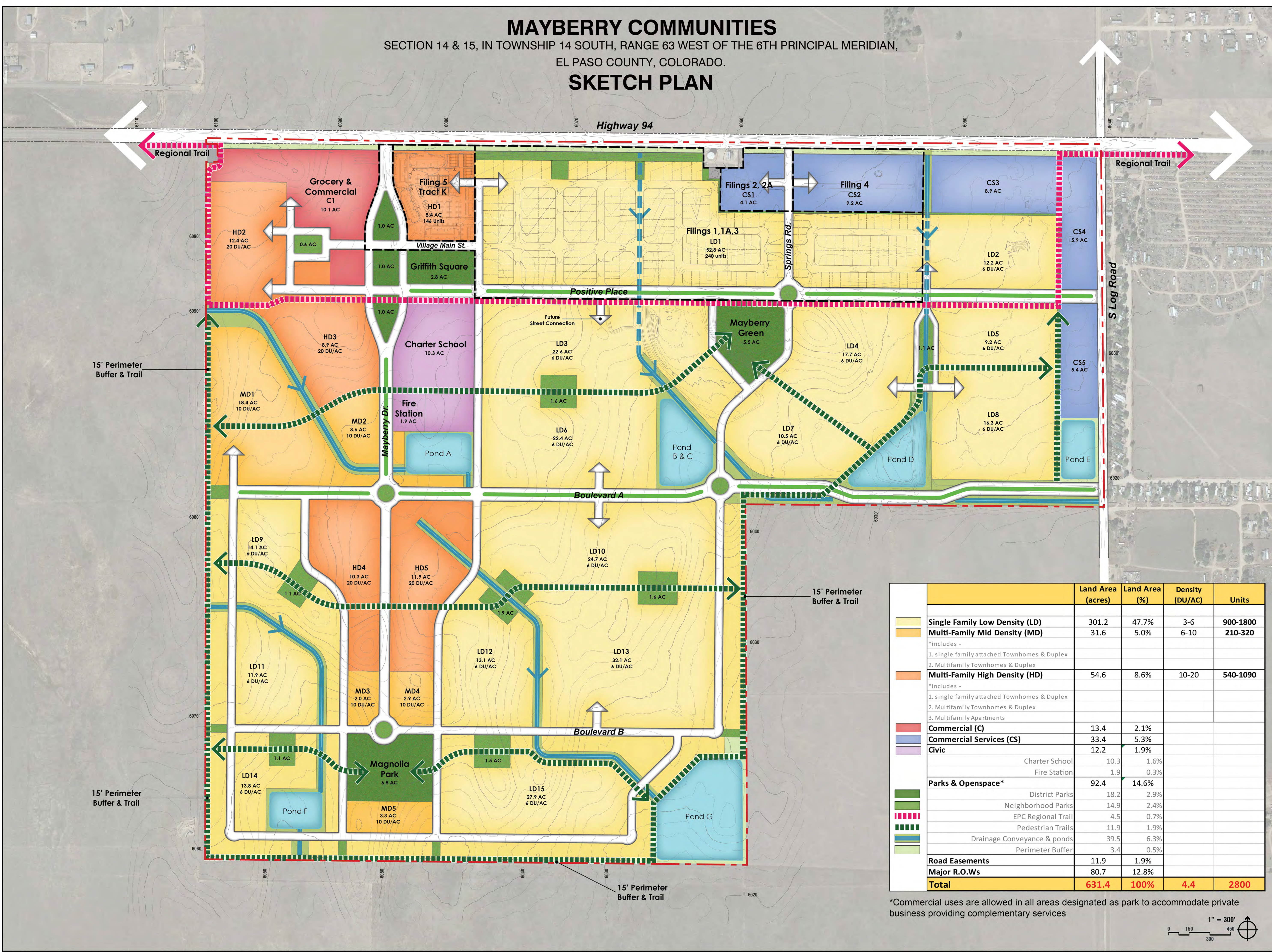
MAYBERRY COMMUNITIES

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

SKETCH PLAN

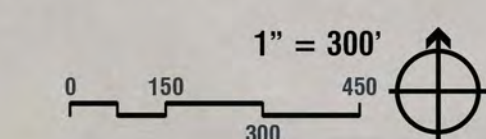


2095 Rose St. Suite 201
Berkeley, CA. 94709



	Land Area (acres)	Land Area (%)	Density (DU/AC)	Units
Single Family Low Density (LD)	301.2	47.7%	3-6	900-1800
Multi-Family Mid Density (MD)	31.6	5.0%	6-10	210-320
*Includes -				
1. Single family attached Townhomes & Duplex				
2. Multifamily Townhomes & Duplex				
Multi-Family High Density (HD)	54.6	8.6%	10-20	540-1090
*Includes -				
1. Single family attached Townhomes & Duplex				
2. Multifamily Townhomes & Duplex				
3. Multifamily Apartments				
Commercial (C)	13.4	2.1%		
Commercial Services (CS)	33.4	5.3%		
Civic	12.2	1.9%		
Charter School	10.3	1.6%		
Fire Station	1.9	0.3%		
Parks & Openspace*	92.4	14.6%		
District Parks	18.2	2.9%		
Neighborhood Parks	14.9	2.4%		
EPC Regional Trail	4.5	0.7%		
Pedestrian Trails	11.9	1.9%		
Drainage Conveyance & ponds	39.5	6.3%		
Perimeter Buffer	3.4	0.5%		
Road Easements	11.9	1.9%		
Major R.O.Ws	80.7	12.8%		
Total	631.4	100%	4.4	2800

*Commercial uses are allowed in all areas designated as park to accommodate private business providing complementary services



PREPARED BY:
 IN ASSOCIATION WITH:
 PROJECT INFO:
 SEAL:
 ISSUE INFO:
 SHEET TITLE:
 SHEET NUMBER:

MAYBERRY COMMUNITIES



Mayberry Communities, LLC
3296 Debrae Heights, # 208
Colorado Springs, CO. 80922

DATE: July 7, 2023
PROJECT MGR: S Souders
PREPARED BY: V Kallam

SKETCH PLAN

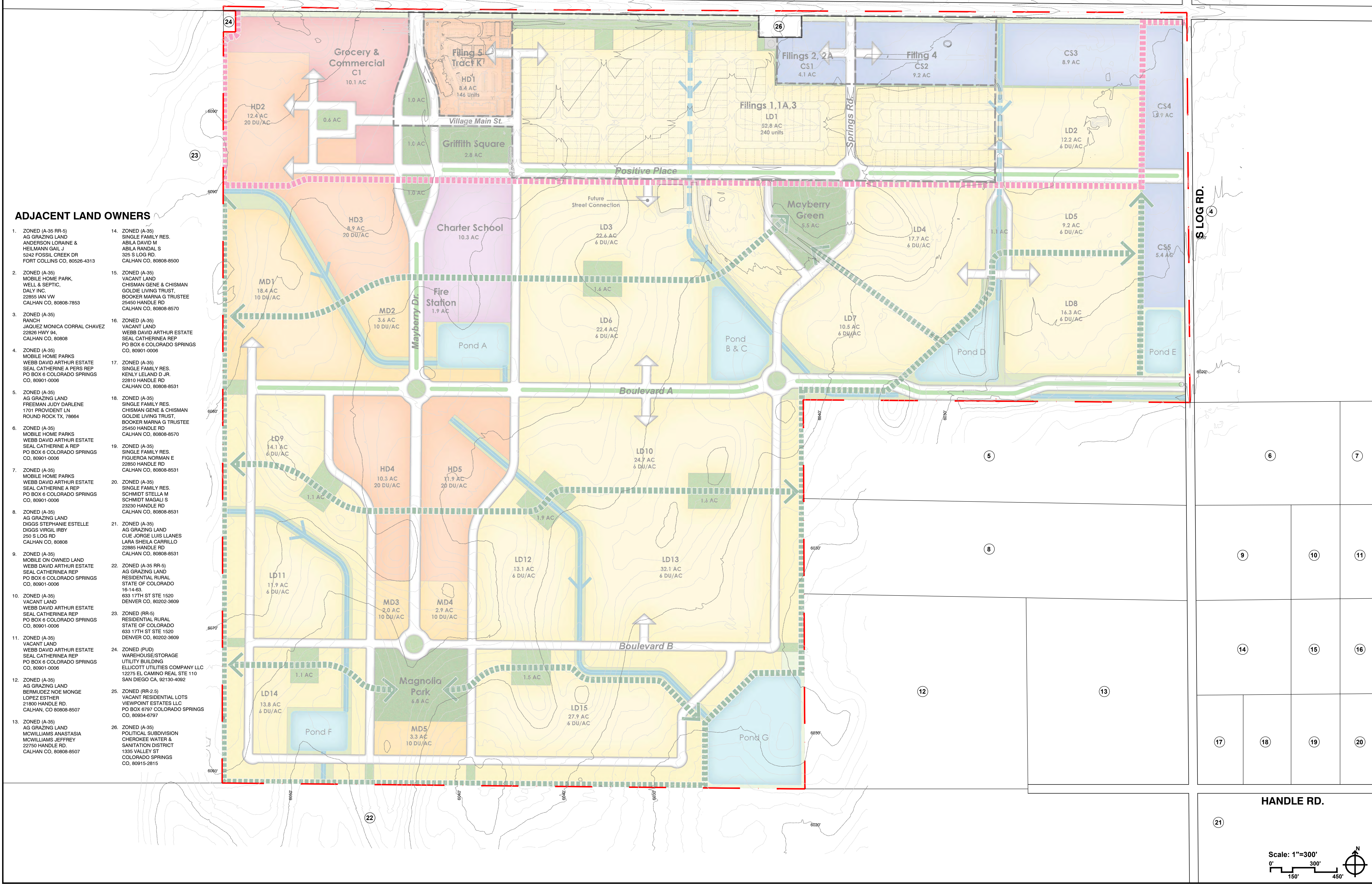
2
2 OF 6

MAYBERRY COMMUNITIES

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

SKETCH PLAN

HIGHWAY 94

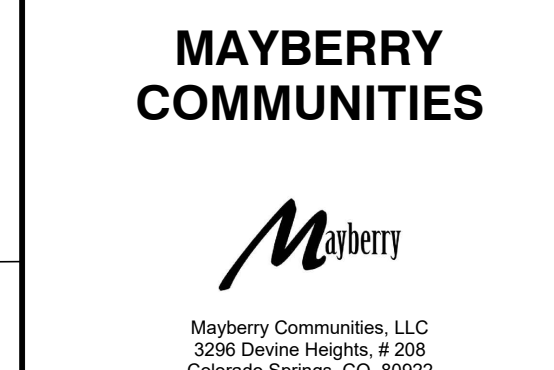


ADJACENT LAND OWNERS

- ZONED (A-35 RR-5) AG GRAZING LAND ANDERSON LORRAINE & HELMANN DALL J 5242 FOSSIL CREEK DR FORT COLLINS CO, 80526-4313
- ZONED (A-35) MOBILE HOME PARK, WELL & SEPTIC, DALY INC, 22855 HWY 94, CALHAN CO, 80808-7853
- ZONED (A-35) RANCH JAQUEZ MONICA CORRAL CHAVEZ 22626 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 IRBY 250 S LOG RD CALHAN CO, 80808
- ZONED (A-35) MOBILE ON 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 (A-35) VACANT LAND WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
