

WILDFIRE MITIGATION PLAN

For Jon Thacker
1325 Peakview, Boulder, CO 80302
Docket: SPR - 08 - 054
Inspection date: 7/17/2008

Colorado
State
FOREST
SERVICE
Boulder District
5625 Ute Highway
Longmont, CO 80503
(303) 823-5774
FAX: (303) 823-5768

Prepared for:

Jon Thacker
380 Alaska Rd
Boulder, CO 80302
Phone: 303-447-9913

Prepared by:

Matthew Jedra
Forester - Boulder District
Phone: (303) 823-5774
E-mail: mjedra@lamar.colostate.edu

PURPOSE OF A WILDFIRE MITIGATION PLAN

The purpose of a Wildfire Mitigation Plan is to give guidelines for reducing 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 in Section 34, Township 2N, and Range 71W, Lot 19 sixth edition. The property is located within the Boulder Mountain Fire Protection District (303-440-0235). A 3,570 sq. ft. residence is proposed for the site. The lot is 1.8 acre in size and has a modest ~2-40 percent slope with an east aspect. The site is at ~6,500 feet in elevation and located on a mid-slope which is relatively dry. Peakview to the west creates a small natural barrier that may help slow the spread of a surface fire on the site.

CONSTRUCTION DESIGN AND MATERIALS

The proposed addition will have a moderately complex design with a moderately complex roofline and will be oriented with a east aspect. **The overall design of the structure greatly influences how it will withstand a wildfire. Complex building forms create heat traps, areas where the walls and roof members intersect on another where eddies form and hot air and embers from a fire can collect. It is important to keep these areas clear of combustibles such as needles and brush.**

The roofing material will consist of class-A laminated asphalt shingles. **Falling embers and fire brands from a wildfire can land on a roof and ignite the roof, either by directly heating the roofing material, or by igniting light fuels (pine needles) that have collected on the roof. It is recommended to place screening over gutters and/or make a yearly check to keep them clear of leaves and needles.**

The exterior wall material is to be stone and stucco. Soffits and fascia are to be 3/4" plywood. The structure will have 34 small to medium sized windows with the primary viewing direction being toward the southeast side of the structure. Windows will be double glazed with Low-E coating and tempered glass. Frames are to be made of wood. Exterior doors are to be 1 3/4", fire-rated, and made of wood. The structure will have 3 glass doors located in the living room, master bd room and family room. **All operable windows must be provided with screening that is constructed of either aluminum, galvanized steel, copper or of an approved material that when exposed to flame for 15 seconds, will not burn through or melt, and remains intact. Windows are one of the weakest parts of a structure with regards to wildfire. They often crack and fail before the structure itself ignites, providing a direct path for embers and radiant heat to reach the interior. It is best to minimize the number of windows, especially on the downhill side of the structure. Fire typically burns up hill faster and will create a great deal of radiant heat.**

A deck will be constructed of composite decking material with 6" posts. The deck will be open overhead and underneath. The deck will have a buffer material of crushed gravel on top of a non-combustible fiberglass weed barrier. **Decks must be kept clean and free of combustible materials. Keep debris such as pine needles, wood, and vegetation away from your deck. Each year rake pine needles and other combustible material from underneath decks and overhangs.**

UTILITIES

The propane tank is to set on a pad of crushed rock overlaying a weedbarrier ~100 ft. southwest of the residence. Utilities for the property are buried from a pole ~100 ft. southwest of the residence. The septic field is located ~100 ft. southeast of the residence. A well is located ~100 ft. southwest of the house.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

Access the property from Boulder by heading west on Lee Hill Dr, turn right on peakview, end at 1325 Peakview. Emergency evacuation from this property is dependent on the location of a fire at a given time. Two main evacuation routes could be east on Lee Hill Dr to the city of Boulder or west on Lee Hill Dr to Lefthand Canyon Dr and east to Hwy 36 or west to the Peak To Peak Hwy.

The new driveway will create a significant amount of site disturbance and soil compaction and will require the removal of few trees. The driveway is ~12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12 percent. The driveway is approximately 50 ft long in length therefore no turn around will be required. However, a hammerhead or "Y" turnout is highly recommended within 50 feet of the residence. Since the driveway is less than 400 ft., no pull-outs are required along the driveway.

EMERGENCY WATER SUPPLY FOR FIRE FIGHTING

A 10,000 gallon community fire cistern is proposed for the site in lieu of an interior sprinkler. If the community cistern is not installed then the house must have an interior NFPA 13 D Sprinkler system as required by Boulder County. The cistern should have a dry hydrant connection with a 6 inch NH thread connection and cap (note that a 2 1/2" adapter may be needed, depending on your fire protection district). Contact the Boulder Mountain Fire Protection District (303-440-0235) 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 and need to be pruned to a height of 6 ft or 1/3 the height of the tree, whichever is less. 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 and hauled. 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 Boulder Mountain Fire Protection District (303-440-0235).

FOREST COMPONENT AND HEALTH

The site has a dominant overstory consisting of Ponderosa pine (*Pinus ponderosa*) with a ponderosa pine and Douglas-fir (*Pseudotsuga menziesii*) component. The understory consists of a dense cover of native grasses, forbs and shrubs. The forested area is best represented by Fuel Model 9. 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. High amounts of needle litter may be present. This model can exist from foothills to subalpine.

There were no current signs of insect or disease problems on the property at the time of the inspection.

DEFENSIBLE SPACE MANAGEMENT

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 five-foot wide, non-flammable strip must be created using gravel 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 should be removed. Any large dead woody material on the ground must also be removed. Firewise plants should be used for landscaping and re-vegetation. Grasses should 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) must 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 can be retained for screening. All remaining trees in this zone must 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 should 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 20 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 must 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 <http://www.ext.colostate.edu/pubs/natres/pubnatr.html> 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 can 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; your nearest fire danger sign is located at your fire station or check the Boulder Fire Weather website at www.crh.noaa.gov/bou
- 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.

Duff – a layer of accumulated dead organic matter (pine needles).

Eddies – Small wind occurrences that are separate from normal wind flows.

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.

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

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.

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).

Slash – The residue left on the ground as a result of forest and other vegetation being altered by forest practices or other land use activities.

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

Understory – Plants that grow underneath the overstory species.

Wildland urban interface – a popular term used to describe an area where various structures (most notably private homes) and human developments meet or are intermingled with forest and other vegetative fuel types.



Annual Fire Safety Checklist

- Thin trees and brush properly within defensible space.
- Remove trash and debris from defensible space.
- Remove needles and pine cones from window wells.
- 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.
- Remove any combustibles from under decks, porches or entrances ways.
- Use a chimney screen or spark arrester in fireplaces.
- Clear vegetation from around fire hydrants, cisterns, propane tanks, etc.
- Place placards on garages if storing flammable materials inside.
- 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 and search for wildfire, view the Colorado State Cooperative Extension fact sheet at <http://www.ext.colostate.edu/PUBS/NATRES/06304.html>, 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.

