SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners

FROM: Planning & Community Development

DATE: 11/12/2026

RE: PUDSP251; Mayberry Phase 2

Project Description

A request by Mayberry Communities, LLC, for approval of a Map Amendment (Rezoning) of 18.70 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 92 single-family attached lots, 6 single-family detached lots, 1 clubhouse lot, for a total of 99 lots, 8 tracts, including 5.99 acres of open space provisions and 2.33 acres of land dedicated for public right-of-way. The property is located at the southeast corner of the intersection of State Highway 94 and Mayberry Drive.

Notation

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

Bailey moved / Byers seconded for Approval of the PUD Development Plan and Preliminary Plan utilizing the resolution attached to the staff report, that this item be forwarded to the Board of County

Commissioners for their consideration. The motion for Approval was denied (3-4), resulting in a recommendation of Disapproval. The item was heard as a regular agenda item.

Discussion

Discussion was primarily focused on the Ellicott Fire Protection District's (EFPD) outstanding comments. Planning Commission members who voted to recommend denial cited a lack of information regarding EFPD concerns as the primary reason for their votes that led to the prevailing recommendation.

A concern was raised at the Planning Commission hearing regarding EFPD's service capacity. During the review process, Staff sent six review referrals to EFPD and received four responses; however, EFPD has not indicated at any stage during the review that they have concerns regarding their ability to provide fire protection service to the proposed development. Below is Staff's analysis of the outstanding EFPD comments.

Analysis

The following comments were received by EFPD on July 7, 2026. EFPD comments are provided in *italics* with Staff's analysis provided in **bold**.

The fire protection report does not calculate the required water supply according to the El Paso County Land Development Code of 300 gallons and acre and 3,000 gallons a dwelling unit. This is the responsibility of El Paso County Planning to apply.

This comment likely refers to Section 6.3.3.C.1.d of the Land Development Code, which is exclusive to areas without central water systems. As Mayberry is proposed to be served by a central water provider, Staff does not believe this Section applies to this request.

The adopted fire code requires a minimum of 1,500 gallons per minute with hydrants spaced no more than 500 feet apart based on the size and construction type of the structure built. The size and type of structure is not addressed in the fire protection report so it is impossible to say if the purposed design is adequate.

This comment does not refer to a specific Land Development Code Section. Section 6.3.3.C.1.c states: *Fire Hydrant Spacing. Fire hydrants shall be located so that all residential structures are within 500 feet and all nonresidential structures are within 150 feet of a hydrant*. The applicant has addressed this concern in their Fire Protection Report, which adequately explains how the provision of hydrants is

consistent with Section 6.3.3.C.1.c of the Land Development Code. Proposed building footprints and hydrant locations are included in the PUD plan set. The applicant has also updated their plan set and Fire Protection Report to provide additional information related to this concern.

No ground truthing has taken place on the site and nothing submitted to the State of Colorado Division of Fire Prevention and Control so the hazard level per the Colorado Wildfire Resiliency Code cannot be changed and all structures in the Moderate must meet the Class 2 structure hardening.

The initial application date of October 1, 2025, predates the BoCC's adoption of the WRC on June 3, 2026 and the EFPD's adoption of the WRC on December 13, 2025. Therefore, it is Staff's stance that the WRC adoption cannot be applicable to this application. However, subsequent applications, such as Final Plats and Building Permits, are subject to the requirements of the WRC.

The side set backs do not meet the minimum of the El Paso County Land Development Code and Ellicott Fire Protection District does not support any distance less than the minimum.

Staff is unsure which LDC regulation this refers to. Setbacks are established by the proposed PUD and, therefore, have not yet been set in place for this development.

In a meeting with Mayberry and Ellicott Fire Protection District, Mayberry's representatives stated that the exterior of structures less than 10 feet apart would be provided with 1 - hour fire rated exterior walls. It appears that the one hour walls have not been included in the PUD nor have the hardened structure requirements of the Colorado Wildfire Resiliency Code. It is the responsibility of the applicant to provide a plan that meets all applicable codes and standards. Ellicott Fire Protection District does not support any deviation from the applicable and adopted codes and standards and encourages El Paso County Planning and Engineering to do the same.

Staff cannot identify any provisions of the Land Development Code that require specific building material details at the PUD / Preliminary Plan stage. Staff believes that this comment is appropriate at the Building Permit review stage.

The applicant has provided a document containing responses to the above EFPD comments. Staff has provided this document as an attachment to the Staff Report packet. Subsequent EFPD comments received have reiterated their comments from the July 7, 2026, review; however, EFPD has not identified whether the applicant's responses satisfy their concerns, nor have they provided specific Land Development Code citations or criteria that refute the applicant's responses. EFPD did not provide comments during the review

of the Mayberry Sketch Plan and had provided comments indicating no concerns with the previous Final Plat filings. Staff believes the proposed application adequately meets the Land Development Code criteria for consideration.

Attachments

1. Planning Commission Minutes from 10/15/2026
2. Signed Planning Commission Resolution
3. Planning Commission Staff Report
4. EFPD Comment Applicant Responses
5. Applicant Submitted Fire Protection Report
6. Draft BOCC Resolution

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, October 15th, 2026, El Paso County Planning and Community Development Department
2880 International Circle, Colorado Springs, Colorado – Second Floor Hearing Room

REGULAR HEARING at 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: Thomas Bailey, Jim Byers, Mae Emrick, Eric Moraes, Tim Trowbridge, Christopher Whitney, and Jason Wulf.

PC MEMBERS PRESENT AND NOT VOTING: Michael Brewer (Virtual).

PC MEMBERS ABSENT: Sarah Brittain Jack, Suzanne Casagrande, Bryce Schuettpelz, and Blaine Brew.

STAFF PRESENT: Meggan Herington, Erika Keech, Jen Uhler, Joe Letke, Ryan Howser, Kari Parsons, Kylie Bagley, Kurt Arnoldussen, Charlene Durham, Daniel Torres, Mindy Schulz, and Marcella Maes.

OTHERS PRESENT AND SPEAKING: Ren Trudel, Sean Murphy, Megan Becher, Randy Goodson, and Scott Souders.

1. REPORT ITEMS

Ms. Herrington informed the Planning Commission that Planning Manager Justin Kilgore had resigned from his position with El Paso County. The next PC Hearing is Thursday, November 5th, 2026, at 9:00 A.M.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

Mr. Ren Trudel, a resident of northern El Paso County, expressed opposition to the ongoing Buc-ee's development near I-25 and County Line Road. He raised concerns regarding potential traffic congestion, the scale of the proposed development, and impacts to the surrounding community. Mr. Trudel also

questioned the classification of the facility as a convenience store and requested that County staff carefully review the submitted development documents, particularly the soil reports and proposed grading and compaction activities.

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held on October 1st, 2026.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (7 - 0)

IN FAVOR: (7) Bailey, Byers, Emrick, Moraes, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

B. P2610 **UHLER**

MAP AMENDMENT (REZONING)

SIESTA GROVE REZONING RR-5 TO RR-2.5

A request by Quentin Dassonville for approval of a Map Amendment (Rezoning) of 35.08 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property to be rezoned is located at 15850 Siesta Grove and is approximately 1.63 miles southwest of the intersection of Black Forest Road and Hodgen Road. (Parcel No. 6100000292) (Commissioner District No. 1)

NO STAFF OR APPLICANT PRESENTATIONS OR DISCUSSION

PC ACTION: BAILEY MOVED / EMRICK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER P2610 FOR A MAP AMENDMENT (REZONING), SIESTA GROVE REZONING RR-5 TO RR-2.5, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7-0).

IN FAVOR: (7) Bailey, Byers, Emrick, Moraes, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

C. LDC264 **ARNOLDUSSEN**

LAND DEVELOPMENT CODE AMENDMENT

ENFORCEMENT PROCEDURES AND LEGAL REMEDIES AMENDMENT

A request by El Paso County Planning and Community Development to amend Chapter 1, Section 1.15 Definitions, and Chapter 11, Sections 11.1.4 Right to Inspect and 11.3 Zoning Violations, of the El Paso County Land Development Code pursuant to C.R.S. § 30-28-124 and C.R.S. § 30-28-124.5 The purpose of this amendment is to update the requirements for enforcement procedures and legal remedies pursuant to HB 26-1239 and comply with State of Colorado requirements.

NO STAFF OR APPLICANT PRESENTATIONS OR DISCUSSION

PC ACTION: MORAES MOVED / BAILEY SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER LDC264 FOR A LAND DEVELOPMENT CODE AMENDMENT, ENFORCEMENT PROCEDURES AND LEGAL REMEDIES AMENDMENT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7 - 0).

IN FAVOR: (7) Bailey, Byers, Emrick, Moraes, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

D. CR261 **LETKE**

MAP AMENDMENT (REZONING)

THE MARKETS AT BENT GRASS REZONE (I-2 TO CR)

A request by Cythia DeYoung and Lena Gail Case for approval of a Map Amendment (Rezoning) of a 17.17-acre property from the I-2 (Industrial) to the CR (Commercial Regional) zoning district. The property is located along Woodmen Frontage Road and Bent Grass Meadows Drive and 0.64-miles west of the intersection of Woodmen Road and Meridian Road. (Parcel Nos. 5301000016) (Commissioner District No. 2)

PC ACTION: THIS ITEM WAS PULLED TO BE HEARD AS A CALLED-UP CONSENT ITEM PER REQUEST BY PLANNING COMMISSIONER BYERS.

E. SP262 **LETKE**

PRELIMINARY PLAN

THE MARKETS AT BENT GRASS - PRELIMINARY PLAN

A request by Cythia DeYoung and Lena Gail Case for approval of a 53.91-acre Preliminary Plan creating 14 commercial lots. The properties are located along Woodmen Frontage Road and Bent Grass Meadows Drive and 0.64-miles west of the intersection of Woodmen Road and Meridian Road. (Parcel Nos. 5301000016, 5301000017, & 5301002007) (Commissioner District No. 2)

PC ACTION: THIS ITEM WAS PULLED TO BE HEARD AS A CALLED-UP CONSENT ITEM PER REQUEST BY PLANNING COMMISSIONER BYERS.

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4. CALLED-UP CONSENT ITEMS:

3D. CR261 **LETKE**

MAP AMENDMENT (REZONING)

THE MARKETS AT BENT GRASS REZONE (I-2 TO CR)

A request by Cythia DeYoung and Lena Gail Case for approval of a Map Amendment (Rezoning) of a 17.17-acre property from the I-2 (Industrial) to the CR (Commercial Regional) zoning district. The property is located along Woodmen Frontage Road and Bent Grass Meadows Drive and 0.64-miles west of the intersection of Woodmen Road and Meridian Road. (Parcel Nos. 5301000016) (Commissioner District No. 2)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: Mr. Trowbridge asked whether any outstanding easement or right-of-way issues would affect the project. **Ms. Charlene Durham,** Principal Engineer, explained that the necessary easements and right-of-way requirements would be finalized during the final plat process. **Mr. Trowbridge** also asked about the status of the FEMA floodplain map revision and whether its approval would be required prior to final plat approval. **Ms. Durham** clarified that the map revision is a separate process and would not delay final plat approval, as the anticipated floodplain changes had already been accounted for in the project design.

Mr. Byers asked for clarification regarding the proposed traffic modifications at Golden Sage Road and Woodman Road. **Mr. Sean Murphy,** with Evergreen Dev Co, Inc., explained that the existing signal at

Golden Sage Road would remain but would be modified to a continuous green T-intersection, allowing westbound Woodman Road traffic to proceed without stopping. He stated that certain turning movements would be redirected to the proposed signal at Switchgrass Drive, with the final configurations to be determined during construction drawing review in coordination with the County and City of Colorado Springs.

Mr. Byers also asked about the removal of a portion of Woodman Frontage Road and whether the associated right-of-way would be vacated. **Mr. Murphy** clarified that the right-of-way would remain under County ownership and would be repurposed for drainage conveyance.

Ms. Emrick asked how residents of the surrounding neighborhoods would access Meridian Road following the proposed roadway modifications. **Mr. Murphy** explained that residents would continue to have multiple access options utilizing the existing frontage road connections or the proposed roundabout and signalized intersection improvements.

Ms. Emrick also asked whether speed limits along Bentgrass Meadows Drive or Woodman Frontage Road would change. **Mr. Murphy** stated that the speed limit would be reduced to 25 mph along portions of Bentgrass Meadows Drive adjacent to the proposed roundabout.

Mr. Wulf asked whether the proposed improvements to Woodman Road would be completed prior to or concurrently with the development. **Mr. Murphy** explained that the new signal at Switchgrass Drive and modifications to Golden Sage Road are intended to be constructed in a single phase concurrent with the development, as identified in the Traffic Impact Study.

NO PUBLIC COMMENTS OR APPLICANT REBUTTAL

PC ACTION: WULF MOVED / MORAES SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3D, FILE NUMBER CR261 FOR A MAP AMENDMENT (REZONING), THE MARKETS AT BENT GRASS REZONE (I-2 TO CR), UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7 - 0).

IN FAVOR: (7) Bailey, Byers, Emrick, Moraes, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

3E. SP262 **LETKE**

PRELIMINARY PLAN

THE MARKETS AT BENT GRASS - PRELIMINARY PLAN

A request by Cythia DeYoung and Lena Gail Case for approval of a 53.91-acre Preliminary Plan creating 14 commercial lots. The properties are located along Woodmen Frontage Road and Bent Grass Meadows Drive and 0.64-miles west of the intersection of Woodmen Road and Meridian Road. (Parcel Nos. 5301000016, 5301000017, & 5301002007) (Commissioner District No. 2)

STAFF & APPLICANT PRESENTATIONS AND DISCUSSION IN COMBINATION WITH ITEM 3D CR261

PC ACTION: BAILEY MOVED / BYER SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3E, FILE NUMBER SP262 FOR A PRELIMINARY PLAN, THE MARKETS AT BENT GRASS - PRELIMINARY PLAN, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FOUR (4) CONDITIONS, THREE (3) NOTATIONS, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7 - 0).

IN FAVOR: (7) Bailey, Byers, Emrick, Moraes, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

5. REGULAR ITEMS

A. ID261 **PARSONS**

SPECIAL DISTRICT SERVICE PLAN

BENT GRASS COMMERCIAL METROPOLITAN DISTRICT

A request from McGeady Becher Cortese Williams, P.C., for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for Bent Grass Commercial Metropolitan District. The District is approximately 54 acres and is located at the northeast corner of the intersection of Bent Grass Meadows Drive and Woodmen Frontage Road. The 17.17-acre portion included within the request is zoned I-2 (Industrial) and is anticipated to be rezoned to CR (Commercial Regional), and 36.76 acres is within the CR (Commercial Regional) zone district. The service plan includes the following: a maximum debt authorization of $33,000,000.00, a debt service mill levy of 45 mills for commercial,

and an operations and maintenance mill levy of 15 mills, for a total maximum combined mill levy of 60 mills.

The statutory purposes of the district include the provision of the following:

1) design, construction, and maintenance of water systems including fire hydrants;
2) design, construction, and maintenance of sanitation systems;
3) street improvements, transportation, safety protection;
4) design, construction, and maintenance of drainage facilities;
5) design, land acquisition, construction, and maintenance of recreation facilities;
6) mosquito control;
7) covenant enforcement;
8) security services; and
9) solid waste disposal.

Parcel Nos. 5301000016, 5301000017, and 5301002007

(Commissioner District No. 2)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: Mr. Moraes, Mr. Whitney, and Mr. Bailey asked for clarification regarding the proposed commercial metropolitan district and its relationship to the existing Bentgrass Metropolitan District. **Ms. Parsons** explained that the proposed commercial district would operate independently from the existing district, with a special exclusion agreement preventing the existing district from issuing new debt obligations against the affected property. However, the property would remain responsible for its share of the existing district's debt obligations until those obligations are satisfied. **Ms. Parsons** further clarified that the proposed commercial district would have its own mill levy limitations consistent with the County's service plan policies. She explained that the overlapping financial obligations could result in a higher combined mill levy until the existing debt is paid. Additional discussion addressed the proposed district boundaries and a potential future inclusion area. **Ms. Parsons** explained that the additional inclusion area was identified to accommodate possible future commercial development or

redevelopment without requiring the creation of another metropolitan district, consistent with County policies intended to limit the proliferation of special districts.

Mr. Moraes asked about the proposed district's ability to repay its debt, noting that a significant portion of the projected revenue appeared to depend on a single commercial tenant. **Mr. Murphy** explained that the district's bonding capacity would be based on independently evaluated revenue projections and would be reduced if anticipated development or sales revenues did not materialize. He further explained that if revenues declined after bonds were issued, the district may need to consider options such as restructuring or refinancing its debt. **Mr. Moraes** also asked about the fixed annual payment of $20,000 over 30 years and whether inflation had been considered. **Mr. Murphy** explained that the amount was negotiated with the existing metropolitan district to address anticipated operation and maintenance costs following the exclusion. He stated that a fixed payment was selected to provide financial predictability for both districts over the 30-year period.

Ms. Emrick asked for clarification regarding the proposed funding allocation for parks and whether those funds would be used for future trail improvements. **Mr. Murphy** explained that the parks category includes various eligible public improvements, such as open space, landscaping, and water quality facilities, rather than exclusively traditional park facilities. He further clarified that while the proposed district would have the ability to contribute toward future trail improvements, those costs are not currently included in the proposed financial plan.

NO PUBLIC COMMENTS OR APPLICANT REBUTTAL

PC ACTION: MORAES MOVED / WULF SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER ID261 FOR A SPECIAL DISTRICT SERVICE PLAN, BENT GRASS COMMERCIAL METROPOLITAN DISTRICT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS AND ONE (1) NOTATION, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7 - 0).

IN FAVOR: (7) Bailey, Byers, Emrick, Moraes, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

B. PUDSP251 **HOWSER**

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN

MAYBERRY PHASE 2

A request by Mayberry Communities, LLC, for approval of a Map Amendment (Rezoning) of 18.70 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 92 single-family attached lots, 6 single-family detached lots, 1 clubhouse lot, for a total of 99 lots, 8 tracts, including 5.99 acres of open space provisions and 2.33 acres of land dedicated for public right-of-way. The property is located at the southeast corner of the intersection of State Highway 94 and Mayberry Drive. (Parcel Nos. 3400000472, 3400000473, 3414201024, 3414205001, and 3414206001) (Commissioner District No. 4)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: Mr. Bailey asked for clarification regarding the additional condition of approval included in the resolution. **Mr. Howser** confirmed that an updated resolution containing the additional condition had been provided to the Planning Commission.

Mr. Trowbridge asked whether a traffic signal would be installed at Highway 94 and whether the developer would be required to contribute funding toward the improvement. **Ms. Durham** explained that a traffic signal was not currently warranted and that any future installation would be subject to CDOT's schedule. She stated that she was unaware of any existing funding arrangements and deferred further clarification to the applicant.

Mr. Moraes asked whether the outstanding disagreement between staff and the applicant regarding permitted encroachments into side yard setbacks had been resolved. **Mr. Howser** explained that the issue remained under review and was addressed through Condition of Approval No. 7, requiring all outstanding staff comments to be resolved prior to final approval and recording of the plan. He clarified that staff's primary concern was ensuring adequate stormwater drainage between structures, particularly given the narrow side yard setbacks. Mr. Howser stated that the proposed resolution would restrict encroachments into side yard setbacks while allowing certain encroachments within front and rear setbacks.

Mr. Moraes asked whether the outstanding concerns from the Ellicott Fire Department were limited to wildfire mitigation or included additional fire protection requirements. **Mr. Randy Goodson,** President

of Mayberry Communities, explained that the applicant had experienced difficulties obtaining consistent responses from the Fire Department throughout the review process, despite submitting responses to previous comments. **Mr. Moraes** asked whether qualified fire protection professionals had participated in preparing the applicant's responses. **Mr. Scott Souders,** Director of Development with Mayberry Communities, confirmed that fire protection consultants had been involved and explained that the applicant believed the proposed development complied with applicable fire and building code requirements. **Mr. Moraes** expressed concern regarding the Fire Department's operational capacity to serve the proposed development, noting that compliance with adopted codes does not necessarily establish the availability of adequate emergency response resources. **Mr. Souders** acknowledged the concern and suggested that broader coordination among the Fire Department, County officials, and area developers may be necessary to address long-term service capabilities. **Mr. Goodson** further noted that the development would contribute additional tax revenue to the Fire Department and referenced existing fire protection facilities serving the area.

Mr. Moraes asked for clarification regarding the water supply available for fire protection. **Mr. Goodson** explained that Ellicott Utilities Company has an agreement with Cherokee for 200,000 gallons of storage capacity in an existing tank at Mayberry, of which 180,000 gallons is designated for fire flow.

Mr. Moraes also asked whether the applicant intended to pursue a modification to the required setbacks adjacent to open space. **Mr. Goodson** confirmed that the modification was still being requested to accommodate the proposed pedestrian-oriented design and direct trail access from the homes.

Mr. Trowbridge asked about the proposed residential density in relation to the overall Mayberry Sketch Plan and expressed concerns regarding the proximity of structures and potential impacts to fire safety and drainage. **Mr. Goodson** explained that while the proposed development falls within the highest density category identified in the Sketch Plan, it would not have the highest number of dwelling units per acre compared to other planned residential areas.

Ms. Emrick asked whether fire sprinklers had been considered for the proposed residential units, expressing concerns regarding the proximity of structures and accessibility for emergency vehicles**. Mr. Goodson** explained that the proposed roadways, fire hydrant locations, and building configurations were designed to meet applicable fire code requirements, including emergency vehicle access.

Mr. Wulf asked for clarification regarding staff's assessment of the outstanding fire protection concerns, given the lack of support from the Ellicott Fire District. **Ms. Herrington** explained that staff could not determine the extent of any outstanding issues due to unsuccessful attempts to coordinate with the Fire District. She noted that a qualified third-party fire consultant had reviewed the project for compliance with the adopted International Fire Code. Ms. Herrington further clarified that the Fire District would have an additional opportunity to review and sign off on individual building permits through the Pikes Peak Regional Building Department.

NO PUBLIC COMMENT OR APPLICANT REBUTTAL

PLANNING COMMISSION DISCUSSION: Mr. Moraes expressed concerns regarding the proposed development's compliance with approval criteria related to the capacity of public facilities, particularly fire protection services. He acknowledged the applicant's efforts to meet applicable code requirements but questioned whether the Ellicott Fire District had the operational capacity to adequately serve future residents, given its lack of participation in the review process. Mr. Moraes also noted concerns regarding the justification for certain requested modifications and waivers but emphasized that the unresolved fire protection concerns were his primary hesitation in recommending approval to the Board of County Commissioners.

Mr. Bailey stated that he supported the motion to recommend approval to the Board of County Commissioners. He expressed concern that allowing a public agency's lack of response or participation in the review process to prevent a project from moving forward could establish a problematic precedent. He emphasized that property owners and developers should not be penalized when no specific deficiencies or inability to provide services have been established.

PC ACTION: BAILEY MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5B, FILE NUMBER PUDSP251 FOR A PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN, MAYBERRY PHASE 2, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH EIGHT (8) CONDITIONS, FIVE (5) NOTATIONS, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL FAILED (3 - 4).

IN FAVOR: (3) Bailey, Byers, and Trowbridge.

IN OPPOSITION: (4) Emrick, Moraes, Whitney, and Wulf.

6. NON-ACTION ITEMS

None.

MEETING ADJOURNED at 12:15 P.M.

Minutes Prepared By: Marcella Maes & Jessica Merriam

MAP AMENDMENT (REZONING) TO PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN (RECOMMEND APPROVAL)

Bailey moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. PUDSP251
MAYBERRY PHASE 2

WHEREAS, Mayberry Communities, LLC did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) with a Preliminary Plan proposing 92 single-family attached lots, 6 single-family detached lots, and 1 clubhouse lot, for a total of 99 lots, and 8 tracts, including 5.99 acres of open space provisions and 2.33 acres of land dedicated for public right-of-way; and

WHEREAS, a public hearing was held by this Commission on October 15, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, this Commission further finds that the request meets the criteria for approval outlined in Section 4.2.6.D of the Land Development Code (as amended), as follows:

1. The proposed PUD district zoning advances the stated purposes set forth in Chapter 4 of the Code;

2. The application is in general conformity with the Master Plan;

3. The proposed development is in compliance with the requirements of the Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

4. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;

5. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use-to-use relationships;

6. The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;

7. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;

8. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;

9. The proposed development will not overburden the capacities of existing or planned roads, utilities, and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;

10. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;

11. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;

12. Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and

13. The owner has authorized the application.

WHEREAS, the applicants have requested the proposed PUD be reviewed and considered as a Preliminary Plan; this Commission therefore further finds that the request meets the criteria of approval outlined in Section 7.2.1.D.2.e of the Land Development Code (as amended), as follows:

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

2. The Subdivision is consistent with the purposes of the Code;

3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;

4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code;

5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of the Code;

6. All areas of the proposed Subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed Subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];
7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;

8. The location and design of the public improvements proposed in connection with the Subdivision are adequate to serve the needs and mitigate the effects of the development;

9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;

10. The proposed Subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the Subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed Subdivision so the proposed Subdivision will not negatively impact the levels of service of County services and facilities;

11. Necessary services, including police and protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;

12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;

13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and

WHEREAS, a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code;

WHEREAS, the Planning Commission also finds that the proposed PUD Modification(s) from the Code meet(s) the criteria for a PUD Modification outlined in Section 4.2.6.F.2.h of the Land Development Code and as depicted on the PUD Development Plan.

NOW, THEREFORE, BE IT RESOLVED, that the El Paso County Planning Commission recommends that the petition of Mayberry Communities, LLC for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the PUD (Planned Unit Development) zoning district to the PUD (Planned Unit Development) zoning district with a Preliminary Plan proposing 92 single-family attached lots, 6 single-family detached lots, and 1 clubhouse lot, for a total of 99 lots, and 8 tracts, including 5.99 acres of open space provisions and 2.33 acres of land dedicated for public right-of-way meets the

criteria for approval outlined in Sections 4.2.6.D and 7.2.1.D.2.e of the Land Development Code and be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD Development Plan. Minor changes in the PUD Development Plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD Development Plan amendment application.

2. Approved land uses are those defined in the PUD Development Plan.

3. All owners of record must sign the PUD Development Plan.

4. The PUD Development Plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any Final Plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD Development Plan.

5. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.

6. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 8/12/2026, as provided by the County Attorney's Office.

7. All outstanding El Paso County Staff comments shall be addressed prior to recordation of the PUD Development Plan.

8. Applicant shall update the Proposed PUD Modification Table on Page 2 of the PUD Development Plan to include all requested PUD Modifications prior to the scheduled Board of County Commissioners hearing.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.

2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

4. Preliminary Plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.

5. Approval of the Preliminary Plan will expire after two (2) years unless a Final Plat has been approved and recorded or a time extension has been granted.

BE IT FURTHER RESOLVED that the Planning Commission recommends approval of the Planned Unit Development (PUD) as a Preliminary Plan of the Mayberry Phase 2 Subdivision.

BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein shall be forwarded to the El Paso County Board of County Commissioners for its consideration.

Byers seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	(aye) / no / non-voting / recused / absent
Blaine Brew	aye / no / non-voting / recused / (absent)
Michael Brewer	aye / no / (non-voting) / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / (absent)
Jim Byers	(aye) / no / non-voting / recused / absent
Suzanne Casagrande	aye / no / non-voting / recused / (absent)
Mae Emrick	aye / (no) / non-voting / recused / absent
Eric Moraes	aye / (no) / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / (absent)
Tim Trowbridge	(aye) / no / non-voting / recused / absent
Christopher Whitney	aye / (no) / non-voting / recused / absent
Jason Wulf	aye / (no) / non-voting / recused / absent

The Resolution to adopt failed by a vote of 3 to 4 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 15th day of October, 2026, at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: Timothy L. Trowbridge
Chair

EXHIBIT A

MAYBERRY, PUD 2 LEGAL DESCRIPTION

An assembly of contiguous parcels and Right-of-Ways herein described for the purpose of a Planned Unit Development and Preliminary Plan, being all of Tracts A, K and O, MAYBERRY, COLORADO SPRINGS FILING NO. 1, a subdivision of land in the Northwest Quarter of Section 14 and the Northeast Quarter of Section 15, Township 14 South, Range 63 West of the 6th Principal Meridian, El Paso County, Colorado, the plat of said subdivision recorded December 23, 2020 as Reception Number 220714655 in the Office of the Clerk and Recorder of El Paso County, Colorado;

AND

Unplatted land in said Northwest and Northeast Quarters, lying between and adjoining the West line of said Tract O and the easterly line of Tract N, said MAYBERRY, COLORADO SPRINGS FILING NO. 1, also lying North of that easterly/westerly segment of the easterly line of said Tract N that intersects the East line of said Northeast 1/4 of said Section 15 and extended easterly to the Southeast corner of the Right-of-Way of Positive Place (formerly known as Mayberry Drive) established by said plat;

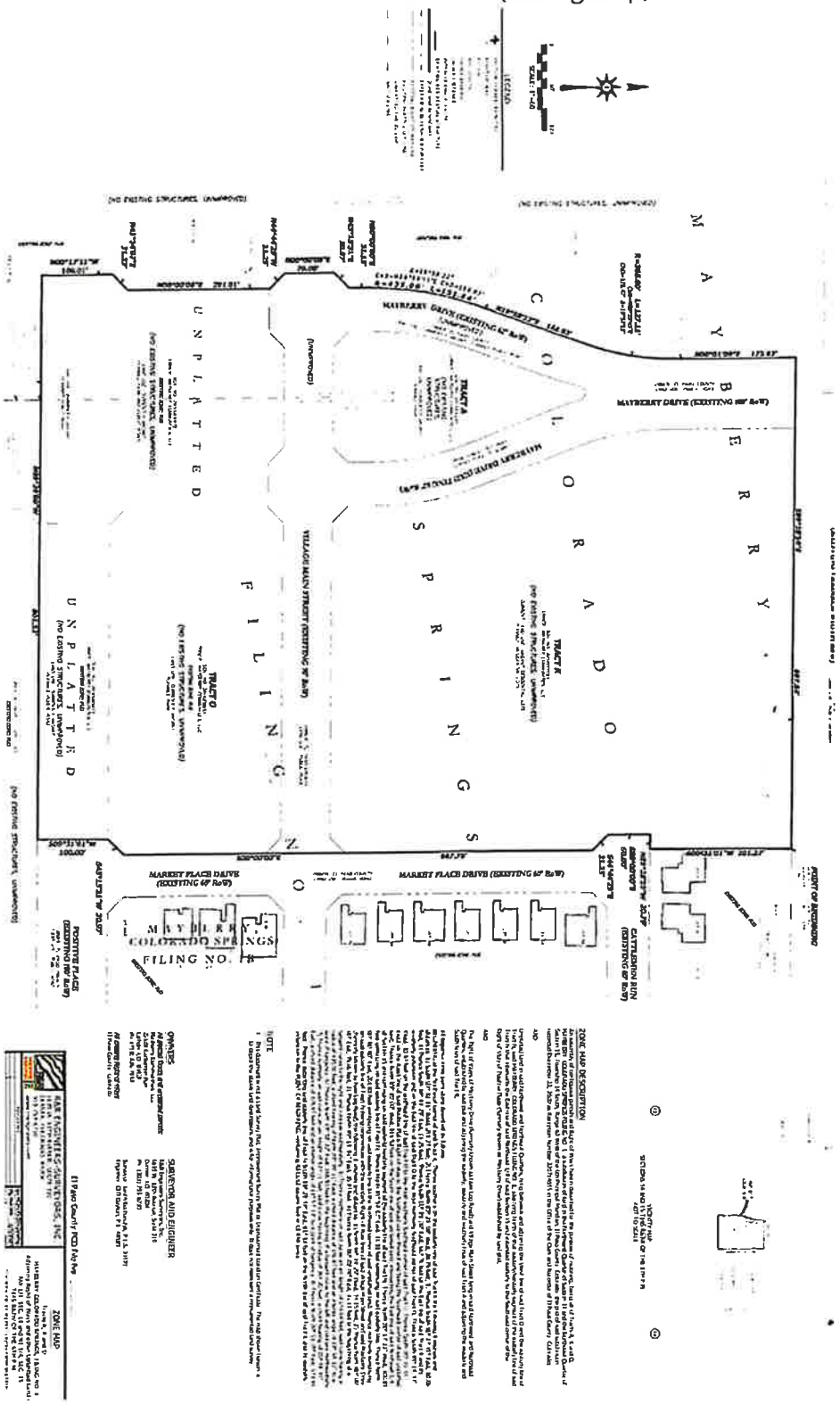
AND

The Right-of-Ways of Mayberry Drive (formerly known as New Log Road) and Village Main Street lying in said Northwest and Northeast Quarters, established by said plat and adjoining the easterly, westerly and southerly lines of said Tract A and adjoining the westerly and South lines of said Tract K;

All together more particularly described as follows:
BEGINNING at the Northeast corner of said Tract K, Thence southerly on the easterly line of said Tract K the following 4 courses and distances: 1) South 00° 31' 01" West, 201.27 feet; 2) Thence North 89° 28' 59" West, 20.79 feet; 3) Thence South 00° 00' 00" East, 60.00 feet; 4) Thence South 44° 44' 29" East, 21.25 feet; Thence South 00° 00' 00" East, 667.76 feet on the East line of said Tract K and its southerly extension and on the East line of said Tract O to the most northerly Southeast corner of said Tract O; Thence South 45° 15' 31" West, 30.97 feet on the southeast line of said Tract O to the most southerly Southeast corner of said Tract O; Thence South 00° 31' 01" West on the West line of said Positive Place Right-of-Way to the Southeast corner thereof and being the Southeast corner of said unplatted land; Thence North 89° 20' 00" West, 801.52 feet on the South line of said unplatted land, intersecting the East line of said Northeast 1/4 of Section 15 and continuing on said easterly/westerly segment of the easterly line of said Tract N; Thence North 00° 17' 11" West, 100.01 feet continuing on said easterly line of Tract N; Thence North 45° 54' 07" East, 31.33 feet continuing on said easterly line; Thence North 00° 00' 00" East, 201.01 feet continuing on said easterly line to the Northwest corner of said unplatted land; Thence northerly continuing on said easterly line of Tract N being coterminous with the westerly Right-of-Way lines of said Village Main Street and said Mayberry Drive (formerly known as New Log Road) the following 8

courses and distances: 1) North 44° 44' 29" West, 31.25 feet; 2) Thence North 00° 00' 00" East, 70.00 feet; 3) Thence North 45° 15' 31" East, 30.97 feet; 4) Thence North 00° 00' 00" East, 31.13 feet to the beginning of a tangent curve to the right and concave southeasterly; 5) Thence northerly on said curve an arc length of 151.64 feet, said curve having a radius of 435.00 feet, a chord bearing of North 09° 59' 11" East, a chord distance of 150.87 feet and an interior angle of 19° 58' 22" to a point of tangency; 6) Thence North 19° 58' 22" East, 166.93 feet to the beginning of a tangent curve to the left and concave northwesterly; 7) Thence northerly on said curve an arc length of 127.11 feet, said curve having a radius of 365.00 feet, a chord bearing of 09° 59' 45" East, a chord distance of 126.47 feet and an interior angle of 19° 57' 13" to a point of tangency; 8) Thence North 00° 01' 09" East, 173.93 feet; Thence departing said easterly line of Tract N South 89° 28' 59" East, 697.84 feet on the North line of said Tract K and its westerly extension to the POINT OF BEGINNING, containing 821,002 square feet or 18.848 acres.

