

WILDFIRE MITIGATION PLAN

For Jim and Eve Weglarz
1021 Ridge Rd, Jamestown, CO
Docket: SPR - 06 - 108
Inspection date: 9/19/2007

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

Jim and Eve Weglarz
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PURPOSE OF A WILDFIRE MITIGATION PLAN

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

SITE LOCATION AND PROPERTY DESCRIPTION

The property is located in Section 26 & 27, Township 2N, and Range 72W, Lot 7A. The property is located within the Lefthand Fire Protection District (720-214-0559). A 5,304 sq. ft. residence and a 120 sq.ft. shed are proposed for the site. The lot is 4.02 acres in size and has a modest ~2-15 percent slope with a south-southeast aspect. The site is at ~8,275 feet in elevation and located on a midslope which is relatively dry. Ridge Rd to the west and an access to the east create a small natural barrier that may help slow the spread of a surface fire on the site.

CONSTRUCTION DESIGN AND MATERIALS

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

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

The exterior wall material is to be hardi plank siding. Soffits and fascia are to be 1/4" thick cement board. The structure will have 31 medium sized windows with the primary viewing direction being toward the east side of the structure. Windows will be double glazed with Low-E coating and tempered glass where required. Frames are to be made of aluminum clad wood. Exterior doors are to be 1 3/4", fire-rated, and made of steel and wood. Two sliding glass doors will exist in the basement and 1st floor. Two window wells will exist on the Westside basement. **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.**

UTILITIES

The propane tank is to be set on a pad of crushed rock overlaying a weedbarrier ~30 ft to the north of the residence. Utilities for the property are solar PV. The septic field is located ~75 ft to the east of the residence. A well is located ~24 ft. to the north.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

Access the property from Boulder by heading north on Highway 36 to Lefthand Canyon, head west on Lefthand Canyon through Jamestown to the Bar-K Ranch, turn south on Rock Lake Rd, take a left on Ridge Rd end at 1021.

The driveway will create minimal amount of site disturbance and soil compaction and will require the removal of few trees. The driveway is ~12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12 percent. The driveway is

approximately 63 feet long therefore no turn around will be required. Since the driveway is less than 400 ft., no pull-outs are required along the driveway.

EMERGENCY WATER SUPPLY FOR FIRE FIGHTING

Emergency water source will be from a 2,500 gallon individual cistern and will be located 55 ft east of the residence. The cistern will be located a minimum of 50 feet from the front of the house and no further than 150 ft from the rear of the structure. 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 Lefthand Fire Protection District (720-214-0559) 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 8ft or 1/3 the height of the tree, whichever is less. Harvested wood that remains on site will be stacked at least 30 feet from the house and at the same elevation when possible. Slash from the harvest will be hauled off site. 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 Lefthand Fire Protection District (720-214-0559).

FOREST COMPONENT AND HEALTH

The site has a dominant overstory consisting of ponderosa pine (*Pinus ponderosa*) with a ponderosa pine (*Pinus ponderosa*), Douglas-fir (*Pseudotsuga menziesii*), limber pine (*Pinus flexilis*), lodgepole pine (*Pinus contorta*), and quaking aspen (*Populus tremuloides*) component. The understory consists of a dense/sparse cover of native grasses, forbs and shrubs. The forested area is best represented by Fuel Model 8. Fuel Model 8 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.

Dwarf mistletoe (*Arceuthobium vaginatum*) was noted in a few trees on the property and adjacent to the property. Refer to the enclosed material or contact the Colorado State Forest Service for management recommendations..

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 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. 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 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 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 <http://www.ext.colostate.edu/pubs/natres/pubnatr.html> and find the *Quick Facts 6.302 Creating Wildfire Defensible Space*.

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

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

MAINTENANCE AND RECOMMENDATIONS

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

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

- Maintain your defensible space yearly; contact your local forester for a 5-year maintenance inspection
- Establish an escape route and safety zone with the aid of your local fire protection district
- Keep firewood at least 30 feet away from buildings; clear weeds and grass from around pile
- Do not stack fresh cut wood against live trees – this could invite unwanted insects
- When possible, maintain an irrigated green space; mow grasses 6" to 8" high
- Connect, and have available, a minimum of 50 feet of garden hose with an adjustable nozzle
- Have an emergency evacuation plan in place (included in wildfire mitigation plan)
- Be aware of fire danger; your nearest fire danger sign is located at your fire station or check the Boulder Fire Weather website at www.crh.noaa.gov/bou
- 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.

Landscape view of the Jim and Eve Weglarz Property
1021 Ridge Rd, Jamestown, CO
SPR - 06 - 108

Overland Rd

1021 Ridge Rd

County Rd 102J

Legend

— Property Boundary
0 337.5675 1,350 2,025 2,700 Feet



This map is intended for display purposes only
and is not intended for any legal representations

Property of Jim and Eve Wegrarz
1021 Ridge Rd, Jamestown, CO
SPR - 06 - 108

Proposed Residence

Ridge Rd

Legend

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

0 25 50 100 150 200
Feet



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DIRECTIONS FOR FILLING OUT FORM:

Please fill out the data form as completely as possible. You may email it to Matthew Jedra at mjedra@lamar.colostate.edu or fax it to 303-823-5768, or bring it to the scheduled appointment.

Any **Bolded** categories will be filled in by the Colorado State Forest Service (CSFS) representative at the time of initial site visit. If you have any questions about this form please contact Matthew Jedra at 303-823-5774.

Wildfire Mitigation Plan
FIELD DATA FORM

Inspection Date: 9/19/07

Landowner name: Jim & Eve Wedarz

Mailing address: ~~1021 Ridge Rd~~ → ^{mailing} current address
~~Jameson, CO~~ → 1083 Button Rock Dr
Longmont, CO 80501

Site address: 1021 Ridge Rd

Phone number: 303 682 9489

Road access: Left Hand Canyon (Directions from main access road)

Docket Number: SPR-06-108 (SPR, LU, Etc.)

Section: 26+27

Township: 2N

Range: 72W

Legal Description: Lot 7A

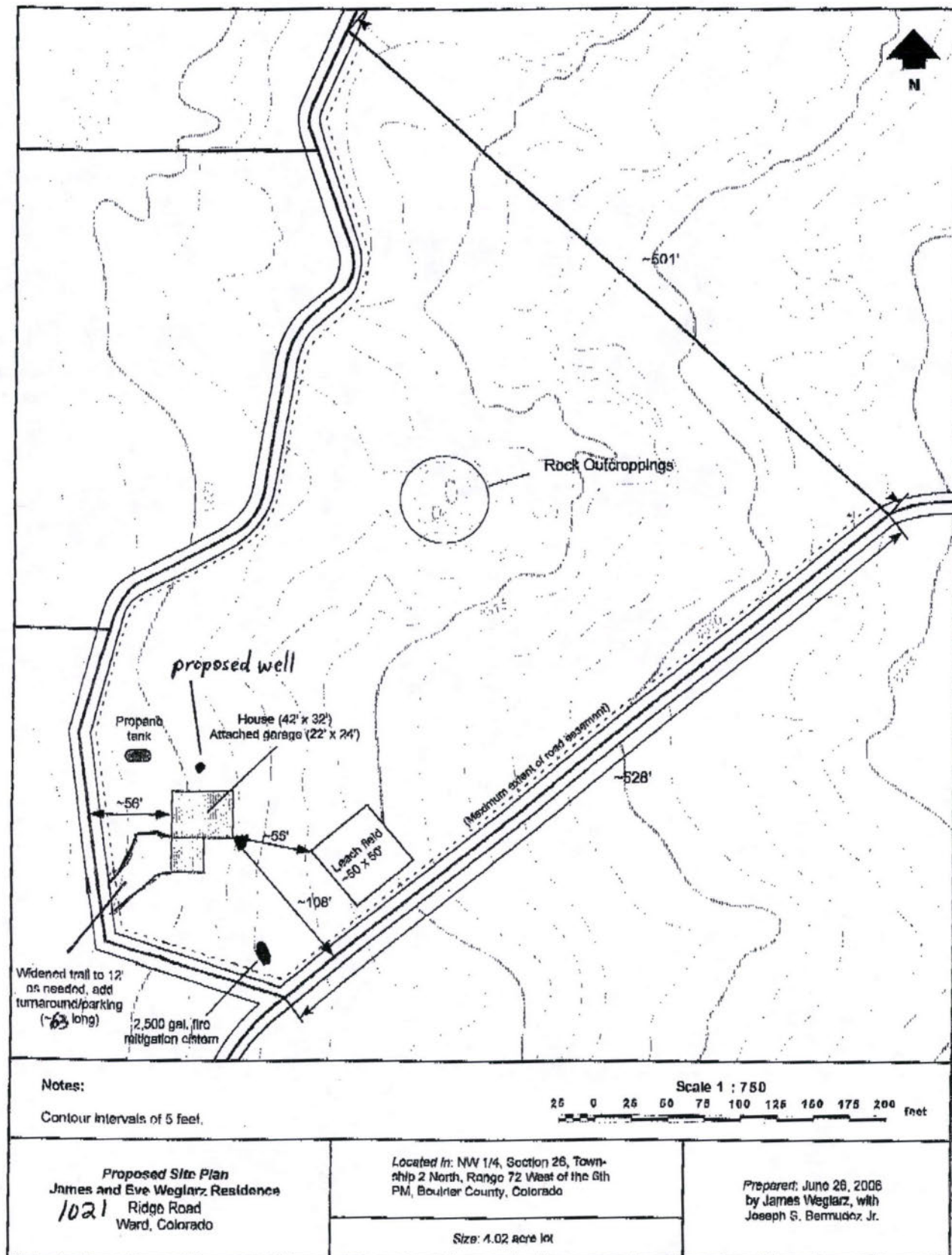
Elevation: 8275' (feet)

Lot size: 4.02 (Acres)

Driveway length: 63 ft. (Actual length in feet from road to home)
 Driveway trees removed: few (few/many/none)
 House design: simple (simple/complex)
 Home buffer material: crushed gravel (Stone/crushed gravel/decorative stone)
 Roof Design: simple (simple/complex)
 Roof material: Asphalt shingles (Asphalt shingles/concrete tiles/metal)
 Soffits type: cement board (Plywood/hardboard/cement board)
 Siding material: hardy plank (Cement/hardboard/log/stucco/stone/wood)
 Windows (#): 31 (approximate number of windows)
 Windows Size: medium (On average: small/medium/large)
 Windows Frames: aluminum clad (Wood/aluminum/aluminum clad)
 Windows Aspect: east (Dominant viewing direction)
 Sliding Glass Doors: 2, 1st FL, basement (Location and Number)
 Window Construction: all e-coating, some tempered (Tempered glass/e-coating/etc.)
 Window wells: 2, west side basement (Number and location if present)
 Door Material: main wood, other steel (Wood/steel/fiberglass/composite)
 Deck material: composite (Wood/composite materials)
 Deck Description: open (Enclosed/open underneath or overhead)
 Deck support type: timber posts (Timber posts/logs/steel/concrete/stone)
 Deck buffer material: gravel (Crushed rock/gravel)
 Deck weed barrier: polyester (Fiberglass/polyester)
 Number of Structures: 1 house (All structures to be present)
 Existing Structures: none (House/barn/garage/etc.)

