



EXTERNAL MEMORANDUM

To: Jason Kvols
Vice President Ellicott Utilities Company

From: Alan J. Leak, P.E.

Date: October 6, 2023

Subject: Mayberry -Sketch Plan – Wastewater Review



This wastewater review is for Mayberry's Sketch Plan located within 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; all within the Upper Black Squirrel Creek Designated Ground Water Basin and within the jurisdiction of Upper Black Squirrel Creek Designated Groundwater Management District (approximately 620+/- acres) (see Appendix A). This property will have its water and wastewater provided by the Ellicott Utilities Company (EUC).

Mayberry (the development) is planning to connect to the central water and wastewater systems that are owned and operated by EUC. It is understood that improvements to the central systems will need to be made and the developer has agreed to make these improvements and dedicate them to EUC. EUC currently has sufficient wastewater treatment capacity at the Ellicott Springs Wastewater Treatment Plant (WWTP) to accept wastewater flow from about 1562.5 wastewater EQRs or 250,000 gallons per day based upon the wastewater from one EQR of 160 gpd. The 160 gpd/EQR is based on water usage from the Ellicott Springs development (a project served by EUC) whose indoor water use averages about 147 gpd/EQR (see Table 1) with an estimated wastewater return flow of 95% of indoor water usage and using a 15% safety factor ($147 \times 0.95 \times 1.15 = 161$), rounded to 160

720 SOUTH COLORADO BLVD.
SUITE 410 S
DENVER, CO 80246
303.757.3655



gpd/EQR. In addition to the infrastructure improvements being dedicated to EUC, the developer will purchase sewer taps from EUC for each lot at the rates charged by EUC at the time of purchase.

Currently the WWTP serves existing customers in the Sunset Village development, Ellicott Schools, and Mayberry Filings 1, 1A, 2, 2A, and 3. Sunset Village wastewater is conveyed from a lift station located at 23799 Jayhawk Avenue Colorado Springs, Colorado 80928. This lift station pumps sewage through a force main to the WWTP. The second lift station is located just outside the bus barn at Ellicott School District Property. This lift station pumps sewage to a gravity line which is then carried south to the WWTP.

In January 2002, the WWTP completed an upgrade to a permitted capacity of 250,000 gallons per day (gpd), discharging to an unnamed tributary to Black Squirrel Creek. CDPS Permit No. CO0047252 (see permit in Appendix B) for EUC's WWTP with a facility flow of 250,000 gallons per day was issued on July 31, 2014, and expired at midnight on August 31, 2019. The Colorado Water Quality Control Division (Division) received an application from EUC for an individual permit renewal on August 7, 2019. The Division notified EUC of its eligibility for administrative extension and the permit has been administratively extended through the current time frame and allows continued operation of the plant. The WWTP is a 3-cell aerated lagoon facility with chlorine disinfection. The WWTP has not discharged effluent to date based on the limited development and low flows from the service area.

In addition to the current wastewater service to Filings 1, 1A, 2, 2A, and 3, EUC has also committed to provide future wastewater treatment at the WWTP for Mayberry Filings 4 and 5. In total, the WWTP currently has commitments to treat an estimated 103,770 gallons per day (approximately 41.5% of capacity). The EUC wastewater service commitment status is summarized in the attached Table 2.

As shown in Table 2, the EUC WWTP has the capacity to provide wastewater service for an additional 913.94 wastewater EQRs. Planning for future upgrades to this facility will begin before reaching 80% of the capacity (200,000 gpd capacity) based on the regulations set forth by the Division and specified in EUC's WWTP discharge permit. Thus, EUC can provide



wastewater service to an additional 601.44 wastewater EQRs for a total of 1250 wastewater EQR's before planning for expansion of the WWTP must commence.

Future construction of the WWTF expansion will commence upon reaching 90% capacity (225,000 gpd). The WWTP will be expanded in phases as needed to meet the demand for wastewater service. Ultimately, the WWTP will be designed and constructed to meet the full build out wastewater demand of Mayberry, which is approximately 415,318 gpd serving about 2,596 EQRs, plus about 46,240 gpd from the other sub-territorial developments and Ellicott Schools that EUC serves for a total of about 461,558 gpd. When the WWTP is expanded, the treatment processes will be modified to allow for the discharge of reuse water which meets the requirements of the Water Quality Control Commission (WQCC) Regulation #84, thus allowing for the delivery of this reuse water for irrigation within the Mayberry Communities sketch plan development. All lots within the Mayberry Communities sketch plan will be required to connect to the existing (or to be constructed) central wastewater systems owned and operated by EUC. Wastewater system improvements will be designed and constructed in accordance with EUC Standard Specifications for provision of municipal water and domestic wastewater treatment, and these facilities will ultimately be dedicated to EUC.

Table 1
Ellicott Utilities Company

Review of Water Usage at Ellicott Springs (2018-2019 Monthly Usage)

	2018												Total /Average
	January	February	March	April	May	June	July	August	September	October	November	December	
Usage (ac-ft)	1.06 af	0.97 af	0.90 af	1.11 af	0.99 af	1.30 af	1.37 af	1.49 af	1.69 af	1.42 af	1.22 af	1.29 af	14.80 af
Accounts	90	91	91	91	90	90	89	91	91	90	90	90	90
Indoor Use (average of December, January, February)	1.19 af	1.19 af	1.19 af	1.19 af	1.19 af	1.19 af	1.19 af	1.19 af	1.19 af	1.19 af	1.19 af	1.19 af	14.25 af
Outdoor Use	0.00 af	0.00 af	0.00 af	0.00 af	0.00 af	0.11 af	0.18 af	0.30 af	0.50 af	0.23 af	0.03 af	0.10 af	1.46 af
	2019												Total /Average
	January	February	March	April	May	June	July	August	September	October	November	December	
Usage (ac-ft)	1.51 af	1.49 af	1.19 af	1.39 af	1.33 af	1.53 af	1.35 af	1.36 af	1.44 af	1.26 af	1.03 af	1.34 af	16.23 af
Accounts	91	91	91	92	92	92	92	90	90	89	89	90	91
Indoor Use (average of December, January, February)	1.29 af	1.29 af	1.29 af	1.29 af	1.29 af	1.29 af	1.29 af	1.29 af	1.29 af	1.29 af	1.29 af	1.29 af	15.52 af
Outdoor Use	0.22 af	0.20 af	0.00 af	0.10 af	0.04 af	0.23 af	0.05 af	0.07 af	0.15 af	0.00 af	0.00 af	0.05 af	1.11 af

* Water Usage Records were delivered to RESEPC by Ellicott Utilities Company.

