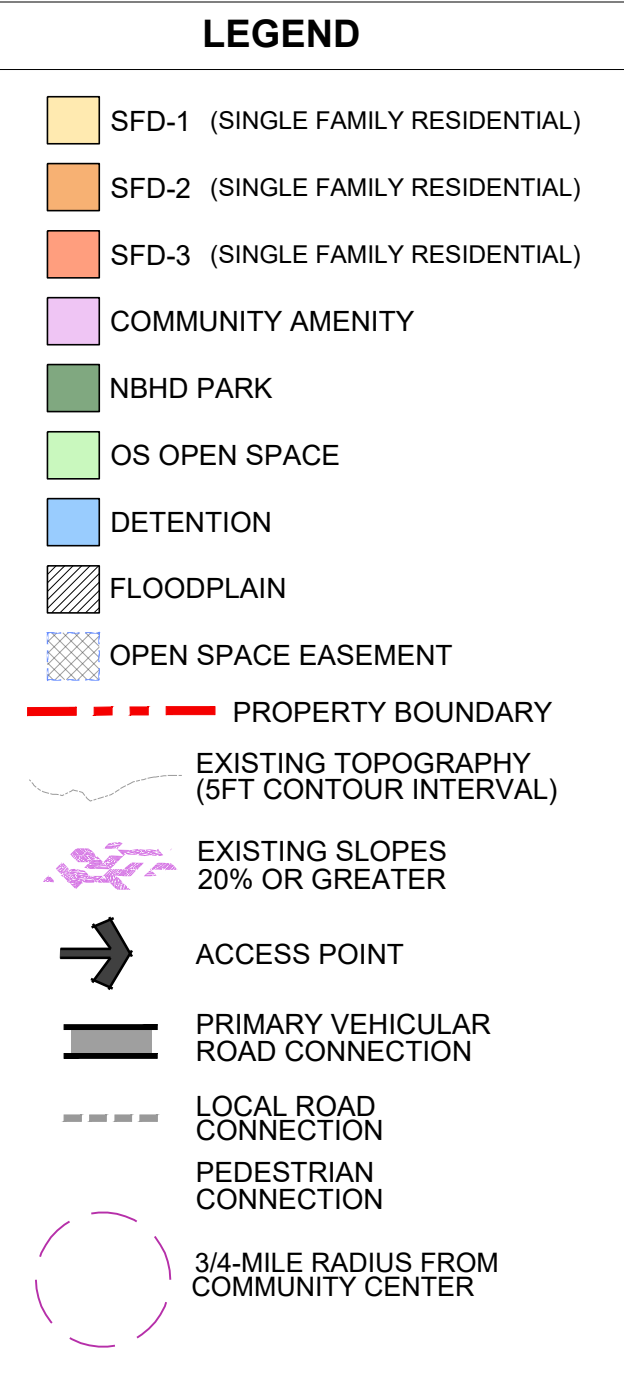
