

## **WILDFIRE MITIGATION PLAN**

For the John Beckcom Residence  
37710 Highway 72  
Docket: SPR - 04-130  
Inspection date: 2/3/2005

*Knowledge to Go Places*

Boulder District  
5625 Ute Highway  
Longmont, Colorado 80503-9130  
(303) 823-5774

### **Prepared for:**

John Beckcom  
3319 Monarch  
San Antonio, TX 78259  
Phone: 210-487-2185

### **Prepared by:**

Cory Secher - Forester  
Boulder District  
Phone: (303) 823-5774  
E-mail: csecher@lamar.colostate.edu

## **SITE LOCATION AND PROPERTY DESCRIPTION**

The property is located at Section 36, Township 1N, and Range 73W, 37710 Highway 72. The fire protection district is the Nederland fire protection district (303-258-9161). There will be a new residence built on site. The lot is 4 acres in size and has a ~5% percent slope with a southwest aspect. The residence is at 8,900 feet in elevation, and has total of 3,915 square feet. The proposed building site is mid-slope and it is a relatively dry site. Highway 72 to the west of residence creates a small man-made barrier that may help stop or slow the spread of a surface/crown fire on the site.

## **CONSTRUCTION DESIGN AND MATERIALS**

The proposed house has a relatively simple design with a simple roofline and is oriented with a southwest aspect. The roofing material will consist of metal. The exterior wall material is to be wood. Soffits are to be ¾" thick tongue and groove and made from wood.

The structure has ~30 medium sized windows with the primary viewing direction being toward the southwest side of the structure. Windows will be double glazed with low e-coated tempered glass and frames made of aluminum clad. Exterior doors are to be 1-3/4", fire-rated, and made of steel.

The one deck will be constructed of stone materials and supported by 6x6 timbers. The deck will be open on the sides but will be covered. This deck will not be required to have a buffer zone since it sits directly on the ground and is made of stone.

The propane tank will be buried under ground approximately 20 feet to the northeast of the residence.

Utilities for the property will be buried from a pole that is located 40 feet to the southwest of the residence. The septic field is located 40 feet southwest of the residence. A well will be located 50 feet to the north of the residence (see map)

## **DRIVEWAY ACCESS FOR EMERGENCY VEHICLES**

Access to the property from Boulder take Boulder Canyon Drive to Nederland and continue north on Highway 72, the property will be on the east side of the highway prior to mile marker 38.

The existing driveway will create a little additional site disturbance and soil compaction and will require the removal of only a few trees. The driveway will be a minimum of 12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12%. The driveway is 480 feet long therefore there will be a turn around required (see plan for details). The driveway is greater than 400 feet therefore there will be a pull-out hammerhead required.

## **EMERGENCY WATER SUPPLY FOR FIRE FIGHTING**

The water source will be from a 1,800 gallon fire cistern that will be located approximately 100 feet to the north-northeast of the residence. The cistern will have a dry hydrant connection with a 6 inch NH threaded connection and cap. Alternatively, a contribution may be made to the fire protection district community cistern fund (if available). Contact the Nederland fire protection district (303-258-9161) for more information and specific details.

## **FUELS REDUCTION**

All trees to be removed are marked with blue spray paint. All trees that are to remain within zones 1 and 2 will be unmarked. If the property is less than 1 acre it may not have zones marked due to boundary interference. Harvested wood that remains on site will be stacked at least 30 feet from the house and at the same elevation when possible. Slash from the harvest will be chipped. Note that before burning piles, you must obtain a valid Open Burning Permit from the Boulder County Environmental Health Department and notify your local fire protection district (Nederland fire protection district (303-258-9161)).

## DEFENSIBLE SPACE ZONES AND FOREST MANAGEMENT

The site has a dominant overstory consisting of ponderosa pine (*Pinus ponderosa*) with a ponderosa pine (*Pinus ponderosa*), Lodgepole pine (*Pinus contorta*), Douglas-fir (*Pseudotsuga menziesii*), and limber pine (*Pinus flexilis*) understory component. The area is predominantly fuel model 9 with ground fuels consisting of grasses and forbs. Fuel model 9 is represented by closed canopy stands of ponderosa pine and mixed conifer. Understory may consist of small trees and shrubs, grasses, and moderate concentrations of down, dead woody litter. There was a moderate infestation of Dwarf Mistletoe in the limber pine (*Pinus flexilis*) and signs of historic mountain pine beetle mortality.