EXHIBIT B
(zoning map)



PUDSP251

TO: **El Paso County Planning Commission**

Timothy L. Trowbridge, Chair

FROM: **Ryan Howser, AICP, Principal Planner**

Charlene Durham, PE, Principal Engineer

RE: **Project File Number: PUDSP251**

Project Name: Mayberry Phase 2

Parcel Numbers: 3400000472, 3400000473, 3414201024, 3414205001, and 3414206001

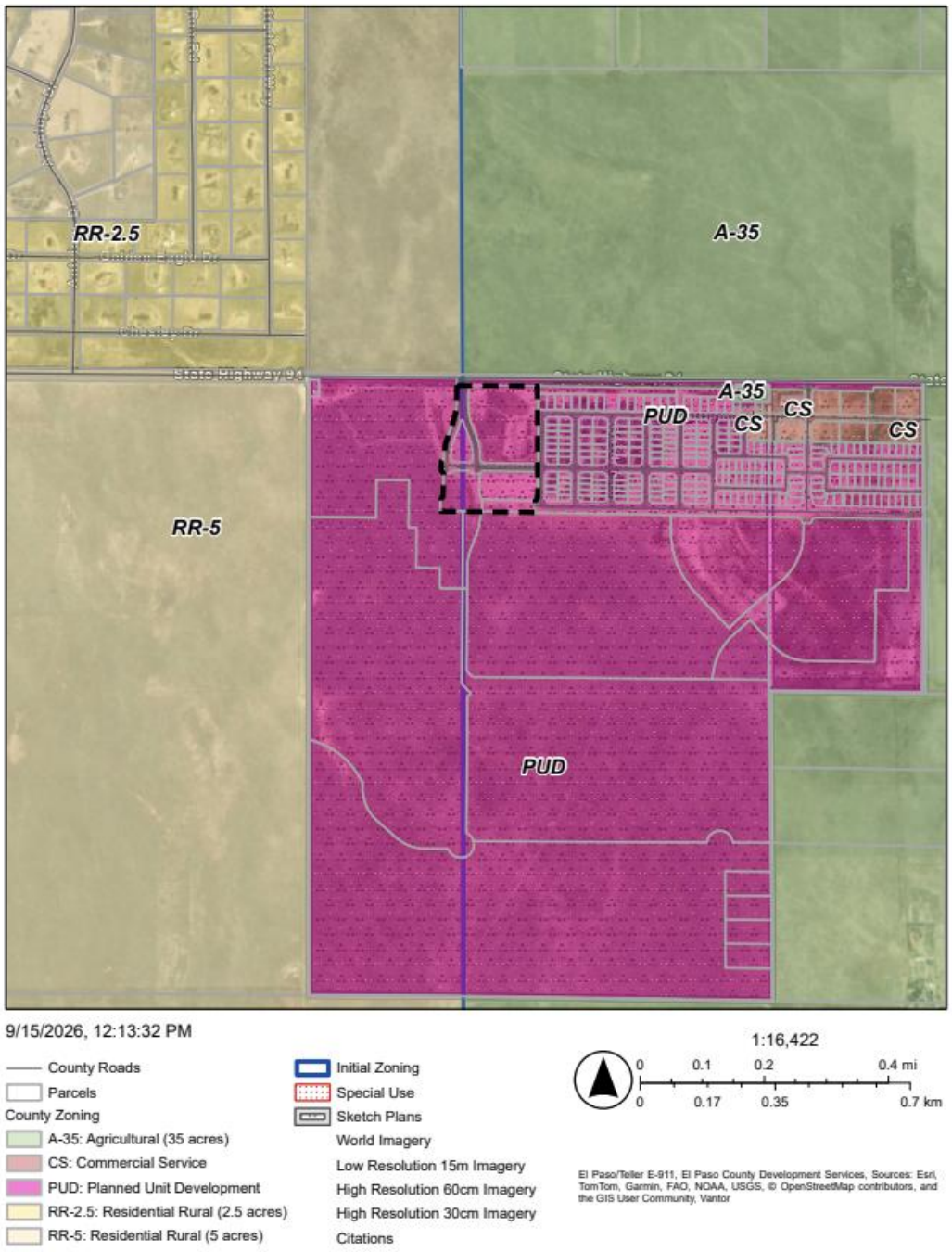
Commissioner District: 4

OWNER:	**REPRESENTATIVE:**
Mayberry Communities, LLC 22108 Cattlemen Run Calhan, CO, 80808	LJA 1765 West 121st Avenue, Suite 300 Westminster, CO, 80234
Planning Commission Hearing Date:	**10/15/2026**
Board of County Commissioners Hearing Date:	**11/12/2026**

EXECUTIVE SUMMARY

A request by Mayberry Communities, LLC, for approval of a Map Amendment (Rezoning) of 18.70 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 92 single-family attached lots, 6 single-family detached lots, and 1 clubhouse lot, for a total of 99 lots, and 8 tracts, including 5.99 acres of open space provisions and 2.33 acres of land dedicated for public right-of-way. The property is located at the southeast corner of the intersection of State Highway 94 and Mayberry Drive.

Zoning Map



A. AUTHORIZATION TO SIGN:

PUD Development Plan and Preliminary Plan, with a finding of sufficiency for water quality, quantity, and dependability, authorizing the Planning and Community Development Department Director to administratively approve all subsequent Final Plat(s) consistent with the Preliminary Plan as well as any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

In approving a PUD Development Plan and zoning district, the BoCC shall find that the request meets the criteria for approval outlined in Section 4.2.6 of the El Paso County Land Development Code (as amended):

- *The proposed PUD district zoning advances the stated purposes set forth in this section.*
- *The application is in general conformity with the Master Plan;*
- *The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;*
- *The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;*
- *The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;*
- *The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;*
- *Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;*
- *Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;*

- *The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;*
- *The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;*
- *The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;*
- *Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and*
- *The owner has authorized the application.*

The applicant has requested the proposed PUD also be reviewed and considered as a Preliminary Plan. In approving a Preliminary Plan, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.2 of the El Paso County Land Development Code (as amended):

- *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;*
- *The subdivision is consistent with the purposes of this Code;*
- *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;*
- *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;*
- *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;*

- *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];*
- *Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;*
- *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;*
- *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*
- *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;*
- *Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;*
- *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and*
- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.*

C. BACKGROUND

Mayberry (formerly known as Ellicott Town Center) is a proposed urban-density subdivision designed to create a functional and pedestrian-friendly development in the Ellicott community. The project is intended to serve as a community center in support of the goals and visions for the future of Ellicott as envisioned in the Your El Paso Master Plan (2021). A full history of the project and active entitlements follows.

The property was zoned A-35 (Agricultural) on March 24, 1999, when zoning was first initiated for this portion of El Paso County (Resolution No. 99-101). The property was rezoned from A-35 to PUD (Planned Unit Development) as part of the Viewpoint Village Subdivision PUD Development Plan (PCD File No. PUD01003) on March 14, 2002 (Resolution No. 02-97), and was then subsequently rezoned from the Viewpoint Village PUD to the Ellicott Town Center PUD (PCD File No. PUD05021) on May 11, 2006 (Resolution No. 06-161).

The Mayberry Communities Sketch Plan was approved by the BoCC on May 8, 2025, as a way to update previous entitlements to reflect current development trends and to create a unified development proposal for the overall Mayberry community (PCD File No. SKP236, BoCC Resolution No. 25-136).

The Mayberry, Colorado Springs Filing No. 1 Final Plat was approved on December 23, 2020 (Plat No. 14655). The Mayberry, Colorado Springs Filing No. 2 Final Plat was approved on December 22, 2020 (Plat No. 14698). The Mayberry Phase 1 combined Preliminary Plan and PUD Development Plan was approved by the BoCC on April 5, 2022; this Plan implemented the site-specific PUD zoning for the Mayberry, Colorado Springs Filing No. 3 Final Plat, which was approved on November 14, 2023 (Plat No. 15221).

If the current proposal for site-specific PUD and Preliminary Plan area is approved, the applicant will be required to submit a Final Plat to implement the development within the Preliminary Plan area.

D. LAND DEVELOPMENT CODE AND ZONING ANALYSIS:

The PUD application meets the purpose of zoning and criteria of approval, in Chapter 4, and of the Land Development Code. The Preliminary Plan application meets the Preliminary Plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the Code. The applicant will be required to comply with the standards for Subdivision in Chapter 8 of the Code with subsequent Final Plat applications.

The PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The PUD Development Plan is consistent with the proposed PUD development guidelines and with the submittal and processing requirements of the Land Development Code.

The proposed PUD Development Plan and Preliminary Plan consists of 98 single-family lots with a gross density of 11.79 dwellings per acre. Mayberry Phase 1, located adjacent to the east of the subject property, has a residential density of approximately 6.28 dwellings per acre. The remaining surrounding properties to the north are primarily rural or undeveloped in nature, with the exception of the Viewpoint Estates subdivision to the northwest offering single-family residential lots with a minimum lot size of 2.5 acres.

Pursuant to the Mayberry Communities Sketch Plan, the properties adjacent to the west and south of the subject property are intended for a mix of commercial uses, which may provide justification for higher density residential uses on the subject property to provide a buffer from the potential commercial uses to the west to the existing residential uses to the east.

Section 4.2.6.F.8 of the Land Development Code requires a minimum of 10% of the overall residential PUD to be set aside as open space. The Plan incorporates 5.99 acres of open space and park lands, which comprises 25% of the proposed development area.

E. PUD MODIFICATION ANALYSIS:

Sections 4.2.6.F.2.f and 4.2.6.F.2.g of the Land Development Code allow for modifications from general development standards of the Land Development Code and Engineering Criteria Manual to be approved as components of the PUD Development Plan.

Pursuant to Section 4.2.6.F.2.h of the Code, in approving a PUD Modification from a general development standard in the Code or Engineering Criteria Manual, the Board of County Commissioners shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- *Preservation of natural features;*

- *Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;*
- *Provision of a more efficient pedestrian system;*
- *Provision of additional open space;*
- *Provision of other public amenities not otherwise required by the Code; or*
- *The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.*

The applicant requests a PUD Modification from Section 8.4.4.C of the Code to allow a private road to be constructed in lieu of a public road. Pursuant to Section 8.4.3.B.2.e, lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC pursuant to a Waiver or PUD Modification granted under Section 8.4.4.E. Generally, private roads shall be constructed and maintained to ECM standards except as may be otherwise determined in the Waiver or PUD Modification. Private Road Waivers (or Modifications) may only include design standards for the following:

- *Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;*
- *Design speed where it is unlikely the road will be needed for use by the general public;*
- *Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;*
- *Maximum and minimum block lengths; and*
- *Maximum grade.*

The applicant proposes providing access to the proposed lots via private shared roads. The applicant's justification states that the intent behind providing private shared roads is to encourage a more efficient pedestrian system and to assist in creating opportunities to promote the specific types of residences proposed.

The applicant requests a PUD Modification from Section 8.4.5.G.4.b.i of the Code to allow 3-foot side drainage easements where 5 feet is required along side lot lines for urban density lots. The applicant proposes to convey drainage to designated alleys or open space tracts to accommodate drainage

requirements with a reduced easement width. The applicant's justification states that the request is not anticipated to impede drainage, which is proposed to be conveyed to the alleys or the open space tracts, which may allow greater flexibility for development of the individual lots. No setback encroachments will be permitted on these lots.

The applicant requests a PUD Modification from Section 8.4.6.C.2.c of the Code to omit an additional 10-foot utility easement alongside drainage easements that are combined with utility easements. Pursuant to Section 8.4.6.C.2.c of the Code, where utility easements are combined with drainage easements, an additional utility easement of at least 10 feet wide shall be provided if the use would be in conflict with drainage requirements or wetlands. The applicant proposes that the additional easement width is not needed, as drainage is proposed to be conveyed to the tracts in the PUD and separate non-exclusive easements are also proposed to be provided for water, sanitary sewer, and dry utilities within the tracts.

The applicant requests a PUD Modification from Section 6.2.2.B.1 of the Code to provide an 8-foot-wide landscape buffer on the west side of Market Place Drive where 10 feet is required on non-arterial roadways. The applicant's justification states that the landscaping they are providing still meets the minimum planting requirements despite the reduced buffer width.

The applicant requests a PUD Modification from Section 6.2.5, Table 6-4 of the Code to provide 23.2-foot drive aisle width where 24 feet is required where 90-degree parking is provided. The applicant's justification states that the reduction from 24 feet to 23.2 feet is intended to promote low vehicle speeds and create a shared, pedestrian-friendly environment.

The applicant requests a PUD Modification from Section 6.3.3.C.3.e of the Code to provide 20-foot-wide two-way travel lanes for emergency vehicles where 24 feet is required along private driveways. The applicant's justification states that the Ellicott Fire Protection District (EFPD) has reviewed the proposed roadway configuration and has confirmed that the 20-foot-wide travel way is acceptable for emergency access provided these roads are designated as fire lanes with no on-street parking permitted. Staff has not received correspondence from EFPD confirming this stance.

The applicant requests a PUD Modification from Section 2.3.2 of the Engineering Criteria Manual to incorporate on-street parallel parking, diagonal parking, attached sidewalks, and intersection bump outs for safety enhancement of pedestrian crossings. The modification would remove dedicated bike lanes in

favor of multimodal facilities while providing space for widened sidewalks and landscaping. The modification is applicable to Mayberry Drive and Positive Place as shown on the PUD Development Plan.

F. MASTER PLAN COMPLIANCE

1. Your El Paso Master Plan

An analysis of consistency with the Your El Paso Master Plan (2021) was provided with the review of the Mayberry Communities Sketch Plan. The current proposal is consistent with the Sketch Plan and is, therefore, consistent with those previous findings. For reference, staff has provided the relevant Master Plan information below.

a. Placetype Character: Suburban Residential

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

Recommended Land Uses:

Primary

- *Single-family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre*

Supporting

- *Single-family Attached*
- *Multifamily Residential*
- *Parks/Open Space*
- *Commercial Retail*
- *Commercial Service*
- *Institutional*

b. Area of Change Designation: 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.

c. Key Area Influences: The property is not located within a key area.

d. Other Implications (Priority Development, Housing, etc.): Schriever Air Force Base Suburban Residential Priority Development Area

Growth along Highway 94 is expected to continue over the life of this Plan, particularly as operations expand at Schriever Air Force Base. Residential development can support its employees, both military personnel and contractors.

- *Suburban development should be **prioritized to help increase density in this area** with smaller-lot sizes, attached housing, and multifamily apartments.*
- *Efficient use of land helps **preserve open space and reduce impacts on the critical missions** being performed at Schriever Air Force Base and adjacent rural areas.*
- *The **Rural Center in Ellicott should be expanded** to support the daily commercial needs of residents.*

- *Additional **commercial uses should be developed at the Highway 94 and Enoch Road** intersection in a manner compatible with and supportive of base operations as well as the anticipated suburban residential development.*
- *The County should **prioritize the construction of roads as necessary** to improve connectivity to and support the operations of the installation.*

e. Relevant Goals and Objectives:

***Goal LU3 –** Encourage a range of development types to support a variety of land uses.*

***Goal LU3 Specific Strategy Priority –** The New Development areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built out area should be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.*

***Objective LU3-1 –** Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.*

***Objective LU3-3 –** The Suburban Residential placetype should be characterized by predominantly residential areas with mostly single-family detached housing.*

***Objective HC1-4 –** In Suburban Residential areas, clustered development should be encouraged to increase density while also preserving open space and such development should consist of a mix of single-family detached, single-family attached, and multifamily units.*

***Objective HC4-1 –** Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.*

***Objective TM1-4 –** Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.*

***Objective TM2-1 –** Transportation improvements should prioritize active modes of transportation and connections to local destinations over vehicular travel and regional trips.*

Objective CFI3-5 – *Continue to improve coordination with fire districts, developers, and other groups to ensure that new development provides appropriate fire suppression water supplies and infrastructure.*

Objective CFI3-9 – *Ensure wastewater treatment systems will be properly operated and maintained and that they will not exceed the maximum treatment capacity if future growth is planned.*

Objective E2-2 – *All future water planning efforts should reference the Water Master Plan to ensure alignment with its key policies and recommendations.*

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant goals and policies are as follows:

Goal 1.1 – *Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

Policy 1.1.1 – *Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*

Goal 1.2 – *Integrate water and land use planning.*

Policy 5.2.4 – *Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.*

Policy 5.5.1 – *Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.*

Policy 6.0.1 – *Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 4c of the Plan, which is an area anticipated to experience growth by 2040.

See the water section below for a summary of the water findings and recommendations.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. United States Fish and Wildlife, Colorado Parks and Wildlife, and El Paso County Environmental Services were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies eolian deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No geologic hazards were identified in the area of the proposed PUD Development Plan and Preliminary Plan that would preclude development of the site. The Colorado Geological Survey was sent a referral and has no outstanding comments.

2. Floodplain

The property is not located within a defined floodplain as determined from review of the FEMA Flood Insurance Rate Map panel number 08041C0810G, dated December 7, 2018.

3. Drainage and Erosion:

The property is located in the Ellicott Consolidated drainage basin. This is an unstudied basin with no applicable drainage or bridge fees. Drainage within the development area generally flows from northwest to southeast. Two privately maintained full spectrum detention ponds, existing Pond C1 and proposed Pond A1, will provide the necessary stormwater quality and detention for this

development. Existing Pond C1 was constructed with Mayberry Filing No. 1. The imperviousness to Pond C1 will increase and modifications are expected to be necessary which will be determined with the Final Drainage Report. Proposed Pond A1 is meant only as an interim facility until future development occurs. A Preliminary Drainage Report was prepared by LJA Engineering which concluded that the development will not adversely impact adjacent or downstream properties with respect to stormwater runoff. A Final Drainage report will be required with the Final Plat Application.

4. Transportation:

The property is located along Colorado State Highway 94 approximately two miles east of South Peyton Highway. The development gains access to Highway 94 from Mayberry Drive, a paved public rural collector roadway that will be upgraded by the developer to an urban minor arterial roadway as the Mayberry development progresses. The development proposes a mix of public and private streets constructed to modified urban local and collector roadway standards to replicate an urban town center design. The development would add approximately 1.5 miles of new public roads to the County Maintenance program.

Modifications from Engineering Criteria Manual Section 2.3.2 (Design Standards by Functional Classification) were submitted for Mayberry Drive and Positive Place as stated above in the PUD Modification Analysis section. The ECM Administrator recommends approval of the proposed PUD Modifications to the ECM as shown on the PUD Development Plan.

A Traffic Impact study was prepared by HDR Engineering Inc. The development is expected to generate approximately 1,236 daily trips to the surrounding road network. The development will be responsible for public improvements along Highway 94 as part of their CDOT access permit. The development will be subject to the El Paso County Road Impact Fee Program under Resolution 25-337 with fees paid at time of building permit.

H. SERVICES

1. Water

Water service is proposed to be provided by Ellicott Utilities Company. Water sufficiency has been analyzed with the review of the proposed Preliminary Plan. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's

Office have recommended that the proposed subdivision has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality.

2. Sanitation

Wastewater is proposed to be provided by Ellicott Utilities Company (EUC). Wastewater provisions have been analyzed with the review of the proposed Preliminary Plan. EUC has provided documentation demonstrating compliance with their State discharge permit.

3. Emergency Services

The property is within the Ellicott Fire Protection District (EFPD), which is committed to providing fire protection services to the proposed development. The District was sent a referral and has provided the following comment:

> *Ellicott Fire Protection District cannot support the spacing of homes three feet from the property line creating urban level development being protected with rural resources and a water supply that does not meet the El Paso County Land Development Code of 3,000 gallons per dwelling unit and 300 gallons an acre. The existing development and this phase will require in excess of 1,000,000 gallons of water. The adopted fire code is less stringent on this issue per the ordinance that adopted it and no alternate design standard has been presented for review.*
>
> *The PUD and the Landscape plans do not refer to the Colorado Wildfire Resiliency Code.*
>
> *Previous comments not addressed.*

The applicant has indicated to staff that they continue to work with EFPD to attempt to address their concerns.

4. Utilities

Electric service is proposed to be provided by Mountain View Electric Association (MVEA). Natural gas service is proposed to be provided by Black Hills Energy (BHE). Both utility providers were set referrals and have no outstanding comments.

5. Metropolitan Districts

The subject property is located within the boundaries of the Ellicott Metropolitan District and the Mayberry, Colorado Springs Metropolitan Districts Nos. 1 & 3. The responsibilities of the Mayberry, Colorado Springs Metropolitan Districts include:

1) street improvements and safety protection;
2) design, construction, and maintenance of drainage facilities;
3) design, land acquisition, construction, and maintenance of recreation facilities;
4) mosquito control;
5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities;
6) covenant enforcement,
7) security services,
8) solid waste disposal, and
9) financing, design, permitting, construction, and installation of public water and sanitation systems.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a Map Amendment (Rezoning) application. Fees in lieu of park land dedication will be due at the time of recording the Final Plat.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a Map Amendment (Rezoning) application. Fees in lieu of school land dedication will be due at the time of recording the Final Plat.

I. STATUS OF MAJOR ISSUES

There are no major issues at this time.

J. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (as amended), staff recommends the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD Development Plan. Minor changes in the PUD Development Plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD Development Plan amendment application.
2. Approved land uses are those defined in the PUD Development Plan.
3. All owners of record must sign the PUD Development Plan.
4. The PUD Development Plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any Final Plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD Development Plan.
5. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
6. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 8/12/2026, as provided by the County Attorney's Office.
7. All outstanding El Paso County Staff comments shall be addressed prior to recordation of the PUD Development Plan.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it

pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

4. Preliminary Plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.

5. Approval of the Preliminary Plan will expire after two (2) years unless a Final Plat has been approved and recorded or a time extension has been granted.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 50 adjoining property owners on October 30, 2026 for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

L. ATTACHMENTS

Map Series

Letter of Intent

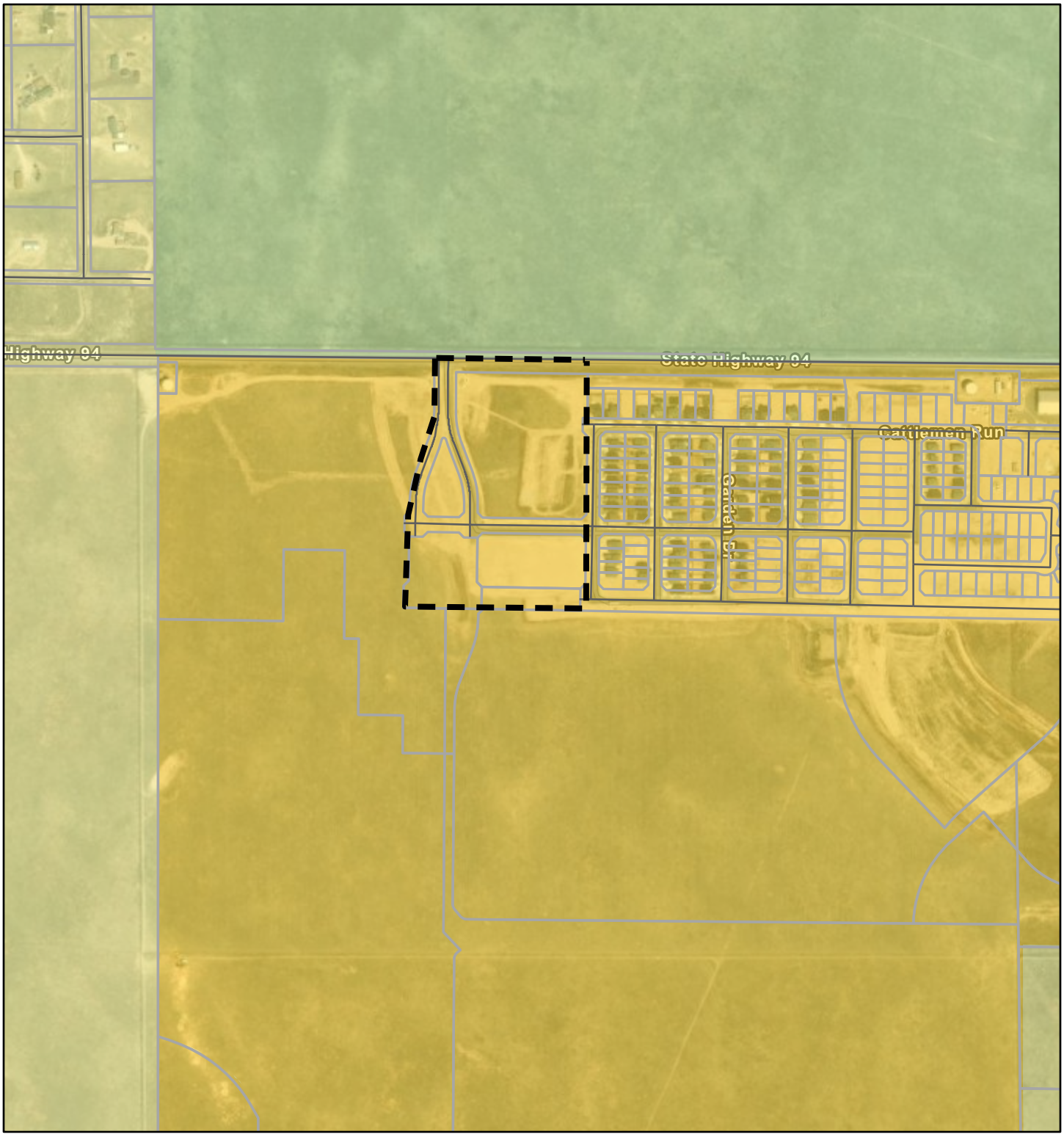
Development Plan / Preliminary Plan

State Engineers Letter

County Attorney's Letter

Draft Resolution

Placetypes Map



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0 0.1 0.2 0.4 km

County Roads

Parcels

Placetypes

Rural

Large-Lot Residential

Suburban Residential

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

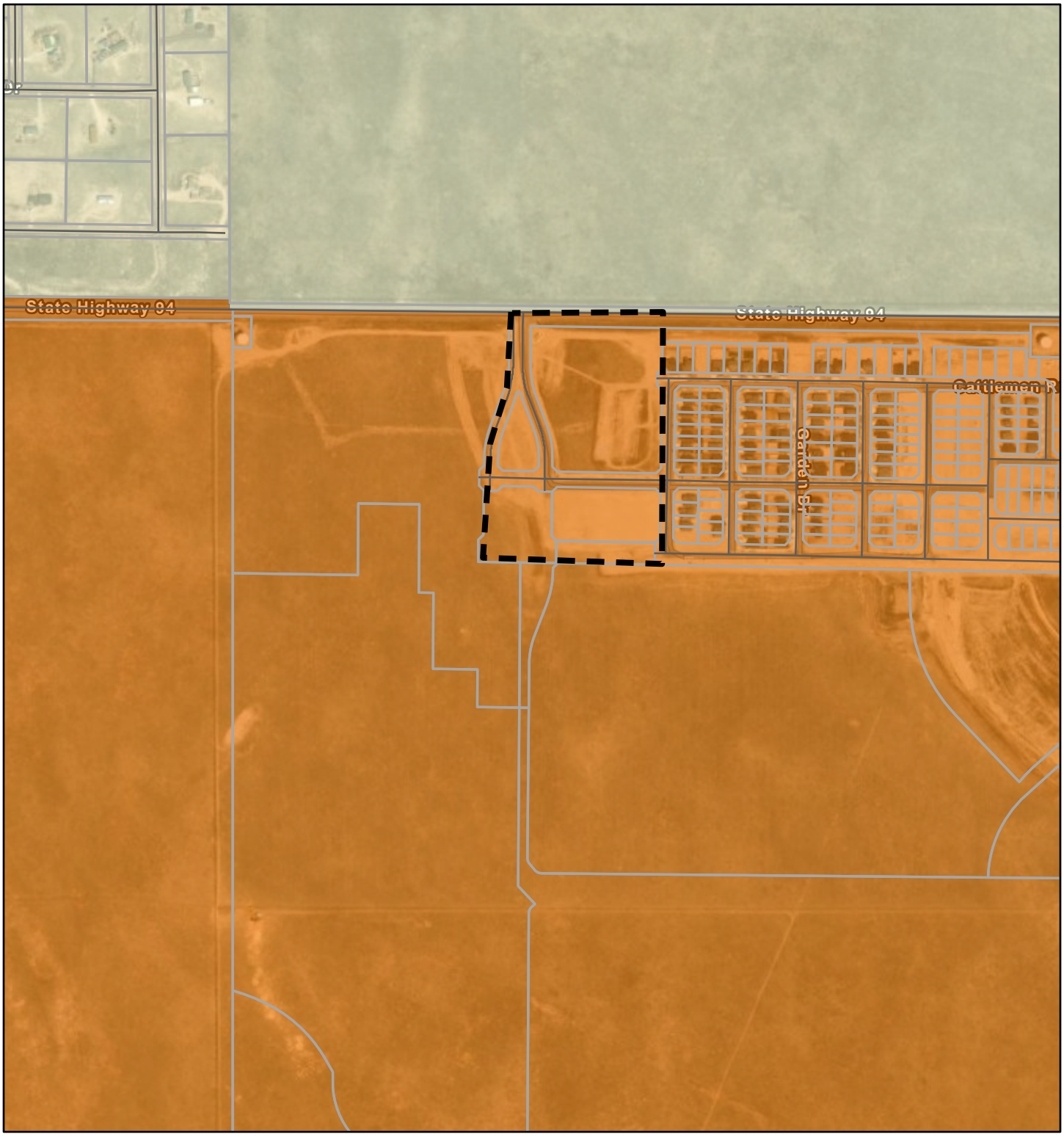
High Resolution 30cm Imagery

Citations

2.4m Resolution Metadata

El Paso/Teller E-911, Created by Houseal Lavigne Associates (2021), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

Areas of Change Map



9/15/2026, 12:18:40 PM

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County Roads

Parcels

Areas Of Change

Minimal Change: Undeveloped

New Development

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

2.4m Resolution Metadata

El Paso/Teller E-911, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

LJA LAND DEVELOPMENT

LETTER OF INTENT

MAYBERRY PHASE 2 PUD

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
PUDSP251

PREPARED FOR:
EL PASO COUNTY

PREPARED BY:
LJA

ON BEHALF OF:
MAYBERRY COMMUNITIES, LLC
22108 CATTLEMAN RUN
CALHAN, CO 80808
ATT: SCOTT SOUDERS

Submittal 2: June 15, 2026
Submittal 3: August 21, 2026
Submittal September 21, 2026

719.280.1780
www.LJA.com
1125 Kelly Johnson Blvd, Suite 361, Colorado Springs, CO 80920

September 21, 2026

PARCEL Nos.: 3414201024, 3414205001, 3400000472, 3414206001, 3400000473
AREA: ±18.70 AC
EXISTING ZONING: PUD
LOCATION: State Highway 94 to the north, Marketplace Drive to the west, Mayberry Drive to the east, and Indian Grass Street to the south.

INTRODUCTION

LJA Engineering, on behalf of Mayberry Communities, LLC, is pleased to submit the Mayberry Phase 2 PUD Development Plan and Preliminary Plan application. The Project represents a continuation of the approved Mayberry development and focuses on the development of residential attached single-family and associated open space areas. Submitted is a combination of the Preliminary Plan map with the PUD for concurrent BOCC approval to develop the proposed residential community.

Mayberry Phase 2 is located adjacent to the approved Mayberry Phase 1 development. The Project encompasses approximately 18.70 acres and includes high-density residential uses, public amenities, open space, and right-of-way dedication. Existing infrastructure constructed within the overall Mayberry development includes portions of Mayberry Drive (formerly New Log Road), Village Main Street, Marketplace Drive, and Positive Place.

Development Program:

This PUD establishes the development framework for Tract K, as originally identified in Mayberry Filing No. 1. The Project proposes 92 single-family attached residential units (paired home) and six single-family detached units on approximately 8.31 acres, resulting in a density of 11.79 DU/AC. The site design includes access from public rights-of-way and a network of private streets, along with pedestrian facilities, landscape buffering, open space, and tracts for drainage and utility infrastructure.

The application includes PUD modifications to allow private streets with modified cross-sections, reduced side yard setbacks, and associated utility easement configurations necessary to support the proposed layout. These are detailed with the PUD Development Plan set in the provided modifications table.

PUD Development Standards:
The development standards applicable to Mayberry Phase 2 are established and fully detailed on the PUD Development Plan cover sheet. To maintain consistency and avoid duplication, all governing land use criteria, dimensional standards, and regulatory requirements for the Project are identified therein. These standards, in conjunction with applicable covenants and County regulations, shall govern the development of the property and serve as the basis for determining compliance for all subsequent development within the PUD.

PUD DEVELOPMENT CRITERIA ANALYSIS & JUSTIFICATION

(LDC Chapter 4 – PUD Criteria of Approval, LDC 4.2.6.D)

The following provides a summary of how the proposed PUD Development Plan complies with the applicable criteria of approval in Chapter 4 of the El Paso County Land Development Code.

