

# **WILDFIRE MITIGATION PLAN**

For Little/Lee LLC  
537 Fountain Tree Ln, Boulder, CO  
Docket: SPR - 07 - 129  
Inspection date: 5/6/2008

**Colorado State**  
FOREST SERVICE  
Boulder District  
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## **Prepared for:**

Little/Lee LLC  
8630 Crimson Clover Lane  
Longmont, CO 80503  
Phone: 720-435-3944

## **Prepared by:**

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Forester - Boulder District  
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## **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 14, Township 1N, and Range 71W, lot 2 Fountain Tree Subdivision. The property is located within the Boulder Mountain Fire Protection District (303-440-0235). A 5,288 sq. ft. residence is proposed for the site. The lot is 1.83 acres in size and has a modest ~20-45 percent slope with an east aspect. The site is at ~6,580 feet in elevation and located on a mid-slope which is relatively dry. Fountain Tree Ln to the east creates a small natural barrier that may help slow the spread of a surface fire on the site.

## **CONSTRUCTION DESIGN AND MATERIALS**

The proposed residence will have a complex design with a complex roofline and will be oriented with an east 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 cement board. Soffits and fascia are to be 3/8" thick cement board. The structure will have 39 medium to large sized windows with the primary viewing direction being toward the east side of the structure. Windows will be double glazed with Low-E coating and tempered glass where required. Frames are to be made of aluminum clad wood. Exterior doors are to be 1 1/4", fire-rated, and made of aluminum clad wood. The structure will have 3 sliding glass doors located in the basement, master bedroom and the great room. **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 weatherbest/trex decking material with 6" stone veneer columns. The deck will be open overhead and underneath. The deck will have a buffer material of crushed crushed stone 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**

Natural gas for the residence will be off the main line. Utilities for the property are buried from a pole ~185 ft. north of the residence. The septic field is located ~25 ft. east of the residence. The water for the residence is from a main line.

## **DRIVEWAY ACCESS FOR EMERGENCY VEHICLES**

Access the property from Boulder by heading west on Linden Dr, turn north on Cedar Brook, north on Valley View, to Fountain Tree Ln. Emergency evacuation from this property is dependent on the location of a fire at a given time. One main evacuation route could be head down Fountain Tree Ln to Linden to the city of Boulder.

The new driveway will create a significant amount of site disturbance and soil compaction and will require the removal of many trees. The driveway is ~12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12 percent. The driveway is approximately 175 ft long in length therefore a hammerhead or "Y" turn-around will be created 50 feet from the proposed house. Since the driveway is less than 400 ft., no pull-outs are required along the driveway

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

Emergency water source will be from the hydrants located along Fountain Tree Ln. The residence will have a full interior NFPA 13 D Sprinkler system as required by Boulder County. Contact the Boulder Mountain Fire Protection District (303-440-0235) 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 Boulder Mountain Fire Protection District (303-440-0235).

## **FOREST COMPONENT AND HEALTH**

The site has a dominant overstory consisting of ponderosa pine (*Pinus ponderosa*) with a ponderosa pine component. The understory consists of a dense cover of native and exotic grasses, forbs, and shrubs. The forested area is best represented by Fuel Model 2. Fuel Model 2 is represented by open grown pine stands. Trees are widely spaced with few understory shrubs and regeneration. Ground cover consists of mountain grasses/and or needles and small woody litter. This model occurs in open-grown and mature ponderosa pine stands in the foothills to montane zones.

There were no current signs of insect or disease problems on the property at the time of the inspection. However, a small patch, 30'x50', of Myrtle spurge (*Euphorbia myrsinites*) was found on the property. This size patch can be easily managed by manually pulling or spraying with an approved herbicide. All populations of myrtle spurge species in Colorado are designated by the Commissioner for eradication. It is a violation of the rules to allow any plant of any population of any List A species to produce seed or develop other reproductive propagules. Contact the Colorado Department of Agriculture (303) 239-4173 for more information.

## **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 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 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 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](http://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](http://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.

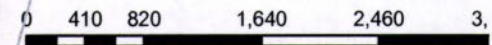
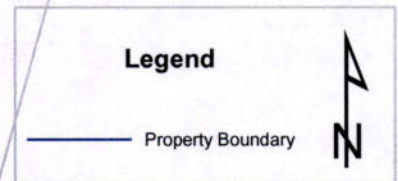
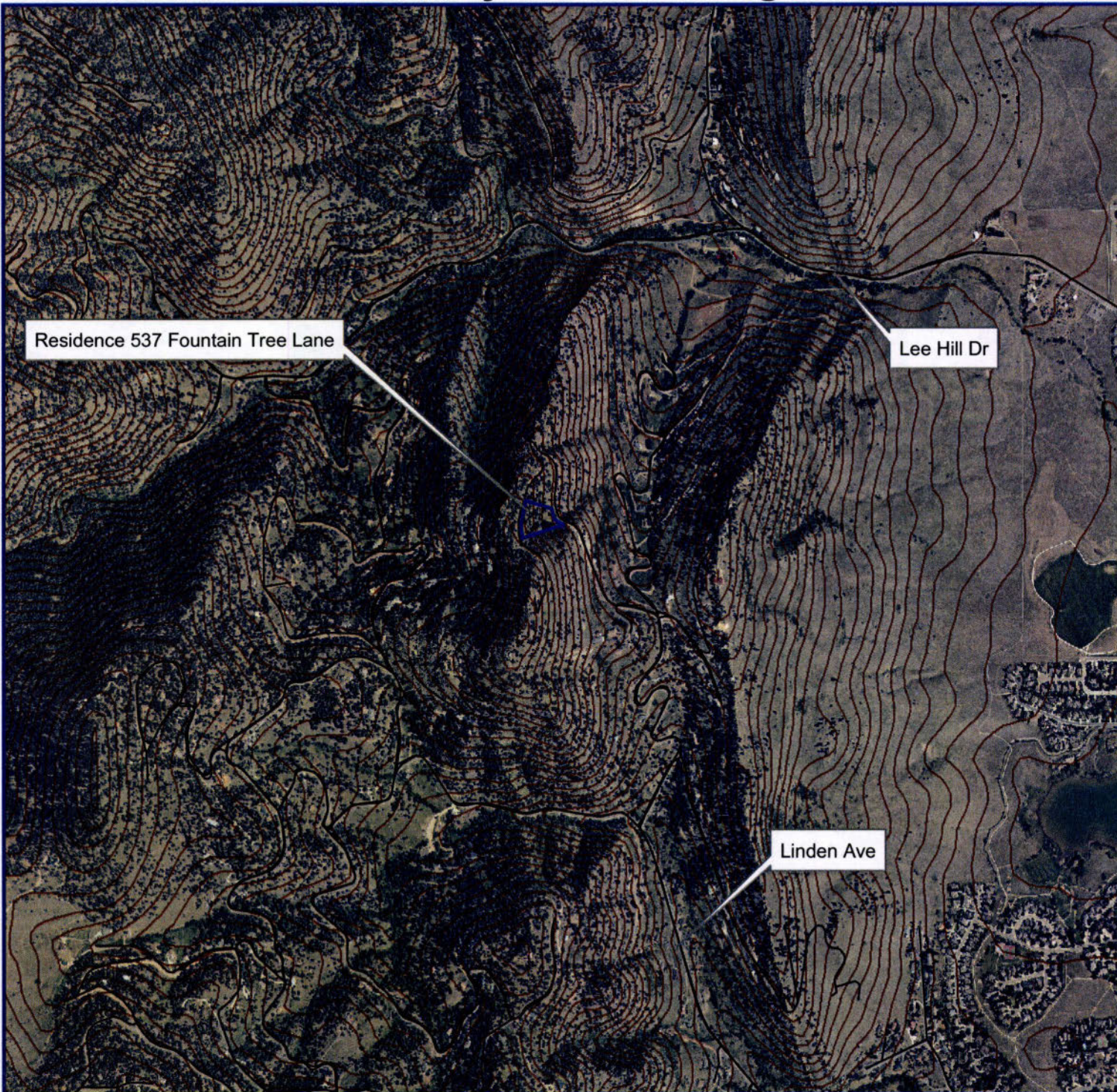
Area in Acres is calculated to allow for distance separation on all sides for a three person family and a vehicle. One acre is approximately the size of a football field or exactly 208 feet x 208 feet.

