

# MONUMENT RIDGE EAST

EL PASO COUNTY, COLORADO

## SITE DEVELOPMENT 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

**OWNER**  
MONUMENT RIDGE EAST, LLC  
5055 LIST DRIVE  
COLORADO SPRINGS, CO 80919  
PHONE: (719)291-2472  
EMAIL: NBT.NML@GMAIL.COM

**OWNER'S REPRESENTATIVE**  
WHITEHEAD ENGINEERING, LLC  
PHONE: (719)237-4411  
EMAIL: DAVID@WHITEHEADENGINEERING.COM

**DEVELOPER**  
MONUMENT RIDGE EAST, LLC  
5055 LIST DRIVE  
COLORADO SPRINGS, CO 80919  
PHONE: (719)291-2472  
EMAIL: NBT.NML@GMAIL.COM

**APPLICANT**  
VERTEX CONSULTING SERVICES  
455 E PIKES PEAK AVE.  
COLORADO SPRINGS, CO 80903  
PHONE: (719)733-8605  
EMAIL: NINA.RUIZ@VERTEXCOS.COM

**PROJECT MANAGER**  
N.E.S INC.  
619 N CASCADE AVENUE, SUITE 200  
COLORADO SPRINGS, CO 80903  
PHONE: (719)471-0073  
EMAIL: APAPIERSKI@NESCOLORADO.COM

**LANDSCAPE DESIGNER**  
MATRIX DESIGN GROUP  
2435 RESEARCH PKWY STE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719)575-0100  
EMAIL: JARED.HEITKAMP@MATRIXDESIGNGROUP.COM

**ENGINEER**  
PRC ENGINEERING  
4465 NORTHPARK DRIVE, SUITE 400A  
COLORADO SPRINGS, CO 80907  
PHONE: (719)291-2744  
EMAIL: RAY@PRCENG.COM

**SURVEYOR**  
BEAR CREEK SURVEYING, INC  
95 SOUTH BEAR CREEK ROAD  
BAYFIELD, CO 81122  
PHONE: (970)884-5069  
EMAIL: BRENTSMITH.BEARCREEKSURVEYING@GMAIL.COM

### GENERAL NOTES

- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

### SHEET INDEX

DESCRIPTION	NUMBER	TITLE
TITLE SHEET	1	TS01
SITE PLANS	2 - 7	SP01 - SP06

### 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:

- THENCE SOUTH 00°19'37" EAST, A DISTANCE OF 11.75 FEET;
- THENCE SOUTH 89°17'54" EAST, A DISTANCE OF 182.88 FEET;
- THENCE NORTH 84°31'33" EAST, A DISTANCE OF 3.14 FEET;
- THENCE SOUTH 89°40'13" EAST, A DISTANCE OF 87.26 FEET;
- 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;

- THENCE SOUTH 14°00'25" WEST, A DISTANCE OF 242.35 FEET;
- THENCE SOUTH 11°49'44" EAST, A DISTANCE OF 121.06 FEET;
- THENCE SOUTH 59°49'44" EAST, A DISTANCE OF 49.90 FEET;
- 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;

- THENCE SOUTH 15°34'30" EAST, A DISTANCE OF 375.61 FEET;
- 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;
- THENCE SOUTH 13°30'52" WEST, A DISTANCE OF 382.56 FEET;
- THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 248.06 FEET, A RADIUS OF 650.71

### SUMMARY DATA

PROPERTY SIZE	29.19 ACRES	
TAX SCHEDULE NO.	7102200013, 7102200008, 7102200006, 7102201001, 7102201014, 7102200010	
PROJECT ADDRESS	0 S COUNTY LINE RD	
DEVELOPMENT SCHEDULE	SUMMER 2025	
EXISTING ZONING	PUD, CC, CS, C-1, RS-20000	
PROPOSED ZONING	RM-12, RS-6000	
EXISTING LAND USE	VACANT	
PROPOSED LAND USE	RESIDENTIAL	
PROPOSED LOT COUNT	35	
PROPOSED TOTAL GROSS DENSITY	1.20 DUA	
BUILDING SETBACKS	RS-6000 25' FRONT 5' SIDE 25' REAR	RM-12 20' FRONT 5' SIDE 15' REAR
MAX. BUILDING HEIGHT	30' MAX HEIGHT	
MIN. LOT SIZE	6,000 SF	
MAX. LOT COVERAGE	40%	
REQUIRED PARKING	70 SPACES (2 PER DWELLING UNIT)	
PROVIDED PARKING	70 SPACES	

### CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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

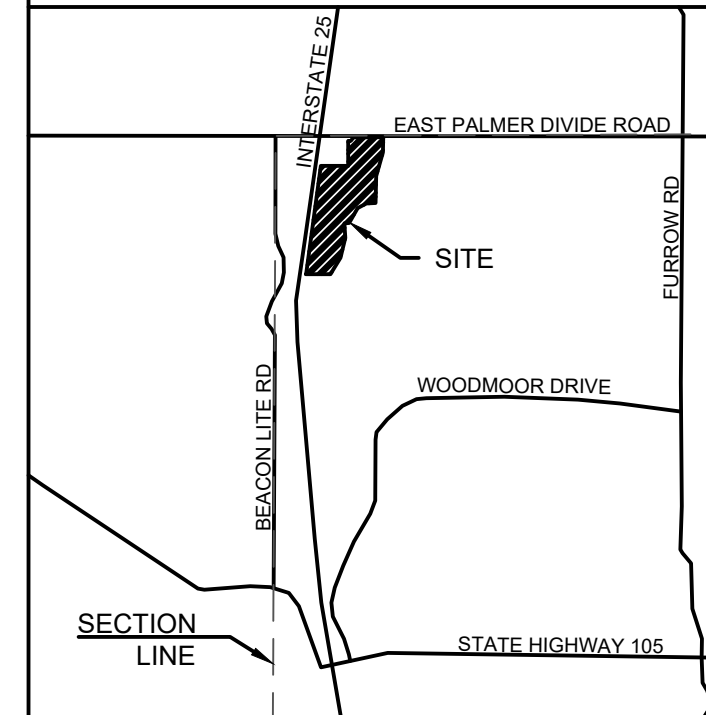
### OWNER/DEVELOPER:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE  
COLORADO SPRINGS, CO 80919

### APPROVAL:

### VICINITY MAP:



### PROJECT:

MONUMENT RIDGE EAST  
SITE DEVELOPMENT 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

