



MAYBERRY COMMUNITIES IMPACT IDENTIFICATION

(ELLCOTT TOWN CENTER-SKP05005)

SITE LOCATION, SIZE, ZONING

Mayberry Communities project is 631.4 acres located in Section 14, Range 63W, Township 14S of the 6th Principal Meridian. Approximately one (1) mile west of the town of Ellicott along State Highway 94 from the State Highway 94, N Ellicott Highway intersection and Southwest from the State Highway 94 and S Log Road. The current area of the previously approved Ellicott Town Center Sketch Plan (SKP05005) is zoned Planned Unit Development (PUD) and Commercial Service (CS). Proposed Sketch Plan Amendment will incorporate an existing A-35 zone that will be rezoned to PUD throughout the added area. The proposed sketch plan has incorporated the existing (SKP05005) zoning along with the 80.0-acre property to the east.

The site will contain a mixture of Low, Medium, and High residential densities along with a mixture of multi-family and commercial developments along the State Highway 94 and S Log Road corridors. Interior property will incorporate civic spaces, recreational, mixed residential and open space. (See “Figure 1”).

TOPOGRAPHY

The topography is moderately sloping, generally in a southeasterly direction throughout the site. Drainage on site flow southeasterly. Previous land uses have included grazing and pastureland. The site contains primarily field grasses and weeds. (See “Figure 2”).

HYDROLOGIC FEATURES/FLOOD HAZARD/FLOODPLAIN

There is little surface water on the site. Surface water is almost entirely derived from precipitation, consisting of runoff from snowmelt and surface flows from storm events. Proposed detention facilities will temporarily detain runoff onsite and direct it into existing natural ephemeral drainageways. As designed the intent is to avoid water pollution as the stormwater facilities should adequately address urban runoff into drainageways and ultimately water resources. These facilities will be designed to comply with local, state, and federal guidelines.

There are currently no recognized riparian areas existing on the property. Development will increase riparian availability and diversity, providing additional wildlife habitat at the site.

Creation of open space tracts along drainageways will ensure preservation of new riparian areas as well as promote access to these areas for recreation through trail systems.

This development will avoid this floodplain and therefore no impacts will occur (See "Figure 3"). Please consult the overall drainage master plan for more detail.

WETLANDS

The site is not within any wetlands or FEMA Flood Zones. (See "Figure 3")

SOILS

Soils are recognized by the Department of Agriculture and are recognized in the Natural Resources Conservation Service (NRCS) Map. Mayberry Communities Project Site are recognized by NRCS Soil Type 8 and NRCS Soil Type 95 (See "Figure 5").

SCENIC RESOURCE & UNIQUE NATURAL AREAS

The Mayberry Communities Sketch Plan area has approximately 70 acres of the overall site under development through Phasing Processes identified as Filings 1 through 4. The remainder of the project is currently grassland on rolling hills (See Figure 6").

WILDLIFE & MIGRATORY BIRDS

The Mayberry Community property does not have any significant environmental issues. Per the CPW Species Activity Mapping (SAM) the site is within the Prebles Meadow Jumping Mouse Overall Range. Review of these plans was done in accordance with MGSID and APWA standards and specifications. Contractor is responsible to install all sewer infrastructure in accordance with these standards. (See "Figure 4")

POTENTIAL IMPACTS

Mayberry Communities property impacts were examined at a high level for the Sketch Plan process as provided below. More detailed analysis of potential impacts is warranted and required at future steps such as the Preliminary Plan/PUD process and final plat stage.

Water and sanitary service

Ellicott Utilities has committed to serve Mayberry Communities with water and sanitary services, there will be extensions and expansions of water and sewer utility infrastructure to create a public (municipal) system for the project. Given the preliminary nature of the project and at the Sketch Plan stage, the infrastructure necessary to create the central water and wastewater systems is not completely known at this time. However, it is likely to include new water sources, storage, and treatment for water, as well as lift station(s) and force main(s) for sanitary service. It is important to note that the EPC Land Development Code Section 8.4.7(B)(4)(e)(i) states that "**Approval of a sketch plan by the Planning Commission and BOCC does not require a finding that the proposed water supply is sufficient in terms of quality, quantity and dependability**". Therefore, more detailed analysis and plans will be completed at an appropriate time and when required by the County.