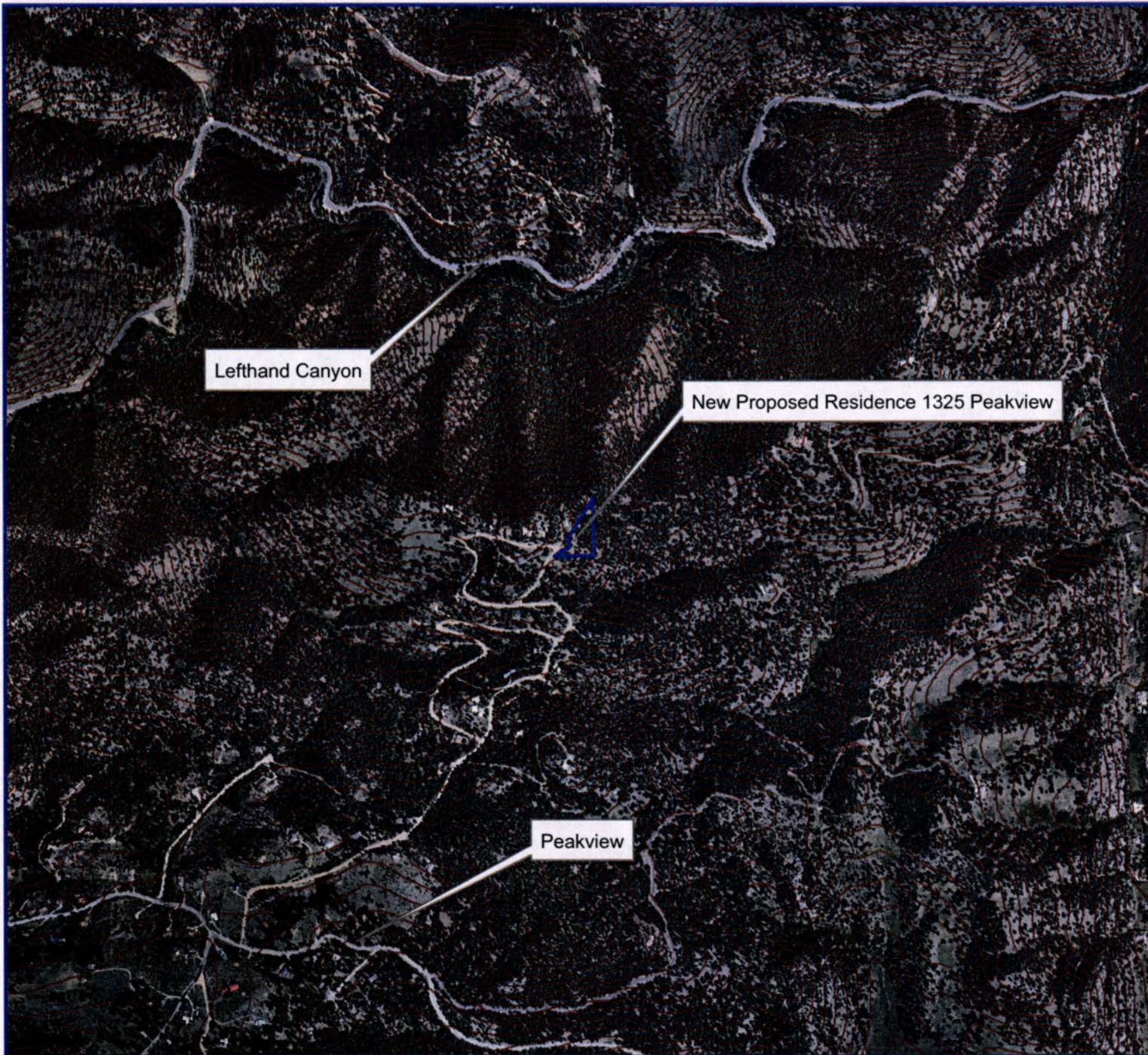
Area in Acres is calculated to allow for distance separation on all sides for a three person family and a vehicle. One acre is approximately the size of a football field or exactly 208 feet x 208 feet.

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.

Boulder County Wildfire Mitigation Plan

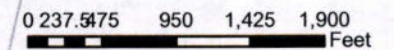


Landscape View of the
Jon Thacker Property
1325 Peakview
Boulder, CO 80302
SPR-08-054



Legend

— Property Boundary

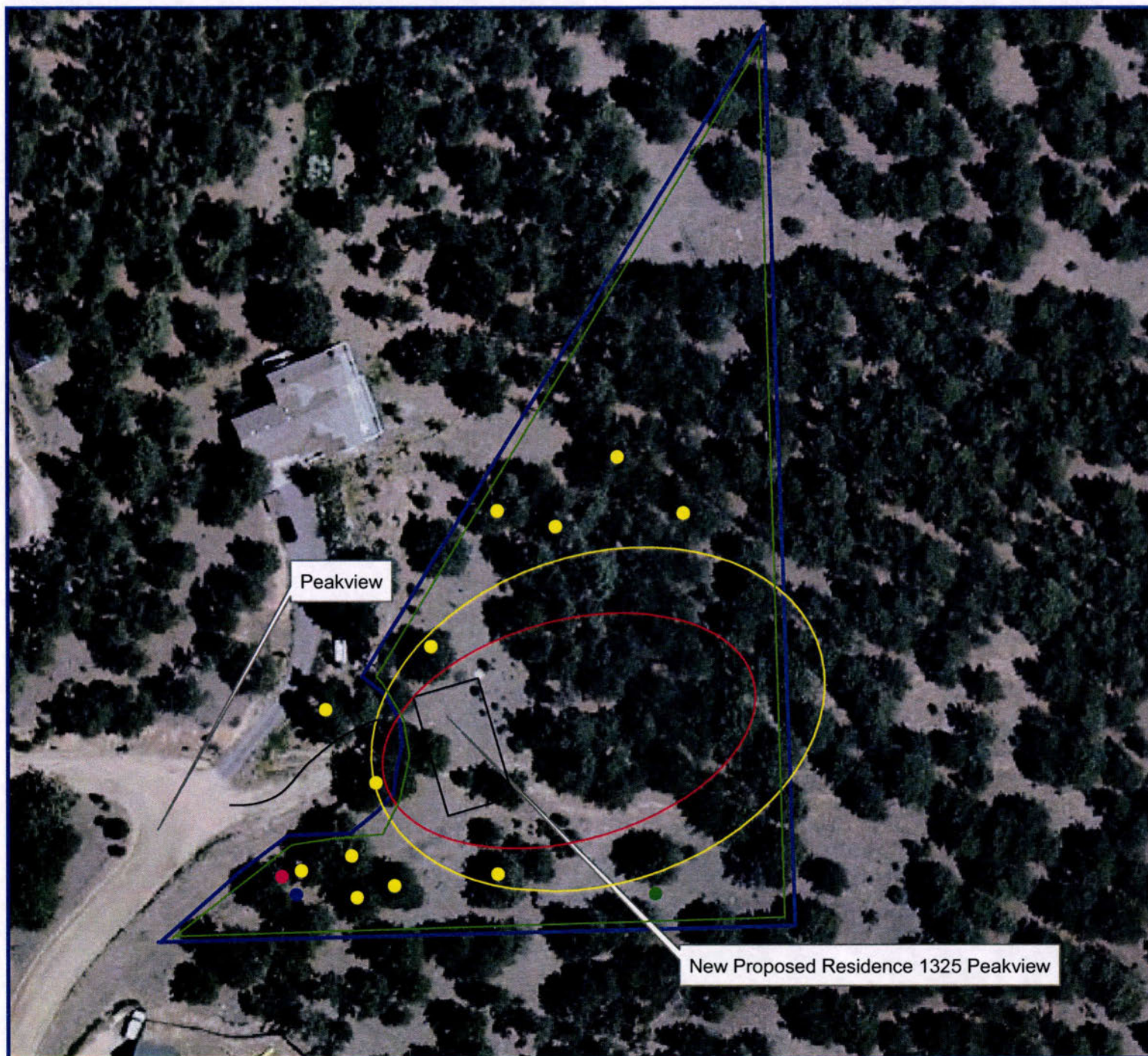
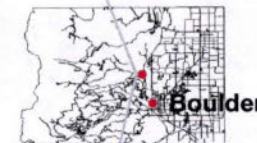


This map was produced from geospatial information from Boulder County and CSFS. All information represented is not completely accurate, and should be considered a draft document. This map should in no way serve as legal documentation of ownership.