Indoor Use Per Lot (EQR)	
2018	0.1578 af/lot/yr 141 gallons/lot/day
2019	0.1710 af/lot/yr 153 gallons/lot/day
Average	0.1644 af/lot/yr 147 gallons/lot/day

Table 2
Ellicott Utilities Company

Waterwater Commitments - Mayberry Communities Sketch Plan

WWTP Capacity (gpd)		250,000.00
Total Capacity		EQR Estimated Wastewater (gpd)
Current Commitments:		
Sunset Village Filings 1-5	184	29,440
Ellicott Schools (1,000 students)	105	16,800
Mayberry Filing 1, 1A, 2, 2A, and 3	263.1	42,096
Mayberry Filing 4 - 8 Industrial Lots	9.04	1,446
Mayberry Filing 5 - 146 Mulit-Family Units	87.42	13,987
Total Current Commitments	648.56	103,770
% of WWTP Capacity CurrentlyCommitted		41.5%
Remaining EQR's Available	913.94	146,230

Current commitments based on previous submittals to El Paso County.

The wastewater calculations are based on a 160 gallons per day per EQR from Ellicott Springs WTP operations.

EQR caculations are the same as those used in the water resource reports.



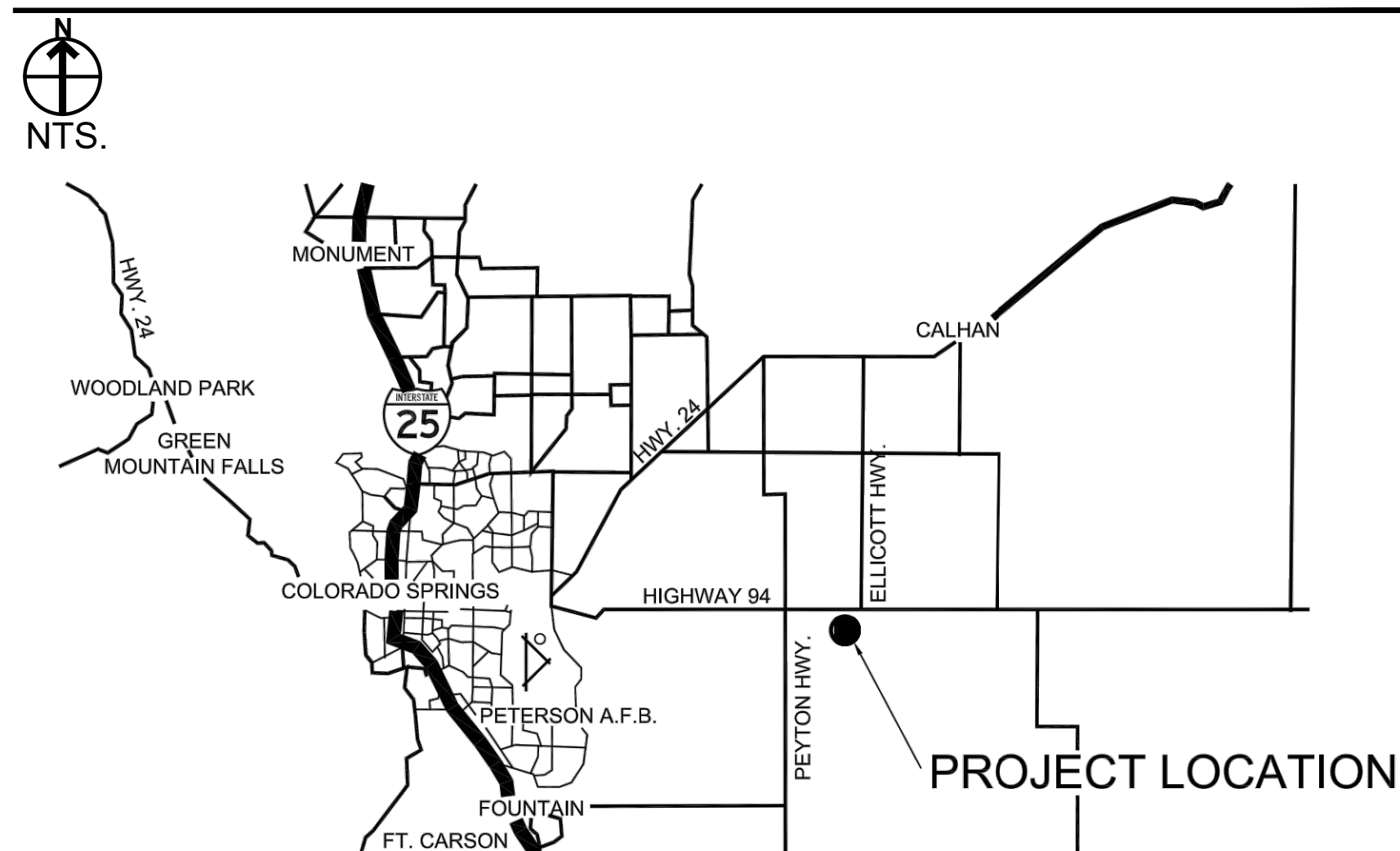
Appendix A

MAYBERRY COMMUNITIES

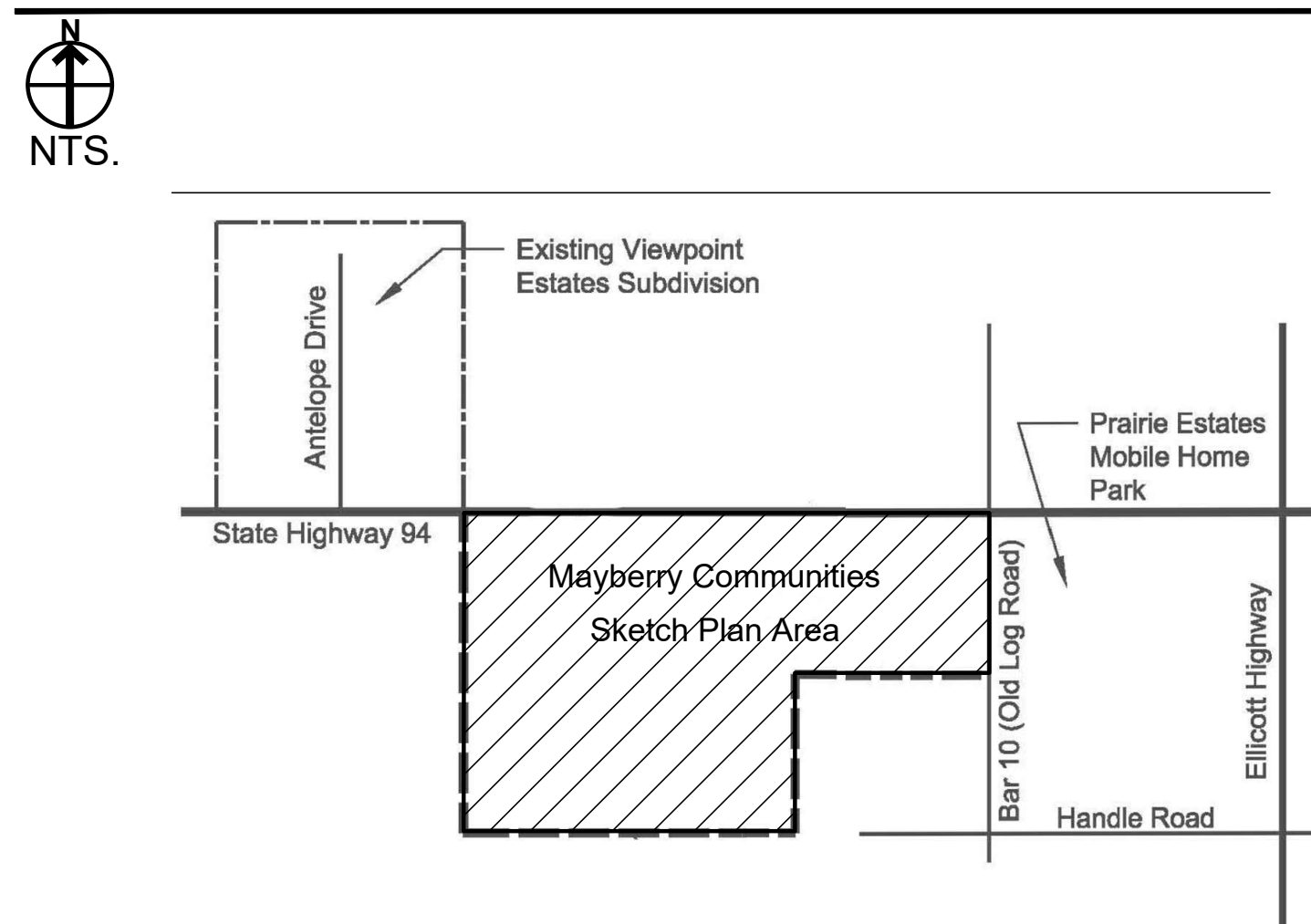
SECTION 14 & 15, IN TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO.

