

WILDFIRE MITIGATION PLAN

For Jane Miller
4211 Sugarloaf Rd
Docket: SPRW - 08 - 045
Inspection date: 5/27/2008

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

Prepared for:

Jane Miller
260 Cactus Court
Boulder, CO 80304
Phone: 303-416-0477

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 25, Township 1N, and Range 72W, Boulder County. The property is located within the Sugarloaf Fire Protection District (303-442-1050). A 1,955 sq.ft addition is proposed for the structure resulting in a completed 2,370 sq.ft structure. The lot is 15.5 acres in size and has a modest 0-20 percent slope with a northeast aspect. The site is at 7,600 feet in elevation and located on a mid-slope which is relatively dry. Sugarloaf Rd to the north 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 northeast 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 stucco and stone. Soffits and fascia are to be ¾" thick T&G pine. The structure will have 28 medium sized windows with the primary viewing direction being toward the south and northeast side of the structure. Windows will be double glazed with Low-E coating and tempered glass where required. Frames are to be made of metal. Exterior doors are to be 1¾", fire-rated, and made of wood and metal. The structure will have 2 sliding glass doors located on the northeast and south side of the structure. **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 trex decking material with 6" timber 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 ~20 ft northwest of the residence. Utilities for the property are buried from a pole ~150 ft. southeast of the residence. The septic field is located ~110 ft. northeast of the residence. A well is located ~300 ft. northwest.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

Access the property from Boulder by heading west up Boulder Canyon, turn north on Sugarloaf Rd end at 4211 Sugarloaf Rd. 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 Sugarloaf Rd to Boulder Canyon and east to the city of Boulder or west on sugarloaf Rd to the Peak To Peak Hwy.

The new driveway will create a minimal amount of site disturbance and soil compaction and will require the removal of no trees. The driveway must be ~12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12 percent. The driveway is approximately 585 ft long. A hammerhead turnout already exists within 50 feet from the residence. Since the driveway is greater than 400 ft., one pull-outs already exists along the driveway.

EMERGENCY WATER SUPPLY FOR FIRE FIGHTING

Emergency water source will be from a community cistern within the Sugarloaf Fire Protection District. The residence will also be making a contribution to the community cistern fund. Contact the Sugarloaf Fire Protection District (303-442-1050) 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 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 Sugarloaf Fire Protection District (303-442-1050).

FOREST COMPONENT AND HEALTH

The site has a dominant overstory consisting of Douglas fir (*Pseudotsuga menziesii*) with a Douglas fir and ponderosa pine (*Pinus ponderosa*) component. The understory consists of a dense cover of native grasses, forbs, and shrubs. The forested area is best represented by Fuel Model 8. Fuel Model 8 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. The Black Tiger fire burn through the area in 1989 killing many of the trees. The only remaining trees are directly around the house. The majority of the 15.5 acres is a meadow.

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 crushed 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 to 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.

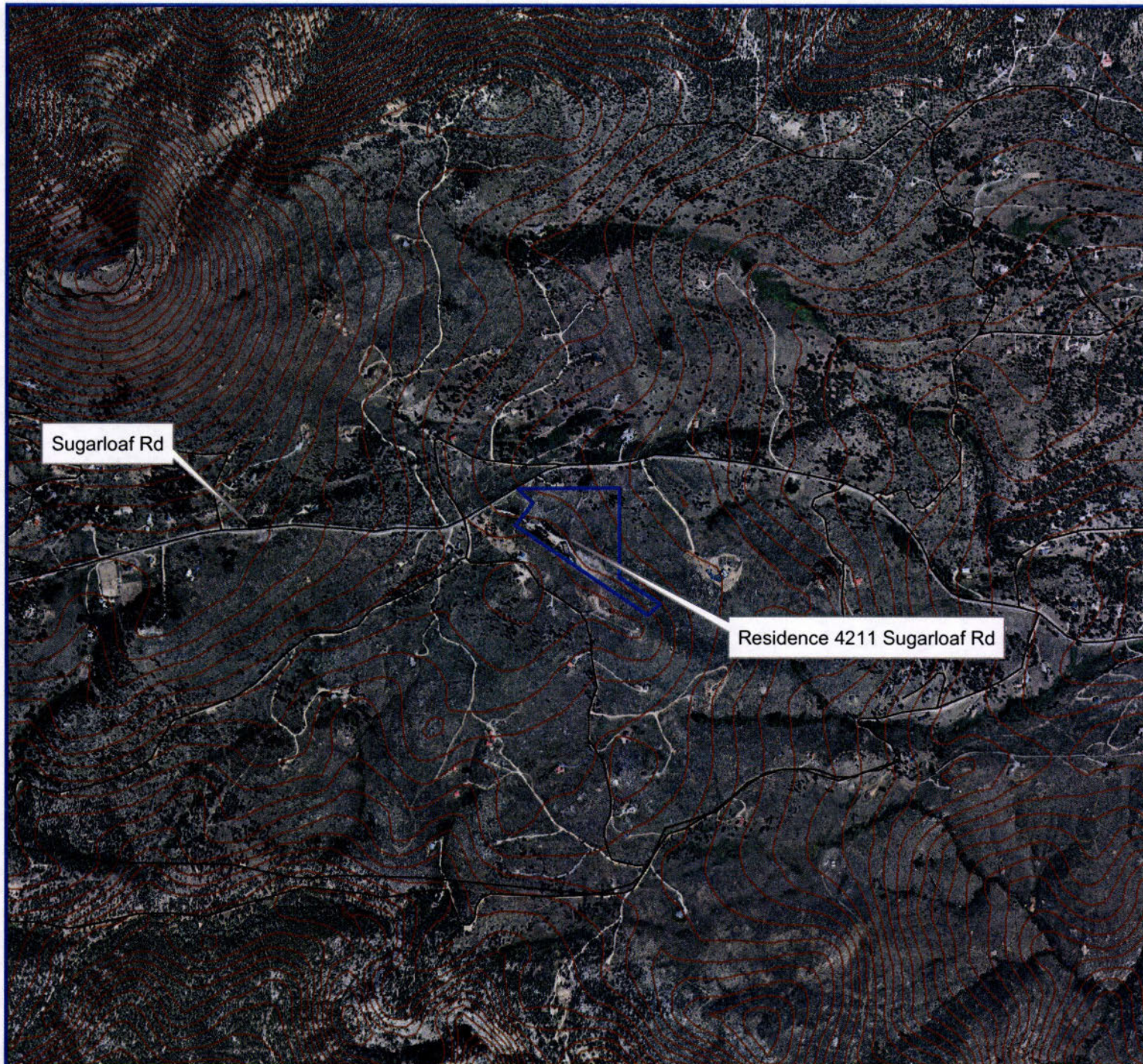
Area in Acres is calculated to allow for distance separation on all sides for a three person family and a vehicle. One acre is approximately the size of a football field or exactly 208 feet x 208 feet.

