

# MAYBERRY COMMUNITIES

## **SKETCH PLAN SKP236**

### Letter of Intent

#### APPLICANT-OWNER/CONSULTANT INFORMATION:

##### OWNERS

MAYBERRY COMMUNITITES, LLC  
C/O RANDY GOODSON  
22108 CATTLEMEN RUN  
MAYBERRY, CO 80808

##### PLANNER

KIMLEY-HORN & ASSOCIATES, INC.  
C/O LARRY SALAZAR  
2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, CO 80903

##### ENGINEERING/SURVEYING

R&R ENGINEERS, SURVYORS, INC.  
C/O CLIF DAYTON  
1635 W. 13<sup>TH</sup> AVENUE, SUITE 310  
DENVER, CO 80204

##### GEOTECH

CTL THOMPSON  
C/O JEFFREY M JONES  
5170 MARK DABLING BOULEVARD  
COLORADO SPRINGS, CO 80918

## **MAYBERRY COMMUNITIES “ELLICOTT TOWN CENTER” (SKETCH PLAN) SITE LOCATION, SIZE, & ZONING:**

Parcel ID Nos.: See Appendix A

Area/Acreage: ±631.4 AC

Existing Zoning: PUD, CS & A-35

Location: The development limits are located in the Northwest quarter (1/4) of Section 13, Township 13 South, Range 64 West of the Sixth Principal Meridian. Southwest of the Falcon Highway and Sage Creek Road Intersection.

## **REQUEST**

Mayberry Communities LLC’s Sketch Plan application includes the following requests:

- Approval to amend and update previously approved “Ellicott Town Center” Sketch Plan, SKP05005 to meet county standards along with adding additional acreage and updating
  - Existing Sketch Plan contains a total of ±550.6 acres.
  - Existing Zoning is PUD and CS
  - Estimated Residential Density 1048 dwelling units
- Mayberry Sketch Plan Amendment
  - Rename to Mayberry Communities Sketch Plan
  - Proposed Sketch Plan to contain ±631.4 acres.
  - Zoning to remain overall PUD and CS
  - Estimated Residential to be 2800 equivalent dwelling units at a 4.5EDU/AC ratio.

## **PROJECT SUMMARY**

Mayberry Communities project is 631.4 acres located west of the town of Ellicott approximately one (1) mile west along State Highway 94 from the State Highway 94, N Ellicott Highway intersection and Southwest from the State Highway 94 and S Log Road intersection. The current area of the previously approved Ellicott Town Center Sketch Plan (SKP05005) is zoned Planned Unit Development (PUD) and Commercial Service (CS) identified under Filing 2/2A and Filing 4. 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 will incorporate the existing (SKP05005) zoning along with the acquired 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.

**ACCESS:** Vehicular access from State Highway 94 (North) to the overall site will be from Mayberry Drive (Formerly New Log Road), and Springs Road. Vehicular access from S. Log Road (East) will be from Proposed Business Road (to be identified at a later time), Positive Place (Formerly Mayberry Drive) and Unnamed Road, currently identified as “Boulevard A”.

**LAND USE:** Mayberry Communities Sketch Plan is an amendment to the previously approved 550 acre Ellicott Town Center PUD plan (SKP-05-005) which encompasses a mixed housing development with commercial use features surrounding. To date, Mayberry Communities has constructed approximately 110 housing units on approximately sixty-one (61) acres within entitled Filings 1, 1A, and 3, and one (1) commercial building constructed within entitled Filing 2.

Mayberry Communities will encompass 80 additional acres to the east of said previously approved PUD Plan for a total of 631.4 acres +/- . Proposed land uses will include an estimated 274.1 acres +/- of Low Density Housing, 52.1 +/- acres of Mid Density Housing and 57.7 acres +/- of High Density Housing, an estimated total of 53.9 acres +/- of Commercial (C) and Commercial Services (CS) use zone, 1.9 acres +/- of civic uses reserved for Ellicott Fire District. Mayberry Communities also has an estimated 99.1 acres +/- dedicated for open/park space and 92.6 acres +/- dedicated to Right-Of-Way and Road Easements.

**LOT DIMENSIONAL STANDARDS:**

Typical standards for PUD zoned areas will be determined at the site development portion per each phase.

**PUBLIC SERVICES AND UTILITIES**

Public services and utilities are, or will be, provided by the following

- Water & Wastewater Services: Ellicott Utilities
- Natural Gas: Black Hills Energy
- Electric Service: Mountain View Electric
- Fire Protection: Ellicott Fire Protection District
- Public Schools: Ellicott School District No. 22
- Library Services: Pikes Peak Library
- Roads: El Paso County
- Police Protection: El Paso County
- Special District Services: Mayberry Colorado Springs Metro

**WATER RESOURCES:**

The proposed development will be provided water service by Ellicott Utilities for all residential, commercial, civic space and parks uses. Water findings and dedication shall be provided for each subdivision as development continues.

**DRAINAGE REPORT**

Pond A is located at the southeast corner of drainage Basin A. Based on the tributary land-use, the required volume for the pond is 16.5 acre-feet. Pond A will discharge into an underground RCP pipe that will continue east under Boulevard A until the flow ultimately discharges into a channel combined with the Pond B outfall and the offsite basin EC11 at Plunge Pool 3.

Pond B is located at the southeast corner of drainage Basin B. Based on the tributary land-use, the required volume for the pond is 6.4 acre-feet. Pond B will discharge into Channel B, combining with the flow from offsite basin EC11 and the discharge from Pond C, at Plunge Pool 3.

Pond C is located at the southeast corner of drainage Basin C. Based on the tributary land-use, the required volume for the pond is 6.0 acre-feet. Pond C has been designed and constructed with Mayberry Filing 1. In the ultimate buildout, Pond C will be reshaped as preliminarily depicted in the drainage map. Pond C will discharge into Channel B, combining with the flow from offsite basin EC11 and the discharge from Pond B at Plunge Pool 3.

