

WILDFIRE MITIGATION PLAN

For Charles Gracia
55 County Road 103
Docket: SPR - 06 - 016
Inspection date: 4/2/2007



Prepared for:

Charles Gracia
1725 Dogwood Lane
Boulder, CO 80304
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Prepared by:

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PURPOSE OF A WILDFIRE MITIGATION PLAN

The purpose of a Wildfire Mitigation Plan is to give guidelines for reducing wildfire hazards around a home or other structures through fuels reduction. It is a document to inform urban interface home owners of the dangers and responsibilities of living in the interface. This plan will help outline the initial and ongoing fuels reduction needed to create and maintain an effective wildfire defensible space. However, having a wildfire mitigation plan, implementation of a defensible space thinning, and following all the recommendations as outlined in this plan **does not guarantee that your home will survive a wildland fire; however, in combination they will give your home the best potential probability to survive a wildland fire.**

SITE LOCATION AND PROPERTY DESCRIPTION

The property is located at Section 30, Township 2N, and Range 72W, Boulder County. The fire protection district is the Indian Peaks Fire Protection District (303-459-3452). There are no existing structures on the site. A new residence which will have a total of 3,418 square feet is proposed for this site. The lot is 4.45 acres in size and has a modest ~25-30% percent slope with a south aspect. The site is at 8,880 feet in elevation and located on a mid-slope which is relatively dry. The main road to the south of the residence creates a small natural barrier that may help stop or slow the spread of a surface/crown fire on the site.

CONSTRUCTION DESIGN AND MATERIALS

The proposed house will have a moderately complex design with a moderately complex roofline and will be oriented with a south aspect. **The overall design of the structure greatly influences how it will withstand a wildfire. Complex building forms create heat traps, areas where the walls and roof members intersect on another where eddies form and hot air and embers from a fire can collect. It is important to keep these areas clear of combustibles such as needles and brush.**

The roofing material will consist of metal. **Falling embers and fire brands from a wildfire can land on a roof and ignite the roof, either by directly heating the roofing material, or by igniting light fuels (pine needles) that have collected on the roof. It is recommended to place screening over gutters and/or make a yearly check to keep them clear of leaves and needles.**

The exterior wall material is to be stone and hardi plank. Soffits and fascia are to be 3/4" thick plywood.

The structure will have 21 small to medium sized windows with the primary viewing direction being toward the south and east side of the structure. Windows will be double glazed with Low-E coating and tempered glass where required. Frames are to be made of aluminum. Exterior doors are to be 1-3/4", fire-rated, and made of wood and steel. **All operable windows must be provided with screening that is constructed of either aluminum, galvanized steel, copper or of an approved material that when exposed to flame for 15 seconds, will not burn through or melt, and remains intact. Windows are one of the weakest parts of a structure with regards to wildfire. They often crack and fail before the structure itself ignites, providing a direct path for embers and radiant heat to reach the interior. It is best to minimize the number of windows, especially on the downhill side of the structure. Fire typically burns up hill faster and will create a great deal of radiant heat.**

A deck will be constructed of composite materials and supported by concrete posts. The deck will be open overhead and underneath and isolated from the surrounding landscape with crushed rock and gravel over a fiberglass weed barrier. This material should be spread underneath the entire deck surface and to 2' past the drip-line of the deck.

UTILITIES

The propane tank will be set on a pad of crushed rock overlaying a weedbarrier approximately 60 feet to the south of the residence. Utilities for the property will be buried from a pole which is located to the south of the residence. The septic field will be located ~20 feet to the south of the residence. A well will be located ~ 50 feet to the north of the residence.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

Access to the property; take Left Hand Canyon west to Peak to Peak Hwy north to County Road 103 head east. The proposed driveway will create a little additional site disturbance and soil compaction and will not require the removal of any trees. The driveway will be 12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12%. The driveway is approximately 85 feet long therefore no turn arounds will be required. The driveway is less than 400 feet therefore no pull-outs will be required.

