

## **WILDFIRE MITIGATION PLAN**

For Mark Aschwanden Residence  
368 Bramer Road, Jamestown CO 80455  
Docket: SPR - 04 - 116  
Inspection date: 2/25/2005

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

### **Prepared for:**

Mark Aschwanden  
4285 Whitney Place  
Boulder, CO 80305  
Phone: 303-494-6607

### **Prepared by:**

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

## **SITE LOCATION AND PROPERTY DESCRIPTION**

The property is located at Section 15, Township 2N, and Range 72W Lot 39 Overland. The fire protection district is the Lefthand fire protection district (303-823-6611). There will be a new shed and residence addition built on site. The lot is 1.3 acre in size and has a ~15% percent slope with a west aspect. The residence is at 8,400 feet in elevation, and has total of 2,900 square feet. The proposed building site is mid-slope and it is a relatively dry site. roads on all four sides of property within a quarter mile radius from house create small 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 western aspect. The roofing material will consist of asphalt. The exterior wall material is to be stucco. Soffits are to be 3/4" thick and made of cement board.

The structure has ~23 medium sized windows with the primary viewing direction being toward the 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 aluminum clad and wood.

The one deck will be constructed of composite materials and supported by 6x6 posts. The deck will be open and isolated from the surrounding landscape with crushed rock over a fiberglass weed barrier.

The propane tank will be buried under ground approximately 70 feet to the west of the residence. Vegetation within 10 feet of the propane tank will be kept cleared. Utilities for the property will be from a pole that enters the property 35 feet from the north. The septic field is located 60 feet west of the residence. A well will be located 30 feet to the south of the residence (see map).

## **DRIVEWAY ACCESS FOR EMERGENCY VEHICLES**

Access to the property from Boulder take Highway 36 north and turn up Lefthand Canyon and continue past Jamestown on James Canyon and take a right (north) onto Bramer Road.

The existing driveway will create little additional site disturbance and soil compaction and will require the removal of only a few trees. The driveway is 12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12%. The driveway is only 70 feet long therefore no turn around will be required. The driveway is less than 400 feet therefore no pull-outs are required.

## **EMERGENCY WATER SUPPLY FOR FIRE FIGHTING**

There will not be a cistern located on site. Mr. Aschwanden will pay into the community cistern fund along with putting overhead sprinklers into the new additions along with the adjacent existing rooms and shed. Contact the Lefthand fire protection district (303-823-6611) 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 burned. 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 (Lefthand fire protection district (303-823-6611)).

## DEFENSIBLE SPACE ZONES AND FOREST MANAGEMENT

The site has a dominant overstory consisting of Douglas-fir (*Pseudotsuga menziesii*) with a ponderosa pine (*Pinus ponderosa*), Lodgepole pine (*Pinus contorta*), Douglas-fir (*Pseudotsuga menziesii*), and some Aspen groves understory component. The area is predominantly fuel model 9 with ground fuels consisting of grasses and forbs. 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 stone and 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 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/](http://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](http://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.