There are three defensible space zones to be created around the structure(s) on the site. Please note that it is possible that one or more of these zones will cross over the subject property onto adjacent properties. Property boundaries must be respected; mitigation work is not required beyond immediate boundaries. However, landowners are encouraged to contact and work with neighbors if property lines limit the ability to mitigate within the prescribed area. Defensible space is a benefit, not only to the individual but also to the community as a whole.

**Zone 1** - Starts at the foundation and extends out 15 feet in all directions from the outside edge of the structure(s). Zone 1 is broken down into three segments:

**Zone 1A** - Consists of the structure(s) themselves and the area immediately adjacent to and surrounding the structure(s) on all sides. A three-foot wide, non-flammable strip will be created using crushed gravel over a not needed weed barrier material. This strip will also extend back under, and out to, two feet past the drip line of any decks.

**Zone 1B** - Extends out from Zone 1A. In this zone, all highly flammable vegetation is to be removed. Any large dead woody material on the ground will also be removed. Firewise plants will be used for landscaping and re-vegetation. Grasses will be irrigated when possible and mowed to a maximum height of 6 to 8 inches twice per growing season to a distance of 30 feet from the structure.

**Zone 1C** - This zone extends out from Zone 1B to 15 feet from the house. All understory trees (ladder fuels) will be removed as marked. These are small seedling and sapling size trees that can be ladders for fire to get in the crowns of the larger trees. A few of the larger, healthy trees are to be retained for screening. All remaining trees in this zone will be pruned to a height of 10 feet. They must be well spaced so that the crowns are not touching (10 foot minimum crown spacing). No trees will overhang the house or decks, unless approved by Boulder County or CSFS as "part of the structure" with additional fuels reduction around those trees to insure the defensible space integrity. Trees should be at least 15 feet away from the house on all sides, and a minimum of 10 feet from chimneys.

**Zone 2** - This zone extends out from Zone 1C, and acts as a transition zone between the heavily thinned areas near the house to the existing forest setting. It extends down slope between 100-170 feet depending upon slope steepness. Zone 2 also extends on either side of the structure a minimum of 100 feet and behind the house between 70-100 feet assuming no boundary restrictions. Tree spacing begins as in Zone 1C and gradually decreases as you approach the outer edge of the zone. Thinning and crown spacing becomes greater in areas of steep slopes. Ladder fuels and poor quality, suppressed and/or diseased trees, 6 to 8 inches in diameter, make up the majority of the removals. The remaining mature trees will be pruned to a height of 10 feet at the intersection of Zones 1 and 2 with limbing reduced in height to 6 feet as you approach Zone 3. If there are any questions pertaining to slope and the changes in thinning spacing and distance regulations please refer to [www.colostate.edu/Depts/CSFS/](http://www.colostate.edu/Depts/CSFS/) and find the *Quick Facts 6.302 Creating Wildfire Defensible Space*.

**Zone 3** - This zone extends out from Zone 2 to the edge of the property. It may extend out to areas that are not part of the immediate mitigation efforts. In this zone, a few thicker clumps of trees are acceptable, as well as some unpruned trees near the outer edge. Thinning in this zone adds some protection, but is aimed more at forest health. Trees that are of poor quality or form, or have insect or disease infestations, should be removed. Slash in this zone can be lopped and scattered and/or piled for wildlife use.

- Thin suppressed trees and trees with disease and insect infestations and retain the larger, healthier trees.
- Snags should be retained for wildlife.
- Some slash in this zone can be lopped and scattered and/or piled for wildlife enhancement and shelter.
- Large amounts of slash should be disposed of by chipping, hauling to an approved site, or burning.
- For burning permits, check with your local fire protection district.

## MAINTENANCE AND RECOMMENDATIONS

As detailed in fact sheet 6.302, *Creating Wildfire Defensible Zones*, an important factor that determines a structure's ability to survive wildfire is defensible space. Defensible space is a maintained area around a structure where fuels (flammable materials) are modified to slow the possible spread of wildfire to the structure, as well as from the structure to the surrounding areas. Defensible space provides a place where structure protection and fire suppression operations may occur. Wildfire hazard mitigation work breaks up fuel continuity, potentially decreasing a wildfire's intensity, and for more effectiveness should be completed beyond a home's defensible space, zone 1 and 2, area into zone 3.