The proposed PUD District zoning advances the stated purposes set forth in this Section

Response: The Mayberry Phase 2 PUD advances the purposes of the Planned Unit Development District by providing a coordinated and innovative residential development that integrates housing, open space, trails, parks, and supporting infrastructure within a unified development framework. The proposed PUD allows flexibility in lot configuration, setbacks, roadway design, and site planning to create a walkable, pedestrian-oriented neighborhood while promoting efficient land utilization, preservation of open space, multimodal transportation options, and coordinated infrastructure delivery consistent with the intent of the PUD district.

The application is in general conformity with the Master Plan

Response: The Project is in general conformity with the El Paso County Master Plan, including the Your El Paso Master Plan, Water Master Plan, Parks Master Plan, and approved Mayberry Sketch Plan. The Project supports the planned growth framework for the Highway 94 corridor through compact residential development, multimodal connectivity, integrated open space, and recreational amenities.

Water service will be provided by Ellicott Utilities Company, which has demonstrated sufficient long-term water availability. The Project also implements regional trail connections, community gathering spaces, park amenities, and recreational opportunities

consistent with County planning objectives and the long-term vision established for the Mayberry community.

Your El Paso Master Plan:
The property, and broader Mayberry community, is located west of the Ellicott portion of the Small Towns & Rural Communities designation of the Key Areas map of the Your El Paso Master Plan. The Mayberry Phase 2 PUD is within the New Development designation of the Areas of Change map, which generally extends along the Highway 94 corridor to the east and west. This designation identifies areas likely to be significantly transformed by new development, which should align with the character of adjacent existing development.

The Placetype map designates the property as Suburban Residential, a placetype encompassing traditional residential neighborhoods and supporting uses. Single-family detached is identified as the primary land use, while single-family attached and multifamily housing are recognized as supporting residential uses. The property is also located within the Priority Development overlay.

Consistent with these designations, the Mayberry Phase 2 PUD advances the vision of the Your El Paso Master Plan and is compatible with the recommended land use pattern and development framework for the area.

Sketch Plan:
The Project is consistent with the approved Mayberry Communities Sketch Plan (SKP236), as amended. The proposed land use, density, and development pattern conform to the designated residential areas and planned infrastructure framework established for the overall Mayberry development.

Water Master Plan:
The El Paso County Water Master Plan identified the proposed Mayberry Phase 2 PUD as being served by water providers in Region 5 which includes Ellicott Utility Company (EUC-which acquired the assets of Ellicott Springs) and Cherokee Metropolitan District (CMD). The master plan identified seven water service provider goals. EUC is currently advancing several of these goals through its agreements with CMD such as “Promote cooperation among water providers to achieve increased efficiencies on infrastructure” - Goal 3.1, “Promote cooperation among water providers to achieve increased efficiencies on treatment” – Goal 3.2, and “Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster

conjunctive use and to better accommodate water supply emergencies" – Goal 3.7. The Mayberry Phase 2 PUD development in particular is advancing the goal of "Encourage water providers to adapt to drought conditions" – Goal 3.5 by limiting the amount of irrigated turf on each residential lot and providing other irrigated areas controlled and irrigated by a public entity to promote greater irrigation efficiencies.

Parks Master Plan:

The site is identified within the El Paso County Parks Master Plan as a Candidate Regional Park/Open Space Area, supporting the long-term vision for expanded recreational amenities and connectivity within the region. The Mayberry development incorporates an integrated network of open space and trail corridors designed to connect residential areas with existing and planned parks, consistent with the Master Plan framework.

The proposed development advances key goals of the Parks Master Plan by providing multi-modal connectivity and accessible recreational opportunities throughout the community. Internal pedestrian and trail connections support a cohesive "live, work, play" environment, allowing residents convenient access to open space and amenities within a walkable distance.

Specifically, the development aligns with the following Parks Master Plan objectives:

- **Goal 2.A – Regional parks, open space, and trail provision:**
  The Project incorporates trail connections and open space areas that contribute to the broader regional system and support planned park facilities within the Mayberry development.
- **Goal 3.A – Connectivity and active transportation:**
  The internal trail network and pedestrian system provide direct connections between residential uses, open space, and adjacent development areas, enhancing walkability and supporting active transportation.
- **Goal 1.B – Recreational amenities and user experience:**
  The integration of open space and interconnected trail corridors creates opportunities for community gathering, passive recreation, and enhanced user experience across the development.
- **Goal 2.B – Coordination with long-range planning efforts:**
  The Project has been designed in coordination with County planning and Parks staff to ensure consistency with long-range growth, infrastructure planning, and regional park system objectives.

  Overall, the Mayberry Phase 2 development supports implementation of the El Paso County Parks Master Plan by contributing to an interconnected system of

parks, trails, and open space, while enhancing accessibility and recreational opportunities for future residents.

The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.
Response: The Project has been designed in compliance with the applicable provisions of the El Paso County Land Development Code, Engineering Criteria Manual (ECM), and applicable State statutes. Supporting technical studies addressing drainage, noise, traffic, water supply, utilities, fire protection, and geotechnical conditions demonstrate that the proposed development can be safely developed and adequately served by public facilities and infrastructure. Requested deviations and PUD modifications have been specifically identified and justified based upon site design objectives, pedestrian safety, and community benefits and will not adversely impact public health, safety, or welfare.

The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area.
Response: The property is suitable for the proposed residential uses and has been planned as part of the larger Mayberry community through prior Sketch Plan and PUD approvals. The Project is surrounded by existing and planned residential, commercial, park, open space, and transportation facilities that support the proposed development pattern. The proposed density, lot configuration, trail network, landscaping, and public amenities are consistent with the established character of the Mayberry development and will not negatively impact surrounding or future development.

The proposed development provides adequate consideration for any potentially detrimental use-to-use relationships and provides an appropriate transition or buffering between uses of differing intensities.
Response: The Project provides appropriate transitions between residential uses, adjacent roadways, open space areas, future park sites, and future commercial development. Open space tracts, landscaping, trail corridors, setbacks, and roadway design features provide buffering between differing land use intensities. The site design minimizes potential conflicts between residential uses and adjacent transportation corridors while maintaining strong pedestrian and recreational connections throughout the community.

The allowed uses, bulk requirements, and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area, and the community.
Response: The proposed residential uses, density, setbacks, building standards, landscaping, and buffering requirements are appropriate for the planned neighborhood character of Mayberry. Development standards have been tailored through the PUD process to support a higher quality community design while maintaining compatibility with adjacent development. The landscape plan provides perimeter landscaping, streetscape enhancements, buffers along Highway 94, and integrated open space treatment that contributes to community character and visual compatibility.

Areas with unique or significant historical, cultural, recreational, aesthetic, or natural features are preserved and incorporated into the design of the project.
Response: The Project site consists primarily of undeveloped prairie grassland within the planned Mayberry community and does not contain any identified historical, cultural, geological, or natural features that would preclude or significantly constrain development. The development has been designed to incorporate recreational and aesthetic amenities through the inclusion of Griffith Square, Entry Park, Mayberry Courts, landscaped open spaces, and regional trail connections that enhance community character and provide recreational opportunities for future residents. These features are integrated throughout the development and contribute to the overall quality, identity, and connectivity of the Mayberry community.

Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities.
Response: The development integrates open space, park areas, and trail connections consistent with County Parks requirements and the previously approved Mayberry Sketch Plan. Open space and trail facilities are integral components of the Project. The development incorporates regional trail connections, internal sidewalks, pedestrian pathways, open space tracts, and direct connections to future park amenities, including Griffith Square and Entry Park. These facilities create a connected network that encourages walking, bicycling, recreation, and neighborhood interaction while providing meaningful amenities to future residents. The Project also includes dedication of a regional trail easement and construction of trail improvements, providing connectivity within the Mayberry development and to the broader regional system. Open space areas are integrated throughout the development to support connectivity and recreation. This development will also establish the previously approved park site (approved at Parks Board 11/12/25).

The proposed development will not overburden the capacities of existing or planned roads, utilities, and other public facilities, and the required public services and facilities will be provided when needed.
Response: Supporting utility, traffic, drainage, and service provider documentation demonstrates that adequate infrastructure and public facilities exist or will be provided to serve the proposed development. Water and wastewater service will be provided by Ellicott Utilities Company and water capacity has been confirmed by the Department of Water Resources. Electric and gas service will be provided by Mountain View Electric Association and Black Hills Energy. Transportation improvements and internal circulation systems have been evaluated through the Traffic Impact Study and associated engineering reports. Public services and infrastructure improvements will be constructed concurrent with development phases to support projected demand.

TRAFFIC ANALYSIS

Please see separate traffic study for analysis.

The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design.
Response: The Project provides substantial public and community benefits through the creation of a connected network of open space, trails, parks, pedestrian facilities, recreation opportunities, and neighborhood gathering spaces. The integrated design promotes walkability, connectivity, efficient infrastructure utilization, and coordinated community development. Landscaping, street design, and open space amenities contribute to the overall appearance and functionality of the development while enhancing quality of life for future residents.

The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner that would unreasonably interfere with present or future extraction unless acknowledged by the mineral rights owner.
Response: The Project does not unreasonably interfere with the extraction of any known commercial mineral deposit. Required mineral rights certifications have been submitted in accordance with County procedures, and no issues have been identified that would preclude approval of the proposed development.

Any proposed exception or deviation from the requirements of the zoning resolution or subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide.

Response: Requested PUD modifications and Special Zone standards are warranted by the design objectives and amenities incorporated into the Project. Modifications related to roadway cross-sections, private streets, parking configurations, setbacks, trail integration, and pedestrian-oriented improvements support the creation of a distinctive, walkable neighborhood environment. These modifications provide enhanced multimodal connectivity, improved pedestrian safety, additional recreational opportunities, and coordinated open space amenities while maintaining functionality and compatibility with surrounding development.

The owner has authorized the application.
Response: The application has been submitted by the property owner and authorized applicant, Mayberry Communities, LLC, and all required owner authorizations have been provided as part of the application materials.

PRELIMINARY PLAN CRITERIA ANALYSIS & JUSTIFICATION

(LDC Chapter 7 – Preliminary Plan Criteria 7.2.1.D.2.e)
The following provides a summary of how the proposed Preliminary Plan complies with the applicable criteria of approval in Chapter 7 of the El Paso County Land Development Code.

The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
Response: Mayberry Phase 2 is in general conformance with the El Paso County Master Plan, including the Your El Paso Master Plan and the approved Mayberry Sketch Plan. The Project implements the planned residential growth framework for the eastern portion of the County by providing a compact neighborhood design integrated with open space, parks, trails, multimodal transportation facilities, and community gathering areas. The development supports long-term County goals related to housing choice, neighborhood connectivity, efficient infrastructure utilization, recreation opportunities, and coordinated growth.

The property, and broader Mayberry community, is located west of the Ellicott portion of the Small Towns & Rural Communities designation of the Key Areas map of the Your El Paso Master Plan. The Mayberry Phase 2 PUD is within the New Development designation of the Areas of Change map, which generally extends along the Highway 94 corridor to the east and west. This designation identifies areas likely to be significantly transformed by new development, which should align with the character of adjacent existing development.

The Placetype map designates the property as Suburban Residential, a placetype encompassing traditional residential neighborhoods and supporting uses. Single-family detached is identified as the primary land use, while single-family attached and multifamily housing are recognized as supporting residential uses. The property is also located within the Priority Development overlay.

Consistent with these designations, the Mayberry Phase 2 PUD advances the vision of the Your El Paso Master Plan and is compatible with the recommended land use pattern and development framework for the area.

The subdivision is consistent with the purposes of this Code.
Response: The proposed subdivision is consistent with the purposes of the El Paso County Land Development Code by promoting orderly growth, ensuring adequate public facilities and infrastructure, providing safe and efficient circulation systems, protecting public health and safety, and establishing a coordinated pattern of development. The Project creates legal lots, tracts, access, infrastructure, and open space areas in a manner consistent with County subdivision requirements and supports the long-term development vision established for Mayberry.

The subdivision is in conformance with the subdivision design standards and any approved sketch plan.
Response: The proposed subdivision is designed in accordance with the approved Mayberry Sketch Plan and applicable subdivision design standards of the Land Development Code and Engineering Criteria Manual, except where specifically modified through approved PUD standards and requested deviations. The Preliminary Plan establishes lot layouts, roadway alignments, open space tracts, utility corridors, pedestrian facilities, and park areas that implement the approved planning framework and provide an organized and coordinated development pattern.

A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed.
Response: Water service for Mayberry Phase 2 will be provided by Ellicott Utilities Company. Documentation submitted with the application demonstrates that an adequate water supply is available to meet the demands of the proposed residential development and associated amenities. The Department of Water Resources has verified the availability of sufficient water capacity to serve the project. Water resources have been planned as part of the larger Mayberry community and are capable of meeting

projected domestic, irrigation, and fire protection demands in accordance with County requirements and Chapter 8 standards.

A public sewage disposal system has been established and complies with applicable requirements.
Response: Sanitary sewer service will be provided by Ellicott Utilities Company through an established centralized wastewater collection and treatment system. The proposed subdivision will connect to the public wastewater system, eliminating the need for individual wastewater treatment systems. The proposed utility infrastructure complies with State and local regulations and satisfies the requirements of Chapter 8 of the Land Development Code.

All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions.
Response: Geotechnical and site constraint evaluations have been completed for the Project area. Potential site constraints, including grading considerations, drainage patterns, utility corridors, and roadway design requirements, have been identified and incorporated into the subdivision design. No known geologic or topographic conditions have been identified that would preclude development of the site. Any identified design constraints will be addressed through final engineering design, construction plans, and project-specific recommendations.

Adequate drainage improvements complying with State law, this Code, and the ECM are provided by the design.
Response: The Preliminary Plan has been designed in coordination with preliminary drainage analysis and incorporates detention, stormwater conveyance, grading, and drainage facilities necessary to manage runoff generated by the proposed development. Drainage improvements will be further refined during final engineering and construction drawing review and will be designed in accordance with the Engineering Criteria Manual and applicable State requirements. The proposed drainage system is intended to protect downstream properties and prevent adverse impacts resulting from development.

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.
Response: The Project includes public and private improvements necessary to serve the proposed subdivision, including roadway improvements, utility infrastructure, drainage facilities, pedestrian connections, regional trail facilities, landscaping, and recreational

amenities. The location and design of these improvements have been coordinated with the overall Mayberry transportation and utility framework and are sufficient to serve the proposed development while mitigating project-related impacts.

Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easements acceptable to the County.
Response: All proposed lots and tracts will receive legal and physical access through a coordinated system of public roads, private roads, and recorded easements. Access is provided through connections to Mayberry Drive, Marketplace Drive, Village Main Street, Positive Place, and the internal circulation network. The roadway system has been designed to accommodate residents, visitors, service vehicles, and emergency access in accordance with County requirements and approved PUD standards.

The proposed subdivision has established an adequate level of compatibility.
Response: The Project establishes compatibility with surrounding and future development through implementation of the approved Mayberry planning framework and incorporation of the following design elements:

- **Incorporates natural physical features and sufficient open space.**
  The subdivision includes open space tracts, trail corridors, park areas, landscape buffers, and community gathering spaces that provide both active and passive recreational opportunities while enhancing community character and livability. Open space is integrated throughout the development rather than isolated in a single location.
- **Supports implementation of County plans and a balanced transportation system.**
  The Project incorporates sidewalks, regional trails, pedestrian connections, bicycle accommodations, traffic-calming features, and multimodal infrastructure designed to support a balanced transportation network. The layout promotes walkability and reduces dependence on vehicle travel for access to neighborhood amenities.
- **Provides transitions between the subdivision and adjacent land uses.**
  Landscape setbacks, open space areas, roadway corridors, parks, trail systems, and buffering along Highway 94 create appropriate transitions between residential neighborhoods, future commercial areas, transportation facilities, and recreational amenities.
- **Incorporates environmentally sensitive areas into the design where applicable.**
  The subdivision design recognizes site constraints and incorporates drainage corridors, open space areas, and landscaped tracts into the overall development

framework. No identified environmentally sensitive resources have been negatively impacted through the proposed layout.

- **Incorporates public facilities and infrastructure necessary to support development.**
  The Project includes transportation improvements, utility infrastructure, drainage facilities, parks, trails, open space, and recreation amenities necessary to serve future residents while avoiding negative impacts to County service levels and infrastructure systems.

Necessary services, including police and fire protection, recreation, utilities, open space, and transportation systems, are or will be available to serve the proposed subdivision.
Response: Necessary public and private services are available or will be provided concurrent with development. Utility providers have confirmed the ability to serve the Project. Fire protection service, emergency response access, transportation improvements, recreation facilities, open space, and trail systems are incorporated into the development plan. Griffith Square, Entry Park, Mayberry Courts, and associated trail facilities provide recreational and community amenities intended to serve future residents of Mayberry.

The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.
Response: The subdivision has been designed with consideration for fire protection requirements, including roadway widths, emergency access, fire lane designations, hydrant placement, utility service, and fire apparatus access requirements. Coordination has occurred with the applicable fire district regarding roadway configurations and emergency access. Fire protection infrastructure will be constructed in conjunction with subdivision improvements and in accordance with Chapter 6 requirements.

The proposed subdivision meets other applicable sections of Chapters 6 and 8 of this Code.
Response: The proposed subdivision has been designed to comply with the applicable provisions of Chapters 6 and 8 of the Land Development Code relating to zoning, development standards, landscaping, transportation, utilities, drainage, fire protection, subdivision improvements, and public facilities. Any requested modifications or deviations are specifically identified within the PUD Development Plan and Special Standards package and are supported by project-specific findings demonstrating consistency with the intent of the Code, the Engineering Criteria Manual, and the approved Mayberry planning framework.

BOCC Report Packet
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MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO.

PROJECT #: PUDSP251

PURPOSE AND INTENT

MAYBERRY PHASE 2 IS ENVISIONED AS AN EXTENSION OF MAYBERRY, A NEW TOWN BEING DEVELOPED IN THE FRONT RANGE OF EL PASO COUNTY, COLORADO. GUIDED BY THE PRINCIPLES OF TRADITIONAL NEIGHBORHOOD DESIGN, MAYBERRY IS PLANNED AS A COLLECTION OF COMPLETE, INTERCONNECTED COMMUNITIES THAT TOGETHER CREATE A WALKABLE, CONNECTED, AND ENDURING PLACE.

THIS NEW TOWN IS INTENDED TO FOSTER A STRONG SENSE OF COMMUNITY THROUGH A BALANCED MIX OF HOUSING, PARKS, OPEN SPACES, TRAILS, CIVIC GATHERING AREAS, AND COMMUNITY-SERVING AMENITIES. MAYBERRY IS DESIGNED TO ACCOMMODATE RESIDENTS IN A VARIETY OF HOUSING TYPES, INCLUDING CONVENTIONAL SINGLE-FAMILY HOMES, SMALL-LOT HOMES, PAIRED HOMES, TOWNHOMES, COURTYARD HOMES, BUILD-TO-RENT COMMUNITIES, AND MULTIFAMILY RESIDENCES, CREATING HOUSING OPPORTUNITIES FOR INDIVIDUALS AND FAMILIES IN ALL STAGES OF LIFE.

THE DEVELOPMENT IS ORGANIZED AROUND A NETWORK OF INTERCONNECTED STREETS, PEDESTRIAN PATHWAYS, PARKS, OPEN SPACES, AND PUBLIC GATHERING AREAS DESIGNED TO PRIORITIZE PEOPLE, PROMOTE WALKABILITY, AND STRENGTHEN CONNECTIONS BETWEEN HOMES, RECREATION, SCHOOLS, BUSINESSES, AND COMMUNITY AMENITIES. THE FUTURE COMMUNITY ACTIVITY NODES, PARKS, AND CIVIC SPACES ARE INTENDED TO SERVE AS FOCAL POINTS DISTRIBUTED THROUGHOUT MAYBERRY FOR SOCIAL ACTIVITY, RECREATION, AND COMMUNITY LIFE, REINFORCING MAYBERRY'S IDENTITY AS A VIBRANT AND WELCOMING TOWN.

THE MAYBERRY SKETCH PLAN PROVIDES FLEXIBILITY IN LOT DESIGN, HOUSING TYPES, ARCHITECTURAL EXPRESSION, AND SITE PLANNING WHILE MAINTAINING A COHESIVE COMMUNITY CHARACTER. THIS FLEXIBILITY IS INTENDED TO ENCOURAGE INNOVATION, HOUSING CHOICE, ATTAINABLE HOUSING OPPORTUNITIES, AND THOUGHTFUL RESPONSES TO CHANGING MARKET DEMANDS WHILE PRESERVING THE OVERALL VISION OF A COMPACT, WALKABLE NEW TOWN COMPOSED OF INTERCONNECTED COMMUNITIES, EACH CONTRIBUTING TO THE RURAL CHARACTER, IDENTITY, AND LONG-TERM SUSTAINABILITY OF MAYBERRY.

LANDSCAPING, STREETSCAPE IMPROVEMENTS, ARCHITECTURAL STANDARDS, SIGNAGE, AND OPEN SPACE DESIGN SHALL WORK TOGETHER TO ESTABLISH A DISTINCTIVE COMMUNITY IDENTITY INSPIRED BY THE QUALITIES OF TRADITIONAL SMALL TOWNS: WALKABLE STREETS, MEMORABLE PUBLIC SPACES, HUMAN-SCALED ARCHITECTURE, AND STRONG CONNECTIONS BETWEEN NEIGHBORS AND THE NATURAL ENVIRONMENT.

THE INTENT OF THIS PUD IS TO CONTRIBUTE TO A COMPLETE COMMUNITY THAT SUPPORTS THE LONG-TERM SUCCESS OF MAYBERRY BY PROVIDING RESIDENTS WITH DIVERSE HOUSING OPPORTUNITIES, ACCESSIBLE PARKS AND PUBLIC SPACES, CONNECTED PEDESTRIAN AND TRAIL NETWORKS, AND A SAFE, ATTRACTIVE, AND ENDURING COMMUNITY ENVIRONMENT. EACH COMMUNITY WITHIN MAYBERRY IS INTENDED TO CONTRIBUTE TO THE BROADER VISION OF CREATING A TOWN WHERE DAILY LIFE, RECREATION, CIVIC ENGAGEMENT, AND SOCIAL INTERACTION CAN OCCUR WITHIN A CONNECTED AND WALKABLE ENVIRONMENT.

STATEMENT OF AUTHORITY

AUTHORITY

THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY

THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR MAYBERRY PHASE 2 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF MAYBERRY PHASE 2, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY SHOWN ON THE DEVELOPMENT PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, TO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

LEGAL DESCRIPTION

ALL OF TRACTS A, K AND O, MAYBERRY, COLORADO SPRINGS FILING NO. 1, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, THE PLAT OF SAID SUBDIVISION RECORDED DECEMBER 23, 2020 AS RECEPTION NUMBER 220714655 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;

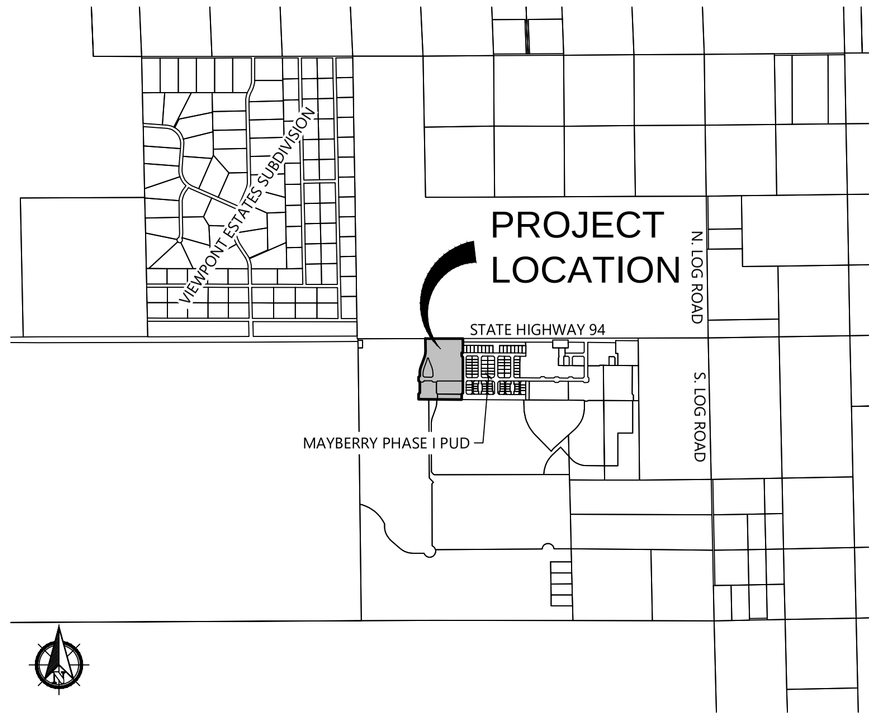
AND

UNPLATTED LAND IN SAID NORTHWEST AND NORTHEAST QUARTERS, LYING BETWEEN AND ADJOINING THE WEST LINE OF SAID TRACT O AND THE EASTERLY LINE OF TRACT N, SAID MAYBERRY, COLORADO SPRINGS FILING NO. 1, ALSO LYING NORTH OF THAT EASTERLY/WESTERLY SEGMENT OF THE EASTERLY LINE OF SAID TRACT N THAT INTERSECTS THE EAST LINE OF SAID NORTHEAST 1/4 OF SAID SECTION 15 AND EXTENDED EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY OF POSITIVE PLACE (FORMERLY KNOWN AS MAYBERRY DRIVE) ESTABLISHED BY SAID PLAT;

AND

THE RIGHT-OF-WAYS OF MAYBERRY DRIVE (FORMERLY KNOWN AS NEW LOG ROAD) AND VILLAGE MAIN STREET LYING IN SAID NORTHWEST AND NORTHEAST QUARTERS, ESTABLISHED BY SAID PLAT AND ADJOINING THE EASTERLY, WESTERLY AND SOUTHERLY LINES OF SAID TRACT A AND ADJOINING THE WESTERLY AND SOUTH LINES OF SAID TRACT K; ALL TOGETHER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/2" ALUMINUM CAP STAMPED "PLS 1164" AND AT THE NORTH QUARTER CORNER BY A 2" ALUMINUM CAP STAMPED "PLS 11624" ASSUMED TO BEAR SOUTH 89° 44' 49" EAST;



VICINITY MAP
SCALE 1" = 2,000'

LEGAL DESCRIPTION (CONT.)

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT K, THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID TRACT K THE FOLLOWING 4 COURSES AND DISTANCES:

1. SOUTH 00° 31' 01" WEST A DISTANCE OF 201.27 FEET;
2. NORTH 89° 28' 59" WEST A DISTANCE OF 20.79 FEET;
3. SOUTH 00° 00' 00" EAST A DISTANCE OF 60.00 FEET;
4. SOUTH 44° 44' 29" EAST A DISTANCE OF 31.25 FEET;

THENCE ON THE EAST LINE OF SAID TRACT K AND ITS SOUTHERLY EXTENSION AND ON THE EAST LINE OF SAID TRACT O, SOUTH 00° 00' 00" EAST A DISTANCE OF 667.76 FEET TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID TRACT O;

THENCE SOUTH 45° 15' 31" WEST A DISTANCE OF 30.97 FEET ON THE SOUTHEAST LINE OF SAID TRACT O TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TRACT O;

THENCE ON THE WEST LINE OF SAID POSITIVE PLACE RIGHT-OF-WAY SOUTH 00° 31' 01" WEST A DISTANCE OF 90.00 FEET;

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 89° 28' 59" WEST A DISTANCE OF 447.61 FEET;
2. SOUTH 45° 15' 31" WEST A DISTANCE OF 14.08 FEET;
3. NORTH 89° 29' 00" WEST A DISTANCE OF 85.99 FEET;
4. NORTH 44° 44' 29" WEST A DISTANCE OF 14.22 FEET;
5. NORTH 89° 28' 59" WEST A DISTANCE OF 142.00 FEET;
6. SOUTH 45° 15' 30" WEST A DISTANCE OF 14.09 FEET;
7. NORTH 89° 29' 00" WEST A DISTANCE OF 85.99 FEET;
8. NORTH 44° 44' 29" WEST A DISTANCE OF 14.29 FEET, TO A POINT ON THE EASTERLY LINE OF TRACT N, SAID MAYBERRY;

THENCE ON THE EASTERLY LINE OF SAID TRACT N, NORTH 00° 17' 11" WEST A DISTANCE OF 74.95 FEET;

THENCE SOUTH 89° 28' 59" EAST A DISTANCE OF 0.43 FEET;

THENCE NORTH 45° 15' 30" EAST A DISTANCE OF 30.97 FEET, TO A POINT ON THE SOUTHERLY EXTENTION OF THE EASTERLY LINE OF SAID TRACT N;

THENCE ON THE EASTERLY LINES OF SAID TRACT N, THE FOLLOWING NINE (9) COURSES:

1. NORTH 00° 00' 00" EAST A DISTANCE OF 216.01 FEET;
2. NORTH 44° 44' 29" WEST A DISTANCE OF 31.25 FEET;
3. NORTH 00° 00' 00" EAST A DISTANCE OF 70.00 FEET;
4. NORTH 45° 15' 31" EAST A DISTANCE OF 30.97 FEET;
5. NORTH 00° 00' 00" EAST A DISTANCE OF 31.13 FEET TO A POINT OF TANGENT CURVE;
6. NORTHERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 19° 58' 22", A RADIUS OF 435.00 FEET, AN ARC DISTANCE OF 151.64 FEET; A CHORD BEARING NORTH 09° 59' 11" EAST, AND A CHORD DISTANCE OF150.87 FEET TO A POINT OF TANGENCY;
7. NORTH 19° 58' 22" EAST, 166.93 FEET TO A POINT OF TANGENT CURVE;
8. NORTHERLY, ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 19° 57' 13", A RADIUS OF 365.00 FEET, AN ARC LENGTH OF 127.11 FEET, A CHORD BEARING OF NORTH 09° 59' 45" EAST, AND ACHORD DISTANCE OF 126.47 FEET TO A POINT OF TANGENCY;
9. THENCE NORTH 00° 01' 09" EAST A DISTANCE OF 173.93 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 94;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89° 28' 59" EAST A DISTANCE OF 697.84 FEET, TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 814,561 SQUARE FEET OR 18.70 ACRES, MORE OR LESS.

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF: _____

HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____ 20___ A.D. ,
A COLORADO LIMITED LIABILITY COMPANY

_____
AUTHORIZED AGENT, MANAGER

STATE OF COLORADO
COUNTY OF _____

SIGNED BEFORE ME ON _____: 20___
BY _____ (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).

_____
(NOTARY'S OFFICIAL SIGNATURE)

_____
(TITLE OF OFFICE)

_____
(COMMISSION EXPIRATION)

BOARD OF COUNTY COMMISSIONERS CERTIFICATION

THIS PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN FOR MAYBERRY PHASE 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20__, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL.

_____ _____
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

_____ _____
DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT DATE

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO)
)SS.
EL PASO COUNTY)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____(DAY) OF _____ (MONTH), 20____ AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED PER RECEPTION NO. _____.

_____
EL PASO COUNTY CLERK AND RECORDER

SURVEYOR CERTIFICATION

I _____, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 ; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__.

_____
SURVEYOR'S NAME, (SIGNATURE) DATE

COLORADO REGISTERED PLS #_____

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	DESIGN STANDARDS
3	SURVEY - PUD 2 BOUNDARY
4	SURVEY - TRACT K BOUNDARY DETAIL
5	SURVEY - TRACT K BOUNDARY DETAIL
6	SURVEY - PARKS BOUNDARY DETAIL
7	TRACT SUMMARY
8	OVERALL SITE PLAN
9	ROAD CROSS SECTIONS I
10	ROAD CROSS SECTIONS II
11	ROAD CROSS SECTIONS III
12	TRACT K SITE PLAN
13	LOT DETAILS
14	PARKS SITE PLAN
15	OVERALL UTILITY PLAN
16	OVERALL GRADING PLAN

CONTACT LIST			
DEVELOPER	CIVIL ENGINEER	SURVEYOR	PLANNING AND LANDSCAPING
MAYBERRY COMMUNITIES, LLC	LJA	LJA	LJA
22108 CATTLEMAN RUN CALHAN, CO 80808 719-922-2181 CONTACT: SCOTT SOUDERS, PE	1765 WEST 121ST AVENUE, SUITE 300 WESTMINSTER, CO 80234 303-421-4224 CONTACT: ALAINA KNEEBONE MARLER, PE	4700 SYRACUSE STREET, SUITE 500 DENVER, CO 80237 303-390-8510 CONTACT: MARK HALL, PLS	1125 KELLY JOHNSON BOULEVARD, SUITE 361 COLORADO SPRINGS, CO 80920 303-421-4224 CONTACT: KATIE CARLEO, AICP
STATE HIGHWAY	WATER/WASTEWATER	GAS DEPARTMENT	ELECTRIC DEPARTMENT
COLORADO DEPARTMENT OF TRANSPORATION, REGION 2	ELLICOTT UTILITIES COMPANY, LLC	BLACK HILLS ENERGY	MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
5615 WILLS BLVD. PUEBLO, CO 81008 MR. ART GONZALES (REFERENCE CDOT ACCESS PERMITS NO. 218053 & 218054)	PO BOX 64257 COLORADO SPRINGS, CO 80962 719-602-1876 CONTACT: CUSTOMER SERVICE	198 COUNTY LINE ROAD PALMER LAKE, CO 80133 719-502-5594 CONTACT: MARCUS HENDERSON	11140 E. WOODMEN ROAD FALCON, CO 80831 719-494-2593 CONTACT: JONATHAN E. TYRA

LJA
1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

Revision Type:

No.	Rev. Date:	
1		
2		
3		
4		
5		
6		

Job No.: 8787-0001 Sheet: 1 of 16
Scale Horiz: N/A Date: September 18, 2026
Scale Vert: N/A
Designed: WCK
Prepared: WCK
Approved: AKM

Proj. Name: Mayberry Phase 2
Location: El Paso County
Plan Set: PUD Development Plan & Preliminary Plan
Sheet Name: COVER SHEET

Client: Mayberry Communities, LLC
Address: 22108 Cattlemen Run Calhan, CO 80808
Contact: Scott Souders

Know what's below.
Call before you dig.

