

MONUMENT RIDGE EAST

EL PASO COUNTY, COLORADO FINAL LANDSCAPE PLAN

LOCATED IN THE NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W OF
THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

PROJECT TEAM

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MONUMENT RIDGE EAST, LLC
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LANDSCAPE DESIGNER

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CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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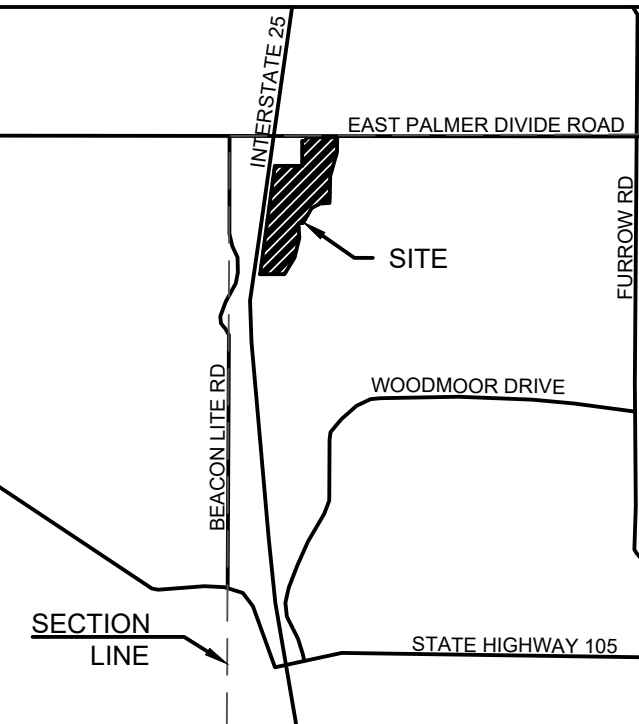
OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:



PROJECT:

MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

DRAWING INFORMATION:

PROJECT NO: 25.1669.002

DRAWN BY: JH

CHECKED BY: AP

APPROVED BY: AP

SHEET TITLE:

TITLE SHEET

LT01

SHEET 1 OF 20

SHEET INDEX

DESCRIPTION	NUMBER	TITLE
TITLE SHEET	1	LT01
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SUMMARY DATA

PROPERTY SIZE	29.19 ACRES
TAX SCHEDULE NO.	7102200013, 7102200008, 7102200006, 7102201001, 7102201014, 7102200010
PROJECT ADDRESS	0 S COUNTY LINE RD
EXISTING ZONING	PUD, CC, CS, C-1, RS-20000
PROPOSED ZONING	RM-12, RS-6000
PROPOSED LOT COUNT	35
LANDSCAPE SETBACKS	SEE PLAN

LANDSCAPE SITE REQUIREMENTS

LANDSCAPE SETBACKS		STREET		SETBACK DEPTH		LINEAR	TREE/FEET
PLAN	STREET NAME/	CLASSIFICATION		REQ.	PROV.	FOOTAGE	REQUIRED
ABREV	ZONE BOUNDARY						
PD	EAST PALMER DIVIDE AVE	URBAN INTERCHANGE/INTERSECTION		25'	25'	800'	1 / 20
ME	MISTY ACRES BLVD - EAST	NON-ARTERIAL		10'	10'	1906'	1 / 30
MW	MISTY ACRES BLVD - WEST	NON-ARTERIAL		10'	10'	2927'	1 / 30
MS	MONUMENT HILL ROAD - SOUTH	NON-ARTERIAL		10'	10'	997'	1 / 30
MN	MONUMENT HILL ROAD - NORTH	NON-ARTERIAL		10'	10'	517'	1 / 30
MHE	MONUMENT HILL ROAD - EAST	NON-ARTERIAL		10'	10'	1398'	1 / 30

	NO. OF TREES		SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE	
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
PD	40	40	--	--	--	--	50%	50%
ME	64	64 (3 EXISTING)	--	--	--	--	50%	50%
MW	98	98 (1 EXISTING)	--	--	--	--	50%	50%
MS	33	33	--	--	--	--	50%	50%
MN	18	18	--	--	--	--	50%	50%
MHE	47	47	--	--	--	--	50%	50%

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT:

MONUMENT RIDGE EAST, LLC., A COLORADO LIMITED LIABILITY COMPANY, BEING OWNER OF THE FOLLOWING SIAD TRACT OF LAND;

A TRACT OF LAND LYING IN THE WEST 1 / 2 OF SECTION 2, AND THE WEST 1 / 2 OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST SECTION CORNER OF SAID SECTION 2 WHENCE THE WEST 1/4 CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'21"EAST, A DISTANCE OF 2767.12 FEET:

THENCE NORTH 89°46'22"EAST, A DISTANCE OF 1918.34 FEET;

THENCE SOUTH 00°13'38"EAST, A DISTANCE OF 186.22 FEET TO THE TRUE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING NORTH 89°46'22"EAST, A DISTANCE OF 82.81 FEET:

THENCE NORTH 30°14'22"EAST, A DISTANCE OF 106.84 FEET;

THENCE NORTH 89°36'57"EAST, A DISTANCE OF 259.32 FEET TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF PARCEL GRANTED TO EL PASO COUNTY FOR COUNTY ROAD UNDER THE RECEPTION NUMBER 214002145 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE FOLLOWING SAID RIGHT OF WAY, THE FOLLOWING 5 COURSES:

- 1) THENCE SOUTH 00°19'37" EAST, A DISTANCE OF 11.75 FEET;
- 2) THENCE SOUTH 89°17'54" EAST, A DISTANCE OF 182.88 FEET;
- 3) THENCE NORTH 84°31'33" EAST, A DISTANCE OF 3.14 FEET;
- 4) THENCE SOUTH 89°40'13" EAST, A DISTANCE OF 87.26 FEET;
- 5) THENCE SOUTH 88°20'10" EAST, A DISTANCE OF 154.53 FEET;

WESTERLY RIGHT OF WAY LINE OF THE 60 FEET WIDE DOEWOOD DRIVE AS DEDICATED IN HEIGHTS FILING TWO AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NUMBER 2287623 OF THE RECORDS OF EL PASO COUNTY;

THENCE SOUTH 00°41'56" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID DOEWOOD DRIVE, A DISTANCE OF 249.69 FEET, TO THE NORTHEAST CORNER OF LOT 10 OF SAID HEIGHTS FILING TWO;

THENCE SOUTH 89°50'30" WEST, A DISTANCE OF 129.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 10;

THENCE SOUTH 15°46'00" WEST, ALONG THE SOUTH LINE OF SAID HEIGHTS FILING 1, A DISTANCE OF 487.45 FEET, TO THE NORTHWEST CORNER OF LOT 27 OF MISTY ACRES FILING 1 AS RECORDED UNDER RECEPTION NUMBER 205190028 RECORDS OF EL PASO COUNTY;

THENCE THE FOLLOWING 4 COURSES ALONG THE EASTERLY LINE OF SAID LOT 27;

- 1) THENCE SOUTH 14°00'25" WEST, A DISTANCE OF 242.35 FEET;
- 2) THENCE SOUTH 11°49'44" EAST, A DISTANCE OF 121.06 FEET;
- 3) THENCE SOUTH 59°49'44" EAST, A DISTANCE OF 49.90 FEET;
- 4) THENCE SOUTH 30°35'19" WEST, A DISTANCE OF 224.59 FEET;

THENCE NORTH 15°34'40" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF MISTY ACRES BOULEVARD AS RECORDED IN MISTY ACRES FILING 1 UNDER RECEPTION NUMBER 205190028 RECORDS OF EL PASO COUNTY RECORDERS OFFICE;

THENCE SOUTH 74°25'30" WEST, A DISTANCE OF 80.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MISTY ACRES BOULEVARD AS RECORDED IN RECEPTION NUMBER 205190028 RECORDS OF EL PASO COUNTY;

THENCE THE FOLLOWING 4 COURSES ALONG SAID WESTERLY RIGHT OF WAY LONE OF SAID MISTY ACRES BOULEVARD:

- 1) THENCE SOUTH 15°34'30" EAST, A DISTANCE OF 375.61 FEET;
- 2) THENCE ALONG THE CURVE TO THE RIGHT WITH A LENGTH OF 264.52 FEET, A RADIUS OF 521.00 FEET, WITH A CHORD DISTANCE OF 261.68 FEET AND A CHORD BEARING OF SOUTH 01°01'49" EAST;
- 3) THENCE SOUTH 13°30'52" WEST, A DISTANCE OF 382.56 FEET;
- 4) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 248.06 FEET, A RADIUS OF 650.71

FEET, WITH A CHORD DISTANCE OF 246.56 FEET AND A CHORD BEARIGN OF SOUTH 24°26'06" WEST;

THENCE SOUTH 89°49'59" WEST, A DISTANCE OF 221.85 FEET, ALONG THE NORTH LINE OF A DEED AS RECORDED UNDER RECEPTION NUMBER 220189049 RECORDS OF EL PASO COUNTY;

THENCE NORTH 00°47'39" EAST, A DISTANCE OF 443.01 FEET;

THENCE NORTH 89°06'43" WEST, A DISTANCE OF 394.96 FEET, TO THE EASTERLY RIGHT OF WAY OF MONUMENT HILL ROAD RECORDED UNDER RECEPTION NUMBER 21805925 RECORDS OF EL PASO COUNTY;

THENCE ALONG SAID EASTERLY RIGHT OF WAY OF SAID MONUMENT HILL RAOD THE FOLLOWING 4 COURSES;

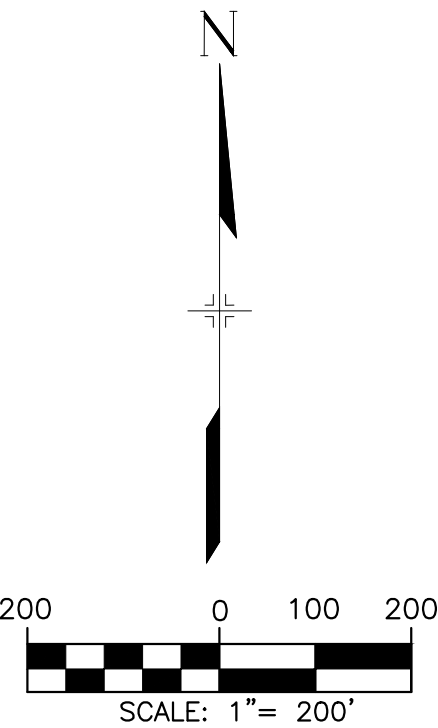
- 1) THENCE NORTH 07°26'20" EAST, A DISTANCE OF 1273.66 FEET;
- 2) THENCE NORTH 07°25'02" EAST, A DISTANCE OF 733.89 FEET;
- 3) THENCE NORTH 29°57'52" EAST, A DISTANCE OF 675.33 FEET;
- 4) THENCE NORTH 89°46'22" EAST, A DISTANCE OF 417.09 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THERE FROM THAT PARCEL CONVEYED TO WOODMOOR WATER AND SANITARY DISTRICT FOR THE CRYSTAL CREEK LIFT STATION BY DEED RECORDED NOVEMBER 30, 1998 AT RECEPTION NO. 98175218 OF THE RECORDS OF EL PASO COUNTY, COLORADO; EXCEPTING DEED RECORDED NOVEMBER 29, 2010 AT RECEPTION NO. 210120918 AND JANUARY 9, 2014 AT RECEPTION NO. 214002145 AND FURTHER EXCEPTING ANY PORTION WITHIN THE RIGHT OF WAY OF COUNTY LINE ROAD OR INTERSTATE HIGHWAY 25, AND FURTHER EXCEPTING THAT PORTION DEDICATED AS DOEWOOD DRIVE IN "HEIGHTS FILING TWO" AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NO. 2287623 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SAID PARCEL CONTAINS 66.12 ACRES MORE OR LESS.

THAT THE OWNERS PRESENTS PLATTED AND SUBDIVIDED AS SHOWN HEREON, UNDER THE NAME OF MONUMENT RIDGE FILING 1, AND DO HERBY CONVEY IN TO EL PASO COUNTY IN THE STATE OF COLORADO FOR THE USE OF THE PUBLIC THE STREETS SHOWN HEREON, ALSO THE EASEMENTS ARE RESERVED AND DEDICATED FOR THE PURPOSES SHOWN HEREON.

This area of the existing road that is being demo'ed needs to be included on this landscape plan, as it will need to be revegetated.



FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\FINAL LANDSCAPE PLAN\LD01.DWG

GENERAL NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
- A 3" DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

TREE PLANTING NOTES

- ALL TREE LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED FORESTER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES	CONDITION	APPLICATION METHOD	APPLICATION RATE
DETENTION/ WETLAND MIX	ARKANSAS VALLEY SEED	45% REED CANARY GRASS 25% IMPROVED MEADOW BROME 25% GARRISON CREEPING FOXTAIL 5% CLIMAX TIMOTHY	IRRIGATED	SEEDING PER SEEDING NOTES	PER SUPPLIER RECOMMENDATION
EL PASO COUNTY CONSERVATION DISTRICT ALL- PURPOSE LOW GROW MIX		25% BUFFALOGRASS 20% BLUE GRAMA 29% SIDEOATS GRAMA 5% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 1% DROPSEED	IRRIGATED	SEEDING PER SEEDING NOTES	42 PLS/AC HYDROSEED 21 PLS/AC DRILLED

SEEDING NOTES

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL AREAS TO BE SEEDDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER.
- WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
 - HYRDO-MULCHING: ALL IRRIGATED SEEDING SHALL BE HYDRO MULCHED. ORGANIC TACKIFIER SHALL BE USED. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
 - STRAW CRIMPING: ALL NON-IRRIGATED OR TEMPORARILY IRRIGATED TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
 - EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
- IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDD IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDD DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEEDD WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
DECIDUOUS TREES							
	AM	93	ACER GINNALA AMUR MAPLE	1.5" CAL.	B&B	20'	15'
	RN	43	ROBINIA NEOMEXICANA NEW MEXICO LOCUST	1.5" CAL.	B&B	15'	15'
	SJ	1	SOPHORA JAPONICA JAPANESE PAGODA TREE	2" CAL.	B&B	40'	40'
	TT	6	TILIA TOMENTOSA SILVER LINDEN	2" CAL.	B&B	50'	40'
EVERGREEN TREES							
	PE	50	PINUS EDULIS PINON PINE	6' HT.	B&B	25'	15'
	PA	53	PINUS NIGRA AUSTRIAN BLACK PINE	6' HT.	B&B	50'	35'
	PZ	15	PINUS PONDEROSA PONDEROSA PINE	6' HT.	B&B	60'	35'
ORNAMENTAL TREES							
	KP	41	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1.5" CAL.	B&B	25'	25'
DECIDUOUS SHRUBS							
	ATC	6	ATRIPLEX CANESCENS FOURWING SALTBUCH	#5 CONT.	CONT.	5'	3'
	ENB	160	ERICAMERIA NAUSEOSUS 'BABY BLUE'	#5 CONT.	CONT.	2'	2'
	PBP	64	DWARF RABBITBRUSH PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	CONT.	2'	5'
	RTA	16	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	#5 CONT.	CONT.	1.5'	8'
EVERGREEN SHRUBS							
	AXC	96	ARCTOSTAPHYLOS X COLORADOENSIS	#1 CONT.	CONT.	1.5'	4'
	PIR	120	PANCHITO MANZANITA PICEA ABIES 'REPENS'	#5 CONT.	CONT.	2'	4'
	PLG	92	NEST NORWAY SPRUCE PICEA ABIES 'LITTLE GEM'	#5 CONT.	CONT.	2'	3'
ORNAMENTAL GRASSES							
	PVS	110	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	#1 CONT.	CONT.	3'	1.5'
	STN	160	STIPA NEOMEXICANA NEW MEXICO FEATHERGRASS	#1 CONT.	CONT.	2'	2'

2025-12-18 11:21

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-9208

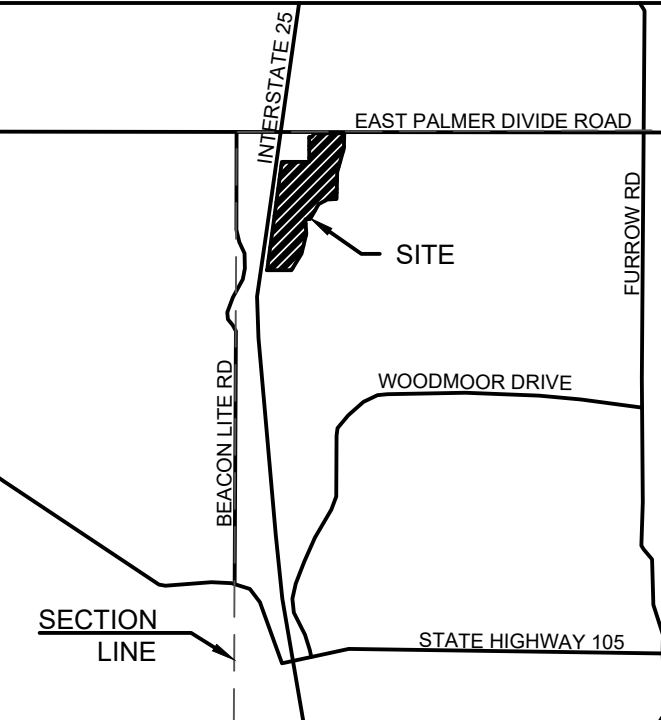
OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:



PROJECT:

MONUMENT RIDGE EAST

FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO

APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

DRAWING INFORMATION:

PROJECT NO: 25.1669.002

DRAWN BY: JH

CHECKED BY: AP

APPROVED BY: AP

SHEET TITLE:

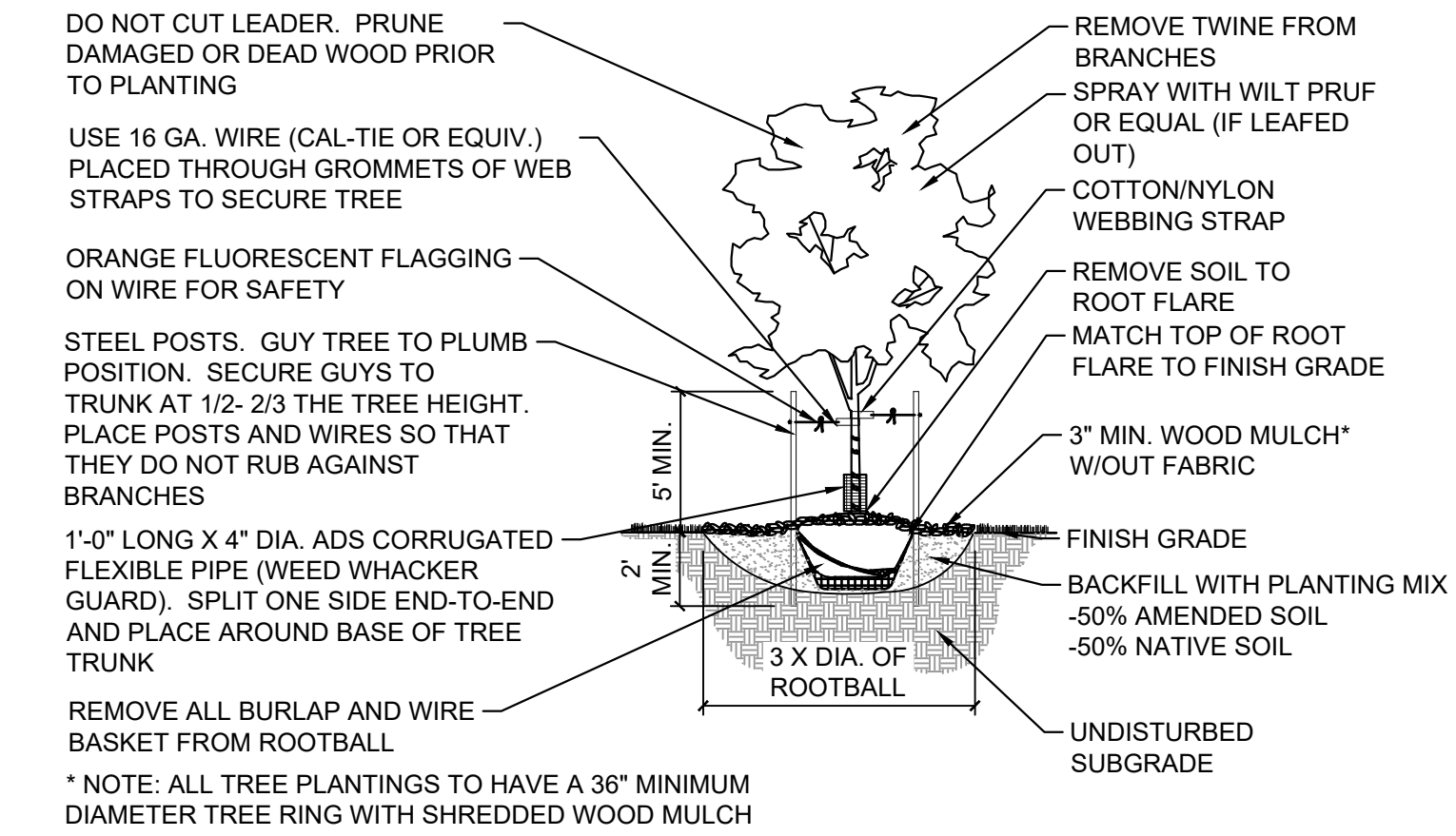
LANDSCAPE

DETAILS

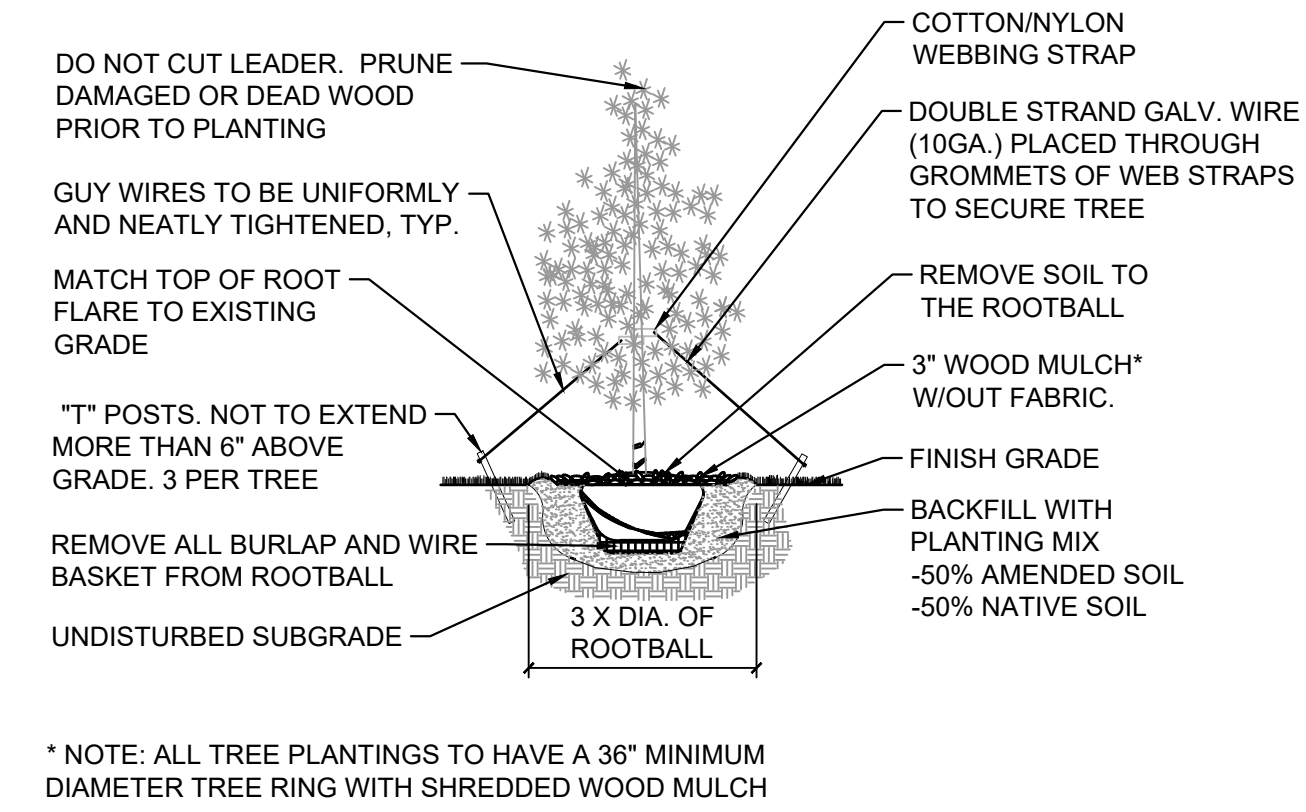
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SHEET 2 OF 20

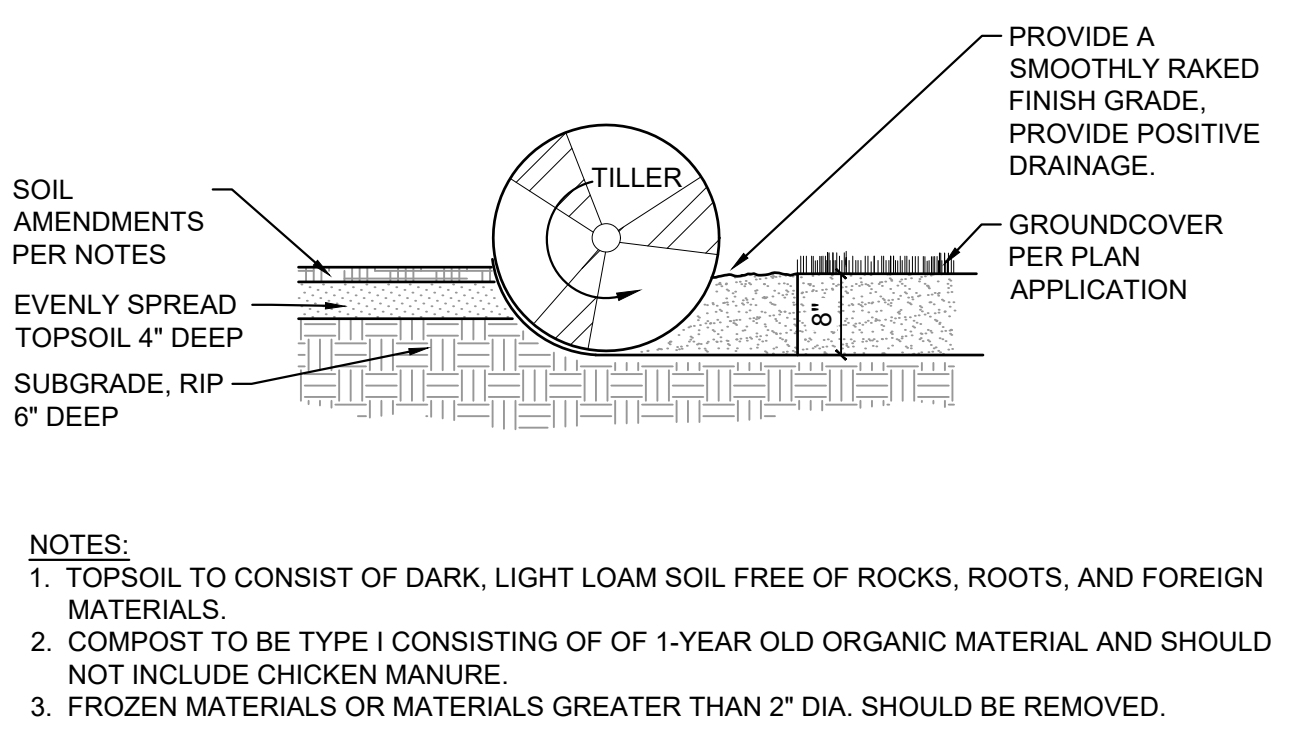
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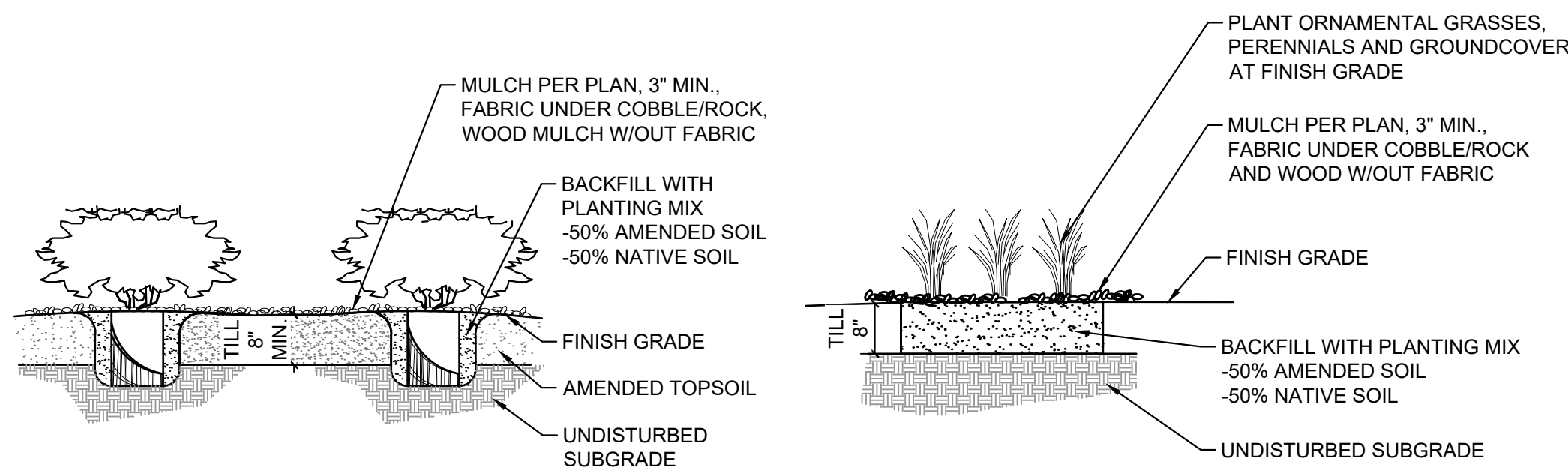
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NTS
MS-STD-LS-01



2 EVERGREEN TREE
NTS
MS-STD-LS-02

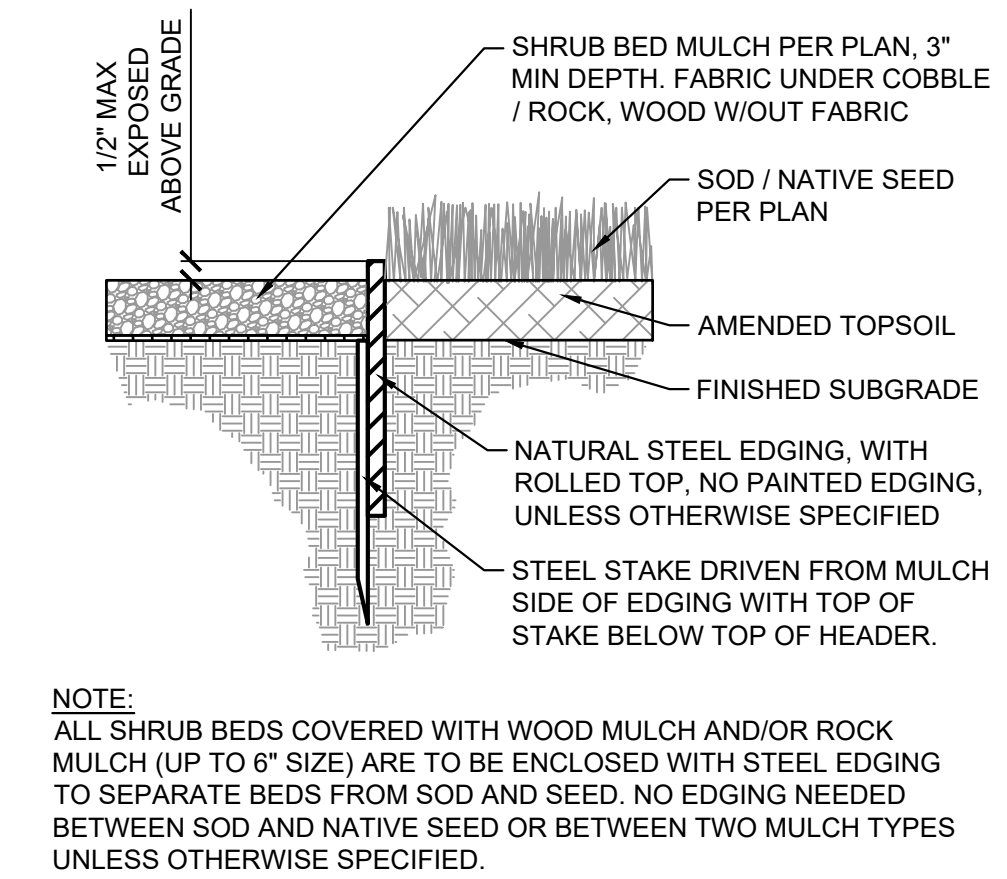


3 SOIL PREP FOR ALL AREAS
NTS
MS-STD-LS-05

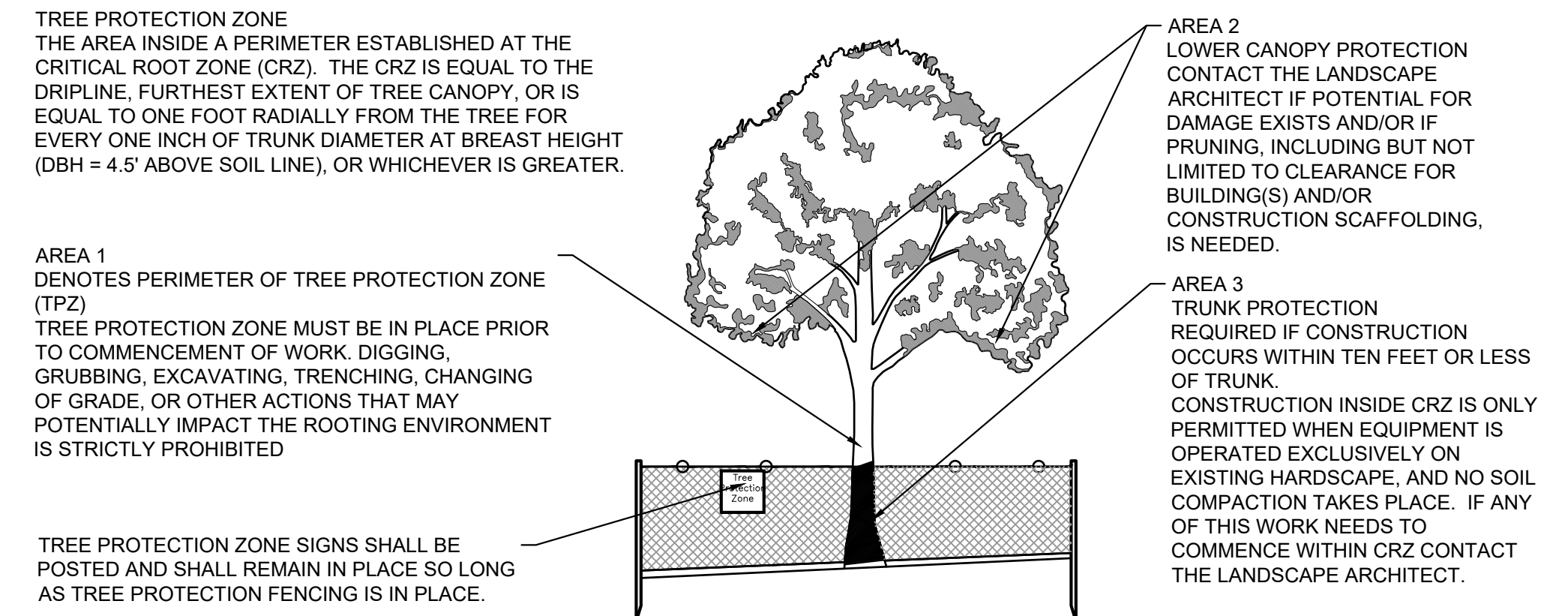


4 SHRUBS
NTS
MS-STD-LS-03

5 GRASSES AND PERENNIALS
NTS
MS-STD-LS-04



6 STEEL EDGING
NTS
MS-STD-LS-12



7 EXISTING TREE PROTECTION
NTS
MS-STD-LS-11

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:

PROJECT:

**MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN**

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

DRAWING INFORMATION:

