



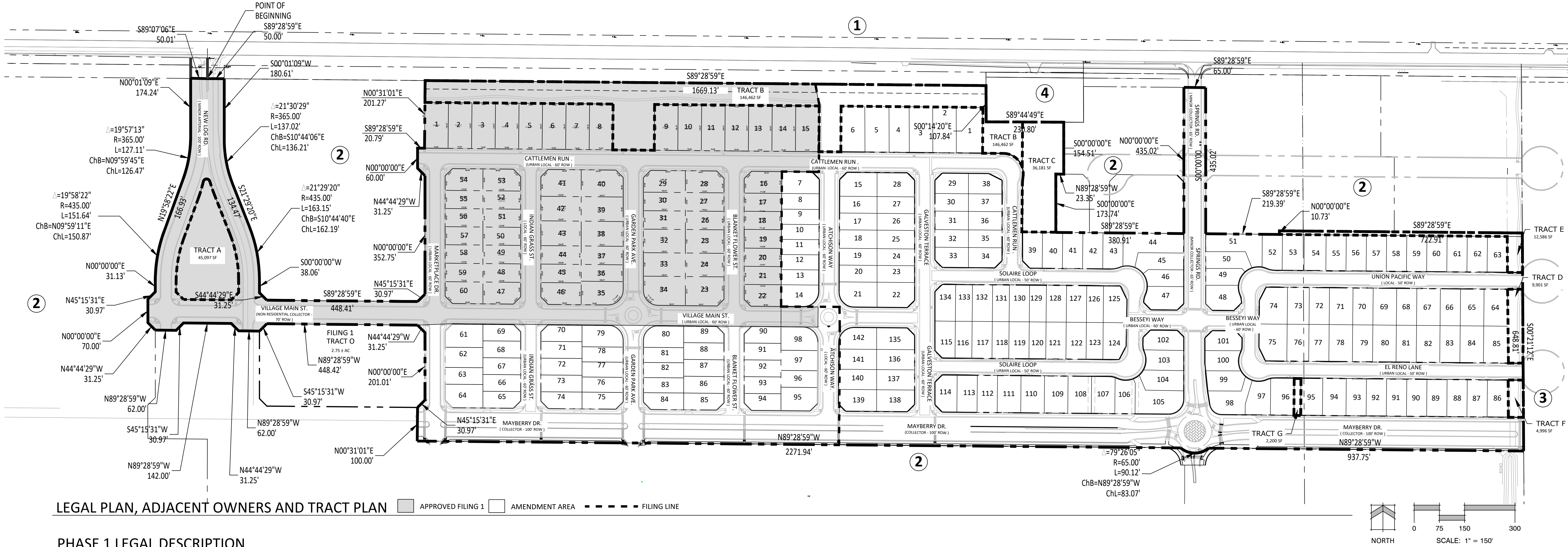


P:\CS Mayberry\Mayberry (Drawings)\Planning\Phase 1 PUD PP Amendment\Mayberry Phase 1 Amendment\_RUDP.dwg [2-Legal] 3/2/2023 4:45:07 PM lalen

# MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

## AN AMENDMENT TO ELLICOTT TOWN CENTER PHASE 1 PUD / PRELIMINARY PLAN



### TRACT TABLE

NAME	SIZE (SF)	SIZE (AC)	USE	OWNERSHIP	MAINTENANCE
Tract A	45,097	1.0	Open Space, Landscape, Public Utilities	Mayberry Metropolitan District	Mayberry Metropolitan District
Tract B	146,462	3.4	Open Space, Landscape, Public Utilities, and Private Utilities	Mayberry Metropolitan District	Mayberry Metropolitan District
Tract C	36,181	0.8	Open Space, Landscape, Public Utilities, and Private Utilities	Mayberry Metropolitan District	Mayberry Metropolitan District
Tract D	9,901	0.2	Open Space, Landscape, Public Utilities, and Private Utilities	Mayberry Metropolitan District	Mayberry Metropolitan District
Tract E	12,265	0.3	Open Space, Landscape, Public Utilities, and Private Utilities	Mayberry Metropolitan District	Mayberry Metropolitan District
Tract F	4,996	0.1	Open Space, Landscape, Public Utilities, and Private Utilities	Mayberry Metropolitan District	Mayberry Metropolitan District
Tract G	2,200	0.05	Public Utilities, and Private Utilities	Mayberry Metropolitan District	Mayberry Metropolitan District
Filing 1 Tract O	119,674	2.75	Open Space, Landscape, Public Utilities, and Private Utilities	Mayberry Metropolitan District	Mayberry Metropolitan District
Total Tract Area	373,285	8.6			

### ADJACENT OWNERS

Name	Mailing Address	City, State, Zip
1 LORAIN, ANDERSON & GAIL J. HELMANN	5242 FOSSIL CREEK DR	FORT COLLINS CO, 80526-4313
2 COLORADO SPRINGS MAYBERRY LLC	32823 TEMECULA PKWY	TEMECULA CA, 92592-8348
3 WAYNE K & KATHY A. GILLESPIE	22775 STATE HIGHWAY 94	CALHAN CO, 80808-8534
4 CHEROKEE WATER &, SANITATION DISTRICT	1335 VALLEY ST	COLORADO SPRINGS, CO 80915



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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## MAYBERRY PHASE 1

AN AMENDMENT TO  
ELLICOTT TOWN CENTER  
PHASE 1 PUD  
DEVELOPMENT /  
PRELIMINARY PLAN

EL PASO COUNTY, CO

PROJECT INFO

DATE: 05.26.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITTEN

STAMP

### ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
10.20.2021	B.I.	Per County Comments
01.11.2022	B.I.	Per County Comments
02.16.2022	B.I.	Per County Comments

