

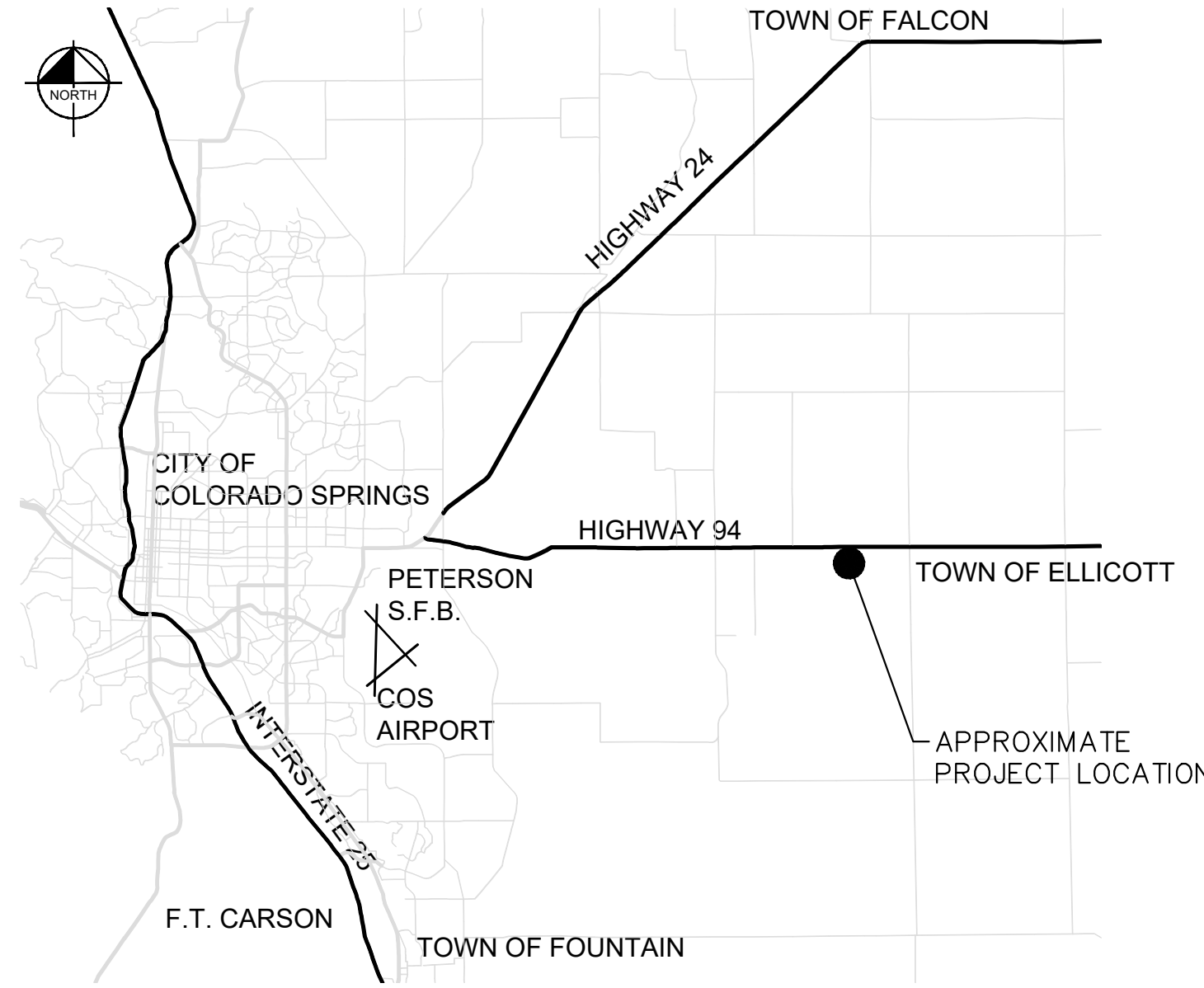
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MAYBERRY COMMUNITIES

