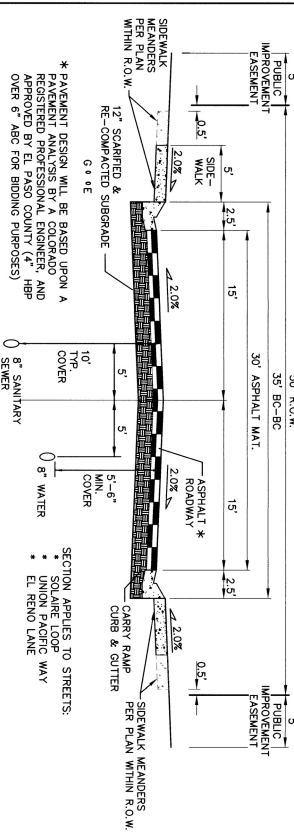
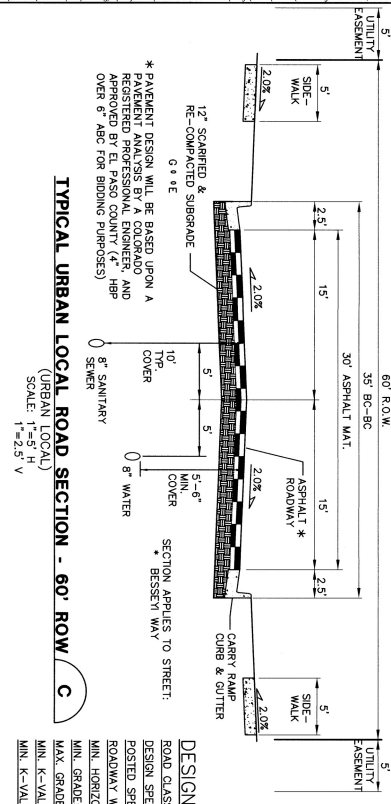


TYPICAL URBAN LOCAL ROAD SECTION - 60' ROW
(URBAN LOCAL)
SCALE: 1"=5' H
1"=2.5' V



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'

