

# **WILDFIRE MITIGATION PLAN**

For Paul & Pat Connolly Residence  
86 S. Skinner Rd., Allenspark, CO  
Docket: SPR - 06 - 073  
Inspection date: 8/28/2006

## **Prepared for:**

Paul & Pat Connolly  
20010 Erika Way Dr.  
Katy, TX 77450  
Phone: 281-492-7651

## **Prepared by:**

Nicole Palestro  
Boulder District  
Phone: (303) 823-5774

## **PURPOSE OF A WILDFIRE MITIGATION PLAN**

The purpose of a Wildfire Mitigation plan is to give guidelines to reduce wildfire hazards around a home or other structures through fuels reduction. It is a document to inform urban interface home owners of the dangers and responsibilities of living in the interface. This plan will help outline the initial and ongoing fuels reduction needed to create and maintain an effective wildfire defensible space. However, having a wildfire mitigation plan, implementation of a defensible space thinning, and following all the recommendations as outlined in this plan does not guarantee that your home will survive a wildland fire; however, in combination they will give your home the best potential probability to survive a wildland fire.

## **SITE LOCATION AND PROPERTY DESCRIPTION**

The property is located at Section 26, Township 3N, and Range 73W Lot, 25, Triple Creek Ranch. The fire protection district is the Allenspark Fire Protection District (303-747-2586). There will be a new residence with an attached garage built on site. The lot is 5.13 acre in size and has a ~10-20% percent slope with a southeast aspect. The residence is at 8,800 feet in elevation, and has total of 3165 square feet. The proposed building site is on a mid-slope and it is a relatively dry site. The logging road to the east and main roads to the south and east of the residence creates a small natural 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 north aspect.

The roofing material will consist of asphalt shingles. The exterior wall material is to be wood. Soffits are to be 3/4" thick hardboard.

The structure has 25 medium sized windows with the primary viewing direction being toward the north side of the structure. Windows will be double glazed with low e-coating and tempered where required 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 composite materials and supported by timber posts. The deck will be open underneath and isolated from the surrounding landscape with crushed rock over a polyester weed barrier.

The propane tank is will be set on a pad of crushed rock overlaying a fiberglass weedbarrier approximately 50 feet to the south of the residence. Utilities for the property will be buried from a main box or a pole that located approximately 600 feet to the south of the residence. The septic field is located from a main sewer system ~northeast of the residence. water from the main line

## **DRIVEWAY ACCESS FOR EMERGENCY VEHICLES**

Access to the property from Lyons take Hwy 7 west to Allenspark, go west on County Rd. 90 to South Skinner Rd..

The existing driveway will create a great deal of additional site disturbance and soil compaction and will require the removal of no trees. The driveway is 12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12%. The driveway is approximately 315 feet long therefore a turn around will be required. The driveway a pull out will be in place near the residence

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

The water source will be from a 2,000 gallon fire cistern ~50 feet to the west of the residence. The cistern will be located a minimum of 50 feet from the front of the house and no further than 150 feet from the rear of the structure. 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 Allenspark Fire Protection District (303-747-2586 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 79. Note that if you decide to burn piles, you must obtain a valid Open Burning Permit from the Boulder County Environmental Health Department (303-441-1180) and notify your local fire protection district (Allenspark Fire Protection District (303-747-2586).



## DEFENSIBLE SPACE ZONES AND FOREST MANAGEMENT

The site has a dominant overstory consisting of Lodgepole pine (*Pinus contorta*) with a Douglas fir (*Pseudotsuga menziesii*), Aspen (*Populus tremloides*) understory component. The area is predominantly fuel model 9 with ground fuels consisting of grasses, shrubs and forbs. Fuel model 2 consists of open grown pine stands. Trees are widely spaced with few understory shrubs or regeneration. Ground cover consists of mountain grasses, and mature ponderosa pine stands, in the foothill to montane zone.

There were no signs of any insect and disease problems on the property at the time of the inspection.

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 polyester 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
- Establish an escape route and safety zone with the aid of your local fire protection district
- 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

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

**Fire danger** – An assessment of both fixed and variable factors of the fire environment, which determine the ease of ignition, rate of spread, difficulty of control, and the fire impact.

**Fire hazard** – The potential fire behavior for a fuel type, regardless of the fuel type's weather-influenced fuel moisture content or its resistance to fireguard construction. Assessment is based on physical fuel characteristics, such as fuel arrangement, fuel load, condition of herbaceous vegetation, and presence of elevated fuels.

**Fire management** – The activities concerned with the protection of people, property and forest areas from wildfire and the use of prescribed burning for the attainment of forest management and other land use objectives, all conducted in a manner that considers environmental, social and economic criteria.

**Fire risk** – The probability or chance of fire starting determined by the presence and activities of causative agents.

**Fire season** – The period(s) of the year during which fires are likely to start, spread and do damage to values-at-risk sufficient to warrant organized fire suppression; a period of the year set out and commonly referred to in fire prevention legislation. In B.C. the fire season is considered to extend from April 1 to October 31.

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

**Forest ecology** – The relationships between forest organisms and their environment.

**Forest health** – A forest condition that is naturally resilient to damage; characterized by biodiversity, it contains sustained habitat for timber, fish, wildlife, and humans, and meets present and future resource management objectives.

**Ladder fuels** – Fuels that provide vertical continuity between the surface fuels and crown fuels in a forest stand, thus contributing to the ease of torching and crowning.

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

**New forestry** – A philosophy or approach to forest management that has as its basic premise the protection and maintenance of ecological systems. In new forestry the ecological processes of natural forests are used as a model to guide the design of the managed forest.