No. 1

S:\LAND\SW\WEST-CO\8787 - MAYBERRY\8787-0001\PLA\01 ENTITLEMENTS\PUD\SUBMITTAL 4\2026.09.17-MAYBERRY-PUD 2-COVER PRINTED ON: 9/17/2026 4:08 PM

MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO.

GENERAL PROVISIONS

1. ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION EXCEPT LANDSCAPING AS INDICATED IN NOTE #2.

2. MAYBERRY PUD PHASE 2, FILING 2, TRACT I (GRIFFITH SQUARE) LANDSCAPE FEATURES, PARKS, AND TRAILS SHALL BE OWNED BY MAYBERRY METROPOLITAN DISTRICT #3 AND MAINTAINED BY MAYBERRY METROPOLITAN DISTRICT #1. ALL OTHER LANDSCAPE ENTRY FEATURES, OPEN SPACE TRACTS, PARKS AND TRAILS SHALL BE OWNED BY MAYBERRY METROPOLITAN DISTRICT #4 AND MAINTAINED BY MAYBERRY METROPOLITAN DISTRICT #1.

3. NO RESIDENTIAL LOTS SHALL HAVE ACCESS TO STATE HIGHWAY 94, MAYBERRY DRIVE, AND VILLAGE MAIN STREET.

4. PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS:
   A. SIDE: THREE (3) FEET.
   B. TRACT A SHALL BE A NON-EXCLUSIVE WATER, SANITARY, AND DRAINAGE EASEMENT IN ITS ENTIRETY.
   C. TRACT C SHALL BE A NON-EXCLUSIVE WATER, SANITARY, AND DRAINAGE EASEMENT IN ITS ENTIRETY.
   D. TRACT E SHALL BE A NON-EXCLUSIVE WATER, SANITARY, AND DRAINAGE EASEMENT IN ITS ENTIRETY.

5. PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED WHERE SHOWN AND FINALIZED WITH THE FINAL PLAT.
   A. ALLEY SIDE WILL HAVE A TOTAL OF FIVE (5) FEET WITH TWO AND A HALF (2.5) FEET IN THE LOT AND TWO AND A HALF (2.5) FEET IN THE TRACT FOR BOTH REAR AND FRONT-LOADED HOMES.
   B. FRONT-LOADED HOMES WILL HAVE A REAR UTILITY EASEMENT OF THREE (3) FEET FOR A TOTAL OF SIX (6) FEET WITH EASEMENTS BETWEEN ADJACENT LOTS.
   C. REAR-LOADED HOMES WILL HAVE A THREE (3) FOOT EASEMENT WITHIN THE FRONT OF THE LOT.
   D. EASEMENTS WILL ALSO BE REVIEWED AND SUBJECT TO CHANGE DURING THE FINAL CONSTRUCTION PLAN AND FINAL PLAT PROCESS WHERE NECESSARY TO PROVIDE ACCESS FOR ROUTING AND EQUIPMENT.

6. ALL OPEN SPACE/TRAIL/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY, EXCEPT FOR MAINTENANCE AND EMERGENCY VEHICLES.

7. DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE OVERALL PUD DEVELOPMENT PLAN APPROVAL. MINOR MODIFICATIONS MAY BE SUBJECT TO THE LIMITATIONS CONTAINED IN THE EL PASO COUNTY LAND DEVELOPMENT CODE.

8. MAYBERRY PHASE 2 SHALL BE LIMITED TO A TOTAL MAXIMUM DENSITY AS ILLUSTRATED ON THE PLAN.

9. THE EL PASO COUNTY REGIONAL TRAIL ALIGNMENT SHOWN ON THIS PLAN REFLECTS THE APPROVED REALIGNMENT AS SHOWN ON THE SKETCH PLAN AND PER COORDINATION COMPLETED BETWEEN THE APPLICANT AND EL PASO COUNTY PARKS STAFF.

FLOODPLAIN NOTE

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, EL PASO COUNTY AND INCORPORATED AREAS, PANEL 810 OF 1300, MAP NUMBER 08041C0810G, DATED DECEMBER 7, 2018.

SOILS NOTE

A GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION, MAYBERRY - 540 ACRE SITE, STATE HIGHWAY 94 AND LOG ROAD, EL PASO COUNTY, COLORADO DATED MARCH 13, 2023, AND A LETTER TITLED, RESPONSE TO REVIEW COMMENTS DATED AUGUST 19, 2026, IS INCLUDED WITHIN THE SUBMITTAL PACKAGE. GEOLOGIC HAZARDS THAT PRECLUDE THE PROPOSED DEVELOPMENT WERE NOT IDENTIFIED. COLLAPSE PRONE SOILS WERE IDENTIFIED IN ONE SUBSURFACE SAMPLE BUT COULD BE ENCOUNTERED ANYWHERE WITHIN PUD 2. MITIGATION OF COLLAPSE PRONE SOILS CAN BE ACCOMPLISHED BY OVER-EXCAVATION AND RECOMPACTION.

SITE DATA

TAX ID NUMBER:	3414201024, 3414205001, 3400000472, 3414206001, 3400000473
TOTAL AREA:	18.70 AC
DEVELOPMENT SCHEDULE:	MAYBERRY, COLORADO SPRINGS PUD PHASE 1, FILING 1, TRACT K WILL BE DEVELOPED 2026/2027 DEVELOPMENT OF THE BALANCE OF THE SITE WILL BE MARKET DEMAND DRIVEN
SKETCH PLAN:	MAYBERRY COMMUNITIES SKETCH PLAN (SKP236) - BOCC APPROVED 5/9/2025
CURRENT ZONING:	PUD
CURRENT USE:	VACANT

TRACT K, FUTURE MAYBERRY PHASE 2 FILING NO. 1

TOTAL AREA:	8.31 AC
PLANNED USE:	SINGLE FAMILY ATTACHED AND SINGLE FAMILY DETACHED RESIDENTIAL
NUMBER OF LOTS:	92 SINGLE FAMILY ATTACHED LOTS 6 SINGLE FAMILY DETACHED LOTS
AVERAGE LOT SIZE:	2,135 SF
MINIMUM LOT SIZE:	2,030 SF
MAX. LOT COVERAGE:	75% SINGLE FAMILY ATTACHED 75% SINGLE FAMILY DETACHED
MAX. BUILDING HEIGHT:	35'
PLANNED USE:	COMMUNITY CENTER
NUMBER OF LOTS:	1 CLUBHOUSE & POOL LOT
LOT SIZE:	23,366 SF
MAX. LOT COVERAGE:	75%
MAX. BUILDING HEIGHT:	50'
GROSS RES. DENSITY:	11.79 DU/AC
R.O.W.:	N/A
TOTAL TRACT AREA:	2.98 AC
PARKING	
REQUIRED:	196 SPACES (2/UNIT SINGLE-FAMILY)
PROVIDED:	196 SPACES (GARAGE)
GUEST REQUIRED:	23 SPACES (1 PER 4 UNITS SINGLE-FAMILY ATTACHED)
GUEST PROVIDED:	23 SPACES (SURFACE), 3 OF WHICH ACCESSIBLE

GRIFFITH SQUARE, MAYBERRY COURTS, AND ENTRY PARK, FUTURE MAYBERRY PHASE 2

TOTAL AREA:	10.54 AC
PLANNED USE:	PARK & PUBLIC ROADS
R.O.W.:	2.33 AC
TOTAL TRACT AREA:	4.88 AC
MAX. BUILDING HEIGHT:	25'

OVERALL OPEN SPACE

REQUIRED:	1.87 AC (10% OF 18.70 AC)
USABLE REQUIRED:	0.47 AC (25% OF 1.87 AC REQUIRED)
PROVIDED:	5.99 AC
USABLE PROVIDED:	5.99 AC

DEVELOPMENT STANDARDS AND GUIDELINES

OVERALL STANDARDS AND GUIDELINES

1. THESE STANDARDS SHALL APPLY TO ALL PROPERTY CONTAINED IN MAYBERRY PHASE 2 PLANNED UNIT DEVELOPMENT (PUD). THESE GUIDELINES SHALL GOVERN THE LAND USE, THE DIMENSIONAL ZONING REGULATIONS, AND ALONG WITH THE COVENANTS, THE REGULATORY PROCESS FOR DETERMINING COMPLIANCE WITH THE PROVISIONS OF THE MAYBERRY PHASE 2 PUD.

2. MAYBERRY PHASE 2 PUDSP (MAYBERRY PHASE 2) IS A CONTINUATION OF DEVELOPMENT GUIDELINES ASSOCIATED WITH MAYBERRY PHASE 1 PUDSP.

3. SPECIFIC GUIDELINES WITHIN MAYBERRY PHASE 2 WILL CONTAIN DEVELOPMENT STANDARDS ASSOCIATED WITH PREVIOUSLY PLATTED TRACT "A", TRACT "K" AND TRACT "O" OF MAYBERRY, COLORADO SPRINGS FILING NO. 1, RECEPTION NO. 14655, ALONG WITH A PORTION OF UNPLATTED LAND ADJACENT TO TRACT "O".

4. THE PRELIMINARY PLAN, PUD DEVELOPMENT PLAN, AND THE FINAL PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.

5. STREETS WITHIN MAYBERRY PHASE 2 PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. EXISTING STREETS IDENTIFIED AS MAYBERRY DRIVE (FORMERLY NEW LOG ROAD), VILLAGE MAIN STREET, AND POSITIVE PLACE (FORMERLY MAYBERRY DRIVE), ALONG WITH THE PROPOSED BUILD OUT AND EXTENSION OF SAID ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED. CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS EXCEPT FOR DEVIATIONS APPROVED SEPARATELY BY ENGINEERING DIVISION OF DEVELOPMENT SERVICES. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL PUBLICLY OWNED STREETS ILLUSTRATED ON THIS PLAN UNLESS SPECIFICALLY EXCLUDED.

6. COVENANTS FOR MAYBERRY PHASE 2 WILL BE CREATED BY SEPARATE DOCUMENTS PRIOR TO PLAT RECORDING OF MAYBERRY PHASE 2, FILING 1. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISIONS AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE.

7. PERMITTED USES WITHIN ALL AREAS OF THE MAYBERRY PHASE 2 PUD RESIDENTIAL AREAS INCLUDE: MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN PATHS, WALKWAYS, PUBLIC SIDEWALKS, FENCING, UTILITIES, STORM WATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, AND PUBLIC AND PRIVATE ROADS.

8. PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE APPROVED BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, AND THE PLAT MUST BE RECORDED.

9. NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PUD PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.

10. DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE FOR PUD ZONING, AND THE CRITERIA ESTABLISHED BY THIS PUD DEVELOPMENT PLAN.

11. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF MAYBERRY METRO DISTRICT 1. THE METROPOLITAN DISTRICT SHALL HAVE ACCESS TO ALL TRACTS FOR THE PURPOSE OF MAINTENANCE AND ACCESS NEEDS.

RESIDENTIAL STANDARDS AND GUIDELINES

1. PRINCIPAL USE(S) SHALL BE LIMITED TO ONE (1) SINGLE FAMILY ATTACHED OR SINGLE FAMILY DETACHED RESIDENCE PER LOT.

2. PERMITTED USES WITHIN THE MAYBERRY PHASE 2 PUD RESIDENTIAL AREAS INCLUDE: SINGLE FAMILY ATTACHED AND SINGLE FAMILY DETACHED RESIDENTIAL HOMES.

3. ALLOWED ACCESSORY USES AND BUILDINGS:
   A. RESIDENTIAL HOME OCCUPATION AS DEFINED BY THE LAND DEVELOPMENT CODE MEETING ALL REQUIREMENTS AND CONDITIONS CONTAINED THEREIN.
   B. DEVELOPMENT REQUIREMENTS FOR ACCESSORY BUILDINGS SHALL MATCH DEVELOPMENT STANDARDS FOR SPECIFIC LOT TYPES.
   C. EACH STRUCTURE WILL BE DESIGNED AND DEVELOPED AT ITS RESPECTIVE SITE DEVELOPMENT PLAN PROCESS.

4. MODEL HOME/ SUBDIVISION SALES OFFICE ARE PERMITTED TEMPORARY USES. TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 5.3.1, AS AMENDED.

5. RESIDENTIAL HOME OCCUPATIONS ARE PERMITTED PURSUANT TO APPLICANT COMPLIANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. COMPLIANCE WITH VISITOR/GUEST PARKING REQUIREMENTS NECESSARY TO OBTAIN A HOME OCCUPATION PERMIT SHALL BE THE SOLE RESPONSIBILITY OF THE HOME OWNER/APPLICANT. HOME OCCUPATIONS MAY BE LIMITED OR OTHERWISE RESTRICTED BASED ON APPLICANT'S ABILITY TO MEET ALL REQUIRED STANDARDS AND COMPLIANCE WITH ANY APPLICABLE STATE OF COLORADO REQUIREMENTS.

6. OPEN AND UNENCLOSED COVERED PATIOS, DECKS, PLATFORMS, LANDINGS, OR RAMPS MAY EXTEND INTO REQUIRED FRONT, SIDE, OR REAR SETBACKS PROVIDED THE FINISHED FLOOR SURFACE OF THE PATIO, DECK, PLATFORM, LANDING, OR RAMP DOES NOT EXCEED 24 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE.

7. AWNINGS, CHIMNEYS AND FLUES, SILLS, BELT COURSES, CORNICES, EAVES, AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 2 FEET INTO REQUIRED FRONT, SIDE, OR REAR SETBACKS.

8. EACH HOME IS TO BE PROVIDED WITH PHOTOCELL ONLY CONTROLLED WALL SCONCE LIGHTING AT EACH GARAGE FACE AND AT THE ENTRY DOOR OF THE REAR LOADED UNITS.

9. EACH LOT OWNER SHALL OBTAIN REFUSE AND GARBAGE COLLECTION SERVICES THROUGH THE LOCAL UTILITY SERVICE PROVIDER. TRASH RECEPTACLES SHALL BE PLACED EITHER ON DRIVEWAYS OR WIDENED SIDEWALK AREAS FOR COLLECTION.

10. PROPERTY LOCATED IN MAYBERRY PHASE 1 PUD TRACT "K", AS FUTURE MAYBERRY PHASE 2, FILING NO. 1, CONTAINS A MINIMUM RESIDENTIAL LOT SIZE OF 2,030 SQUARE FEET:

11. PAIRED HOME LOTS SHALL CONSIST OF INDIVIDUALLY OWNED FEE-SIMPLE LOTS WITH THE COMMON PROPERTY LINE LOCATED AT THE CENTERLINE OF THE COMMON BUILDING SEPARATION. EACH DWELLING SHALL BE STRUCTURALLY INDEPENDENT WITH INDEPENDENT WALL FRAMING AND SHALL COMPLY WITH THE APPLICABLE TOWNHOUSE SEPARATION REQUIREMENTS OF THE ADOPTED RESIDENTIAL BUILDING CODE.

12. A PROPOSED PRIVATE DRIVE FOR RESIDENTIAL UNITS LOCATED WITHIN TRACT "K" SHALL PROVIDE VEHICULAR CIRCULATION THROUGHOUT THE AREA AND SHALL BE PRIVATELY OWNED BY MAYBERRY METROPOLITAN DISTRICT #4 AND MAINTAINED BY MAYBERRY METROPOLITAN DISTRICT #1.

13. DEVELOPMENT REQUIREMENTS FOR SPECIFIC LOT OPTIONS. SEE SHEETS 12 & 13 OF THIS DOCUMENT FOR LOT TYPICALS.
   A. OPTION A, SINGLE-FAMILY ATTACHED UNITS WITH REAR GARAGE ACCESS (REAR LOADED LOTS):
      LOTS 2-45, 48-49, 51-56, 87-98
      1. MAXIMUM LOT COVERAGE: 75 %
      2. MAXIMUM BUILDING HEIGHT: 35 FEET.
      3. SETBACK MINIMUMS:
         A. FRONT SETBACK: FIVE (5) FEET.
         B. INTERNAL SIDE SETBACK: ZERO (0) FEET.
         C. EXTERNAL SIDE SETBACK: THREE (3) FEET.
         D. REAR SETBACK: THREE (3) FEET.
      4. NO ACCESSORY BUILDINGS ARE ALLOWED.

   B. OPTION B, SINGLE-FAMILY ATTACHED UNITS WITH FRONT GARAGE ACCESS (FRONT LOADED LOTS):
      LOTS 57-72, 75-86
      1. MAXIMUM LOT COVERAGE: 75%
      2. MAXIMUM BUILDING HEIGHT: 35 FEET.
      3. SETBACK MINIMUMS:
         A. FRONT SETBACK: THREE (3) FEET.
         B. INTERNAL SIDE SETBACK: ZERO (0) FEET.
         C. EXTERNAL SIDE SETBACK: THREE (3) FEET.
         D. REAR SETBACK: FIVE (5) FEET.
      4. NO ACCESSORY BUILDINGS ARE ALLOWED.

   C. OPTION C, SINGLE-FAMILY DETACHED UNITS WITH REAR GARAGE ACCESS (REAR LOADED LOTS):
      LOTS 1, 46-47, 50
      1. MAXIMUM LOT COVERAGE: 75%
      2. MAXIMUM BUILDING HEIGHT: 35 FEET.
      3. SETBACK MINIMUMS:
         A. FRONT SETBACK: FIVE (5) FEET.
         B. SIDE SETBACK: THREE (3) FEET.
         C. REAR SETBACK: THREE (3) FEET.
      4. NO ACCESSORY BUILDINGS ARE ALLOWED.

   D. OPTION D, SINGLE-FAMILY DETACHED UNITS WITH FRONT GARAGE ACCESS (FRONT LOADED LOTS):
      LOTS 73-74
      1. MAXIMUM LOT COVERAGE: 75%
      2. MAXIMUM BUILDING HEIGHT: 35 FEET.
      3. SETBACK MINIMUMS:
         A. FRONT SETBACK: THREE (3) FEET.
         B. SIDE SETBACK: THREE (3) FEET.
         C. REAR SETBACK: FIVE (5) FEET.
      4. NO ACCESSORY BUILDINGS ARE ALLOWED.

LOT 99 STANDARDS AND GUIDELINES

1. PERMITTED USES WITHIN THE MAYBERRY PHASE 2 PUD LOT 99 INCLUDE: COMMUNITY CLUBHOUSE, SALES OFFICE, MEETING SPACES, OFFICES, FITNESS FACILITY, REFRESHMENT STATION, SWIMMING POOL, HOT TUB, SAUNA, AND RECREATIONAL AMENITIES. PERMITTED USES WITHIN LOT 99 SHALL BE COMPLIMENTARY TO THE RESIDENTIAL URBAN LIVING ENVIRONMENT ANY MAY INCLUDE SUPPORTIVE AMENITY USES.

2. ACCESSORY USES AND BUILDINGS:
   A. RECREATIONAL FACILITIES, ENTERTAINMENT STRUCTURE, AND RETAIL FACILITY ARE ALLOWED FOR LOT 99.
   B. DEVELOPMENT REQUIREMENTS FOR ACCESSORY BUILDINGS SHALL MATCH DEVELOPMENT STANDARDS FOR PRIMARY STRUCTURE.
   C. EACH STRUCTURE WILL BE DESIGNED AND DEVELOPED AT ITS RESPECTIVE SITE DEVELOPMENT PLAN PROCESS

3. DEVELOPMENT REQUIREMENTS
   A. MAXIMUM LOT COVERAGE: 75%
   B. MAXIMUM BUILDING HEIGHT: 50 FEET.
   C. SETBACK MINIMUMS:
      1. FRONT SETBACK: TEN (10) FEET.
      2. SIDE SETBACK: FIVE (5) FEET.
      3. REAR SETBACK: TEN (10) FEET.

PARKS AND OPEN SPACE AMENITIES

1. THE MAYBERRY COMMUNITY SEEKS TO DEVELOP A COHESIVE, SUSTAINABLE, AND VIBRANT ENVIRONMENT THAT ALIGNS WITH BOTH COUNTY REGULATIONS AND COMMUNITY OBJECTIVES.
   A. PROMOTE ACCESSIBLE, WELL-DESIGNED, AND CONNECTED RECREATION SPACES AND TRAILS.
   B. ENCOURAGE A MIX OF ACTIVE AND PASSIVE RECREATIONAL AMENITIES.

2. EACH PARK SPACE WILL BE DESIGNED THROUGH THE COUNTY SITE DEVELOPMENT PLAN PROCESS AND THE OVERALL PRIMARY TRACTS WILL CONSIST OF:
   A. MAYBERRY PUD PHASE 2, TRACT G (EXISTING TRACT A, MAYBERRY, COLORADO SPRINGS, FILING NO. 1), A DESIGNATED WELCOMING AND GRAND COMMUNITY LANDSCAPE FEATURE.
   B. MAYBERRY PUD PHASE 2, TRACT H, WILL BE ANCHORED BY SPORT COURTS AND SMALL IMPERMANENT RETAIL SPACES.
   C. MAYBERRY PUD PHASE 2, TRACT I (EXISTING TRACT O, MAYBERRY, COLORADO SPRINGS, FILING NO. 1), WILL PROVIDE THE MAIN COMMUNITY GATHERING, EVENT, AND MULTI-USE SPACE.

3. ADDITIONAL PERMITTED USES WITHIN THE MAYBERRY PHASE 2 PUD PARK AND AMENITY TRACTS INCLUDE: RECREATIONAL SPORT COURTS, ENCLOSURES, AND SEATING AREAS, RECREATION FIELDS, SHADE STRUCTURES, FITNESS EQUIPMENT, PUBLIC PLAZAS AND GATHERING AREAS, EVENT SPACES, BOTH PERMANENT AND TEMPORARY CONCESSION AND RETAIL BUSINESSES CONSISTENT WITH PERIODIC EVENTS THAT WOULD INCLUDE FOOD TRUCKS, FOOD TRAILERS, AND BOOTHS COMMON AT FESTIVALS AND FARMERS MARKETS.

4. A RIGHT-OF-WAY LICENSING AND MAINTENANCE AGREEMENT WILL BE REQUIRED FOR MAYBERRY METROPOLITAN DISTRICT #1 FOR MAINTAINING ROADSIDE PARKING, LANDSCAPING, AND TREE WELLS WITHIN THE PUBLIC RIGHT-OF-WAY.

APPROVED MAYBERRY PHASE 1 PUD MODIFICATION TABLE

LDC/ECM SECTION	STANDARD	MODIFICATION	JUSTIFICATION
ECM 2.3.2	URBAN NON-RESIDENTIAL COLLECTOR DESIGN STANDARDS	MODIFIED CROSS-SECTION	COMPARABLE ROADWAY DESIGN IS PROPOSED AND TRAFFIC OPERATIONS WILL PROVIDE ACCEPTABLE LEVELS OF SERVICE
ECM 2.3.2	URBAN MINOR ARTERIAL DESIGN STANDARDS	MODIFIED CROSS-SECTION	COMPARABLE ROADWAY DESIGN IS PROPOSED AND TRAFFIC OPERATIONS WILL PROVIDE ACCEPTABLE LEVELS OF SERVICE
ECM I.7.3	FOREBAY REQUIRED IN STORMWATER DETENTION POND	A CONCRETE TRICKLE CHANNEL PROPOSED AS AN ALTERNATE TO A FOREBAY	THE TEMPORARY NATURE OF THE DETENTION BASIN AND COMPARABLE ALTERNATIVE DESIGN COMPONENTS ARE PROPOSED
ECM 2.3.2	URBAN RESIDENTIAL COLLECTOR DESIGN STANDARDS	MODIFIED CROSS-SECTION	COMPARABLE ROADWAY DESIGN IS PROPOSED AND TRAFFIC OPERATIONS WILL PROVIDE ACCEPTABLE LEVELS OF SERVICE

PROPOSED PUD MODIFICATION TABLE

LDC/ECM SECTION	STANDARD	MODIFICATION	JUSTIFICATION
ECM 2.3.2	URBAN RESIDENTIAL COLLECTOR DESIGN STANDARDS	MODIFIED CROSS-SECTION	A COMPARABLE OR SUPERIOR ROADWAY DESIGN IS PROPOSED TO SUPPORT THE PEDESTRIAN-FRIENDLY NATURE OF THE DEVELOPMENT
ECM 2.3.7	MINIMUM CURB RETURN RADIUS BETWEEN MINOR ARTERIAL & COLLECTOR IS 30'	CURB RETURN RADIUS OF 40'	ABILITY OF DESIGN VEHICLE TO NAVIGATE TURN
ECM 2.3.2	URBAN MINOR ARTERIAL DESIGN STANDARDS	MODIFIED CROSS-SECTION	A COMPARABLE OR SUPERIOR ROADWAY DESIGN IS PROPOSED TO SUPPORT THE PEDESTRIAN-FRIENDLY NATURE OF THE DEVELOPMENT
LDC 8.4.3.B.2.e & 8.4.4(E)	LOTS REQUIRED TO HAVE 30' FRONTAGE AND ACCESS FROM A PUBLIC ROAD	LOTS WILL BE ACCESS PRIMARILY FROM PRIVATE SHARED ROADS	PRIVATE ROADS ENCOURAGE A WALKABLE COMMUNITY AND ASSIST IN CREATING RESIDENTIAL UNIT OPPORTUNITIES
LDC 8.4.5.G.4.b.i	URBAN DENSITY DRNG ESMT WIDTH: SIDE LOT LINES: 5 FEET REAR LOT LINES: 7 FEET	REAR AND SIDE LOT LINES TO BE 3' TO CONVEY DRAINAGE TO EITHER THE ALLEYS OR THE OPEN SPACE TRACTS	HIGHER-DENSITY ZONING AREAS MAY UTILIZE REDUCED SETBACKS AND NARROWER SIDE-LOT UTILITY EASEMENTS TO ACCOMODATE BUILDING FOOTPRINT OPTIONS. UTILITY COMPANIES HAVE INDICATED ACCEPTANCE OF THE REDUCED EASEMENTS. ADEQUATE STORMWATER CONVEYANCE IS SUPPORTED BY THE PDR CALCULATIONS AND TYPICAL SECTIONS SHEET.
LDC 8.4.6.C.2.c	WHERE ESMTS ARE COMBINED WITH A WATER COURSE OR DRAINAGE WAY, AN ADDITIONAL UTIL. ESMT SHALL BE PROVIDED IF THE USE IS IN CONFLICT WITH DRNG REQUIREMENTS	THE WIDTH OF COMBINED-USE DRAINAGE AND UTILITY EASEMENTS WITHIN RESIDENTIAL LOTS AND TRACTS TO BE PER PLAN, MINIMUM OF 3 FEET PER LOT	HIGHER-DENSITY ZONING AREAS MAY UTILIZE REDUCED SETBACKS AND NARROWER SIDE-LOT UTILITY EASEMENTS TO ACCOMODATE BUILDING FOOTPRINT OPTIONS. UTILITY COMPANIES HAVE INDICATED ACCEPTANCE OF THE REDUCED EASEMENTS. ADEQUATE STORMWATER CONVEYANCE IS SUPPORTED BY THE PDR CALCULATIONS AND TYPICAL SECTIONS SHEET.
LDC 6.2.2.B.1	TABLE 6-1 LISTS 10' DEPTH OF LANDSCAPE AREA REQUIRED ALONG NON ARTERIAL ROADWAYS	8' LANDSCAPE SETBACK AREA BETWEEN MARKET PLACE DRIVE R.O.W. AND THE SINGLE FAMILY ATTACHED DWELLINGS	ALL LANDSCAPING HAS BEEN PROPOSED WITHIN THE R.O.W. ALONG THE ENTIRETY OF MARKET PLACE DRIVE IN EFFORTS TO MEET OR EXCEED THE REQUIRED LANDSCAPE AREA

LJA
1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

Revision Type:

No.	Rev. Date:
1	
2	
3	
4	
5	
6	

Designed: WCK
Prepared: WCK
Approved: AKM

Job No.: 8787-0001
Scale Horiz: N/A
Scale Vert: N/A
Sheet: 2 of 16
Date: September 18, 2026

Proj. Name: Mayberry Phase 2
Location: El Paso County
Plan Set: PUD Development Plan & Preliminary Plan
Sheet Name: DESIGN STANDARDS

Client: Mayberry Communities, LLC
Address: 22108 Cattlemen Run
Calhan, CO 80808
Contact: Scott Souders

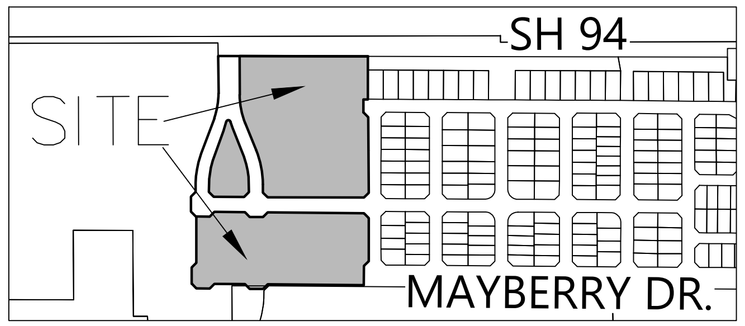
811 Know what's below. Call before you dig.

No. 2

S:\LAND\SW WEST--CO\8787 - MAYBERRY\8787--0001\PLA\01 ENTITLEMENTS\PUD\SUBMITTAL 4\2026.09.17--MAYBERRY--PUD 2--COVER PRINTED ON: 9/17/2026 4:57 PM

MAYBERRY PHASE 2

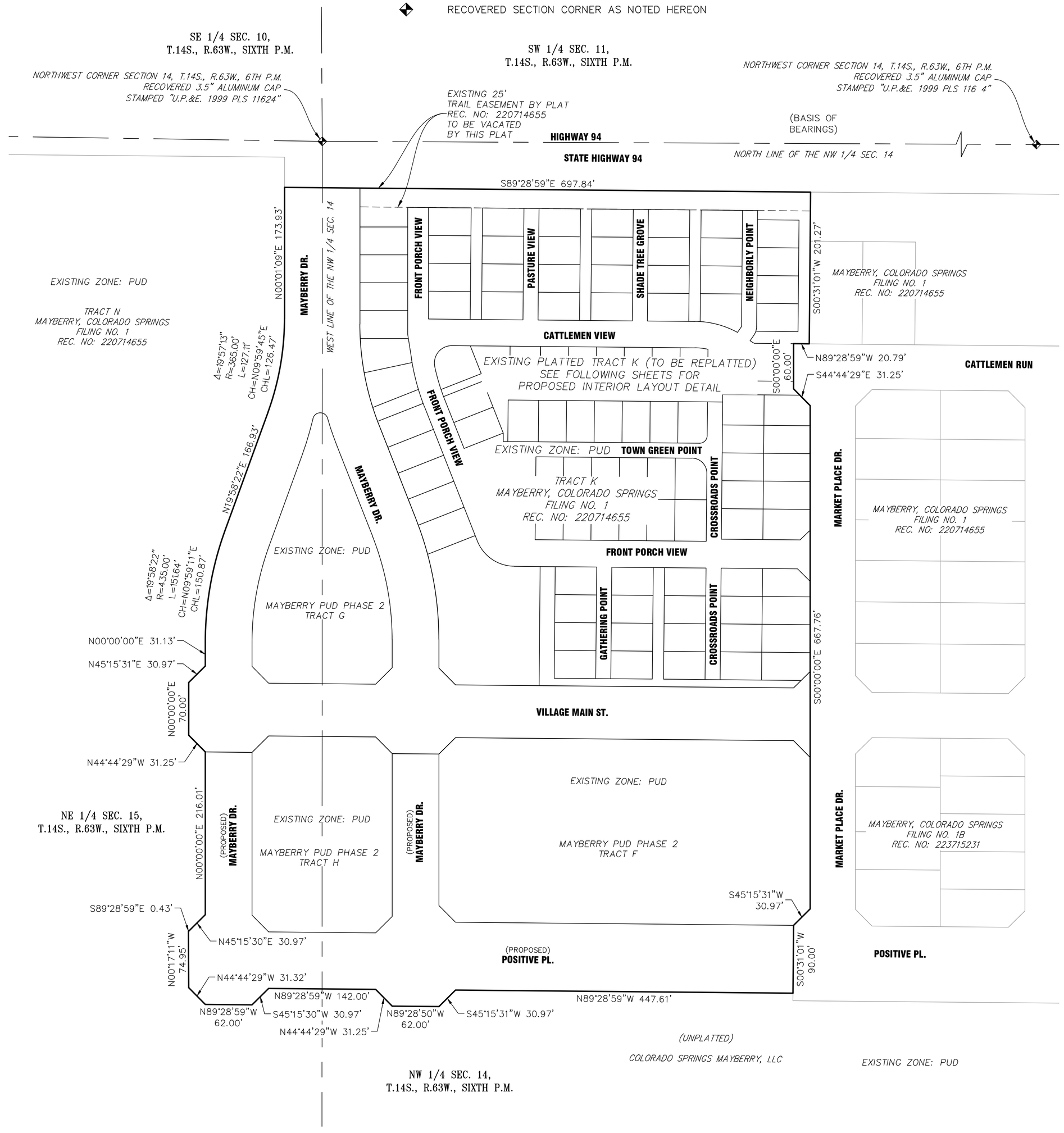
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH,
RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO.



80 0 40 80
SCALE
1 inch = 80 ft.