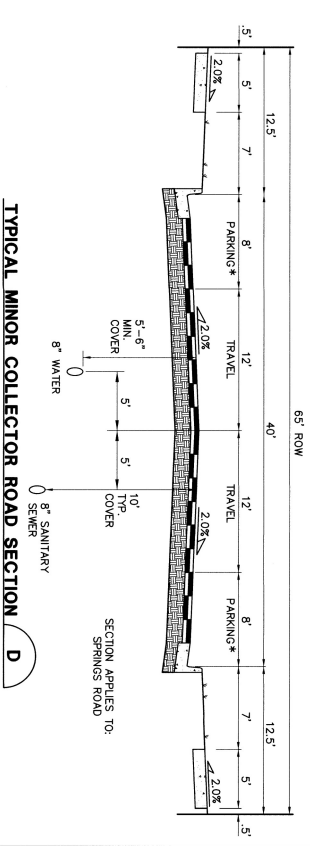
MIN. GRADE: 0.2%

MAX. GRADE: 8.0%

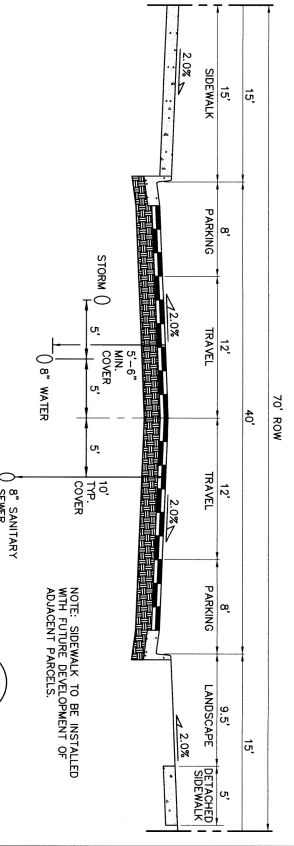
MIN. K-VALUE (CREST): 12

MIN. K-VALUE (SAG): 26

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



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



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

MAYBERRY, COLORADO SPRINGS - PHASE 1

TYPICAL ROAD SECTION & DETAILS

No.	REVISION	BY	DATE

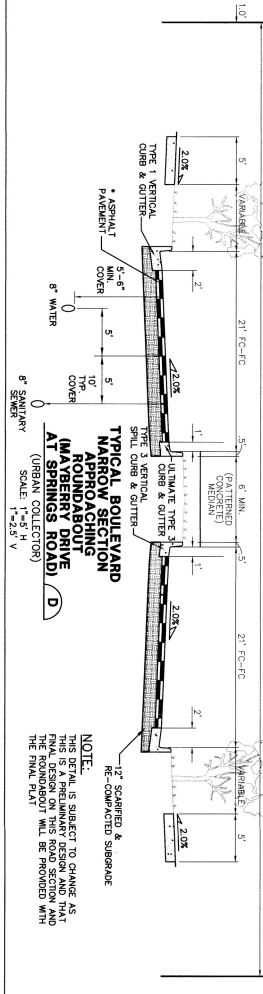
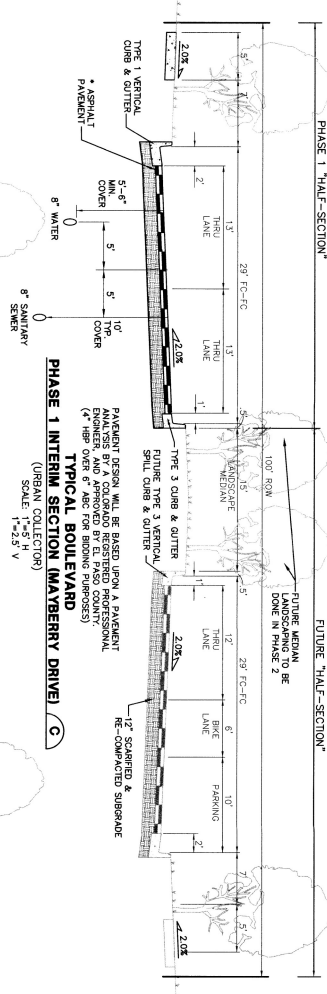
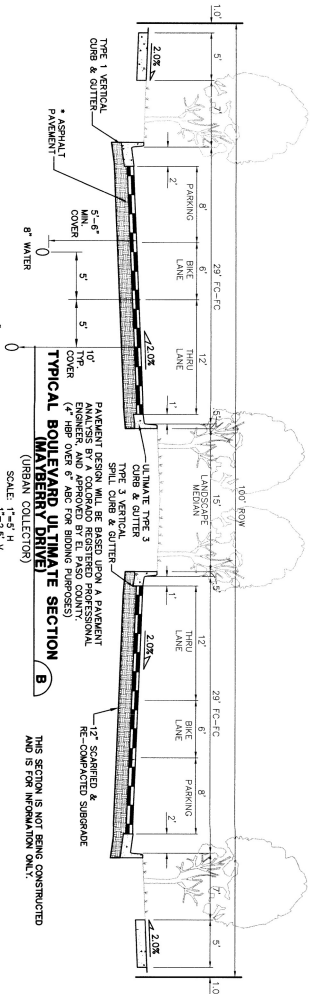
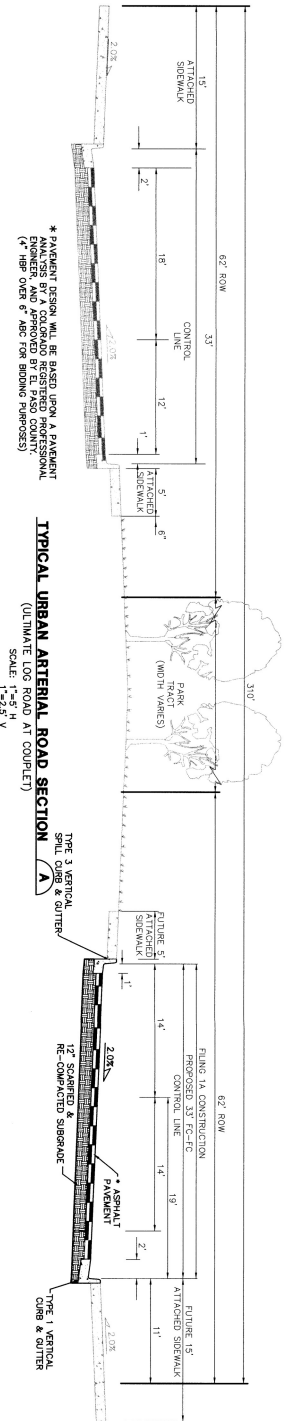
CALL UTILITY NOTIFICATION
800-835-5859
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



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19 E. Winoan Ave.
Colorado Springs, CO
7630
TEL: 719-471-4499
FAX: 719-471-0782
www.jprseng.com

DATE	BY	REVISION

PROJECT: 090001
SHEET: TY1
3 OF 13



DESIGN DATA

ROAD CLASSIFICATION:	URBAN MINOR ARTERIAL
DESIGN SPEED:	40 MPH
POSTED SPEED:	35 MPH
MIN. HORIZONTAL RADII: (STANDARD)	565'
MIN. HORIZONTAL RADII: (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 RADII:	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:
THIS DETAIL IS SUBJECT TO CHANGE AS THE FINAL DESIGN ON THIS ROAD SECTION AND THE ROUNDABOUT WILL BE PROVIDED WITH THE FINAL PLAN.