EMERGENCY WATER SUPPLY FOR FIRE FIGHTING

The water source will be from a 1,800 gallon individual cistern that will be located in the basement of the structure. The structure is required to have an internal sprinkler system. The homeowner may be contributing to a community cistern fund dependent on the fire departments recommendations. The cistern will have a dry hydrant connection with a 6 inch NH threaded connection and cap (note that a 2-1/2" adaptor may be needed, depending upon the requirements of your fire protection district). Alternatively, a contribution may be made to the fire protection district community cistern fund (if available). Contact the Indian Peaks Fire Protection District (303-459-3452) for more information and specific details.

FUELS REDUCTION

All trees that are to remain within zones 1 and 2 will be unmarked. If the property is less than 1 acre it may not have zones marked due to boundary interference. Harvested wood that remains on site will be stacked at least 30 feet from the house and at the same elevation when possible. Slash from the harvest will be chipped and scattered. 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 (Indian Peaks Fire Protection District (303-459-3452)).

FOREST COMPONENT AND HEALTH

The site has a dominant overstory consisting of lodgepole pine (*Pinus contorta*) with a lodgepole pine, limber pine (*Pinus flexilis*) and quaking aspen (*Populus tremuloides*) component. The understory consists of a dense cover of native grasses and shrubs (common juniper (*Juniperus communis*) and mountain mahogany (*Cercocarpus montanus*)). The forested area is best represented by Fuel Model 2 and 9. The building site is in an open meadow and as the slope continues uphill the forest becomes denser. 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. Fuel model 2 consists of open grown pine stands. Trees are widely spaced with few understory shrubs or regeneration. Ground cover consists of mountain grasses and/or needles and small woody litter. This model occurs in open grown and mature ponderosa pine stands, in the foothill to montane zone. There were no current signs of insect or disease problems 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) themselves and the area immediately adjacent to and surrounding the structure(s) on all sides. A five-foot wide, non-flammable strip should be created using crushed gravel over a fiberglass weed barrier material. This strip will also extend back under, and out to, two feet past the drip line of any decks.

Zone 1B - Extends out from Zone 1A. In this zone, all highly flammable vegetation should be removed. Any large dead woody material on the ground should also be removed. Firewise plants should be used for landscaping and re-vegetation. Grasses should be irrigated when possible and mowed to a maximum height of 6 to 8 inches twice per growing season to a distance of 30 feet from the structure.

Zone 1C - This zone extends out from Zone 1B to 15 feet from the house. All understory trees (ladder fuels) should 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 should 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 10 feet from chimneys.

Zone 2 - This zone extends out from Zone 1C, and acts as a transition zone between the heavily thinned areas near the house to the existing forest setting. It extends down slope between 100-170 feet depending upon slope steepness. Zone 2 also extends on either side of the structure a minimum of 100 feet and behind the house between 70-100 feet assuming no boundary restrictions. Tree spacing begins as in Zone 1C and gradually decreases as you approach the outer edge of the zone. Thinning and crown spacing becomes greater in areas of steep slopes. Ladder fuels and poor quality, suppressed and/or diseased trees, 6 to 8 inches in diameter, make up the majority of the removals. The remaining mature trees should be pruned to a height of 10 feet at the intersection of Zones 1 and 2 with limbing reduced in height to 6 feet as you approach Zone 3. If there are any questions pertaining to slope and the changes in thinning spacing and distance regulations please refer to www.colostate.edu/Depts/CSFS/ and find the *Quick Facts 6.302 Creating Wildfire Defensible Space*.

Zone 3 - This zone extends out from Zone 2 to the edge of the property. It may extend out to areas that are not part of the immediate mitigation efforts. In this zone, a few thicker clumps of trees are acceptable, as well as some unpruned trees near the outer edge. Thinning in this zone adds some protection, but is aimed more at forest health. Trees that are of poor quality or form, or have insect or disease infestations, should be removed. Slash in this zone can be lopped and scattered and/or piled for wildlife use.