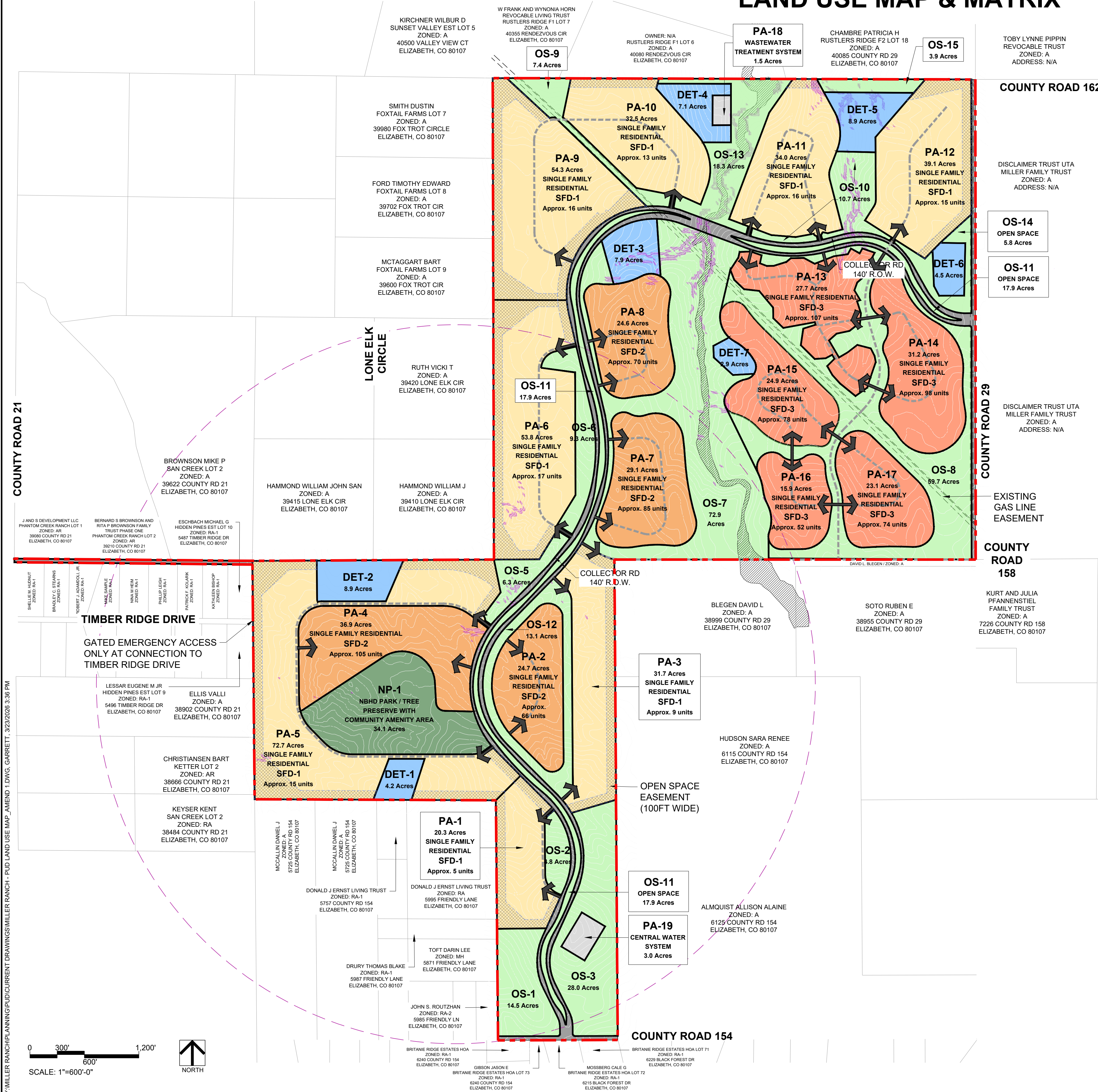