**Noxious weeds** – Any weed so designated by the Weed Control Regulations and identified on a regional district noxious weed control list.

**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.





### **Annual fire safety checklist**

- Thin trees and brush properly within defensible space.
- Remove trash and debris from defensible space.
- Remove trees growing through a porch or other portions of a structure.
- Clear leaves and debris from the roof and gutters of structures.
- Remove branches that overhang a chimney or roof.
- Stack firewood uphill from a home or on a contour away from the home.
- Use noncombustible roof materials.
- Place shutters, fire curtains or heavy drapes on windows.
- Place screens on foundation and eave vents.
- Enclose sides of stilt foundations and decks.
- Use a chimney screen or spark arrester in fireplaces.
- Clear vegetation from around fire hydrants, cisterns, propane tanks, etc.
- Make sure that an outdoor water supply is available with a hose, nozzle and pump.
- Post address signs that are clearly visible from the street or road.
- Make sure that driveways are wide enough for fire trucks and equipment.
- Check with appropriate highway agencies to make sure load limits are posted on bridges and for the appropriate protocol for posting load limits for bridges on private property.
- Install and test smoke detectors.
- Practice a family fire drill and evacuation plan.

### **Evacuation tips**

- If a wildfire is threatening your area, listen to the radio for updated reports and evacuation information.
- Confine pets to one room and make plans to take care of them in the event of evacuation.
- Arrange for temporary housing with a friend or relative whose home is outside the threatened area. Leave a note in a prominent place in your home that says where and how you can be contacted.
- If your home is threatened by wildfire, you will be contacted and advised by law enforcement officers to evacuate. If you are not contacted or you decide to stay and help defend your home, evacuate pets and family members who are not needed to protect your home.
- Remove important documents, mementos, etc. from the possible fire area.
- Choose an evacuation route away from the fire if possible. Watch for changes in the speed and direction of the fire and smoke.



- Take a disaster supply kit containing:

- Drinking water.
- A change of clothing and footwear for each family member.
- Blanket or sleeping bag for each person.
- First-aid kit and prescription medications.
- Emergency tools including a battery-powered radio, flashlight and extra batteries.
- Extra set of car keys and credit cards, cash or traveler's checks.
- Extra pairs of eyeglasses or other special items for infants, elderly or disabled family members.

### **Defending your home**

Whether you choose to stay to defend your home or to evacuate, complete as many of the following preparations as possible.

- DO NOT JEOPARDIZE YOUR LIFE. NO MATERIAL ITEM IS WORTH A LIFE.
- Wear fire-resistant clothing and protective gear.
- Remove combustible materials from around structures.
- Close or cover outside vents and shutters.
- Position garden hoses to reach the entire house, but do not turn the water on until it is needed. Hoses should have an adjustable nozzle.
- Place large, full water containers around the house. Soak burlap sacks, small rugs or large rags in the containers.
- Place a ladder against the roof of the house on the opposite side of the approaching wildfire. Place a garden hose near the ladder, prepared as described previously.
- Place portable pumps near available water supplies, such as pools, hot tubs, creeks, etc.
- Close all windows and doors. Do not lock them.
- Close all inside doors.
- Turn on a light in each room and all outside lights. Leave them on even during daylight hours.
- Fill tubs, sinks and similar containers with water.
- Shut off gas supplies to structures at outside meters. Shut off propane supplies at the outside meter of the tank.
- Remove curtains made of lace, nylon or other light materials. Close blinds, heavy drapes and fire resistant window covers.
- Move overstuffed furniture into the center of the house, away from windows and sliding doors.
- Cars should be parked in the garage, facing out. Close the windows of the vehicle but do not lock the doors. Leave the keys in the ignition.
- Close the garage door but leave it unlocked. Disconnect automatic garage door openers.

For additional copies of these checklists, visit [www.colostate.edu](http://www.colostate.edu) and search for wildfire, view the Colorado State Cooperative Extension fact sheet on [Forest Home Fire Safety](#), or contact the local Cooperative Extension office usually listed under the county government section of your local phone book.

(Information provided by Colorado State University Cooperative Extension and the Colorado State Forest Service.)



### **Safety Zone Guidelines**

A Safety Zone is an area that in the event of a wildland fire you could survive the passing fire without the aid of a fire shelter. A natural safety zone could be an area already burned clean by the fire (in the black), rock areas where flashy fuels are absent, or large bodies of water. A manmade safety zones could be pre-constructed sites such as clear cuts. It should be close enough to your home to consider escape time to reach the safety zone. They should not be located upslope or downwind of the fire or in heavy fuels.

1. Avoid locations that are downwind from the fire.
2. Avoid locations that are in chimneys, saddles, or narrow canyons.
3. Avoid locations that require a steep uphill escape route.
4. Take advantage of heat barriers such as lee side of ridges, large rocks, or solid structures.
5. Burn out safety zones prior to flame front approach.
6. For radiant heat only, the distance separation between you and the flames must be at least four times the maximum flame height. This distance must be maintained on all sides, if the fire has ability to burn completely around the safety zone. Convective heat from wind and/or terrain influences will increase this distance requirement.