In addition to the above recommendations, several other measures can be taken to make your home more fire safe and add an additional measure of safety for your family. While not required through site plan review, the following measures should be undertaken to maintain the home and defensible space in the future.

- Maintain your defensible space yearly; contact your local forester for a 5-year maintenance inspection
- Keep firewood at least 30 feet away from buildings; clear weeds and grass from around pile
- Do not stack fresh cut wood against live trees – this could invite unwanted insects
- When possible, maintain an irrigated green space; mow grasses 6" to 8" high
- Connect, and have available, a minimum of 50 feet of garden hose with an adjustable nozzle
- Have an emergency evacuation plan in place (included in wildfire mitigation plan)
- Be aware of fire danger; check the Boulder Fire Weather website at [www.crh.hoaa.gov/den/fireindx.html](http://www.crh.hoaa.gov/den/fireindx.html)
- Keep driveways and property address marked with reflective easy to see signs
- Maintain screens on foundations, soffit vents, roof vents, and attic openings
- Get rid of unnecessary accumulations of debris and trash from yards
- Keep tools such as shovels, rakes, ladders, and axes available and ready for use
- Clean debris from the roof and gutters at least two times annually
- Check screens and maintain spark arresters on chimneys annually
- Avoid storing combustibles under decks such as wood piles, scrap lumber, and fuels

## DEFINITIONS

Wildfire mitigation plan – A plan to reduce wildfire hazards around a home or other structure through fuels reduction. A document to inform urban interface home owners of the dangers and responsibilities of living in the interface. A plan to help outline the initial and ongoing fuels reduction needed to maintain an effective and healthy wildfire defensible space.

Fuel Model – A number system that identifies the types of fuels found on the property that will directly influence fire behavior

Aspect – Exposure. The direction a slope faces.

Canopy – The cover of branches and foliage formed collectively by crowns of adjacent trees.

Crown – Branches and foliage of a tree.

Dominant fuel type – Matter that would carry a fire, found on the ground.

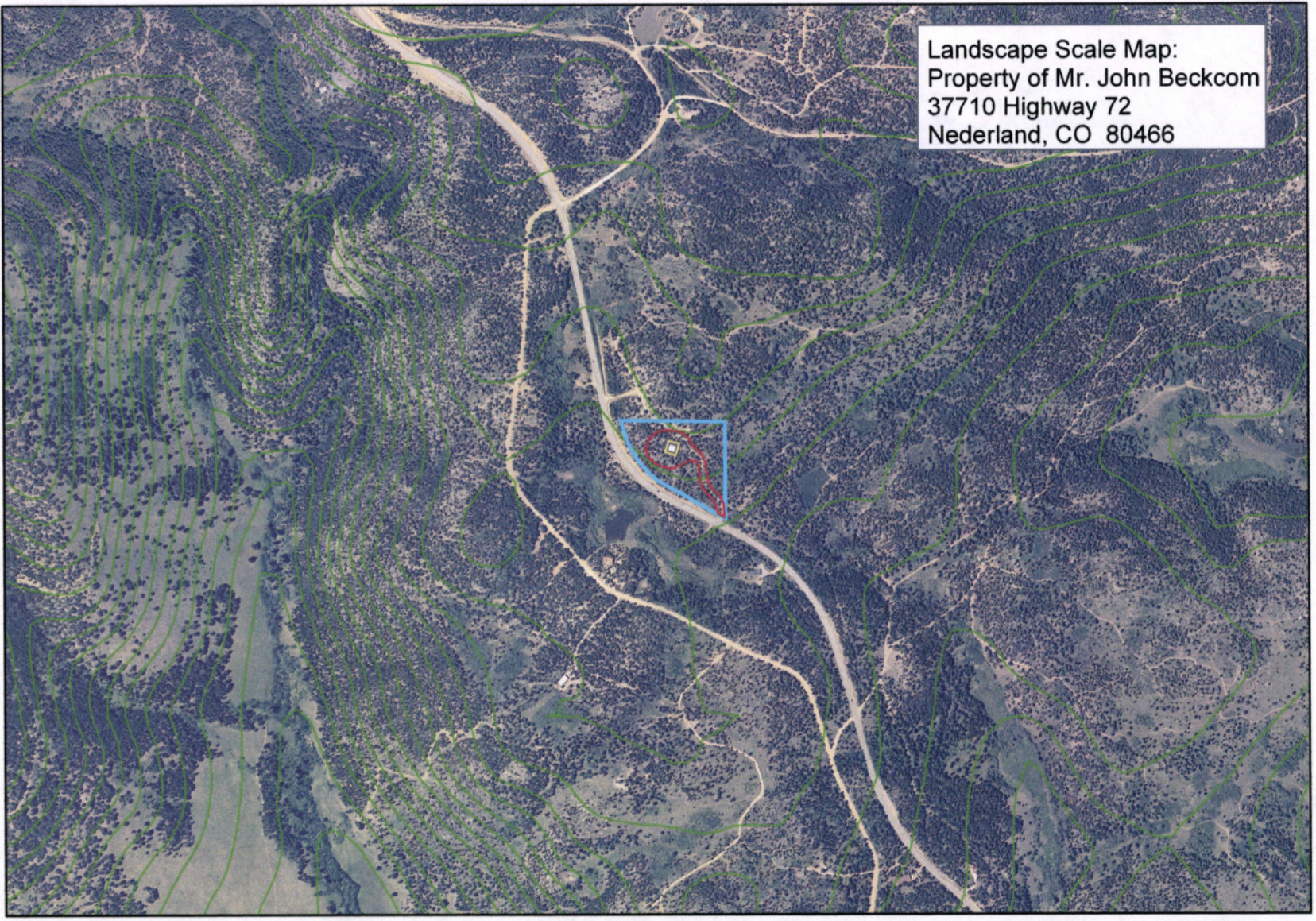
Fuel continuity – The proximity of fuels to each other. Helps determine if a fire can sustain itself.

