

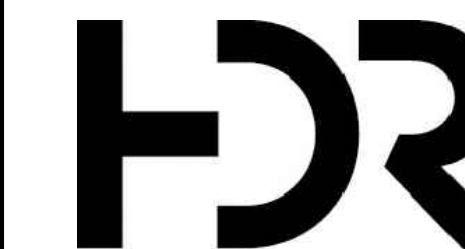
# MAYBERRY COMMUNITIES

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

## SKETCH PLAN

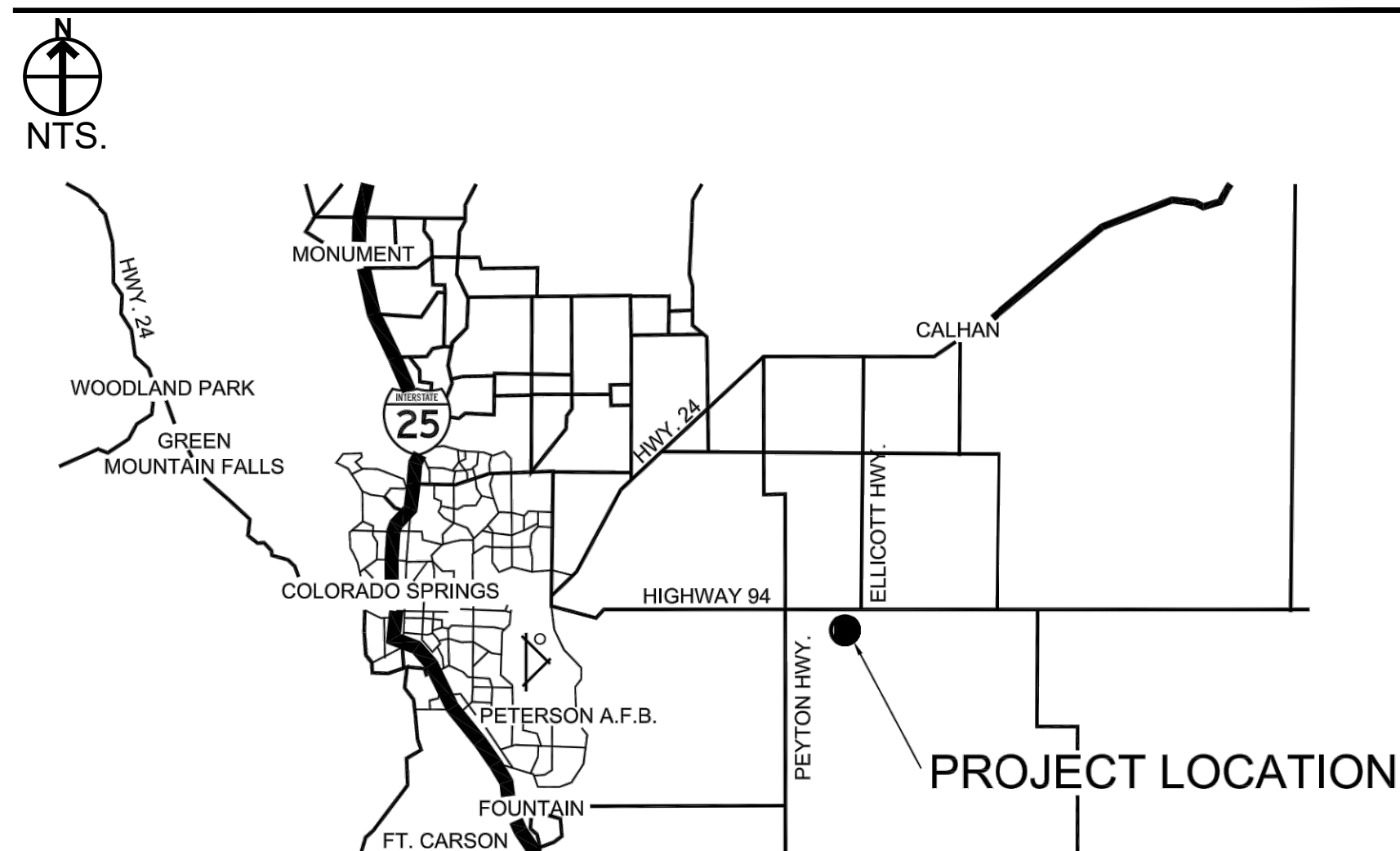
Please depict on one of the pages: Proposed utility facilities which will require extension to the boundary of the sketch plan

