

WILDFIRE MITIGATION PLAN



Knowledge to Go Places

Docket SPR- # 03-096

Inspection date: 12/8/2003

Prepared for:

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SITE LOCATION AND PROPERTY DESCRIPTION

The property is located at 2749 S. Lakeridge Trail, Boulder CO 80302. Access to the property is from Lake of the Pines Subdivision, South Lakeridge Trail. The legal description is Lake of the Pines Subdivision, Lot 3, Block 2. The fire protection district is the Lefthand fire protection district (303-823-6611). There will be 1 structure(s) located on site, including a Residence with attached garage. The lot is 1.36 acre(s) in size and has an 8-12% percent slope with a Western aspect. It is at approximately 5,700 feet in elevation. The proposed building site is mid-slope and it is a relatively moist site. There is a lake to the west and Lakeridge Trail Road to the East creating natural barriers that may help stop or slow the spread of a surface/crown fire on the site.

The site has a dominant overstory consisting of Ponderosa pine with a Ponderosa pines understory component. The area is predominantly fuel model 9 with an understory consisting of grasses and shrubs. There is no sign of insect or disease problems on the property.

CONSTRUCTION DESIGN AND MATERIALS

The proposed house has a relatively complex design with a complex roofline and is oriented with a Western aspect. The roofing material will consist of asphalt shingles. The exterior wall material is to be stone and stucco. Soffits are to be 3/4" thick plywood.

There are 44 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 with frames made of aluminum clad. Exterior doors are to be 1-3/4", fire-rated, and made of wood.

The deck(s) will be made with Trex and supported by stucco wrap. The deck(s) will be open and isolated from the surrounding landscape with crushed rock over a fiberglass weed barrier.

There is no propane tank on site; the landowner has a natural gas line connected to Boulder County Utilities.

DEFENSIBLE SPACE ZONES

There are three defensible space zones to be created around the structure(s) on the site.

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 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 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.

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 crown spacing). No trees will overhang the house or decks. Trees should be at least 15 feet away from the house on all side.

Zone 2 - This zone extends out from Zone 1C, and acts as a transition zone between the heavily thinned area near the house to the existing forest setting. It extends down slope for 100 feet, to either side for 100 feet and behind the house for 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. 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 8 feet at the intersection of Zones 1 and 2 with limbing reduced in height to 6 feet as you approach Zone 3.

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.

EMERGENCY ACCESS

There is an existing driveway, therefore no trees are to be removed and no additional site disturbance and soil compaction will be required. The driveway is (12) feet wide with a vertical clearance of (13'6"). Grade is (12%), with a maximum of (14%). The driveway is less than 150 feet therefore no turn around is needed (see plan for details). The driveway is less than 400 feet therefore no pull-outs will be required

WATER SUPPLY / UTILITIES / SEPTIC FIELD

The water source will be from the City of Boulder Utilities. Utilities for the property are buried in a trench. There is no septic field since residence is connected to City of Boulder Sewer.

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 area.

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. The boundaries for zones 1 and 2 will be marked with red flagging. 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. Slash from the harvest will be chipped and hauled. Note that before burning 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)).

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
- 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
- Be aware of fire danger; fire danger signs are posted at the entrance of most major canyons
- Keep driveways and property address marked with visible signage
- Check the 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 and axes, available and ready for use
- Clean debris from the roof and gutters at least two times a year
- Check screens and maintain spark arresters on chimneys
- Check to make sure address markers are clearly visible
- Avoid storing combustibles under decks

INSPECTION DATE

Inspection was conducted on 12/8/2003.

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 continuity – The proximity of fuels to each other. Helps determine if a fire can sustain itself.

Limb (verb) – To remove the branches from a tree.

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 sometimes squirrels.

Wildfire mitigation plan – A plan to reduce wildfire hazards around a home or other structure through fuels reduction and landowner awareness.

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CSFS FORM 157

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**SITE PLAN REVIEW
FIELD DATA FORM**

Inspection Date: 12-8-03

Landowner Name: ALEX WINITSKY

Mailing address: WAUGH & ASSOCIATES P.O. BOX 498 NIWOT, CO.

City, State, Zip: NIWOT, CO. 80544

Site address: 2749 S. LAKE RIDGE TRAIL

Phone number: 720-494-7602

Road access: S. LAKE RIDGE TRAIL (Name of access road)

Docket Number: SPR-03-096 (SPR, LU, Etc.)

Section: _____

Township: _____

Range: _____

Legal Description: LOT 3 BLOCK 2 LAKE OF THE PINES SUB.

FPD: _____

Dominant fuel type: _____ (Grass/forbs/shrubs/slash/etc)

Dominant overstory: _____

Co-dominant overstory: _____

Fuel model type: _____

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

Aspect: EAST DOWN TO WEST (Direction of slope)

Slope: _____

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Elevation _____ (feet)

Building site _____ (Chimney/saddle/valley/ridge/mid-slope)

Site moisture _____

Natural fire barrier: LAKE TO WEST

Insect & Disease Diagnosis: _____

Lot size (acres): 1.36 (Acres)

Number of Structures: 1

Type of Structures: RESIDENCE W/GARAGE (House/barn/garage)

Driveway length: 160' (<> 150 ft OR <> 400 ft)

Driveway trees removed: _____ (few/many)

Home buffer material: _____

House design: COMPLEX (simple/complex)

Roof Design: COMPLEX (simple/complex)

Roof material: ASPHALT SHINGLES (Asphalt shingles/concrete tiles/metal)

Soffit type: PLYWOOD (Plywood/hardboard/cement board)

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

Windows (#): 44

Windows Size: MED. (small/medium/large)

Windows Frames: ALUM. CLAD (Wood/aluminum/aluminum clad)

Windows Aspect: _____ (Viewing direction)

Window Construction: LOW E (Tempered glass/e-coating)

Door Material: WOOD (Wood/steel/fiberglass/composit)

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CSFS BODIST

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Deck material: TREX (Wood/composite materials)
Deck Description: OPEN (Enclosed/open)
Deck support type: STUCK WRAP (Timber posts/logs/steel/concrete/stone)
Deck buffer material: CRUSHED ROCK (Crushed rock/gravel)
Deck weed barrier: FIBERGLASS (Fiberglass/polyester)
Structure Size: FT.: 8698
Utility Location: BURIED (Pole Xft from house/buried in trench)
Structure aspect: WEST (Predominant facing direction -- view)
Leach field: SEWER (Distance from house, propane, septic NSEW)
Cistern or Well: N/A (Distance from house, propane, septic NSEW)
Cistern size: N/A (gallons)
Propane Tank location: N/A (Level w/house & >50ft from cistern)
NATURAL GAS

David Wa: Architect

Fax: 720-494-7625

Colorado
State
FOREST
SERVICE

\$250

Boulder District
5625 Ute Highway
Longmont, CO 80503
(303) 823-5774
(303) 823-5768 fax

Name: Barry Woodinski

Address: 2749 S. Lakewood Trail
~~6400 S. Lakewood Trail~~
Boulder, CO 80302

Phone: 303-709-3814

Appointment Date: 12-8-03 ; 9:00 am.

SPR

- ☒ Defensible Space
- ☒ Fire Mitigation
- ☒ Insect and Disease Control
- ☒ Interested Neighbors
- ☒ Acreage/Size: 1 acre.

Directions: Toward Greenbriar → LAH. (Lake of the Pines) - Left thru gate
gate = 2035

Comments:

LEGAL

ADDRESS: 2749 S. LAKERIDGE TRAIL
LAKE OF THE PINES SUBDIVISION
LOT 3, BLOCK 2
COUNTY OF BOULDER
STATE OF COLORADO

SHEET INDEX

A1	SITE PLAN
A2	LOWER LEVEL FLOOR PLAN
A3	MAIN LEVEL FLOOR PLAN
A4	FRONT & LEFT ELEVATIONS
A5	REAR & RIGHT ELEVATIONS

CODE ANALYSIS

HEIGHT OF BUILDING & # OF STORIES	16' (ABOVE ROAD) 2
PROPERTY SQ. FT.	59,084 SQ. FT.
TOTAL NEW HOUSE	6,905 SQ. FT.
TOTAL NEW GARAGE	864 SQ. FT.
TOTAL NEW COVERED PORCH/DECK	929 SQ. FT.

REVISIONS:
07 OCT 03
ADDED SECTIONS A,B,C & D

DRAWN BY: K. HUNTER

PRIVATE RESIDENCE FOR WINTSKY
BOULDER COUNTY, CO.

2749 S. LAKERIDGE TRAIL
waugh & associates

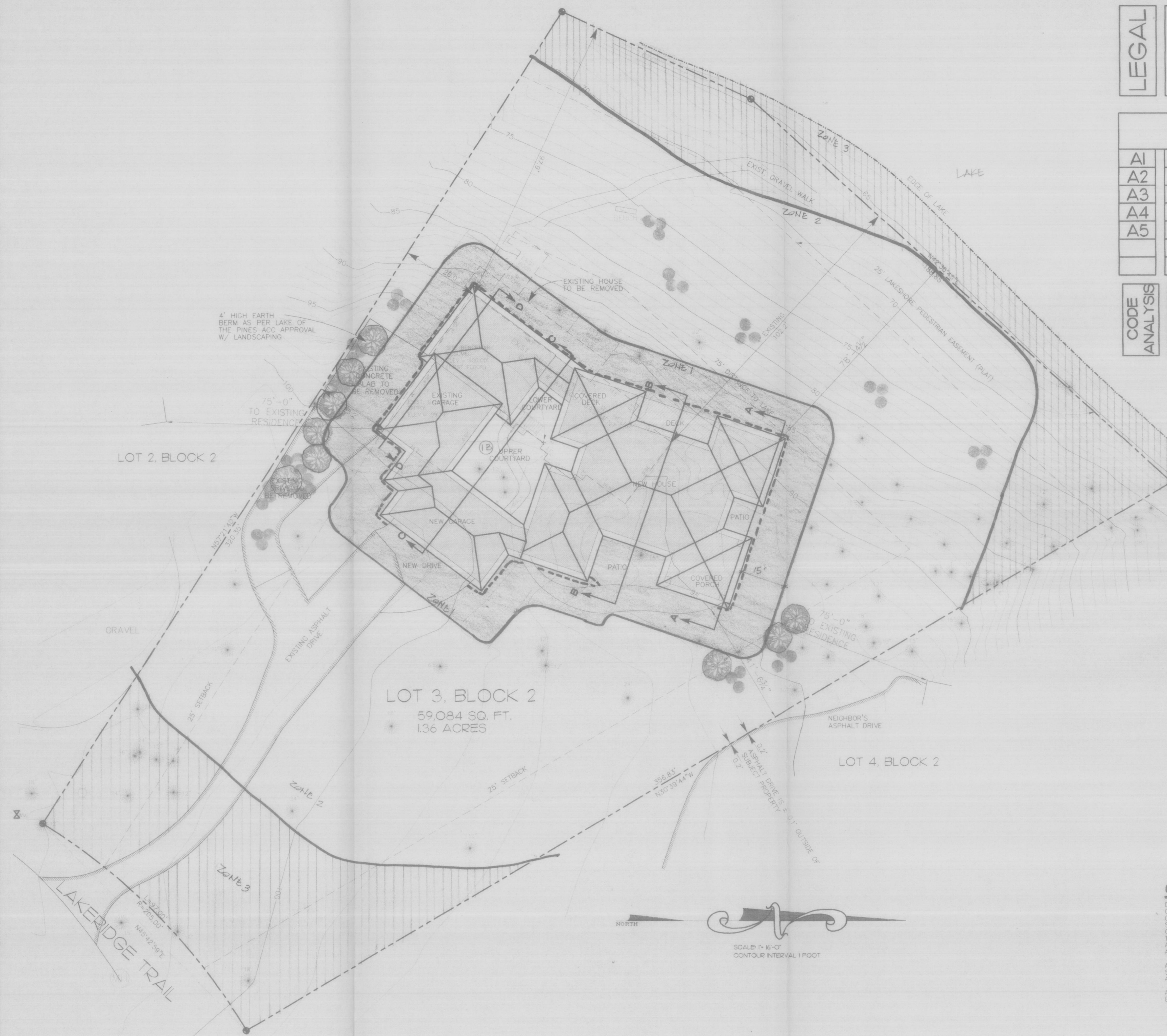
architecture • planning • solar design

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SHEET NO.:
A1
DATE:
30 SEPT 03
07 OCT 03
27 NOV 03

WILDFIRE
MITIGATION
SITE PLAN



- ZONE 1 - 15 FEET AROUND STRUCTURE
 - 1A - 3 TO 5 FEET FROM STRUCTURE
ALL FLAMMABLE VEGETATION REMOVED
COVERED W/ CRUSHED ROCK
 - 1B - IRRIGATED GREEN SPACE - GRASSES MOVED
 - 1C - REMAINING AREA
MATURE TREES PRUNED TO 10 FEET
- ZONE 2 - 75 FEET FROM STRUCTURE
ALL LADDER FUEL & WOODY DEBRIS REMOVED
TREES THINNED SO CANOPIES ARE WIDELY SPACED
LIMB TREES 6 TO 8 FEET FROM GROUND
- ZONE 3 - FROM ZONE 2 TO EDGE OF PROPERTY OR LAKE
THIN TREES FOR FOREST HEALTH
REMOVE DISEASED OR WEAKENED TREES

GENERAL NOTES:

DEVELOPER, OWNER, AND/OR GENERAL CONTRACTOR ARE TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND SPECIFICATIONS ON THESE DRAWINGS PRIOR TO, AND DURING CONSTRUCTION. ANY DISCREPANCIES, OMISSIONS, OR ERRORS EXISTING IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CORRECTION PRIOR TO COMMENCING WORK. THE FAILURE TO NOTIFY THE ARCHITECT WITHIN TEN (10) DAYS FROM THE DATE OF THE DRAWINGS SHALL CONSTITUTE THE FINAL ACCEPTANCE OF THE DRAWINGS. ANY CHANGES MADE AFTER THE ACCEPTANCE OF THE DRAWINGS SHALL RELEASE THE ARCHITECT FROM ANY FUTURE RESPONSIBILITY.

ALL WORK SHALL COMPLY WITH, AND BE IN ACCORDANCE WITH, MINIMUM CONSTRUCTION STANDARDS OF THE UNIFORM BUILDING CODE, THE NATIONAL ELECTRIC AND PLUMBING CODES, AND ALL APPLICABLE STATE AND LOCAL CODES.

ALL WORKMANSHIP AND INSTALLATIONS SHALL BE AS ESTABLISHED BY GOOD AND NORMAL BUILDING PRACTICE AND MANUFACTURER'S INSTALLATION REQUIREMENTS.