



MAYBERRY COMMUNITIES IMPACT IDENTIFICATION

(ELLCOTT TOWN CENTER-SKP05005)

SITE LOCATION, SIZE, ZONING

Mayberry Communities project is 631.4 acres located in Section 14, Range 63W, Township 14S of the 6th Principal Meridian. Approximately one (1) mile west of the town of Ellicott 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 has incorporated the existing (SKP05005) zoning along with the 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. (See “Figure 1”).

TOPOGRAPHY

The topography is moderately sloping, generally in a southeasterly direction throughout the site. Drainage on site flow southeasterly. Previous land uses have included grazing and pastureland. The site contains primarily field grasses and weeds. (See “Figure 2”).

HYDROLOGIC FEATURES/FLOOD HAZARD/FLOODPLAIN

There is little surface water on the site. Surface water is almost entirely derived from precipitation, consisting of runoff from snowmelt and surface flows from storm events. Proposed detention facilities will temporarily detain runoff onsite and direct it into existing natural ephemeral drainageways. As designed the intent is to avoid water pollution as the stormwater facilities should adequately address urban runoff into drainageways and ultimately water resources. These facilities will be designed to comply with local, state, and federal guidelines.

There are currently no recognized riparian areas existing on the property. Development will increase riparian availability and diversity, providing additional wildlife habitat at the site.

Creation of open space tracts along drainageways will ensure preservation of new riparian areas as well as promote access to these areas for recreation through trail systems.

This development will avoid this floodplain and therefore no impacts will occur (See “Figure 3”). Please consult the overall drainage master plan for more detail.

WETLANDS

The site is not within any wetlands or FEMA Flood Zones. (See “Figure 3”)

SOILS

Soils are recognized by the Department of Agriculture and are recognized in the Natural Resources Conservation Service (NRCS) Map. Mayberry Communities Project Site are recognized by NRCS Soil Type 8 and NRCS Soil Type 95 (See “Figure 5”).

SCENIC RESOURCE & UNIQUE NATURAL AREAS

The Mayberry Communities Sketch Plan area has approximately 70 acres of the overall site under development through Phasing Processes identified as Filings 1 through 4. The remainder of the project is currently grassland on rolling hills (See Figure 6”).

WILDLIFE & MIGRATORY BIRDS

The Mayberry Community property does not have any significant environmental issues. Per the CPW Species Activity Mapping (SAM) the site is within the Prebles Meadow Jumping Mouse Overall Range. Review of these plans was done in accordance with MGSID and APWA standards and specifications. There is a possibility some design may not be in accordance with these standards. Contractor is responsible to install all sewer infrastructure in accordance with these standards. (See “Figure 4”)

POTENTIAL IMPACTS

Mayberry Communities property impacts were examined at a high level for the Sketch Plan process as provided below. More detailed analysis of potential impacts is warranted and required at future steps such as the Preliminary Plan/PUD process and final plat stage.

Water and sanitary service

Ellicott Utilities is state to serve Mayberry Communities with water and sanitary services, there will be extensions and expansions of water and sewer utility infrastructure to create a public (municipal) system for the project. Given the preliminary nature of the project and at the Sketch Plan stage, the infrastructure necessary to create the central water and wastewater systems is not completely known at this time. However, it is likely to include new water sources, storage, and treatment for water, as well as lift station(s) and force main(s) for sanitary service. It is important to note that the EPC Land Development Code Section 8.4.7(B)(4)(e)(i) states that **“Approval of a sketch plan by the Planning Commission and BOCC does not require a finding that the proposed water supply is sufficient in terms of quality, quantity and dependability”**. Therefore, more detailed analysis and plans will be completed at an appropriate time and when required by the County.

Currently there have been four (4) approved filings within the Mayberry Sketch Plan. Those being Mayberry Filing No. 1, Mayberry Filing No. 2, Mayberry Filing No. 3 and Mayberry Filing No. 4. Mayberry Filing No. 2 has been amended and replated and can be identified as Mayberry Filing No. 2A (Replat) and is to be approved.

Water and sanitary services approved with previous filings by Ellicott Utility Company are consistent with the current filing and have been record with a *findings of sufficiency*. Current and future filings within Mayberry Communities have been taken into consideration with the modeling and have the capacity to extend within the developable area.