EPC STORMWATER REVIEW COMMENTS  
IN ORANGE BOXES WITH BLACK TEXT

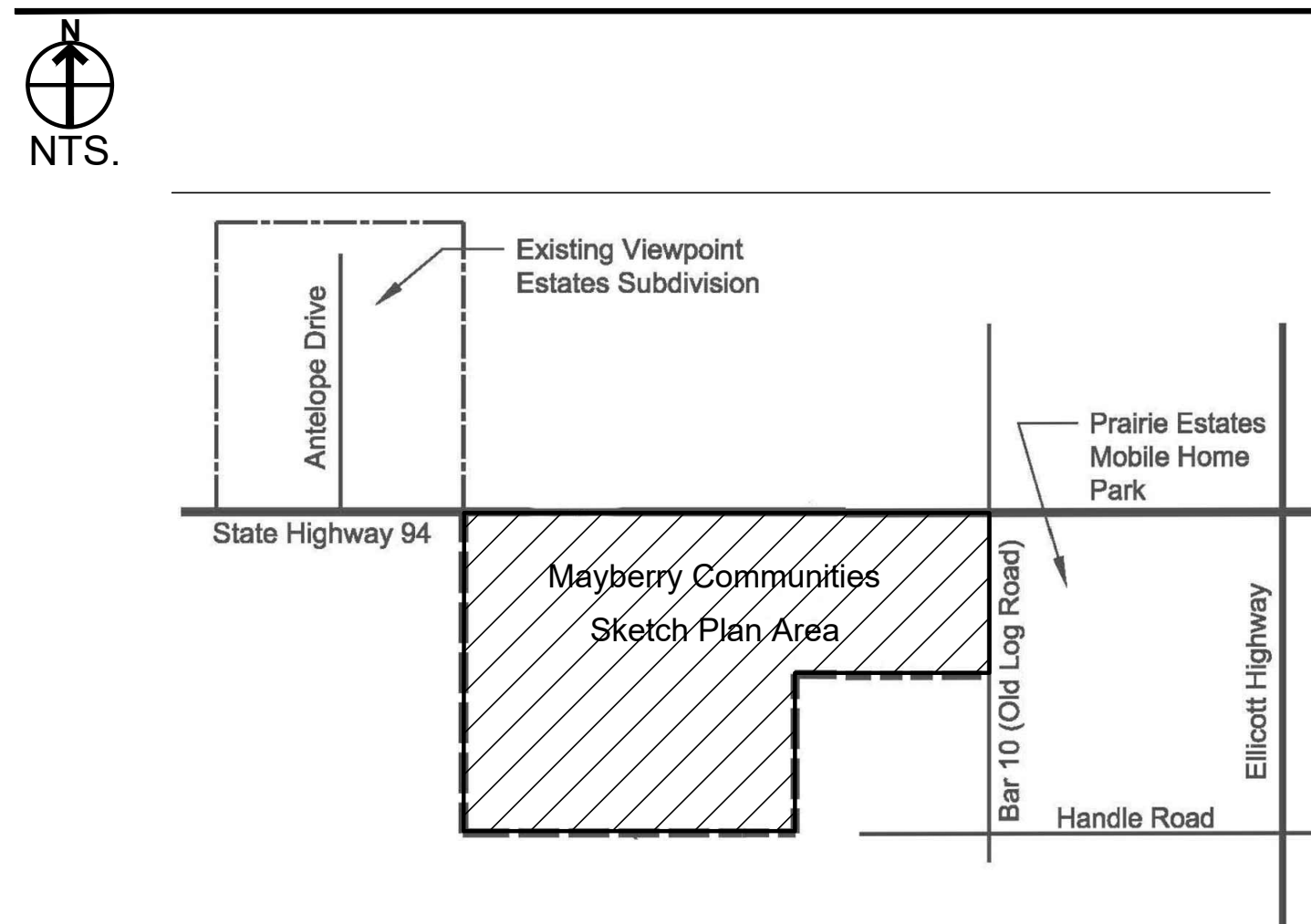


2095 Rose St. Suite 201  
Berkeley, CA. 94709

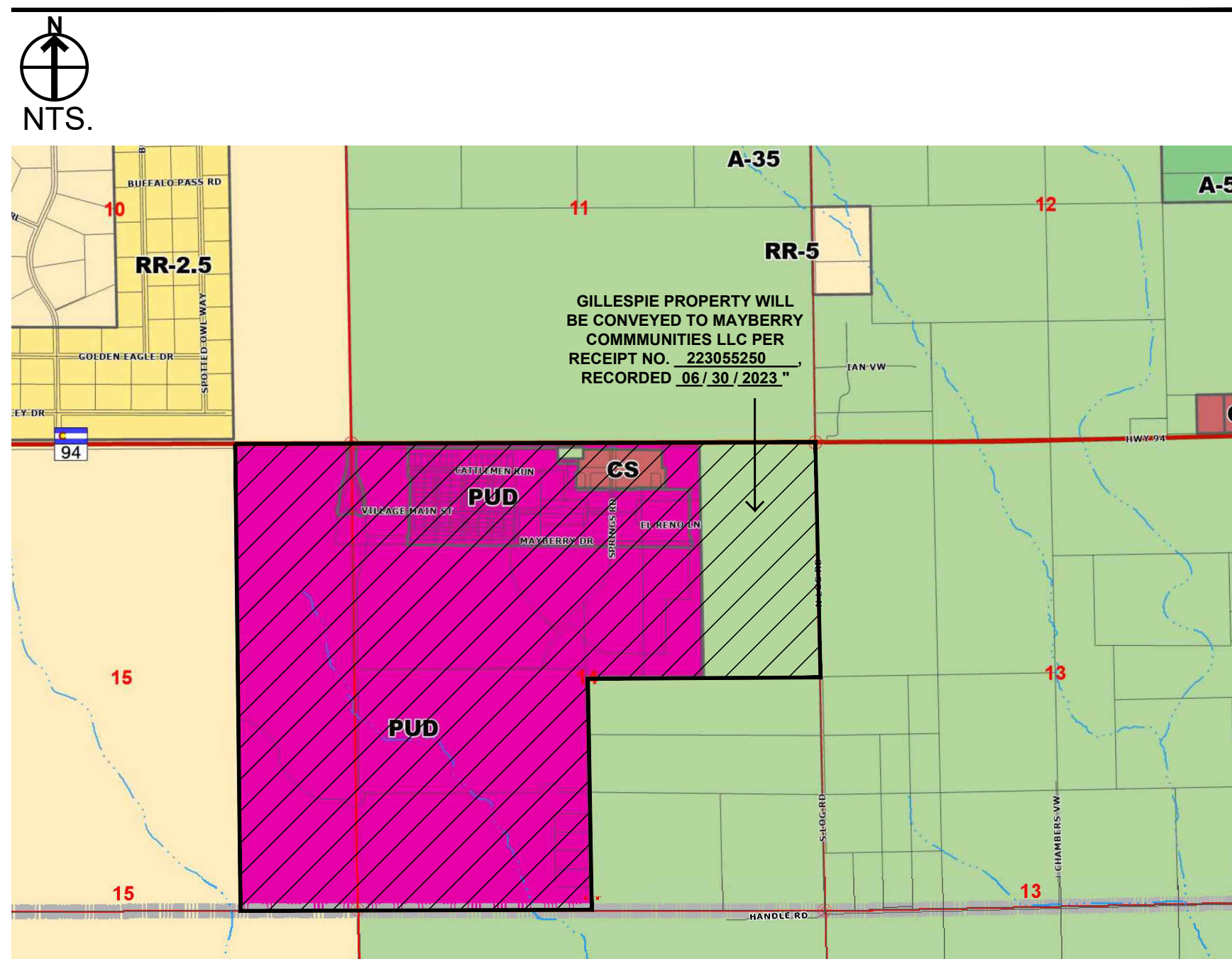
### LOCATION MAP



### 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.

please provide a note that indicates that the roads and access shown are conceptual only and will be reviewed with the subdivision applications.

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

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 Kalliam

### MAYBERRY COMMUNITIES



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