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
Jane Miller Property
4211 Sugarloaf Rd
Boulder, CO 80302
SPRW - 08 - 045



Legend

Property Boundary



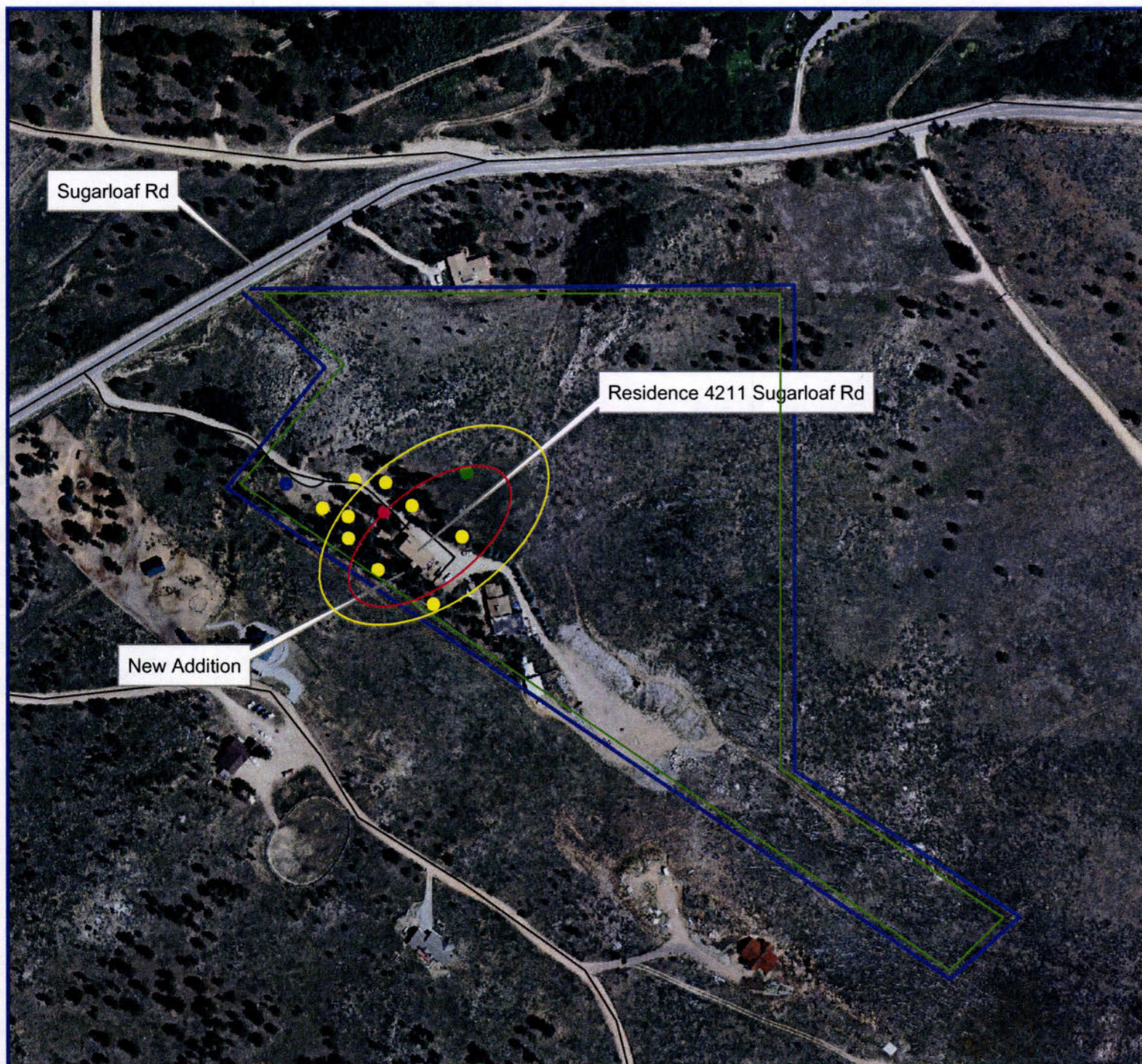
0 345 690 1,380 2,070 2,760 Feet

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

Boulder County Wildfire Mitigation Plan



Property of Jane Miller
4211 Sugarloaf Rd
Boulder, CO 80302
SPRW - 08 - 045



Legend

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



0 62.5 125 250 375 500 Feet

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

Colorado State Forest Service

Wildfire Mitigation Plan Data Form

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

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: 5/27

CONTACT:

Landowner name JANE MILLER

KIRK PARKER
DBA PARKER CONST.
746 MOUNTAIN MOWS,
BOULDER, CO
80302

Mailing address 260 CACTUS COURT

City, State, Zip: BOULDER, CO 80304

Site address: 4211 SUGARLOAF RD.