MILLER RANCH - PUD AMENDMENT NO.1

UNICORPORATED ELBERT COUNTY, COLORADO

LAND USE MAP & MATRIX

CASE NUMBER: PUD-2024-1542



- NOTES:**
- EXISTING STRUCTURES: NO RESIDENTIAL STRUCTURES CURRENTLY EXISTING ON SITE
 - WETLANDS, STREAM & FLOODPLAINS: THERE DO NOT APPEAR TO BE ANY YEAR-ROUND STREAMS, ACTIVE WETLANDS ON SITE
 - LAKE, POND AND RETENTION AREAS: THERE ARE SEVERAL MANMADE DAMS AND RETENTION PONDS ON SITE. THEY WILL BE RETAINED AND ENHANCED
 - 20% SLOPES: EXISTING ON SITE AND ARE DESIGNATED ON THE PLAN. NO STRUCTURES WILL BE PERMITTED ON SLOPES EXCEEDING 20%. ADEQUATE BUILDING ENVELOPES AND SEPTIC AREAS WILL BE GRADED AND CONSTRUCTED.
 - ADJACENT PROPERTY OWNED BY APPLICANT: INCLUDES APPROXIMATELY 640 ACRES ADJACENT TO THE EAST OF THE PROPOSED DEVELOPMENT, THE ADJACENT PROPERTY IS NOT INCLUDED IN THE CURRENT PUD PLAN.
 - EXISTING STREETS, ROADS OR PUBLIC ROWS:
 - PROPOSED STREETS, ROADS AND DRIVEWAYS WILL BE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED COUNTY REQUIREMENTS.
 - STREET NAMES HAVE NOT YET BEEN SELECTED. THEY WILL COMPLY WITH COUNTY STANDARDS AND BE APPROVED BY RHE COUNTY MAPPER PRIOR TO THE FINAL APPLICATION.
 - EXISTING EASEMENTS: REFER TO ALTA SURVEY.
 - UTILITY SERVICE PROVIDERS INCLUDE CORE ELECTRIC COOPERATIVE, BLACK HILLS ENERGY, CENTURY LINK
 - MINERAL RIGHTS: ACCORDING TO THE ELBERT COUNTY ASSESSOR'S OFFICE, THE MINERALS UNDERLYING THE PROPERTY HAVE NOT BEEN SEVERED, THEREFORE THEY ARE OWNED BY THE SURFACE PROPERTY OWNER.
 - ZONING:
 - EXISTING: P.U.D.
 - PROPOSED: P.U.D.
 - ADJACENT: SEE LABELS UNDER OWNER INFO
 - VEHICULAR ACCESS: THE OVERALL APPROACH OF THE TRAFFIC FLOW WITHIN THE MILLER RANCH IS A DESIGN THAT DISPERSES TRAFFIC AMONGST THE EXISTING ROUTES, WHILE NOT OVERBURDENING THE EXISTING ADJACENT RESIDENTS PRIMARY TRAVEL ROUTES. PRIMARY ACCESS TO THE DEVELOPMENT IS INTENDED TO CONNECT COUNTY RD 154 AT THE SOUTHERN END OF THE SITE TO COUNTY RD 29 AT THE NORTHEAST CORNER OF THE SITE. BY PROPOSING ROAD IMPROVEMENTS ALONG COUNTY RD 154 & COUNTY RD 29, IT IS THE GOAL OF THE DEVELOPMENT TO IMPROVE TRAFFIC CIRCULATION FOR THE BENEFIT OF NOT JUST RESIDENTS OF MILLER RANCH BUT OF THE GREATER ELBERT COUNTY.

