

**MAYBERRY PHASE 1 (FILING 3)**

**NATURAL FEATURES REPORT**

**APRIL 2022**

**OWNER/APPLICANT:**

Colorado Springs Mayberry, LLC  
3296 Divine Heights, #208  
Colorado Springs, CO 80922

**CONSULTANT:**

N.E.S. Inc.  
619 North Cascade Avenue  
Colorado Springs, Colorado 80903

County Policy Plan is no longer active.

Plat shows 106 acres

**LOCATION**

The Mayberry (Ellicott Town Center) development is located southwest of the intersection of Highway 94 and S. Log Road in Ellicott, Colorado. The Filing 3 site comprises of portion of the approximately 71.39 acre Phase 1 area and is zoned PUD. The property contains no features of natural or geographical significance and is, therefore, in accordance with the policies of Section 2 of the County Policy Plan, which seek to preserve significant natural landscapes and features. Existing established native corridors are to be provided as with community open space improvement areas with the current application and future overall development improvements.

