

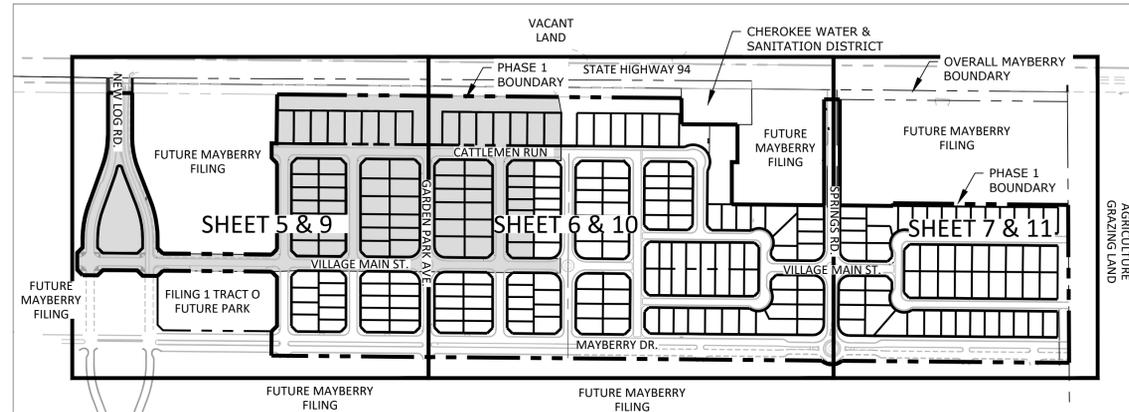
DEVELOPMENT GUIDELINES

- A1. Applicability**
These standards shall apply to all property contained in Mayberry Phase 1 Planned Unit Development (PUD). These guidelines shall govern the land use, the dimensional zoning regulations, and along with the covenants, the regulatory process for determining compliance with the provisions of the Mayberry Phase 1 PUD.
- A2. Project Description**
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)
- 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.
 - d. Cantilevered Bay Windows, no greater than twelve (12) feet in width, may project not more than three (3) feet into required front and/or rear yard setbacks provided that such window contains no supports that extend within the required front and/or rear yard setbacks.
- C1. Development Requirements for Lot Type A:**
1. Maximum lot coverage: 70 %
 2. Maximum building height: 40 feet.
 3. Setback minimums:
 - a. Front yard: eight (8) feet.
 - b. Side yard: three (3) feet.
 - c. Corner lot: the side yard setback for the side street side shall be ten (10) feet.
 - d. Rear yard: seven and one half (7.5) feet.
 - e. Alley: five (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:**
1. Maximum lot coverage: 70%
 2. Maximum building height: 40 feet.
 3. Setback minimums:
 - a. Front yard: ten (10) feet.
 - b. Side yard: three (3) feet.
 - c. Corner lot: the side yard setback for the side street side shall be ten (10) feet.
 - d. Rear yard: seven and one half (7.5) feet.
 - e. Alley: five (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.
- C3. Development Requirements for Lot Type C:**
1. Maximum lot coverage: 70%
 2. Maximum building height: 40 feet.
 3. Setback minimums:
 - a. Front yard: twelve (12) feet.
 - b. Side yard: three (3) feet.
 - c. Corner lot: the side yard setback for the side street side shall be ten (10) feet.
 - d. Rear yard: seven and one half (7.5) feet.
 - e. Alley: five (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.
- 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 Engineering Division of Development Services. 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**
The authority of this Development Plan is Part IV, section 16 (Planned Unit Development District) of the El Paso County Zoning Resolution. The Authority for Section 16 of the El Paso County Zoning Resolution is the Colorado Planned Unit Development Act of 1972.
- H. Adoption**
The Adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this Development Plan Relationship to County Regulations for Mayberry Phase 1 PUD is in general conforming with the El Paso County Master Plan, is authorized by the provisions of Part IV, Section 16 and this Development Plan comply 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 provision of the El Paso County Zoning Resolution, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

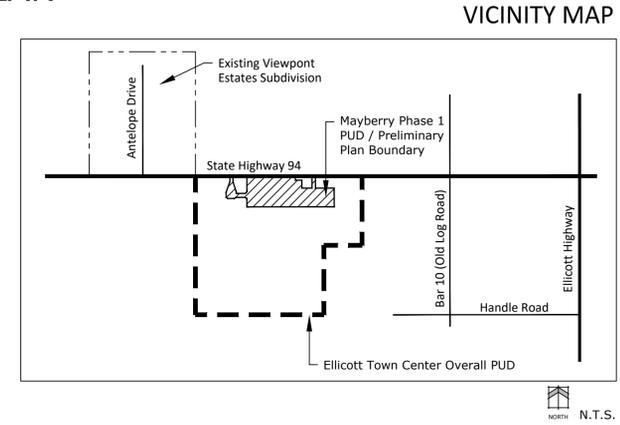
AN AMENDMENT TO ELLICOTT TOWN CENTER PHASE 1 PUD / PRELIMINARY PLAN



SHEET INDEX MAP

GENERAL PROVISIONS

1. All streets shall be constructed to El Paso County standards, dedicated to 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 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: three (3) feet.
 - c. Rear: seven and one-half (7.5) feet or five (5) feet adjacent to an alley tract.
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: (to be customized based upon the individual circumstances)
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 (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
 - Downslope Creep: (name lots or location of area)
 - Rockfall Source: (name lots or location of area)
 - Rockfall Runout Zone: (name lots or location of area)
 - Potentially Seasonally High Groundwater: (name lots or location of area)
 - Other Hazard:
10. In Areas of High Groundwater:
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 Load 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.