Pond D is located at the southeast corner of drainage Basin D. Based on the tributary land-use, the required volume for the pond is 15.3 acre-feet. Pond D has been designed and approved in the Filing No. 3 Final Drainage Report. Although the approved Filing No. 3 Pond design is sufficient for this full development, the configuration will be revised to accommodate this future layout of single-family lots. Pond D will discharge into Channel F, combining with the flow from offsite basin EC10. This flow will ultimately discharge into Plunge Pool 4.

Pond E is located at the southeast corner of drainage Basin E. Based on the tributary land-use, the required volume for the pond is 13.5 acre-feet. Pond E will discharge directly into Plunge Pool 4 located within Channel F, combining with the flow from Pond D and the offsite basin, EC10.

Pond F is located at the southern boundary of drainage Basin F. Based on the tributary land-use, the required volume for the pond is 11.3 acre-feet. Pond F will discharge into Plunge Pool 1, where stormwater flow will slow down and sheet-flow onto the adjacent property.

Pond G is located at the southeast corner of drainage Basin G. Based on the tributary land-use, the required volume for the pond is 22.6 acre-feet. Pond G will discharge into Plunge Pool 2, where stormwater flow will slow down and sheet-flow onto the adjacent property.

#### ELECTRIC PROVIDER SERVICE COMMITMENT

Mayberry Communities is located within the Mountain View Electrical Association (MVEA) service area. Note: removal and relocation of existing facilities will be at the expense of the landowner(s).

#### ELLICOTT FIRE PROTECTION DISTRICT COMMITMENT LETTER

There has been outreach and communication from Mayberry Communities to Ellicott Fire Protection District about the reservation of 1.9 (+/-) acres for a new community fire station. Ellicott Fire Protection District has been unresponsive to requests for a fire commitment letter.

#### WILDFIRE HAZARD ASSESSMENT AND MITIGATION

Sketch Plan is located outside the wildland urban interface zone and are not in the mapped Wildfire Susceptibility index (very-high or moderate to very-high) zones.

According to the site planning and maintenance within defensible zones, each residential site will be encouraged to address the principles of protection zones within this grassland environment with the goal of reducing dense and tall landscape materials within the initial 15' zone around structures. This would include thinning and branching-up of existing trees and ground plain materials.

Mitigation efforts can be reviewed in the EPC Community Wildfire Protection Plan for Unincorporated El Paso County, with reference to Forest Action Plan, provided by the Colorado State Forest Service.

## REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- *The proposed subdivision is in conformance with the goals, objectives, and policies of the Master Plan; (see treatment of review criteria below)*

The applicant requests approval of the Sketch Plan based on findings of compliance with the following Goals:

### **GOALS**

#### LAND USE

##### Goals LU1-LU4

The Mayberry Communities Sketch Plan is compatible with the established character and infrastructure capacity of the previously approved sketch plan SKP-05-005, and has been taken into consideration with the long-range plans of area utility providers. The Sketch Plan ensures conformity with the county's Master Plan range of land use development types - commercial, single family detached, single family attached, multifamily, civic, open space and commercial service uses. This variety of uses will encourage additional growth from multiple industries and will ensure a financially sustainable development. Creating a "Live, Work, Play" community ensures that money brought into the community will be utilized throughout as commercial reserved areas provide employment and goods for the residents of the community.

#### HOUSING AND COMMUNITIES

##### Goals HC1-HC4

The proposed sketch plan amendment will continue to promote a mix of housing types as illustrated in the previously approved sketch plan SKP-05-005.. The goal of the sketch plan is to illustrate a cohesive neighborhood that matches the rural character of the surrounding area. The overall sketch plan establishes a healthy "Live, Work, Play" type community that provides attainable housing with convenient access to goods, services and employment. Providing a mixture of housing types will support an aging-in-place housing option to support all stages of life for its residents. Allowing flexible opportunities for cluster housing will promote the narrative of a walkable community and preserve open space for additional trails and recreational use. Mayberry Communities is working with Ellicott Utilities to service the overall development with water and wastewater services.

#### ECONOMIC DEVELOPMENT

##### Goals ED1-ED4

The Mayberry Communities Sketch Plan focuses on providing a "Live, Work, Play" community environment. The intent of a "Live, Work, Play" community is to provide a vast offering of business opportunities that encourage residents to work within a walkable distance of their home and community recreation areas. This diverse level of employment opportunities will retain a skilled workforce and encourage development of commercial and civic business. These businesses will in turn provide goods and services to the residents of Mayberry and the surrounding community.

#### TRANSPORTATION AND MOBILITY

##### Goals TM1-TM4

The Mayberry Communities Sketch Plan promotes a multi-modal transportation network, inclusive of soft-surface trails, hard-surface sidewalks and pathways, separated and share-the-lane bikeways, and traditional paved motor vehicle roadways. This full transportation network will provide connectivity throughout the community. Transit, pedestrian, and bicycle systems will maximize access and mobility throughout the community while reducing dependence upon the automobile.

The El Paso County Parks & Recreation Trails Master Plan identifies a regional trail running parallel and immediately adjacent to the south shoulder of CO Hwy 94. Mayberry is proposing an amendment to the regional trail by relocating the east-west access internal to the development core along the urban residential collector identified as Positive Place. The trail is proposed to reconnect to the Hwy 94 alignment at the west and east boundaries of the development. The proposed new location provides a centralized corridor for users to safely and comfortably commute through the development while also providing opportunities for future adjacent developments to continue the alignment separated from the fast-moving vehicle traffic along Hwy 94. Preliminary discussions have been well received by Parks staff and Mayberry will continue to work with staff and the Parks Advisory Board to refine details of the realigned trail.

#### COMMUNITY FACILITIES & INFRASTRUCTURE

##### Goals CF1-CF4

Mayberry has established strong relationships through proactive coordination with partner utility providers, such as Mountain View Electric, Ellicott Utilities, Cherokee Metropolitan District and Black Hills Energy, to ensure all utility services can be provided throughout the development.

Mayberry has also developed strong working relationships with El Paso County Planning and Engineering department staff. Department Directors and staff have provided constructive input to ensure the development aligns with county regulations and conforms with the vision of the El Paso County Master Plan. All community facilities and public infrastructure are being designed with consideration of both short-term construction feasibility and long-term sustainable maintenance needs.

