

## **WILDFIRE MITIGATION PLAN**

Docket: SPR - 04-121

Inspection date: 12/17/2004

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

### **Prepared for:**

Gary Maguire  
205 2nd Court (Box 1666)  
Lyons, CO 80540-1666  
Phone: 303-823-2318

### **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 287 South Skinner Rd., Allenspark CO 80510. Access to the property from Lyons head west on Highway 7 (St. Vrain Rad) toward Allenspark and once in Allenspark take a right on Skinner road and continue to the left until you get to 287 S. Skinner. The legal description is Section 26, Township 3N, and Range 73W Lot 35C - Triple Creak Ranch Development. The fire protection district is the Allenspark fire protection district (303-747-2586). There will be a new residence with attached garage built on site. The lot is 1.93 acres in size and has a ~18% percent slope with a northern aspect. It is at 8,735 feet in elevation. The proposed building site is mid-slope and it is a relatively dry site. South Skinner Road located about 100 feet to the south of residence creates a small man made barrier that may help stop or slow the spread of a surface/crown fire on the site.

The site has a dominant overstory consisting of Lodgepole pine (*Pinus contorta*) with a Lodgepole pine (*Pinus contorta*), Douglas-fir (*Pseudotsuga menziesii*), and Blue Spruce (*Pinus pungens*) understory component. The area is predominantly fuel model 9 with ground fuels consisting of shrubs. 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. In this fuel model fire behavior is usually confined to the surface litter, torching of individual trees is possible, and under high burning conditions and steep slopes crown fires can be encountered. There is a fairly significant Dwarf Mistletoe (DMT) infestation in the Lodgepole pines along with a mild infestation of Broom Rust in the Douglas fir.

## **CONSTRUCTION DESIGN AND MATERIALS**

The proposed house is 4260 square feet in size (residence is 3,100 and attached garage is 1,160) and has a relatively simple design with a simple roofline and is oriented with a northern aspect.

The roofing material will consist of metal. The exterior wall material is to be log and true stucco. Soffits are to be ¾" thick cement board.

The structure has ~24 large sized windows with the primary viewing direction being toward the northern side of the structure. No shrubs or landscaping will be located directly in front of these windows to insure fire safety. 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 wood and composite materials.

The one deck will be constructed of composite materials and supported by timber posts. The deck will be open and isolated from the surrounding landscape with crushed stone over a fiberglass weed barrier.

The propane tank will be set on a pad of crushed rock overlaying a fiberglass weedbarrier approximately 80 feet to the southeast of the residence.

## **EMERGENCY ACCESS**

The existing driveway will create additional site disturbance and soil compaction and will require the removal of many trees. The driveway will be 12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12%. The driveway is 90 feet long therefore there will be no turn around required (see plan for details). The driveway is less than 400 feet therefore no pull-outs are required.

## **WATER SUPPLY / UTILITIES / SEPTIC FIELD**

The water source will be from a 1,800 gallons gallon fire cistern will be located 80 feet to the southeast of residence adjacent to the east entrance of driveway. A community water tap is located ~90 feet southeast of residence on the south side of S. Skinner Road across from the east driveway entrance. This residence will be required to have an overhead sprinkler system since it has exceeded the 3,600 square foot size requirements stated in Boulder County Building Code.

The propane tank will be set on a pad of crushed rock overlaying a fiberglass weedbarrier approximately 80 feet to the southeast of the residence. Vegetation within 10 feet of the cistern and propane tank will be kept cleared. Utilities for the property will be buried in a trench from a pole that is located about 100 feet to the south of residence off of South Skinner Road. The septic field is located 50 feet to the north of the residence (downhill) creating a moist thin barrier that may help slow or stop a low intensity ground fire.

## 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. No wood will be stacked against live standing trees in order to ensure against attracting Mountain Pine Beetles. Slash from the harvest will be chipped and broadcast back into the forest not to exceed 3 inches in depth. 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 (Allenspark fire protection district (303-747-2586)).

## DEFENSIBLE SPACE ZONES

There are three defensible space zones to be created around the structure(s) on the site.

**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 stone over a fiberglass 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.

