

DEVELOPMENT GUIDELINES

- 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.
- A2. PUD District Purpose & Intent  
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.
- B1. Principal Permitted Uses: (MDR-12)
- 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)
- Previous red line: Include a statement establishing the purpose and intent of the PUD district. A.2 can be rephrased to meet this criteria.
- NES RESPONSE:  
Revised as noted.

- B2. Use Subject to Special Review: (MDR-12)
- 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 and 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.

- C1. Development Requirements for Lot Type A (Lots under 55 FT Width):
- 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.

- C2. Development Requirements for Lot Type B (Lots over 55 FT Width):
- 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 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.

Please provide an exhibit in this plan that identifies which lots are Type A and Type B

- D. Lot Sizes  
The Preliminary Plan | PUD Development Plan and the Final Plat establish the lot sizes for each lot.
- E. Streets  
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.
- F. Architectural Control Committee Review/Covenants  
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.

- G. Authority  
This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

- H. Adoption  
The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Mayberry Phase 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.

- I. Relationship to County Regulations  
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 resolutions or regulations of El Paso County, shall be applicable. To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

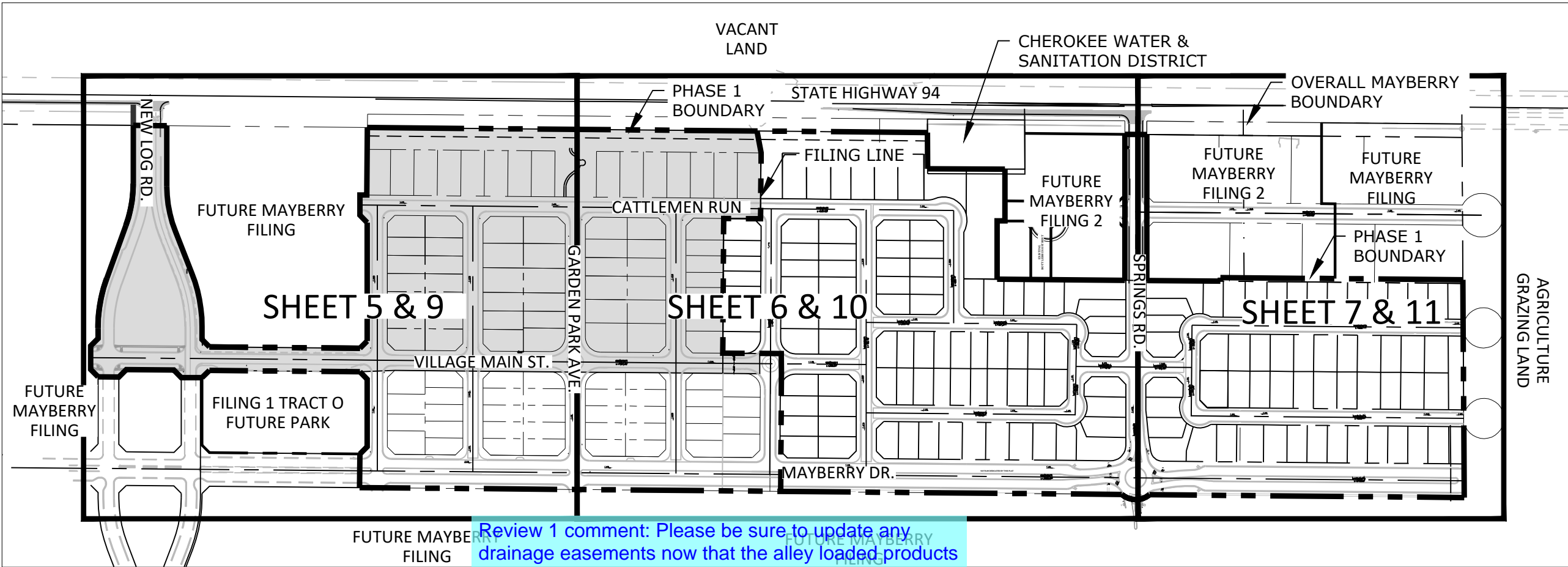
The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning area is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings 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

MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 15 AND IN THE NORTH ONE-HALF (N1/2) OF SECTION 14, ALL IN TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO  
AN AMENDMENT TO ELLICOTT TOWN CENTER PHASE 1 PUD / PRELIMINARY PLAN



SHEET INDEX MAP

GENERAL PROVISIONS

1. All streets shall be constructed to El Paso County standards, dedicated to public use, and maintained by the Home Owners Association or Metropolitan District.
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 subdivision.
3. Contour interval shown on plan 2'.
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 Note:  
The site has been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Preliminary Geotechnical Investigation Ellicott Town Center by CTL Thompson on 07.13.2006 in file PUDSP 21-009 available at the El Paso County Planning and Community Development Department. These can be mitigated by Site-specific, design level Soils and Foundation Investigation to provide design criteria for foundations and floor systems for proposed residential buildings. Subgrade investigation and design after grading. Construction testing and observation during site development and residential building construction. Foundations drains should be anticipated for all basement areas. Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
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 Land Development Code.
11. Development Plan shall adhere to the requirements of the El Paso County Land Development Code and revisions reflected in the Preliminary Plan conditions.
12. Mayberry Phase 1 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.

NES RESPONSE:  
PUD modification provided and additional support from MVEA was shown in the request.

Please add: and shall not be along the radius of the roadway.

NES RESPONSE:  
Previously provided see note A1.

NES RESPONSE:  
This not will not for knuckles and could be misinterpreted. Language revised for additional clarity.

previous red line

please add the following verbiage:

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.

Ownership Certification

Colorado Springs Mayberry LLC  
Name of Landowner

Landowner's Signature, notarized  
I/we \_\_\_\_\_ a (one of the following: qualified title insurance company, title attorney, or attorney at law) 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.

Notarized signature \_\_\_\_\_

OR Name of Attorney and registration number \_\_\_\_\_

Clerk and Recorder Certification

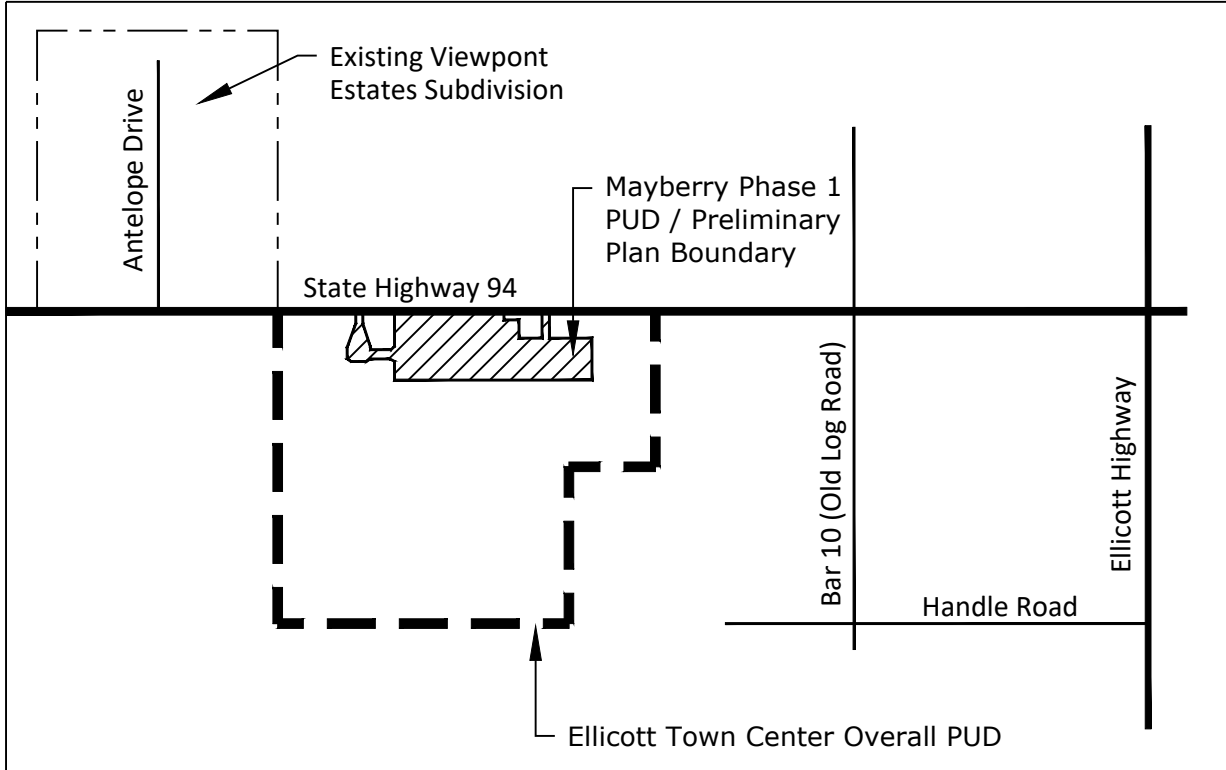
State of Colorado )  
County of El Paso ) ss.  
I hereby certify that this Plan was filed in my office on this \_\_\_\_\_ (day) of \_\_\_\_\_ (month), 20\_\_\_\_ at \_\_\_\_\_ o'clock a.m./p.m. and was recorded per Reception No. \_\_\_\_\_.

El Paso County Clerk and Recorder

Please remove the grading-related pages from this document and only include them in the grading plan.

NES RESPONSE:  
Per discussions with Staff these pages should remain.

VICINITY MAP



SITE DATA

Tax ID Number:	3400000362, 3400000437, 3400000438, 3400000441, 3400000440, 3400000442 & 3400000444
Total Area:	71.39 AC
Development Schedule:	2021
Small Area Plan:	The Ellicott Valley Comprehensive Plan
Sketch Plan:	Ellicott 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.:	27.374 AC
Total Tract Area:	5.8 AC
Maximum Building Height:	40 FT

Landscape Setbacks:  
State Highway 94 (State Highway): 25 FT

Open Space:  
Required: 7.1 AC (10%)  
Usable: 1.7 AC (25% of 7.1 AC Required)  
Provided: 8.55 AC (Tracts A,B,C,D,E & O)  
Usable: 8.55 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.