Ongoing efforts to coordinate with the school district and fire district will ensure the needs of Mayberry and the surrounding community are met. The proposed Sketch Plan reserves land for the development of a future fire station, if desired. Mayberry also seeks to grow their relationship with the school district to develop long-range capacity and facilities plans based on estimated growth from Mayberry. This collaboration is intended to ensure an increase of student enrollment with Ellicott School District and to combat the declining school population within the district.

#### **OBJECTIVES**

Objective LU1-1: Some areas of the County should be planned for new development, while other areas should be preserved, protected, or see little new development. *Mayberry Communities has been reserved as an area for new development for over twenty years with initial approval of Ellicott Town Center.*

Objective LU1-2: Continue to partner with all of the military installations to maintain compatible use transitions and buffers adjacent to each installation through open space protection and site-specific development restrictions. *Overall goal of Mayberry Communities is to provide diverse housing types in order to provide a livable community for Peterson and Schriever Space Force Military Base personnel. The project site considers its proximity to the base facilities and has accounted for the appropriate buffers setbacks and transitions.*

Objective LU3-1: Development should be consistent with the allowable land uses set forth in the place types and their built form guidelines. *Mayberry Communities was initially established and approved by Board of County Commissioners prior to the establishment of "Your El Paso County Master Plan". The overall*

*development was taken into consideration in the most recent Master Plan and Sketch Plan remains consistent with the identified land uses listed in the current place types.*

Objective LU3-3: The Suburban Residential placetype should be characterized by predominantly residential areas with mostly single-family detached housing. *Mayberry Communities was originally envisioned and established a combination of Suburban and Urban Residential placetypes in order to provide a diverse community and to serve a growing residential mix demand in the county.*

Objective LU3-4: The Urban Residential placetype should consist of established neighborhoods immediately adjacent to equally dense or more dense urban neighborhoods in incorporated areas, as well as new, largely residential neighborhoods in previously undeveloped areas where centralized utility services are available. *Mayberry Communities has established a combination of Suburban and Urban Residential placetypes in order to provide a diverse community and neighborhood make up within a area being served by a established centralized utility services providers.*

Additional objectives are met at a similar capacity. Mayberry Communities is reserving the north east and north west areas of the site, along highway 94 and Log Road for Mixed-Use Commercial and Commercial Service opportunities. This will provide employment opportunities for the residents within the community and enhance the walkable “live, work, play” mentality for the community. Establishing a mixture of suburban and urban household types will allow opportunities for cluster housing as well as single family detached in order to enhance the Parks and Open space connectivity within the community. Mayberry continues to build out from the initially approved Filing No. 1 and Filing No. 3 areas for Single Family Detached Lots. Future development has areas reserved for high-density neighborhoods through the development in order to provide mixed-income residents.

## **STRATEGIES**

- The New Development areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area should be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.
- The Minimal Change: Undeveloped areas should experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character.
- Ensure appropriate density and use transitions for new development that occurs between differing placetypes.
- Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features.

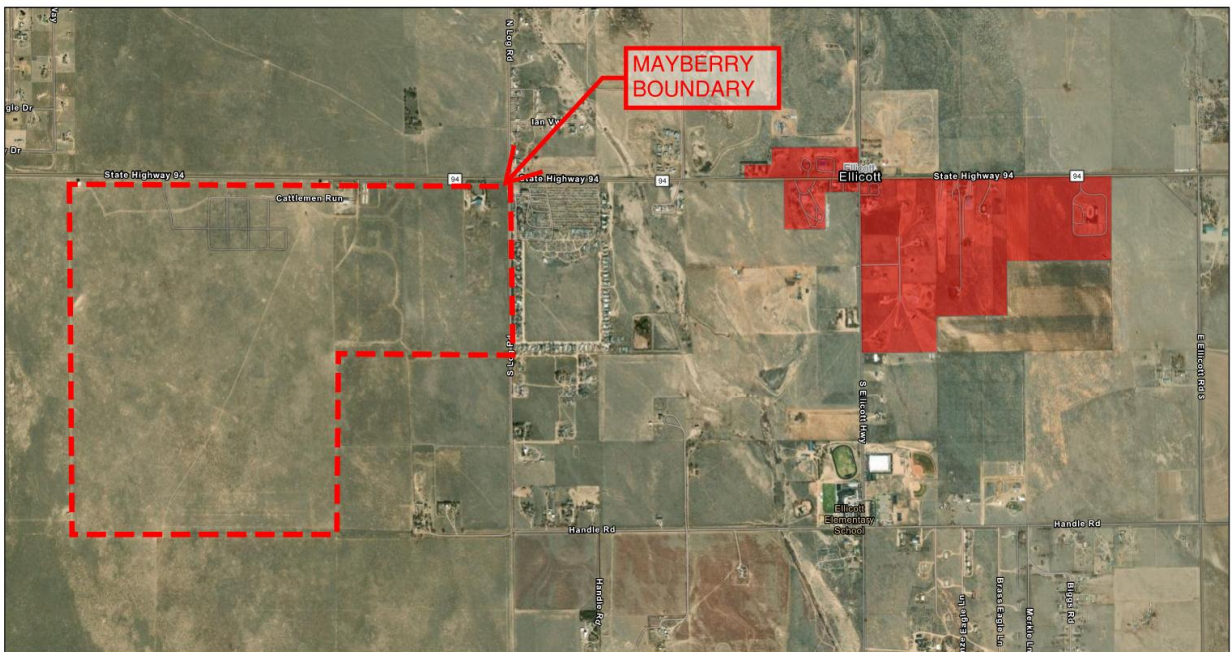
- Coordinate future development adjacent and within the Peterson Air Force Base flight area buffer with the military installations to ensure growth doesn't negatively impact the primary functions of Peterson Air Force Base.
- Continue to evaluate development impact fees, requiring adequate private investment to ensure any long-term maintenance of new development will not overburden County resources, and will be served by adequate infrastructure until they can be incorporated if necessary or desired.