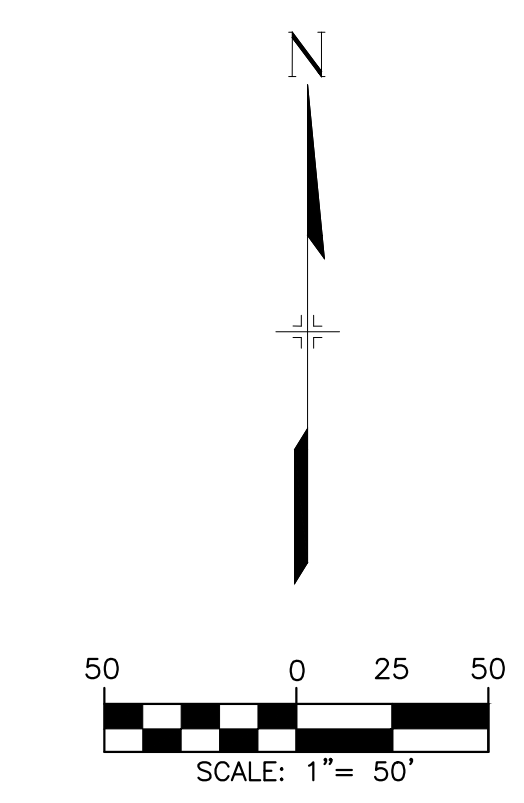
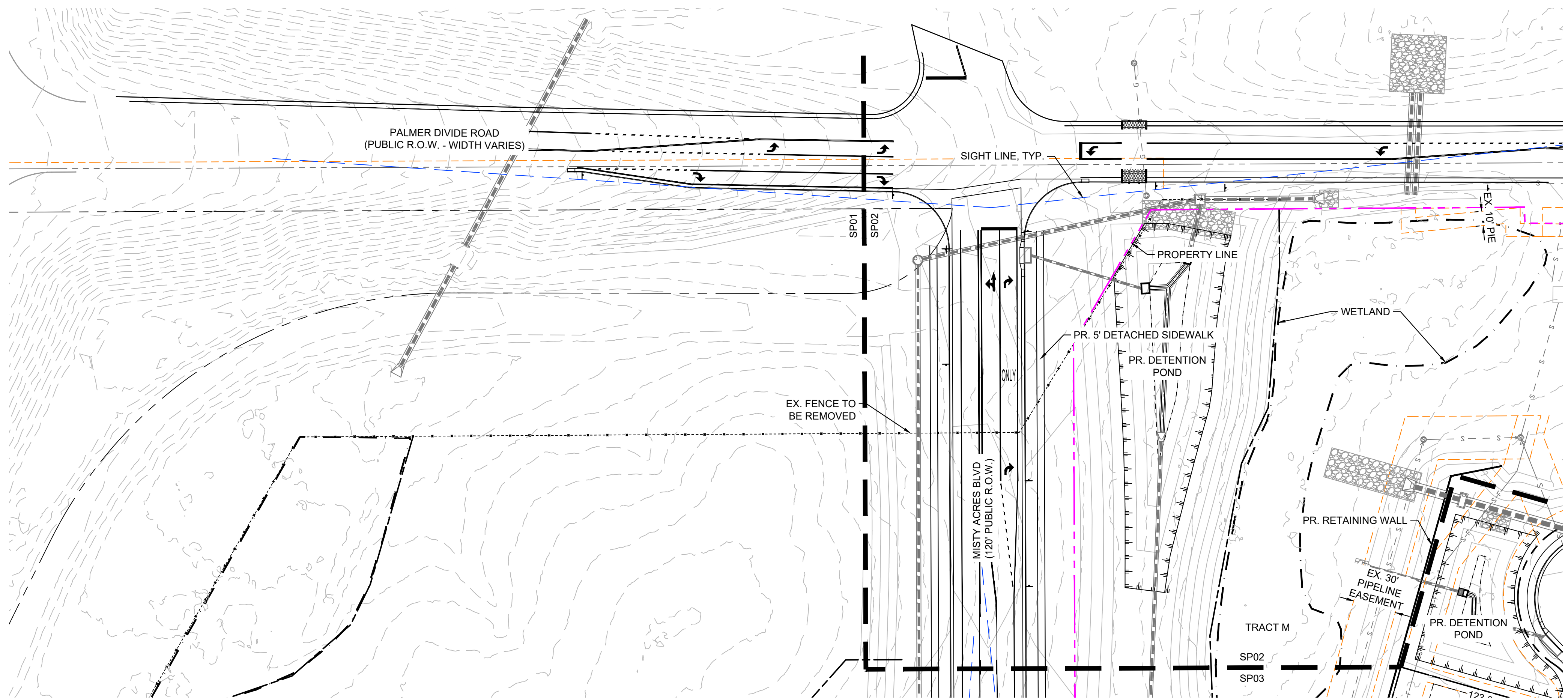
### SHEET TITLE:

TITLE SHEET

TS01


SHEET 1 OF 7

FILE LOCATION: S:\35 1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\504 SITE DEVELOPMENT PLAN\SP01.DWG



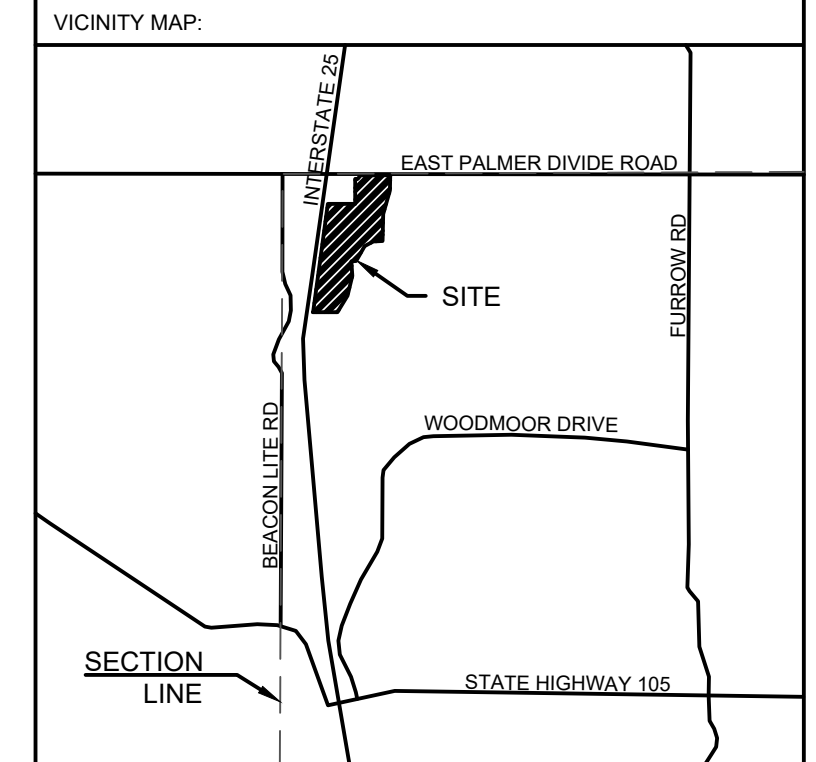
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EXISTING FIBER OPTIC LINE	--- FO --- FO --- FO --- FO --- FO ---
EXISTING SANITARY LINE	--- S --- S --- S --- S --- S ---
EXISTING ELECTRIC LINE	--- E --- E --- E --- E --- E ---
PROPOSED WATER LINE	--- W --- W --- W --- W --- W ---
PROPOSED SANITARY SEWER	--- S --- S --- S --- S --- S ---
PROPOSED FORCE MAIN	--- S-F --- S-F --- S-F --- S-F --- S-F ---
PROPOSED STORM LINE	--- S-S --- S-S --- S-S --- S-S --- S-S ---
EXISTING TOPO	--- (contour lines) ---
PROPOSED TOPO	--- (contour lines) ---
EASEMENT LINE	--- (dashed orange line) ---
SIGHT LINE	--- (dashed blue line) ---
PROPERTY LINE	--- (dashed magenta line) ---

