



HOME PLACE RANCH

To: Jennifer Jones, Senior Planner (Town of Monument)
From: Gregory Panza, Senior Project Manager (HRGreen)
Subject: Preliminary PD Narrative
Project Number: 171006
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Location

The Home Place Ranch (HPR) development is located between Higby Road and Baptist Road east of both Interstate 25 and Jackson Creek Parkway at the north end of Gleneagle Drive. More specifically the project in portions of the south half of Section 19 and the Northwest quarter of Section 30 T11S, R66W of the 6th P.M. in El Paso County, Colorado. The project is also partially located in portions of the southeast quarter of Section 24 and the Northeast Quarter of Section 25 T11S, R67W of the 6th P.M. in El Paso County, Colorado.

Authorities Having Jurisdiction (AHJ's)/Design Standards

TOWN OF MONUMENT

Roadway Design and Technical Criteria, 10/09/2013
Pavement Design and Construction Standards, 10/10/2013
Sanitary Sewer Collection System Specifications, 10/25/2013

TOWN OF MONUMENT & TRIVIEW METROPOLITAN DISTRICT

Water Utility Policies and Standards, 10/2012
Section 4, Appendix A, Storm Drainage Details, 03/1997

TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT

Local amendments to International Fire Code – 2009, 12/05/2012

CITY OF COLORADO SPRINGS

Drainage Criteria Manual Vol. 1, May 2014

Overall Development Plan

The HPR overall site consists of approximately 427-acres. Filing 1 will be approximately 130-acres, situated along the south end of the site between the southerly boundary and Jackson Creek. This filing will be divided into six phases. Future filings will occur along the northern half of the site, situated between Jackson Creek and Higby Road.



Filing 1 Site Plan

The HPR site plan for Filing one respects the existing topography and trees as feasible. The elevation change from east to west within Filing one is significant and therefore the “step down” approach with the cul-de-sacs reduces the grading compared to a grid approach or east/west oriented roads that would not fit with the existing topography. The downhill lots on each cul-de-sac will be walk-out lots allowing for grade transitions that work with the existing topography.

The lots along the southern boundary adjacent to Jackson Creek and Promontory Point have been sited to minimize the number of lots backing on to the existing homes. A buffer has been proposed along the southern boundary in that area that exceeds the required dimension. A drainage channel is proposed within the buffer to alleviate drainage issues along the property line. The estate lots are located in areas with steeper topography and existing trees (east and north sections of Filing 1) with the intention that larger lots and custom homes can adjust to the existing features better.

The first Filing of Home Place Ranch will consist of three different builder and buyer types: semi-custom/estate lots (60/20% total lots), age-targeted single-family detached lots (175 lots/58%), and age-targeted single-family cluster lots (64 lots/22%).

Semi-custom/estate lots: minimum of 9600 sf (0.22 acres) in size, these lots are designed to be sold to buyers similar to those purchasing in surrounding communities like Sanctuary Pointe. Homes will range from one to 2.5 stories (in a walkout condition) and generally have 2, 3, or 4-car garages. Style is to be traditional focused with some contemporary influences. Square footage is large and outdoor spaces are designed to be private.

Age-targeted Single Family Detached and Cluster Products: These lots are targeted to consumers who are 55+. These will be marketed exclusively as an active lifestyle community specifically for residents within later stages of life. The purpose of this is to provide a quieter, more subdued setting for residents with activities targeted towards empty-nest type of consumers who don't wish to live on a street of children playing or teenagers driving.

- Single Family Detached lots are designed to be lower maintenance with smaller yards but still allowing a similar living environment to other subdivisions. 50-60' lot widths allow 1, 2, or 3-car garage layouts as well as featuring walkout or full-basement lots. Generally designed to be main-level living with the master bedroom and bathroom on the main floor, some may have a second story to accommodate guests or caretakers.
- Single Family Cluster lots are designed to be zero exterior maintenance with only shared common open space between lots. Lots are designed for 1 or 2-car garages, some with auxiliary parking off-street adjacent to the garage. Front porches and private outdoor spaces are designed to have some open-ness to the neighbors to encourage conversation and friendly-living. Again, designed to be main-level living, some may have a half-second story for a caretaker apartment or guests and some may have full or half-basements to accommodate guests or hobbies.

