

A1. 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.

Mayberry is a new community based upon smart growth principles to create a vibrant and attractive community. The pedestrian friendly focus of the design is intended to allow for residents to live, work, and play within reasonable walking distance. The community will have residential, retail, civic, and park features that will enhance the quality of life for the residents as well as surrounding community. The Mayberry Planned Unit Development (PUD) district zoning provides the versatility to encourage innovative and creative design and to facilitate a mix of uses including residential, business, and recreation. The PUD zoning also provides the flexibility to allow for a variety of building heights, setbacks, and other development requirements. The Mayberry development with flexibility by varying lot size, building heights, setback controls and other site development requirements; landscape and signage improvements will enhance and establish a common development aesthetic for streets and common landscape areas for unique development. Lot standards, tracts and landscaping provided address opportunities for a wide variety of housing while also ensuring character opportunities for enhanced streetscapes and open spaces for the Mayberry community.

1. Residential Child Care Facility
2. Group Home
3. Public Park and Open Space
4. Recreation Facilities
5. Religious Institutions
6. Single-Family Residential
7. Multi-Family Residential (two or more attached units)

1. Adult Care Facility
2. Educational Facility
3. Emergency Facility
4. Private Tower
- 1) Accessory Uses and Buildings
 1. Detached Private Parking Garage or Carport; Storage Shed; Gazebo; Deck (Attached or Detached, Covered or Uncovered); Swimming Pool, Hot Tub, Tennis Court or Similar Private Recreational Facility; Private Greenhouse; Fence, Wall and Hedge.
 2. Home Occupation as defined by the Land Development Code meeting all requirements and conditions contained therein.
 3. Development Requirements for accessory buildings shall match development standards for specific lot types.
- Projections into Setbacks
 1. For property located in residential zone districts containing a minimum required lot size of one half (1/2) acre or less:
 - a. A porch, four (4) feet by four (4) feet or less, may project into a required front or rear yard setback.
 - b. Open and Unenclosed Patios, Decks, Platforms, Landings or Ramps may extend into required front, side or rear yard setbacks provided such Patio, Deck, Platform, Landing or ramp does not exceed eighteen (18) inches in height measured from the finished floor to any adjacent point of the finished grade.
 - c. Awnings, Chimneys or Flues, Sills, Belt Courses, Cornices, Eaves and other similar architectural features may project not more than two (2) feet into required front, side or rear yard setbacks.

1. Maximum lot coverage: 70 %
2. Maximum building height: 40 feet.
3. Setback minimums:
 - a. Front yard: ten (10) feet.
 - b. Side yard: four (4) feet.
 - c. Rear yard: seven and one half (7.5) feet.
4. Accessory building must comply with the setbacks established above, except that the rear yard setback may be reduced to seven and one half (7.5) feet for any lots that do not abut a public street. Accessory structures shall be governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.

1. Maximum lot coverage: 70%
2. Maximum building height: 40 feet.
3. Setback minimums:
 - a. Front yard: ten (10) feet.
 - b. Side yard: five (5) feet.
 - c. Corner lot: the side yard setback for the side street side shall be seven and one half (7.5) feet.
 - d. Rear yard: seven and one half (7.5) feet.
4. Accessory building must comply with the setbacks established above, except that the rear yard setback may be reduced to seven and one half (7.5) feet for lots that do not abut a public street. Accessory structures shall be governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.

The Preliminary Plan | PUD Development Plan and the Final Plat establish the lot sizes for each lot.

Streets within Mayberry Phase 1 PUD provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained. Construction will be to El Paso County Standards except for deviations approved separately by Planning and Community Development. Sidewalks shall be provided on both sides of all streets illustrated on this plan unless specifically excluded.

Covenants for Mayberry Phase 1 PUD have been created by separate documents. 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.

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.

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 Maryberry Phase 1 PUD 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.

The provisions of this Development Plan shall prevail and govern the development of Mayberry Phase 1 PUD, 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 regulatory 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. 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

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 area 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

1. All streets shall be constructed to El Paso County standards, dedicated to El Paso County for and upon acceptance by El Paso County shall be maintained by El Paso County Department of Transportation except landscaping as indicated in note #2.

2. Landscape entry features, open space tracts, parks and trails shall be owned (when appropriate) and maintained by the Home Owners Association or Metropolitan District. All double frontage lots shall receive a combination of berming, fencing, and landscape between the property line and the curb. All medians shall be landscaped and maintained by the Home Owners Association or Metropolitan District. All double frontage streets shall have a minimum of one tree per 30 feet of frontage. These trees can be clustered along the frontage as determined by the subdivider.

3. Contour interval shown on plan Z'.

4. No residential lots shall have access to State Highway 94.

5. Minimum public utility/drainage easements shall be provided on all lots as follows:

- a. Front: eight (8) feet.
- b. Side: Four (4) feet.
- c. Rear: seven and one-half (7.5) feet

6. All open space/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.

7. This site, State Highway 94 and New Log Road is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0810G, effective 12.07.2018.

8. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

9. Geologic Hazard Notes

The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report Preliminary Geotechnical Investigation Elicott Town Center by CTL Thompson on 07.13.2006 in file C:\PSP\El Paso County\El Paso County Development Department\.

- Seismicity (Throughout the Site)
- Radioactivity(Throughout the Site)
- Radon:(Throughout the Site)

Identify which lots are impacted or re-word this sentence. If all of the lots are impacted, please state so

These can be mitigated by with engineering design and construction methods commonly employed in this area, enclosing structures during construction include installing a blower connected to the foundation drain and sealing the joints and cracks in concrete floors and foundation walls. If the occurrence of radon is a concern, structures may be tested after they are enclosed. Commonly utilized mitigation techniques may minimize risk.

10. 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 Load Development Code.

11. Development Plan adheres to the requirements of the El Paso County Land Development Code and revisions reflected in the Preliminary Plan conditions.