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

MAYBERRY, COLORADO SPRINGS - PHASE 1

TYPICAL ROAD SECTIONS

No.	REVISION	BY	DATE

CALL UTILITY NOTIFICATION CENTER COLORADO
1-800-922-2207
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



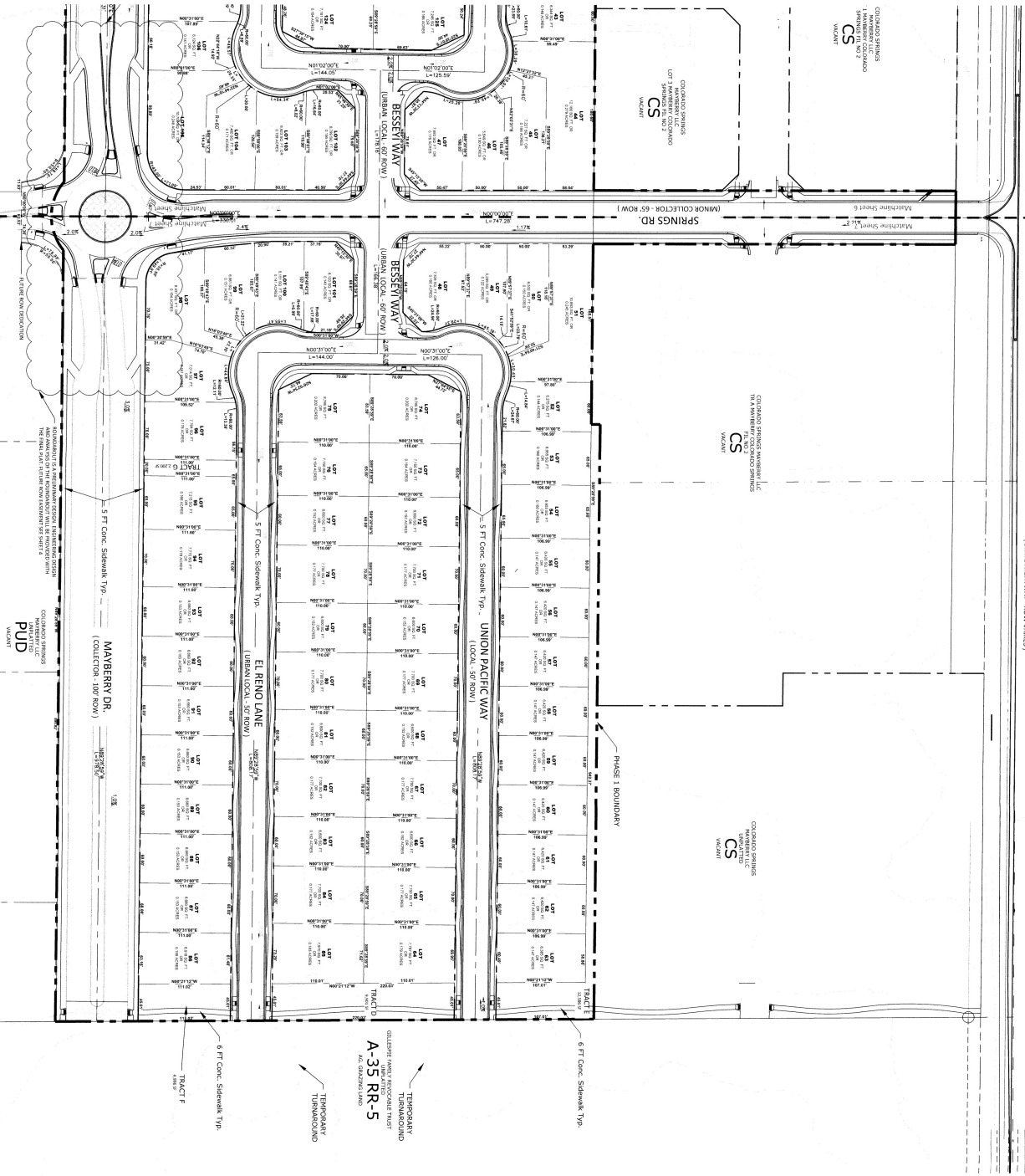
19 E. Minnehaha Ave.
Colorado Springs, CO 80905
Phone: 719-477-4499
Fax: 719-471-0766
www.jprseng.com

TITLE SHEET: 1"=4" (PROVIDE)
DATE: 09/29/20
DRAWN BY: JRS
CHECKED BY: JRS
PROJECT: 09/29/20 (MAYBERRY DR)
SHEET: 4 OF 13
TY2

MAYBERRY PHASE 1

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

HIGHWAY 94
(STATE HIGHWAY - ROW WAIVER)



PLANNER / LANDSCAPE ARCHITECT

ASSOCIATION WITH

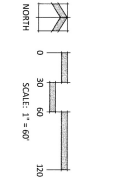
MAYBERRY PHASE 1
AN AMENDMENT TO
ELLICOTT TOWN CENTER
PHASE 1 PUD
DEVELOPMENT /
PRELIMINARY PLAN
EL PASO COUNTY, CO

DATE: 04/14/2022
PROJECT NAME: MAYBERRY PHASE 1
APPROVED BY: [Signature]

ENTITLEMENT

DATE: 03/13/2022
PROJECT NAME: MAYBERRY PHASE 1
APPROVED BY: [Signature]

DATE: 03/13/2022
PROJECT NAME: MAYBERRY PHASE 1
APPROVED BY: [Signature]



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 FINISHED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED AREAS TO MINIMIZE DISTURBANCE ON THE PROPERTY. A 4 FOOT ORANGE CONSTRUCTION SAFETY FENCING SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/100 SF AREA OF "PREMIUM 3 ORGANIC COMPOST" OR APPROVED EQUAL ON BULKHEADS SURF AREAS. INCORPORATE 2 CUBIC YARDS/100 SF AREA OF ORGANIC COMPOST (COMPOSTED SOIL AMENDMENT BELOW).

RECOMMENDED SOIL AMENDMENT:
 -to be applied as a bedfall in planting pits

- CONTRACTOR TO OPEN REGIONAL CENTER PLANTING TO ALL TREE AREAS WITH DEPTH OF 31' SOILS.
- FOR ALL SEED AREAS SEEDS TO BE SPECIFIC TO THE SITE.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE GROUND SNAKE IRRADIATION SYSTEM (UTLIZED UNTIL SEEDS ESTABLISHED) AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DROPP IRRADIATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL ONLY BE INSTALLED FOR TREE AREAS. AN IRRIGATION PLAN WILL BE PROVIDED FOR TREE AREAS AND ALL OTHER ALTERNATIVE TURF AREAS. SEPARATION PLAN WILL BE PROVIDED FOR TURF AREAS FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO SOIL SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. THE TOP 10" OF 6" OF SOIL.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HOBSPANS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF COMBILA HAIR SHEDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED.
- COLLAR PLANTING SHALL BE INSTALLED WITHIN 3 INCH DEPTH OF COMBILA HAIR SHEDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED.
- INSTALL GEOTEXTILE FABRIC UNDER ALL CORBEL AREAS.
- ROCK: 3/4" SMOOTH CRACK GROUND, 1/2" TOPPHI, INSTAL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ROCK: 3/4" SMOOTH CRACK GROUND, 1/2" TOPPHI, INSTAL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- SEPARATION BETWEEN SOIL AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A KNOWN STRIP WITHOUT STEEL ENDING.
- SEPARATION BETWEEN SOIL AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A KNOWN STRIP WITHOUT STEEL ENDING.
- ALL PLANTS NOT LABELED AS FULL-TIME A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS.
- ALL PLANTS NOT LABELED AS FULL-TIME A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS.
- THESE PLANTS ARE FOR COUNTY APPROVAL ONLY AND ARE NOT TO BE UTILIZED FOR A CERTIFICATE OF OCCUPANCY.
- THESE PLANTS ARE FOR COUNTY APPROVAL ONLY AND ARE NOT TO BE UTILIZED FOR A CERTIFICATE OF OCCUPANCY.
- WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.

