

S:\LAND\SUN WEST-CO\8787 - MAYBERRY\9787-0001\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.

GENERAL PROVISIONS

- 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.
- 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.
- NO RESIDENTIAL LOTS SHALL HAVE ACCESS TO STATE HIGHWAY 94, MAYBERRY DRIVE, AND VILLAGE MAIN STREET.
- PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS:
 - SIDE: THREE (3) FEET.
 - TRACT A SHALL BE A NON-EXCLUSIVE WATER, SANITARY, AND DRAINAGE EASEMENT IN ITS ENTIRETY.
 - TRACT C SHALL BE A NON-EXCLUSIVE WATER, SANITARY, AND DRAINAGE EASEMENT IN ITS ENTIRETY.
 - TRACT E SHALL BE A NON-EXCLUSIVE WATER, SANITARY, AND DRAINAGE EASEMENT IN ITS ENTIRETY.
- PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED WHERE SHOWN AND FINALIZED WITH THE FINAL PLAT.
 - 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.
 - 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.
 - REAR-LOADED HOMES WILL HAVE A THREE (3) FOOT EASEMENT WITHIN THE FRONT OF THE LOT.
 - 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.
- ALL OPEN SPACE/TRAIL/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY, EXCEPT FOR MAINTENANCE AND EMERGENCY VEHICLES.
- 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.
- MAYBERRY PHASE 2 SHALL BE LIMITED TO A TOTAL MAXIMUM DENSITY AS ILLUSTRATED ON THE PLAN.
- 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.

add a note here that no ground-level encroachments are permitted in the easements, including but not limited to window wells, awnings, chimneys, etc.

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
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

- 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.
- MAYBERRY PHASE 2 PUDSP (MAYBERRY PHASE 2) IS A CONTINUATION OF DEVELOPMENT GUIDELINES ASSOCIATED WITH MAYBERRY PHASE 1 PUDSP.
- 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".
- THE PRELIMINARY PLAN, PUD DEVELOPMENT PLAN, AND THE FINAL PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

- 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

- PRINCIPAL USE(S) SHALL BE LIMITED TO ONE (1) SINGLE FAMILY ATTACHED OR SINGLE FAMILY DETACHED RESIDENCE PER LOT.
- PERMITTED USES WITHIN THE MAYBERRY PHASE 2 PUD RESIDENTIAL AREAS INCLUDE: SINGLE FAMILY ATTACHED AND SINGLE FAMILY DETACHED RESIDENTIAL HOMES.
- ALLOWED ACCESSORY USES AND BUILDINGS:
 - RESIDENTIAL HOME OCCUPATION AS DEFINED BY THE LAND DEVELOPMENT CODE MEETING ALL REQUIREMENTS AND CONDITIONS CONTAINED THEREIN.
 - DEVELOPMENT REQUIREMENTS FOR ACCESSORY BUILDINGS SHALL MATCH DEVELOPMENT STANDARDS FOR SPECIFIC LOT TYPES.
 - EACH STRUCTURE WILL BE DESIGNED AND DEVELOPED AT ITS RESPECTIVE SITE DEVELOPMENT PLAN PROCESS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

- DEVELOPMENT REQUIREMENTS FOR SPECIFIC LOT OPTIONS. SEE SHEETS 12 & 13 OF THIS DOCUMENT FOR LOT TYPICALS.
 - 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:
 - FRONT SETBACK: FIVE (5) FEET.
 - INTERNAL SIDE SETBACK: ZERO (0) FEET.
 - EXTERNAL SIDE SETBACK: THREE (3) FEET.
 - REAR SETBACK: THREE (3) FEET.
 - NO ACCESSORY BUILDINGS ARE ALLOWED.
- 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:
 - FRONT SETBACK: THREE (3) FEET.
 - INTERNAL SIDE SETBACK: ZERO (0) FEET.
 - EXTERNAL SIDE SETBACK: THREE (3) FEET.
 - REAR SETBACK: FIVE (5) FEET.
- NO ACCESSORY BUILDINGS ARE ALLOWED.

According to the PUD special standards modification request, you are also requesting LDC Secs. 6.2.5, Table 5-4 modification, and Sec. 6.3.3.C.3.e modification. Please include these in the table on the plan set.

Please note this table needs to include every individual modification requested, listed by specific LDC/ECM section.

- 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:
 - FRONT SETBACK: FIVE (5) FEET.
 - SIDE SETBACK: THREE (3) FEET.
 - REAR SETBACK: THREE (3) FEET.
- NO ACCESSORY BUILDINGS ARE ALLOWED.

- 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:
 - FRONT SETBACK: THREE (3) FEET.
 - SIDE SETBACK: THREE (3) FEET.
 - REAR SETBACK: FIVE (5) FEET.
- NO ACCESSORY BUILDINGS ARE ALLOWED.

LOT 99 STANDARDS AND GUIDELINES

- 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 COMPLEMENTARY TO THE RESIDENTIAL URBAN LIVING ENVIRONMENT ANY MAY INCLUDE SUPPORTIVE AMENITY USES.
- ACCESSORY USES AND BUILDINGS:
 - RECREATIONAL FACILITIES, ENTERTAINMENT STRUCTURE, AND RETAIL FACILITY ARE ALLOWED FOR LOT 99.
 - DEVELOPMENT REQUIREMENTS FOR ACCESSORY BUILDINGS SHALL MATCH DEVELOPMENT STANDARDS FOR PRIMARY STRUCTURE.
 - EACH STRUCTURE WILL BE DESIGNED AND DEVELOPED AT ITS RESPECTIVE SITE DEVELOPMENT PLAN PROCESS
- DEVELOPMENT REQUIREMENTS
 - MAXIMUM LOT COVERAGE: 75%
 - MAXIMUM BUILDING HEIGHT: 50 FEET.
- SETBACK MINIMUMS:
 - FRONT SETBACK: TEN (10) FEET.
 - SIDE SETBACK: FIVE (5) FEET.
 - REAR SETBACK: TEN (10) FEET.

PARKS AND OPEN SPACE AMENITIES

- THE MAYBERRY COMMUNITY SEEKS TO DEVELOP A COHESIVE, SUSTAINABLE, AND VIBRANT ENVIRONMENT THAT ALIGNS WITH BOTH COUNTY REGULATIONS AND COMMUNITY OBJECTIVES.
 - PROMOTE ACCESSIBLE, WELL-DESIGNED, AND CONNECTED RECREATION SPACES AND TRAILS.
 - ENCOURAGE A MIX OF ACTIVE AND PASSIVE RECREATIONAL AMENITIES.
- EACH PARK SPACE WILL BE DESIGNED THROUGH THE COUNTY SITE DEVELOPMENT PLAN PROCESS AND THE OVERALL PRIMARY TRACTS WILL CONSIST OF:
 - MAYBERRY PUD PHASE 2, TRACT G (EXISTING TRACT A, MAYBERRY, COLORADO SPRINGS, FILING NO. 1), A DESIGNATED WELCOMING AND GRAND COMMUNITY LANDSCAPE FEATURE.
 - MAYBERRY PUD PHASE 2, TRACT H, WILL BE ANCHORED BY SPORT COURTS AND SMALL IMPERMANENT RETAIL SPACES.
 - 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.
- 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.
- 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 1.7.3	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

Delete as a greater radii than the minimum is provided.

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 ACCOMMODATE 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 ACCOMMODATE 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



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Revision Type:		Revision Type:		Revision Type:		Revision Type:		Revision Type:	
No.	Rev. Date:	1	2	3	4	5	6	Job No.: 8787-0001	Sheet: 2 of 16
1								Scale Horiz: N/A	Date: September 18, 2026
2								Scale Vert: N/A	
3								Approved: AKM	
4									
5									
6									
Designed: WCK		Job No.: 8787-0001		Sheet: 2 of 16		Date: September 18, 2026			
Prepared: WCK		Scale Horiz: N/A		Scale Vert: N/A		Approved: AKM			

Mayberry Phase 2
El Paso County
PUD Development Plan & Preliminary Plan
DESIGN STANDARDS

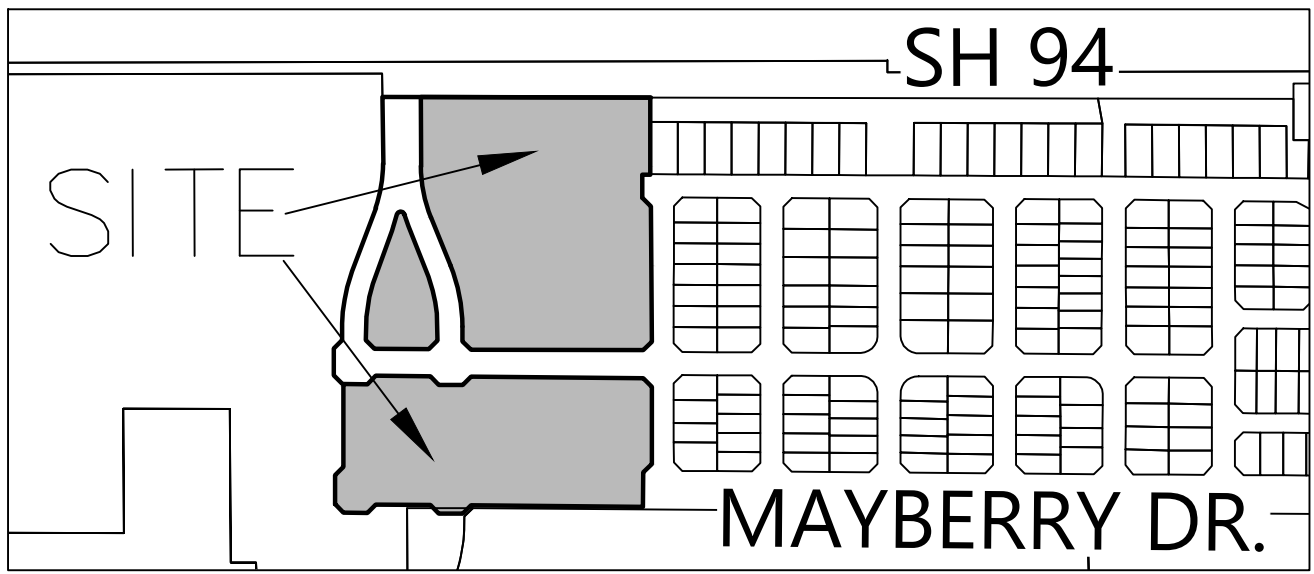
Client: Mayberry Communities, LLC
Location: 22108 Cattleman Run, Calhan, CO 80808
Plan Set: Scott Souder
Sheet Name: Scott Souder



Know what's below.
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No.	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.



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1		2		3		4	
5		6		7		8	
Job No.: 8787-0001		Scale Horiz: 1" = 80'		Scale Vert: N/A		Sheet: 3 of 16	
Designed: WCK		Prepared: JAP		Approved: AKM		Date: September 18, 2026	

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

NOT FOR
CONSTRUCTION



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No.	3
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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:

- SOUTH 00° 31' 01" WEST A DISTANCE OF 201.27 FEET;
- NORTH 89° 28' 59" WEST A DISTANCE OF 20.79 FEET;
- SOUTH 00° 00' 00" EAST A DISTANCE OF 60.00 FEET;
- 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:

- NORTH 89° 28' 59" WEST A DISTANCE OF 447.61 FEET;
- SOUTH 45° 15' 31" WEST A DISTANCE OF 30.97 FEET;
- NORTH 89° 28' 50" WEST A DISTANCE OF 62.00 FEET;
- NORTH 44° 44' 29" WEST A DISTANCE OF 31.25 FEET;
- NORTH 89° 28' 59" WEST A DISTANCE OF 142.00 FEET;
- SOUTH 45° 15' 30" WEST A DISTANCE OF 30.97 FEET;
- NORTH 89° 28' 59" WEST A DISTANCE OF 62.00 FEET;
- 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:

- NORTH 00° 00' 00" EAST A DISTANCE OF 216.01 FEET;
- NORTH 44° 44' 29" WEST A DISTANCE OF 31.25 FEET;
- NORTH 00° 00' 00" EAST A DISTANCE OF 70.00 FEET;
- NORTH 45° 15' 31" EAST A DISTANCE OF 30.97 FEET;
- NORTH 00° 00' 00" EAST A DISTANCE OF 31.13 FEET TO A POINT OF TANGENT CURVE;
- 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 OF 150.87 FEET TO A POINT OF TANGENCY;
- NORTH 19° 58' 22" EAST, 166.93 FEET TO A POINT OF TANGENT CURVE;
- 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;
- THENCE NORTH 00° 01' 09" EAST A DISTANCE OF 173.93 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 94;

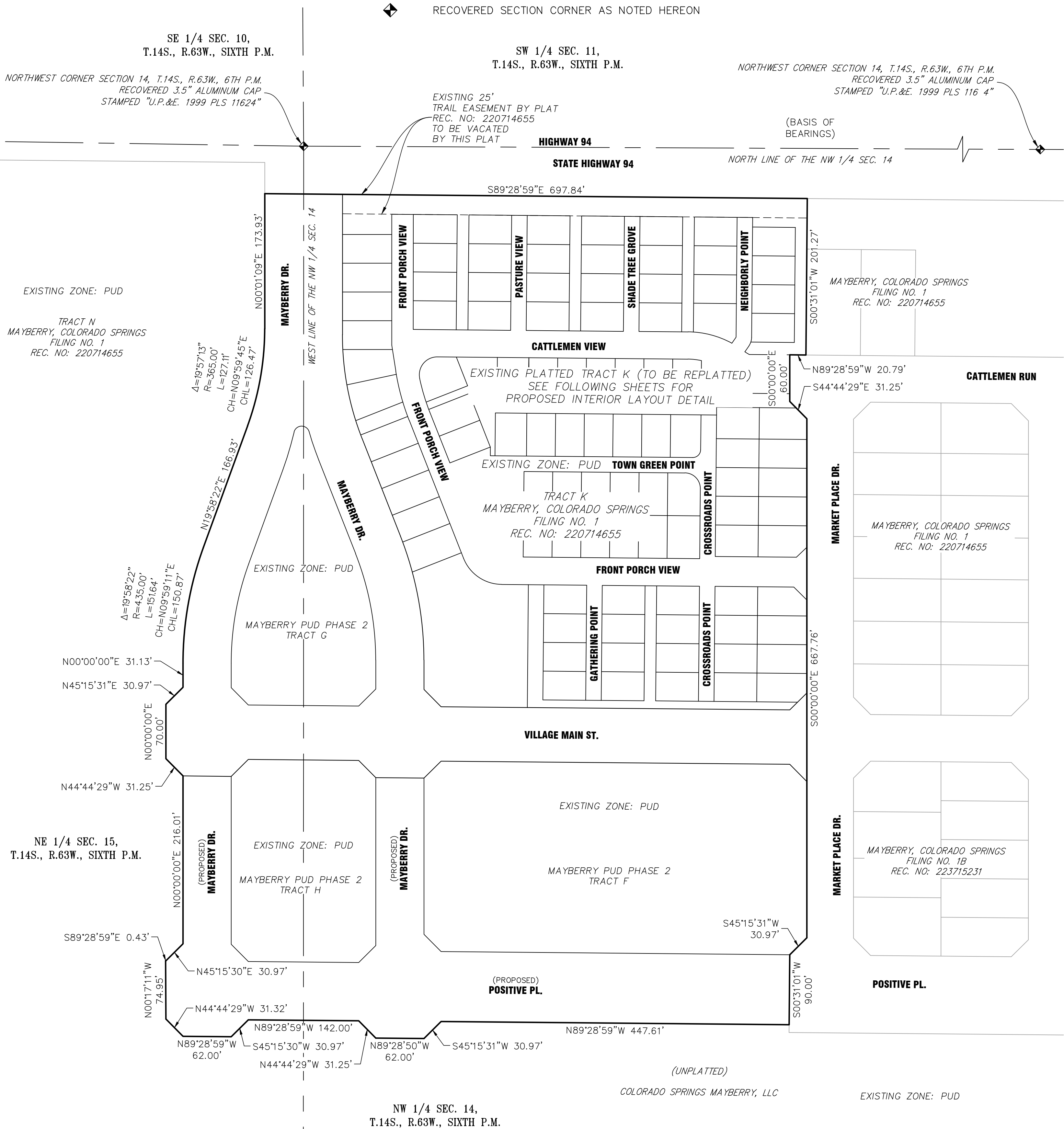
THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89° 28' 59" EAST A DISTANCE OF 697.84 FEET, TO THE POINT OF BEGINNING;