- ZONED (A-35) 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 GOLDIE 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. KENLY LELAND D JR, 22610 HANDLE RD, CALHAN CO, 80808-8531
- ZONED (A-35) SINGLE FAMILY RES. CHISMAN GENE & CHISMAN GOLDIE LIVING TRUST, BOOKER MARNA G TRUSTEE 25450 HANDLE RD, CALHAN CO, 80808-8570
- ZONED (A-35) SINGLE FAMILY RES. FIGUEROA NORMAN E 22650 HANDLE RD, CALHAN CO, 80808-8531
- ZONED (A-35) SINGLE FAMILY RES. SCHMIDT STELLA M SCHMIDT MAGALI S 23250 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 16-14-63, 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 (PUD) WAREHOUSE STORAGE UTILITY BUILDING ELLUCOTT UTILITIES COMPANY LLC 12275 EL CAMINO REAL STE 110 SAN DIEGO CA, 92136-4092
- ZONED (RR-2.5) VACANT RESIDENTIAL LOTS VIEWPOINT ESTATES LLC PO BOX 6797 COLORADO SPRINGS CO, 80934-6797
- ZONED (A-35) POLITICAL SUBDIVISION CHEROKEE WATER & SANITATION DISTRICT 1335 VALLEY ST COLORADO SPRINGS CO, 80915-2815