- Thin suppressed trees and trees with disease and insect infestations and retain the larger, healthier trees.
- Snags can be retained for wildlife.
- Some slash in this zone can be lopped and scattered and/or piled for wildlife enhancement and shelter.
- Large amounts of slash should be disposed of by chipping, hauling to an approved site, or burning.
- For burning permits, check with your local fire protection district.

MAINTENANCE AND RECOMMENDATIONS

As detailed in fact sheet 6.302, *Creating Wildfire Defensible Zones*, an important factor that determines a structure's ability to survive wildfire is defensible space. Defensible space is a maintained area around a structure where fuels (flammable materials) are modified to slow the possible spread of wildfire to the structure, as well as from the structure to the surrounding areas. Defensible space provides a place where structure protection and fire suppression operations may occur. Wildfire hazard mitigation work breaks up fuel continuity, potentially decreasing a wildfire's intensity, and for more effectiveness should be completed beyond a home's defensible space, zone 1 and 2, area into zone 3.

In addition to the above recommendations, several other measures can be taken to make your home more fire safe and add an additional measure of safety for your family. While not required through site plan review, the following measures should be undertaken to maintain the home and defensible space in the future.

- Maintain your defensible space yearly; contact your local forester for a 5-year maintenance inspection
- Establish an escape route and safety zone with the aid of your local fire protection district
- Keep firewood at least 30 feet away from buildings; clear weeds and grass from around pile
- Do not stack fresh cut wood against live trees – this could invite unwanted insects
- When possible, maintain an irrigated green space; mow grasses 6" to 8" high
- Connect, and have available, a minimum of 50 feet of garden hose with an adjustable nozzle
- Have an emergency evacuation plan in place (included in wildfire mitigation plan)
- Be aware of fire danger; check the Boulder Fire Weather website at www.crh.noaa.gov/bou/awebphp/fireindx.php.html
- Keep driveways and property address marked with reflective easy to see signs
- Maintain screens on foundations, soffit vents, roof vents, and attic openings
- Get rid of unnecessary accumulations of debris and trash from yards
- Keep tools such as shovels, rakes, ladders, and axes available and ready for use
- Clean debris from the roof and gutters at least two times annually
- Check screens and maintain spark arresters on chimneys annually
- Avoid storing combustibles under decks such as wood piles, scrap lumber, and fuels

DEFINITIONS

Aspect – Exposure. The direction a slope faces.

Canopy – The cover of branches and foliage formed collectively by crowns of adjacent trees.

Crown – Branches and foliage of a tree.

Dominant fuel type – Matter that would carry a fire, found on the ground.

Duff – a layer of accumulated dead organic matter (pine needles).

Eddies – Small wind occurrences that are separate from normal wind flows.

Fuel Model – A number system that identifies the types of fuels found on the property that will directly influence fire behavior.

Fire danger - An assessment of both fixed and variable factors of the fire environment, which determine the ease of ignition, rate of spread, difficulty of control, and the fire impact.

Fire hazard - The potential fire behavior for a fuel type, regardless of the fuel type's weather-influenced fuel moisture content or its resistance to fireguard construction. Assessment is based on physical fuel characteristics, such as fuel arrangement, fuel load, condition of herbaceous vegetation, and presence of elevated fuels.

Fire management - The activities concerned with the protection of people, property and forest areas from wildfire and the use of prescribed burning for the attainment of forest management and other land use objectives, all conducted in a manner that considers environmental, social and economic criteria.

Fire risk - The probability or chance of fire starting determined by the presence and activities of causative agents.

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

Forest health - A forest condition that is naturally resilient to damage; characterized by biodiversity, it contains sustained habitat for timber, fish, wildlife, and humans, and meets present and future resource management objectives.