### 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

Although access is conceptual at this stage, please identify the proposed access for the commercial parcels on the north and east.

The site specific plan for this area shows trail connections to the existing Phase 1. Do these trails need to be called out on this plan as well?

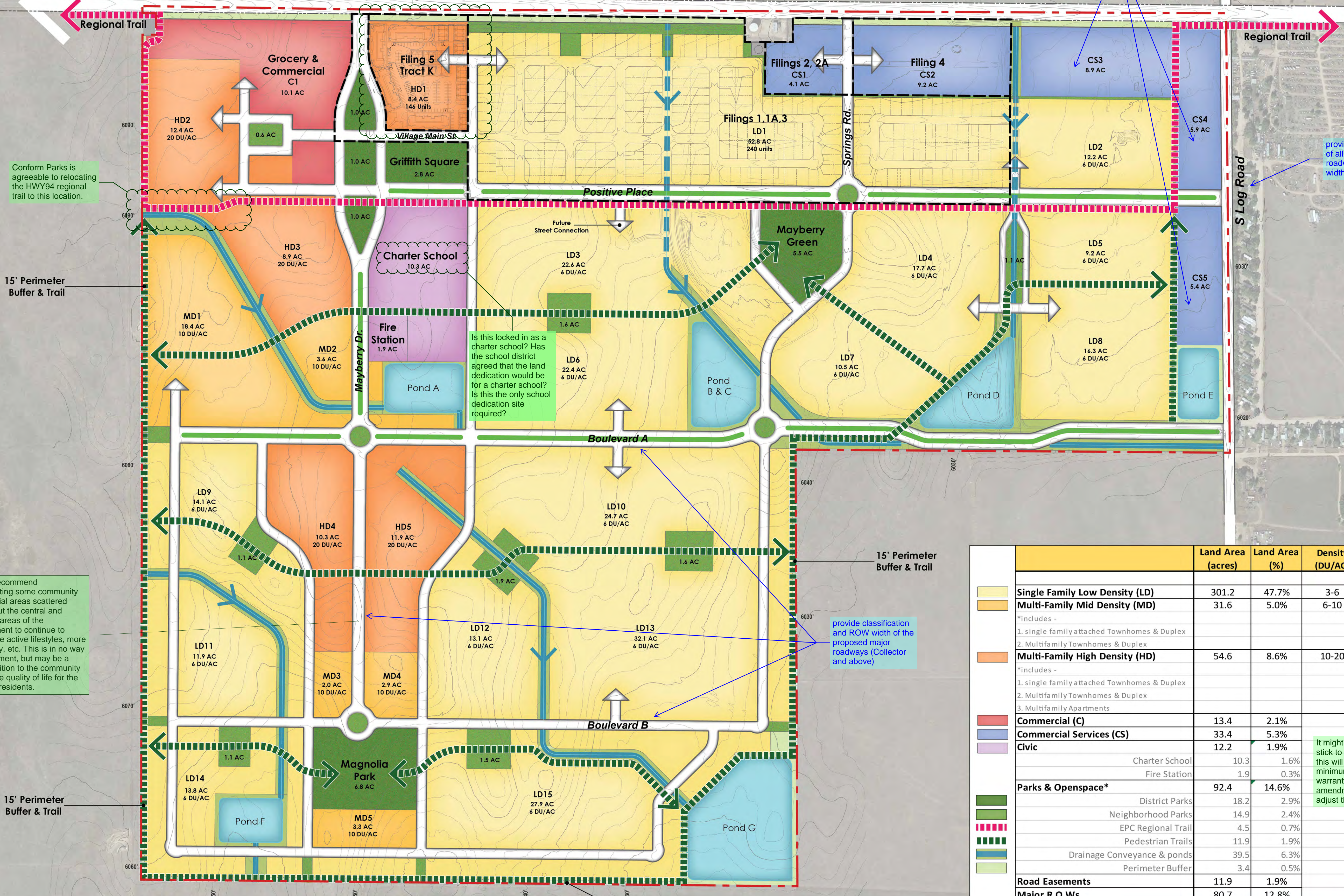
Conform Parks is agreeable to relocating the HWY94 regional trail to this location.

provide classification of all the existing roadways and ROW width

Is this locked in as a charter school? Has the school district agreed that the land dedication would be for a charter school? Is this the only school dedication site required?