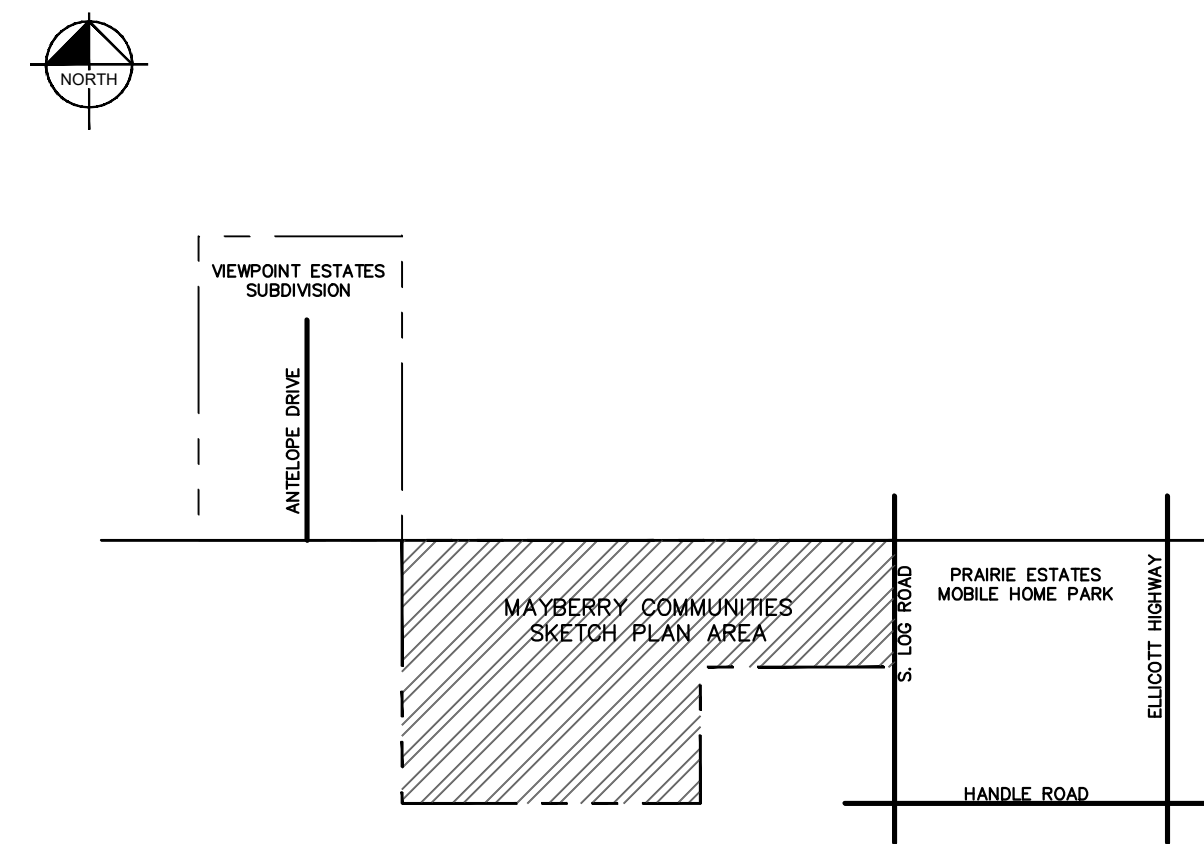
SECTION 14 & 15, IN TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO.

SKETCH PLAN

Per CGS comments, include the following recommendations to be performed placed on the plan in the note:
• "preparation of design-level geotechnical investigations for the proposed buildings to develop specific foundation recommendations for the design and construction of foundations and floor systems."
• "Foundation drains should be constructed around the lowest excavation levels of basement and/or crawlspace areas and should discharge to a positive gravity outlet or to a sump where water can be removed by pumping."



LOCATION MAP



VICINITY 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 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.

Include the acreage in the legal description.

This should be elaborated further. I understand it's in the table on the next sheet. Per our Code, townhomes are basically single-family attached, and multifamily is intended for units that don't all share first floor access and have shared ceiling/floor space with other units. Townhomes and duplex are considered single-family attached. Based on discussions with the applicant, I believe the intent is to have a grand total number of units and a flexible maximum of each unit type. You should explain this concept in the note.

GENERAL NOTES

- WITHIN THE MAYBERRY COMMUNITIES, PROJECT SHALL NOT EXCEED A TOTAL OF 2800 EQUIVALENT DWELLING UNITS (EDU)
DENSITY LIMIT
 - SINGLE FAMILY DETACHED
 - SINGLE FAMILY ATTACHED TOWNHOMES AND DUPLEX
 - MULTIFAMILY TOWNHOMES & DUPLEX
 - MULTIFAMILY APARTMENTS
- 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.
 - THIS IS A COMPREHENSIVE PLAN FOR A PEDESTRIAN FOCUSED VILLAGE AND AS SUCH THE PARKING REQUIREMENTS ARE TO BE CONSIDERED ON A CUMULATIVE BASIS WITH SHARED PARKING BETWEEN USES TO REDUCE THE IMPACT TO THE PEDESTRIAN ENVIRONMENT AND TO ENCOURAGE WALKING IN THE COMMUNITY.
 - LAND USES ILLUSTRATED ON THE SKETCH PLAN WILL BE FURTHER DEFINED PER PUD DEVELOPMENT.
- DESIGNATED PUD PHASES ARE NOT REQUIRED TO BE DEVELOPED SEQUENTIALLY. ANY PHASE MAY BE PURSUED AHEAD OF ANOTHER AS MARKET DEMANDS DICTATE.
 - ALL COMMON LANDSCAPE, OPEN SPACE, PARKS, TRACTS AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE DISTRICT UNLESS THEY ARE PART OF A MULTI-FAMILY DEVELOPMENT AND OWNED AND MAINTAINED BY THE PRIVATE PROPERTY OWNER OR A HOMEOWNERS ASSOCIATION
- COMMERCIAL USES ARE ALLOWED IN ALL AREAS DESIGNATED AS PARKS TO ACCOMMODATE PRIVATE BUSINESS PROVIDING COMPLEMENTARY SERVICES
- ALL DETENTION PONDS AND CROSS LOT DRAINAGE DITCHES WILL BE LOCATED WITHIN DRAINAGE EASEMENTS PROVIDING ACCESS FOR MAINTENANCE TO THE MAYBERRY METROPOLITAN DISTRICT AND MAY BE USED FOR RECREATIONAL PURPOSES TO THE EXTENT FEASIBLE AND SAFE ETC
- PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- SITE LIGHTING, IF REQUIRED, WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF EL PASO COUNTY LAND DEVELOPMENT CODE.
- THE MAILBOX KIOSKS WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE.
- STREETS WILL MEET THE STANDARDS OF EL PASO COUNTY ENGINEERING CRITERIA MANUAL. A DEVIATION REQUEST AND/OR PUD MODIFICATION WILL BE APPROVED FOR ANY DESIGN THAT DOES NOT CONFORM WITH THESE STANDARDS.
- SIDEWALKS OR WALKWAYS WILL BE PROVIDED ALONG ALL CIRCULATION STREETS FOR CONVENTIONAL SINGLE-FAMILY HOMES. INTERIOR DEVELOPMENT PARCELS MAY HAVE NARROW STREETS FOR HIGHER DENSITY RESIDENTIAL CLUSTERS WITH WALKING PATHS IN LIEU OF TRADITIONAL SIDEWALKS, LINKING PARKS AND TRAIL SYSTEMS TO COMMUNITY AMENITIES.
- PUBLIC STREETS WITHIN THIS DEVELOPMENT SHALL PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY AND SHALL BE PAVED.
- UNLESS PREVIOUSLY PLATTED, AS IDENTIFIED WITH FILINGS NO. 1-4, THE ILLUSTRATED ROADS AND ACCESS POINTS ARE CONCEPTUAL AND WILL ONLY BE REVIEWED WITH SUBSEQUENT SUBDIVISION APPLICATIONS.
- IF CHANGES ARE TO BE MADE AFTER THE SKETCH PLAN HAS BEEN APPROVED, AN AMENDMENT IS REQUIRED AND WILL FOLLOW THE CRITERIA FOR APPROVAL IDENTIFIED UNDER CHAPTER 7.2.1(D)(1)(C) OF THE EL PASO COUNTY, LAND DEVELOPMENT CODE.

