

LAKEVIEW HEIGHTS PALMER LAKE, COLORADO MASTER PLAN

LAKEVIEW HEIGHTS DEVELOPMENT STANDARDS

A. Public Improvements

- The Developer agrees to construct and install, at its sole expense, the following public improvements with Phase 1 of the Lakeview Heights development:
 - Roadways.** The Developer shall complete the Phase 1 roadway improvements to Lake Avenue, Cathedral Drive, and Carol Drive in accordance with the road cross-section identified in the approved construction drawings. This shall include a temporary turnaround at the east end of Phase 1 as agreed with the Town of Palmer Lake Fire Department, sufficient for emergency equipment.
 - Water Supply.** The Developer will install water lines in Phase 1. Water line quality will match current water line type to ensure proper type/fit and design.
 - Wastewater.** The Developer shall bear all financial responsibility, cost and expense of improvement, expansion and extension of wastewater infrastructure service to the Phase 1 lots, to be owned and controlled by the Palmer Lake Sanitation District.
 - Drainage.** The Developer shall construct all necessary drainage and stormwater infrastructure as related to the Phase 1 lots and public roadways, as depicted on the Master Plan.
 - Electric.** The Developer shall construct all necessary infrastructure to extend electrical service to the Phase 1 lots.
 - Gas.** The Developer shall construct all necessary infrastructure to extend gas service to the Phase 1 lots.
- Costs will be recovered for the public improvements in A.1 from property owners within Phase 2 per the separate cost recovery agreement.
- All roadways constructed within Phase 1 shall be dedicated to the Town of Palmer Lake and warrantied for a period of two (2) years.
- The Developer agrees to provide appropriate collateral until the public improvements in A.1 are completed and accepted by the Town. Improvements will be deemed completed only upon final acceptance by the Town and upon expiration of the 2-year warranty period.
- None of the Phase 1 lots shall be issued Building permits until the required improvements under A.1 have been commenced in accordance with the approved construction plans. None of the Phase 1 lots shall be issued certificates of occupancy until the required improvements under A.1 have been completed in accordance with the approved construction plans, and initially accepted by the Town. This allows the developer to build homes while infrastructure improvements are underway.

B. Vacation of Internal Lot Lines

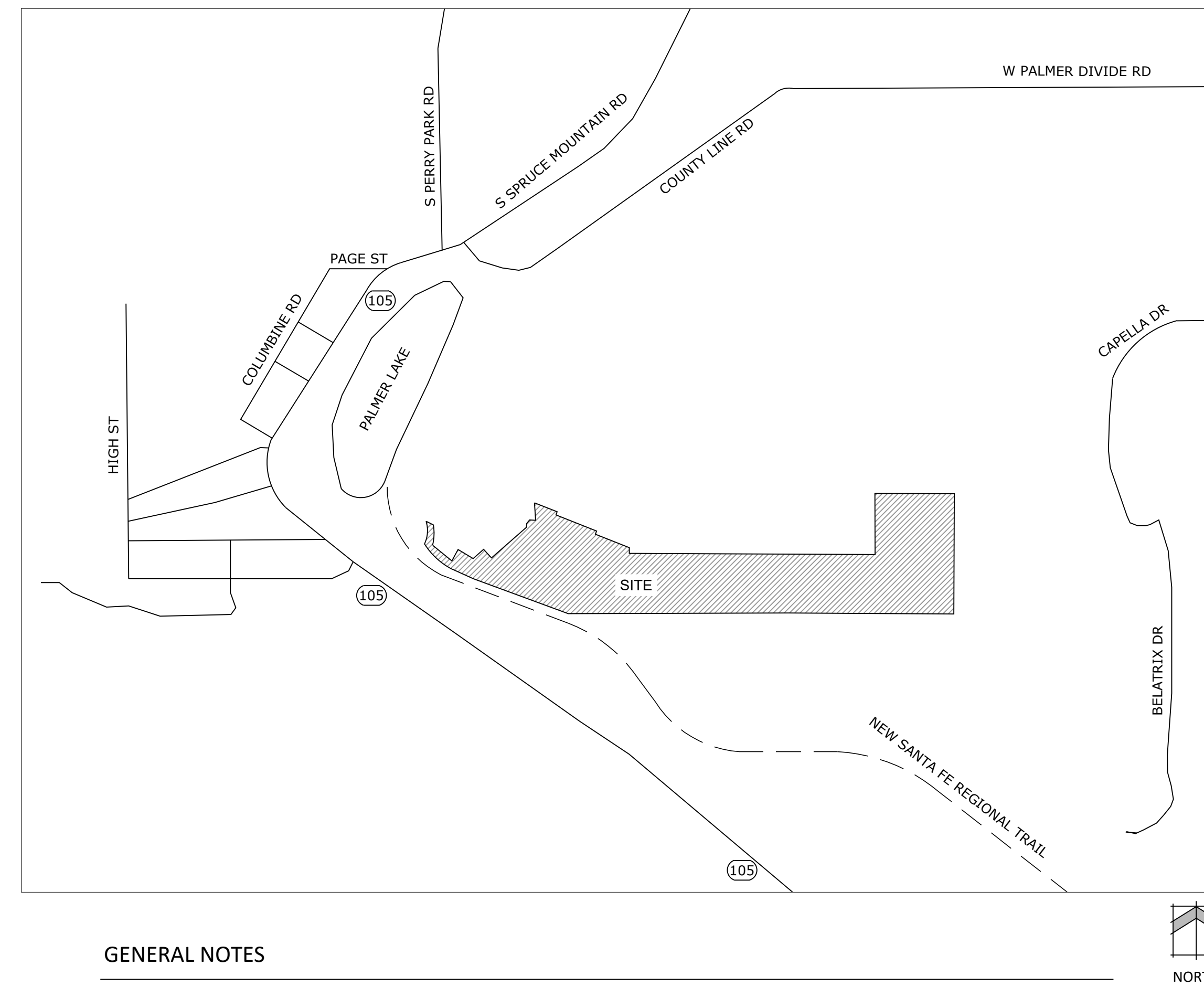
- The Town processes will be followed to eliminate applicable interior lot lines on the Phase 1 lots, as a precondition to issuance of building permits thereon. This process shall include the vacation of utility easements between conjoined lots which will be combined into the Phase 1 lots but will maintain utility easements along all buildable lot boundaries.

