

WILDFIRE MITIGATION PLAN

For Thomas and Brenda Geers
9507 Sugarloaf Road
Docket: SPR - 05 - 087
Inspection date: 7/14/2006

**Colorado
State**
FOREST
SERVICE
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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 5, Township 1S, and Range 72W, Boulder County. The property is located within the Nederland Fire Protection District (303-258-9161). A 4,700 sq.ft residence with a 650 sq.ft detached garage are proposed for the site. The lot is 10.2 acres in size and has a modest ~13% percent slope with a south aspect. The site is at ~8,150 feet in elevation and located on a midslope which is relatively dry. The main road to the northwest and a few rock outcroppings scattered throughout the property create a small natural barriers that may help slow the spread of a surface 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 an 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 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 a combination of cement board, stone veneer, and stucco with wood/timber accents. Soffits and fascia are to be ¼" thick composite wood. The structure will have many medium to large sized windows with the primary viewing direction being toward the southwest side of the structure. Windows will be double glazed with Low-E coating and tempered glass where required. Frames are to be made of wood. Exterior doors will be 1¾", fire-rated, and made of wood. **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 polyester weedbarrier located ~25 ft to the northwest of the residence and ~50 ft to the east of the cistern. Utilities for the property will be buried from a pole located to the northwest of the residence. The septic field will be located ~48 ft to the south of the residence. A well be located ~114 ft to the northeast of the residence.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

The property is accessed directly via Sugarloaf Road from Highway 119.

The proposed driveway will create a significant amount of site disturbance and soil compaction and will require the removal of few trees. The driveway will be ~12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12 percent. The driveway will be approximately 150 feet long and 2 hammerhead or "Y" turn-arounds will be created 50 feet from the proposed house and the proposed garage. Since the driveway is less than 400 ft., no pull-outs are required along the driveway.

EMERGENCY WATER SUPPLY FOR FIRE FIGHTING

The water source will be from a 1,800 to 2,500 gallon individual cistern and will be located ~ 50 feet to the northwest 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). Since the residence is greater than 3,600 sq. ft. in size, an NFPA 13-D residential sprinkler system will also be installed. Alternatively, a contribution may be made to the fire protection district community cistern fund (if available). Contact the Nederland Fire Protection District (303-258-9161) for more information and specific details.

FUELS REDUCTION

All trees to be removed are flagged with orange flagging. 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. 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 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 Nederland Fire Protection District (303-258-9161).

FOREST COMPONENT AND HEALTH

The site has a dominant overstory consisting of ponderosa pine (*Pinus ponderosa*) with a lodgepole pine (*Pinus contorta*), ponderosa pine (*Pinus ponderosa*), and Douglas-fir (*Pseudotsuga menziesii*) component. The understory consists of a dense cover of native grasses, forbs and shrubs. The forested area is best represented by Fuel Model 2. 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.

Dwarf mistletoe (*Arceuthobium vaginatum*) is heavily infested in a number of trees on the property. There were also signs of mountain pine beetle present at the time of 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 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 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 Thomas and Brenda Geers Property
9507 Sugarloaf Rd, Nederland, CO
SPR - 05 - 087

Sugarloaf Rd

9507 Suglarloaf Rd

Legend

— Property Boundary

0 437.5875 1,750 2,625 3,500 Feet

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

Property of Thomas and Brenda Geers
9507 Sugarloaf Rd, Nederland, CO
SPR - 05 - 087

Sugarloaf Rd

Turn around

Turn around

Garage

House

Legend

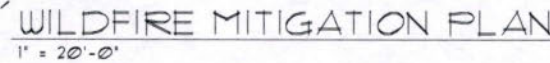
- Driveway
 - Zone 1
 - Zone 2
 - Zone 3
 - Leach Field
 - Leave Trees
 - Well
 - Propane Tank
 - Property Boundary
- 0 20 40 80 120 160 Feet



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THESE PLANS MEET OR EXCEED THE FOLLOWING BUILDING CODES PER BOULDER COUNTY BUILDING DEPARTMENT SUBMITTAL REQUIREMENTS:

2003	IRC	2003	IFC
2003	IPC	2005	NEC
2003	IMC		
2003	IFCG		



LEGAL DESCRIPTION:
SEE TITLE COMMITMENT NO. 88139
FOR A DETAILED DESCRIPTION

THE PROPERTY IS ACCESSED DIRECTLY VIA SUGARLOAF ROAD FROM HIGHWAY 15. THE NEW DRIVEWAY WILL CREATE SOME ADDITIONAL SITE DISTURBANCE AND SOIL COMPACTION. IT WILL REQUIRE THE REMOVAL OF A FEW TREES AND LIMPING OF SEVERAL OTHERS. THE DRIVEWAY WILL BE DESIGNED AND BUILT TO MEET BOLDER COUNTY PRIVATE ACCESS REQUIREMENTS. IT WILL BE 12 FEET WIDE WITH A VERTICAL CLEARANCE OF 14'-0" AT ITS END. IT WILL BE 12 FEET LONG AND A ONE-FIFTH (1/5) OF 36" AS THE PROPOSED DRIVEWAY IS (LESS THAN ONE-FOURTH (1/4) IN MINIMUM) LENGTH) NO TURN-AROUND IS NEEDED AS TRAFFIC CAN GO "T" TURN AND WILL BE CREATED IN 10 FEET FROM THE PROPOSED HOUSE) AND NO PULLOUTS (SHARE) NEEDED. PULL-OUTS WILL BE CREATED AT NO

[illegible]

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.

AND GRASS FROM AROUND THE PILE.
-WHEN POSSIBLE, MAINTAIN AN INTEGRATED GREENSPACE AROUND THE HOME.
-YOUR GRASSER & 2 TO 8 INCHES HIGH.
-CONNECT, AND HAVE AVAILABLE, A FRAMPH OF 100 FEET OF GARDEN HOME
WITH AN ADJUSTABLE NOZZLE.
-BE AWARE OF FIRE DANGER FIRE DANGER SIGNS ARE POSTED AT THE
INDISCREET, OF MOST DANGER GROUPS.