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
S.D.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

FOR REVIEW ONLY

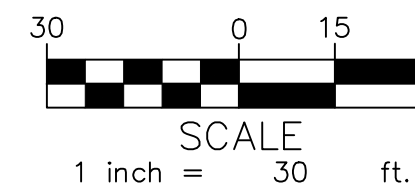
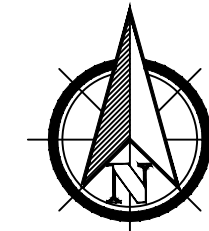


MONUMENT SYMBOL LEGEND

RECOVERED SECTION CORNER AS NOTED HEREON

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.



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No.	Rev. Date:	Rev. Type:
1		
2		
3		
4		
5		
6		
Designed:	WCK	Job No.: 8787-0001
Prepared:	JAP	Scale Horiz: 1" = 30'
Approved:	AKM	Scale Vert: N/A
		Sheet: 4 of 16
		Date: September 18, 2026

Mayberry Phase 2
El Paso County
PUD Development Plan & Preliminary Plan
Tract K Boundary Detail (1)

NOT FOR
CONSTRUCTION



Know what's below.
Call before you dig.

No. 4

NORTHWEST CORNER SECTION 14,
T.14S., R.63W., 6TH P.M.
RECOVERED 3.5" ALUMINUM CAP
STAMPED "U.P.&E. 1999 PLS 116 4"

SW 1/4 SEC. 11,
T.14S., R.63W., SIXTH P.M.

(BASIS OF
BEARINGS)
S89°44'49"E 2606.52'
NORTH LINE OF THE NW 1/4 SEC. 14

STATE HIGHWAY 94
(PUBLIC R.O.W. VARIES)

EXISTING 25' TRAIL EASEMENT
BY PLAT, REC. NO. 220714655
TO BE VACATED
BY THIS PLAT

MAYBERRY, COLORADO SPRINGS
FILING NO. 1
REC. NO. 220714655

NW 1/4 SEC. 14,
T.14S., R.63W., SIXTH P.M.

CATTELMEN RUN
(60' PUBLIC R.O.W.)
REC. NO. 220714655

MAYBERRY, COLORADO SPRINGS
FILING NO. 1
REC. NO. 220714655

MARKET PLACE DR.
(60' PUBLIC R.O.W.)
REC. NO. 220714655

MATCH TO SHEET 3

LEGEND

⊕ = BLOCK NUMBER
W.S.D.E. = WATER, SANITARY & DRAINAGE EASEMENT
S.D.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

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

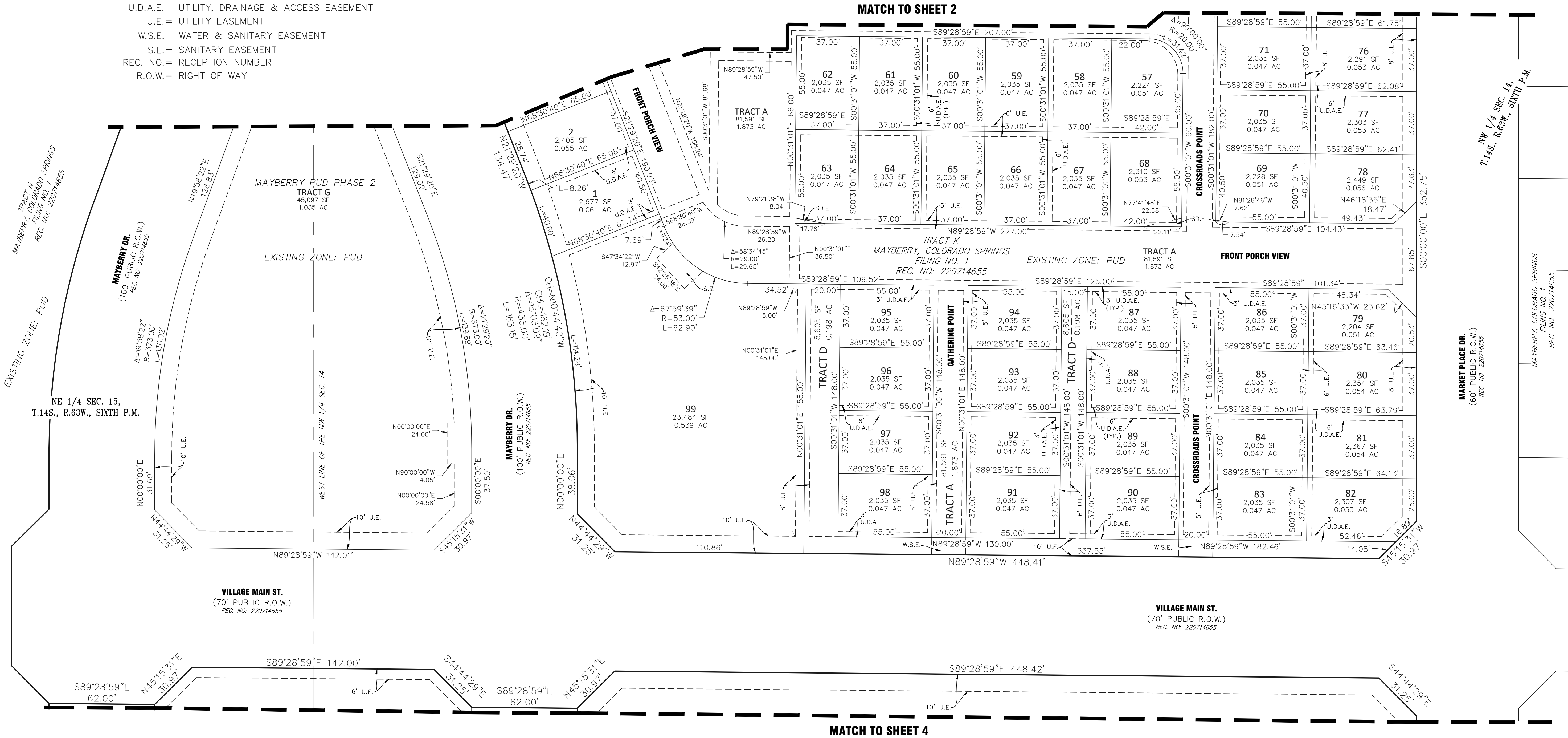
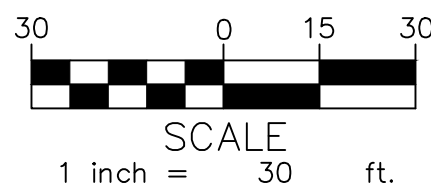
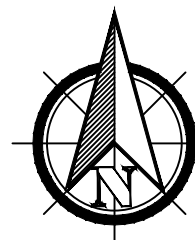
FOR REVIEW ONLY

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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- SD.E. = SIGHT DISTANCE EASEMENT
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TRACT TABLE				
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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
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Revision Type:		Revision Type:	
No.	Rev. Date:	No.	Rev. Date:
1		1	
2		2	
3		3	
4		4	
5		5	
6		6	
Designed:	WCK	Job No.:	8787-0001
Prepared:	JAP	Scale Horiz:	1" = 30'
Approved:	AKM	Scale Vert:	N/A
		Sheet:	5 of 16
		Date:	September 18, 2026

Mayberry Phase 2
El Paso County
PUD Development Plan & Preliminary Plan
Tract K Boundary Detail (2)

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Know what's below.
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No. 5

FOR REVIEW ONLY

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

LEGEND

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- S.E. = SANITARY EASEMENT
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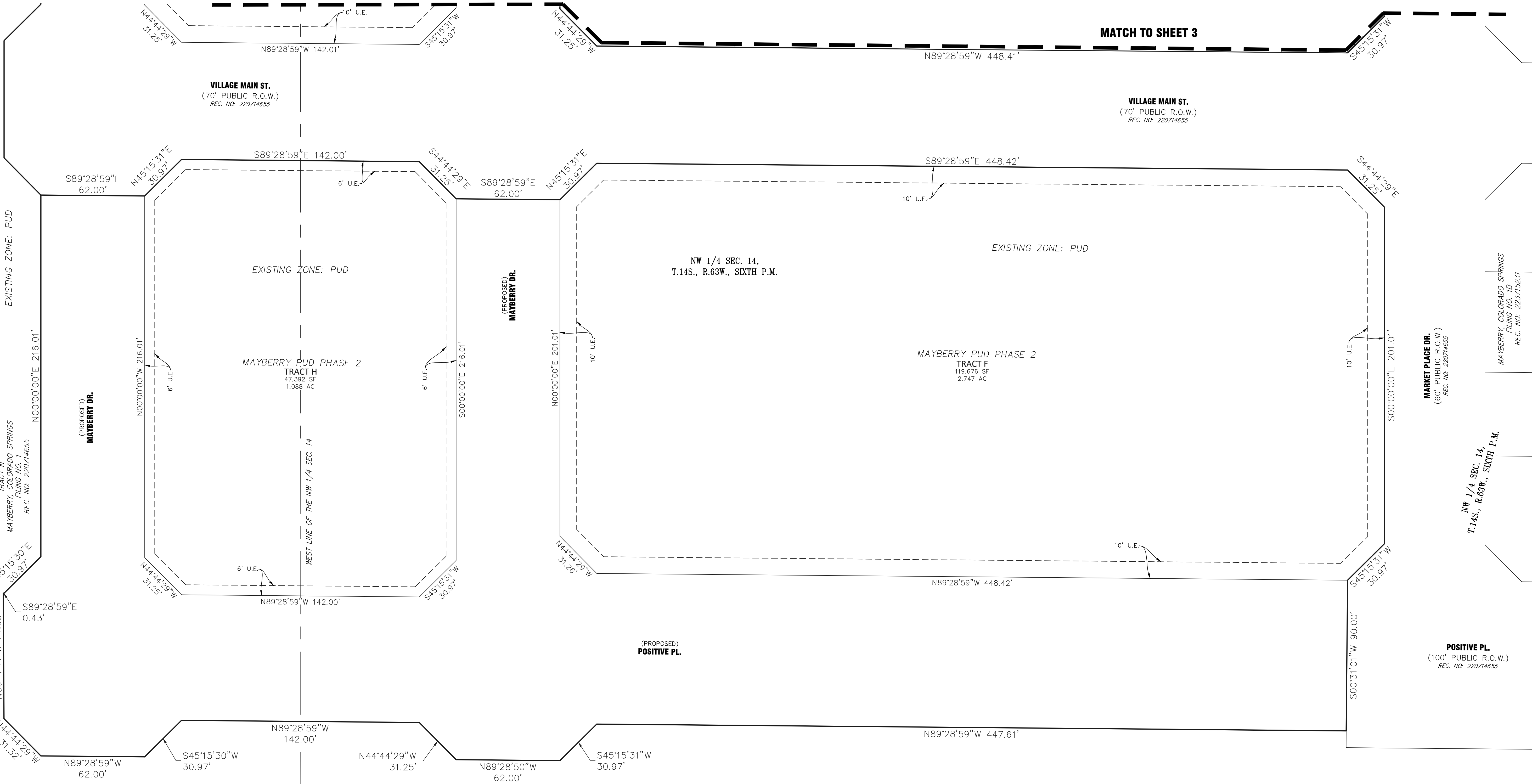
MAYBERRY PHASE 2

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.