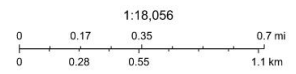
## LAND USE

### Key Areas:

The property is not located within the ten (10) classifications of key areas. However, it is adjacent to the Small Town & Rural Communities Key Area. This Key Area includes both incorporated and unincorporated communities in El Paso County. The unincorporated areas include the adjacent town of Ellicott and other communities. Regardless of municipal status, all of these places function as a community that supports the needs of a significant portion of the County's rural population. To better serve this population, additional commercial development should be prioritized in the unincorporated places, or where appropriate, additional commercial development should be annexed by the municipalities. Additional commercial uses within these communities improves access to necessary goods and services such as grocery stores and gas stations.



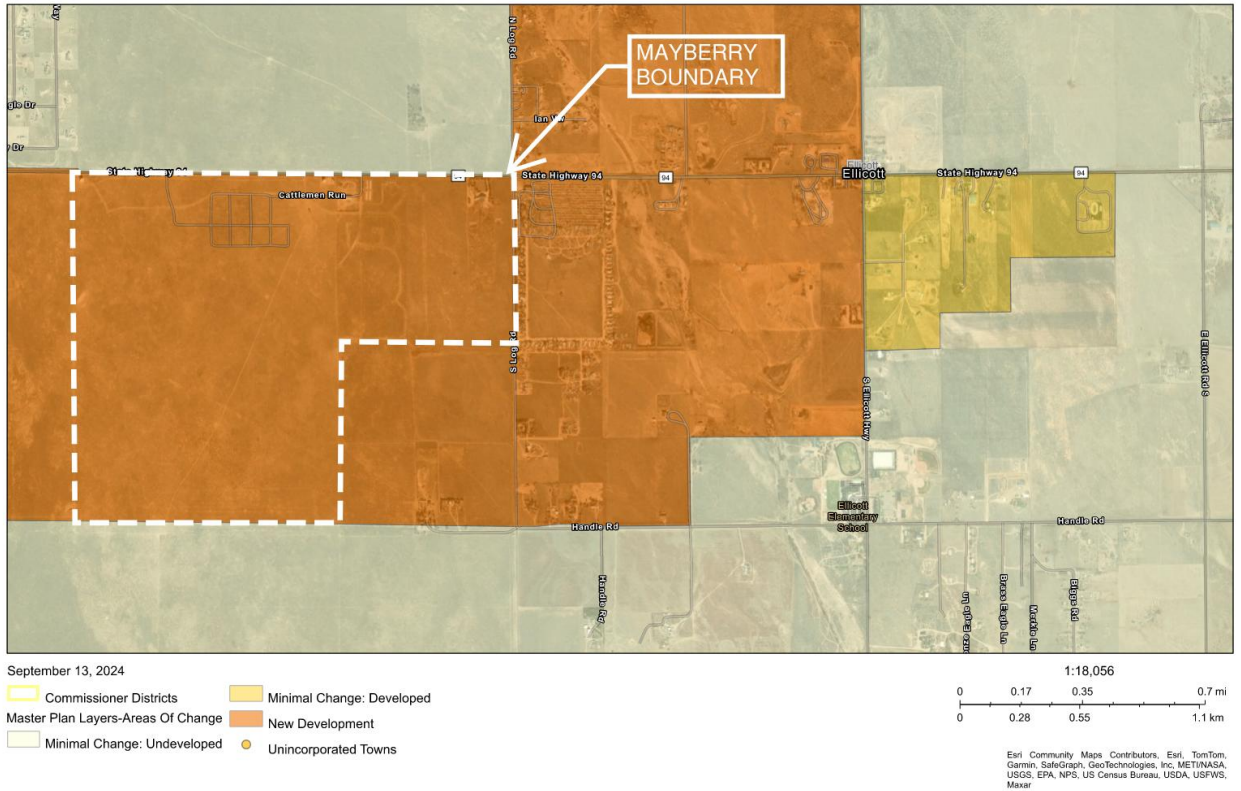
- September 13, 2024
- Commissioner Districts
  - Master Plan Layers-KeyAreas
    - Small Towns & Rural Communities
    - Unincorporated Towns



Esri Community Maps Contributors, Esri, TomTom, Garmin, SateGraph, GeoTechnologies, Inc., METI/NSA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

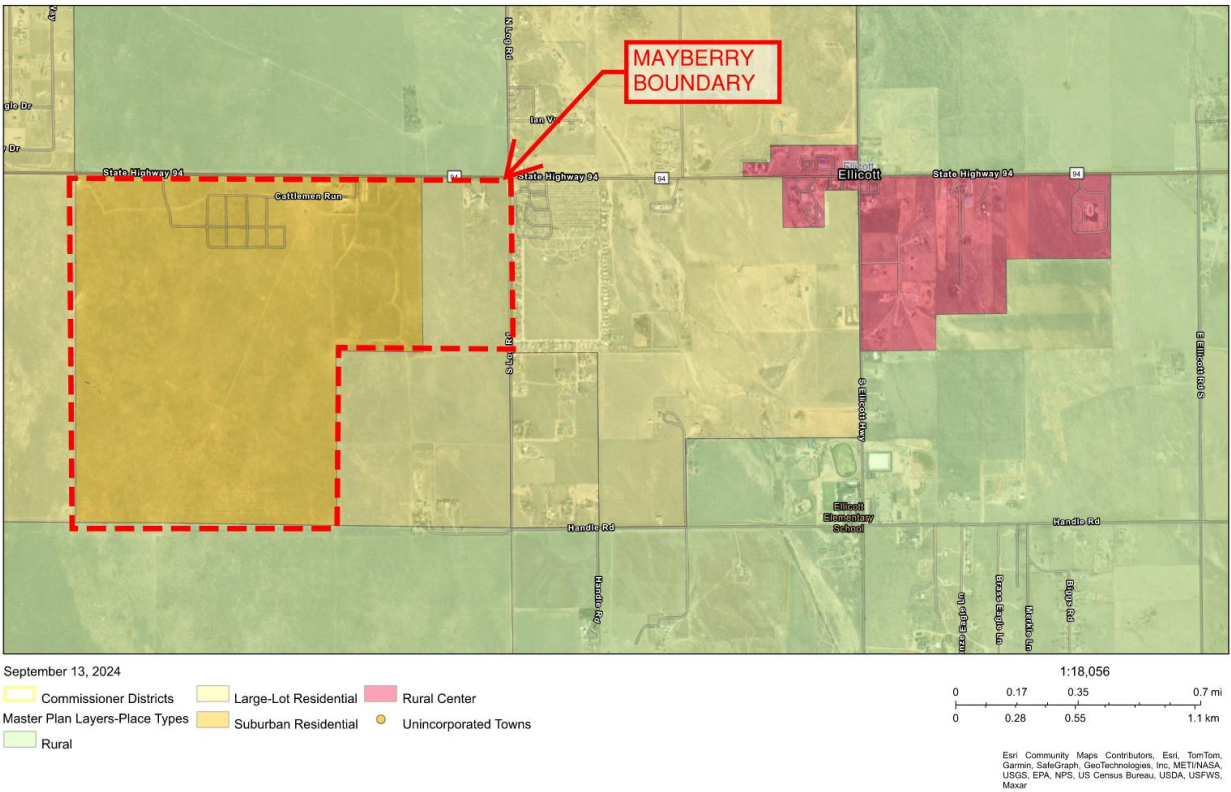
### Areas of Change:

