

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 Ben Pfohl at ben.pfohl@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 Ben Pfohl at 303-823-5774.

Inspection Date:

8/22/11

Landowner name:

Cornelius Borman

Mailing address:

4138 Lee Hill Dr

City, State, Zip:

Boulder, CO 80302

Site address:

4138 Lee Hill Dr Boulder 80302

Phone number:

303-862-5561

Road access: (Directions from main access road)

N. Broadway to Lee Hill Dr 4 miles up Lee Hill
NE on easement from turn off ^(Lee Hill) to dirt road

Docket number:

SPR-11-0051 (SPR, SPRW, LU, Etc.)

Section:

34

Township:

2-North

Range:

7W. of 6th PM

Elevation:

6,900 (feet)

Lot size:

38 (Acres)

Driveway length:

475 (Actual length in feet from road to home)

Driveway trees removed:

Few (few/many/none)?

Existing Structures: House, Garage, Hawk coop (House/barn/garage/etc.)

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

Structure aspect: South (Dominant facing direction/view, N, S, E, W)

Structure Square feet: 1,660 (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**)

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

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

Roof Design: A-Frame (moderately complex/complex)

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

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

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

Windows (#): 13 (number of windows in the structure)

Window Size: 1-large (On average: small - <3x4', medium - 4x5', large <5x6')

2-small 10-medium

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

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

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

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

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

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

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

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

Deck weed barrier: (Fiberglass/polyester)

Detached Garage (if applicable): 998 (Total square feet)

Utility Location: 49/SPT (Pole/buried: Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Leach field: 49ES 20/5ft (Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

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

Cistern Type: Ø (Domestic Cistern or Fire Cistern)

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

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

Are you required to have a sprinkler system : (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): W/109ft (Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Propane or natural gas: _____

Propane Tank location: 57 49/NFT (Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Slash disposal: (Chipped/Hauled/burned/lop-scatter)

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

Comments: _____

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:



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

September 1, 2011

Cornelius Borman
Attn: Ian Hollaman
4138 Lee Hill Drive
Boulder, CO 80302

Dear Cornelius Borman:

Upon your request the Colorado State Forest Service has completed your Wildfire Mitigation Plan per Boulder County Land Use regulations for your property located at 4138 Lee Hill Drive. We have submitted a copy of this plan to Boulder County Land Use and your local fire chief, Chief Benson, the day we sent this plan to you. Please review the plan carefully and let me know if you have any questions.

If you have any questions regarding the Site Plan Review process please contact the Boulder County Land Use Department, Eric Philips – Wildfire Mitigation Coordinator at 720-564-2625 or if you have question regarding the Wildfire Mitigation Plan please call Ben Pfohl – Colorado State Forest Service Boulder District at 303-823-5774.

Enclosed is an invoice for our services. Please submit payment within one month from the date of service. Thank you for your compliance and look forward to assisting you in the future.

Sincerely,

Ben Pfohl
Ben.pfohl@colostate.edu
<http://csfs.colostate.edu/>



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

September 1, 2011

Boulder Mountain Fire Protection District
Chief Benson
1905 Linden Drive
Boulder, CO 80304

Dear Chief Benson,

I have completed the mandatory Wildfire Mitigation Plan, per Boulder County Land Use regulations, for Cornelius Borman, docket number SPR - 11 - 0051. The property address is 4138 Lee Hill Drive. Their current mailing address is 4138 Lee Hill Drive, Boulder, CO 80302. You can contact them at (303-862-5561) if you need further information.

Enclosed you will find a copy of the Wildfire Mitigation Plan that was submitted to Boulder County Land Use Department. If you have any questions or comments regarding the plan please contact me at 303-823-5774 or by email at ben.pfohl@colostate.edu. Also, you can contact Eric Philips, Wildfire Mitigation Coordinator; Boulder County Land Use Department at (720-564-2625) if you have questions regarding the Site Plan Review process.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Pfohl".

Ben Pfohl
Ben.pfohl@colostate.edu
<http://csfs.colostate.edu/>



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BOULDER COUNTY LAND USE DEPARTMENT

September 1, 2011

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

Fire Mitigation Plan Approval Stamp Area

Dear Mr. Philips,

Enclosed is a copy of the Wildfire Mitigation Plan, docket number SPR - 11 - 0051 for the Cornelius Borman property. The property address is 4138 Lee Hill Drive. My initial inspection was on 8/22/2011.

Cornelius Borman/Ian Hollaman (303-862-5561) is planning a house addition on an existing structure on the site. They have been informed to contact you when the mitigation work has been completed.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Pfohl".

Ben Pfohl
Ben.pfohl@colostate.edu
<http://csfs.colostate.edu/>

WILDFIRE MITIGATION PLAN

For Cornelius Borman
4138 Lee Hill Drive
Docket: SPR - 11 - 0051
Inspection date: 8/22/2011

Prepared for:

Cornelius Borman
4138 Lee Hill Drive
Boulder, CO 80302
Phone: 303-862-5561

Prepared by:

Ben Pfohl
Boulder District
Phone: (303) 823-5774
E-mail: ben.pfohl@colostate.edu

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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 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 34, Township 2N, Range 71W, in Boulder County, Colorado. It is located within the Boulder Mountain Fire Protection District. The lot is 3.97 in size and has a modest 10-20 percent slope with a southwest aspect. The site is at ~6900 feet in elevation and located on a midslope which is relatively dry. Lee Hill Road and the driveway to the west will create a small natural barrier that may help slow the spread of a surface fire on the site.

CURRENT AND FUTURE PLANS FOR THE SITE

A 1,660 sq. ft. house addition is proposed for the site. There is a house, garage, and bird coop located on the site at this time.

CONSTRUCTION DESIGN AND MATERIALS

The proposed house addition will have a moderately complex design with a moderately complex roofline and will be oriented with a southwest aspect. Buffer material around the structure will be of crushed gravel. **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 with one another creating eddies where 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 metal. Soffit material will be of cement board. **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 gutters and roofs clear of leaves and needles.**

The exterior wall material is to be hardi plank. The structure will have 13 small to large sized windows. Windows will be double glazed with Low E-coating and tempered glass. Frames will be made of aluminum clad. Exterior doors are to be fire-rated, and made of solid core wood that is not less than 1-3/4 inches thick. There will be no window wells present on the structure at this time. **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 uphill faster and will create a great deal of radiant heat.**

A deck will be constructed of class A rated hardwood or Dekstone material with timber posts. The deck will be enclosed. The deck will have a buffer material of crushed rock on top of a non-combustible polyester weed barrier. **Decks must be kept clean and free of combustible materials. Keep debris such as pine needles, wood, and vegetation away from deck. Each year rake pine needles and other combustible material from underneath decks and overhangs.**

UTILITIES

The propane tank is located ~57 feet to the north of the house. A well is located ~109 to the west of the house.. **Propane tanks above ground must not have anything combustible around them (such as firewood, or wooden fencing) or above them (such as overhanging tree limbs).** Slash pile and wood piles should be at least 30 feet from the tank. **Maintain a 10-foot vegetation free zone around the propane tank.**

DIRECTIONS AND EVACUATION ROUTES TO AND FROM PROPERTY

To reach the property from Boulder travel west on Lee Hill Drive. Emergency evacuation from this property is dependent on the location of a fire at a given time. Two main evacuation routes could be north on Lee Hill Drive to Lefthand Canyon and on to the city of Boulder or south on Lee Hill Drive to Linden Drive into the city of Boulder.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

The driveway is ~475 in length. Therefore no pullouts or turn-arounds will be required. **On longer driveways, pull-outs and turn-arounds are essential for emergency vehicles to be able to turn around or pass safely on any road or driveway.**

EMERGENCY WATER SUPPLY FOR FIRE FIGHTING

The emergency water source will be from a community cistern. The landowners are required to contribute to the community cistern. 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. Harvested wood that remains on site should be stacked at least 30 feet from the house and at the same elevation of the house when possible. Slash from the harvest will be chipped. 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.

FOREST COMPONENT AND HEALTH

The site has a dominant overstory consisting of ponderosa pine (*Pinus ponderosa*). The understory consists of a dense cover of native grass, areas of dense needle accumulation, and a sparse collection of forbs and shrubs. The forested area is best represented by Fuel Model 2. This fuel model consists of open grown pine stands. Trees are widely spaced with few understory shrubs or tree regeneration. Ground cover is moderate and consists of grasses and/or needles and small woody litter. This model occurs as open-grown, mature ponderosa pine stands in the foothills to upper montane zone.

Common Types/Species The predominant tree species is ponderosa pine. This type may include some scattered Douglas-fir, Rocky Mountain juniper, and aspen. Shrub species may include wax currant, Rocky Mountain maple, mountain mahogany, and buck brush. Montane grasses and forbs are also included in this model.

Fire Behavior Fire is carried predominantly by grasses and woody litter, but some individual tree "torching" can occur. Low intensity surface fires predominate, but clumping of fuel can generate somewhat higher fire intensities.

There were some signs of dwarf mistletoe noted on the property at the time of the inspection. Information pertaining to this can be found in this mitigation package.

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) 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 over a polyester 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 to 10 feet from the structure. **In this zone, all highly flammable vegetation such as ground juniper should be removed.** Ground juniper contains high oil content. This in combination with the dead material that builds up underneath the shrub produces very flammable vegetation. 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 structure. **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. 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://csfs.colostate.edu/pages/pub-csfs2.html> and find the Creating Wildfire-Defensible Zones.

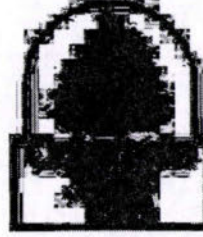
Zone 3 - This zone extends out from Zone 2 to the edge of the property. It may extend out to areas that are not part of the immediate mitigation efforts. In this zone, a few thicker clumps of trees are acceptable, as well as some unpruned trees near the outer edge. Thinning in this zone adds some protection, but is aimed more at forest health. Trees that are of poor quality or form, or have insect or disease infestations, should be removed retaining the larger, healthier trees. Snags, 2 to 4 per acre, can be retained for wildlife. Slash in this zone can be lopped and scattered and/or piled for wildlife use. Large amounts of slash should be disposed of by chipping, hauling to an approved site, or burning. Burn permits can be obtained from Boulder County.

OTHER DEFENSIBLE SPACE 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.

- Keep firewood at least 30 feet away from buildings; clear weeds and grass from around wood piles
- When possible, create and maintain an irrigated green space in zone 1 and/or 2; keep grasses mowed at least 6" to 8" in height
- Place and maintain screens and spark arresters on chimneys
- Place and maintain screens on soffit vents, roof vents, and attic openings
- Place shutters, fire curtains or heavy drapes on windows.
- Enclose sides of stilt foundations and decks.
- Place placards on garages if storing flammable materials inside.
- Install and test smoke detectors.
- Remove unnecessary accumulations of debris and trash from yards
- Connect, and have available, a minimum of 50 feet of garden hose with an adjustable nozzle
- Keep tools such as shovels, rakes, ladders, and axes available and ready for use
- Create reflective easy to see signs for driveways and property addresses
- Avoid storing combustibles under decks such as wood piles, scrap lumber, and fuels
- Maintain your defensible space yearly; contact your local forester for a 5-year maintenance inspection
- 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
- Establish an escape route and safety zone with the aid of your local fire protection district
- 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.



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.
- 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 at least 30 feet away from structures.
- Clear weeds and grass from around wood piles.
- Check and maintain screens on soffit vents, roof vents, and attic openings.
- Remove any combustibles from under decks, porches or entrances ways.
- Clear vegetation from around fire hydrants, cisterns, propane tanks, etc.
- Make sure that an outdoor water supply is available with a hose, nozzle and pump.
- Make sure address signs are still clearly visible from the street or road.
- Make sure that driveways are wide enough for fire trucks and equipment.
- 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.

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.

Overstory – The tree species that forms the uppermost forest layer (dominant and co-dominant).

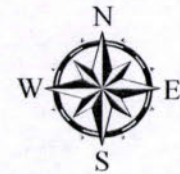
Slash – The residue left on the ground as a result of forest and other vegetation being altered by forest practices or other land use activities.

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.

Property of
Cornelius Borman
4138 Lee Hill Drive
SPR - 11 - 0051



Legend

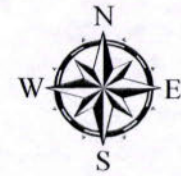
-  Zone 1
-  Zone 2
-  Driveway
-  Property Boundary

-  Septic field
-  Well
-  Propane Tank
-  House





0 90 180 360 Feet

Landscape Map
Cornelius Borman
4138 Lee Hill Drive
SPR - 11 - 0051



Legend

-  40' Contour
-  Property Boundary



Lee Hill Drive

0 310 620 1,240 Feet

**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

349857, \$1,075.00, RS, CR# 1030

Intake Stamp	Shaded Areas for Staff Only
JUN 10 2011	
BOULDER COUNTY LAND USE	

Application Form

Project Number SPR-11-0051		Project Name	
* No Application Deadline		* Application Deadline: First Wednesday of the Month	
<input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Exemption Plat <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) 4138 Lee Hill Dr.			
Subdivision Name Boulder Heights			
Lot(s) 21	Block(s)	Section(s) 34	Township(s) 2-North
Area in Acres 3.97	Existing Zoning	Existing Use of Property Residential	Range(s) 71 W. of 6th P.M.
Proposed Water Supply Well	Proposed Sewage Disposal Method Septic		

Applicants:

Applicant/Property Owner Jan Hollaman/Beehive Properties (Cornelius Borman)		Email Address diane.redta@lwc.com	
Mailing Address 4138 Lee Hill Dr			
City Boulder	State CO	Zip Code 80301	Phone 303 882 2120
Applicant/Property Owner/Agent/Consultant Cornelius Borman		Email Address cata.143@frontier.com	
Mailing Address 5202 Martine Ct.			
City Anaheim	State WA	Zip Code 98221	Phone 360 588 9109
Agent/Consultant		Email Address	
Mailing Address			
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 Cornelius H Borman	Date 6 Jun 2011	Signature of Property Owner	Date
Other Signature Beehive Properties LLC Principle	Date	Other Signature [Signature]	Date 6/10/11

* 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

The applicant(s) is/are required to complete each section of this Site Plan Review (SPR) Fact Sheet even if the information is duplicated elsewhere in the SPR application. Completed Fact Sheets reduce the application review time which helps expediate the Director's Determination. Please make duplicates of this SPR Fact Sheet if the project involves more than two structures.

Structure #1 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		Residential Addition	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		2,474 sq. ft.	Deconstruction: 200 sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (include the new floor area square footage in the table below)			
Proposed Floor Area (New Construction Only)			<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	Finished	Unfinished	Total
Basement:	0 sq. ft.	0 sq. ft.	0 sq. ft.
First Floor:	787 sq. ft.	0 sq. ft.	787 sq. ft.
Second Floor:	873 sq. ft.	0 sq. ft.	873 sq. ft.
Garage:	Agricultural Addition		0 sq. ft.
<input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached	0 sq. ft.	0 sq. ft.	0 sq. ft.
Covered Deck:	0 sq. ft.	0 sq. ft.	0 sq. ft.
Total:	1660 sq. ft.	0 sq. ft.	1660 sq. ft.
			Total Bedrooms: 4

see other fact sheet

Project Identification:

Project Name:

Property Address/Location:

4138 Lee Hill Dr.

Current Owner:

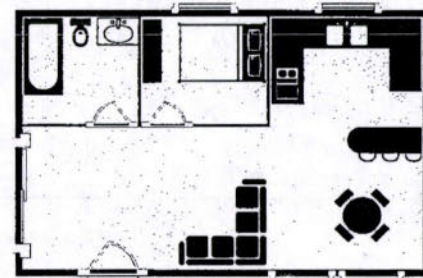
Bee Hive Properties

Size of Property in Acres:

3.97

Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the outside walls which includes garages and basements. The shaded area on the diagram indicates the area counted as square feet.



Residential vs. Non-Residential Floor Area

Residential floor area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studies, pool houses, home offices, workshops, gazebos, and carports under 200 square feet each, up to 400 square feet total. Barns used for agricultural purposes are not considered residential floor area.

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.

Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		N/A	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		0 sq. ft.	Deconstruction: 0 sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)			
Proposed Floor Area (New Construction Only)			<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	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:			Height (above existing grade)
<input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.
Covered Deck:	sq. ft.	sq. ft.	sq. ft.
Total:	sq. ft.	sq. ft.	sq. ft.
			Total Bedrooms

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: ~~★~~

See update

	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	40	40	40
Material cut from foundation excavation to be removed from the property			0

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:
N/A

Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.

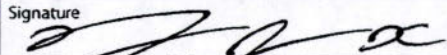
2 adjacent neighbors have square footage above the presumptive size limitation (6008 + 5368 sq ft). Therefore the size compatibility should be reviewed in reference to the two larger properties + not the PSM 125% Median (3886). Article 4-806.2.b.i.B

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 6/10/11
---	--------------

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JUN 22 2011

Site Plan Review Fact Sheet

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Structure #1 Information

Type of Structure: (e.g. residence, studio, barn, etc.)					
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)			sq. ft.	Deconstruction:	sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	
Basement:	sq. ft.	sq. ft.	sq. ft.		
First Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Material	
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color	
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	Roofing Material	
Covered Deck:	sq. ft.	sq. ft.	sq. ft.	Roofing Color	
Total:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms	

Project Identification:

Project Name:

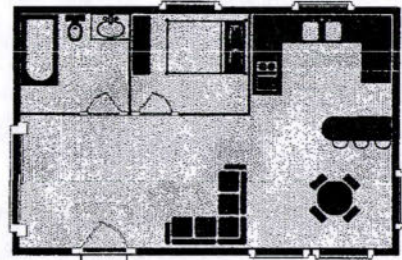
Property Address/Location:

Current Owner:

Size of Property in Acres:

Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the outside walls which includes garages and basements. The shaded area on the diagram indicates the area counted as square feet.



Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)				Chicken House	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)			sq. ft.	Deconstruction:	sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	
Basement:	sq. ft.	sq. ft.	sq. ft.		
First Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Material	Fire proof siding
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color	Grey
Garage: <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	375	375	Roofing Material	Shingle
Covered Deck:	sq. ft.	sq. ft.	sq. ft.	Roofing Color	Red/Brown
Total:	sq. ft.	sq. ft.	375	Total Bedrooms	0

Residential vs. Non-Residential Floor Area

Residential floor area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studies, pool houses, home offices, workshops, gazebos, and carports under 200 square feet each, up to 400 square feet total. Barns used for agricultural purposes are not considered residential floor area.

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.

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.

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BOULDER COUNTY
BUILDING DIV.

Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.


Agricultural addition to be used for chicken house. We raise chickens but have stopped because they have been killed from predators. This will provide a permanent home + be better protection from predators.

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 6/21/11

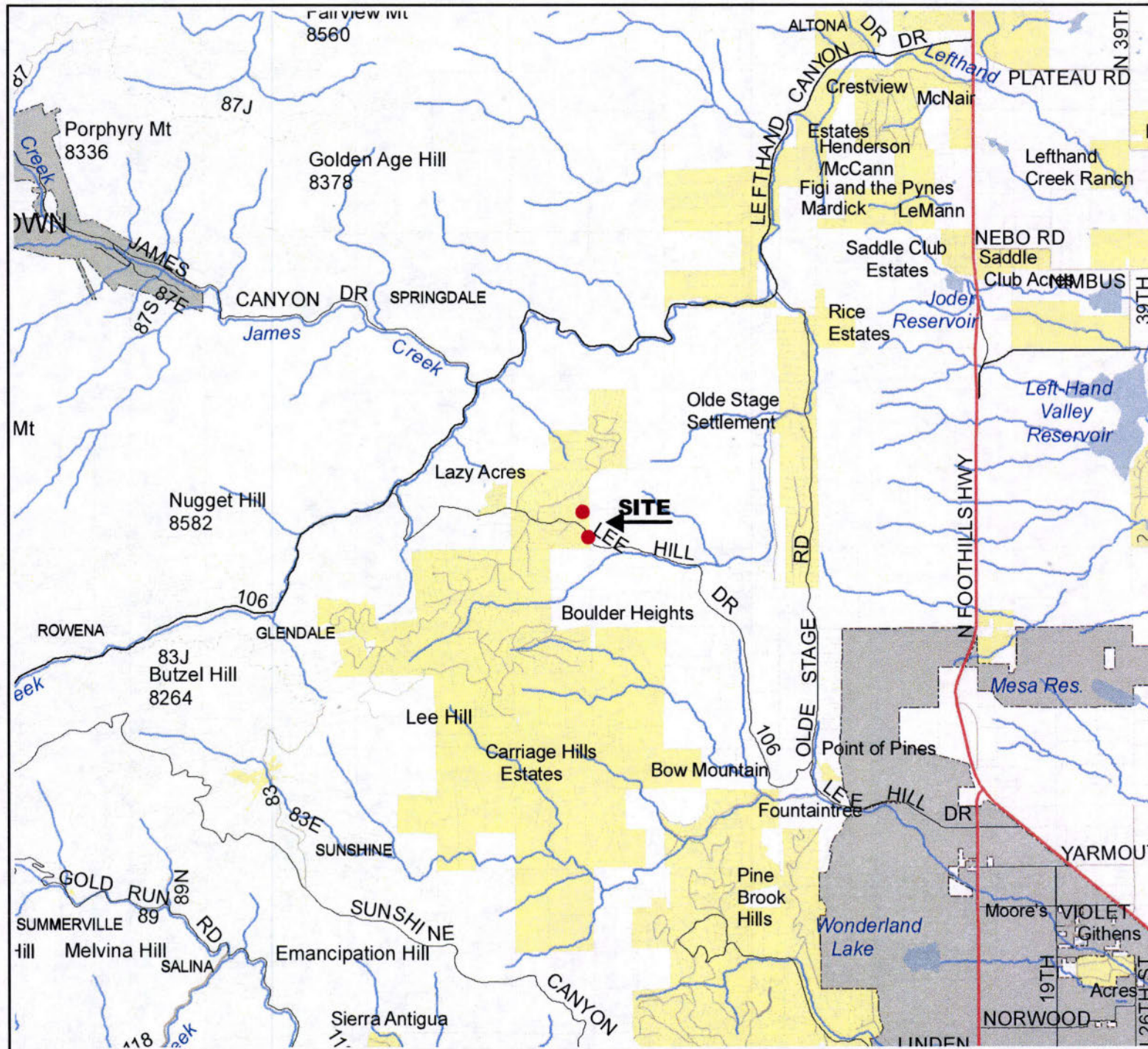
Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas	40	40	
Berm(s)			
Other Grading			
Subtotal		40	40 <small>Box 1</small>
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation	40	40	80
Material cut from foundation excavation to be removed from the property			0

Excess Material will be Transported to the Following Location:

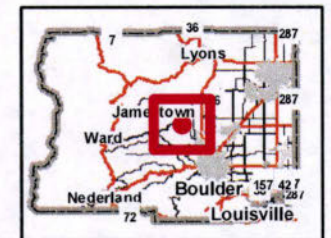
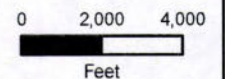
Excess Materials Transport Location:
Fill Area noted on diagram

Land Use Department Pre-Application Map: Vicinity



Legend

- ● ● PARCEL_AT_4138_LEE_HILL
- County Boundary
- Water
- Municipality
- Subdivisions



This map is for illustrative purposes only. Boulder County Land Use Department makes no warranties regarding the accuracy, completeness, reliability, or suitability of these data. Boulder County Land Use Department disclaims any liability associated with the use or misuse of these data. In accessing and/or relying on these data, the user fully assumes any and all risk associated with this information.
Map Created January 2011

Land Use Department Pre-Application Map: Location



Legend

- PARCEL_AT_4138_LEE_HILL
- Water
- Streams
- Archeologically Sensitive Areas

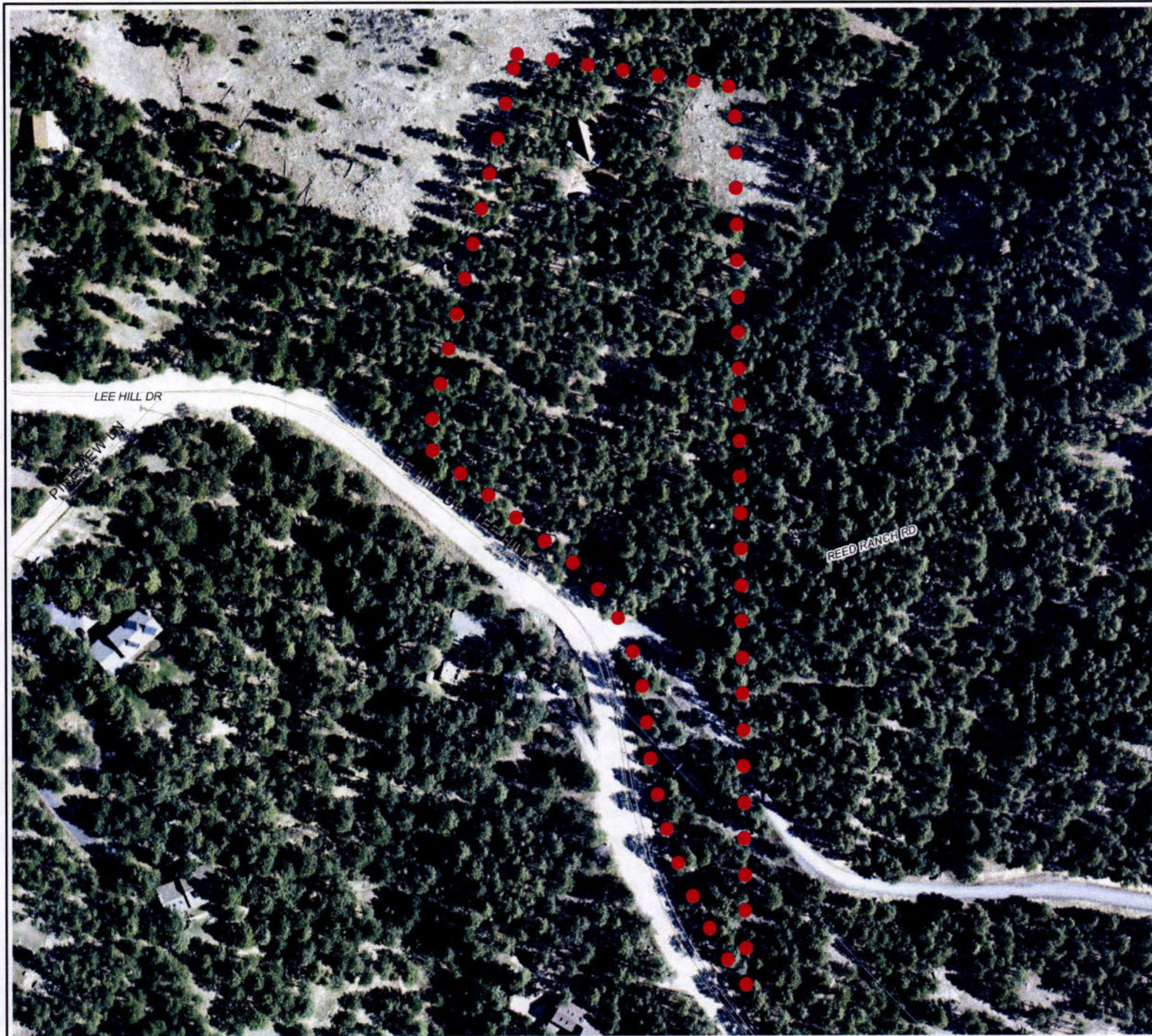


0 150 300
Feet



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Land Use Department Pre-Application Map: Aerial

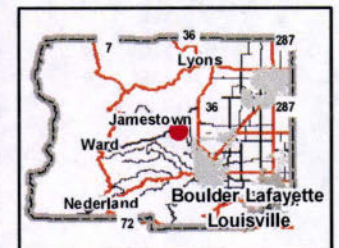


Legend

● ● PARCEL_AT_4138_LEE_HILL



0 50 100
Feet



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TOPOGRAPHIC EXHIBIT

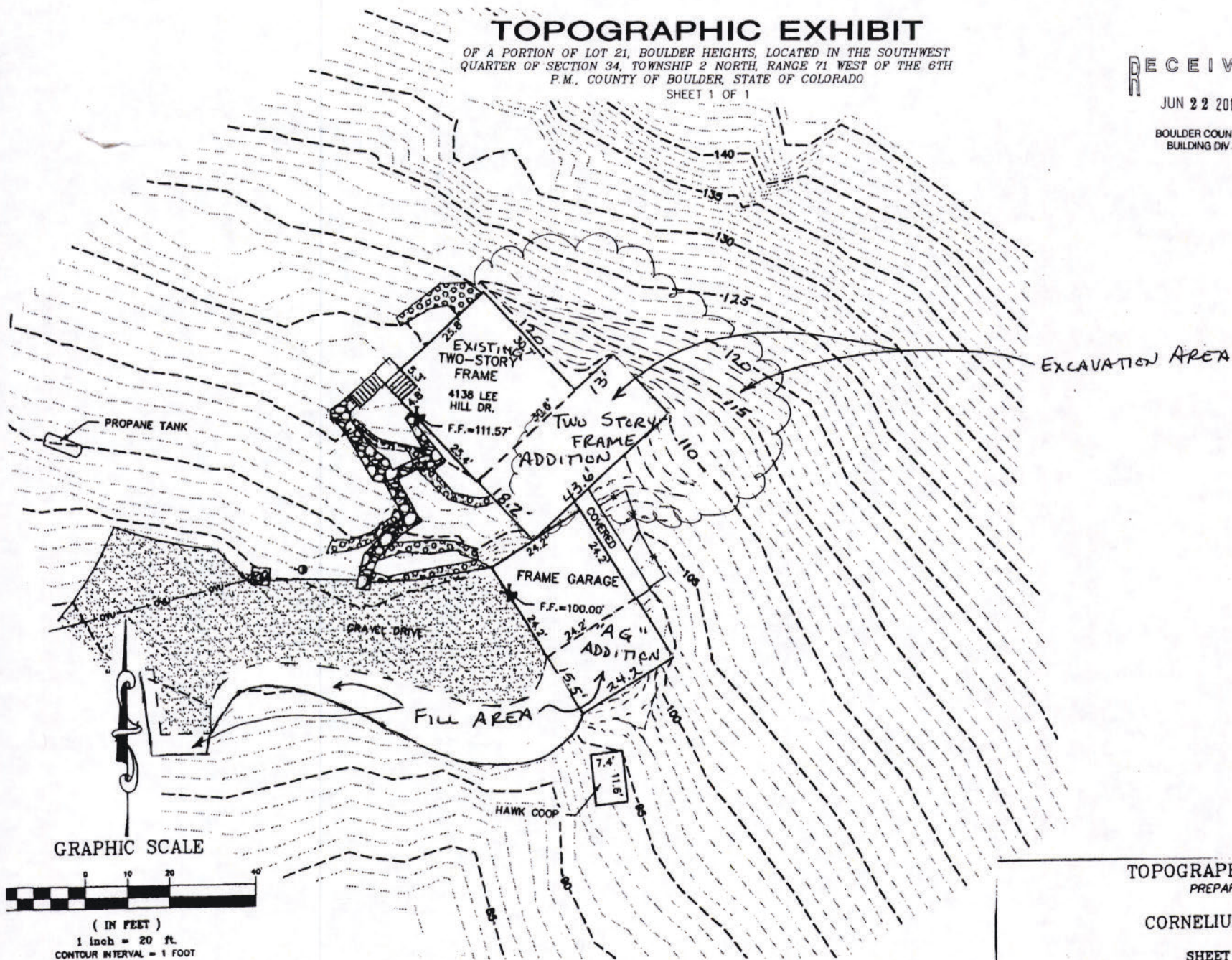
OF A PORTION OF LOT 21, BOULDER HEIGHTS, LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 71 WEST OF THE 6TH
P.M., COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

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JUN 22 2011

BOULDER COUNTY
BUILDING DIV.

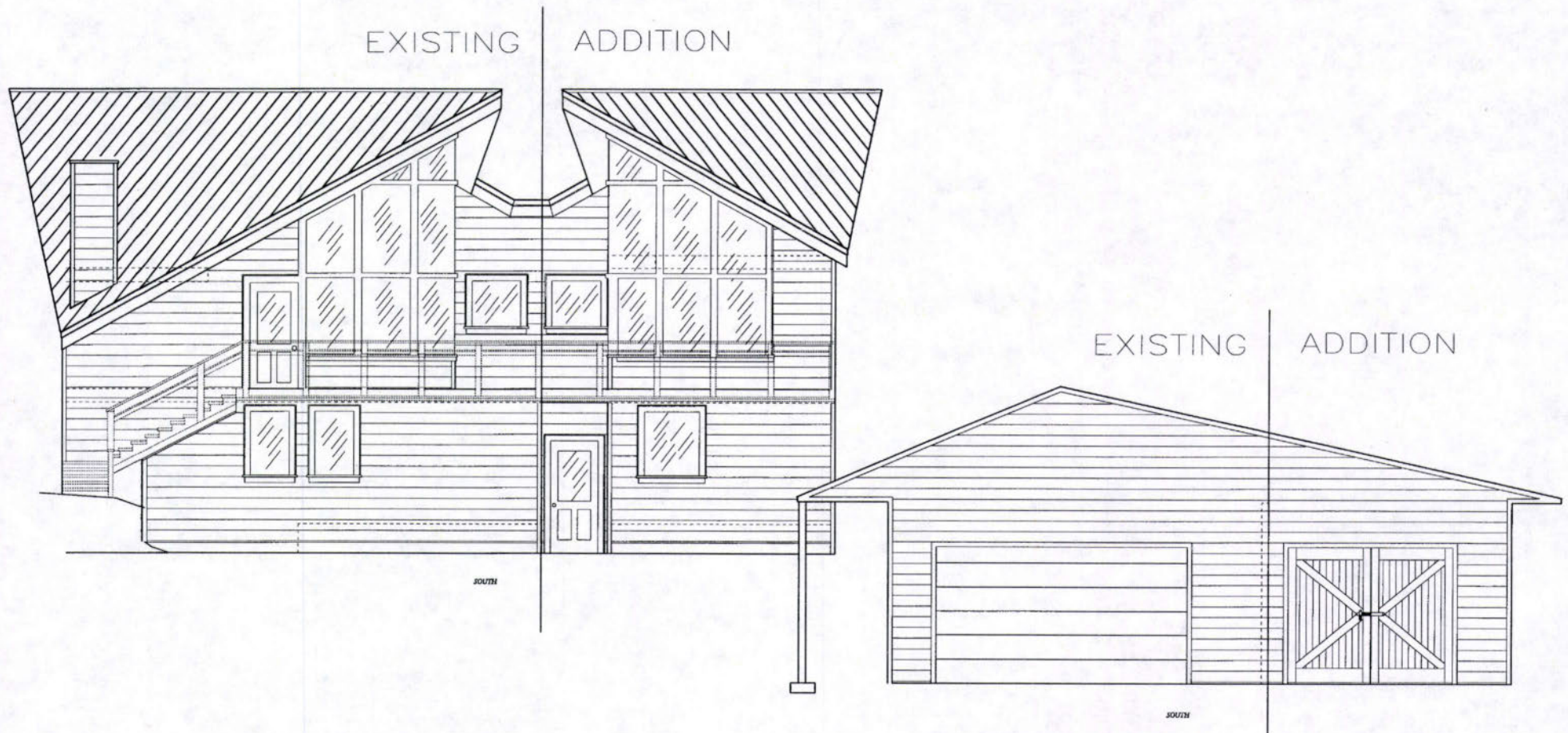


TOPOGRAPHIC EXHIBIT
PREPARED FOR

CORNELIUS BORMAN

SHEET 1 OF 1

HOLLAMAN RESIDENCE REMODEL AND ADDITION
4138 LEE HILL DR. BOULDER CO 80302
NOT TO SCALE



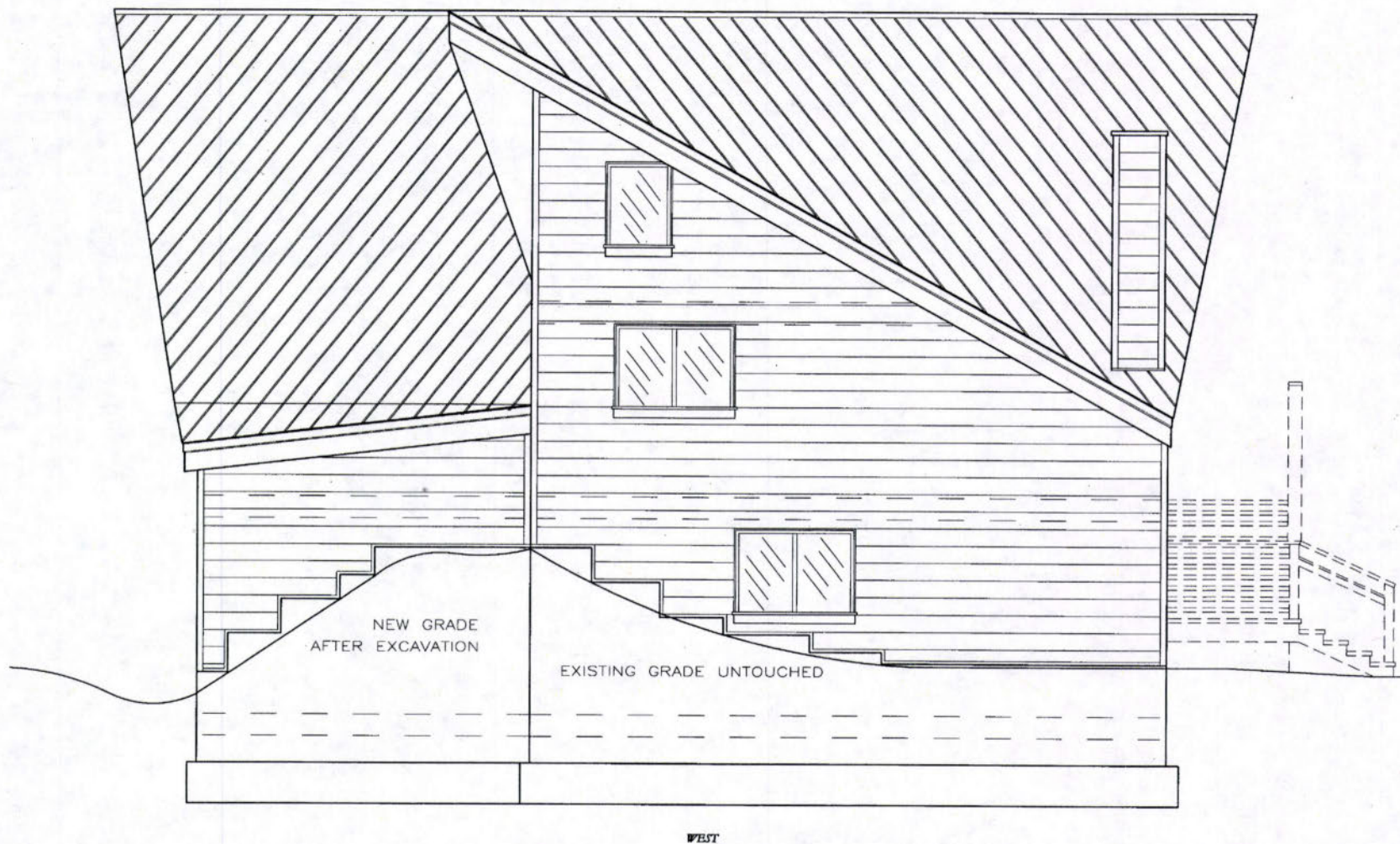
HOLLAMAN RESIDENCE REMODEL AND ADDITION
4138 LEE HILL DR. BOULDER, CO 80302
GOLDEN ASPEN DESIGN APRIL 14TH, 2011
1/4" SCALE

THESE PLANS ARE THE EXCLUSIVE PROPERTY
OF GOLDEN ASPEN DESIGN AND SHALL NOT BE
USED OR COPIED WITHOUT PERMISSION OR
PAYMENT IN FULL ©2009 ALL RIGHTS RESERVED



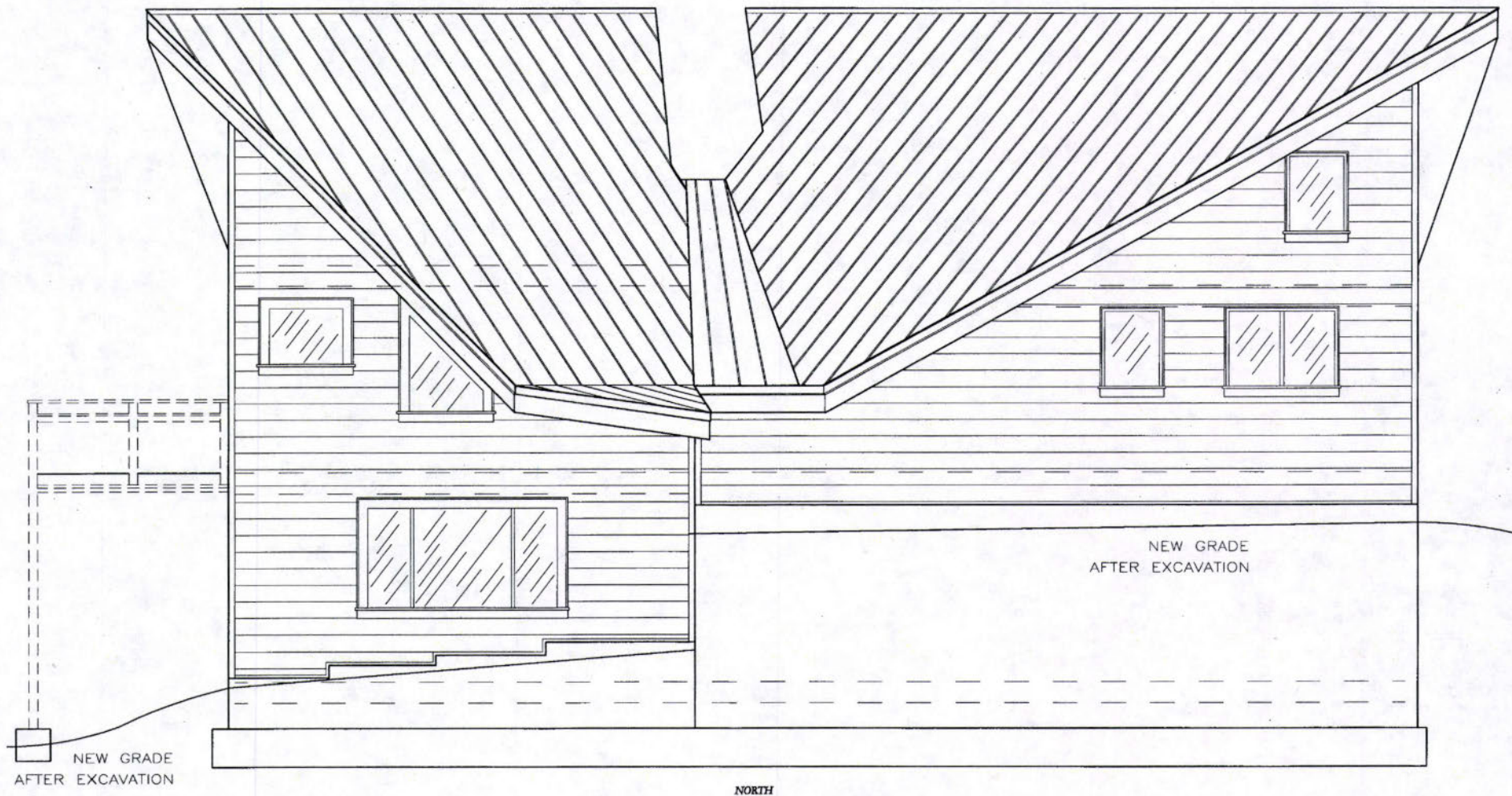
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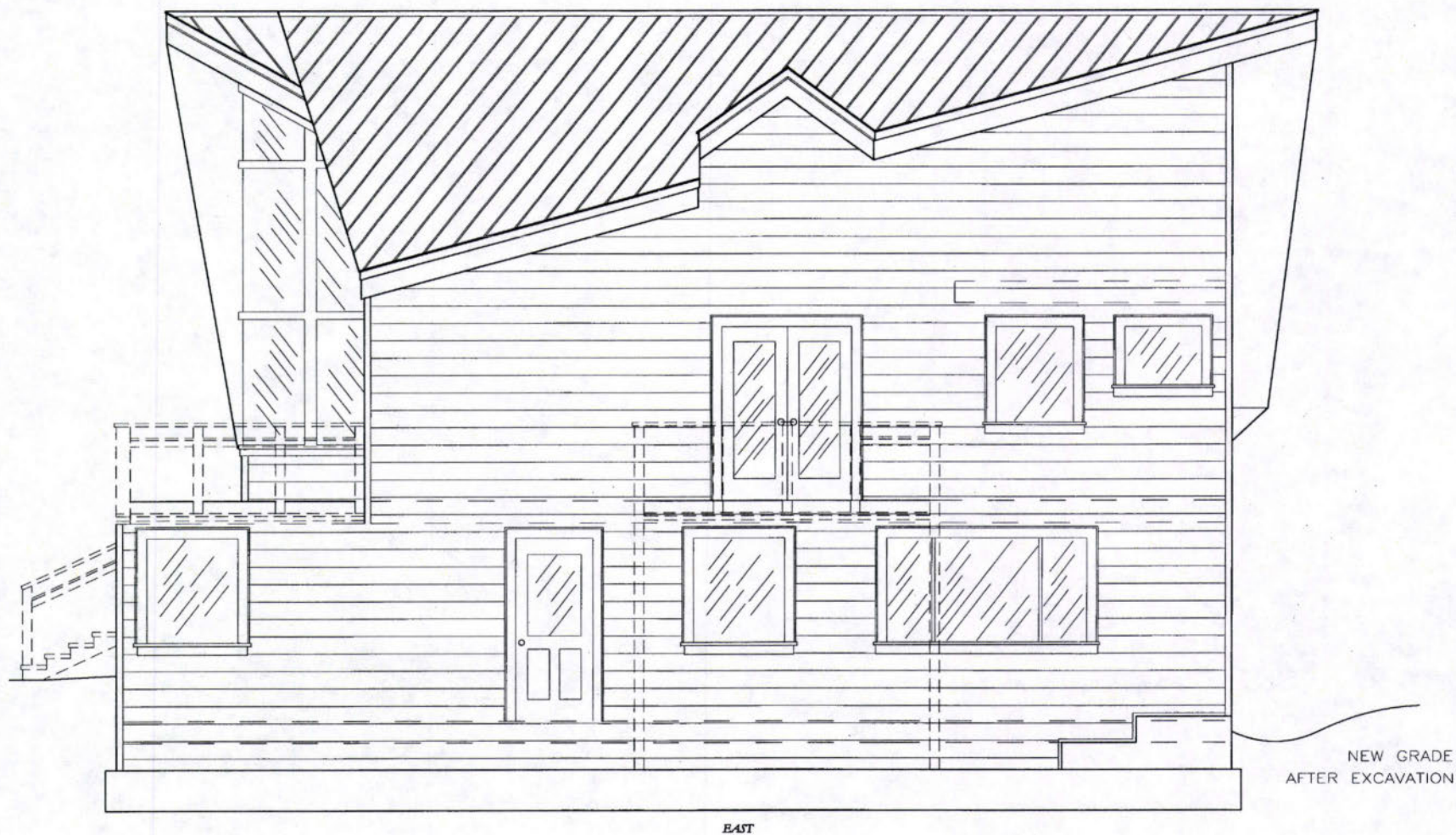
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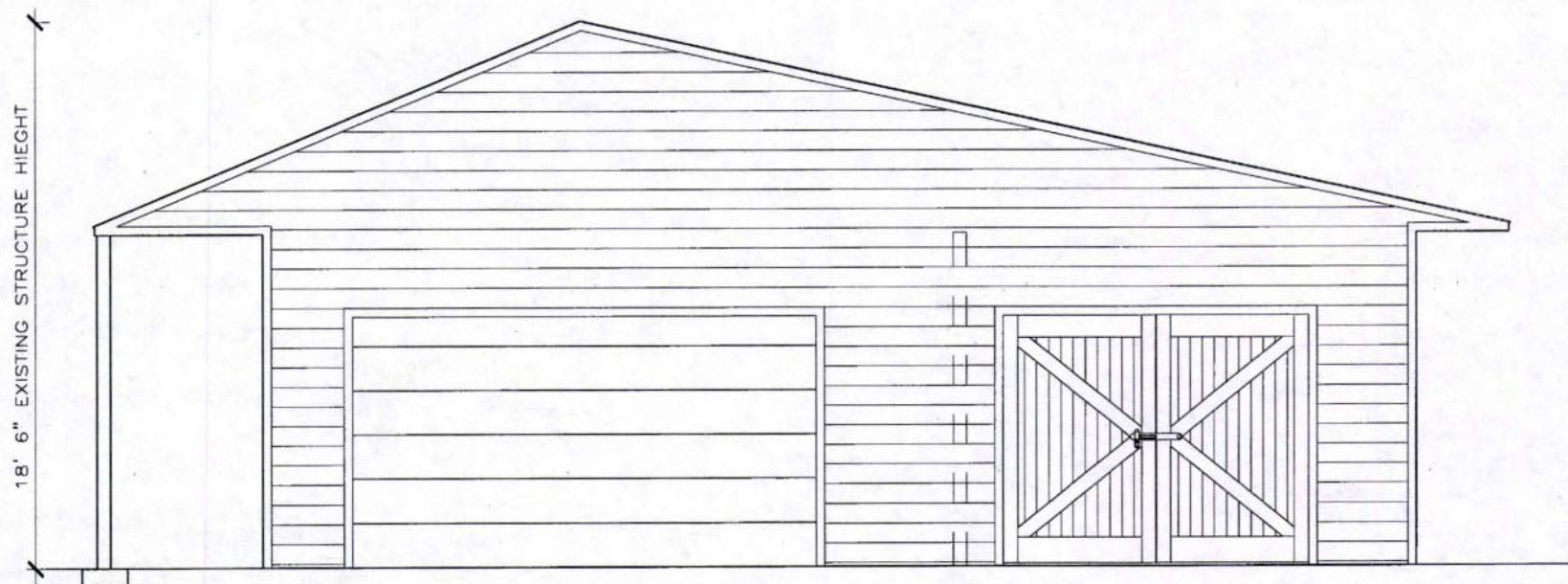
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1/4" SCALE

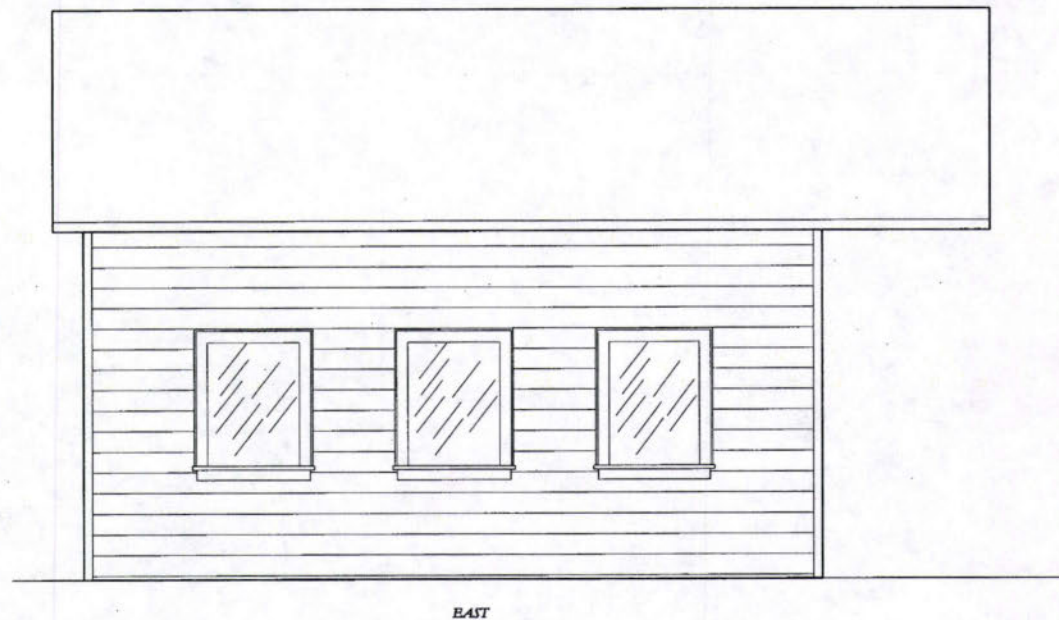
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SOUTH

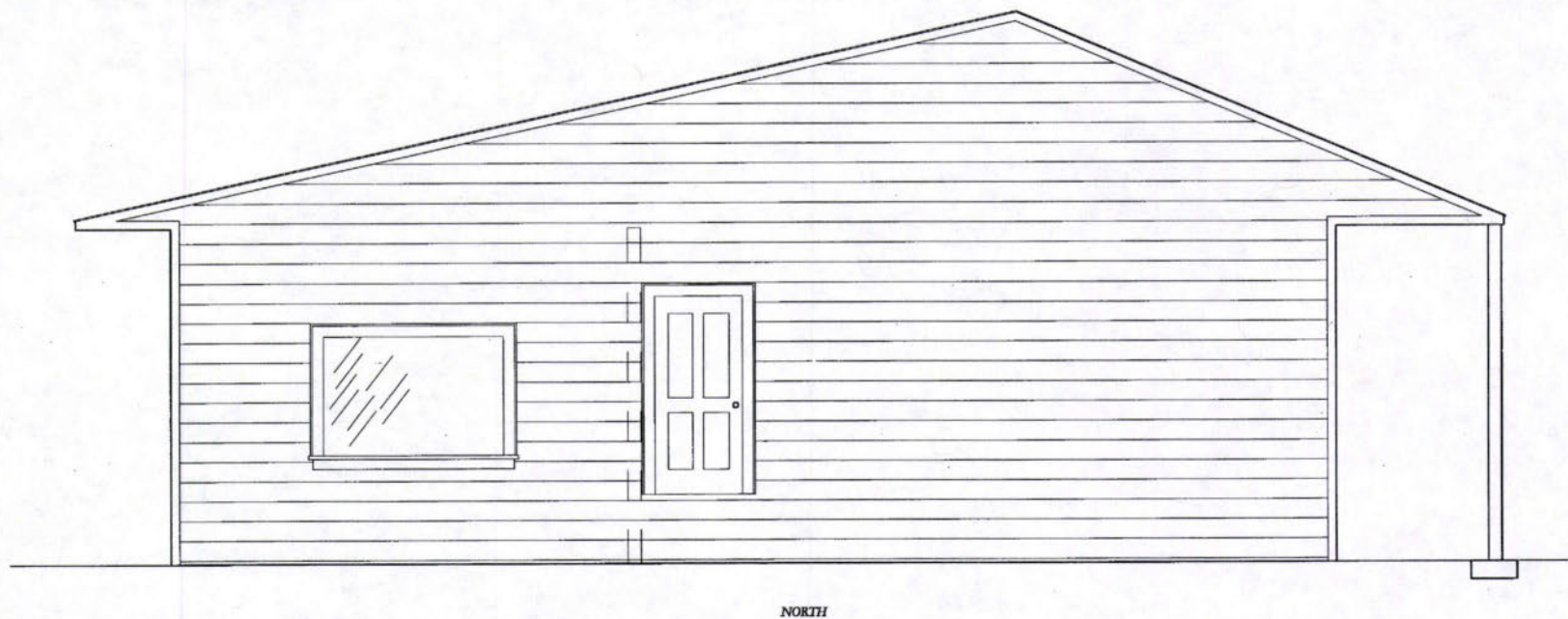
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1/4" SCALE

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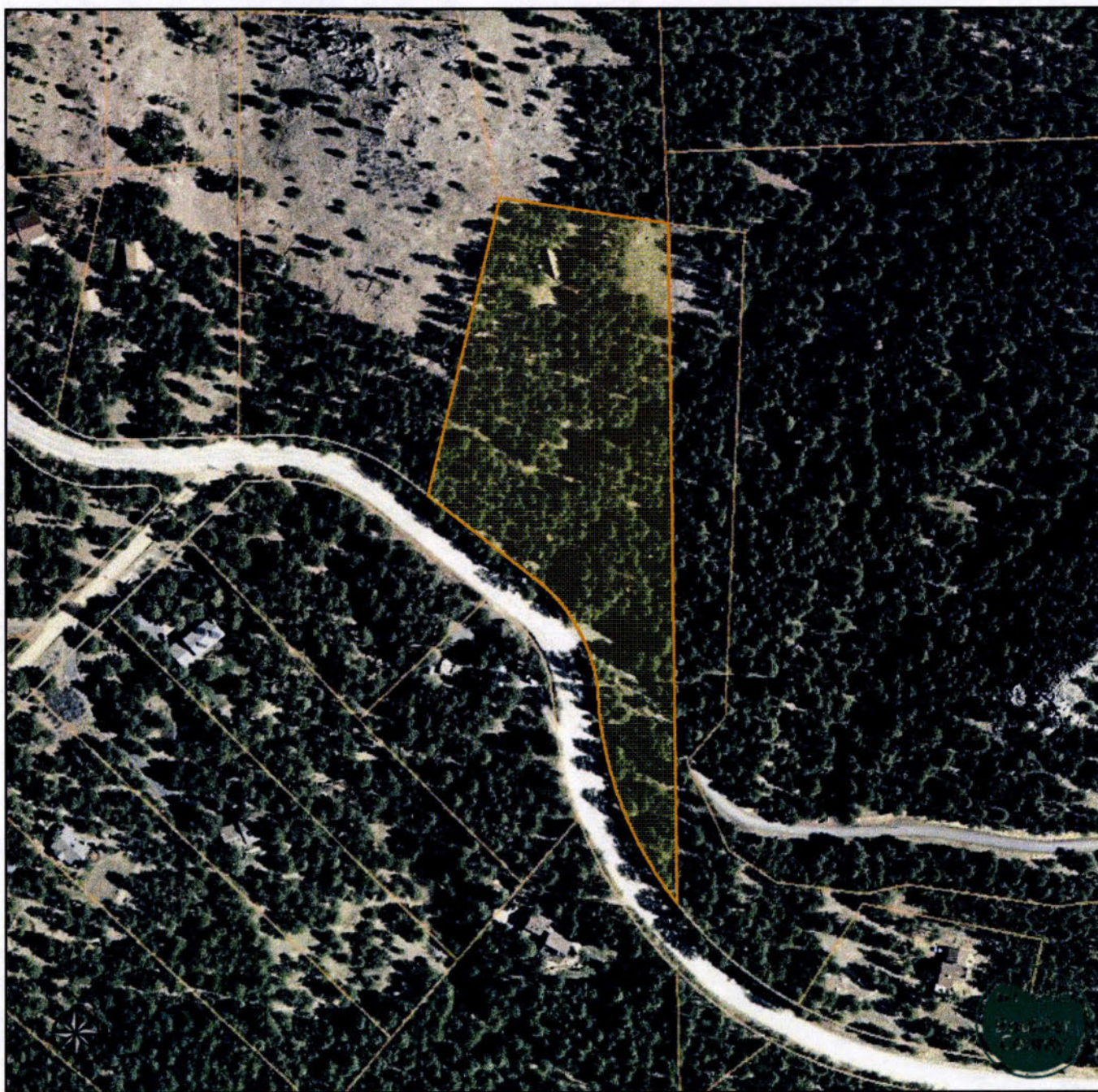
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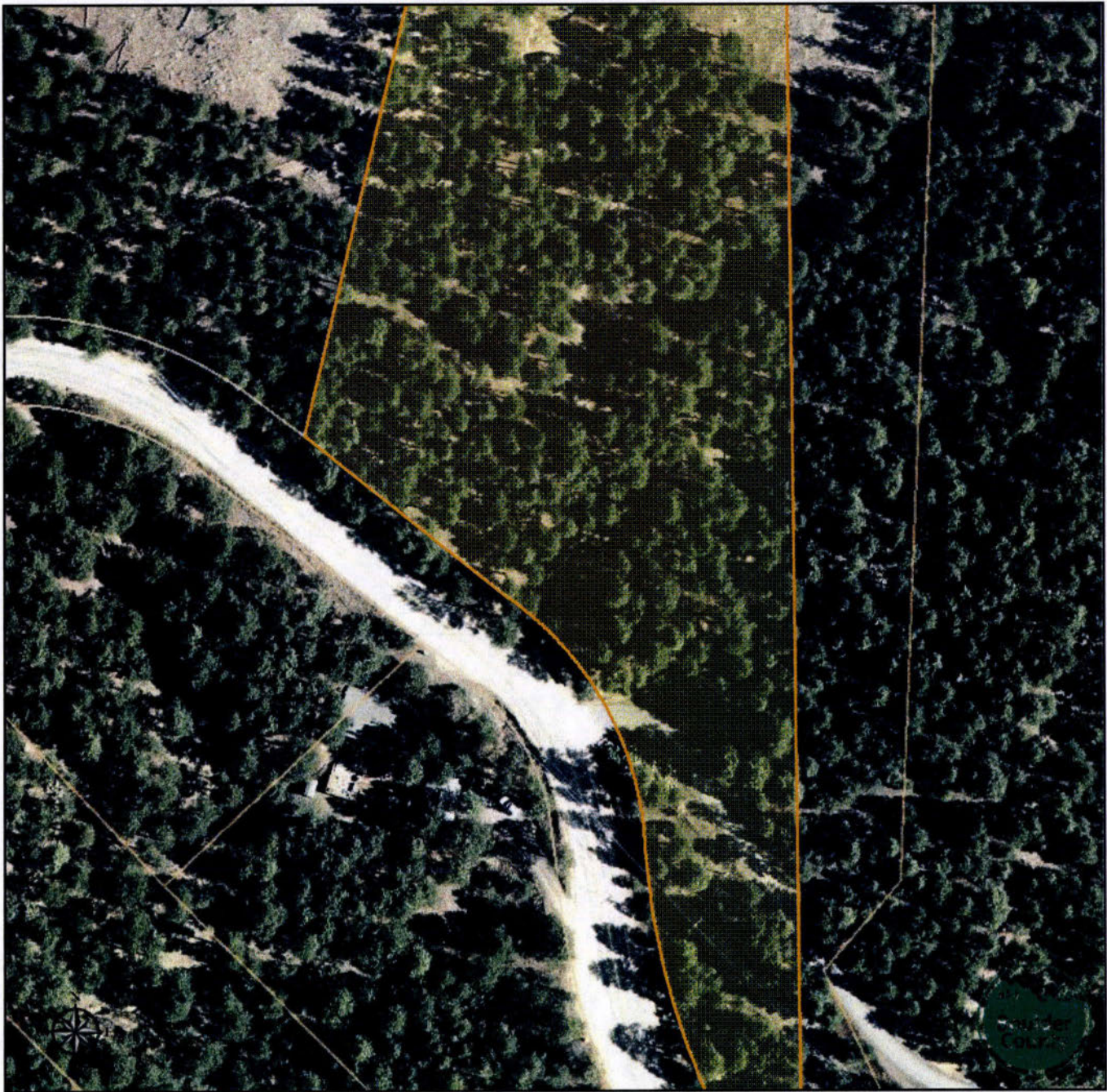


NORTH

Boulder County EMapping - Map Print



Boulder County EMapping - Map Print





Today's Date: 8/22/2011 11:08:02 AM

Account#: R0034427

Detailed Property Information Report

Property Address: 4138 LEE HILL DR
City: BOULDER
Parcel No: 131934002014
Owner: BEEHIVE PROPERTIES LLC

Mailing Address: PO BOX 756
City, State, Zip: ANACORTES, WA 98221
Sec-Town-Range: 34 -2N -71
Subdivision: BOULDER HEIGHTS - BOV
Legal Description: LOT 21 BOULDER HEIGHTS
Square Feet: 173,102
Acres: 3.97