Electric/Gas/Communication (fiber)

Services from Mountain View Electric (Electric), Black Hills Energy (Gas) and Ellicott Utilities (Fiber) will be extended to the community from the adjacent properties when feasible and when needed at time of construction for phase one and future phases.

Traffic and Roadways

Additional traffic will be added to surrounding roads with this development. Roadways local to the development will be added as each phase is constructed. Existing right of way within the development should not be significantly impacted by the development. See the Traffic Impact Study (by HDR) for more information.

Emergency and Fire services

Sheriff and Fire services will be provided to the development. Ellicott Fire Department is aware of this development and supports the building of a fire station in the civic designation on the north side of Proposed Boulevard A, as shown on the Sketch Plan. Communication with Ellicott Fire Department and El Paso County Sheriff's Office 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.

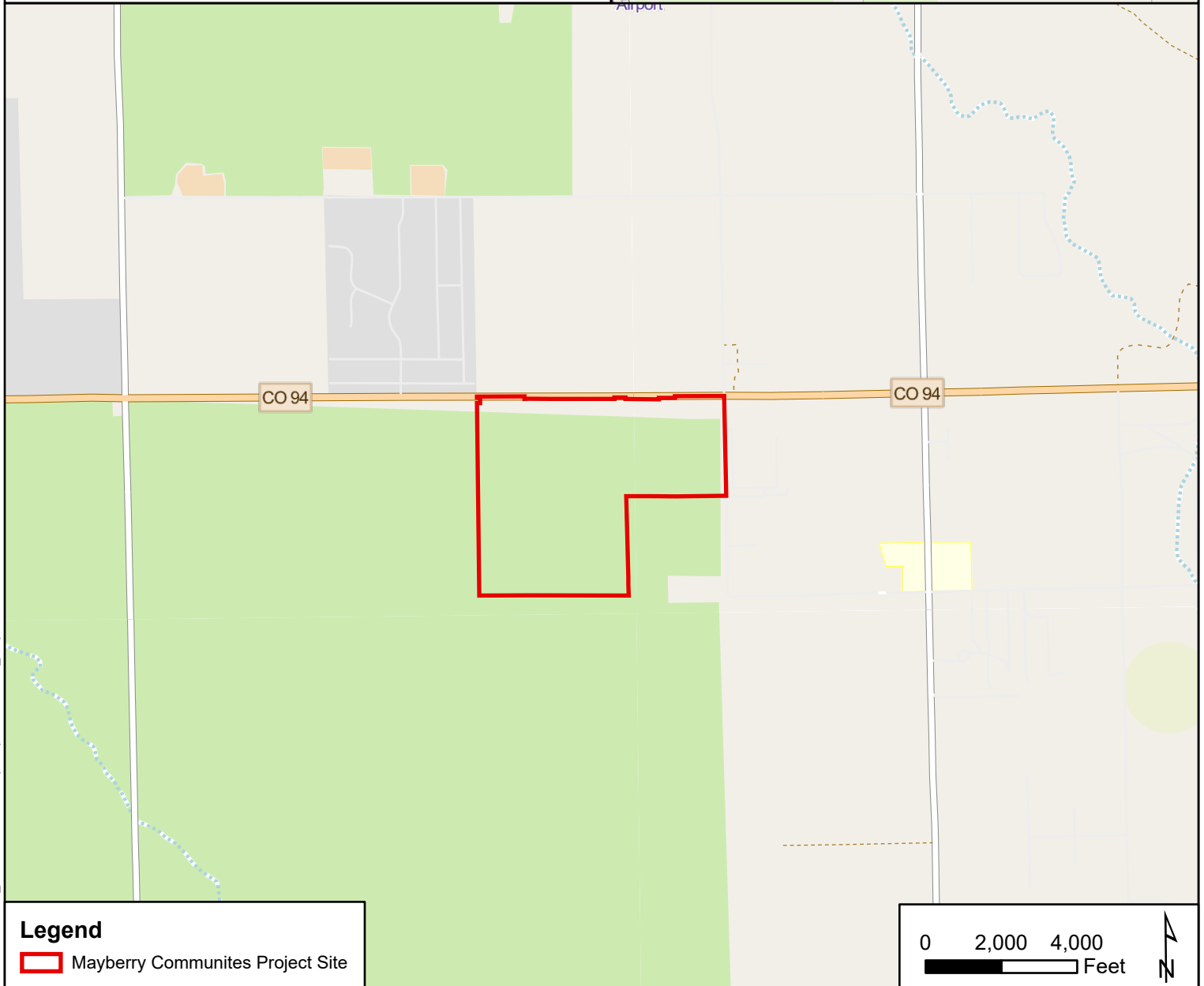
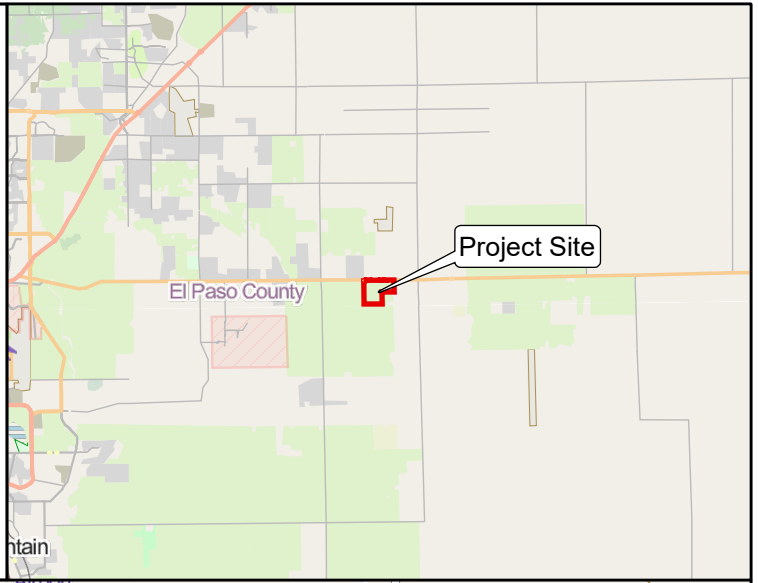
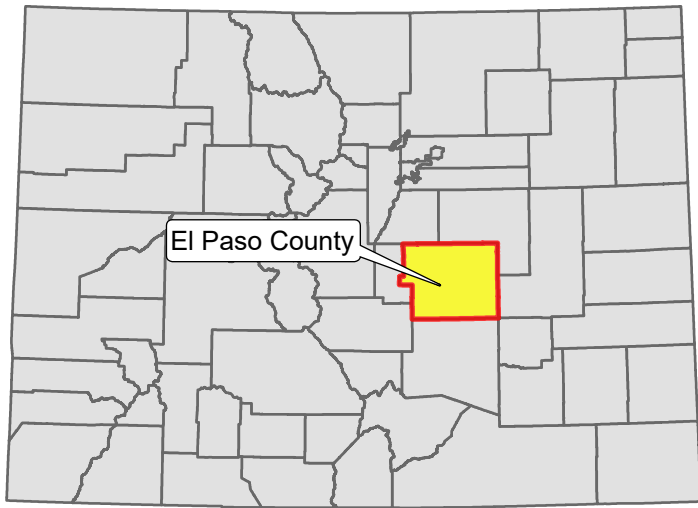
Schools