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:



PROJECT:  
**MONUMENT RIDGE EAST**  
**SITE DEVELOPMENT PLAN**  
 EL PASO COUNTY, COLORADO  
 APRIL 2, 2025

REVISION HISTORY:

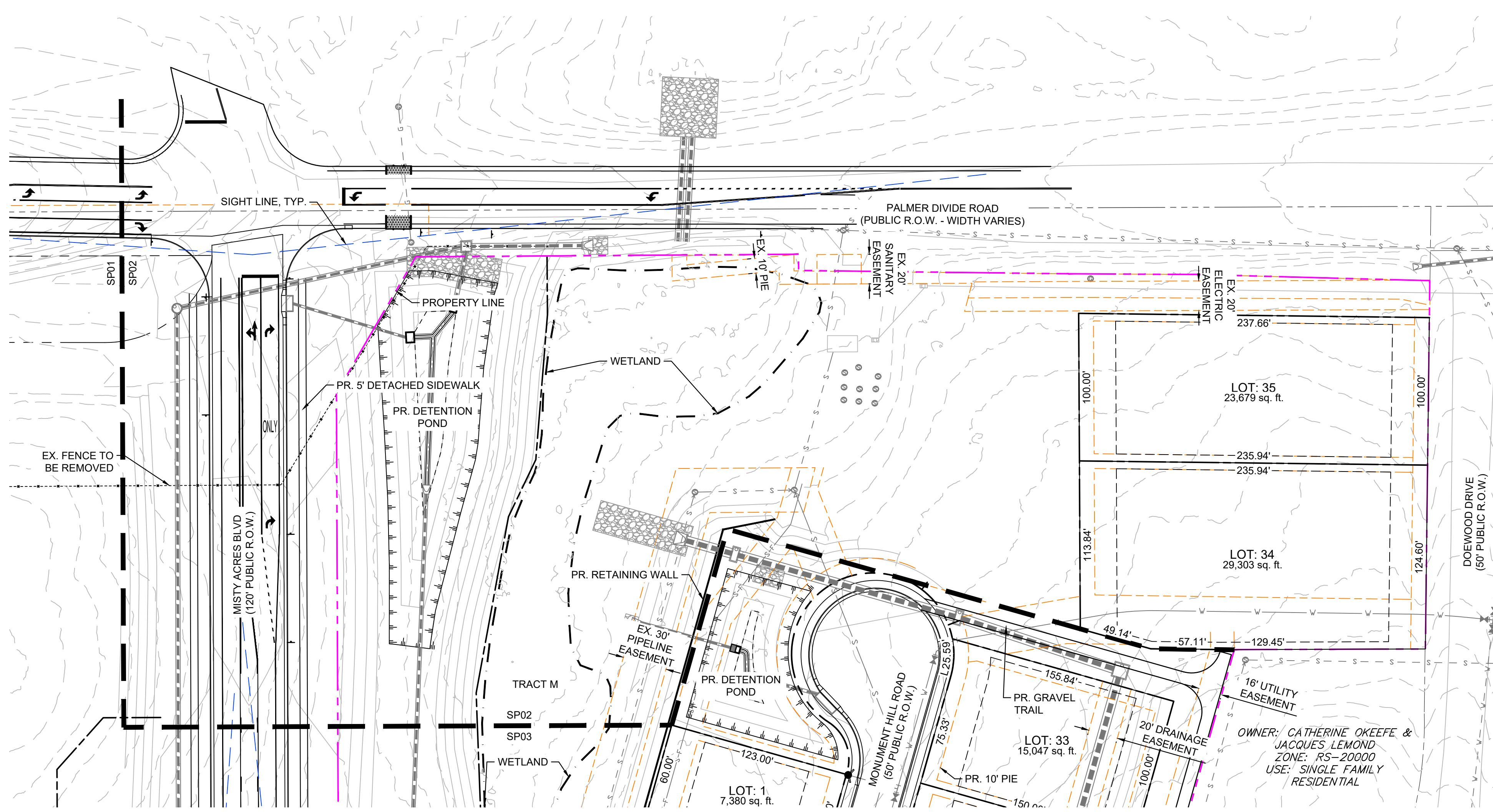
NO.	DATE	DESCRIPTION	BY
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2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

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

SHEET TITLE:  
**SITE PLAN**

**SP01**  
 SHEET 2 OF 7

FILE LOCATION: S:\35 1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\SITE DEVELOPMENT PLAN\SP01.DWG



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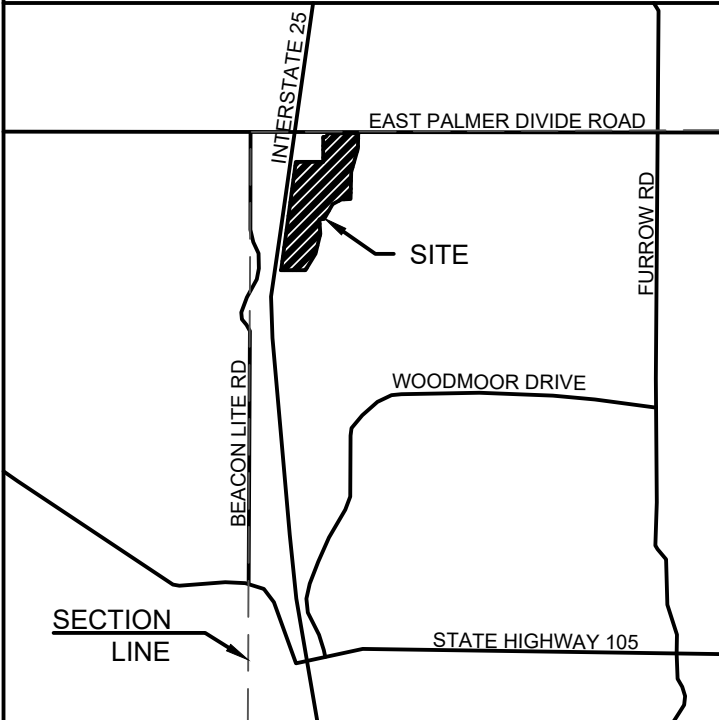
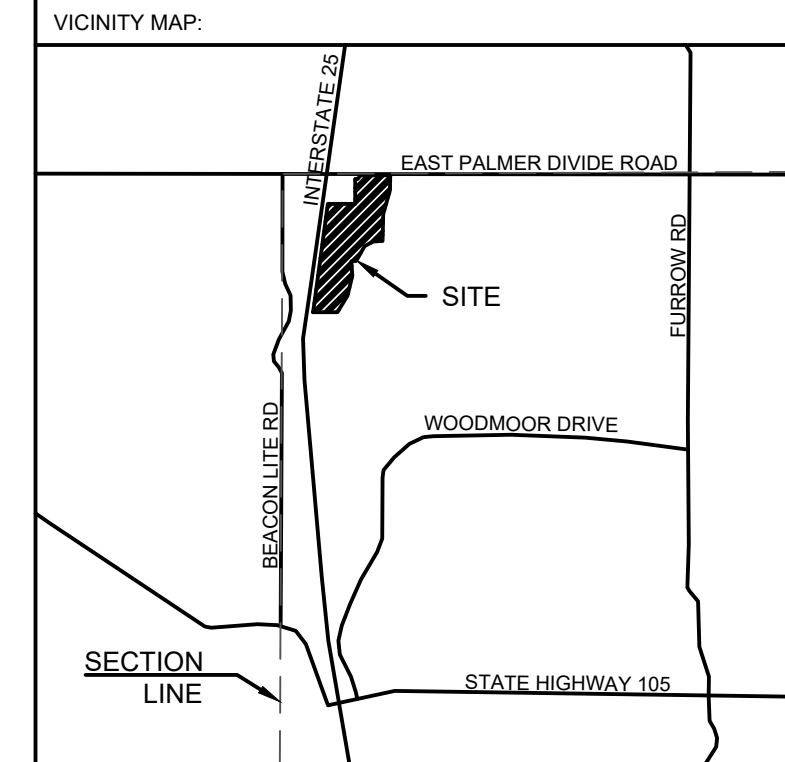
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EXISTING FIBER OPTIC LINE	--- FO --- FO --- FO --- FO --- FO ---
EXISTING SANITARY LINE	--- S --- S --- S --- S --- S ---
EXISTING ELECTRIC LINE	--- E --- E --- E --- E --- E ---
PROPOSED WATER LINE	--- W --- W --- W --- W --- W ---
PROPOSED SANITARY SEWER	--- S --- S --- S --- S --- S ---
PROPOSED FORCE MAIN	--- S-F --- S-F --- S-F --- S-F --- S-F ---
PROPOSED STORM LINE	--- S-S --- S-S --- S-S --- S-S --- S-S ---
EXISTING TOPO	--- (dashed line) ---
PROPOSED TOPO	--- (solid line) ---
EASEMENT LINE	--- (dashed line) ---
SIGHT LINE	--- (dashed line) ---
PROPERTY LINE	--- (dashed line) ---