**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



Property of Little/Lee LLC  
537 Fountain Tree Ln  
Boulder, CO 80302  
SPR - 07 - 129

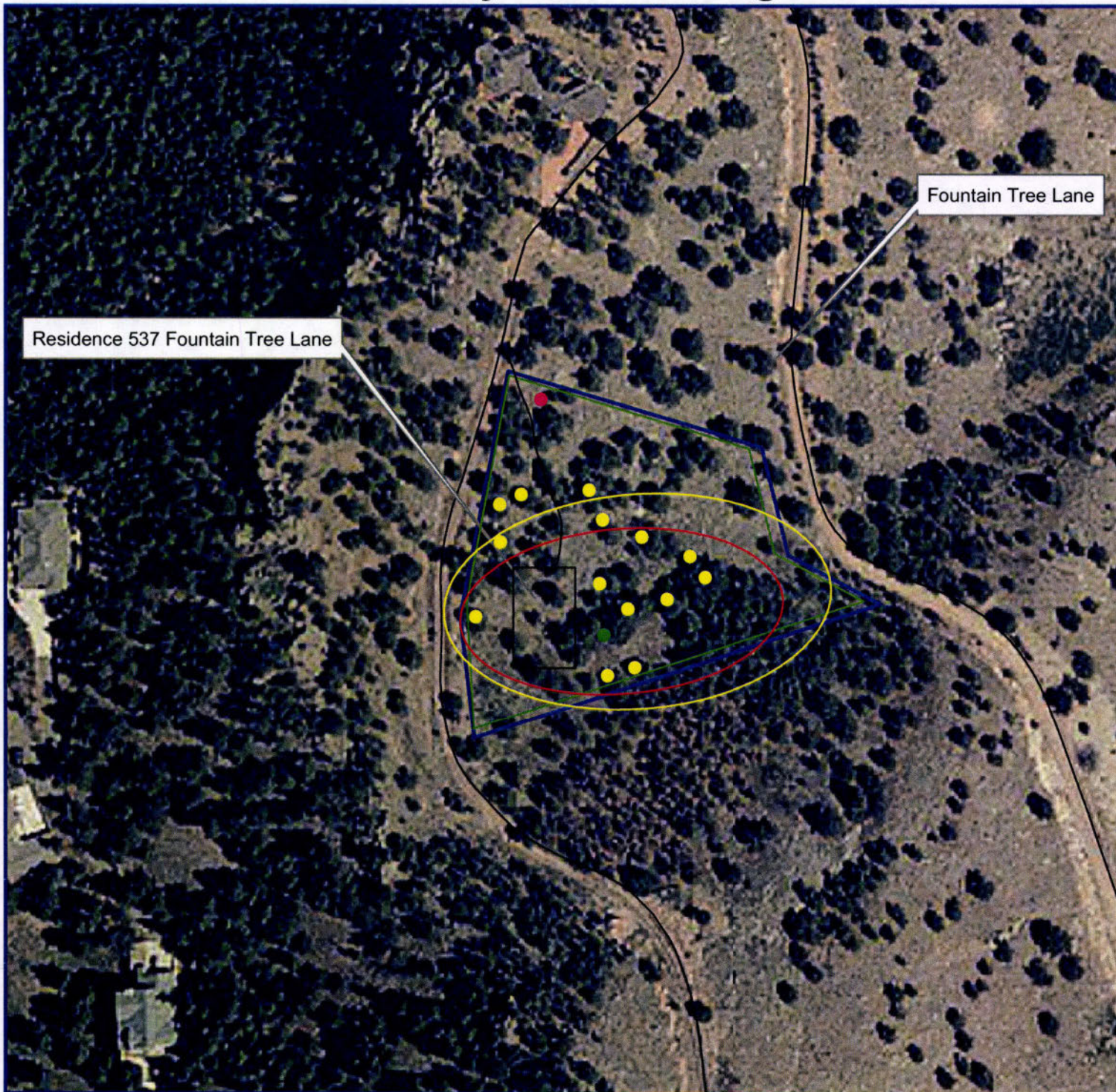
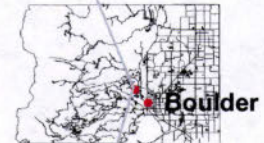


This map was produced from geospatial information from Boulder County and CSFS. All information represented is not completely accurate, and should be considered a draft document. This map should in no way serve as legal documentation of ownership.

# Boulder County Wildfire Mitigation Plan



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**Legend**

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



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## Colorado State Forest Service Wildfire Mitigation Plan Data Form

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](mailto: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.

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**Inspection Date:**

5/6/08

**Landowner name:**

Little/ Lee LLC

**Mailing address:**

8630 Crimson Clover Lane

**City, State, Zip:**

Longmont Co. 80503

**Site address:**

537 Fountaintree Lane

**Phone number:**

720-435-3944

**Road access: (Directions from main access road)**

Linden west to, north Cedar brook north to, Valley View west to, Fountain tree follow the road to address

**Docket number:**

07-129

(SPR, SPRW, LU, Etc.)

**Section:**

14

**Township:**

1 N

**Range:**

71 W

**Legal Description:**

Lot 2 Fountaintree Sub

**Elevation:**

6580

(feet)

**Lot size:**

1.83 (Acres)

Driveway length: approx 175 feet (Actual length in feet from road to home)

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

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

Home buffer material: Crushed Stone (Material that is spread 5 ft. wide around the house - stone/crushed gravel/decorative stone)

Roof Design: moderately complex (moderately complex/complex)

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

Soffit type and thickness: 3/8 cement board (3/4" Plywood or 3/8" hardboard/cement board)

Siding material Cement board (Cement/hardboard/log/stucco/stone/wood - **wood siding is not permitted on high hazard sites**)

Windows (#): 39 (number of windows in the structure)

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

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

Window Aspect: East (Dominant viewing direction)

Window Construction: Low E- Coating & Tempered glass (Low E- Coating/Tempered glass/etc...)