New Structure: house with attached garage (House/Barn/new addition/etc..)
Structure SQR. FT.: 5,304^{tot} / 2,304^{finished} (Total square feet of structure)
Utility Location: solar PV (Pole/buried: Direction from structure)
Structure aspect: east (Dominant facing direction/view)
Garage if detached: - (Total square feet)
Out buildings: shed 120 sq.ft. (Total square feet of sheds, cabins, ect...)
Leach field: 75' east (Distance from house, and direction)
Cistern size: 2,500 (gallons)
Cistern: 55' (Distance from house, and direction)
Cistern Type: Fire (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)
Water supply: well (Well or main line)
Well (if applicable): 24' north (Distance from house, and direction)
Propane or natural gas: propane
Propane Tank location: 30' north (Distance from house and direction)
Slash disposal: hauled (Chipped/hauled/burned/lop-scatter)
Can you provide a copy of a map with locations : yes (Yes or No)



Hi Matt,

For our meet today at 11:00 at my property
- 1021 Ridge Rd, - here are directions +
two maps.

From Boulder - up Left Hand canyon up past
Jamestown to the Bar-K ranch. - Left
into Bar-K, left on Ranch Rd - to end.
Then left on Ridge & continue to end &
Proceed on back road approx 1 mile
& property is at fork.

See - two maps also.

Thanks,
Jim.

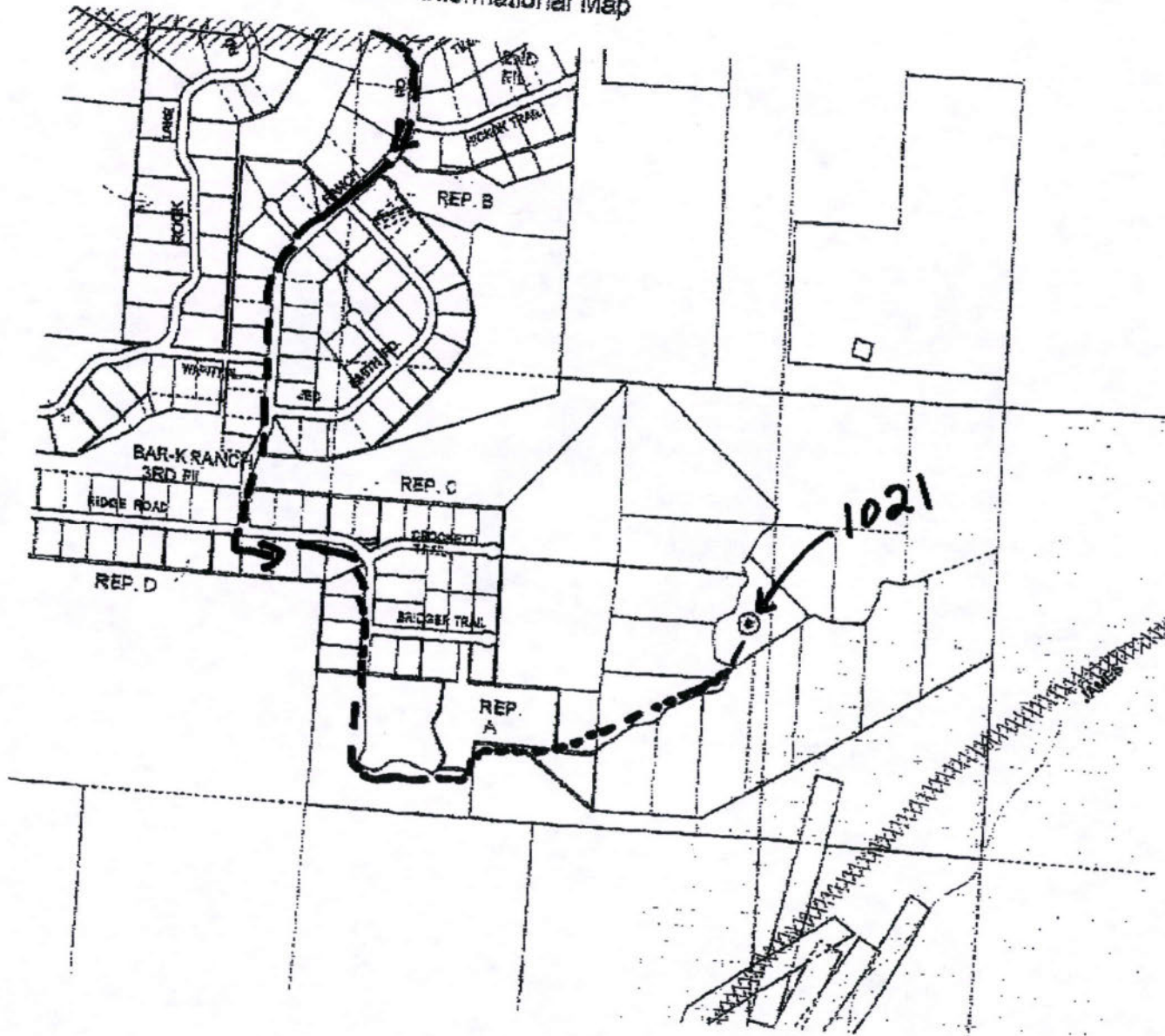
BOULDER COUNTY

Land Use Department
Informational Map

LOCATION



This map is for informational purposes only and, in itself, does not indicate whether property will conflict with any Comprehensive Plan or Environmental Resources. Review processes may also reveal environmental resources not found on County maps.



- Owners Like WEGLARZ
- ▨ Municipalities
- ▨ Open Corridor, Roadside
- ▨ Open Corridor, Streamside
- ▨ Overland Habitat Connectors
- ▨ Stream Habitat Connectors
- ▨ Significant Riparian Corridors
- ▨ Critical Wildlife Habitats
- ▨ Rare Plant Areas
- ▨ Flood Plain
- ▨ FO Zoning District
- ▨ Environmental Conservation Areas
- ▨ Environmental Conservation Areas
- ▨ Natural Landmarks and Areas
- ▨ Significant Natural Communities
- ▨ Significant Agricultural Lands
- ▨ National Importance
- ▨ Statewide Importance
- ▨ Local Importance

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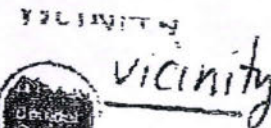


This map is for illustrative purposes only, and is not suitable for parcel specific decision making. The areas depicted here are approximate. More site-specific analysis may be required to draw accurate conclusions.