PREPARED BY: [ASSOCIATION WITH]



DATE: July 7, 2023
PROJECT MGR: S Souders
PREPARED BY: V Kalliam

SEAL

ISSUE INFO

DATE:	BY:	DESCRIPTION:

SHEET TITLE

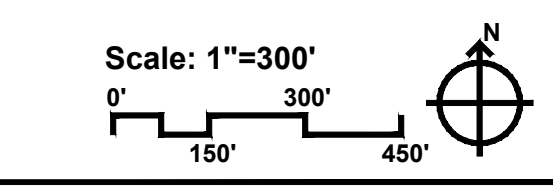
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ADJACENT LAND OWNERS

3

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HANDLE RD.

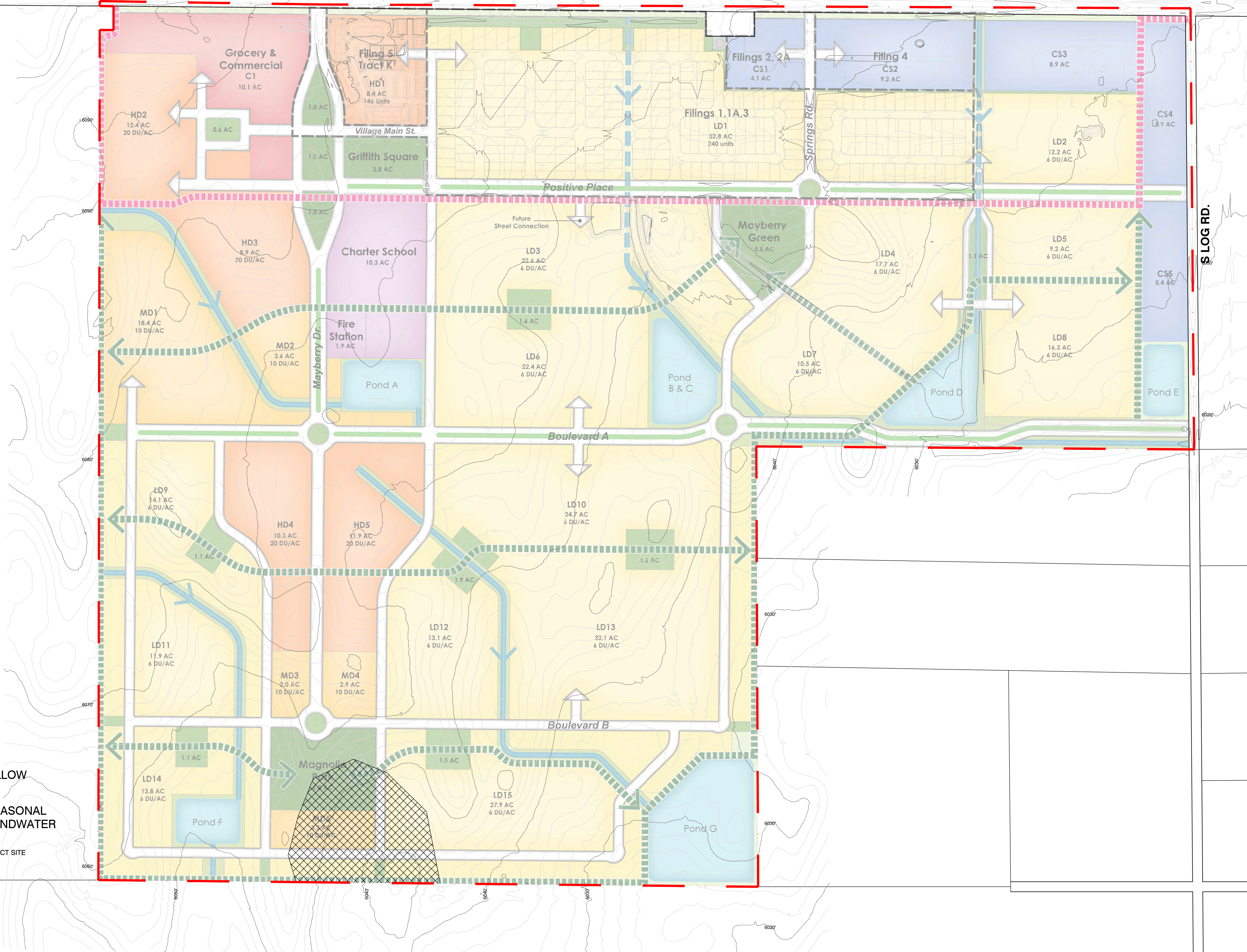


MAYBERRY COMMUNITIES

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

SKETCH PLAN

HIGHWAY 94



LEGEND

SEASONAL SHALLOW GROUNDWATER

POTENTIALLY SEASONAL SHALLOW GROUNDWATER

NOTE - NO FLOOD ZONES WITHIN PROJECT SITE

HR

2095 Rose St, Suite 201
Berkeley, CA, 94709

PREPARED BY:
IN ASSOCIATION WITH:

MAYBERRY COMMUNITIES

Mayberry

Mayberry Communities, LLC
3250 Devere Heights, # 208
Colorado Springs, CO, 80922

DATE: July 7, 2023
PROJECT MGR: S Souders
PREPARED BY: V Kalliam

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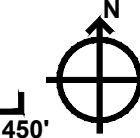
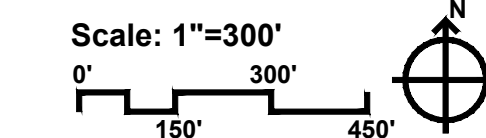
PHYSICAL FEATURES MAP

SHEET NUMBER

4

4 OF 6

HANDLE RD.



MAYBERRY COMMUNITIES

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

SKETCH PLAN



2095 Rose St. Suite 201
Berkeley, CA. 94709

PREPARED BY:

IN ASSOCIATION WITH:

MAYBERRY COMMUNITIES



Mayberry Communities, LLC
3295 Divina Heights, # 208
Colorado Springs, CO. 80922

PROJECT INFO:

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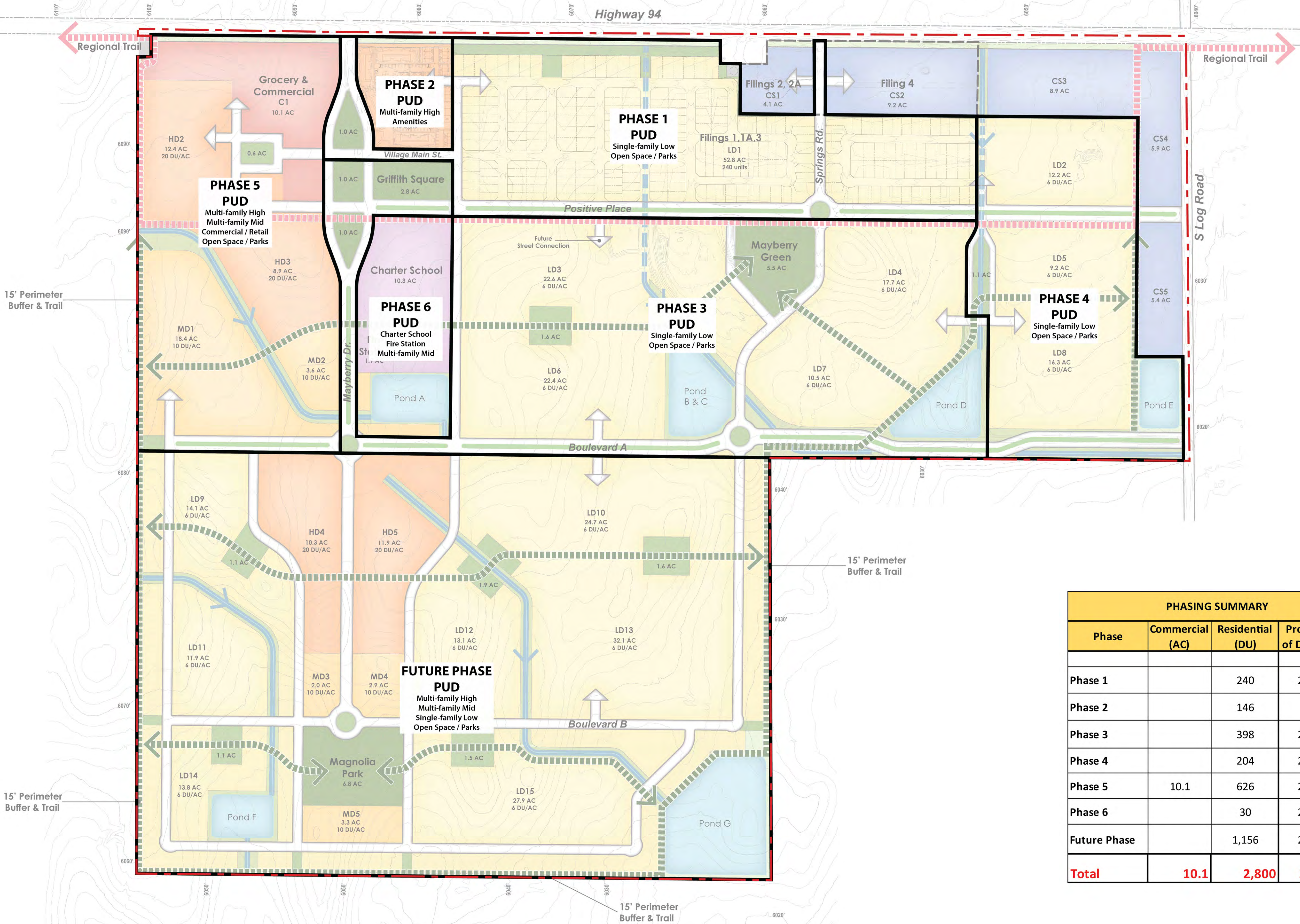
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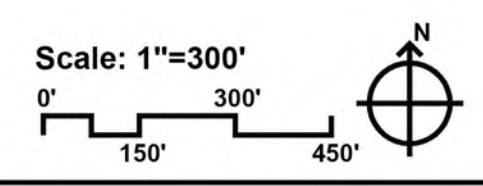
PRELIMINARY PHASING PLAN

SHEET NUMBER:

5
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PHASING SUMMARY			
Phase	Commercial (AC)	Residential (DU)	Projected Year of Development
Phase 1		240	2022-2024
Phase 2		146	2024
Phase 3		398	2024-2026
Phase 4		204	2026-2028
Phase 5	10.1	626	2025-2029
Phase 6		30	2027-2029
Future Phase		1,156	2030-2033
Total	10.1	2,800	2022-33