[illegible]

ZONE VI: CONSISTS OF THE STRUCTURES THEMSELVES AND THE IMMEDIATELY ADJACENT TO AND SURROUNDING THE STRUCTURES ON ALL SIDES. A THREE FOOT WIDE, NON-PLAYABLE STRIP WILL BE CREATED USING FORBIDDEN ROOF GRAVEL OVER A FIBERGLASS POLYESTER/WEED BARRIER MATERIAL. THIS STRIP WILL ALSO EXTEND BACK UNDER ALL DECK AREAS AND OUT TWO FEET PAST THE GRIP LINE OF ALL DECK SURFACES. NO PLAYABLE MATERIALS SUCH AS FIREWOOD MAY BE STORED IN THIS AREA.

ZONE B: EXTENDER OFF FROM ZONE 1. IN THIS ZONE, ALL HEAVY FLAMMABLE VEGETATION IS TO BE REMOVED. ANY LARGE DEAD WOODY MATERIAL ON THE GROUND WILL ALSO BE REMOVED. FIREWISE PLANTS WILL BE USED FOR LANDSCAPING. GRASSES PLANTED FOR REVEGETATION WILL BE KEPT MOIST TO A MAXIMUM HEIGHT OF 8-10 INCHES TWICE PER GROWING SEASON TO A DISTANCE OF 5 FEET FROM THE STRUCTURE. NOTE THAT GRASS BAKES TO BE IMMEDIATELY BURNED.

NOTE: IN THIS CASE EXTENSION FROM ZONE B IS TO BE FIRED FROM THE HOUSE. ALL DEFENSES MUST BE LAID OUT AND RECHECKED AS FOLLOWS: HAVE THE HOUSE AND ALL OTHER BUILDINGS BEING BURNED BEEN LAID OUT AND CHECKED FOR THE CORRECT POSITIONING OF THE BURNING TRACES. A ROW OF THE LARGEST BUILDING TRACES MUST BE Laid OUT AND CHECKED (BEHIND OR IN FRONT) ALL REMAINING TRACES IN THIS ZONE WILL BE PLACED TO A RIGHT OF 90 DEGREE. THEY MUST BE ALL PLACED SO THAT THE CONCENTRATION OF THE TRACES FROM ALL THREE SHOULD BE IN LEAST 10 FEET AWAY FROM THE HOUSE ON THE CORNERS. NOW AND A CHECKUP OF 30 FEET AWAY FROM COLUMNS. NO TRACES SHOULD BE PLACED IN THE HOUSE UNLESS THEY ARE TO BE CONSIDERED AS PART OF THE STRUCTURE. IN THIS CASE, ADDITION OF THE INDICATIONS AMONG THESE MUST BE DONE TO ENSURE THE NECESSITY OF THE DEFENSIBLE SPACE.

[illegible]

AND THE SLOW GROWTH RATE OF THE SPECIES. IN THIS ZONE, UP TO 40% OF THE TREES MAY BE REMOVED. IN THIS ZONE, THE THICKER CLUMPS OF TREES ARE ACCEPTABLE, AS WELL AS SOME UNIMPROVED TREES NEAR THE OUTER EDGE. THINNING IN THIS ZONE ACCORDS SOME PROTECTION BUT IS APPLIED 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 ON PILE. NON-SOLID, POOR QUALITY

[illegible]

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MITIGATION PLAN

MENT NO. 88139
DESCRIPTION

0 10 20 30
1 inch = 20 ft.

LOCATED IN THE NORTHWEST 1/4, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PP, BOULDER COUNTY, COLORADO

LOT SIZE: 40.0 ACRES

THERE ARE CURRENTLY NO EXISTING STRUCTURES ON SITE.

THE PROPOSED BUILDING SITE HAS A MODERATE SLOPE (20%) WITH A SOUTHERN ASPECT. IT IS LOCATED ON A MID SLOPE AND IS A RELATIVELY YOUNG SITE.

NATURAL BARRIERS TO THE SPREAD OF A SURFACE FIRE INCLUDE SEVERAL MID SIZED ROCK OUTCROPPINGS. A HIGHWAY DIRT ROAD ALSO PROVIDES A BARRIER TO SURFACE FIRE SPREAD BECAUSE OF THE TOPOGRAPHY AND FUEL TYPE. THIS SITE HAS A MODERATE GLOFIRE HAZAR

AS A RESULT OF THE OVERALL LOGGING HAZARD FOR THIS SITE, THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED TO MEET NATION-RELEVANT FIRE REQUIREMENTS. THE STRUCTURE IS TO BE BUILT ON THE NORTH SIDE OF THE ROAD, 100' FROM A FLOOD AREA. IT HAS A RELATIVELY SIMPLE DESIGN AND A SIMPLE ROOFLINE.

THE ROOFING MATERIAL SHALL BE CLASS A ASPHALT SHINGLES.

PANDED GALV STEEL GUTTERS WITH DOWNSPILLS SHALL BE USED TO COLLECT RAINFALL FROM THE ROOF.

THE FINISHED EXTERIOR WALL SURFACE MATERIAL SHALL BE A COMBINATION OF CEMENT BOARD, STONE VENEER, AND FINISHED BY HAND-APPLIED TRIM ACCENTS. TRIM SHALL UTILIZE WOOD COMPOSITE, CEMENT VENEER, AND FINISHED, KNOTTED PINE.

THE ROOF SHALL BE A 12/12 PITCH.

THE MAIN LIVING AREA SHALL BE 12'0" X 12'0". THE ROOF OF THE MAIN LIVING AREA SHALL BE 2" DOUBLED TRIMMED UPON BOTH DOUBLE PANE (12'0" X 12'0"). TRIMMED GLASS SHALL BE USED BY READING BY READING CODE. EXTENSION DOORS ARE TO BE 12'0" X 12'0".

THE DECKS WILL BE MADE WITH COMPOSITE MATERIAL AND SUPPORTED BY HEAVY TRUSS POLES. THE DECKS WILL BE OPEN AND ISOLATED FROM THE SURROUNDING LANDSCAPE WITH CRUMBED ROCK OVER POLYESTER REED SUNSCREEN MATERIAL.

STYLISH SEAT IS BUILT IN A TRIANGULAR SHAPE. THE SEAT IS LOCATED IN FRONT OF THE HOUSE. THE BEETIC FIELD IS LOCATED AT NORTH OF THE HOUSE.

THE PRINCIPAL TABLE WILL BE AT LEAST 10 FEET FROM THE FIRE CHIMNEY AND MORE THAN 25 FEET FROM THE HOUSE. THE TABLE WILL BE SET ON A PAD OF CRUMBED ROCK. NO TREE BRANCHES WILL OVERHANG THE TABLE AND VEGETATION WITHIN 10 FT OF THE TABLE WILL BE KEPT CLIPPED.