I would recommend incorporating some community commercial areas scattered throughout the central and southern areas of the development to continue to encourage active lifestyles, more walkability, etc. This is in no way a requirement, but may be a good addition to the community to improve quality of life for the potential residents.

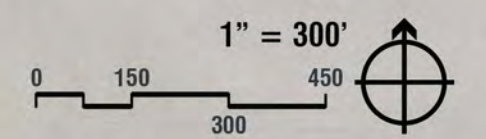
provide classification and ROW width of the proposed major roadways (Collector and above)



	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%		
<b>Total</b>	<b>631.4</b>	<b>100%</b>	<b>4.4</b>	<b>2800</b>

It might be beneficial to just stick to maximums, because this will lock you into the minimums as well and would warrant a sketch plan amendment if you needed to adjust the minimums as well.

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



2095 Rose St. Suite 201  
Berkeley, CA. 94709

PREPARED BY:

IN ASSOCIATION WITH:

MAYBERRY COMMUNITIES



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

PROJECT INFO

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

SEAL

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE REVISION

SHEET TITLE

SHEET NUMBER

PLAN FILE #

SKETCH PLAN

2 OF 6

# MAYBERRY COMMUNITIES

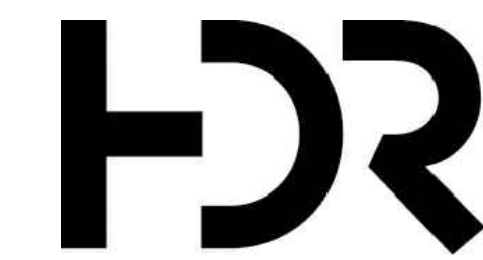
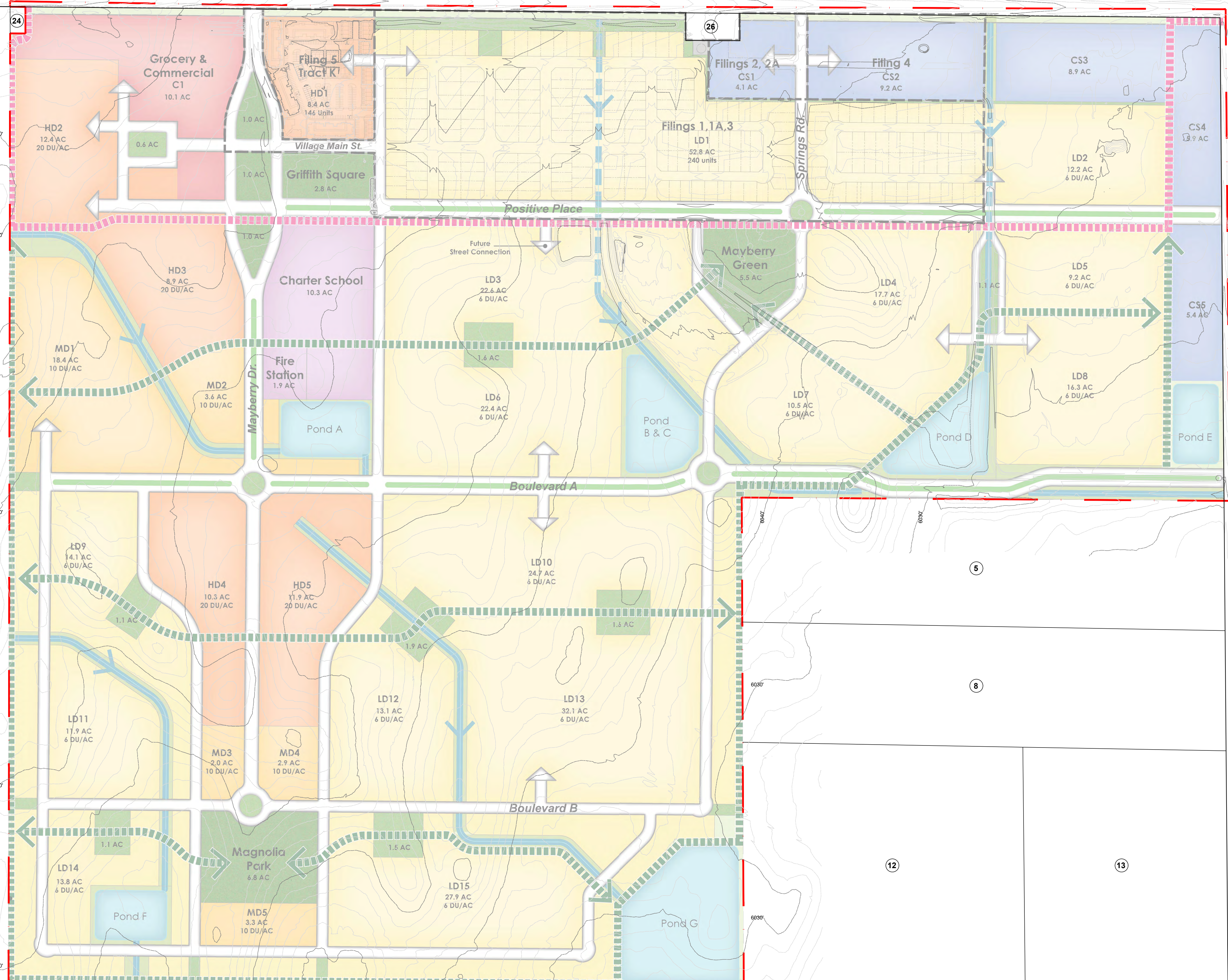
SECTION 14 & 15, IN TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO.

