

OWNERSHIP CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT ELITE PROPERTIES OF AMERICA INC. BEING THE OWNER(S), OF THE FOLLOWING DESCRIBED TRACT OF LAND PER LEGAL DESCRIPTION ON THIS SHEET.

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN AS

MONUMENT JUNCTION PHASE 1 IN THE TOWN OF MONUMENT.

OWNER(S) SIGNATURE(S) (NOTARIZED):

STATE OF COLORADO)

) ss:

COUNTY OF EL PASO)

SIGNED THIS \_\_DAY OF \_\_\_\_, 20 \_\_, COUNTY \_\_, STATE \_\_

NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE MONUMENT JUNCTION PHASE 1 IN THE TOWN OF MONUMENT.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON JANUARY 22, 20201 RECEPTION NUMBER 221013443 EL PASO COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

MORTGAGEE/LIENHOLDER (NOTARIZED SIGNATURE) SIGNED THIS \_\_DAY OF \_\_\_\_, 20 \_\_

STATE OF COLORADO)

) ss:

COUNTY OF EL PASO)

TITLE CERTIFICATION:

I, \_\_\_\_\_, AN AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_ A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES, AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED SIGNATURE (NOTARIZED SIGNATURE) \_\_\_\_\_

SIGNED THIS \_\_DAY OF \_\_\_\_, 20 \_\_

STATE OF COLORADO)

) ss:

COUNTY OF EL PASO)

SIGNED THIS \_\_DAY OF \_\_\_\_, 20 \_\_, COUNTY \_\_, STATE \_\_

NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

TOWN CERTIFICATION:

THE FINAL PUD FOR THE MONUMENT JUNCTION PHASE 1 PLANNED UNIT DEVELOPMENT IS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT, COLORADO, ON THIS \_\_DAY OF \_\_\_\_, 20 \_\_.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

I, \_\_\_\_\_, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE MONUMENT JUNCTION PHASE 1 PUD WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PUD ACCURATELY REPRESENTS THAT SURVEY.

PROFESSIONAL LAND SURVEYOR RECORDING STAMP

# MONUMENT JUNCTION PHASE 1

## MONUMENT, COLORADO

### PRELIMINARY/FINAL PUD SITE PLAN

A PARCEL OF LAND LOCATED IN PORTIONS OF SECTION 14 AND 23, TOWNSHIP 11 SOUTH, RANGE

67 WEST OF THE 6TH P.M. EL PASO COUNTY COLORADO

#### MONUMENT JUNCTION PHASE 1 PUD ZONING REGULATIONS

**A. MONUMENT JUNCTION PHASE ONE PUD ZONING REGULATIONS**

1. Applicability: The Monument Junction Phase One Preliminary/Final PUD Site Plan and zoning regulations shall run with the land and bind all landowners of record, their successors, heirs, or assigns of the land as approved by the Monument Board of Trustees.
2. Relationship to Town Regulations: The provisions of this Preliminary/Final PUD Site Plan and these zoning regulations shall prevail and govern the development of Monument Junction Phase One PUD, provided however, that where the provisions of this Preliminary/Final PUD Site Plan and these zoning regulations do not address a particular subject, the relevant provisions of the zoning ordinance of the Town, as amended, or any other applicable provisions of this code shall be applicable.
3. Serviceability of Provisions: In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall be in full force and effect.
4. Overall Project Standards: The standard zoning requirements of the Town zoning ordinance including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.
5. Uses: The following uses are permitted in Monument Junction Phase One:
  - Permitted Uses:
    - Single family dwelling (detached)
    - Single Family dwelling (attached)
    - Family Care Home subject to the licensing requirements of the state
    - Group Home of less than 8 persons subject to the licensing requirements of the state
    - Public and quasi-public recreation facilities including parks and playgrounds, non-lighted playing fields, trails and bike paths, and their accessory structures
    - Essential services and utilities
    - Drainage Facilities
  - Accessory Uses/Structures:
    - Sheds, gazebos, hot tub enclosures, green houses
    - Home Occupation
    - Solar Energy Systems
6. Accessory structures and uses: Where permitted by the Architectural Control Committee and the Town of Monument, accessory structures and uses shall meet the setbacks and requirements in the Monument Junction Development and Design Standards. Uses shall be limited in height to 10-feet and the total gross floor area of accessory structures shall not exceed 100 square feet. Only one accessory structure shall be permitted per lot.
7. Accessory Dwelling Units (ADUs) may be allowed subject to ACC approval. ADUs are only permitted if they are attached and integrated with the principal structure and cannot exceed 50% of the floor area of the principal structure. The ADU must meet all setback and easement requirements.
8. Signs: Entry monumentation and community identity signs are signs located at the entry to the Monument Junction subdivision. These signs identify the community by use of logos and named identity. One entry monument sign is permitted at each public road entry point into the Monument Junction subdivision. Entry monumentation signage may be located in public rights of way or in tracts, as long as sight visibility and safety standards of the Town of Monument are met. A revocable permit is required if signage is located within a right of way. Entry monumentation signs may consist of sign walls, mailboxes or other structures designed to serve neighborhood functions, landscape walls, or architectural elements that reinforce the design theme of Monument Junction.
9. Definitions:
  - BUILDING HEIGHT: The vertical distance above a reference datum measured to the highest point of a flat roof or deck line of a mansard roof or the midpoint of the highest gable of a pitched or hipped roof.
  - LOT COVERAGE: The percentage of the lot area that may be covered by all of the footprints of the buildings and structures on a lot including detached garages, carports, sheds, gazebos, covered patios and decks. Driveways, surface parking and other impervious surfaces are not included.
  - SETBACK: The distance from the property line to the nearest part of the applicable building or structure, measured perpendicularly to the property line. Covered patios or decks are not permitted in the setbacks.

**B. MONUMENT JUNCTION DEVELOPMENT STANDARDS**

**RES 1: Single Family Detached Homes (1-3 DU/AC)**

Parking: A minimum 2 car garage and 2 spaces on the driveway  
Minimum Setbacks:  
Front Yard 15' (20' driveway required to garage face from back of sidewalk)  
Side Yard 5' (15' when adjacent to street)  
Rear Yard 20'  
Maximum Height: 35'  
Maximum Lot Coverage: 50%  
Minimum Lot Size: 8,000 SF  
Utility Easements:  
Front Yard 5' public improvement and utility/10' exclusive MVEA  
Side Yard 5' utility  
Rear Yard 7' utility and drainage

**RES 2: Single Family Detached Homes (3-5 DU/AC)**

Parking: A minimum 2 car garage and 2 spaces on the driveway  
Minimum Setbacks:  
Front Yard 15' (20' driveway required to garage face from back of sidewalk)  
Side Yard 5' (15' when adjacent to street)  
Rear Yard 20'  
Maximum Height: 35'  
Maximum Lot Coverage: 50%  
Minimum Lot Size: 6,000 SF  
Utility Easements:  
Front Yard 5' public improvement and utility/10' exclusive MVEA  
Side Yard 5' utility  
Rear Yard 7' utility and drainage

**RES 3A: Single Family Attached Homes in a Duplex Configuration (8-12 DU/AC)**

Parking: A minimum 1 car garage and 1 spaces on the driveway  
Minimum Setbacks:  
Front Yard 15' (20' driveway required to garage face from back of sidewalk)  
Side Yard 0' on attached side, 5' on side not attached (15' when adjacent to street)  
Rear Yard 10'  
Maximum Height: 35'  
Maximum Lot Coverage: None  
Minimum Lot Size: 2,700 SF  
Utility Easements:  
Front Yard 5' public improvement and utility/10' exclusive MVEA  
Side Yard 5' utility  
Rear Yard 5' utility and drainage

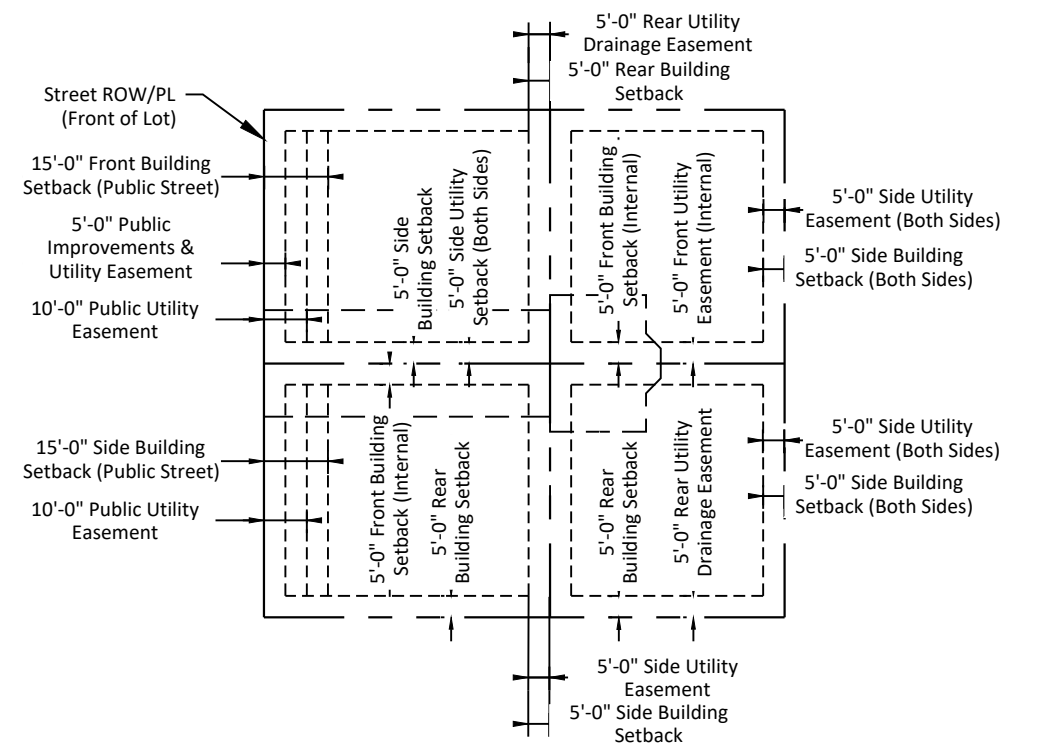
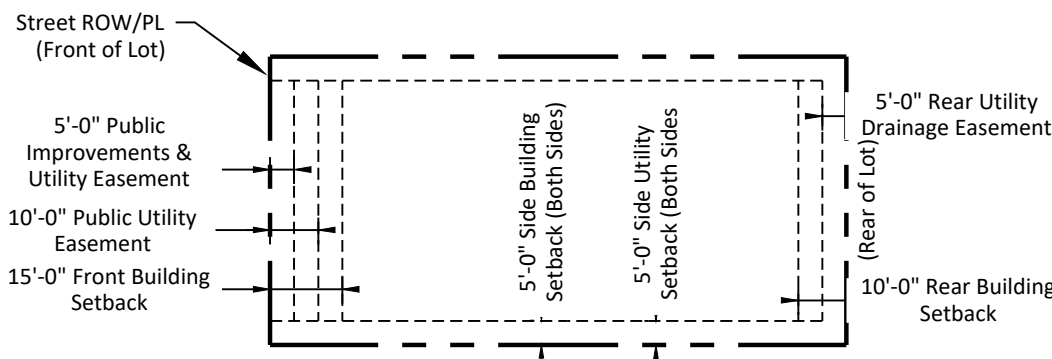
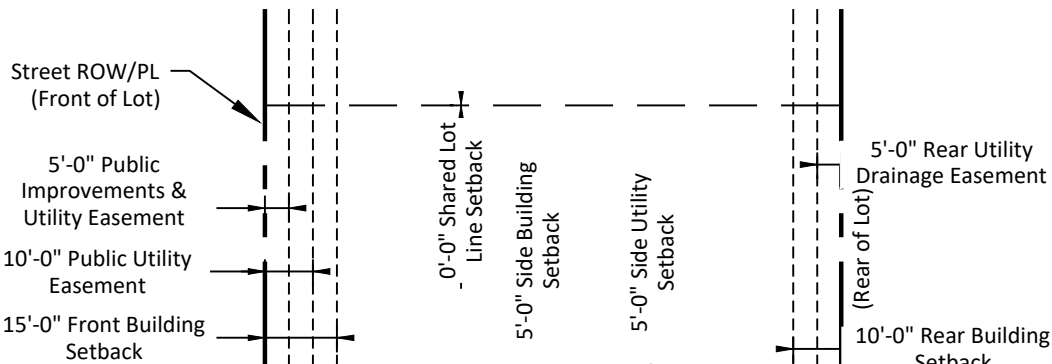
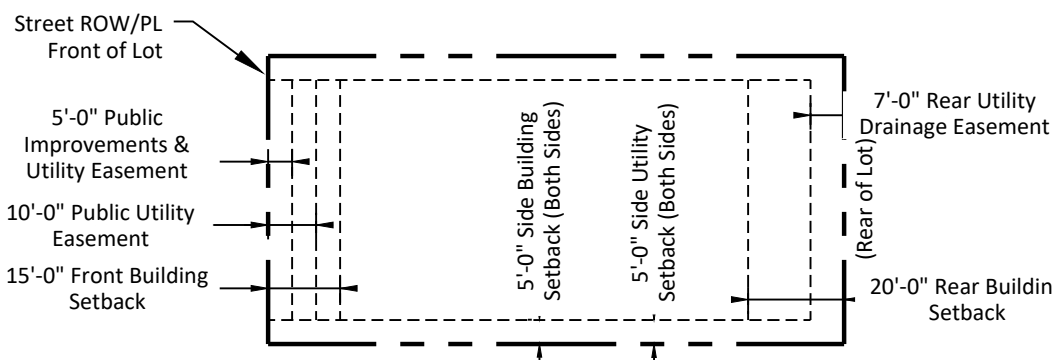
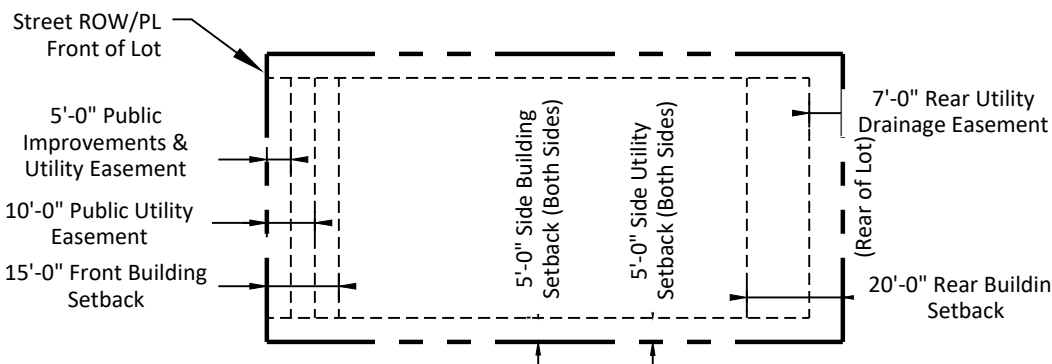
**RES 3B: Single Family Detached Homes (8-12 DU/AC)**