Mayberry Communities is located in the area expected for “New Development”. These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.



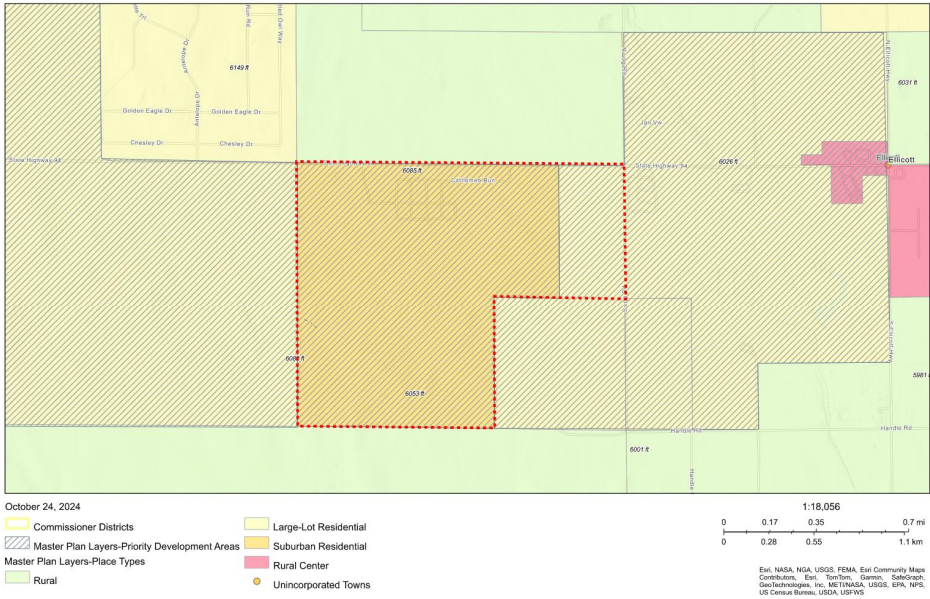
Placetypes:

Mayberry Communities is located within the Suburban Residential type. This land use is designated for Suburban Residential, Traditional Residential neighborhoods with supporting commercial uses at key intersections. The Suburban place type generally supports the proposed development pattern and the support of limited accessory dwelling units as well. The additional 80 acres are currently falls under the Larg Lot Residential area which allows for single family detached housing along with commercial services retail as a supporting use.





**HOUSING & COMMUNITIES**



Along with the designated Placetypes, Mayberry communities is within the Priority Development Area, El Paso county is expecting significant growth over a 20 year time frame, Mayberry Sketch Plan is well within the Priority Development Area. As development continues along the Highway 94 corridor, the need for housing, employment and recreational facilities become a necessity in order to engage a healthy lifestyle community. With previous filings and current proposals based on the existing Ellicott Town Center Sketch Plan the Amended Mayberry Sketch Plan is implementing the overall idea of a “Live, Work, Play” community. With the overall construction of 2,800 Equivalent Dwelling Units throughout the community. Implementing the unit maximums allow the overall site to create clustering of units within the residential reserved districts and will encourage to promote common open space to protect natural features and provide creative and flexible design alternatives.

**ECONOMIC DEVELOPMENT FRAMEWORK**

Mayberry Communities is not located within a Regional Center being adjacent to the Town of Ellicott can aid in expanding the Rural Center with Additional commercial uses adjacent to the Highway 94 Corridor. As Mayberry Communities is adjacent to the Rural Center area, Mayberry is also adjacent to Military Reservation Buffer. Mayberry Communities intends is to provide a diversity of housing options to maintain a mixed level of residents which can increase the desire of residents within larger metropolitan areas who serve the adjacent military base. This can also allow members of the community to find work and possible option of being a homeowner. Mayberry remains diligent conducting market analyses and reviewing the findings to assure that all opportunities for retain, employment and transit services are relevant and effective in promoting mixed use development and addressing potential gaps in surrounding areas.

**TRANSPORTATION**

The primary function of all roadway activity throughout Mayberry shall be to provide multimodal transportation, allowing feasible walkable trail systems, ensuring sufficient east-west routes, analyzing best opportunities to reduce traffic congestion, promote safe and efficient travel for individuals walking and biking. Infrastructure and maintenance will be established with the Mayberry Metropolitan District.