## 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



2095 Rose St, Suite 201  
Berkeley, CA, 94709

PREPARED BY:

IN ASSOCIATION WITH:

### MAYBERRY COMMUNITIES



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

PROJECT INFO

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

SEAL

ISSUE INFO

DATE:	BY:	DESCRIPTION:

SHEET TITLE

### ADJACENT LAND OWNERS

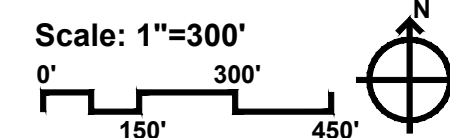
3

3 OF 6

PLAN FILE #

HANDLE RD.

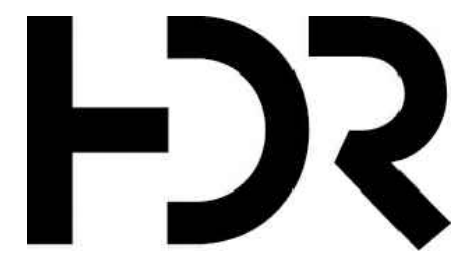
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# MAYBERRY COMMUNITIES

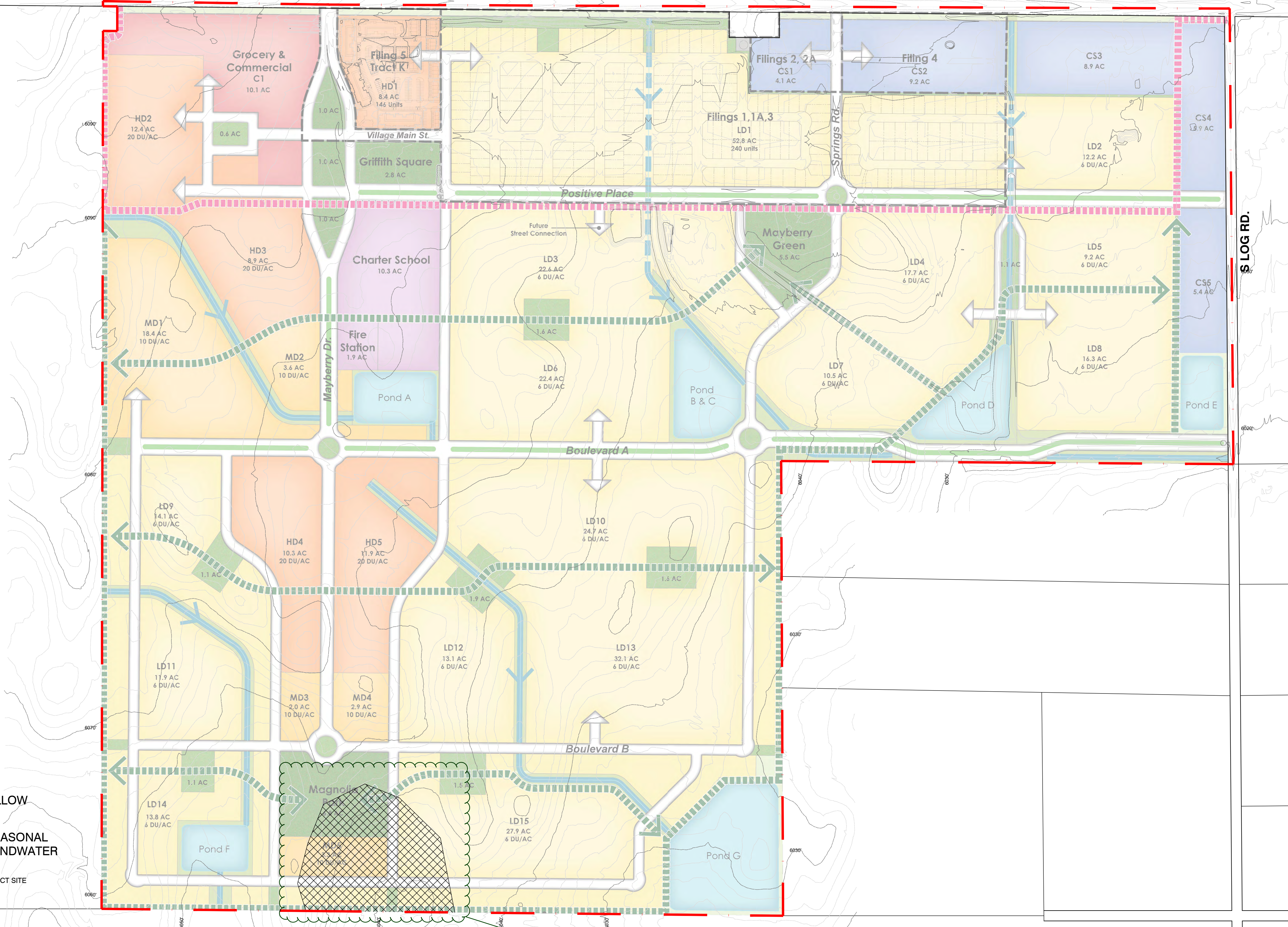
SECTION 14 & 15, IN TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO.

