

MAYBERRY COMMUNITIES

SKETCH PLAN Letter of Intent

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNERS

MAYBERRY COMMUNITITES, LLC
C/O SCOTT SOUDERS
3296 DEVINE HEIGHTS, #208
MAYBERRY, CO 80808

MASTER PLANER

HDR INC.
C/O VIK KAILASAM
2095 ROSE STREET, SUITE 201
COLORADO SPRINGS, CO 80919

LAND PLANNER

KIMLEY-HORN & ASSOCIATES
C/O LARRY SALAZAR
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903

ENGINEERING/SURVEYING

R&R ENGINEERS, SURVYORS, INC.
C/O CLIF DAYTON
1635 W. 13TH 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 dwelling units at a 4.5DU/AC ratio.

PROJECT SUMMARY Highlighted acreages don't match - the actual plan shows 631.4 acres

Mayberry Communities project is 624.6 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. The current area of the previously approved Ellicott Town Center Sketch Plan (SKP05005) is zoned Planned Unit Development (PUD) and Commercial Service (CS). Proposed Sketch Plan Amendment will incorporate an existing A-35 zone that will be rezoned to PUD and CS throughout the added area. The proposed sketch plan will incorporate an the existing (SKP05005) zoning along with the 80.0 acre property to the east, to be dedicated to Mayberry Communities LLC.

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 (New Log Road), and Springs Road. Vehicular access from S. Log Road (East) will be from (north to south)

Proposed Business Road (Proposed with Filing No. 4) Positive Place (Mayberry Drive) and Unnamed road, currently identified as “Boulevard 2”

Boulevard A

LAND USE: Mayberry Communities Filing 1, 1A and 2 have constructed housing units on approximately sixty one (61) acres, with ten (10) additional housing units under the permit process (Filings 1 & 1A) and one commercial building constructed (Filing 2). Mayberry Communities Sketch Plan is an amendment to the previously approved Ellicott Town Center PUD plan (SKP-05-005) which encompasses a mixed housing development with commercial use features surrounding.

Mayberry Communities will encompass 80 additional acres to the east of said previously approved PUD Plan for a total of 631.4 acres +/-, estimated land use will include an estimated 387.6 acres of Single-Family

please clarify as the roadway in filing 4 is east/west

Doesn't match acreage on sketch plan

These acreages don't match up with sketch plan

Low density, attached and detached, Multi-Family, Mid Density and Multi-Family High Density, an estimated 46.8 acres of Commercial zoned, 16.0 acres of civic/institutional dedicated to the Ellicott Fire District and Ellicott School District.

Mayberry Communities also has an estimated 95.9 acres dedicated for open/park space and 84.3 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.

Typical CS lots have been planned to meet the following dimensional standards:

- Minimum lot size: 2 Acres
- Maximum Height: 45'
- Setbacks:
 - Front Yard: 25'
 - Side Yard: 25'
 - Rear Yard: 25'

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 is planned to have all residential, commercial, civic, and industrial properties which will be provided water service through Ellicott Utilities.



DRAINAGE REPORT

An extended detention basin is proposed for each major drainage basin to mitigate developed stormwater flows leaving the site. The total volume requiring storage is equivalent to the 100 Year + 1/2 WQCV produced by the onsite developed area. See Appendix C for each respective MHFD worksheet. A description of each EDB is as follows:

Sketch plan does not identify any industrial properties

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 11.8 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.

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 15.7 acre-feet. Once Pond B is fully developed and functioning, the existing Pond C, designed and constructed within Mayberry Filing No. 1, will be filled in and taken offline. Pond B will discharge into Channel B, combining with the flow from offsite basin EC11.

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 15.5 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 E, combining with the flow from offsite basin EC10.

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 11.1 acre-feet. Pond E will discharge into Channel E, 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 is constant communication with Mayberry Communities and Ellicott Fire Protection District, 2.7 acres+/- will be dedicated to Ellicott Fire for a community fire station.

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.

This is a VERY surface level inclusion of the goals of the Master Plan. I would recommend beefing this section up by including some specific strategies and objectives that are relevant to the Mayberry development.