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
XXXX	05-26-2021	Revise Lots, Tracts & Streets

PROJECT TEAM

OWNER / DEVELOPER:	Colorado Springs Mayberry LLC 32823 Temecula Pkwy Temecula, CA 92592
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
ENGINEER:	JPS Engineering Inc. 19 E. Willamette Ave., Colorado Springs, CO 80903
SURVEYOR:	JPS Engineering Inc. 19 E. Willamette Ave., Colorado Springs, CO 80903

SHEET INDEX

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Sheet 4 of 11:	Approved Street Sections
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Sheet 7 of 11:	Site Plan
Sheet 8 of 11:	Landscape Notes & Details
Sheet 9 of 11:	Landscape Plan
Sheet 10 of 11:	Landscape Plan
Sheet 11 of 11:	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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PLANNING / 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:

ISSUE / REVISION

SHEET TITLE

COVER

SHEET NUMBER

1 OF 11

PLAN FILE #

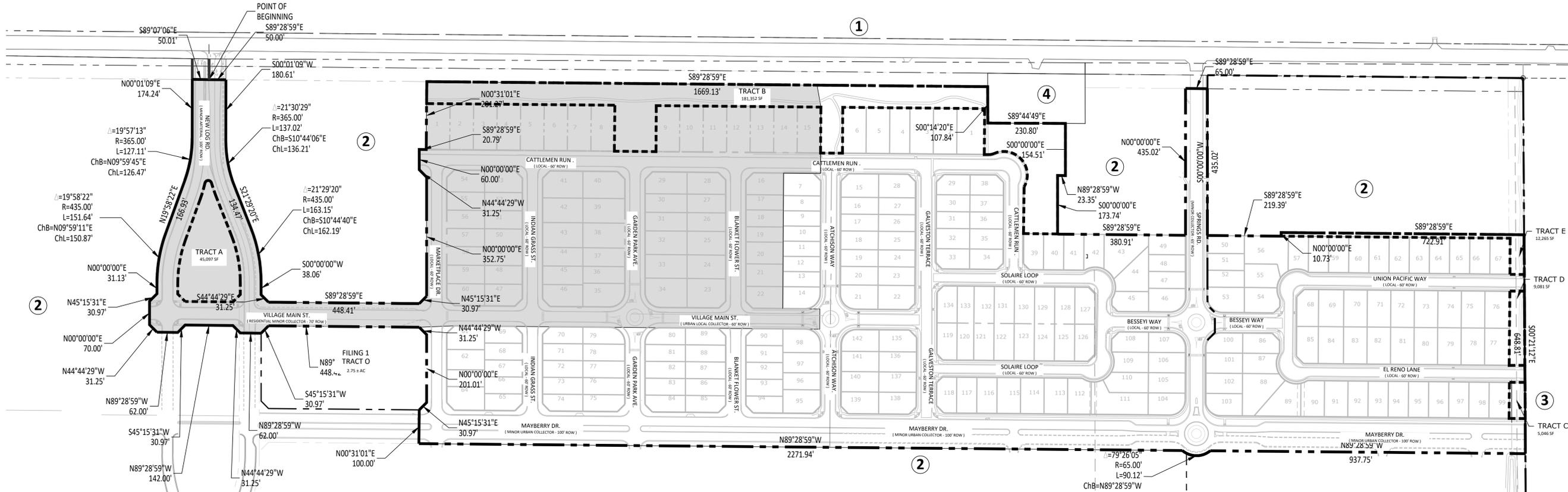
MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

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



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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. 14999", 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"E, A DISTANCE OF 20.79 FEET 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 SOUTHEASTLY 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 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 S89°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	181,352	4.2	Open Space, Landscape, Public Utilities, and Private Utilities	Mayberry Metropolitan District	Mayberry Metropolitan District
Tract C	5,046	0.1	Landscape	Mayberry Metropolitan District	Mayberry Metropolitan District
Tract D	9,081	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
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	372,515	8.55			

ADJACENT OWNERS

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

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

EL PASO COUNTY, CO

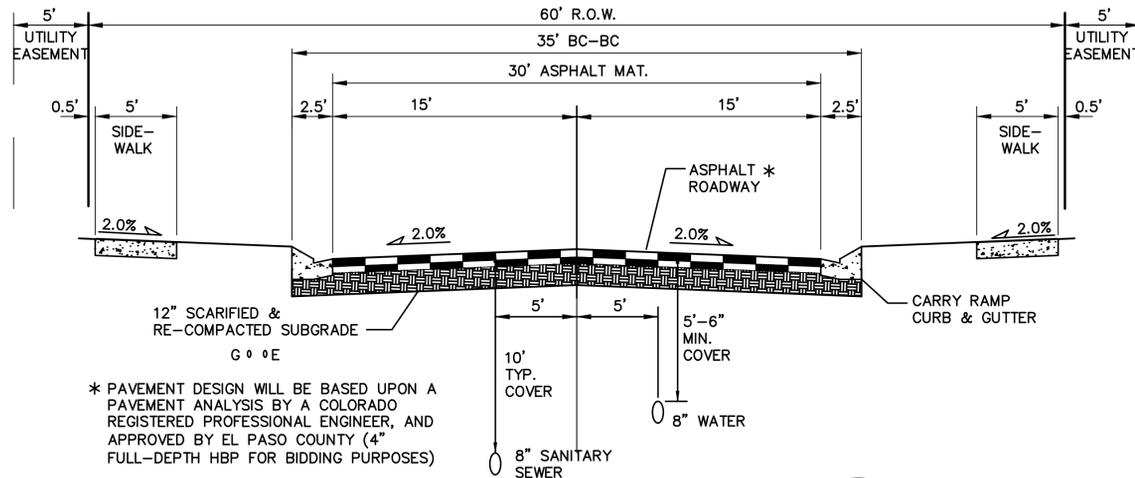
DATE: 05.26.2021
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITTEN

ENTITLEMENT

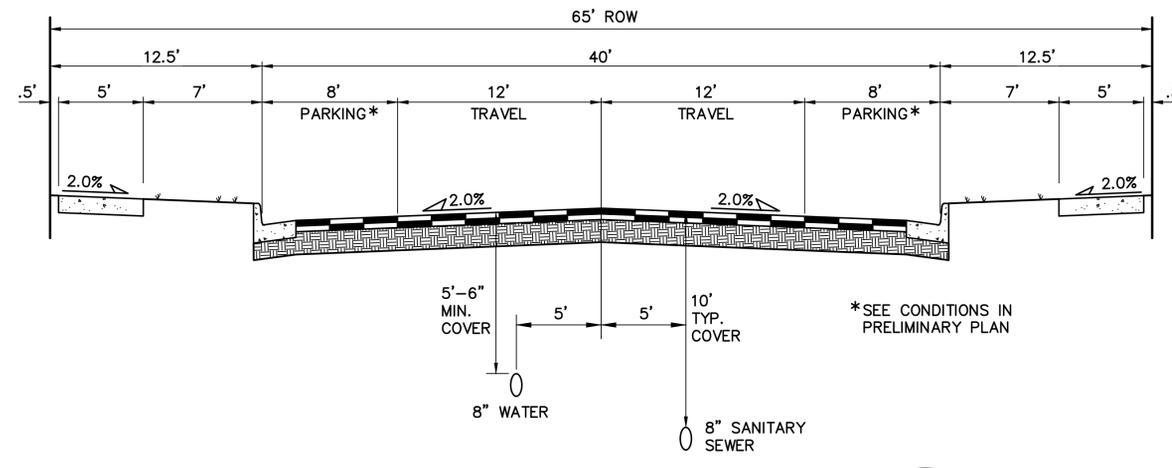
DATE: BY: DESCRIPTION:

LEGAL BOUNDARY / TRACT EXHIBIT

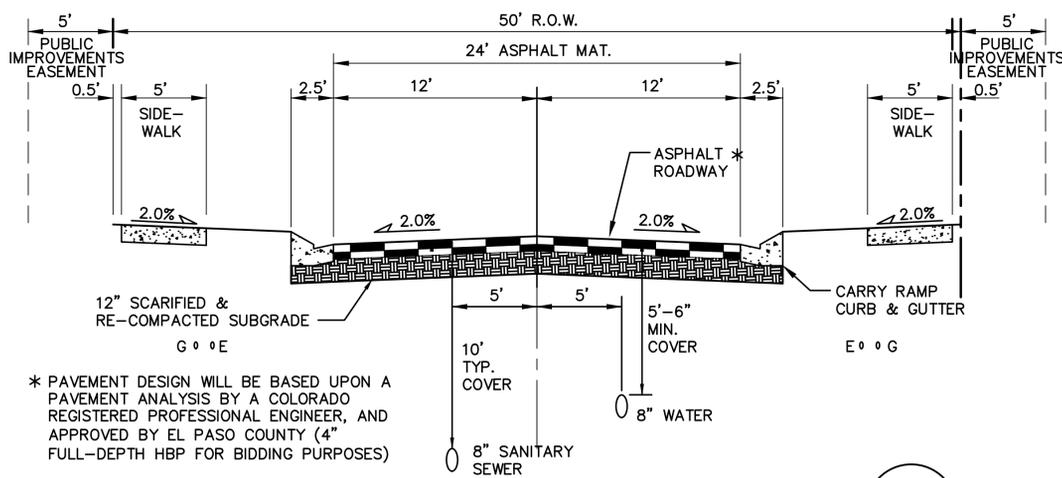
NOTE: STREET TREES MAY BE PLANTED IN STREET YARD WITHIN ROW SUBJECT TO COUNTY STANDARDS



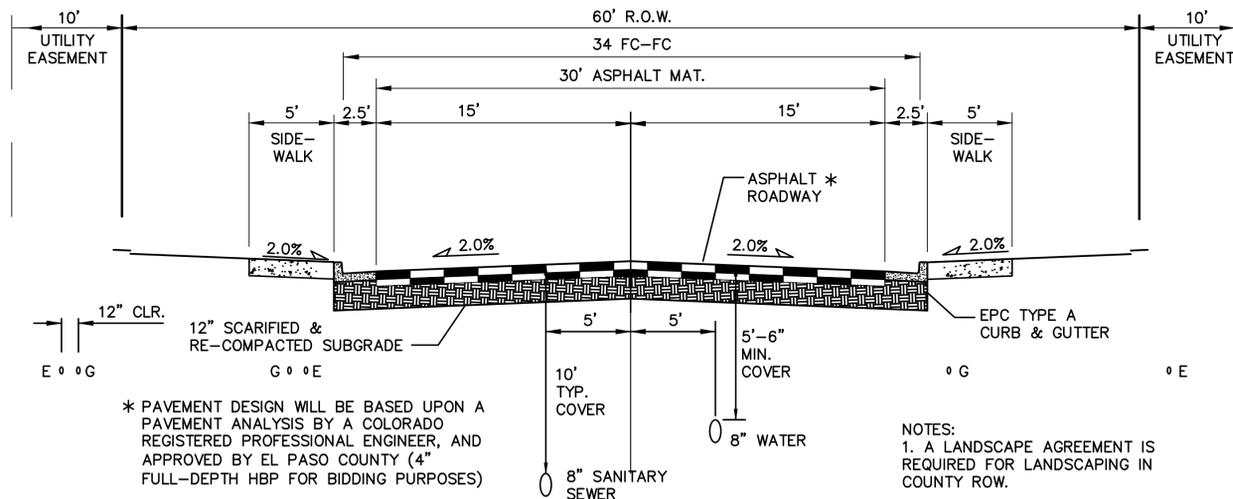
TYPICAL URBAN LOCAL ROAD SECTION A
(URBAN LOCAL)
SCALE: 1"=5' H
1"=2.5' V



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



TYPICAL URBAN LOCAL ROAD SECTION (LOW VOLUME) B
(URBAN LOCAL)
*ON-STREET PARKING ALLOWED
SCALE: 1"=5' H
1"=2.5' V



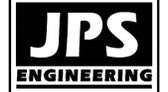
TYPICAL LOCAL COMMERCIAL ROAD SECTION D
(URBAN LOCAL)
SCALE: 1"=5' H
1"=2.5' V

DESIGN DATA

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

NO CHANGES TO THIS SHEET REF: APPROVED ELLICOTT TOWN CENTER PHASE 1 PRELIMINARY PLAN FILE # SP05032

MAYBERRY, COLORADO SPRINGS - FILING NO. 4



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



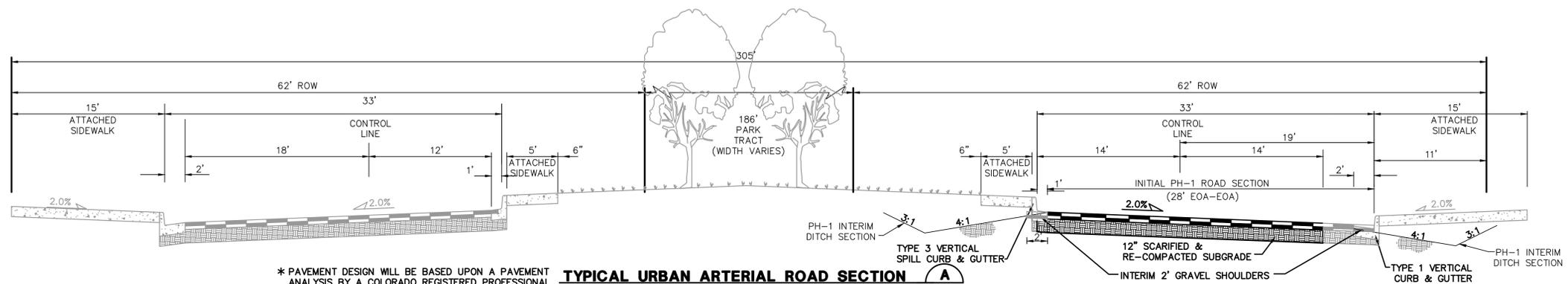
CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987
BEFORE ANY EXCAVATION BEGINS TO AVOID DAMAGE TO UNDERGROUND UTILITIES.