Community Center: the Clubhouse or Community Center is designed to be accessed, owned, and maintained by the age-targeted HOA only. Features could include common gathering rooms, a small workout facility, private wine bar / tap room, a game room, outdoor barbecue area, and outdoor recreation facilities like pickle-ball courts, bocce ball, or horseshoes.

Phasing

This filing will be completed in six (6) phases. Consideration of fire access, vehicle circulation, grading impacts and utility build-out was considered as each phase is developed. Development generally starts at the uphill (east) side of the development, at the connection to Gleneagle Drive (GD), and continues west. Note that in the interim, a temporary connection between Sanctuary Rim Drive (SRD) and Gleneagle Drive will be installed by the Sanctuary Pointe development to the east. Specifics of each phase are outlined below:



PHASE 1

64 cluster home products will be platted along with 5 single-family lots. The temporary connection between GD and SRD will be upgraded to include a roundabout to circulate traffic east, west and south. A temporary connection will continue north along the existing farm roads and connect to Higby Road. An all-weather surface will be installed to stabilize this temporary access until full build-out of the entire HPR development, as traffic conditions dictate. SRD will dead-end with a temporary turn-around at the west boundary of phase 1. Water will be looped from the Sanctuary Pointe development, through a Pressure Reducing Valve, connecting to GD to the south. It is anticipated that sanitary sewer will be installed from this phase and continue west along the south boundary, then heading south through a tract within Homestead at Jackson Creek (HJC), connecting into an existing sanitary sewer within Saber Creek Drive. Note that a strong effort was made to route the sanitary sewer to GD, but grades would not allow. Drainage from SRD, GD and phase 1 will be routed via a swale along the south boundary line to the south detention pond in the southwest corner of the site. Uncaptured drainage from SRD will be directed to a temporary swale (if necessary) prior to overland discharge directed to the south detention pond. The pond outflow will discharge to the existing 48" storm sewer in a tract within HJC. This phase is graded along the existing topography, minimalizing the height impact of the structures on the adjacent property to the south. Open space trail systems specific to this phase will be installed.

PHASE 2

67 single-family lots will be platted. SRD will be extended and dead-end with a temporary turn-around at the west boundary of phase 2. Fire should note that we are proposing that Phase 1 and 2 are on a dead-end route with a turn-around. Water will be extended along SRD and looped through the 2 cul de sacs. Tri-Valley and fire should note that this phase is proposed with a single tie-in connection for the water at SRD. Sanitary sewer will extend along SRD and flow south through phase 2, tying into the installed sanitary sewer along the south boundary. Drainage will be routed via a swale along the south boundary line to the south detention pond. Uncaptured drainage from SRD will be directed to a temporary swale (if necessary) prior to overland discharge directed to the south detention pond. This phase is graded along the existing topography, minimalizing the height impact of the structures on the adjacent property to the south. Open space trail systems specific to this phase will be installed.

PHASE 3

The Amenity Center will be installed with this phase. The center will utilize sanitary and water tie-ins built with phase 1. Drainage will be routed towards SRD. This phase is graded along the existing topography.

PHASE 4

61 single-family lots will be platted. SRD will be extended to the west boundary of phase 4. A temporary access will be installed along the Phase 5 cul de sac and extend through the phase 6 cul de sac, connecting to the GD temporary access. Water will be extended along SRD and looped through the 2 cul de sacs. A secondary water tie-in will be installed through a tract within HJC and tie-in at an existing main within Saber Creek Drive. It was coordinated with Tri-view that Filing 1 will be within a single pressure zone. Sanitary sewer will extend along SRD and flow south through phase 2, tying into the installed sanitary sewer along the south boundary. Drainage will be routed via a swale along the south boundary line to the south detention pond. A secondary detention pond will be installed on the north side of this filing. Undetained flows from the temporary access road will not be treated. This phase is graded along the existing topography, minimalizing the height impact of the structures on the adjacent property to the south. A few lots are partially located within the mouse habitat. Further investigation will be conducted to determine impact. Open space trail systems specific to this phase will be installed.