MONUMENT SYMBOL LEGEND

RECOVERED SECTION CORNER AS NOTED HEREON



LEGAL DESCRIPTION

ALL OF TRACTS A, K AND O, MAYBERRY, COLORADO SPRINGS FILING NO. 1, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, THE PLAT OF SAID SUBDIVISION RECORDED DECEMBER 23, 2020, AS RECEPTION NUMBER 220714655 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;

AND

UNPLATTED LAND IN SAID NORTHWEST AND NORTHEAST QUARTERS, LYING BETWEEN AND ADJOINING THE WEST LINE OF SAID TRACT O AND THE EASTERLY LINE OF TRACT N, SAID MAYBERRY, COLORADO SPRINGS FILING NO. 1, ALSO LYING NORTH OF THAT EASTERLY/WESTERLY SEGMENT OF THE EASTERLY LINE OF SAID TRACT N THAT INTERSECTS THE EAST LINE OF SAID NORTHEAST 1/4 OF SAID SECTION 15 AND EXTENDED EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY OF POSITIVE PLACE (FORMERLY KNOWN AS MAYBERRY DRIVE) ESTABLISHED BY SAID PLAT;

AND

THE RIGHT-OF-WAYS OF MAYBERRY DRIVE (FORMERLY KNOWN AS NEW LOG ROAD) AND VILLAGE MAIN STREET LYING IN SAID NORTHWEST AND NORTHEAST QUARTERS, ESTABLISHED BY SAID PLAT AND ADJOINING THE EASTERLY, WESTERLY AND SOUTHERLY LINES OF SAID TRACT A AND ADJOINING THE WESTERLY AND SOUTH LINES OF SAID TRACT K; ALL TOGETHER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/2" ALUMINUM CAP STAMPED "PLS 1164" AND AT THE NORTH QUARTER CORNER BY A 2" ALUMINUM CAP STAMPED "PLS 11624" ASSUMED TO BEAR SOUTH 89° 44' 49" EAST;

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT K, THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID TRACT K THE FOLLOWING 4 COURSES AND DISTANCES:

1. SOUTH 00° 31' 01" WEST A DISTANCE OF 201.27 FEET;
2. NORTH 89° 28' 59" WEST A DISTANCE OF 20.79 FEET;
3. SOUTH 00° 00' 00" EAST A DISTANCE OF 60.00 FEET;
4. SOUTH 44° 44' 29" EAST A DISTANCE OF 31.25 FEET;

THENCE ON THE EAST LINE OF SAID TRACT K AND ITS SOUTHERLY EXTENSION AND ON THE EAST LINE OF SAID TRACT O, SOUTH 00° 00' 00" EAST A DISTANCE OF 667.76 FEET TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID TRACT O;

THENCE SOUTH 45° 15' 31" WEST A DISTANCE OF 30.97 FEET ON THE SOUTHEAST LINE OF SAID TRACT O TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TRACT O;

THENCE ON THE WEST LINE OF SAID POSITIVE PLACE RIGHT-OF-WAY SOUTH 00° 31' 01" WEST A DISTANCE OF 90.00 FEET;

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 89° 28' 59" WEST A DISTANCE OF 447.61 FEET;
2. SOUTH 45° 15' 31" WEST A DISTANCE OF 30.97 FEET;
3. NORTH 89° 28' 50" WEST A DISTANCE OF 62.00 FEET;
4. NORTH 44° 44' 29" WEST A DISTANCE OF 31.25 FEET;
5. NORTH 89° 28' 59" WEST A DISTANCE OF 142.00 FEET;
6. SOUTH 45° 15' 30" WEST A DISTANCE OF 30.97 FEET;
7. NORTH 89° 28' 59" WEST A DISTANCE OF 62.00 FEET;
8. NORTH 44° 44' 29" WEST A DISTANCE OF 31.32 FEET, TO A POINT ON THE EASTERLY LINE OF TRACT N, SAID MAYBERRY;

THENCE ON THE EASTERLY LINE OF SAID TRACT N, NORTH 00° 17' 11" WEST A DISTANCE OF 74.95 FEET;

THENCE SOUTH 89° 28' 59" EAST A DISTANCE OF 0.43 FEET;

THENCE NORTH 45° 15' 30" EAST A DISTANCE OF 30.97 FEET, TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID TRACT N;

THENCE ON THE EASTERLY LINES OF SAID TRACT N, THE FOLLOWING NINE (9) COURSES:

1. NORTH 00° 00' 00" EAST A DISTANCE OF 216.01 FEET;
2. NORTH 44° 44' 29" WEST A DISTANCE OF 31.25 FEET;
3. NORTH 00° 00' 00" EAST A DISTANCE OF 70.00 FEET;
4. NORTH 45° 15' 31" EAST A DISTANCE OF 30.97 FEET;
5. NORTH 00° 00' 00" EAST A DISTANCE OF 31.13 FEET TO A POINT OF TANGENT CURVE;
6. NORTHERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 19° 58' 22", A RADIUS OF 435.00 FEET, AN ARC DISTANCE OF 151.64 FEET; A CHORD BEARING NORTH 09° 59' 11" EAST, AND A CHORD DISTANCE OF150.87 FEET TO A POINT OF TANGENCY;
7. NORTH 19° 58' 22" EAST, 166.93 FEET TOA POINT OF TANGENT CURVE;
8. NORTHERLY, ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 19° 57' 13", A RADIUS OF 365.00 FEET, AN ARC LENGTH OF 127.11 FEET, A CHORD BEARING OF 09° 59' 45" EAST, AND A CHORD DISTANCE OF 126.47 FEET TO A POINT OF TANGENCY;
9. THENCE NORTH 00° 01' 09" EAST A DISTANCE OF 173.93 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 94;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89° 28' 59" EAST A DISTANCE OF 697.84 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 816,336 SQUARE FEET OR 18.741 ACRES, MORE OR LESS.

LEGEND

(#) = BLOCK NUMBER
W.S.D.E. = WATER, SANITARY & DRAINAGE EASEMENT
SD.E. = SIGHT DISTANCE EASEMENT
U.D.A.E. = UTILITY, DRAINAGE & ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.S.E. = WATER & SANITARY EASEMENT
S.E. = SANITARY EASEMENT
REC. NO. = RECEPTION NUMBER
R.O.W. = RIGHT OF WAY

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No.	Rev. Date:	Revision Type:
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Designed: WCK
Prepared: JAP
Approved: AKM
Job No.: 8787-0001
Scale Horiz: 1" = 80'
Scale Vert: N/A
Sheet: 3 of 16
Date: September 18, 2026

Proj. Name: Mayberry Phase 2
Location: El Paso County
Plan Set: PUD Development Plan & Preliminary Plan
Sheet Name: PUD Boundary

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Know what's below.
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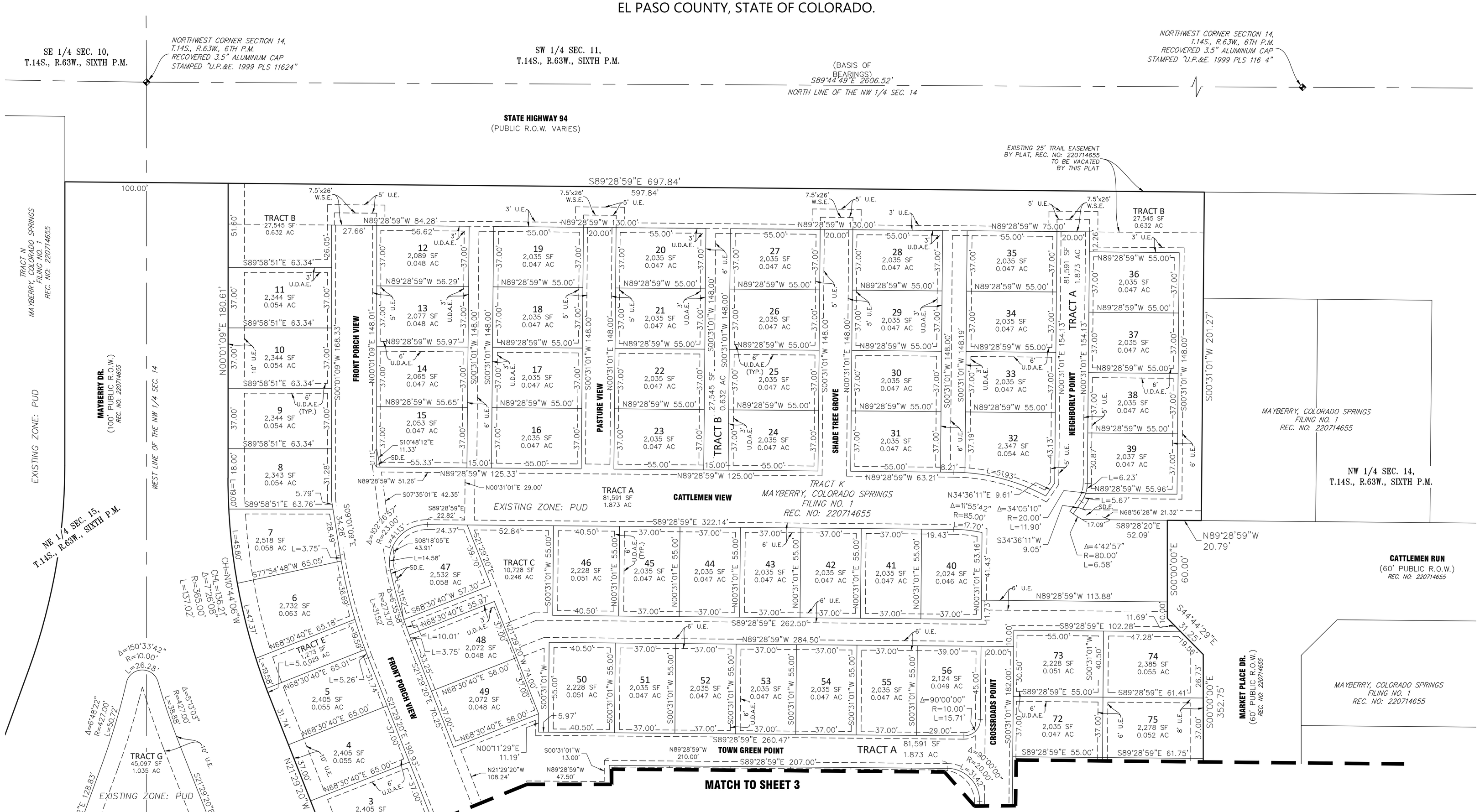
No. 3

S:\LAND\SW\WEST-CO\8787 - MAYBERRY\8787-0001\SURVEY\06 CAD\PRODUCTION FILES\8787-0001_MAYBERRY PUD - OVERALL PRINTED ON: 9/21/2026 11:33 AM

MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH,
RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO.



TRACT TABLE				
TRACT	AREA (SQ.FT.)	AREA (AC.±)	USE	OWNED / MAINTAINED
TRACT A	81,591	1.873	ACCESS, DRAINAGE, LANDSCAPE, OPEN SPACE, PRIVATE ROAD, SIDEWALKS, UTILITIES	MAYBERRY METRO DISTRICT 4 / MAYBERRY METRO DISTRICT 1
TRACT B	27,545	0.632	ACCESS, DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, SIDEWALKS, UTILITIES	MAYBERRY METRO DISTRICT 4 / MAYBERRY METRO DISTRICT 1
TRACT C	10,728	0.246	ACCESS, DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, SIDEWALKS, UTILITIES	MAYBERRY METRO DISTRICT 4 / MAYBERRY METRO DISTRICT 1
TRACT D	8,605	0.198	ACCESS, DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, SIDEWALKS, UTILITIES	MAYBERRY METRO DISTRICT 4 / MAYBERRY METRO DISTRICT 1
TRACT E	1,273	0.029	ACCESS, DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, SIDEWALKS, UTILITIES	MAYBERRY METRO DISTRICT 4 / MAYBERRY METRO DISTRICT 1
TRACT F	119,676	2.747	ACCESS, DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, RECREATION, SIDEWALKS, SPORTS FACILITIES, UTILITIES	MAYBERRY METRO DISTRICT 3 / MAYBERRY METRO DISTRICT 1
TRACT G	45,097	1.035	ACCESS, DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, RECREATION, SIDEWALKS, UTILITIES	MAYBERRY METRO DISTRICT 4 / MAYBERRY METRO DISTRICT 1
TRACT H	47,392	1.088	DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, RECREATION, SIDEWALKS, SPORTS FACILITIES, UTILITIES	MAYBERRY METRO DISTRICT 4 / MAYBERRY METRO DISTRICT 1

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Designed: WCK
Prepared: JAP
Approved: AKM
Job No.: 8787-0001
Scale Horiz: 1" = 30'
Scale Vert: N/A
Sheet: 4 of 16
Date: September 18, 2026

Proj. Name: Mayberry Phase 2
Location: El Paso County
Plan Set: PUD Development Plan & Preliminary Plan
Sheet Name: Tract K Boundary Detail (1)

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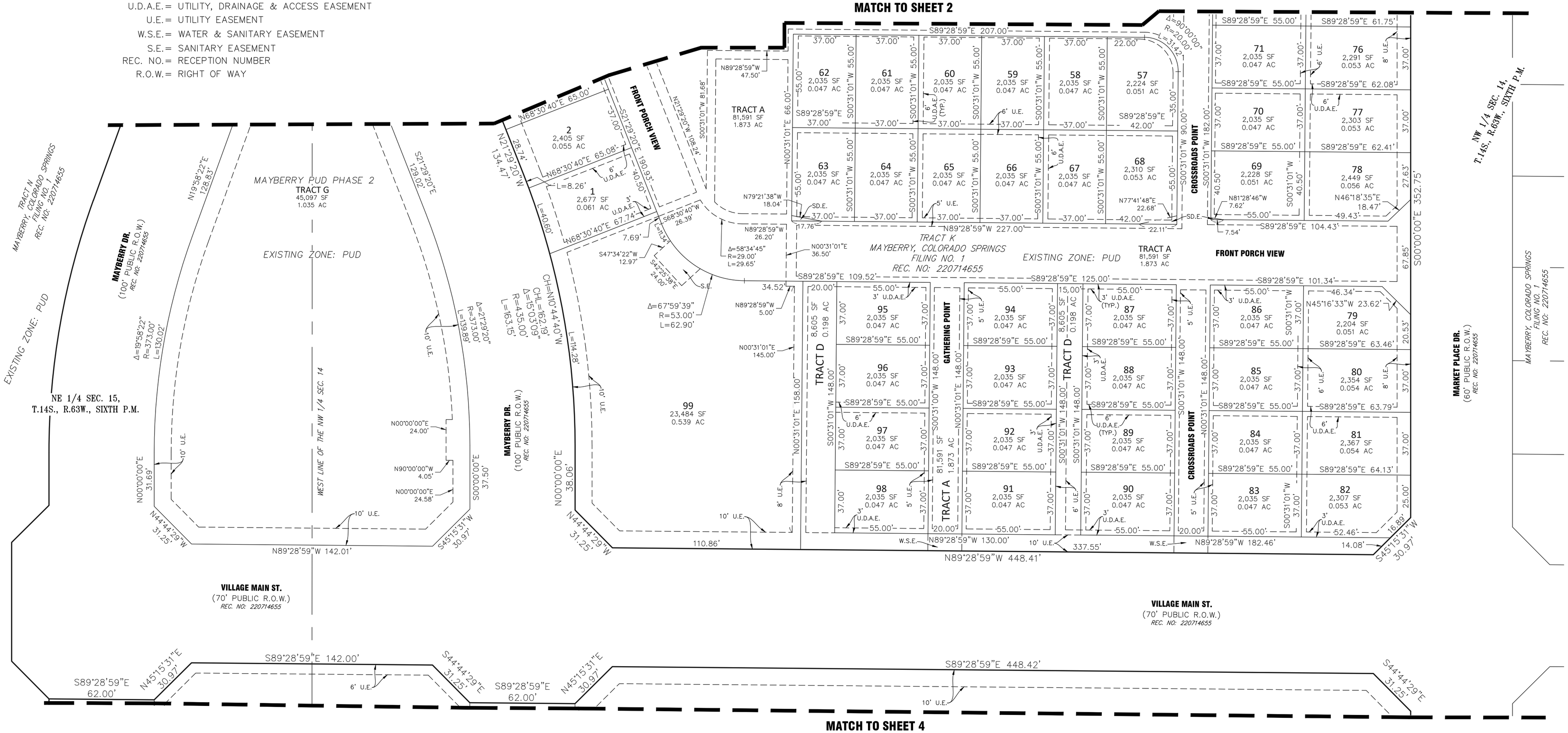
MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH,
RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO.

LEGEND

(#) = BLOCK NUMBER
W.S.D.E.= WATER, SANITARY & DRAINAGE EASEMENT
SD.E.= SIGHT DISTANCE EASEMENT
U.D.A.E.= UTILITY, DRAINAGE & ACCESS EASEMENT
U.E.= UTILITY EASEMENT
W.S.E.= WATER & SANITARY EASEMENT
S.E.= SANITARY EASEMENT
REC. NO.= RECEPTION NUMBER
R.O.W.= RIGHT OF WAY

SCALE 1 inch = 30 ft.



TRACT TABLE				
TRACT	AREA (SQ.FT.)	AREA (AC.±)	USE	OWNED / MAINTAINED
TRACT A	81,591	1.873	ACCESS, DRAINAGE, LANDSCAPE, OPEN SPACE, PRIVATE ROAD, SIDEWALKS, UTILITIES	MAYBERRY METRO DISTRICT 4 / MAYBERRY METRO DISTRICT 1
TRACT B	27,545	0.632	ACCESS, DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, SIDEWALKS, UTILITIES	MAYBERRY METRO DISTRICT 4 / MAYBERRY METRO DISTRICT 1
TRACT C	10,728	0.246	ACCESS, DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, SIDEWALKS, UTILITIES	MAYBERRY METRO DISTRICT 4 / MAYBERRY METRO DISTRICT 1
TRACT D	8,605	0.198	ACCESS, DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, SIDEWALKS, UTILITIES	MAYBERRY METRO DISTRICT 4 / MAYBERRY METRO DISTRICT 1
TRACT E	1,273	0.029	ACCESS, DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, SIDEWALKS, UTILITIES	MAYBERRY METRO DISTRICT 4 / MAYBERRY METRO DISTRICT 1
TRACT F	119,676	2.747	ACCESS, DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, RECREATION, SIDEWALKS, SPORTS FACILITIES, UTILITIES	MAYBERRY METRO DISTRICT 3 / MAYBERRY METRO DISTRICT 1
TRACT G	45,097	1.035	ACCESS, DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, RECREATION, SIDEWALKS, UTILITIES	MAYBERRY METRO DISTRICT 4 / MAYBERRY METRO DISTRICT 1
TRACT H	47,392	1.088	DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, RECREATION, SIDEWALKS, SPORTS FACILITIES, UTILITIES	MAYBERRY METRO DISTRICT 4 / MAYBERRY METRO DISTRICT 1

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Prepared: JAP
Approved: AKM

Job No.: 8787-0001
Scale Horiz: 1" = 30'
Scale Vert: N/A

Sheet: 5 of 16
Date: September 18, 2026

Proj. Name: Mayberry Phase 2
Location: El Paso County
Plan Set: PUD Development Plan & Preliminary Plan
Sheet Name: Tract K Boundary Detail (2)

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MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH,
RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO.

LEGEND

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REC. NO. = RECEPTION NUMBER
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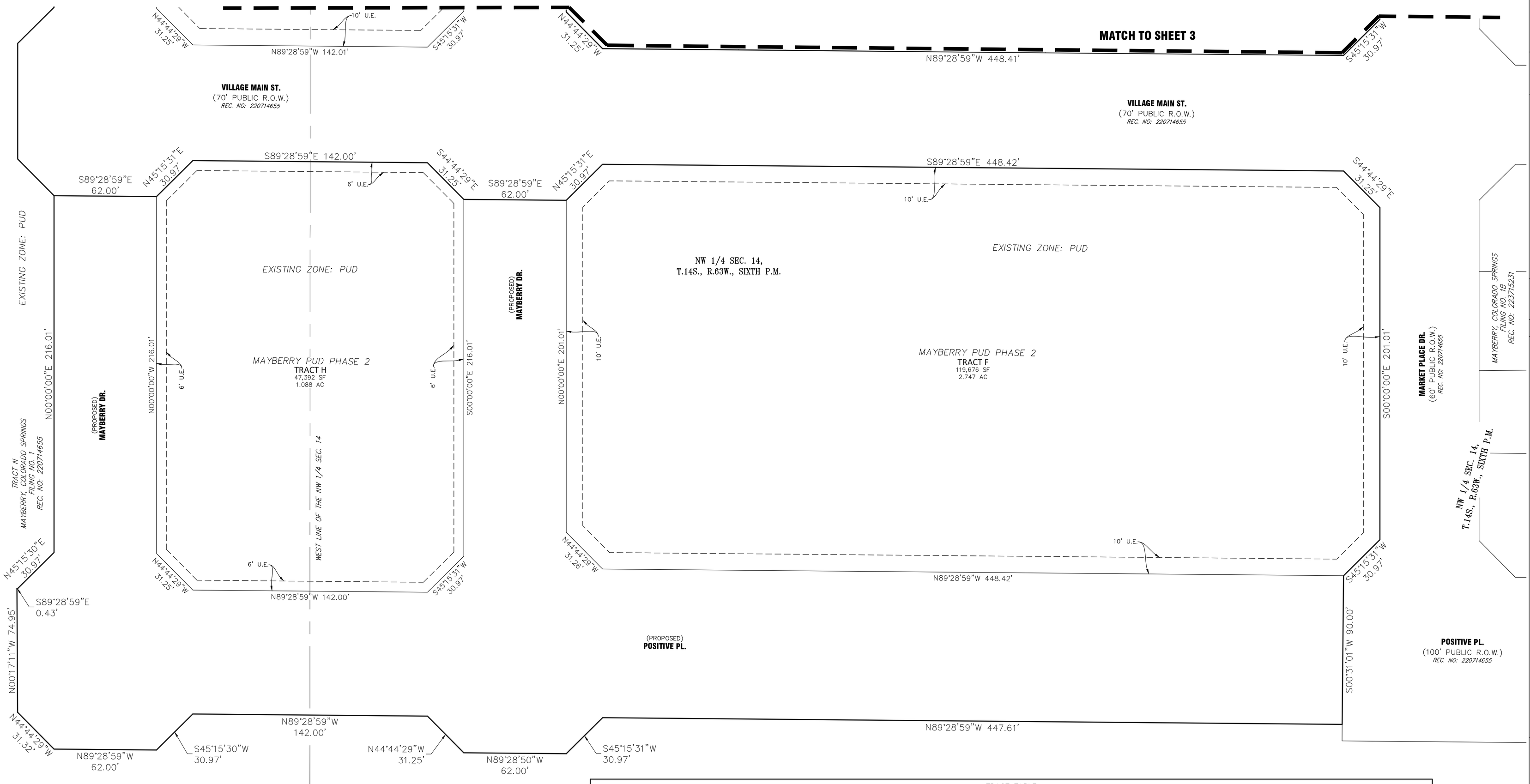
SCALE
1 inch = 30 ft.
30 0 15 30



TRACT TABLE				
TRACT	AREA (SQ.FT.)	AREA (AC.±)	USE	OWNED / MAINTAINED
TRACT A	81,591	1.873	ACCESS, DRAINAGE, LANDSCAPE, OPEN SPACE, PRIVATE ROAD, SIDEWALKS, UTILITIES	MAYBERRY METRO DISTRICT 4 / MAYBERRY METRO DISTRICT 1
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Revision Type:

Designed: WCK
Prepared: JAP
Approved: AKM

Job No.: 8787-0001
Scale Horiz: 1" = 30'
Scale Vert: N/A

Sheet: 6 of 16
Date: September 18, 2026

Proj. Name: Mayberry Phase 2
Location: El Paso County
Plan Set: PUD Development Plan & Preliminary Plan
Sheet Name: Parks Boundary Detail

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MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO.

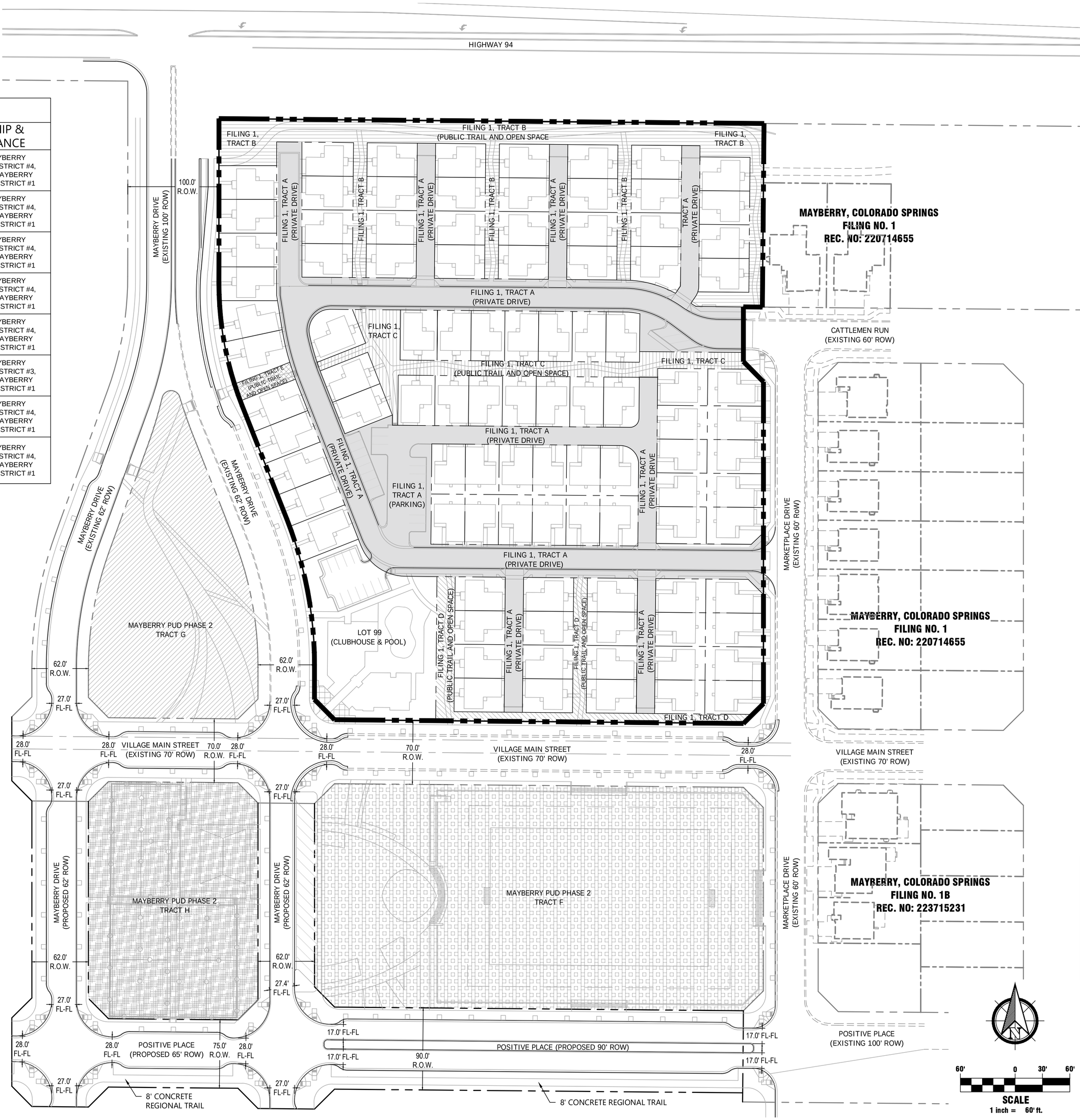
TRACT SUMMARY TABLE

MAYBERRY PHASE 2 TRACT NAME	SIZE (ACRES)	HATCH LEGEND	LAND USE	OWNERSHIP & MAINTENANCE
FILING 1, TRACT A	1.87		PRIVATE ROAD/SIGNAGE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS	OWNED BY MAYBERRY METROPOLITAN DISTRICT #4, MAINTAINED BY MAYBERRY METROPOLITAN DISTRICT #1
FILING 1, TRACT B	0.63		PARK/OPEN SPACE/SIGNAGE/HARDSCAPING/ENTRY FEATURE/ DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS/ACCESS	OWNED BY MAYBERRY METROPOLITAN DISTRICT #4, MAINTAINED BY MAYBERRY METROPOLITAN DISTRICT #1
FILING 1, TRACT C	0.25		PARK/OPEN SPACE/SIGNANGE/HARDSCAPING/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS/ACCESS	OWNED BY MAYBERRY METROPOLITAN DISTRICT #4, MAINTAINED BY MAYBERRY METROPOLITAN DISTRICT #1
FILING 1, TRACT D	0.20		PARK/OPEN SPACE/SIGNAGE/HARDSCAPING/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS/ACCESS	OWNED BY MAYBERRY METROPOLITAN DISTRICT #4, MAINTAINED BY MAYBERRY METROPOLITAN DISTRICT #1
FILING 1, TRACT E	0.03		PARK/OPEN SPACE/SIGNAGE/HARDSCAPING/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS/ACCESS	OWNED BY MAYBERRY METROPOLITAN DISTRICT #4, MAINTAINED BY MAYBERRY METROPOLITAN DISTRICT #1
TRACT F (EXISTING TRACT O, MAYBERRY, COLORADO SPRINGS, FILING NO. 1)	2.75		PARK/OPEN SPACE/ACTIVE & PASSIVE RECREATION/TEMPORARY EVENTS & VENDORS/SEASONAL ACTIVITIES/SIGNAGE/HARDSCAPING/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS	OWNED BY MAYBERRY METROPOLITAN DISTRICT #3, MAINTAINED BY MAYBERRY METROPOLITAN DISTRICT #1
TRACT G (EXISTING TRACT A, MAYBERRY, COLORADO SPRINGS, FILING NO. 1)	1.04		PARK/OPEN SPACE/ACTIVE & PASSIVE RECREATION/TEMPORARY EVENTS & VENDORS/SEASONAL ACTIVITIES/SIGNAGE/HARDSCAPING/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS	OWNED BY MAYBERRY METROPOLITAN DISTRICT #4, MAINTAINED BY MAYBERRY METROPOLITAN DISTRICT #1
TRACT H	1.09		PARK/OPEN SPACE/ACTIVE & PASSIVE RECREATION/TEMPORARY EVENTS & VENDORS/SEASONAL ACTIVITIES/SPORT COURTS/CONCESSION STAND/SIGNAGE/HARDSCAPING/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS	OWNED BY MAYBERRY METROPOLITAN DISTRICT #4, MAINTAINED BY MAYBERRY METROPOLITAN DISTRICT #1

NOTES:
1. FILING 1 INCLUDES ONLY MAYBERRY, COLORADO SPRINGS PUD PHASE 1, FILING 1, TRACT K AND THE ABUTTING ROADWAY IMPROVEMENTS (SIDEWALK, CURB & GUTTER, LANDSCAPE, LIGHTING) OF MAYBERRY DRIVE, VILLAGE MAIN, AND MARKETPLACE DRIVE. ALL OTHER FILING BOUNDARIES AND TIMING ARE TBD.