12. Mayberry Phase I shall be limited to a total maximum density as illustrated on the plan.

13. Access to lots adjacent to the traffic circles shall be located as far away from the traffic circles as possible.

14. A temporary access easement for Union Pacific Way will be recorded under Reception No. _____, Dated _____, 2022.

15. A temporary access easement for El Reno Lane will be recorded under Reception No. _____, Dated _____, 2022.

This is not adequate justification. You need
YES RESPONSE

LDC/ECM Section	Category	Standard	Modification	Justification
LDC Chapter 8.4.5(G)(4b)	Drainage Easement	The standard drainage easement and utility width for urban side lot lines: 5 feet	Drainage easement and utility width for urban side lot lines: 4 feet.	MVEA accepts reduced easement width

Colorado Springs Mayberry LLC Name of Landowner Landowner's Signature, notarized I/we _____ a (one of the following: <i>qualified title insurance company, title company, title attorney, or attorney at law</i>) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ at the time of this application.	<div style="border: 2px solid red; padding: 5px; margin-bottom: 10px;"> Corrected as noted. </div> Notarized signature OR Name of Attorney and registration number
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

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

The map shows the Elliptical Town Center Overall PUD, which is a large area outlined by a dashed line. To the north of the PUD is the Existing Viewpoint Estates Subdivision, separated by a dashed line. To the east of the PUD is the Mayberry Phase 1 PUD / Preliminary Plan Boundary, also separated by a dashed line. The map includes State Highway 94, which runs horizontally across the middle. To the west of Highway 94 is Antelope Drive. To the east of Highway 94 are Bar 10 (Old Log Road) and Elliptical Highway. A horizontal line labeled Handle Road runs below Highway 94. A small, hatched rectangular area is located just south of Highway 94, between the PUD boundary and Bar 10. Arrows point from the labels to their respective features on the map.

Tax ID Number:	3400000362, 3400000437, 3400000438, 3400000441, 3400000440, 3400000442 & 3400000444
Total Area:	71.39 AC
Development Schedule:	2021
Small Area Plan:	The Elliott Valley Comprehensive Plan
Sketch Plan:	Elliott Town Center Overall PUD Plan (SKP 05-005)
Current Zoning:	PUD
Current Use:	Vacant
Proposed Use:	Single Family Residential *
Average Lot Size:	6,936 SF
Minimum Lot Size:	4,900 SF
Minimum Lot Width:	40 FT
Maximum Lot Coverage:	70%
Gross Density:	3.3 DU/AC
R.O.W.:	26.699 AC
Total Tract Area:	5.8 AC
Maximum Building Height:	40 FT

* Reference Development Guidelines Section C for Lot types & information. Reference sheet 5 for lot typicals

Open Space:	
Required:	7.1 AC (10%)
Usable:	1.7 AC (25% of 7.1 AC Required)
Provided:	8.6 AC (Tracts A,B,C,D,E & O)
Usable:	8.6 AC (Tracts A,B,C,D,E & O)

*Tract O is part of the Filing 1 area and open space. This will be developed in the future with the Phase 1 Area as part of the Open Space dedications.

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
SINGLE FAMILY	6.28 DU/AC	240 Lots	38.891	55%
ROAD R.O.W	N/A	N/A	26.699	37%
OPEN SPACE TRACTS	N/A	N/A	5.8	8%

County File Number	Date	Amendment Description
PUDSP-21-009	01-10-2022	Revise Lots, Tracts & Streets

Date	Approved
12-Jan-06	Ellicott Town Center Overall PUD Final PUD05021 (Res No. 06-161)
11-May-06	Phase 1 PUD/Preliminary Plan PUD05022 (Res No. 06-162)
12-Apr-07	Ellicott Town Center Filing No. 1 Final Plat SF06012 (Res No. 07-132)
22-Dec-20	Mayberry Filing No. 2 Final Plat SF1910 (Res No. 20-475)
23-Dec-20	Mayberry Filing No. 1 Final Plat Recorded SF1920 (Res No. 19-415)

OWNER / DEVELOPER: Colorado Springs Mayberry LLC
32823 Temecula Pkwy
Temecula, CA 92592
719.426.7810

619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
719.471.0073

19 E. Willamette Ave.,
Colorado Springs, CO 80903
719.477.9429

19 E. Willamette Ave.,
Colorado Springs, CO 80903
719.477.9429

Sheet 1 of 13:	Cover Sheet
Sheet 2 of 13:	Legal Boundary/Tract Exhibit & Adjacent Owners
Sheet 3 of 13:	Street Sections
Sheet 4 of 13:	Street Sections
Sheet 5 of 13:	Site Plan & Lot Typicals
Sheet 6 of 13:	Site Plan
Sheet 7 of 13:	Site Plan
Sheet 8 of 13:	Landscape Notes & Details
Sheet 9 of 13:	Landscape Plan
Sheet 10 of 13:	Landscape Plan
Sheet 11 of 13:	Landscape Plan
Sheet 12 of 13:	Preliminary Grading & Erosion Control Plan
Sheet 13 of 13:	Preliminary Grading & Erosion Control Plan