Currently there have been four (4) approved filings within the Mayberry Sketch Plan. Those being Mayberry Filing No. 1, Mayberry Filing No. 2, Mayberry Filing No. 3 and Mayberry Filing No. 4. Mayberry Filing No. 2 has been replatted and can be identified as Mayberry Filing No. 2A (Replat) and is approved. Services to all sites have been agreed upon to commit sufficient water and sanitary services to said Plat Filings. Future filings have been taken into consideration and have the capacity to extend the development within the developable area.

Electric/Gas/Communication (fiber)

Services from Mountain View Electric (Electric), Black Hills Energy (Gas) and Ellicott Utilities (Fiber) will be extended to the community from the adjacent properties when feasible and when needed at time of construction for phase one and future phases.

Traffic and Roadways

Additional traffic will be added to surrounding roads with this development. Roadways local to the development will be added as each phase is constructed. Existing right of way within the development should not be significantly impacted by the development. See the Traffic Impact Study (by HDR) for more information.

Emergency and Fire services

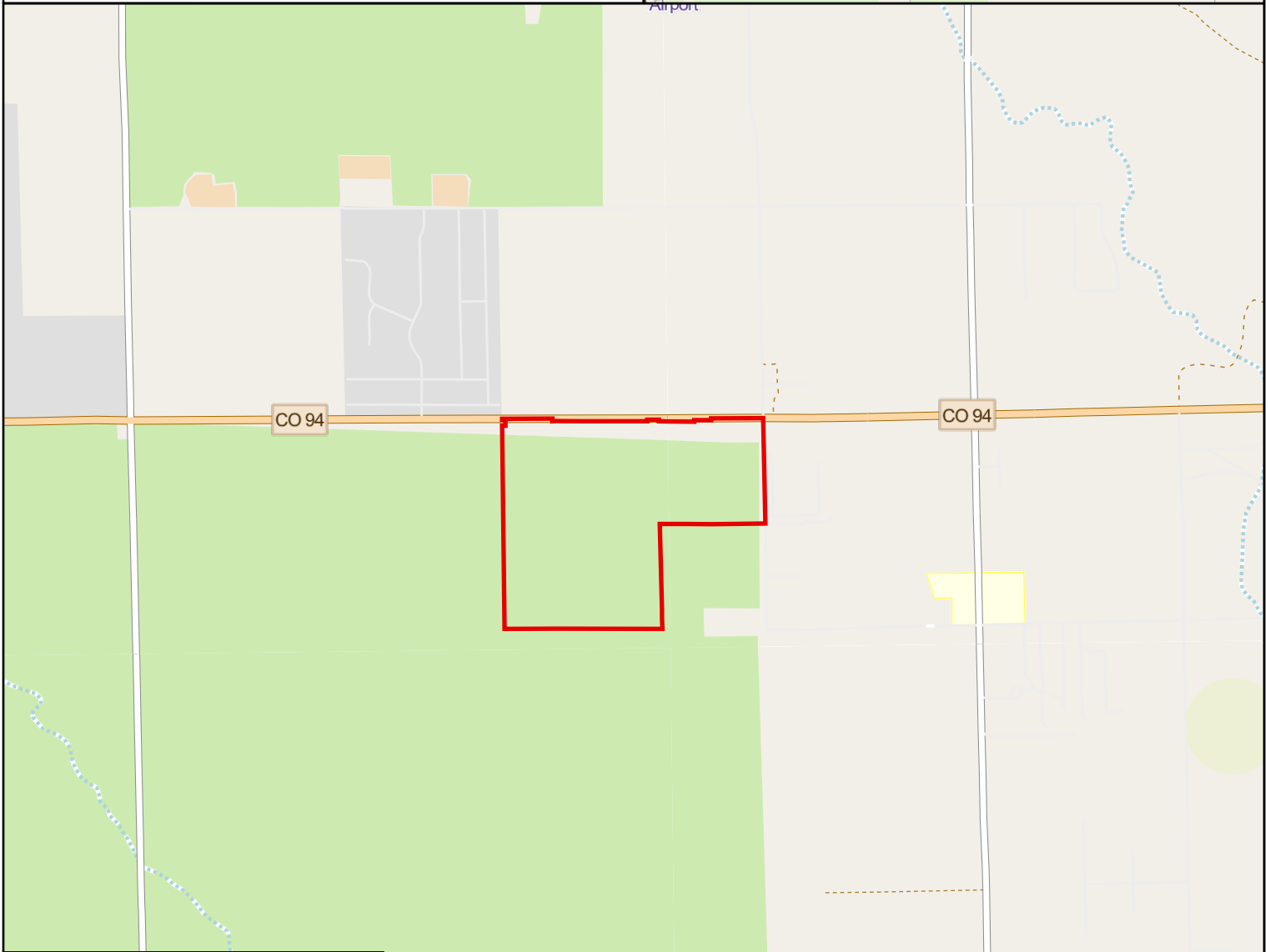
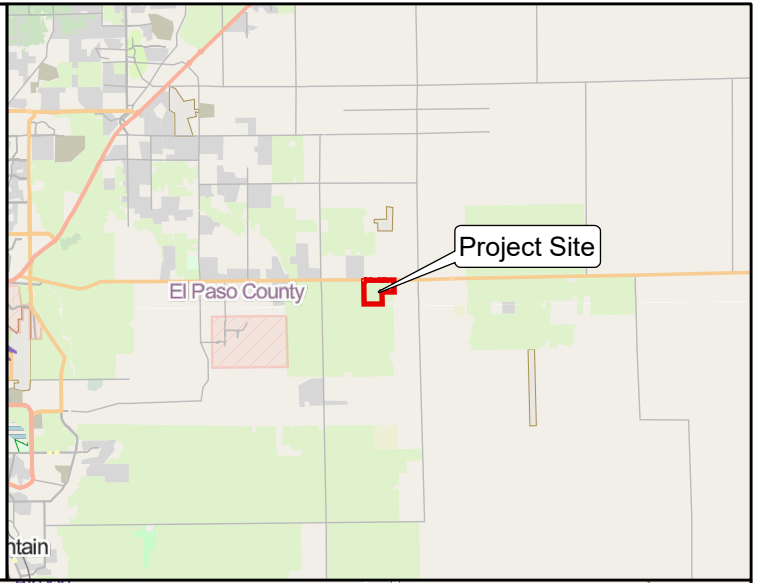
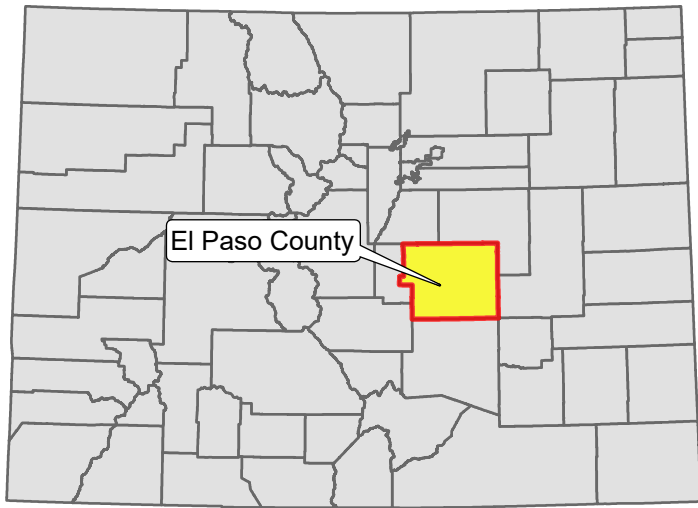
Sheriff and Fire services will be provided to the development. Ellicott Fire Department is aware of this development and supports the building of a fire station in the civic designation on the north side of Proposed Boulevard A, as shown on the Sketch Plan. Communication with Ellicott Fire Department and El Paso County Sheriff's Office is ongoing. When each phase is developed the roads will be constructed to acceptable standards and will provide needed access for fire and emergency services.

Schools

Mayberry Communities is located within the Ellicott School District No. 22 service area and is programmed to develop up to 2,800 equivalent dwelling units. Mayberry has been unsuccessful in obtaining the estimated student yield (students produced per dwelling unit) from District 22. Utilizing data from comparative districts, Mayberry has assumed a multiplier of 0.25 students per dwelling to determine an estimated number of students produced.

At 2800 dwelling units, Mayberry anticipates approximately 700 students would reasonably be assumed to be produced upon full buildout. Mayberry has been in communications with District 22, and they have indicated they do not intend to construct a new school within the Mayberry Communities development. Based on discussions with the Board of Directors, it is Mayberry's understanding that District 22 believes they have adequate capacity to serve the needs of Mayberry residents.