MAYBERRY COMMUNITIES

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

SKETCH PLAN



2095 Rose St. Suite 201
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Highway 94

Regional Trail

Regional Trail

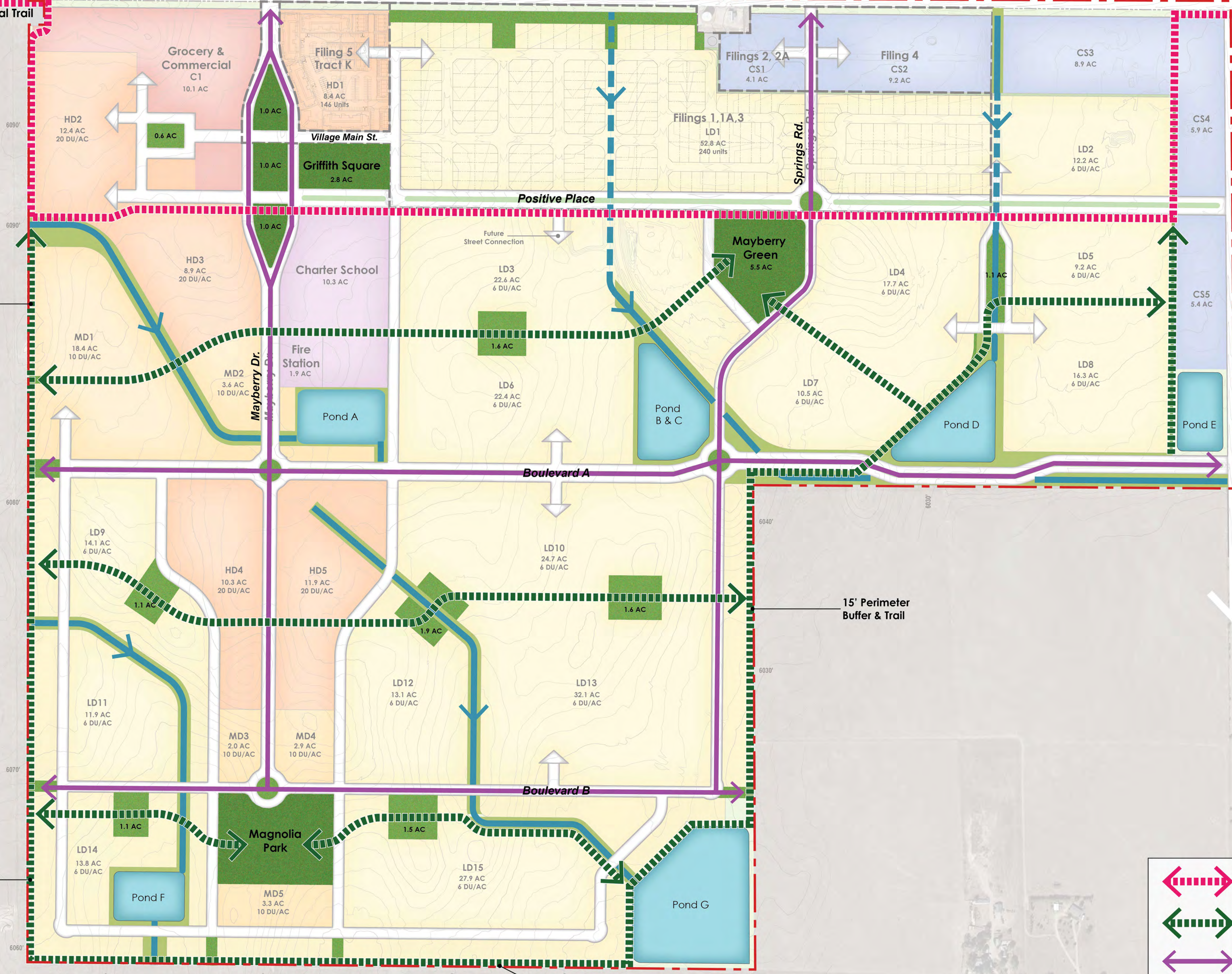
S Log Road

15' Perimeter
Buffer & Trail

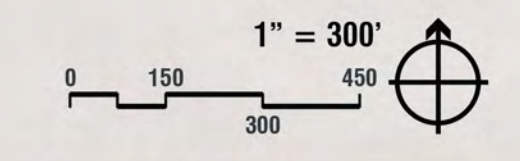
15' Perimeter
Buffer & Trail

15' Perimeter
Buffer & Trail

15' Perimeter
Buffer & Trail



- EPC Regional Trail (25' Easement)
- Soft Surface Multi-use Path
- Multi-modal Streets
- Drainage Conveyance & Ponds



PREPARED BY:

IN ASSOCIATION WITH:

PROJECT INFO

SEAL

ISSUE INFO

SHEET REVISION

SHEET TITLE

SHEET NUMBER

PLAN FILE #

MAYBERRY COMMUNITIES



Mayberry Communities, LLC
3295 Debrae Heights, # 208
Colorado Springs, CO. 80922

DATE: July 7, 2023
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PREPARED BY: V Kalliam

DATE:	BY:	DESCRIPTION:

MULTIMODAL STREETS & TRAILS

6
6 OF 6