Property of Mr. Gary Maguire  
287 South Skinner Road, Allenspark CO 80510  
SPR# 04-121



# - Site Plan -

of a portion of Lot 35C

TRIPLE CREEK RANCH DEVELOPMENT REPLAT C

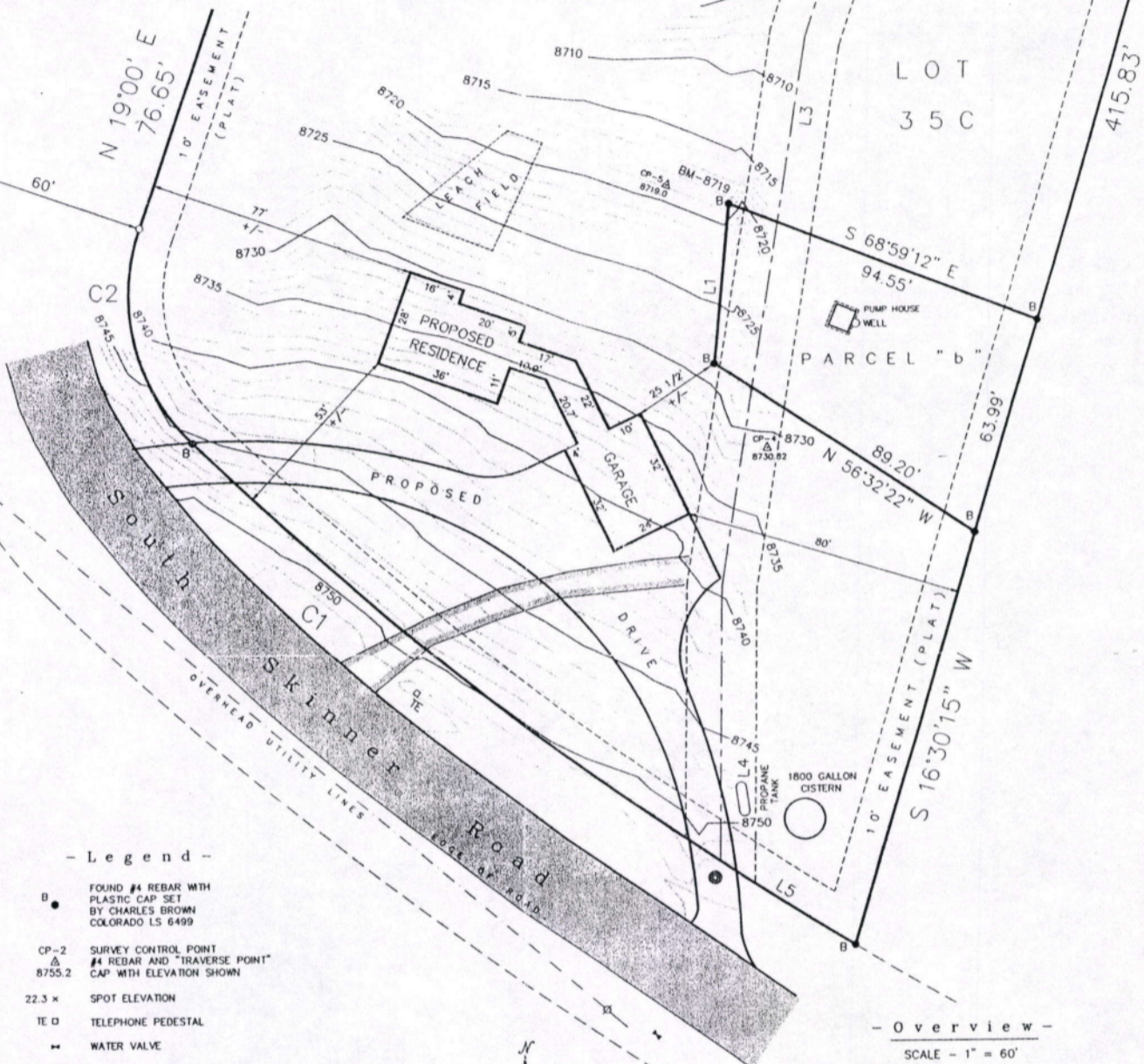
located in the west half of Section 26

Township 3 North - Range 73 West of the 6th P.M.