Mayberry Communities is programmed to provide 2,800 possible equivalent dwelling units. The overall area is within the Ellicott School District No. 22. District 22 student yield (students produced per dwelling unit) from the development is assumed to be 0.25 students per dwelling unit.


A total of 240 residential lots are currently platted, resulting in the current assumed yield of an additional maximum of 60 students.

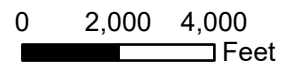
Mayberry Communities is located within the Ellicott School District, and the overall development shall not exceed a total of 2,800 equivalent dwelling units. An assumed calculation of projected students to come from the development would be an average of .25 students per unit. The total maximum assumed number of students to be introduced to the district is 700.

APPENDIX



Legend

 Mayberry Communities Project Site



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Project Location Map

**Mayberry Communities
 Ellicott, El Paso County, Colorado**

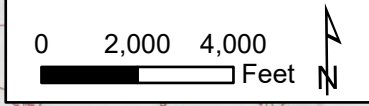
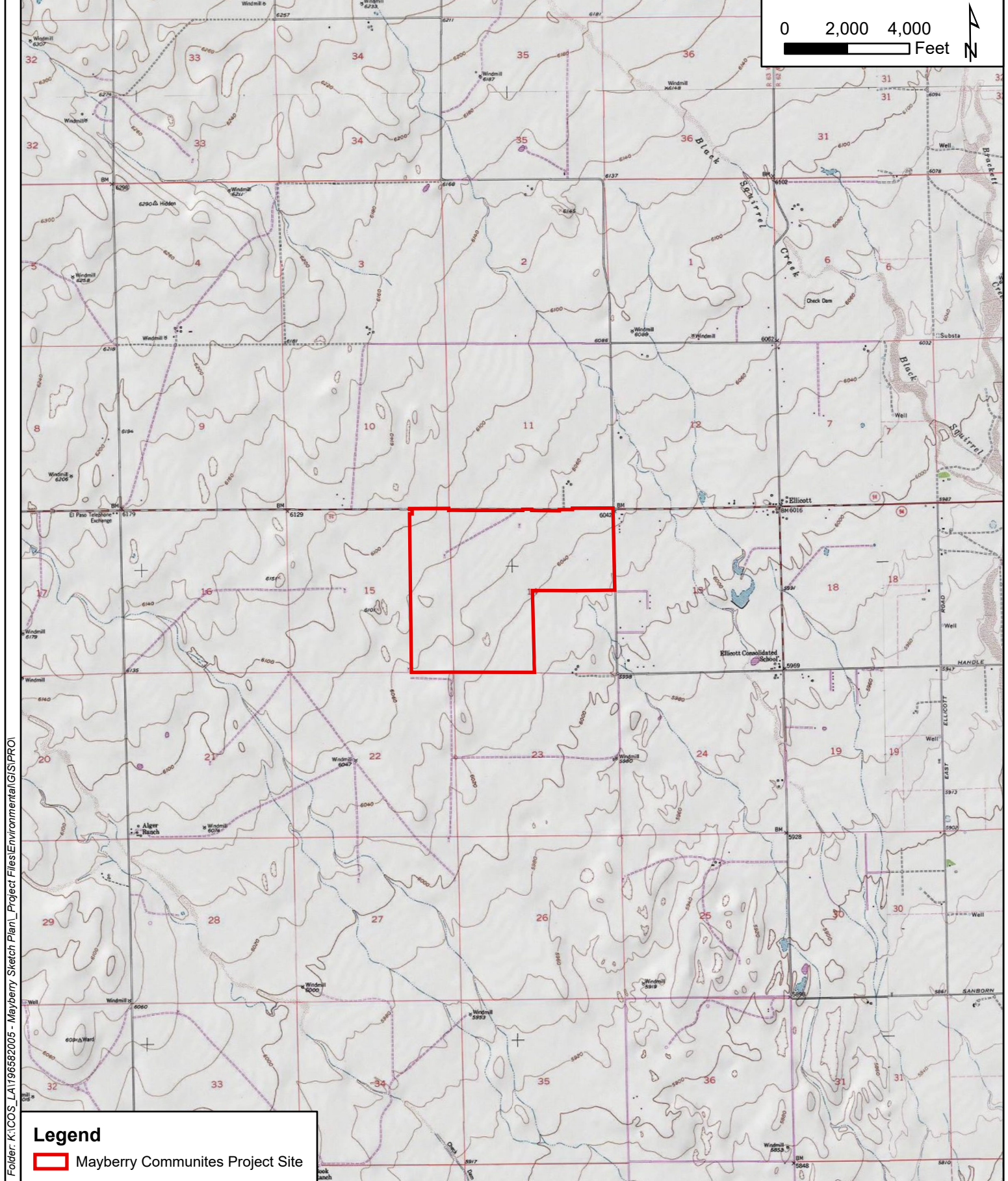
1 IN = 4,000 FT