SKETCH PLAN

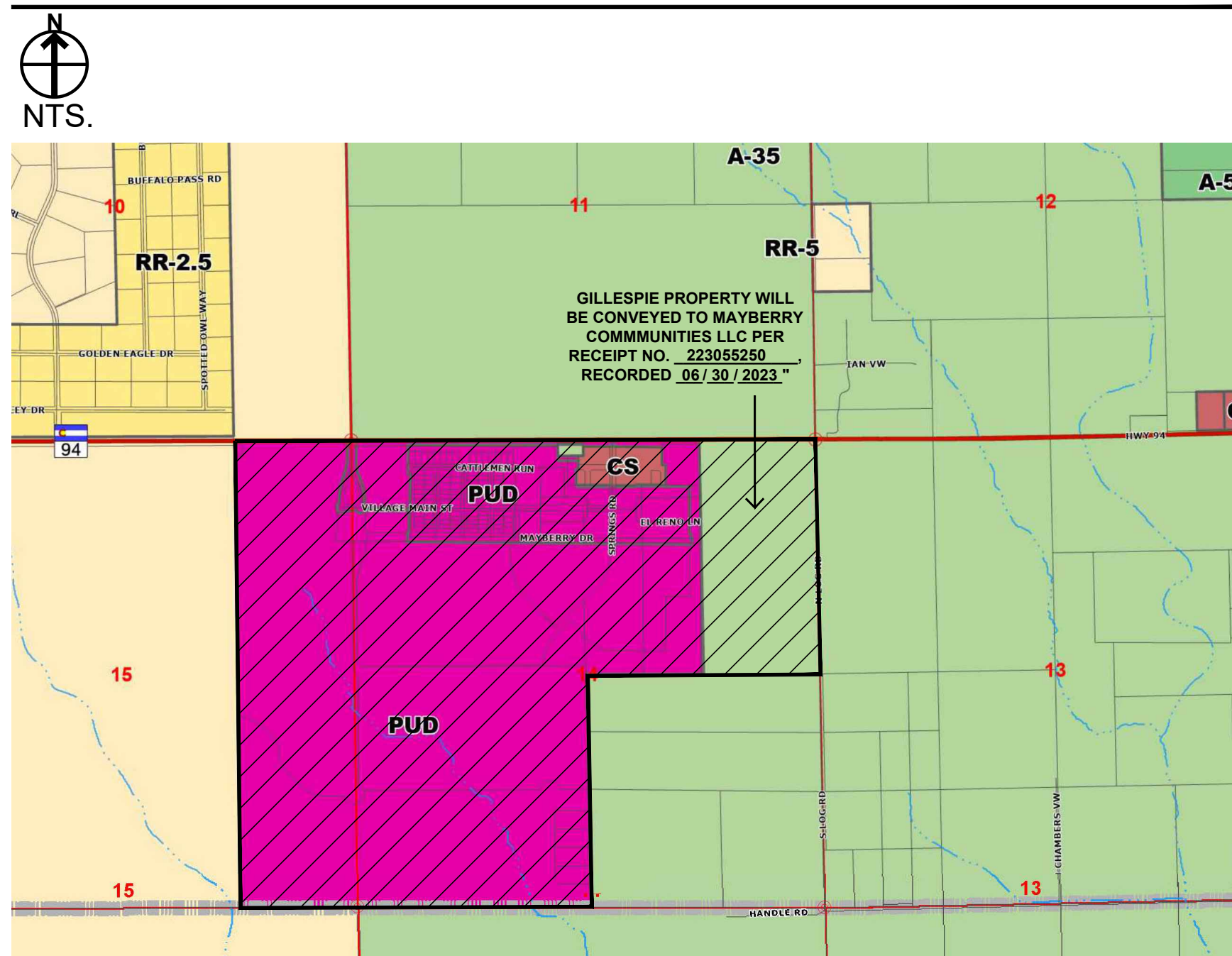
LOCATION MAP



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

1. A TOTAL OF 2800 DWELLING UNITS ARE ALLOWED WITHIN THE MAYBERRY COMMUNITIES PROJECT.
2. 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.
3. 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
4. DESIGNATED PUD PHASES ARE NOT REQUIRED TO BE DEVELOPED SEQUENTIALLY. ANY PHASE MAY BE PURSUED AHEAD OF ANOTHER AS MARKET DEMANDS DICTATE.
5. COMMERCIAL USES SHALL BE ALLOWED TO DEVELOP INDEPENDENT OF THE PHASING PLAN AS MARKET FACTORS ALLOW.
6. ALL COMMON LANDSCAPE, OPEN SPACE, PARKS, TRACTS AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE DISTRICT.
7. COMMERCIAL USES ARE ALLOWED IN ALL AREAS DESIGNATED AS PARKS TO ACCOMMODATE PRIVATE BUSINESS PROVIDING COMPLEMENTARY SERVICES
8. ALL DETENTION PONDS AND CROSS LOT DRAINAGE DITCHES WILL BE LOCATED WITHIN DRAINAGE EASEMENTS PROVIDING ACCESS FOR MAINTENANCE TO THE MAYBERRY METROPOLITAN DISTRICT.
9. 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.