PHASE 1 LAND USE DATA TABLE

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
SINGLE FAMILY	6.28 DU/AC	240 Lots	38.216	54%
ROAD R.O.W	N/A	N/A	27.374	38%
OPEN SPACE TRACTS	N/A	N/A	5.8	8%

AMENDMENT HISTORY

County File Number	Date	Amendment Description
PUDSP-21-009	10-20-2021	Revise Lots, Tracts & Streets

ROJECT HISTORY

Date	Approved
12-Jan-06	Ellicott Town Center Overall PUD Plan 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)

PROJECT TEAM

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

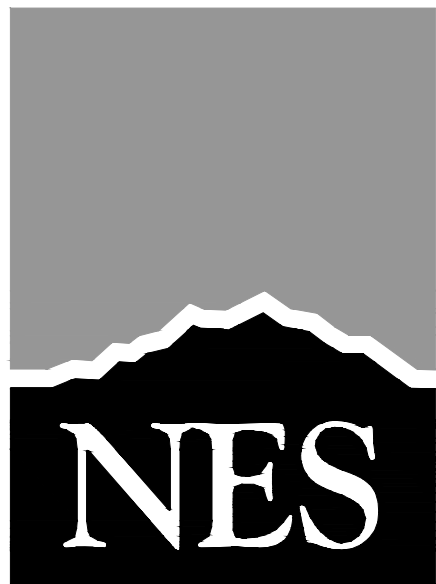
APPLICANT: N.E.S. Inc.  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
719.471.0073

ENGINEER: JPS Engineering Inc.  
19 E. Willamette Ave.,  
Colorado Springs, CO 80903  
719.477.9429

SURVEYOR: JPS Engineering Inc.  
19 E. Willamette Ave.,  
Colorado Springs, CO 80903  
719.477.9429

SHEET INDEX

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Sheet 7 of 13:	Site Plan
Sheet 8 of 13:	Preliminary Grading & Erosion Control Plan
Sheet 9 of 13:	Preliminary Grading & Erosion Control Plan
Sheet 10 of 13:	Landscape Notes & Details
Sheet 11 of 13:	Landscape Plan
Sheet 12 of 13:	Landscape Plan
Sheet 13 of 13:	Landscape 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

ENTITLEMENT

DATE: 10-20-2021 BY: B.I. DESCRIPTION: Per County Comments

COVER

1 OF 13

PUDSP-21-009

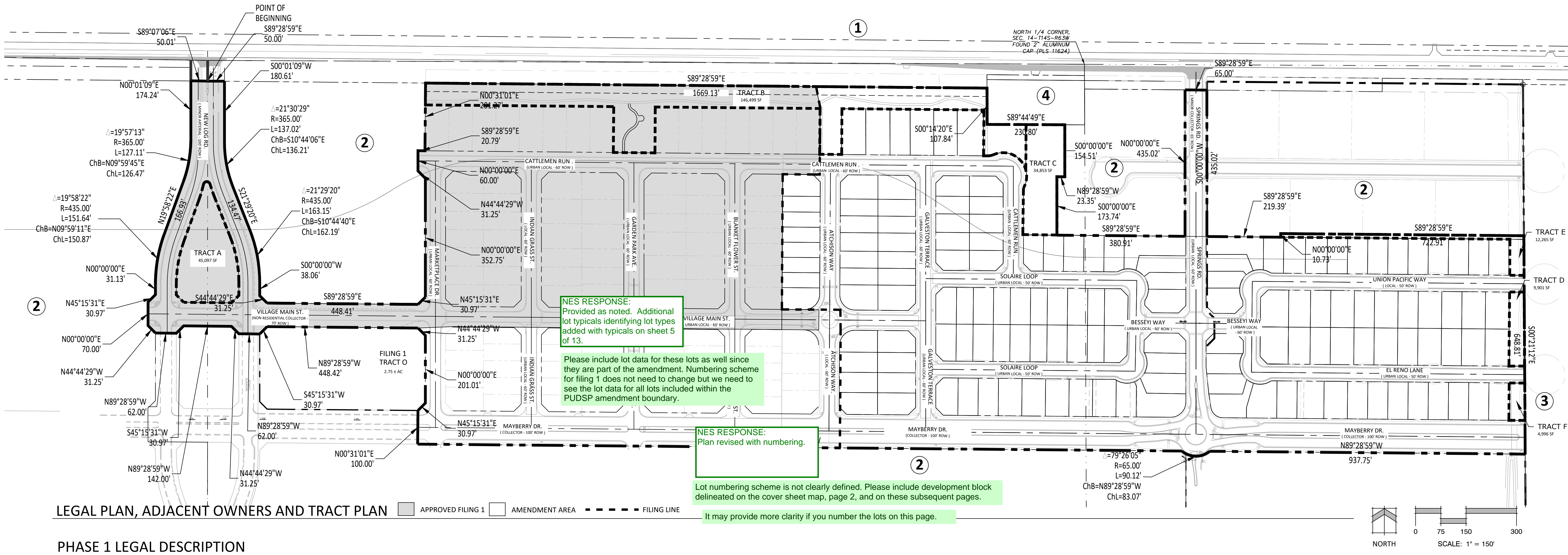


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# MAYBERRY PHASE 1

## EL PASO COUNTY, COLORADO

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



LEGAL PLAN, ADJACENT OWNERS AND TRACT PLAN

#### PHASE 1 LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 15 AND IN THE NORTH ONE-HALF (N1/2) OF SECTION 14, ALL IN TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 15, AS MONUMENTED BY A REBAR AND 3-1/2" ALUMINUM CAP STAMPED "U.P. &E. PLS 116, 4 1999", FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14, AS MONUMENTED BY A REBAR AND 2" ALUMINUM CAP IN A RANGE BOX STAMPED "U.P. &E. PLS 11624 1999", BEARS S89°44'49"E, A DISTANCE OF 2606.55 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S00°01'09"W ALONG THAT LINE COMMON TO SAID SECTION 15 AND SAID SECTION 14, A DISTANCE OF 61.50 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE S89°28'59"E, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NEW LOG ROAD AS SHOWN ON THE PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 220714655 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CDOT RIGHT-OF-WAY DESCRIBED AS TRACT NO. 1, AS RECORDED UNDER RECEPTION NO. 220211233 OF SAID COUNTY RECORDS AND THE NORTHWEST CORNER OF TRACT K, OF SAID MAYBERRY, COLORADO SPRINGS FILING NO. 1;

THENCE ALONG THAT LINE COMMON TO SAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID TRACT K, THE FOLLOWING FIVE (5) COURSES;

- 1.) THENCE S00°01'09"W, A DISTANCE OF 180.61 FEET TO A POINT OF CURVATURE;
- 2.) THENCE ALONG THE ARC OF A 365.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°30'29", AN ARC LENGTH OF 137.02 FEET (THE LONG CHORD OF WHICH BEARS S10°44'06"E, A LONG CHORD DISTANCE OF 136.21 FEET) TO A POINT OF TANGENCY;
- 3.) THENCE S21°29'20"E, A DISTANCE OF 134.47 FEET TO A POINT OF CURVATURE;
- 4.) THENCE ALONG THE ARC OF A 435.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°29'20", AN ARC LENGTH OF 163.15 FEET (THE LONG CHORD OF WHICH BEARS S10°44'40"E, A LONG CHORD DISTANCE OF 162.19 FEET) TO A POINT OF TANGENCY;
- 5.) THENCE S00°00'00"W, A DISTANCE OF 38.06 FEET;

THENCE S44°44'29"E ALONG THE SOUTHWESTERLY LINE OF SAID TRACT K, A DISTANCE OF 31.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VILLAGE MAIN STREET AS SHOWN ON SAID PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1;

THENCE S89°28'59"E ALONG THAT LINE COMMON TO SAID TRACT K AND SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 448.41 FEET;

THENCE N45°15'31"E ALONG THE SOUTHEASTERLY LINE OF SAID TRACT K, A DISTANCE OF 30.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MARKETPLACE DRIVE AS SHOWN ON SAID PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1;

THENCE N00°00'00"E ALONG THAT LINE COMMON TO SAID TRACT K AND SAID MARKETPLACE DRIVE, A DISTANCE OF 352.75 FEET;

THENCE N44°44'29"W ALONG THE EASTERLY LINE OF SAID TRACT K, A DISTANCE OF 31.25 FEET TO THE SOUTHWESTERLY POINT OF TERMINUS OF CATTLEMEN RUN AS SHOWN ON SAID PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1;

THENCE ALONG THAT LINE COMMON TO SAID TRACT K AND SAID CATTLEMEN RUN, THE FOLLOWING TWO (2) COURSES;

- 1.) THENCE N00°00'00"E, A DISTANCE OF 60.00 FEET;
- 2.) THENCE N89°28'59"W, A DISTANCE OF 20.79 TO THE SOUTHWEST CORNER OF LOT 1, OF SAID PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1;

THENCE N00°31'01"E ALONG THAT LINE COMMON TO SAID TRACT K, SAID LOT 1 AND TRACT B OF SAID PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1, A DISTANCE OF 201.27 FEET TO THE NORTHERLY CORNER COMMON TO SAID TRACT K AND SAID TRACT B, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CDOT TRACT NO. 1;

THENCE S89°28'59"E ALONG THAT LINE COMMON TO SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID TRACT B AND TRACT L OF SAID PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1, A DISTANCE OF 1669.13 FEET TO THE SOUTHEASTERN CORNER OF SAID CDOT TRACT NO. 1, SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 5527 AT PAGE 376 OF SAID COUNTY RECORDS;

THENCE ALONG THAT LINE COMMON TO SAID TRACT K AND SAID TRACT L, THE FOLLOWING TWO (2) COURSES;

- 1.) THENCE S00°14'20"E, A DISTANCE OF 107.84 FEET;
- 2.) THENCE S89°44'49"E, A DISTANCE OF 230.80 FEET;
- THENCE S00°00'00"E, A DISTANCE OF 154.51 FEET;

THENCE N89°28'59"W, A DISTANCE OF 23.35 FEET;

THENCE S00°00'00"E, A DISTANCE OF 173.74 FEET;

THENCE S89°28'59"E, A DISTANCE OF 380.91 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SPRINGS ROAD AS SHOWN ON SAID PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1;

THENCE N00°00'00"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 435.02 FEET TO THE SOUTHEAST CORNER OF THAT CDOT RIGHT-OF-WAY DESCRIBED AS TRACT NO. 2, AS RECORDED UNDER SAID RECEPTION NO. 220211233;

THENCE N89°28'59"E, A DISTANCE OF 65.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SPRINGS ROAD;

THENCE S00°00'00"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 435.02 FEET;

THENCE S89°28'59"E, A DISTANCE OF 219.39 FEET;

THENCE N00°00'00"E, A DISTANCE OF 10.73 FEET;

THENCE S89°28'59"E, A DISTANCE OF 722.91 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (W1/2 NE1/4) OF SAID SECTION 14;

THENCE S00°21'12"E ALONG SAID EAST LINE, A DISTANCE OF 648.81 FEET;

THENCE N89°28'59"W, A DISTANCE OF 937.75 FEET;

THENCE ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 79°26'05", AN ARC LENGTH OF 90.12 FEET (THE LONG CHORD OF WHICH BEARS N89°28'59"W, A LONG CHORD DISTANCE OF 83.07 FEET);

THENCE N89°28'59"W, A DISTANCE OF 2271.94 FEET TO THE SOUTHWESTERLY POINT OF TERMINUS OF MAYBERRY DRIVE AS SHOWN ON SAID PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1;

THENCE N00°31'01"E ALONG THE WESTERLY LINE OF SAID MAYBERRY DRIVE, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT O, AS SHOWN ON SAID PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1;

THENCE ALONG THE SOUTHERLY, EASTERLY, AND NORTHERLY LINES OF SAID TRACT O, THE FOLLOWING FIVE (5) COURSES;

- 1.) THENCE N45°15'31"E, A DISTANCE OF 30.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID MARKETPLACE DRIVE;
- 2.) THENCE N00°00'00"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.01 FEET;
- 3.) THENCE N44°44'29"W, A DISTANCE OF 31.25 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VILLAGE MAIN STREET;
- 4.) THENCE N89°28'59"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 448.42 FEET;
- 5.) THENCE S45°15'31"W, A DISTANCE OF 30.97 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY AND WESTERLY RIGHT-OF-WAY LINES OF SAID VILLAGE MAIN STREET, THE FOLLOWING SEVEN (7) COURSES;

- 1.) THENCE N89°28'59"W, A DISTANCE OF 62.00 FEET;
- 2.) THENCE N44°44'29"W, A DISTANCE OF 31.25 FEET;
- 3.) THENCE N89°28'59"W, A DISTANCE OF 142.00 FEET;
- 4.) THENCE S45°15'31"W, A DISTANCE OF 30.97 FEET;
- 5.) THENCE N89°28'59"W, A DISTANCE OF 62.00 FEET;
- 6.) THENCE N44°44'29"W, A DISTANCE OF 31.25 FEET;
- 7.) THENCE N00°00'00"E, A DISTANCE OF 70.00 FEET;

THENCE N45°15'31"E, A DISTANCE OF 30.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID NEW LOG ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES;

- 1.) THENCE N00°00'00"E, A DISTANCE OF 31.13 FEET TO A POINT OF CURVATURE;
- 2.) THENCE ALONG THE ARC OF A 435.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19°58'22", AN ARC LENGTH OF 151.64 FEET (THE LONG CHORD OF WHICH BEARS N09°59'11"E, A LONG CHORD DISTANCE OF 150.87 FEET) TO A POINT OF TANGENCY;
- 3.) THENCE N19°58'22"E, A DISTANCE OF 166.93 FEET TO A POINT OF CURVATURE;
- 4.) THENCE ALONG THE ARC OF A 365.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°57'13", AN ARC LENGTH OF 127.11 FEET (THE LONG CHORD OF WHICH BEARS N09°59'45"E, A LONG CHORD DISTANCE OF 126.47 FEET) TO A POINT OF TANGENCY;
- 5.) THENCE N00°01'09"E, A DISTANCE OF 174.24 FEET;
- THENCE S89°07'06"E, A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 71.39 ACRES OF LAND, MORE OR LESS.

