# MILLER DOWNS LAND USE PLAN

### LEGAL DESCRIPTION:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. MONUMENTED AT THE NORTH END WITH A #5 REBAR & 1.5" ALUMINUM CAP STAMPED "MSM/SP GROUP 6169" AND MONUMENTED AT THE SOUTH END WITH A #6 REBAR & 3.25" ALUMINUM CAP STAMPED "WATTS PLS 9853", AND IS ASSUMED TO BEAR S 00°06'23" W, A FIELD MEASURED DISTANCE OF 1,329.76 FEET.

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

THENCE S 00°06'23" W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1329.76 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N 89°06'33" E ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 500.15 FEET TO INTERSECT THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE RUTH K. ADAMS TRACT AS RECORDED UNDER BOOK 2088 AT PAGE 738 OF THE RECORDS OF THE EL

PASO COUNTY CLERK AND RECORDERS OFFICE; THENCE N 00°01'48" W ALONG SAID SOUTHERLY EXTENSION OF SAID WEST LINE, A DISTANCE OF 897.10 FEET TO THE NORTHWEST CORNER OF SAID RUTH K. ADAMS TRACT, SAID CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED UNDER THE QUITCLAIM DEED AS RECORDED UNDER

RECEPTION NO. 225004905;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WEST AND NORTH LINES OF SAID PARCEL:

- 1) N 00°41'29" W, A DISTANCE OF 432.17 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 8; 2) N 00°41'29" W, A DISTANCE OF 38.00 FEET
- 3) N 89°09'21" E, PARALLEL TO SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, A DISTANCE OF 205.51 FEET

THENCE N 00°10'20" E, A DISTANCE OF 336.96 FEET TO THE SOUTH LINE OF THE LOIS SLOCUM TRACT AS RECORDED UNDER BOOK 1537 AT PAGE 546 OF SAID RECORDS, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THAT PARCEL OF LAND AS DESCRIBED UNDER THE QUITCLAIM DEED AS RECORDED UNDER RECEPTION NO. 225004903;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EAST, NORTH AND WEST LINES OF SAID PARCEL:

- 1) N 00°10'20" E, A DISTANCE OF 18.50 FEET; 2) S 89°49'06" W, A DISTANCE OF 697.41 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;
- 3) S 00°05'23" W, ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 18.50 FEET TO THE SOUTHWEST CORNER OF SAID LOIS

THENCE CONTINUING S 00°05'23" W ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 383.02 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 930,986 SQUARE FEET (21.372 ACRES) OF LAND, MORE OR LESS.