## SKETCH PLAN REVIEW CRITERIA

The review criteria for approving a Sketch Plan are set out in Chapter 7.2.1(D)(1)(c) of the Land Development. The proposed Sketch Plan for Mayberry Communities meets these criteria as follows:

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan: The Sketch Plan follows the uses the Master Plan shows for the property (Suburban Residential). The proposed uses for the site provide a mixed-residential, commercial, and civic features. The proposed density increase would be aligned and compatible with the area's existing and planned residential densities.
2. The proposed subdivision is in conformance with the requirements of this Code: The Land Development Code indicates that a Sketch Plan should address the feasibility of the division of land including review of the schematic design, ability to obtain water and sanitation, location of geologic hazards, identification of environmentally sensitive areas and wildlife habitat areas, source of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, evaluation of wildfire hazards and conformance with the requirements of the Code and Master Plan. This Letter of Intent and the supporting reports demonstrate that the Mayberry Communities Sketch Plan Amendment satisfies these requirements. The project will not affect the health, safety, or welfare of the general area.
3. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area: This proposed development serves as a transitional and extension from the Town of Ellicott to the adjacent (northwest) Viewpoint Estates Development.
4. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies: The proposed development will be supplied with water and sanitary services from Ellicott Utilities Company. Per the water supply report, demand for inside use is assumed to require 820.09 af/yr. Information is based on a total of 2800 units and a club house with pool.
5. Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities: All services required to support the proposed development are committed and will become available as development throughout the site progresses. Throughout the development process continual discussions will be held with the various utility/service providers as identified on the Sketch Plan.
6. The soil is suitable for the subdivision: The Soils Report prepared by CLT Thompson Inc. indicates that the soils are generally suitable for development. While there are some expansive soils and shallow groundwater areas (12 to 22' deep), these are sporadic and can be mitigated by proper engineering design and construction techniques.
7. The geologic hazards do not prohibit the subdivision, or can be mitigated: The Soils Report prepared by CTL Thompson Inc. identifies geologic conditions that clay lenses were found sporadically. Testing indicated the clay exhibits low expansion; expansive soils can be mitigated with engineering design and construction methods.
8. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.]: The El Paso County Master Plan for Mineral Extraction shows Upland Deposits of sand and gravel, with silt and clay. The Soils and Geology Report prepared by CTL Thompson Inc. identifies the soils are generally consistent with this. Research of the County Assessor's records indicated that there are no mineral estate owners on the property. Accordingly, this project will not interfere with the extraction of mineral deposits.

9. The design of the subdivision protects the natural resources or unique landforms: No, there have not been significant natural resources or features identified on site.

10. The proposed methods for fire protection are adequate to serve the subdivision: The site lies within the jurisdiction of Ellicott Fire Protection District, which will provide fire and emergency services to the property. Ellicott Fire Department is aware of this development and supports the building of a fire station in the civic designated development off of Mayberry Drive as shown on the Sketch Plan. Communication with Ellicott Fire Department 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.

11. The subdivision is appropriate, and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints: The analysis demonstrates that the site is suitable for the proposed development. The physical and environmental constraints on site are minimal, identified constraints will be mitigated during the construction phase.

### **WATER MASTER PLAN:**

Under the Colorado Revised Statutes, Title 32. This property is within the Ellicott Utilities district boundary and will consistently follow the rules and regulations per the El Paso County Water Master Plan,

- A sufficient water supply has been clarified or provided through existing private wells. The wells have been permitted per quantity and quality standards set forth in the State water supply standards.

This water supply report has been prepared in compliance with Section 8.4.7 of the El Paso County Land Development Code. However, we based the projected residential indoor water demands on actual local water use data which is less than the presumptive value of 0.26 af/yr per lot, as allowed and in accordance with El Paso County Land Development Code listed below.

8.4.7(B)(7)(d) – In the absence of data on water use to the contrary or other minimum values established as acceptable by the State Engineer, the following presumptive values will be used to calculate the annual water demand:

Based on the water usage in Table 1 from the Ellicott Springs development (a project served by EUC), we estimated the residential indoor water demand for Mayberry Communities to be 147 gpd or about 0.165 af/yr per single family lot. We used these calculations to estimate the water usage for the residential portions of this sketch plan development.

#### ***Water Supply Dependability***

The proposed sources of water supplies for the sketch plan development is the non-tributary Arapahoe and Laramie-Fox Hills aquifers (used in accordance with 91GW01, 598-DD, and 598-BD) and future water supply acquisitions. The calculations used in the water court cases and basin determinations provide a legal and scientific basis for estimating the life of the aquifers. When combined with the 300-year El Paso County requirements, the Arapahoe and Laramie-Fox Hills aquifers will be a dependable water supply for the proposed sketch plan development.

#### ***Conclusion:***

It is our opinion that the water supply currently committed to Filings 1, 1A, 2, 2A,3, 4, and 5 and available for proposed future filing(s) of about 100 single family residential homes is of the quantity, quality, and dependability required by Section 8.4.7 of the El Paso County Land Development Regulations. Proof of water supply quantity, quality, and dependability for the

remaining portions of the sketch plan development will be provided in phases with future development plan review submittals.

*Wastewater systems:*

- Wastewater services will be provided by way of Ellicott Utilities district boundary.

*Electric*

- Electric service will be provided through Mountain View Electric.

*Gas*

- Gas service will be provided through Black Hills Energy.

**NATURAL FEATURES:**

Topography

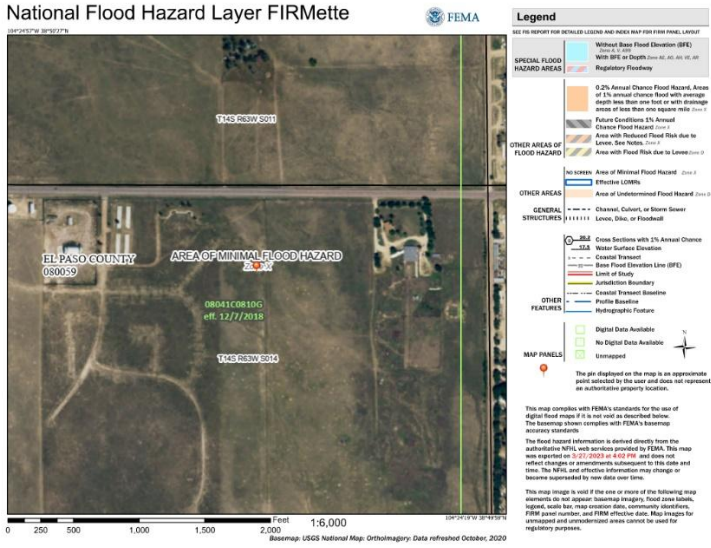
The topography of the project site is mixed between relatively flat to moderately sloped towards the west/southwesterly direction. The existing slopes are slight to moderate with no portions of the proposed site possessing slopes that would prevent development. The site is suitable for development and is not impacted by the flat or moderately sloped grades as current acceptable state and local best grading practices will be employed during development including grading and erosion control activities. The site slopes to the south and west where drainage will be collected into detention facilities prior to discharge into the Ellicott Consolidated Drainage Basin.