303-473-0654
303-250-9670
CELL

Phone number: 303-416-0477

E-MAIL KFieldParker
@msn.L

Road access: (Directions from main access road)

SUGARLOAF RD. TO "4211 SUGARLOAF RD."

Docket number: SPRW-08-045 (SPR, SPRW, LU, Etc.)

Section: 25

Township: 1N

Range: 72

Legal Description:

Elevation: 7600 (feet)

Lot size: 15.5 (Acres)

Driveway length: 585' (Actual length in feet from road to home)

Driveway trees removed: 0 (few/many/none)

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

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

Roof Design: MODERATELY (moderately complex/complex)

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

Soffit type and thickness: 3/4" - 1x6 T&G (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 (#): 28 (number of windows in the structure)

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

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

Window Aspect: SOUTH & N.E. (Dominant viewing direction)

Window Construction: LOW E & TEMPERED (Low E- Coating/Tempered glass/etc...) WHERE NECESSARY

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

Sliding Glass Doors: 1 - SOUTH & N.E. (Location and Number)

Door Material: WOOD & METAL EXT. (Wood/steel/fiberglass/composite)

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

Deck Description: OPEN DECK (Enclosed deck/open deck/enclosed underneath/open underneath) " UNDERNEATH"

Deck support type: 6x6 (Timber posts/logs/steel/concrete/decorative stone)

Deck buffer material: TO BE CRUSHED ROCK (Crushed rock/gravel/decorative stone)

Deck weed barrier: _____ (Fiberglass/polyester)

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

Existing Structures: HOUSE (OLD WELL HOUSE) STORAGE SHED 3 TO BE DECONSTRUCTED (House/barn/garage/etc.)

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

Structure Square feet: ADDITION 1955 EXISTING 2370 (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: N.E. (Dominant facing direction/view, N, S, E, W)

Utility Location: BURIED, S.E. 150' (Pole/buried: Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Detached Garage (if applicable): 0 (Total square feet)

Out buildings: 0 (Total square feet of any and all sheds, cabins, ect...)

Leach field: N.E. 110' (Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Cistern size (if applicable): 2000 gallon (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)

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

Are you required to have a sprinkler system: NO (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): N.W. / (Direction and distance from residence -- N, S, E, W/20ft, 30ft, 40ft, etc...)

Propane or natural gas: PROPANE

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

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

Can you provide a map of utility locations for the property : YES (e.g. location of propane, tank, leach field, well, cistern, etc. Yes or No)

Comments: PLEASE SEND PLAN AND NECESSARY INFO. TO
"KIRK PARKER - 246 MOUNTAIN MEADOWS, BOULDER, 80502
E-MAIL kfieldparker@msn.com

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: _____

4211 S.L. ROAD

include cut sheets (manufacturer's specifications with picture or diagram) of all proposed fixtures.

At the time of final inspection, the full installation of the approved lighting plan must be inspected and approved by the Land Use Department.

6. EMERGENCY VEHICLE TURNAROUND AND PULLOUT

Due to the length of the driveway exceeding 400' an emergency vehicle turnaround and pullout is required. The locations will need to be coordinated with Eric Philips, Boulder County Wildfire Mitigation, and the Sugarloaf Fire Protection District (SLFPD). A revised site plan must be submitted showing the locations as approved by Eric Philips and SLFPD and included in the wildfire mitigation plan required in item 7 below.

Prior to issuance of building or grading permits, submit two copies of a revised site plan, showing the proposed location of the required emergency vehicle turnaround and pullout, to the Land Use and Transportation Departments for review and approval.

7. WILDFIRE MITIGATION AND EMERGENCY WATER SUPPLY

A Wildfire Mitigation Plan was not submitted with the application materials and is required as part of this Site Plan Review. Please contact the Boulder County Wildfire Mitigation Coordinator (Eric Philips) at 720-564-2625 or the Colorado State Forest Service at 303-823-5774 for more information on preparing a Wildfire Mitigation Plan. An emergency turnaround and pullout is required and must be included in the wildfire mitigation plan as indicated in item 6 above.

Prior to issuance of any permits or the removal of any trees, please submit a Wildfire Mitigation Plan to the Land Use Department for review and approval

At the time of foundation form inspection, the defensible space and water supply plans must be approved, implemented and inspected by the Land Use Department. All trees marked for removal must be cut and all slash, cuttings, and debris must be removed and/or properly disposed of. One of the water supply options must be selected. If the individual cistern option is chosen, it must be located on site in an appropriate location (subject to approval by the fire protection district), fitted with an appropriate dry hydrant connection, be filled, and have been tested by the local fire protection district. Alternatively, a contribution for the use and maintenance of a community cistern must have been made to the Sugarloaf Fire Protection District.

