

WILDFIRE MITIGATION PLAN

For Derek Chow & Jan Gordon Residence
191 Alder Lane
Docket: SPRW-05-022
Inspection date: 1/27/2005

updated
3-25-05

Prepared for:

Derek Chow & Jan Gordon
191 Alder Lane
Boulder, CO 80403
Phone: 303-448-1580

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 Section 23, Township 1N, and Range 71W Lot 407, Pindbrook Hills Unit 7. The fire protection district is the Boulder Mountain fire protection district (303-581-5132). There will be 1 existing structure located on site, including a residence with an attached garage. There will be a new second floor addition, enclosed front entry way, and additional attached garage built on site. The lot is .75 acres in size and has a ~5% percent slope with a southwest aspect. The residence is at 6,400 feet in elevation, and has total of 5,315 square feet. The proposed building site is located on a ridge and it is a relatively fair to dry site. There is a 300 foot wide shaded fuel break to the west along with the additional protection of Alder lane also to the west, creating two small 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 a southwest aspect. The roofing material will consist of asphalt shingle. The exterior wall material is to be stucco for the entire structure. Soffits are to be 3/4" thick existing plywood with cement board for new additio. The structure has ~45 medium and large sized windows with the primary viewing direction being toward the south/west side of the structure. Windows will be double glazed with low e-coated tempered glass and frames made of aluminum clad. Exterior doors are to be 1-3/4", fire-rated, and made of wood. The one deck will be constructed of wood materials and supported by timber posts. The deck will be open and isolated from the surrounding landscape with decorative stone over a fiberglass weed barrier. The property will not contain a propane tank. Utilities for the property will be from a pole that enters the property from Alder lane approximately 50 feet from the west. The septic field is located 50 feet to the northeast of residence.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

Access to the property from Boulder take Broadway north and turn west into Pinebrook Hills Subdivision and continue to the top of the ridge and turn south onto Alder lane.

The existing driveway will not create additional site disturbance or soil compaction and will require the removal of only one tree. The driveway is 12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12%. The driveway is 35 feet long therefore there will be no turn around required (see plan for details). The driveway is less than 400 feet therefore no pull-outs are required

EMERGENCY WATER SUPPLY FOR FIRE FIGHTING

There is an existing fire hydrant located 30 feet to the west of the residence with a 6 inch NH threaded connection and cap. The residence may be required to have an overhead sprinkler system installed since the structure exceeds the Boulder County square foot regulations for such provisions (please contact Boulder County for details). This residence has contributed to the fire protection district community cistern fund/water resource. Contact the Boulder Mountain fire protection district (303-581-5132) for more information and specific details.

FUELS REDUCTION

All trees to be removed are marked with blue spray paint. All trees that are to remain within zones 1 and 2 will be unmarked. If the property is less than 1 acre it may not have zones marked due to boundary interference. Harvested wood that remains on site will be stacked at least 30 feet from the house and at the same elevation when possible. Slash from the harvest will be 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 and notify your local fire protection district (Boulder Mountain fire protection district (303-581-5132)).

DEFENSIBLE SPACE ZONES AND FOREST MANAGEMENT

The site has a dominant overstory consisting of ponderosa pine (*Pinus ponderosa*) with a ponderosa pine (*Pinus ponderosa*) understory component. The area is predominantly fuel model 9 with ground fuels consisting of grasses and forbs. Fuel model 2 is represented by open grown pine stand. Trees are widely spaced with few understory shrubs or regeneration. Ground cover consists of mountain grasses, and or needle and small woody litter. This model occurs in open grown and mature ponderosa pine stands. 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. There is no sign 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 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 Wildfire Defensible Space*.

Zone 3 - This zone extends out from Zone 2 to the edge of the property. It may extend out to areas that are not part of the immediate mitigation efforts. In this zone, a few thicker clumps of trees are acceptable, as well as some unpruned trees near the outer edge. Thinning in this zone adds some protection, but is aimed more at forest health. Trees that are of poor quality or form, or have insect or disease infestations, should be removed. Slash in this zone can be lopped and scattered and/or piled for wildlife use.