Landscape Setbacks

Setback	Classification	Front	Side	Rear
Zone Boundary	EM/PRINCIPAL ARTERIAL	166'	1/20'	84' / 84'
State Hwy 94				

GROUND COVER SCHEDULE

<input type="checkbox"/>	SEED MIX B w/ WILDFLOWERS	49,136 sf
<input type="checkbox"/>	SEED MIX A	261,246 sf
<input type="checkbox"/>	CORBEL	4,066 sf
<input type="checkbox"/>	Turf	28,079 sf
<input type="checkbox"/>	Kentucky Bluegrass Sod	28,079 sf
<input type="checkbox"/>	3/4" Shadblowk Swirl	17,795 sf

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.
	A4	20	Acer x Freemanii 'Senna' TM / Senna Glen Maple	50'	40'	2' Cal.	BBB
	H6	32	Morus x Spring Snow' / Spring Snow Catajapa	20'	20'	1.5' Cal.	BBB
	P4	39	Pinus palustris 'Baby Blue Eyes' / Baby Blue Eyes Colorado Blue Spruce	25'	15'	6' HT	BBB
	P1	14	Pinus nigra / Austrian Black Pine	60'	40'	6' HT	BBB
	C1	80	Comus serotina 'Hant' / 'Sariel Red Top Dogwood	5'	5'	#3 CONT	CONO
	P3	46	Pinus mugo 'Big Tuna' / Mountain Pine	6'	5'	#3 CONT	CONO
	P12	64	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	1'	6'	#5 CONT	CONO
	P4	28	Potentilla fruticosa 'Gold Drop' / Gold Drop Bush Cornflower	4'	4'	#5 CONT	CONO
	CK	150	Chamaeneris x androfina 'Karl Foerster' / Karl Foerster Feather Reed Grass	4'	3'	#1 CONT	CONO
	P42	174	Panicum virgatum 'Shearwater' / Shearwater Switch Grass	4'	2'	#1 CONT	CONO
	P9	372	Pennisetum hybridum 'Lutea Bury' / Lutea Bury Fountain Grass	1'	1.5'	#1 CONT	CONO
	H0	54	Hemerocallis x 'Bala' / Bala Daylily	3'	2'	#1 CONT	CONO
	H5	55	Hemerocallis x 'Hyperion' / Hyperion Daylily	3'	2'	#1 CONT	CONO
	P42	59	Phlox subulata 'Blue' / Blue Creeping Phlox	1'	2-3'	#1 CONT	CONO

Seed Mix A

- 15% Western Whitegrass
- 15% Bluegrass
- 15% Tall Fescue
- 15% Kentucky Bluegrass
- 15% Bluegrass
- 15% Kentucky Bluegrass

Seed Mix B with Wildflowers


- 20% Eastern Cowbird Wildflowers
- 20% Dogf Penstemon Negundo
- 20% Bluegrass
- 20% Kentucky Bluegrass
- 20% Tall Fescue
- 20% Kentucky Bluegrass

APPLICATION RATE

Native Grass Mix: 3 lb./1,000 sq. ft. or 120 lb./acre
 Hydroseal: 2000 lb./acre mulch, 100 lb./acre tackifier

APPLICATION METHOD

Broadcast seed by hand or with a drop spreader.
 Manually rate seed into prepared soil.
 After seeding, apply green hydroseal and tackifier.



NBS Inc.
 610 N. Quebec Avenue, Suite 200
 Colorado Springs, CO 80903
 TEL 719.471.0073
 FAX 719.471.0267
 www.nbslandscape.com
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PLANNER / LANDSCAPE ARCHITECT

DATE: 04/24/2021
 PROJECT NO: 11-188880
 REVISION NO: 8-177118

DATE: 04/24/2021
 PROJECT NO: 11-188880
 REVISION NO: 8-177118

DATE: 04/24/2021
 PROJECT NO: 11-188880
 REVISION NO: 8-177118

PLAN FILE # PUDSP-21-009

SHEET NUMBER 8 OF 13

SHEET TITLE LANDSCAPE NOTES & DETAILS

DATE: 02/16/2022 B.L. PER COUNTY COMMENTS

DATE: 01/11/2022 B.L. PER COUNTY COMMENTS

DATE: 02/16/2022 B.L. PER COUNTY COMMENTS

ISSUE INFO

ISSUE NO: 1

ISSUE DATE: 02/16/2022

ISSUE DESCRIPTION: LANDSCAPE NOTES & DETAILS

ISSUE BY: B.L.

ISSUE CHECKED BY: B.L.

ISSUE APPROVED BY: B.L.