I think this note is confusing. You can state that landscape and open space will be maintained by a district (explain which district), but the second part of the note is confusing. Is the intent that all multifamily components will take care of their own maintenance? This is also something that can be more specifically identified at the PUD / Preliminary Plan stage.

Not sure what the intent is here. I recommend you delete this, as it can be seen as a circumvention of commercial zoning.

This appears to be incomplete

Change this sentence to say "a deviation request and/or PUD Modification will be required to be reviewed and approved prior to acceptance of any design ..."

I recommend updating this note to allow discretion as to whether a change constitutes an amendment to the sketch plan.

SOIL & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS

A GEOLOGICAL HAZARDS EVALUATION & PRELIMINARY GEOTECHNICAL INVESTIGATION WAS COMPLETED BY THOMPSON INC. ON MARCH 13, 2023.

SUMMARY NOTES

THE CONDITIONS ENCOUNTERED IN OUR BORINGS DRILLED AT THE SITE CONSISTED OF P NATURAL SILTY AND CLAYEY SANDS WITH SPORADIC LAYERS OF CLAY WITH VARYING AM 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.

Preliminary plans will require site-specific geotechnical evaluations, per Sec. 8.4.9 of the LDC. During preliminary plan stages for future phases, site-specific data should be collected to evaluate the potential for shallow groundwater. If significant grading or below-grade levels are planned, the potential for shallow groundwater will require further evaluation. Investigations for natural fluctuations in shallow groundwater should include monitoring programs that can be used during preliminary and final plans using site-specific groundwater elevation data.

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 EDU/AC

TOTAL AREAS (see land use chart on sheet 2)

RESIDENTIAL	
Low Density	274.1AC±
Mid Density	52.1AC±
High Density	57.7AC±
COMMERCIAL	
Commercial Community (CC)	22.1AC±
Commercial Services (CS)	31.8AC±
CIVIC / INSTITUTIONAL	
Fire Station	1.9AC±
OPEN SPACE	
District Park	18.2AC±
Neighborhood Park	14.9AC±
Regional Trails	4.5AC±
Pedestrian Trails	11.9AC±
Drainage	46.2AC±
Perimeter Buffer	3.4AC±
ROAD EASEMENTS	
R.O.W.	11.9AC±
	85.3AC±

PROJECT TEAM

OWNER / APPLICANT

RANDY GOODSON
MAYBERRY COMMUNITIES LLC.
22108 CATTLEMEN RUN
MAYBERRY, CO 80808

PLANNER

KIMLEY-HORN
2 N NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903

ENGINEERS & SURVEYORS

R&R
1635 W 13TH AVENUE, SUITE 310
DENVER, CO 80204

GEOTECH

CTL THOMPSON
3170 MARK DABLING BOULEVARD
COLORADO SPRINGS, CO 80918

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2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