NO.	REVISION	DATE

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: 2/25/21
PROJECT NO: 090001	MODIFIED BY: BJJ

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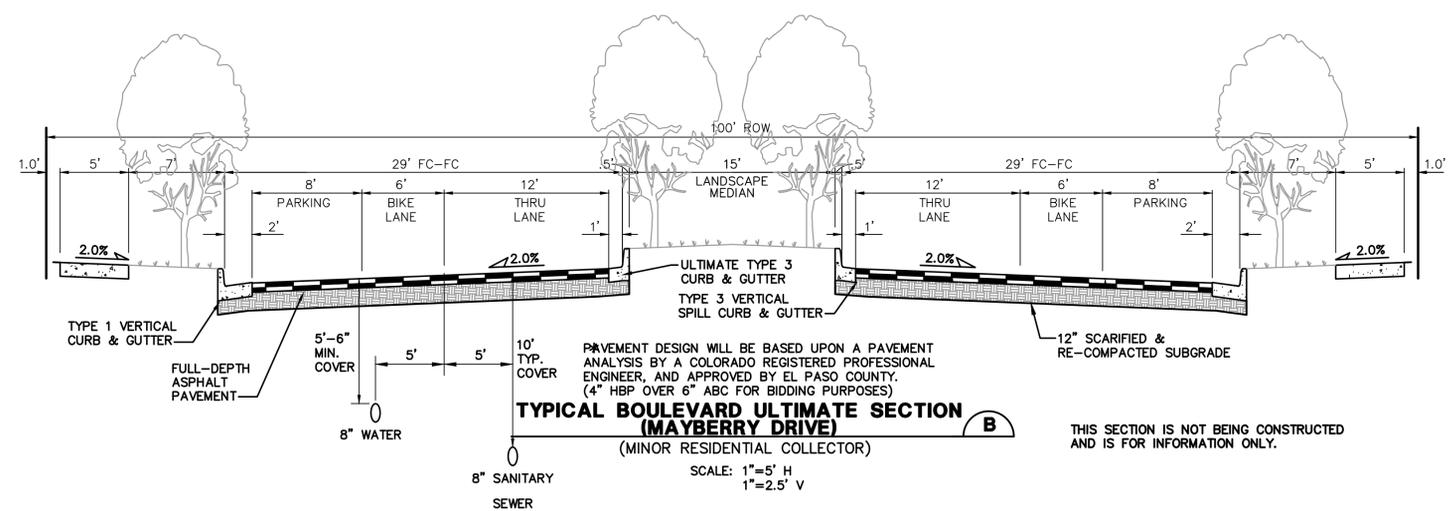
* PAVEMENT DESIGN WILL BE BASED UPON A PAVEMENT ANALYSIS BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, AND APPROVED BY EL PASO COUNTY. (4" HBP OVER 6" ABC FOR BIDDING PURPOSES)

TYPICAL URBAN ARTERIAL ROAD SECTION (A)
 (ULTIMATE LOG ROAD AT COUPLER)
 SCALE: 1"=5' H
 1"=2.5' V

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

DESIGN DATA

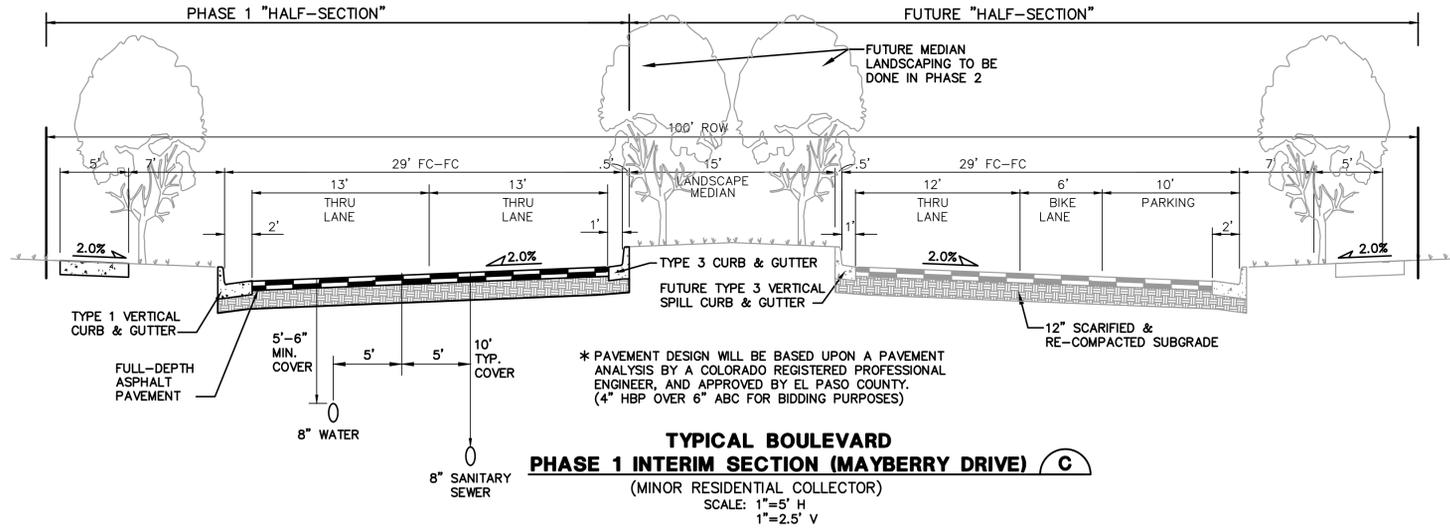
ROAD CLASSIFICATION:	URBAN MINOR ARTERIAL
DESIGN SPEED:	40 MPH
POSTED SPEED:	35 MPH
MIN. HORIZONTAL RADIUS: (STANDARD)	565'
MIN. HORIZONTAL RADIUS: (PER APPROVED DEVIATION)	400'
MIN. GRADE:	0.5%
MAX. GRADE:	6.0%
MIN. K-VALUE (CREST):	44
MIN. K-VALUE (SAG):	64



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

TYPICAL BOULEVARD ULTIMATE SECTION (MAYBERRY DRIVE) (B)
 (MINOR RESIDENTIAL COLLECTOR)
 SCALE: 1"=5' H
 1"=2.5' V

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



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

TYPICAL BOULEVARD PHASE 1 INTERIM SECTION (MAYBERRY DRIVE) (C)
 (MINOR RESIDENTIAL COLLECTOR)
 SCALE: 1"=5' H
 1"=2.5' V

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

NO CHANGES TO THIS SHEET REF: APPROVED ELLICOTT TOWN CENTER PHASE 1 PRELIMINARY PLAN FILE # SP05032

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

MAYBERRY, COLORADO SPRINGS - FILING NO. 4



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 Colorado Springs, CO 80903
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CALL UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 CALL BEFORE YOU DIG, DRILL, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

NO.	REVISION	DATE

TYPICAL ROAD SECTIONS

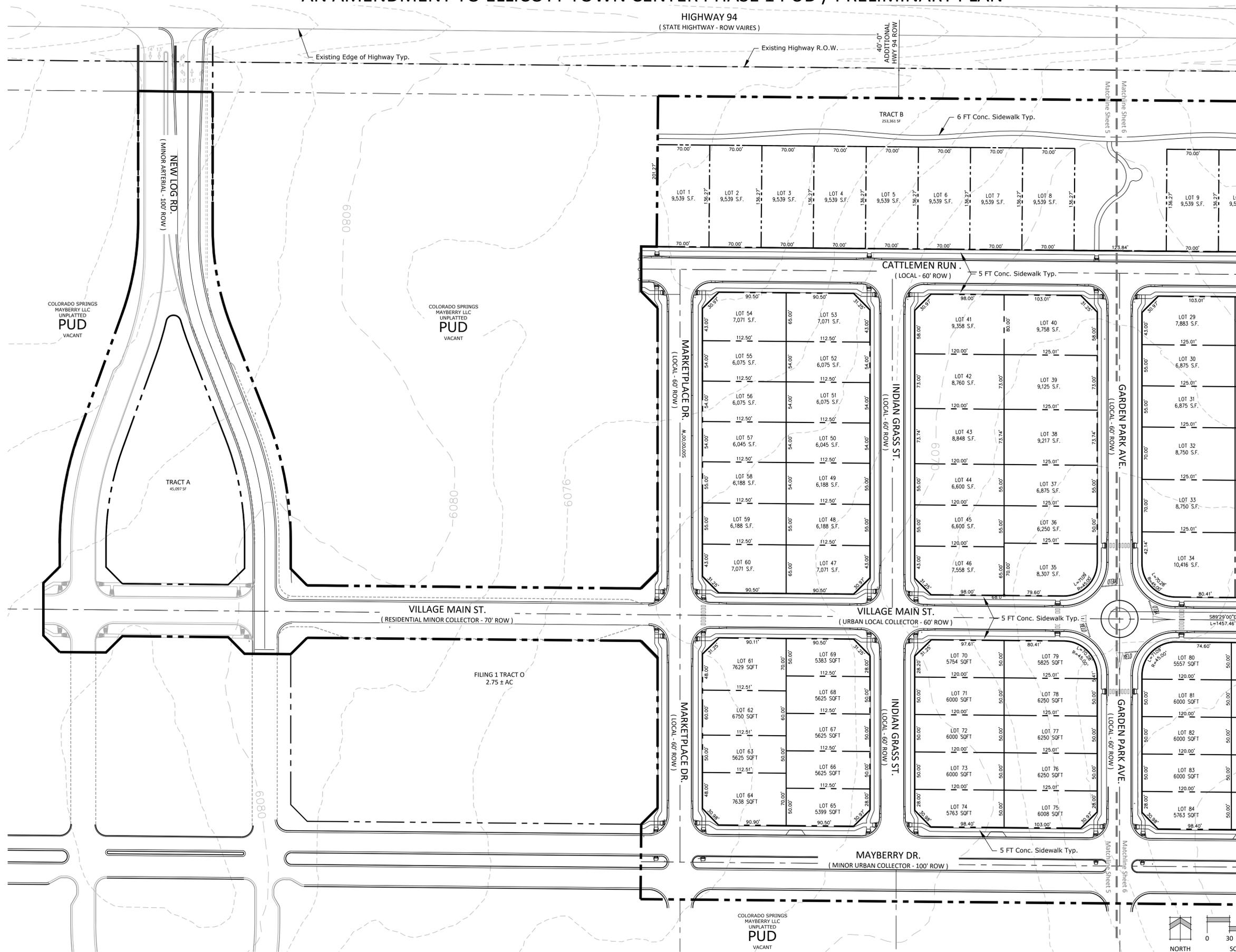
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VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED:	CHECKED: JPS
CREATED: 10/30/20	LAST MODIFIED: 12/01/20
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: **4**

MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

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



N.E.S. Inc.
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MAYBERRY PHASE 1 AN AMENDMENT TO ELLICOTT TOWN CENTER PHASE 1 PUD DEVELOPMENT / PRELIMINARY PLAN EL PASO COUNTY, CO

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

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

PUD PRELIMINARY SITE PLAN

P:\CS\Mayberry\Mayberry Drawings\Planning\Develop\Phase 1 PUD PP Amendment\Mayberry Phase 1 Amendment_PUDPP.dwg [5-Plan] 5/26/2021 1:57:57 PM biten

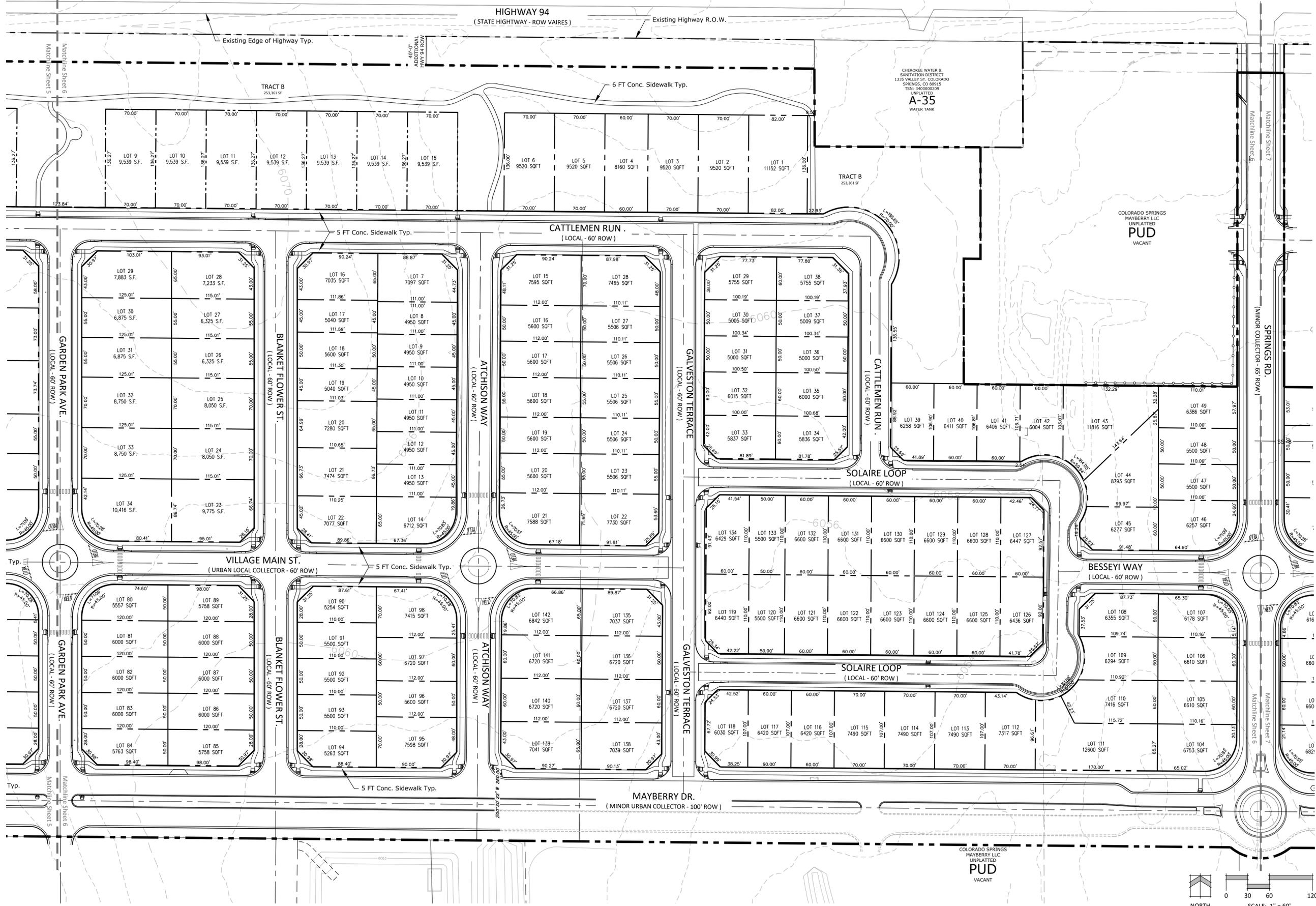
MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

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



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PLANNING / LANDSCAPE ARCHITECT
 IN ASSOCIATION WITH
 PROJECT INFO
 ISSUE / REVISION
 SHEET TITLE
 SHEET NUMBER

MAYBERRY PHASE 1

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

EL PASO COUNTY, CO

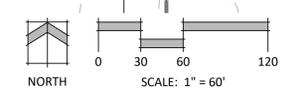
DATE: 05.26.2011
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITTEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

PUD PRELIMINARY SITE PLAN

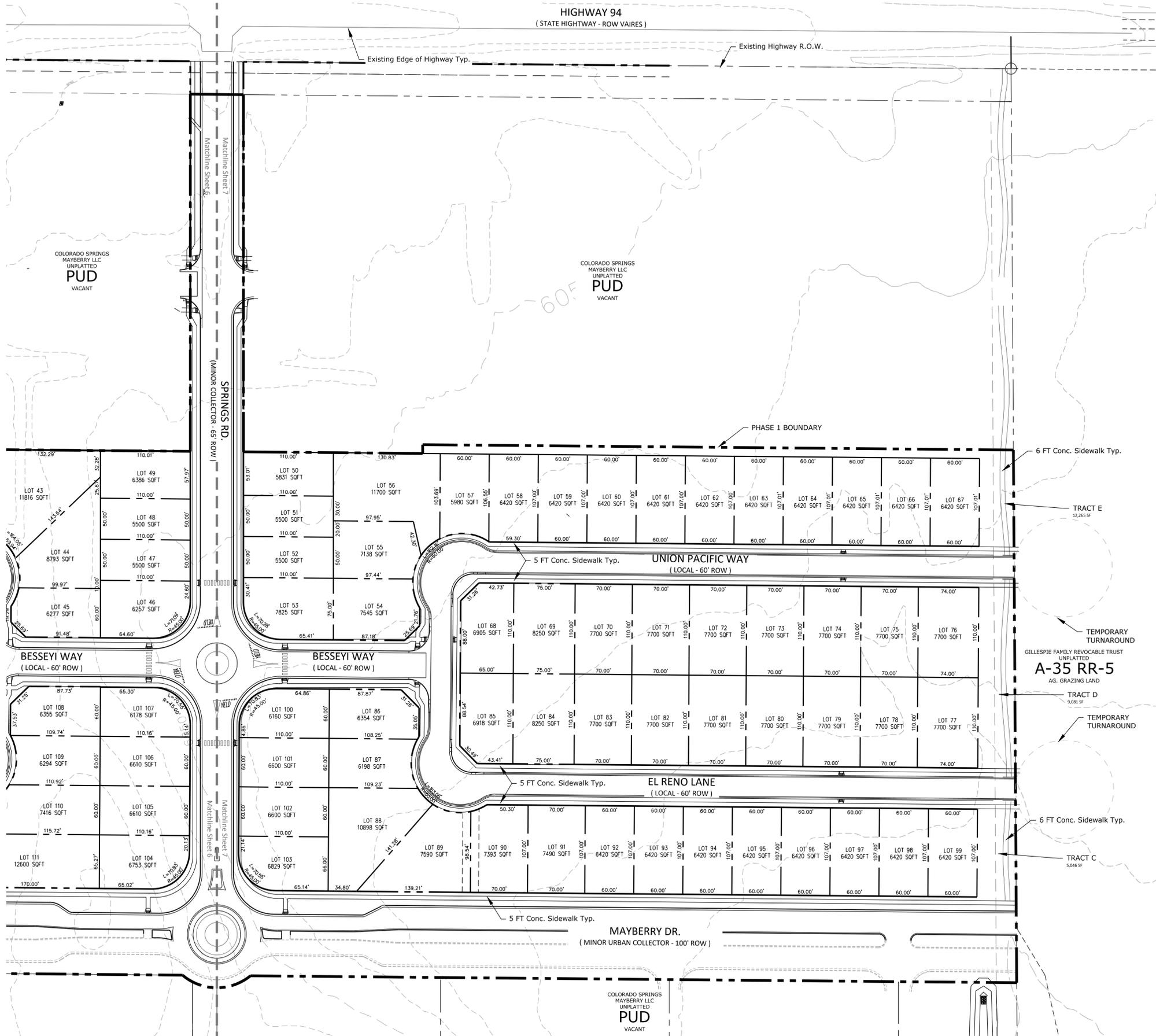
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MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

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



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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

STAMP

ENTITLEMENT

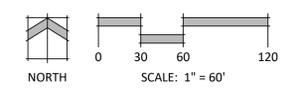
DATE: BY: DESCRIPTION:

DATE	BY	DESCRIPTION

PUD PRELIMINARY SITE PLAN

SHEET NUMBER

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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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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.