C. Fire Augmented Community

- The Lakeview Heights community is planned as a "Fire Augmented Community", which is a community that is able to shelter in place during a fire event due to the fire mitigation efforts undertaken throughout the community, rather than being required to evacuate. The following minimum standards will apply to both Phases 1 and 2 of the Lakeview Heights development to achieve the Fire Augmented Community status:
 - Landscape Wildfire Prevention Requirements.**
Recognizing that Lakeview Heights is within a natural forest, the community is designated as a Fire Augmented Community. The goal of a Fire Augmented Community is to protect the homes and the forest by reducing the natural and manmade fuels surrounding a home that are available for a fire should there be one.
As a Fire Augmented Community, Owners and Residents of the community are required to install and maintain their property so that it remains in compliance with the following Firewise guidelines. The Town of Palmer Lake will conduct routine Firewise inspections with the date determined by the Board. Owners who are not in compliance with Firewise guidelines or have items that require maintenance due to Firewise guidelines will be notified by the Fire Department and provided a set time frame to bring their property back into compliance with Firewise guidelines. The Fire Department, at the direction of an approved Firewise Representative, will make the final decision as to what constitutes compliance.
 - General:**
 - These landscape guidelines are modeled from the Colorado State University Extension fire-wise guidelines; however, these guidelines have been modified to reflect the level of fire-retardant materials used in home construction, which is also a component of the fire-wise preventative measures. The Fire Department reserves the right to make changes or additions to a submitted plan to bring it into Firewise compliance.
 - No trees shall be planted within utility easements.
 - All submitted landscape plans must show all easements (2) and Zone 1 setback lines for review.
 - All plants selected must meet the 'Fire-Wise Species List' appendix. Other plant selections may be proposed and will be assessed for fire-wise compliance.
 - Adjacent lots must maintain a twenty (20) foot separation between groups of trees. This includes existing trees. (Consider incorporating proposed plantings among existing vegetation.)
 - Cul-de-sac lots will be assessed on a case-by-case basis.
 - Zone 1 Landscaping (High Hazard Areas):** Zone 1 is comprised of well irrigated areas within twenty (20) feet of all sides of the home and its attachments (decks, fences and accessory buildings). Requirements for Zone 1 are:
 - Create a "fuel free" area within five (5) feet of the home by installing landscape rock with either metal or concrete edging. Mulch (wood or rubber), bark or plants are not allowed in this area. Decorative rock and boulders are allowed in this area.
 - All trees, whether existing or planted, are to be spaced fifteen (15) feet between tree trunks.
 - Deciduous and ornamental trees to be planted at a minimum of fifteen (15) feet from the home, measured at the tree trunk.
 - All trees must be maintained to a minimum separation of five (5) feet from the home while maintaining a separation of fifteen (15) feet between tree trunks.
 - All trees shall be pruned six (6) to ten (10) feet from the ground. Trim back all trees that overhang a home, so as to maintain a 5' separation.
 - Plants should be carefully selected; low-growing, free of resins and oils that burn easily. Plants in this zone may be selected from the 'Zone 1' section found in the Fire-Wise Species List appendix. Plants may be selected outside the Fire-Wise Species List but are subject to approval and assessed for Fire-Wise compliance.
 - Remove dead vegetation from under decks and within ten (10) feet of the home.
 - Firewood stacks are not allowed within Zone 1.
 - Annually clear roofs and gutters of pine needles and other flammable debris.
 - Zone 2 Landscaping (Moderate Hazard Areas):** Zone 2 is the area that is twenty (20) to one hundred (100) feet from the home or property boundary. Requirements for Zone 2 are:
 - Leave fifteen (15) feet between single or clusters of trees, measured at the trunk(s).
 - Deciduous and ornamental trees may be planted anywhere within this zone. Coniferous (evergreen) trees to be planted a minimum of twenty (20) feet from the home. (Existing evergreen trees are allowed to remain in place).
 - All trees must be maintained to a minimum separation of five (5) feet from the home while maintaining a separation of fifteen (15) feet between tree trunks.
 - Plants should be carefully selected; free of resins and oils that burn easily. Plants in this zone may be selected from the 'Zone 2' section found in the Fire-Wise Species List appendix. Plants may be selected outside the Fire-Wise Species List but are subject to approval and assessed for fire-wise compliance.
 - Prune trees up six (6) to ten (10) feet from the ground.

