

October 16, 2003

Boulder District
5625 Ute Highway
Longmont, Colorado 80503-9130
(303) 823-5774

Michael Figgs
P.O. Box 5
Allenspark, CO 80510

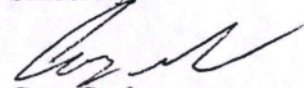
Dear Mr. Figgs,

I have completed the write-up of the Wildfire Mitigation Plan you requested for the Boulder County Site Plan Review process. I have left the SPR# blank since one has not been assigned to you yet. Please contact me when a SPR number has been assigned to your lot and I will update our forms and send both you and County Land Use a complete Wildfire Mitigation Plan. Please do not send this copy to Boulder County Land Use; I will take care of sending them an updated copy when the time is right.

Please find enclosed the invoice in the amount of \$250. This cost covers the marking we did, the Wildfire Mitigation Plan write-up, and the inspection.

It was a pleasure meeting you and I hope we will have the opportunity to work together again in the future. Please contact me if you have any questions. You can reach me at 303-823-5774 or by email at csecher@lamar.colostate.edu.

Sincerely,



Cory Secher
Forester

WILDFIRE MITIGATION PLAN



Knowledge to Go Places

Docket SPR- #:

Initial visit/marketing date: 10/07/03

Prepared for:

George William Frick
2735 Olive St., NW#3
Washington D.C., 20007-3326
Phone: 303-747-2387
Phone: 202-965-2144

Prepared by:

Cory Secher - Forester
Boulder District
Phone: (303) 823-5774
E-mail: csecher&lamar.colostate.edu

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SITE LOCATION AND PROPERTY DESCRIPTION

The property is located at 163 Rockwood Lane, Allenspark CO 80510. Access to the property is from Rockwood Acres. The legal description is Section 2, Township 73W, and Range 3N Tract 1296 S2T, 73W, 3N. The fire protection district is the Allenspark fire protection district (303-747-2586). There will be 4 structure(s) located on site, including a residence, garage, shed, and small privy. The lot is 6 acre(s) in size and has a 0-5% percent slope with a Southern aspect. It is at 8,800 feet in elevation. The proposed building site is mid-slope and it is relatively dry with breached beaver ponds to the south of the site. There are no natural barriers that may help stop or slow the spread of a surface/crown fire on the site.

The site has a dominant overstory consisting of Lodgepole pine with mixed conifers such as Ponderosa pine and Limber pine component. The area is predominantly fuel model 9 with an understory consisting of grasses and shrubs. There was little sign of insect or disease except the occasional commandra blister rust on the Lodgepole pines.

CONSTRUCTION DESIGN AND MATERIALS

The proposed house has a relatively complex design with a complex roofline and is oriented with a South-west aspect. The roofing material will consist of metal. The exterior wall material is to be quarter round logs. Soffits are to be 3/4" thick plywood.

There are 22 medium to large sized windows with the primary viewing direction being toward the South-west side of the structure. Windows will be double glazed with low e-coating double panes with frames made of wood. Exterior doors are to be 1-3/4", fire-rated, and made of wood.

The deck(s) will be made with wood and supported by timber posts. The deck(s) will be open and enclosed and isolated from the surrounding landscape with 3/4 inch crushed rock over a polyester weed barrier.

The propane tank will be set on a pad of crushed rock overlaying a fiberglass weedbarrier approximately 100 feet North-east of the home, and be at the same elevation as the house.

DEFENSIBLE SPACE ZONES

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

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

Zone 1A - Consists of the structure(s) themselves and the area immediately adjacent to and surrounding the structure(s) on all sides. A three-foot wide, non-flammable strip will be created using 3/4 inch 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 is to be removed. Any large dead woody material on the ground will also be removed. Fire wise plants will be used for landscaping and re-vegetation. Grasses will be irrigated when possible and mowed to a maximum height of 6 to 8 inches.

Zone 1C - This zone extends out from Zone 1B to 15 feet from the house. All understory trees (ladder fuels) will be removed as marked. These are small seedling and sapling size trees that can be ladders for fire to get in the crowns of the larger trees. A few of the larger, healthy trees are to be retained for screening. All remaining trees in this zone will be pruned to a height of 10 feet. They must be well spaced so that the crowns are not touching (10 foot crown spacing). No trees will overhang the house or decks. Trees should be at least 15 feet away from the house on all side.