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

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
	Pb	135	Pennisetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass	1'	1.5'	#1 CONT	CONT

Landscape Setbacks

See Code Section 6.2.2.B.1

Street Name or Zone Boundary	Street Classification	Linear Footage	Tree/Foot 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%	

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:

ISSUE / REVISION

SHEET TITLE

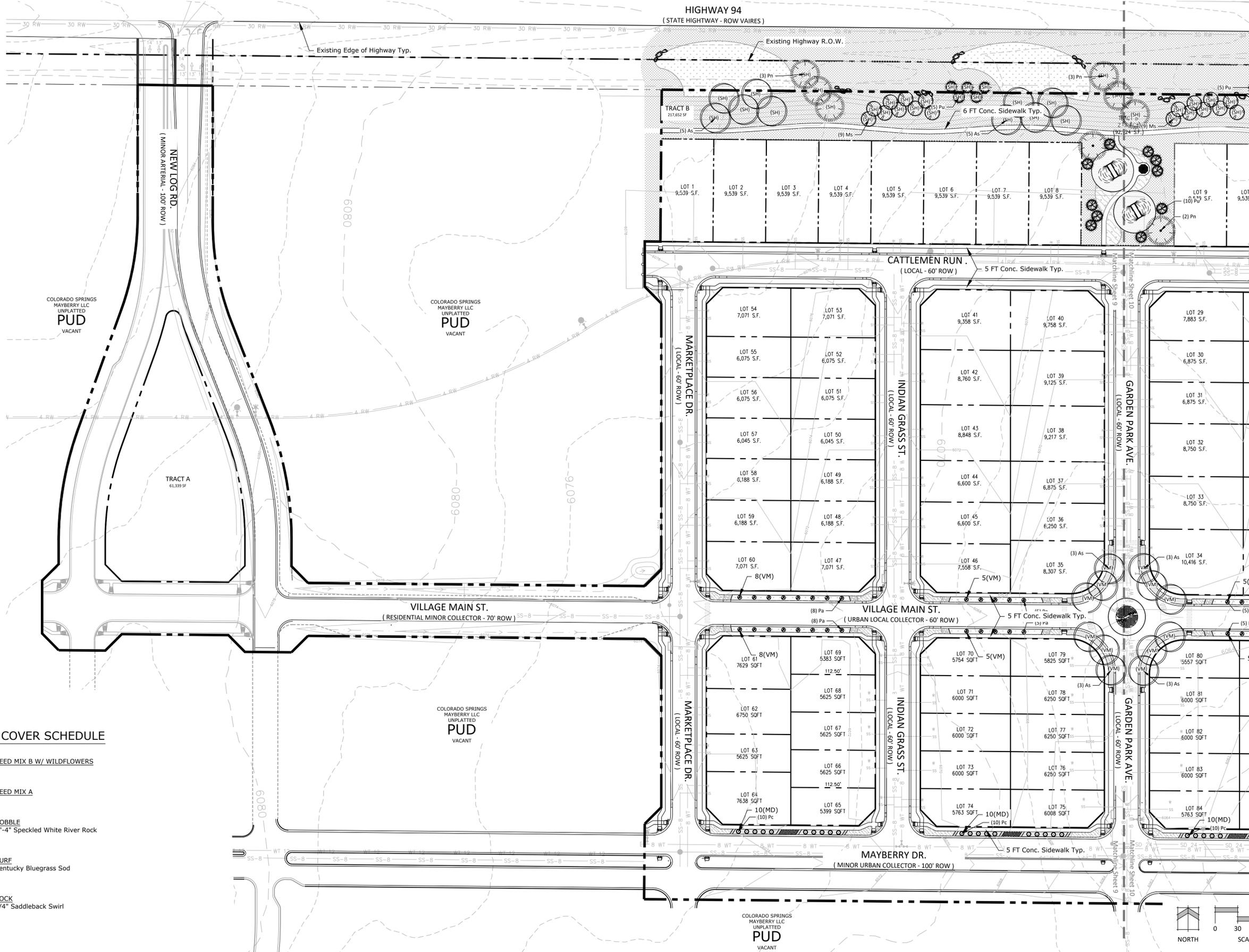
LANDSCAPE NOTES & DETAILS

SHEET NUMBER

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
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ENTITLEMENT