Ladder fuels - Fuels that provide vertical continuity between the surface fuels and crown fuels in a forest stand, thus contributing to the ease of torching and crowning.

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

Noxious weeds - Any weed so designated by the Weed Control Regulations and identified on a regional district noxious weed control list.

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

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

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

Understory – Plants that grow underneath the overstory species.

Wildland urban interface – a popular term used to describe an area where various structures (most notably private homes) and human developments meet or are intermingled with forest and other vegetative fuel types.



Annual fire safety checklist

- Thin trees and brush properly within defensible space.
- Remove trash and debris from defensible space.
- Remove needles and pine cones from window wells.
- Remove trees growing through a porch or other portions of a structure.
- Clear leaves and debris from the roof and gutters of structures.
- Remove branches that overhang a chimney or roof.
- Stack firewood uphill from a home or on a contour away from the home.
- Use noncombustible roof materials.
- Place shutters, fire curtains or heavy drapes on windows.
- Place screens on foundation and eave vents.
- Enclose sides of stilt foundations and decks.
- Remove any combustibles from under decks, porches or entrances ways.
- Use a chimney screen or spark arrester in fireplaces.
- Clear vegetation from around fire hydrants, cisterns, propane tanks, etc.
- Place placards on garages if storing flammable materials inside.
- Make sure that an outdoor water supply is available with a hose, nozzle and pump.
- Post address signs that are clearly visible from the street or road.
- Make sure that driveways are wide enough for fire trucks and equipment.
- Check with appropriate highway agencies to make sure load limits are posted on bridges and for the appropriate protocol for posting load limits for bridges on private property.
- Install and test smoke detectors.
- Practice a family fire drill and evacuation plan.

Evacuation tips

- If a wildfire is threatening your area, listen to the radio for updated reports and evacuation information.
- Confine pets to one room and make plans to take care of them in the event of evacuation.
- Arrange for temporary housing with a friend or relative whose home is outside the threatened area. Leave a note in a prominent place in your home that says where and how you can be contacted.
- If your home is threatened by wildfire, you will be contacted and advised by law enforcement officers to evacuate. If you are not contacted or you decide to stay and help defend your home, evacuate pets and family members who are not needed to protect your home.
- Remove important documents, mementos, etc. from the possible fire area.
- Choose an evacuation route away from the fire if possible. Watch for changes in the speed and direction of the fire and smoke.

- Take a disaster supply kit containing:

- Drinking water.
- A change of clothing and footwear for each family member.
- Blanket or sleeping bag for each person.
- First-aid kit and prescription medications.
- Emergency tools including a battery-powered radio, flashlight and extra batteries.
- Extra set of car keys and credit cards, cash or traveler's checks.
- Extra pairs of eyeglasses or other special items for infants, elderly or disabled family members.

Defending your home

Whether you choose to stay to defend your home or to evacuate, complete as many of the following preparations as possible.

- DO NOT JEOPARDIZE YOUR LIFE. NO MATERIAL ITEM IS WORTH A LIFE.
- Wear fire-resistant clothing and protective gear.
- Remove combustible materials from around structures.
- Close or cover outside vents and shutters.
- Position garden hoses to reach the entire house, but do not turn the water on until it is needed. Hoses should have an adjustable nozzle.
- Place large, full water containers around the house. Soak burlap sacks, small rugs or large rags in the containers.
- Place a ladder against the roof of the house on the opposite side of the approaching wildfire. Place a garden hose near the ladder, prepared as described previously.
- Place portable pumps near available water supplies, such as pools, hot tubs, creeks, etc.
- Close all windows and doors. Do not lock them.
- Close all inside doors.
- Turn on a light in each room and all outside lights. Leave them on even during daylight hours.
- Fill tubs, sinks and similar containers with water.
- Shut off gas supplies to structures at outside meters. Shut off propane supplies at the outside meter of the tank.
- Remove curtains made of lace, nylon or other light materials. Close blinds, heavy drapes and fire resistant window covers.
- Move overstuffed furniture into the center of the house, away from windows and sliding doors.
- Cars should be parked in the garage, facing out. Close the windows of the vehicle but do not lock the doors. Leave the keys in the ignition.
- Close the garage door but leave it unlocked. Disconnect automatic garage door openers.