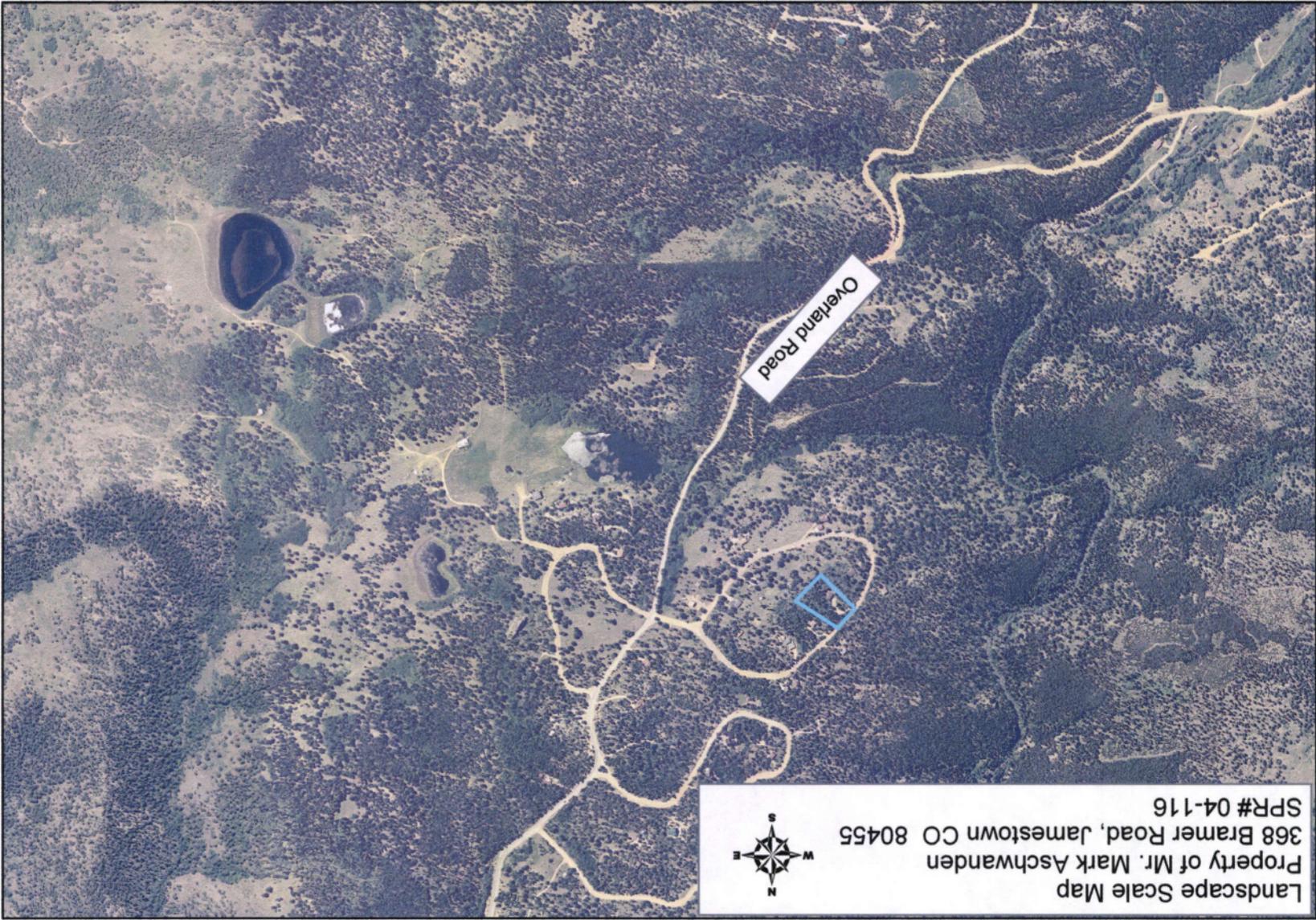
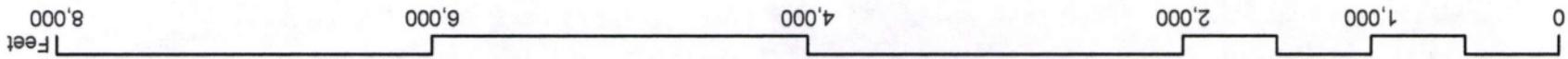
**New forestry** - A philosophy or approach to forest management that has as its basic premise the protection and maintenance of ecological systems. In new forestry the ecological processes of natural forests are used as a model to guide the design of the managed forest.