Window Wells: None (Number and location if present, these are windows that site below ground level, usually in a basement)

Sliding Glass Doors: 3- Basement, Master bedroom, Great room (Location and Number)

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

Deck material: Weatherbest/Trex (type of composite materials, **wood is not permitted**)

Deck Description: Open Deck (Enclosed deck/open deck/enclosed underneath/open underneath)

Deck support type: Stone veneer columns (Timber posts/logs/steel/concrete/decorative stone)

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

Deck weed barrier: Fiberglass (Fiberglass/polyester)

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

Existing Structures: 0 (House/barn/garage/etc.)

New Structure: 1 (House/Barn/garage/new addition/etc...)

Structure Square feet: 5288 sq.ft. (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: East (Dominant facing direction/view, N, S, E, W)

Utility Location Approx 185' North Buried, Joint trench, Gas, Phone, Elect (Pole/buried: Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Detached Garage (if applicable): N/A (Total square feet)

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

Leach field: 25' East (Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Cistern size (if applicable): N/A, Have Pine Brook W.D. & Hydrants (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: N/A (Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

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

Making a donation to community cistern : No (Yes or No)

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

Are you required to have a sprinkler system : Yes (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: Pine Brook W.D. (Well or main line)

Well (if applicable): N/A (Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Propane or natural gas: Natural Gas

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

Slash disposal: Hauled (Chipped/hauled/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: \_\_\_\_\_

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**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:** \_\_\_\_\_

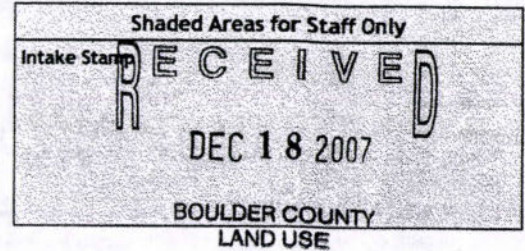
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**Boulder County Land Use Department**

Courthouse Annex Building  
 2045 13th Street • PO Box 471  
 Boulder, Colorado 80302  
 Phone: 303-441-3930 • Fax: 303-441-4856  
 Email: planner@co.boulder.co.us •  
 http://www.co.boulder.co.us/lu/  
 Office Hours: Monday – Friday 8:00 AM to 4:30 PM

SAR-07-129



**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 checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Other:	<input type="checkbox"/> Variance <input type="checkbox"/> Appeal	<input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Location and Extent <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Final Plat	<input type="checkbox"/> Road Name Change <input type="checkbox"/> Special Use/SSDP <input type="checkbox"/> Extension of Approval <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Rezoning
Location(s)/Street Address(es) TBD, Fountain Tree Lane Boulder CO 80504			
Subdivision Name Fountain Tree			
Lot(s) 2	Block(s) N/A	Section(s) N/A	Township(s) N/A
Area in Acres 1.81	Existing Zoning Residential	Existing Use of Property Residential	Number of Proposed Lots N/A
Proposed Water Supply Pine Brook		Proposed Sewage Disposal Method Septic	

**Applicants:**

Applicant/Property Owner Little/Lee, LLC		Email Address PhillipsCustomco@comcast.net	
Street Address 8630 Crimson Clover Lane			
City Loneport	State CO	Zip Code 80503	Phone 303 776-6811
Applicant/Property Owner		Email Address	
City	State	Zip Code	Fax 303 774-9510
Agent/Consultant Phillips Custom Construction		Email Address PhillipsCustomco@comcast.net	
Street Address 8630 Crimson Clover Lane			
City Loneport	State CO	Zip Code 80503	Phone 303 776-6811
Agent/Consultant		Email Address	
City	State	Zip Code	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 12/18/07
Signature of Property Owner	Date
Other Signature	Date

\* 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 Fact Sheet

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.

## Structure Information

**STRUCTURE #1:**

TYPE OF STRUCTURE: Single family Residence  
(e.g. residence, studio, barn, etc.)

TOTAL EXISTING FLOOR AREA: 0 sq/ft DEMOLISH: 0 sq/ft  
(Finished + Unfinished sq.ft. - always include garage if attached)

Is new floor area proposed in areas where demolition is will occur?  
Yes      No X

If Yes, please be sure this area is included in the table below.

PROPOSED FLOOR AREA (new construction only)			Height above existing grade
Finished	Unfinished	Total	
Basement	1135 sq/ft	250 sq/ft	1385 sq/ft
1st Floor	3276 sq/ft	0 sq/ft	3276 sq/ft
2nd Floor	1880 sq/ft	0 sq/ft	1880 sq/ft
Garage <input type="checkbox"/> Detached <input type="checkbox"/> Attached	0 sq/ft	1009 sq/ft	1009 sq/ft
Covered Deck		108 sq/ft	108 sq/ft
<b>Total</b>	<b>6291</b> sq/ft	<b>1367</b> sq/ft	<b>7658</b> sq/ft

Exterior wall:  
- Material Rock/siding  
- Color Earth tones

Roofing:  
- Material Composition  
- Color weathered wood

When completed, this structure will have a total of 4 bedrooms.

### Project Identification

Project Name:  
LITTLE LEE LLC

Property Address/Location:  
Lot #2 Fountainview

Current Owner:  
Little/lee LLC

Size of Property in Acres:  
1.833

### Determining Floor Area:

Floor area is measured in terms of square feet as everything within the inside of the outside walls and includes covered porches, garages and basements. The shaded area on the diagram above indicates the area counted as square feet.

Please note: If existing walls and/or roof are removed and new walls/roof are constructed, the associated floor area due to the new walls and/or roof is considered new construction and must be included in the calculation of floor area for Site Plan Review & shown on the Fact Sheet.

If a Limited Impact Special Use Review is required, then call 303-441-3930 and ask for a new Preapplication conference for the Limited Impact Review.

**STRUCTURE #2:**

TYPE OF STRUCTURE: \_\_\_\_\_  
(e.g. residence, studio, barn, etc.)

TOTAL EXISTING FLOOR AREA: \_\_\_\_\_ sq/ft DEMOLISH: \_\_\_\_\_ sq/ft  
(Finished + Unfinished sq.ft. - always include garage if attached)

PROPOSED FLOOR AREA (new construction only)			Height above existing grade
Finished	Unfinished	Total	
Basement	sq/ft	sq/ft	sq/ft
1st Floor	sq/ft	sq/ft	sq/ft
2nd Floor	sq/ft	sq/ft	sq/ft
Garage <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq/ft	sq/ft	sq/ft
Covered Deck		sq/ft	sq/ft
<b>Total</b>	sq/ft	sq/ft	sq/ft

Exterior wall:  
- Material \_\_\_\_\_  
- Color \_\_\_\_\_

Roofing:  
- Material \_\_\_\_\_  
- Color \_\_\_\_\_

When completed, this structure will have a total of \_\_\_\_\_ bedrooms.

