

WILDFIRE MITIGATION PLAN

For Criss Platt Residence
750 Eldorado Avenue, Nederland, CO
Docket: SPR - 04 - 018 SE - 05 - 020
Inspection date: 8/17/2006



Knowledge to Go Places

Prepared for:

Criss Platt
750 Eldorado Avenue E.S.R.
Nederland, CO 80466
Phone: 303-931-2747

Prepared by:

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Boulder District

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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 20&21, Township 1S, and Range 73W. The fire protection district is the Nederland Fire Protection District (303-258-9161). There is an existing cabin and 2 sheds on the site. There will be a new residence, shed, small cabin, garage, and gazebo built on the site. The lot is 1 acre in size and has a ~0-2% percent slope with a north aspect. The residence is at 10,000 feet in elevation, and has total of 2,165 square feet. The proposed building site is in a valley and it is a relatively moist site. Eldorado Ave to the north and a river to the south of the residence will create small natural barriers 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 an east aspect. The roofing material will consist of metal. The exterior wall material is to be log. There will be no soffits. The structure has 15 medium to large sized windows with the primary viewing direction being toward the east side of the structure. Windows will be double glazed with thermo pane and tempered glass. The frames will be made of aluminum clad. Exterior doors are to be 1-3/4", fire-rated, and made of wood. All openings under the structure will be filled in with rock work to prevent the build-up of needles and debris. There will be a sun room attached to the east side of the residence that will be of tempered glass. The roof of the sun room will also be of tempered glass. The one deck will be constructed of composite materials and supported by stone and concrete. The deck will be open underneath and isolated from the surrounding landscape with crushed rock and stone over a fiberglass weed barrier. This material will be spread underneath the entire deck surface and to 2' past the drip-line of the deck. The other structures on the site will have relatively simple designs with simple rooflines. The roofing material will be of metal. The exterior wall material will be of wood slabs with a fire resistant backing. Windows will be small in size and made of tempered glass with aluminum clad frames. The propane tank is will be set on a pad of crushed rock overlaying a fiberglass weedbarrier approximately 45 feet to the north of the main structure and west of the smaller cabin. Utilities for the property will be buried from a pole located ~75 feet to the north of the residence. The septic field is located ~10 feet to the southwest of the residence. A well will be located ~25 feet north of the residence.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

Access to the property from Nederland take HWY 119 south to Eldorado Rd go west to Eldorado Ave. The existing driveway will create a little additional site disturbance or soil compaction and will require the removal of a few trees. The driveway will be 12 foot wide with a vertical clearance of 13'6" and a grade that is less than 12%. The driveway is approximately 50 feet long therefore no turn arounds will be required. The driveway is less than 400 feet therefore no pull-outs will be required. An emergency access will be located to the east of the property.

EMERGENCY WATER SUPPLY FOR FIRE FIGHTING

The water source will be from a community fire cistern located north of the residence. The cistern will have a dry hydrant connection with a 6 inch NH threaded connection and cap. A contribution will be made to the fire protection district community cistern fund. Contact the Nederland Fire Protection District (303-258-9161 for more information and specific details.

FUELS REDUCTION

All trees to be removed are marked with white flagging. 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 used as a fence along the road and located on the property. 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 (Nederland Fire Protection District (303-258-9161)).

DEFENSIBLE SPACE ZONES AND FOREST MANAGEMENT

The site has a dominant overstory consisting of Englemann Spruce (*Picea engelmannii*) with an Aspen (*Populus tremuloides*) component. The site is in a riparian area. The crown coverage is very dense. The site is relatively moist with dense grasses, shrubs and forbs. There is a stream on the south side of the property and a small creek that goes through the property. There were no signs of any current insect and disease problems on the property at the time of 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 stone, crushed gravel and decorative stone over a fiberglass weed barrier material. This strip will also extend back under, and out to, two feet past the drip line of any decks.

Zone 1B - Extends out from Zone 1A. In this zone, all highly flammable vegetation is to be removed. Any large dead woody material on the ground will also be removed. Firewise plants will be used for landscaping and re-vegetation. Grasses will be irrigated when possible and mowed to a maximum height of 6 to 8 inches twice per growing season to a distance of 30 feet from the structure.

Zone 1C - This zone extends out from Zone 1B to 15 feet from the house. All understory trees (ladder fuels) will be removed as marked. These are small seedling and sapling size trees that can be ladders for fire to get in the crowns of the larger trees. A few of the larger, healthy trees are to be retained for screening. All remaining trees in this zone will be pruned to a height of 10 feet. They must be well-spaced so that the crowns are not touching (10 foot minimum crown spacing). No trees will overhang the house or decks, unless approved by Boulder County or CSFS as "part of the structure" with additional fuels reduction around those trees to insure the defensible space integrity. Trees should be at least 15 feet away from the house on all sides, and a minimum of 10 feet from chimneys.