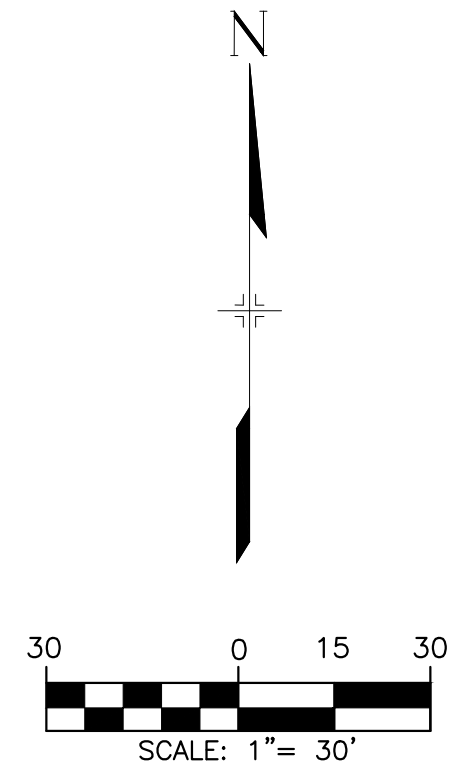
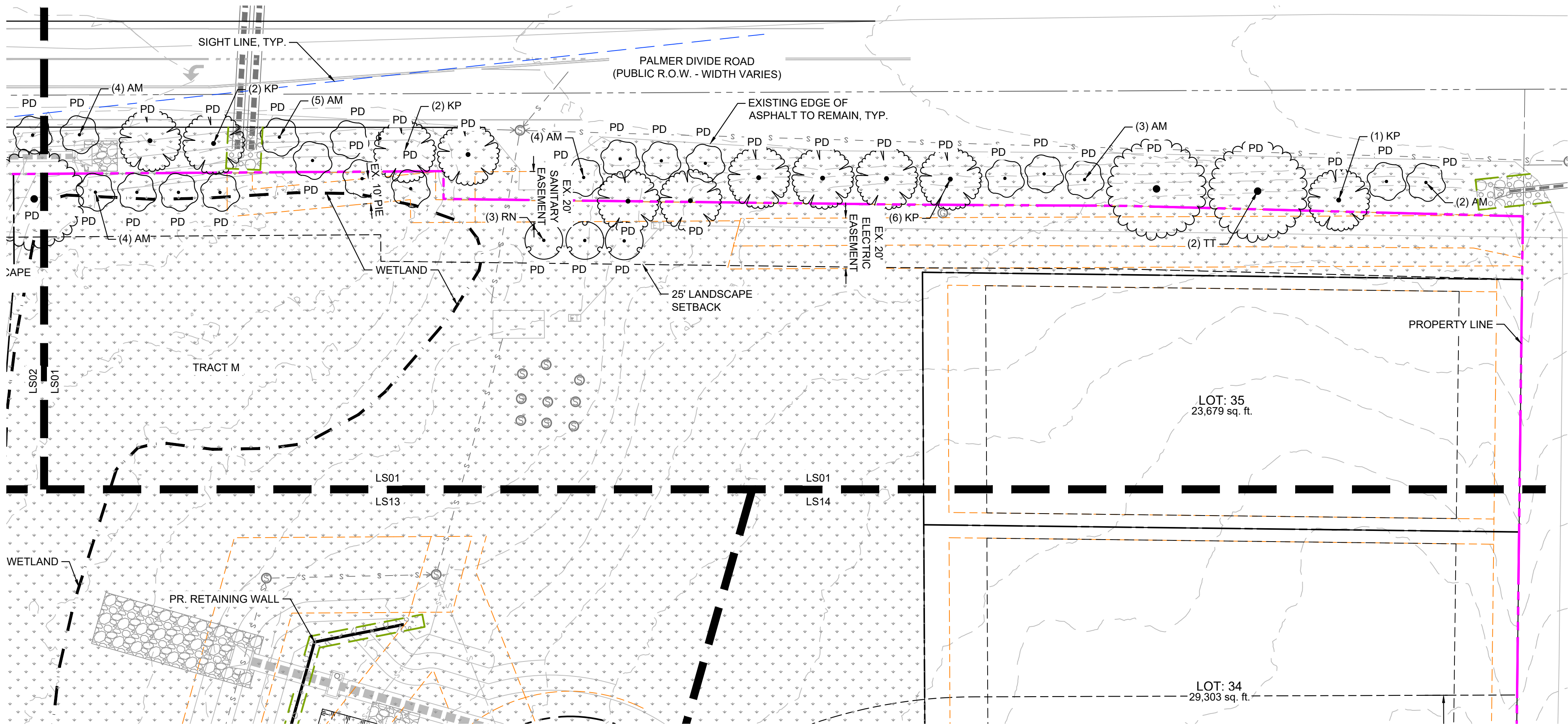
PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP
SHEET TITLE:	

LANDSCAPE DETAILS

LD02

SHEET 3 OF 20

FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\FINAL LANDSCAPE PLAN\LS01.DWG



LEGEND		
	EXISTING TREE TO REMAIN	4
	3/4" ROCK TYPE: 3/4" REGAL ROSE SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	14,412 SF
	1 1/2" ROCK TYPE: 1.5" SADDLEBACK SWIRL SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	76,152 SF
	2 1/2" COBBLE TYPE: 2"-4" DESERT SAND RIVER SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	1,127 SF
	NATIVE SEED-LOW MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	544,840 SF
	NATIVE SEED- DETENTION MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	73,725 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:

PROJECT:
MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

DRAWING INFORMATION:

PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP

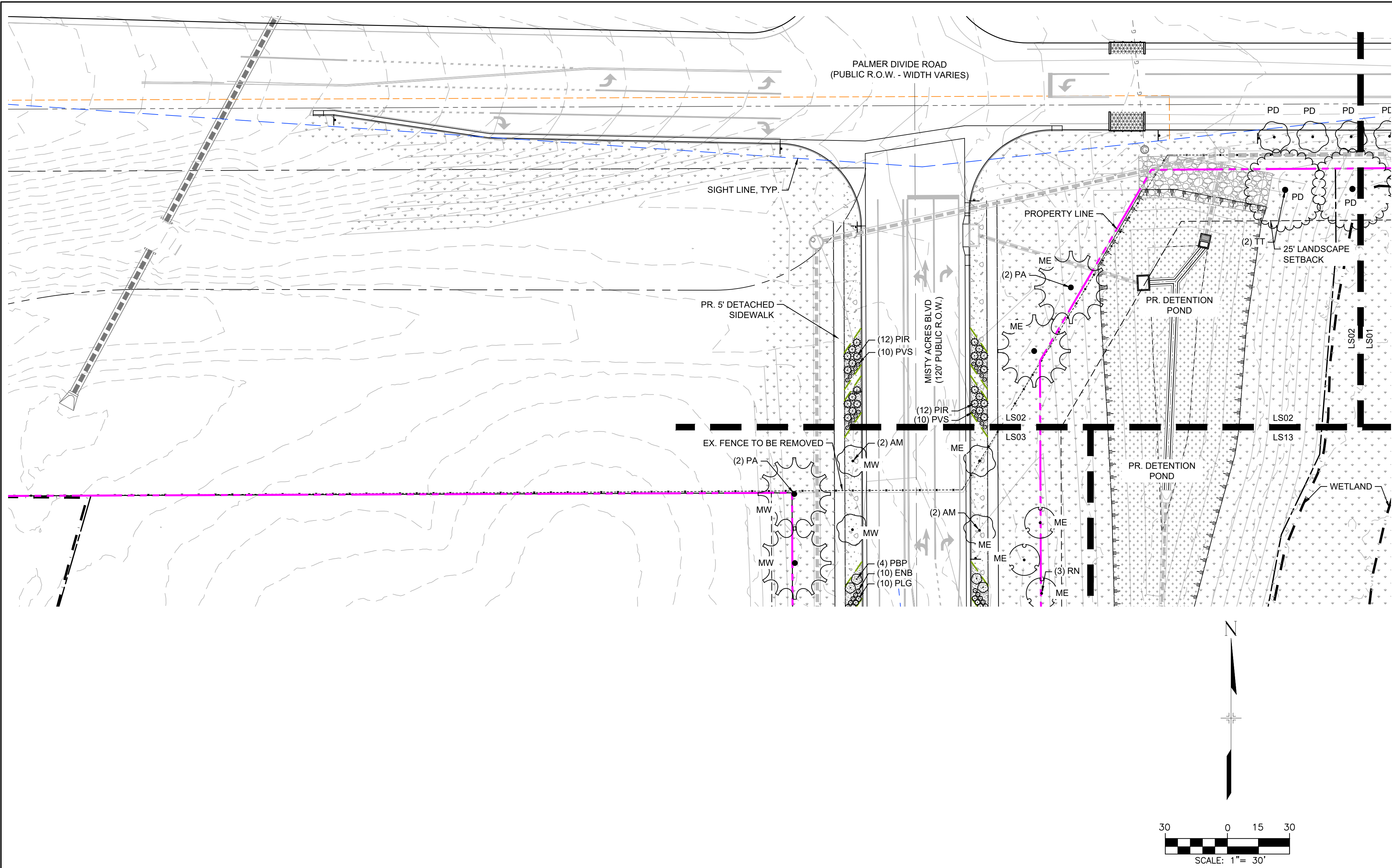
SHEET TITLE:

FINAL LANDSCAPE
PLAN

LS01

SHEET 4 OF 20

FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\FINAL LANDSCAPE PLAN\LS01.DWG



LEGEND		
	EXISTING TREE TO REMAIN	4
	3/4" ROCK TYPE: 3/4" REGAL ROSE SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	14,412 SF
	1 1/2" ROCK TYPE: 1.5" SADDLEBACK SWIRL SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	76,152 SF
	2-4" COBBLE TYPE: 2"-4" DESERT SAND RIVER SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	1,127 SF
	NATIVE SEED-LOW MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	544,840 SF
	NATIVE SEED- DETENTION MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	73,725 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
 Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:

PROJECT:
**MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN**

**EL PASO COUNTY, COLORADO
APRIL 2, 2025**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

DRAWING INFORMATION:

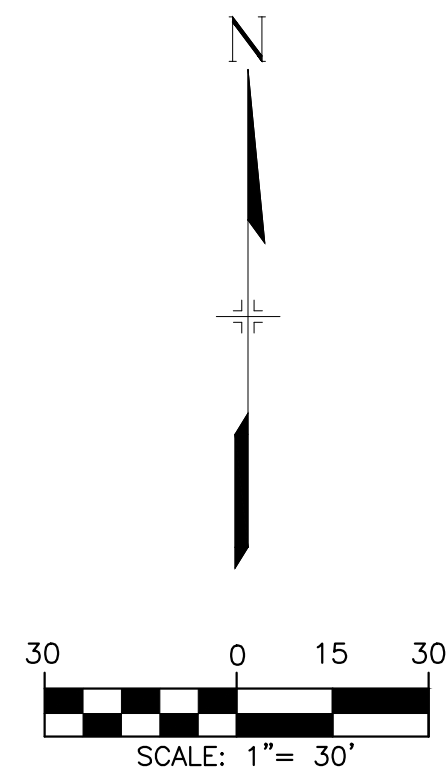
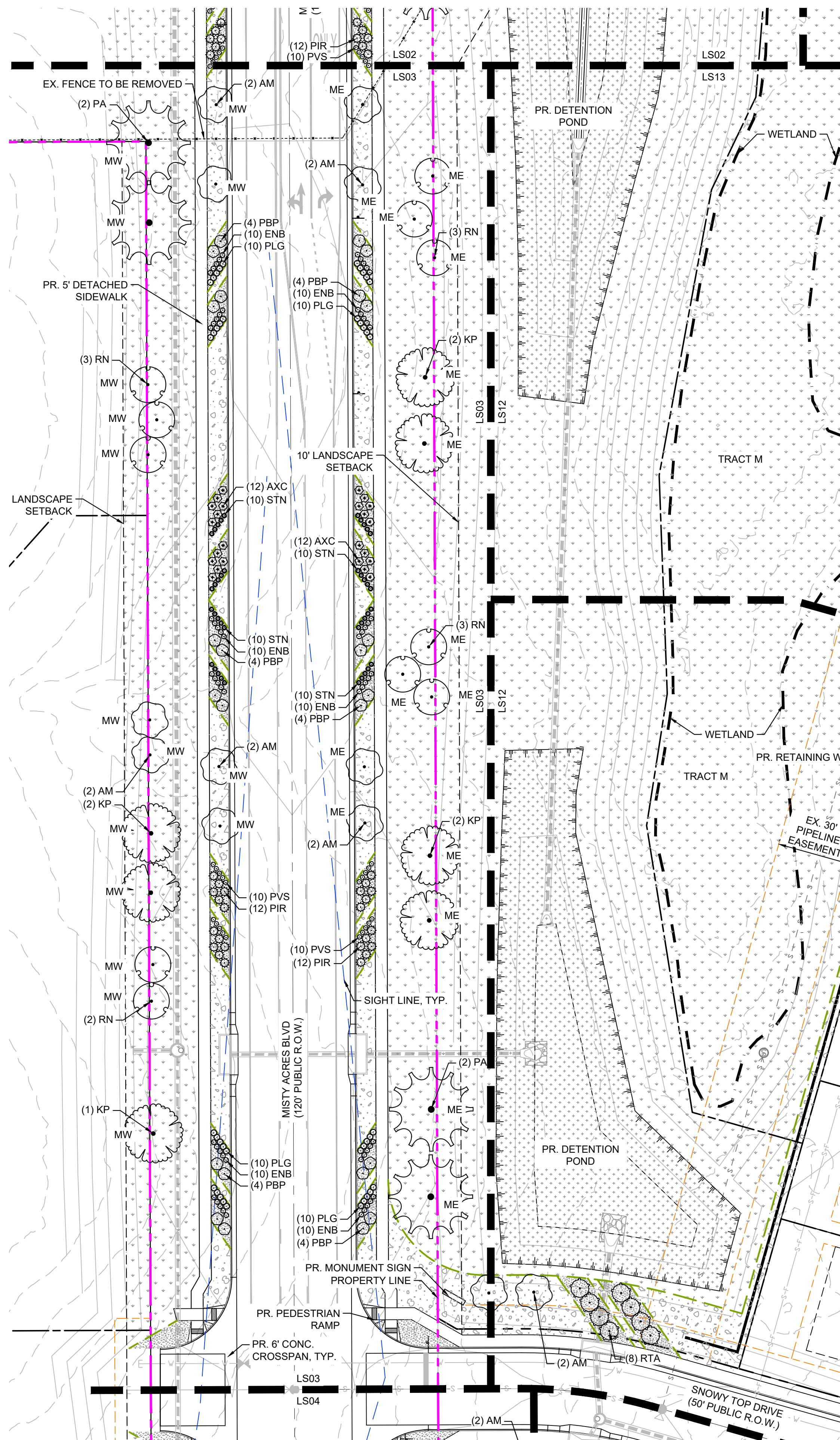
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DRAWN BY:	JH
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APPROVED BY:	AP

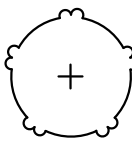
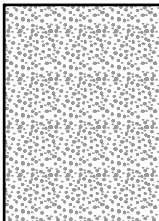
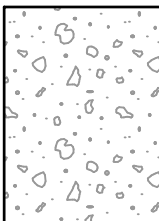
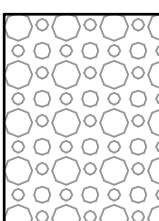
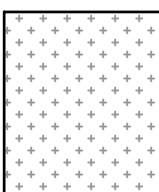
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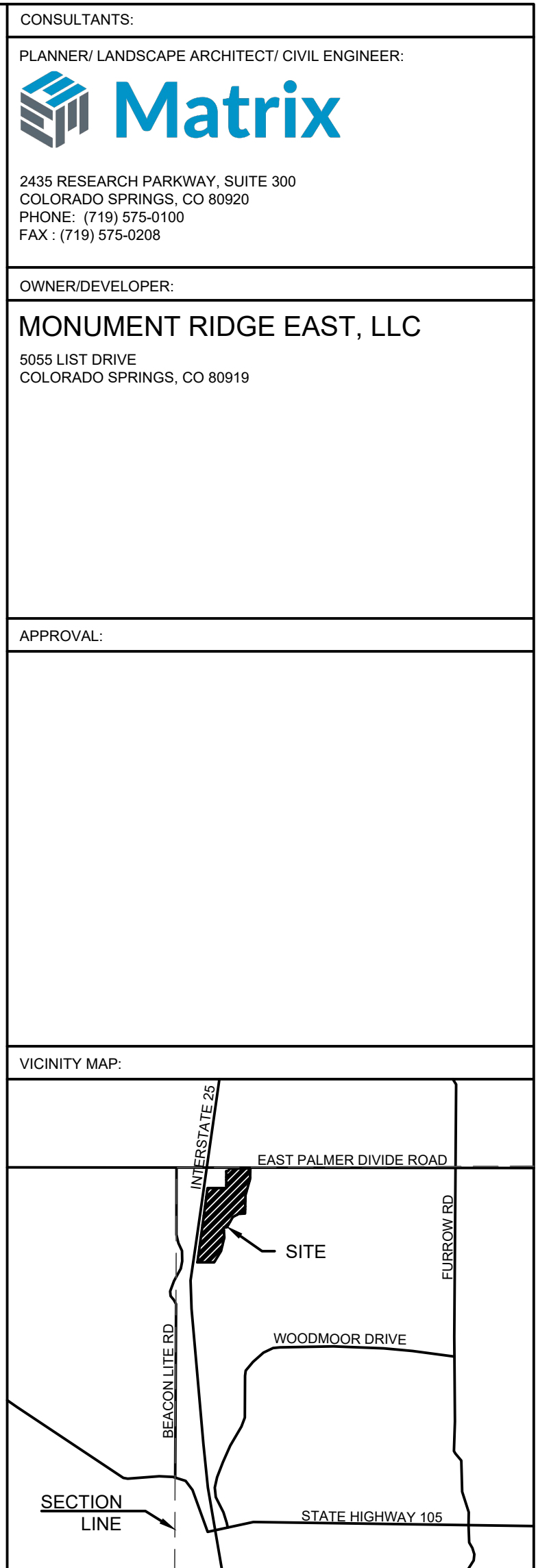
**FINAL LANDSCAPE
PLAN**