#### **GENERAL NOTES:**

- THIS PARCEL IS WITHIN THE SAND CREEK STREAMSIDE OVERLAY. ALL FUTURE DEVELOPMENT WILL BE SUBJECT TO STREAMSIDE OVERLAY REVIEW. SAND CREEK CHANNEL IMPROVEMENTS ARE UNDER A SEPARATE APPLICATION.
- ALL FUTURE LANDSCAPE AND COMMON AREAS WITHIN MILLER DOWNS AT WYOMING LANE WILL BE OWNED AND MAINTAINED BY THE MILLER DOWNS METROPOLITAN DISTRICT.
- 3. LONG TERM MAINTENANCE RESPONSIBILITY FOR FUTURE WATER QUALITY/DETENTION FACILITIES IS PRIVATE AND WILL BE MAINTAINED BY THE MILLER DOWNS METROPOLITAN DISTRICT.
- 4. A FISCAL IMPACT ANALYSIS AND CALCULATION OF TOTAL COSTS TO THE CITY TO PROVIDE INFRASTRUCTURE TO THE PROPOSED
- DEVELOPMENT FOR A PERIOD OF AT LEAST 10 YEARS WILL BE PROVIDED BY THE CITY OF COLORADO SPRINGS. THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS
- AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO
- SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT. PARK LAND DEDICATION REQUIREMENTS WILL BE MET WITH FEES IN LIEU OF LAND DEDICATION. FEES WILL BE PAID PRIOR TO
- BUILDING PERMIT.
- SCHOOL SITE DEDICATION WILL BE MET WITH PAYMENT OF FEES IN LIEU OF LAND DEDICATION. FEES WILL BE PAID PRIOR TO BUILDING PERMIT.
- NEW MEADOW DRIVE AND SPRUCE HILL COURT EXTENSIONS TO THIS SITE MUST BE BUILT TO CITY STANDARDS BY THE DEVELOPER, AND THE EXISTING TRACTS WHERE THE STREETS WILL PASS THROUGH MUST BE DEDICATED AS ROW TO THE CITY.
- 10. CHANNEL IMPROVEMENTS ARE REQUIRED TO BE COMPLETED BY THE OWNER/DEVELOPER AS PART OF THIS PROJECT. CHANNEL IMPROVEMENTS ARE REQUIRED ALONG SAND CREEK TO THE SOUTH AND ALONG THE STREAM IN THE NORTHWEST PART OF THE PROPERTY (EXACT EXTENTS ALONG EACH TO BE DETERMINED IN COORDINATION WITH SWENT). ALL REQUIRED CHANNEL IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED. OR ASSURANCES FOR SAID IMPROVEMENTS SHALL BE POSTED WITH THE CITY, BY THE OWNER/DEVELOPER, PRIOR TO ANY BUILDING PERMIT ISSUANCE WITHIN THIS DEVELOPMENT. ALL REQUIRED CHANNEL IMPROVEMENTS SHALL BE CONSTRUCTED AND ACCEPTED BY THE CITY PRIOR TO ANY CERTIFICATE OF OCCUPANCY RELEASE WITHIN THIS DEVELOPMENT. ALL REQUIRED CHANNEL IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT DRAINAGE CRITERIA MANUAL AND DBPS REQUIREMENTS AND SHALL ALL BE PRIVATELY OWNED AND MAINTAINED BY THE MILLER DOWNS METROPOLITAN DISTRICT.
- 11. ACCESS TO THIS SUBDIVISION FROM THE WEST WILL BE OBTAINED VIA QUAIL BRUSH CREEK FIL. 4, TRACT A AND QUAIL BRUSH CREEK FIL 2, TRACT I, AND THESE TRACTS MUST BE DEDICATED TO THE CITY AS RIGHT-OF-WAY PRIOR TO APPROVAL OF THE DEVELOPMENT PLAN.
- 12. REFER TO THE TRAFFIC STUDY SUBMITTED WITH THIS LAND USE PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC STUDY. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF LAND USE OR DENSITY IS
- 13. THE OWNER SHALL CAUSE AN ACCESS EASEMENT TO BE RECORDED BY SEPARATE INSTRUMENT EVIDENCING RIGHT FROM THE EXISTING HOME AND PROPOSED 2.5 ACRE LOT TO WYOMING LANE.
- 14. PRIOR TO FINAL PLAT APPROVAL THE OWNERSHIP AND ANNEXATION OF THE 30-FOOT REMNANT EAST OF THE MILLER DOWNS ADDITION NO. 1 ANNEXATION ALONG WYOMING LANE SHALL BE DETERMINED AS FOLLOWS:
- i. WITHIN 30 DAYS OF RECORDATION OF MILLER DOWNS AT WYOMING LANE ADDITION NO. 1 ANNEXATION PLAT AND ANNEXATION AGREEMENT OWNERSHIP OF REMNANT SHALL BE DETERMINED AND BOTH THE CITY AND COUNTY WILL NEED TO BE SATISFIED WITH THE FINDINGS.
- ii.IF THE PETITIONER FOR MILLER DOWNS AT WYOMING LANE ADDITION NO. 1 IS DETERMINED TO OWN THE 30-FOOT REMNANT, A PETITION FOR ANNEXATION SHALL BE APPLIED FOR WITHIN 60 DAYS OF RECORDATION OF MILLER DOWNS AT WYOMING LANE ADDITION NO. 1 ANNEXATION PLAT AND ANNEXATION AGREEMENT, AND
- iii, ANY ASSOCIATED ANNEXATION WITH THE REMNANT SHALL BE COMPLETED WITHIN 1 YEAR.
- 15. PRIOR TO DEVELOPMENT PLAN APPROVAL, THE APPLICANT SHALL HAVE AN ENVIRONMENTAL SPECIALIST DETERMINE IF THIS WETLAND AREA IN THE NORTHWEST CORNER OF THE PROPERTY CONSISTS OF JURISDICTIONAL WETLAND AND WHAT MITIGATION EFFORTS WILL BE NEEDED FOR WETLAND IMPACTS UNDER SECTION 404 FOR THE CLEAN WATER ACT.