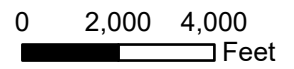
APPENDIX



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Legend

Mayberry Communities Project Site



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Project Location Map

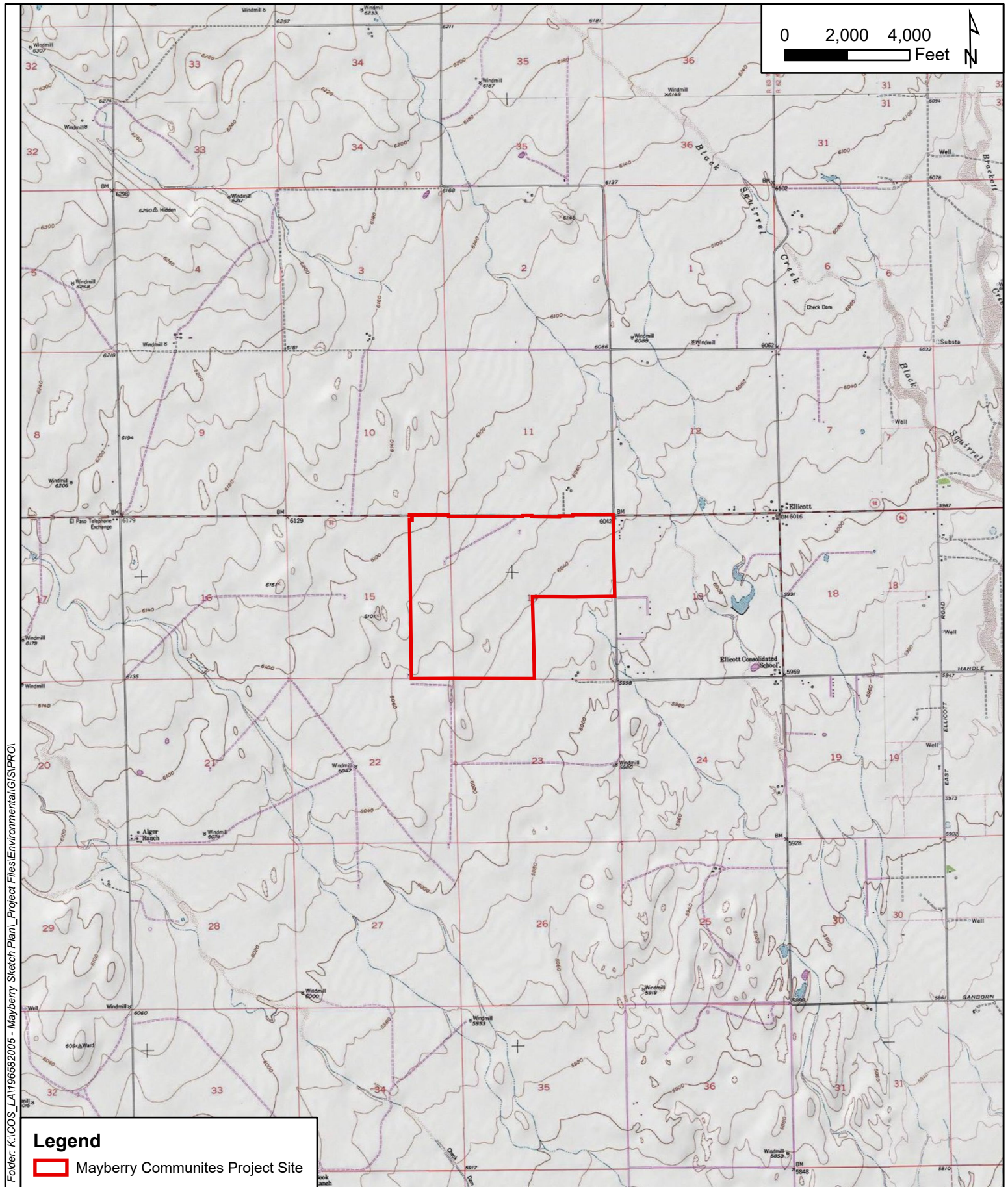
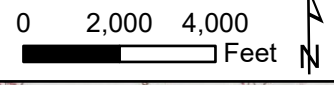
**Mayberry Communities
 Ellicott, El Paso County, Colorado**