Prior to final inspection, all remaining aspects of the Wildfire Mitigation Plan must be implemented and inspected. All building materials are to be of ignition resistant construction and roofing materials must be UL listed Class-A. Ground surfaces within three feet of the structure must be covered with a non-combustible ground cover over a weed barrier material. The driveway/emergency access, including required turnarounds and pullouts, must be in place and conform to Boulder County private access standards. A completed copy of the Boulder County Fire



Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930
<http://www.bouldercounty.us/lu/>

MEMORANDUM

TO: AGENCIES, ADJACENT PROPERTY OWNERS AND INTERESTED PARTIES

FROM: Noah Bates, Staff Planner

SUBJECT: Request to waive Site Plan Review for a 1,955 sq. ft. addition to an existing 2,370 sq. ft. studio proposed to be converted to a residence for a total size of 4,325 sq. ft. at 4211 Sugarloaf Rd.

DOCKET: SPRW-08-045: Miller addition

DATE: April 25, 2008

The purpose of this memorandum is to inform interested parties that the above listed address is under consideration by the Land Use Director for a waiver from the Site Plan Review process for a 1,955 sq. ft. addition at 4211 Sugarloaf Rd.

In May of 2000, the Site Plan Review regulations were revised in order to allow for certain accessory structures to be waived from the full Site Plan Review process that would normally be required to approve their construction. In the plains, accessory structures up to 5,000 square feet are eligible to be waived from Site Plan Review; in the mountainous areas of the county, accessory structures up to 2,000 square feet are eligible to be waived from Site Plan Review.

In June of 2003, these regulations were expanded in order to allow Site Plan Review waivers for additions under 2,000 square feet and grading involving less than 500 cubic yards of earthwork. Waivers from Site Plan Review may be granted if the Land Use Department does not find the proposal to be in conflict with the standards listed in Article 4-806 of the Boulder County Land Use Code.

Article 4-802(C) requires that adjacent property owners be notified of the request to waive Site Plan Review and be given seven days to respond. The project, even if waived from Site Plan Review, is still subject to the applicable building permits and building code requirements.

The Board of County Commissioners and the Land Use Department appreciate any comments that you may have regarding this proposal. Please direct any written or verbal comments to the Land Use Department by **May 2, 2008**.

If you have any questions or comments, feel free to contact this office at (303) 441-3930.

cc: applicant, agent



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

499598, CK# , \$260.00, RS

Shaded Areas for Staff Only	
Intake Stamp	<div style="border: 1px solid black; padding: 5px; text-align: center;">P A I D APR 15 2008 BOULDER COUNTY LAND USE</div>

Application Form

Project Number		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 type="checkbox"/> Site Plan Review <input checked="" 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) 4211 SUGARLOAF ROAD BOULDER 80302			
Subdivision Name UNPLATTED			
Lot(s)	Block(s)	Section(s) 25	Township(s) 1N
Area in Acres 15.5	Existing Zoning	Existing Use of Property RESIDENTIAL	Range(s) 72
Proposed Water Supply WELL - EXISTING	Proposed Sewage Disposal Method RECENTLY UPDATED SEPTIC (4/17/07)		

Applicants:

Applicant/Property Owner		Email Address	
JANE MILLER			
Street Address 260 CACTUS COURT			
City BOULDER	State CO	Zip Code 80304	Phone
Applicant/Property Owner/Agent/Consultant		Fax	
Email Address			
Street Address			
City	State	Zip Code	Phone
Agent/Consultant		Email Address	
KIRK PARKER DBA PARKER CONSULTING		kfieldparker@msn.com	
Street Address 746 MOUNTAIN MEADOWS RD			
City BOULDER	State CO	Zip Code 80302	Phone 303-473-0654
		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 4/7/08	Signature of Property Owner	Date
Other Signature	Date	Other Signature Kirk Parker DBA Parker Consulting	Date 4-10-08

* 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 Waiver Fact Sheet

The applicant(s) is/are required to complete each section of this Fact Sheet is required to be completed, even if the information is duplicated elsewhere in the application. Completed Fact Sheets cut application review time, and assist staff in expediting determinations. Please make duplicates of this page if the project involves more than two structures. Please note: If a project is granted a SPR Waiver but the building permit floor area calculations result in new floor area exceeding 2,000 sq.ft., then the project will trigger a full SPR prior to issuance of a building permit.

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.)		2370 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 checked="" 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:	1445 sq. ft.	sq. ft.	1445 sq. ft.
Garage: <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached	390 sq. ft.	sq. ft.	390 sq. ft.
Covered Deck:	sq. ft.	120 sq. ft.	120 sq. ft.
Total:	1835 sq. ft.	120 sq. ft.	1955 sq. ft.
Height (above existing grade)		29'	
Exterior Wall Material		STUCCO STONE	
Exterior Wall Color		SAME AS EXISTING	
Roofing Material		ASPHALT	
Roofing Color		SAME AS EXISTING	
Total Bedrooms		2	

Structure #2 Information

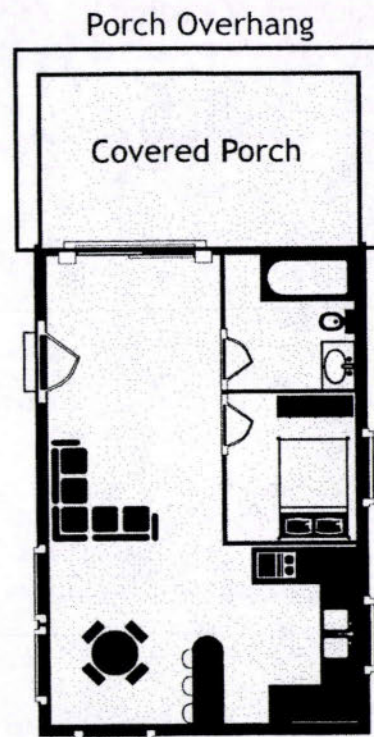
Type of Structure: (e.g. residence, studio, barn, etc.)			
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		sq. ft.	Demolish: sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> Yes (include the new floor area square footage in the table below) <input checked="" 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 checked="" type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.
Covered Deck:	sq. ft.	sq. ft.	sq. ft.
Total:	sq. ft.	sq. ft.	sq. ft.
Height (above existing grade)			
Exterior Wall Material			
Exterior Wall Color			
Roofing Material			
Roofing Color			
Total Bedrooms			