#### 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	146,499	3.4	Open Space, Landscape, Public Utilities, and Private Utilities	Mayberry Metropolitan District	Mayberry Metropolitan District
Tract C	34,853	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
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	8.55			

#### ADJACENT OWNERS

Name	Mailing Address	City, State, Zip
1 LORRAINE, ANDERSON & GAIL J HELLMANN	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

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

#### MAYBERRY PHASE 1

AN AMENDMENT TO  
ELICOTT 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: 10.20.2021 BY: B.1. DESCRIPTION: Per County Comments

ISSUE / REVISION

#### LEGAL BOUNDARY / TRACT EXHIBIT

SHEET TITLE

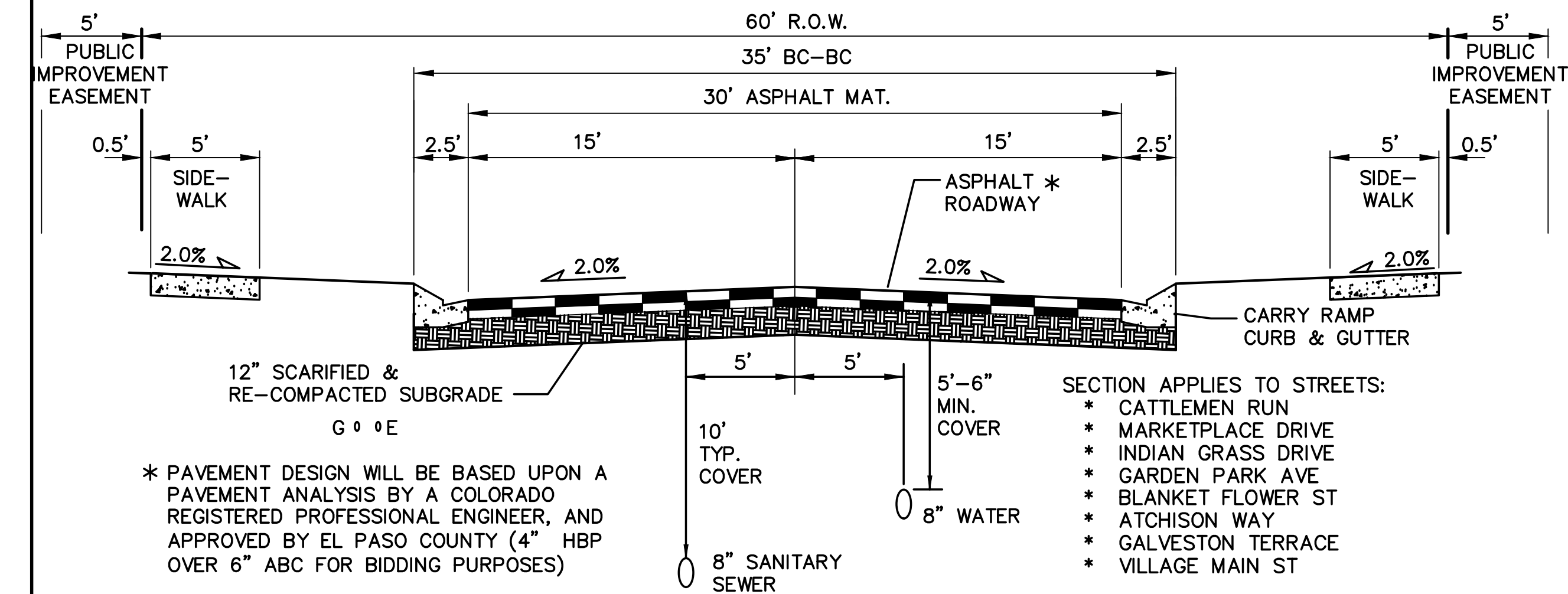
SHEET NUMBER

2 OF 13

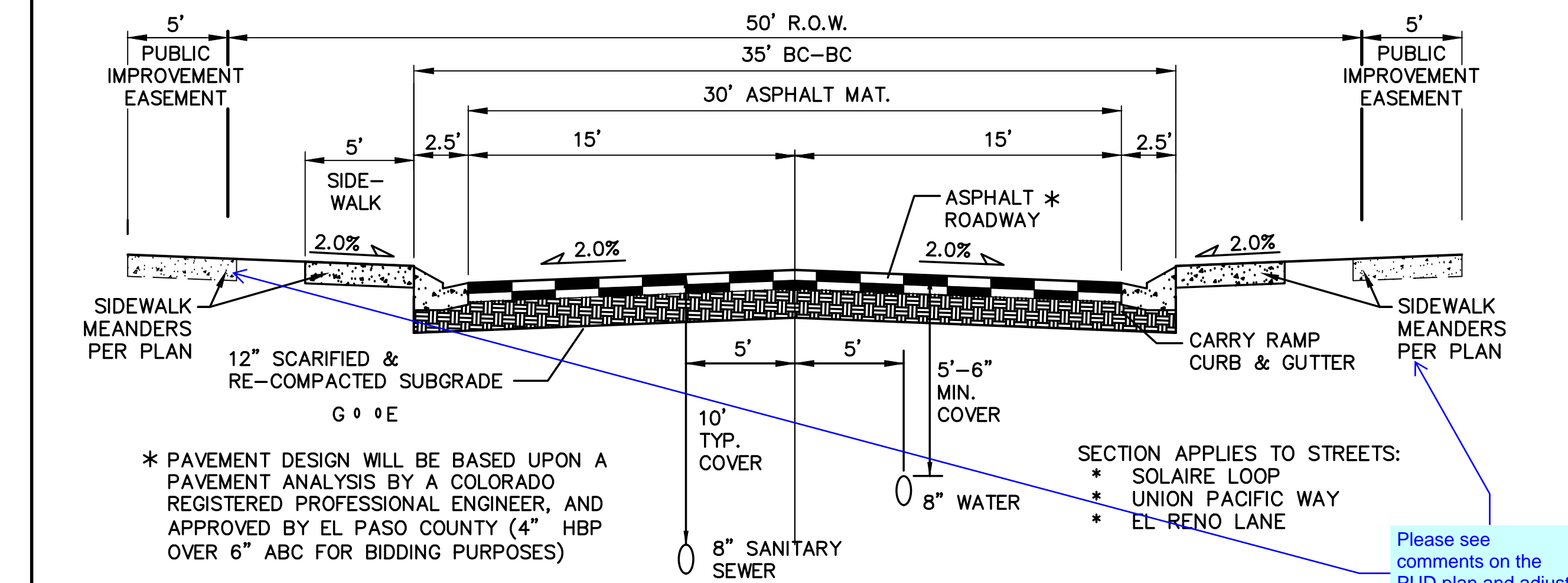
PUDSP-21-009



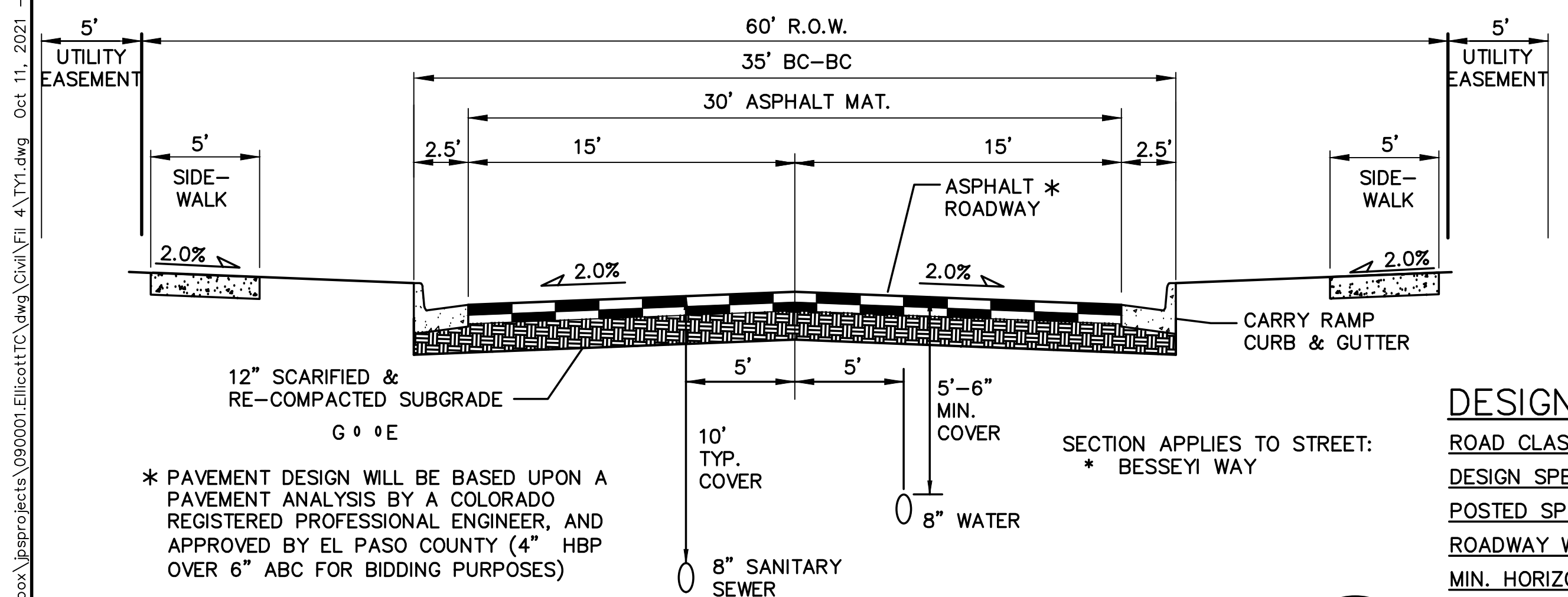
G:\Users\Owner\Dropbox\jpsprojects\090001\Ellicott\TY1.dwg Oct 11, 2021 11:28am