THE SITE IS BEST REPRESENTED BY PUEL MODEL 2. THE PROPERTY IS COVERED WITH A SPARSE OPEN CANOPY STAND OF PONDEROSA PINE AND LODGEPOLE PINE WITH A DOUGLASS PINE COMPONENT. THE UNDERSTORY CONSISTS OF A SPARSE COVER OF NATIVE GRASSES, FERN AND SHRUBS (ARTEMIS) AND/OR DRY, OLD, ROTTEN LOGS AND ROCK (GNEISS). SOME OF THE PINE TREES ARE LIGHTLY INFECTED WITH DIAPYCNOPSIS. THERE IS SOME INDICATION OF THE PRESENCE OF MOUNTAIN PINE BEETLE.

THERE ARE THREE DEFENDABLE SPACE ZONES TO BE CREATED AROUND THE STRUCTURES. PLEASE NOTE: THE DEFENDABLE SPACE ZONE IS NOT A FENCE OR WALL, CRASH OVER IN SUBJECT PROPERTY ONTO ADJACENT PROPERTIES. PROPERLY SIGNAGED MUST BE UNEXPECTED. LITIGATION COST IS NOT REQUIRED BEFORE THE IMMEDIATE PROPERTY BOUNDARIES. HOWEVER, LANDOWNERS ARE ENCOURAGED TO CONTACT NEIGHBORS IF PROPERTY LIES WITHIN THE ABILITY TO MITIGATE WITHIN THE PRESCRIBED AREA. DEFENDABLE SPACE IS A BENEFIT NOT ONLY TO THE INDIVIDUAL, BUT ALSO TO THE COMPANY AS A WHOLE.

ZONE 1: STARTS AT THE FOUNDATION AND EXTENDS OUT 5 FEET IN ALL DIRECTIONS FROM THE STRUCTURE(S). ZONE 1 IS BROKEN DOWN INTO 3 RESIDENTS.

ZONE 16: CONSISTS OF THE STRUCTURES THEMSELVES AND THE IMMEDIATELY ADJACENT TO AND SURROUNDING THE STRUCTURES ON ALL SIDES. A THREE FOOT WIDE, NON-FLAMMABLE STRIP WILL BE CREATED USING COMBINED ROCK/ GRAVEL OVER A FIREBARRIER POLYESTER FIBER REINFORCED BARRIER MATERIAL. THIS STRIP WILL ALSO EXTEND BACK UNDER ALL DECK AREAS, AND OUT 100 FEET PAST THE CRIMP LINE OF ALL DECK SURFACES. NO FLAMMABLE MATERIALS (SUCH AS FIREWOOD) MAY BE STORED IN THIS AREA.

ZONE 2B- EXTENSION CUT FROM ZONE 1. IN THIS ZONE, ALL HIGHLY FLAMMABLE VEGETATION IS TO BE REMOVED. ANY LARGE DEAD WOODY MATERIAL ON THE GROUND WILL ALSO BE REMOVED. FIREHazard PLANTS WILL BE USED FOR LANDSCAPING. GRASSES PLANTED FOR REVEGETATION WILL BE KEPT MOIST TO A MAXIMUM HEIGHT OF 6-8 INCHES TWICE PER GROWING SEASON TO A DISTANCE OF 5 FEET FROM THE STRUCTURE. NOTE THAT GRASS SHOULD BE IRRIGATED WHEN POSSIBLE.

ZONE C: THIS ZONE EXTENDS OUT FROM ZONE B TO 10 FEET FROM THE HOUSE. ALL UNDERSTORY TREES/LACEDER TREES MUST BE REMOVED AS FARRIED. THERE ARE SPALLS, SEEDLING AND BURLAP LACE TREES THAT CAN BE LACEDER FOR FIRE TO GET INTO THE CROWN OF THE TREES. A BRUSH OF THE LACEDER, LACEDER TREES ARE TO BE REMOVED FOR BURNING. BRUSH ON THE PLANTS. ALL REMAINING TREES IN THIS ZONE ARE TO BE PRUNED TO 10 FEET. IF TREES ARE TO BE SPALL, SPACED NO FEET THAT THE CROWN ARE NOT TOUCHING OR IF CROWN SPALL, ALL TREES SHOULD BE AT LEAST 10 FEET AWAY FROM THE HOUSE ON THE DOWNHILL SIDE AND A MINIMUM OF 30 FEET AWAY FROM CLIMBERS. NO TREES SHALL OVERHANG THE HOUSE OR GUT. UNLESS THEY ARE TO BE CONSIDERED AS PART OF THE STRUCTURE. IN THIS CASE, ADDITIONAL FIELD INSPECTION REQUIRED AS LONG TREES MAY BE DONE TO ENSURE THE INTEGRITY OF THE DEFENSIBLE SPACE.

ZONE 3: THE ZONE EXTENDS OUT FROM ZONE 2, AND ACTS AS A TRANSITION ZONE BETWEEN 1 HEAVILY THINNED AREAS NEAR THE ZONE 2, AND THE THINNING FOREST BEYOND. IT EXTENDS DOWN SLOPE FOR (1/4)MILES/FEET, TO EITHER SIDE FOR (1/4)MILES/FEET, AND ABOVE THE VEGETAL (1/4)MILES/FEET, AMONG NO BOUNDARY RESTRICTIONS. TREES SPACING BEGINS AS IN ZONE 2 AND GRADUALLY DECREASES AS ONE APPROACHES THE OUTER EDGE OF THE ZONE. ALL LACEDER TREES AND POOR QUALITY, SUPPRESSED AND/OR DISEASED TREES, 6-8 INCHES IN DIAMETER, MAKE UP THE MAJORITY OF THE REMOVALS. THE REMAINING MATURE TREES WILL BE PRUNED TO A HEIGHT OF 6 FEET AT THE INTERSECTION OF ZONE 1 AND 2 WITH LPRING REDUCED IN HEIGHT TO 6 FEET AS ONE APPROACHES ZONE 3.

NOTE: IN THIS ZONE, REMOVAL OF TREES 1 TO THE EDGE OF THE PROPERTY, IF THEY EXTEND OUT TO AREAS THAT ARE NOT PART OF THE IMMEDIATE MITIGATION EFFORTS, IN THIS ZONE, A FEW THICKER CLIPPINGS OF TREES ARE ACCEPTABLE, AS WELL AS SOME IMPAIRED TREES NEAR THE OUTER EDGE. THINNING IN THIS ZONE ADDS SOME PROTECTION, BUT IS APPLIED MORE FOR FOREST HEALTH. TREES THAT ARE OF POOR QUALITY OF FORM OR HAVE INJURY OR DISEASE-INITIATIONS SHOULD BE REMOVED. SLASH IN THIS ZONE CAN BE LOPPED AND SCATTERED AND/OR PILE FOR MULCH USE.