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APPROVAL:

VICINITY MAP:

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EL PASO COUNTY, COLORADO  
 APRIL 2, 2025

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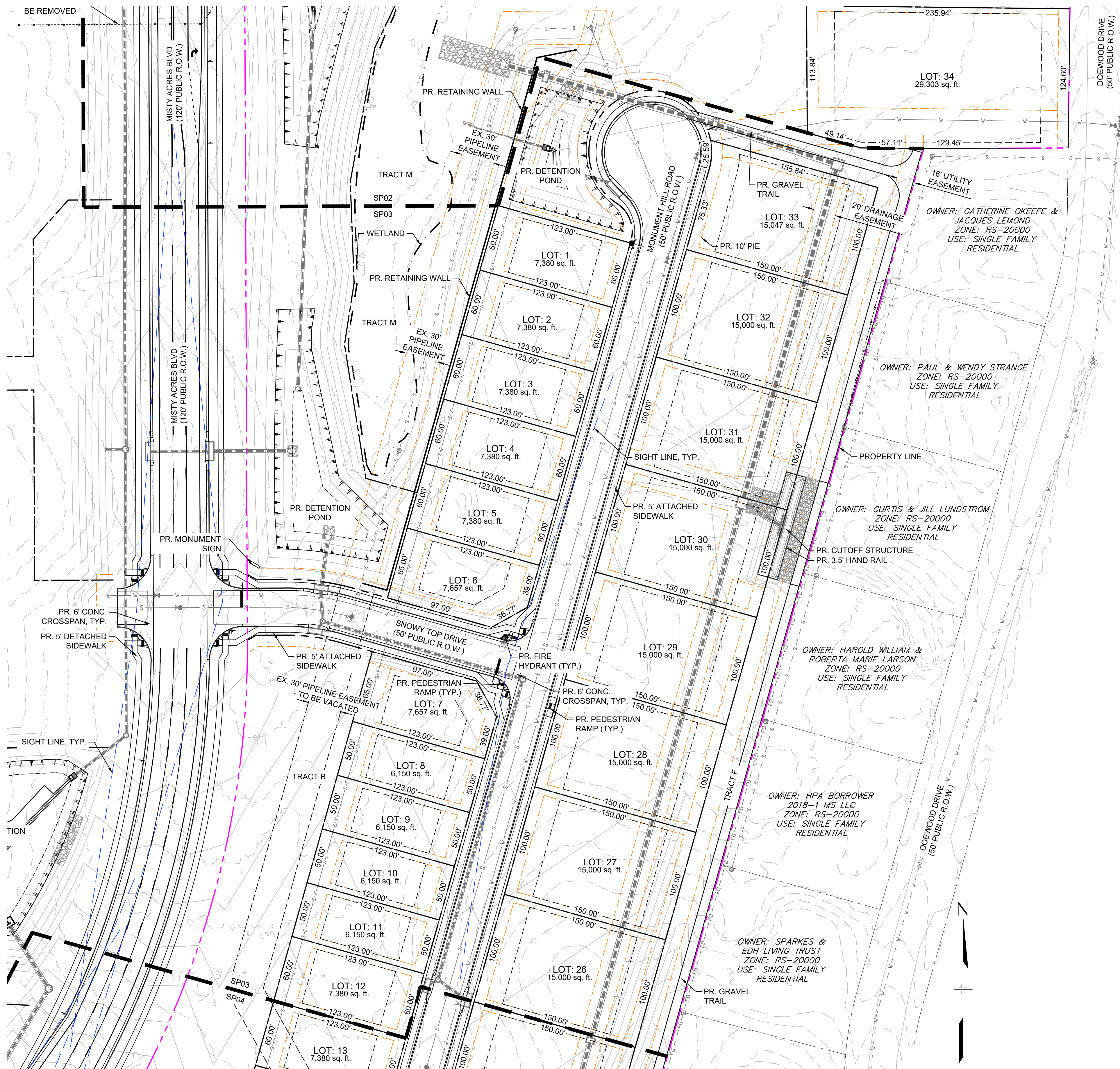
NO.	DATE	DESCRIPTION	BY
1	07-16-2025	REVISED PER COUNTY COMMENTS	JH
2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

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

SHEET TITLE:  
**SITE PLAN**

**SP02**  
 SHEET 3 OF 7

FILE LOCATION: S:\35 1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\504 SITE DEVELOPMENT PLAN\SP01.DWG



**LEGEND**

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EXISTING FIBER OPTIC LINE	---
EXISTING SANITARY LINE	---
EXISTING ELECTRIC LINE	---
PROPOSED WATER LINE	---
PROPOSED SANITARY SEWER	---
PROPOSED FORCE MAIN	---
PROPOSED STORM LINE	---
EXISTING TOPO	---
PROPOSED TOPO	---
EASEMENT LINE	---
SIGHT LINE	---
PROPERTY LINE	---

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:  
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**SITE DEVELOPMENT PLAN**  
 EL PASO COUNTY, COLORADO  
 APRIL 2, 2025