Zone 2 - This zone extends out from Zone 1C, and acts as a transition zone between the heavily thinned areas near the house to the existing forest setting. It extends down slope between 100-170 feet depending upon slope steepness. Zone 2 also extends on either side of the structure a minimum of 100 feet and behind the house between 70-100 feet assuming no boundary restrictions. Tree spacing begins as in Zone 1C and gradually decreases as you approach the outer edge of the zone. Thinning and crown spacing becomes greater in areas of steep slopes. Ladder fuels and poor quality, suppressed and/or diseased trees, 6 to 8 inches in diameter, make up the majority of the removals. The remaining mature trees will be pruned to a height of 10 feet at the intersection of Zones 1 and 2 with limbing reduced in height to 6 feet as you approach Zone 3. If there are any questions pertaining to slope and the changes in thinning spacing and distance regulations please refer to www.colostate.edu/Depts/CSFS/ and find the *Quick Facts 6.302 Creating Wildlife 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
- 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 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

Flame Heights	Distance separation	Area in Acres
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.

Property of Criss Platt
750 Eldorado Ave. Nederland, CO
SPR # 04-018 SE -05-020

LEGEND

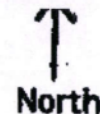
- Zone 1 (0-15 ft from structure)
- Zone 2 (0-100 ft from structure)
- Driveway
- Cistern Not on property
- Well
- Propane tank
- Leach Field
- Large leave trees



750 ELDORADO

AVENUE

Proposed Site Plan



Driveway '57'47"E

149.98'

N69°16'41"E
53.48'

Emergency
Access

Privacy
Screen

N85°52'14"E
25.02'

N00°10'51"W
82.67'

Garage

vacated alley

Log home

Existing
CABIN
Relocated

Shed

Gazebo

Leach field

14'x14'

N00°12'06"W
84.46'

S00°00'52"E
155.63'

S81°48'30"W

226.73'

SPENCER AVENUE
(NO PHYSICAL EVIDENCE OF ROAD)

