










 **WebMail - RE: SPRW-06-040 Weibel @ 12700 N. St. Vrain Dr.** X

 Help

Date Sent: Wednesday, December 06, 2006 9:47 AM

From: "Philips, Eric" <ephilips@co.boulder.co.us> Add to Address Book

To: "Bates, Noah" <nbates@co.boulder.co.us>

Cc: "Nicole Palestro \ (E-mail)" <palestro@lamar.colostate.edu>

Subject: RE: SPRW-06-040 Weibel @ 12700 N. St. Vrain Dr.

Status: Urgent New

Ok, Thanks - FYI this WMP needs to be revised by the CSFS, not the owner, as the CSFS did the plan originally, and there are likely some additional tree removals that need to be marked.

> -----Original Message-----
> From: Bates, Noah
> Sent: Tuesday, December 05, 2006 4:31 PM
> To: Philips, Eric
> Subject: SPRW-06-040 Weibel @ 12700 N. St. Vrain Dr.
>
> Heads up:
>
> Weibel has submitted his building permit BP-06-2077.
>
> He submitted a revised WMP on June 1st.
>
> Noah Bates Planner I
> Boulder County Land Use Dept.
> P.O. Box 471 Boulder, CO 80306
> (303) 441-3930 (ph)
> (303) 441-4856 (fax)
> nbates@co.boulder.co.us
>



Secure mode active.

WILDFIRE MITIGATION PLAN



Knowledge to Go Places

Docket SPR- # 03-086

Inspection date: 11/10/03

Prepared for:

Curtis P. Weibel
P.O. Box 2931
Estes Park, CO 80517
Phone: 970-577-9571

Prepared by:

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

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

SITE LOCATION AND PROPERTY DESCRIPTION

The property is located at 12712 N. St. Vrain Drive, Boulder CO 80302. Access to the property is from JR Gordon Ranch Road. The legal description is Section 4, Township 3N, and Range 71. The fire protection district is the Lefthand fire protection district (303-823-6611). There will be 1 structure(s) located on site, including a single family residence and attached garage. The lot is 40 acre(s) in size and has a 8-12% percent slope with a South-west aspect. It is at 6,800 feet in elevation. The proposed building site is mid-slope and it is a relatively well drained site. rock outcroppings and A general easement road are present creating natural barriers that may help stop or slow the spread of a surface/crown fire on the site.

The site has a dominant overstory consisting of Ponderosa pine with a mixed conifer element such as Douglas fir, Lodgepole pine, and cedar. The area is predominantly fuel model 9 with an understory consisting of grasses, forbs, and shrubs. There is a large infestation of Dwarf mistle-toe and witches broom, however no sign of beetle are present.

CONSTRUCTION DESIGN AND MATERIALS

The proposed house has a relatively simple design with a simple roofline and is oriented with a Southern aspect. The roofing material will consist of fiberglass. The exterior wall material is to be stucco. Soffits are to be ¼" thick plywood. There are 26 medium sized windows with the primary viewing direction being toward the South-east and South-west side of the structure. Windows will be double glazed with low e-coated tempered glass with frames made of wood and aluminum clad. Exterior doors are to be 1-3/4", fire-rated, and made of steel. The deck(s) will be made with composite and supported by timber posts. The deck(s) will be open and isolated from the surrounding landscape with crushed gravel over a polyester weed barrier. The propane tank will be set on a pad of crushed rock overlaying a fiberglass weedbarrier approximately 40 feet from the residence, and be at the same elevation as the house.

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 crushed stone and concrete 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.

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 crown spacing). No trees will overhang the house or decks. Trees should be at least 15 feet away from the house on all side.

Zone 2 - This zone extends out from Zone 1C, and acts as a transition zone between the heavily thinned area near the house to the existing forest setting. It extends down slope for 100 feet, to either side for 100 feet and behind the house for 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. 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 8 feet at the intersection of Zones 1 and 2 with limbing reduced in height to 6 feet as you approach Zone 3.

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.

EMERGENCY ACCESS

The proposed driveway will create some additional site disturbance and soil compaction and will require the removal of only a few trees. The driveway is to be (12) feet wide with a vertical clearance of (13'6"). Grade is (12%), with a maximum of (14%). The driveway is greater than 150 feet therefore hammerhead turn-arounds will be present (see plan for details). The driveway is less than 400 feet therefore no pull-outs will be required

WATER SUPPLY / UTILITIES / SEPTIC FIELD

The water source will be from a Cistern that is located 50 feet North-east of residence and has a capacity of 2,000 gallons. Vegetation within 10 feet of the tank will be kept cleared. Utilities for the property will be buried in a trench. The septic field is located 100 feet North-west of structure.