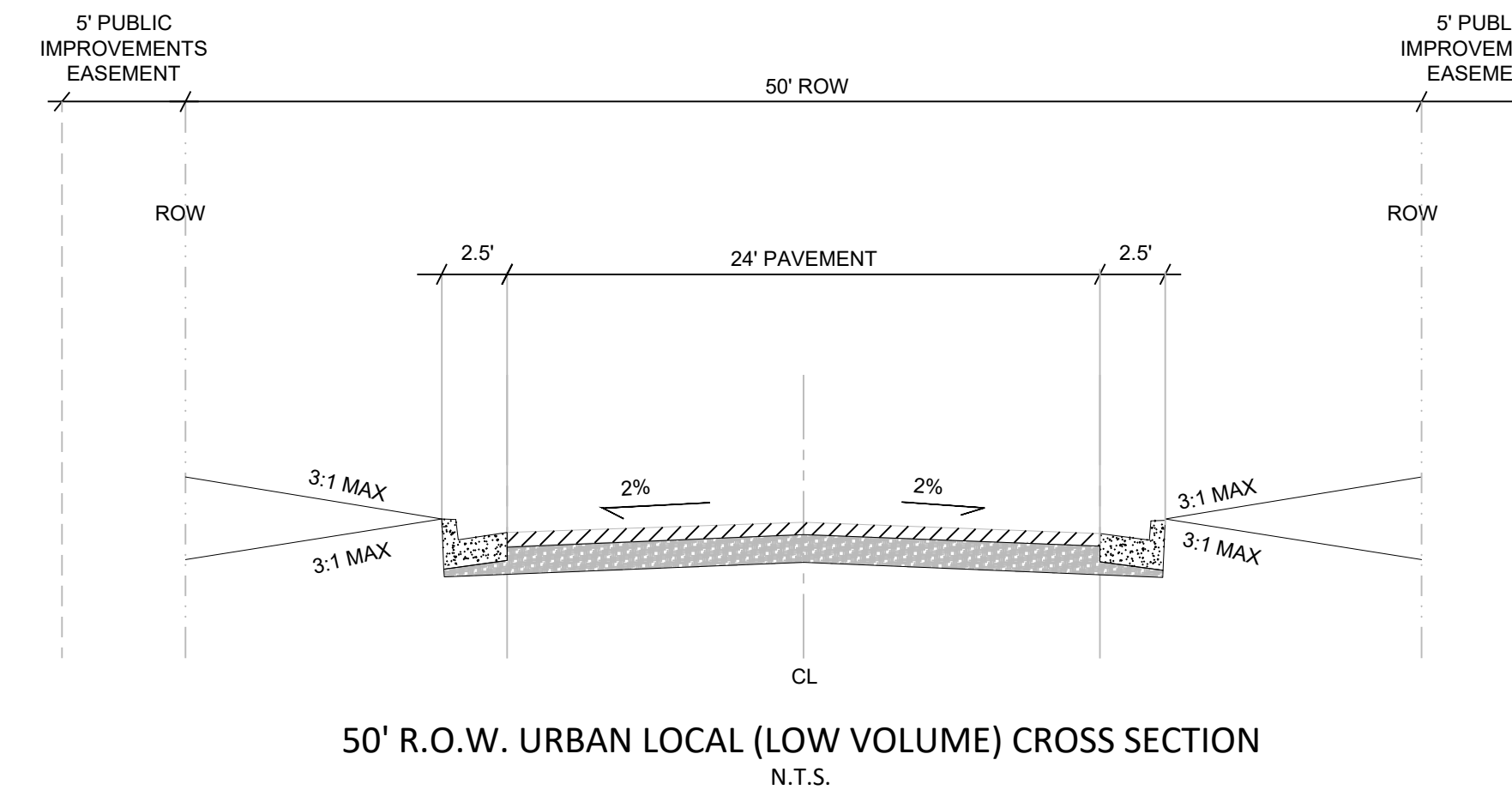
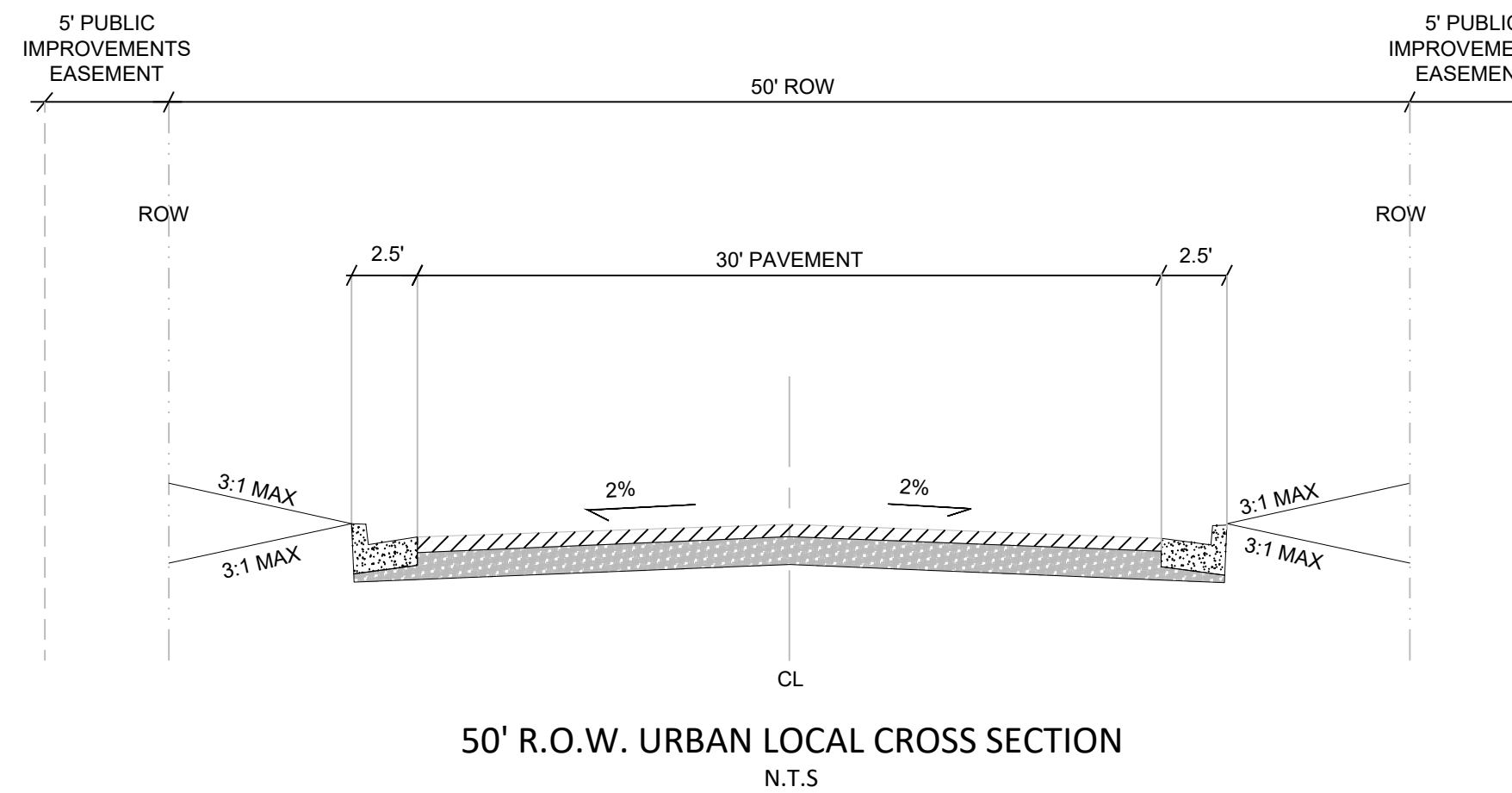
- Zone 3 Landscaping (Low Hazard Areas):** Zone 3 is the area that is beyond one hundred (100) feet from the home. Requirements Zone 3 are:
 - Reduce the density of tall trees so that canopies are not touching.
 - Remove smaller conifers that are growing between taller trees.
 - Remove heavy accumulations of woody debris.
- Maintaining Landscaping:** The following are guidelines for maintaining the landscaping around the homes within the Fire Augmented Community:
 - Keep trees pruned six (6) to (10) feet from the ground.
 - Remove leaf clutter and dead or overhanging tree branches
 - Mow the lawn regularly and promptly and properly dispose of cuttings and debris.
 - Store firewood at least thirty (30) feet away from the home.
- Lot-to-Lot Transitions.** When applicable with homes in close proximity, Lot-to-Lot Transitions should be smooth, creating a cohesive transition between lots. Sod and planting areas should connect with flowing planting bed edges from one Lot to another. Landforms, and at times retaining walls, should be continued across property lines to create cohesive landforms. Plantings of similar species or type, as well as similar wood mulch or rock should be utilized on both sides of a property line to create a harmonious planting bed and blended at the property line for a smooth transition.
Homeowners are encouraged to coordinate with their neighbors to create these smooth transitions. Should a homeowner's landscape adjoin an adjacent undeveloped lot, the homeowner should anticipate this lot-to-lot transition and install a landscape to allow for a smooth transition. Homeowners should also plan for and guard against current and future drainage surface flows within their landscape design, by incorporating appropriate rock swales near lot lines to carry these potential surface flows from their lot and any adjoining lots. Also refer to approved plant material lists.