Zone 2 - This zone extends out from Zone 1C, and acts as a transition zone between the heavily thinned area near the house to the existing forest setting. It extends down slope for 100 feet, to either side for 100 feet and behind the house for 100 feet assuming no boundary restrictions. Tree spacing begins as in Zone 1C and gradually decreases as you approach the outer edge of the zone. Ladder fuels and poor quality, suppressed and/or diseased trees, 6 to 8 inches in diameter, make up the majority of the removals. The remaining mature trees will be pruned to a height of 8 feet at the intersection of Zones 1 and 2 with limbing reduced in height to 6 feet as you approach Zone 3.

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

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

EMERGENCY ACCESS

The proposed driveway will create some additional site disturbance and soil compaction and will require the removal of many trees. The driveway is to be (12) feet wide with a vertical clearance of 13 feet 6 inches. Grade is 1-2%, with a maximum of 5%. The driveway is greater than 150 feet therefore hammerhead turn-arounds will be present (see plan for details). The driveway is greater than 400 feet therefore at least one pull-out will be created.

WATER SUPPLY / UTILITIES / SEPTIC FIELD

The water source will be from a cistern that is located 50 feet from home with a capacity of 2,000 gallons. Vegetation within 10 feet of the tank will be kept cleared. Utilities for the property will be buried in a trench. The septic field is located 100 feet to the South-west of the home.

MAINTENANCE AND RECOMMENDATIONS

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

All trees to be removed are marked with blue spray paint. All trees that are to remain within zones 1 and 2 will be unmarked. The boundaries for zones 1 and 2 will be marked with red flagging. If the property is less than 1 acre it may not have zones marked due to boundary interference. Harvested wood that remains on site will be stacked at least 30 feet from the house. Slash from the harvest will be chipped. Note that before burning piles, you must obtain a valid Open Burning Permit from the Boulder County Environmental Health Department and notify your local Fire Protection District (Allenspark fire protection district (303-747-2586)).

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

- Maintain your defensible space yearly; contact your local forester for a 5-year maintenance inspection
- Keep firewood at least 30 feet away from buildings; clear weeds and grass from around pile
- When possible, maintain an irrigated green space; mow grasses 6" to 8" high
- Connect, and have available, a minimum of 50 feet of garden hose with an adjustable nozzle
- Be aware of fire danger; fire danger signs are posted at the entrance of most major canyons
- Keep driveways and property address marked with visible signage
- Check the screens on foundations, soffit vents, roof vents, and attic openings
- Get rid of unnecessary accumulations of debris and trash from yards
- Keep tools such as shovels, rakes and axes, available and ready for use
- Clean debris from the roof and gutters at least two times a year
- Check screens and maintain spark arresters on chimneys
- Check to make sure address markers are clearly visible
- Avoid storing combustibles under decks

PAYMENT

Inspection was conducted on 10/07/03.

DEFINITIONS

Aspect – Exposure. The direction a slope faces.

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

Crown – Branches and foliage of a tree.

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

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

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

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

Snag – Standing dead tree, often used by wildlife such as woodpeckers, owls, and sometimes squirrels.