Parking: A minimum 1 car garage and 1 spaces on the driveway  
Minimum Setbacks:  
Front Yard 15' (20' driveway required to garage face from back of sidewalk)  
Side Yard 5' (15' when adjacent to street)  
Rear Yard 10'  
Maximum Height: 35'  
Maximum Lot Coverage: None  
Minimum Lot Size: 3,200 SF  
Utility Easements:  
Front Yard 5' public improvement and utility/10' exclusive MVEA  
Side Yard 5' utility  
Rear Yard 7' utility and drainage

**RES 4: Single Family Detached Homes (3 or 4 lots with shared driveway) (5-8 DU/AC)**

Parking: A minimum 2 car garage and 2 spaces on the driveway  
Minimum Setbacks:  
Front Yard Internal 5'  
Public Street 15' (20' driveway required to garage face from back of sidewalk)  
Side Yard 5' (15' when adjacent to street)  
Rear Yard 5'  
Corner Lots - Where lots abut more than one street, each street frontage will be considered a Front Yard for setback purposes. Where a tract separates the lot from a street, the minimum setback may be reduced to the side yard requirements  
Maximum Height: 35'  
Maximum Lot Coverage: None  
Minimum Lot Size: 3,200 SF  
Utility Easements:  
Front Yard 5' public improvement and utility/10' exclusive MVEA easement on public street frontage only  
Side Yard 5' utility  
Rear Yard 5' utility and drainage

**TYPICAL LOT SETBACKS AND EASEMENTS (NTS)**



#### MONUMENT JUNCTION PHASE 1 DESIGN GUIDELINES & STANDARDS

1. An Architectural Control Committee (ACC) formed for Monument Junction will review and approve each single-family detached or attached home for compliance with the Design Guidelines established for Monument Junction.
2. The Design Guidelines will address home placement on the lot including lot design, building architecture, and proposed landscaping.
3. All landscaping will meet the Town of Monument's Landscape Ordinance.
4. The Developer will install the lot landscaping in PRD 3A, PRD 3B and PRD4. The landscaping will be maintained by the homeowner.
5. Homeowners will be responsible for installing and maintaining lot landscaping in PRD 1 and PRD2. Front yard landscaping shall be installed within six months and rear yard landscaping within one year of the issue of a certificate of occupancy for the dwelling unit. All landscaping is subject to ACC approval.

#### LEGAL DESCRIPTION

**LEGAL DESCRIPTION: MONUMENT JUNCTION PHASE 1 PUD SITE PLAN BOUNDARY**

A PARCEL OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF SECTION 14 AND THE NORTH ONE-HALF OF SECTION 23, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE WESTERLY RIGHT OF WAY LINE OF JACKSON CREEK PARKWAY AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202061984, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1-1/4" YELLOW PLASTIC SURVEYORS CAP STAMPED "PLS 24864", IS ASSUMED TO BEAR S50°47'05"W, A DISTANCE OF 231.41 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF WOODMOOR PLACER RECORDED IN PLAT BOOK U-2 AT PAGE 66, EL PASO COUNTY, COLORADO.

THENCE S81°32'59"E, ON THE NORTHERLY BOUNDARY OF SAID WOODMOOR PLACER, A DISTANCE OF 875.43 FEET TO THE SOUTHEASTERLY CORNER OF JACKSON CREEK PARKWAY AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202061984 SAID POINT BEING THE POINT OF BEGINNING.

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID JACKSON CREEK PARKWAY THE FOLLOWING FOUR (4) COURSES:

1. N01°09'29"W, A DISTANCE OF 1310.22 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 51°56'34", A RADIUS OF 681.01 FEET AND A DISTANCE OF 617.38 FEET TO A POINT OF TANGENT;
3. N50°47'05"E, A DISTANCE OF 231.41 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N39°12'56"W, A DELTA OF 40°43'24", A RADIUS OF 765.38 FEET AND A DISTANCE OF 544.00 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 203281425;

THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID DOCUMENT DESCRIBED AS AN EXCEPTION RECORDED UNDER RECEPTION NO. 203281425 THE FOLLOWING THREE (3) COURSES:

1. N89°50'50"E, A DISTANCE OF 204.59 FEET;
2. N00°12'21"E, A DISTANCE OF 149.84 FEET;
3. N89°28'12"W, A DISTANCE OF 183.19 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID JACKSON CREEK PARKWAY;

THENCE N00°28'50"E, ON THE EASTERLY RIGHT OF WAY LINE OF SAID JACKSON CREEK PARKWAY, A DISTANCE OF 15.00 FEET;  
THENCE S89°30'48"E, A DISTANCE OF 200.02 FEET;  
THENCE N00°28'50"E, A DISTANCE OF 254.80 FEET;  
THENCE S87°22'04"E, A DISTANCE OF 9.46 FEET;  
THENCE S00°27'08"W, A DISTANCE OF 2585.46 FEET TO A POINT ON THE SOUTH LINE OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SAID POINT BEING ALSO ON THE NORTHERLY BOUNDARY OF WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51;

THENCE N89°56'22"W, ON THE SOUTH LINE OF SAID SECTION 14 BEING ALSO THE NORTHERLY BOUNDARY OF SAID WOODMOOR GREENS, A DISTANCE OF 100.32 FEET TO THE NORTH-WESTERLY CORNER OF SAID WOODMOOR GREENS;

THENCE ON THE WESTERLY AND NORTHERLY BOUNDARY OF SAID WOODMOOR GREENS THE FOLLOWING FIVE (5) COURSES:

1. S00°05'54"E, A DISTANCE OF 129.98 FEET;
2. S89°51'10"W, A DISTANCE OF 183.23 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 08°26'10", A RADIUS OF 430.00 FEET AND A DISTANCE OF 63.31 FEET TO A POINT ON CURVE;
4. S81°27'13"W, A DISTANCE OF 370.33 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 55°16'54", A RADIUS OF 190.00 FEET AND A DISTANCE OF 183.32 FEET TO A POINT ON CURVE SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID WOODMOOR PLACER;

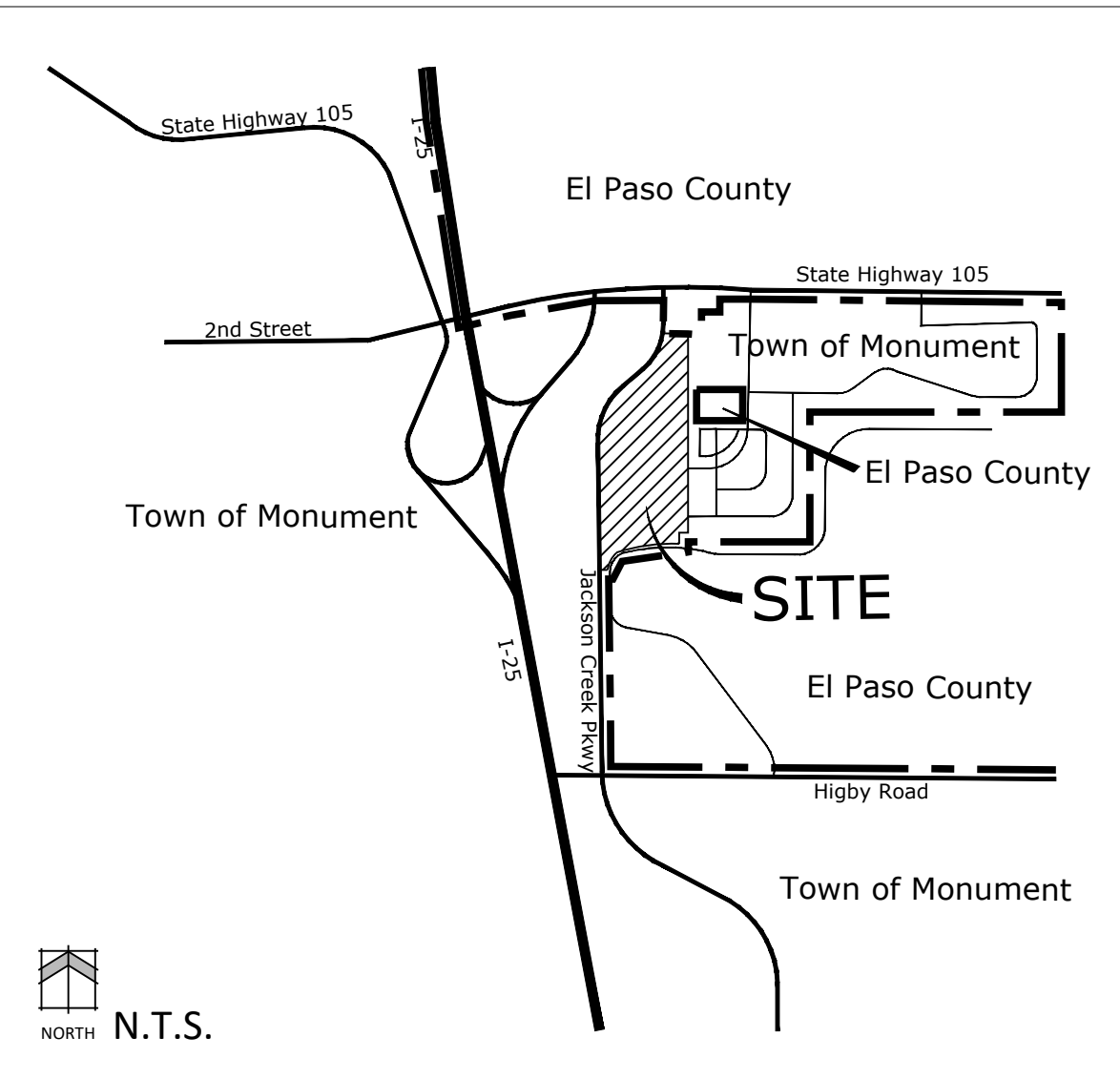
THENCE N81°32'59"W, ON THE NORTHERLY BOUNDARY OF SAID WOODMOOR PLACER, A DISTANCE OF 21.43 FEET TO THE POINT OF BEGINNING.

**CONTAINING A CALCULATED AREA OF 39.837 ACRES.**

#### GENERAL NOTES

1. All public streets will be designed to the Town of Monument standards and will be dedicated to the Town of Monument for ownership and maintenance.
2. All streets will permit on-street parking.
3. All open spaces, parks, trails, perimeter walls and fences, retaining walls, entry monument signs, and mailboxes will be owned and maintained by the Monument Junction Metropolitan District.
4. There are no proposed uses that will generate toxic materials or waste.
5. Water and wastewater will be provided by Wood moor Water and Sanitation District; septic tanks are prohibited.
6. Electric service will be provided by Mountain View Electric Association.
7. Gas Service will be provided Black Hills Energy.
8. There shall be no direct lot access off Jackson Creek Parkway.
9. Federal Emergency Management Agency, flood insurance rate map number 08041C0278 G, effective date, December 7, 2018, indicates the area in the vicinity of this parcel of land to be a zone x (area determined to be out of the 500 year floodplain).
10. A private aviation easement acknowledging the USAFA airmanship program will be established prior to recordation of the final subdivision plat(s) for this development.
11. NOTICE: This property may be impacted by noise and other similar sensory effects of flight caused by aircraft both in the United States Air Force Academy's Airmanship Program and during special events. This notice shall remain in effect until the Air Force Academy shall cease to be used for flight training purposes, or until all airports on the Air Force Academy shall cease to be actively used. This notice shall run in perpetuity with the land.