2. ALL LANDSCAPE AREAS WITHIN PUBLIC ROW ARE TO BE MAINTAINED BY MAYBERRY METROPOLITAN DISTRICT #1, TYP.

FILING 1 (MAYBERRY, COLORADO SPRINGS PUD PHASE 1, FILING 1, TRACT K)



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Designed: WCK
Prepared: WCK
Approved: AKM
Job No.: 8787-0001
Scale Horiz: 1" = 60'
Scale Vert: N/A
Sheet: 7 of 16
Date: September 18, 2026

Proj. Name: Mayberry Phase 2
Location: El Paso County
Plan Set: PUD Development Plan & Preliminary Plan
Sheet Name: TRACT SUMMARY

Client: Mayberry Communities, LLC
Address: 22108 Cattlemen Run Calhan, CO 80808
Contact: Scott Souders

811 Know what's below. Call before you dig.

No. 7

S:\LAND\SW\WEST-CO\8787 - MAYBERRY\8787-0001\PLA\01 ENTITLEMENTS\PUD\SUBMITTAL 4\2026.09.17-MAYBERRY-PUD 2-TRACT SUMMARY PRINTED ON: 9/17/2026 2:30 PM

MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
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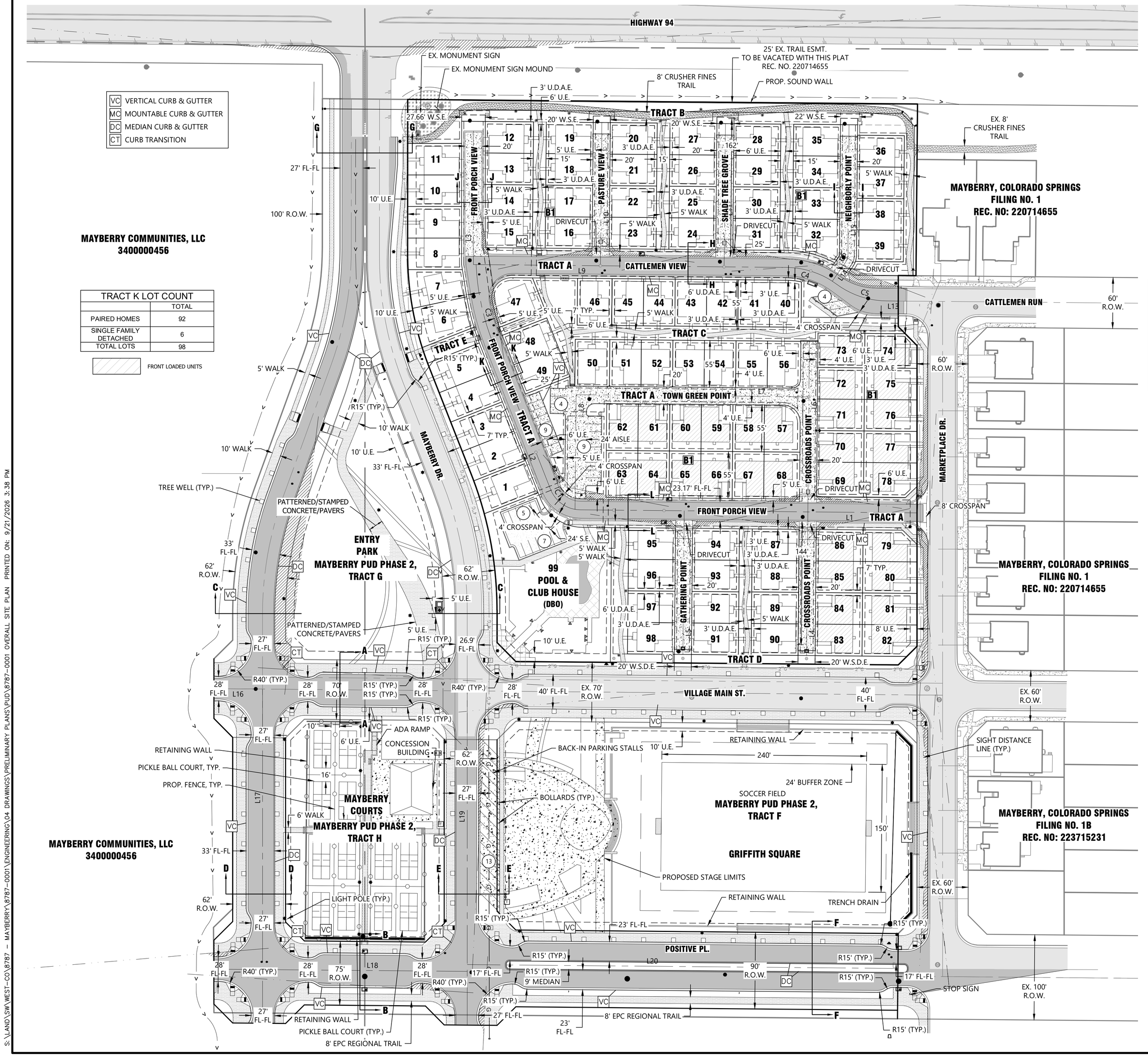

LINE TABLE		
NO.	LENGTH	DIRECTION
L1	397.09'	N89°28'59"W
L2	185.00'	N21°29'20"W
L3	156.72'	N00°01'09"E
L4	172.81'	S00°31'01"W
L5	172.81'	S00°31'01"W
L6	200.00'	S00°31'01"W
L7	271.72'	S89°28'59"E
L8	134.80'	S00°31'01"W
L9	367.19'	N89°28'59"W
L10	174.00'	S00°31'01"W
L11	174.00'	S00°31'01"W
L13	13.64'	N89°29'00"W
L14	28.94'	S34°36'11"W
L15	160.13'	S00°31'01"W
L16	57.00'	N89°28'55"W
L17	392.01'	N00°00'00"E
L18	297.01'	S89°28'59"E
L19	392.01'	S00°00'00"E
L20	505.04'	S89°28'59"E

CURVE TABLE					
NO.	DELTA	LENGTH	RADIUS	CHORD	CH. LENGTH
C1	063°58'24"	42.71'	38.25'	S53°35'00"E	40.52'
C3	018°52'26"	93.88'	285.00'	S12°03'07"E	93.46'
C4	036°02'03"	62.89'	100.00'	N71°27'58"W	61.86'
C5	036°02'03"	62.89'	100.00'	S71°27'58"E	61.86'
C6	034°05'10"	5.95'	10.00'	N17°33'36"E	5.86'

LEGEND

- Property Line
- Right of Way Line
- Centerline
- Lot Line
- Easement Line
- Setback Line
- Retaining Wall
- Swale Line
- Sight Triangle Line
- Storm Manhole
- Type 'R' Inlet
- Sanitary Sewer Manhole
- Fire Hydrant
- Water Valve
- Thrust Block
- Reducer
- Plug & Blow-off
- Street Light
- Bollard Light
- Sign
- Mail Kiosk
- Storm Sewer Line
- Water Line
- Sanitary Sewer Line
- Water Service Line & Meter
- Sanitary Sewer Service Line
- Ex. Sanitary Sewer Line
- Ex. Water Line
- Ex. Storm Sewer Line
- Ex. Gas
- Ex. Underground Electric
- Ex. Overhead Electric
- Proposed Major Contour
- Proposed Minor Contour
- Existing Major Contour
- Existing Minor Contour
- Ex. Asphalt Pavement
- Ex. Concrete Pavement
- Ex. Gravel
- Prop. Asphalt Pavement
- Prop. Mill & Overlay
- Prop. Concrete Pavement
- Prop. Concrete Walk
- Prop. Sight Triangle

GENERAL ABBREVIATIONS

A.E.	ACCESS EASEMENT
ARV	AIR RELEASE VALVE
BKL	BIKE LANE
BL	BASELINE OF CONSTRUCTION
B.O.	BLOW-OFF
BS	BOTTOM ELEVATION OF RISE
CDS	CUL-DE-SAC
CE	CURB EXTENSION
CL	CENTERLINE
CT	CURB TRANSITION
CWN	CROWN
DBO	DESIGN BY OTHERS
DC	MEDIAN CURB & GUTTER
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
ELEC	ELECTRIC
EOP	EDGE OF PAVEMENT
EX	EXISTING
EXCL.	EXCLUSIVE
FES	FLARED END SECTION
FGB	FINISHED GROUND AT BOTTOM WALL ELEVATION
FGT	FINISHED GROUND AT TOP WALL ELEVATION
FH	FIRE HYDRANT
FL	FLOWLINE
FO	FIVER OPTIC LINE
FV	FIELD VERIFY
G	FINISHED GROUND ELEVATION
GAS	GAS LINE
G.E.	GAS EASEMENT
GV	GATE VALVE
HP	HIGH POINT
I.W.E	IRRIGATION & WATER EASEMENT
IWL	IRRIGATION WATER LINE
IWV	IRRIGATION WATER VALVE
LL	LOT LINE
LP	LOW POINT
MAINT.	MAINTENANCE
MC	MOUNTABLE CURB & GUTTER
MH	MANHOLE
(MOD.)	MODIFIED
MSE	MECHANICALLY STABILIZED EARTH
M.U.E.	MULTI-USE EASEMENT
P	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCR	POINT OF CURB RETURN
PGL	PROFILE GRADE LINE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R.O.W.	RIGHT OF WAY
RN	RECORDING NUMBER
(S.)	SUMP INLET
S.E.	SANITARY EASEMENT
SEC	SECTION LINE
SL	SANITARY LINE
SS	SANITARY SERVICE
STBK	SETBACK
SW	SIDEWALK
S.W.I.E.	SANITARY, WATER, AND IRRIGATION EASEMENT
TB	THRUST BLOCK
TC	TOP OF CURB
TELE	TELEPHONE LINE
TR.E	TRANSPORTATION EASEMENT
TR.U.E	TRANSPORTATION & UTILITY EASEMENT
TS	TOP ELEVATION OF RISER
TYP.	TYPICAL
U.D.A.E	UTILITY, DRAINAGE, & ACCESS EASEMENT
U.E.	UTILITY EASEMENT
U.G.E	UTILITY & GAS EASEMENT
VC	VERTICAL CURB & GUTTER
W.E.	WATER EASEMENT
WL	WATER LINE
WS	WATER SERVICE
W.S.D.E.	WATER SANITARY & DRAINAGE EASEMENT
W.S.E.	WATER SURFACE ELEVATION
WV	WATER VALVE

SCALE
1 inch = 60 ft.
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Scale Horiz:	1" = 60'
Scale Vert:	N/A
Designed:	WCK
Prepared:	WCK
Approved:	AKM

No.	Rev. Date:
1	
2	
3	
4	
5	
6	

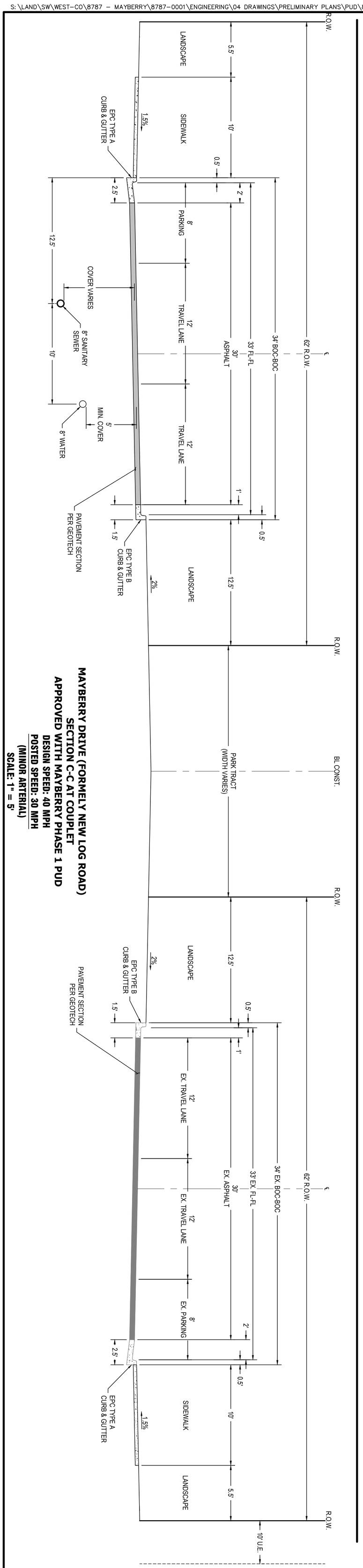
Proj. Name:	Mayberry Phase 2
Location:	El Paso County
Plan Set:	PUD Development Plan & Preliminary Plan
Sheet Name:	Overall Site Plan

Client:	Mayberry Communities, LLC
Address:	22108 Cattlemen Run Calhan, CO 80808
Contact:	Scott Souders

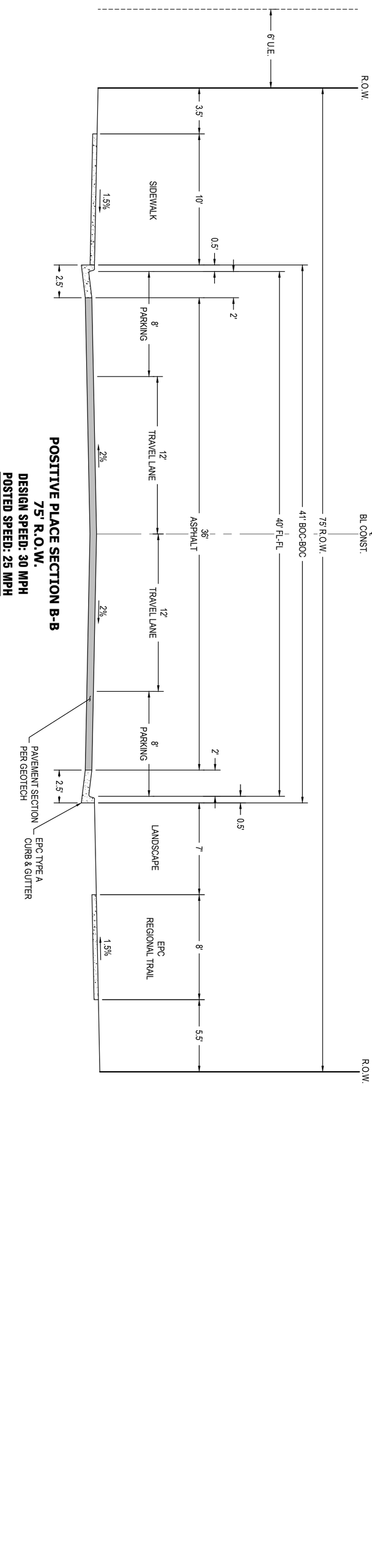
811 Know what's below. Call before you dig.

No. 8

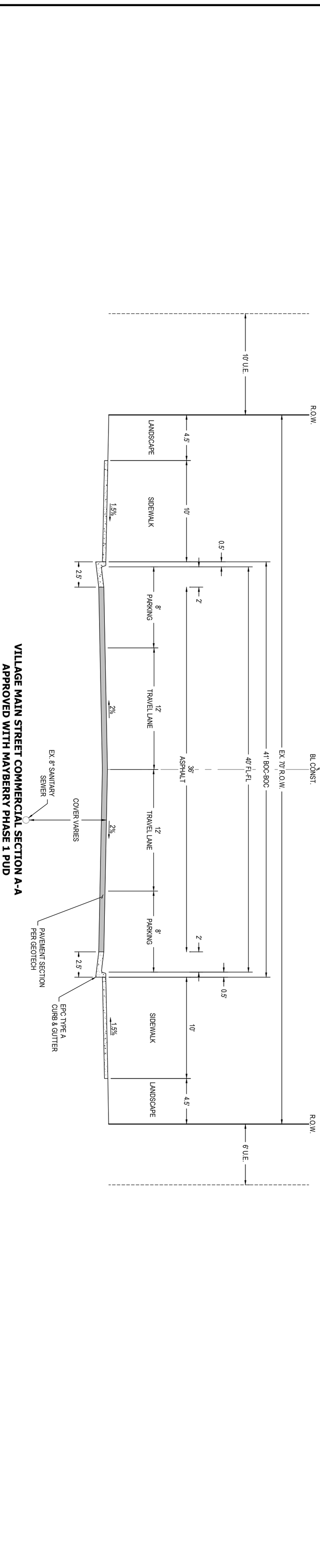
S:\LAND\SW\WEST-CO\8787 - MAYBERRY\8787-0001\ENGINEERING\04 DRAWINGS\PRELIMINARY PLANS\PUD\8787-0001 ROAD SECTIONS PRINTED ON: 9/21/2026 3:39 PM



MAYBERRY DRIVE (FORMELY NEW LOG ROAD)
SECTION C-C AT COUPLET
APPROVED WITH MAYBERRY PHASE 1 PUD
DESIGN SPEED: 40 MPH
POSTED SPEED: 30 MPH
(MINOR ARTERIAL)
SCALE: 1" = 5'



POSITIVE PLACE SECTION B-B
75' R.O.W.
DESIGN SPEED: 30 MPH
POSTED SPEED: 25 MPH
(URBAN RESIDENTIAL COLLECTOR)
SCALE: 1" = 5'



VILLAGE MAIN STREET COMMERCIAL SECTION A-A
APPROVED WITH MAYBERRY PHASE 1 PUD
DESIGN SPEED: 30 MPH
POSTED SPEED: 25 MPH
(URBAN LOCAL ROADWAY)
SCALE: 1" = 5'

No.	
9	

Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

Proj. Name: Mayberry Phase 2 PUD, Filing 1
Location: El Paso County
Plan Set: Construction Documents
Sheet Name: Road Cross Sections

No.	Rev. Date:	Revision Type:
1		
2		
3		
4		
5		
6		

Designed: JAV | Job No.: 8787-0002 | Sheet: 9 of 16
Prepared: WCK | Scale Horiz: N/A | Date: September 18, 2026
Approved: AKM | Scale Vert: N/A

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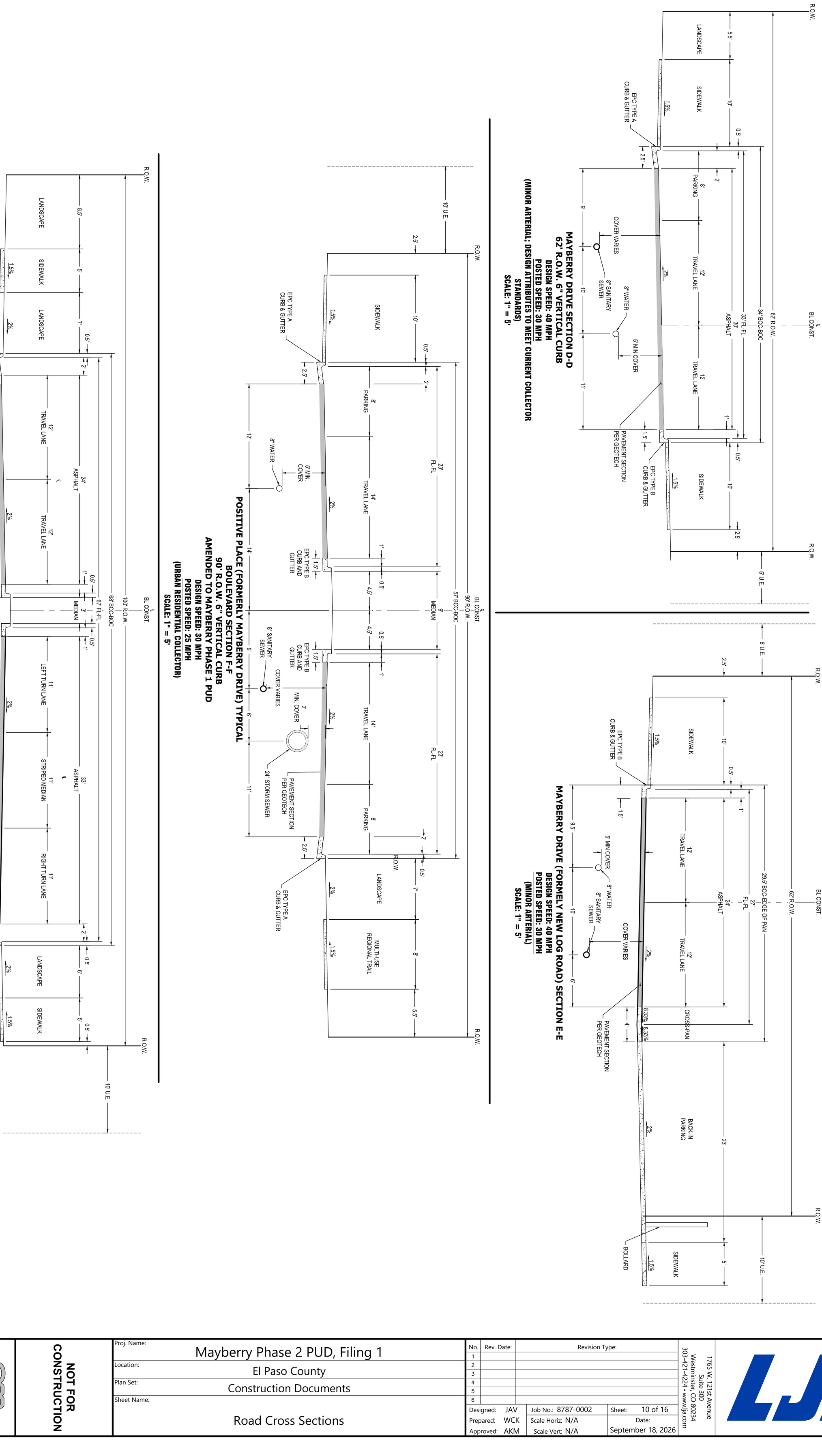

No.	10

Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

Proj. Name: Mayberry Phase 2 PUD, Filing 1

Location: El Paso County

Plan Set: Construction Documents

Sheet Name: Road Cross Sections

No.	Rev. Date:	Revision Type:
1		
2		
3		
4		
5		
6		

Designed: JAV | Job No.: 8787-0002 | Sheet: 10 of 16
Prepared: WCK | Scale Horiz: N/A | Date: September 18, 2026
Approved: AKM | Scale Vert: N/A

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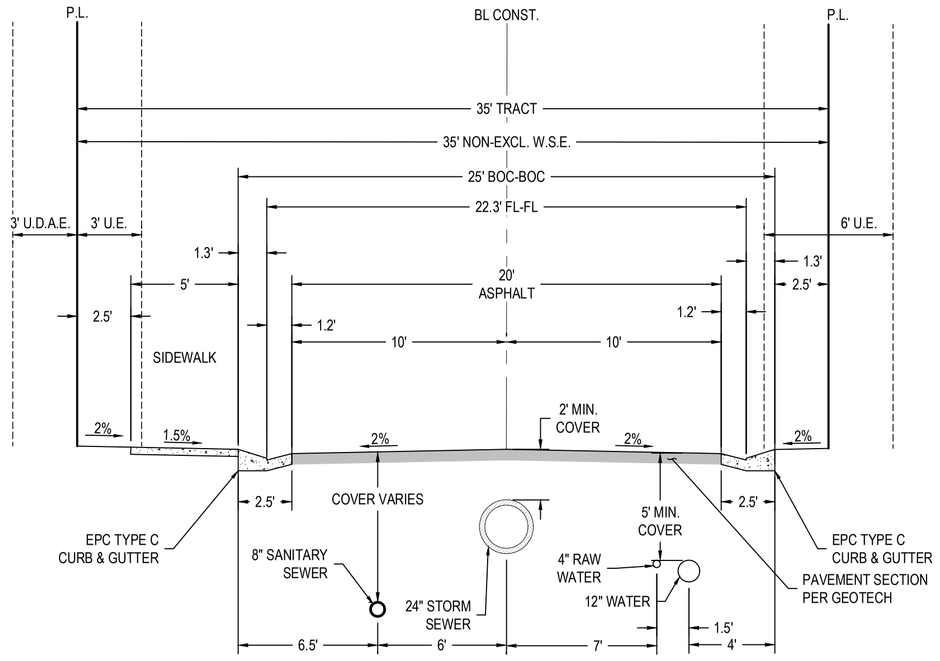
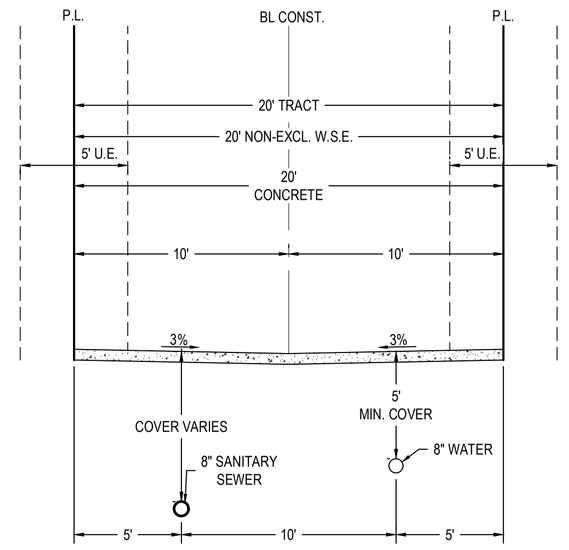
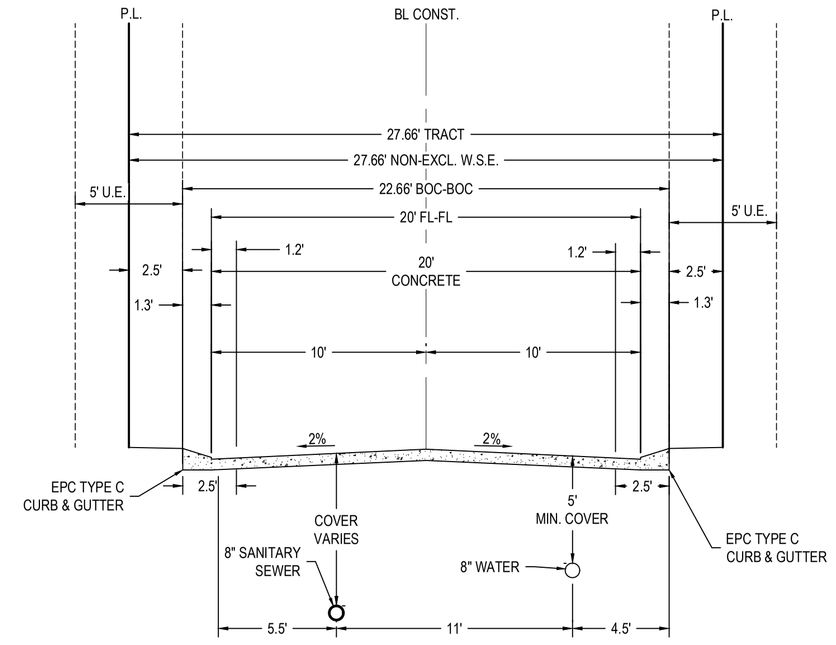


PRIVATE DRIVE B SECTION H-H
35' TRACT 6" VERTICAL CURB AND 6" ROLL OVER CURB
CATTLEMEN VIEW
NO ONSTREET PARKING ALLOWED
DESIGN SPEED: 10 MPH
POSTED SPEED: 5MPH
SCALE: 1" = 5'

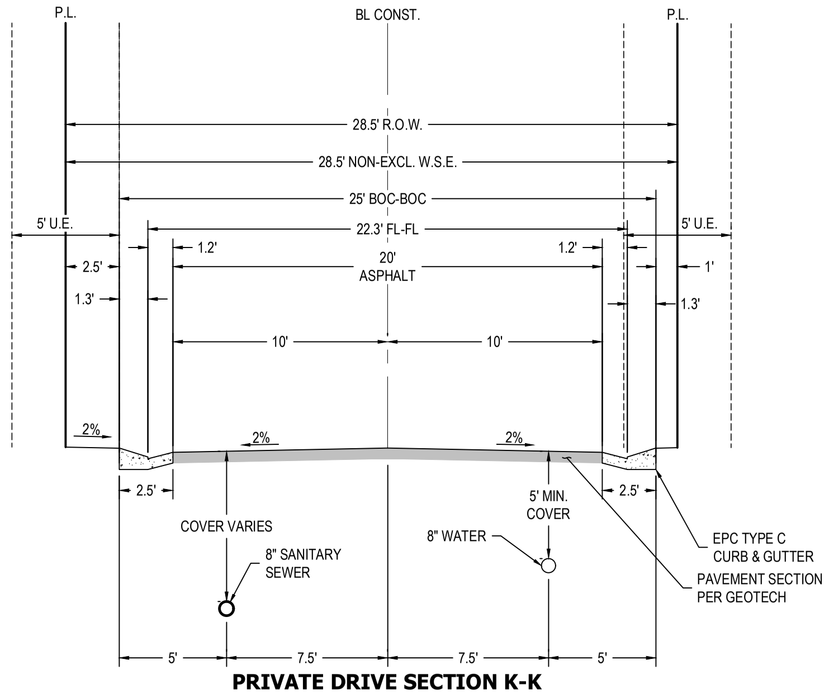


PRIVATE DRIVE SECTION I-I
20' TRACT INVERTED CROWN
PASTURE VIEW, SHADE TREE GROVE, CROSSROADS POINT*,
GATHERING POINT, TOWN GREEN POINT.*
NO ONSTREET PARKING ALLOWED
DESIGN SPEED: 10 MPH
POSTED SPEED: 5 MPH
SCALE: 1" = 5'

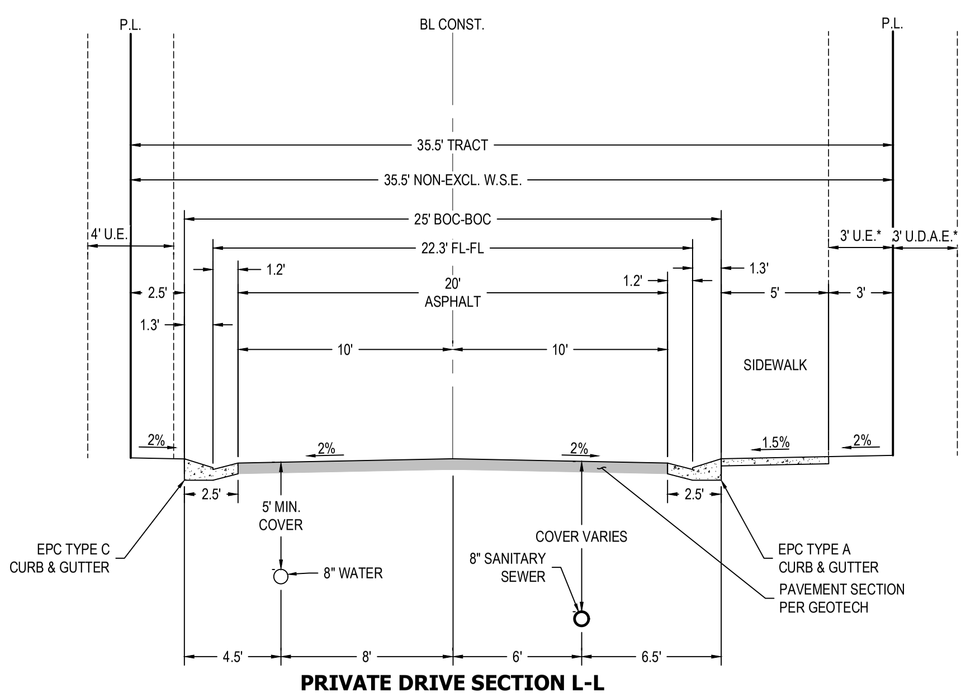
*TOWN GREEN POINT MAY HAVE 4' U.E. EITHER SIDE WHERE ALLEY LOADED. PORTION OF CROSSROADS POINT ENCOMPASSED BY CATTLEMEN VIEW MAY HAVE 6' U.E. ON WEST, 4' U.E. ON EAST.



PRIVATE DRIVE SECTION J-J
26' TRACT 6" ROLL OVER CURB
FRONT PORCH VIEW
NO ONSTREET PARKING ALLOWED
DESIGN SPEED: 10 MPH
POSTED SPEED: 5 MPH
SCALE: 1" = 5'

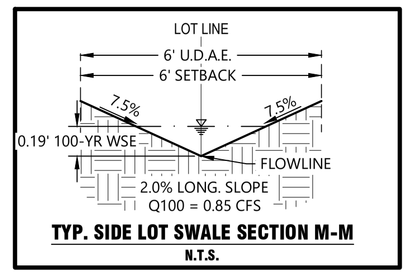


PRIVATE DRIVE SECTION K-K
28.5' TRACT 6" ROLL OVER CURB
CATTLEMEN VIEW
NO ONSTREET PARKING ALLOWED
DESIGN SPEED: 10 MPH
POSTED SPEED: 5 MPH
SCALE: 1" = 5'



PRIVATE DRIVE SECTION L-L
35.5' TRACT 6" VERTICAL CURB AND 6" ROLL OVER CURB
CATTLEMEN VIEW
NO ONSTREET PARKING ALLOWED
DESIGN SPEED: 10 MPH
POSTED SPEED: 5 MPH
SCALE: 1" = 5'

*3' U.E. & 3' U.D.A.E. TO APPLY TO THIS SECTION WHERE SIDE OF HOUSE ABUTS STREET.



TYP. SIDE LOT SWALE SECTION M-M
N.T.S.

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No.	Rev. Date:	Revision Type:
1		
2		
3		
4		
5		
6		

Designed: JAV
Prepared: WCK
Approved: AKM
Job No.: 8787-0002
Scale Horiz: 1" = 40'
Scale Vert: N/A
Sheet: 11 of 16
Date: September 18, 2026

Proj. Name: Mayberry Phase 2 PUD, Filing 1
Location: El Paso County
Plan Set: Construction Documents
Sheet Name: Road Cross Sections

NOT FOR CONSTRUCTION

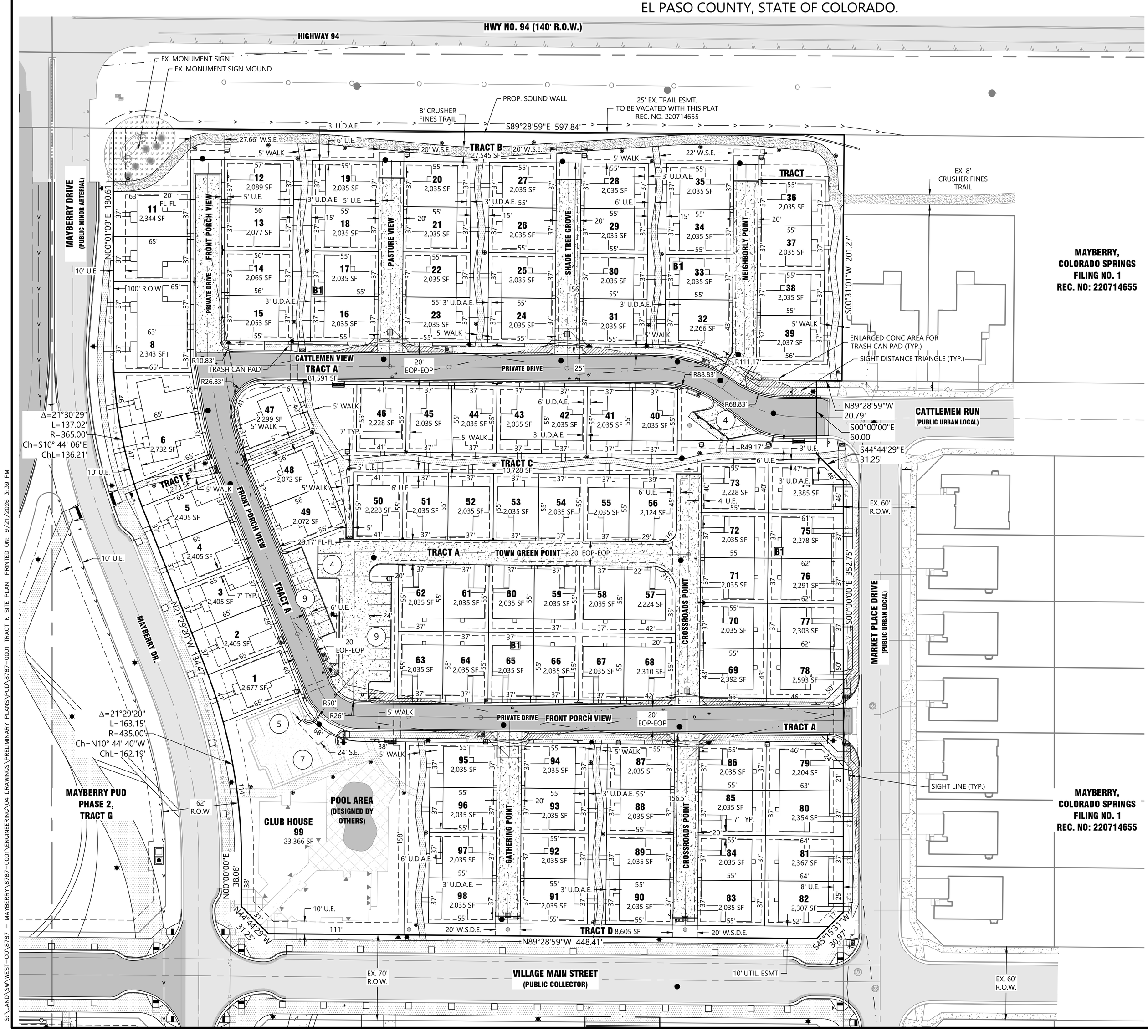
Know what's below.
Call before you dig.