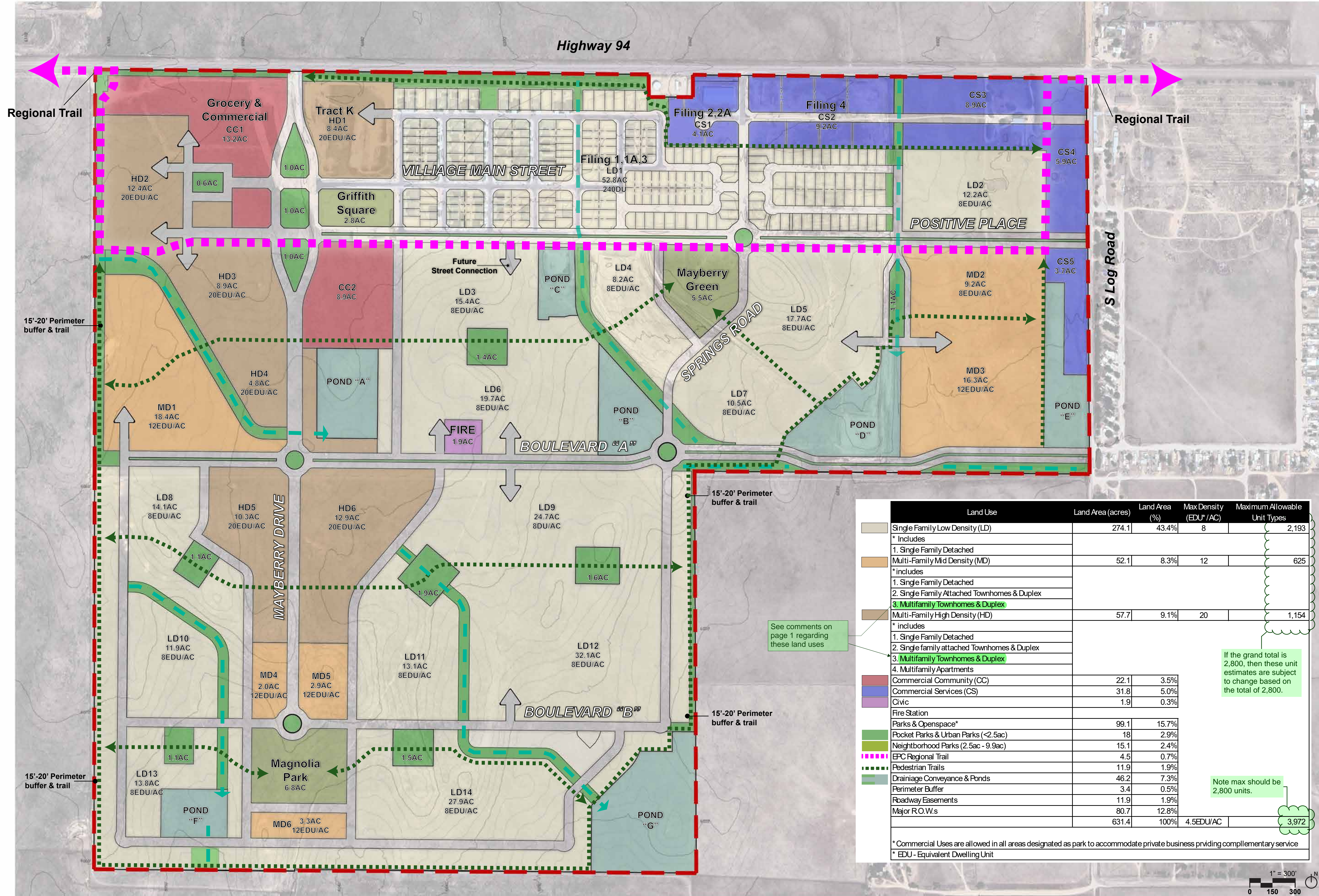
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DATE: XX/XX/2024

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

COVER SHEET

PROJECT NO.
196582005

SHEET
1 OF 5

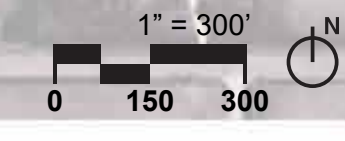


Land Use	Land Area (acres)	Land Area (%)	Max Density (EDU*/AC)	Maximum Allowable Unit Types
Single Family Low Density (LD)	274.1	43.4%	8	2,193
* Includes				
1. Single Family Detached				
Multi-Family Mid Density (MD)	52.1	8.3%	12	625
* Includes				
1. Single Family Detached				
2. Single Family Attached Townhomes & Duplex				
3. Multifamily Townhomes & Duplex				
Multi-Family High Density (HD)	57.7	9.1%	20	1,154
* Includes				
1. Single Family Detached				
2. Single family attached Townhomes & Duplex				
3. Multifamily Townhomes & Duplex				
4. Multifamily Apartments				
Commercial Community (CC)	22.1	3.5%		
Commercial Services (CS)	31.8	5.0%		
Civic	1.9	0.3%		
Fire Station				
Parks & Openspace*	99.1	15.7%		
Pocket Parks & Urban Parks (<2.5ac)	18	2.9%		
Neighborhood Parks (2.5ac - 9.9ac)	15.1	2.4%		
EPC Regional Trail	4.5	0.7%		
Pedestrian Trails	11.9	1.9%		
Drainage Conveyance & Ponds	46.2	7.3%		
Perimeter Buffer	3.4	0.5%		
Roadway Easements	11.9	1.9%		
Major R.O.W.s	80.7	12.8%		
	631.4	100%	4.5EDU*/AC	3,972

If the grand total is 2,800, then these unit estimates are subject to change based on the total of 2,800.

Note max should be 2,800 units.