1 IN = 4,000 FT

PROJECT NUMBER: 196582005

MAY 2023

FIGURE 1



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Legend

Mayberry Communities Project Site

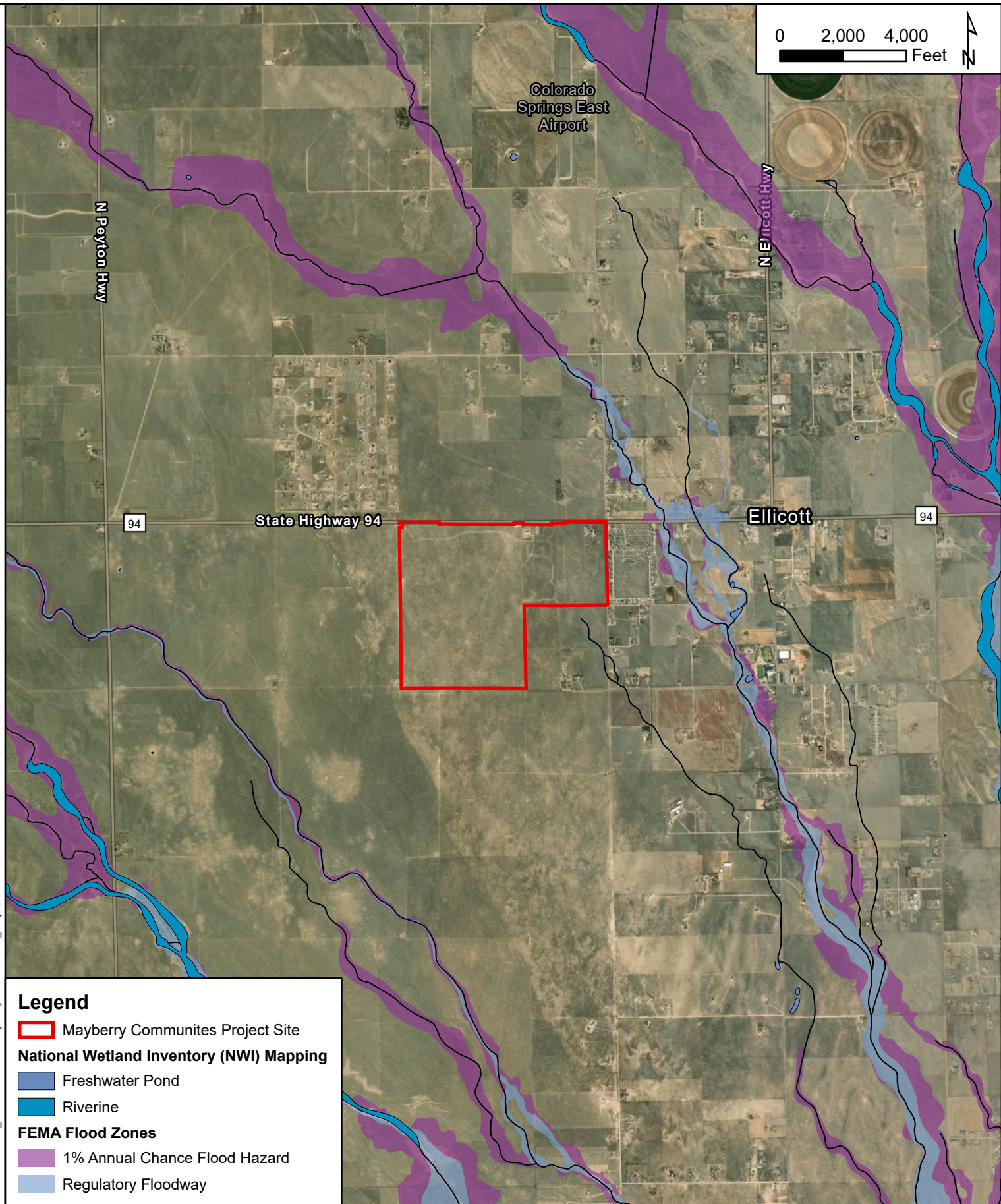
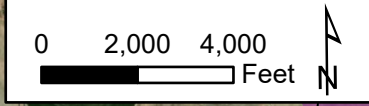
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USGS Map

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Legend

- Mayberry Communities Project Site
- National Wetland Inventory (NWI) Mapping**
- Freshwater Pond
- Riverine
- FEMA Flood Zones**
- 1% Annual Chance Flood Hazard
- Regulatory Floodway