ISSUE / REVISION

### LEGAL BOUNDARY / TRACT EXHIBIT

SHEET TITLE

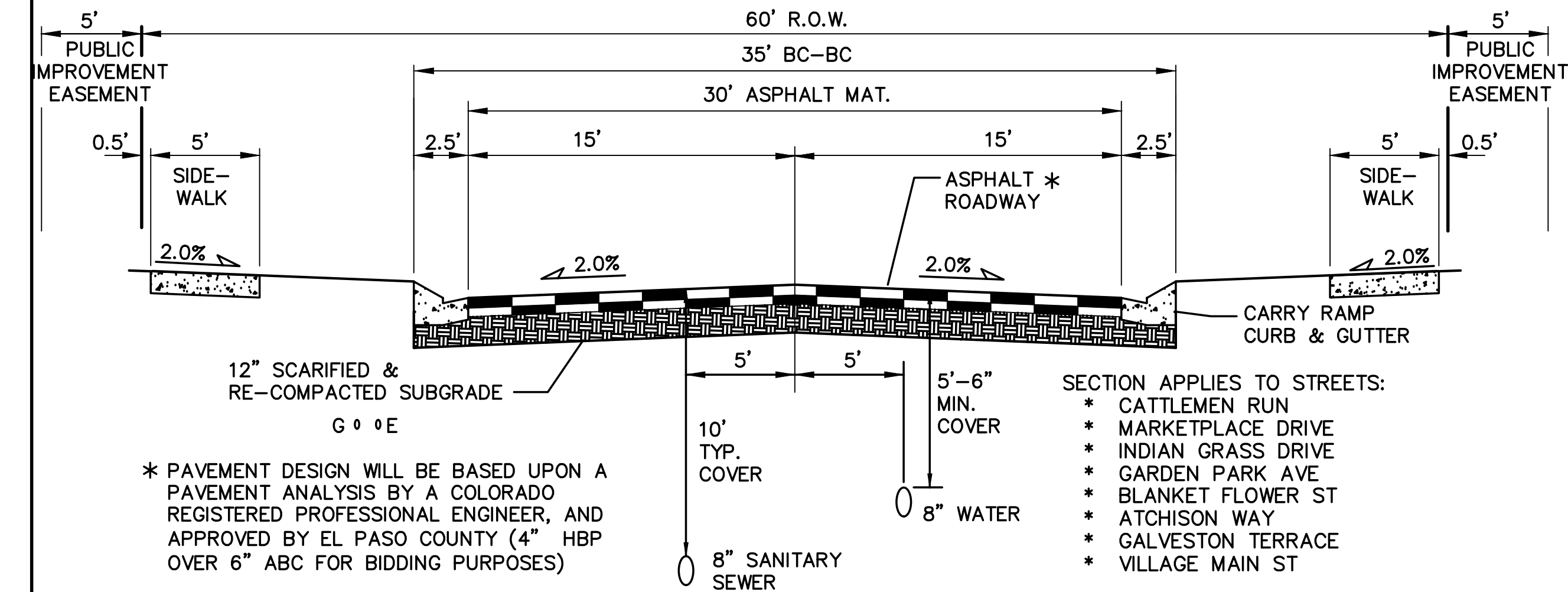
SHEET NUMBER

2 OF 13

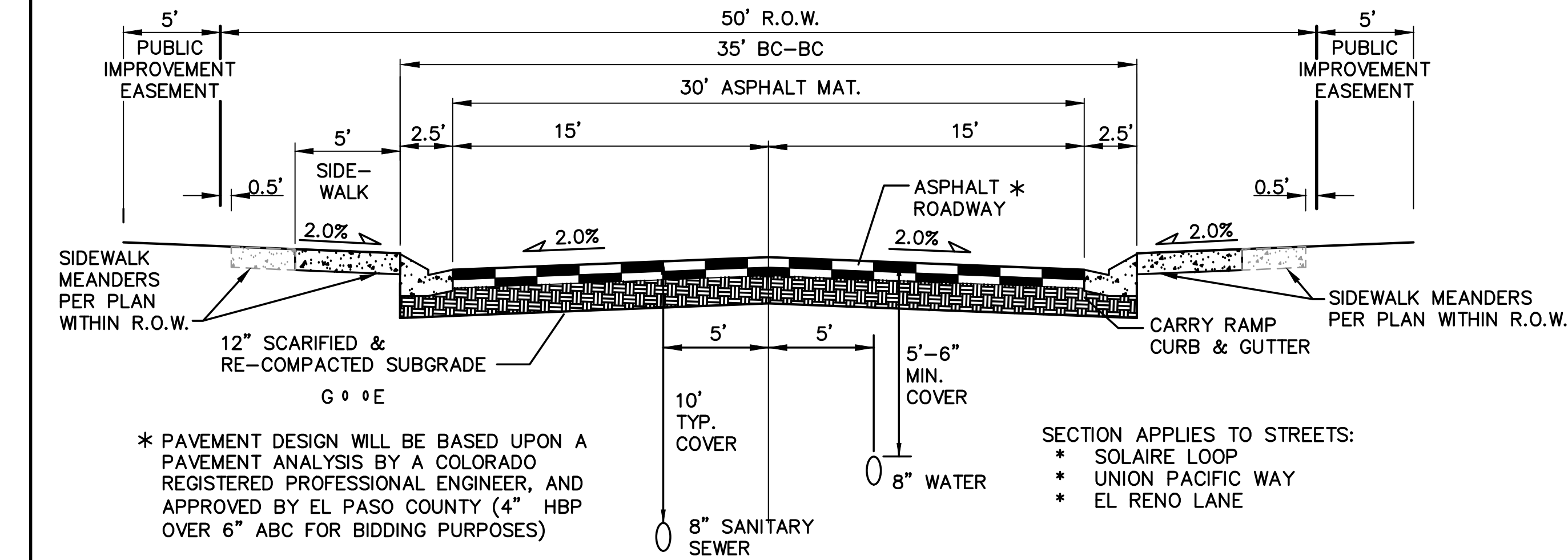
PUDSP-21-009



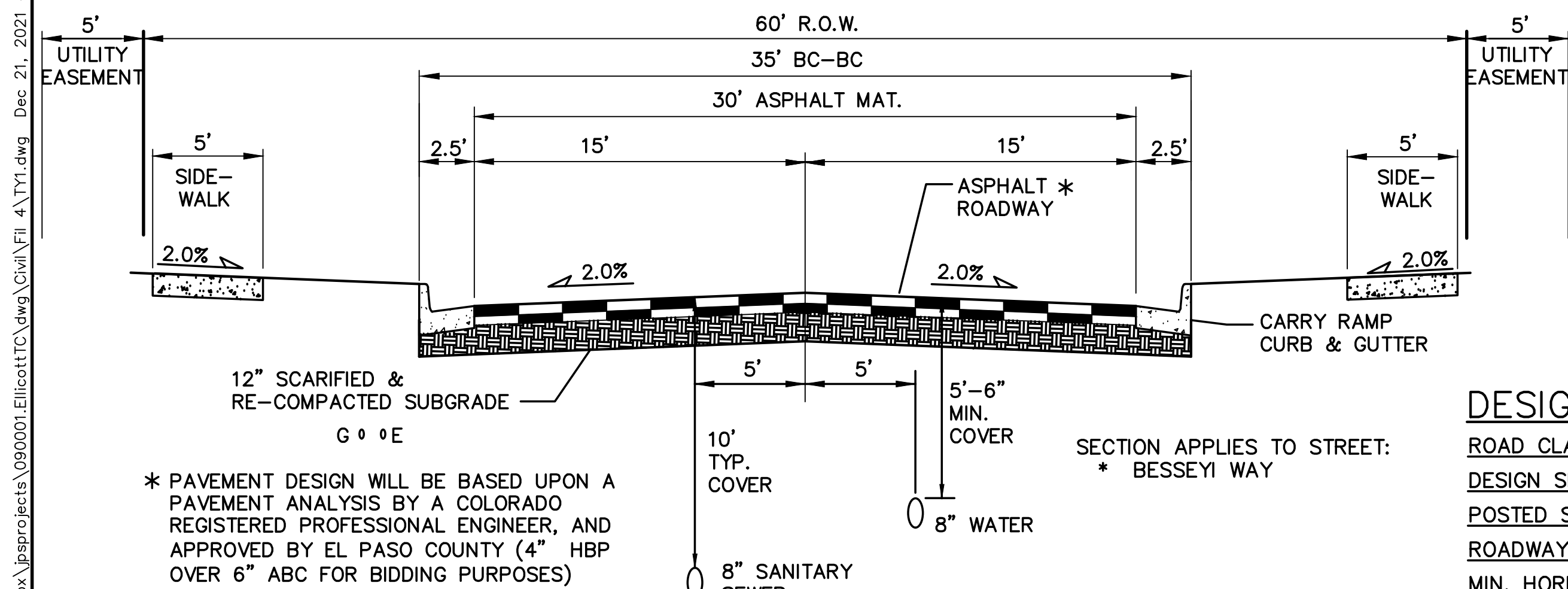
G:\Users\Owner\Dropbox\jpsprojects\090001\ElisoaTTC.dwg Civil File 4\TY1.dwg Dec 21, 2021 4:34pm



**TYPICAL URBAN LOCAL ROAD SECTION - 60' ROW** (URBAN LOCAL)  
SCALE: 1"=5' H  
1"=2.5' V



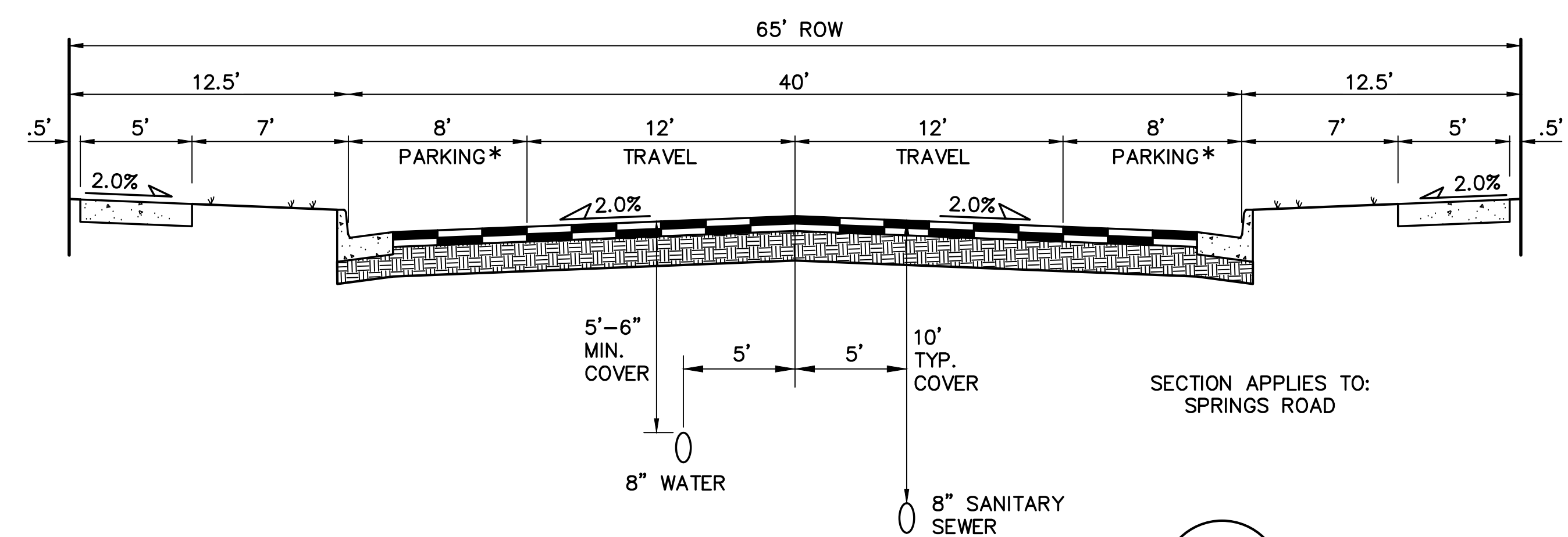
**TYPICAL URBAN LOCAL ROAD SECTION - 50' ROW** (URBAN LOCAL)  
\*ON-STREET PARKING ALLOWED  
SCALE: 1"=5' H  
1"=2.5' V



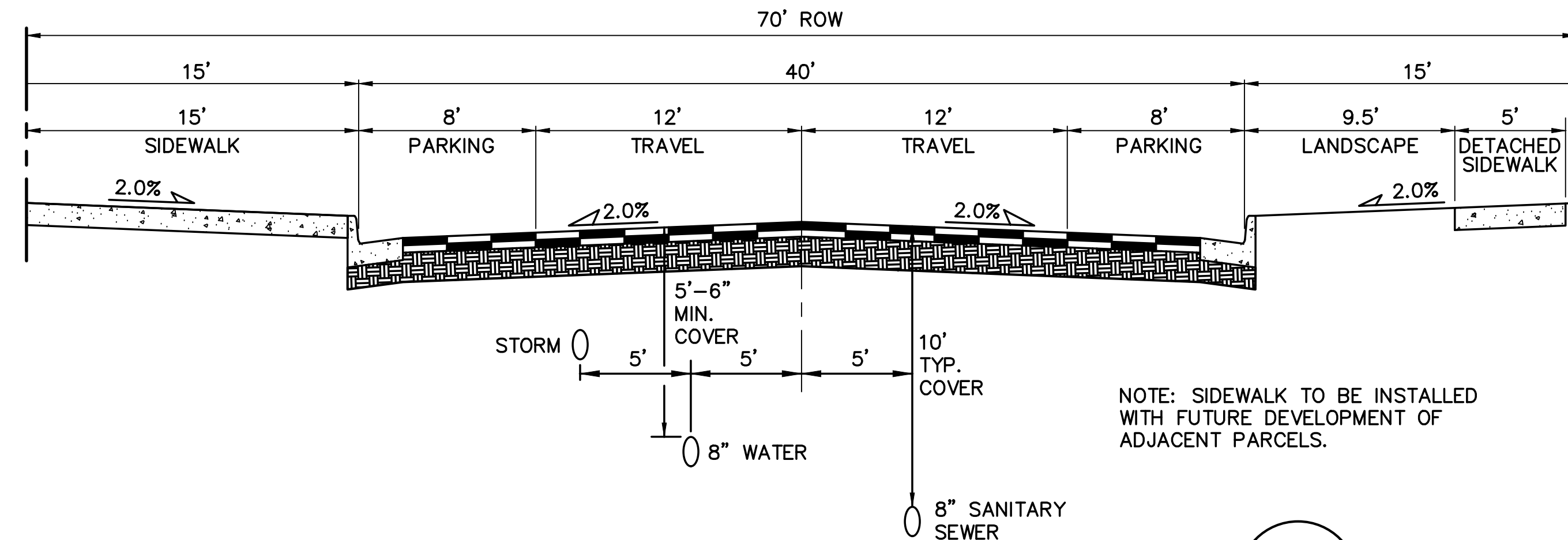
**TYPICAL URBAN LOCAL ROAD SECTION - 60' ROW** (URBAN LOCAL)  
SCALE: 1"=5' H  
1"=2.5' V

#### DESIGN DATA

ROAD CLASSIFICATION:	URBAN/LOCAL
DESIGN SPEED:	25 MPH
POSTED SPEED:	25 MPH
ROADWAY WIDTH:	30'
MIN. HORIZONTAL RADIUS:	200'
MIN. GRADE:	0.5%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	12
MIN. K-VALUE (SAG):	26

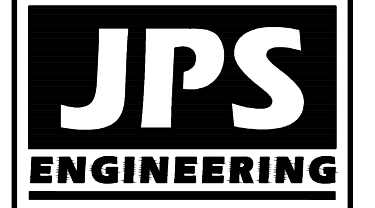


**TYPICAL MINOR COLLECTOR ROAD SECTION** (D)  
SCALE: 1"=5' H  
1"=2.5' V

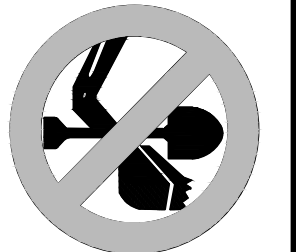


**VILLAGE MAIN STREET TYPICAL COMMERCIAL SECTION** (E)  
(NON-RESIDENTIAL COLLECTOR)  
SCALE: 1"=5' H  
1"=2.5' V

- NOTES:
- A LANDSCAPE AGREEMENT IS REQUIRED FOR LANDSCAPING IN COUNTY ROW.
  - STREET TREES MAY BE PLANTED IN STREET WITHIN ROW SUBJECT TO COUNTY STANDARDS



19 E. Willamette Ave.  
Colorado Springs, CO  
80903  
PH: 719-477-9429  
FAX: 719-471-0766  
www.jpsengr.com



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL BEFORE YOU DIG  
BEFORE YOU DIG GRADE OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

DATE	BY	REVISION	No.