For additional copies of these checklists, visit www.colostate.edu and search for wildfire, view the Colorado State Cooperative Extension fact sheet on Forest Home Fire Safety, 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.

Property of Charles Gracia
55 County Road 103, Ward, CO
SPR - 06 - 016

Legend

- Zone 1
- Zone 2
- Well
- Leach field
- Driveway
- Leave tress
- Electric pole

N



0 80 160 320 Feet

DIRECTIONS FOR FILLING OUT FORM:

Please fill out as complete as possible and fax to Nicole Palestro at 303-823-5768 or mail to
5625 Ute Highway, Longmont CO 80503-9130, or bring to scheduled marking
appointment.

Any **Bolded** categories will be filled in by the CSFS representative at the time of initial
site visit and tree marking for the defensible space. If you have any questions about this
form please contact Nicole Palestro at 303-823-5774.

=====

Wildfire Mitigation Plan
FIELD DATA FORM

Inspection Date: 4-2-07

Landowner name: CHARLES V. GRACIA

Mailing address: 1725 DOGWOOD LN.

City, State, Zip: BOULDER CO. 80304

Site address: F55 COUNTY RD. 103

Phone number: 303-570-6513

Road access: LFT. HND. CANY. TO PK. TO PK
GO NORTH 1 1/2 mi. to CTY RD 103 (Directions from main access
road) ON RIGHT GO 50 YDS SIGN ON
LEFT. BIG HILLSIDE

Docket Number: SPR-06-016 (SPR, LU, Etc.)

Section: 30

Township: 2N

Range: 72W

Legal Description: _____

Elevation: 8880 (feet)

Lot size (acres): 4.45 (Acres)

Number of Structures: 1 (All structures to be present)

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

New Structure: SINGLE FAMILY RES. (House/Barn/new addition/etc..)

Structure SQR. FT.: 3418 (Total square feet of structure)

Structure aspect: S/E FACING Hill (Dominant facing direction/view)

Garage if detached: _____ (Total square feet)

Out buildings: _____ (Total square feet of sheds, cabins, ect...)

Driveway length: 85 (Actual length in feet from road to home)

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

House design: INTERMEDIATE (simple/complex)

Home buffer material: CRUSHED GRAVEL (Stone/crushed gravel/decorative stone)

Roof Design: INTERMEDIATE (simple/complex)

Roof material: METAL (Asphalt shingles/concrete tiles/metal)

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

Siding material: STONE / HARDI PLANK (NON-COMBUSTIBLE SIDING)
(Cement/hardboard/log/stucco/stone/wood)

Windows (#): 21 (approximate number of windows)

Windows Size: SM./MD. (On average: small/medium/large)

ALUM/WOOD INT./ALUM. EXT (Wood/aluminum/aluminum clad)
Windows Frames: _____
Windows Aspect: SOUTH + EAST (Dominant viewing direction)
Window Construction: E-COATING (Tempered glass/e-coating/etc.)
Sliding Glass Doors: 2S/1E^{3 TOTAL} (Location and Number)
Door Material: WOOD/STEEL (Wood/steel/fiberglass/composite)
Deck material: COMPOSITE (Wood/composite materials)
Deck Description: OPEN/ELEVATED (Enclosed/open underneath or overhead)
BALCONY/ENCLOSED UNDERNEATH
Deck support type: CONCRETE/POSTS (Timber posts/logs/steel/concrete/stone)
Deck buffer material: CRUSHED ROCK/GRAVEL (Crushed rock/gravel)
Deck weed barrier: FIBERGLASS (Fiberglass/polyester)
Utility Location: from front South (Pole/buried: Direction from structure)
Leach field: South (Distance from house, and direction)
Cistern: _____ (Distance from house, and direction)
Cistern Type: _____ (Domestic Cistern or Fire Cistern)
Cistern size: _____ (gallons)
Making a donation to community cistern : _____ (Yes or No)
Have you talked to the local fire department : YES (Yes or No)
Are you required to have a sprinkler system : YES (Yes or No)
Water supply: WELL (Well or main line)
Well (if applicable): _____ (Distance from house, and direction)
Propane or natural gas: PROPANE
Propane Tank location: _____ (Distance from house and direction)