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 area.

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. The boundaries for zones 1 and 2 will be marked with red flagging. 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. Slash from the harvest will be chipped and hauled. 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 (Left hand fire protection district (303-823-6611)).

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
- 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
- Be aware of fire danger; fire danger signs are posted at the entrance of most major canyons
- Keep driveways and property address marked with visible signage
- Check the 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 and axes, available and ready for use
- Clean debris from the roof and gutters at least two times a year
- Check screens and maintain spark arresters on chimneys
- Check to make sure address markers are clearly visible
- Avoid storing combustibles under decks

INSPECTION

Inspection was conducted on 11/10/03.

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 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 sometimes squirrels.

Wildfire mitigation plan – A plan to reduce wildfire hazards around a home or other structure through fuels reduction and landowner awareness.

BOUNDARY SURVEY

OF THE NW 1/4 OF
SECTION 4, T3N, R71W OF THE 8th P.M.
BOULDER COUNTY, COLORADO

NW COR SEC 4, T3N R71W
3" US GLD BRASS CAP

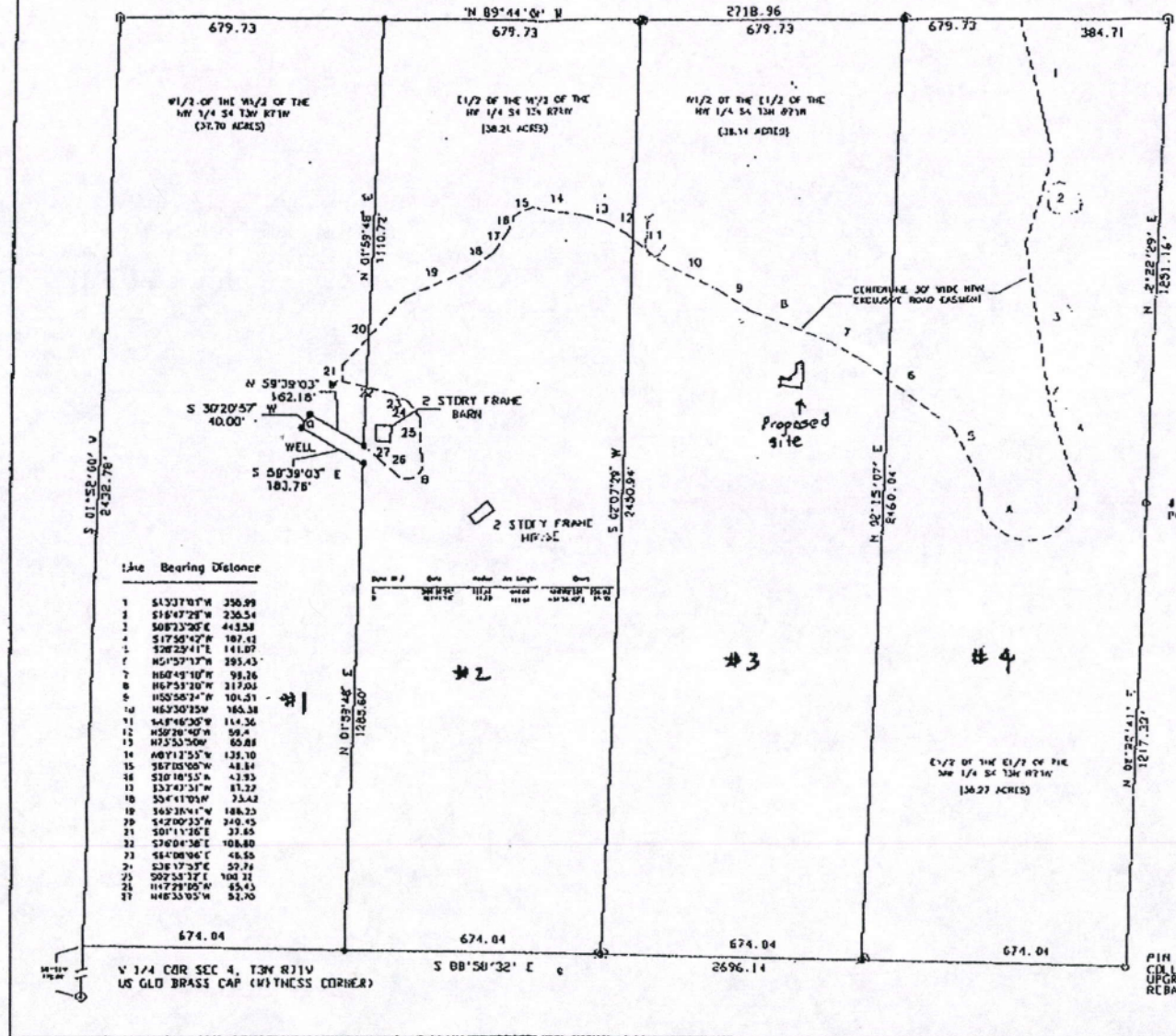
N 1/4 SEC 4
2 1/2" US GLD BRASS CAP
T3N, R71W