VICINITY MAP



GENERAL NOTES

- THE APPROXIMATE SCHEDULE OF DEVELOPMENT IS TO START CONSTRUCTION SPRING OF 2024 AND BE COMPLETE BY SPRING 2025.
- MAINTENANCE FOR THE DETENTION POND AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LAKEVIEW HEIGHTS METROPOLITAN DISTRICT.
- THERE SHALL BE NO PARKING ON INTERNAL PUBLIC ROADS.
- THE PROPERTY IS NOT WITHIN A FEMA 100-YEAR OR 500-YEAR FLOOD ZONE.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES, ROADS WILL BE BUILT TO MEET A MINIMUM OF 27,000 LBS SINGLE AXLE WEIGHT AND 75,000 BL TOTAL APPARATUS WEIGHT.
- PROPOSED SEWAGE TREATMENT SERVICE TO BE PROVIDED BY PALMER LAKE SANITATION DISTRICT. INFRASTRUCTURE TO BE PROVIDED AND INSTALLED BY DEVELOPER.
- PROPOSED WATER SUPPLY SERVICE TO BE PROVIDED BY TOWN OF PALMER LAKE. INFRASTRUCTURE TO BE PROVIDED AND INSTALLED BY DEVELOPER. EVIDENCE OF WATER RIGHTS, QUANTITY, AND SUPPLY ARE DETAILED IN THE LAKEVIEW HEIGHTS - SEPP WATER RESOURCES REPORT, DATED SEPTEMBER 27, 2023.
- SITE VEGETATION CONSISTS PRIMARILY OF TALL NATIVE GRASS AND MIXED PRAIRIE PERENNIAL VEGETATION. PORTIONS OF THE SITE PRIMARILY ALONG THE NORTHERN BOUNDARY AND THROUGH THE CENTRAL PORTION OF THE PROPERTY ARE HEAVILY TREED WITH PONDEROSA PINE TREE AND GAMBLE OAKS. THE SITE HAS STEEP SLOPES AND ROCK OUTCROPPINGS ON THE PARTS OF THE NORTHERN BOUNDARY. THE PALMER LAKE MASTER PLAN IDENTIFIES THE SITE WITHIN THE EXPANSIVE SOILS AREA OF THE GEO-HAZARDS MAP AND WITHIN AN AREA OF LOW TO MODERATE RISK ON THE WILDFIRE RISK MAP. SHEET 3 INCLUDES A SLOPE ANALYSIS AND IDENTIFIES EXISTING TREES AND ROCK OUTCROPPINGS.
- THERE IS NO POTENTIAL RADIATION HAZARD ON THE SITE.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THIS MASTER PLAN AND ARE INCLUDED IN THE TOWN'S FILE FOR THE MASTER PLAN: WATER RESOURCES REPORT, DATED SEPTEMBER 27, 2023; PRELIMINARY TRAFFIC STUDY, DATED SEPTEMBER 28, 2023, REVISED APRIL 26, 2024; MASTER DEVELOPMENT DRAINAGE PLAN, DATED MAY 25, 2023, REVISED OCTOBER 18, 2023.
- PER INTERNATIONAL FIRE CODE (SECTION D107.1.), IF SPRINKLERS ARE PROVIDED, A SECOND POINT OF ACCESS IS NOT REQUIRED. IT IS THE APPLICANTS' INTENT TO INCLUDE SPRINKLERS IN ALL NEW HOMES WITHIN PHASE 1. ANY LOT OWNER/BUILDER IN FUTURE PHASES WHO FAILS TO COMPLY WITH THIS PROVISION AND THUS TRIGGERS THE REQUIREMENT FOR A SECONDARY ACCESS SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS, CONSTRUCTION, AND APPROVALS ASSOCIATED WITH SUCH SECONDARY ACCESS.