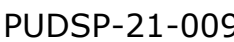
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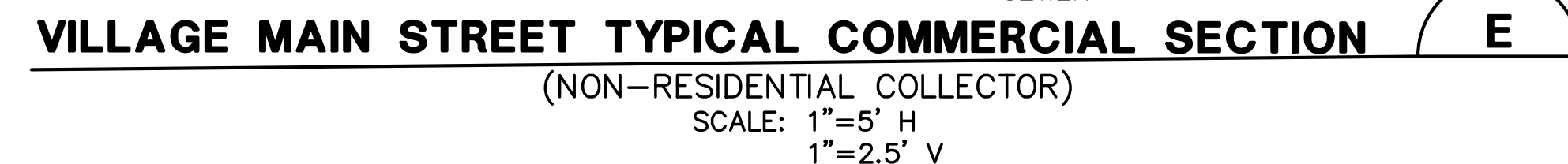
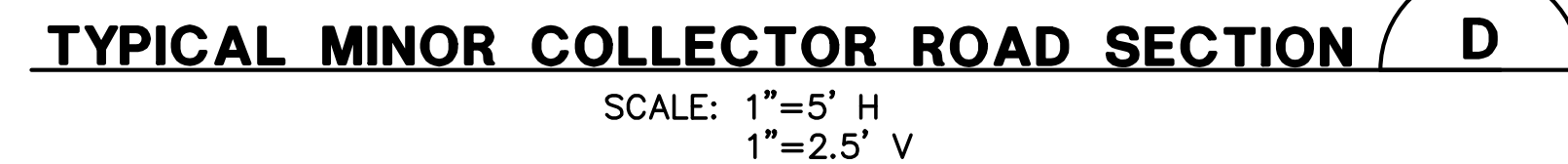
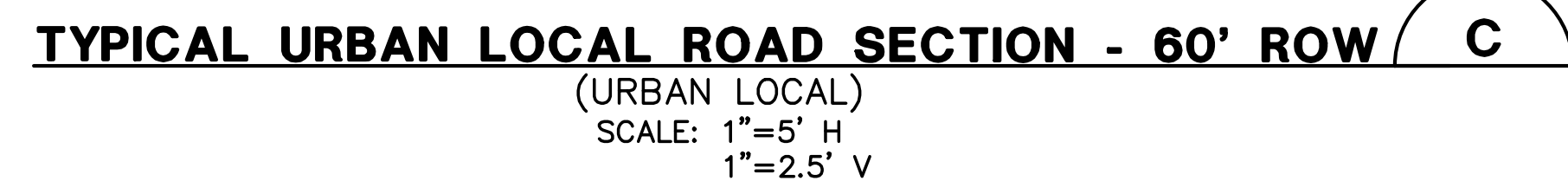
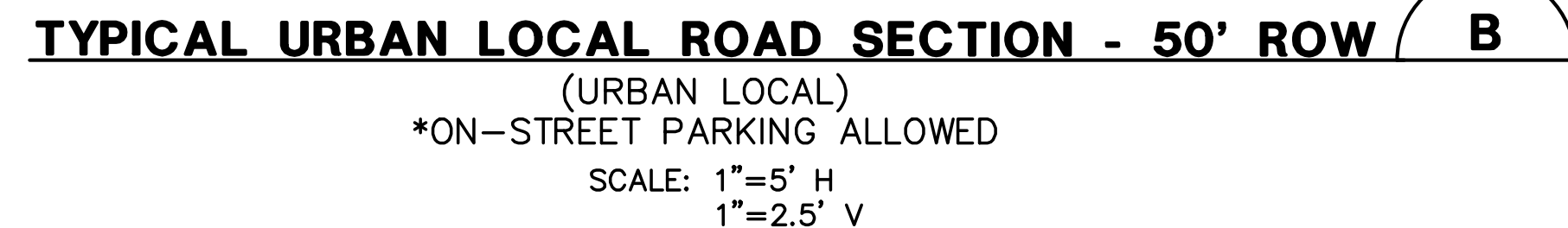
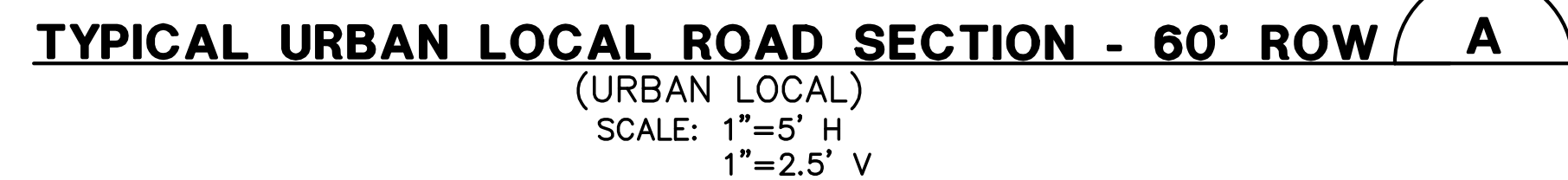
EL PASO COUNTY, CO

ENTITLEMENT

COVER

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





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

NOTES:

1. A LANDSCAPE AGREEMENT IS REQUIRED FOR LANDSCAPING IN COUNTY ROW.
2. 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 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE

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

TY1

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



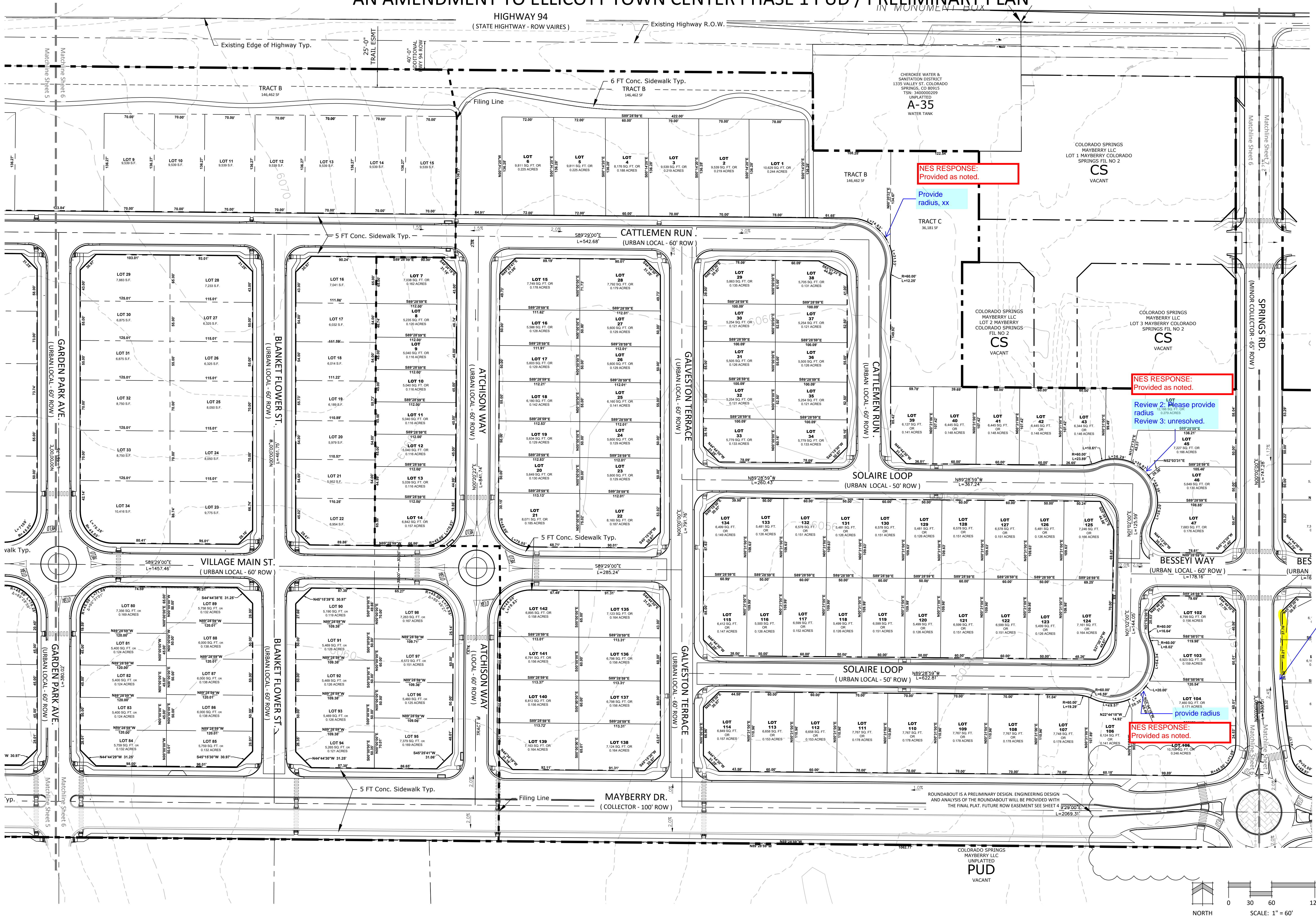
DATE: 05.26.2010
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITTNER

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.
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

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

NES RESPONSE:
Corrected as noted.

Please fix the
sidewalk line as it has
disappeared.

ENTITLEMENT

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

PUD PRELIMINARY SITE PLAN

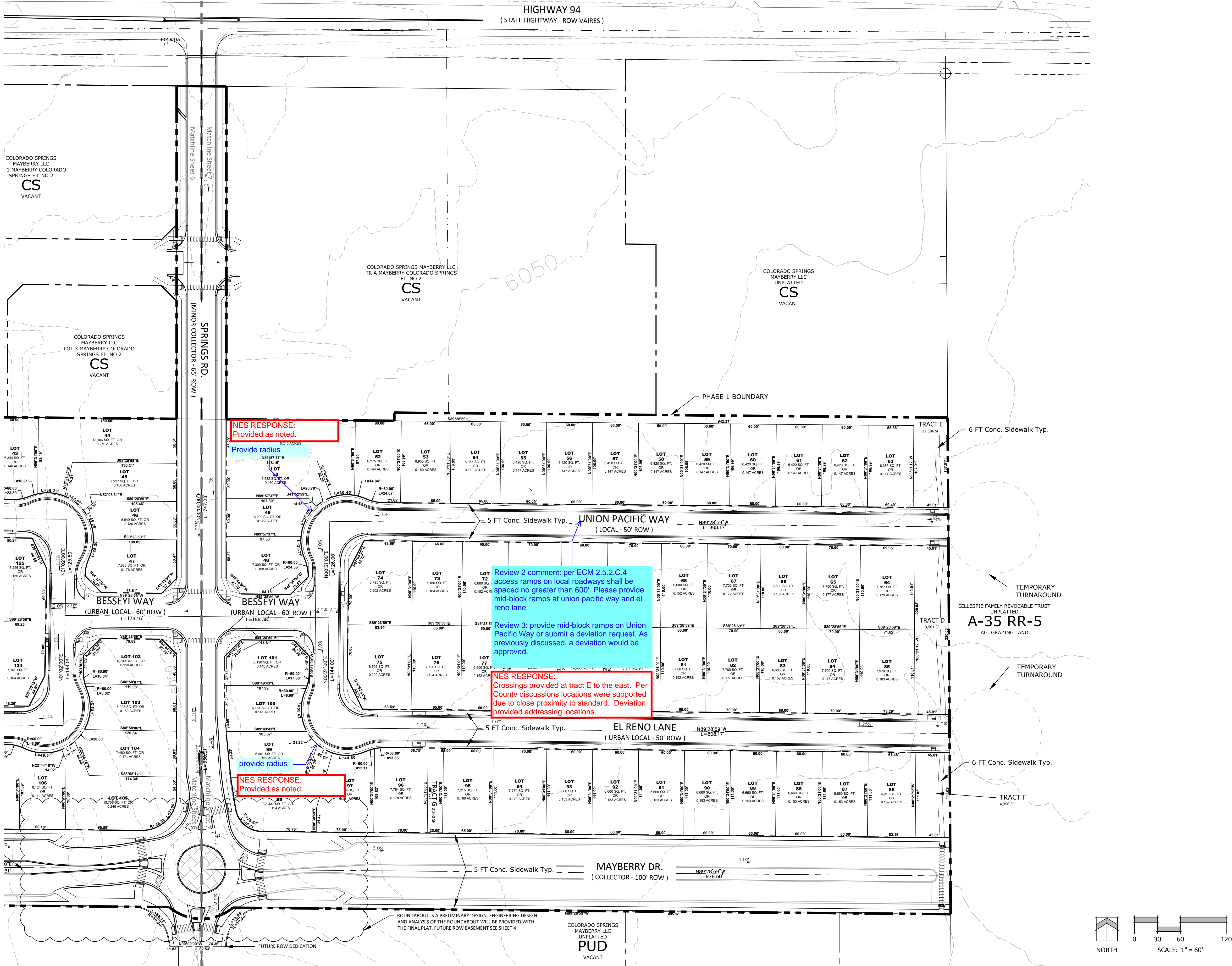
6 OF 13

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


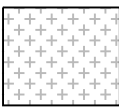
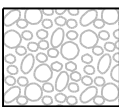
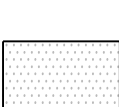