LS02

SHEET 5 OF 20



LEGEND		
	<u>EXISTING TREE TO REMAIN</u>	4
	<u>3/4\"</u> TYPE: 3/4\" REGAL ROSE	14,412 SF
	SUPPLIER: C & C SAND AND STONE DEPTH: 3\" OR APPROVED EQUAL	
	<u>1 1/2\"</u> TYPE: 1.5\" SADDLEBACK SWIRL	76,152 SF
	SUPPLIER: C & C SAND AND STONE DEPTH: 3\" OR APPROVED EQUAL	
	<u>2-4\"</u> TYPE: 2\"-4\" DESERT SAND RIVER	1,127 SF
	SUPPLIER: C & C SAND AND STONE DEPTH: 3\" OR APPROVED EQUAL	
	<u>NATIVE SEED-LOW</u> MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	544,840 SF
	<u>NATIVE SEED- DETENTION</u> MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	73,725 SF
	<u>EDGING</u> 4\" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

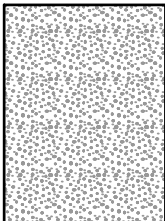
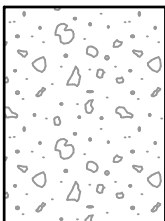
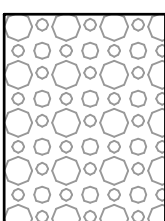
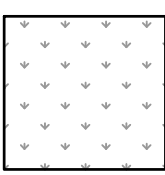


PROJECT:			
MONUMENT RIDGE EAST FINAL LANDSCAPE PLAN EL PASO COUNTY, COLORADO APRIL 2, 2025			
REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

DRAWING INFORMATION:	
PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP
SHEET TITLE:	

FINAL LANDSCAPE PLAN
LS03 SHEET 6 OF 20



 EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)		
	<u>EXISTING TREE TO REMAIN</u>	4
	3/4" ROCK TYPE: 3/4" REGAL ROSE SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	14,412 SF
	1 1/2" ROCK TYPE: 1.5" SADDLEBACK SWIRL SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	76,152 SF
	2-4" COBBLE TYPE: 2"-4" DESERT SAND RIVER SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	1,127 SF
	<u>NATIVE SEED-LOW</u> MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	544,840 SF
	<u>NATIVE SEED- DETENTION</u> MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	73,725 SF

CONSULTANTS:

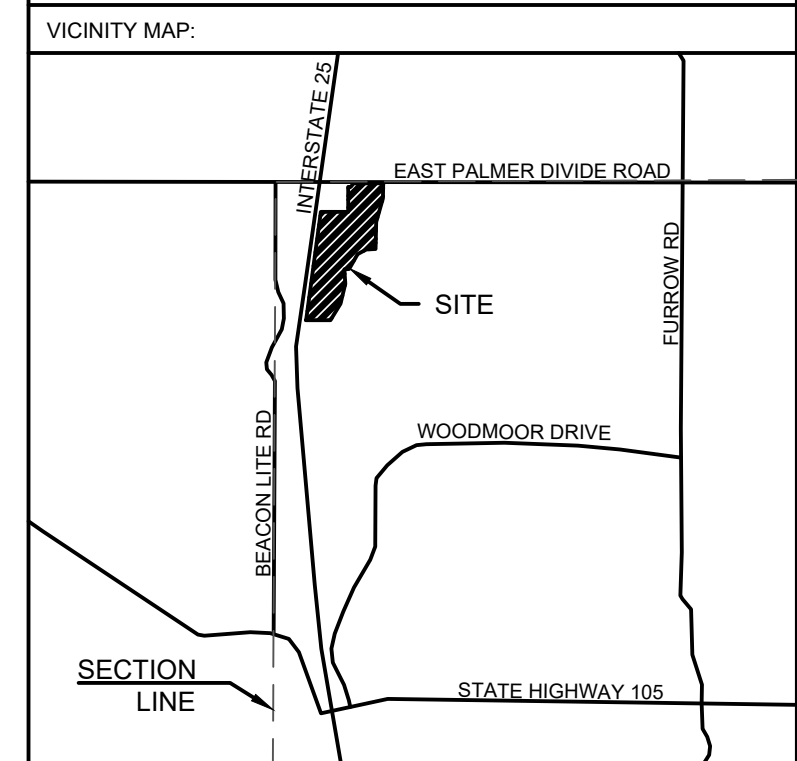
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

 **Matrix**

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE COLORADO SPRINGS, CO 80919

APPROVAL: _____



PROJECT:
MONUMENT RIDGE EAST FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

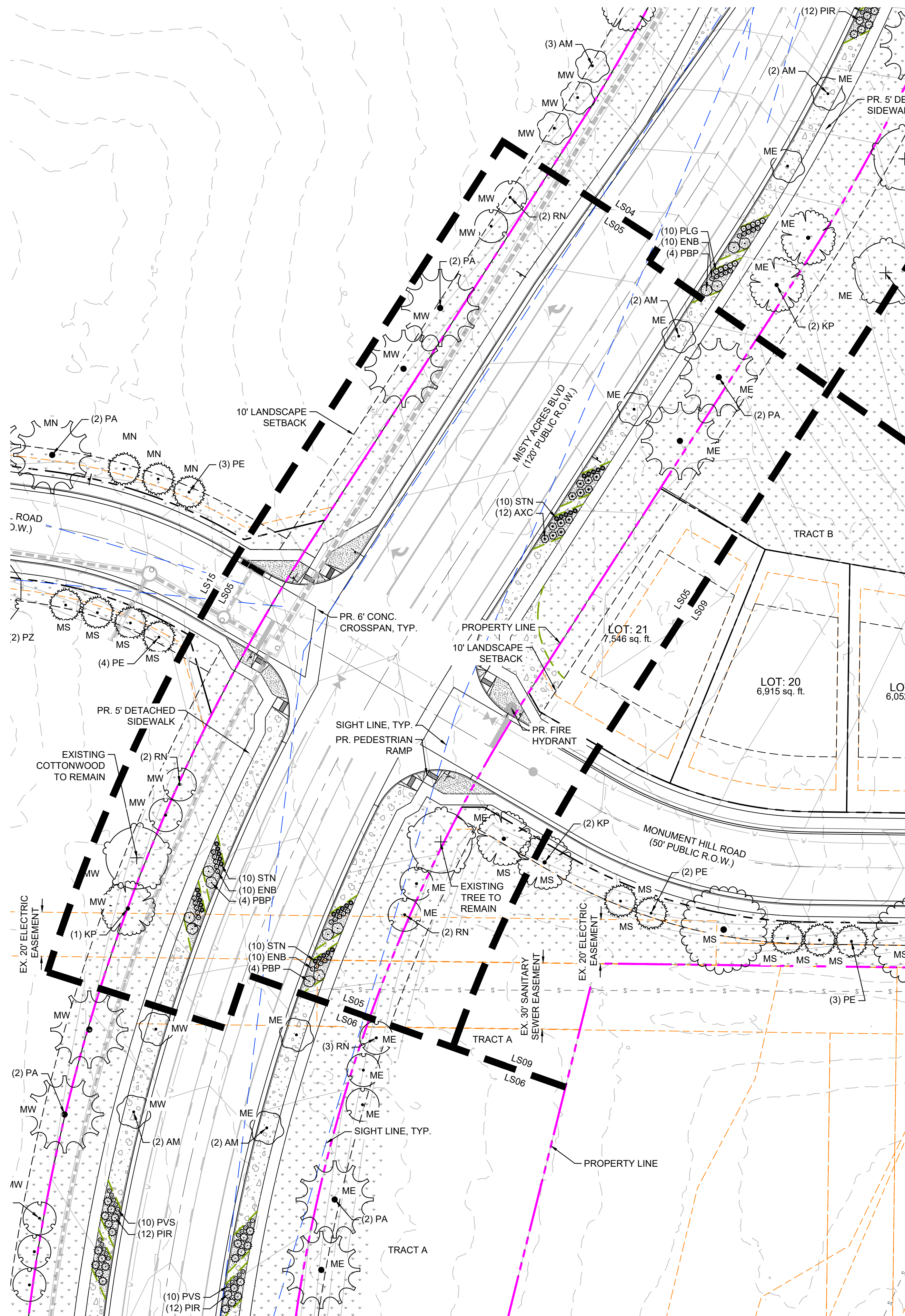
REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

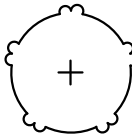
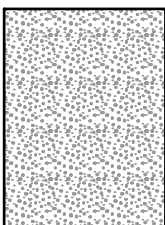
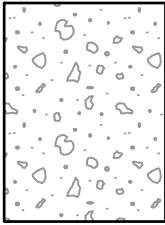
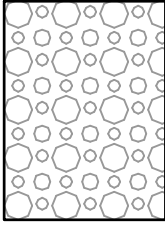
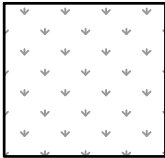
DRAWING INFORMATION:	
PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP
SHEET TITLE:	

FINAL LANDSCAPE PLAN

LS04

SHEET 7 OF 20



<u>LEGEND</u>		
	<u>EXISTING TREE TO REMAIN</u>	4
	3/4" ROCK TYPE: 3/4" REGAL ROSE	14,412 SF
	SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	
	1 1/2" ROCK TYPE: 1.5" SADDLEBACK SWIRL	76,152 SF
	SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	
	2-4" COBBLE TYPE: 2"-4" DESERT SAND RIVER	1,127 SF
	SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	
	<u>NATIVE SEED-LOW</u> MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	544,840 SF
	<u>NATIVE SEED- DETENTION</u> MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	73,725 SF
	<u>EDGING</u> 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

CONSULTANTS:

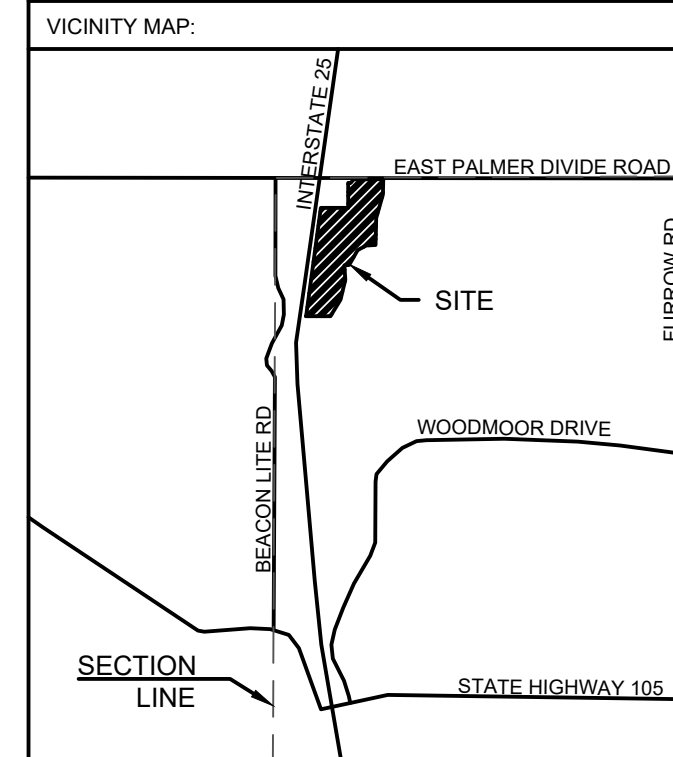
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

 **Matrix**

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:



PROJECT:
MONUMENT RIDGE EAST FINAL LANDSCAPE PLAN
EL PASO COUNTY, COLORADO APRIL 2, 2025

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 80' LOT WIDTH	JH

DRAWING INFORMATION:

PROJECT NO:	25.1669.002
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DRAWN BY: JH

CHECKED BY: AP

APPROVED BY: AD

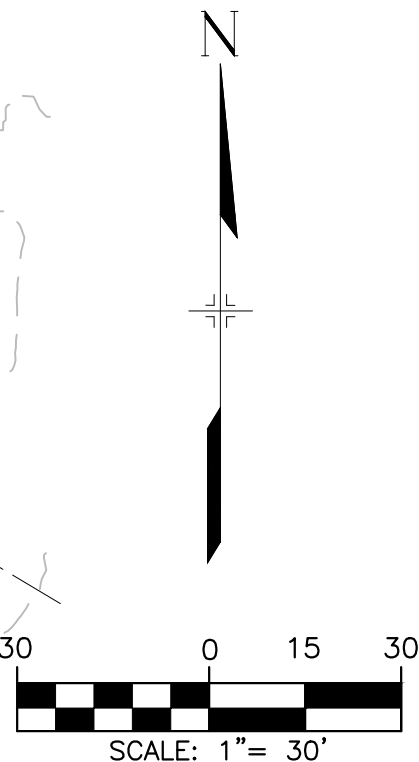
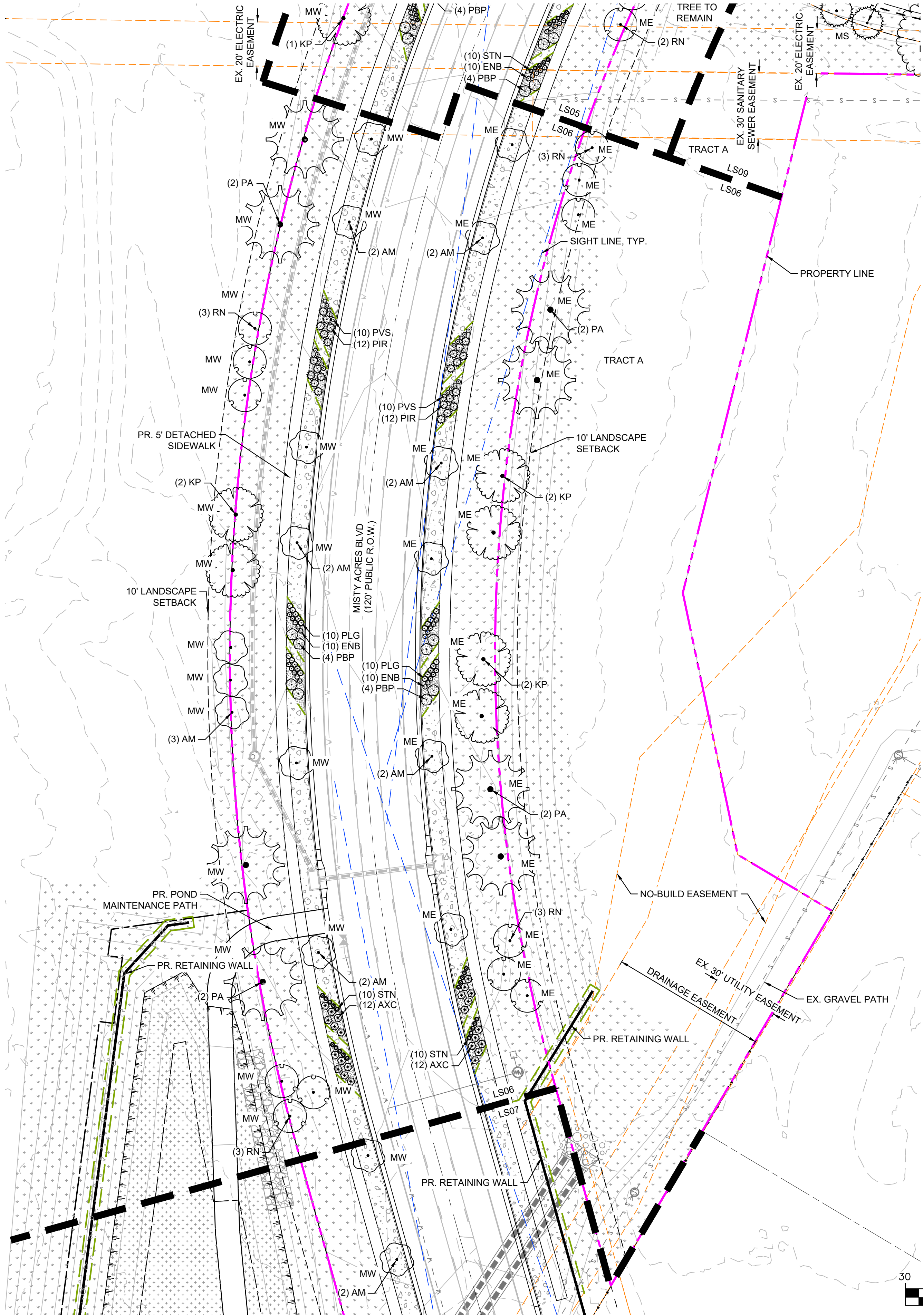
SHEET TITLE:

FINAL LANDSCAPE PLAN

LS05

SHEET 8 OF 20

FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\FINAL LANDSCAPE PLAN\LS01.DWG

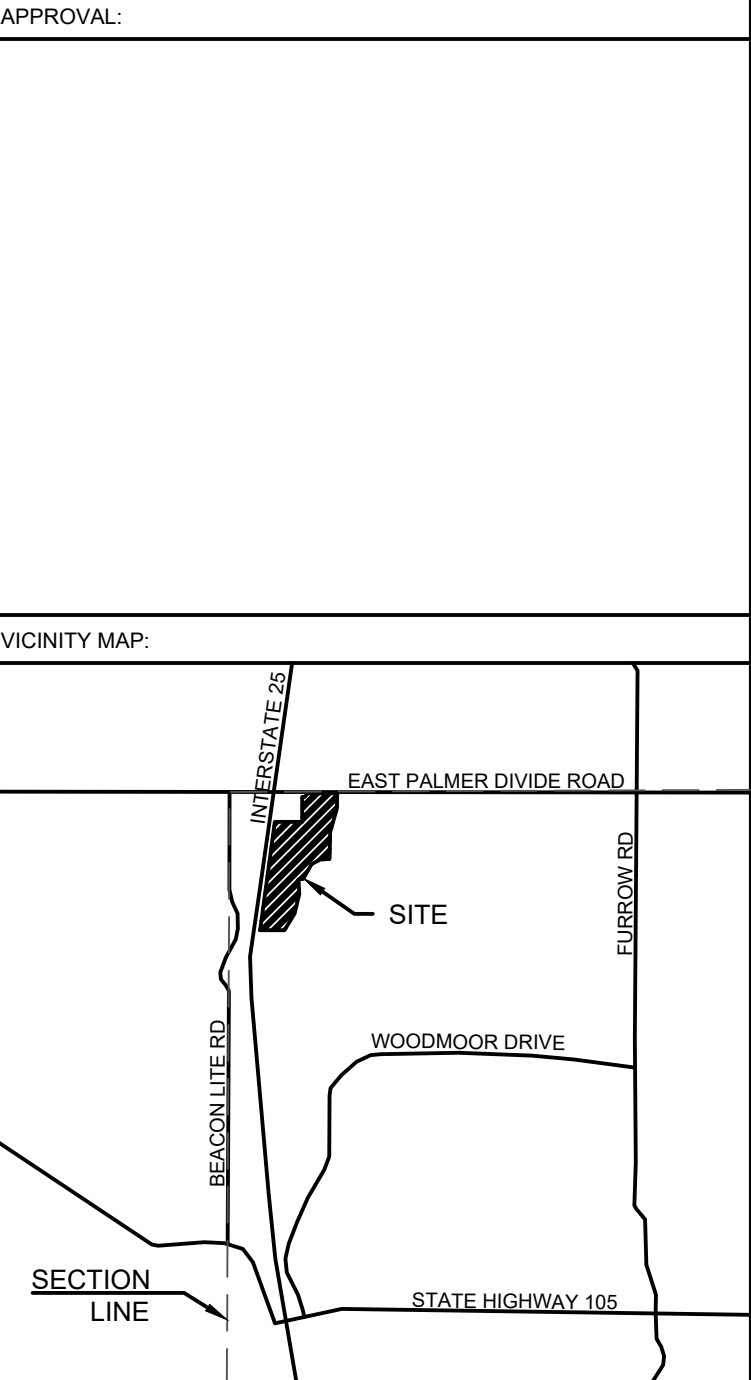


2025-12-19 10:13

LEGEND		
	EXISTING TREE TO REMAIN	4
	3/4" ROCK TYPE: 3/4" REGAL ROSE SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	14,412 SF
	1 1/2" ROCK TYPE: 1.5" SADDLEBACK SWIRL SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	76,152 SF
	2.4" COBBLE TYPE: 2"-4" DESERT SAND RIVER SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	1,127 SF
	NATIVE SEED-LOW MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	544,840 SF
	NATIVE SEED- DETENTION MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	73,725 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
 Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919