CLIENT: ENTITLEMENT

PROJECT: MAYBERRY PHASE 1

LOCATION: EL PASO COUNTY, CO

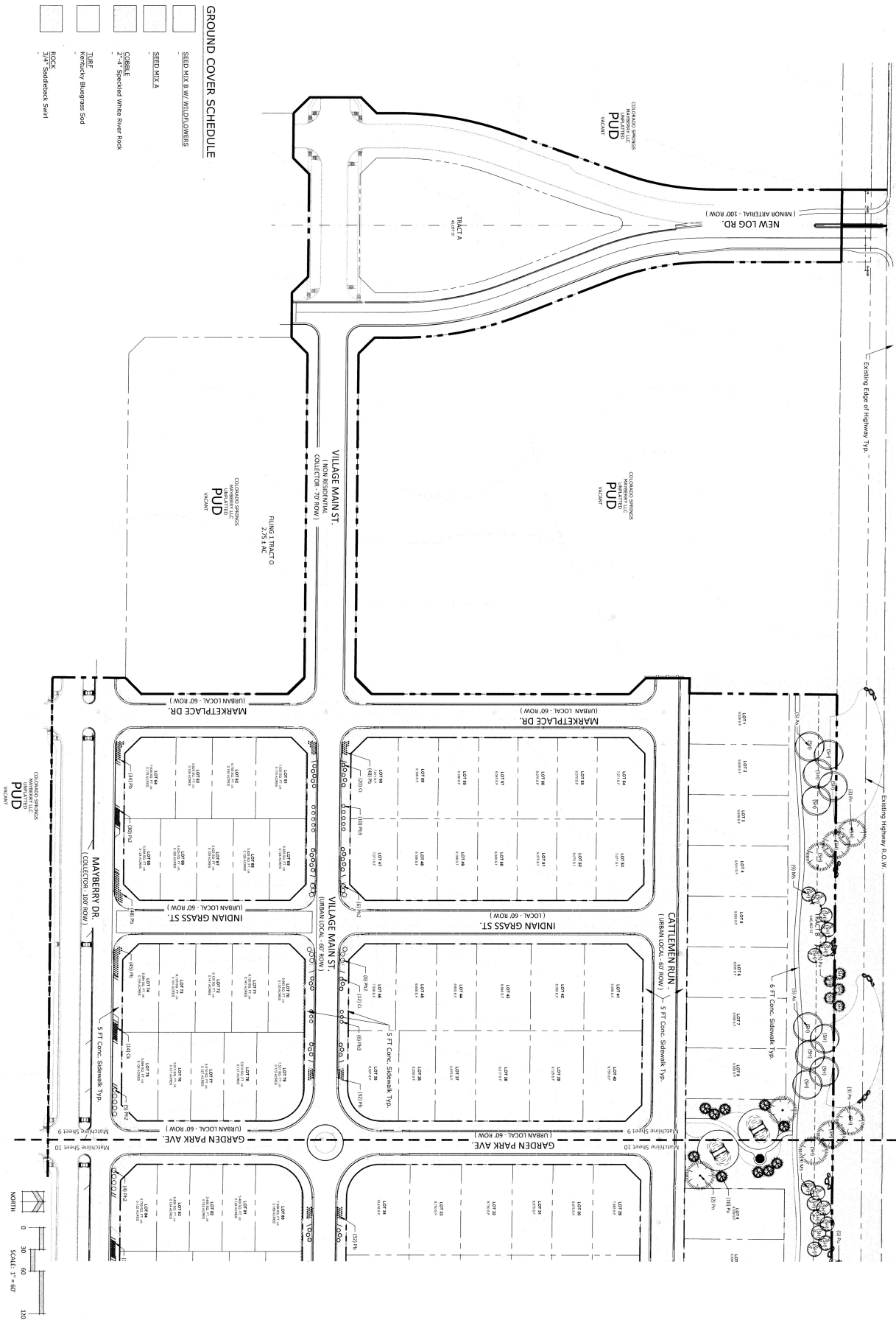
ASSOCIATION WITH: AN AMENDMENT TO ELLICOTT TOWN CENTER PHASE 1 PUD DEVELOPMENT / PRELIMINARY PLAN

MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

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

HIGHWAY 94
(STATE HIGHWAY - ROW VARIES)



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

DATE: 04-24-2012
PROJECT NO.: 11-00000
DRAWN BY: K. J. TRIN
PROJECT MANAGER: K. J. TRIN

ENTITLEMENT

DATE: 02-11-2012
BY: KRS
DESCRIPTION: PRELIMINARY PLAN
DATE: 02-11-2012
BY: KRS
DESCRIPTION: PRELIMINARY PLAN

LANDSCAPE PLAN

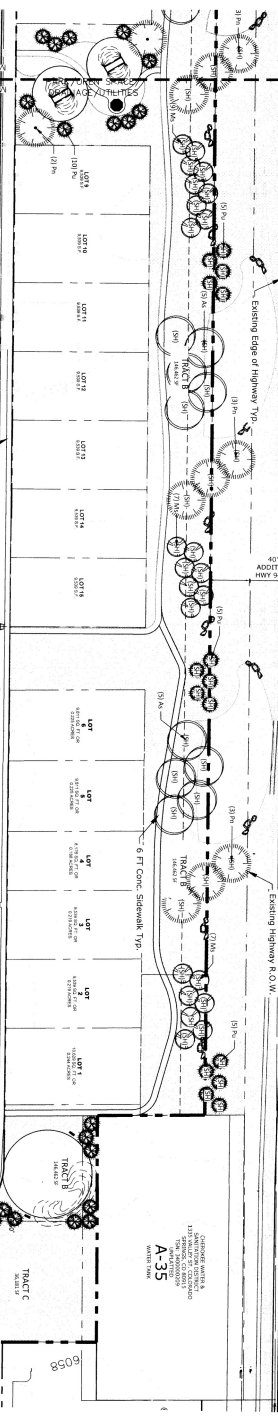
SHEET NUMBER: 9 OF 13
PROJECT NUMBER: PUDSP-21-009

MAYBERRY PHASE 1

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

HIGHWAY 94
(STATE HIGHWAY - ROW WAIVES)

EXISTING HIGHWAY R.O.W.
EXISTING HIGHWAY TYP.