Landscape Setbacks

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

	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

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

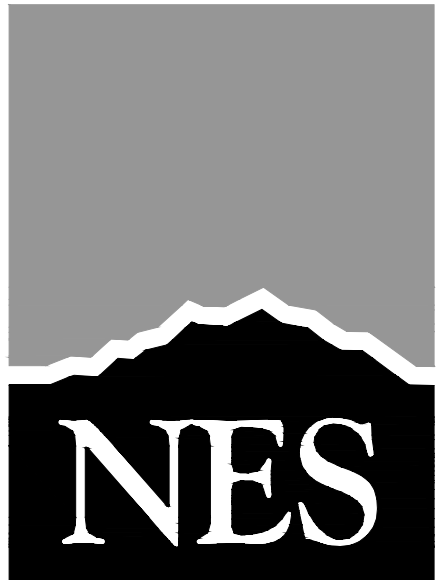
30% Ephraim Crested Wheatgrass Note: Low Gro Mix available from
25% Dwarf Perennial Ryegrass Arkansas Valley Seed Solutions
20% SR3200 Blue Fescue (877) 957-3337
15% Ruebens Canada Bluegrass
10% Chewings Fescue
15% Blue Grama
Wildflowers: 615 Western Mix
Wildflower Mix available from:
Applewood Seed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