LEGAL DESCRIPTION: NW 1/2 OF THE NW 1/4 OF THE NW 1/4 SEC 4, T3N, R71W
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 71 WEST OF THE 8TH PRINCIPAL MERIDIAN THENCE N89°44'00" W ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 4 WITH ALL BEARINGS HEREIN RELATIVE THERETO A DISTANCE OF 2718.96 TO THE NW CORNER OF SAID SECTION AND TO THE TRUE POINT OF BEGINNING, THENCE S01°32'30" W ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 2432.78 FEET TO THE SOUTH LINE OF THE NW 1/4, THENCE S08°58'32" E ALONG THE SOUTH LINE OF THE NW 1/4 A DISTANCE OF 674.04 FEET THENCE N01°58'48" E A DISTANCE OF 1283.80 FEET, THENCE N07°39'03" W A DISTANCE OF 182.78 FEET, THENCE N30°20'57" E A DISTANCE OF 40.00 FEET, THENCE S58°39'03" E A DISTANCE OF 183.78 FEET, THENCE N40°53'48" E A DISTANCE OF 1113.32 FEET TO THE NORTH LINE OF THE NW 1/4, THENCE N89°44'00" W A DISTANCE OF 674.04 FEET TO THE TRUE POINT OF BEGINNING, AREA CONTAINS 37.78 ACRES

LEGAL DESCRIPTION: E 1/2 OF THE NW 1/2 OF THE NW 1/4 SEC 4, T3N, R71W
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 71 WEST OF THE 8TH PRINCIPAL MERIDIAN THENCE N89°44'00" W ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 4 WITH ALL BEARINGS HEREIN RELATIVE THERETO A DISTANCE OF 2030.19 TO THE TRUE POINT OF BEGINNING, THENCE S01°58'48" W A DISTANCE OF 1113.32 FEET, THENCE N07°39'03" W A DISTANCE OF 182.78 FEET, THENCE S07°30'57" W A DISTANCE OF 40.00 FEET, THENCE S58°39'03" E A DISTANCE OF 183.78 FEET TO THE SOUTH LINE OF THE NW 1/4, THENCE S08°58'32" E ALONG THE SOUTH LINE OF THE NW 1/4 A DISTANCE OF 674.04 FEET, THENCE N07°39'03" E A DISTANCE OF 2450.94 FEET TO THE NORTH LINE OF THE NW 1/4, THENCE N89°44'00" W A DISTANCE OF 674.04 FEET TO THE TRUE POINT OF BEGINNING, AREA CONTAINS 36.11 ACRES

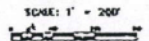
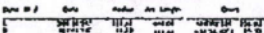
LEGAL DESCRIPTION: W 1/2 OF THE E 1/2 OF THE NW 1/4 SEC 4, T3N, R71W
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 71 WEST OF THE 8TH PRINCIPAL MERIDIAN THENCE N89°44'00" W ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 4 WITH ALL BEARINGS HEREIN RELATIVE THERETO A DISTANCE OF 1558.46 TO THE TRUE POINT OF BEGINNING, THENCE S07°39'03" W A DISTANCE OF 3450.84 FEET TO THE SOUTH LINE OF THE NW 1/4, THENCE S08°58'32" E ALONG THE SOUTH LINE OF THE NW 1/4 A DISTANCE OF 674.04 FEET, THENCE N07°39'03" E A DISTANCE OF 2480.04 FEET TO THE NORTH LINE OF THE NW 1/4, THENCE N89°44'00" W A DISTANCE OF 674.04 FEET TO THE TRUE POINT OF BEGINNING, AREA CONTAINS 36.11 ACRES