MATCH TO SHEET 3

VILLAGE MAIN ST.
(70' PUBLIC R.O.W.)
REC. NO: 220714655



FOR REVIEW ONLY

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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TRACT E	1,273	0.029	ACCESS, DRAINAGE, LANDSCAPE, OPEN SPACE, PARK, SIDEWALKS, UTILITIES	MAYBERRY METRO DISTRICT 4 / MAYBERRY METRO DISTRICT 1
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1		1	
2		2	
3		3	
4		4	
5		5	
6		6	
Designed: WCK	Job No.: 8787-0001	Sheet: 6 of 16	Date: September 18, 2026
Prepared: JAP	Scale Horiz: 1" = 30'	Scale Vert: N/A	
Approved: AKM			

Mayberry Phase 2	
El Paso County	
PUD Development Plan & Preliminary Plan	
Parks Boundary Detail	

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MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

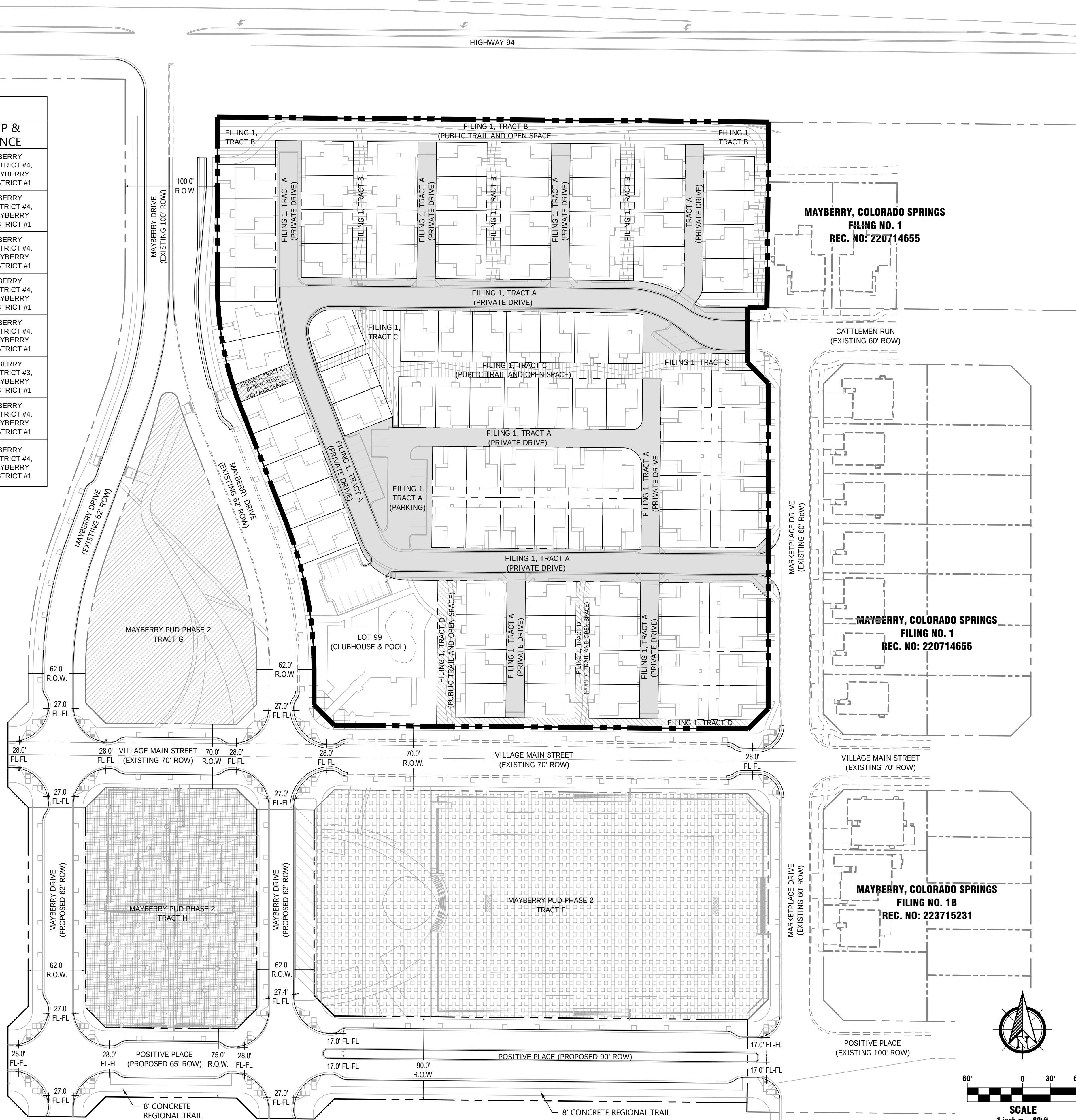
LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO.

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/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 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/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
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

Mayberry Phase 2
El Paso County
PUD Development Plan & Preliminary Plan
TRACT SUMMARY

Client: Mayberry Communities, LLC

Address: 22108 Cattlemen Run
Calhan, CO 80808

Contact: Scott Souder

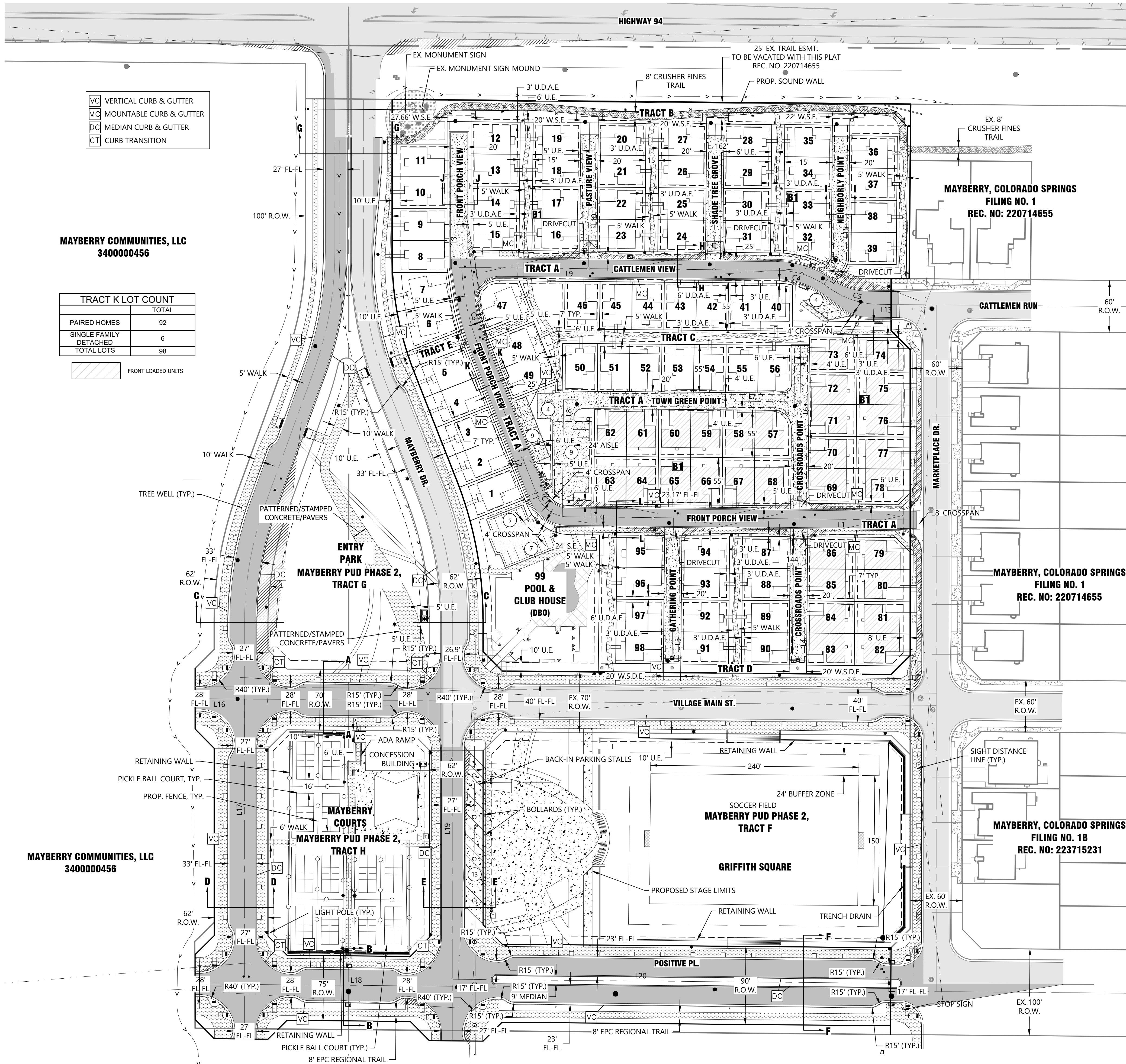
811
Know what's below.
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No. 7

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.



- VC VERTICAL CURB & GUTTER
- MC MOUNTABLE CURB & GUTTER
- DC MEDIAN CURB & GUTTER
- CT CURB TRANSITION

MAYBERRY COMMUNITIES, LLC
3400000456

TRACT K LOT COUNT	
	TOTAL
PAIRED HOMES	92
SINGLE FAMILY DETACHED	6
TOTAL LOTS	98

FRONT LOADED UNITS

MAYBERRY COMMUNITIES, LLC
3400000456

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'

GENERAL ABBREVIATIONS

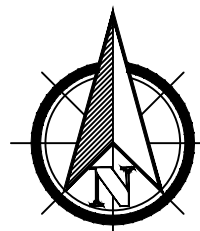
- A.E. ACCESS EASEMENT
- ARV. AIR RELEASE VALVE
- BKL. BIKE LANE
- BL. BASELINE OF CONSTRUCTION
- B.O. BLOW-OFF
- BS. BOTTOM ELEVATION OF RISE
- CDS. CUL-DE-SAC
- CE. CURB EXTENSION
- CL. CENTERLINE
- CT. CURB TRANSITION
- CWN. CROWN
- DBO. DESIGN BY OTHERS
- DC. MEDIAN CURB & GUTTER
- D.E. DRAINAGE 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. FIBER 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
- IWW. 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

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

- 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
- TRE. 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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Revision Type		Revision Date		Revision Description	
No.	Rev. Date	1	2	3	4
1					
2					
3					
4					
5					
6					

Mayberry Phase 2
El Paso County
PUD Development Plan & Preliminary Plan

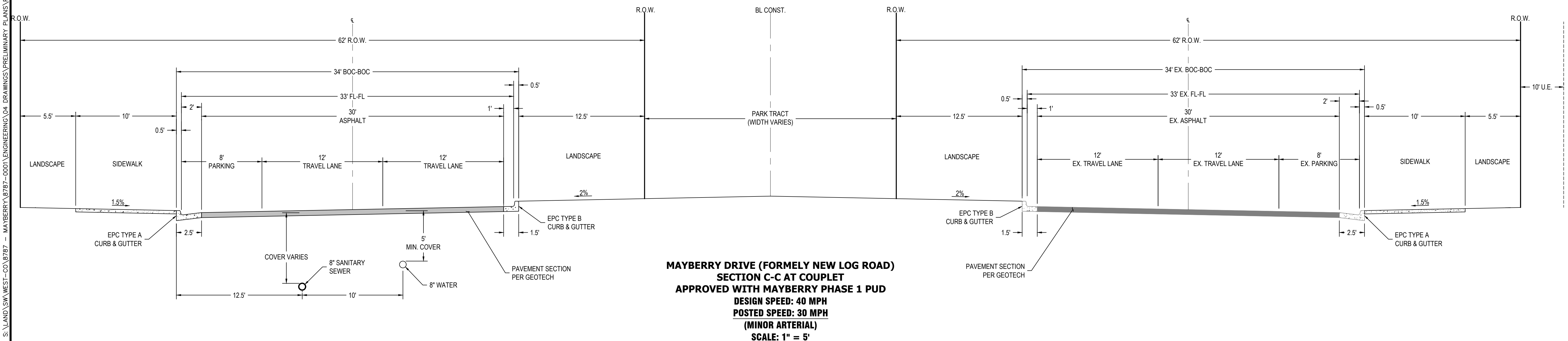
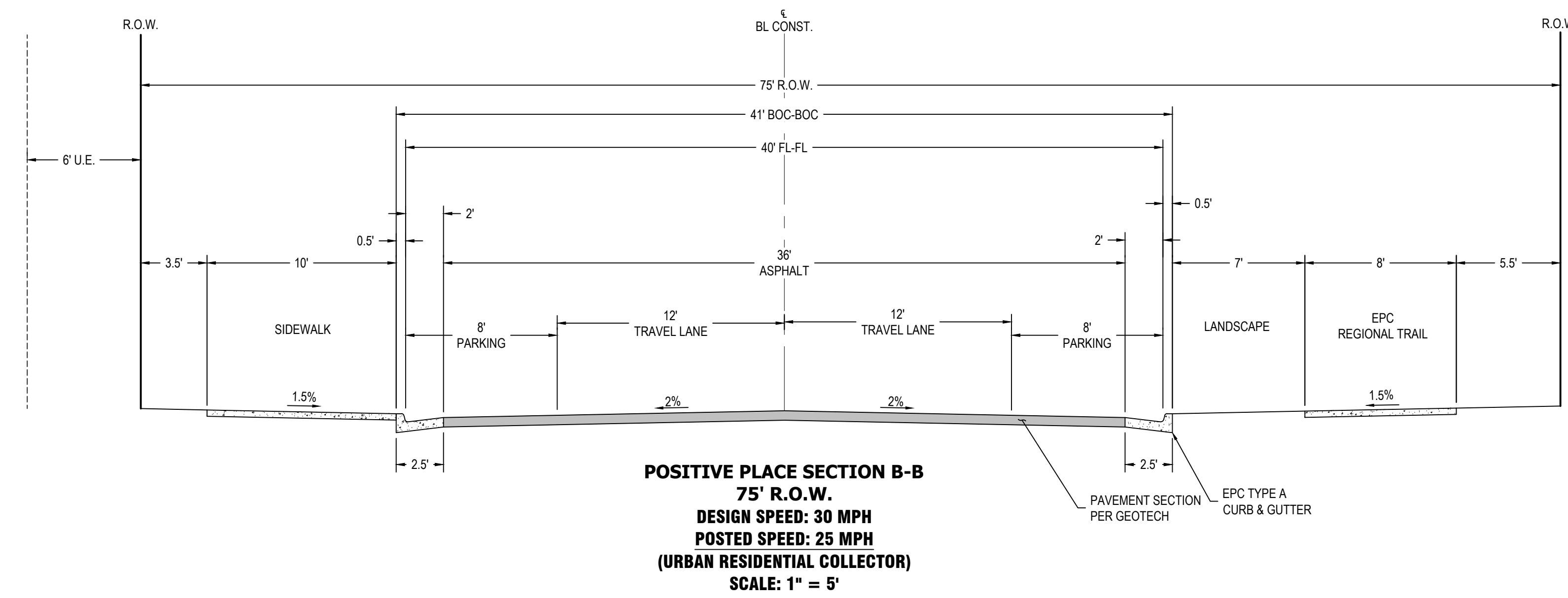
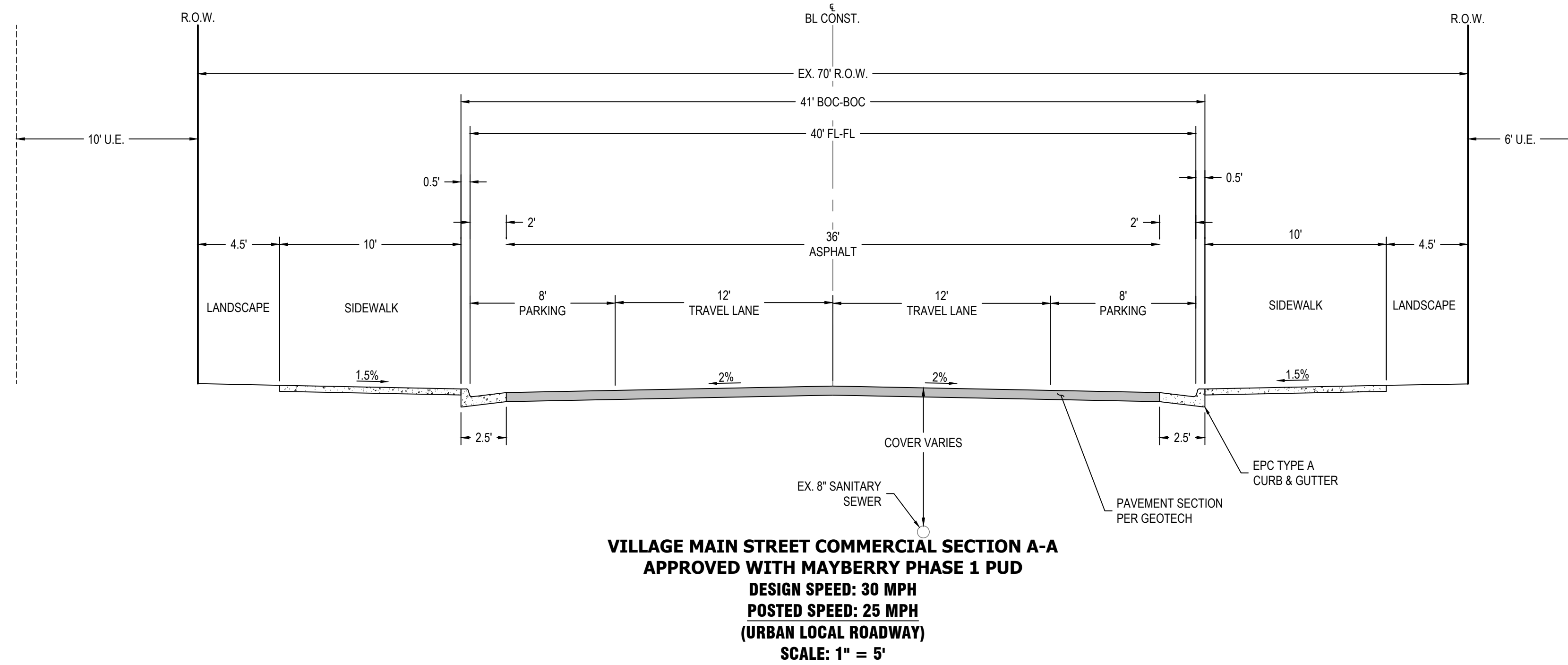
Client: Mayberry Communities, LLC
Address: 22108 Cattlemen Run
Calhan, CO 80808
Contact: Scott Souder