* Commercial Uses are allowed in all areas designated as park to accommodate private business providing complementary service
 * EDU - Equivalent Dwelling Unit



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 2 North Nevada Avenue, Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

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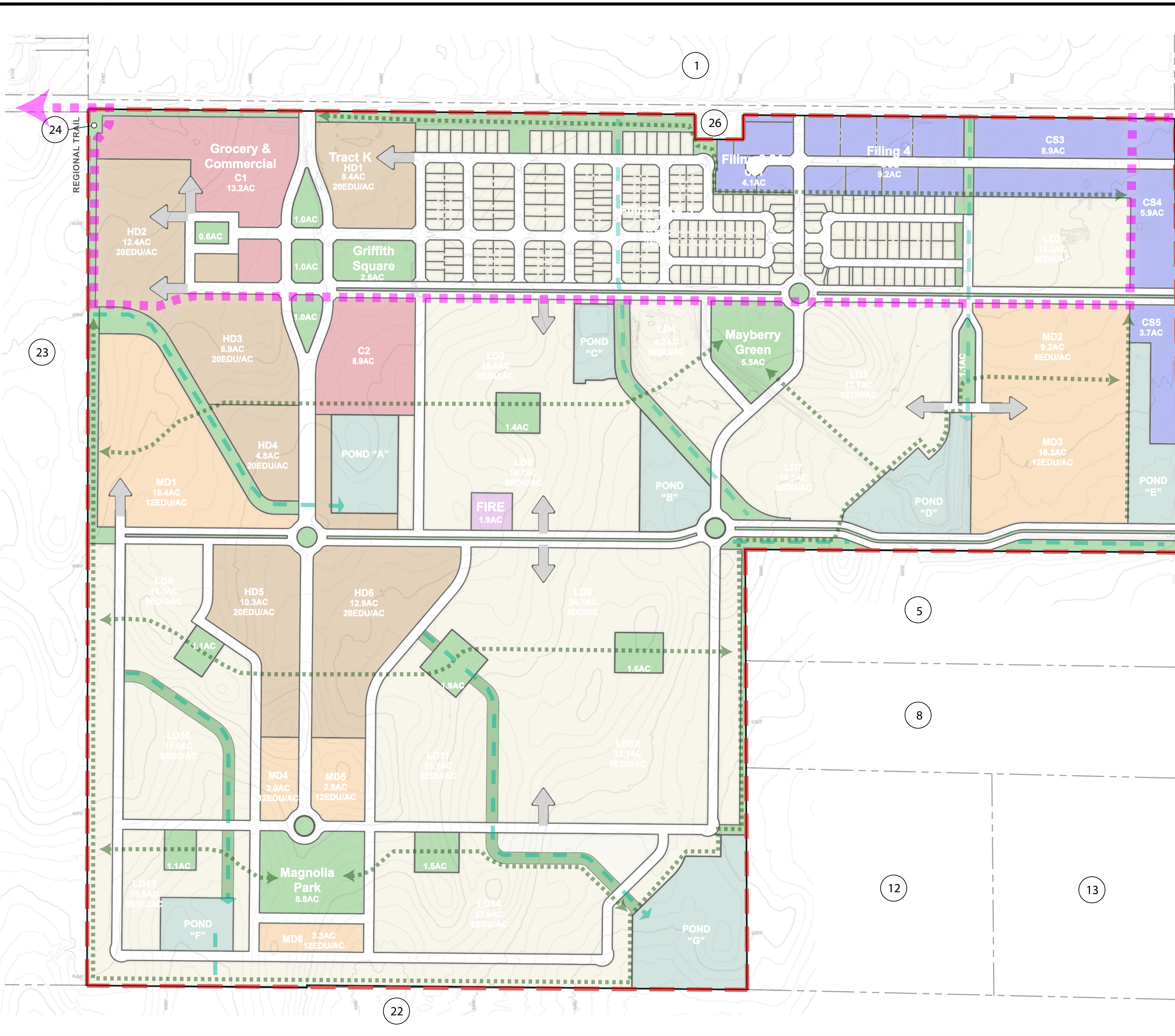
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 MERIDIAN, EL PASO COUNTY, COLORADO