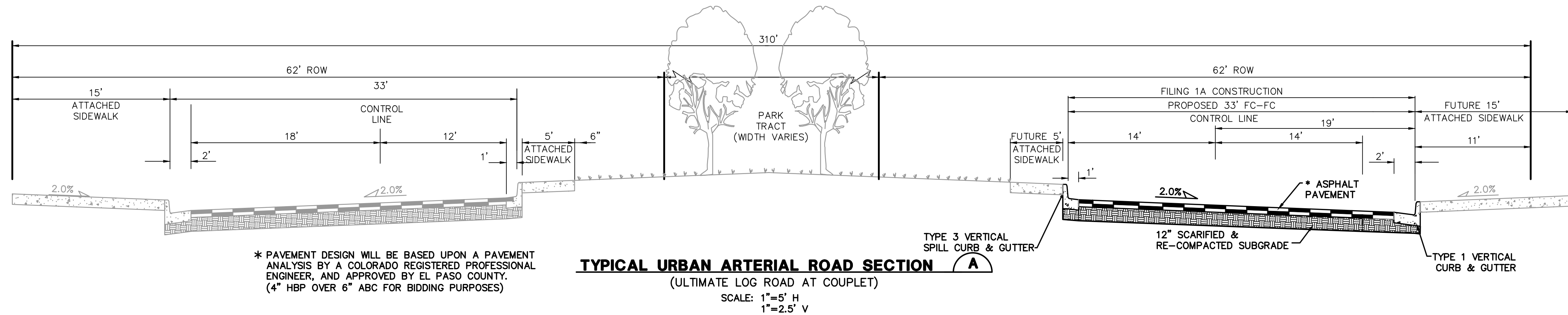
## MAYBERRY, COLORADO SPRINGS - PHASE 1

### TYPICAL ROAD SECTION & DETAILS

HORZ. SCALE: 1"=5'	DRAWN: BJJ
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 5/5/05	LAST MODIFIED: 12/21/21
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: **TY1**  
3 OF 13

G:\Users\Owner\Dropbox\jpsprojects\090001\Elliot\TTC\dwg\Civil\Fil 4\TY2.dwg Dec 08, 2021 - 3:14pm

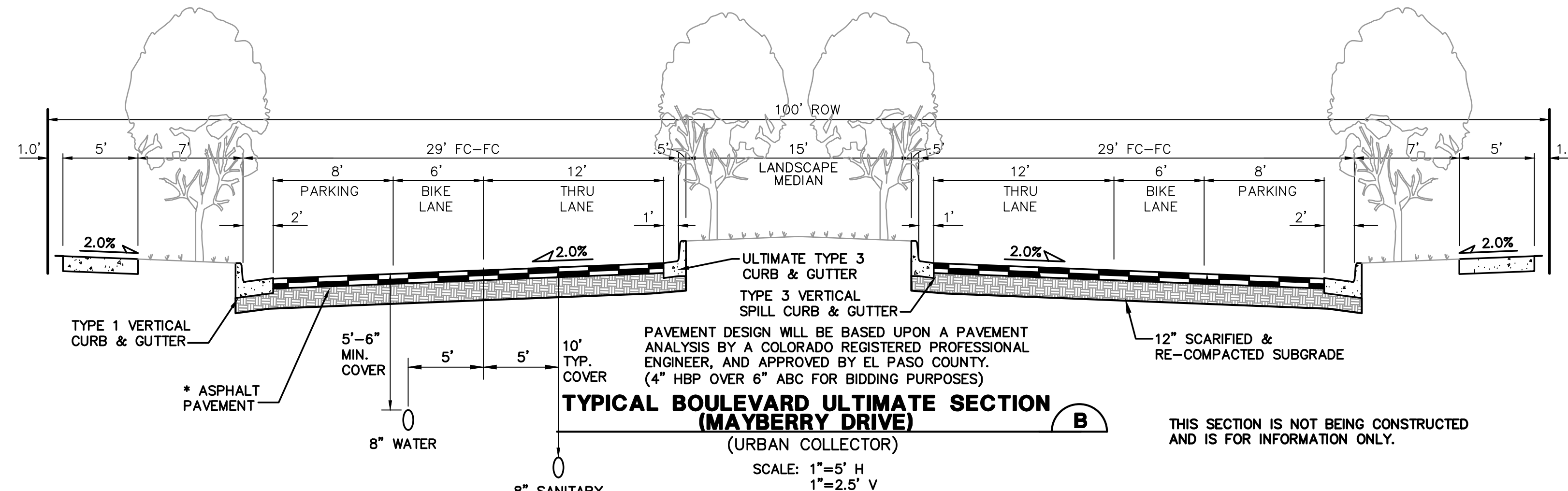


\* PAVEMENT DESIGN WILL BE BASED UPON A PAVEMENT ANALYSIS BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, AND APPROVED BY EL PASO COUNTY. (4" HBP OVER 6" ABC FOR BIDDING PURPOSES)

### TYPICAL URBAN ARTERIAL ROAD SECTION (A)

(ULTIMATE LOG ROAD AT COUPLET)

SCALE: 1"=5' H  
1"=2.5' V



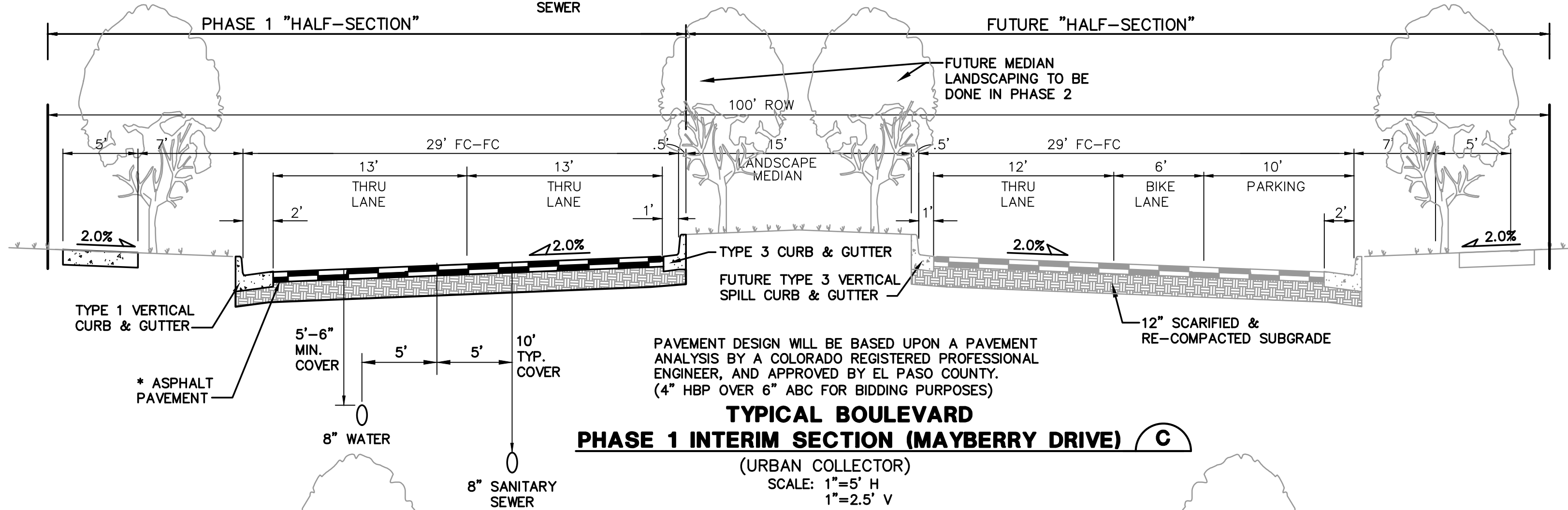
PAVEMENT DESIGN WILL BE BASED UPON A PAVEMENT ANALYSIS BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, AND APPROVED BY EL PASO COUNTY. (4" HBP OVER 6" ABC FOR BIDDING PURPOSES)

### TYPICAL BOULEVARD ULTIMATE SECTION (B)

(URBAN COLLECTOR)

SCALE: 1"=5' H  
1"=2.5' V

THIS SECTION IS NOT BEING CONSTRUCTED AND IS FOR INFORMATION ONLY.

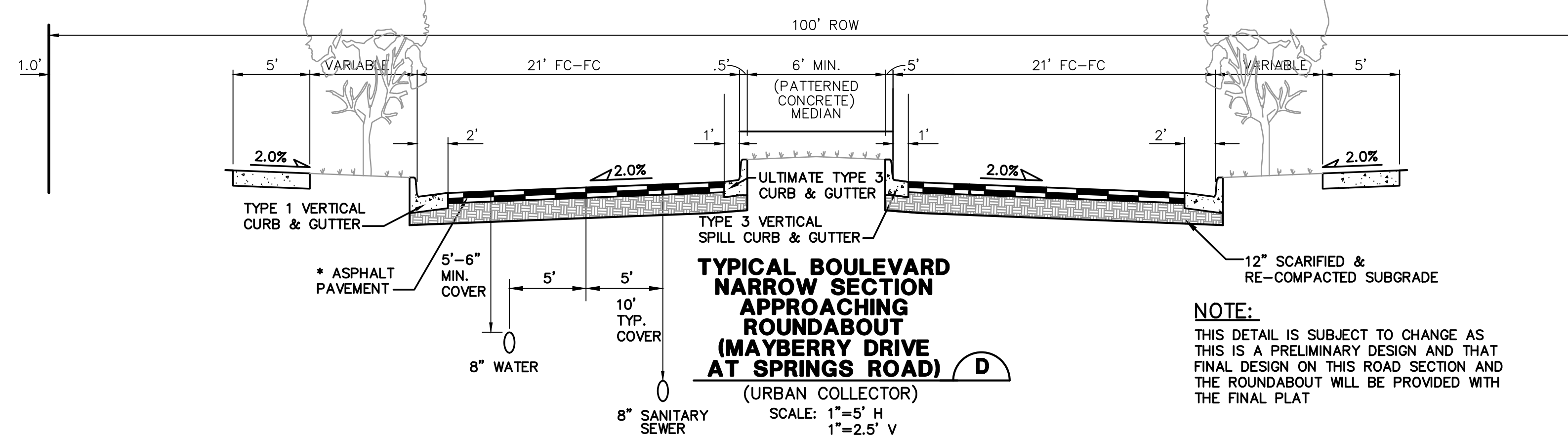


PAVEMENT DESIGN WILL BE BASED UPON A PAVEMENT ANALYSIS BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, AND APPROVED BY EL PASO COUNTY. (4" HBP OVER 6" ABC FOR BIDDING PURPOSES)