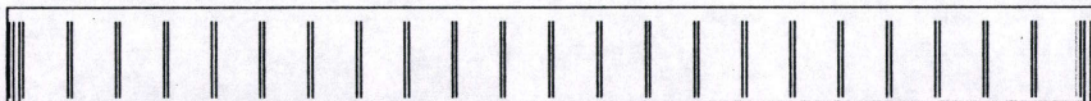
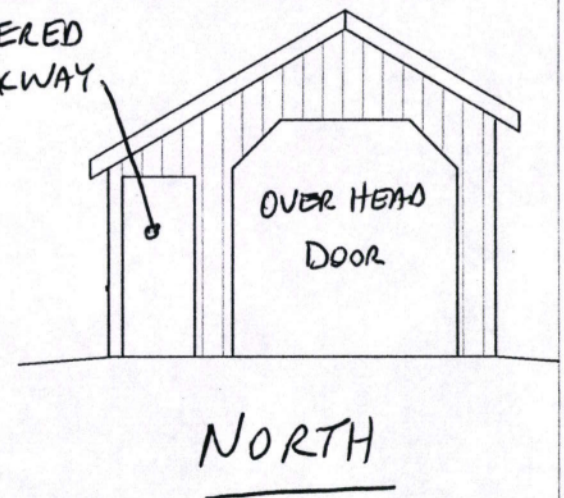
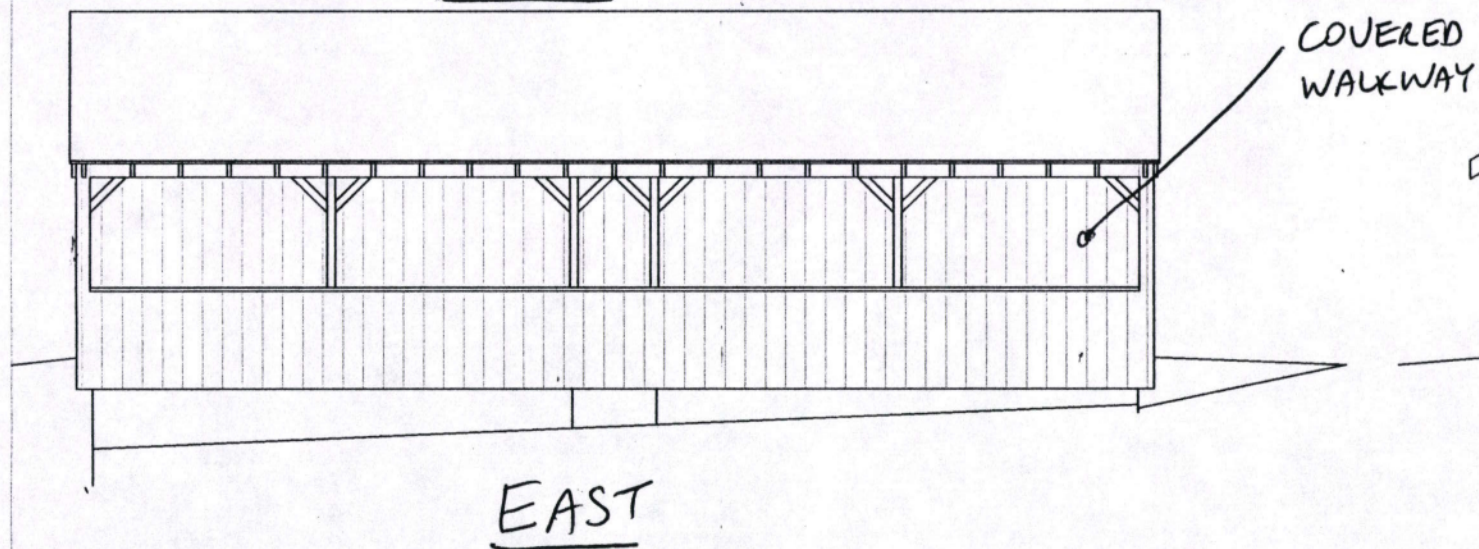
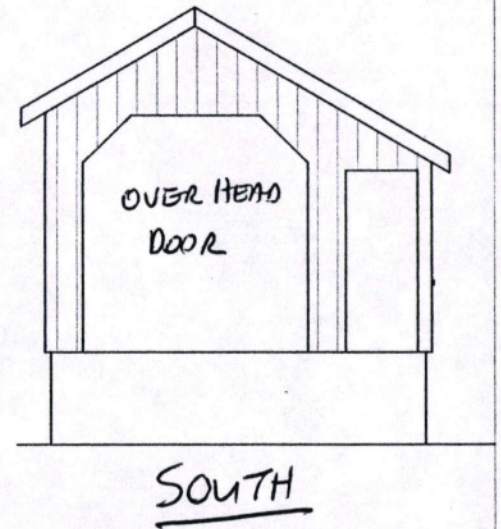
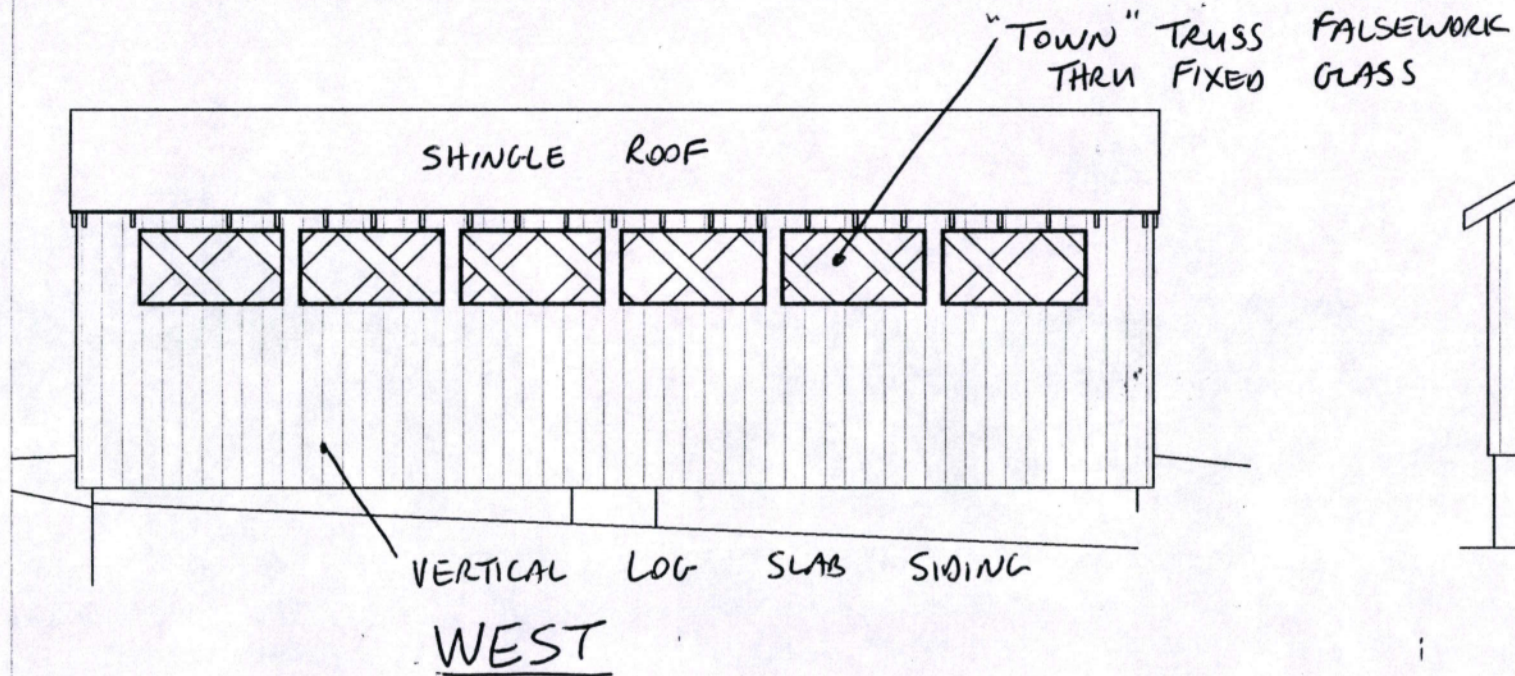
S81°48'30"W 55.3'