REVIEW/APPROVAL CRITERIA & JUSTIFICATION

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

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

LAND USE

Goals LU1-LU4

Mayberry Communities Sketch Plan is compatible with the established character and infrastructure capacity, initially established with the previously approved sketch plan SKP-05-005, coordination with the county master plan and will continue to ensure the range of development types of land use, commercial, single family detached, single family attached, multifamily, civic, open space and industrial uses. With the variety of uses the development will encourage additional growth from multiple industries so the development pays for itself.

HOUSING AND COMMUNITIEIS

Goals HC1-HC4

The overall proposed sketch plan amendment will continue to promote a mix of housing types as illustrated in the previously approved sketch plan SKP-05-005 and previously approved and proposed filings 1 through 5. The goal of the sketch plan is to illustrate a cohesive neighborhood that matches the rural character of the surrounding area. The overall sketchplan is to establish a healthy “Work, Live, Play” type community which is to insure attainable housing that will provide convenient access to goods, services and employment. Providing a mixture of housing types will support an aging-in-place housing option to meet all stages of life with it’s residence.

ECONOMIC DEVELOPMENT

Goals ED1-ED4

With the though process of a “Work, Live, Play” type community the intention is to provide a vast offering of business opportunities to encourage residents of the community to work within a walkable distance. In doing so a diverse level of employment opportunities will retain a a skilled workforce and encourage more development of commercial and civic business development.

TRANSPORTATION AND MOBILITY

Goals TM1-TM4

A full transportation network will provide connectivity throughout the sketchplan via a mitch emphasis of east west routs promoting mixed multi modal efforts throughout the community along with a proposed regional trail along and adjacent to State Highway 94 which is to provide a secondary type of connectivity between residences along State Highway 94. Ongoing efforts are currently being discussed in order to provide an effective public transit system intended to connect the development to the surrounding communities.

PLACETYPES	LAND USES																		
	Agriculture	Farm/Homesite	Estate	Single-Family Detached	Single-Family Attached	Mixed Use	Restaurant	Commercial Retail	Commercial Retail	Tourism Service	Entertainment and Arts	Office	Light Industrial/Business Park	Heavy Industrial	Military Operation	Parks and Open Space	Natural and Paleontological	Institutional	Utility
Rural	●	●	○																
Large-lot	○																		
Suburban				●	○	○													
Urban Residential				●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Rural Center				●	○	○	●	●	●	●	●	●	●	●	●	●	●	●	●
Regional Center				○	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Employment Center							○	○	○						●	●	●	●	●
Regional Open Space																●	●	●	●
Mountain Interface			○				○	○	○	○					●	●	●	●	●
Military			○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Utility																○	○	○	○

● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype
 ○ Supporting Land Use: Less prevalent and serve to support the primary land use.

Key Areas:



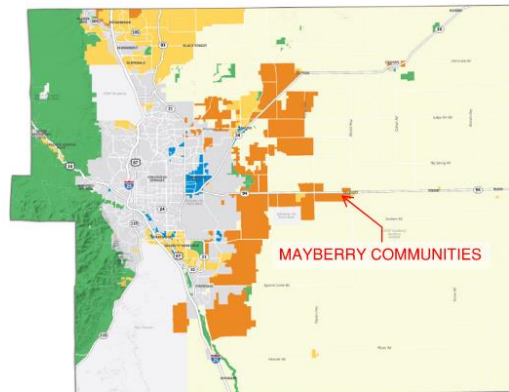
Key Areas

- Military Installations and 2-Mile Notification Zone
- Small Town & Rural Communities
- Tri-Lakes Area
- Potential Area For Annexation
- Forested Area
- Colorado Springs Airport/ Peterson Air Force Base
- Enclaves or Near Enclaves
- Fountain Creek Watershed Flood Control & Greenway District
- Pikes Peak Influence Area
- Uncommon Natural Resources

The property is not located within the ten (10) classifications of key areas.

Similar comment made on the Phase 2 PUDSP - this is located within close proximity to the Small Town/Rural Communities key area. You should include an analysis of how the development would impact the key area and include analysis of any specific strategies or objectives that reference this particular key area.