PROJECT NUMBER: 196582005

MAY 2023

FIGURE 1

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Legend

Mayberry Communities Project Site

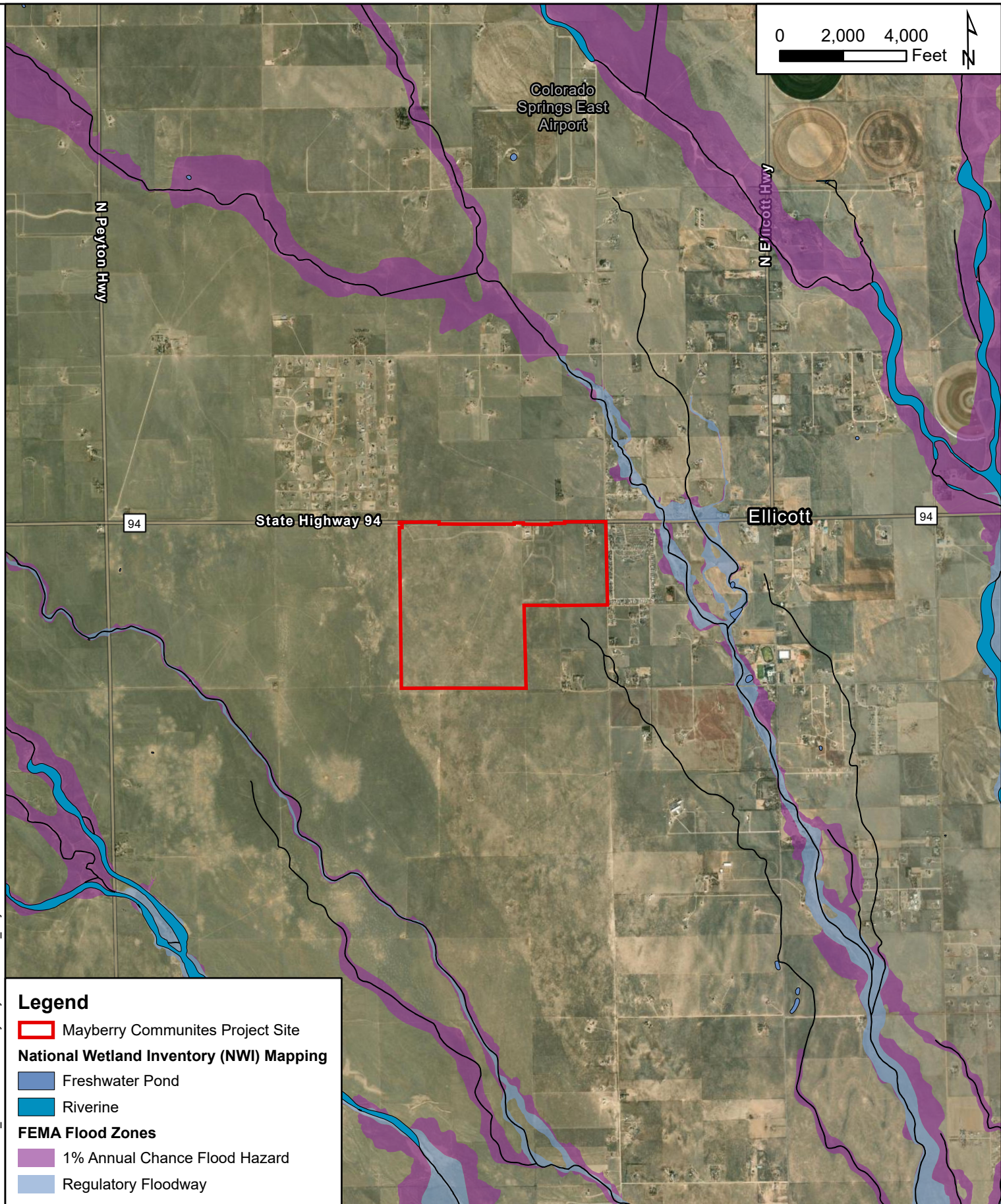
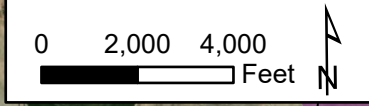
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USGS Map

Mayberry Communities
Ellicott, El Paso County, Colorado

1 IN = 4,000 FT	PROJECT NUMBER: 196582005	MAY 2023	FIGURE 2
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Legend

- Mayberry Communities Project Site
- National Wetland Inventory (NWI) Mapping**
- Freshwater Pond
- Riverine
- FEMA Flood Zones**
- 1% Annual Chance Flood Hazard
- Regulatory Floodway

Folder: K:\COS_LA\196582005 - Mayberry Sketch Plan - Project Files\Environmental\GIS\PROJ



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Aquatic Resource Location Map