**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).

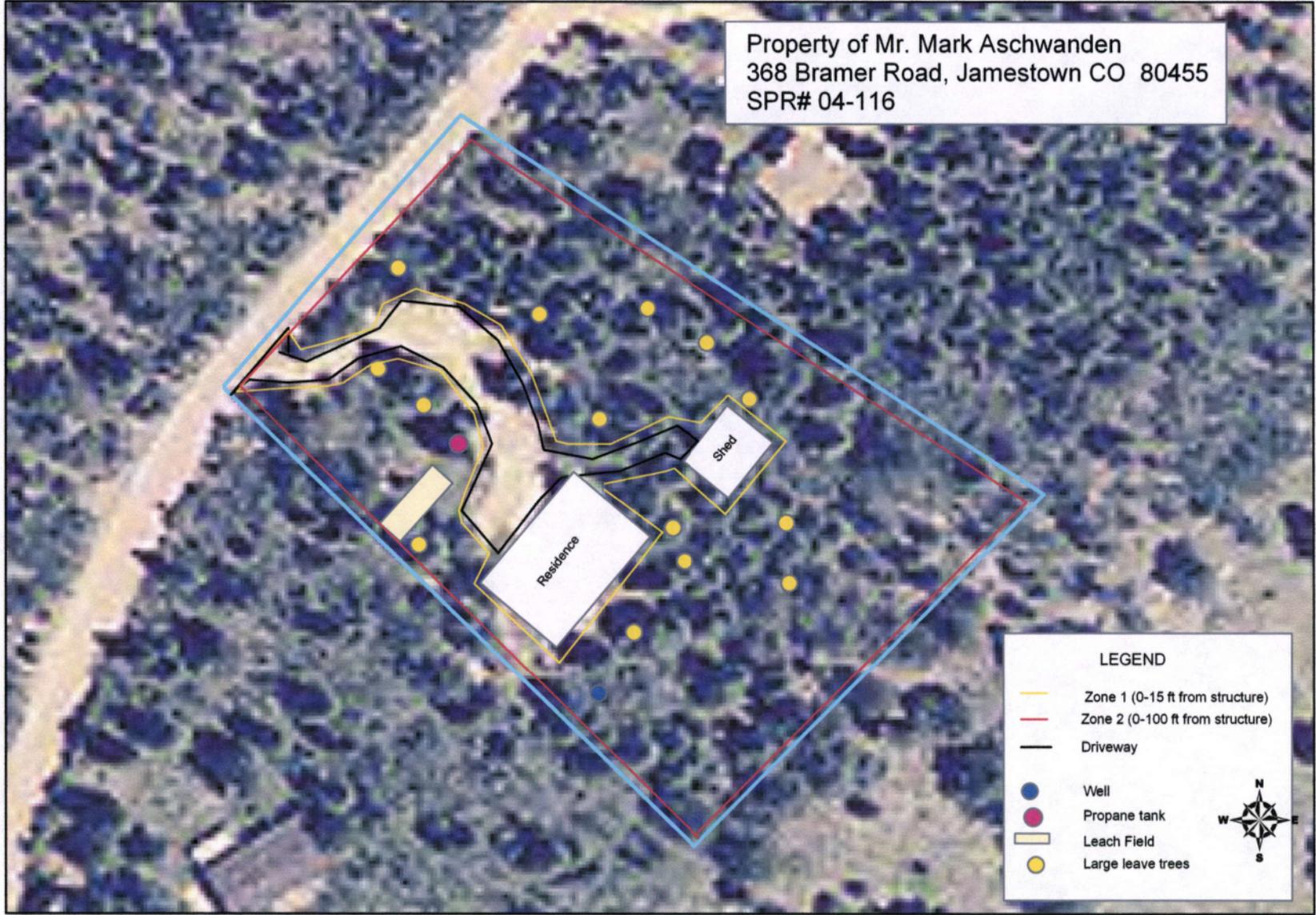
**Snag** – Standing dead tree, often used by wildlife such as woodpeckers, owls, and other various mammals.