#### VICINITY MAP



#### SITE DATA

Tax ID Number:	7114400008	
Master Plan:	The Village Sketch PD Plan	
Existing Zoning:	PD	
Development Schedule:	2021-2022	
Lots:	204	
Total Acreage:	39.837 Acres	
Gross Density:	5 Du/Ac	
Percentages:		
Lots	22.26 Ac	56%
ROW	7.277 Ac	18%
Parks, Open Space, Trails	7.43 Ac	19%
Other	2.87 Ac	7%
Total	39.837 Ac	100%

#### PARKS AND OPEN SPACE CALCULATION

Required:  
Municipal Code Requirement = 5 Acres of park land per 1000 population  
Estimated Population of Development = 204 DU x 2.69 persons per dwelling unit = 549 persons  
Park Land Required for Development = 549 / 1000 x 5 Acres = 2.7 Ac

Provided:		
Phase A, Tract A	Park	1.4 Ac
Phase C, Tract B	Park	1.6 Ac
<b>Total Parks</b>		<b>3.0 Ac</b>

Phase A, Tract B	Common Open Space	0.18 Ac
Phase A, Tract C	Common Open Space	1.33 Ac
Phase A, Tract E	Common Open Space	0.43 Ac
Phase B, Tract G	Common Open Space	0.95 Ac
Phase C, Tract A	Common Open Space	1.42 Ac
Phase C, Tract F	Common Open Space	0.12 Ac

<b>Total Common Open Space</b>	<b>4.43 Ac</b>
<b>Overall Parks &amp; Open Space</b>	<b>7.43 Ac</b>
<b>Trails</b>	<b>5,047 Linear Feet</b>

#### PROJECT TEAM

Owner:  
Elite Properties of America Inc.  
2138 Flying Horse Club Drive  
Colorado Springs, CO 80921  
(719) 592-9333

Land Planner & Landscape Architect:  
NES, Inc.  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 471-0073

Engineer and Surveyor:  
Classic Consulting  
Engineers & Surveyors, LLC  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 785-0790

#### SHEET INDEX

Sheet 1 of 12:	Cover Sheet
Sheet 2 of 12:	Legal / Tract Exhibit
Sheet 3 of 12:	Site Plan
Sheet 4 of 12:	Site Plan
Sheet 5 of 12:	Preliminary Grading Plan
Sheet 6 of 12:	Preliminary Grading Plan
Sheet 7 of 12:	Preliminary Utility Plan
Sheet 8 of 12:	Preliminary Utility Plan
Sheet 9 of 12:	Preliminary Notes & Details
Sheet 10 of 12:	Landscape Notes & Details
Sheet 11 of 12:	Landscape Plan
Sheet 12 of 12:	Landscape Plan



N.E.S. Inc.  
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LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## Monument Junction Phase 1

### Final/Preliminary PUD Plan

Jackson Creek Parkway,  
Monument, CO

PROJECT INFO

DATE:	09.02.2021
PROJECT MGR:	A. Barlow
PREPARED BY:	B. Iken

STAMP

#### Entitlement

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

#### COVER SHEET

SHEET TITLE

SHEET NUMBER

1

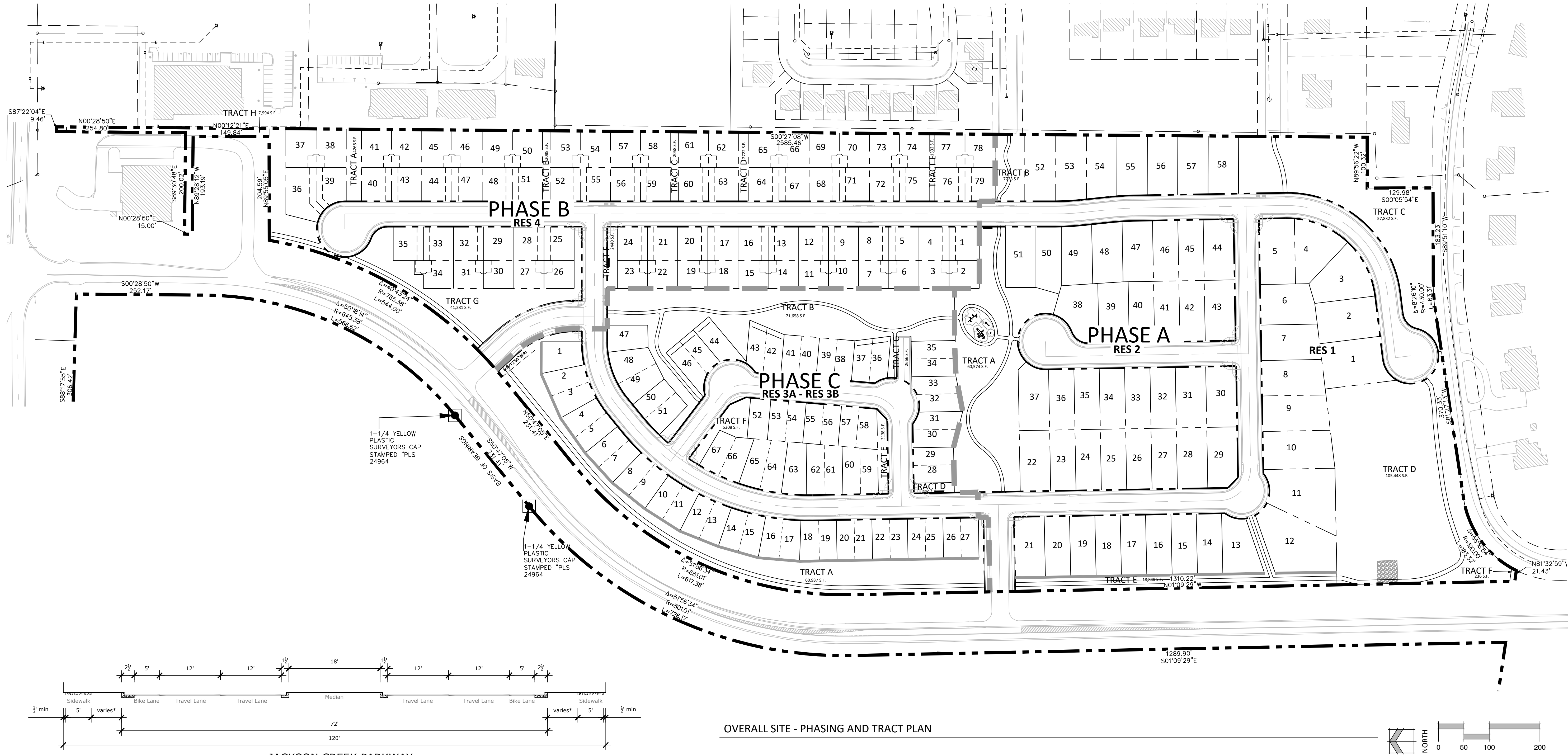
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12

PLAN FILE #



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PHASE A TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	60574	1.39	Landscape, Park, Trails, Utilities	Monument Junction Metro District
B	7723	0.18	Trails, Utilities	Monument Junction Metro District
C	57832	1.33	Landscape, Trails, Utilities	Monument Junction Metro District
D	105448	2.42	Landscape, Trails, Detention, Utilities	Monument Junction Metro District
E	18849	0.43	Landscape, Trails, Utilities	Monument Junction Metro District
F	236	0.01	Landscape, Utilities	Monument Junction Metro District
Total Tract Area:		5.75		

PHASE B TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	4266	0.10	Landscape, Utilities	Monument Junction Metro District
B	2088	0.05	Landscape, Utilities	Monument Junction Metro District
C	2058	0.05	Landscape, Utilities	Monument Junction Metro District
D	2722	0.06	Landscape, Utilities	Monument Junction Metro District
E	1932	0.03	Landscape, Utilities	Monument Junction Metro District
F	2440	0.06	Landscape, Utilities	Monument Junction Metro District
G	41281	0.95	Landscape, Trails, Signage, Utilities	Monument Junction Metro District
H	7994	0.18	Other	Monument Junction Metro District
Total Tract Area:		1.47		

PHASE C TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	60937	1.40	Landscape, Signage, Trails, Utilities	Monument Junction Metro District
B	71658	1.65	Park, Trails, Utilities	Monument Junction Metro District
C	2666	0.06	Private Shared Drive	Monument Junction Metro District
D	1600	0.04	Landscape, Utilities	Monument Junction Metro District
E	3138	0.07	Landscape, Utilities	Monument Junction Metro District
F	5308	0.12	Landscape, Utilities	Monument Junction Metro District
Total Tract Area:		3.34		



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## Monument Junction Phase 1

Final/Preliminary  
PUD Plan

Jackson Creek Parkway,  
Monument, CO

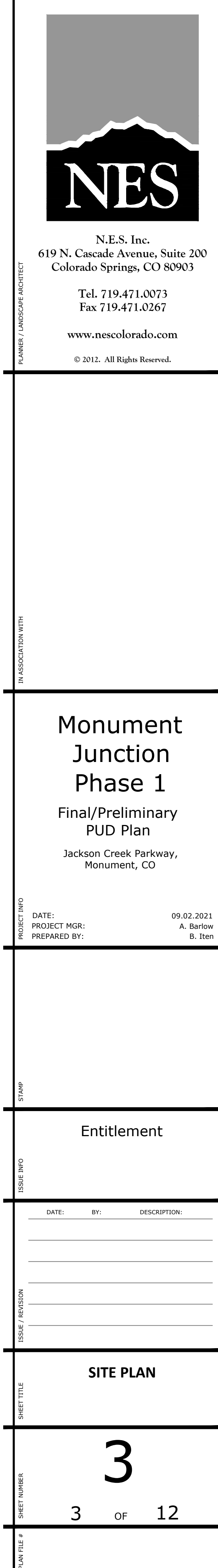
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PROJECT MGR: A. Barlow  
PREPARED BY: B. Iten

Entitlement

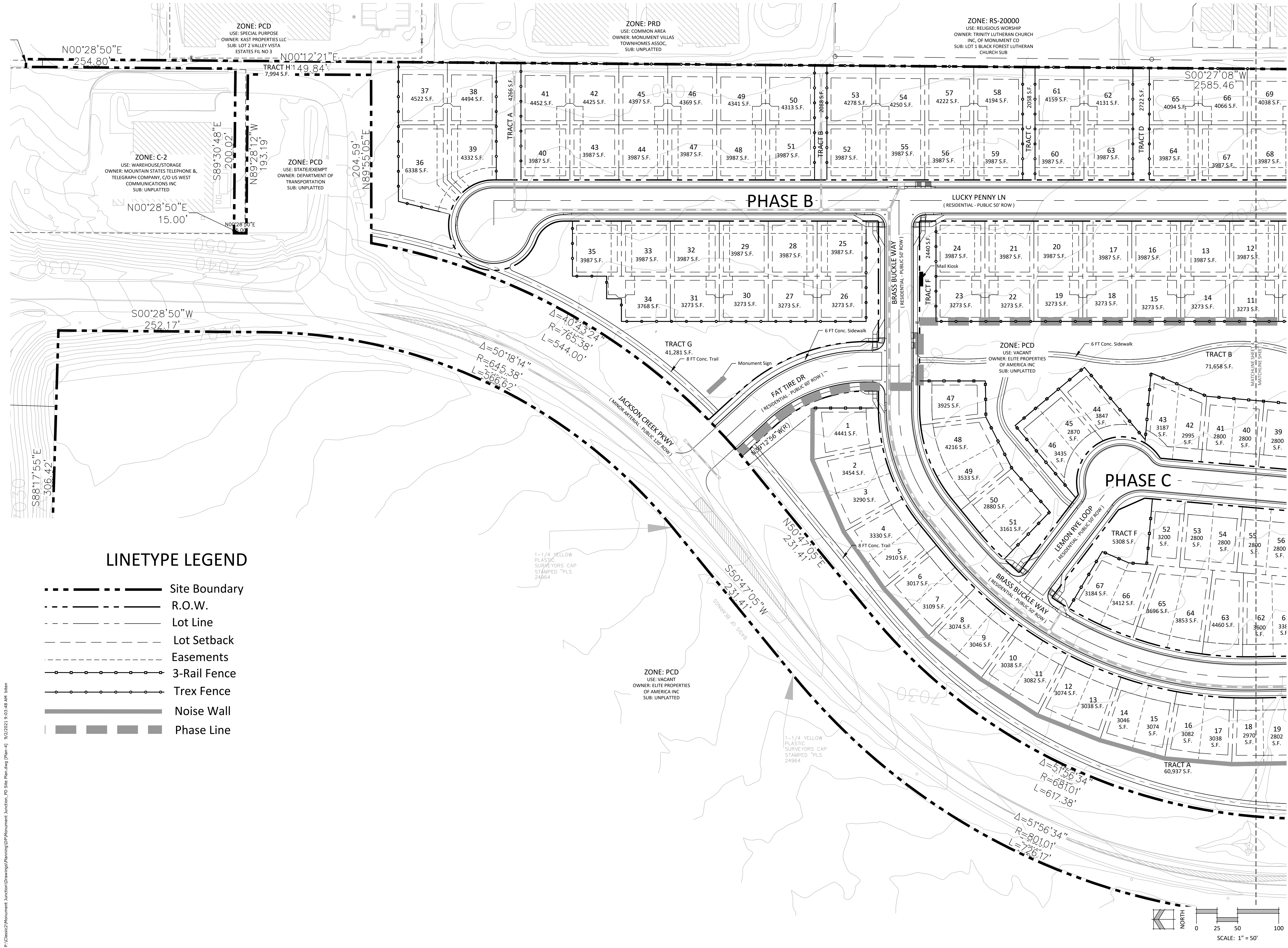
TRACT PLAN

2

2 OF 12







LINETYPE LEGEND

- Site Boundary
- R.O.W.
- Lot Line
- Lot Setback
- Easements
- 3-Rail Fence
- Trex Fence
- Noise Wall
- Phase Line



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Monument Junction Phase 1

Final/Preliminary PUD Plan

Jackson Creek Parkway,  
Monument, CO

DATE: 09.02.2021  
PROJECT MGR: A. Barlow  
PREPARED BY: B. Iiten

Entitlement

DATE: BY: DESCRIPTION:

SITE PLAN

4

4 OF 12



Monument  
Junction  
Phase 1  
Preliminary/Final  
PUD Site Plan  
Monument, Colorado