ALL TREES TO BE REMOVED ARE MARKED WITH BLUE TREE MARKING PAINT FLAGGING ALL TREES WITHIN ZONE 1 AND 2 THAT ARE TO REMAIN NON-SPECIFIC ARE (UNMARKED) MARKED WITH ORANGE CUT FLAGGING (WOOD GENERATED BY THE CUTTING OPERATION WILL BE STACKED UP ON THE INSIDE OF THE POLYESTER LOGS) AND WILL BE CHIPPED AND SPREAD/HAILED OFF SITE/ PILED AND BURNED. (NOTE THAT BEFORE BURNING PILES YOU MUST OBTAIN A VALID OPEN BURNING PERMIT FROM THE BOLDER COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND CHECK WITH YOUR LOCAL FIRE PROTECTION DISTRICT)

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SAGE DESIGN, LLC
ARCHITECTS & INTERIORS

PROPOSED WILDFIRE MITIGATION PLAN

GEERS RESIDENCE
9507 SUGARLOAF RD
BOULDER, CO 80302
COUNTY OF BOULDER

Project #	07-004
DATE	06/08/07

SHEET:
WF-1

DIRECTIONS FOR FILLING OUT FORM:

Please fill out as complete as possible and fax to Nicole Palestro at 303-823-5768

Wildfire Mitigation Plan
FIELD DATA FORM

Inspection Date: 07-14-06

Landowner name: Thomas & Brenda Giers

Mailing address: 265 Bellevue Drive

City, State, Zip: Boulder, Co 80302

Site address: 9507 Sugarloaf Rd

Phone number: 303-939-8636

Road access: _____ (Directions from main access road)

Docket Number: SPR-05-0876 (SPR, LU, Etc.)

Section: 5

Township: 15

Range: 2W.

Legal Description: _____

Elevation: 8150 (feet)

Lot size (acres): 10.2 (Acres)

Number of Structures: 2 (All structures to be present)

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

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

Structure SQR. FT.: 4760 (Total square feet of structure)

Structure aspect: NE (Dominant facing direction/view)

Garage if detached: 650 (Total square feet)

Out buildings: 0 (Total square feet of sheds, cabins, ect...)

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

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

House design: _____ (simple/complex)

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

Roof Design: _____ (simple/complex)

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

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

Siding material: cement boards, stone veneer
Stucco/wood trim accents (Cement/hardboard/log/stucco/stone/wood)

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

Windows Size: mid-large (On average: small/medium/large)

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

Windows Aspect: South (Dominant viewing direction)

Window Construction: _____ (Tempered glass/e-coating/etc.)

Window wells: 0 (Number and location if present)

Gutters w/ screens

Sliding Glass Doors: 0 (Location and Number)

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

Deck material: _____ (Wood/composite materials)

Deck Description: _____ (Enclosed/open underneath or overhead)

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

Deck buffer material: _____ (Crushed rock/gravel)

Deck weed barrier: _____ (Fiberglass/polyester)

Utility Location: _____ (Pole/buried: Direction from structure)

Leach field: 48 Ft South (Distance from house, and direction)

Cistern: _____ (Distance from house, and direction)

Cistern Type: Individual Fire (Domestic Cistern or Fire Cistern)

Cistern size: 1800-2500 gal (gallons)

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 (Yes or No)

Water supply: well (Well or main line)

Well (if applicable): 114 Ft NE (Distance from house, and direction)

Propane or natural gas: _____

Propane Tank location: 25 Ft From House 50 feet from Cistern (Distance from house and direction)

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

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

This part will be filled out by the inspecting forester

FPD: Ned?

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

Dominant overstory: Ponderosa

Co-dominant overstory: Quercus Lodgepole

Fuel model type: 2

Aspect: South (Direction of slope)

Slope: 1370 nwdest

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

Site moisture: Dry

Natural fire barrier: Lead Rocks

Insect & Disease Diagnosis: Quercus mistletoe /MPB

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

THE PROPERTY IS ACCESSED DIRECTLY VIA SUGARLOAF ROAD FROM HIGHWAY 119. THE NEW DRIVEWAY WILL CREATE SOME ADDITIONAL SITE DISTURBANCE AND SOIL COMPACTION. IT WILL REQUIRE THE REMOVAL OF A FEW TREES AND LIMBING OF SEVERAL OTHERS. THE DRIVEWAY WILL BE DESIGNED AND BUILT TO MEET BOULDER COUNTY PRIVATE ACCESS STANDARDS. IT WILL BE 12 FEET WIDE WITH A VERTICAL CLEARANCE OF 13'-6". IT WILL BE 0%-04% GRADE, (WITH A ONE-SECTION MAXIMUM OF 14%). AS THE PROPOSED DRIVEWAY IS (LESS THAN/GREATER THAN) (150'/400') IN LENGTH (NO TURN-AROUND IS NEEDED/A HAMMERHEAD/OR 'Y' TURN-AROUND WILL BE CREATED 50 FEET FROM THE PROPOSED HOUSE) AND (NO PULLOUT(S) (IS/ARE) (NEEDED/PULL-OUTS WILL BE CREATED AT NO GREATER THAN 400 FOOT INTERVALS AS SHOWN ON THE SITE PLAN).

EMERGENCY WATER SUPPLY FOR FIREFIGHTING

- AT MINIMUM, A (1800-GALLON/2500-GALLON) INDIVIDUAL FIRE PROTECTION CISTERN WILL BE INSTALLED. THE CISTERN WILL BE LOCATED A MINIMUM OF 50 FEET FROM THE HOUSE AND NO FURTHER THAN 150 FEET FROM THE REAR OF THE STRUCTURE. THE CISTERN WILL HAVE A SCHEDULE 40 PVC DRY HYDRANT CONNECTION WITH A 6" NH THREADED CONNECTION AND CAP.
- ALTERNATIVELY, A CONTRIBUTION WILL BE MADE TO THE FIRE PROTECTION DISTRICT COMMUNITY CISTERN FUND (IF AVAILABLE).
- A MUNICIPAL HYDRANT SYSTEM IS AVAILABLE, AND THE OWNER WILL APPLY TO BE ADDED TO THAT SERVICE.
- A DRY HYDRANT (IS/WILL BE) LOCATED TO UTILIZE WATER FROM THE NEARBY (STREAM/POND/OTHER WATER SOURCE).
- SINCE THE RESIDENCE IS GREATER THAN 3600 SQUARE FEET, AN NFPA 13-D RESIDENTIAL SPRINKLER SYSTEM WILL ALSO BE INSTALLED.