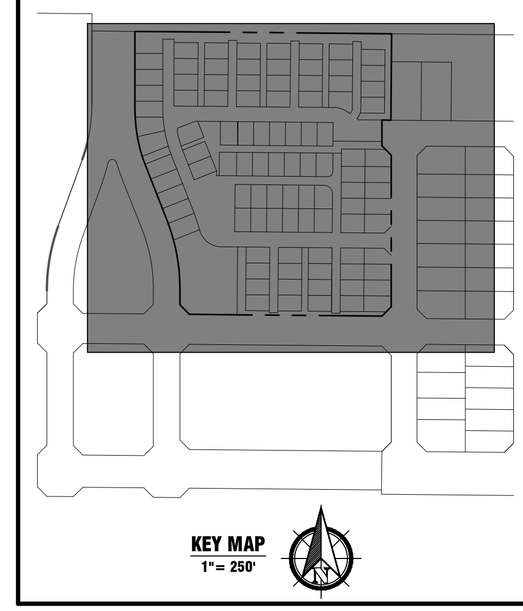
No. 11

S:\LAND\SW\WEST-CO\8787 - MAYBERRY\8787-0001\ENGINEERING\04 DRAWINGS\PRELIMINARY PLANS\PUD\8787-0001 ROAD SECTIONS PRINTED ON: 9/21/2026 3:39 PM

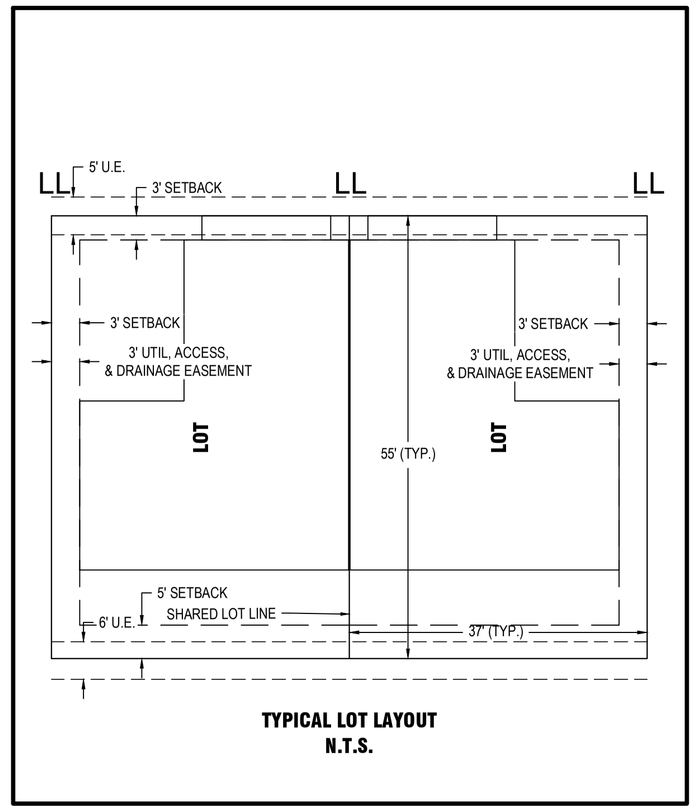
MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO.





KEY MAP
1"= 250'



TYPICAL LOT LAYOUT
N.T.S.

FIRE LANE LEGEND

FIRE LANE R8-31 12" X 18"	FIRE LANE R8-31L 12" X 18"	FIRE LANE R8-31R 12" X 18"	LIMIT OF FIRE DEPARTMENT ACCESS CUSTOM

1. NO PARKING SIGNS WILL BE PLACED ALONG THE INTERNAL ROADWAYS DURING THE FINAL PLAT PROCESS
2. 'LIMIT OF FIRE DEPARTMENT ACCESS' SIGNAGE WILL BE PLACED WHERE NECESSARY TO RESTRICT FIRE APPARATUS TRAVEL DURING THE FINAL PLAT PROCESS

SPEED LIMIT 5
R2-1
24" X 30"

40 0 20 40
SCALE
1 inch = 40 ft.

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No.	Rev. Date:	Revision Type:
1		
2		
3		
4		
5		
6		

Designed: WCK
Prepared: WCK
Approved: AKM
Job No.: 8787-0001
Scale Horiz: 1" = 40'
Scale Vert: N/A
Sheet: 12 of 16
Date: September 18, 2026

Proj. Name: Mayberry Phase 2
Location: El Paso County
Plan Set: PUD Development Plan & Preliminary Plan
Sheet Name: Tract K Site Plan

Client: Mayberry Communities, LLC
Address: 22108 Cattlemen Run Calhan, CO 80808
Contact: Scott Souders

No. 12

S:\LAND\SW\WEST-CO\8787 - MAYBERRY\8787-0001\ENGINEERING\04 DRAWINGS\PRELIMINARY PLANS\PUD\8787-0001 TRACT K SITE PLAN PRINTED ON: 9/21/2026 3:39 PM

BOCC Report Packet
Page 73 of 97

MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO.



OPTION A

REAR-LOADED PAIRED HOME

02.07.2025

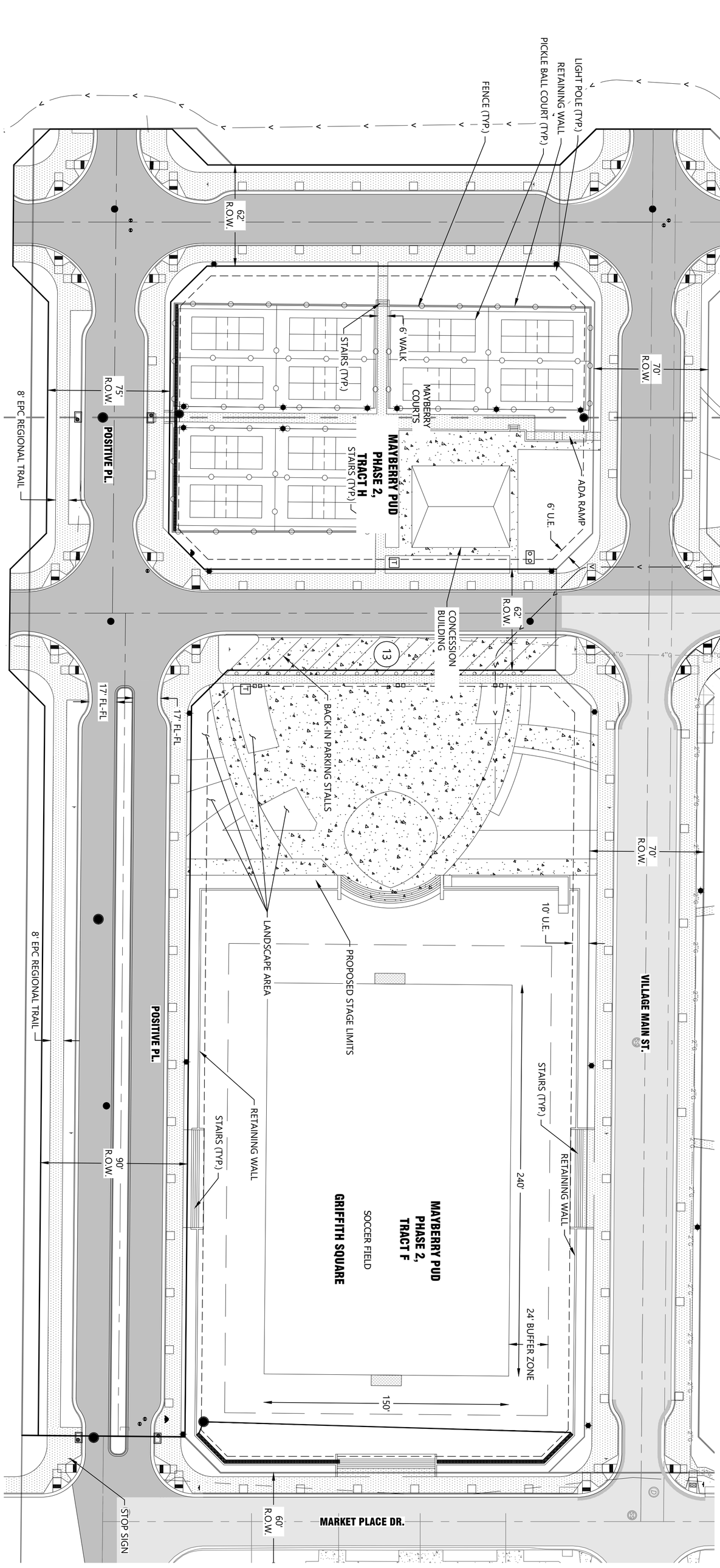
MAYBERRY SINGLE FAMILY ATTACHED HOMES | MAYBERRY COLORADO SPRINGS
COLORADO SPRINGS, COLORADO
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

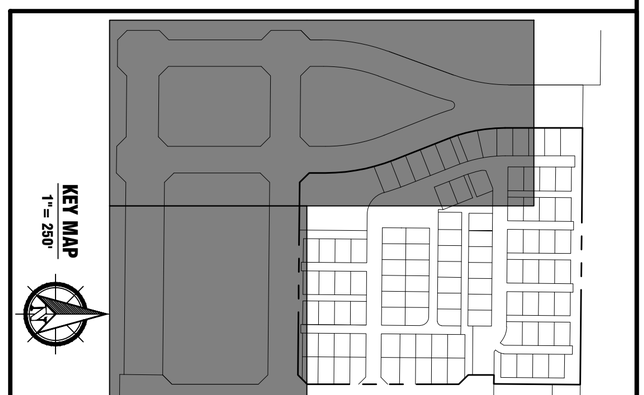
THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OR PERMITTING. ALL DIMENSIONS SHOWN ARE NOT TO BE USED FOR SURVEY PURPOSES. ALL DIMENSIONS SHOWN ARE NOT AS-BUILT AND ARE SUBJECT TO CHANGE

S:\LAND\SW\WEST-CO\8787 - MAYBERRY\8787-0001\ENGINEERING\04 DRAWINGS\PRELIMINARY PLANS\PUD\8787-0001 PARKS SITE PLAN PRINTED ON: 9/17/2026 3:55 PM

MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO.





SCALE
1 inch = 40 ft.
40 0 20 40

Know what's below. Call before you dig. 811

No.	14
Client:	Mayberry Communities, LLC
Address:	22108 Cattlemen Run Calhan, CO 80808
Contact:	Scott Souders
Proj. Name:	Mayberry Phase 2
Location:	El Paso County
Plan Set:	PUD Development Plan & Preliminary Plan
Sheet Name:	Parks Site Plan

No.	Rev. Date:	Revision Type:
1		
2		
3		
4		
5		
6		

Designed:	WCK	Job No.: 8787-0001	Sheet: 14 of 16
Prepared:	WCK	Scale Horiz: 1" = 40'	Date: September 18, 2026
Approved:	AKM	Scale Vert: N/A	

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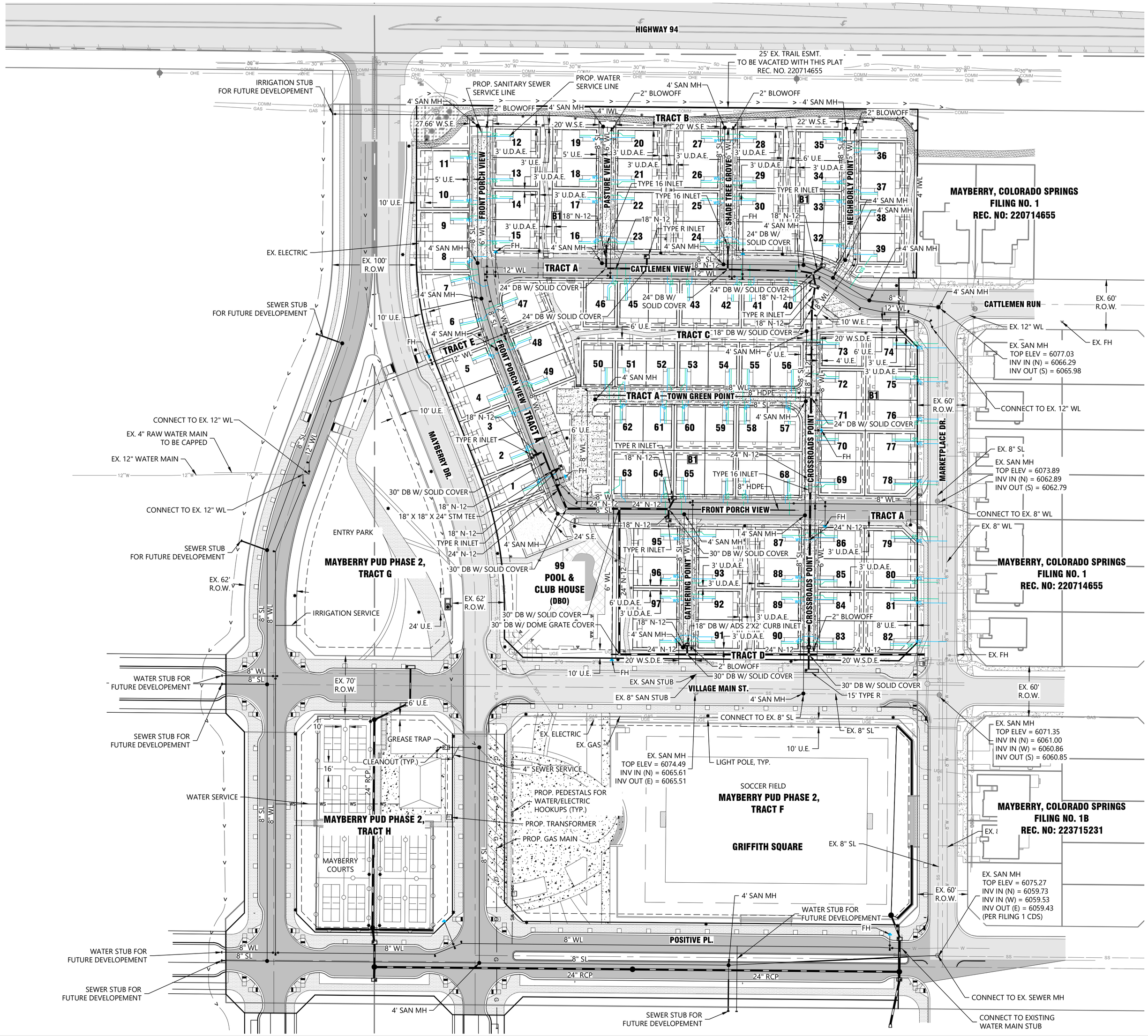
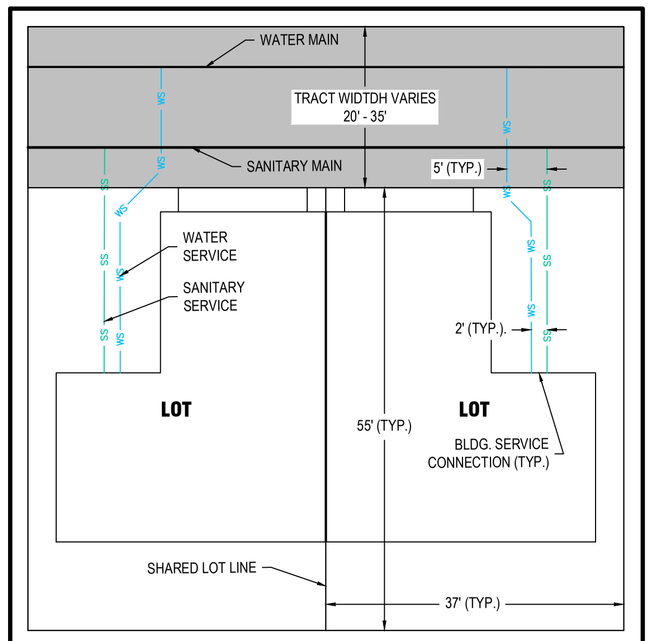
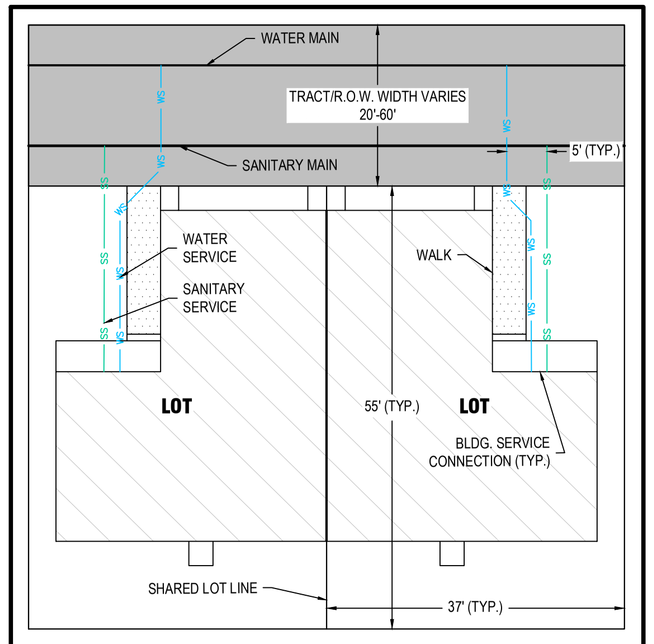
MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO.





TYPICAL UTILITY SERVICE LAYOUT N.T.S.



TYPICAL UTILITY SERVICE LAYOUT N.T.S.

60 0 30 60
SCALE
1 inch = 60 ft.

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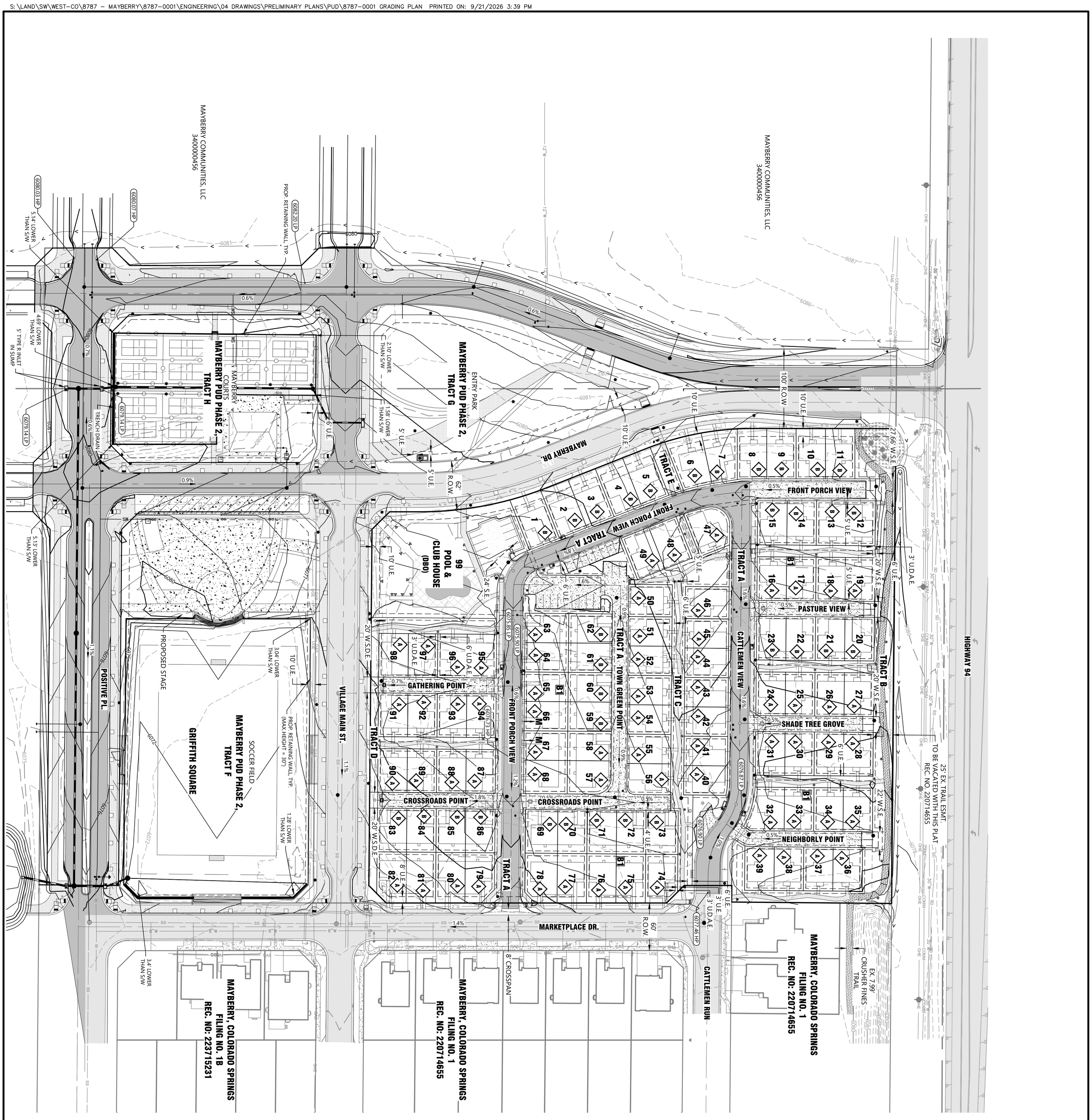
Revision Type:	
No. / Rev. Date:	
Designed:	WCK
Prepared:	WCK
Approved:	AKM
Job No.:	8787-0001
Scale Horiz:	1" = 60'
Scale Vert:	N/A
Sheet:	15 of 16
Date:	September 18, 2026
Proj. Name:	Mayberry Phase 2
Location:	El Paso County
Plan Set:	PUD Development Plan & Preliminary Plan
Sheet Name:	Overall Utility Plan
Client:	Mayberry Communities, LLC
Address:	22108 Cattlemen Run Calhan, CO 80808
Contact:	Scott Souders

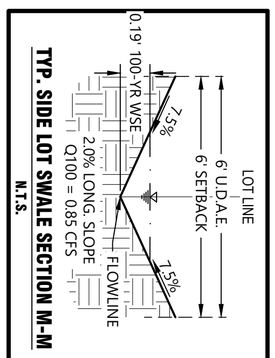
No. 15

S:\LAND\SW\WEST-CO\8787 - MAYBERRY\8787-0001\ENGINEERING\04 DRAWINGS\PRELIMINARY PLANS\PUD\8787-0001 UTIL PLAN PRINTED ON: 9/21/2026 3:39 PM

S:\LAND\SW\WEST-CO\8787 - MAYBERRY\8787-0001\ENGINEERING\04 DRAWINGS\PRELIMINARY PLANS\PUD\8787-0001 GRADING PLAN PRINTED ON: 9/21/2026 3:39 PM



TYP. SIDE LOT SWALE SECTION M-M
N.T.S.



SCALE
1 inch = 60 ft.
60 0 30 60

No.	Rev. Date:	Revision Type:
1		
2		
3		
4		
5		
6		

Designed: JAV
Prepared: WCK
Approved: AKM
Job No.: 8787-0002
Scale Horiz: 1" = 60'
Scale Vert: N/A
Sheet: 16 of 16
Date: September 18, 2026

Proj. Name: Mayberry Phase 2 PUD, Filing 1
Location: El Paso County
Plan Set: Construction Documents
Sheet Name: Overall Grading Plan

NOT FOR CONSTRUCTION

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No. 16

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COLORADO
Division of Water Resources
Department of Natural Resources
Colorado Ground Water Commission

July 9, 2026

Ryan Howser, Project Manager
El Paso County Development Services Department
Transmitted via the EPC EDARP Portal: epcdevplanreview.com

Re: Mayberry PUD Phase 2
File #: PUDSP251
Part of the NW ¼ of Sec. 14, Twp. 14 South, Rng. 63 West, 6th P.M.
Upper Black Squirrel Creek Designated Basin
Water Division 2, Water District 10
CDWR Referral No. 31000

Dear Ryan Howser:

We have reviewed the referral for the planned unit development of Mayberry Phase 2 PUD, consisting of 92 duplex units, 6 single units, a community clubhouse, and 7.18 acres of irrigated area. This development is anticipated to be built upon 18.70 ± acres located on Tract K, Mayberry, Colorado Springs, Filing No. 1, with the proposed supply of water and wastewater disposal served by the Ellicott Utilities Company, LLC ("Company"). Comments for this parcel had previously been submitted to this office as Mayberry Filing No. 5 PUD, and was commented on by this office on October 23, 2023. This letter supersedes our previous letter.

Water Demand

According to the Water Supply Information Summary included in the submittal, the estimated total demand is 34.30 acre-feet/year, with 16.17 acre-feet/year for

household use within 98 units, 0.43 acre-feet/year for commercial use in the Clubhouse, concessions, and pool, and 17.70 acre-feet/year for irrigation.

Water Supply

The proposed water supply source is service provided by Ellicott Utilities Company, LLC (“Company").

According to the Water Resources Report prepared by RESPEC and dated June 14, 2026 (“Report”), the Company owns and controls water rights associated with Determination of Water Right Nos. 598-BD and 599-BD, an interest in the Tipton Well and the Benton Well. For purposes of this letter, only the water associated with Determination of Water Right no. 598-BD and the Tipton Well is considered available for serving the subdivision because Determination of Water Right no. 599-BD and the Benton well are not currently legally available for use within the proposed development. According to records in this office as well as the Report, the two available water supply sources total 135.67 acre-feet/year for 300 years.

Determination of Water Right No. 598-BD was issued November 8, 2004 and allows an average annual withdrawal of 161 acre-feet/year for 100 years from the Laramie-Fox Hills aquifer for domestic, irrigation, commercial, industrial, firefighting, and recreational use. The allowed place of use is the 551.26 acres generally described as the W ½ and the W ½ of the NE ¼ of Section 14 and the E ½ of Section 15, all in Township 14 South, Range 63 West of the 6th P.M. Mayberry Phase 2 PUD is within this allowed place of use.

According to the letter dated February 18, 2025, the Company is committed to providing 34.25 acre-feet/year to serve the proposed water uses for the Mayberry Phase 2 PUD development. According to the Report, the District has a present demand of 84.97 acre-feet/year based on its current commitment to serving existing Mayberry Filings. The anticipated demand due to its future commitments to serve Mayberry

Phase 2 PUD is 34.30 acre-feet/year. The 0.05 acre-foot/year difference between the commitment letter and the estimated demand appears to be rounding differences. Additionally, the Company's infrastructure is used to deliver 50 acre-feet per year of water controlled by the Cherokee Metropolitan District (“Cherokee") to the Viewpoint Estates/Antelope Park Ranchettes subdivisions using Cherokee’s CMD Wells 1-8 under a 1988 agreement between Cherokee Water and Sanitation District and R.W. Case, of which 45 acre-feet/year have been committed.

Therefore, the total demand from the Company and their infrastructure is 164.27 acre-feet/year, of which 119.27 acre-feet/year of demand comes from the Determination of Water Right no. 598-BD and the Tipton Well water supply, which includes the 34.30 acre-feet/year for this proposed subdivision.

A proposed source of water for this development (Determination no. 598-BD) is a bedrock aquifer allocation from the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which the bedrock aquifer sources will be a physically and economically viable source of water. According to 37-90-107(7)(a), C. R. S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this allocation approach, the annual amounts of water determined in Determination of Water Right No. 598-BD is equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

The *El Paso County Land Development Code*, Section 8.4.7(B)(7)(b) states:

> “(7) Finding of Sufficient Quantity
> b) Required Water Supply. The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of 300 years."

The State Engineer's Office does not have evidence regarding the length of time for which this source will "meet the average annual demand of the proposed subdivision." However, treating El Paso County's requirement as an allocation approach based on 300 years, the allowed average annual amount of withdrawal of 161 acre-feet/year from the Laramie-Fox Hills aquifer would be reduced to one third of that amount, or 53.67 acre-feet/year.

According to previous reports, the Company has an 82 acre-feet/year interest in the Tipton Well. The 82 acre-feet/year that the Company claims a right to is part of 225 acre-feet/year of fully consumable alluvial groundwater associated with the Tipton Well (permit nos. 16253-RFP-R and 27574-FP) adjudicated in Colorado Ground Water Commission Case No. 91GW01 for municipal, commercial and/or industrial use or export outside of the Upper Black Squirrel Creek Designated Ground Water Basin. The uncommitted annual water supply of 43.91 acre-feet/year is more than the estimated annual future commitment of the Company for this anticipated subdivision. When including the 34.30 acre-feet/year commitment that is the subject of this letter, the amount of uncommitted annual water supply remaining for the Company is estimated to be 16.4 acre-feet/year for a 300-year supply.

Stormwater Detention Structures

According to the submitted material, stormwater detention structure(s) may be developed on the site. The Applicant should be aware that unless the structure(s) can meet the requirements of a “storm water detention and infiltration facility” as defined in Designated Basin Rule 5.11, the structure may be subject to administration by this office. The Applicant should review Rule 5.11 to determine whether the structure meets the requirements of the Rule and ensure any notification requirement is met.

State Engineer’s Opinion

Based on the above, and pursuant to C.R.S. 30-28-136(1)(h)(I) and section 30-28-136(1)(h)(II), it is our opinion that the proposed water supply can be provided without causing material injury to decreed water rights, and is adequate, so long as the plan for augmentation is operated according to its decreed terms and conditions.

Our opinion that the water supply is adequate is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses on the subdivided land is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Colorado Ground Water Commission has retained jurisdiction over the final amount of water available pursuant to the above-referenced Determination of Water Rights, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100 year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Please contact Katie Anderson at katharine.anderson@state.co.us with any questions.

Sincerely,



Ailis Thyne, P.E.

Water Resource Engineer

EL PASO COUNTY
Office of the County Attorney
Civil Division

KENNETH R. HODGES, COUNTY ATTORNEY

Nathan J. Whitney, First Assistant County Attorney | Steven A. Klaffky, Chief Deputy County Attorney

August 12, 2026

PUDSP-25-1 Mayberry Phase II

Reviewed by: Lori L. Seago, Senior Assistant County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by Mayberry Communities LLC ("Applicant") for subdivision of 92 duplex units, 6 single units, a community clubhouse and irrigated land on a 18.70-acre parcel (the "Property"). The Property is zoned PUD (Planned Unit Development).

Estimated Water Demand

2. Pursuant to the Water Supply Information Summary ("WSIS"), the subdivision demand is 16.17 acre-feet/year for in-house use, 0.43 acre-feet/year for a clubhouse, concessions and pool plus 17.70 acre-feet for irrigation for a total of 34.30 acre-feet/year for the subdivision. Based on the total demand, Applicant must be able to provide a supply of 10,290 acre-feet of water (34.30 acre-feet/year x 300 years) to meet the County's 300-year water supply requirement.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Ellicott Utilities Company ("EUC" or "company"). As detailed in the *Mayberry Phase 2 PUD – Water Resource Report* dated June 14, 2026 ("*Report*"), EUC has 53.67 acre-feet/year of water available through Colorado Ground Water Commission Determination No. 598-BD and 82 acre-feet/year of water available through the Tipton Well, a well owned by Cherokee Water, LLC in which EUC owns an interest and from EUC's acquisition of Powers and Galley, LLC's membership interest in Cherokee water. The current 300-year annual water supply available to the Mayberry subdivision is 135.67 acre-feet/year. The *Report* states that "EUC has committed to serve Filings 1, 1A, 2, 2A, 3 and 4 of the Mayberry subdivisions in the amount of 84.97 af/yr. In addition, EUC has committed to serve Mayberry Phase 2 PUD in the amount of 34.30 af/yr."

4. A representative of EUC provided a letter of commitment for the Mayberry, Colorado Springs Phase 2 PUD dated July 21, 2026 in which the company committed to providing water service to the 98 living units, clubhouse, concession building, swimming pool, plus irrigation, with an annual water requirement of 34.30 acre-feet/year.

State Engineer's Office Opinion

5. In a letter dated July 9, 2026, the State Engineer reviewed the proposal to subdivide the 18.70-acre parcel into 98 living units, clubhouse, concession building, swimming pool, plus irrigation. The State Engineer stated that the ". . .Company owns and controls water rights associated with Determination of Water Right Nos. 598-BD and 599-BD, [and] an interest in the Tipton Well and Benton Well." For this subdivision, only the water rights from 598-BD and the Tipton well will be utilized. The State Engineer confirmed the water supply from Determination No. 598-BD and the Tipton Well (adjudicated through Determination No. 91GW01) totals 135.67 acre-feet/year for 300 years. The State Engineer further stated that "pursuant to C.R.S. 30-28-136(1)(h)(I) and section 30-28-136(1)(h)(II), it is our opinion that the proposed water supply can be provided without causing material injury to decreed water rights, and is adequate, so long as the plan for augmentation is operated according to its decreed terms and conditions."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for the Mayberry Phase II development is 34.30 acre-feet per year to be supplied by Ellicott Utilities Company, LLC.

Based on the water demand of 34.30 acre-feet/year for the Mayberry Phase II development and the Company's available water resources in the amount of 135.67 acre-feet/year, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for the Mayberry Phase II development.

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Land Development Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the Water Supply Information Summary, the *Water Resources Report* dated June 14, 2026, the Ellicott Utilities Company letter dated July 21, 2026, and the State Engineer Office's Opinion dated July 9, 2026. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

REQUIREMENTS:

A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the company.

cc. Ryan Howser, Project Manager, Planner

8/12/2026

Project: Mayberry PUD2 + Filing 1 "Tract K Development"

Subject: Ellicott Fire Protection District Review Comments & Response

Ellicott Fire Protection District (EFPD) has provided the following comments to the Mayberry Phase 2 PUD second submittal package. No comments were received from the first submittal posted on 10/1/2025.

EFPD comment provided 7/7/26:

> *"The fire protection report does not calculate the required water supply according to the El Paso County Land Development Code of 300 gallons and acre and 3,000 gallons a dwelling unit. [SS1.1]This is the responsibility of El Paso County Planning to apply. The adopted fire code requires a minimum of 1,500 gallons per minute with hydrants spaced no more than 500 feet apart based on the size and construction type of the structure built. The size and type of structure is not addressed in the fire protection report so it is impossible to say if the purposed design is adequate. No ground truthing has taken place on the site and nothing submitted to the State of Colorado Division of Fire Prevention and Control so the hazard level per the Colorado Wildfire Resiliency Code cannot be changed and all structures in the Moderate must meet the Class 2 structure hardening. The side set backs do not meet the minimum of the El Paso County Land Development Code and Ellicott Fire Protection District does not support any distance less than the minimum. In a meeting with Mayberry and Ellicott Fire Protection District, Mayberry's representatives stated that the exterior of structures less than 10 feet apart would be provided with 1 - hour fire rated exterior walls. It appears that the one hour walls have not been included in the PUD nor have the hardened structure requirements of the Colorado Wildfire Resiliency Code. It is the responsibility of the applicant to provide a plan that meets all applicable codes and standards. Ellicott Fire Protection District does not support any deviation from the applicable and adopted codes and standards and encourages El Paso County Planning and Engineering to do the same."*

Mayberry has prepared the following responses to the above review comment from EFPD. Each comment topic has been extracted from the above EFPD response and italicized in quotations for clarity. Below each statement is Mayberry Communities (MC) response to each topic.