### TYPICAL BOULEVARD PHASE 1 INTERIM SECTION (C)

(URBAN COLLECTOR)

SCALE: 1"=5' H  
1"=2.5' V



### TYPICAL BOULEVARD NARROW SECTION APPROACHING ROUNDABOUT (D)

(URBAN COLLECTOR)

SCALE: 1"=5' H  
1"=2.5' V

NOTE: THIS DETAIL IS SUBJECT TO CHANGE AS THIS IS A PRELIMINARY DESIGN AND THAT FINAL DESIGN ON THIS ROAD SECTION AND THE ROUNDABOUT WILL BE PROVIDED WITH THE FINAL PLAT

### DESIGN DATA

ROAD CLASSIFICATION:	URBAN MINOR ARTERIAL
DESIGN SPEED:	40 MPH
POSTED SPEED:	35 MPH
MIN. HORIZONTAL RADIUS: (STANDARD)	565'
MIN. HORIZONTAL RADIUS: (PER APPROVED DEVIATION)	400'
MIN. GRADE:	0.5%
MAX. GRADE:	6.0%
MIN. K-VALUE (CREST):	44
MIN. K-VALUE (SAG):	64

### DESIGN DATA

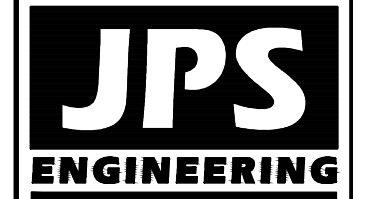
ROAD CLASSIFICATION:	URBAN COLLECTOR
DESIGN SPEED:	40 MPH
POSTED SPEED:	35 MPH
MIN. HORIZONTAL RADIUS:	565'
MIN. GRADE:	1.0%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	44
MIN. K-VALUE (SAG):	64

\* PAVEMENT DESIGN WILL BE BASED UPON A PAVEMENT ANALYSIS BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, AND APPROVED BY EL PASO COUNTY. (4" HBP OVER 6" ABC FOR BIDDING PURPOSES)

NOTE: LANE WIDTHS ARE IN ACCORDANCE WITH DEVIATIONS APPROVED AS PART OF PUD

# MAYBERRY, COLORADO SPRINGS - PHASE 1

## TYPICAL ROAD SECTIONS



19 E. Willamette Ave.  
Colorado Springs, CO  
80903  
PH: 719-477-9429  
FAX: 719-471-0766  
www.jpsengr.com



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 24 HOURS BEFORE ANY  
DUG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

No.	DATE	BY	REVISION

HORZ. SCALE: 1"=5'	DRAWN: BJJ
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 10/30/20	LAST MODIFIED: 12/08/21
PROJECT NO: 090001	MODIFIED BY: BJJ

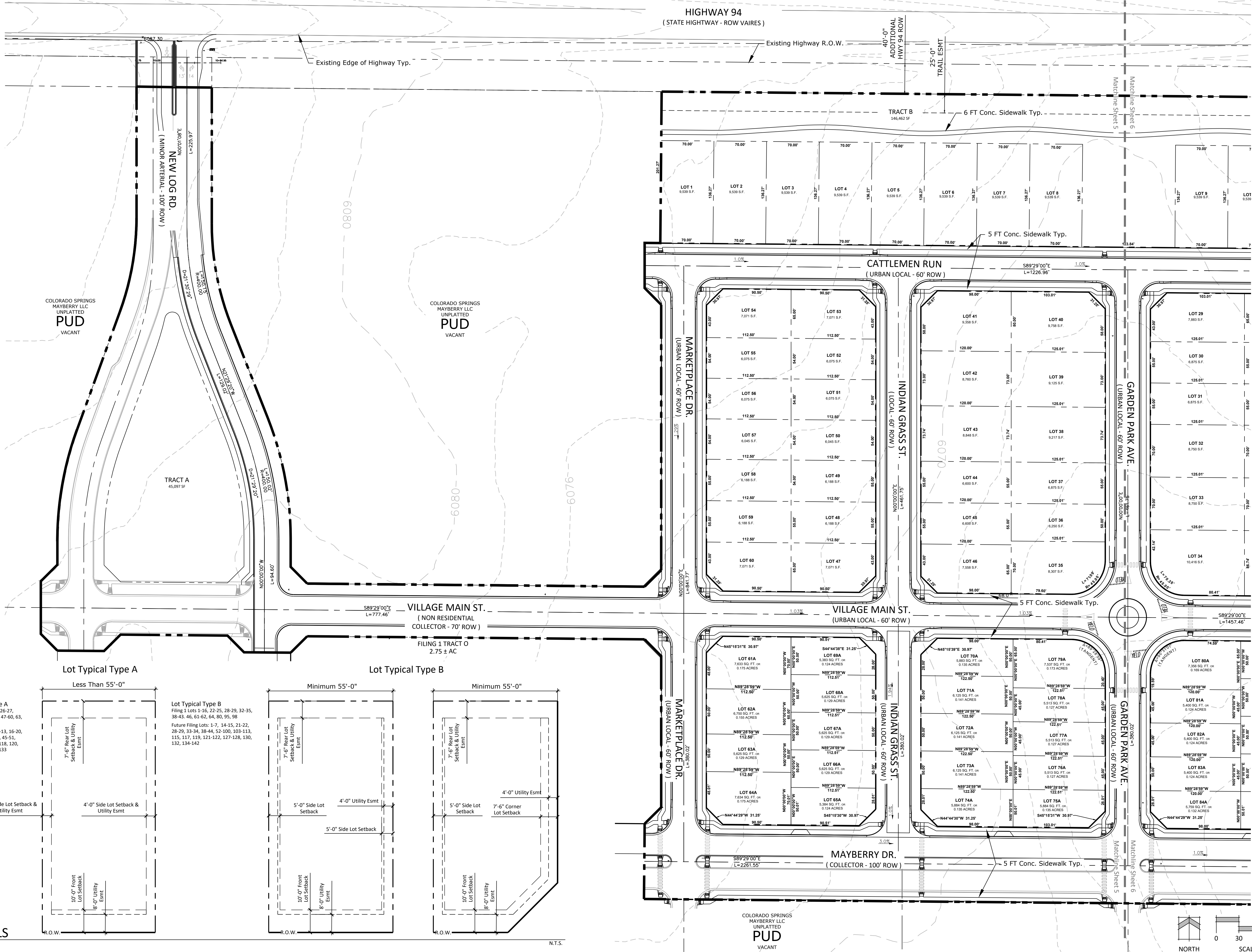
SHEET: TY2
4 OF 13



# MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

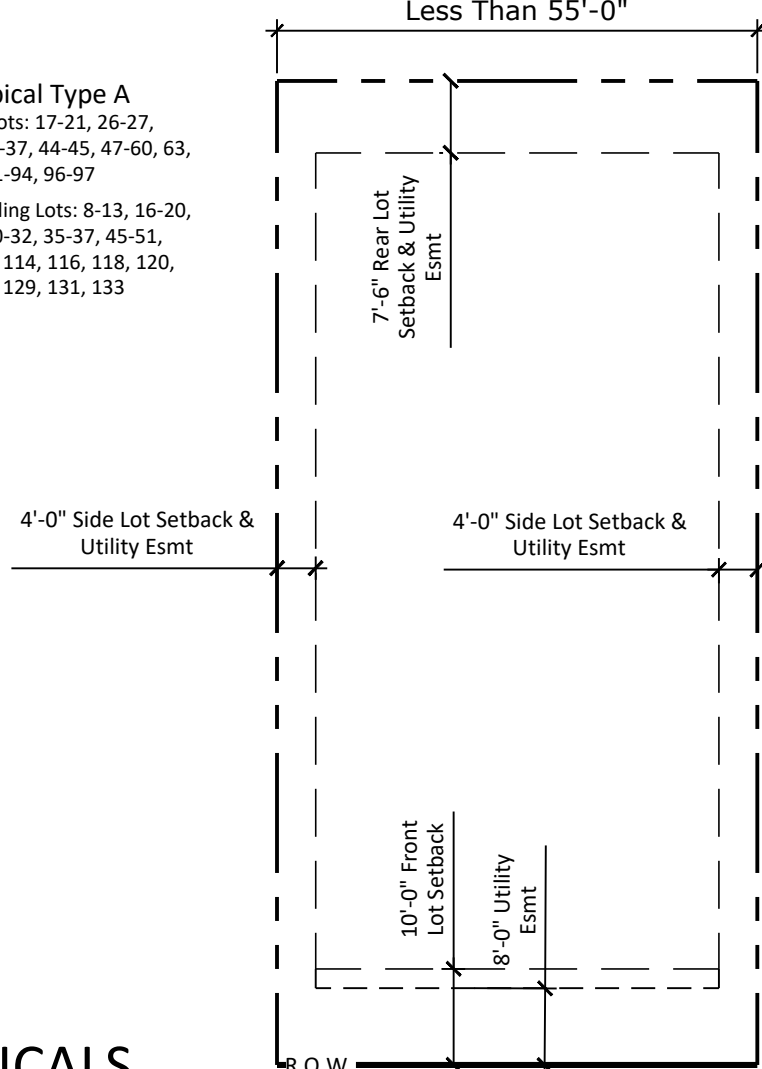
## AN AMENDMENT TO ELICOTT TOWN CENTER PHASE 1 PUD / PRELIMINARY PLAN



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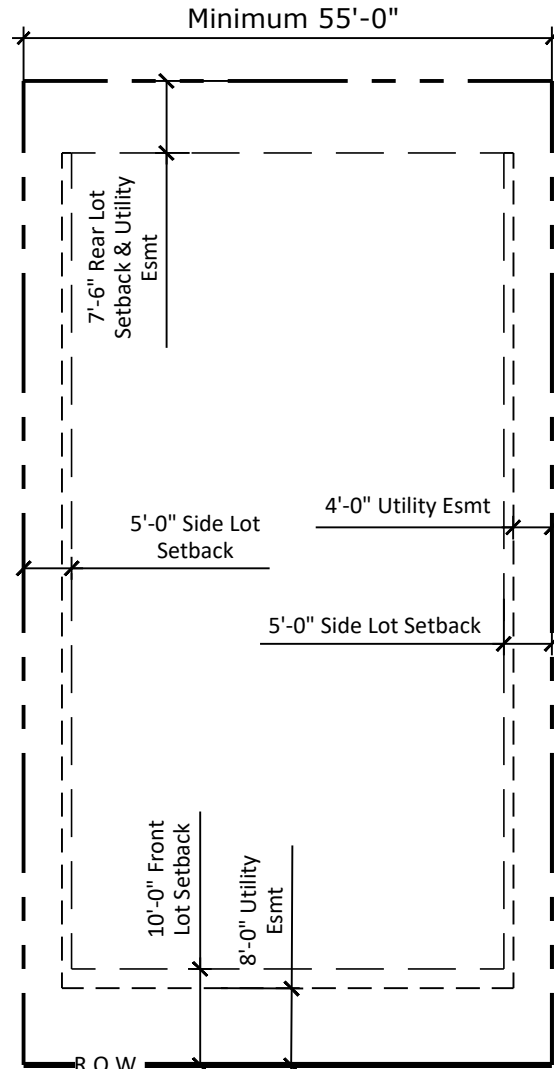
Lot Typical Type A  
Less Than 55'-0"