near Allenspark - Boulder County - Colorado

PARCEL "a"  
20' WIDE EASEMENT  
PER EXEMPTION PLAT

LOT  
35C



## - Legend -

- B • FOUND #4 REBAR WITH PLASTIC CAP SET BY CHARLES BROWN COLORADO LS 6499
- CP-2 SURVEY CONTROL POINT
- Δ #4 REBAR AND TRAVERSE POINT
- 8755.2 CAP WITH ELEVATION SHOWN
- 22.3 x SPOT ELEVATION
- TE □ TELEPHONE PEDESTAL
- W WATER VALVE
- U UTILITY POLE
- OVERHEAD UTILITY LINES
- W WATER MANHOLE
- BM BENCHMARK

## - Line Table -

L1	- N 05-22-18 E - 46.28 FEET
L2	- N 18-24-08 E - 156.84 FEET
L3	- N 08-52-10 E - 158.71 FEET
L4	- N 00-35-38 E - 78.43 FEET
L5	- N 57-45-30 W - 45.49 FEET

DEGREES-MINUTES-SECONDS

## Notes

- 1) PLATTED EASEMENTS ARE SHOWN. THE CLIENT DID NOT REQUEST FURTHER RESEARCH OF EASEMENTS.
- 2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3) ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE AGENCY PRIOR TO ANY DIGGING ON OR ADJACENT TO THE SITE.
- 4) BENCHMARK: ON SITE - ALL ELEVATIONS ARE BASED UPON THE NORTHWEST CORNER OF PARCEL "b" HAVING AN ELEVATION OF 8719 FEET AS INTERPOLATED FROM THE U.S.G.S. 7.5 MINUTE "ALLENS PARK" QUADRANGLE.



Scale: 1" = 16'

1 FOOT CONTOUR INTERVAL

- Flagstaff Surveying, Inc. -

TABLE MESA SHOPPING CENTER  
637 SOUTH BROADWAY, SUITE C  
BOULDER, COLORADO 80305  
303.499.9737

15385A-1.DWG 1 September 2004

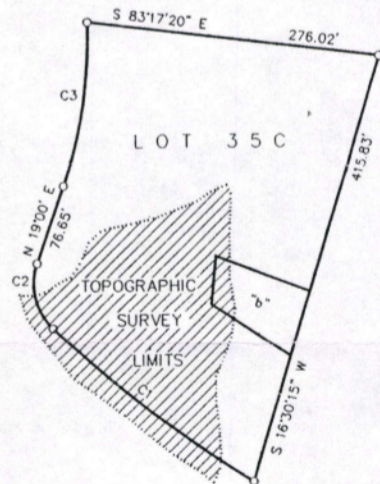
## - Curve Table -

C1	- L = 238.24' R = 1050.0'
	Δ = 13-00-00
	CH - N 52-30 W - 237.73'
C2	- L = 67.70' R = 59.68'
	Δ = 65-00-00
	CH - N 13-30 W - 64.13'
C3	- L = 153.94' R = 420.0'
	Δ = 21-00-00
	CH - N 08-30 E - 153.08'

DEGREES-MINUTES-SECONDS

## - Overview -

SCALE - 1" = 60'



PREPARED BY LEE W. STADELE  
COLORADO PLS 26300  
JOB NO. 04-15.385

8800  
8700  
8720  
8680



*Knowledge to Go Places*

December 21, 2004

Gary Maguire  
205 2nd Court (Box 1666)  
Lyons, CO 80540-1666

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

Dear Gary Maguire,

Upon your request the Colorado State Forest Service has completed your Wildfire Mitigation Plan per Boulder County Land Use regulations for your property located at 287 South Skinner Rd., Allenspark CO 80510. We have submitted a copy of this plan to Boulder County Land Use the day we sent this plan to you.

The next step in this process is to remove all trees marked with blue spray paint. Trees that do not have blue marking on them should be pruned 6-10 feet from base of tree or 1/3<sup>rd</sup> the height of the tree; whichever is less. Once trees have been removed and pruned please call for an appointment of inspection. Either Boulder County Land Use or the Colorado State Forest Service must inspect all Site Plan Review properties before final plan approval is granted.

We have enclosed an invoice for our services and would like payment within one month of the date it was written.

We thank you for your compliance and look forward to assisting you in the future. If you have any questions regarding the Site Plan Review process please contact your local Land Use Department or if you have question regarding the Wildfire Mitigation plan or forest health please call Cory Secher at 303-823-5774.