SKETCH PLAN

PROJECT NO.
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2 OF 5

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ADJACENT LAND OWNERS

- | | |
|--|---|
| 1. ZONED (A-35) RR-5
AG GRAZING LAND
ANDERSON LORRAINE &
HELMANN GAIL J
5242 FOSSIL CREEK DR
FORT COLLINS CO, 80526-4313 | 14. ZONED (A-35)
SINGLE FAMILY RES.
ABILA DAVID M
ABILA RANDAL S
325 S LOG RD
CALHAN CO, 80808-8500 |
| 2. ZONED (A-35)
MOBILE HOME PARK,
WELL & SEPTIC,
DALY INC,
22955 HAN VW
CALHAN CO, 80808-7853 | 15. ZONED (A-35)
VACANT LAND
CHISMAN GENE & CHISMAN
GOLDE LIVING TRUST,
BOOKER MARNA G TRUSTEE
25450 HANDLE RD
CALHAN CO, 80808-8570 |
| 3. ZONED (A-35)
RANCH
JACQUEZ MONICA CORRAL CHAVEZ
22825 HWY 94
CALHAN CO, 80808 | 16. ZONED (A-35)
VACANT LAND
WEBB DAVID ARTHUR ESTATE
SEAL CATHERINE REP
PO BOX 6 COLORADO SPRINGS
CO, 80901-0006 |
| 4. ZONED (A-35)
MOBILE HOME PARKS
WEBB DAVID ARTHUR ESTATE
SEAL CATHERINE A PERS REP
PO BOX 6 COLORADO SPRINGS
CO, 80901-0006 | 17. ZONED (A-35)
SINGLE FAMILY RES.
KENNY LELAND D JR,
22810 HANDLE RD
CALHAN CO, 80808-8531 |
| 5. ZONED (A-35)
AG GRAZING LAND
FREEMAN JUDY DARLENE
1701 PROVIDENT LN
ROUND ROCK TX, 78664 | 18. ZONED (A-35)
SINGLE FAMILY RES.
CHISMAN GENE & CHISMAN
GOLDE LIVING TRUST,
BOOKER MARNA G TRUSTEE
25450 HANDLE RD
CALHAN CO, 80808-8570 |
| 6. ZONED (A-35)
MOBILE HOME PARKS
WEBB DAVID ARTHUR ESTATE
SEAL CATHERINE A REP
PO BOX 6 COLORADO SPRINGS
CO, 80901-0006 | 19. ZONED (A-35)
SINGLE FAMILY RES.
FIGUEROA NORMAN E
22850 HANDLE RD
CALHAN CO, 80808-8531 |
| 7. ZONED (A-35)
MOBILE HOME PARKS
WEBB DAVID ARTHUR ESTATE
SEAL CATHERINE A REP
PO BOX 6 COLORADO SPRINGS
CO, 80901-0006 | 20. ZONED (A-35)
SINGLE FAMILY RES.
SCHMIDT STELLA M
SCHMIDT MAGALI S
23230 HANDLE RD
CALHAN CO, 80808-8531 |
| 8. ZONED (A-35)
AG GRAZING LAND
DIGGS STEPHANIE ESTELLE
DIGGS VIRGIL RBY
290 S LOG RD
CALHAN CO, 80808 | 21. ZONED (A-35)
AG GRAZING LAND
CUE JORGE LUIS LLANES
LARA SHEILA CARRILLO
22985 HANDLE RD
CALHAN CO, 80808-8531 |
| 9. ZONED (A-35)
MOBILE OWNED LAND
WEBB DAVID ARTHUR ESTATE
SEAL CATHERINE REP
PO BOX 6 COLORADO SPRINGS
CO, 80901-0006 | 22. ZONED (A-35 RR-5)
AG GRAZING LAND
RESIDENTIAL RURAL
STATE OF COLORADO
16-14-65
653 17TH ST STE 1520
DENVER CO, 80202-3609 |
| 10. ZONED (A-35)
VACANT LAND
WEBB DAVID ARTHUR ESTATE
SEAL CATHERINE REP
PO BOX 6 COLORADO SPRINGS
CO, 80901-0006 | 23. ZONED (RR-5)
RESIDENTIAL RURAL
STATE OF COLORADO
653 17TH ST STE 1520
DENVER CO, 80202-3609 |
| 11. ZONED (A-35)
VACANT LAND
WEBB DAVID ARTHUR ESTATE
SEAL CATHERINE REP
PO BOX 6 COLORADO SPRINGS
CO, 80901-0006 | 24. ZONED (PU)
WAREHOUSE/STORAGE
UTILITY BUILDING
ELUCOTT UTILITIES COMPANY LLC
12275 EL CAMINO REAL STE 110
SAN DIEGO CA, 92130-4092 |
| 12. ZONED (A-35)
AG GRAZING LAND
BERMUEZ NOE MONGE
LOPEZ ESTHER
21800 HANDLE RD
CALHAN CO, 80808-8507 | 25. ZONED (RR-2.5)
VACANT RESIDENTIAL LOTS
VIEWPOINT ESTATES LLC
PO BOX 6797 COLORADO SPRINGS
CO, 80934-6797 |
| 13. ZONED (A-35)
AG GRAZING LAND
MCWILLIAMS ANASTASIA
MCWILLIAMS JEFFREY
22750 HANDLE RD
CALHAN CO, 80808-8507 | 26. ZONED (A-35)
POLITICAL SUBDIVISION
CHEROKEE WATER &
SANITATION DISTRICT
1335 VALLEY ST
COLORADO SPRINGS
CO, 80915-2815 |