### **Calculations Assuming No Slope and No Wind**

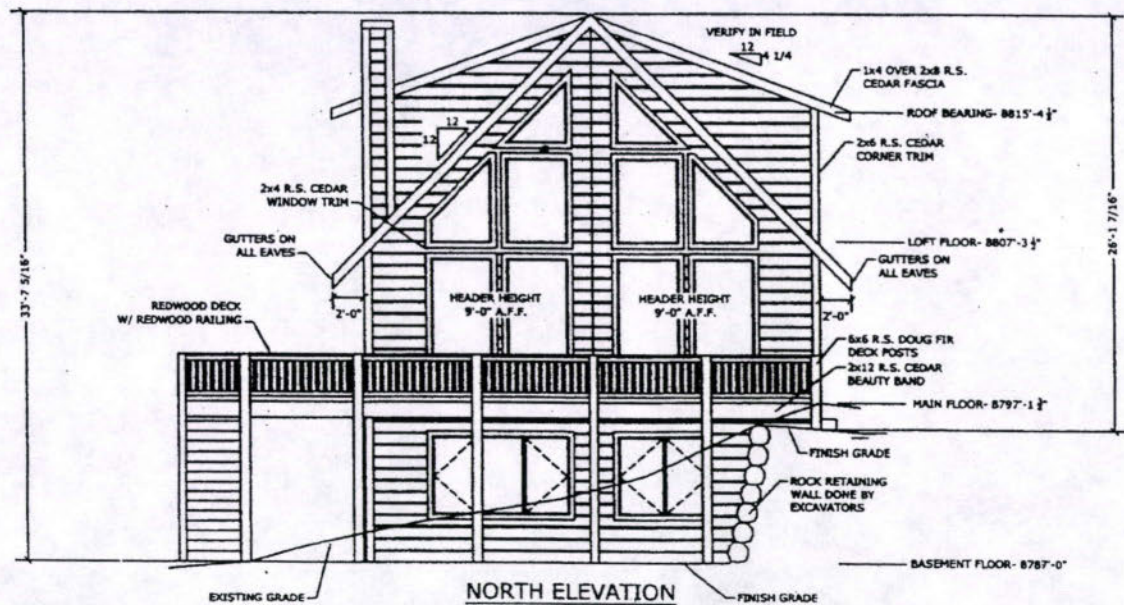
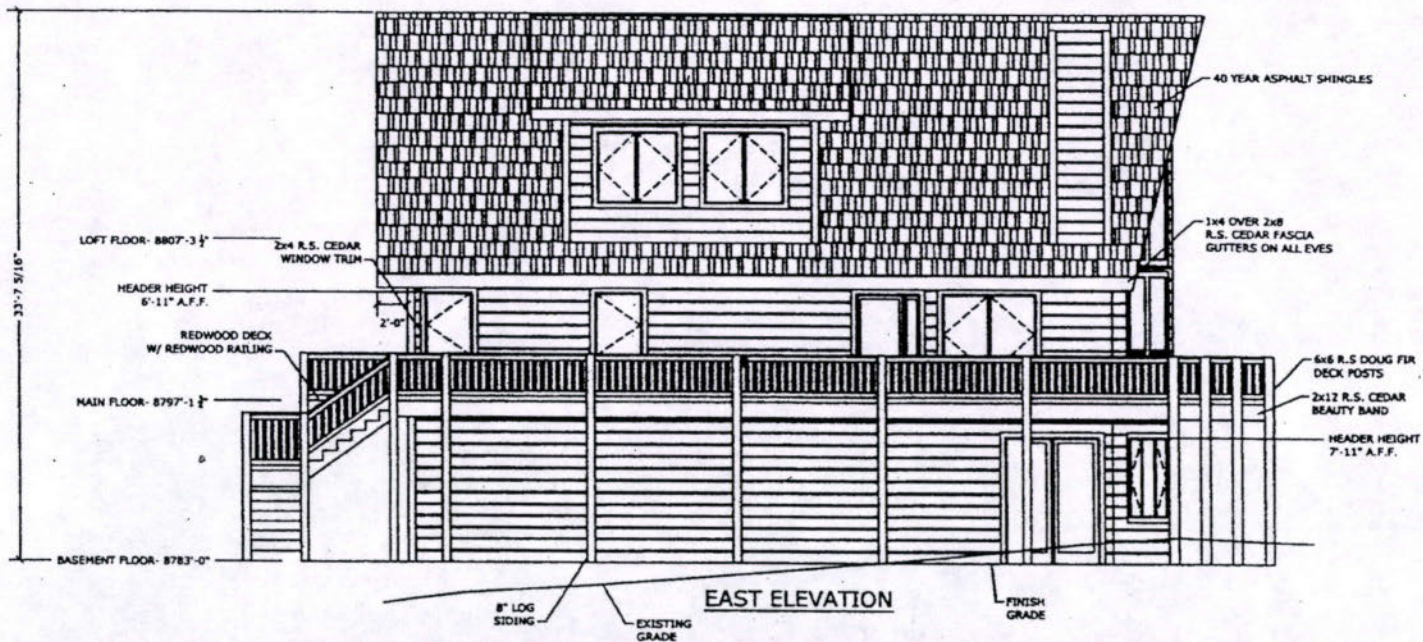
<u>Flame Heights</u>	<u>Distance separation</u>	<u>Area in Acres</u>
10 feet	40 feet	1/10 acre
20 feet	80 feet	1/2 acre
50 feet	200 feet	3 acres
75 feet	300 feet	7 acres
100 feet	400 feet	12 acres
200 feet	800 feet	50 acres

**Note:** Distance separation is the radius from the center of the safety zone to the nearest fuels. When fuels are present that will allow the fire to burn on all sides of the safety zone this distance must be doubled in order to maintain effective separation in front, to the sides, and behind the person.