Project Identification:

Project Name:	JANE MILLER RESIDENCE
Property Address/Location:	4211 SUGARLOAF RD.
Current Owner:	JANE MILLER
Size of Property in Acres:	15.5 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.



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.

Floor Area

Please Note: If a project is granted a SPR Waiver but the building permit floor area calculations result in new floor area exceeding 2,000 sq.ft., then the project will trigger a full SPR prior to issuance of a building permit.

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			
Berm(s)			
Other Grading			
Subtotal			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	220	80	300
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.

EXISTING STUDIO IS TO BE CONVERTED TO A RESIDENCE,
WITH AN ADDITION OF 1955 SQ.FT., TO INCLUDE 2 BEDROOMS,
2 BATHROOMS, LAUNDRY, GREAT ROOM & GARAGE. THERE IS
PRESENTLY NO RESIDENCE - DEMO PERMIT # BP-07-034

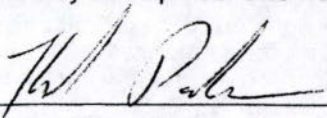
Is Your Property Gated and Locked?

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

Certification

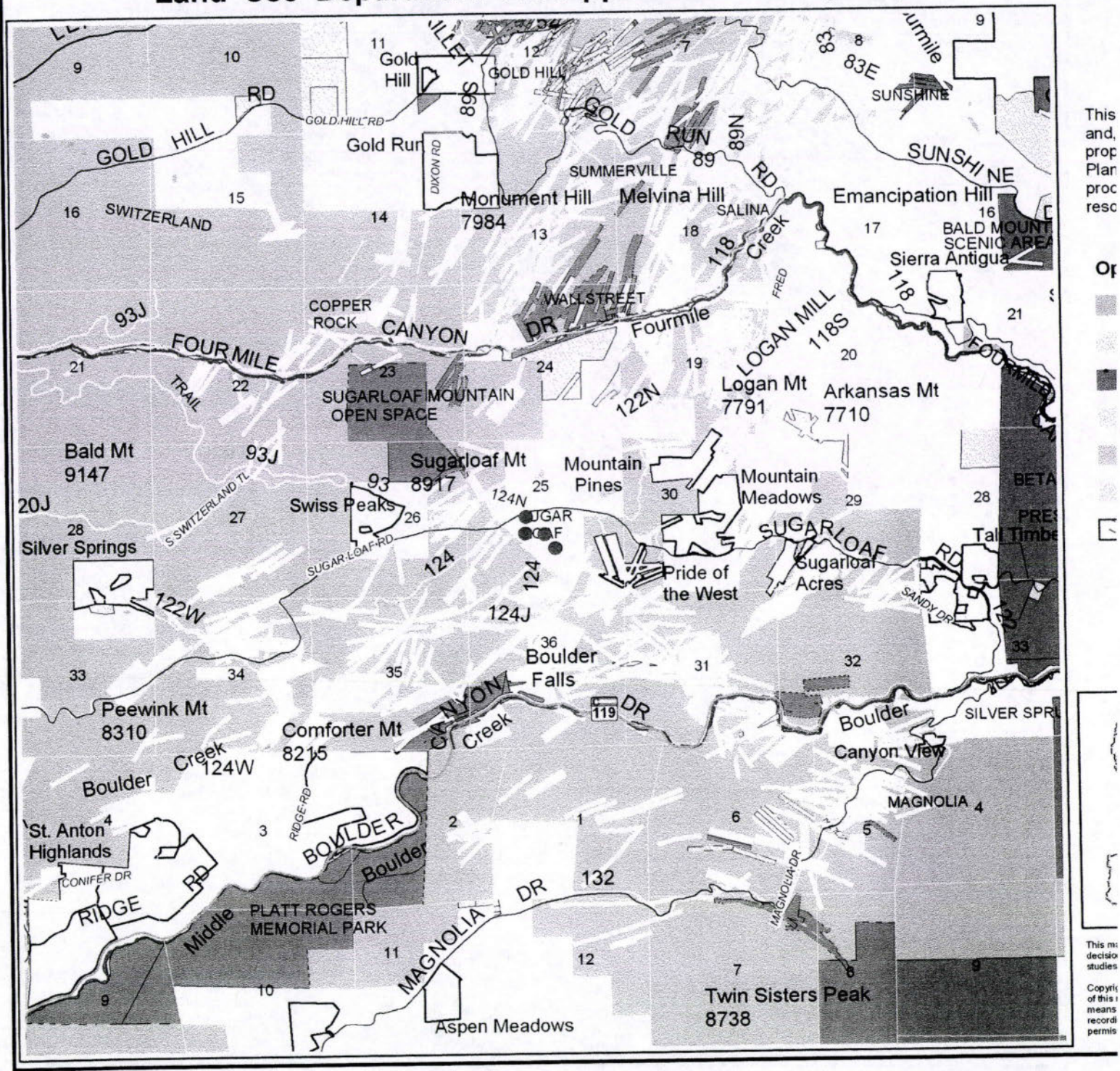
I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is 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: _____