PROJECT:
**MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN**

**EL PASO COUNTY, COLORADO
APRIL 2, 2025**

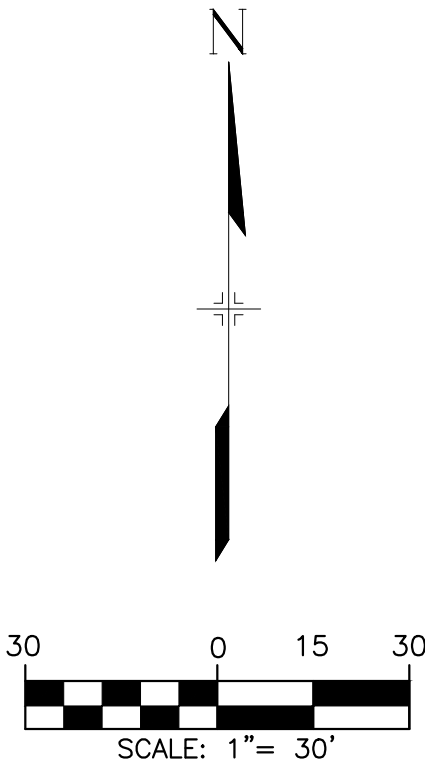
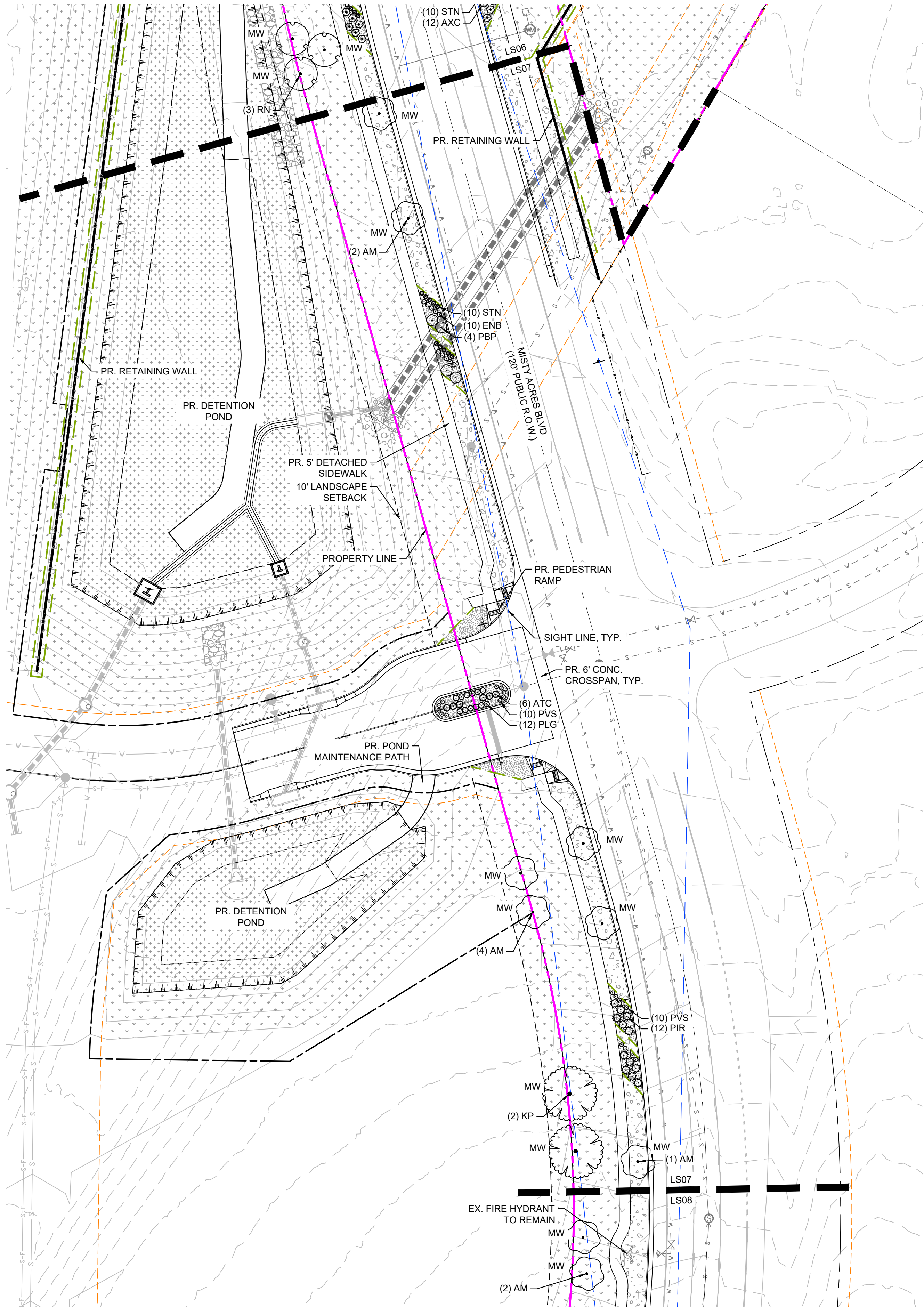
REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

DRAWING INFORMATION:	
PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP
SHEET TITLE:	

**FINAL LANDSCAPE
PLAN**

LS06
SHEET 9 OF 20

FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\FINAL LANDSCAPE PLAN\LS01.DWG



2025-12-19 10:13

LEGEND

- EXISTING TREE TO REMAIN

4
- 3/4" ROCK
TYPE: 3/4" REGAL ROSE

SUPPLIER:
C & C SAND AND STONE
DEPTH: 3"
OR APPROVED EQUAL

14,412 SF
- 1 1/2" ROCK
TYPE: 1.5" SADDLEBACK SWIRL

SUPPLIER:
C & C SAND AND STONE
DEPTH: 3"
OR APPROVED EQUAL

76,152 SF
- 2 1/2" COBBLE
TYPE: 2"-4" DESERT SAND RIVER

SUPPLIER:
C & C SAND AND STONE
DEPTH: 3"
OR APPROVED EQUAL

1,127 SF
- NATIVE SEED-LOW
MIX NAME:
EL PASO COUNTY CONSERVATION
DISTRICT ALL-PURPOSE LOW
GROW

544,840 SF
- NATIVE SEED- DETENTION
MIX NAME:
DETENTION/WETLAND MIX
SUPPLIER: ARKANSAS VALLEY
SEED
OR APPROVED EQUAL

73,725 SF
- EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

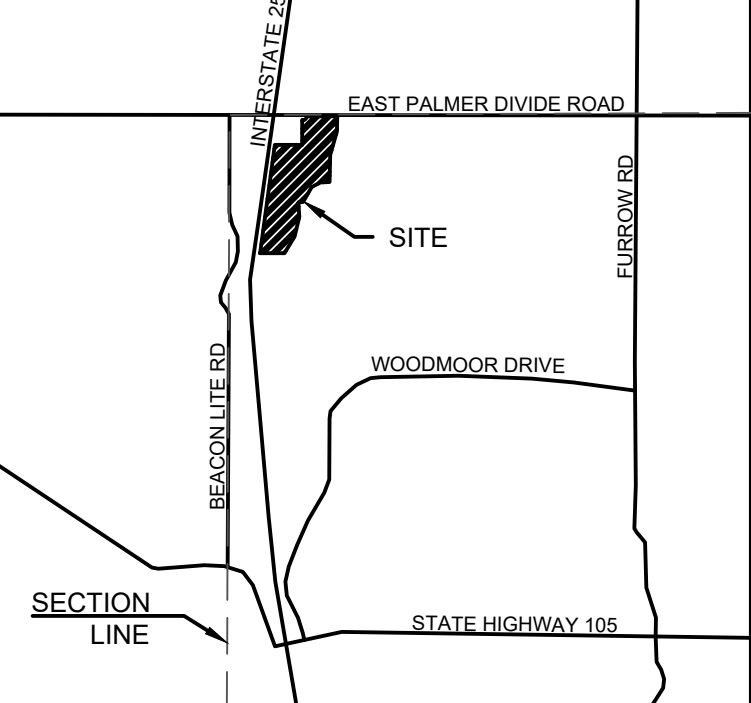
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:



PROJECT:

MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

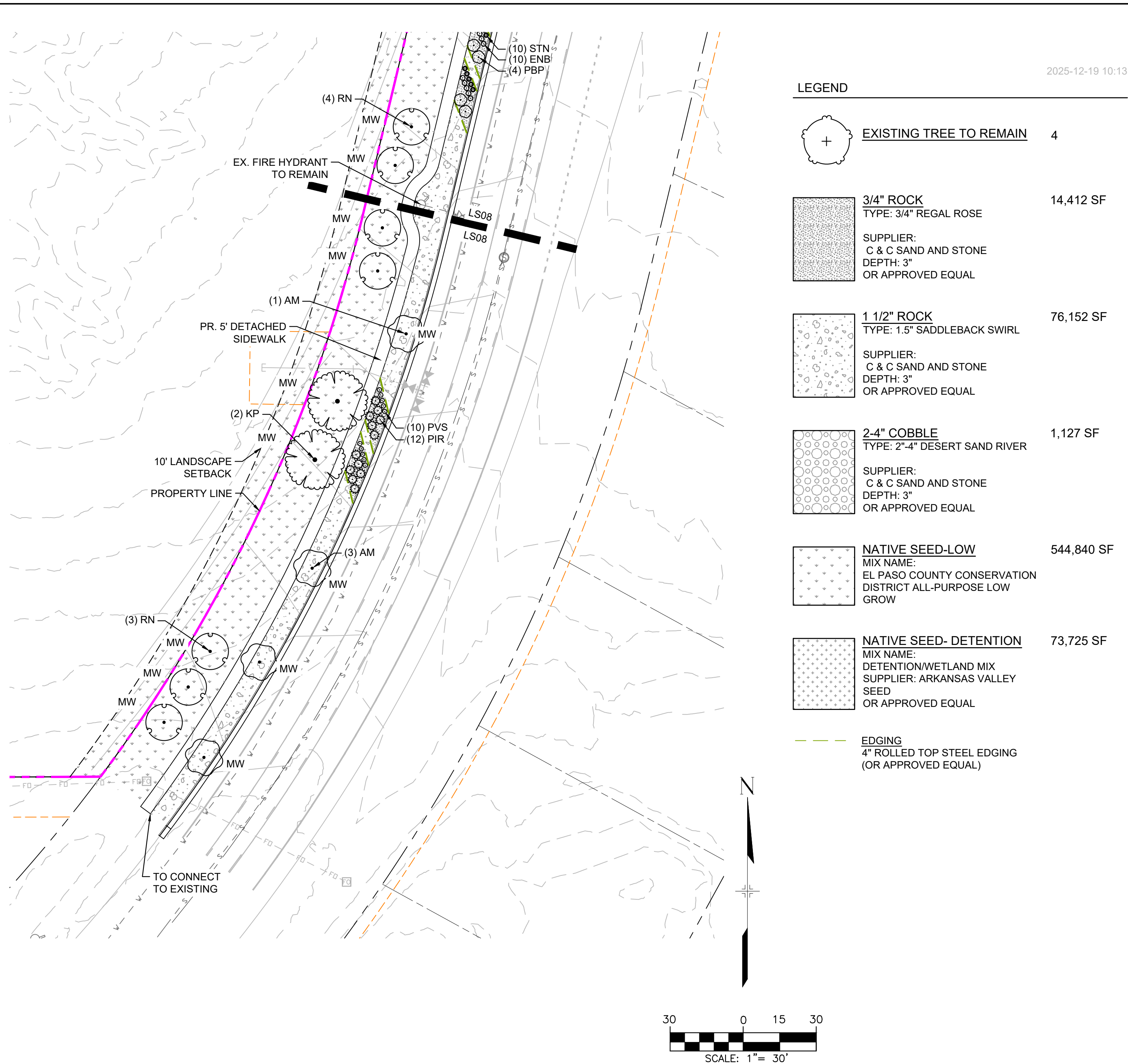
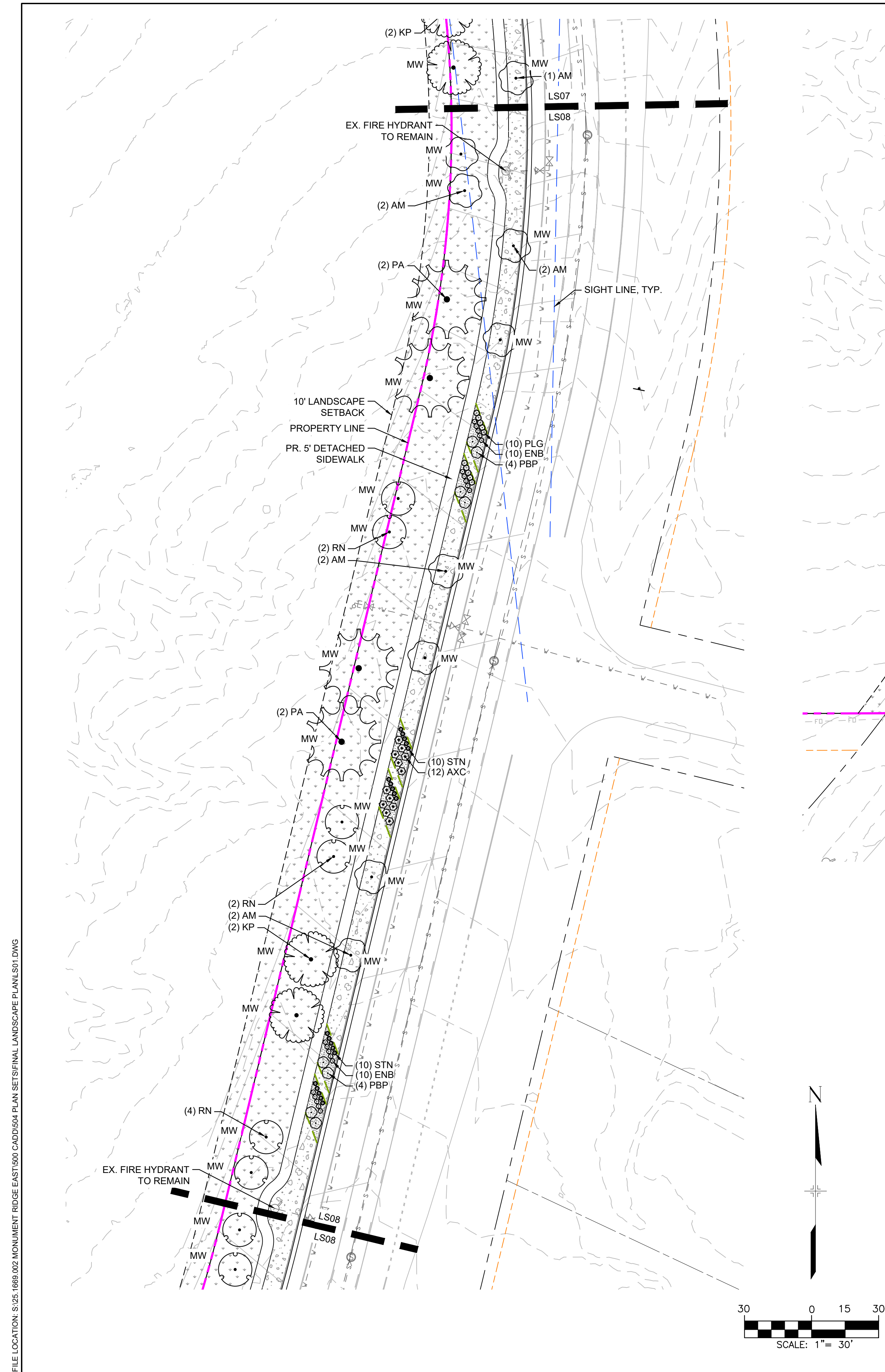
NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

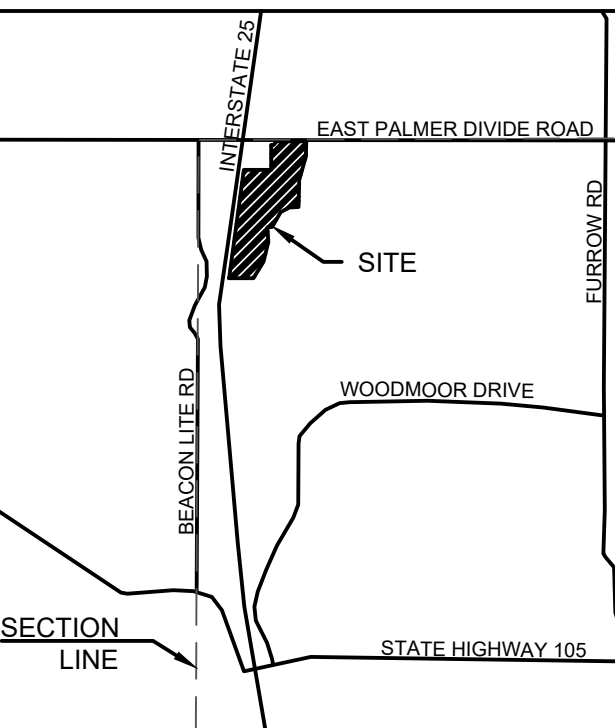
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PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP
SHEET TITLE:	