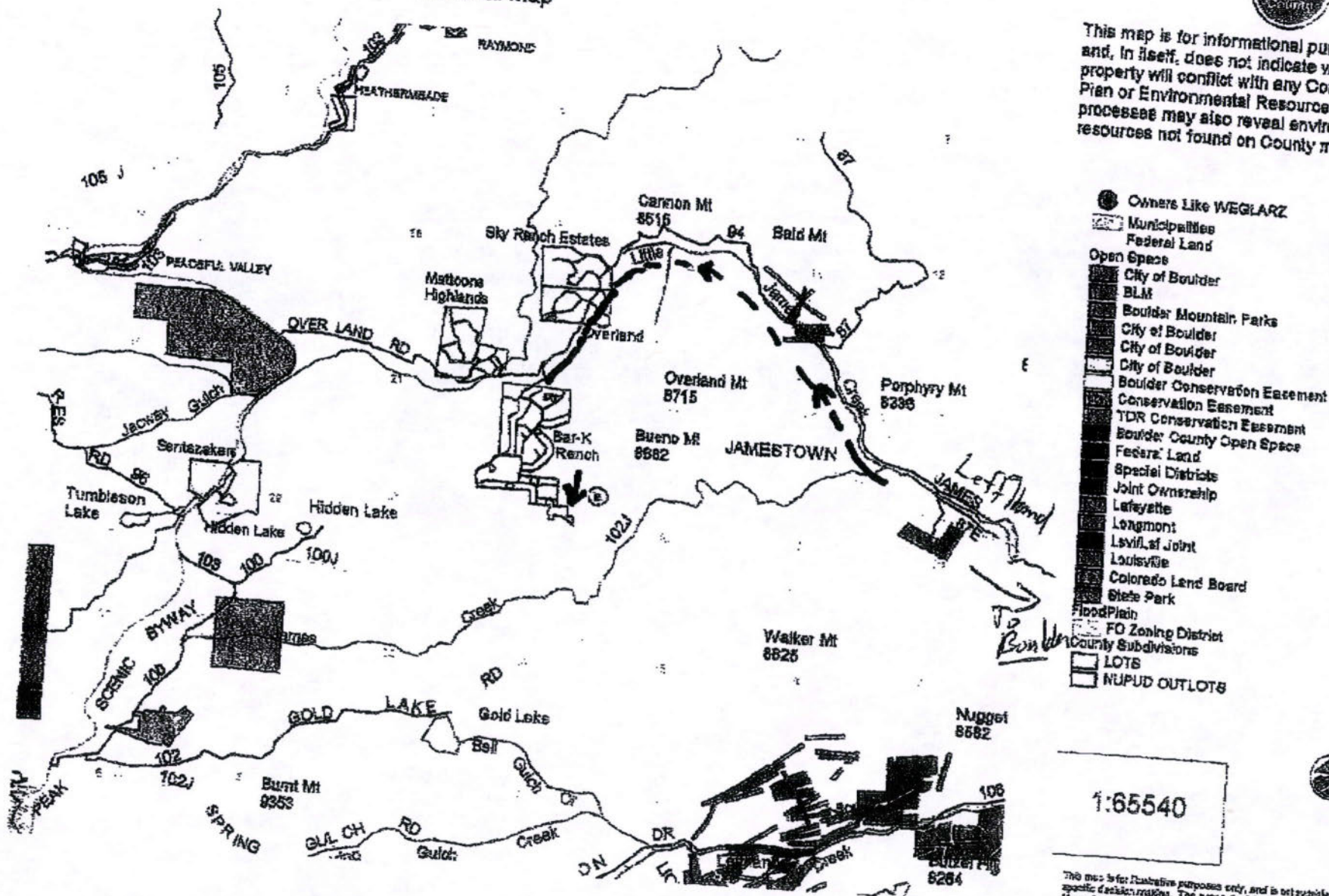
Scale: 1" = 1/4" County

BOULDER COUNTY

Land Use Department
Informational Map



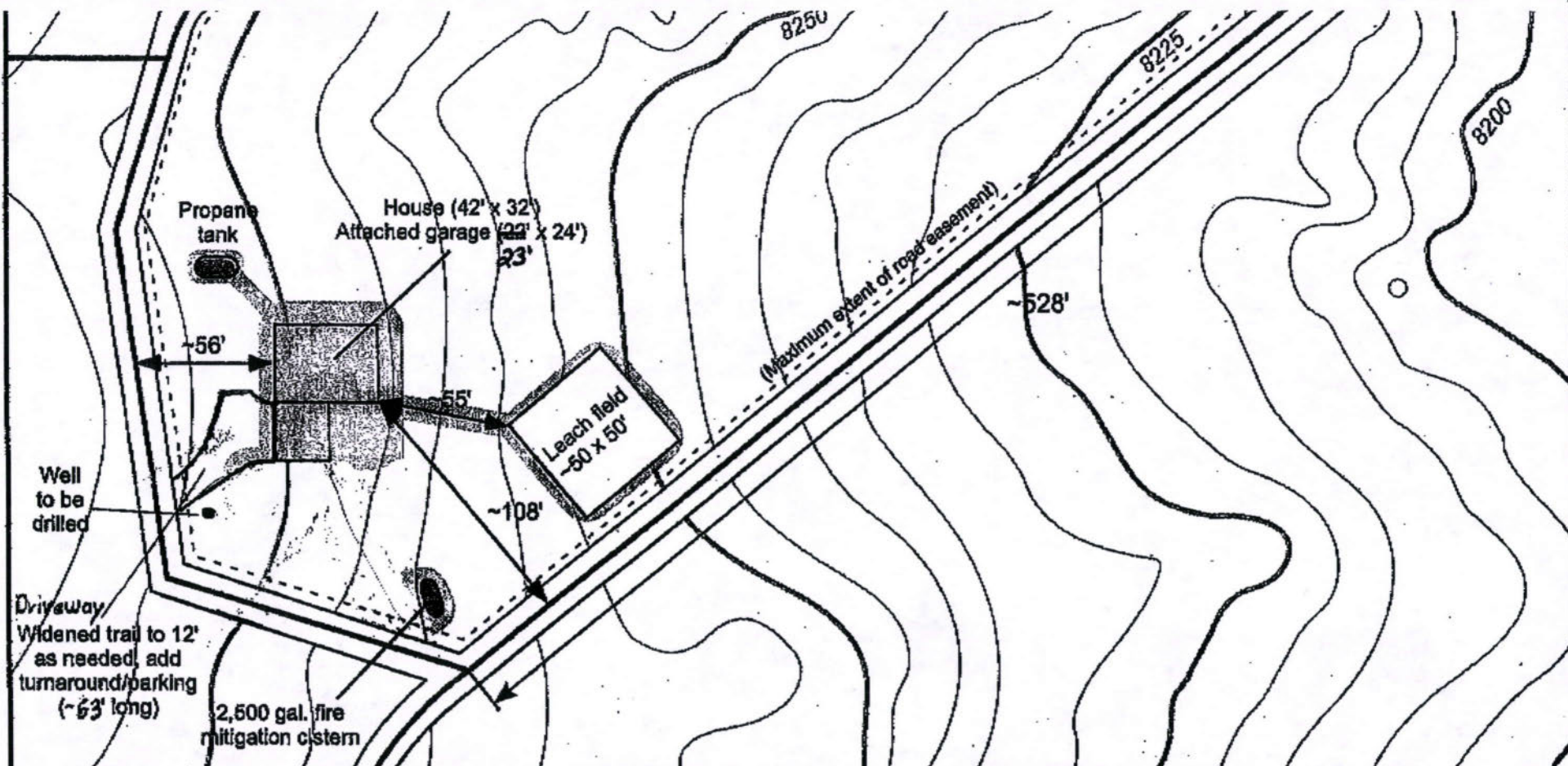
This map is for informational purposes only and, in itself, does not indicate whether property will conflict with any Comprehensive Plan or Environmental Resources. Review processes may also reveal environmental resources not found on County maps.



1:65540

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Boulder County



Notes:

Contour intervals of 5 feet.

Areas to be reseeded with native seed mix (see attached).

Scale 1 : 750

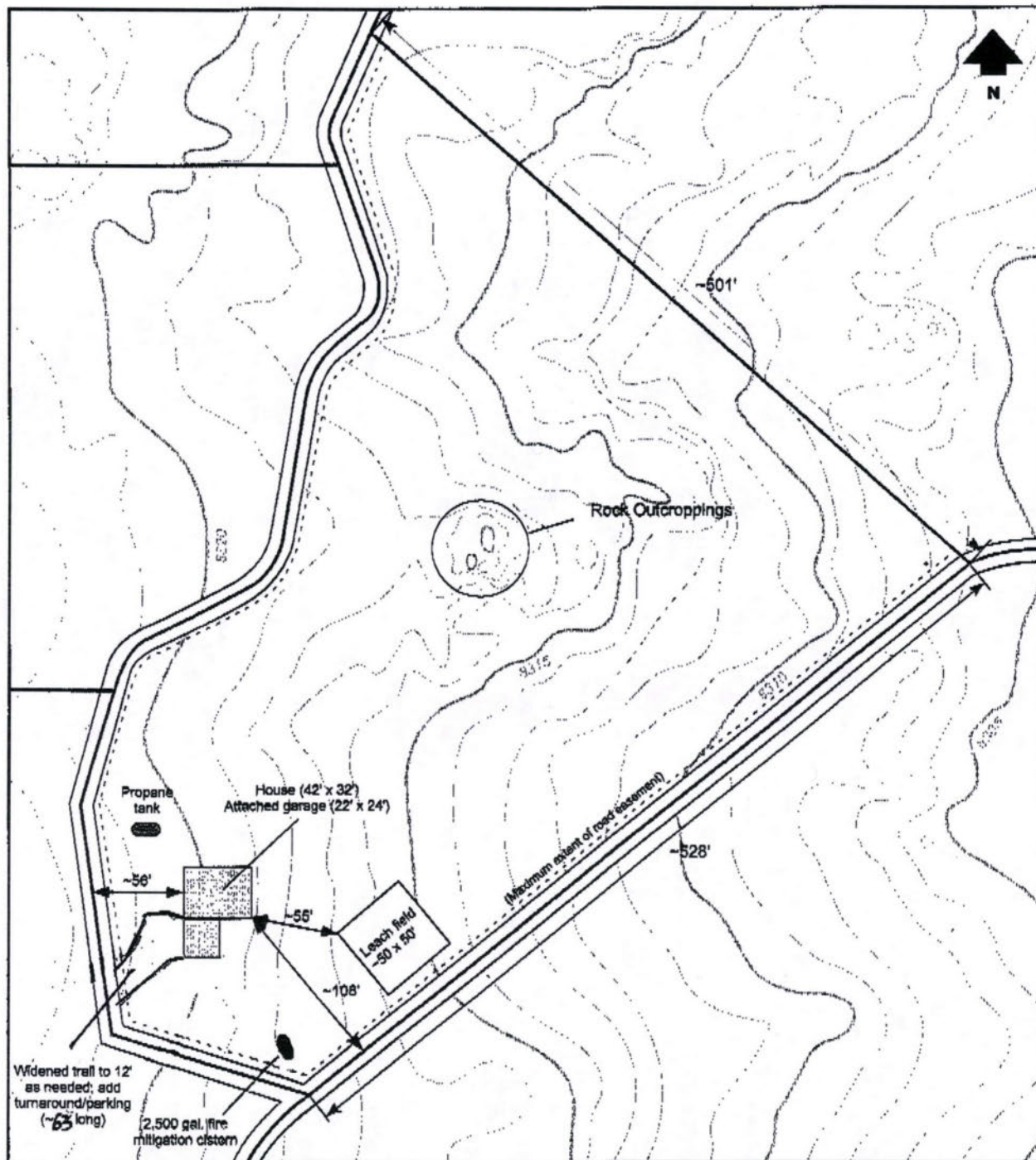
25 0 25 50 75 100 125 150 175 200 feet

Revegetation Plan
James and Eve Weglarz Residence
 Ridge Road
 Ward, Colorado

Located in: NW 1/4, Section 26, Town-
 ship 2 North, Range 72 West of the 6th
 PM, Boulder County, Colorado

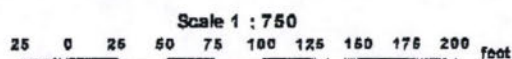
Size: 4.02 acre lot

Prepared: July 28, 2006
 by James Weglarz, with
 Joseph S. Bermudez Jr.



