

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

September 12, 2003

Mike Mastro
Nederland, CO. 80466

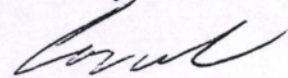
Docket Number: 03-018

Dear Mike Mastro,

This letter is to notify you that the inspection of your wildfire mitigation around your property located at 1010 Lazy Z Road, Nederland, CO. 80466, for your Site Plan Review requirements were satisfactory. A letter has been sent to County Land Use Department informing them of our completed inspection. Please contact County Land Use Department at 303-441-3930 for the next step in this process.

If you have any questions please contact me at 303-823-5774 or by email at csecher@lamar.colostate.edu.

Sincerely,



Cory Secher
Forester



Knowledge to Go Places

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

September 12, 2003

Eric Phillips
Boulder County Land Use Dept.
P.O. Box 471
Boulder, CO 80306

Dear Eric,

This letter is to inform you that Mike Mastro, SPR# 03-018, has completed his fire mitigation work on his property located at 1010 Lazy Z Road, Nederland, CO. 80466. The Colorado State Forest Service has inspected Mike Mastro work accomplishment on August 7, 2003 and is satisfied with the results.

If you have any questions please contact us at 303-823-5774 or by email at csecher@lamar.colostate.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Cory Secher". The signature is stylized with a large, sweeping "C" and a long, horizontal stroke.

Cory Secher
Forester

WILDFIRE MITIGATION PLAN



Knowledge to Go Places

Docket SPR- # 03-018

Inspection date: 4/21/03

Prepared for:
Mike Mastro

Nederland, CO. 80466
Phone: 303-258-1600

Prepared by:

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

Boulder District
5625 Ute Highway
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SITE LOCATION AND PROPERTY DESCRIPTION

The property is located at 1010 Lazy Z Road, Nederland, CO. 80466. Access to the property is from from County Road 97E, Lazy Z Road. The legal description is Section SW 1/4 S 22, Township T1S, and Range R72W Boulder County - Lazy Z subdivision. The fire protection district is the High Country fire protection district (303-642-3588). There will be 1 structure(s) located on site, including a house. The lot is 8 acre(s) in size and has a 10-12 percent slope with a South aspect. It is at 8,320 feet in elevation. The proposed building site is mid-slope and it is a relatively well drained site. There is an existing meadow creating a natural barrier that may help stop or slow the spread of a surface/crown fire on the site.

The site has a dominant overstory consisting of scattered Douglas fir, Ponderosa pine, and Lodgepole pine. The area is predominantly fuel model 1 with an understory consisting of grasses. Some Dwarf Mistle Toe was found on Ponderosa pines along the main road, north of property.

CONSTRUCTION DESIGN AND MATERIALS

The proposed house has a relatively complex design with a complex roofline and is oriented with a Southern aspect. The roofing material will consist of concrete and corrugated metal. The exterior wall material is to be perform wall covered with stucco. Soffits are to be 3/4" thick hardboard.

There are many medium sized windows with the primary viewing direction being toward the South-east side of the structure. Windows will be double glazed with low e-coating with frames made of aluminum clad wood. Exterior doors are to be 1-3/4", fire-rated, and made of wood.

The deck(s) will be made with wood and composit materials and supported by timber posts. The deck(s) will be both open and enclosed and isolated from the surrounding landscape with crushed stone over a fiberglass weed barrier. The propane tank will be set on a pad of crushed rock overlaying a fiberglass weedbarrier approximately 50 feet Northeast of the house, 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 over a fiberglass weed barrier material. This strip will also extend back under, and out to, two feet past the drip line of any decks.

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

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 few (<10) 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 less than 150 feet therefore no turn around is needed (see plan for details). The driveway is less than 400 feet therefore no pull-outs are required

WATER SUPPLY / UTILITIES / SEPTIC FIELD

The water source will be from the community cistern which will be located 40 feet North-west of the garage and have a maximum capacity of 30,000 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 50 feet South-east of house.

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 not needed. 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 (High Country fire protection district (303-642-3588)). Note that no trees need to be removed in order to be in compliance with State and County regulations.

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 4/21/03.

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.

SITE PLAN REVIEW
FIELD DATA FORM

Inspection Date:

4/21/03

Landowner name:

MIKE MASTRO

 Mailing address:

City, State, Zip:

NEEDHAM, CO 80466

Site address:

1010 Lazy Z Road

Phone number:

303-258-1600

Road access:

County Rd 97E - "Lazy Z"

(Name of access road)

Docket Number:

SPR-03-018

(SPR, LU, Etc.)

Section:

SW 1/4 S. 22

Township:

T 1 S

Range:

R 72 W

Legal Discription:

Boulder County - Lazy Z Subdivision

FPD:

High Country FPD

Dominant fuel type:

Grass

(Grass/forbs/shrubs/slash/etc)

Dominant overstory:

N/A - open meadow - Scattered DF/PP/LPP

Co-dominant overstory:

Same

Fuel model type:

FM 1

Slash disposal:

N/A (Chipped/hailed/burned/lop-scatter)

Aspect:

South (Direction of slope)

Slope:

10-12%

Elevation: 8320 (feet)

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

Site moisture: Wk well drained / Southern Exposure - currently "high"

Natural fire barrier: Existing meadow (Building Site)

Insect & Disease Diagnosis: Some Dmt in PP Along main Road (north end of prop.)

Lot size (acres): 8 (Acres)

Number of Structures: 1

Type of Structures: House (House/barn/garage)

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

Driveway trees removed: < 10 (few/many)

Home buffer material: Crushed Gravel

House design: (simple/complex)

Roof Design: (simple/complex)

Roof material: (Asphalt shingles/concrete tiles/metal) *corrected*

Soffit type: (None)* (Plywood/hardboard/cement board)

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

Windows (#): many *Perforated wall*

Windows Size: (small/medium/large)

Windows Frames: (Wood/aluminum/aluminum clad)

Windows Aspect: West (Viewing direction)

Window Construction: (Tempered glass/e-coating)

Door Material: (Wood/steel/fiberglass/composit)

Deck material: _____ (Wood/composite materials)

Deck Description: _____ (Enclosed/open)

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

Deck buffer material: _____ (Crushed rock/gravel)

Deck weed barrier: _____ (Fiberglass/polyester)

Structure SQR. FT.: 5243

Utility Location: _____ (Pole Xft from house/buried in trench)

Structure aspect: South (Predominant facing direction – view)

Leech field: SE (Distance from house,propane,septic NSEW)

Cistern or Well: _____ (Distance from house,propane,septic NSEW)

Cistern size: 30,000 (gallons)

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

Roof - Tile / Metal / Asphalt

Attached Garage

F.P. Int - 5000 sq ft Garage / Decks

"PerForm wall"

metal clad / wood → Double Pane

→ ~~1000~~ 80' Drive -

→ 30000 gal Cystem

→ Sprinkler

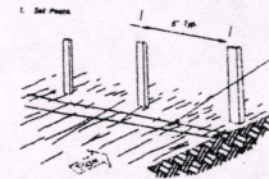
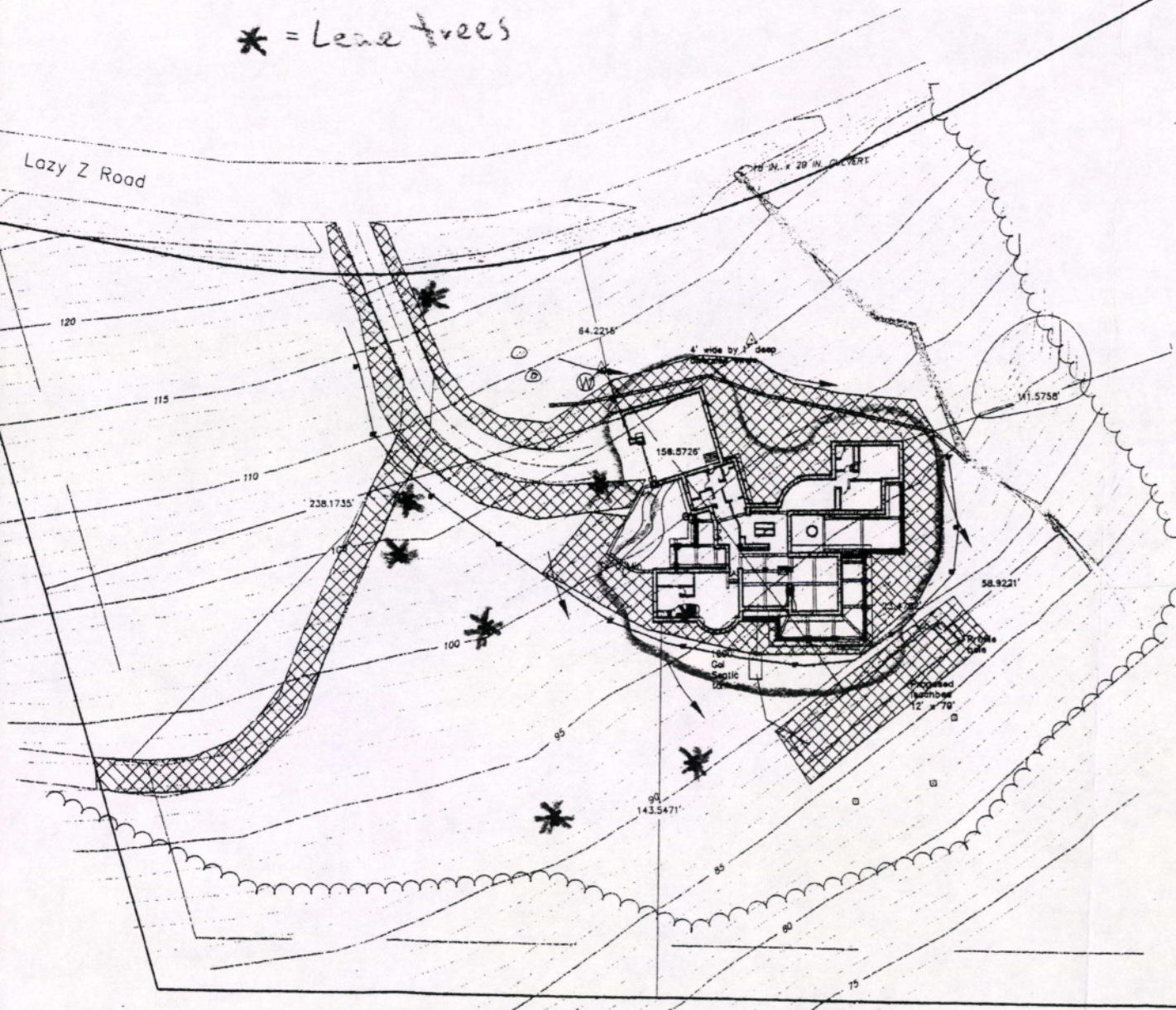
→ ~8 Ac.

303 589-5152 - Cell

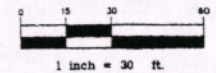
P.D. 426 - Ned.

* = Large trees

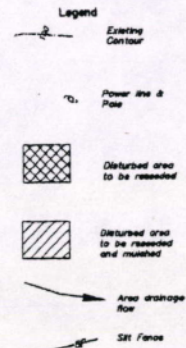
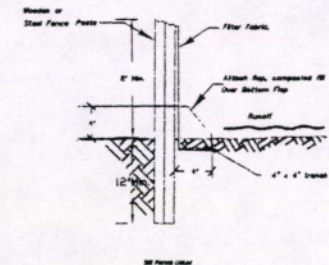
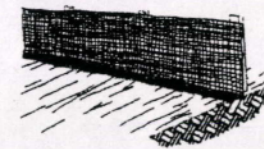
Lazy Z Road



Excavate 4' x 4' trench along silt fence



2. Attach Filter material to posts or insert Silt Fences over posts and extend it into the ground



Erosion Control Notes

1. To the extent practicable erosion and sediment control measures shall be installed prior to grading activities. At all times during project construction, all temporary and permanent erosion and sediment control measures shall be maintained and repaired as needed to prevent accelerated erosion on the site and any adjacent properties. During construction, the contractor is responsible for maintenance and repair of erosion control measures.

2. All topsoil shall be salvaged, where physically practicable, and shall be segregated and stored in the stockpile areas for use in restoring the site after rough grading is completed.

3. Temporary vegetative cover shall be applied after 30 days to any unfinished area which will be left dormant for over 60 days. Permanent cover will be applied when final grading is reached on any portion of the site within 14 days.

4. All erosion control devices shall be inspected after all storm and wind events and reestablished to prevent erosion.

5. Contractor will remove all erosion control devices after the establishment of full vegetative cover including silt fence.

6. Temporary vegetative cover shall consist of annual ryegrass at 40 lbs PLS/acre. Seeded areas shall be mulched with straw at 1 tons/acre.

7. Seed Mix for permanent cover. Mulched at 1 tn/acre

8. The well will be located within the defined disturbed area by the road. The leachfield will be located at a later date and will be treated as a disturbed area and reseeded and mulched.

Seed Mix	% in Mix	Applica. Rate
Side oats Grama	18	15.96
Blue Grama	15	3.7
Canada Wild Rye	15	26.51
Western Wheatgrass	15	27.72
Mountain Brome	15	43.56
June Grass	10	1.32
Beardless Wheatgrass	15	26.06