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188
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MAINTENANCE

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 HAYES TREE SERVICE FOR A 5-YEAR MAINTENANCE INSPECTION.
- KEEP FIREWOOD AT LEAST 30 FEET AWAY FROM BUILDINGS: CLEAR WEEDS AND GRASS FROM AROUND THE PILE.
- WHEN POSSIBLE, MAINTAIN AN IRRIGATED GREENSPACE AROUND THE HOME: MOW GRASSES 6 TO 8 INCHES 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.
- 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

SITE LOCATION AND PROPERTY DESCRIPTION:

LOCATED IN THE NORTHWEST 1/4, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 12 WEST OF THE 6TH P.M.
BOULDER COUNTY, COLORADO

LOT SIZE: 10.2 ACRES

THERE ARE CURRENTLY NO EXISTING STRUCTURES ON SITE.

THE PROPOSED BUILDING SITE HAS A MODEST SLOPE (13%) WITH A SOUTHERN ASPECT.
IT IS LOCATED ON A MID SLOPE AND IS A RELATIVELY XERIC SITE.

NATURAL BARRIERS TO THE SPREAD OF A SURFACE FIRE INCLUDE SEVERAL MID SIZED ROCK
OUTCROPPINGS. A MAJOR DIRT ROAD ALSO PROVIDES A BARRIER TO SURFACE FIRE SPREAD.

BECAUSE OF THE TOPOGRAPHY AND FUEL TYPE, THIS SITE HAS A MODERATE WILDFIRE HAZARD.

CONSTRUCTION DESIGN AND MATERIALS:

AS A RESULT OF THE OVERALL WILDFIRE HAZARD FOR THIS SITE, THE PROPOSED STRUCTURE
WILL BE CONSTRUCTED TO MEET IGNITION-RESISTANT (IR) REQUIREMENTS. THE STRUCTURE IS
TO ORIENT TO THE NORTH-SOUTH AND RUNS EAST-WEST ALONG A MAJOR AXIS. IT HAS A
RELATIVELY SIMPLE DESIGN AND A SIMPLE ROOFLINE.

THE ROOFING MATERIAL WILL BE CLASS A ASPHALT SHINGLES.

PAINTED GALV STEEL GUTTERS WITH SCREENS WILL BE USED TO COLLECT RUNOFF WATER
FROM THE ROOF.

THE FINISHED EXTERIOR WALL SURFACE MATERIAL WILL BE A COMBINATION OF CEMENT BOARD,
STONE VENEER, AND STUCCO W/ WOOD TIMBER ACCENTS. TRIM WILL UTILIZE WOOD COMPOSITE,
CEMENT BOARD, AND STUCCO. SOFFITS AND FACIAS WILL BE COMPOSITE WOOD.

THERE ARE MANY LARGE WINDOWS ON THE SOUTH SIDE OF THE STRUCTURE. WINDOWS WILL BE
WOOD FRAMED UNITS WITH DOUBLE PANE / DOUBLE GLASS. TEMPLERED GLASS WILL BE USED WHEN

WOOD FRAMED WINDOWS WITH DOUBLE FRAME GLASS. TEMPERED GLASS WILL BE USED WHEN REQUIRED BY BUILDING CODE. EXTERIOR DOORS ARE TO BE FIRE RATED, 1-3/4" THICK AND MADE OF WOOD WITH A TEMPERED GLASS SIDELITE.

THE DECKS WILL BE MADE WITH COMPOSITE MATERIAL AND SUPPORTED BY HEAVY TIMBER POSTS. THE DECKS WILL BE OPEN AND ISOLATED FROM THE SURROUNDING LANDSCAPE WITH CRUSHED ROCK OVER POLYESTER WEED BARRIER MATERIAL.

UTILITIES WILL BE BURIED IN A TRENCH. THE WELL IS LOCATED 114 FEET NE OF THE HOUSE, THE SEPTIC FIELD IS LOCATED 48' SOUTH OF THE HOUSE.

THE PROPANE TANK WILL BE AT LEAST 50 FEET FROM THE FIRE CISTERN AND MORE THAN 25 FT FROM THE HOUSE. THE TANK WILL BE SET ON A PAD OF CRUSHED ROCK. NO TREE BRANCHES WILL OVERHANG THE TANK AND VEGETATION WITHIN 10 FT OF THE TANK WILL BE KEPT CLEARED.

DEFENSIBLE SPACE AND FOREST MANAGEMENT:

THE SITE IS BEST REPRESENTED BY FUEL MODEL 2. THE PROPERTY IS COVERED WITH A SPARSE OPEN CANOPY STAND OF PONDEROSA PINE AND LODGEPOLE PINE WITH A DOUGLAS FIR COMPONENT. THE UNDERSTORY CONSISTS OF A SPARSE COVER OF NATIVE GRASSES, FORBS, AND SHRUBS (40%) AND/ OR DUFF, OLD ROTTEN LOGS, AND ROCK (60%). SOME OF THE PINE TREES ARE LIGHTLY INFECTED WITH DWARF MISTLETOE. THERE IS SOME INDICATION OF THE PRESENCE OF MOUNTAIN PINE BEETLE.

THERE ARE THREE DEFENSIBLE SPACE ZONES TO BE CREATED AROUND THE STRUCTURES. 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 THE IMMEDIATE PROPERTY BOUNDARIES. HOWEVER, LANDOWNERS ARE ENCOURAGED TO CONTACT 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 STRUCTURE(S). ZONE 1 IS BROKEN DOWN INTO 3 SEGMENTS:

THE SITE IS BEST REPRESENTED BY FUEL MODEL 2. THE PROPERTY IS COVERED WITH A SPARSE OPEN CANOPY STAND OF PONDEROSA PINE AND LODGEPOLE PINE WITH A DOUGLAS FIR COMPONENT. THE UNDERSTORY CONSISTS OF A SPARSE COVER OF NATIVE GRASSES, FORBS, AND SHRUBS (40%) AND/ OR DUFF, OLD ROTTEN LOGS, AND ROCK (60%). SOME OF THE PINE TREES ARE LIGHTLY INFECTED WITH DWARF MISTLETOE. THERE IS SOME INDICATION OF THE PRESENCE OF MOUNTAIN PINE BEETLE.