Notes:

Contour intervals of 5 feet.

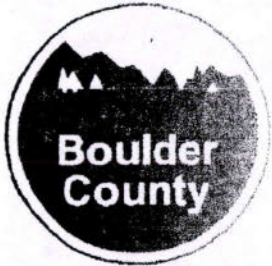


Proposed Site Plan
James and Eve Weglarz Residence
Ridge Road
Ward, Colorado

Located in: NW 1/4, Section 28, Town-
ship 2 North, Range 72 West of the 6th
PM, Boulder County, Colorado

Size: 4.02 acre lot

Prepared: June 28, 2008
by James Weglarz, with
Joseph S. Bermudez Jr.



Land Use Department

13th & Spruce Streets • Boulder, Colorado 80502 • (303) 441-5930

MEMO TO: County Transportation, Health and Parks Departments, and Left Hand FPD.
FROM: Millissa Berry, Staff Planner
DATE: November 17, 2006
RE: Site Plan Review application SPR-06-108.

Docket SPR-06-108: WEGLARZ residence Site Plan Review

Request: Site Plan Review for the construction of a 5,304 sf residence (1,896 sf basement, 1344 sf first floor, 552 sf garage, 1512 sf 2nd floor); 276 cy earthwork for driveway & other non-foundational grading.
Location: At 1021 Ridge Raod in Section 26, Township 2N, Range 72W
Location: At 1021 Ridge Raod in Section 27, Township 2N, Range 72W
Zoning: Forestry (F)
Applicant: James & Eve Weglarz

Site Plan Review by the Boulder County Land Use Director is required for new building / grading / access or floodplain development permits in the plains and mountainous areas of unincorporated Boulder County. The review considers potential significant impact to the ecosystem, surrounding land uses and infrastructure, and safety concerns due to natural hazards.

The Land Use staff values comments from individuals and referral agencies. Please check the appropriate response below or send a letter. Late responses will be reviewed as the process permits; all comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to review the entire file at the Land Use Department, 13th and Spruce, Boulder.

Please return responses to the above address by December 6, 2006.

_____ We have reviewed the proposal and have no conflicts.

_____ Letter is enclosed.

Signed _____ PRINTED Name _____

Agency or Address _____

Boulder County Land Use Department
13th and Spruce Streets
Boulder, CO 80306

November 5, 2006

Dear Land Use Planners,


The enclosed ***Site Plan Review*** application and all supporting documentation are for a custom designed home for our family. The house will have two floors and a basement including one bedroom, kitchen, full bath, half bath, and study on the first floor; two bedrooms and a full bathroom on the second floor. There will also be a deck on the east side of the house that will wrap around on the south side for access to the main entrance.

The terrain plan and concept is to maintain original terrain, natural beauty and fit into the existing terrain and as much as possible. The design of the house is a simple rectangle with an attached garage and shed dormers to maintain a lower roof. A walkout basement is provided to fit into the natural, gentle shape of house site. There is an elevation drop of 5 feet over the 42-foot length of the house from West to East. This provides the uphill side of the lower level to become obscured by the natural existing grade, thus downscaling the vertical impact of the structure and 'planting' it into the site.

The lot is approximately 4.02 acres in size and is generally wooded, punctuated by several low-lying rock outcroppings. The driveway was chosen to follow the existing trail on the property and to minimize site disruption.

Thank you for your time and consideration in this matter.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'James and Eve Weglarz', written over a horizontal line.

James and Eve Weglarz
1083 Button Rock Drive
Longmont, CO 80501



BOULDER COUNTY LAND USE DEPARTMENT
2045 13th Street / 13th & Spruce Streets / Courthouse Annex
P.O. Box 471 / Boulder, Colorado 80306
303.441.3930 / Fax 303.441.4856

SHADED AREAS FOR STAFF ONLY	
INTAKE STAMP	

APPLICATION FORM

PROJECT NUMBER		PROJECT NAME			
*No Application Deadline: <input type="checkbox"/> LIMITED IMPACT SPECIAL USE <input checked="" type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> SITE PLAN REVIEW WAIVER <input type="checkbox"/> SUBDIVISION EXEMPTION <input type="checkbox"/> 1041-STATE INTEREST REVIEW <input type="checkbox"/> OTHER		*Application Deadline - 1st Wednesday of the month: <input type="checkbox"/> VARIANCE <input type="checkbox"/> APPEAL		*Application Deadline - 2nd Wednesday of the month: <input type="checkbox"/> EXEMPTION PLAT <input type="checkbox"/> LOCATION AND EXTENT <input type="checkbox"/> RESUBDIVISION (REPLAT) <input type="checkbox"/> ROAD/EASEMENT VACATION <input type="checkbox"/> PRELIMINARY PLAN <input type="checkbox"/> ROAD NAME CHANGE <input type="checkbox"/> SPECIAL USE/SSDP <input type="checkbox"/> EXTENSION OF APPROVAL <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> SKETCH PLAN <input type="checkbox"/> REZONING	
LOCATION(S) - STREET ADDRESS(ES) <i>Bridger Trail Jamestown, CO 80455</i>					
SUBDIVISION NAME <i>R72WS26</i>					
LOT(S) <i>Parcel 7A</i>	BLOCK(S)	SECTIONS(S) <i>26+27</i>	TOWNSHIP(S) <i>T2N</i>	RANGE(S) <i>R72WS27</i>	
AREA IN ACRES <i>4.02</i>	EXISTING ZONING <i>Forestry (F)</i>	EXISTING USE OF PROPERTY	NUMBER OF PROPOSED LOTS <i>1</i>		
PROPOSED WATER SUPPLY <i>Well</i>		PROPOSED SEWAGE DISPOSAL METHOD <i>Septic / Absorption Leach Field</i>			
APPLICANTS					
APPLICANT/PROPERTY OWNER <i>James + Eve Weglarz</i>			EMAIL ADDRESS <i>jamweglarz@comcast.net</i>		
STREET ADDRESS <i>1083 Button Rock Dr.</i>			<i>303-827-3421</i>		
CITY <i>Longmont</i>	STATE <i>CO</i>	ZIP CODE <i>80501</i>	PHONE NUMBER <i>303-682-9489</i>	FAX NUMBER	
APPLICANT/PROPERTY OWNER			STREET ADDRESS		
CITY	STATE	ZIP CODE	PHONE NUMBER	FAX NUMBER	
AGENT/CONSULTANT			EMAIL ADDRESS		
STREET ADDRESS					
CITY	STATE	ZIP CODE	PHONE NUMBER	FAX NUMBER	
AGENT/CONSULTANT			STREET ADDRESS		
CITY	STATE	ZIP CODE	PHONE NUMBER	FAX NUMBER	
CERTIFICATION					
<p>I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing the application I am acting with the knowledge and consent of those persons who are owners of the subject property or are parties to this application. 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 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.</p> <p>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.</p>					
SIGNATURE <i>X</i> <i>James Weglarz</i>			DATE <i>11-5-06</i>		
SIGNATURE <i>X</i> <i>Eve Weglarz</i>			DATE <i>11-5-06</i>		