PHASE 5

60 single-family lots will be platted. SRD will be extended to the west boundary of phase 4. A temporary access will be installed along the Phase 5 cul de sac and extend through the phase 6 cul de sac, connecting to the GD temporary access. Water will be extended along SRD and looped through the 2 cul de sacs. A secondary water tie-in will be installed through a tract within HJC and tie-in at an existing main within Saber Creek Drive. It was coordinated with Tri-view that Filing 1 will be within a single pressure zone. Sanitary sewer will extend along SRD and flow south through phase 2, tying into the installed sanitary sewer along the south boundary. Drainage will



be routed via a swale along the south boundary line to the south detention pond. A secondary detention pond will be installed on the north side of this filing. Undetained flows from the temporary access road will not be treated. This phase is graded along the existing topography, minimalizing the height impact of the structures on the adjacent property to the south. Open space trail systems specific to this phase will be installed.

PHASE 6

41 estate lots will be platted. The cul de sacs associated with this phase will be installed. A permanent fire access connection between phase 5 and 6 will exist. Water will be looped back to SRD for the northern estate lots. The eastern estate lots will have dead-end water mains extending down the cul de sacs. Sanitary sewer will extend to the phase 5 tie-in for the northern lots. The easterly lots sanitary sewer will tie into SRD. Due to the extreme topography within this phase, drainage will be collected as much as feasibility possible, but most likely will be undetained. Detention ponds will be oversized to accommodate for the lost detention. Currently, this phase is mainly graded within the ROW as custom houses will be installed on the lots, but this is subject to change. A few lots are partially located within the mouse habitat. Further investigation will be conducted to determine impact. Open space trail systems specific to this phase will be installed.

Financial Impact

The project is expected to have a positive fiscal impact on the Town of Monument in the following ways:

AGE-TARGETED COMMUNITY

Currently, no age-targeted communities like this exist within El Paso County. Selection is limited for homebuyers who are looking to remain in the area while downsizing and staying close to family. The addition of an age-targeted community to the Town of Monument fills a need and desire that the community at large has begun to have.

By creating a new development type within the Town, buyers who are retired, semi-retired, or empty-nesters have a targeted community in which they can call home. Over the past several years, buyer-profiles have shifted; homebuyers paying cash for homes and downsizing, wanting lower or no maintenance yards, wanting more leisure time and less home upkeep time, and generally wanting to live a lifestyle that is emerging as new to the area. The purpose of developing this type of housing style is to capitalize on this trend and deliver to market a home that fits this lifestyle and buyer segment. A few notes about this buyer:

- Generally married and an empty-nester.
- Professional; retired, semi-retired, or nearing retirement age.
- Financially secure; generally about 70% are homeowners.
- Desires an open, lifestyle orientated community, that has spaces for fitness, wellness, and preventative healthcare maintenance as well as amenities that focus on socializing.
- Desires access to open space, trails, and outdoor-focused amenities.
- Generally a smaller household size limiting water usage within the community.
- Generally different daily routines and travel times equaling fewer vehicle trips per day, and at times off of peak traffic times.
- Generally volunteers within the community and is active in civic-minded organizations.
- Pays property taxes that support schools but is at the stage of life where typically will not have children in those schools.

INFRASTRUCTURE CONNECTIONS AND OVERALL TRAFFIC RELIEF:

The beginning Filing of Home Place Ranch will set up future infrastructure improvements throughout the community including:

HPR - Preliminary PD Narrative



- Triview Metro District being able to implement and complete its Western Sanitary Interceptor, thereby serving a number of developments west of Home Place Ranch as well as setting up future developments north.
- The future connection of Gleneagle Drive to Higby Road becomes one step closer with the first Filing of development happening.
- Looping of water services will provide more stable connections for Triveiw and residents in the future.
- Additional fire access will be available for County residents east of Home Place as well as providing (in the future) connections north to Higby Road for Sanctuary Pointe, Jackson Creek, and Promontory Pointe.
- Creates trail and open space connections currently missing within the existing trail network.

FINANCIAL OPPORTUNITIES

- This development creates opportunities for specialized businesses and services to serve a targeted consumer group (i.e., age-targeted community members).
- This development creates opportunities for consumers to be closer to existing shopping centers and expanding the consumer base of those existing businesses.
- This development promotes infill within the existing Town of Monument Boundaries thereby creating a larger consumer tax base.