GROUND COVER SCHEDULE

SEED MIX B W/ WILD FLOWERS	49,336 sf
SEED MIX A	261,246 sf
COBBLE	4,866 sf
TUFF	29,079 sf
ROCK	17,795 sf



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

ENTITLEMENT

LANDSCAPE PLAN

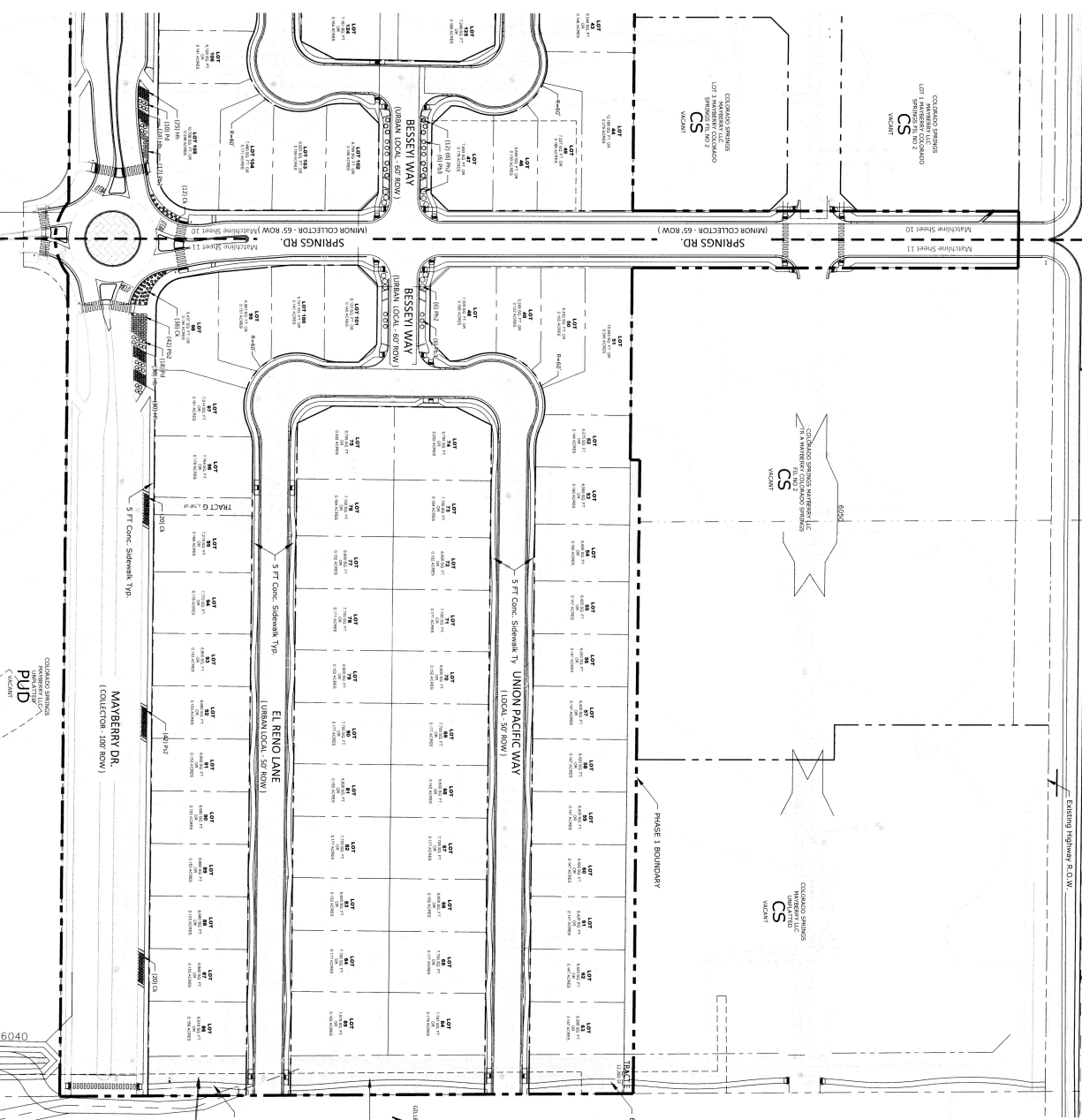
10 OF 13
PUDSP-21-009

MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

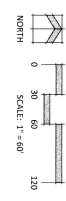
AN AMENDMENT TO ELLCOTT TOWN CENTER PHASE 1 PUD / PRELIMINARY PLAN

HIGHWAY 94
(STATE HIGHWAY - ROW MARKS)

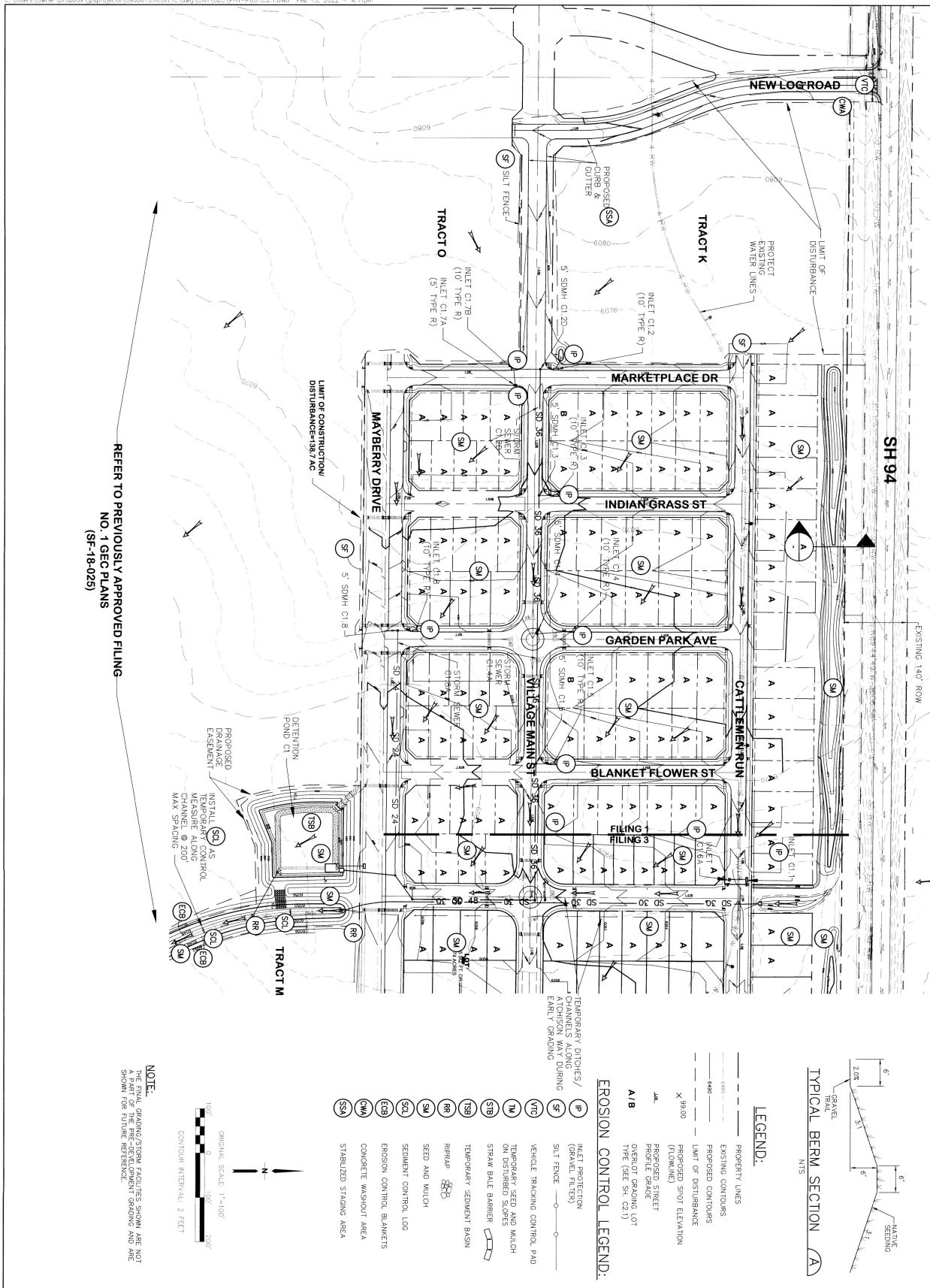


GROUND COVER SCHEDULE

SEED MIX B W/ WILD-COVERS	49,336 sf
SEED MIX A	261,246 sf
CORNER	4,066 sf
2" Specified White River Rock	
TURF	28,079 sf
Kentucky Bluegrass Sod	
ROCK	12,795 sf
3/4" Saddleback Swirl	



<p>NBS</p> <p>NBS, Inc. 610 N. Cooper Street, Suite 200 Colorado Springs, CO 80903 Tel: 719.471.0873 Fax: 719.471.0267 www.nbscolorado.com © 2012, All Rights Reserved.</p>	<p>PLANNING / LANDSCAPE ARCHITECT</p>	<p>DATE: 03/03/2021 PROJECT NAME: MAYBERRY PHASE 1 AN AMENDMENT TO ELLCOTT TOWN CENTER PHASE 1 PUD DEVELOPMENT / PRELIMINARY PLAN EL PASO COUNTY, CO</p>	<p>SCALE: 1" = 60'</p>	<p>11 OF 13 PUDSP-21-009</p>	<p>DATE: 02/23/2021 B.L. PER COUNTY COMMENTS</p>
					<p>DATE: 02/11/2021 B.L. PER COUNTY COMMENTS</p>
<p>LANDSCAPE PLAN</p>		<p>ENTITLEMENT</p>		<p>NO. 9-000</p>	



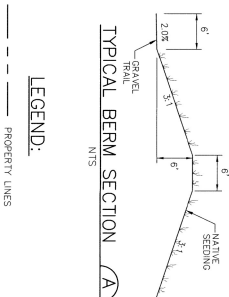
REFER TO PREVIOUSLY APPROVED FILING NO. 1 GEC PLANS (SF-18-025)

NOTE:
THE FINAL GRADING/STORM FACILITIES SHOWN ARE NOT SHOWN FOR FUTURE REFERENCE.



- EROSION CONTROL LEGEND:**
- (P) INLET PROTECTION (GRAVEL FILTER)
 - (SF) SILT FENCE
 - (VTC) VEHICLE TRACKING CONTROL PAD
 - (TM) TEMPORARY SEED AND MULCH ON DISTURBED SCOPES
 - (STB) STRAW BALE BARRIER
 - (SBB) TEMPORARY SEDIMENT BASIN
 - (SBR) STRAW BALE BARRIER
 - (S) SEED AND MULCH
 - (SCL) SEDIMENT CONTROL LOG
 - (CMB) CONCRETE WASHOUT AREA
 - (SMA) STABILIZED STANDING AREA

- EROSION CONTROL LEGEND:**
- (P) INLET PROTECTION (GRAVEL FILTER)
 - (SF) SILT FENCE
 - (VTC) VEHICLE TRACKING CONTROL PAD
 - (TM) TEMPORARY SEED AND MULCH ON DISTURBED SCOPES
 - (STB) STRAW BALE BARRIER
 - (SBB) TEMPORARY SEDIMENT BASIN
 - (SBR) STRAW BALE BARRIER
 - (S) SEED AND MULCH
 - (SCL) SEDIMENT CONTROL LOG
 - (CMB) CONCRETE WASHOUT AREA
 - (SMA) STABILIZED STANDING AREA