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No. 8

S:\LAND\SIA\WEST-CO\8787 - MAYBERRY\8787-0001\ENGINEERING\04 DRAWINGS\PRELIMINARY PLANS\1UD\8787-0001 ROAD SECTIONS PRINTED ON: 9/21/2026 3:39 PM



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Revision Type:		Revision Type:		Revision Type:		Revision Type:	
No.	Rev. Date:	No.	Rev. Date:	No.	Rev. Date:	No.	Rev. Date:
1		2		3		4	
5		6					
Designed: JAV		Job No.: 8787-0002		Sheet: 9 of 16		Date: September 18, 2026	
Prepared: WCK		Scale Horiz: N/A		Scale Vert: N/A		Approved: AKM	

Mayberry Phase 2 PUD, Filing 1
El Paso County
Construction Documents
Road Cross Sections

Proj Name:
Location:
Plan Set:
Sheet Name:

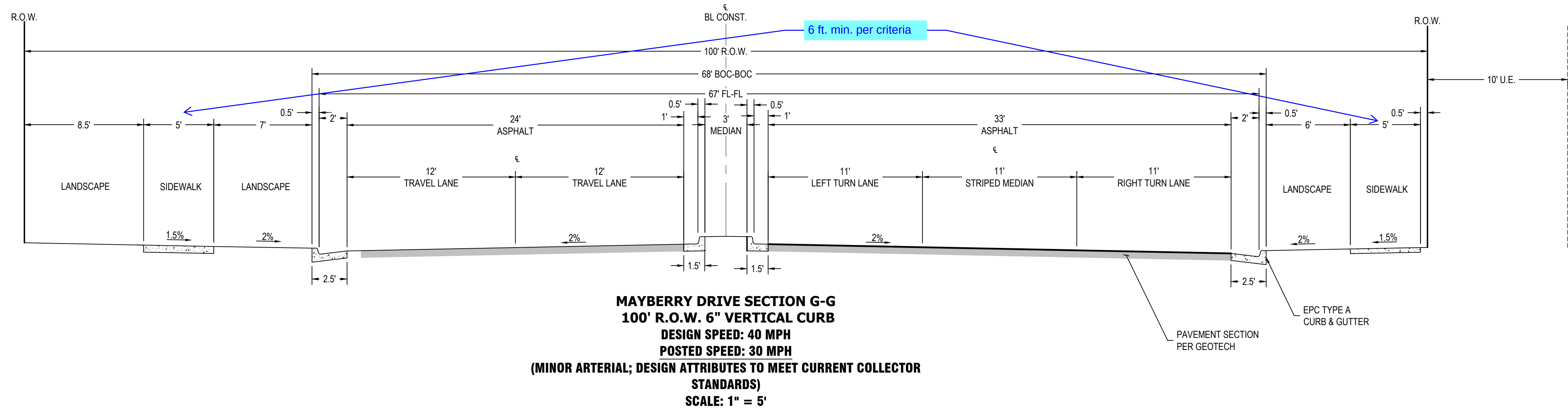
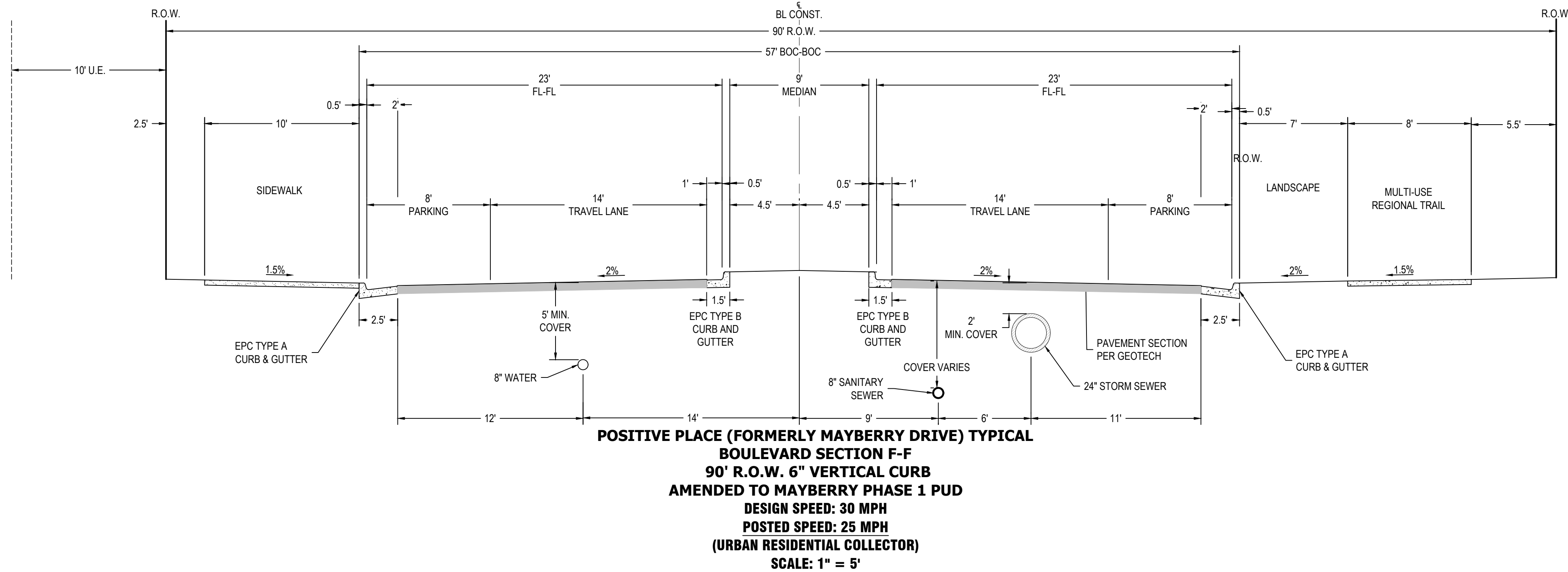
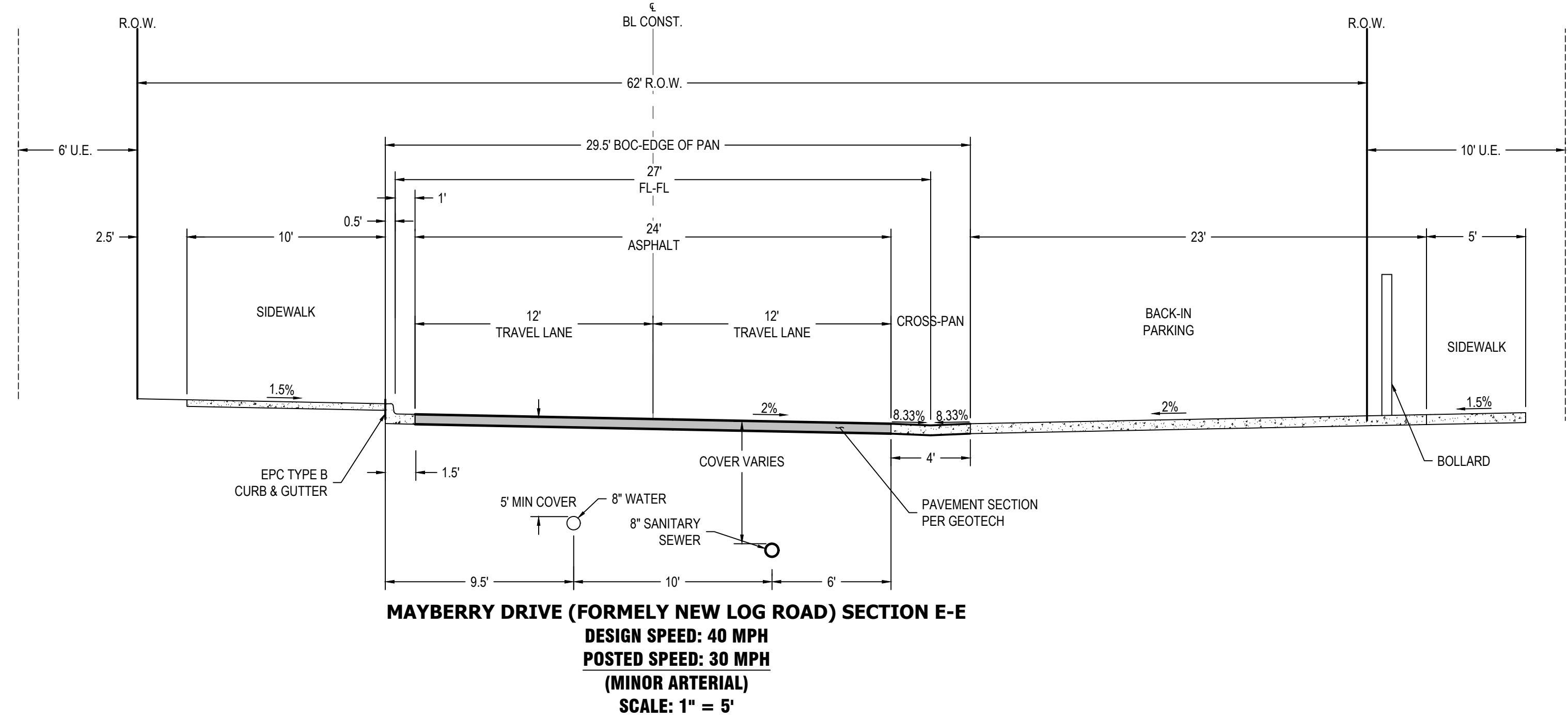
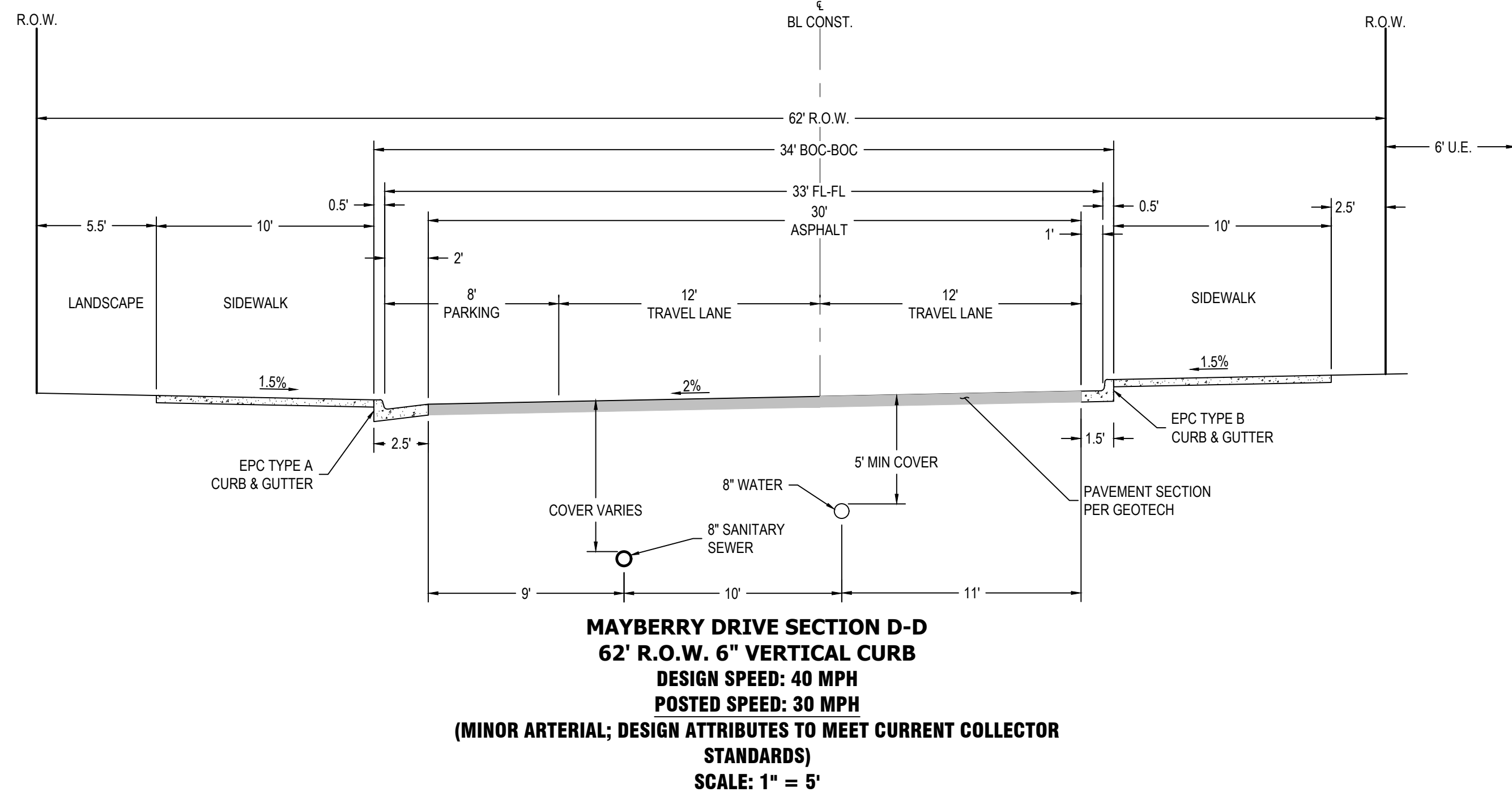
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CONSTRUCTION



