

LAND USE

- FILING 1**
98 Lots
FILING 4
142 lots

MDR-5
20.8 AC

RESIDENTIAL
SINGLE-FAMILY

MAX. DENSITY
(5 DWELLING UNITS PER ACRE)

MU
46.6 AC

MULTI-USE
COMMERCIAL
RESIDENTIAL
& CIVIC USES

MDR-7
46.9 AC

RESIDENTIAL
SINGLE-FAMILY

MAX. DENSITY
(7 DWELLING UNITS PER ACRE)

CIVIC
27.0 AC

MULTI-USE
SCHOOLS
FIRE STATION
SHERIFF STATION
LIBRARIES
RELIGIOUS

MDR-12
88.8 AC

RESIDENTIAL
SINGLE-FAMILY &
MULTI-FAMILY RESIDENTIAL

MAX. DENSITY
(12 DWELLING UNITS PER ACRE)

MDR-1
77.8 AC

RESIDENTIAL
SINGLE-FAMILY

MAX. DENSITY
(1 DWELLING UNITS PER ACRE)

**FUTURE
DEVELOPMENT**
80 AC

Mayberry is a master planned community on the open plains of El Paso County with grand vistas of Pikes Peak and the Front Range. Comprising 550 acres, the community is located 20 miles east of Colorado Springs and two miles west of the existing town of Ellicott. Accessed by Highway 94, it is a five-minute drive to Schriever Air Force Base, 15 minutes to Peterson Air Force Base and approximately 30 minutes to downtown Colorado Springs.

Mayberry is mixed-use community with proximity to shopping, work and recreation. Inspired by "walkable" towns of the past and the roots of early Colorado Springs, Mayberry will be the "Hometown USA" of memories. Tree-lined boulevards, a pedestrian friendly Town Center and Central Green, schools, a recreation center and over 110 acres of trails, parks and open space will articulate a small town family environment. The 32-acre Town Center is the heart of the community and the focal point of activity with retail shops, sidewalk cafes, offices, churches and a Central Green, an essential element of "hometown" where the community comes together for civic activities; where friends and families interact. The variety of residential properties will include single-family and multi-family dwellings. Entire families can find the appropriate home for their life stage and can live within walking distance of one another within a vibrant community.

- LOCATION:
- 30 minutes east of Colorado Springs on Highway 94 in the town of Ellicott, Colorado
 - 5 minutes east of Schriever Air Force Base
 - 15 minutes east of Peterson Air Force Base

- AMENITIES
- Town Center
 - Elementary School and potential site for a Middle School
 - Recreation Center with pool
 - Parks including programmed parks, pocket parks, linear parks and open space
 - Potential equestrian facilities. These facilities would be attuned to the adjacent ranchettes. These would be facilities consisting of day care barns and stalls, along with round pens and arenas. The feasibility of providing this amenity is based on the values that can be attained for the 1+ acre lots
 - Trails
 - Open Space

- UTILITIES
- Mountain View Electric Association electric
 - Sunset Metropolitan District-sewer and water Central gas service

- SCHOOL DISTRICT:
- Ellicott School District 22

- HOMEOWNERS ASSOCIATION:
- To provide architectural control.

- METROPOLITAN DISTRICT:
- To provide funding for common areas and amenities.