MIDDLE BOULDER CREEK

3/4" = 25'
approximate

June 17, 2005

CRISS PLATT "COVERED BRIDGE" GARAGE
PRELIMINARY ELEVATIONS @ 1/8" = 1'



100-16417

June 17, 2005

500°00'52"E

3/4" = 25'
approximate

MIDDLE BOULDER CREEK

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: 8-17-06
Landowner name: Giss Platt
Mailing address: 250 ELDERADO AVE E.S.R.
City, State, Zip: NEVERLAND CO 80466
Site address: SAME AS ABOVE
Phone number: 303-931-2747
Road access: ELDERADO AVE (Directions from main access road)
Docket Number: SE-05-020- (SPR, LU, Etc.)
Section: 20+21 SPR 04-018
Township: T-15
Range: R-23W
Legal Description: lots 6-13 + 33-41 Block 30 Elderado Section

Glass porch Glass roof
Sliding door Tempered

08/16/2006 09:00

3038235768

CSTS BUDISI

Stone & gravel

Free info

Soffits type: Open (Plywood/hardboard/cement board)

Siding material: log 16" to 24" (Cement/hardboard/log/stucco/stone/wood)

Windows (#): 16 (approximate number of windows)

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

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

Windows Aspect: East (Dominant viewing direction)

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

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

Deck material: Composite (Wood/composite materials)

Deck Description: Open (Enclosed/open)

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

Deck buffer material: Crushed Rock / Gravel (Crushed rock/gravel)

Deck weed barrier: Fiberglass (Fiberglass/polyester)

Structure SQR. FT.: 2165 / 500 / 800 (Total square feet of structure) 250 SF

Utility Location: Buried North (Pole/buried: Direction from structure)

Structure aspect: East (Dominant facing direction/view)

Leach field: 10' (Distance from house, and direction)

Cistern: N/A (Distance from house, and direction)

Cistern Type: N/A (Domestic Cistern or Fire Cistern)

Cistern size: N/A (gallons)

Well (if applicable): 25' North (Distance from house, and direction)

Propane Tank location: 45' (S+W) (Distance from house and direction)

6 Windows on garage

Window

Modular fire tank for fire dept

West of house

Cabin Log Slab metal

Deck Stone

Rick Durr
P.O. Box 155
NC 28046

08/16/2006 09:00

3038235768

CSFS BODIST

FPD:

Eldora Fire
~~Nederland~~Dominant fuel type: Grass / forbs / slash (Grass/forbs/shrubs/slash/etc)Dominant overstory: Doug fir / spruceCo-dominant overstory: AspenFuel model type: 2-9Slash disposal: Fence / fence (Chipped/hailed/burned/top-scatter)Aspect: River Valley N (Direction of slope)Slope: Slight 0-2Elevation: 10,000 (feet)Building site: River Valley (Chimney/saddle/valley/ridge/mid-slope)Site moisture: MOIST HEAVY RIVERS RUN THROUGHNatural fire barrier: River + RoadInsect & Disease Diagnosis: NONELot size (acres): 1+- (Acres)Number of Structures: 5 (All structures to be present)Existing Structures: 2- Existing Cabin / Shed (House/barn/garage/etc.)New Structure: 3- House / Barn / Cabin (House/Barn/new addition/etc..)Driveway length: 50' (Actual length in feet from road to home)Driveway trees removed: few many/none)Home buffer material: All three → (Stone/crushed gravel/decorative stone)House design: Log (simple/complex)Roof Design: Metal (simple/complex)Roof material: Metal (Asphalt shingles/concrete tiles/metal)

Att:

Nicole Palestro

Info filled out for
meeting on site Thursday
3:00pm. I will bring
construction drawing for
all buildings

Thank you

Crista Att

303-931-2747