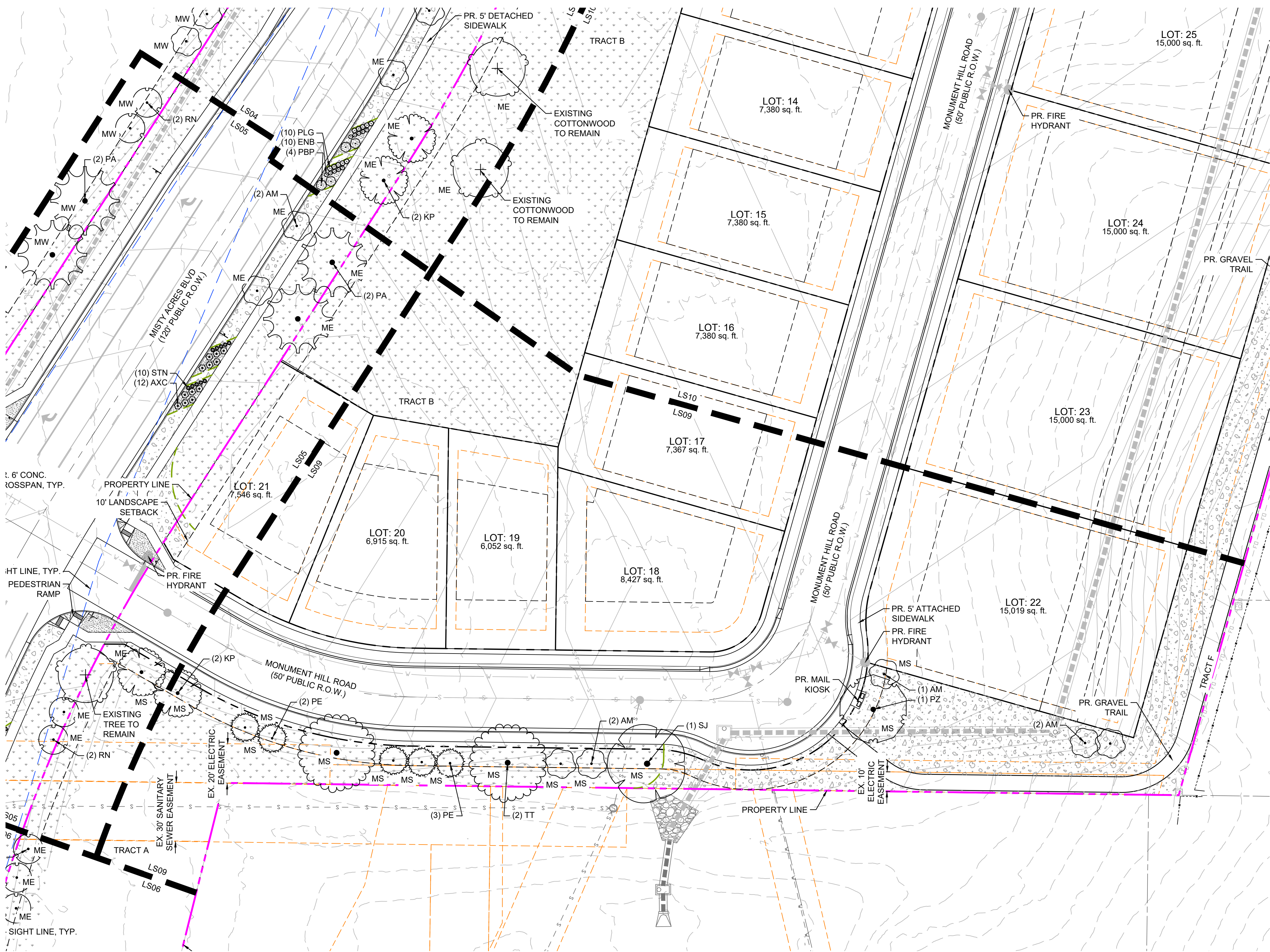
FINAL LANDSCAPE
PLAN

LS07
SHEET 10 OF 20



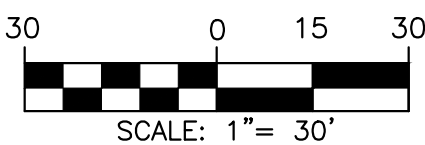
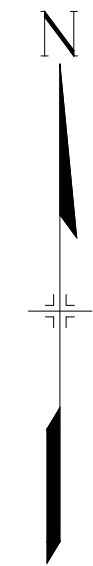
CONSULTANTS:			
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:			
 Matrix 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX : (719) 575-0208			
OWNER/DEVELOPER:			
MONUMENT RIDGE EAST, LLC			
5055 LIST DRIVE COLORADO SPRINGS, CO 80919			
APPROVAL:			
VICINITY MAP:			
			
PROJECT:			
MONUMENT RIDGE EAST FINAL LANDSCAPE PLAN			
EL PASO COUNTY, COLORADO APRIL 2, 2025			
REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH
DRAWING INFORMATION:			
PROJECT NO:		25.1669.002	
DRAWN BY:		JH	
CHECKED BY:		AP	
APPROVED BY:		AP	
SHEET TITLE:			
FINAL LANDSCAPE PLAN			
LS08			
SHEET 11 OF 20			

FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\FINAL LANDSCAPE PLAN\LS01.DWG



LEGEND

	EXISTING TREE TO REMAIN	4
	3/4" ROCK TYPE: 3/4" REGAL ROSE SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	14,412 SF
	1 1/2" ROCK TYPE: 1.5" SADDLEBACK SWIRL SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	76,152 SF
	2 1/2" COBBLE TYPE: 2"-4" DESERT SAND RIVER SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	1,127 SF
	NATIVE SEED-LOW MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	544,840 SF
	NATIVE SEED- DETENTION MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	73,725 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	



2025-12-19 10:13

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

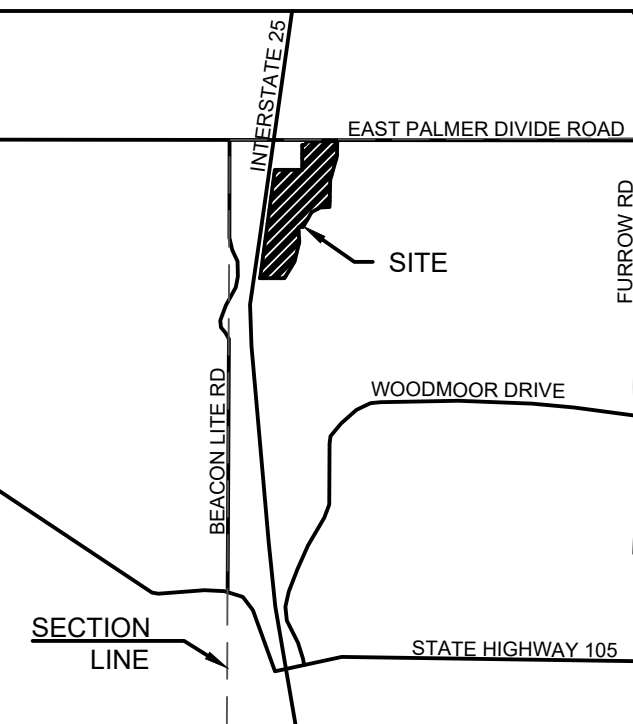
OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:



PROJECT:

MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

DRAWING INFORMATION:

PROJECT NO: 25.1669.002

DRAWN BY: JH

CHECKED BY: AP

APPROVED BY: AP

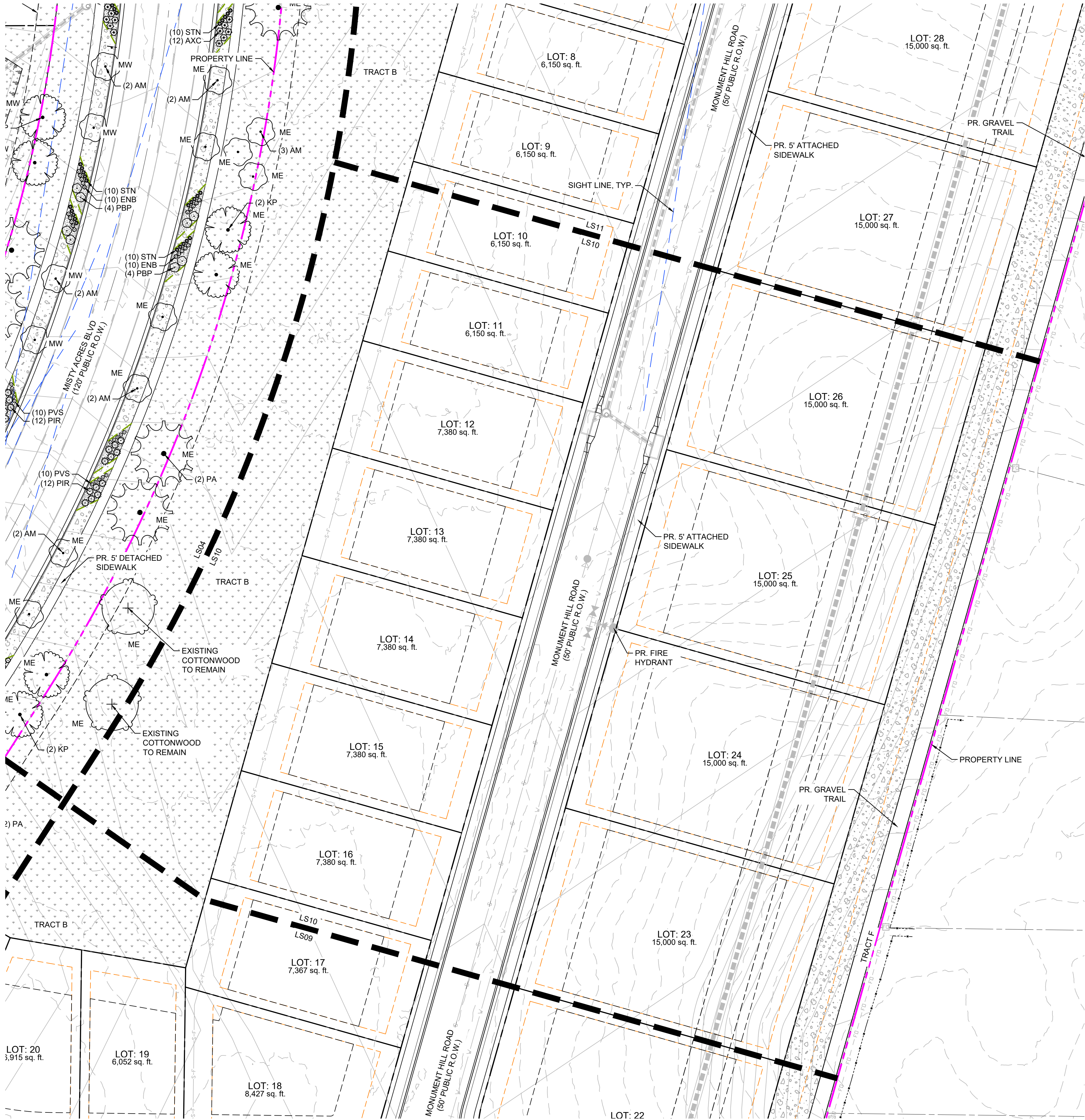
SHEET TITLE:

FINAL LANDSCAPE
PLAN

LS09

SHEET 12 OF 20

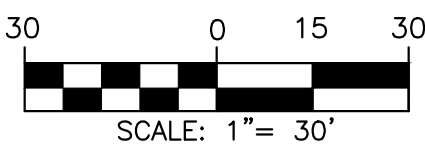
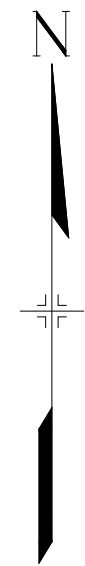
FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\FINAL LANDSCAPE PLAN\LS10.DWG



2025-12-19 10:13

LEGEND

- EXISTING TREE TO REMAIN 4
- 3/4" ROCK
TYPE: 3/4" REGAL ROSE 14,412 SF
SUPPLIER:
C & C SAND AND STONE
DEPTH: 3"
OR APPROVED EQUAL
- 1 1/2" ROCK
TYPE: 1.5" SADDLEBACK SWIRL 76,152 SF
SUPPLIER:
C & C SAND AND STONE
DEPTH: 3"
OR APPROVED EQUAL
- 2.4" COBBLE
TYPE: 2"-4" DESERT SAND RIVER 1,127 SF
SUPPLIER:
C & C SAND AND STONE
DEPTH: 3"
OR APPROVED EQUAL
- NATIVE SEED-LOW 544,840 SF
MIX NAME:
EL PASO COUNTY CONSERVATION
DISTRICT ALL-PURPOSE LOW
GROW
- NATIVE SEED- DETENTION 73,725 SF
MIX NAME:
DETENTION/WETLAND MIX
SUPPLIER: ARKANSAS VALLEY
SEED
OR APPROVED EQUAL
- EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
 Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:

PROJECT:
**MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN**
**EL PASO COUNTY, COLORADO
APRIL 2, 2025**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

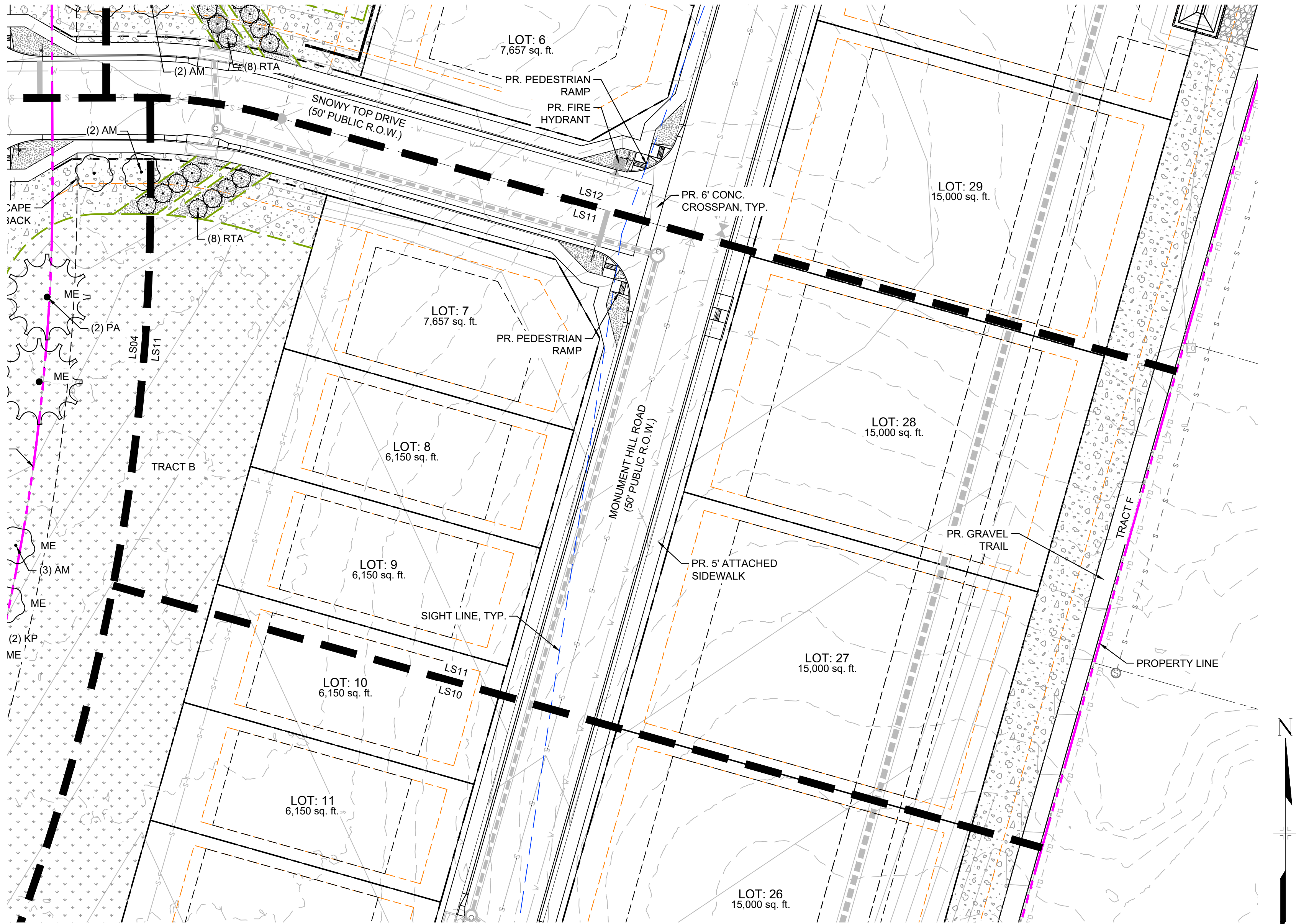
DRAWING INFORMATION:

PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP
SHEET TITLE:	

**FINAL LANDSCAPE
PLAN**

LS10
SHEET 13 OF 20

FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\FINAL LANDSCAPE PLAN\LS01.DWG