SITE DATA

Site Location:	Lakeview Heights Unit 2, 3, & a portion of 4
Existing Zoning District:	R-10,000
Total Acreage:	56.152 Acres
Existing Uses/Buildings:	Vacant Undeveloped Single Family Residential Lots
Proposed Uses:	Single Family Residential (SFR)
Phase 1 & 2 Lot Total:	80 lots
Net Density (Phase 1 & 2 Only):	2.53 DU/AC (Excludes Future Phase Area)
Total Potential Lots:	99 lots
Gross Density:	1.76 DU/AC
Maximum Building Height:	30 ft
Maximum Lot Coverage:	As limited by Code Section 17.68.040
Minimum Lot Size:	10,000 SF
Minimum Lot Setbacks:	
Front:	25'
Side:	7.5'
Rear:	25'
Minimum Lot Width:	50'
Utility Providers	
Water:	Town of Palmer Lake
Wastewater:	Palmer Lake Sanitation Dist./OWTS
Electric:	Core Electric Cooperative
Natural Gas:	Black Hills Energy
Land Use Summary	
Phase 1 ROW Area:	7.697 ac
Lot Area:	
Phase 1:	13.472 ac
Phase 2:	8.659 ac
Detention Area:	1.785 ac
Future Phase:	24.539 ac
TOTAL:	56.152 ac

LEGAL DESCRIPTION

LOTS 13-18, 29-47 BLOCK 2 LAKEVIEW HEIGHTS UNIT 2
 LOTS 1-44 BLOCK 3 LAKEVIEW HEIGHTS UNIT 2
 LOTS 1-26 BLOCK 4 LAKEVIEW HEIGHTS UNIT 2
 LOTS 1-11 BLOCK 5 LAKEVIEW HEIGHTS UNIT 2
 LOTS 1-17 BLOCK 1 LAKEVIEW HEIGHTS UNIT 3
 LOTS 1-34 BLOCK 2 LAKEVIEW HEIGHTS UNIT 3
 LOTS 1-16 BLOCK 3 LAKEVIEW HEIGHTS UNIT 3
 LOTS 1-2 BLOCK 1 LAKEVIEW HEIGHTS UNIT 4
 LOTS 1-43 BLOCK 2 LAKEVIEW HEIGHTS UNIT 4
 LOTS 1-11 BLOCK 3 LAKEVIEW HEIGHTS UNIT 4
 LOTS 1-31 BLOCK 4 LAKEVIEW HEIGHTS UNIT 4
 TRACT IN SE4SE4 OF SEC 5-11-67 LY N OF RR

PROJECT TEAM

OWNER:	Sepp & Affiliates 857 Tailings Drive Monument, CO 80132 719-400-9430 Contact: Eric Sepp II, Owner (See plan sheets 3 & 4 for other ownership information)
CIVIL ENGINEER:	Atwell, LLC 143 Union Blvd. STE. 700 Lakewood, CO 80228 303-462-1100 Contact: Garrett Bales, P.E.
SURVEYOR:	Atwell, LLC 143 Union Blvd. STE. 700 Lakewood, CO 80228 Contact: Vladislav Skrejev
PLANNER:	N.E.S. Inc. 619 North Cascade Avenue, STE. 200 Colorado Springs, CO 80903 719-471-0073 Contact: Brooks Swenson

SHEET INDEX

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2 OF 5	OVERALL MASTER PLAN
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4 OF 5	UNIT 2 ENLARGEMENT
5 OF 5	UNIT 3 ENLARGEMENT