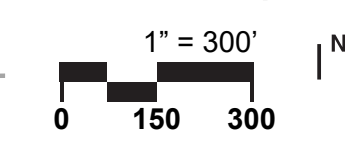
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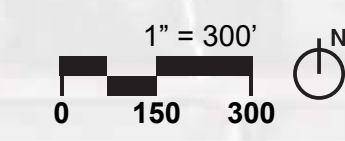
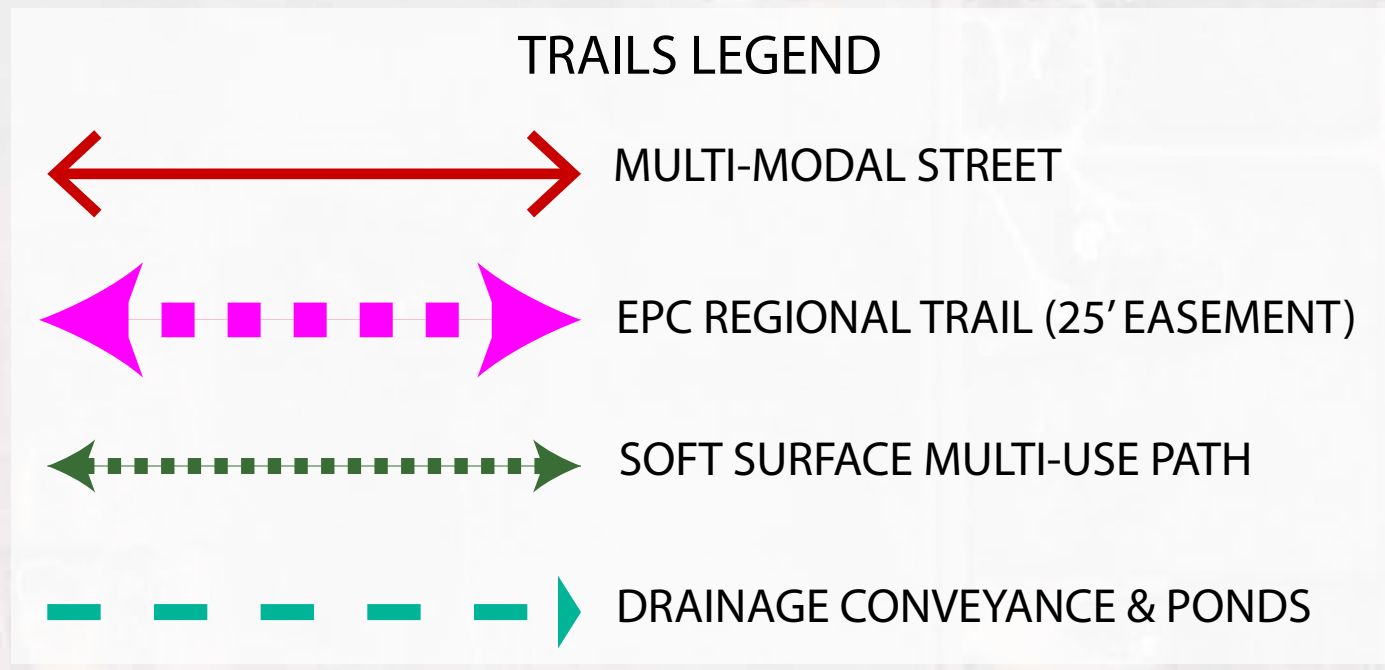
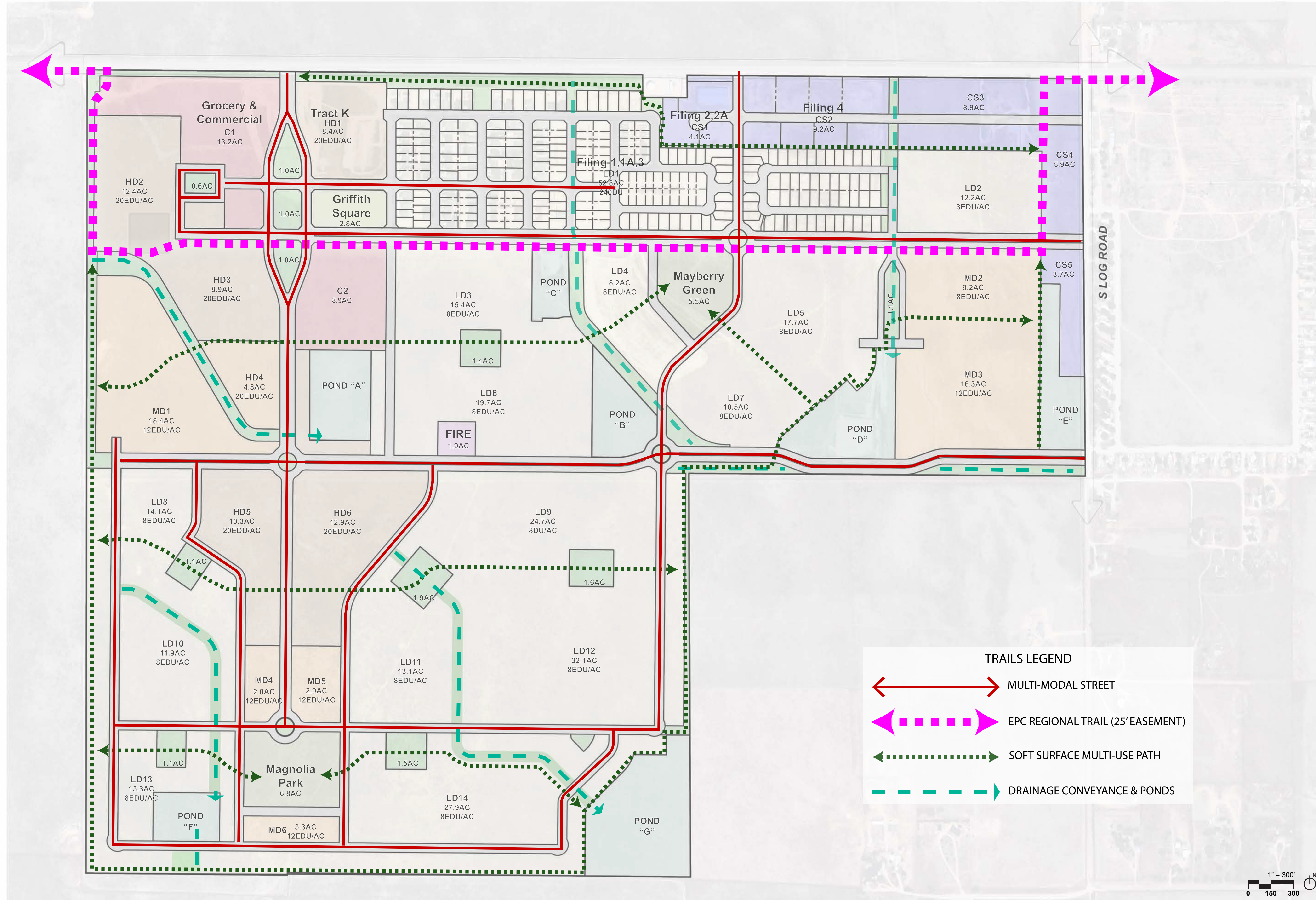
ADJACENT LAND OWNERS

PROJECT NO.
196582005
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3 OF 5