Limb (verb) – To remove the branches from a tree.

Overstory – The tree species that forms the uppermost forest layer (dominant and co-dominant).

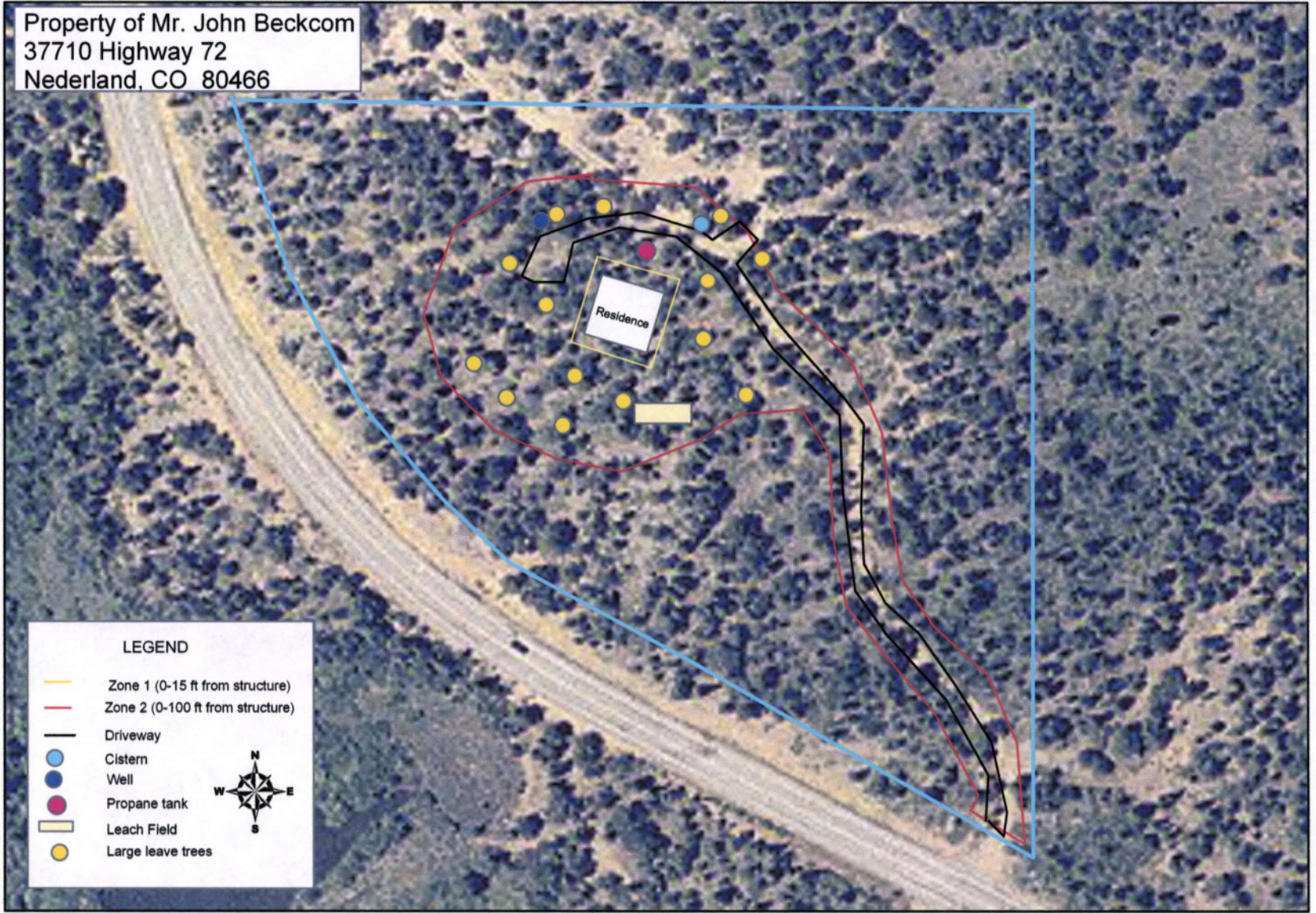
Snag – Standing dead tree, often used by wildlife such as woodpeckers, owls, and other various mammals.