Area in Acres is calculated to allow for distance separation on all sides for a three person family and a vehicle. One acre is approximately the size of a football field or exactly 208 feet x 208 feet.

**Example:** Given a fire with 10 foot flame heights (no wind or slope). You would need a minimum of 40 feet between you and the flames. So your total safety zone should be 80 feet x 80 feet. If you are settled into the middle of the safety zone you will have a minimum distance of 40 feet to each edge of the zone.





3 MORE COPIES

BUILDING CONTRACTOR:  
**WESTOVER CONSTRUCTION**

RESIDENCE FOR:  
**PAUL CONNOLLY**  
86 S. SKINNER ROAD, ALLENSPARK

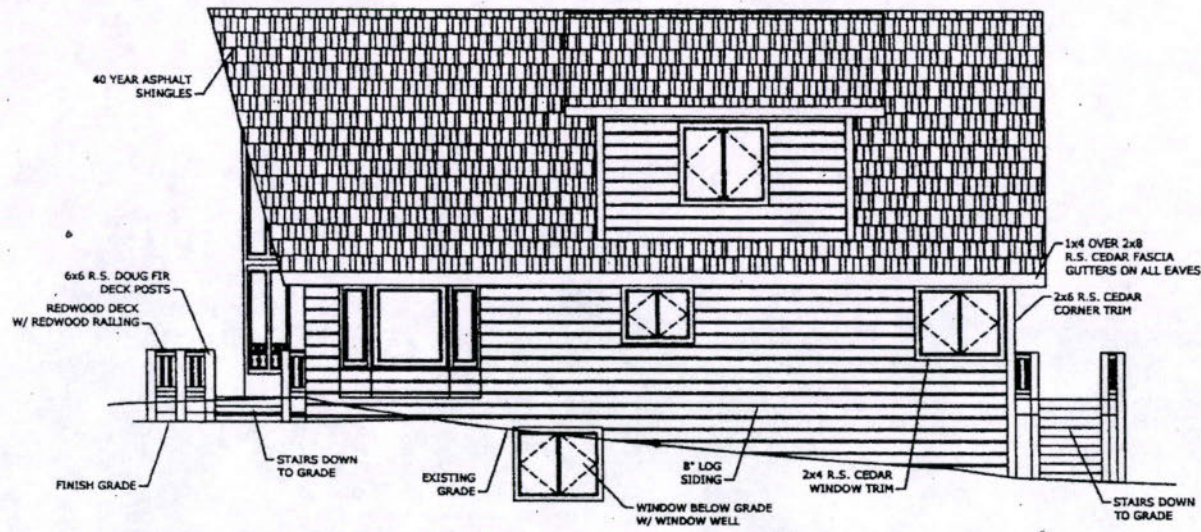
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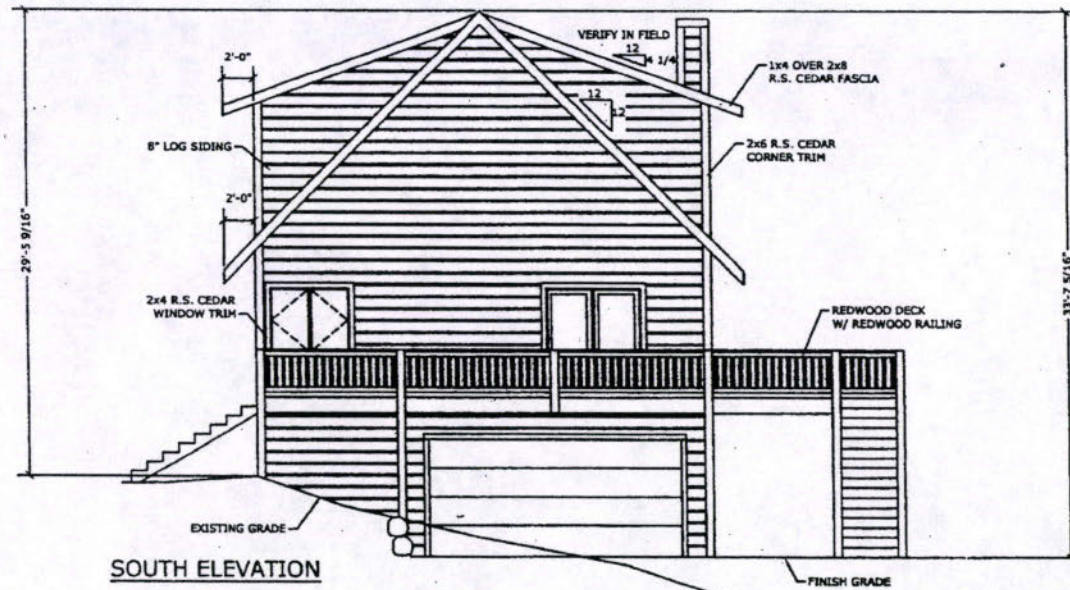
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02/06