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PLANNER / LANDSCAPE ARCHITECT
 IN ASSOCIATION WITH

LAKEVIEW HEIGHTS MASTER PLAN

DATE:	7/25/2024
PROJECT MGR:	A. BARLOW
PREPARED BY:	A. LANGHANS

DATE:	BY:	DESCRIPTION:
7/5/2023	AL	INITIAL SUBMITTAL
11/14/2023	AL	PER TOWN COMMENTS
7/25/2024	JBS	PER TOWN COMMENTS

COVER

1

1 OF 5

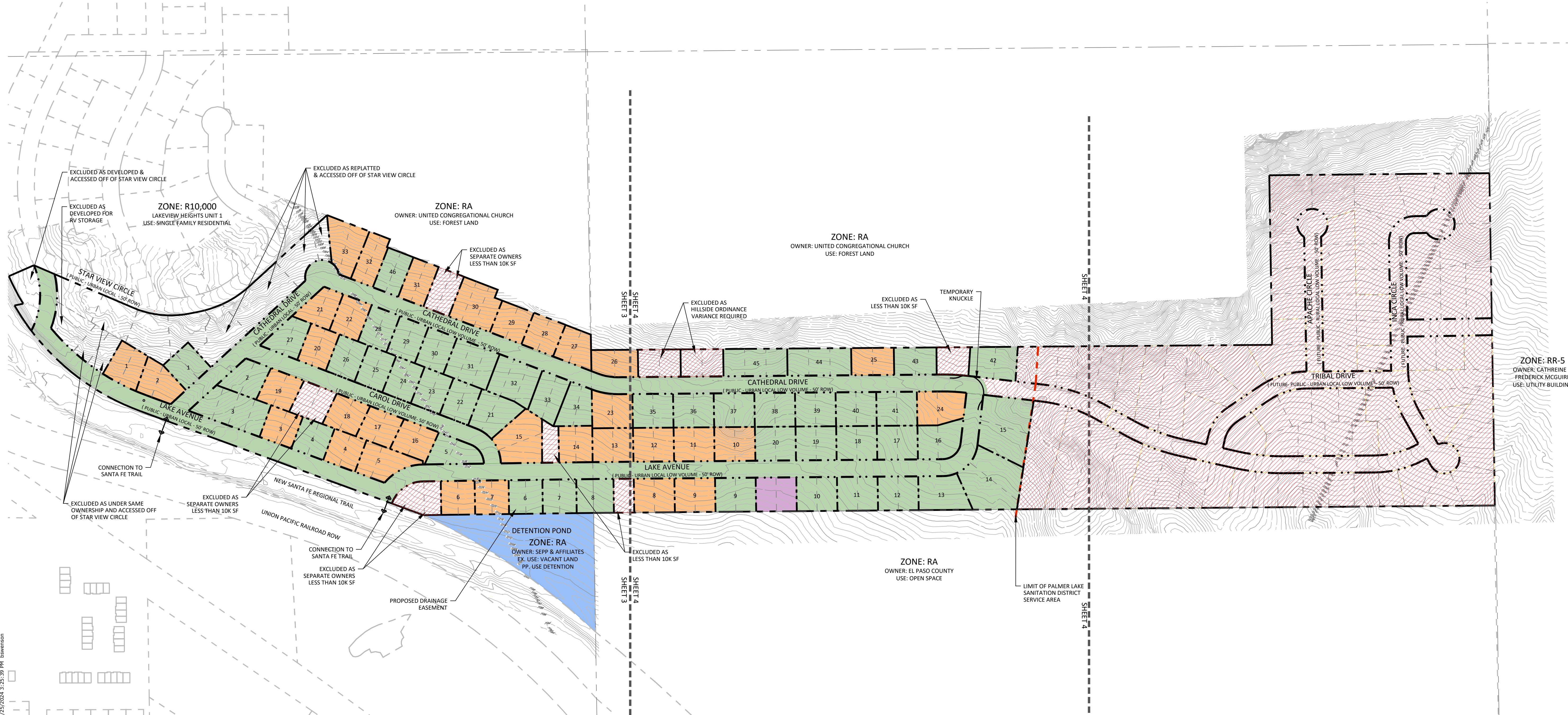
LAKEVIEW HEIGHTS

PALMER LAKE, COLORADO

MASTER PLAN



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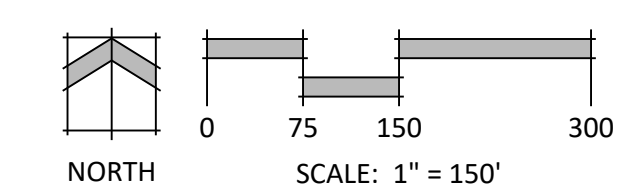


PROPOSED PHASING

- **Phase 1:** 46 lots owned by Sepp & Affiliates, and construction of road and utility infrastructure to serve these lots.
- **Phase 2:** 33 lots owned by others that can be served off the roads constructed in Phase 1 and that can meet the requirements of the R-10,000 zone without a variance. These will be served by infrastructure constructed with phase 1.
- **Future Phase:**
 - 9 potential lots that would require a variance due to the lot size not meeting the zone district minimum lot size. These will be served by infrastructure constructed in Phase 1;
 - 2 potential lots that would require a variance from the hillside ordinance due to slope and resultant buildable area. these will be served by infrastructure constructed with Phase 1;
 - 8 potential lots on the east side of the Master Plan area. This approximately 20-acre area lies east of Palmer Lake Sanitation District Boundary and would have to be served by septic systems for wastewater. The terrain also creates challenges for water service extension, so water would have to be provided by wells. This would require a minimum lot size of 2.5 acres, which would limit the area to 8 lots. These will not be served by infrastructure constructed with phase 1.
 - 1 lot in escrow to be owned by Sepp and Affiliates and included in Phase 1 upon closing.

LEGEND

- PHASE 1 (46 LOTS OWNED BY SEPP & AFFILIATES)
- 1 LOT IN ESCROW (TO BE OWNED BY SEPP & AFFILIATES)
- PHASE 2 (33 LOTS OWNED BY OTHERS)
- STORM WATER DETENTION/DRAINAGE
- FUTURE PHASE
- PROPOSED LOT LINE
- - - EXISTING LOT LINE
- - - ROW
- - - LIMITS OF MUNICIPAL SANITARY SEWER SERVICE



LAKEVIEW HEIGHTS

MASTER PLAN

DATE: 7/25/2024
PROJECT MGR: A. BARLOW
PREPARED BY: A. LANGHANS

MASTER PLAN

2

2 OF 5

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LAKEVIEW HEIGHTS

PALMER LAKE, COLORADO

MASTER PLAN

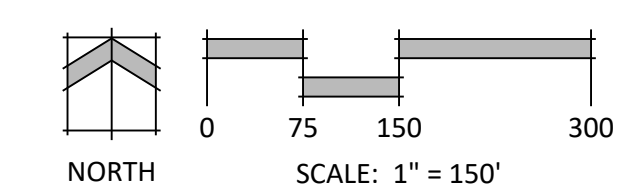


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LEGEND

- ROCK OUTCROPPING
- EXISTING TREES
- 30%+ SLOPE
- FUTURE PHASE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- ROW
- LIMITS OF MUNICIPAL SANITARY SEWER SERVICE



LAKEVIEW HEIGHTS

MASTER PLAN

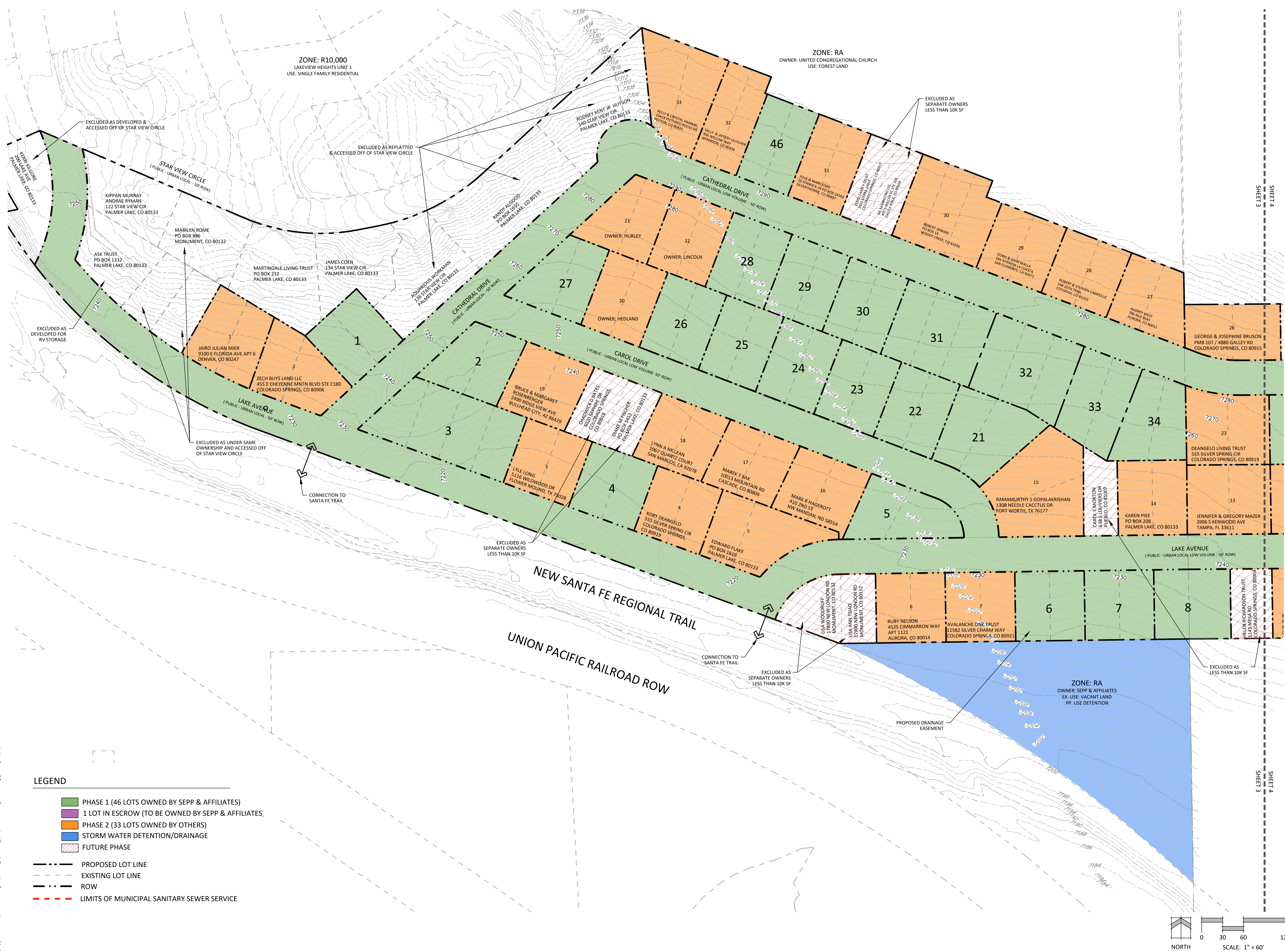
DATE: 7/25/2024
PROJECT MGR: A. BARLOW
PREPARED BY: A. LANGHANS

SLOPE ANALYSIS & NATURAL FEATURES

3

3 OF 5

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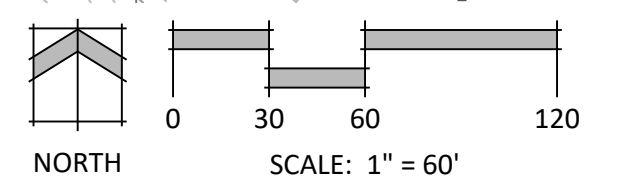


ZONE: R10,000
LAKEVIEW HEIGHTS UNIT 1
USE: SINGLE FAMILY RESIDENTIAL

ZONE: RA
OWNER: UNITED CONGREGATIONAL CHURCH
USE: FOREST LAND

ZONE: RA
OWNER: SEPP & AFFILIATES
EX. USE: VACANT LAND
PP. USE DETENTION

- LEGEND**
- PHASE 1 (46 LOTS OWNED BY SEPP & AFFILIATES)
 - 1 LOT IN ESCROW (TO BE OWNED BY SEPP & AFFILIATES)
 - PHASE 2 (33 LOTS OWNED BY OTHERS)
 - STORM WATER DETENTION/DRAINAGE
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LAKEVIEW HEIGHTS

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UNIT 2 ENLARGEMENT

4

4 OF 5

SHEET 3

SHEET 4

SHEET 3

SHEET 4

IN ASSOCIATION WITH

STAMP

ISSUE INFO

SHEET TITLE

SHEET NUMBER

PLAN FILE #

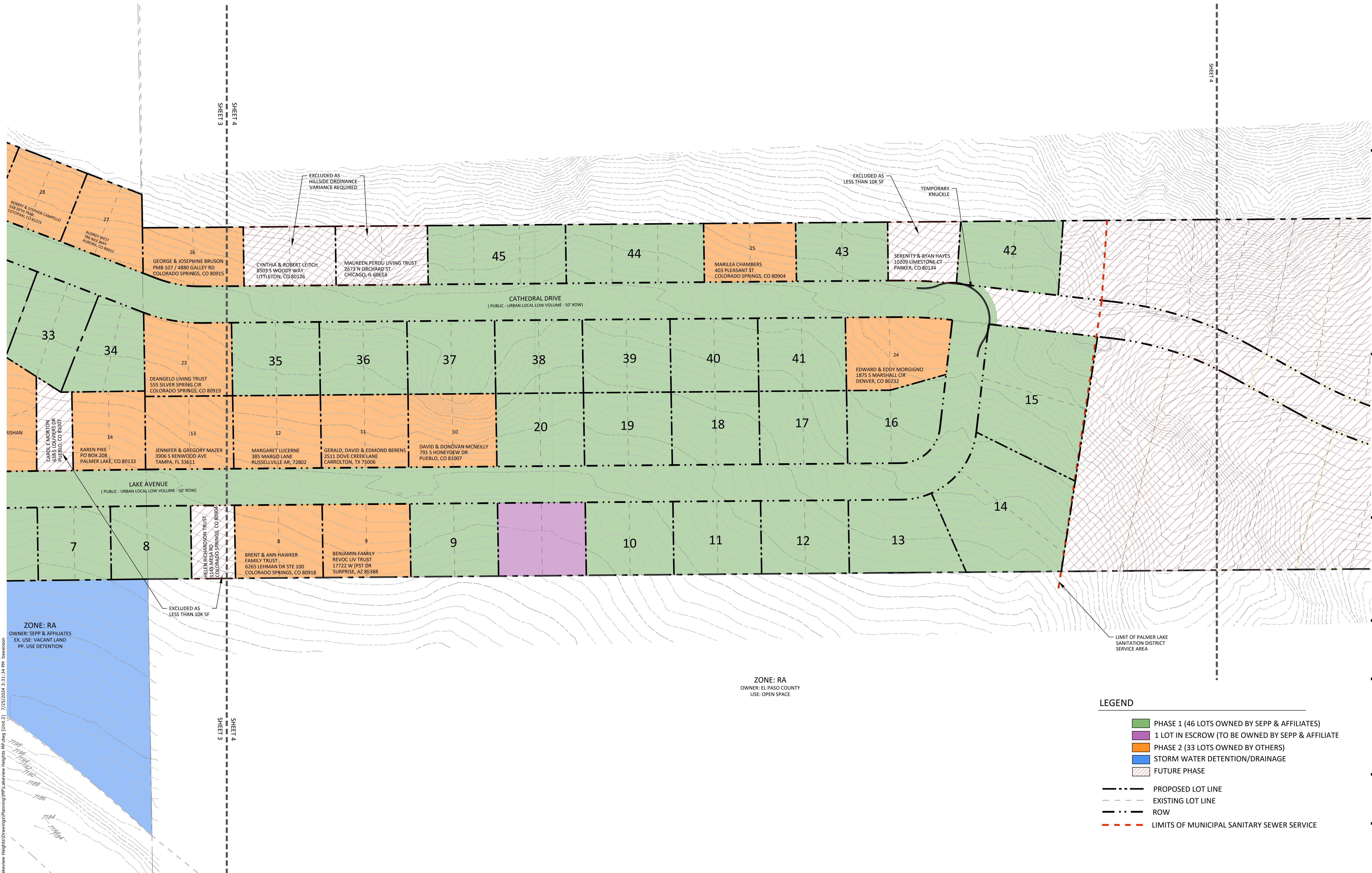
LAKEVIEW HEIGHTS

PALMER LAKE, COLORADO

MASTER PLAN



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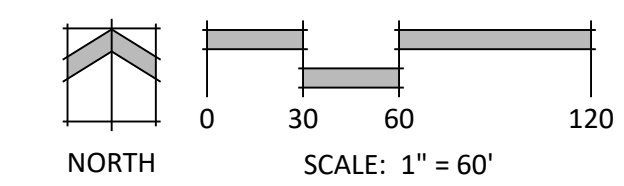
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UNIT 3 ENLARGEMENT

5

5 OF 5

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SHEET 3
SHEET 4

SHEET 3
SHEET 4

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SHEET TITLE

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