Landscape Scale Map:  
Property of Mr. John Beckcom  
37710 Highway 72  
Nederland, CO 80466



0 1,950 3,900 7,800 Feet

Property of Mr. John Beckcom  
37710 Highway 72  
Nederland, CO 80466



**LEGEND**

- Zone 1 (0-15 ft from structure)
- Zone 2 (0-100 ft from structure)
- Driveway
- Cistern
- Well
- Propane tank
- Leach Field
- Large leaf trees



0 255 510 1,020 Feet

**DIRECTIONS FOR FILLING OUT FORM:**

Please fill out as complete as possible and fax to Cory Secher at 303-823-5768 or mail to 5625 Ute Highway, Longmont CO 80503-9130.

Any **Bolded** categories will be filled in by the CSFS representative at the time of initial site visit and tree marking for the defensible space. If you have any questions about this form please contact Cory Secher at 303-823-5774 or by email at [csecher@lamar.colostate.edu](mailto:csecher@lamar.colostate.edu).

**Wildfire Mitigation Plan**  
**FIELD DATA FORM**

**Inspection Date:** 2-3-05  
**Landowner name:** ~~Beckcom~~ Beckcom, John. (Mike)  
**Mailing address:** 3319 Monarch } ★  
**City, State. Zip:** San Antonio, TX 78259  
**Site address:** 37710 Peak to Peak  
**Phone number:** 479 846 4512 (210-487-2185)  
**Road access:** \_\_\_\_\_ (Directions from main access road)  
**Docket Number:** SPR-04-130 (SPR, LU, Etc.)  
**Section:** 36  
**Township:** 1 North  
**Range:** 73 west of the 6th P.M  
**Legal Description:** \_\_\_\_\_

017 247 2003 18.31 0030233100 03 3 00131 1 PAGE 02

FPD: \_\_\_\_\_

Dominant fuel type: \_\_\_\_\_ (Grass/forbs/shrubs/slash/etc)

Dominant overstory: \_\_\_\_\_

Co-dominant overstory: \_\_\_\_\_

Fuel model type: \_\_\_\_\_

Slash disposal: Chipped (Chipped/hailed/burned/top-scatter)

Aspect: South West (Direction of slope)

Slope: \_\_\_\_\_

Elevation: 8900 (feet)

Building site: \_\_\_\_\_ (Chimney/saddle/valley/ridge/mid-slope)

Site moisture: \_\_\_\_\_

Natural fire barrier: \_\_\_\_\_

Insect & Disease Diagnosis: \_\_\_\_\_

Lot size (acres): 4 (Acres)

Number of Structures: 1 (All structures to be present)

Existing Structures: ∅ (House/barn/garage/etc.)