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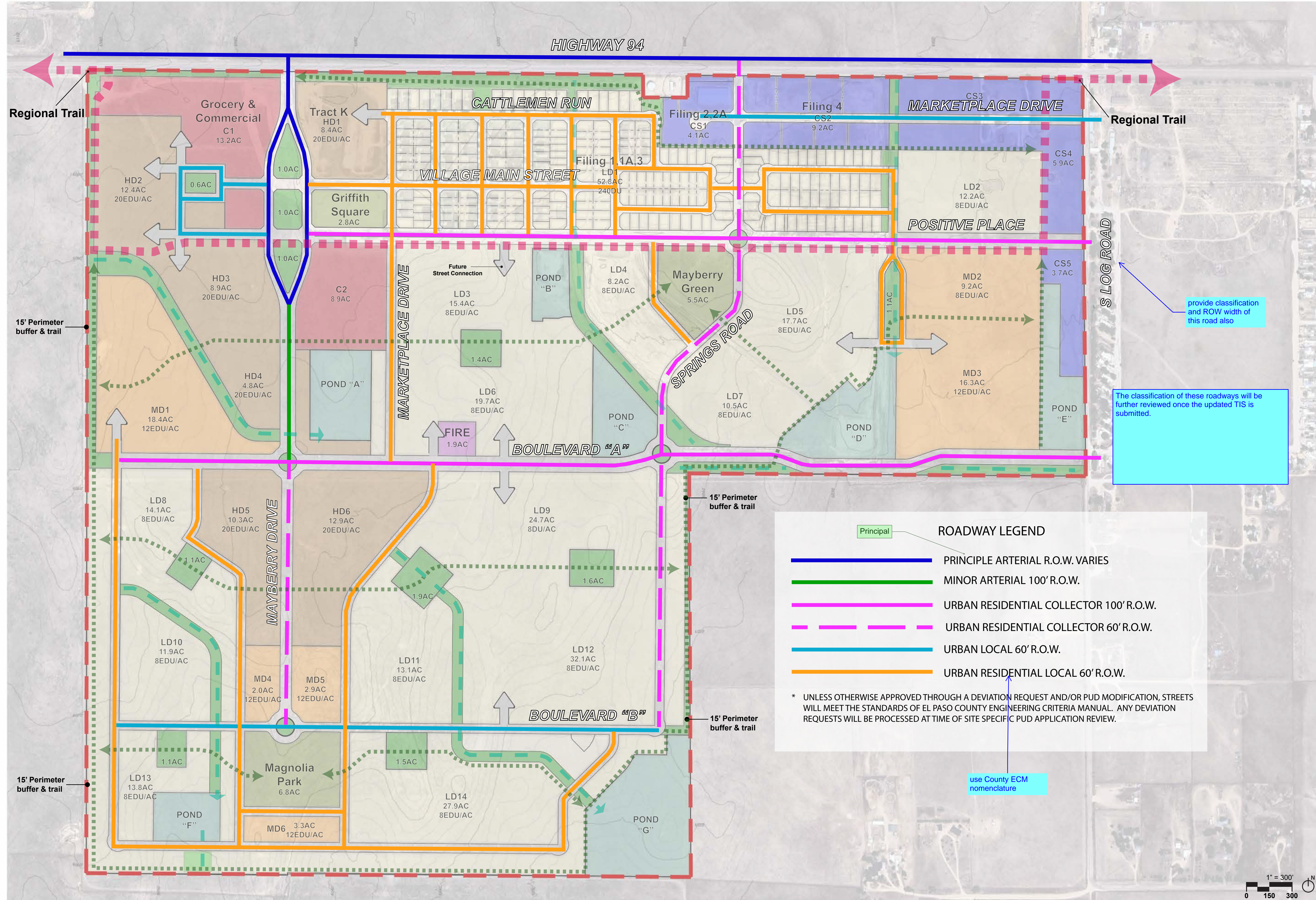
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**MULTI
 MODAL
 STREETS
 &
 TRAILS**

PROJECT NO.
 196582005

SHEET
4 OF 5

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ROADWAY LEGEND

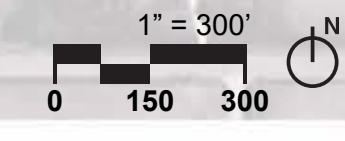
- PRINCIPLE ARTERIAL R.O.W. VARIES
- MINOR ARTERIAL 100' R.O.W.
- URBAN RESIDENTIAL COLLECTOR 100' R.O.W.
- - - URBAN RESIDENTIAL COLLECTOR 60' R.O.W.
- URBAN LOCAL 60' R.O.W.
- URBAN RESIDENTIAL LOCAL 60' R.O.W.

* UNLESS OTHERWISE APPROVED THROUGH A DEVIATION REQUEST AND/OR PUD MODIFICATION, STREETS WILL MEET THE STANDARDS OF EL PASO COUNTY ENGINEERING CRITERIA MANUAL. ANY DEVIATION REQUESTS WILL BE PROCESSED AT TIME OF SITE SPECIFIC PUD APPLICATION REVIEW.

provide classification and ROW width of this road also

The classification of these roadways will be further reviewed once the updated TIS is submitted.

use County ECM nomenclature



NO.	REVISION	DATE	BY	APPR
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 2 North Nevada Avenue, Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

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 SECTION 14 & 15 IN TOWNSHIP 14 SOUTH,
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ROADWAY PLAN

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