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



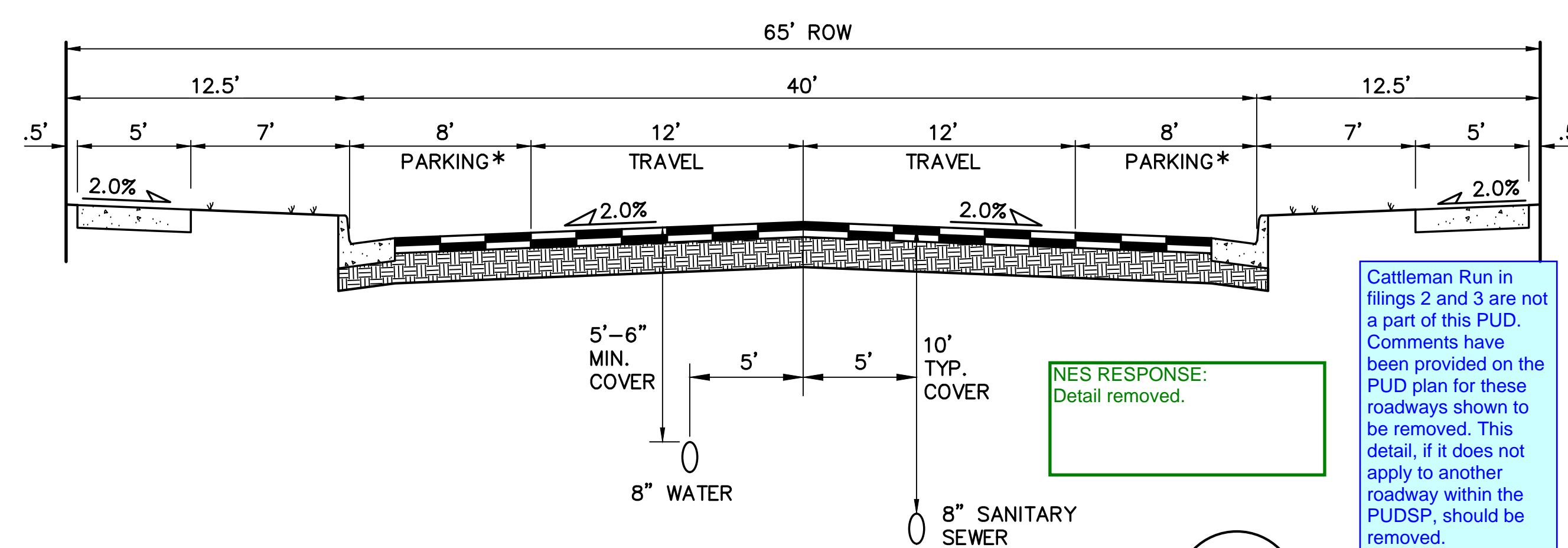
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(URBAN LOCAL)  
\* ON-STREET PARKING ALLOWED  
SCALE: 1"=5' H  
1"=2.5' V



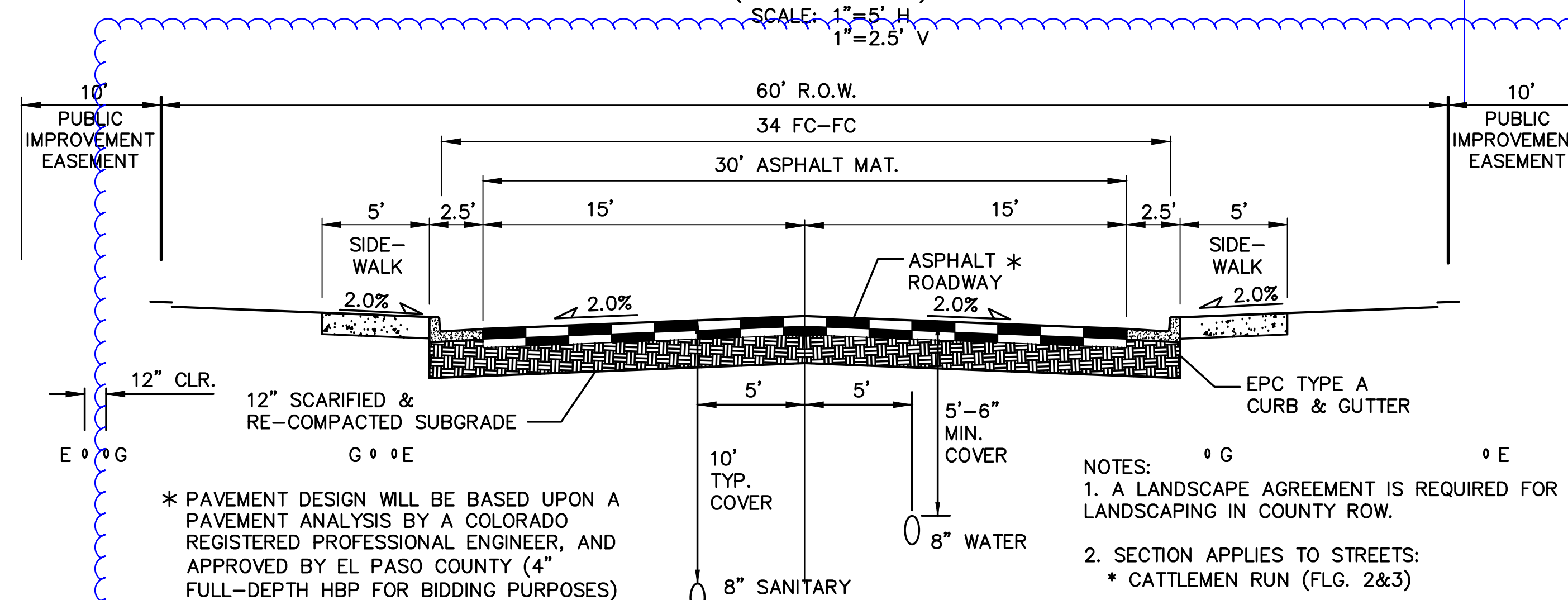
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SCALE: 1"=5' H  
1"=2.5' V

#### DESIGN DATA

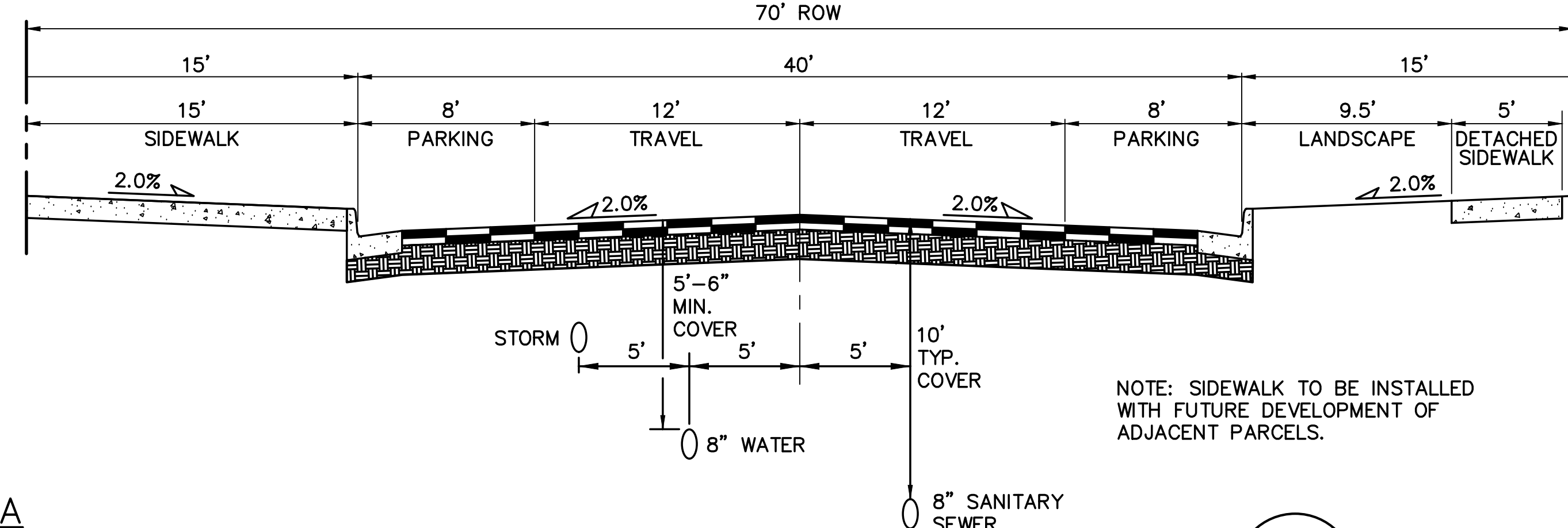
ROAD CLASSIFICATION:	URBAN/LOCAL
DESIGN SPEED:	25 MPH
POSTED SPEED:	25 MPH
ROADWAY WIDTH:	30'
MIN. HORIZONTAL RADIUS:	200'
MIN. GRADE:	0.5%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	12
MIN. K-VALUE (SAG):	26



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



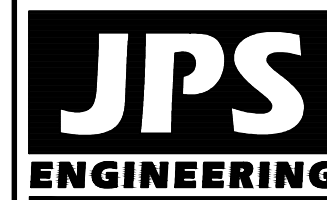
**TYPICAL LOCAL COMMERCIAL ROAD SECTION E**  
(URBAN LOCAL)  
SCALE: 1"=5' H  
1"=2.5' V



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

- 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

## MAYBERRY, COLORADO SPRINGS - PHASE 1



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BEFORE YOU DIG GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