DATE: JULY 29, 2021  
PROJECT MGR: M. Whorton  
PREPARED BY: R. Aragon

SEAL

ISSUE INFO

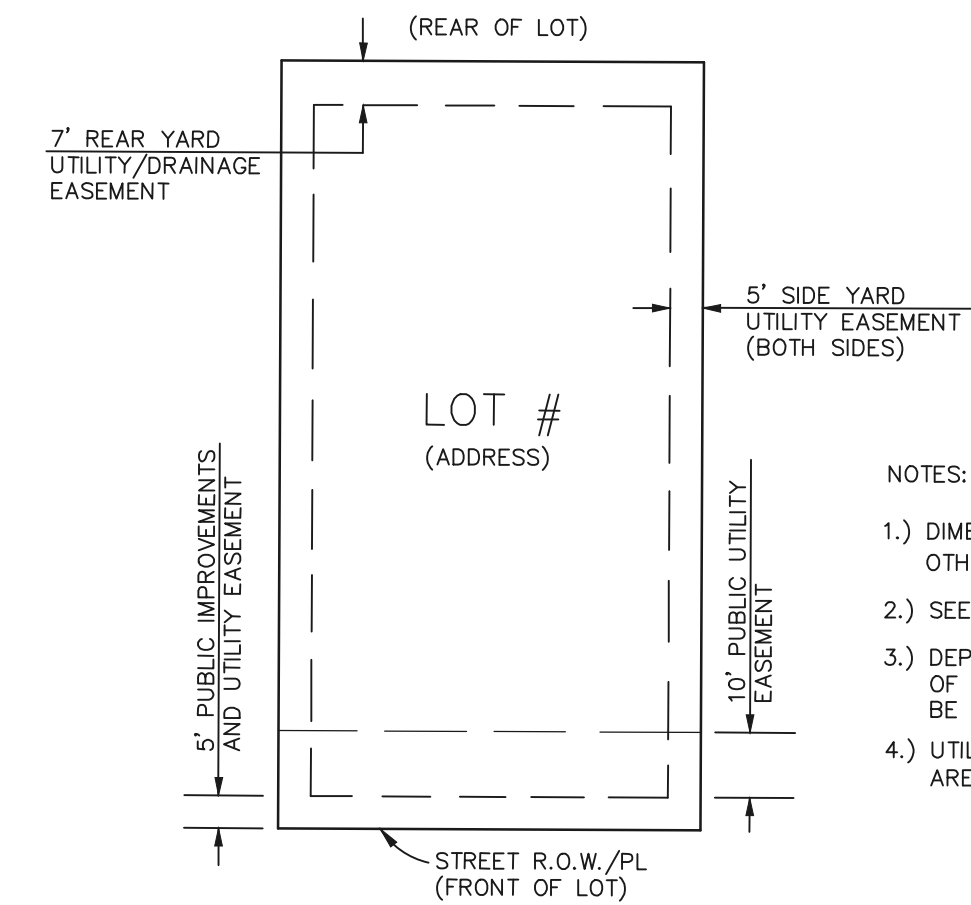
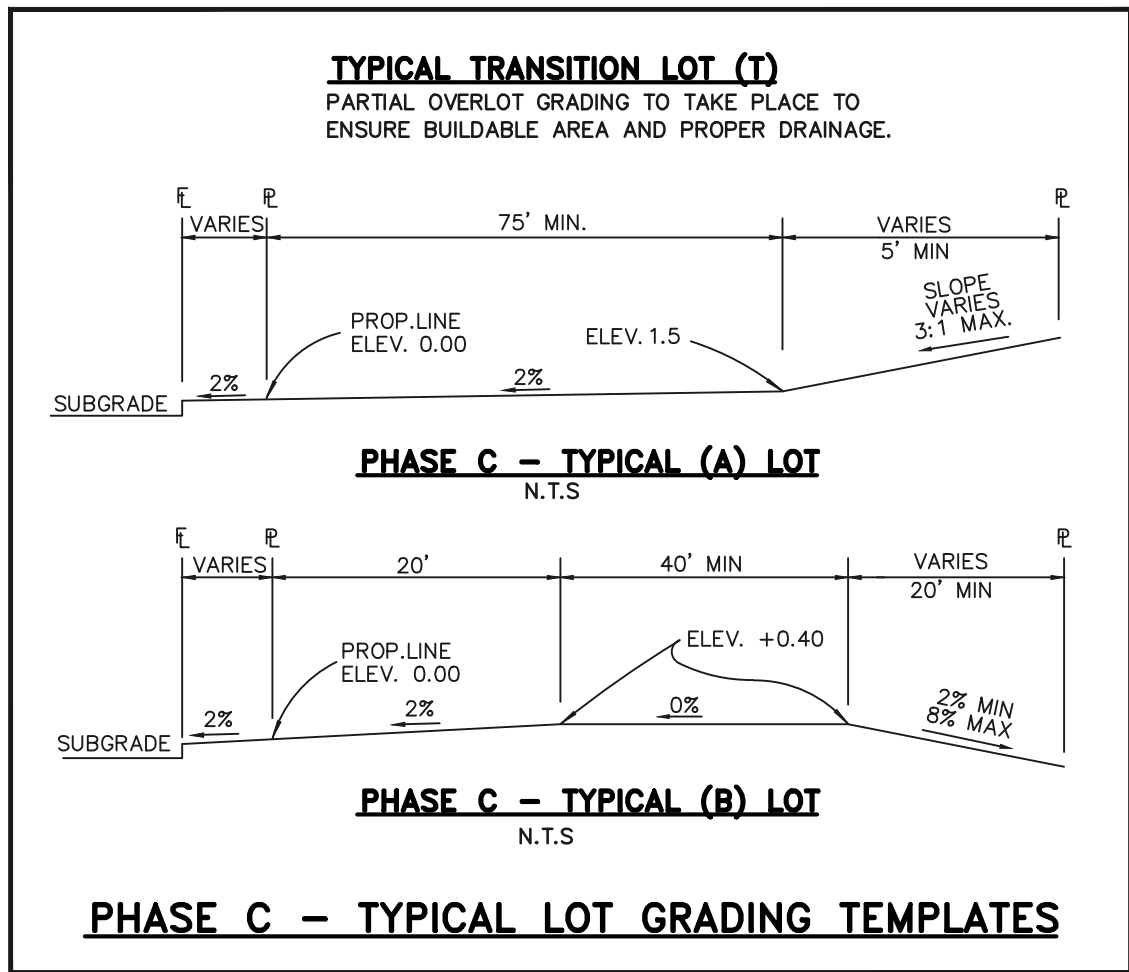
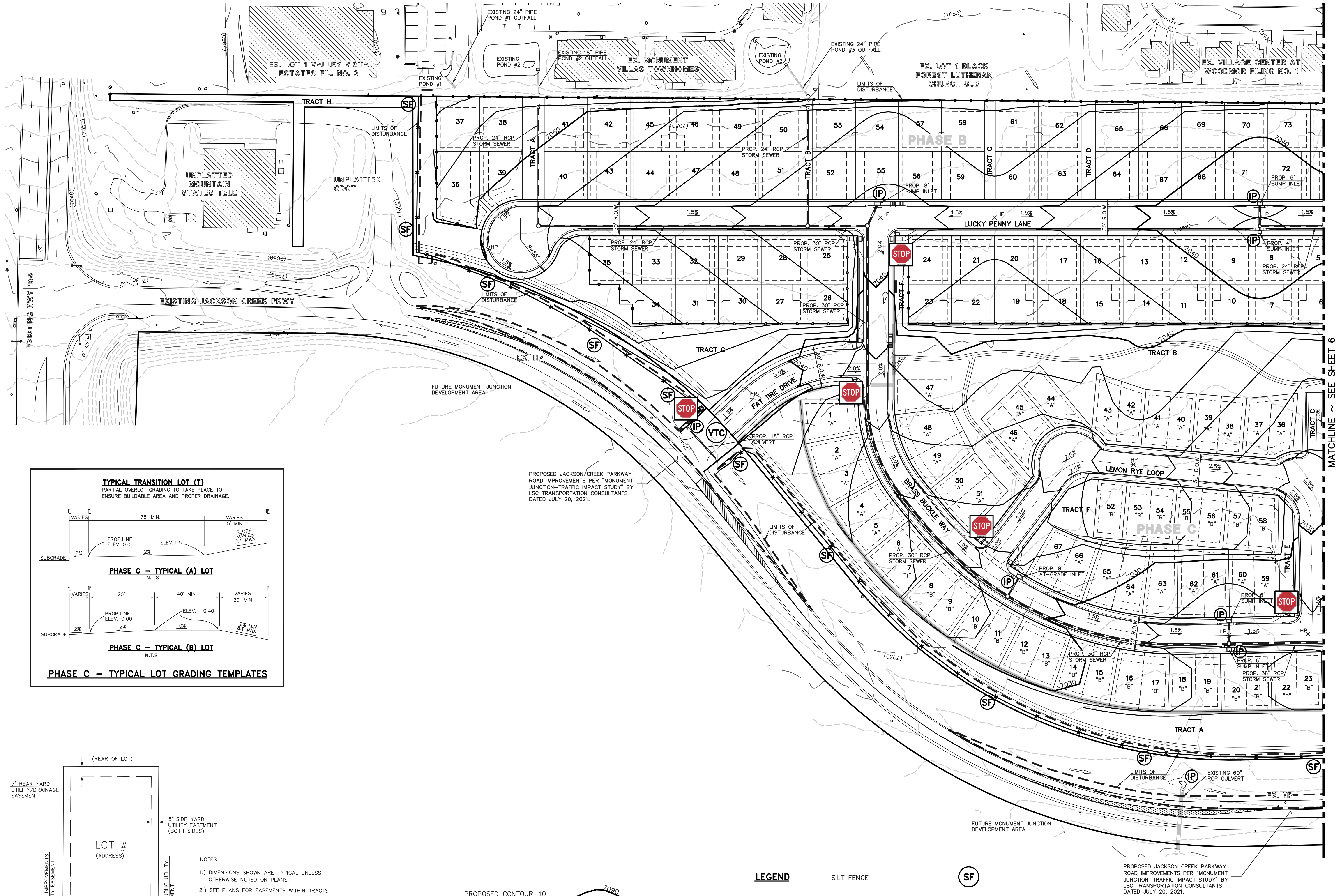
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ISSUE / REVISION

PHASE 1  
PRELIMINARY  
GRADING PLAN

5  
OF 12

PLAN FILE #

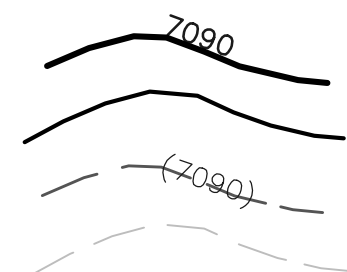


- NOTES:
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
  - 2.) SEE PLANS FOR EASEMENTS WITHIN TRACTS
  - 3.) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.
  - 4.) UTILITY EASEMENT USE WITHIN FOREST MITIGATION AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE.

**NOTE:**  
OVERLOT GRADING FOR EACH FILING WILL NOT EXCEED THE 25 ACRES ALLOWED BY CODE

**NOTE:**  
TYPICAL CUT/FILL SLOPES SHOWN @ 4:1 UNLESS OTHERWISE LABELED.

PROPOSED CONTOUR-10  
PROPOSED CONTOUR-2  
EXISTING CONTOUR-10  
EXISTING CONTOUR-2

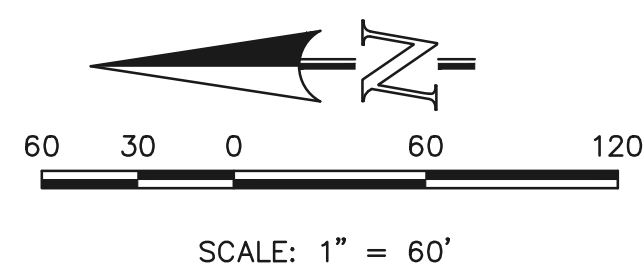


**LEGEND**

DIRECTION OF FLOW	→
HIGH POINT	H.P.
LOW POINT	L.P.
A LOT	(A)
B LOT	(B)
WALKOUT LOT	(W/O)

SILT FENCE	SF
VEHICLE TRACKING CONTROL	VTC
ROCK CHECK DAM	CD
INLET PROTECTION	IP
PHASE LINES	---

NATURAL LOT	(N)
TRANSITION LOT	(T)
SILT FENCE	---
LIMIT OF DISTURBANCE	---





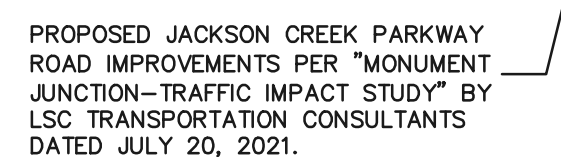
PROJECT INFO

DATE:	JULY 29, 2021
PROJECT MGR:	M. Whorton
PREPARED BY:	R. Aragon

	DATE:	BY:	DESCRIPTION:
	X	X	X

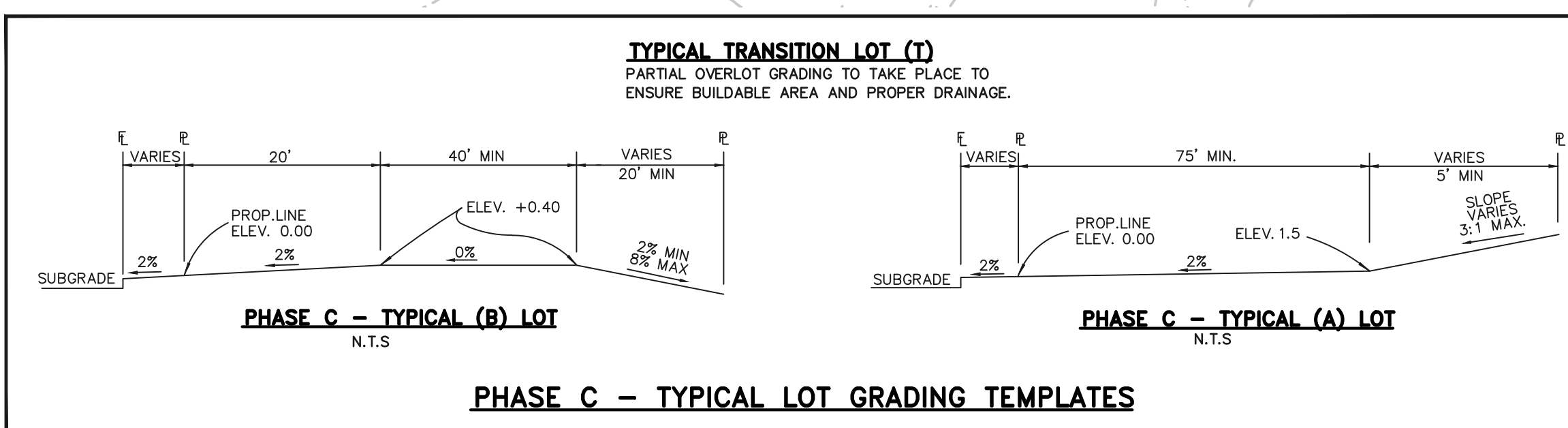
ISSUE / REVISION

6  
OF



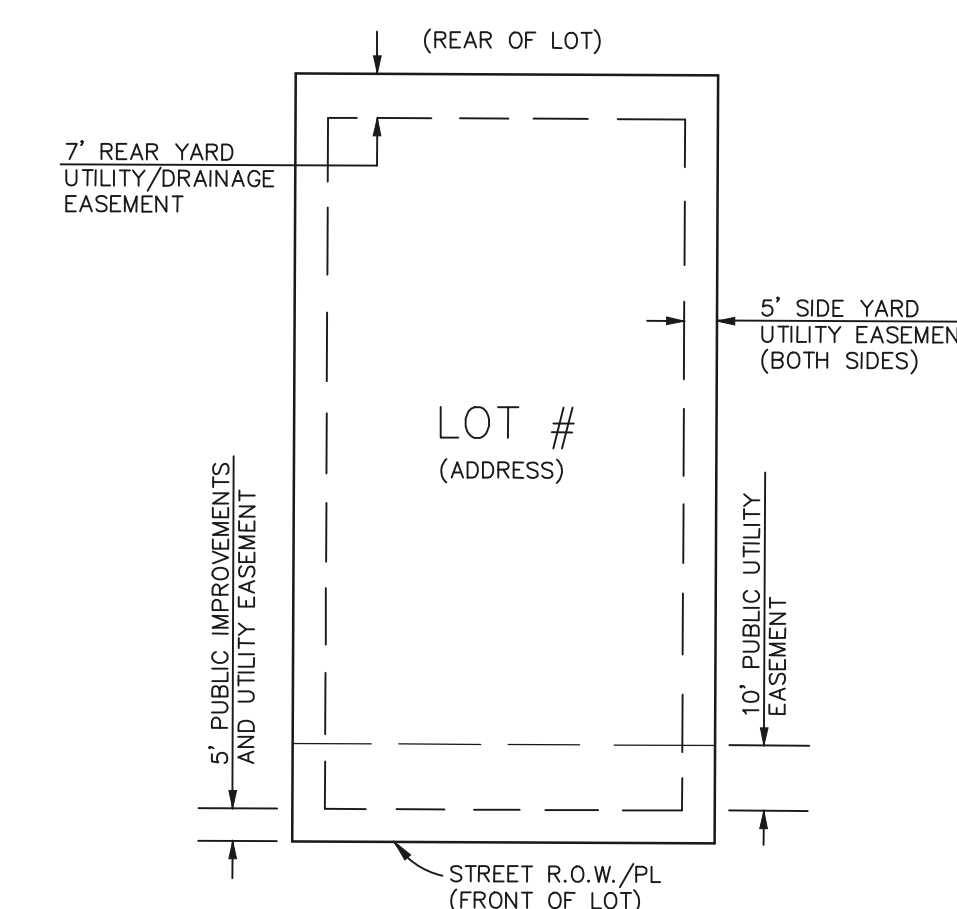
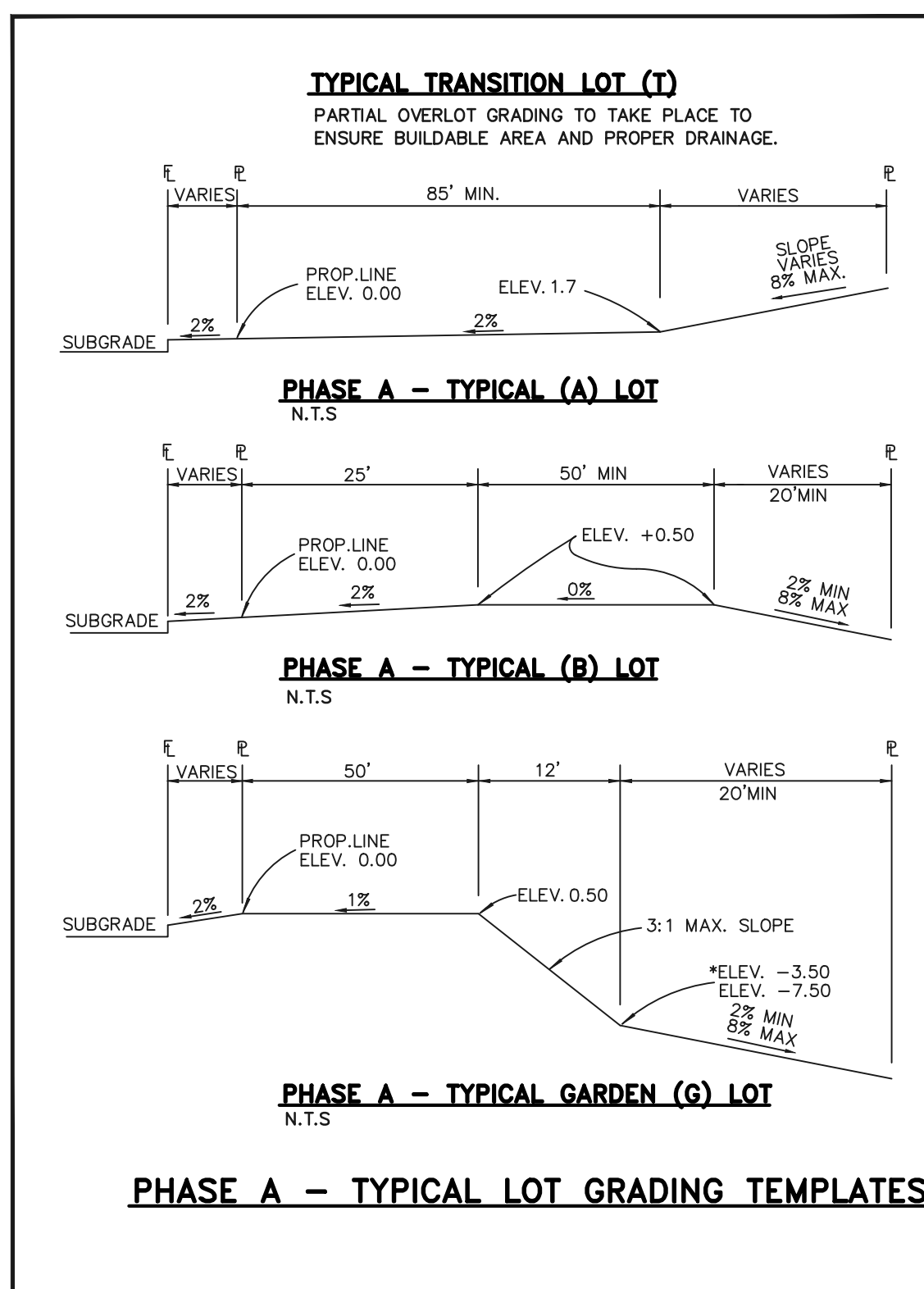
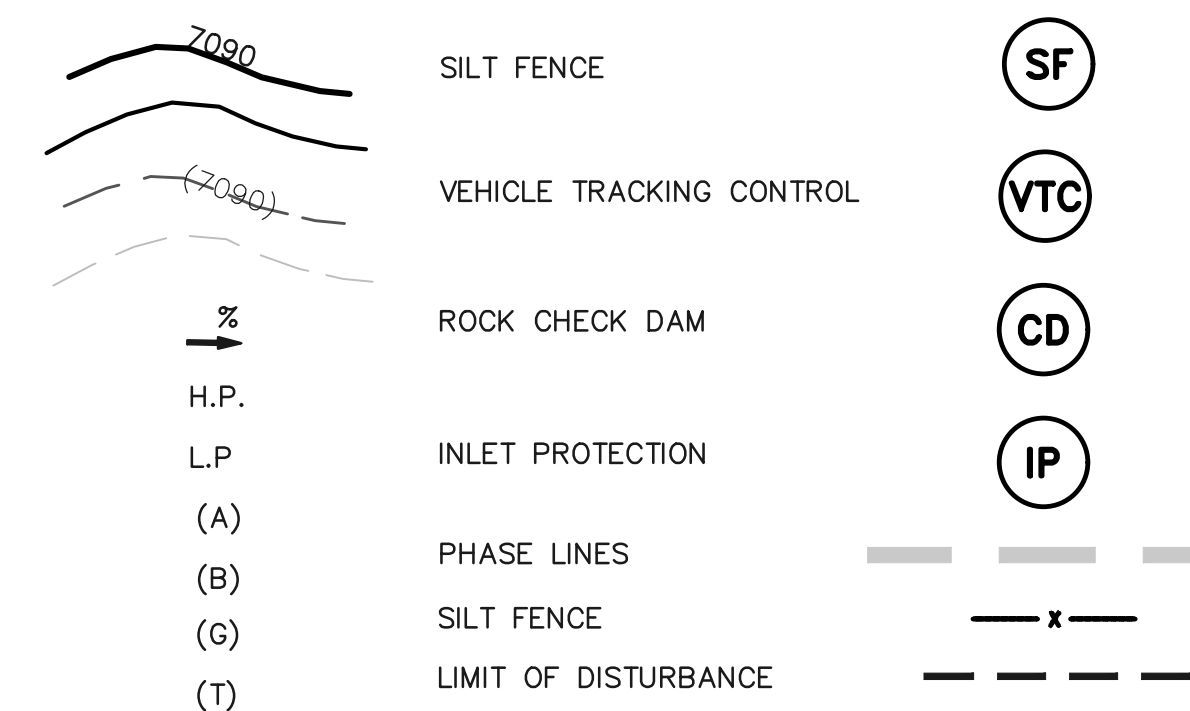
**NOTE:**  
TYPICAL CUT/FILL SLOPES  
SHOWN @ 4:1 UNLESS  
OTHERWISE LABELED.

**NOTE:**  
OVERLOT GRADING FOR EACH  
FILING WILL NOT EXCEED THE  
25 ACRES ALLOWED BY CODE



PROPOSED CONTOUR-10  
PROPOSED CONTOUR-2  
EXISTING CONTOUR-10  
EXISTING CONTOUR-2  
DIRECTION OF FLOW  
HIGH POINT  
LOW POINT  
A LOT  
B LOT  
GARDEN LOT  
TRANSITION LOT

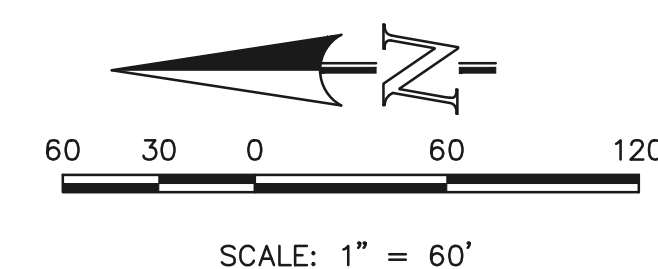
### LEGEND



NOTES:

- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
- 2.) SEE PLANS FOR EASEMENTS WITHIN TRACTS
- 3.) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.
- 4.) UTILITY EASEMENT USE WITHIN FOREST MITIGATION AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE.

DETAIL: TYPICAL PHASE A LOT EASEMENTS  
N.T.S.





Monument  
Junction  
PHASE 1  
Preliminary/Final  
PUD Site Plan  
Monument, Colorado