Boulder County Wildfire Mitigation Plan

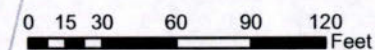


Property of Jon Thacker
1325 Peakview
Boulder, CO 80302
SPR-08-054



Legend

- Driveway
- Zone 1
- Zone 2
- Zone 3
- Propane
- Leave Trees
- Well
- Leach Field
- Property Boundary



This map was produced from geospatial information from Boulder County and CSFS. All information represented is not completely accurate, and should be considered a draft document. This map should in no way serve as legal documentation of ownership.

Colorado State Forest Service Wildfire Mitigation Plan Data Form

Please be specific. Fill out the data form as completely and as accurately as possible, **do not** leave any blanks. Leaving blanks can delay the process of your wildfire mitigation plan. You may email it to Matthew Jedra at mjedra@lamar.colostate.edu or fax it to 303-823-5768, or bring it to the scheduled appointment.

The cost of the Wildfire Mitigation Plan is \$300.00. An invoice will be included when you receive the plan. Payment is due within 30 days from the date of the invoice. Any **Bolded** categories will be filled in by the Colorado State Forest Service (CSFS) representative at the time of initial site visit. If you have any questions about this form please contact Matthew Jedra at 303-823-5774.

Inspection Date: _____

Landowner name: Thacker const. INC.

Mailing address: 380 alaska Road

City, State, Zip: Boulder, Co. 80302

Site address: 1325 Peakview, Boulder, Co. 80302

Phone number: 303 447 9913

Road access: (Directions from main access road)

Lee Hill to Peakview, n. to peakview Circle. At cul de sac

Docket number: 08-54 (SPR, SPRW, LU, Etc.)

Section: _____

Township: _____

Range: _____

Legal Description:

Lot 19, Boulder Heights, Sixth addition, Bo. Co.

Elevation: 6500 (feet)

Lot size: 1.8 (Acres)

Driveway length: 50' (Actual length in feet from road to home)

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

House design: moderately complex (moderately complex – any shape with a few alcoves or complex – any shaped with a number of alcoves complex design)

Home buffer material: crushed gravel (Material that is spread 5 ft. wide around the house - stone/crushed gravel/decorative stone)

Roof Design: moderate (moderately complex/complex)

Roof material: class A (Class A- Asphalt shingles/concrete tiles/metal (wood roof is not permitted in Boulder County))

Soffit type and thickness: 3/4 ply (3/4" Plywood or 3/8" hardboard/cement board)

Siding material: stucco/stone (Cement/hardboard/log/stucco/stone/wood - **wood siding is not permitted on high hazard sites**)

Windows (#): 34 (number of windows in the structure)

Window Size: small (On average: small - <3x4', medium - 4x5', large <5x6')

Window Frames: wood (Wood or aluminum clad wood/ **vinyl is not permitted on high hazard sites**)

Window Aspect: s/e (Dominant viewing direction)

Window Construction: some low e some not (Low E- Coating/Tempered glass/etc...)

Window Wells: 0 (Number and location if present, these are windows that site below ground level, usually in a basement)

Sliding Glass Doors: 3 lvng, mstr, fam. rm. (Location and Number)

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

Deck material: trex type (type of composite materials, **wood is not permitted**)

Deck Description: open deck (Enclosed deck/open deck/enclosed underneath/open underneath)

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

Deck buffer material: gravel (Crushed rock/gravel/decorative stone)

Deck weed barrier: either (Fiberglass/polyester)

Number of Structures: 1 (All structures to be present, including sheds, garages and out buildings)

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

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

Structure Square feet: 3570 (Total sq.ft. of structure – **this must be accurate and match the sq.ft that you submitted for SPR, if it has changed, please specify**)

Structure aspect: SE (Dominant facing direction/view, N, S, E, W)

Utility Location: buried sw of res. 100' (Pole/buried: Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Detached Garage (if applicable): _____ (Total square feet)

Out buildings: _____ (Total square feet of any and all sheds, cabins, ect...)

Leach field: se 100' from house (Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Cistern size (if applicable): _____ (gallons - <2,000 sq.ft – 1,800 gal., >2,000 to 2,500 sq.ft – 2,400 gal., >2,400 gal. to 3,599 – 3,600 gal., and >3,600 full interior NFPA 13 D Sprinkler system per Boulder County)

Cistern Location: _____ (Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Cistern Type: _____ (Domestic Cistern or Fire Cistern)

Making a donation to community cistern : yes (Yes or No)

No Sprinkler *Cistern site*

Have you talked to the local fire department : yes (Yes or No)

Are you required to have a sprinkler system : _____ (Yes or No) (If your house/addition is greater than 3,600 sq.ft. you are required to have an a full interior NFPA 13 D Sprinkler system per Boulder County)

Water supply: well (Well or main line)

Well (if applicable): 100' sw of house (Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Propane or natural gas: propane

Propane Tank location: 100' sw of house (Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Slash disposal: chipped (Chipped/hailed/burned/lop-scatter)

Can you provide a map of utility locations for the property not yet (e.g. location of propane, tank, leach field, well, cistern, etc... Yes or No)

Comments: _____

This part will be filled out by the CSFS inspecting forester

FPD: _____

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

Dominant overstory: _____

Co-dominant overstory: _____

Fuel model type: _____

Aspect: _____ (Direction of slope)

Slope: _____ (Percent)

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

Site moisture: _____

Natural fire barrier: _____

Insect & Disease Diagnosis: _____

Comments: _____



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street • PO Box 471
 Boulder, Colorado 80302
 Phone: 303-441-3930 • Fax: 303-441-4856
 Email: planner@bouldercounty.org •
 http://www.bouldercounty.org/lu/
 Office Hours: Monday – Friday 8:00 AM to 4:30 PM

499652, CK#0001, \$1075.00, RS

Intake Stamp	Shaded Areas for Staff Only
MAY 21 2008	
BOULDER COUNTY LAND USE	

Application Form

Project Number <u>SPR 08-054</u>		Project Name	
* No Application Deadline		* Application Deadline: First Wednesday of the Month	
* Application Deadline: Second Wednesday of the Month			
<input type="checkbox"/> Limited Impact Special Use <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Extension of Approval <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Other: _____		<input type="checkbox"/> Variance <input type="checkbox"/> Appeal <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Special Use/SSDP <input type="checkbox"/> Rezoning <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Location and Extent <input type="checkbox"/> Road Name Change	
Location(s)/Street Address(es) <u>1325 Peakview</u>			
Boulder Heights Subdivision Name			
Lot(s) <u>Lot 19 Sixth Edition County</u>	Block(s) <u>of Boulder</u>	Section(s)	Township(s)
Area In Acres <u>1-2 acres</u>	Existing Zoning	Existing Use of Property <u>vacant</u>	Number of Proposed Lots <u>1</u>
Proposed Water Supply <u>existing well</u>		Proposed Sewage Disposal Method <u>existing septic system</u>	

Applicants:

Applicant/Property Owner <u>Jon Thacker</u>			Email Address <u>jtha380@aol.com</u>	
Street Address <u>380 Alaska Road</u>				
City <u>Boulder</u>	State <u>CO.</u>	Zip Code <u>80302</u>	Phone <u>303 447 9913</u>	Fax <u>same</u>
Applicant/Property Owner/Agent/Consultant			Email Address	
Street Address				
City	State	Zip Code	Phone	Fax
Agent/Consultant			Email Address	
Street Address				
City	State	Zip Code	Phone	Fax

Certification: (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed attach additional sheet signed and dated.