LEGAL DESCRIPTION: E 1/2 OF THE E 1/2 OF THE NW 1/4 SEC 4, T3N, R71W
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 71 WEST OF THE 8TH PRINCIPAL MERIDIAN THENCE N89°44'00" W ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 4 WITH ALL BEARINGS HEREIN RELATIVE THERETO A DISTANCE OF 675.23 TO THE TRUE POINT OF BEGINNING, THENCE S07°39'03" W A DISTANCE OF 2480.04 FEET TO THE SOUTH LINE OF THE NW 1/4, THENCE S08°58'32" E ALONG THE SOUTH LINE OF THE NW 1/4 A DISTANCE OF 674.04 FEET, THENCE N07°39'03" E A DISTANCE OF 1517.33 FEET, THENCE N07°39'03" E A DISTANCE OF 1251.76 FEET TO THE NORTH 1/4 CORNER OF SECTION 4, THENCE N89°44'00" W A DISTANCE OF 674.04 FEET TO THE TRUE POINT OF BEGINNING, AREA CONTAINS 36.22 ACRES



Bearing Distance

Line	Bearing	Distance
1	S13°27'01" W	350.99
2	S16°47'28" W	230.54
3	S08°23'20" E	443.58
4	S17°50'42" W	187.43
5	S28°29'41" E	141.87
6	N51°57'17" W	295.43
7	N60°49'10" W	98.26
8	N67°53'20" W	317.03
9	N55°58'24" W	104.21
10	N65°50'25" W	165.38
11	N48°48'35" W	114.36
12	N59°28'40" W	59.4
13	N73°53'50" W	65.88
14	N01°17'53" W	129.10
15	S07°03'00" W	41.84
16	S10°18'55" W	43.83
17	S37°43'51" W	81.22
18	S54°11'01" W	23.42
19	S69°36'14" W	186.22
20	S42°00'35" W	240.45
21	S01°11'26" E	32.85
22	S76°04'58" E	108.80
23	S41°08'04" E	68.55
24	S38°17'53" E	52.74
25	S02°53'12" E	100.31
26	N17°29'05" W	45.43
27	N48°53'05" W	52.70