**This document prepared by:**  
Boulder County Land Use Dept.  
Courthouse Annex, 13th & Spruce St.  
PO Box 471; Boulder, CO 80306  
Phone: 303-441-3930  
Fax: 303-441-4856  
Web Site:  
<http://www.co.boulder.co.us/lu/>  
or <http://www.bouldercounty.us/lu>  
E-mail: [planner@co.boulder.co.us](mailto:planner@co.boulder.co.us)

**Office Hours:**  
Monday through Friday  
8:00 AM to 4:30 PM

**Earth Work / 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 that applicants 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, note that all areas of earthwork must be represented on the site plan.

	Cut	Fill	Total
Driveway & Parking Areas	268.9	53.5	322.4
Berms	0	0	0
Other Grading:	20	81.1	101.1
<b>Total</b>	<b>288.9</b>	<b>134.6</b>	<b>423.5</b> <sup>Box 1</sup>

If the total in Box 1 is more than 500 cubic yards, then a Limited Impact Special Review is required.

	Cut	Fill	Total
Foundation	1615.4	83.5	1698.9

Material cut from foundation excavation to be removed from the property. Excess material will be transported to the following location:

1686.2

**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.

Lot was previously determined as 'Buildable' BID 05-144  
 All effort will be made to cause the home to blend in with the surroundings.

**Grading Calculation Note**

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify that a Limited Impact Review (LU) is not required. A LU 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.

**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 [Signature] Date 12/14/07

Is your property gated and locked? If county personnel cannot access the property, then it could cause delays in reviewing your application.

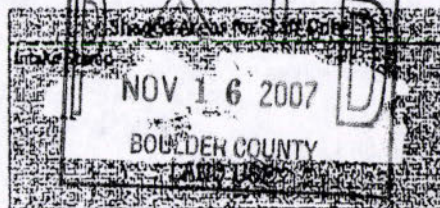
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**Boulder County Land Use Department**

Courthouse Annex Building  
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Phone: 303-441-3930 • Fax: 303-441-4856  
Email: planner@co.boulder.co.us •  
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Office Hours: Monday – Friday 8:00 AM to 4:30 PM



**Application Form**

<input type="checkbox"/> No Application Deadline <input type="checkbox"/> Limited Impact Special Use <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Other:		<input type="checkbox"/> Application Deadline: First Wednesday of the Month <input type="checkbox"/> Variance <input type="checkbox"/> Appeal		<input type="checkbox"/> Application Deadline: Second Wednesday of the Month <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Location and Extent <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Final Plat		<input type="checkbox"/> Road Name Change <input type="checkbox"/> Special Use/SSDP <input type="checkbox"/> Extension of Approval <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Rezoning	
Location(s)/Street Address(es) <b>TBD, Fountain Tree Lane</b> <b>Boulder CO 80304</b>							
Subdivision Name <b>Fountain Tree</b>							
Lot(s) <b>2</b>		Block(s) <b>N/A</b>		Section(s) <b>N/A</b>		Township(s) <b>N/A</b>	
Area In Acres <b>1.81</b>		Existing Zoning <b>Residential</b>		Existing Use of Property <b>Residential</b>		Number of Proposed Lots <b>N/A</b>	
Proposed Water Supply <b>Pine Brook</b>				Proposed Sewage Disposal Method <b>Septic</b>			

**Applicants:**

Applicant/Property Owner <b>Little Lee, LLC</b>				Email Address <b>phillips.customer@comcast.net</b>			
Street Address <b>8630 Crimson Clover Lane</b>							
City <b>Longmont</b>		State <b>CO</b>		Zip Code <b>80503</b>		Phone <b>303 776-6811</b>	
Fax <b>303 774-9510</b>		Applicant/Property Owner					
City		State		Zip Code		Phone	
Fax		Agent/Consultant <b>Phillips Custom Construction</b>					
Street Address <b>8630 Crimson Clover Lane</b>							
City <b>Longmont</b>		State <b>CO</b>		Zip Code <b>80503</b>		Phone <b>303 776-6811</b>	
Fax <b>303 774-9510</b>		Agent/Consultant					
City		State		Zip Code		Phone	
Fax							

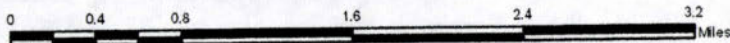
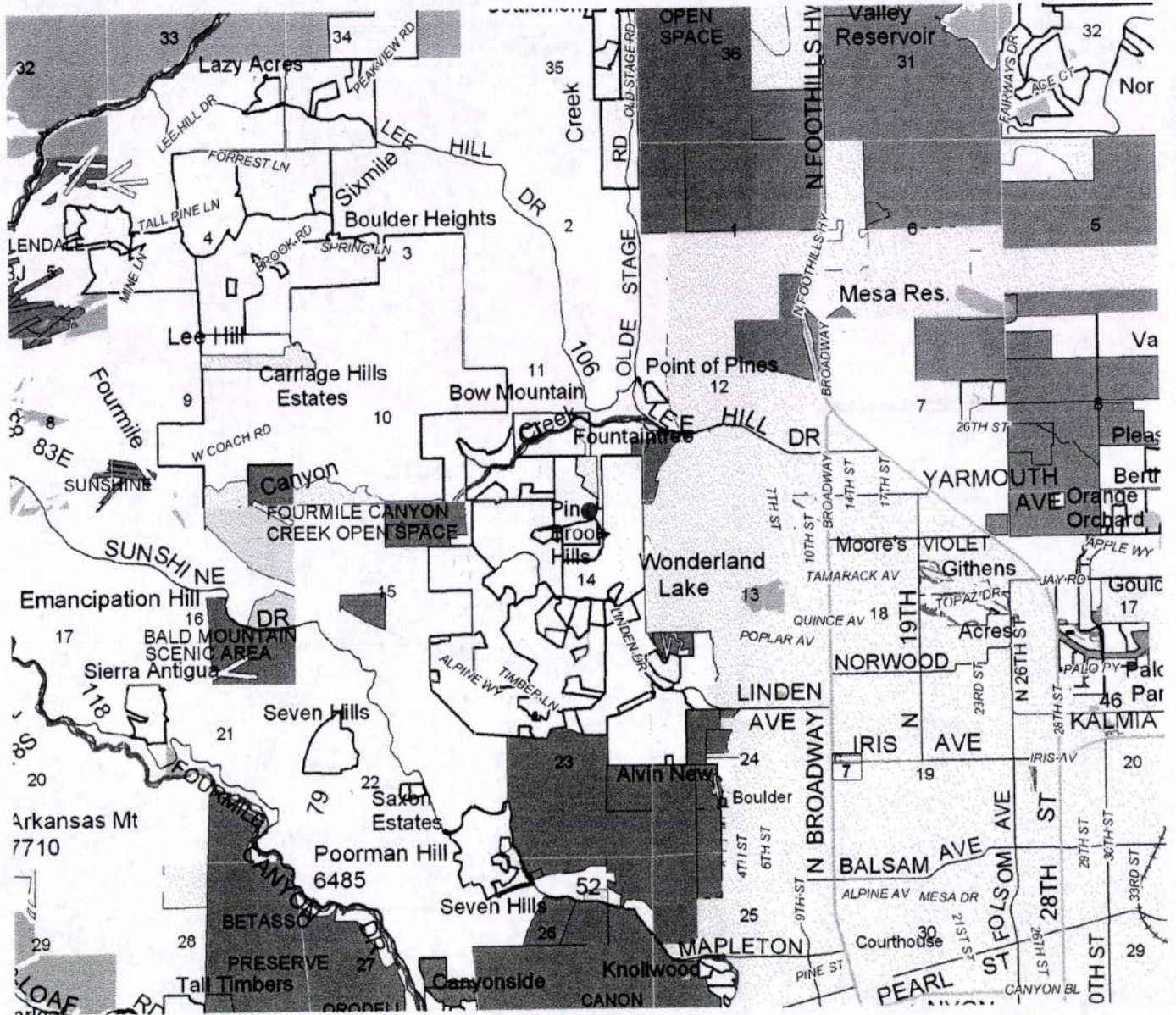
**Certification:** (Please refer to the Regulations and Application Submittal Package for complete application requirements.)  
 I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted 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 <b>Nancy Wilson-Wenner</b>		Date <b>11/14/07</b>	
Signature of Property Owner <b>Nancy Wilson-Wenner</b>		Date <b>11/14/07</b>	
Other Signature		Date	