Slash disposal: CHIPPED/SLATTERED (chipped/hailed/burned/lop-scatter)

Can you provide a copy of a map with locations: YES (Yes or No)

This part will be filled out by the inspecting forester

FPD:

Indian Peaks

Dominant fuel type:

lodgepole

(Grass/forbs/shrubs/slash/etc)

Dominant overstory:

lodgepole

Co-dominant overstory:

lumber

Fuel model type:

2 to 9

Aspect:

South

(Direction of slope)

Slope:

20-30

Building site:
slope)

mid slope

(Chimney/saddle/valley/ridge/mid-

Site moisture:

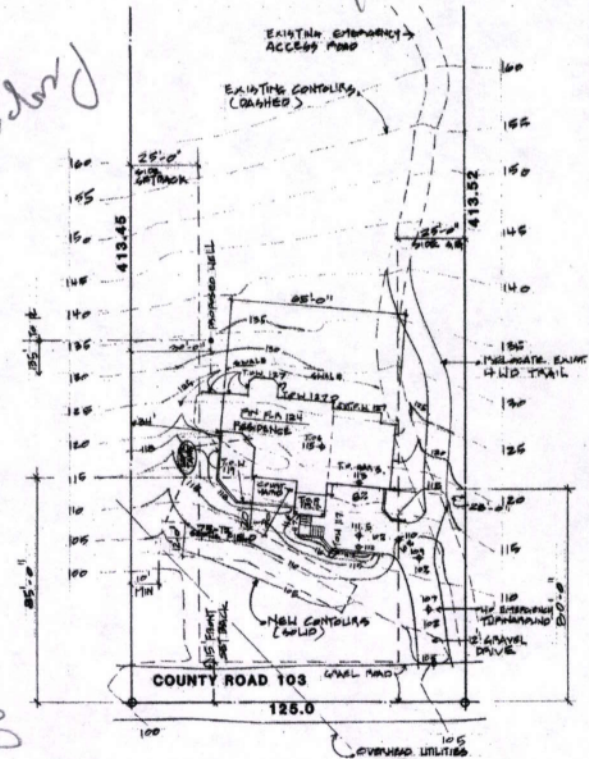
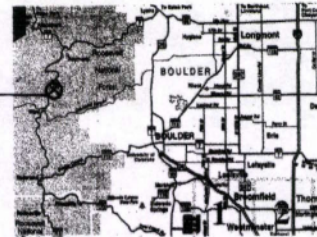
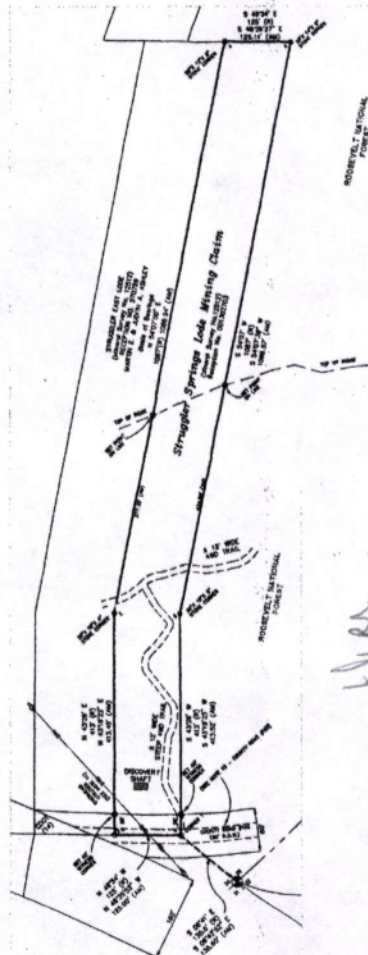
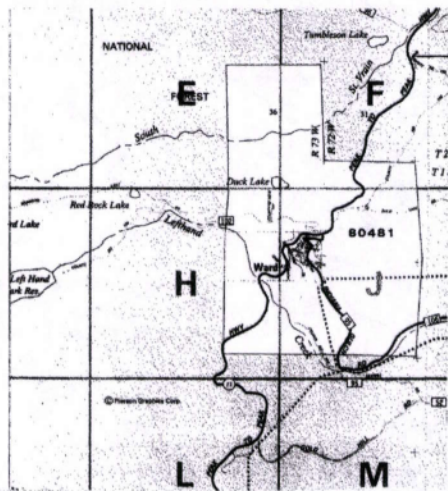
dry