10. SITE LIGHTING, IF REQUIRED, WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF EL PASO COUNTY LAND DEVELOPMENT CODE.
11. THE MAILBOX KIOSKS WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE.
12. 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.
13. SIDEWALKS OR WALKWAYS WILL BE PROVIDED ALONG ALL STREETS AND INTERIOR TO DEVELOPMENT PARCELS, LINKING SCHOOLS, PARKS AND TRAIL SYSTEMS.
14. 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

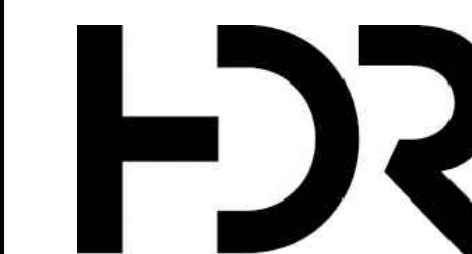
Road Easements	11.9 AC
R.O.W.	85.3 AC

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

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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:

COVER SHEET

1
1 OF 6

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

MAYBERRY COMMUNITIES



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

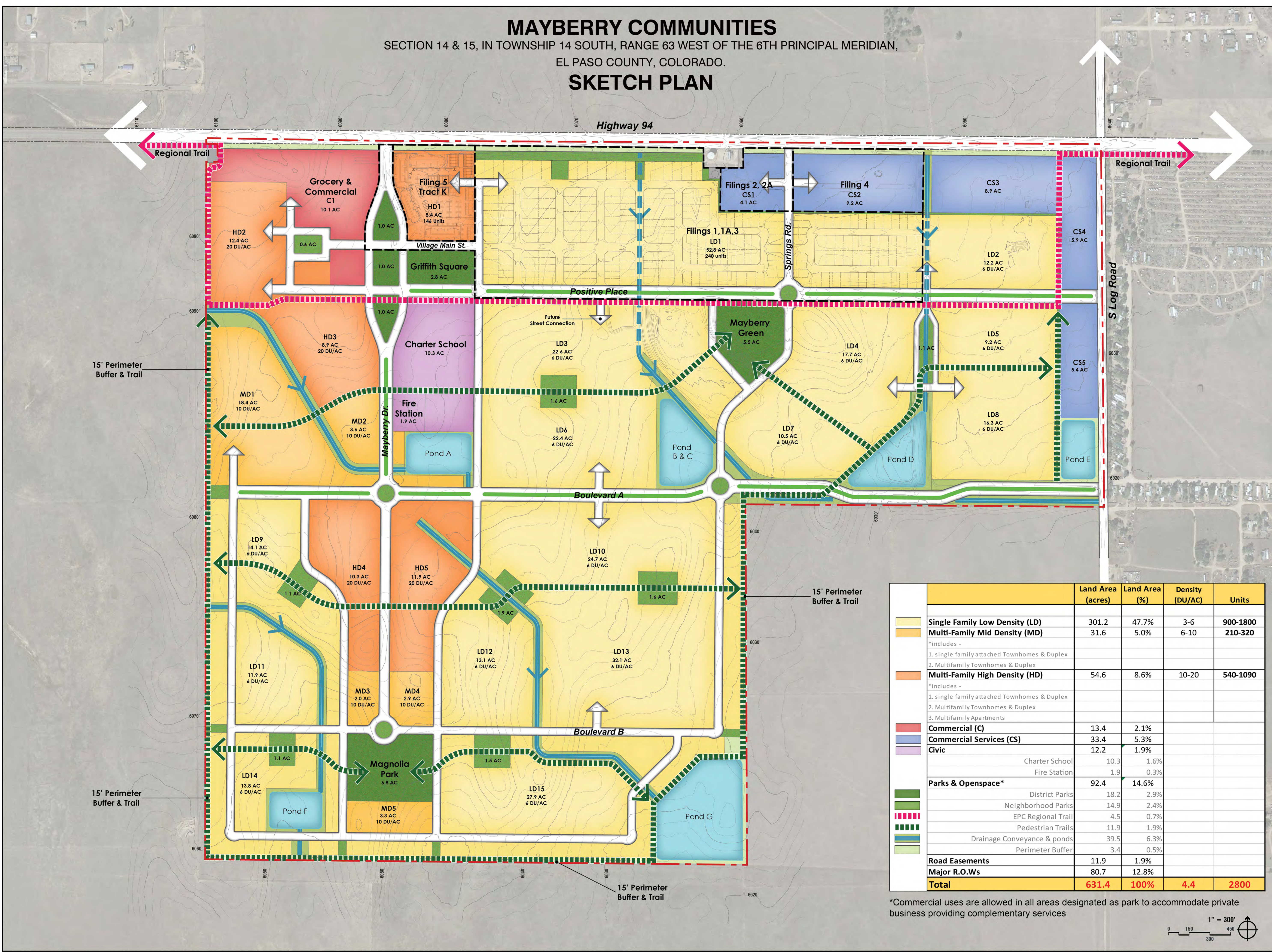
MAYBERRY COMMUNITIES

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EL PASO COUNTY, COLORADO.