\* Only if the Land Use Director waives the landowner signature requirement for good cause shown under the applicable provisions of the Land Use Code.

# Boulder County

Land Use Department  
PreApp - Vicinity Map

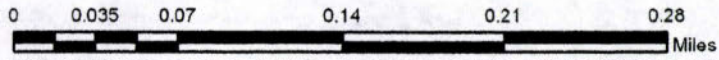
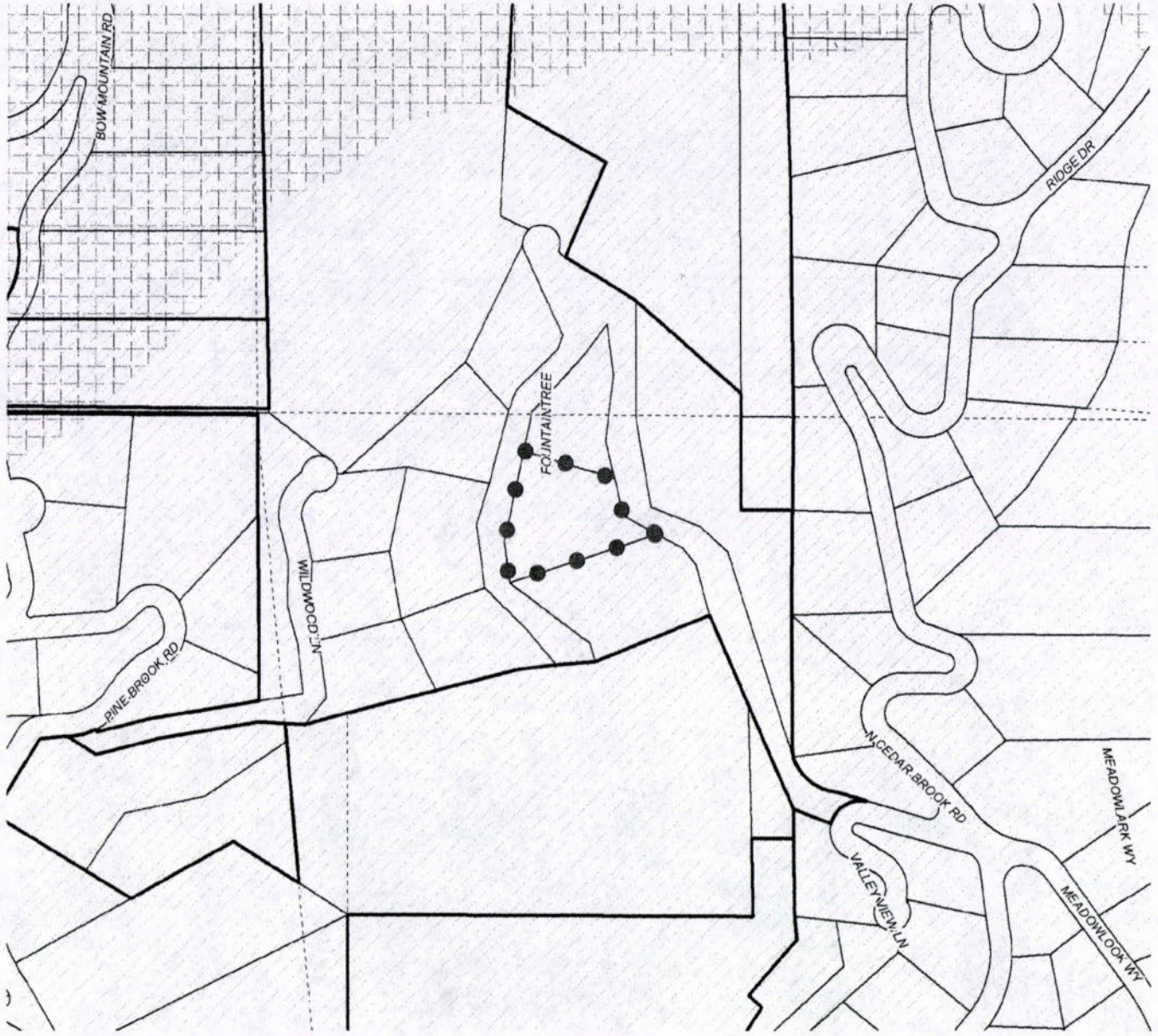


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proj  
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proj  
res