Natural fire barrier:

Road South

Insect & Disease Diagnosis:

NONE



SITE PLAN

SCALE: 1" = 20.0'

4.45 ACRES

ZONING: FORESTRY

DOCKET SPR-06-016

CHARLES GRACIA
303-570-6513
1725 DOGWOOD LANE
BOULDER COLORADO 803

**CUSTOM RESIDENCE for
AMERICAN BEAUTY
CONSTRUCTION**
COUNTY ROAD 103 & PEAK to PEAK
BOULDER COUNTY COLORADO

Skyline Design
 Michael J. Patterson
 10101
 10101



REVISIONS 1102
DATE: 11-1-97
JOB 1102
DRAWN MLF
CHECKED MLF

SHEET TITLE
SITE PLAN

SHEET
A1



Nicole, I did the best I could on most questions. Please contact me at my e-mail or cell regarding a site visit and/or to finish filling out the application. The well, propane tank, and septic will be whatever distances that are required. I have talked with Norm Bowers of the Peak to Peak Fire Dept. and it was on his suggestion that the sprinkler systems be installed. Any other changes ie: cisterns/community cistern contribution would be at his suggestion also, I'm assuming. Any feedback is welcome and I appreciate your time.











CHARLES V. GRACIA
AMERICAN BEAUTY CONSTRUCTION L.L.C.
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Cistern in basement (Individual) fire or?

septic below
well in back

Gray Toyota w/topper

 **WebMail - RE: CSFS-WMP** 

 Delete  File  Create  Reply  Reply All  Forward  Previous  Next  Options  Inbox

 Help

Date Sent: Friday, March 30, 2007 10:05 AM

From: "Philips, Eric" <ephilips@co.boulder.co.us> [Add to Address Book](#)

To: palestro

Subject: RE: CSFS-WMP

Status: ☐ Urgent ☐ New

Yes, that's correct. There are very few coniferous trees near the house (maybe a larger limber pine and/or a lodepole) and the planners wanted to keep as many as possible for screening. Should be pretty easy, you may not even have to mark anything.

-----Original Message-----

From: palestro [palestro@lamar.colostate.edu]

Sent: Friday, March 30, 2007 8:48 AM

To: Philips, Eric

Subject: CSFS-WMP

Hello, Charles Garcia 55 County Road 103 SPR-06-016. He had mentioned that the county marked one or two trees to save but he also said that there werenot very many on the property.

Nicole Palestro



Secure mode active.

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Site Plan Changes Along Front Yard:

Setback from front lot line: 15 feet.

Distance given for stand of trees along road: 20 feet (approximately)

Minimum distance of septic field to house: 20 feet