SKETCH PLAN

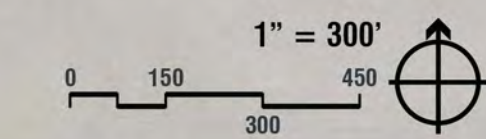


2095 Rose St. Suite 201
Berkeley, CA. 94709



	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

ISSUE REVISION

SHEET TITLE

SHEET NUMBER

PLAN FILE #

MAYBERRY COMMUNITIES



Mayberry Communities, LLC
3256 Debrae Heights, # 208
Colorado Springs, CO. 80922

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

DATE:	BY:	DESCRIPTION:

SKETCH PLAN

2

2 OF 6

MAYBERRY COMMUNITIES

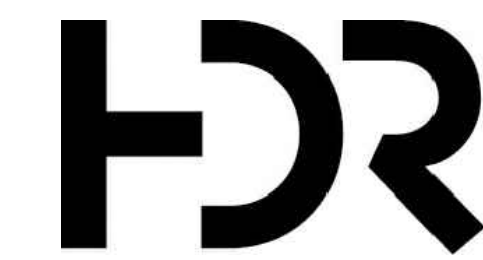
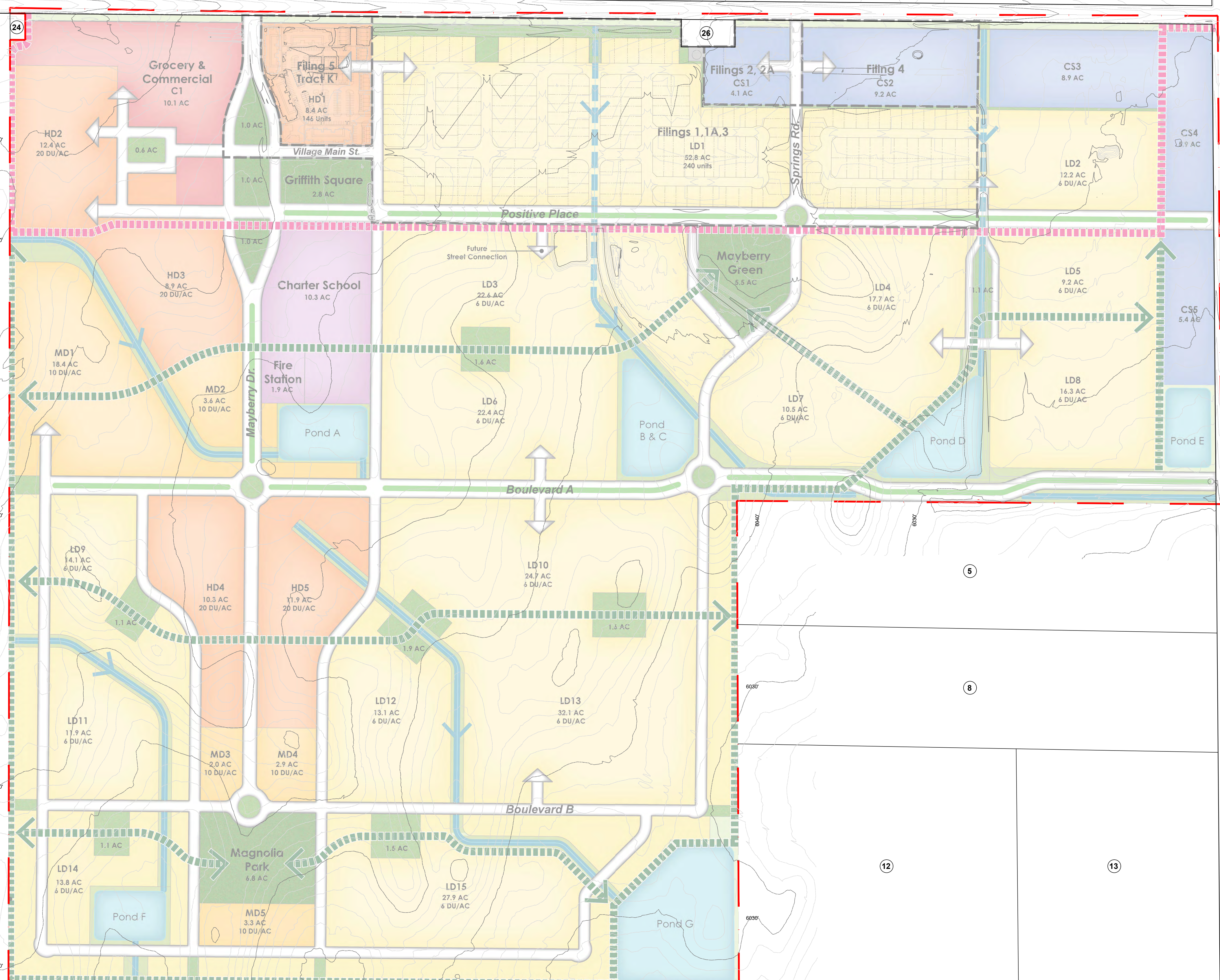
SECTION 14 & 15, IN TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO.