142340 1998

# Boulder County

Land Use Department  
PreApp - Location Map



## Lot 2 Fountaintree

Little/Lee LLC. Phill 720-435-3944

### Driveway, Parking, & Other Grading

	Cut	Total	Fill
North Elevation	5' --- 0"= 2'6" avg cut 12' x 18' =216 sq.ft 216 sq.ft. x 2'6"=540 cu.ft.	20 cu.yds.	
West elevation			4' --- 0" avg fill 2' 16'x 12'=192 sq.ft. 192 sq.ft x 2'=384 cu.ft.
South elevation			4' --- 2' avg.fill 2' 10' x 16'= 160 sq.ft. 160 sq.ft. x 2'= 320 cu.ft.
East Elevation	5' --- 0"= avg cut 2'6" 53' x 12'= 636 sqft 636 sq.ft. x 2'6"=1590 cu.ft.	58.9 cu.yds.	4' --- 2' avg fill 2' 47' x 16'= 752 sq.ft. 752 sq.ft. x 2'=1504 sq.ft.
Motor court	10' --- 0" = avg cut 5' 23'3"x 41'=943sq.ft. 943sq.ft. x 5'=4715 cu.ft	174 cu.yds.	3'10" --- 0" = 1'11" avg fill 9'9" x 41'=400 sq.ft. 400 sq.ft. x 1'11"=766
Drive way	2'9"--- 0" = avg cut 1'4.5" 6'3' x 115'=719 sq.ft. 719 sq.ft. x 1'4.5"=988.6	36 cu.yds.	2'1" --- 0" = avg.fill 1'0.5" 5'9" x 115'=661 sq.ft. 661 sq.ft.x 661 sq.ft.= 688.5 cu.ft.
<b>Total</b>		<b>288.9 cu.Yds.</b>	

Foundation	Cut	Total	Fill
Garage	23'4" --- 11'6"=17'5" 38' x 28'= 1064 sq.ft. 1064 sq.ft. x 17'5"=18531	686 cu.yds.	
West crawl space and Main Floor	8'--- 16'6"=12'3" 23'6"x 35'=823 sq.ft. 823 sq.ft.x 12'3"+10082 cu.ft	373.4 cu.yds.	
Basement Crawl space	4' --- 0" = avg 2' 23' x 49'= 1127 sq.ft. 1127 sq.ft. x 2'=2254 cu.ft.	83.5 cu.yds.	4' --- 0"=2' avg fill 23' x 49' + 1127 sqft 1127 sq.ft. x 2'=2254 cu.ft.
Basement below Dining	10' --- 6' = 8 ft avg cut 14' x 17'=238 sq.ft. 238 sq.ft. x 8'=1904	70.5 cu.yds.	
Main Basement	10' --- 8' = 9' avg cut 34'6" x 35'=1208 sq.ft. 1208 sq.ft x 9'=10872 cu.ft.	402 cu.yds.	
<b>Total</b>		<b>1615.4 cu.yds.</b>	

**Lot 2 Fountaintree**  
**Little/Lee LLC**

**Revegetation Plan**

All areas of the lot disturbed by excavation and the building process will be restored by reseeding with native grasses.

**Exterior Light Plan**

All exterior lighting will be "Dark sky" friendly and will comply with the Land use handout "Lighting Requirements".

The majority of exterior lighting will be with recessed cans in soffit's.

**Wildfire Mitigation Plan**

All exterior building materials to be Fire Resistant.

No attic venting will occur in horizontal soffit's.

All trees within 10' of structure will be removed from site and recycled.

**Public Safety/ Erosion control**

A catch fence will be installed down hill of the work area.

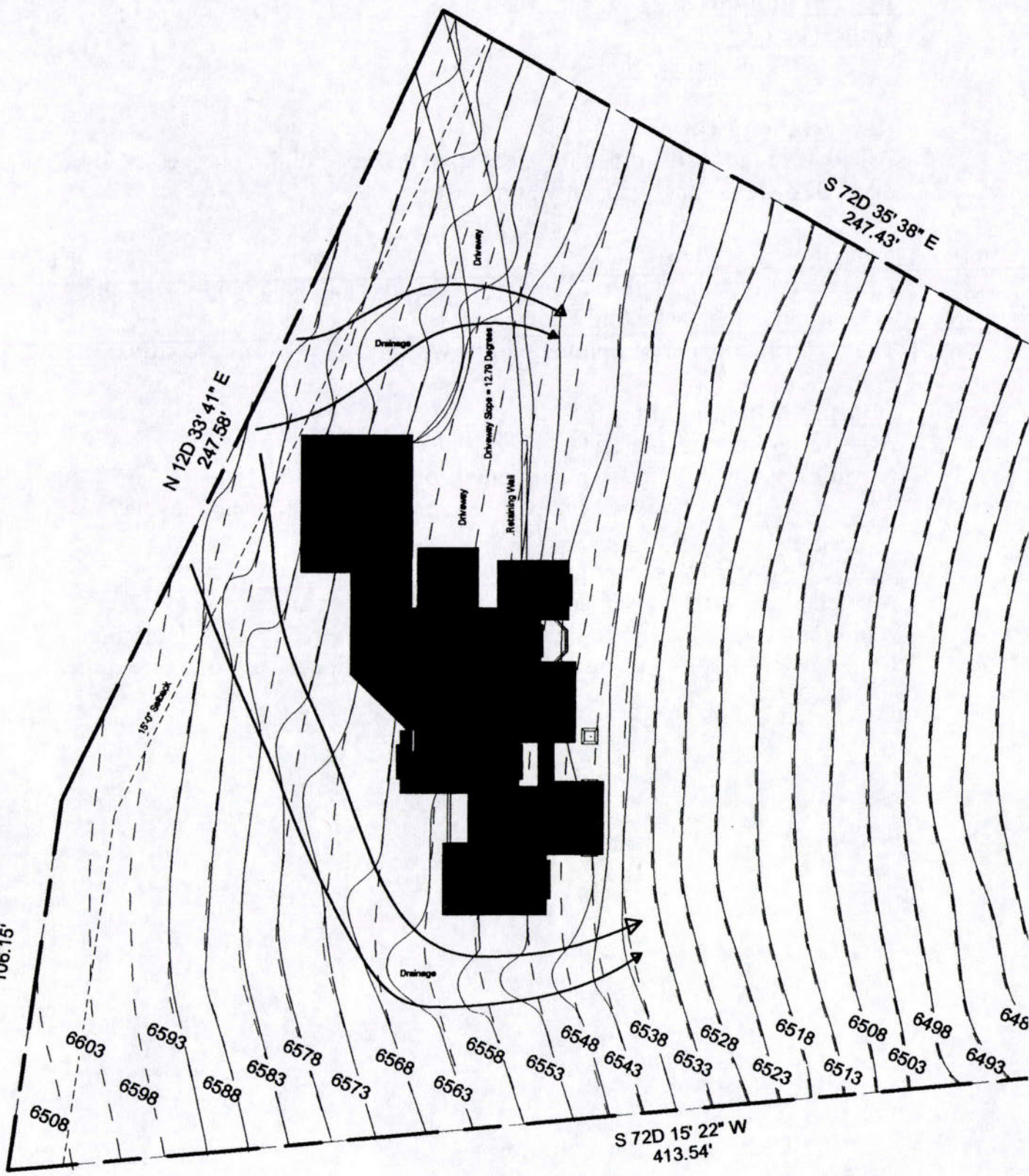
A silt fence will be installed below the work area to retain any silt arising from erosion. Additional measures will be taken if necessary due to weather.