WEST ELEVATION



SOUTH ELEVATION

BUILDING CONTRACTOR:  
**WESTOVER CONSTRUCTION**

RESIDENCE FOR:  
**PAUL CONNOLLY**  
86 S. SKINNER ROAD, ALLENSPARK

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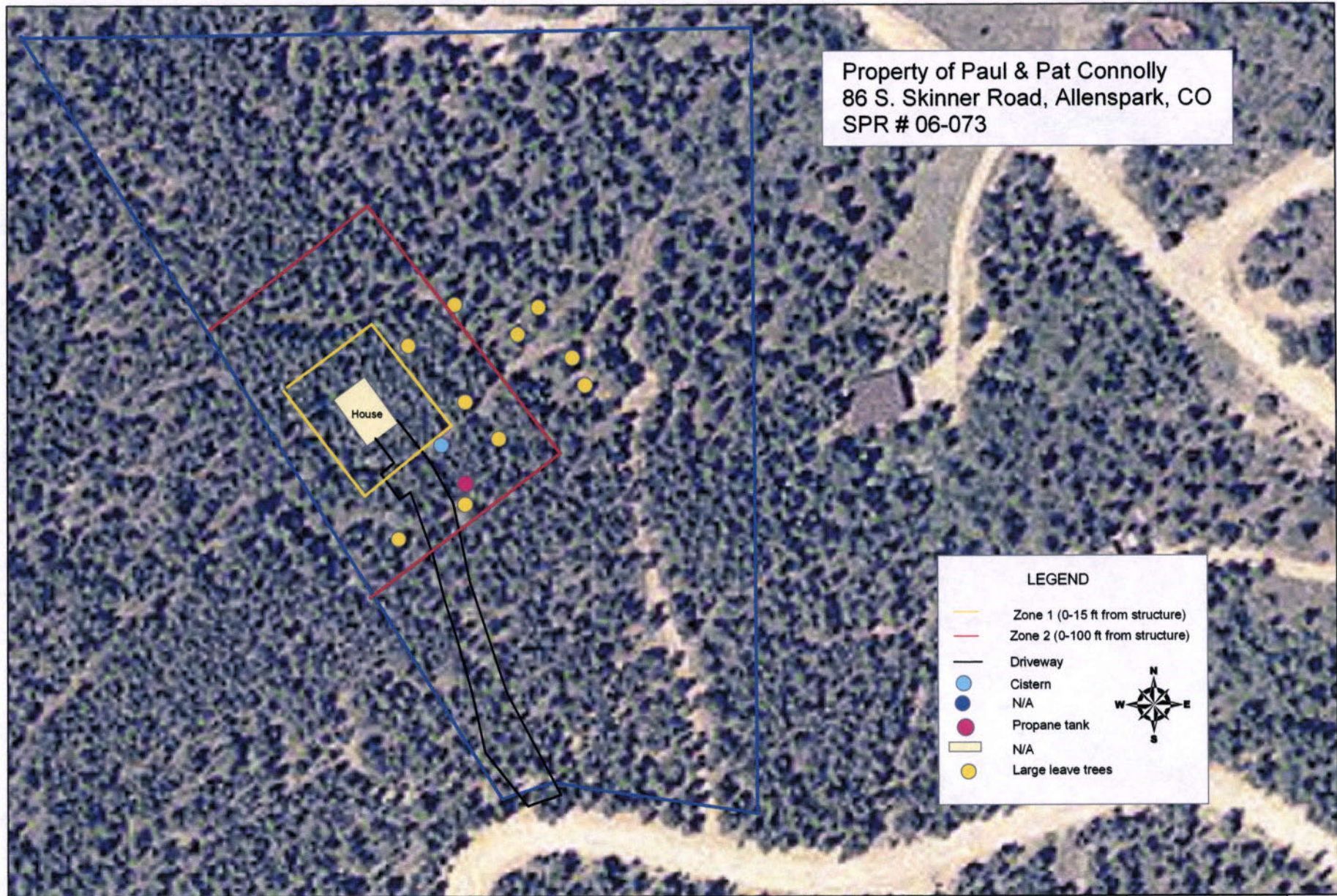
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04/06



Property of Paul & Pat Connolly  
86 S. Skinner Road, Allenspark, CO  
SPR # 06-073



LEGEND

- Zone 1 (0-15 ft from structure)
- Zone 2 (0-100 ft from structure)
- Driveway
- Cistern
- N/A
- Propane tank
- N/A
- Large leaf trees

Compass rose showing North (N), South (S), East (E), and West (W).

0 245 490 980 Feet





0

400

800



**DIRECTIONS FOR FILLING OUT FORM:**

Please fill out as complete as possible and fax to Nicole Palestro at 303-823-5768 or mail to 5625 Ute Highway, Longmont CO 80503-9130, or bring to scheduled marking appointment.

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 Nicole Palestro at 303-823-5774.

**Wildfire Mitigation Plan  
FIELD DATA FORM**

**Inspection Date:** 8/28/06

**Landowner name:** Paul & Pat Connolly

**Mailing address:** 20010 Erika Way Dr.

**City, State, Zip:** Katy, Tx 77450

**Site address:** 86 S. Skinner Rd., Allenspark, CO

**Phone number:** 281-492-7651

**Road access:** Skinner Rd. from County Rd. 90 (Directions from main access road)

**Docket Number:** SPR-06-073 (SPR, LU, Etc.)

**Section:** 26

**Township:** 3N

**Range:** 73W

**Legal Description:** Lot 25, Triple Creek Ranch Development  
Windows well (on west)



FPD: Allenspark

Dominant fuel type: Lodgepole (Grass/forbs/shrubs/slash/etc)  
IVY Juniper Kunrath  
Dead + down in abundance

Dominant overstory: Lodgepole

Co-dominant overstory: Douglas Fir

Fuel model type: 9 ?

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

Aspect: South East (Direction of slope)

Slope: 10-15%

Elevation: 8800 (feet)

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

Site moisture: Dry

Natural fire barrier: Logging road South main road SE

Insect & Disease Diagnosis: None found

Lot size (acres): 5.13 (Acres)

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

Existing Structures: None (House/barn/garage/etc.)