LAND USE MATRIX

3/23/2026

A.	B.	C.	D.	E.	F.	G.	H.	I.
Land Use Item	Planning Area Map Number	Map Area Code	Gross Land Area in Acres	Percentage of Total Land Area	Land Use Formula (DU/AC)	Proposed Maximum Density (In DUs)	Proposed Non-Residential Square Footage (In Sq.Ft.)	Details and Comments
1. DETENTION	DET-1	DETENTION	4.2	0.4%				
	DET-2	DETENTION	8.9	0.9%				
	DET-3	DETENTION	7.9	0.8%				
	DET-4	DETENTION	7.1	0.7%				
	DET-5	DETENTION	8.9	0.9%				
	DET-6	DETENTION	4.5	0.5%				Reclaim / Irrigation Pond
2. OPEN SPACE AND TRAIL CORRIDORS	DET-7	DETENTION	2.9	0.3%				
	OS-1	OS	14.5	1.5%				Open Space - buffer area, trails
	OS-2	OS	4.8	0.5%				Open Space - buffer area, trails
	OS-3	OS	28.0	2.9%				Open Space - buffer area, trails
	OS-5	OS	6.3	0.6%				Open Space - buffer area, trails
	OS-6	OS	9.3	1.0%				Open Space - buffer area, trails
	OS-7	OS	72.9	7.5%				Open Space - drainage channel, trails
	OS-8	OS	59.7	6.2%				Open Space - buffer area, trails
	OS-9	OS	7.4	0.8%				Open Space - drainage channel, trails
	OS-10	OS	10.7	1.1%				Open Space - buffer area, trails
	OS-11	OS	17.9	1.8%				Collector Road Interior Median Trail
	OS-12	OS	13.1	1.4%				
	OS-13	OS	18.3	1.9%				
	OS-14	OS	5.8	0.6%				
	OS-15	OS	3.9	0.4%				
3. PARK & RECREATION AREAS	NP-1	NP	34.1	3.5%				Neighborhood Park / Tree Preserve with Community Amenity Area
4. DEVELOPMENT AREAS	PA-1	SFD-1	20.3	2.1%	0.2 DU/AC	5		Single Family Residential (SFD-3)
	PA-2	SFD-2	24.7	2.5%	2.7 DU/AC	66		Single Family Residential (SFD-2)
	PA-3	SFD-2	31.7	3.3%	3 DU/AC	10		Single Family Residential (SFD-2)
	PA-4	SFD-2	36.9	3.8%	2.8 DU/AC	105		Single Family Residential (SFD-2)
	PA-5	SFD-1	72.7	7.5%	2 DU/AC	15		Single Family Residential (SFD-3)
	PA-6	SFD-1	53.8	5.5%	3 DU/AC	17		Single Family Residential (SFD-3)
	PA-7	SFD-2	29.1	3.0%	2.9 DU/AC	85		Single Family Residential (SFD-2)
	PA-8	SFD-2	24.6	2.5%	2.8 DU/AC	70		Single Family Residential (SFD-2)
	PA-9	SFD-1	54.3	5.6%	3 DU/AC	16		Single Family Residential (SFD-3)
	PA-10	SFD-1	32.5	3.4%	4 DU/AC	13		Single Family Residential (SFD-3)
	PA-11	SFD-1	34.0	3.5%	5 DU/AC	16		Single Family Residential (SFD-3)
	PA-12	SFD-1	39.1	4.0%	4 DU/AC	15		Single Family Residential (SFD-3)
	PA-13	SFD-3	27.7	2.9%	3.9 DU/AC	107		Single Family Residential (SFD-3)
	PA-14	SFD-3	31.2	3.2%	3.1 DU/AC	98		Single Family Residential (SFD-1)
	PA-15	SFD-3	24.9	2.6%	3.1 DU/AC	78		Single Family Residential (SFD-1)
	PA-16	SFD-3	15.9	1.6%	3.3 DU/AC	52		Single Family Residential (SFD-1)
	PA-17	SFD-3	23.1	2.4%	3.2 DU/AC	74		Single Family Residential (SFD-1)
	PA-18	UTILITY	1.5	0.2%	0 DU/AC			Wastewater Treatment System
	PA-19	UTILITY	3.0	0.3%	0 DU/AC			Central Water System
4. Adjacent and Interior ROW			38.0	3.9%				
5. Open Space Easement			70.3	7.2%				
5. Total Site Acreage (Total figures above minus OSE)			970.1	95.4%	0.87 SITE DU/AC	842		
6. Gross Land Acreage (minus ROW acreage)			932.1	96.1%	0.90 SITE DU/AC	842		
7. Total Open Space, Park, & Open Space Easement Acreage (Total figures above)			377.0	40.4%				
8. Total Retail and Commercial Mixed Use Acreage (Total figures above)			0.0	0.0%				
9. Total Residential Acreage (Total figures above)			578.0	62.0%				

SCALE: AS SHOWN

DRAWN BY: GG

CHECKED BY: PCS

DATE: NOVEMBER 2025

FILE NO: 1

2

OF 3

SCALES

creating spaces

people

PCS GROUP, INC.

303-351-4805

ATTN: JOHN PRESTWICH

C & D Land Corp., LLC

4001 Forest Street

Denver, CO 80223

TEL: (303) 725-9492

MILLER RANCH

PLANNED UNIT DEVELOPMENT

DATE

Revisions

No.