Areas of Change:

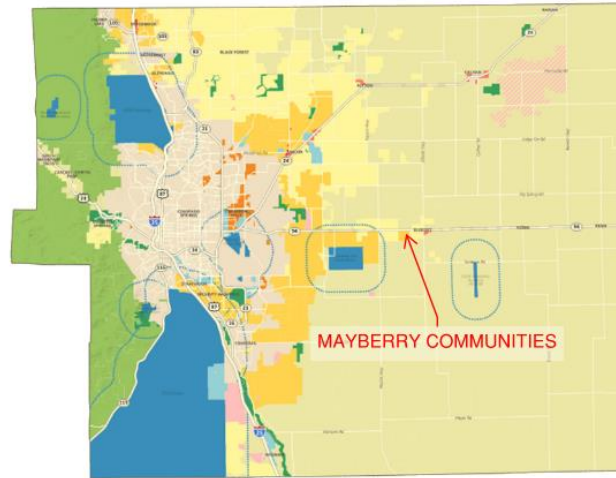


Areas of Change

- Protected/Conservation Area
- Minimal Change: Undeveloped
- Minimal Change: Developed
- New Development
- Transition

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:



Placetypes

 Military	 Urban Residential	 Regional Open Space
 Rural	 Rural Center	 Mountain Interface
 Large-Lot Residential	 Regional Center	 Utility
 Suburban Residential	 Employment Center	 Incorporated Area

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.

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 demonstrates 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.**
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 already available. The various utility/service providers are listed 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.**

This should include a discussion of what is required in order for EUC to be able to provide service to the whole development

This doesn't appear accurate - other documents indicate that fire station, school, and utility extensions are needed

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 commercial development in the northwest corner** of the property 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.**

Not sure why this is formatted this way. Also, sufficient water supply is probable at this stage because extensions to utility systems are needed

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:

The total water demand for the proposed sketch plan development is calculated to be 824.23 af/yr for the current estimated total of 2595.74 EQRs (see Table 2). This water demand is based upon the following:

- A total of 444.20 af/yr water demand for inside uses for the estimated 1720 single family residences (1 EQR/unit), 815 apartment units (0.54 EQRs/unit), 265 townhome units (0.7 EQRs/unit), a clubhouse (2.5 residential EQRs), 11 industrial lots (1.1 EQR/lot at 232 gpd/EQR), 30.3 acres of commercial development (4.69 EQRs/acre at 232 gpd/EQR), a school (89 EQRs at 168 gpd/EQR), and a fire station (4.1 EQRs at 147gpd/EQR).
- A total of 380.03 af/yr water demand for outside uses based on a unit water demand of 0.0566 af/1000 sq. ft. of landscaping with a maximum total irrigated landscaping of about 154.14 acres. About 234 af/yr of the outside water demand is planned to be met using reclaimed water from the wastewater facility.

These water uses result in a total water demand of 824.23 af/yr with a resultant consumptive use of 326.23 af/yr. after accounting for wastewater and irrigation return flows.

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

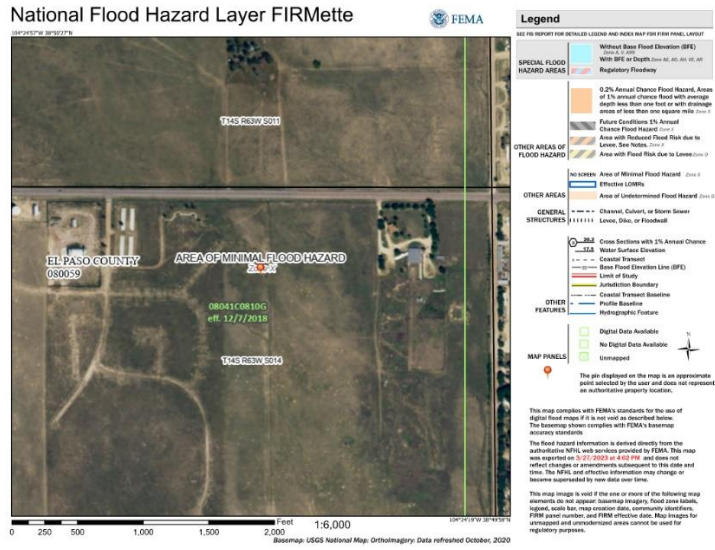
The topography of the project site is mixed between relatively flat to moderately sloped towards the west/southwesterly direction. The existing slopes are slight to moderate with no portions of the proposed site possessing slopes that would prevent development. The site is suitable for development and 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)**