- LEGEND**
- FOUND MONUMENT/BRASS
 - SET #4 REBAR WITH PLASTIC CAP #8405
 - ⊙ FOUND U.S. GLO MONUMENTATION
 - FIELD

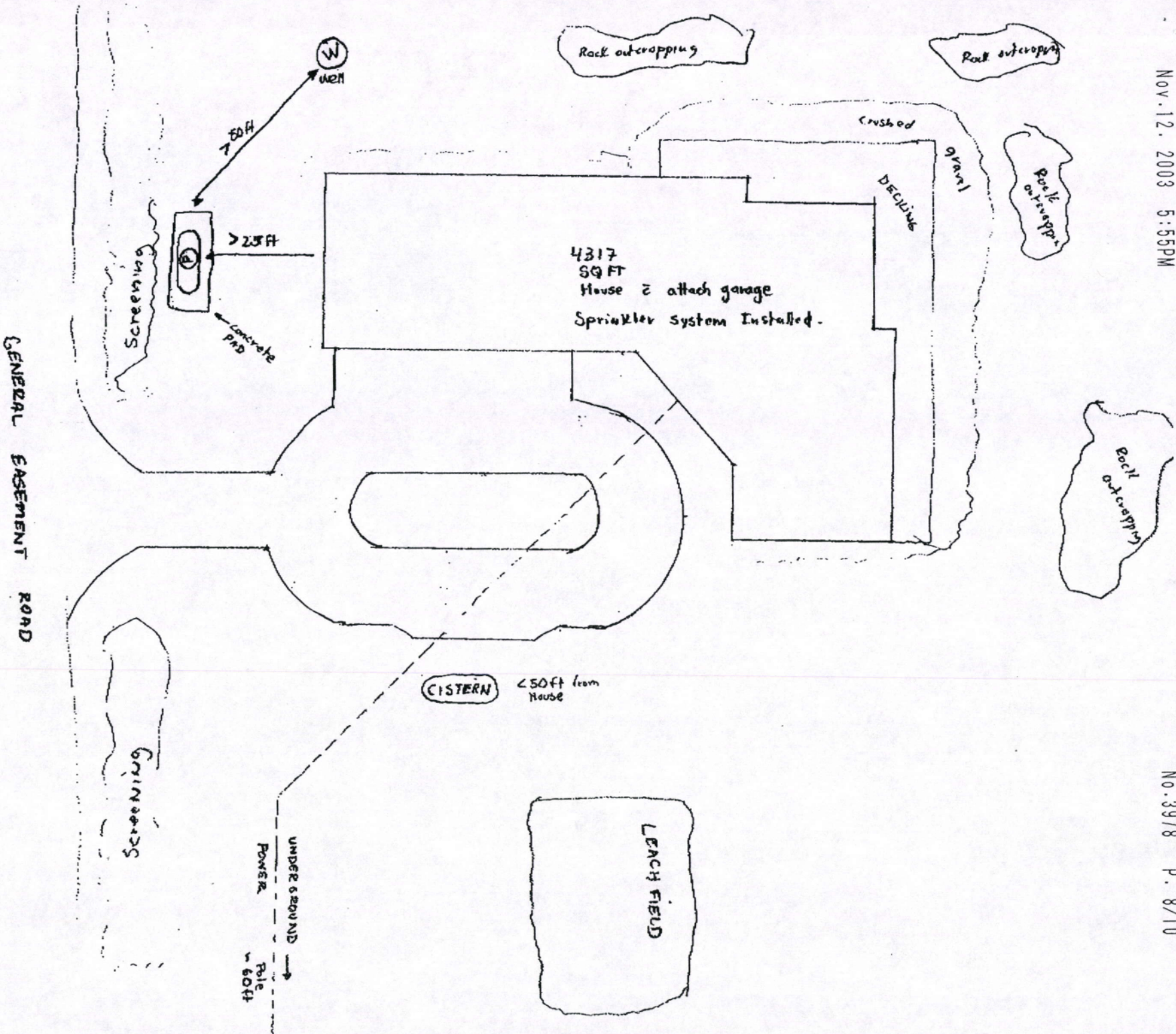
BOULDER COUNTY REGISTER

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY DONE BY ME OR UNDER MY SUPERVISION AND THAT THE CALCULATIONS AND MEASUREMENTS, BEARINGS OR DISTANCES ARE CORRECTLY SHOWN. THERE ARE NO ENCUMBRANCES BY AND/OR ON THE PROPERTY UNLESS OTHERWISE SHOWN.

Richard W. Brass
RICHARD W. BRASS
C.D.L.S. #5415
UPGRADED TO #4
REBAR W/ THE N9485

NOV 12 2003 5:54 PM

N-3978 P. 7/10



303-823-5768

SITE PLAN REVIEW FIELD DATA FORM

Inspection Date: _____
 Landowner name: Curtis P. Weibel
 Mailing address: P.O. Box #2931
 City, State, Zip: Estes Park, CO 80517
 Site address: 12712 N. St. Vrain Drive
 Phone number: 970-577-9571
 Road access: JR Gordon Ranch Road. (Name of access road)
 Docket Number: SPR - 03 - 086 (SPR, LU, Etc.)
 Section: 4
 Township: 3N
 Range: 71
 Legal Discription: See attached document
 FPD: Pine Wood Spring Fire Dept. < 1.5 miles from site
 Dominant fuel type: _____ (Grass/forbs/shrubs/slash/etc)
 Dominant overstory: _____
 Co-dominant overstory: _____
 Fuel model type: _____
 Slash disposal: Chipped + hauled + top (Chipped/hauled/burned/top-scatter)
 Aspect: South (Direction of slope) S - SW
 Slope: Gentle SE-SW slope < 10 grade

Elevation: 6800 (feet)

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

Site moisture: Dry

Natural fire barrier: Rock out cropping, General easement road

Insect & Disease Diagnosis: _____

Lot size (acres): 40 (Acres)

Number of Structures: 1

Type of Structures: Single Family 2 attached garage (House/barn/garage)

Driveway length: < 150 ft. (<> 150 ft. OR <> 400 ft)

Driveway trees removed: 3 (few/many)

Home buffer material: Ground cover, Non combustble material, concrete driveway

House design: Simplex (simple/complex)

Roof Design: Simplex (simple/complex)

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

Soffit type: 3/4 plywood (non-vented) (Plywood/hardboard/cement board)