EFPD Comment: "The fire protection report does not calculate the required water supply according to the El Paso County Land Development Code of 300 gallons and acre and 3,000 gallons a dwelling unit. [SS1.1]This is the responsibility of El Paso County Planning to apply."

- MC Response: This statement is not applicable. The referenced EPC LDC requirement is only applicable to "Areas without Central Water Systems". Mayberry is served by a central water system.

EFPD Comment: "The adopted fire code requires a minimum of 1,500 gallons per minute with hydrants spaced no more than 500 feet apart based on the size and construction type of the structure built."

- MC Response: As stated in the Fire Protection Report, Mayberry acknowledges and agrees to provide the minimum 1500gpm hydrant requirements. Fire hydrants have been proposed throughout the development (as depicted on sheet 15 of the submitted PUDSP plan set). Mayberry would welcome any feedback EFPD may have regarding the proposed placement of these hydrants so that fire protection operations can be effectively executed.

EFPD Comment: "The size and type of structure is not addressed in the fire protection report so it is impossible to say if the purposed design is adequate."

- MC Response: The proposed housing product was illustrated on sheet 13 of the submitted PUDSP plan set. Total square footage was not provided, but dimensioned footprints were included (this information has been added to the plan sheets). The Fire Protection Report states that structures will be constructed in accordance with applicable codes. In absence of identifying the specific building materials, one can assume the homes are to be constructed of combustible light-frame residential construction with fire protection detailing to be established at time of building permit. Unless specifically stated, most single-family and two-family dwelling units are typically in this classification.

  The Fire Protection Report has been updated to include a statement that the structures will be of combustible light-frame residential construction complying with the 2021 IRC and PPRBD amendments, with required rated assemblies where prescribed.

  The Development Standards on sheet 2 of the plan set have also been updated to include the following statement:

  > PAIRED HOME LOTS SHALL CONSIST OF INDIVIDUALLY OWNED FEE-SIMPLE LOTS WITH THE COMMON PROPERTY LINE LOCATED AT THE CENTERLINE OF THE COMMON BUILDING SEPARATION. EACH DWELING SHALL BE STRUCTURALLY INDEPENDENT WITH INDEPENDENT WALL FRAMING AND SHALL COMPLY WITH

THE APPLICABLE TOWNHOUSE SEPARATION REQUIREMENTS OF THE ADOPTED RESIDENTIAL BUILDING CODE.

EFPD Comment: "No ground truthing has taken place on the site and nothing submitted to the State of Colorado Division of Fire Prevention and Control so the hazard level per the Colorado Wildfire Resiliency Code cannot be changed and all structures in the Moderate must meet the Class 2 structure hardening."

- MC Response: Per communication with Mindy Shulz (EPC Deputy Executive Director of Planning & Community Development), the Colorado Wildfire Resiliency Code is only applicable to applications that come in after adoption of the new code. Records indicate the WRC was officially adopted by EPC BOCC on June 23, 2026. The original application for Mayberry Phase 2 PUD was submitted on February 24, 2025, with fees paid and the submittal distributed for agency comment on October 1, 2025. Therefore, it is Mayberry's understanding that references to the WRC are not applicable to the Phase 2 PUD application.

EFPD Comment: "The side set backs do not meet the minimum of the El Paso County Land Development Code and Ellicott Fire Protection District does not support any distance less than the minimum."

- MC Response: The EPC LDC does not specify a minimum side setback for PUD applications. Chapter 5 of the LDC outlines Use and Dimensional Standards of lots within each base zoning district. Table 5-4 of this chapter allows an applicant to establish density and dimensional standards of a PUD through the creation of a Development Plan, including building setbacks.

  The application that Mayberry has prepared for its Phase 2 PUD proposes setbacks that are consistent with other PUD developments throughout El Paso County and the State of Colorado. We have previously attempted to collaborate with EFPD to establish setbacks conforming with locally adopted code. To date we have not received guidance from EFPD that points toward adopted code language that does not permit the proposed 3-foot side yard setback. Rather we have provided specific location examples where building separations matching this PUD program have recently been established and structures constructed. These locations include:
    - Greenways at Sand Creek – Colorado Springs, CO (off Tutt Blvd)
    - Belle at Percheron – Colorado Springs, CO (off Woodmen Rd)
    - Downtown Superior – Superior, CO

  The housing product proposed for this development will be designed and permitted in conformance with the Pikes Peak Regional Building Department (PPRBD) 2023 Regional Building Code, 2nd Printing, incorporating the 2021 IRC. The single-family attached

product proposed for this development are classified by this code as two-family dwellings. Per Table R302.1(1), PPRBD directly recognizes exterior walls of dwelling construction requirements within a separation distance of 0 feet to < 5 feet. The PPRBD amendments add specific language for fire-rated projections, soffit vents, and unprotected terminations such as dryer, bath, and appliance vents. This code language further strengthens the argument that 3-foot exterior-wall conditions are workable within the permitting authorities code framework requirements for fire-restive exterior wall detailing.

EFPD Comment: "In a meeting with Mayberry and Ellicott Fire Protection District, Mayberry's representatives stated that the exterior of structures less than 10 feet apart would be provided with 1 - hour fire rated exterior walls. It appears that the one hour walls have not been included in the PUD nor have the hardened structure requirements of the Colorado Wildfire Resiliency Code."

- MC Response: On 6/10/26, Mayberry leadership and EFPD staff met to discuss the site program for PUD2. During this meeting, Mayberry acknowledged that any code required fire protection detailing will be provided at the time of superstructure permitting. We do not believe it is necessary to identify exterior wall fire protection requirements and/or WRC related hardening requirements on the PUD plan set. If this is standard practice for all PUD applications, we will defer to EPC Planning for guidance towards if or how this should be addressed.

EFPD Comment: "It is the responsibility of the applicant to provide a plan that meets all applicable codes and standards. Ellicott Fire Protection District does not support any deviation from the applicable and adopted codes and standards and encourages El Paso County Planning and Engineering to do the same."

- MC Response: Mayberry acknowledges their responsibility to meet applicable codes. As attempted on numerous occasions over the past 18 months, we have requested assistance from EFPD to guide our design team to the specific code language that prohibits the development plan program proposed in the submitted Mayberry Phase 2 PUD application. To date we have only received generic responses without any direction to adopted code language. We are unable to address concerns unless further information is provided.

Street Sections Deviation

As a condition of deviation request approval for modified street sections, EPC has requested that written recommendation input be provided by EFPD.

During a January 8, 2025, Early Assistance meeting with El Paso County, EFPD requested that Mayberry provide documentation that demonstrates site access is capable of accommodating

certain fire apparatus, specifically a large-scale ladder truck. On January 15, 2025, Mayberry provided AutoTurn exhibits illustrating multiple conditions that demonstrate site maneuverability for both a ladder truck (modeled from specifications provided by EFPD) and an "E-One Combat Unit" with specifications similar to the apparatus currently operated by Ellicott Fire. These illustrations demonstrated that both design vehicles should be capable of maneuvering the site as proposed.

To date, EFPD has refused to acknowledge the provided information and has been unwilling to provide substantive code reference or related feedback that would guide an alternative site program. As such, Mayberry has advanced the site development plans with the understanding that EFPD had no objections to the information provided.

Furthermore, Mayberry finds that the site access road widths and geometry comply with respective code requirements found in the International Fire Code and International Residential Code.

Building Separation

During the above referenced EA meeting with EPC, EFPD cited that the duplex product proposed on Tract 'K' would need to be separated by a minimum of 15', face-of-wall to face-of-wall between structures. Staff later clarified their statement and revised their position that building eaves would require 10' separation.

Since that meeting, Mayberry has attempted to obtain specific code reference that stipulates this separation requirement. To date EFPD has been unable to provide the requested code references. Alternatively, Mayberry has cited code language (Table 302.1(1) of the 2021 IRC) that states exterior walls and eave projections are permitted to be non-fire resistant rated when the separation distance between the building face and the property line is greater than or equal to 5'. Code further allows that when this distance cannot be achieved, the structure must be detailed with 1-hr fire resistive construction for the exterior walls and eaves. Mayberry has stated they understand this requirement and intend to design the structures to comply with applicable codes.

Mayberry has also provided at least three examples of recently constructed similar projects where three-story structures are separated by less than 7'. As referenced previously, those locations include Greenways at Sand Creek, Bele at Percheron, and Downtown Superior. Representative photos have been provided for reference.

Ryan Howser

From: Scott Souders <scottsouders@mayberrycoloradosprings.com>
Sent: Tuesday, October 6, 2026 6:26 PM
To: Ryan Howser
Cc: John Mick; Randy Goodson; Alaina Marler; Katie Carleo; Mindy Schulz; Meggan Herington
Subject: RE: EFPD comments

CAUTION: This email originated from outside the El Paso County technology network.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Ryan – I appreciate you passing along the below comment. I'm assuming this comment was received by EPC today, 10/6, and is in response to our 9/21/26 Submittal #4.

As we've discussed on many occasions, EFPD refuses to respond to our requests for information and continues to bring up the same comments after multiple attempts to collaboratively discuss the basis of our application.

Although Mayberry has provided code language that supports our site program, they have not cited any specific fire regulation that prohibits the requested 3' setback and 6' separation between structures. There are provisions in the currently adopted codes that allow for the separation distances being requested. The proposed site program can also be supported by numerous examples throughout El Paso County and the State where similar developments have been successfully entitled.

Regarding the LDC reference to water supply, as stated in our Submittal-3 response comments, EFPD is referencing code language that does not apply to Mayberry. The referenced LDC requirement is applicable to "Areas without Central Water Systems." Mayberry is served by a central water system; therefore, this comment is not applicable. The existing Central Water System is capable of supplying code prescribed fire water service to the fire hydrants that are illustrated on the PUD plan set.

Finally, we have all discussed that the referenced CWRC is not applicable to this application as the referenced code was adopted after Mayberry's Phase 2 PUD application was in process, and after Mayberry's Sketch Plan was approved by BOCC and recorded. Although the CWRC is not applicable, Mayberry has been actively attempting to work with EFPD to establish ground truthing clarification. Each attempt has been met with a refusal to accept our findings of fact demonstrating that Mayberry is not within a wildfire hazard area.

Please accept this email as our request to proceed to the Planning Commission public hearing based on the materials currently on record.

Thank you,
Scott Souders, PE
Director of Development

Mayberry Communities
(719) 922-2181

From: Ryan Howser <RyanHowser@elpasoco.com>
Sent: Tuesday, October 6, 2026 5:07 PM
To: Scott Souders <scottsouders@mayberrycoloradosprings.com>; Alaina Marler <amarler@lja.com>; Katie Carleo <ccarleo@lja.com>
Subject: EFPD comments

Scott,

EFPD just submitted the following comment:

Ellicott Fire Protection District cannot support the spacing of homes three feet from the property line creating urban level development being protected with rural resources and a water supply that does not meet the El Paso County Land Development Code of 3,000 gallons per dwelling unit and 300 gallons an acre. The existing development and this phase will require in excess of 1,000,000 gallons of water. The adopted fire code is less stringent on this issue per the ordinance that adopted it and no alternate design standard has been presented for review.

The PUD and the Landscape plans do not refer to the Colorado Wildfire Resiliency Code.

Previous comments not addressed.

I recommend reaching out to them to see if a resolution can be made before the hearings.

Ryan Howser, AICP
Principal Planner
Planning and Community Development
2880 International Circle
Colorado Springs, CO. 80910
719.520.6049
https://planningdevelopment.elpasoco.com/

To review all El Paso County projects in EDARP go to: https://epcdevplanreview.com/

To review the El Paso County Land Development Code, go to:
https://library.municode.com/co/el_paso_county/codes/land_development_code

303.421.4224
www.LJA.com
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

OWNER/APPLICANT:
Mayberry Communities, LLC
22108 Cattlemen Run,
Calhan, CO 80808

CONSULTANT:
LJA
1765 West 121st Avenue, Suite 300,
Westminster, CO 80234

Mayberry Phase 2 - Fire Protection Report

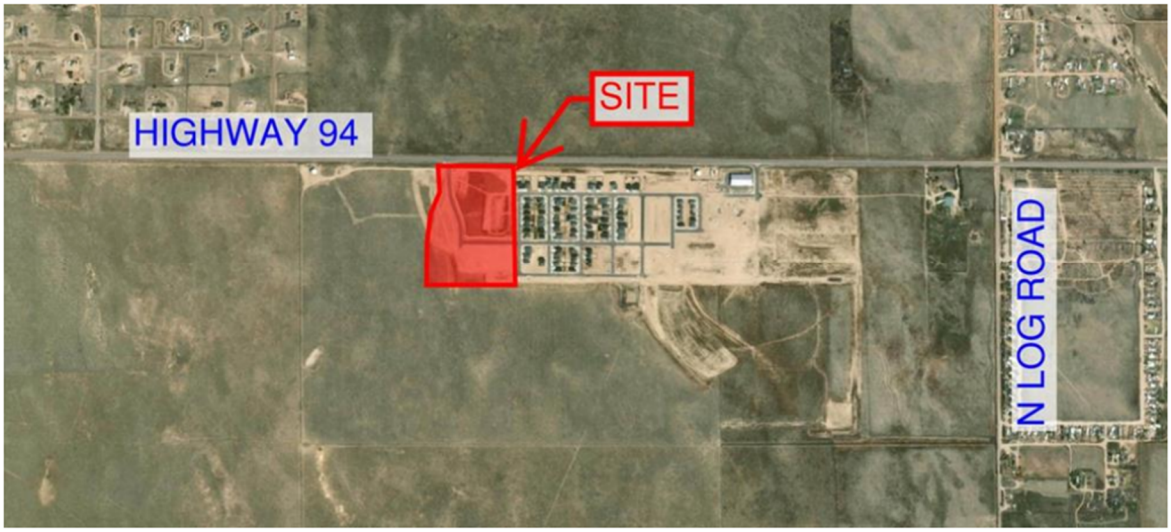
PURPOSE

This memorandum provides a summary of the proposed fire protection features for the Mayberry Phase 2 Planned Unit Development and evaluates compliance with applicable El Paso County Land Development Code requirements, and International Fire Code (IFC) standards. The analysis focuses on water supply, fire apparatus access, hydrant placement, and wildfire mitigation measures as they relate to the proposed residential subdivision.

LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

Mayberry PUD 2 is located within the Ellicott Fire Protection District (EFPD). The proposed subdivision is approximately 2 miles from Fire Station No. 1 at 23650 State Highway 94. The PUD/SP Development Plan application encompasses Parcel Nos. 3414201024, 3400000472, 3414205001,3400000473, 3414206001. The site lies near the southeast corner of the intersection of State Highway 94 and Mayberry Drive (see vicinity map). The total project area is approximately 18.85 acres and is currently zoned Planned Unit Development (PUD).

The application proposes a Preliminary Plan and site-specific PUD Design Guidelines for approximately 18.85 acres to be allocated for parks, open space, and private roadways, along with the development of 98 dwelling units consisting of a mix of paired homes (one unit per lot) and single-family detached homes.



THE DISTRICT

The Ellicott Fire Protection District (EFPD), established in 1984, provides fire and emergency services across approximately 276 square miles of eastern El Paso County. The district serves the communities of Mayberry, Emerald Acres, Antelope Acres, Antelope Park Ranchettes, Black Squirrel Creek, Calhan, Eaglecrest, Langness Wilderness, Grand View, Range View, Silver Bonnett, Viewpoint, and Western Horizons. The service area is predominantly residential with limited small business and light commercial uses.

EFPD is funded through property taxes and is governed by an elected board, which contracts with the Volunteer Fire Department for operational services and equipment maintenance. The district maintains a fleet of 11 vehicles, including three ambulances, and is staffed by 34 active volunteers and two full-time firefighters.

The department responds to approximately 774 calls annually within the Ellicott area and provides Advanced Life Support (ALS) transport to regional hospitals. Response-time data is currently not formally documented. EFPD operates from four stations, as listed by the Ellicott Volunteer Fire Department (5280fire.com).

WATER SUPPLY

Water for the Mayberry PUD Phase 2 development will be provided by the Ellicott Utilities Company (EUC). EUC is a municipal water provider operating under Public Water System (PWS) ID CO0121245. EUC's water supply is provided through agreements with Cherokee Metropolitan District and EUC's own

wells. EUC's potable water supply system for the Mayberry PUD Phase 2 will be designed to meet the fire protection and design standard requirements of El Paso County Land Development Code Sections 6.3.3 including the provisions of Sections 6.3.3(C)(1)(a) and 6.3.3(C)(1)(c), and including meeting the fire flow demands as determined by the IFC Table B105.1(2).

The Colorado Wildfire Resiliency Code (WRC) is not applicable to the Mayberry PUD Phase 2 application. Records indicate that the El Paso County Board of County Commissioners officially adopted the WRC on June 23, 2026. However, the original Mayberry PUD Phase 2 application was submitted on February 24, 2025, with fees paid and the application distributed for agency review on October 1, 2025. Because the application was submitted prior to adoption of the WRC, it is Mayberry's understanding that the code does not apply to the PUD Phase 2 application.

The required fire flow and hydrant spacing for the proposed residential development is 1,500 gallons per minute (gpm) in accordance with IFC Appendix C and IFC Table B105.1(2). The system will be designed to meet or exceed this fire flow demand while maintaining a minimum residual pressure of 20 psi at all hydrants under fire flow conditions.

The distribution network will consist of 6-inch, 8-inch and 12-inch water mains within private roadways, with hydrant supply laterals sized to meet minimum fire protection requirements.

Based on the proposed system design criteria and governing standards, the water supply is anticipated to be adequate to meet required fire protection demands for the development.

EMERGENCY ACCESS

The primary public residential roadways within the project are designed and will be constructed in accordance with El Paso County standards. Private roadways within the development provide a minimum driving surface width of 20 feet and are designed to accommodate fire apparatus access in accordance with applicable provisions of the International Fire Code (IFC).

Fire apparatus access along private dead-end alleys are limited to a maximum length of 150 feet. Where dead-end conditions occur, appropriate signage will be included with the construction plans to clearly identify the extent of fire apparatus access. All access roads within the site will consist of an all-weather driving surface, constructed of either asphalt or concrete.

CODE COMPLIANCE AND MITIGATION

The proposed subdivision has been designed in accordance with Section 6.3.3 (Fire Protection and Wildfire Mitigation) of the El Paso County Land Development Code, the El Paso County Engineering Criteria Manual, and applicable provisions of the International Fire Code (IFC).

The development will be served by a centralized water distribution system capable of maintaining a minimum residual pressure of 20 psi under required fire flow conditions. Fire flow requirements of 1,500 gpm are applied in accordance with IFC Appendix B. Hydrant spacing is designed to ensure that all residential fire hydrants are located per IFC Table C102.1 required average of 500-ft on center along roadways. Hydrants are located to provide unobstructed fire apparatus access, maintain required clearances, and are supported by appropriately sized supply lines and access easements where located outside public right-of-way.

Dead-end water mains less than 6-in in diameter are limited to a maximum length of 600 feet in accordance with County standards. Fire apparatus access roads are designed to meet applicable IFC requirements, including minimum width, all-weather surface conditions, and dead-end limitations.

Wildfire mitigation measures will be consistent with the El Paso County requirements, with defensible space and ignition-resistant construction practices incorporated into site and building design as appropriate for the urbanized character of the development.

The proposed residential structures are anticipated to be of typical Type VB combustible light-frame construction and will comply with the 2021 International Residential Code (IRC), applicable Pikes Peak Regional Building Department (PPRBD) amendments, and any required rated assemblies, where prescribed by the adopted codes. As the project is currently in the PUD review phase, specific building materials, assemblies, and architectural details have not yet been finalized. Detailed review of construction materials, fire-resistance features, and code compliance will occur during the building permit phase by the applicable building code authorities.

Based on the design criteria and analysis summarized above, the proposed development will meet or exceed the applicable fire protection requirements of El Paso County.

FACILITIES

As noted by Ellicott Volunteer Fire Department (5280fire.com), Station locations are:

- Station 1 Ellicott: 23650 State Hwy. 94
- Station 2 Mid Jones Road: 75 N. Ellicott Hwy.
- Station 3 Fondis: 3525 Private Rd. 112
- ** Station 4 Fondis: 3525 Private Rd. 112
- Station 6 Jones Road: 15355 Jones Rd.

  ** *Station Closed*

Equipment includes:

- Chief 3300
- Engine 3310
- Engine 3311
- Engine 3312
- Engine 3313
- Engine 3314
- Engine 316
- Engine 3320
- Engine 3355
- Medic 3380
- Medic 3381
- Medic 3382
- Medic 380
- Rescue 3370
- Rescue 3372
- Rescue 3374
- Rescue 3377
- Brush 3340
- Brush 3341
- Brush 3342
- Brush 3343
- Brush 3345
- Brush 3346
- Brush 340
- Tanker 3361
- Tender 3320
- Tender 3321
- Tender 3344
- Tender 3360
- Tender 3361
- Tender 3362
- Tender 3363
- Tender 3364
- Tender 3366
- Tender 360
- Tender 366
- Ambulance 3381

RESOLUTION NO. 26-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN FOR
MAYBERRY PHASE 2 (PUDSP251)

WHEREAS, Mayberry Communities, LLC did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone property located within the unincorporated area of the County and more particularly described in Exhibit A, which is attached hereto and incorporated by reference, from a conceptual PUD (Planned Unit Development) zoning district to a site-specific PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development plan; and

WHEREAS, in accordance with Section 4.2.6.E of the El Paso County Land Development Code (as amended), A PUD Development Plan May be Approved as a Preliminary Plan, the applicants are also requesting the PUD Development Plan be approved as a Preliminary Plan with a finding of water sufficiency for water quality, dependability, and quantity; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on October 15, 2026, upon which date the Planning Commission did by formal resolution recommend disapproval of the subject Planned Unit Development and Preliminary Plan; and

WHEREAS, a public hearing was held by this Board on November 12, 2026; and

WHEREAS, based upon the evidence presented, including testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners;

2. That proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners;

3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and reviewed, and that all interested persons were heard at those hearings;

4. That all exhibits were received into evidence;

5. That the proposed zoning is in compliance with the recommendations set forth in the Master Plan for the unincorporated area of the county;

6. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

7. That for the above-stated and other reasons, the proposed Amendment to the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County; and

WHEREAS, this Board further finds that the request meets the criteria for approval outlined in Section 4.2.6.D of the Land Development Code (as amended):

1. The proposed PUD District zoning advances the stated purposes set forth in Chapter 4 of the Code;

2. The application is in general conformity with the Master Plan;

3. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

4. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;

5. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an

appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

6. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;

7. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;

8. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;

9. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;

10. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;

11. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;

12. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide;

13. The owner has authorized the application; and

WHEREAS, the applicants have requested the proposed PUD be reviewed and considered as a Preliminary Plan; this Board therefore further finds that the request meets the criteria of approval outlined in Section 7.2.1.D.2.e of the Land Development Code (as amended), as follows:

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

2. The Subdivision is consistent with the purposes of the Code;

3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;

4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code;

5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of the Code;

6. All areas of the proposed Subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed Subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];

7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;

8. The location and design of the public improvements proposed in connection with the Subdivision are adequate to serve the needs and mitigate the effects of the development;

9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;

10. The proposed Subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the Subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed Subdivision so the proposed Subdivision will not negatively impact the levels of service of County services and facilities;

11. Necessary services, including police and protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;

12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code; and

13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and

WHEREAS, a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code;

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of El Paso County, Colorado hereby approves the application to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County from the Choose an item. zoning district to the PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development Plan.

BE IT FURTHER RESOLVED that in accordance with Section 4.2.6.E of the El Paso County Land Development Code (as amended), the Board of County Commissioners hereby approves the PUD Development Plan as a Preliminary Plan.

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Development of the property shall be in accordance with this PUD Development Plan. Minor changes in the PUD Development Plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD Development Plan amendment application.

2. Approved land uses are those defined in the PUD Development Plan.

3. All owners of record must sign the PUD Development Plan.

4. The PUD Development Plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any Final Plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD Development Plan.

5. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.

6. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 8/12/2026, as provided by the County Attorney's Office.

7. All outstanding El Paso County Staff comments shall be addressed prior to recordation of the PUD Development Plan.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.

2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

4. Preliminary Plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.

5. Approval of the Preliminary Plan will expire after two (2) years unless a Final Plat has been approved and recorded or a time extension has been granted.

DONE THIS 12th day of November, 2026, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

MAYBERRY, PUD 2 LEGAL DESCRIPTION

An assembly of contiguous parcels and Right-of-Ways herein described for the purpose of a Planned Unit Development and Preliminary Plan, being all of Tracts A, K and O, MAYBERRY, COLORADO SPRINGS FILING NO. 1, a subdivision of land in the Northwest Quarter of Section 14 and the Northeast Quarter of Section 15, Township 14 South, Range 63 West of the 6th Principal Meridian, El Paso County, Colorado, the plat of said subdivision recorded December 23, 2020 as Reception Number 220714655 in the Office of the Clerk and Recorder of El Paso County, Colorado;

AND

Unplatted land in said Northwest and Northeast Quarters, lying between and adjoining the West line of said Tract O and the easterly line of Tract N, said MAYBERRY, COLORADO SPRINGS FILING NO. 1, also lying North of that easterly/westerly segment of the easterly line of said Tract N that intersects the East line of said Northeast 1/4 of said Section 15 and extended easterly to the Southeast corner of the Right-of-Way of Positive Place (formerly known as Mayberry Drive) established by said plat;

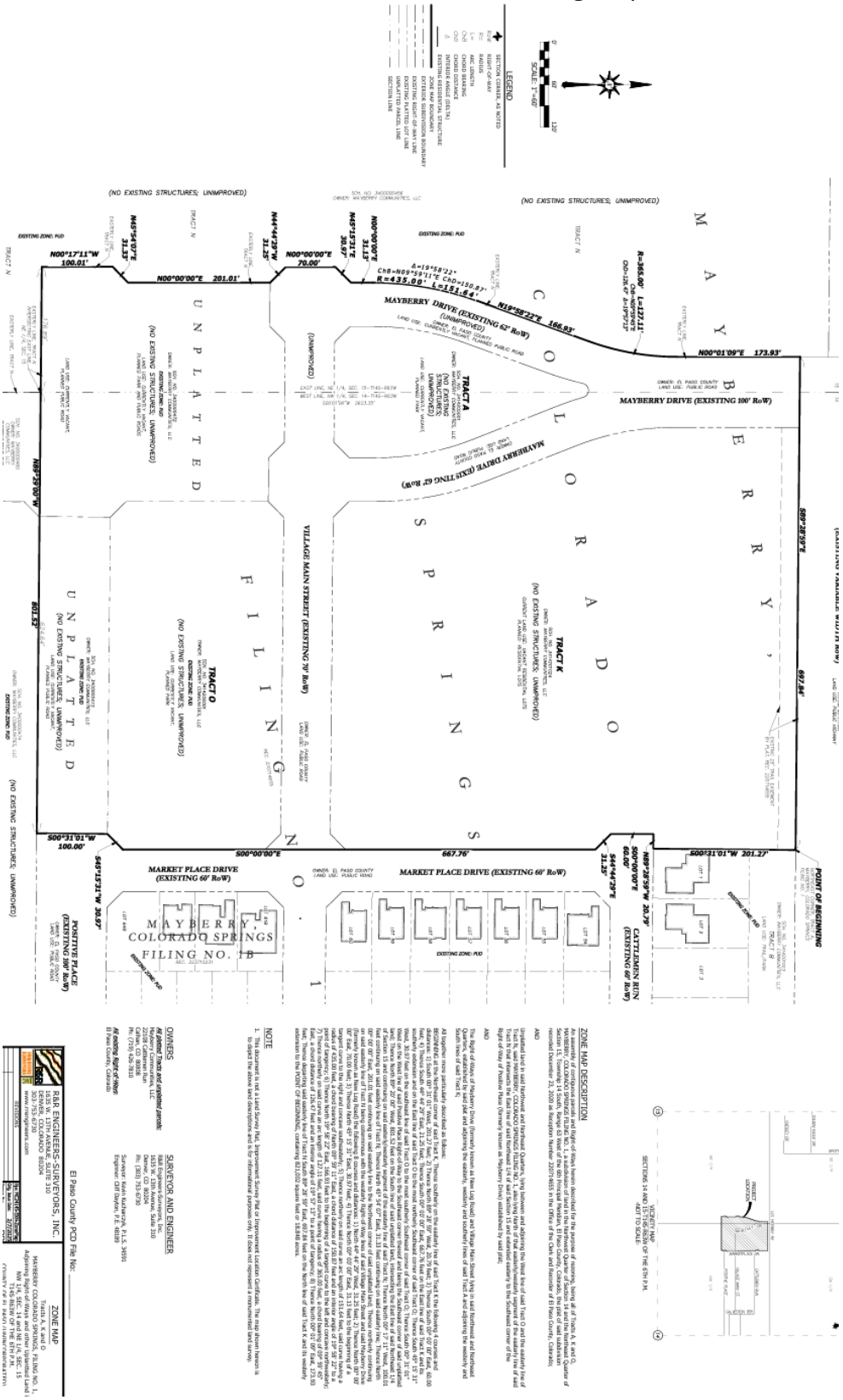
AND

The Right-of-Ways of Mayberry Drive (formerly known as New Log Road) and Village Main Street lying in said Northwest and Northeast Quarters, established by said plat and adjoining the easterly, westerly and southerly lines of said Tract A and adjoining the westerly and South lines of said Tract K;

All together more particularly described as follows:
BEGINNING at the Northeast corner of said Tract K, Thence southerly on the easterly line of said Tract K the following 4 courses and distances: 1) South 00° 31' 01" West, 201.27 feet; 2) Thence North 89° 28' 59" West, 20.79 feet; 3) Thence South 00° 00' 00" East, 60.00 feet; 4) Thence South 44° 44' 29" East, 21.25 feet; Thence South 00° 00' 00" East, 667.76 feet on the East line of said Tract K and its southerly extension and on the East line of said Tract O to the most northerly Southeast corner of said Tract O; Thence South 45° 15' 31" West, 30.97 feet on the southeast line of said Tract O to the most southerly Southeast corner of said Tract O; Thence South 00° 31' 01" West on the West line of said Positive Place Right-of-Way to the Southeast corner thereof and being the Southeast corner of said unplatted land; Thence North 89° 20' 00" West, 801.52 feet on the South line of said unplatted land, intersecting the East line of said Northeast 1/4 of Section 15 and continuing on said easterly/westerly segment of the easterly line of said Tract N; Thence North 00° 17' 11" West, 100.01 feet continuing on said easterly line of Tract N; Thence North 45° 54' 07" East, 31.33 feet continuing on said easterly line; Thence North 00° 00' 00" East, 201.01 feet continuing on said easterly line to the Northwest corner of said unplatted land; Thence northerly continuing

on said easterly line of Tract N being coterminous with the westerly Right-of-Way lines of said Village Main Street and said Mayberry Drive (formerly known as New Log Road) the following 8 courses and distances: 1) North 44° 44' 29" West, 31.25 feet; 2) Thence North 00° 00' 00" East, 70.00 feet; 3) Thence North 45° 15' 31" East, 30.97 feet; 4) Thence North 00° 00' 00" East, 31.13 feet to the beginning of a tangent curve to the right and concave southeasterly; 5) Thence northerly on said curve an arc length of 151.64 feet, said curve having a radius of 435.00 feet, a chord bearing of North 09° 59' 11" East, a chord distance of 150.87 feet and an interior angle of 19° 58' 22" to a point of tangency; 6) Thence North 19° 58' 22" East, 166.93 feet to the beginning of a tangent curve to the left and concave northwesterly; 7) Thence northerly on said curve an arc length of 127.11 feet, said curve having a radius of 365.00 feet, a chord bearing of 09° 59' 45" East, a chord distance of 126.47 feet and an interior angle of 19° 57' 13" to a point of tangency; 8) Thence North 00° 01' 09" East, 173.93 feet; Thence departing said easterly line of Tract N South 89° 28' 59" East, 697.84 feet on the North line of said Tract K and its westerly extension to the POINT OF BEGINNING, containing 821,002 square feet or 18.848 acres.

EXHIBIT B
(zoning map)


LEGEND
SECTION CORNER, AS NOTED
SCALE: 1"=60'
MAYBERRY DRIVE (EXISTING 62' RoW)
MAYBERRY DRIVE (EXISTING 100' RoW)
MAYBERRY DRIVE (EXISTING 62' RoW)
VILLAGE MAIN STREET (EXISTING 70' RoW)
MARKET PLACE DRIVE (EXISTING 60' RoW)
MARKET PLACE DRIVE (EXISTING 60' RoW)
CATTLEMEN RUN (EXISTING 60' RoW)
POSITIVE PLACE (EXISTING 100' RoW)
TRACT A
TRACT K
TRACT O
MAYBERRY COLORADO SPRINGS FILING NO. 1B
UNPLATTED
FILING NO. 1
POINT OF BEGINNING
(NO EXISTING STRUCTURES; UNIMPROVED)
EXISTING ZONE: PUD
EXISTING ZONE: RVD
N00°17'11"W 100.01'
N00°00'00"E 201.01'
N00°00'00"E 70.00'
N00°00'00"E 173.93'
S89°32'55"E 667.84'
S89°32'55"E 30.79'
S00°31'01"W 201.27'
S00°31'01"W 100.00'
S00°00'00"E 667.76'
S45°13'31"W 30.97'
N89°32'55"W 801.53'
R=365.00' L=127.11'
CHD=126.47' Δ=19°57'12"
R=439.00' L=151.64'
CHB=N09°59'11"E CHD=150.87'
Δ=19°48'22"
N19°58'27"E 166.93'
S44°44'39"E 31.35'
S89°32'55"E 30.79'
S89°00'00"E 60.00'
S44°44'39"E 31.35'
S89°32'55"E 31.33'
S89°32'55"E 30.45'
S89°32'55"E 30.79'
S89°32'55"E 667.84'
N89°59'00"W 801.53'
N89°59'00"W 801.53'
(NO EXISTING STRUCTURES; UNIMPROVED)
(NO EXISTING STRUCTURES; UNIMPROVED)
(NO EXISTING STRUCTURES; UNIMPROVED)