• PLEASE REFER TO THE REGULATIONS AND APPLICATION SUBMITTAL PACKAGE FOR COMPLETE APPLICATION REQUIREMENTS •

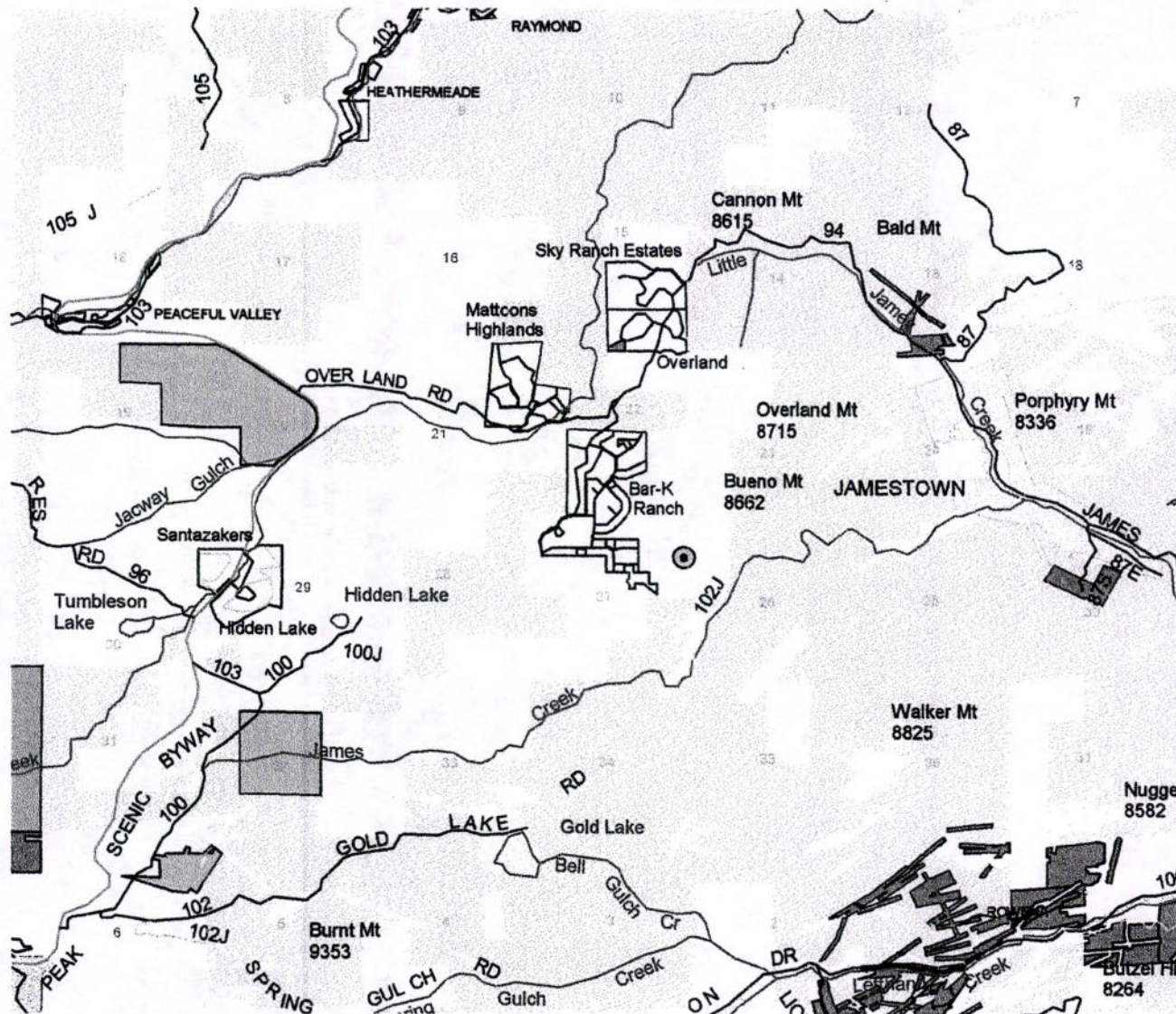
BOULDER COUNTY

Land Use Department
Informational Map

Vicinity



This map is for informational purposes only and, in itself, does not indicate whether property will conflict with any Comprehensive Plan or Environmental Resources. Review processes may also reveal environmental resources not found on County maps.



- Owners Like WEGLARZ
- Municipalities
- Federal Land
- Open Space
 - City of Boulder
 - BLM
 - Boulder Mountain Parks
 - City of Boulder
 - City of Boulder
 - City of Boulder
 - Boulder Conservation Easement
 - Conservation Easement
 - TDR Conservation Easement
 - Boulder County Open Space
- Federal Land
- Special Districts
- Joint Ownership
- Lafayette
- Longmont
- Lsv/Laf Joint
- Louisville
- Colorado Land Board
- State Park
- FloodPlain
- FO Zoning District
- County Subdivisions
- LOTS
- NUPUD OUTLOTS

1:65540

This map is for illustrative purposes only, and is not suitable for parcel specific decision making. The areas depicted here are approximate. More site-specific studies may be required to draw accurate conclusions.

Boulder County

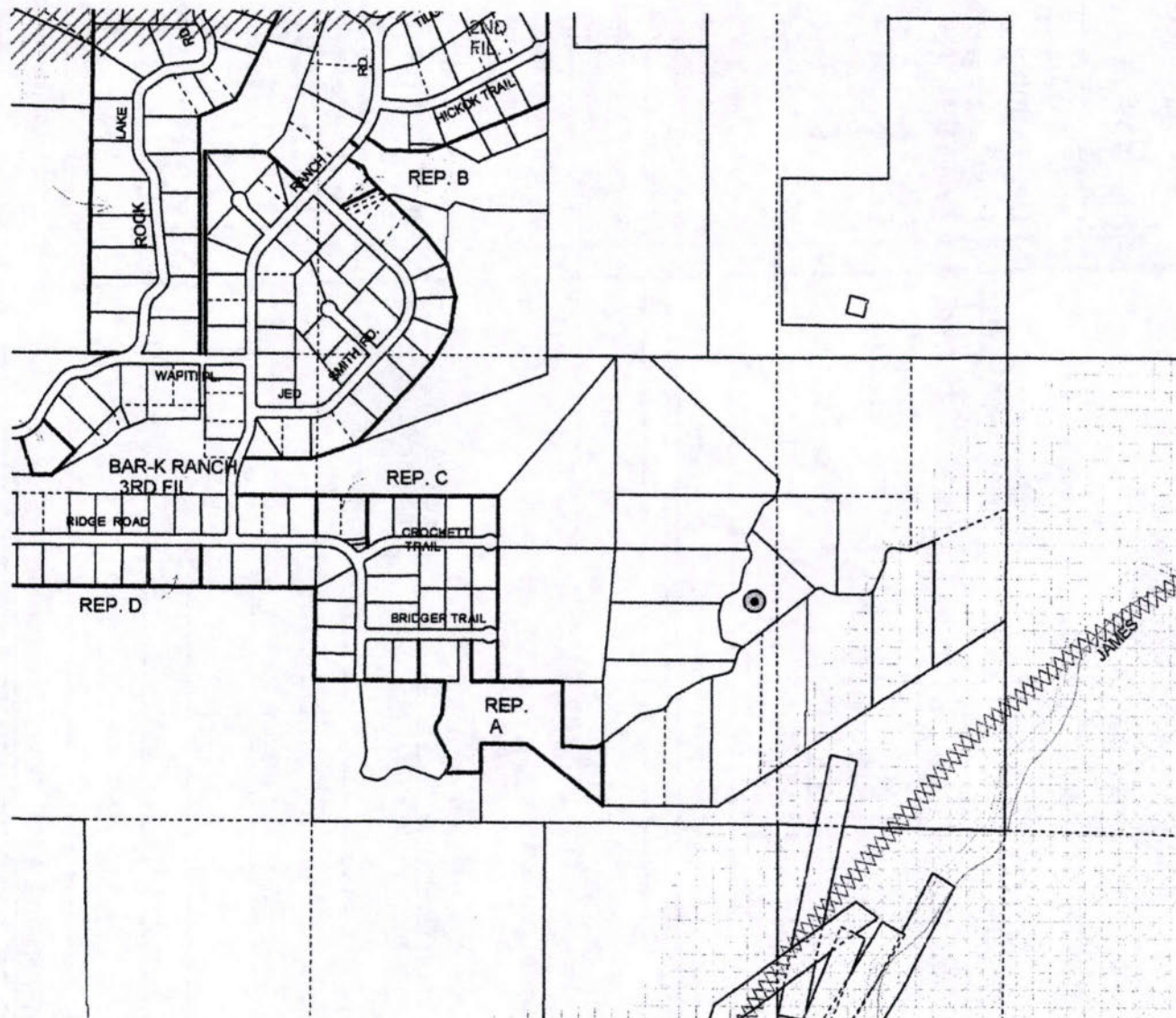
BOULDER COUNTY

Land Use Department
Informational Map

LOCATION



This map is for informational purposes only and, in itself, does not indicate whether property will conflict with any Comprehensive Plan or Environmental Resources. Review processes may also reveal environmental resources not found on County maps.



- Owners Like WEGLARZ
- ▨ Municipalities
- ▨ Open Corridor, Roadside
- ▨ Open Corridor, Streamside
- ▨ Overland Habitat Connectors
- ▨ Stream Habitat Connectors
- ▨ Significant Riparian Corridors
- ▨ Critical Wildlife Habitats
- ▨ Rare Plant Areas
- FloodPlain
- ▨ FO Zoning District
- Environmental Conservation Areas
- Environmental Conservation Areas
- Natural Landmarks and Areas
- ▨ Significant Natural Communities
- ▨ Significant Agricultural Lands
- ▨ National Importance
- ▨ Statewide Importance
- ▨ Local Importance

1:11589



This map is for illustrative purposes only, and is not suitable for parcel specific decision making. The areas depicted here are approximate. More site-specific studies may be required to draw accurate conclusions.

Boulder County



Site Plan Review Fact Sheet

Each section of this Fact Sheet is required to be completed, even if the information is duplicated elsewhere in the application. Completed Fact Sheets cut application review time, and assist staff in expediting determinations. Please make duplicates of this page if the project involves more than two structures.

Structure Information

STRUCTURE #1:

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

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

PROPOSED FLOOR AREA (new construction only)			
	Finished	Unfinished	Total
Basement	1,094 sq/ft	802 sq/ft	1,896 sq/ft
1st Floor	1,344 sq/ft		1,344 sq/ft
2nd Floor	960 sq/ft	552 sq/ft	1,512 sq/ft
Garage <input type="checkbox"/> Detached <input checked="" type="checkbox"/> Attached		552 sq/ft	552 sq/ft
Covered Deck			
Total	3,398 sq/ft	1,906 sq/ft	5,304 sq/ft

Height above existing grade 30'

Exterior wall:
- Material Hardy plank
- Color Brown
Roofing:
- Material Asphalt Composite
- Color Dark Green

When completed, this structure will have a total of 3 bedrooms.

Project Identification

Project Name:
Weglarz

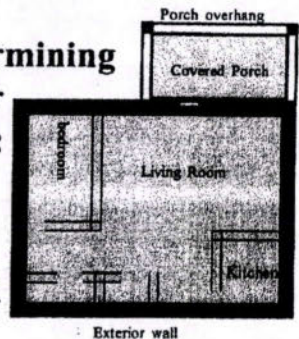
Property Address/Location:
Ridge Road, Ward

Current Owner:
Weglarz

Size of Property in Acres:
4.02

Determining Floor Area:

Floor area is measured in terms of square



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

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

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

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

STRUCTURE #2:

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

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

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

Height above existing grade _____

Exterior wall:
- Material _____
- Color _____
Roofing:
- Material _____
- Color _____

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



Site Plan Review Fact Sheet

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Structure Information

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(Finished + Unfinished sq.ft. - always include garage if attached)

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<input type="checkbox"/> Detached			
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Covered			
Deck			
Total	3,398 sq/ft	1,906 sq/ft	5,304 sq/ft

Height above existing grade 30'

Exterior wall:

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- Color Brown

Roofing:

- Material Asphalt Composite

- Color Dark Green

When completed, this structure will have a total of 3 bedrooms.

TYPE OF STRUCTURE:

(e.g. residence, studio, barn, etc.)