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

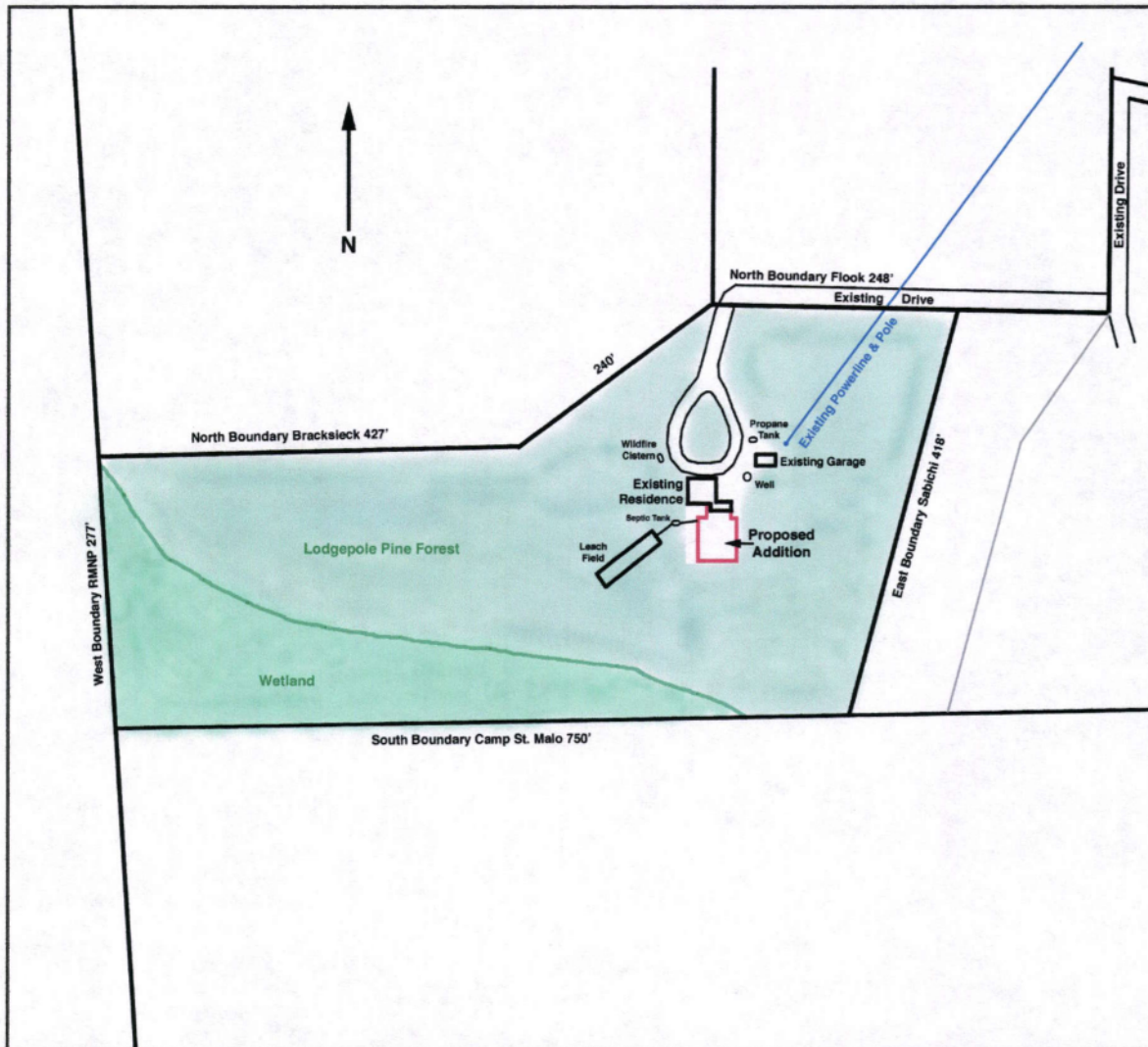


Figure 3 Site Plan Map

Frick Property

6.2 ACRES+/- at 163 ROCKWOOD LANE
ACCESSSED BY PRIVATE SUBDIVISION ROAD

ASSESSOR ID 0058383-01
ASSESSOR PARCEL # 119702000063

BOUNDARY INFORMATION FROM BOULDER COUNTY
ASSESSOR'S MAP 1197020, AND WARRANTY DEED
RECORDED AUGUST 15, 1991 AT RECEPTION NUMBER
01123872.

SCALE 1" = 119' DATE 3-6-03. DRAWN BY MGF.