N 4D 51' 13" W  
106.15'

N 12D 33' 41" E  
247.58'

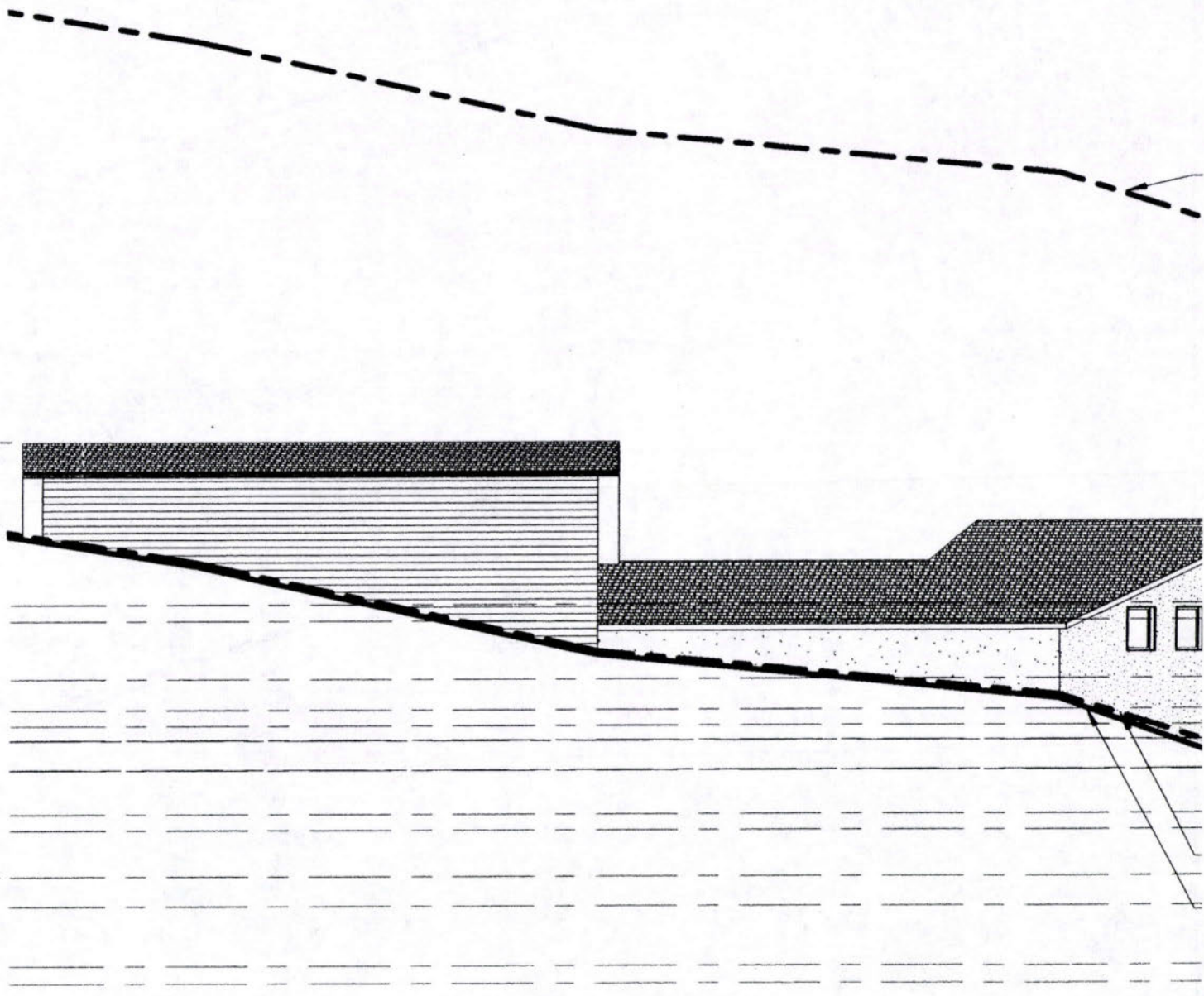
S 72D 35' 38" E  
247.43'

S 72D 15' 22" W  
413.54'

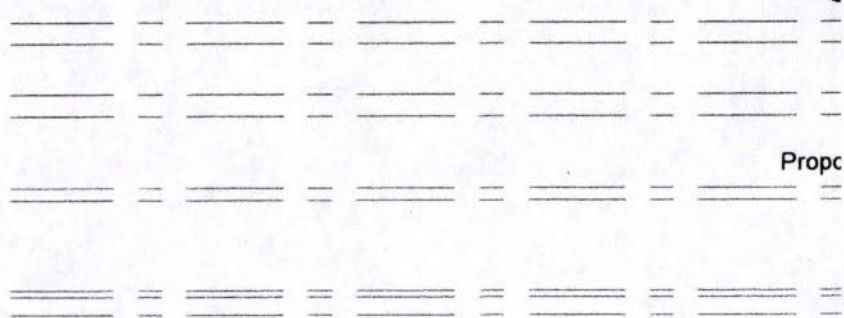
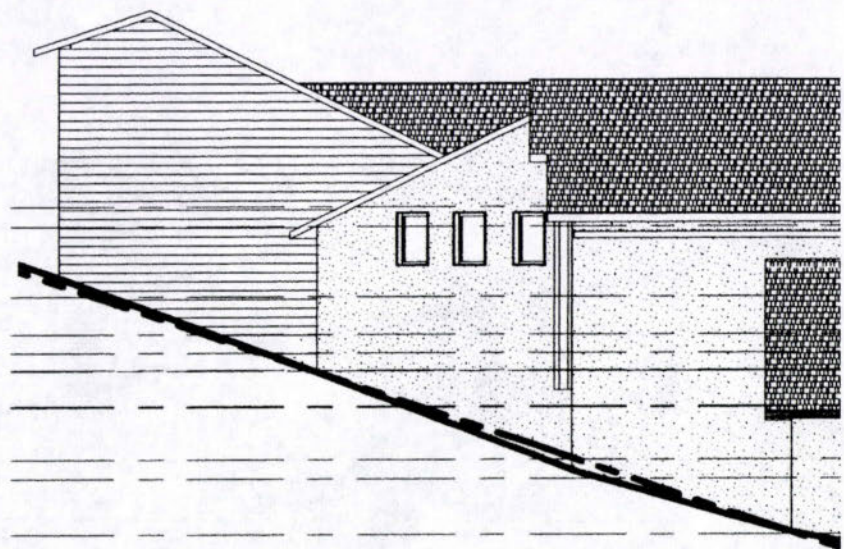
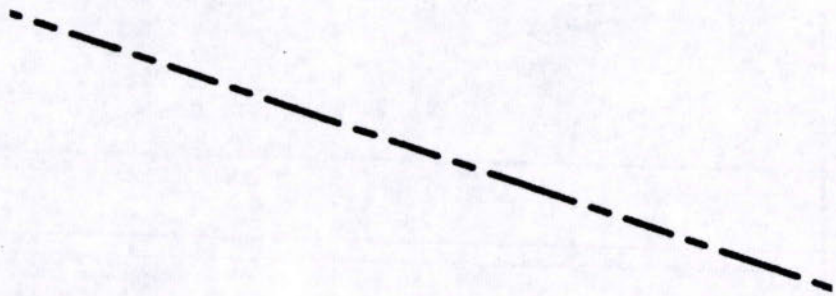