- Thin suppressed trees and trees with disease and insect infestations and retain the larger, healthier trees.
- Snags should be retained for wildlife.
- Some slash in this zone can be lopped and scattered and/or piled for wildlife enhancement and shelter.
- Large amounts of slash should be disposed of by chipping, hauling to an approved site, or burning.
- For burning permits, check with your local fire protection district.

MAINTENANCE AND RECOMMENDATIONS

As detailed in fact sheet 6.302, *Creating Wildfire Defensible Zones*, an important factor that determines a structure's ability to survive wildfire is defensible space. Defensible space is a maintained area around a structure where fuels

(flammable materials) are modified to slow the possible spread of wildfire to the structure, as well as from the structure to the surrounding areas. Defensible space provides a place where structure protection and fire suppression operations may occur. Wildfire hazard mitigation work breaks up fuel continuity, potentially decreasing a wildfire's intensity, and for more effectiveness should be completed beyond a home's defensible space, zone 1 and 2, area into zone 3.

In addition to the above recommendations, several other measures can be taken to make your home more fire safe and add an additional measure of safety for your family. While not required through site plan review, the following measures should be undertaken to maintain the home and defensible space in the future.

- Maintain your defensible space yearly; contact your local forester for a 5-year maintenance inspection
- 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.

Wildfire mitigation plan – A plan to reduce wildfire hazards around a home or other structure through fuels reduction. A document to inform urban interface home owners of the dangers and responsibilities of living in the interface. A plan to help outline the initial and ongoing fuels reduction needed to maintain an effective and healthy wildfire defensible space.

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The property is located at Section 23, Township 1N, and Range 71W Lot 407, Pindbrook Hills Unit 7. The fire protection district is the Boulder Rural fire protection district (303-530-9575). There will be 1 existing structure located on site, including a residence with an attached garage. There will be a new second floor addition, enclosed front entry way, and additional attached garage built on site. The lot is .75 acres in size and has a ~5% percent slope with a southwest aspect. The residence is at 6,400 feet in elevation, and is 5,315 square feet in size. The proposed building site is located on a ridge and it is a relatively dry site. There is a 300 foot shaded fuel break to the west along with the additional protection of Alder lane also to the west creating man made 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 a southwest aspect. The roofing material will consist of asphalt shingle. The exterior wall material is to be stucco for entire structure. Soffits are to be ¾" thick and consist of the existing plywood with cement board for new additions. The structure has ~45 medium and large sized windows with the primary viewing direction being toward the southwest side of the structure. Windows will be double glazed with low e-coated tempered glass and frames made of aluminum clad. Exterior doors are to be 1-3/4", fire-rated, and made of wood. The one deck is constructed of wood materials and supported by timber posts. The deck is open and will be isolated from the surrounding landscape with decorative stone over a fiberglass weed barrier. There is no propane tank on site. Utilities for the property will be from a pole that enters the property from Alder lane approximately 50 feet from the west. The septic field is located 50 feet to the northeast of residence.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

Access to the property from Boulder take Broadway north and turn west onto Linden and continue into Pinebrook Hills Subdivision and continue to the top of the ridge and turn south onto Alder lane. The existing driveway will not create additional site disturbance or soil compaction and will require the removal of only one tree. The driveway is 12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12%. The driveway is 35 feet long therefore there will be no turn around required (see plan for details). The driveway is less than 400 feet therefore no pull-outs are required

EMERGENCY WATER SUPPLY FOR FIRE FIGHTING

There is an existing dry hydrant located 30 feet to the west of the residence with a 6 inch NH threaded connection and cap. The residence may be required to have an overhead sprinkler system installed since the structure exceeds the Boulder County square foot regulations for such provisions (please contact Boulder County for details). This residence has contributed to the fire protection district community cistern fund/water resource. Contact the Boulder Rural fire protection district (303-530-9575) for more information and specific details.

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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.

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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 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.
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- For burning permits, check with your local fire protection district.

MAINTENANCE AND RECOMMENDATIONS

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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
- 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
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- 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

Wildfire mitigation plan – A plan to reduce wildfire hazards around a home or other structure through fuels reduction. A document to inform urban interface home owners of the dangers and responsibilities of living in the interface. A plan to help outline the initial and ongoing fuels reduction needed to maintain an effective and healthy wildfire defensible space.

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

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.

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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.