- Site is located within the Ellicott Consolidated drainage basin (CHWS0200). Data provided by Muller Engineering Company; (1988)

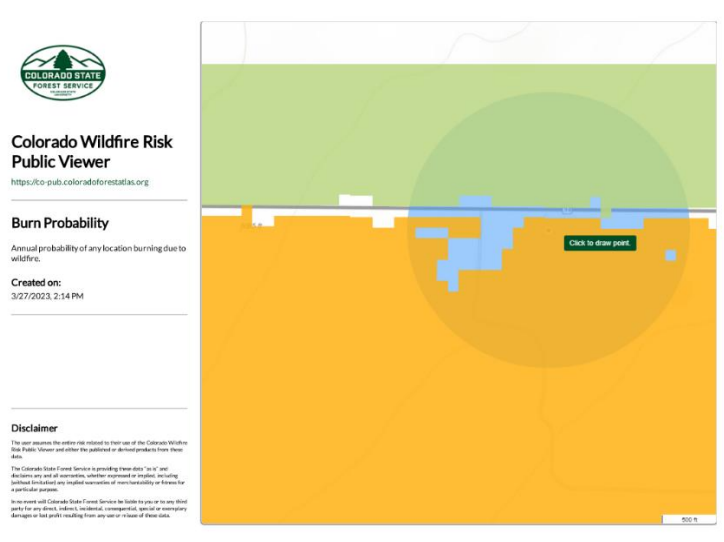


- The topography of the site includes rolling hills with one drainage way, extending from north to south through the property. The existing drainage ways are wide and without a defined flow path; no erosion is anticipated.

- An area of minimal flood hazard "Zone X" per the National Flood Hazard Layer FIRMette (08041C0820G)



- Said Site is mapped as low to moderate-high per the wildfire risk public viewer.



- Burn Probability**
- Non-Burnable
  - Very Low
  - Very Low-Low
  - Low
  - Low-Moderate
  - Moderate
  - Moderate-High
  - High
  - High-Very High
  - Very High

**County Boundaries**

Scale: 1:1,500,000



## Wetlands

There are no jurisdictional wetlands found on site.

## Vegetation and Soils

The site is currently vacant with moved earth. Topographically the site is fairly flat to gently rolling terrain, with overall slopes less than 9 percent across the property.

## Scenic Resources & Unique Natural Areas

Wildlife impacts are expected to be generally low based on review of the El Paso County Wildlife Descriptors Map. Additional wildlife impacts may be identified by other entities with wildlife jurisdiction.

The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Mayberry Communities with sweeping views of the mountain skyline and surrounding grasslands in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular.

## Wildlife and Migratory Birds

While the area's most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife notes the following as also present in the area; however, the Division also expresses no concern regarding negative and/or unmitigated impacts to wildlife:

- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that the Mayberry Sketch Plan project will have significant impacts on wildlife in the area.

The U.S. Fish and Wildlife Service's IPaC mapper and website database (<https://ecos.fws.gov/ipac/>) was used to determine the potential of migratory birds within the area. The IPaC mapper listed six (6) migratory birds that may be affected; however, this list may also include birds occurring outside this area's FWS office jurisdiction. Breeding migratory birds do receive statutory protection; however, the site contains very few if any trees.

## **NOXIOUS WEED MANAGEMENT PLAN**

Management Goal: The goal is to contain, suppress, and eradicate an infestation of noxious weeds that may be found in the developing community known as Mayberry Communities while promoting desirable self-sustaining native plant communities.

Description of Property: The area is described by the El Paso County Assessor's page as Parcel Number: (See appendix "A")

Weed Control Objective: Through Rural development, the use of properly timed herbicide applications, grazing, maintenance, and the possible establishment of a community of predacious insects within the property, any emerging noxious weeds can be mitigated early and the onset of dense growth can be greatly reduced in the following years. Also, well-defined thresholds are a critical element of integrated vegetation management.

Distinguishing Plant Features: At this time, there have been no known noxious weeds identified within the Mayberry Development by El Paso County weed management personnel. The property is currently undergoing Urban development. Shall any evidence of noxious weeds emerge eradication efforts will begin utilizing the techniques as outlined in the El Paso County Weed Management Plan.

Control Methods: Key control is to prevent noxious weeds from spreading. There are several options for noxious weed mitigation that include the use of integrated vegetation management techniques to control spread.

a. Biological

- i. Insects: The Colorado Department of Agriculture Insectary in Palisade, CO can recommend the appropriate insect to release to establish a community of predatory insects that may assist in the suppression of diffuse knapweed on the property. Call the insectary at (866) 324-2963 or see the Colorado Department of Agriculture website – Divisions – Conservation Services – Biological Pest Control Program. Once the insect community is well established on the property, they can have a great influence reducing noxious weed infestation.
- ii. Population establishment: An appropriate population of feeding insects may take 2-4 years to become established in an area protected from mowing and herbicide application such as under a grove of scrub oak or other woody shrubs.

b. Mechanical/cultural

Mowing: Recommended regular mowing and maintenance is outlined to keep weeds from overgrowing and spreading.

c. Chemical:

- i. Aminopyralid (Milestone)
- ii. Clopyralid plus triclopyr (Redeem R&P)
- iii. 2,4-D plus Dicamba (Weedmaster)

(The above control methods and the below timeframe are all listed on the State of Colorado Department of Agriculture Website search noxious weeds and fact sheets.)

Timeframe: Herbicide control is most effective in early spring (May/June) when the rosette is bolting. Chemical control is not as effective during the flowering stage, which is July and August. A fall (September) herbicide application following the rainy season will successfully treat the new seedlings and rosettes.