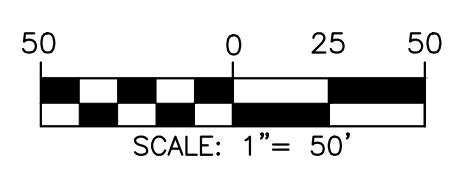
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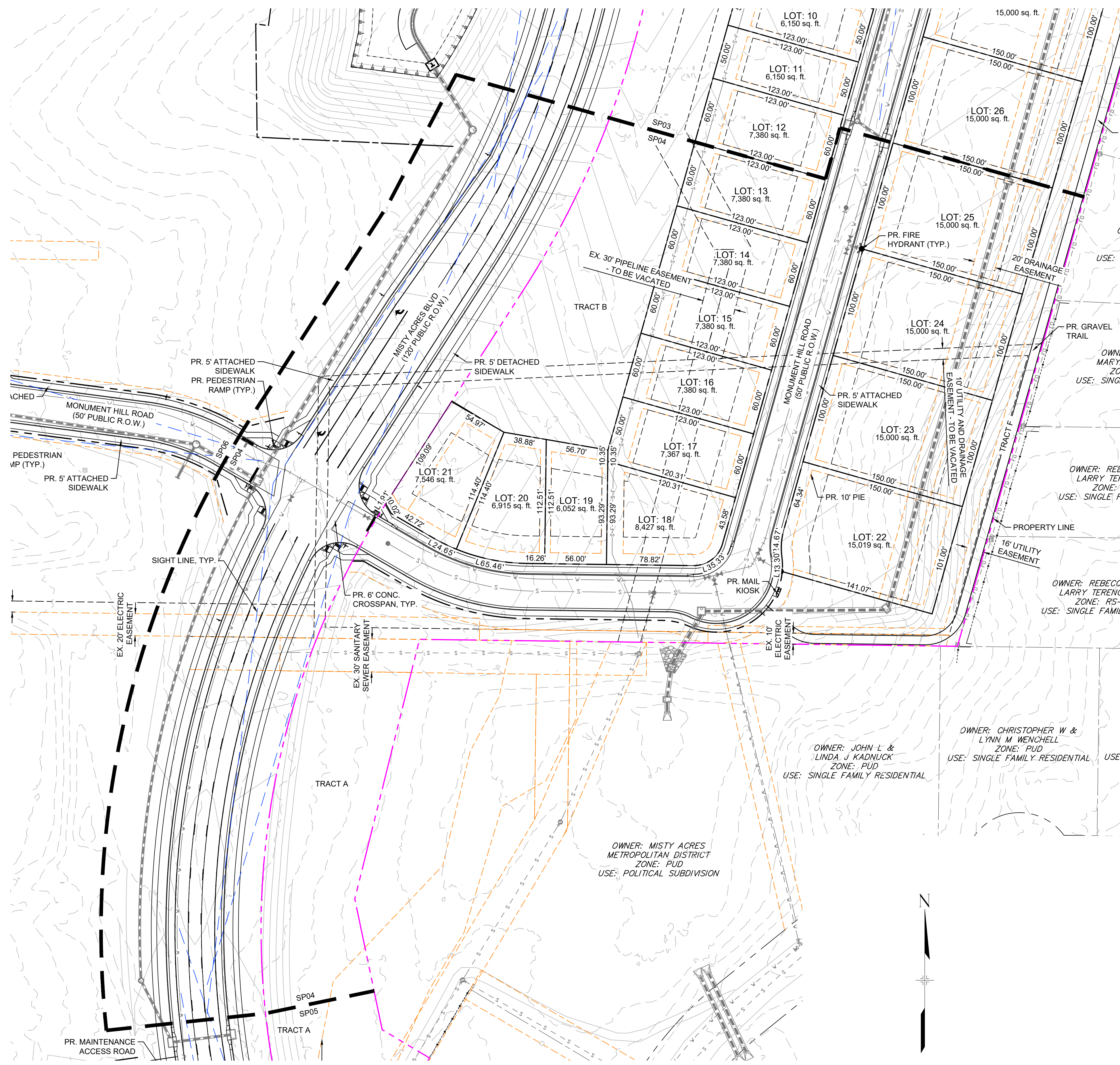
DRAWING INFORMATION:  
 PROJECT NO: 25.1669.002  
 DRAWN BY: JH  
 CHECKED BY: AP  
 APPROVED BY: AP

SHEET TITLE:  
**SITE PLAN**

**SP03**  
 SHEET 4 OF 7



FILE LOCATION: S:\35 1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\504 SITE DEVELOPMENT PLAN\SP01.DWG



**LEGEND**

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EXISTING FIBER OPTIC LINE	---
EXISTING SANITARY LINE	---
EXISTING ELECTRIC LINE	---
PROPOSED WATER LINE	---
PROPOSED SANITARY SEWER	---
PROPOSED FORCE MAIN	---
PROPOSED STORM LINE	---
EXISTING TOPO	---
PROPOSED TOPO	---
EASEMENT LINE	---
SIGHT LINE	---
PROPERTY LINE	---

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**  
**SITE DEVELOPMENT PLAN**  
 EL PASO COUNTY, COLORADO  
 APRIL 2, 2025

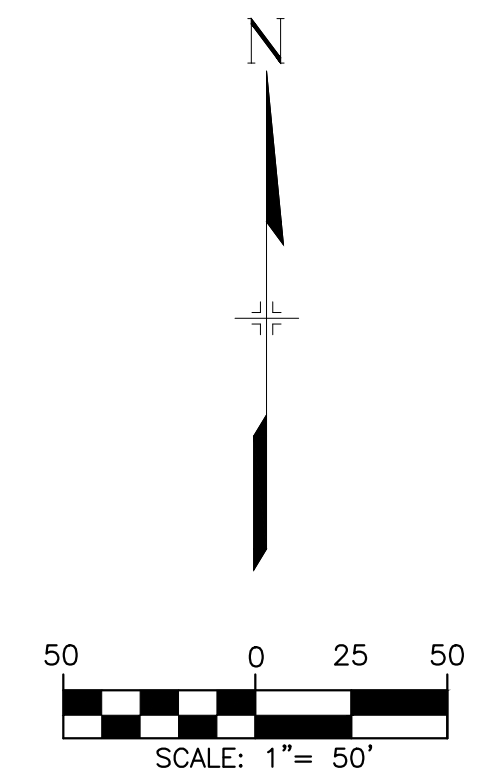
REVISION HISTORY:

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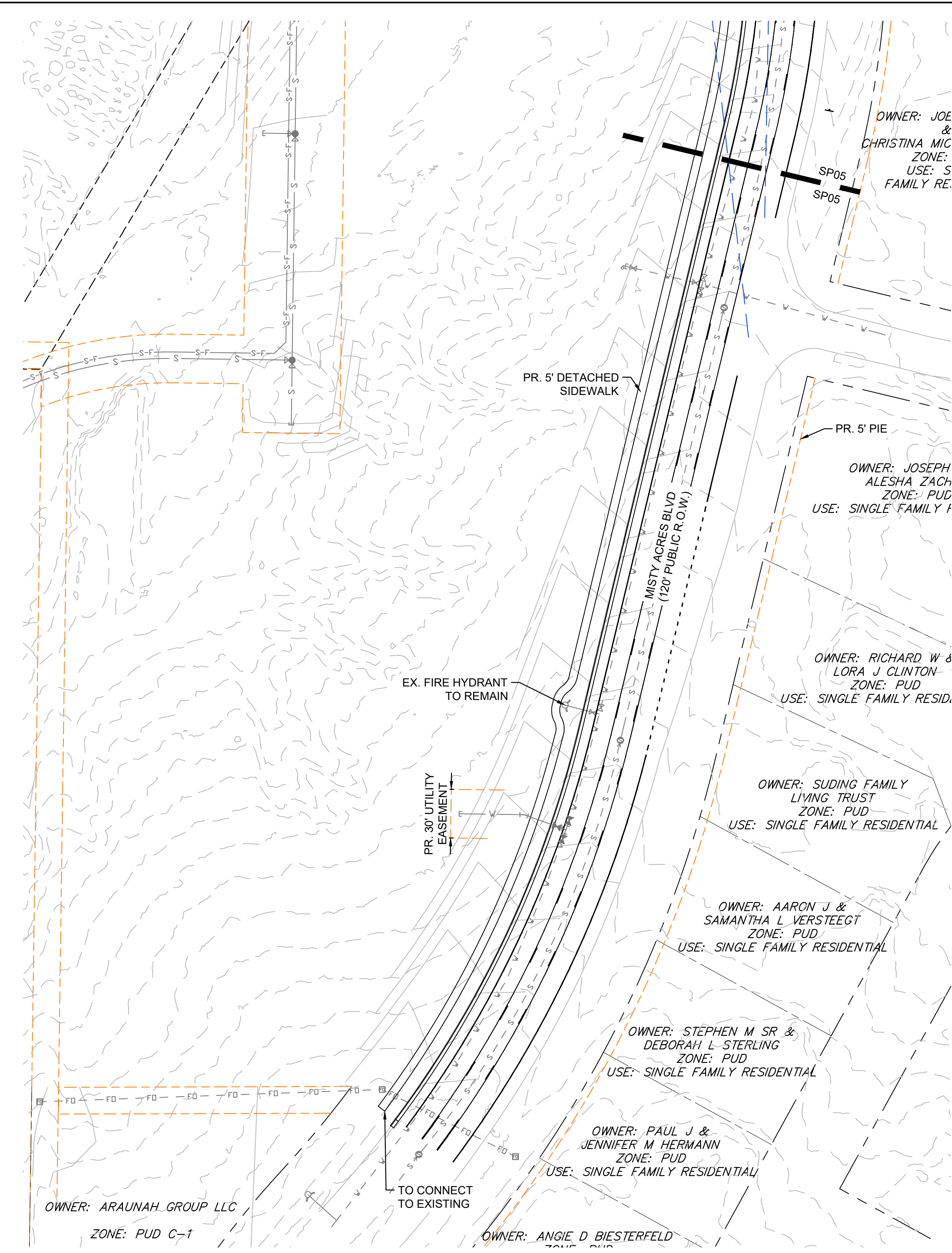
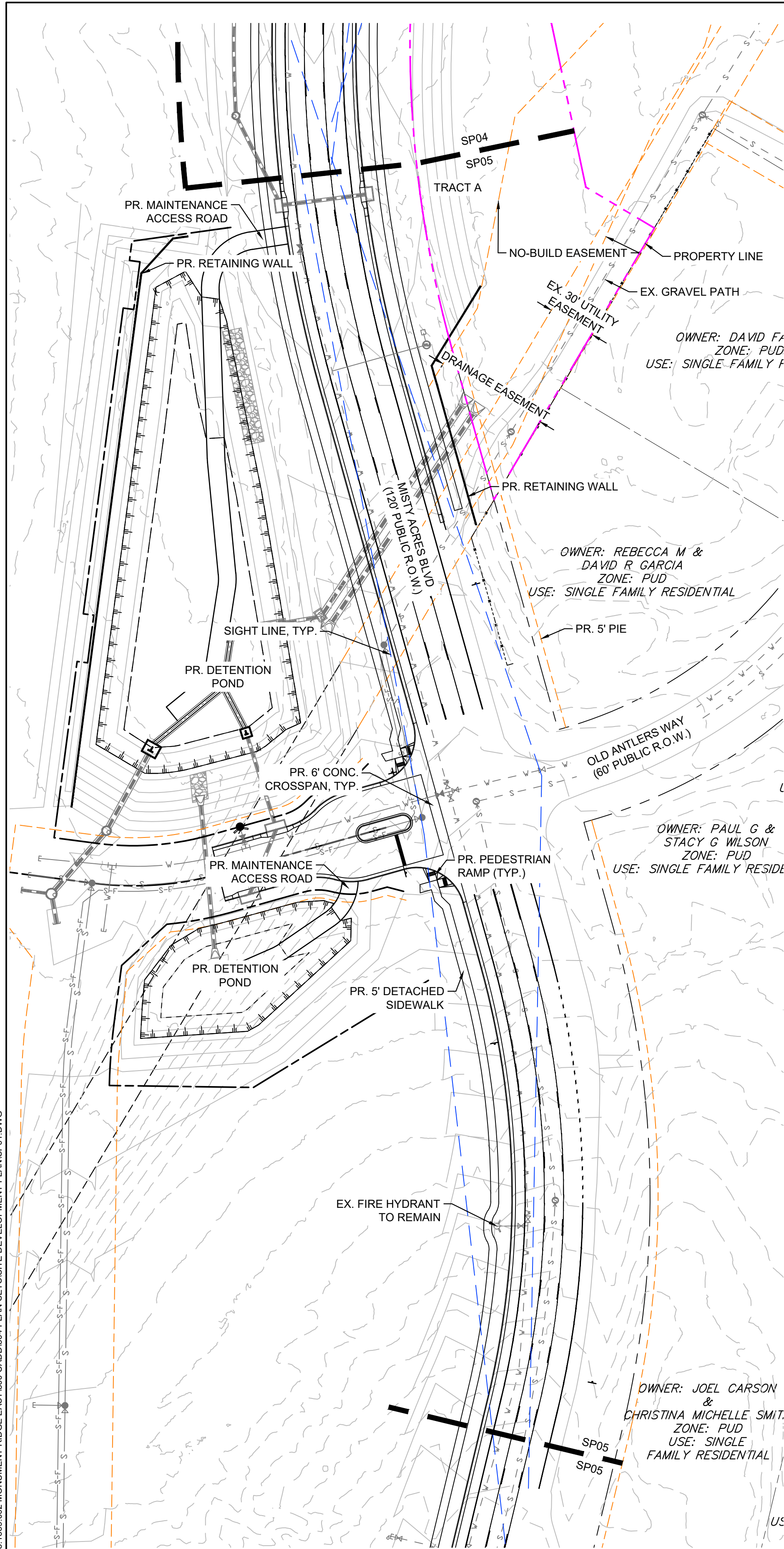
DRAWING INFORMATION:  
 PROJECT NO: 25.1669.002  
 DRAWN BY: JH  
 CHECKED BY: AP  
 APPROVED BY: AP