New Structure: House (House/Barn/new addition/etc..)

Driveway length: 480' (Actual length in feet from road to home)

Driveway trees removed: (few) (few/many/none)

Home buffer material: \_\_\_\_\_ (Stone/crushed gravel/decorative stone)

House design: Simple (simple/complex)

Roof Design: Simple (simple/complex)

Roof material: Metal (Asphalt shingles/concrete tiles/metal)

01/24/2003 10:31 3030233700 03/03/2013 PAGE 00

Soffits type: - Tongue & groove - wood (Plywood/hardboard/cement board)

Siding material: wood (Cement/hardboard/log/stucco/stone/wood)

Windows (#): 30 (approximate number of windows)

Windows Size: Medium (On average: small/medium/large)

Windows Frames: Clad (Wood/aluminum/aluminum clad)

Windows Aspect: Southwest (Dominant viewing direction)

Window Construction: Low E (Tempered glass/e-coating/etc.)

Door Material: \_\_\_\_\_ (Wood/steel/fiberglass/composite)

Deck material: stone (Wood/composite materials)

Deck Description: open with roof (Enclosed/open)

Deck support type: 6x6 timbers (Timber posts/logs/steel/concrete/stone)

Deck buffer material: N/A (Crushed rock/~~gravel~~)

Deck weed barrier: N/A (Fiberglass/polyester)

Structure SQR. FT.: 3915 (Total square feet of structure)

Utility Location: buried - from SE ~ 50' (Pole/buried: Direction from structure)

Structure aspect: South West (Dominant facing direction/view)

Leach field: 40' + SW of house (Distance from house, and direction)

Cistern: ? ~ 100' N-NE (Distance from house, and direction)

Cistern Type: Fire (Domestic Cistern or Fire Cistern)

Cistern size: ~~7200~~ 1,800 gallon (gallons)

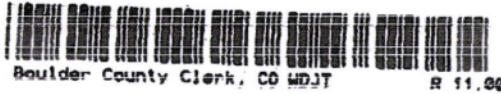
Well (if applicable): 50' North of house (Distance form house, and direction)

Propane Tank location: North East 20' + (Distance from house and direction)  
Buried tank



Other:





# WARRANTY DEED

THIS DEED, Made this 25th day of September, 2002 between

**David Blanchette**

of the County of ~~Jefferson~~, in the State of Colorado, grantor, and

**John Beckcom and Nancy Beckcom**

Whose legal address is 620 Ozler Batavia, IL 60510  
of the County of ~~Kane~~, in the State of Illinois, grantees:

WITNESSETH, that the grantor, for and in consideration of the sum of One Hundred Fifty Eight Thousand and 00/100 DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee(s), their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with improvements, if any, situate, lying and being in the County of Boulder and State of Colorado, described as follows:

That part of the Northeast quarter of Section 36, Township 1 North, Range 73 West of the 6th P.M., Boulder County, Colorado, described as beginning at a point on the North line of the Northeast quarter of the said Section 36, also being Corner #2 of the Ptarmagon Lode, State #16 and from which point the Northeast corner of the said Section 36 bears Easterly 300 feet; Thence Southerly along line 2-3 of the Ptarmagon Lode to a point on the Northerly Right-of-way line of Highway #72 (Description South 00 deg. 22 min. 38 sec. West and calculated distance of 617.77 feet); Thence along the Northeasterly Right-of-way line of Highway #72 as described in Book 1239 at Page 191 the following courses and distances: North 62 deg. 27 min. 00 sec. West, a distance of 261.78 feet; Thence North 59 deg. 51 min. 00 sec. West a distance of 190.63 feet; Thence along the arc of a curve to the right with a radius of 650.20 feet a distance of 394.92 feet (the chord of which arc bears North 37 deg. 03 min. 00 sec. West a distance of 388.86 feet); Thence North 15 deg. 44 min. 00 sec. West a distance of 94.11 feet to a point on the North line of the Northeast quarter of the said Section 36; Thence Easterly along the said North line, 656.74 feet to the Point of Beginning.  
(Description South 89 deg. 20 min. 01 sec. East a calculated distance of 656.74 feet.)  
County of Boulder, State of Colorado.