THERE ARE THREE DEFENSIBLE SPACE ZONES TO BE CREATED AROUND THE STRUCTURES. 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 THE IMMEDIATE PROPERTY BOUNDARIES. HOWEVER, LANDOWNERS ARE ENCOURAGED TO CONTACT 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 STRUCTURE(S). ZONE 1 IS BROKEN DOWN INTO 3 SEGMENTS:

ZONE 1A- CONSISTS OF THE STRUCTURES THEMSELVES AND THE IMMEDIATELY ADJACENT TO AND SURROUNDING THE STRUCTURES ON ALL SIDES. A THREE FOOT WIDE, NON-FLAMABLE STRIP WILL BE CREATED USING (CRUSHED ROCK/ GRAVEL) OVER A (FIBERGLASS/ POLYESTER) WEED BARRIER MATERIAL. THIS STRIP WILL ALSO EXTEND BACK UNDER ALL DECK AREAS, AND OUT TWO FEET PAST THE DRIP LINE OF ALL DECK SURFACES. NO FLAMABLE MATERIALS (SUCH AS FIREWOOD) MAY BE STORED IN THIS AREA.

ZONE 1B- EXTENDS OUT FROM ZONE 1. IN THIS ZONE, ALL HIGHLY FLAMABLE VEGETATION IS TO BE REMOVED. ANY LARGE DEAD WOODY MATERIAL ON THE GROUND WILL ALSO BE REMOVED. FIREWISE PLANTS WILL BE USED FOR LANDSCAPING. GRASSES PLANTED FOR REVEGETATION WILL BE KEPT MOWED TO A MAXIMUM HEIGHT OF 6-8 INCHES TWICE PER GROWING SEASON TO A DISTANCE OF 15 FEET FROM THE STRUCTURE. (NOTE THAT GRASS SHOULD BE IRRIGATED WHEN POSSIBLE).

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 INTO THE CROWNS OF THE

LARGER TREES. A FEW OF THE LARGER, HEALTHY TREES ARE TO BE RETAINED FOR SCREENING (SHOWN ON THE PLANS). 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 FT CROWN SPACING). ALL TREES SHOULD BE AT LEAST 15 FEET AWAY FROM THE HOUSE ON THE DOWNHILL SIDE AND A MINIMUM OF 20 FEET AWAY FROM CHIMNEYS. NO TREES WILL OVERHANG THE HOUSE OR DECKS, UNLESS THEY ARE TO BE CONSIDERED AS 'PART OF THE STRUCTURE'. IN THIS CASE, ADDITIONAL FUELS REDUCTION AROUND THOSE TREES MUST BE DONE TO ENSURE THE INTEGRITY OF THE DEFENSIBLE SPACE.

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 (50/15/125) FEET, TO EITHER SIDE FOR (50/15/125) FEET AND ABOVE THE HOUSE FOR (50/15/125) FEET, ASSUMING NO BOUNDARY RESTRICTIONS. TREE SPACING BEGINS AS IN ZONE 1C AND GRADUALLY DECREASES AS ONE APPROACHES THE OUTER EDGE OF THE ZONE. ALL LADDER FUELS AND POOR QUALITY, SUPPRESSED AND/ OR DISEASED TREES, 6-8 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 ONE APPROACHES 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 OF 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.

ALL TREES TO BE REMOVED ARE MARKED WITH (BLUE TREE MARKING PAINT/ FLAGGING). ALL TREES WITHIN ZONE 1 AND 2 THAT ARE TO REMAIN FOR SCREENING ARE (UNMARKED/ MARKED WITH 'DO NOT CUT' FLAGGING). WOOD GENERATED BY THE CUTTING OPERATION WILL BE BUCKED UP INTO (FIREWOOD/ POLES/ LOGS) AND WILL BE (CHIPPED AND SPREAD/ HAULED OFF SITE/ PILED AND BURNED). (NOTE THAT BEFORE BURNING PILES, YOU MUST OBTAIN A VALID OPEN BURNING PERMIT FROM THE BOULDER COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND CHECK WITH YOUR LOCAL FIRE PROTECTION DISTRICT).

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

THE PROPERTY IS ACCESSIBLE DIRECTLY VIA SUBARLOW ROAD FROM HIGHWAY 10. THE NEW DRIVEWAY WILL CARRY SOME ADDITIONAL SITE DISTURBANCE AND SOIL COMPACTION. IT WILL REQUIRE THE REMOVAL OF A NEW TREES AND LINES OF SEVERAL OTHERS. THE DRIVEWAY WILL BE DESIGNED AND BUILT TO MEET BOULDER COUNTY PRIVATE ACCESS STANDARDS. IT WILL BE 12 FEET WIDE WITH A VERTICAL CLEARANCE OF 12'-6". IT WILL BE 2% GRADE WITH A ONE-SECTION PARALLEL OF 12' AS THE PROPOSED DRIVEWAY IS (LESS THAN 12' PARALLEL (12' PARALLEL) IN LENGTH AND TURN-AROUND IS NEEDED A HATCHBACK OR 12' TURN-AROUND WILL BE CREATED 60 FEET FROM THE PROPOSED HOUSE) AND TWO FULL-SECTION (12' PARALLEL) FULL-SECTION WILL BE CREATED AT NO GREATER THAN 400 FOOT INTERVALS AS SHOWN ON THE SITE PLAN.

EMERGENCY WATER SUPPLY FOR FIRE FIGHTING

-AT MINIMUM A THREE-GALLON PER MINUTE INDIVIDUAL FIRE PROTECTION SYSTEM WILL BE INSTALLED. THE SYSTEM WILL BE LOCATED A MINIMUM OF 50 FEET FROM THE HOME AND NO FURTHER THAN 100 FEET FROM THE REAR OF THE STRUCTURE. THE SYSTEM WILL HAVE A SCHEDULE 40 TWO DRY HYDRANT CONNECTION WITH A 6" IN THREADED CONNECTION AND CAP. ALTERNATIVELY, A CONNECTION WILL BE MADE TO THE FIRE PROTECTION DISTRICT COMMUNITY SYSTEM (IF AVAILABLE).
-A MUNICIPAL HYDRANT SYSTEM IS AVAILABLE AND THE OWNER WILL APPLY TO BE ADDED TO THAT SERVICE.
-A DRY HYDRANT SYSTEM WILL BE LOCATED TO UTILIZE WATER FROM THE NEAREST FIRE-PROTECTED WATER SOURCE.
-SINCE THE RESIDENCE IS GREATER THAN 3000 SQUARE FEET, AN NFPA 3-C RESIDENTIAL SPRINKLER SYSTEM WILL ALSO BE INSTALLED.