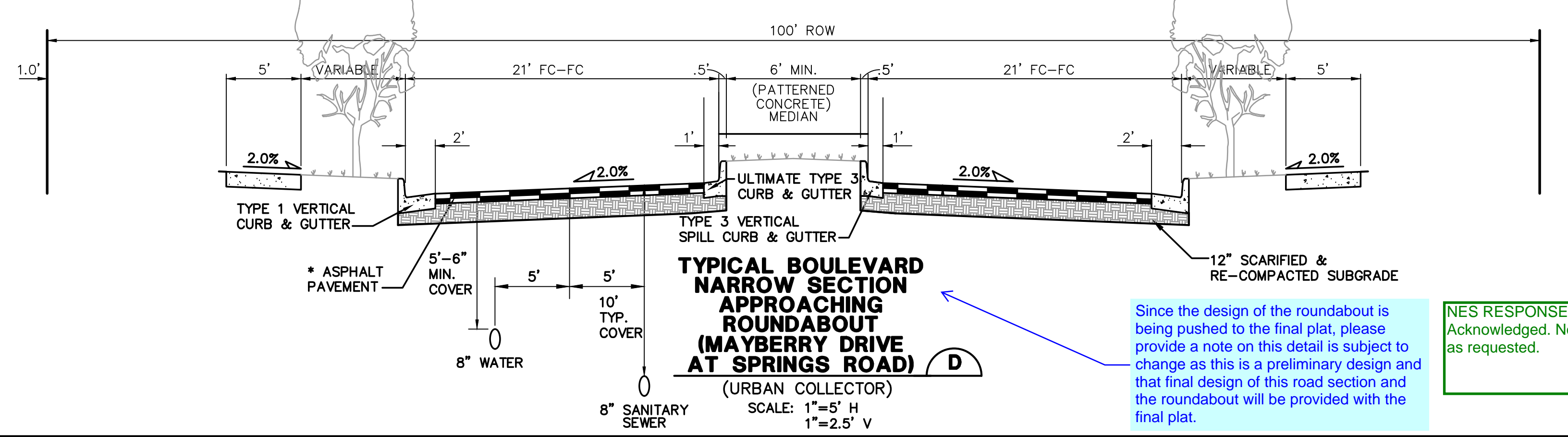
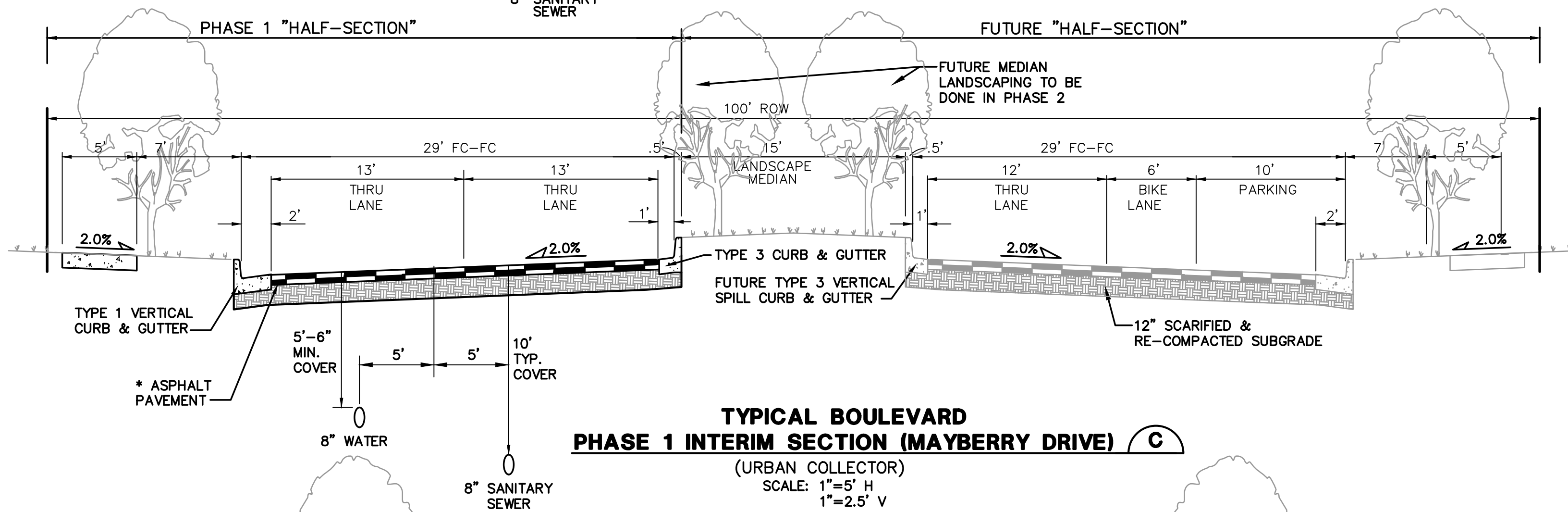
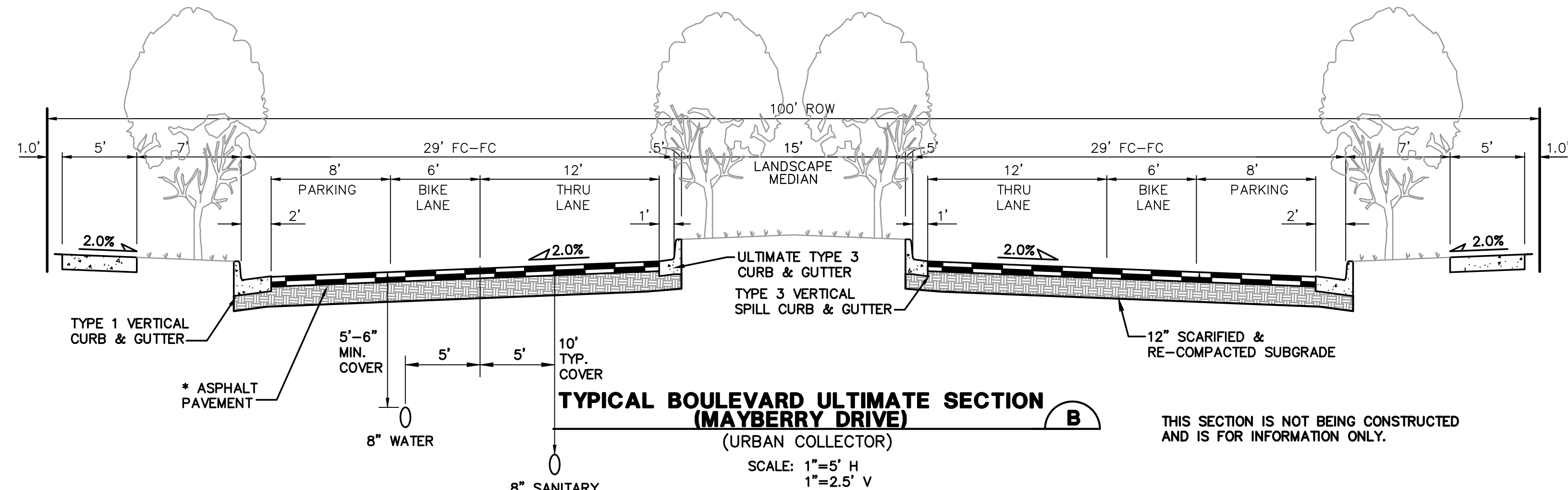
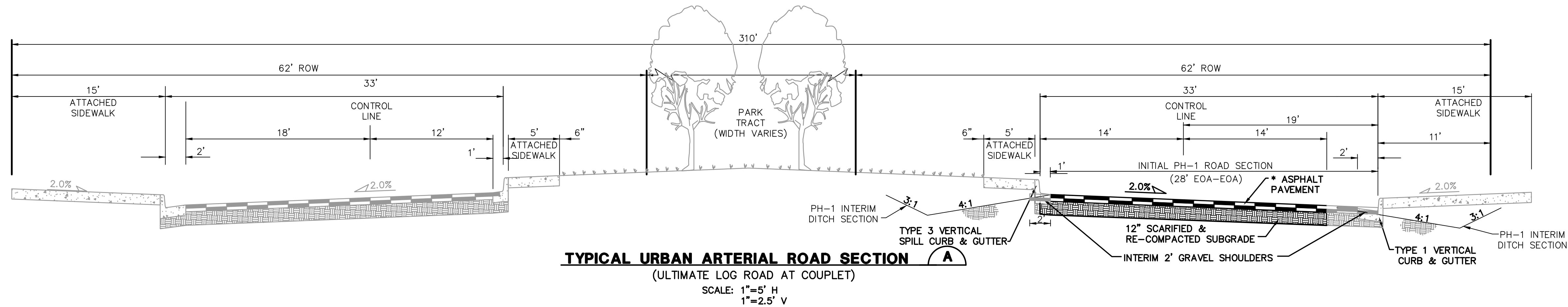
DATE	BY	REVISION	No.

### TYPICAL ROAD SECTION & DETAILS

HORZ. SCALE: 1"=5'	DRAWN: BJJ
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 5/5/05	LAST MODIFIED: 10/11/21
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET: TY1	
3 OF 11	



G:\Users\Owner\Dropbox\psprojects\090001\Ellicott\TTC.dwg Civil\TTC 4\TY2.dwg Sep 16, 2021 -- 11:20am



#### 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

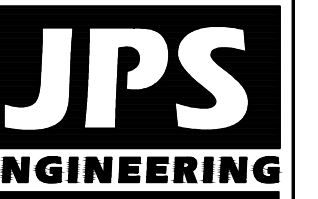
\* PAVEMENT DESIGN WILL BE BASED UPON A PAVEMENT ANALYSIS BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, AND APPROVED BY EL PASO COUNTY. (4" HBP OVER 6" ABC FOR BIDDING PURPOSES)

NES RESPONSE:  
Acknowledged. Note provided as requested.

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

## MAYBERRY, COLORADO SPRINGS - PHASE 1

### TYPICAL ROAD SECTIONS



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FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

No.	DATE	BY	REVISION

HORZ. SCALE: 1"=5'	DRAWN: BJJ
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 10/30/20	LAST MODIFIED: 8/16/21
PROJECT NO: 090001	MODIFIED BY: BJJ

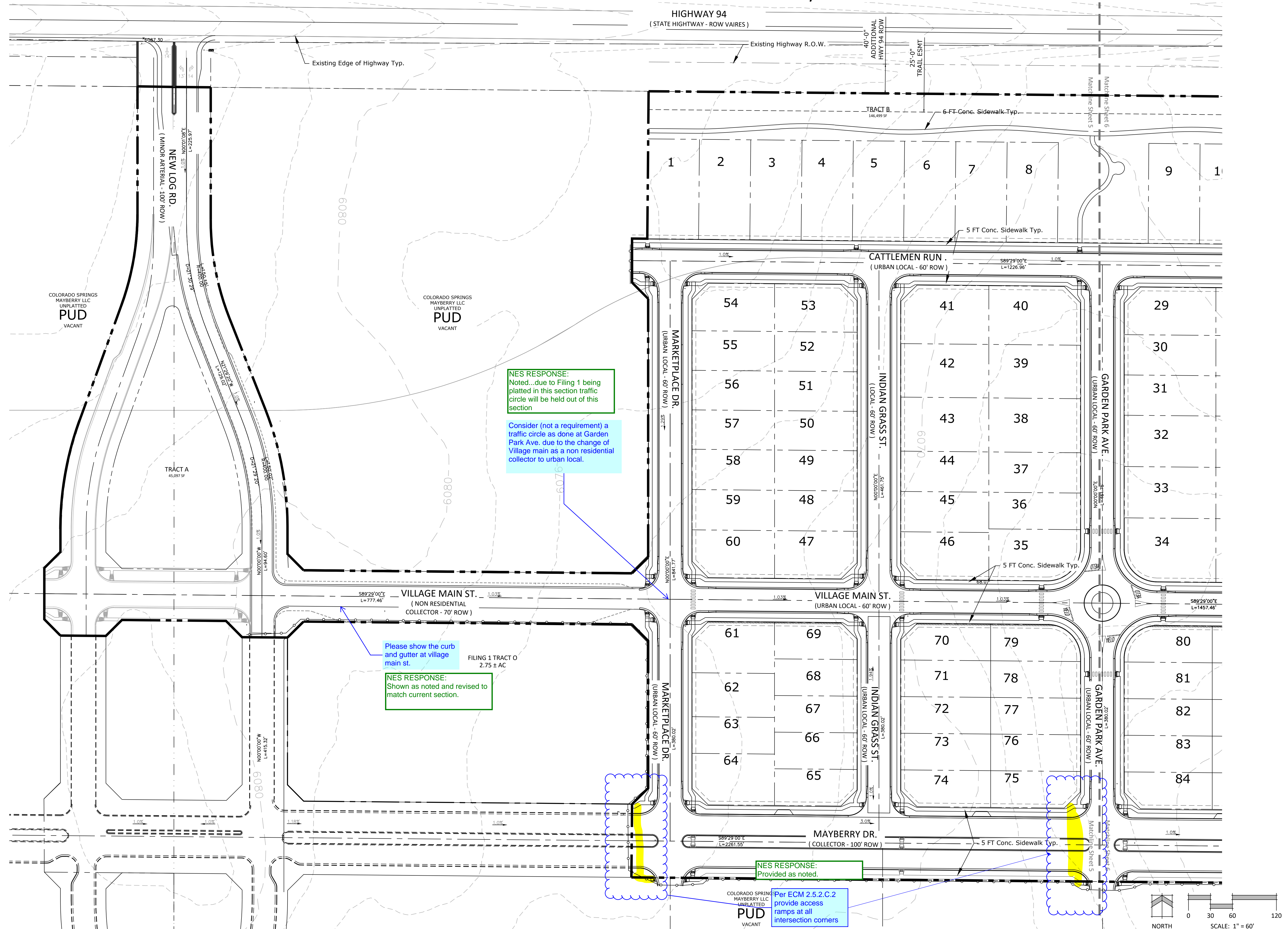
SHEET: TY2
4 OF 11



# 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

**PUD PRELIMINARY  
SITE PLAN**

5 OF 13

PUDSP-21-009



The diagram illustrates the details of a knuckle at a road intersection. Key features include:

- R.O.W.**: Right-of-Way boundary.
- Edge of Asphalt**: Pavement edge line.
- SOT**: Sight Triangle Distance.
- 5' PUBLIC IMPROVEMENT EASEMENT**: A specific easement width.
- Pavement**: The road surface area.
- R/W**: Right-of-Way boundary.
- G**: General alignment or centerline.
- Dimensions**: Various radii ( $R_1, R_2, R_3, R_4, R_5$ ) and distances are indicated with dimension lines.