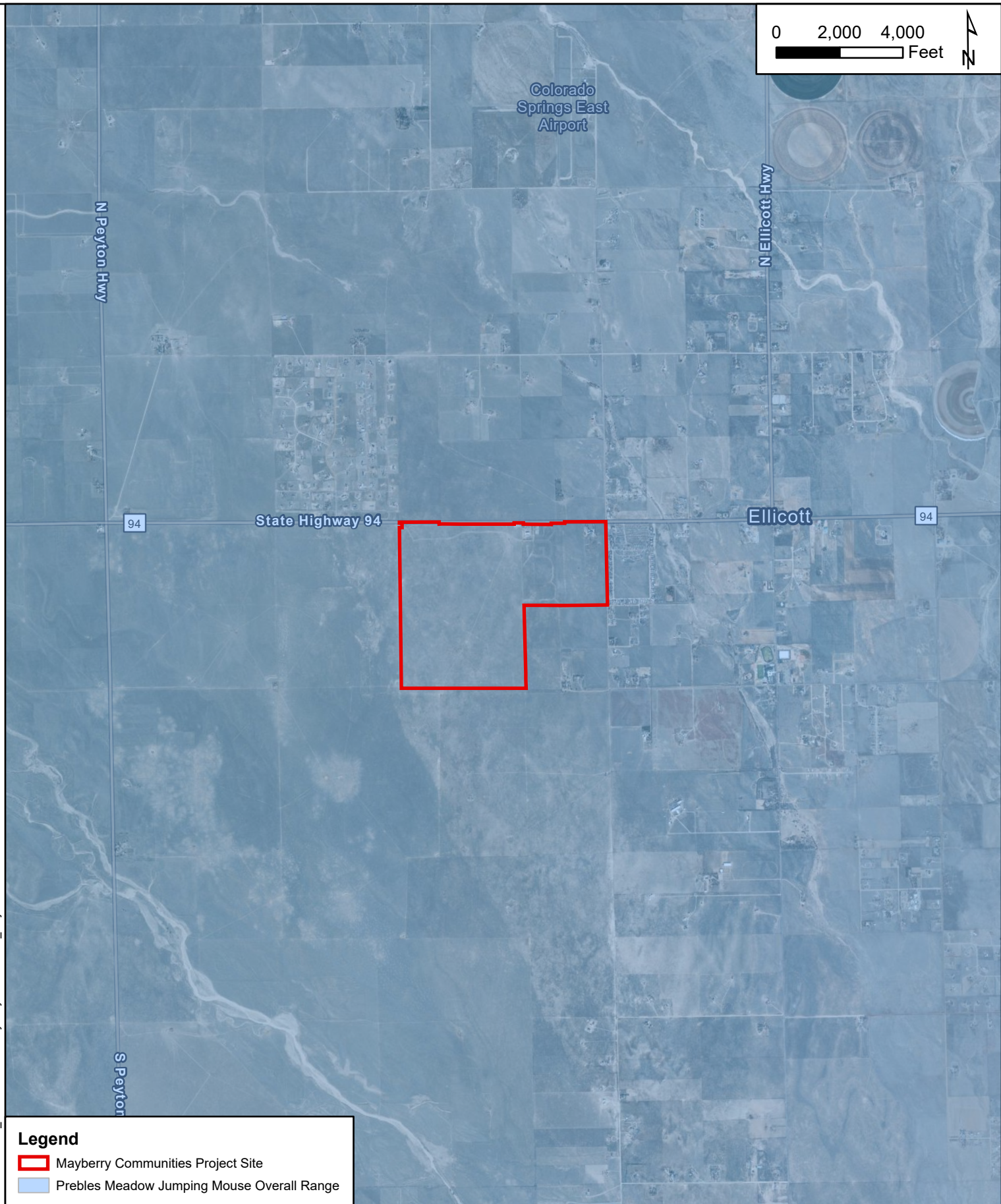
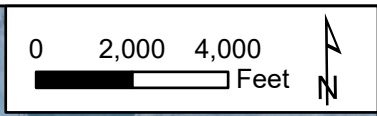
**Mayberry Communities
 Ellicott, El Paso County, Colorado**