Engineering

ROADWAY & CIRCULATION

Four roadway sections will be used with this development. The goal of the road sections was to minimize the impact of grading; therefore the narrow ROW sections were preferred to keep as close to existing land form as design allowed. In addition, roadway selection was dependent on having on-street parking available to the residents. With the exception of SRD, the sections follow Town standards. The SRD section was narrowed by 10-ft and on-street parking was included. This is necessary for homeowner satisfaction for lots fronting SDR. A multi-use trail is located adjacent to SRD within a separate tract. SRD transitions to a Local Type 2 section once the daily trip counts dictated. Phase 1, 2 and 3 will be on dead-end routes with temporary turn-arounds installed at the terminus of SRD. Once Phase 4 develops, a temporary access will be installed. A temporary access will be installed from SRD to Higby Road. Future filings will dictate making this a permanent access. Design will per Town standards.

DRAINAGE, STORMWATER MANAGEMENT AND EROSION CONTROL

The site will have two detention/water quality basins due to flows discharging south through HJC and north to Jackson Creek. A main swale will take large storm events west along the southerly boundary. This will pick up off-site flows coming from Sanctuary Pointe. The swale will meander as much as grades dictate. As each phase comes on-line, temporary swales (if necessary) will direct flow toward the detention pond and/or the main swale. The detention ponds will be increased in size to account for undetained flows unable to be captured. The north detention pond is partially located within the mouse habitat buffer. Further investigation will be conducted to determine impacts. Storm sewer routing is not shown at this time on the utility sheets, but is anticipated along the western half of the filing. Outfall of the southern detention facility will flow into an existing 48" RCP culvert flowing south. Design will per Town and Colorado Springs stormwater standards.

SANITARY SEWER

There are two sanitary tie-in points accessible to this filing. The connection in GD will only be able to service the phase 6 estate lots on the eastern side of the property. The remaining development will be directed to the manhole in Saber Creek Drive within HJC. Location of the sanitary sewer may conflict with the existing 48" RCP



culvert within the tract that leads to Saber Creek Drive. We request that Triview Metro District run an analysis to verify capacity at this connection point. The overall sanitary sewer may be altered during final design to eliminate one or more of the sanitary trunk line flowing east to west. Design will per Town and Triview standards.

WATER

This filing will be within a single pressure zone, PZ3. A PRV will be installed along the east property line from PZ4 to PZ3. Based on conversations with Triview Metro District, the pressure ranges are adequate along the lower end (west) side of the filing even though zone PZ2 is approached. The west end of the watermain will tie into HJC at Saber Creek Drive. Design will per Town and Triview standards.

Landscaping

PARKS, TRAILS AND OPEN SPACE

Trails are proposed within Filing one that will connect with future trails throughout the community to the north and within the open space areas of HPR. As shown on the plan, a trail from the Amenity center area west along the main spine road (Sanctuary Rim Road). Connections to the north are in two locations to a trail that parallels the expansive open space on the north side of Filing 1. A trail combined with an emergency access road is proposed between the estate cul de sacs (near lots 199/200 and 137). Sidewalks will be located throughout Filing one creating a very walkable community.

EXISTING LANDSCAPE

The elevation of the site is approximately between 7,000' and 7250'. The existing Landscape is rolling topography sloping generally to the west southwest with views to the southwest and west looking into the valley and mountains of the front range. The vegetation is grassy open range land with two ponds and mature willows in the low areas. Gambel Oak and drifts of low scrub are in some areas of the site and the higher elevation of the site has stands of Ponderosa Pine with Gambel Oaks mixed in.

PROPOSED LANDSCAPE

The proposed landscape design approach that is very sympathetic to the existing landscape. Our proposed plant palette is predominately native trees, shrubs and native grasses to blend in with the existing landscape vegetation. Much of the disturbed soil will be restored with native grasses and wildflowers, and possibly native shrub seed as well.

IRRIGATION

All new planting will be established with an automatic drip irrigation system. Efforts will be made to minimize the amount of irrigated landscape and the use of native landscape materials will minimize water usage.



Property Owner/Applicant/Consultants

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