SHEET TITLE:  
**SITE PLAN**

**SP04**  
 SHEET 5 OF 7

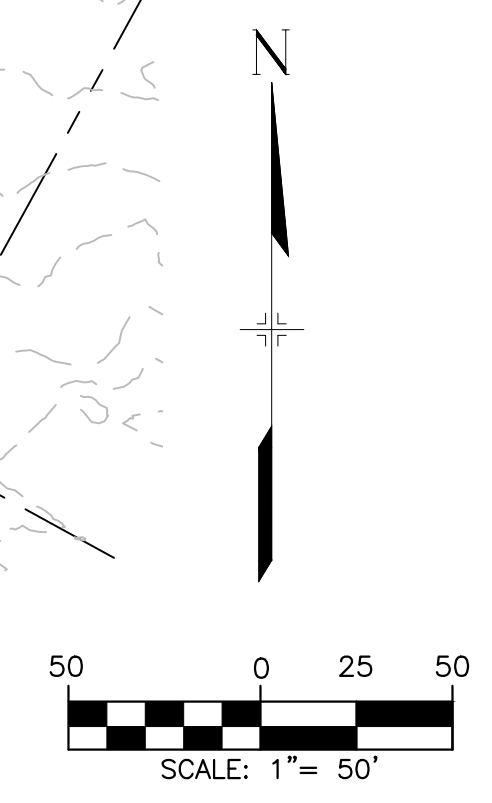
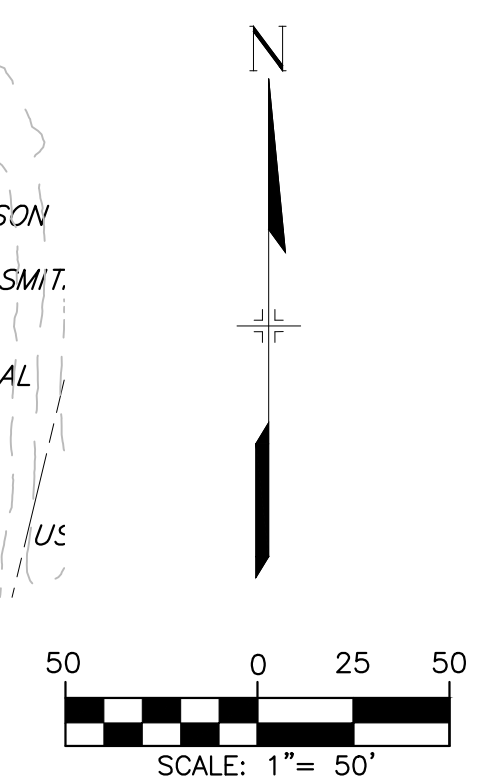


FILE LOCATION: S:\35 1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\SITE DEVELOPMENT PLANS\SP01.DWG



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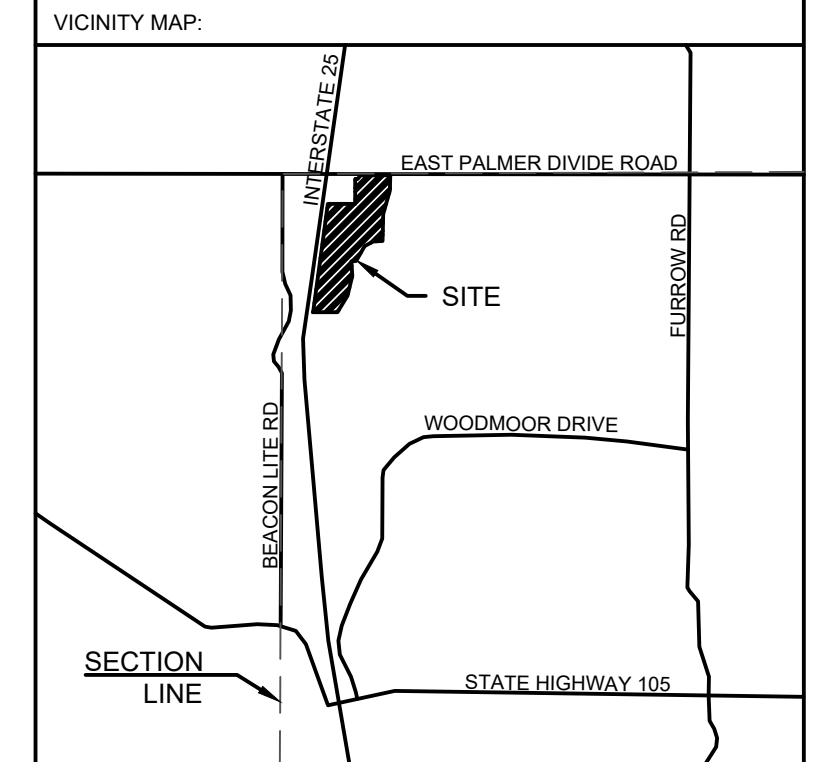
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EXISTING FIBER OPTIC LINE	---
EXISTING SANITARY LINE	---
EXISTING ELECTRIC LINE	---
PROPOSED WATER LINE	---
PROPOSED SANITARY SEWER	---
PROPOSED FORCE MAIN	---
PROPOSED STORM LINE	---
EXISTING TOPO	---
PROPOSED TOPO	---
EASEMENT LINE	---
SIGHT LINE	---
PROPERTY LINE	---



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  
SITE DEVELOPMENT 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