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

Windows (#): #26

Windows Size: Medium (small/medium/large)

Windows Frames: wood/aluminium clad (Wood/aluminum/aluminum clad)

Windows Aspect: SE - SW (Viewing direction)

Window Construction: E-coated - tempered (Tempered glass/e-coating)

Door Material: Steel fire-rated (Wood/steel/fiberglass/composit)

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: Crush gravel (Crushed rock/gravel)

Deck weed barrier: Polyester & crush rock on sheeting material (Fiberglass/polyester)

Structure SQR. FT.: 4317

Utility Location: Buried in trench - ^{200 ft} from pole (Pole Xft from house/buried in trench)

Structure aspect: SE / SW (South facing) (Predominant facing direction - view)

Leech field: Leech field > 100ft ^{NW} from house (Distance from house, propane, septic NSEW)

Cistern or Well: cistern > 50 ft from propane closer than 150 ft. from rear ^{of home} NE of house (Distance from house, propane, septic NSEW)

Cistern size: 2000 (gallons)

Propane Tank location: Level & house > 50ft from cistern (Level w/house & >50ft from cistern)

& > 30ft from house.
 Vegetation will be cleared & in 20 ft. of tank (crushed gravel + concrete pad)

See attached drawing

Driveway is to be 12' wide & vertical clearance of 13'6",
 Driveway will have adequate turn arounds → circular driveway

6859 N. Foothills Hwy, Boulder, Colorado 80302
800-557-7059 303-415-9865 303-415-9866 FAX
www.pointtech.com



Fax

To: Corey Secher	From: Curtis Weibel
Fax: 303-823-5768	Pages: 8
Phone: 303-823-5774	Date: 11/12/03
Re: Quotation	CC:

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

Corey,

I appreciate you writing the fire mitigation plan for me. Hopefully, I have all the requested info correct. I still need some type of tree preservation plan for the land use department. Any suggestions? Give me a call before our meeting just in case I need to prepare something.

Thanks,

Curt

Curtis Weibel CSO, FNP

Point Technologies, Inc.

6859 N. Foothills Hwy.

Boulder, CO 80302

1-800-557-7059

303-415-9866

www.pointtech.com

curtis@pointtech.com

Property * 2

Property Description

12712 N St Vrain **				
City:	Mountains	ID:	0058062-01	
Neighborhood:	962 Lyons Vicinity	Parcel:	120100000016	
Subdivision:	Tr. Nbr 962 Lyons Area	STR:	04-3N-71	
Class:	Single Family	Tax Area:	1351	
Design:	Multi Level	Built:	1968	
Legal Dsc:	E 1/2 W 1/2 Nw 1/4 4-3n-71 39.70 Acs M/L See Splits Id 141988 141989 & 141990 012712 N St Vrain ** Mountains			
Square Footage			Rooms	
Level	Total	Finished	Total:	9
Main:	1632	1632	Bedrooms:	4
Above:	1016	1016	Baths-Full:	1
Basement:	616	0	3/4:	0
Other:	0	0	Half:	0
Garage:	0			
Deeds			Current Value	
Deed #	Date	Fee	Actual:	453,200
1902673:	02/05/99	40.00	Assessed:	36,080
			Mill Levy:	51.347
Owner				
Name:	Gordon John R			
Address:	12712 N St Vrain			
City/St/Zip:	Lyons , CO 80540			