SKETCH PLAN

HIGHWAY 94

ADJACENT LAND OWNERS

1. ZONED (A-35 RR-5) AG GRAZING LAND ANDERSON LORRAINE & HELMANN DALL J 5242 FOSSIL CREEK DR FORT COLLINS CO, 80526-4313
2. ZONED (A-35) MOBILE HOME PARK, WELL & SEPTIC, DAILY INC. 22855 HWY 94, CALHAN CO, 80808-7853
3. ZONED (A-35) RANCH JAQUEZ MONICA CORRAL CHAVEZ 22626 HWY 94, CALHAN CO, 80808
4. ZONED (A-35) MOBILE HOME PARKS WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A PERS REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
5. ZONED (A-35) AG GRAZING LAND FREEMAN JUDY DARLENE 1701 PROVIDENT LN ROUND ROCK TX, 78664
6. ZONED (A-35) MOBILE HOME PARKS WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
7. ZONED (A-35) MOBILE HOME PARKS WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
8. ZONED (A-35) AG GRAZING LAND DIGGS STEPHANIE ESTELLE DIGGS VIRGIL IRBY 250 S LOG RD CALHAN CO, 80808
9. ZONED (A-35) MOBILE ON OWNED LAND WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
10. ZONED (A-35) VACANT LAND WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
11. ZONED (A-35) VACANT LAND WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
12. ZONED (A-35) AG GRAZING LAND BERMUDEZ NOE MONGE LOPEZ ESTHER 21800 HANDLE RD. CALHAN, CO 80808-8507
13. ZONED (A-35) AG GRAZING LAND MCWILLIAMS ANASTASIA MCWILLIAMS JEFFREY 22750 HANDLE RD. CALHAN CO, 80808-8507
14. ZONED (A-35) SINGLE FAMILY RES. ABILA DAVID M ABILA RANDAL S 325 S LOG RD CALHAN CO, 80808-8500
15. ZONED (A-35) VACANT LAND CHISMAN GENE & CHISMAN GOLDIE LIVING TRUST, BOOKER MARNA G TRUSTEE 25450 HANDLE RD CALHAN CO, 80808-8570
16. ZONED (A-35) VACANT LAND WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
17. ZONED (A-35) SINGLE FAMILY RES. KENLY LELAND D JR. 22610 HANDLE RD CALHAN CO, 80808-8531
18. ZONED (A-35) SINGLE FAMILY RES. CHISMAN GENE & CHISMAN GOLDIE LIVING TRUST, BOOKER MARNA G TRUSTEE 25450 HANDLE RD CALHAN CO, 80808-8570
19. ZONED (A-35) SINGLE FAMILY RES. FIGUEROA NORMAN E 22650 HANDLE RD CALHAN CO, 80808-8531
20. ZONED (A-35) SINGLE FAMILY RES. SCHMIDT STELLA M SCHMIDT MAGALI S 23250 HANDLE RD CALHAN CO, 80808-8531
21. ZONED (A-35) AG GRAZING LAND CUE JORGE LUIS LLANES LARA SHEILA CARRILLO 22885 HANDLE RD CALHAN CO, 80808-8531
22. 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
23. ZONED (RR-5) RESIDENTIAL RURAL STATE OF COLORADO 633 17TH ST STE 1520 DENVER CO, 80202-3609
24. ZONED (PUD) WAREHOUSE STORAGE UTILITY BUILDING ELLUCOTT UTILITIES COMPANY LLC 12275 EL CAMINO REAL STE 110 SAN DIEGO CA, 92136-4092
25. ZONED (RR-2.5) VACANT RESIDENTIAL LOTS VIEWPOINT ESTATES LLC PO BOX 6797 COLORADO SPRINGS CO, 80934-6797
26. 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:

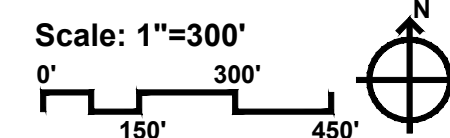
ISSUE REVISION

ADJACENT LAND OWNERS

3

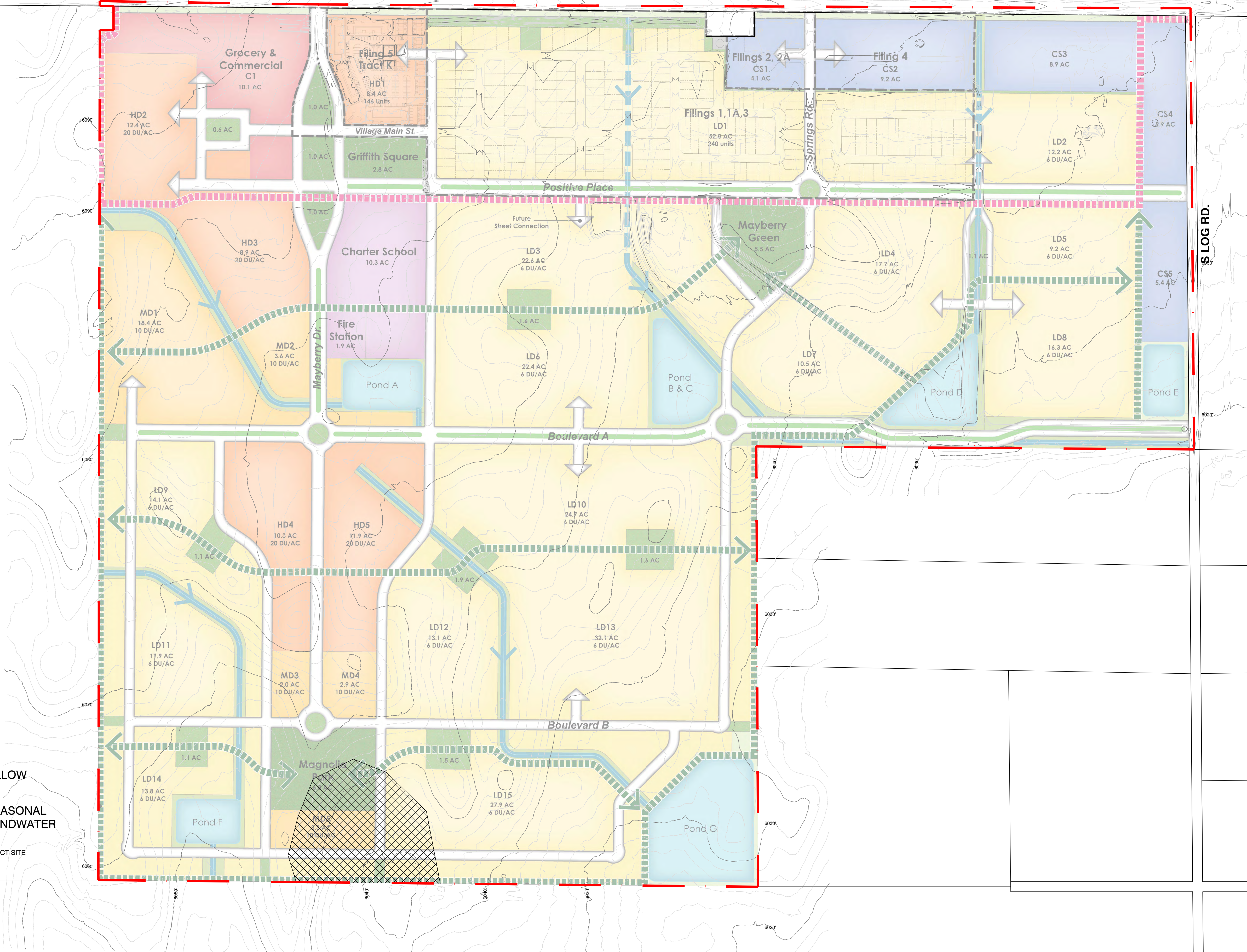
3 OF 6

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

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 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

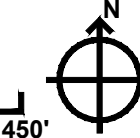
DATE:	BY:	DESCRIPTION:

SHEET TITLE
PHYSICAL FEATURES MAP

SHEET NUMBER
4
4 OF 6

HANDLE RD.

Scale: 1"=300'
0' 150' 300' 450'



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

DATE: July 7, 2023
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ISSUE INFO

DATE:	BY:	DESCRIPTION:

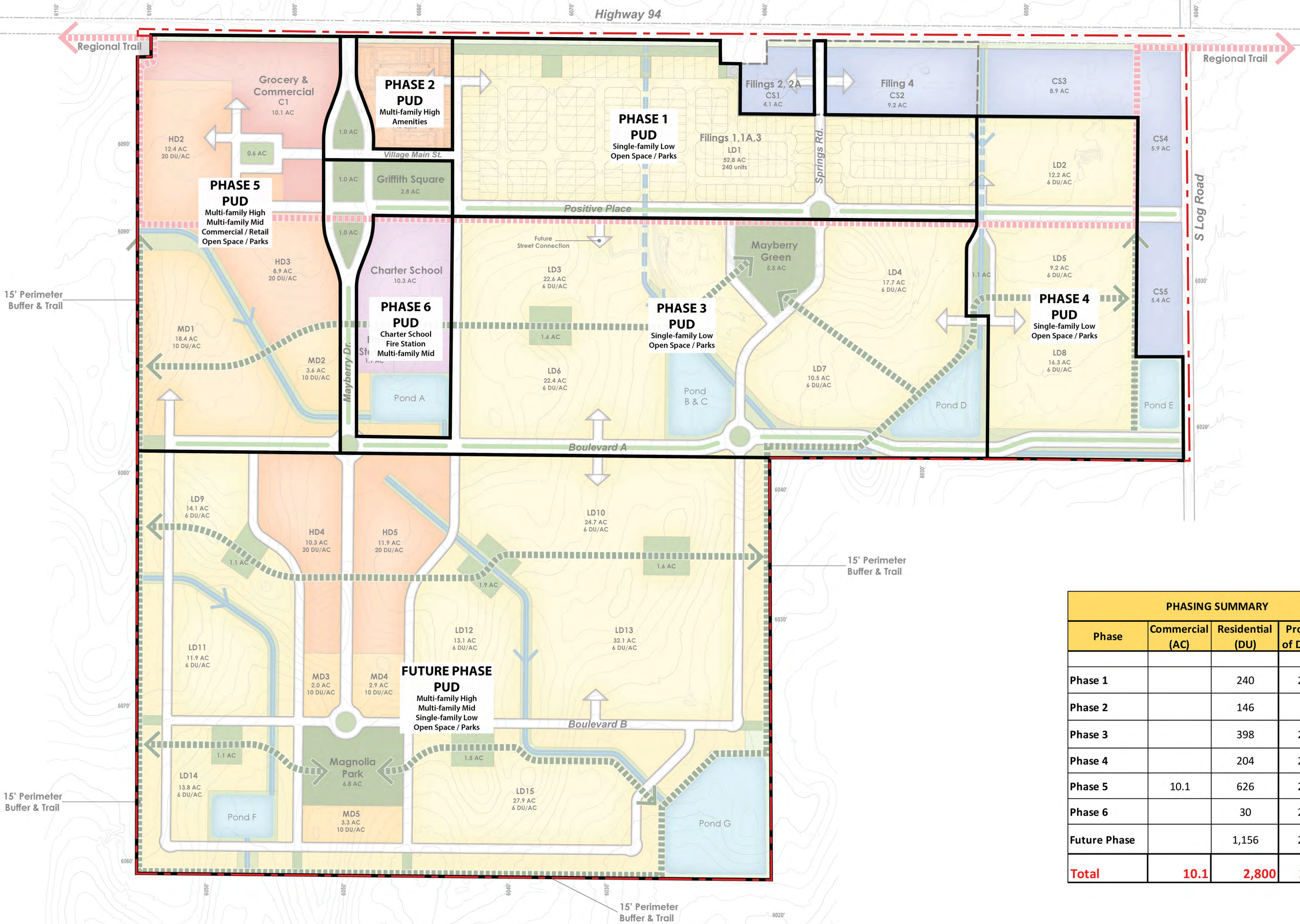
ISSUE REVISION

SHEET TITLE

PRELIMINARY PHASING PLAN

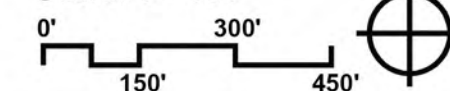
SHEET NUMBER

5
5 OF 6



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

Scale: 1"=300'