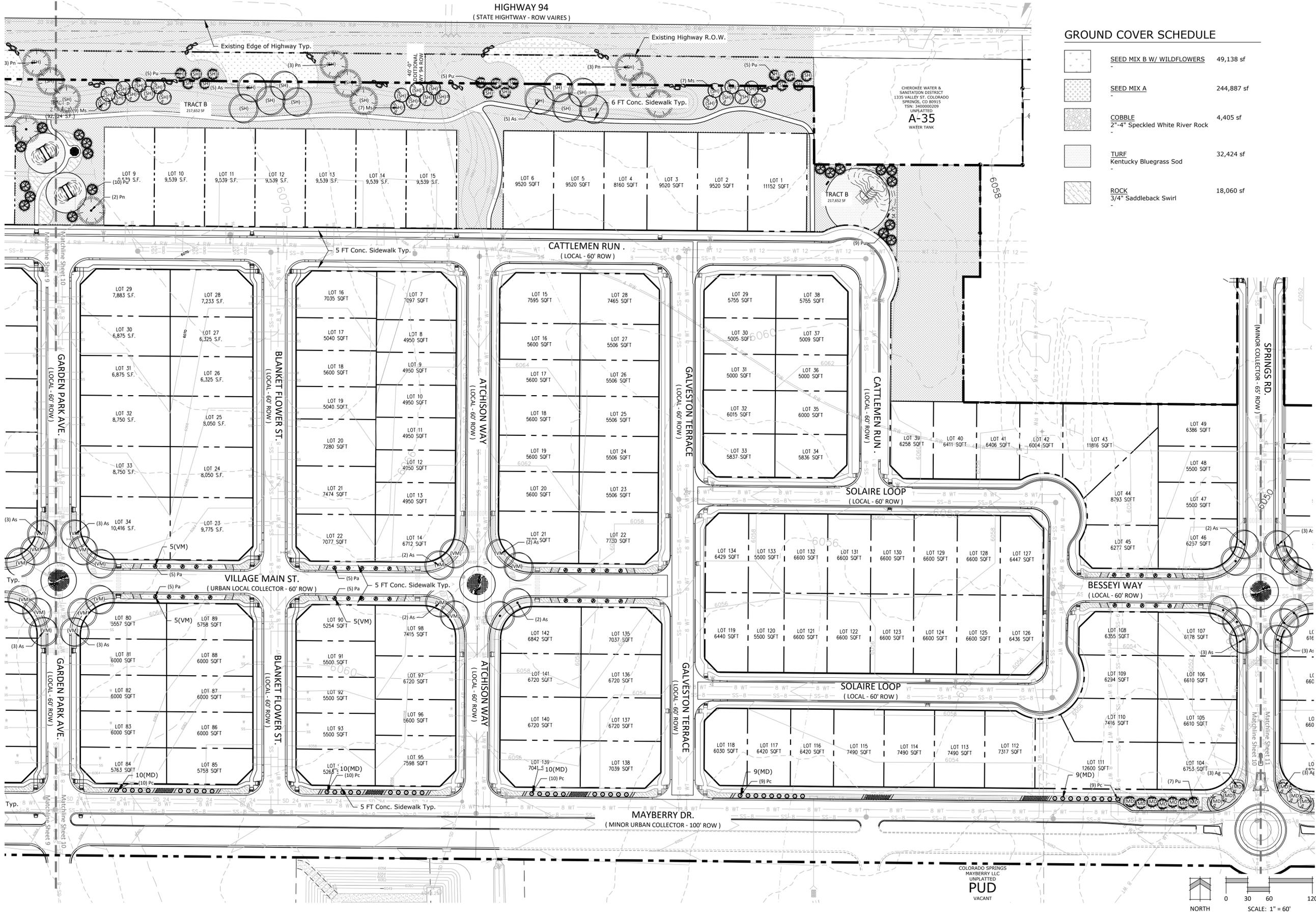
LANDSCAPE PLAN

9 OF 11

MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

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

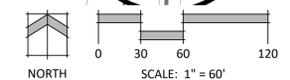
EL PASO COUNTY, CO

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

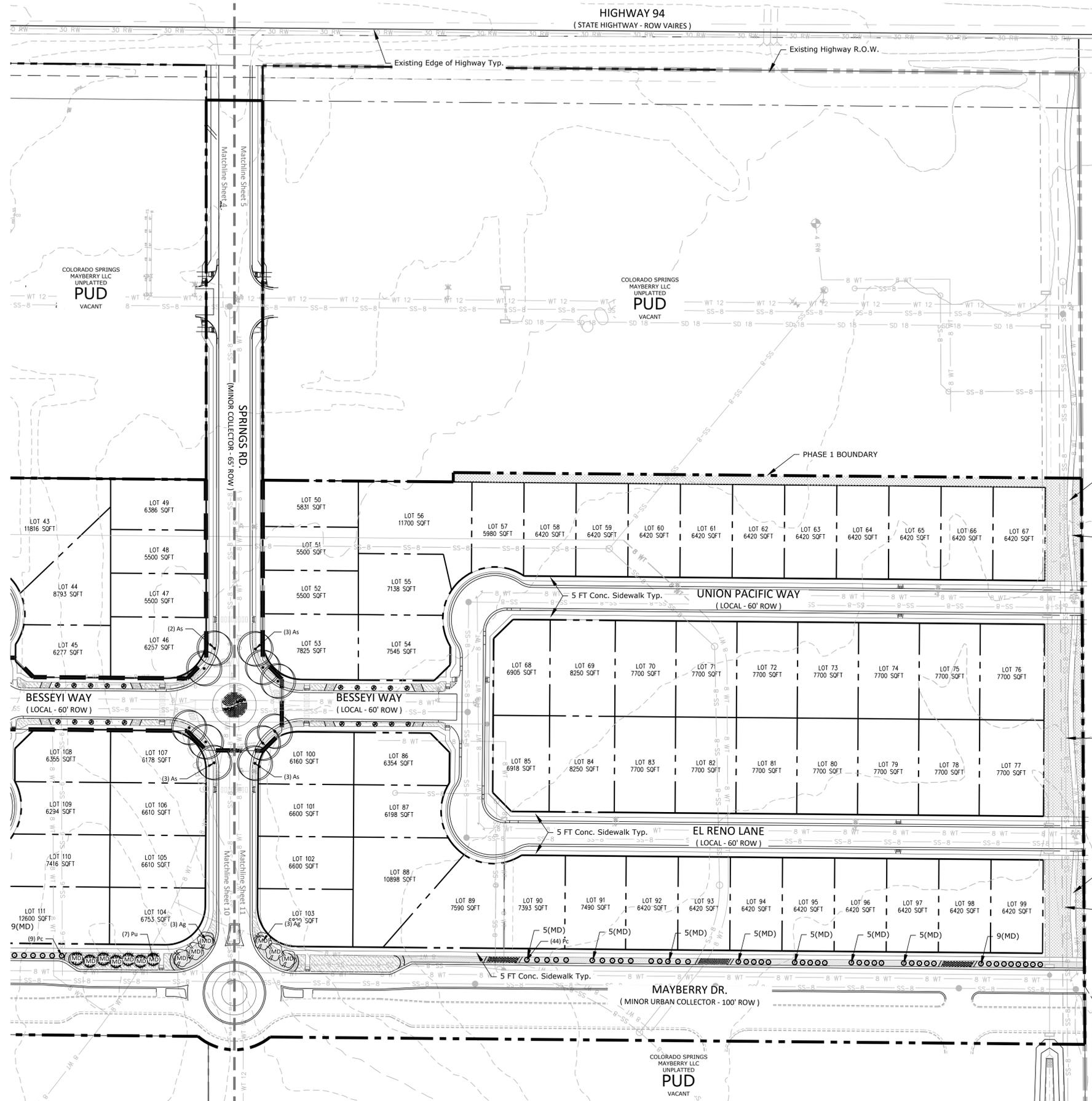
LANDSCAPE PLAN



MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

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EL PASO COUNTY, CO

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

STAMP

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

11 OF 11

PLANT FILE #

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