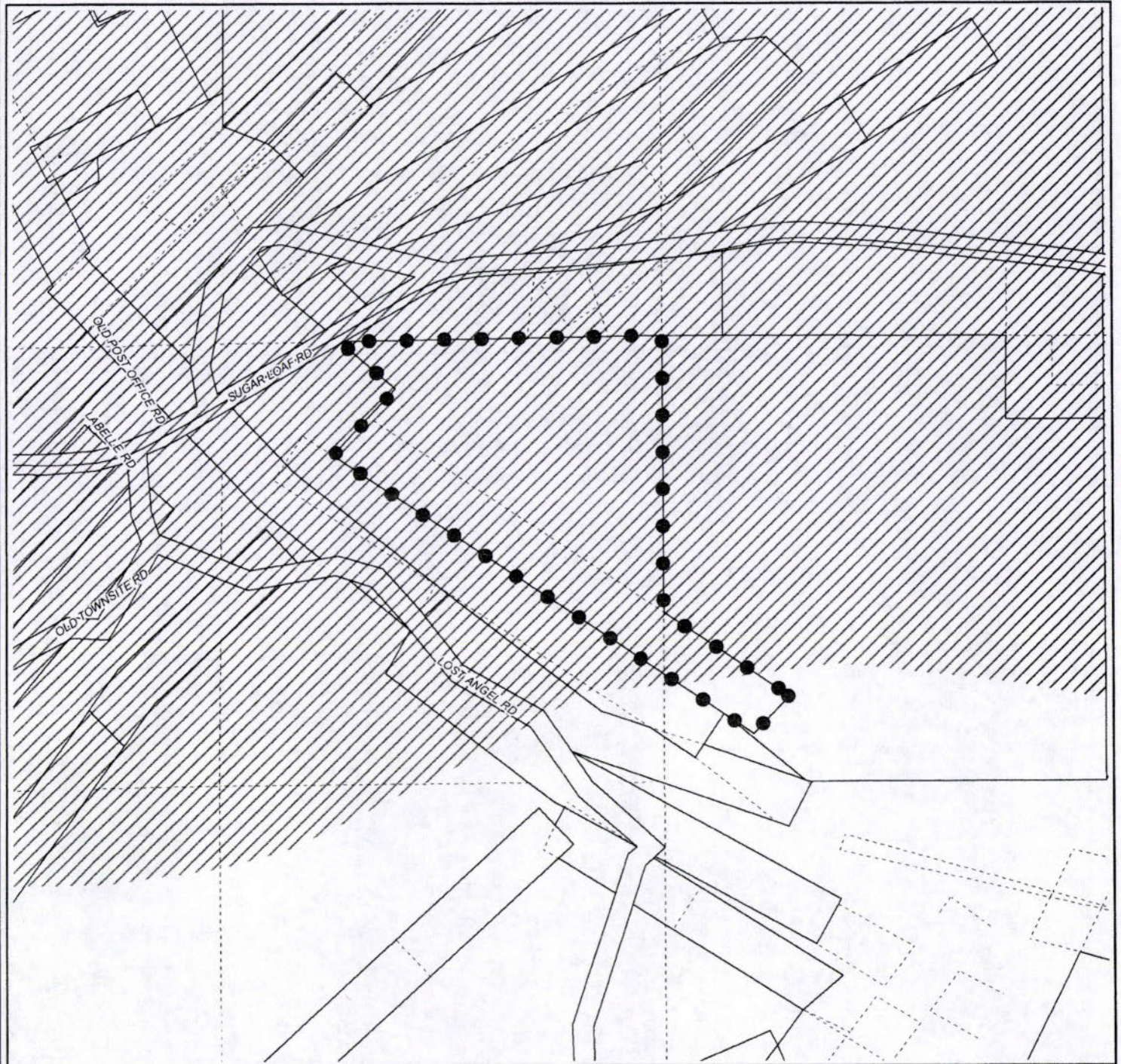


Date: 4-15-08

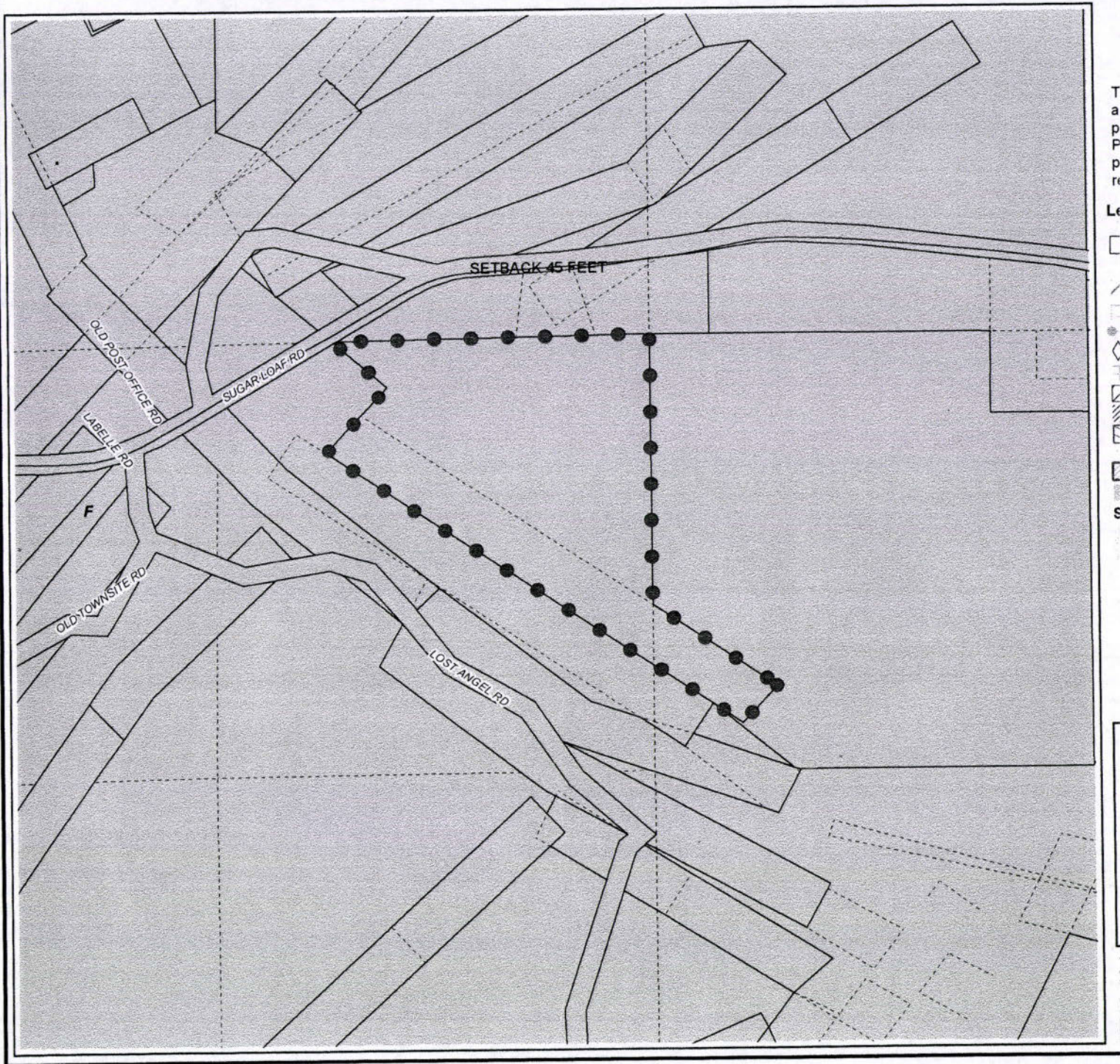
Land Use Department Pre-Application Vicinity Map



Land Use Department Pre-Application Location Map



Land Use Department Pre-Application Zoning Map



LOT 41

LOT 42

SUGARLOAF ROAD

NYANZA MILL SITE
M.S. NO. 8490B

20' INGRESS/EGRESS
EASEMENT RECORDED
REC. #1625561
BOULDER COUNTY CLERK

DRILL DRIVE

N89°36'33"E

S49°7'E (REC.)
S49°00'27"E
217.71'

267.8' (REC.)
267.06' (REC.)

S44°4'W (REC.)