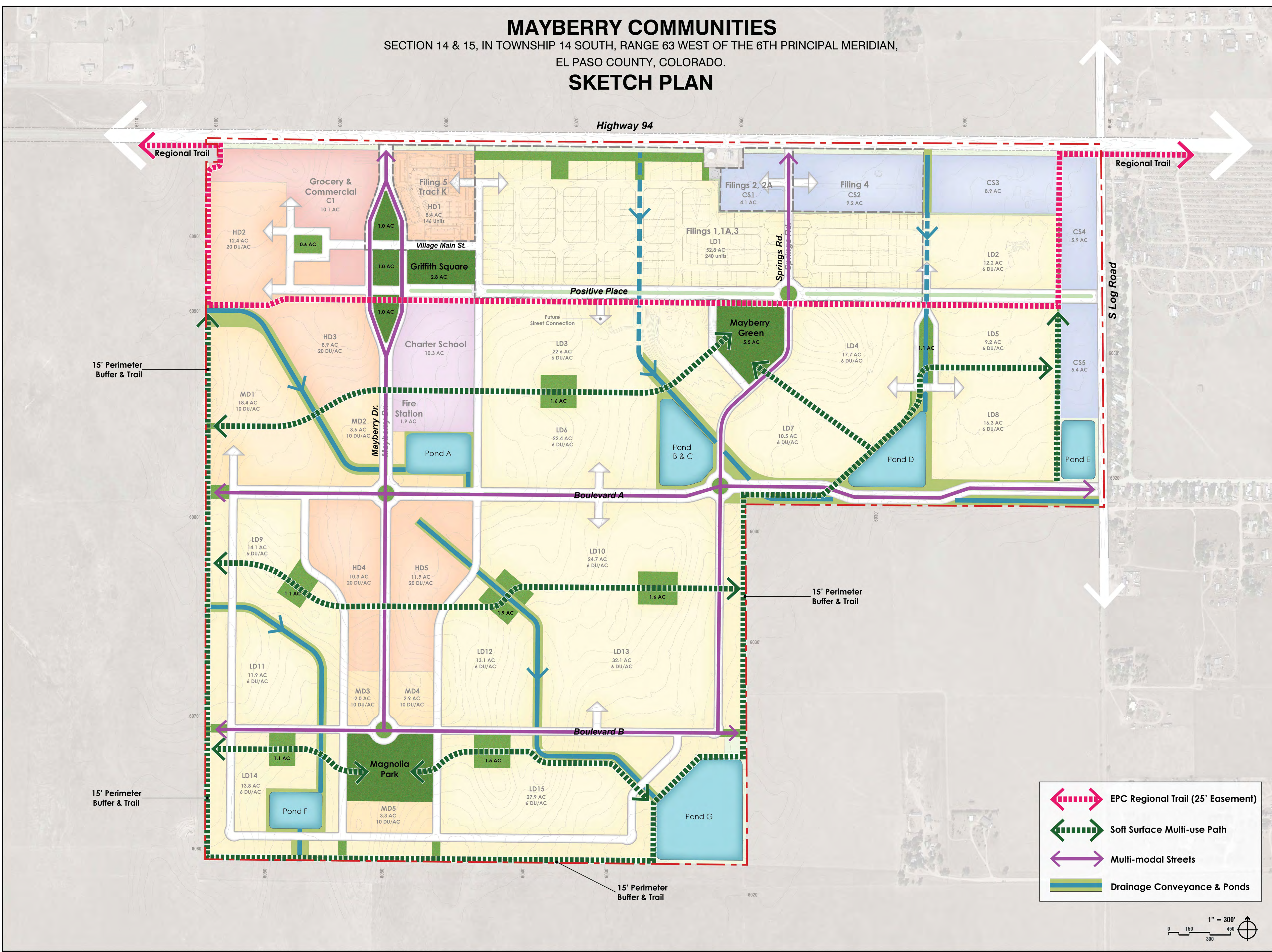
MAYBERRY COMMUNITIES

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



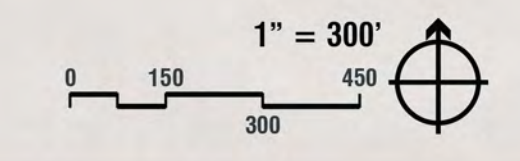
15' Perimeter Buffer & Trail

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 TITLE

SHEET NUMBER

PLAN FILE #

MAYBERRY COMMUNITIES



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

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DATE:	BY:	DESCRIPTION:

MULTIMODAL STREETS & TRAILS

6
6 OF 6



Appendix B



Dedicated to protecting and improving the health and environment of the people of Colorado

Jason Hope, Mgr
Ellicott Utilities Co LLC
PO Box 231961
Encinitas, CA 92023

TO: Ellicott Utilities Co LLC
FROM: WQCD Permits Section 303-692-3517
DATE: 8/7/2019
RE: WQCD CDPS Permit application for CO-Individual permit

The Water Quality Control Division received an application from Ellicott Utilities Co LLC CO-Individual permit renewal on 8/7/2019. The application requests discharge authorization for Ellicott Springs WWTF located at Drennan Rd Calhan Facility SIC 4911. The assigned permit number is CO0047252.

The application has been reviewed and is considered complete for the purposes of filing. The Division has not verified all of the information contained in your application and has relied upon your signed certification to determine that the information is true, accurate, and complete. No permit has been issued at this time. The Division has 180 days to issue the permit from the date received.

In the event that the Division does not issue a renewal permit in advance of the permit expiration date, the expired permit shall be administratively extended and continue in force to the effective date of the new permit. **This is official notice of your eligibility of administrative extension and the permit shall become administratively extended on the date following your permit expiration.** The permits duration may be extended only through administrative extensions and not through interim modifications.

The application will undergo a technical review once it is assigned to a permit writer. At that time the Division will contact you to inform you that permit renewal process has started and may request additional information in order to further evaluate the technical information included in your application and evaluate the discharge.

Based on the locational information provided in your application we have determined that your discharge would be to Segment: **COARMA04c**. This discharge designation is solely for permit tracking and work planning purposes. The Division may evaluate other waterbody segments, particularly downstream segment(s), as part of the permit development process.

If any of the information submitted in your application is no longer true, accurate, and complete please submit an application supplement using the form found on the Division's web site.

We have the following contacts on file, if any of this information changes from the date your application was submitted until we issue your permit, please send a revised application/change of contacts form

Permittee Contact the person authorized to sign and certify the permit application. This person receives all permit correspondences [*Including invoice; is contacted for any questions relating to the facility; and receives DMRs as appropriate*] and is the person responsible for ensuring compliance with the permit

Jason Hope, Mgr
Ellicott Utilities Co LLC
PO Box 231961
Encinitas, CA 92023
Phone number: 619-876-6990
Email: jason@foleydevelopment.net

Facility Contact (*contacted for general inquiries regarding the facility*):

Richard Cromwell, Operator 13627
Cromwell's Excavating Inc
18353 State Hwy 94
Colorado Springs, CO 80930
Phone number: 719-499-9993
Email: treistump@yahoo.com

Billing Contact (*receives the invoice pertaining to the permit certification*):

Jason Hope, Mgr
Ellicott Utilities Co LLC
PO Box 231961
Encinitas, CA 92023
Phone number: 619-876-6990
Email: jason@foleydevelopment.net

DMR Contact:

Richard Cromwell, Operator 13627
Cromwell's Excavating Inc
18353 State Hwy 94
Colorado Springs, CO 80930
Phone number: 719-499-9993
Email: treistump@yahoo.com

If you have any questions, feel free to contact the Permits Section and refer to the permit number CO0047252. We have detailed email and telephone contact information available on the Division website at the "[Division Contacts](#)". You may also contact us by calling the permits line at 303-692-3517.

jason@foleydevelopment.net

treistump@yahoo.com

jason@foleydevelopment.net

treistump@yahoo.com