R/W	SO*
R <sub>1</sub>	30' (EGR)
R <sub>2</sub>	27'
R <sub>3</sub>	33'
R <sub>4</sub>	50'
R <sub>5</sub>	60'
SOT	40'

\*SOT = SIGHT DISTANCE TRIANGLE  
DESIGN SPEED = 25 MPH

DRAWN BY: [Signature]

CHECKED BY: [Signature]

DATE: 7/9/09

PROJECT: Urban Local Knuckle

STANDARD DRAWING

REVISION DATE: 7/28/15

FILE NAME: SD: 2--77

STATE OF TEXAS  
TRANSPORTATION DEPARTMENT

Please remove as this is not a part of this application.

Please update these lots to the correct zone (CS)

Please refer to ECM Appendix F detail SD\_2-77. Radius at this location shall be 60'. Please be sure to verify that all other aspects of the knuckle comply with the county standard detail.

provide radius data  
for the knuckle as  
done previously

Sidewalks have been revised to meander in and out of lot boundaries - is this intentional? Sidewalk should be completely contained within the right-of-way.

Sidewalks have been revised to meander in and out of lot boundaries - is this intentional? Sidewalk should be completely contained within the right-of-way.

NES RESPONSE:  
Revised per County Standards.  
Deviation requested for site  
triangle.

provide radius data at  
knuckle. Refer to  
ECM detail SD2-77

- Revise so that the sidewalk is within the ROW

EL PASO COUNTY, CO

STAMP

ENTITLEMENT

ISSUE / REVISION

6 OF 13

PUDSP-21-009

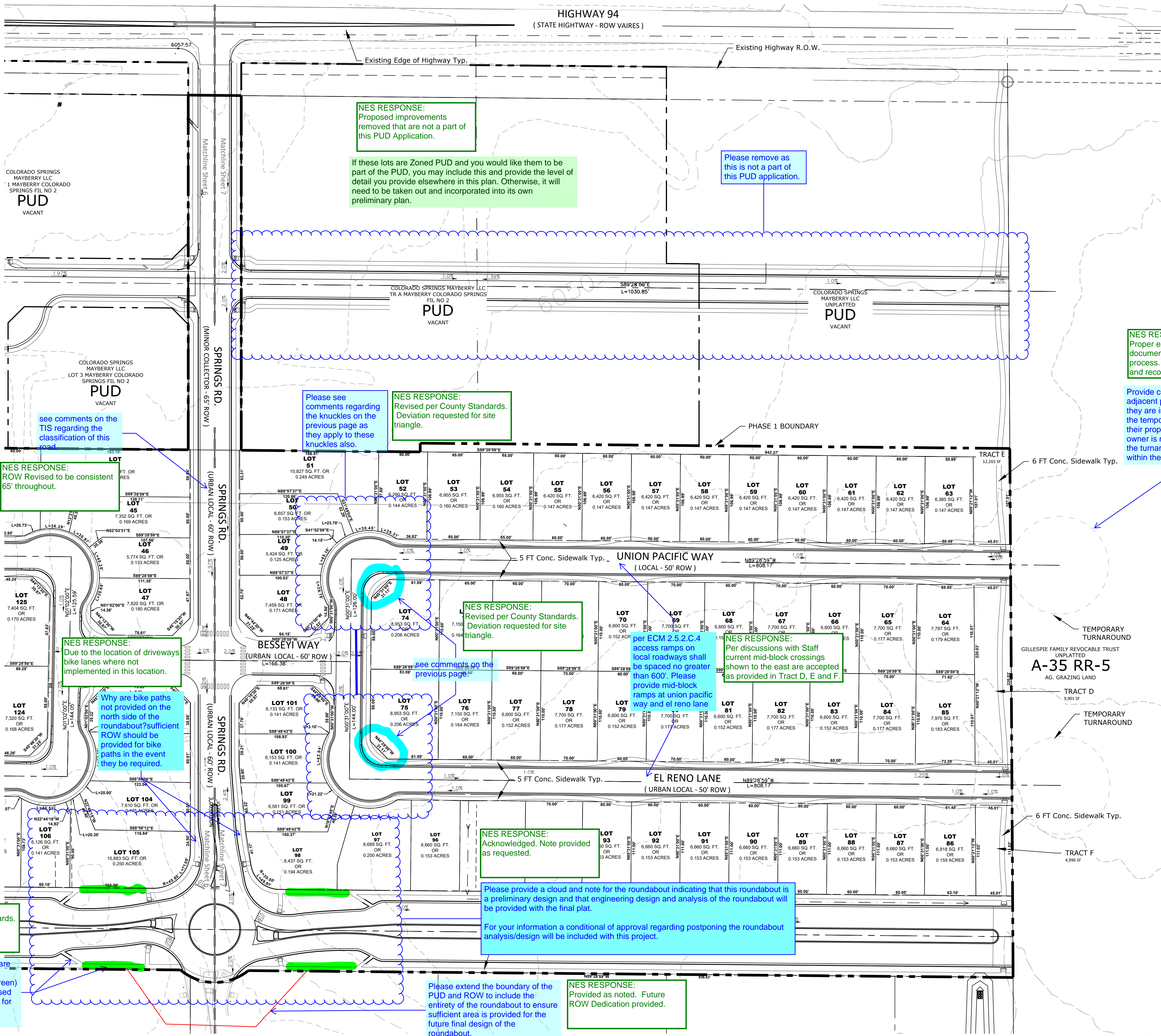
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# MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

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



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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

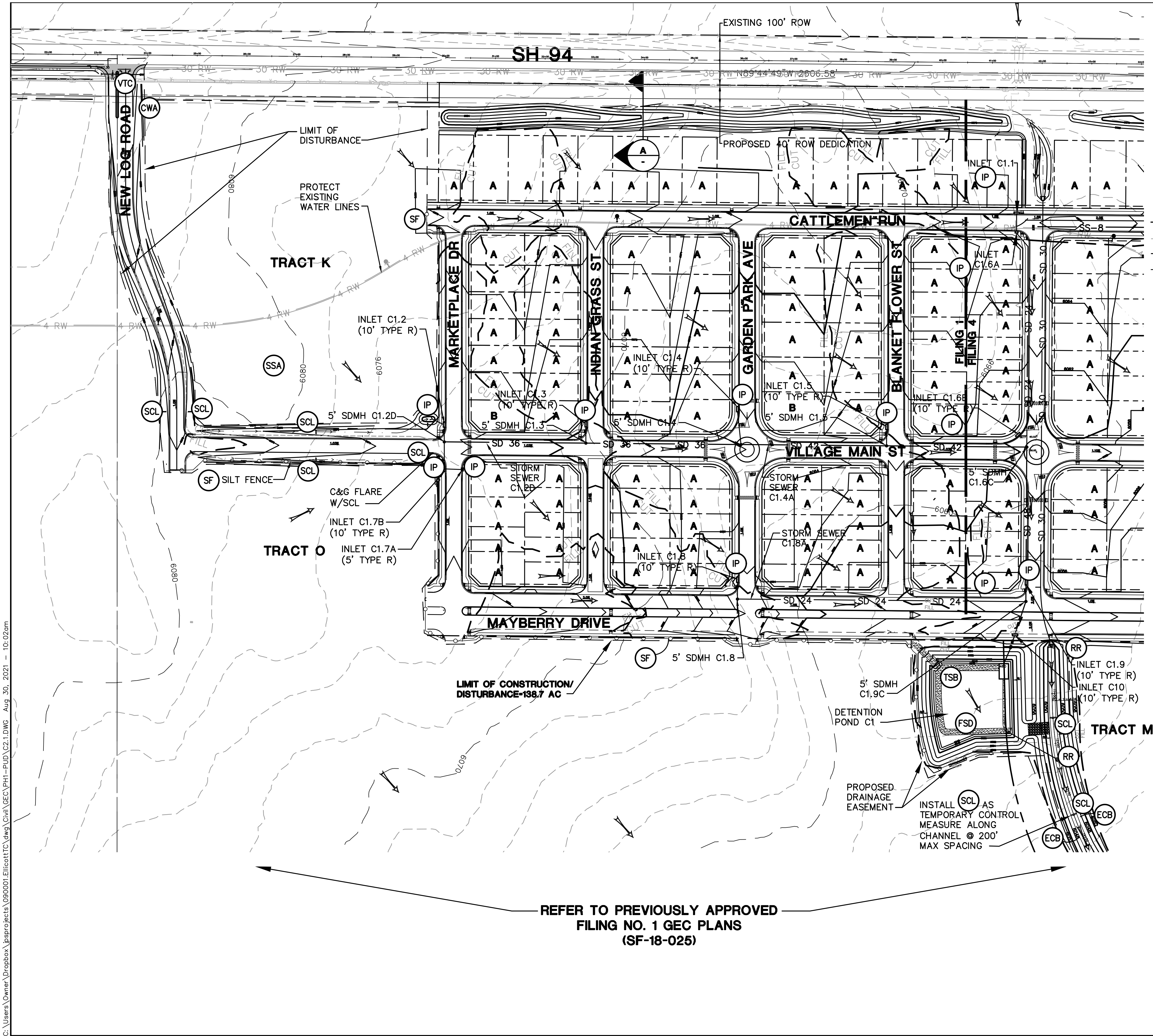
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7 OF 13

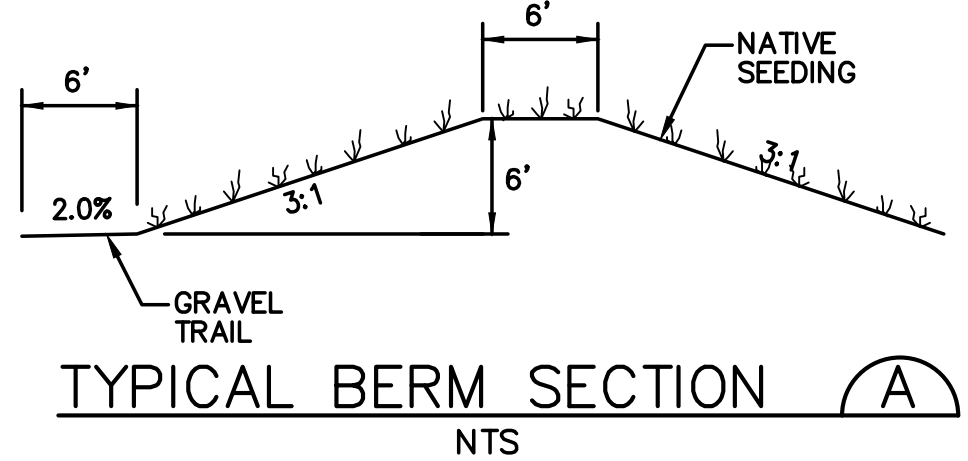
PUDSP-21-009



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

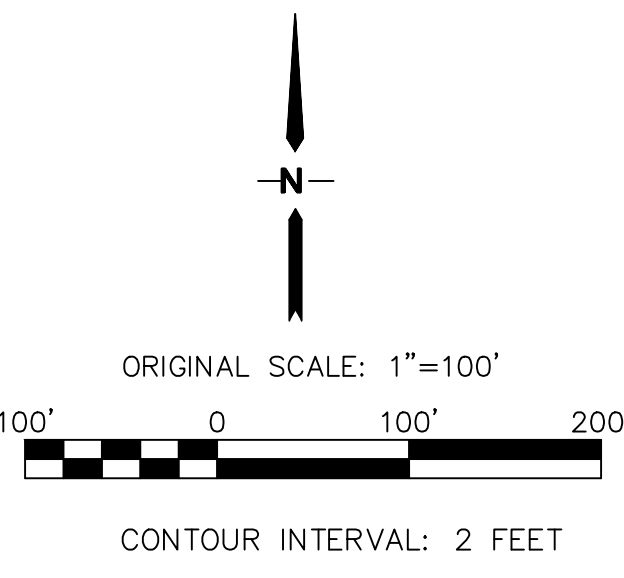


LEGEND:

- PROPERTY LINES
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF DISTURBANCE
- PROPOSED SPOT ELEVATION (FLOWLINE)
- PROPOSED STREET PROFILE GRADE
- OVERLOT GRADING LOT TYPE (SEE SH. C2.1)

EROSION CONTROL LEGEND:

- INLET PROTECTION (GRAVEL FILTER)
- SILT FENCE
- VEHICLE TRACKING CONTROL PAD
- TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
- STRAW BALE BARRIER
- TEMPORARY SEDIMENT BASIN
- RIPRAP
- FULL-SPECTRUM DETENTION BASIN
- SEDIMENT CONTROL LOG
- EROSION CONTROL BLANKETS
- CONCRETE WASHOUT AREA
- STABILIZED STAGING AREA

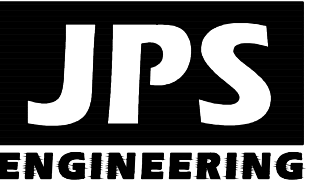


MAYBERRY, COLORADO SPRINGS - FILING NO. 1

FILING 1 PRE-DEVELOPMENT  
GRADING & EROSION CONTROL PLAN

HORZ. SCALE: 1"=100'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 12/03/00	LAST MODIFIED: 8/30/21
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: C2.1



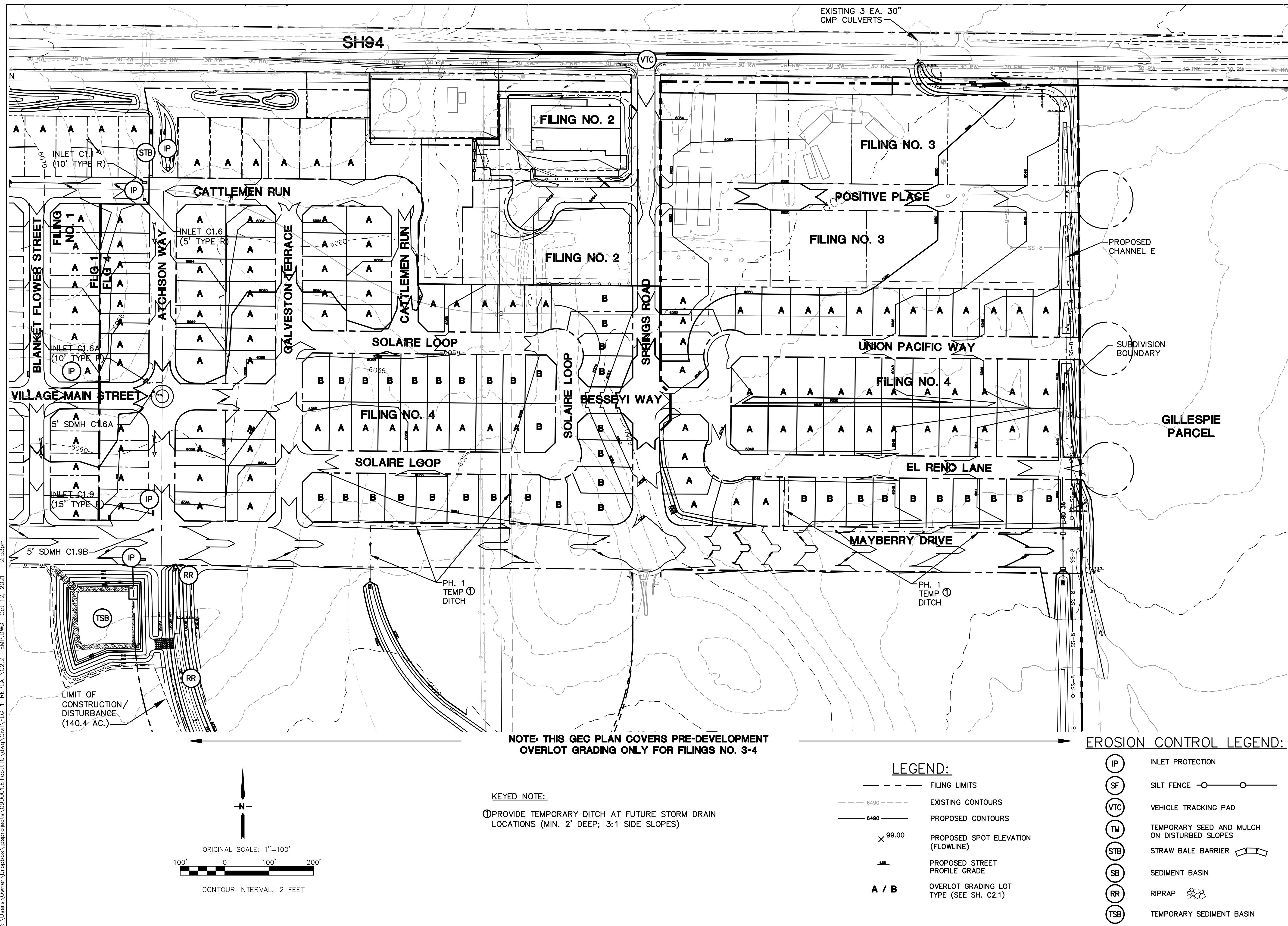
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80903  
PH: 719-477-9429  
FAX: 719-471-0766  
www.jpsengr.com



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CALL 48 HOURS BEFORE ANY  
GRAVING, GRADING, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

BY	DATE	REVISION
JPS	1/31/20	EPC COMMENTS
JPS	4/17/20	EPC COMMENTS
JPS	9/22/20	EPC COMMENTS
JPS	10/21/20	EPC COMMENTS
JPS	8/30/21	EPC COMMENTS





**MAYBERRY, COLORADO SPRINGS - FILING NO. 2-4**

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No.	REVISION	BY	DATE

HORZ. SCALE: 1"=100'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 1/14/19	LAST MODIFIED: 10/12/21
PROJECT NO: 090001	MODIFIED BY: BJJ

## C2.2



P:\CS Mayberry\Mayberry\CDrawings\Planning\Final-land\Phase 1 Amendment\Mayberry Phase 1 Amendment\_RUDELE.dwg [10-Cover] 10/20/2021 7:39:29 AM Allen

# 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: .


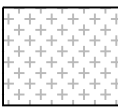
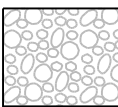
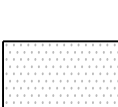

RECOMMENDED SOIL AMENDMENT:  
TRI-MIX III as supplied by C&C Sand  
-To be applied as backfill in planting pits
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL 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
MAYBERRY DR	MAJOR COLLECTOR	3,291	1 / 25'	132 / 125
VILLAGE MAIN ST	MINOR COLLECTOR	1,457	1 / 25'	59 / 59
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%	
0/0	0/0	MD	75% / 75%	
0/0	70/70	VM	75% / 75%	

### GROUND COVER SCHEDULE

	<b>SEED MIX B W/ WILDFLOWERS</b>	49,138 sf
	<b>SEED MIX A</b>	244,887 sf
	<b>COBBLE</b> 2"-4" Speckled White River Rock	4,405 sf
	<b>TURF</b> Kentucky Bluegrass Sod	32,424 sf
	<b>ROCK</b> 3/4" Saddleback Swirl	18,060 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.




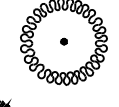





#### Seed Mix B with Wildflowers

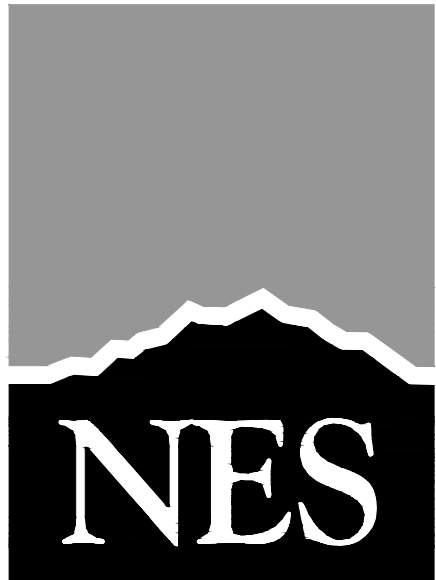
30% Ephraim Crested Wheatgrass Note: Low Gro Mix available from  
25% Dwarf Perennial Ryegrass Arkansas Valley Seed Solutions  
20% SR3200 Blue Fescue (877) 957-3337  
15% Ruebens Canada Bluegrass  
10% Chewings Fescue Wildflower Mix available from:  
15% Blue Grama Applewood Seed Co.  
Wildflowers: 615 Western Mix (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
	Ag	6	Acer tataricum `GarAnn` TM / Hot Wings Tatarian Maple	20`	20`	1.5" Cal.	B&B
	As	51	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
	Pc	112	Picea abies `Columnaris` / Columnar Norway Spruce	30`	6`	6` HT	CONT
	Pu	46	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
	Pa	76	Pinus nigra `Arnold Sentinel` / Arnold Sentinel Austrian Black Pine	25`	6`	6` HT	B&B
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ck	88	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



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
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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