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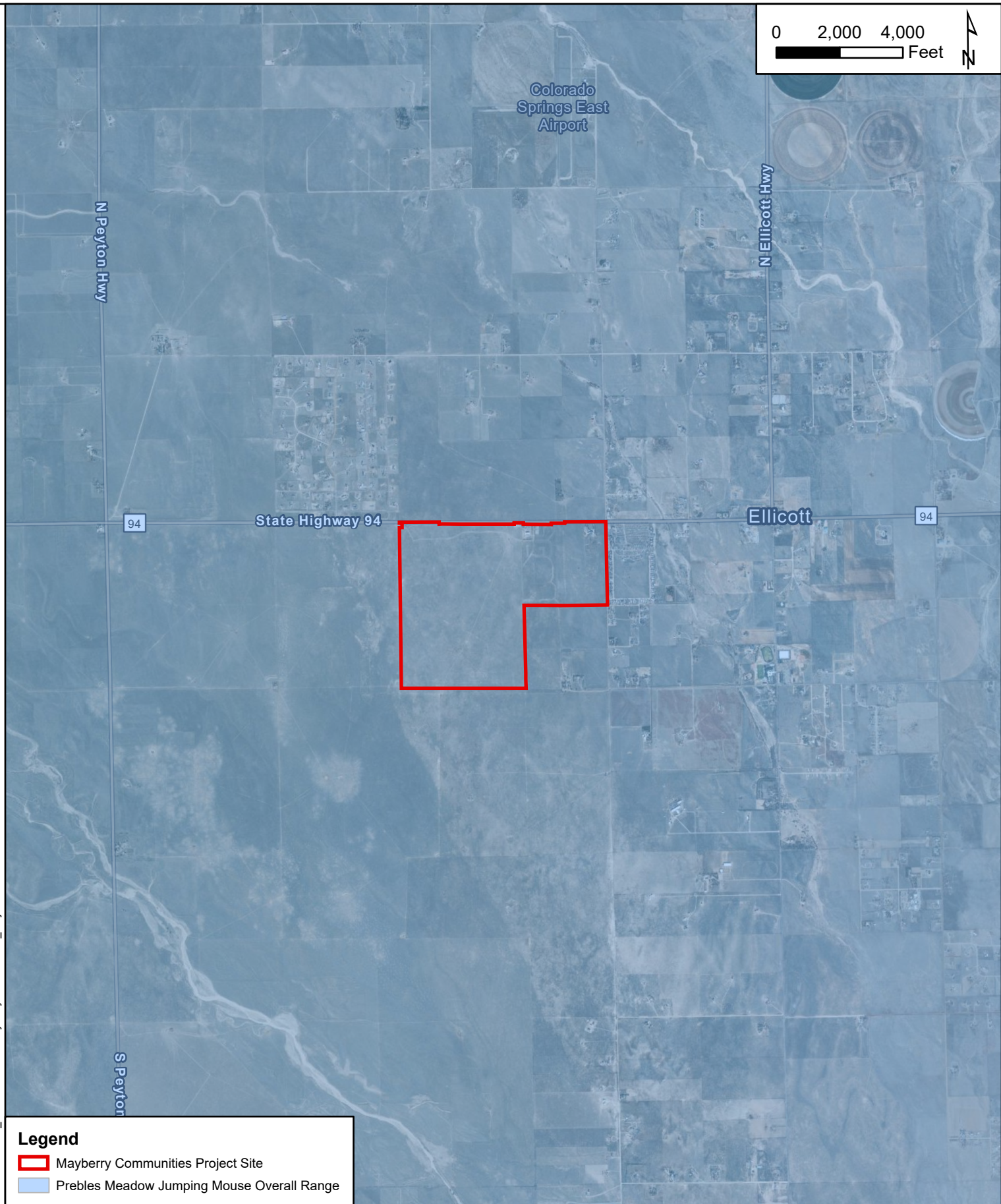
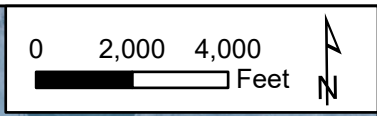


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Aquatic Resource Location Map

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1 IN = 4,000 FT	PROJECT NUMBER: 196582005	MAY 2023	FIGURE 3
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Legend