**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.



Landscape Scale Map  
Property of Mr. Mark Aschwanden  
368 Bramer Road, Jamestown CO 80455  
SPR# 04-116

Property of Mr. Mark Aschwanden  
368 Bramer Road, Jamestown CO 80455  
SPR# 04-116



**LEGEND**

- Zone 1 (0-15 ft from structure)
- Zone 2 (0-100 ft from structure)
- Driveway
- Well
- Propane tank
- ▭ Leach Field
- Large leaf trees



0 70 140 280 420 560 Feet

**BRAMER ROAD**

↑ N

181.0'

308.8'

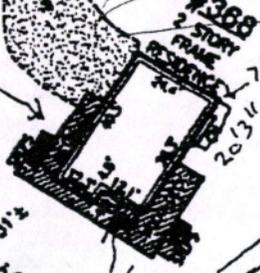
**LOT 39**

SCALE: 1"=50'=15.240 METERS

**ENCROACHMENT**  
FRAME SHED ONTO ADJACENT AND EASEMENT

*James Canyon*

*Driveway*  
*new 20x24 shed*  
*24' x 26'*  
*New 10x12 shed*  
*Berm*



Address: 368 Bramer Road

Description: Lot 39, OVERLAND SUBDIVISION,  
(per Lender) County of BOULDER, State of COLORADO.

**■ ■ CERTIFICATION ■ ■**

I hereby certify that this Improvement Location Certificate was prepared for:  
**FIRST CITY FINANCIAL**

that it is not a Land Survey Plat or Improvement Survey Plat and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. I hereby certify that the improvements on the above described parcel on 4/22/1998 except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no visible encroachments on the described premises, except as indicated, and there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted. This certificate does not constitute a title search to determine ownership or easements of record not shown on the recorded plat. All easements shown are per the recorded plat unless otherwise stated.

The property described hereon ( ) is (XX) is not within a Special Flood Hazard boundary in accordance with the current H.U.D. Flood Insurance Rate Map dated 6/2/1995 bearing Community Panel number 080023 0220 F. The accuracy of the flood map is not part of this certification.

RES Residence	FRM Frame	CH Chimney
APT Apartment	BLK Block	SW Bay or Box Window
UE Utility Easement	BRK Brick	OH Overhang
GE Gas Easement	MTL Metal	AC Air Conditioner
DE Drainage Easement	CON Concrete	FNC Fence
GAR Garage	ASP Asphalt	ENC Encroachment
STY Story	FLG Flagstone	± Plus or Minus
LVL Level	GVL Gravel	W Well (Water)
STO Storage	PAT Patio	FND Found
STB Stable	P Porch	• Chiseled Cross or Mark
DVY Driveway	S Stoop	○ Tag or Plug
SAT Satellite Dish	CS Crawl Space Access	● Pin, Rebar or Pipe

April 22, 1998  
George G. Haller, P.L.S. No. 2594

\* Sprinklers in New Section / part of add. Shed < 10x12' ∴ No Permit required

\* **DIRECTIONS FOR FILLING OUT FORM:**

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](mailto:csecher@lamar.colostate.edu).

**Wildfire Mitigation Plan  
FIELD DATA FORM**

Inspection Date: \_\_\_\_\_

Landowner name: Mark Aschwanden

Mailing address: 4285 Whitney Pl.

City, State, Zip: Boulder, CO, 80305

Site address: 368 Bramer Rd.

Phone number: (303) 494-6607 (720) 341-3048 Cell

Road access: James Canyon to Bramer (Directions from main access road)

Docket Number: SPRW-04-116 (SPR, LU, Etc.)

Section: 15

Township: T2N

Range: R7W

Legal Description: Lot 39 Overland

\* Sprinklers (in New Section)  
\* Contribution: Cirlen Fund

small ext out in a few directions

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

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

Windows (#): 23 (approximate number of windows)

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

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

Windows Aspect: West (Dominant viewing direction)

Window Construction: Low-e (Tempered glass/e-coating/etc.)