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

Driveway length: 315' (Actual length in feet from road to home)

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

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

House design: Simple (simple/complex)

Roof Design: Simple (simple/complex)

Roof material: 40-year asphalt (Asphalt shingles/concrete tiles/metal)



Soffits type: 3/8" Fir over dry wall (Plywood/hardboard/cement board)  
 Siding material: Cedar Type X (Cement/hardboard/log/stucco/stone/wood)  
 Windows (#): 25 (approximate number of windows)  
 Windows Size: Medium (On average: small/medium/large)  
 Windows Frames: Aluminum clad (Wood/aluminum/aluminum clad)  
 Windows Aspect: North (Dominant viewing direction)  
 Window Construction: Low e-coating - tempered where required (Tempered glass/e-coating/etc.)  
 Door Material: Steel (Wood/steel/fiberglass/composite)  
 Deck material: Composite (Wood/composite materials)  
 Deck Description: Open (Enclosed/open)  
 Deck support type: Timber posts (Timber posts/logs/steel/concrete/stone)  
 Deck buffer material: Crushed rock (Crushed rock/gravel)  
 Deck weed barrier: Polyester (Fiberglass/polyester)  
 Structure SQR. FT.: 2628 + 537 (Total square feet of structure)  
 Utility Location: Buried - South along drive (Pole/buried: Direction from structure)  
 Structure aspect: North (Dominant facing direction/view)  
 Leach field: Not Sure (Distance from house, and direction)  
 Cistern: 35' SE (Distance from house, and direction)  
 Cistern Type: Fire (Domestic Cistern or Fire Cistern)  
 Cistern size: 1800 (gallons)  
 Well (if applicable): NA (Distance form house, and direction)  
 Propane Tank location: 50' South (Distance from house and direction)

2628  
 537  
 3165



Dear Paul and Pat Connolly,

I am writing to you to let you know of some potential forest health issues that are present in the Allenspark area. This letter is not intended to scare you but to inform and educate you. We (Colorado State Forest Service) are aware of some areas that have been hit with Mountain Pine Beetle and/or Dwarf Mistletoe. Both are very bad news for pine trees. At the time of inspection I did not see either of these. The best way to protect your forest is to thin the trees. By thinning your forest you are encouraging the health of your trees. In return they will not have to compete for vital resources. When the trees are healthy they have a better chance of fighting off insects and diseases. I have enclosed some information on both subjects. If you have questions please feel free to call.

The other issue I wanted to address about your property is a few fire hazards. As you know it has a great deal of dead and down woody material. This by itself is a huge fire hazard. When you do your defensible space thinning it is recommended that this material be removed. However, not all of the material needs to be removed but a large portion of it. Some dead and down material is good for adding nutrients to the soil when it decomposes.

The over abundance of trees on the property are a huge concern. Lodgepole forests normally grow thick and in "dog-haired" stands but our forests today are very over stocked. By lessening the amount of trees per acre we will achieve forest health and a safer fire environment. For the defensible space that we (CSFS) mark for the wildfire mitigation plan only covers about 2.5 acres. It is recommended that the rest of the property be thinned for forest health and fire. If the cost for thinning the remainder of the forest is an issue right now we suggest thinning areas that may be the greatest hazards in the event of a wildfire. One area would be the drainage that leads up to the driveway on the east side. Another would be to thin the areas near roads (Skinner Road and the old logging road that is on the property) about 5 to 10 feet on either side. By doing this you will have a safe escape route in the event of a wildland fire.

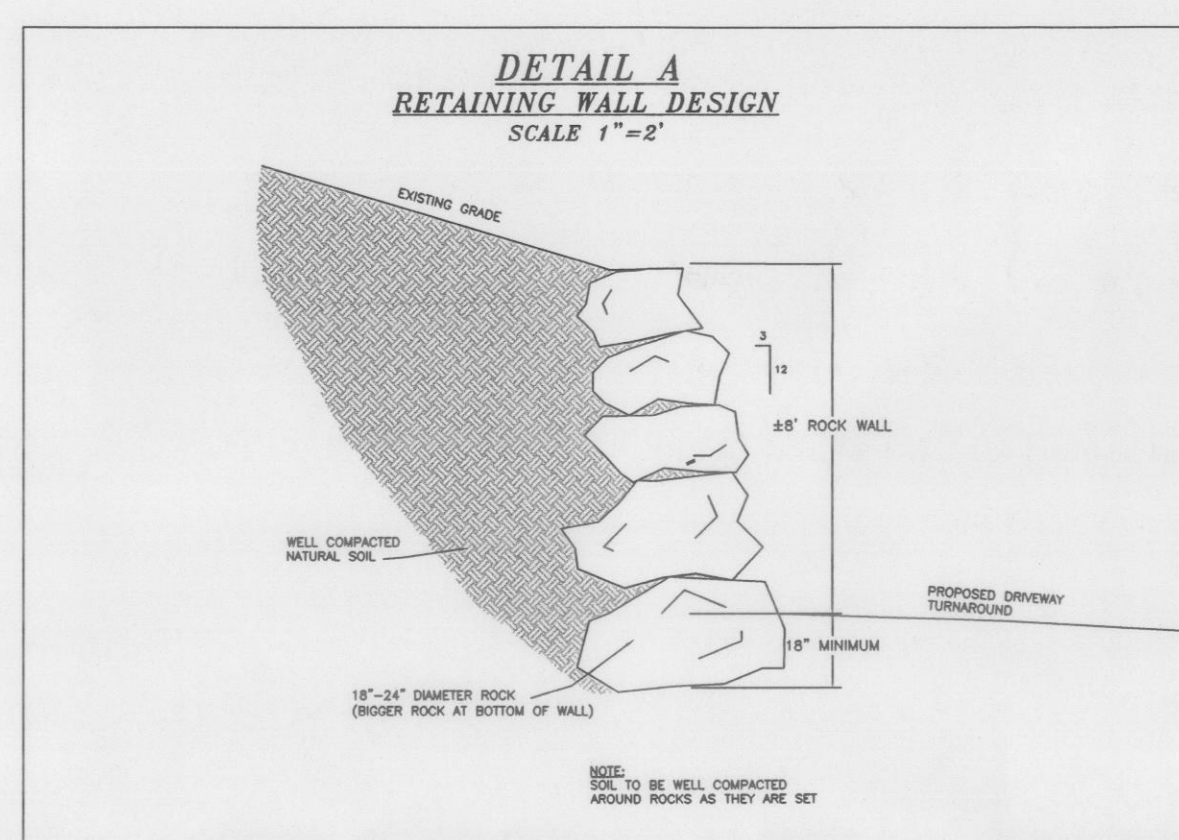
If you have any questions, comments, or concerns please feel free to call me. Also if you decide to thin the entire property and would like it marked I can do this for you. I am sending an updated contractors list if you need some contacts. We recommend that you get at least 3 bids and if you still are unsure you can call me and I can let you know if I have seen their work.