DATE: JULY 29, 2021  
PROJECT MGR: M. Whorton  
PREPARED BY: R. Aragon

SEAL

ISSUE INFO

DATE:	BY:	DESCRIPTION:
X	X	X

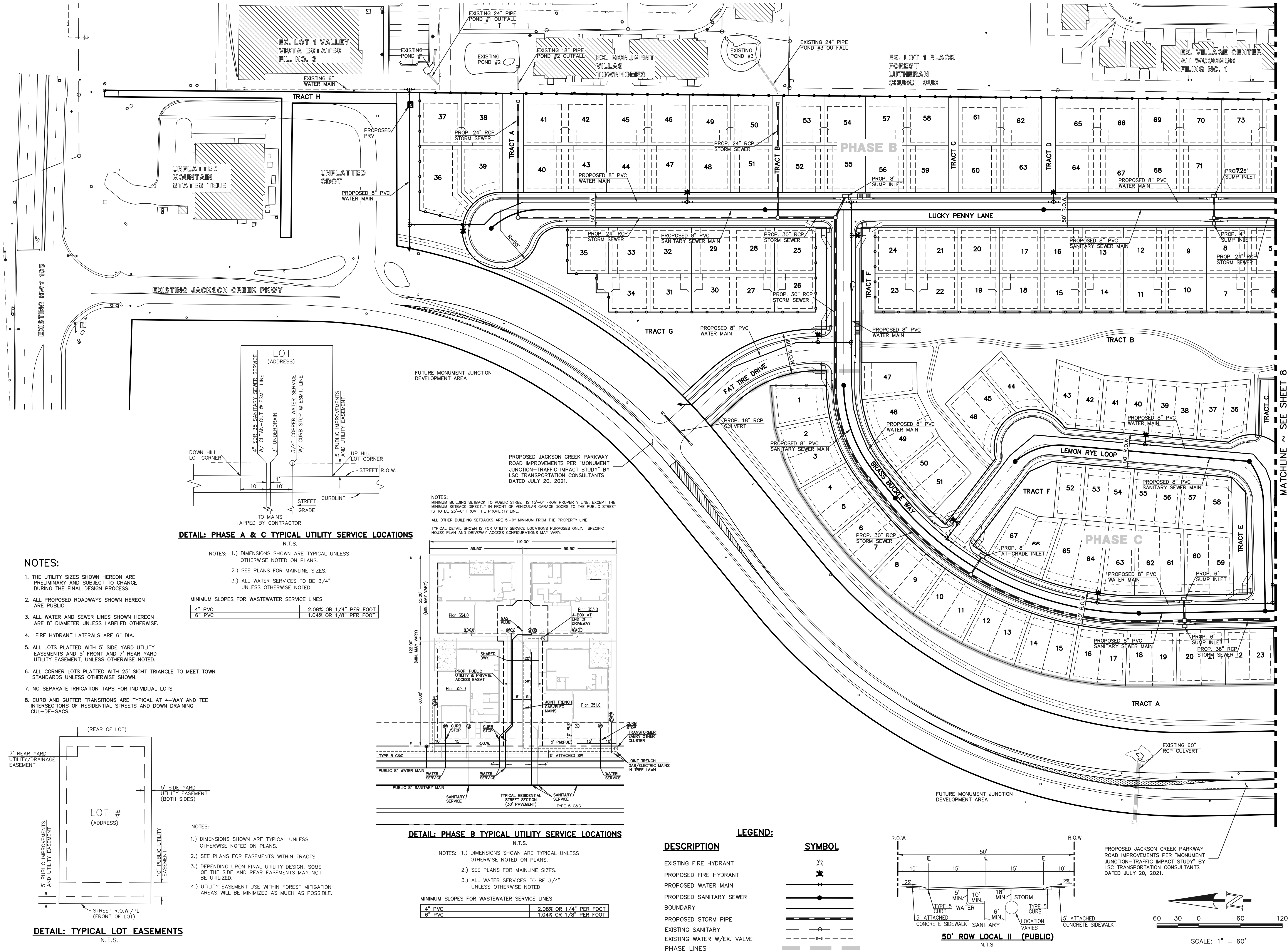
ISSUE / REVISION

PHASE 1  
PRELIMINARY  
UTILITY PLAN

7  
OF 12

SHEET NUMBER

PLAN FILE #





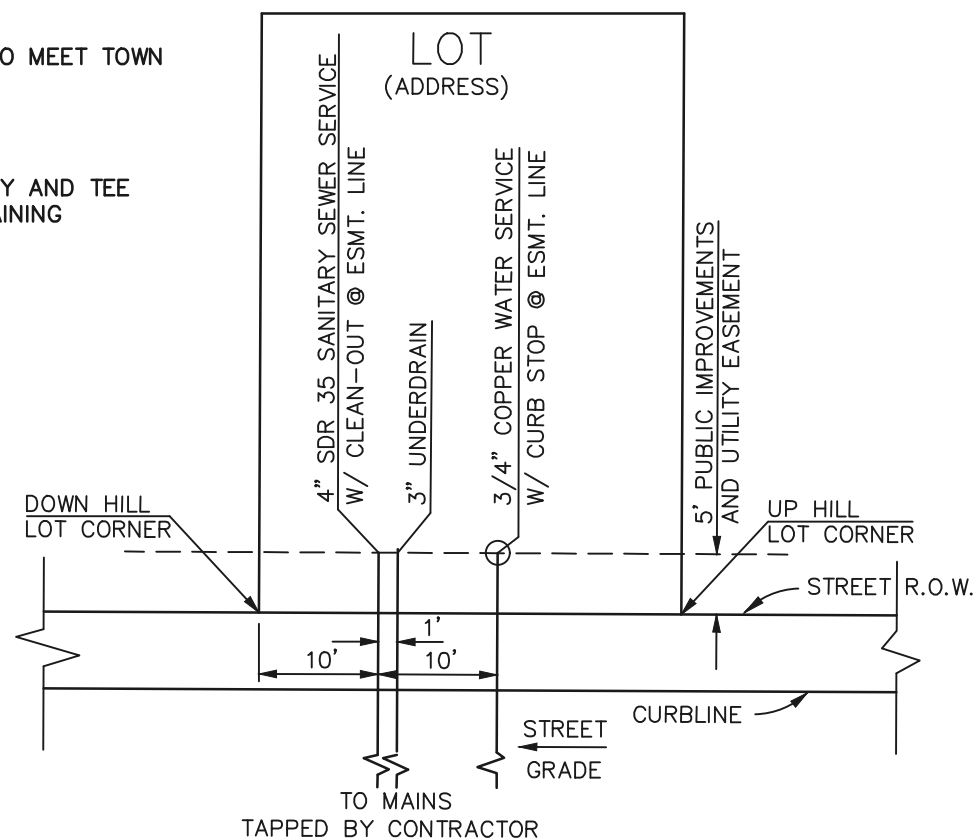
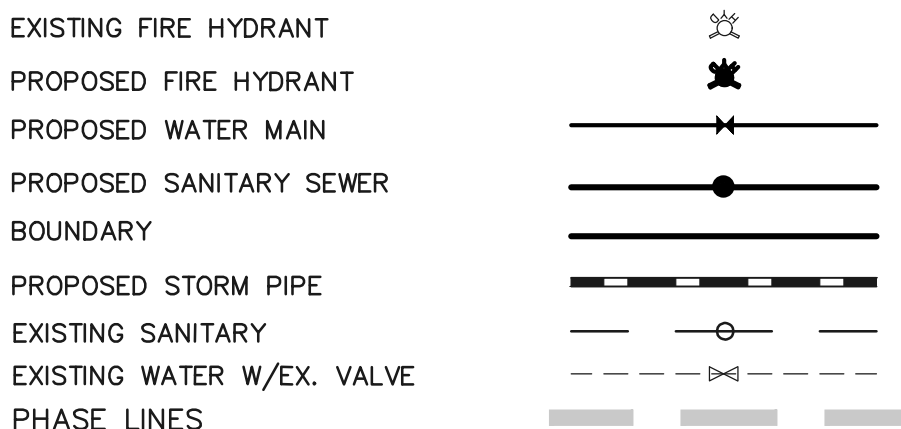


1. THE UTILITY SIZES SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE DURING THE FINAL DESIGN PROCESS.
2. ALL PROPOSED ROADWAYS SHOWN HEREON ARE PUBLIC.
3. ALL WATER AND SEWER LINES SHOWN HEREON ARE 8" DIAMETER UNLESS LABELED OTHERWISE.
4. FIRE HYDRANT LATERALS ARE 6" DIA.
5. ALL LOTS PLATTED WITH 5' SIDE YARD UTILITY EASEMENTS AND 5' FRONT AND 7' REAR YARD UTILITY EASEMENT, UNLESS OTHERWISE NOTED.
6. ALL CORNER LOTS PLATTED WITH 25' SIGHT TRIANGLE TO MEET TOWN STANDARDS UNLESS OTHERWISE SHOWN.
7. NO SEPARATE IRRIGATION TAPS FOR INDIVIDUAL LOTS
8. CURB AND GUTTER TRANSITIONS ARE TYPICAL AT 4-WAY AND TEE INTERSECTIONS OF RESIDENTIAL STREETS AND DOWN DRAINING CUL-DE-SACS.

**LEGEND:**

**DESCRIPTION**

**SYMBOL**



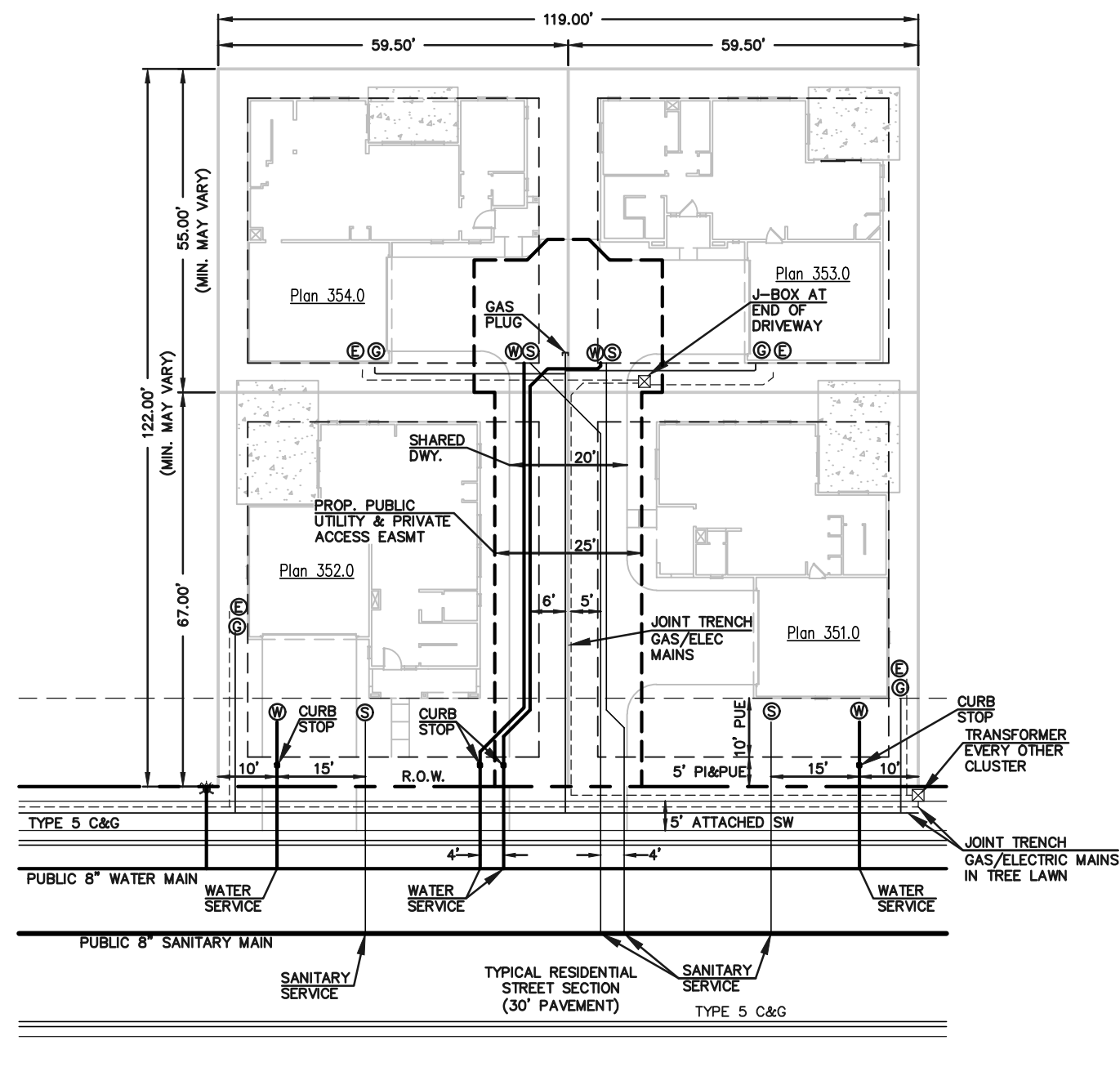
**DETAIL: PHASE A & C TYPICAL UTILITY SERVICE LOCATIONS**  
N.T.S.

- NOTES: 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
- 2.) SEE PLANS FOR MAINLINE SIZES.
- 3.) ALL WATER SERVICES TO BE 3/4" UNLESS OTHERWISE NOTED

### MINIMUM SLOPES FOR WASTEWATER SERVICE LINES

4" PVC	2.08% OR 1/4" PER FOOT
6" PVC	1.04% OR 1/8" PER FOOT

- NOTES:**  
MINIMUM BUILDING SETBACK TO PUBLIC STREET IS 15'-0" FROM PROPERTY LINE, EXCEPT THE MINIMUM SETBACK DIRECTLY IN FRONT OF VEHICULAR GARAGE DOORS TO THE PUBLIC STREET IS TO BE 25'-0" FROM THE PROPERTY LINE.  
ALL OTHER BUILDING SETBACKS ARE 5'-0" MINIMUM FROM THE PROPERTY LINE.  
TYPICAL DETAIL SHOWN IS FOR UTILITY SERVICE LOCATIONS PURPOSES ONLY. SPECIFIC HOUSE PLAN AND DRIVEWAY ACCESS CONFIGURATIONS MAY VARY.

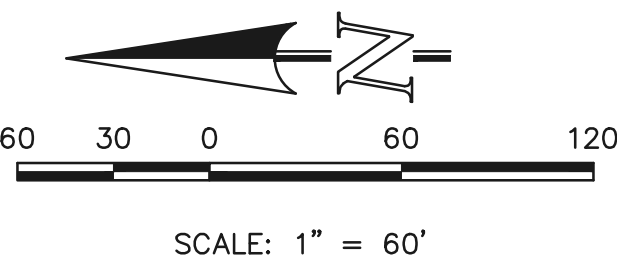


**DETAIL: PHASE B TYPICAL UTILITY SERVICE LOCATIONS**

- N.T.S.**
- NOTES: 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
- 2.) SEE PLANS FOR MAINLINE SIZES.
- 3.) ALL WATER SERVICES TO BE 3/4" UNLESS OTHERWISE NOTED

### MINIMUM SLOPES FOR WASTEWATER SERVICE LINES

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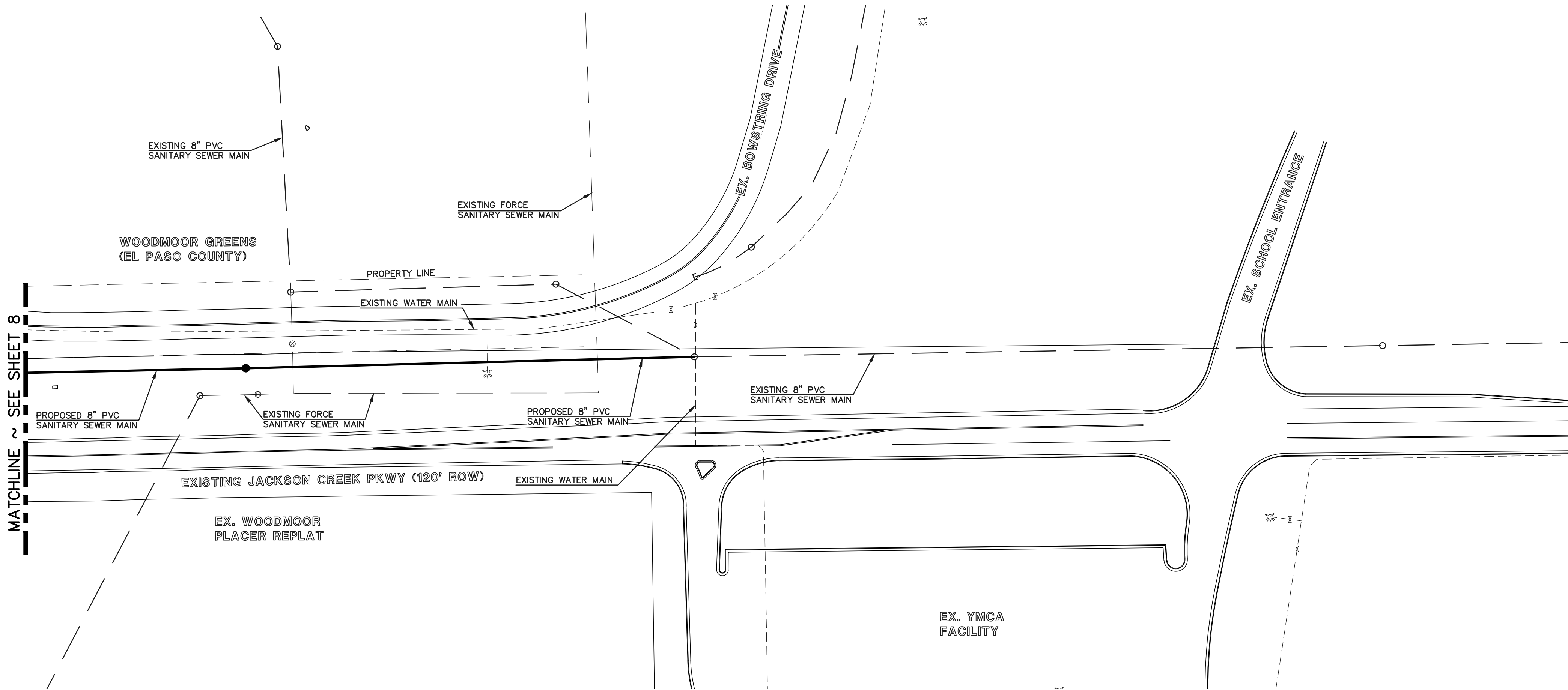