Property of Derek Chow and Jan Gordon
191 Alder Lane, Boulder CO 80304

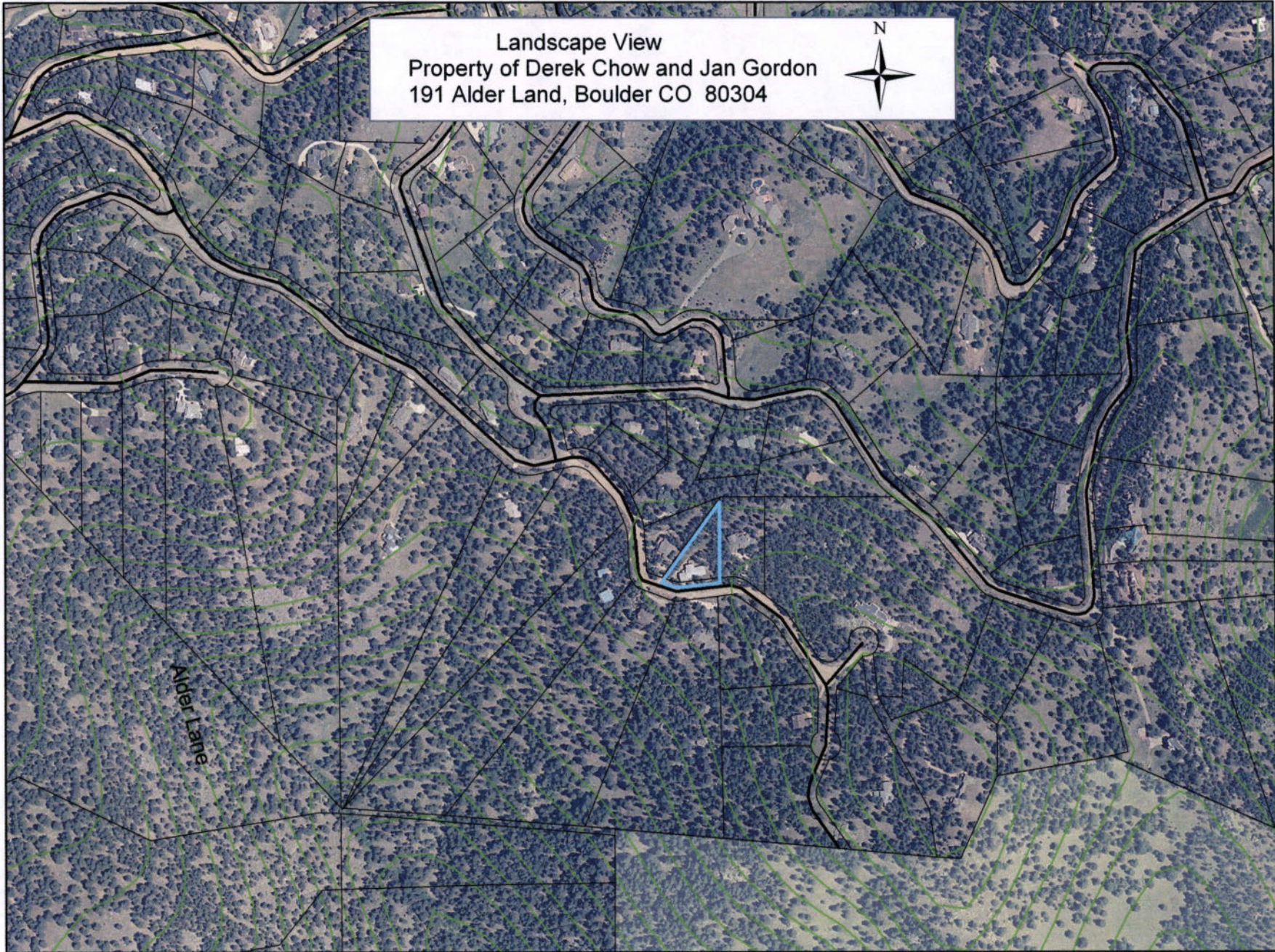
Alder Lane

LEGEND

- Zone 1 (0-15 ft from structure)
- Zone 2 (0-100 ft from structure)
- Driveway
- Dry Hydrant
- Leach Field
- Large leave trees