Door Material: Aluminum clad/wood (1) (Wood/steel/fiberglass/composite)

Deck material: Composite materials (Wood/composite materials)

Deck Description: Open (Enclosed/open)

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

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

Deck weed barrier: Fiberglass (Fiberglass/polyester)

Structure SQR. FT.: ≈ 2900 sq. ft. After Addition (Total square feet of structure)

Utility Location: Pole - North 35' (Pole/buried: Direction from structure)

Structure aspect: ~~East~~ West (Dominant facing direction/view)

Leach field: ~~≈ 60'~~ west (Distance from house, and direction)

Cistern: 25' South (Distance from house, and direction)

Cistern Type: Domestic Cistern (Domestic Cistern or Fire Cistern)

Cistern size: 1200 (gallons) 1800 gallons

Well (if applicable): 30' South (Distance form house, and direction)

Propane Tank location: 70' West (Distance from house and direction)

Other: will be buried

probably  
donate  
to  
FPD

enhancement  
min.  
2500 gal.  
Donate to  
FPD most  
likely

**FPD:** Left Hand Canyon or Jamestown  
**Dominant fuel type:** \_\_\_\_\_ (Grass/forbs/shrubs/slash/etc)  
**Dominant overstory:** Mixed - mostly Doug fir  
**Co-dominant overstory:** few Pando, 1 lodgepole, few aspen groves  
**Fuel model type:** 9  
**Slash disposal:** chipped, Burned (Chipped/hailed/burned/lop-scatter)  
**Aspect:** west (Direction of slope)  
**Slope:** 15-25%  
**Elevation:** ≈ 8400 (feet)  
**Building site:** mid-slope (Chimney/saddle/valley/ridge/mid-slope)  
**Site moisture:** Dry  
**Natural fire barrier:** road all around on 4 sides w/in 1/4 mile  
**Insect & Disease Diagnosis:** none  
**Lot size (acres):** 1.3 (Acres)  
**Number of Structures:** 2 (All structures to be present new shed being built on north side)  
**Existing Structures:** House (House/barn/garage/etc.)  
**New Structure:** Home addition, shed (House/Barn/new addition/etc..)  
**Driveway length:** ≈ 70' (Actual length in feet from road to home)  
**Driveway trees removed:** Few (few/many/none)  
**Home buffer material:** Stone, crushed gravel (Stone/crushed gravel/decorative stone)  
**House design:** Simple (simple/complex)  
**Roof Design:** Simple (simple/complex)  
**Roof material:** Asphalt (Asphalt shingles/concrete tiles/metal)



# 368 Bramer Road



## Special Features

*Your perfect getaway or full-time residence.*

*Awesome Longs Peak views from the front deck and through large picture windows in the living room. Very private, wooded 1.3 acre lot with easy access from County maintained road and short driveway only 4.5 miles above Jamestown. Second car garage has been converted into non-conforming 3rd bedroom, could be easily returned to garage. Two wood burning stoves, large storage shed and workshop.*

For information including price, please call 1-888-222-2350 then enter 2312

(Recorded information available 24 hours a day, 7 days a week)



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RESIDENTIAL BROKERAGE

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[www.coldwellbanker.com](http://www.coldwellbanker.com)

# 368 Bramer Road

**LEGAL:** Lot 39, Overland  
**SQUARE FEET:** 1633  
**MAIN LEVEL:** 952  
**LOWER LEVEL:** 681  
**GARAGE:** One car attached

## ROOM DIMENSIONS

<i>Living Room</i>	22'	x	13'	<i>Kitchen</i>	10'	x	08'
<i>Rec Room</i>	23'	x	18'	<i>Dining Room</i>	12'	x	08'
<i>Laundry</i>	06'	x	06'				

## BEDROOMS

<i>Master</i>	12'	x	11'	<i>Bedroom #2</i>	11'	x	11'
<i>Bedroom #3</i>	23'	x	10'				

**TWO BATHS:** One full on the main level and one half on the lower level

**INCLUSIONS:** Electric range/oven, dishwasher, refrigerator, washer/dryer

**CONSTRUCTION:** Frame      **TAXES:** \$1,769/2003

**WATER / SEWER:** Well/Septic      **ELECTRIC / GAS:** PSC/Propane

**YEAR BUILT:** 1986      **HEAT:** Forced Air

## SCHOOLS

**Boulder Valley District RE2**

*Jamestown Elementary*      *Nederland Middle*      *Nederland High*