PROJECT NO.	096001
PROJECT NAME	MAYBERRY
DATE	2/15/22
SCALE	1"=100'
DESIGNED BY	JRS
CHECKED BY	JRS
DATE	2/15/22
PROJECT NO.	096001
PROJECT NAME	MAYBERRY
DATE	2/15/22

MAYBERRY, COLORADO SPRINGS - FILING NO. 1

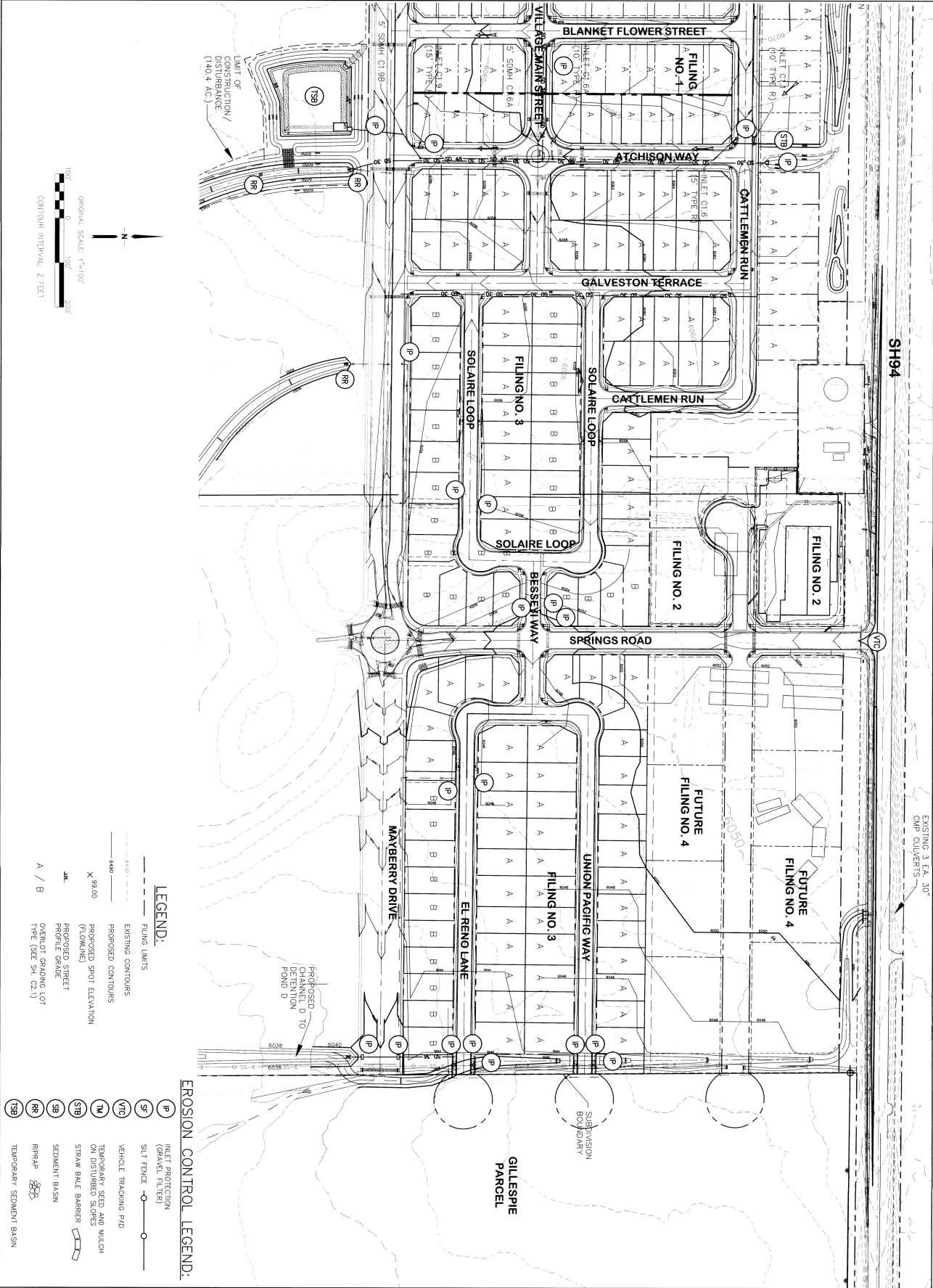
FILING 1 GRADING & EROSION CONTROL PLAN

No.	REVISION	BY	DATE
1	EPC COMMENTS	JRS	4/17/20
2	EPC COMMENTS	JRS	9/22/20
3	EPC COMMENTS	JRS	10/27/20
4	EPC COMMENTS	JRS	8/30/21
5	EPC COMMENTS	JRS	2/15/22

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



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Phone: 719-577-4499
Fax: 719-577-0766
www.jrseng.com



- LEGEND:**
- FILING LIMITS
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - X 99.00 PROPOSED SPOT ELEVATION
 - PROPOSED STREET PROFILE GRADE
 - OVERLOT GRADING LOT TYPE (SEE SH. CZ.1)

- EROSION CONTROL LEGEND:**
- (P) INLET PROTECTION (GRAVEL FILTER)
 - (S) SILT FENCE
 - (VTC) VEHICLE TRACKING PAD
 - (TL) TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
 - (STB) STRAW BALE BARRIER
 - (SB) SEDIMENT BASIN
 - (RR) RIPPAP
 - (TSB) TEMPORARY SEDIMENT BASIN

MAYBERRY, COLORADO SPRINGS - FILING NO. 2-4

FILING 2-4 GRADING & EROSION CONTROL PLAN

13 of 13

No.	REVISION	BY	DATE

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.



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 719-477-4470
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