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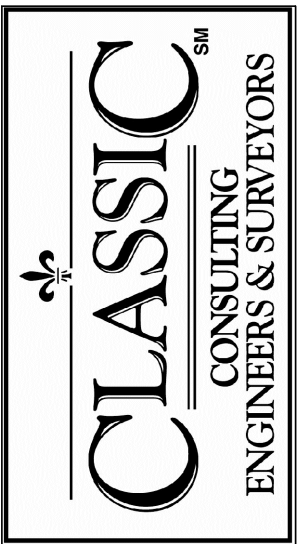
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2. ALL PROPOSED ROADWAYS SHOWN HEREON ARE PUBLIC.
3. ALL WATER AND SEWER LINES SHOWN HEREON ARE 8" DIAMETER UNLESS LABELED OTHERWISE.
4. FIRE HYDRANT LATERALS ARE 6" DIA.
5. ALL LOTS PLATTED WITH 5' SIDE YARD UTILITY EASEMENTS AND 7' FRONT AND REAR YARD UTILITY EASEMENT, UNLESS OTHERWISE NOTED.
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DESCRIPTION	SYMBOL
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
PROPOSED WATER MAIN	
PROPOSED SANITARY SEWER	
BOUNDARY	
PROPOSED STORM PIPE	
EXISTING SANITARY	
EXISTING WATER W/EX. VALVE	
PHASE LINES	

Land Planning  
Landscape  
Architecture  
Urban Design

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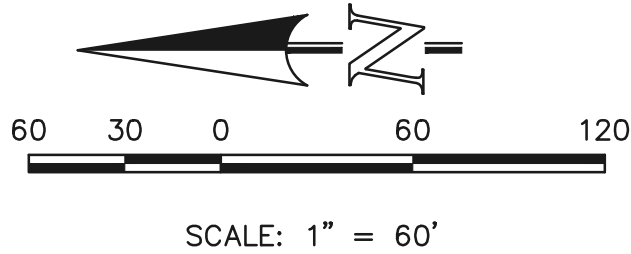
Monument  
Junction  
PHASE 1  
Preliminary/Final  
PUD Site Plan  
Monument, Colorado

DATE:	JULY 29, 2021
PROJECT MGR:	M. Whorton
PREPARED BY:	R. Aragon

DATE:	BY:	DESCRIPTION:
X	X	X

PHASE 1  
PRELIMINARY  
UTILITY PLAN

9  
OF 12





LANDSCAPE NOTES

1.

ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
2.

SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS ARE BASED ON SOIL ANALYSIS.
3.

CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
4.

FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
5.

ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
6.

A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
7.

SOD TO BE TALL FESCUE BLEND.
8.

NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
9.

CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
10.

FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
11.

NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
12.

ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
13.

COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
14.

ROCK: 3/4" SADDLEBACK SWIRL, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
15.

ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
16.

SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
17.

ALL PLANTS NOT LABELED AS FULFILLING A TOWN LANDSCAPE REQUIREMENT ARE "EXTRA" PER TOWN STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
18.

ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR TOWN APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
19.

THESE PLANS ARE FOR TOWN APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
20.

THERE SHALL BE NO PLANTING WITHIN THE SIGHT VISIBILITY LINES, SHRUBS THAT GROW ABOVE 3 FEET IN HEIGHT OR TREES THAT HAVE A BRANCH HEIGHT BELOW 10 FEET. ALL TREES, BRANCHING AND FOLIAGE WITHIN THE SIGHT VISIBILITY LINES WILL BE TRIMMED UP TO 10 FEET ABOVE GROUND LEVEL.

LANDSCAPE REQUIREMENTS

Roadway Landscape

Street Name	Street Classification	Width Required	Linear Footage	Tree/Feet Required	Trees Required	Setback Abbr. Denoted on Plan
Jackson Creek Pkwy	Minor Arterial	25'	2,698'	1 / 25'	108	JC

CONCEPT PLANT SCHEDULE

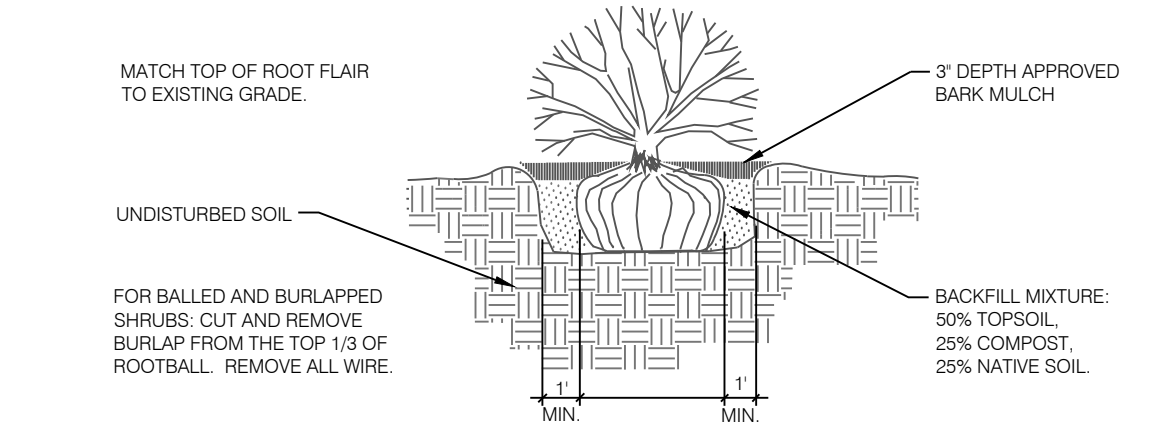
	<b>TURF</b> Kentucky Bluegrass Sod -
	<b>ROCK</b> 0.75" Saddleback Swirl 3" minimum depth -
	<b>COBBLE</b> 2-4" White Speckled Rock 4" minimum depth -
	<b>WOOD MULCH</b> Shredded Cedarwood Gorilla Hair -
	<b>FOOTHILLS MIX</b> 20% Annual Ryegrass 15% Slender Wheatgrass 12% Crested Wheatgrass 10% Mountain Brome 10% Hard Fescue 10% Canada Bluegrass 6% Sideoats Grama 6% Big Bluestem 5% Blue Grama (Coated) 5% Switchgrass 1% Sand Dropseed -
	<b>NATIVE SEED W/ WILDFLOWER MIX</b> -
	<b>CUSTOM STORMWATER QUALITY SEED MIX</b> Annual Rye Western Wheatgrass (Arriba) Slender Wheatgrass Sheep Fescue (Durar) Switchgrass (Pathfinder) Alkali Sacaton Blue Gramma -

PLANT SCHEDULE

DECIDUOUS TREES				EVERGREEN TREES				ORNAMENTAL TREES			
	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND		CODE	QTY	BOTANICAL / COMMON NAME
	Agr	8	Acer grandidentatum 'Schmidt' / Rocky Mountain Glow Bigtooth Maple	25'	15'	3" Cal.	B&B		Pg	34	Picea pungens 'Glauca' / Blue Colorado Spruce
	Csp	4	Catalpa speciosa / Northern Catalpa	60'	50'	3" Cal.	B&B		Pn	18	Pinus nigra / Austrian Pine
	Ci	32	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	25'	25'	2" Cal.	B&B		Pa	22	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine
	Gi	19	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust	60'	40'	2" Cal.	B&B		Pp	17	Pinus ponderosa / Ponderosa Pine
	Qm	4	Quercus macrocarpa / Burr Oak	60'	45'	8' HT	B&B		Pd	14	Pseudotsuga menziesii / Douglas Fir
	Tam	7	Tilia americana / American Linden	65'	50'	3" Cal.	B&B		Al	9	Amelanchier lamarckii / European Serviceberry
	Ts	7	Tilia tomentosa 'Sterling' / Sterling Silver Linden	50'	35'	8' HT	B&B		Ms	26	Malus x 'Spring Snow' / Spring Snow Crabapple
	Pg	34	Picea pungens 'Glauca' / Blue Colorado Spruce	45'	15'	8' HT	B&B		Mt	6	Malus x 'Thunderchild' / Thunderchild Crabapple
	Pn	18	Pinus nigra / Austrian Pine	50'	30'	8' HT	B&B				
	Pa	22	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	25'	6'	8' HT	B&B				
	Pp	17	Pinus ponderosa / Ponderosa Pine	80'	25'	8' HT	B&B				
	Pd	14	Pseudotsuga menziesii / Douglas Fir	60'	20'	8' HT	B&B				
	Al	9	Amelanchier lamarckii / European Serviceberry	20'	20'	2" Cal.	B&B				
	Ms	26	Malus x 'Spring Snow' / Spring Snow Crabapple	20'	15'	2" Cal.	B&B				
	Mt	6	Malus x 'Thunderchild' / Thunderchild Crabapple	20'	15'	2" Cal.	B&B				

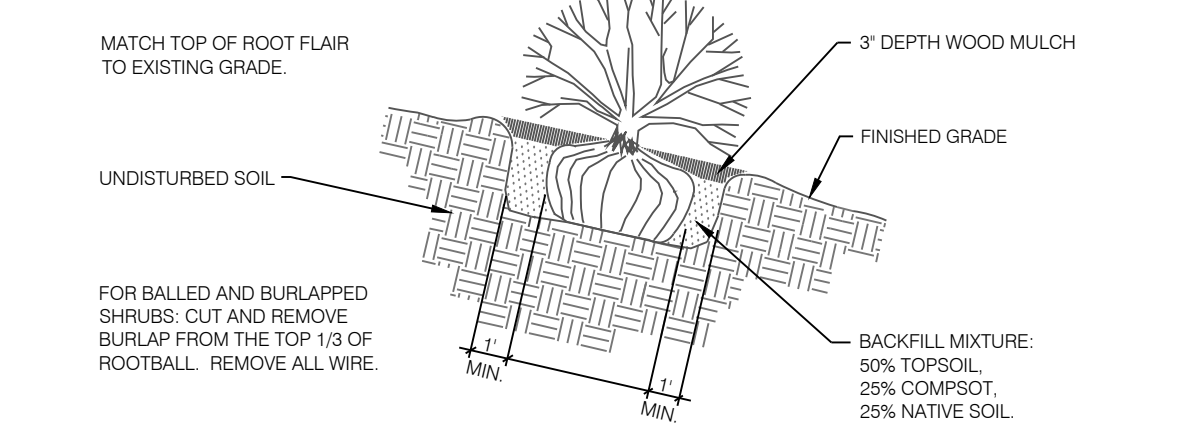
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



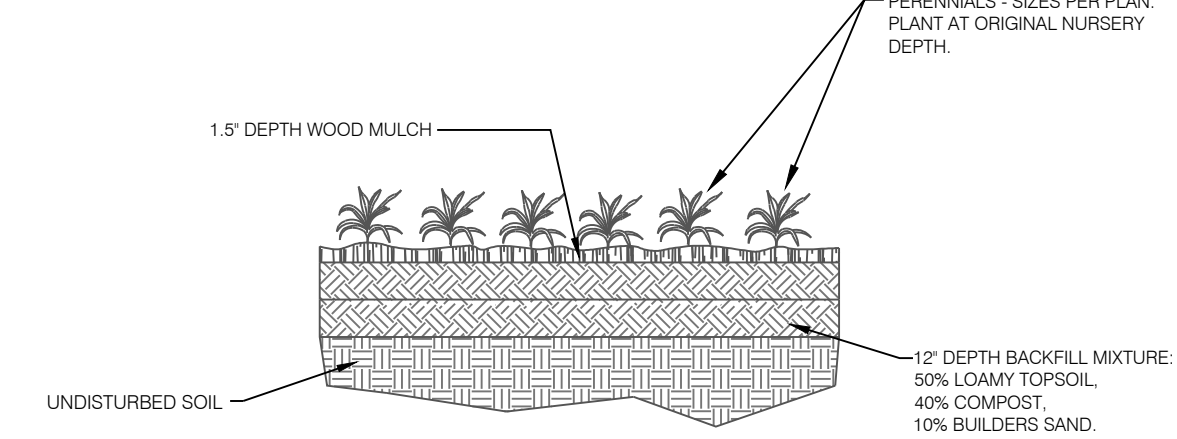
2 CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