Sincerely,

Nicole Palestro  
Boulder District  
(303)823-5774



A site location map showing the intersection of County Rd 90 and S. Skinner Rd. A shaded area labeled 'SITE' is located on Dale Drive, which is adjacent to Triple Creek Ranch Sub. The map also shows Co. Hwy No. 7 and Allenspark Downtown.

VICINITY MAP  
NO SCALE

1. THIS SITE PLAN IS REPRESENTATIONAL ONLY AND IS NOT TO BE INTERPRETED AS A LAND SURVEY PLAT NOR AN IMPROVEMENT SURVEY PLAT.
2. CONTOUR INTERVALS ARE ONE FOOT.
3. ELEVATIONS SHOWN ARE RELATIVE TO CONTROL POINT #1 WHICH IS A NAIL FLUSH WITH THE GROUND. THIS TEMPORARY BENCHMARK (TBM) IS ASSUMED TO HAVE AN ELEVATION OF 8,800 FEET.
4. ONLY TREES 8" OR LARGER ARE SHOWN WITHIN THE VICINITY OF THE PROPOSED DRIVEWAY AND HOUSE. THE LOT IS COVERED WITH LODGE POLE PINE TREES.
5. ONLY THE PLAT OF TRIPLE CREEK RANCH WAS USED FOR EASEMENT RESEARCH.
6. PROPOSED USE - SINGLE FAMILY RESIDENCE.
7. THE LOT IS COVERED WITH TREES. NO TREES HAVE BEEN SHOWN ON THIS SITE PLAN.
8. THE PROPOSED ABSORPTION FIELD SHOWN HEREON WAS SIZED FOR A 4-BEDROOM HOUSE USING A PERC RATE THAT IS COMMON FOR LOTS IN THE TRIPLE CREEK RANCH SUBDIVISION.
9. NO PORTION OF LOT 25 LIES WITHIN ANY DESIGNATED FLOOD PLAIN.
10. WILDFIRE MITIGATION FIRE PROTECTION PLAN WILL FOLLOW THE RECOMMENDED ACTIONS AS SET FORTH IN THE SERVICE IN ACTION BROCHURE NO. 6.302
11. GROUND SURFACES WITHIN 3' OF THE STRUCTURE AND BELOW ROOF LINE PROJECTIONS MUST BE COVERED WITH CRUSHED ROCK OR OTHER NONFLAMMABLE GROUND COVER.
12. CUT & FILL QUANTITIES

SITE CUT = 390 CY	TOTAL CUT WITH SWELL FACTOR OF 1.15 = 449 CY
SITE FILL = 83 CY	TOTAL FILL WITH SWELL FACTOR OF 1.15 = 96 CY
<b>TOTAL EXCAVATION = 473 CY</b>	<b>NET TOTAL CUT WITH SWELL FACTOR OF 1.15 = 353 CY</b>

PROPERTY ADDRESS: 86 SOUTH SKINNER ROAD, ALLENSPARK, CO

LEGAL DESCRIPTION: LOT 25 (5.13 ACRES)

LOT 25, TRIPLE CREEK RANCH DEVELOPMENT, LOCATED IN A PORTION OF SECTION 26,  
TOWNSHIP 3 NORTH, RANGE 73 WEST OF THE 6th P.M., TOWN OF ALLENSPARK,  
COUNTY OF BOULDER, STATE OF COLORADO.

### BASIS OF BEARING

BEARINGS ARE BASED ON A PORTION OF THE SOUTHERLY LOT LINE OF LOT 25, TRIPLE CREEK RANCH DEVELOPMENT, BOULDER COUNTY, COLORADO, ASSUMING IT BEARS S 80°00'00" E AS SHOWN ON THE RECORDED PLAT THEREOF.