MAINTENANCE

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 THE PLAN REVIEW, THE FOLLOWING MEASURES WOULD BE UNDERTAKEN TO MAINTAIN THE HOME AND DEFENSIBLE SPACE IN THE FUTURE.

- MAINTAIN YOUR DEFENSIBLE SPACE YEARLY. CONTACT HAYES TREE SERVICE FOR A 5-YEAR MAINTENANCE INSPECTION.
- KEEP PRUNED AT LEAST 10 FEET AWAY FROM BUILDINGS. CLEAR BRUSH AND GRASS FROM AROUND THE HOME.
- USE POSSIBLE MAINTAIN AN IRREGULAR GREENSPACE AROUND THE HOME. NOW GRASS 6 TO 8 INCHES 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.
- CHECK THE SCREENS ON FOUNDATIONS, SMOKE 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 GUTTERS FROM THE ROOF AND GUTTERS AT LEAST TWO TIMES A YEAR.
- CHECK SCREENS AND MAINTAIN SPARK ARRESTORS ON CHIMNEYS.
- CHECK TO MAKE SURE ADDRESS MARKERS ARE CLEARLY VISIBLE.
- AVOID STOPPING COMBUSTIBLES UNDER TREES.

SITE LOCATION AND PROPERTY DESCRIPTION:

LOCATED IN THE MOUNTAIN VIEW SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE 10TH BOULDER COUNTY, COLORADO.
LOT 200, 100 ACRES.
THERE ARE CURRENTLY NO OTHER STRUCTURES ON SITE.
THE PROPOSED BUILDING WILL BE A MODERN HOME WITH A SOUTHERN ASPECT. IT IS LOCATED ON A 100 ACRES AND IS A RELATIVELY NEW SITE.
NEARBY, RUNNING TO THE SOUTH OF A RAILROAD LINE, THERE ARE SOME ROCK OUTCROPPINGS. A MAJOR DIRT ROAD ALSO PROVIDES A BARREN TO SERVICE THE STREET.
BECAUSE OF THE TOPOGRAPHY AND NAT. TYPE, THE SITE HAS A MODERATE SLOPE RATING.

CONSTRUCTION DESIGN AND MATERIALS:

AS A RESULT OF THE OVERALL MOUNTAIN VIEW FOR THIS SITE, THE PROPOSED STRUCTURE WILL BE CONSTRUCTED TO MEET SEISMIC-RESISTANT REQUIREMENTS. THE STRUCTURE IS TO ORIENT TO THE NORTH-SOUTH AND THIS BUILDING ALONG A MAJOR AXIS. IT HAS A RELATIVELY SIMPLE DESIGN AND A SIMPLE ROOFLINE.
THE ROOFING MATERIAL WILL BE CLASS A ASPHALT SHINGLES.
THE ONLY EXTERIOR GUTTERS WITH SCREENS WILL BE USED TO COLLECT RAINFALL WATER FROM THE ROOF.
THE FINISHED EXTERIOR WALL SURFACE MATERIAL WILL BE A COMBINATION OF CEDAR BOARD, WHITE VINYL, AND BRICK. A 6" SOFT THIN ACCENTS. WITH ALL OTHER GOOD EXTERIOR, CEDAR BOARD, AND BRICK. BRICKS AND PAGES WILL BE COMPOSITE WOOD.
THERE ARE MANY LARGE WINDOWS ON THE SOUTH SIDE OF THE STRUCTURE. WINDOWS WILL BE SPOKE FRAMED WITH DOUBLE PANE GLASS. THERMO GLASS WILL BE USED WHEN POSSIBLE BY BUILDING CODE. EXTERIOR DOORS ARE TO BE PREPARED, 1-3/4" THICK AND MADE OF WOOD WITH A THERMO GLASS INSERT.
THE ROOF WILL BE MADE WITH COMPOSITE MATERIAL AND SUPPORTED BY HEAVY TRUSS FORMS. THE ROOF WILL BE OPEN AND INSULATED WITH THE SURROUNDING LANDSCAPE WITH CRACKED ROCK OVER POLYESTER WOOD SHAKED MATERIAL.
LIGHTS WILL BE LOCATED IN A TOWER. THE WELL IS LOCATED IN FRONT OF THE HOUSE. THE SOUTHERN WELL IS LOCATED 40' SOUTH OF THE HOUSE.
THE PROPOSED TANK WILL BE AT LEAST 50 FEET FROM THE FIRE SYSTEM AND MORE THAN 10' FROM THE HOME. THE TANK WILL BE SET ON A PAD OF CRACKED ROCK. NO TREE BRANCHES WILL OVERHANG THE TANK AND VEGETATION WITHIN 5' OF THE TANK WILL BE KEPT CLEAR.

DEFENSIBLE SPACE AND FOREST MANAGEMENT:

THE SITE IS BEST REPRESENTED BY THE MODEL 1. THE PROPERTY IS COVERED WITH A SPARSE OPEN GARDEN STAND OF PINE, SPRUCE AND LODGEPOLE PINE WITH A DOUGLAS FIR COMPONENT. THE SECONDARY COMPONENTS OF A SPARSE COVER OF WHITE GRASS, PINE, AND SPRUCE (PINE AND/OR DOUGL. OLD PINE) LOGS, AND ROCK (PINE). SOME OF THE PINE TREES ARE LOCALLY INFESTED WITH DRYWOOD BEETLES. THERE IS SOME INDICATION OF THE PRESENCE OF MOUNTAIN PINE BEETLES.