Landscape View
Property of Derek Chow and Jan Gordon
191 Alder Lane, Boulder CO 80304



BOULDER COUNTY LAND USE DEPARTMENT

January 28, 2005

Mr. Eric Philips
Wildfire Mitigation Coordinator
Boulder County Land Use Department
P.O. Box 471
Boulder, CO 80306

Fire Mitigation Plan Approval Stamp Area

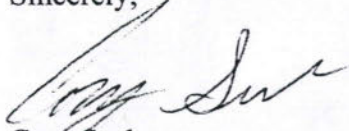
Dear Mr. Eric Philips,

Enclosed is a copy of the Wildfire Mitigation Plan for Docket # (), for the Derek Chow & Jan Gordon property. The property address is 191 Alder Lane. My initial inspection was on 1/27/2005.

Derek Chow & Jan Gordon plans on building a large addition to his existing residence. The contact number is 303-448-1580. Derek Chow & Jan Gordon has been informed to contact you for the final inspection once the work has been completed.

If you have any questions regarding the Fire Mitigation Plan please contact me at 303-823-5774.

Sincerely,



Cory Secher
Boulder District Field Forester
Forest Health & Fire Mitigation Consultant
State Programs & Cost-Share Coordinator
csecher@lamar.colostate.edu
(303) - 823 - 5774



Knowledge to Go Places

January 28, 2005

Derek Chow & Jan Gordon
191 Alder Lane
Boulder, CO 80403

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

Dear Derek Chow & Jan Gordon,

Upon your request the Colorado State Forest Service has completed your Wildfire Mitigation Plan per Boulder County Land Use regulations for your property located at 191 Alder Lane. We have submitted a copy of this plan to Boulder County Land Use the day we sent this plan to you. **Please review the plan for changes that may have occurred due to Boulder County regulations.**

The next step in this process is to remove all trees marked with blue spray paint. Trees that do not have blue marking on them should be pruned 6-10 feet from base of tree or $\frac{1}{3}$ rd the height of the tree; whichever is less. Once trees have been removed and pruned please call for an appointment of inspection. Either Boulder County Land Use or the Colorado State Forest Service must inspect all Site Plan Review properties before final plan approval is granted.

We have enclosed an invoice for our services and would like payment within one month of the date it was written.

We thank you for your compliance and look forward to assisting you in the future. If you have any questions regarding the Site Plan Review process please contact your local Land Use Department, Eric Philips – Wildfire Mitigation Coordinator at 720-564-2625 or if you have question regarding the Wildfire Mitigation Plan or forest health please call Cory Secher at 303-823-5774.

Sincerely,

A handwritten signature in cursive script that reads "Cory Secher".

Cory Secher
Boulder District Field Forester
Forest Health & Fire Mitigation Consultant
State Programs & Cost-Share Coordinator
csecher@lamar.colostate.edu
(303) – 823 - 5774

Thursday
1-27-05

KAREN SIEFERT, ARCHITECT
1898 COUNTY ROAD 68
NEDERLAND, CO 80466
(303)447-0850

FAX COVER SHEET
(303) 447-1185

Date: 1/18/2005
FAX No.: (303) 823-5768
To: COLORADO STATE FOREST SERVICE
Attention: CORY SECHER
From: KAREN SIEFERT

Number of Sheets: 4 including this sheet

Message: CORY, WE ARE STILL IN THE DESIGN PROCESS, SO SOME
OF THIS IS NOT QUITE DECIDED YET BUT I ANSWERED
WITH WHAT I THINK WILL HAPPEN. PLEASE CALL ME
WITH ANY QUESTIONS. THANKS, KAREN

DIRECTIONS FOR FILLING OUT FORM:

Katie - Planner

Please fill out as complete as possible and fax to Cory Secher at 303-823-5768 or mail to 5625 Ute Highway, Longmont CO 80503-9130.

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 Cory Secher at 303-823-5774 or by email at csecher@lamar.colostate.edu.

Wildfire Mitigation Plan
FIELD DATA FORM

Inspection Date: 1-27-05

Landowner name: DEREK CHOW / JAN GORDON

Mailing address: 191 ALDER LANE

City, State, Zip: BOULDER, CO 80304

Site address: 191 ALDER LANE

Phone number: (303) 448-1580

Road access: ON ROAD *Alder Lane*
(Directions from main access road)

★ Docket Number: NOT ASSIGNED AN SPR # YET (SPR, LU, Etc.)