S43°52'21"W
N43°57'57"E
151.96'
N44°4'E (REC.)
151.93' (REC.)

S14°17'01"W
2.18'

S14°17'01"W
2.18'
N43°52'21"E
S43°57'57"W

BOUNDARY
DETAIL
1"=20'

GOVERNMENT

Existing Road

Existing Wall

Existing 10

N56°00'18"W
N55°53'W (REC.)

WASHINGTON LODGE
(PARCEL A)

N56°00'18"W
N55°53'W (REC.)
DOUGLAS LODGE, M.S. NO.

Site Plan
4211 Sugarloaf Road
Jane Miller Residence



Scale: 1" = 200
0 100 200

1957 SF
Addition

Existing House

12
8

12
8

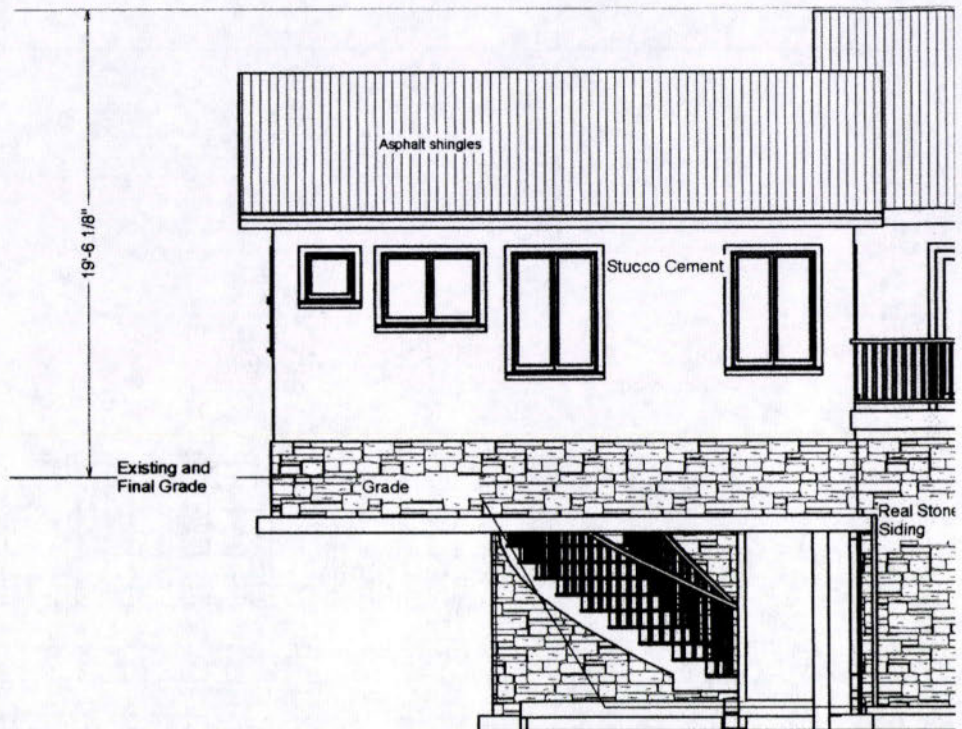
18'-4 7/16"