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S:\LAND\SIA\WEST-CO\8787 - MAYBERRY\8787-0001\ENGINEERING\04 DRAWINGS\PRELIMINARY PLANS\01 MAYBERRY PHASE 1 PUD\8787-0001 ROAD SECTIONS PRINTED ON: 9/21/2026 3:39 PM



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Revision Type:		Revision Date:		Revision Description:	
No.	1	Rev.	Date	Description	
1	1				
2	2				
3	3				
4	4				
5	5				
Job No.: 8787-0002		Scale Horiz: N/A		Scale Vert: N/A	
Designed: JAV		Prepared: WCK		Approved: AKM	
Sheet: 10 of 16		Date: September 18, 2026			

Mayberry Phase 2 PUD, Filing 1
El Paso County
Construction Documents
Road Cross Sections

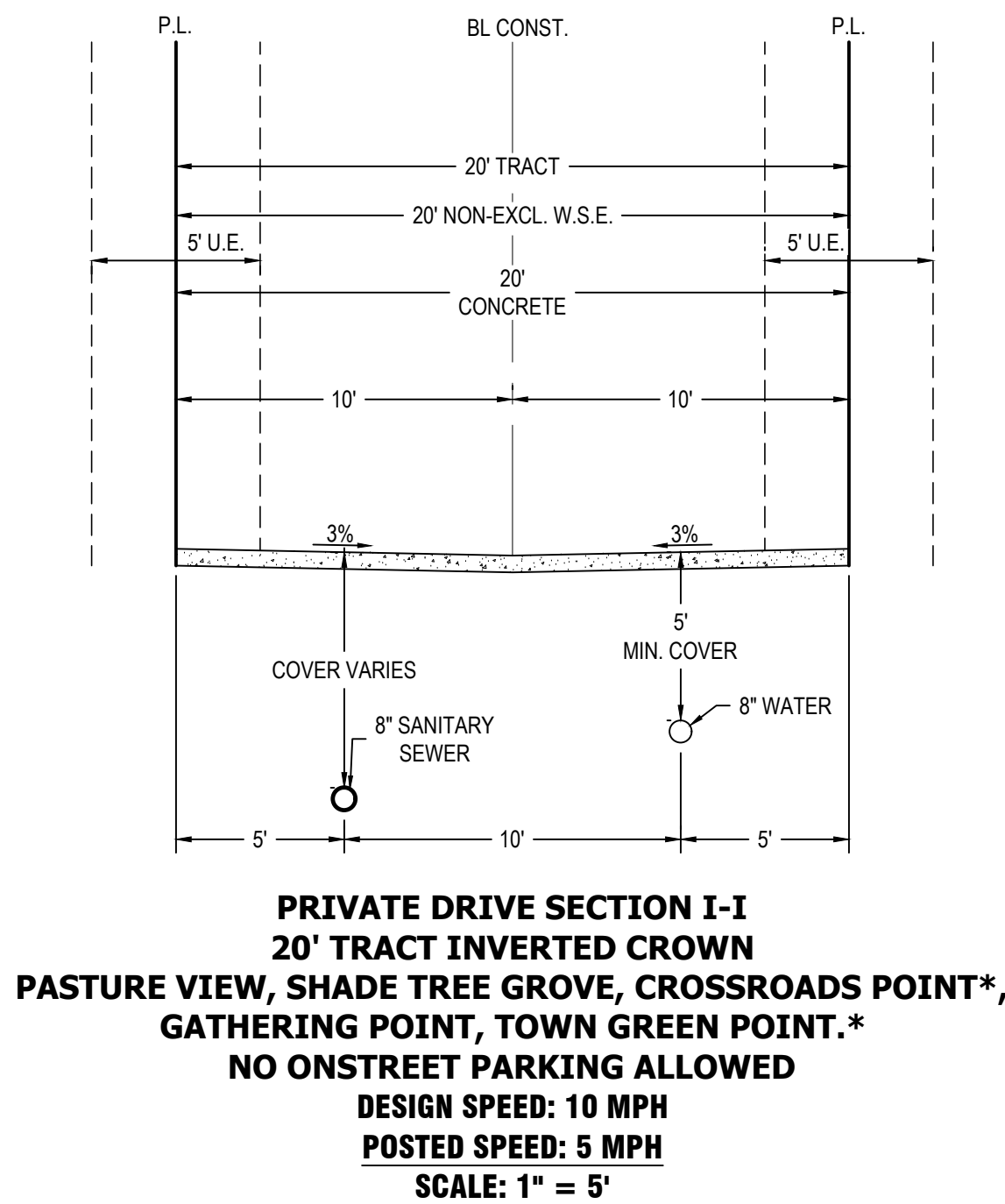
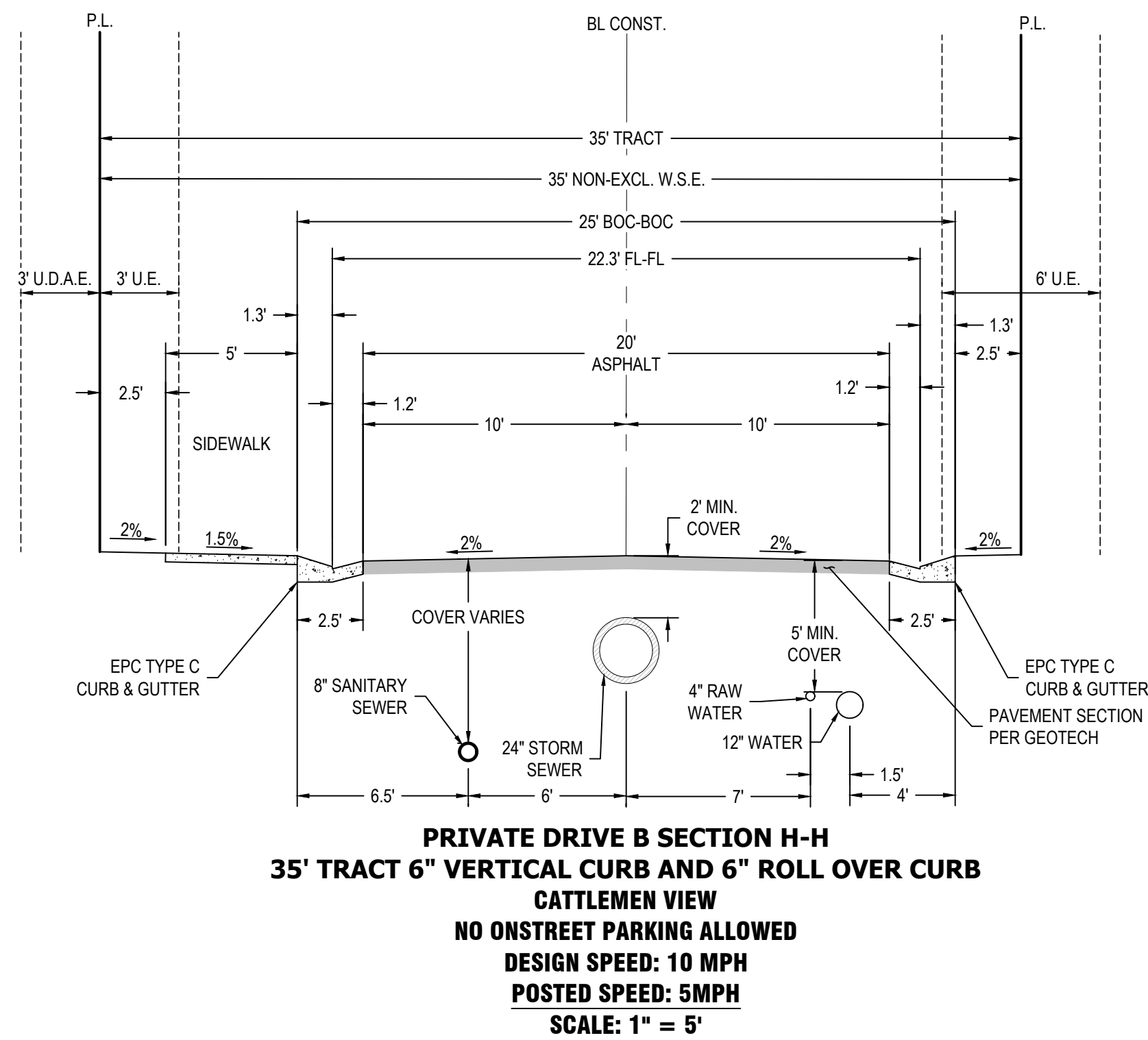
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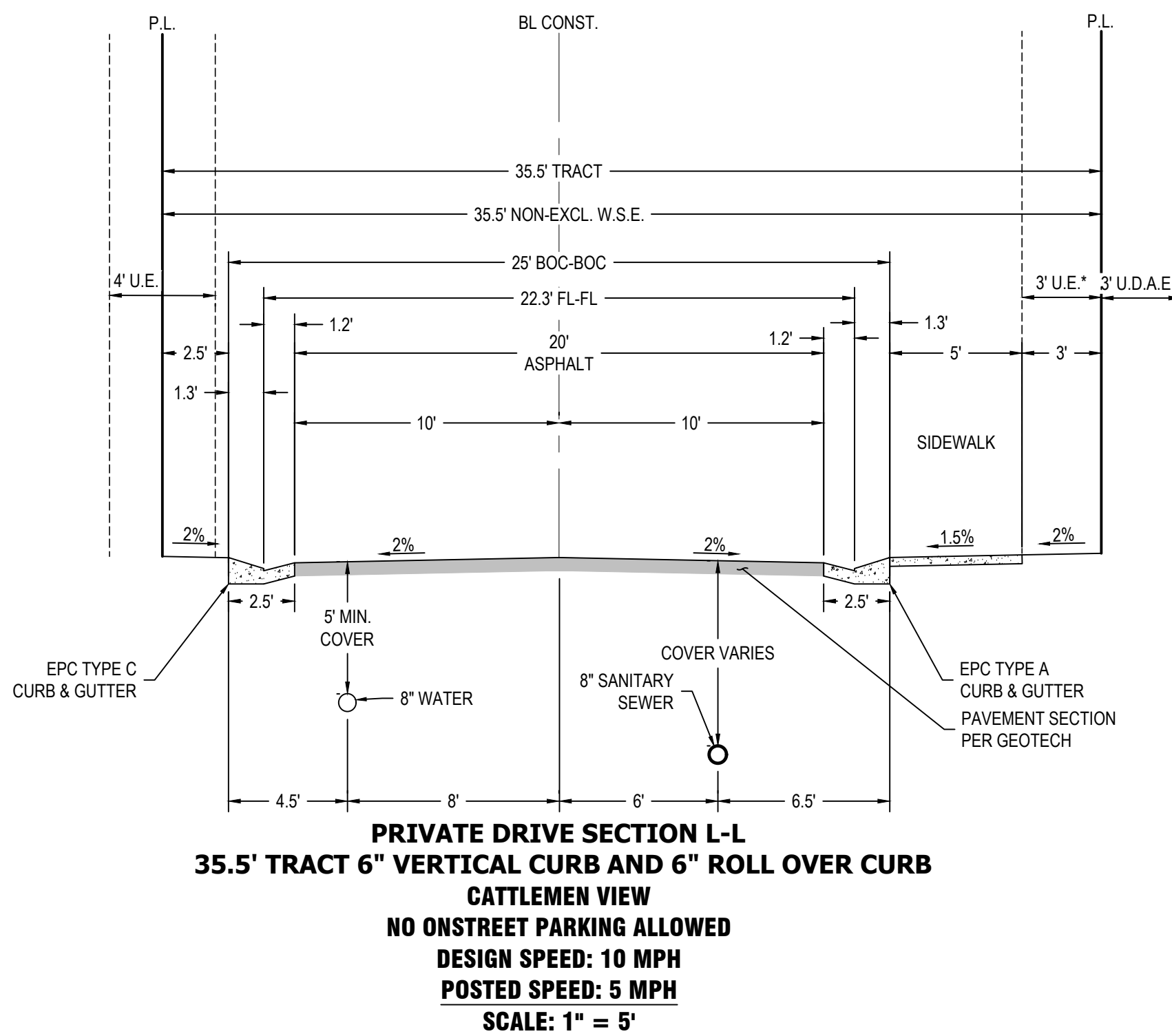
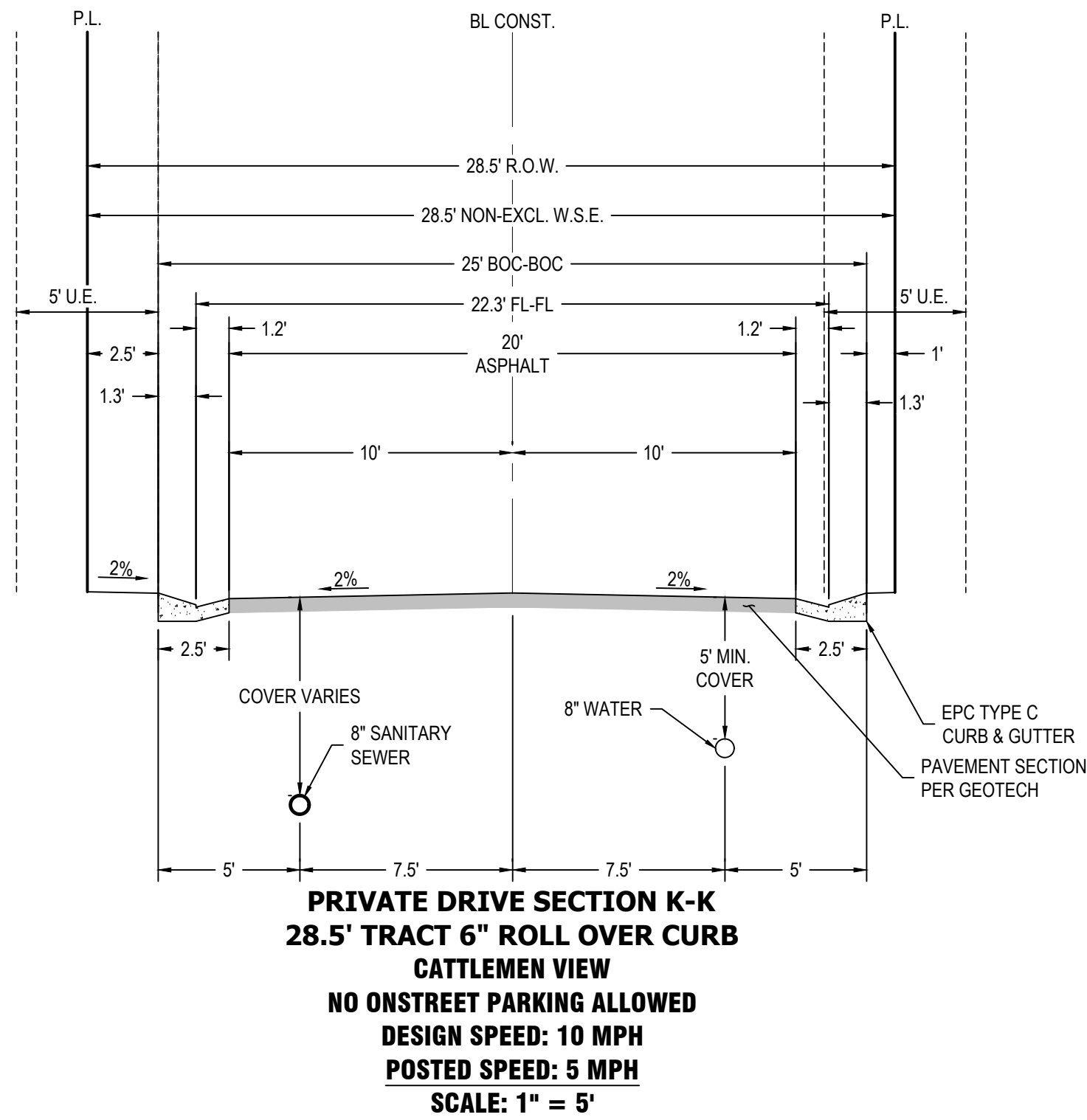
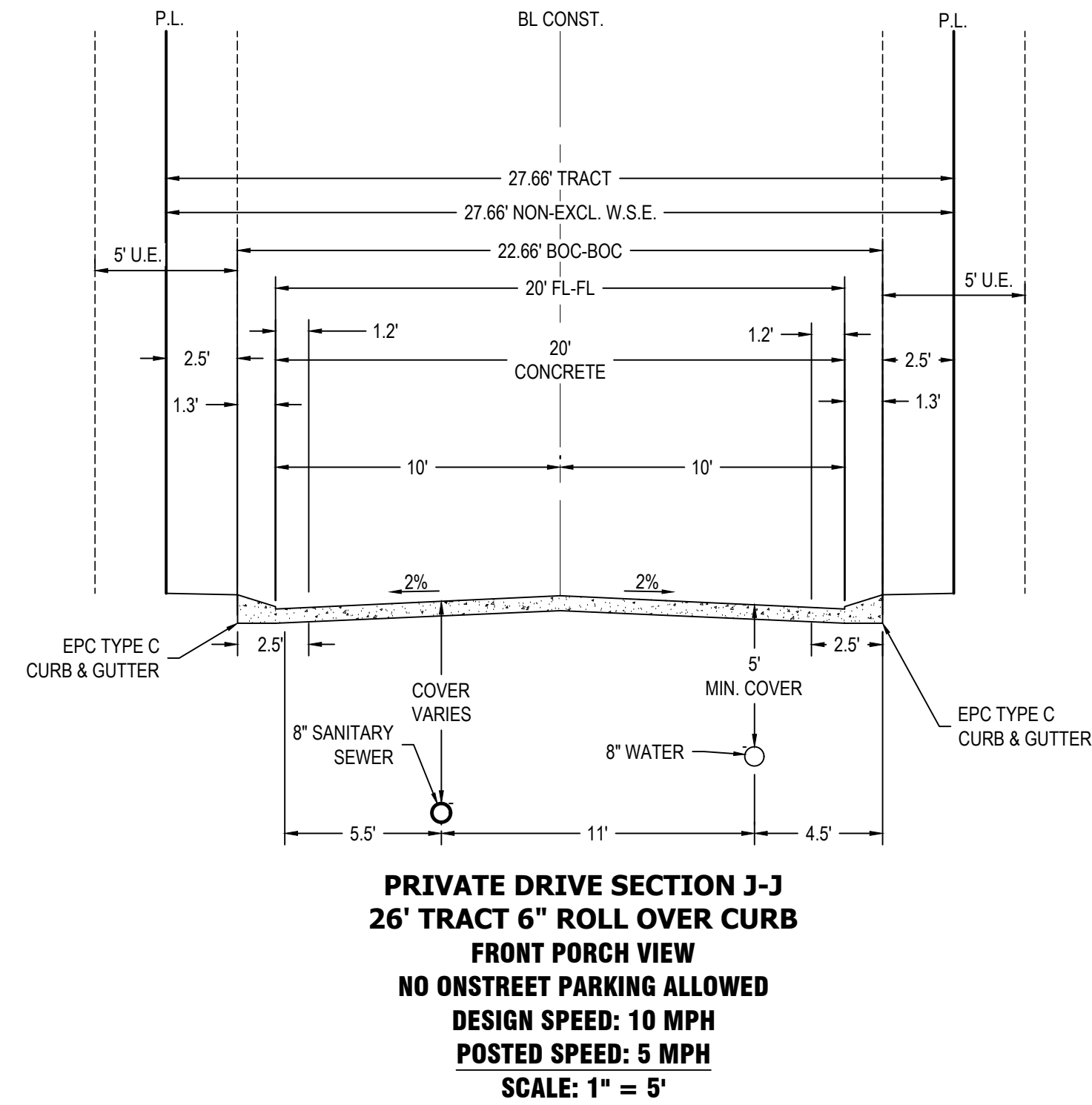
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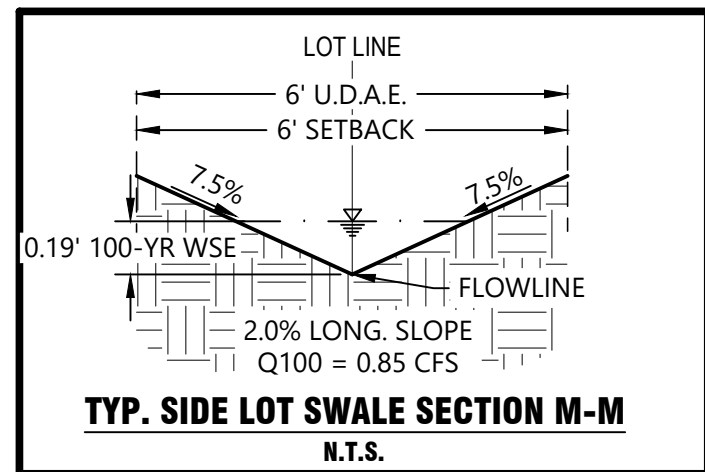
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*TOWN GREEN POINT MAY HAVE 4' U.E. EITHER SIDE WHERE ALLEY LOADED. PORTION OF CROSSROADS POINT ENCOMPASSED BY CATTLEMEN VIEW MAY HAVE 6' U.E. ON WEST, 4' U.E. ON EAST.