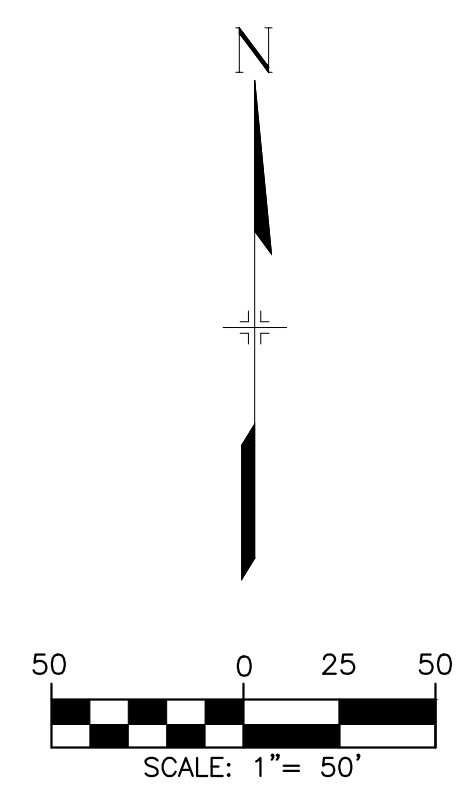
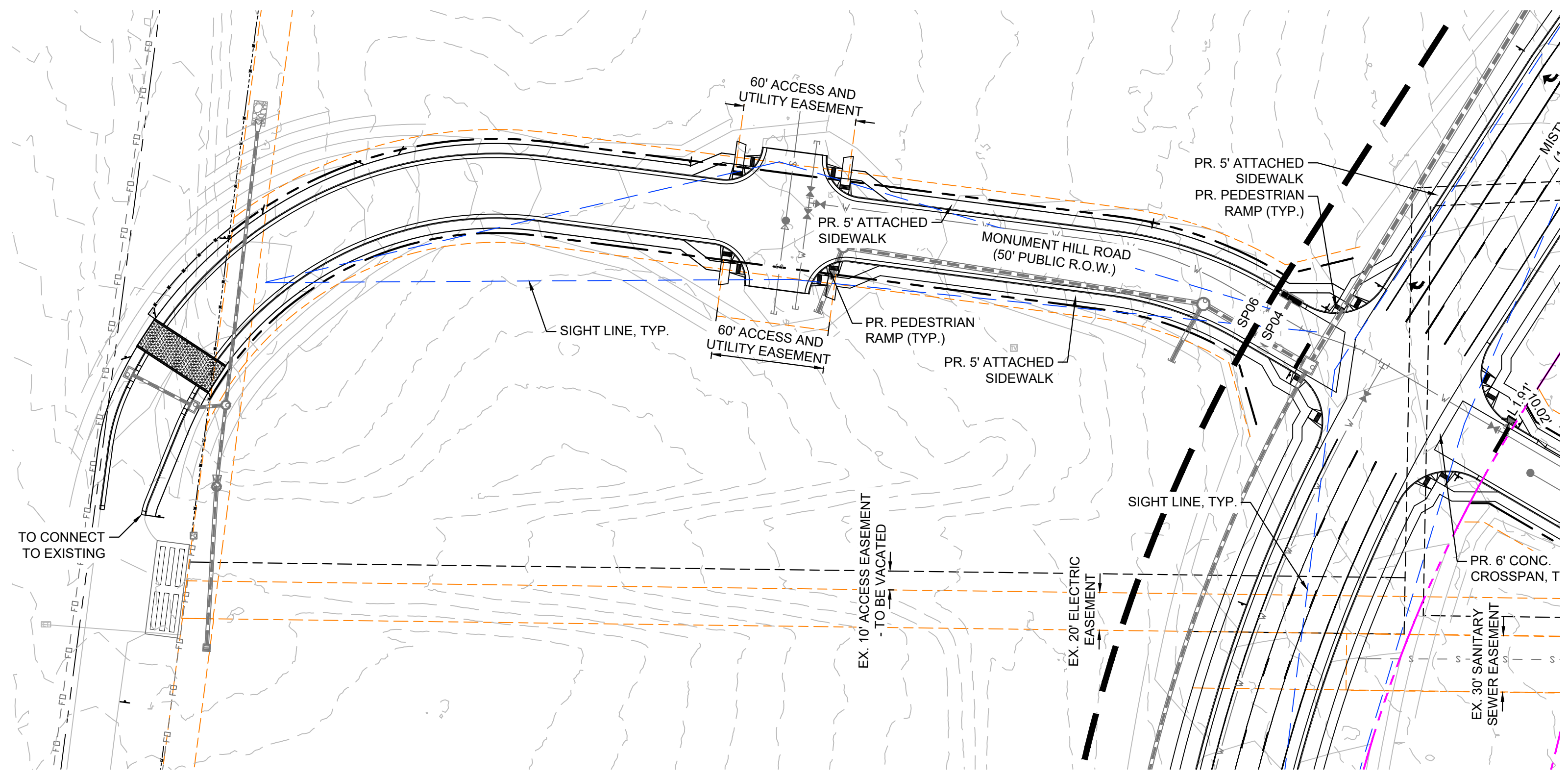
DRAWING INFORMATION:  
PROJECT NO: 25.1669.002  
DRAWN BY: JH  
CHECKED BY: AP  
APPROVED BY: AP  
SHEET TITLE:

**SITE PLAN**

**SP05**

SHEET 6 OF 7

FILE LOCATION: S:\25 1669.002 MONUMENT RIDGE EAST\500 CADD\504 PLAN SET\SITE DEVELOPMENT PLAN\SP01.DWG



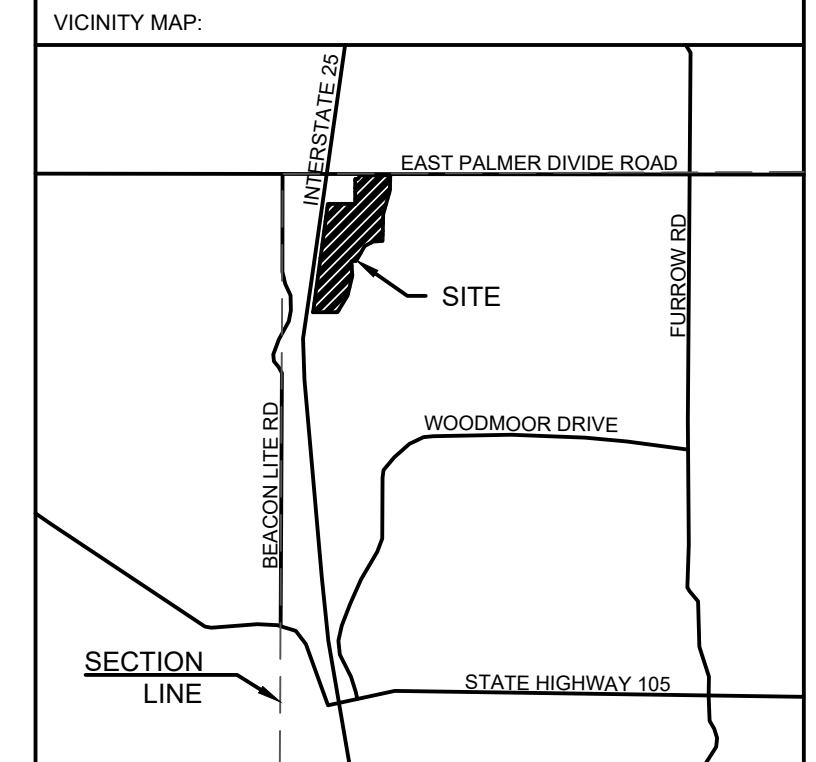
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EXISTING FIBER OPTIC LINE	--- FO --- FO --- FO --- FO --- FO ---
EXISTING SANITARY LINE	--- S --- S --- S --- S --- S ---
EXISTING ELECTRIC LINE	--- E --- E --- E --- E --- E ---
PROPOSED WATER LINE	--- W --- W --- W --- W --- W ---
PROPOSED SANITARY SEWER	--- S-F --- S-F --- S-F --- S-F --- S-F ---
PROPOSED FORCE MAIN	--- S-F --- S-F --- S-F --- S-F --- S-F ---
PROPOSED STORM LINE	--- S-F --- S-F --- S-F --- S-F --- S-F ---
EXISTING TOPO	--- (dashed contour lines) ---
PROPOSED TOPO	--- (solid contour lines) ---
EASEMENT LINE	--- (dashed orange line) ---
SIGHT LINE	--- (dashed blue line) ---
PROPERTY LINE	--- (dashed magenta line) ---

CONSULTANTS:  
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 COLORADO SPRINGS, CO 80919

APPROVAL:



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2	12-24-2025	REVISED FOR 60' LOT WIDTH	JH

DRAWING INFORMATION:  
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 DRAWN BY: JH  
 CHECKED BY: AP  
 APPROVED BY: AP

SHEET TITLE:  

# SITE PLAN

## SP06

SHEET 7 OF 7