Signature of Property Owner 	Date <u>5/20/08</u>	Signature of Property Owner	Date
Other Signature	Date	Other Signature	Date

* Only if the Land Use Director waives the landowner signature requirement for good cause shown under the applicable provisions of the Land Use Code.

Site Plan Review Fact Sheet

The applicant(s) is/are required to complete each section of this Site Plan Review (SPR) Fact Sheet even if the information is duplicated elsewhere in the SPR application. Completed Fact Sheets reduce the application review time which helps expediate the Director's Determination. Please make duplicates of this SPR Fact Sheet if the project involves more than two structures.

Structure #1 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		RESIDENCE	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		0 sq. ft.	Demolish: 0 sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> Yes (include the new floor area square footage in the table below) <input checked="" type="checkbox"/> No			
Proposed Floor Area (New Construction Only)			
	Finished	Unfinished	Total
Basement:	1202 sq. ft.	— sq. ft.	1202 sq. ft.
First Floor:	1117 sq. ft.	— sq. ft.	1117 sq. ft.
Second Floor:	625 sq. ft.	— sq. ft.	625 sq. ft.
Garage: <input type="checkbox"/> Detached <input checked="" type="checkbox"/> Attached	— sq. ft.	555 sq. ft.	555 sq. ft.
Covered Deck:	72 sq. ft.	72 sq. ft.	72 sq. ft.
Total:	2944 sq. ft.	627 sq. ft.	3571 sq. ft.
			Total Bedrooms: 3

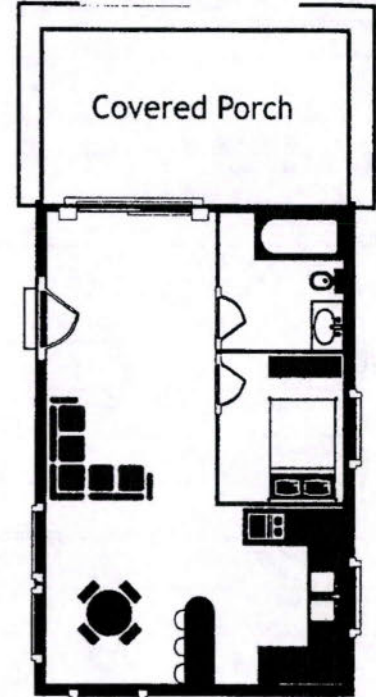
Project Identification:

Project Name:
Property Address/Location:
Current Owner:
Size of Property in Acres:

Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the inside of the outside walls which includes covered porches, garages, and basements. The shaded area on the diagram indicates the area counted as square feet.

SYNTHETIC STONE HARDIE BOARD



Note: If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

If a Limited Impact Special Review is required, then call 303-441-3930 and ask for a new Preapplication conference for the Limited Impact Special Review.

Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		N/A	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		sq. ft.	Demolish: sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> Yes (include the new floor area square footage in the table below) <input type="checkbox"/> No			
Proposed Floor Area (New Construction Only)			
	Finished	Unfinished	Total
Basement:	sq. ft.	sq. ft.	sq. ft.
First Floor:	sq. ft.	sq. ft.	sq. ft.
Second Floor:	sq. ft.	sq. ft.	sq. ft.
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.
Covered Deck:	sq. ft.	sq. ft.	sq. ft.
Total:	sq. ft.	sq. ft.	sq. ft.
			Total Bedrooms

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review (LISR) is required. A LISR is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas	18	70	80
Berm(s)			
Other Grading		300	300
Subtotal	18	370	388

Box 1

* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.

	Cut	Fill	Total
Foundation	40	40	80
Material cut from foundation excavation to be removed from the property			0

Excess Material will be Transported to the Following Location:

Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application. If more room is needed, feel free to attach a separate sheet.

NEIGHBOR PROPERTY HAS 400 CU YDS OF FILL THAT THEY WILL PROVIDE FOR THIS PROJECT

Is Your Property Gated and Locked?

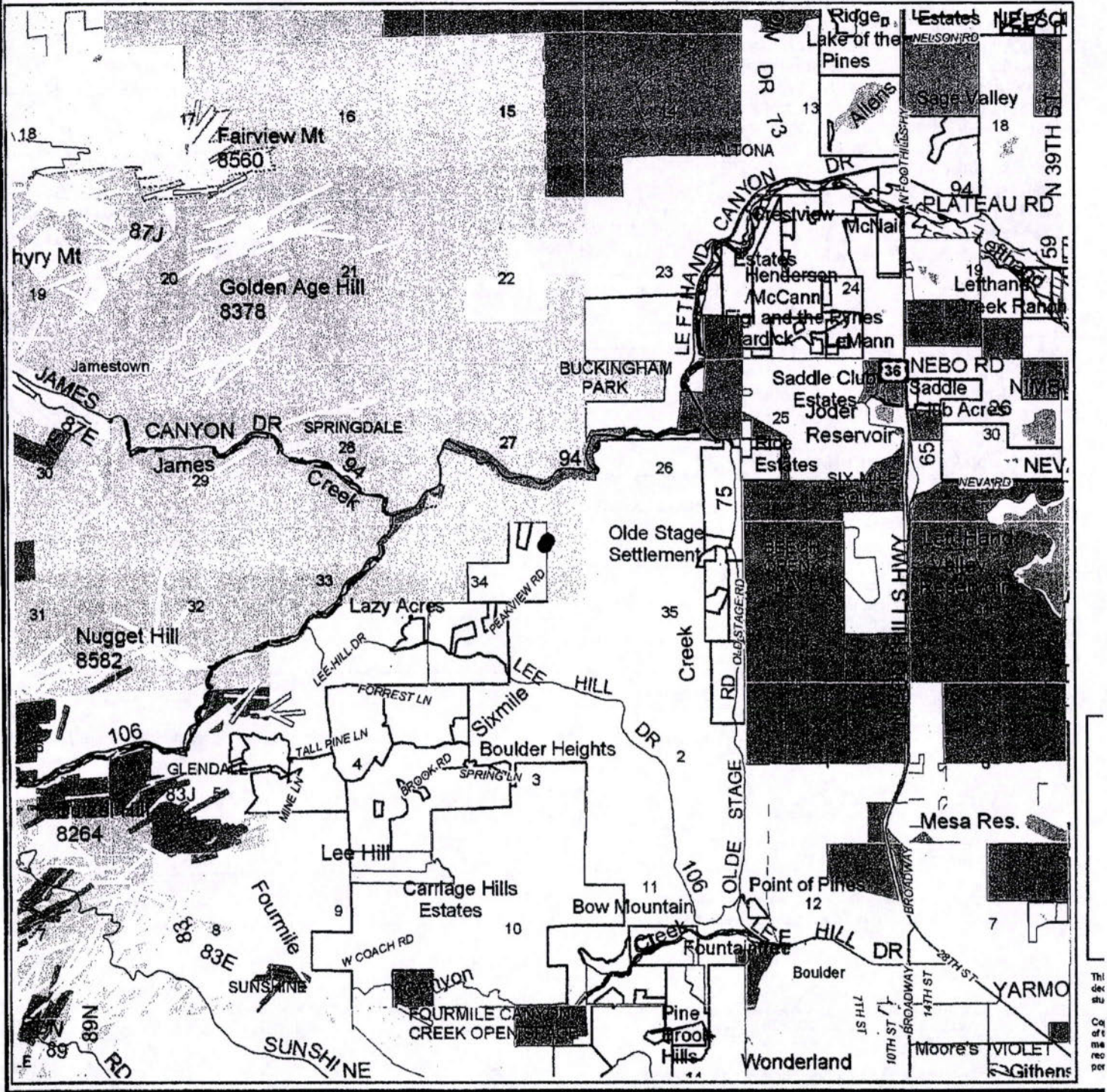
Note: If county personnel cannot access the property, then it could cause delays in reviewing your application.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

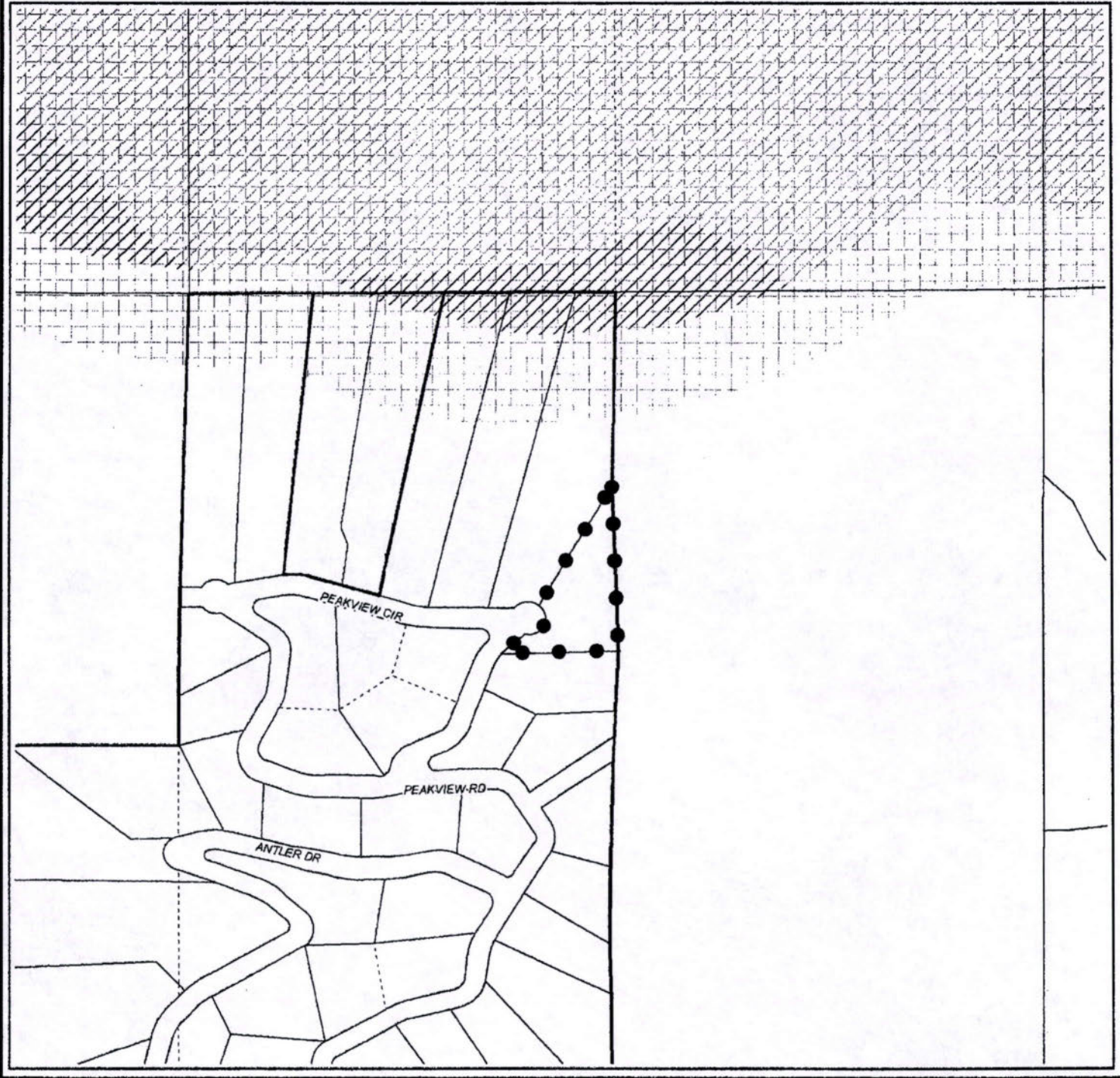
Signature: _____ Date: _____

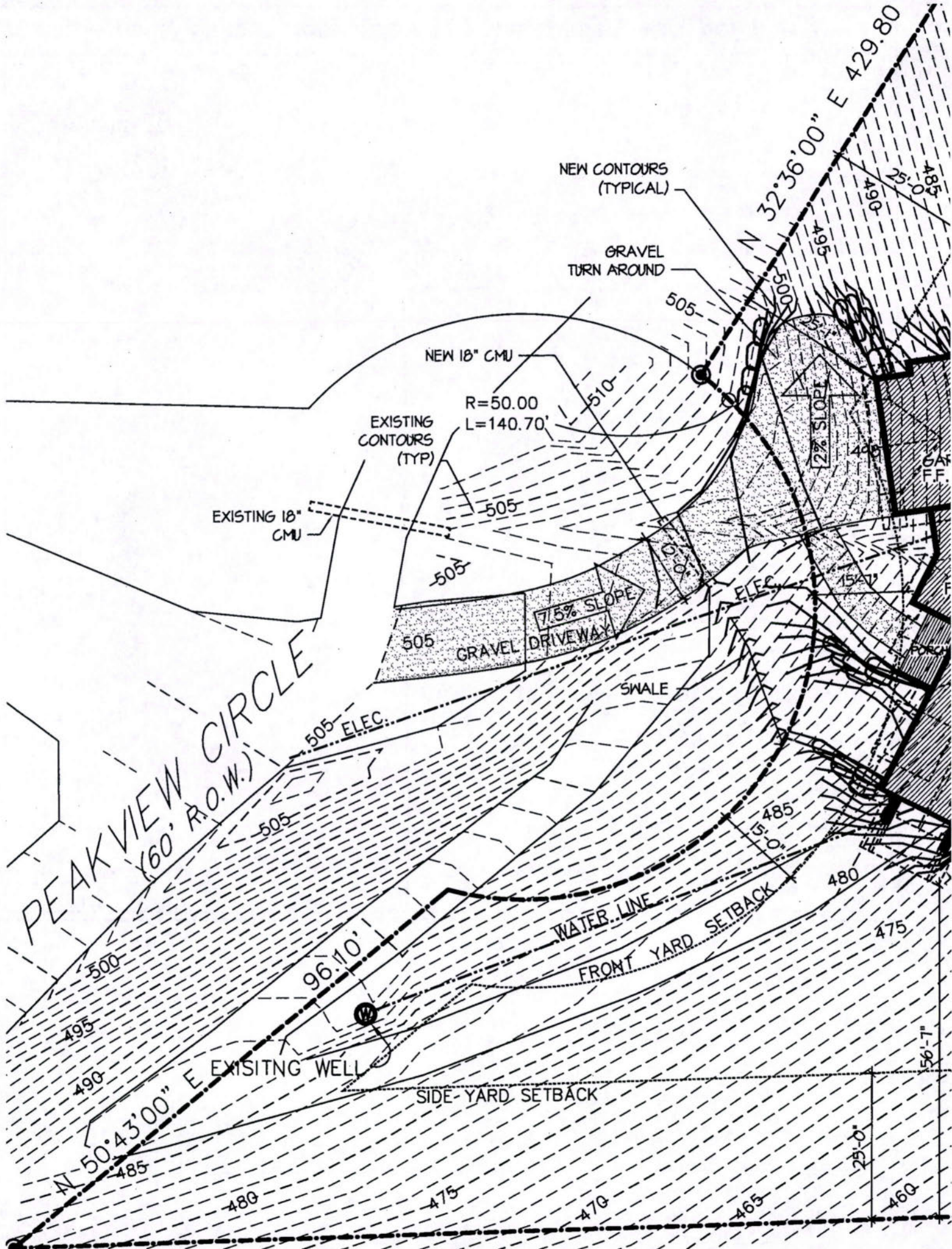
Land Use Department Pre-Application Vicinity Map



This
 map
 is
 for
 informational
 purposes
 only.
 It
 does
 not
 constitute
 a
 contract.
 The
 actual
 map
 shall
 be
 the
 final
 authority.

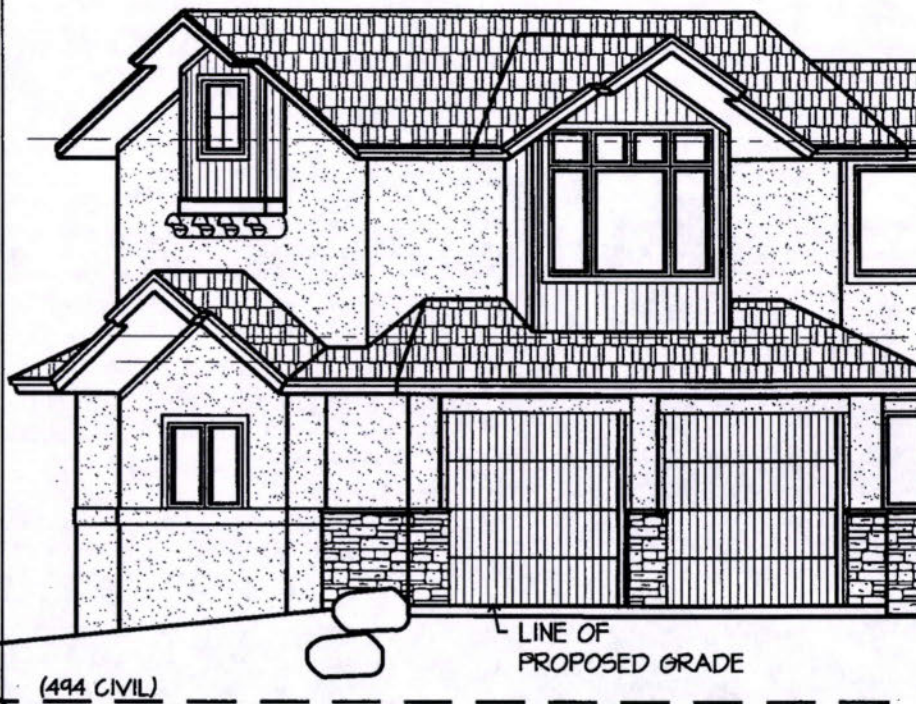
Land Use Department Pre-Application Location Map





(529 CIVIL)

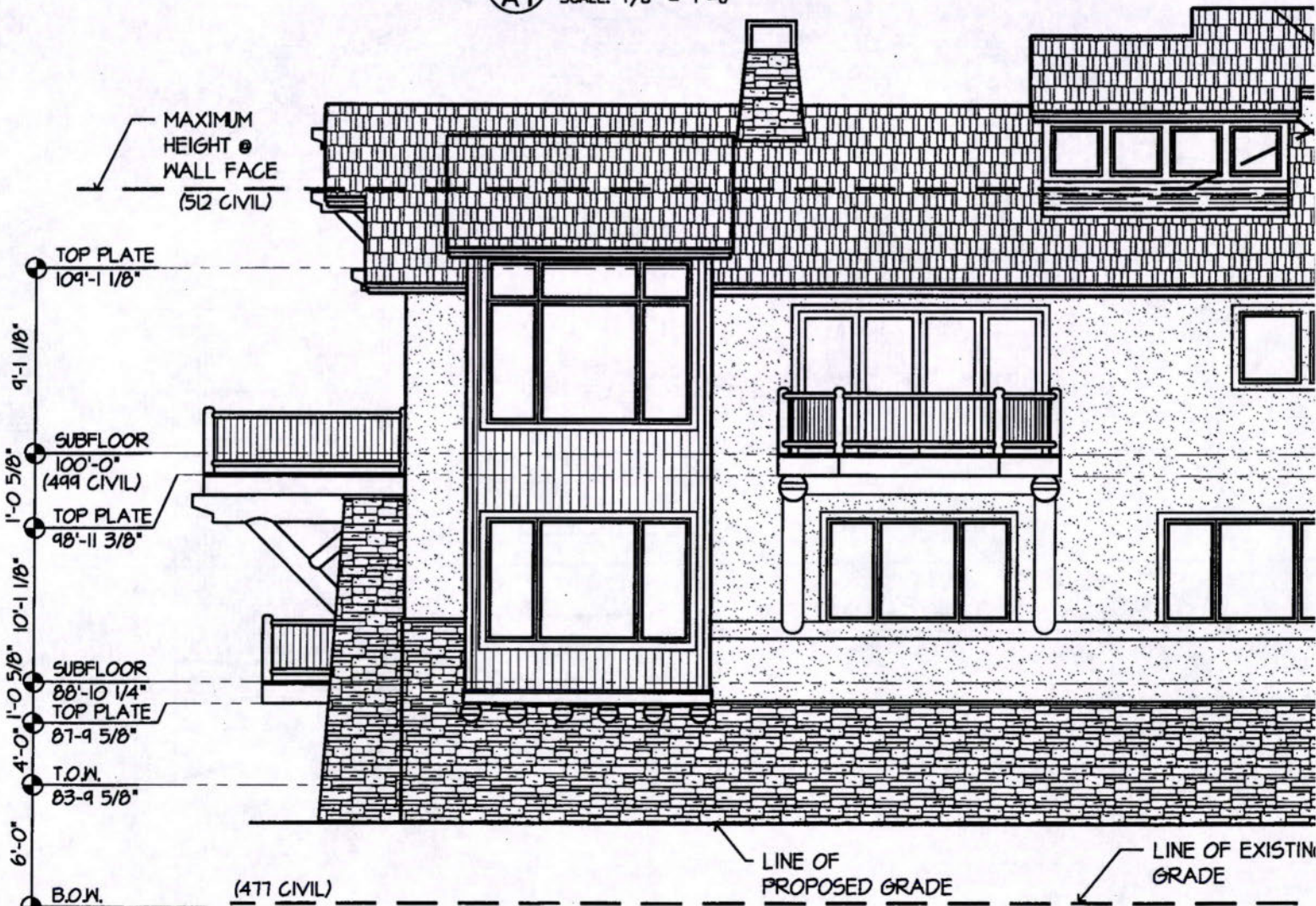
35'-0"



(494 CIVIL)

LINE OF PROPOSED GRADE

1 WEST ELEVATION
 A1 SCALE: 1/8" = 1'-0"



MAXIMUM HEIGHT @ WALL FACE (512 CIVIL)

TOP PLATE 109'-1 1/8"

9'-1 1/8"

SUBFLOOR 100'-0" (494 CIVIL)

1'-0 5/8"

TOP PLATE 98'-11 3/8"

10'-1 1/8"

SUBFLOOR 88'-10 1/4" TOP PLATE 87'-9 5/8"

1'-0 5/8"

4'-0"

T.O.W. 83'-9 5/8"

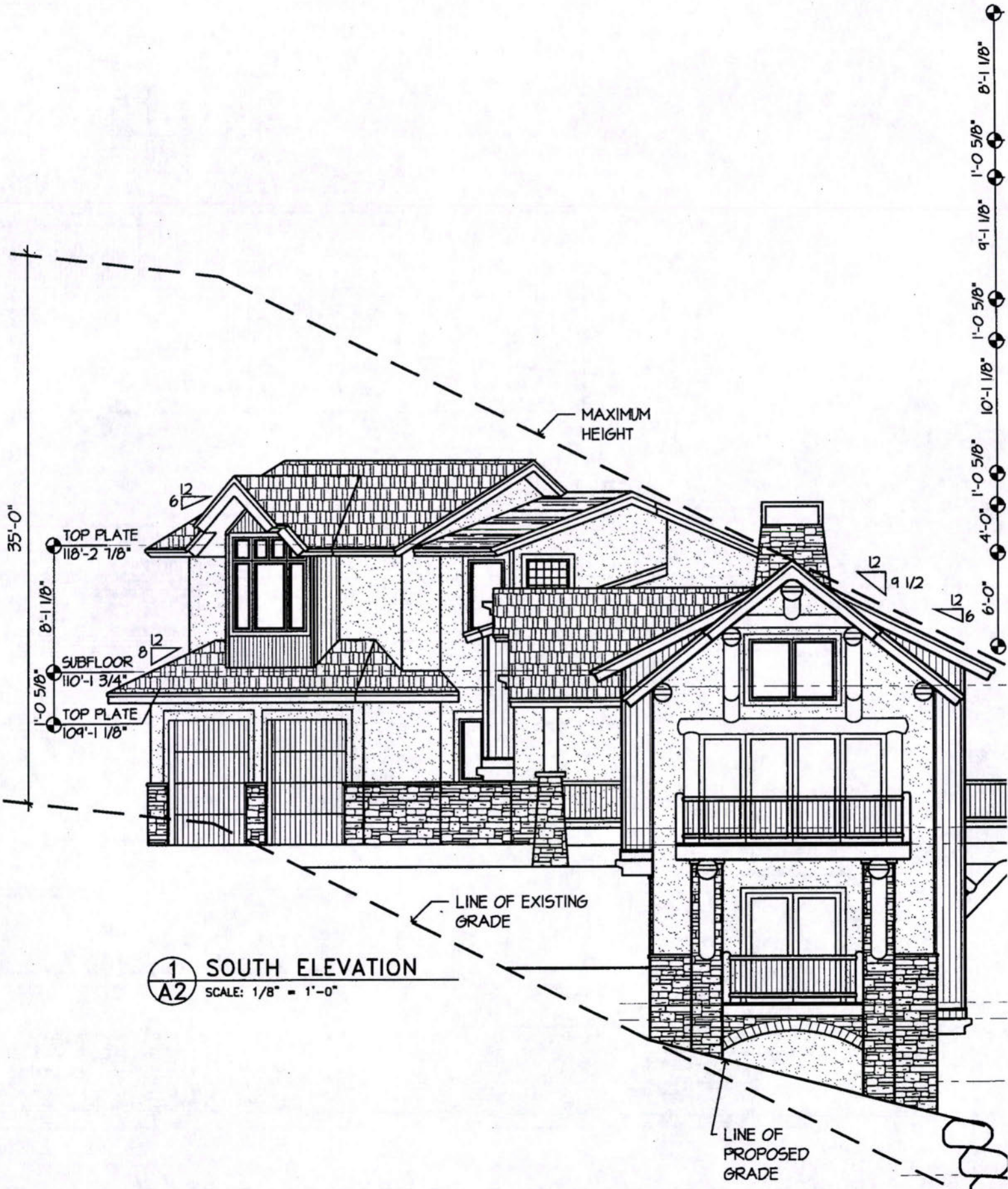
6'-0"

B.O.W.

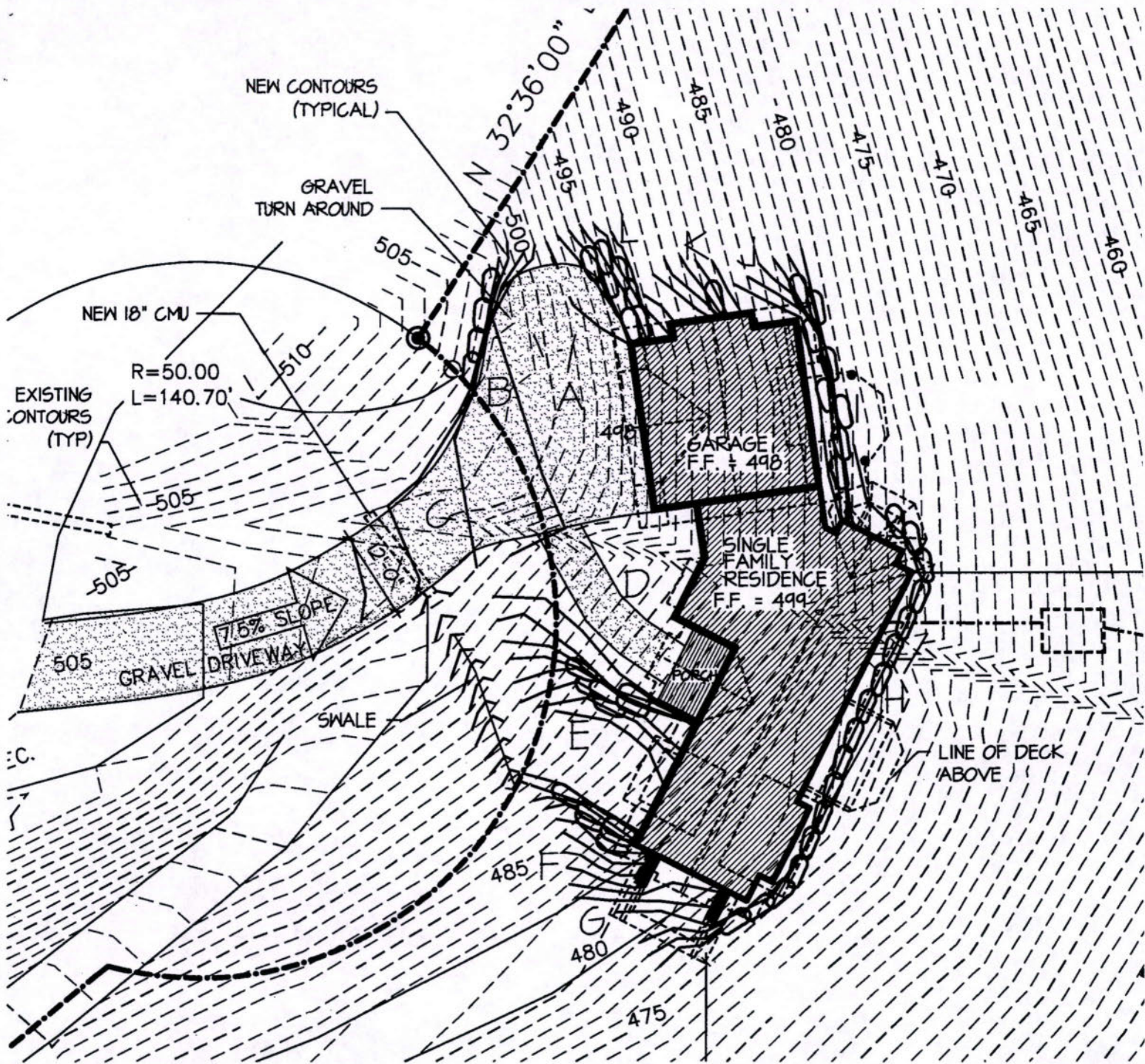
(477 CIVIL)

LINE OF PROPOSED GRADE

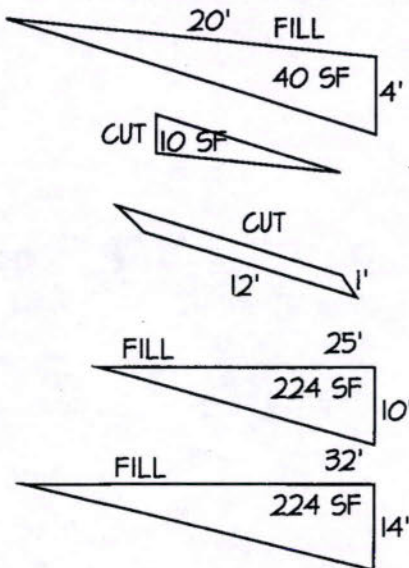
LINE OF EXISTING GRADE



1 SOUTH ELEVATION
 A2 SCALE: 1/8" = 1'-0"



1 GRA
A3 SCALE: 1

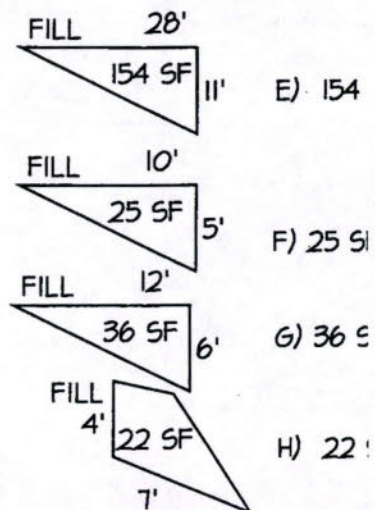


A) $40 \text{ SF} \times 38 \text{ FT} = 1520/27 = 56 \text{ CU YDS}$

B) $10 \text{ SF} \times 36 \text{ FT} = 360/27 = 13 \text{ CU YDS}$

C) $10 \text{ SF} \times 12 \text{ FT} = 120/27 = 5 \text{ CU YDS}$

D) $125 \text{ SF} \times 10 \text{ FT} = 1250/27 = 46 \text{ CU YDS}$
 $224 \text{ SF} \times 12 \text{ FT} = 2688/27 = 99 \text{ CU YDS}$



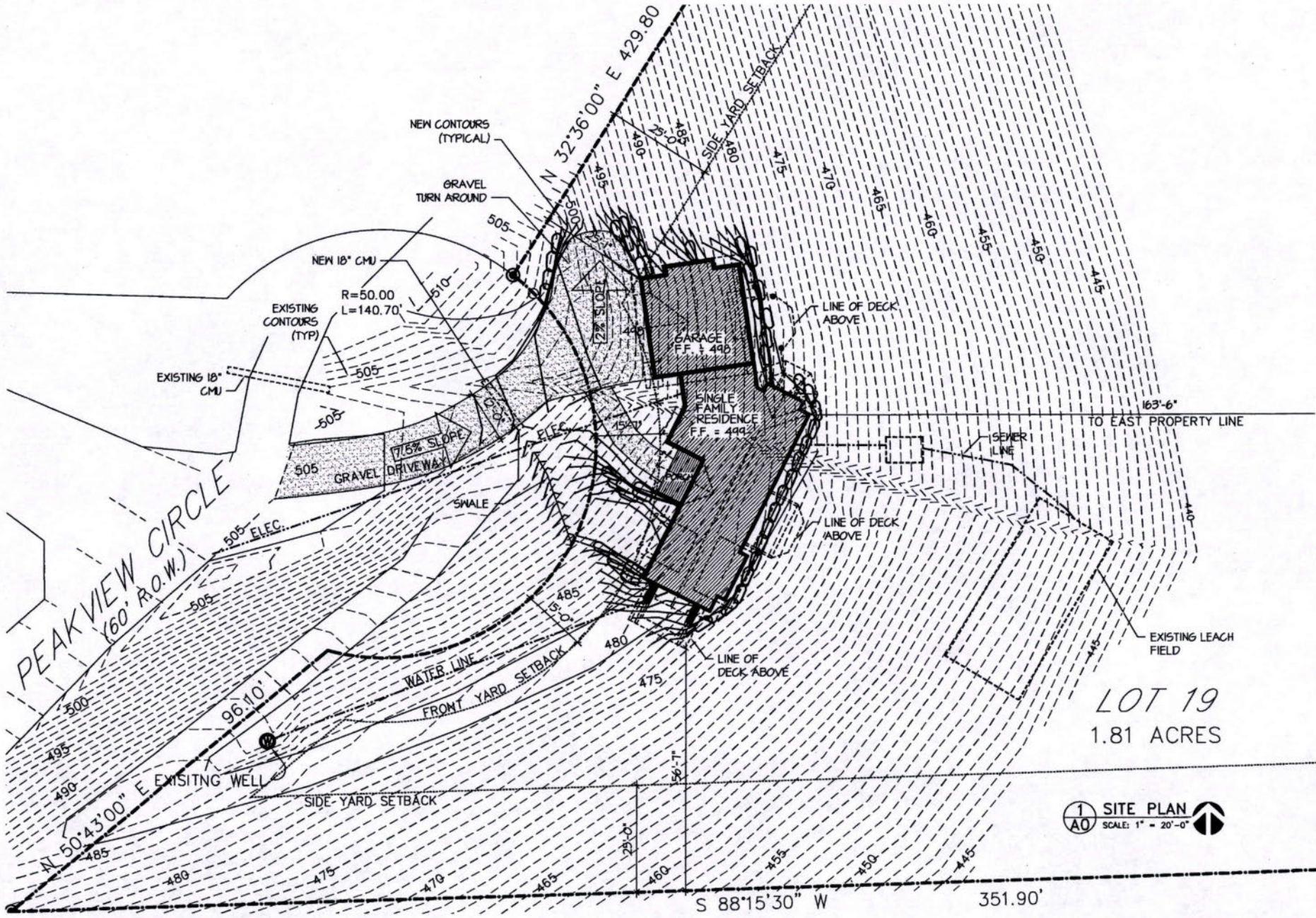
E) 154

F) 25 SF

G) 36 SF

H) 22 SF





LOT 19
1.81 ACRES

1 SITE PLAN
A0 SCALE: 1" = 20'-0"

A0	THACKER RESIDENCE		
	1325 Peakview Circle, Boulder County, CO		
	NEW HOME		
	Project:	Thacker:	
Project #:	DB05		
File Name:	peakview2		
Date:	5-19-08		