## SKETCH PLAN



2095 Rose St, Suite 201  
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HIGHWAY 94



**LEGEND**

SEASONAL SHALLOW GROUNDWATER

POTENTIALLY SEASONAL SHALLOW GROUNDWATER

NOTE - NO FLOOD ZONES WITHIN PROJECT SITE

It is going to be difficult to develop in this area - I would recommend reallocating this land for something else, or if mitigation can be done to allow development. This area will need to be studied more intensively when development is proposed

PREPARED BY:

IN ASSOCIATION WITH:

**MAYBERRY COMMUNITIES**



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

PROJECT INFO

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ISSUE REVISION

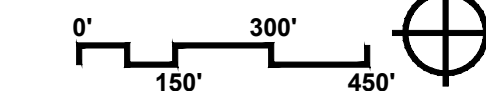
**PHYSICAL FEATURES MAP**

HANDLE RD.

4

4 OF 6

Scale: 1"=300'



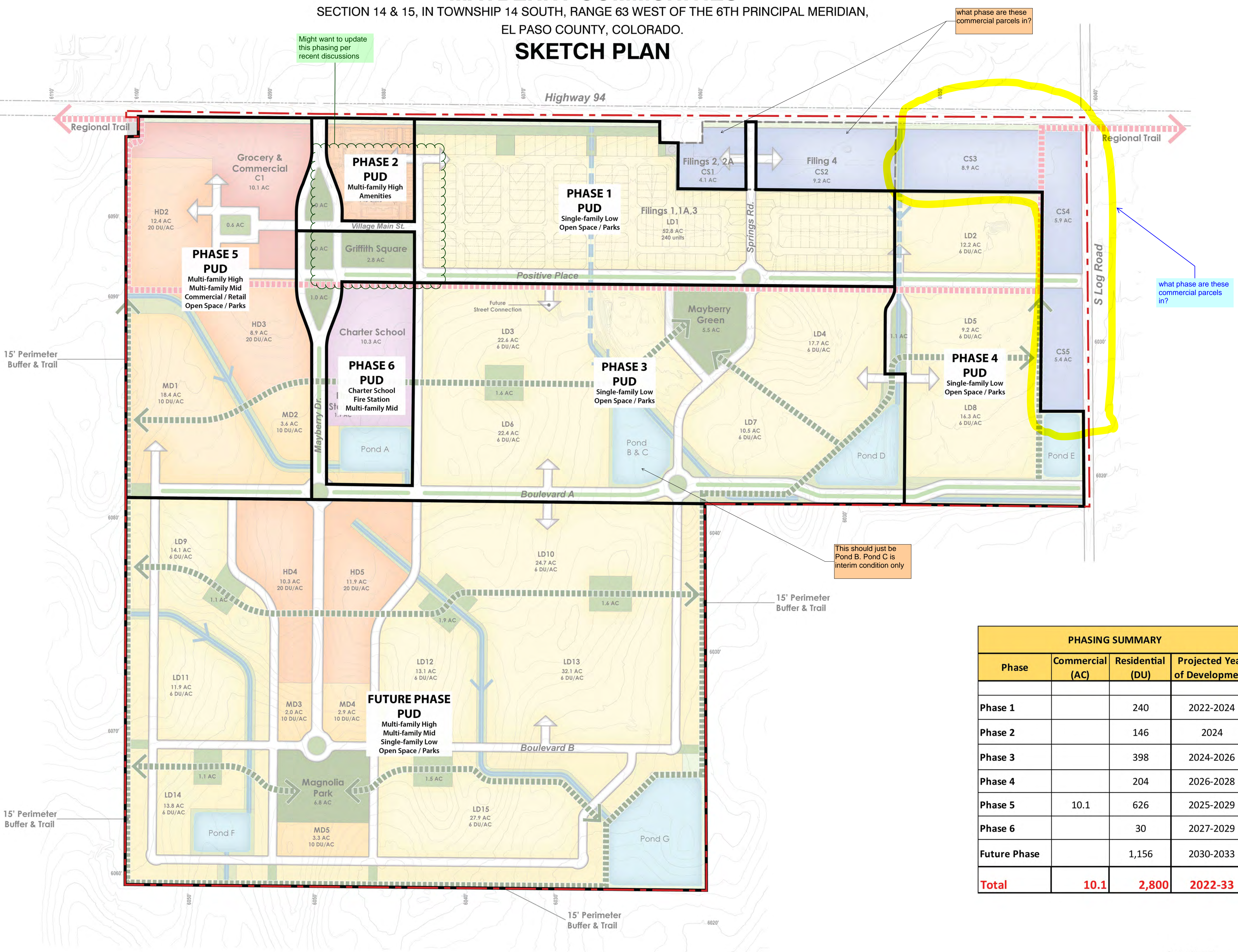
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PLAN FILE 2

# MAYBERRY COMMUNITIES

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

## SKETCH PLAN



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
<b>Total</b>	<b>10.1</b>	<b>2,800</b>	<b>2022-33</b>