## GEOLOGIC HAZARD DISCLOSURE:

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING INC. DATED JUNE 21, 2021, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: ARTIFICIAL FILL, LOOSE SOILS, POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREA, AND AREAS OF FLOWING AND PONDED WATER. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE #LUPL-25-0006 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO.

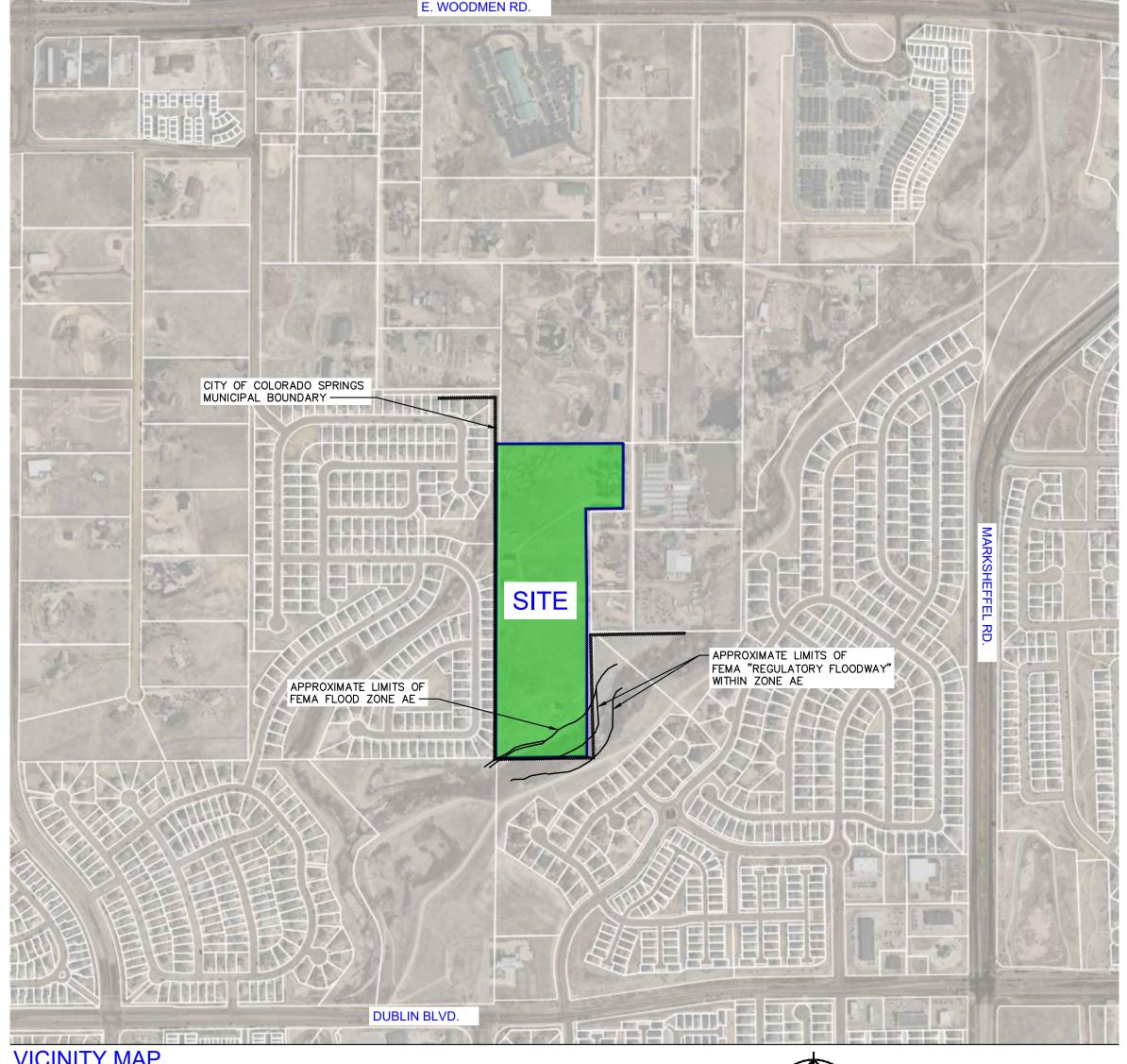
## FEMA CLASSIFICATION:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0537G, EFFECTIVE DECEMBER 7, 2018, INDICATES THAT THE MAJORITY OF THE SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED OUTSIDE THE 500-YEAR FLOODPLAIN), WITH A PORTION OF ZONE-X SHADED (AREAS DETERMINED TO BE WITHIN THE 500-YEAR FLOODPLAIN AND OUTSIDE THE 100-YEAR FLOODPLAIN), AND FLOOD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED), WITH A PORTION OF ZONE AE BEING A DESIGNATED FLOODWAY.