Existing grade

final grade

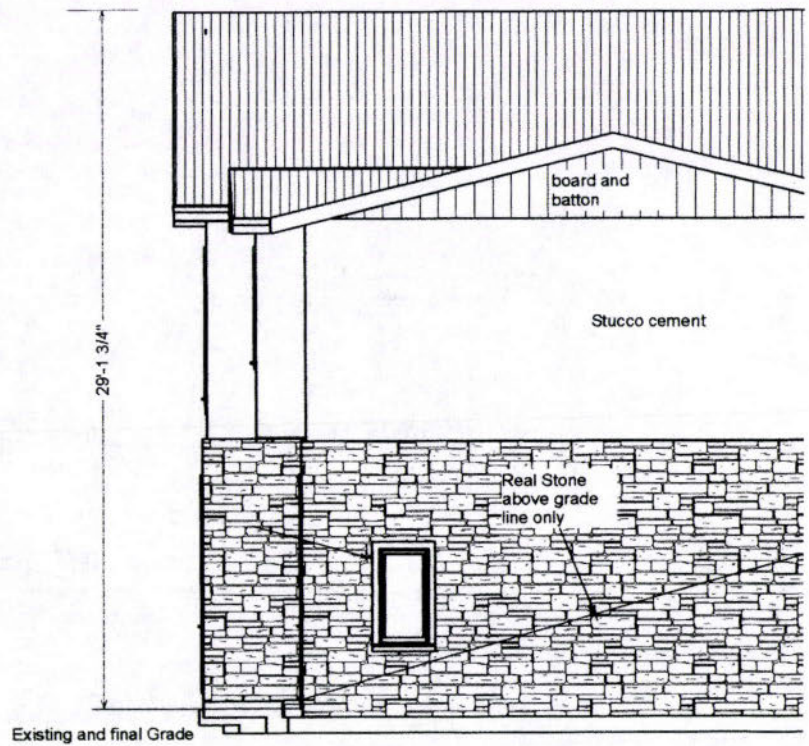
Wilkinson Engineering
303-499-6755
Bill@Wilkinsonengineering.com
fax 720-524-8624

Wilkinson Engineering
1510 Zamia Unit #101
Boulder, Co 80304



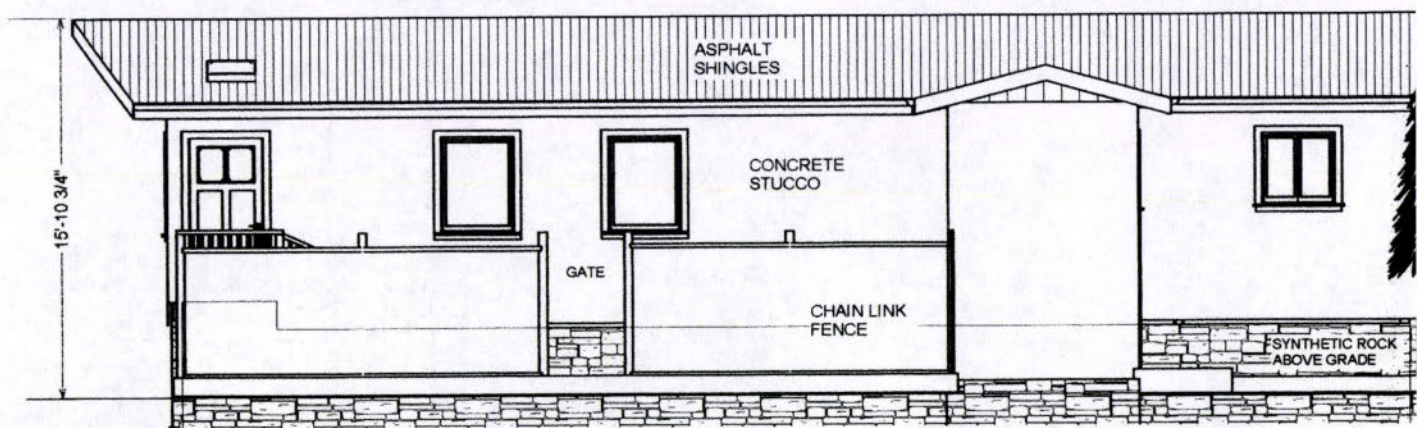
Wilkinson Engineering
 303-499-6755
 Bill@Wilkinsonengineering.com
 fax 720-524-8624

Wilkinson Engineering
 1510 Zamia Unit #101
 Boulder, Co 80304



Wilkinson Engineering
303-499-6755
Bill@Wilkinsonengineering.com
fax 720-524-8624

Wilkinson Engineering
1510 Zamia Unit #101
Boulder, Co 80304



Wilkinson Engineering
303-499-6755
Bill@Wilkinsonengineering.com
fax 720-524-8624

Wilkinson Engineering
1510 Zamia Unit #101
Boulder, Co 80304