**HR**  
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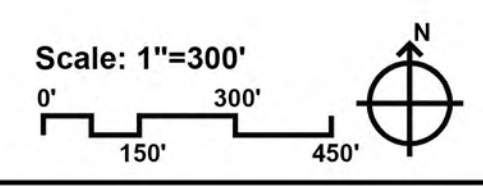
**MAYBERRY COMMUNITIES**  
Mayberry Communities, LLC  
3250 Divina Heights, # 208  
Colorado Springs, CO, 80922

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

DATE: BY: DESCRIPTION:

**PRELIMINARY PHASING PLAN**

**5**  
5 OF 6



PREPARED BY: ISSUANCE WITH: SEAL: ISSUE INFO: SHEET TITLE: SHEET NUMBER:

# 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

Highway 94

Regional Trail

Regional Trail

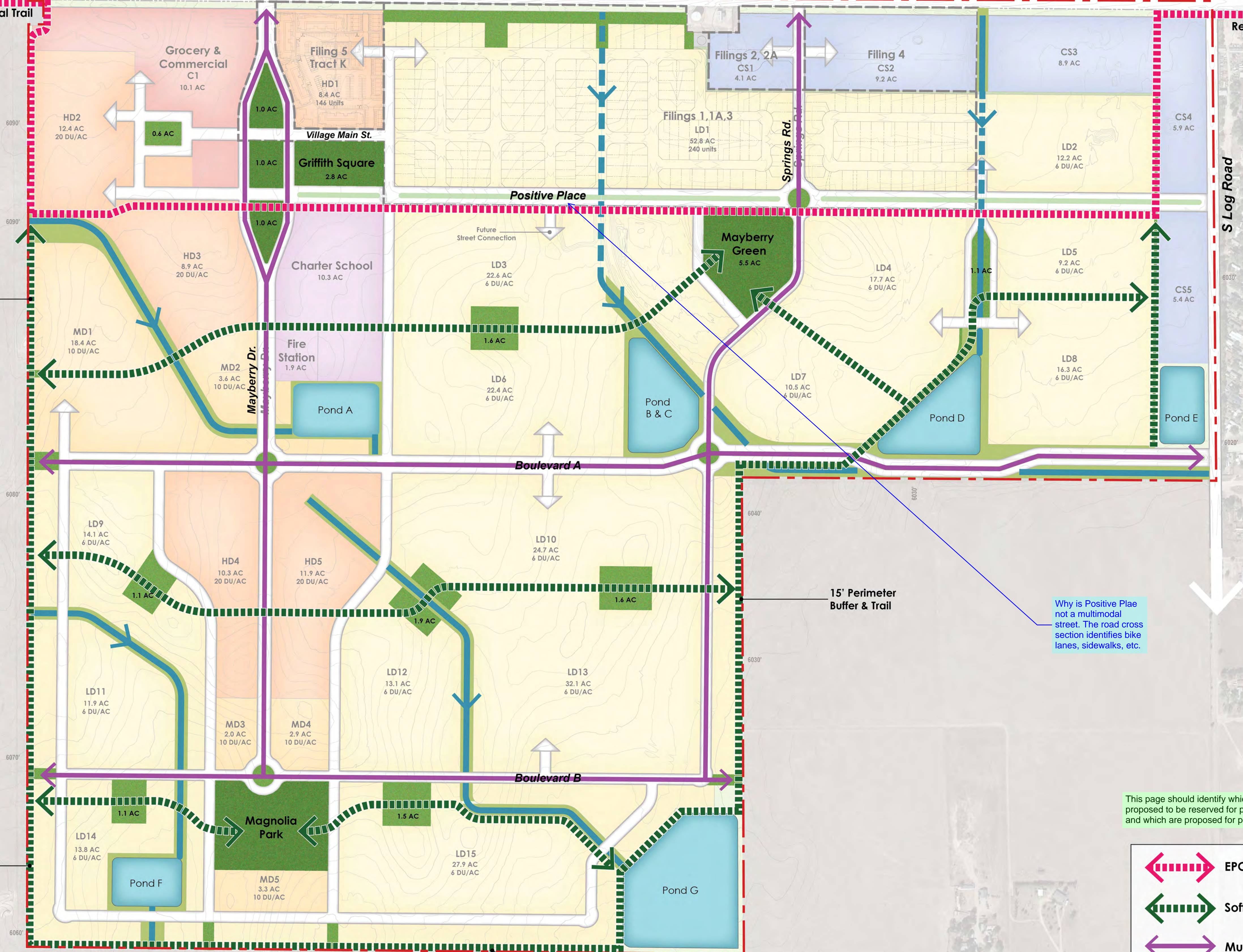
S Log Road

15' Perimeter  
Buffer & Trail

15' Perimeter  
Buffer & Trail

15' Perimeter  
Buffer & Trail

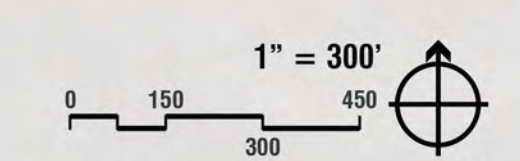
15' Perimeter  
Buffer & Trail



Why is Positive Place  
not a multimodal  
street. The road cross  
section identifies bike  
lanes, sidewalks, etc.

This page should identify which of the streets are  
proposed to be reserved for public right-of-way  
and which are proposed for private streets.