2025-12-19 10:13

LEGEND

- EXISTING TREE TO REMAIN

4
- 3/4" ROCK
TYPE: 3/4" REGAL ROSE

SUPPLIER:
C & C SAND AND STONE
DEPTH: 3"
OR APPROVED EQUAL

14,412 SF
- 1 1/2" ROCK
TYPE: 1.5" SADDLEBACK SWIRL

SUPPLIER:
C & C SAND AND STONE
DEPTH: 3"
OR APPROVED EQUAL

76,152 SF
- 2.4" COBBLE
TYPE: 2"-4" DESERT SAND RIVER

SUPPLIER:
C & C SAND AND STONE
DEPTH: 3"
OR APPROVED EQUAL

1,127 SF
- NATIVE SEED-LOW
MIX NAME:
EL PASO COUNTY CONSERVATION
DISTRICT ALL-PURPOSE LOW
GROW

544,840 SF
- NATIVE SEED- DETENTION
MIX NAME:
DETENTION/WETLAND MIX
SUPPLIER: ARKANSAS VALLEY
SEED
OR APPROVED EQUAL

73,725 SF
- EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

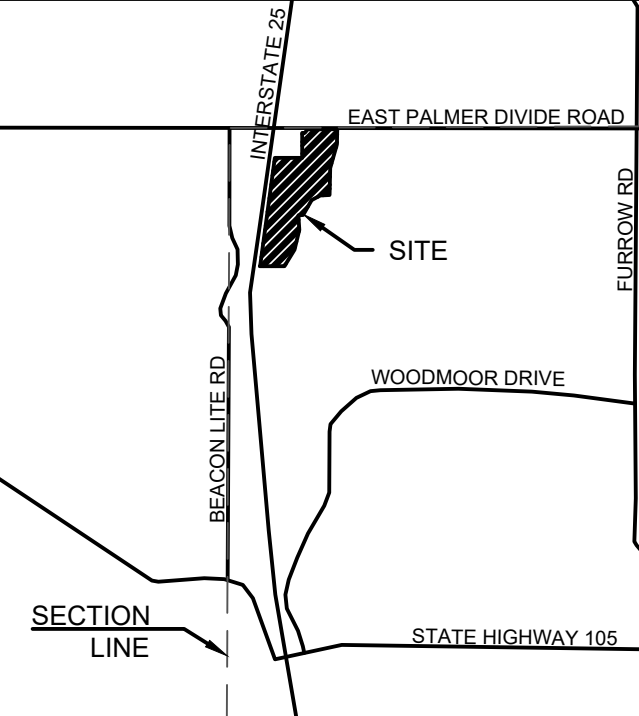
OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:



PROJECT:

MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

DRAWING INFORMATION:

PROJECT NO: 25.1669.002

DRAWN BY: JH

CHECKED BY: AP

APPROVED BY: AP

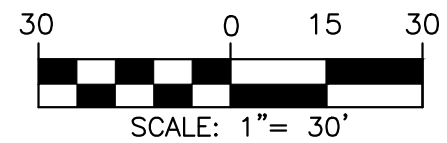
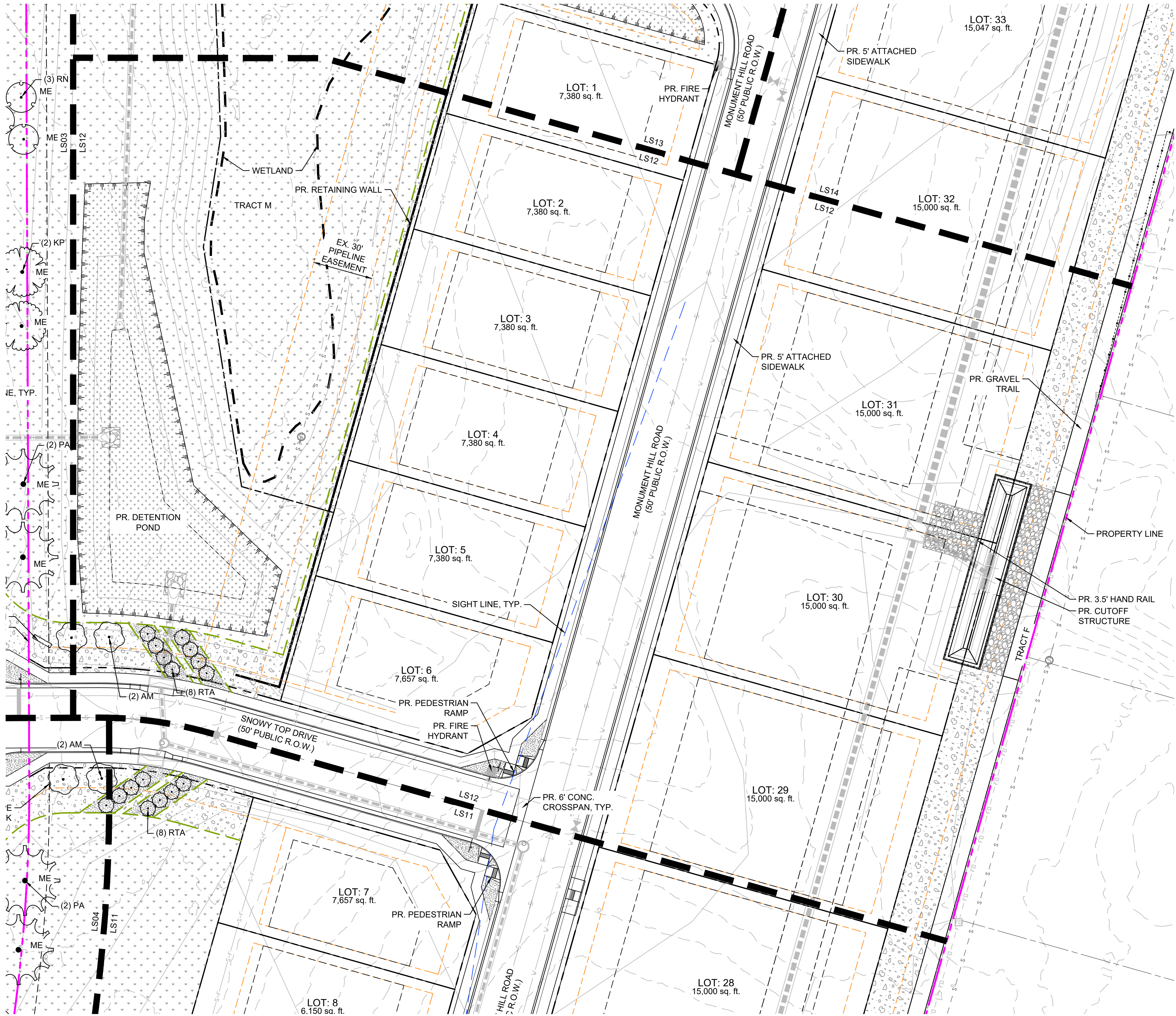
SHEET TITLE:

FINAL LANDSCAPE
PLAN

LS11

SHEET 14 OF 20

FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\FINAL LANDSCAPE PLAN\LS12.DWG



LEGEND

- EXISTING TREE TO REMAIN** 4
- 3/4" ROCK**
 TYPE: 3/4" REGAL ROSE
 SUPPLIER: C & C SAND AND STONE
 DEPTH: 3" OR APPROVED EQUAL
 14,412 SF
- 1 1/2" ROCK**
 TYPE: 1.5" SADDLEBACK SWIRL
 SUPPLIER: C & C SAND AND STONE
 DEPTH: 3" OR APPROVED EQUAL
 76,152 SF
- 2 1/2" COBBLE**
 TYPE: 2"-4" DESERT SAND RIVER
 SUPPLIER: C & C SAND AND STONE
 DEPTH: 3" OR APPROVED EQUAL
 1,127 SF
- NATIVE SEED-LOW**
 MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW
 544,840 SF
- NATIVE SEED- DETENTION**
 MIX NAME: DETENTION/WETLAND MIX
 SUPPLIER: ARKANSAS VALLEY SEED
 OR APPROVED EQUAL
 73,725 SF
- EDGING**
 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0208

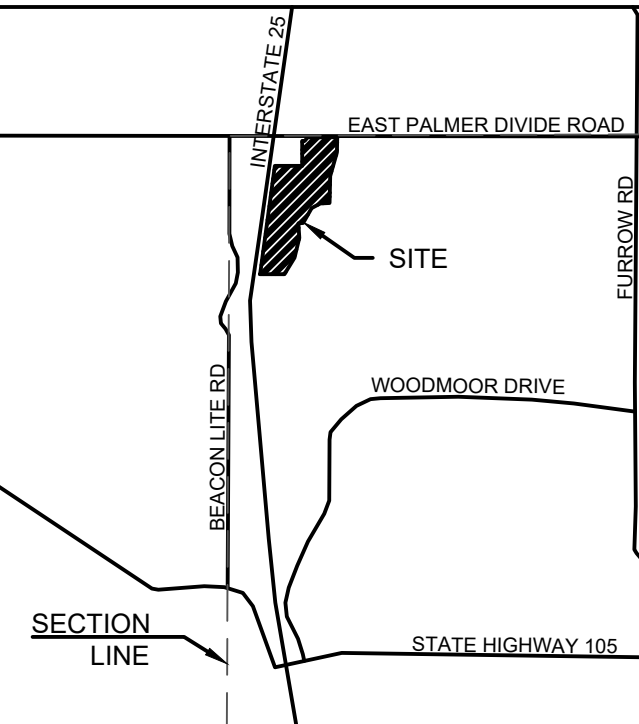
OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
 COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:



PROJECT:

MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

DRAWING INFORMATION:

PROJECT NO: 25.1669.002

DRAWN BY: JH

CHECKED BY: AP

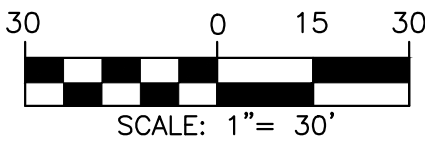
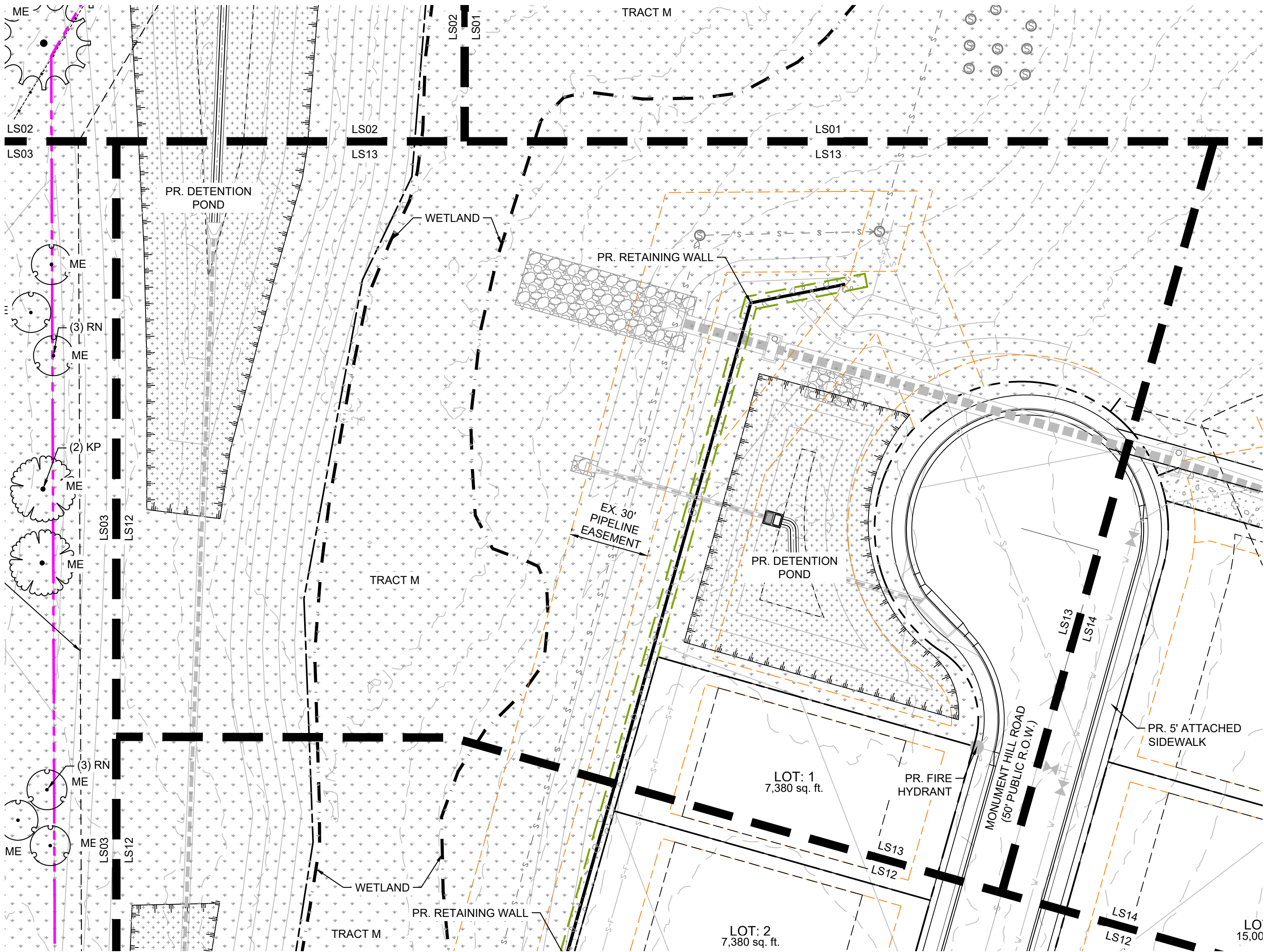
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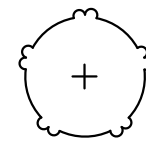
FINAL LANDSCAPE
PLAN

LS12

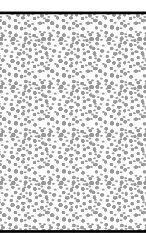
SHEET 15 OF 20



LEGEND

- 

EXISTING TREE TO REMAIN

4
- 

3/4" ROCK

TYPE: 3/4" REGAL ROSE

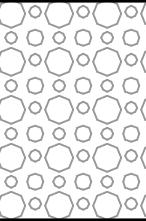
14,412 SF

SUPPLIER:
C & C SAND AND STONE
DEPTH: 3"
OR APPROVED EQUAL
- 

1 1/2" ROCK

TYPE: 1.5" SADDLEBACK SWIRL

76,152 SF

SUPPLIER:
C & C SAND AND STONE
DEPTH: 3"
OR APPROVED EQUAL
- 

2.4" COBBLE

TYPE: 2"-4" DESERT SAND RIVER

1,127 SF

SUPPLIER:
C & C SAND AND STONE
DEPTH: 3"
OR APPROVED EQUAL
- 

NATIVE SEED-LOW

MIX NAME:
EL PASO COUNTY CONSERVATION
DISTRICT ALL-PURPOSE LOW
GROW

544,840 SF
- 

NATIVE SEED- DETENTION

MIX NAME:
DETENTION/WETLAND MIX
SUPPLIER: ARKANSAS VALLEY
SEED
OR APPROVED EQUAL

73,725 SF
- 

EDGING

4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

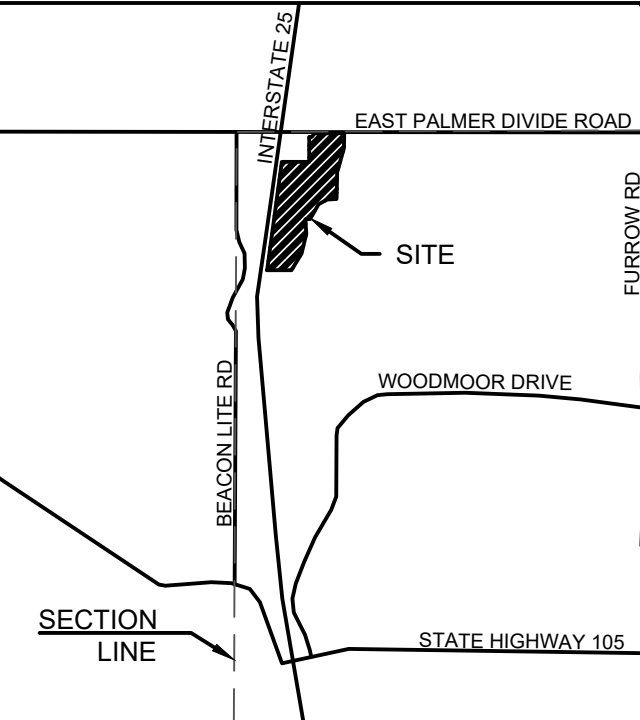
OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:



PROJECT:

MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

DRAWING INFORMATION:

PROJECT NO: 25.1669.002

DRAWN BY: JH

CHECKED BY: AP

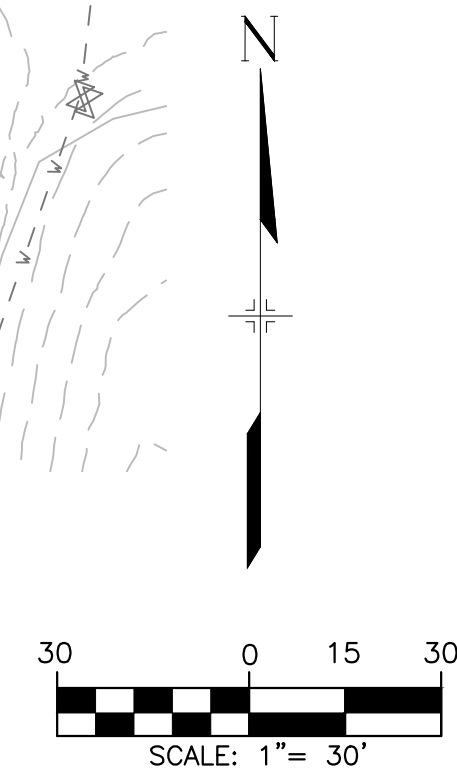
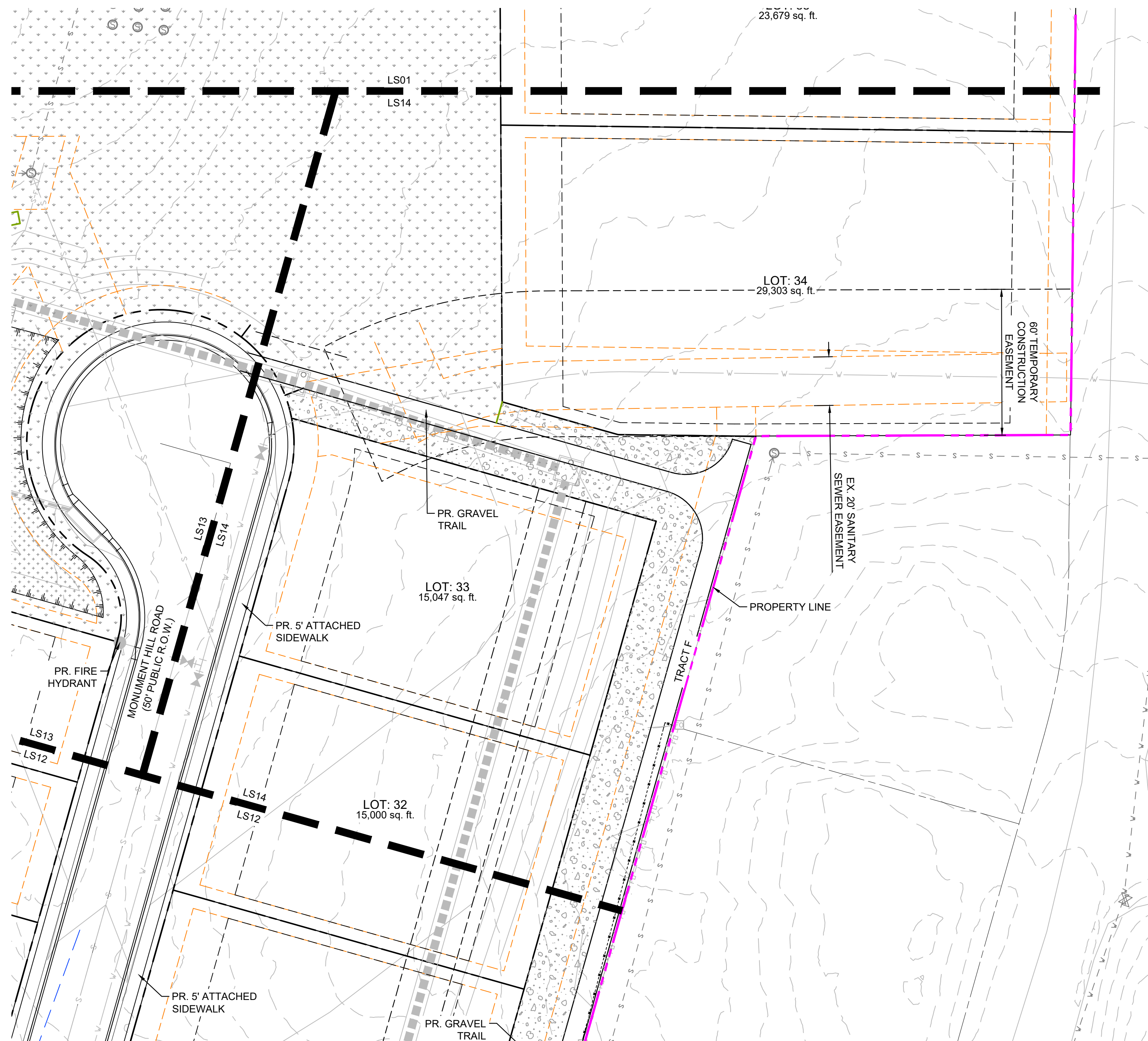
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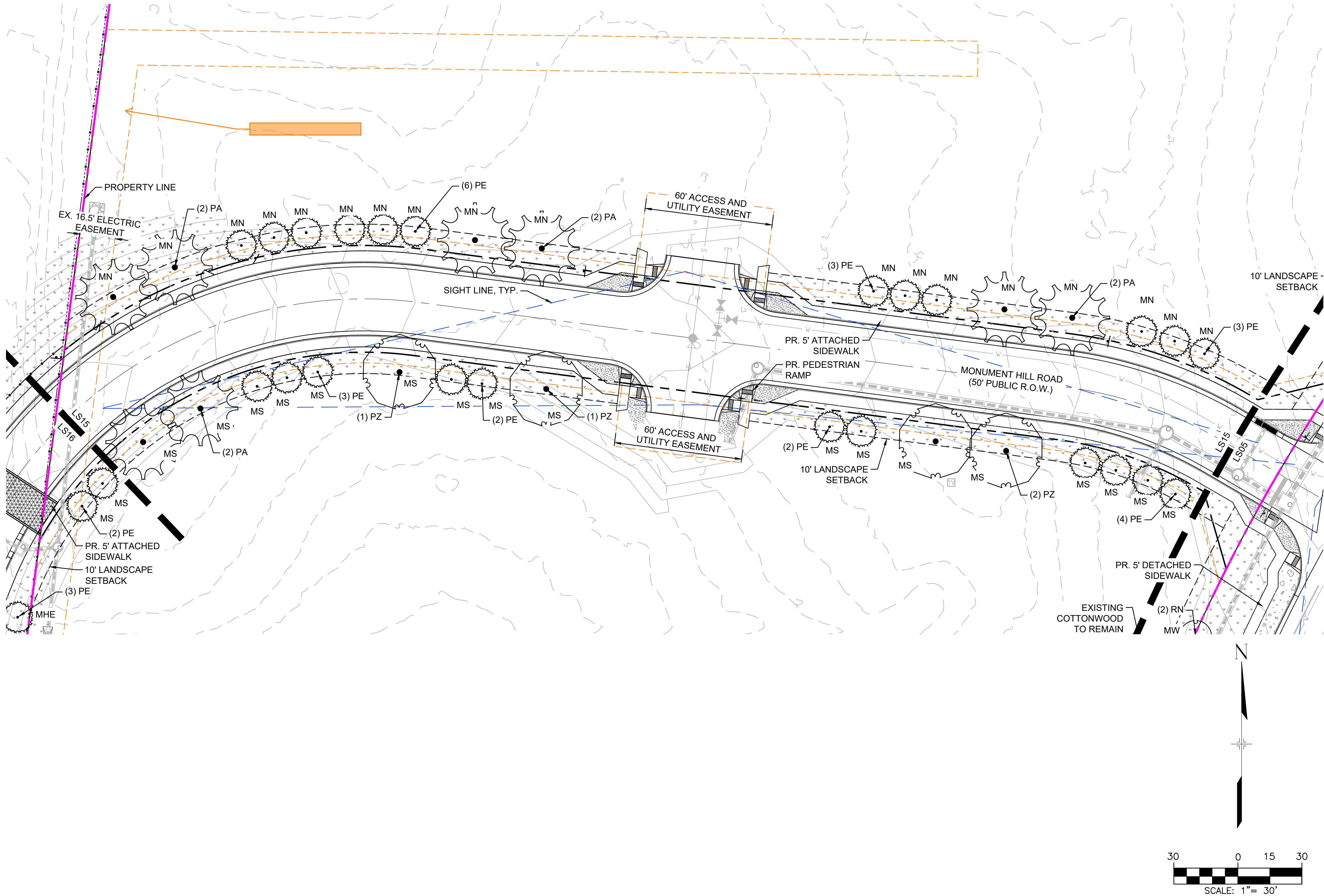
FINAL LANDSCAPE
PLAN

LS13

SHEET 16 OF 20



FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\FINAL LANDSCAPE PLAN\LS15.DWG



2025-12-19 10:13

LEGEND

	EXISTING TREE TO REMAIN	4
	3/4" ROCK TYPE: 3/4" REGAL ROSE SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	14,412 SF
	1 1/2" ROCK TYPE: 1.5" SADDLEBACK SWIRL SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	76,152 SF
	2 1/2" COBBLE TYPE: 2"-4" DESERT SAND RIVER SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	1,127 SF
	NATIVE SEED-LOW MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	544,840 SF
	NATIVE SEED- DETENTION MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	73,725 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:

PROJECT:
MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

DRAWING INFORMATION:

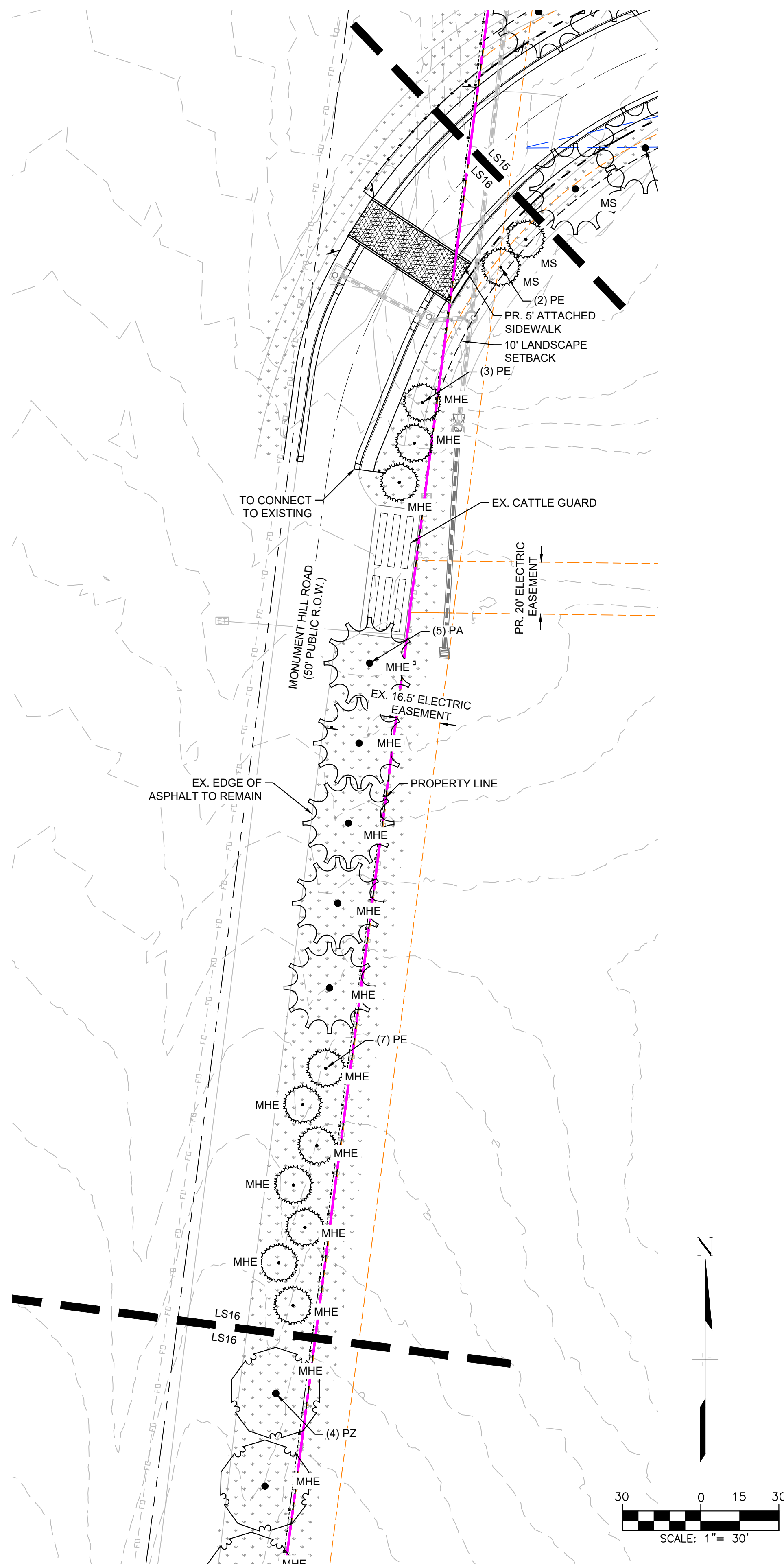
PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP

SHEET TITLE:

LANDSCAPE PLAN

LS15

SHEET 18 OF 20



LEGEND

 EXISTING TREE TO REMAIN 4

	3/4" ROCK	14,412 SF
	TYPE: 3/4" REGAL ROSE	
	SUPPLIER:	
	C & C SAND AND STONE	
	DEPTH: 3"	
	OR APPROVED EQUAL	

	1 1/2" ROCK	76,152 SF
	TYPE: 1.5" SADDLEBACK SWIRL	
	SUPPLIER:	
	C & C SAND AND STONE	
	DEPTH: 3"	
	OR APPROVED EQUAL	

	2-4" COBBLE TYPE: 2"-4" DESERT SAND RIVER SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	1,127 SF
---	--	------------------------

	<u>NATIVE SEED-LOW</u> MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	544,840 SF
---	--	-------------------

	<u>NATIVE SEED- DETENTION</u> MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	73,725 SF
---	---	------------------

— — — EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)

2025-12-19 10:13

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

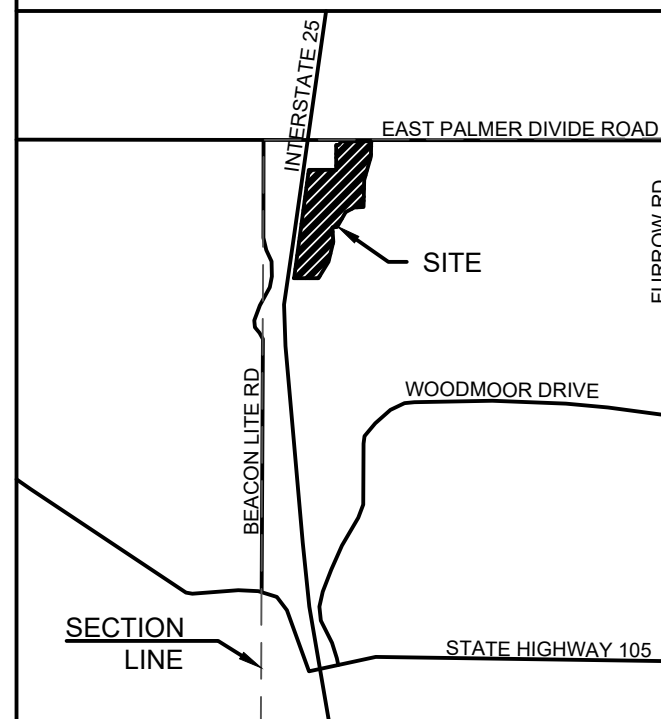
OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:



PROJECT:

MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	B
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

DRAWING INFORMATION:

PROJECT NO:	25.1669.002
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DRAWN BY: JH

CHECKED BY: AP

APPROVED BY: AP

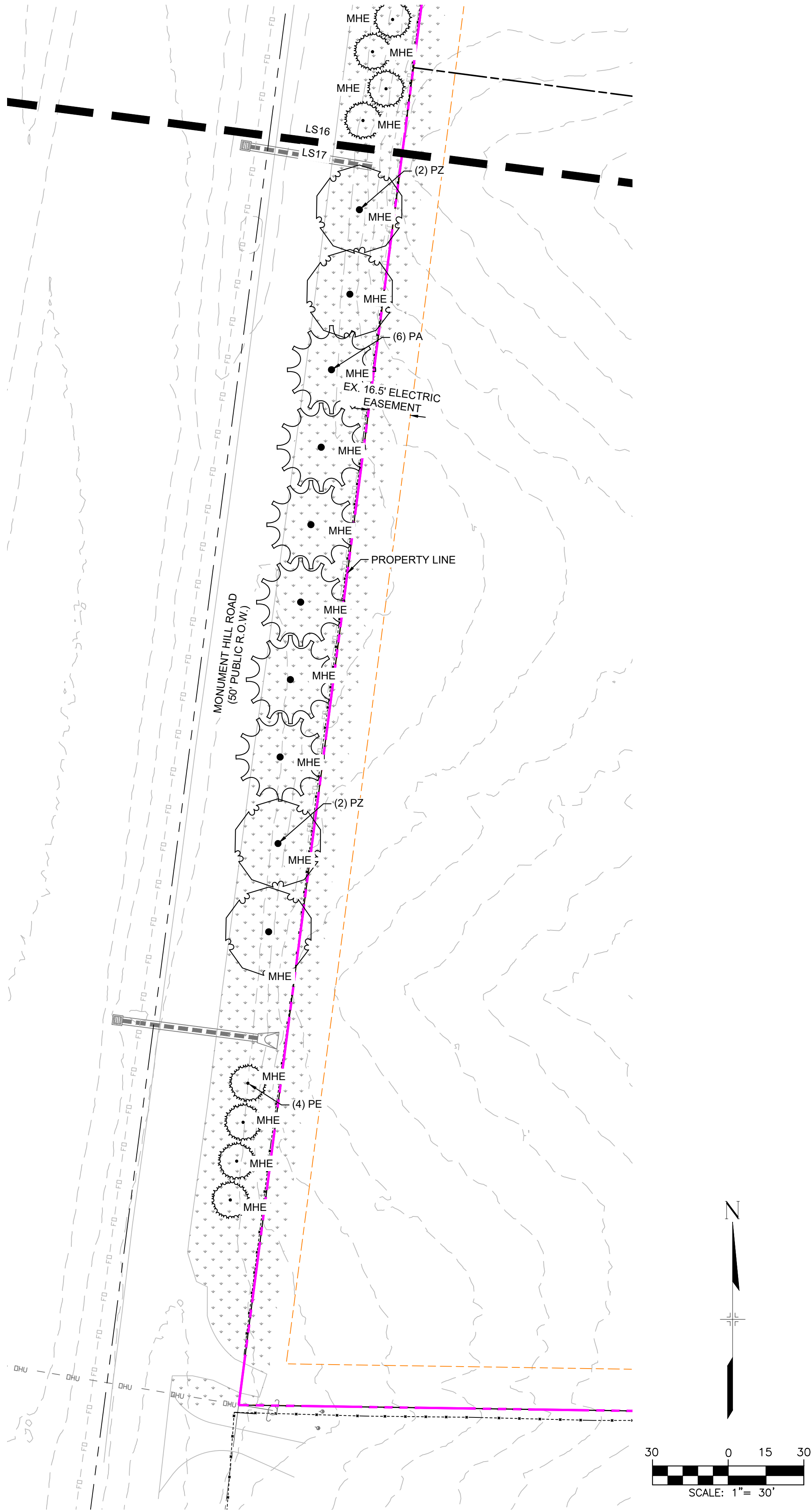
SHEET TITLE:

LANDSCAPE PLAN

LS16

SHEET 19 OF 20

FILE LOCATION: S:\35.1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\FINAL LANDSCAPE PLAN\LS01.DWG



2025-12-19 10:13

LEGEND

	EXISTING TREE TO REMAIN	4
	3/4" ROCK TYPE: 3/4" REGAL ROSE SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	14,412 SF
	1 1/2" ROCK TYPE: 1.5" SADDLEBACK SWIRL SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	76,152 SF
	2.4" COBBLE TYPE: 2"-4" DESERT SAND RIVER SUPPLIER: C & C SAND AND STONE DEPTH: 3" OR APPROVED EQUAL	1,127 SF
	NATIVE SEED-LOW MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW	544,840 SF
	NATIVE SEED- DETENTION MIX NAME: DETENTION/WETLAND MIX SUPPLIER: ARKANSAS VALLEY SEED OR APPROVED EQUAL	73,725 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

APPROVAL:

VICINITY MAP:

PROJECT:
MONUMENT RIDGE EAST
FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO
APRIL 2, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

DRAWING INFORMATION:

PROJECT NO:	25.1669.002
DRAWN BY:	JH
CHECKED BY:	AP
APPROVED BY:	AP

SHEET TITLE:

LANDSCAPE PLAN

LS17

SHEET 20 OF 20