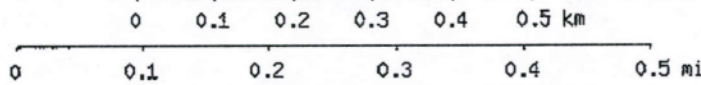
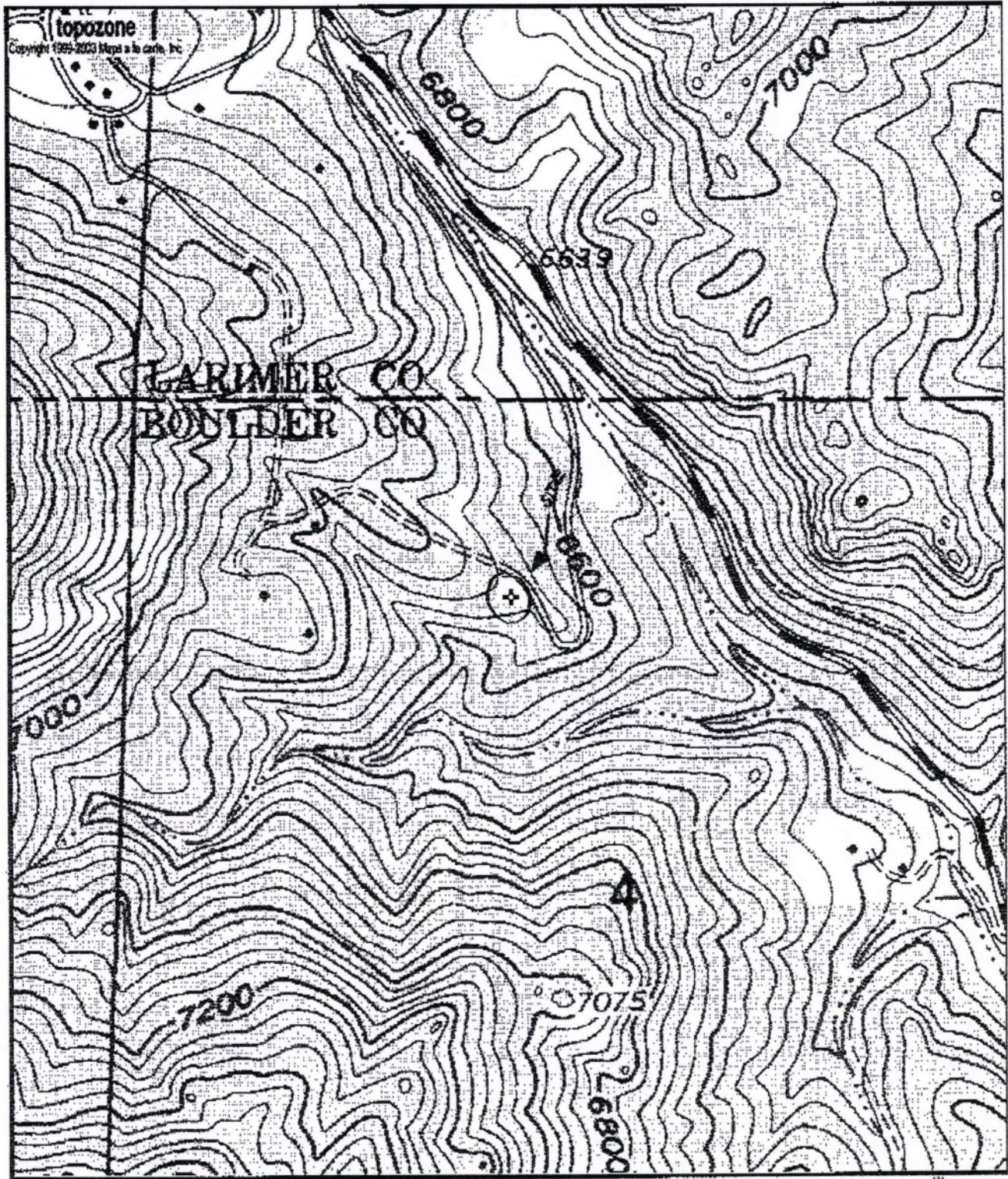
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Exhibit A

Legal Description:

Commencing at the North ¼ Corner of Section 4, Township 3 North, Range 71 West of the 6th Principal Meridian, thence N89°44'00"W along the North line of the NW ¼ of said Section 4 (both ends of said ¼ Section line being monumented by U.S.G.L.O. Brass Caps), with all bearings herein relative thereto, a distance of 1359.46 feet to the TRUE POINT OF BEGINNING; thence S02°07'29"W a distance of 2450.94 feet to the South line of the NW ¼; thence S88°58'32"E along the South line of the NW ¼ a distance of 706.95 feet; thence N02°15'07"E a distance of 2460.48 feet to the North line of the NW ¼; thence N89°44'00"W a distance of 712.66 feet to the TRUE POINT OF BEGINNING. Subject property contains 40.000 acres, more or less, and is subject to all easements and rights of way of record. County of Boulder, State of Colorado.