P.M., COUNTY OF EL PASO, STATE OF COLORADO

THAT PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH



**VICINITY MAP** 

**CONTACTS** 

2777 COUNTY RD 7

MEEKER, CO 81641

TEL: (719) 453-0180

ONEA JEWEL MILLER MICHELLE MARIE MILLER

CONTACT: ONEA JEWEL MILLER

KIMLEY-HORN AND ASSOCIATES, INC.

2 NEVADA NORTH AVE., SUITE 900

COLORADO SPRINGS, CO 80903

CONTACT: NOAH BREHMER, P.E.

DEVELOPER : M & A LLC

C/O TERENCE DOHERTY

TEL: (720) 295-6085

TEL: (719) 360-6827

BARRON LAND

102 SOUTH TEJON STREET, SUITE 1100

COLORADO SPRINGS, CO 80903

2790 N. ACADEMY BLVD, SUITE 311

CONTACT: SPENCER BARRON, PLS

COLORADO SPRINGS, COLORADO 80917



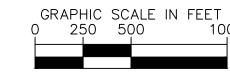
LANDSCAPE ARCHITECT/PLANNER:

2 NEVADA NORTH AVE., SUITE 300 COLORADO SPRINGS, CO 80903

TEL: (719) 453-0180

CONTACT: JIM HOUK, P.L.A.

KIMLEY-HORN AND ASSOCIATES, INC.



### SITE DATA:

SITE AREA: +/- 21.372 AC

RR-5 CAD-O (EL PASO COUNTY) **EXISTING ZONE:** PROPOSED ZONE: R-FLEX MEDIUM AP-O SS-O **EXISTING LAND USE:** RESIDENTIAL & AGRICULTURE

PROPOSED LAND USE ATTACHED AND DETACHED SINGLE FAMILY RESIDENTIAL **BUILDING TYPE:** ATTACHED AND DETACHED SINGLE FAMILY RESIDENTIAL

JURISDICTION: CITY OF COLORADO SPRINGS SITE ADDRESS: 7020 WYOMING LANE TAX SCHEDULE NO.: 5308000160

DIMENSIONAL STANDARDS: PER R-FLEX MEDIUM ZONE

BUILDING SETBACKS (R-FLEX MEDIUM): FRONT:

10 FT FRONT SETBACK (STRUCTURE) 20 FT FRONT SETBACK (STREET LOADED GARAGE)

SIDE: 1 FT WITH 6FT COMBINED BOTH SIDES OR 0 FT IF ATTACHED

15 FT CORNER LOT SIDE STREET

10 FT; 5 FT FROM PROPERTY LINE ADJACENT TO THE ALLEY OR FROM THE EDGE OF ANY ACCESS EASEMENT.

MAXIMUM LOT COVERAGE: N/A **GROSS DENSITY:** 5.2 DU/AC MAXIMUM BUILDING HEIGHT:

LANDSCAPE SETBACKS: 10FT SETBACK (RESIDENTIAL STREETS)