Dashed Lines = Existing  
Solid Lines = Proposed

29' - 2 7/8" Garage Floor to T. O. Bonus Room



① Front (West)  
3/32" = 1'-0"



Propc

① Right (South)  
3/32" = 1'-0"

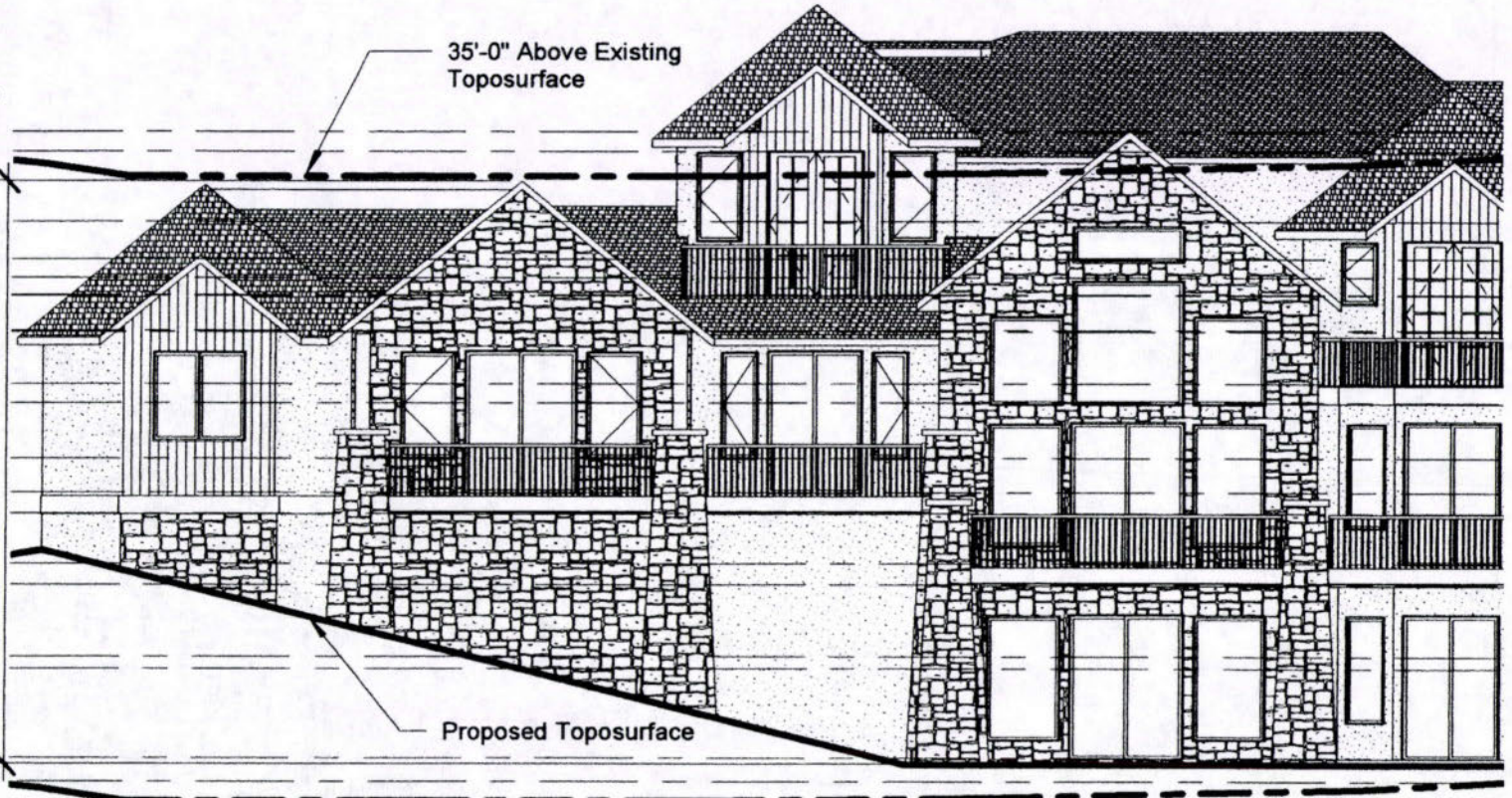
32' - 8 11/32" T.O. Foundation to T.O. Master Bedroom (Highest Peak)

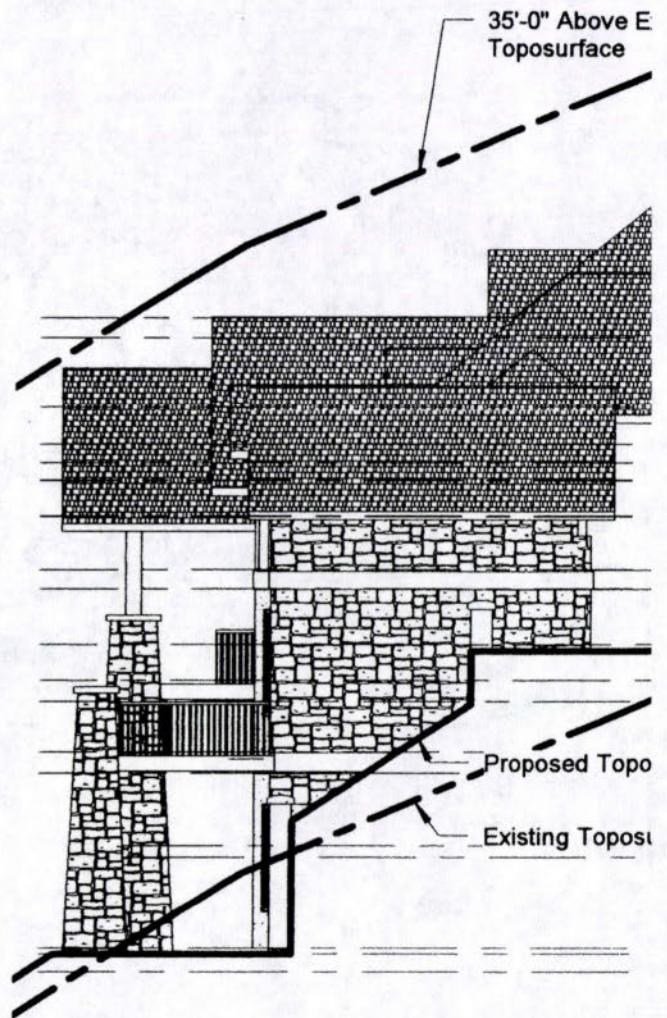
35'-0" Above Existing  
Toposurface

Proposed Toposurface

Existing Toposurface

1 Back (East)  
3/32" = 1'-0"





① Left (North)  
3/32" = 1'-0"