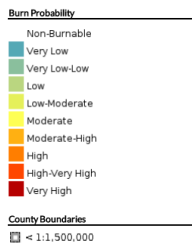
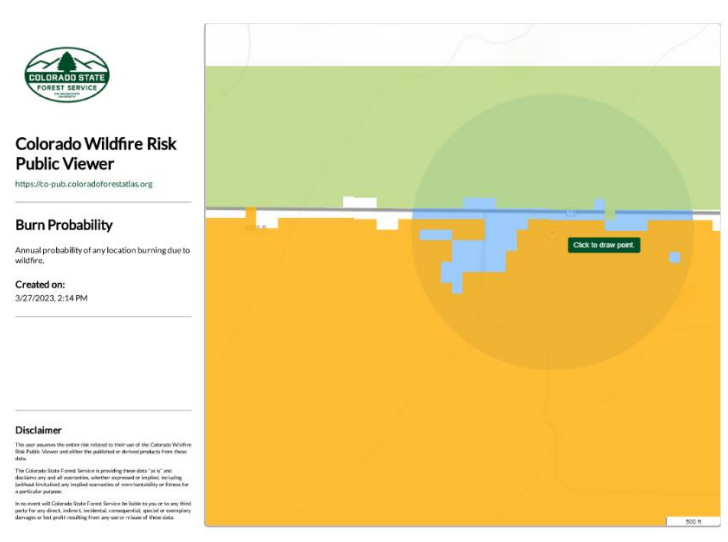


- **The topography of the site includes rolling hills with one drainage way, extending from north to south through the property. The existing drainage ways are wide and without a defined flow path; no erosion is anticipated.**

- 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.



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 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 no 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.

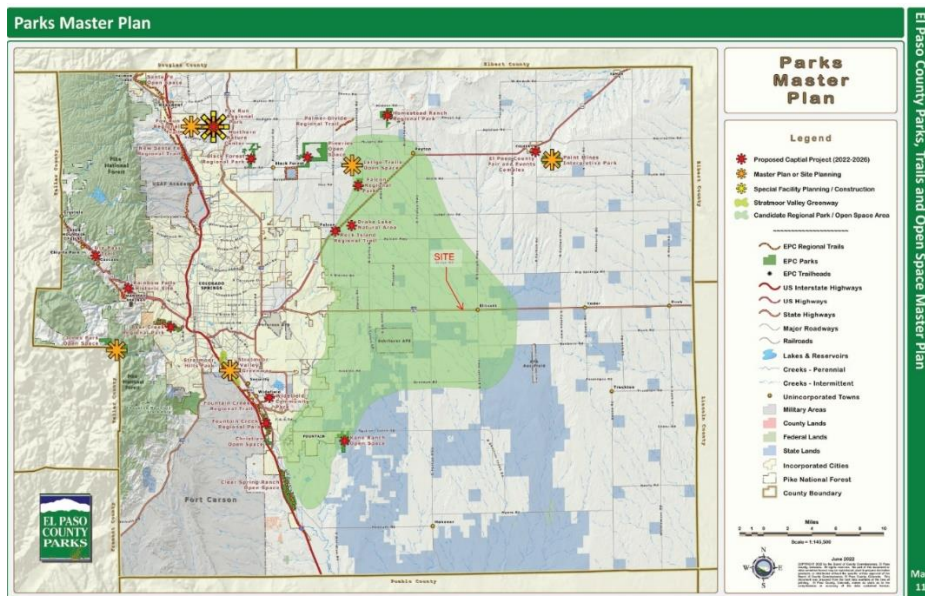
Evaluation Methods: Photographs/plant counts at permanent monitoring points are a good way to compare and ensure the decline of the infestation from one year to the next. In most cases, the suppression of an infestation will take several years with multiple treatments per year to kill the plants and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

V1_Letter of Intent.pdf Markup Summary

Daniel Torres (4)

... Highway 94 and 5 Log Road corridors. Interior p...
... Boulevard A

Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 11/14/2023 4:32:44 PM
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Boulevard A