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

ISSUE INFO

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

ISSUE / REVISION

LANDSCAPE NOTES & DETAILS

SHEET TITLE

SHEET NUMBER

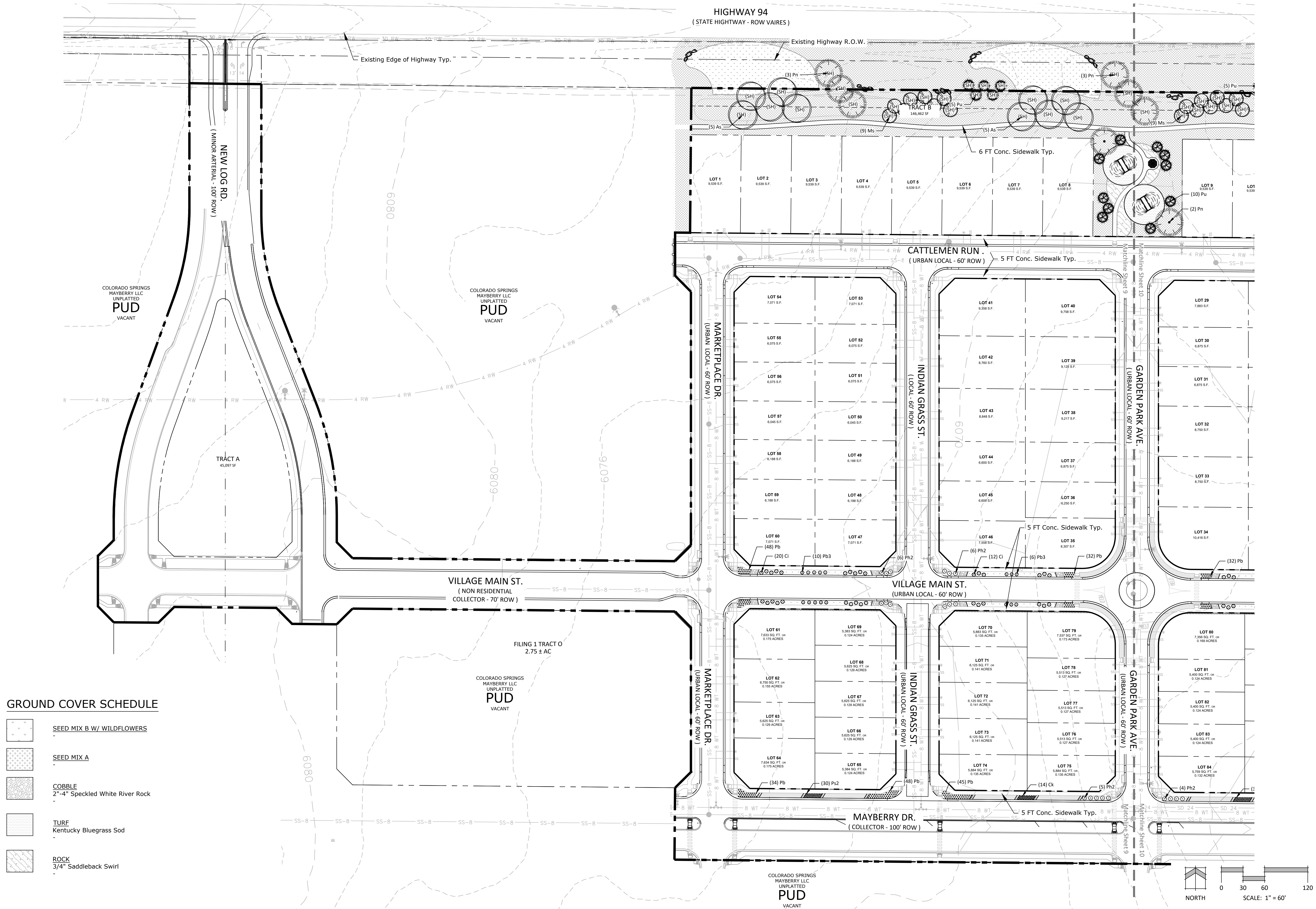
8 OF 13

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
LILICOTT TOWN CENTER
PHASE 1 PUD
DEVELOPMENT /
PRELIMINARY PLAN

EL PASO COUNTY, CO

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

NTITLEMENT

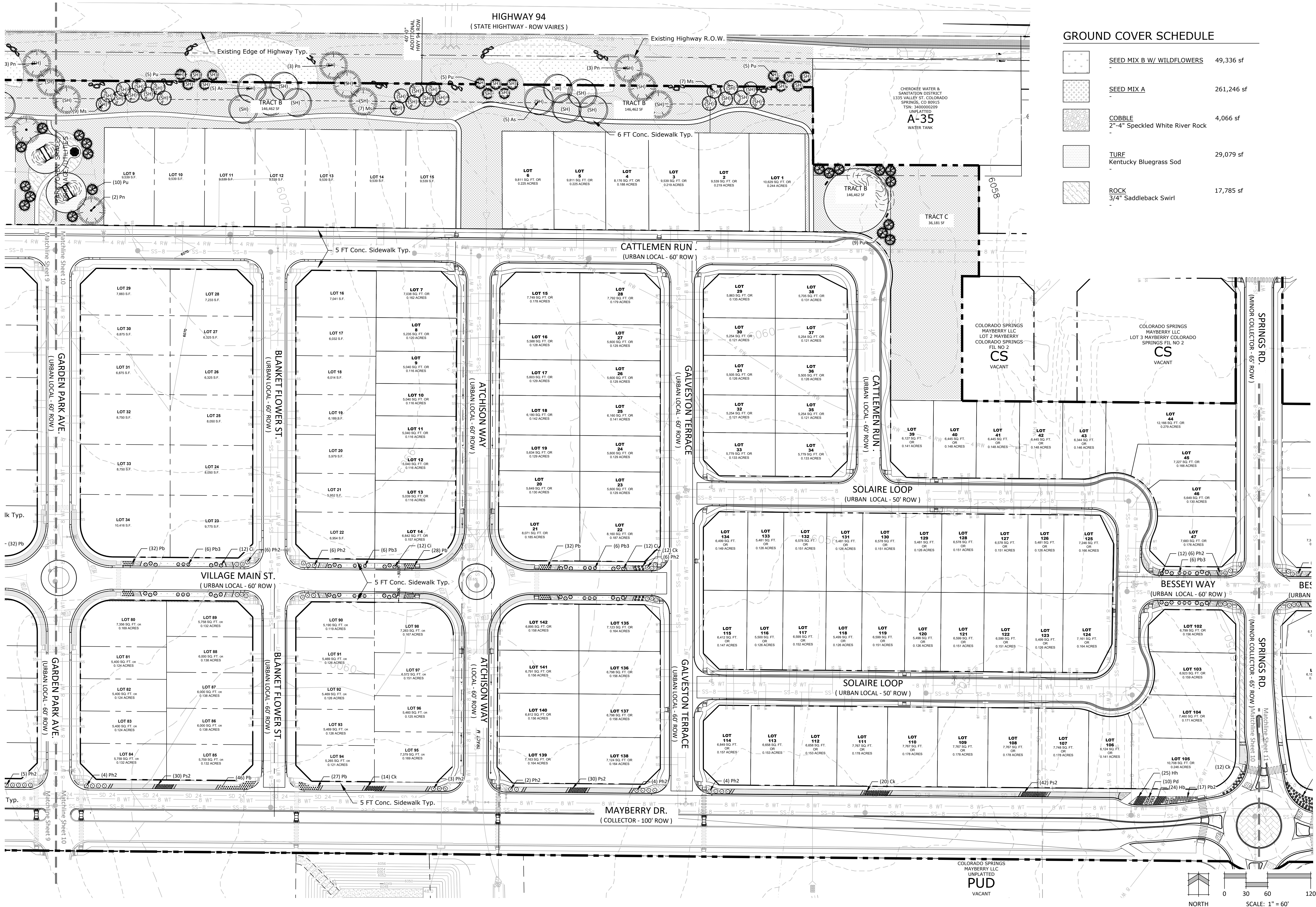
DATE:	BY:	DESCRIPTION:
10.20.2021	B.I.	PER COUNTY COMMENTS
01.11.2022	B.I.	PER COUNTY COMMENTS

LANDSCAPE PLAN

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






LANDSCAPE PLAN

10 OF 13

PUDSP-21-009

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



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



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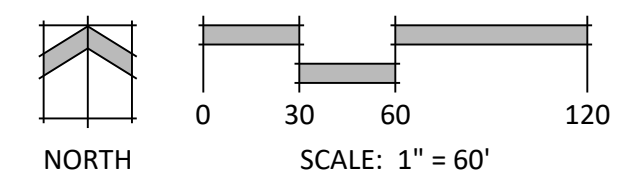
L PASO COUNTY, CO

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

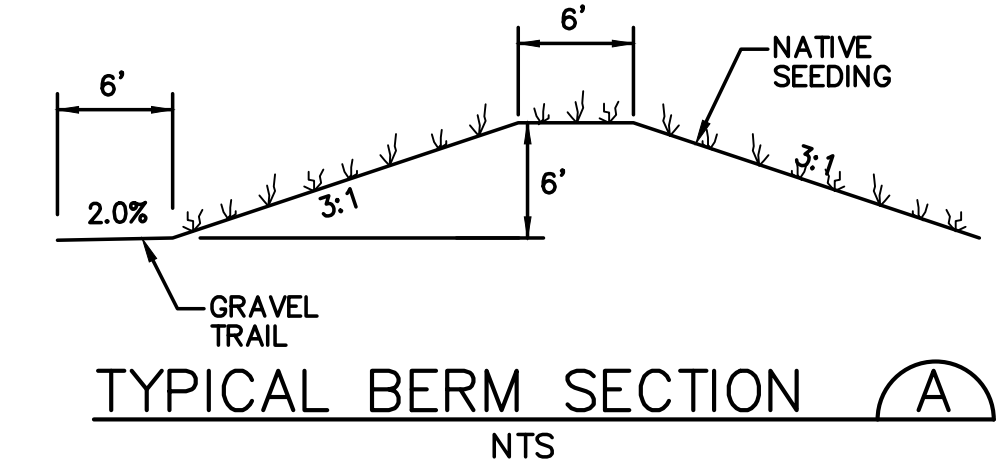
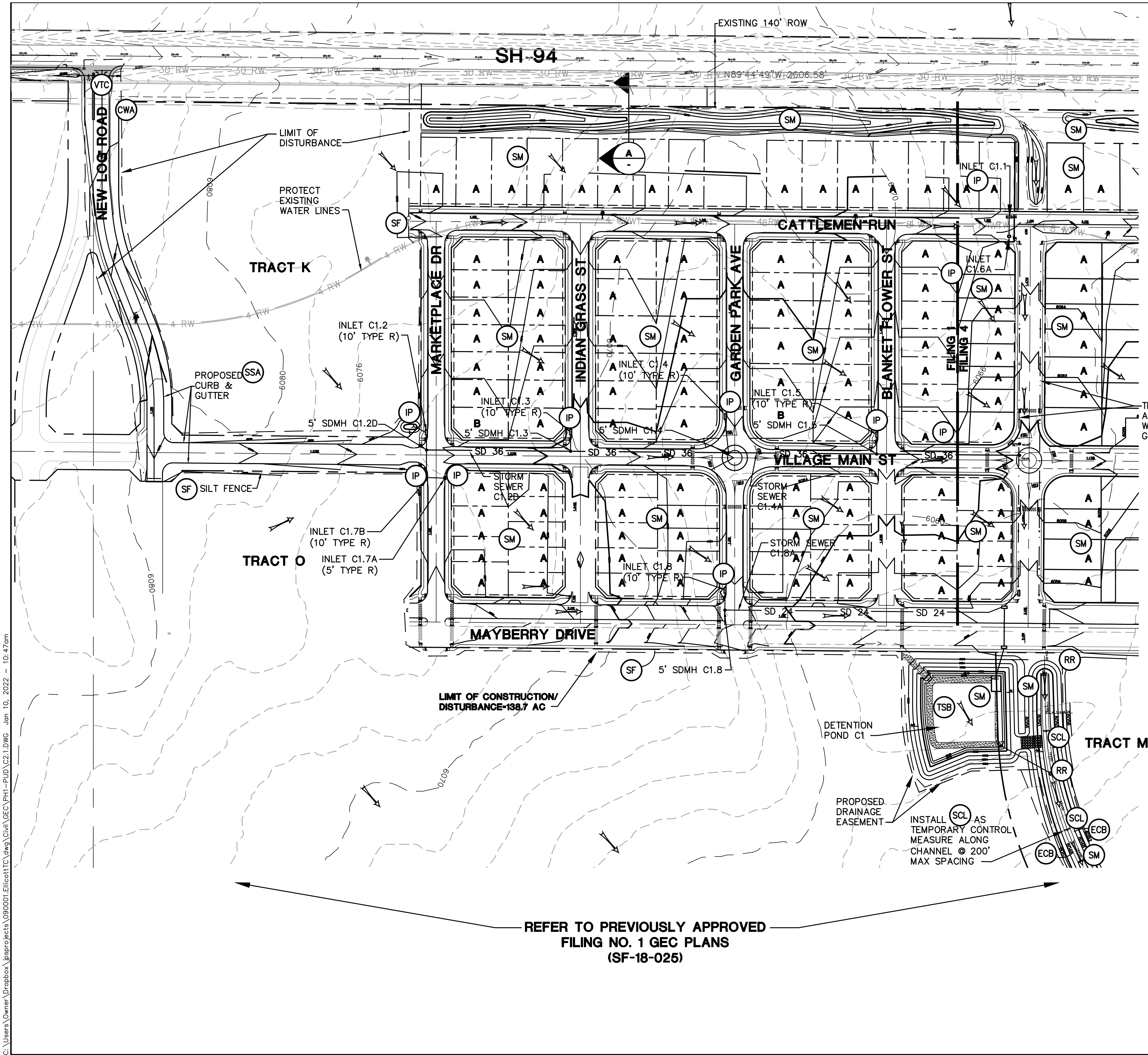
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10.20.2021	B.I.	PER COUNTY COMMENTS
01.11.2022	B.I.	PER COUNTY COMMENTS