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



PREPARED BY:

IN ASSOCIATION WITH:

**MAYBERRY COMMUNITIES**



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

PROJECT INFO

DATE: July 7, 2023  
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PREPARED BY: V Kalliam

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SHEET TITLE

**MULTIMODAL STREETS & TRAILS**

SHEET NUMBER

**6**  
6 OF 6

PLAN FILE #

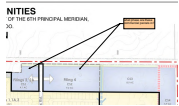
# V1\_Sketch Plan Drawing.pdf Markup Summary

Christina Prete (3)



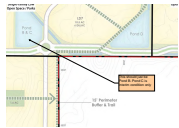
POINTS & HAZARDS

**Subject:** Stormwater Comments Color  
**Page Label:** 1  
**Author:** Christina Prete  
**Date:** 11/15/2023 1:45:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Contractor  
**Page Label:** 5  
**Author:** Christina Prete  
**Date:** 11/15/2023 11:00:12 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

what phase are these commercial parcels in?



**Subject:** Contractor  
**Page Label:** 5  
**Author:** Christina Prete  
**Date:** 11/15/2023 12:12:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

This should just be Pond B. Pond C is interim condition only

Daniel Torres (7)



**Subject:** Text Box  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 11/14/2023 4:59:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please provide a note that indicates that the roads and access shown are conceptual only and will be reviewed with the subdivision applications.



**Subject:** Callout  
**Page Label:** 2  
**Author:** Daniel Torres  
**Date:** 11/13/2023 3:15:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Although access is conceptual at this stage, please identify the proposed access for the commercial parcels on the north and east.



**Subject:** Callout  
**Page Label:** 2  
**Author:** Daniel Torres  
**Date:** 11/14/2023 5:16:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide classification of all the existing roadways and ROW width



**Subject:** Callout  
**Page Label:** 2  
**Author:** Daniel Torres  
**Date:** 11/14/2023 5:19:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide classification and ROW width of the proposed major roadways (Collector and above)



**Subject:** Highlight  
**Page Label:** 5  
**Author:** Daniel Torres  
**Date:** 11/14/2023 5:22:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 5  
**Author:** Daniel Torres  
**Date:** 11/14/2023 5:22:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

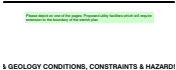
what phase are these commercial parcels in?



**Subject:** Callout  
**Page Label:** 6  
**Author:** Daniel Torres  
**Date:** 11/14/2023 5:26:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

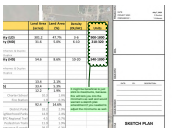
Why is Positive Plae not a multimodal street. The road cross section identifies bike lanes, sidewalks, etc.

Ryan Howser (9)



**Subject:** Planner  
**Page Label:** 1  
**Author:** Ryan Howser  
**Date:** 11/9/2023 10:43:37 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please depict on one of the pages: Proposed utility facilities which will require extension to the boundary of the sketch plan



**Subject:** Planner  
**Page Label:** 2  
**Author:** Ryan Howser  
**Date:** 11/9/2023 10:33:54 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

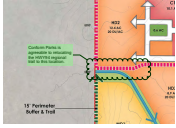
It might be beneficial to just stick to maximums, because this will lock you into the minimums as well and would warrant a sketch plan amendment if you needed to adjust the minimums as well.





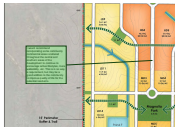
**Subject:** Planner  
**Page Label:** 2  
**Author:** Ryan Howser  
**Date:** 11/9/2023 10:48:47 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Is this locked in as a charter school? Has the school district agreed that the land dedication would be for a charter school? Is this the only school dedication site required?



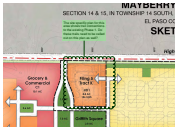
**Subject:** Planner  
**Page Label:** 2  
**Author:** Ryan Howser  
**Date:** 11/9/2023 10:49:57 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Conform Parks is agreeable to relocating the HWY94 regional trail to this location.



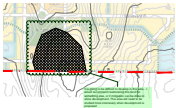
**Subject:** Planner  
**Page Label:** 2  
**Author:** Ryan Howser  
**Date:** 11/9/2023 11:03:10 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

I would recommend incorporating some community commercial areas scattered throughout the central and southern areas of the development to continue to encourage active lifestyles, more walkability, etc. This is in no way a requirement, but may be a good addition to the community to improve quality of life for the potential residents.



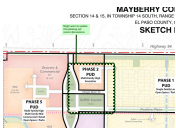
**Subject:** Planner  
**Page Label:** 2  
**Author:** Ryan Howser  
**Date:** 11/9/2023 11:04:23 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The site specific plan for this area shows trail connections to the existing Phase 1. Do these trails need to be called out on this plan as well?



**Subject:** Planner  
**Page Label:** 4  
**Author:** Ryan Howser  
**Date:** 11/9/2023 12:04:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

It is going to be difficult to develop in this area - I would recommend reallocating this land for something else, or if mitigation can be done to allow development. This area will need to be studied more intensively when development is proposed



**Subject:** Planner  
**Page Label:** 5  
**Author:** Ryan Howser  
**Date:** 11/9/2023 10:37:42 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Might want to update this phasing per recent discussions



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**Subject:** Planner  
**Page Label:** 6  
**Author:** Ryan Howser  
**Date:** 11/9/2023 10:19:13 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

This page should identify which of the streets are proposed to be reserved for public right-of-way and which are proposed for private streets.