Sincerely,

A handwritten signature in black ink, appearing to read "Cory Secher".

Cory Secher  
Forester



*Knowledge to Go Places*

December 21, 2004

Eric Philips  
Boulder County Land Use Department  
P.O. Box 471  
Boulder, CO 80306

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

Hey Eric,

Enclosed is a copy of SPR # SPR - 04-121, for the Gary Maguire property. The property address is 287 South Skinner Rd., Allenspark CO 80510. My initial inspection was on 12/17/2004.

Gary Maguire plans on building 1 structure including only a residence with an existing already on site. The contact number is 303-823-2318. Gary Maguire have been informed to contact you for the final inspection once the work has been completed.

If you have any questions, please contact me at 303-823-5774.

Sincerely,

A handwritten signature in black ink, appearing to read "Cory Secher". The signature is fluid and cursive, with a long horizontal stroke at the end.

Cory Secher  
Forester



**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:

12-17-04

Landowner name:

GARY MACWIRE

Mailing address:

205 2nd CT (Box 1666)

City, State, Zip:

LYONS, CO, 80540-1666

Site address:

287 SOUTH SKINNER, ALLENSPARK, CO 80510

Phone number:

(303) 823-2318

Road access:

Hwy 7 to Allenspark, Right on Skinner, follow to 287 S. Skinner.  
(Directions from main access road)

Docket Number:

SPR-04-121

(SPR, LU, Etc.)

Section:

26

Township:

3 N

Range:

73

Legal Description:

Lot 35c - Triple Creek Ranch Development Replat C

FPD:

Albany Park

Dominant fuel type:

DB

(Grass/forbs/shrubs/slash/etc)

Dominant overstory:

LP

Co-dominant overstory:

LP / DF / BS

Fuel model type:

9

Slash disposal:

Spread  
(Chipped/hailed/burned/lop-scatter)

Aspect:

Northern

(Direction of slope)

Slope:

18%

Elevation:

8735 (feet)

Building site:

(Chimney/saddle/valley/ridge/mid-slope)

Site moisture:

Dry

Natural fire barrier:

S. Kuma Rd. to the south of residence

Insect & Disease Diagnosis:

DMT-LP / Brown Rust

Lot size (acres):

1.93 (Acres)

Number of Structures:

1 (All structures to be present)

Existing Structures:

n/a (House/barn/garage/etc.)

New Structure:

House (with attached garage) (House/Barn/new addition/etc..)

Driveway length:

90 ft (Actual length in feet from road to home)

Driveway trees removed:

(few/many/none)

Home buffer material:

(Stone/crushed gravel/decorative stone)

House design:

(simple/complex)

Roof Design:

(simple/complex)

Roof material:

Metal (Asphalt shingles/concrete tiles/metal)



Soffits type: \_\_\_\_\_ (Plywood/hardboard/cement board)

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

Windows (#): 24 (approximate number of windows) (Lower + upper)

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

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

Windows Aspect: North (Dominant viewing direction)

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

Door Material: wood / composite (Wood/steel/fiberglass/composite)

Deck material: Composite (Wood/composite materials)

Deck Description: Open (Enclosed/open)

Deck support type: Timber post (Timber posts/logs/steel/concrete/stone)

Deck buffer material: \_\_\_\_\_ (Crushed rock/gravel)

Deck weed barrier: \_\_\_\_\_ (Fiberglass/polyester)

→ Structure SQR. FT.: 3,100 + 1,160 <sup>house</sup> <sup>garage</sup> (Total square feet of structure)

Utility Location: buried from S. Skinner - in trench under driveway. (Pole/buried: Direction from structure)

Structure aspect: North (Dominant facing direction/view)

Leach field: 50 ft ⇒ N (Distance from house, and direction)

Cistern: 80 ft ⇒ SE (Distance from house, and direction)

Cistern Type: \_\_\_\_\_ (Domestic Cistern or Fire Cistern)

Cistern size: 1800 (gallons)

Well (if applicable): Water tap 80 ft ⇒ SE - Community across S. Skinner Rd. (Distance from house, and direction)

Propane Tank location: 80 ft ⇒ SE (Distance from house and direction)

★  
Other: