

WILDFIRE MITIGATION PLAN

For Peter and Daniela Gaal
50 Wagner Circle, Boulder, CO
Docket: SPR - 09 - 015
Inspection date: 6/16/2009

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

Prepared for:

Peter and Daniela Gaal
1714 Mountain View Drive
Monroeville, PA 15146
Phone: 724-733-1197

Prepared by:

Nicole Palestro
Boulder District
Phone: (303) 823-5774
E-mail: palestro@lamar.colostate.edu

PURPOSE OF A WILDFIRE MITIGATION PLAN

The purpose of a Wildfire Mitigation Plan is to give guidelines for reducing wildfire hazards around a home or other structures through fuels reduction. It is a document to inform urban interface home owners of the dangers and responsibilities of living in the interface. This plan will help outline 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, Range 71W, Boulder County. It is located within the Boulder Mountain Fire Protection District. The lot is 2.88 acres in size and has a modest ~15-20 percent slope with an eastern aspect. The site is at ~6,506 feet in elevation and located on a midslope which is relatively dry. Pinebrook Road 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 5,090 sq. ft. house with attached garage is proposed for the site. There are no existing structures located on the site at this time.

CONSTRUCTION DESIGN AND MATERIALS

The proposed house with attached garage will have a moderately complex design with a moderately complex flat roof and will be oriented with a southwest aspect. Buffer material round the structure will be of stone. **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 EPDM. Soffit material will be of 3/4" plywood. **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 stucco. The structure will have 106 medium sized windows. Windows will be double glazed with Low E-coating and tempered glass where required. Frames will be of aluminum clad. Exterior doors are to be fire-rated, and made of solid core aluminum clad that is not less than 1-3/4 inches thick. There are no window wells present on this structure. **All operable windows must be provided with screening that is constructed of either aluminum, galvanized steel, copper or of an approved material that when exposed to flame for 15 seconds, will not burn through or melt, and remains intact. Windows are one of the weakest parts of a structure with regards to wildfire. They often crack and fail before the structure itself ignites, providing a direct path for embers and radiant heat to reach the interior. It is best to minimize the number of windows, especially on the downhill side of the structure. Fire typically burns uphill faster and will create a great deal of radiant heat.**

A deck will be constructed of IPE decking material with timber and stone supports and will be open underneath. It will have a buffer material of decorative 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 deck. Each year rake pine needles and other combustible material from underneath decks and overhangs.**

UTILITIES

Natural gas to the structure will be provided from the main line in the community. Utilities for the property will be buried from a pole located ~105 feet to the west of the structure. The septic field will be located ~95 feet to the northeast of the structure. Water will be provided off the main line in the community. **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 head west on Linden Drive to Pine Brook Drive to Wagner Circle. 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 Pinebrook Road to Bow Mountain Road or south on to Pinebrook Road to Linden Drive into the city of Boulder.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

The new driveway will create any additional site disturbance of soil compaction. It will require the removal of a few trees. The driveway will be ~12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12 percent. The driveway will be ~135 feet in length. A turn-around is located at the entrance of the property on Wagner Circle. **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 hydrant. The landowners are required to install a full interior NFPA 13 D sprinkler system in the structure. 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 should be stacked at least 30 feet from the house and at the same elevation 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*) with a ponderosa pine and Douglas-fir (*Pseudotsuga menziesii*) component. The understory consists of a dense cover of native grasses, forbs and shrubs. The forested area is best represented by Fuel Model 9. Fuel Model 9 is represented by closed canopy stands of ponderosa pine and mixed conifer. Understory may consist of small trees and shrubs, grasses and moderate concentrations of down, dead woody litter. High amounts of needle litter may be present. This model can exist from foothills to subalpine.

There were no significant signs of insect or disease noted on the property at the time of the inspection.

DEFENSIBLE SPACE MANAGEMENT

There are three defensible space zones to be created around the structure(s) on the site. Please note that it is possible that one or more of these zones will cross over the subject property onto adjacent properties. Property boundaries must be respected; mitigation work is not required beyond immediate boundaries. However, landowners are encouraged to contact and work with neighbors if property lines limit the ability to mitigate within the prescribed area. **Defensible space is a benefit, not only to the individual but also to the community as a whole.**

Zone 1 - Starts at the foundation and extends out 15 feet in all directions from the outside edge of the structure(s). Zone 1 is broken down into three segments:

Zone 1A - Consists of the structure(s) 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 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 to 10 feet from the structure. **In this zone, all highly flammable vegetation such as ground juniper should be removed.** Ground juniper contains a 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. 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 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).

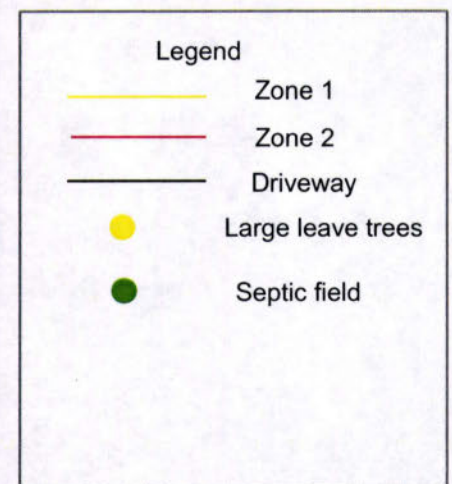
Slash – The residue left on the ground as a result of forest and other vegetation being altered by forest practices or other land use activities.

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
Peter and Daniela Gaal
50 Wagner Circle
Boulder, CO
SPR - 09 - 015



0 150 300 600 Feet

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 Nicole Palestro at palestro@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 Nicole Palestro at 303-823-5774.

Inspection Date: 6.16.07
Landowner name: Peter & Daniela Eaal
Mailing address: 1714 Mountain View Drive
City, State, Zip: Monroeville, PA 15146 Monroeville
Site address: 50 Wagner Circle, Boulder
Phone number: 1.724.733.1197

Road access: (Directions from main access road)

Linden Drive west to Pine Brook Drive to Wagner
Circle - lot is at the end of the cul-de-sac.

Docket number: SPR-09-015 (SPR, SPRW, LU, Etc.)

Section: 14 (NW/4)

Township: 1N

Range: 71W

Legal Description:

50 Wagner Circle, Boulder, Colorado located in the
Northwest 1/4 of Section 14 township 1 North Range 71 West
of the 6th P.M. Boulder County, Colorado

Elevation: 6506 (feet) Main level Elevation

Lot size: 2.88 (Acres)

Driveway length: 135' (Actual length in feet from road to home)

Driveway trees removed: Few (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: stone (Material that is spread 5 ft. wide around the house - stone/crushed gravel/decorative stone)

Roof Design: Flat Roof (moderately complex/complex)

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

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

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

Windows (#): 104 (number of windows in the structure)

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

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

Window Aspect: South (Dominant viewing direction)

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

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

Sliding Glass Doors: Basmt. Hot tub rm. - 1 (Location and Number)

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

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

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

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

Deck buffer material: Decorative 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: House (House/Barn/garage/new addition/etc...)

Structure Square feet: 5090 (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: South (Dominant facing direction/view, N, S, E, W)

Utility Location: Transformer & 105' west (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: NE & 95' (Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Cistern size (if applicable): N/A (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 : N (Yes or No)

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

Are you required to have a sprinkler system : Y (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: Main line (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: Chipped (Chipped/hailed/burned/lop-scatter)

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

Comments: _____

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: _____



architecture,
planning,
green consulting,
interior design

Boulder Office
1829 Pearl Street
Boulder, CO 80302
p: 303.247.1100
f: 303.247.1101

San Francisco Office
1290 Sutter Street, Suite 201
San Francisco, CA 94109
p: 415.409.6660
f: 415.449.6624

www.mosaicarchitects.com
info@mosaicarchitects.com

50 Wagner Circle

Boulder, Colorado 80304

Revisions:
Progress Set 03/20/09
Pricing Set 04/27/09

E-Transmissions:

Drawing Title:
SCHEMATIC
SITE PLAN

Date: 12.04.08

Project No: 0804

Drawn by: CCC

Checked by: JESS

© 2009 mosaic architects

Sheet:

A2.0



1 SITE PLAN
1" = 20'-0"

General Site Notes:
1. All dimensions to face of foundation walls or structural slabs, U.O.N.
2. Verify site parameters prior to staking.
3. Provide positive drainage away from building perimeter, 10% min. slope first 10'.
4. All downspouts on East and South side of building to be connected to underground drain system per Civil drawings.
5. All elevations are noted as USGS elevations. Main Floor T.O. Concrete = 6506" (6606.00')
6. Refer to Civil drawings for grading and drainage and details.

CP-225 Δ SURVEY CONTROL POINT
WITH ELEVATION SHOWN
10.3 x . . SPOT SHOT ELEVATION
12" * PINE OR SPRUCE TREE WITH
TRUNK DIAMETER SHOWN
(2b) . . 2 BOLE / TRUNKS
(d) . . DEAD TREE
P . . FOUND PIPE
5 . . FOUND #5 REBAR
o . . #4 REBAR AND FENCE
POST ON TRACT LINE
TRANS . . TRANSFORMER
(E) TREE TO REMAIN
○ DEMO TREE
UP Ø . . UTILITY POLE
□ S . . WOOD STAKE

OVERHEAD UTILITY LINES

DESCRIPTION: LOT SIZE: 2.87 ACRE

50 WAGNER CIRCLE, BOULDER, COLORADO
LOCATED IN THE NORTHWEST 1/4 OF SECTION 14,
TOWNSHIP 1 NORTH, RANGE 71 WEST OF 6TH P.M.,
BOULDER COUNTY, COLORADO.

TRACT 50, PINE BROOK HILLS UNIT ONE,
AS REFORMED BY DECREE OF THE DISTRICT COURT IN
AND OF THE COUNTY OF BOULDER, STATE OF
COLORADO, IN CIVIL ACTION NO. 17790, RECORD
NOVEMBER 22, 1965 AS RECEIPTION NO. 799810, THE
PLAT OF WHICH IS RECORDED IN PLAT BOOK 8 AT
PAGE 33, COUNTY OF BOULDER, STATE OF
COLORADO.