Monitor: The Mayberry Communities area shall be monitored to ensure the suppression of any new emerging noxious weeds.

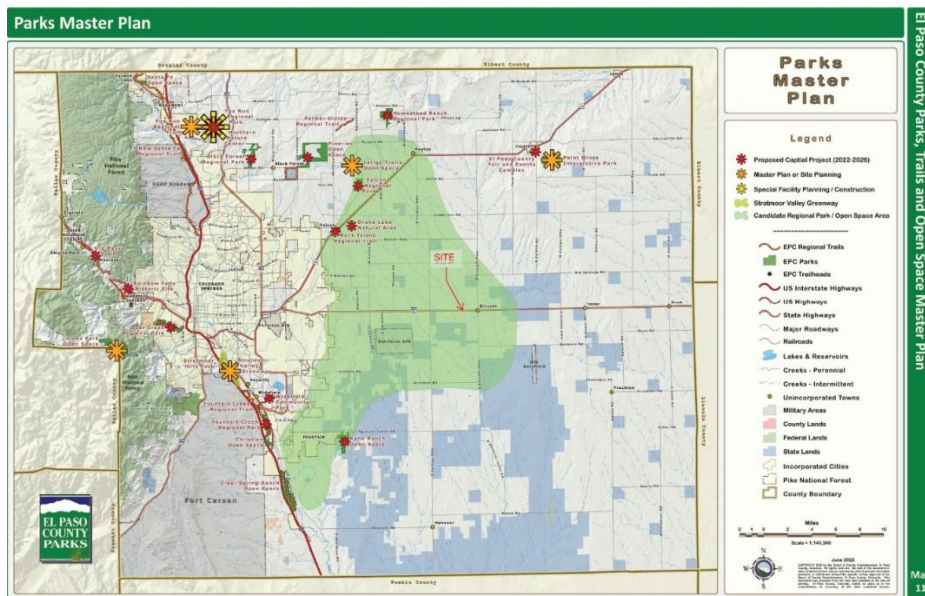
Evaluation Methods: Photographs/plant counts at permanent monitoring points are a good way to compare and ensure the decline of the infestation from one year to the next. In most cases, the suppression of an infestation will take several years with multiple treatments per year to kill the plants and reduce the seed bank

in the soil. Successive sprouting of seeds in the soil from desirable plant groups will eventually re-vegetate bare soils until an optimum community of plants develops.

Analyze Effectiveness: Management objectives are aided by monitoring, which assures that the treatment effects are gauged, and shortfalls are corrected.

Assistance: El Paso County weed management personnel are available for assistance as needed. Contact El Paso County at (719) 520-7879.

## PARKS MASTER PLAN



The site is in the “Candidate for Regional Park/Open Space Areas”.

The Developer of the Mayberry Communities Sketch Plan Amendment has the intention to incorporate trails for connectivity to parks throughout the Proposed Mayberry Communities Sketch Plan Amendment. Connectivity throughout said sketch plan will help with the “work, live, play” aspect allowing individuals to live and work within a 5-minute walk. The proposed Sketch Plan Amendment, to be recorded, incorporates the goals and objectives of the El Paso County Parks Master Plan.

Goal 1.B to provide and support large community events and provide visitor destinations and experiences between parks within the Sketch Plan Amendment, to be recorded.

Goal 2.A to provide regional parks, recreation areas, trails and open space

Goal 2.B to continue participation in development review for long range planning within the El Paso County development services, transportation and public park needs to anticipate future growth.

Goal 3.A to refine the definition of active trails between residential and commercial uses.

### Regional Trails

Goal 1.A – A regional trail is proposed along the State Highway 94 corridor. The Mayberry Communities Sketch Plan Amendment, to be approved, acknowledges the proposed regional trail system and has incorporated an east/west trail within the community that ties into the adjacent proposed trail easement. A relocated trail

alignment has been proposed internal to the development core along the urban residential collector identified as Positive Place. The proposed new location provides a centralized corridor for users to safely and comfortably commute through the development while also providing opportunities for future adjacent developments to continue the alignment separated from the fast-moving vehicle traffic along Hwy 94.

# APPENDIX

# Appendix A

Mayberry Communities is located within El Paso County at the southeast intersection of State Highway 94 and S. Log Road,

Parcel ID Nos.: 3400000456, 3400000460, 3400000473, 3400000474, 3400000475, 3400000476, 3400000477, 3400000478, 3400000479, 3400000480, 3414101001, 3414101002, 3414201028, 3414201030, 3414201031, 3414102002, 3414102005, 3414102013, 3414102014, 3414102015, 3414102016, 3414102017, 3414102018, 3414102019, 3414102020, 3414201001, 3414201002, 3414201003, 3414201004, 3414201005, 3414201006, 3414201007, 3414201008, 3414201009, 3414201010, 3414201011, 3414201012, 3414201013, 3414201014, 3414201015, 3414201023, 3414201024, 3414202001, 3414202002, 3414202003, 3414202004, 3414202005, 3414202006, 3414202007, 3414202008, 3414202009, 3414202010, 3414202011, 3414202012, 3414203001, 3414203002, 3414203003, 3414203004, 3414203005, 3414203006, 3414203007, 3414203008, 3414203009, 3414203010, 3414203011, 3414203012, 3414204001, 3414204002, 3414204003, 3414204004, 3414204005, 3414204006, 3414204007, 3414204008, 3414204009, 3414204010, 3414204011, 3414204012, 3414204013, 3414204014, 3414205001, 3414207024, 3414207025, 3414207026, 3414207027, 3414207028, 3414207029, 3414207030, 3414207031, 3414207032, 3414208025, 3414208026, 3414208027, 3414209001, 3414209002, 3414209003, 3414209004, 3414209005, 3414209006, 3414209007, 3414209008, 3414209009, 3414209010, 3414211001, 3414211002, 3414211003, 3414211004, 3414211005, 3414211006, 3414211007, 3414211008, 3414211009, 3414201030 and 3414102015

for a total of 631.4AC