LANDSCAPE PLAN

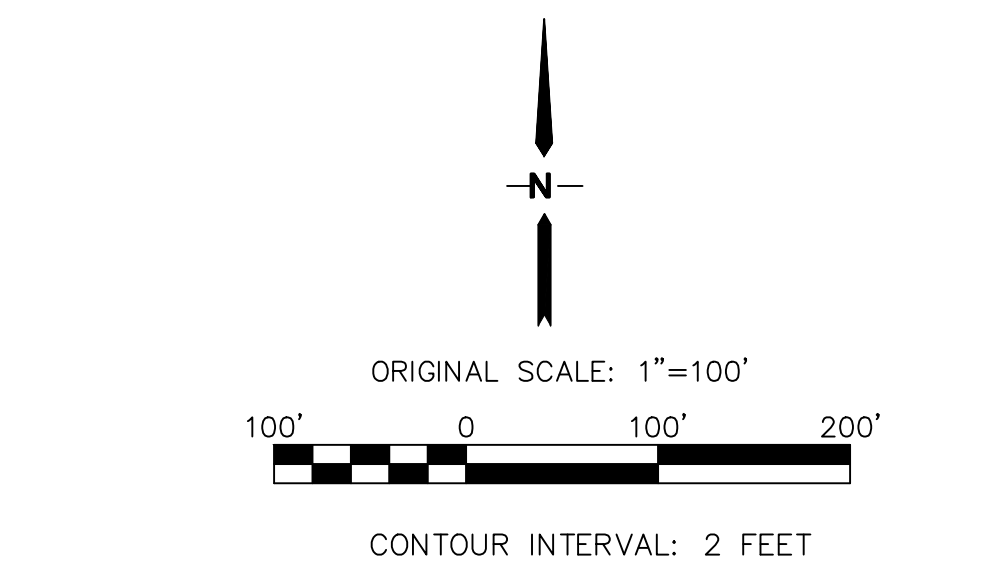


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- LEGEND:**
- PROPERTY LINES
 - - - - - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - - - - - LIMIT OF DISTURBANCE
 - X 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
 - PROPOSED STREET PROFILE GRADE
 - A / B OVERLOT GRADING LOT TYPE (SEE SH. C2.1)

- 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

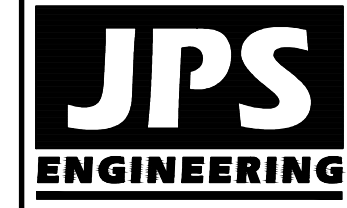


NOTE:
THE FINAL GRADING/STORM FACILITIES SHOWN ARE NOT A PART OF THE PRE-DEVELOPMENT GRADING AND ARE SHOWN FOR FUTURE REFERENCE.