Lot Typical Type A  
Filing 1 Lots: 17-21, 26-27,  
30-31, 36-37, 44-45, 47-60, 63,  
65-78, 81-94, 96-97  
Future Filing Lots: 8-13, 16-20,  
23-27, 30-32, 35-37, 45-51,  
101-102, 114, 116, 118, 120,  
123-126, 129, 131, 133

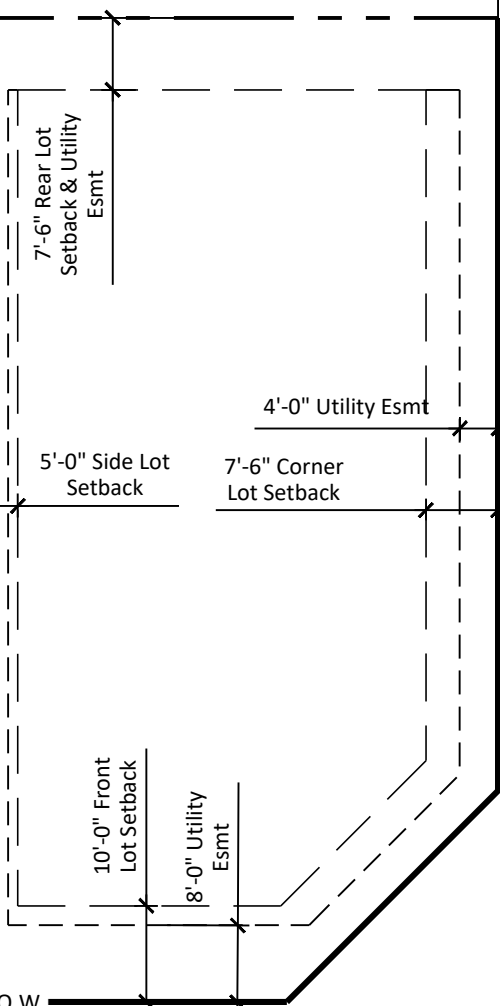


Lot Typical Type B  
Minimum 55'-0"

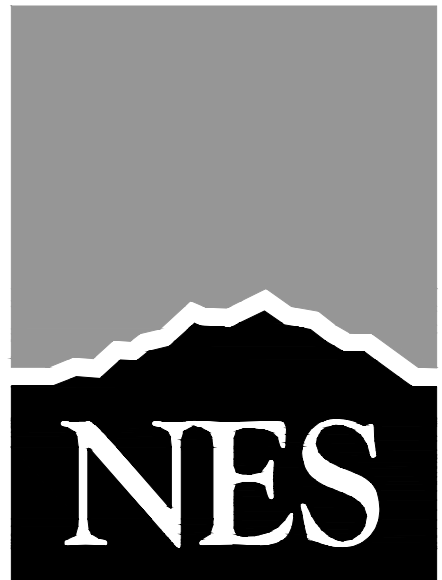
Lot Typical Type B  
Filing 1 Lots: 1-16, 22-25, 28-29, 32-35,  
38-43, 46, 61-62, 64, 80, 95, 98  
Future Filing Lots: 1-7, 14-15, 21-22,  
28-29, 33-34, 38-44, 52-100, 103-113,  
115, 117, 119, 121-122, 127-128, 130,  
132, 134-142



Minimum 55'-0"



### LOT TYPICALS



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

DATE: 05.26.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITTEN

STAMP

### ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
10.20.2021	B.I.	Per County Comments
01.11.2022	B.I.	Per County Comments
02.16.2022	B.I.	Per County Comments

ISSUE / REVISION

### PUD PRELIMINARY SITE PLAN

SHEET TITLE

SHEET NUMBER

5 OF 13

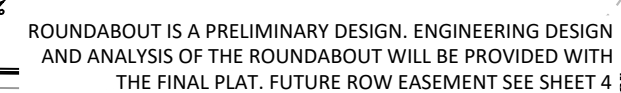
PUDSP-21-009

PLAN FILE #



## EL PASO COUNTY, COLORADO

IN MONUMENT BOX



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PASO COUNTY, CO

DATE: 05.26.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITTEN

DATE: 05.26.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITTEN

## NTITLEMENT

DATE:	BY:	DESCRIPTION:
10.20.2021	B.I.	Per County Comments
01.11.2022	B.I.	Per County Comments
02.16.2022	B.I.	Per County Comments

## PROPOSED PRELIMINARY SITE PLAN

OF 13

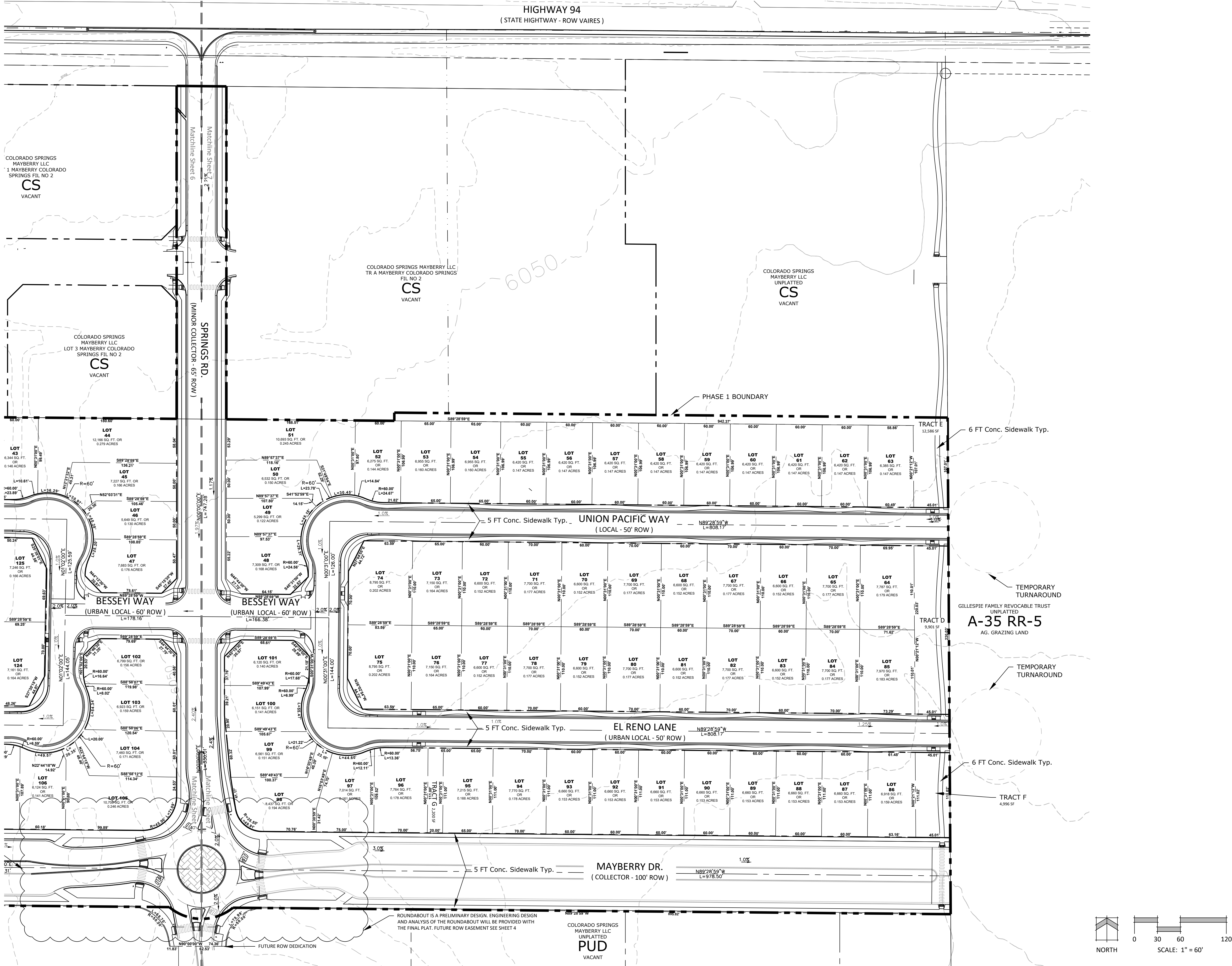
UDSP-21-009



# MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

## AN AMENDMENT TO ELLICOTT TOWN CENTER PHASE 1 PUD / PRELIMINARY PLAN



N.E.S. Inc.  
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### MAYBERRY PHASE 1 AN AMENDMENT TO ELLICOTT TOWN CENTER PHASE 1 PUD DEVELOPMENT / PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 05.26.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITTEN

#### ENTITLEMENT

DATE:	BY:	DESCRIPTION:
10.20.2021	B.I.	Per County Comments
01.11.2022	B.I.	Per County Comments
02.16.2022	B.I.	Per County Comments

#### PUD PRELIMINARY SITE PLAN

7 OF 13

PUDSP-21-009



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# MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

## AN AMENDMENT TO ELLICOTT TOWN CENTER PHASE 1 PUD / PRELIMINARY PLAN

### LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE RECOMMENDED SOILS AMENDMENT BELOW: .

RECOMMENDED SOIL AMENDMENT:  
TRI-MIX III as supplied by C&C Sand  
-To be applied as backfill in planting pits
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- SOD TO BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-4" WHITE SPECKLED RIVER ROCK, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- ROCK: 3/4" SADDLEBACK SWIRL, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.


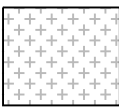
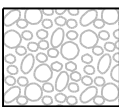
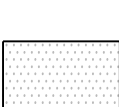

### Landscape Setbacks

See Code Section 6.2.2.B.1

Street Name or Zone Boundary	Street Classification	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
STATE HWY 94	EXP/PRINCIPAL ARTERIAL	1,669	1 / 20'	84 / 84

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
0/0	0/0	SH	75% / 75%

### GROUND COVER SCHEDULE

	<b>SEED MIX B W/ WILDFLOWERS</b>	49,336 sf
	<b>SEED MIX A</b>	261,246 sf
	<b>COBBLE</b> 2"-4" Speckled White River Rock	4,066 sf
	<b>TURF</b> Kentucky Bluegrass Sod	29,079 sf
	<b>ROCK</b> 3/4" Saddleback Swirl	17,785 sf

#### Seed Mix A

15% Western Wheatgrass  
15% Big Bluestem  
15% Thickspike Wheatgrass  
10% Sideoats Grama  
15% Little Bluestem  
15% Blue Grama  
15% Annual Rye

APPLICATION RATE: Native Grass Mix: 3 lbs./1,000s.f. or 130 lbs./acre  
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.  
Manually rake seed into prepared soil.  
After seeding apply green hydromulch and tackifier.

#### Seed Mix B with Wildflowers

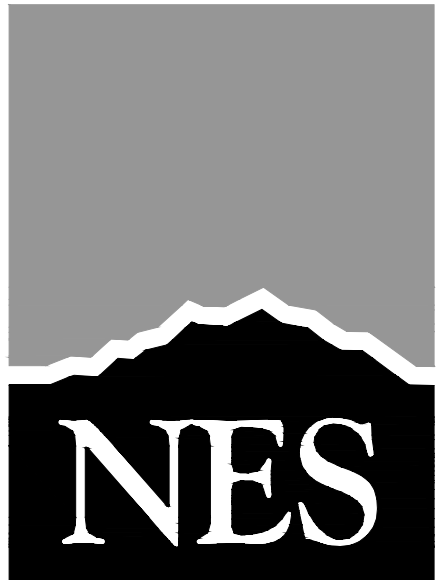
30% Ephraim Crested Wheatgrass Note: Low Gro Mix available from  
25% Dwarf Perennial Ryegrass Arkansas Valley Seed Solutions  
20% SR3200 Blue Fescue (877) 957-3337  
15% Ruebens Canada Bluegrass  
10% Chewings Fescue  
15% Blue Grama  
Wildflowers: 615 Western Mix  
Wildflower Mix available from:  
Applewood Seed Co.  
(303) 431-7333

APPLICATION RATE: Native Grass Mix: 40 lbs./acre (or as recommended by supplier)  
Wildflower Mix: 6 oz./1,000 s.f. or 8- 10 lbs./acre  
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier.

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.  
Manually rake seed into prepared soil.  
After seeding apply green hydromulch and tackifier.

### PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	As	20	Acer x freemanii `Sienna` TM / Sienna Glen Maple	50´	40´	2" Cal.	B&B
	Ms	32	Malus x `Spring Snow` / Spring Snow Crabapple	20´	20´	1.5" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Pu	39	Picea pungens `Baby Blue Eyes` / Baby Blue Eyes Colorado Blue Spruce	25´	15´	6´ HT	B&B
	Pn	14	Pinus nigra / Austrian Black Pine	60´	40´	6´ HT	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cl	80	Cornus sericea `Isanti` / Isanti Red Twig Dogwood	5´	5´	#5 CONT	CONT
	Pb3	46	Pinus mugo `Big Tuna` / Mountain Pine	6´	5´	#5 CONT	CONT
	Ph2	64	Pinus sylvestris `Hillside Creeper` / Hillside Creeper Scotch Pine	1´	6´	#5 CONT	CONT
	Pd	28	Potentilla fruticosa `Gold Drop` / Gold Drop Bush Cinquefoil	4´	4´	#5 CONT	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ck	150	Calamagrostis x acutiflora `Karl Foerster` / Karl Foerster Feather Reed Grass	4´	3´	#1 CONT	CONT
	Ps2	174	Panicum virgatum `Shenandoah` / Shenandoah Switch Grass	4´	2´	#1 CONT	CONT
	Pb	372	Pennisetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass	1´	1.5´	#1 CONT	CONT
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Hb	54	Hemerocallis x `Baja` / Baja Daylily	3´	2´	#1 CONT	CONT
	Hh	55	Hemerocallis x `Hyperion` / Hyperion Daylily	3´	2´	#1 CONT	CONT
	Pb2	59	Phlox subulata `Blue` / Blue Creeping Phlox	1´	2´-3´	#1 CONT	CONT



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

DATE: 05.26.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITTEN

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:
10.20.2021	B.I.	PER COUNTY COMMENTS
01.11.2022	B.I.	PER COUNTY COMMENTS
02.16.2022	B.I.	PER COUNTY COMMENTS

ISSUE / REVISION

### LANDSCAPE NOTES & DETAILS

SHEET TITLE

SHEET NUMBER

8 OF 13

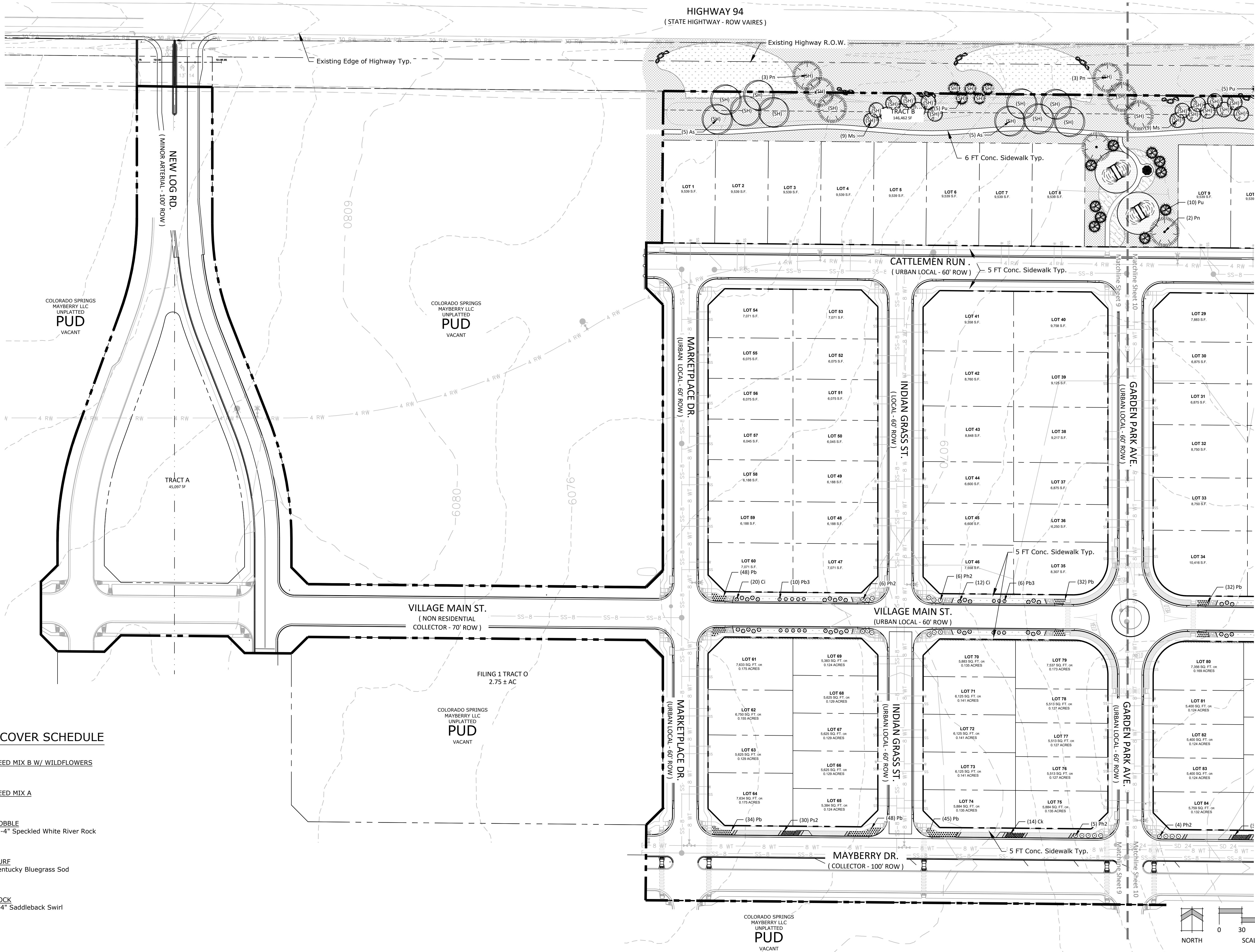
PUDSP-21-009



# MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

## AN AMENDMENT TO ELLICOTT TOWN CENTER PHASE 1 PUD / PRELIMINARY PLAN



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## MAYBERRY PHASE 1

### AN AMENDMENT TO ELLICOTT TOWN CENTER PHASE 1 PUD DEVELOPMENT / PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 05.26.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITTEN

## ENTITLEMENT

DATE:	BY:	DESCRIPTION:
10.20.2021	B.I.	PER COUNTY COMMENTS
01.11.2022	B.I.	PER COUNTY COMMENTS
02.16.2022	B.I.	PER COUNTY COMMENTS

## LANDSCAPE PLAN

9 OF 13

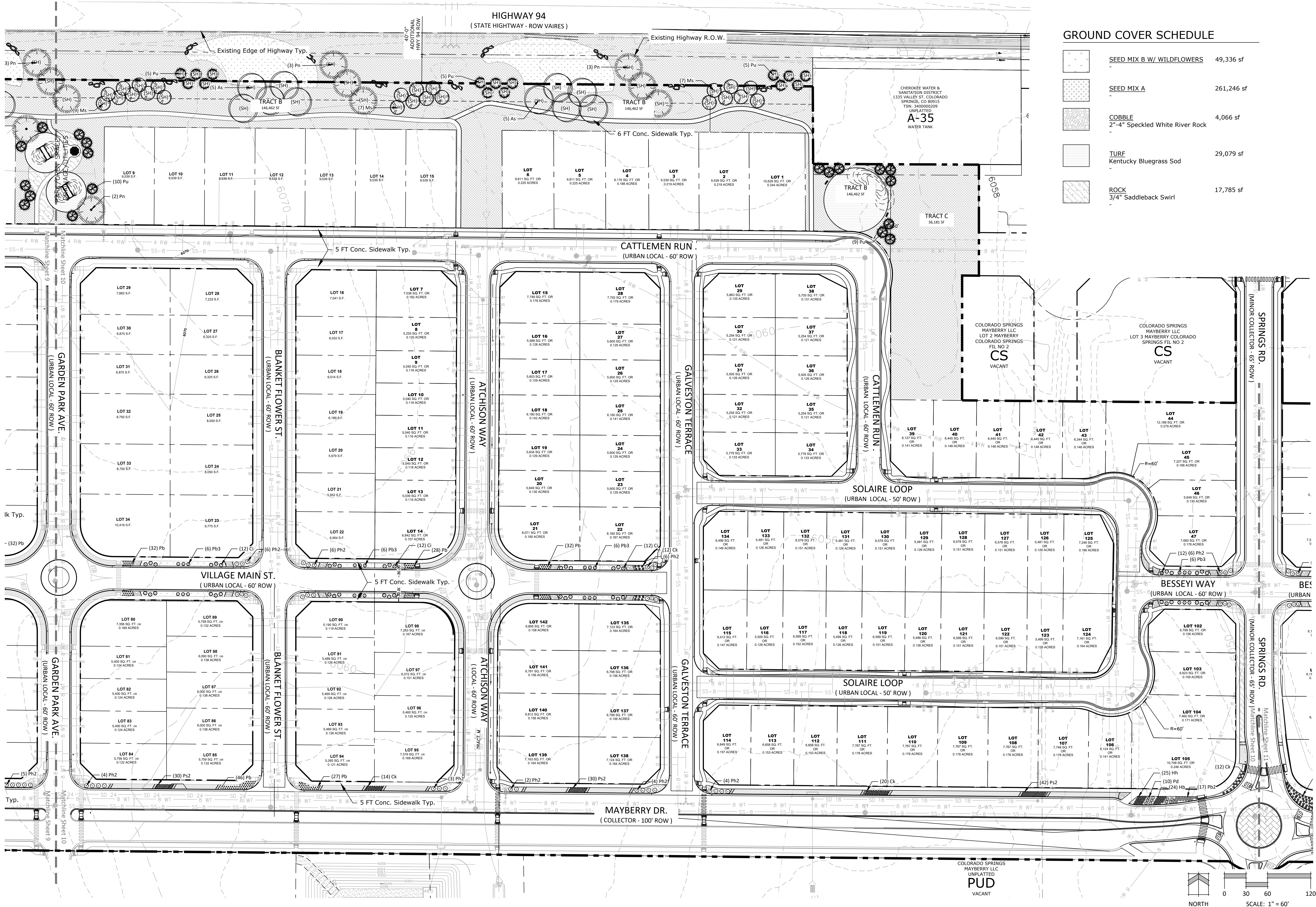
PUDSP-21-009



# MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

## AN AMENDMENT TO ELICOTT TOWN CENTER PHASE 1 PUD / PRELIMINARY PLAN



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### MAYBERRY PHASE 1 AN AMENDMENT TO ELICOTT TOWN CENTER PHASE 1 PUD DEVELOPMENT / PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 05.26.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITTEN

### ENTITLEMENT

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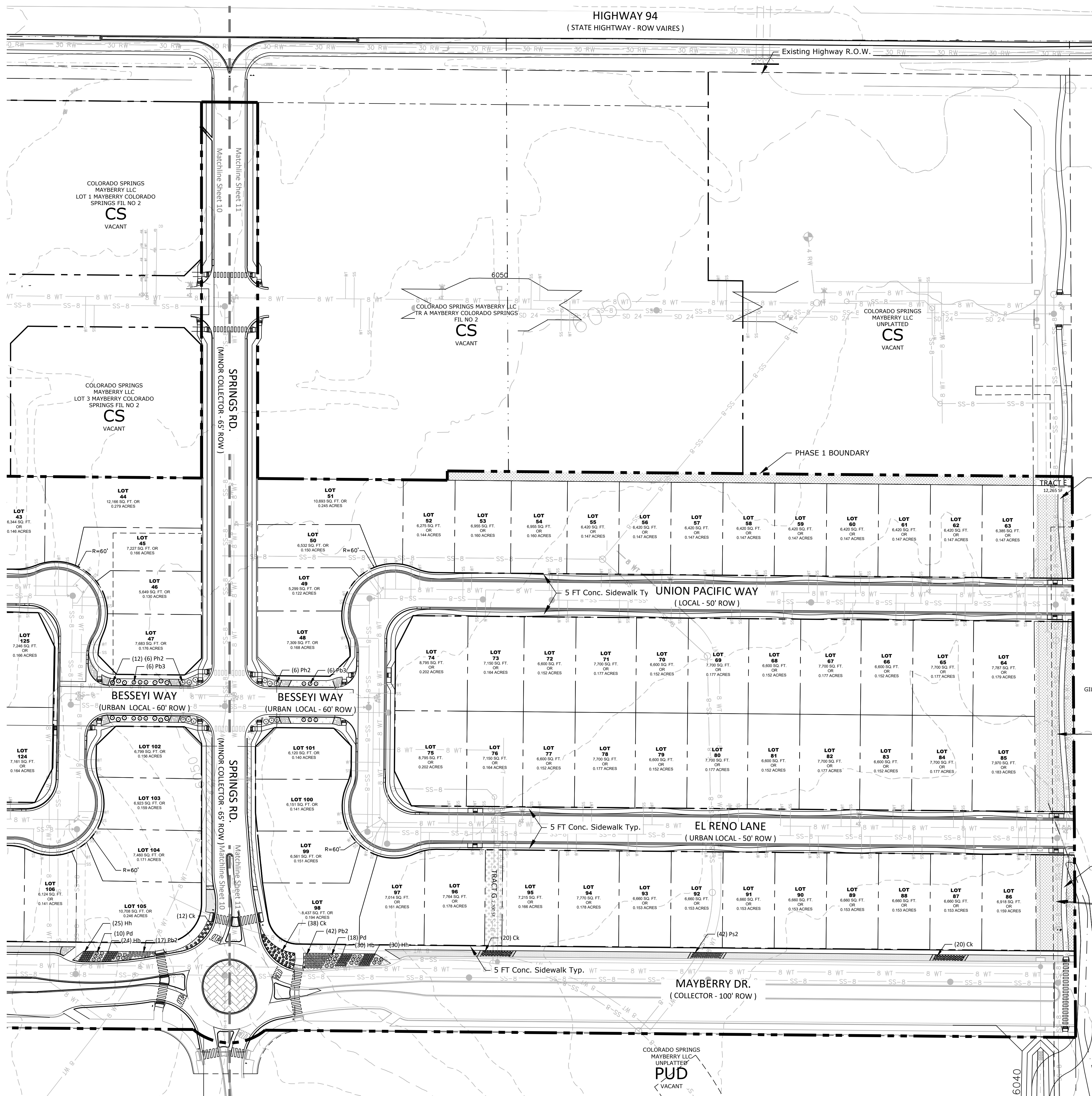
### LANDSCAPE PLAN

10 OF 13

PUDSP-21-009



MAYBERRY PHASE 1  
EL PASO COUNTY, COLORADO  
AN AMENDMENT TO ELLICOTT TOWN CENTER PHASE 1 PUD / PRELIMINARY PLAN



GROUND COVER SCHEDULE

	SEED MIX B W/ WILDFLOWERS	49,336 sf
	SEED MIX A	261,246 sf
	COBBLE 2"-4" Speckled White River Rock	4,066 sf
	TURF Kentucky Bluegrass Sod	29,079 sf
	ROCK 3/4" Saddleback Swirl	17,785 sf



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MAYBERRY  
PHASE 1  
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PHASE 1 PUD  
DEVELOPMENT /  
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EL PASO COUNTY, CO

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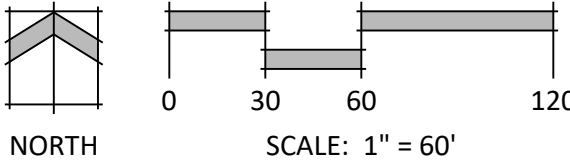
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01.11.2022	B.I.	PER COUNTY COMMENTS
02.16.2022	B.I.	PER COUNTY COMMENTS

LANDSCAPE PLAN

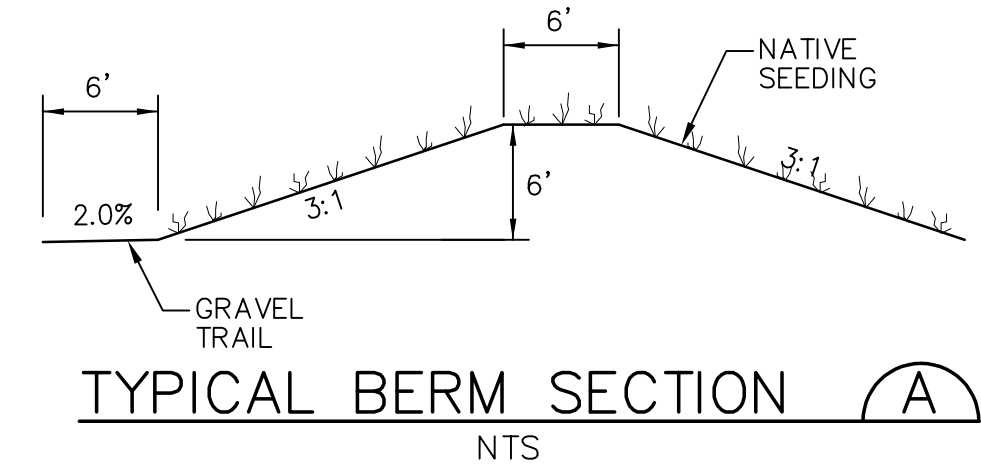
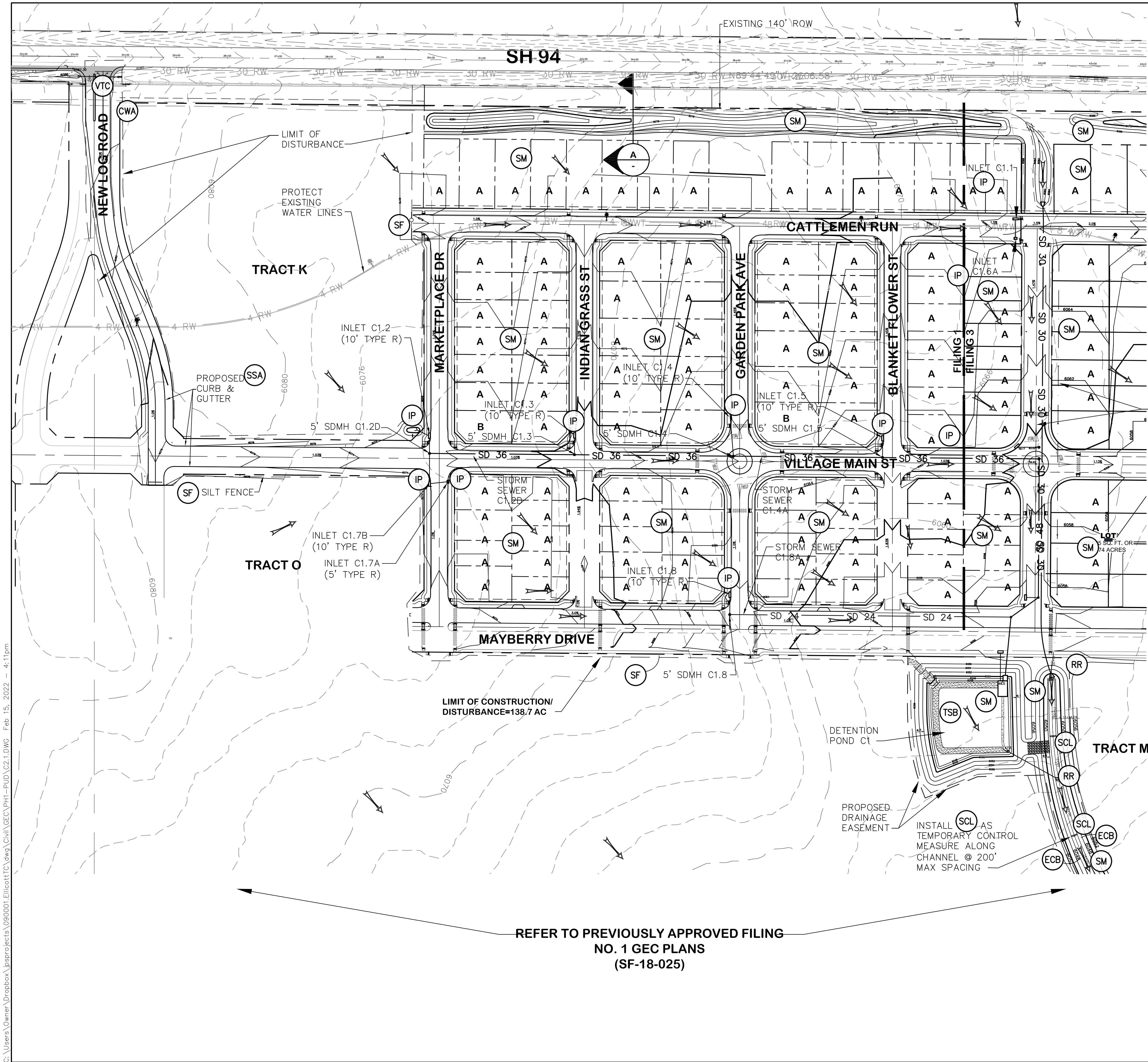
11 OF 13

PUDSP-21-009





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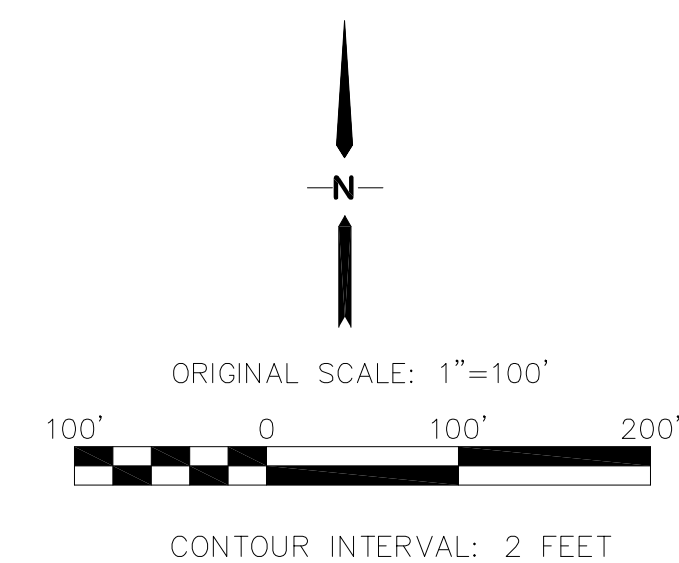


#### LEGEND:

- PROPERTY LINES
- - - - - EXISTING CONTOURS
- - - - - PROPOSED CONTOURS
- - - - - LIMIT OF DISTURBANCE
- x 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
- 1.5% PROPOSED STREET PROFILE GRADE
- A/B OVERLOT GRADING LOT TYPE (SEE SH. C2.1)

#### EROSION CONTROL LEGEND:

- IP INLET PROTECTION (GRAVEL FILTER)
- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL PAD
- TM TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
- STB STRAW BALE BARRIER
- TSB TEMPORARY SEDIMENT BASIN
- RR RIPRAP
- SM SEED AND MULCH
- SCL SEDIMENT CONTROL LOG
- ECB EROSION CONTROL BLANKETS
- CWA CONCRETE WASHOUT AREA
- SSA STABILIZED STAGING AREA

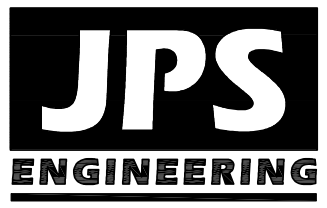


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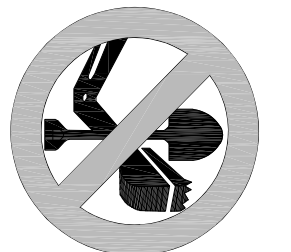
THE FINAL GRADING/STORM FACILITIES SHOWN ARE NOT A PART OF THE PRE-DEVELOPMENT GRADING AND ARE SHOWN FOR FUTURE REFERENCE.

## MAYBERRY, COLORADO SPRINGS - FILING NO. 1

### FILING 1 GRADING & EROSION CONTROL PLAN



19 E. Willamette Ave.  
Colorado Springs, CO  
80903  
PH: 719-477-9429  
FAX: 719-471-0766  
www.jpsengr.com



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL BEFORE YOU DIG  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

BY	DATE	REVISION
JPS	4/17/20	EPC COMMENTS
JPS	9/22/20	EPC COMMENTS
JPS	10/27/20	EPC COMMENTS
JPS	8/30/21	EPC COMMENTS
JPS	2/15/22	EPC COMMENTS

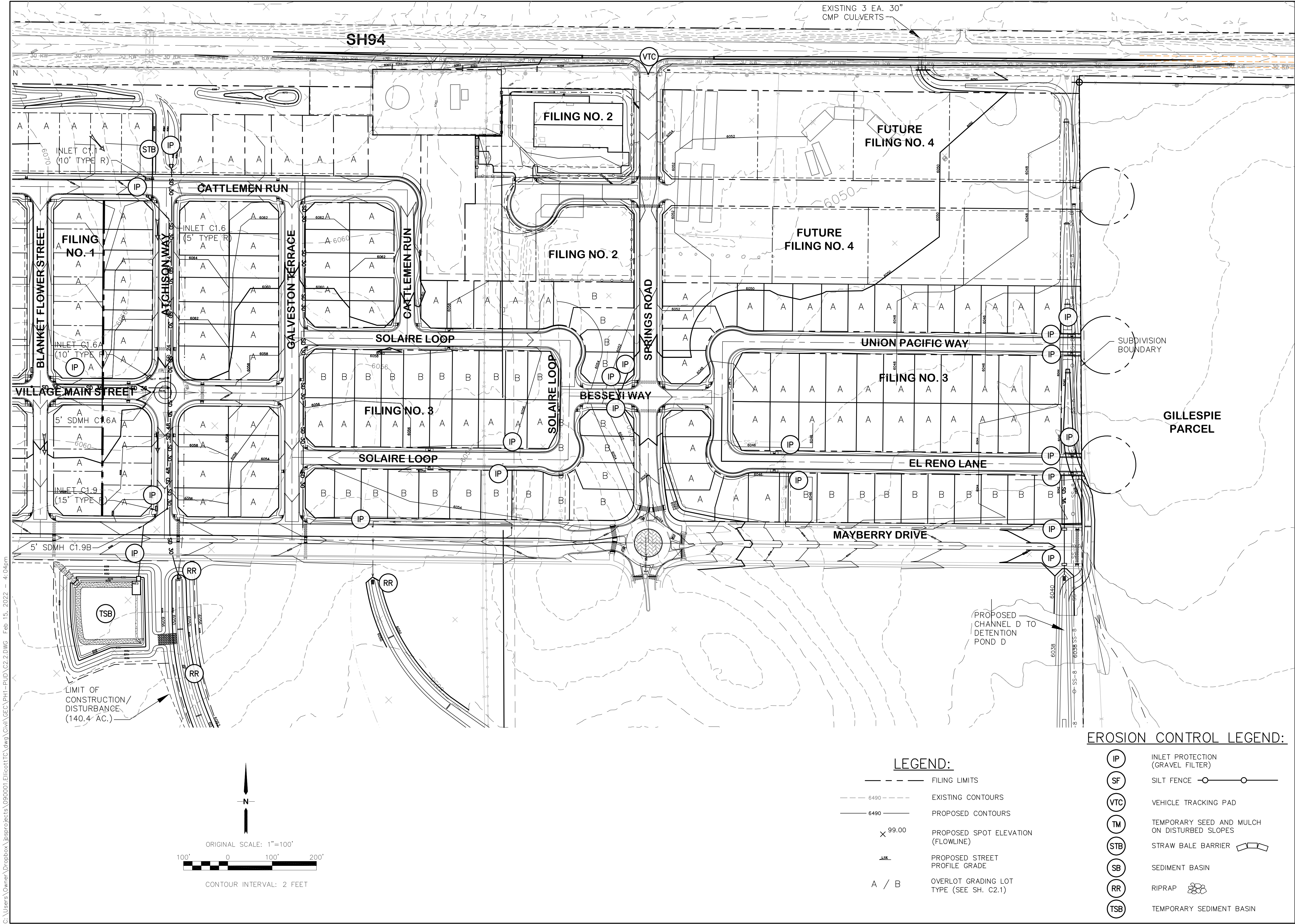
No.	REVISION
1	EPC COMMENTS
2	EPC COMMENTS
3	EPC COMMENTS
4	EPC COMMENTS
5	EPC COMMENTS

HORZ. SCALE: 1"=100'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 12/03/00	LAST MODIFIED: 2/15/22
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET:

12 of 13

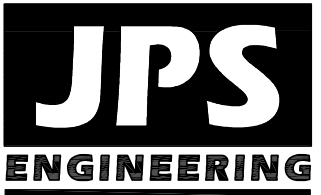




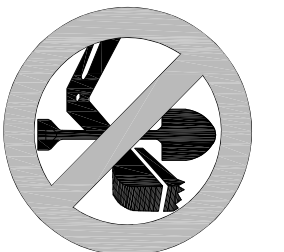
MAYBERRY, COLORADO SPRINGS - FILING NO. 2-4

FILING 2-4 GRADING  
& EROSION CONTROL PLAN

HORZ. SCALE: 1"=100'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 1/14/19	LAST MODIFIED: 2/15/22
PROJECT NO: 090001	MODIFIED BY: BJJ



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FAX: 719-471-0766  
www.jpseng.com



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 48 HOURS BEFORE ANY  
EXCAVATION, GRADING, OR  
UNDERGROUND UTILITIES.

No.	REVISION	BY	DATE