- Mayberry Communities Project Site
- Prebles Meadow Jumping Mouse Overall Range

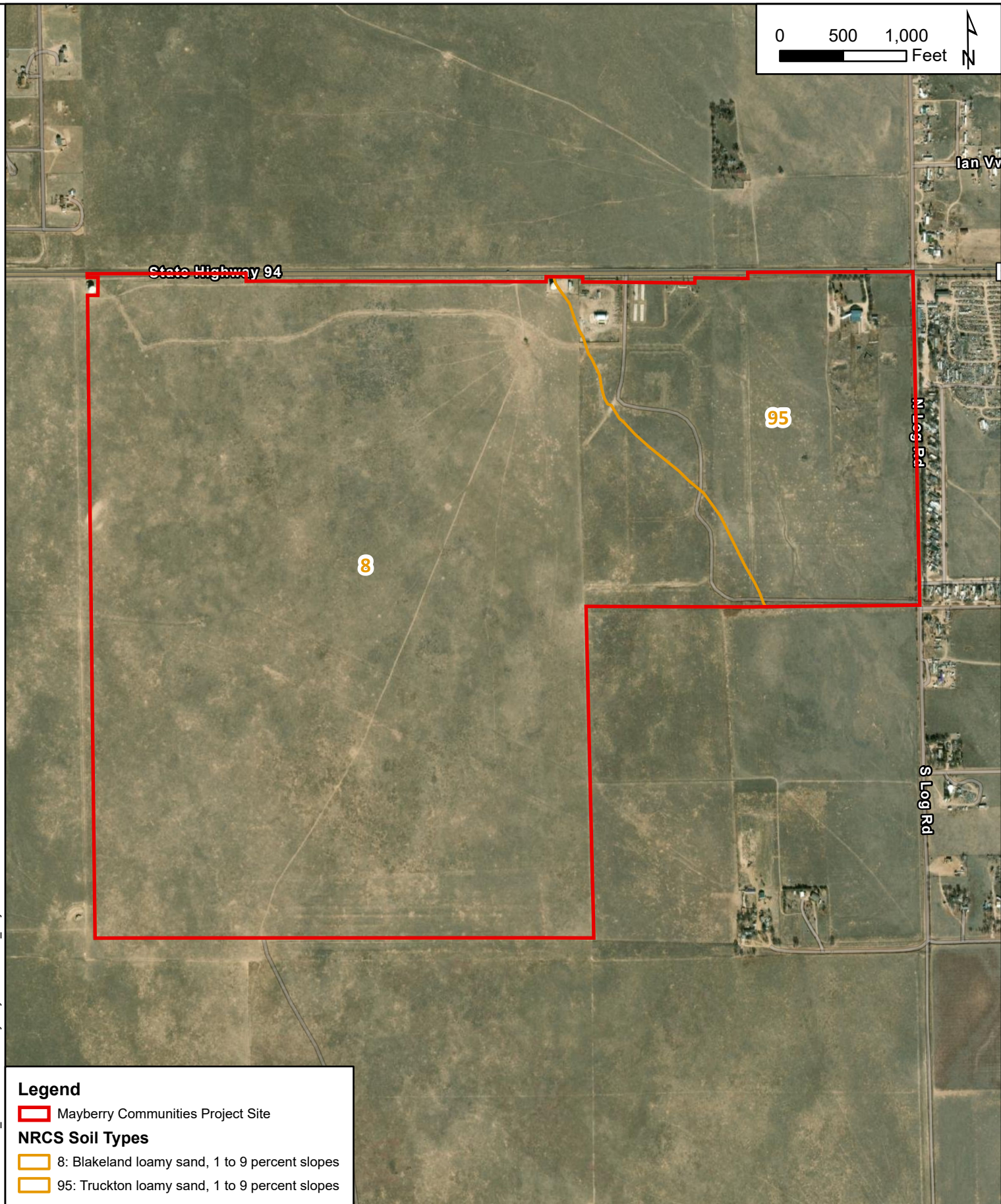
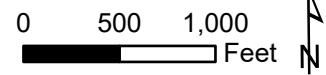
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CPW Species Activity Mapping (SAM) Data Map

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1 IN = 4,000 FT	PROJECT NUMBER: 196582005	MAY 2023	FIGURE 4
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Legend

- Mayberry Communities Project Site
- NRCS Soil Types**
- 8: Blakeland loamy sand, 1 to 9 percent slopes
- 95: Truckton loamy sand, 1 to 9 percent slopes

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NRCS Soils Map

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1 IN = 1,000 FT

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FIGURE 5



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Project Site Photos

**Mayberry Communities
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1 IN = 4,000 FT

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MAY 2023

FIGURE 6