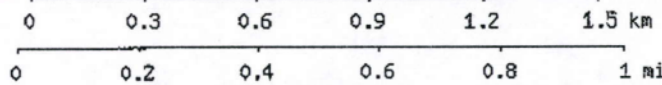
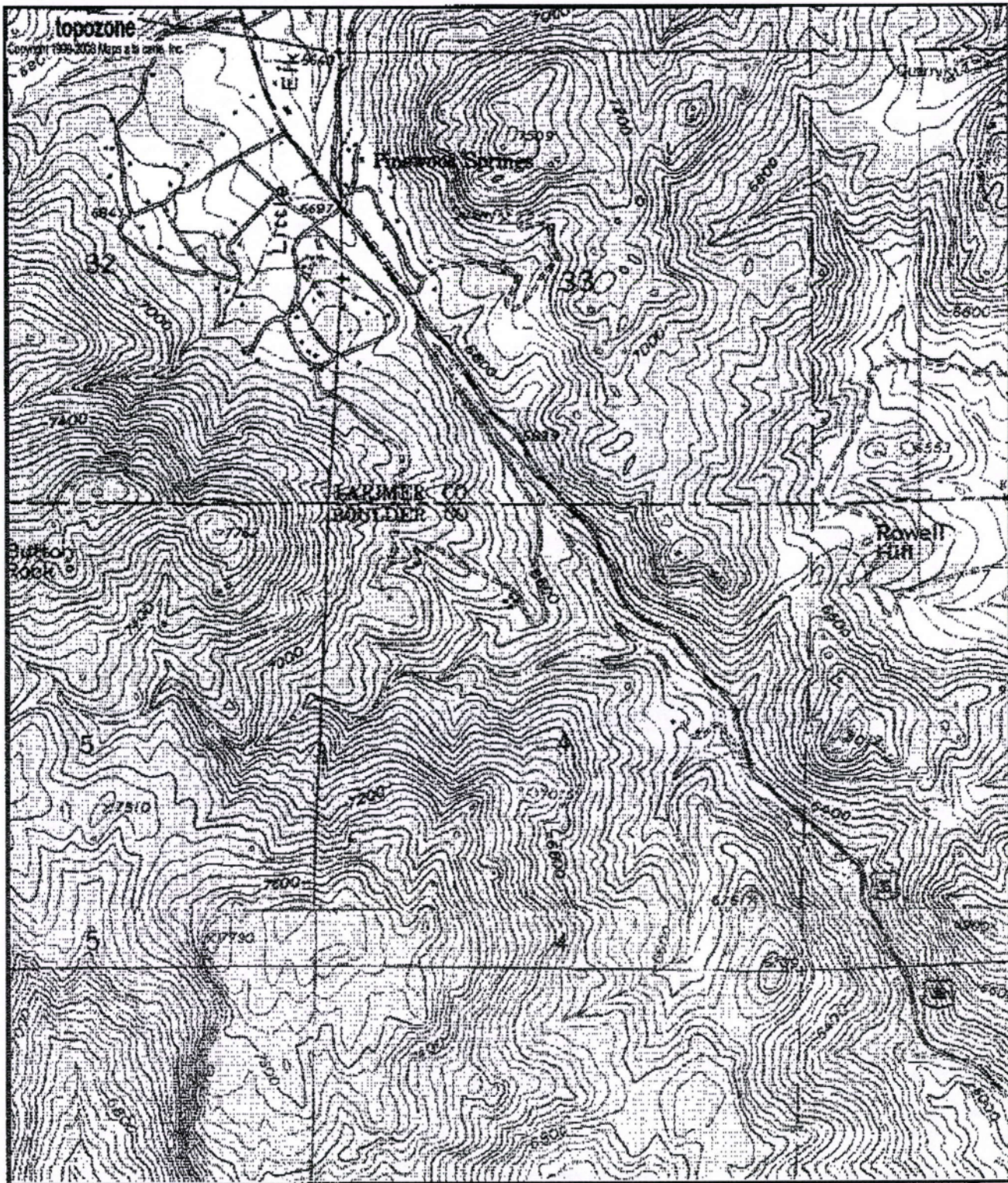
Prepared by Van Horn Engineering,
February 25, 2003
Project # 1998-08-27



Map center is UTM 13 470210E 4456629N (WGS84/NAD83)
Pinewood Lake quadrangle - TopoZone Pro elevation display
 Projection is UTM Zone 13 NAD83 Datum



M=10.354
G=-0.226



Map center is UTM 13 470210E 4456629N (WGS84/NAD83)
Pinewood Lake quadrangle - TopoZone Pro elevation display
 Projection is UTM Zone 13 NAD83 Datum

M=10.354
 G=-0.226