also known by street and number as 0 Peak to Peak Highway Nederland CO 80466

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

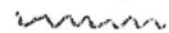
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said grantee(s), their heirs and assigns forever. And the grantor(s), for himself has granted, bargained, sold and conveyed, and by these presents does for himself, his heirs and personal representatives, covenant, grant, bargain, and agree to and with the grantee(s), their heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature soever,

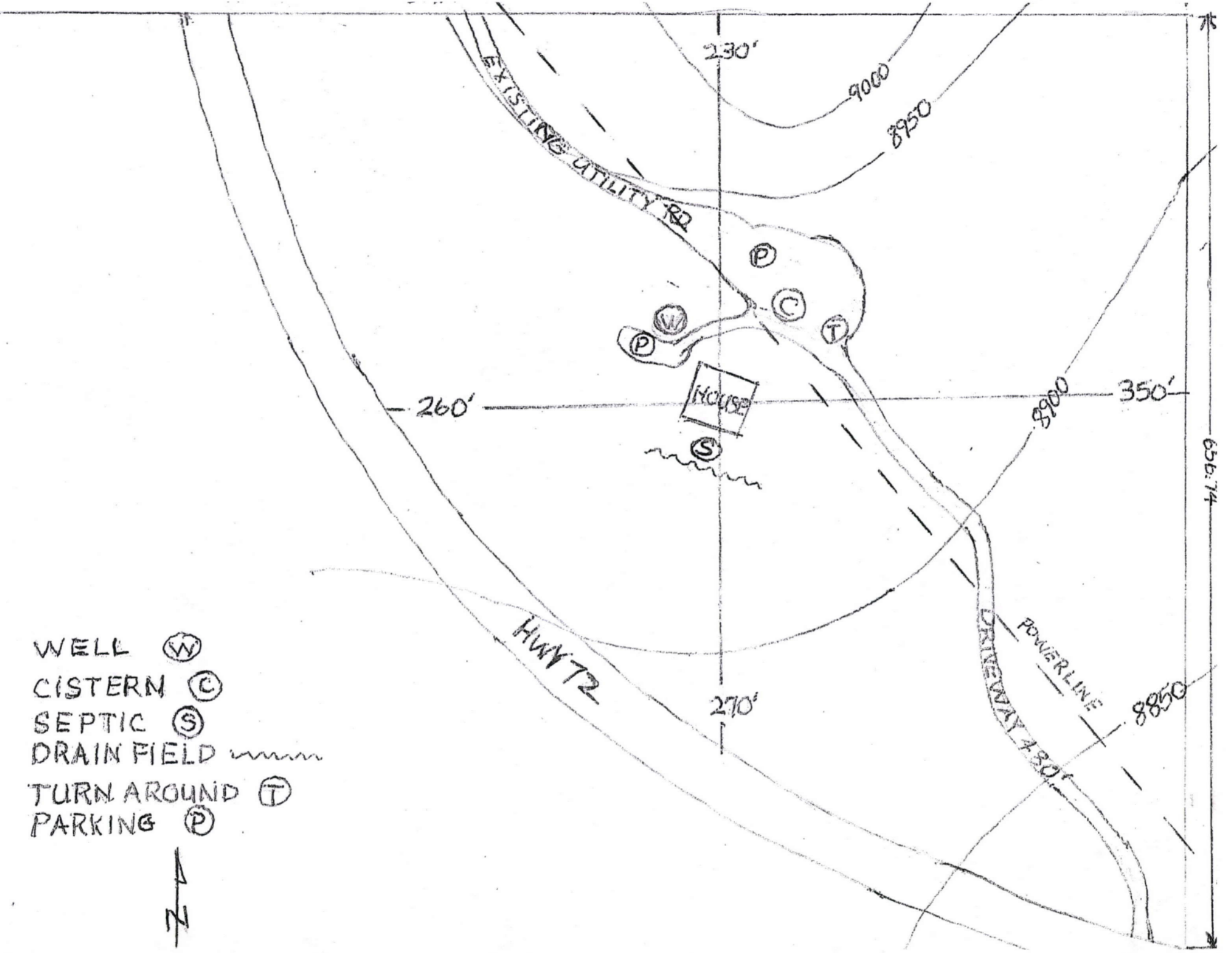
EXCEPT FOR THOSE EXCEPTIONS REFERRED TO IN TITLE INSURANCE COMMITMENT NO. TB2002-4952.C-2 ISSUED BY Gilpin - Boulder Title AND EXCEPT TAXES AND ASSESSMENTS FOR THE CURRENT YEAR AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