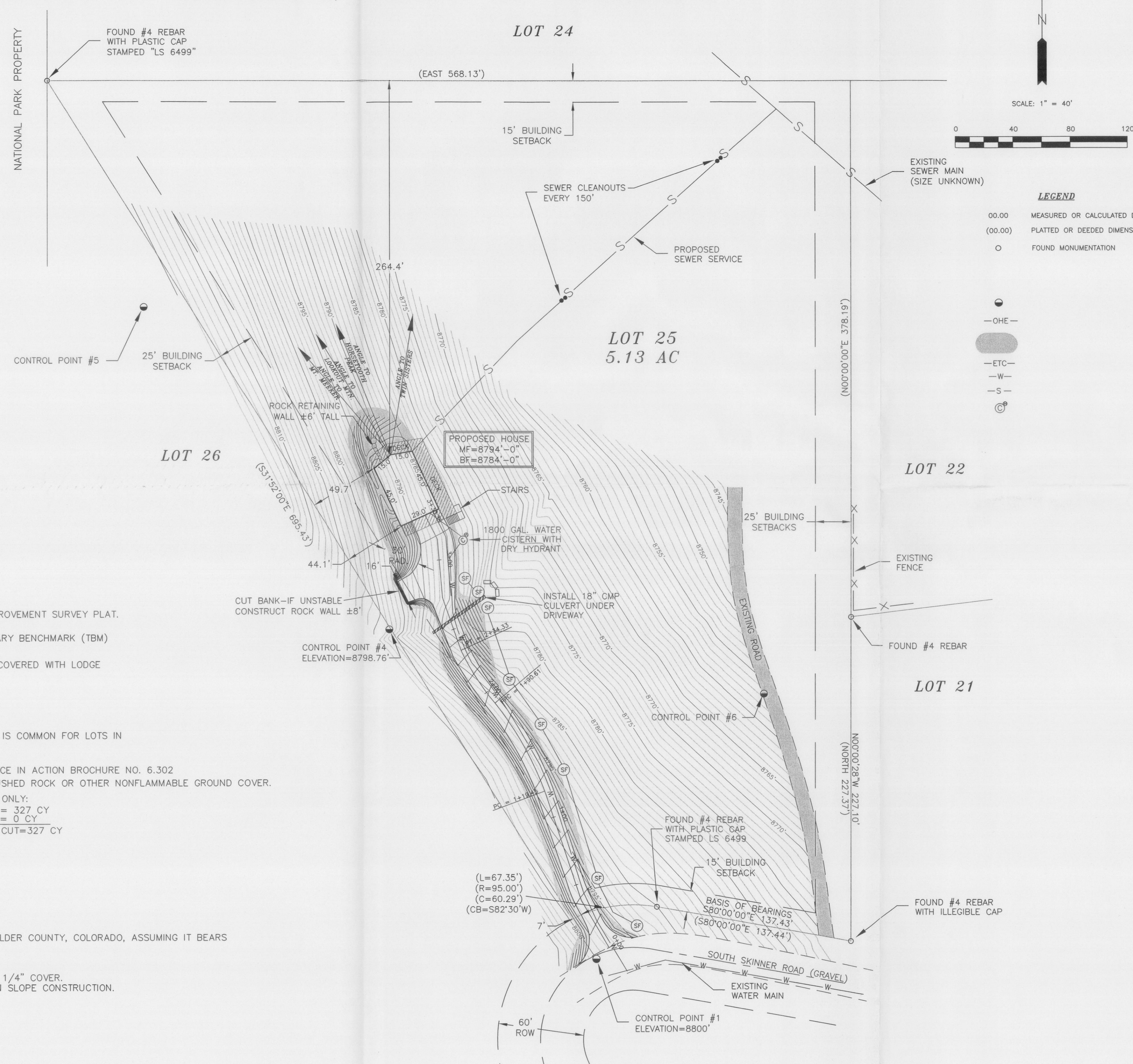
LANDSCAPING AND EROSION PLAN:

1. ALL DISTURBED AREAS TO BE TOPSOILED AND SEEDDED. SEED WILL BE DRILLED OR HAND RAKED TO INSURE 1/8" TO 1/4" COVER. STRIPPED TOPSOIL TO BE WINDROWED TO TOP OF CUT BANK OR TOE OF FILL SLOPE AND PULLED BACK ON SLOPE UPON SLOPE CONSTRUCTION.

2. SEED MIX WAS PROVIDED BY THE RESOURCE PLANNER FROM THE BOULDER COUNTY PARKS AND OPEN SPACE:

GRASSES		WILDFLOWERS		PERCENT FLOWERS AND OPEN SPACE	
BLUE GRAMA	30	RKY.MTN. DENTEMON	5	LARKSPUR	2
STREAMBANK WHEATGRASS	30	BLUE FAX	20	MTN.LUPINE	1
SLENDER WHEATGRASS	25	BLACK-EYED SUSAN	5	INDIAN PAINTBRUSH	2
SANDBERG'S BLUEGRASS	15	BLUE COLUMBINE	2	WALN. ASTER	2
		SHOOTING STAR	1	FIRE WHEEL	2
				ALPINE FLOWER	2

3. AFTER SEEDING ENTIRE DISTURBED SITE WILL BE MULCHED USING CLEAN HAY AT A RATE OF 1.5 TONS/ACRE. SLOPES STEEPER THAN 2:1 SHALL BE BLANKETED WITH BIODEGRADABLE EROSION CONTROL FABRIC WITH A MINIMUM WEIGHT OF 1 1/2# PER SQUARE YARD INSTALLED PER MANUFACTURES SPECIFICATIONS.



## SITE PLAN

LOT 25, TRIPLE CREEK RANCH  
BOULDER COUNTY, COLORADO

SHEET	PROJECT
DRAWN BY: DWS	
CHECKED BY: LAS	
SCALE 1"=40'	
DATE: 8/28/06	
SHEET	
1	
OF	
1	
PROJ. NO.	06-02-02