Section: 23

Township: 1 NORTH

Range: 71

Legal Description: LOT 407, PINEBROOK HILLS UNIT 7, LOCATED IN SECTION 23, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

Soffits type:

EXISTING - PLYWOODNEW - CEMENT BOARD (Plywood/hardboard/cement board)

Siding material:

STUCCO (NEW)EXISTING SIDING TO BE REPLACED W/ STUCCO

(Cement/hardboard/log/stucco/stone/wood)

Windows (#):

45

(approximate number of windows)

Windows Size:

MED/LARGE

(On average: small/medium/large)

Windows Frames:

METAL CLAD

(Wood/aluminum/aluminum clad)

Windows Aspect:

SOUTH / WEST

(Dominant viewing direction)

Window Construction:

LOW E @ SOUTH + WEST

(Tempered glass/e-coating/etc.)

Door Material:

WOOD

(Wood/steel/fiberglass/composite)

Deck material:

WOOD (EXISTING)

(Wood/composite materials)

Deck Description:

OPEN

(Enclosed/open)

Deck support type:

TIMBER POSTS

(Timber posts/logs/steel/concrete/stone)

Deck buffer material:

NONE

(Crushed rock/gravel)

Deck weed barrier:

NONE

(Fiberglass/polyester)

Structure SQ. FT.:

5315 SQ FT ±

(EXISTING and NEW)

(Total square feet of structure)

INCL. GARAGES and BASEMENT, EXIST'G and PROPOSE

Utility Location:

POLE - WEST~50'

(Pole/buried: Direction from structure)

Structure aspect:

SOUTH / WEST

(Dominant facing direction/view)

Leach field:

50' / NORTH-EAST

(Distance from house, and direction)

Cistern:

NONE

(Distance from house, and direction)

Cistern Type:

N/A

(Domestic Cistern or Fire Cistern)

Cistern size:

N/A

(gallons)

Well (if applicable):

N/A

(Distance from house, and direction)

Propane Tank location:

NONE

(Distance from house and direction)

Other: HYDRANT LOCATED AT STREET IN FRONT
(50' FROM HOUSE)

* { • Front entry way (~200 sq²)
 • 2nd story addition (~1,400 sq²)
 • Attached 1 car garage (~330 sq²)

total
 ~1,936 sq²

NO NEW DECKS
 EXISTING DECK
 @ NORTH ELEVATION

Community
 fire hydrant

~1/2 in 30"
 Sprinkler?

FPD: Pinebrook hill
Dominant fuel type: 1 (Grass/forbs/shrubs/slash/etc)
Dominant overstory: Ponderosa
Co-dominant overstory: Ponderosa
Fuel model type: 9
Slash disposal: CHIPPED/HAULED (Chipped/hailed/burned/lop-scatter)
Aspect: SW (Direction of slope)
Slope: ~5%
Elevation: 6400± (feet)
Building site: top of slope (Chimney/saddle/valley/ridge/mid-slope)
Site moisture: Fair
Natural fire barrier: Fuel break SW ~300' +- Alder Ln.

* Insect & Disease Diagnosis: _____

Lot size (acres): 1.75± (Acres) 0.75± acres
Number of Structures: 1 (All structures to be present)
Existing Structures: 1 (HOUSE W/ ATTACHED GARAGE) (House/barn/garage/etc.)
New Structure: 2ND FLOOR ADDITION (House/Barn/new addition/etc.) Garage entry way.
Driveway length: 40' (EXISTING) (Actual length in feet from road to home)
Driveway trees removed: FEW (few/many/none) 1 expand driveway.
Home buffer material: CONCRETE (DRIVE, ENTRY AREA) NEW PATIO → Decorative Stone
(Stone/crushed gravel/decorative stone)
House design: SIMPLE (simple/complex)
Roof Design: SIMPLE (simple/complex)
Roof material: ASPHALT SHINGLES (Asphalt shingles/concrete tiles/metal)

Landscape View
Property of Derek Chow and Jan Gordon
191 Alder Lane, Boulder CO 80304



Alder Lane