Setback Detail

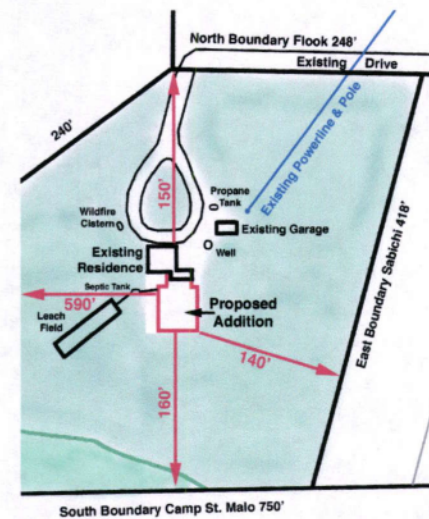


EXHIBIT A LEGAL DESCRIPTION

A tract of land in the Southwest $\frac{1}{4}$ of Section 2, Township 3 North, Range 73 West of the 6th Principal Meridian, Colorado, bounded and described as follows: Beginning at an established lot corner stake, No. 34, from which point the West corner of the aforesaid Section 2 bears North $33^{\circ}50'$ West, at a distance of 1170 feet; thence along an established lot boundary line, South $86^{\circ}29'$ East, 248.0 feet; thence South $17^{\circ}20'$ West, 418.0 feet, to a point on the quarter-quarter section line; thence along the quarter-quarter section line North $39^{\circ}06'$ West, 750.0 feet to a point on the section line which constitutes the boundary of the Rocky Mount National Park; thence along the said National Park boundary line, North $0^{\circ}50'$ West, 277.0 feet; thence South $89^{\circ}06'$ East, 427.0 feet; thence North $56^{\circ}45'$ East, 240.0 feet to the point of beginning. 163 Rockwood Lane, Allenspark, Colorado 80510 which has the address of _____

(Street)

DATE: February 17, 2003

TO: Mike Figgs

RE: **FRICK - COLORADO CABIN ADDITION**

(Cabin address: 163 Rockwood Lane, Allenspark, CO 80510)

Studio H Design Project # F3-A-02 (Preliminary Design)

FROM: H. Nelson, Studio H Design

Steve Murphree provided the following information on the log siding:

Log siding is milled (to log appearance on outer side) from 2 X 8 lumber.

Flame spread rating of 98 (Class 3 or C)

Smoke developed index of 90

The proposed exterior wall construction consists of 2 X 8 studs with R19 insulation and interior finish materials as selected by the Owner. There will be 7/16" (or 1/2") thick O.S.B. (strand board) on the outside of the studs with Tyvek (wind barrier) between the O.S.B. and the log siding.

★ Apply for Pre-App. Conference ~45 minutes.

**SITE PLAN REVIEW
FIELD DATA FORM**

703-548-0098

See cell

Inspection Date: October 7, 2003

Landowner name: George William (Bill) & Helen Louise Frick

Mailing address: 2735 Olive St. NW #3

City, State, Zip: Washington D.C. 20007 -3326

Site address: 163 Rockwood Lane, Allenspark, CO 80510

Phone number: 202-965-2144
303-747-2387

Road access: Rockwood Acres (Name of access road)

Docket Number: SPR to be determined (SPR, LU, Etc.)

Section: 2

Township: 73W

Range: 3N

Legal Discription: Tract 1296 SAT 73W3 N see attached survey

FPD: Allenspark

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

Dominant overstory: honey pole Pine

Co-dominant overstory: NONE

Fuel model type: ladder 3 crown

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

Aspect: Flat or South Facing (Direction of slope)

Slope: Flat to 5%

Elevation: 8,800 (feet)

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

Site moisture: dry, breached beaver ponds and wetlands to south

Natural fire barrier: none

Insect & Disease Diagnosis: comandra blister rust 3 galls common
in PICO

Lot size (acres): 6.2 (Acres)

Number of Structures: 4

Type of Structures: Residence, 250 sq. ft. garage, 100 sq. ft. shed, small privy (House/barn/garage)

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

Driveway trees removed: many (few/many)

Home buffer material: 3/4 gravel

House design: complex (simple/complex)

Roof Design: complex (simple/complex)

Roof material: will be metal on both existing and new (Asphalt shingles/concrete tiles/metal)

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

Siding material: quarter round logs (Cement/hardboard/log/stucco/stone/wood)

Windows (#): 22

Windows Size: variable (small/medium/large)
several large windows are included

Windows Frames: wood (Wood/aluminum/aluminum clad)

Windows Aspect: mostly south & west (Viewing direction)

Window Construction: e-coating double pane (Tempered glass/e-coating)

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

Deck material: Wood (Wood/composite materials)
Deck Description: both enclosed & open (Enclosed/open)
Deck support type: timber posts (Timber posts/logs/steel/concrete/stone)
Deck buffer material: 3/4" crushed Rock (Crushed rock/gravel)
Deck weed barrier: polyester (Fiberglass/polyester)
Structure SQR. FT.: 1,500 SQ. FT. existing - 2,500 SQ. FT. ADDITION
Utility Location: overhead line to existing will be buried (Pole Xft from house/buried in trench)
Structure aspect: South & West (Predominant facing direction - view)
Leech field: 100' to west & South
50' to northwest (Distance from house, propane, septic NSEW)
Cistern or Well: Cistern (Distance from house, propane, septic NSEW)
Cistern size: 2,000 (gallons)
Propane Tank location: 100' to northeast (Level w/house & >50ft from cistern)