#### OVERALL PARK LAND DEDICATION REQUIREMENTS

HOUSING TYPE	ESTIMATED NUMBER OF UNITS	ACRES OF DEDICATION PER UNIT (NEIGHBORHOOD)	ACRES OF DEDICATION PER UNIT (COMMUNITY)	TOTAL ACRES OF LAND DEDICATION REQUIRED (NEIGHBORHOOD)	TOTAL ACRES OF LAND DEDICATION REQUIRED (COMMUNITY)
SINGLE-FAMILY DETACHED (1 EXISTING)	42	0.0066	0.0080	0.2772	0.336
SINGLE FAMILY ATTACHED	68	0.0053	0.0064	0.3604	0.4352
			TOTAL PARK LAND	0.6376 (NEIGHBORHOOD)	0.7712 (COMMUNITY)

\*ALL UNIT COUNTS AND TYPES ARE APPROXIMATE AND WILL BE DETERMINED WITH THE DEVELOPMENT PLAN

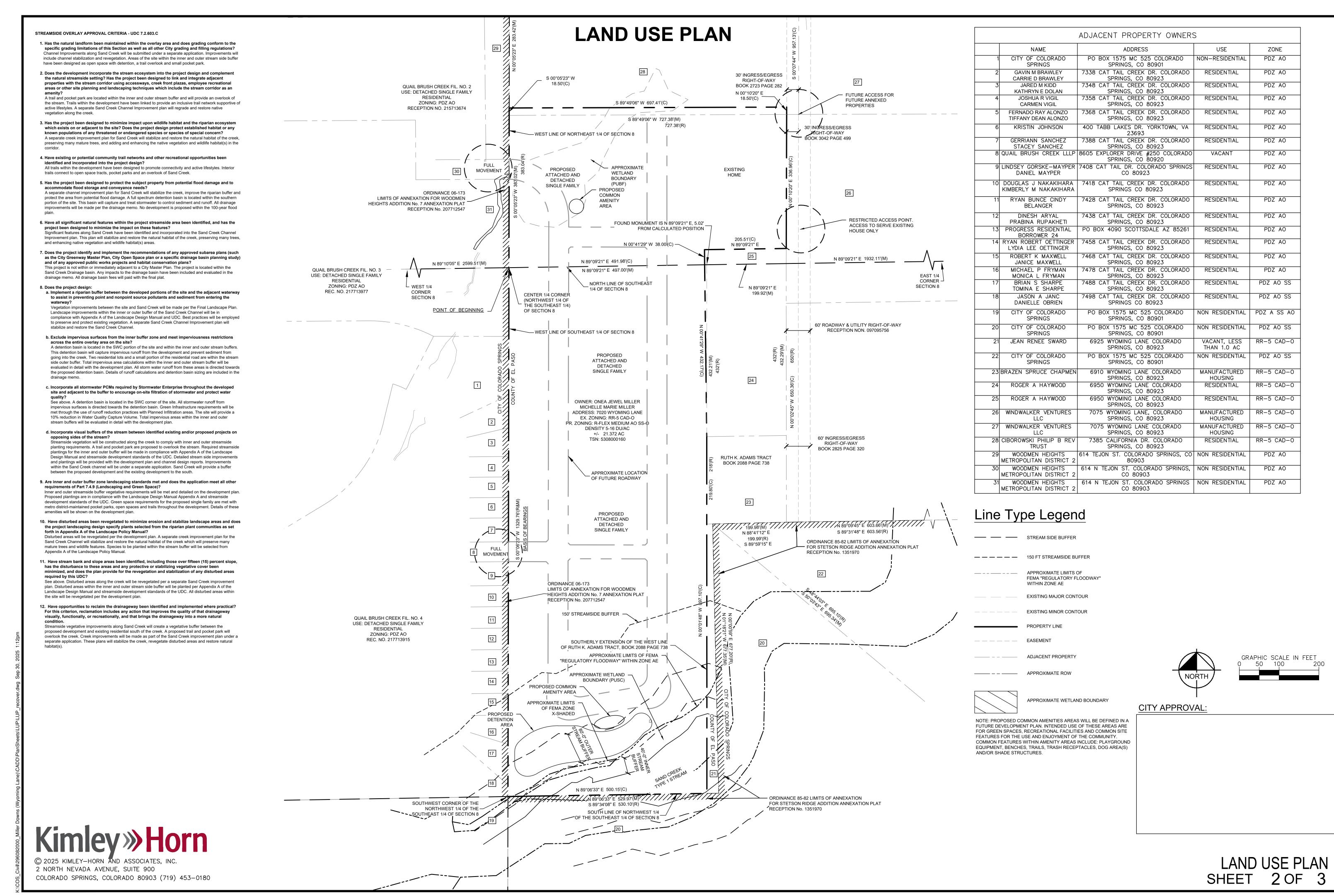
# LAND USE DATA:

USE	NO. ACRES PROVIDED	% OF TOTAL PROPERTY
R-FLEX MEDIUM	21.372 AC	100%
TOTAL	21.372 AC	100%

**CITY APPROVAL:** 

Sheet List Table			
Sheet Number	Sheet Title		
1	COVER SHEET		
2	LAND USE PLAN		
3	LAND SUITABILITY ANALYSIS		

**COVER SHEET** PREPARED: 09/30/2025 SHEET 1 OF 3



#### **SLOPE ANALYSIS VEGETATION ANALYSIS GEOLOGY ANALYSIS** Slopes Table **E** Legend Number | Minimum Slope | Maximum Slope | Color 0.00% Vegetation 8.00% 12.00% Agriculture 12.00% 15.00% Grassland 15.00% 25.00% Lodgepole Pine 25.00% 100.00% Mixed Conifer ARTIFICIAL FILL OF HOLOCENE AGE - MAN MADE DEPOSITS Oak Shrubland YOUNG ALLUVIUM, UNDIVIDED OF LATE TO MID HOLOCENE AGE WATER DEPOSITED SANDS AND GRAVEL Open Water Pinyon-Juniper MIDDLE ALLUVIUM OF EARLY HOLOCENE AND LATE PLEISTOCENE AGE—WATER DEPOSITED SAND, TERRACE DEPOSITS Ponderosa Pine DAWSON FORMATION OF TERTIARY TO CRETACEOUS AGE — ARKOSIC SANDSTONE, WITH INTERBED CLAYSTONE AND SILTSTONE Riparian Shrubland Spruce-Fir Developed Sparsely Vegetated Hardwood Conifer-Hardwood Conifer APPROXIMATE LIMITS OF FEMA ZONE AE APPROXIMATE LIMITS OF FEMA ZONE AE APPROXIMATE WETLAND BOUNDARY APPROXIMATE APPROXIMATE **COMPOSITE ANALYSIS SOILS ANALYSIS** Slopes Table Number | Minimum Slope | Maximum Slope | Color 0.00% WETLAND BOUNDARY (PUBF) 8.00% 12.00% 12.00% 15.00% 15.00% 25.00% 25.00% 100.00% NOTE: THE USFWS INFORMATION, PLANNING, AND CONSERVATION (IPAC) ONLINE SYSTEM IDENTIFIED THE EASTERN BLACK RAIL, PIPING PLOVER, MONARCH BUTTERFLY, SUCKLEY'S CUCKOO BUMBLE BEE, MAP UNIT LEGEND WITHIN THE VICINITY OF THE PROJECT AREA. HABITAT IMPACTS FOR THE IDENTIFIED FIVE (5) SPECIES ARE NOT ANTICIPATED. THE PROJECT AREA DOES NOT CONTAIN DESIGNATED CRITICAL HABITAT MAP UNIT NAME Vegetation BLAKELAND-FLUVAQUENTIC HAPLAQUOLLS FOR ANY LISTED SPECIES. Agriculture BLENDON SANDY LOAM, 0 TO 3 PERCENT SLOPES Grassland Lodgepole Pine Mixed Conifer Oak Shrubland Open Water CITY APPROVAL: Pinyon-Juniper Ponderosa Pine Riparian Shrubland APPROXIMATE LIMITS OF FEMA ZONE AE APPROXIMATE LIMITS OF FEMA ZONE AE Spruce-Fir APPROXIMATE WETLAND BOUNDARY APPROXIMATE WETLAND BOUNDARY Developed APPROXIMATE LIMITS OF FEMA ZONE X-SHADED APPROXIMATE Sparsely Vegetated LIMITS OF FEMA Hardwood Conifer-Hardwood Conifer LAND SUITABILITY ANALYSIS © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 2 NORTH NEVADA AVENUE, SUITE 900 SHEET 3 OF 3 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180