ISSUE / REVISION

### LANDSCAPE NOTES & DETAILS

SHEET TITLE

SHEET NUMBER

10 OF 13

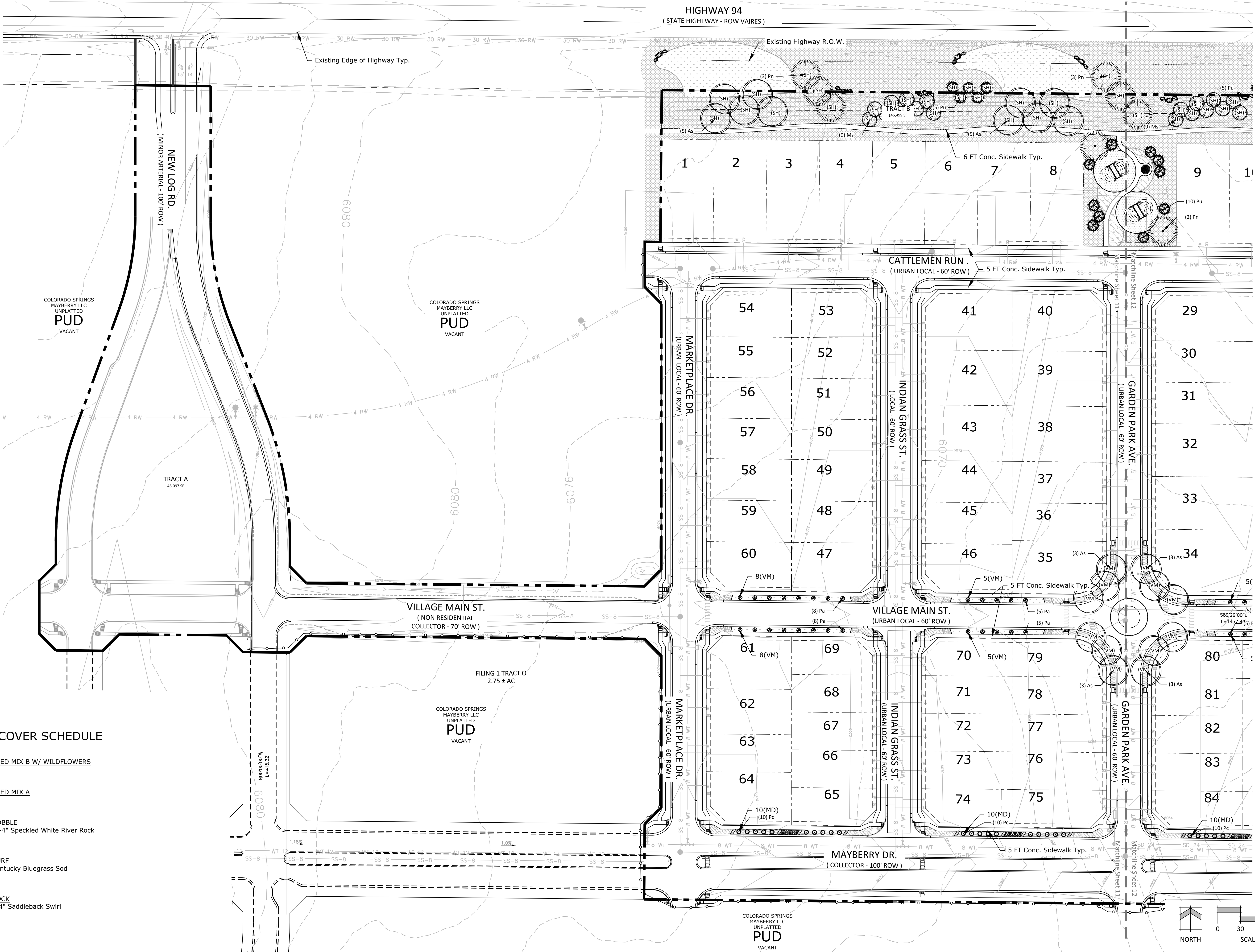
PLAN FILE #



# MAYBERRY PHASE 1

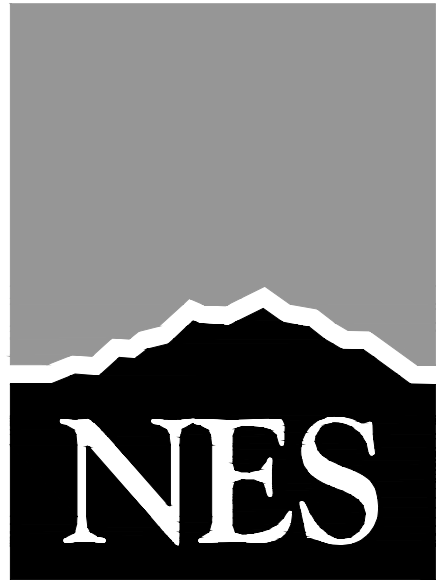
EL PASO COUNTY, COLORADO

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



### GROUND COVER SCHEDULE

	SEED MIX B W/ WILDFLOWERS
	SEED MIX A
	COBBLE 2"-4" Speckled White River Rock
	TURF Kentucky Bluegrass Sod
	ROCK 3/4" Saddleback Swirl



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### MAYBERRY PHASE 1

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ELLICOTT TOWN CENTER  
PHASE 1 PUD  
DEVELOPMENT /  
PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 05.26.2021  
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PREPARED BY: B. ITTEN

### ENTITLEMENT

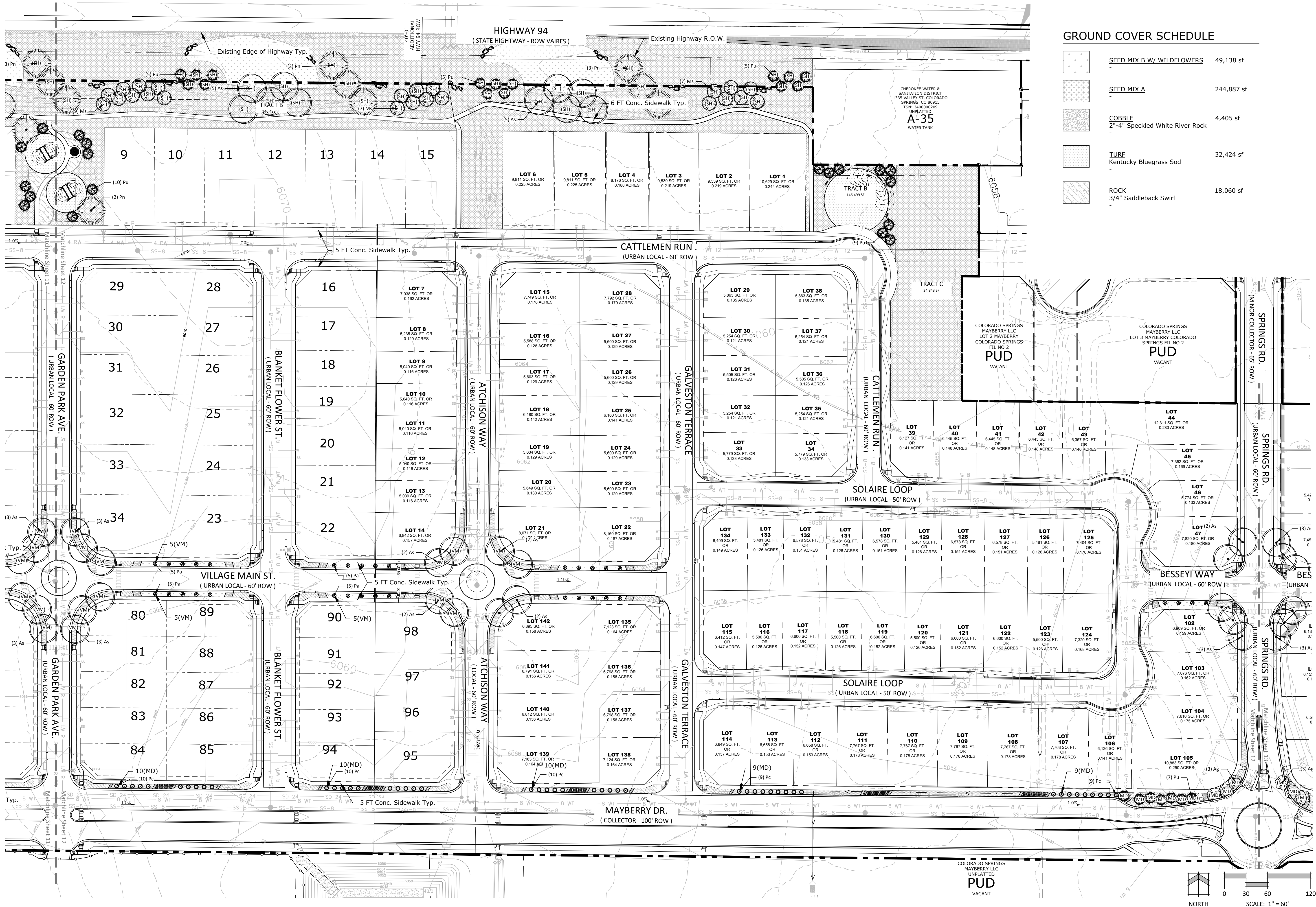
DATE: 10.20.2021 BY: B.I. DESCRIPTION: PER COUNTY COMMENTS

### LANDSCAPE PLAN

11 OF 13



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	49,138 sf
	SEED MIX A	244,887 sf
	COBBLE 2"-4" Speckled White River Rock	4,405 sf
	TURF Kentucky Bluegrass Sod	32,424 sf
	ROCK 3/4" Saddleback Swirl	18,060 sf



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MAYBERRY  
PHASE 1  
AN AMENDMENT TO  
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PHASE 1 PUD  
DEVELOPMENT /  
PRELIMINARY PLAN  
EL PASO COUNTY, CO

DATE: 05.26.2021  
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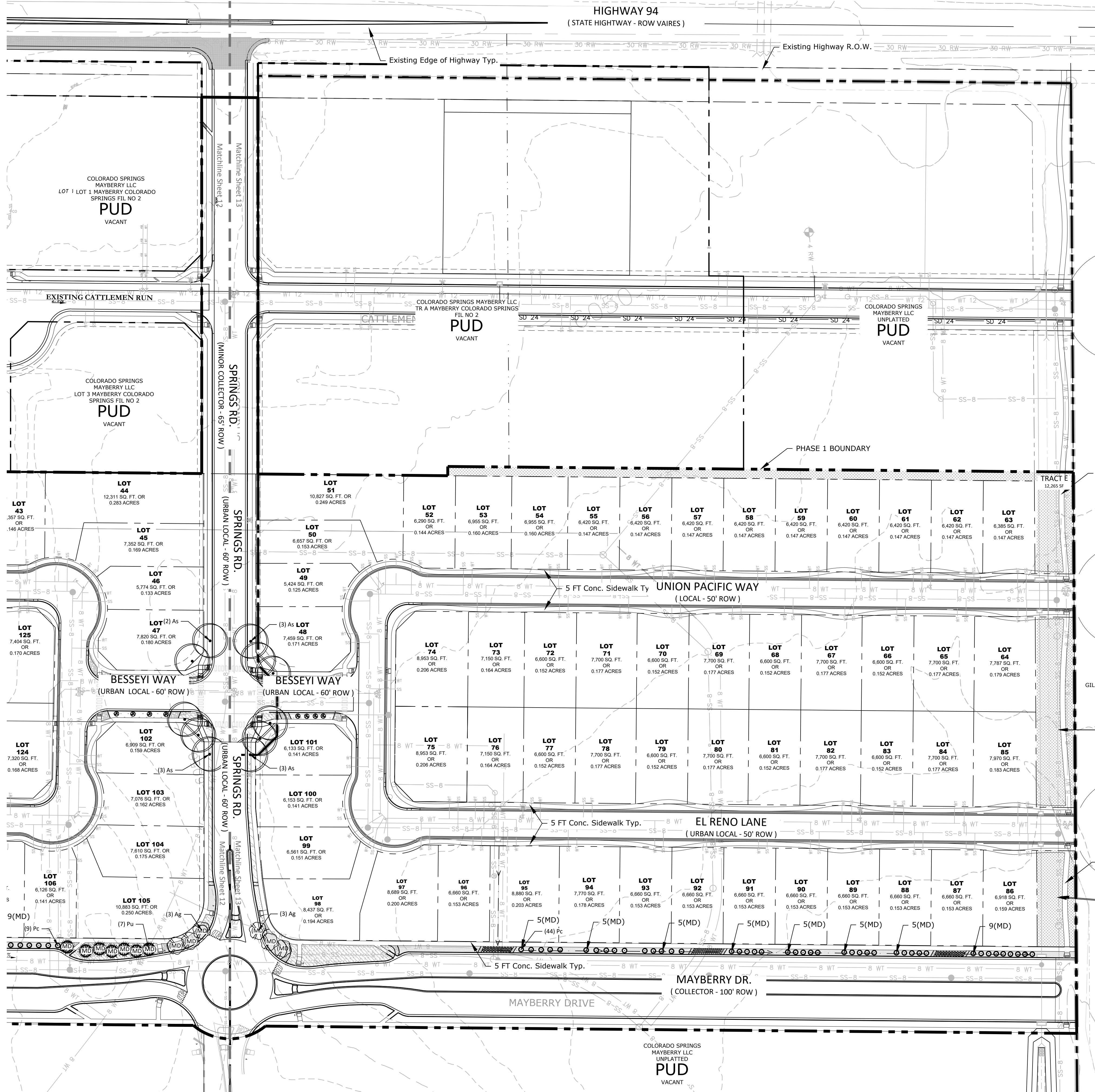
LANDSCAPE PLAN



# MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

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



### GROUND COVER SCHEDULE

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ISSUE / REVISION

### LANDSCAPE PLAN

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13 OF 13