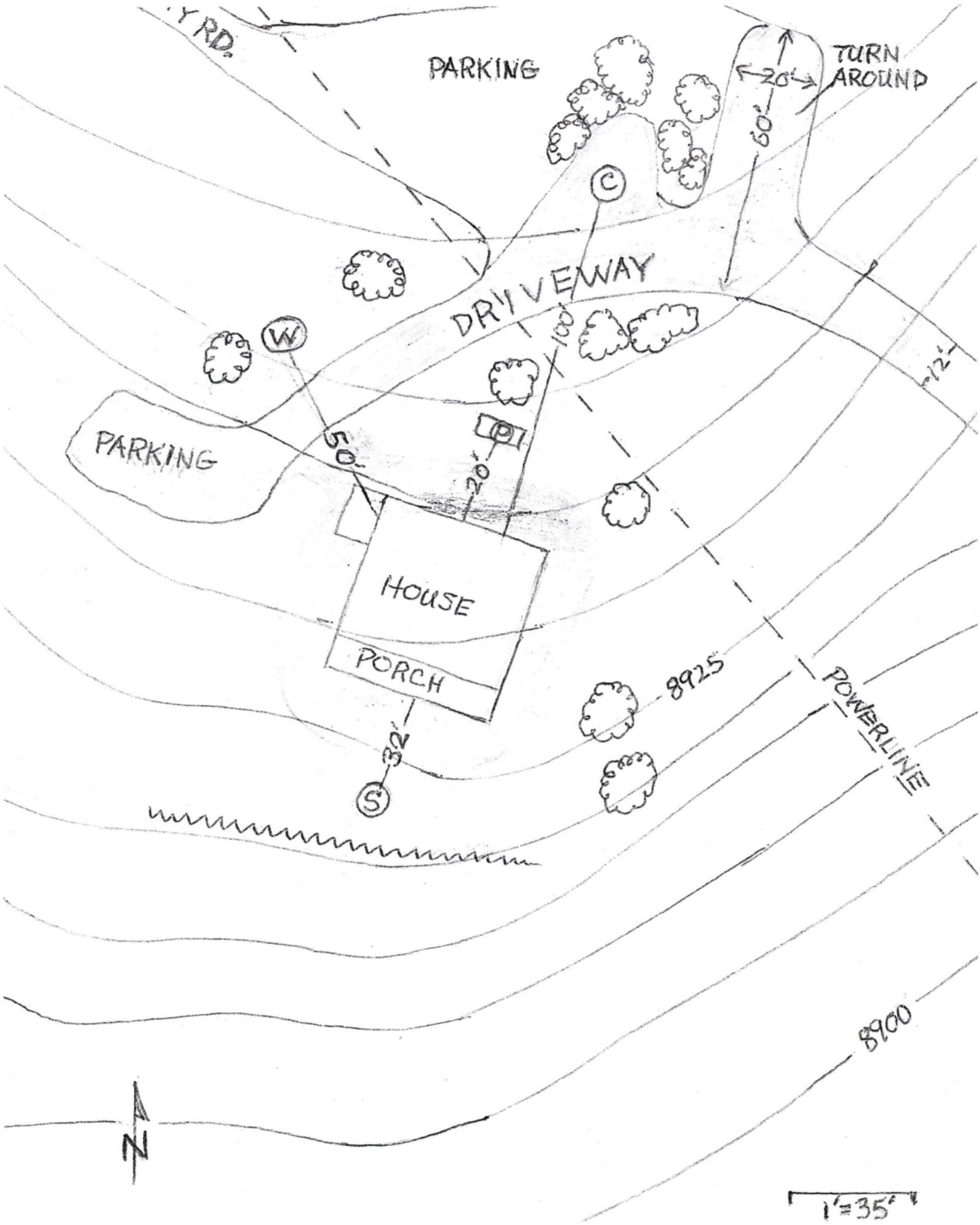
26.80

DF 15.80

2002 - 4952

- WELL (W)
- CISTERN (C)
- SEPTIC (S)
- DRAIN FIELD 
- TURN AROUND (T)
- PARKING (P)





1" = 35'