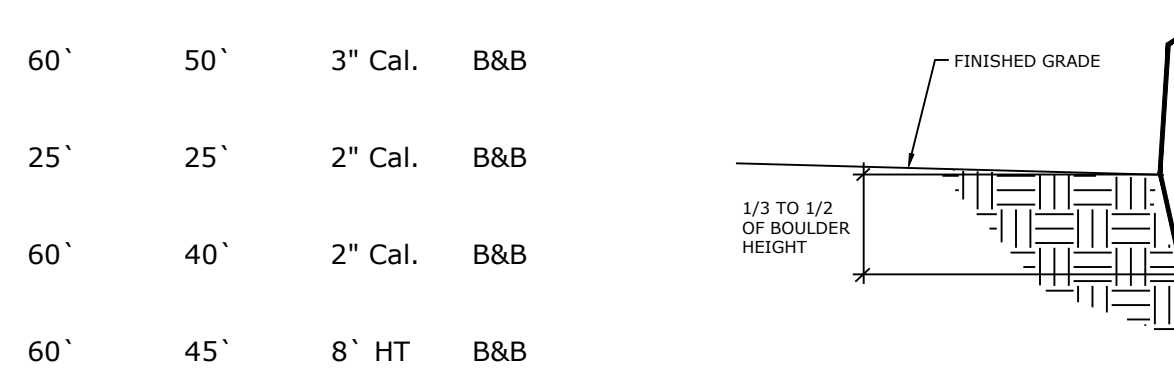
3 CONIFEROUS TREE PLACEMENT ON SLOPE

SCALE: NOT TO SCALE



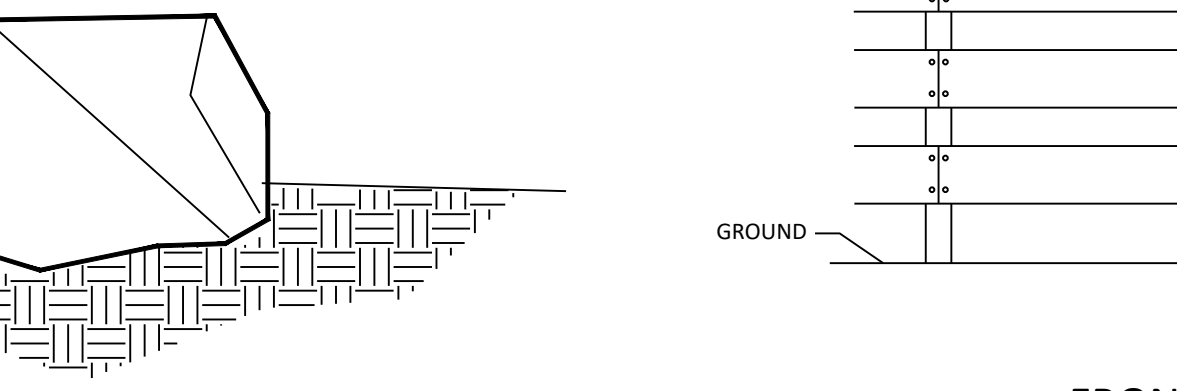
4 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



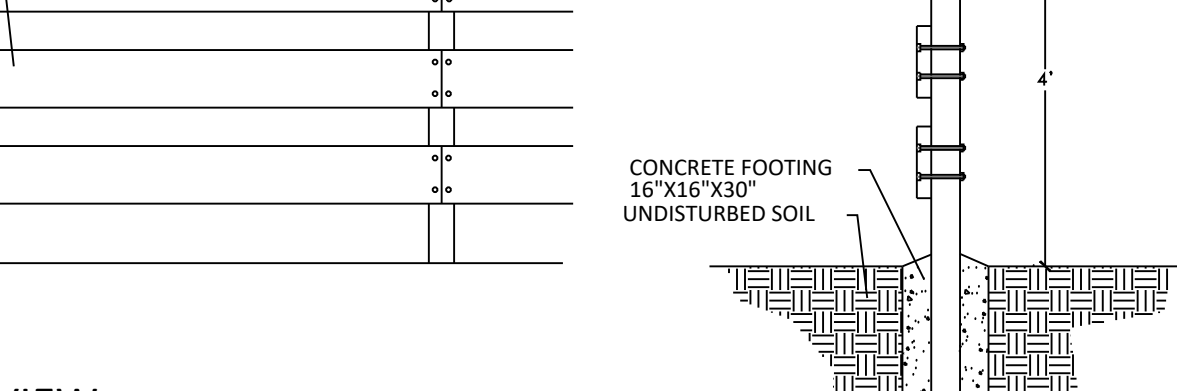
5 SHRUB PLACEMENT ON SLOPES

SCALE: NOT TO SCALE



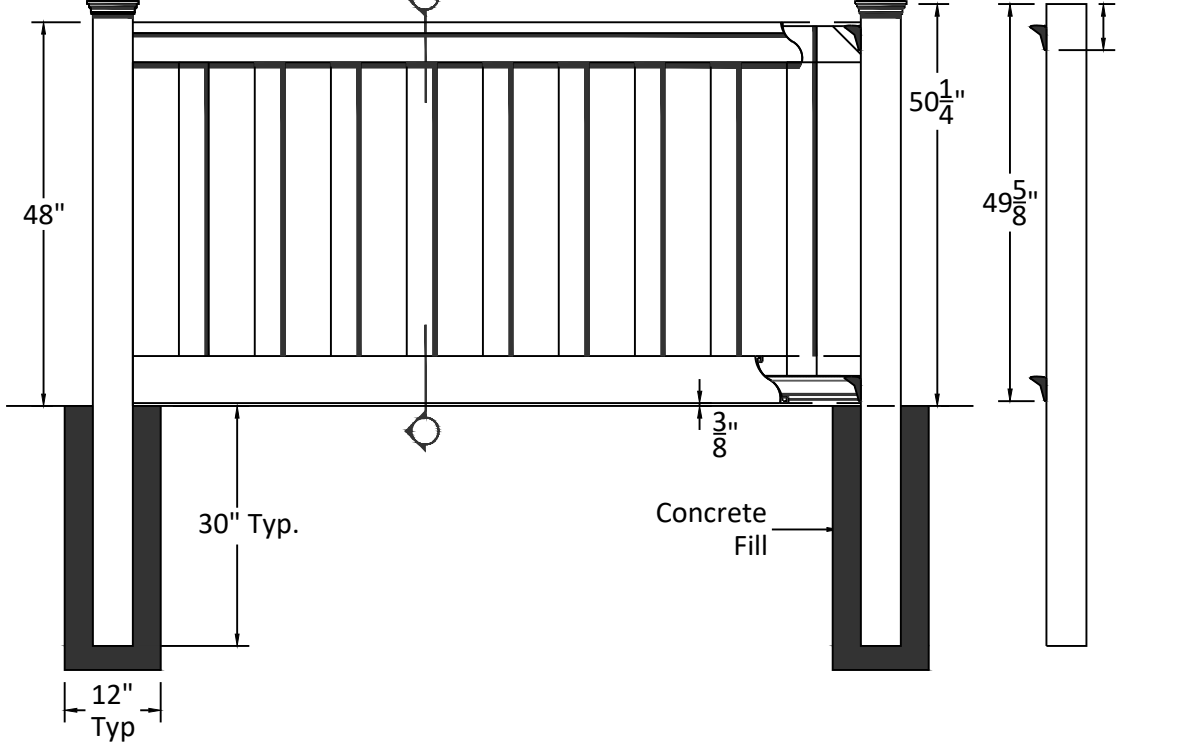
6 PERENNIAL / GROUNDCOVER PLANTING

SCALE: NOT TO SCALE



7 BOULDER DETAIL

SCALE: NOT TO SCALE



8 3 RAIL FENCE

SCALE: NOT TO SCALE



9 TREX FENCE

SCALE: NOT TO SCALE



NOTE: Plant schedule is subject to change and will be finalized on the construction drawings, in accordance with the Town of Monument approved Plant List.



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

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Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

Monument Junction  
Phase 1  
Final/Preliminary  
PUD Plan  
Jackson Creek Parkway,  
Monument, CO

PROJECT INFO

DATE: 08.19.2021  
PROJECT MGR: A. Barlow  
PREPARED BY: B. Iten & R. Sawyer

STAMP

Entitlement

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

LANDSCAPE NOTES & DETAILS

10

10 OF 12

SHEET NUMBER  
PLAN FILE #





LINETYPE LEGEND

- Site Boundary
- R.O.W.
- Lot Line
- Lot Setback
- Easements
- 3-Rail Fence
- Trex Fence
- Noise Wall
- Phase Line

CONCEPT PLANT SCHEDULE

- TURF Kentucky Bluegrass Sod
- ROCK 0.75" Saddleback Swirl 3" minimum depth
- COBBLE 2-4" White Speckled Rock 4" minimum depth
- WOOD MULCH Shredded Cedarwood Gorilla Hair
- FOOTHILLS MIX 20% Annual Ryegrass 15% Slender Wheatgrass 12% Crested Wheatgrass 10% Mountain Brome 10% Hard Fescue 10% Canada Bluegrass 6% Sideoats Grama 6% Big Bluestem 5% Blue Grama (Coated) 5% Switchgrass 1% Sand Dropped
- NATIVE SEED W/ WILDFLOWER MIX
- CUSTOM STORMWATER QUALITY SEED MIX Annual Rye Western Wheatgrass (Arriba) Slender Wheatgrass Sheep Fescue (Durar) Switchgrass (Pathfinder) Alkali Sacaton Blue Grama



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Monument Junction Phase 1  
Final/Preliminary PUD Plan

Jackson Creek Parkway, Monument, CO

DATE: 08.19.2021  
PROJECT MGR: A. Barlow  
PREPARED BY: B. Iten & R. Sawyer

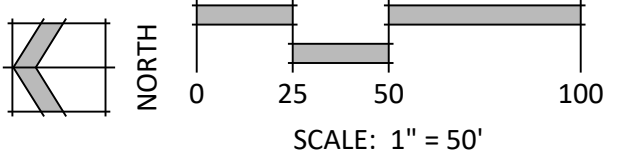
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DATE: BY: DESCRIPTION:

PRELIMINARY LANDSCAPE PLAN

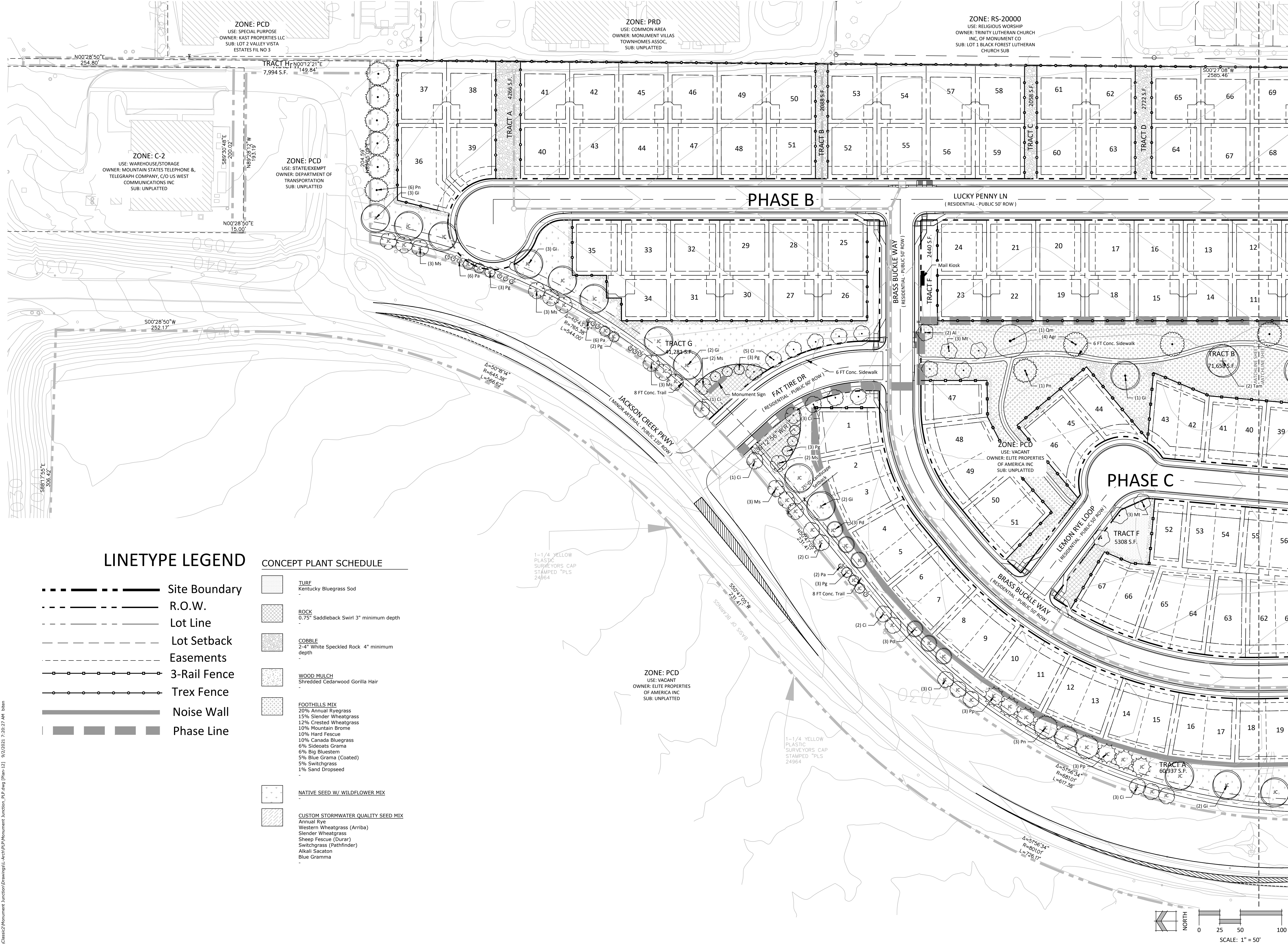
11

11 OF 12



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## Monument Junction Phase 1

Final/Preliminary PUD Plan

Jackson Creek Parkway,  
Monument, CO

DATE: 08.19.2021  
PROJECT MGR: A. Barlow  
PREPARED BY: B. Iten & R. Sawyer

Entitlement

PRELIMINARY  
LANDSCAPE PLAN

12

12 OF 12