... Interior property will
... will be from Mayberry Drive
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Space:

... d commercial developments along the
... corporate civic spaces, recreational, m
... **ACCESS:** Vehicular access from
... (New Log Road), and Springs Rc
... **Proposed Business Road** (Propo
... currently identified as "Bouleva
... **LAND USE:** Mayberry Commu
... sixty one (61) acres, with ten (

Subject: Highlight
Page Label: 2
Author: Daniel Torres
Date: 11/14/2023 4:31:27 PM
Status:
Color: ■
Layer:
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Proposed Business Road

... ID and CS throughout the added area.
... along with the 80.0 acre property to
... **please clarify as the**
... **roadway in filing 4 is**
... **east-west.**
... rail site will be from Mayberry Drive
... d (East) will be from (north to south)
... (Mayberry Drive) and Unnamed road,

Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 11/14/2023 4:32:16 PM
Status:
Color: ■
Layer:
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please clarify as the roadway in filing 4 is east/west.

Ryan Howser (12)

ities Sketch P
n ±631.4 acro
nd CS

Subject: Planner
Page Label: 2
Author: Ryan Howser
Date: 11/9/2023 11:16:23 AM
Status:
Color: ■
Layer:
Space:

631.4

t is 624.6 ac
re State High

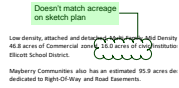
Subject: Planner
Page Label: 2
Author: Ryan Howser
Date: 11/9/2023 11:16:25 AM
Status:
Color: ■
Layer:
Space:

624.6



Subject: Planner
Page Label: 2
Author: Ryan Howser
Date: 11/9/2023 11:17:10 AM
Status:
Color: ■
Layer:
Space:

Highlighted acreages don't match - the actual plan shows 631.4 acres



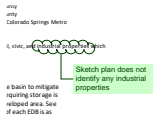
Subject: Planner
Page Label: 3
Author: Ryan Howser
Date: 11/9/2023 11:27:45 AM
Status:
Color: ■
Layer:
Space:

Doesn't match acreage on sketch plan



Subject: Planner
Page Label: 3
Author: Ryan Howser
Date: 11/9/2023 11:28:10 AM
Status:
Color: ■
Layer:
Space:

These acreages don't match up with sketch plan



Subject: Planner
Page Label: 3
Author: Ryan Howser
Date: 11/9/2023 11:32:47 AM
Status:
Color: ■
Layer:
Space:

Sketch plan does not identify any industrial properties



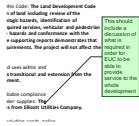
Subject: Planner
Page Label: 5
Author: Ryan Howser
Date: 11/9/2023 11:35:37 AM
Status:
Color: ■
Layer:
Space:

This is a VERY surface level inclusion of the goals of the Master Plan. I would recommend beefing this section up by including some specific strategies and objectives that are relevant to the Mayberry development.



Subject: Planner
Page Label: 6
Author: Ryan Howser
Date: 11/9/2023 11:36:46 AM
Status:
Color: ■
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Similar comment made on the Phase 2 PUDSP - this is located within close proximity to the Small Town/Rural Communities key area. You should include an analysis of how the development would impact the key area and include analysis of any specific strategies or objectives that reference this particular key area.



Subject: Planner
Page Label: 9
Author: Ryan Howser
Date: 11/9/2023 12:02:46 PM
Status:
Color: ■
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Space:

This should include a discussion of what is required in order for EUC to be able to provide service to the whole development



Subject: Planner
Page Label: 9
Author: Ryan Howser
Date: 11/9/2023 12:03:04 PM
Status:
Color: ■
Layer:
Space:

This doesn't appear accurate - other documents indicate that fire station, school, and utility extensions are needed



Subject: Planner
Page Label: 10
Author: Ryan Howser
Date: 11/9/2023 12:04:48 PM
Status:
Color: ■
Layer:
Space:

n the commercial development in the northwest corner



Subject: Planner
Page Label: 10
Author: Ryan Howser
Date: 11/9/2023 12:06:12 PM
Status:
Color: ■
Layer:
Space:

Not sure why this is formatted this way. Also, sufficient water supply is probable at this stage because extensions to utility systems are needed