REFER TO PREVIOUSLY APPROVED
FILING NO. 1 GEC PLANS
(SF-18-025)

MAYBERRY, COLORADO SPRINGS - FILING NO. 1

FILING 1 GRADING & EROSION CONTROL PLAN



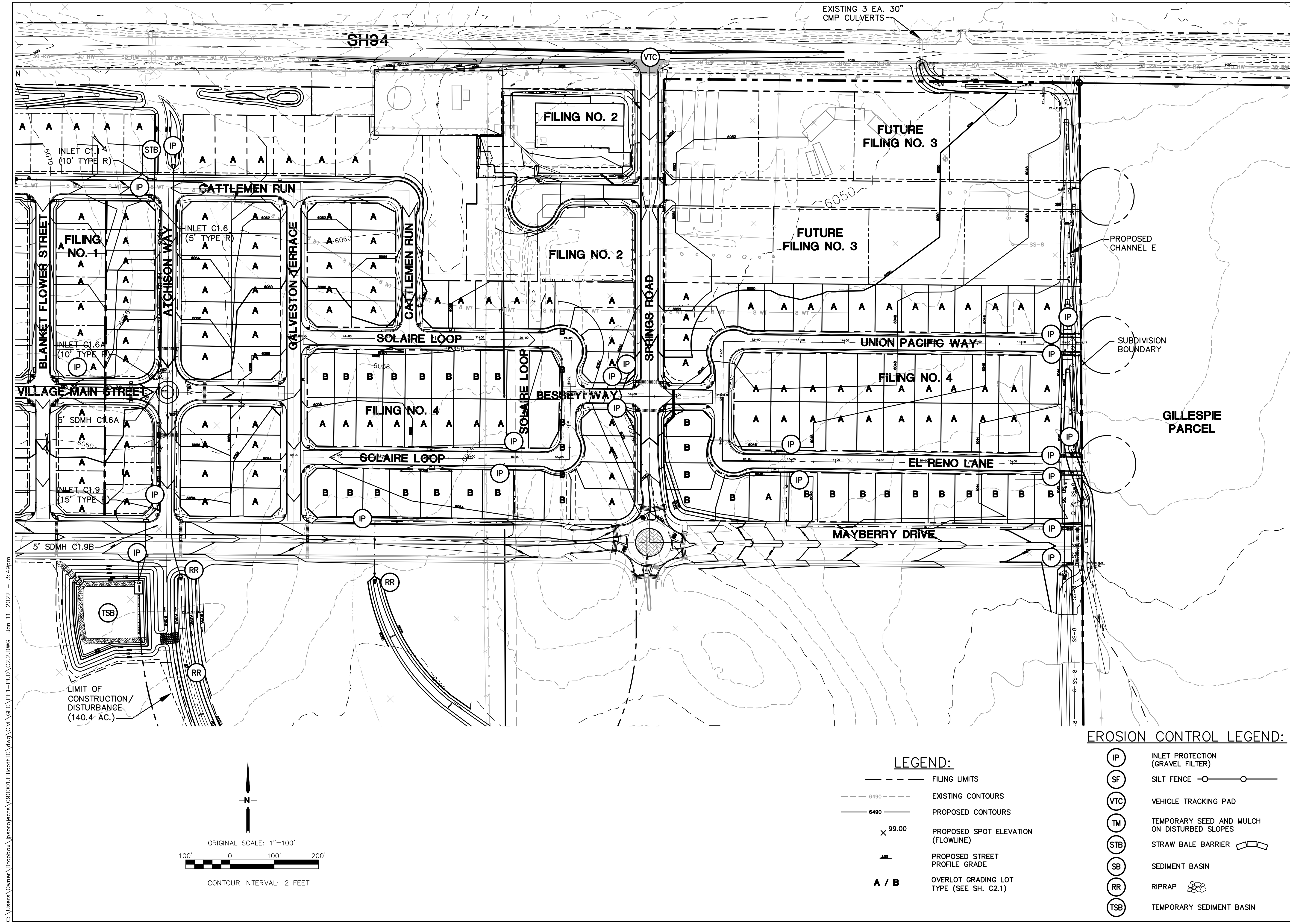
19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 3 DAYS BEFORE ANY EXCAVATE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

No.	REVISION	BY	DATE
1	EPC COMMENTS	JPS	4/17/20
2	EPC COMMENTS	JPS	9/22/20
3	EPC COMMENTS	JPS	10/27/20
4	EPC COMMENTS	JPS	8/30/21
5	EPC COMMENTS	JPS	12/10/21

HORZ. SCALE: 1"=100'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 12/03/00	LAST MODIFIED: 10/22
PROJECT NO: 090001	MODIFIED BY: BJJ



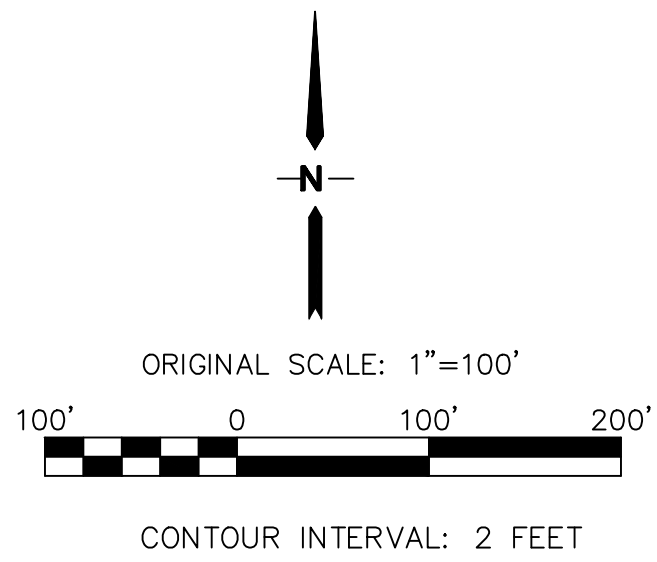
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LEGEND:

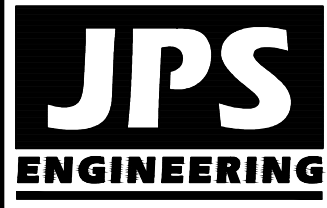
- FILING LIMITS
- - - 6490 - - - EXISTING CONTOURS
- 6490 — PROPOSED CONTOURS
- × 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
- PROPOSED STREET PROFILE GRADE
- A / B OVERLOT GRADING LOT TYPE (SEE SH. C2.1)

EROSION CONTROL LEGEND:

- IP INLET PROTECTION (GRAVEL FILTER)
- SF SILT FENCE
- VTC VEHICLE TRACKING PAD
- TM TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
- STB STRAW BALE BARRIER
- SB SEDIMENT BASIN
- RR RIPRAP
- TSB TEMPORARY SEDIMENT BASIN



MAYBERRY, COLORADO SPRINGS - FILING NO. 2-4



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80903
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CALL 2-4 HOURS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

No.	REVISION	BY	DATE

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: 1/11/22
PROJECT NO: 090001	MODIFIED BY: BJJ