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



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Revision Type:						Sheet:	Date:
No.	Rev.	Date:	Rev.	Date:	Rev.		
1						11 of 16	September 18, 2026
2							
3							
4							
5							
6						Job No.: 8787-0002	Scale Horiz: 1" = 40'
Designed: JAV						WCK	Scale Vert: N/A
Prepared: WCK						AKM	
Approved:							

Proj Name: Mayberry Phase 2 PUD, Filing 1

Location: El Paso County

Plan Set: Construction Documents

Sheet Name: Road Cross Sections

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CONSTRUCTION

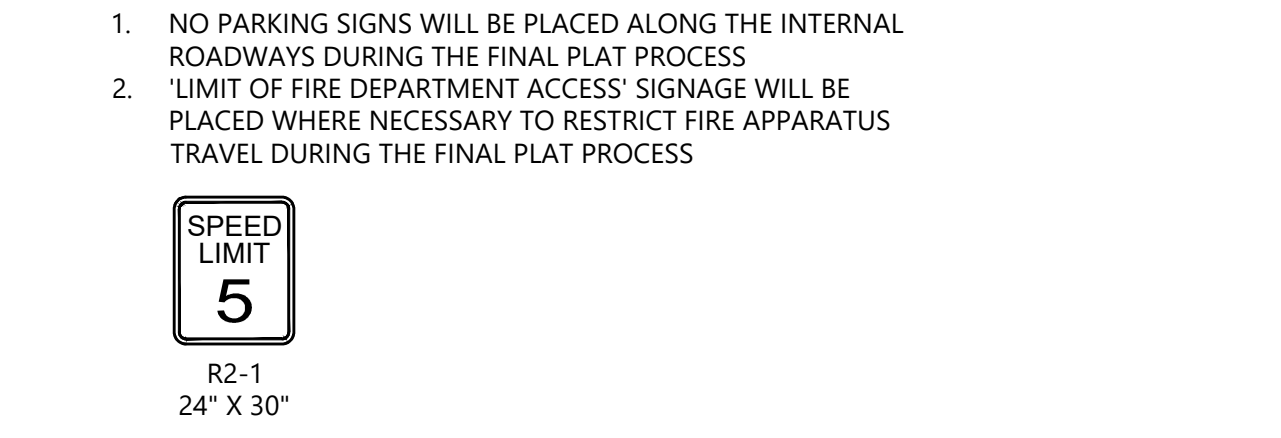
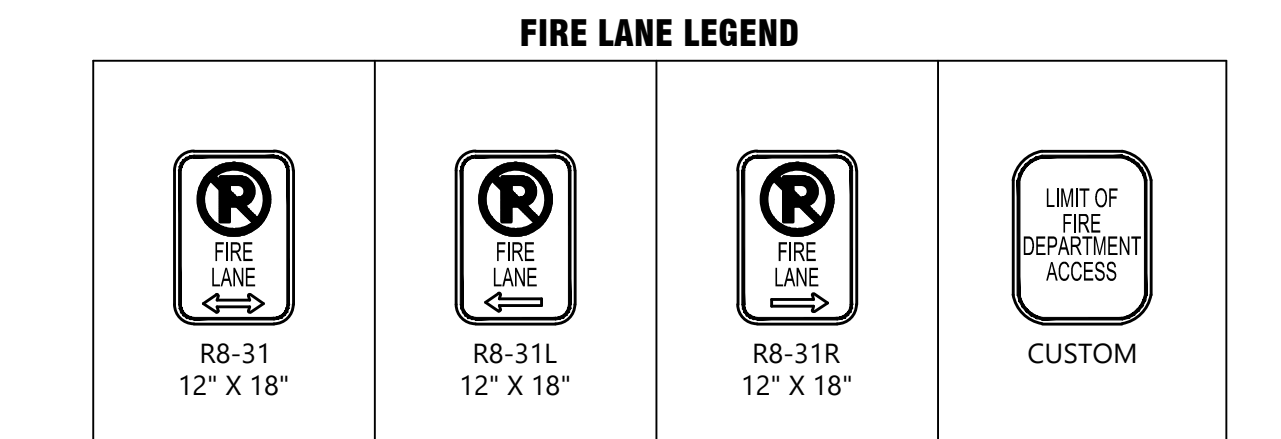
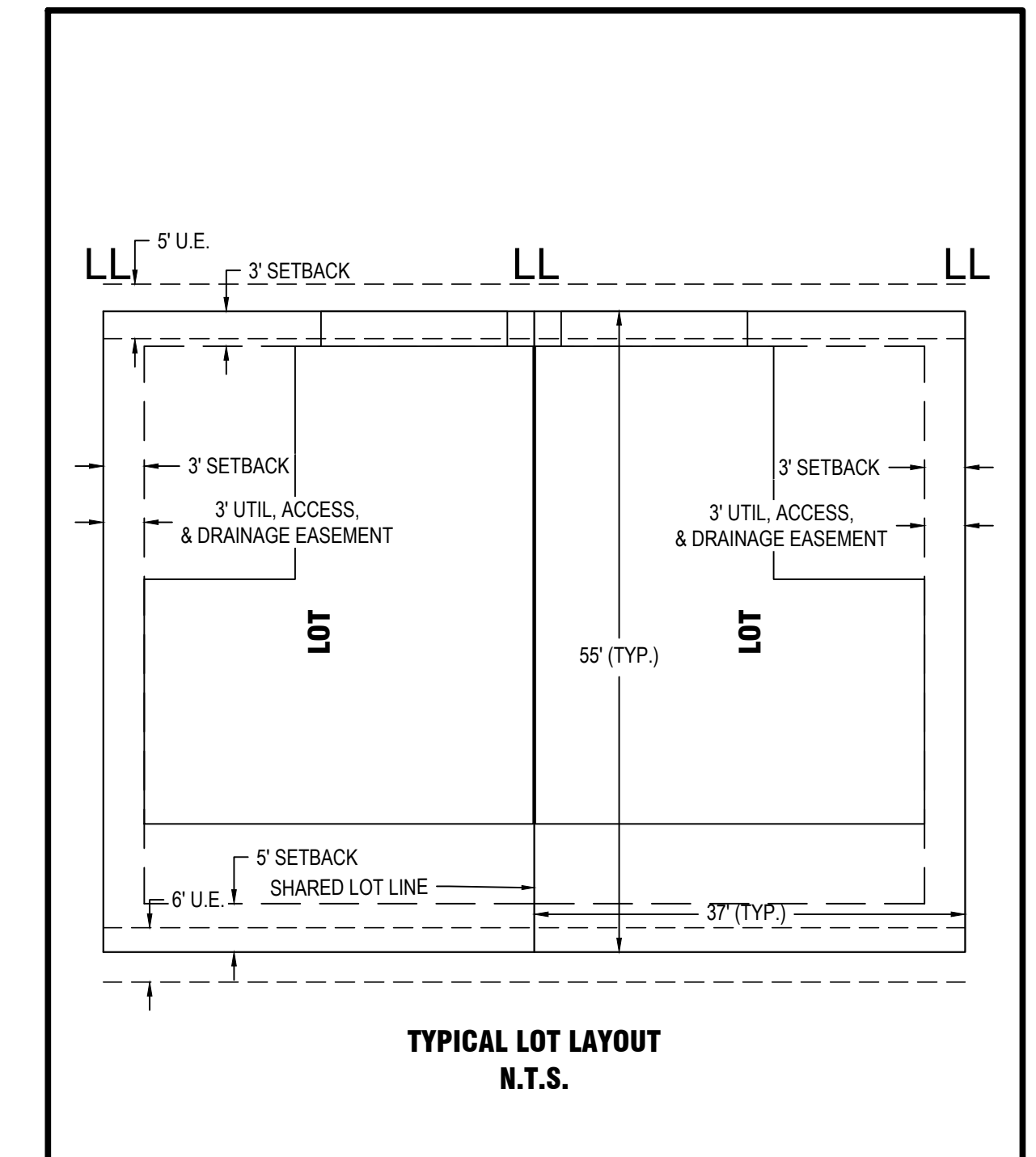
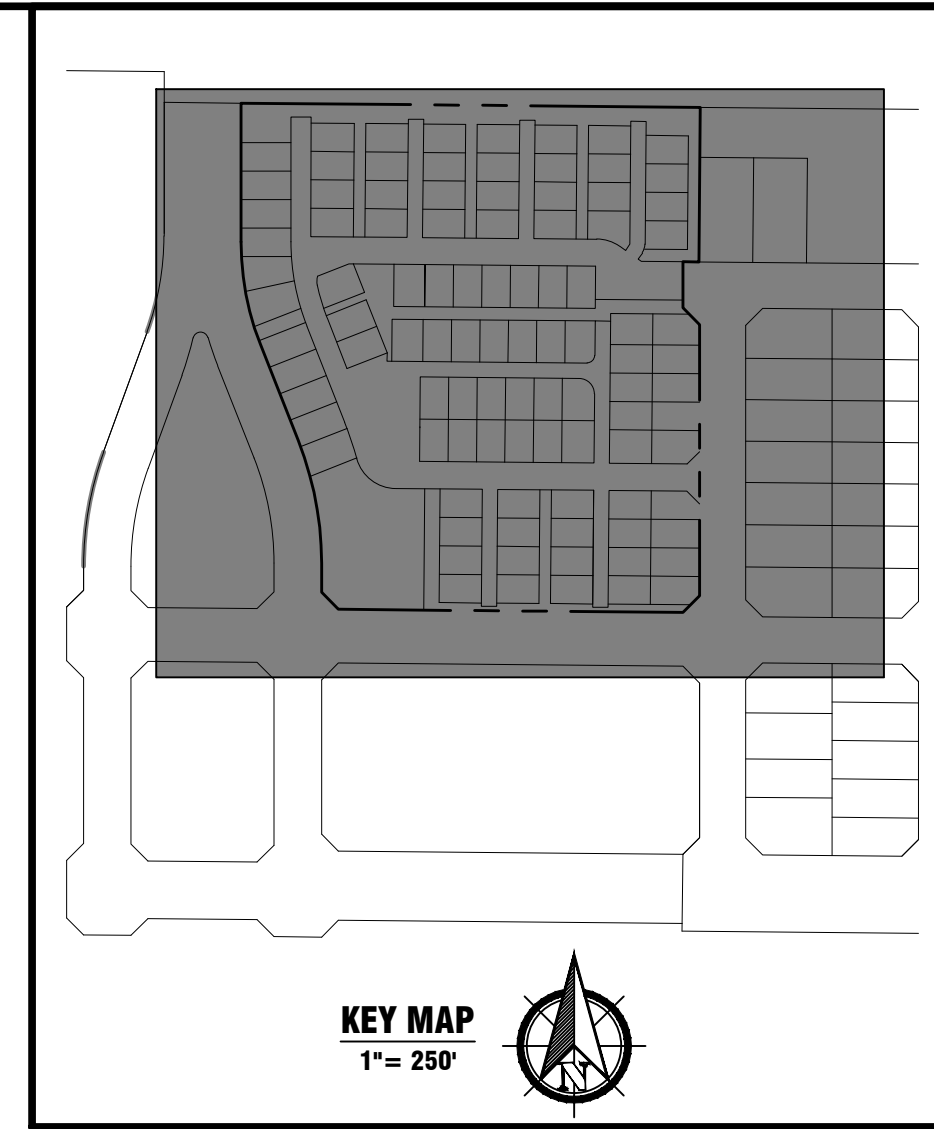
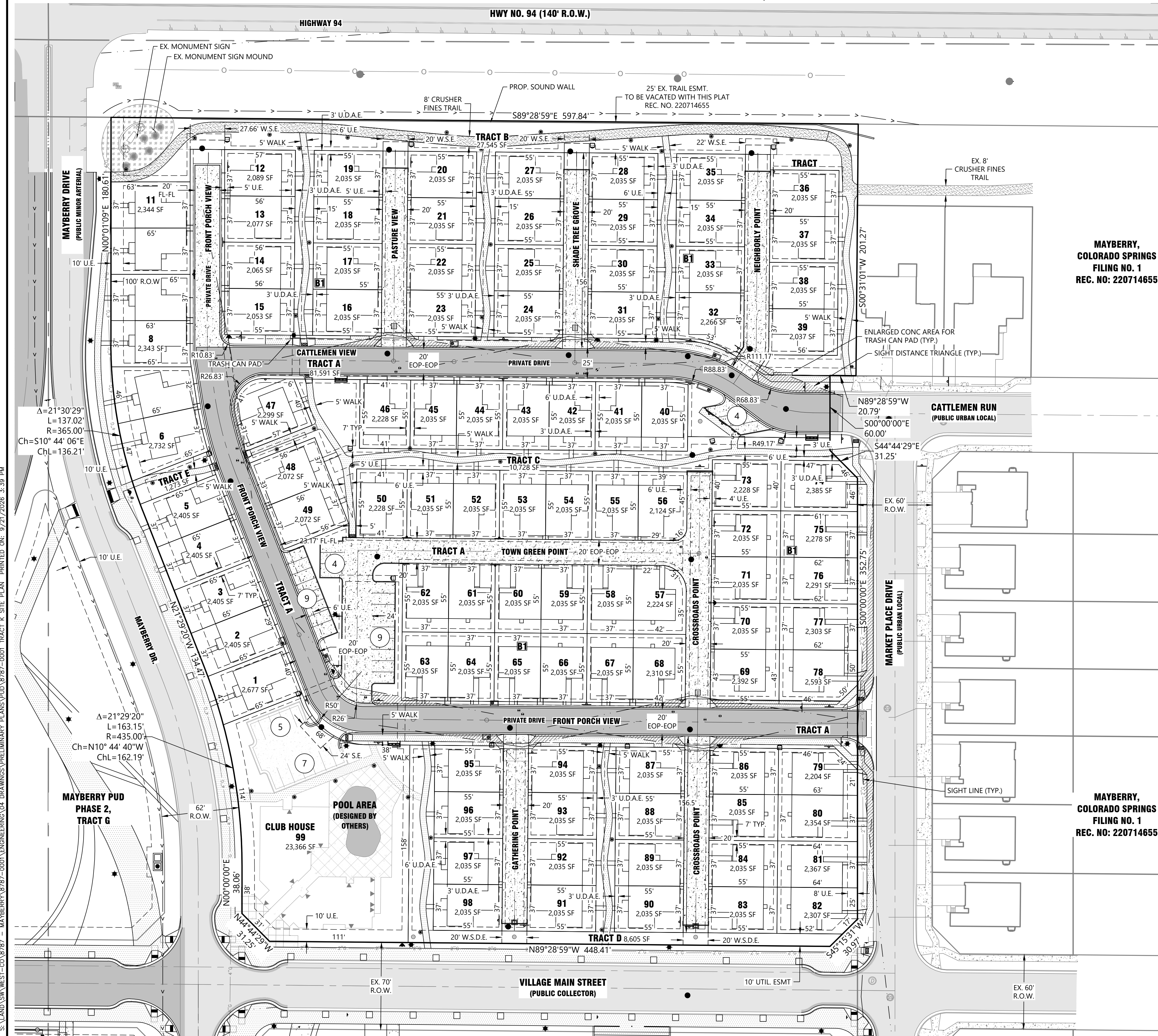