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

PROPOSED FLOOR AREA (new construction only)

	Finished	Unfinished	Total
Basement	sq/ft	sq/ft	sq/ft
1st Floor	sq/ft	sq/ft	sq/ft
2nd Floor	sq/ft	sq/ft	sq/ft
Garage			
<input type="checkbox"/> Detached			
<input type="checkbox"/> Attached	sq/ft	sq/ft	sq/ft
Covered			
Deck		sq/ft	sq/ft
Total	sq/ft	sq/ft	sq/ft

Height above existing grade _____

Exterior wall:

- Material _____

- Color _____

Roofing:

- Material _____

- Color _____

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

Project Identification

Project Name:

Weglarz

Property Address/Location:

Ridge Road, Ward

Current Owner:

Weglarz

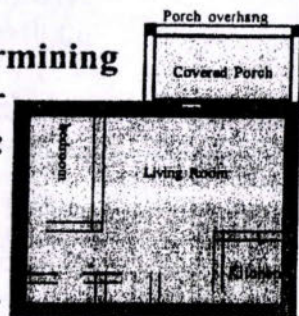
Size of Property in Acres:

4.02

Determining Floor Area:

Floor area is measured in terms of square

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



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Boulder County Land Use Dept.
Courthouse Annex, 13th & Spruce St.
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or <http://www.bouldercounty.us/lu>
E-mail:
planner@co.boulder.co.us

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

Narrative and Calculations:

The terrain plan and concept is to maintain original terrain, natural beauty and fit into existing terrain and grade as much as possible. Design of house with walkout basement is provided to fit into the natural, gentle shape of house site.

Four areas involve cut and fill:

1. Walkout basement area – east side of basement. A small cut area on the down hill side (east) of slope where at the basement wall, about 15' wide and 3 feet below grade out to about 10' approximately at grade. Would like natural grade to wrap around east side (see East Elevation) from the north and south sides.

Walkout basement area – east side (See East Elevation)

Cut Area:

Length – approximately 15'

Height – approximately 3' down to 0' over width of 10'

Width – approximately 10'

Calculation: $15' \times 1.5' \times 10' = 225/9 = 25 \text{ cu yd.}$

+ 20% = 30 cu yd. Total

2. The relatively short driveway (approximately 90') will have some cut and fill, but lengthwise mostly follows the natural grade of terrain. It will only need some leveling side to side in some sections.

Driveway

- A. Cut: 90' long, 10' wide, cut average 1' on high side (west) down to 0' on low (east side)

Calculation: $90' \times .5' \times 10' = 450/9 = 50$

+ 20% = 60 cu yd. total

- B. Fill: Area is first approximately 20' off of garage on down hillside (width) or east side.

Calculation: $20' \times 2 \times 23 = 920/9 = 102$

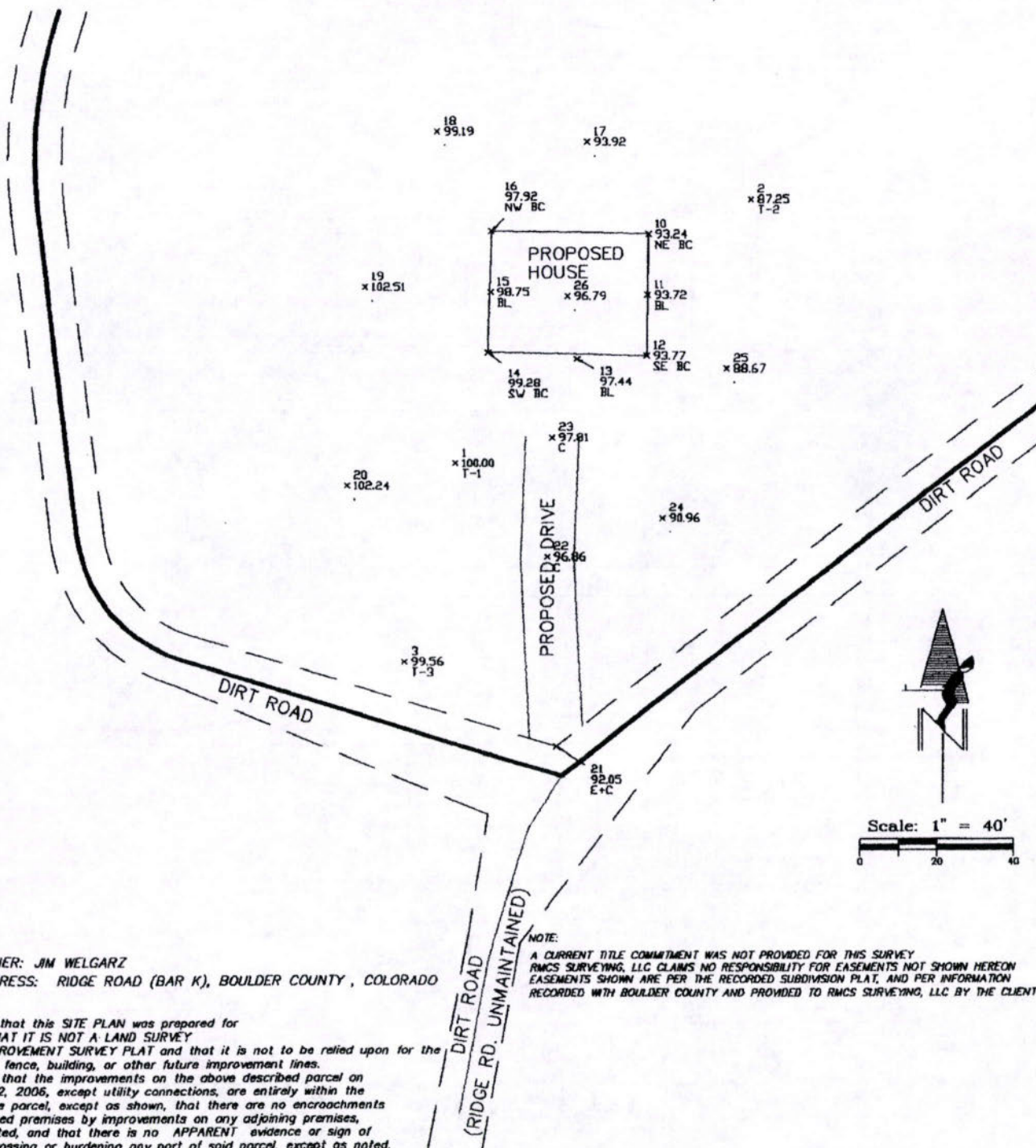
+ 20% = 123 cu yd total

3. Incidental backfill and grading around foundation.
 - a. Around perimeter of house except east side (accounted for in 1. above)
Average height of 2' down to 0' out a width of 3'.

OVER

SITE PLAN

NW 1/4, SEC 26, T2N, R72W, 6th P.M.
BOULDER COUNTY, COLORADO



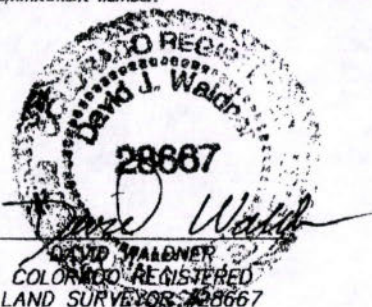
PROPERTY OWNER: JIM WELGARZ
PROPERTY ADDRESS: RIDGE ROAD (BAR K), BOULDER COUNTY, COLORADO

SITE PLAN

I, hereby certify that this SITE PLAN was prepared for JIM WELGARZ, THAT IT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I, further certify that the improvements on the above described parcel on this date, May 12, 2006, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no APPARENT evidence or sign of any easement crossing or burdening any part of said parcel, except as noted. Information concerning Easements and Deeds obtained from Title Company commitment number.

NOTE:

A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY. RMCS SURVEYING, LLC CLAIMS NO RESPONSIBILITY FOR EASEMENTS NOT SHOWN HEREON. EASEMENTS SHOWN ARE PER THE RECORDED SUBDIVISION PLAT, AND PER INFORMATION RECORDED WITH BOULDER COUNTY AND PROVIDED TO RMCS SURVEYING, LLC BY THE CLIENT.



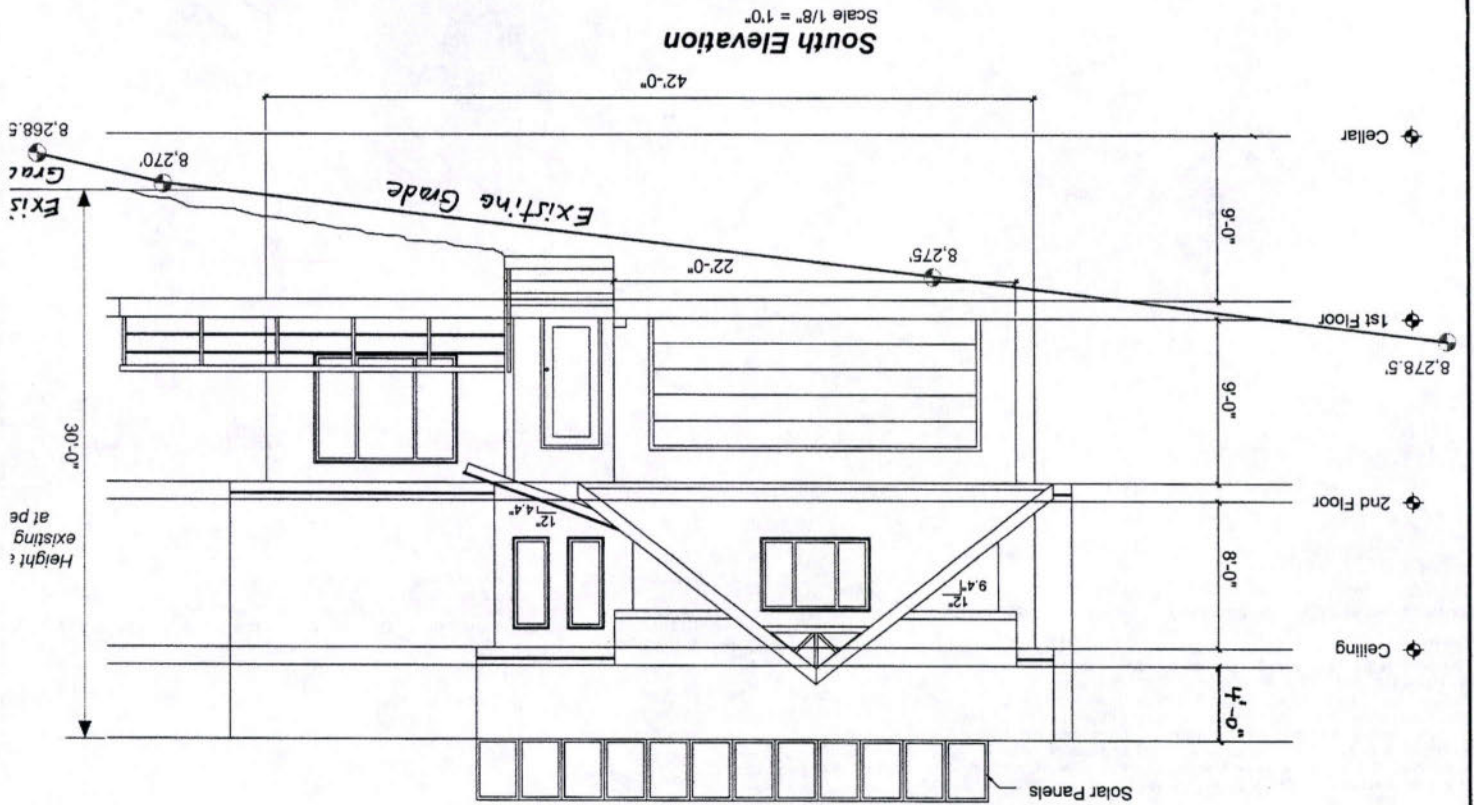
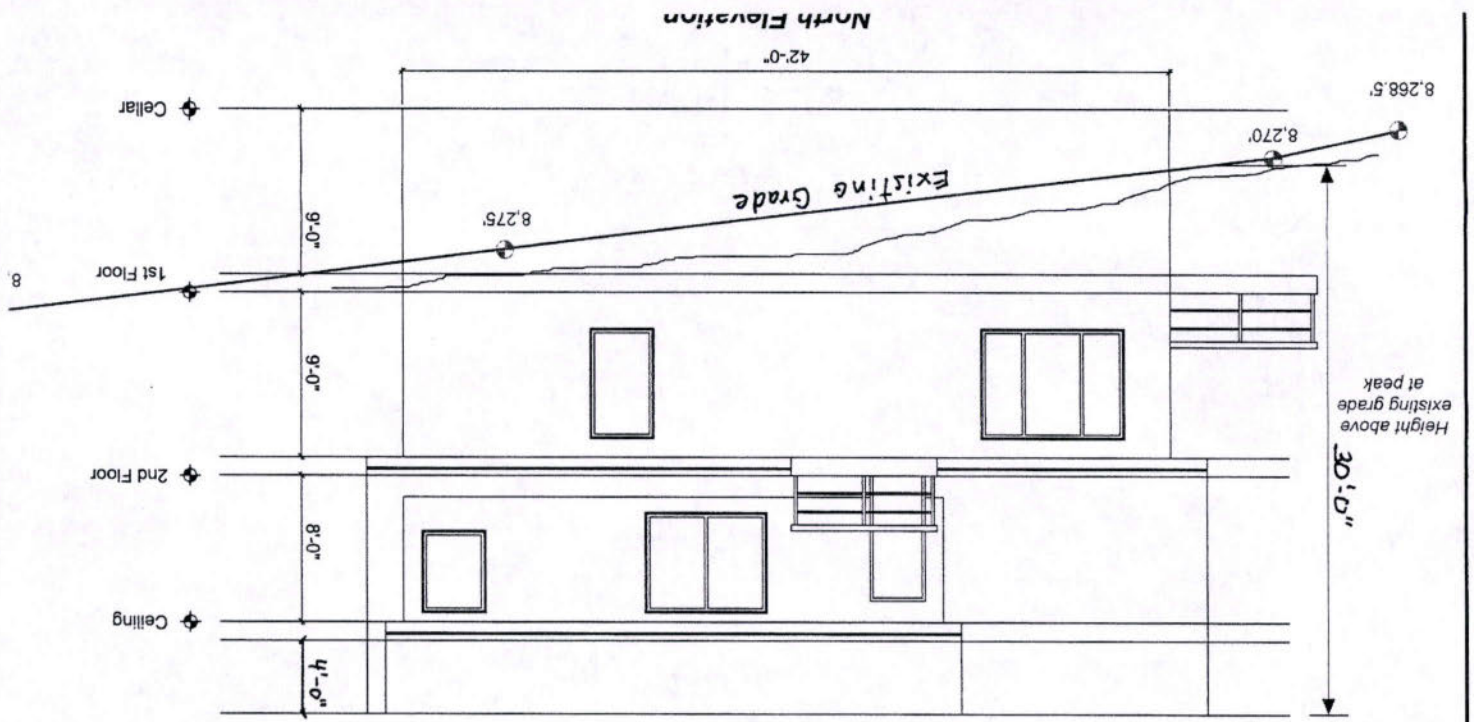
RMCS SURVEYING & ENGINEERING LLC

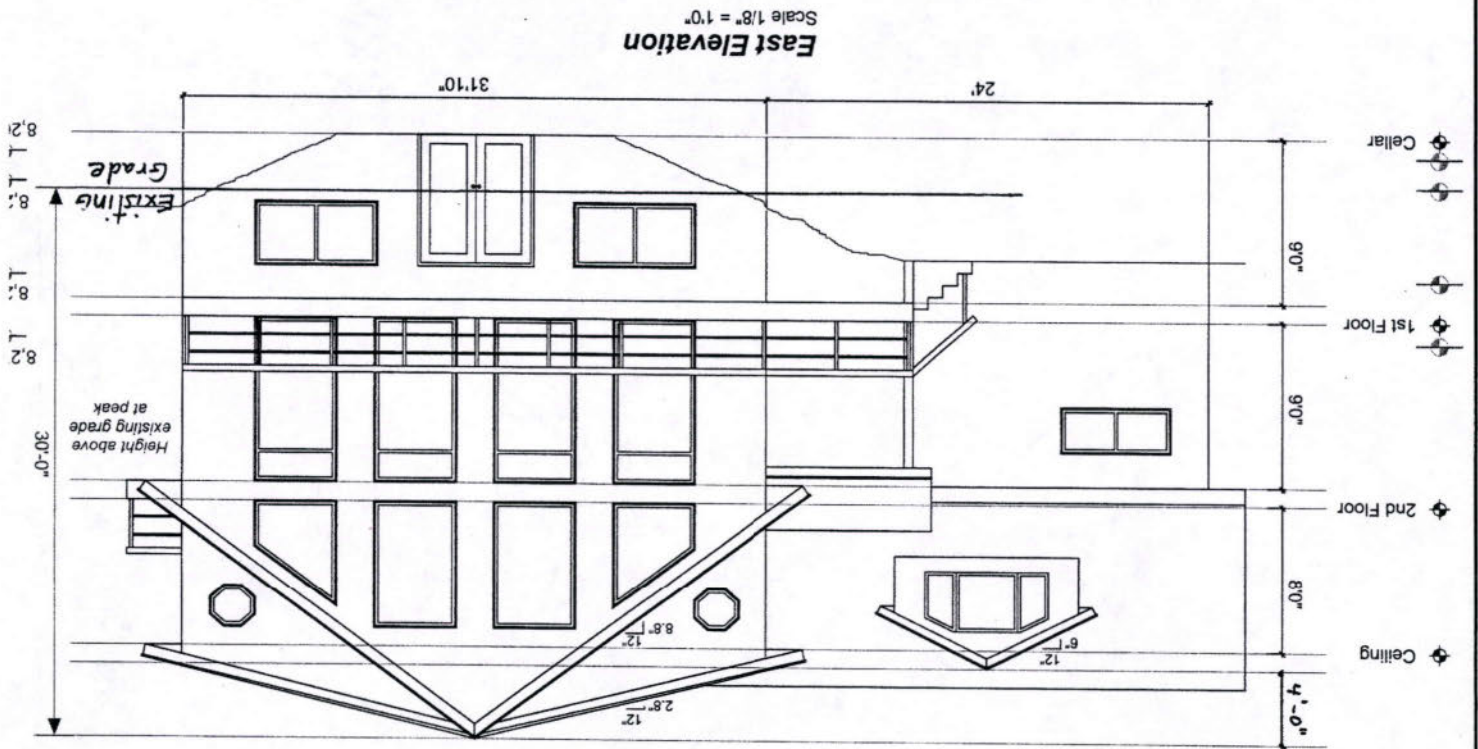
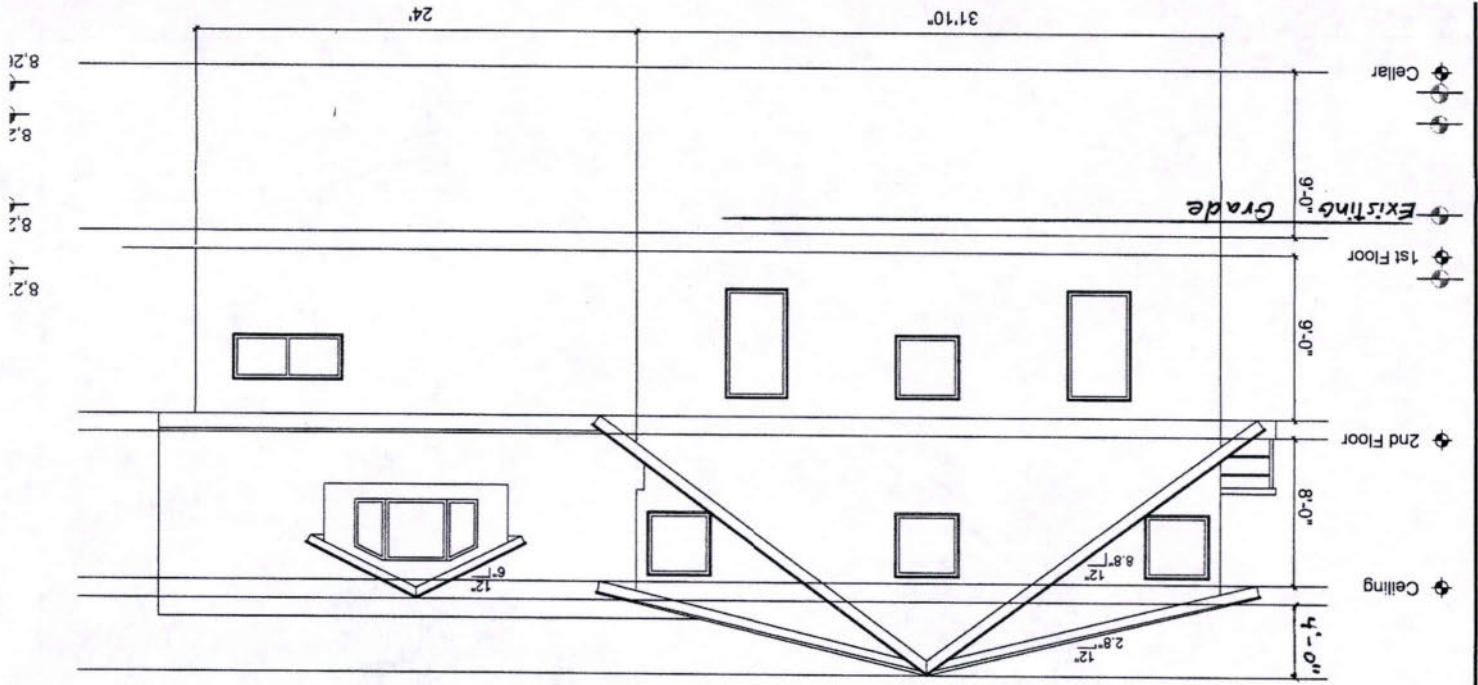
4535 NORTH BROADWAY, SUITE 101
BOULDER, COLORADO 80304

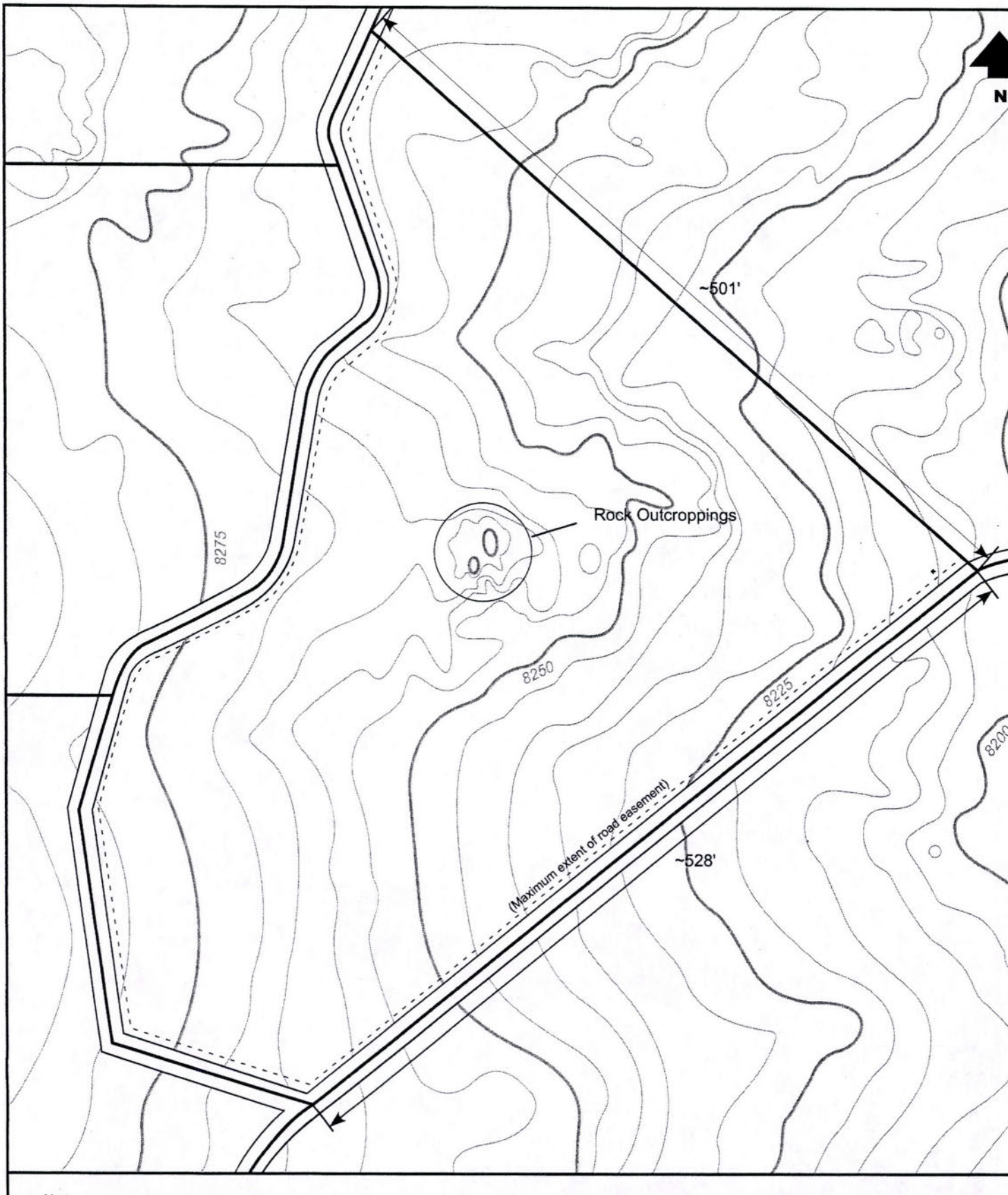
(303) 448-1870
(303) 499-6755
720-565-1488 FAX

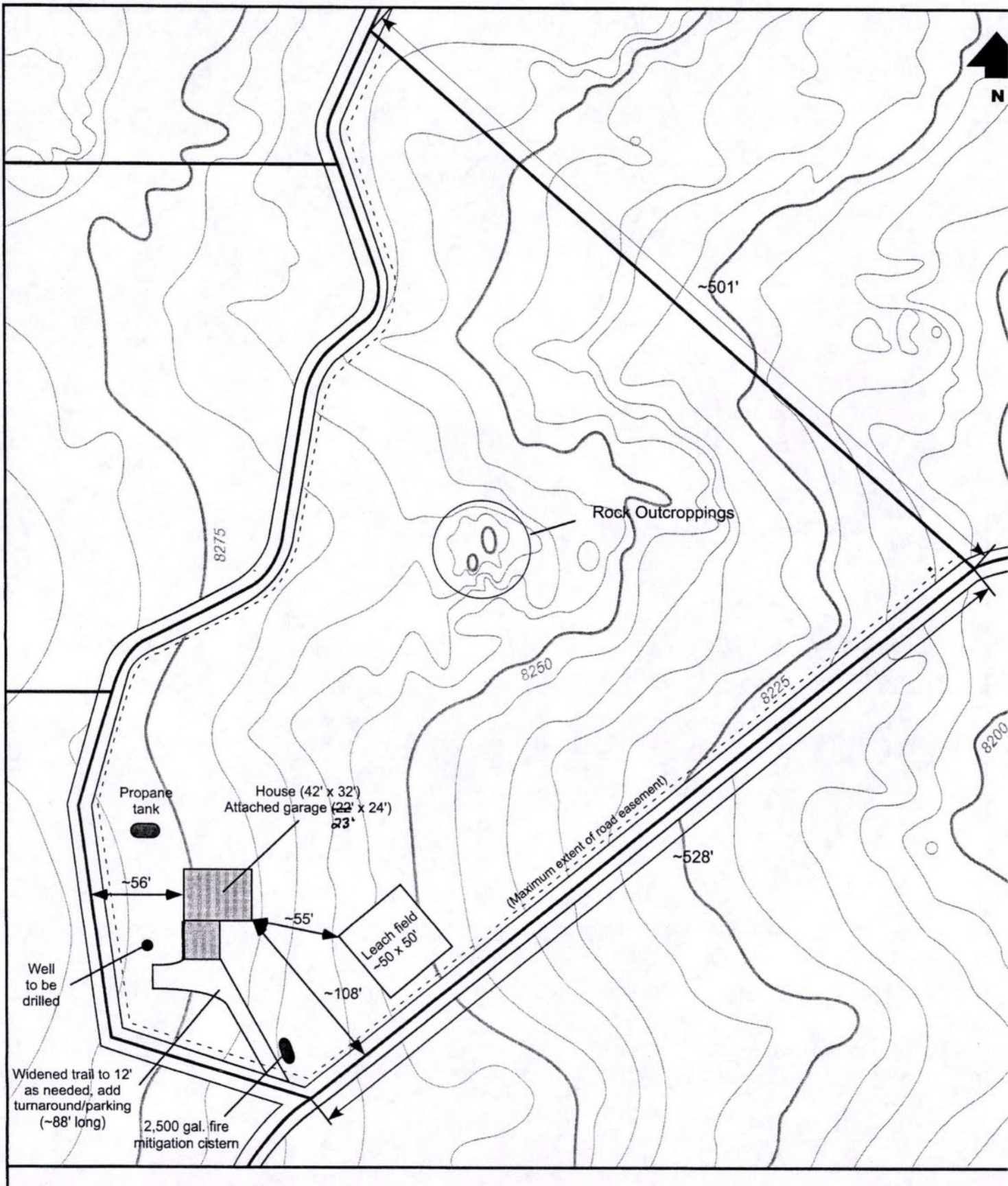
5/15/2006

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