1 IN = 4,000 FT

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MAY 2023

FIGURE 3



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Legend

- Mayberry Communities Project Site
- Prebles Meadow Jumping Mouse Overall Range

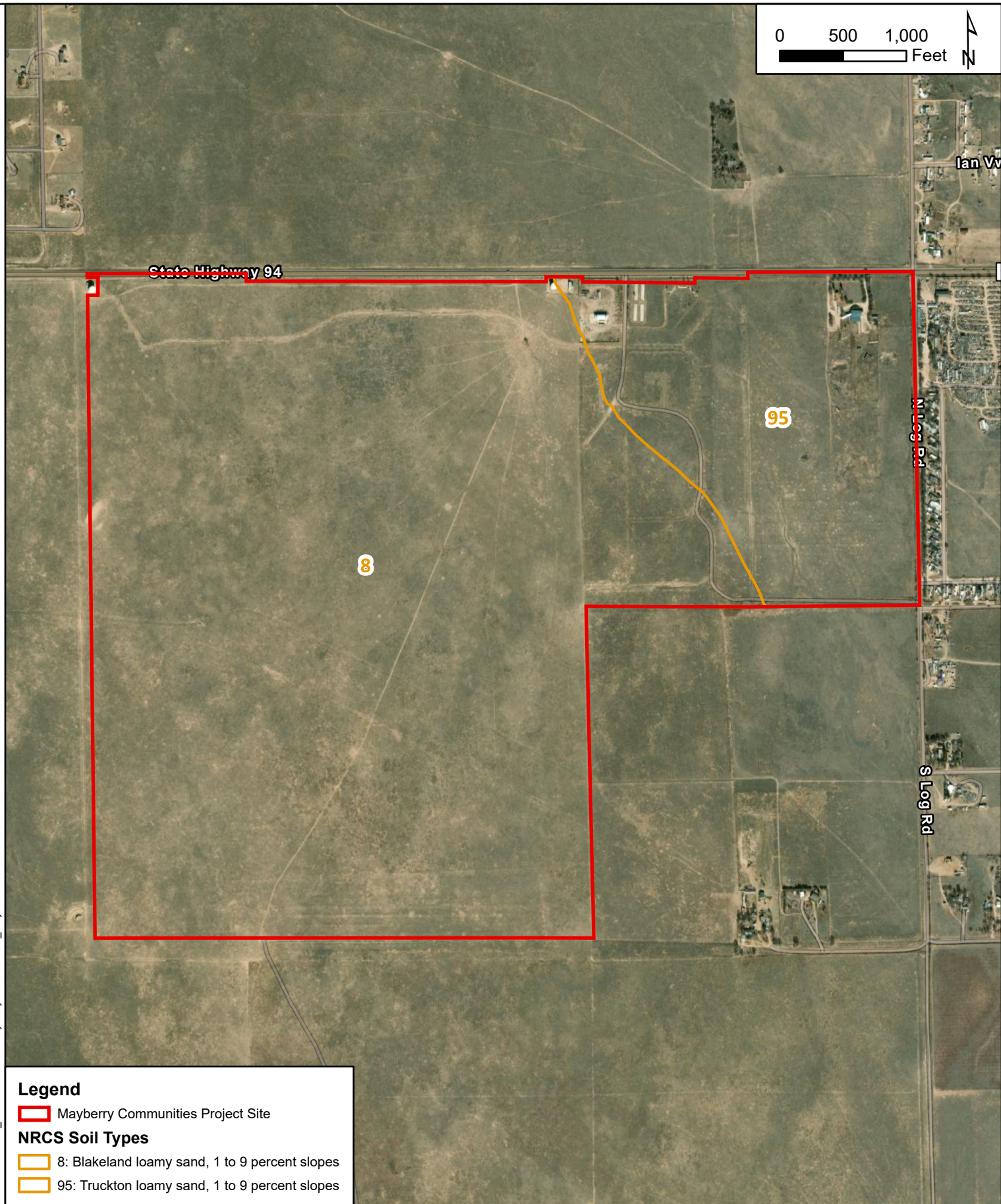
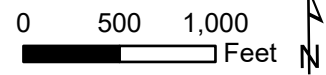
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CPW Species Activity Mapping (SAM) Data Map

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1 IN = 4,000 FT	PROJECT NUMBER: 196582005	MAY 2023	FIGURE 4
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Legend

Mayberry Communities Project Site

NRCS Soil Types

8: Blakeland loamy sand, 1 to 9 percent slopes

95: Truckton loamy sand, 1 to 9 percent slopes

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NRCS Soils Map

**Mayberry Communities
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1 IN = 1,000 FT	PROJECT NUMBER: 196582005	MAY 2023	FIGURE 5
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Project Site Photos

**Mayberry Communities
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1 IN = 4,000 FT

PROJECT NUMBER: 196582005

MAY 2023

FIGURE 6