THERE ARE THREE DEFENSIBLE SPACE ZONES TO BE CREATED AROUND THE STRUCTURE. PLEASE NOTE THAT IT IS POSSIBLE THAT ONE OR MORE OF THESE ZONES WILL CROSS OVER THE ADJACENT PROPERTY INTO ADJACENT PROPERTIES. PROPERTY BOUNDARIES MUST BE RESPECTED. MITIGATION WORK IS NOT REQUIRED BEYOND THE IMMEDIATE PROPERTY BOUNDARIES. HOWEVER, LANDSCAPING AND RECOMMENDED TO CONTACT NEIGHBORS IF PROPERTY LINES LIMIT THE ABILITY TO MITIGATE WITHIN THE PROPOSED ZONES. DEFENSIBLE SPACE IS A CONCEPT NOT ONLY TO THE INDIVIDUAL, BUT ALSO TO THE COMMUNITY AS A WHOLE.

ZONE 1- STARTS AT THE FOUNDATION AND EXTENDS OUT 5 FEET IN ALL DIRECTIONS FROM THE STRUCTURE. ZONE 1 IS BROKEN DOWN INTO 3 SECTIONS.

ZONE 1A- CONSISTS OF THE STRUCTURE'S PERIMETER AND THE TERRACE ADJACENT TO AND SURROUNDING THE STRUCTURE ON ALL SIDES. A THREE FOOT WIDE NON-FLAMMABLE STRIP WILL BE CREATED (CRACKED ROCK, GRAVEL, OR A POLYESTER WOOD SHAKED MATERIAL). THIS STRIP WILL ALSO EXTEND BACK UNDER ALL DECK AREAS, AND OUT THE REAR PART THE DECK LINE OF ALL DECK SURFACES. NO FLAMMABLE MATERIALS (SUCH AS PINE) MAY BE STORED IN THIS ZONE.

ZONE 1B- EXTENDS OUT FROM ZONE 1. IN THIS ZONE, ALL WEEDY PLANT LIFE VEGETATION IS TO BE REMOVED. ANY LARGE DEAD WOODY MATERIAL ON THE GROUND WILL ALSO BE REMOVED. REMAINING PLANTS WILL BE USED FOR LANDSCAPING. GRASS PLANTS FOR REVEGETATION WILL BE PLANTED TO A MINIMUM HEIGHT OF 4-6 INCHES. THESE PLANTS SHOULD BE A MINIMUM OF 5 FEET FROM THE STRUCTURE. SLASH THAT CANNOT BE USED AS FUEL SHOULD BE REMOVED.

ZONE 1C- THIS ZONE EXTENDS OUT FROM ZONE 1B TO 10 FEET FROM THE HOME. ALL UNDERSTORY PINE LADDER TREES WILL BE REMOVED AS HAZARDOUS. THESE ARE SMALL, NEEDLING, AND GROWING SIDE TREES THAT CAN BE LADDERS FOR FIRE TO GET INTO THE CROWN OF THE LARGER TREES. A ROW OF THE LARGER, HEALTHY TREES ARE TO BE MAINTAINED FOR SCREENING (GROWN ON THE PLANT). ALL REMAINING TREES IN THIS ZONE WILL BE PRUNED TO A HEIGHT OF 10 FEET. THIS MAY BE DONE TO THE CROWN AND NOT NEARLY TO A CLEAR SPACE. ALL TREES SHOULD BE AT LEAST 10 FEET AWAY FROM THE HOME OR THE CROWN. SIDE AND A MINIMUM OF 10 FEET AWAY FROM CHIMNEYS. NO TREES WILL OVERHANG THE HOME OR DECK, UNLESS THEY ARE TO BE CONSIDERED AS PART OF THE STRUCTURE. IN THIS CASE, ADDITIONAL FIRE PROTECTION AROUND THESE TREES MUST BE DONE TO ENSURE THE SECURITY OF THE DEFENSIBLE SPACE.

ZONE 2- THIS ZONE EXTENDS OUT FROM ZONE 1C AND ACTS AS A TRANSITION WITH NEIGHBORS. THE NEARLY WINDING AREA NEAR THE HOME TO THE EXTERIOR FRONT YARD. IT EXTENDS DOWN SLOPE FOR 100 FEET, EITHER SIDE FOR 100 FEET AND ABOVE THE HOME FOR 100 FEET. MAINTAIN NO BOUNDARY RESTRICTIONS. TREE SPACING BEGINS AS IN ZONE 1C AND GRADUALLY DECREASES AS ONE APPROACHES THE OUTLINE EDGE OF THE ZONE. ALL LADDER TREES AND POOR QUALITY, SUPPRESSING AND/OR DAMAGED TREES 4-6 INCHES IN DIAMETER MUST BE THE MAJORITY OF THE REMOVALS. THE REMAINING TREES WILL BE PRUNED TO A HEIGHT OF 8 FEET AT THE INTERSECTION OF ZONE 1 AND 2, WITH LADDERS REMOVED IN ADDITION TO 6 FEET AS ONE APPROACHES ZONE 3.

ZONE 3- THE ZONE EXTENDS OUT FROM ZONE 2 TO THE EDGE OF THE PROPERTY. IF ANY EXISTING CUP TO AREAS THAT ARE NOT PART OF THE IMMEDIATE PROTECTION ZONES. IN THIS ZONE, A NEW HAZARDOUS CLUMP OF TREES ARE ACCEPTABLE, AS WELL AS SOME DAMAGED TREES NEAR THE OTHER EDGE. TREES IN THE ZONE ARE NOT PROTECTED AND ARE AFTER HOME AT ADJACENT HEALTH. TREES THAT ARE OF POOR QUALITY OR HAVE OR HAVE BEEN OR BECOME HAZARDOUS SHOULD BE REMOVED. SLASH IN THIS ZONE CAN BE LOGGED AND SCATTERED AND/OR USED FOR MULCHING USE.

ALL TREES TO BE REMOVED ARE HAZARDOUS WITH TREES TREES HAZARDOUS TREES: PLACED ALL TREES WITHIN ZONE 1 AND 2 THAT ARE TO REMAIN FOR SCREENING AND LANDSCAPING. TREES AND TREES CAN BE LOGGED AND SCATTERED OR USED FOR MULCHING. ALL TREES WITHIN ZONE 1 AND 2 THAT ARE TO REMAIN FOR SCREENING AND LANDSCAPING WILL BE LOGGED UP INTO THE NEIGHBORHOOD. TREES AND ALL BE REMOVED AND REMOVED HAZARDOUS OF TREES, PLANT AND BURNED. NOTE THAT BEFORE BURNING PLANT, YOU MUST OBTAIN A VALID OPEN BURNING PERMIT FROM THE BOULDER COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND CHECK WITH YOUR LOCAL FIRE PROTECTION DISTRICT.

25' SIDE SETBACK