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No. 11

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.





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

Job No.: 8787-0001
Scale Horiz: 1" = 40'
Scale Vert: N/A

Designed: WCK
Prepared: WCK
Approved: AKM

Mayberry Phase 2
El Paso County
PUD Development Plan & Preliminary Plan
Tract K Site Plan

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



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No. 12

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.



* SEE SHEET 7 OF THE MAYBERRY
PHASE 2 LANDSCAPE PLAN SET
FOR FENCE AND GATE DETAILS



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No.	Rev.	Date:	Revision Type:
1			
2			
3			
4			
5			
6			
Designed: WCK Job No.: 8787-0001 Sheet: 13 of 16			
Prepared: WCK Scale Horiz: N/A Date: September 18, 2026			
Approved: AKM Scale Vert: N/A			

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

Client:	Mayberry Communities, LLC
Address:	22108 Cattleman Run Calhan, CO 80808
Contact:	Scott Souder

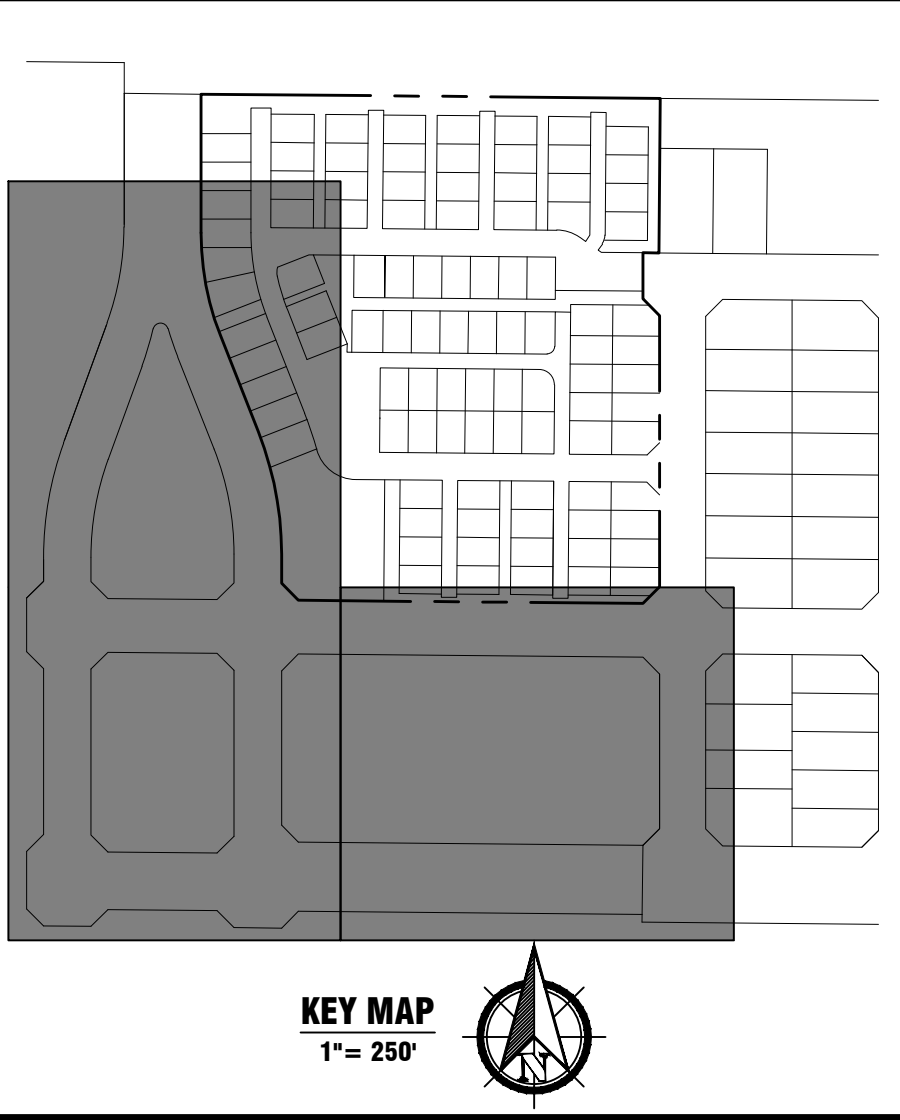
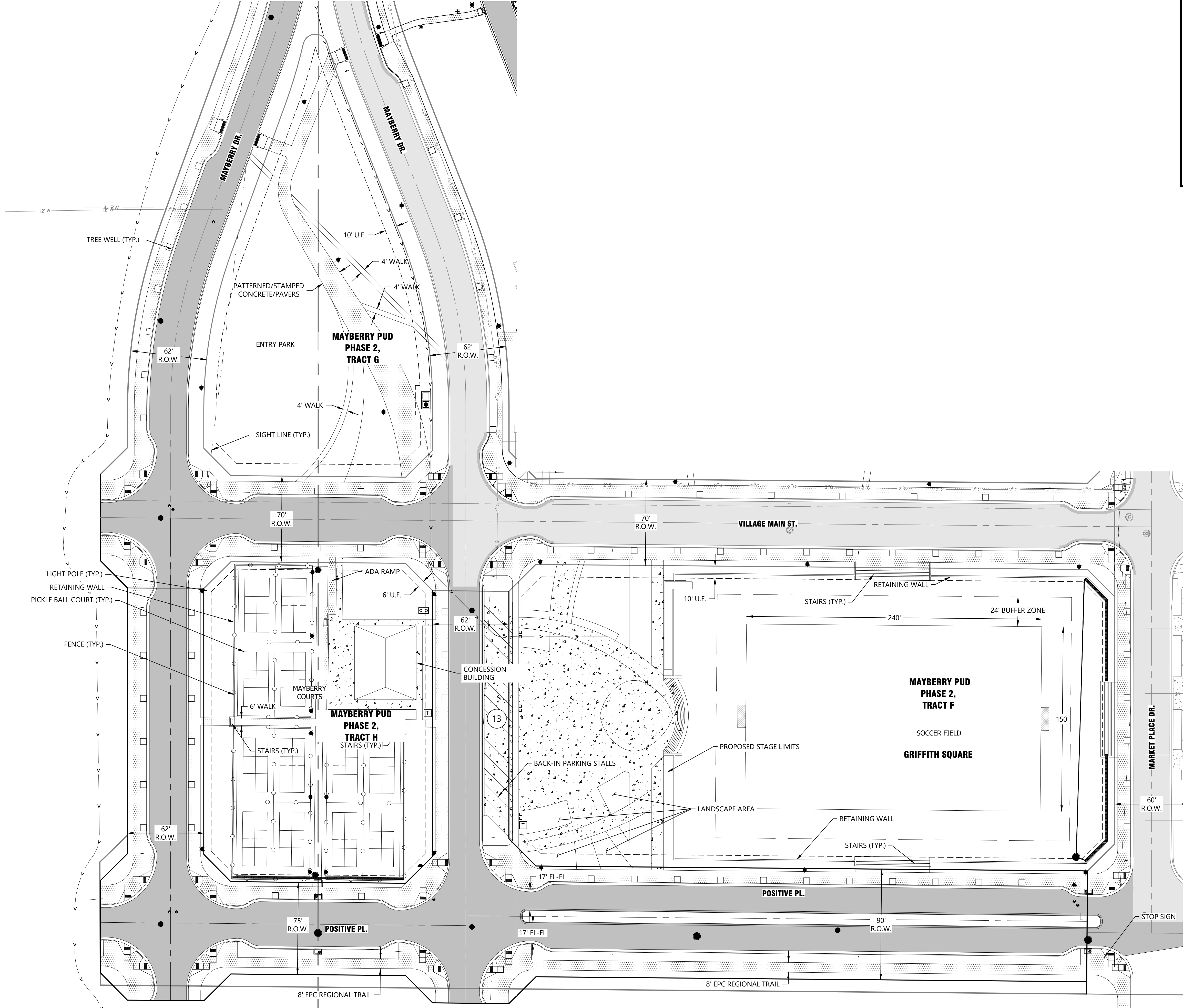


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No.	13
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MAYBERRY PHASE 2

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.,
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1			
2			
3			
4			
5			
6			

Job No.: 8787-0001
Scale Horiz: 1" = 40'
Scale Vert: N/A

Sheet: 14 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 Site Plan

Client: Mayberry Communities, LLC
Address: 22108 Cattleman Run
Calhan, CO 80808
Contact: Scott Souder



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No. 14

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.,
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Revision Type		Revision		Date	
No.	Rev. Date	No.	Rev. Date	No.	Rev. Date
1		2		3	
4		5		6	
Designed: WCK		Job No.: 8787-0001		Sheet: 15 of 16	
Prepared: WCK		Scale Horiz: 1" = 60'		Date: September 18, 2026	
Approved: AKM		Scale Vert: N/A			

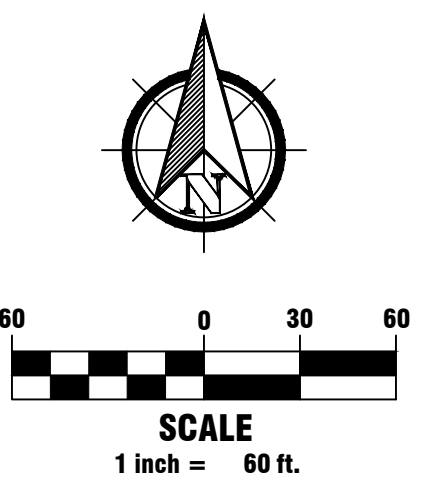
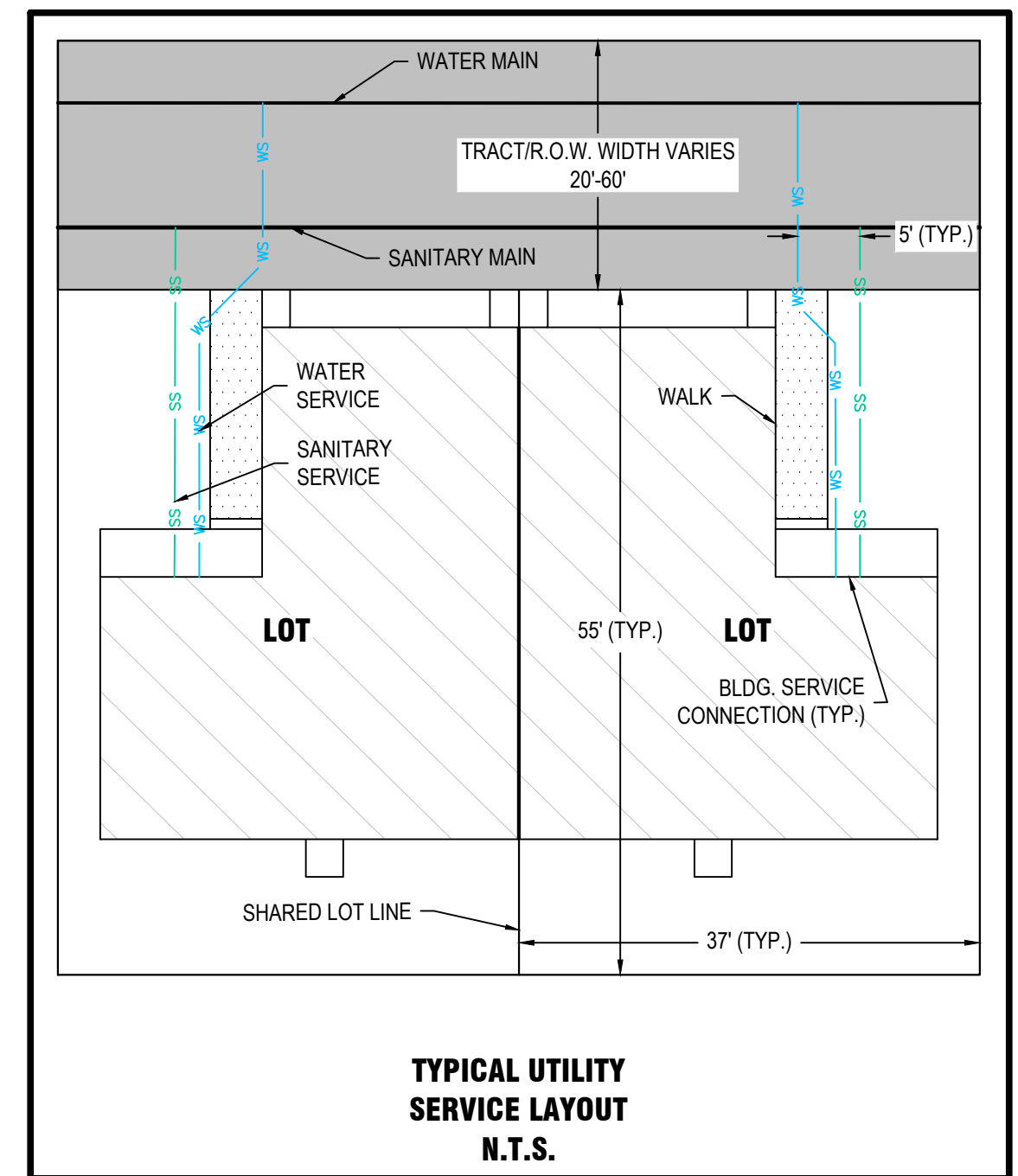
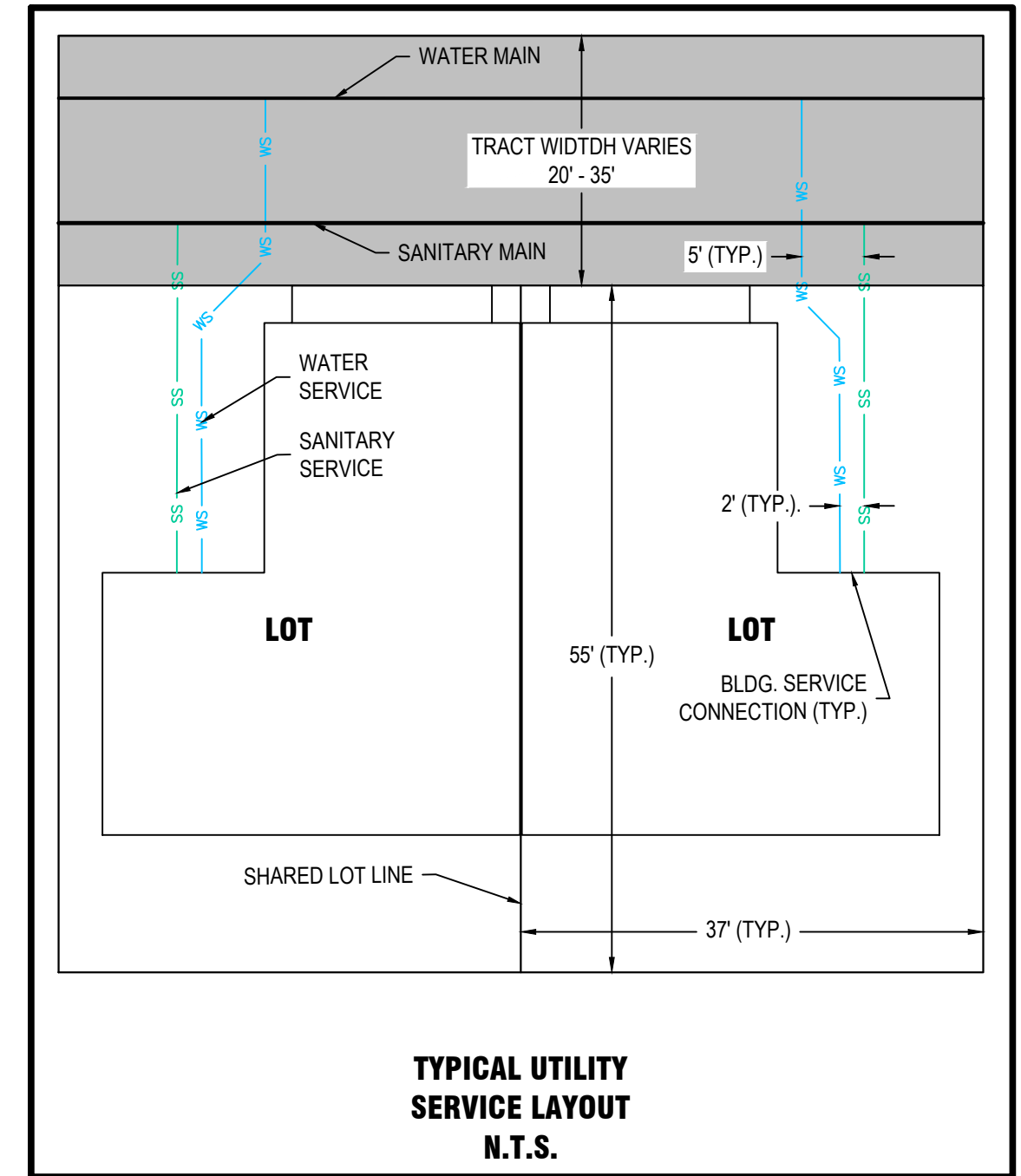
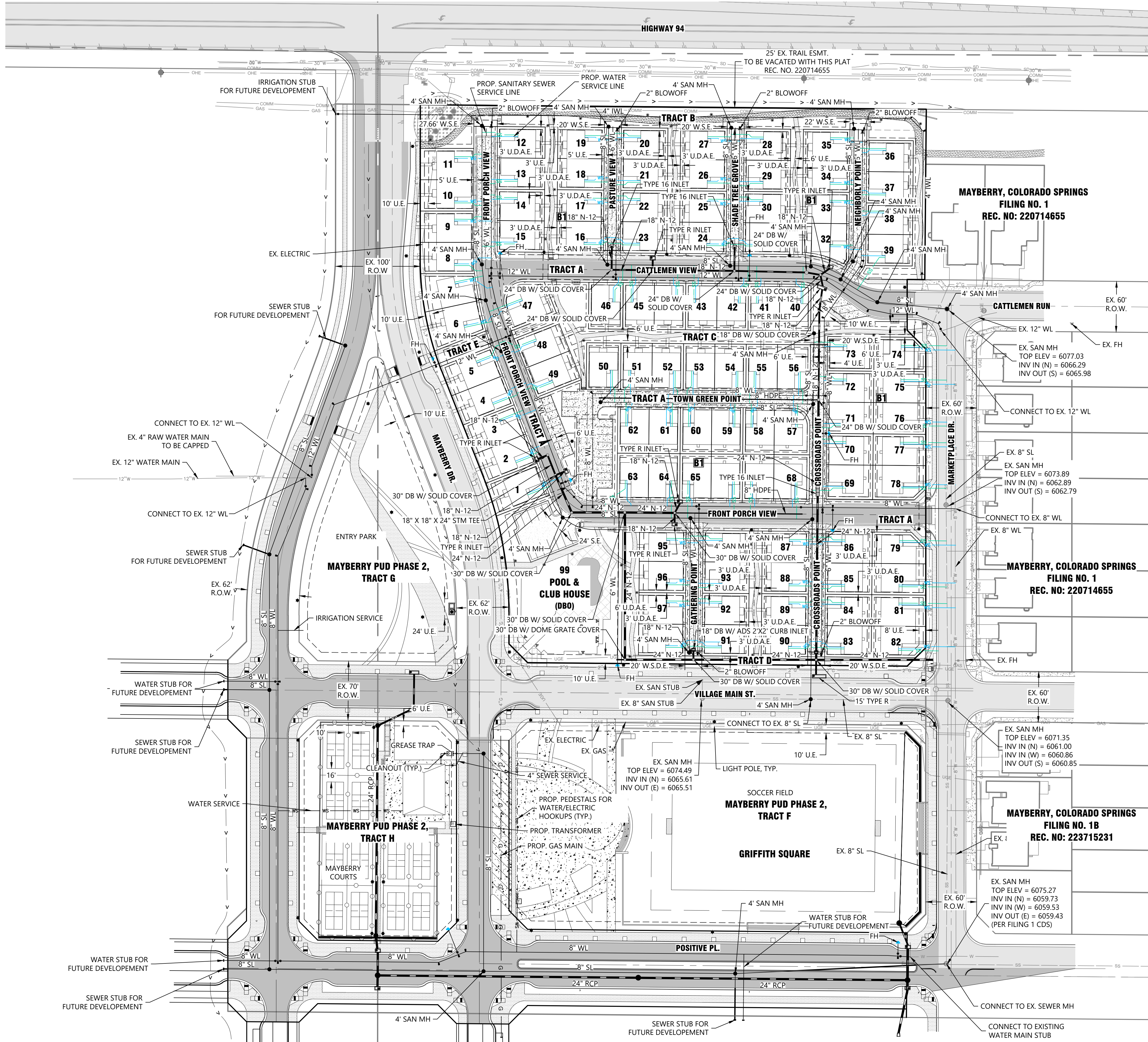
Mayberry Phase 2
El Paso County
PUD Development Plan & Preliminary Plan
Overall Utility Plan

Client: Mayberry Communities, LLC
Address: 22108 Cattlemen Run
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Contact: Scott Souder

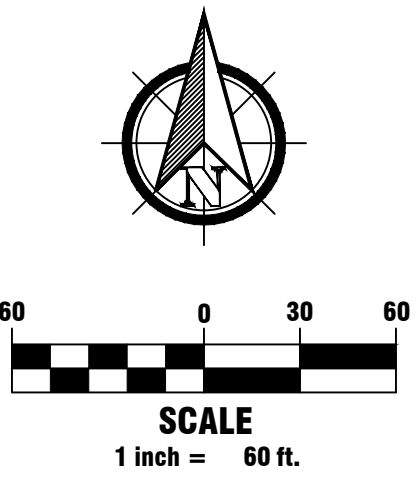
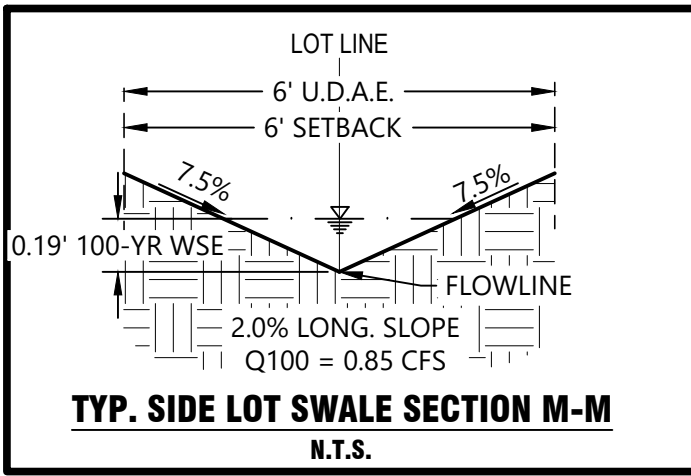


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No.	Rev. Date:	Revision Type:	Job No.:	Scale Horiz.:	Scale Vert.:	Sheet:	Date:
1			8787-0002	1" = 60'	N/A	16 of 16	September 18, 2026
2							
3							
4							
5							
6							
			JAV	WCK	AKM		
			Designed:	Prepared:	Approved:		

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

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